

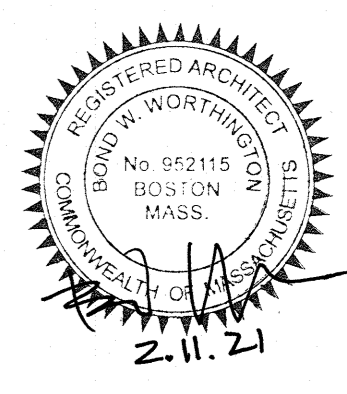
FIRST FLOOR PLAN - PROPOSED
1/4" = 1'-0"

PAUL WORTHINGTON ♦ DESIGN & RESTORATION INC.
88 BOYLSTON ST. BROOKLINE, MASSACHUSETTS 02445
6175138236 e-mail pwor53@gmail.com

127 CLARK STREET NEWTON, MA
ADDITION AND RENOVATIONS

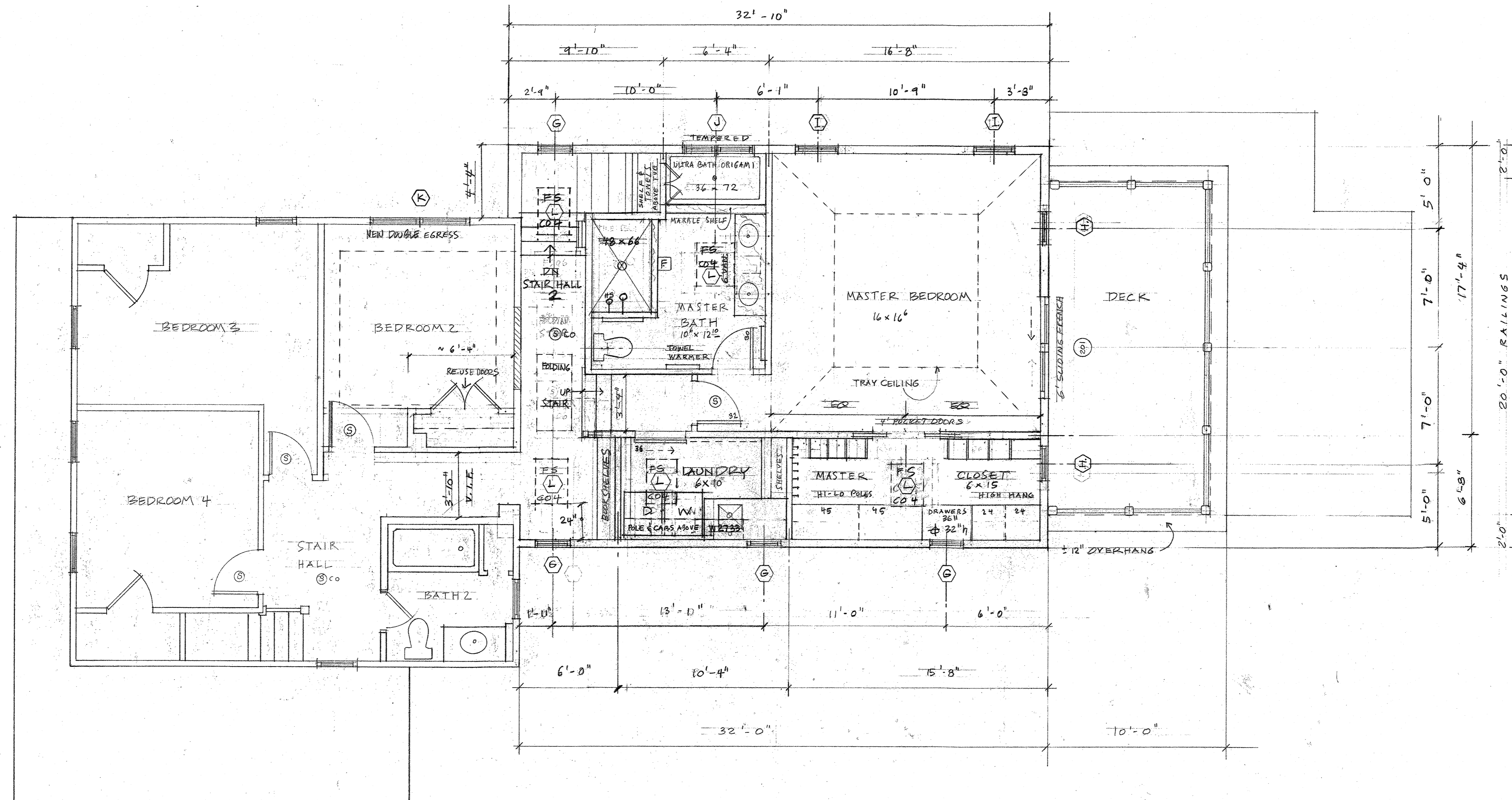
TIM & LAUREN FAGERBERG
127 CLARK STREET
NEWTON, MA 02459

SHEET 1
FIRST FLOOR PLAN
SCALE - 1/4" = 1'-0"
2/11/21



127 CLARK ST - NEWTON - WINDOW & DOOR SCHEDULE		
WINDOWS		
Mk/ Qty	Description	Rough Opening w x h
A - 1	Marvin Elevate Wood/Ultrix - White Clad - White Interior - White Hardware	
A - 1	Elevate - Casement - ELCA2547 2W Note: Set head height level with Living Room head height	4'-1" X 3'-11-5/8"
B - 4	Elevate - DH - ELDH 3660	3'-0-1/2" X 3'-0-1/4"
C - 2	Elevate - DH - ELDH 3060 3W	7'-5-1/2" X 3'-0-1/4"
D - 2	Elevate - DH - ELDH 3060 2W	5'-0" X 3'-0-1/4"
E - 1	Elevate Bay- 22 - 42 - 22 - center picture 4' height	7'-7-1/2" X 4'-0-1/4"
F - 1	Elevate - DH - ELDH 2640	2'-2-1/2" X 3'-4-1/4"
G - 4	Elevate - DH - ELDH 2648 One unit tempered in stairway	2'-2-1/2" X 4'-0-1/4"
H - 2	Elevate - DH - ELDH 2656 One unit Triple Glazing	2'-2-1/2" X 4'-8-1/4"
I - 2	Elevate - DH - ELDH 3056 Triple Glazing	2'-6-1/2" X 4'-8-1/4"
J - 1	Elevate - DH - ELDH 2656 2W Triple Glazing	4'-4" X 4'-8-1/4"
K - 1	Elevate - DH - ELDH 3656 2W Triple Glazing	6'-0" X 4'-8-1/4"
L - 5	Velux Fixed Skylight FS CO 4	1'-9" X 3'-1-7/8"
B-1 (2)	Elevate Awning ELAWN 2519	2'-1" X 1'-7-5/8"
B-2 (3)	Elevate - DH - ELDH 3636	3'-0-1/2" X 3'-0-1/4"
DOORS		
001 - 2	9X7 Garage Door MFG TBD - See Designer Garage Doors Pawtucket	9'-1 -1/2" X 7'-0-3/4"
002 - 1	8X7 Garage Door	8'-1 -1/2" X 7'-0-3/4"
003 - 1	36X80 LH Outswing 9-Lite	3'-2-1/2" X 6'-11"
101	Elevate 6' Sliding Door - ELSFD6068OX	6'-0" X 6'-10 1/2"
102	Marvin Ultimate 12' Bifold French Doors - 2L2R	12'-0" X 6'-10 1/2" Verify w/mfg.
103	Elevate 5' Sliding Door - ELSFD5068OX	5'-0" X 6'-10 1/2"
201	Elevate 6' Sliding Door ELSFD 6068 OX Triple Glazing	6'-0" X 6'-10-1/2"

NOTES:
Additions and renovations to single family wood frame house.
Two car garage plus third smaller garage bay, utility and mud room.
Living Room and Sunroom with deck on first floor, renovate kitchen.
Master bedroom suite with full bath and deck on second floor.
Reconfigure second floor bedroom to access master bedroom suite.

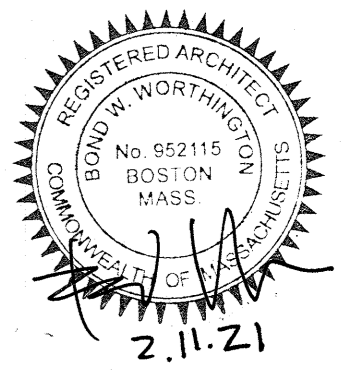


SECOND FLOOR PLAN - PROPOSED
 1/4" = 1'-0"

127 CLARK ST - NEWTON - WINDOW & DOOR SCHEDULE		
Mk/ Qty	Description	Rough Opening w x h
WINDOWS		
Marvin Elevate Wood/Ultrex - White Clad - White Interior - White Hardware		
A-1	Elevate - Casement - ELCA2547 2W Note: Set head height level with Living Room head height	4'-1" X 3'-11-5/8"
B-4	Elevate - DH - ELDH 3660	3'-0-1/2" X 5'-0-1/4"
C-2	Elevate - DH - ELDH 3060 3W	7'-5-1/2" X 5'-0-1/4"
D-2	Elevate - DH - ELDH 3060 2W	5'-0" X 5'-0-1/4"
E-1	Elevate Bay-22-42-22-center picture 4' height	7'-7-1/2" X 4'-0-1/4"
F-1	Elevate - DH - ELDH 2640	2'-2-1/2" X 3'-4-1/4"
G-4	Elevate - DH - ELDH 2648 One unit tempered in stairway	2'-2-1/2" X 4'-0-1/4"
H-2	Elevate - DH - ELDH 2656 One unit Triple Glazing	2'-2-1/2" X 4'-8-1/4"
I-2	Elevate - DH - ELDH 3056 Triple Glazing	2'-6-1/2" X 4'-8-1/4"
J-1	Elevate - DH - ELDH 2656 2W Tempered Triple Glazing	4'-4" X 4'-8-1/4"
K-1	Elevate - DH - ELDH 3656 2W Triple Glazing	6'-0" X 4'-8-1/4"
L-5	Velux Fixed Skylight FS CO 4	1'-9" X 3'-1-7/8"
DOORS		
B-1 (2)	Elevate Awning ELAWN 2519	2'-1" X 1'-7-5/8"
B-2 (3)	Elevate - DH - ELDH 3636	3'-0-1/2" X 3'-0-1/4"
DOORS		
001-2	9X7 Garage Door MFG TBD - See Designer Garage Doors Pawtucket	9'-1-1/2" X 7'-0-3/4"
002-1	8X7 Garage Door	8'-1-1/2" X 7'-0-3/4"
003-1	36X80 LH Outswing 9-Lite	3'-2-1/2" X 6'-11"
101	Elevate 6' Sliding Door - ELSFD6068OX	6'-0" X 6'-10 1/2"
102	Marvin Ultimate 12' Bifold French Doors - 2L2R	12'-0" X 6'-10 1/2" Verify w/mfg
103	Elevate 5' Sliding Door - ELSFD5068OX	5'-0" X 6'-10 1/2"
201	Elevate 6' Sliding Door ELSFD 6068 OX Triple Glazing	6'-0" X 6'-10-1/2"

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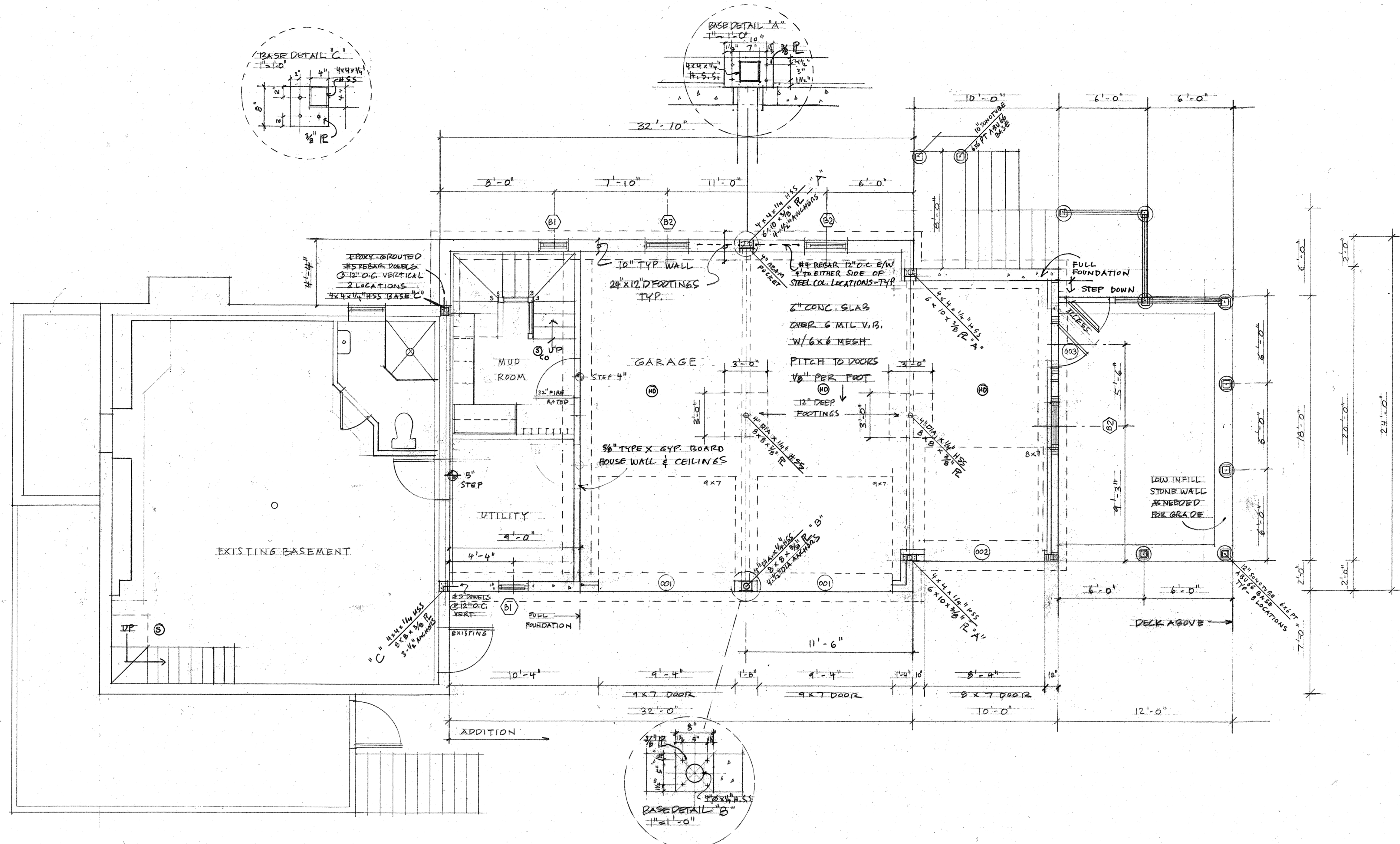
127 CLARK STREET NEWTON, MA
 ADDITION AND RENOVATIONS



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SHEET 2
 SECOND FLOOR PLAN

SCALE - 1/4" = 1'-0"
 2/11/21



BASEMENT/GARAGE LEVEL PLAN

FOUNDATION NOTES

12" X 24" Typical concrete footings @ 4'0" minimum below finish grade.

10" Typical concrete foundation walls. Field verify wall height based on existing framing conditions and new 10" floor framing.

5/8" Diameter sill anchors at 4' O.C. Max. set for -2X6PT Sill.

#5 Re-bar dowels epoxy - grouted @ 12" O.C. Vertical, new walls to existing stone foundation - 2 locations.

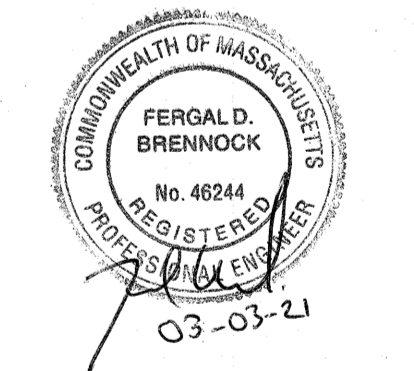
4" Basement slab over 6 mil poly vapor barrier, 6 X 6 wire mesh.

6" Basement slab over 6 mil poly vapor barrier, 6 X 6 wire mesh - 1/8" /ft pitch to doors

Damp Proof all foundation walls below grade.

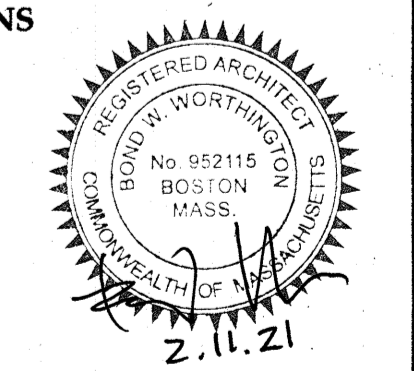
All work to comply with IRC 2015 & Mass. Amendments 780 CMR 51.00 9- Ed.

127 CLARK ST - NEWTON - WINDOW & DOOR SCHEDULE		
WINDOWS		
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D-2	Elevate - DH - ELDH 3060 2W	7'-5-1/2" X 5'-0-1/4"
E-1	Elevate Bay-22-42-22 - center picture 4' height	5'-0" X 5'-0-1/4"
F-1	Elevate - DH - ELDH 2640	7'-7-1/2" X 4'-0-1/4"
G-4	Elevate - DH - ELDH 2648 One unit tempered in stairway	2'-2-1/2" X 3'-4-1/4"
H-2	Elevate - DH - ELDH 2656 One unit Triple Glazing	2'-2-1/2" X 4'-8-1/4"
I-2	Elevate - DH - ELDH 3056 Triple Glazing	2'-6-1/2" X 4'-8-1/4"
J-1	Elevate - DH - ELDH 2656 2W Tempered Triple Glazing	4'-4" X 4'-8-1/4"
K-1	Elevate - DH - ELDH 3656 2W Triple Glazing	6'-0" X 4'-8-1/4"
L-5	Velux Fixed Skylight PS CO 4	1'-9" X 3'-1-7/8"
DOORS		
B-1 (2)	Elevate Awning ELAWN 2519	2'-1" X 1'-7-5/8"
B-2 (3)	Elevate - DH - ELDH 3636	3'-0-1/2" X 3'-0-1/4"
001-2	9X7 Garage Door MFG TBD - See Designer Garage Doors Pawtucket	9'-1-1/2" X 7'-0-3/4"
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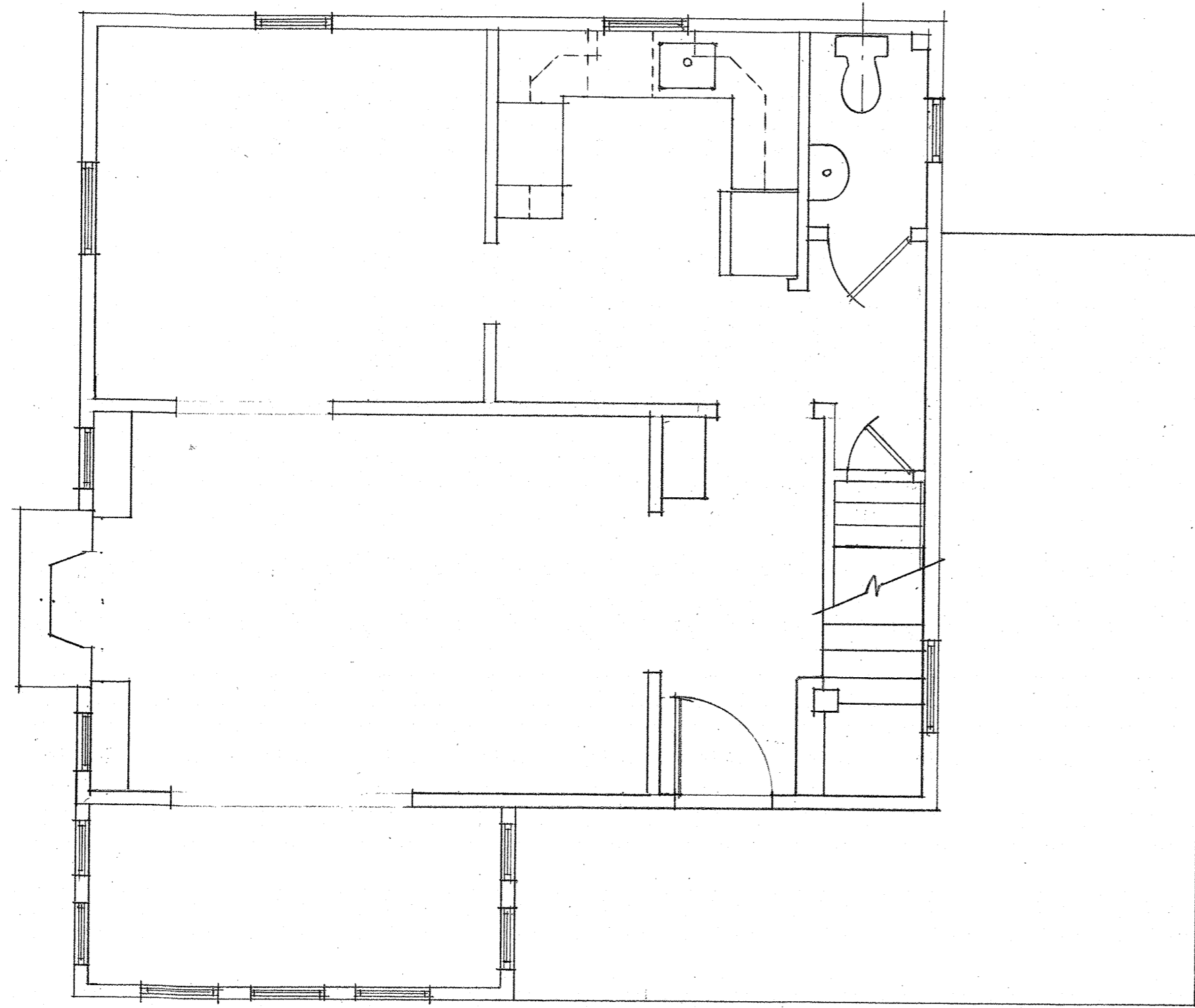
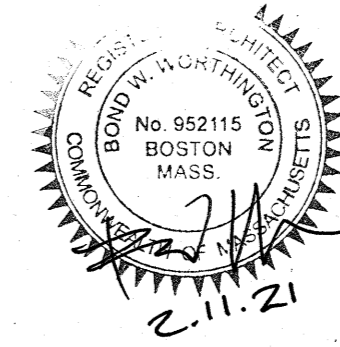
SHEET 3
 BASEMENT/GARAGE LEVEL FLOOR PLAN
 SCALE - 1/4" = 1'-0"
 2/11/21

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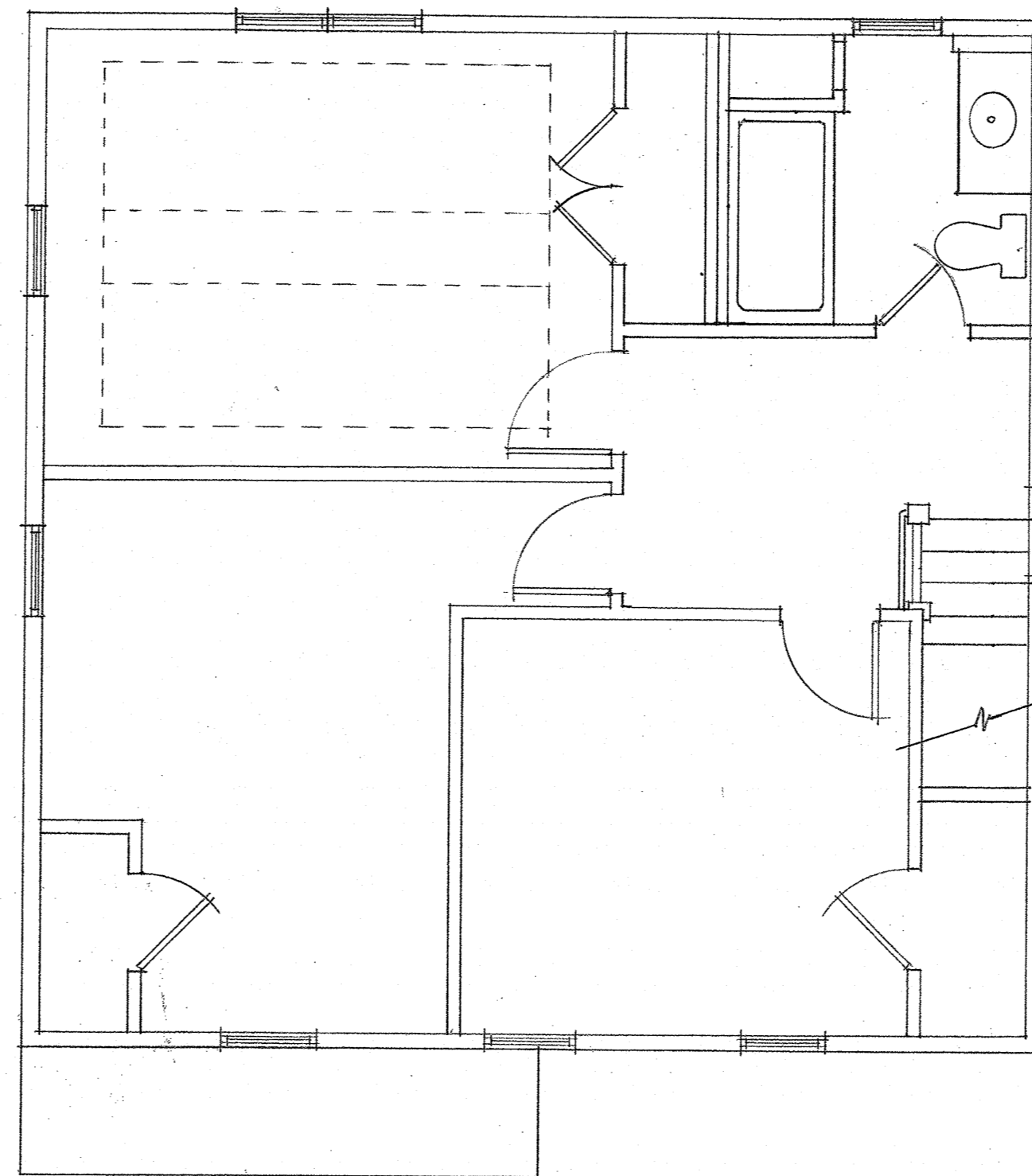
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127 CLARK STREET
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SHEET 4
EXISTING FLOOR PLANS
SCALE - 1/4" = 1'-0"
2/11/20



○ EXISTING FIRST FLOOR PLAN



○ EXISTING SECOND FLOOR PLAN



1 SIDE ELEVATION - NORTH
1/4" = 1'-0"



2 REAR ELEVATION - WEST
1/4" = 1'-0"



3 FRONT ELEVATION - EAST
1/4" = 1'-0"

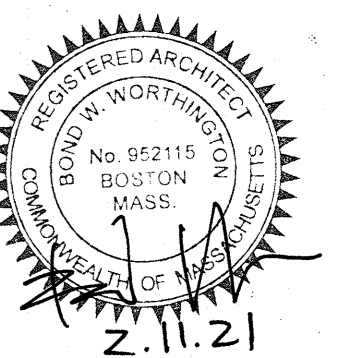
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SHEET 5
NORTH ELEVATION
WEST ELEVATION
EAST ELEVATION

SCALE - 1/4" = 1'-0"
2/11/21





○ SIDE ELEVATION - SOUTH
1/4" = 1'-0"

127 CLARK STREET NEWTON - MATERIALS SPECIFICATIONS AND NOTES

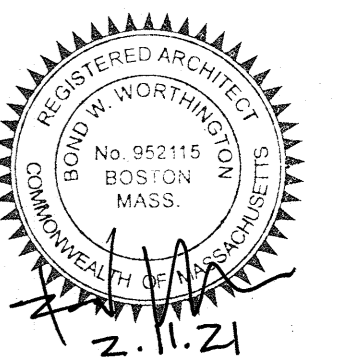
FOUNDATION WALLS - 10" poured concrete
 FOOTINGS - 12" X 24" concrete footing, 4' Min. Below finish grade.
 CONCRETE DECK FOOTINGS - 12" Sonotubes 4' min. B.F.G.
 CONCRETE FOUNDATION COATING - Aqua Seal "Eco-Flex" or Eq.
 MUDROOM/UTILITY FLOOR - 4" slab over 6 mil vapor barrier with 6X6 mesh. 2' X 2' X 8' styrofoam insulation at slab perimeter.
 GARAGE FLOOR - 6" slab over 6 mil vapor barrier with 6X6 mesh. 2' X 2' X 8' styrofoam insulation at slab perimeter. 1/8" per foot pitch towards doors.
 EXTERIOR STAIRS - PT 2X12 Stringers
 NEW EXTERIOR DECK FRAMING - 2 X10 PT @ 16" O.C. 2-DTTZZ Tension Ties per section as required by code.
 EXTERIOR DECKING - 1X6 - Composite TBD
 FIRST FLOOR FRAMING - 2X10 @ 16" O.C. Typ. Unless noted otherwise, see framing plans.
 DECKING / SUB-FLOOR - 3/4" CDX T&G Plywood / OSB
 EXTERIOR WALL FRAMING - 2X6 SPF KD @ 16" O.C. Unless noted otherwise.
 INTERIOR PARTITIONS PLATES / STUDS - 2x4 SPF KD @ 16" O.C.
 WALL SHEATHING - 7/16" CDX/OSB. See wood construction notes for nailing schedule.
 WINDOWS - Marvin Elevate Wood/Ultrex U-30 min - Or as selected by owner See Schedule
 SKYLIGHTS - Velux FS S0-4
 EXTERIOR WINDOW TRIM - 1x5 with Band molding - Match existing.
 EXTERIOR SUNROOM SOFFIT - Corbel Blocks and Moldings to match existing wrap around porch.
 SIDEWALL - Match Existing Hardy Plank - 4" to weather.
 EXTERIOR CORNER BOARDS - 1X5 & 1X4.
 EXTERIOR WATERTABLE - 2X6 with bevel or width as needed.
 RAFTERS - 2X10 @ 16" O.C. Typ with Simpson H2.5A all rafters - see framing plans.
 ROOF SHEATHING - 5/8" CDX / OSB
 ICE & WATER SHIELD - Apply over complete roof.
 ROOFING - Match Existing
 PORCH ROOFING - EPDM Roof over tapered Foam Insulation - See Section.
 FLASHING - Copper step flashings, window flashing, all exposed and concealed flashing, no sheet metal flashing.
 GUTTERS & DOWNSPOUTS - Aluminum match existing
 INSULATION, WALLS - R-20
 INSULATION, FLOOR, - R-19
 INSULATION, CEILINGS - R-49
 INTERIOR WALL & CEILING FINISH - Skim-Coat Plaster on 1/2" Blueboard. 5/8" Type X Gypsum Board on garage ceiling and walls contiguous to house.
 INTERIOR BUILT-INS - 3/4" Birch ply sides w/ 1/2" backs. Solid poplar or paint grade soft maple faceframes.
 INTERIOR WINDOW AND DOOR CASING - TBD Review scope of interior work to be covered with owner.
 BASEBOARD - TBD
 CROWN MOLDING - TBD
 FINISH FLOORING - TBD
 GAS FIREPLACE - TBD
 ELECTRIC - Install outlets and safety equipment to code. Owner will provide plan mark-up for lighting.

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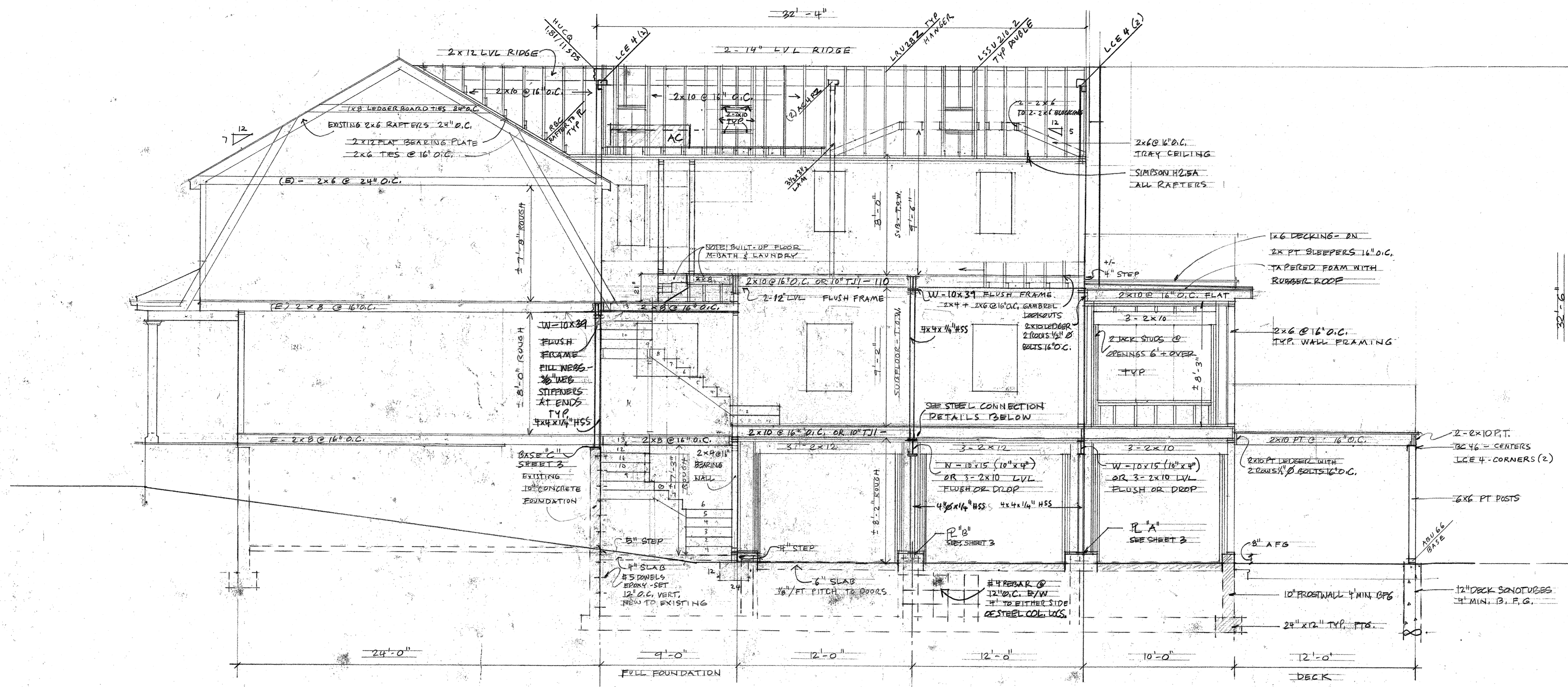
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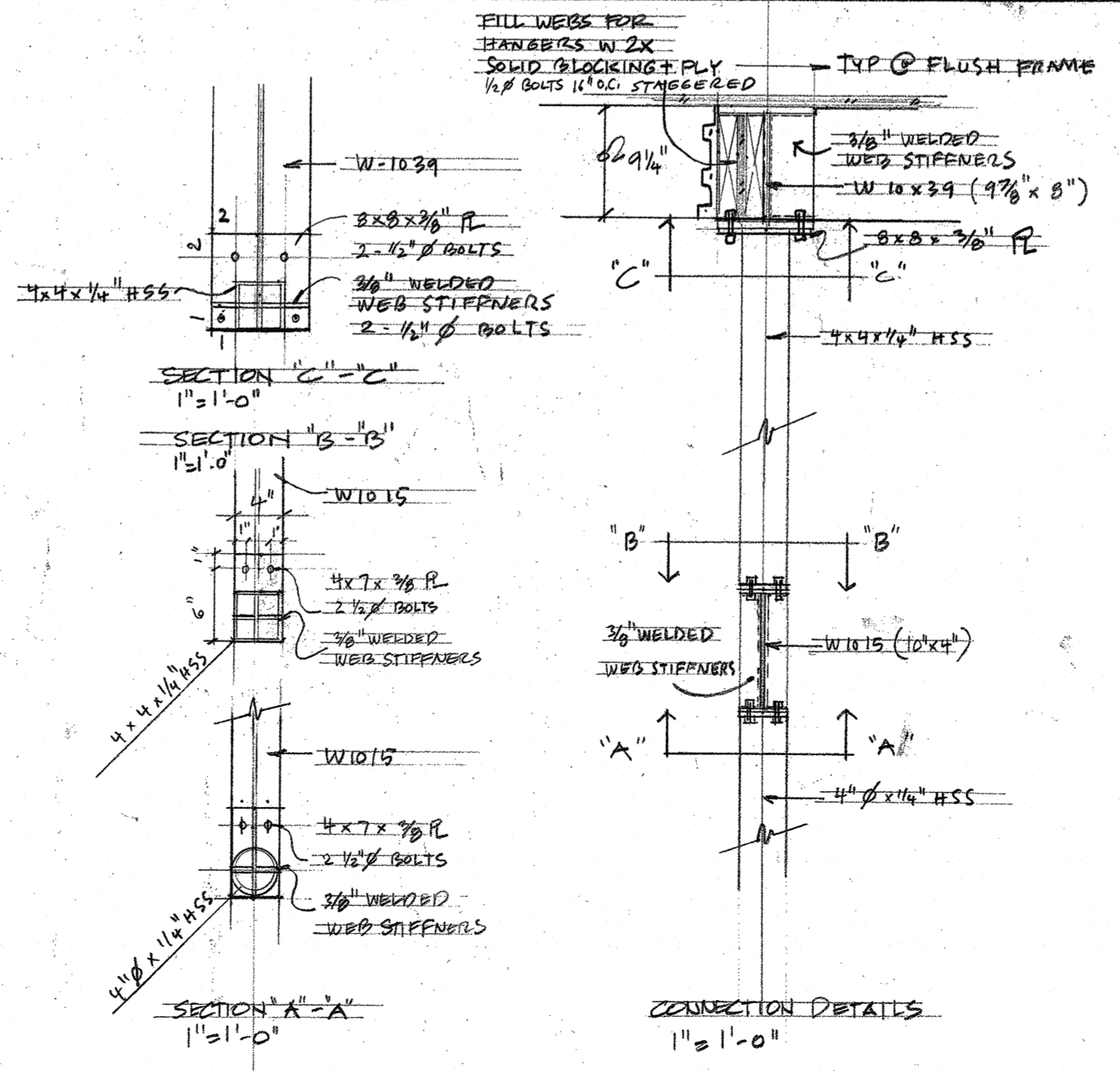
SHEET 6
 SOUTH ELEVATION
 SCALE - 1/4" = 1'-0"



2/11/21



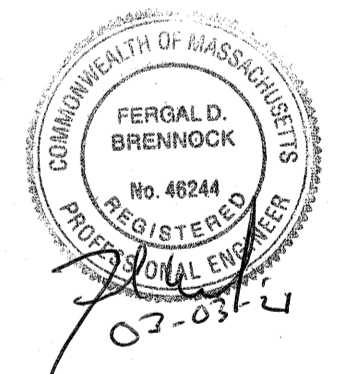
SECTION NORTH
1/4" = 1'-0"



WOOD CONSTRUCTION NOTES

- All lumber used shall conform to the following:
 - Laminated Veneer Lumber (LVL) shall have an allowable bending stress of 2800 psi, an allowable shear stress of 285psi, and a modulus of elasticity of 1.9×10^6 psi.
 - Parallams (LAM) shall have an allowable bending stress of 2900 psi, an allowable compression stress parallel to grain of 2900 psi, and a modulus of elasticity of 2.0×10^6 psi.
 - Studs - No.1/No.2 or better
 - Joists and Rafters - No.1/No.2 or better
 - Beams and Girders - No.1 or better
- All pressure treated wood shall be SYP #2 or better and treated with ACQ-C or ACQ-D preservative.
- All other lumber shall be spruce-pine-fir as follows: Fb=875psi Fv=135psi E=1,400,000psi
- All metal straps shall conform to the Truss Plate Institute.
- All wood in contact with Concrete/Stone shall be PT.
- New exterior walls are 2x6 @ 16" O.C. shear walls unless noted otherwise, and shall be sheathed in 7/16" exterior grade Ply/OSB sheathing, blocked at seams and nailed with 8d nails @ 6" O.C. at edges and in field.
- All floor sheathing shall be 3/4" Ply/OSB - T&G
- All roof sheathing shall be 5/8" Ply/OSB.
- Nailing Pattern for Wood Sheathing:
 - Roof 8d (131) nails 6" at edges and 12" in field.
 - Floor 8d (131) nails 6" at edges and 12" in field.
 Unless noted otherwise.
- At all interior load bearing walls and all non-load bearing walls over 8' in height, provide one row of wood blocking at mid-height of studs.
- All mechanical connectors in contact with PT wood shall be hot-dipped galvanized connectors and shall meet ASTM A653 with 1.85 oz of zinc coating psf min. OR shall be Type 304 and 316 Stainless Steel Products.
- Fasteners and connectors used together should be of the same type. (e.g. hot dip nails with hot-dip joist hangers)
- All mechanical connectors in contact with PT wood and not meeting the above corrosion protection requirements shall be isolated from contact with the PT wood by three layers of 15-lb felt paper.

Note: This project is designed in accordance with the 2015 IRC and 780CMR 51.00 - 9 Edition - Mass Residential Code Amendments. The ground snow load for Newton is 40 PSF and the basic wind speed V = 127 MPH.



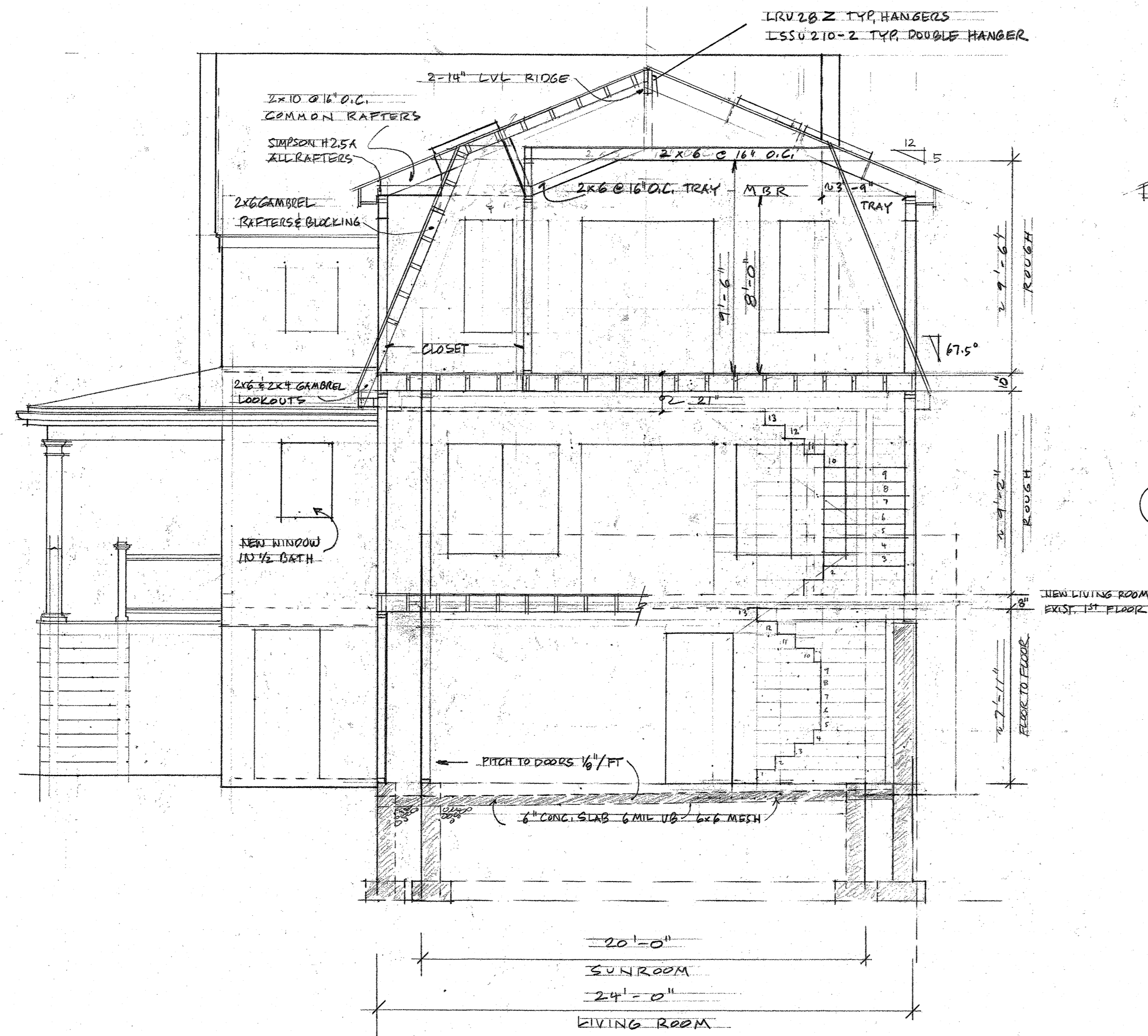
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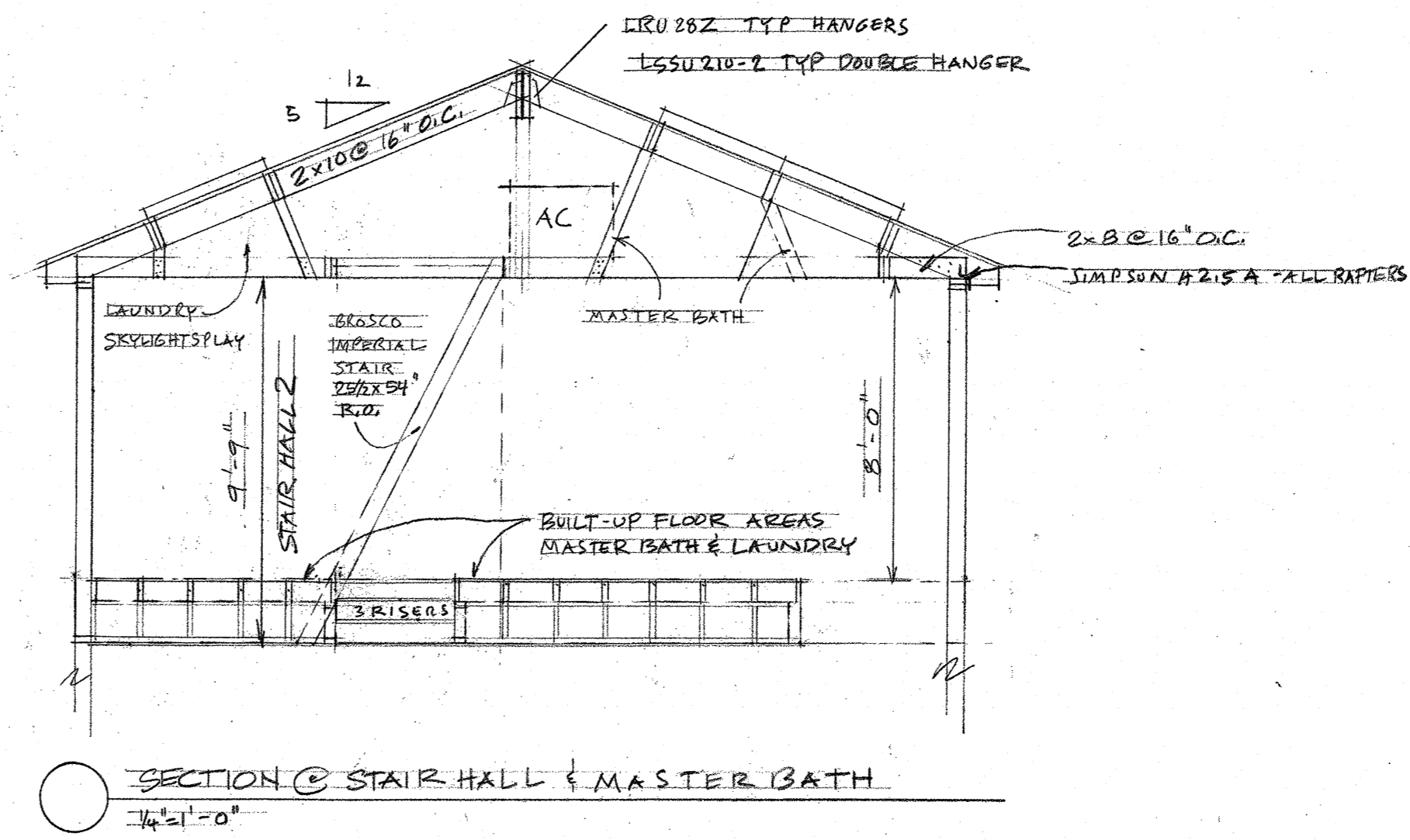
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SHEET S-1
SECTION NORTH
SCALE - 1/4" = 1'-0"

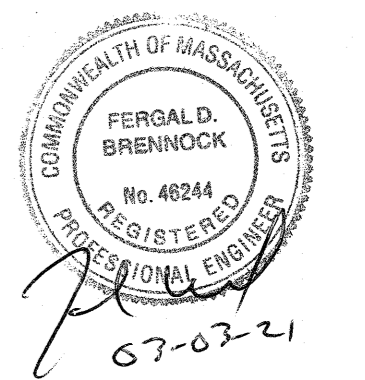
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SECTION WEST
1/4" = 1'-0"



SECTION C STAIR HALL & MASTER BATH
1/4" = 1'-0"



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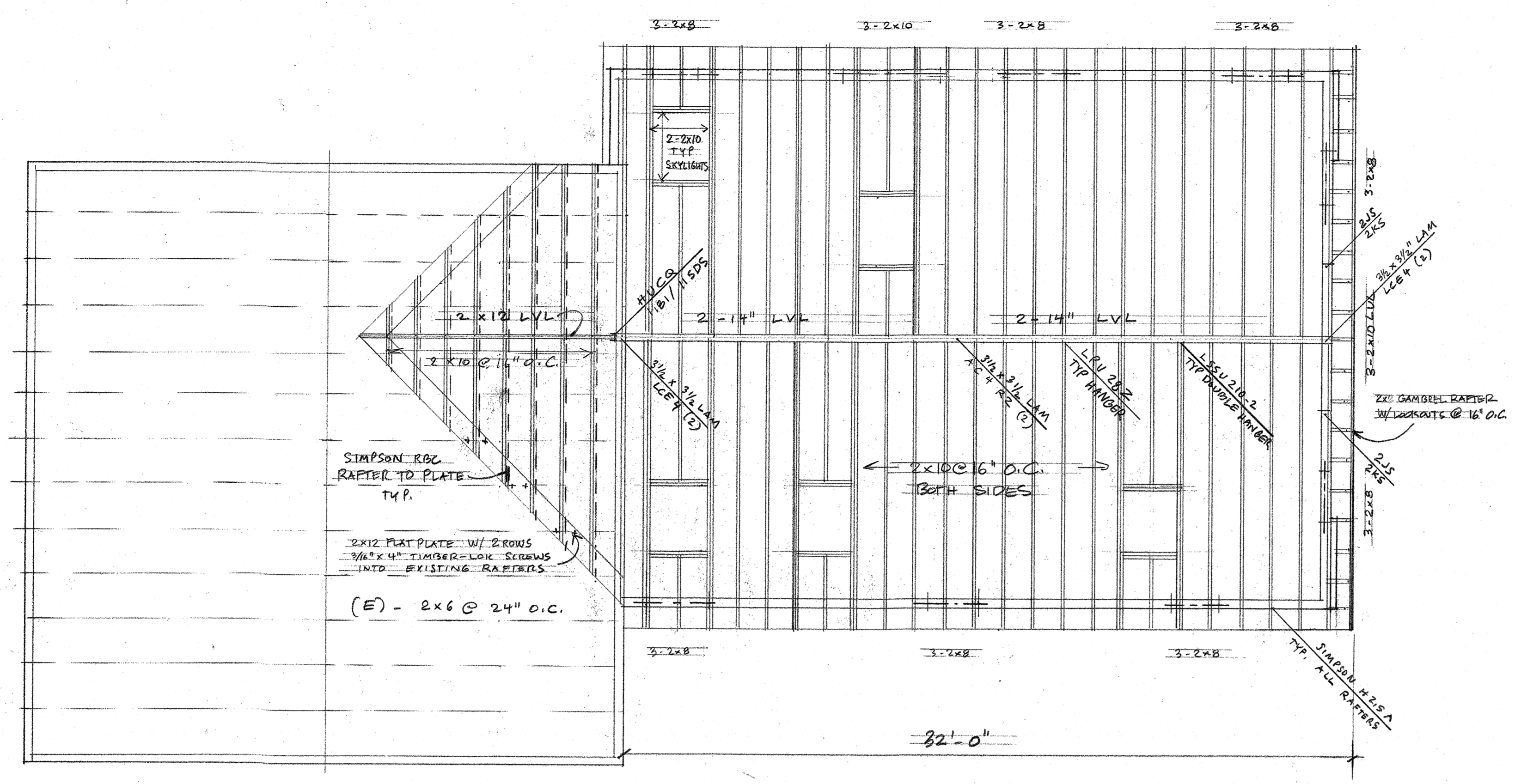
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SHEET S-2

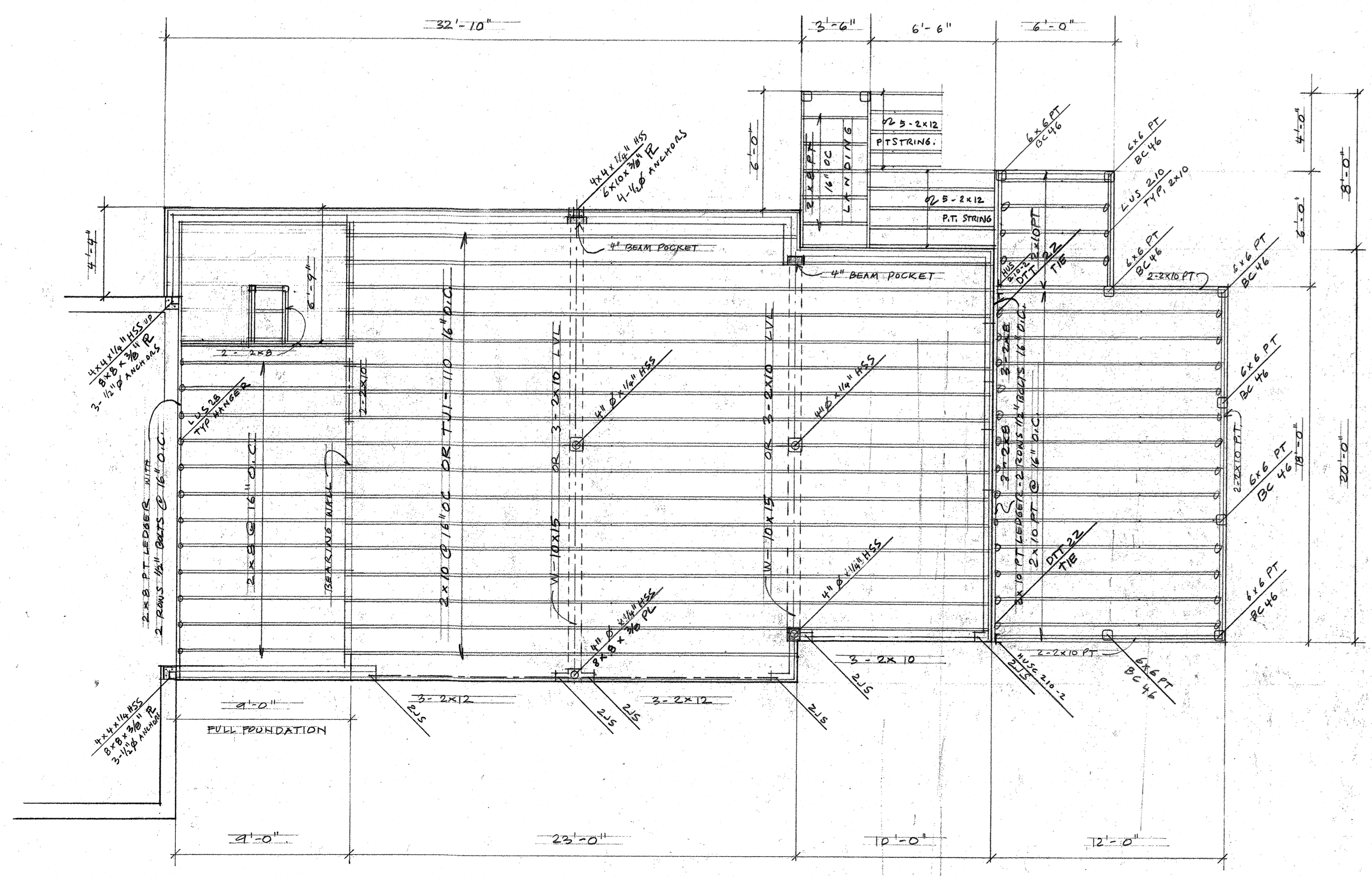
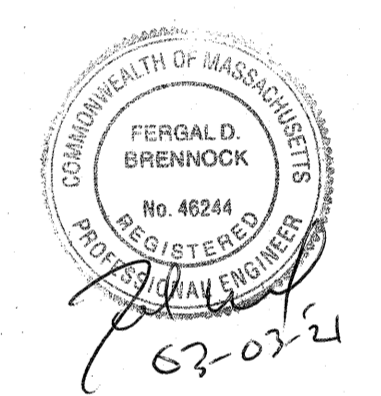
SECTION WEST

SCALE - 1/4" = 1'-0"

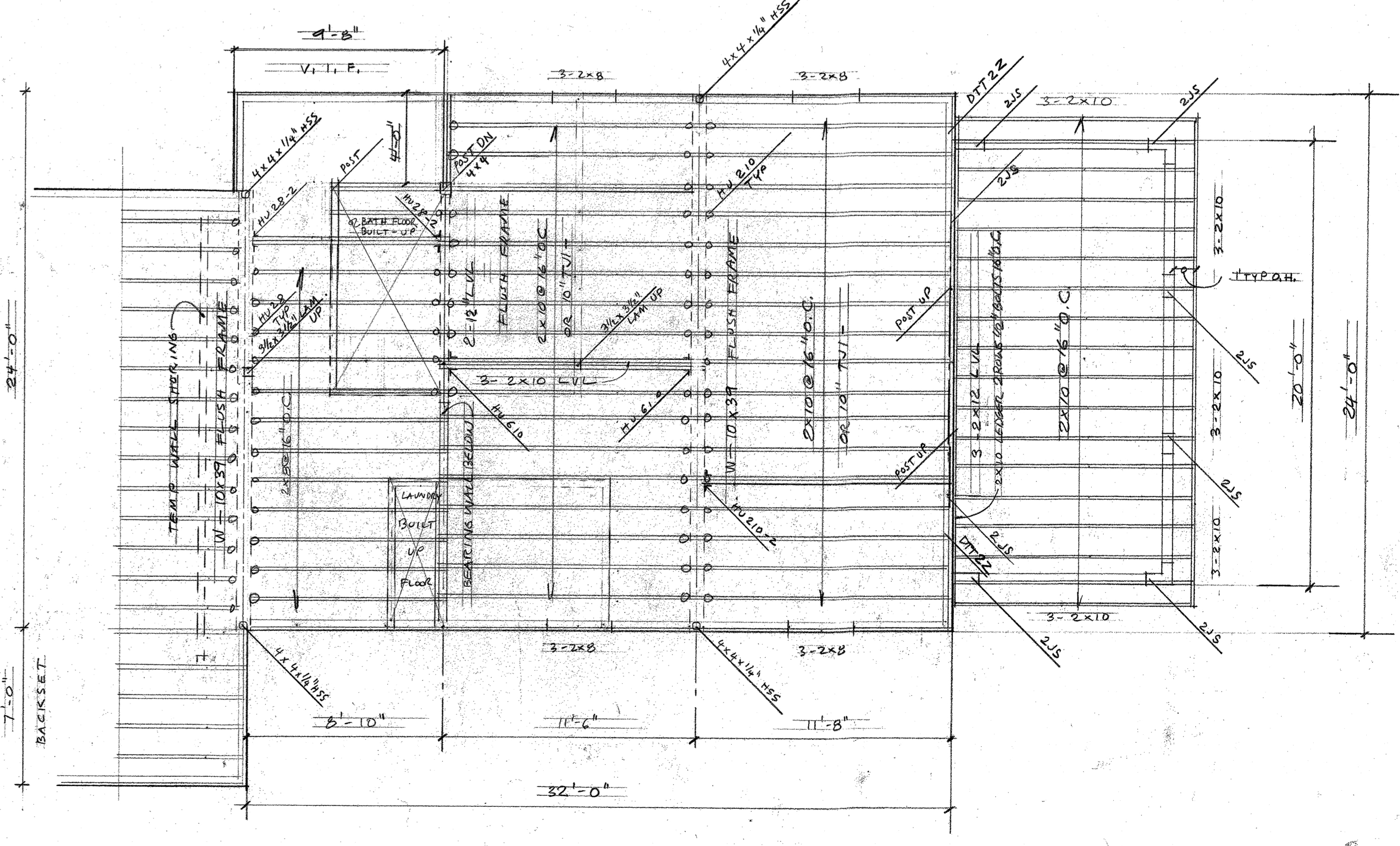
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ROOF FRAMING PLAN
 1/4" = 1'-0"



FIRST FLOOR FRAMING PLAN
 1/4" = 1'-0"



SECOND FLOOR FRAMING PLAN
 1/4" = 1'-0"