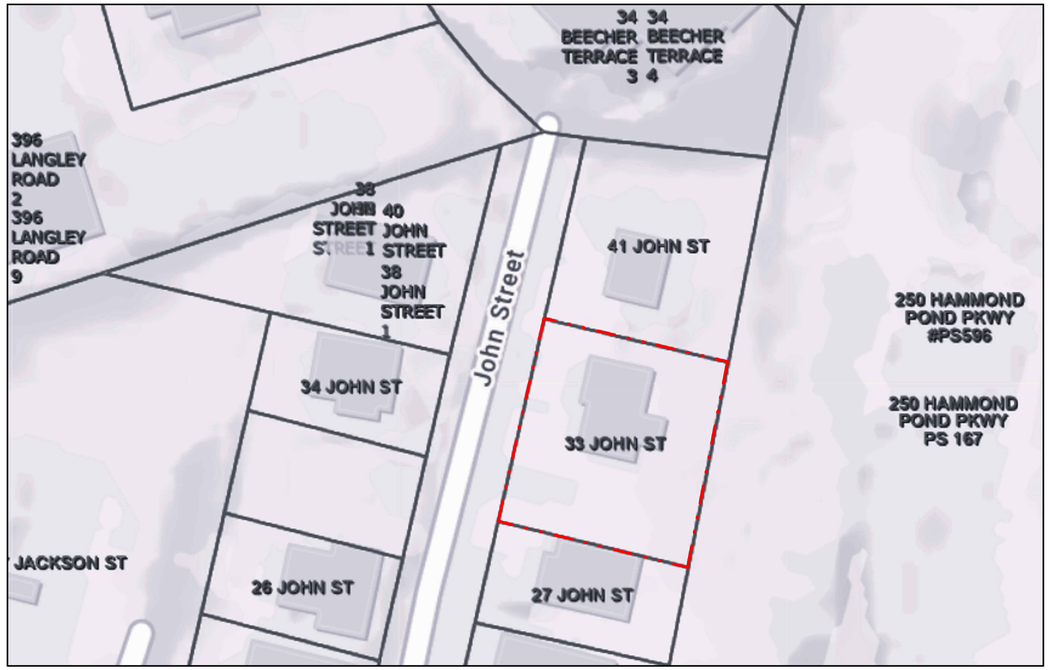
LOCUS MAP:



ISOMETRIC VIEW:

NEW TWO-FAMILY RESIDENCE

33 John Street
Newton, MA 02459

OWNER:

Northeast Venture Group
220 N. Main St, Ste 301
Natick, MA, 01760

ARCHITECT:

VANCEarchitects
254 Bay Street,
South Hamilton, MA 01984

STRUCTURAL ENGINEER:

Agile Engineering, LLC
188 South Street
Quincy, MA 02169

DRAWING LIST

SHEET NUMBER	DRAWING TITLE	ISSUED SET (S) PERMIT SET 02/22/2023	PERMIT SET 03/24/2023	PERMIT SET 05/25/2023
A000	COVER SHEET	•	•	•
A001	ASSEMBLIES & PROJECT PARAMETERS		•	•
A002	ZONING COMPLIANCE	•	•	•
A100	BASEMENT FLOOR PLAN	•	•	•
A101	FIRST FLOOR PLAN	•	•	•
A102	SECOND FLOOR PLAN	•	•	•
A103	ATTIC FLOOR PLAN	•	•	•
A104	ROOF PLAN	•	•	•
A201	REFLECTED CEILING PLAN - BASEMENT		•	•
A202	REFLECTED CEILING PLAN - FIRST FLOOR		•	•
A203	REFLECTED CEILING PLAN - SECOND FLOOR		•	•
A204	REFLECTED CEILING PLANS - ATTIC		•	•
A301	BUILDING ELEVATION	•	•	•
A302	BUILDING ELEVATION	•	•	•
A303	BUILDING ELEVATION	•	•	•
A304	BUILDING ELEVATION	•	•	•
A701	DOOR SCHEDULE AND DETAILS	•	•	•
A702	WINDOW SCHEDULE AND DETAILS	•	•	•
STRUCTURAL				
S - 0	GENERAL NOTES	•	•	•
S - 1	FRAMING PLANS	•	•	•
S - 2	FRAMING PLANS	•	•	•
S - 3	FRAMING PLANS	•	•	•
S - 4	FRAMING PLANS	•	•	•
S - 5	FRAMING PLANS	•	•	•
S - 6	FRAMING DETAILS	•	•	•
S - 7	FRAMING DETAILS	•	•	•

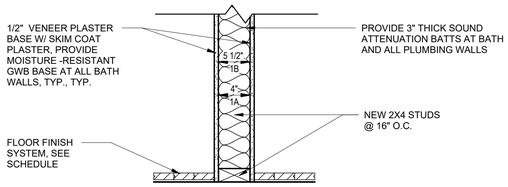
PERMIT SET

MAY 25TH 2023

REGISTERED ARCHITECT CHRISTOPHER VANCE No. 50500 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS

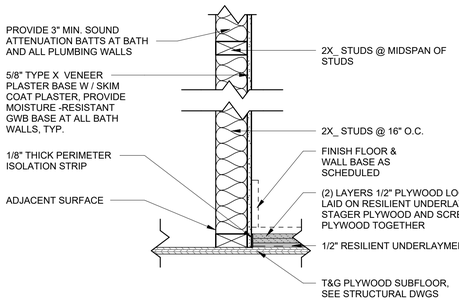
PARTITION TYPES AND WALL ASSEMBELIES:

NOTE: COORDINATE WALL ASSEMBLY TO ALIGN WITH FINISH OR DISSIMILAR WALL TYPES

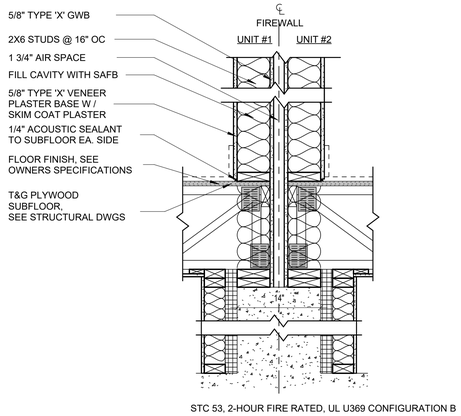


1A PARTITION TYPE 1A - UNRATED / NON-LOAD BEARING 2X4 WOOD STUD

1B PARTITION TYPE 1B - UNRATED / NON-LOAD BEARING 2X6 WOOD STUD



2A PARTITION TYPE 2A - UNRATED / NON-LOAD BEARING 2X4 WOOD STUD



STC 53, 2-HOUR FIRE RATED, UL U369 CONFIGURATION B

3 WALL TYPE 3 - FIRE SEPERATION WALL

TYPICAL FLOOR SYSTEM:

1. FINISH FLOORING PER OWNER
2. 3/4" T&G PLYWOOD SUBFLOOR NAILED & GLUED TO FLOOR JOISTS
3. MTL CROSS BRIDGING @ 8'-0" O.C. & SOLID WOOD FIRE BLOCKING
4. FIRE BLOCKING AS REQ. & FIRE STOPPING @ ALL FLOOR PENETRATIONS

ENERGY EFFICIENCY:

TABLE R402.1.2 MAXIMUM ASSEMBLY *U*-FACTOR AND FENESTRATION REQUIREMENTS & TABLE R402.1.3 INSULATION MINIMUM *R*-VALUES AND FENSTRATION REQUIREMENTS BY COMPONENT (2021 IECC ENERGY EFFICIENCY), CLIMATE ZONE 5

FENESTRATION *U*-FACTOR (VERTICAL) [a]	0.30
SKYLIGHT *U*-FACTOR	0.55
GLAZED FENESTRATION *SHGC*	0.40
CEILINGS:	
W/ ATTICS [b] *U*-FACTOR / *R*-VALUE	0.024 / 60
W/OUT ATTICS [c] *U*-FACTOR / *R*-VALUE	0.024 / 60
WOOD FRAMED WALLS:	
U-FACTOR	0.045
R-VALUE [d e]	30 or 20 & 5ci or 13 &10ci or 0 & 20ci
MASS WALL:	
U-FACTOR	0.082
R-VALUE [f]	13/17
FLOOR:	
U-FACTOR	0.033
R-VALUE	30
BASEMENT WALL:	
U-FACTOR	0.050
R-VALUE [d e]	15 ci or 19 or 13 & 5ci
SLAB *R*-VALUE & DEPTH [g]	10 ci, 4 ft
CRAWLSPACE WALL:	
U-FACTOR	0.055
R-VALUE [d e]	15 ci or 19 or 13 & 5ci

a. U-FACTOR MAX. OF 0.32 FOR THIS CLIMATE ZONE IF THE BUILDING IS LOCATED IN EITHER OF THE FOLLOWING:
1. ABOVE 4,000 FT. IN ELEVATION OR
2. IN A WINDBORNE DERBISH REGIONS WHERE OPENING PROTECTION IS REQUIRED BY SECTION R301.2.1.2 OF THE INTERNATION RESIDENTIAL CODE

b. INSTALLING R-49 OVER 100 PERCENT OF THE CEILING OR ATTIC REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-60 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-49 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION SHALL NOT APPLY TO THE INSULATION & FENSTRATION CRITERIA IN SECTION R402.1.2 AND THE TOTAL UA ALTERNATIVE IN SECTION R102.1.5

c. IF THE INTERSTITAL SPACE ABOVE THE CEILING AND BELOW THE STRUCTURAL ROOF DECK, AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION R-VALUE FOR SUCH ROOF/CEILING ASSEMBLIES SHALL BE R-30. INSULTATION SHALL EXTEND OVER THE TOP OF THE WALL PLATE TO THE OUTER EDGE OF SUCH PLATE AND SHALL NOT BE COMPRESSED. THIS REDUCTION OF INSULATION FROM THE REQUIREMENTS OF SETION R402.1.3 SHLL BE LIMITED TO 500 SQUARE FEET OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. THIS REDUCTION SHALL NOT APPLY TO THE TOTAL UA ALTERNATIVE IN SECTION R102.1.5

d. THE FIRST VALUE IS CAVITY INSULATION; THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13 & 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

e. "20 & 5ci" MEANS R-20 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION (ci) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL

f. MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THE HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

g. R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS AS INDICATED IN THE TABLE. THE SLAB-EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.

PROJECT REQUIREMENTS

1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.

2. THESE DOCUMENTS ARE MEANT TO GRAPHICALLY CONVEY THE PROJECT DESIGN'S GENERAL SCOPE AND CONCEPT ONLY, AND DO NOT DEFINE OR ADDRESS ALL CONDITIONS EITHER KNOWN OR UNKNOWN THAT MAY BE ENCOUNTERED DURING THE CONSTRUCTION PHASE OF WORK. CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL APPLICABLE CODES AND REGULATIONS AND COMPLETING ALL WORK IN ACCORDANCE THEREOF. THE CONTRACTOR IS TO NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES, EXISTING CONDITIONS, OR OTHER SPECIAL CONDITIONS, THAT REQUIRE CLARIFICATION OR INSTRUCTION, ONCE DISCOVERED AND PRIOR TO CONTINUING WITH WORK.

3. THE GENERAL CONTRACTOR (GC) SHALL SUPERVISE AND DIRECT THE WORK. THE GC SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, WHETHER TEMPORARY OR PERMANENT AND WHETHER OR NOT INCORPORATED OR TO BE INCORPORATED IN THE WORK. ALL WORK BY THE GC AND/OR ALL SUBCONTRACTORS SHALL BE COMPLETE AND PROPERLY INSTALLED IN ACCORDANCE WITH ALL MANUFACTURERS RECOMMENDATIONS. THE SCOPE OF WORK TO BE COMPLETED IS SHOWN ON THE DRAWINGS OR CAN BE REASONABLY INFERABLE AS BEING REQUIRED TO BE COMPLETED EVEN THOUGH THE WORK MAY NOT BE SHOWN OR BE PARTIALLY SHOWN ON THE DRAWINGS. ALL WORK AND MATERIAL SUPPLIED BY THE GC AND/OR THE SUBCONTRACTORS & SUPPLIERS SHALL CONFORM WITH THE CONTRACT REQUIREMENTS. ALL PRIMARY CONTRACTS AND SUBCONTRACTS SHALL BE GOVERNED BY THE REQUIREMENTS OF THE GENERAL CONDITIONS OF THE CONTRACT.

4. THE ELECTRICAL SYSTEMS ARE TO BE DESIGN/BUILD BY THE ELECTRICAL CONTRACTOR (EC). THE EC SHALL BE RESPONSIBLE FOR THE PREPARATION OF STAMPED ELECTRICAL DRAWINGS AS MAY BE REQUIRED FOR THE WORK TO BE PROVIDED. SYSTEM SHALL MEET THE GC SHALL VERIFY THE PROPOSED LAYOUT AND DESIGN WITH THE OWNER AND ARCHITECT FOR APPROVAL. THE E.C. SHALL PROVIDE THE EQUIPMENT AND THE ELECTRICAL WIRING AND CONTROL COMPONENTS FOR THE ELECTRICAL SYSTEM. THE E.C. SHALL INCLUDE ANY AND ALL MODIFICATIONS REQUIRED AS PART OF THEIR SCOPE OF WORK. THE EC SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. THE LOCATIONS, SIZE, AND UTILITY REQUIREMENTS FOR ALL SPECIAL ELECTRICAL EQUIPMENT SHALL BE PROVIDED BY THE OWNER TO THE GC FOR COORDINATION WITH THE EC PRIOR TO INSTALLATION.

5. THE MECHANICAL AND HVAC SYSTEMS ARE TO BE DESIGN/BUILD BY THE MECHANICAL CONTRACTOR (MC). THE MC SHALL BE RESPONSIBLE FOR THE PREPARATION OF STAMPED MECHANICAL AND HVAC DRAWINGS AS MAY BE REQUIRED FOR THE WORK TO BE PROVIDED. PRIOR TO THE START OF ANY WORK THE MECHANICAL CONTRACTOR (MC) IN COORDINATION WITH THE GC SHALL VERIFY THE PROPOSED LAYOUT AND DESIGN WITH THE OWNER & ARCHITECT FOR APPROVAL. THE M.C. SHALL PROVIDE THE NEW EQUIPMENT & MODIFICATION OF THE MECHANICAL SYSTEMS AS PART OF THEIR SCOPE OF WORK. THE MC SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. THE LOCATIONS, SIZE, AND UTILITY REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT AND FIXTURES SHALL BE PROVIDED BY THE OWNER TO THE GC FOR COORDINATION WITH THE MC PRIOR TO INSTALLATION.

6. CONTRACTORS AND SUB CONTRACTORS ARE REQUIRED TO VISIT THE SITE PRIOR TO BIDDING THE WORK TO VERIFY FIELD CONDITIONS AND TO BECOME FAMILIAR WITH THE SCOPE OF WORK REQUIRED AT THE SITE, LIMITATIONS ON CONSTRUCTION, AND OTHER IMPACTS OF THE EXISTING CONDITIONS ON THE WORK REQUIRED.

7. THE GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL GUARANTEE ALL LABOR AND EQUIPMENT FOR A MINIMUM OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

8. THE GC SHALL ENSURE THAT EACH SUBCONTRACTOR BEARS HIS FULL RESPONSIBILITY FOR DAILY CLEANING AND NECESSARY RUBBISH REMOVAL DURING CONSTRUCTION AND IMMEDIATELY UPON COMPLETION OF HIS WORK.

9. THE GC AND ALL SUBCONTRACTORS SHALL COORDINATE ALL OF THEIR WORK WITH THE HVAC, PLUMBING, FIRE PROTECTION, FIRE ALARM, ELECTRICAL, AND MECHANICAL/ELECTRICAL WORK WITH THE OWNER SUPPLIED EQUIPMENT. ALL SUBCONTRACTORS SHALL BECOME FAMILIAR WITH THE OWNER'S EQUIPMENT TO BE INSTALLED AND LOCATE AND INSTALL THEIR OWN WORK IN ACCORDANCE WITH THE OWNER'S EQUIPMENT SO THAT THERE ARE ADEQUATE FACILITIES AND UTILITIES PROVIDED FOR THE OWNER'S EQUIPMENT. IF A COORDINATION PROBLEM IS OBSERVED OR IS PROBABLE, THE SUBCONTRACTOR SHALL IMMEDIATELY NOTIFY THE GC UPON DISCOVERY. THE GC SHALL NOTIFY THE OWNER AND THE ARCHITECT OF THE COORDINATION ISSUE IN WRITING.

10. THESE DOCUMENTS ARE DESIGNED BASED ON EXISTING DOCUMENTATION AND FIELD INFORMATION. ALL VERIFICATIONS OF EXISTING UTILITIES, MANUFACTURERS INFORMATION AND DATA, AND DIMENSIONAL VERIFICATION IS THE RESPONSIBILITY OF THE GC AND SUBCONTRACTORS PRIOR TO THE START OF WORK. THE GC SHALL VERIFY ALL LOCATIONS AND IF THE EXISTING INFORMATION SHOWN ON THESE DRAWINGS IS IN CONFLICT WITH OTHER INFORMATION OR THE LOCATIONS OF THE EXISTING UTILITIES OR OTHER EXISTING CONDITIONS ARE IN CONFLICT OR DEVIATE FROM THE INFORMATION OR DESIGNS INDICATED ON THE PLANS, OR THE EXISTING CONDITIONS DO NOT ALLOW THE WORK TO BE CONSTRUCTED AS DESIGNED, THE SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GC IN WRITING, WHO SHALL THEN NOTIFY THE ARCHITECT IN WRITING.

11. WHERE MANUFACTURES DATA AND INFORMATION DIFFERS FROM THE INFORMATION SHOWN ON THESE DRAWINGS, THE GC AND ALL SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GC, OWNER AND THE ARCHITECT IN WRITING.

12. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS.

13. THESE NOTES ARE TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED THAT ARE APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK.

14. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

15. DESIGN IS BASED ON THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2015, THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018, AND THE MASSACHUSETTS BUILDING CODE 2015 AMENDMENTS. CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE SECTIONS.

SYMBOL KEY

EXISTING WALLS
NEW WALLS
DEMOLISHED WALLS
PLAN, ELEVATION, SECTION OR DETAIL IDENTIFICATION — A1 View Name, Scale: 1/8" = 1'-0"
BUILDING FLOOR ELEVATION — SECOND FLOOR, ELEV. = 13' - 4"
GRID LINES — A, 1
CENTERLINE

BUILDING ELEVATION CALLOUT — 1, 4, A300, 2, 3
INTERIOR ELEVATION CALLOUT — 1, 4, A500, 2, 3
BUILDING SECTION CALLOUT — A/A4.1, A/A4.1
WALL SECTION CALLOUT — 1/A5.1
DETAIL CALLOUT — 1/A6.1, 1/A6.1
WINDOW TAG — 01
DOOR TAG — 100

MATERIAL CONVENTIONS

ACOUSTICAL TILE
ACOUSTICAL TILE PANEL
ALUMINUM
CONCRETE
EXISTING TO REMAIN
CONCRETE MASONRY UNITS (CMU)
EARTH
STONE, ROCK
BRICK
SAND, MORTAR GROUT
FLASHING
GLASS
WOOD-FRAMING (CONTINUOUS)

WOOD-FRAMING (DISCONTINUOUS)
PARTICLE BOARD
GYPSUM BOARD
BATT INSULATION
CLOSED CELL SPRAY FOAM INSULATION
OPEN CELL SPRAY FOAM INSULATION
RIGID INSULATION
PLASTER
PLASTIC LAMINATE
PLYWOOD
PLYWOOD WITH VENEER
STEEL
CARPET

ABBREVIATION LIST

AFF	ABOVE FINISHED FLOOR	HGT.	HEIGHT	SIM.	SIMILAR
ACT	ACOUSTICAL CEILING	HM	HOLLOW METAL	SRO	SINGLE RESIDENT OCCUPANCY
ALUM.	ALUMINUM	HORIZ.	HORIZONTAL	SOG	SLAB ON GRADE
BB	BLUEBEARD	INSUL.	INSULATION	S.S.	STAINLESS STEEL
BIT	BITUMINOUS	JAN.	JANITOR	S.S.M.	SOLID SURFACE MATERIAL
BSMT	BASEMENT	JT.	JOINT	STRUCT.	STRUCTURAL
B.O.	BOTTOM OF	MFR	MANUFACTURER	TEMP. GL.	TEMPERED GLASS
CAB	CABINET	MAS.	MASONRY	T.B.	TOWEL BAR
CL	CENTERLINE	MECH.	MECHANICAL	THRESH.	THRESHOLD
COL	COLUMN	MTL.	METAL	T.O.	TOP OF
CONC	CONCRETE	M.O.	MASONRY OPENING	TYP.	TYPICAL
CT	CERAMIC TILE	N.I.C.	NOT IN CONTRACT	U.O.N.	UNLESS OTHERWISE NOTED
DTL	DETAIL	NOM.	NOMINAL	VERT.	VERTICAL
DN	DOWN	O.C.	ON CENTER	V.I.F.	VERIFY IN FIELD
DS	DOWNSPOUT	O.H.	OVERHANG	WD.	WOOD
ELEC	ELECTRICAL	P.L.	PROPERTY LINE	W.H.	WALL HEATER
ELEV	ELEVATION	PLAS.	PLASTER		
EQ	EQUAL	PLAM.	PLASTIC LAMINATE		
ETR	EXISTING TO REMAIN	PLYWD.	PLYWOOD		
FL	FLOOR	PT.	PRESSURE TREATED		
FDN	FOUNDATION	PTD.	PAINTED		
F.O.	FACE OF	R.	RISER		
FE	FIRE EXTINGUISHER	REQ.	REQUIRED		
GWB	GYPSUM WALL BOARD	RET.	RETAINING		
HC	HANDICAP	S.A.F.B.	SOUND ATTENUATING FIRE BLANKETS		

REGISTERED ARCHITECT CHRISTOPHER VANCE No. 50500 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS

VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

REVISIONS NO. DATE REMARKS

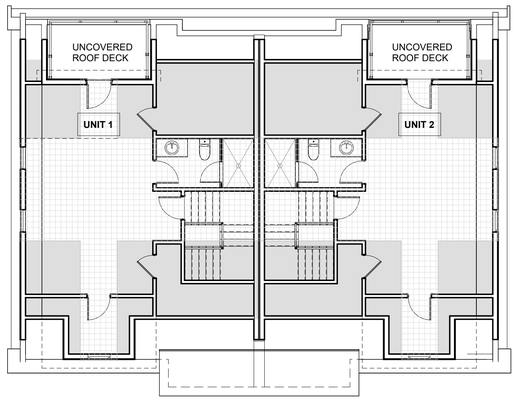
PERMIT SET
MAY 25TH 2023

NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459
ASSEMBLIES & PROJECT PARAMETERS

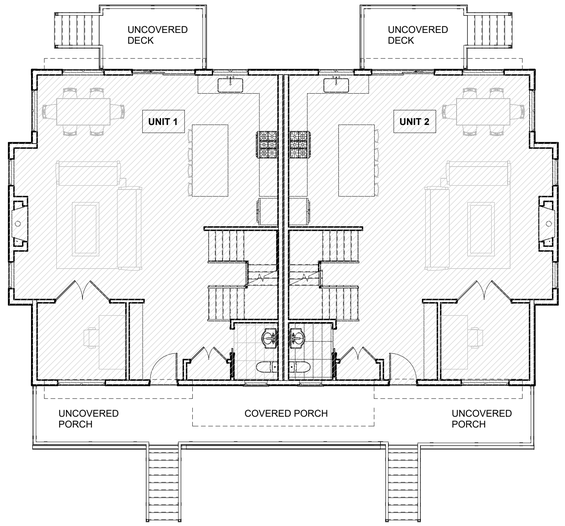
SCALE: As indicated

DRAWING NUMBER
A001

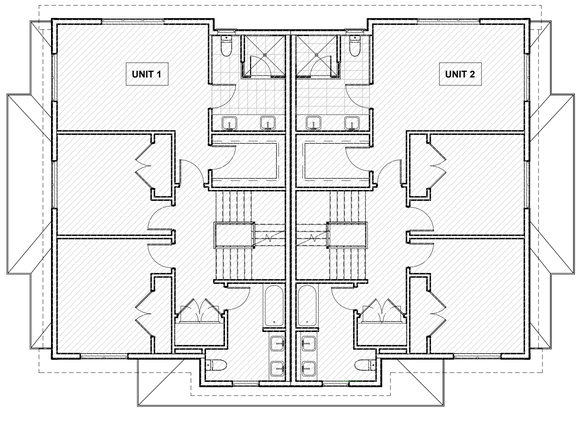
JOB NUMBER R208



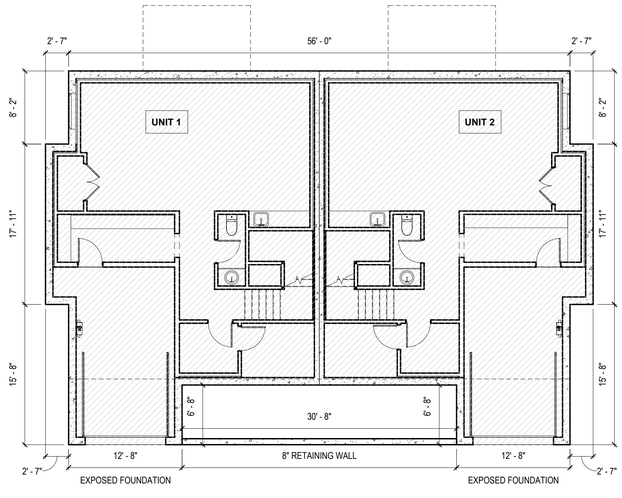
4 ATTIC FLOOR PLAN
Scale: 1/8" = 1'-0"



2 FIRST FLOOR
Scale: 1/8" = 1'-0"



3 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



1 BASEMENT FLOOR PLAN
Scale: 1/8" = 1'-0"

PERIMETER OF FOUNDATION	= 219.17'
EXPOSED FOUNDATION	= 25.33'
PORTION OF FOUNDATION INCLUDED IN F.A.R.	= 0.11
	11%

ZONING & F.A.R. CALCULATION

ZONING DISTRICT:		MR1
LOT SIZE:		9,153 SF
ALLOWABLE FAR:		.49
TOTAL ALLOWED FAR:		4,484 SF
SETBACKS (BEFORE 12/7/1953):		
FRONT:		25'
SIDE:		7.5' / 7.5'
REAR:		15'
UNIT #1 SQ FOOTAGE:		
*BASEMENT:		1,113.0 SF
(11% IS EXPOSED FOUNDATION OR 122 SF COUNTS TOWARDS FAR)		
FIRST FLOOR:		1,038.5 SF
SECOND FLOOR:		1,035.0 SF
*ATTIC:		785.0 SF
TOTAL UNIT #1 SQ FOOTAGE:		**3,971.5 SF**
UNIT #2 SQ FOOTAGE:		
*BASEMENT:		1,113.0 SF
(11% IS EXPOSED FOUNDATION OR 122 SF COUNTS TOWARDS FAR)		
FIRST FLOOR:		1,038.5 SF
SECOND FLOOR:		1,035.0 SF
*ATTIC:		785.0 SF
TOTAL UNIT #2 SQ FOOTAGE:		**3,971.5 SF**
TOTAL COMBINED SQ FOOTAGE		**7,943.0 SF**
TOTAL COMBINED SQ FOOTAGE INCLUDED IN F.A.R.	*(LESS THAN ALLOWED)*	**4,391.0 SF**

** NOT INCLUDED IS F.A.R. SQ FOOTAGE*

HALF STORY & ATTIC F.A.R. CALCULATIONS:

AREA AT 5' & 7' SQ FOOTAGE BREAKDOWN:

TOTAL 5' AREA SQ FOOTAGE:	1570 SF
TOTAL 7' AREA SQ FOOTAGE:	776 SF

7' TOTAL AREA CAN NOT EXCEED 50% OF THE 5' TOTAL AREA

776 SF (7' TOTAL AREA) / 1,570 SF (5' TOTAL AREA) — 49% *(LESS THAN MAX)*

HALF STORY CALCULATION:

7' ATTIC AREA CAN NOT EXCEED 66% OF FLOOR AREA BELOW

776 SF (7' TOTAL AREA) / 2,070 SF (2ND FL TOTAL AREA) — 37% *(LESS THAN MAX)*

FLOOR GFA

5' HT AREA

7' HT AREA

VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

REMARKS | REVISIONS NO | DATE

PERMIT SET
MAY 25TH 2023

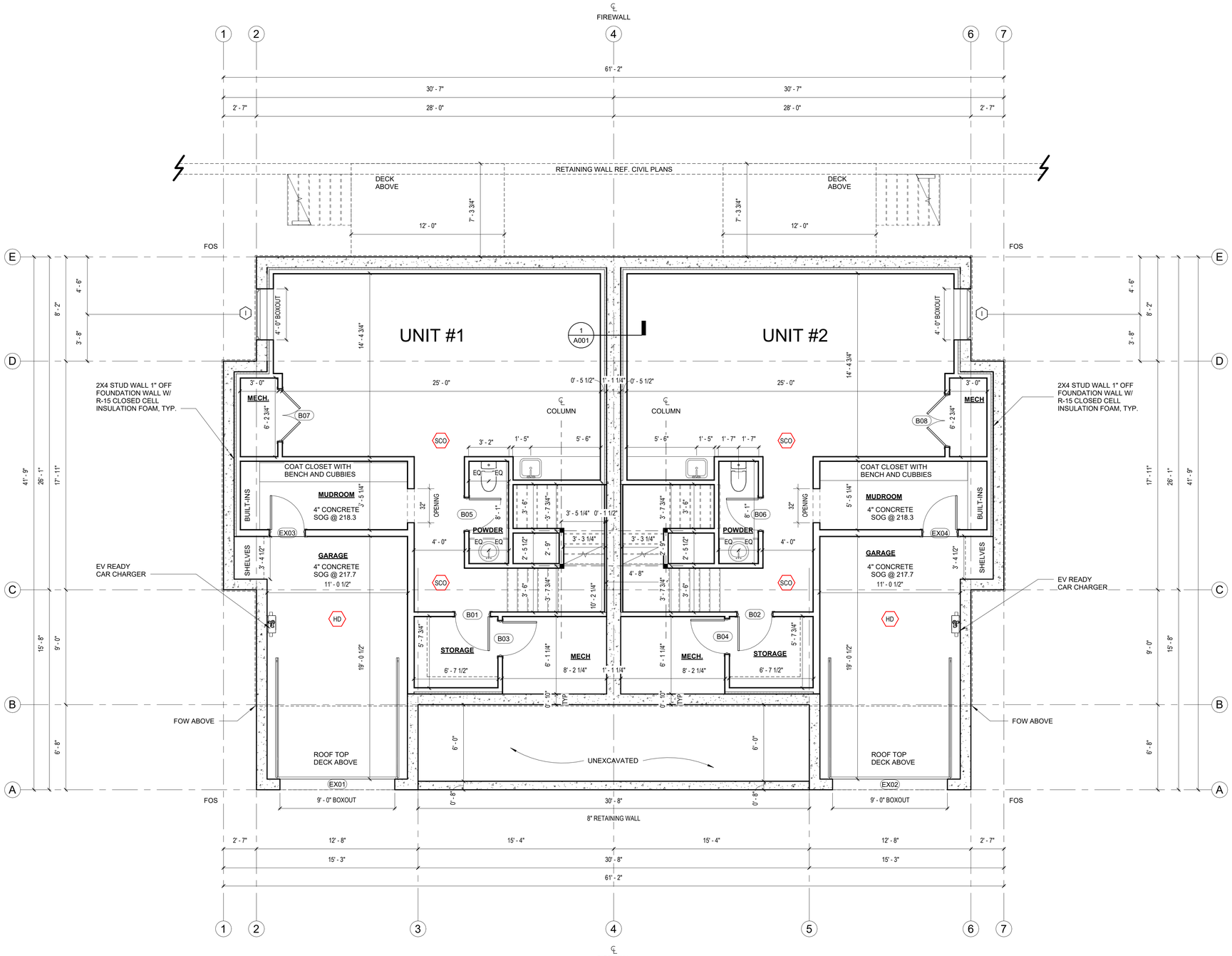
NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459
ZONING COMPLIANCE

SCALE: As indicated

DRAWING NUMBER
A002

JOB NUMBER R208

REGISTERED ARCHITECT CHRISTOPHER VANCE No. 50500 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS



1 BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS ARE SHOWN TO FACE OF NEW FRAMING, UNLESS OTHERWISE NOTED. USE WRITTEN DIMENSIONS DO NOT SCALE.
2. ALL DIMENSION LINES SHOWN ARE TO CENTERLINE OF DOORS AND WINDOWS UNLESS OTHERWISE NOTED.
3. REFER TO SHEET A001 FOR INTERIOR PARTITION TYPES.
4. REFER TO SHEET A001 FOR FLOOR/CEILING ASSEMBLES, AND EXTERIOR WALL ASSEMBLIES. REFER TO SHEET A501 FOR TYP. ROOF/CEILING ASSEMBLY.
5. FRAME DOORS AND WINDOWS OPENINGS PER SIZES INDICATED ON DOOR AND WINDOW SCHEDULE.
6. AT ALL WALLS AT TUBS, PROVIDE CONTINUOUS FIRE AND SOUND RATED ASSEMBLY FROM FLOOR TO UNDERSIDE OF FLOOR ABOVE, INCLUDING THE AREA CONCEALED BY THE TUB ASSEMBLY.
7. SEE STRUCTURAL DRAWINGS FOUNDATIONS, FOOTINGS, AND FRAMING DESIGN.
8. ALL CLOSET SHELVES TO BE MOUNTED 68" AFF, TYP., UNLESS OTHERWISE NOTED.
9. PROVIDE FIRE RATED BOARD BEHIND ALL RECESSED ITEMS IN RATED WALLS TO MAINTAIN CONTINUITY OR RATING.
10. PROVIDE SPRAY FOAM INSULATION AT ALL PIPE CHASES AND PLUMBING WALLS FOR FULL DEPTH OF CAVITY AND FULL HEIGHT OF THE CHASE, TYP.
11. DOOR FRAME ROUGH OPENINGS SHOWN 2" LARGER THAN DOOR WIDTH - COORDINATE ACTUAL DOOR ROUGH OPENING WITH DOOR SUPPLIER.
12. PROVIDE INSULATION AT ALL BASEMENT CEILINGS FOR FULL DEPTH OF FRAMING, INCLUDING THE UNDERSIDE OF STAIRS AT BASEMENT LEVEL.

FIRE PROTECTION KEY

- HD — HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- S — PHOTOELECTRIC SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP
- S L — PHOTOELECTRIC SMOKE DETECTOR, LOCALLY SOUNDING, LOW FREQUENCY, HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP
- SCO — COMBINATION SMOKE/CO DETECTOR - HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP

FIRE RATED ASSEMBLY NOTES

(REFER TO R302.2 TOWNHOUSES)

THE COMMON WALL SHARED BY TWO TOWNHOUSES SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS IN THE CAVITY OF THE COMMON WALL. THE WALL SHALL BE RATED FOR FIRE EXPOSURE FROM BOTH SIDES AND SHALL EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND THE UNDERSIDE OF THE ROOF SHEATHING.

WIRING FOR ELECTRIC VEHICLE CHARGING SPACES:

R404.4 WIRING FOR ELECTRIC VEHICLE CHARGING SPACES ("EV READY SPACES"). EV READY SPACES SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R404.4. THE DEDICATED BRANCH CIRCUIT SHALL BE IDENTIFIED AS "EV READY" IN THE SERVICE PANEL OR SUB PANEL DIRECTORY, AND THE TERMINATION LOCATION SHALL BE MARKED AS "EV READY". THE CIRCUIT SHALL TERMINATE IN A NEMA RECEPTACLE OR A SOCIETY OF AUTOMOTIVE ENGINEERS (SAE) STANDARD SAE J1772 ELECTRICAL CONNECTOR FOR EVSE SERVICING ELECTRIC VEHICLES, LOCATED WITHIN 6 FEET (1828 MM) OF EACH EV READY SPACE. CONDUCTORS AND OUTLETS FOR EVSE SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH THE MA ELECTRICAL CODE.

TABLE R404.4 EV READY PARKING SPACE REQUIREMENTS:

TYPE OF BUILDING	NUMBER OF PARKING SPACES
1 & 2 FAMILY DWELLINGS AND TOWN HOMES	AT LEAST 1 50-AMP BRANCH CIRCUIT PER DWELLING UNIT TO PROVIDE FOR AC LEVEL II CHARGING
ALL OVER R-USE BUILDINGS	AT LEAST 20% OF ALL INSTALLED SPACES SERVED WITH A 40-AMP, 208/240 VOLT CIRCUIT WITH A MINIMUM CAPACITY OF 9.6 KVA

*GENERAL AND OR SUB CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION. ALL STATE AND LOCAL BUILDING CODES SHALL BE ADHERED TO, ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNER OR VANCE ARCHITECTS ATTENTION. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS. UNKNOWN DIMENSIONS OR CONFLICTS SHALL BE VERIFIED BY ARCHITECT.

REGISTERED ARCHITECT CHRISTOPHER VANCE No. 50500 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS

VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

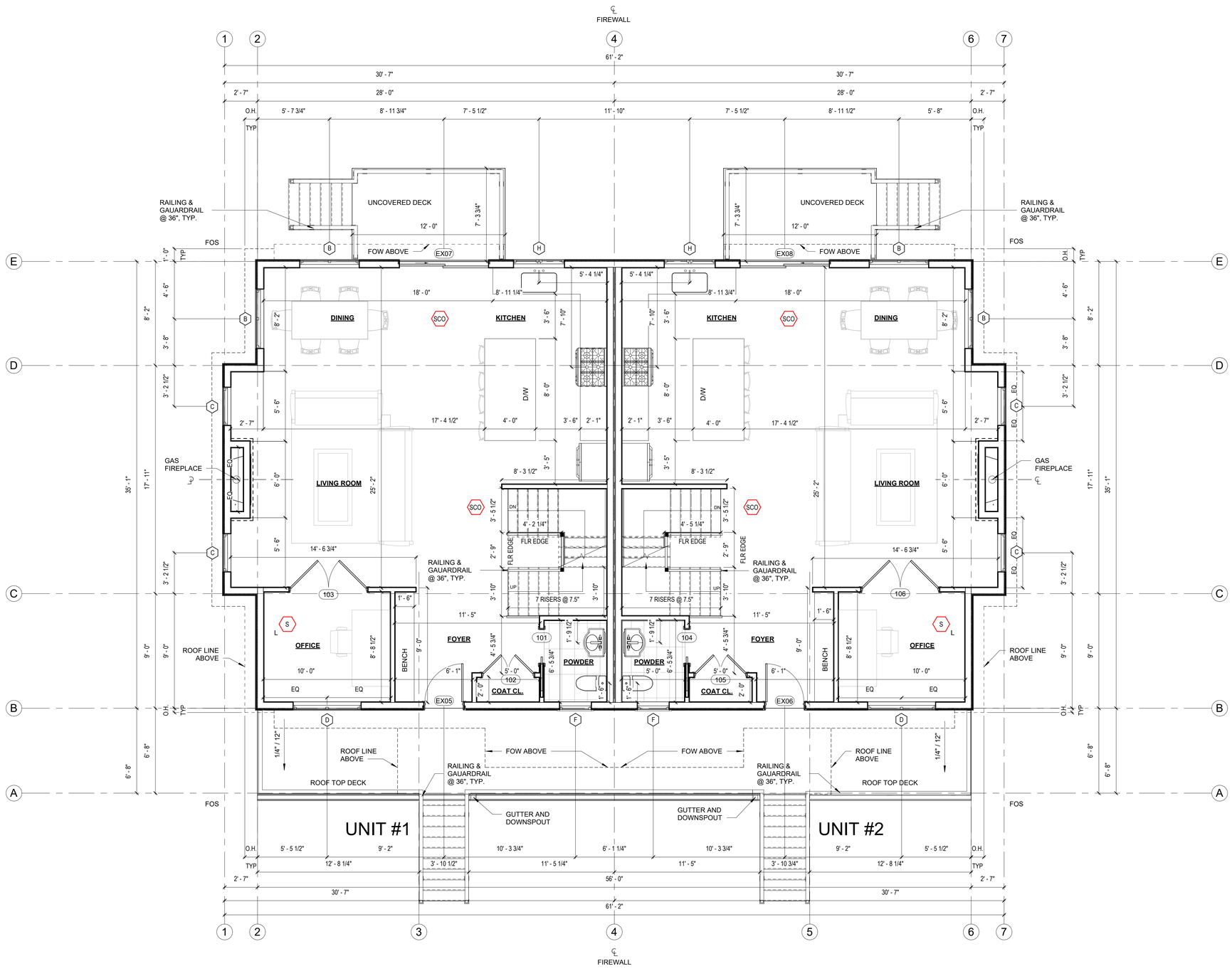
PLAN TRUE

REVISIONS NO. DATE REMARKS

PERMIT SET
MAY 25TH 2023

NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459
BASEMENT FLOOR PLAN
SCALE: As indicated

DRAWING NUMBER
A100
JOB NUMBER R208



1 FIRST FLOOR
Scale: 1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS ARE SHOWN TO FACE OF NEW FRAMING, UNLESS OTHERWISE NOTED. USE WRITTEN DIMENSIONS DO NOT SCALE.
2. ALL DIMENSION LINES SHOWN ARE TO CENTERLINE OF DOORS AND WINDOWS UNLESS OTHERWISE NOTED.
3. REFER TO SHEET A001 FOR INTERIOR PARTITION TYPES.
4. REFER TO SHEET A001 FOR FLOOR/CEILING ASSEMBLES, AND EXTERIOR WALL ASSEMBLIES. REFER TO SHEET A501 FOR TYP. ROOF/CEILING ASSEMBLY.
5. FRAME DOORS AND WINDOWS OPENINGS PER SIZES INDICATED ON DOOR AND WINDOW SCHEDULE.
6. AT ALL WALLS AT TUBS, PROVIDE CONTINUOUS FIRE AND SOUND RATED ASSEMBLY FROM FLOOR TO UNDERSIDE OF FLOOR ABOVE, INCLUDING THE AREA CONCEALED BY THE TUB ASSEMBLY.
7. SEE STRUCTURAL DRAWINGS FOUNDATIONS, FOOTINGS, AND FRAMING DESIGN.
8. ALL CLOSET SHELVES TO BE MOUNTED 68" AFF, TYP., UNLESS OTHERWISE NOTED.
9. PROVIDE FIRE RATED BOARD BEHIND ALL RECESSED ITEMS IN RATED WALLS TO MAINTAIN CONTINUITY OR RATING.
10. PROVIDE SPRAY FOAM INSULATION AT ALL PIPE CHASES AND PLUMBING WALLS FOR FULL DEPTH OF CAVITY AND FULL HEIGHT OF THE CHASE, TYP.
11. DOOR FRAME ROUGH OPENINGS SHOWN 2" LARGER THAN DOOR WIDTH - COORDINATE ACTUAL DOOR ROUGH OPENING WITH DOOR SUPPLIER.
12. PROVIDE INSULATION AT ALL BASEMENT CEILINGS FOR FULL DEPTH OF FRAMING, INCLUDING THE UNDERSIDE OF STAIRS AT BASEMENT LEVEL.

FIRE PROTECTION KEY

HD	HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
S	PHOTOELECTRIC SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP
S L	PHOTOELECTRIC SMOKE DETECTOR, LOCALLY SOUNDING, LOW FREQUENCY, HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP
SCO	COMBINATION SMOKE/CO DETECTOR - HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP

FIRE RATED ASSEMBLY NOTES

(REFER TO R302.2 TOWNHOUSES)

THE COMMON WALL SHARED BY TWO TOWNHOUSES SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS IN THE CAVITY OF THE COMMON WALL. THE WALL SHALL BE RATED FOR FIRE EXPOSURE FROM BOTH SIDES AND SHALL EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND THE UNDERSIDE OF THE ROOF SHEATHING.

*GENERAL AND OR SUB CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION. ALL STATE AND LOCAL BUILDING CODES SHALL BE ADHERED TO, ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNER OR VANCE ARCHITECTS ATTENTION. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS. UNKNOWN DIMENSIONS OR CONFLICTS SHALL BE VERIFIED BY ARCHITECT.

REGISTERED ARCHITECT CHRISTOPHER VANCE No. 50500 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS

VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

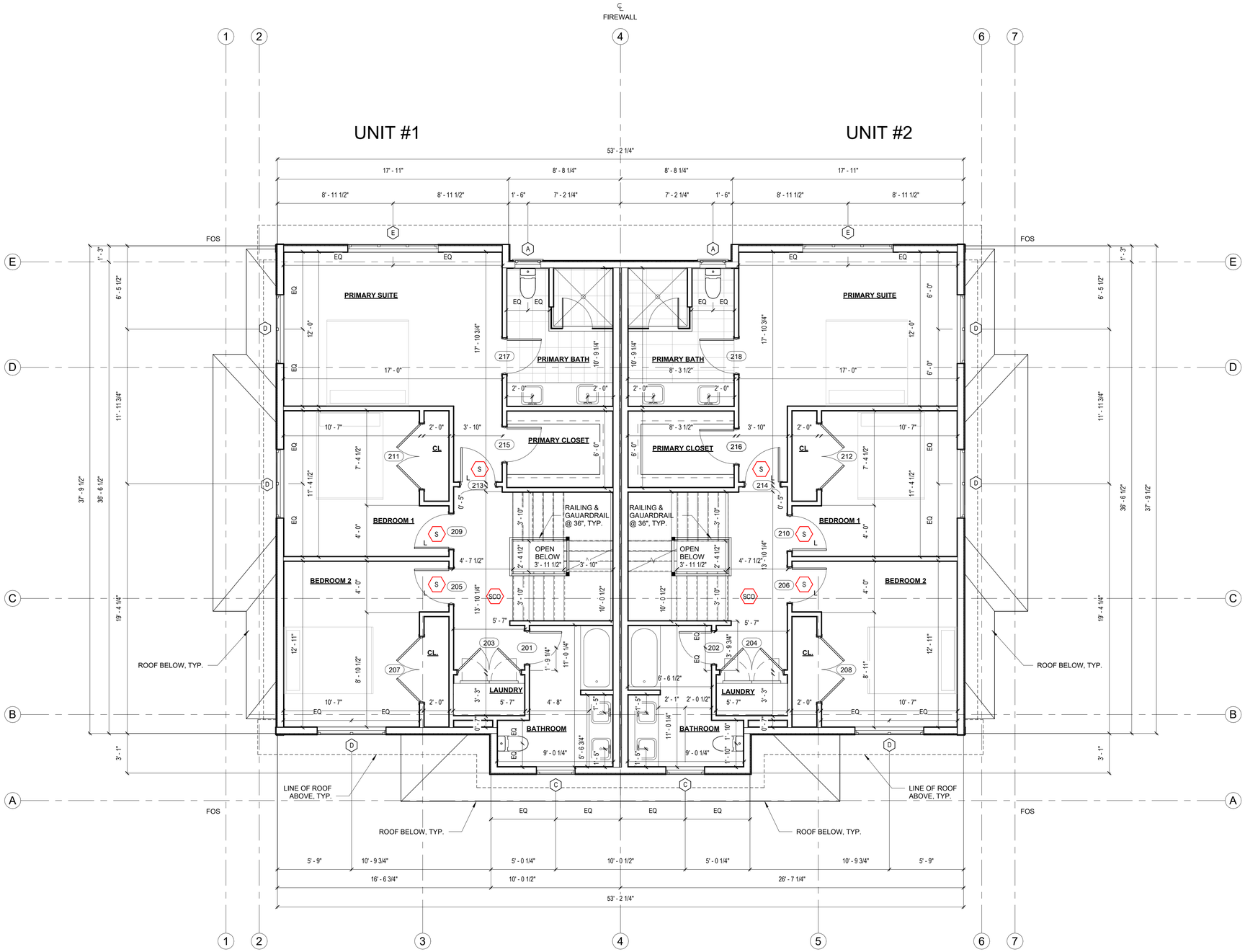
PLAN TRUE

REMARKS
REVISION'S NO. DATE

PERMIT SET
MAY 25TH 2023

NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459
FIRST FLOOR PLAN
SCALE: As indicated

DRAWING NUMBER
A101
JOB NUMBER R208



1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS ARE SHOWN TO FACE OF NEW FRAMING, UNLESS OTHERWISE NOTED. USE WRITTEN DIMENSIONS DO NOT SCALE.
2. ALL DIMENSION LINES SHOWN ARE TO CENTERLINE OF DOORS AND WINDOWS UNLESS OTHERWISE NOTED.
3. REFER TO SHEET A001 FOR INTERIOR PARTITION TYPES.
4. REFER TO SHEET A001 FOR FLOOR/CEILING ASSEMBLES, AND EXTERIOR WALL ASSEMBLIES. REFER TO SHEET A501 FOR TYP. ROOF/CEILING ASSEMBLY.
5. FRAME DOORS AND WINDOWS OPENINGS PER SIZES INDICATED ON DOOR AND WINDOW SCHEDULE.
6. AT ALL WALLS AT TUBS, PROVIDE CONTINUOUS FIRE AND SOUND RATED ASSEMBLY FROM FLOOR TO UNDERSIDE OF FLOOR ABOVE, INCLUDING THE AREA CONCEALED BY THE TUB ASSEMBLY.
7. SEE STRUCTURAL DRAWINGS FOUNDATIONS, FOOTINGS, AND FRAMING DESIGN.
8. ALL CLOSET SHELVES TO BE MOUNTED 68" AFF, TYP., UNLESS OTHERWISE NOTED.
9. PROVIDE FIRE RATED BOARD BEHIND ALL RECESSED ITEMS IN RATED WALLS TO MAINTAIN CONTINUITY OR RATING.
10. PROVIDE SPRAY FOAM INSULATION AT ALL PIPE CHASES AND PLUMBING WALLS FOR FULL DEPTH OF CAVITY AND FULL HEIGHT OF THE CHASE, TYP.
11. DOOR FRAME ROUGH OPENINGS SHOWN 2" LARGER THAN DOOR WIDTH - COORDINATE ACTUAL DOOR ROUGH OPENING WITH DOOR SUPPLIER.
12. PROVIDE INSULATION AT ALL BASEMENT CEILINGS FOR FULL DEPTH OF FRAMING, INCLUDING THE UNDERSIDE OF STAIRS AT BASEMENT LEVEL.

FIRE PROTECTION KEY

HD	HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
S	PHOTOELECTRIC SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP
S L	PHOTOELECTRIC SMOKE DETECTOR, LOCALLY SOUNDING, LOW FREQUENCY, HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP
SCO	COMBINATION SMOKE/CO DETECTOR - HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP

FIRE RATED ASSEMBLY NOTES

(REFER TO R302.2 TOWNHOUSES)

THE COMMON WALL SHARED BY TWO TOWNHOUSES SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS IN THE CAVITY OF THE COMMON WALL. THE WALL SHALL BE RATED FOR FIRE EXPOSURE FROM BOTH SIDES AND SHALL EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND THE UNDERSIDE OF THE ROOF SHEATHING.

*GENERAL AND OR SUB CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION. ALL STATE AND LOCAL BUILDING CODES SHALL BE ADHERED TO, ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNER OR VANCE ARCHITECTS ATTENTION. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS. UNKNOWN DIMENSIONS OR CONFLICTS SHALL BE VERIFIED BY ARCHITECT.

REGISTERED ARCHITECT CHRISTOPHER VANCE No. 50500 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS

VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

PLAN TRUE

REVISIONS NO. | DATE | REMARKS

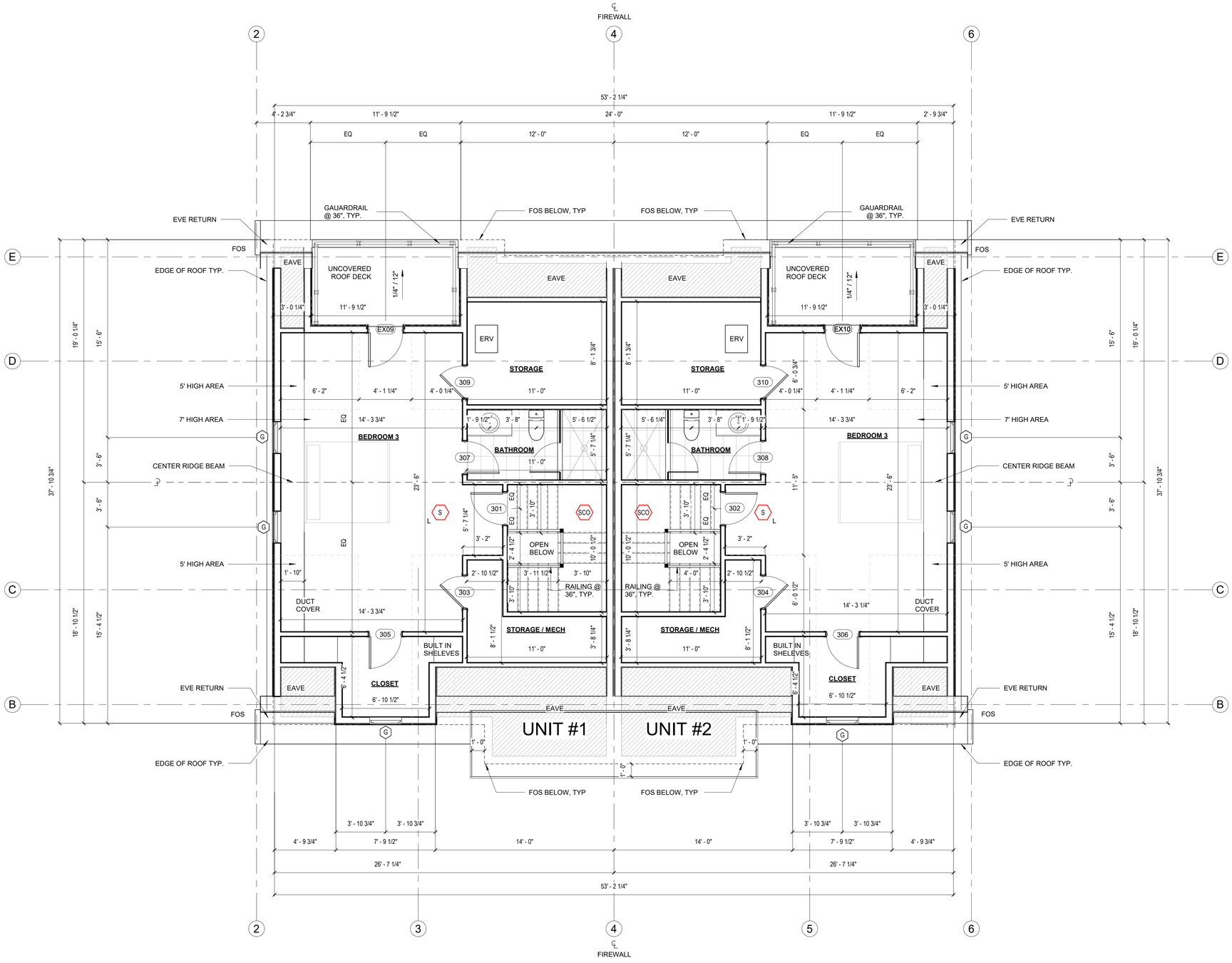
PERMIT SET
MAY 25TH 2023

NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459
SECOND FLOOR PLAN

SCALE: As indicated

DRAWING NUMBER
A102

JOB NUMBER R208



1 ATTIC FLOOR PLAN
Scale: 1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS ARE SHOWN TO FACE OF NEW FRAMING, UNLESS OTHERWISE NOTED. USE WRITTEN DIMENSIONS DO NOT SCALE.
2. ALL DIMENSION LINES SHOWN ARE TO CENTERLINE OF DOORS AND WINDOWS UNLESS OTHERWISE NOTED.
3. REFER TO SHEET A001 FOR INTERIOR PARTITION TYPES.
4. REFER TO SHEET A001 FOR FLOOR/CEILING ASSEMBLES, AND EXTERIOR WALL ASSEMBLIES. REFER TO SHEET A501 FOR TYP. ROOF/CEILING ASSEMBLY.
5. FRAME DOORS AND WINDOWS OPENINGS PER SIZES INDICATED ON DOOR AND WINDOW SCHEDULE.
6. AT ALL WALLS AT TUBS, PROVIDE CONTINUOUS FIRE AND SOUND RATED ASSEMBLY FROM FLOOR TO UNDERSIDE OF FLOOR ABOVE, INCLUDING THE AREA CONCEALED BY THE TUB ASSEMBLY.
7. SEE STRUCTURAL DRAWINGS FOUNDATIONS, FOOTINGS, AND FRAMING DESIGN.
8. ALL CLOSET SHELVES TO BE MOUNTED 68" AFF, TYP., UNLESS OTHERWISE NOTED.
9. PROVIDE FIRE RATED BOARD BEHIND ALL RECESSED ITEMS IN RATED WALLS TO MAINTAIN CONTINUITY OR RATING.
10. PROVIDE SPRAY FOAM INSULATION AT ALL PIPE CHASES AND PLUMBING WALLS FOR FULL DEPTH OF CAVITY AND FULL HEIGHT OF THE CHASE, TYP.
11. DOOR FRAME ROUGH OPENINGS SHOWN 2" LARGER THAN DOOR WIDTH - COORDINATE ACTUAL DOOR ROUGH OPENING WITH DOOR SUPPLIER.
12. PROVIDE INSULATION AT ALL BASEMENT CEILINGS FOR FULL DEPTH OF FRAMING, INCLUDING THE UNDERSIDE OF STAIRS AT BASEMENT LEVEL.

FIRE PROTECTION KEY

- HD — HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- S — PHOTOELECTRIC SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP
- S L — PHOTOELECTRIC SMOKE DETECTOR, LOCALLY SOUNDING, LOW FREQUENCY, HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP
- SCO — COMBINATION SMOKE/CO DETECTOR - HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP

FIRE RATED ASSEMBLY NOTES

(REFER TO R302.2 TOWNHOUSES)

THE COMMON WALL SHARED BY TWO TOWNHOUSES SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS IN THE CAVITY OF THE COMMON WALL. THE WALL SHALL BE RATED FOR FIRE EXPOSURE FROM BOTH SIDES AND SHALL EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND THE UNDERSIDE OF THE ROOF SHEATHING.

*GENERAL AND OR SUB CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION. ALL STATE AND LOCAL BUILDING CODES SHALL BE ADHERED TO, ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNER OR VANCE ARCHITECTS ATTENTION. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS. UNKNOWN DIMENSIONS OR CONFLICTS SHALL BE VERIFIED BY ARCHITECT.

REGISTERED ARCHITECT CHRISTOPHER VANCE No. 50500 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS

VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

PLAN TRUE

REVISIONS NO. | DATE | REMARKS

PERMIT SET
MAY 25TH 2023

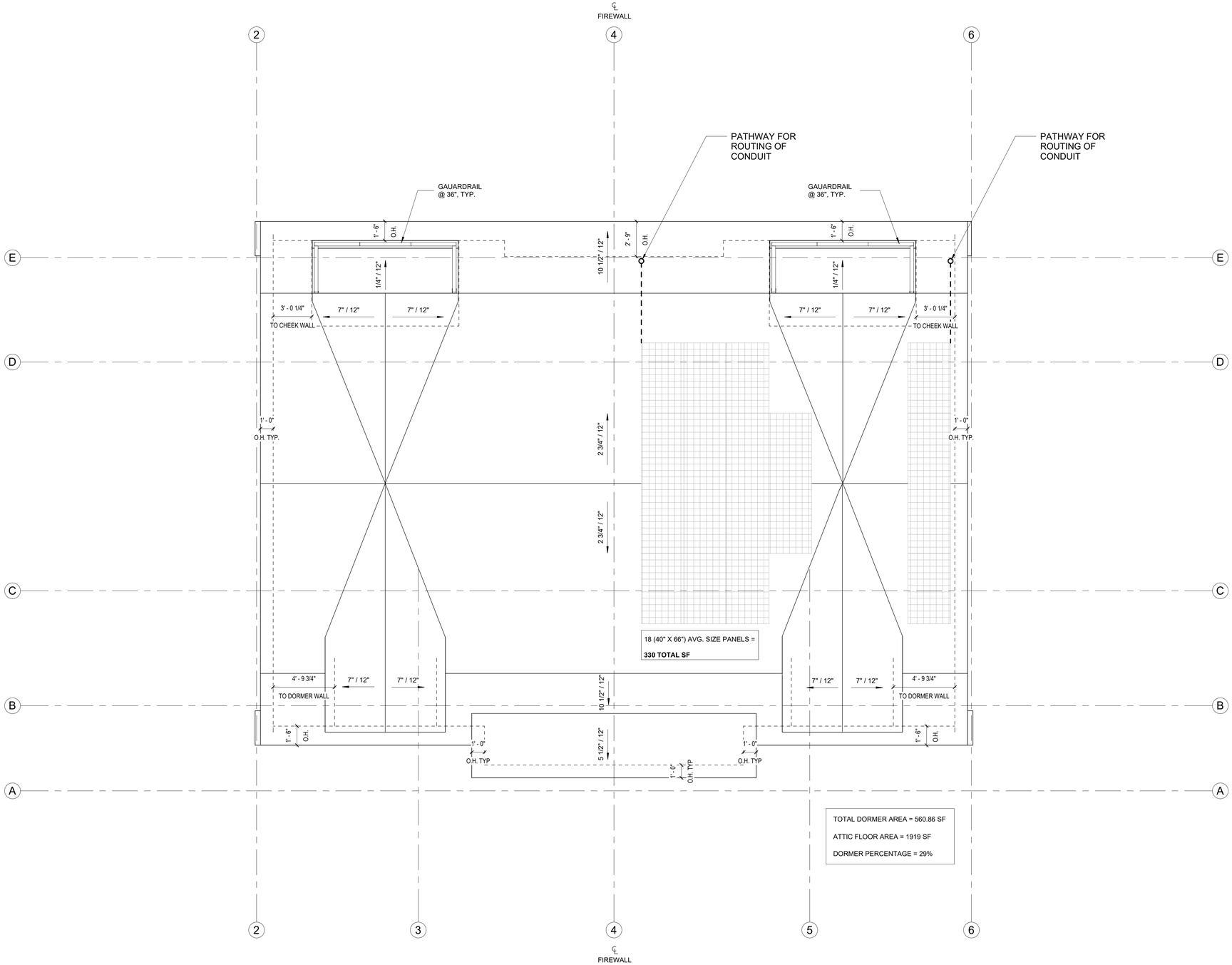
NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459
ATTIC FLOOR PLAN

SCALE: As indicated

DRAWING NUMBER
A103

JOB NUMBER R208

C:\Dropbox (Vance Architects)\02Job\R208 - 33 John St Newton\00 Drawings\01 Revit Model\33 John St Newton_Rev3_Central V22_Vance Chris.rvt



TOTAL DORMER AREA = 560.86 SF

ATTIC FLOOR AREA = 1919 SF

DORMER PERCENTAGE = 29%

1 ROOF PLAN
Scale: 1/4" = 1'-0"

SOLAR READY DESIGN:

MASSACHUSETTS STATE BUILDING CODE, APPENDIX AA, STRETCH CODE, SECTION AU102-AU103

AU102 (RB102) GENERAL DEFINITIONS

SOLAR-READY ZONE. A SECTION OR SECTIONS OF THE ROOF OR BUILDING OVERHANG DESIGNATED AND RESERVED FOR THE FUTURE INSTALLATION OF A SOLAR PHOTOVOLTAIC OR SOLAR THERMAL SYSTEM.

AU103.3 (RB103.3) SOLAR-READY ZONE AREA

THE TOTAL SOLAR-READY ZONE AREA SHALL CONSIST OF AN AREA NOT LESS THAN 300 FT2

AU103.6 (RB103.6) INTERCONNECTION PATHWAY

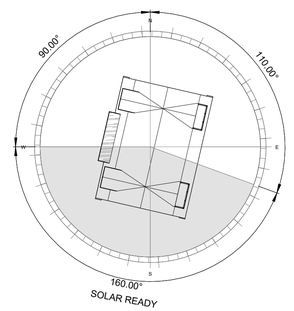
CONSTRUCTION DOCUMENTS SHALL INDICATE PATHWAYS FOR ROUTING OF CONDUIT OR PLUMBING FROM THE SOLAR-READY ZONE TO THE ELECTRICAL SERVICE PANEL OR SERVICE HOT WATER SYSTEM.

AU103.7 (RB103.7) ELECTRICAL SERVICE RESERVED SPACE

THE MAIN ELECTRIC SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC." THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION.

SOLAR READY AREA - TOTAL AREA PROVIDED IS **330 SF** WHICH EXCEEDS MINIMUM REQUIREMENTS

SOLAR READY KEY:



VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

TRUE
PLAN

REVISIONS NO. | DATE | REMARKS

PERMIT SET
MAY 25TH 2023

NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459
ROOF PLAN

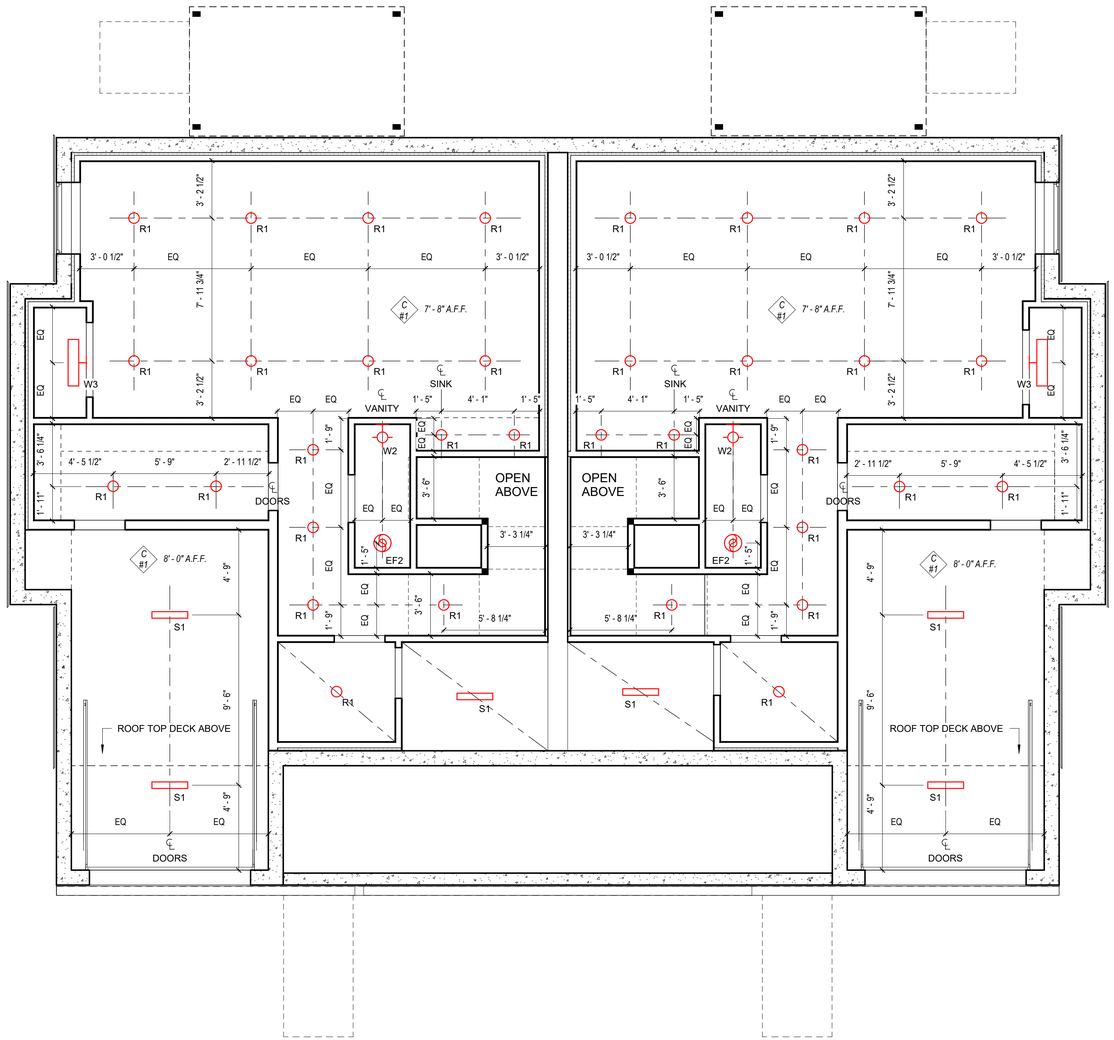
SCALE: As Indicated

DRAWING NUMBER
A104

JOB NUMBER R208

REGISTERED ARCHITECT CHRISTOPHER VANCE No. 50500 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS

C:\Dropbox (Vance Architects)\02Jobs\R208 - 33 John St Newton\00 Drawings\01 Revit Model\33 John St Newton_Revit_Central V22_Vance Chris.rvt



ELECTRICAL NOTES

1. ELECTRICAL FIXTURE AND SWITCHING LAYOUT IS SCHEMATIC AND INTENDED FOR PRICING ONLY. OWNER AND ARCHITECT WILL WORK WITH G.C. FOR FINAL LAYOUT AND SWITCH LOCATIONS.
2. ALL WIRING TO BE PERFORMED BY LICENSED ELECTRICIAN IN THE STATE OF MASSACHUSETTS, ACCORDING TO ALL LOCAL, STATE AND NATIONAL CODES.
3. SCOPE INCLUDES NEW WIRING FOR OUTLETS, LIGHTING, SWITCHING, POWER FEED AND CONNECTIONS TO EQUIPMENT IF NEEDED, TELEPHONE AND CABLE AND RUNS BACK TO EXISTING PANEL LOCATIONS. COORDINATE WITH OTHER TRADES FOR POWER WIRING OF EQUIPMENT.
4. ALL RECEPTACLES SHOWN ARE FOR ARCHITECTURAL PURPOSES ONLY. G.C. IS RESPONSIBLE TO PROVIDE ALL RECEPTACLES REQUIRED BY CODE.
5. REFER TO MANUFACTURERS PRODUCT INFORMATION FOR INSTALLATION & DEVICE REQUIREMENTS BEFORE INSTALLATION.
6. INSTALL NEW SMOKE/CARBON DIOXIDE DETECTORS AS REQUIRED BY CODE.
7. ALL EXISTING TO REMAIN LIGHTING FIXTURES TO BE COORDINATED W/NEW SWITCHING.
8. ALL RECESSED LIGHTS, SCONCES, PENDANTS, TRACK LIGHTS, UNDERCABINET, AND DISPLAY CABINET LIGHTS, LINE AND LOW VOLTAGE, TO BE ON DIMMERS UNLESS OTHERWISE NOTED
9. ALL STANDARD SWITCHES TO BE AT 4'-0" A.F.F. TO CENTERLINE, 2" OFF DOOR TRIM.
10. ALL KEYPADS, THERMOSTATS, AND SECONDARY CONTROLS TO BE AT 5'-0" A.F.F. TO CENTERLINE.
11. INTERIOR WALL SCONCES: FOR ROUGH-IN LEAVE WIRES AT 5'-6" A.F.F.; EXACT HEIGHT TO BE VERIFIED WITH ARCHITECT IN THE FIELD.
12. EXTERIOR SCONCES: FOR ROUGH-IN RUN WIRES AT 6'-4" ABOVE FINISHED SURFACE; EXACT HEIGHT TO BE VERIFIED WITH ARCHITECT IN THE FIELD.
13. STANDARD ELECTRIC OUTLETS TO BE LOCATED @ 16" O.C. A.F.F., ORIENTED VERTICALLY.
14. MOUNT DUPLEX OUTLETS HORIZONTALLY WHEN LOCATED ABOVE THE COUNTER.
15. WHERE TV IS INDICATED: COORDINATE ALL ELECTRICAL REQUIREMENTS WITH THE AV CONSULTANT AND ELEVATIONS, HEIGHTS TO BE CONFIRMED WITH ARCHITECT IN THE FIELD.
16. REFER TO INTERIOR ELEVATIONS FOR INTENDED SPECIFIC LOCATIONS OF OUTLETS AND CONTROLS, FINAL LOCATION TO BE VERIFIED WITH ARCHITECT IN THE FIELD.
17. REFER TO LIGHTING SPECIFICATION FOR FIXTURE TYPE.
18. THIS PLAN IS SCHEMATIC ONLY. THE PLAN DOES NOT ACCOUNT FOR EXISTING FIXTURES. ADDITIONAL OUTLETS, LIGHTS AND SWITCHES MAY BE REQUIRED AS PER CODE AND EQUALLY THERE MAY NE A DUPLICATION BETWEEN THE EXISTING AND PROPOSED SWITCHES AND OUTLETS.

TYPE LEGEND

SOFFIT HEIGHT — CEILING HT. ASSOCIATED LEVEL — X'-X" A.F.F. OF XX

NEW CEILING TYPE — C #X — CEILING HT. ASSOCIATED LEVEL — X'-X" A.F.F. OF XX

ELECTRICAL SYMBOL KEY

C 1A R1	4" RECESSED LIGHT
ETR R2	4" RECESSED LIGHT WATERPROOF
P1	CEILING-MOUNTED PENDANT
W1	WALL-MOUNTED EXTERIOR LIGHT
W2	WALL-MOUNTED VANITY LIGHT
W3	WALL-MOUNTED CLOSET LIGHT
W4	WALL MOUNTED INTERIOR SCONCE
UC1	UNDER CABINET LIGHTING (LED)
S1	STRIP LIGHT (LED)
EF1	BATHROOM EXHAUST FAN
EF2	BATHROOM EXHAUST FAN W/LIGHT
S	PHOTOELECTRIC SMOKE DETECTOR
S L	PHOTOELECTRIC SMOKE DETECTOR, LOCALLY SOUNDING, LOW FREQUENCY INTERCONNECTED
SCO	COMBINATION SMOKE/CO DETECTOR
HD	HARDWIRED HEAT DETECTOR
SM1	SUFACE MOUNTED CEILING FIXTURE
	INDICATES FIXTURE IS CENTERED IN ROOM

REGISTERED ARCHITECT CHRISTOPHER VANCE No. 50500 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS

VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

PLAN TRUE

REVISIONS NO.	DATE	REMARKS

PERMIT SET
MAY 25TH 2023

NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459
REFLECTED CEILING PLAN - BASEMENT

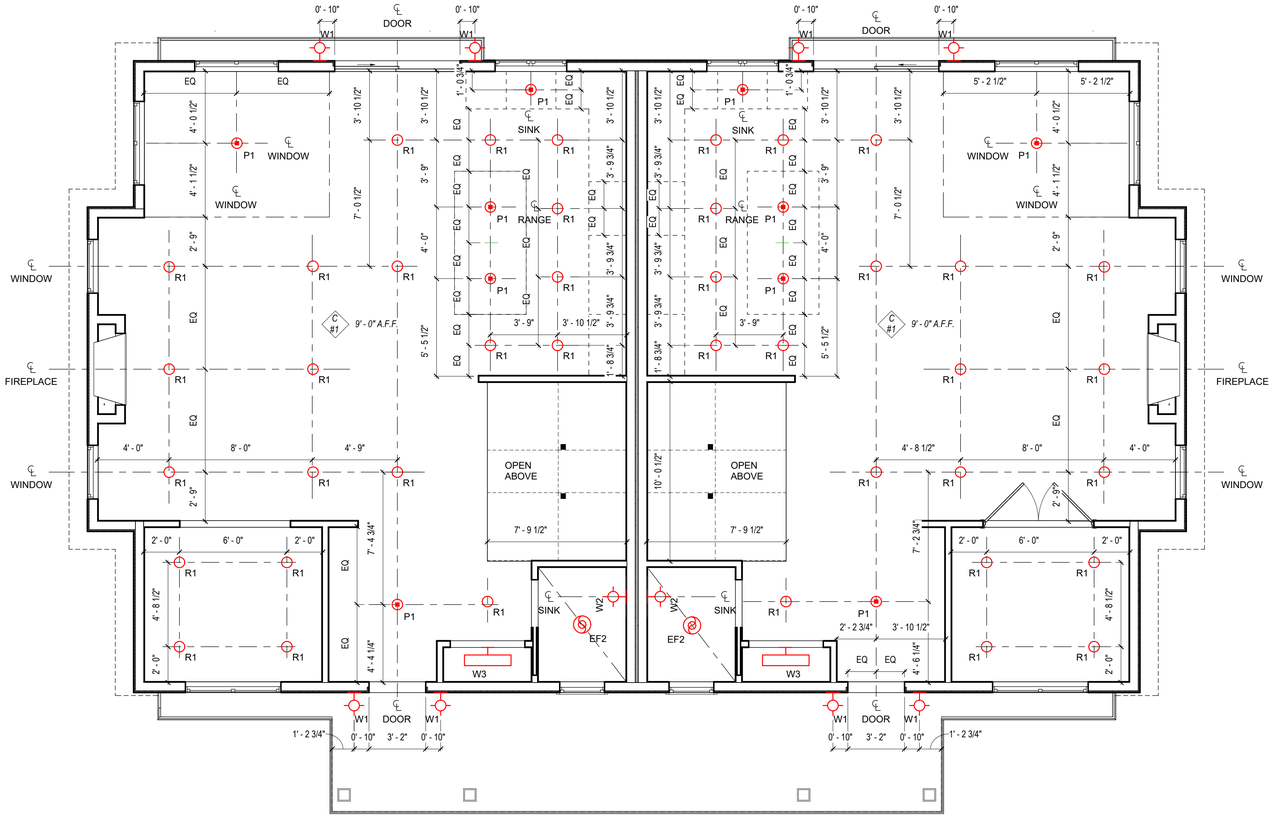
SCALE: As Indicated

DRAWING NUMBER
A201

JOB NUMBER R208

ELECTRICAL NOTES

1. ELECTRICAL FIXTURE AND SWITCHING LAYOUT IS SCHEMATIC AND INTENDED FOR PRICING ONLY. OWNER AND ARCHITECT WILL WORK WITH G.C. FOR FINAL LAYOUT AND SWITCH LOCATIONS.
2. ALL WIRING TO BE PERFORMED BY LICENSED ELECTRICIAN IN THE STATE OF MASSACHUSETTS, ACCORDING TO ALL LOCAL, STATE AND NATIONAL CODES.
3. SCOPE INCLUDES NEW WIRING FOR OUTLETS, LIGHTING, SWITCHING, POWER FEED AND CONNECTIONS TO EQUIPMENT IF NEEDED, TELEPHONE AND CABLE AND RUNS BACK TO EXISTING PANEL LOCATIONS. COORDINATE WITH OTHER TRADES FOR POWER WIRING OF EQUIPMENT.
4. ALL RECEPTACLES SHOWN ARE FOR ARCHITECTURAL PURPOSES ONLY. G.C. IS RESPONSIBLE TO PROVIDE ALL RECEPTACLES REQUIRED BY CODE.
5. REFER TO MANUFACTURERS PRODUCT INFORMATION FOR INSTALLATION & DEVICE REQUIREMENTS BEFORE INSTALLATION.
6. INSTALL NEW SMOKE/CARBON DIOXIDE DETECTORS AS REQUIRED BY CODE.
7. ALL EXISTING TO REMAIN LIGHTING FIXTURES TO BE COORDINATED W/NEW SWITCHING.
8. ALL RECESSED LIGHTS, SCONCES, PENDANTS, TRACK LIGHTS, UNDERCABINET, AND DISPLAY CABINET LIGHTS, LINE AND LOW VOLTAGE, TO BE ON DIMMERS UNLESS OTHERWISE NOTED
9. ALL STANDARD SWITCHES TO BE AT 4'-0" A.F.F. TO CENTERLINE, 2" OFF DOOR TRIM.
10. ALL KEYPADS, THERMOSTATS, AND SECONDARY CONTROLS TO BE AT 5'-0" A.F.F. TO CENTERLINE.
11. INTERIOR WALL SCONCES: FOR ROUGH-IN LEAVE WIRES AT 5'-6" A.F.F.; EXACT HEIGHT TO BE VERIFIED WITH ARCHITECT IN THE FIELD.
12. EXTERIOR SCONCES: FOR ROUGH-IN RUN WIRES AT 6'-4" ABOVE FINISHED SURFACE; EXACT HEIGHT TO BE VERIFIED WITH ARCHITECT IN THE FIELD.
13. STANDARD ELECTRIC OUTLETS TO BE LOCATED @ 16" O.C. A.F.F., ORIENTED VERTICALLY.
14. MOUNT DUPLEX OUTLETS HORIZONTALLY WHEN LOCATED ABOVE THE COUNTER.
15. WHERE TV IS INDICATED: COORDINATE ALL ELECTRICAL REQUIREMENTS WITH THE AV CONSULTANT AND ELEVATIONS. HEIGHTS TO BE CONFIRMED WITH ARCHITECT IN THE FIELD.
16. REFER TO INTERIOR ELEVATIONS FOR INTENDED SPECIFIC LOCATIONS OF OUTLETS AND CONTROLS, FINAL LOCATION TO BE VERIFIED WITH ARCHITECT IN THE FIELD.
17. REFER TO LIGHTING SPECIFICATION FOR FIXTURE TYPE.
18. THIS PLAN IS SCHEMATIC ONLY. THE PLAN DOES NOT ACCOUNT FOR EXISTING FIXTURES. ADDITIONAL OUTLETS, LIGHTS AND SWITCHES MAY BE REQUIRED AS PER CODE AND EQUALLY THERE MAY NE A DUPLICATION BETWEEN THE EXISTING AND PROPOSED SWITCHES AND OUTLETS.



TYPE LEGEND

SOFFIT HEIGHT — CEILING HT. ASSOCIATED LEVEL X'-X" A.F.F. OF XX

NEW CEILING TYPE — C EX — CEILING HT. ASSOCIATED LEVEL X'-X" A.F.F. OF XX

ELECTRICAL SYMBOL KEY

C 1A R1	4" RECESSED LIGHT
ETR R2	4" RECESSED LIGHT WATERPROOF
P1	CEILING-MOUNTED PENDANT
W1	WALL-MOUNTED EXTERIOR LIGHT
W2	WALL-MOUNTED VANITY LIGHT
W3	WALL-MOUNTED CLOSET LIGHT
W4	WALL MOUNTED INTERIOR SCONCE
UC1	UNDER CABINET LIGHTING (LED)
S1	STRIP LIGHT (LED)
EF1	BATHROOM EXHAUST FAN
EF2	BATHROOM EXHAUST FAN W/LIGHT
S	PHOTOELECTRIC SMOKE DETECTOR
S L	PHOTOELECTRIC SMOKE DETECTOR, LOCALLY SOUNDING, LOW FREQUENCY INTERCONNECTED
SCO	COMBINATION SMOKE/CO DETECTOR
HD	HARDWIRED HEAT DETECTOR
SM1	SUFACE MOUNTED CEILING FIXTURE
	INDICATES FIXTURE IS CENTERED IN ROOM

REGISTERED ARCHITECT CHRISTOPHER VANCE No. 50500 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS

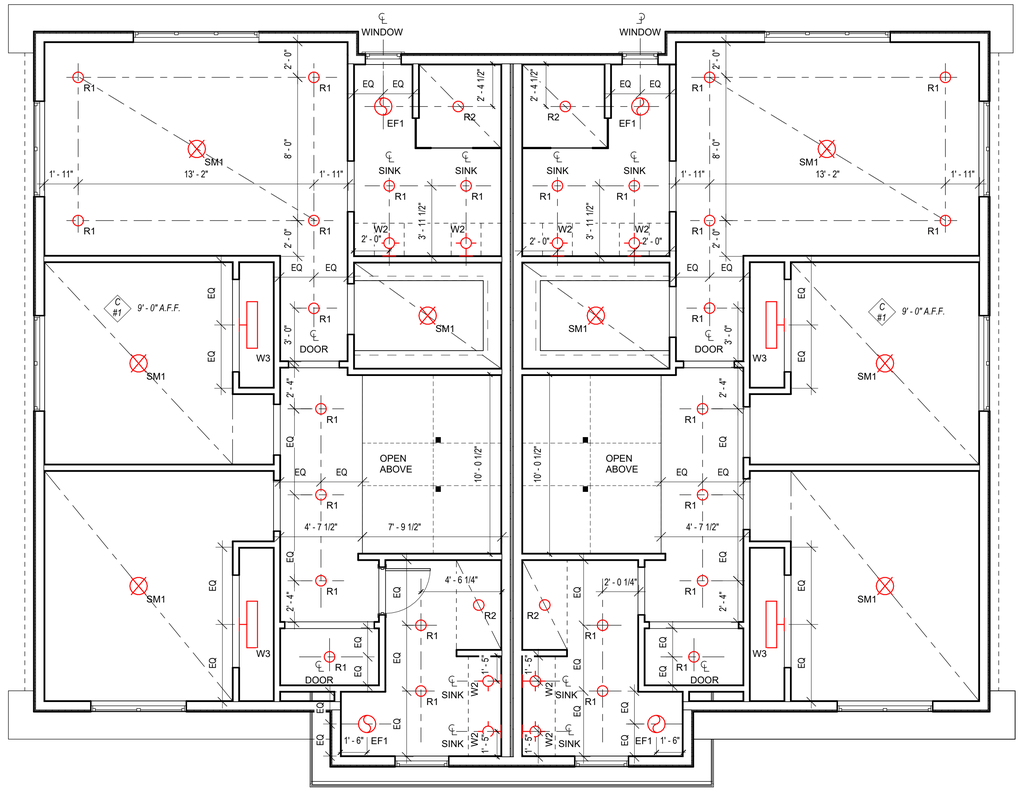
VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

REVISIONS NO. | DATE | REMARKS

PERMIT SET
MAY 25TH 2023

NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459
REFLECTED CEILING PLAN - FIRST FLOOR
SCALE: As Indicated

DRAWING NUMBER
A202
JOB NUMBER R208



ELECTRICAL NOTES

1. ELECTRICAL FIXTURE AND SWITCHING LAYOUT IS SCHEMATIC AND INTENDED FOR PRICING ONLY. OWNER AND ARCHITECT WILL WORK WITH G.C. FOR FINAL LAYOUT AND SWITCH LOCATIONS.
2. ALL WIRING TO BE PERFORMED BY LICENSED ELECTRICIAN IN THE STATE OF MASSACHUSETTS, ACCORDING TO ALL LOCAL, STATE AND NATIONAL CODES.
3. SCOPE INCLUDES NEW WIRING FOR OUTLETS, LIGHTING, SWITCHING, POWER FEED AND CONNECTIONS TO EQUIPMENT IF NEEDED, TELEPHONE AND CABLE AND RUNS BACK TO EXISTING PANEL LOCATIONS. COORDINATE WITH OTHER TRADES FOR POWER WIRING OF EQUIPMENT.
4. ALL RECEPTACLES SHOWN ARE FOR ARCHITECTURAL PURPOSES ONLY. G.C. IS RESPONSIBLE TO PROVIDE ALL RECEPTACLES REQUIRED BY CODE.
5. REFER TO MANUFACTURERS PRODUCT INFORMATION FOR INSTALLATION & DEVICE REQUIREMENTS BEFORE INSTALLATION.
6. INSTALL NEW SMOKE/CARBON DIOXIDE DETECTORS AS REQUIRED BY CODE.
7. ALL EXISTING TO REMAIN LIGHTING FIXTURES TO BE COORDINATED W/NEW SWITCHING.
8. ALL RECESSED LIGHTS, SCONCES, PENDANTS, TRACK LIGHTS, UNDERCABINET, AND DISPLAY CABINET LIGHTS, LINE AND LOW VOLTAGE, TO BE ON DIMMERS UNLESS OTHERWISE NOTED
9. ALL STANDARD SWITCHES TO BE AT 4'-0" A.F.F. TO CENTERLINE, 2" OFF DOOR TRIM.
10. ALL KEYPADS, THERMOSTATS, AND SECONDARY CONTROLS TO BE AT 5'-0" A.F.F. TO CENTERLINE.
11. INTERIOR WALL SCONCES: FOR ROUGH-IN LEAVE WIRES AT 5'-6" A.F.F.; EXACT HEIGHT TO BE VERIFIED WITH ARCHITECT IN THE FIELD.
12. EXTERIOR SCONCES: FOR ROUGH-IN RUN WIRES AT 6'-4" ABOVE FINISHED SURFACE; EXACT HEIGHT TO BE VERIFIED WITH ARCHITECT IN THE FIELD.
13. STANDARD ELECTRIC OUTLETS TO BE LOCATED @ 16" O.C. A.F.F., ORIENTED VERTICALLY.
14. MOUNT DUPLEX OUTLETS HORIZONTALLY WHEN LOCATED ABOVE THE COUNTER.
15. WHERE TV IS INDICATED: COORDINATE ALL ELECTRICAL REQUIREMENTS WITH THE AV CONSULTANT AND ELEVATIONS, HEIGHTS TO BE CONFIRMED WITH ARCHITECT IN THE FIELD.
16. REFER TO INTERIOR ELEVATIONS FOR INTENDED SPECIFIC LOCATIONS OF OUTLETS AND CONTROLS, FINAL LOCATION TO BE VERIFIED WITH ARCHITECT IN THE FIELD.
17. REFER TO LIGHTING SPECIFICATION FOR FIXTURE TYPE.
18. THIS PLAN IS SCHEMATIC ONLY. THE PLAN DOES NOT ACCOUNT FOR EXISTING FIXTURES. ADDITIONAL OUTLETS, LIGHTS AND SWITCHES MAY BE REQUIRED AS PER CODE AND EQUALLY THERE MAY NE A DUPLICATION BETWEEN THE EXISTING AND PROPOSED SWITCHES AND OUTLETS.

TYPE LEGEND

SOFFIT HEIGHT — CEILING HT. ASSOCIATED LEVEL X'-X" A.F.F. OF XX

NEW CEILING TYPE — C #X — CEILING HT. ASSOCIATED LEVEL X'-X" A.F.F. OF XX

ELECTRICAL SYMBOL KEY

- C 1A R1 — 4" RECESSED LIGHT
- ETR R2 — 4" RECESSED LIGHT WATERPROOF
- P1 — CEILING-MOUNTED PENDANT
- W1 — WALL-MOUNTED EXTERIOR LIGHT
- W2 — WALL-MOUNTED VANITY LIGHT
- W3 — WALL-MOUNTED CLOSET LIGHT
- W4 — WALL MOUNTED INTERIOR SCONCE
- UC1 — UNDER CABINET LIGHTING (LED)
- S1 — STRIP LIGHT (LED)
- EF1 — BATHROOM EXHAUST FAN
- EF2 — BATHROOM EXHAUST FAN W/LIGHT
- S — PHOTOELECTRIC SMOKE DETECTOR
- S L — PHOTOELECTRIC SMOKE DETECTOR, LOCALLY SOUNDING, LOW FREQUENCY INTERCONNECTED
- SCO — COMBINATION SMOKE/CO DETECTOR
- HD — HARDWIRED HEAT DETECTOR
- SM1 — SUFACE MOUNTED CEILING FIXTURE
- INDICATES FIXTURE IS CENTERED IN ROOM

REGISTERED ARCHITECT CHRISTOPHER VANCE No. 50500 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS

VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

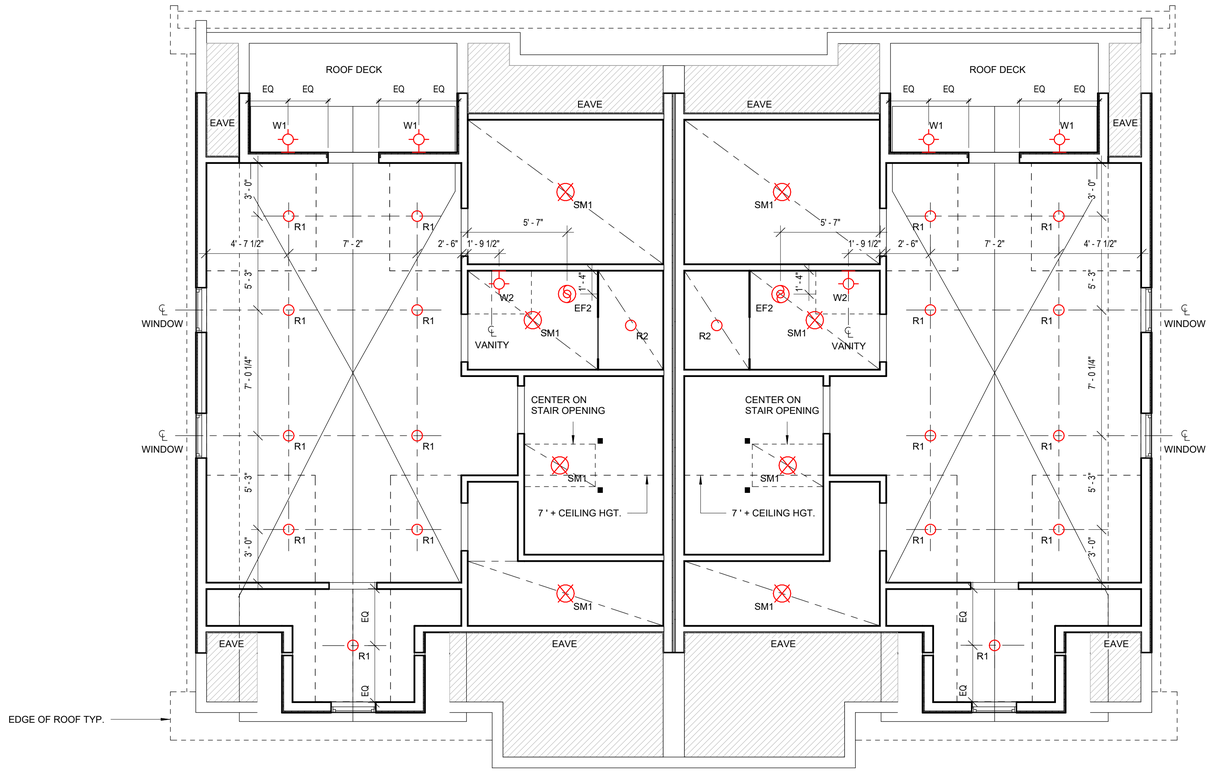
PLAN TRUE

REVISIONS NO.	DATE	REMARKS

PERMIT SET
MAY 25TH 2023

NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459
REFLECTED CEILING PLAN - SECOND FLOOR
SCALE: As Indicated

DRAWING NUMBER
A203
JOB NUMBER R208



ELECTRICAL NOTES

1. ELECTRICAL FIXTURE AND SWITCHING LAYOUT IS SCHEMATIC AND INTENDED FOR PRICING ONLY. OWNER AND ARCHITECT WILL WORK WITH G.C. FOR FINAL LAYOUT AND SWITCH LOCATIONS.
2. ALL WIRING TO BE PERFORMED BY LICENSED ELECTRICIAN IN THE STATE OF MASSACHUSETTS, ACCORDING TO ALL LOCAL, STATE AND NATIONAL CODES.
3. SCOPE INCLUDES NEW WIRING FOR OUTLETS, LIGHTING, SWITCHING, POWER FEED AND CONNECTIONS TO EQUIPMENT IF NEEDED, TELEPHONE AND CABLE AND RUNS BACK TO EXISTING PANEL LOCATIONS. COORDINATE WITH OTHER TRADES FOR POWER WIRING OF EQUIPMENT.
4. ALL RECEPTACLES SHOWN ARE FOR ARCHITECTURAL PURPOSES ONLY. G.C. IS RESPONSIBLE TO PROVIDE ALL RECEPTACLES REQUIRED BY CODE.
5. REFER TO MANUFACTURERS PRODUCT INFORMATION FOR INSTALLATION & DEVICE REQUIREMENTS BEFORE INSTALLATION.
6. INSTALL NEW SMOKE/CARBON DIOXIDE DETECTORS AS REQUIRED BY CODE.
7. ALL EXISTING TO REMAIN LIGHTING FIXTURES TO BE COORDINATED W/NEW SWITCHING.
8. ALL RECESSED LIGHTS, SCONCES, PENDANTS, TRACK LIGHTS, UNDERCABINET, AND DISPLAY CABINET LIGHTS, LINE AND LOW VOLTAGE, TO BE ON DIMMERS UNLESS OTHERWISE NOTED
9. ALL STANDARD SWITCHES TO BE AT 4'-0" A.F.F. TO CENTERLINE, 2" OFF DOOR TRIM.
10. ALL KEYPADS, THERMOSTATS, AND SECONDARY CONTROLS TO BE AT 5'-0" A.F.F. TO CENTERLINE.
11. INTERIOR WALL SCONCES: FOR ROUGH-IN LEAVE WIRES AT 5'-6" A.F.F.; EXACT HEIGHT TO BE VERIFIED WITH ARCHITECT IN THE FIELD.
12. EXTERIOR SCONCES: FOR ROUGH-IN RUN WIRES AT 6'-4" ABOVE FINISHED SURFACE; EXACT HEIGHT TO BE VERIFIED WITH ARCHITECT IN THE FIELD.
13. STANDARD ELECTRIC OUTLETS TO BE LOCATED @ 16" O.C. A.F.F., ORIENTED VERTICALLY.
14. MOUNT DUPLEX OUTLETS HORIZONTALLY WHEN LOCATED ABOVE THE COUNTER.
15. WHERE TV IS INDICATED: COORDINATE ALL ELECTRICAL REQUIREMENTS WITH THE AV CONSULTANT AND ELEVATIONS, HEIGHTS TO BE CONFIRMED WITH ARCHITECT IN THE FIELD.
16. REFER TO INTERIOR ELEVATIONS FOR INTENDED SPECIFIC LOCATIONS OF OUTLETS AND CONTROLS, FINAL LOCATION TO BE VERIFIED WITH ARCHITECT IN THE FIELD.
17. REFER TO LIGHTING SPECIFICATION FOR FIXTURE TYPE.
18. THIS PLAN IS SCHEMATIC ONLY. THE PLAN DOES NOT ACCOUNT FOR EXISTING FIXTURES. ADDITIONAL OUTLETS, LIGHTS AND SWITCHES MAY BE REQUIRED AS PER CODE AND EQUALLY THERE MAY NE A DUPLICATION BETWEEN THE EXISTING AND PROPOSED SWITCHES AND OUTLETS.

TYPE LEGEND

SOFFIT HEIGHT — CEILING HT. ASSOCIATED LEVEL — X'-X" A.F.F. OF XX

NEW CEILING TYPE — C / EX — CEILING HT. ASSOCIATED LEVEL — X'-X" A.F.F. OF XX

ELECTRICAL SYMBOL KEY

C 1A R1	4" RECESSED LIGHT
ETR R2	4" RECESSED LIGHT WATERPROOF
P1	CEILING-MOUNTED PENDANT
W1	WALL-MOUNTED EXTERIOR LIGHT
W2	WALL-MOUNTED VANITY LIGHT
W3	WALL-MOUNTED CLOSET LIGHT
W4	WALL MOUNTED INTERIOR SCONCE
UC1	UNDER CABINET LIGHTING (LED)
S1	STRIP LIGHT (LED)
EF1	BATHROOM EXHAUST FAN
EF2	BATHROOM EXHAUST FAN W/LIGHT
S	PHOTOELECTRIC SMOKE DETECTOR
S L	PHOTOELECTRIC SMOKE DETECTOR, LOCALLY SOUNDING, LOW FREQUENCY INTERCONNECTED
SCO	COMBINATION SMOKE/CO DETECTOR
HD	HARDWIRED HEAT DETECTOR
SM1	SUFACE MOUNTED CEILING FIXTURE
	INDICATES FIXTURE IS CENTERED IN ROOM

REGISTERED ARCHITECT CHRISTOPHER VANCE No. 50500 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS

VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

PLAN TRUE

REVISIONS NO. | DATE | REMARKS

PERMIT SET
MAY 25TH 2023

NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459
REFLECTED CEILING PLANS - ATTIC
SCALE: As Indicated

DRAWING NUMBER
A204
JOB NUMBER R208

1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

DORMER CALCULATIONS:

WALL BELOW DORMER = 33' - 0"
COMBINED DORMER WIDTH = 16'-0"

16/33 = 48% (ALLOWED)

VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

REVISIONS NO. | DATE | REMARKS

PERMIT SET
MAY 25TH 2023

NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459
BUILDING ELEVATION

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

DRAWING NUMBER
A301

JOB NUMBER R208

REGISTERED ARCHITECT
CHRISTOPHER VANCE
No. 50500
CAMBRIDGE
MASS
COMMONWEALTH OF MASSACHUSETTS

1 RIGHT ELEVATION
Scale: 1/4" = 1'-0"

VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

REVISIONS NO. | DATE | REMARKS

PERMIT SET
MAY 25TH 2023

NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459
BUILDING ELEVATION

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

DRAWING NUMBER
A302

JOB NUMBER R208

REGISTERED ARCHITECT CHRISTOPHER VANCE No. 50500 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS

C:\Dropbox (Vance Architects)\02Jobs\R208 - 33 John St Newton\00 Drawings\01 Revit Model\33 John St Newton_Rev3_Central V22_Vance Chris.rvt

1 REAR ELEVATION
Scale: 1/4" = 1'-0"

VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

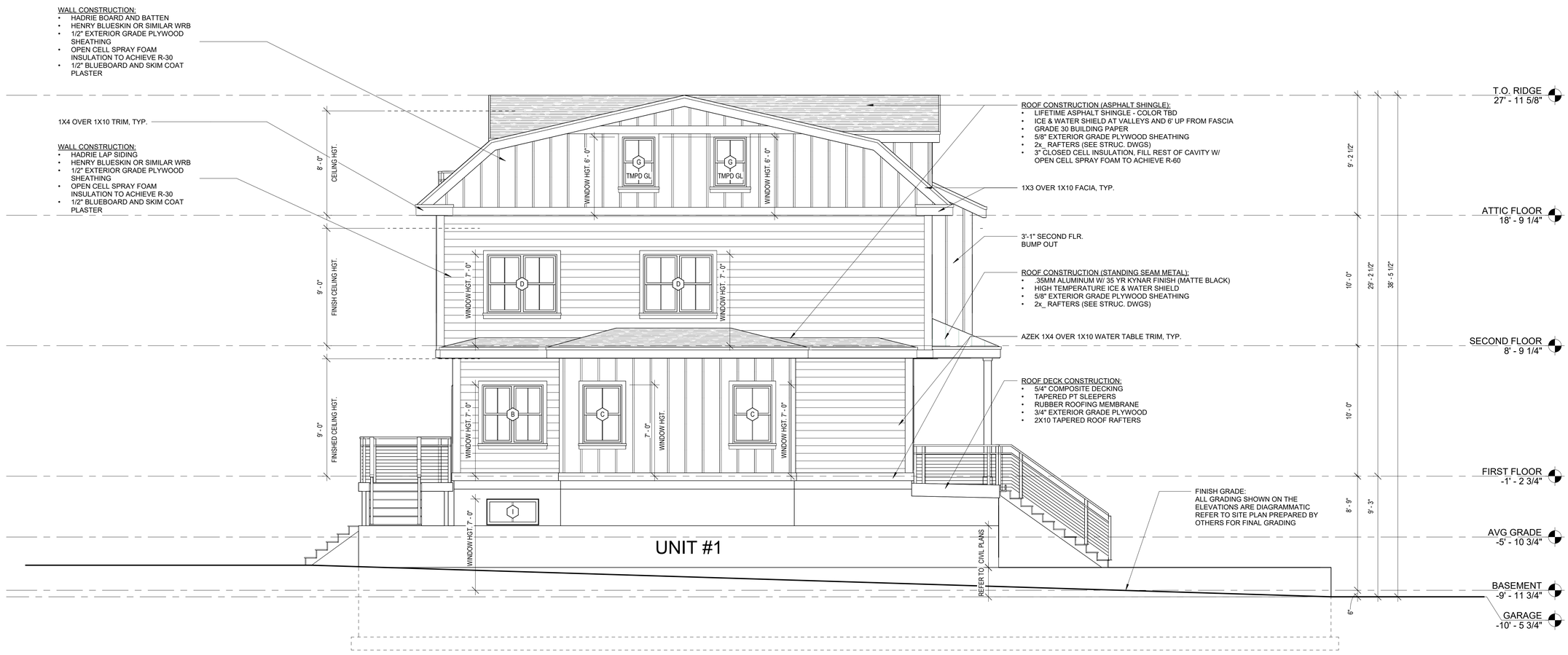
REVISIONS NO. | DATE | REMARKS

PERMIT SET
MAY 25TH 2023

NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459
BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

DRAWING NUMBER
A303
JOB NUMBER R208

REGISTERED ARCHITECT CHRISTOPHER VANCE No. 50500 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS



1 LEFT ELEVATION
Scale: 1/4" = 1'-0"

VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

REVISIONS NO. | DATE | REMARKS

PERMIT SET
MAY 25TH 2023

NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459

BUILDING ELEVATION

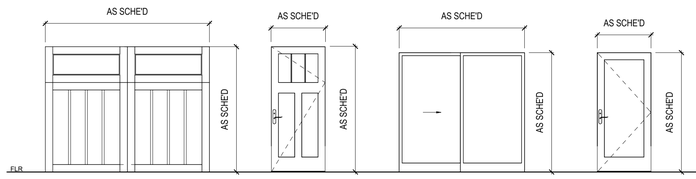
SCALE: 1/4" = 1'-0"

DRAWING NUMBER
A304

JOB NUMBER R208

REGISTERED ARCHITECT CHRISTOPHER VANCE No. 50500 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS

EXTERIOR DOOR TYPES:



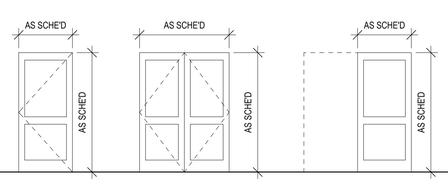
GARAGE DOOR — A

WOOD ENTRY DOOR — B

SLIDING GLASS DOOR — C

FULL LIGHT BALCONY DOOR — D

INTERIOR DOOR TYPES:

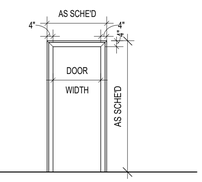


FLUSH DOOR — F

PAIR FLUSH DOOR — G

POCKET DOOR — H

FRAME TYPE:



WOOD FRAME — 1

EXTERIOR DOOR SCHEDULE

NUMBER	MANUF.	DIMENSIONS WD.	DIMENSIONS HT.	DOOR THICKNESS	DOOR TYPE	DOOR MAT	DOOR GLAZ	DOOR LEAVES	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FRAME GLAZ	UL RATING	HDWR. SET	REMARKS
GARAGE															
EX01	TBD	9' - 0"	7' - 0"	0' - 2"	A	GL & W.D.			1	W.D.					
EX02	TBD	9' - 0"	7' - 0"	0' - 2"	A	GL & W.D.			1	W.D.					
BASEMENT															
EX03	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	B	W.D.			1	W.D.					
EX04	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	B	W.D.			1	W.D.					
FIRST FLOOR															
EX05	TBD	3' - 0"	6' - 8"	0' - 1 3/8"	B	GL & W.D.			1	W.D.					
EX06	TBD	3' - 0"	6' - 8"	0' - 1 3/8"	B	GL & W.D.			1	W.D.					
EX07	TBD	7' - 0"	6' - 8"	0' - 1 3/4"	C	GL & W.D.			1	W.D.					
EX08	TBD	7' - 0"	6' - 8"	0' - 1 3/4"	C	GL & W.D.			1	W.D.					
ATTIC FLOOR															
EX09	TBD	2' - 8"	6' - 8"	0' - 1 3/4"	D	GL & W.D.			1	W.D.					
EX10	TBD	2' - 8"	6' - 8"	0' - 1 3/4"	D	GL & W.D.			1	W.D.					

INTERIOR DOOR SCHEDULE

NUMBER	MANUF.	DIMENSIONS WD.	DIMENSIONS HT.	DOOR THICKNESS	DOOR ELEV	DOOR MAT	DOOR GLAZ	DOOR LEAVES	FRAME ELEV	FRAME MATERIAL	FRAME FINISH	FRAME GLAZ	UL RATING	HDWR. SET	REMARKS
BASEMENT															
B01	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
B02	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
B03	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
B04	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
B05	TBD	2' - 6"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
B06	TBD	2' - 6"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
B07	TBD	4' - 0"	6' - 8"	0' - 1 3/8"	G	W.D.			1	W.D.					
B08	TBD	4' - 0"	6' - 8"	0' - 1 3/8"	G	W.D.			1	W.D.					
FIRST FLOOR															
101	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	H	W.D.			1	W.D.					
102	TBD	4' - 0"	6' - 8"	0' - 1 3/8"	G	W.D.			1						
103	TBD	6' - 0"	6' - 8"	0' - 1 3/8"	G	W.D.			1						
104	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	H	W.D.			1	W.D.					
105	TBD	4' - 0"	6' - 8"	0' - 1 3/8"	G	W.D.			1						
106	TBD	6' - 0"	6' - 8"	0' - 1 3/8"	G	W.D.			1						
SECOND FLOOR															
201	TBD	2' - 6"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
202	TBD	2' - 6"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
203	TBD	4' - 10"	6' - 8"	0' - 1 3/8"	G	W.D.			1	W.D.					
204	TBD	4' - 10"	6' - 8"	0' - 1 3/8"	G	W.D.			1	W.D.					
205	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
206	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
207	TBD	5' - 0"	6' - 8"	0' - 1 3/8"	G	W.D.			1	W.D.					
208	TBD	5' - 0"	6' - 8"	0' - 1 3/8"	G	W.D.			1	W.D.					
209	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
210	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
211	TBD	5' - 0"	6' - 8"	0' - 1 3/8"	G	W.D.			1	W.D.					
212	TBD	5' - 0"	6' - 8"	0' - 1 3/8"	G	W.D.			1	W.D.					
213	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
214	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
215	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
216	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
217	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
218	TBD	2' - 8"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
ATTIC FLOOR															
301	TBD	2' - 6"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
302	TBD	2' - 6"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
303	TBD	2' - 6"	5' - 0"	0' - 1 3/8"	F	W.D.			1	W.D.					
304	TBD	2' - 6"	5' - 0"	0' - 1 3/8"	F	W.D.			1	W.D.					
305	TBD	2' - 6"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
306	TBD	2' - 6"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
307	TBD	2' - 6"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
308	TBD	2' - 6"	6' - 8"	0' - 1 3/8"	F	W.D.			1	W.D.					
309	TBD	2' - 6"	5' - 0"	0' - 1 3/8"	F	W.D.			1	W.D.					
310	TBD	2' - 6"	5' - 0"	0' - 1 3/8"	F	W.D.			1	W.D.					

NOTES:

1. DOOR FRAME ROUGH OPENINGS SHOWN 2" LARGER THAN DOOR WIDTH - COORDINATE ACTUAL DOOR ROUGH OPENING WITH DOOR SUPPLIER.

REGISTERED ARCHITECT
CHRISTOPHER VANCE
No. 50500
CAMBRIDGE
MASS
COMMONWEALTH OF MASSACHUSETTS

VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

REMARKS | REVISIONS NO. | DATE

PERMIT SET
MAY 25TH 2023

NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459
DOOR SCHEDULE AND DETAILS
SCALE: 1/4" = 1'-0"

DRAWING NUMBER
A701
JOB NUMBER R208

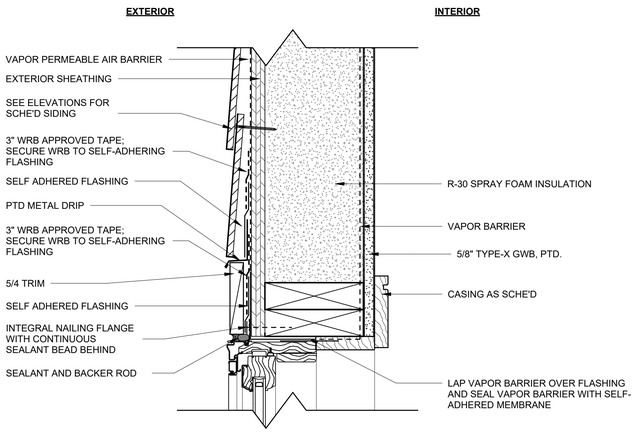
WINDOW SCHEDULE

WINDOW SCHEDULE								
WT	ROUGH HEIGHT	ROUGH WIDTH	MFR.	MODEL #	OPERATION	MATERIAL	COUNT	COMMENTS
A	2' - 0 1/2"	2' - 0 1/2"	TBD		SINGLE AWNING	GL & W.D.	2	
B	4' - 6 1/2"	4' - 8 1/2"	TBD		DOUBLE HUNG (TWO WIDE)	GL & W.D.	4	
C	4' - 6 1/2"	3' - 0 1/2"	TBD		DOUBLE HUNG	GL & W.D.	6	
D	4' - 6 1/2"	5' - 4 1/2"	TBD		DOUBLE HUNG (TWO WIDE)	GL & W.D.	8	
E	4' - 6 1/2"	7' - 0 1/2"	TBD		DOUBLE HUNG (THREE WIDE)	GL & W.D.	2	
F	2' - 0 1/2"	2' - 6 1/2"	TBD		SINGLE AWNING	GL & W.D.	2	
G	3' - 10 1/2"	2' - 6 1/2"	TBD		DOUBLE HUNG	GL & W.D.	6	
H	3' - 6 1/2"	4' - 0 1/2"	TBD		CASEMENT DOUBLE	GL & W.D.	2	
I	2' - 0 1/2"	4' - 0 1/2"	TBD		SINGLE AWNING	GL & W.D.	2	

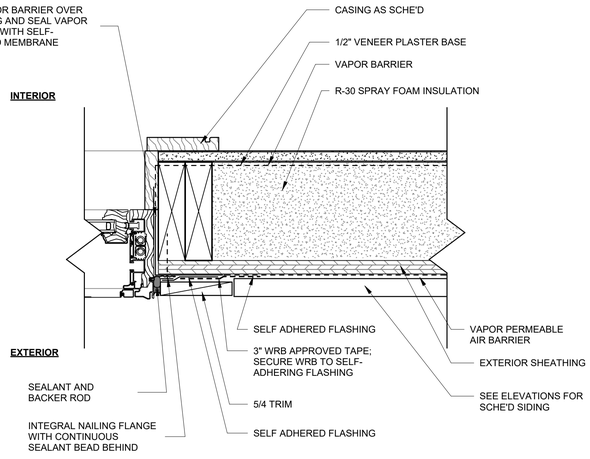
Grand total: 34

WINDOW SCHEDULE NOTES

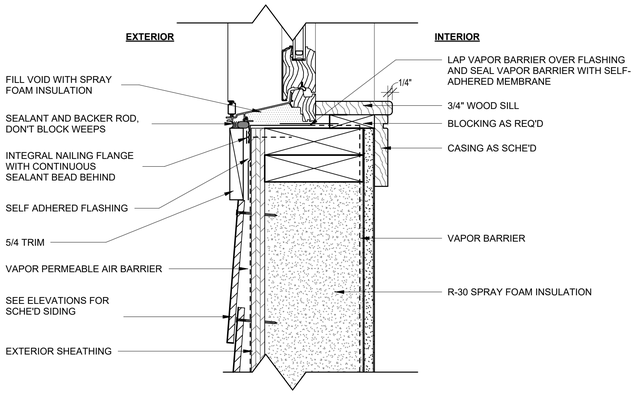
1. VERIFY ALL ROUGH OPENING REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH CARPENTRY AND WINDOW ORDER.
2. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO WINDOW ORDER, SHOP DRAWINGS SHOULD BE ON 24 X 36 SHEETS AND INCLUDE ALL INFORMATION PERTINENT TO EACH WINDOW UNIT. INCLUDE DRAWN ELEVATIONS OF EACH WINDOW TYPE, INCLUDING MUNTIN PATTERNS AND SWING DIRECTIONS.
3. ALL WINDOWS TO MEET OR EXCEED A U-FACTOR OF 0.27.
4. WINDOW UNITS TO UTILIZE CLEAR LOW-E 366 GLAZING AND BE TEMPERED WHERE REQ'D BY CODE (NOTE TEMPERED UNITS ON SHOP DRAWINGS FOR ARCHITECTS REVIEW).
5. UNITS SPECIFIED AS EMERGENCY EGRESS UNITS TO MEET ALL APPLICABLE EGRESS REQUIREMENTS FOR OPERABLE AREA, ELEVATION FROM FLOOR, AND HARDWARE.
6. INTERIOR HARDWARE FINISH - TO BE OIL RUBBED BRONZE, TRADITIONAL LOCK AND KEEPER + FINGER LIFTS AT DOUBLE HUNG AND CONTEMPORARY FOLDING AT CASEMENT AND AWNING.
7. EXTERIOR CLAD COLOR TO BE "BLACK".
8. INTERIOR WOOD FINISH TO BE "PRIMED".
9. INCLUDE FULL HEIGHT SCREENS WHITE TRIM AT ALL OPERABLE WINDOWS.
10. PROVIDE EXTENSION JAMBS AS NECESSARY FOR WINDOW BUCK DETAIL.
11. FOLLOW ALL MANUFACTURER GUIDELINES FOR WINDOW INSTALLATION. AFTER INSTALLATION, PROVIDE SIGNED LETTER TO OWNER & ARCHITECT FROM MANUFACTURER CONFIRMING THAT INSTALLATION MEETS ALL WARRANTY REQUIREMENTS.



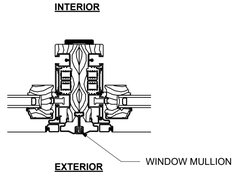
04 WINDOW HEAD DETAIL @ VINYL SHINGLE SIDING
Scale: 3" = 1'-0"



02 WINDOW JAMB DETAIL @ VINYL SHINGLE SIDING
Scale: 3" = 1'-0"

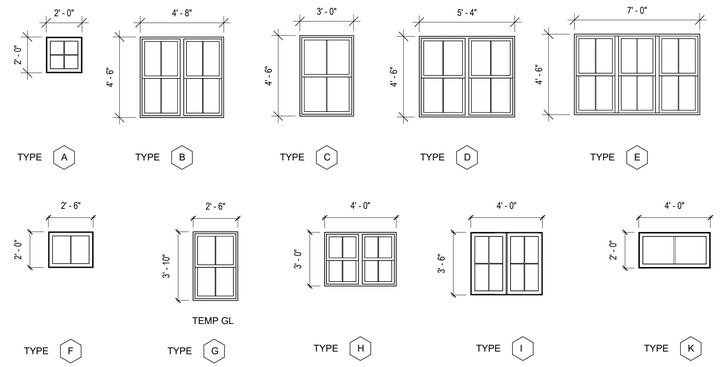


03 WINDOW SILL DETAIL @ VINYL SHINGLE SIDING
Scale: 3" = 1'-0"



01 WINDOW MULLION DETAIL
Scale: 3" = 1'-0"

WINDOW TYPE



STEP FOUR- HEAD FLASHING

H) INSTALL TWF AT THE HEAD W/ SPECIFIED FASTENERS @ STUD LOCATIONS. (SEE ENLARGED DETAILS FOR TRADE RESPONSIBLE TO PROVIDE TWF)

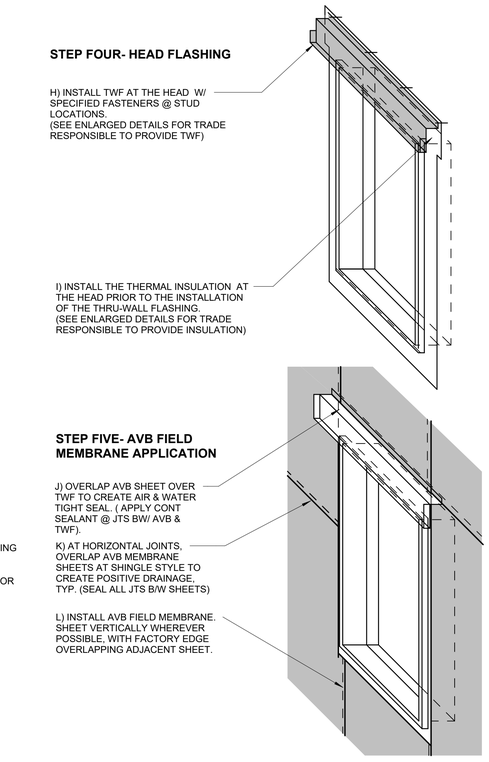
I) INSTALL THE THERMAL INSULATION AT THE HEAD PRIOR TO THE INSTALLATION OF THE THRU-WALL FLASHING. (SEE ENLARGED DETAILS FOR TRADE RESPONSIBLE TO PROVIDE INSULATION)

STEP FIVE- AVB FIELD MEMBRANE APPLICATION

J) OVERLAP AVB SHEET OVER TWF TO CREATE AIR & WATER TIGHT SEAL. (APPLY CONT SEALANT @ JTS BW/ AVB & TWF).

K) AT HORIZONTAL JOINTS, OVERLAP AVB MEMBRANE SHEETS AT SHINGLE STYLE TO CREATE POSITIVE DRAINAGE, TYP. (SEAL ALL JTS B/W SHEETS)

L) INSTALL AVB FIELD MEMBRANE. SHEET VERTICALLY WHEREVER POSSIBLE, WITH FACTORY EDGE OVERLAPPING ADJACENT SHEET.



AA AIR VAPOR BARRIER (AVB) DIAGRAM @ OPENINGS
Scale: 3" = 1'-0"

GENERAL NOTES:

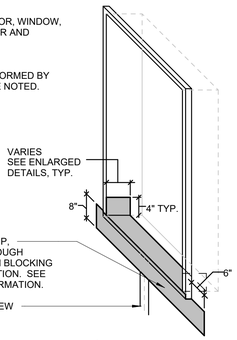
1) THIS DIAGRAM APPLIES TO ALL DOOR, WINDOW, CURTAINWALL, STOREFRONT, LOUVER AND MECHANICAL OPENINGS REQUIRED IN ALL EXTERIOR WALL SYSTEM

2) ALL WORK SHOWN SHALL BE PERFORMED BY SECTION 072500 UNLESS OTHERWISE NOTED.

STEP ONE- SILL

A) INSTALL AVB COUNTERFLASH STRIP, OVERLAPPING TAPED JOINTS AND ROUGH FRAMING AT THE SILL. NOTE: ROUGH BLOCKING CONFIGURATION VARIES PER CONDITION. SEE ENLARGED DETAILS FOR MORE INFORMATION.

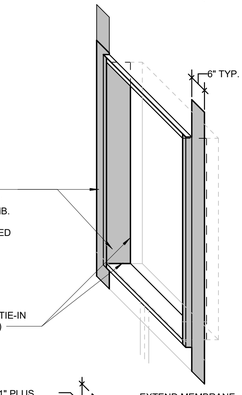
B) TAPE & SEAL ALL JOINTS AND SCREW HEADS AT SHEATHING PER AVB MFR INSTRUCTIONS.



STEP TWO- JAMBS

C) INSTALL AVB MEMBRANE STRIP OVERLAPPING THE MEMBRANE AT THE SILL AND THE ROUGH FRAMING AT JAMB. ROUGH BLOCKING CONFIGURATION VARIES PER CONDITION. SEE ENLARGED DETAILS FOR MORE INFORMATION.

D) APPLY SEALANT @ ALL JOINTS CONTINUOUSLY - (SEALANT MUST BE COMPATIBLE W/ SILICONE MEMBRANE TIE-IN MATERIALS PER DETAIL A THIS SHEET.)

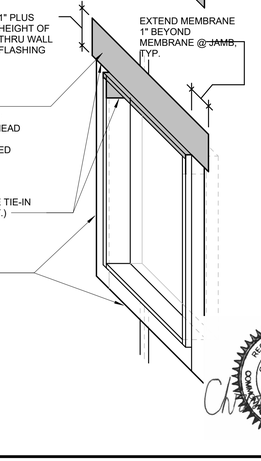


STEP THREE- HEAD

E) INSTALL AVB MEMBRANE STRIP OVERLAPPING THE MEMBRANE AT THE JAMBS AND THE ROUGH FRAMING AT HEAD (ROUGH BLOCKING CONFIGURATION VARIES PER CONDITION. SEE ENLARGED DETAILS FOR MORE INFORMATION.)

F) APPLY SEALANT @ ALL JOINTS CONTINUOUSLY (SEALANT MUST BE COMPATIBLE W/ SILICONE MEMBRANE TIE-IN MATERIALS PER DETAIL A THIS SHEET.)

G) SEAL ALL SEAMS @ PERIMETER BETWEEN THE AVB MEMBRANE AND THE SHEATHING, TYP.



VANCEarchitects
254 Bay Road
South Hamilton, MA 01982
617-302-7315
www.vancearch.com

REVISIONS NO. | DATE | REMARKS

PERMIT SET
MAY 25TH 2023

NEW TWO-FAMILY RESIDENCE
33 John Street
Newton, MA 02459

WINDOW SCHEDULE AND DETAILS

SCALE: As indicated

DRAWING NUMBER
A702

JOB NUMBER R208

REGISTERED ARCHITECT CHRISTOPHER VANCE No. 50500 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS

33 JOHN STREET, NEWTON, MA, 02459

GENERAL NOTES:

ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE LATEST EDITION OF THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.

CONTRACTOR RESPONSIBILITY-
CONTRACTOR IS SOLELY RESPONSIBLE FOR:

1. VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS.
2. ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.
3. OBTAINING AND PAYING FOR ALL PERMITS.
4. PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES.
5. CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS.
6. SCHEDULING AND SEQUENCING.
7. CONSTRUCTION MEANS, METHODS AND TECHNIQUES
8. MAINTAINING DRAWINGS AND PERMITS ON SITE.
9. JOB SITE SAFETY
10. COORDINATION BETWEEN TRADES, AND SUPPLIERS.
11. PROVIDE SCHEDULE TO OWNER AND ENGINEER.
12. PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ENGINEER.
13. TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE CONTRACTOR.
14. SITE CLEANLINESS AND CONFORMANCE TO NFPA 241 REQUIREMENTS.
15. REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
16. GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

REVIEW OF WORK BY DESIGNERS-

CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.

CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:

17. POURING CONCRETE
18. INSULATING
19. INSTALLING DRYWALL
20. FINAL INSPECTION

SHOP DRAWINGS-

ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD.

GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS, PRIOR TO SUBMITTING TO ARCHITECT OR ENGINEER.

NON SUBMISSION DOES NOT CONSTITUTE APPROVAL OF ANY WORK.

NO EXCEPTIONS TAKEN DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING ANY OTHER WORK ON THE DRAWINGS.

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNERS' REVIEW TIME.

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A CHANGE.

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS.

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS.

CHANGE ORDERS-

CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.

DESIGNER SHALL BE NOTIFIED OF ANY CHANGE TO THE DRAWINGS, UNFORESEEN FIELD CONDITIONS OR DISCREPANCIES PRIOR TO PERFORMING WORK.

ANY PROPOSED CHANGES SHALL BE ACCOMPANIED WITH A WRITTEN DESCRIPTION OR A SKETCH FOR CLARIFICATION.

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMING WORK.

CHANGE ORDERS SHALL BE PRICED EITHER LUMP SUM OR UNIT PRICE OR TIME AND MATERIALS.

ANY SUBSTITUTION REQUEST SHALL BE MADE VIA CHANGE ORDER, AND NOT VIA SHOP DRAWINGS UNLESS AGREED TO.

ANY CHANGE SHALL STATE THE CREDIT OR COST ADD AND/OR ANY CHANGE TO THE SCHEDULE.

REQUISITIONS-

ANY REQUISITION REQUIRED TO BE SIGNED BY THE ARCHITECTED SHALL BE SUBMITTED A MINIMUM OF ONE WEEK PRIOR TO BEING SUBMITTED TO THE BANK FOR REVIEW.

CONTRACTOR SHALL PROVIDE RECEIPTS AND INSURANCE CERTIFICATES FOR ANY MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE DESIGNING ARCHITECT OR STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. ANY SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM IS DESIGNED BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. IT SHALL BE THE CONTRACTORS OR OWNERS' RESPONSIBILITY TO DETERMINE SUITABLE SOIL CONDITIONS AND VERIFY THE BEARING PRESSURE. IF A SUITABLE SOIL THAT CAN WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

FOUNDATION NOTES:

1. THE FOUNDATION HAS BEEN DESIGNED FOR 4000 PSF FOR ALLOWABLE SOIL BEARING CAPACITY.
2. ALL BACKFILL UNDER STRUCTURAL SLABS, MATS, AND FOOTINGS WILL BE ENGINEERED BACKFILL COMPACTED IN SPECIFIC LIFTS TO 95 PERCENT OF MAXIMUM DRY DENSITY, UNLESS OTHERWISE INDICATED OR SPECIFIED.
3. ALL EMBANKMENTS AND BACKFILL COMPACTED IN SPECIFIED LIFTS TO 90 PERCENT OF MAXIMUM DRY DENSITY, UNLESS OTHERWISE INDICATED OR SPECIFIED.
4. PROVIDE SHEETING, BRACING, AND UNDERPINNING AS REQUIRED TO PRESERVE ADJACENT STRUCTURES.
5. FOUNDATIONS SHALL NOT BE POURED IN WATER OR ON FROZEN GROUND.
6. VERIFY LOCATIONS AND REQUIREMENTS FOR INSERTS, SLEEVES, CONDUITS, EMBEDMENT AND PENETRATIONS WITH RESPECTIVE TRADES BEFORE PLACING CONCRETE.
7. DOWELS FROM FOUNDATIONS INTO PIERS, COLUMNS, BUTTRESSES OR WALLS SHALL BE THE SAME SIZE AND NUMBER AS REINFORCEMENT IN PIERS, COLUMNS, BUTTRESSES OR WALLS ABOVE, EXCEPT AS OTHERWISE SHOWN.
8. CONTRACTOR SHALL PROVIDE CONTINUOUS DRAINAGE BY MECHANICAL METHODS TO CONTROL SURFACE AND UNDERGROUND WATER, AS REQUIRED DURING CONSTRUCTION.
9. CONTRACTOR SHALL ENSURE THAT GROUND WATER LEVELS UNDER ADJACENT STRUCTURES AND PROPERTIES ARE NOT ALTERED.
10. ALL FOUNDATION UNITS (PIERS) SHALL BE CENTERED SUPPORT MEMBERS, UNLESS OTHERWISE NOTED ON PLANS.
11. COORDINATE UNDER FLOOR AND PERIMETER DRAIN REQUIREMENTS WITH ARCHITECTURAL, CIVIL AND PLUMBING DRAWINGS AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
12. ALL BEARING MATERIALS SHALL BE INSPECTED BY THE INDEPENDENT TESTING AGENCY PRIOR TO CONCRETE PLACEMENT. THE INDEPENDENT TESTING AGENCY SHALL DETERMINE THE SUITABILITY OF THE BEARING MATERIAL. FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED.
13. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 4'-0" BELOW FINAL FINISHED GRADE FOR FROST PROTECTION.
14. FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACKFILLING PRESSURES UNTIL FLOOR SLABS AT TOP AND BOTTOM ARE IN PLACE.
15. WHERE FOUNDATION WALLS ARE TO HAVE EARTH PLACED ON EACH SIDE, PLACE FILL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
16. ALL FOOTING EXCAVATIONS ARE TO BE FINISHED BY HAND.
17. SEE THE REQUIREMENTS OF THE SPECIFICATIONS FOR BACKFILLING UNDER OR ADJACENT TO ANY PORTION OF THE BUILDING.
18. PROTECT IN-PLACE FOUNDATIONS, SLABS AND ADJACENT STRUCTURES, NEW CONSTRUCTION, STREET UTILITIES FROM FROST PENETRATION OR DAMAGE FROM CONSTRUCTION ACTIVITIES UNTIL THE PROJECT IS COMPLETED.
19. SLAB ON GRADE SHALL BEAR DIRECTLY ON A MIN. 12" THICK LAYER OF COMPACTED STRUCTURAL FILL, OR MIN. 6" THICK LAYER OF CRUSHED STONE, PLACED ABOVE PROOFROLLED AND COMPACTED EXISTING FILL, OR ABOVE UNDISTURBED NATURAL TILL. SHOULD BEDROCK BE ENCOUNTED AT OR WITHIN 12" OF BOTTOM OF SLAB, BEDROCK SHALL BE OVER EXCAVATED A MIN. OF 12" BELOW BOTTOM OF SLAB.
20. WHERE BEDROCK IS ENCOUNTED AT OR WITHIN 12" OF DESIGN FOOTING GRADE, IT SHOULD BE OVER EXCAVATED A MIN. OF 12" BELOW THE BOTTOM OF PROPOSED FOOTING. BEDROCK EXCAVATIONS SHOULD EXTEND A MIN. OF 12" BEYOND FOOTING EDGE. LOOSE ROCK PIECES SHOULD BE REMOVED WITHIN THE FOOTING BEARING ZONE, AND OPEN BEDROCK JOINTS SHOULD BE CHOKED WITH CRUSHED STONE OR FILLED WITH CONCRETE PRIOR TO PLACING THE SOIL CUSHION.

CONCRETE NOTES:

1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF:
   - 3000 PSI FOR BASEMENT SLABS, FOUNDATION WALL, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE SURFACES EXPOSED TO THE WEATHER
   - 3500 PSI FOR DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, CARPORT SLAB, STEPS AND OTHER FLATWORK EXPOSED TO WEATHER AND GARAGE FLOOR SLABS
2. MAXIMUM SLUMP SHALL NOT EXCEED 4"; AND MAXIMUM; COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.
3. ALL CONCRETE SLABS ON GRADE SHALL BE POURED IN 900 SQUARE FOOT PANELS, MAXIMUM; OR, PROVIDE CONTROL JOINTS BY SAW CUTTING THE SLAB WHILE THE CONCRETE IS STILL GREEN.

REINFORCING NOTES:

1. ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM 615-60.
2. ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM 615-40.
3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-70 SPECIFICATIONS.
4. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
5. THE CONTRACTOR SHALL SUBMIT FOUR PRINTS OF SHOP DRAWINGS: SHOWING ALL REINFORCING DETAILS, CHAIR BARS, HIGH CHAIRS, SLAB BOLSTERS, ETC. TO THE ARCHITECT FOR HIS APPROVAL. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS FROM THE ARCHITECT OR HIS ENGINEER PRIOR TO THE FABRICATION OF REINFORCEMENT.
6. CLEARANCES OF MAIN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:
   A. FOOTINGS 3 INCHES
   B. SIDES OF FOUNDATIONS WALLS. EXPOSED FACES OF FOUNDATIONS. SIDES OF COLUMNS/PIERS, SLABS ON GRADE FROM TOP SURFACE 2 INCHES
   C. INTERIOR FACES OF FOUNDATIONS, TOP REINFORCING IN SLABS EXPOSED TO THE WEATHER 1-1/2 INCHES
   D. TOP STEEL OF INTERIOR SLABS 1 INCHES
7. MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE 1/4" OF SECTIONS 10" OR LESS, 1/2" FOR SECTIONS GREATER THAN 10".

WOOD NOTES:

1. ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
2. ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A MINIMUM: FB=875 PSI, FV=135 PSI, E=1,400,000 PSI.
3. ALL L.V.L. LUMBER DENOTED ON PLANS SHALL HAVE A MINIMUM:
   - FB=2,650 PSI, FV=285 PSI, E=1,900,000 PSI - FOR STUDS COLUMNS
   - FB-3100 PSI, FV=285 PSI, E=2,000,000 PSI - FOR BEAMS
4. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-O" O.C.
5. ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-O" O.C. MAXIMUM.
6. PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
7. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
8. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
9. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
10. PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
11. PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWB" STRAP, OR EQUAL.
12. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH ½" Ø THRU BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

WOOD LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows;or as noted on drawings.

Span of opening:	Size: 2x6 studs	Size: 2x4 studs
less than 4'-0"	3 - 2x4	2 - 2x4
up to 6'-0"	3 - 2x6	2 - 2x6
up to 8'-0"	3 - 2x8	2 - 2x8
up to 10'-0"	3 - 2x10	2 - 2x10

STEEL NOTES:

1. ALL COLUMNS: A36, STEEL PIPE, A46 STEEL TUBE.
2. BOLTS: A325, ANCHOR BOLTS: A307.

STRUCTURAL STEEL NOTES:

1. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 GRADE 50 SPECIFICATIONS, EXCEPT SQUARE STEEL TUBE COLUMNS.
2. ALL SQUARE STEEL TUBE COLUMNS SHALL CONFORM TO ASTM A500, WITH A MINIMUM YIELD STRESS OF 46,000 PSI.
3. ALL SHOP CONNECTIONS SHALL BE WELDED.
4. FIELD CONNECTION SHALL BE MADE WITH HIGH STRENGTH FRICTION BOLTS MEETING A325-X SPECIFICATIONS.
5. ALL BOLTS SHALL BE 3/4" IN DIAMETER, OR AS NOTED ON DRAWINGS. HOLES SHALL BE 1/16" LARGER.
6. ALL STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT OF RUST INHIBITIVE PAINT; SUCH AS TNEMEC-99, OR RUST INHIBITOR BY "MAINLINE". OR, PAINT, AS NOTED IN THE SPECIFICATIONS.
7. AFTER STRUCTURAL STEEL ERECTION IS IN PLACE, ALL EXPOSED AREAS SHALL BE TOUCHED UP. SEE SPECIFICATIONS ON PAINTING FOR ADDITIONAL REQUIREMENTS.
8. PROVIDE 3/4: GROUT, 3,000 PSI, AND 1/4" THICK LEVELING PLATES UNDER ALL COLUMN BASE PLATES, WITH FOUR (4) 3/4" DIAMETER x 16" LONG ANCHOR BOLTS; OR AS NOTED.
9. PROVIDE A MINIMUM OF 8" BEARING ON EACH SIDE OF LINTELS AND HEADERS OVER DOORS, WINDOWS, LOUVERS, AND OPENINGS, ETC.
10. THE CONTRACTOR SHALL SUBMIT A REPRODUCIBLE SEPIA AND FOUR PRINTS OF SHOP DRAWINGS; SHOWING ALL STRUCTURAL STEEL SIZES, CONNECTIONS AND DETAILS, TO THE ARCHITECT FOR HIS APPROVAL.
FABRICATION OF STRUCTURAL STEEL MEMBERS SHALL NOT BEGIN WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT OR HIS ENGINEER.
11. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST COMMONWEALTH OF MASSACHUSETTS BUILDING CODE AND THE STRUCTURAL STEEL INSTITUTE SPECIFICATIONS FOR BUILDINGS AND BRIDGES.

CONTRACTOR NOTE:
PRIOR TO COMMENCEMENT OF WORK OR FABRICATION OF COMPONENTS,
CONTRACTOR SHALL INVESTIGATE AND VERIFY IN THE FIELD ALL CONDITIONS, DIMENSIONS, AND ELEVATIONS OF THE EXISTING CONSTRUCTION. ALL DISCREPANCIES BETWEEN FIELD-VERIFIED CONDITIONS, DIMENSIONS AND ELEVATIONS AND THOSE INDICATED ON THE DRAWINGS SHALL BE IMMEDIATELY MADE KNOWN TO THE ENGINEER IN WRITING. THE USE OF (V.I.F.) OR (+/-) OR OTHER SIMILAR NOTES AT CERTAIN LOCATIONS ON THE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR VERIFYING ALL CONDITIONS DESCRIBED ABOVE.

CONTRACTOR TO PROVIDE TEMPORARY SHORING, BRACING, AND SUPPORT AS REQUIRED DURING CONSTRUCTION.
PROVIDE NEW JOIST HANGERS AND HURRICANE TIES BY SIMPSON STRONG-TIE AT LOCATIONS WHERE MEMBERS FRAME IN TO SIDE OF EXISTING MEMBERS OR NEW

PERMIT ONLY

DESIGNER:
AGILE ENGINEERING.
LIANG CHENG, PE
188 SOUTH STREET, QUINCY, MA, 02169
617-818-3621
ANDYCHENGPE@GMAIL.COM

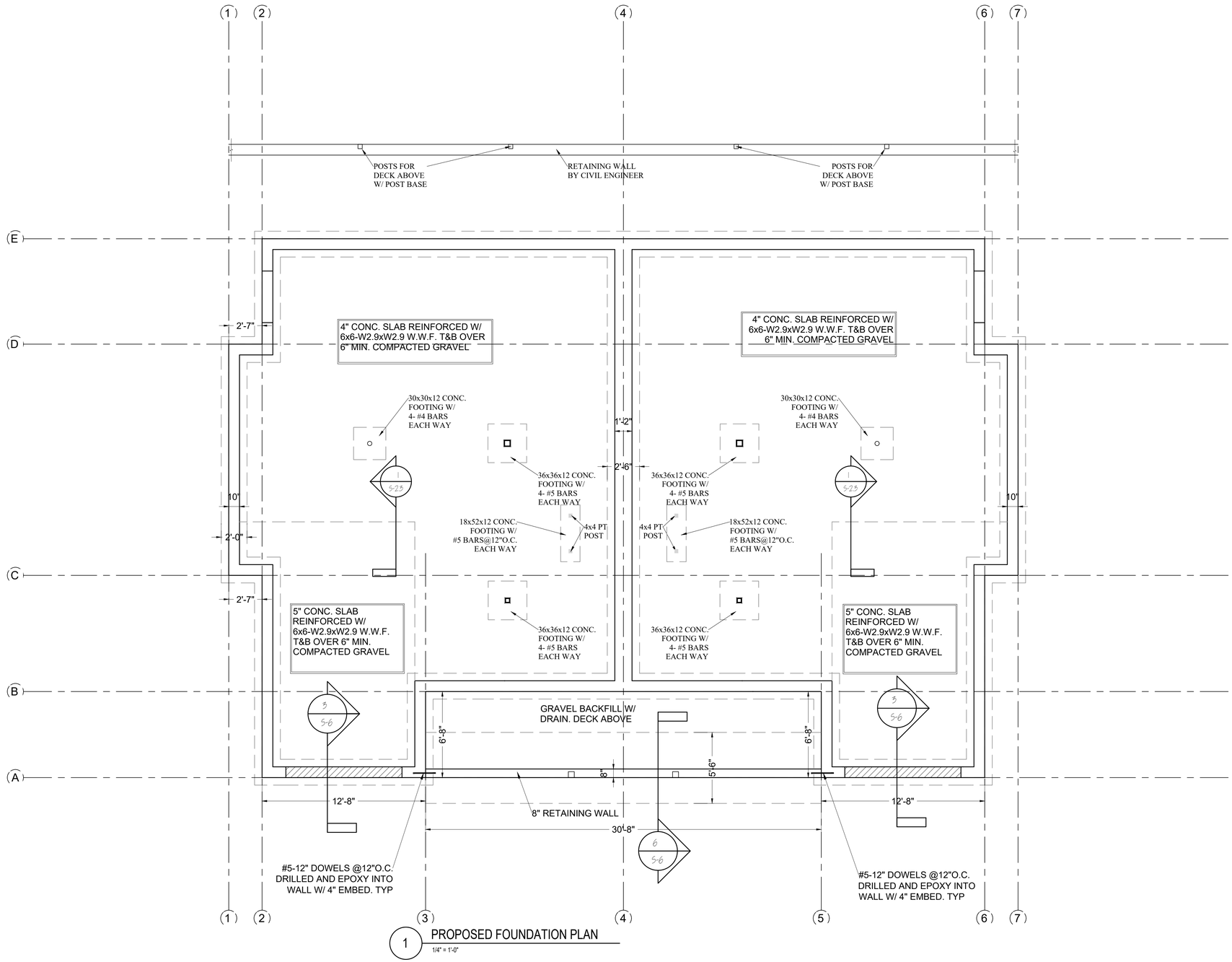
REVISIONS:

PROJECT TITLE:
PROPOSED TWO-FAMILY HOME
33 JOHN STREET
NEWTON, MA, 02459

COMMONWEALTH OF MASSACHUSETTS
LIANG CHENG
STRUCTURAL
NO. 54405
REGISTERED
PROFESSIONAL ENGINEER

DRAWING TITLE:
GENERAL NOTES

PROJECT NUMBER:
DATE: 1-26-2023
SCALE: AS NOTED
DRAWING NUMBER:
S-0



DESIGNER:

AGILE ENGINEERING.
LIANG CHENG, PE
188 SOUTH STREET, QUINCY, MA, 02169
617-818-3621
ANDYCHENGPE@GMAIL.COM

REVISIONS:

PROJECT TITLE:

PROPOSED TWO-FAMILY HOME
33 JOHN STREET
NEWTON, MA, 02459

COMMONWEALTH OF MASSACHUSETTS
LIANG CHENG
STRUCTURAL
NO. 53405
REGISTERED PROFESSIONAL ENGINEER

DRAWING TITLE:

FRAMING PLANS
REVISION 1 - 6-1-2023

PROJECT NUMBER:

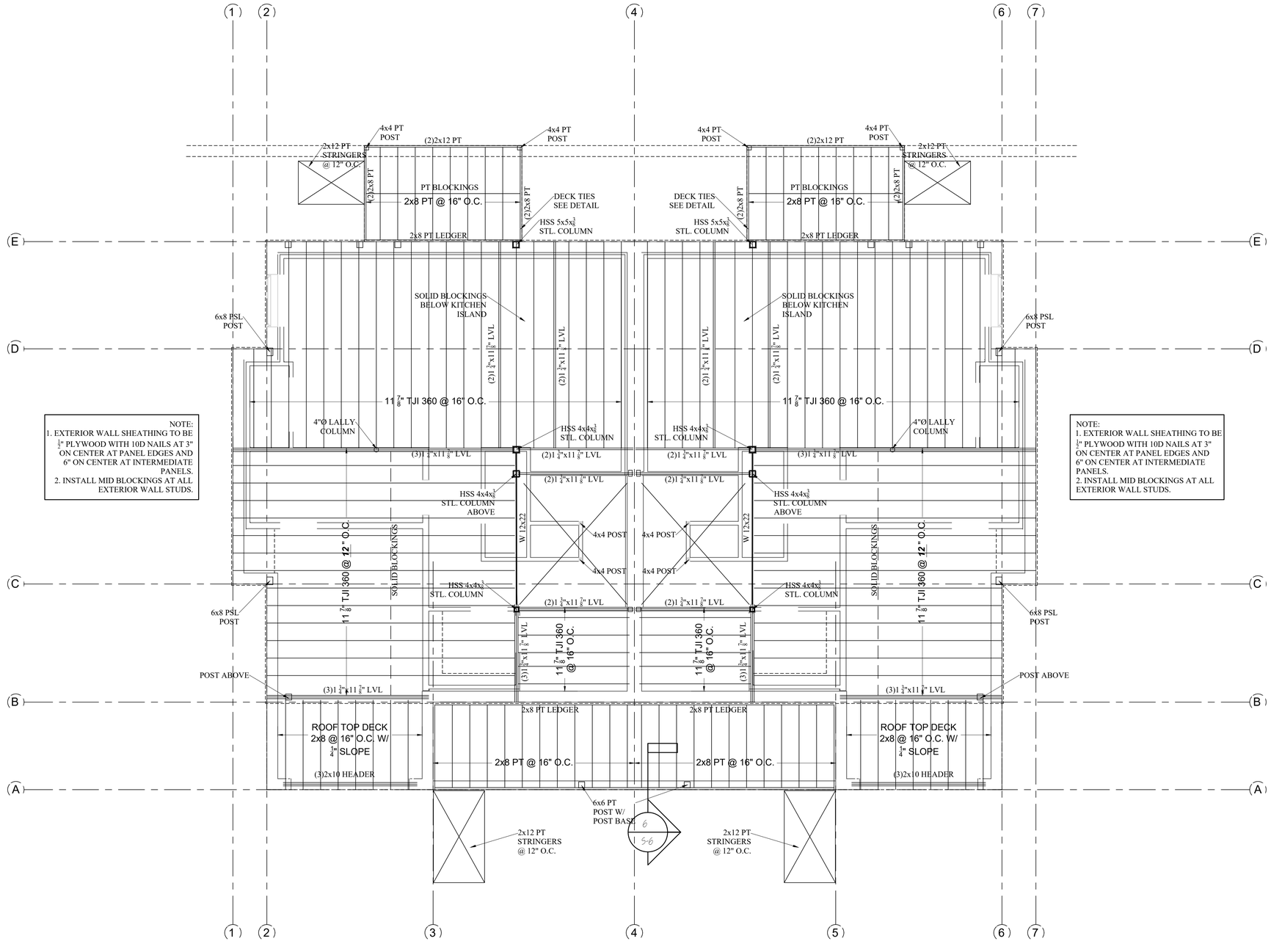
DATE: 1-26-2023

SCALE: AS NOTED

DRAWING NUMBER:

S-1

PERMIT ONLY



NOTE:
1. EXTERIOR WALL SHEATHING TO BE 1/4" PLYWOOD WITH 10D NAILS AT 3" ON CENTER AT PANEL EDGES AND 6" ON CENTER AT INTERMEDIATE PANELS.
2. INSTALL MID BLOCKINGS AT ALL EXTERIOR WALL STUDS.

NOTE:
1. EXTERIOR WALL SHEATHING TO BE 1/4" PLYWOOD WITH 10D NAILS AT 3" ON CENTER AT PANEL EDGES AND 6" ON CENTER AT INTERMEDIATE PANELS.
2. INSTALL MID BLOCKINGS AT ALL EXTERIOR WALL STUDS.

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

PERMIT ONLY

DESIGNER:
AGILE ENGINEERING.
LIANG CHENG, PE
188 SOUTH STREET, QUINCY, MA, 02169
617-818-3621
ANDYCHENGPE@GMAIL.COM

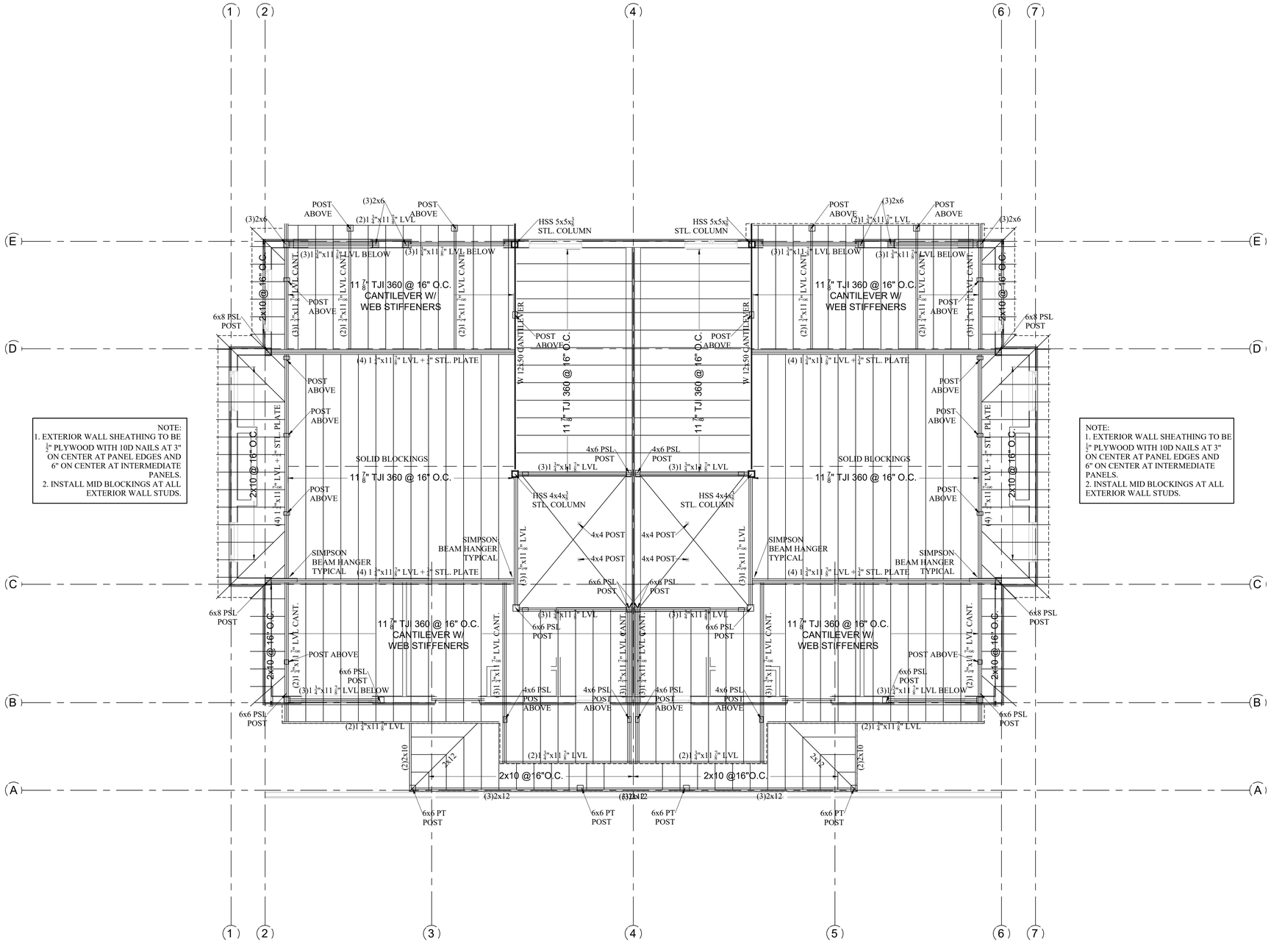
REVISIONS:

PROJECT TITLE:
PROPOSED TWO-FAMILY HOME
33 JOHN STREET
NEWTON, MA, 02459

COMMONWEALTH OF MASSACHUSETTS
LIANG CHENG
STRUCTURAL
NO. 53405
REGISTERED PROFESSIONAL ENGINEER

DRAWING TITLE:
FRAMING PLANS
REVISION 1 - 6-1-2023

PROJECT NUMBER:
DATE: 1-26-2023
SCALE: AS NOTED
DRAWING NUMBER:
S-2



PERMIT ONLY

DESIGNER:
AGILE ENGINEERING.
LIANG CHENG, PE
188 SOUTH STREET, QUINCY, MA, 02169
617-818-3621
ANDYCHENGPE@GMAIL.COM

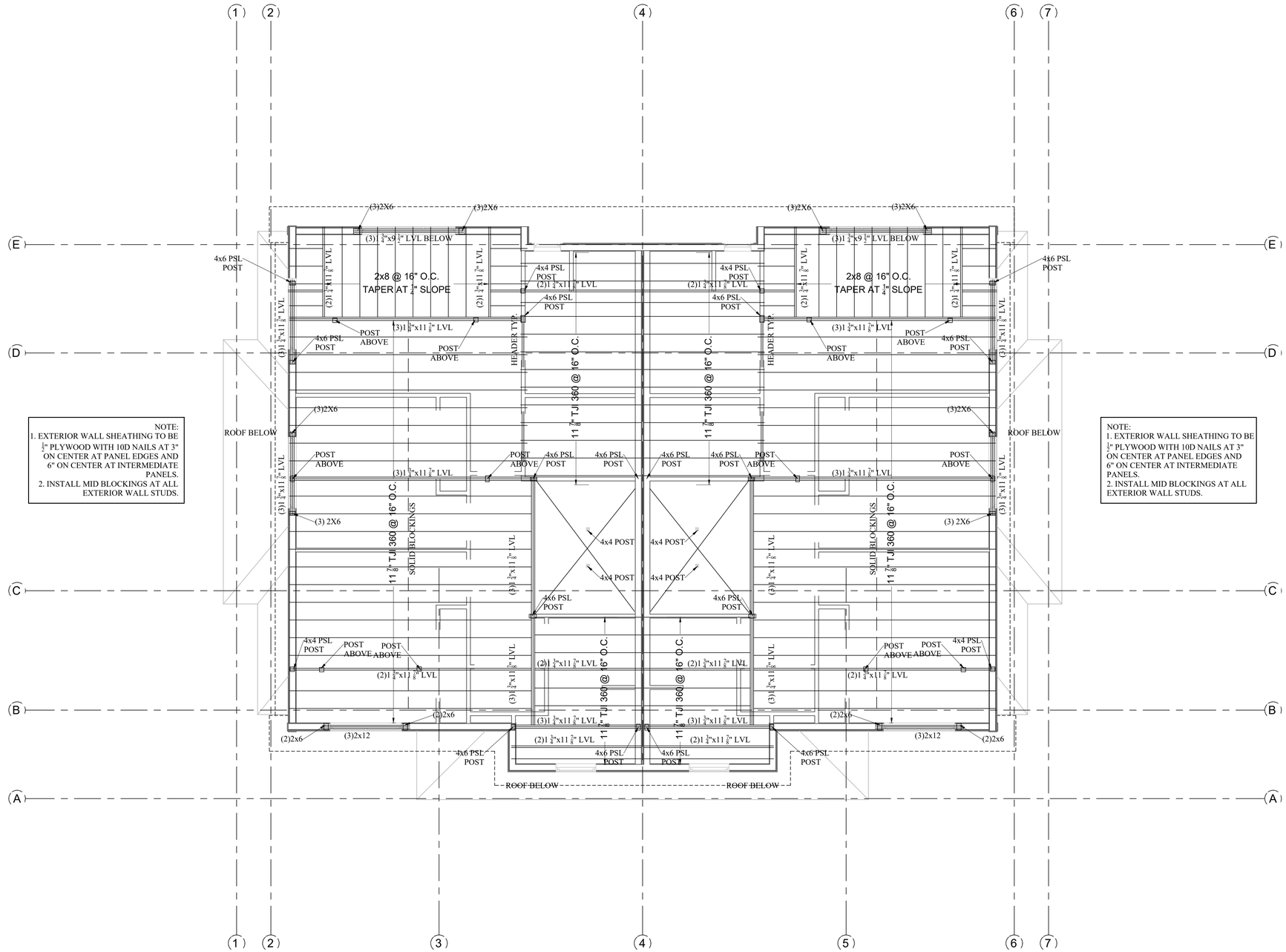
REVISIONS:

PROJECT TITLE:
PROPOSED TWO-FAMILY HOME
33 JOHN STREET
NEWTON, MA, 02459

COMMONWEALTH OF MASSACHUSETTS
LIANG CHENG
STRUCTURAL
NO. 53403
REGISTERED PROFESSIONAL ENGINEER

DRAWING TITLE:
FRAMING PLANS
REVISION 1 - 6-1-2023

PROJECT NUMBER:
DATE: 1-26-2023
SCALE: AS NOTED
DRAWING NUMBER:
S-3



1 PROPOSED ATTIC FLOOR FRAMING PLAN
1/4" = 1'-0"

PERMIT ONLY

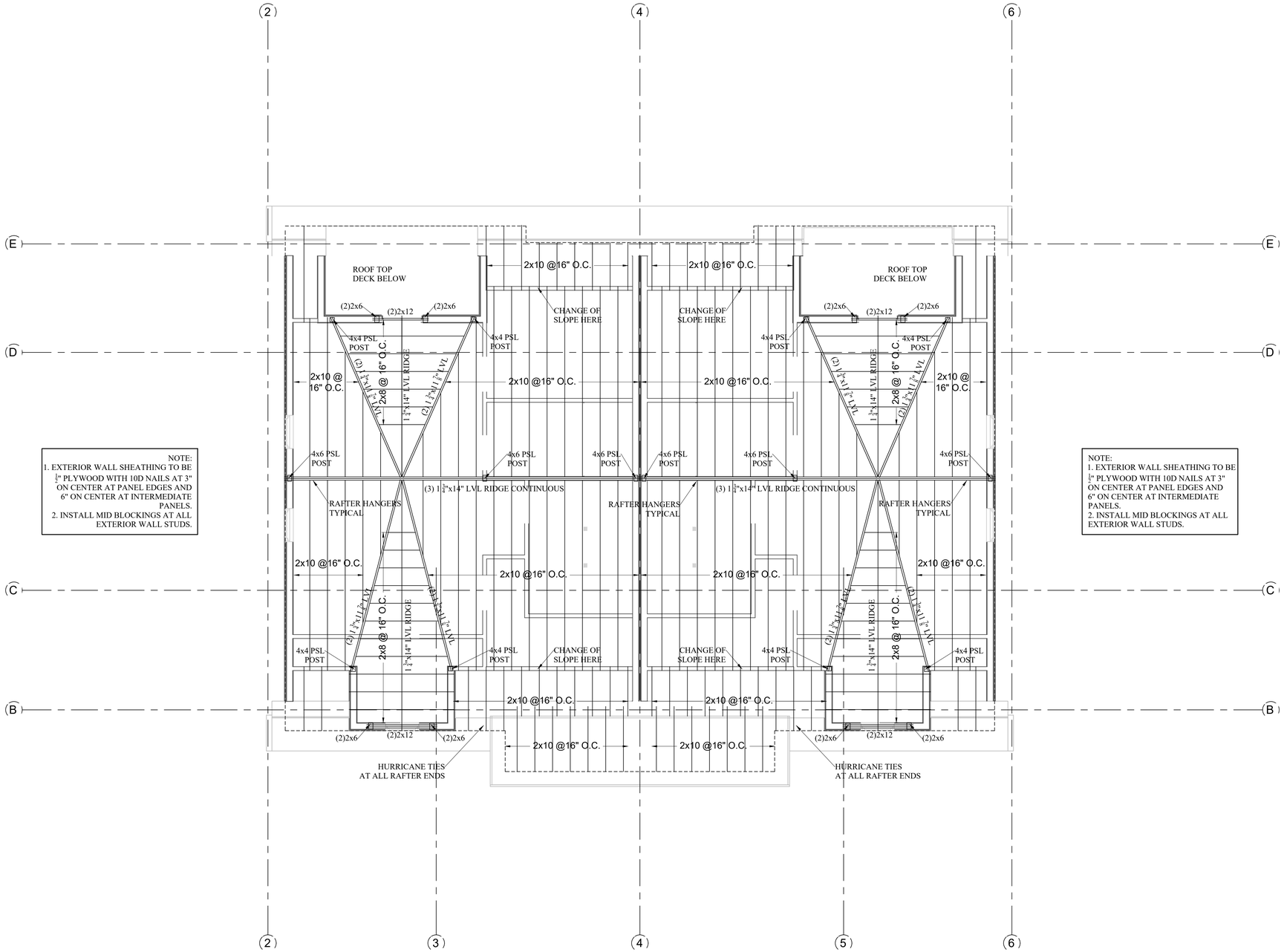
DESIGNER:
AGILE ENGINEERING.
LIANG CHENG, PE
188 SOUTH STREET, QUINCY, MA, 02169
617-818-3621
ANDYCHENGPE@GMAIL.COM

REVISIONS:

PROJECT TITLE:
PROPOSED TWO-FAMILY HOME
33 JOHN STREET
NEWTON, MA, 02459

DRAWING TITLE:
FRAMING PLANS
REVISION 1 - 6-1-2023

PROJECT NUMBER:
DATE: 1-26-2023
SCALE: AS NOTED
DRAWING NUMBER:
S-4



NOTE:
1. EXTERIOR WALL SHEATHING TO BE 1/2" PLYWOOD WITH 10D NAILS AT 3" ON CENTER AT PANEL EDGES AND 6" ON CENTER AT INTERMEDIATE PANELS.
2. INSTALL MID BLOCKINGS AT ALL EXTERIOR WALL STUDS.

NOTE:
1. EXTERIOR WALL SHEATHING TO BE 1/2" PLYWOOD WITH 10D NAILS AT 3" ON CENTER AT PANEL EDGES AND 6" ON CENTER AT INTERMEDIATE PANELS.
2. INSTALL MID BLOCKINGS AT ALL EXTERIOR WALL STUDS.

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

PERMIT ONLY

DESIGNER:
AGILE ENGINEERING.
LIANG CHENG, PE
188 SOUTH STREET, QUINCY, MA, 02169
617-818-3621
ANDYCHENGPE@GMAIL.COM

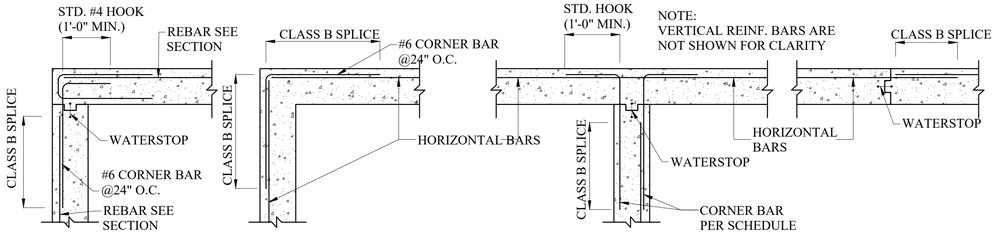
REVISIONS:

PROJECT TITLE:
PROPOSED TWO-FAMILY HOME
33 JOHN STREET
NEWTON, MA, 02459

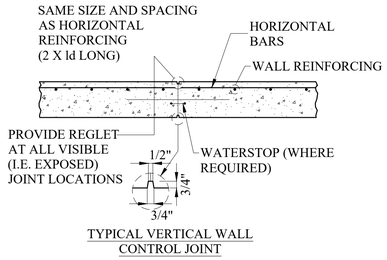
COMMONWEALTH OF MASSACHUSETTS
LIANG CHENG
STRUCTURAL
NO. - 53409
REGISTERED PROFESSIONAL ENGINEER

DRAWING TITLE:
FRAMING PLANS
REVISION 1 - 6-1-2023

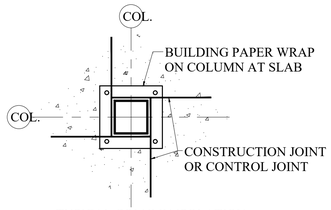
PROJECT NUMBER:
DATE: 1-26-2023
SCALE: AS NOTED
DRAWING NUMBER:
S-5



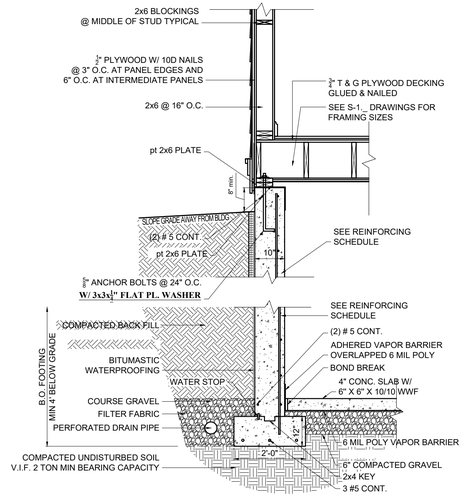
TYPICAL PLAN OF HORIZONTAL WALL REINFORCING



TYPICAL VERTICAL WALL CONTROL JOINT



TYPICAL COLUMN ISOLATION JOINT DETAIL
SCALE: 1"=1'-0"



10" CONCRETE WALLS REINFORCING SCHEDULE

4' WALL MAX
VERTICAL REBAR = #4 @ 36" O.C.
HORIZONTAL REBAR = #4 @ 24" O.C.

6' WALL MAX
VERTICAL REBAR = #5 @ 24" O.C.
HORIZONTAL REBAR = #5 @ 14" O.C.

8' WALL MAX
VERTICAL REBAR = #6 @ 36" O.C.
HORIZONTAL REBAR = #6 @ 24" O.C.

10' WALL MAX
VERTICAL REBAR = #6 @ 18" O.C.
HORIZONTAL REBAR = #6 @ 14" O.C.

12' WALL MAX
VERTICAL REBAR = #6 @ 12" O.C.
HORIZONTAL REBAR = #6 @ 12" O.C.

14" CONCRETE WALLS REINFORCING SCHEDULE REBAR ON BOTH FACES OF WALL

4' WALL MAX
VERTICAL REBAR = (2)#4 @ 36" O.C.
HORIZONTAL REBAR = (2)#4 @ 24" O.C.

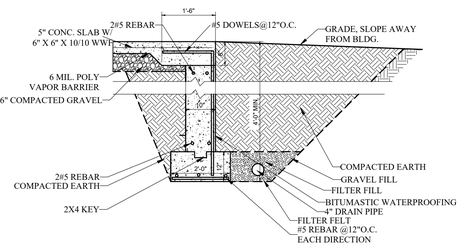
6' WALL MAX
VERTICAL REBAR =(2) #5 @ 24" O.C.
HORIZONTAL REBAR =(2) #5 @ 14" O.C.

8' WALL MAX
VERTICAL REBAR =(2) #6 @ 36" O.C.
HORIZONTAL REBAR =(2) #6 @ 24" O.C.

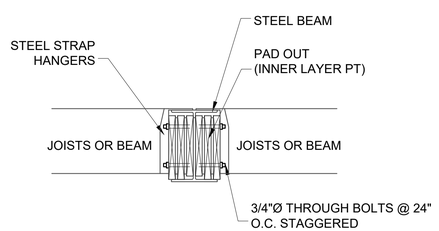
10' WALL MAX
VERTICAL REBAR =(2) #6 @ 18" O.C.
HORIZONTAL REBAR =(2) #6 @ 14" O.C.

12' WALL MAX
VERTICAL REBAR =(2) #6 @ 12" O.C.
HORIZONTAL REBAR =(2) #6 @ 12" O.C.

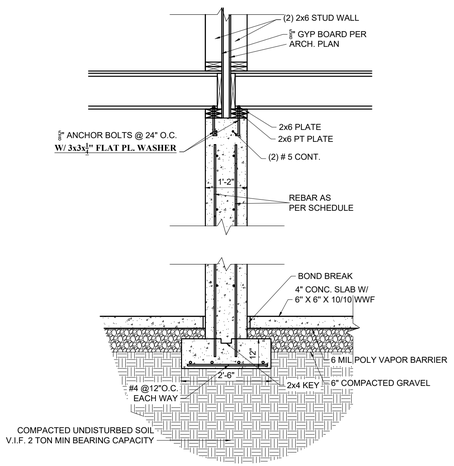
1 CONCRETE DETAILS
1/2" = 1'-0"



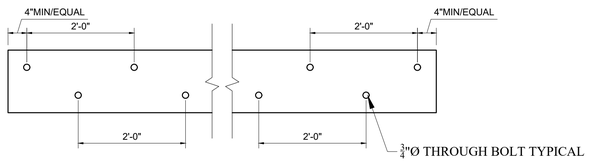
3 GARAGE ENTRANCE DETAIL
1/2" = 1'-0"



5 WOOD JOISTS TO STEEL BEAM CONNECTION DETAIL
3/4" = 1'-0"

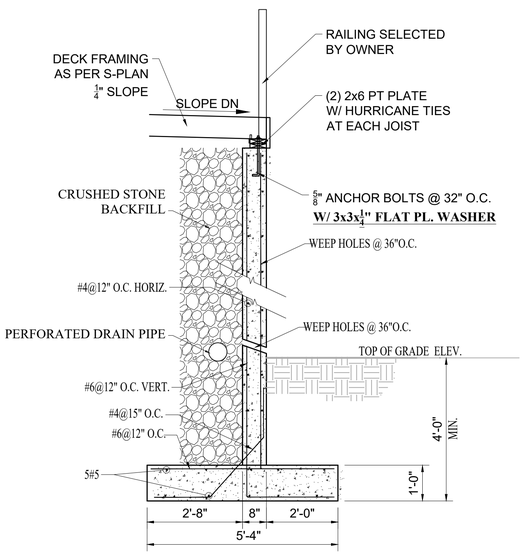


4 PARTY WALL FOUNDATION SECTION
1/2" = 1'-0"



7 LVL AND FLITCH BEAM THROUGH BOLT DETAIL
3/4" = 1'-0"

2 WALL SECTION
1/2" = 1'-0"



6 RETAINING WALL DETAIL
1/2" = 1'-0"

PERMIT ONLY

DESIGNER:
AGILE ENGINEERING.
LIANG CHENG, PE
188 SOUTH STREET, QUINCY, MA, 02169
617-818-3621
ANDYCHENGPE@GMAIL.COM

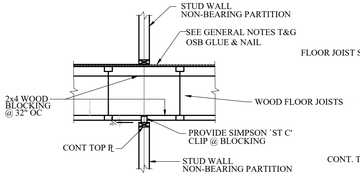
REVISIONS:

PROJECT TITLE:
PROPOSED TWO-FAMILY HOME
33 JOHN STREET
NEWTON, MA, 02459

COMMONWEALTH OF MASSACHUSETTS
LIANG CHENG
STRUCTURAL
NO. - 53409
REGISTERED PROFESSIONAL ENGINEER

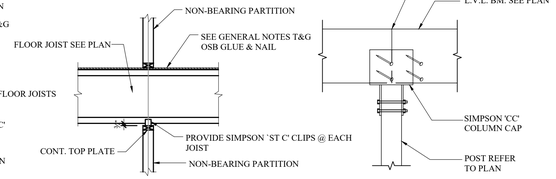
DRAWING TITLE:
FRAMING DETAILS

PROJECT NUMBER:
DATE: 1-26-2023
SCALE: AS NOTED
DRAWING NUMBER:
S-6



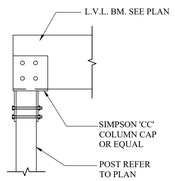
TYPICAL FRAMING AT NON-BEARING PARTITIONS

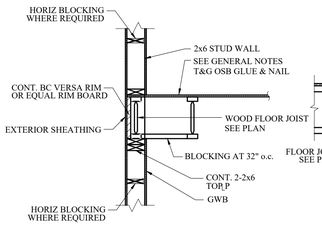
PARALLEL TO FRAMING
(REFER TO ARCH DWGS FOR WALL LOCATIONS)



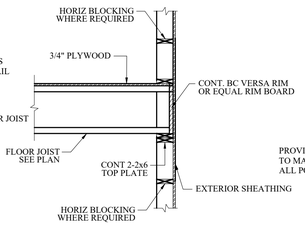
TYPICAL FRAMING
AT NON-BEARING PARTITIONS

PERPENDICULAR TO FRAMING
(REFER TO ARCH DWGS FOR WALL LOCATIONS)

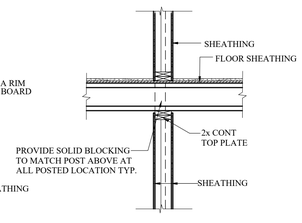




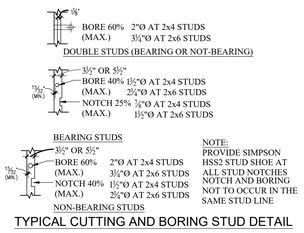
TYPICAL SECTION AT EXTERIOR WALL



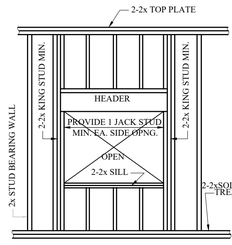
TYPICAL SECTION AT EXTERIOR WALL



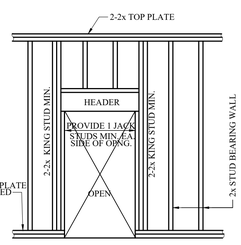
TYPICAL POST DETAIL



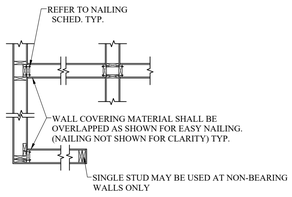
TYPICAL CUTTING AND BORING STUD DETAIL



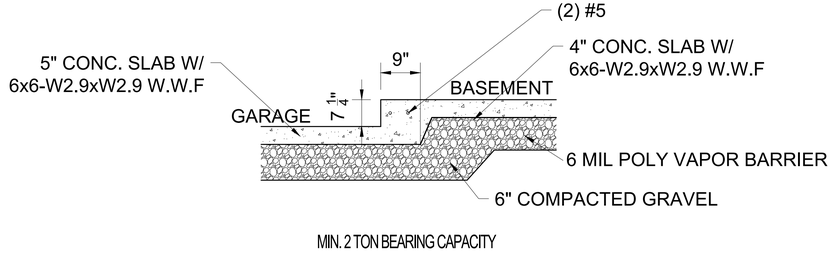
TYP. WINDOW OPENING



TYPICAL DOOR FRAMING



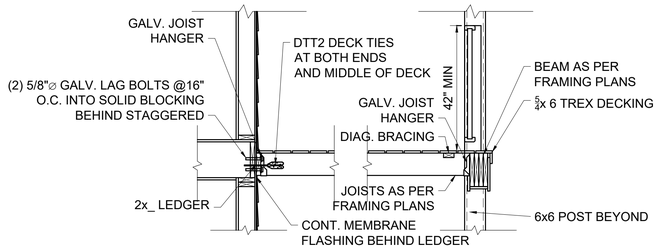
TYPICAL PLAN DETAILS



MIN. 2 TON BEARING CAPACITY

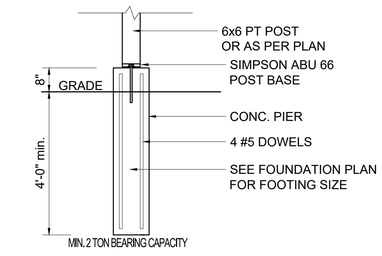
2 CURB DETAIL AT GARAGE & BASEMENT SEPERATION

3/4" = 1'-0"



3 DECK DETAIL

1/2" = 1'-0"

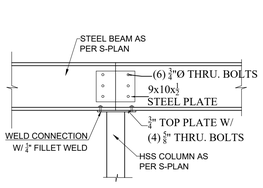


4 DECK PIER DETAIL

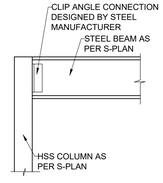
1/2" = 1'-0"

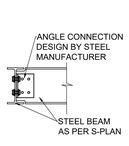
1 WOOD DETAILS

1/2" = 1'-0"



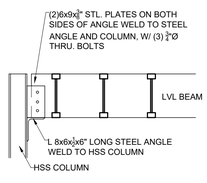
FIELD WELD ALL CONNECTIONS

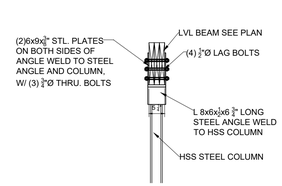




5 STEEL CONNECTION DETAIL

1/2" = 1'-0"





6 LVL BEAM TO STEEL COLUMN DETAIL

1/2" = 1'-0"

PERMIT ONLY

DESIGNER:

AGILE ENGINEERING.
LIANG CHENG, PE

188 SOUTH STREET, QUINCY, MA, 02169
617-818-3621
ANDYCHENGPE@GMAIL.COM

REVISIONS:

PROJECT TITLE:

PROPOSED TWO-FAMILY HOME
33 JOHN STREET
NEWTON, MA, 02459

COMMONWEALTH OF MASSACHUSETTS
LIANG CHENG
STRUCTURAL
NO. 54405
REGISTERED
PROFESSIONAL ENGINEER

DRAWING TITLE:
FRAMING DETAILS

PROJECT NUMBER:
DATE: 1-26-2023
SCALE: AS NOTED
DRAWING NUMBER:

S-7