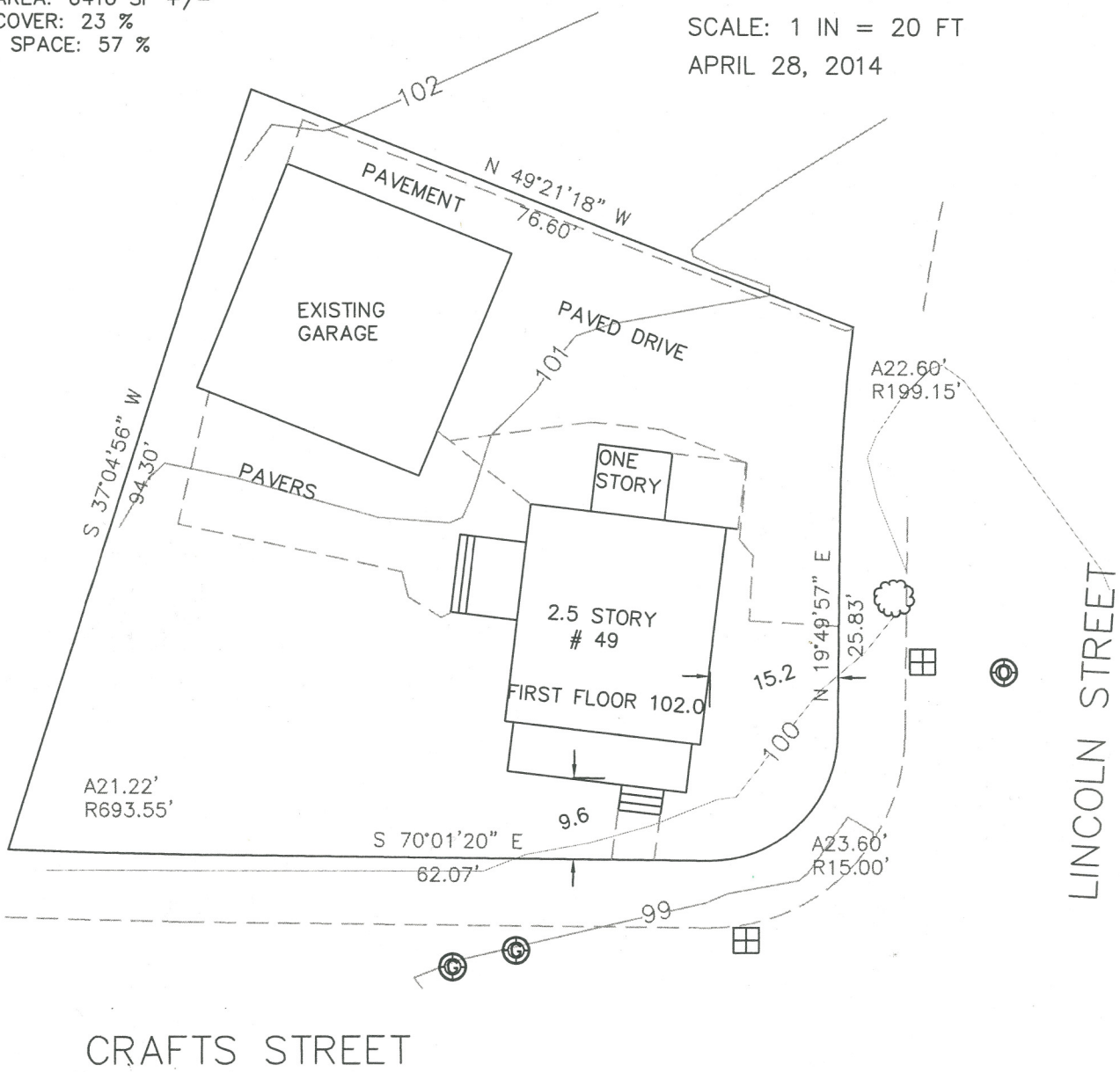
EXISTING HOUSE
49 CRAFTS STREET
NEWTON, MA.
SCALE: 1 IN = 20 FT
APRIL 28, 2014

LOT AREA: 6416 SF +/-
LOT COVER: 23 %
OPEN SPACE: 57 %



COMMONWEALTH OF MASSACHUSETTS
FRANK IEBBA
No. 37734
PROFESSIONAL LAND SURVEYOR

ESSEX ENG. & SURVEY INC
PO BOX 620622 NEWTON LOWER FALLS
MA. 02462-0622

617-797-7342

FRANK.IEBBA@GMAIL.COM

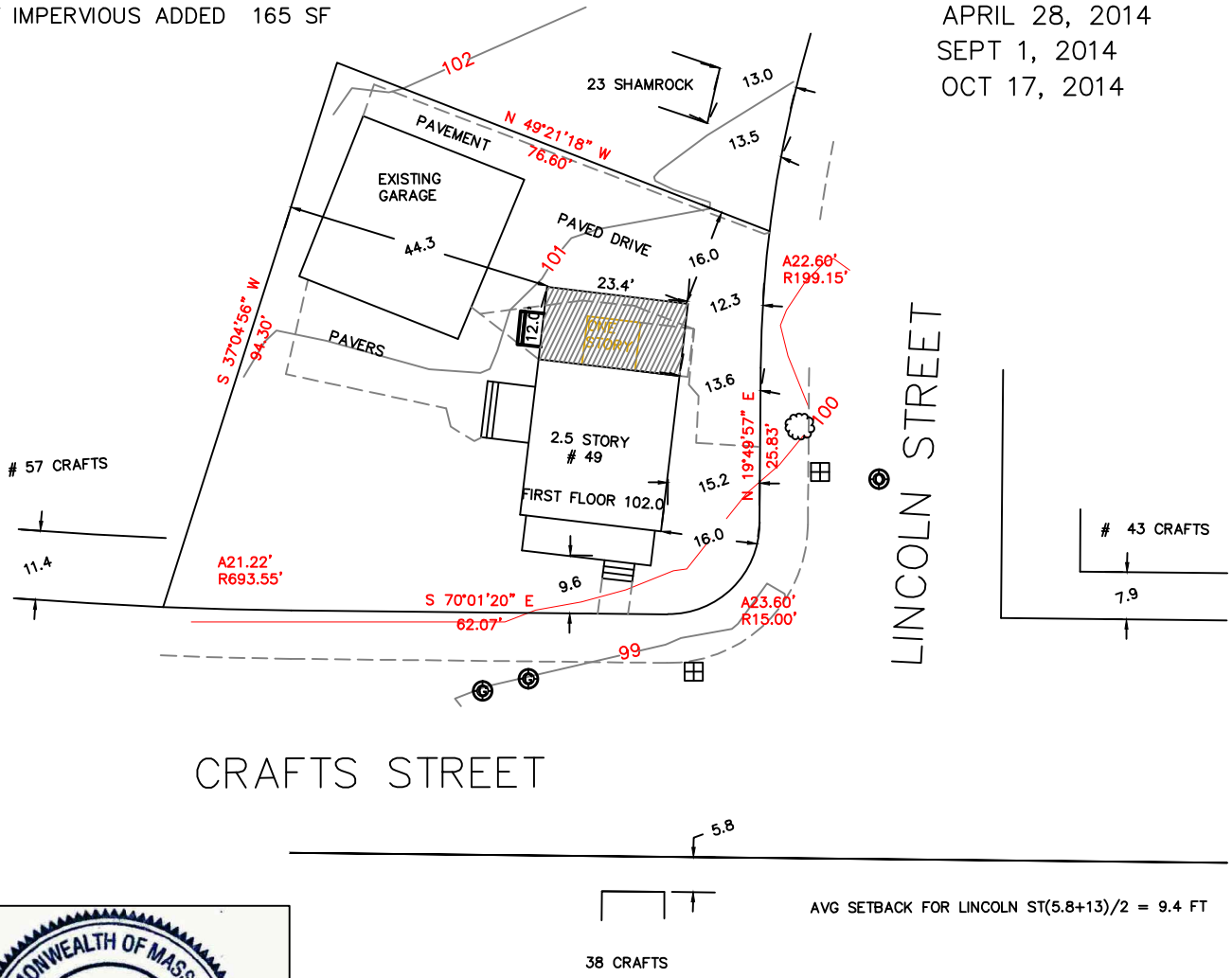
LOT AREA: 6416 SF +/−
EXIST LOT COVER: 23 %
EXIST OPEN SPACE: 57 %

PROP LOT COVER: 25.6 %
PROP OPEN SPACE: 54.4 %

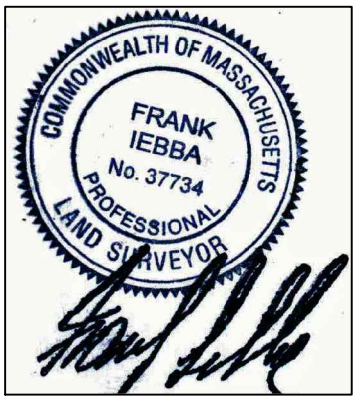
NET IMPERVIOUS ADDED 165 SF

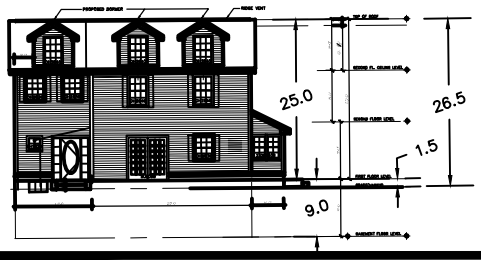
PROPOSED ADDITION
49 CRAFTS STREET
NEWTON, MA.

SCALE: 1 IN = 30 FT
APRIL 28, 2014
SEPT 1, 2014
OCT 17, 2014



AVG SETBACK FOR LINCOLN ST(5.8+13)/2 = 9.4 FT





ESSEX ENG. & SURVEY INC
PO BOX 620622 NEWTON LOWER FALLS
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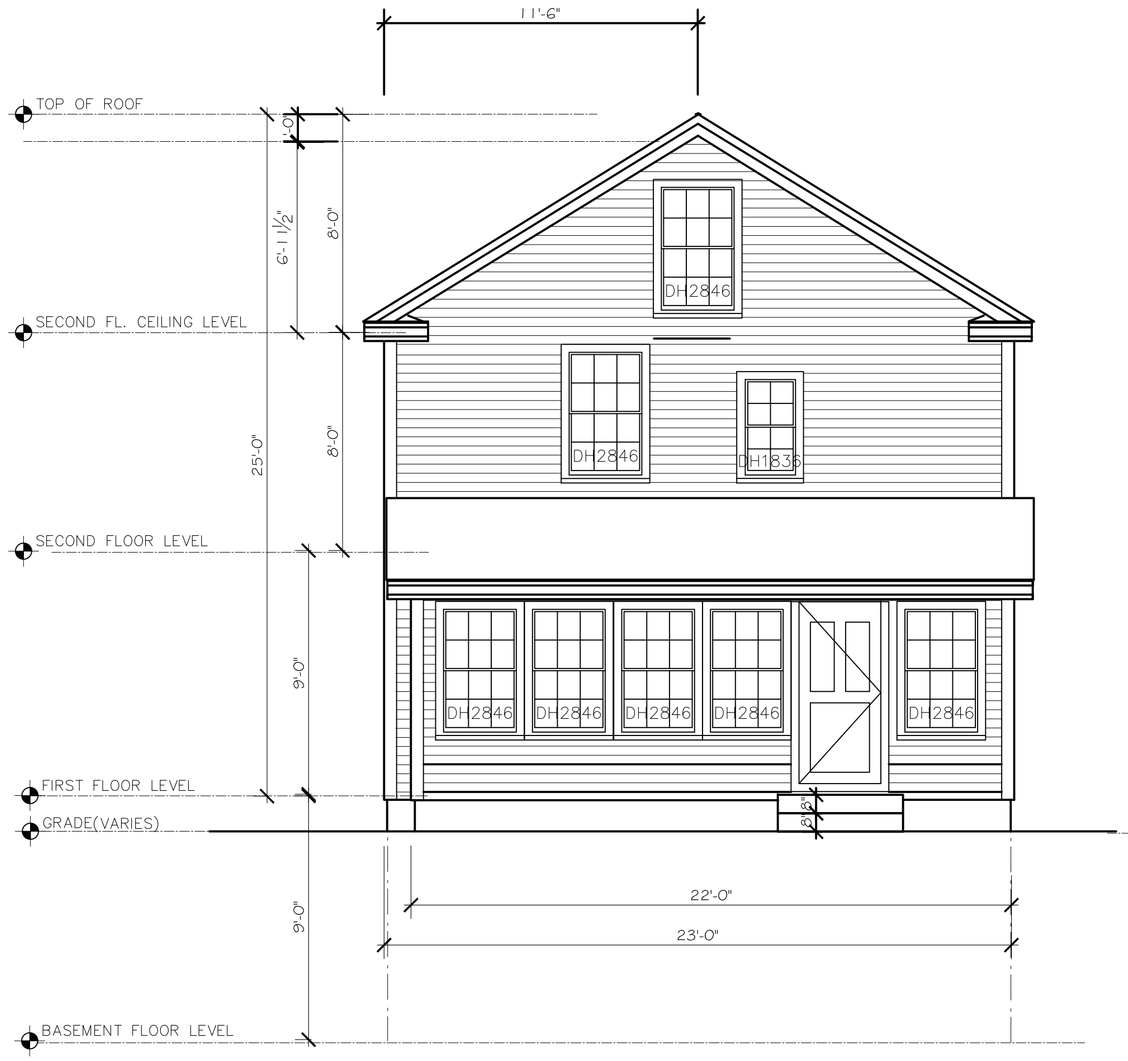
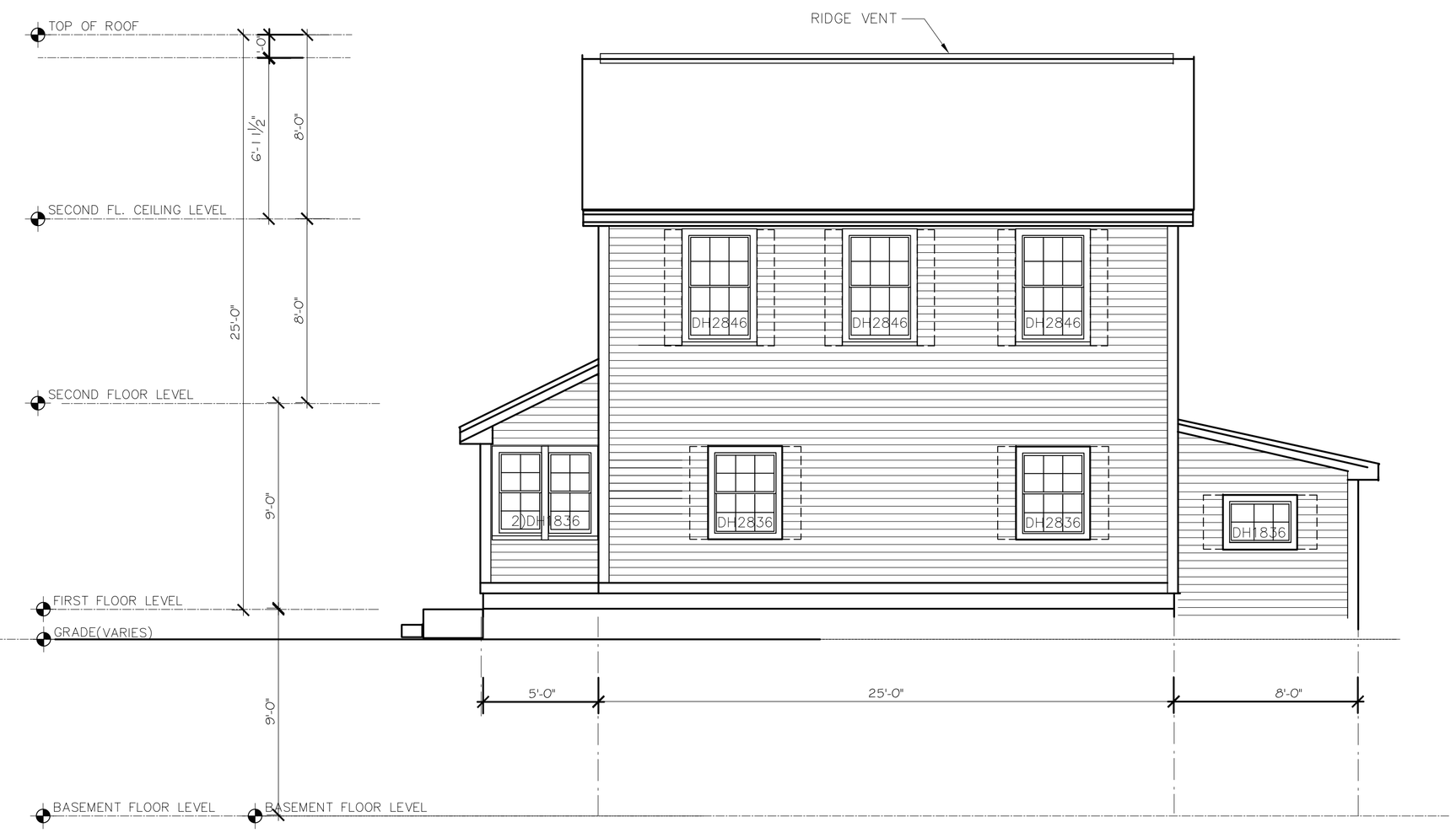
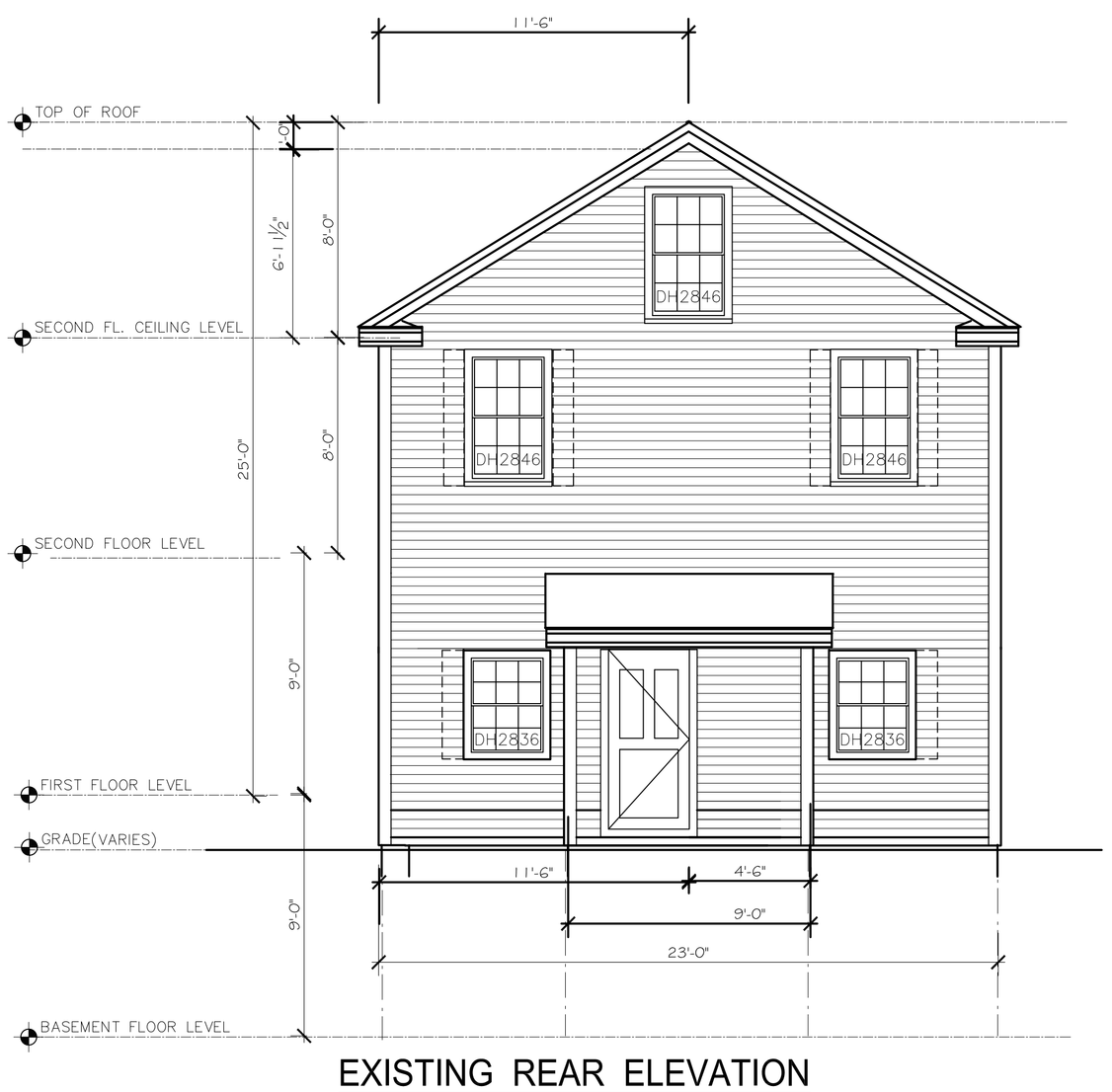


EXISTING FRONT ELEVATION
1/4"=1'-0"



EXISTING RIGHT SIDE ELEVATION
1/4"=1'-0"



EXISTING REAR ELEVATION
1/4"=1'-0"

EXISTING LEFT SIDE ELEVATION
1/4"=1'-0"

STAMP:

REGISTERED ARCHITECT
RONALD F. JAREK
No. 4653
NEWTON, MASS.
COMMONWEALTH OF MASSACHUSETTS

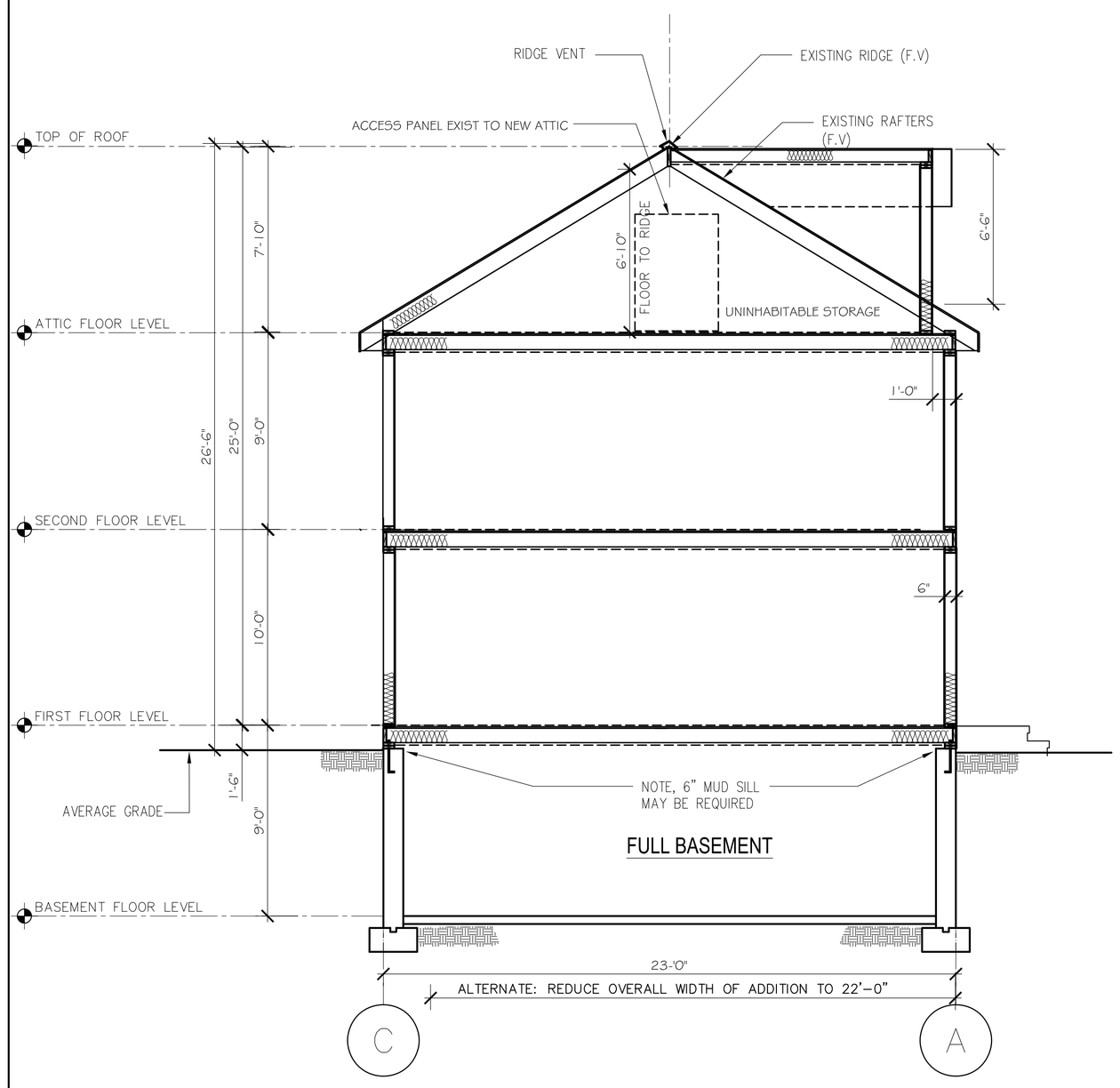
TITLE:
EXISTING ELEVATIONS

PROJECT:
RESIDENTIAL ADDITIONS
49 CRAFT STREET
NEWTON, MA 02460

Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

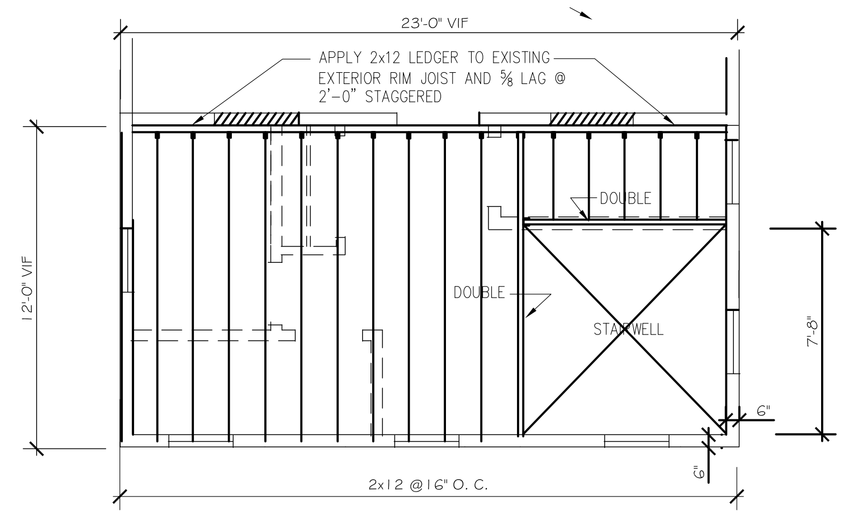
DATE: OCT 30, 2014
SCALE: AS NOTED
DRAWN BY: N.G.H
CHECKED BY: R.J

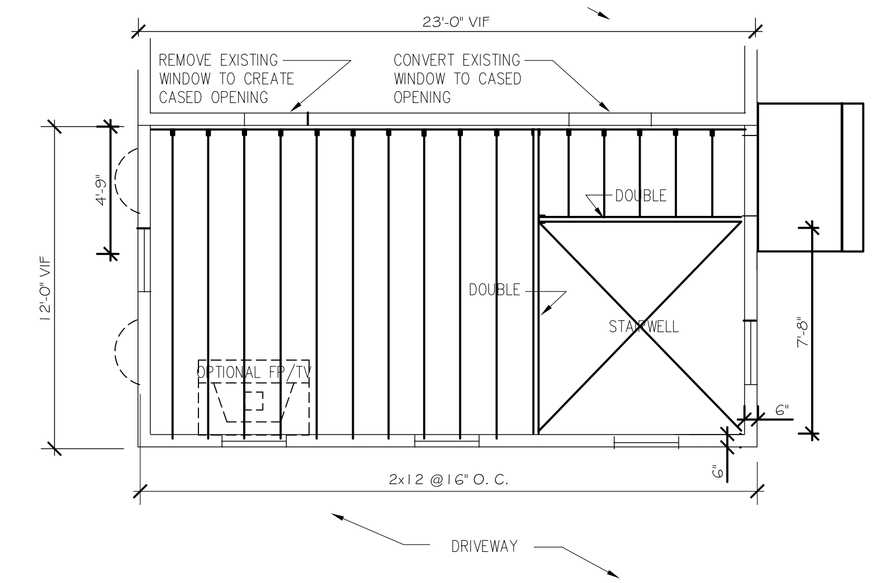
A-4



PROPOSED FLOOR PLAN

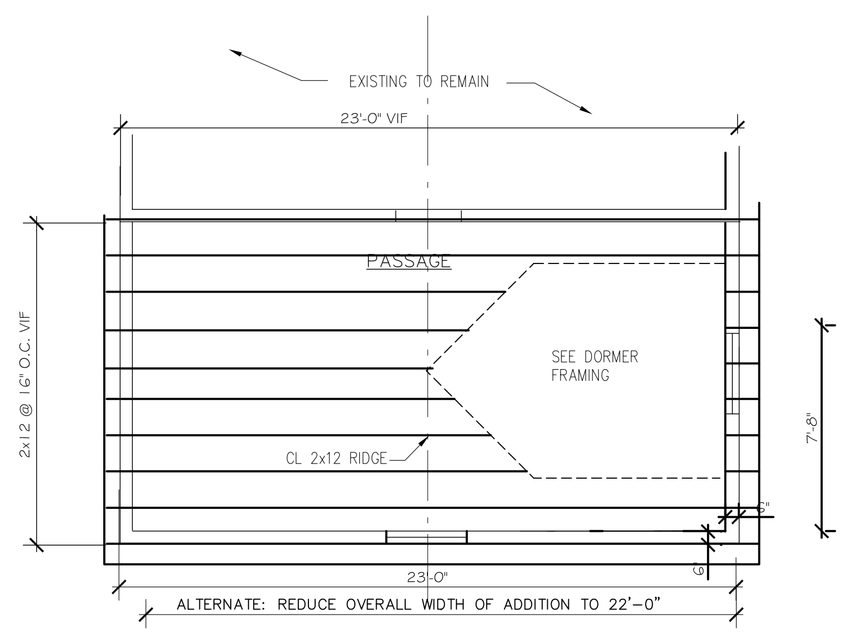
1/4"=1'-0"





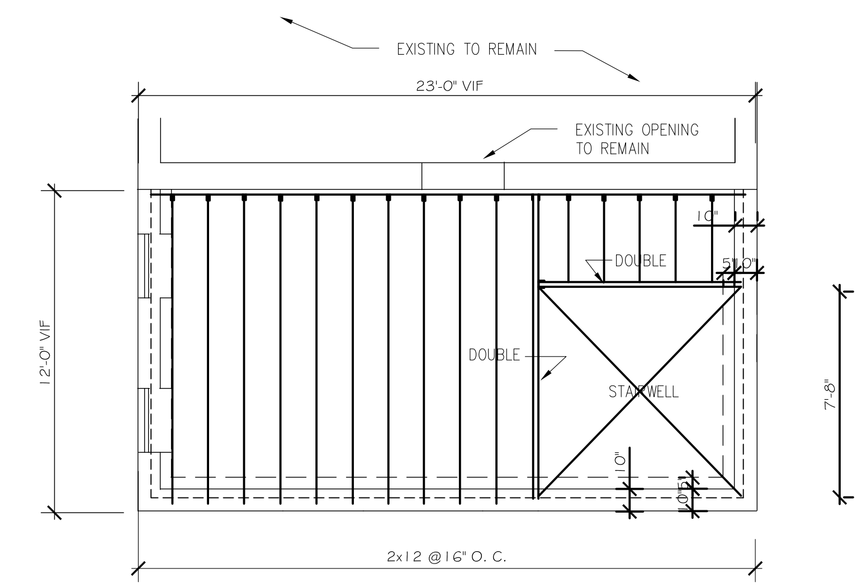
PROPOSED PART ROOF FRAMING PLAN

1/4"=1'-0"



PROPOSED ROOF FRAMING PLAN

1/4"=1'-0"



PROPOSED 1ST FLOOR FRAMING PLAN

1/4"=1'-0"

GENERAL NOTES

ALL WORK SHALL CONFORM TO THE LATEST COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE. AND STRETCH CODE

THE CONTRACTOR SHALL EXAMINE ARCHITECTURAL, SRTRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS AS APPLICABLE FOR VERIFICATION, LOCATION AND DIMENSIONS OF OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

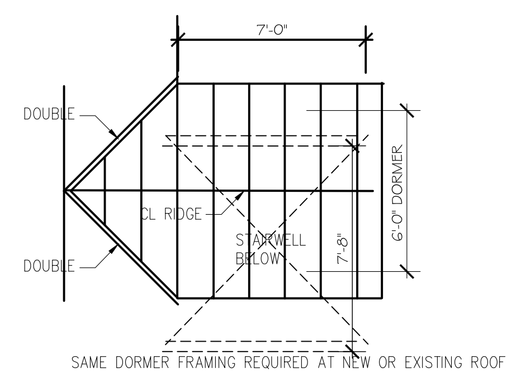
THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING & SHORING UNTIL ALL STRUCTURAL WORK IS COMPLETE.

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION FOR THE FOLLOWING:
1) STRUCTURAL STEEL

CONCRETE & REINFORCEMENT:
ALL CONCRETE WORK SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-99)" AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301).

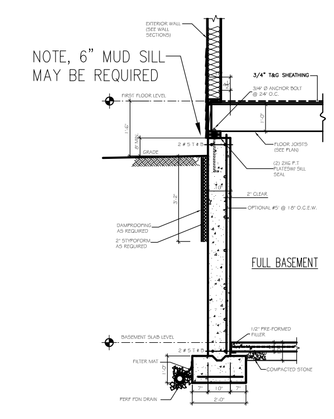
ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. ALL CONCRETE SHALL HAVE BETWEEN 4 TO 6% AIR ENTRAINMENT AND 4" MAXIMUM SLUMP.



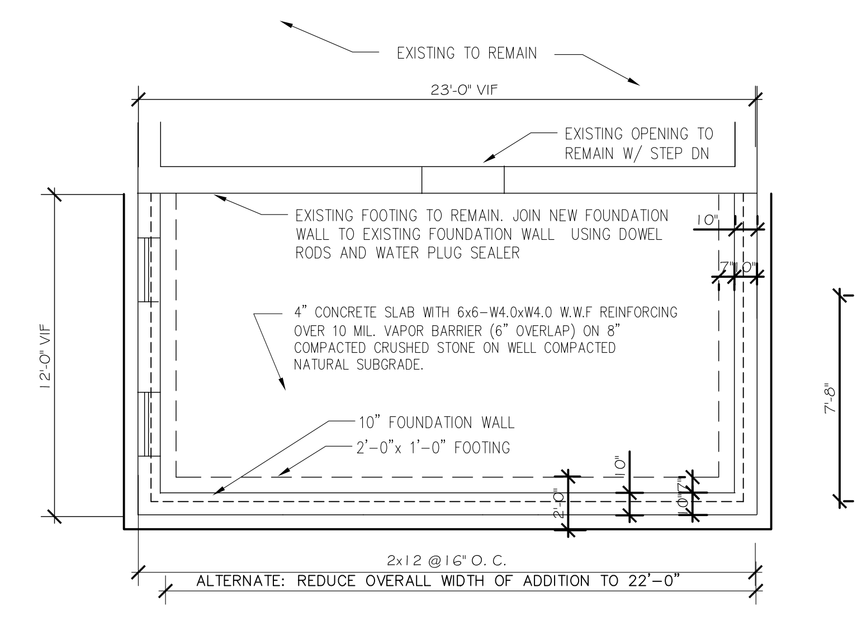
SAME DORMER FRAMING REQUIRED AT NEW OR EXISTING ROOF

PROPOSED DORMER FRAMING PLAN

1/4"=1'-0"



FDN/FTG SECTION
NTS



PROPOSED FOUNDATION PLAN

1/4"=1'-0"

STAMP:

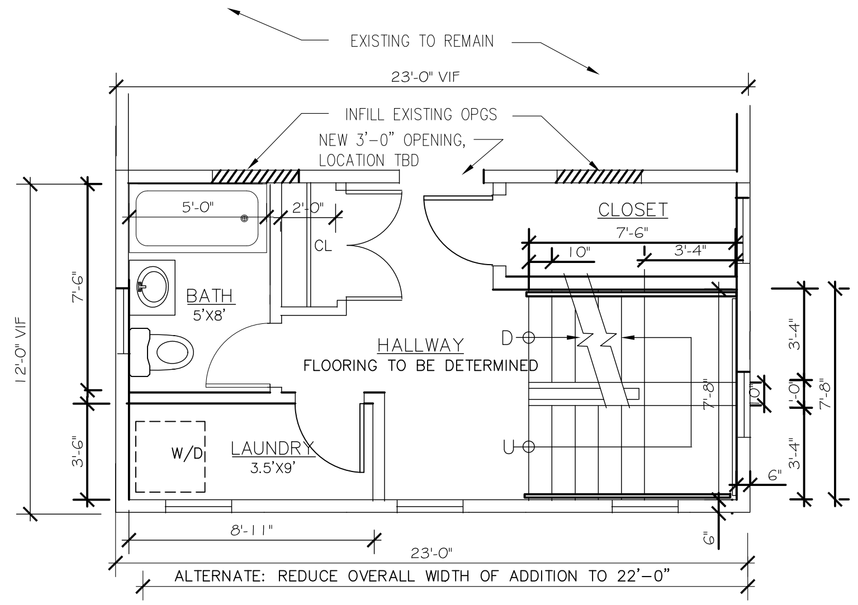
TITLE:
PROPOSED BUILDING SECTION AND FRAMING

PROJECT:
RESIDENTIAL ADDITIONS
49 CRAFT STREET
NEWTON, MA 02460

Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

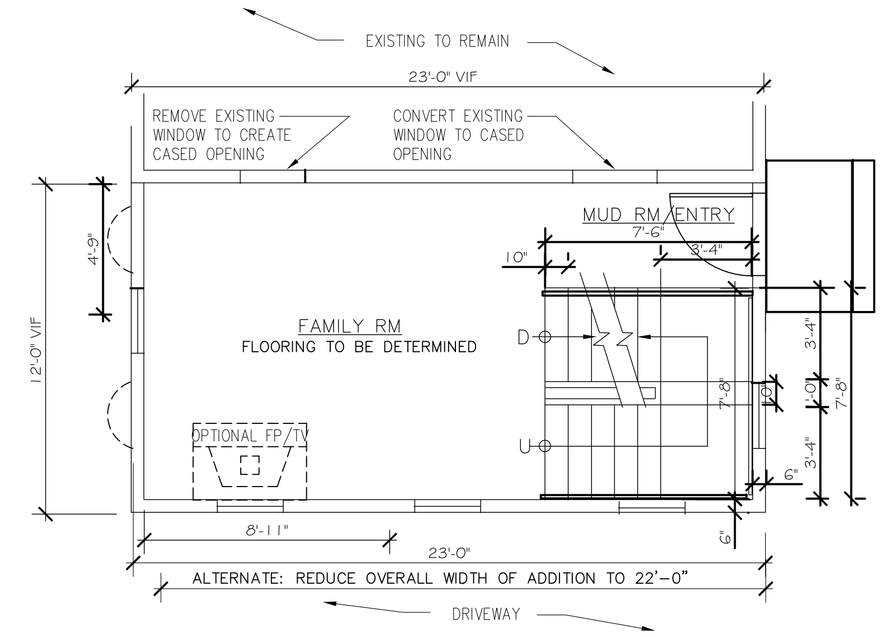
DATE: OCT 30, 2014
SCALE: AS NOTED
DRAWN BY: N.G.H
CHECKED BY: R.J

A-5



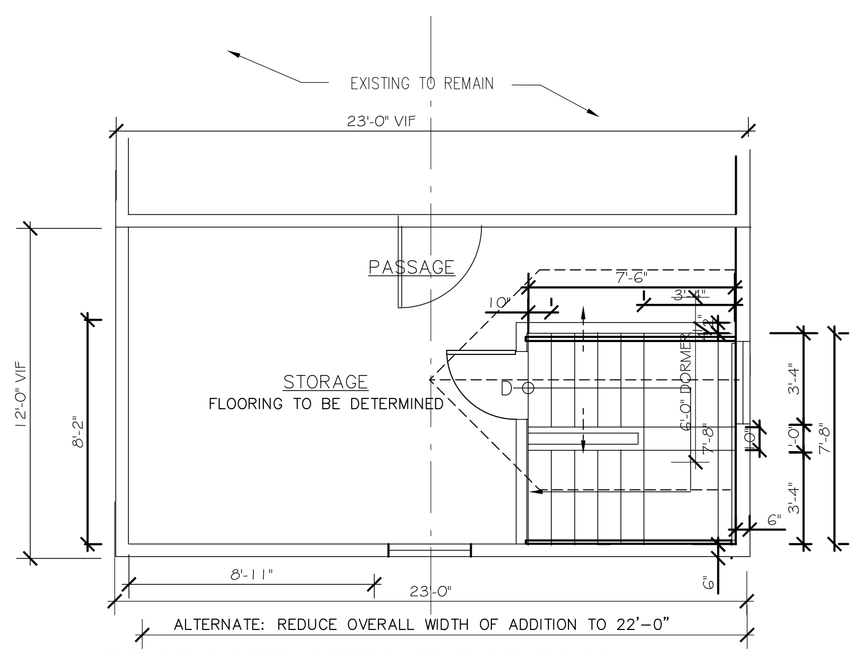
PROPOSED SECOND FLOOR PLAN

1/4"=1'-0"



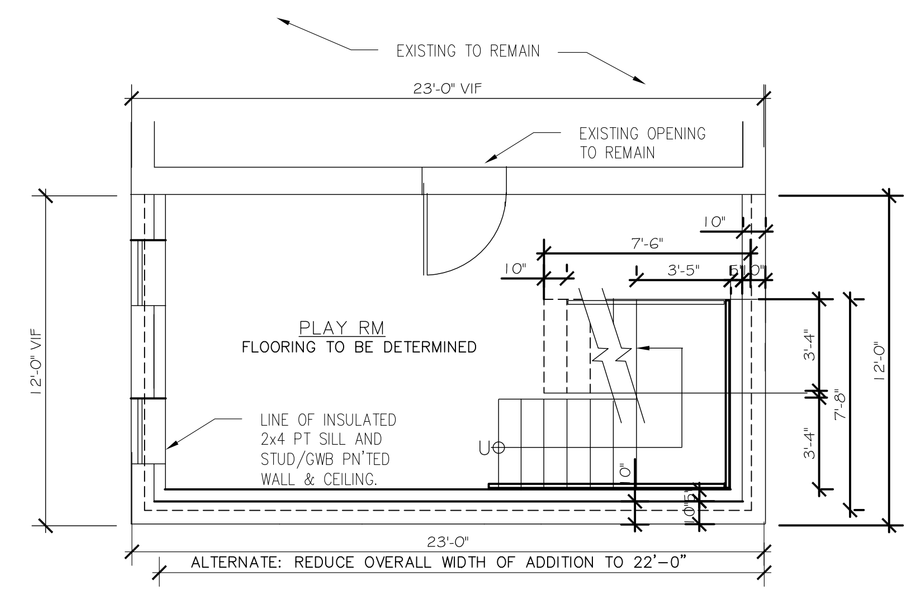
PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"



PROPOSED ATTIC FLOOR PLAN

1/4"=1'-0"

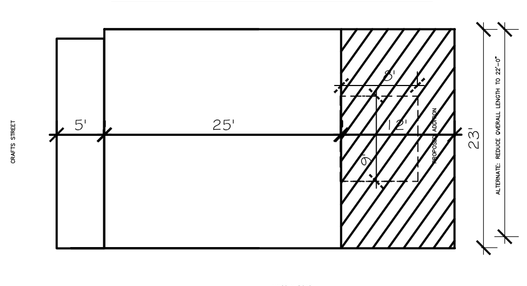


PROPOSED BASEMENT FLOOR PLAN

1/4"=1'-0"

Proposed Expansion Diagram

SEE CURRENT ESSEX SURVEY PLAN



FAR NOTES:

CURRENT ZONE---BU1--- ZERO LOT LINE SETBACK REQUIRED

EXPANSION OF RESIDENTIAL NON-CONFORMING USE WITHIN THE ZONE

GENERAL NOTES

ALL WORK SHALL CONFORM TO THE LATEST COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE AND STRETCH CODE PLUS OSHA AND THE CITY OF NEWTON, MA CURRENT ORDNANCES.

THE CONTRACTOR SHALL EXAMINE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS AS APPLICABLE FOR VERIFICATION, LOCATION AND DIMENSIONS OF OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE DRAWINGS.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING & SHORING UNTIL ALL STRUCTURAL WORK IS COMPLETE.

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION FOR THE FOLLOWING:
1) LAMINATED BEAMS

CONCRETE & REINFORCEMENT:
ALL CONCRETE WORK SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-99)" AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301).

ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. ALL CONCRETE SHALL HAVE BETWEEN 4 TO 6% AIR ENTRAINMENT AND 4" MAXIMUM SLUMP.

IF HAZARDOUS WASTE IS ENCOUNTERED CONTACT OWNER IMMEDIATELY TO BEGIN ABATEMENT PROCEDURES

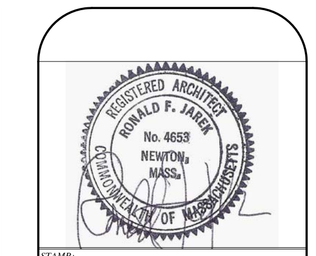
PRODUCTS & DIMENSIONS

DIMENSIONS

ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR MUST VERIFY ALL EXISTING DIMENSIONS AND PREPARE A LAYOUT DRAWING WITH ALL EXISTING CONDITION PRIOR TO PROCEEDING WITH ANY NEW WORK.

PRODUCTS

SEE MATERIALS LIST ON DETAILS SHEET HEREIN



STAMP:

TITLE:
PROPOSED FLOOR PLANS

PROJECT:
RESIDENTIAL ADDITIONS
49 CRAFT STREET
NEWTON, MA 02460

Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

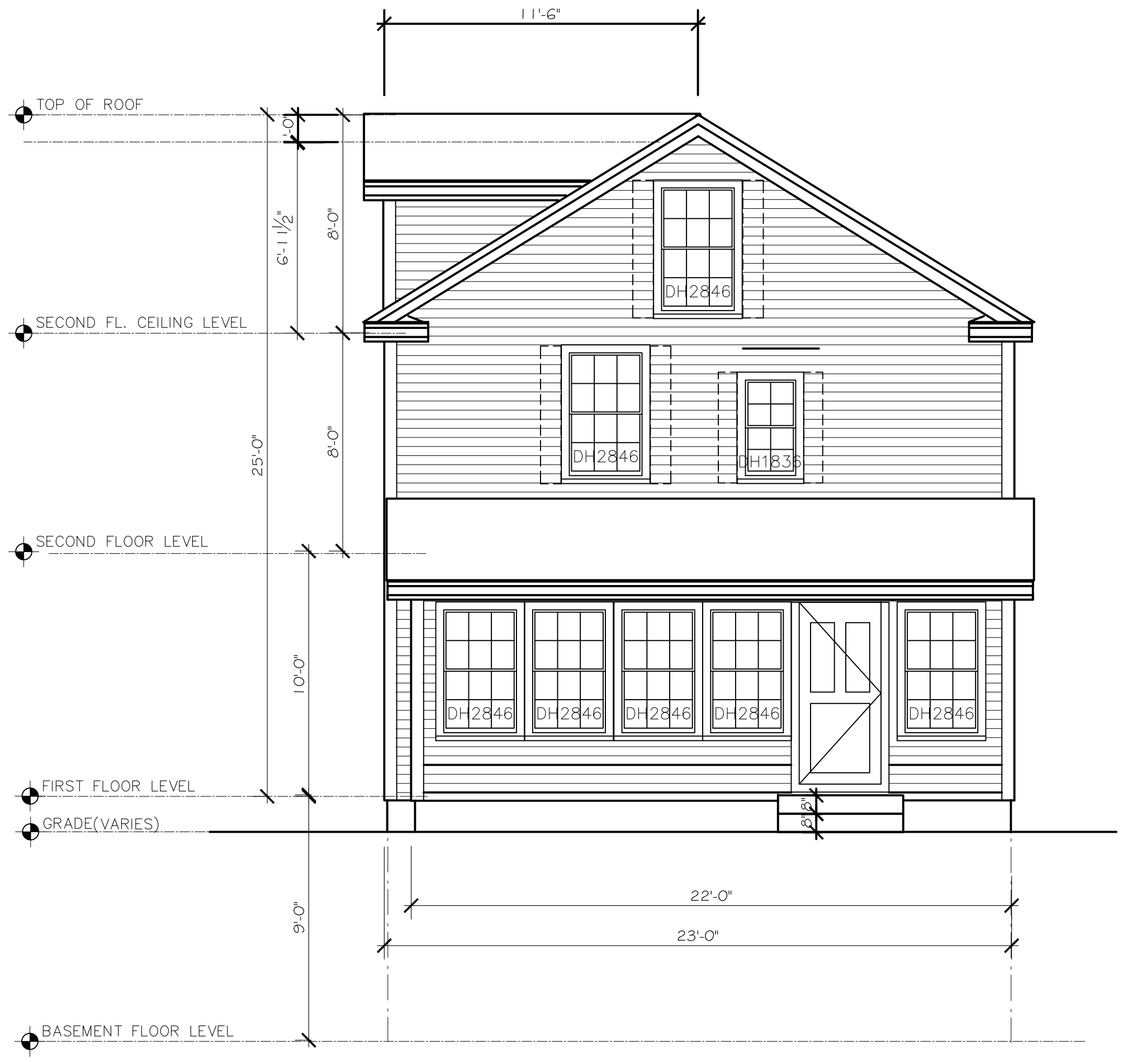
DATE: OCT 30, 2014

SCALE: AS NOTED

DRAWN BY: N.G.H

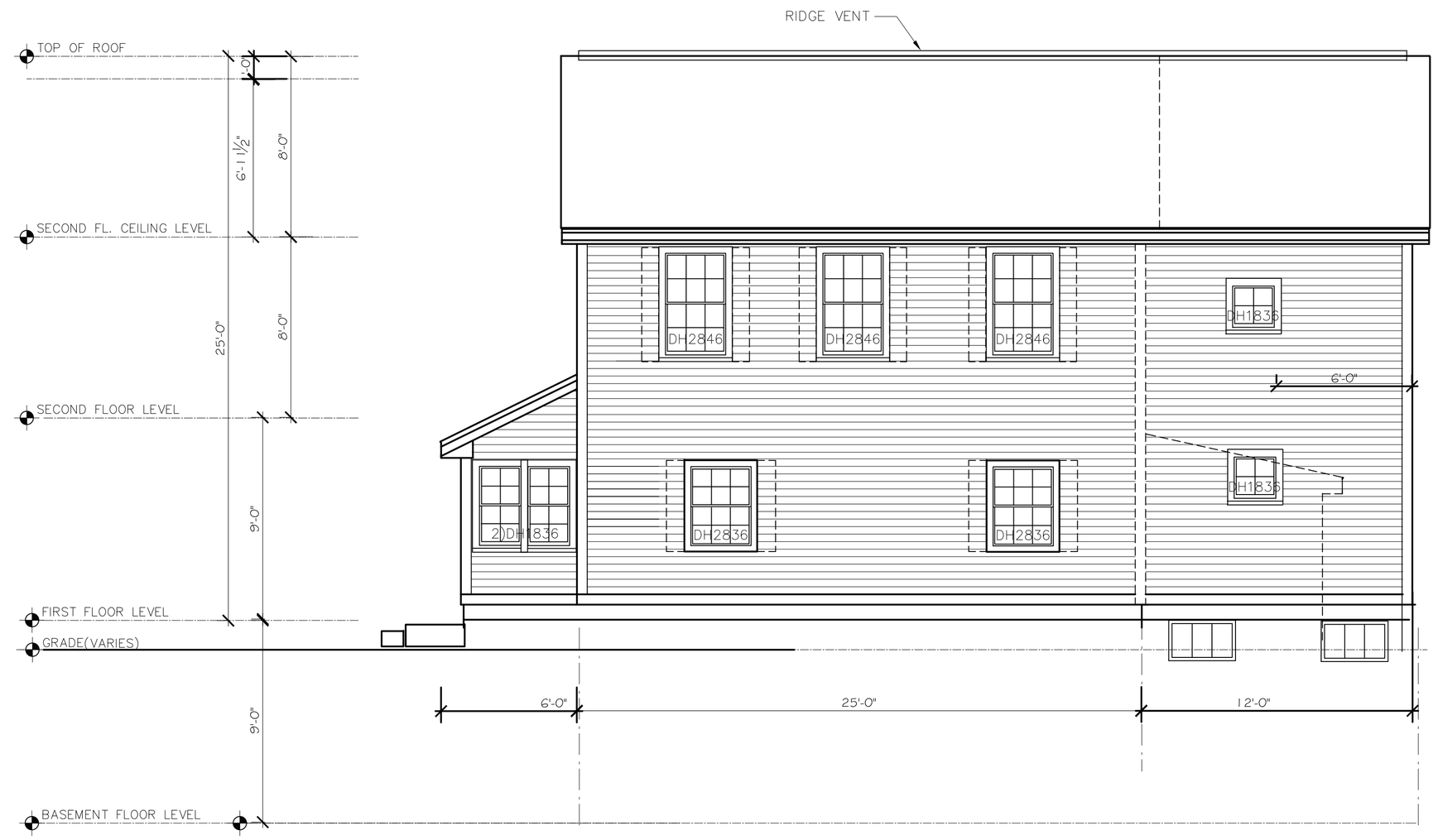
CHECKED BY: R.J

A-2



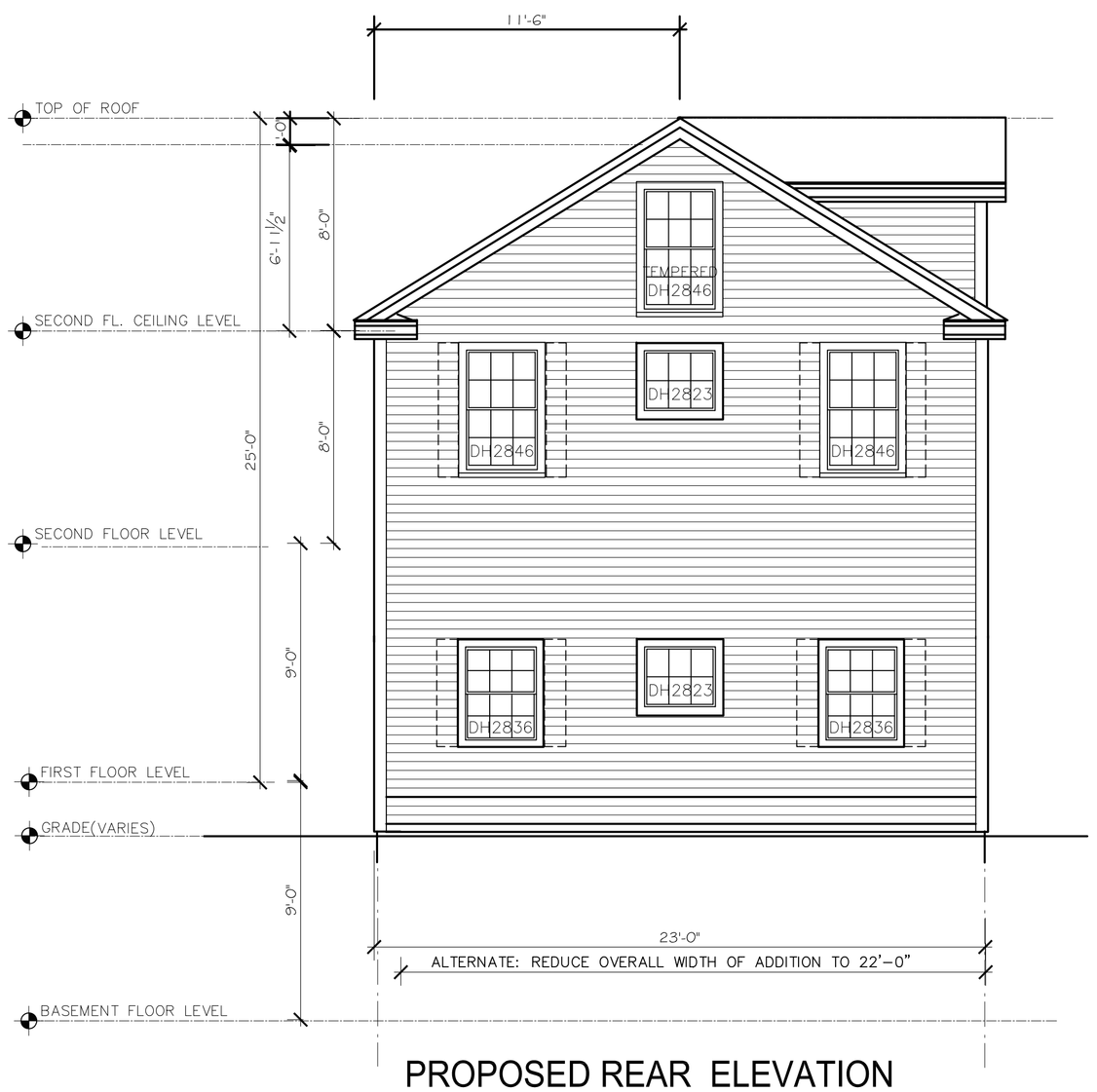
PROPOSED FRONT ELEVATION

1/4"=1'-0"



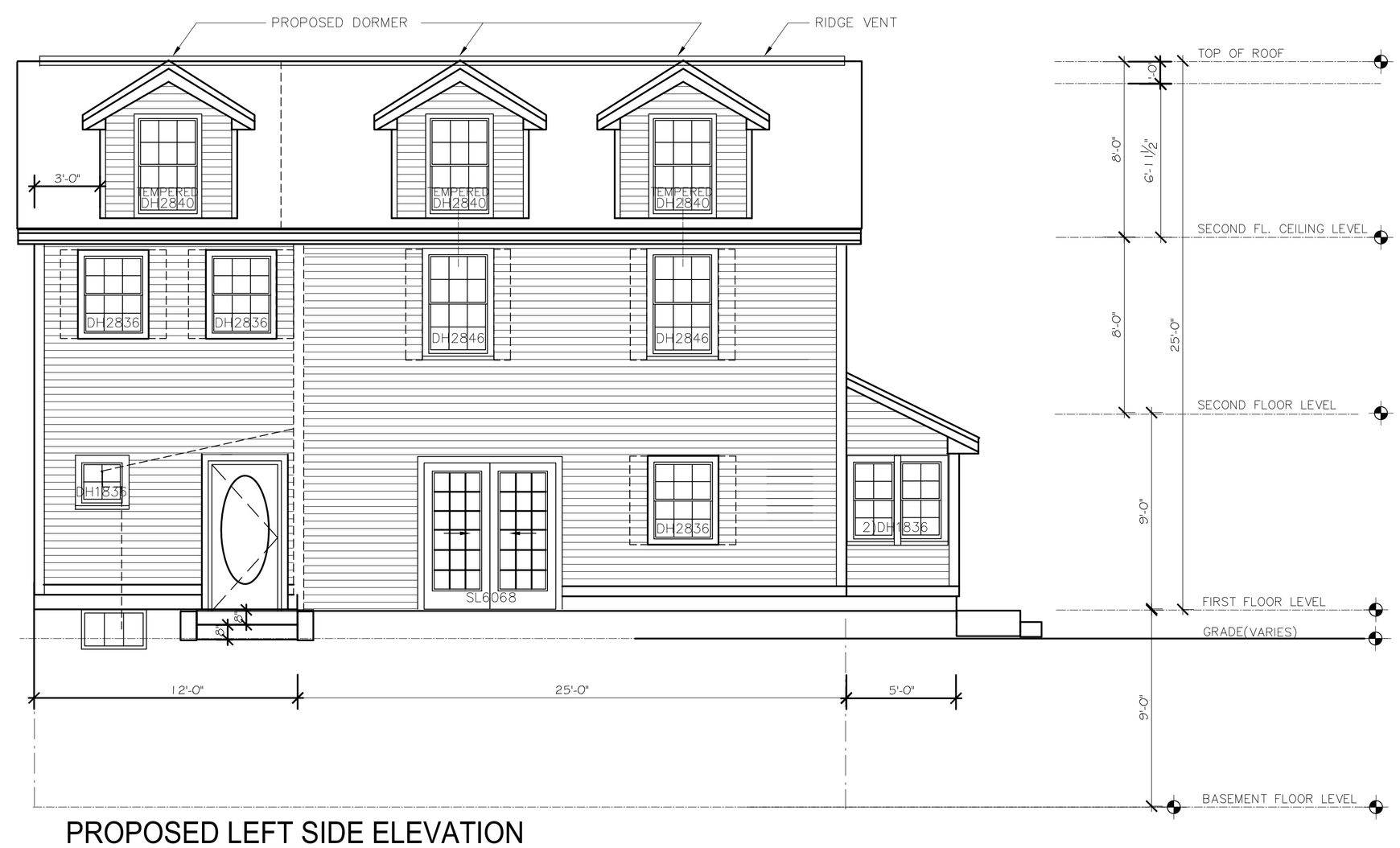
PROPOSED RIGHT SIDE ELEVATION

1/4"=1'-0"



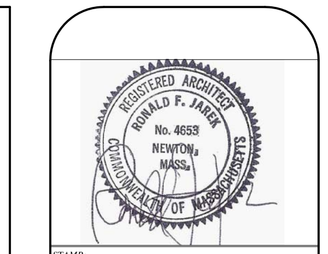
PROPOSED REAR ELEVATION

1/4"=1'-0"



PROPOSED LEFT SIDE ELEVATION

1/4"=1'-0"



STAMP:

TITLE:
PROPOSED ELEVATIONS

PROJECT:
RESIDENTIAL ADDITIONS
49 CRAFT STREET
NEWTON, MA 02460

Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

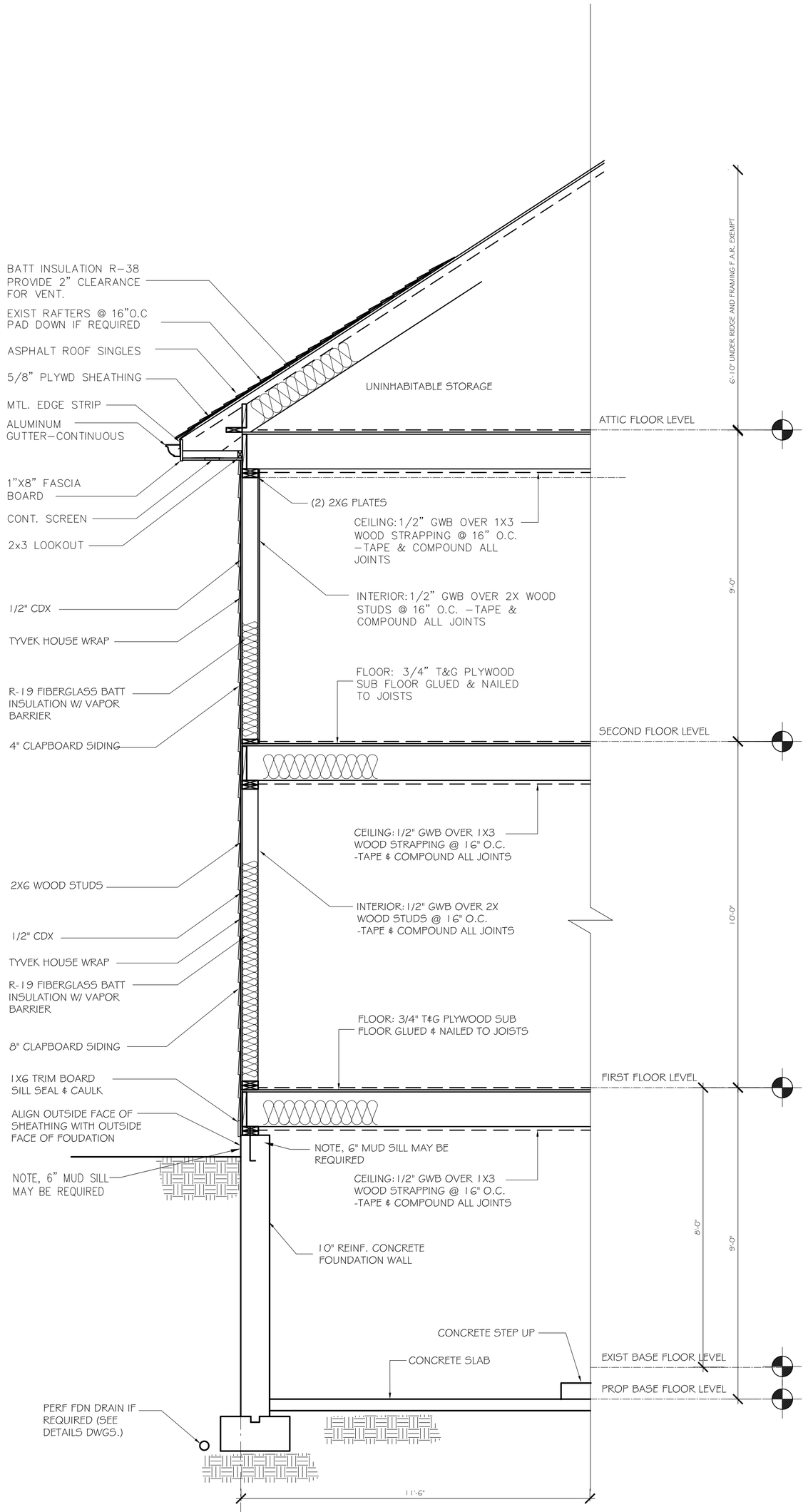
DATE: OCT 30, 2014

SCALE: AS NOTED

DRAWN BY: N.G.H

CHECKED BY: R.J

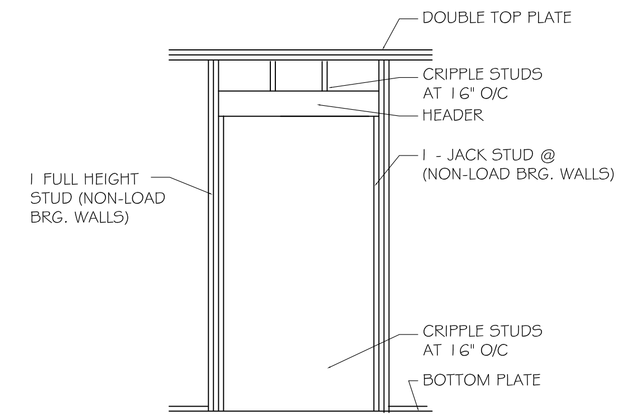
A-3



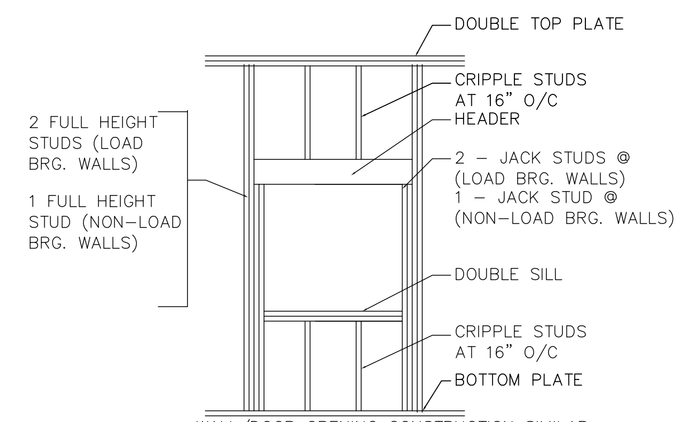
1

WALL SECTION

AS NOTED



TYPICAL WALL OPENING CONSTRUCTION@ OPENINGS



WALL/DOOR OPENING CONSTRUCTION SIMILAR
SEE PLAN FOR JACK STUD QUANTITY FOR LARGE OPENINGS

FRAMED OPENING TYP. DETAILS

AS NOTED

PRODUCTS & DIMENSIONS

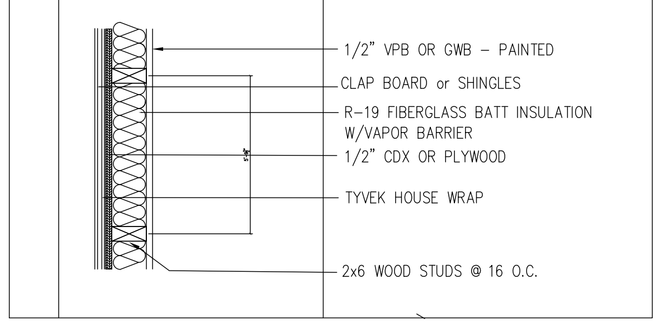
DIMENSIONS

ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR MUST VERIFY ALL EXISTING DIMENSIONS AND PREPARE A LAYOUT DRAWING WITH ALL EXISTING CONDITION PRIOR TO PROCEEDING WITH ANY NEW WORK.

PRODUCTS

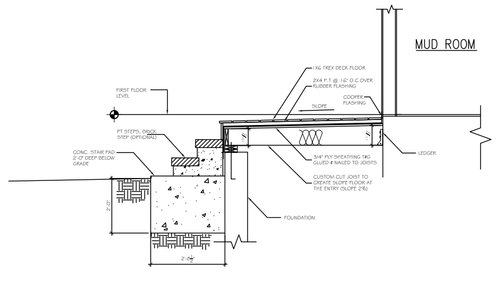
*ANDERSON 400 SERIES, COSTAL PRODUCTS W/ STORM WATCH PROTECTION AT FIXED LITES AND AWNING UNITS USING LAMINATED LOW "E" INSULATING GLASS OR EQUAL SHALL BE PROVIDED. SIMILAR REQUIREMENTS SHALL PERTAIN TO SLIDING AND HINGED DOOR UNITS.
*BROSCO OR EQUAL INTERIOR DOOR UNITS SHALL BE PROVIDED.
*30 YEAR. FIBERGLASS SHINGLES CERTAIN TEED OR EQUAL SHALL BE PROVIDED.
* ICYNENE MD-C FOR ROOFS.
* HOMOSOTE ¾" OR EQUAL PROTECTION BOARD UNDER DECK APPLICATION W/ TAPED JOINTS SHALL BE PROVIDED.
* TREX DECKING OR EQUAL SHALL BE PROVIDED.
* CARLISLE OR EQUAL .60 EPDM ADHERED ROOFING EHALL BE PROVIDED.

2x6 WOOD FRAME WALL-1/2" GWB	FIRE RATING	UL DESIGN	SITE RATING



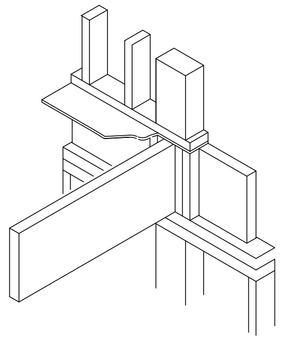
PARTITION TYPE

AS NOTED



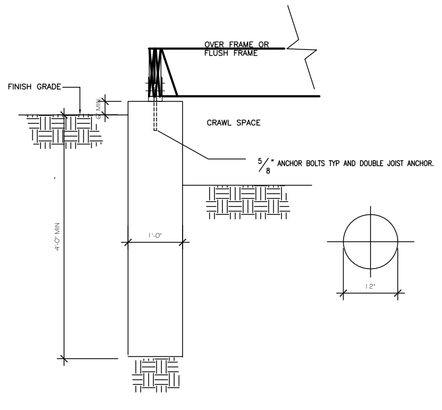
ALT.ENTRY STEPS DETAIL

1/4"=1'-0"



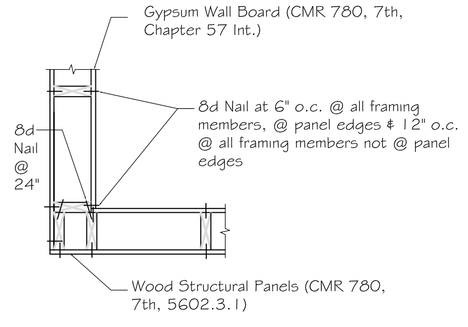
ISOMETRIC DETAIL

AS NOTED

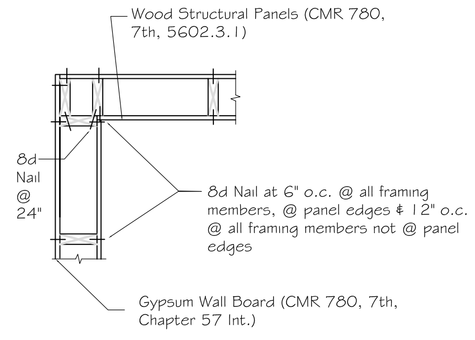


CONC. PEIR TYP. DETAIL

1/4"=1'-0"



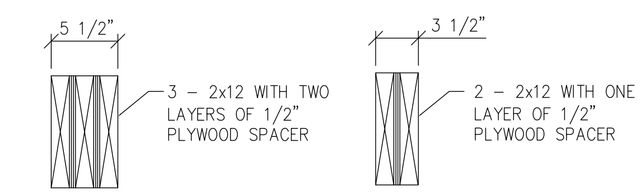
OUTSIDE CORNER



INSIDE CORNER

BRACE WALL - CORNER DETAILS

NTS



ALL EXTERIOR WALLS AND INTERIOR 2x6 LOAD BEARING STUD WALL HEADER

INTERIOR LOAD BEARING 2x4 STUD WALL HEADER

ABOVE DETAILS ARE TYPICAL AT ALL OPENINGS IN LOAD BEARING/EXTERIOR WALLS UNLESS OTHERWISE NOTED ON FRAMING PLANS

HEADER DETAILS

NTS

STAMP:

TITLE: PROPOSED WALL SECTION AND DETAILS

PROJECT: RESIDENTIAL ADDITIONS
49 CRAFT STREET
NEWTON, MA 02460

Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

DATE: OCT 30, 2014
SCALE: AS NOTED
DRAWN BY: N.G.H
CHECKED BY: R.J

A-6

INSULATION GUIDELINES

Code Checklist for Designers - Stretch Code
Alterations, Renovations, or Repairs – HERS rating of ≤ 85 for house < 2000 ft2, HERS rating of ≤ 80 for house ≥ 2000 ft2, OR the following in all exposed or new areas Get a HERS rating. **OR** the follow this prescriptive list
Category Verification Source

☐ **Insulation**

- Roof or joists of unfinished attic - R-38, unless the existing rafters aren't deep enough, then R 3.5/inch. This MAY be triggered even if you just expose the sheathing. on plans, inspection, IECC 2009 402.1.1 (we're zone 5A), MA Bld Code 8th Ed. 115AA 101.4.3
- EXCEPTION – up to 500 ft2 or 20%, whichever is less, of roof can be R-30 IECC 2009 402.2.2
- Existing walls - fill full with R 3.5/inch material. New walls R-20. Use either 2x6 frame or 2x4 frame with 2" of rigid. on plans, inspection IECC 2009 402.1.1, MA Bld Code 8th Ed. 115AA 101.4.3
- Floors R-30, existing floors R 3.5/inch on plans, inspection IECC 2009 402.1.1
- Basement wall R-10 on the foundation wall, or R-13 in a framed wall on plans, inspection IECC 2009 402.1.1
- Slab R-10, slab perimeter R-10 on plans, inspection IECC 2009 402.1.1
- Crawl space wall R-10 on plans, inspection IECC 2009 402.1.1
- Mass walls (concrete/masonry) R-13 if >50% of insulation is outside wall R-17 if <50% of insulation is outside wall on plans, inspection IECC 2009 402.1.1
- **For additions** all U-values must meet IECC 2009 standards. No R-3.5/inch exception for existing voids. on plans, inspection See Renovation section, above

☐ **Fenestration:**

- windows U-.30 or lower, doors: solid U.21 or lower, less than ½ glass U.27 or lower, more than ½ glass U.32 or lower; skylights U.55 or lower. Doors/hatches to unconditioned space must be gasketed + insulated., so avoid uninsulated space. window/door paperwork or copies of labels MA Bld Code 8th Ed 115AA 401.3, Energy Star window/door V.5, IECC 2009 402.2.3
- Up to 15 ft2 of "glazed fenestration" can be exempt from U- factor requirements IECC 2009 402.3.3 IECC 2009 o Ore opaque (no glass), side-hinged door, up to 24 ft2, can be exempt from U-factor requirements IECC 2009 402.3.4 IECC 2009

☐ **Air seals –**

- all joints, seams, and penetrations between conditioned + unconditioned space to create continuous barrier. If tested must meet < 7 ACH 50 Blower door, or Energy Star thermal bypass checklist by contractor IECC 2009 402.4.2, 402.4.1 MA Bld Code 8th Ed. Appendix 115AA 401.3

☐ **Lighting**

- Cans in roofs or unconditioned space - IC rated and caulked or gasketed to finish surface inspection IECC 2009 402.4.5
- At least 80% of new lights must be high-efficiency on plans, inspection IECC 2009 404.1

☐ **HVAC**

- Equipment sized using Manuals J, S and D. Do not oversize IECC 2009 403.6, IRC 1401.3

☐ **Labeling –**

- 401.3 Compliance checklist on plans. inspection IECC 103.1

SINGLE FAMILY RESIDENTIAL ADDITION

49 CRAFTS STREET, NEWTON, MA 02460

SEE LATEST ESSEX SURVEY PLAN
AND SITE PLAN 49 CRAFTS STREET, NEWTON, MA 02460

LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING WALLS/CONSTRUCTION TO BE REMOVED
	NEW WALLS
(N)	NEW
(E)	EXISTING
Detail No. / Drawing No.	BUILDING SECTION
Detail No. / Drawing No.	DETAIL SECTION
#	PARTITION TYPE
#	NEW DOOR & DOOR NUMBER
#	WINDOW NUMBER
Drawing No. / # / Elevation No.	INTERIOR ELEVATION

LEGEND

AL	Aluminum
APPROX	Approximately
BD	Board
BLDG	Building
CLG	Ceiling
CLR	Clear
COL	Column
CONC	Concrete
CONSTR	Construction
CONT	Continuous
CPT	Carpet
CT	Ceramic Tile
CTR	Center
DET	Detail
DIA	Diameter
DISP	Dispenser
DN	Down
DWG	Drawing
ELEC	Electric(Electrical)
EQ	Equal
ETR	Existing to Remain
EXIST	Existing
FFL	Finish Floor
GA	Gauge
GL	Glass
GWB	Gypsum Wall Board
HCP	Handicapped
HDP	High Density Polymer
HR	Hour
HT	Height
INSUL	Insulation(Insulated)
LT	Light
MAX	Maximum
MECH	Mechanical
MIN	Minimum
MISC	Miscellaneous
NIC	Not In Contract
NTS	Not To Scale
OPP	Opposite
P.LAM	Plastic Laminate
PL	Plaster
PTD	Painted
REQ	Required
RO	Rough Opening
SIM	Similar
SST	Stainless Steel
STD	Standard
STL	Steel
STOR	Storage
SUSP	Suspended
T&G	Tongue & Groove
THK	Thick
TYP	Typical
VCB	Vinyl Cove Base
VPB	Veneer Plaster Base
WC	Water closet
WD	Wood
W/	With
W/O	Without
WT	Weight

ABBREVIATIONS

LIST OF DRAWINGS

A-1 TITLE SHEET, NOTES AND LEGEND
A-2 PROPOSED FLOOR PLANS, NOTES & MATERIALS
A-3 PROPOSED ELEVATIONS
A-4 EXISTING ELEVATIONS
A-5 PROPOSED BUILDING SECTION AND FRAMING PLANS
A-6 PROPOSED WALL SECTION AND DETAILS

Architect:
Ronald F. Jarek

487 Watertown Street
Newtonville, MA 02460
(617) 818-4540

REGISTERED ARCHITECT RONALD F. JAREK No. 4653 NEWTON, MASS. COMMONWEALTH OF MASSACHUSETTS

STAMP:

TITLE: TITLE SHEET, NOTES AND LEGEND

PROJECT: RESIDENTIAL ADDITIONS
49 CRAFT STREET
NEWTON, MA 02460

Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

DATE: OCT 30, 2014
SCALE: AS NOTED
DRAWN BY: N.G.H
CHECKED BY: R.J

A-1