



1 EXISTING SITE PLAN
1/8" = 1'-0"

2 PROPOSED SITE PLAN
1/8" = 1'-0"

ZONING ANALYSIS
87 WHITCOMB AVE
BOSTON, MA 02130

ZONING DISTRICT: JAMAICA PLAIN NEIGHBORHOOD
ZONING SUBDISTRICT: 1F - 9,000
LOT AREA: 7,389 SQ.FT.

ZONING COMPLIANCE TABLE				
CATEGORY	REQUIRED	EXISTING	PROPOSED	MEETS/EXCEEDS
LOT AREA MIN. (SQ.FT.)	9,000 SQ.FT.	7,389 SQ.FT.	7,389 SQ.FT.	YES; SEE SECT 55-42
ADD'T'L LOT AREA FOR ADD'T'L UNIT (SQ.FT.)	N/A	N/A	N/A	YES
LOT WIDTH MIN. (FT.)	70 FT	50 FT	50 FT	YES; SEE SECT 55-42
LOT FRONTAGE MIN (FT)	70 FT	50 FT	50 FT	YES; SEE SECT 55-42
F.A.R. MAX	0.3	0.25	0.28	YES
BUILDING HEIGHT MAX. (STORIES/ FT)	2.5 / 35 FT	1.5 / < 35 FT	2.5 / < 35 FT	YES
USABLE OPEN SPACE PER D.U. (SQ.FT.)	2,000 SQ.FT	6,390 SQ.FT	6,390 SQ.FT	YES
FRONT YARD MIN DEPTH (FT)	25 FT	20 FT- 2IN	20 FT- 2IN	YES; NEW ADDITION 25'-3"
SIDE YARD MIN WIDTH (FT)	12 FT	9 FT- 8IN	9 FT- 8IN	YES; NEW ADDITION 12'-2"
REAR YARD MIN DEPTH (FT)	40 FT	87 FT- 10IN	77 FT- 10IN	YES
REAR YARD MAX OCCUPANCY BY ACCESSORY BLDG (%)	25%	N/A	N/A	N/A

SECTION 55-42
A BUILDING OR USE EXISTING ON THE EFFECTIVE DATE OF THIS ARTICLE AND NOT CONFORMING TO THE APPLICABLE DIMENSIONAL REQUIREMENTS SPECIFIED IN OTHER PROVISIONS OF THIS ARTICLE MAY NEVERTHELESS BE ALTERED OR ENLARGED, PROVIDED THAT SUCH NONCONFORMITY IS NOT INCREASED AND THAT ANY ENLARGEMENT ITSELF CONFORMS TO SUCH DIMENSIONAL REQUIREMENTS.

ZONING RESIDENTIAL SQUARE FOOTAGE SUMMARY:		
	EXISTING LIVING AREA:	PROPOSED LIVING AREA:
BASEMENT:	905 GSF	0 GSF
FIRST FLOOR:	958 GSF	958 GSF
SECOND FLOOR:	-- GSF	703 GSF
ATTIC FLOOR: :	-- GSF	405 GSF
TOTAL:	1863 GSF	2066 GSF

BUILDING CODE ANALYSIS - MASS BLDG CODE 9TH ED.
1. SUBJECT BUILDING IS 2.5 STORY
2. USE GROUP: R-3: SINGLE FAMILY HOUSE
3. BUILDING WILL NOT BE SPRINKLERED

BUILDING SUMMARY:
A SINGLE-FAMILY RESIDENTIAL HOUSE WILL BE UNDERGOING LEVEL THREE ALTERATIONS

MA IRC 2015

N1109.1 (R503.1) GENERAL ALTERATIONS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL CONFORM TO THE PROVISIONS OF THIS CHAPTER AS THEY RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEMS TO COMPLY WITH THIS CHAPTER.

N1109.1.1. (R503.1.1) BUILDING ENVELOPE BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTION N1102.1.2 OR N1102.1.4, SECTIONS N1102.2.1 THROUGH N1102.2.13, N1102.3.1, N1102.3.2, N1102.4.3 AND N1102.4.5.
EXCEPTION: THE FOLLOWING ALTERATIONS NEED NOT COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION PROVIDED THE ENERGY USE OF THE BUILDING IS NOT INCREASED: 2. EXISTING CEILING, WALL, OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION.

ENERGY CODE COMPLIANCE

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRETCH/ ENERGY CODE COMPLIANCE PRIOR TO CLOSING OF WALLS. THE PROPER ENERGY CONSULTANT, HER/RATER, OR OTHER ALLOWED PROFESSIONAL SHALL PERFORM THE FINAL INSPECTIONS ASSOCIATED WITH THE CONSTRUCTION REQUIREMENTS AT THE DIRECTION OF THE CONTRACTOR.

1. PROVIDE R-30 INSULATION IN ALL NEW & EXPOSED FLOOR JOIST CAVITIES.
2. PROVIDE R-19 INSULATION IN ALL NEW EXTERIOR BASEMENT STUD WALL CAVITIES.
3. PROVIDE R-21 INSULATION IN ALL NEW & EXPOSED EXTERIOR STUD WALL CAVITIES.
4. PROVIDE R-49 INSULATION IN ALL NEW & EXPOSED ROOF JOIST CAVITIES, TYPICAL.
5. PROVIDE R-17 INSULATION IN ALL NEW & EXPOSED MASONRY CAVITIES.
6. ALL MECHANICAL EQUIPMENT TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND TO MEET ALL IMC 2015 AND IECC 2015 REQUIREMENTS.

SOIL TEST

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. SOIL BORINGS SHOULD BE PERFORMED TO VERIFY THAT THE MINIMUM DESIGN BEARING CAPACITIES ARE ACHIEVABLE. IF A SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THEN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

- LEGEND
- E ELECTRICAL PANEL
 - WH WATER HEATER
 - W/D WASHER/DRYER
 - FURN FURNACE
 - [A] PARTITION TYPE
 - [] WALL TO BE REMOVED
 - [] NEW WALL TO BE INSTALLED
 - [] EXISTING WALL TO REMAIN
 - [] SOFFIT/CEILING CHANGE
 - (S) SMOKE/ CARBON MONOXIDE DETECTOR COORD. FINAL LOC. W/ FIRE DEPT.
 - [X/XXX] WALL SECTION SECTION #/ SHEET LOCATION
 - [X/XXX] DETAIL REFERENCE SECTION #/ SHEET LOCATION
 - [X/XXX] EXTERIOR ELEVATIONS SECTION #/ SHEET LOCATION

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**87 WHITCOMB AVE
ALTERATION &
ADDITION**

CLAUDIA & NILTON ALVES
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**GENERAL
INFORMATION**

G000

WOOD FRAMING:

1. LUMBER AND ITS FASTENINGS, SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS OF STRESS-GRADE LUMBER AND ITS FASTENINGS, LATEST EDITION, AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. CURRENT EDITION OF WOOD GRADING RULES ARE TO BE FOLLOWED. ALL CONNECTIONS SHALL CONFORM TO THE CURRENT EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AND THE CONTRACT DOCUMENTS.

2. UNLESS OTHERWISE NOTED, ALL JOISTS, STUDS, LINTELS/HEADERS AND PLATES SHALL BE SPRUCE-PINE-FIR (SPF) NO.2 WITH $F_c=1,150\text{PSI}$; $F_b=875\text{PSI}$; $F_v=135\text{PSI}$; $E=1,400,000\text{PSI}$ (MC19). SOLID WOOD POSTS SHALL BE DOUGLAS-FIR LARCH NO.2 WITH $F_c=1,350\text{PSI}$. LUMBER SIZES SHOWN IN THE DRAWINGS ARE NOMINAL SIZE. ACTUAL SIZES SHALL CONFORM TO AMERICAN LUMBER STANDARD PS-20-70.

3. MATERIALS MUST BE GRADE MARKED.

4. FOR OVERLAY FRAMING AT ROOFS OR OTHER CONVENTIONAL ROOF FRAMING, CONTRACTOR SHALL PROVIDE 2X FRAMING IN ACCORDANCE WITH ROOF RAFTER TABLE IN THE APPLICABLE BUILDING CODE.

5. PROVIDE DOUBLE STUDS(MINIMUM) UNDER ALL HEADERS, OR BUILT-UP BEAMS UNLESS OTHERWISE NOTED. SUCH STUDS SHALL CONTINUE FROM POINT LOAD APPLICATION TO THE FOUNDATION. HEADER SHALL BE SUPPORTED ON JAMB STUD AND BE DESIGNED TO SUPPORT LOAD IMPOSED.

6. ALL FLUSH CONNECTIONS SHALL HAVE METAL BEAM OR JOIST HANGERS.

7. ALL BEAM OVER POST CONNECTIONS SHALL HAVE A METAL POST CAP UNLESS OTHERWISE NOTED.

8. BOLT HOLES THROUGH WOOD SHALL BE DRILLED 1/16" MAXIMUM LARGER THEN THE DIAMETER OF THE BOLTS TO BE INSTALLED.

9. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS AT HEAD AND NUT ENDS.

10. EDGE OF A BORED HOLE SHALL NOT BE WITHIN 5/8 INCH OF THE STUDS EDGE. BORED HOLES SHALL NOT BE LOCATED AT CUT OR NOTCH IN THE STUDS.

11. ALL WOOD FRAMING EXPOSED TO WEATHER SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE NO. 2 OR BETTER.

12. FRAMING LUMBER SHALL BE SOUND, THOROUGHLY SEASONED, SURFACED FOUR SIDES, WELL MANUFACTURED AND FREE FROM WARP NOT CORRECTABLE BY BRIDGING, BLOCKING OR NAILING. MOISTURE CONTENT SHALL BE A MAXIMUM OF 19 PERCENT.

13. ALL INTERIOR LOAD BEARING WALLS SHALL HAVE ONE ROW OF BLOCKING AT THE MID-HEIGHT OF THE STUDS. ANY WALL THAT IS NOT SHEATHED ON BOTH SIDES WITH EITHER WOOD STRUCTURAL PANELS OR GYPSUM BOARD, SHALL HAVE WOOD BLOCKING SPACED AT NO MORE THAN 4'-0" O.C.

14. WOOD JOISTS:
A. JOISTS SHALL BE TOE NAILED TO WOOD SUPPORT WITH TWO 10D NAILS.
B. MINIMUM BEARING FOR JOISTS - 1 1/2".
C. END OF JOISTS SHALL BE LAPPED OVER BEARING AND NAILED TOGETHER WITH 3-16D NAILS; MINIMUM LAP, 4".
D. MAXIMUM JOIST OVERHANG, 12" UNLESS OTHERWISE NOTED.
E. BRIDGING WILL BE SOLID USING 2" X JOIST DEPTH INSTALLED IN OFFSET FASHION. MAXIMUM SPACING = 8FT.

15. FLOOR OPENINGS:
A. FOR OPENINGS UP TO 2'-0" DOUBLE THE JOISTS AT EACH SIDE OF OPENING.
B. LARGER OPENINGS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER.

16. BUILT-UP STUDS COLUMNS SHALL BE NAILED TOGETHER AS FOLLOWS (D=NAIL DIAMETER):
A. ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF COLUMN.
B. ALL NAILS SHALL PENETRATE ALL LAMINATIONS AND AT LEAST 3/4 THE THICKNESS OF THE OUTERMOST LAMINATION.
C. THE NAIL END DISTANCE FROM THE END OF COLUMN SHALL BE BETWEEN 15D AND 18D
D. THE SPACING BETWEEN ADJACENT NAILS IN A ROW SHALL NOT BE GREATER THAN EITHER 20D OR 6" TMIN (WHERE TMIN=THICKNESS OF THE THINNEST LAMINATION)
E. THE SPACING BETWEEN ROWS OF NAILS SHALL BE BETWEEN 10D AND 20D
F. THE NAIL EDGE DISTANCE SHALL BE BETWEEN 5D AND 20D
G. PROVIDE 2 LONGITUDINAL ROWS OF NAILS MINIMUM.

17. PLATES (BEARING OR NON-BEARING):
A. SOLE PLATES SHALL BE NAILED TO SUBFLOOR AND JOISTS WITH 16D NAILS AT EACH JOISTS.
B. TOP PLATES FOR BEARING PARTITIONS SHALL BE TWO 2 X (STUD WALL DEPTH) OR A CONTINUOUS HEADER. PLATE MEMBERS OF PRINCIPAL PARTITIONS SHALL BE LAPPED A MINIMUM OF 48" AND NAILED WITH (16)-16D STAGGERED. WHERE 48" LAP CANNOT BE ACHIEVED, A CS16 STRAP WITH (22)-10D NAILS SHOULD BE USED TO SPLICE THE PLATE. C. TOP PLATES FOR NON-BEARING PARTITIONS MAY BE SINGLE. NAIL PLATE TO STUD WITH TWO 16D NAILS. WHEN TOP PLATE IS PARALLEL TO CEILING OR FLOOR FRAMING INSTALL 2 X 4 CROSS BLOCKING NOT MORE THAN 4'-0" O.C.
D. WHEN TOP PLATES ARE CUT FOR PIPING OR DUCT WORK, REINFORCE WITH STEEL STRAPS.
E. SILL PLATES AT BEARING DIRECTLY ON CONCRETE SHALL BE PRESSURE TREATED LUMBER, 0.25CCA MINIMUM SOUTHERN PINE NO.2 OR BETTER.

18. BEAMS AND GIRDERS:

A. GIRDERS WILL NOT REST LESS THAN 4" ON SUPPORTS.
B. WHERE BEAMS AND GIRDERS OF NOMINAL 2" MEMBERS ARE SHOWN NAIL WITH TWO ROWS OF 16D NAILS SPACED NOT MORE THAN 24" O.C., LOCATE END JOISTS IN MEMBERS OVER SUPPORTS.
C. ALL BEAMS MUST SPLICE ONLY OVER SUPPORTS UNLESS SPECIFICALLY INSTRUCTED OTHERWISE BY STRUCTURAL ENGINEER.
D. ALL BUILT-UP WOOD BEAMS WIDER THAN 6" WILL BE BOLTED WITH 5/8" DIAMETER THROUGH-BOLTS AT 2'-0" O.C. STAGGERED SPACING, UNLESS OTHERWISE NOTED.

19. ALL INTERIOR WALLS SHALL HAVE A JOIST LOCATED DIRECTLY BELOW (AT PARALLEL WALLS) OR CONTINUOUS BLOCKING (AT PERPENDICULAR WALLS).

20. NAILING INSTALLATION AND MATERIAL ARE TO BE IN COMPLIANCE WITH A.I.T.C., NDS AND IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE-9TH EDITION.

21. NAILS SHALL HAVE A MINIMUM PENETRATION OF 6 TIMES THE WIRE DIAMETER UNLESS OTHERWISE NOTED ON PLANS.

22. EDGE DISTANCE FOR ALL NAILS SHALL BE MINIMUM OF 2 TIMES THE WIRE DIAMETER UNLESS OTHERWISE NOTED ON PLANS.

23. ALL NAILS SHOWN IN NAILING SCHEDULE SHALL BE COMMON. THREADED, HARDENED STEEL NAILS MAY BE SUBSTITUTED FOR COMMON SIZE NAILS OF CORRESPONDING SIZE FOR PLYWOOD. USE ANNULAR-RING, COMMON WIRE, GALVANIZED NAILS FOR PLYWOOD. GALVANIZED NAILS SHALL BE HOT-DIP GALVANIZED, ASTM-A153.

LVL, PSL, GLULAM (GL) LUMBER:

1. "LVL" LUMBER SHALL BE FABRICATED FROM ULTRASONICALLY GRADED SOUTHERN PINE VENEERS IN ACCORDANCE WITH NER 126.

2. "PSL" LUMBER SHALL BE FABRICATED FROM LONG, THIN STRANDS OF EITHER EASTERN OR WESTERN SPECIES WOOD BONDED TOGETHER WITH A MICROWAVE PROCESS.

3. EASTERN "PSL" LUMBER (ES) MAY INCLUDE SOUTHERN PINE OR YELLOW POPLAR. WESTERN "PS LUMBER (WS) MAY INCLUDE DOUGLAS FIR, LODGEPOLE PINE, WESTERN HEMLOCK OR WHITE FIR.

4. "PSL" LUMBER SHALL BE FABRICATED IN PARALLEL STRANDS (PSL) IN CONFORMANCE WITH NER 292.

5. "GL" LUMBER SHALL BE FABRICATED FROM LAMINATED 2X LUMBER ACCORDING TO STANDARDS SET FORTH IN NDS AND OTHER APPLICABLE CODES.

6. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM DESIGN STRESSES:

A. SHEAR MODULUS OF ELASTICITY (G)

a. LVL=125,000 PSI
b. PSL=112,500 PSI
c. GL=125,000 PSI

B. MODULUS OF ELASTICITY (E)

a. LVL=2.0X106 PSI
b. PSL=1.8X106 PSI c. GL=2.0X106 PSI

C. FLEXURAL STRESS (F'B)

a. LVL=2,600 PSI b. PSL=2,400 PSI
c. GL=2,400 PSI

D. COMPRESSION PERPENDICULAR TO THE GRAIN (F'CPERP)

a. LVL=750 PSI
b. PSL=545 PSI
c. GL=74. PSI E.

E. COMPRESSION PARALLEL TO GRAIN (F'CPARALLEL)

a. LVL=2,510 PSI
b. PL=2,500 PSI
c. GL=2,400 PSI

F. HORIZONTAL SHEAR (FV)

a. LVL=285 PSI
b. PSL=190 PSI
c. GL=290 PSI

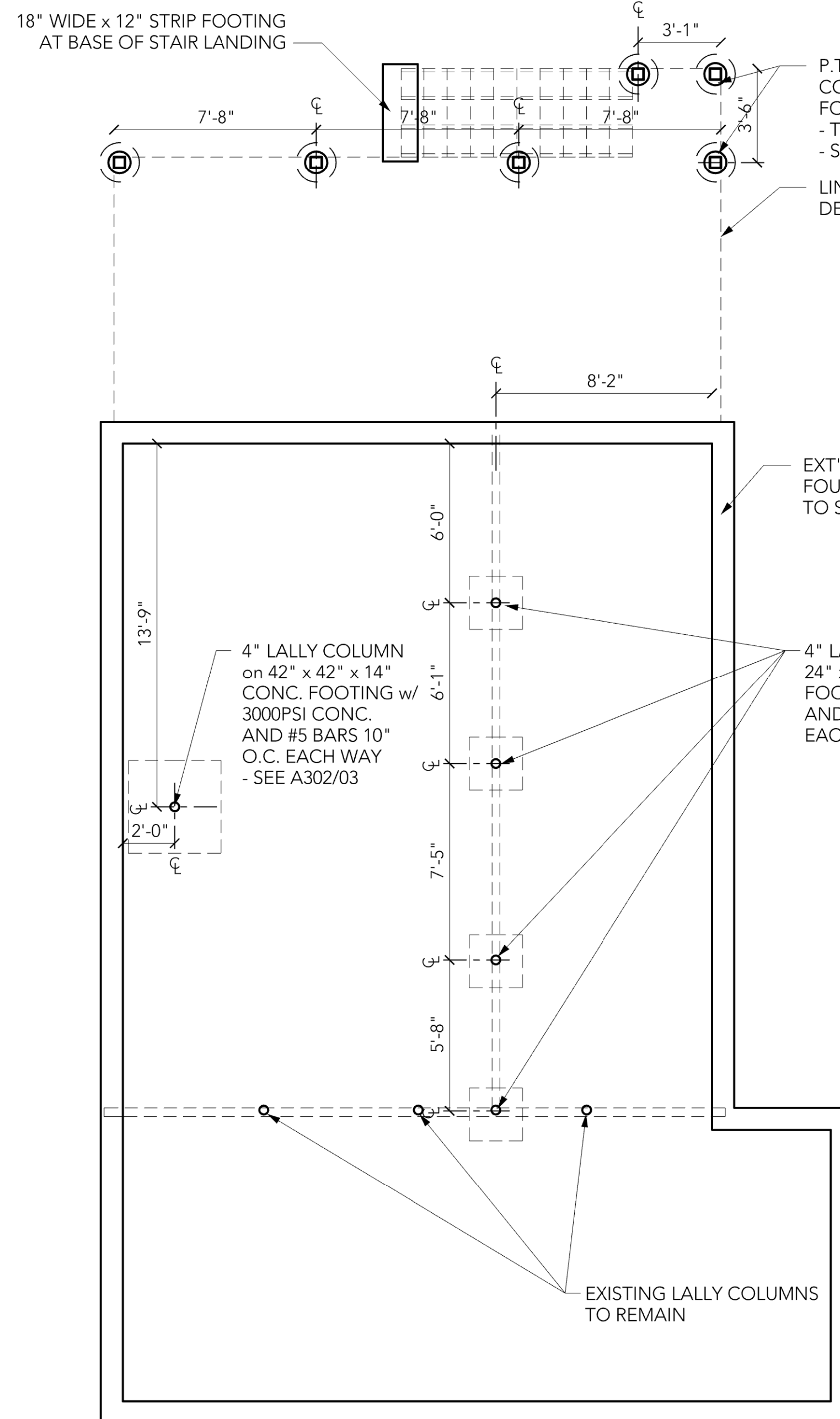
7. HEAL CUTS ON BEAMS MUST NOT OVERHANG INSIDE FACE OF SUPPORT MEMBER.

8. "LVL" AND "PSL" MEMBERS SHALL BE FABRICATED WITHOUT CAMBER. GLULAM MEMBERS MAY BE CAMBERED TO REMOVE DEAD LOAD DEFLECTION.

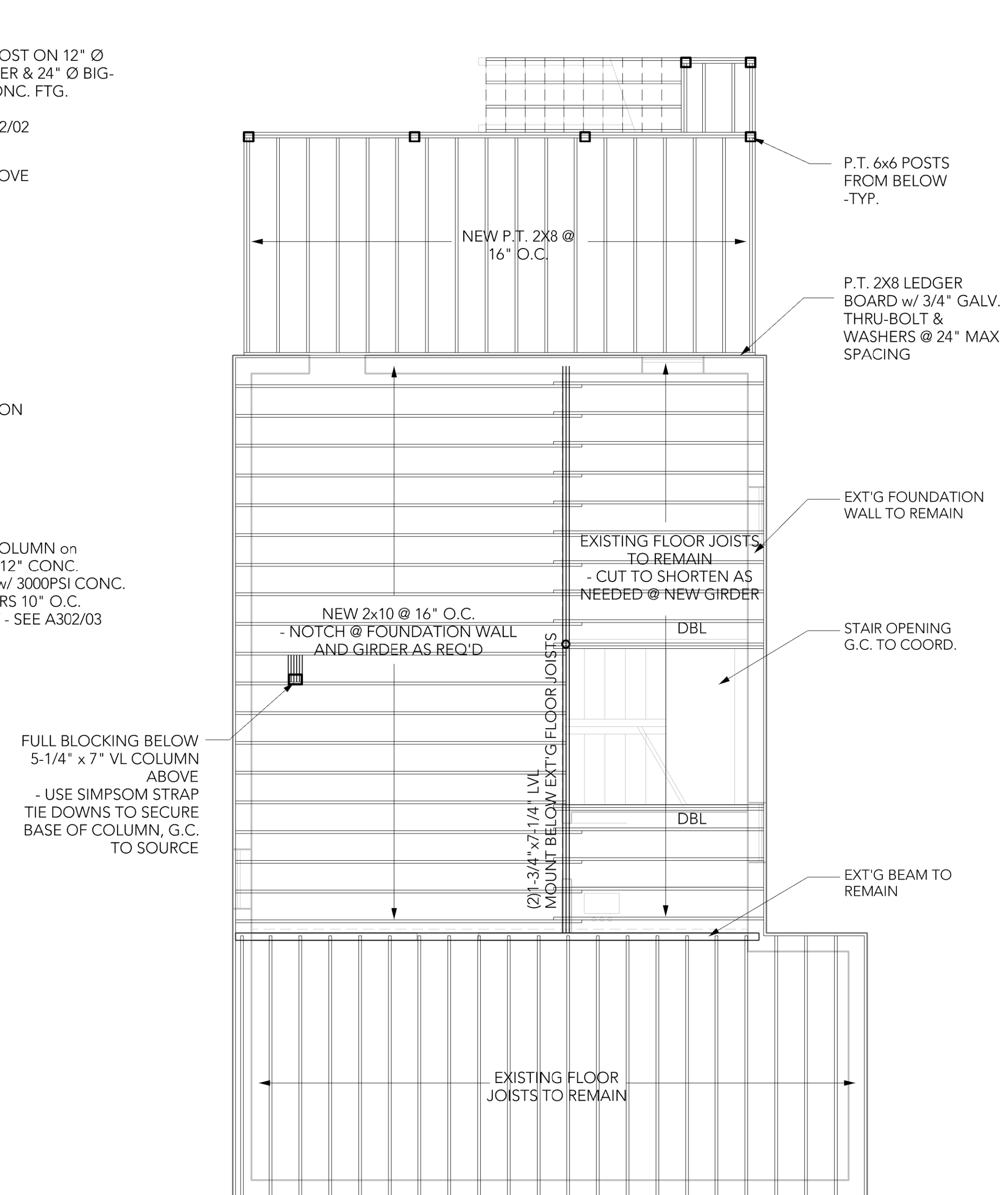
9. THE "LVL", "PSL" AND "GL" MEMBERS SHALL BE PROTECTED FROM THE WEATHER WHILE IN STORAGE. CARE SHALL BE EXERCISED DURING HANDLING TO PREVENT DAMAGE TO THE SAME.

10. ADHESIVES SHALL COMPLY WITH ASTM D2559-76 ADHESIVES FOR STRUCTURAL LAMINATED PRODUCTS FOR USE UNDER EXTERIOR (WET USE) EXPOSURE CONDITIONS.

11. PRIOR TO START OF ERECTION, VERIFY THE LOCATIONS AND ELEVATION OF ALL BEARING SURFACES AND EMBEDDED ANCHORS. REPORT ANY DEVIATIONS TO THE GENERAL CONTRACTOR. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED. TAKE MEASUREMENTS ON SITE AS REQUIRED FOR CORRECT FABRICATION AND INSTALLATION.



1 PROPOSED FOUNDATION PLAN
1/4" = 1'-0"



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

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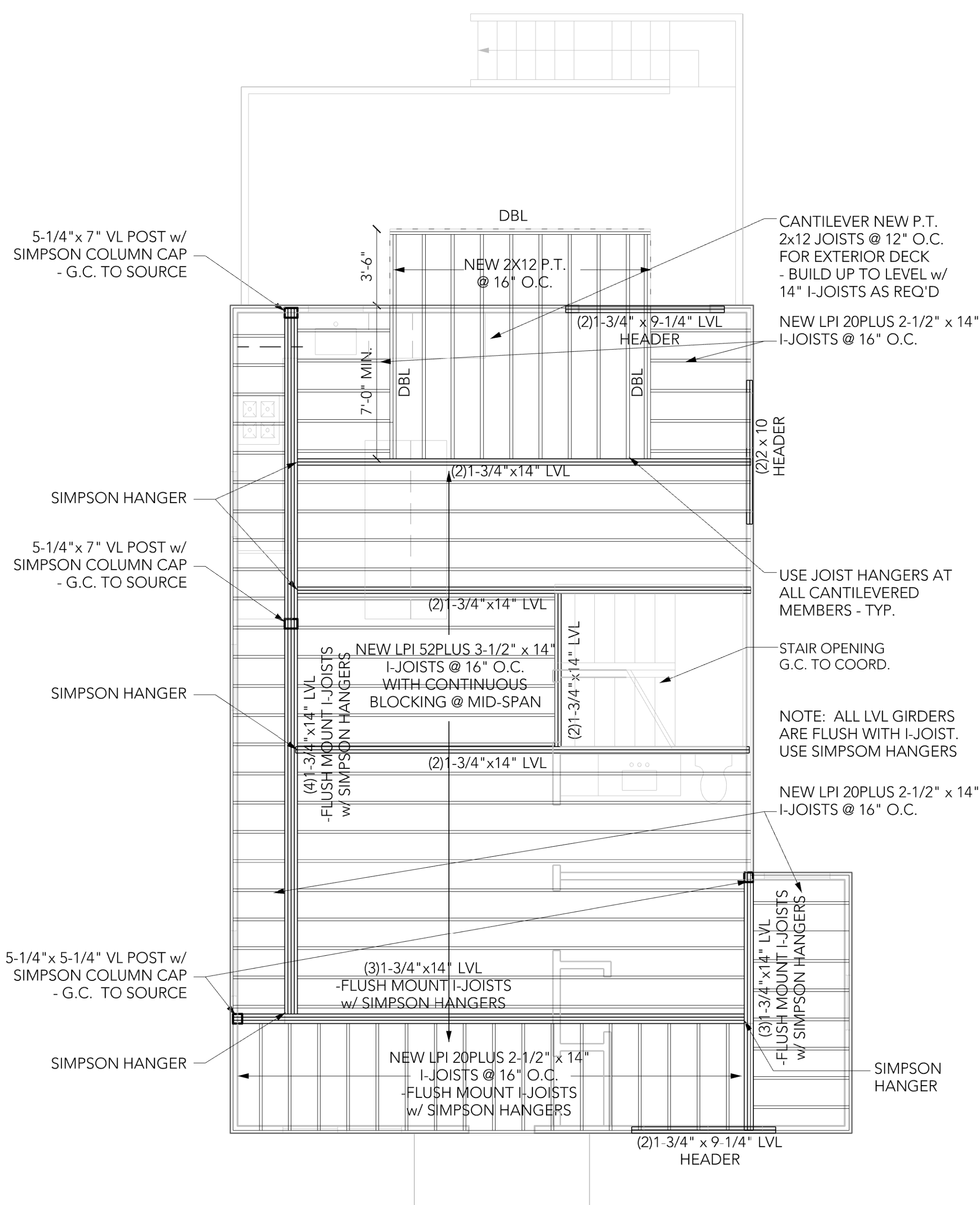
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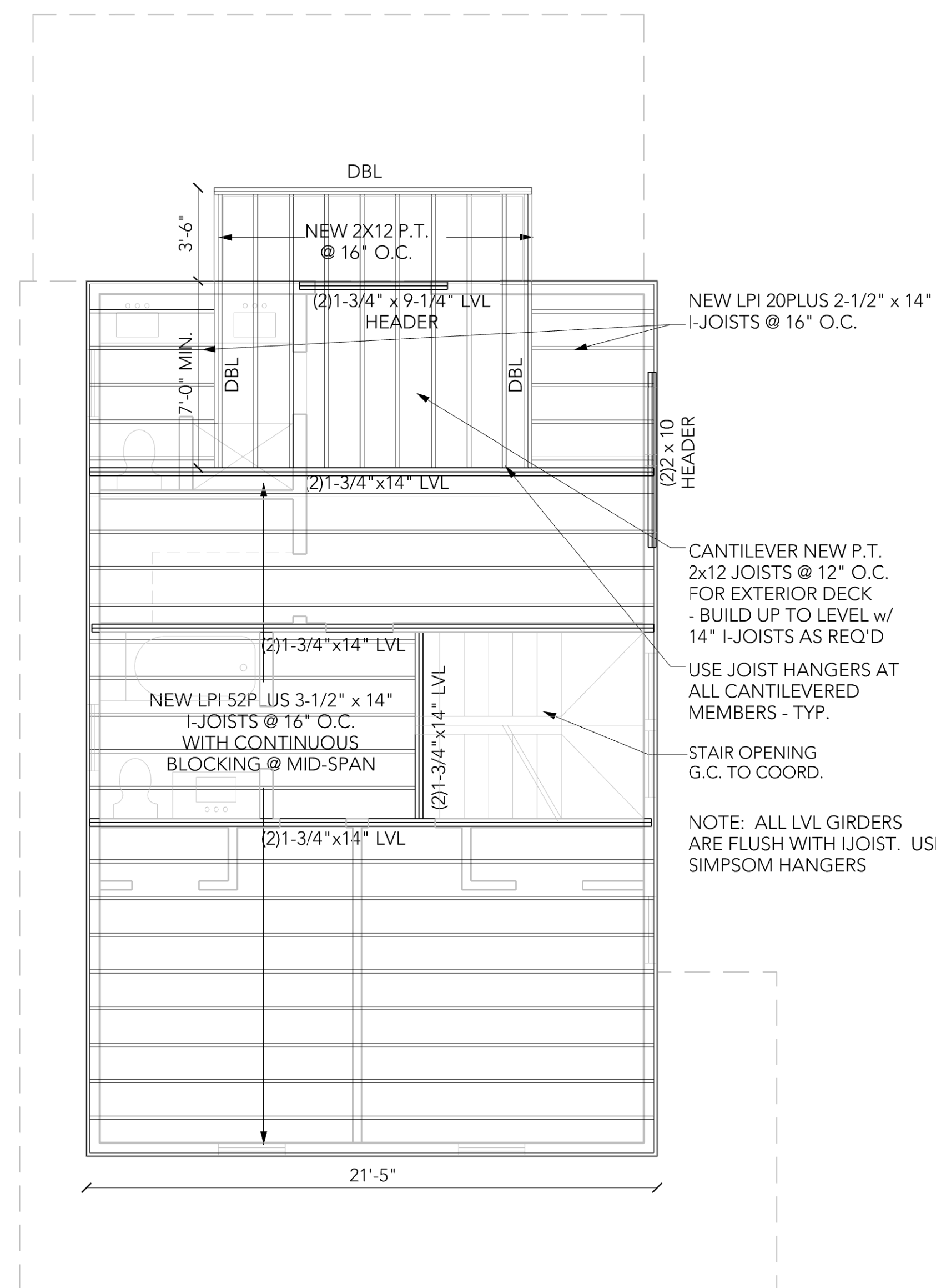
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STRUCTURAL FLOOR PLAN

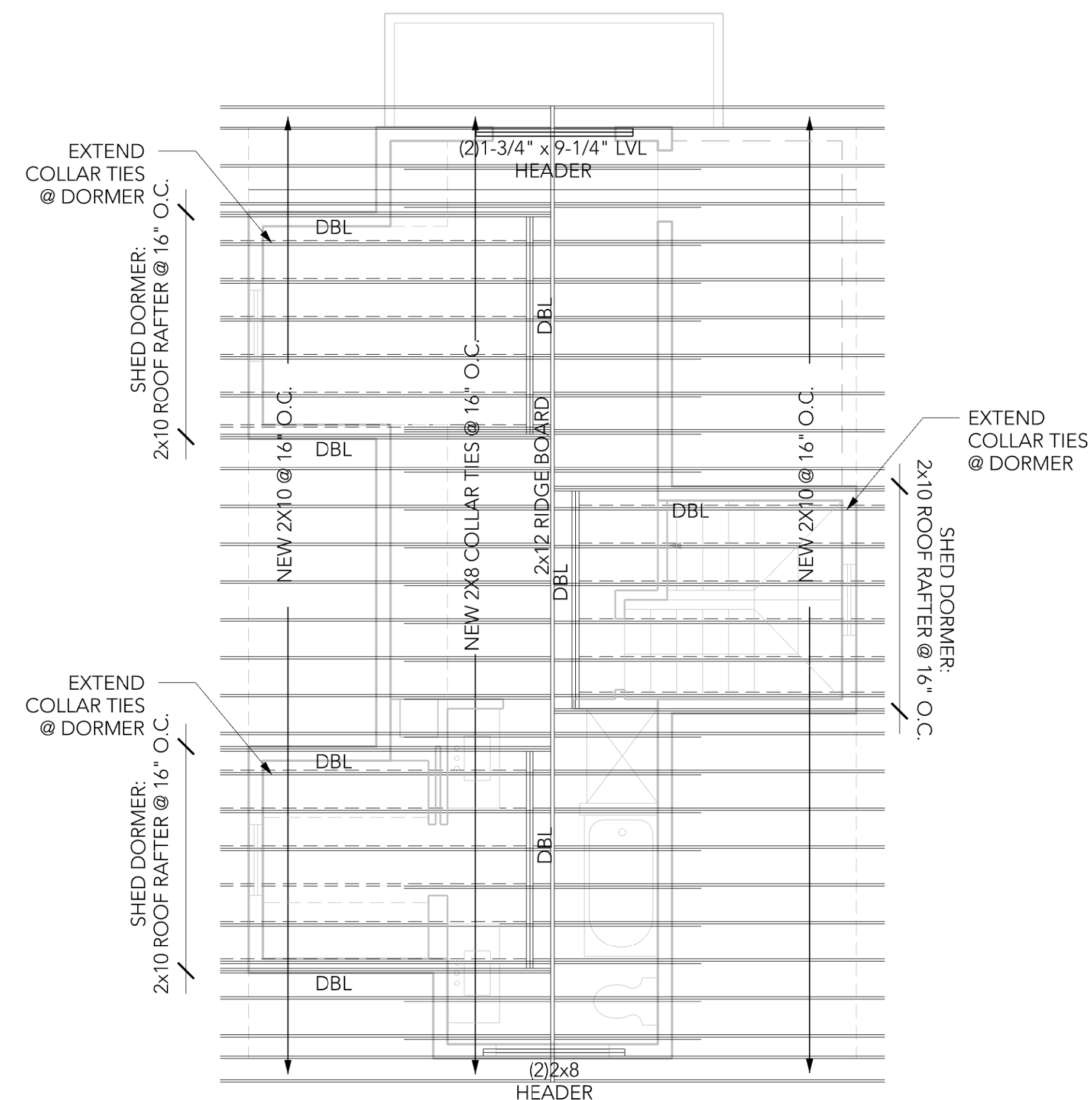
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1 PROPOSED SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



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



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

GENERAL NOTES:

A. THE DRAWINGS REPRESENT DESIGN INTENT ONLY AND DO NOT NECESSARILY REFLECT EXACT FIELD CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE CONDITIONS AND MEASUREMENTS OF THE EXISTING CONDITIONS PRIOR TO BEGINNING WORK OR ORDERING MATERIALS.

B. THE WORK PERFORMED UNDER THIS CONTRACT SHALL INCLUDE BUT IS NOT NECESSARILY LIMITED TO FURNISHING ALL LABOR, MATERIAL, ACCESSORIES, TOOLS, TRANSPORTATION, FEES, PERMITS, AND TAXES TO COMPLETE THE WORK IN PLACE. CONTRACTOR IS TO COORDINATE THE WORK OF THE VARIOUS ITEMS WHICH ARE FURNISHED BY THE OWNER OR FABRICATED, DELIVERED AND INSTALLED UNDER SEPARATE CONTRACTS.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL REQUIRED INSPECTIONS BY THE LOCAL BUILDING DEPARTMENT HAVING JURISDICTION OVER THE PROJECT AND IN COORDINATING APPROVAL BY THE LOCAL GOVERNING HEALTH, FIRE, AND TRANSPORTATION DEPARTMENTS WHEN REQUIRED.

D. THE ARCHITECT HAS NO RESPONSIBILITY FOR WORK DONE UNDER SEPARATE CONTRACTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE WORK BY SEPARATE CONTRACTS, INCLUDING BUT NOT LIMITED TO SUBMISSION OF DRAWINGS REQUIRED FOR THE BUILDING PERMIT, COORDINATION OF BIDDER DESIGN WORK IN COMPLIANCE WITH REQUIREMENTS OF THE PROJECT, AND TO INSURE A QUALITY LEVEL OF WORK THAT MEETS OR EXCEEDS ACCEPTED BUILDING PRACTICES.

E. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (CURRENT EDITION) WITH LOCAL AMENDMENTS; APPLICABLE STATE, CITY AND COUNTY CODES, STATUTES, REGULATIONS, AND ORDINANCES.

F. IN THE EVENT OF A DISCREPANCY BETWEEN THE CONSTRUCTION DRAWINGS, SPECIFICATIONS, OR BUILDING CODE, NOTIFY THE ARCHITECT FOR FINAL CLARIFICATION BEFORE PROCEEDING WITH WORK.

G. THE OWNER NOR ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY EXTRA CHARGE OR COMPENSATION DUE TO DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE INDICATED ON THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CONSIDERATION BEFORE PROCEEDING WITH WORK.

H. DIMENSIONS INDICATED ON THE DRAWINGS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

I. DO NOT SCALE OFF THE DRAWINGS; IF NEEDED, THE ARCHITECT SHOULD BE CONSULTED FOR CLARIFICATION.

J. ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS SHALL BE COORDINATED WITH THE ARCHITECT. THE DESIGNER SHALL BE EXEMPT FROM LIABILITY IF CHANGES IMPACT THE WORK AREA OR RELATED AREAS WITHOUT CONSENT AND WRITTEN APPROVAL. THE ARCHITECT SHALL HAVE FIVE (5) WORKING DAYS TO REVIEW SUCH SUBMITTALS.

K. CONTRACTOR TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS AND FLOORS PRIOR TO COMPLETION OF VERTICAL AND LATERAL LOAD SYSTEMS.

L. THE ARCHITECT HAS NO RESPONSIBILITY FOR ABATEMENT DESIGN, ABATEMENT DEMOLITION, ABATEMENT INSPECTION, ABATEMENT OBSERVATION, AND ACCIDENTAL EXPOSURE OR ANY OTHER MATTERS OF ANY KIND

M. ARCHITECT IS NOT RESPONSIBLE FOR MEP, FIRE PROTECTION ENGINEERING, GEOTECHNICAL ENGINEERING, SITE ENGINEERING OR UNUSUAL FOUNDATION CONDITIONS.

N. ARCHITECT IS NOT RESPONSIBLE FOR FIRE PROTECTION PLAN, LOW VOLTAGE SMOKE ALARM/CARBON MONOXIDE ALARM LAYOUT OR SPRINKLER SYSTEM LAYOUT.

ADDITIONAL NOTES:

1. ALL EXT'G FRAMING DIM TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION; ALERT ARCHITECT OF ANY DISCREPENCIES.

2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION AND THE STABILITY OF THE EXT'G STRUCTURE DURING THE PERIOD OF WORK AT THE SITE. CONTRACTOR TO ENSURE THAT REQUIRED STRUCTURAL DEMOLATION DOES NOT IMPACT INTEGRITY OF STRUCTURE; COORDINATE DEMOLITION WITH ARCHITECT.

3. PROVIDE AND MAINTAIN BRACING AND SHORING AS NEEDED. KEEP SUPPORTING STRUCTURE IN PLACE DURING INSTALLATION OF NEW LAMINATED VENEER LUMBER (LVLs) UNTIL NEW FLOOR FRAMING ACHIEVES 100% OF ITS DESIGN STRENGTH.

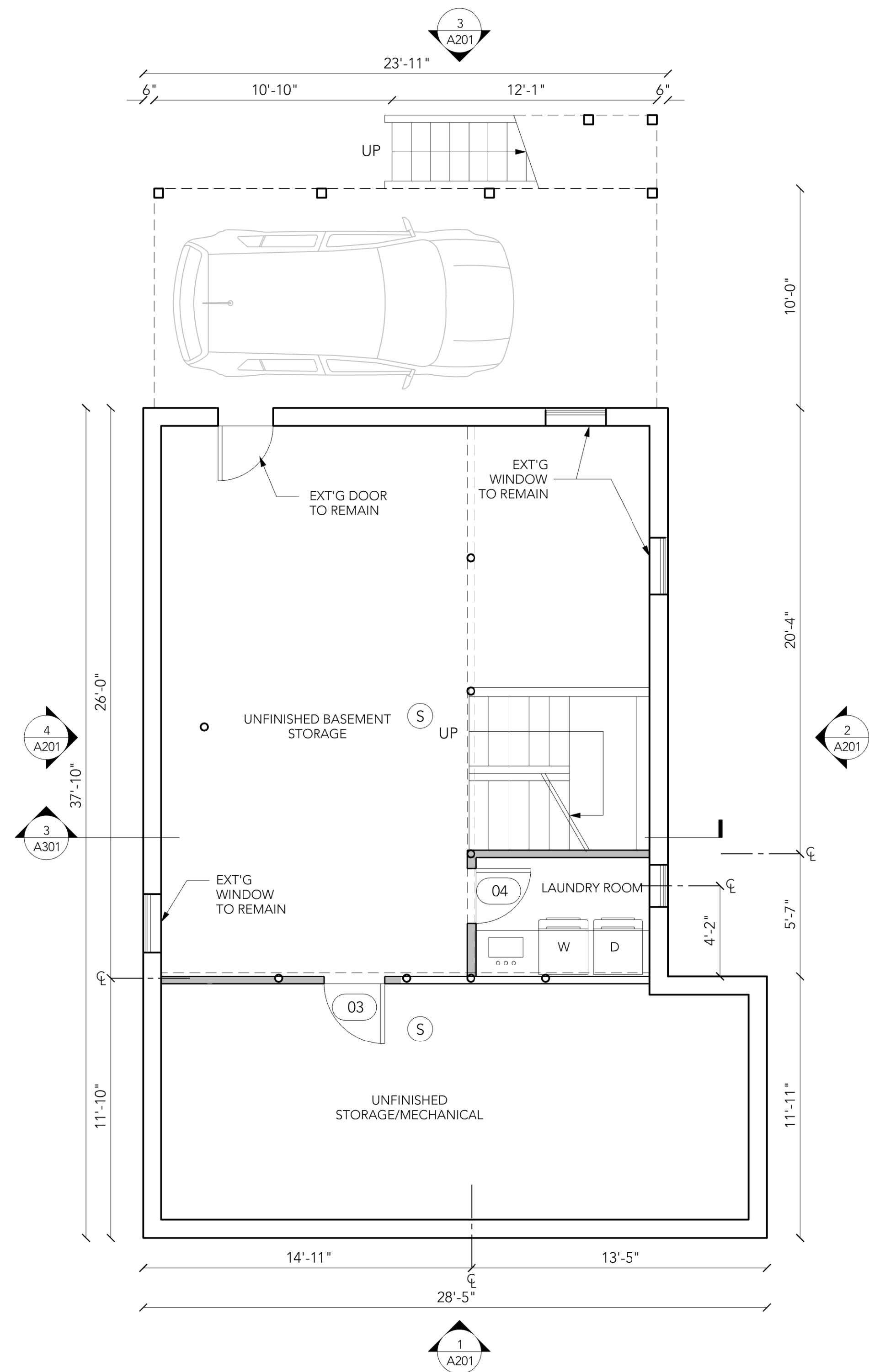
4. IF SAFETY OR INTEGRITY OF STRUCTURAL SYSTEM APPEARS TO BE ENDANGERED, CEASE OPERATIONS IMMEDIATELY AND NOTIFY THE OWNER AND THE ARCHITECT. PROPERLY BRACE AND SUPPORT STRUCTURE BEFORE RESUMING OPERATIONS.

5. ANY DAMAGE OCCURING TO THE EXT'G STRUCTURE SHALL BE RE-INSTALLED BY THE CONTRACTOR AT NO COST TO THE OWNER OR THE ARCHITECT.

6. REPLACE ANY DAMAGED OR ROTTEN WINDOW SILL, LEDGER, BLOCKING OR ANY OTHER EXT'G STRUCTURAL COMPONENT ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SIZE AND PLACEMENT OF ALL STRUCTURAL MEMBERS

8. ALL ELECTRICAL, PLUMBING, & HVAC WORK SHALL COMPLY WITH ALL APPLICABLE CODES, RULES AND REGULATIONS.



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PROPOSED FLOOR PLAN

A101

REGISTRATION

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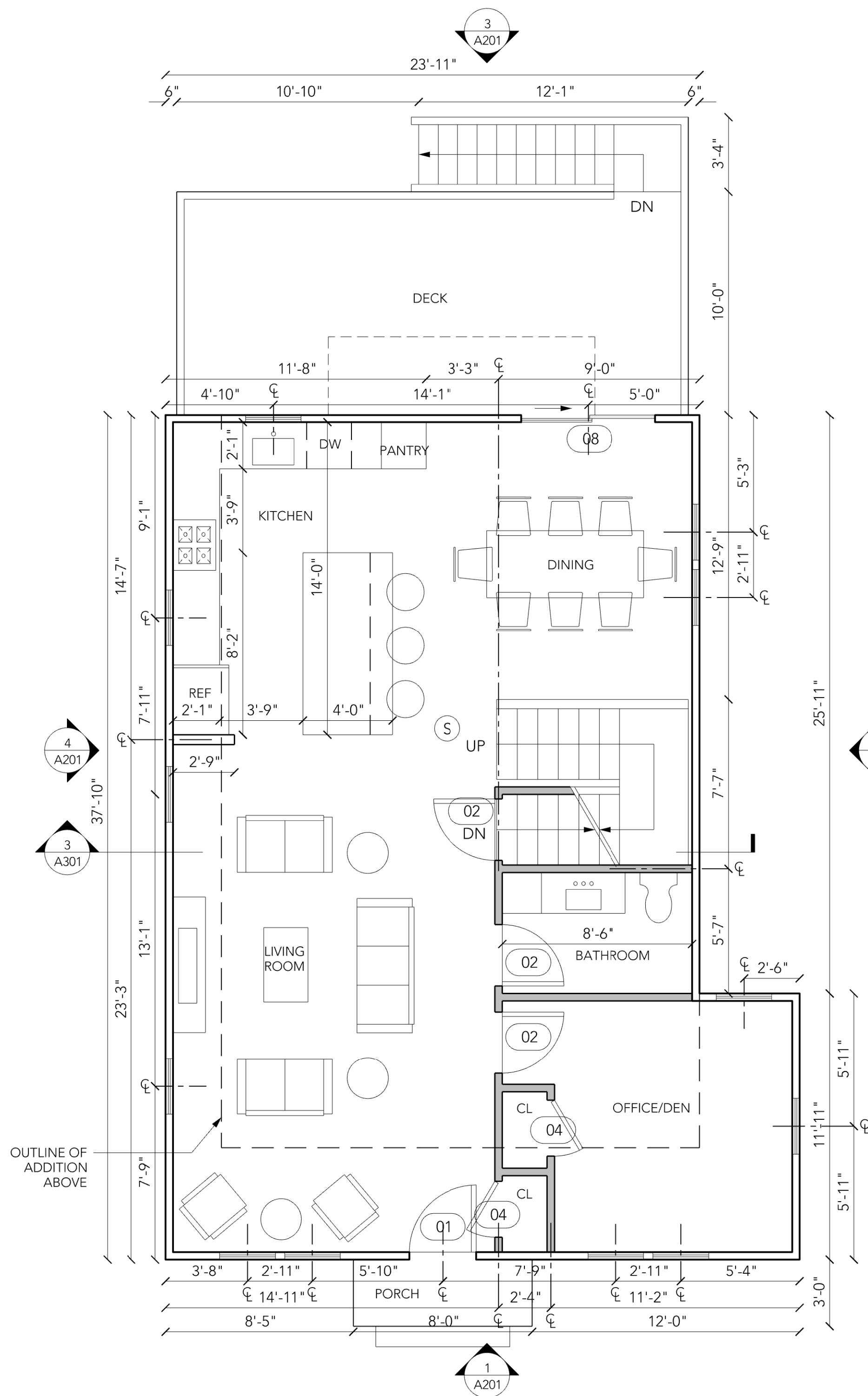
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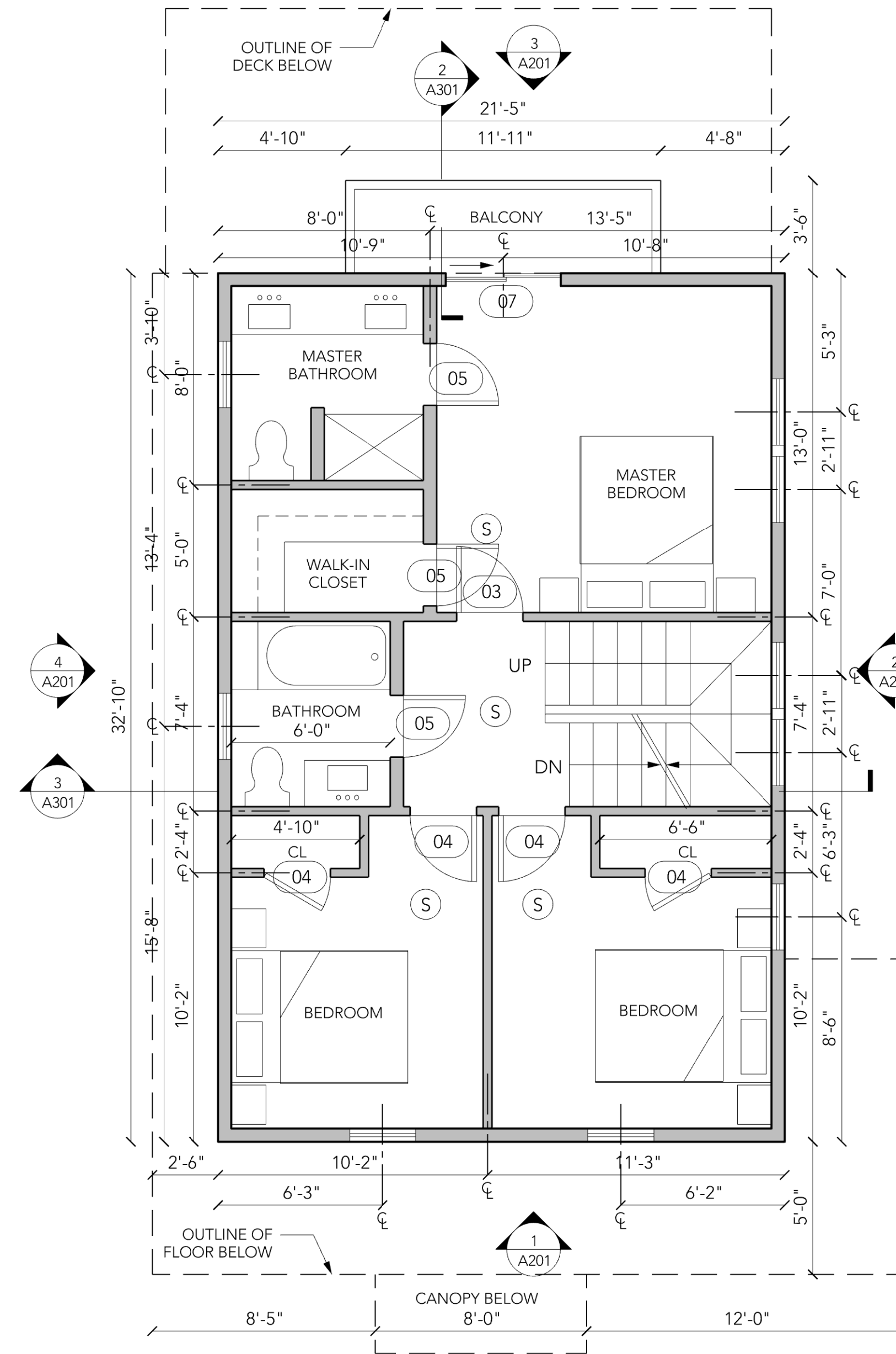
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**PROPOSED
FLOOR PLAN**

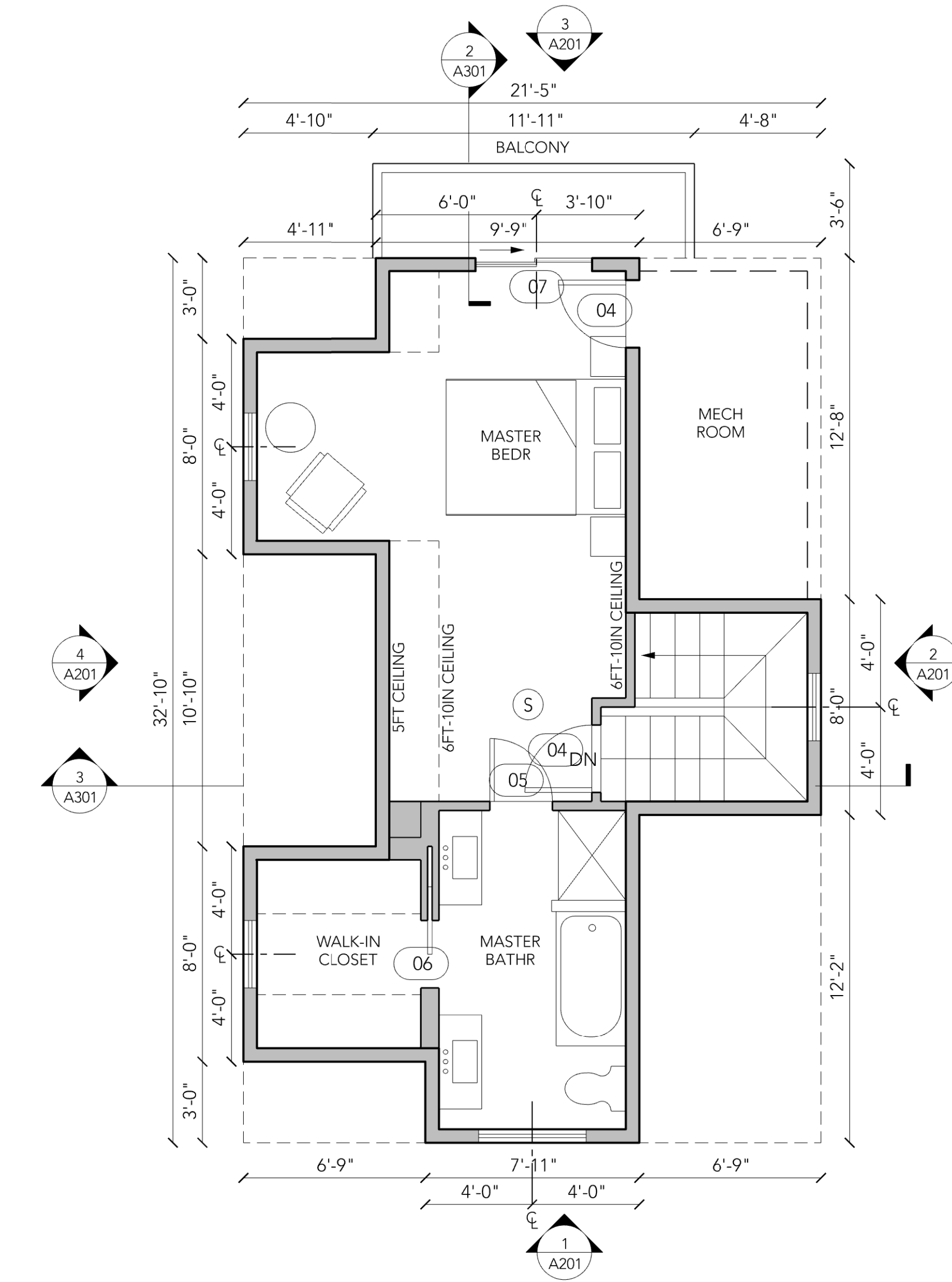
A102



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



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



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

REGISTRATION

DESIGN TEAM

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PROJECT NAME

87 WHITCOMB AVE
ALTERATION &
ADDITION

CLAUDIA & NILTON ALVES
87 WHITCOMB AVE
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PROJECT CODE 19020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 06

REVISION

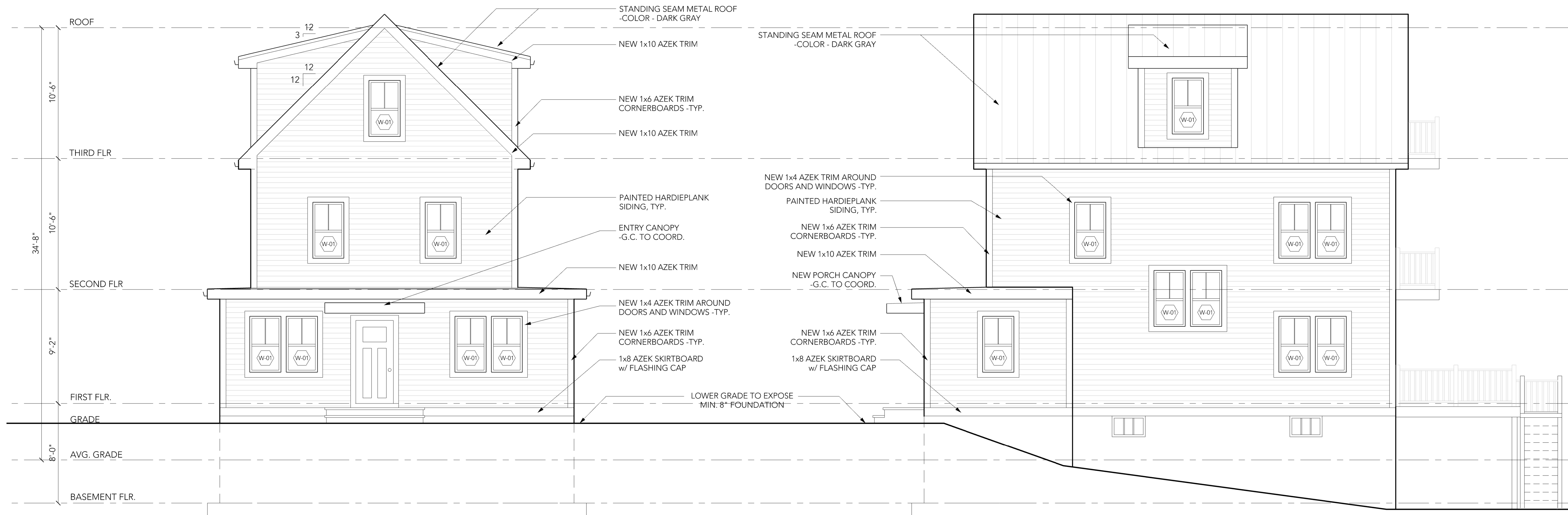
ISSUE DATE

OCT. 28, 2019

SHEET NAME

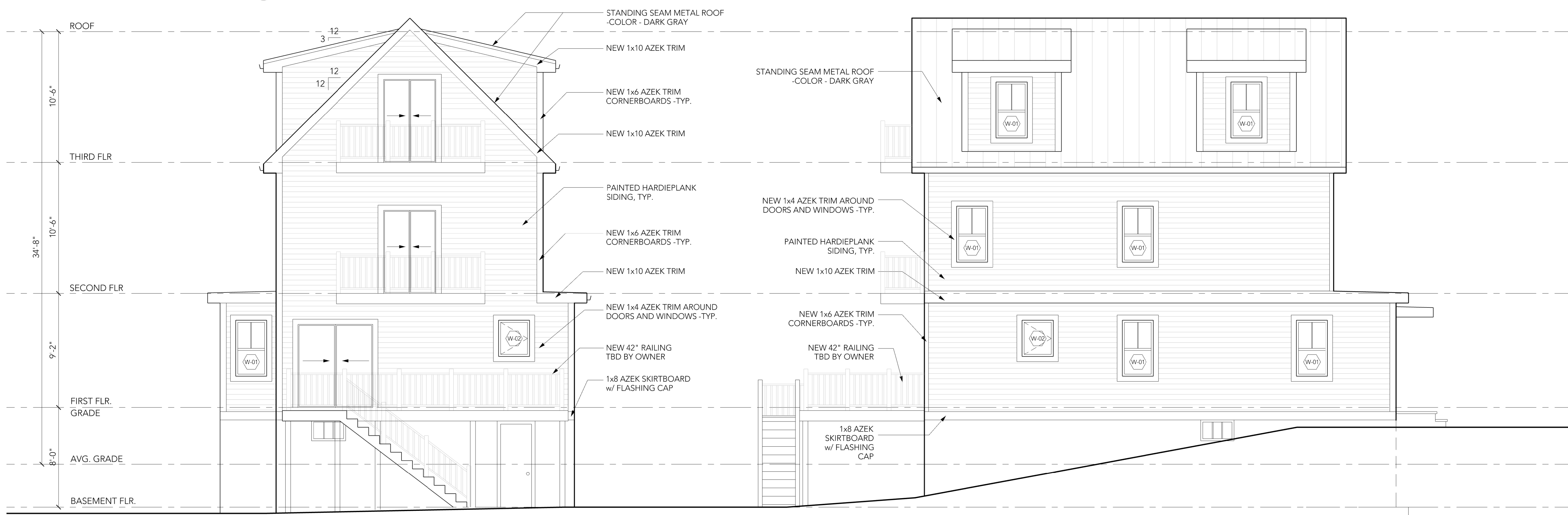
PROPOSED
ELEVATIONS

A201



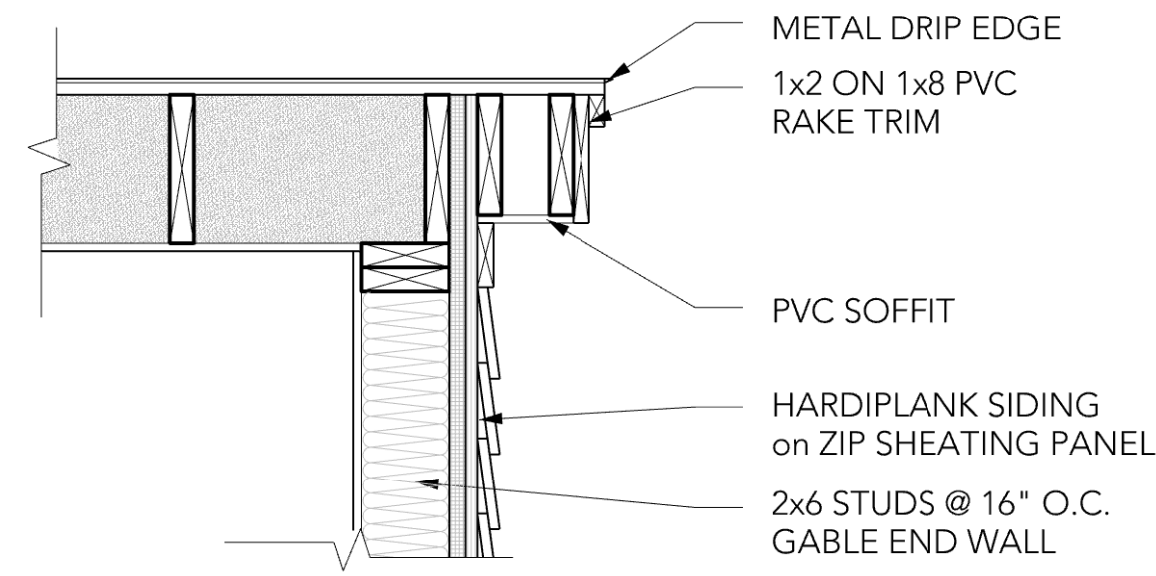
1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

2 PROPOSED EAST ELEVATION
1/4" = 1'-0"



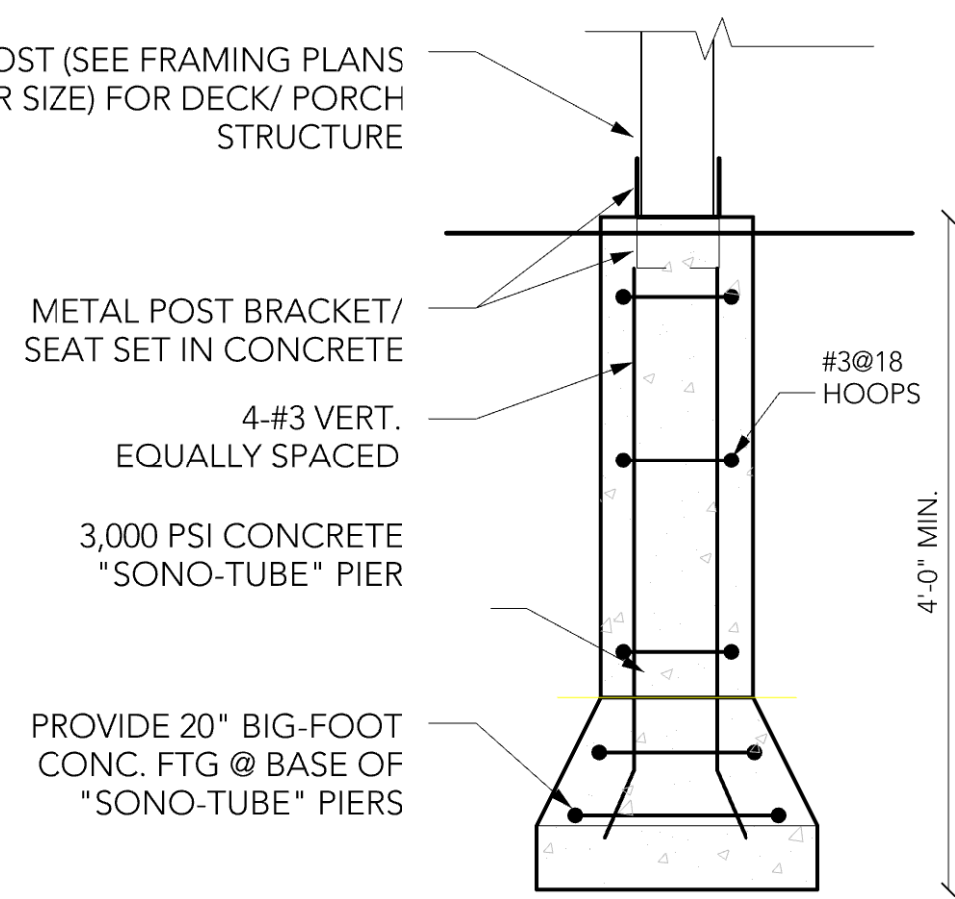
3 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

4 PROPOSED WEST ELEVATION
1/4" = 1'-0"



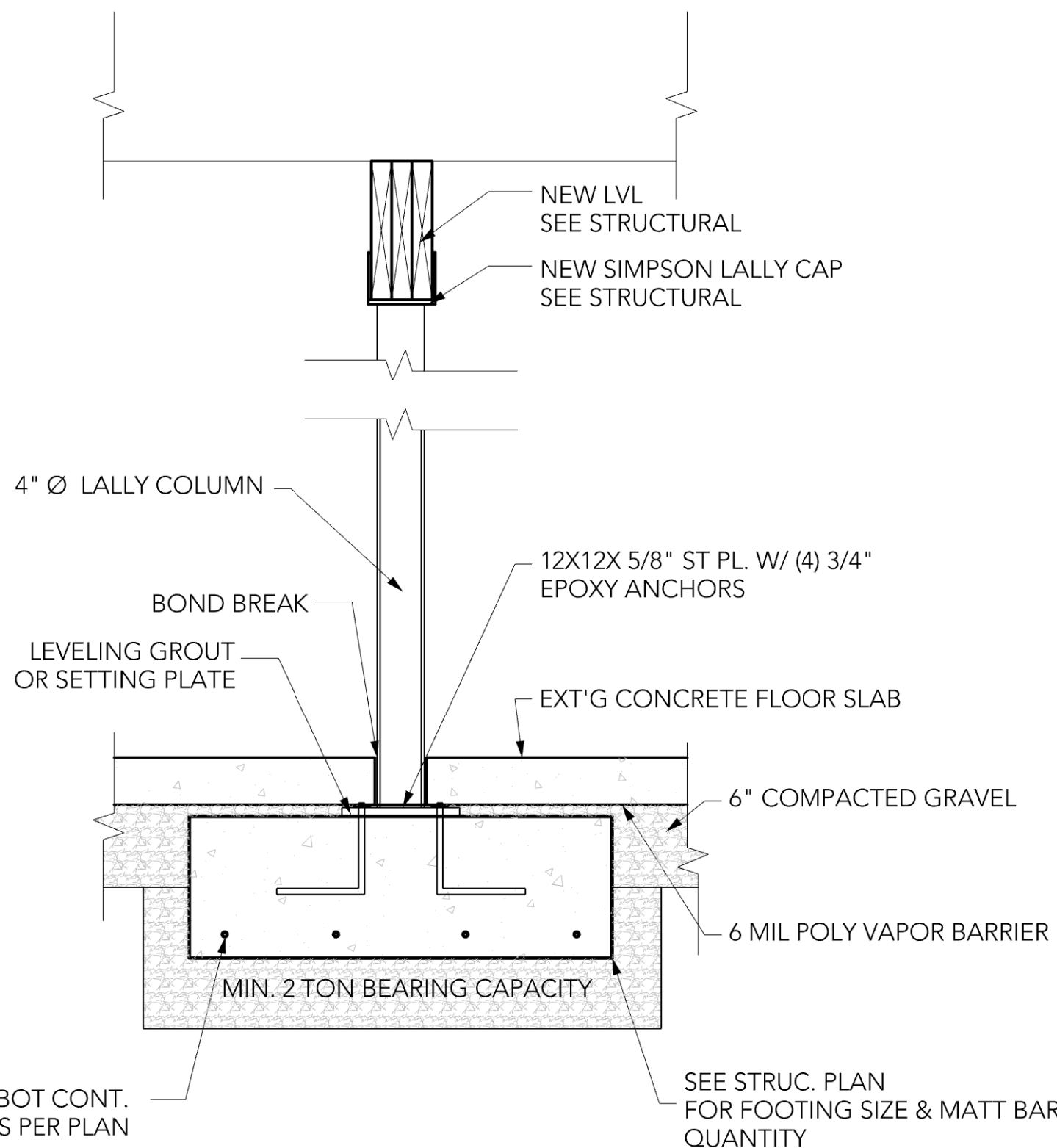
1 PROPOSED RAKE DETAIL
1" = 1'-0"

P.T. POST (SEE FRAMING PLANS FOR SIZE) FOR DECK/ PORCH STRUCTURE



NOTE: G.C. TO VERIFY THAT BOT. OF ALL FOOTINGS ARE MIN. 48" BELOW GRADE V.I.F.

2 TYP. CONC. PIER SECTION
1" = 1'-0"



3 PROPOSED FOOTING DETAIL
1" = 1'-0"

ROOM FINISH SCHEDULE						
NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
001	ENTRY	RED OAK	WOOD	PTD. GWB.	PTD. GWB.	
101	LIVING ROOM	RED OAK	WOOD	PTD. GWB.	PTD. GWB.	
102	DINING ROOM	RED OAK	WOOD	PTD. GWB.	PTD. GWB.	
103	KITCHEN	RED OAK	WOOD	PTD. GWB.	PTD. GWB.	
104	MASTER BEDROOM	RED OAK	WOOD	PTD. GWB.	PTD. GWB.	
105	BEDROOM	RED OAK	WOOD	PTD. GWB.	PTD. GWB.	
106	BATH	CER. TILE	CER. TILE	PTD. GWB./ CER. TILE	PTD. GWB.	STONE THRESHOLD
107	HALF BATH	CER. TILE	CER. TILE	PTD. GWB.	PTD. GWB.	STONE THRESHOLD
110	CLOSET	RED OAK	WOOD	PTD. GWB.	PTD. GWB.	SEE NOTE 1
111	LINEN	RED OAK	WOOD	PTD. GWB.	PTD. GWB.	SEE NOTE 2

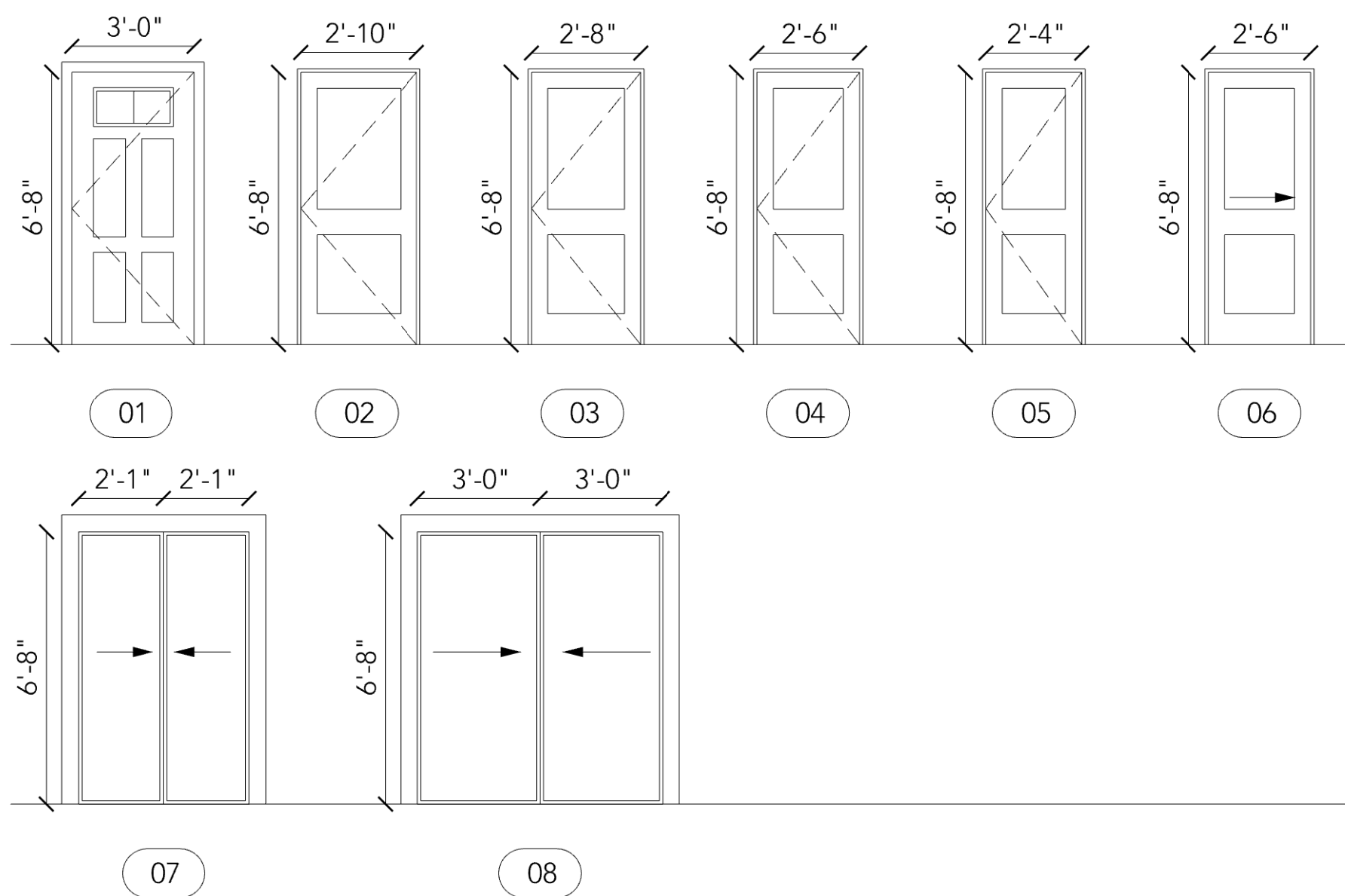
GENERAL ROOM FINISH NOTES:

1. PROVIDE ROD AND SHELF IN ALL CLOSETS
2. PROVIDE 5 SHELVES IN ALL LINEN CLOSETS

DOOR SCHEDULE							
DOOR NO.	DOOR		TYPE	FRAME		LOCK	REMARKS
	MAT.	SIZE		MAT.	THRES.		
1	FBRGLS	3'-0" x 6'-8" x 1-3/4"	EXTERIOR	ALUM.	ALUM.	YES	NOTE 1, 2; PROVIDE DEADBOLT,
2	WOOD	2'-10" x 6'-8" x 1-3/8"	2-PANEL	WOOD		YES	PRIVACY LOCK
3	WOOD	2'-8" x 6'-8" x 1-3/8"	2-PANEL	WOOD			
4	WOOD	2'-6" x 6'-8" x 1-3/8"	2-PANEL	WOOD		YES	PRIVACY LOCK
5	WOOD	2'-4" x 6'-8" x 1-3/8"	2-PANEL	WOOD		YES	PRIVACY LOCK
6	WOOD	2'-6" x 6'-8" x 1-3/8"	2-PANEL	WOOD			POCKET DOOR
7	WOOD	2@2'-1" x 6'-8" x 1-3/8"	EXTERIOR	ALUM.	ALUM.	YES	NOTE 1, 2; PROVIDE DEADBOLT,
8	WOOD	2@3'-0" x 6'-8" x 1-3/8"	EXTERIOR	ALUM.	ALUM.	YES	NOTE 1, 2; PROVIDE DEADBOLT,

GENERAL DOOR SCHEDULE NOTES:

1. PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR DOORS
2. 1 HOUR RATED DOOR



WINDOW SCHEDULE (ANDERSON 400 OR EQUAL)						
NO.	MODEL #	SIZE	ROUGH OPENING	HEIGHT	QTY.	REMARKS
W-01	TW 2442	2'-5 5/8" x 4'-4 7/8"	2'-6 1/8" x 4'-4 7/8"	7'-0"	23	G.C. TO COORD HEIGHT OF DORMER WINDOW
W-02	CX 13	2'-7 1/2" x 2'-11 15/16"	2'-8" x 3'-0 1/2"	7'-0"	2	CASEMENT WINDOW

GENERAL WINDOW SCHEDULE NOTES:

1. G.C. TO REMOVE AND REPLACE ALL EXT'G WINDOWS, GC RESPONSIBLE FOR SIZING AND REPLACEMENT OF ALL WINDOWS
2. WINDOWS ARE BASED ON ANDERSEN WINDOWS SERIES 400 WITH HIGH PERFORMANCE LOW E GLASS SMARTSUN (FINELIGHT) PAINTED FINISH INSIDE, FULL SCREEN
3. INSULATING GLASS TO MEET ENERGY STAR REQUIREMENTS.
4. PROVIDE WOOD CASING AT ALL WINDOWS FINAL WINDOW SELECTION TBD BY OWNER

NOTES:

1. ALL WORK TO COMPLY WITH CURRENT MASSACHUSETTS BUILDING CODE, ALL APPLICABLE RULES AND REGULATIONS, AND BE PERFORMED IN SUCH A MANNER AS TO INSURE HUMAN SAFETY.
2. REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS.
3. FIELD VERIFY ALL DIMENSIONS.
4. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS
5. GC. TO COORDINATE REQUIREMENTS AND LOCATIONS OF ELECTRICAL DEVICES AND MECHANICAL SYSTEMS AS REQUIRED. ALL RECESSED LIGHT FIXTURES TO BE "UL FIRE RATED- TYPE IC". PROVIDE SMOKE DETECTORS PER CODE.
6. ALL FLOOR PENETRATIONS TO BE SMOKE SEALED w/ UL RATED PRODUCTS.
7. ALL CLAPBOARD AND WD TRIM TO BE PRIMED ON ALL SIDES, TYP.
8. ALL NEW EXTERIOR WNDOWS ARE BASED ON ANDERSON 400 SERIES WINDOWS, FIXED, CASEMENT, AND DOUBLE HUNT WINDOWS. PROVIDE INSECT SCREENS AND SNAP-ON GRILLES. PROVIDE STANDARD LOCK AND KEOPER CLEAR PINE STOOL, PTD. GC TO COORDINATE ROUGH OPENING DIMENSIONS. VERIFY w/ OWNER WNDOW SIZES FINISHES AND OPTIONS PRIOR TO ORDERING. ALL WINDOWS TO HAVE WD TRIM AND MOULDING, PTD.
9. PAINT ALL NEW ROOMS:
 - 2 LAYERS ACRYLIC LATEX FINISH COAT OVER 1 COAT OF ACRYLIC PRIMER AT GWB AREAS.
 - FLAT SHEEN AT CEILINGS
 - EGGSHELL SHEEN AT WALLS
 - SEMIGLOSS SHEEN AT BATHROOM WALLS
 - 2 LAYERS ACRYLIC LATEX FINISH COAT OVER 1 COAT OF OIL PRIMER AT EXT. WOOD TRIM, SEMI-GLOSS
10. ALL PLUMBING FIXTURES TO BE AS SELECTED BY OWNER. BATHROOM ACCESSORIES AS SELECTED BY OWNER.
11. PROVIDE 1/4" CEMENT BOARD UNDER FLOOR TILES, TYP. ATTACH w/ CONSTRUCTION ADHESIVE AND EPOY COVERED SCREWS TO SUBFLOOR. PROVIDE FIBERMESH TAPE COVERED w/ THINSET MORTAR w/ POLYMER FORTIFIED.
12. PROVIDE COPOLYMER SEALANT AT INSIDE CORNERS AND TUB-JOINT JOINT.
13. PROVIDE NON PAPER FACED MOISTURE RESISTANT GWB AT NON TILE AREAS IN BATHROOMS.
14. CUTTING, CORING, AND NOTCHING OF WOOD JOISTS TO CONFORM TO MASS. BUILDING CODE CURRENT ADDITION.
15. BATHROOM VENTILATION: BATHROOMS TO BE EQUIPPED w/ VENTILATION TO CONFORM TO MASS. BUILDING CODE CURRENT EDITION. PROVIDE BIRM SCREENS AT VENTS.
16. DRYWALL:
 - 5/8" ON WALLS, 5/8" ON CEILINGS, PROVIDE TYPE "X" AT RATED ASSEMBLIES. PROVIDE 1-1/4" COARSE THREAD SCREWS. TREAT JOINTS WITH PAPER TAPE AND 3 APPLICATIONS OF JOINT COMPOUND.
17. FLOORING:
 - LAMINATE OR ENGINEERED HARDWOOD FLOORING AS SELECTED BY OWNER ALLOW 1/2" EXPANSION GAP AT WALLS. STAGGER JOINTS BY AT LEAST 2 ROWS AND 18" LENGTHWISE.
 - TILES: AS SELECTED BY OWNER. INSTALL w/ EPOXY GROUT CARPET AS SELECTED BY OWNER. SEE DETAILS AT DWELLING SEPERATIONS.
18. CLEAR FINISHED TRIM:
 - SEALER COAT
 - STAIN
 - 3 COATS SATIN OIL BASE POLYURETHAN
19. LIGHT FIXTURES AS SELECTED BY OWNER.
20. PROVIDE MIN. R-49 SPRAY FOAM INSULATION BETWEEN ROOF RAFTERS.
 - PROVIDE ZIP-PANEL R-SHEATHING AT ALL EXTERIOR WALLS AND FOLLOW MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION. PROVIDE R-21 BATT INSULATION IN 2x6 EXTERIOR WALLS.
21. SIDING TO BE PREPRIMED FIBER CEMENT CLAPBOARD/ SHINGLES. EXTERIOR TRIM TO BE PVC BOARDS. INSTALL PER MANUFACTURERS RECOMMENDATION.
22. PROVIDE COPPER PAN AT SHOWER. INSTALL SCHLUTER SHOWER SYSTEM INCLUDING WATERPROOFING MEMBRANE, SHOWER TRAYS, CURB, DRAIN AND PREFABRICATED CORNERS.
23. REFER TO STRUCTURAL DRAWINGS BY OTHERS FOR FRAMING INFORMATION AND STRUCTURAL WORK.

ADDITIONAL NOTES:

- BEFORE CONSTRUCTION, VERIFY THE LOCATION AND INVERT ELEVATION AT POINTS OF CONNECTION OF SANITARY SEWER, STORM WATER AND WATER-SERVICE PIPING, AND UNDERGROUND ELECTRICAL SERVICES. FURNISH LOCATION OF DATA FOR WORK RELATED TO PROJECT THAT MUST BE PERFORMED BY PUBLIC UTILITIES SERVING PROJECT SIT.
- EXAMINE ROUGHING-IN FOR MECHANICAL AND ELECTRICAL SYSTEMS TO VERIFY ACTUAL LOCATIONS OF CONNECTIONS BEFORE EQUIPMENT AND FIXTURE INSTALLATION.
- EXAMINE WALLS, FLOORS, AND ROOFS FOR SUITABLE CONDITIONS WHERE PRODUCTS AND SYSTEMS ARE TO BE INSTALLED.
- PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROCEEDING WITH THE WORK INDICATES ACCEPTANCE OF SURFACES AND CONDITIONS.

FIELD MEASUREMENTS:

TAKE FIELD MEASUREMENTS AS REQUIRED TO FIT THE WORK PROPERLY. RECHECK MEASUREMENTS BEFORE INSTALLING EACH PRODUCT. WHERE PORTIONS OF THE WORK ARE INDICATED TO FIT OTHER CONSTRUCTION. VERIFY DIMENSIONS OF OTHER CONSTRUCTION BY FIELD MEASUREMENTS BEFORE FABRICATION. VERIFY SPACE REQUIREMENTS AND DIMENSIONS OF ITEMS SHOWN DIAGRAMATICALLY ON DRAWINGS.

INSTALLATION:

1. MAKE VERTICAL WORK PLUMB AND MAKE HORIZONTAL WORK LEVEL.
2. WHERE SPACE IS LIMITED, INSTALL COMPONENTS TO MAXIMIZE SPACE AVAILABLE FOR MAINTENANCE AND EASE OF REMOVAL FOR REPLACEMENT.
3. WHERE MOUNTING HEIGHTS ARE NOT DETAILED OR "DIMENSIONED" INSTALL SYSTEMS, MATERIALS, AND EQUIPMENT TO PROVIDE THE MAXIMUM HEADROOM POSSIBLE.
4. COORDINATE THE CONNECTION OF MECHANICAL SYSTEMS WITH EXTERIOR, UNDERGROUND, AND OVERHEAD UTILITIES AND SERVICES. PROVIDE REQUIRED CONNECTION FOR EACH SERVICE. COMPLY w/ REQUIREMENTS OF GOVERNING REGULATIONS AND CONTROLLING AGENCIES.
5. COMPLY w/ MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLING PRODUCTS IN APPLICATIONS INDICATED.
6. CONDUCT CONSTRUCTION OPERATIONS SO NO PART OF WORK IS SUBJECTED TO DAMAGING OPERATIONS OR LOADING IN EXCESS OF THAT EXPECTED DURING NORMAL CONDITIONS OF OPERATION.
7. PROVIDE ANCHORS AND FASTENERS AS REQUIRED TO ANCHOR EACH COMPONENT SECURELY IN PLACE, ACCURATELY LOCATED, AND ALIGNED w/ OTHER PORTIONS OF THE WORK. ALLOW FOR BUILDING MOVEMENT, INCLUDING THERMAL EXPANSION AND CONTRACTION.
8. MAKE JOINTS OF UNIFORM WIDTH. ARRANGE JOINT LOCATIONS IN EXPOSED WORK FOR BEST VISUAL EFFECT. FIT EXPOSED CONNECTIONS TOGETHER TO FORM HARLINE JOINTS.

COORDINATE CONSTRUCTION AND OPERATIONS OF WORK WITH WORK PERFORMED BY OWNER'S CONSTRUCTION FORCES.

CLEAN PROJECT SITE AND WORK AREAS ONLY, INCLUDING COMMON AREAS. DISPOSE OF MATERIALS LAWFULLY. MAINTAIN SITE FREE FROM WASTE MATERIALS AND DEBRIS. CLEAN AREA WHERE WORK IS IN PROGRESS TO THE LEVEL OF CLEANLINESS NECESSARY FOR PROPER EXECUTION OF WORK. REMOVE DEBRIS FROM CONCEALED SPACES BEFORE ENCLOSING THE SPACE.

CLEAN EXPOSED SURFACES AND PROTECT AS NECESSARY UNTIL PROJECT IS COMPLETE.

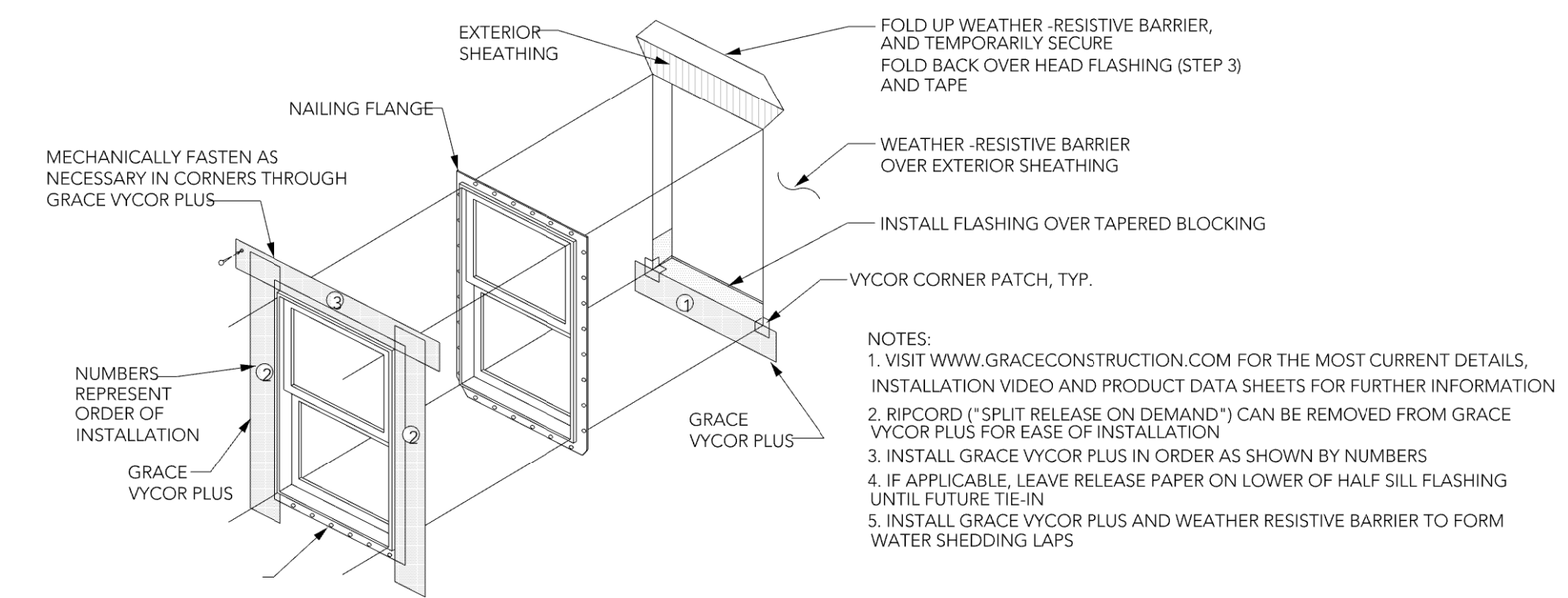
REMOVE AND REPLACE DAMAGED SURFACES THAT ARE EXPOSED TO VIEW OF SURFACES CANNOT BE REPAIRED WITHOUT VISIBLE EVIDENCE OF REPAIR.

REPAIR COMPONENTS THAT DO NOT OPERATE PROPERLY. REMOVE AND REPLACE OPERATING COMPONENTS THAT CANNOT BE REPAIRED.

REMOVE AND REPLACE CHIPPED, SCRATCHED AND BROKEN GLASS.

DO NOT CUT AND PATCH STRUCTURAL ELEMENTS IN A MANNER THAT COULD CHANGE THEIR LOAD CARRYING CAPACITY OR LOAD- DEFLECTION RATIO.

DO NOT CUT AND PATCH ELEMENTS OR RELATED COMPONENTS THAT RESULTS IN REDUCING THEIR CAPACITY TO PERFORM AS INTENDED, INCREASED MAINTENANCE OR DECREASE OPERATIONAL LIFE: WATER MOISTURE OR VAPOR BARRIERS, MEMBRANES AND FLASHINGS.



TYPICAL WINDOW FLASHING DETAIL
N.T.S.

HUE ARCHITECTURE

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T 781-308-7301
www.hue-architecture.com

REGISTRATION

DESIGN TEAM

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781-883-5473

PROJECT NAME

**87 WHITCOMB AVE
ALTERATION &
ADDITION**

CLAUDIA & NILTON ALVES
87 WHITCOMB AVE
JAMAICA PLAIN, MA 02130

PROJECT CODE 19020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 08

REVISION

ISSUE DATE

OCT. 28, 2019

SHEET NAME

**SCHEDULES,
DETAILS & NOTES**

A302

REGISTRATION

DESIGN TEAM

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SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 09

REVISION

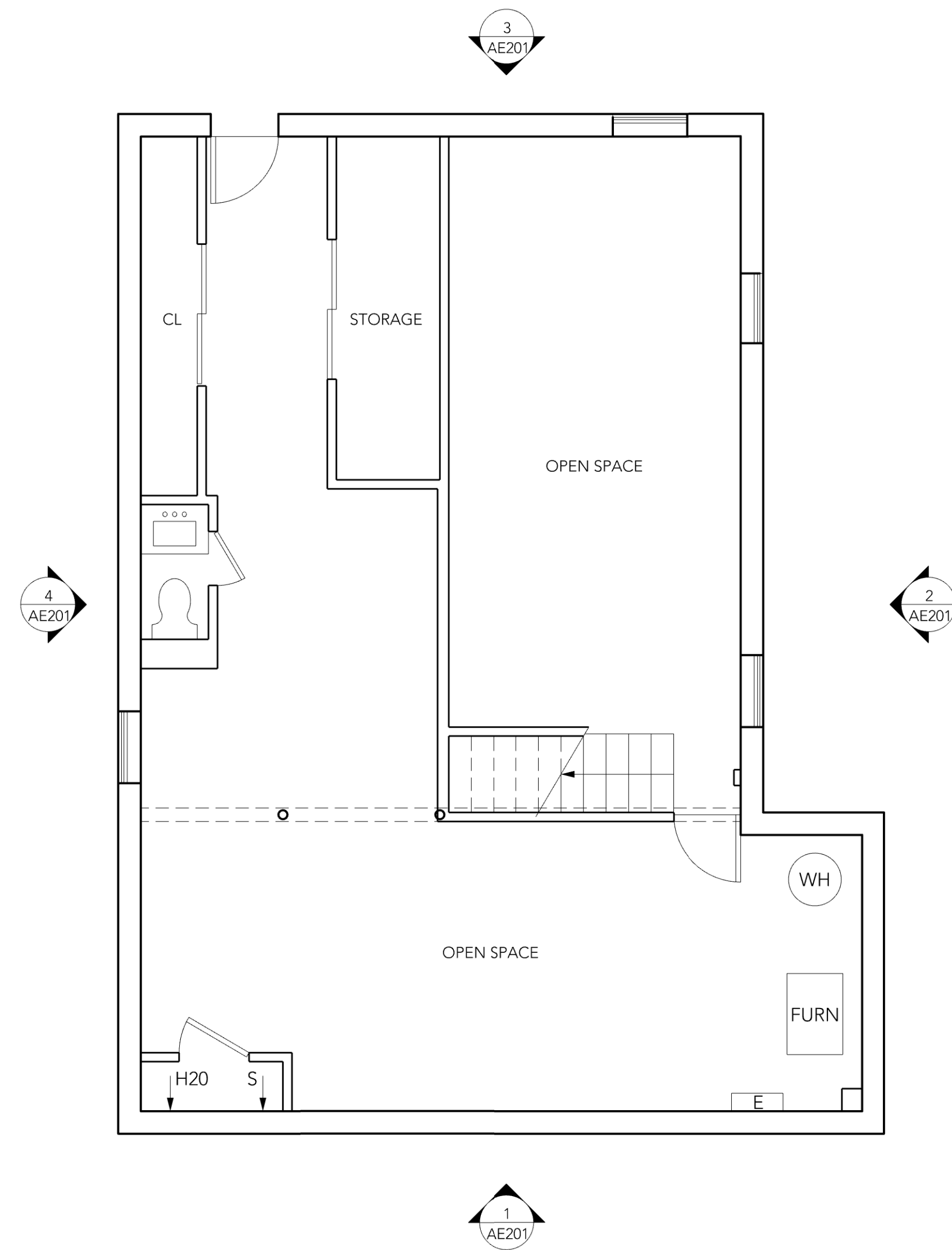
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OCT. 28, 2019

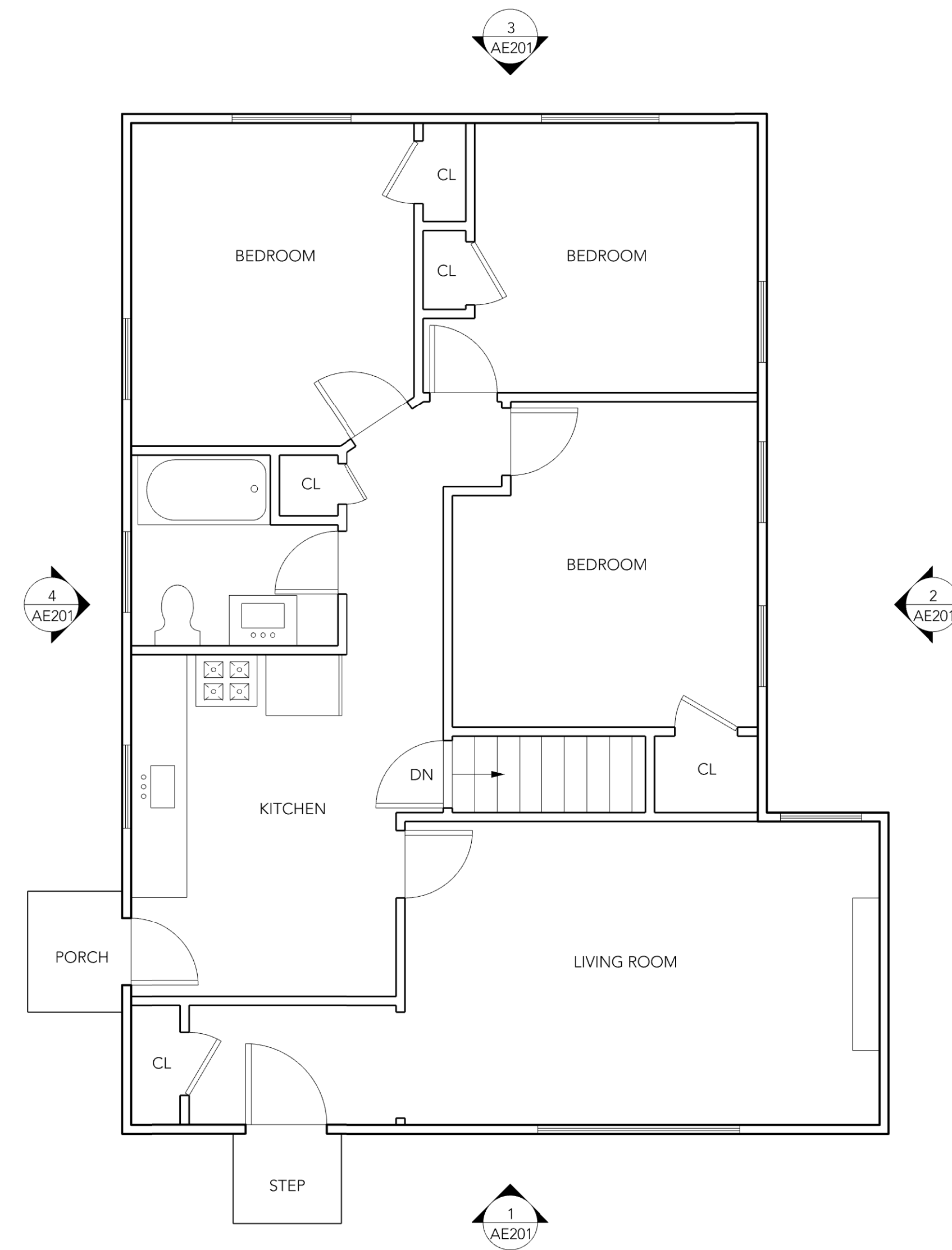
SHEET NAME

EXISTING
PLANS

AE101



1 EXISTING BASEMENT PLAN
1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

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SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 10

REVISION

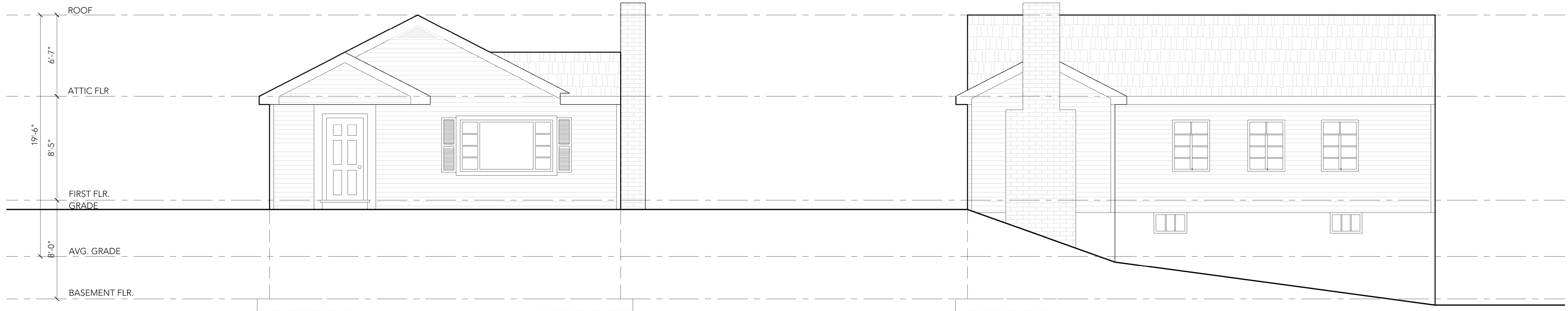
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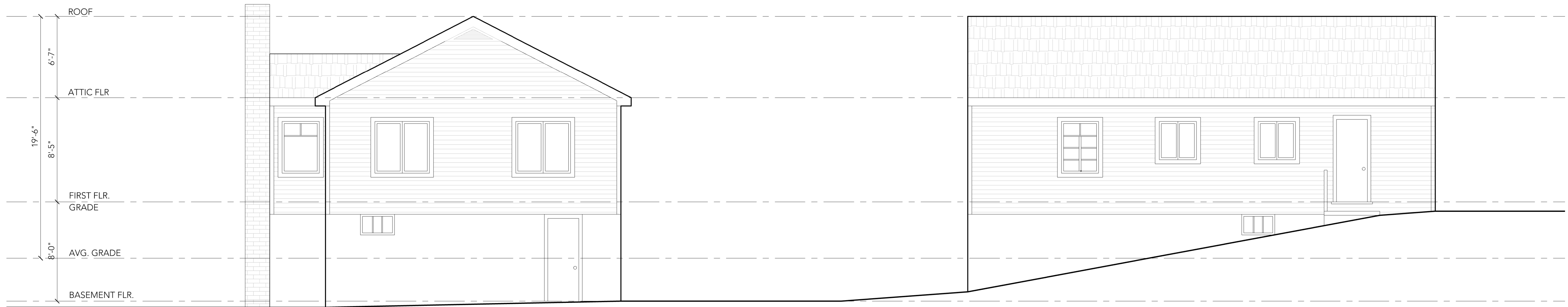
EXISTING
ELEVATIONS

AE201



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

2 EXISTING EAST ELEVATION
1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
1/4" = 1'-0"

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

