

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
4. THE 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.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
7. THE CONTRACTOR SHALL WARRANT HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

FOUNDATION NOTES:

1. ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT. FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL, OR, ON ENGINEERED BANK RUN GRAVEL FILL MATERIAL WITH A MINIMUM DRY DENSITY OF 95%.
3. ALL FOOTING SHALL BE POURED IN THE DRY ONLY.
4. NO FOOTING SHALL BE POURED ON FROZEN GROUND.
5. THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS, OR, AS SHOWN ON DRAWINGS.
6. LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS.
7. ALL REINFORCEMENT, ASTM A615-60, WVF A 185.

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

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

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 OF HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
5. THE CONTRACTOR SHALL SUBMIT A REPRODUCIBLE SEPIA AND 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
 - C. EXPOSED FACIES OF FOUNDATIONS, SIDES OF COLUMNS/PIERS, SLABS ON GRADE FROM TOP SURFACE 2 INCHES
 - D. INTERIOR FACIES OF FOUNDATIONS, TOP REINFORCING IN SLABS EXPOSED TO THE WEATHER 1-1/2 INCHES
 - E. 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 HEM-FIR, OR BETTER, HAVING A MINIMUM: FB=1,200 PSI, FV=140 PSI, E=1,300,000 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 AND 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'-0" 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'-0" 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 45° SIMPSON TYPE "CWB", OR EQUAL.
12. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH 1/2" DIAMETER BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

PROPOSED RENOVATION

5 WILSON AVENUE, SOMERVILLE, MASSACHUSETTS

PROPOSED RENOVATION
5 WILSON AVENUE
SOMERVILLE, MA



KEY

- SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- EMERGENCY LIGHT
- HORN/ STROBE/ PULL STATION
- HORN/ STROBE
- 1 HOUR WALL(SEE W.T.1/A-3.1)
- 2 HOUR WALL(SEE W.T.2/A-3.1)
- FAN
- 45 MIN. DOOR
- 1-1/2 HOUR DOOR
- FIRE ALARM CONTROL PANEL
- WINDOW TYPE
- 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
- 2 HOUR CLG. WALL(SEE C.T.2/A-3.1)
- FIRE EXTINGUISHER
- NEW WALL
- EX'G WALL TO REMAIN
- WALL TO BE REMOVED

CODE SUMMARY

EX'G TYPE 5B CONSTRUCTION
EX'G 2.5 STORIES & BASEMENT
EX'G R-3 USE GROUP (2 FAMILY)
ZONE: RB

Sheet No.	A-1.0			
Project No.	12287	Drawn By	DF	Drawn Date
Scale:	AS NOTED	Project Name	COVER SHEET	
Date:	11-20-12			

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, THAN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

PROPOSED RENOVATION 5 WILSON AVENUE SOMERVILLE, MA



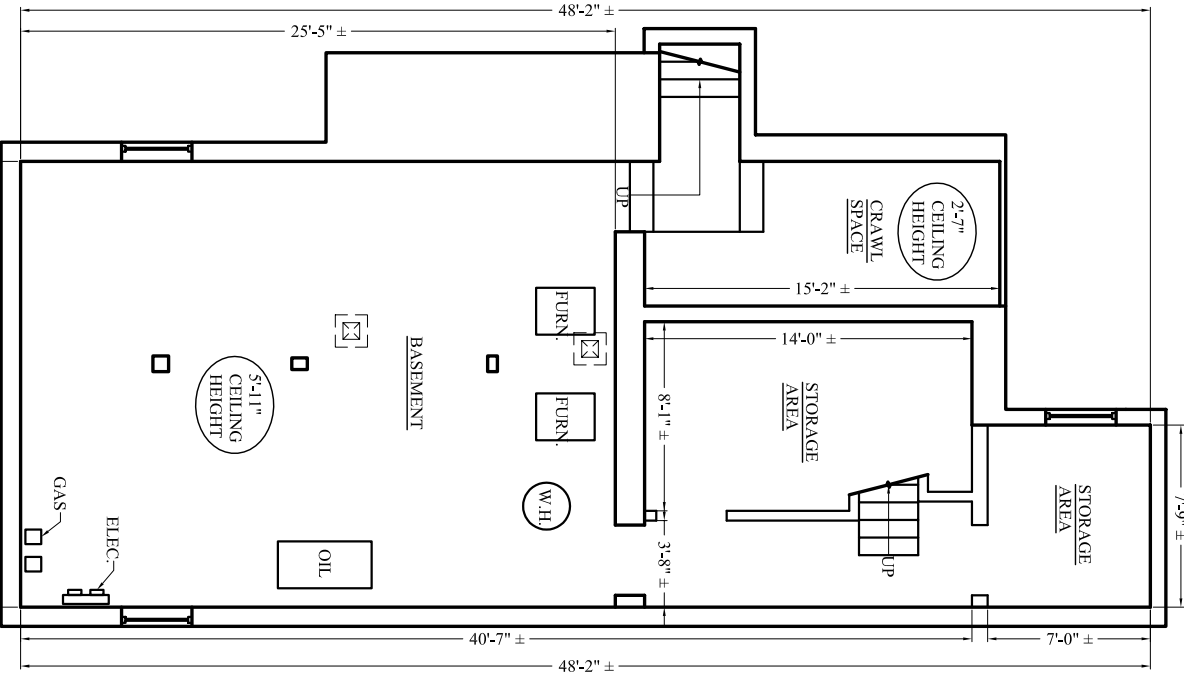
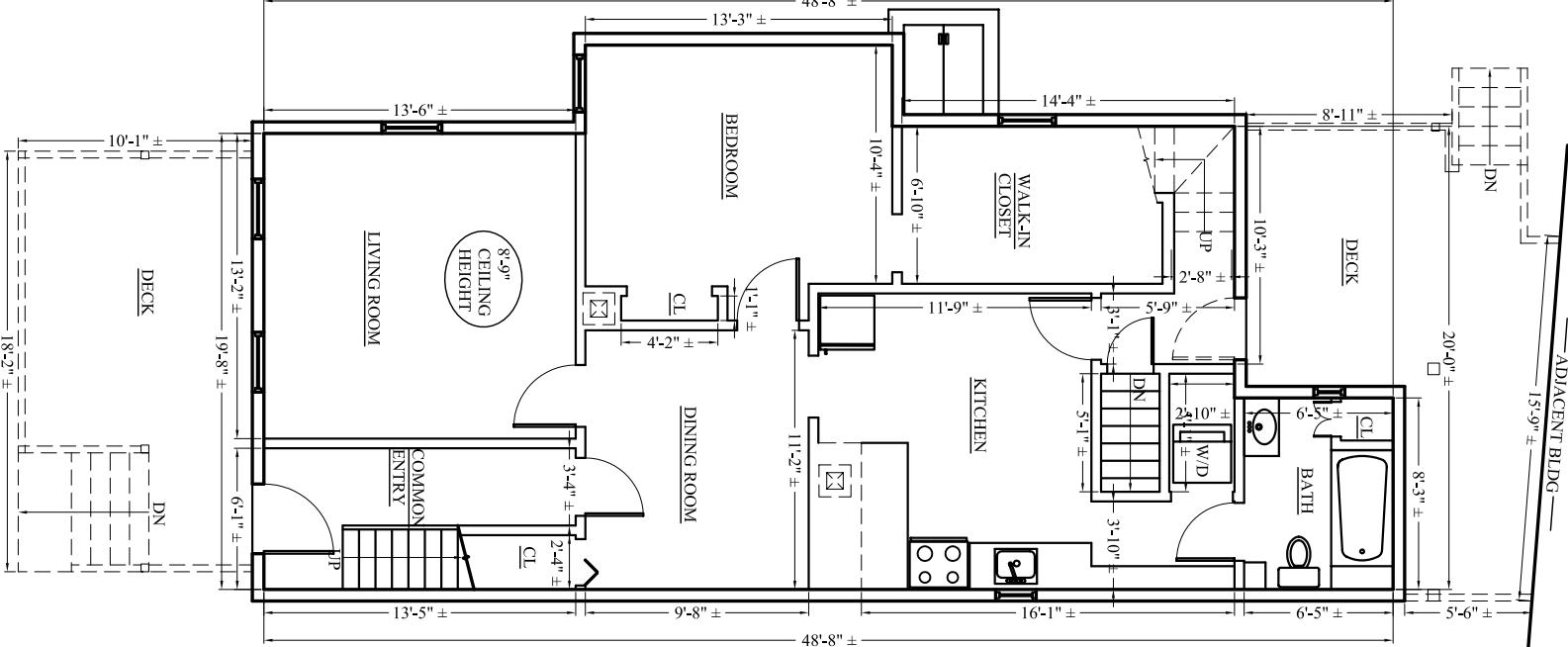
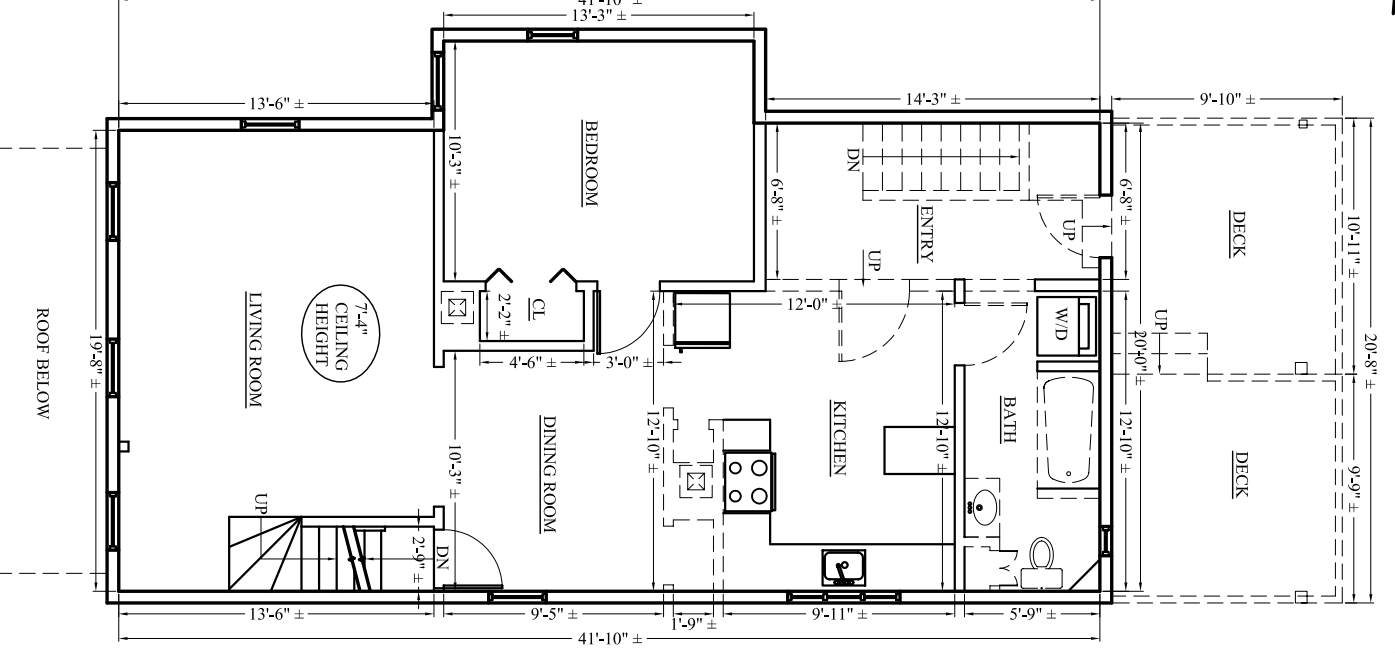
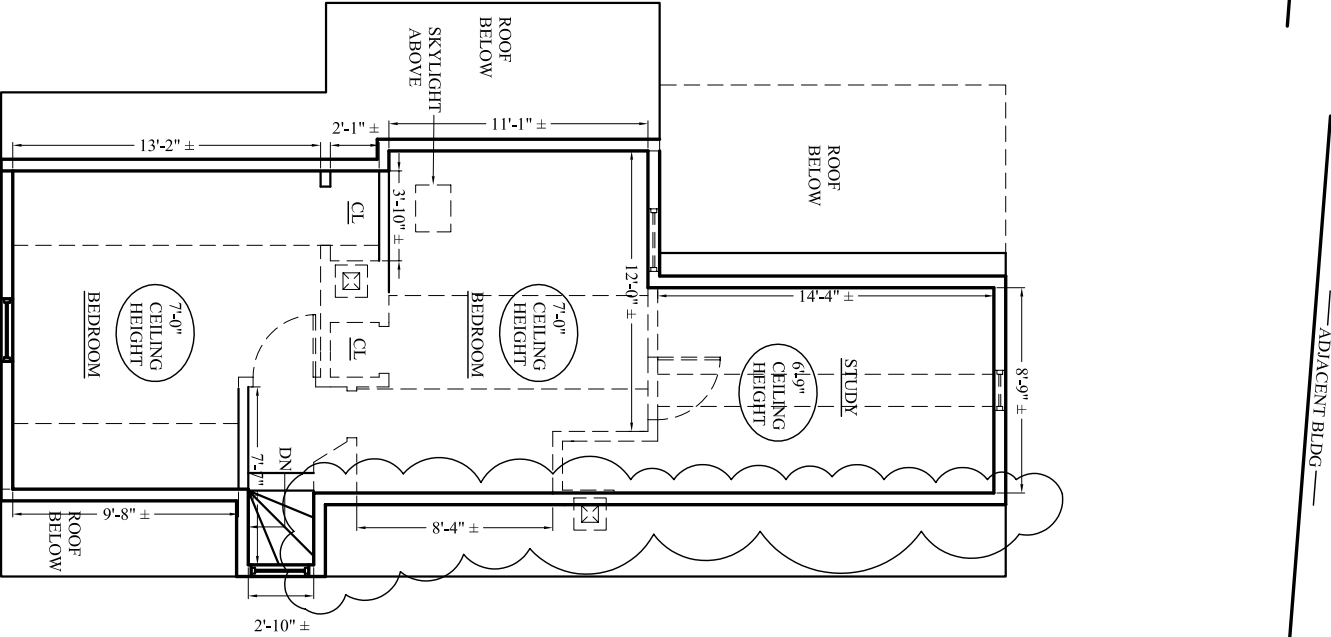
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision / Date
1-30-13	

Project No.	12287
Scale:	AS NOTED
Date:	11-20-12
Drawn By:	DF

Drawn Name
EXISTING & DEMO FLOOR PLANS

Sheet No.
D-1.1



PROPOSED RENOVATION 5 WILSON AVENUE SOMERVILLE, MA



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

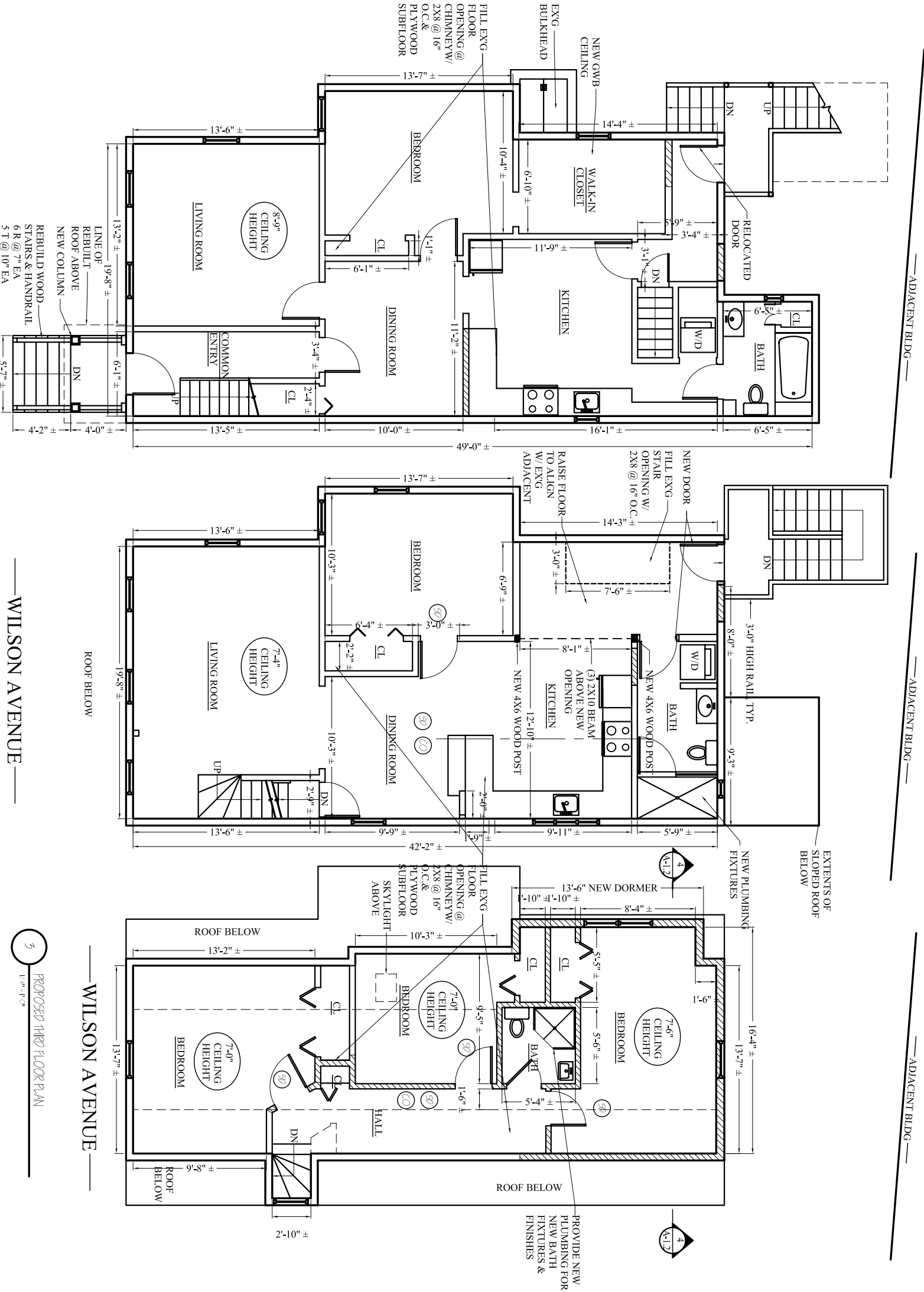
No.	Revision / Date

Project No. 12287
 Scale: AS NOTED
 Date: 11-20-12
 Drawn By: DF

Drawn Name
**PROPOSED
 FLOOR PLANS**

Sheet No.

A-1.1



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

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

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

WILSON AVENUE

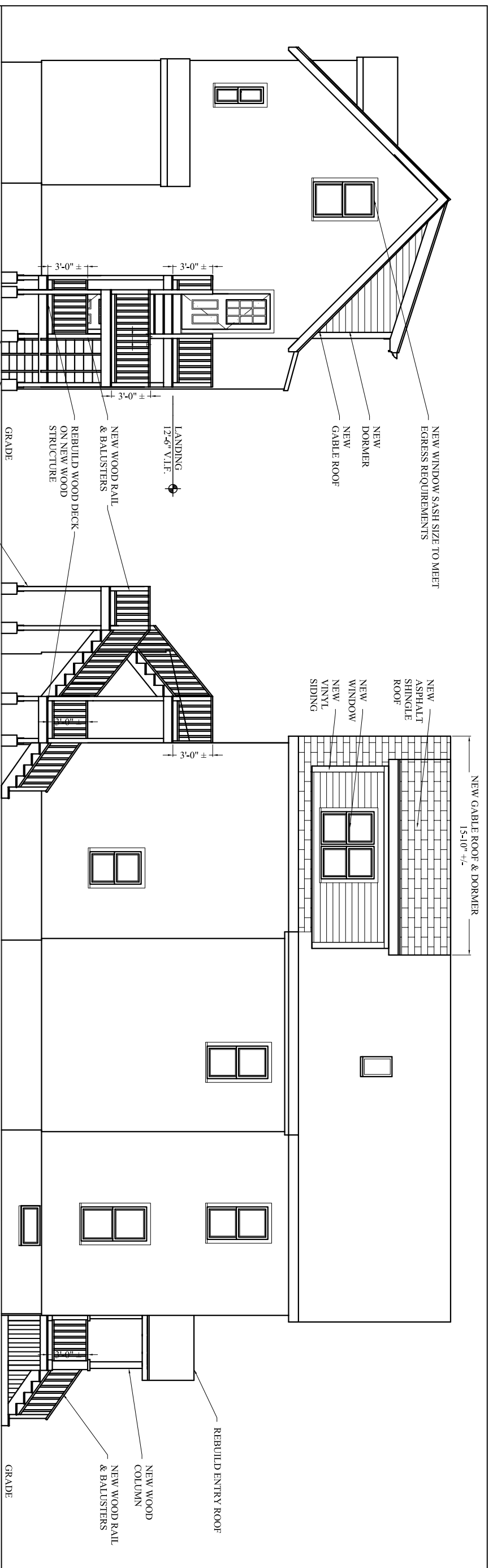
WILSON AVENUE

WILSON AVENUE

ADJACENT BLDG

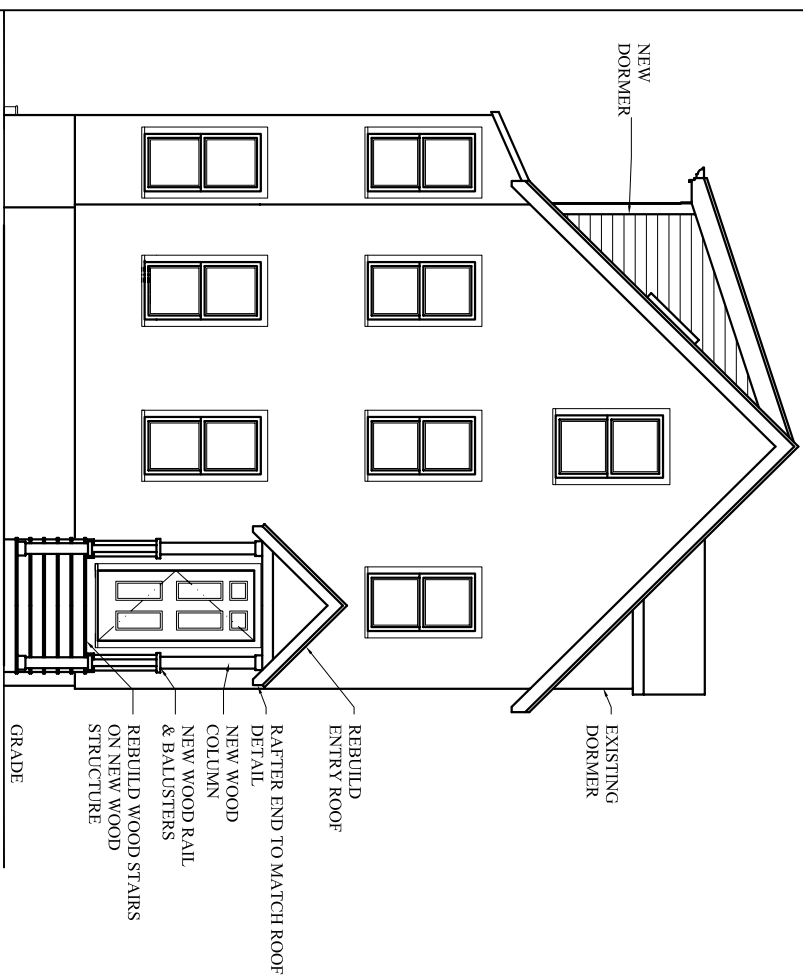
ADJACENT BLDG

ADJACENT BLDG

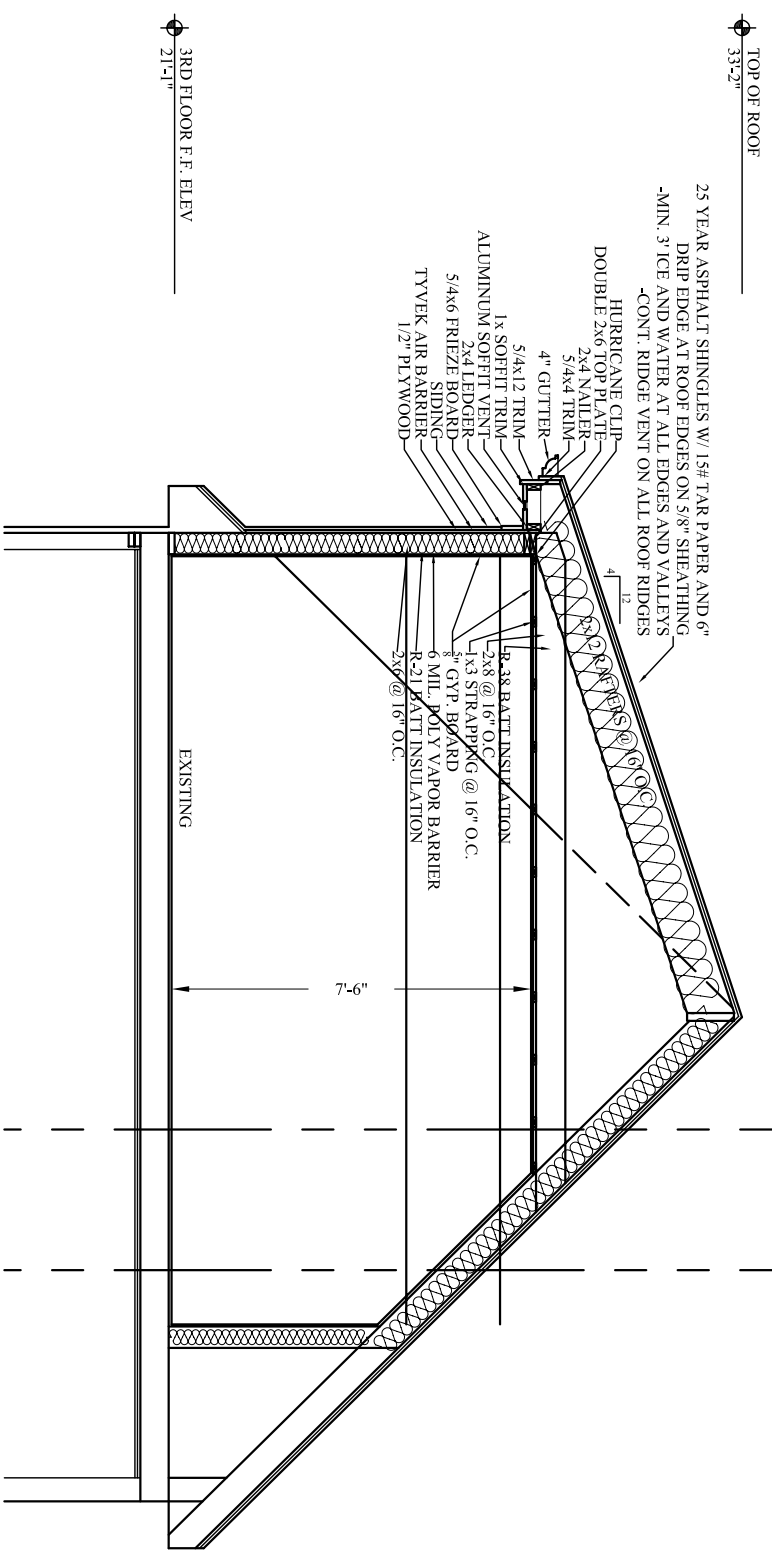


1
PROPOSED REAR ELEVATION
1/8" = 1'-0"

2
PROPOSED SIDE ELEVATION
1/8" = 1'-0"



3
PROPOSED FRONT ELEVATION
1/8" = 1'-0"



4
BUILDING SECTION
1/2\"/>

PROPOSED RENOVATION 5 WILSON AVENUE SOMERVILLE, MA



One Billings Road Quincy, MA 02171
617-785-7727 fax 617-785-7715

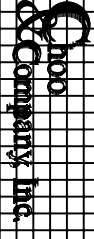
No.	Revision / Date

Project No. 12287
Scale: AS NOTED
Date: 11-20-12
Drawn By: DF

NEW
ELEVATIONS
& BUILDING
SECTION

A-1,2

PROPOSED RENOVATION 5 WILSON AVENUE SOMERVILLE, MA



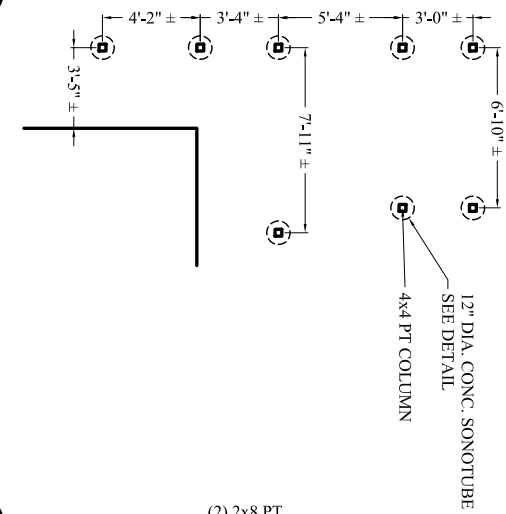
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision / Date

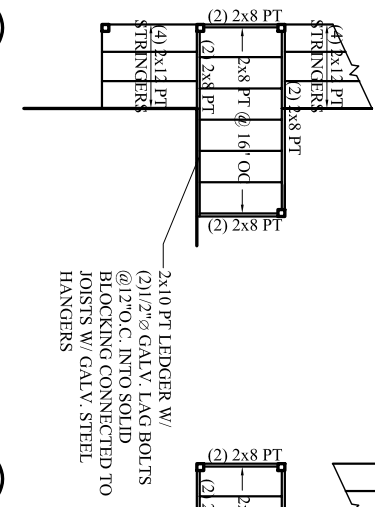
Project No. 12287
 Scale: AS NOTED
 Date: 11-20-12
 Drawn By: DF
 Drawing Name: FRAMING PLANS & DETAILS

Sheet No.

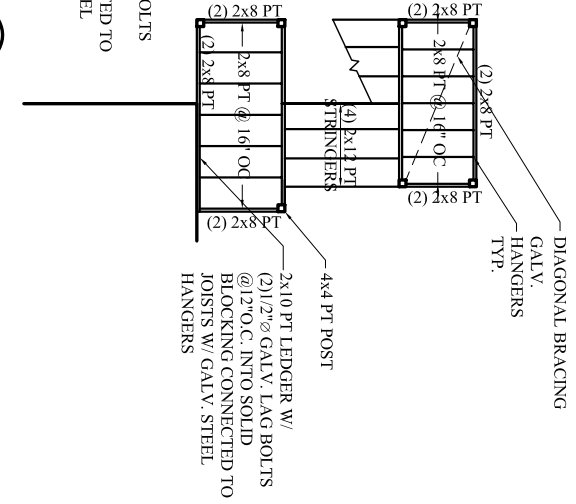
A-1,3



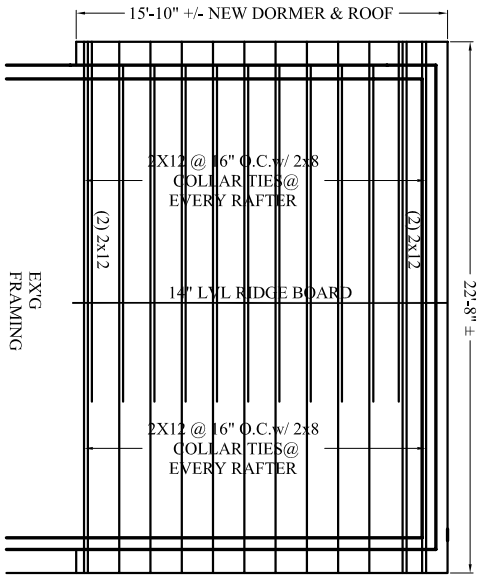
1 BEAR STRAKES FOUNDATION PLAN
1/4" = 1'-0"



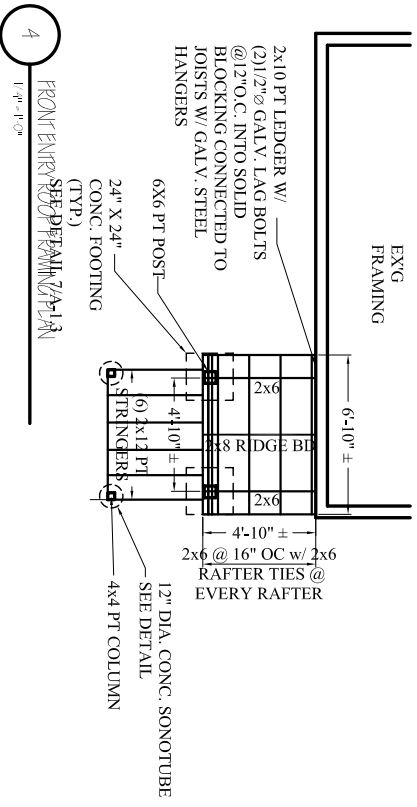
2 BEAR STRAKES FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



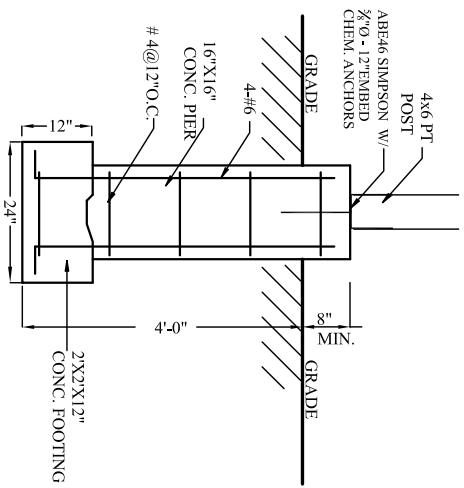
3 BEAR STRAKES SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



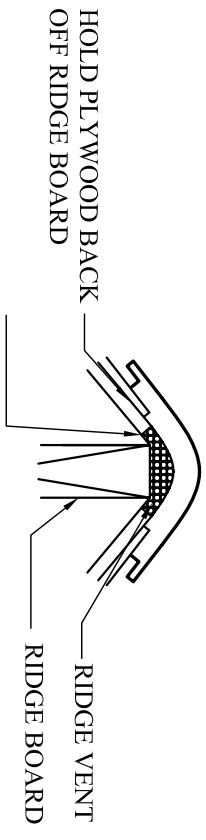
4 NEW ROOF FRAMING PLAN
1/4" = 1'-0"



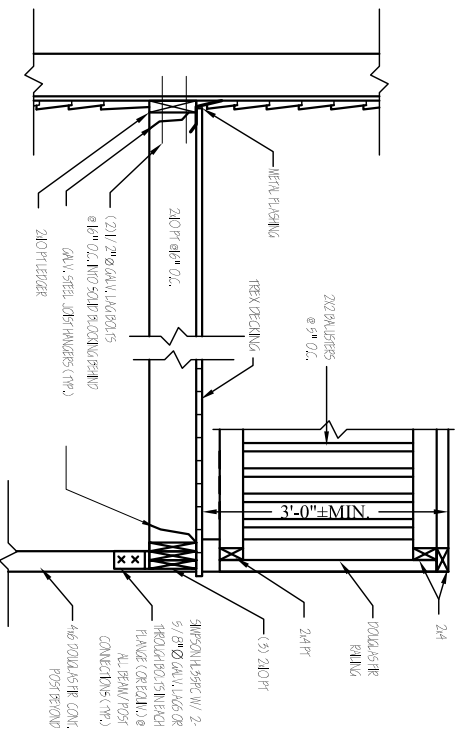
5 FRONT ENTRY DETAIL
1/4" = 1'-0"



6 TYPICAL PIER - POST DETAIL
5/8" = 1'-0"



7 ROOF VENT DETAIL
5/8" = 1'-0"



8 TYPICAL DECK RAILING DETAIL
5/8" = 1'-0"