

PROPOSED HOUSE ADDITION

185 CHARLES STREET, CAMBRIDGE, MASSACHUSETTS

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THIS 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, WWF A185.

CONCRETE NOTES:

1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH

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 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.

EPOXY ANCHORS:

1. EXPANSION BOLTS USED IN CONCRETE SHALL BE SIMPSON STRONG BOLT 2 OR EQUAL BOLTS. NEED TO BE INSTALLED IN ACCORDANCE WITH ICC-REPORT ESR-3037.
2. EPOXY ANCHORS AND DOWELS INSTALLED INTO CONCRETE SHALL BE A THREADED ROD OR REINFORCING BAR DOWEL WITH THE HILTI "RE-500SD" ADHESIVE SYSTEM AND BE INSTALLED ACCORDING TO ICC-REPORT ESR-2322.
3. CONTRACTOR MAY SUBSTITUTE EXPANSION BOLTS OR EPOXY ADHESIVES OF EQUAL VALUE IN THE SPECIFIED MATERIAL WITH A

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. 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".

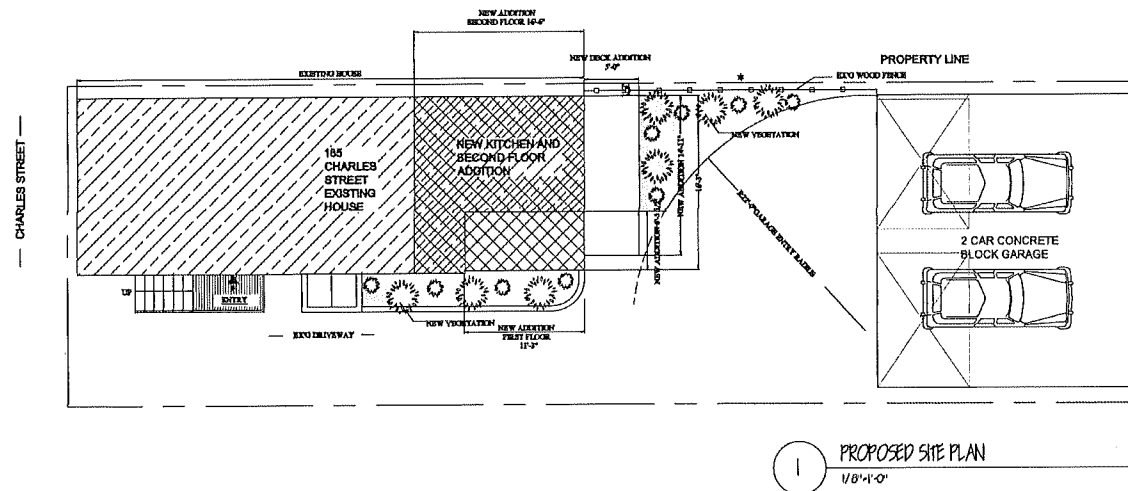
WOOD NOTES:

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 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.

DESIGN CRITERIA:

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE 9TH EDITION AND ALL REFERENCED CODES

ROOF:	
LIVE LOAD: BASE SNOW LOAD (Pg) = 40 PSF + DRIFT WHERE APPLICABLE.	
TOTAL DEAD LOAD	15.0 PSF
FLOOR LIVE LOAD = 40 PSF	
COMMON DECK LIVE LOAD = 100 PSF	
UNIT DECK LIVE LOAD = 40 PSF	
WIND LOAD	
WIND EXPOSURE	128 MPH
BASIC VELOCITY PRESSURE	Pv 23 PSF
SEISMIC	
0.2 SEC. SPECTRAL RESPONSE ACCELERATION	Sa 0.27
1.0 SEC. SPECTRAL RESPONSE ACCELERATION	S1 0.066
SITE CLASS	
SEISMIC PERFORMANCE CATEGORY	B
LATERAL LOAD RESISTING SYSTEM	
SHEAR WALLS	
DEFLECTION LIMITS: ROOF L/240 LIVE LOAD ONLY	
L/180 DEAD LOAD + LIVE LOAD	
L/600 DEAD LOAD + LIVE LOAD	

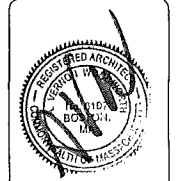


KEY	EXISTING AND / OR PROPOSED APPLIANCES	CODE SUMMARY
⊗	SMOKE DETECTOR	EXISTING TYPE 5B CONSTRUCTION PROPOSED C-1 USE GROUP (SINGLE FAMILY)
⊕	HEAT DETECTOR	1ST FLOOR AREA 722SF+ 2ND FLOOR AREA 515SF=1237SF 10% = 123.7SF NEW ADDITION ALLOWED 61.85SF / FLOOR
⊙	CARBON MONOXIDE DETECTOR	ADDITION BUILD AREA
⊕	FAN	FIRST FLOOR PROPOSED ADDITION AREA DECK/STAIR = 74 SF KITCHEN = 61.4 SF
⊕	CARBON MONOXIDE DETECTOR	SECOND FLOOR PROPOSED ADDITION AREA BEDROOM & OFFICE = 206.7 SF + 61.4 SF = 268.1 SF GROSS PROPOSED LIVING ADDITION AREA = 328.7 SF
⊕	CARBON MONOXIDE DETECTOR	SOIL TESTING
⊕	CARBON MONOXIDE DETECTOR	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.

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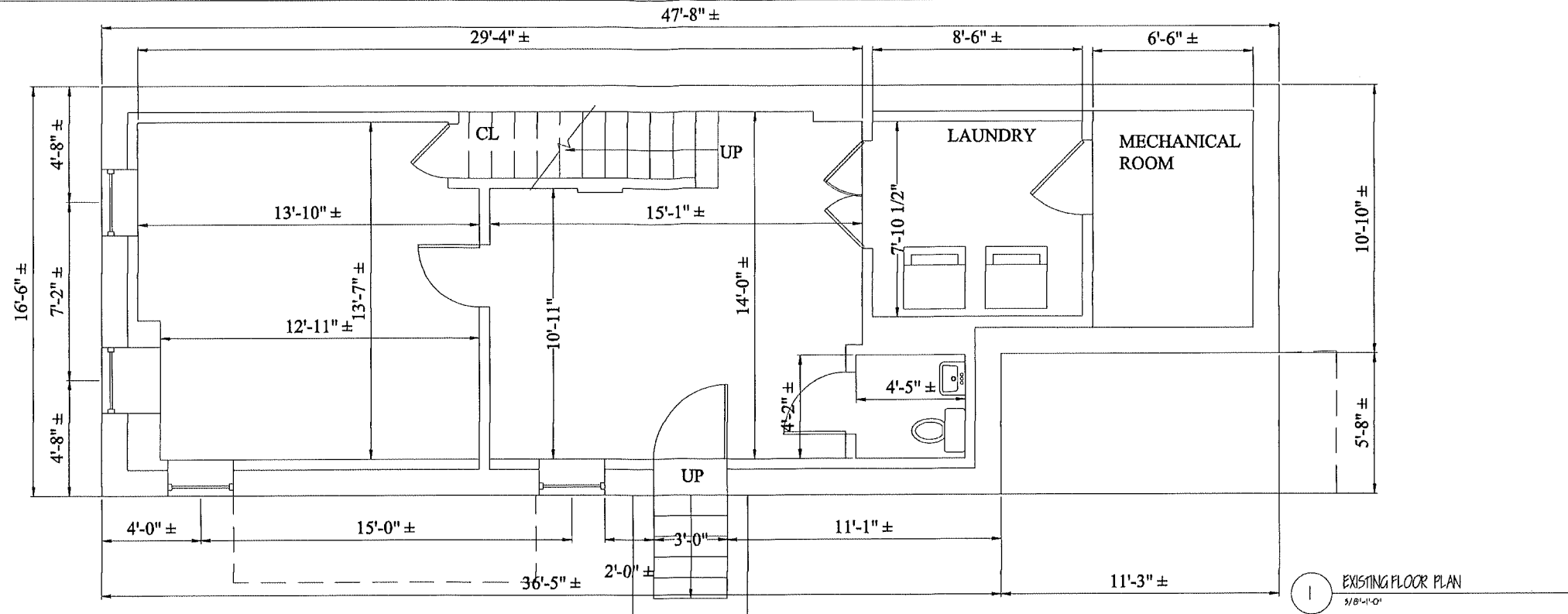
REVISION
DATE
12-05-20



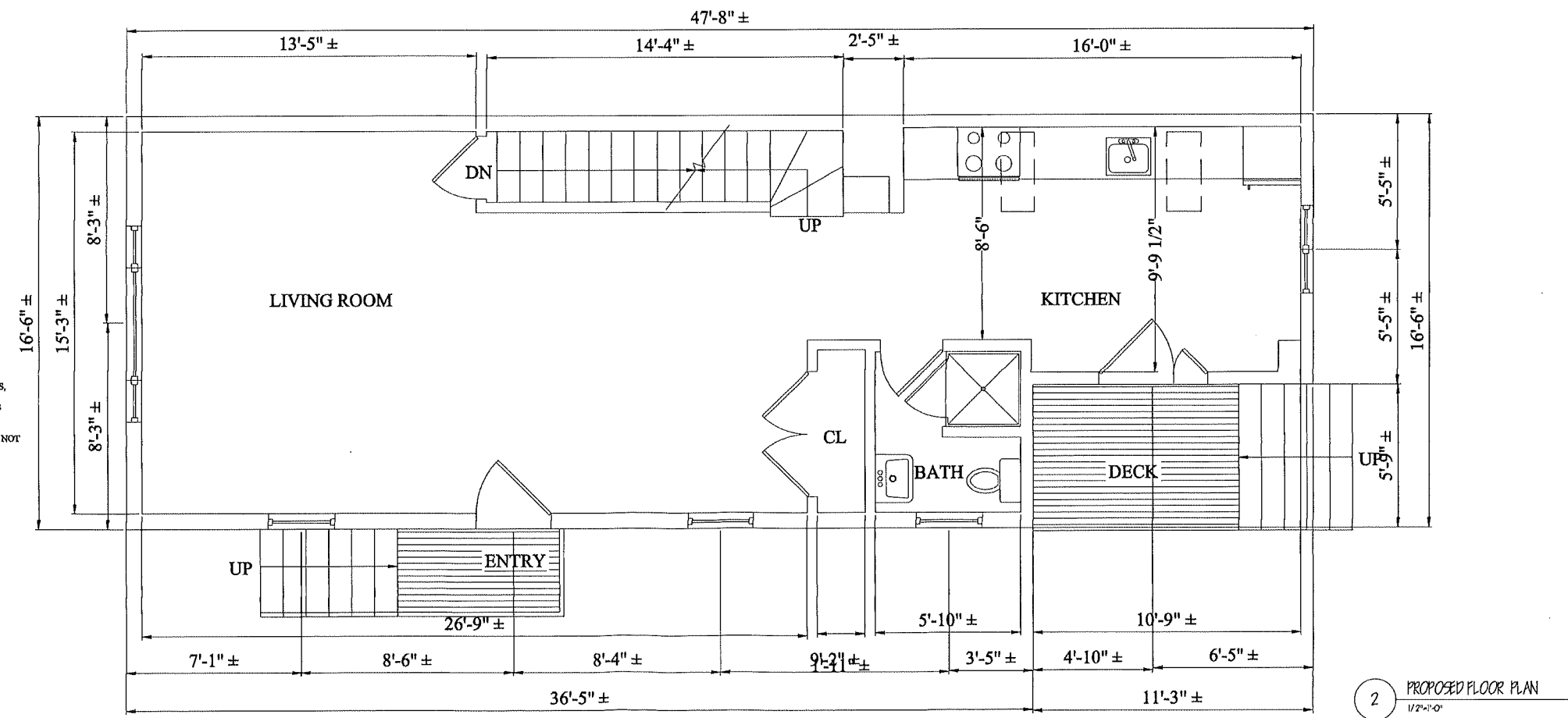
COVER

DRAWING NUMBER:
A-1.0

CHARLES STREET



CHARLES STREET



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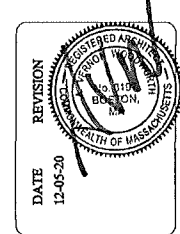
GRAPHIC SYMBOL LEGEND

- NEW WALL TO BE CONSTRUCTED
- EXISTING WALL TO REMAIN
- EXISTING WALL TO DEMO
- CARBON MONOXIDE
- SMOKE DETECTOR

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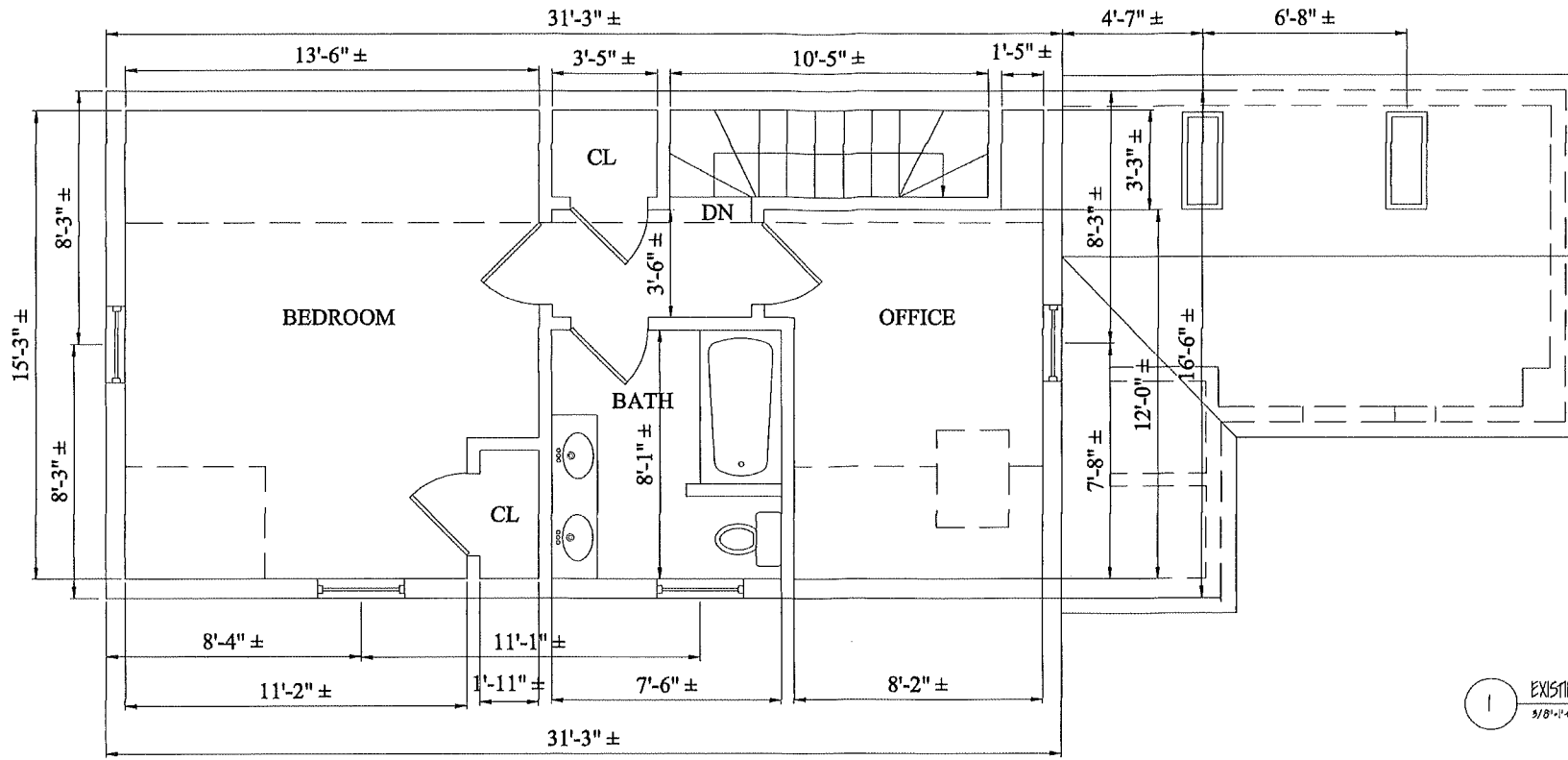
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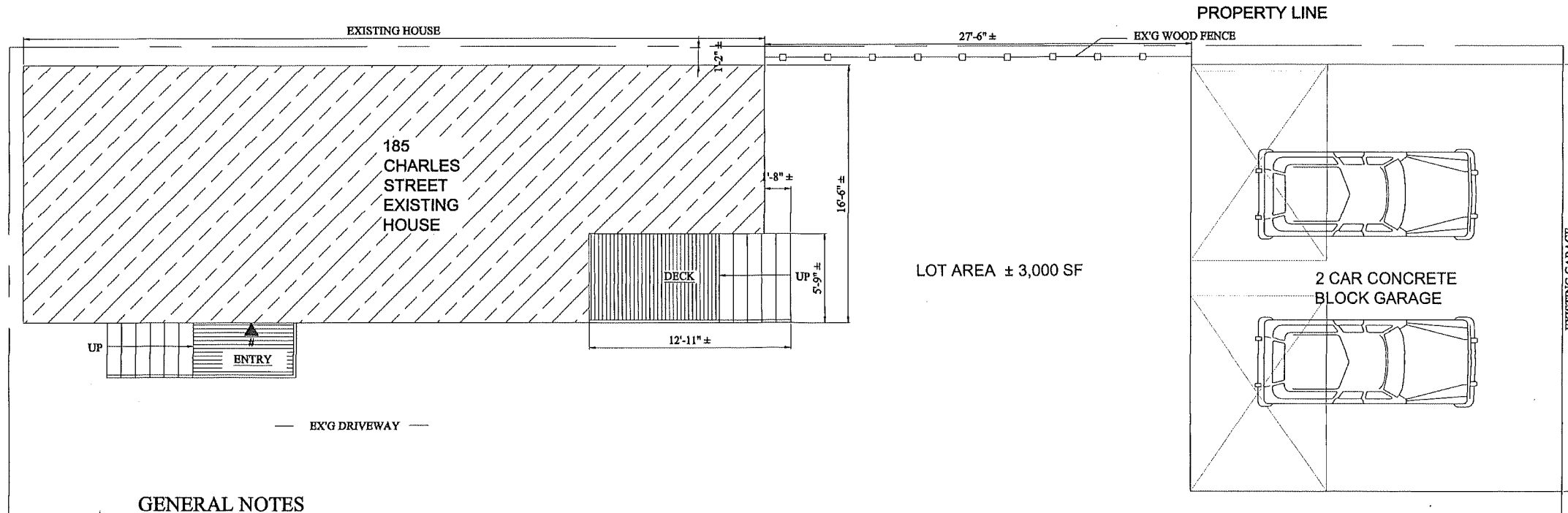
EXISTING FLOOR PLANS

DRAWING NUMBER:
A-1.1

CHARLES STREET



CHARLES STREET



GENERAL NOTES

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8. THE CONTRACTOR SHALL ASK OWNER FOR THE BATHROOM FIXTURES REPLACEMENT & OWNER TO DECIDE ABOUT THE BATHROOM FINISHES

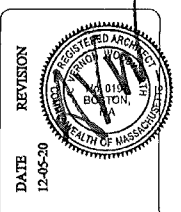
DRAWING IS FROM EASEMENT
PLAN UNDERLAY PROVIDED BY
DESIGN CONSULTANTS, INC.
CIVIL ENGINEERS and LAND
SURVEYORS
SOMERVILLE, MA 02145
NOV. 02, 2020

2 EXISTING SCHEMATIC SITE PLAN
3/8" = 1'-0"



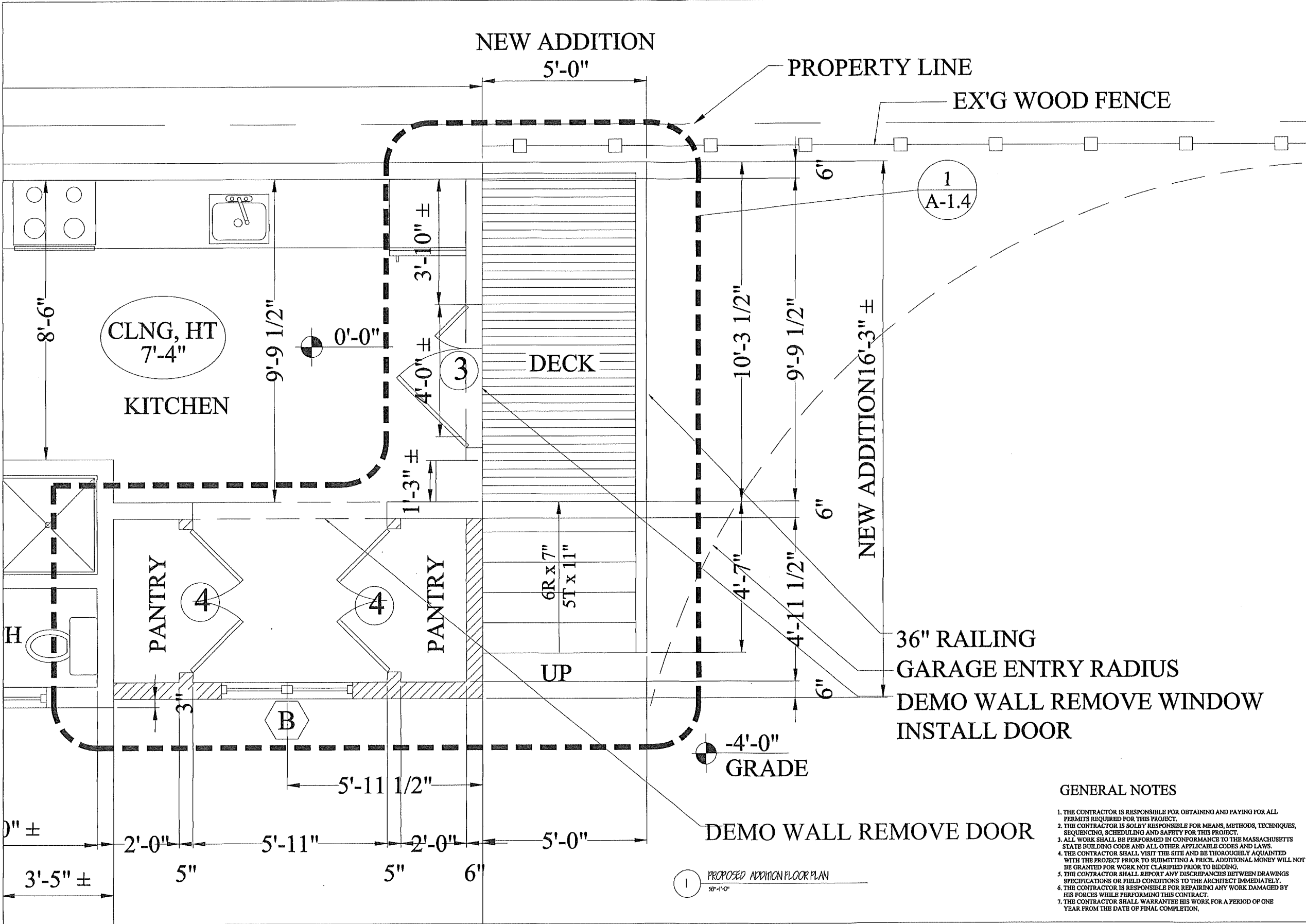
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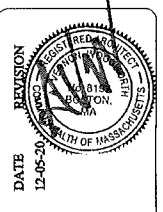
EXISTING FLOOR PLAN
AND SITE PLAN

DRAWING NUMBER:
A-1.2



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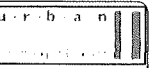
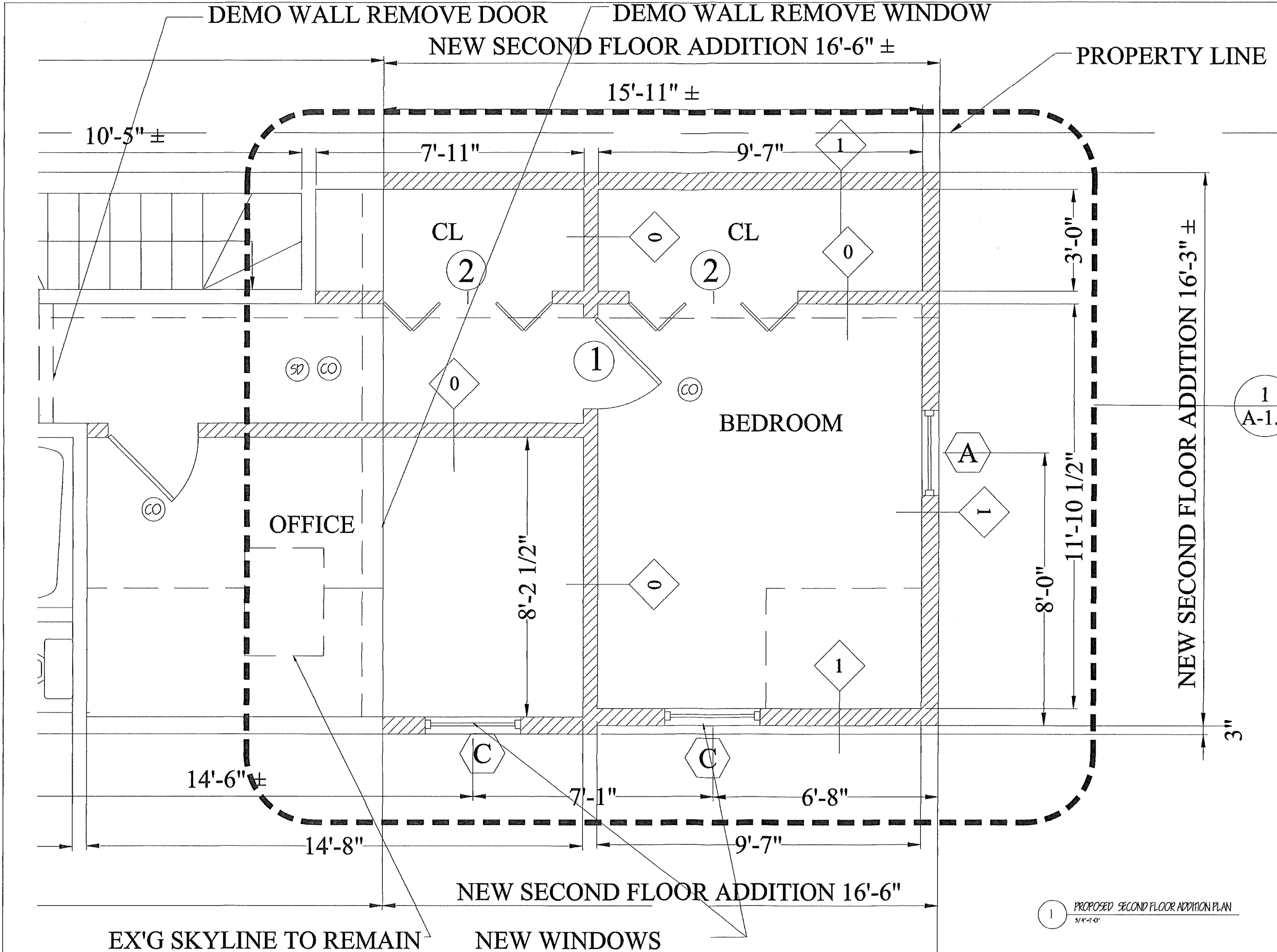


PROPOSED FIRST FLOOR
 PLAN

DRAWING NUMBER:
A-1.4

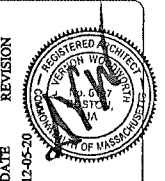
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1 PROPOSED ADDITION FLOOR PLAN
 30'-1'-0"



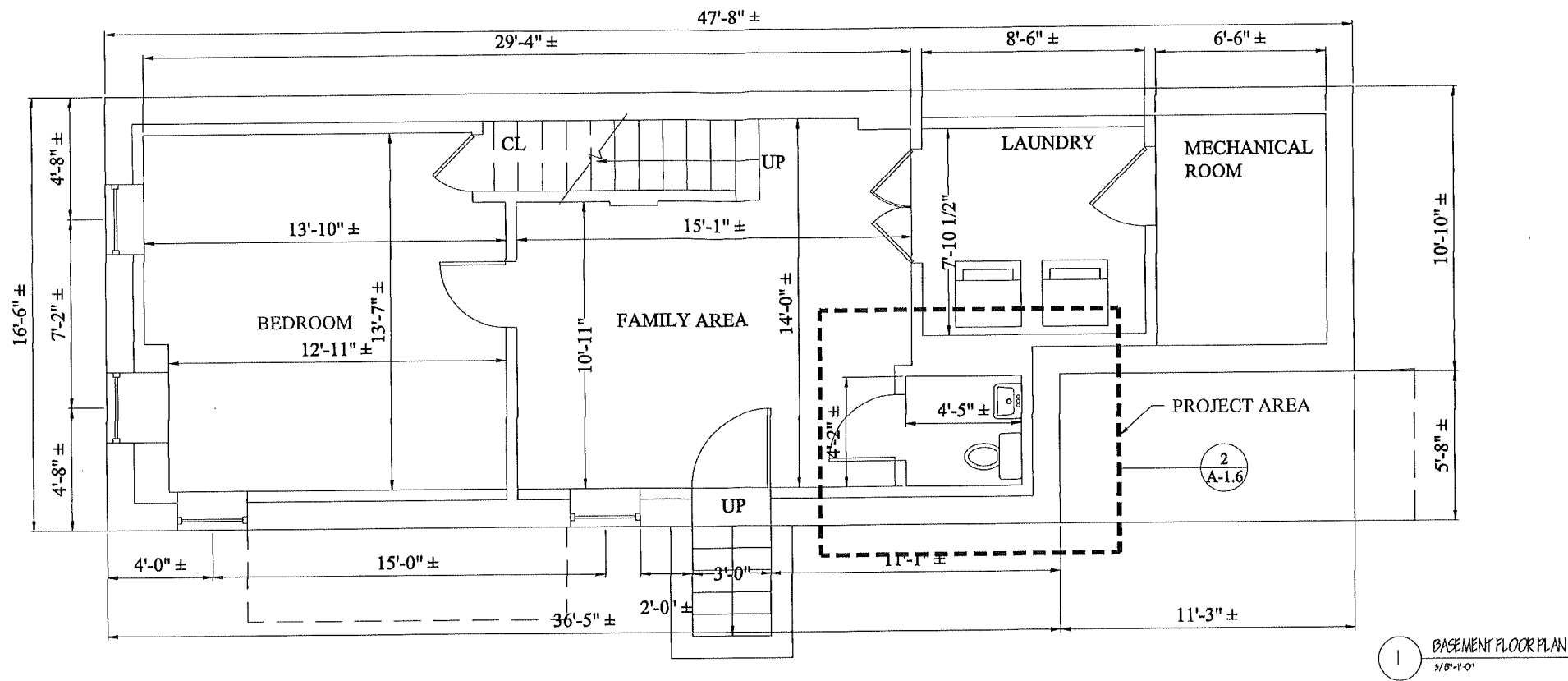
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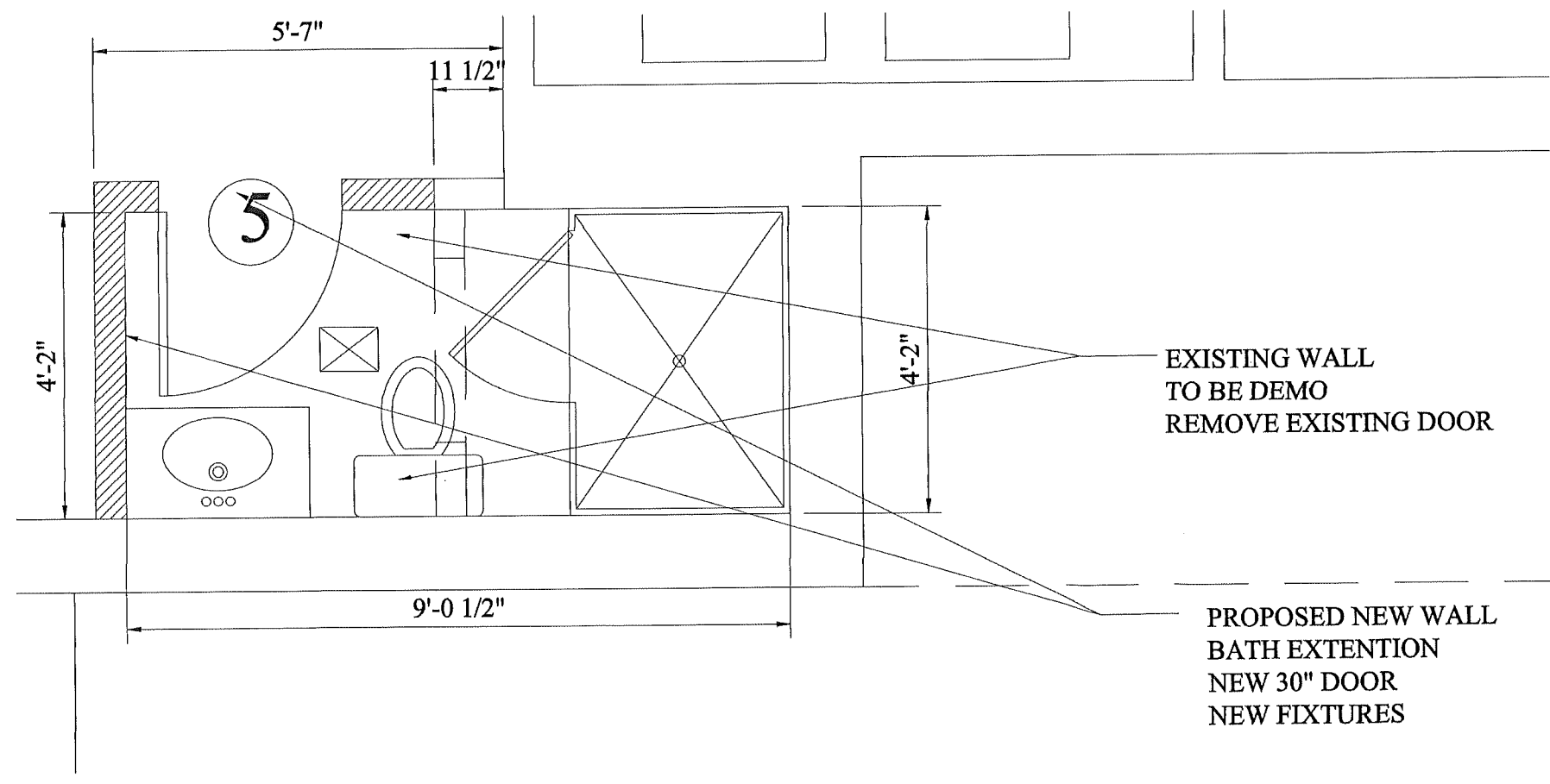


PROPOSED SECOND
FLOOR PLAN

DRAWING NUMBER:
A-1.5



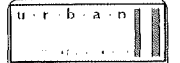
1 BASEMENT FLOOR PLAN
1/8" = 1'-0"



2 BASEMENT BATHROOM FLOOR PLAN EXTENSION
1/4" = 1'-0"

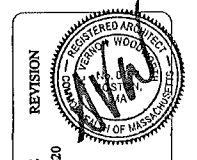
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8. THE CONTRACTOR SHALL ASK OWNER FOR BATHROOM FINISHES AND FIXTURES REPLACEMENT



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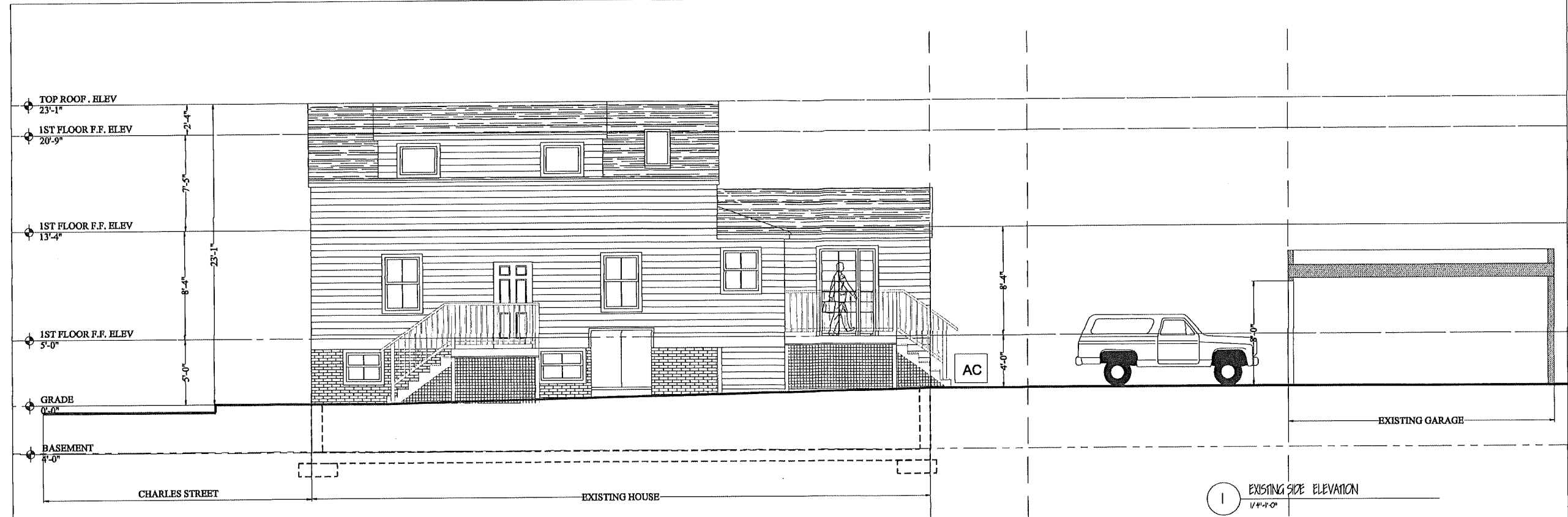


REVISION
DATE 12-05-20

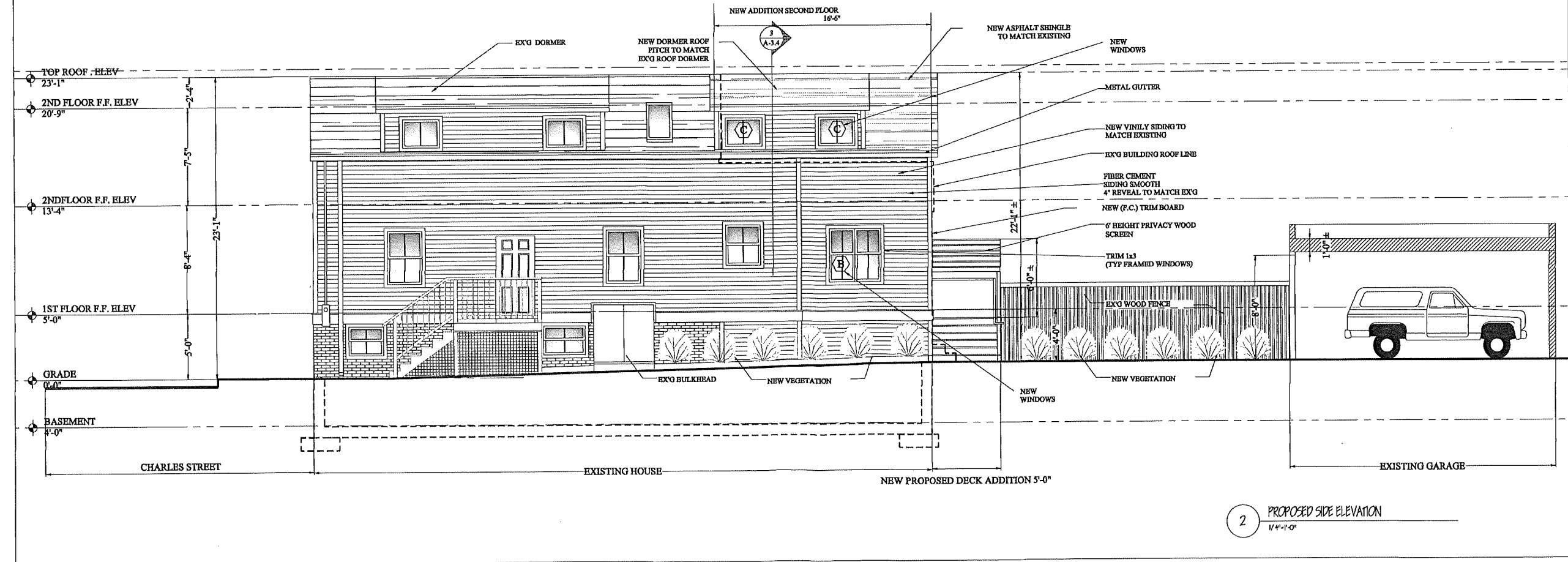
**PROPOSED BASEMENT
BATHROOM PLAN**

DRAWING NUMBER:

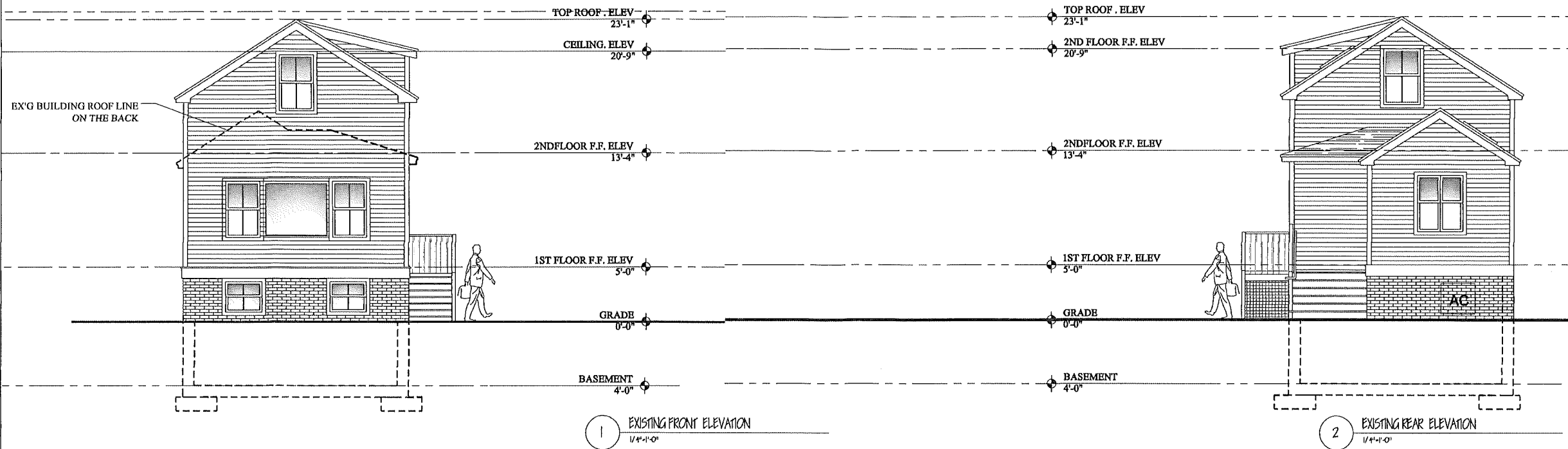
A-1.6



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

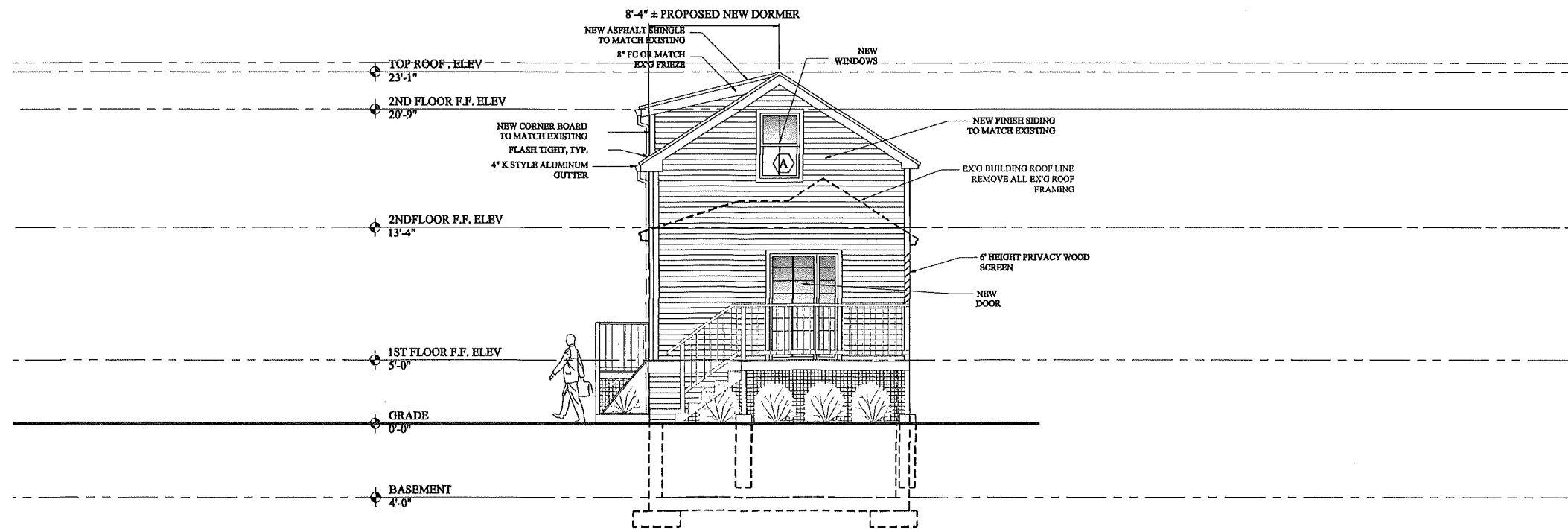


2 PROPOSED SIDE ELEVATION
1/4"=1'-0"



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

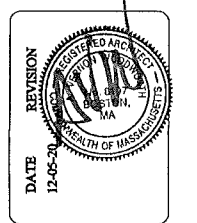
2 EXISTING REAR ELEVATION
1/4"=1'-0"



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

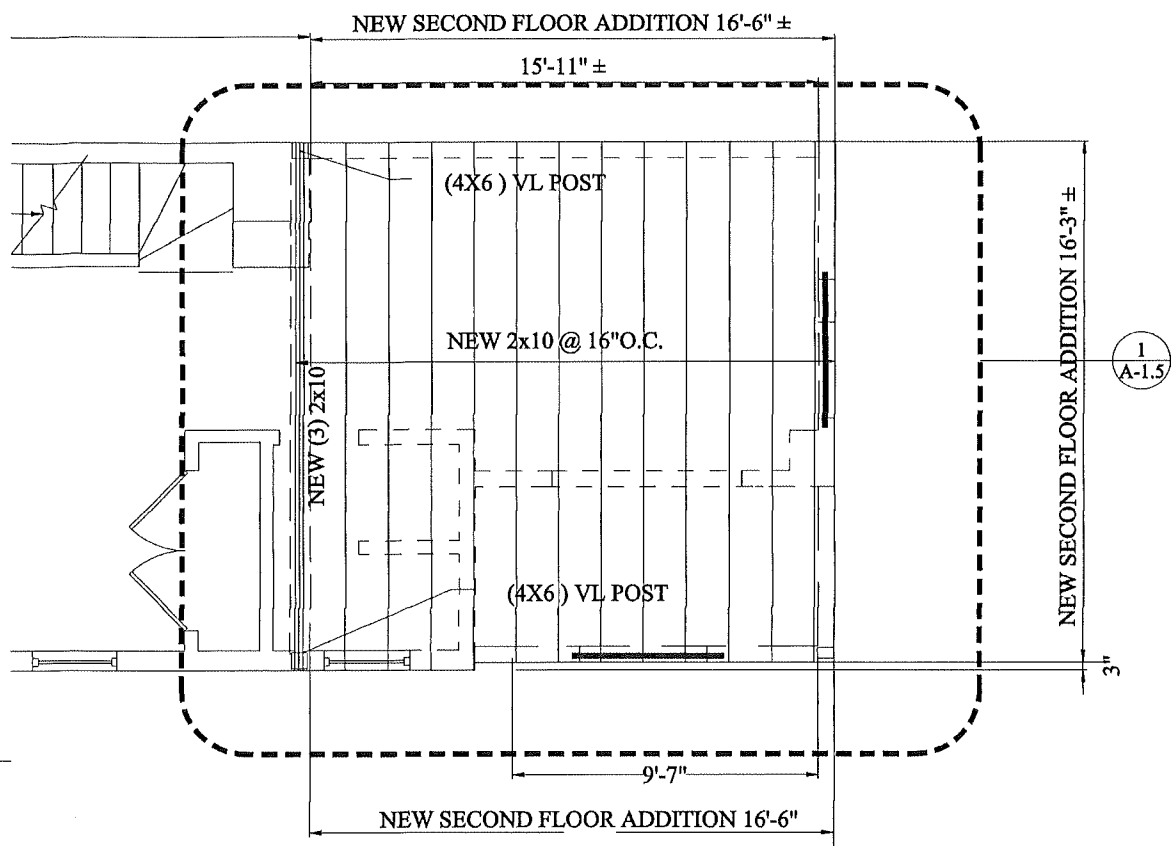
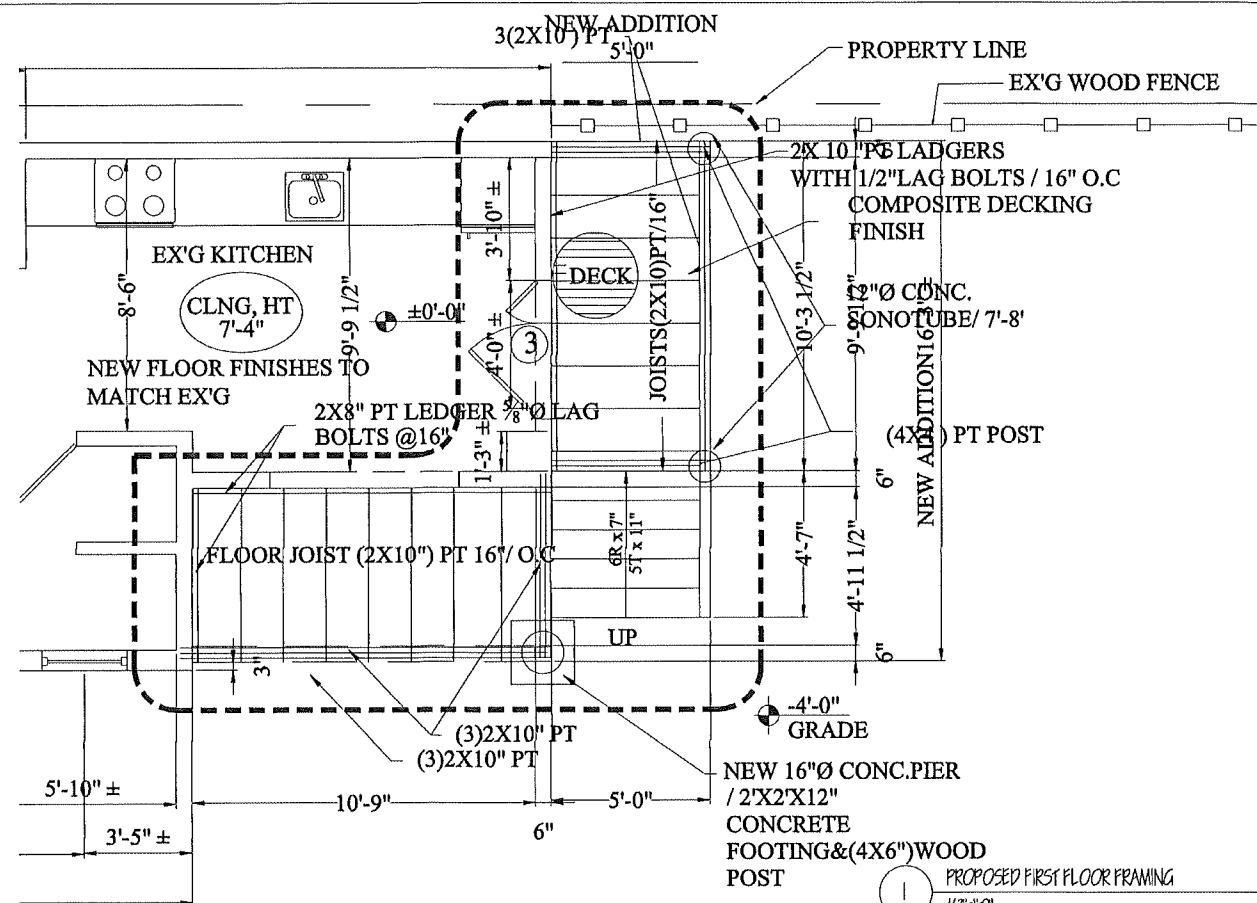
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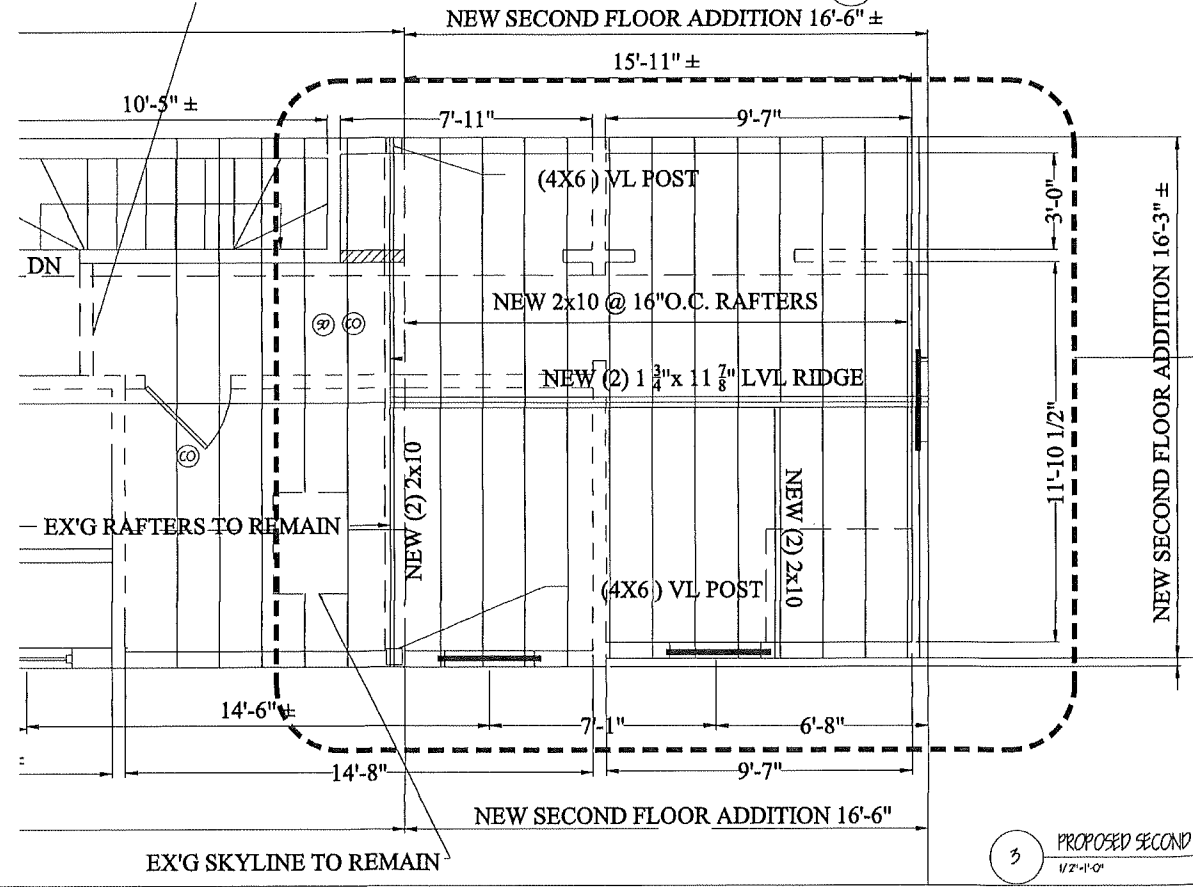


EXISTING AND
PROPOSED ELEVATIONS

DRAWING NUMBER:
A-2.2



2 PROPOSED SECOND FLOOR FRAMING 1/2" = 1'-0"



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7. THE CONTRACTOR SHALL ASK OWNER FOR REPLACING THE EX'G WINDOWS AND DOORS OR IF HE WANT TO USE EX'G

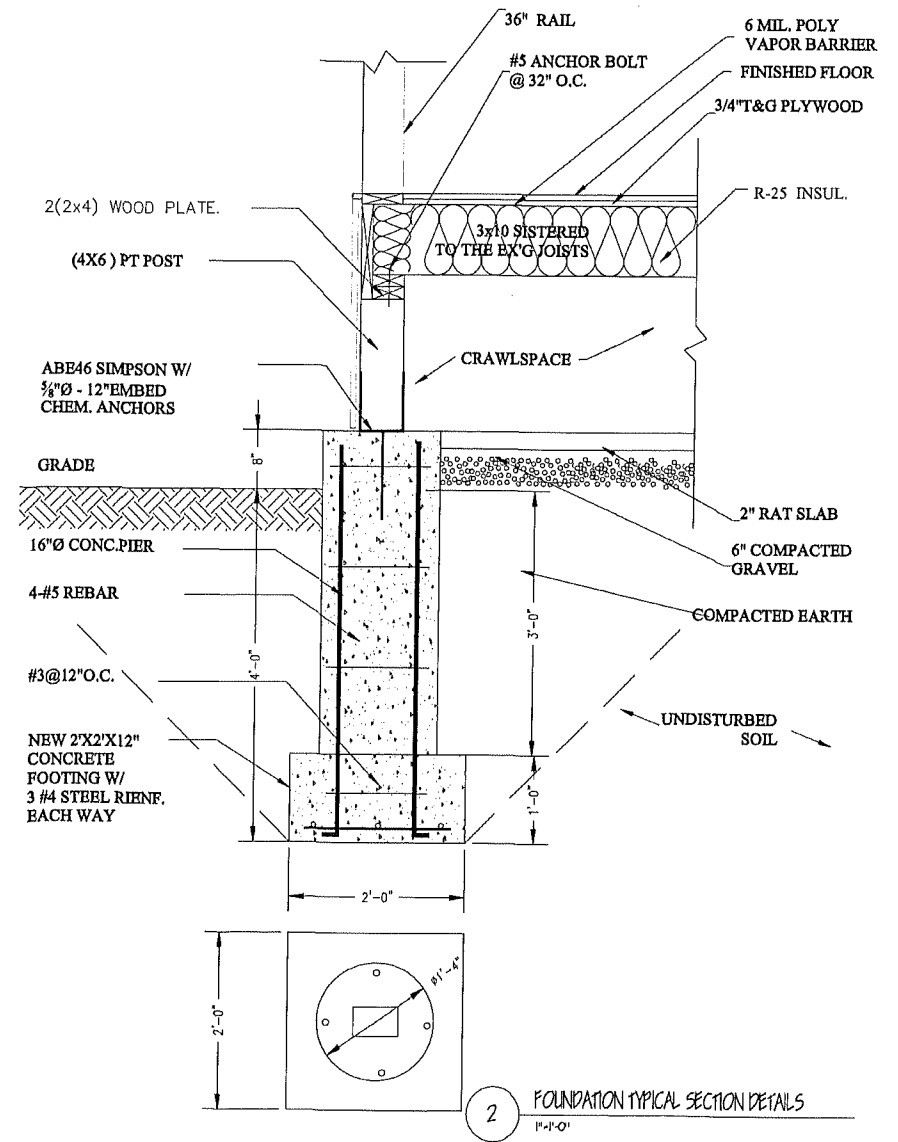
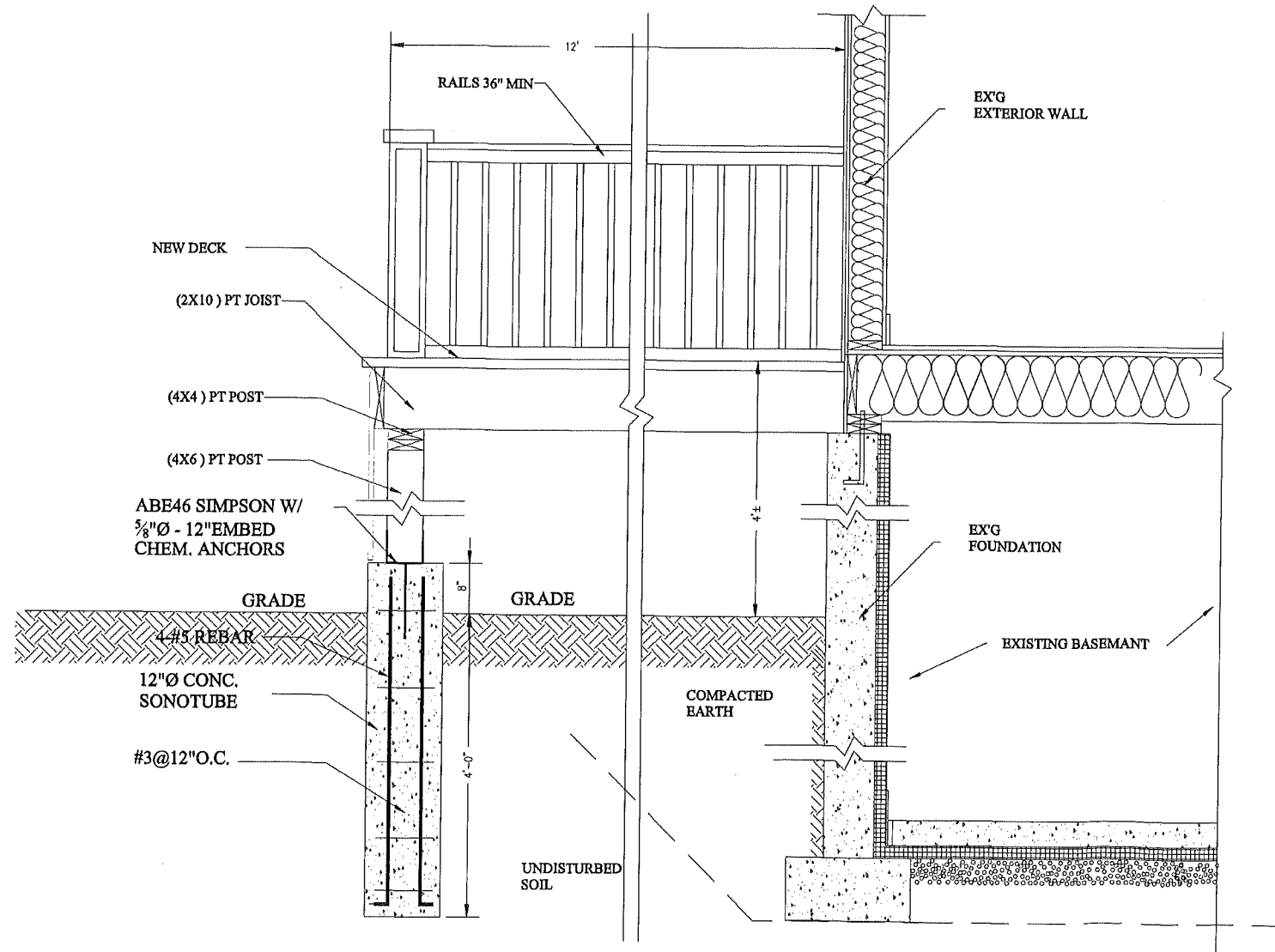
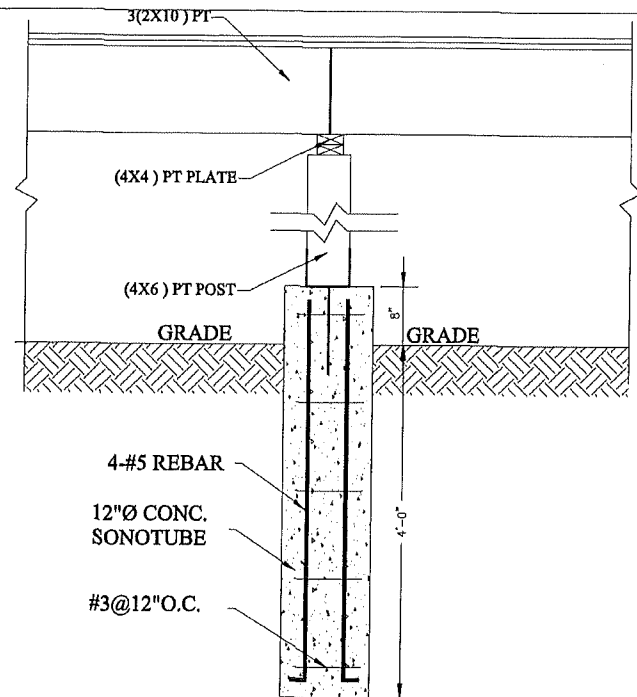
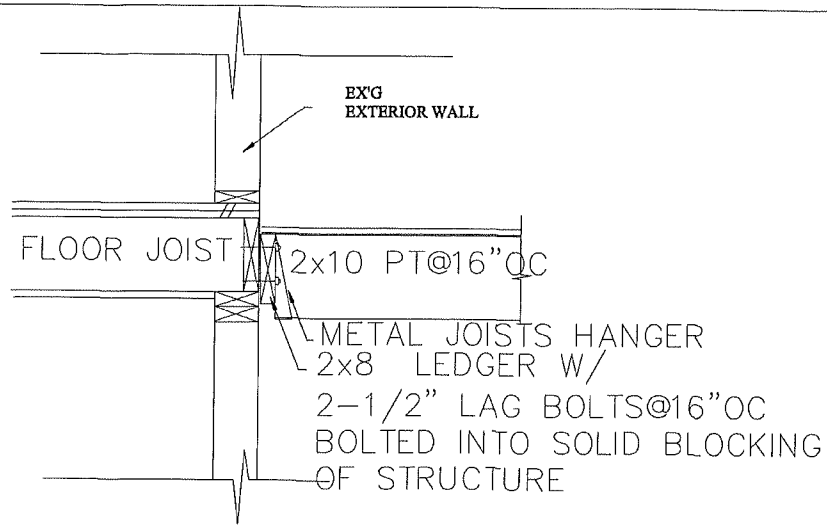
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REVISION
DATE 12-05-20
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS

FRAMING

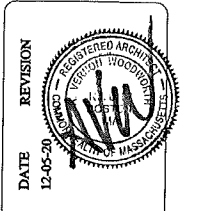
DRAWING NUMBER:
A-3.0



Urban

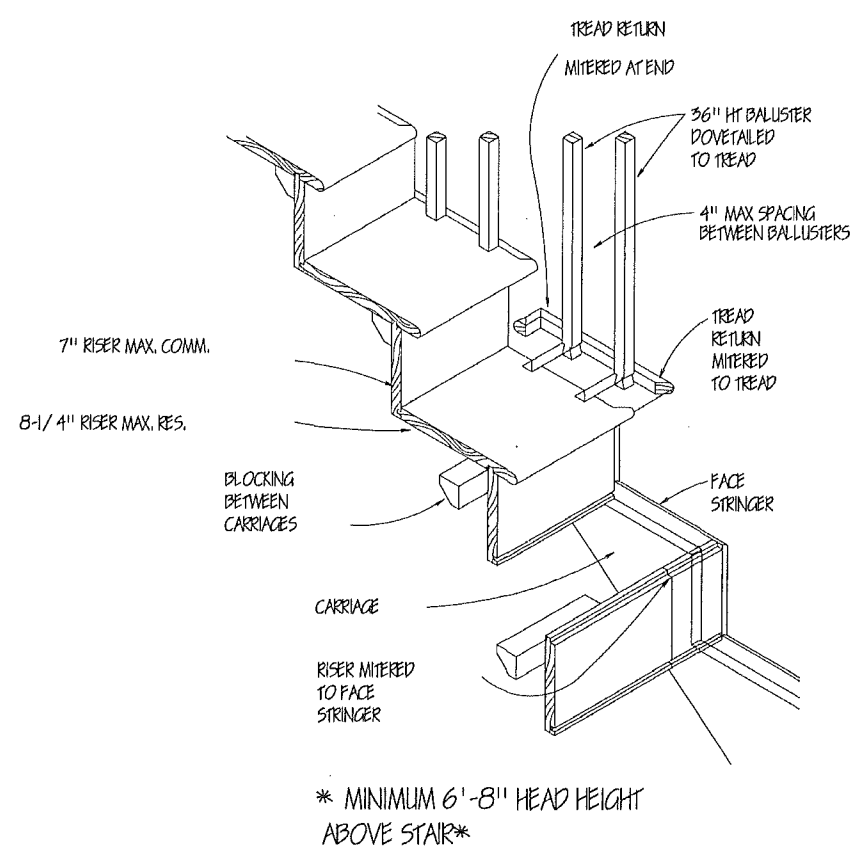
9 Elizabeth Street
Mattapan, MA 02126
(617) - 750 - 0402
www.urbandetermination.com

BUILDING ADDITION
185 Charles Street
Cambridge, MA

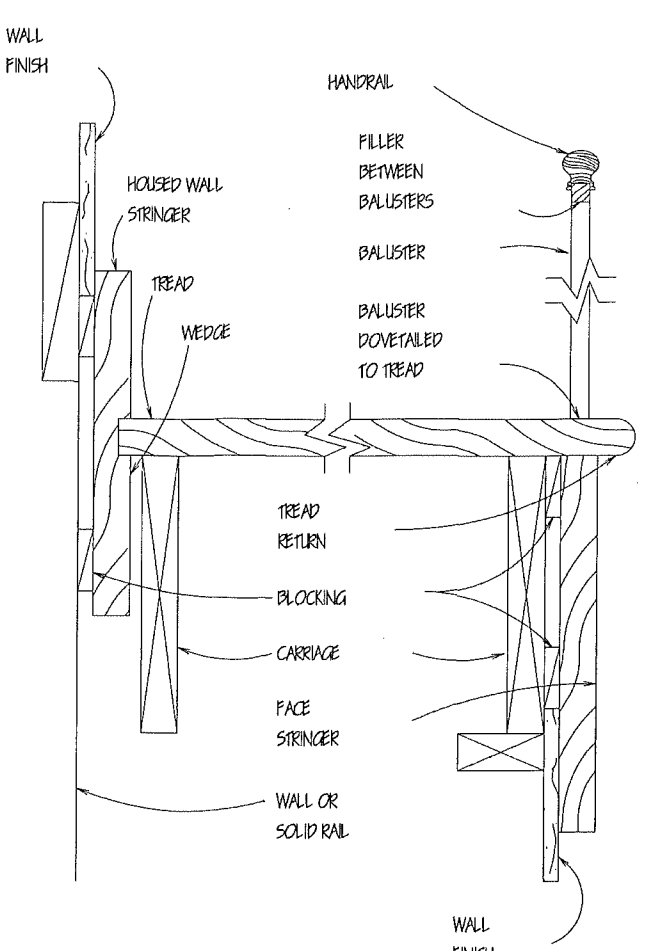


TYPICAL WALL
& FOUNDATION SECTION
DETAILS

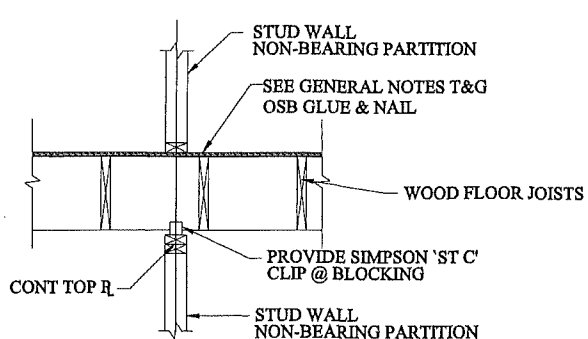
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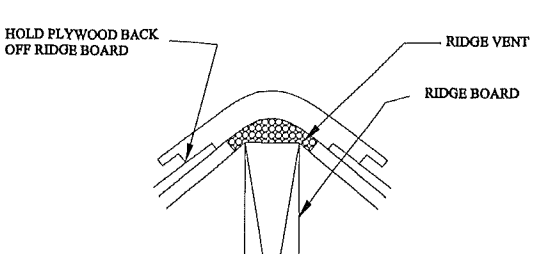
1 STAIR DETAIL NTS



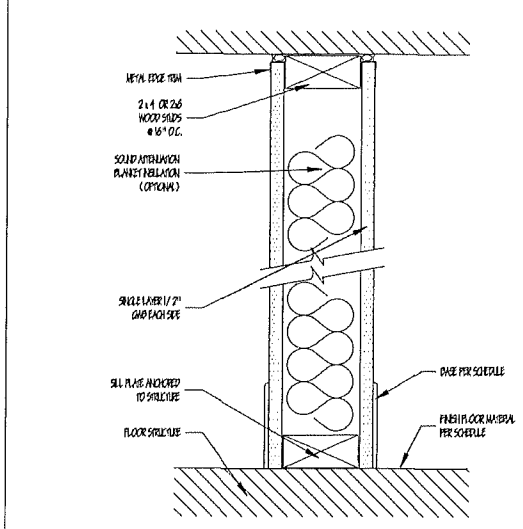
2 STAIR DETAIL NTS



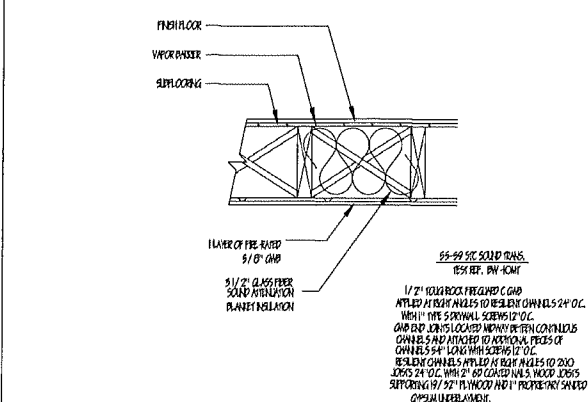
TYPICAL FRAMING AT NON-BEARING PARTITIONS PARALLEL TO FRAMING (REFER TO ARCH DWGS FOR WALL LOCATIONS)



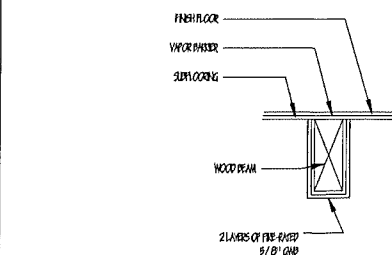
2 RIDGE DETAIL NTS



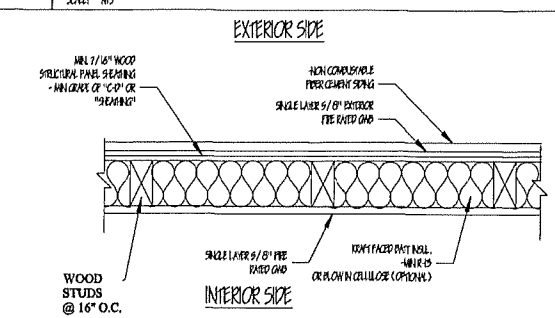
0 TYPICAL PARTITION - WOOD STUD SCALE: 3/4"=1'-0"



1 1 HOUR CEILING - L 555 SCALE: 1"=1'-0"



1 1 HOUR WOOD BEAM PROTECTION (#P517) SCALE: N5



1 HOUR - EXTERIOR BEARING WALL (USOS) (RATED BOTH SIDES) SCALE: 1"=1'

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185 Charles Street
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STAIR FRAMING & WALL DETAILS

DRAWING NUMBER:
A-3.3

urban
 9 Elizabeth Street
 Mattapan, MA 02126
 (617) - 750 - 0402
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BUILDING ADDITION
 185 Charles Street
 Cambridge, MA

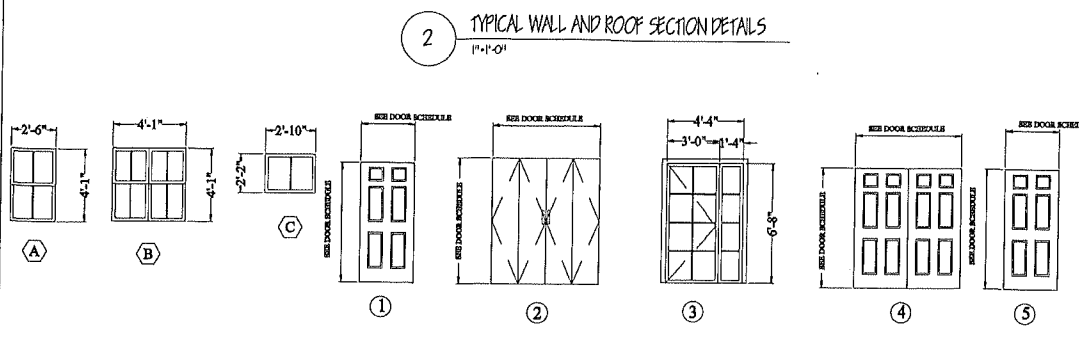
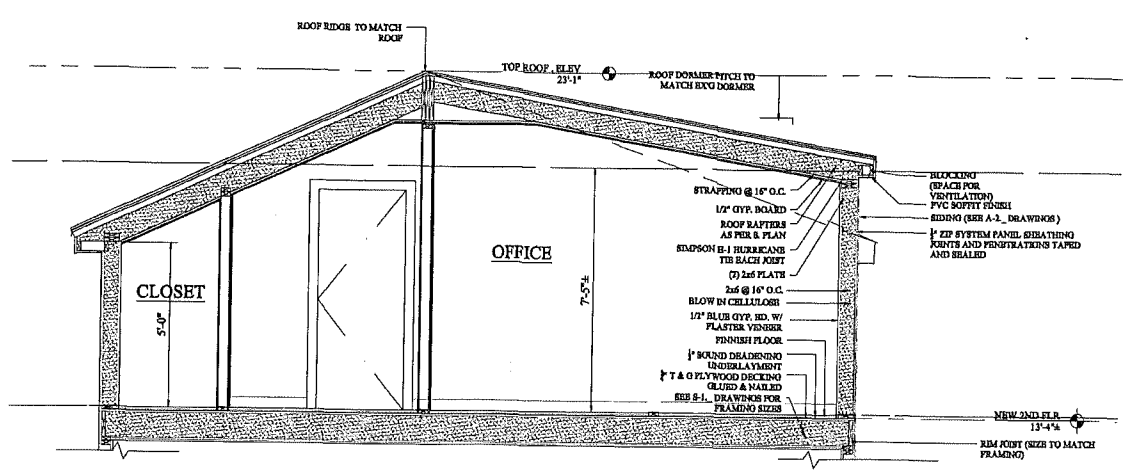
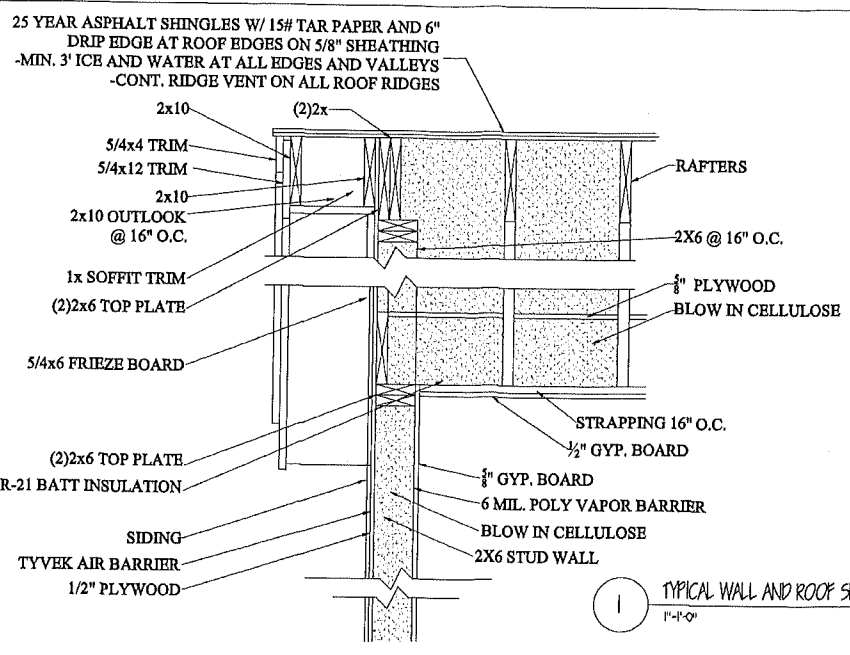
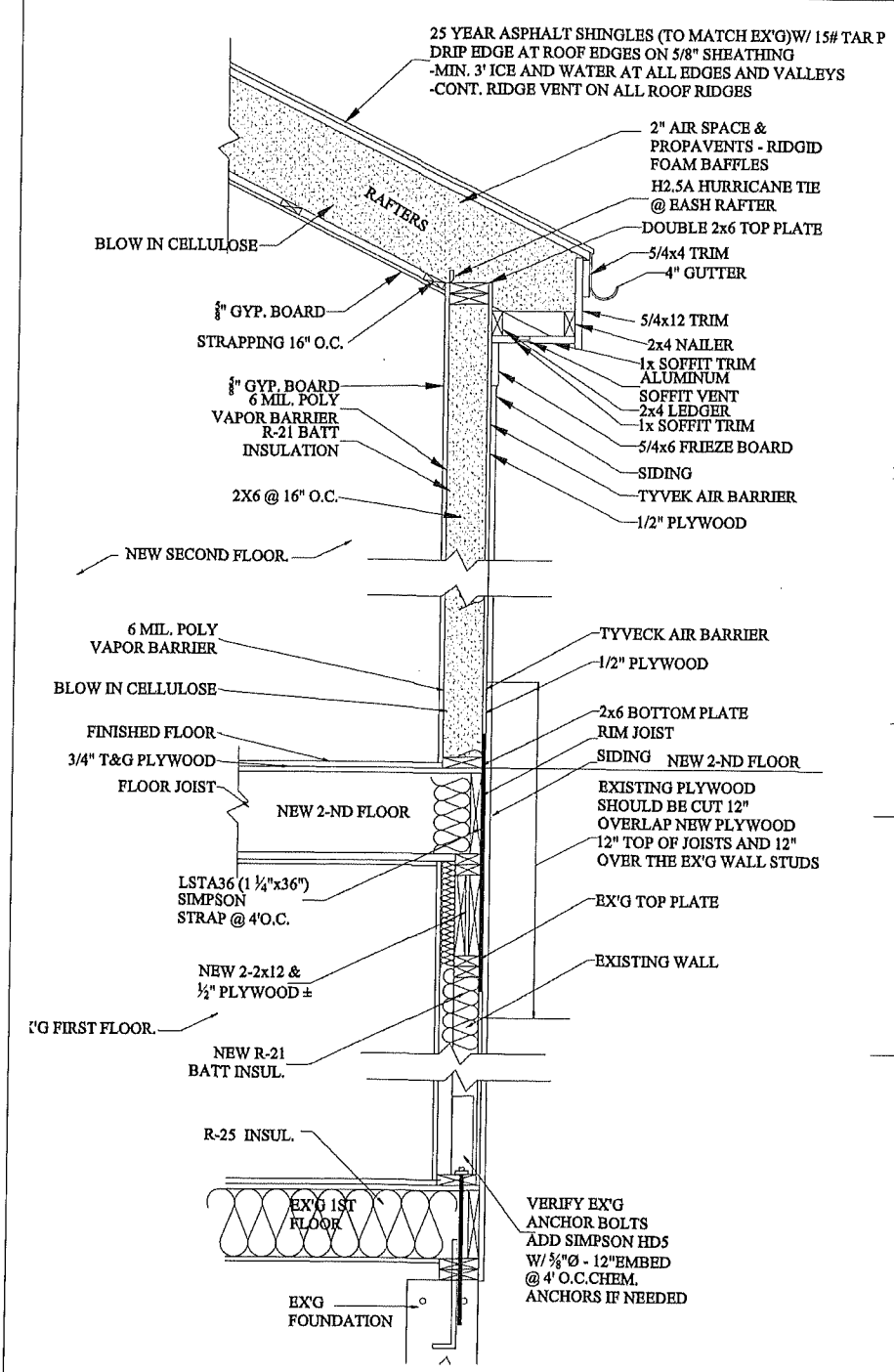
REVISION
 DATE 12-05-20
 REGISTERED ARCHITECT
 STATE OF MASSACHUSETTS
 0000000000

ROOF & WALL SECTION
 DETAILS

DRAWING NUMBER:
A-3.4

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 AQUAINTED 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.
7. THE CONTRACTOR SHALL ASK OWNER FOR REPLACING THE EX'G WINDOWS AND DOORS OR IF HE WANT TO USE EX'G DOORS AND WINDOWS



DOOR SCHEDULE													
TYPE MARK	DOOR TYPE	DOOR							FRAME				
		SIZE	THK.	MAT.	FINISH	RATING	GLAZING	DOOR CLOSERS	LOCK	MAT.	FINISH	# NEEDED	REMARKS
1	ROOM	2'-8\"X6'-8\"	1-3/8\"	WD/GL	PT	-	-	-	PRIVACY	WD	PT	1	-
2	CLOSED	5'-0\"X6'-8\"	1-3/8\"	COMPOSITE	PT	-	-	-	NO LOCK	WD	PT	2	BI-FOLD
3	DECK ENTRY	4'-4\"X6'-8\"	1-3/4\"	WD/GL	PT	-	TEMP	-	WD/GL	WD	PT	1	SIDEGLASS DOOR, SEE ELEVATIONS FOR FINISHES
4	PANTRY	5'-0\"X6'-8\"	1-3/8\"	COMPOSITE	PT	-	-	-	NO LOCK	WD	PT	2	BI-FOLD
5	BATHROOM	2'-6\"X6'-8\"	1-3/8\"	COMPOSITE	PT	-	-	-	PRIVACY	WD	PT	1	THRESHOLD

WINDOW SCHEDULE						
NO.	MANUFACTURER	MODEL	# NEEDED	R.O.	UNOBSTRUCTED GLASS	REMARKS
A	ANDERSON (OR EQUAL)	DOUBLEHUNG	1	2'-6\" X 4'-1\"	YES	WHITE FRAME
B	ANDERSON (OR EQUAL)	DOUBLEHUNG	1	4'-1\" X 4'-1\"	YES	
C	ANDERSON (OR EQUAL)	AWNING	2	2'-10\" X 2'-2\"	YES	

4 TYPICAL WINDOW AND DOOR SCHEDULE
 1\"/>