

PROPOSED ALTERATIONS TO:

**534 MASSACHUSETTS AVE
BOSTON, MA 02118**

DESIGNED BY:

**I.S. HERNANDEZ DESIGN SERVICES, INC.
111 BAKER STREET
WEST ROXBURY, MA 02132
TEL: 617-323-8527**

SCOPE:

- BUILD NEW DECK PER PLANS AT REAR OF DWELLING

INDEX:

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ZONING ANALYSIS:

DIMENSIONAL TABLE - No zoning change

ZONE	MFR & MFR/LS
LOT SIZE	N/A SQ.FT.
FAR (X%)	N/A SQ.FT.
PROPOSED LIVING AREA	N/A SQ.FT.
FRONT SETBACK	20 FT.
SIDE SETBACK	NONE
REAR SETBACK	25 FT.
LOT COVERAGE	N/A

ABBREVIATIONS

AB Anchor Bolt	DW Dishwasher	JT Joint	RFL Reflected
AC Acoustical	DWG Drawing	KIT Kitchen	RH Right Hand
A/C Air Conditioning	DWR Drawer	KO Knockout	RL Rail
ACT Acoustical Tile	E East	LDR Ladder	RM Room
ADJ Adjacent/Adjustable	EA Each	LAM Laminate	RO Rough Opening
AFF Above Finish Floor	EF Each Face	LAUND Laundry	ROW Right of Way
AL Aluminum	EL Elevation	LAV Lavatory	RR Restroom
ASPH Asphalt	ELEC Electrical	LBL Label	RWD Redwood
AUTO Automatic	EWC Electric Water Cooler	LH Left Hand	S South
BDRM Bedroom	ELEV Elevator	LIV RM Living Room	SC Solid Core
BD Board	EMERG Emergency	LOC Locate/Location	SCH Schedule
BEL Below	ENCL Enclose/Enclosure	M Master	SCN Screen
BET Between	EQ Equal	MAS Masonry	SEC Section
BIT Bituminous	EQP Equipment	MAX Maximum	SERV Service
BLK Block	ESC Escalator	MECH Mechanical	S4S Sanded Four Sides
BLDG Building	EX Existing	MED Medium	SHR Shower
BLKG Blocking	EXH Exhaust	METL Metal	SHT Sheet
BM Beam	EXT Exterior	MFR Manufacturer	SIM Similar
BOT Bottom	FD Floor Drain	MILWK Millwork	SL Slide(ing)
BRG Bearing	FIN Finish	MIN Minimum	SOFT Soffit
BRZ Bronze	FFCE Finish Face	MIR Mirror	SPEC Specification
BRK Brick	FF Finish Floor	MISC Miscellaneous	SPK Speaker
BSMT Basement	FFE Finished Floor Elevation	MLD Molding	SQ Square
BVL Bevel	FHS Fire hose Station	MOD Modular	S&R Shelf and Rod
CAB Cabinet	FIX GL Fixed Glass	MTL Material	SS Service Sink
CEM Cement	FLR Floor	MULL Mullion	STD Standard
CER Ceramic	FLUR Fluorescent	N North	STL Steel
CI Cast Iron	FND Foundation	NO or # Number	STR Structure(al)
CIR Circle	FOC Face of Concrete	NIC Not in Contract	SUSP Suspended
CJ Control Joint	FOM Face of Masonry	NOM Nominal	SYM Symmetrical
CK Check	FOS Face of Studs	NTS Not to Scale	SYN Synthetic
CLG Ceiling	FPL Fireplace	OC On Center	SYS System
CLK Caulk	FR Frame	OD Outside Diameter	T Tread
CLOS Closet	FTG Footing	OH Overhead	TEL Telephone
CLR Clear	FURR Furred / Furring	OPG Opening	TEMP Tempered
CLS Close / Closure	GA Gauge	OPP Opposite	T&G Tongue and Groove
CMU Concrete Masonry Unit	GB Grab bar	PAR Parallel	THK Thick(ness)
CNTR Counter	GC General Contractor	PED Pedestrian	THR Threshold
C.O. Cleanout	GFI Ground Fault Interrupter	PERI Perimeter	THRU Through
COL Column	GFIC Ground Fault Interrupter	PFB Prefabricate	TRTMT Treatment
CONC Concrete	GI Galvanized Iron	PKT Pocket	TV Television
CONST Construction	GLS Glass	PL Plate	TYP Typical
CONT Continuous	GYP Gypsum	PLAS Plastic	UNF Unfinished
CONTR Contractor	GYP BD Gypsum Board	PLAST Plaster	UTIL Utility
CPT Carpet	HB Hose Bib	PNL Panel	V Volts
CS Counter Sink	HBD Hardboard	PT Paint	VAT Vinyl Asbestos Tile
CSMT Casement	HC Hollow Core	PTN Point	VERT Vertical
CT Ceramic Tile	HDR Header	PVC Polyvinyl Chloride	VTR Vent Thru Roof
CTR Center	HDW Hardware	PWD Plywood	VTW Vent Thru Wall
D Drain	HM Hollow Metal	QT Quarry Tile	VNR Veneer
DBL Double	HOR Horizontal	R Riser	W Welded Wire Fabric
DEM Demolish	HT Height	RA Return Air	W/ With
DH Double Hung	HTG Heating	RAD Radius	WWF West
DIA Diameter	HVAC Heating, Ventilation, Air	RAG Return Air Grille	WC Water Closet
DIAG Diagonal	Conditioning	RAFT Raft	WD Wood
DIM Dimension	HWD Hardwood	REF Reference	W/D Washer/Dryer
DIN RM Dining Room	ID Inside Diameter	REFR Refrigerator	WG Wire Glass
DISP Garbage Disposal	INCL Include	REM Remove	WH Water Heater
DN Down	INSUL Insulation	REQD Required	WU Wall Hung
DP Dam Proof	INT Interior	RET Return	WM Wire Mesh
DR Door	JST Joist	REV Revise/Revision	WSCT Wainscot
DTL Detail		RFG Roofing	

MATERIALS LEGEND

	Earth		Gravel or Crushed Rock
	Brick		Metal
	Concrete		Plywood
	Concrete Block		Ceramic Tile
	Gypsum Board		Water Proofing
	Gypsum Sheathing		Wood Blocking
	Insulation - Blanket or Batt		Rough Frame
	Insulation Rigid		Wood Finished

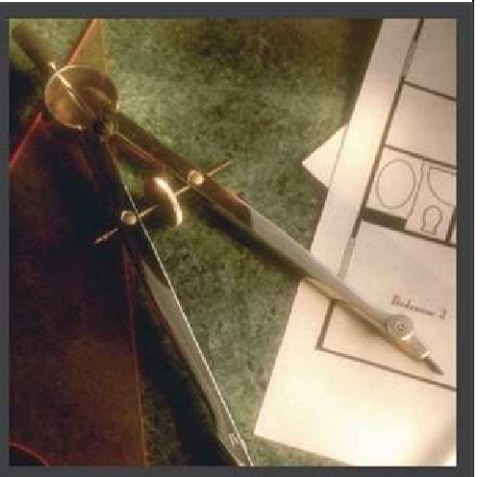
GENERAL NOTES

- ALL WORK PERFORMED PER THESE DRAWINGS MUST CONFORM WITH THE LATEST EDITION OF THE STATE BUILDING CODE, LOCAL ORDINANCES, AND THE ADA. LOCAL BUILDING INSPECTOR TO HAVE JURISDICTION. THE CONTRACTORS SHALL BE FULLY FAMILIAR WITH APPROPRIATE DOCUMENTS. CONTRACTORS SHALL REVIEW CONTRACT DOCUMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING BEFORE STARTING WORK.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS OF EXISTING WORK IN FIELD BEFORE STARTING WORK. THE CONTRACTOR SHALL COORDINATE ALL DISCREPANCIES WITH THIS WORK, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. WORK INCLUDES COORDINATION WITH EXISTING CONDITIONS.
- CONTRACTOR SHALL COORDINATE ALL THE WORK. ALL COORDINATION REQUIRED BY FIELD CONDITIONS, CLARIFICATION BY THE ARCHITECT / ENGINEER OR CHANGE TO THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR INFORMING ALL INSPECTING AND APPROVAL OFFICIALS OF RELEVANT CLARIFICATION OR CHANGES TO THE WORK.
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL REVIEW DOCUMENTS AND IDENTIFY IN WRITING TO THE ARCHITECT / ENGINEER ADDITIONAL DIMENSIONS OR CLARIFICATIONS REQUIRED BEFORE STARTING WORK.
- MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYMBOLS REFLECT EXISTING AND DESIRED LOCATIONS
- REPAIR AND FINISH ALL EXISTING SURFACES AS REQUIRED BY NEW CONSTRUCTION FOR REMOVAL OF EXISTING PARTITIONS AS SHOWN.
- PROVIDE FIRE RATED WOOD BLOCKING, AS REQUIRED BY CODE.
- THESE DRAWINGS SHOW DESIGN INTENT ONLY. MEANS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. REQUESTS FOR CLARIFICATION OF THE DESIGN INTENT SHALL BE MADE IN WRITING TO THE ARCHITECT / ENGINEER.

Date:	10/1/2024
REVISSED SET:	
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Drawn by	
Checked by	
Date	03/29/2023
Sheet #	A-1 of 7
Scale	AS NOTED

Project:
534 MASSACHUSETTS AVE
BOSTON, MA 02118
A1 - COVER SHEET

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GENERAL CONDITIONS

- ALL STRUCTURAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ADDITION OF THE MASSACHUSETTS STATE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE. CONTRACTOR MUST BUILD EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS.
- ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED AND APPROVED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL REVIEW ALL THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS FOR THE PROJECT AND IS ENTIRELY RESPONSIBLE FOR: COORDINATING THE WORK OF ALL TRADES, VERIFYING ALL THE PROPOSED AND EXISTING BUILDING AND SITE CONDITIONS, MEASUREMENTS AND ALL OTHER RELATED PROPOSED AND EXISTING BUILDING CONDITIONS.
- ENGINEER'S DESIGN IS DERIVED FROM ASSUMED FIELD CONDITIONS. ANY DISCREPANCIES BETWEEN MUST BE IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO ANY CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ENGINEER AND ARCHITECTURAL DOCUMENTS.
- PRINCIPAL OPENINGS THROUGH THE FRAMING ARE SHOWN ON THESE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL EXAMINE THE STRUCTURAL AND MECHANICAL DRAWINGS FOR THE REQUIRED OPENINGS AND SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH THE MECHANICAL CONTRACTOR.
- PROVIDING ALL OPENINGS REQUIRED BY THE MECHANICAL, ELECTRICAL, OR PLUMBING TRADES SHALL BE A PART OF THE GENERAL CONTRACT. WHETHER OR NOT SHOWN IN THE STRUCTURAL DRAWINGS. ANY DEVIATION FROM THE OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR REVIEW.
- TYPICAL DETAILS AND NOTES SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL [ARTS OF THE STRUCTURAL WORK UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY CONDITION ONLY. WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
- FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC. SEE ARCHITECTURAL DRAWINGS.

CONCRETE

- ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318. "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- ALL CONCRETE SHALL BE CONTROLLED CONCRETE, MIXED AND PLACED UNDER THE SUPERVISION OF A CONCRETE TESTING AGENCY APPROVED BY THE OWNER. CONCRETE SHALL BE NORMAL WEIGHT OR LIGHT WEIGHT CONCRETE, AS INDICATED WITH A SAND AND GRAVEL AGGREGATE, TYPE I OR TYPE II PORTLAND CEMENT AND HAVING A MINIMUM COMPRESSIVE STRENGTH (F'C) IN 28 DAYS AS FOLLOWS UNLESS INDICATED ON PLANS.

FOOTINGS	4000 PSI (NORMAL WT.)
BASEMENT WALLS & PIERS	3000 PSI (NORMAL WT.)
INTERIOR SLABS	4000 PSI (NORMAL WT.)
EXT. SLABS EXPOSED TO WEATHER	4000 PSI (NORMAL WT.)
CONCRETE NOT OTHERWISE SPECIFIED	3000PSI (NORMAL WT.)
- MAXIMUM DENSITY OF NORMAL WEIGHT CONCRETE SHALL BE 150 POUNDS PER CUBIC FOOT. MAXIMUM DENSITY OF LIGHT WEIGHT CONCRETE SHALL BE 11 POUNDS PER CUBIC FOOT.
- REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60. FIELD BENT - ASTM 615. GRADE 40 WELDED WIRE FABRIC - ASTM A185.
- REINFORCING STEEL SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL. THESE DRAWINGS SHALL SHOW COMPLETE AND ACCURATE BAR LAYOUT, SIZES, OPENINGS, ACCESSORIES, AND ALL OTHER INFORMATION NECESSARY FOR COMPLETE AND ACCURATE FABRICATION AND PLACEMENT OF REINFORCING STEEL.
- THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN TO THE OWNER FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE FIRST PLACEMENT.
- CONTRACTOR SHALL PROVIDE A CONCRETE POURING SEQUENCE TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL 7 DAYS PRIOR TO CONCRETE PLACEMENT.
- INSPECTION AND TESTING OF CAST-IN-PLACE CONCRETE WORK WILL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY, UNDER A SEPARATE CONTRACT WITH THE OWNER. IF CONCRETE FAILS, CONTRACTOR SHALL PROMPTLY REPLACE CONCRETE MATERIALS OR REDO WORK WHICH HAS BEEN REJECTED BY ARCHITECT AND/OR TESTING AGENCY, AT ON EXPENSE TO THE OWNER.
- INSPECTION AND APPROVAL BY THE OWNER OR THEIR REPRESENTATIVE SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PROVIDE QUALITY CONTROL, MATERIALS AND WORKMANSHIP FULLY INSURING THAT THIS WORK WILL CONFORM TO THE CONTRACT REQUIREMENTS.
- SAMPLING AND TESTING FOR QUALITY ASSURANCE DURING THE PLACEMENT OF CONCRETE MAY INCLUDE THE FOLLOWING, AS DIRECTED BY THE ARCHITECT. SAMPLES WILL BE MADE AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK.
- SLUMP TEST, COMPLYING WITH ASTM C143; ONE TEST FOR EACH SET OF COMPRESSION STRENGTH TEST SPECIMENS. SLUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3-5 DEGREES.
- COMPRESSION TEST SPECIMENS COMPLYING WITH ASTM C31; ONE SET OF 4 STANDARD CYLINDERS FOR EACH COMPRESSION STRENGTH TEST. ONE INTERVAL CHOSEN BY THE ARCHITECT.
- COMPRESSION STRENGTH TESTS SHALL COMPLY WITH ASTM C39;

- ONE SPECIMEN TESTED AT 7 DAYS, 2 SPECIMEN TESTED AT 28 DAYS, AND ONE CEMENT. SEE NOTE 3 ABOVE.
- ALL CONCRETE EXPOSED TO THE WEATHER OR POSSIBLE FREEZE/THAW ACTION SHALL CONTAIN AN AIR ENTRAINMENT ADMIXTURE.
- CONCRETE FLOOR SLABS ON METAL DECK SHALL HAVE LIGHT-WEIGHT COARSE AGGREGATE, SAND FINE AGGREGATE AND TYPE I OR TYPE II PORTLAND CEMENT. SEE NOTE 3 ABOVE.
- ALL CONCRETE SHALL BE PLACED WITHOUT HORIZONTAL CONSTRUCTION JOINTS, EXCEPT WHERE SPECIFICALLY NOTED. VERTICAL CONSTRUCTION JOINTS AND STOPS IN SHORED CONCRETE WORK SHALL BE MADE AT MIDSPAN. HORIZONTAL REINFORCEMENT SHALL BE CONTINUOUS THROUGH VERTICAL CONSTRUCTION JOINTS.
- GROUT UNDER COLUMN BASE PLATES AND UNDER OTHER BEARING PLATES SHALL BE NON-SHRINK, NONMETALLIC GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 3 DAYS. NON-SHRINK GROUT SHALL BE "EMBECO 153" BY MASTER BUILDERS, "SONOGROUT" BY SONNEBORN BUILDING PRODUCTS, "FIVE STAR GROUT" BY U.S. GROUT CORPORATION, OR EQUAL AS APPROVED BY THE ARCHITECT AND ENGINEER.
- ALL KEYS SHALL BE 2X4 (NOMINAL) UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHES. WHERE FINISH IS NOT SPECIFIED, CONFORM TO REQUIREMENTS OF ACI 301-SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
- SEE ARCHITECTURAL DRAWINGS FOR DOOR AND WINDOW OPENINGS, DRIPS, WASHES, REGLETS, CONCRETE FINISHES, MASON ANCHORS, AND FOR MISCELLANEOUS EMBEDDED PLATES, BOLTS, ANCHORS, ANGLES, ETC.
- THE PLACEMENT OF SLEEVES, OUTLET BOXES, BOX-OUTS, ANCHORS, ETC. FOR THE MECHANICAL, ELECTRICAL, AND PLUMBING TRADES IS THE RESPONSIBILITY OF THE TRADE INVOLVED. HOWEVER, ANY BOX-OUTS NOT COVERED BY TYPICAL DETAILS IN THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED FOR APPROVAL.
- UNLESS OTHERWISE NOTED, COVER REINFORCING BARS SHALL BE AS INDICATED BELOW.

CONCRETE CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH.....	3"
CONCRETE IN CONTACT WITH EARTH OR WEATHER.....	2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH, FOR SLABS, WALLS & BEAMS.....	1-1/2"

ROUGH CARPENTRY

- ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE 9th EDITION OF THE MASSACHUSETTS BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS (MBC 1 & 2) AND THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC 1 & 2).
- REFER TO THE MBC 1 & 2 AND IRC 1 & 2 FOR FRAMING COMPONENTS NOT SPECIFIED IN PLANS AND SECTIONS. NOTIFY THE ENGINEER OF ANY COMPONENT NOT DEFINED IN EITHER THE MBC 1 & 2 AND IRC 1 & 2 OR IN THESE DRAWINGS.
- REFER TO THE IRC 1 & 2 FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 602.3 FOR CONNECTION FASTENING NOT IDENTIFIED IN THESE PLANS OR DETAILS.
- WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLS SHALL BE SPRUCE PINE FIR #2 OR BETTER, WITH A MINIMUM FB = 875 PSI (SINGLE USE) AND FB = 1000 PSI (REPETITIVE USE) AND E SHALL BE 1,400,000 PSI OR BETTER.
- WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE #2 OR BETTER.
- LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM FB = 3100 PSI, E = 2,000,000 PSI, AND FV = 285 PSI. LVL BEAMS SHALL BE "VERSALAM" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS THE ENGINEER RECOMMENDATIONS FOR BEARING, REINFORCING, CUTS, CANTILEVERS, FASTENING, ETC. SHALL BE STRICTLY ADHERED TO.
- WOOD "I" BEAMS SHALL BE BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR. MANUFACTURER'S RECOMMENDATIONS FOR BEARING, REINFORCING, CUTS, CANTILEVERS, FASTENING, ETC. SHALL BE STRICTLY ADHERED TO.
- PLYWOOD WALL SHEATHING, ROOF SHEATHING AND SUBFLOOR SHALL BE APA GRADE, TRADEMARKED C-D INTERIOR WITH EXTERIOR GLUE. SUBFLOORING SHALL BE ¾" THICK TONGUE AND GROOVE AND SHALL BE GLUED TO FLOOR JOISTS WITH AN APPROVED ADHESIVE PRIOR TO NAILING. ROOF SHEATHING SHALL BE ½" THICK AND WALL SHEATHING SHALL BE ½" THICK.
- ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 8" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION SHALL BE PRESSURE TREATED.
- ALL METAL CONNECTORS INCLUDING JOIST AND BEAM HANGERS AND COLUMN CAP AND BASES SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO FRAMING ELEMENTS BEFORE ORDERING, UNLESS DETAILED OR SPECIFIED OTHERWISE ON THE PLANS.
- HEADERS AND BEAMS SHALL BE SUPPORTED BY AT LEAST ON JACK STUD AND ONE KING STUD.
- FOR WOOD JOIST SPANS UP TO 14 FEET, PROVIDE A SINGLE ROW OF FULL DEPTH BLOCKING BETWEEN JOISTS AT MIDSPAN. FOR SPANS EXCEEDING 14 FEET, PROVIDE TWO ROWS OF FULL DEPTH BLOCKING BETWEEN JOISTS AT THIRD POINTS OF THE SPAN.
- MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPLICED OVER SUPPORTS.
- PROVIDE SIMPSON H8 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND ITS BEARING POINT.
- CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUT, BORED OR NOTCHED IN FRAMING LUMBER. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED

- IN THE BUILDING CODE WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
- AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POSTS WITH LOWER SUPPORT. BLOCKING TO MATCH UPPER POST 7. SIZE.
- SET LVL BEAMS THAT FRAME FLUSH WITH DIMENSIONED LUMBER JOISTS 3/8" BELOW THE TOP OF JOISTS TO ALLOW FOR JOIST SHRINKAGE. WHERE BEARING WALLS OR POSTS LAND ON THESE BEAMS, INFILL GAP WITH 3/8" PLYWOOD FOR SOLID BEARING.
- BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-½" BOLTS AT 16" ON CENTER OR 3-1/4" DIAMETER SELF-TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUFACTURERS SPECIFICATIONS UNLESS NOTED OTHERWISE ON DRAWINGS.
- IN ADDITION TO THE FLOOR JOIST SHOWN IN THE PLANS, CONTRACTOR SHALL INSTALL DOUBLE JOISTS UNDER ALL PARTITION WALLS RUNNING PARALLEL TO THE DIRECTION OF FRAMING.
- MINIMUM BEAM BEARING TO BE 3 INCHES UNLESS NOTED OTHERWISE ON PLANS.

FOUNDATIONS

- WHERE FOUNDATIONS ARE EXISTING, DESIGN HAS BEEN COMPLETED ASSUMING FOUNDATIONS ARE SUITABLE TO SUPPORT PROPOSED RENOVATION. CONTRACTOR RESPONSIBLE FOR VERIFYING THAT THE EXISTING FOUNDATION CONFORMS TO BUILDING CODE REQUIREMENTS AND REPORT FOOTING CONDITIONS TO ENGINEER FOR VERIFICATION.
- EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON THE INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING AN CONCRETE.
- EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FEET OR AS MODIFIED BY THE STRUCTURAL ENGINEER BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ARCHITECT.
- SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT.
- BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 6" LAYERS. LAYERS SHALL BE COMPACTED TO 96% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557.
- BACKFILLING AGAINST WALLS OR PIERS MAY ONLY BE DONE AFTER WALLS OR PIERS ARE BRACED TO PREVENT MOVEMENT FOR WOOD FRAMED CONSTRUCTION, NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST-FLOOR DECK HAS BEEN FRAMED AND SHEATHED. UNLESS WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
- PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING AND FOUNDATION WALL INSULATIONS AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

LIVE LOADS PER MASSACHUSETTS STATE BUILDING CODE

LIVE LOADS	
GROUND SNOW LOAD:	40 PSF
STAIRS:	100 PSF
CORRIDORS:	100 PSF
CORRIDORS ABOVE THE 1 ST FLOOR:	80PSF
RESIDENTIAL AREAS:	40 PSF
EXTERIOR DECKS (SERVING A SINGLE UNIT)	40 PSF

WIND LOADS

MASSACHUSETTS STATE BUILDING CODE	100 MPH.
EXPOSURE B	

DEAD LOADS

WEIGHT OF MATERIALS AND CONSTRUCTION

EARTHQUAKE LOAD - PER 2009 IBC WITH MASSACHUSETTS STATE BUILDING CODE AMENDMENTS

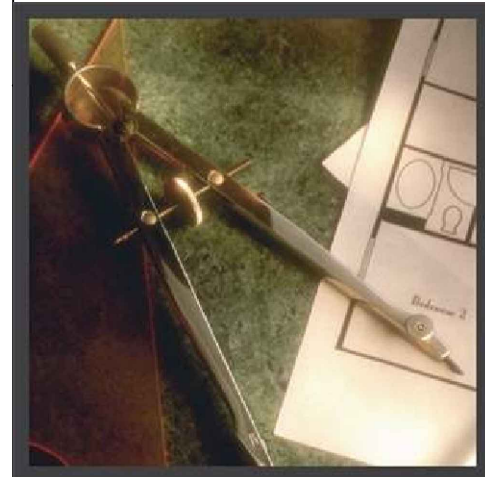
SEISMIC SITE CLASS: D
SEISMIC DESIGN CATEGORY: B
SEISMIC RESISTING SYSTEM:
LIGHT FRAME (WOOD) WALL SHEATHING WITH WOOD
STRUCTURAL PANELS
R = 6.5
CD = 3
CD = 4
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
SEISMIC COEFFICIENT: SS= 0.29 SI= 0.068

LATERAL FRAMING NOTES

- THE STRUCTURAL DESIGN OF THIS RESIDENCE WAS PERFORMED IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. THE PRESCRIPTIVE REQUIREMENTS OF THIS CODE DO NOT APPLY PER SECTIONS 301.1.3 ALTERNATIVE PROVISIONS AND 301.1.3 ENGINEERED DESIGN.
- FRAMING COMPONENTS AND FASTENERS AS IDENTIFIED IN THESE DRAWINGS AND NOTES ADEQUATELY RESIST THE LATERAL LOAD REQUIREMENTS AS DEFINED BY THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
- ALL EXTERIOR WALLS TO FOLLOW SHEARWALL CRITERIA FOR SHEARWALL SET FORTH IN TABLES IN PROCEEDING PAGES.
- ALL PLYWOOD SEAMS IN A SHEARWALL SHALL BE BLOCKED WITH DIMENSIONAL LUMBER OF THE SAME SIZE AS THE WALL STUDS.
- REFER TO PLANS AND SECTIONS FOR STUD SIZES. STUDS SHALL BE SPACED AT 16 INCHES ON CENTER UNLESS NOTED OTHERWISE ON PLAN.

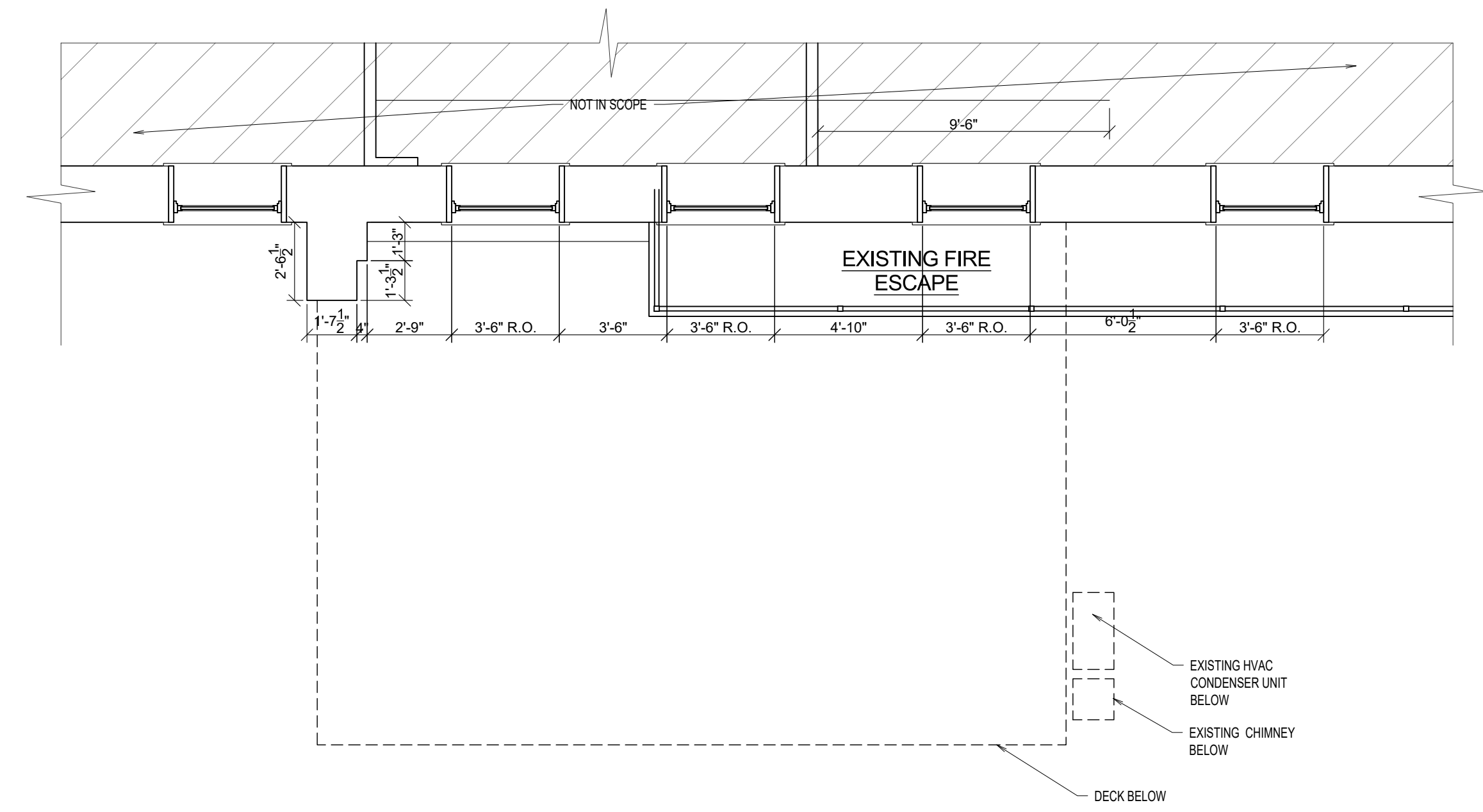
- CARE SHOULD BE TAKEN TO ADJUST NAIL GUN PRESSURE SO AS NOT TO OVERDRIVE NAILS INTO PLYWOOD. NAIL HEADS SHOULD BE FLUSH WITH PLYWOOD FACE. OVER DRILLING NAILS GREATLY REDUCES THE EFFECTIVENESS OF THE SHEARWALL. FOR FRAMING SIZES REFER TO FRAMING PLANS.

Date:	10/17/2024
REVISSED SET:	
EN ISH	
Checked by	03/29/2023
Sheet #	A-3 of 7
Scale	AS NOTED
Project:	534 MASSACHUSETTS AVE BOSTON, MA 02118
	A3 - GENERAL CONDITIONS
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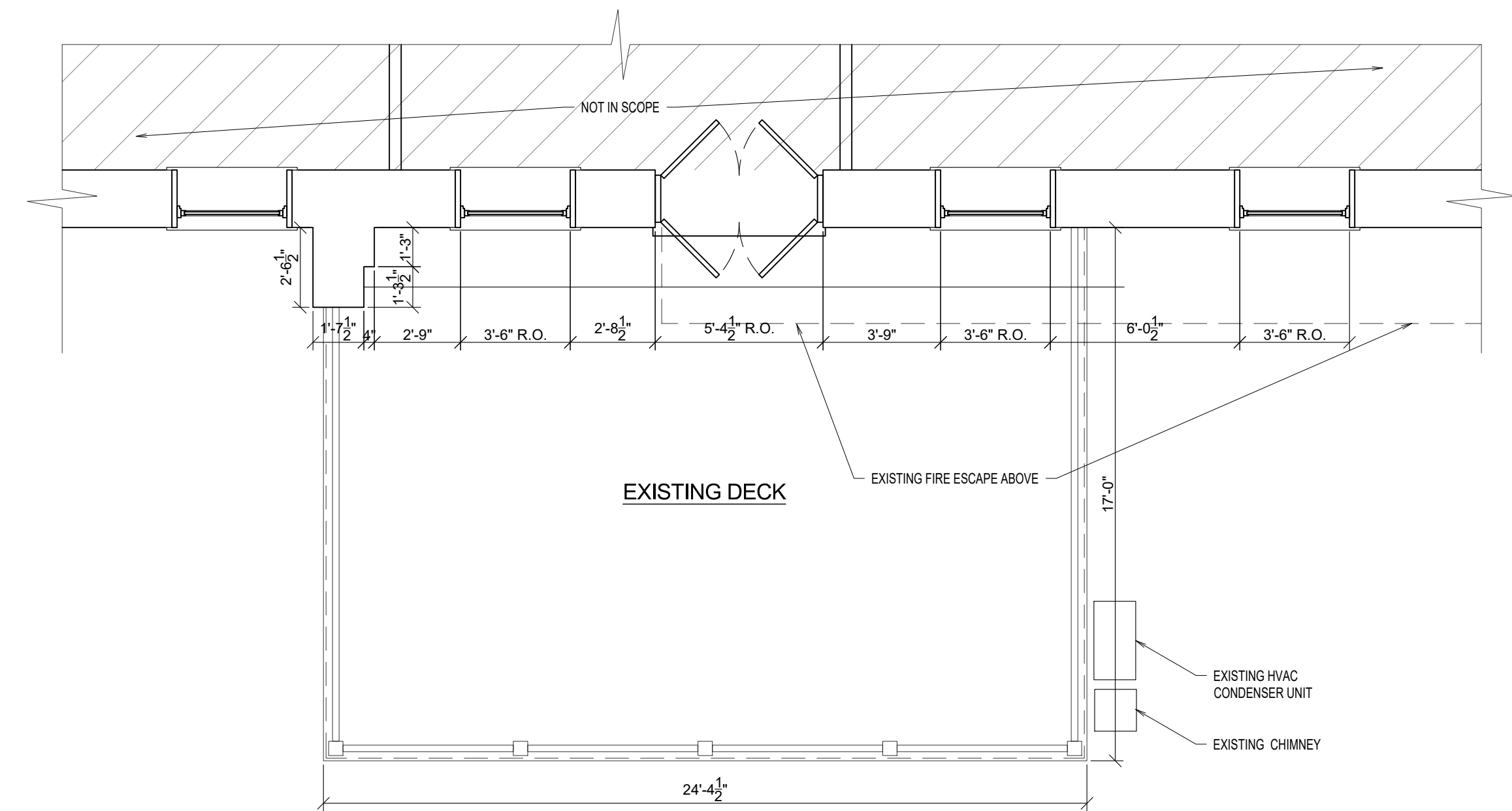




EXISTING REAR ELEVATION
SCALE : 1/4" = 1'-0"



EXISTING THIRD FLOOR PLAN
SCALE : 1/4" = 1'-0"

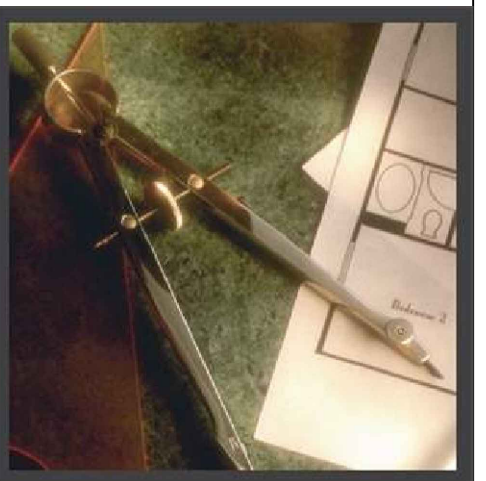


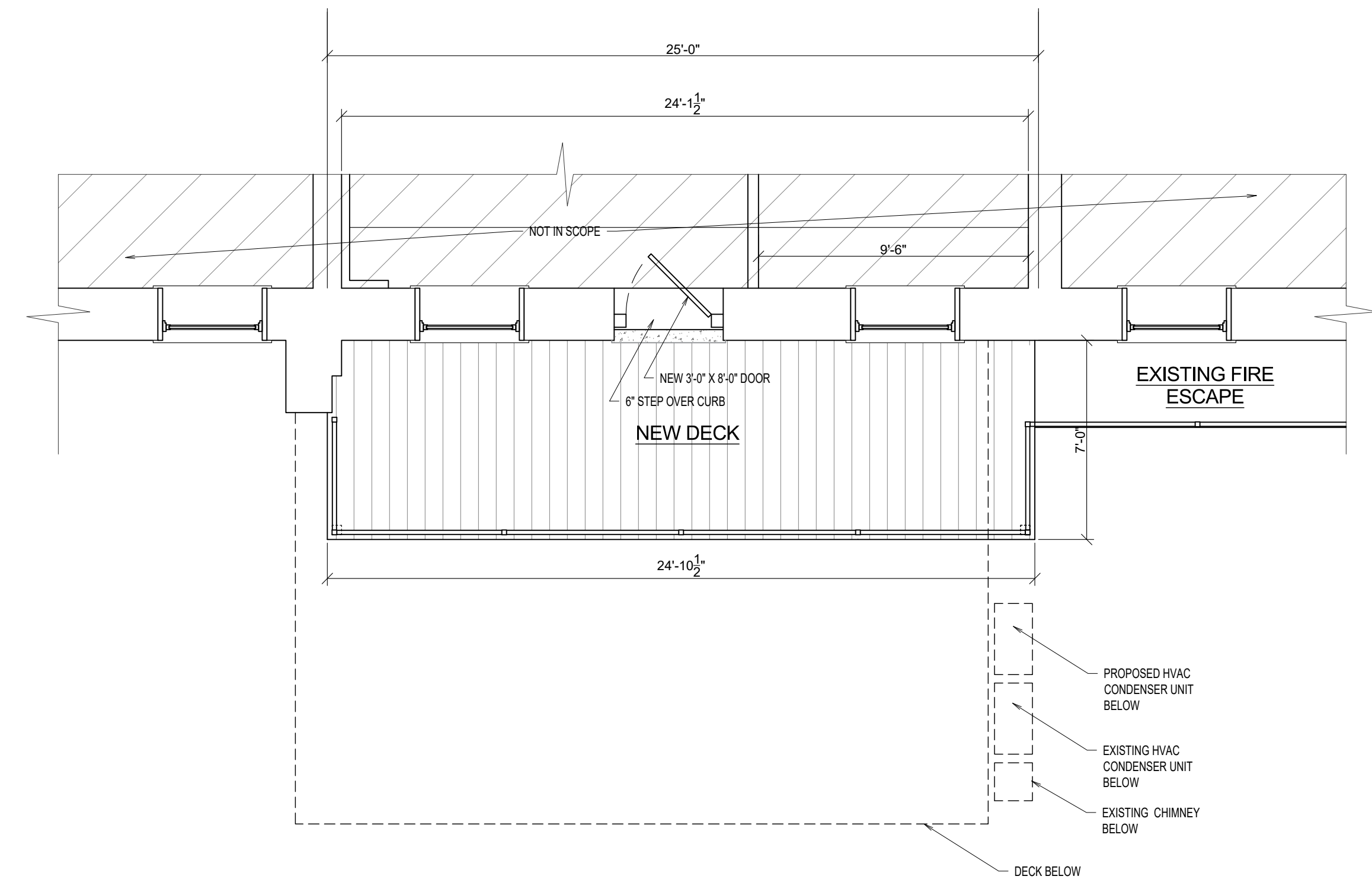
EXISTING SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"

Drawn by	EN	No.	REVISSED SET:	Date:
Checked by	ISH		REVISSED SET:	10/11/2024
Date				
Sheet #	03/29/2023			
A-4 of 7			AS NOTED	
Scale				

Project:
534 MASSACHUSETTS AVE
BOSTON, MA 02118
A4 - EXISTING PLANS AND ELEVATIONS (2)

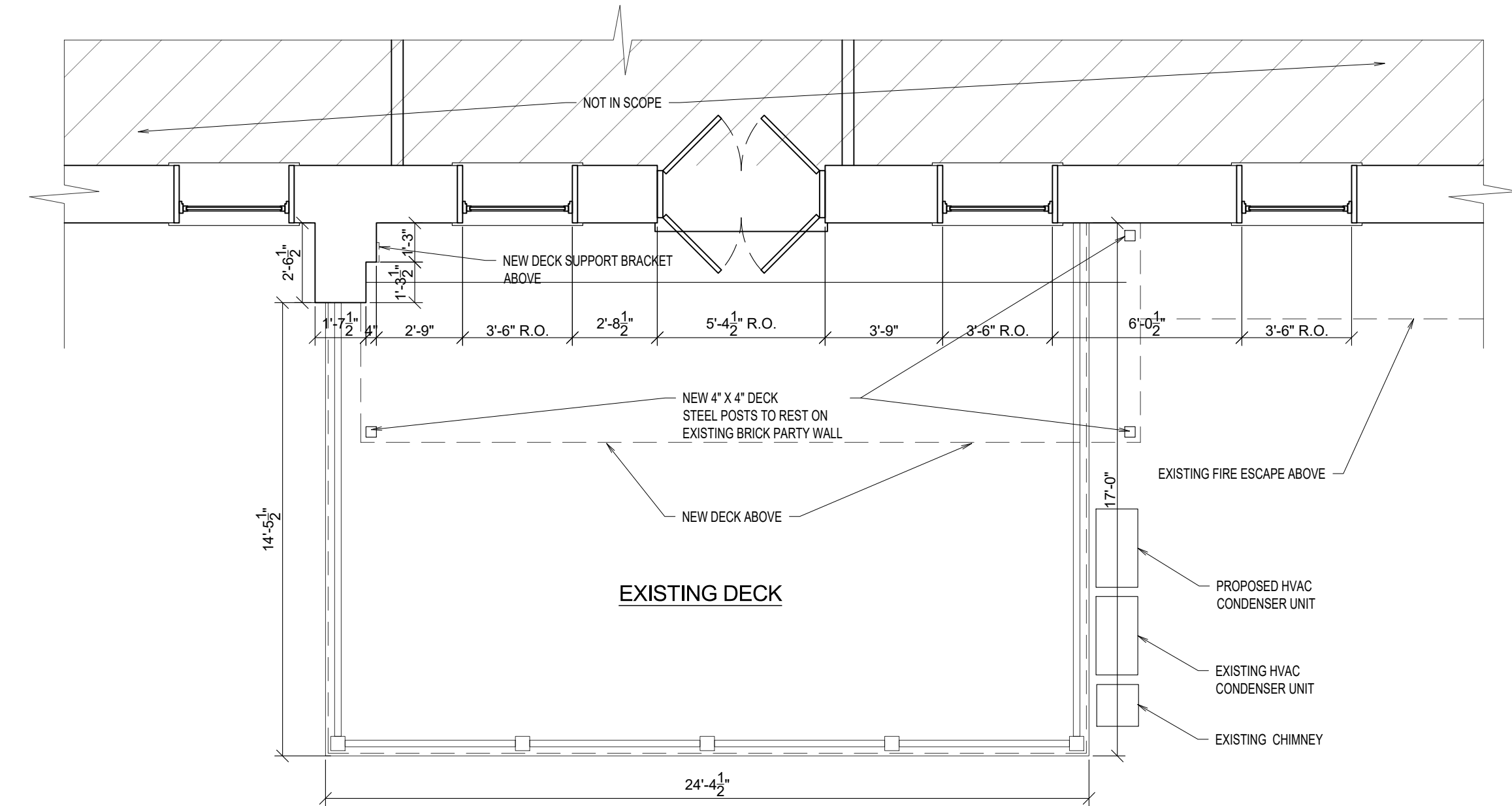
I.S. Hernandez Services INC.
111 Baker Street
West Roxbury, MA 02132
www.isdesignservices.com
TEL: (617)323-8527





PROPOSED THIRD FLOOR PLAN

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



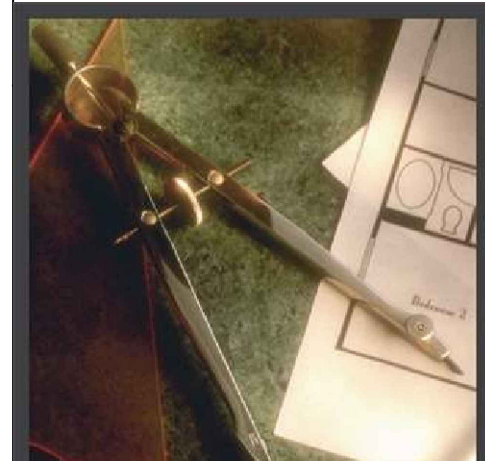
PROPOSED SECOND FLOOR PLAN

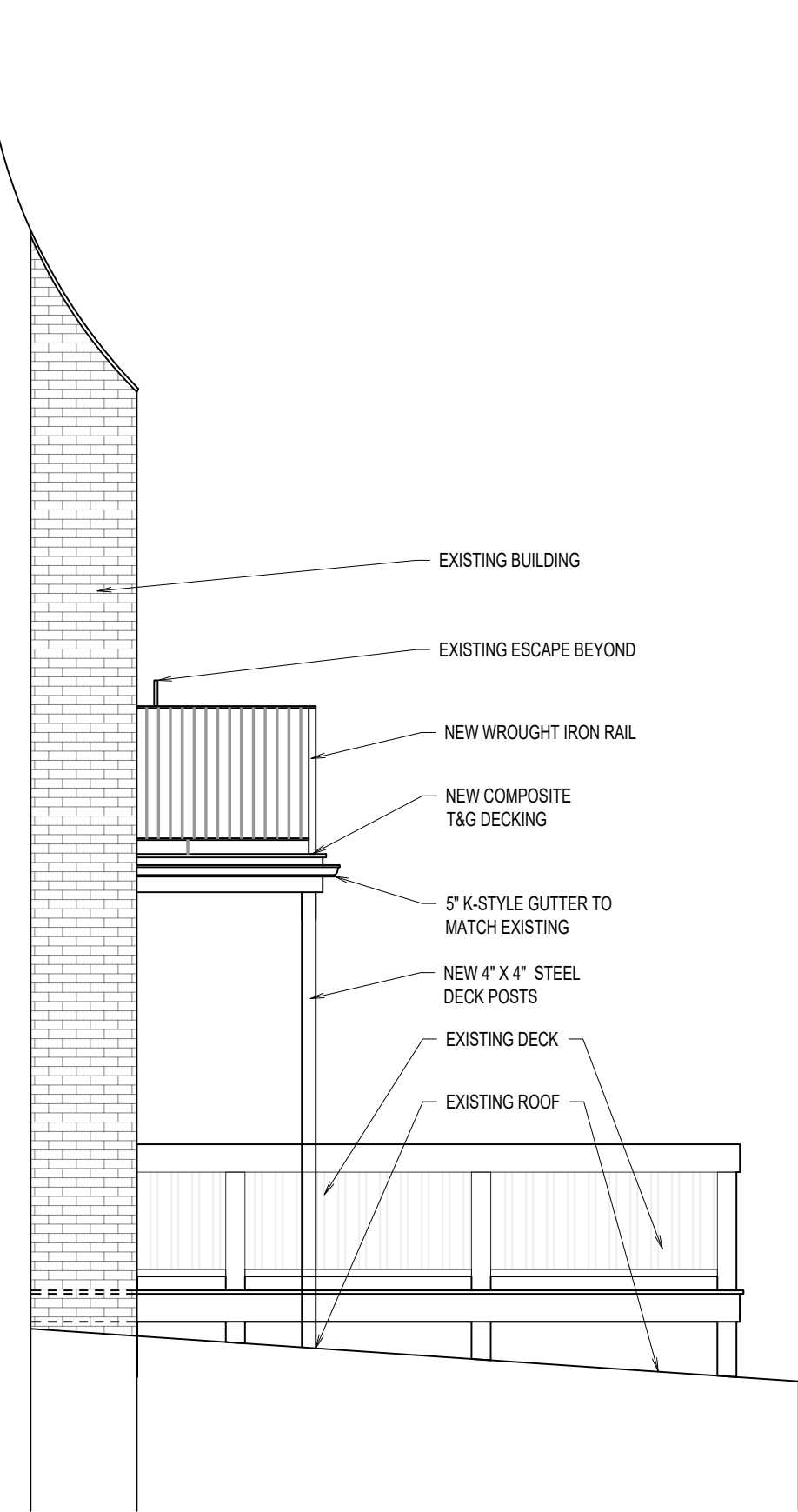
SCALE : 1/4" = 1'-0"

Drawn by	EN	No.	REVISED SET:	Date:
Checked by	ISH		REVISED SET:	10/11/2024
Date		03/29/2023		
Sheet #	A-5 of 7			
Scale				AS NOTED

Project:
 534 MASSACHUSETTS AVE
 BOSTON, MA 02118
A5 - PROPOSED DECK PLANS

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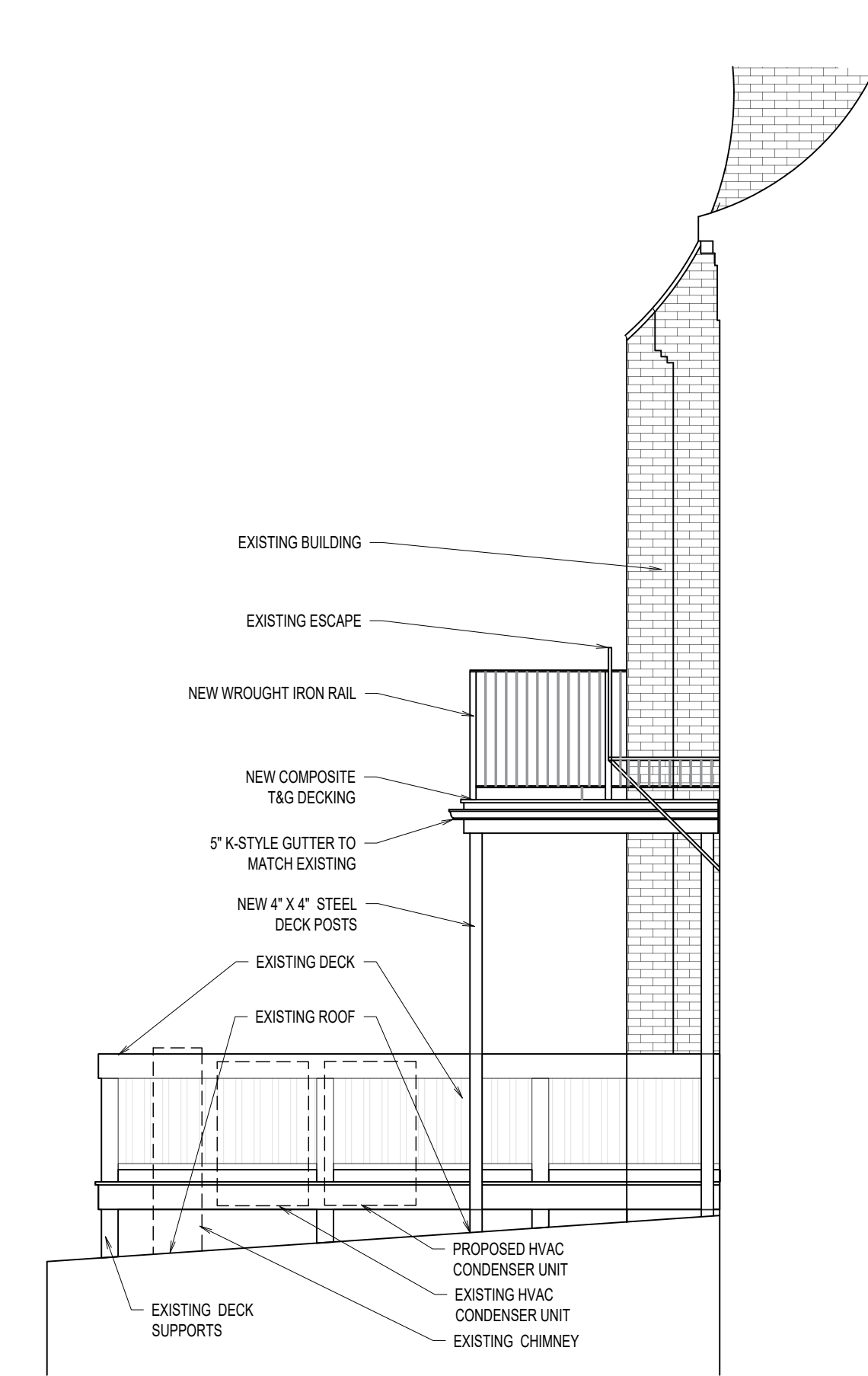




PROPOSED RIGHT SIDE ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE : 1/4" = 1'-0"



NEW REAR DOOR TO NEW DECK

NEW WROUGHT IRON RAILS TO MATCH EXISTING

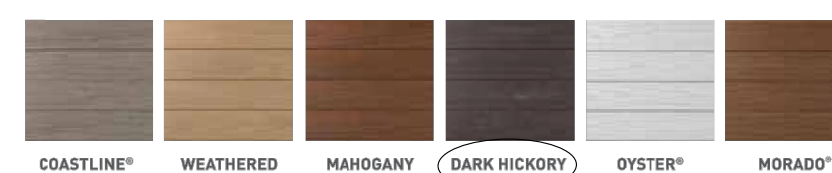


Perfect Your Porch

Crank up the porch appeal outside your own front door. Standard and wide width porch boards offer design versatility and unrivaled performance. Tap into the timeless beauty of a well-thought out porch without sacrificing the modern convenience of superior materials that will last for decades to come.

- Most advanced polymer material in the cap and core is inherently impervious to moisture and combats fading, staining, and weathering with Alloy Armour Technology®.
- Extremely low-maintenance – Never requires sanding, sealing, or staining.
- Unbeatable resistance to mold and mildew keeps boards from rotting, splintering, cracking, or warping
- Superior resistance to fading, staining, and weathering – backed by a 50-Year Fade & Stain Warranty.
- Tongue-and-groove installation allow for smaller gaps between boards
- Made from up to 54% recycled material

PORCH PRODUCTS	WIDE WIDTH 5 1/2"		STANDARD WIDTH 3 1/2"	
	12'	16'	10'	12'
Standard Thickness 1"				
COASTLINE®	*	*	*	*
WEATHERED TEAK®	*	*	*	*
MAHOGANY	*	*	*	*
DARK HICKORY	*	*	*	*
OYSTER®			*	*
MORADO®			*	*
SILVER OAK®			*	*
BROWNSTONE			*	*
SLATE GRAY			*	*



Depending on environmental conditions, AZEK® Porch colors may appear to change over time as part of the natural weathering process consistent with the warranty guarantees where applicable. All AZEK Porch products will experience weathering. Based on lab testing, AZEK® Deck and Porch products are cooler to the touch than many other deck board products in similar colors, all decking products will get hot in the sun. Additionally, the darker the decking color, the hotter it will feel.

TimberTech.com

MADE IN USA

55_TT_AZEK_PORCH

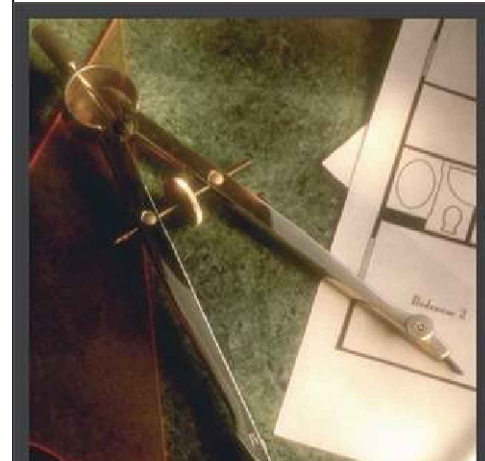


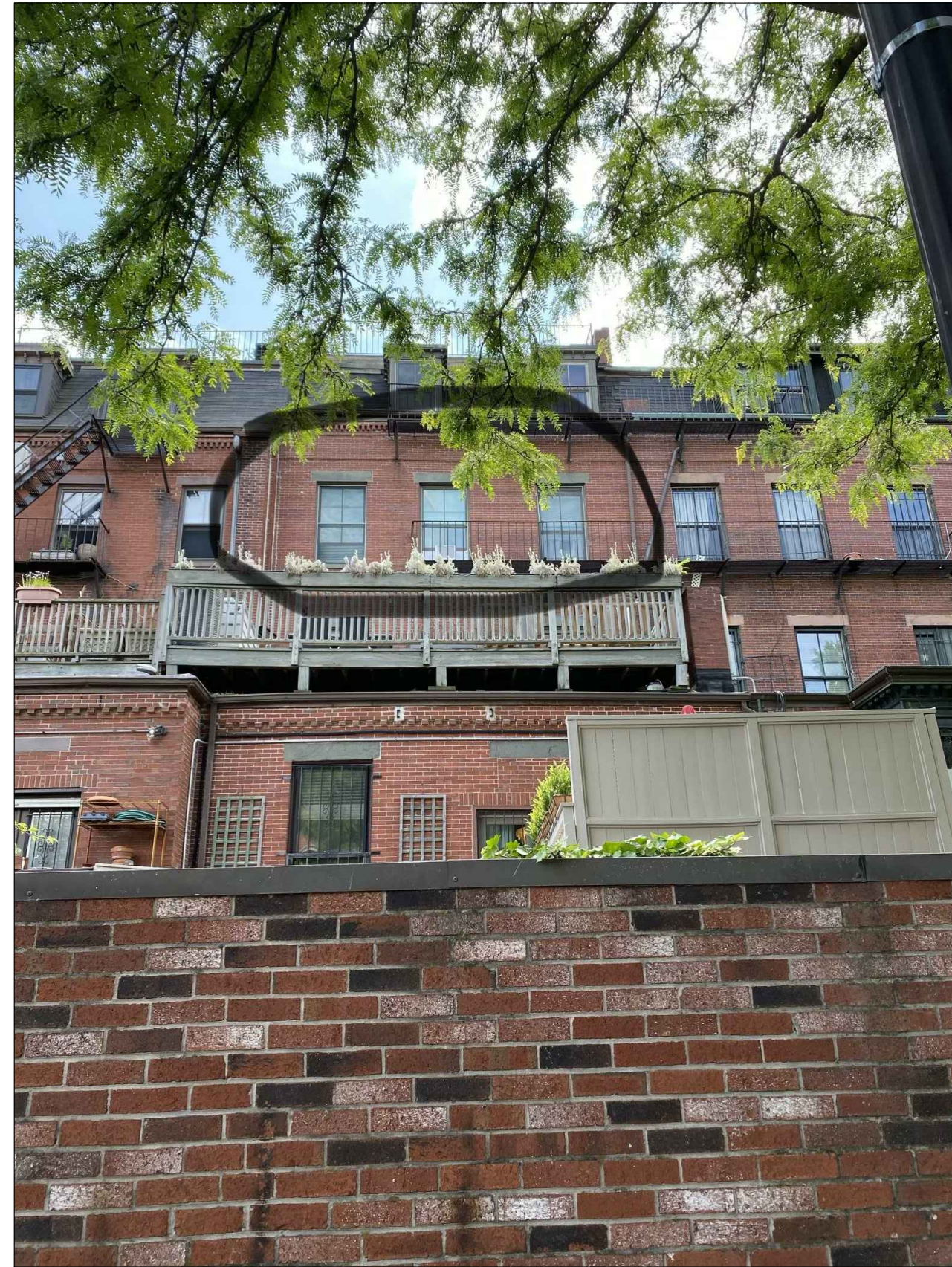
NEW MARVIN ULTIMATE DOUBLE HUNG WINDOW 2 OVER 2 GRILLE BLACK COLOR

NEW DECKING TO BE TONGUE AND GROOVE

Date:	10/11/2024
EN	ISH
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Project:	534 MASSACHUSETTS AVE BOSTON, MA 02118
	A6 - PROPOSED ELEVATIONS (2)

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EXISTING REAR WALL/
PROPOSED DECK LOCATION



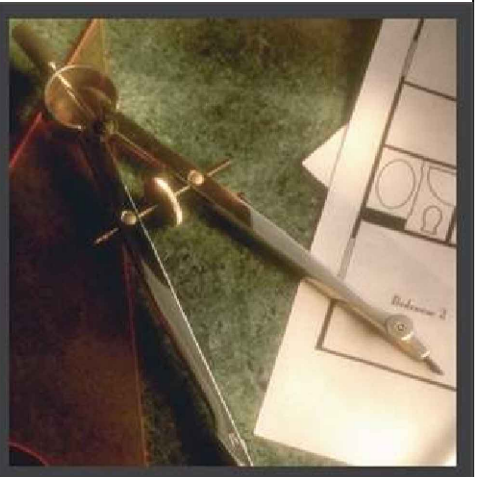
EXISTING REAR WALL/
PROPOSED DECK LOCATION



EXISTING SIMILAR DECKS ON
NEAR BY ABUTTERS IN ALLEY



EXISTING SIMILAR DECKS ON
NEAR BY ABUTTERS IN ALLEY



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Project:
534 MASSACHUSETTS AVE
BOSTON, MA 02118
A7 - ABUTTERS PHOTOS

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ISH
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Scale
AS NOTED

No. REVISED SET:

REVISOR SET:

Date:
10/1/2024