



## **Land Use Committee Agenda**

### **City of Newton** **In City Council**

**Tuesday, October 27, 2020**

**7:00 PM**

**The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, October 27, 2020 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/88091129752> or call 1-646-558-8656 and use the following Meeting ID: 880 9112 9752**

**Note:** *The Committee will review a request for Consistency relative to Special Permit Board Order #80-11 for 68 Day Street. The request and plans are attached to the end of this agenda.*

**#369-20      Petition to exceed FAR at 18 Walter Street**

BARRY AND SUSAN BERGMAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct additions totaling 128 sq. ft. including an elevator shaft at the rear of the dwelling and a second story laundry room over an existing mudroom, creating an FAR of .55 where .53 exists and .48 is allowed at 18 Walter Street, Ward 8, Newton Centre, on land known as Section 62 Block 24 Lot 17, containing approximately 4,950 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**#368-20      Petition to alter nonconforming height and exceed FAR at 14 Hollis Street**

HOLLIS REALTY LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze an existing detached garage, construct a larger garage and addition to the rear of the existing dwelling, creating an FAR of .55 where .45 exists and .48 is allowed at 14 Hollis Street, Ward 1, Newton, on land known as Section 72 Block 06 Lot 21, containing approximately 9,811 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.2.3, 7.8.2.C.2, 3.2.11 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

---

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov) or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

- #340-20**      **Petition to allow three single-family attached dwelling units at 27 Winchester Road**  
27 WINCHESTER LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow three single-family attached dwelling units, relocating the existing dwelling and construction two additional units, to allow greater than 36' in height, to allow a driveway within 10' of the side lot line and to allow retaining walls of four feet or more in height within the setback at 27 Winchester Road, Ward 1, Newton, on land known as Section 13 Block 05 Lot 07, containing approximately 15,833 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.4, 6.2.3.B.2, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #25-20**      **Special Permit Petition to allow marijuana retailer at 1158 Beacon Street**  
UNION TWIST, INC. petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow a retail marijuana establishment, to waive the minimum driveway width for two-way traffic, to waive minimum driveway width by use of an easement, to waive perimeter screening requirements, to waive perimeter screening requirements by use of an easement, to allow parking in the side setback, and to waive lighting requirements at 1158 Beacon Street, Ward 6, Newton Highlands, on land known as Section 54 Block 22 Lot 49A, containing approximately 20,443 sq. ft. of space in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 6.10.3.D, 4.4.1, 5.1.10, 5.1.8.A.1, 5.1.6.A, 5.1.6.B, 5.1.13, 5.1.8.D.1, 5.1.9.A of the City of Newton Rev Zoning Ord, 2017.

**Respectfully Submitted,**

**Richard A. Lipof, Chair**



John Lojek, Commissioner, Inspectional Services  
City Hall  
2nd Floor (Room 202)  
1000 Commonwealth Avenue  
Newton, MA 02459

RECEIVED  
INSPECTIONAL SERVICES  
NEWTON, MA  
20 MAY 29 PM 12:49

May 27, 2020

Re: Consistency Ruling, 68 Day Street Special Permit

Dear Commissioner Lojek,

The owners of the property at 68 Day Street, Ann Hess and Errol Norwitz, have asked me to design a new deck replacing and extending the existing, rear deck, and adding a second story balcony from the existing master bedroom at this location.

A 2011 addition subjects this property to a special permit for an increase in FAR.  
(Petition#80-11, August 8, 2011, attached).

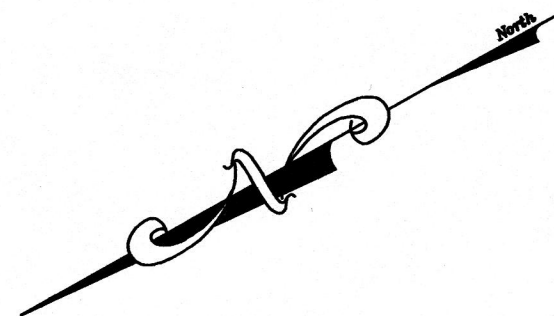
We have been in touch with Neil Cronnin who has visited the site to ensure conformance of the as-built structure with the 2011 Special Permit and have provided him with copies of the our architectural proposal and site-plan. (Attached)

We are seeking Consistency Ruling for this exterior work that does not alter the FAR of the existing home as-built.

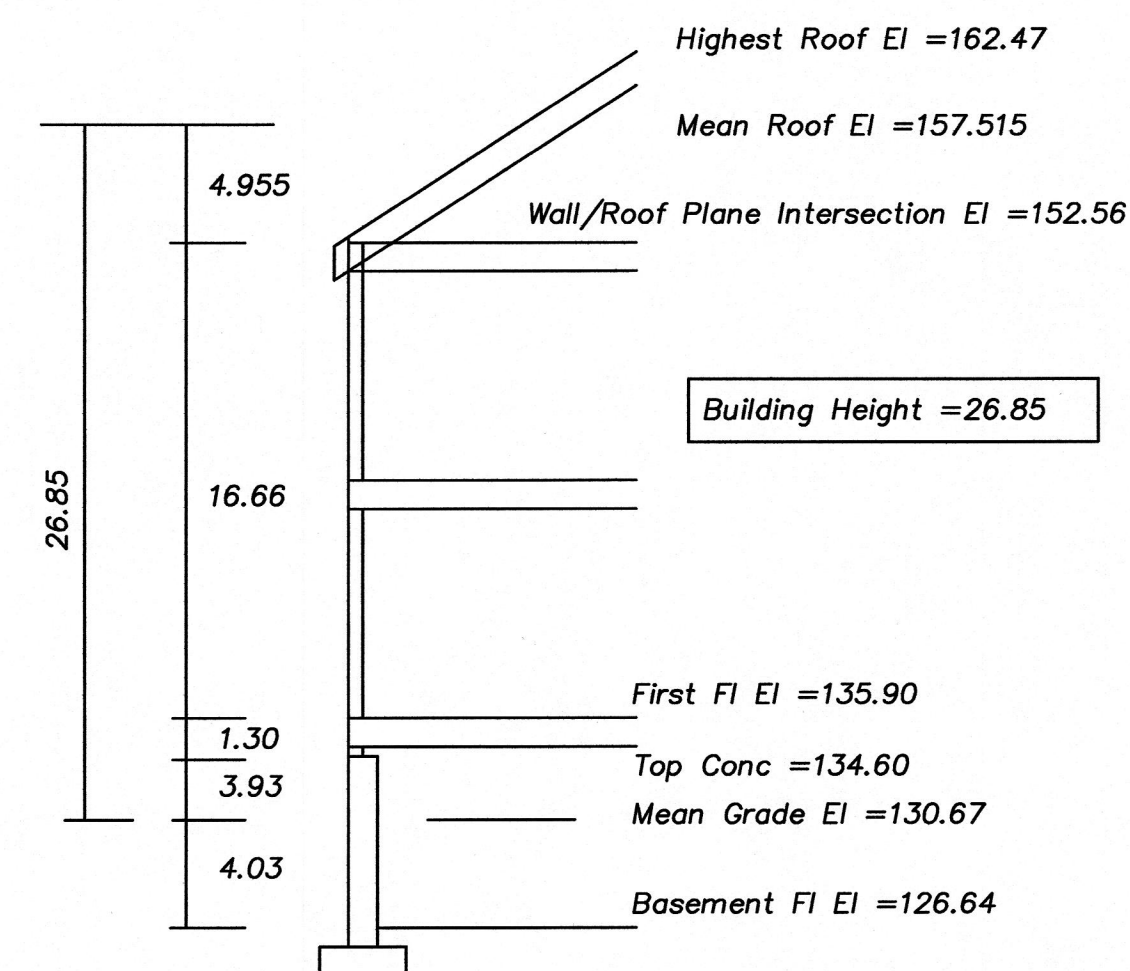
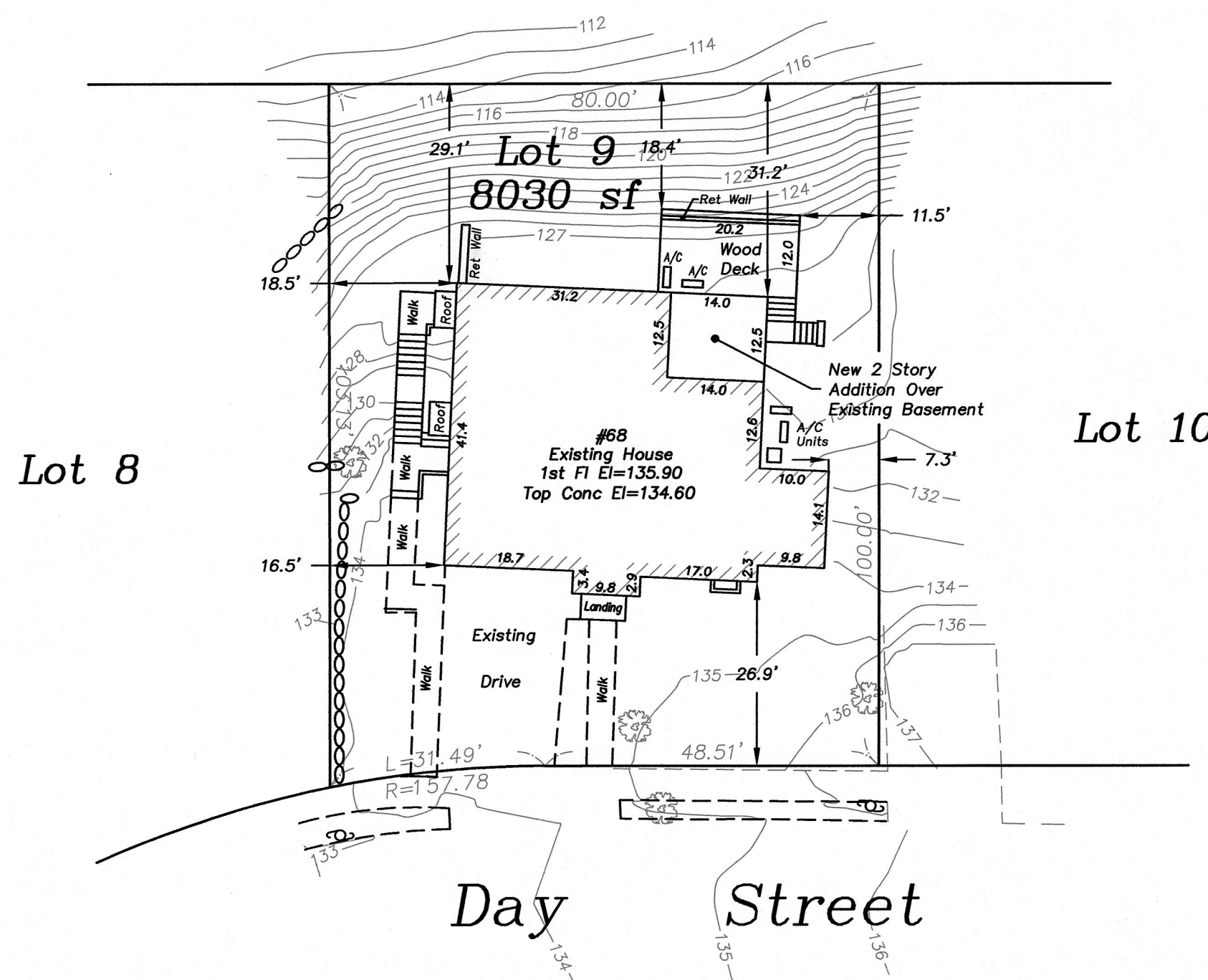
Please let us know if there is any further information we should provide your office in assisting you with the evaluation of this proposal.

Kind Regards,

Jonathan Chace, RA#30403



# Brae Burn Country Club

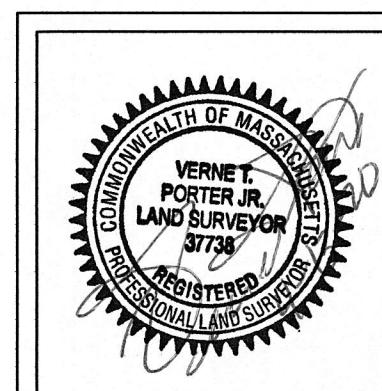


## As Built Height Calculation

Note: Height of New Addition is Lower than Existing Ridge

As Built Coverages  
Structure=25.94%  
Open Space=64.65%

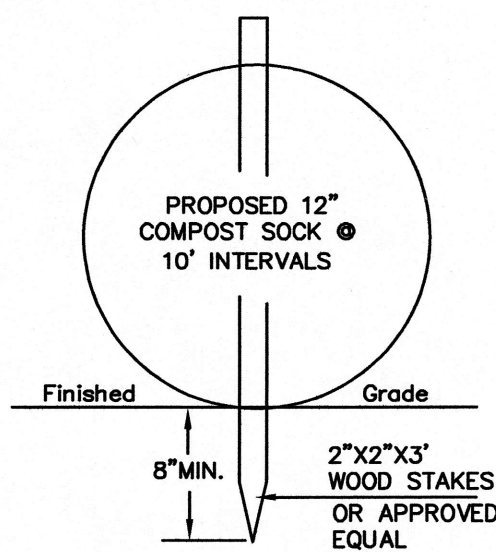
See Special Permit Granted August 8, 2011



68 Day Street	
Newton, Massachusetts	
As Built Addition and Site Plan	
Scale: 1"=20'	April 13, 2020
VERNE T. PORTER Jr., PLS	
Land Surveyors - Civil Engineers	
354 Elliot Street Newton, Massachusetts 02464	
Sheet 1 of 1	
Project: 10046	Checked By: V. Porter Jr.
Drawn By: R. Jardine Jr.	



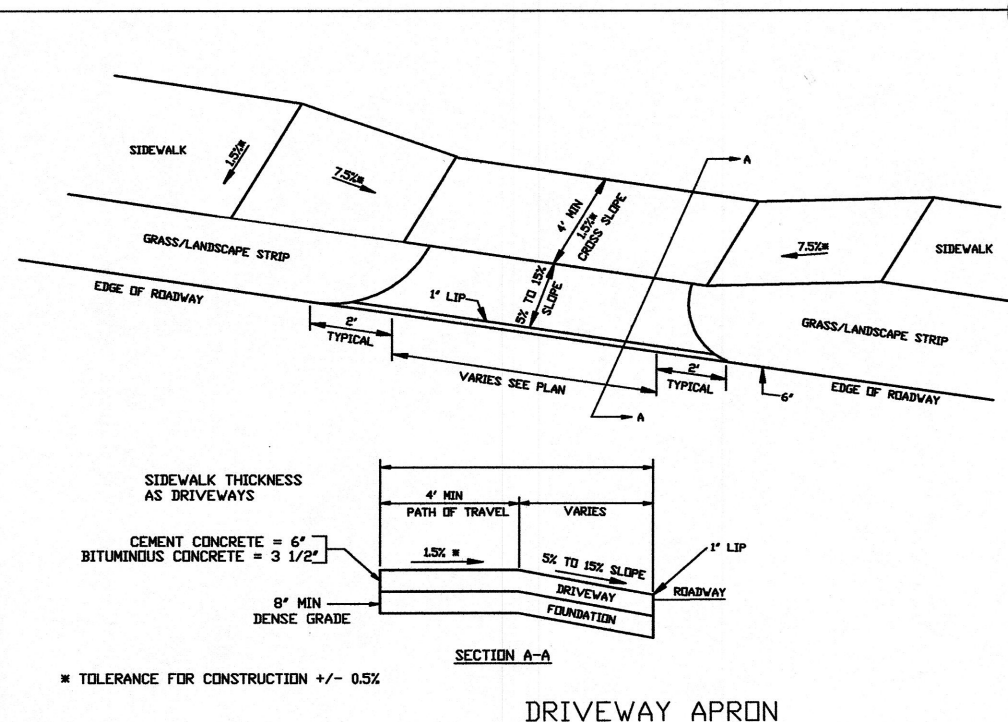
**Dig Safe**  
 •Excavators  
 Before you dig contact the Dig Safe Center.  
 To prevent damage to telephone, gas or  
 electric underground facilities of member  
 utilities, call toll free  
 Massachusetts state law requires  
 notification at least three business days  
 before you start digging operations. In an  
 emergency, call immediately.



12" COMPOST SOCK DETAIL  
 NTS

Allowed/Required  
 Lot Coverage=30.0%  
 Open Space=50.0%  
 Existing  
 Lot Coverage=25.94%  
 Open Space=64.65%  
 Proposed  
 Lot Coverage=25.94%  
 Open Space=60.99%

Increase of Impervious Surface=228 sf  
 (Differential of New and Proposed Decks)



DRIVEWAY APRON

## Brae Burn Country Club

Lot 9  
 8030 sf

#68  
 Existing House  
 1st Fl El=135.90  
 Top Conc El=134.60

Lot 10

Day Street

Existing Street Line is to be staked in the field prior to construction to ensure no encroachment of proposed improvements into the City of Newton right of way.

Approximate Limit of Proposed Drive and Walk Improvements

Note: Proposed walks and drive are to be replaced in same location.  
 Proposed walks and drive create no new impervious surfaces.



### Notes:

1. Prior to an occupancy permit being issued, any proposed utilities must be in place and accepted by the Engineering Division. An As-Built Plan should be submitted to the Engineering Department in both digital format and hard copy. The plan should show all utilities and inverts, any easements and final grades.
2. If a certificate of occupancy is requested prior to all site work being completed, the applicant will be required to post a certified bank check in the amount to cover the remaining work. The City Engineer shall determine the value of the uncompleted work.
3. The applicant must apply for a sidewalk crossing permit and all other necessary permits with City of Newton DPW.
4. The utilities shown were compiled from field locations and available plans of utility companies and may or may not be correct. Contractor is to contact Dig Safe and all local utility companies as required and field verify locations prior to any excavation.
5. All work shall be done in accordance with "City of Newton Standard Specifications" and "City of Newton Construction Details", copies of which may be obtained at the Engineering Office. All work shall be subject to inspection and approval by the City of Newton Engineering Department.
6. If required, an erosion control barrier shall be in place prior to any construction and all materials must be contained on site.
7. All construction activities within the City of Newton right-of-way must fully comply with all City of Newton Construction Specifications as well as 521 CMR 21.00 and 22.00
8. No excavation is allowed within any City right of way between November 15th and April 15th. If an emergency exists or there are extenuating circumstances, Applicant may seek permission for such work from the City DPW Commissioner via City Engineer. If permission is granted, special construction standards will be applied. Applicant or Applicant's representative must contact the City Engineering Department prior to start of work for clarification.
9. As of January 1, 2009, all trench excavation contractors shall comply with M.G.L. Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property.
10. Any tree removed from site must comply with City of Newton Tree Ordinance.
11. The existing drive opening is to remain. Contractor is to match existing bituminous concrete sidewalk and drive apron, and loam and seed existing grass strip as necessary.
12. Contractor is required to ensure that the existing roadway remains clean and swept during construction.
13. The proposed drive and walks are not to encroach into the existing right of way/back of existing bituminous concrete sidewalk and drive apron. The existing street line/limit of proposed drive and walks/back of existing sidewalk should be staked in the field prior to construction to ensure no encroachment into City of Newton layout.

68 Day Street

Newton, Massachusetts

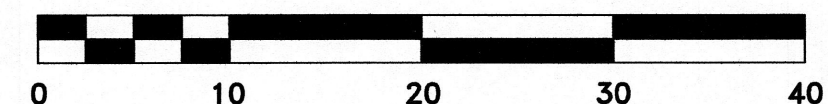
Proposed Decks and Drive/Walk Replacement

Scale: 1"=10' May 14, 2020

VERNE T. PORTER Jr., PLS

Land Surveyors - Civil Engineers

354 Elliot Street Newton, Massachusetts 02464



Sheet 1 of 1

Project: 10046

Checked By: V. Porter Jr.

Drawn By: R. Jardine Jr.



PROJECT ARCHITECT:



CHACE ARCHITECTURE

9 Woodbine St.  
Auburndale, MA 02466  
T 617-631-8721  
E jchace@chacearchitecture.com

STRUCTURAL ENGINEER:  
Robert P. Johnson, P.E.  
95 Swanson Rd., Unit 122  
Buxborough, MA 01719  
T 508-517-1813  
E engtax44@comcast.net

LAND SURVEYOR:  
Verne Porfir  
281 Chestnut Street #1  
35 Eliot St. Newton, MA 02464  
T 617-964-7170  
E vippls@aol.com

GENERAL CONTRACTOR:  
Jay Ward  
Northeast Building Concepts  
69 McNeil Circle  
Marlboro, MA 01752  
T 508-485-4279  
E nbconstruction@comcast.net



PROJECT:  
HESS/NORWITZ  
RESIDENCE  
68 DAY ST.  
NEWTON, MA 02466

DATE:  
MAY 6, 2020

ISSUE HISTORY:

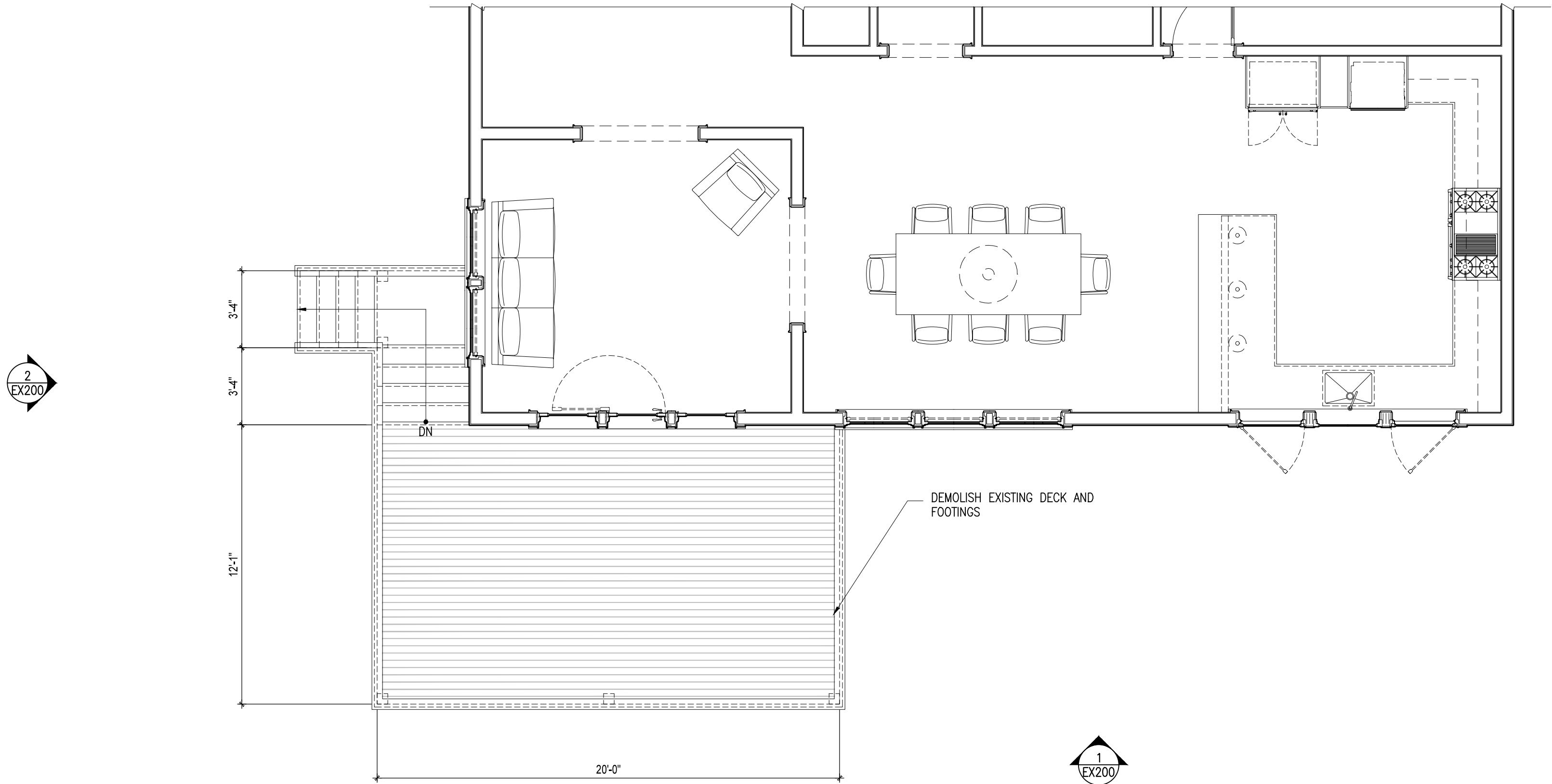
SUBMITTAL:  
BUILDING PERMIT

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

TITLE:  
EXISTING PLAN -  
BASEMENT AND  
FIRST FLOOR

NUMBER:

EX100

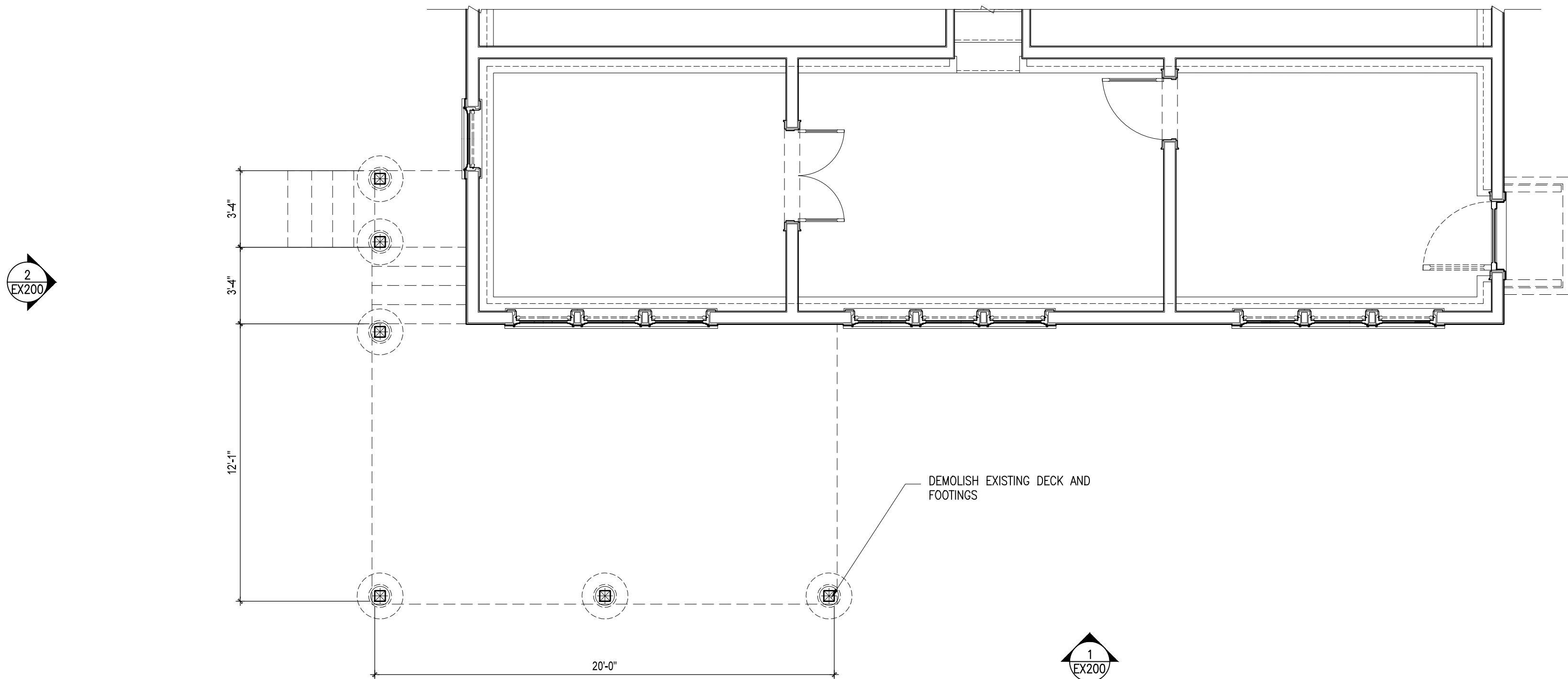


PLAN

EXISTING FIRST FLOOR

1

1/4"=1'-0"



PLAN

BASEMENT

2

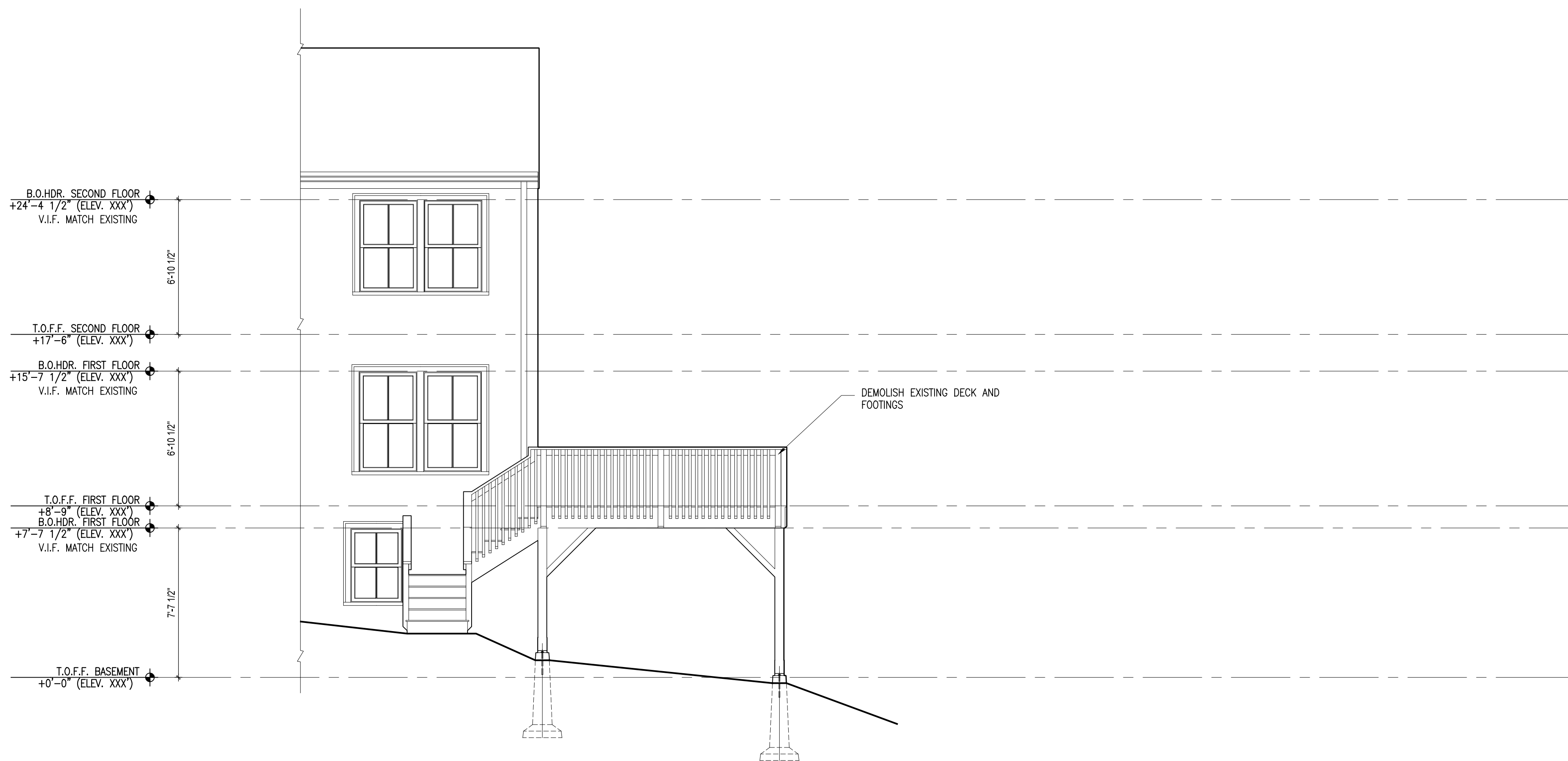
1/4"=1'-0"



ELEVATION

REAR

1  
1/4"=1'-0"

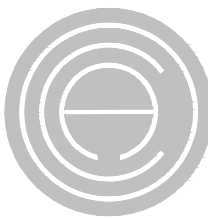


PLAN

BASEMENT

2  
1/4"=1'-0"

PROJECT ARCHITECT:



CHACE ARCHITECTURE

9 Woodbine St.  
Auburndale, MA 02466  
T 617-631-8721  
E jchace@chacearchitecture.com  
STRUCTURAL ENGINEER:  
Robert P. Johnson, P.E.  
95 Swanson Rd., Unit 122  
Buxborough, MA 01719  
T 508-517-1813  
E engtax44@comcast.net

LAND SURVEYOR:  
Verne Porfir  
281 Chestnut Street #1  
35 Eliot St. Newton, MA 02464  
T 617-964-7170  
E vippls@aol.com

GENERAL CONTRACTOR:  
Jay Ward  
Northeast Building Concepts  
69 McNeil Circle  
Marlboro, MA 01752  
T 508-485-4279  
E nbconstruction@comcast.net



PROJECT:  
HESS/NORWITZ  
RESIDENCE  
68 DAY ST.  
NEWTON, MA 02466

DATE:  
MAY 6, 2020  
ISSUE HISTORY:

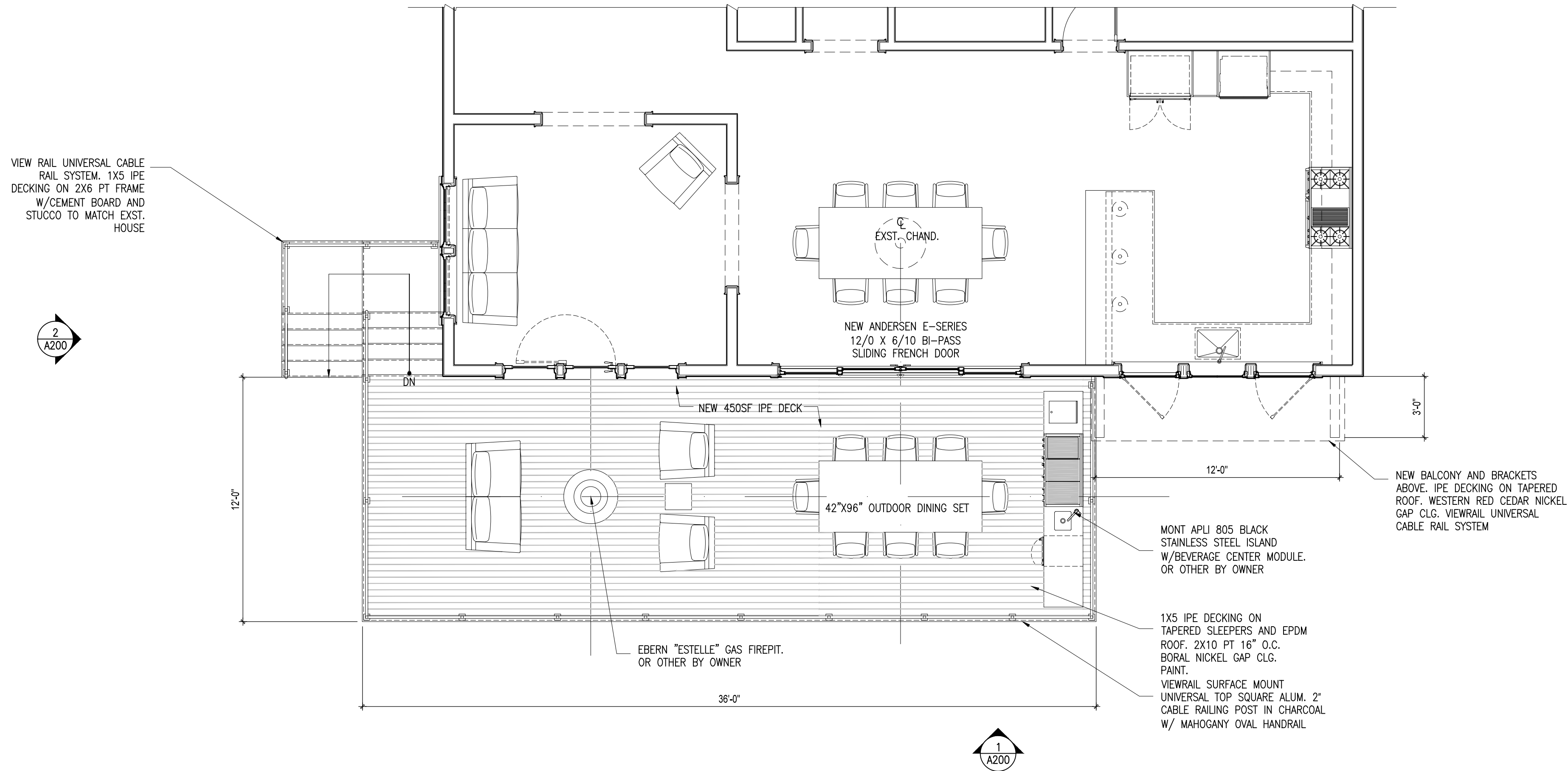
SUBMITTAL:  
BUILDING PERMIT

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

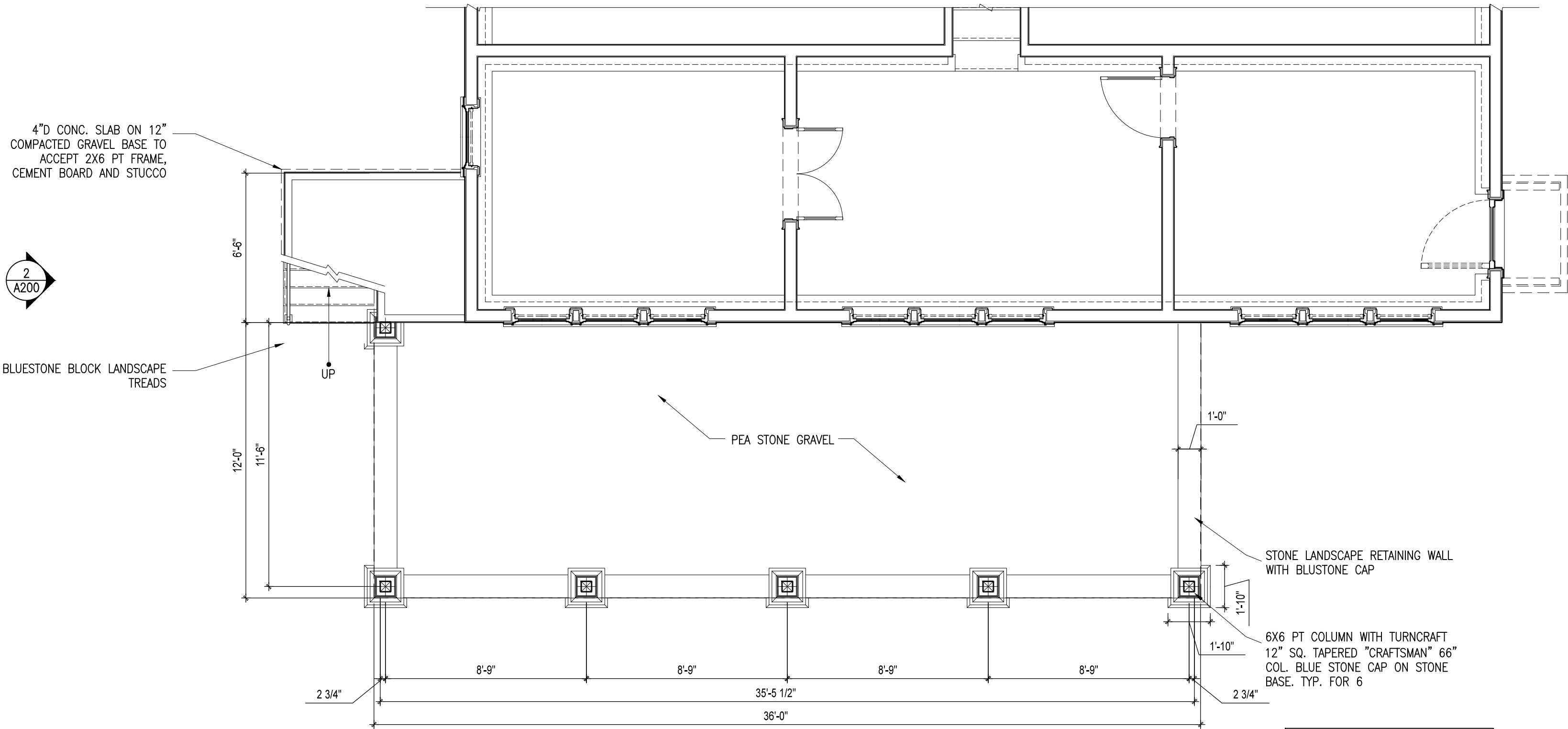
EXISTING ELEVATIONS -  
SIDE AND REAR

NUMBER:

EX200



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



PLAN  
BASEMENT  
2  
1/4"=1'-0"

VIEW RAIL UNIVERSAL CABLE  
RAIL SYSTEM. 1X5 IPE  
DECKING ON 2X6 PT FRAME  
W/CEMENT BOARD AND  
STUCCO TO MATCH EXIST.  
HOUSE



EXST. CHAND.

NEW ANDERSEN E-SERIES  
12/0 X 6/10 BI-PASS  
SLIDING FRENCH DOOR

NEW 450SF IPE DECK

42'X96" OUTDOOR DINING SET

EBERN "ESTELLE" GAS FIREPIT.  
OR OTHER BY OWNER

MONT APLI 805 BLACK  
STAINLESS STEEL ISLAND  
W/BEVERAGE CENTER MODULE.  
OR OTHER BY OWNER

1X5 IPE DECKING ON  
TAPERED SLEEPERS AND EPDM  
ROOF. 2X10 PT 16" O.C.  
BORAL NICKEL GAP CLG.  
PAINT.

VIEWRAIL SURFACE MOUNT  
UNIVERSAL TOP SQUARE ALUM. 2"  
CABLE RAILING POST IN CHARCOAL  
W/ MAHOGANY OVAL HANDRAIL

NEW BALCONY AND BRACKETS  
ABOVE IPE DECKING ON TAPERED  
ROOF. WESTERN RED CEDAR NICKEL  
GAP CLG. VIEWRAIL UNIVERSAL  
CABLE RAIL SYSTEM

4'x10' CONC. SLAB ON 12"  
COMPACTED GRAVEL BASE TO  
ACCEPT 2X6 PT FRAME,  
CEMENT BOARD AND STUCCO



BLUESTONE BLOCK LANDSCAPE  
TREADS

UP

PEA STONE GRAVEL

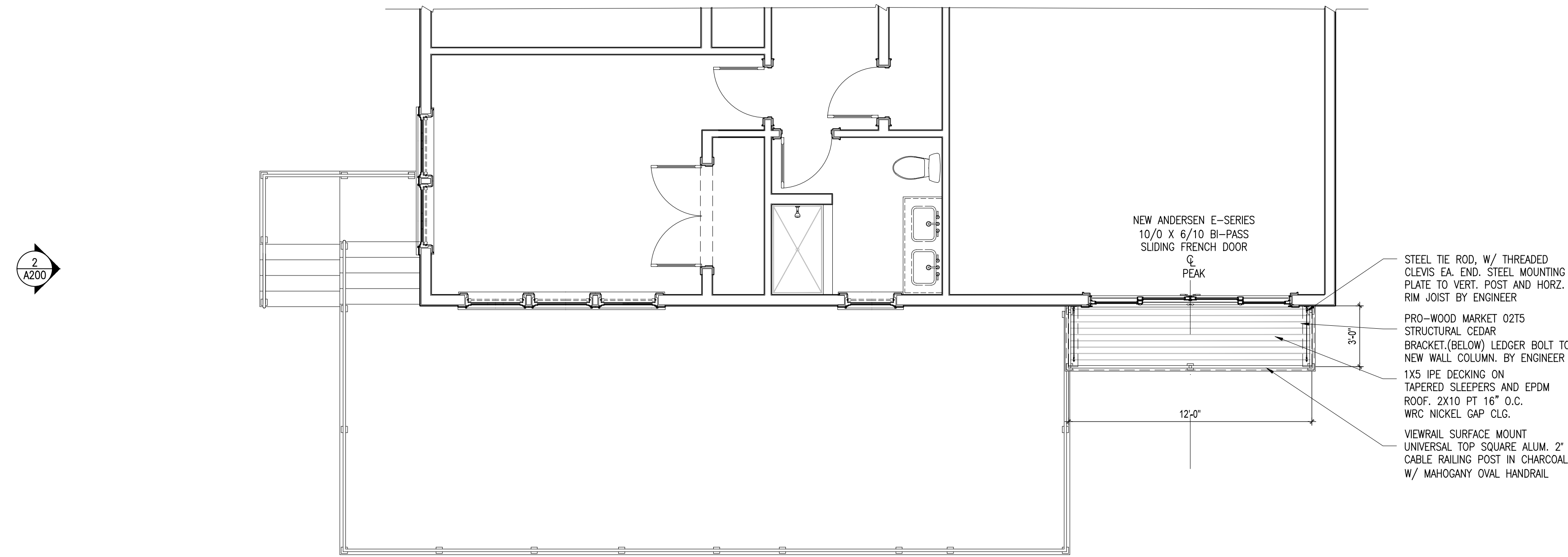
STONE LANDSCAPE RETAINING WALL  
WITH BLUESTONE CAP

6X6 PT COLUMN WITH TURNCRAFT  
12" SQ. TAPERED "CRAFTSMAN" 66"  
COL. BLUE STONE CAP ON STONE  
BASE. TYP. FOR 6

NOTE: 10" BIGFOOT PIERS W/  
SIMPSON MOMENT BASE EMBEDDED  
BRACKET. PINNED 21"SQ.X6'D CONC.  
PAD TO ACCEPT STONE PIER. TYP.  
FOR 6

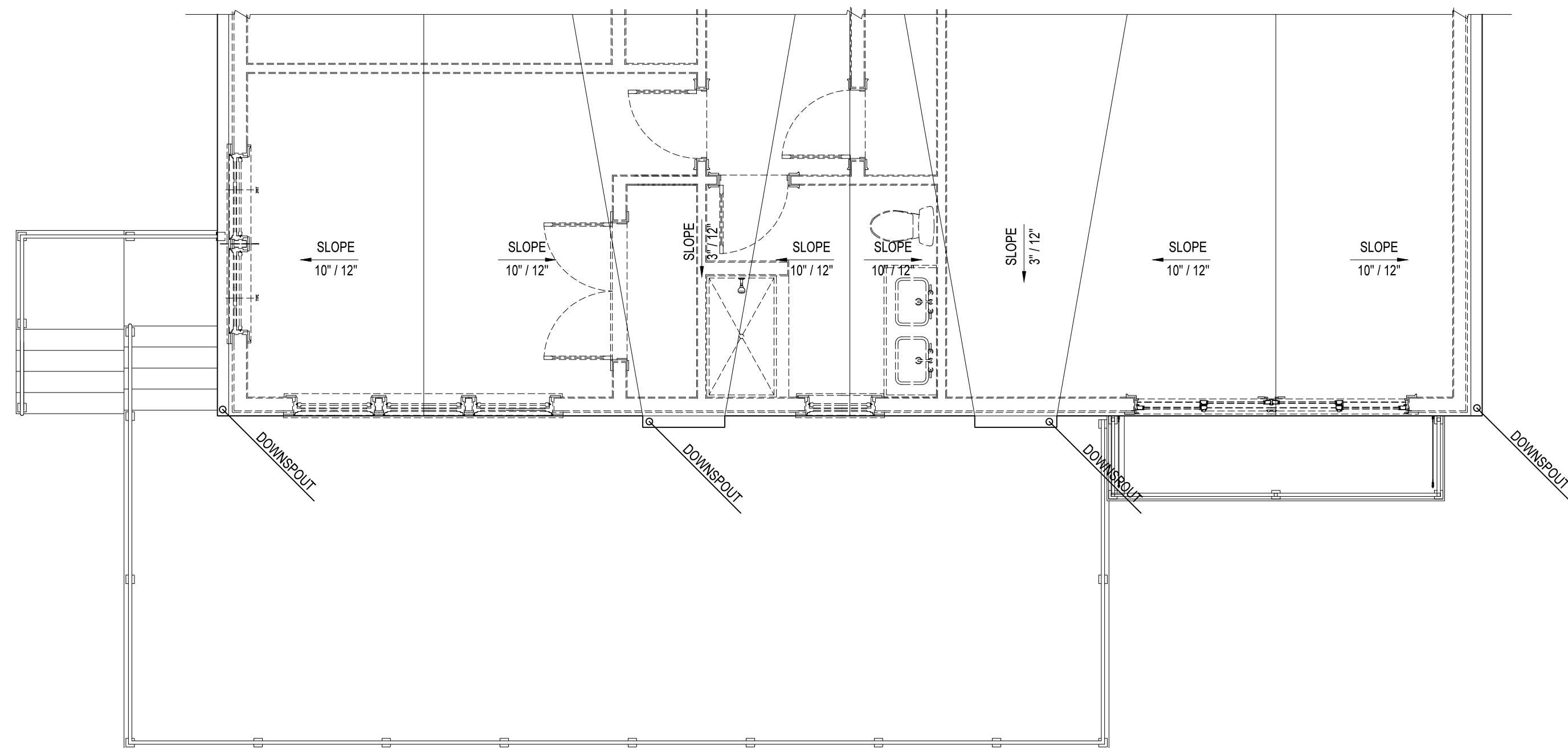
PLAN  
BASEMENT





PLAN  
ROOF

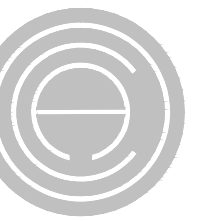
1  
1/4"=1'-0"



PLAN  
ROOF

1  
1/4"=1'-0"

PROJECT ARCHITECT:



## CHACE ARCHITECTURE

9 Woodbine St.  
Auburndale, MA 02466  
T 617-631-8721  
E jchace@chacearchitecture.com

STRUCTURAL ENGINEER:  
Robert P. Johnson, P.E.  
95 Swanson Rd., Unit 122  
Boxborough, MA 01719  
T 508-517-1813  
E engtax44@comcast.net

LAND SURVEYOR:  
Verne Portr  
281 Chestnut Street #1  
35 Eliot St. Newton, MA 02464  
T 617-964-7170  
E vippls@aol.com

GENERAL CONTRACTOR:  
Jay Ward  
Northeast Building Concepts  
69 McNeil Circle  
Marlboro, MA 01752  
T 508-485-4279  
E nbconstruction@comcast.net



PROJECT:  
HESS/NORWITZ  
RESIDENCE  
68 DAY ST.  
NEWTON, MA 02466

DATE:  
MAY 6, 2020

ISSUE HISTORY:

SUBMITTAL:  
BUILDING PERMIT

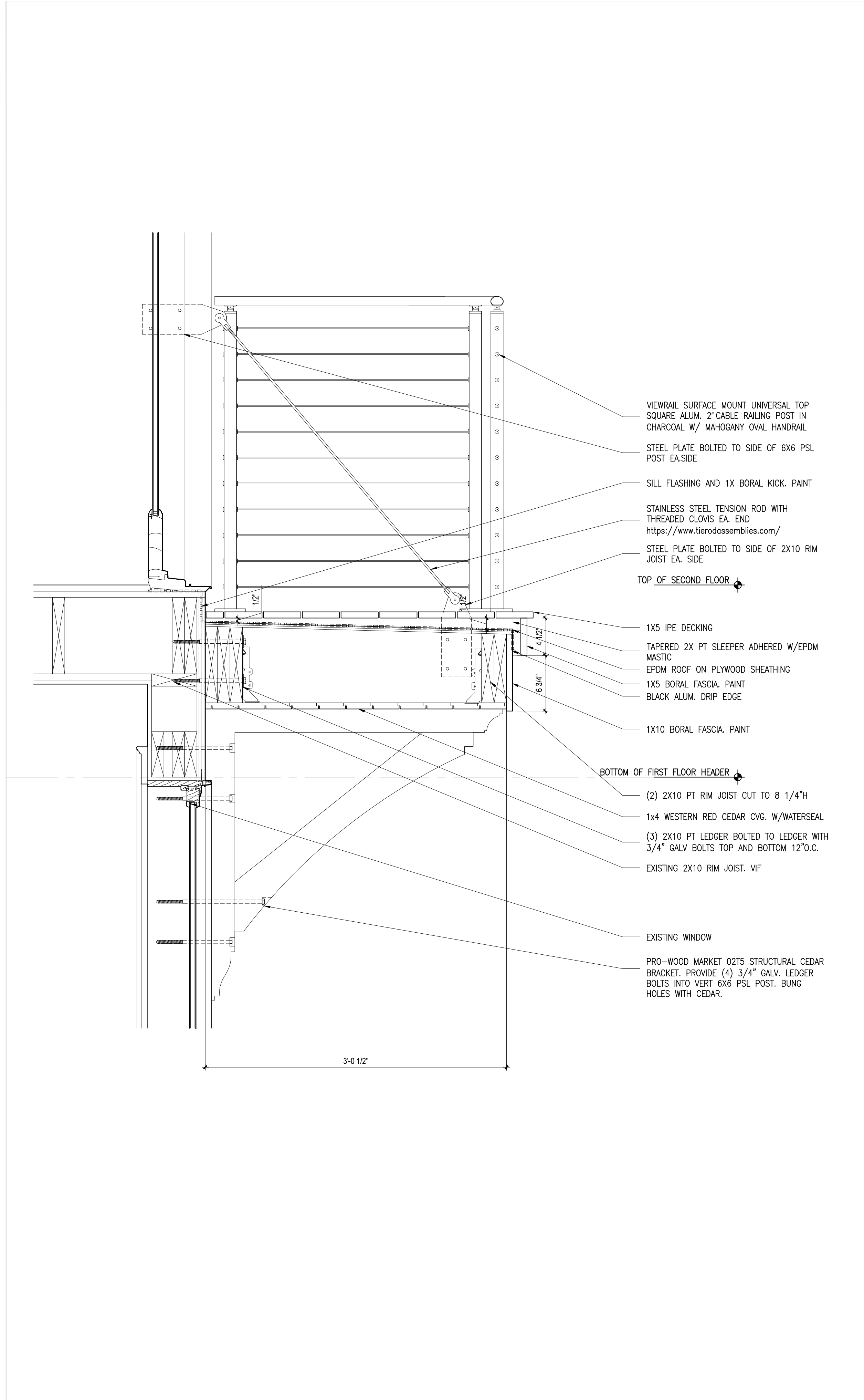
SCALE:  
1/4" = 1'-0"

TITLE:

PLAN -  
OPTION 1 "MIN"

NUMBER:

# A101

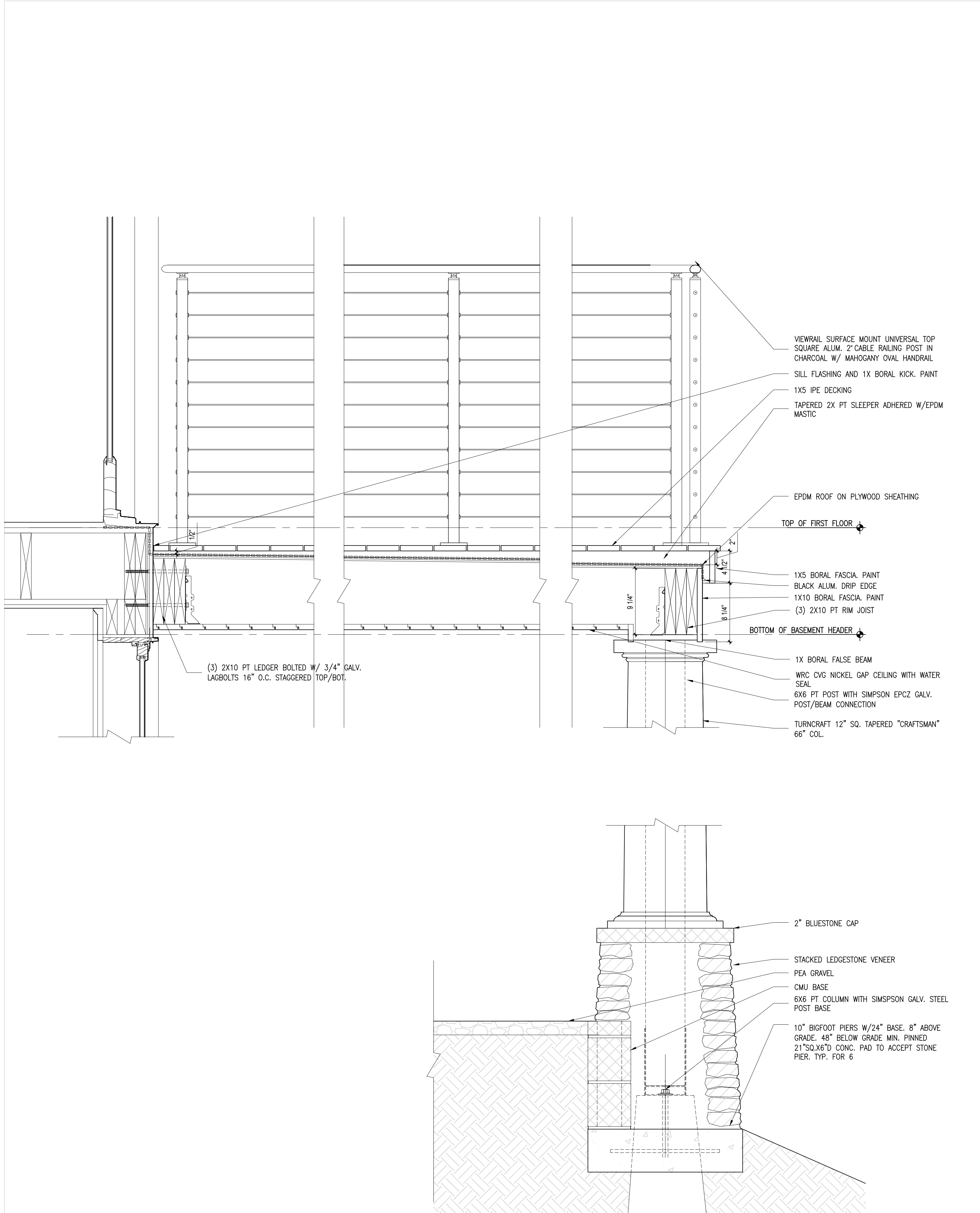


DETAIL SECTION/ELEVATION

AT BALCONY

1

1 1/2"=1'-0"



DETAIL SECTION/ELEVATION

AT DECK

2

1 1/2"=1'-0"

PROJECT ARCHITECT:



CHACE ARCHITECTURE

9 Woodbine St.  
Auburndale, MA 02466  
T 617-631-8721  
E jchace@chacearchitecture.com  
STRUCTURAL ENGINEER:  
Robert P. Johnson, P.E.  
95 Swanson Rd., Unit 122  
Bourborough, MA 01719  
T 508-517-1813  
E engtax44@comcast.net

LAND SURVEYOR:  
Verne Pottr  
281 Chestnut Street #1  
35 Eliot St. Newton, MA 02464  
T 617-964-7170  
E vippls@aol.com

GENERAL CONTRACTOR:  
Jay Ward  
Northeast Building Concepts  
69 McNeil Circle  
Marlboro, MA 01752  
T 508-485-4279  
E nbconstruction@comcast.net



PROJECT:  
HESS/NORWITZ  
RESIDENCE  
68 DAY ST.  
NEWTON, MA 02466

DATE:  
MAY 6, 2020  
ISSUE HISTORY:

SUBMITTAL:  
BUILDING PERMIT

SCALE:  
3/4" = 1'-0"  
TITLE:

DETAIL SECTIONS

NUMBER:

A400

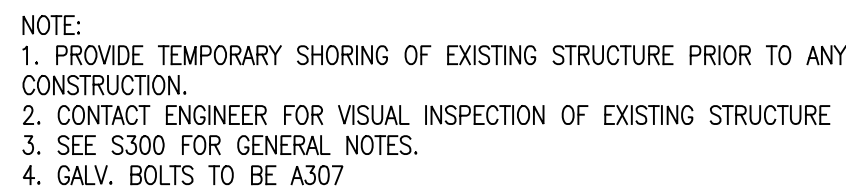


9 Woodbine St.  
Auburndale, MA 02466  
T 617-631-8721  
E [jchace@chacearchitecture.com](mailto:jchace@chacearchitecture.com)

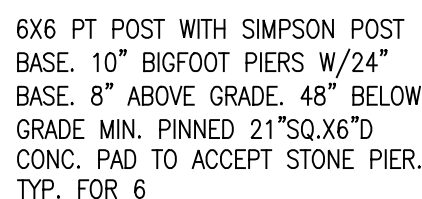
**STRUCTURAL ENGINEER:**  
Robert P. Johnson, P.E.  
95 Swanson Rd., Unit 122  
Boxborough, MA 01719  
T 508-517-1813  
E [engtax44@comcast.net](mailto:engtax44@comcast.net)

LAND SURVEYOR:  
Verne Portr  
281 Chestnut Street #1  
35 Eliot St. Newton, MA 02464  
T 617-964-7170  
E vtppls@aol.com

GENERAL CONTRACTOR:  
Jay Ward  
Northeast Building Concepts  
69 McNeil Circle  
Marlboro, MA 01752  
T 508-485-4279  
E nbconstruction@comcast.net



FIRST FLOOR/DECK



BASEMENT/FOUNDATION



PROJECT:  
HESS/NORWITZ  
RESIDENCE  
68 DAY ST.  
NEWTON, MA 02466

DATE: \_\_\_\_\_

MAY 6, 2020

**ISSUE HISTORY:**

SUBMITTAL:

BUILDING PERMIT

SCALE:

SCALE:

**TITLE:**

FRAMING AND  
FOUNDATION PLAN

NUMBER:

**S100**



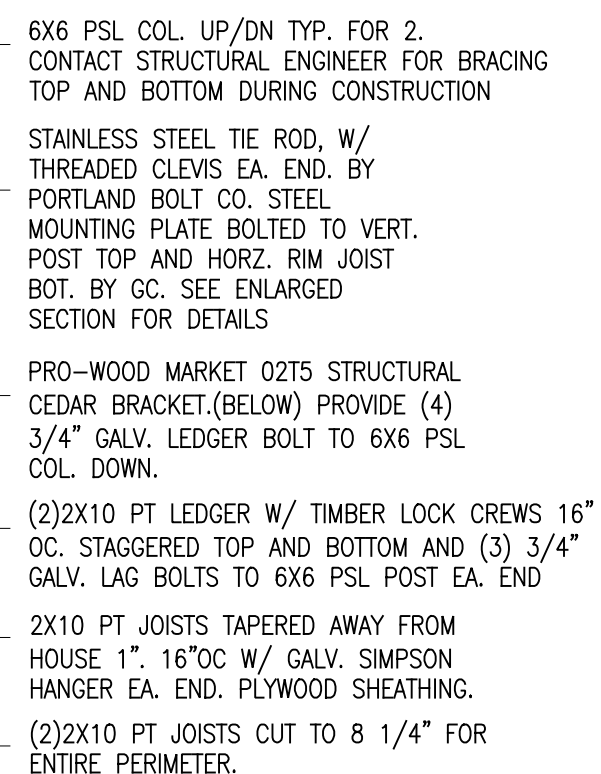
**CHACE ARCHITECTURE**  
9 Woodbine St.  
Auburndale, MA 02466  
T 617-631-8721  
E [jchace@chacearchitecture.com](mailto:jchace@chacearchitecture.com)

9 Woodbine St.  
Auburndale, MA 02466  
T 617-631-8721  
E [jchace@chacearchitecture.com](mailto:jchace@chacearchitecture.com)

STRUCTURAL ENGINEER:  
Robert P. Johnson, P.E.  
95 Swanson Rd., Unit 122  
Boxborough, MA 01719  
T 508-517-1813  
E [engtax44@comcast.net](mailto:engtax44@comcast.net)

LAND SURVEYOR:  
Verne Portr  
281 Chestnut Street #1  
35 Eliot St. Newton, MA 02464  
T 617-964-7170  
E vtpppls@aol.com

GENERAL CONTRACTOR:  
Jay Ward  
Northeast Building Concepts  
69 McNeil Circle  
Marlboro, MA 01752  
T 508-485-4279  
E [nbccconstruction@comcast.net](mailto:nbccconstruction@comcast.net)

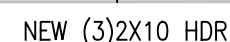


## SECOND FLOOR/BALCONY

1

NOTE:

1. PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE PRIOR TO ANY CONSTRUCTION.
2. CONTACT ENGINEER FOR VISUAL INSPECTION OF EXISTING STRUCTURE
3. SEE S300 FOR GENERAL NOTES.
4. GALV. BOLTS TO BE A307



ROOF

2



PROJECT:  
HESS/NORWITZ  
RESIDENCE  
68 DAY ST.  
NEWTON, MA 02466

DATE:  
**MAY 6, 2020**

ISSUE HISTORY:

SUBMITTAL:  
BUILDING PERMIT

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

## FRAMING PLAN

NUMBER: \_\_\_\_\_

# S101



NOTES:

GENERAL:

1. Refer to Architectural and other discipline drawings for locations and dimensions of chases, inserts, openings, sleeves, depressions and requirements for attachment of finishes.
2. All dimensions shall be field coordinated by the Contractor, any inconsistencies shall be reported to the Engineer before proceeding with the work.
3. The Contractor shall verify all dimensions and elevations in the field. Notify the Engineer, in writing, of any field condition uncovered during construction that is not consistent with the plans.
4. Unless otherwise noted, details shown on drawing are to be considered typical for all similar conditions.
5. Unless otherwise noted, all footings and sonotubes shall be centered under supported members.
6. Whenever sleeves are inserted in concrete slabs, beams or walls, they shall consist of steel, cast iron pipe or PVC pipe.
7. The Engineer will not be responsible for Contractor's means, methods, techniques, and programs incident thereto, and the Engineer will not be responsible for the Contractor's failure to perform the work in accordance with the contract documents.

DESIGN LOADS:

1. The Comm. of Massachusetts Building Code, 9th Edition, Residential, was the basis of this design.
2. Ground Snow Load = 40 psf (30 psf LL @ Flat Roofs).
3. 3 Second Wind Design Speed = 100 mph (Vasd)
4. Exterior Deck/Balcony Live Load = 80 psf.

EXTERIOR WALL SHEATHING NOTES:

1. At all exterior walls (Foundation to Roof): provide 15/32" minimum thickness plywood sheathing APA rated Exposure 1 and Structural-I grade (or approved equivalent sheathing, such as 1/2" Advantech sheathing by Huber) on the exterior side of 2x6 wood walls. Wall studs to be spaced 16" max. on-center.
2. No type of 3-ply plywood sheathing is acceptable for use on this project.
3. Secure exterior sheathing as follows:
  - 2nd Floor to Foundation: 8d Nails @6". Fully Blocked.
  - Provide 2x blocking at all panel edges and fasten all edges, typ. entire structure.
  - Min. panel width = 24".

THE PURPOSE OF THIS PLAN IS SOLELY THE DESIGN OF THE INDICATED FLOOR FRAMING, HEADERS AND THEIR SUPPORTS. THIS PLAN IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE OR PROJECT, OR FOR ANY OTHER WORK AT THIS SITE. SHOULD CONDITIONS BE DIFFERENT AT THE TIME OF CONSTRUCTION THAN INDICATED HEREIN, SHOULD THE INTENT OF THE DESIGN BE UNCLEAR IN ANY WAY, OR SHOULD THE PROPOSED CONDITIONS BE INCONSISTENT WITH OTHER INSTRUCTIONS OF THE ARCHITECT OR OTHER PROJECT PARTICIPANTS, CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER FOR FURTHER INSPECTION OR CLARIFICATION.

WOOD FRAMING:

1. All wood construction shall conform to the requirements of the National Design Specification for Wood Construction by the National Forest Products Association and local building codes and Comm. of Mass. Building Code, 9th Edition, Residential, including all connections.
2. All wood members shall be Spruce Pine Fir # 2, as a minimum, with the following minimum properties: Fb = 875 psi, Fv = 85 psi, Fc = 600 psi and E = 1,400,000 psi. LVL members: Fb = 2850 psi, Fv = 285 psi, E = 2,000,000 psi. Multiple members shall be nailed together with a minimum of three 16d nails per foot.
3. Each piece of lumber shall bear a grade stamp from the grading agency responsible for the species.
4. Continuity in framing shall be provided at all bearing points in order to transfer the loads to the foundation or other framing. Full depth blocking shall be used in the floor framing under woods posts to provide full bearing through framing.
5. Do not notch the top or bottom of joists in the middle third of the span. End notches shall not exceed 1/6 of the joist depth.
6. Headers, if not specified on the drawing, shall be (2) 2x12 min... Posts below headers shall be (2) 2x6's, if not specified on the drawing
7. Posts below LVL beams shall be (3) 2x6's, if not specified on the drawings.
7. Copper based (w/o copper chromate arsenate) preservative pressure treat all exterior wood exposed to moisture (u.n.o.), after fabrication including blocking and handrail pieces. Each piece shall be stamped and rated for ground contact.
8. Provide solid blocking @ 1/2 span for all floor joist spans greater than 8 feet.
9. All wood stud bearing walls shall have the following minimum structural properties: Fb = 1350 psi, Fv = 75 psi, Fc = 825 psi and E = 1,400,000 psi. Bearing wall studs to be a min. 2x @ 16". All studs to be braced in weak direction by gyp board or plywood: 1/2" plywood or 5/8" gyp. board.
10. All member to member connections shall be made with joist or beam hangers, and metal post bases and caps as appropriate. Joist hangers, framing clips and other hardware shall be manufactured by Simpson Co. or equal.
11. Plywood for floor sheathing shall be APA grade—trade mark 3/4" tongue and groove combined subfloor—underlayment grade plywood, structural 1, 5 ply, with exterior glue, species group 1,2 or 3. Lay plywood sheets with the face grain perpendicular to support and apply a 3/8" diameter bead of construction adhesive to the top of each joist and to the tongue of each adjacent plywood panel. Attach plywood to joist with 6d deformed shank nails 6" o.c. at all panel edges and 10" o.c. at intermediate supports. Plywood sheathing must be capable of supporting 40 psf live load @ 24" span.

Provide Temporary Shoring  
of (E) Framing Prior  
to Any Construction

CONCRETE:

1. All concrete shall conform to the Building Code Requirements for Reinforced Concrete (ACI 318), the Structural Specifications for Structural Concrete in Buildings (ACI 301), and local building codes. All concrete work shall be specified as recommended by ACI Field Reference Manual SP-15, Special Cold Weather (ACI 308) or Hot Weather (ACI 305) concreting practices shall be utilized whenever appropriate.
2. All concrete shall be stone (3/4" aggregate) concrete having a minimum compressive strength of 3500 psi at 28 days, maximum slump at discharge shall be 3".
3. Provide 6% air-entrainment for all exterior concrete.
4. All reinforcement shall be deformed bars conforming to ASTM specification A615, grade 60.
5. All welded wire fabric (WVF) shall be plain, cold drawn, electrically welded fabric conforming to the requirements of ASTM A185. Supply welded wire fabric in flat sheets, lap sheets 1 1/2 mesh.
6. **DEMOLITION, SHORING AND UNDERPINNING WORK:**
  1. The Contractor shall remove and relocate, as required, utilities crossing excavations and new foundation work. The Contractor shall provide temporary support for all utility lines adjacent to the foundation work. Where utilities cannot be relocated, notify the Engineer before proceeding.
  2. Protect streets, sidewalks and existing foundations during excavations by sheet piling, bracing, shoring, etc.; as required by field conditions. Excavation and shoring shall be inspected by a competent registered engineer employed by the Contractor. Protection against slides and cave-ins shall be increased if deemed necessary by said registered engineer.
7. **EXCAVATIONS, FOUNDATIONS AND BACKFILL:**
  1. Excavations shall be performed under the supervision of a MA-registered geotechnical engineer. The geotechnical engineer shall confirm that the base material is adequate to sustain the design bearing pressure, before any foundations are cast. Excavations shall extend in depth necessary to reach the specified bearing layer.
  2. Foundation design is based on an allowable soil bearing pressure of 2000 psf. Foundations shall be carried down through unsuitable material and bear on undisturbed natural soil.
  3. Extend exterior foundations (including sono-tubes) to a frost depth of 4 feet below finished grade, minimum.
  4. Extend and slope sides or shore, sheet and brace excavations as required to ensure stability and safety at all times.
  5. Where necessary, pump the excavation to remove surface and groundwater, to permit finishing of the excavation and placing of foundations in the dry. No footing shall be placed in water.
  6. Material adjacent to and below the footings shall be kept from freezing at all times. If any material is found to be frozen, it shall be removed and replaced with concrete.
  7. All structural fill shall be placed in layers not more than 8" in loose depth and compacted to the following percentages of maximum density as determined by ASTM method D598: 98% beneath footings, 95% beneath slabs on grade.
  8. Foundation footings and walls are to be located in the field by a licensed Surveyor/Engineer.

For Construction  
05/04/20



Robert P. Johnson  
5/4/20

General Structural Notes  
68 Day Street  
Newton, Ma

General Notes

S-300

Scale: AS NOTED  
Date: 05/04/20

Johnson Engineering Group

Robert P. Johnson  
95 Swanson Rd., Unit 122  
Boxboro, Ma 01719  
email:engtax44@comcast.net  
Tel: 505-517-1831

Revisions

No. Date Description



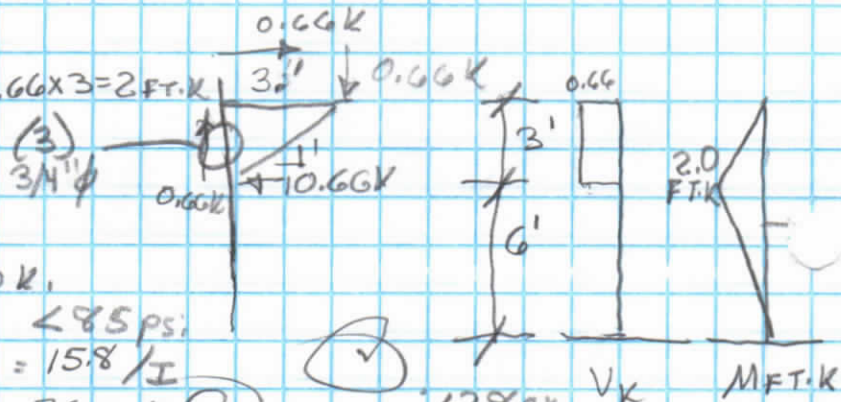
### Balcony Design:

Balcony Joists:  $w = (12 + 60) 1.33 = .096 \text{ K/FT}$   
 $M = .096 (3.2)^2 / 8 = 0.122 \times 12 = 1.5 \text{ IN} \cdot \text{K}$   $2 \times 6 @ 16" \text{ PT } S = 7.5 \text{ O.K.}$   
 $V = .096 (1.6 - .4)^{3/2} = 0.17 \text{ K}$   $170 / 1.5 \times 5.5 = 21 \text{ psi} < 85 \text{ psi}$   
 $\Delta = 5 (.096) (3.2)^4 / (4.5) / 1100 I = .20 / I$   $I_{\text{MIN}} = 1.3 \text{ O.K.}$

Balcony Rim Joist:  $w = .072 \times \frac{3.17}{2} = 0.11 \text{ K/FT}$   
 $M = .11 (12)^2 / 8 = 2.0 \times 12 = 24 \text{ IN} \cdot \text{K}$   $(2) 2 \times 8 \text{ PT } S = 26$   
 $R = .11 \times 6 = 0.66 \text{ K}$   $V = .66 \times 1.5 / 3 \times 7.25 = 46 \text{ psi} < 85 \text{ psi O.K.}$   
 $\Delta = 5 (.11) (12)^4 / (4.5) / 1100 I = 47 / I$   $I_{\text{MIN}} = 78$   $I = 94$

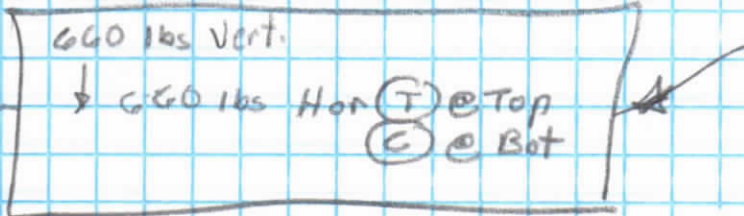
### Bracket Design:

$P_{\text{post}} = 0.66 \text{ K Negl.}$   
 $M = 2.0 \times 12 = 24 \text{ IN} \cdot \text{K}$   
 $6 \times 6: S = 5.5^3 / 6 = 27.7$   
 $F_b = 24 / 27.7 = 0.866 \text{ ksi O.K.}$   
 $V_{\text{OK IN SP}} = .66 \times 1.5 / 5.5^2 < 85 \text{ psi}$   
 $\Delta \sim 0.66 (9)^3 / (36) / 1100 I = 15.8 / I$   
 $I_{\text{MIN}} = 35$   $I = \frac{5.5^4}{12} = 76 \text{ O.K.}$   
 if  $4 \times 8: S = \frac{225}{6} (3.5)^2 = 14.8$   $F_b = 24 / 14.8 \text{ ksi}$   
 $I = 14.8 \times 3.5^3 / 2 = 25.9 \rightarrow \text{O.K.}$   $\Delta = .66 (9)^3 / (36)$   
 $2000 I = 8.7 / I$   $I_{\text{MIN}} = 19.2 \text{ O.K.}$



Ledger Bm:  $w = .072$   $\text{span} \sim 11'$   $M = .11 (11)^2 / 8 = 1.66 \times 12 = 20 \text{ IN} \cdot \text{K}$   
 $2 \times 10 \text{ PT Nailer}$   $V = .11 \times 5.5 \times 1.5 = .91$   $V = \frac{910}{1.5 \times 9.25} = 66 < 85$   
 $R = .11 \times 5.5 = .61 \text{ K}$   $\Delta = 5 (.11) (11)^4 / (4.5) / 1100 I = 33 / I$   $I_{\text{MIN}} = 59$

### Connection @ Bracket



1st Floor Deck Joists

$$w = \frac{12 \times 60}{12} = 72 \times @ 12" (0.96 @ 16")$$

$$M = .072 (11.5)^2 / 8 = 1.20 \times 12 = 14.2; S_{req'd} = \frac{14.2}{1.875} = 16.3 \text{ IN} \cdot \text{K} \quad \checkmark$$

$$S_{1.5 \times 7.75} = \frac{1.75}{6} (7.75)^2 = 17.5 \sim 17.8 \text{ O.K.} \quad \checkmark$$

$$V = .072 (5.75 \times 6)^{3/2} = 0.56 \text{ K} \quad 560 / 1.5 \times 7.75 = 48 \text{ psi} < 85 \text{ O.K.}$$

$$\Delta = 5 (.072 \times (11.5)^4 / 1100) I = 25.7 / I \quad I_{MIN} = 45$$

$$I = \frac{1.5}{12} (7.75)^3 = 58 \text{ O.K.} \quad \checkmark$$

$$2 \times 10 @ 12" \text{ (Taper dn to } 7\frac{3}{4}" \text{)} \quad \checkmark$$

Outside Rim Joists:

$$w = 5.5 \times .072 = 0.40 \text{ K/FT}$$

$$M = .4 (8.75)^2 / 8 = 3.83 \times 12 = 46 \text{ IN} \cdot \text{K}$$

$$\boxed{\text{PT } (3) 2 \times 10 \text{ or } (2) 2 \times 12}$$

$$V = .40 (4.38 \times .8)^{3/2} = 2.15 \text{ K}$$

$$v = 21250 / 3 \times 11.25 = 64 \text{ psi} < 85 \text{ O.K.} \quad \checkmark$$

$$R = 2 \times (.4 \times 8.75 / 2) = 3.5 \text{ K} \quad 6 \times 6 \text{ Post PT OK INSP.} \quad \checkmark$$

$$\Delta = 5 (.4) (8.75)^4 / (4.5) / 1100 I = 49 / I \quad I_{MIN} = 115 \quad I = 297 \text{ or } 360$$

$$\text{Ledger Beam: same as above } \boxed{(3) 2 \times 10 \text{ PT or } (2) 2 \times 12 \text{ PT}} \quad \checkmark$$

2nd Floor Header Above New Door Opening:

$$P_{2nd} = 105 \times 12 \times 10 = 126 \text{ K}$$

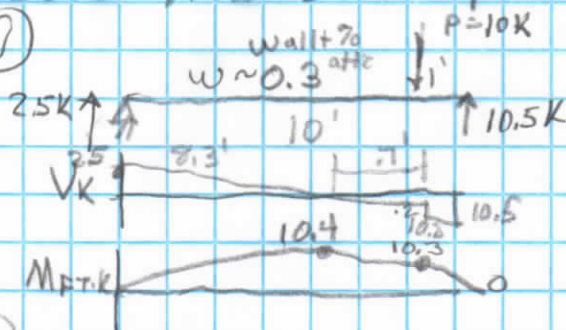
$$P_{AF} = 104 \times 12 \times 10 = 124 \text{ K}$$

$$M = 124 \text{ IN} \cdot \text{K}$$

$$v = 10500 / 9.25 \times 2 \times 1.75$$

$$= 324 \text{ N.G.}$$

$$\boxed{(2) 12 \text{ LVL on } (3) 10 \text{ LVL}} \quad \checkmark$$



$$\Delta \sim 5 (15) (10)^3 / (36) / 2000 I = 90 / I$$

$$I_{MIN} = 180 \text{ O.K.} \quad \checkmark$$



Robert P. Johnson (pages 1 thru 3)  
5/5/20

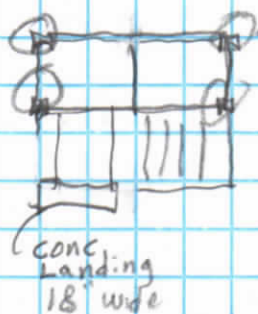


68 Day st, Newton, Ma 4/23/20

12"  $\phi$  sonotubes

3/3

Stair Landing:



$\sim 7.5' \times 7.5'$

$$W = .07 \times \left( \frac{3.5}{2} + \frac{3.5}{2} \right) = .07 \text{ k/ft}$$

$$\Delta = 5(.28)(7.5)^4 / (4.5) / 1100 I = 18.1 / I$$

$$I_{MIN} = 48$$

(4) 2x12 cut Dn. to

$$(4) 1.5 \times 4 \text{ \"} \Rightarrow S = \frac{4 \times 1.5}{6} \times 4^2 = 16 \text{ in}^3$$

$$V = 1.05 \times 3.5 / 6 \times 4 = 65 \text{ psi} < 85 \text{ O.K.}$$

$$I = 4 \left( \frac{1.5}{2} \right) (4)^3 = 32$$

IF @ 12\"

$$S = \frac{4.5}{6} (5)^2 = 18.75 \text{ in}^3 \quad I = 12.8$$

$$V = .07 \times (3.75 - .4) \times 3.5 = .35 \text{ k} \quad V = \frac{350}{1.5 \times 5} = 47 \text{ psi} < 85 \text{ psi O.K.}$$

$$\Delta = 5(.07)(7.5)^4 / (4.5) / 1100 I = 4.5 / I \quad I_{MIN} = 12.1 \text{ O.K.}$$

