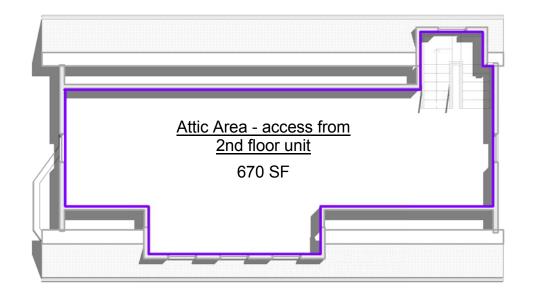


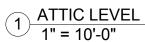


DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090

No.	Description	Date	

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Project Number			
Issue Date		A0	
Author		, (0	
Checker	Scale		
	Project Number Issue Date Author	Project Number Issue Date Author	Project Number Issue Date Author





TOTAL SITE AREA: 4490 SQ. FEET TOTAL BUILDING AREA: 2942 SQ. FEET

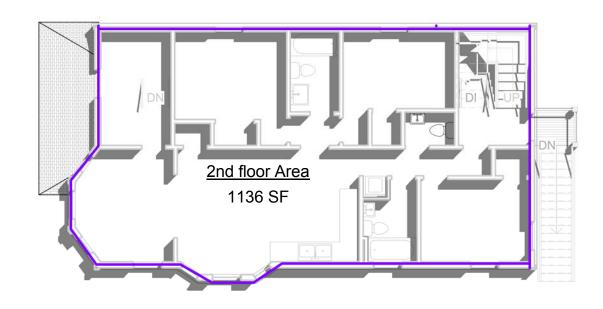
PROPOSED FLOOR TO AREA RATIO: .65*

*Less than .75 F.A.R.

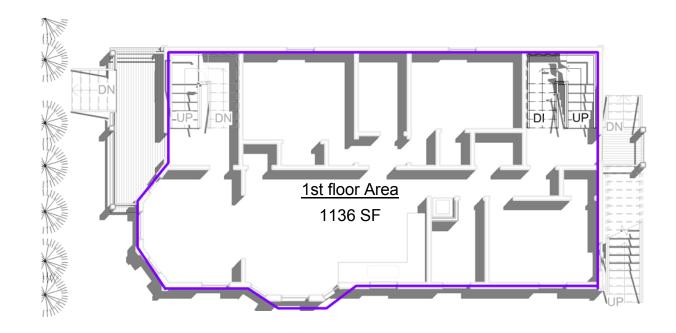
EXISTING BUILDING AREA: 1490 SF.

PROPOSED ADDITION OF 1452 SF (NOT INCLUDING

BASEMENT)



3 2ND FLOOR 1" = 10'-0"



2 1ST FLOOR 1" = 10'-0"



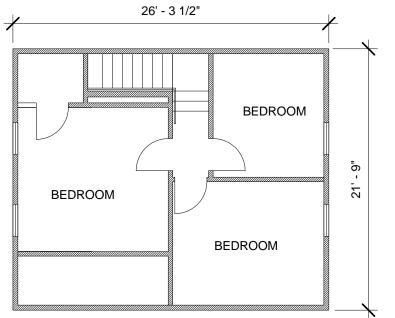
DAVID CHOI ARCHITECT

DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090 30 FRANKLIN STREET, SOMERVILLE, MA TRIPLE DECKER REVIVAL

No.	Description	Date

Project number Project Number Date Issue Date A0 1

Project Number	
Issue Date	A0.1
Author	, (011
Checker	Scale 1" = 10'-0"
	Issue Date Author



NOTES: THESE PLANS ARE PROVIDED AS REFERENCE ONLY. VERIFY 1490 SQUARE FEET TOTAL EXISTING

9. Zoning Data

Data

A. Use

C. Lot Area

Units

B. # of Dwelling Units*

D. Lot Area ÷ # of Dwelling

Footprints of All Buildings

(landscaped area ÷ C.)

(sum of all usable square feet)

(left when you face property)

(right when you face property)

** In CCD and TOD use GROSS floor area

(pervious area ÷ C.) I. Net Floor Area** / ***

J. Floor Area Ratio (FAR)

E. Gross Floor Area of

F. Ground Coverage

G. Landscaped Area

(E. ÷ C.)

H. Pervious Area

(I. ÷ C.)

K. Building Height

L. Front Yard Setback

M. Rear Yard Setback

N. Side Yard Setback

O. Side Yard Setback

Q. # of Parking Spaces

R. # of Bicycle Parking

S. # of Loading Spaces

P. Street Frontage

Spaces

Refer to the SZO § 2.2 Definitions and SZO § 8 Dimensional Requirements for more information.

Single Family

4490

4490

1800

Proposed

2 Family

units

square feet

sf per du

square feet

feet

feet

feet

feet

feet

43

10

33

2942 square feet

.65

35

12

30

5

19'

50

4

4

2

4490

2245

1936

Fill in both columns: numbers must match those on

plans and other attached documentation.

units

square feet

sf per du

square feet

square feet

feet

feet

feet

40

10

10

1369

.3

25

12

31

0

22'-9.5"

50

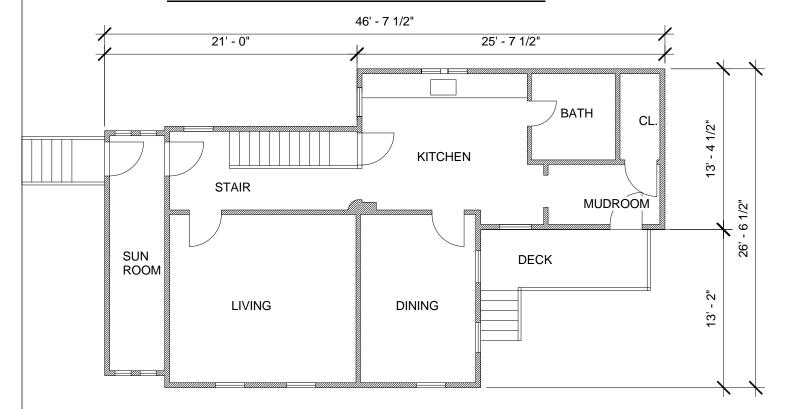
4

0

* 8 or more dwelling units - determine if Inclusionary Housing, Article 13, applies

Existing

EXISTING 2ND FLOOR PLAN 568 SQUARE FEET



EXISTING 1ST FLOOR PLAN 922 SQUARE FEET

No. 20179

BOSTON, MA

DAVID CHOI **ARCHITECT** DAVIDCHOIARCHITECT@GMAIL.COM

30 FRANKLIN STREET, SOMERVILLE, MA TRIPLE DECKER REVIVAL

No.	Description	Date

*** 30.000+ square feet - determine if Linkage, Article 15, applies

EXISTIN	IG FLOOR P	LANS
Project number	Project Number	
Date	Issue Date	A0.2

New Violation

Office Use

SZO (

Drawn by Author Checked by Checker Scale 1/8" = 1'-0"

	<u></u>	11011110	<u> </u>	<u> </u>	<u> </u>	<u>,, ,</u>
	EXISTING	FLOOR	PLANS			
l }	1/8" = 1'-0					
_	1/0 = 1-0					

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STRUCTURAL NOTES:

General: Boston basic wind speed (Somerville, MA) Ground snow

105 mph

All loads and loading conditions are per IBC 2015 (9th edition of the Massachusetts Building Code)

ALL WORK SHALL CONFORM TO THE LATEST COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE.

ALL FOUNDATIONS SHALL REST ON SOLID BEARING (MIN. CAPACITY 2T/SF) WHERE RESTING ON FILL SUCH FILL'S MATERIAL & COMPACTION METHOD SHALL BE AS APPROVED IN WRITING BY THE ENGINEER. NOTIFY THE ENGINEER IF LESSER CAPACITY MATERIAL IS ENCOUNTERED BEFORE PROCEEDING WITH THE WORK.

ALL WOOD SHALL BE PRESSURE TREATED SELECT STRUCTURAL FOR DECKS/PORCHES AND WHERE INDICATED IN DRAWINGS.

ALL LOADS AND LOADING CONDITIONS ARE PER IBC 2015 (9TH EDITION OF THE MASSACHUSETTS BUILDING CODE)

LVL BEAMS: FB=3100 PSL CONCRETE: FC=3000 psi REINFORCEMENT: FY=60 KSI

ALL DIMENSIONAL LUMBER SHALL BE OF CONSTRUCTION GRADE OR BETTER;

ALL EXPOSED WOOD SHALL BE PRESSURE TREATED;

ALL EXPOSED CONNECTORS AND FASTENERS SHALL BE GALVANIZED: ALL STRUCTURAL COLUMNS ARE 6X4 PSL OR 3.5 "LALLYS, UNO

PROVIDE BRACING OF ALL COLUMNS(STEEL AND TIMBER) AT EACH FLOOR LEVEL. USE SIMPSON HURRICANE TIES TO ATTACH ROOF RAFTERS TO THE WALLS.

NAILING AND FASTENING:

ALL FASTENERS AND CONNECTORS SHOULD BE GALVANIZED. USE 4" O.C. @ EDGES AND 12" O.C. IN FIELD TO ATTACH ALL FLOOR AND ROOF PLYWOOD AND EXTERIOR SHEATHING.

CONTRACTOR MAY SUBSTITUTE SINGLE LVL BEAMS FOR COMBINATION OF 1.75"PILES.

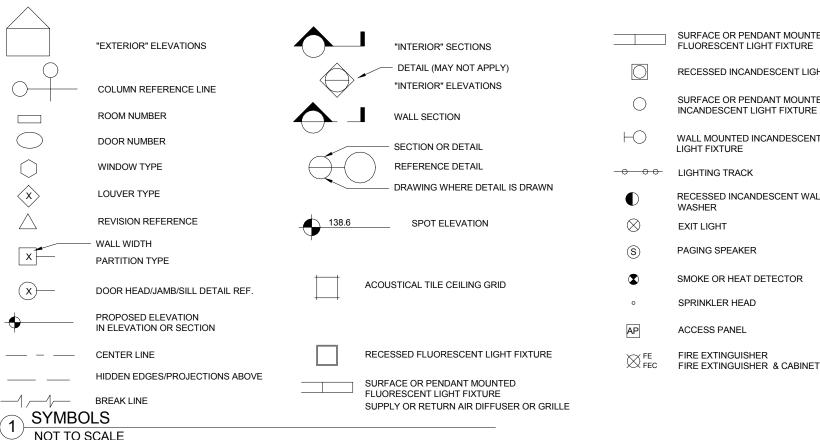
ALL COMBINED LVL PILES SHALL BE CONNECTED PER MANUFACTURER SPECIFICATION FOR SIDE-LOADED ASSEMBLIES.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING & BRACING UNTIL ALL STRUCTURAL WORK IS COMPLETE.

BUILDING ENVELOPE REQUIREMENTS SHOULD BE IN COMPLIANCE WITH MASSACHUSETTS BUILDING CODE 9TH EDITION 780 CMR 13.00 (IECC 2015 CHAPTER 5.00)

ARCHITECTURAL SYMBOLS LEGEND



SURFACE OR PENDANT MOUNTED FLUORESCENT LIGHT FIXTURE RECESSED INCANDESCENT LIGHT FIXTURE SURFACE OR PENDANT MOUNTED INCANDESCENT LIGHT FIXTURE WALL MOUNTED INCANDESCENT LIGHTING TRACK RECESSED INCANDESCENT WALL PAGING SPEAKER SMOKE OR HEAT DETECTOR SPRINKLER HEAD

GENERAL NOTES:

IT WILL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND EXECUTE ALL WORK IN STRICT ACCORDANCE WITH ALL MASSACHUSETTS STATE BUILDING CODE AND. INTERNATIONAL BUILDING CODE AND OTHER REGULATIONS.

DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE BEFORE STARTING WORK AND TO COORDINATE WITH WORK ACCORDINGLY. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER AND THE DESIGNER PROMPTLY AND PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROVIDE IN WRITING TO OWNER, ARCHITECT AND ENGINEER REQUEST FOR ADDITIONAL INFORMATION OF SCOPE OF WORK. IN THE ABSENCE OF THIS WRITTEN REQUEST, SCOPE OF WORK SHALL BE DETERMINED AS UNDERSTOOD BY CONTRACTOR.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN IN THE CONTRACT DOCUMENTS EXCEPT WHERE SPECIFICALLY DESIGNATED TO BE DONE BY A SEPARATE SUBCONTRACTOR OR BY A CONTRACTOR WORKING DIRECTLY FOR THE OWNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF THESE CONTRACTORS.

THE GENERAL CONTRACTOR IS TO DO ALL CUTTING AND PATCHING OF EXISTING FLOOR, WALL, CEILING, ROOFS FOR ANY NEW PLUMBING HVAC, OR ELECTRICAL WORK, EVEN IF THE CUTTING AND PATCHING IS NOT SPECIFICALLY IDENTIFIED.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE COMPLETION OF THE WORK.

ALL WORK TO BE CONSIDERED NEW WORK UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL VERIFY WITH OWNER AND ENGINEER SCOPE OF NEW WORK VERSUS EXISTING CONDITION TO REMAIN PRIOR TO COMMENCE OF WORK. THIS VERIFICATION SHALL BE PROVIDED IN A WRITTEN FORMAT ALONG WITH MARK-UPS ON **PLANS**

G. THE GENERAL CONTRACTOR SHALL FILE FOR AND SECURE ALL APPROVALS. PERMITS AND CERTIFICATES OF COMPLIANCE AS REQUIRED AND PAY FOR SUCH FEES.

Н. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR A COMPLETE AND THOROUGH CLEAN UP AT THE END OF THE PROJECT, AND FOR DAILY CLEAN-UP OF CONSTRUCTION DEBRIS.

THE GENERAL CONTRACTOR IS TO ENSURE WHERE EXISTING CONSTRUCTION IS TO REMAIN, FIRE RESISTIVE CONSTRUCTION IS TO BE COMPLETE AND UNINTERRUPTED, GENERAL CONTRACTOR IS TO REPAIR AND PARCH EXITING CONSTRUCTION WITH FIRE RESISTIVE CONSTRUCTION OF SAME OR HIGHER RATING.

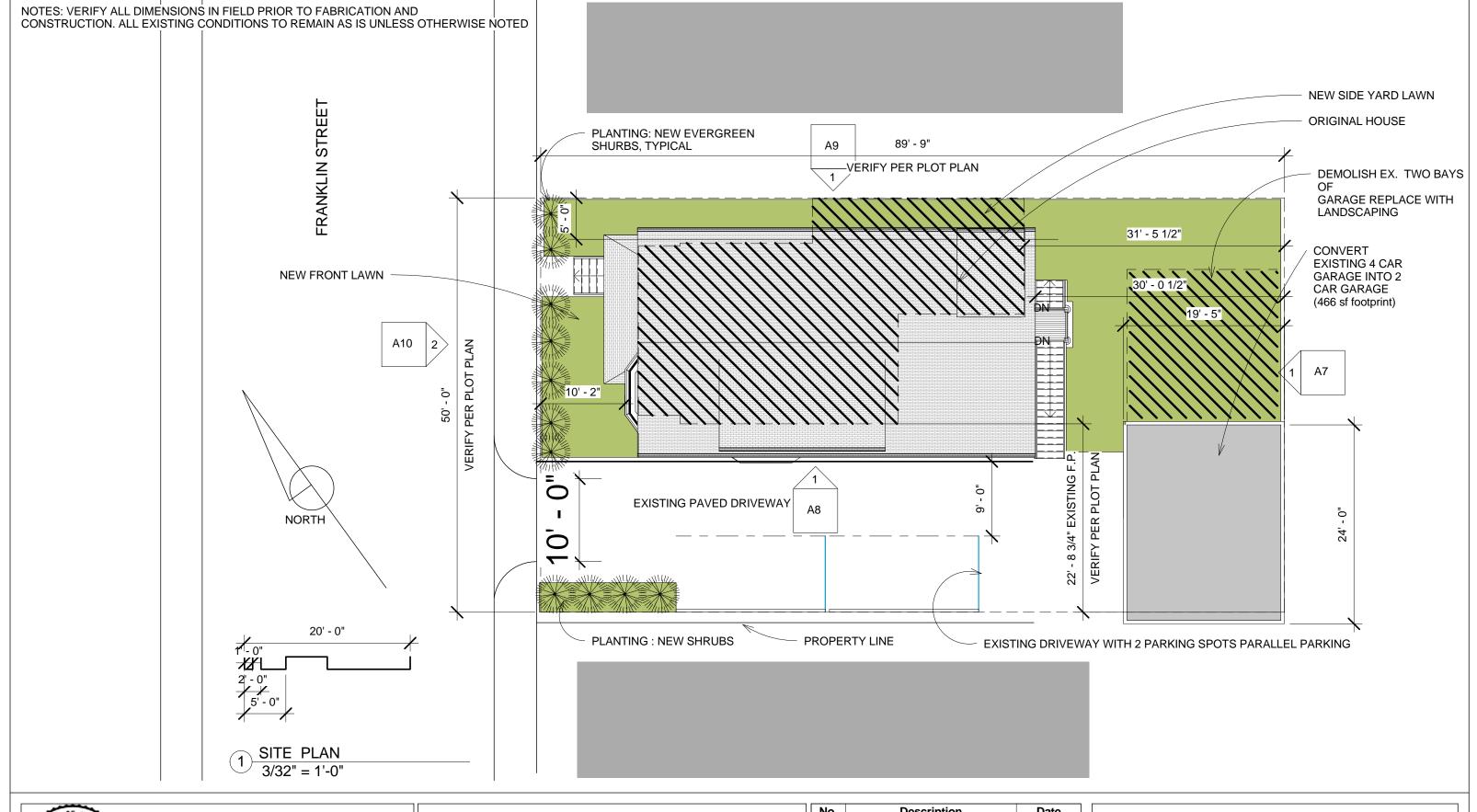


DAVID CHOI ARCHITECT

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No.	Description	Date

NOTES AND SYMBOLS			
Project number	Project Number		
Date	Issue Date	A0.3	
Drawn by	Author	, (010	
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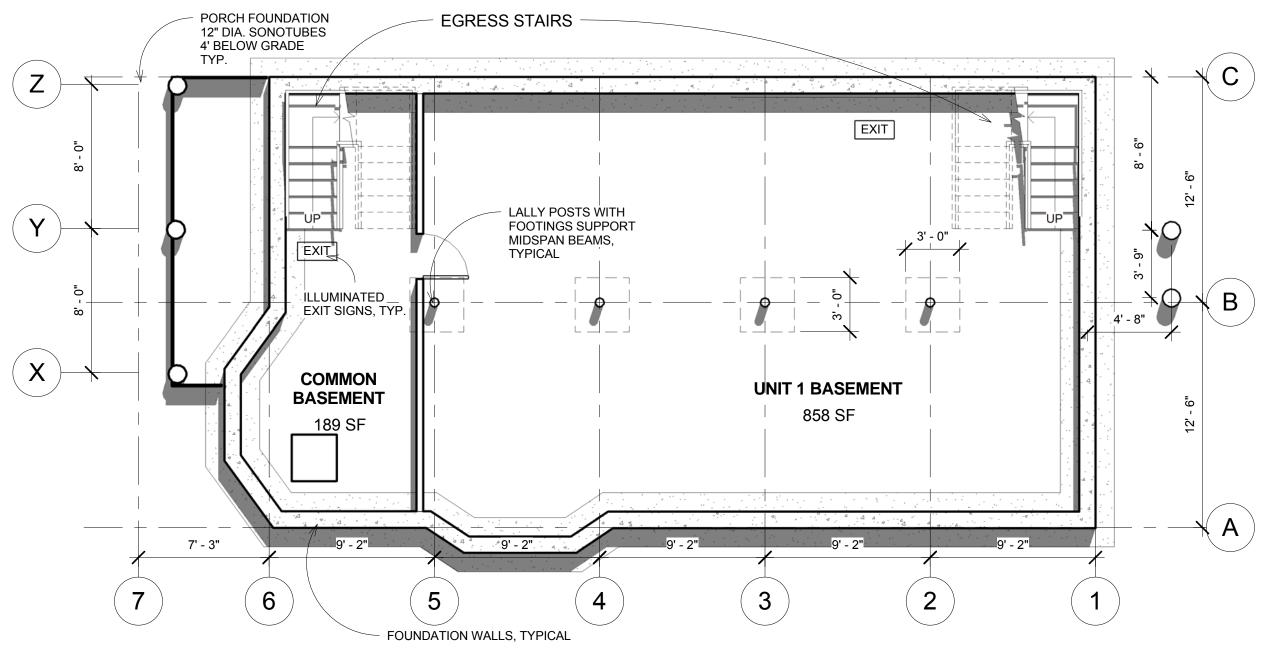




DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090

No.	Description	Date

SITE PL	AN		
Project number	Project Number		
Date	Issue Date	A1	
Drawn by	Author	7 ()	
Checked by	Checker	Scale 3/32" = 1'-0"	
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SEE SHEET A2.1 FOR ADDITIONAL FOUNDATION DETAILS

1 BASEMENT LEVEL 3/16" = 1'-0"

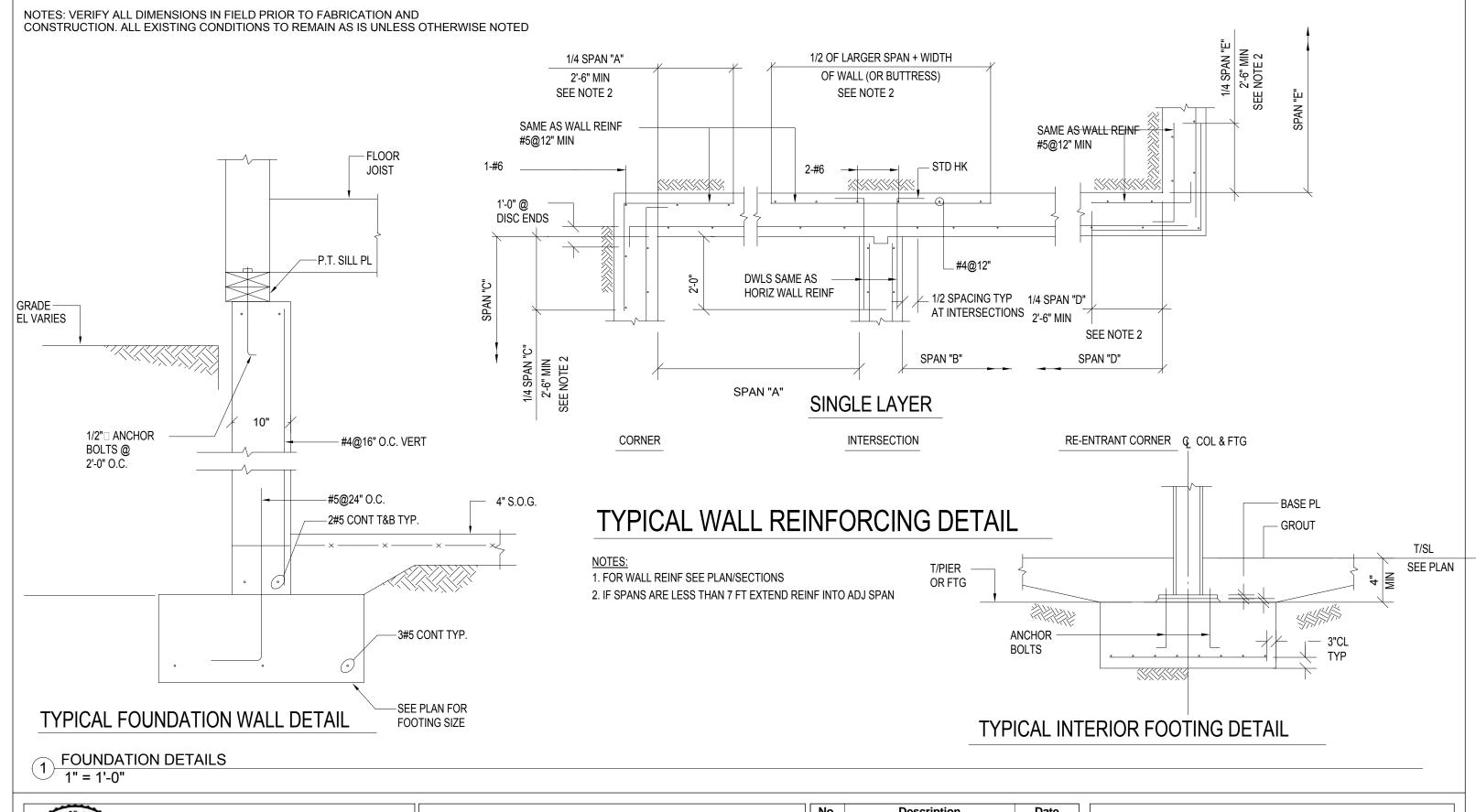


DAVID CHOI ARCHITECT

DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090

Description	Date
	Description

BASEMENT LEVEL		
Project number Project Number		
Date	Issue Date	A2
Drawn by	Author	, , ,_
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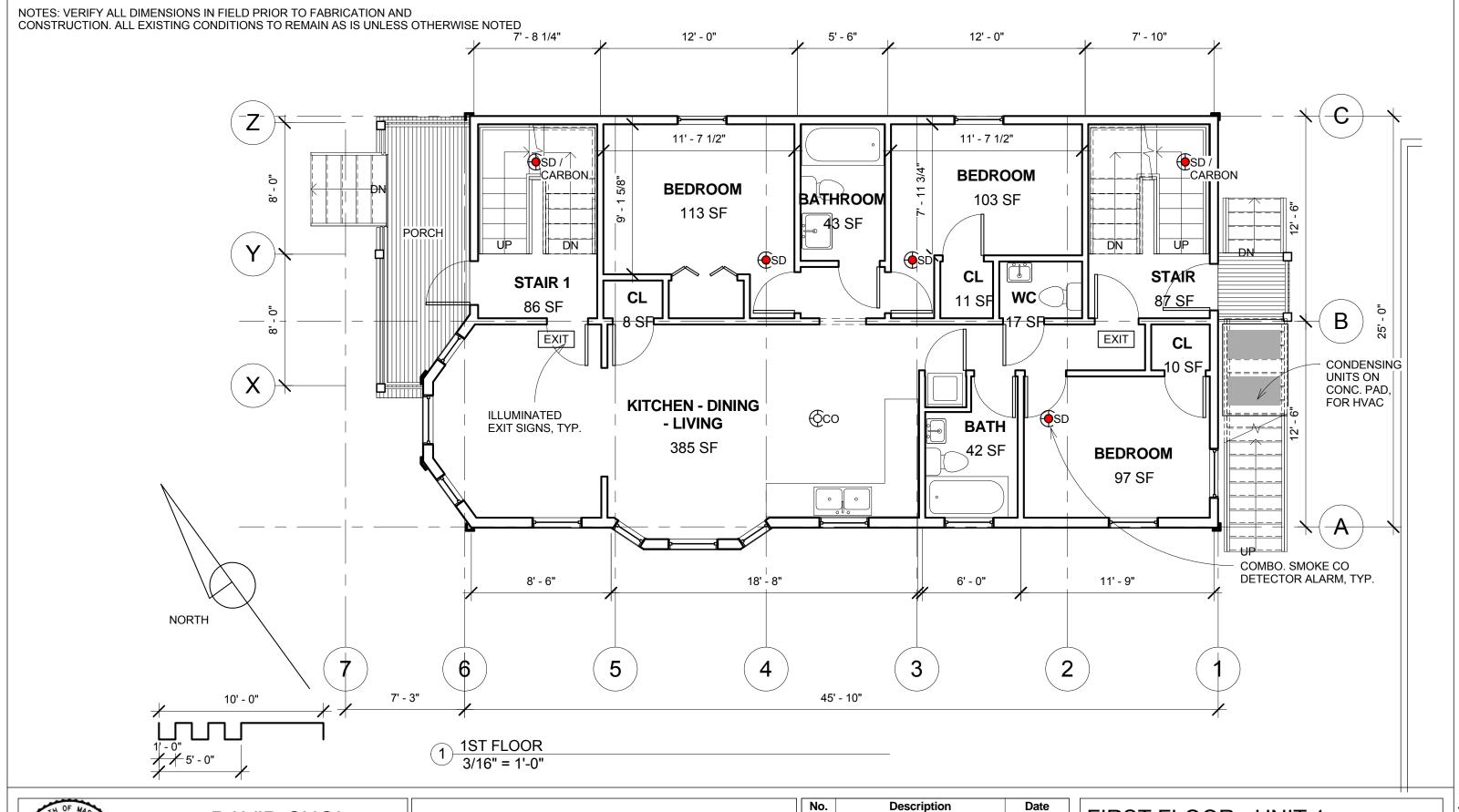
DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090 30 FRANKLIN STREET, SOMERVILLE, MA TRIPLE DECKER REVIVAL

No.	Description	Date

FOUNDATION DETAILS

Project number	Project Number	101
ate	Issue Date	A2.1
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hecked by	Checker	Scale 1" = 1'-0"

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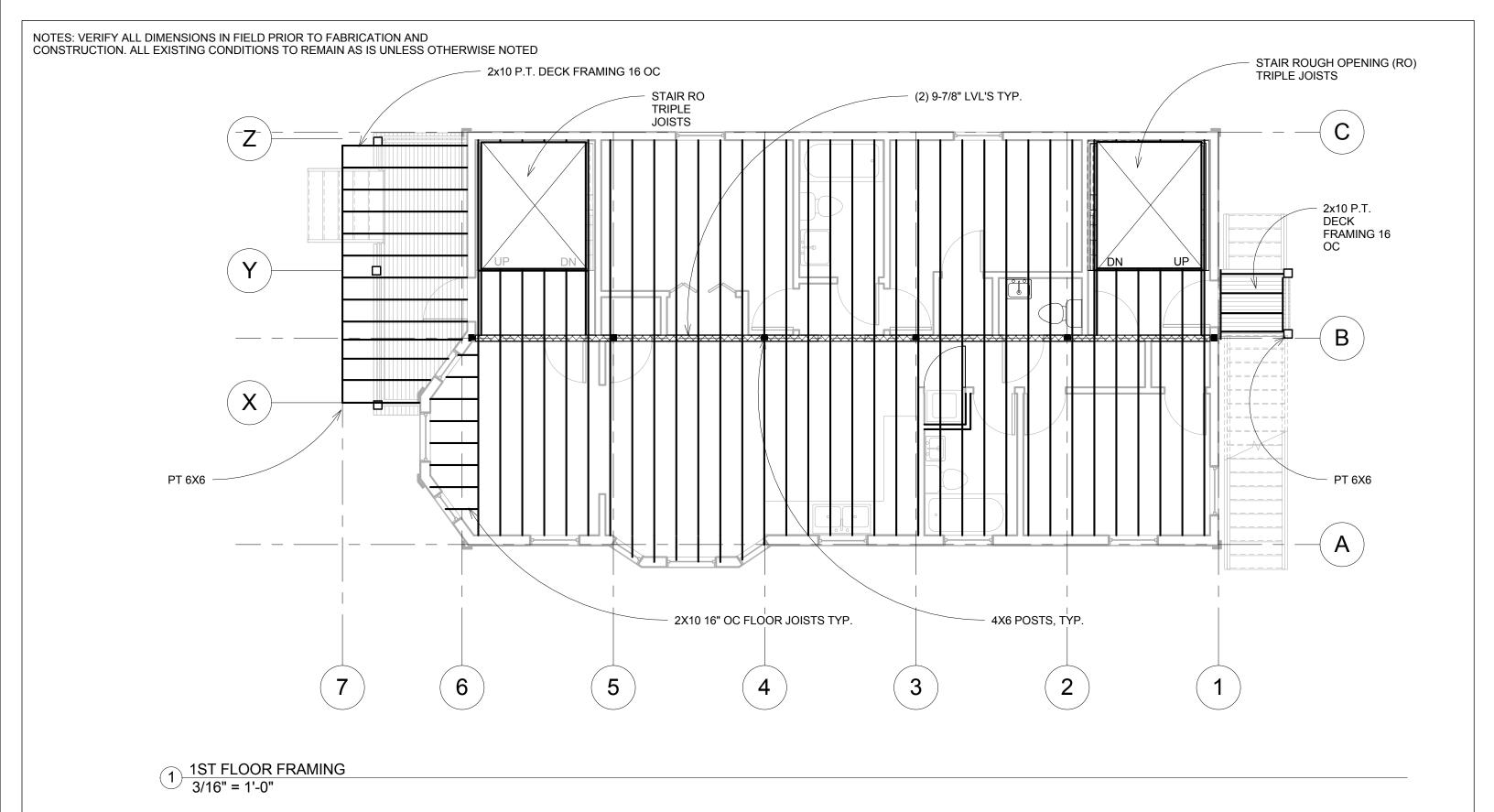


DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090 30 FRANKLIN STREET, SOMERVILLE, MA TRIPLE DECKER REVIVAL

No.	Description	Date

FIRST FLOOR - UNIT 1

Project number	Project Number	
Date	Issue Date	A3
Drawn by	Author	, (0
Checked by	Checker	Scale 3/16" = 1'-0"
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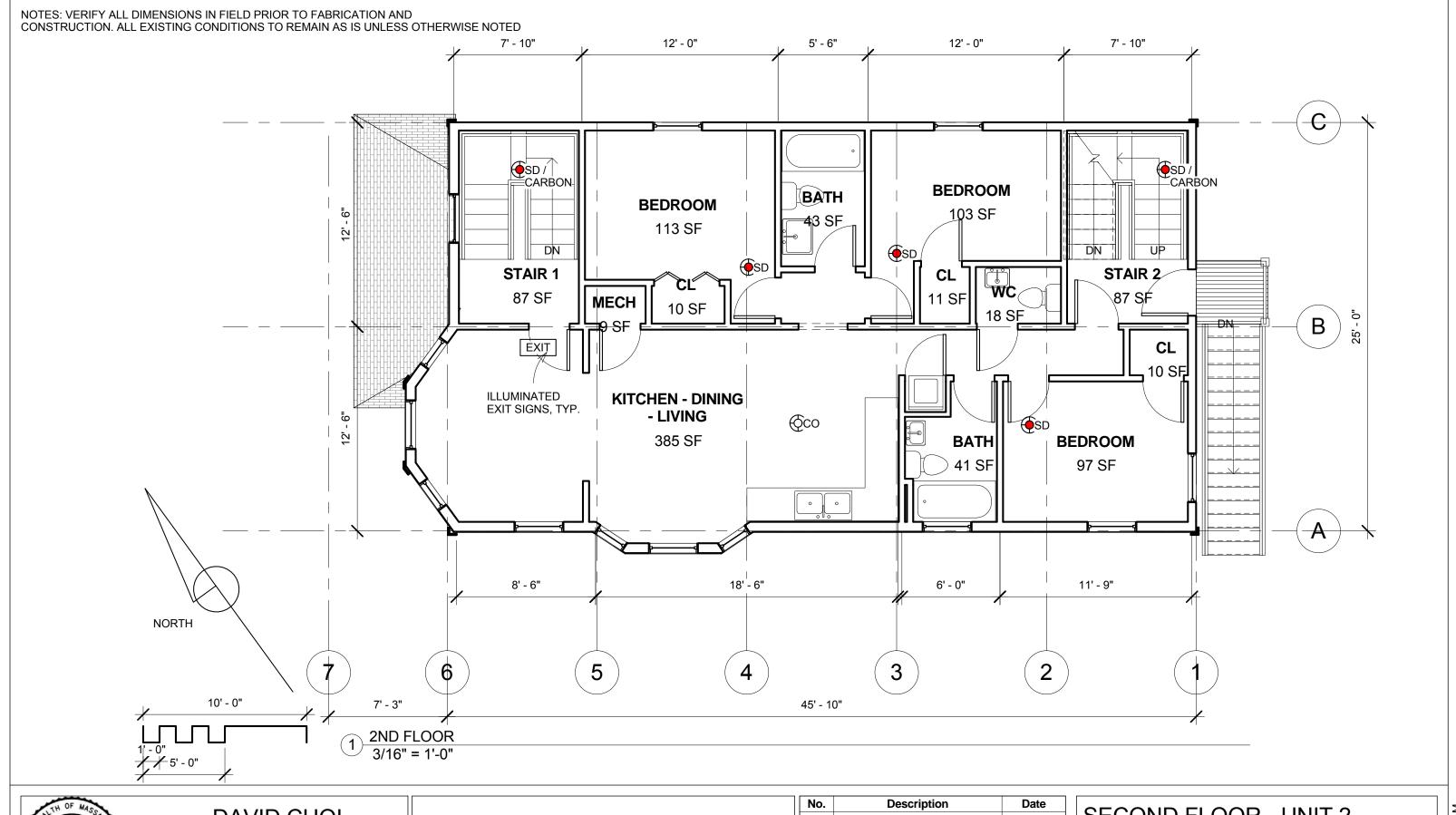


DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090 30 FRANKLIN STREET, SOMERVILLE, MA TRIPLE DECKER REVIVAL

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1ST FLOOR FRAMING

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ate	Issue Date	A3.1
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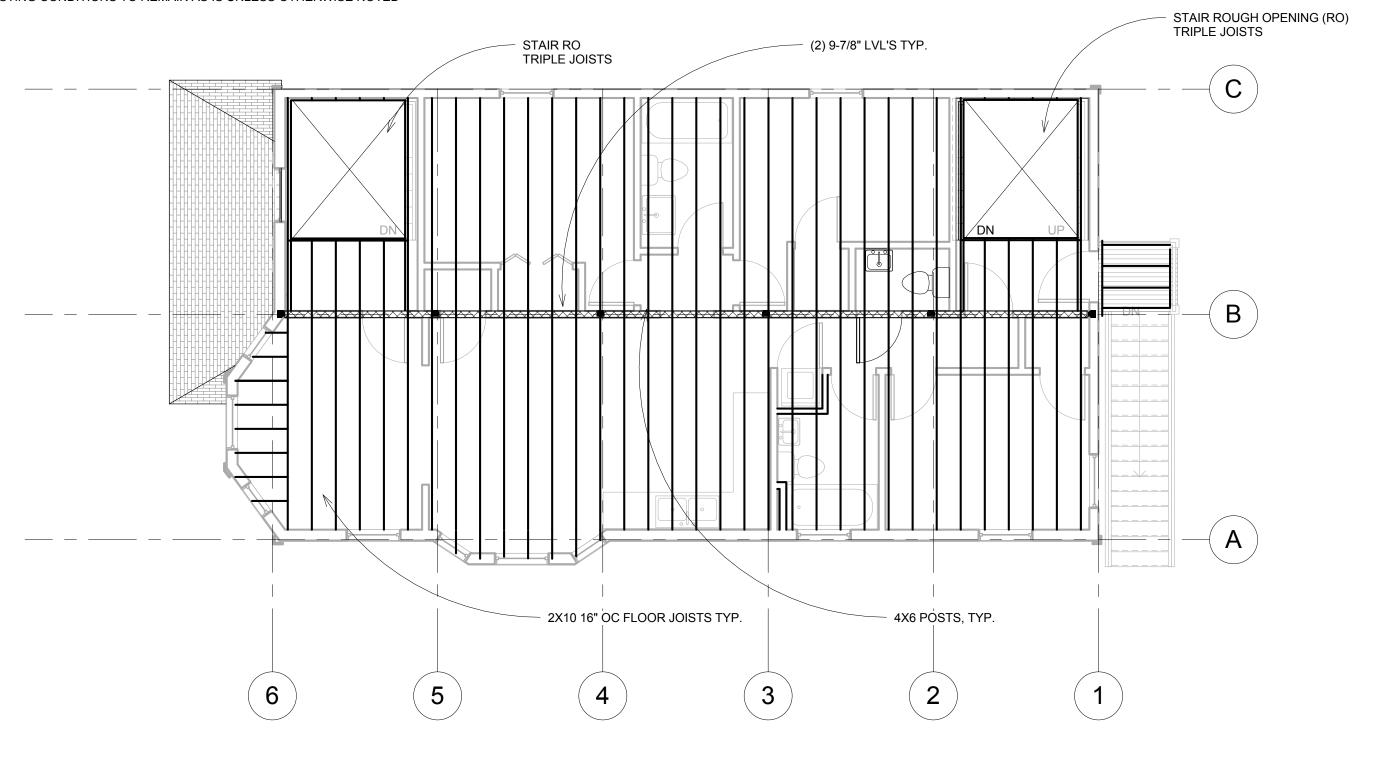
DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090

30 FRANKLIN STREET, SOMERVILLE, MA TRIPLE DECKER REVIVAL

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SECOND FLOOR - UNIT 2

roject number	Project Number	
ate	Issue Date	A4
rawn by	Author	,
hecked by	Checker	Scale 3/16" = 1'-0"



1 2ND FLOOR FRAMING 3/16" = 1'-0"



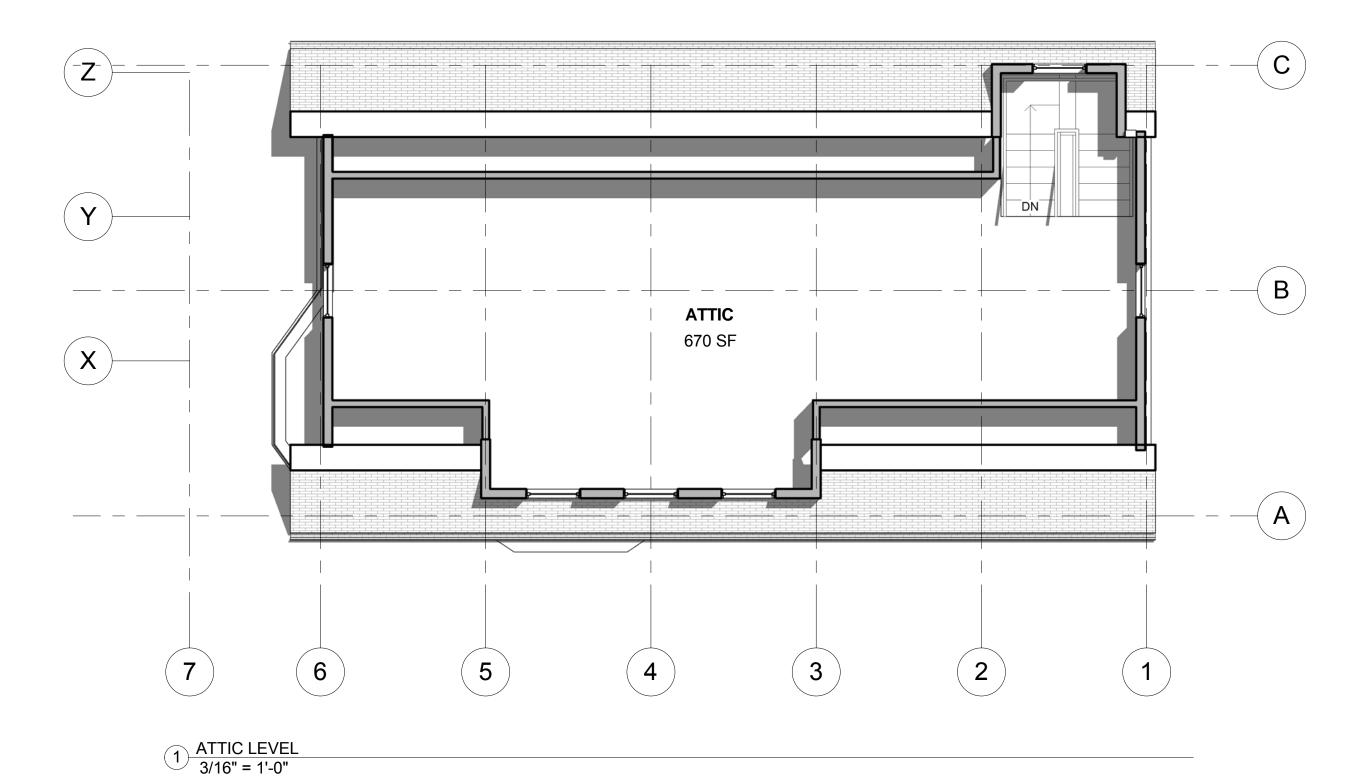
DAVID CHOI ARCHITECT

DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090 30 FRANKLIN STREET, SOMERVILLE, MA TRIPLE DECKER REVIVAL

No.	Description	Date	
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2ND FLOOR FRAMING

roject number	Project Number	
ate	Issue Date	A4.1
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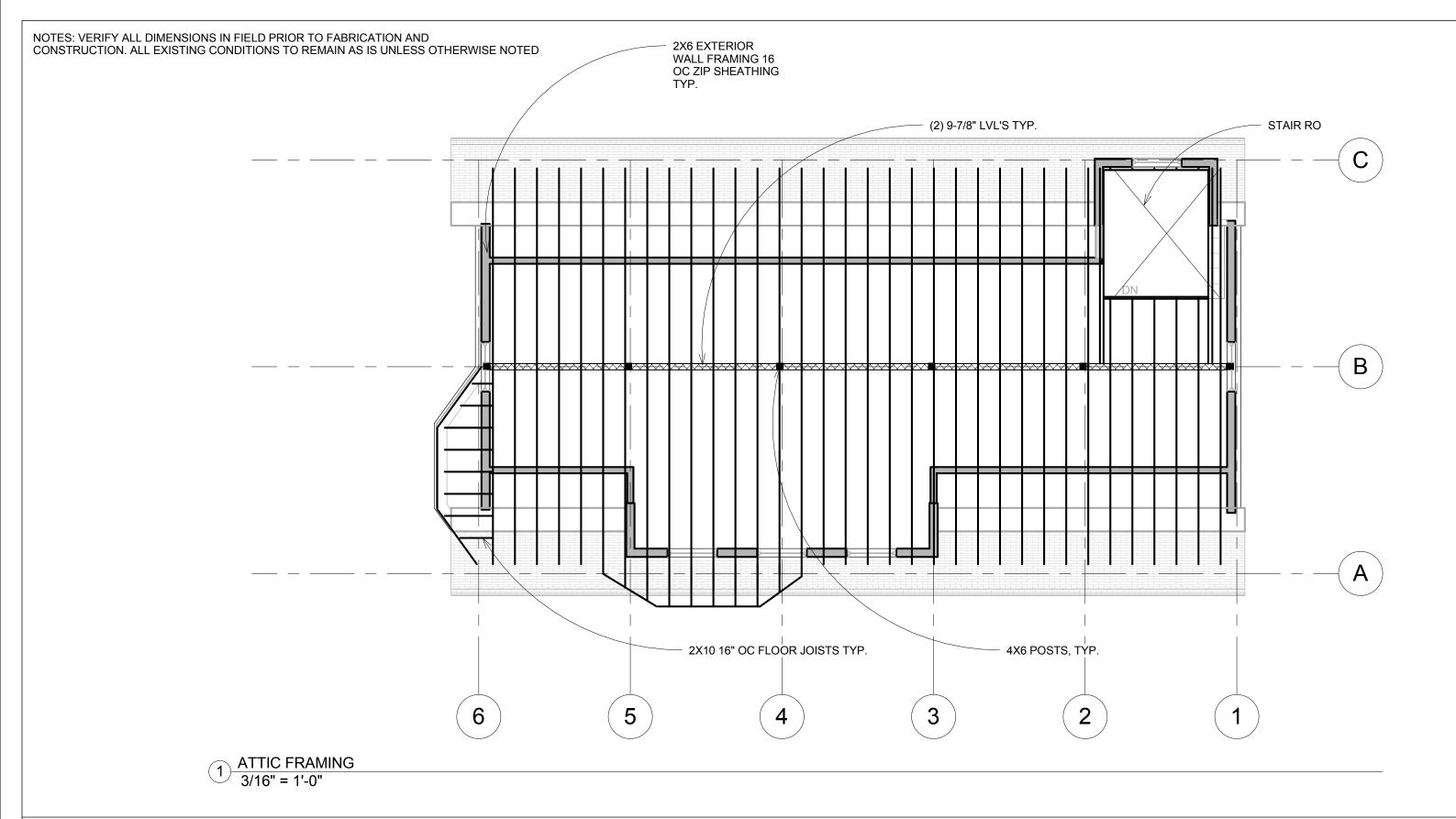
DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090

30 FRANKLIN STREET, SOMERVILLE, MA TRIPLE DECKER REVIVAL

No.	Description	Date	

TTIC LEVEL - UNIT 2			
oject number	Project Number		
te	Issue Date	A5	

Proj Date Drawn by Author Checked by Checker Scale 3/16" = 1'-0"





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No.	Description	Date

ATTIC FLOOR FRAMING

oject number	Project Number		
ate	Issue Date	A5.1	
rawn by	Author	7 (01)	
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1 ROOF 1/8" = 1'-0"

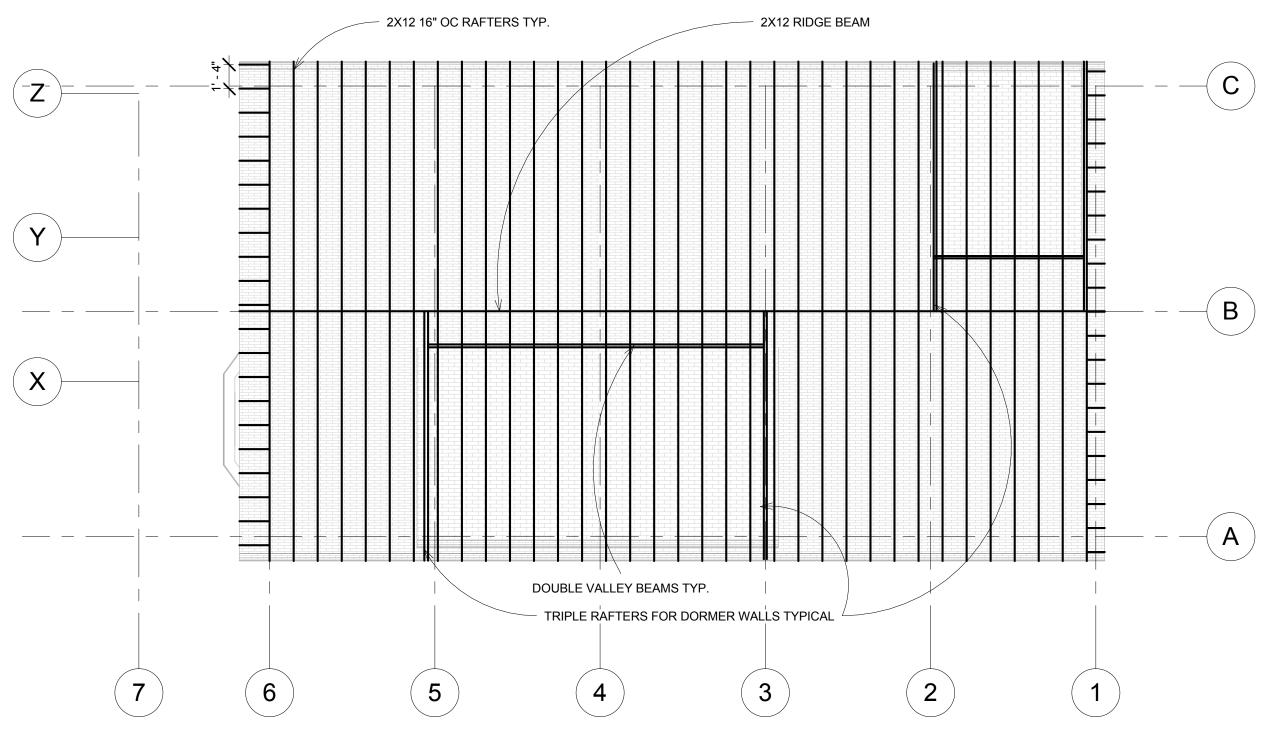


DAVID CHOI ARCHITECT

DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090

No.	Description	Date

ROOF		
Project number	Project Number	
Date	Issue Date	A6
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"



1 ROOF FRAMING 3/16" = 1'-0"



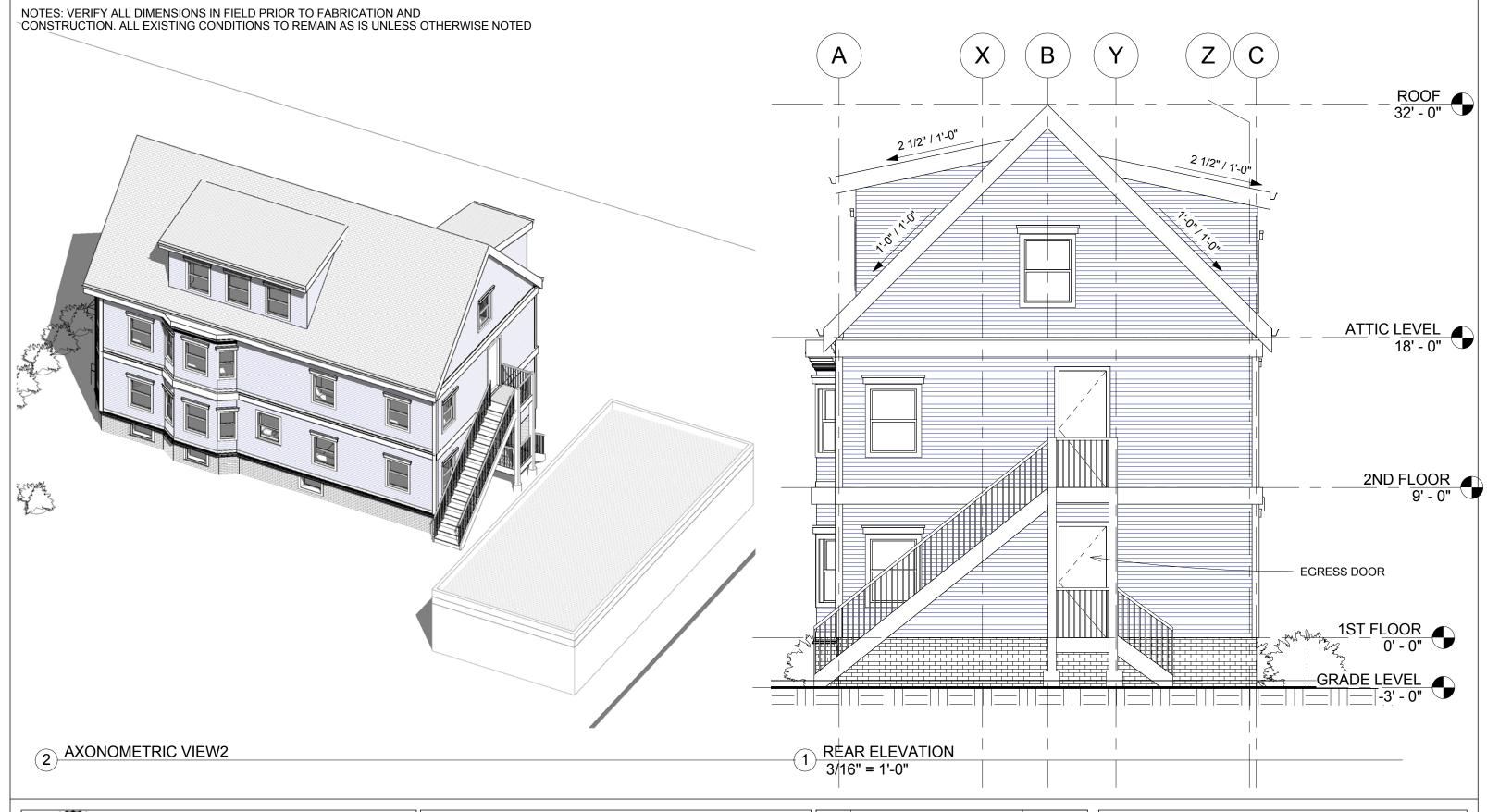
DAVID CHOI ARCHITECT

DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090

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ROOF FRAMING	
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roject number	Project Number		
ate	Issue Date	A6.1	
rawn by	Author	, (011	
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DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090 30 FRANKLIN STREET, SOMERVILLE, MA TRIPLE DECKER REVIVAL

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			Drawn by
			Checked by

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Project number	Project Number			0
Date	Issue Date	A7		1
Drawn by	Author			3

Scale 3/16" = 1'-0"

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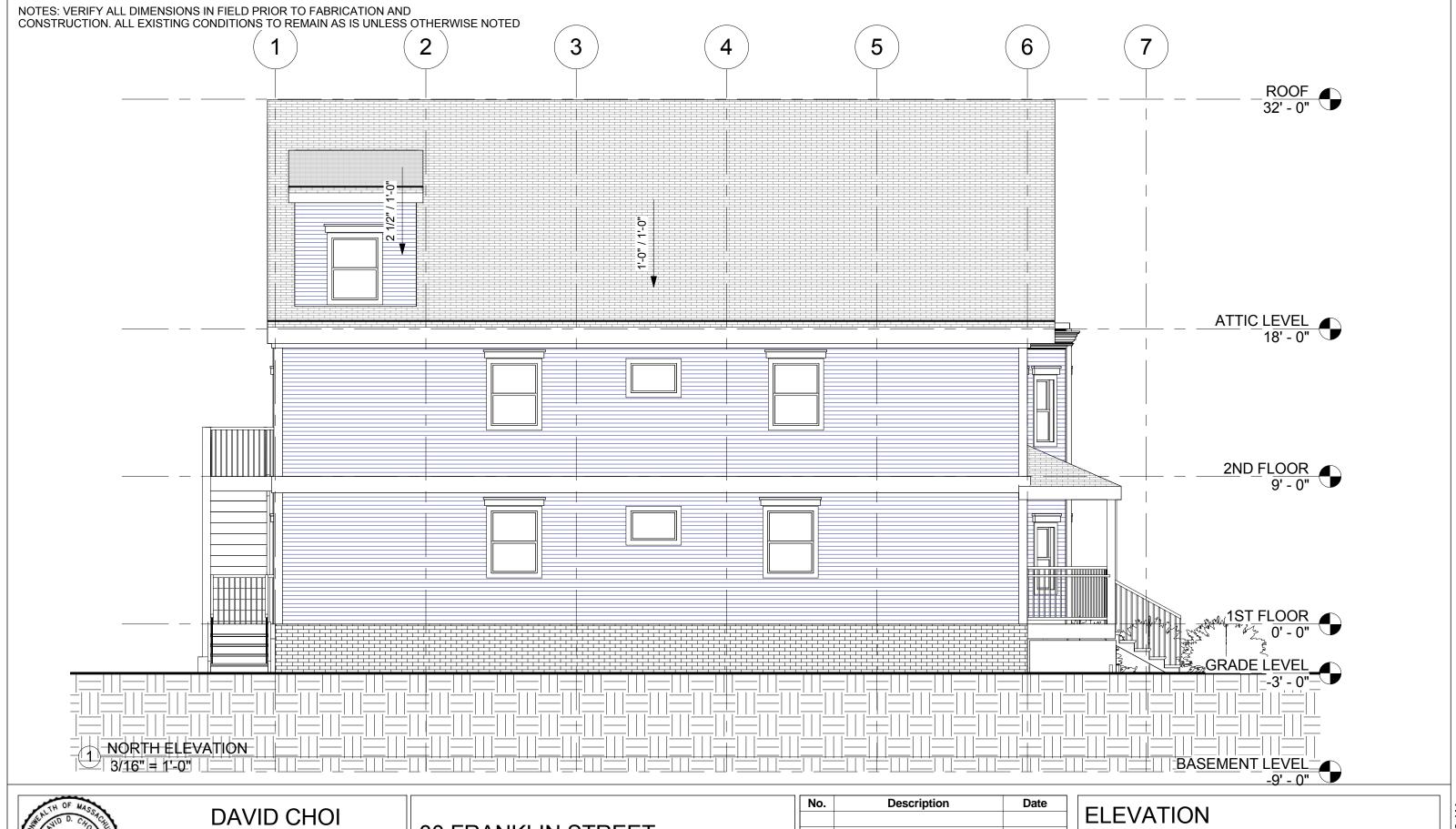


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Scale 3/16" = 1'-0"

Checked by

Checker

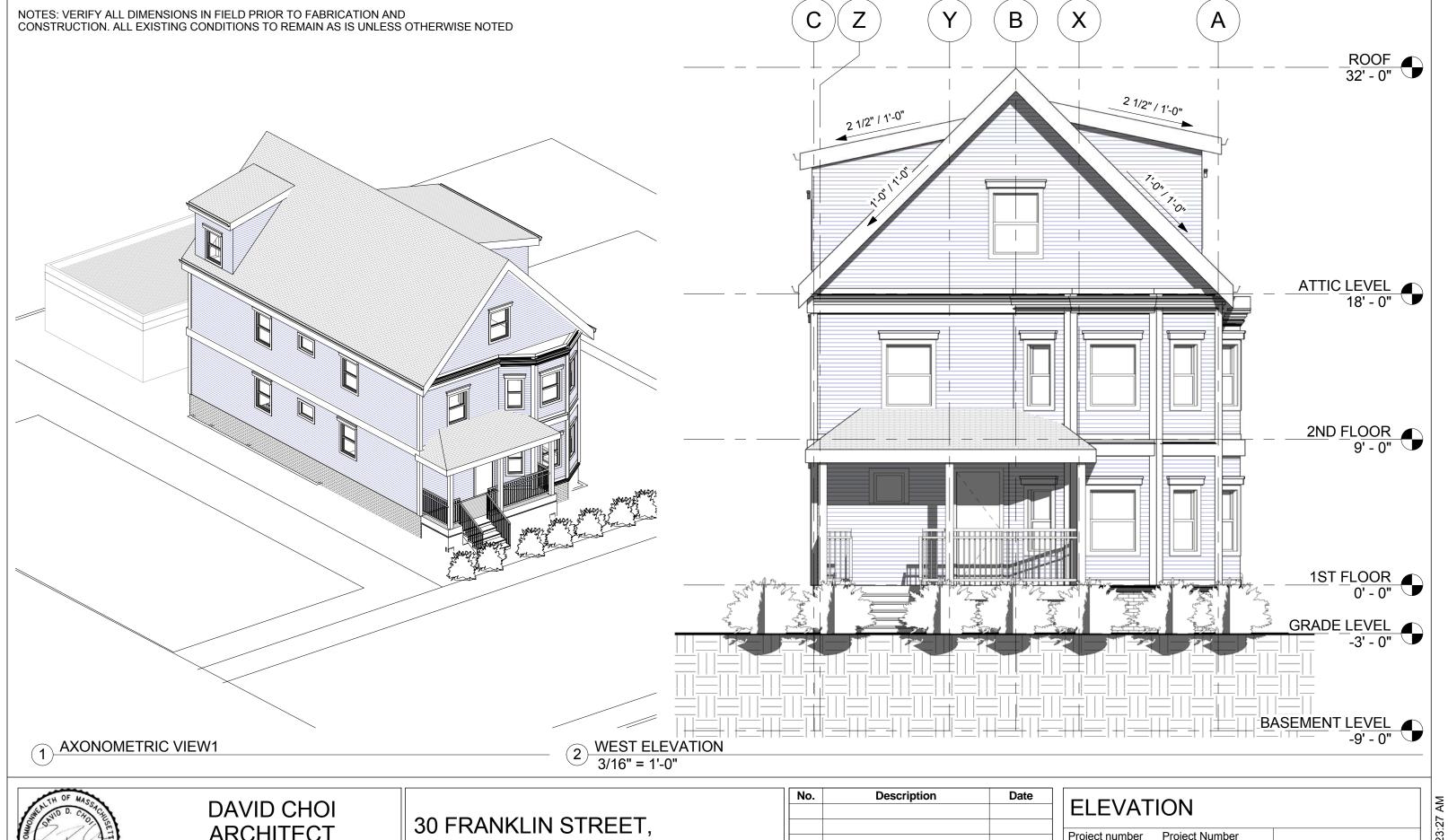




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Description	Date
	Description

ELEVATION			
Project number	Project Number		
Date	Issue Date	A9	
Drawn by	Author		
Checked by	Checker	Scale 3/16" = 1'-0"	





ARCHITECT

DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090

SOMERVILLE, MA TRIPLE DECKER REVIVAL

No.	Description	Date

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Project number	Project Number		
Date	Issue Date	A10	
Drawn by	Author	, ()	
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	Wind	dow Schedule		
Level	Level Type Mark Family and Type Comments			
BASEMENT LEVEL	С	Fixed with Trim: 36" x 24"	ENERGY STAR	
BASEMENT LEVEL	С	Fixed with Trim: 36" x 24"	ENERGY STAR	
BASEMENT LEVEL	С	Fixed with Trim: 36" x 24"	ENERGY STAR	
1ST FLOOR	А	Double Hung with Trim: 36" x 48"	ENERGY STAR	
1ST FLOOR	А	Double Hung with Trim: 36" x 48"	ENERGY STAR	
1ST FLOOR	А	Double Hung with Trim: 36" x 48"	ENERGY STAR	
1ST FLOOR	А	Double Hung with Trim: 36" x 48"	ENERGY STAR	
1ST FLOOR	А	Double Hung with Trim: 36" x 48"	ENERGY STAR	
1ST FLOOR	A	Double Hung with Trim: 36" x 48"	ENERGY STAR	
1ST FLOOR	A	Double Hung with Trim: 36" x 48"	ENERGY STAR	
1ST FLOOR	A	Double Hung with Trim: 36" x 48"	ENERGY STAR	
1ST FLOOR	А	Double Hung with Trim: 36" x 48"	ENERGY STAR	
1ST FLOOR	В	Double Hung with Trim: 24" x 48"	ENERGY STAR	
1ST FLOOR	В	Double Hung with Trim: 24" x 48"	ENERGY STAR	
1ST FLOOR	В	Double Hung with Trim: 24" x 48"	ENERGY STAR	

Double Hung with Trim: 24" x 48" | ENERGY STAR

Double Hung with Trim: 24" x 48" ENERGY STAR

ENERGY STAR

ENERGY STAR

ENERGY STAR

ENERGY STAR

ENERGY STAR

ENERGY STAR

ENERGY STAR

Fixed with Trim: 36" x 24"

Fixed with Trim: 24" x 24"

Double Hung with Trim: 36" x 48"

Double Hung with Trim: 24" x 48"

Double Hung with Trim: 36" x 48" ENERGY STAR

Double Hung with Trim: 36" x 48" ENERGY STAR

Fixed with Trim: 36" x 24"

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DAVID CHOI ARCHITECT

DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090 30 FRANKLIN STREET, SOMERVILLE, MA TRIPLE DECKER REVIVAL

No.	Description	Date

1ST FLOOR

1ST FLOOR

1ST FLOOR

1ST FLOOR

2ND FLOOR

ATTIC LEVEL

ATTIC LEVEL

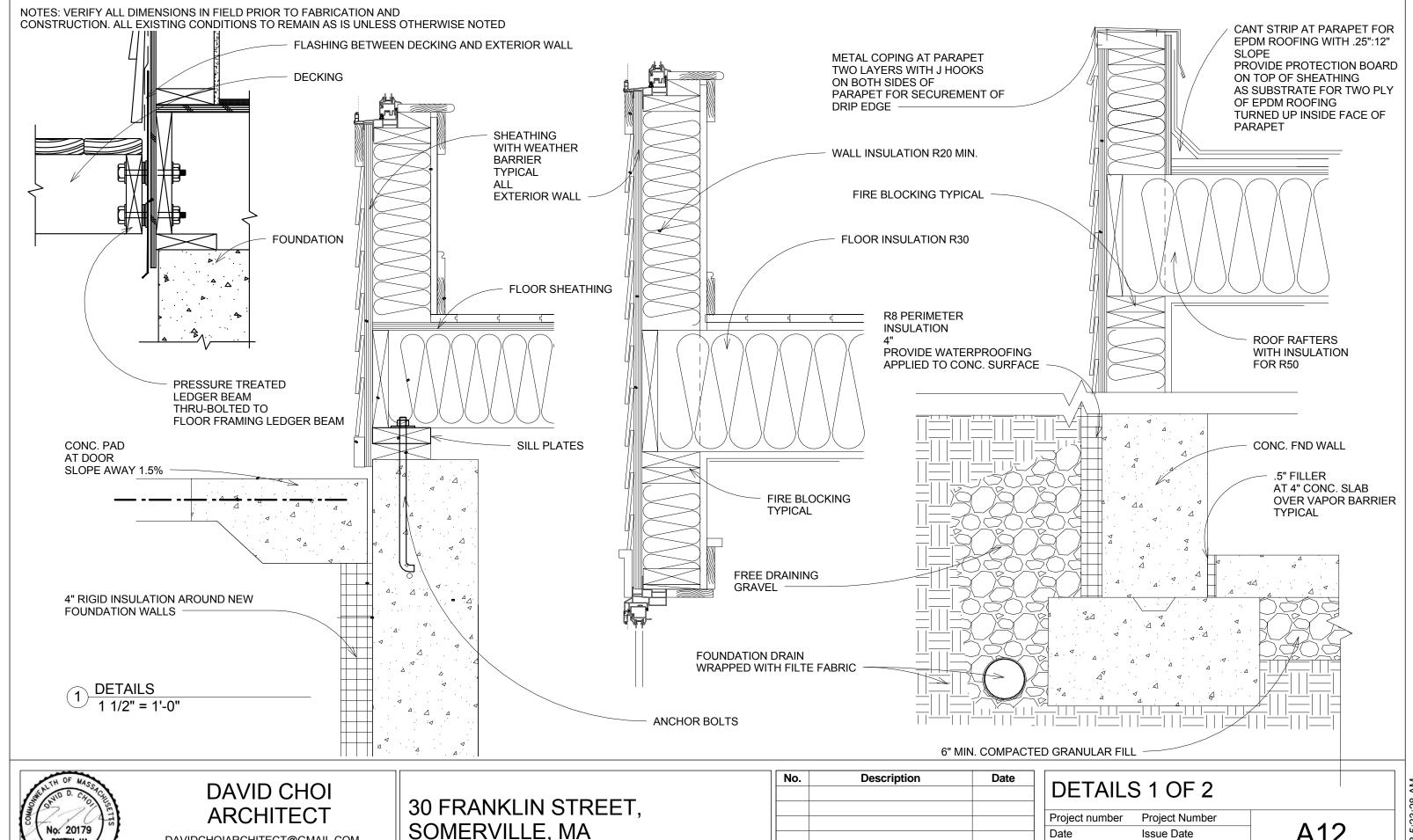
ATTIC LEVEL

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ATTIC LEVEL

SCHEDULES		
Project number	Project Number	
Date	Issue Date	A11
Drawn by	Author	
Checked by	Checker	Scale
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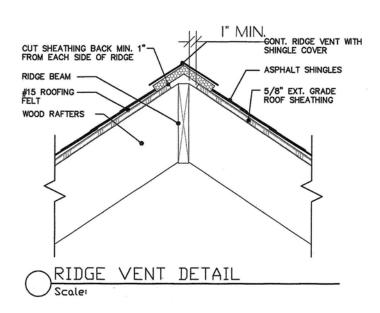
No. 20179

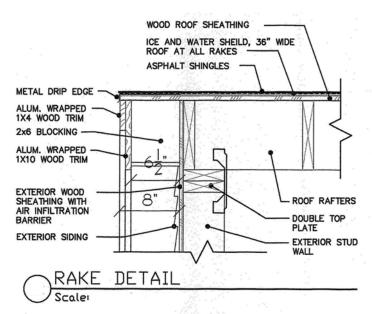
DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090

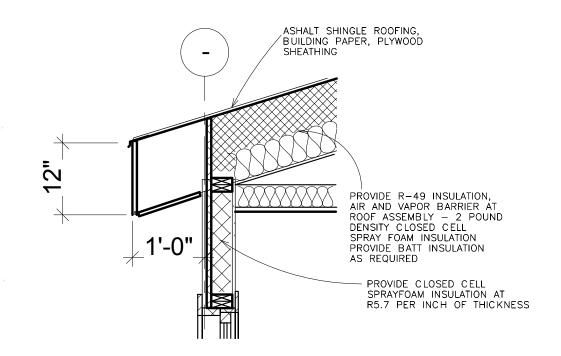
SOMERVILLE, MA TRIPLE DECKER REVIVAL

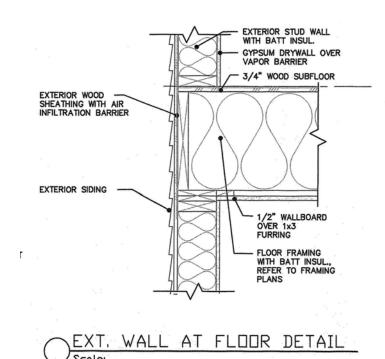
No.	Description	Date

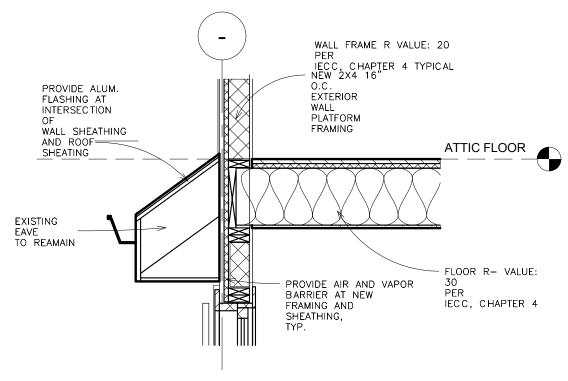
Project number	Project Number	• • • •
Date	Issue Date	A12
Drawn by	Author	
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1 DORMER DETAILS 3/4" = 1'-0"



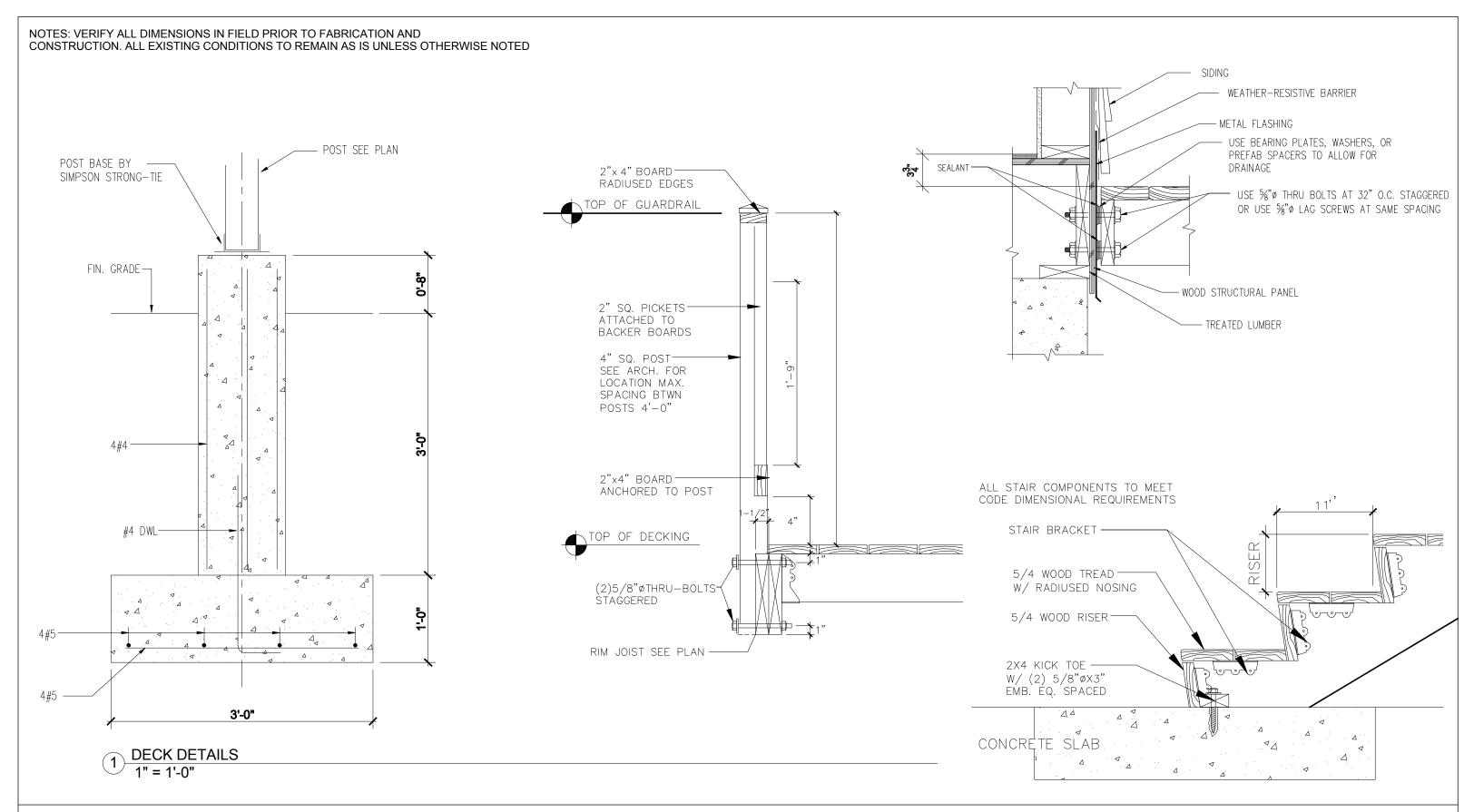
DAVID CHOI ARCHITECT

DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090 30 FRANKLIN STREET, SOMERVILLE, MA TRIPLE DECKER REVIVAL

lo.	Description	Date

DETAILS 2 OF 2

Project number	Project Number	• 4.0
Date	Issue Date	A13
Drawn by	Author	7 (10
Checked by	Checker	Scale 3/4" = 1'-0"





DAVIDCHOIARCHITECT@GMAIL.COM 617-834-5090

No.	Description	Date

DECK DETAILS		
Project number	Project Number	
Date	Issue Date	A14
Drawn by	Author	
Checked by	Checker	Scale 1" = 1'-0"