36 RADCLIFFE PROPERTIES, LLC.

36 Radcliffe Road Somerville, MA 02145

Drawings COVER SHEET ARCHITECTURAL BASEMENT AND FIRST FLOOR DEMOLITION PLANS D1.0 SECOND AND THIRD FLOOR DEMOLITION FLOOR PLANS ARCHITECTURAL NEW AND EXISTING REAR DECK FLOOR PLANS A2.0 NEW BUILDING ELEVATIONS EXISTING BUILDING ELEVATIONS A2.2 A3.0 A4.0 SECTION DETAILS STRUCTURAL S1.1 FRAMING & FOUNDATION PLANS & DETAILS S1.2 FRAMING PLANS

DECK FRAMING PLANS

Permit Set / Rear Deck

April 08, 2022

S1.3

Grand total: 12





ARCHITECTURAL FIRM PIONARCH, LLC

501 Cabot St., Ste. 8C Beverly MA, 01915

P: (978) - 887 - 2900 e-mail: lidia@pionarch.com john@pionarch.com

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STRUCTURAL ENGINEER
BERDI CONSULTING

25 Wayland Hills road Wayland, MA 01778

P: (508) 308 - 9012

e-mail: stas_berdichevsky@yahoo.com

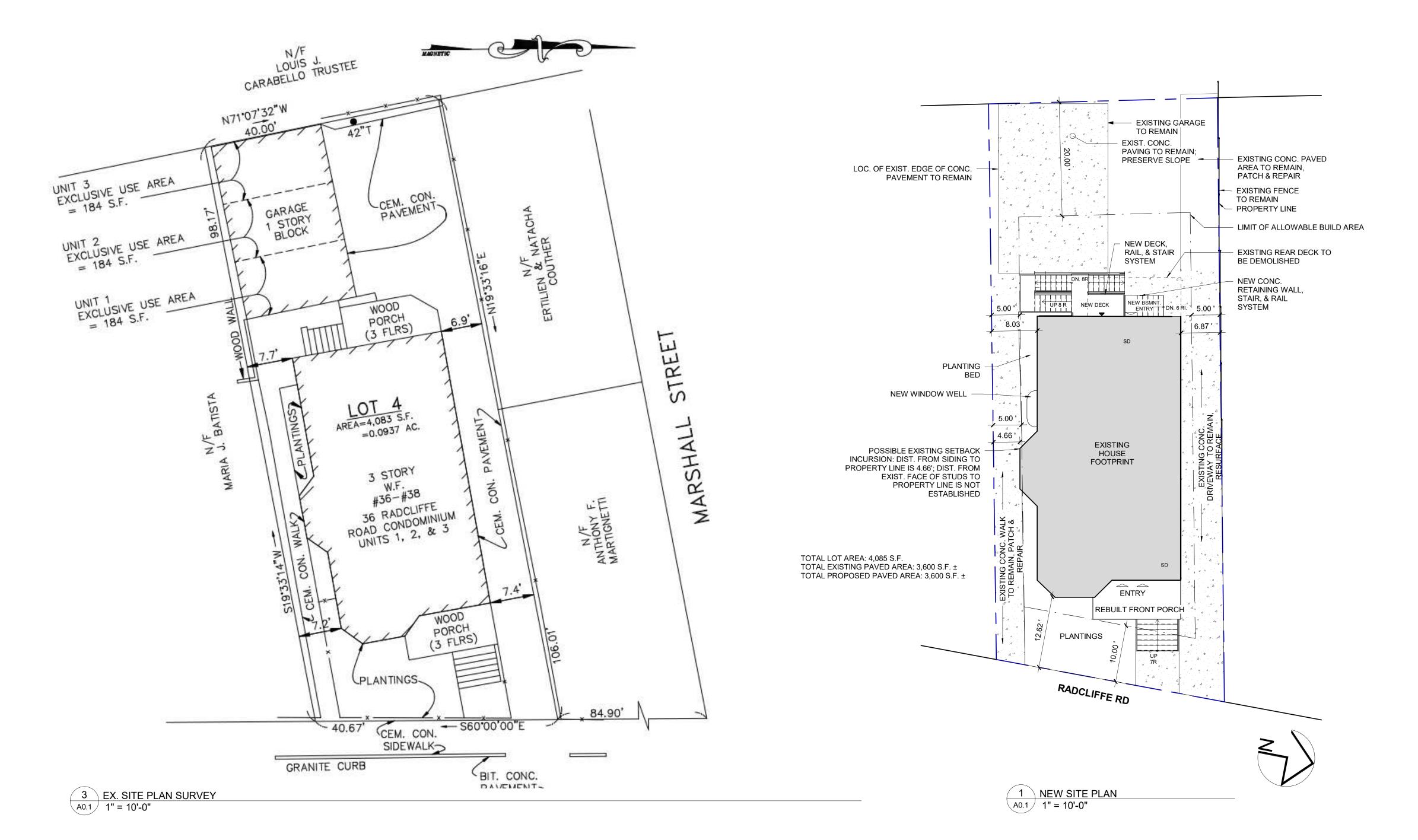


ZONING CODE SUMMARY 36 RADCLIFFE ROAD, SOMERVILLE MASSACHUSETTS 02356

ZONE: URBAN RESIDENTIAL	TYP	E: FULLY DETACHED TRIPLE-D	ECKER- MULTI-PLEX
DIMENSIONAL REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN.):	40,000 S.F.	4,083 +/- S.F.*	4,083 +/- S.F.*
LOT COVERAGE (MAX.):	65%	88% +/- *	88% +/- *
OPEN SPACE (MIN.):	35%	12% +/- *	12% +/- *
SETBACKS; FRONT:	10 FT.	12.62 FT.	12.62 FT.
SIDE:	5 FT.	6.9 FT.	6.9 FT.
REAR:	20 FT.	37.5 FT.	37.5 FT.
RESIDENTIAL UNITS:	4-6	3	3
BUILDING HEIGHT (MAX.):	3 STORIES & 36 F	T. 3 STORIES & 33 FT.	3 STORIES & 33 FT.

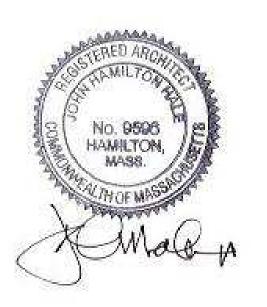
CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES, ETC. PERTAINING TO THE WORK. APPLICABLE CODES INCLUDE THE FOLLOWING:

INTERNATIONAL BUILDING CODE - 2015 IECC - 2018 MASS STRETCH CODE MASS BUILDING CODE





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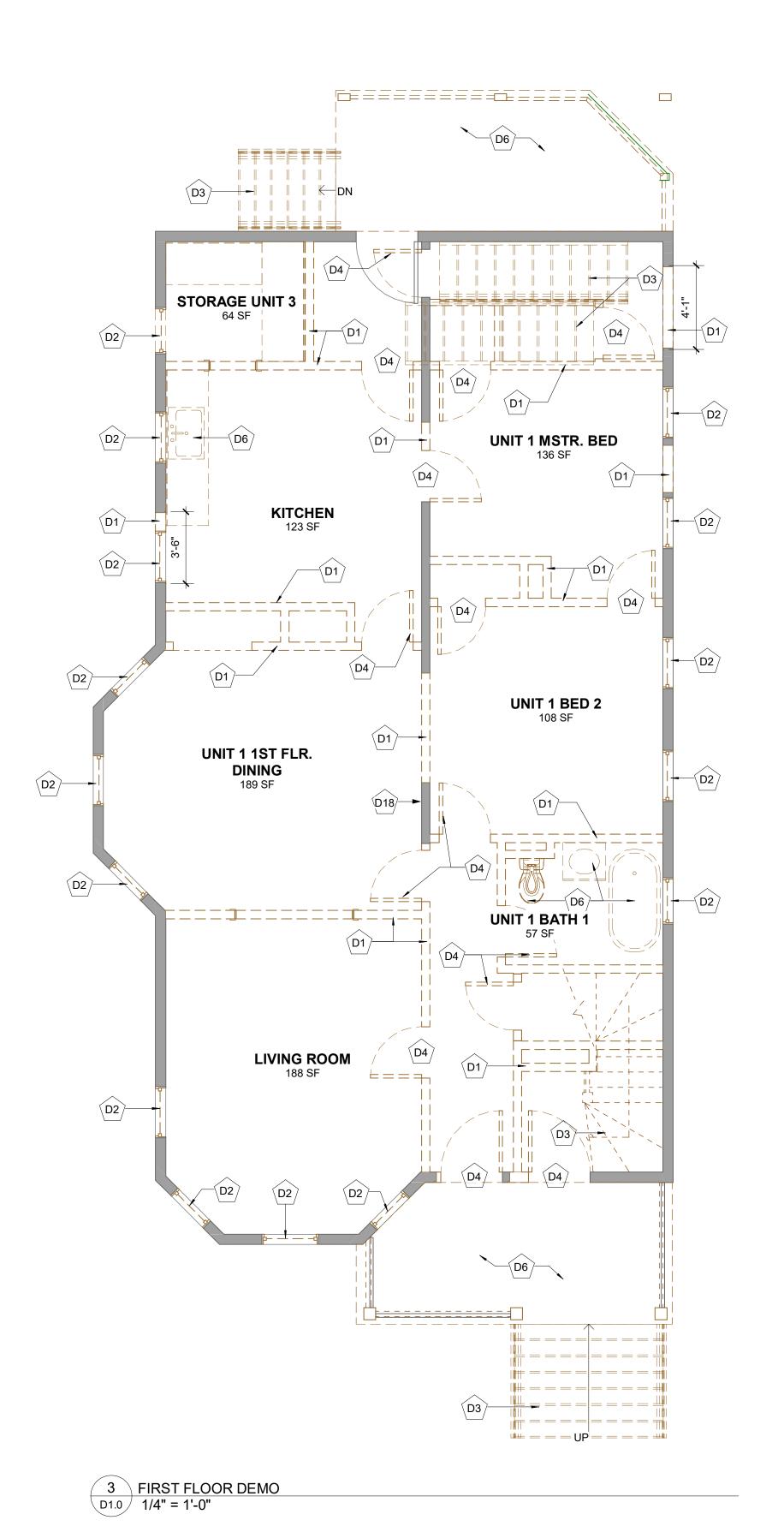
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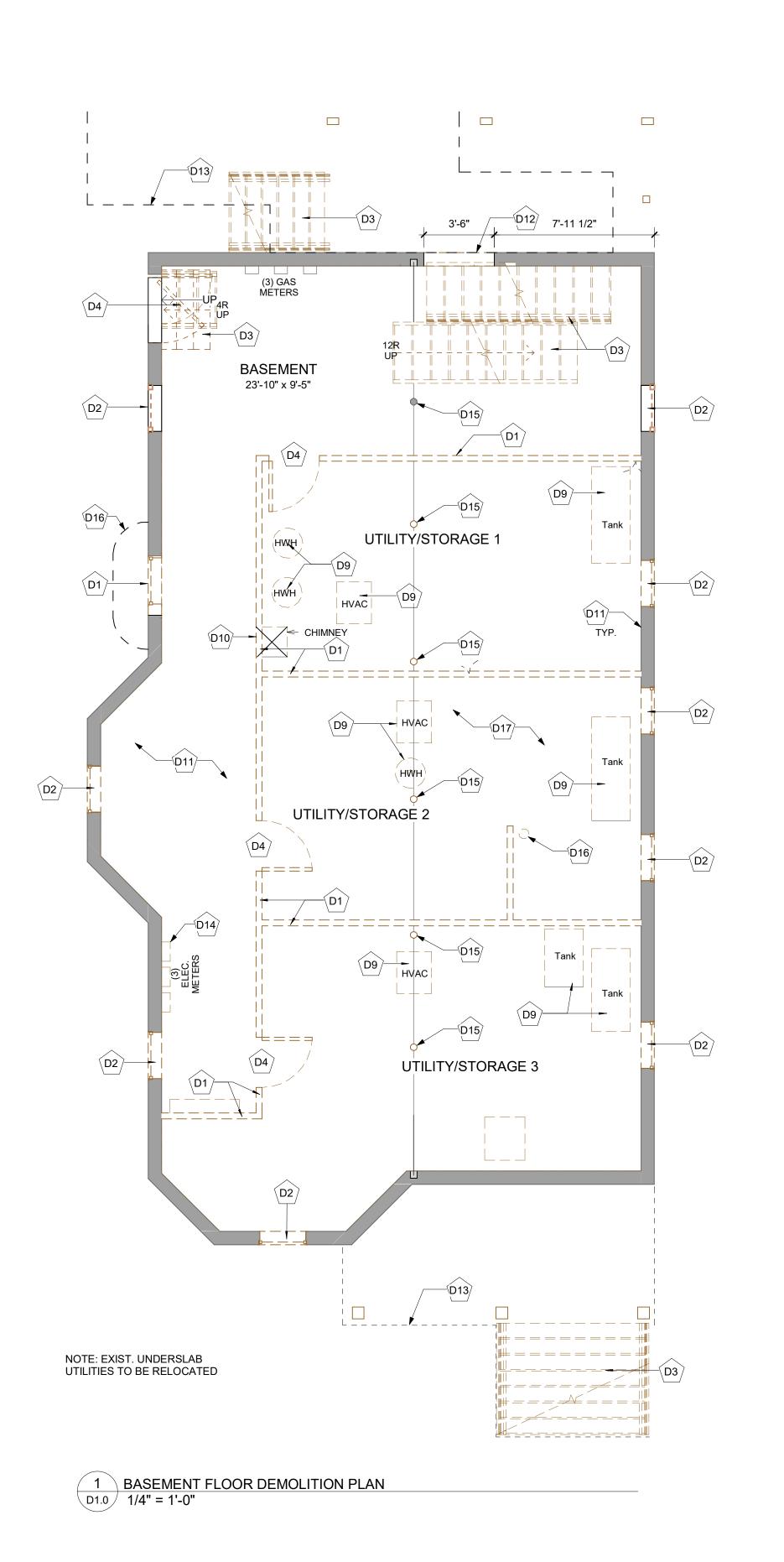
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NO.	DESCRIPTION	DATE	

SITE PLAN

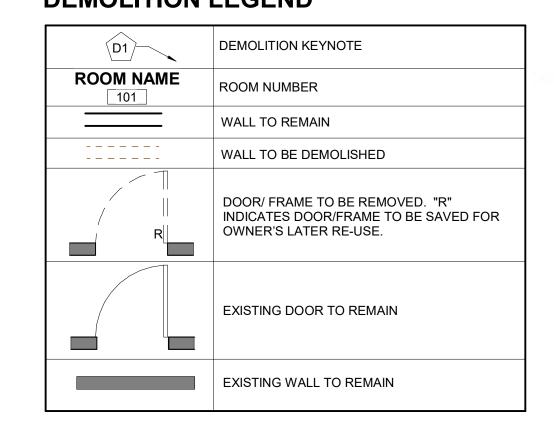
A0.1





KEYNOTES - DEMOLITION REMOVE EXISTING WALL OR PORTION OF WALL REMOVE EXISTING WINDOW AND TRIM, OPENING TO BE INFILLED DEMOLISH EXISTING STAIRS, AND RAILINGS REMOVE EXISTING DOOR, FRAME AND HARDWARE REMOVE EXISTING PLUMBING FIXTURES REMOVE EXISTING APPLIANCE DEMO EXISTING GARAGE REMOVE EXISTING MECHANICAL EQUIPMENT DEMO EXISTING CHIMNEY ESCAVATE EXISTING BASEMENT WALL, REF. STRUCT. DWGs. CUT OPENING IN FOUNDATION WALL FOR NEW ENTRY DOOR DEMOLISH EXTERIOR DECK, STAIR, RAIL, AND COLUMN SYSTEMS REMOVE EXISTING ELECTRICAL PANELS REMOVE LALLY COLUMN REMOVE MAIN PLUMBING STACK, TO BE RELOCATED REMOVE ENTIRE EXIST. BSMNT. SLAB

DEMOLITION LEGEND



BEARING WALL TO BE PARTIALLY DEMOLISHED AS SHOWN; CONTRACTOR TO PROPERLY SHORE FLOOR STRUCTURE ABOVE

GENERAL DEMOLITION NOTES

1. EXISTING HOUSE IS TO BE PARTIALLY DEMOLISHED AS SHOWN PRIOR TO NEW CONSTRUCTION. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. INTENT OF DEMOLITION DRAWINGS IS TO INDICATE THE DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY SUBSTANTIAL CONDITION REQUIRING DEMOLITION BEYOND THAT WHICH IS SHOWN HERE.

2. CONTRACTOR TO PAUSE WORK AND INFORM PROJECT ENGINEER IMMEDIATELY UPON COMPLETION OF INTERIOR DEMOLITION. PROJECT ENGINEER SHALL THEN PERFORM A VISUAL SURVEY OF ALL EXPOSED SYSTEM INFRASTRUCTURE AND ITEMS NOTED ABOVE.

3. WHERE SHOWN, CONTRACTOR IS TO REMOVE AND DISPOSE OF ENTIRE PARTITION SYSTEMS INCLUDING DOORS, FRAMES, SOFFITS, AND HEADERS AS INDICATED. CONTRACTOR TO COORDINATE WITH OWNER FOR STORAGE OR DELIVERY OF DOORS AND FRAMES MARKED FOR RE-USE.

7. SHOULD DAMAGE OCCUR TO EXISTING WALLS, STAIRS, COLUMNS, OR OTHER ARCHITECTURAL ELEMENTS THAT ARE MARKED "TO REMAIN" AS A RESULT OF DEMOLITION WORK, CONTRACTOR MUST RESTORE, AT HIS EXPENSE, THE ELEMENTS IN QUESTION TO A CONDITION COMPARABLE TO THAT WHICH CHARACTERIZED THEM BEFORE THE DAMAGE WAS DONE.

9. CONTRACTOR IS TO FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION INCLUDING LEGAL REMOVAL FROM SITE AND DISPOSAL OF ALL ITEMS AS INDICATED.

10. CONTRACTOR TO PROVIDE STRICT CONTROL OF DUST AND DEBRIS GENERATED AS A RESULT OF DEMOLITION OR CONSTRUCTION. CONTRACTOR TO PREVENT THIS DEBRIS FROM EMANATING FROM THE DEMOLITION/CONSTRUCTION AREA.

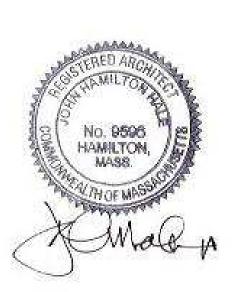
11. CONTRACTOR IS TO REMOVE/DEMOLISH ONLY THOSE ARCHITECTURAL ELEMENTS UNABIGUOUSLY SHOWN AND/OR DESCRIBED IN THE SPECIFICATION DRAWINGS & DOCUMENTS. QUESTIONS REGARDING DEMOLITION MUST BE RESOLVED WITH ARCHITECT PRIOR TO DEMOLITION. CONTRACTOR IS RESPONSIBLE FOR REPAIR/REPLACEMENT OF ANY ERRONEOUSLY REMOVED OR DAMAGED ARCHITECTURE.

12. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.

13. ALL DEBRIS REMOVAL PROCEDUERS, INCLUDING PLACEMENT OF DUMPSTERS AND RENDEZ-VOUS WITH WASTE HAULING TRUCKS,

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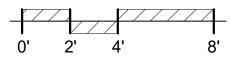
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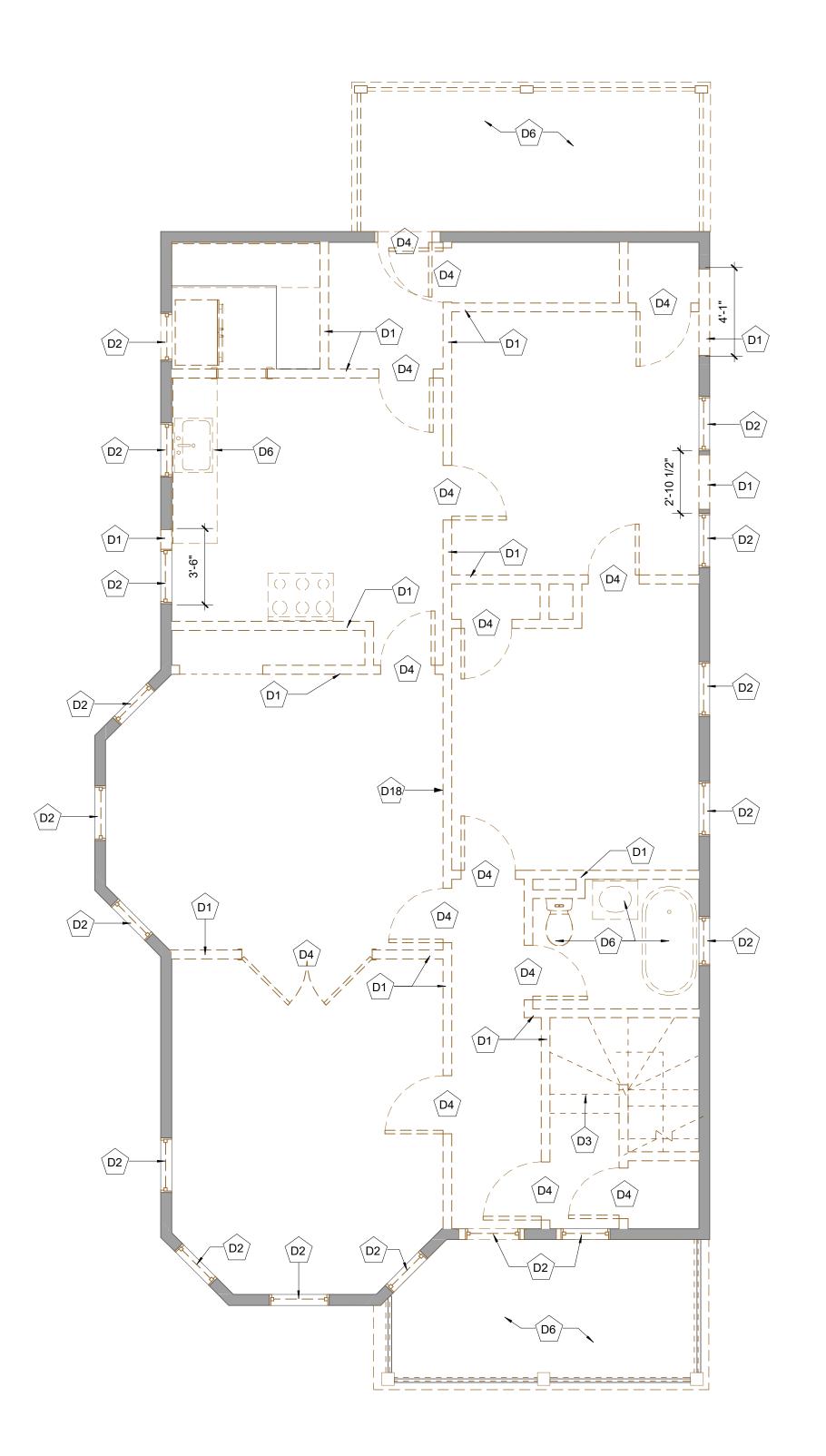
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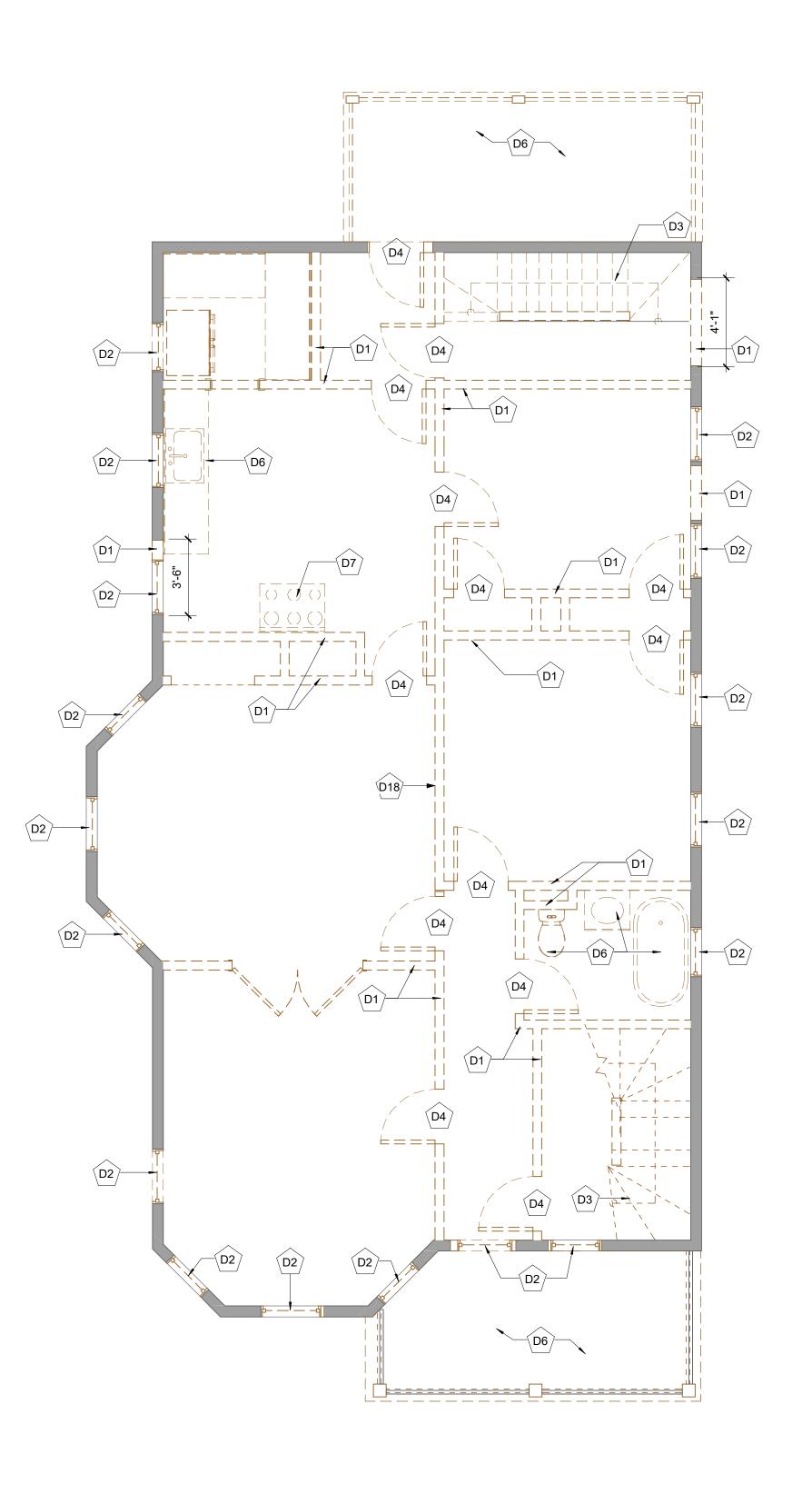
BASEMENT AND FIRST FLOOR DEMOLITION PLANS

D1.0





1 THIRD FLOOR DEMO
D1.1 1/4" = 1'-0"



2 SECOND FLOOR DEMO D1.1 1/4" = 1'-0"

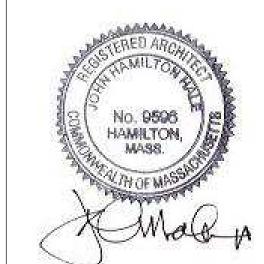
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DEMOLITION LEGEND

<u>D1</u>	DEMOLITION KEYNOTE
ROOM NAME	ROOM NUMBER
	WALL TO REMAIN
	WALL TO BE DEMOLISHED
R	DOOR/ FRAME TO BE REMOVED. "R" INDICATES DOOR/FRAME TO BE SAVED FOR OWNER'S LATER RE-USE.
	EXISTING DOOR TO REMAIN
	EXISTING WALL TO REMAIN



GENERAL DEMOLITION NOTES

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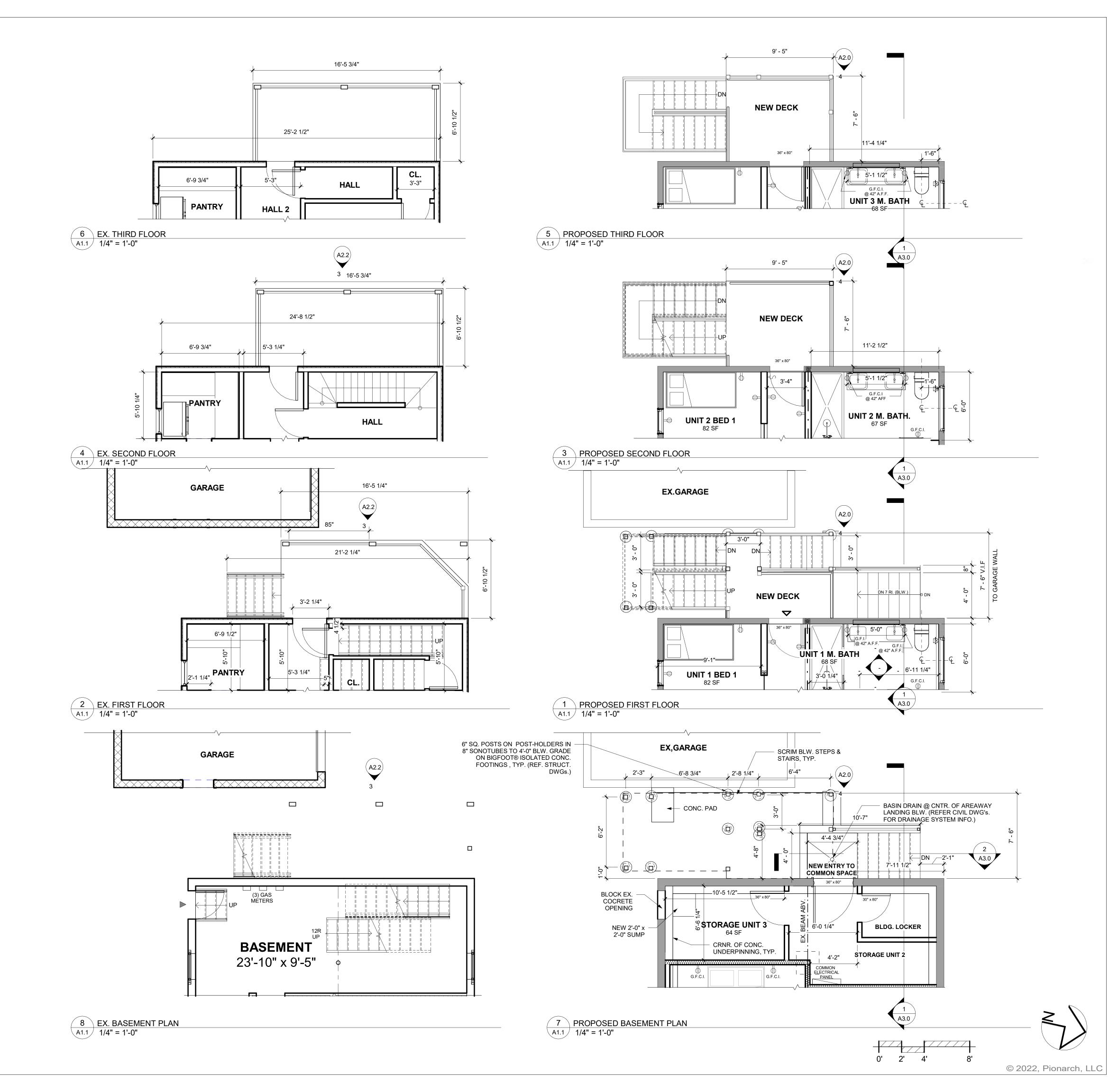
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NO. DESCRIPTION DATE

SECOND AND THIRD FLOOR DEMOLITION FLOOR PLANS

D1.1



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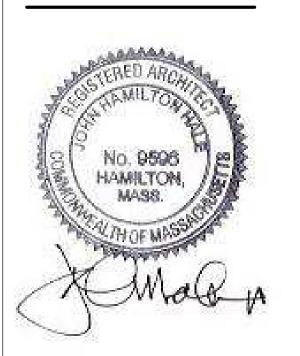
NEW AND EXISTING REAR DECK FLOOR PLANS

A1.1





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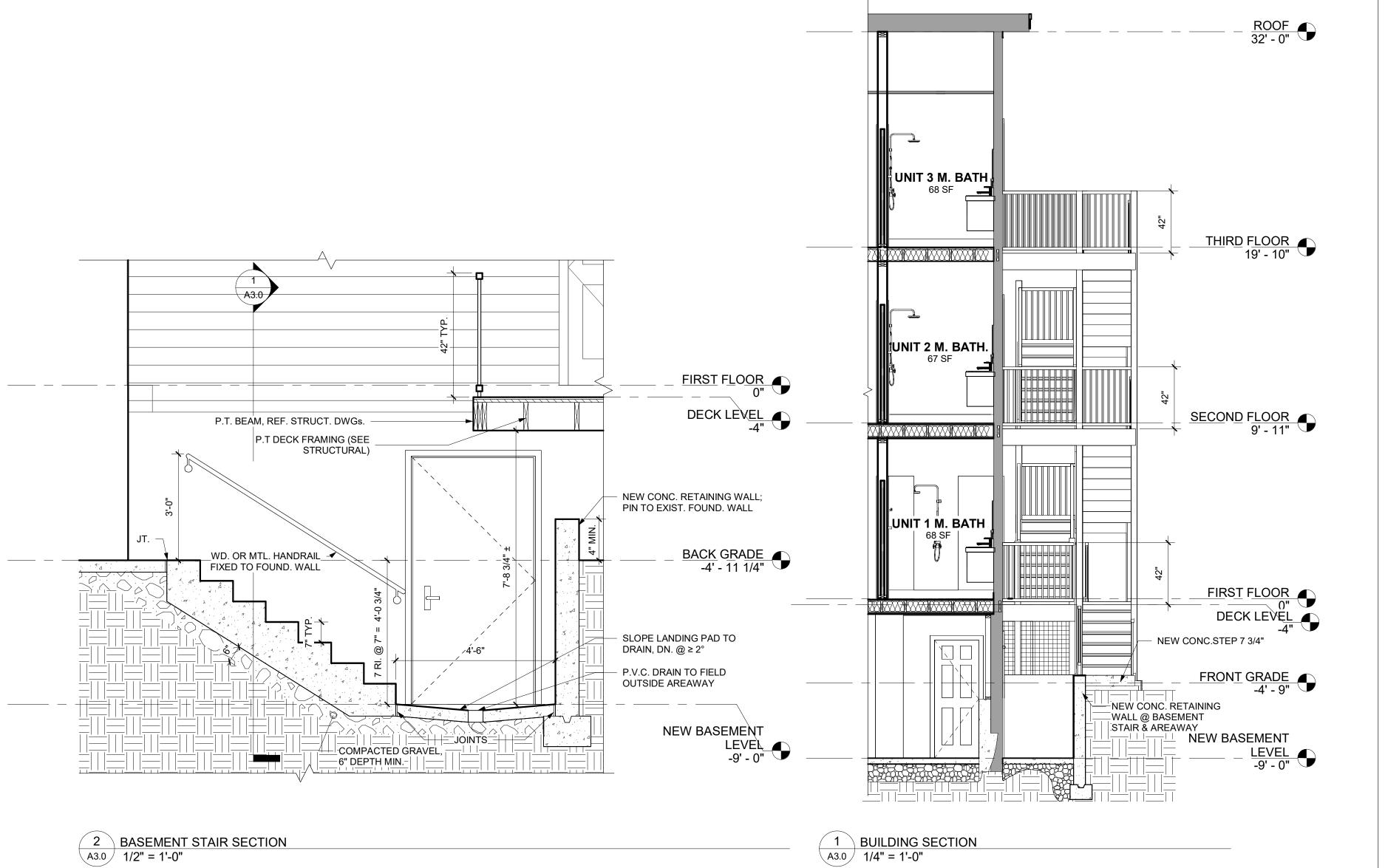
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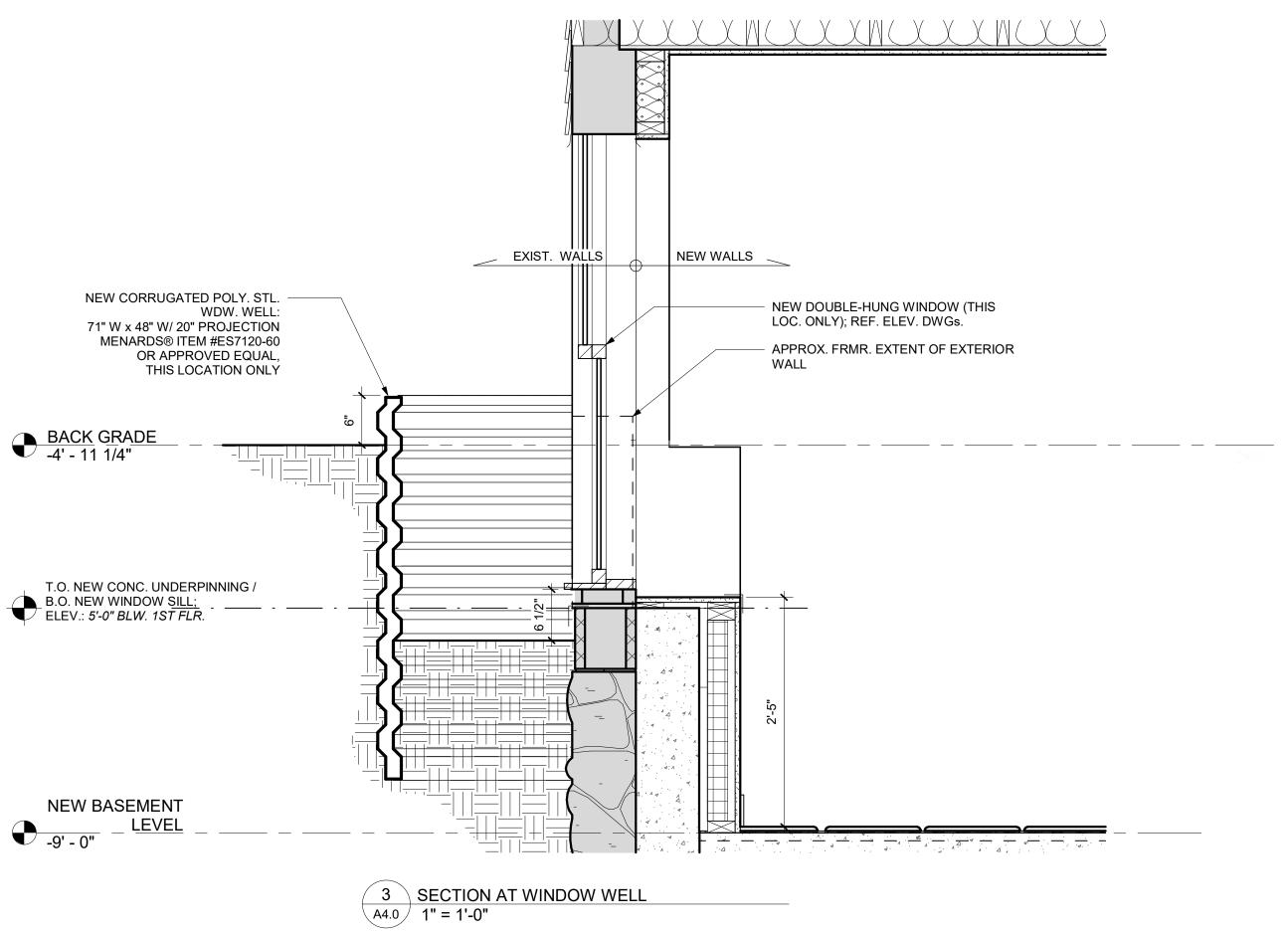
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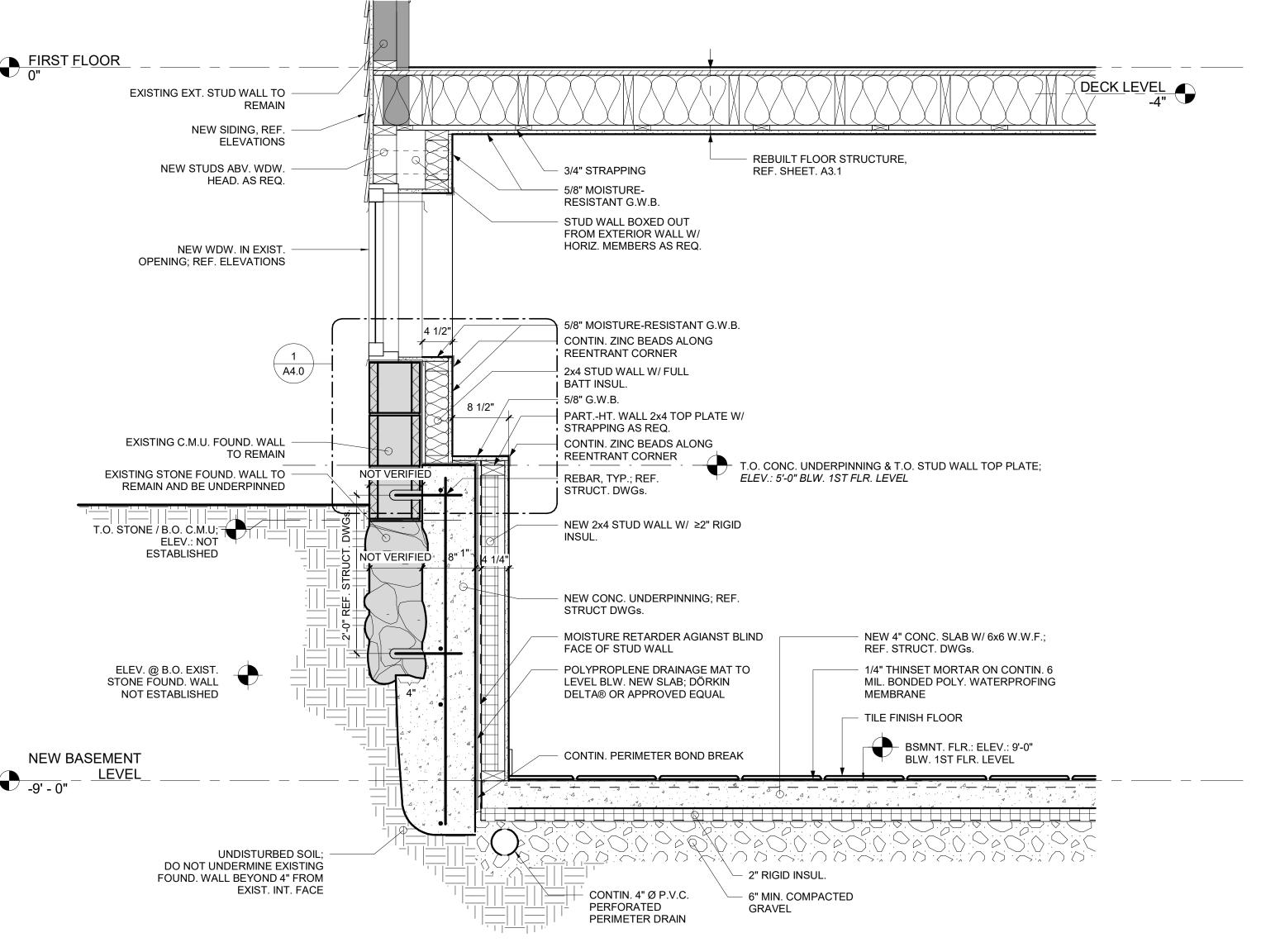
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BUILDING SECTIONS

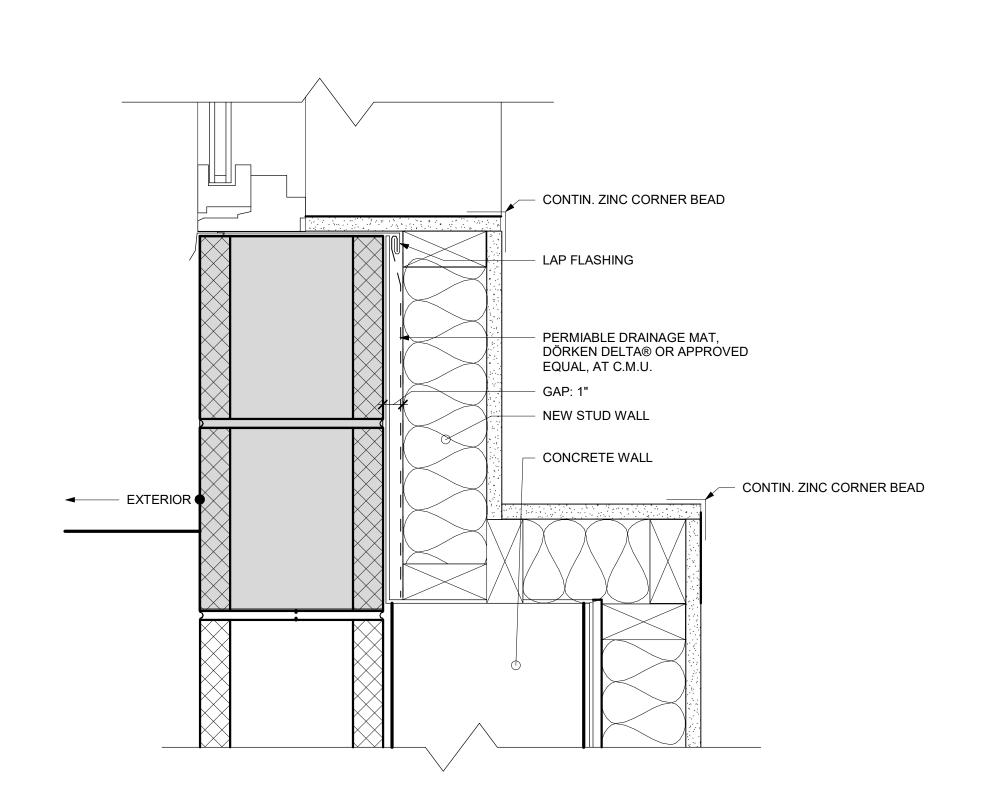
A3.0







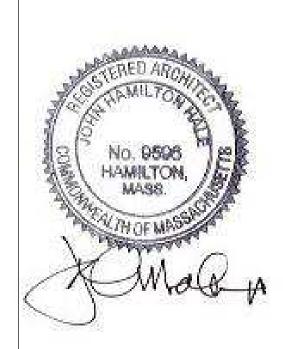
2 SECTION AT UNDERPINNING A4.0 1" = 1'-0"



1 SECTION AT BASEMENT CLERESTORY WINDOW SILL
A4.0 3" = 1'-0"

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NO.	DESCRIPTION	DATE

SECTION DETAILS

A4.0