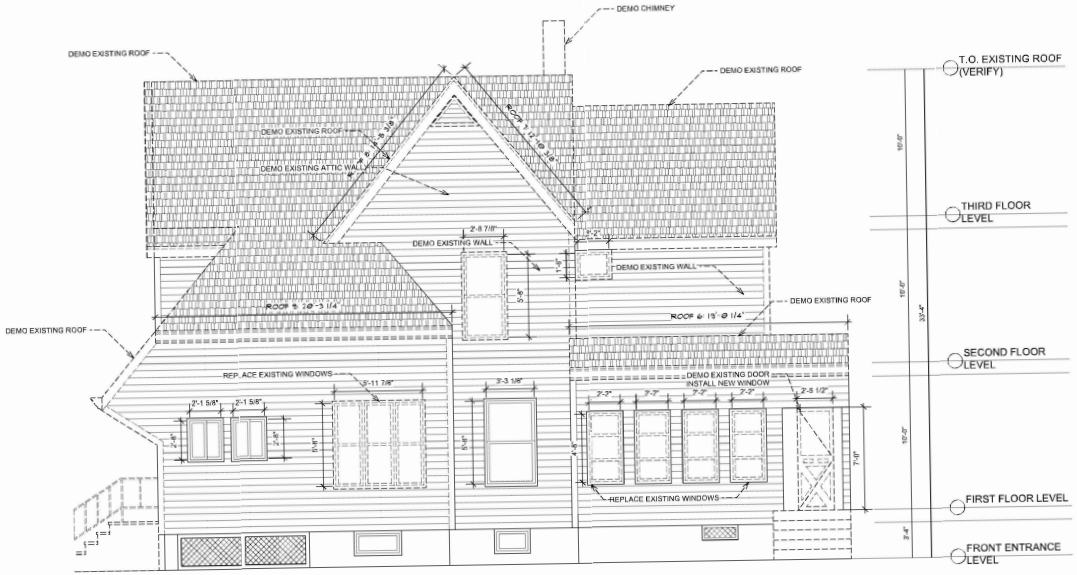
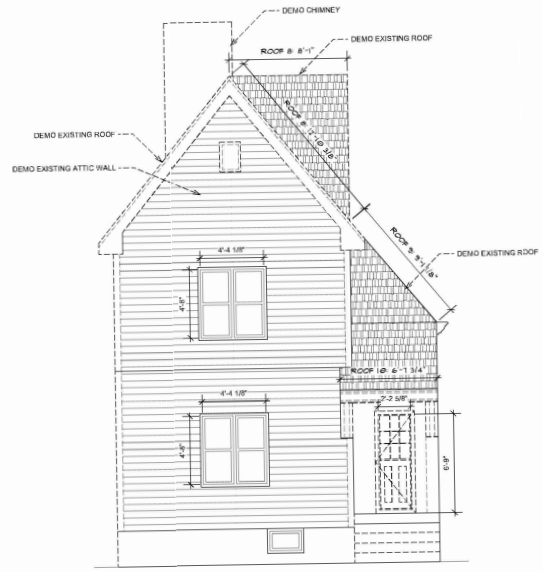
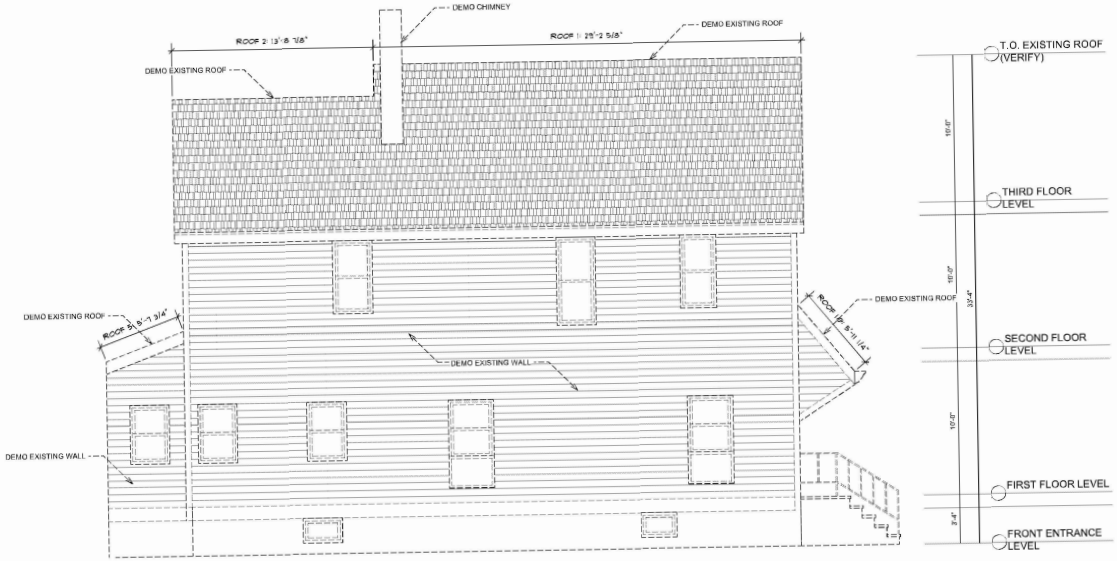


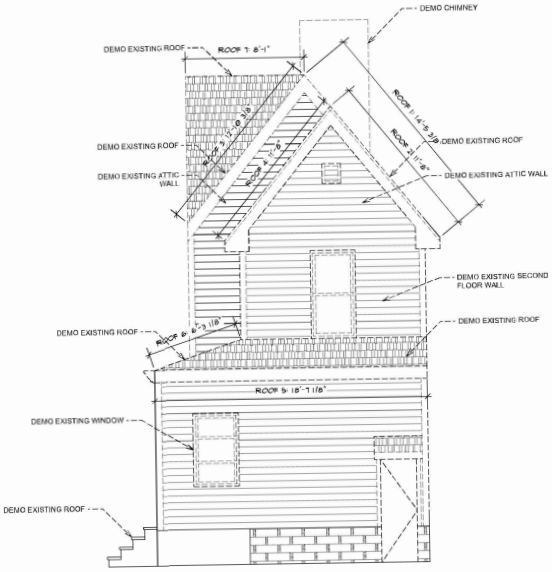
2 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



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



3 BACK ELEVATION
Scale: 1/4" = 1'-0"

JARVIS DRAFTING & DESIGN

Project Title

2-1/2 STORY SINGLE FAMILY RESIDENCE REMODEL

62 ELMWOOD ST SOMMERVILLE, MA

Designer

Jarvis Drafting & Design
11 Middlesex Ave, Unit 6
Wilmington, MA 01887

Consultant

REV.	DATE	DESCRIPTION
1	6/5/25	PER ISD ZONING REVIEW

NO.	DATE	ISSUE NOTE
B	5/13/2025	FOR PERMIT
A	5/12/2025	FOR PERMIT

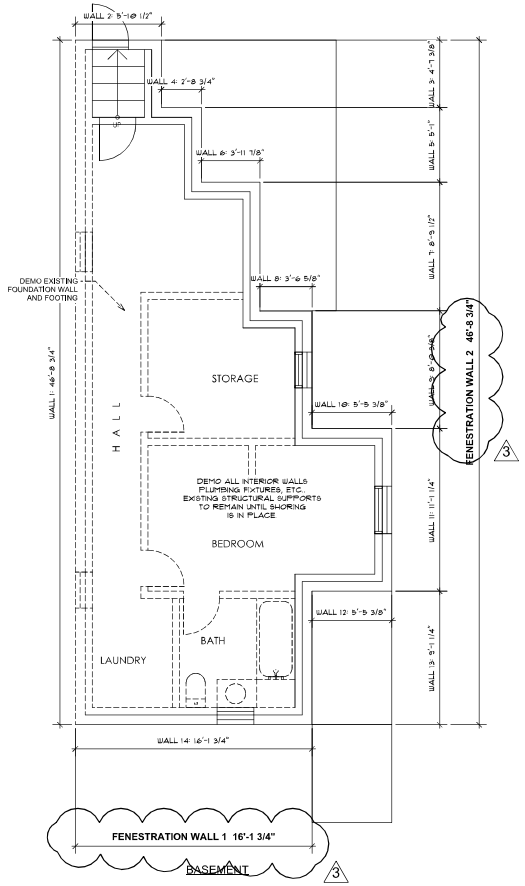
Project Manager | Drawn By
Date: May 2025 | Reviewed By
Project ID

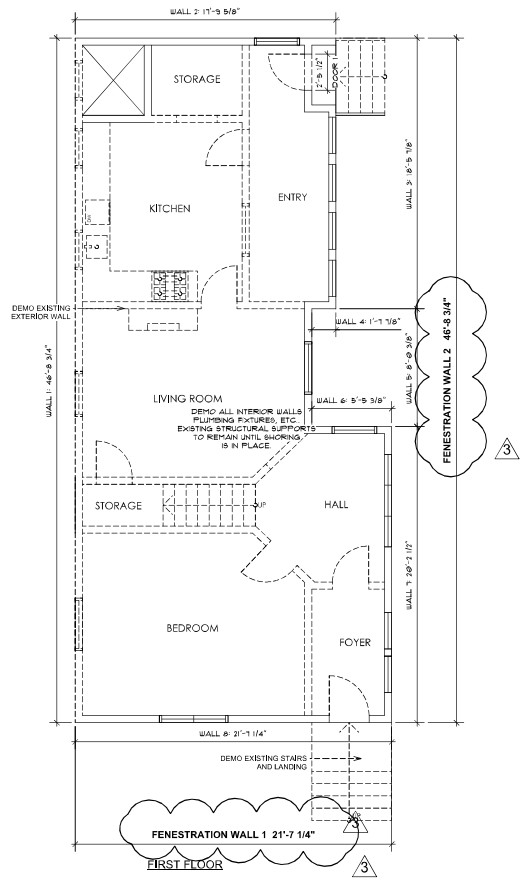
Sheet Title

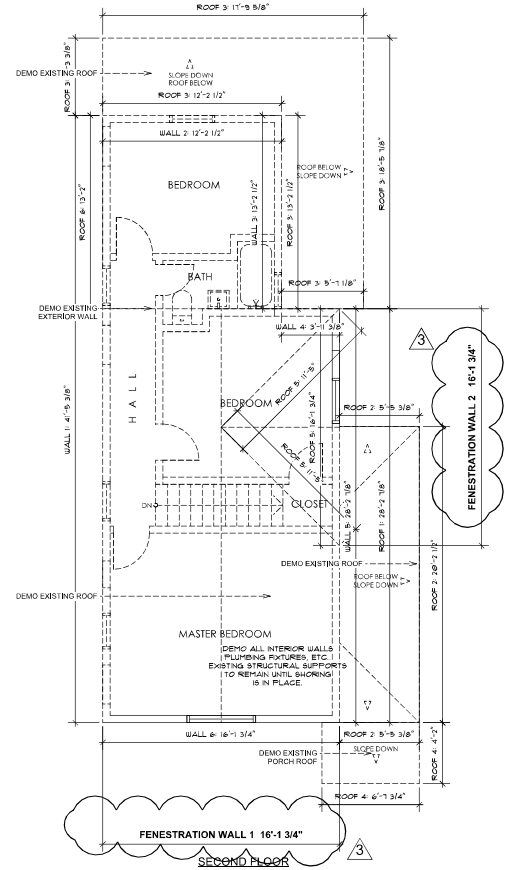
Demo Elevations

Sheet No.

D1.1







FENESTRATION EQUATION: FENESTRATION % = (WINDOW AREA / WALL AREA) x 100

EXISTING FENESTRATION			
WALL #	EXISTING WALL AREA SQ FT	TOTAL FENESTRATION	FENESTRATION PERCENTAGE
Basement			
1	72.01	2.88	4%
2	14.68	6.71	46%
Total Basement	86.69	9.59	11%
First Floor			
1	213.8	20.29	9%
2	483.62	121.49	25%
Total First Floor	705.32	141.78	20%
Second Floor			
1	161.72	20.29	13%
2	232.35	19.15	8%
Total Second Floor	394.07	39.44	10%
Attic Level			
1	76.63	0	0%
2	80.86	0	0%
Total Attic Level	157.49	0	0%
Total Proposed Fenestration	1341.57	190.81	14%

PROPOSED FENESTRATION			
WALL #	WALL AREA SQ FT	TOTAL FENESTRATION	FENESTRATION PERCENTAGE
Basement			
1	90.65	6.5	7%
2	155.76	5.81	4%
Total Basement	246.41	12.31	5%
First Floor			
1	271.97	61.79	23%
2	467.29	112.19	24%
Total First Floor	739.26	173.98	24%
Second Floor			
1	271.97	33.1	12%
2	467.29	79.23	17%
Total Second Floor	739.26	112.33	15%
Attic Level			
1	50.47	33.1	66%
2	47.86	24.3	51%
Total Attic Level	98.33	57.4	58%
Total Proposed Fenestration	1823.26	356.02	20%

1 EXISTING / DEMO FLOOR PLANS
Scale: 1/4" = 1'-0"

WALL DEMO SUMMARY

WALL #	EXISTING WALL AREA SQ FT	REMOVED WALL AREA SQ FT	REMAINING WALL AREA SQ FT	PERCENT OF WALL
BASEMENT				
1	341.76	341.76	0	100%
2	46.96	0	46.96	0%
3	36.88	0	36.88	0%
4	21.76	0	21.76	0%
5	49.64	0	49.64	0%
6	31.84	0	31.84	0%
7	79.32	0	79.32	0%
8	28.4	0	28.4	0%
9	64.24	0	64.24	0%
10	63.68	0	63.68	0%
11	88.8	0	88.8	0%
12	132.8	0	132.8	0%
13	72.8	0	72.8	0%
14	129.12	0	129.12	0%
Total Basement	1150	341.76	808.24	29%
First Floor				
1	384.48	384.48	0	100%
2	160.2	0	160.2	0%
3	166.32	0	166.32	0%
4	14.85	0	14.85	0%
5	77.77	0	77.77	0%
6	48.96	0	48.96	0%
7	181.8	0	181.8	0%
8	194.4	0	21.6	0%
Total First Floor	1223.28	384.48	655	31%
Second Floor				
1	372.96	372.96	0	100%
2	186.8	186.8	0	100%
3	118.8	118.8	0	100%
4	36.45	36.45	0	100%
5	254.07	254.07	0	100%
6	16.14	0	16.14	0%
Total Second Floor	2130.51	1275.57	682.14	60%
Total Wall Demo	4543.79	2001.81	2196.38	44%

ROOF DEMO SUMMARY

ROOF #	EXISTING ROOF SQ FT	REMOVED ROOF SQ FT	REMAINING ROOF SQ FT	PERCENT OF ROOF
1	422.15	422.15	0	100%
2	169.29	169.29	0	100%
3	422.15	422.15	0	100%
4	169.29	169.29	0	100%
5	71.51	71.51	0	100%
6	119.46	119.46	0	100%
7	49.32	49.32	0	100%
8	51.66	51.66	0	100%
9	184.33	184.33	0	100%
10	39.45	39.45	0	100%
Total Roof Demo	1680.61	1680.61	0	100%

0% OF ROOFS REMAINING

TOTAL EXTERIOR SURFACE AREAS DEMOLISHED: 59%

JARVIS DRAFTING & DESIGN

2-1/2 STORY SINGLE FAMILY RESIDENCE REMODEL

62 ELMWOOD ST SOMMERVILLE, MA

Project Title

Designer

Jarvis Drafting & Design
11 Middlesex Ave, Unit 6
Wilmington, MA 01887

Consultant

REV.	DATE	DESCRIPTION
3	7/31/25	PER ISD ZONING REVIEW
2	7/15/25	PER ISD ZONING REVIEW
1	6/5/25	PER ISD ZONING REVIEW

NO.	DATE	ISSUE NOTE
B	5/19/2025	FOR PERMIT
A	5/12/2025	FOR PERMIT

Project Manager

Drawn By

Date: May 2025

Reviewed By

Project ID

Sheet Title: Demo Floor Plans

Sheet No.: D1.0

2-1/2 STORY SINGLE FAMILY RESIDENCE REMODEL

62 ELMWOOD ST., SOMERVILLE, MA

DIRECTORY

OWNER

Deeb Robert Trustee
62 Elmwood Nominee Trust
62 Elmwood St, Somerville, MA
Contact:
Robert Traywick
PH: 978-697-7491

DESIGN PROFESSIONAL / CONSTRCUTION CONTROL

JFA Design Group
81 Burpee Road, Swampscott, MA 01907

Contact:
John Andrews
PH: 339-224-296

ARCHITECTURAL DESIGN/DRAFTING

JARVIS DRAFTING & DESIGN
11 MIDDLESEX AVE #6
WILMINGTON, MA 01887
PH: 978-201-2340
EM: JASON@J-D-DESIGN.COM

STRUCTURAL

JFA Design Group
81 Burpee Road, Swampscott, MA 01907

Contact:
John Andrews
PH: 339-224-296

FIRE PROTECTION

KRONOS CO.
235 MARGINAL ST. CHELSEA, MA 02150

CONTACT
JASON KAHAN
PH: 617-633-3533

SURVEY

C.L.G. ASSOCIATES
3 BOSTON ST.
SALEM, MA 01970
PH: 978-491-8968

DRAWING INDEX

ZONING DIMENSIONAL TABLE

LOT INFORMATION		
LOT SIZE	3,750 sq ft	
ZONE	NR	
BUILDING TYPE	Eisting: Single Family Detached	
	Proposed: 3 Family Detached	
LOT DIMENSIONS	**Existing**	**Proposed**
WIDTH	37.5'	No Change
DEPTH	100'	No Change
LOT DEVELOPMENT	**ALLOWED**	**PROPOSED**
LOT COVERAGE	MAX 60%	**57%**
OPEN SPACE	MIN 40%	**43%**
BUILDING SETBACKS	**ALLOWED**	**PROPOSED**
PRIMARY FRONT	14'	14.1'
SECONDARY FRONT	10'	-
SIDE 1	5'	5.3'
SIDE 2	5'	10.6'
REAR	20'	30.45'
BUILDING SEPARATION	10'	10.4'
PARKING SETBACKS		
PRIMARY FRONT	20'	-
SECONDARY FRONT	10'	-
MASSING	**ALLOWED**	**PROPOSED**
BUILDING WIDTH	28'	27'-2 3/8"
BUILDING DEPTH	48'	46'8 3/4"
GROUND STORY	2' MIN.	
STORY HEIGHT	10' MIN / 12' MAX	
NUMBER OF STORIES	2.5	3.33
ROOF TYPE	EX. GABLE	MANSARD
FAÇADE COMPOSITION	**ALLOWED**	**PROPOSED**
GROUND STORY	15% / 50%	24.00%
UPPER STORIES	15% / 50%	21%
USE AND OCCUPANCY	**ALLOWED**	**PROPOSED**
DWELLING UNITS PER LOT	3	3 +1 ADU
OUTDOOR AMENITY SPACE	1/DU	1/DU

4

BUILDING & ZONING DATA

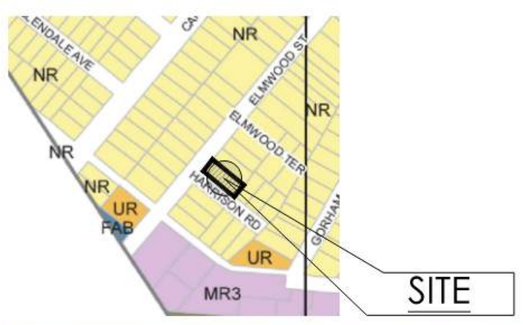
DISTRICT: NEIGHBORHOOD RESIDENTIAL

ALTERATION LEVEL 1:
ALTERATIONS ARE DEFINED AS "ANY CONSTRUCTION OR RENOVATION TO AN EXISTING STRUCTURE OTHER THAN REPAIR OR ADDITION." LEVEL 1 ALTERATIONS INCLUDE, "REMOVAL AND REPLACEMENT OF THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE."

ZONING: NR
EXISTING LOT SIZE: 3,750 SF
TYPE: SINGLE FAMILY, DETACHED
YEAR BUILT: 1900
GARAGE: 2
BUILDING HEIGHT (STORIES): 2 STORIES

APPLICABLE CODES:
BUILDING CODE :
SOMERVILLE ZONING ORDINANCE: RESIDENTIAL DISTRICTS
NEIGHBORHOOD RESIDENCE (NR)

SCOPE OF WORK



EXISTING PHOTO

VICINITY MAP

JARVIS
DRAFTING & DESIGN

Project Title

2-1/2 STORY SINGLE FAMILY RESIDENCE REMODEL

62 ELMWOOD ST SOMMERVILLE, MA

Designer

Jarvis Drafting & Design
11 Middlesex Ave, Unit 6
Wilmington, MA 01887

Consultant

REV.	DATE	DESCRIPTION
4	8/19/25	PER ISD ZONING REVIEW
3	7/15/25	PER ISD ZONING REVIEW
2	7/8/25	UPDATES TO DIRECTORY
1	6/5/25	PER ISD ZONING REVIEW

NO.	DATE	ISSUE NOTE
B	5/19/2025	FOR PERMIT

Project Manager | Drawn By
Date: May 2025 | Reviewed By
Project ID

Sheet Title

Title Sheet

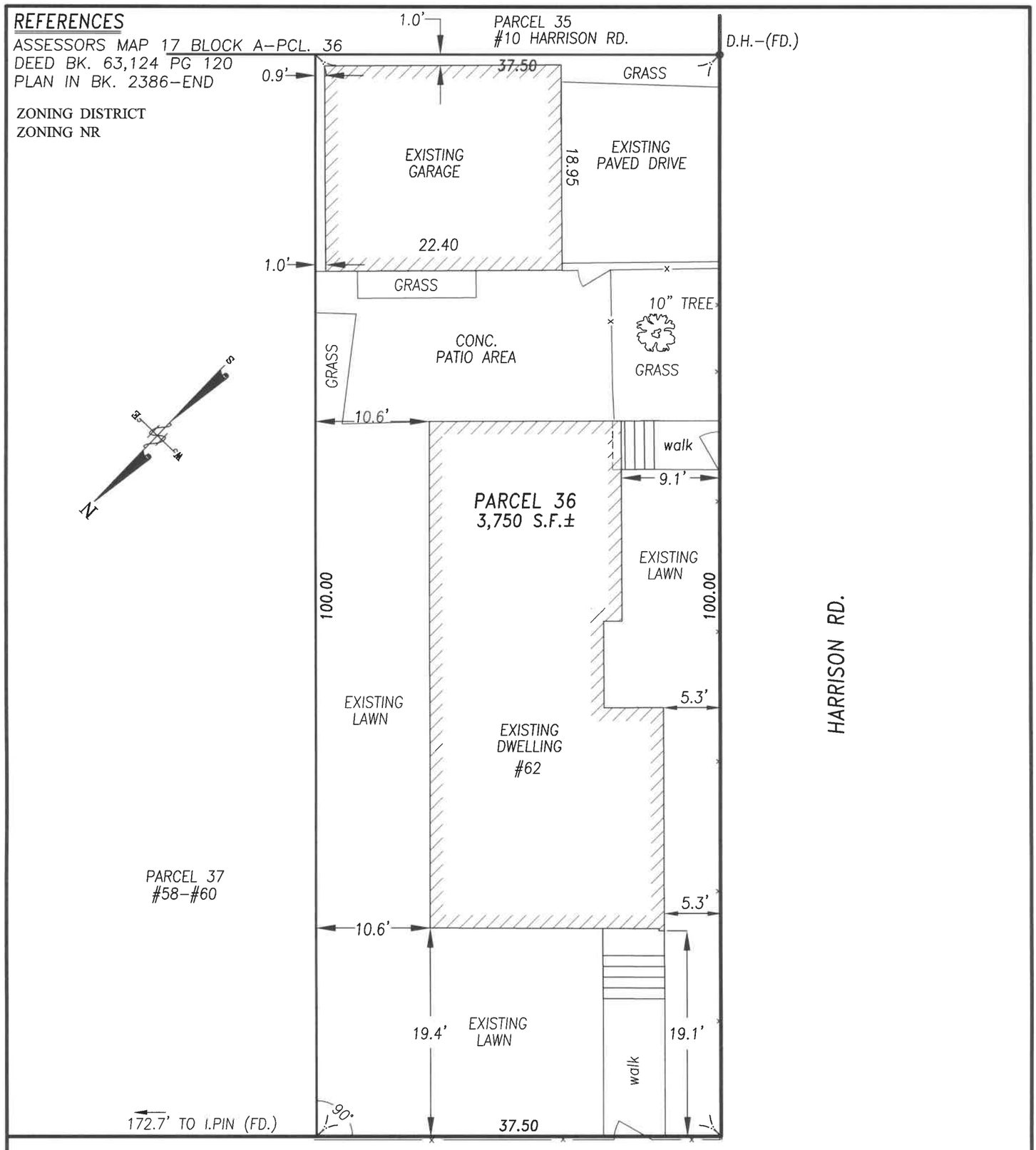
Sheet No.

T1.0

REFERENCES

ASSESSORS MAP 17 BLOCK A–PCL. 36
DEED BK. 63,124 PG 120
PLAN IN BK. 2386–END

ZONING DISTRICT
ZONING NR



ELMWOOD ST.
(public–40' wide)

GRAPHIC SCALE

10 0 5 10

(IN FEET)
1 inch 10 ft.

SUMMARY OF AREAS

EXISTING
LOT AREA 3,750 S.F.
EXISTING HSE FOOTPRINT 900 S.F. & 416 S.F. EXIST. GARAGE
+ 713 S.F. DRIVE, CONC. PATIO, WALKS= 2,029 S.F.±
% IMPERVIOUS= 2,029/3,750 S.F.= 54.1%
EXISTING PERVIOUS AREA (GRASS)= 1,612 S.F./3,750 S.F.=43.0%

I HEREBY CERTIFY THAT THE DWELLING SHOWN HEREON HAS BEEN LOCATED FROM INSTRUMENT SURVEY AND PROPERTY LINES HAVE BEEN DETERMINED FROM DEEDS AND PLANS OF RECORD.

COMMONWEALTH OF MASSACHUSETTS
WILLIAM R. D'ENTREMONT
NO. 36092
REGISTERED PROFESSIONAL LAND SURVEYOR

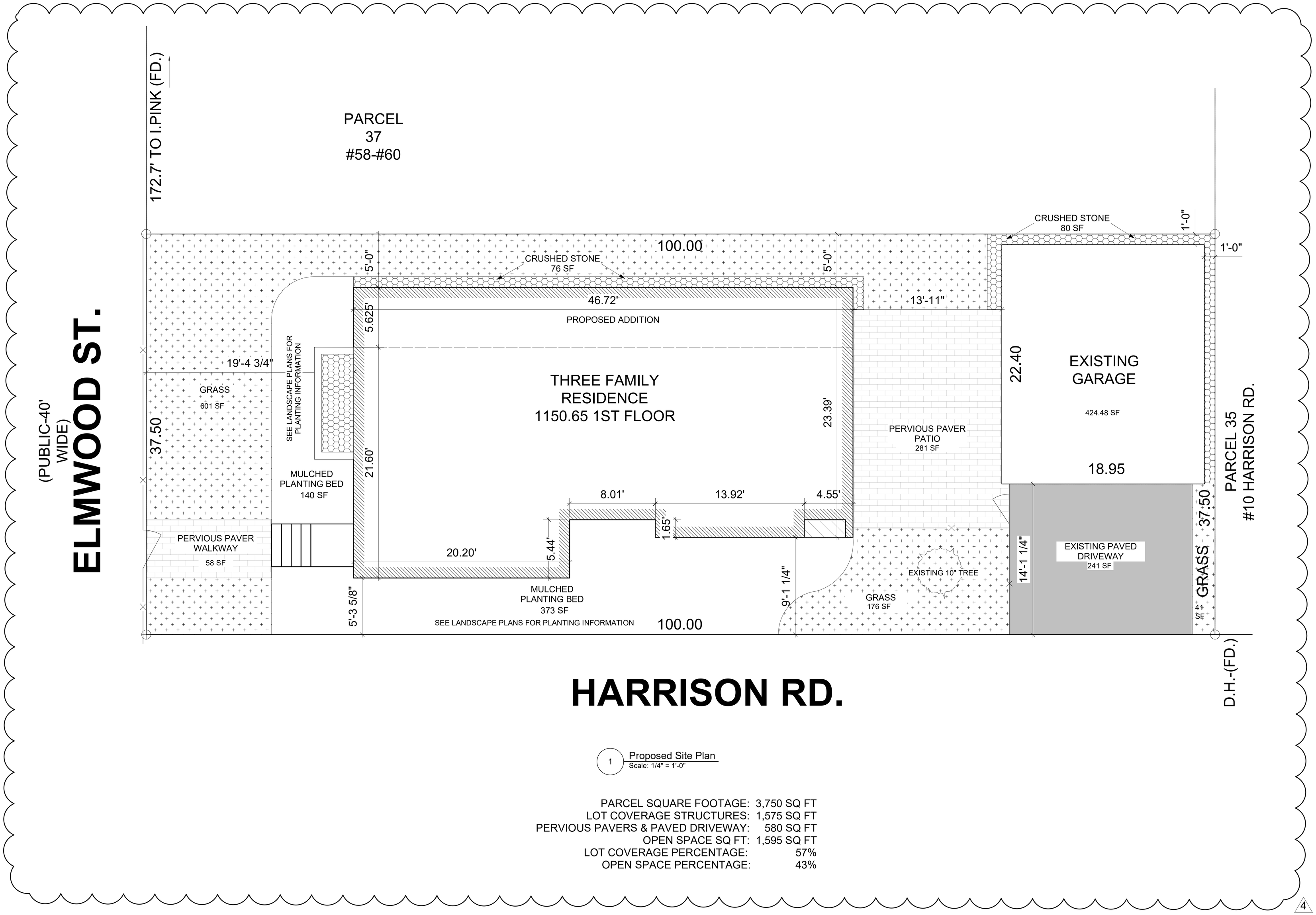
William R. D'Entremont
12/14/22

EXISTING CONDITIONS PLOT PLAN
for
KRONOS Co.
at
62 ELMWOOD ST.
SOMERVILLE, MA

Land Surveyors C.L.G. ASSOCIATES Field Engineers
3 BOSTON ST. SALEM, MA 01970 (978)744–0748 (978)491–8968

SHEET NO: 1 OF 1

DATE : 12–14–2022 JOB NO: 875
DRAWN BY: W.R.D. SCALE: 1"=10'



1 Proposed Site Plan
Scale: 1/4" = 1'-0"

PARCEL SQUARE FOOTAGE:	3,750 SQ FT
LOT COVERAGE STRUCTURES:	1,575 SQ FT
PERVIOUS PAVERS & PAVED DRIVEWAY:	580 SQ FT
OPEN SPACE SQ FT:	1,595 SQ FT
LOT COVERAGE PERCENTAGE:	57%
OPEN SPACE PERCENTAGE:	43%

4

JARVIS
DRAFTING & DESIGN

2-1/2 STORY SINGLE FAMILY RESIDENCE REMODEL

62 ELMWOOD ST SOMMERVILLE, MA

Project Title

Designer
Jarvis Drafting & Design
11 Middlesex Ave, Unit 6
Wilmington, MA 01887

Consultant

REV.	DATE	DESCRIPTION
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NO.	DATE	ISSUE NOTE
B	5/19/2025	FOR PERMIT

Project Manager | Drawn By
Date: May 2025 | Reviewed By
Project ID

Sheet Title
Proposed Site Plan

Sheet No.
SP-1

Somerville Green Score

DIRECTIONS:

1. Enter the Lot Area in square feet to the right >>>

2. Enter the area in square feet or the number of landscape elements

Area or Number: 3,750

	Area or Number	Sq Ft Credit	Multiplier	Weighted Area	Score Value	% of Score
Soils						
Landscaped area with a soil depth less than 24 inches *(enter square feet)*	0	actual sq ft	**0.3**	0	**0.000**	0%
Landscaped area with a soil depth equal to or greater than 24 inches *(enter square feet)*	1,331	actual sq ft	**0.6**	798.6	**0.213**	48%
Pervious Paving with 6 to 24 inches of subsurface soil or gravel *(enter square feet)*	339	actual sq ft	**0.2**	67.8	**0.018**	4%
Pervious Paving with more than 24 inches of subsurface soil or gravel *(enter square feet)*	0	actual sq ft	**0.5**	0	**0.000**	0%
Groundcovers						
Turf grass, mulch, and inorganic surfacing materials *(enter square feet)*	1,847	actual sq ft	**0.1**	184.7	**0.049**	11%
Plants						
Vegetation less than two (2) feet tall at maturity *(enter square feet)*	56	actual sq ft	**0.2**	11.2	**0.003**	1%
Vegetation at least two (2) feet tall at maturity *(enter number of individual plants)*	16	12	**0.3**	57.6	**0.015**	3%
Vegetation at least two (2) feet tall at maturity *(enter number of individual plants)*	0	12	**0.4**	0	**0.000**	0%
Trees						
Small Tree *(enter number of trees)*	1	50	**0.6**	30	**0.008**	2%
Large Tree *(enter number of trees)*	0	450	**0.6**	0	**0.000**	0%
Preserved Tree *(enter DBH)*	10	65	**0.8**	520	**0.139**	31%
Engineered Landscape						
Vegetated Wall *(enter square feet)*	0	actual sq ft	**0.1**	0	**0.000**	0%
Rain gardens, bioswales, and stormwater planters *(enter square feet)*	0	actual sq ft	**1.0**	0	**0.000**	0%
Green Roof with up to 6" of growth medium *(enter square feet)*	0	actual sq ft	**0.1**	0	**0.000**	0%
Green Roof with 6"-10" of growth medium *(enter square feet)*	0	actual sq ft	**0.4**	0	**0.000**	0%
Green Roof of 10"-24" growth medium *(enter square feet)*	0	actual sq ft	**0.6**	0	**0.000**	0%
Green Roof of over 24" growth medium	N/A	Calculate as if soils, groundcovers, plants, and trees				N/A

Green Score = 0.445

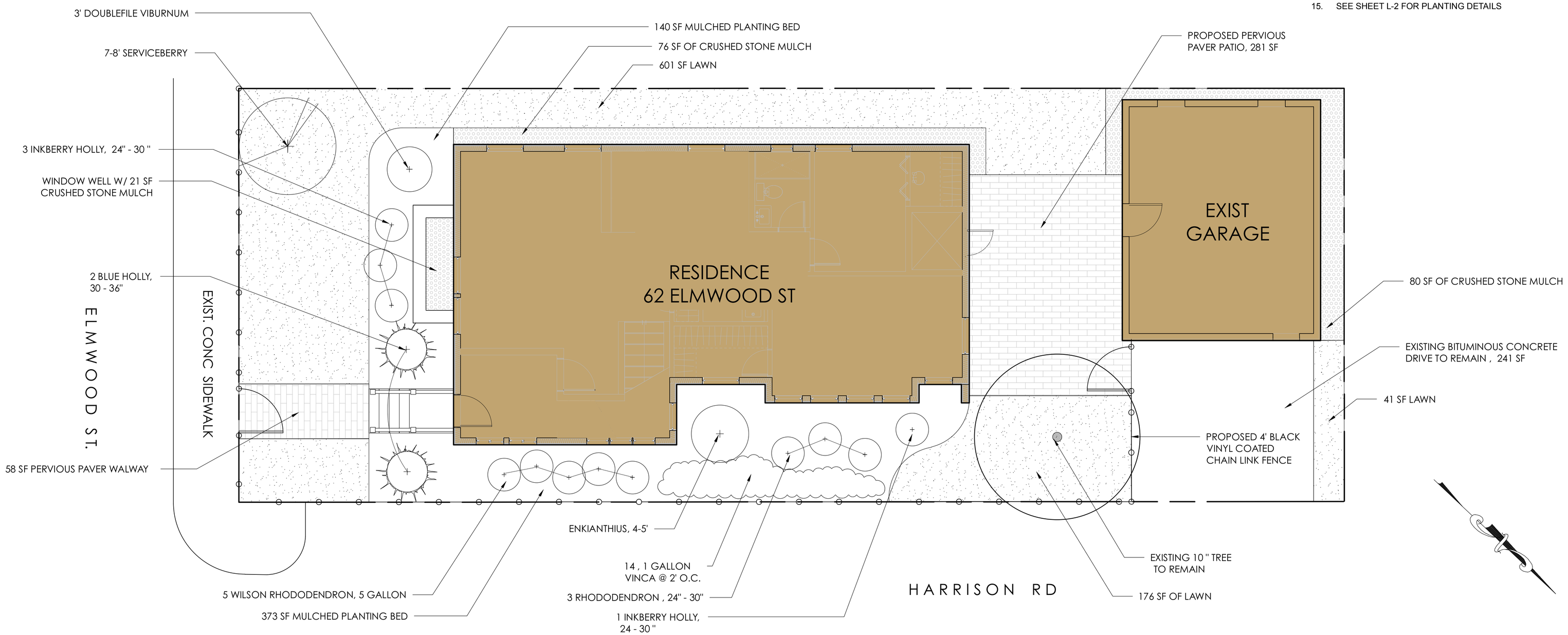
Green Score District Requirements	NR & UR	MR3 & MR4	MR5, MR6, & HR	FAB, CC, CB, CI
Required Score:	0.35	0.25	0.20	0.20
Target Score:	0.40	0.3	0.25	-
Actual Green Score:	0.445	0.445	0.445	0.445

PLANT LIST

#	Common Name	Botanical Name	Size	Notes
TREES (SMALL TREES)				
1	SERVICEBERRY	AMELANCHIER CANADENSIS	7-8'	BALLED AND BURLAPPED
WOODY SHRUBS (VEGETATION AT LEAST 2' TALL AT MATURITY)				
3	CATAWBA RHODODENDRON	RHODODENDRON CATAWBIENSE		
5	WILSON RHODODENDRON	RHODODENDRON LAETRIVIRENS	5 GALLON	CONTAINER GROWN
2	BLUE PRINCESS HOLLY	ILEX MESEREA 'BLUE PRINCESS'	30-36"	BALLED AND BURLAPPED OR C.G.
4	INKBERRY HOLLY	ILEX GLABRA 'SHAMROCK'	24-30"	BALLED AND BURLAPPED OR C.G.
1	DOUBLEFILE VIBURNUM	VIBURNUM PLICATUM TOMENTOSUM	3'	BALLED AND BURLAPPED OR C.G.
1	REDVEIN ENKIANTHUS	ENKIANTHIUS COMPAULATUS	4-5'	BALLED AND BURLAPPED OR C.G.
HERBACEOUS PERENNIALS, GROUNDCOVER & BULBS (VEGETATION LESS THAN 2' TALL AT MATURITY)				
14	PERRIWINKLE	VINCA MINOR	1 GALLON	CONTAINER GROWN

PLANTING NOTES:

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY CLG ASSOCIATES, OF SALEM MASSACHUSETTS, DATED 14 DECEMBER 2022.
2. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES, OR RESPECTIVE UTILITY COMPANIES, TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING, AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
4. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS, AND/OR TRANSPLANTS, WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
6. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
7. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
8. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
9. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
10. MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
11. PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS. (OR AS REQUIRED BY THE CITY OF SOMMERVILLE GREEN CARD STANDARDS)
12. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
13. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
14. CONTRACTOR TO HAVE PLANT LOCATIONS APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
15. SEE SHEET L-2 FOR PLANTING DETAILS



REVISIONS

DATE	DESCRIPTION	BY

J THOMA LAND DESIGN STUDIOS LDS Live Work Play

MASSACHUSETTS JEFFREY A. THOMA NO. 1377 REGISTERED LANDSCAPE ARCHITECT

2- 1/2 STORY SINGLE FAMILY RESIDENCE REMODEL
62 ELMWOOD STREET - SOMMERVILLE, MA

LANDSCAPE PLAN

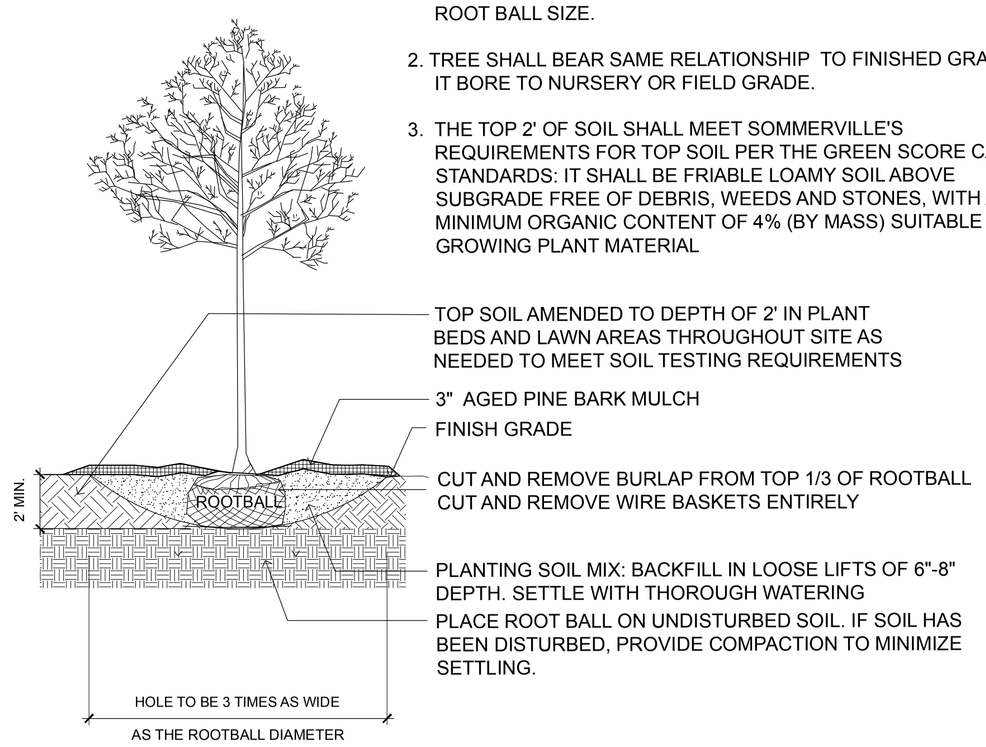
J THOMA LAND DESIGN STUDIOS
141 HAGGETTS POND ROAD
ANDOVER, MA 0181
978.409.9815 - WWW.JTHOMALDS.COM

SCALE: 1" = 5'

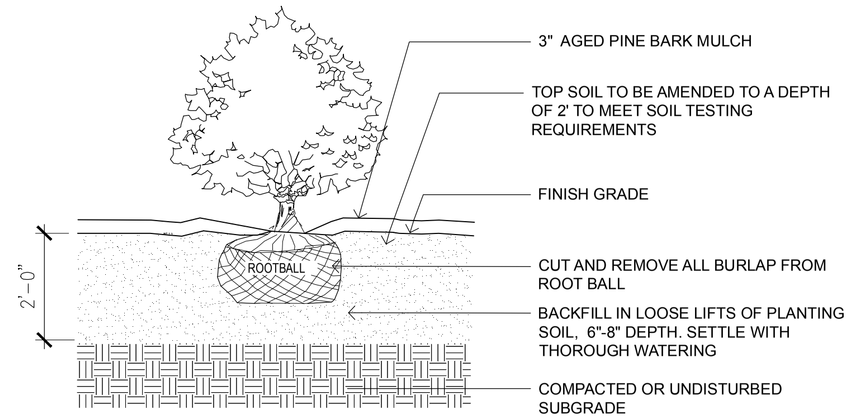
DATE: 06.12.2025

L-1

NOTES:
1. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
2. TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE.
3. THE TOP 2' OF SOIL SHALL MEET SOMMERVILLE'S REQUIREMENTS FOR TOP SOIL PER THE GREEN SCORE CARD STANDARDS: IT SHALL BE FRIABLE LOAMY SOIL ABOVE SUBGRADE FREE OF DEBRIS, WEEDS AND STONES, WITH A MINIMUM ORGANIC CONTENT OF 4% (BY MASS) SUITABLE FOR GROWING PLANT MATERIAL



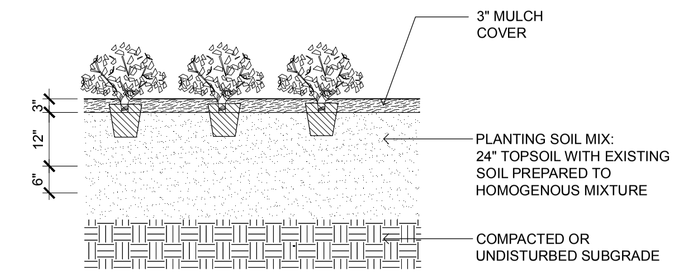
1 TREE PLANTING
SCALE: 1/4"= 1'-0"



NOTES:
1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE.
2. TOP SOIL SHALL BE AMENDED TO A DEPTH OF 2' TO MEET SOIL TESTING REQUIREMENTS IN ALL PLANTING BEDS AND LAWN AREAS.
3. THE TOP 2' OF SOIL SHALL MEET SOMMERVILLE'S REQUIREMENTS FOR TOP SOIL PER THE GREEN SCORE CARD STANDARDS: IT SHALL BE FRIABLE LOAMY SOIL ABOVE SUBGRADE FREE OF DEBRIS, WEEDS AND STONES, WITH A MINIMUM ORGANIC CONTENT OF 4% (BY MASS) SUITABLE FOR GROWING PLANT MATERIAL

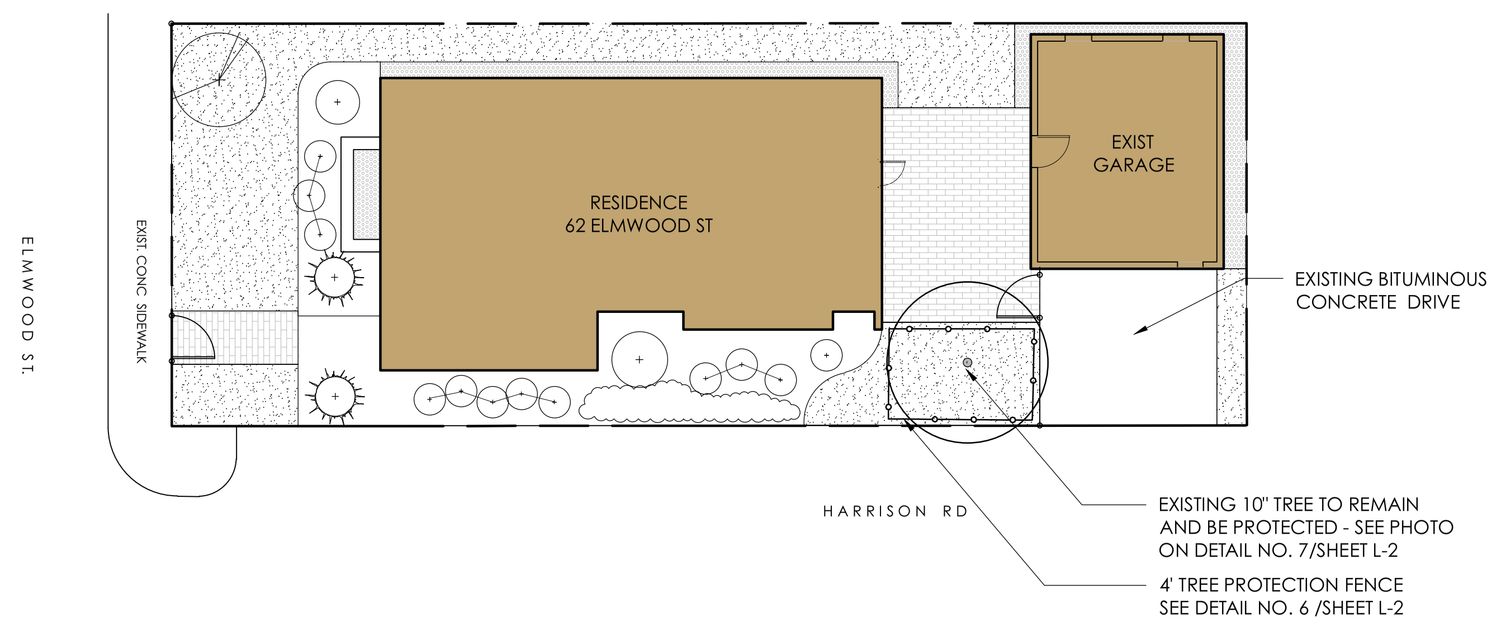
2 SHRUB PLANTING
SCALE: 1/2"= 1'-0"

REFER TO PLAN FOR SPACING REQUIREMENTS

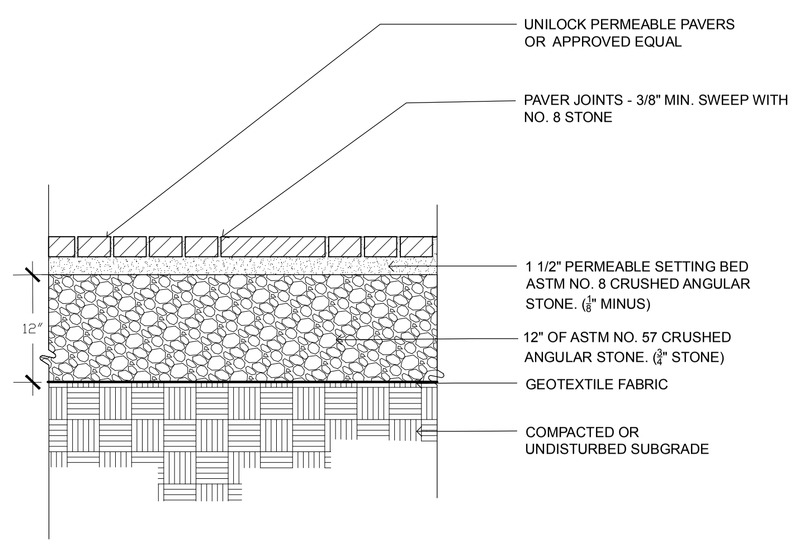


NOTES:
1. TOP SOIL SHALL BE AMENDED TO A DEPTH OF 2' TO MEET SOIL TESTING REQUIREMENTS IN ALL PLANTING BEDS AND LAWN AREAS.
2. THE TOP 2' OF SOIL SHALL MEET SOMMERVILLE'S REQUIREMENTS FOR TOP SOIL PER THE GREEN SCORE CARD STANDARDS: IT SHALL BE FRIABLE LOAMY SOIL ABOVE SUBGRADE FREE OF DEBRIS, WEEDS AND STONES, WITH A MINIMUM ORGANIC CONTENT OF 4% (BY MASS) SUITABLE FOR GROWING PLANT MATERIAL

3 GROUNDCOVER PLANTING
SCALE: 1/2"= 1'-0"

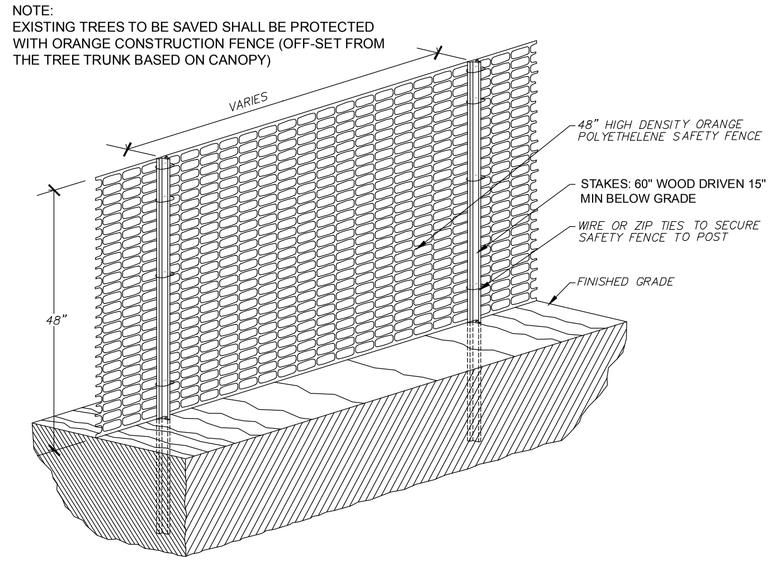


4 TREE PROTECTION PLAN
SCALE: 1" = 10'

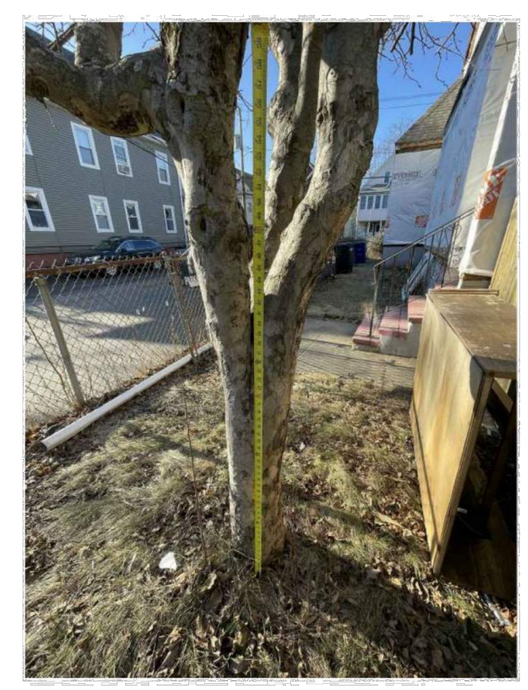


5 PERVIOUS PAVING
SCALE: 1/4"= 1'-0"

NOTE:
EXISTING TREES TO BE SAVED SHALL BE PROTECTED WITH ORANGE CONSTRUCTION FENCE (OFF-SET FROM THE TREE TRUNK BASED ON CANOPY)



6 TREE PROTECTION FENCE
NOT TO SCALE



EXISTING SMALL TREE
DBH CALCULATION
STEMS 4", 5", 6", 6"
D&H= $\sqrt{5^2 + 4^2 + 6^2 + 6^2}$
DBH= $\sqrt{25 + 16 + 36 + 36}$
DBH= $\sqrt{113}$
DBH= 10.63 ≈ 10

7 EXISTING TREE TO BE PROTECTED
SCALE: 1/4"= 1'-0"

REVISIONS

DATE	DESCRIPTION	BY

J THOMA LAND DESIGN STUDIOS
LDS Live Work Play

MASSACHUSETTS JEFFREY A. THOMA NO. 1377 REGISTERED LANDSCAPE ARCHITECT

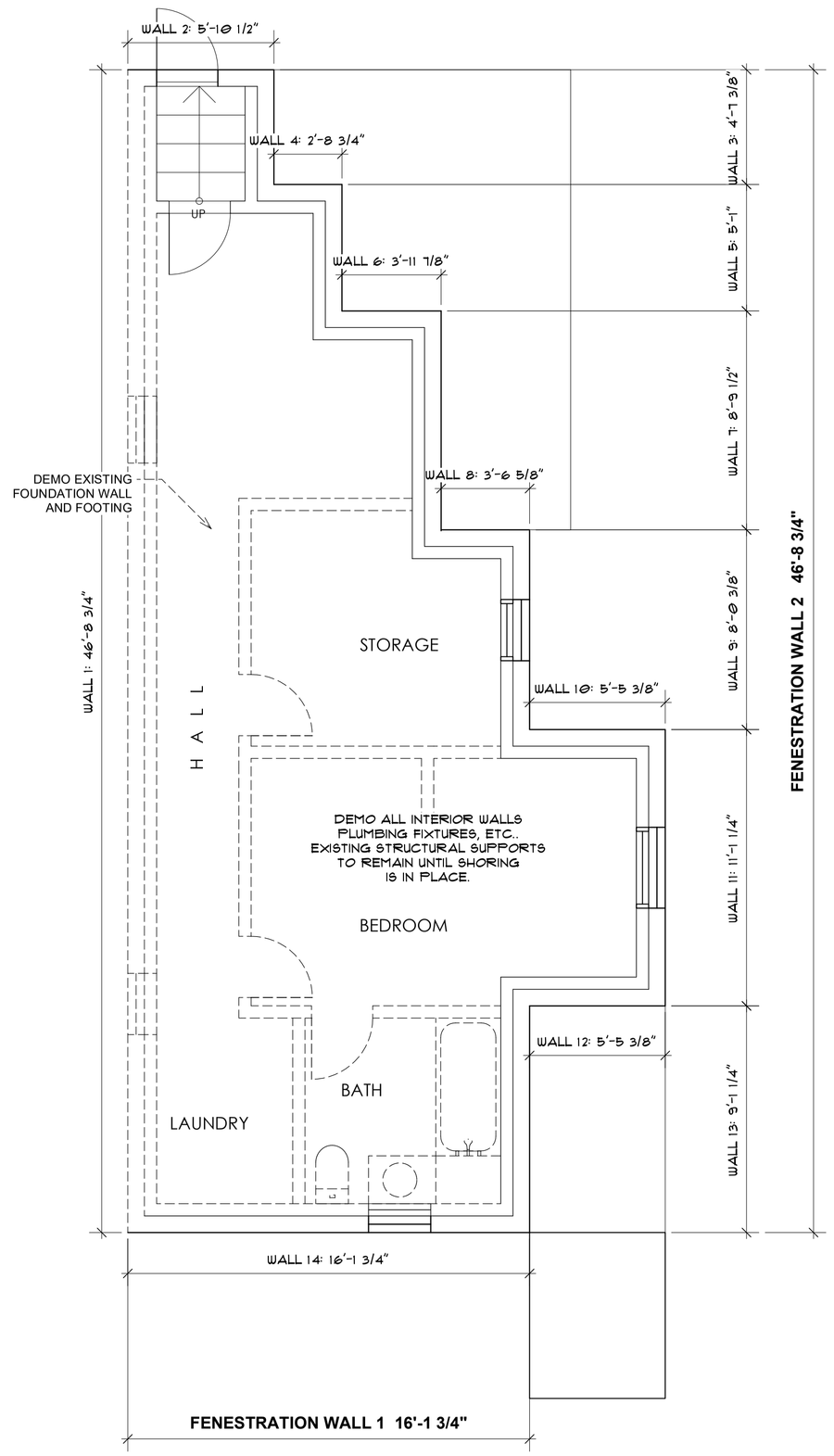
2- 1/2 STORY SINGLE FAMILY RESIDENCE REMODEL
62 ELMWOOD STREET - SOMMERVILLE, MA

LANDSCAPE DETAILS

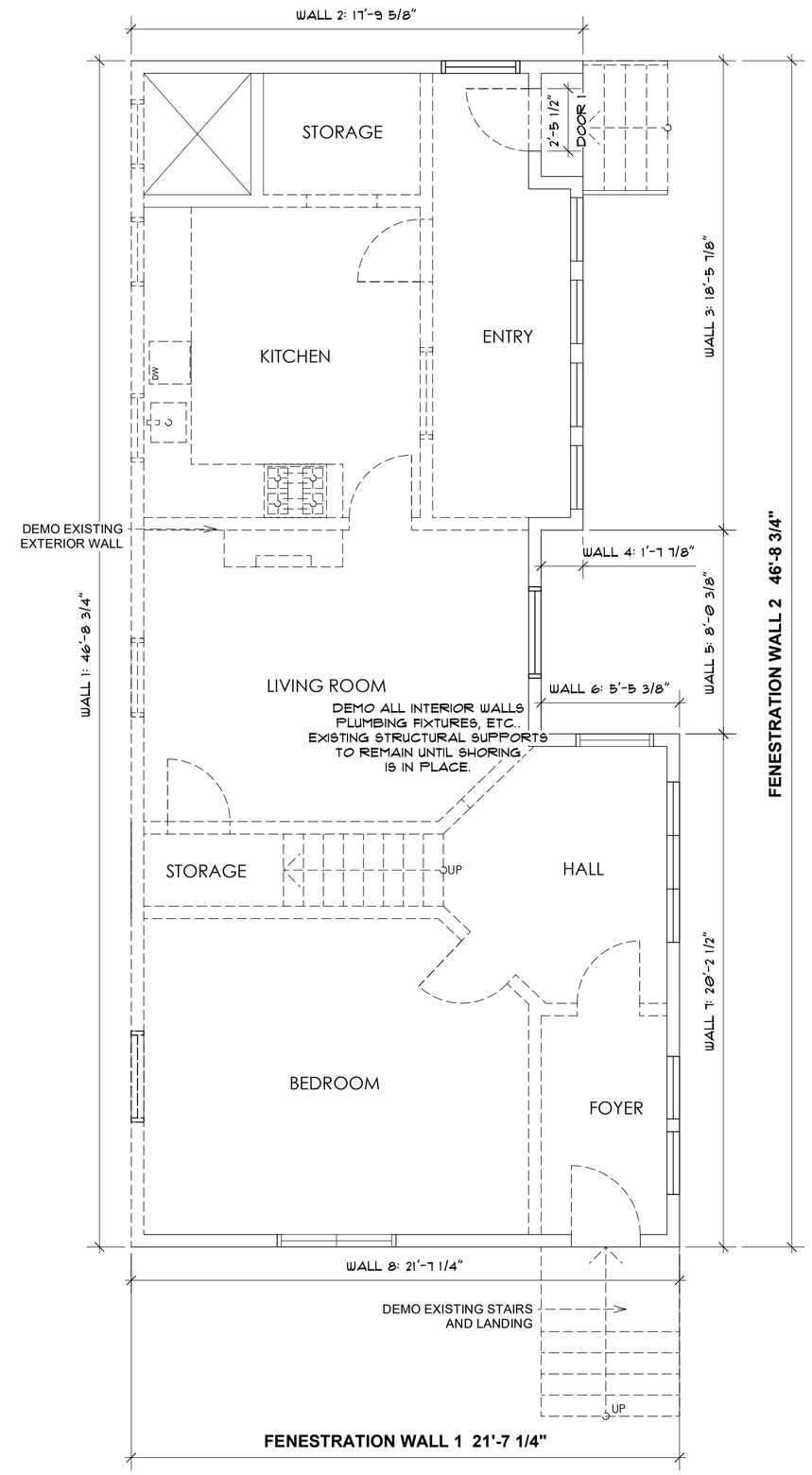
J THOMA LAND DESIGN STUDIOS
141 HAGGETTS POND ROAD
ANDOVER, MA 0181
978.409.9815 - WWW.JTHOMALDS.COM

SCALE: AS NOTED
DATE: 06.12.2025

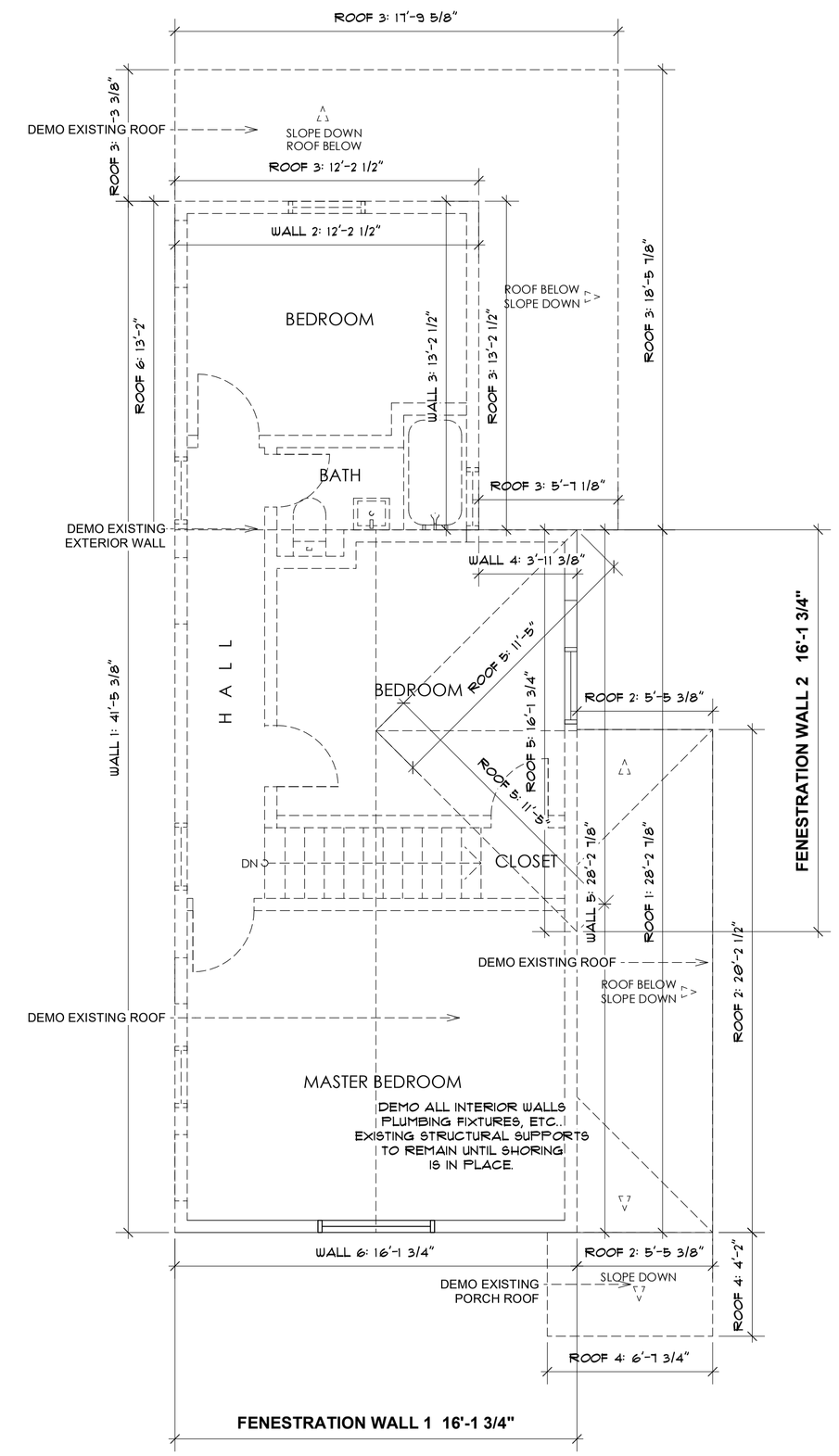
L-2



BASEMENT



FIRST FLOOR



SECOND FLOOR

FENESTRATION EQUATION: FENESTRATION % = (WINDOW AREA / WALL AREA) x 100

EXISTING FENESTRATION			
WALL #	EXISTING WALL AREA SQ FT	TOTAL FENESTRATION	FENESTRATION PERCENTAGE
Basement			
1	72.01	2.88	4%
2	14.68	6.71	46%
Total Basement	**86.69**	**9.59**	**11%**
First Floor			
1	219.8	20.29	9%
2	483.52	121.49	25%
Total First Floor	**703.32**	**141.78**	**20%**
Second Floor			
1	161.72	20.29	13%
2	232.35	19.15	8%
Total Second Floor	**394.07**	**39.44**	**10%**
Attic Level			
1	76.63	0	0%
2	80.86	0	0%
Total Attic Level	**157.49**	**0**	**0%**
Total Existing Fenestration	**1341.57**	**190.81**	**14%**

PROPOSED FENESTRATION			
WALL #	WALL AREA SQ FT	TOTAL FENESTRATION	FENESTRATION PERCENTAGE
Basement			
1	90.65	6.5	7%
2	155.76	5.81	4%
Total Basement	**246.41**	**12.31**	**5%**
First Floor			
1	271.97	61.79	23%
2	467.29	112.19	24%
Total First Floor	**739.26**	**173.98**	**24%**
Second Floor			
1	271.97	44.76	16%
2	467.29	79.23	17%
Total Second Floor	**739.26**	**123.99**	**17%**
Attic Level			
1	50.47	33.1	66%
2	47.86	24.3	51%
Total Attic Level	**98.33**	**57.4**	**58%**
Total Proposed Fenestration	**1823.26**	**367.68**	**20%**

4

1 EXISTING / DEMO FLOOR PLANS
Scale: 1/4" = 1'-0"

WALL DEMO SUMMARY

WALL #	EXISTING WALL AREA SQ FT	REMOVED WALL AREA SQ FT	REMAINING WALL AREA SQ FT	PERCENT OF WALL
BASEMENT				
1	341.76	341.76	0	100%
2	46.96	0	46.96	0%
3	36.88	0	36.88	0%
4	21.76	0	21.76	0%
5	40.64	0	40.64	0%
6	31.84	0	31.84	0%
7	70.32	0	70.32	0%
8	28.4	0	28.4	0%
9	64.24	0	64.24	0%
10	83.68	0	83.68	0%
11	88.8	0	88.8	0%
12	132.8	0	132.8	0%
13	72.8	0	72.8	0%
14	129.12	0	129.12	0%
Total Basement	**1190**	**341.76**	**848.24**	29%
First Floor				
1	384.48	384.48	0	100%
2	160.2	0	160.2	0%
3	166.32	0	166.32	0%
4	14.85	0	14.85	0%
5	72.27	0	72.27	0%
6	48.96	0	48.96	0%
7	181.8	0	181.8	0%
8	194.4	0	21.6	0%
Total First Floor	**1223.28**	**384.48**	666	31%
Second Floor				
1	372.96	372.96	0	100%
2	109.8	109.8	0	100%
3	118.8	118.8	0	100%
4	35.46	35.46	0	100%
5	254.07	254.07	0	100%
6	16.14	0	16.14	0%
Total Second Floor	**2130.51**	**1275.57**	682.14	60%
Total Wall Demo	**4543.79**	**2001.81**	**2196.38**	**44%**

ROOF DEMO SUMMARY

ROOF #	EXISTING ROOF SQ FT	REMOVED ROOF SQ FT	REMAINING ROOF SQ FT	PERCENT OF ROOF
1	422.15	422.15	0	100%
2	160.29	160.29	0	100%
3	422.15	422.15	0	100%
4	160.29	160.29	0	100%
5	71.51	71.51	0	100%
6	119.46	119.46	0	100%
7	49.32	49.32	0	100%
8	51.66	51.66	0	100%
9	184.33	184.33	0	100%
10	39.45	39.45	0	100%
Total Roof Demo	**1680.61**	**1680.61**	**0**	100%

0% OF ROOFS REMAINING

TOTAL EXTERIOR SURFACE AREAS DEMOLISHED: 59%

JARVIS DRAFTING & DESIGN

Project Title

2-1/2 STORY SINGLE FAMILY RESIDENCE REMODEL

62 ELMWOOD ST SOMMERVILLE, MA

Designer

Jarvis Drafting & Design
11 Middlesex Ave, Unit 6
Wilmington, MA 01887

Consultant

REV.	DATE	DESCRIPTION
4	8/19/25	PER ISD ZONING REVIEW
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2	7/15/25	PER ISD ZONING REVIEW
1	6/5/25	PER ISD ZONING REVIEW

NO.	DATE	ISSUE NOTE
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A	5/12/2025	FOR PERMIT

Project Manager

Drawn By

Date: May 2025

Reviewed By

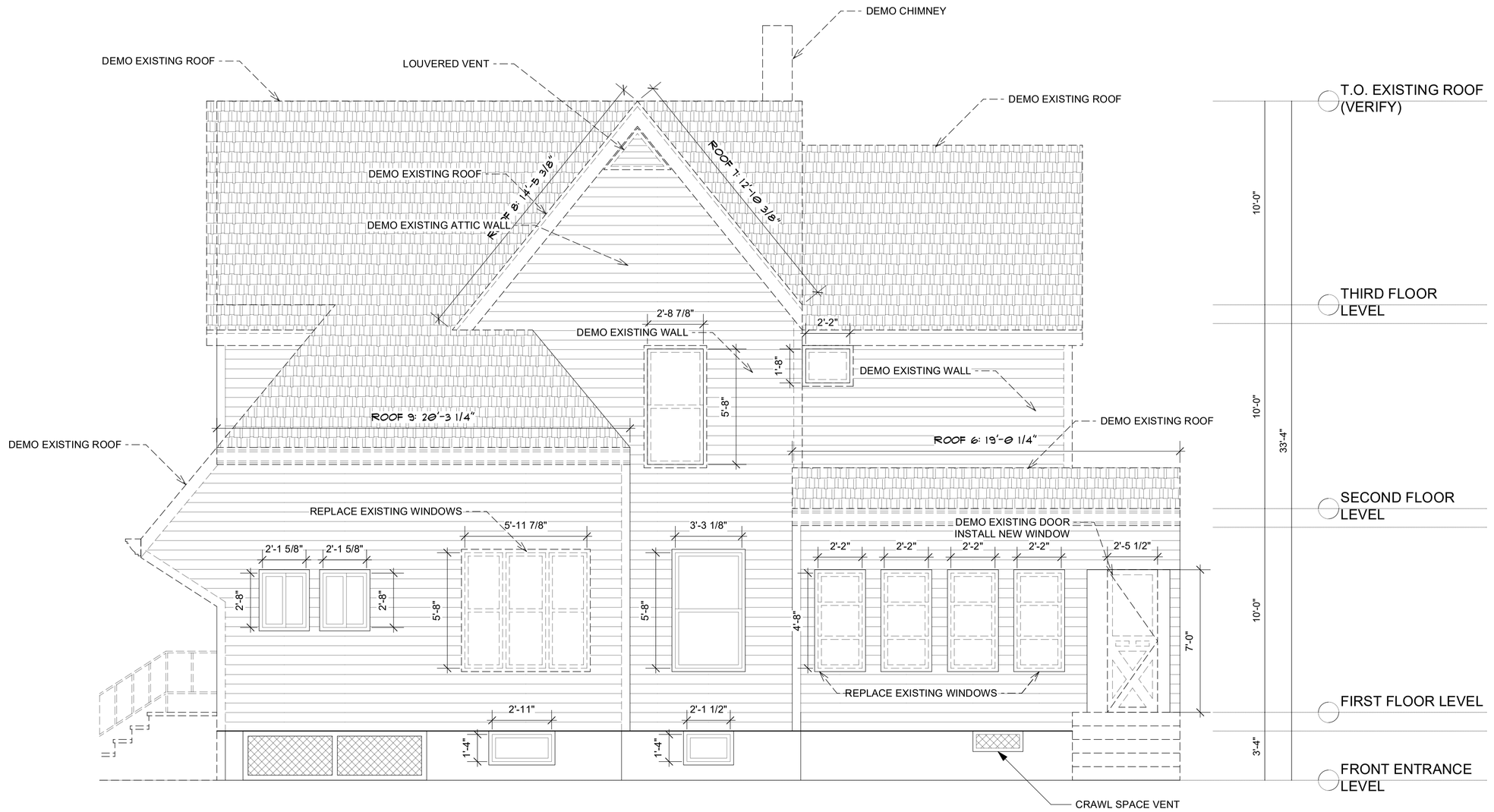
Project ID

Sheet Title

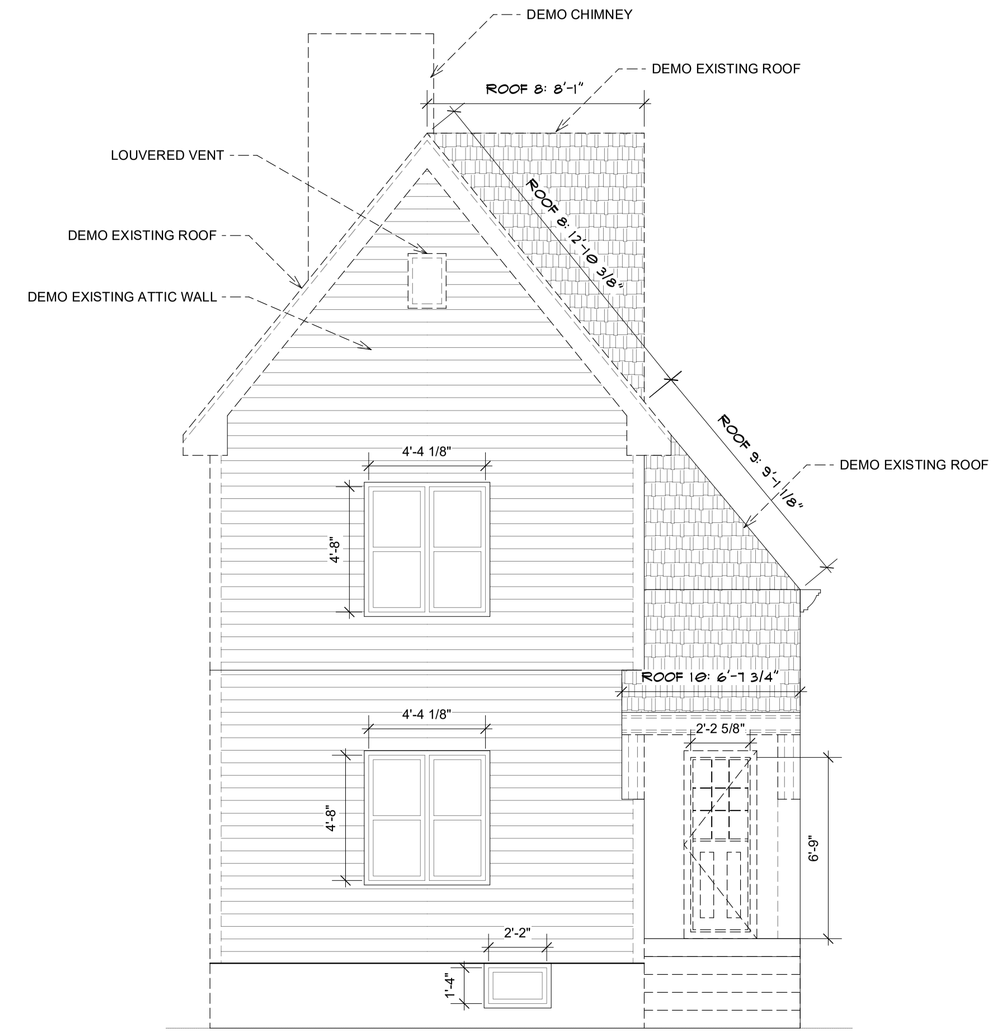
Demo Floor Plans

Sheet No.

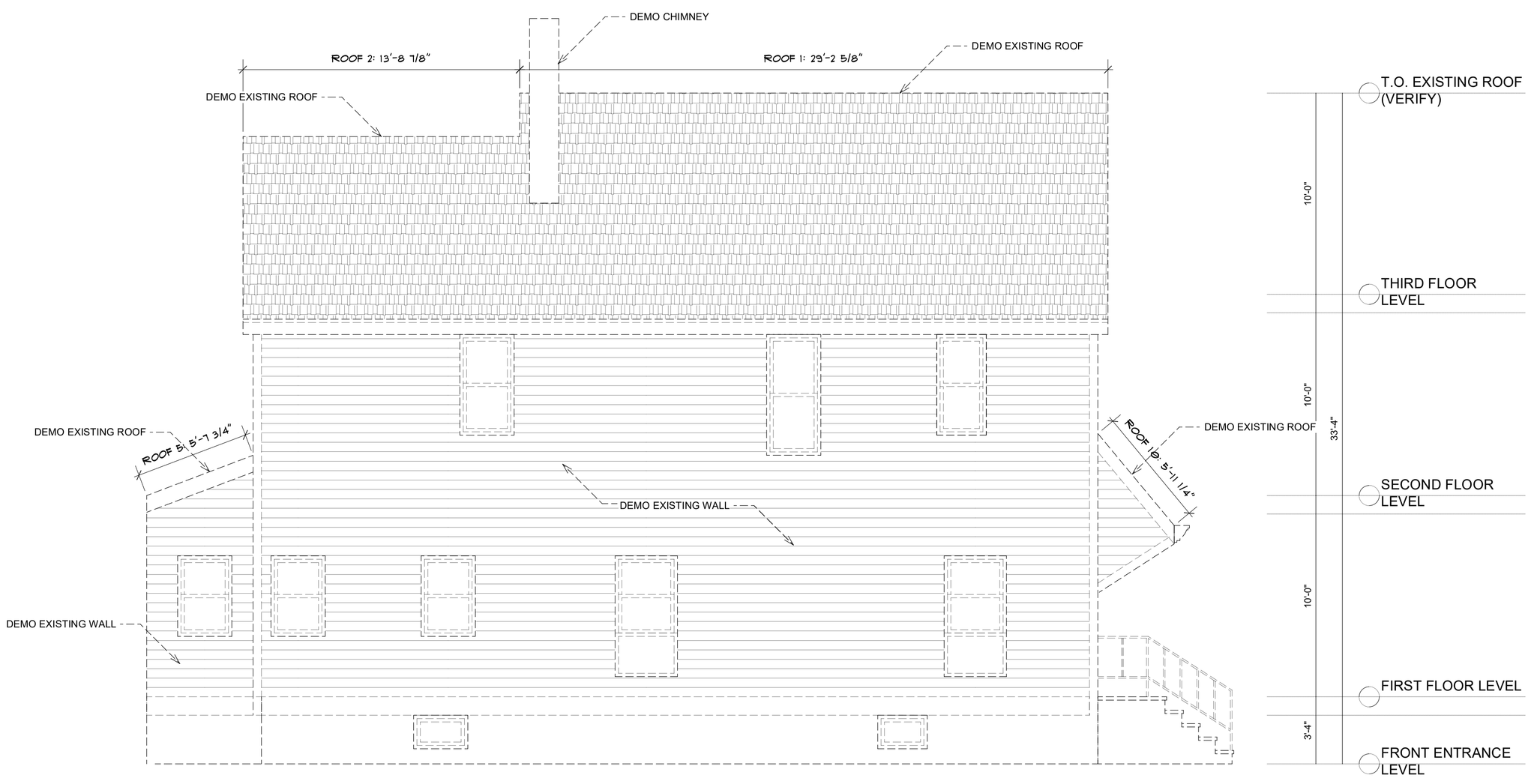
D1.0



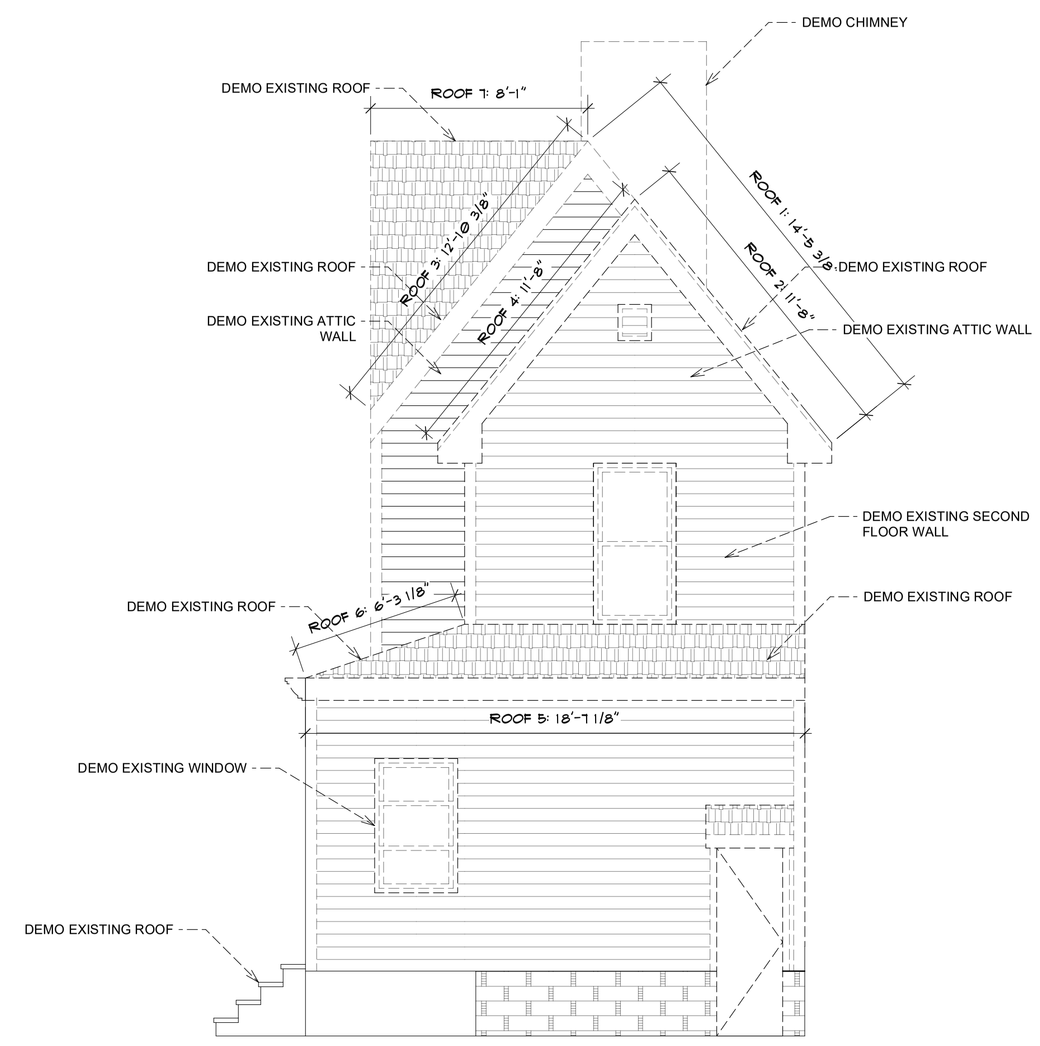
2 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



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



3 BACK ELEVATION
Scale: 1/4" = 1'-0"

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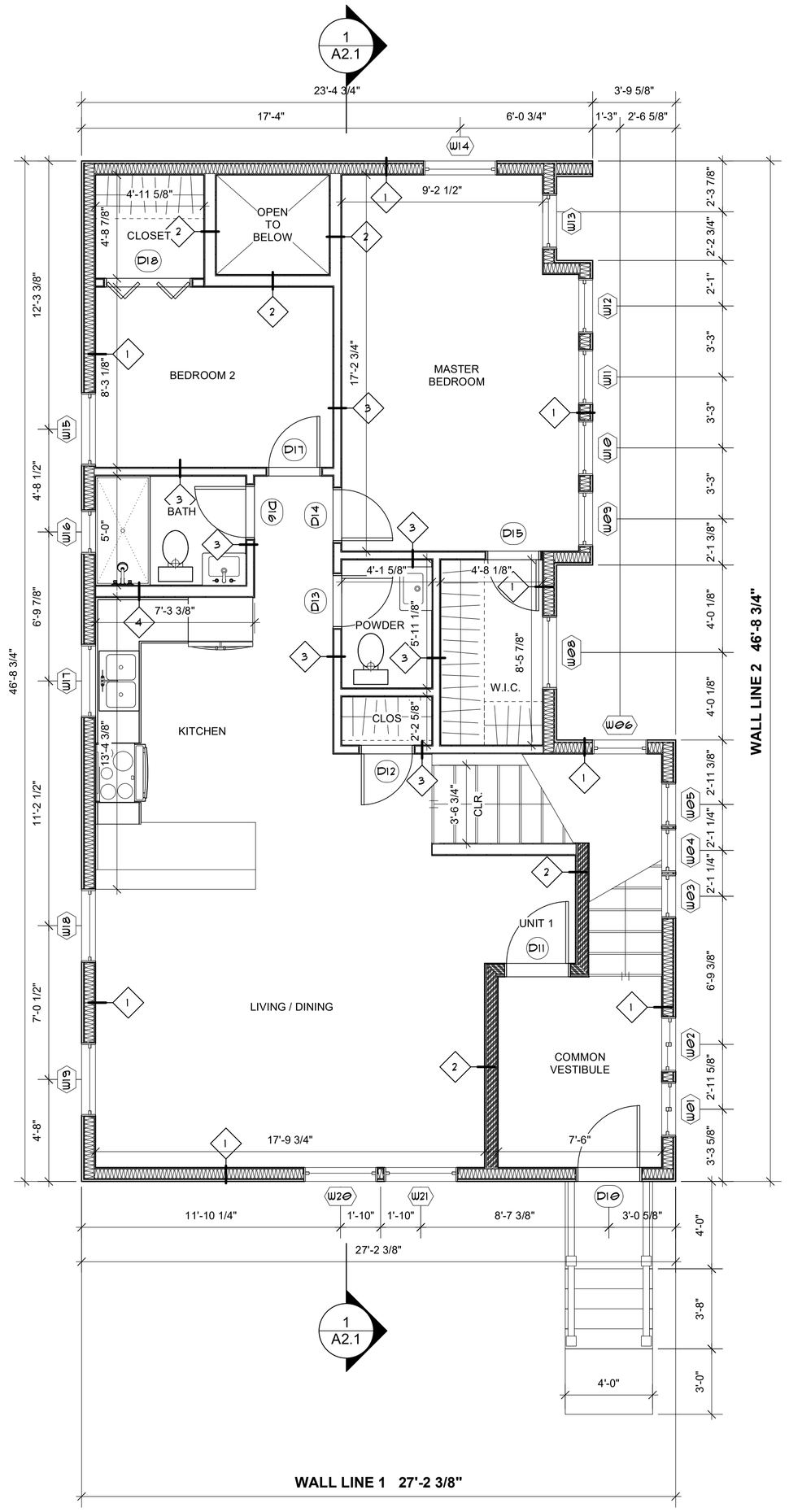
Sheet Title

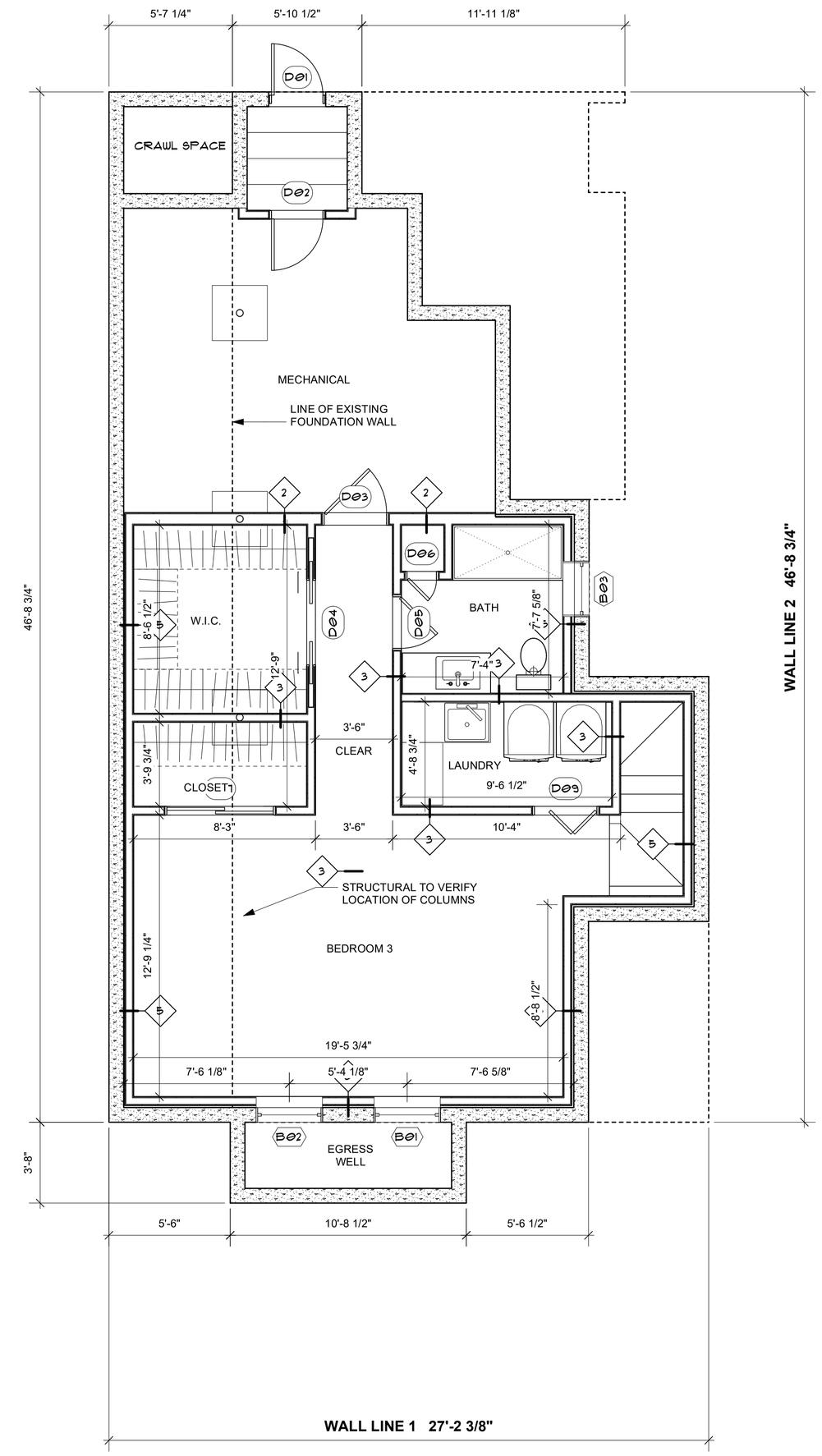
Demo Elevations

Sheet No.

D1.1



2 FIRST FLOOR: 949 SQ FT
Scale: 1/4" = 1'-0"



1 BASEMENT: 524 SQ FT
Scale: 1/4" = 1'-0"

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2-1/2 STORY SINGLE FAMILY RESIDENCE REMODEL

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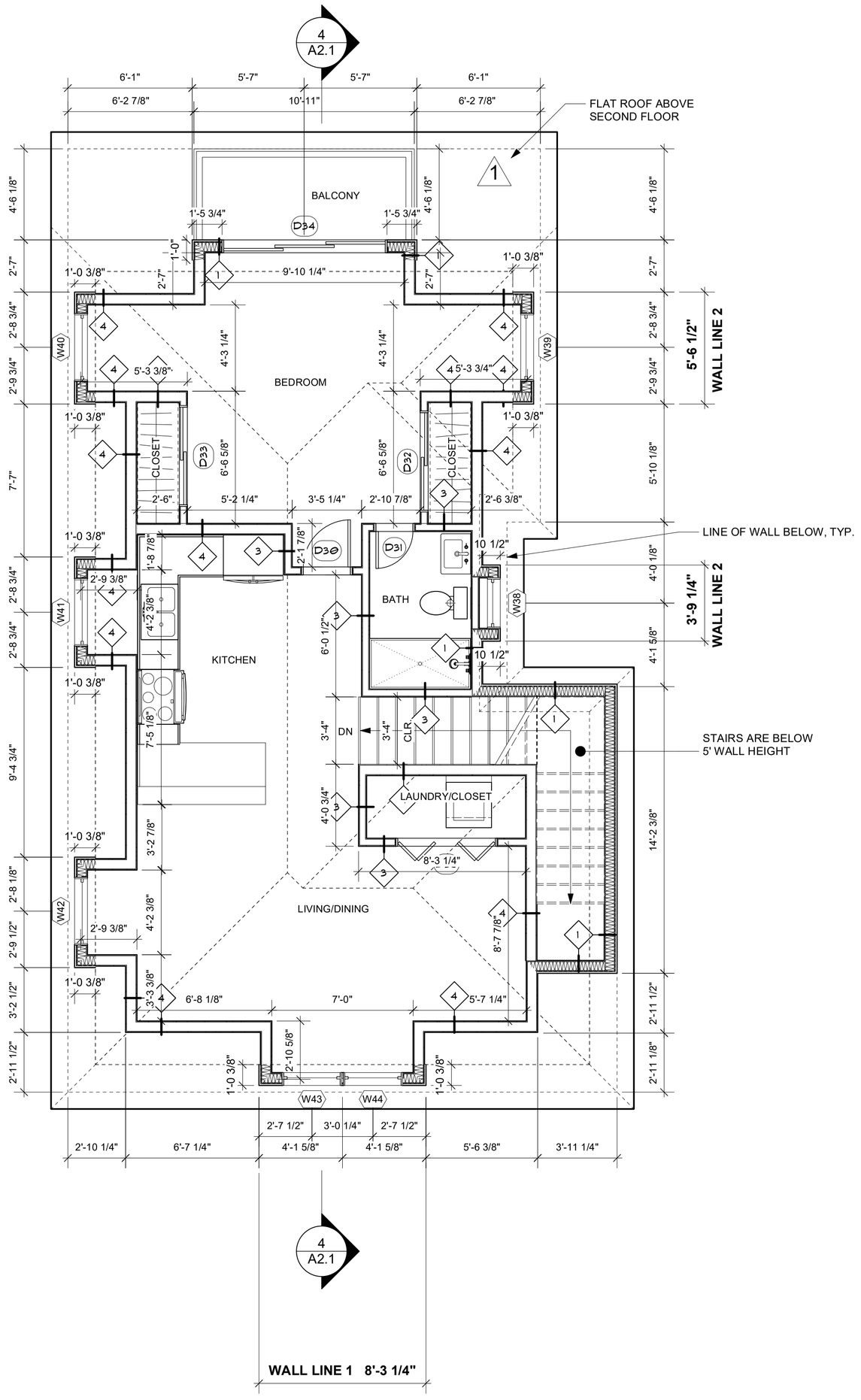
Sheet Title

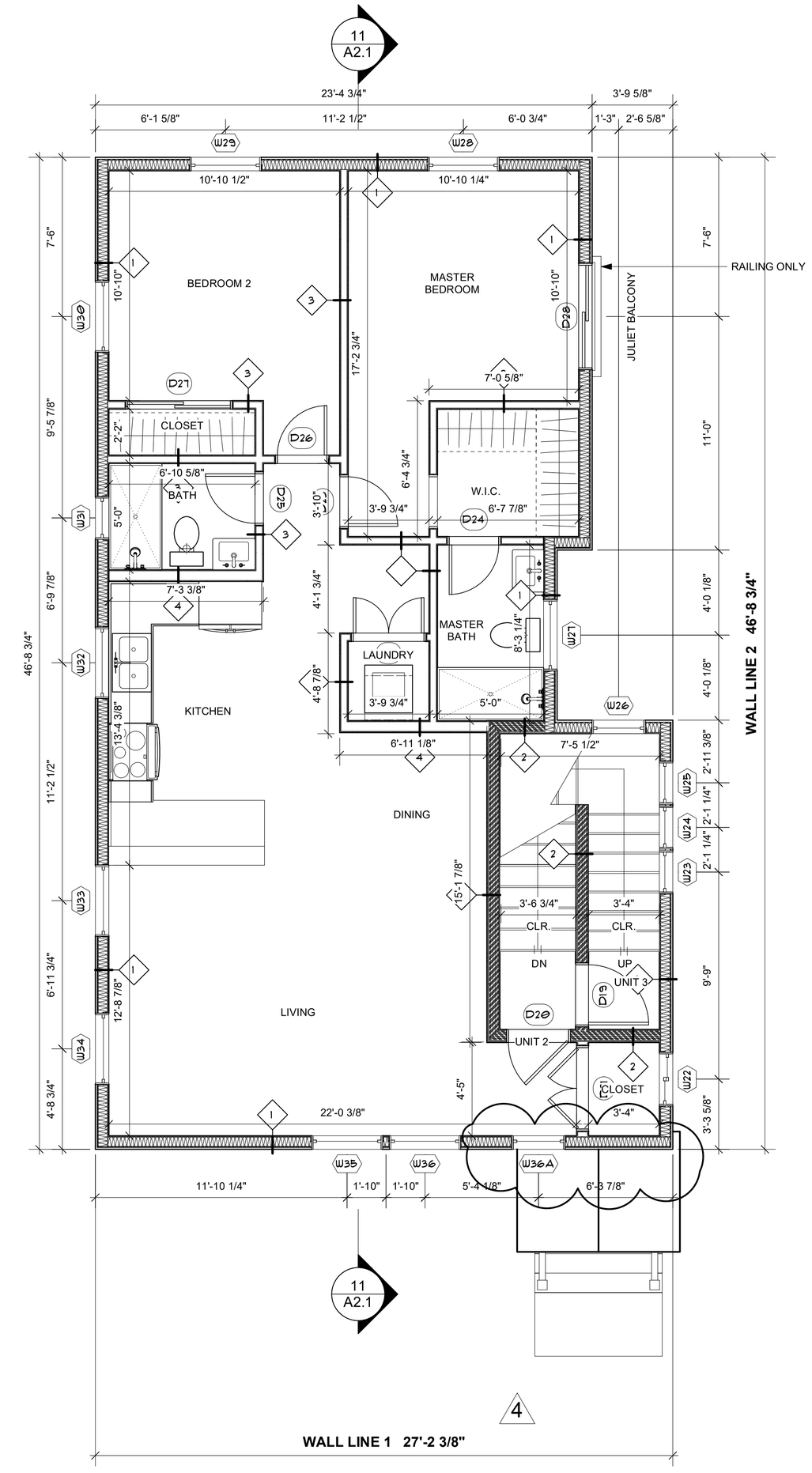
Floor Plans

Sheet No.

A1.0



2 ATTIC LEVEL: 609 SQ FT
Scale: 1/4" = 1'-0"



1 SECOND FLOOR: 1015 SQ FT
Scale: 1/4" = 1'-0"

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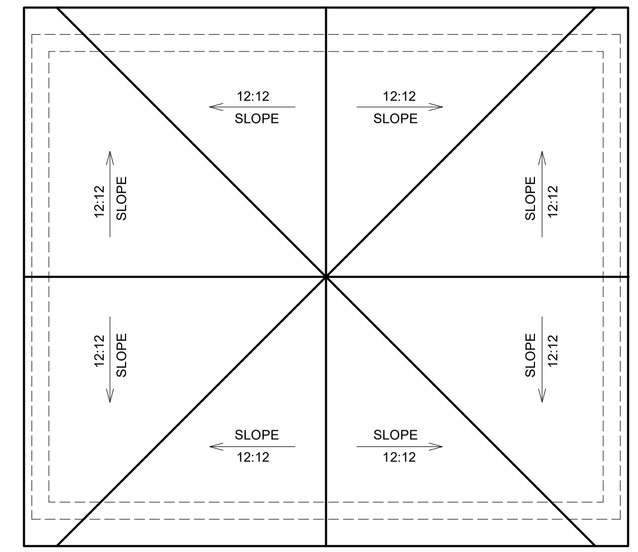
Sheet Title

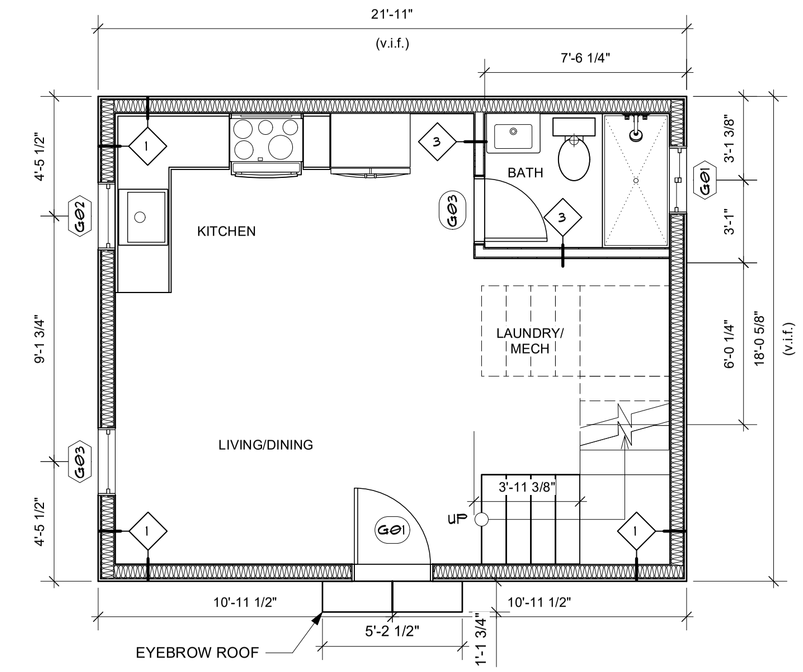
Floor Plans

Sheet No.

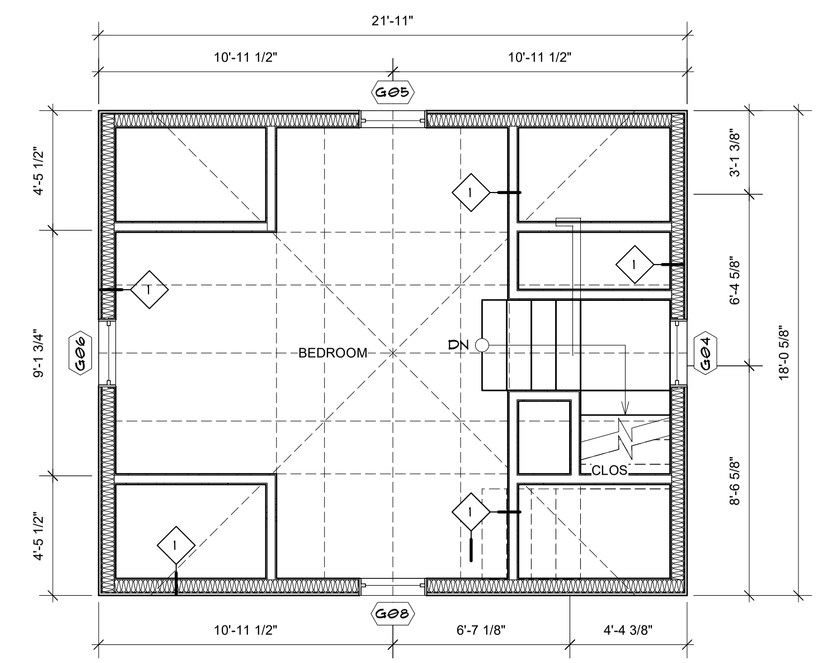
A1.1



3 Roof Plan
Scale: 1/4" = 1'-0"



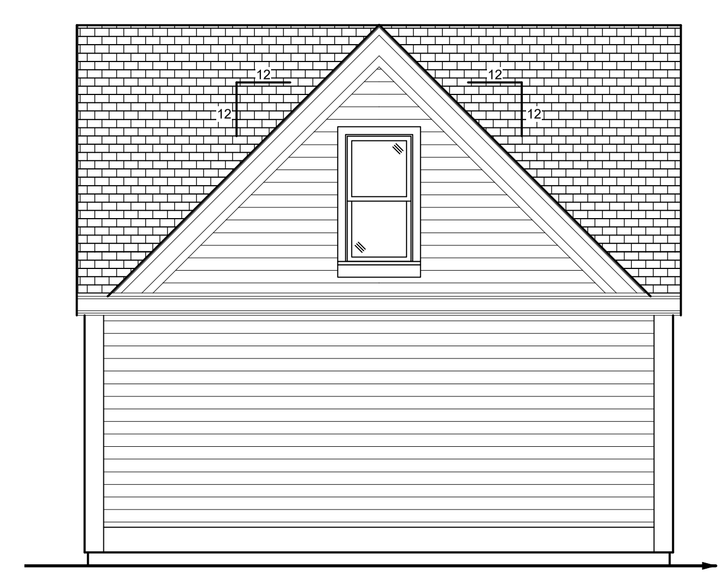
1 Floor Plan: First Floor
Scale: 1/4" = 1'-0"
FACING MAIN HOUSE



2 Floor Plan: Second Floor
Scale: 1/4" = 1'-0"

7 Left Side Elevation
Scale: 1/4" = 1'-0"

6 Back Elevation
Scale: 1/4" = 1'-0"



5 Right Side Elevation
Scale: 1/4" = 1'-0"

4 Front Elevation
Scale: 1/4" = 1'-0"
FACING MAIN HOUSE

1

JARVIS
DRAFTING & DESIGN

2-1/2 STORY SINGLE FAMILY RESIDENCE REMODEL

62 ELMWOOD ST SOMMERVILLE, MA

Project Title

Designer

Jarvis Drafting & Design
11 Middlesex Ave, Unit 6
Wilmington, MA 01887

Consultant

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Date
May 2025

Reviewed By

Project ID

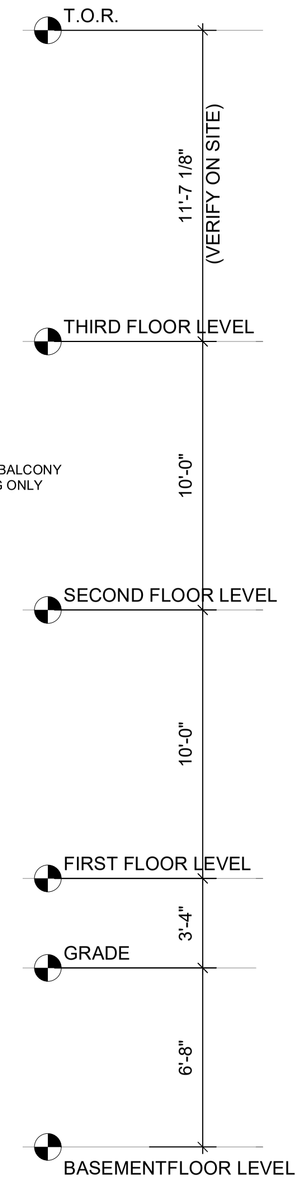
Sheet Title

Garage Conversion Plans

Sheet No.

A1.2

2 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

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

3 BACK ELEVATION
Scale: 1/4" = 1'-0"

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Project Title

2-1/2 STORY SINGLE FAMILY RESIDENCE REMODEL

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Project Manager

Drawn By

Date
May 2025

Reviewed By

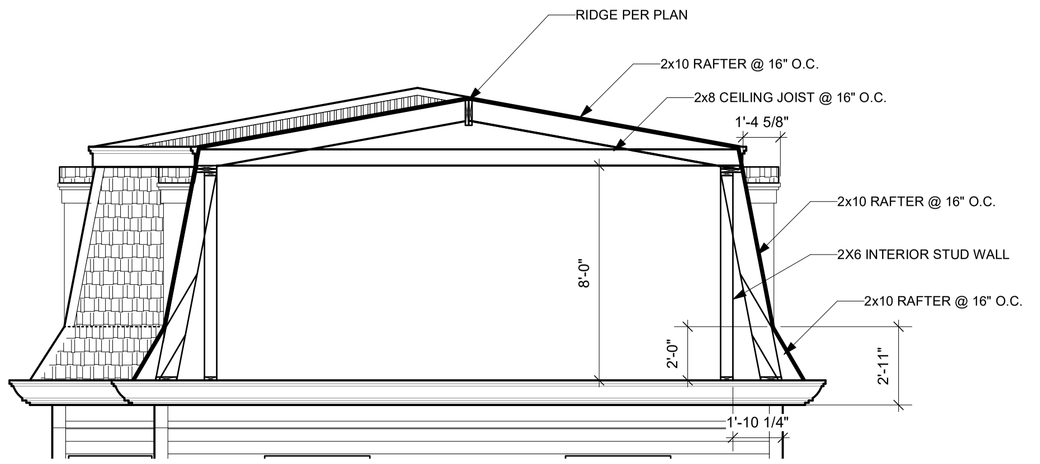
Project ID

Sheet Title

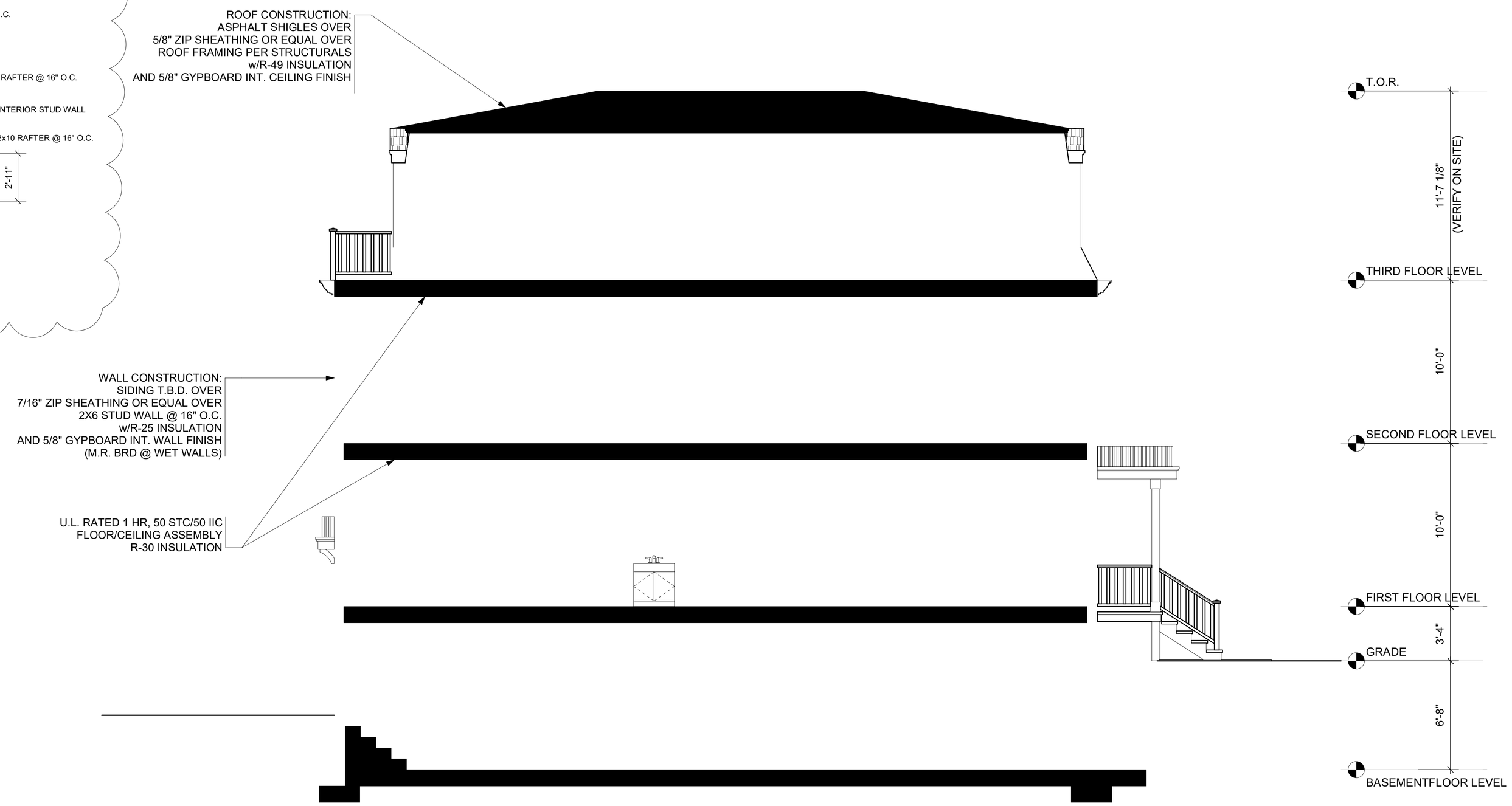
Elevations

Sheet No.

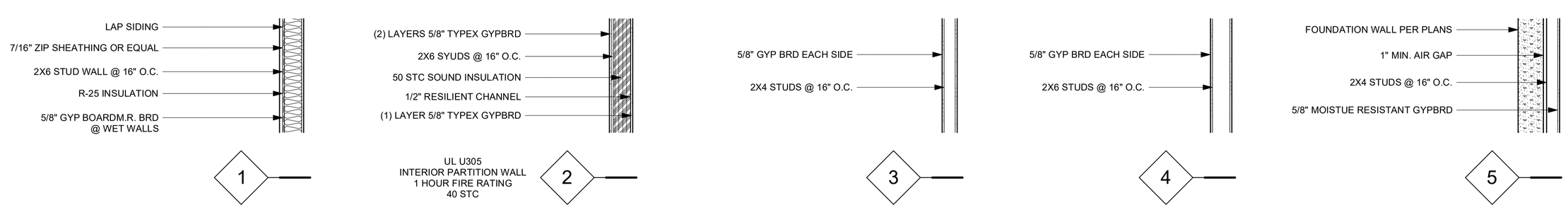
A2.0



3 PARTIAL MANSARD ROOF FRAMING
Scale: 1/4" = 1'-0"



1 BUILDING SECTION
Scale: 1/4" = 1'-0"



2 WALL TYPES
Scale: N.T.S.

JARVIS
DRAFTING & DESIGN

Project Title

2-1/2 STORY SINGLE FAMILY RESIDENCE REMODEL

62 ELMWOOD ST SOMMERVILLE, MA

Designer

Jarvis Drafting & Design
11 Middlesex Ave, Unit 6
Wilmington, MA 01887

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Project Manager

Drawn By

Date
May 2025

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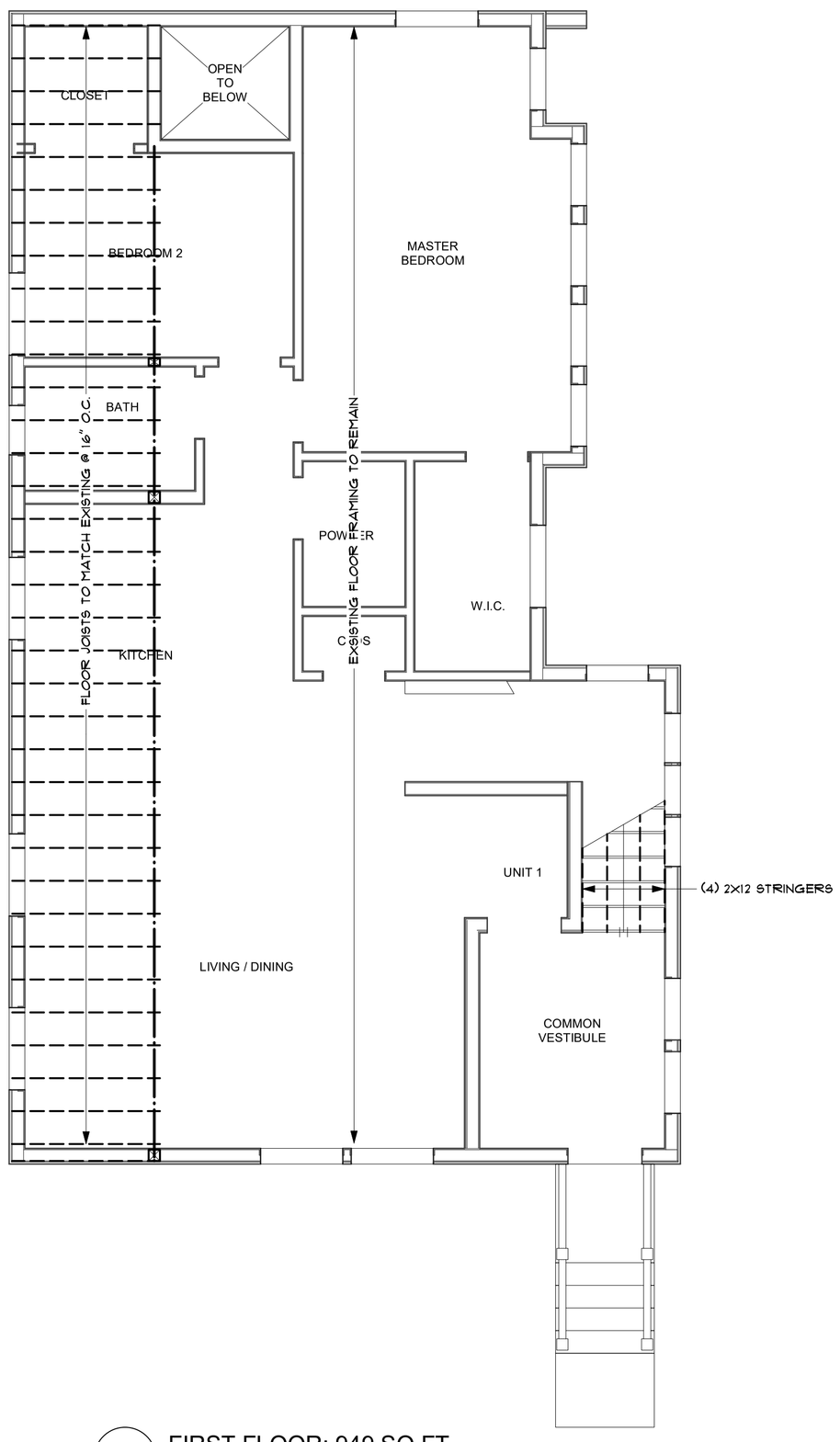
Project ID

Sheet Title

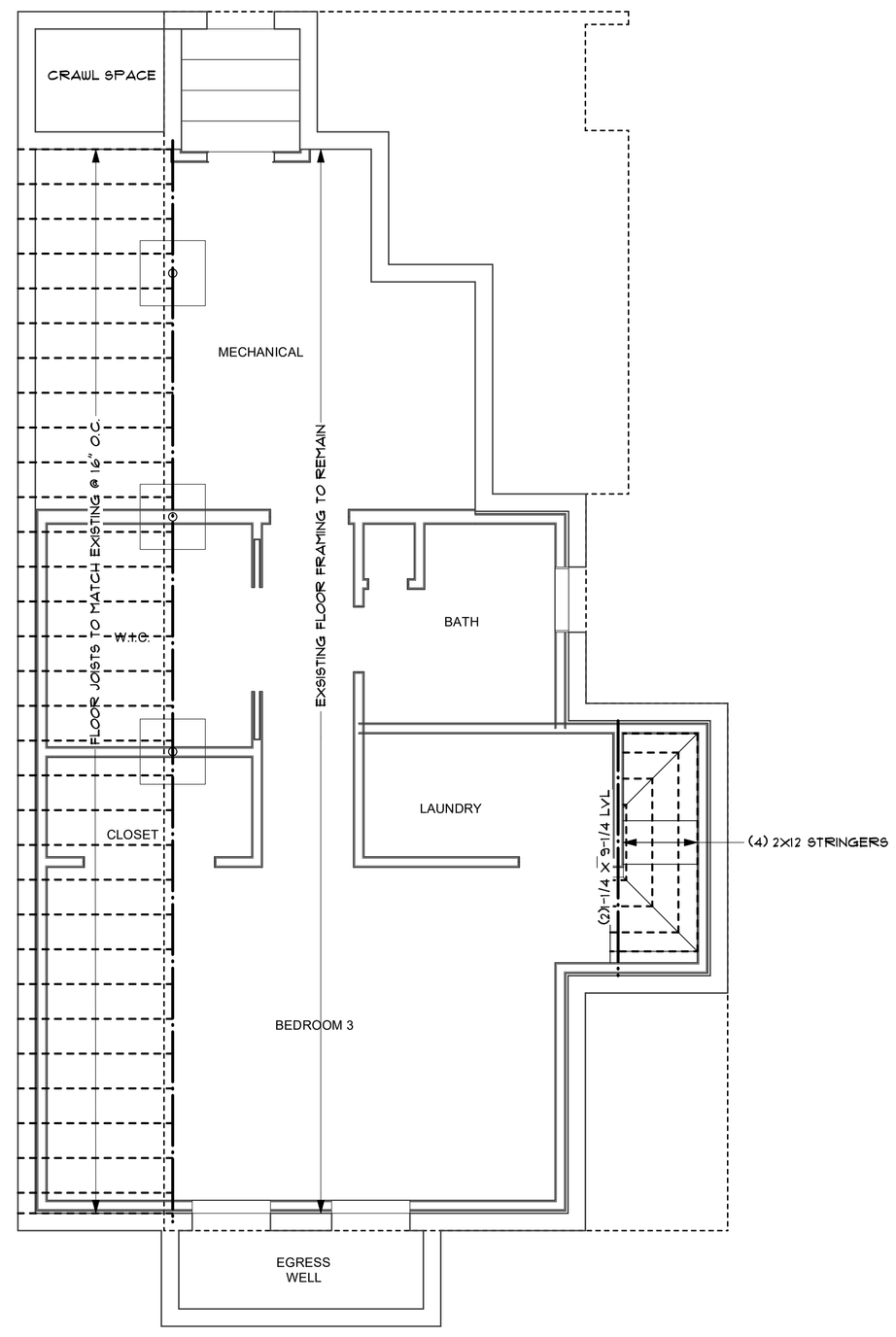
Building Sections

Sheet No.

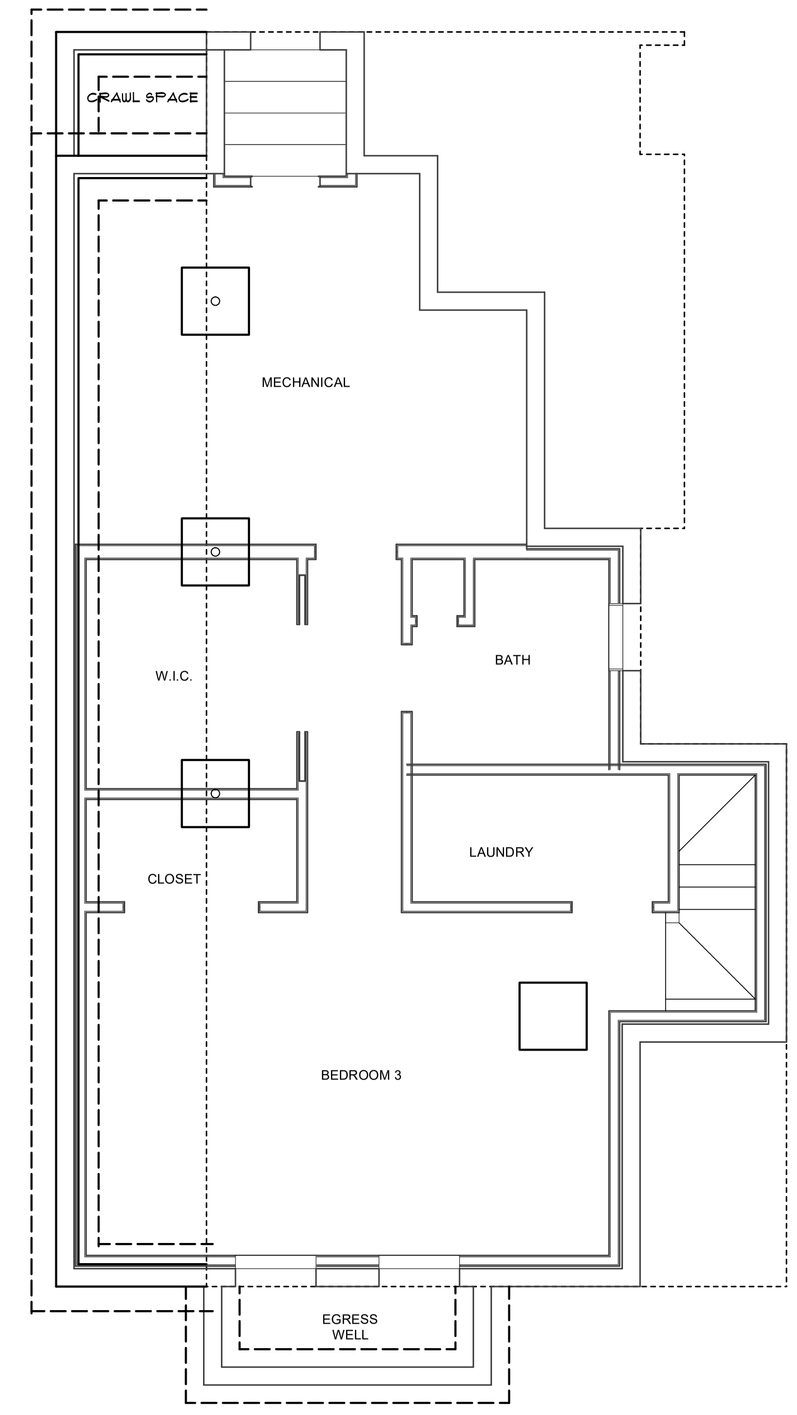
A2.1



4 FIRST FLOOR: 949 SQ FT
Scale: 1/4" = 1'-0"



3 FLOOR FRAMING: FIRST FLOOR
Scale: 1/4" = 1'-0"



1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

JARVIS
DRAFTING & DESIGN

2-1/2 STORY SINGLE FAMILY RESIDENCE REMODEL

62 ELMWOOD ST SOMMERVILLE, MA

Project Title

Designer

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11 Middlesex Ave, Unit 6
Wilmington, MA 01887

Consultant

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NO.	DATE	ISSUE NOTE
B	5/19/2025	FOR PERMIT
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Project Manager | Drawn By

Date: May 2025 | Reviewed By

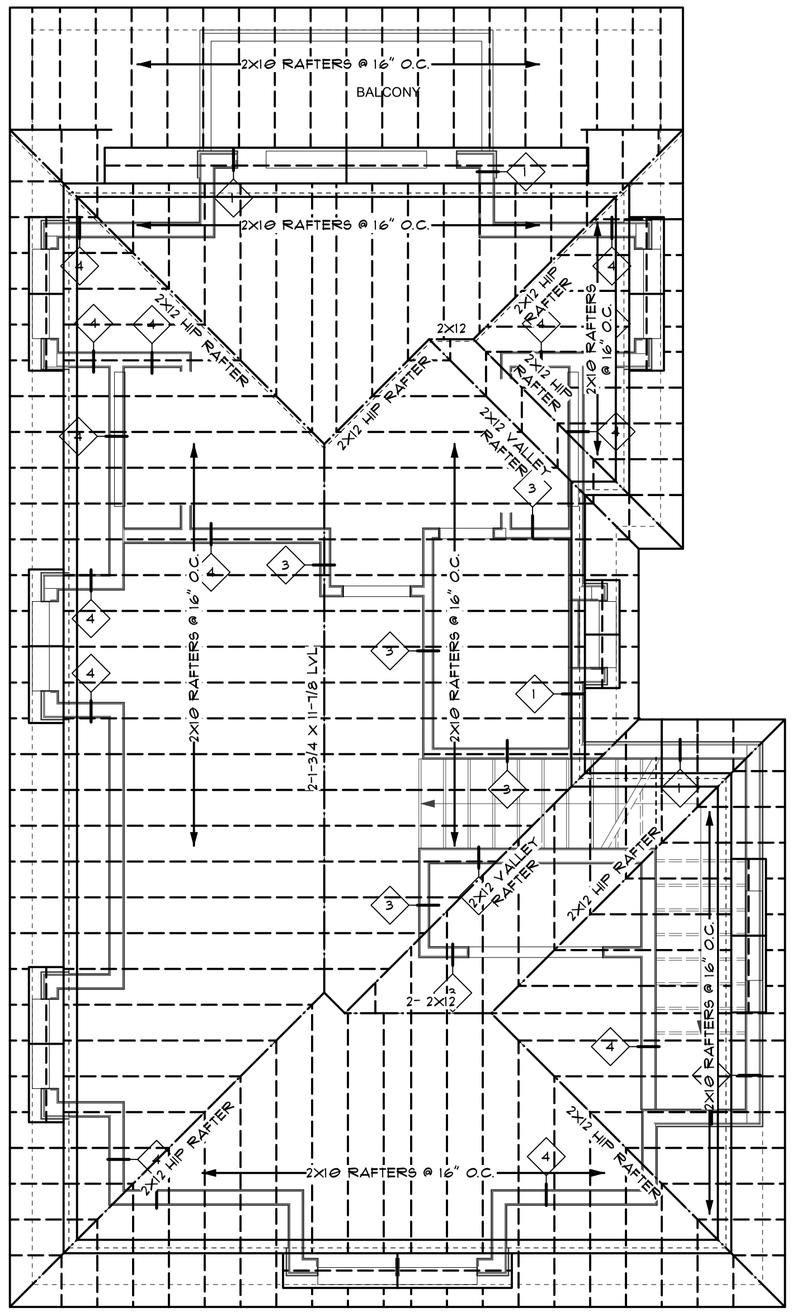
Project ID

Sheet Title

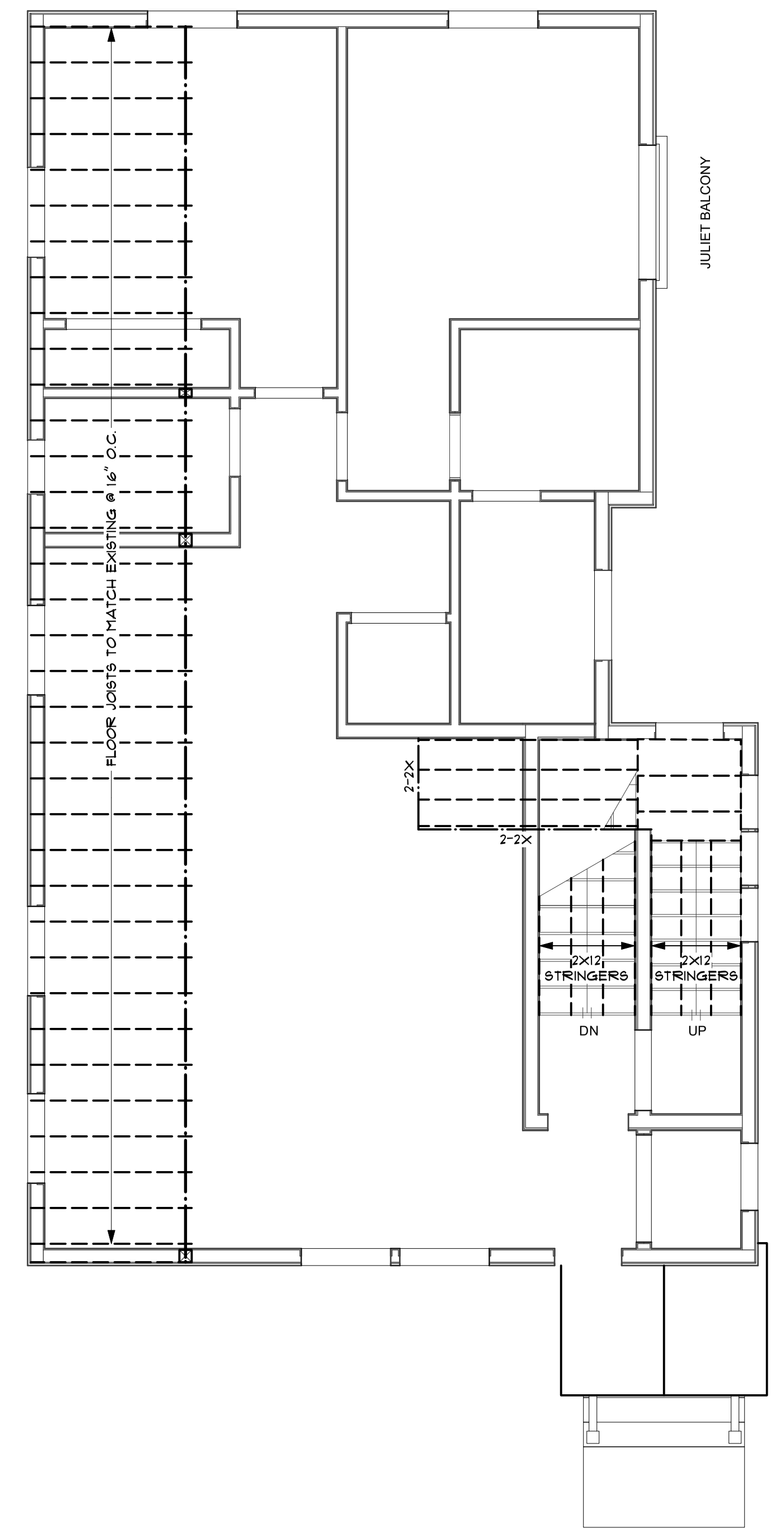
Framing Plans

Sheet No.

A3.1



4 ROOF FRAMING PLAN
Scale: 1/4" = 1'-0"



3 FLOOR FRAMING PLAN: SECOND FLOOR
Scale: 1/4" = 1'-0"

JARVIS
DRAFTING & DESIGN

Project Title

2-1/2 STORY SINGLE FAMILY RESIDENCE REMODEL

62 ELMWOOD ST SOMMERVILLE, MA

Designer

Jarvis Drafting & Design
11 Middlesex Ave, Unit 6
Wilmington, MA 01887

Consultant

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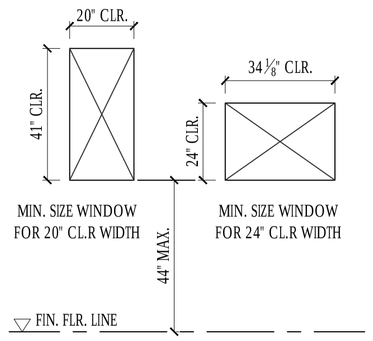
Framing Plans

Sheet No.

A3.2

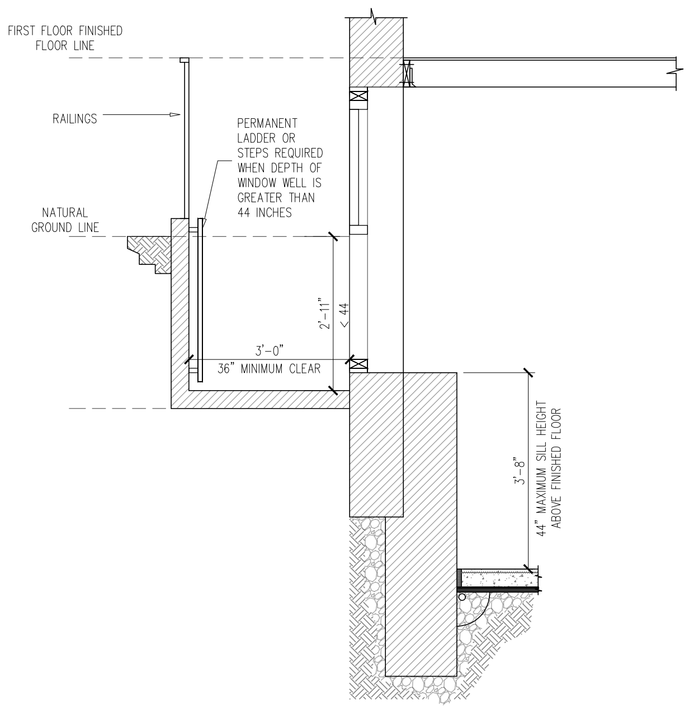
EMERGENCY ESCAPE
& RESCUE WINDOW

OPENABLE AREA = 5.7 SQ. FT.



NOTES:
EGRESS WINDOWS

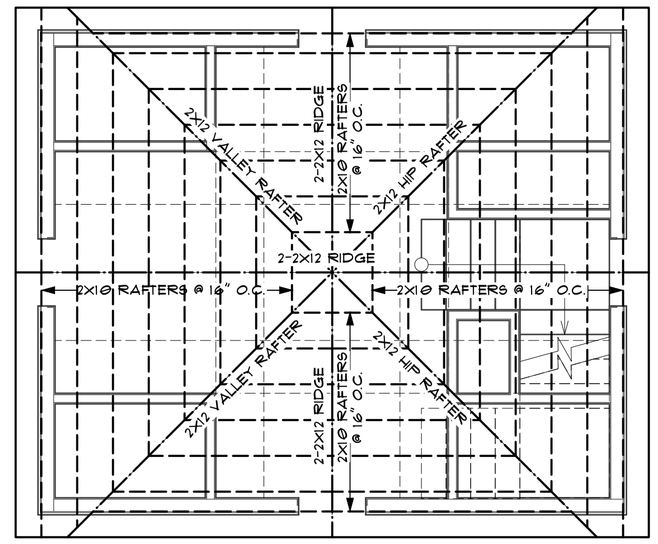
1. EGRESS WINDOWS MUST NOT INFRINGE IN THE SIDE SETBACK
2. EGRESS WINDOWS MUST BE PRESENT IN EACH BEDROOM OF EACH DWELLING UNIT
3. THE MINIMUM DIMENSIONS REQUIRED ARE REFLECTED IN DETAILS BELOW. GENERAL CONTRACTOR MUST COMPLY WITH IRC 2015 WITH MA AMENDMENTS.



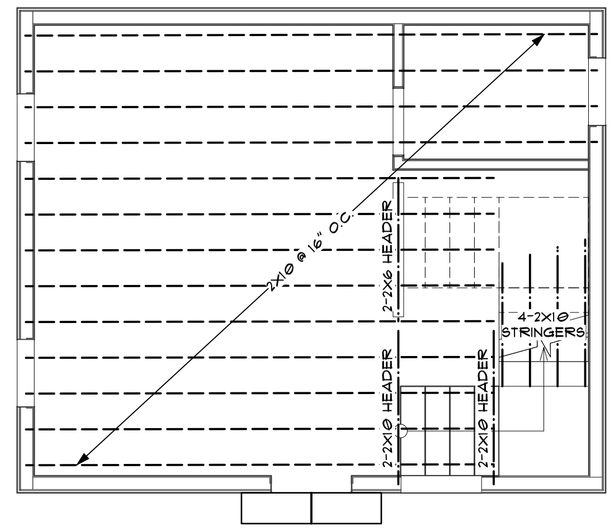
R310.2 WINDOW WELLS.
THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET (0.9 M2), WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.2.1 SHALL BE PERMITTED TO ENCROACH A MAXIMUM OF 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

R310.2.1 LADDER AND STEPS.
WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311.7 AND R311.8. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES (305 MM), SHALL PROJECT AT LEAST 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

3 WINDOW WELL DETAIL
Scale: 1/4" = 1'-0"



2 Roof Plan
Scale: 1/4" = 1'-0"



1 Floor Framing Plan
Scale: 1/4" = 1'-0"

JARVIS
DRAFTING & DESIGN

Project Title

2-1/2 STORY SINGLE FAMILY RESIDENCE REMODEL

62 ELMWOOD ST SOMMERVILLE, MA

Designer

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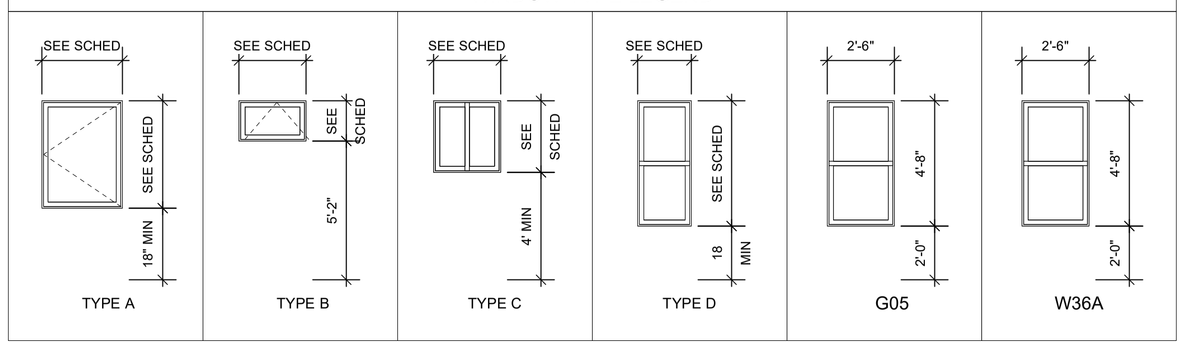
Sheet Title

Garage Framing Plans

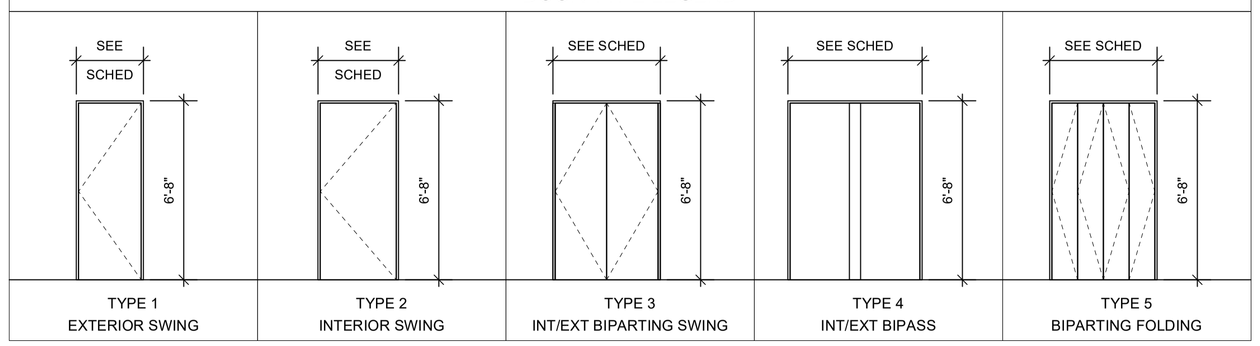
Sheet No.

A3.3

WINDOW TYPE LEGEND



DOOR TYPE LEGEND



Window Schedule

Mark		Nominal Size		Window Style			Glass	Openings			Window Data		Accessories	Comments
		O.A. Width	O.A. Height	Configuration	Muntin Pattern	TYPE		Egress Win	RO Width	RO Height	Mfr	Model No.		
B	01	3'0"	4'0"	Casement	Colonial	A		YES	3'0"	4'0"				
B	02	3'0"	4'0"	Casement	Colonial	A		YES	3'0"	4'0"				
B	03	2'6"	1'6"	Awning	Colonial	B	TEMPERED		2'6"	1'6"				
G	01	2'6"	2'6"	Horizontal Slider	Colonial	C	TEMPERED		2'6"	2'6"				
G	02	2'6"	3'0"	Double Hung	Colonial	D			2'6"	3'0"				
G	03	2'6"	4'8"	Double Hung	Colonial	D			2'6"	4'8"				
G	04	2'6"	4'8"	Double Hung	Colonial	D			2'6"	4'8"				
G	05	2'6"	4'8"	Double Hung	Colonial	D			2'6"	4'8"				
G	06	2'6"	4'8"	Double Hung	Colonial	D			2'6"	4'8"				
G	07	2'6"	4'8"	Double Hung	Colonial	D			2'6"	4'8"				
G	08	2'6"	4'8"	Double Hung	Colonial	D		YES	2'6"	4'8"				
W	01	2'6"	2'8"	Horizontal Slider	Colonial	C			2'6"	2'8"				
W	02	2'6"	2'8"	Horizontal Slider	Colonial	C			2'6"	2'8"				
W	03	2'0"	4'8"	Double Hung	Colonial	D			2'0"	4'8"				
W	04	2'0"	4'8"	Double Hung	Colonial	D			2'0"	4'8"				
W	05	2'0"	4'8"	Double Hung	Colonial	D			2'0"	4'8"				
W	06	2'6"	4'8"	Double Hung	Colonial	D			2'6"	4'8"				
W	08	3'4"	4'8"	Double Hung	Colonial	D			3'4"	4'8"				
W	09	2'6"	4'8"	Double Hung	Colonial	D			2'6"	4'8"				
W	10	2'6"	4'8"	Double Hung	Colonial	D			2'6"	4'8"				
W	11	2'6"	4'8"	Double Hung	Colonial	D			2'6"	4'8"				
W	12	2'6"	4'8"	Double Hung	Colonial	D			2'6"	4'8"				
W	13	2'6"	4'8"	Double Hung	Colonial	D			2'6"	4'8"				
W	14	3'4"	4'8"	Double Hung	Colonial	D		YES	3'4"	4'8"				
W	15	3'4"	4'8"	Double Hung	Colonial	D		YES	3'4"	4'8"				
W	16	2'0"	3'0"	Double Hung	Colonial	D	TEMPERED		2'0"	3'0"				
W	17	3'4"	3'0"	Double Hung	Colonial	D			3'4"	3'0"				
W	18	3'4"	4'8"	Double Hung	Colonial	D			3'4"	4'8"				
W	19	3'4"	4'8"	Double Hung	Colonial	D			3'4"	4'8"				
W	20	3'4"	4'8"	Double Hung	Colonial	D			3'4"	4'8"				
W	21	3'4"	4'8"	Double Hung	Colonial	D			3'4"	4'8"				
W	22	2'6"	2'8"	Horizontal Slider	Colonial	C			2'6"	2'8"				
W	23	2'0"	5'8"	Double Hung	Colonial	D			2'0"	5'8"				
W	24	2'0"	5'8"	Double Hung	Colonial	D			2'0"	5'8"				
W	25	2'0"	5'8"	Double Hung	Colonial	D			2'0"	5'8"				
W	26	2'6"	4'8"	Double Hung	Colonial	D			2'6"	4'8"				
W	27	3'4"	3'4"	Casement	Colonial	A			3'4"	3'4"				
W	28	3'4"	4'8"	Double Hung	Colonial	D		YES	3'4"	4'8"				
W	29	3'4"	4'8"	Double Hung	Colonial	D		YES	3'4"	4'8"				
W	30	3'4"	6'0"	Double Hung	Colonial	D			3'4"	6'0"				
W	31	2'0"	3'0"	Casement	Colonial	A	TEMPERED		2'0"	3'0"				
W	32	3'4"	3'0"	Casement	Colonial	A			3'4"	3'0"				
W	33	3'4"	5'8"	Double Hung	Colonial	D			3'4"	5'8"				
W	34	3'4"	5'8"	Double Hung	Colonial	D			3'4"	5'8"				
W	35	3'4"	4'8"	Double Hung	Colonial	D			3'4"	4'8"				
W	36	3'4"	4'8"	Double Hung	Colonial	D			3'4"	4'8"				
W	37	3'4"	4'8"	Double Hung	Colonial	D			3'4"	4'8"				
W	38	2'6"	3'4"	Double Hung	Colonial	D			2'6"	3'4"				
W	39	3'4"	4'8"	Double Hung	Colonial	D			3'4"	4'8"				
W	40	3'4"	4'8"	Double Hung	Colonial	D			3'4"	4'8"				
W	41	3'4"	3'4"	Double Hung	Colonial	D			3'4"	3'4"				
W	42	3'4"	4'8"	Double Hung	Colonial	D			3'4"	4'8"				
W	43	2'11"	4'8"	Double Hung	Colonial	D			2'11"	4'8"				
W	44	2'11"	4'8"	Double Hung	Colonial	D			2'11"	4'8"				

Door Schedule

Mark		Nominal Size			Door Style			Openings		Door Data		Accessories	Comments
		Width	Height	Thickness	Configuration	Slab Style	Glaz. Style	RO Width	RO Height	Mfr	Model No.		
D	01	2'6"	6'8"	1 1/2"	Swing	Solid	None	2'7"	6'8 1/2"				
G	01	3'0"	6'8"	1 1/2"	Swing	Solid	None	3'0"	6'8"				
D	02	2'6"	6'8"	1 1/2"	Swing	Solid	None	2'7"	6'8 1/2"				
G	02	5'0"	6'8"	1 1/2"	Folding	Solid	None	5'0"	6'8"				
D	03	3'0"	6'8"	1 1/2"	Swing	Solid	None	3'0"	6'8"				
G	03	2'6"	6'8"	1 1/2"	Swing	Solid	None	2'7"	6'8 1/2"				
D	04	4'0"	6'8"	1 1/2"	Pocket	Solid	None	4'0"	6'8"				
G	04	4'0"	6'8"	1 1/2"	Sliding	Solid	None	4'0"	6'8"				
D	05	2'6"	6'8"	1 1/2"	Swing	Solid	None	2'6"	6'8"				
D	06	1'6"	6'8"	1 1/2"	Swing	Solid	None	1'6"	6'8"				
D	07	5'0"	6'8"	1 1/2"	Sliding	Solid	None	5'0"	6'8"				
~~D~~	~~08~~	~~2'0"~~	~~6'8"~~	~~1 1/2"~~	~~Swing~~	~~Solid~~	~~None~~	~~2'0"~~	~~6'8"~~				
D	09	3'0"	6'8"	1 1/2"	Folding	Solid	None	3'0"	6'8"				
D	10	3'0"	6'8"	1 1/2"	Swing	Glass	None	3'0"	6'8"				
D	11	3'0"	6'8"	1 1/2"	Swing	Solid	None	3'0"	6'8"				
D	12	2'6"	6'8"	1 1/2"	Swing	Solid	None	2'6"	6'8"				
D	13	2'6"	6'8"	1 1/2"	Swing	Solid	None	2'6"	6'8"				
D	14	2'6"	6'8"	1 1/2"	Swing	Solid	None	2'6"	6'8"				
D	15	2'6"	6'8"	1 1/2"	Swing	Solid	None	2'6"	6'8"				
D	16	2'6"	6'8"	1 1/2"	Swing	Solid	None	2'6"	6'8"				
D	17	2'6"	6'8"	1 1/2"	Swing	Solid	None	2'6"	6'8"				
D	18	4'0"	6'8"	1 1/2"	Folding	Solid	None	4'0"	6'8"				
D	19	3'0"	6'8"	1 1/2"	Swing	Solid	None	3'0"	6'8"				
D	20	3'0"	6'8"	1 1/2"	Swing	Solid	None	3'0"	6'8"				
D	21	4'0"	6'8"	1 1/2"	Swing	Solid	None	4'0"	6'8"				
D	22	3'6"	6'8"	1 1/2"	Swing	Solid	None	3'6"	6'8"				
D	23	2'6"	6'8"	1 1/2"	Swing	Solid	None	2'6"	6'8"				
D	24	2'6"	6'8"	1 1/2"	Swing	Solid	None	2'6"	6'8"				
D	25	2'6"	6'8"	1 1/2"	Swing	Solid	None	2'6"	6'8"				
D	26	2'6"	6'8"	1 1/2"	Swing	Solid	None	2'6"	6'8"				
D	27	5'0"	6'8"	1 1/2"	Sliding	Solid	None	5'0"	6'8"				
D	28	5'0"	6'8"	1 1/2"	Sliding	Glass	None	5'0"	6'8"				
D	29	5'0"	6'8"	1 1/2"	Folding	Solid	None	5'1"	6'8 1/2"				
D	30	2'6"	6'8"	1 1/2"	Swing	Solid	None	2'7"	6'8 1/2"				
D	31	2'6"	6'8"	1 1/2"	Swing	Solid	None	2'7"	6'8 1/2"				
D	32	5'0"	6'8"	1 1/2"	Sliding	Solid	None	5'1"	6'8 1/2"				
D	33	5'0"	6'8"	1 1/2"	Sliding	Solid	None	5'1"	6'8 1/2"				
D	34	6'0"	6'8"	1 1/2"	Sliding	Glass	None	6'1"	6'8 1/2"				

JARVIS
DRAFTING & DESIGN

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Drawn By

Date
May 2025

Reviewed By

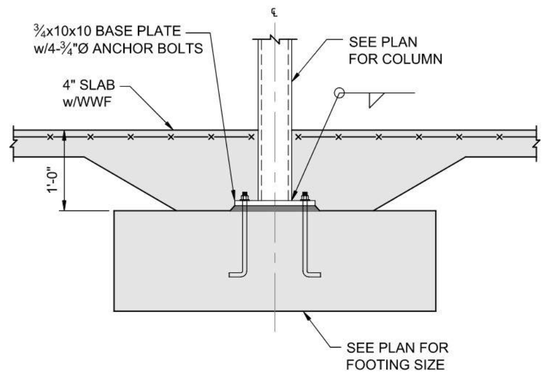
Project ID

Sheet Title

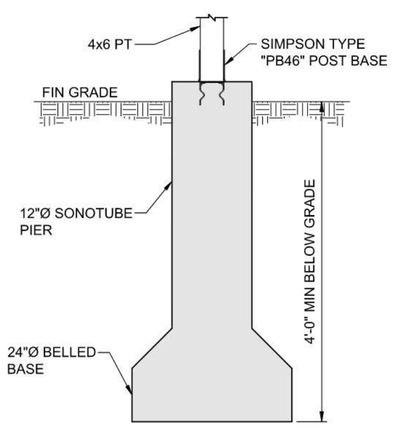
Door/Window Schedule

Sheet No.

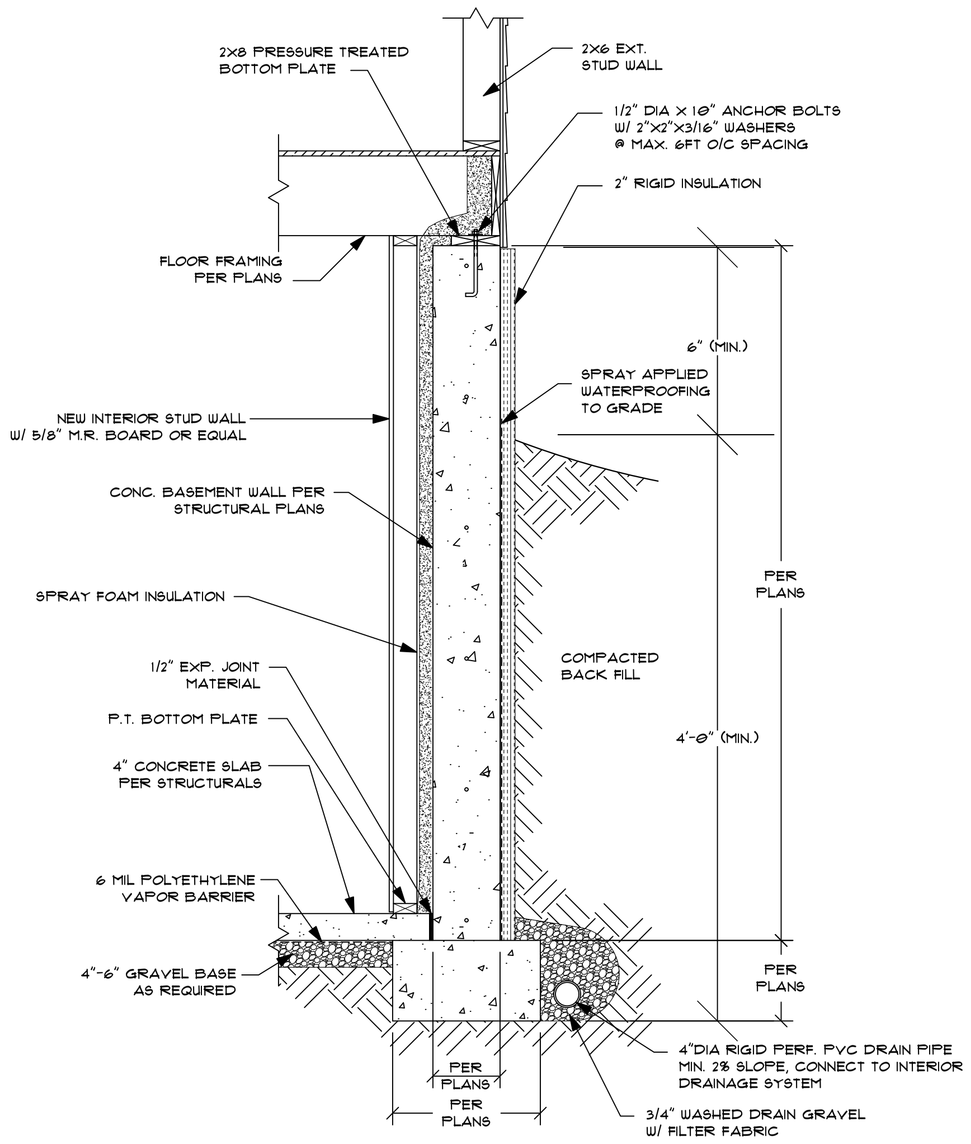
A4.1



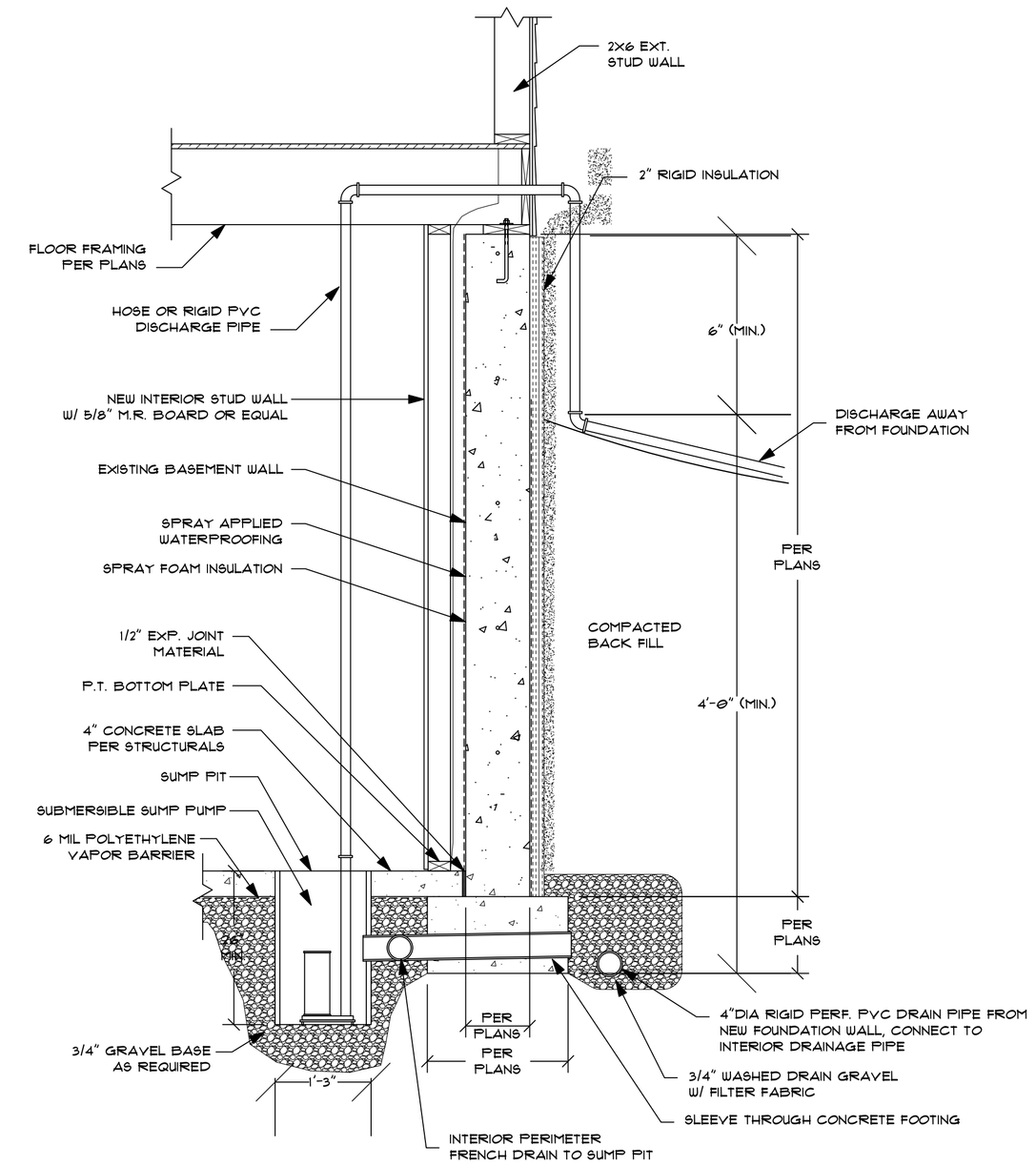
3 INTERNAL POST FOOTING DETAIL
Scale: 3/4" = 1'-0"



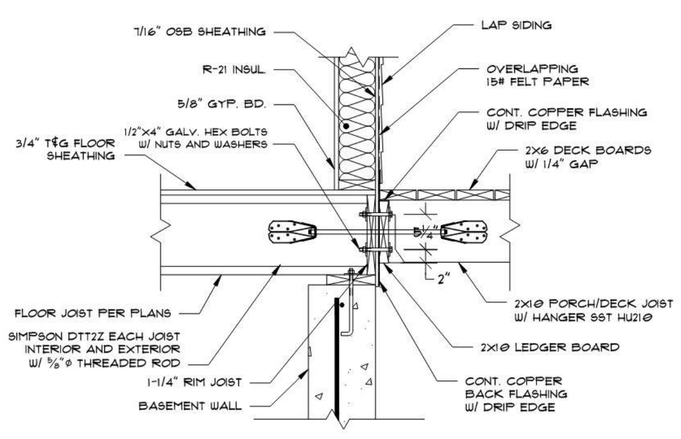
4 BELL FOOTING DETAIL
Scale: 3/4" = 1'-0"



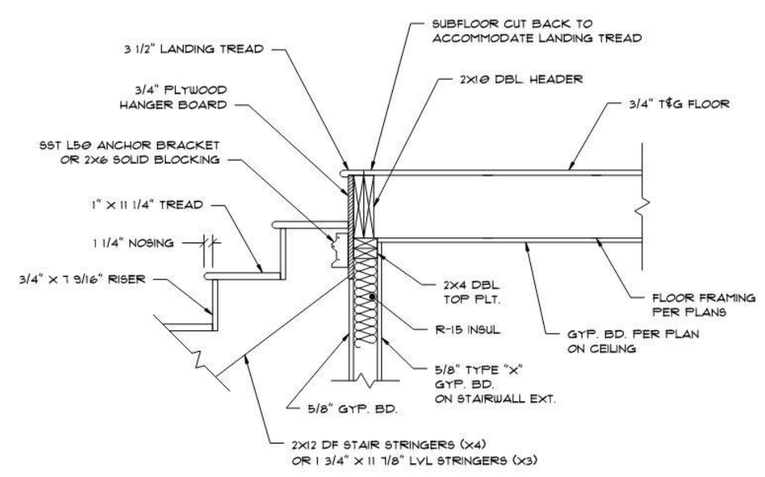
2 NEW FOUNDATION WALL DETAIL
Scale: 3/4" = 1'-0"



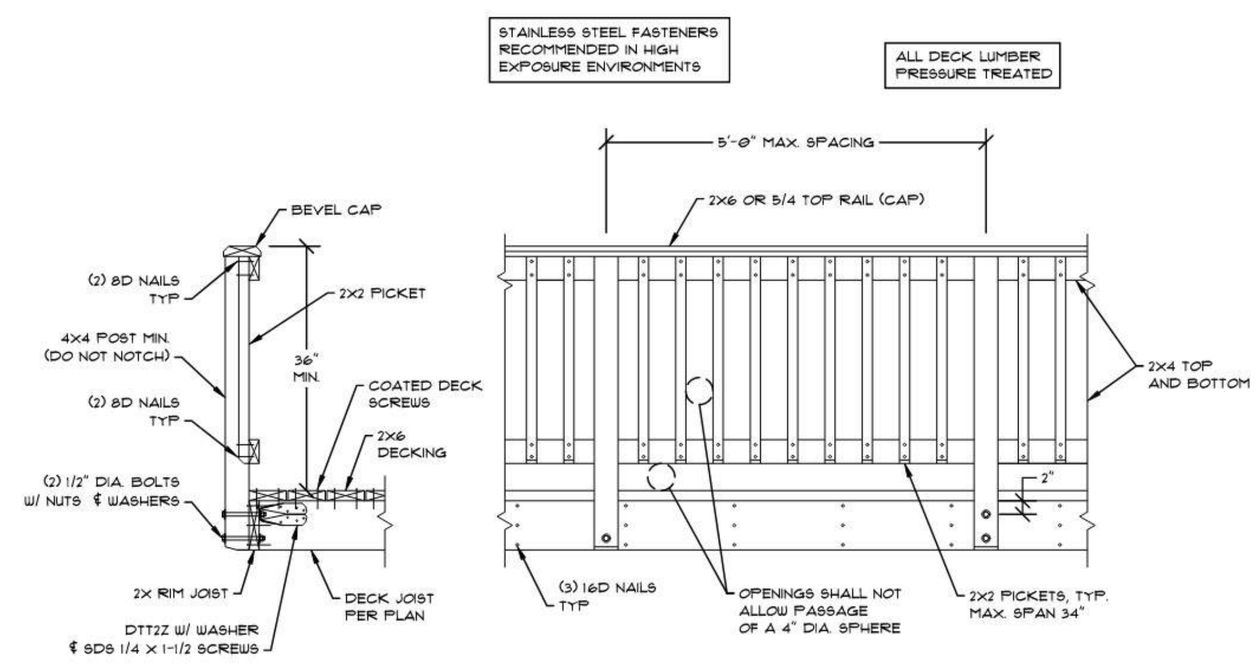
1 EXISTING PERIMETERE WALL DRAINAGE DETAIL
Scale: 3/4" = 1'-0"



7 DECK CONNECTION DETAIL
Scale: 3/4" = 1'-0"



6 STAIR FRAMING DETAIL
Scale: 3/4" = 1'-0"



5 DECK RAILING DETAILS
Scale: 3/4" = 1'-0"

JARVIS
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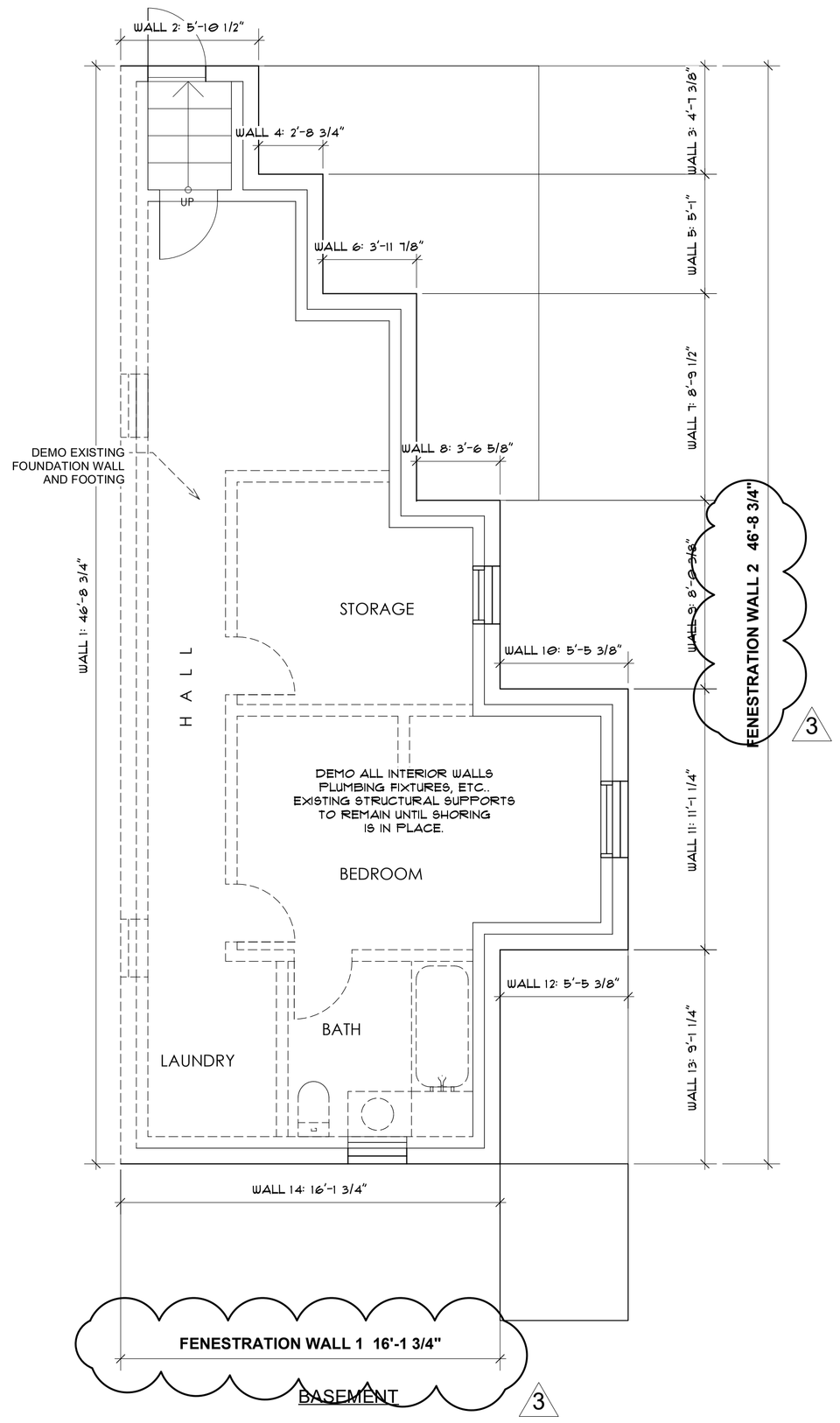
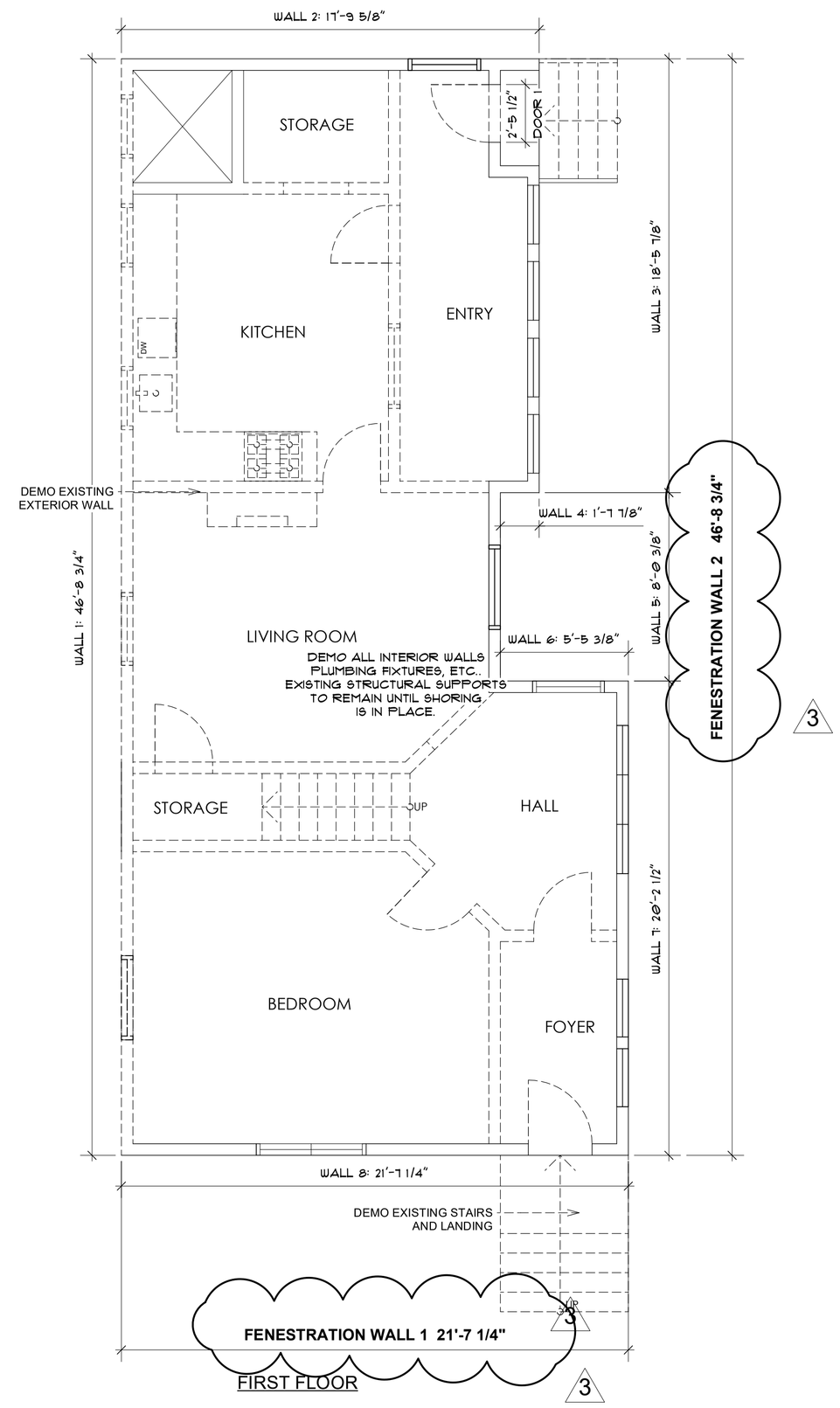
Sheet Title

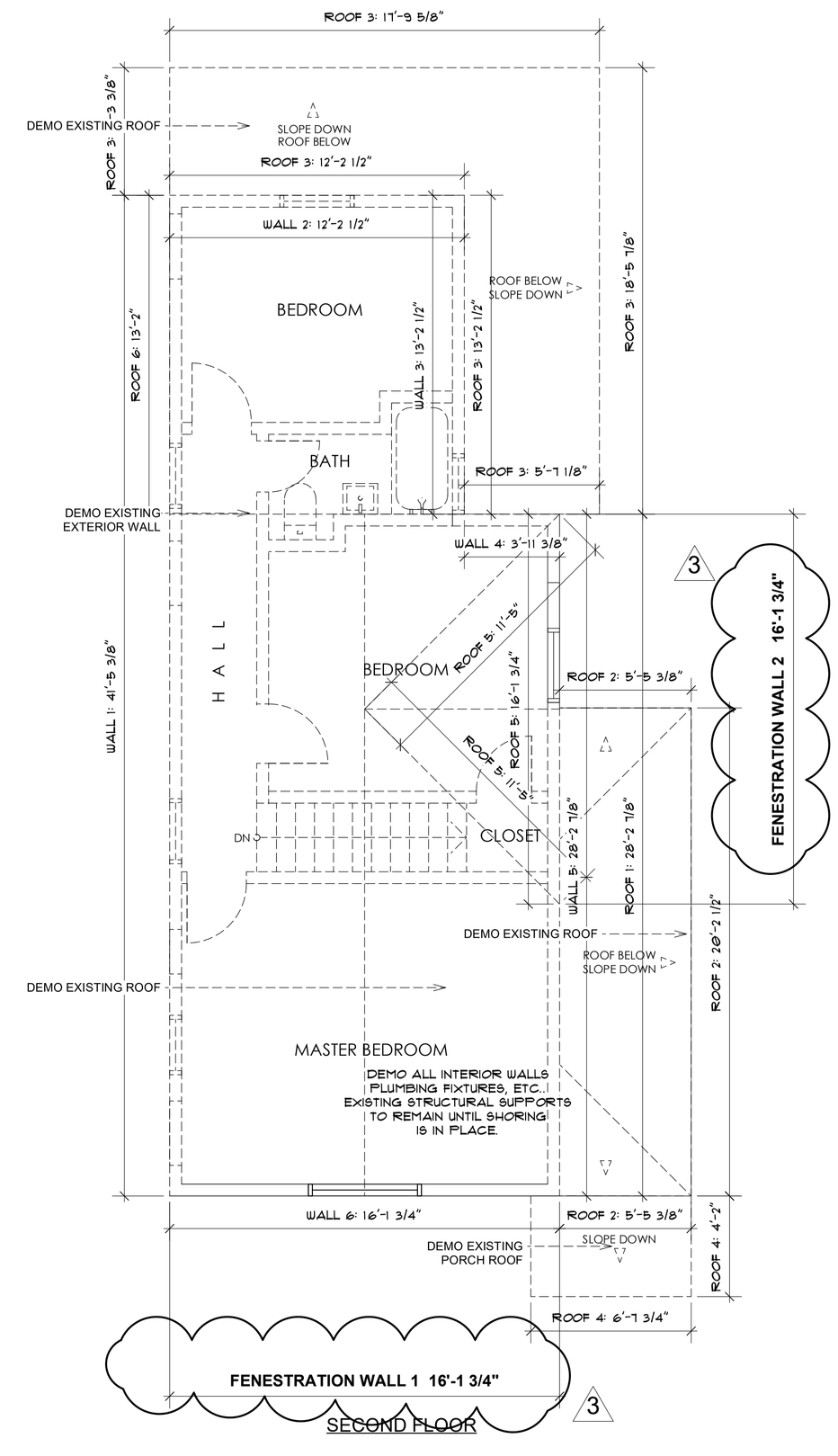
Details

Sheet No.

A5.1







FENESTRATION EQUATION: FENESTRATION % = (WINDOW AREA / WALL AREA) x 100

EXISTING FENESTRATION

WALL #	EXISTING WALL AREA SQ FT	TOTAL FENESTRATION	FENESTRATION PERCENTAGE
Basement			
1	72.01	2.88	4%
2	14.68	6.71	46%
Total Basement	**86.69**	**9.59**	**11%**
First Floor			
1	219.8	20.29	9%
2	483.52	121.49	25%
Total First Floor	**703.32**	**141.78**	**20%**
Second Floor			
1	161.72	20.29	13%
2	232.35	19.15	8%
Total Second Floor	**394.07**	**39.44**	**10%**
Attic Level			
1	76.63	0	0%
2	80.86	0	0%
Total Attic Level	**157.49**	**0**	**0%**
Total Proposed Fenestration	**1341.57**	**190.81**	**14%**

PROPOSED FENESTRATION

WALL #	WALL AREA SQ FT	TOTAL FENESTRATION	FENESTRATION PERCENTAGE
Basement			
1	90.65	6.5	7%
2	155.76	5.81	4%
Total Basement	**246.41**	**12.31**	**5%**
First Floor			
1	271.97	61.79	23%
2	467.29	112.19	24%
Total First Floor	**739.26**	**173.98**	**24%**
Second Floor			
1	271.97	33.1	12%
2	467.29	79.23	17%
Total Second Floor	**739.26**	**112.33**	**15%**
Attic Level			
1	50.47	33.1	66%
2	47.86	24.3	51%
Total Attic Level	**98.33**	**57.4**	**58%**
Total Proposed Fenestration	**1823.26**	**356.02**	**20%**

3

1 EXISTING / DEMO FLOOR PLANS
Scale: 1/4" = 1'-0"

WALL DEMO SUMMARY

WALL #	EXISTING WALL AREA SQ FT	REMOVED WALL AREA SQ FT	REMAINING WALL AREA SQ FT	PERCENT OF WALL
BASEMENT				
1	341.76	341.76	0	100%
2	46.96	0	46.96	0%
3	36.88	0	36.88	0%
4	21.76	0	21.76	0%
5	40.64	0	40.64	0%
6	31.84	0	31.84	0%
7	70.32	0	70.32	0%
8	28.4	0	28.4	0%
9	64.24	0	64.24	0%
10	83.68	0	83.68	0%
11	88.8	0	88.8	0%
12	132.8	0	132.8	0%
13	72.8	0	72.8	0%
14	129.12	0	129.12	0%
Total Basement	**1190**	**341.76**	**848.24**	29%
First Floor				
1	384.48	384.48	0	100%
2	160.2	0	160.2	0%
3	166.32	0	166.32	0%
4	14.85	0	14.85	0%
5	72.27	0	72.27	0%
6	48.96	0	48.96	0%
7	181.8	0	181.8	0%
8	194.4	0	21.6	0%
Total First Floor	**1223.28**	**384.48**	666	31%
Second Floor				
1	372.96	372.96	0	100%
2	109.8	109.8	0	100%
3	118.8	118.8	0	100%
4	35.46	35.46	0	100%
5	254.07	254.07	0	100%
6	16.14	0	16.14	0%
Total Second Floor	**2130.51**	**1275.57**	682.14	60%
Total Wall Demo	**4543.79**	**2001.81**	**2196.38**	**44%**

ROOF DEMO SUMMARY

ROOF #	EXISTING ROOF SQ FT	REMOVED ROOF SQ FT	REMAINING ROOF SQ FT	PERCENT OF ROOF
1	422.15	422.15	0	100%
2	160.29	160.29	0	100%
3	422.15	422.15	0	100%
4	160.29	160.29	0	100%
5	71.51	71.51	0	100%
6	119.46	119.46	0	100%
7	49.32	49.32	0	100%
8	51.66	51.66	0	100%
9	184.33	184.33	0	100%
10	39.45	39.45	0	100%
Total Roof Demo	**1680.61**	**1680.61**	**0**	100%

0% OF ROOFS REMAINING

TOTAL EXTERIOR SURFACE AREAS DEMOLISHED: 59%

JARVIS DRAFTING & DESIGN

2-1/2 STORY SINGLE FAMILY RESIDENCE REMODEL

62 ELMWOOD ST SOMMERVILLE, MA

Project Title

Designer
Jarvis Drafting & Design
11 Middlesex Ave, Unit 6
Wilmington, MA 01887

Consultant

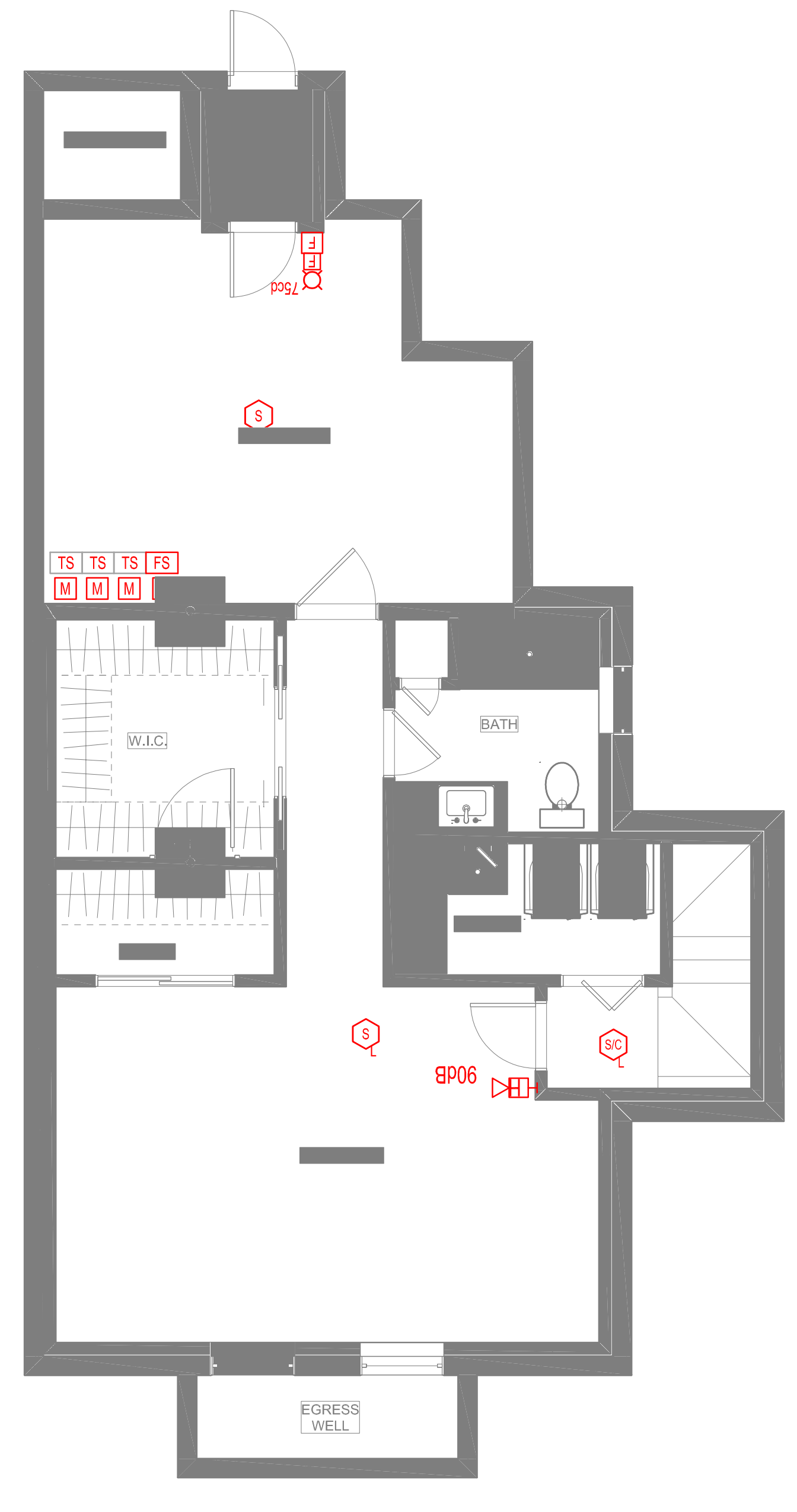
REV.	DATE	DESCRIPTION
3	7/31/25	PER ISD ZONING REVIEW
2	7/15/25	PER ISD ZONING REVIEW
1	6/5/25	PER ISD ZONING REVIEW

NO.	DATE	ISSUE NOTE
B	5/19/2025	FOR PERMIT
A	5/12/2025	FOR PERMIT

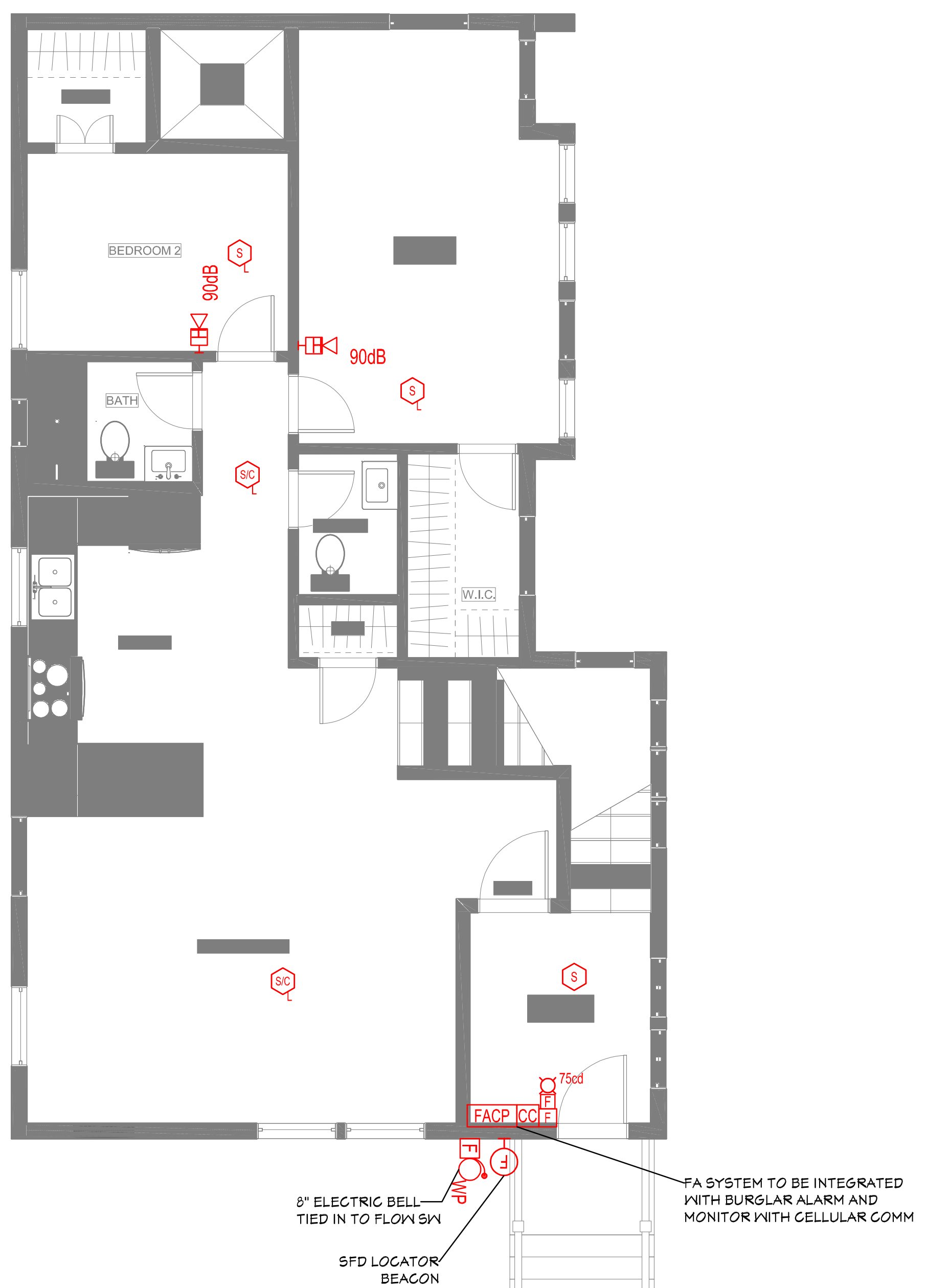
Project Manager
Drawn By
Date: May 2025
Reviewed By
Project ID

Sheet Title
Demo Floor Plans

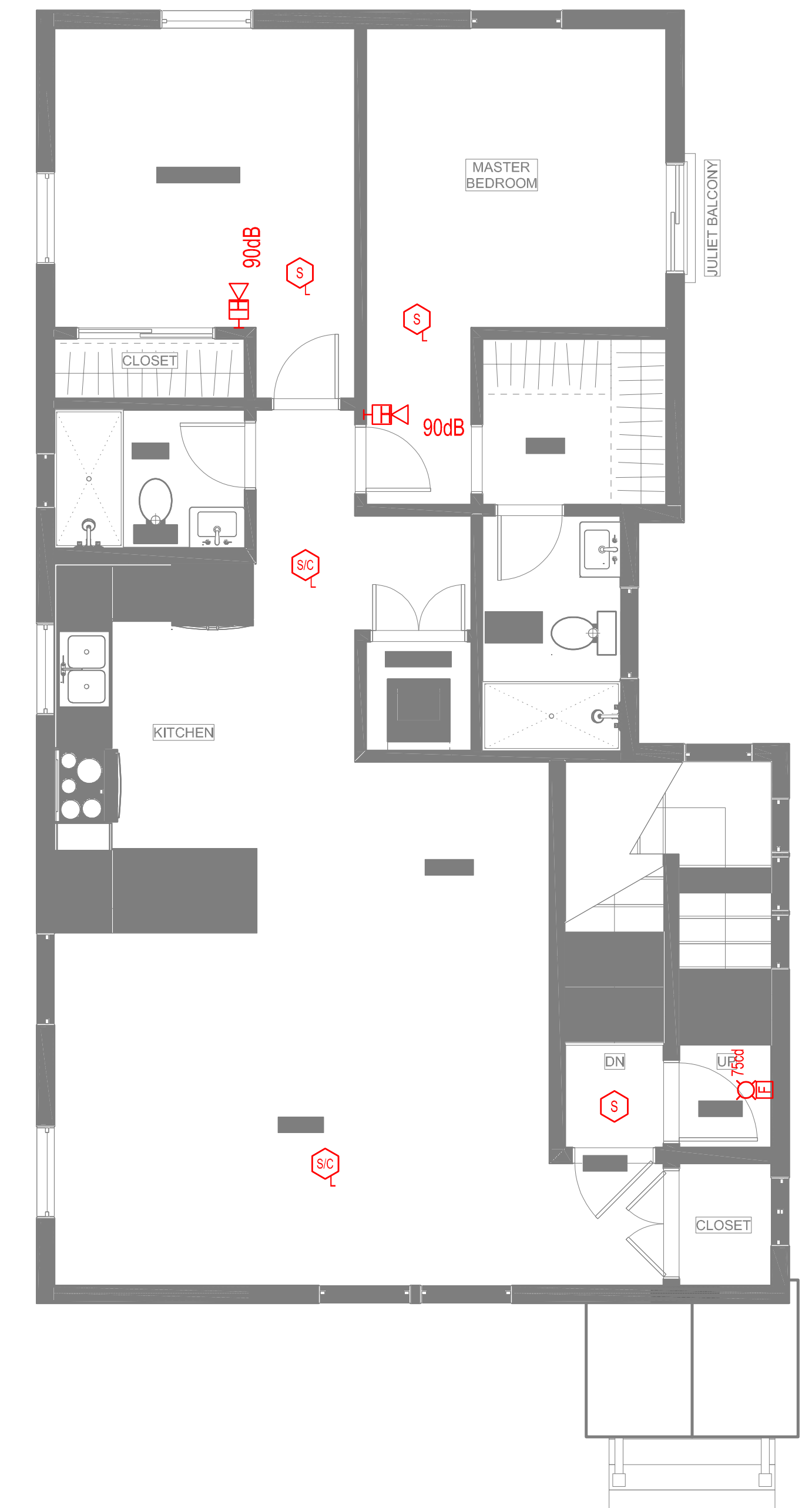
Sheet No.
D1.0



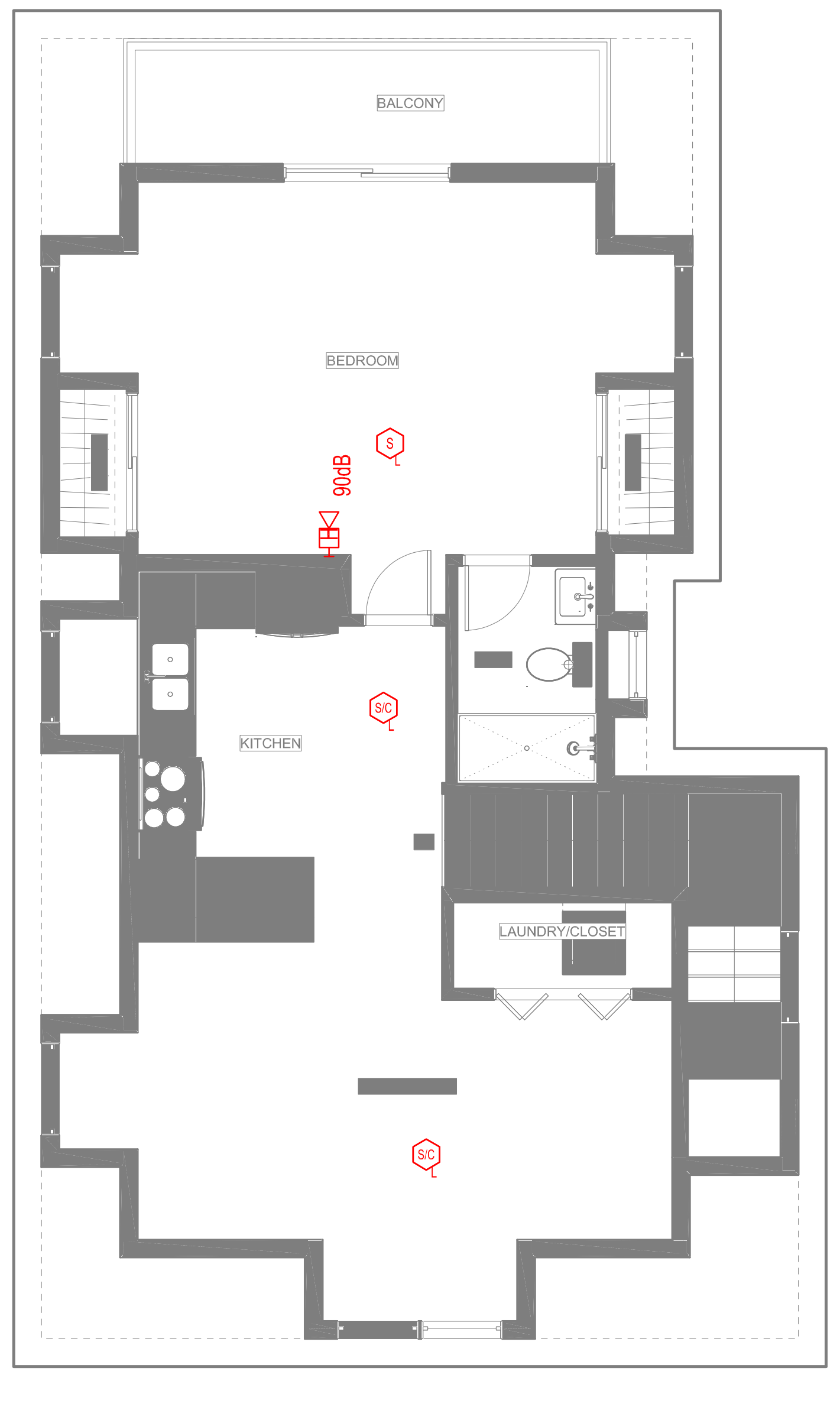
BASEMENT LEVEL FIRE ALARM LAYOUT
SCALE: 3/16" = 1'-0"



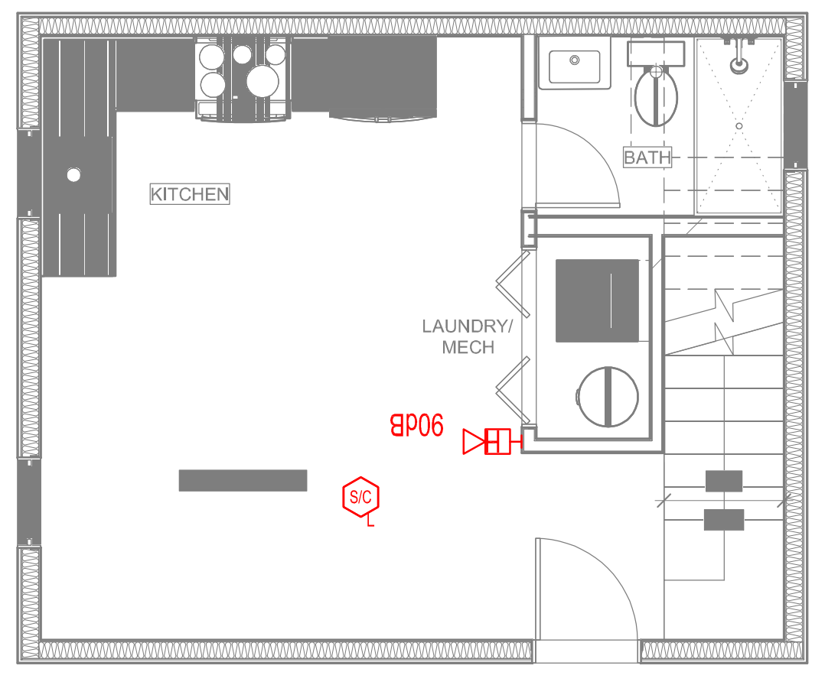
FIRST LEVEL FIRE ALARM LAYOUT
SCALE: 3/16" = 1'-0"



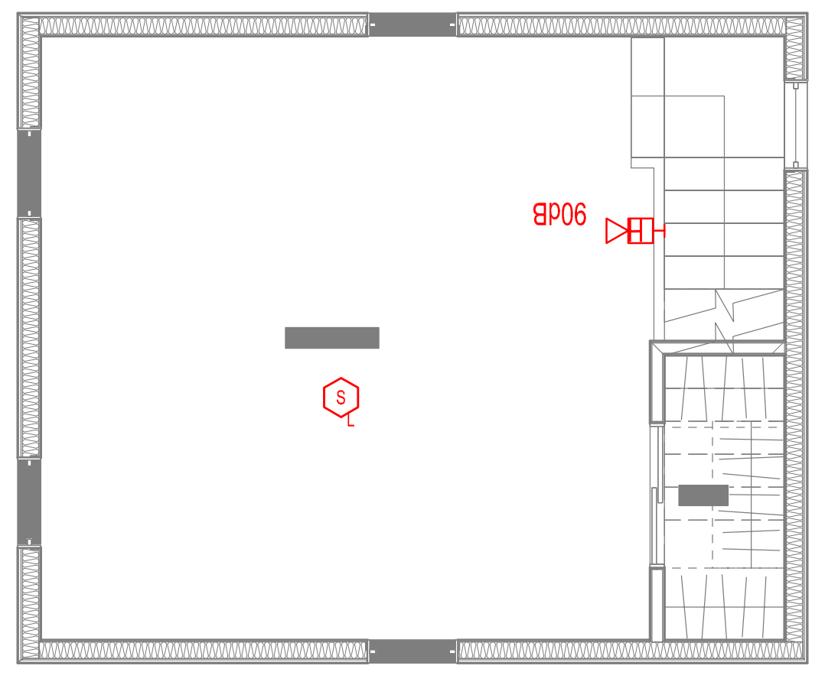
SECOND LEVEL FIRE ALARM LAYOUT
SCALE: 3/16" = 1'-0"



THIRD LEVEL FIRE ALARM LAYOUT
SCALE: 3/16" = 1'-0"



FIRST LEVEL FIRE ALARM LAYOUT
SCALE: 3/16" = 1'-0"



SECOND LEVEL FIRE ALARM LAYOUT
SCALE: 3/16" = 1'-0"

FIRE ALARM LEGEND

NOTIFICATION

F 75cd	FIRE ALARM SYSTEM ADA TYPE 90db HORN/ STROBE UNIT, SEE MOUNTING DETAIL FOR HEIGHTS. 75cd - INDICATES CANDELA RATING (AS SHOWN ON DRAWINGS)
F 75cd	FIRE ALARM SYSTEM ADA TYPE 15db STROBE ONLY UNIT, SEE MOUNTING DETAIL FOR HEIGHTS. 15cd - INDICATES CANDELA RATING (AS SHOWN ON DRAWINGS)
90dB	FIRE ALARM SYSTEM ADA TYPE 90db LOW FREQUENCY (520Hz) TYPE MINI HORN UNIT, SEE MOUNTING DETAIL FOR HEIGHTS.
F WP	FIRE ALARM SYSTEM WEATHER PROOF SPRINKLER FLOW ALARM BELL. SEE MOUNTING DETAIL FOR HEIGHTS.

INITIATING

F	MANUAL PULL STATION, MOUNTED 48" ABOVE FINISHED FLOOR
S	CEILING MOUNTED PHOTOELECTRIC, SYSTEM TYPE SMOKE DETECTOR
H	AUTOMATIC HEAT DETECTOR 135 DEGREES FIXED TEMPERATURE WITH ZONE ADDRESSABLE MODULE.
C	CEILING MOUNTED PHOTOELECTRIC, SYSTEM CARBON MONOXIDE (CO) DETECTOR.
S L	LOCAL 120 VOLT, TANDEM WIRED PHOTOELECTRIC SMOKE DETECTOR WITH INTEGRAL BATTERY BACK-UP
S/C L	LOCAL 120 VOLT, TANDEM WIRED COMBINATION OF PHOTOELECTRIC SMOKE/CARBON MONOXIDE DETECTOR WITH INTEGRAL BATTERY BACK-UP
M	ADDRESSABLE MONITOR MODULE.

EQUIPMENT

FACP	FIRE ALARM CONTROL PANEL. "FACP"
FAA	FIRE ALARM ANNUNCIATOR. "FAA"
F	FIRE ALARM WEATHERPROOF BEACON - FLASHING TYPE (NOT ROTATING)
▥	24/10 HOUR BATTERY
CC	IP/CELLULAR COMMUNICATOR
FS	FIRE PROTECTION SYSTEM FLOW SWITCH, FURNISHED AND INSTALLED BY THE SPRINKLER CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR.
TS	FIRE PROTECTION SYSTEM TAMPER SWITCH, FURNISHED AND INSTALLED BY THE SPRINKLER CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR.

WIRING

—— - ——	2/C#14 POWER LIMITED FIRE ALARM CABLE TYPE "FPLP" (INITIATING)
—— - - ——	2/C#14 POWER LIMITED FIRE ALARM CABLE TYPE "FPLP" (NOTIFICATION) DENOTES WATERPROOF

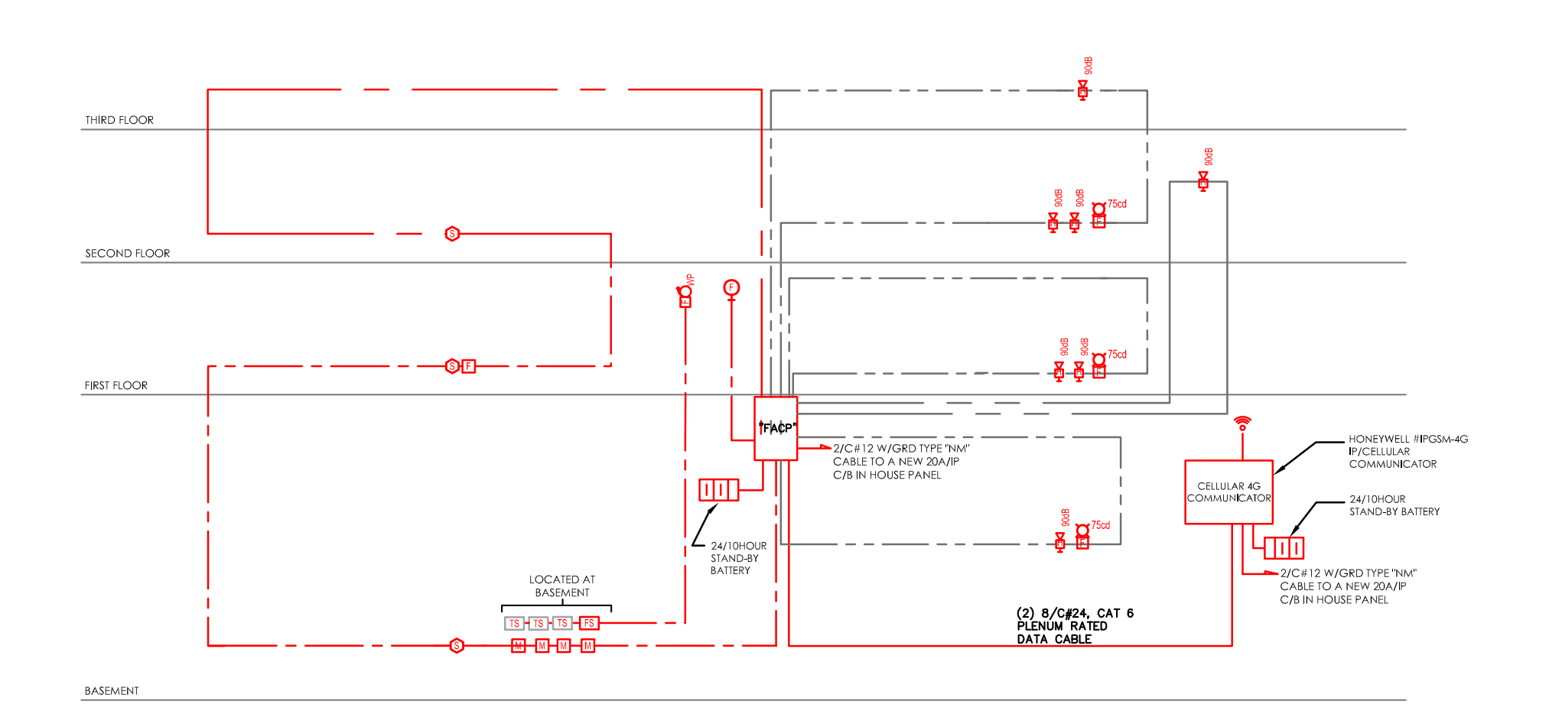
FIRE ALARM CONTRACTOR NOTE:
1. FIRE ALARM CONTRACTOR REQUIRED BY CODE TO PROVIDE A TIER II SET OF CONSTRUCTION INSTALLATION PLANS (TIER II) INCLUDING BUT NOT LIMITED TO THE REQUIREMENTS SET FORTH BY 780 CMR 907.1 (SEE BELOW0
2. FIRE ALARM CONTRACTOR NOT TO COMMENCE INSTALLATION UNTIL TIER II DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE ENGINEER OF RECORD, THEN SUBMITTED TO THE LOCAL AHJ (FIRE DEPARTMENT) FOR REVIEW AND APPROVAL AND ISSUANCE OF INSTALLATION PERMIT.
3. FIRE ALARM CONTRACTOR REQUIRED TO NOTIFY ENGINEER OF RECORD AT MILESTONES AS FOLLOWS 1. PERMIT ISSUANCE 2. COMPLETION OF FA ROUGH 3. SIGN OFF OF FIRE ALARM ROUGH 4. COMPLETION OF FA DEVICE INSTALLATION PRIOR TO PRE-TEST 5. SCHEDULING OF FD FINAL INSPECTION AND TESTING.

SUBSECTION 907.1 - GENERAL
THIS SECTION COVERS THE APPLICATION, INSTALLATION, PERFORMANCE AND MAINTENANCE OF FIRE ALARM SYSTEMS AND THEIR COMPONENTS. [F]

907.1.2 FIRE ALARM SHOP DRAWINGS. SHOP DRAWINGS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO SYSTEM
INSTALLATION, AND SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL OF THE FOLLOWING: [F]
1. A FLOOR PLAN THAT INDICATES THE USE OF ALL ROOMS.
2. LOCATIONS OF ALARM-INITIATING DEVICES.
3. LOCATIONS OF ALARM NOTIFICATION APPLIANCES, INCLUDING CANDELA RATINGS FOR VISIBLE ALARM NOTIFICATION APPLIANCES.
4. LOCATION OF FIRE ALARM CONTROL UNIT, TRANSPONDERS AND NOTIFICATION POWER SUPPLIES.
5. ANNUNCIATORS.
6. POWER CONNECTION.
7. BATTERY CALCULATIONS.
8. CONDUCTOR TYPE AND SIZES.
9. VOLTAGE DROP CALCULATIONS.
10. MANUFACTURERS' DATA SHEETS INDICATING MODEL NUMBERS AND LISTING INFORMATION FOR EQUIPMENT, DEVICES AND MATERIALS.
11. DETAILS OF CEILING HEIGHT AND CONSTRUCTION.
12. THE INTERFACE OF FIRE SAFETY CONTROL FUNCTIONS.
13. CLASSIFICATION OF THE SUPERVISING STATION.

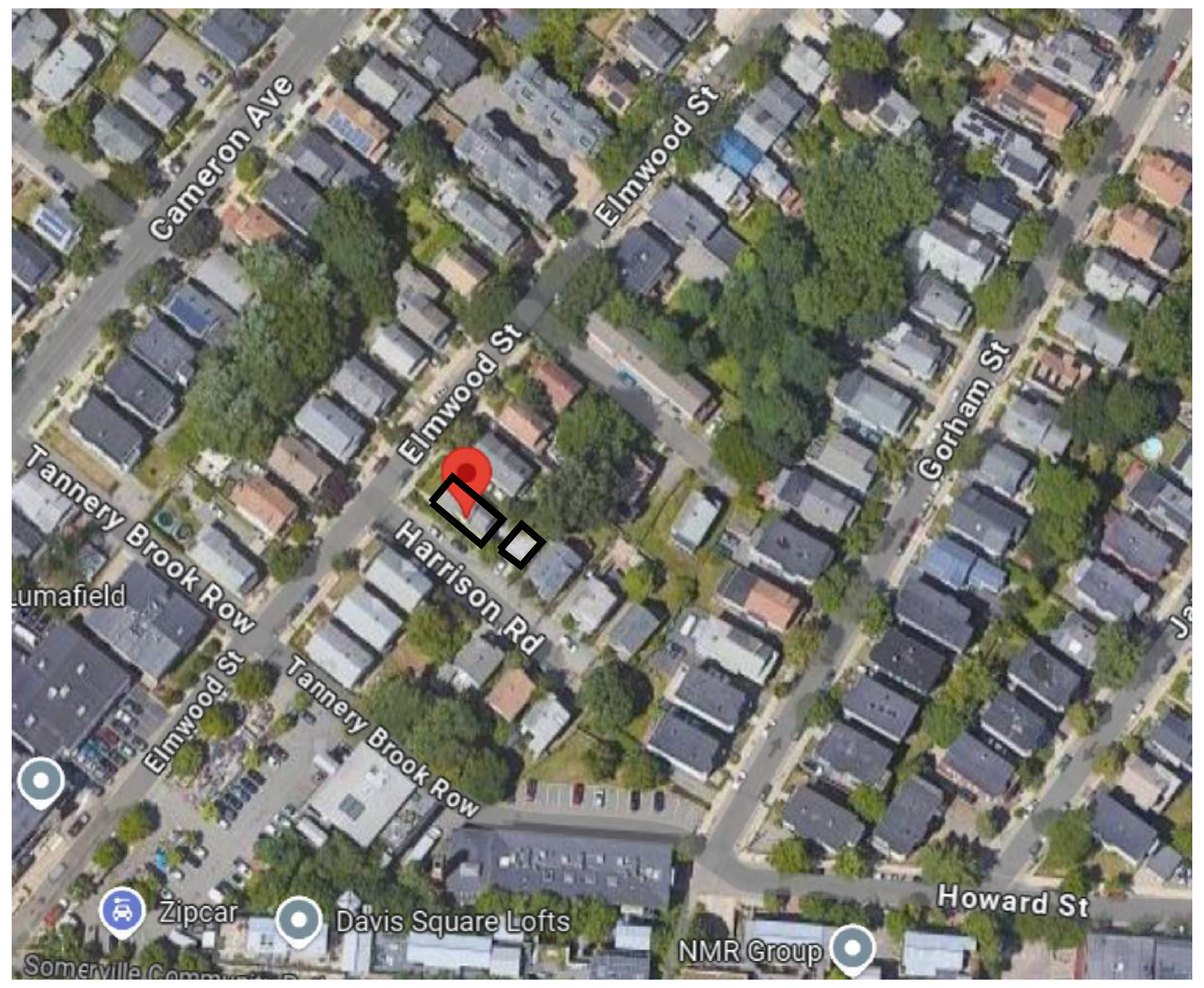
907.1.3 EQUIPMENT. SYSTEMS AND COMPONENTS SHALL BE LISTED AND APPROVED FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED. [F]

5 FIRE ALARM RISER DIAGRAM



FIRE ALARM ONE-LINE DIAGRAM DETAIL
DETAIL NOT TO SCALE

1 PROJECT INFORMATION



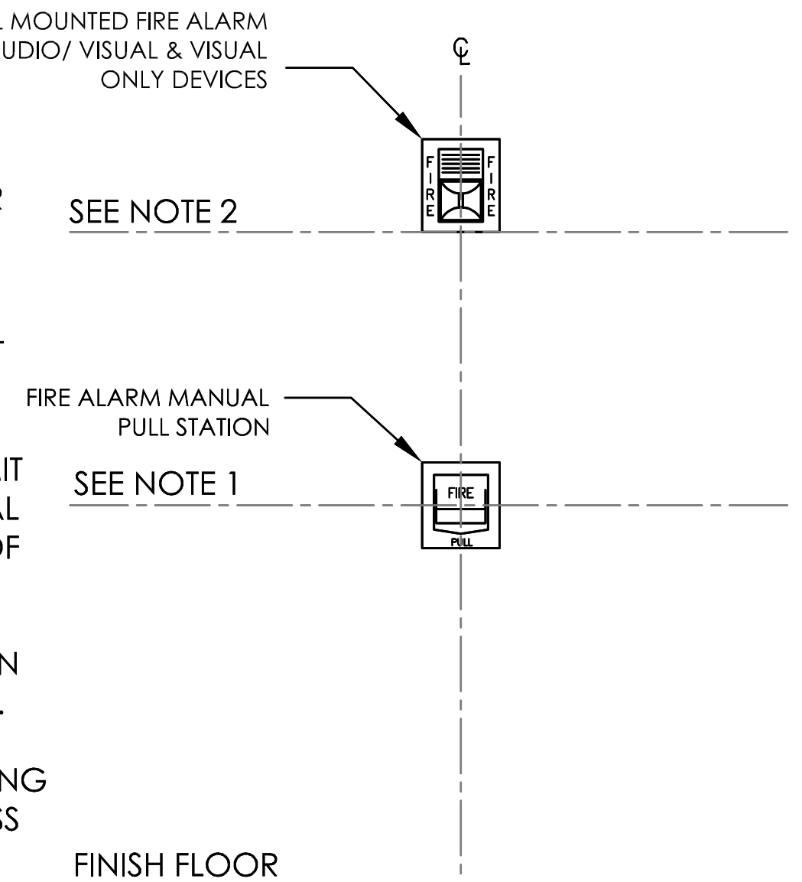
2 RISER/ZONING DETAIL

FIRE ALARM DEVICE MOUNTING HEIGHT DETAIL

DETAIL NOT TO SCALE

NOTES

1. THE OPERABLE PART OF EACH MANUAL FIRE ALRM BOX SHALL BE NOT LESS THAN 42" AND NOT MORE THAN 48" ABOVE FINISHED FLOOR LEVEL.
2. WALL-MOUNTED APPLIANCES SHALL BE MOUNTED SUCH THAT THE ENTIRE LENS IS NOT LESS THAN 80" ABOVE THE FINISH FLOOR.
3. WHERE LOW CEILING HEIGHTS DO NOT PERMIT MOUNTING AT A MINIMUM OF 80" AFF. VISUAL APPLIANCES SHALL BE MOUNTED WITHIN 6" OF THE CEILING.
4. DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTERLINE WHERE EVER POSSIBLE.
5. ALL DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AS INDICATED ON THIS DETAIL UNLESS OTHERWISE NOTED.



3 FIRE ALARM NOTES

1. ALL FIRE ALARM SYSTEM WIRING SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, APPLICABLE STATE AND LOCAL FIRE AND SAFETY CODES, AS WELL AS BEING COORDINATED WITH THE LOCAL AUTHORITY HAVING JURISDICTION.
2. CAUTION: DO NOT CONNECT ANY POWER TO CONTROL PANEL (BATTERIES OR 120VAC) UNTIL ALL OTHER FIELD WIRING IS TESTED AND CONNECTED.
3. DO NOT INSTALL ANY A.C. CURRENT CARRYING CONDUCTORS CLOSE TO OR IN THE SAME RACEWAY WITH FIRE ALARM SYSTEM CONDUCTORS.
4. THE ENTIRE FIRE ALARM SYSTEMS SHALL BE A CLASS "A" ADDRESSABLE SYSTEM.
5. THE RATING OF THE CONTROL MODULE (ES-200X) CONTACTS ARE:
   20 WATTS AUDIO AT 25 OR 70 VOLTS
   2.0 AMPS DC (BELLS, HORNS AND DC CONTROL CIRCUITS)
   0.3 AMPS INDUCTIVE
6. ALL OUTPUT (SIGNAL) CIRCUITS ARE SHOWN IN ALARM CONDITION. POLARITY IS REVERSED WHEN THE SYSTEM IS IN THE SUPERVISORY CONDITION.
7. OWNER TO PROVIDE DESIGNATIONS FOR DEVICES PROGRAMMING LANGUAGE.
8. REFER TO FLOOR PLANS FOR EXACT LOCATIONS AND QUANTITY OF ALL DEVICES.
9. FIRE ALARM CONTRACTOR SHALL FIELD VERIFY THE LENGTHS AND FEASIBILITY OF ALL ROUTING BEFORE BEGINNING WORK.
10. ALL JUNCTION BOX COVERS IN THE FIRE ALARM SYSTEM SHALL BE PAINTED RED, BY THE FIRE ALARM CONTRACTOR, BEFORE THEY ARE INSTALLED.
11. ALL EQUIPMENT SHALL BE UL LISTED AND/OR FM APPROVED.
12. ELECTRICAL SUBCONTRACTOR SHALL INSTALL ALL WIRING TO THE FIRE ALARM CONTROL PANELS; TERMINATIONS TO FACP's SHALL BE MADE BY THE FIRE ALARM SUPPLIER OR UNDER SUPERVISION OF A REPRESENTATIVE FROM THE FIRE ALARM MANUFACTURER.
13. GROUND ALL EQUIPMENT PER N.E.C. REQUIREMENTS.
14. ALL PERMITS AND INSPECTION FEES SHALL BE OBTAINED AND PAID FOR BY THE FOR BY THE FIRE ALARM CONTRACTOR.
15. ALL CUTTING, PATCHING, AND CORE DRILLING FOR FIRE ALARM SYSTEMS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. FIRE SEAL ALL NEW ELECTRICAL PENETRATIONS IN FLOORS AND WALLS.
16. THE LOCATIONS OF ALL SMOKE DETECTORS AND HEAT DETECTORS SHOWN ARE CONSIDERED TO BE SCHEMATIC ONLY. THE ACTUAL LOCATIONS (SPACING TO ADJACENT DETECTORS, WALLS ETC.) ARE REQUIRED TO MEET NFPA 72.

4 GENERAL NOTES

FIRE ALARM NOTES

1. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE ADDRESSABLE, NON-CODED, ELECTRONICALLY SUPERVISED MICRO-PROCESSOR BASED, FIRE ALARM SYSTEM AS INDICATED AND AS SPECIFIED, ALL FIRE ALARM CIRCUIT WIRING SHALL BE POWER LIMITED FIRE ALARM CABLE; 2/C#14 FPLP NON-SHIELDED CABLE SHALL BE PROVIDED FOR ALL STROBE (VISUAL) CIRCUITS AND 2/C#14 NON-SHIELDED, TWISTED CABLE FOR SIGNALING LINE CIRCUITS (SLC). ALL SLC AND NOTIFICATION APPLIANCE CIRCUITS (NAC) SHALL BE ARRANGED CLASS "A" WITH A AT LEAST A 12" SEPARATION BETWEEN LEAVING AND RETURN CIRCUITS.
2. ELECTRICAL CONTRACTOR SHALL UTILIZE ALARM VERIFICATION AS A STANDARD FEATURE FOR ALL ADDRESSABLE SMOKE DETECTORS.
3. THE CONTRACTOR, BEFORE INSTALLATION OR PROCUREMENT OF EQUIPMENT, SHALL SUBMIT SHOP DRAWINGS OF ALL THE SPECIFIED DEVICES, EQUIPMENT AND CABLING BEING SUPPLIED FOR THIS PROJECT, BATTERY CALCULATIONS AND VOLTAGE DROP CALCULATIONS. THE SHOP DRAWING SHALL INCLUDE, AS PART OF THE SUBMITTAL PACKAGE, A ONE LINE DIAGRAM INDICATING HOW THE SYSTEM WILL OPERATE AND LAYOUT DRAWINGS OF ALL FLOORS THAT INDICATE DEVICE LOCATIONS AND ADDRESS NUMBERS.
4. ALL PULL AND JUNCTION BOXES AS WELL AS 6" OF ANY CONDUIT ENTERING OR LEAVING ANY PULL OR JUNTION BOX SHALL BE PAINTED RED.
5. FIRE ALARM SYSTEM SHALL BE MANUFACTURED BY FIRELITE OR EQUAL.
6. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR A SET OF AS-BUILT DRAWINGS OF THE FIRE ALARM SYSTEM, AS-BUILT DRAWINGS SHALL INDICATE THE LOCATION OF THE CONTROL PANEL, ALL FIRE ALARM DEVICES AND WIRING INSTALLED, AS-BUILT DRAWINGS SHALL BE TURNED OVER TO THE OWNER'S PROJECT REPRESENTATIVE.
7. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING THE FIRE ALARM SYSTEM TO THE IP/CELLULAR RADIO TRANSCEIVER THAT WILL TRANSMIT ALARM, TROUBLE, SUPERVISORY SIGNALS TO A U.L. APPROVED CENTRAL STATION MONITORING COMPANY.
8. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ANNUNCIATOR THAT INDICATES ALL ADDRESSABLE DEVISES TO BE INSTALLED AT THE MAIN ENTRANCE.
9. THE FIRE ALARM SYSTEM SHALL BE IN ACCORDANCE WITH NFPA 72. ANY CHANGES TO THE SYSTEM DESIGN SHALL BE PRE-APPROVED BY THE LOCAL FIRE DEPARTMENT AND DESIGNER ENGINEER.
10. FIRE ALARM ONE-LINE DIAGRAM IS COMPLEMENTARY TO THE FLOOR PLAN. WHERE A CONFLICT ARISES THE MOST STRINGENT CONDITION SHALL PREVAIL.
11. ALL AUDIO VISUAL DEVICES SHALL BE SYNCHRONIZED CODE 3, TEMPORAL PATTERN.
12. UPON ACTIVATION OF SYSTEM CARBON MONOXIDE DETECTOR AN ALARM SIGNAL SHALL BE SENT TO A U.L. APPROVED CENTRAL STATION MONITOR COMPANY. RETRANSMISSION SIGNAL SHALL BE SENT TO A BUILDING MAINTENANCE SUPERVISOR TO ALERT OF AN EXCESS CARBON MONOXIDE LEVEL WITHIN THE BUILDING.
13. UPON COMPLETION OF THE INSTALLATION, THE FIRE ALARM SYSTEM AND ALL FIRE ALARM COMPONENTS SHALL BE TESTED IN ACCORDANCE WITH NFPA 72.
14. A RECORD OF COMPLETION IN ACCORDANCE WITH NFPA 72 VERIFYING THAT THE SYSTEM HAS BEEN INSTALLED AND TESTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS SHALL BE PROVIDED.
15. ALL SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 36" FROM DOORS TO BATHROOMS WITH SHOWERS/TUBS AND AWAY FROM ANY VENTS/DIRECT AIR FLOW, AIR SUPPLY, DIFFUSER OR RETURN AIR OPENING.
16. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THIRD PARTY TESTING AND DESIGN DOCUMENTS FOR A BI-DIRECTIONAL ANTENNA SYSTEM FOR THE BUILDING IN ACCORDANCE WITH CHAPTER 24 OF THE 2010 NFPA 72. RADIO COVERAGE SHALL BE PROVIDED THROUGHOUT THE BUILDING IN ALL CRITICAL AREAS AND GENERAL AREAS AS SPECIFIED IN CHAPTER 24. -95dBm INBOUND AND OUTBOUND SIGNAL STRENGTH SHALL BE PROVIDED THROUGHOUT THE COVERAGE AREAS.
17. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE LOCAL FIRE DEPARTMENT REGARDING TESTING FOR A BI-DIRECTIONAL ANTENNA SYSTEM. TESTING SHALL COMMENCE ONCE THE BUILDING IS COMPLETE AND BASED ON TEST RESULTS, A DETERMINATION SHALL BE MADE TO INSTALL THE SYSTEM.

780 CMR 907.1.2
TIER TWO, SHOP DRAWINGS - PRIOR TO INSTALLATION OF FIRE PROTECTION SYSTEMS,
SHOP DRAWINGS, WHERE APPLICABLE, SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND FIRE OFFICIAL AND SHALL CONTAIN, BUT NOT BE LIMITED TO; DETAILED DESIGN LAYOUT, EQUIPMENT SPECIFICATIONS, SYSTEM SEQUENCE OF OPERATION, AND ANALYSIS TO SUBSTANTIATE THE DESIGN. SHOP DRAWINGS SHALL NOTE THE NAME(S), LICENSE NUMBER(S) AND LICENSE EXPIRATION DATE(S) OF THE CONTRACTOR(S) INSTALLING THE FIRE PROTECTION SYSTEMS.EXCEPTION. FOR SHOP DRAWINGS OF FIRE ALARM AND DETECTION SYSTEMS SEE SECTION 907.1.2 FOR APPLICABLE REQUIREMENTS.

REVISIONS		
DATE	DESCRIPTION	BY

NOTES

CAP DESIGN GROUP.

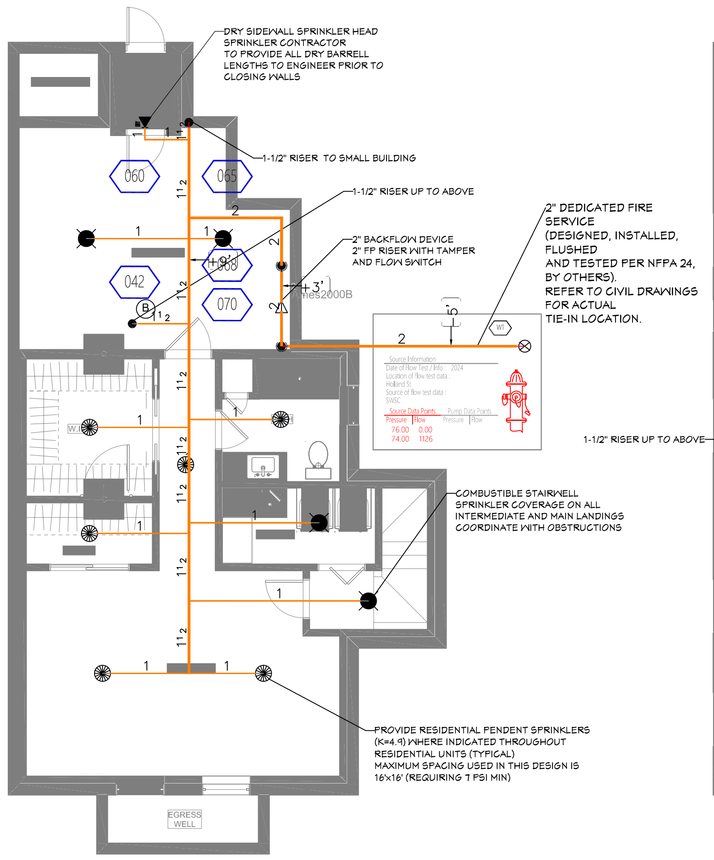
CAP DESIGN GROUP
www.capcofire.com
34 WALKERS BROOK DR. #1036
READING, MA 01867
(617) 644-0014?

62 ELMWOOD ST
SOMERVILLE, MA

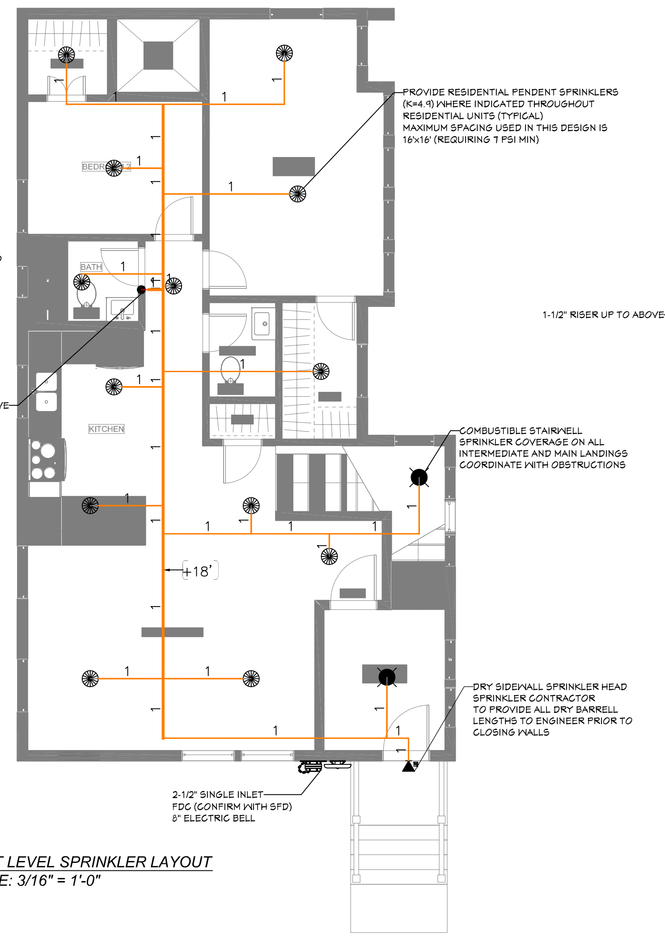
ENGINEER: CAP DESIGN GROUP

FIRE ALARM TIER 1

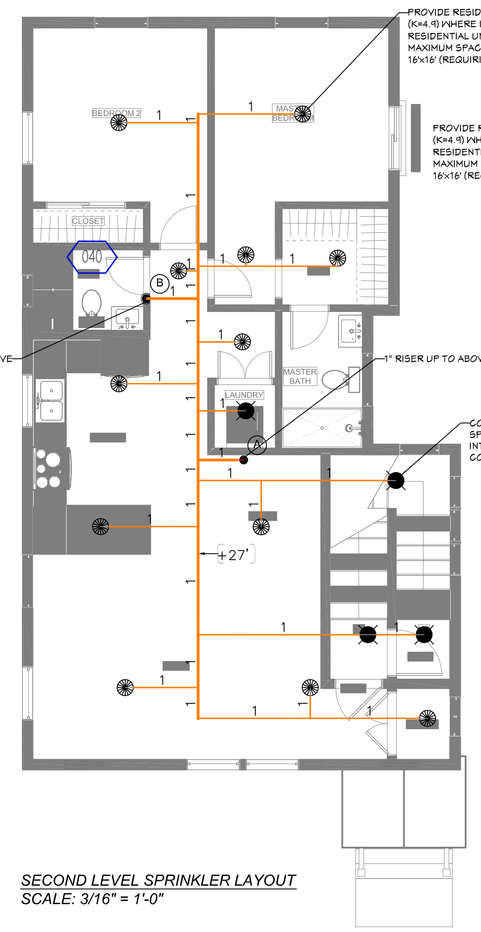
PERMIT NO.	
CONTRACT NO.	
APPROVAL	
DRAWN BY	JK
SCALE	3/16" = 1'-0"
DATE	04/26/25
REVISED	FA 1 of 1
PLOTTED	



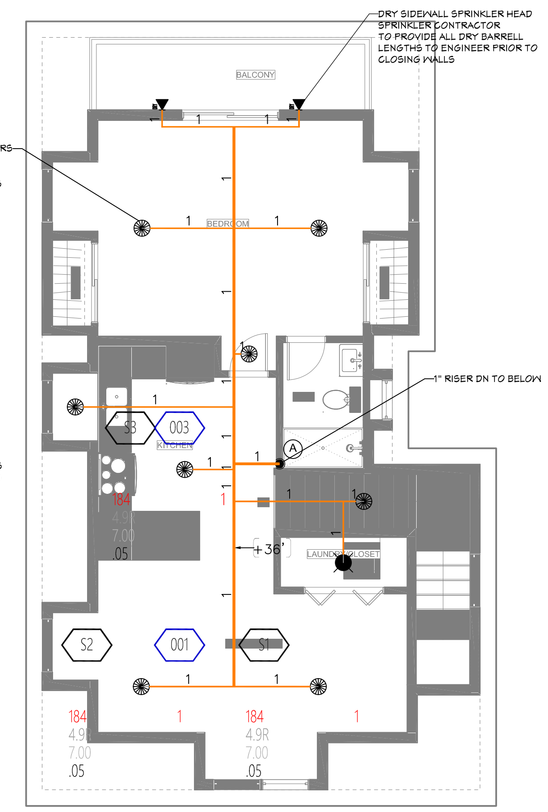
BASEMENT LEVEL SPRINKLER LAYOUT
SCALE: 3/16" = 1'-0"



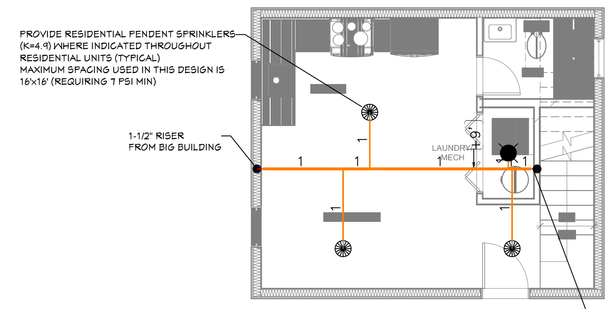
FIRST LEVEL SPRINKLER LAYOUT
SCALE: 3/16" = 1'-0"



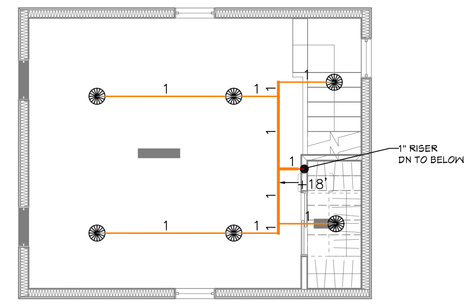
SECOND LEVEL SPRINKLER LAYOUT
SCALE: 3/16" = 1'-0"



THIRD LEVEL SPRINKLER LAYOUT
SCALE: 3/16" = 1'-0"



FIRST LEVEL SPRINKLER LAYOUT
SCALE: 3/16" = 1'-0"



SECOND LEVEL SPRINKLER LAYOUT
SCALE: 3/16" = 1'-0"

Job:	62 ELMWOOD ST
Address:	62 ELMWOOD ST
City:	SOMERVILLE
State:	MA
Zip/Postal Code:	02144
Contract #:	
Contractor:	CAP DESIGN GROUP
Address:	335
City:	READING
State:	MA
Zip/Postal Code:	02126
Phone:	(617) 644_0014
Fax:	
Email:	
Approving Authority:	CITY OF SOMERVILLE
Design Defaults	
Default Spring Size:	1
Default Spring Material:	CPVC
Default Spring Elevation:	0
Date:	5/15/2025
Designer:	JK
Standards:	NFPA13
Default Drop Size:	1
Default Drop Material:	CPVC
Default Drop Elevation:	0

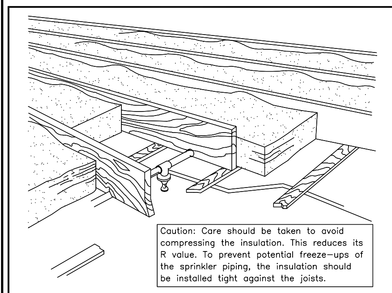
Design Area 1	Wet System
TOP FLOOR	
Demand Calculations using	Hazen , Williams Method
Occupancy Classification:	LH
Design Area Density:	0.1
Additional Outside Hose:	100
Design Area Size:	0
Notes:	

Calculation results for Design Area 1 = TOP FLOOR
This system as shown on CAP DESIGN GROUP company print no. dated 5/15/2025
for 62 ELMWOOD ST. at 62 ELMWOOD ST.
contract no _____ is designed to discharge at a rate of 0.1 gpm/ft² (L/min/m²) of floor area over a maximum area of 552.96 ft² when supplied with water at a rate of 41 gpm at 59.2 psi. at the base of the riser.
Hose stream allowance of _____ is included in the above.
Occupancy classification: LH
Commodity classification: _____
Maximum storage height: _____
Storage arrangement: _____
Number of heads flowing: 3
System Type: Wet
Maximum velocity: 32.91 ft/s

Flow from in , Rack sprinklers:	0 gpm
Flow from Overhead sprinklers:	41 gpm
Flow from Inside Hoses:	0 gpm
Flow from Outside Hoses:	0 gpm
Other fixed flows:	0 gpm
Total flow in system piping:	41 gpm
Additional flow at/beyond source:	100 gpm
Total of all flows:	141 gpm

Pressure Required at Source:	59.2 psi
Pressure Available at Source:	76 psi
Surplus Pressure at Source:	16.8 psi

1 FREEZE PROTECTION

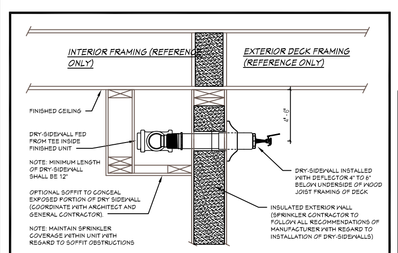


Caution: Care should be taken to avoid compressing the insulation. This reduces its R value. To prevent potential freeze-ups of the sprinkler piping, the insulation should be installed tight against the joists.

INSULATION PROTECTING SPRINKLER PIPING ON UPPER FLOOR DETAIL
NOT TO SCALE

NOTE: ALL COMBUSTIBLE CONCEALED SPACES, INCLUDING INTERSTITIAL SPACES, VOIDS UNDER STAIRS, ETC. WHICH ARE GREATER THAN 6" IN DEPTH, SHALL BE COMPLETELY FILLED WITH NON-COMBUSTIBLE INSULATION BY THE GENERAL CONTRACTOR OR ARE REQUIRED TO BE PROVIDED WITH SPRINKLER PROTECTION IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13R (2013 EDITION). ANY SUCH AREA CREATED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING BY THE GENERAL CONTRACTOR PRIOR TO INSTALLATION OF GYPSUM BOARD WALLS AND/OR CEILINGS.

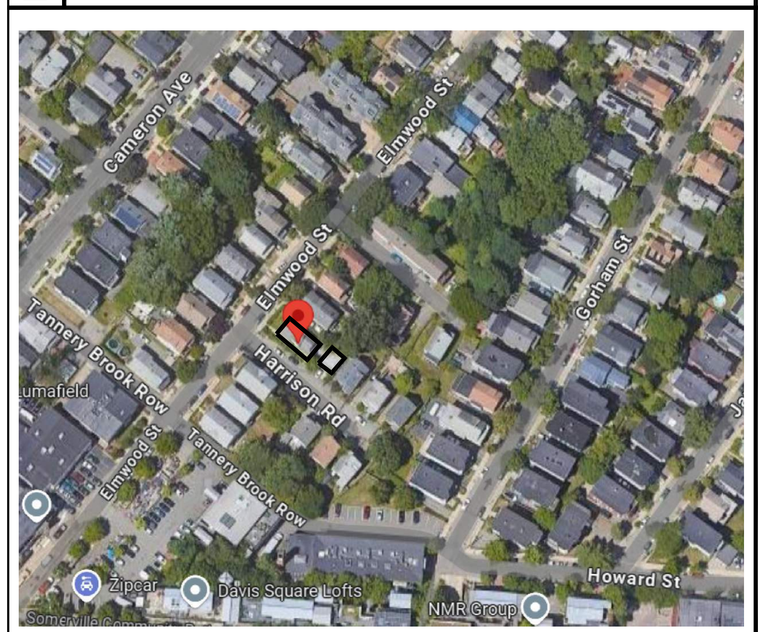
NOTE: IT IS THE BUILDING OWNER'S RESPONSIBILITY TO PROVIDE SUFFICIENT HEAT WITHIN ALL AREAS CONTAINING SPRINKLER PIPING TO PREVENT FREEZE-UPS. CAP DESIGN GROUP. TAKES NO RESPONSIBILITY FOR FREEZ-UPS ON THIS SPRINKLER SYSTEM. ANY AREAS OF CONCERN SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IN WRITING PRIOR TO INSTALLATION.



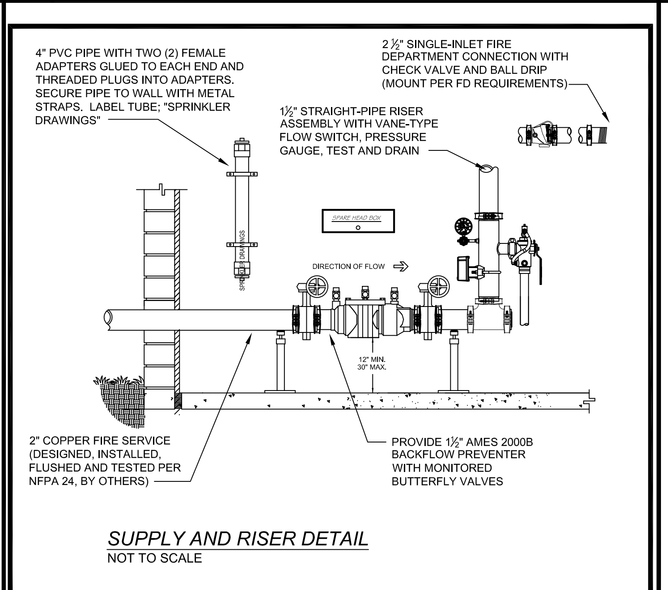
TYPICAL DRY-SIDEWALL INSTALLATION FOR EXTERIOR OVERHANGS
NOT TO SCALE

NOTE: AT THE TIME OF THIS SPRINKLER SYSTEM DESIGN, THE RGP AND LIGHTING SELECTION HAD NOT BEEN COMPLETED. SPRINKLER HEADS HAVE BEEN POSITIONED IN ACCORDANCE WITH CODE REQUIREMENTS AND HAVE NOT BEEN COORDINATED WITH LIGHTING OR OTHER SURFACE-MOUNTED FIXTURES. ANY LIGHTS OR OTHER FIXTURES THAT CAUSE OBSTRUCTIONS TO SPRINKLER HEAD SPRAY PATTERNS WILL REQUIRE ADDITIONAL SPRINKLER HEADS AT AN ADDITIONAL COST TO THE BUILDING OWNER.

2 PROJECT INFORMATION



3 RISER/ZONING DETAIL



SUPPLY AND RISER DETAIL
NOT TO SCALE

4 HANGER DETAILS

TABLE 8.6.5.1.2
POSITIONING OF SPRINKLER TO AVOID OBSTRUCTION TO DISCHARGE

DISTANCE FROM SPRINKLERS TO SIDE OF OBSTRUCTION (A)	MAXIMUM ALLOWABLE DISTANCE OF DEFLECTOR ABOVE BOTTOM OF OBSTRUCTION (INCHES) (B)
LESS THAN 1 FT	0
1'-0" TO LESS THAN 1'-4"	6"-3 1/2"
1'-4" TO LESS THAN 2'-0"	6"-3 1/2"
2'-0" TO LESS THAN 2'-4"	6"-3 1/2"
2'-4" TO LESS THAN 2'-0"	6"-3 1/2"
2'-0" TO LESS THAN 3'-4"	6"-3 1/2"
3'-4" TO LESS THAN 4'-0"	1'-0"
4'-0" TO LESS THAN 4'-4"	1'-0"
4'-4" TO LESS THAN 5'-0"	1'-4 1/2"
5'-0" TO LESS THAN 5'-4"	1'-6"
5'-4" TO LESS THAN 6'-0"	1'-6"
6'-0" TO LESS THAN 6'-4"	2'-0"
6'-4" TO LESS THAN 7'-0"	2'-4"
7'-0" TO LESS THAN 7'-4"	2'-11"

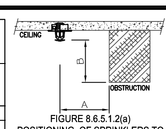


FIGURE 8.6.5.1.2(a)
POSITIONING OF SPRINKLERS TO AVOID OBSTRUCTION TO DISCHARGE

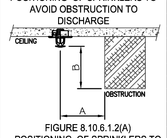


FIGURE 8.10.6.1.2(A)
POSITIONING OF SPRINKLERS TO AVOID OBSTRUCTION TO DISCHARGE

NFPA 13R TABLE 8.6.5.1.2 + FIGURE 8.6.5.1.2. (B) STANDARD PENDENT AND UPRIGHT SPRAY SPRINKLERS

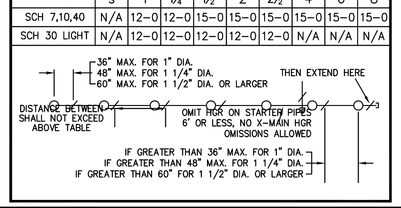
TABLE 8.10.6.1.2
POSITIONING OF SPRINKLER TO AVOID OBSTRUCTION TO DISCHARGE

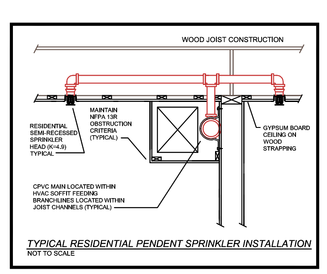
DISTANCE FROM SPRINKLERS TO SIDE OF OBSTRUCTION (A)	MAXIMUM ALLOWABLE DISTANCE OF DEFLECTION ABOVE BOTTOM OF OBSTRUCTION (INCHES) (B)
LESS THAN 1 FT	0
1'-0" TO LESS THAN 1'-4"	0'-6"
1'-4" TO LESS THAN 2'-0"	0'-11"
2'-0" TO LESS THAN 2'-4"	0'-11"
2'-4" TO LESS THAN 2'-0"	0'-11"
3'-0" TO LESS THAN 3'-4"	0'-3"
3'-4" TO LESS THAN 4'-0"	0'-3"
4'-0" TO LESS THAN 4'-4"	0'-5"
4'-4" TO LESS THAN 5'-0"	0'-7"
5'-0" TO LESS THAN 5'-4"	0'-7"
5'-4" TO LESS THAN 6'-0"	0'-7"
6'-0" TO LESS THAN 6'-4"	0'-9"
6'-4" TO LESS THAN 7'-0"	0'-11"
7'-0" AND GREATER	1'-0"

NFPA 13R TABLE 8.10.6.1.2 + FIGURE 8.10.6.1.2 (A) STANDARD PENDENT AND UPRIGHT SPRAY SPRINKLERS

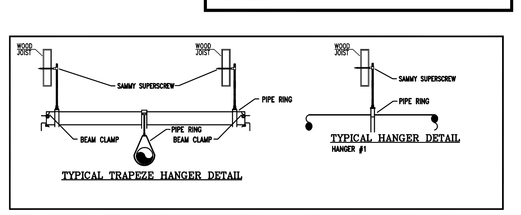
MAX. HANGER SPACING

PIPE TYPE	NOMINAL PIPE SIZE (IN)							
	S	1	1¼"	1½"	2	2½"	4	6	8
SCH 7,10,40	N/A	12—0	12—0	15—0	15—0	15—0	15—0	15—0	15—0
SCH 30 LIGHT	N/A	12—0	12—0	12—0	12—0	12—0	N/A	N/A	N/A





TYPICAL RESIDENTIAL PENDENT SPRINKLER INSTALLATION
NOT TO SCALE



TYPICAL TRAPEZE HANGER DETAIL

TYPICAL HANGER DETAIL
HANGER #1

5 GENERAL NOTES

FIRE PROTECTION NOTES:

THE PURPOSE OF THIS FIRE PROTECTION DRAWING AND THE ASSOCIATED FIRE PROTECTION DESIGN NARRATIVE IS TO INDICATE THE PROPOSED RESIDENTIAL SPRINKLER SYSTEM TO BE INSTALLED WITHIN THE RENOVATED MULTI-UNIT BUILDING LOCATED AT **62 ELMWOOD ST, SOMERVILLE MA**

THIS BUILDING IS COMPRISED OF A BASEMENT LEVEL WITH THREE RESIDENTIAL FLOORS ABOVE. THE BUILDING IS LESS THAN 50-FT ABOVE FIRE DEPARTMENT VEHICULAR ACCESS AND THEREFORE DOES NOT REQUIRE A STANDPIPE SYSTEM.

THIS RESIDENTIAL SPRINKLER SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13R (2013 EDITION) FOR A RESIDENTIAL BUILDING UP TO 3 STORIES IN HEIGHT AND NOT EXCEEDING 12,000 GROSS SF.

THE SPRINKLER CONTRACTOR SHALL FOLLOW THE LATEST REQUIREMENTS OF NFPA 13R (2013 EDITION), MASSACHUSETTS STATE BUILDING CODE (780 CMR, 2015 EDITION) AND **SOMERVILLE** FIRE DEPARTMENT REQUIREMENTS.

THIS SYSTEM WILL BE SUPPLIED BY A NEW 2" TYPE K FIRE SERVICE INSTALLED FLUSED AND TESTED BY A BONDED UTILITY CONTRACTOR. FIRE SPRINKLER CONTRACTOR SHALL WITNESS THE FLUSH AND TEST.

THE SYSTEM HAS BEEN HYDRAULICALLY CALCULATED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13R, INCLUDING THE FOUR HYDRAULICALLY MOST DEMANDING HEADS IN A SINGLE COMPARTMENT BASED ON THE REQUIREMENTS OF THE SPECIFIC SPRINKLER HEAD AND THE SPACING USED IN THIS DESIGN (16'x16' REQUIRING A MINIMUM OF 13 GPM @ 7.0 PSI). REMOTE AREAS, DENSITIES AND HOSE STREAM ALLOWANCES ARE INDICATED ON THIS DRAWING ALONG WITH SYSTEM DEMANDS AT CONNECTION TO STREET. CALCULATION RESULTS HAVE BEEN COMPARED TO RECENT HYDRANT FLOW TEST INFORMATION OBTAINED FROM THE **SOMERVILLE WATER** & SEWER DEPARTMENT. CALCULATIONS HAVE BEEN SUBMITTED WITH THIS DRAWING TO THE **SOMERVILLE FIRE** DEPARTMENT FOR REVIEW.

INSTALLATION NOTES:

ALL WORK SHALL BE PERFORMED BY A MASSACHUSETTS LICENSED SPRINKLER CONTRACTOR. THE SPRINKLER CONTRACTOR SHALL FOLLOW THE LATEST REQUIREMENTS OF NFPA 13R (2013 EDITION), MASSACHUSETTS STATE BUILDING CODE (2015 EDITION, CHAPTER 9) AND THE **SOMERVILLE** FIRE DEPARTMENTS.

THE ARCHITECTURAL BACKGROUND OF BUILDING MAY DIFFER SLIGHTLY FROM ACTUAL LAYOUT. DRAWINGS ARE NOT INTENDED TO SHOW ALL OFFSETS AND PIPING ELEVATION CHANGES. CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS PRIOR TO FABRICATION.

CONTRACTOR SHALL HYDROSTATICALLY TEST ALL SPRINKLER PIPING AT 200 PSI FOR 2 HOURS AND IS RESPONSIBLE FOR THE COMPLETION OF ALL ABOVE GROUND TEST CERTIFICATES, SUPPLIED TO THE OWNER.

ALL PIPING INSTALLED THROUGHOUT THE RESIDENTIAL AREAS OF THE BUILDING SHALL BE UL LISTED CPVC SPRINKLER PIPING. ALL PIPING WITHIN THE STORAGE AND UTILITY AREAS OF THE BASEMENT LEVEL WILL BE BLACK STEEL PIPING. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13R(2013 EDITION) AND ALL MANUFACTURERS INSTALLATION RECOMMENDATIONS. ALL PIPING SHALL BE PITCHED TO DRAIN WITH LOW-POINT DRAINS AT SECTIONS OF PIPING SUBJECT TO WATER TRAPPING. SPRINKLER CONTRACTOR SHALL PROVIDE PROTECTIVE PLATES WHERE CPVC PIPING IS RUN THROUGH STUDS TO PREVENT PUNCTURING OF THE SPRINKLER PIPING DURING DRYWALL INSTALLATION AS REQUIRED BY NFPA STANDARDS.

ALL SPRINKLER HEADS WITHIN RESIDENTIAL AREAS OF THE BUILDING SHALL BE RESIDENTIAL PENDENT AND SIDEWALL SPRINKLERS. SPRINKLER HEADS WITHIN THE BASEMENT UTILITY AREAS SHALL BE QUICK-RESPONSE COMMERCIAL UPRIGHT SPRINKLERS. ALL HEADS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS AND THE REQUIREMENTS OF NFPA 13R (2013 EDITION).
BUILDING OWNER IS RESPONSIBLE FOR MAINTAINING THIS SPRINKLER SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 25, INCLUDING THE PROVISION OF HEAT IN ALL AREAS CONTAINING SPRINKLER PIPING AND HEADS TO PREVENT PIPE FROM FREEZING. CAP DESIGN GROUP AND THE ENGINEER OF RECORD TAKE NO RESPONSIBILITY FOR ANY DAMAGES CAUSED BY FREEZE UPS.

COMMONWEALTH OF MASSACHUSETTS
JASON CATALFO
KAHAN PROTECTION
FIRE PROTECTION ENGINEER
No. 42308
REGISTERED PROFESSIONAL ENGINEER
05/19/2025

SPRINKLER SYMBOLS

FIRST CHAT	POSITION	FINISH	TEMP °K	ORIFICE	K-FACTOR	CONTROL
●	12	PENDANT	WHITE	155	5.60	1/2"	DRY COMM
●	48	PENDANT	WHITE	155	4.90	1/2"	DRY SWY
●	4	SIDEWALL	WHITE	155	5.60	1"	DRY SWY

REVISIONS DESCRIPTION	DATE	BY

NOTES

FIRE PROTECTION TIER 1

DRAWING NO.	
CONTRACT NO.	
APPROVAL	
DRAWN BY	JK
SCALE	3/16" = 1'-0"
DATE	05/19/25
SHEET NUMBER	FP 1 of 1

62 ELMWOOD ST
SOMERVILLE, MA

ENGINEER: CAP DESIGN GROUP

CAP DESIGN GROUP
www.capcofire.com
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READING, MA 01867
(617) 644-0014

CAP DESIGN GROUP