MORSE CONSTRUCTIONS
A division of Ericson Construction, LLC

TO: City of Somerville Planning Board
FROM: Morse Constructions
DATE: October 1, 2026
SUBJECT: Zoning Compliance Narrative

PROJECT:

Jewell-Beretsky
62-64 Hooker Ave
Somerville, MA 02144



The homeowners of 62–64 Hooker Avenue, Somerville, respectfully request a Section 6 Finding to reconstruct and modestly enlarge an existing nonconforming sunroom at the rear of their two-family dwelling. The proposed replacement will accommodate a bedroom, closet, and mudroom, with deck space above. The footprint will be only slightly larger than the existing sunroom, with the limited expansion intended to provide a more functional mudroom and improve everyday use of the home.

The existing sunroom is nonconforming with respect to the rear yard setback, which measures approximately 18.4 feet where 20 feet is required. It also does not conform to the applicable dimensional standards for a rear addition or side wing under the Somerville Zoning Ordinance. The proposal seeks to replace this existing rear building component with a thoughtfully designed space that better serves the homeowners' needs.

The primary purpose of the project is to improve the safety, functionality, and long-term livability of the home. The homeowners currently occupy the upper unit and rent the lower unit. As they approach

retirement, they intend to transition to the lower unit and rent the upper unit, allowing them to remain in their home and neighborhood as their needs change. Providing a bedroom and practical mudroom at the lower level is an important part of that long-term plan.

The proposed work is limited in scope and retains the property's existing two-family residential use, with no additional dwelling units proposed. By concentrating the improvements at the existing rear sunroom and keeping the footprint expansion modest, the project balances the homeowners' practical needs with consideration for neighboring properties and the surrounding residential setting.
For these reasons, the applicants respectfully request that the Board find that the proposed reconstruction and modest expansion will not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The project represents a measured improvement to an existing home that will support the homeowners' ability to age in place while preserving its two-family residential use.

Best Regards,

Matthew Jesi, RA
Morse Constructions

JEWELL BERETSKY RENOVATION

62-64 HOOKER AVE
SOMERVILLE, MA 02144

7/30/2026
PERMIT SET



MORSE CONSTRUCTIONS

3 ARROW DRIVE
WOBURN, MA 01801

240 ELM STREET, 2ND FLOOR,
SOMERVILLE, MA 02144

PHONE: (617) 666-4460

JEWELL BERETSKY RENOVATION

62-64 HOOKER AVE
SOMERVILLE, MA 02144

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
CIP	CAST-IN-PLACE
CONC	CONCRETE
DIA	DIAMETER
DN	DOWN
EXIST	EXISTING
FIN	FINISH
FLR	FLOOR
FT	FOOT
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HP	HIGH POINT
IN	INCH
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
NTS	NOT TO SCALE
OC	ON CENTER
PCF	POUND PER CUBIC FOOT
PLAM	PLASTIC LAMINATE
PT	PRESERVATIVE TREATED
PVC	POLYVINYL CHLORIDE
R	RISER
RO	ROUGH OPENING
SF	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATIONS
T	TREAD
T&G	TONGUE AND GROOVE
TYP	TYPICAL
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
&	AND
@	AT
#	NUMBER
℄	CENTERLINE

MATERIALS KEY

- EARTH
- GRAVEL
- CAST CONCRETE
- SOLID WOOD
- PLYWOOD
- RIGID INSULATION
- SPRAY INSULATION - HIGH DENSITY
- INSULATION - ACOUSTIC
- SHINGLES (ELEVATION)
- CLAPBOARD (ELEVATION)
- GYPSUM WALL BOARD
- CMU MASONRY
- ARCHITECTURAL STONEWORK
- ARCHITECTURAL STONEWORK (ELEVATION)
- METAL

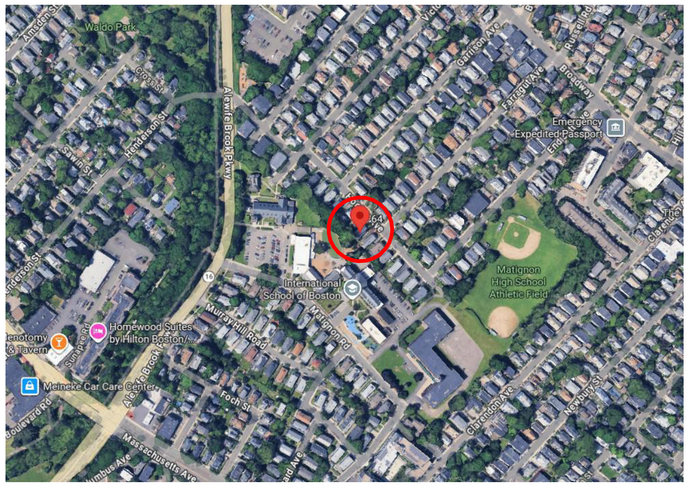
SYMBOLS

- LEVEL / EL: #'-#" — ELEVATION MARKER
- 101 — DOOR REFERENCE NUMBER
- # / # SHT # / # — INTERIOR ELEVATION REFERENCE
- # / SHT — EXTERIOR ELEVATION REFERENCE
- X.X — STRUCTURAL GRID LINE
- ELEVATION CALL OUT
- ? — KEYNOTE REFERENCE
- ROOM NAME — ROOM MARKER
- 101 — WINDOW REFERENCE NUMBER
- SIM # / SHT — SECTION CALL OUT
- NORTH ARROW
- SIM # / SHT — DETAIL REFERENCE
- 1i — PARTITION REFERENCE
- M-01 — CASEWORK REFERENCE

PROJECT NARRATIVE

CONVERT THE EXISTING SUNROOM INTO A NEW BEDROOM AND MUDROOM FOR THE FIRST-FLOOR UNIT, AND REBUILD THE ROOF DECK AND DECK ROOF FOR THE SECOND-FLOOR UNIT.

LOCATION PLAN



SHEET LIST

G100	COVER
G101	NOTES
A101	FLOOR PLANS
A200	ELEVATIONS
A700	REFLECTED CEILING PLANS
S100	STRUCTURAL

REGISTERED ARCHITECT
MATTHEW J. JESI
No. 952121
MIDDLETON, MA
COMMONWEALTH OF MASSACHUSETTS

ISSUANCE:
PERMIT SET

REVISION:

DATE: 7/30/2026
SCALE: 1/4" = 1'-0"
DRAWN: MJ
CHECKED: MJ

SHEET INFO:
COVER

G100

DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR THE PROPER COMPLETION OF THE PROJECT SUITABLE FOR THE INTENDED USE OF THE OWNER. ITEMS NOT EXPRESSLY SET FORTH BUT WHICH ARE REASONABLY IMPLIED OR NECESSARY FOR THE PROPER PERFORMANCE OF THIS WORK SHALL BE INCLUDED.

COMPLY WITH APPLICABLE CODES, REGULATIONS, ORDINANCES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, INCLUDING ACCESSIBILITY GUIDELINES WHERE APPLICABLE. SUBMIT COPIES OF INSPECTION REPORTS, NOTICES AND SIMILAR DOCUMENTS TO ARCHITECT. PLANS ARE BASED ON MASSACHUSETTS RESIDENTIAL BUILDING CODE 10th EDITION & CURRENT MAAB (2006 EDITION).

THE CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS SHALL REFER TO THE DRAWINGS, SCHEDULES AND SPECIFICATIONS AS A WHOLE WHEN DETERMINING THE CONSTRUCTION REQUIREMENTS FOR THE PROJECT.

PROVIDE PRODUCTS AND MATERIALS SPECIFIED. REQUEST OWNER'S/ ARCHITECT'S SELECTION OF COLORS AND ACCESSORIES IN SUFFICIENT TIME TO AVOID DELAYING PROGRESS OF THE WORK.

THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL AREAS ON THE PROJECT WHICH REQUIRE TOLERANCES BETWEEN ROUGH OPENINGS AND/OR FINISH MATERIALS AND PROVIDE FOR THE PROPER TOLERANCES TO COMPLETE THE CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

ALL DRAWINGS, SCHEDULES AND SPECIFICATIONS IN THE BID PACKAGE ARE TO BE CONSIDERED EQUAL PARTS OF THIS CONTRACT PACKAGE. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS, SCHEDULES AND SPECIFICATIONS. ALL DISCREPANCIES OMISSIONS OR ERRORS THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO THE SUBMISSION OF BIDS SO THAT CLARIFICATION MAY BE ISSUED.

ANY WORK PERFORMED IN CONFLICT WITH ANY PART OF THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENT SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.

THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHER TRADES. SUBCONTRACTORS SHALL VERIFY THAT ANY WORK RELATED TO THEM, WHICH MUST BE PROVIDED BY OTHERS HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING THEIR WORK.

ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE ON DRAWINGS. DO NOT SCALE DRAWINGS. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES AND DO NOT PROCEED WITHOUT INSTRUCTIONS/CLARIFICATION.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER.

VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY OF ITS EMPLOYEES AND OTHER PERSONS IN THE CONSTRUCTION AREA, AS WELL AS FOR THE PROTECTION OF THE SAFETY OF THE IMPROVEMENTS BEING ERECTED AND THE PROPERTY OF THE CONTRACTOR AND/OR OTHER PERSONS, AS A RESULT OF OPERATIONS HEREUNDER.

THE CONTRACTOR SHALL BE FULLY AND COMPLETELY LIABLE AT HIS OWN EXPENSE FOR DESIGN, CONSTRUCTION, INSTALLATION AND USE OR NON-USE OF ALL ITEMS AND METHODS INCIDENT TO PERFORMANCE OF EITHER PERSON OR PROPERTY, INCLUDING WITHOUT LIMITATION THE ADEQUACY OF ALL TEMPORARY SUPPORTS, SHORING, BRACING, SCAFFOLDING, MACHINERY OR EQUIPMENT, SAFETY PRECAUTIONS OR DEVICES, AND SIMILAR ITEMS OR DEVICES USED DURING CONSTRUCTION.

THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO PROPERLY COMPLETE THE WORK, INCLUDING ITEMS NOT SPECIFICALLY SET FORTH IN THE CONSTRUCTION DOCUMENTS BUT REASONABLY INFERRED.

THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER OR WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES, PERMITS, AND INSPECTIONS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK.

ALL ITEMS TO BE REMOVED SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED ENTIRELY FROM THE PROJECT SITE, UNLESS NOTED OTHERWISE. RETURN ITEMS IDENTIFIED FOR SALVAGE OR REUSE TO THE OWNER/PROPERTY MANAGER.`

THE DRAWINGS ARE NOT INTENDED FOR USE AS SHOP OR ERECTION DRAWINGS.

CONTRACTOR TO PHASE ALL WORK SUCH THAT THE OCCUPIED PORTIONS OF THE BUILDING ARE SAFE & AVAILABLE THROUGHOUT CONSTRUCTION.

CONTRACTOR TO PROVIDE TEMPORARY BARRIERS AT ALL FLOOR PENETRATIONS TO PREVENT PHYSICAL BODILY DAMAGE.

CONTRACTOR TO PROVIDE A CLEAN JOB SITE FREE FROM DEBRIS THROUGHOUT CONSTRUCTION AT ALL FLOORS.

CONTRACTOR REQUIRED TO LOCATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION COMPONENTS AND CLEAR SPACE PRIOR TO WORK.

VERIFY STAGING AREA, PARKING AVAILABILITY, AND RULES FOR USE WITH PROPERTY OWNER.

MAINTAIN PROPER EMERGENCY EGRESS AND FIRE ALARM SYSTEMS THROUGHOUT DEMOLITION AND RENOVATION.

PROTECT EXISTING FINISHES, COMPONENTS, & STRUCTURE NOT SCHEDULED FOR RENOVATION, REMOVAL, OR ALTERATION. REPAIR AND SUCH MATERIALS, FINISHES, OR COMPONENTS DAMAGED DURING EXECUTION OF THIS PROJECT.

PATCH, PREP AND PAINT ALL WALLS THROUGHOUT WORK AREA.

VERIFY & PROTECT EXISTING SUBSURFACE, SURFACE, VISIBLE, & HIDDEN UTILITIES THROUGHOUT DEMO & RENOVATION AREAS.
KEY ALL NEW LOCKS TO BUILDING STANDARD MASTER KEY SYSTEM; VERIFY W/ OWNER.

GENERAL

1. Structural work shall conform to the requirements of "The Commonwealth of Massachusetts State Building Code". 10th Edition. (One and Two Family Dwelling Code), "The International Residential Code", IRC2021, and ASCE 7-16.
2. Examine architectural, mechanical, plumbing and electrical drawings for verification of location and dimensions of chases, inserts, openings, sleeves, washes, drips, reveals, depressions and other project requirements not shown on structural drawings.
3. Verify and coordinate dimensions related to this project.
4. Typical details and notes shown on structural drawings shall be applicable to all parts of the structural work except where specifically required otherwise by contract documents.

FOUNDATIONS

1. Foundations for this project consist of a new slab. The allowable bearing pressure is assumed to be 1,500 pounds per square foot. The contractor is to verify suitability of soils and notify the Architect/Engineer if conditions are not as assumed.
2. No responsibility is assumed by the architect/engineer for the validity of the subsurface conditions described on the drawings, specifications, test borings or test pits. These data are included only to assist the contractor during bidding and subsequent construction and represent conditions only at these specific locations at the particular time they were made.
3. Foundation units shall be centered under supported structural members, unless noted otherwise on the drawings.
4. Carry out continuous control of surface and subsurface water during construction such that foundation work is done in dry and on undisturbed subgrade material as applicable.

CONCRETE

1. Concrete work shall conform to " Building Code Requirements for Reinforced Concrete" (ACI 318-19), and "Specifications for Structural Concrete for Buildings" (ACI 301-19).
2. Unless noted otherwise, concrete shall have a minimum 28 day compressive strength of 4,000 psi normalweight.
3. Concrete to be exposed to the weather in the finished project shall be air.

STRUCTURAL TIMBER CONSTRUCTION

1. Timber construction shall conform to Part II "Design" as published in the "Timber Construction Manual" (AITC 6th Edition) and to "National Design Specification for Wood Construction" (N.F.P.A. 2012 Edition)
2. New timber for structural use shall have a moisture content as specified in the "National Design Specification for Wood Construction (N.F.P.A. 2012 Edition).
3. Timber construction shall conform to Article 23 of IBC 2021.
4. Material properties for timber shall conform to the following:
   (A) For members with nominal 2" thickness. S-P-F #1/#2 or better (15% max MC).
   Allowable bending stress:
   Fb = 875 PSI (single member use)
   Fb = 1000 PSI (multiple member use) Allowable shear stress Fv = 135 PSI Compression parallel to grain = 1100 PSI Compression perpendicular to grain = 425 PSI Modulus of elasticity - 1,400.000 PSI
   (B) For pressure-treated members with nominal 2" thickness, Southern Pine #1 or better (19% max MC).
   Allowable bending stress Fb = 1300 PSI Allowable shear stress Fv = 90 PSI Compression parallel to grain = 1550 PSI Compression perpendicular to grain = 565 PSI Modulus of elasticity = 1,500,000 PSI
   (C) For pressure-treated members with nominal 4" thickness and greater, Southern Pine #2 pressure-treated (19% max MC).
   Allowable bending stress Fb = 1250 PSI Allowable shear stress Fv = 95 PSI Compression parallel to grain = 725 PSI Compression perpendicular to grain = 440 PSI Modulus of elasticity = 1,400,000 PSI
5. "PT" indicates pressure-treated lumber (to be used when in contact with concrete, masonry or weather).
6. Joist support by nailing is forbidden unless used with an approved hanger. Unless noted otherwise on plans, all flush framed joists and beams shall framed with Simpson hangers as follows (or approved equals):

(A) 2x6; 2x8	Type 'U26'
(B) 2-2x6; 2-2x8	Type 'U26-2'
(C) 3-2x6; 3-2x8	Type 'U26-3'
(D) 2x10; 2x12	Type 'U210'
(E) 2-2x10; 2-2x12	Type 'U210-2'
(F) 3-2x10; 3-2x12	Type 'U210-3'
(G) LVLs	Type 'HGLTV' hanger (match LVL size & depth)

(It is the contractor's responsibility to determine correct hangers for all sloped and/or skewed conditions. Custom hangers may be required at ridge/valley connections-submit to engineer for review.)

7. Minimum bearing for all joists and rafters shall be 4".
8. Use double joists under all partitions.
9. Interior walls indicated on plans shall be framed with 2x4's at 16" O.C. (see arch drawings).
10. New exterior walls indicated on plans shall be framed with 2x6's at 16" O.C. with 1/2" plywood sheathing nailed to studs with 10d nails at 4" O.C. at panel edges and 12" O.C. in field.
11. Interior door headers shall be a minimum of 2-2x8's unless noted otherwise on the plans.
12. Exterior door and window headers shall be a minimum of 2-2x10's unless noted otherwise on the plans.
13. No joist shall be notched or drilled with holes without the specific approval of the architect.
14. No joist shall be repaired or reinforced in any way without the specific approval of the architect.
15. Beams built up of timbers shall be firmly nailed or bolted together.
16. Plywood shall be laid with face grain parallel to span; stagger all joints
17. Temporary erection bracing shall be provided to hold structural timber securely in position as described on the drawings. It shall not be removed until permanent bracing has been installed.
18. Timber shall be generally knot-free, with only small tight knots permitted and generally straight-grained.
19. Structural timber shall be identified by the grade mark of or certificate of inspection issued by a grading or inspection bureau or agency recognized as being competent.
20. Structural timber shall be visually stress-graded lumber in accordance with the provisions of ASTM designation D245-74, "Methods for Establishing Structural Grades and Related Allowable Properties for Visually Graded Lumber".
21. Timber shall be so handled and covered as to prevent marring and moisture absorption from snow and rain.
22. Steel plates and angles shall be new steel conforming to ASTM A36.

RENOVATION AND RESTORATION

1. The contractor shall notify the architect when, in the course of construction of demolition, conditions are uncovered which are unanticipated or otherwise appear to present a dangerous condition.
2. Information regarding existing construction or conditions is based on available record drawings which may or may not truly reflect existing conditions. Such information is included on assumption that it may be of interest to the contractor, but the architect assumes no responsibility for its accuracy or completeness.
3. Verify all dimensions and conditions on the job. Discrepancies shall be brought immediately to the attention of the architect before proceeding with that part of the work.
4. Where new work will be adjacent to or framing existing construction, verify dimensions of existing construction prior to fabrication of new members.
5. Provide all labor and material for any framing required to connect new framing to existing construction. Wherever it is necessary to remove existing construction in order to construct new work, the affected area shall be patched and rebuilt to match existing adjacent work to satisfaction of the architect.
6. Details shown on any drawings shall be considered typical for all similar conditions.
7. Notify architect of any contemplated structural alteration in reasonable time to render and document the architect's decision.
8. Structural materials and components shall have prior approval of the architect.
9. Structural alteration shall be preceded by adequate shoring and bracing.
10. Screw-type shoring posts shall be provided for existing work during the removal of existing bearing walls and structural members and the installation of new structural work.
11. Temporary shores shall be placed as close as practicable to the existing structural work being removed.
12. Headers shall be placed across top of shoring posts and shall be snug tight against underside of the structure above.
13. Shoring shall bear on sleepers to prevent damage to the structural below.
14. Temporary shores shall be individually designed, erected, supported, braced and maintained by the contractor to safely support all dead loads presently carried by the existing structural work being removed and any construction live loads.
15. Structural steel shall be completely installed before removing any shores.
16. Shores shall be released gradually and left loosely in place for at least 2 days to allow for structural shake out.

STRUCTURAL DESIGN LOADS

1. Dead loads
   (A) Weight of building components
2. Live Loads
   (A) Typical Residential Floor - 40 PSF
   (B) Roof snow load - 30 PSF plus drift
   Pg = 40 PSF; Is = 1.0; Ce = 1.0; Ct = 1.0;
3. Wind loads - Per Mass. Code and ASCE7-16
   (A) Exposure B, Risk Category II, Vult = 119 MPH

MORSE CONSTRUCTIONS

JEWELL BERETSKY RENOVATION

62-64 HOOKER AVE
SOMERVILLE, MA 02144

REGISTERED ARCHITECT
MATTHEW J. VESI
No. 952121
MIDDLETON, MA
COMMONWEALTH OF MASSACHUSETTS

ISSUANCE:
PERMIT SET

REVISION:

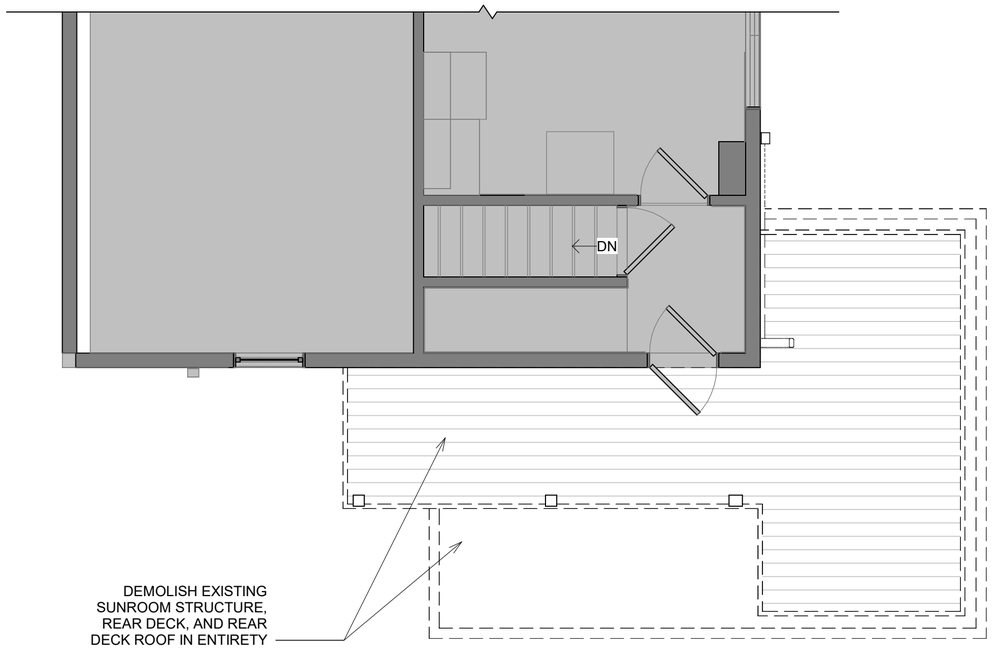
DATE: 7/30/2026
SCALE: 1/4" = 1'-0"
DRAWN:
CHECKED:

SHEET INFO:
NOTES

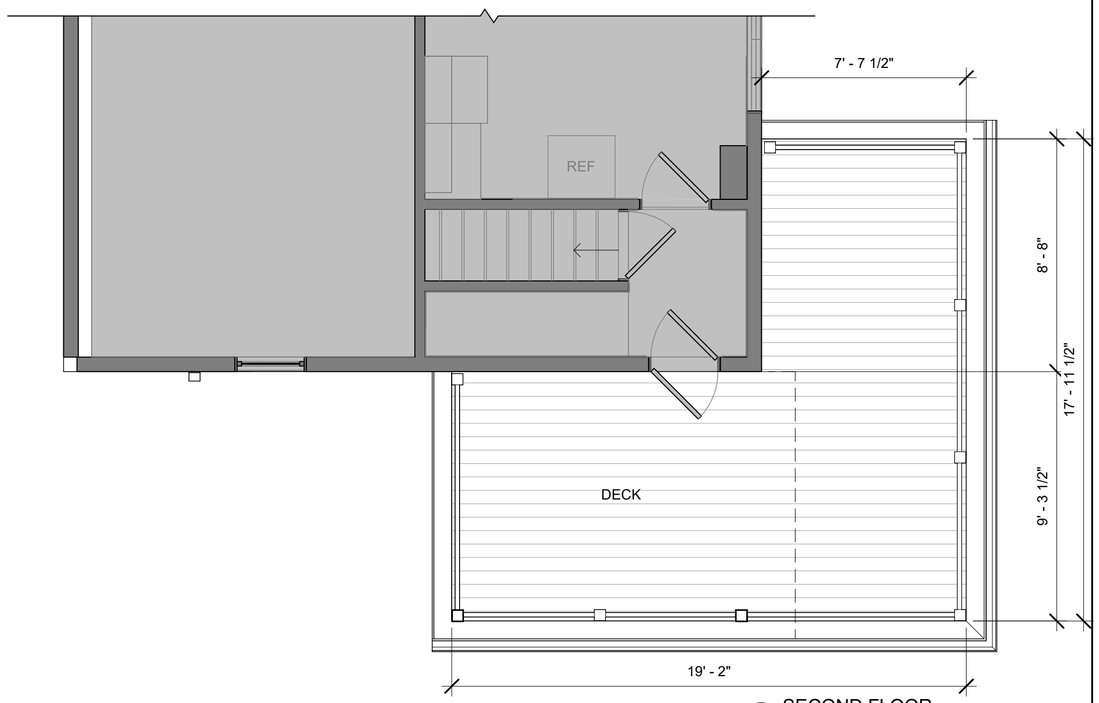
G101

DEMOLITION KEY	
	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED

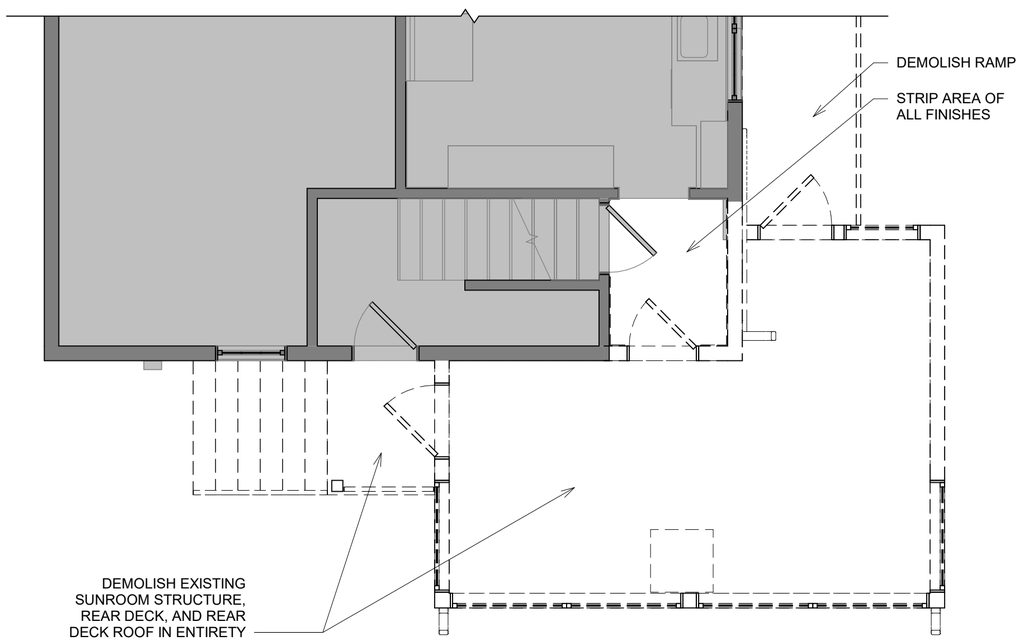
PLAN & ELEVATION KEY	
	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	NEW CONSTRUCTION



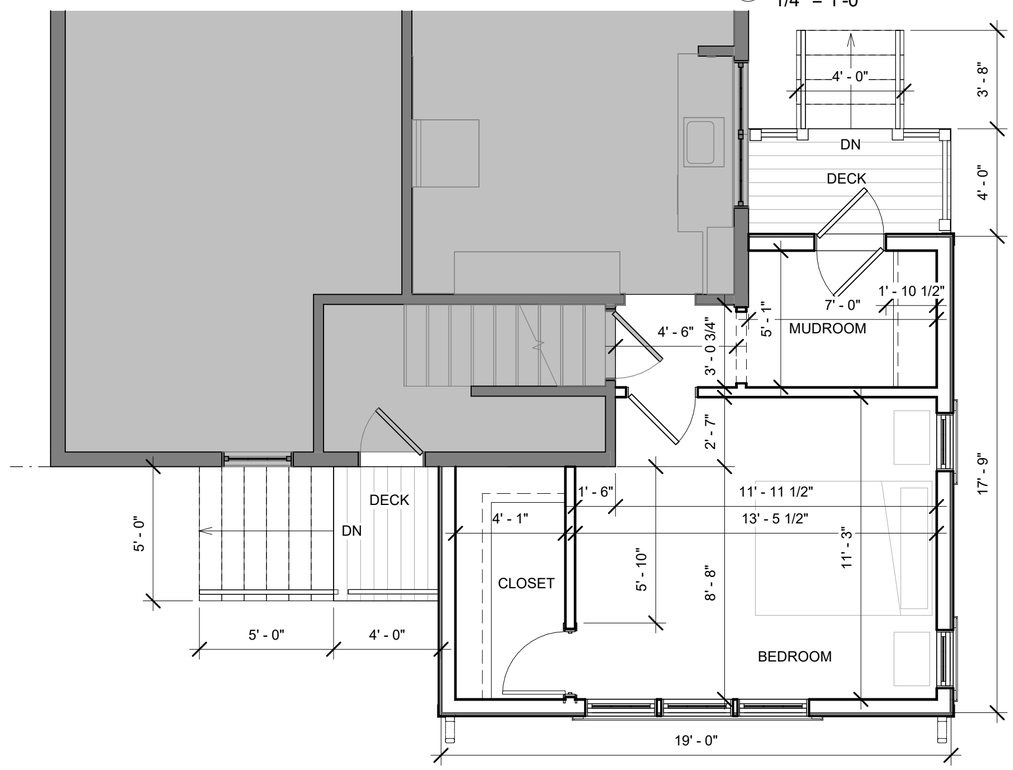
3 SECOND FLOOR - DEMO
1/4" = 1'-0"



2 SECOND FLOOR
1/4" = 1'-0"



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



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

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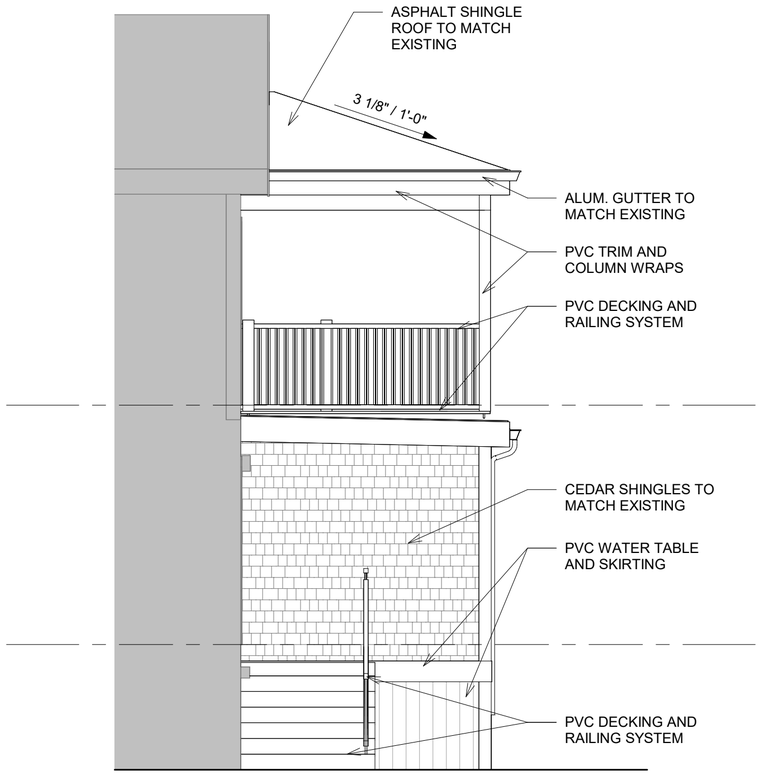
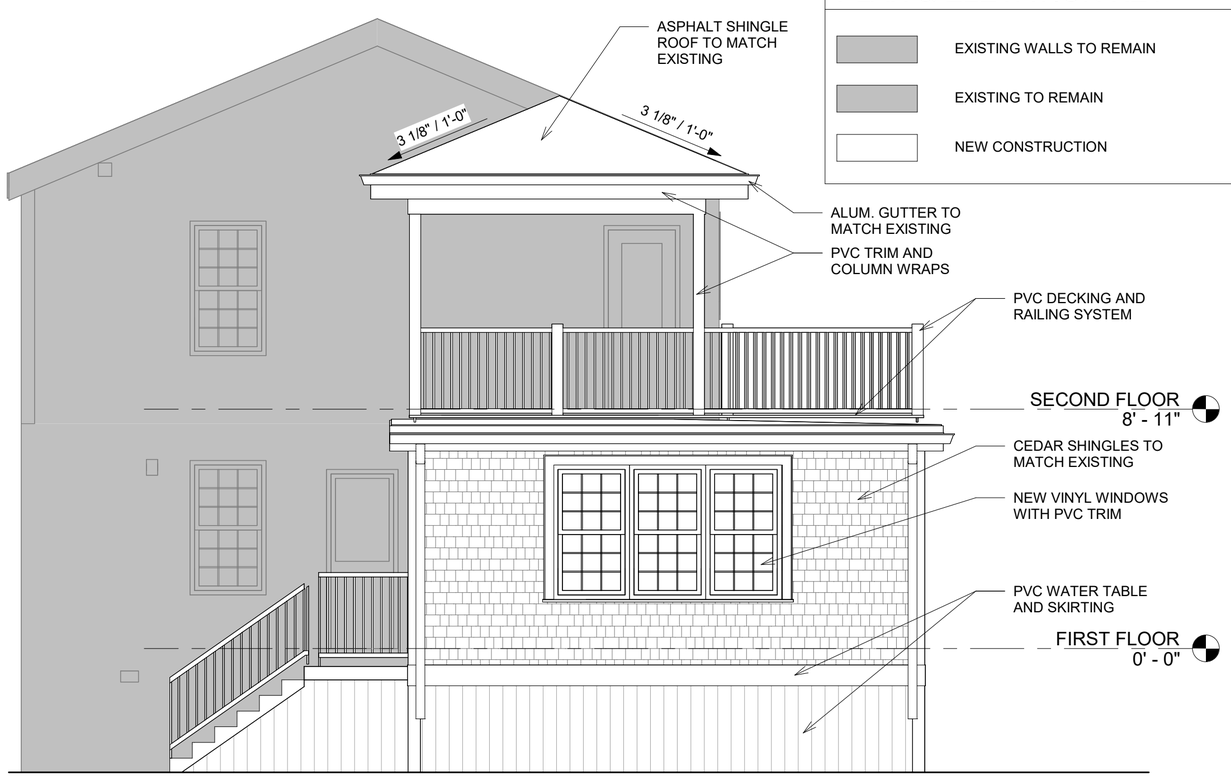
FLOOR PLANS

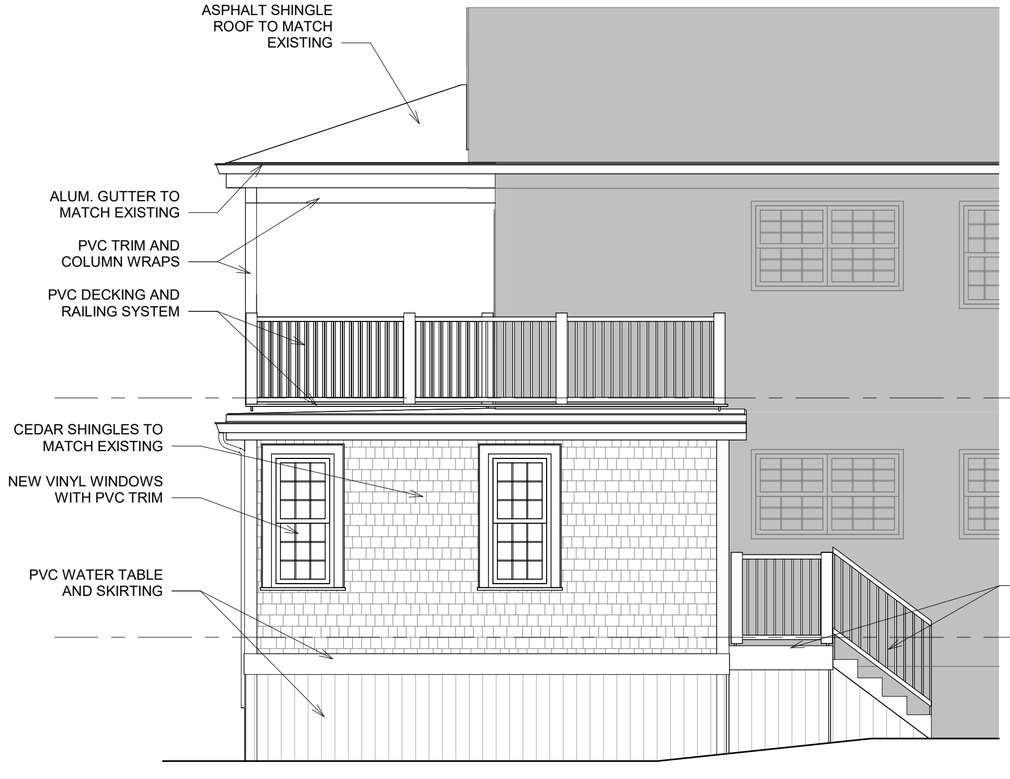
A101



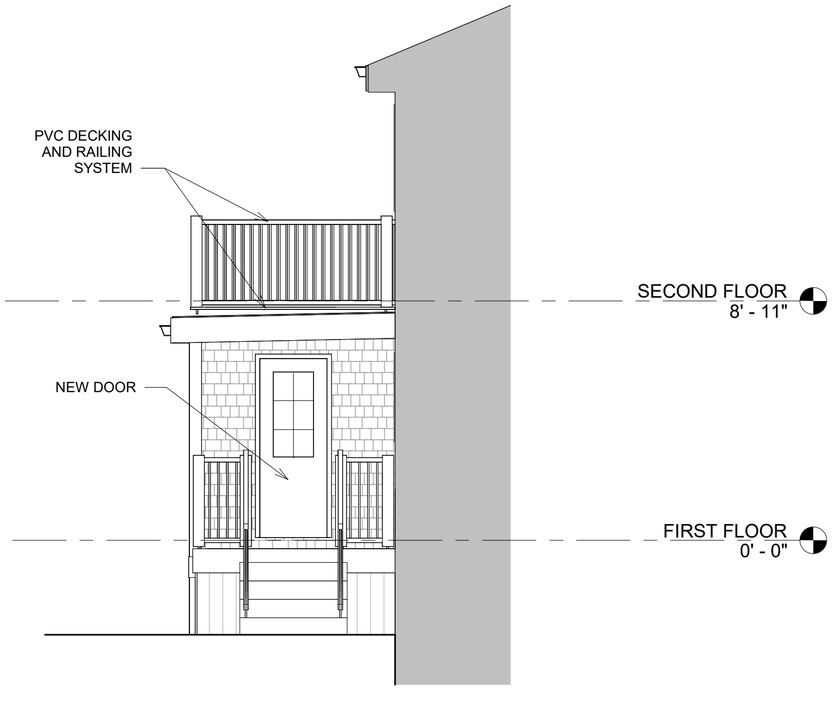
4 RIGHT SIDE ELEVATION
1/4" = 1'-0"



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



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



2 FRONT ELEVATION
1/4" = 1'-0"

PLAN & ELEVATION KEY

- EXISTING WALLS TO REMAIN
- EXISTING TO REMAIN
- NEW CONSTRUCTION

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ELEVATIONS

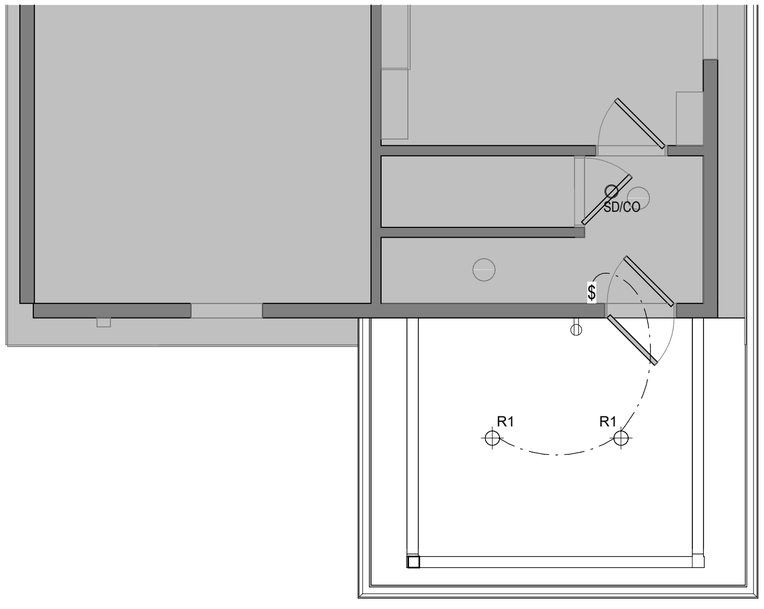
A200

RCP KEY

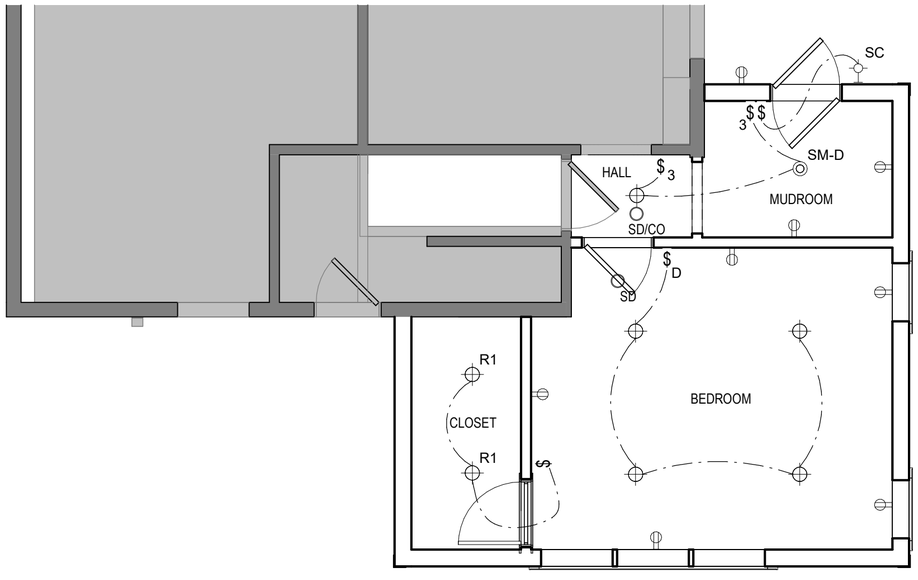
R1	RECESSED CAN	SD/CO	SMOKE/CO DETECTOR	$	LIGHT FIXTURE SWITCH
R2	GIMBLE/ DIRECTIONAL RECESSED CAN	HD	HEAT DETECTOR	$3	3-WAY LIGHT FIXTURE SWITCH
R3	PIN HOLE RECESSED CAN	XF	EXHAUST FAN	$D	DIMMER LIGHT FIXTURE SWITCH
R4	WET PROTECTED RECESSED CAN, SEE SPECIFICATIONS	FL	FLOOD LIGHT	$T	TIMER LIGHT FIXTURE SWITCH
CL	LIGHTING STRIP	UC	UNDER CABINET LIGHT		OUTLET
PX	PENDANT LIGHT, SEE SPECIFICATIONS		CIRCUIT WIRING		
SM-U	SURFACE MOUNTED UTILITY LIGHT, SEE SPECIFICATIONS	SC	SURFACE MOUNTED SCONCE, SEE SPECIFICATIONS		
SM-D	SURFACE MOUNTED DECORATIVE LIGHT, SEE SPECIFICATIONS				

ELECTRICAL NOTES

1. EXACT LOCATIONS OF LIGHTING & OUTLETS TO BE CONFIRMED W/ OWNER & DESIGNER @ FINAL WALK-THRU W/ CONTRACTOR AND ELECTRICIAN
2. GFI OUTLET LOCATIONS IN BATHROOMS TO BE CONFIRMED W/ OWNER & DESIGNER
3. ALL CEILING FANS TO BE SWITCHED & W/ REMOTES
4. PROVIDE INTERCONNECTED SMOKE DETECTOR IN EACH BEDROOM, IN HALLWAY, ENTIRE HOME.
5. SMOKE DETECTORS SHALL BE MIN 3'-0" FROM BLADES
6. ALL BREAKER SHALL BE ARC-FAULT PROTECTED EXCEPT FOR GFCI CIRCUITS
7. ALL RECEPTACLES SHALL BE TAMPER-PROOF
8. ALL EXTERIOR GFCI OUTLETS NOT SHOWN IN PROTECTED LOCATIONS SHALL HAVE A COVER THAT CAN BE CLOSED OVER THE PLUG OF ANY ATTACHED DEVICES
9. ALL ACCENT LIGHTING TO BE COORDINATED BETWEEN OWNER/ARCHITECT & CONTRACTOR
10. ALL PROPOSED ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE CURRENT NATIONAL ELECTRIC CODE.
11. ALL RECESSED LIGHTS, WALL SCONCES & DECORATIVE PENDANTS TO BE ON DIMMERS
12. PROVIDE POWER PER MANUFACTURERS GUIDELINES/SPECIFICATIONS FOR ALL APPLIANCES
13. INSTALL NEW "HARD WIRE" FIRE ALARM DEVICES (SMOKE/CO) ENTIRE HOME
14. POWER ALL MECHANICAL, ELECTRICAL AND PLUMBING "EQUIPMENT". EACH SUB TO REVIEW REQUIREMENTS WITH ALL TRADES EQUIPMENT.



2 SECOND FLOOR
1/4" = 1'-0"



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

MORSE CONSTRUCTIONS

JEWELL BERETSKY RENOVATION

62-64 HOOKER AVE
SOMERVILLE, MA 02144

REGISTERED ARCHITECT
MATTHEW J. JESI
No. 952121
MIDDLETON, MA
COMMONWEALTH OF MASSACHUSETTS

ISSUANCE:
PERMIT SET

REVISION:

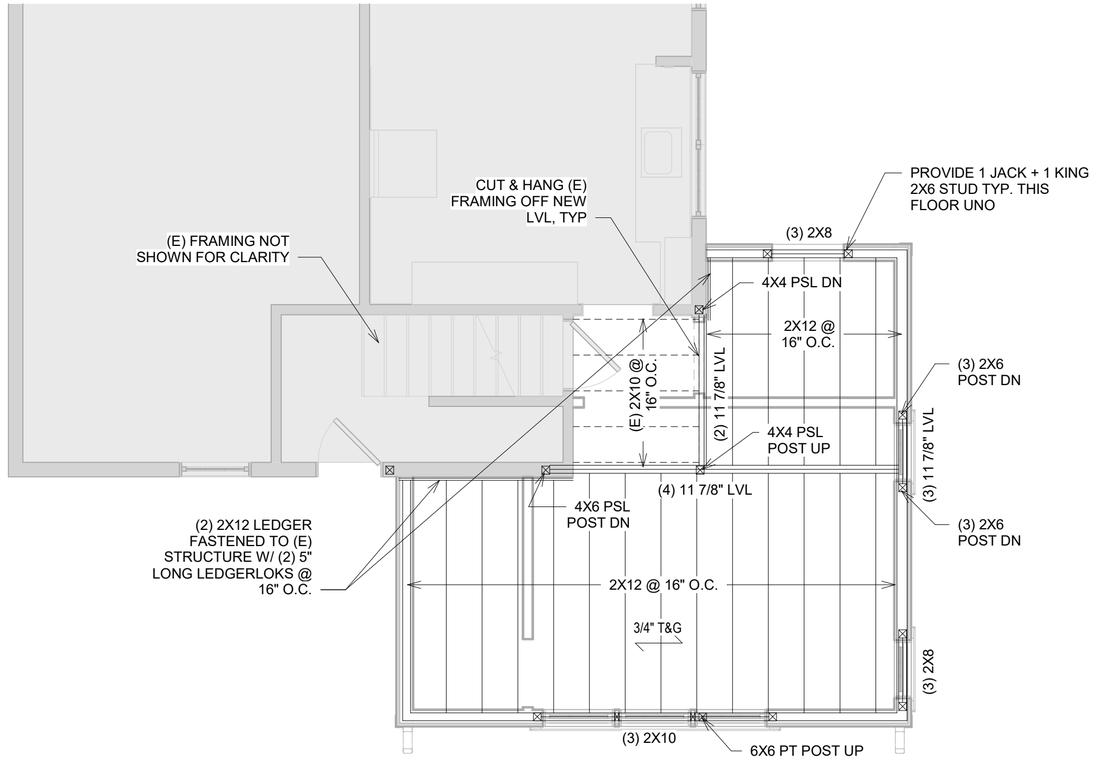
DATE: 7/30/2026
SCALE: 1/4" = 1'-0"
DRAWN:
CHECKED:

SHEET INFO:
REFLECTED CEILING PLANS

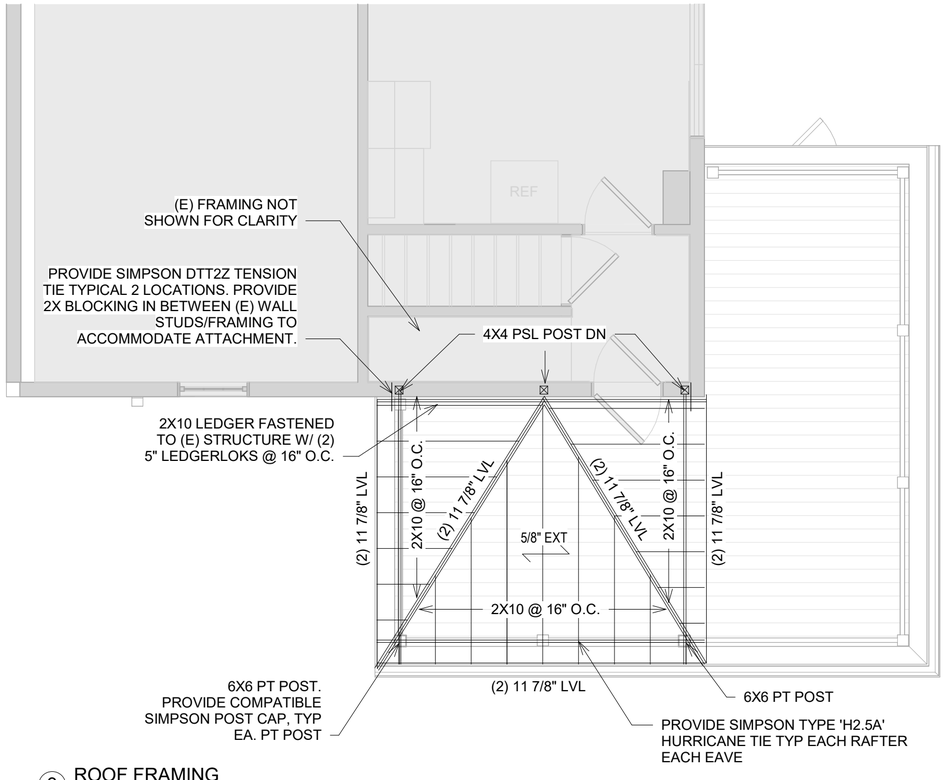
A700

FRAMING NOTES:

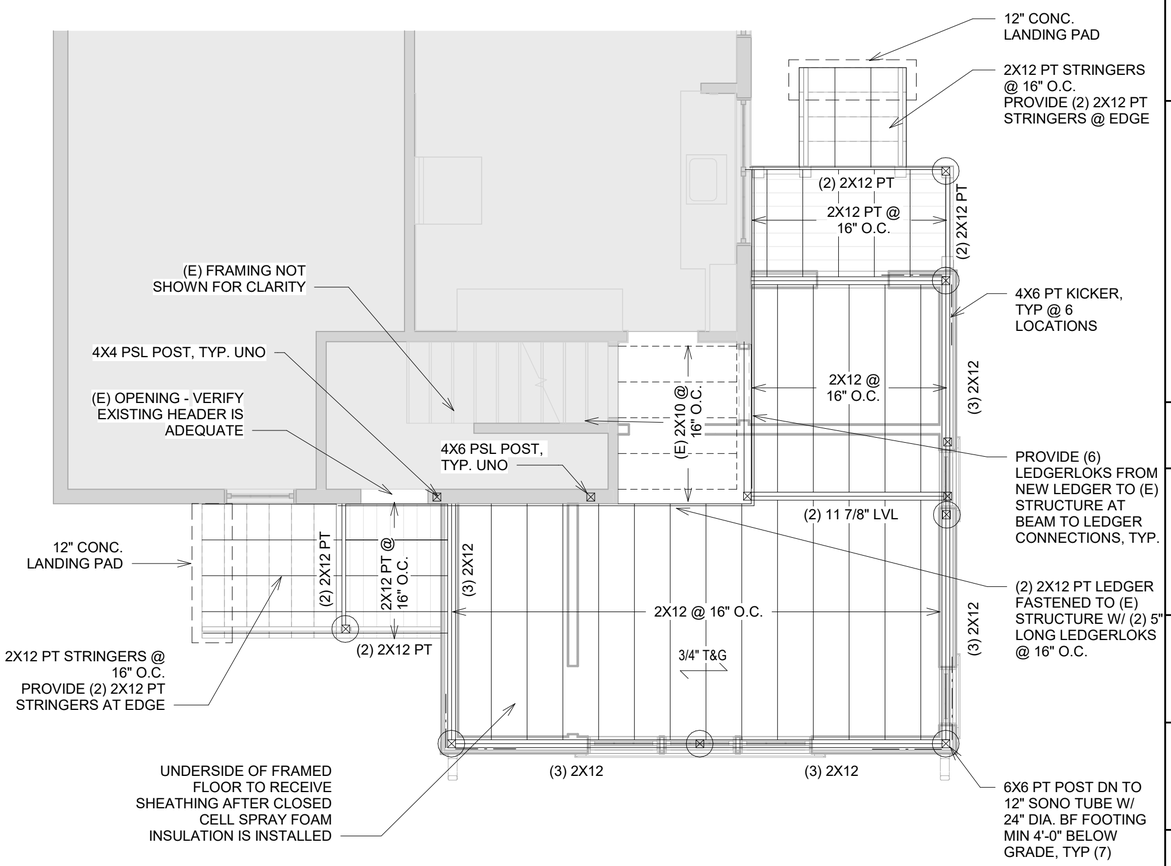
1. FOR GENERAL NOTES SEE G101
2. INDICATED FLUSH FRAMED CONDITION REQUIRING JOIST HANGER. SEE SCHEDULE.
3. ALL INTERIOR WALLS SHOWN ARE 2X4@16" O.C. OR 2X6@16" O.C. (SEE ARCH DRAWINGS)
4. ALL EXTERIOR WALLS SHOWN ARE 2X6 @ 16" O.C. (UNLESS NOTED ON PLANS) W/ 1/2: PLYWOOD SHEATHING ON ONE SIDE, PLYWOOD IS NAILED TO STUDS W/ 10D GALV. COMMON NAILS SPACED AT 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
5. 3/4" T&G — INDICATES SPAN OF 3/4" T&G PLYWOOD GLUED & NAILED TO JOISTS & BEAMS.
6. 5/8" EXT — INDICATES SPAN OF 5/8" EXTERIOR GRADE PLYWOOD.
7. - - - - - INDICATES EXISTING JOISTS OR BEAM
8. ——— INDICATES NEW JOIST OR BEAM



2 SECOND FLOOR FRAMING
1/4" = 1'-0"



3 ROOF FRAMING
1/4" = 1'-0"



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

MORSE CONSTRUCTIONS

JEWELL BERETSKY RENOVATION

62-64 HOOKER AVE
SOMERVILLE, MA 02144

BENJAMIN BOLGER
No. 53790
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

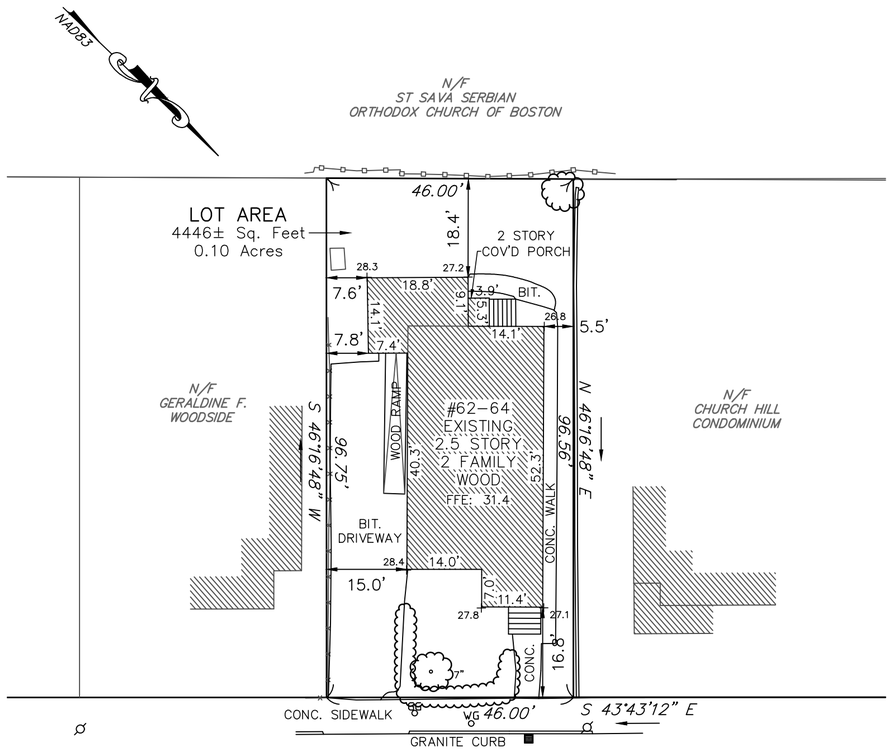
ISSUANCE:
DESIGN DEVELOPMENT

REVISION:

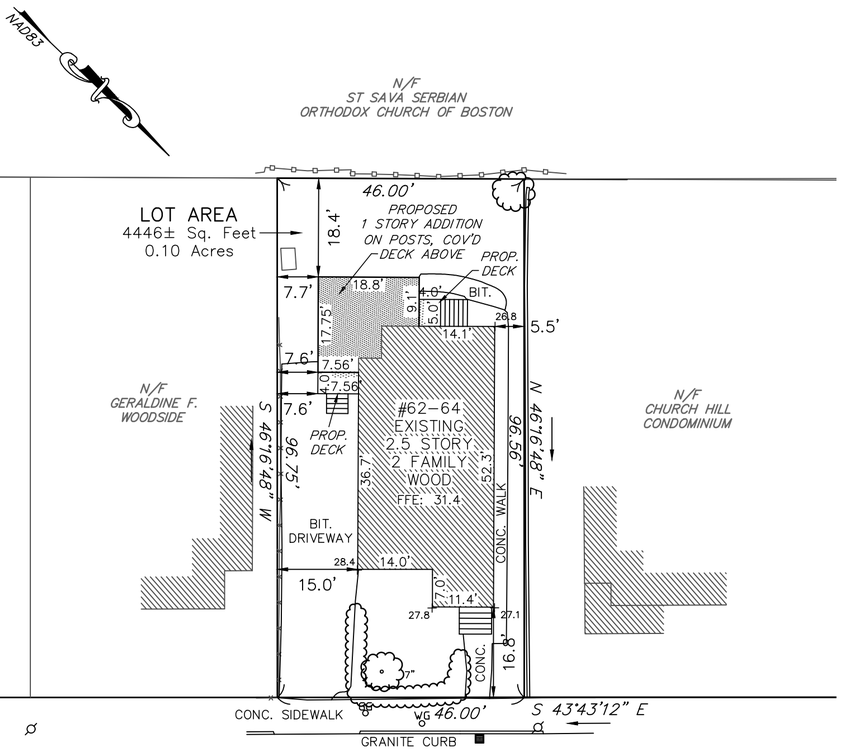
DATE: 7/30/2026
SCALE: 1/4" = 1'-0"
DRAWN:
CHECKED:

SHEET INFO:
STRUCTURAL

S100

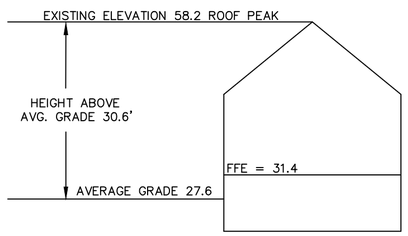


EXISTING



PROPOSED

PREPARED FOR:
MARK D. JEWELL &
LAURA J. BERETSKY
62–64 HOOKER AVENUE
SOMERVILLE, MA. 02144



NOTES:
1. ZONING CLASSIFICATION – NR
2. LOCUS DEED:
MIDDLESEX SOUTH REGISTRY OF DEEDS BOOK 51988 PAGE 458
3. PLAN REFERENCES:
MIDDLESEX SOUTH REGISTRY OF DEEDS PLAN BOOK 407 PLAN 6
4. ASSESSORS PARCEL ID: 6/ E/ 8

ZONING DISTRICT
NR

REQUIREMENTS:	UNITS	REQUIRED	CURRENT	PROPOSED
LOT AREA	S.F.	–	4,446±	4,446±
MINIMUM LOT WIDTH	FT.	34.0	46.00	46.00
MINIMUM LOT DEPTH	FT.	80.0	96.56	96.56
FRONT SETBACK	FT.	10.0	16.8	16.8
SIDE SETBACK	FT.	5.0	5.5/7.6	5.5/7.6
REAR SETBACK	FT.	20.0	18.4	18.4
LOT COVERAGE	%	60.0	60.5	60.5
BUILDING HEIGHT	STORIES	3	2.5	2.5

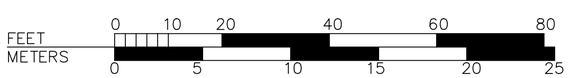


PLOT PLAN
FOR
62–64 HOOKER AVENUE
IN
SOMERVILLE, MA.

SCALE: 1"=20' AUGUST 5, 2026

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1–877–302–8440

PROPOSED REVISED: AUGUST 25, 2026



September 21, 2026

Somerville Planning Division
167 Holland Street
Somerville, MA 02144

To Whom It May Concern:

I am writing in support of our neighbors, Mark Jewell and Laura Beretsky of 62–64 Hooker Avenue, Somerville and their application for a special permit.

Their proposed project includes rebuilding the existing rear sunroom and deck to create a new bedroom, mudroom, and deck. I support their plans and their desire to make these improvements to their home.

Sincerely,

Jeffrey Lamb CFM, FMP, CPSI
Director of Facilities, International School of Boston
45 Matignon Road
Cambridge, MA 02140

September 21, 2026

Somerville Planning Division
167 Holland Street
Somerville, MA 02144

To Whom It May Concern:

I am writing in support of our neighbors, Mark Jewell and Laura Beretsky of 62–64 Hooker Avenue, and their application for a special permit.

Their proposed project includes rebuilding the existing rear sunroom and deck to create a new bedroom, mudroom, and deck. I support their plans and their desire to make these improvements to their home.

Sincerely,

Lynn Woodside
60 Hooker Avenue
Somerville, MA 02144

September 21, 2026

Somerville Planning Division
167 Holland Street
Somerville, MA 02144

To Whom It May Concern:

We are writing in support of our neighbors, Mark Jewell and Laura Beretsky of 62–64 Hooker Avenue, and their application for a special permit.

Their proposed project includes rebuilding the existing rear sunroom and deck to create a new bedroom, mudroom, and deck. We support their plans and their desire to make these improvements to their home.

Sincerely,

Ari Peskoe
Claire Valentin
68 Hooker Avenue
Somerville, MA 02144