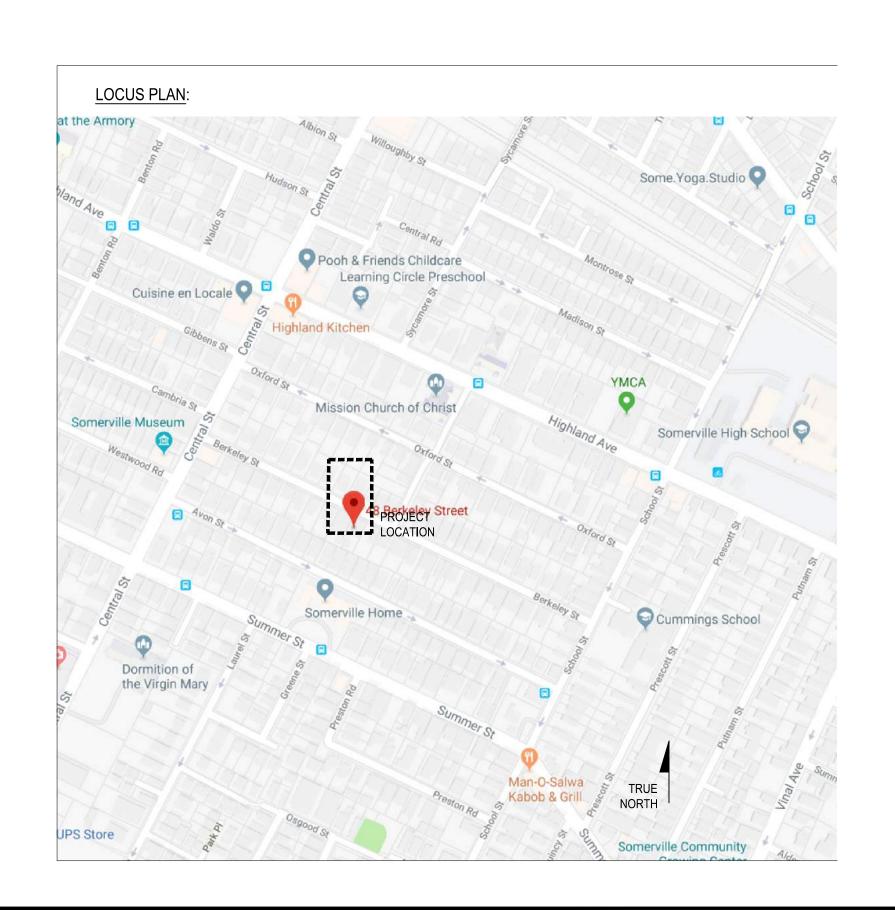
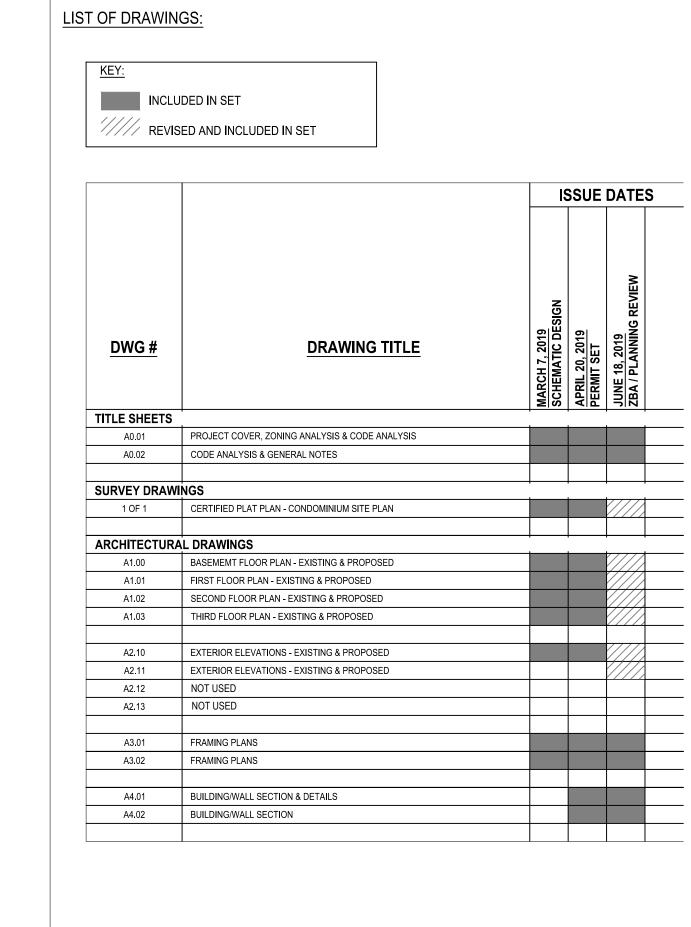
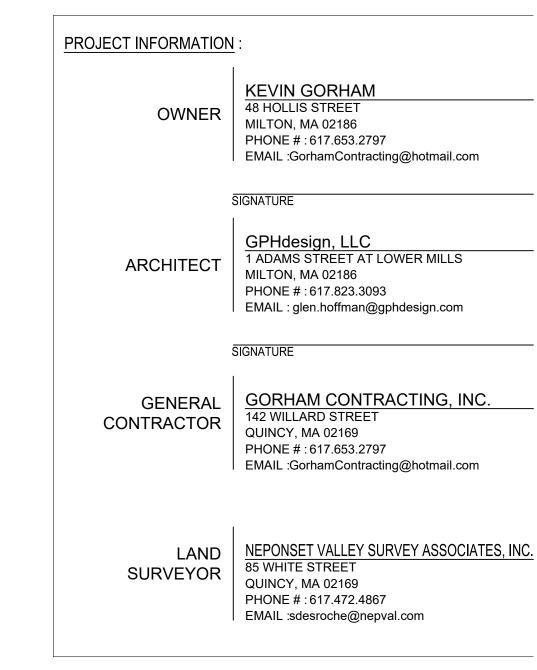
Proposed Renovation 48 Berkeley Street

Somerville, MA 02143

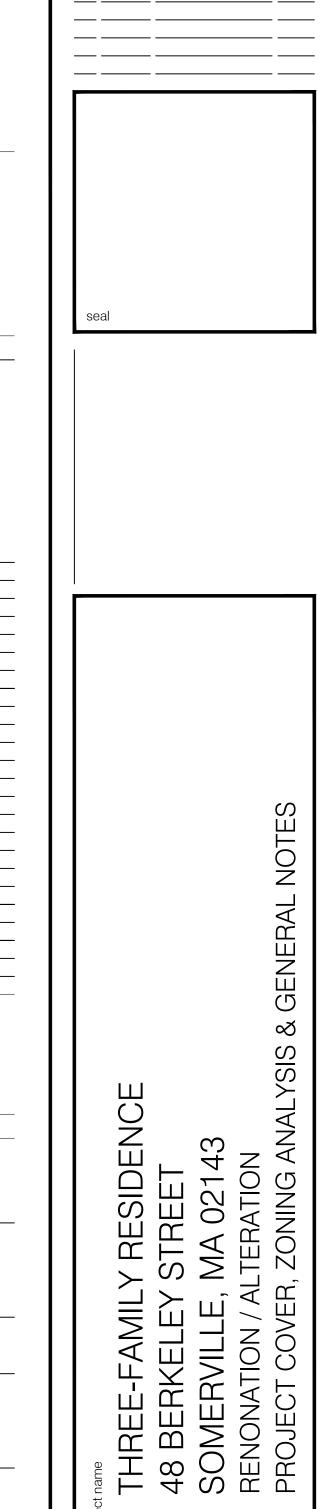








SUBMISSIONS: MARCH 7, 2019 SCHEMATIC DESIGN APRIL 20, 2019 PERMIT SET JUNE 18, 2019 ZBA / PLANNING REVIEW
MARCH 7, 2019 SCHEMATIC DESIGN APRIL 20, 2019 PERMIT SET
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email: glen.hoffman@gphdesign.com 19006.00 JUNE 18, 2019 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

THE DEMOLITION WORK SHALL INCLUDE ALL OF THE ITEMS LISTED BELOW AS WELL AS ANY STRUCTURE, FITTINGS, FINISHES, OR APPURTENANCES, WHICH IN ANY WAY MAY HINDER THE EXECUTION OF THE NEW WORK OR WOULD BE INCONSISTENT WITH THE NEW WORK AS OUTLINED. GENERAL CONTRACTOR SHALL COORDINATE PHASING OF DEMOLITION WITH PHASED CONSTRUCTION OF THE VARIOUS AREAS.

PRIOR TO STARTING OF DEMOLITION OPERATION, A DEMOLITION SHORING, AND BRACING PLAN SHALL BE PREPARED BY AN ENGINEER REGISTERED IN THE STATE OF MASSACHUSETTS IF REQUIRED, AND SHALL BE SUBMITTED FOR REVIEW BY THE ARCHITECT. CONTRACTOR SHALL NOT START WORK WITHOUT REVIEW OF THIS PLAN, NOR WITHOUT PRIOR NOTICE TO AND PRIOR APPROVAL OF THE OWNER. CONTRACTOR SHALL FOLLOW THE DEMOLITION, SHORING, AND BRACING PLAN THROUGHOUT THE PROGRESS OF THE WORK, AND SHALL DIRECT INSPECTIONS BY A COMPETENT PERSON OF THE WORK AS IT PROGRESS TO DETECT HAZARDS. CHANGES TO THE PLAN THAT MAY BE INDICATED OR REQUIRED BY SUCH HAZARDS SHALL BE MADE BY A REGISTERED ENGINEER AND PRE-SUBMITTED FOR REVIEW BY THE ARCHITECT.

ADDITIONAL DEMOLITION REQUIREMENTS:

- 1. CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, EQUIPMENT, SERVICES AND TRANSPORTATION REQUIRED FOR THE COMPLETION OF
- THESE DEMOLITION DRAWINGS HAVE BEEN COMPLETED FROM THE AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR UNCOVERED CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. THE DRAWINGS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO THE ARCHITECTURAL, PLUMBING, FIRE PROTECTION, HVAC, AND ELECTRICAL DRAWINGS, ENCOMPASS FURTHER WORK REQUIRING DEMOLITION AND REMOVAL AND ARE HEREBY INCLUDED UNDER THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.
- FAILURE OF THE CONTRACTOR TO VISIT THE SITE AND FULLY INFORM HIMSELF AS TO ALL BIDDING DOCUMENTS, APPLICABLE LAWS, RULES, REGULATIONS, AND CODES, AND SITE CONDITIONS WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THIS CONTRACT, SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION WITH RESPECT TO HIS PROPOSAL / FEE.
- REMOVAL OF HAZARDOUS MATERIAL IS NOT PART OF THIS CONTRACT WORK. NOTIFY OWNER AND ARCHITECT IMMEDIATELY UPON DISCOVERY OR CONTACT WITH HAZARDOUS MATERIAL.
- 5. SCOPE OF WORK SHALL INCLUDE, BUT NOT BE RESTRICTED TO DEMOLITION AND REMOVAL OF ALL ELEMENTS AS REQUIRED TO ACCOMMODATE THE EXECUTION OF THE FINAL DESIGN CONDITIONS.
- 6. REMOVE ALL EXPOSED ABANDONED EQUIPMENT AND PIPING IN BUILDING.
- REFER TO ARCHITECTS DRAWINGS FOR ADDITIONAL INFORMATION.
- 8. ALL MATERIALS, TRASH AND DEBRIS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL RUBBISH SHALL BE LEGALLY REMOVED FROM THE BUILDING AND THE PREMISE AT THE END OF EACH DAY. BUILDING HALLWAYS, VESTIBULES, AND MEANS OF EGRESS SHALL BE KEPT CLEAR OF DEBRIS AT ALL TIMES. PROVIDE TRASH DISPOSAL CERTIFICATES AS REQUESTED BY OWNER.
- CONTRACTOR SHALL BEGIN DEMOLITION ONLY AFTER WALK THROUGH WITH OWNER AND IDENTIFICATION OF AREA AND ITEMS TO REMAIN
- 10. CONTRACTOR TO SURVEY ALL EXISTING CONDITIONS AND VERIFY ALL AREAS TO BE DEMOLISHED. CONTRACTOR TO NOTIFY ARCHITECT PRIOR TO COMMENCING OF WORK IF THERE ARE ANY DISCREPANCIES IN THE PLANS.
- 11. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE ARCHITECT, UNLESS ALREADY NOTED IN THE DRAWINGS AS PART OF THE WORK...
- 12. WHERE CONCRETE OR MASONRY WORK IS REQUIRED TO BE CUT, CUTTING SHALL BE DONE BY ABRASIVE WHEELS, SAWS OR CORING.
- 13. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS.
- 14. PROVIDE AND MAINTAIN TEMPORARY LIGHT AND POWER FOR THE EXECUTION OF THE WORK.
- 15. ALL DEMOLITION FOR WORK SHALL BE EXECUTED IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATIONS FOR EXISTING TENANTS. COORDINATE DEMOLITION HOURS WITH OWNER.
- 16. NO DEMOLITION SHALL BE DONE IN ANY WAY WHICH MIGHT CREATE A HAZARD TO ANY PERSON OR STRUCTURALLY WEAKEN ANY PORTION
- 17. DAMAGE TO EXISTING BUILDING OR CONTENTS CAUSED BY THE DEMOLITION PROCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE WITH LIKE MATERIAL WITHOUT ADDITIONAL COST TO THE OWNER. CONTRACTOR TO EXAMINE EXISTING WET STACK LOCATIONS PRIOR TO CONSTRUCTION TO DETERMINE IF DAMAGED.
- 18. REMOVE AND STORE ALL ELEMENTS DESIGNATED FOR FUTURE USE IN A DRY, WEATHER PROTECTED, AND SECURE PLACE.

GENERAL PROJECT REQUIREMENTS

- 1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCALS BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
- DESIGN IS BASED ON THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2015,AND THE MASSACHUSETTS BUILDING CODE 9th EDITION 2015 AMENDMENTS. CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE SECTIONS.
- 3. CONTRACTOR SHALL EXAMINE THE PREMISES AND SITE SO AS TO COMPARE THEM TO THE CONTRACT DRAWINGS AND WILL BE FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID NUMBER. ALLOWANCES ARE TO BE MADE TO INCLUDE ALL ITEMS OF WORK INCLUDING BOTH LABOR OR MATERIALS FOR ALL NOTED, DETAILS, OR IMPLIED ITEMS REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS AND SPECIFICATIONS.
- 4. ALL SUBCONTRACTORS SHALL INSPECT THE SITE AND CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE GENERAL CONTRACTOR WHO WILL CONVEY THESE TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND
- 5. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OR PERSON DIRECTLY OR INDIRECTLY EMPLOYED BY
- 6. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING THE SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- 7. CONTRACTOR SHALL CONFORM TO ALL NEIGHBORHOOD ASSOCIATION RULES AND GUIDELINES.
- 8. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD TIME ITEMS AND OF APPROXIMATE DELIVERY DATES.
- 9. ALL CONSTRUCTION MATERIALS AND SUPPLIES ARE TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- 10. DISCREPENCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 11. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- 12. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS.
- 13. THESE NOTES ARE TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED THAT ARE APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE INDIVIDUAL SUBSECTIONS OF CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.
- 14. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- 15. PROVIDE WEATHERSTRIPPING AT ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHERSTRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF NEW DOORS ARE TO BE WEATHERSTRIPPED INCLUDING THE THRESHOLD.
- 16. CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR TO A THICKNESS OF 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
- 17. ALL WINDOWS ARE TO BE OPERABLE FOR CLEANING UNLESS OTHERWISE NOTED.
- 18. ALL WALL FRAMING SHALL BE 2x4 OR 2x6 AS INDICATED AT 16" ON CENTER UNLESS OTHERWISE NOTED.
- 19. ALL GYPSUM BOARD SHALL BE 5/8" THICK UNLESS OTHERWISE NOTED.
- 20. STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.

GENERAL CONSTRUCTION NOTES

GENERAL NOTES

- 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING SITE.
- 2. SEE ELEVATIONS FOR WINDOW DESIGNATIONS. ALL EXTERIOR WINDOWS & SLIDING DOORS TO HAVE INSULATED GLASS. MAXIMUM U-FACTOR OF WINDOWS SHALL BE 0.32.
- 3. VENT ALL DRYERS, KITCHENS & BATHROOMS TO THE EXTERIOR. DO NOT EXHAUST DRYERS, KITCHENS OR BATHROOMS TO ATTIC OR BASEMENT. LOCATE AWAY FROM WINDOWS AND OPENINGS AS REQUIRED BY CODE.
- 4. PROVIDE WALL HANDRAILS AT ALL STAIRS.
- 5. ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF MA 527 CMR 12.00.
- 6. DESIGN BUILD ELECTRICAL CONTRACTOR TO DESIGN & INSTALL CODE COMPLIANT INTERCONNECTED SMOKE DETECTORS.
- 7. DESIGN BUILD MECHANICAL CONTRACTOR(S) TO DESIGN & INSTALL CODE -COMPLIANT HVAC & PLUMBING SYSTEM.
- 8. DESIGN BUILD FIRE PROTECTION CONTRACTOR(S) TO DESIGN & INSTALL NEW CODE-COMPLIANT FIRE PROTECTION SYSTEM SYSTEM.

MILLWORK/CARPENTRY NOTES

- 1. PROVIDE CROWN MOLDING AT ALL NEW ROOMS AND PAINT GRADE HARDWOOD TRIM AT ALL DOOR AND WINDOW FRAMES..
- 2. PROVIDE PAINT GRADE HARDWOOD CHAIR RAIL IN ALL DINING AREAS.
- 3. ALL WALLS & CEILINGS TO RECEIVE GWB (BLUEBOARD) AND PLASTER SKIMCOAT. SEE WALL TYPES AND EXTERIOR WALL SECTIONS.
- 4. PROVIDE HURRICANE TIES AT ALL ROOF RAFTERS.
- 5. VAPOR BARRIER IS TO BE SEALED AIR TIGHT TO WINDOW HEAD JAMB & SILL FLASHING. TYPICAL AT ALL OPENINGS.
- 6. AIR BARRIER: (PLYWOOD) SEAL ALL JOINTS IN PLYWOOD SHEATHING w/ 4" MIN. WIDE CONTINUOUS STRIPS OF VYCOR FLASHING. SEAL ALL FASTENERS w/ LM SEALANT.
- 7. ALL FLOOR JOISTS & ROOF RAFTERS SHALL BE No. 1 SOUTHERN PINE OR GREATER.

CODE ANALYSIS:

Code Analysis for Alteration & Third Floor Expansion

48 Berkeley Street Somerville, MA 02143

Multi-Unit Residential Structure

This project involves repair and alteration of an existing residential building containing three (3) residential flats. The proposed work includes include the reconfiguration of several spaces, the replacement of damaged structure where required and finishes and installation of an approved automatic sprinkler system. This report summarizes the requirements of the current building code requirements stated

9th EDITION, MASSACHUSETTS STATE BUILDING CODE (780 CMR) ICC Reference Codes: 2015 International Building Code (IBC) 2015 International Exiting Building Code (IEBC) 2015 International Mechanical Code (IMC) 2015 International Energy Conservation Code (IECC) Portions of the International Fire Code (IFC)

Classification of Work: Alteration Level 3 – Reconfiguration of openings and work area over 50% of

All work areas shall comply with the IBC. Work area definition: that portion of a building consisting of all reconfigured spaces as indicated on the construction documents. Work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by code.

Occupancy Classification: Use Group R-2 (per 780 CMR Section 310) - No Change.

Construction Type: Type V-B (per 780 CMR Section 602.5) - No Change.

Height and Area Limitations: No Change.

Fire Resistance Ratings: (X)Y X is the base duration and Y is allowance for automatic sprinkler

Building Element	Fire Resistance Rating (Hours)	
Exterior Bearing Wall (=180 degrees to party wall)	0	
Separation Walls (between dwelling units – 420.2)	(1) 1/2	
Floor Construction (711.2.4.3)	(1) 1/2	
Roof Construction	0*	
Vertical egress openings (such as stairs)	(30) 0**	

* (706.6) Where firewall stops to underside of decking, there may be no openings within 4' of fire wall, the roof covering must be Class B. The roof sheathing within 4' of the party wall must be fire retardant treated wood

<u>Dwelling Unit Separation</u>: Per 780 CMR Section 709.3 Dwelling Unit Separation Walls shall be

Exterior Wall Openings: Per 780 CMR Table 705.8 maximum allowable unprotected exterior wall openings in an unprotected, sprinklered structure is as follows:

Building	Fire Separation Distance	Maximum allowable unprotected exterior wall openings (per 780 CMR Tab 705.8)
Flat	More than 15' to less than 20'	75%
Flat	More than 20' to less than 25'	No Limit
Flat	More than 25' to less than 30'	No Limit
Flat	30' or more	No Limit

Sound Transmission

detection shall be provided throughout.

Per 780 CMR Section 1207.2 wall and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have STC and IIC of not less than 50 (45 if field tested).

Fire Protection: An automatic fire protection system shall be provided throughout. Automatic fire

Means of Egress: Artificial lighting shall be provided in exit enclosure exit signs shall be provided throughout work area. Per 403.1 – Alterations; existing stairways shall not be required to comply with requirements of 1011 of the IBC where space and construction does not allow a reduction in pitch or slope. Full extension of handrails is also not required if the extension would be hazardous due to plan

Accessibility: 521 CMR 9.4 requires 5% of units to be accessible for buildings with 20 or more units. The number of units on this project falls under that threshold so there is no requirement to make any of the units accessible.

Structural: No loading changes – See structural report from Eric J. Cederholm, PE Transition Engineers, Inc. dated March 28, 2018 for required structural repairs.

Energy Conservation: Massachusetts amendment C401.2.4 permits the use of the Massachusetts IRC code for residential units up to five stories that are separately rated, metered, heated, cooled and have kitchen. This project meets those criteria. R501.1.1 Additions, alterations or Repairs: General – altered portions of the building shall be updated to comply with the prescriptive values below. Unaltered portions of the building are not required to be comply.

Table 402.1.2 Window U-Value .32 Ceiling R-49 or fill cavity Wood Framed walls: R-20 or fill cavity Floor over unconditioned space: R-30 Fill cavity (R-19 min)

Mass Wall (Basement concrete/masonry) R-17 if more than half the insulation is on the interior. Per R503.1.1 Building envelope: the following exceptions apply: Existing ceiling, wall or floor cavities

exposed during construction are not required to meet the R-values provided the cavities are filled with

Additional Code Consulted

insulation.

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48 BERKELEY

SOMERVILLE,

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CODE ANALYSIS

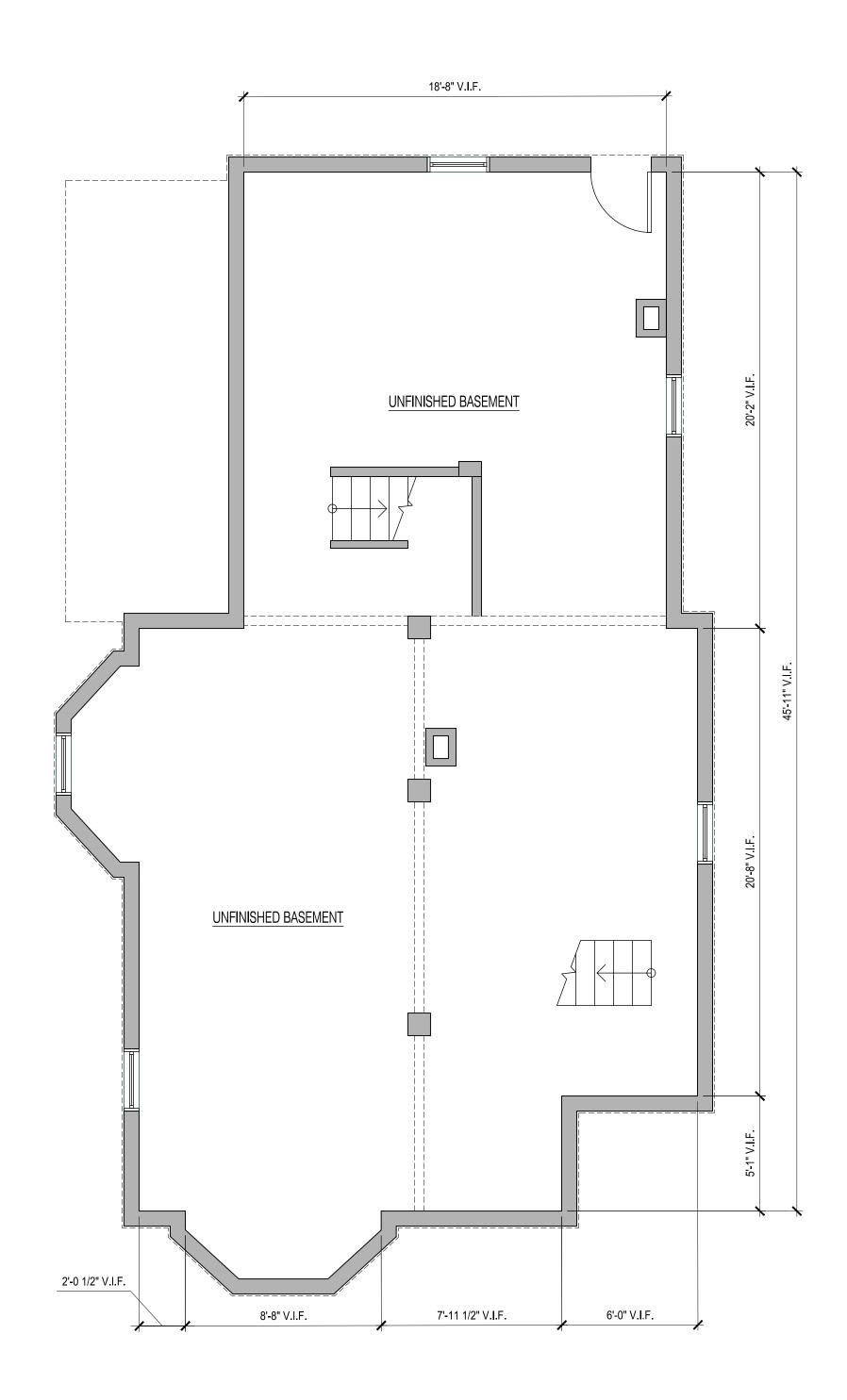
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> proj.no 19006.00 JUNE 18, 2019

> > 1/4" = 1'-0"

email: glen.hoffman@gphdesign.com



00 BASEMENT PLAN - EXISTING
SCALE: 1/4" = 1'-0"

DEMOLITION FLOOR PLAN LEGEND

DENOTES EXISTING WALL TO REMAIN

DENOTES EXISTING WALL TO BE DEMOLISHED

DENOTES EXISTING DOOR TO REMAIN

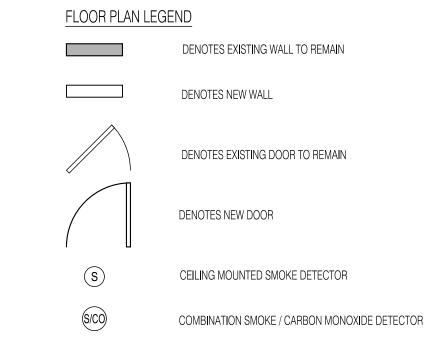
DENOTES NEW DOOR & ASSOCIATED HARDWARE

STORAGE

11'-6 1/2"

01 BASEMENT FLOOR PLAN - PROPOSED

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



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FLOOR PLAN

THREE-FAMILY RESIDENCE
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RENONATION / ALTERATION
BASEMENT - REMOVALS & FLOOR P

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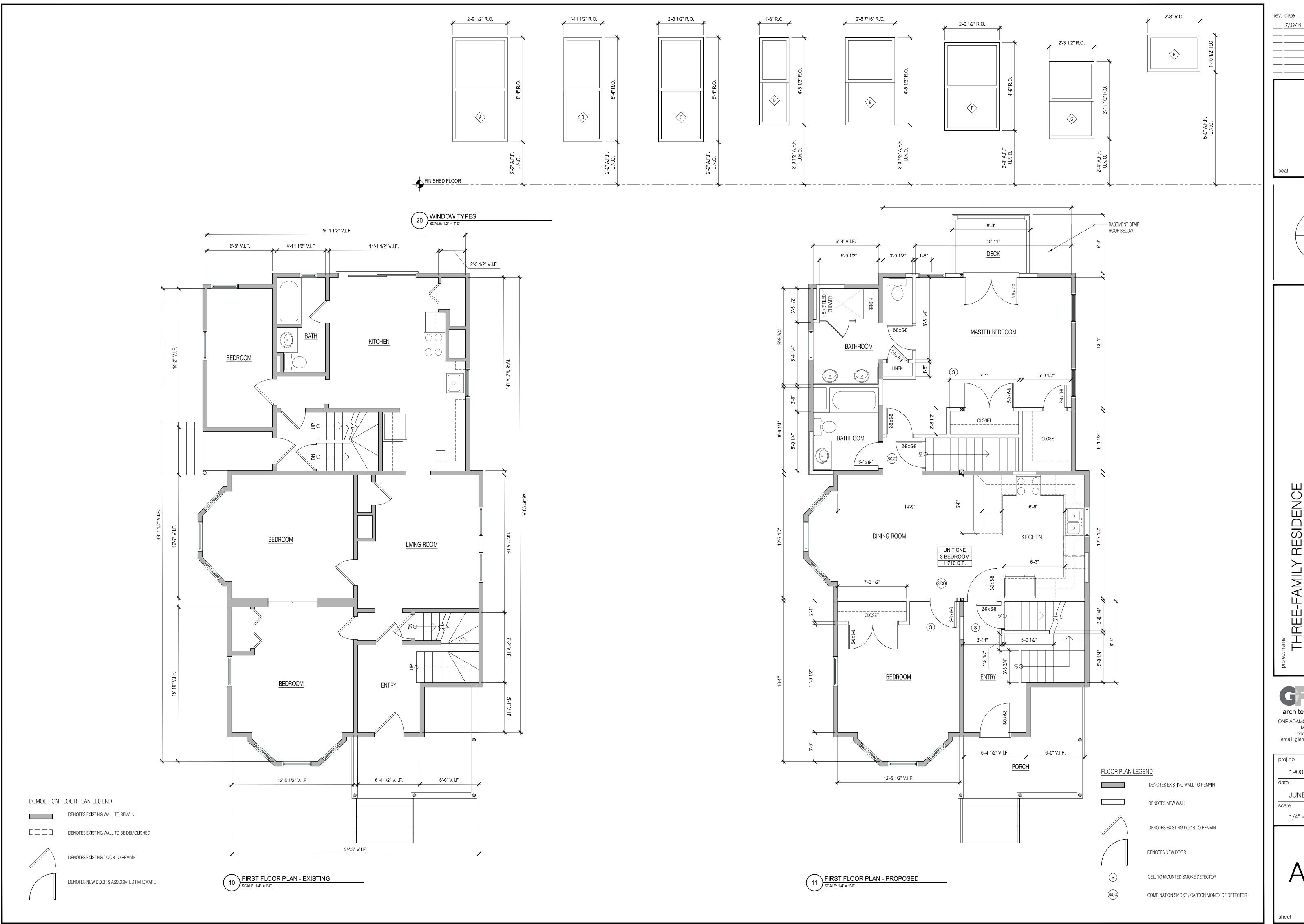
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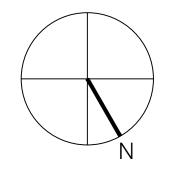
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1 7/29/19 RESPONSE TO ZBA GPH



THREE-FAMILY RESIDEN

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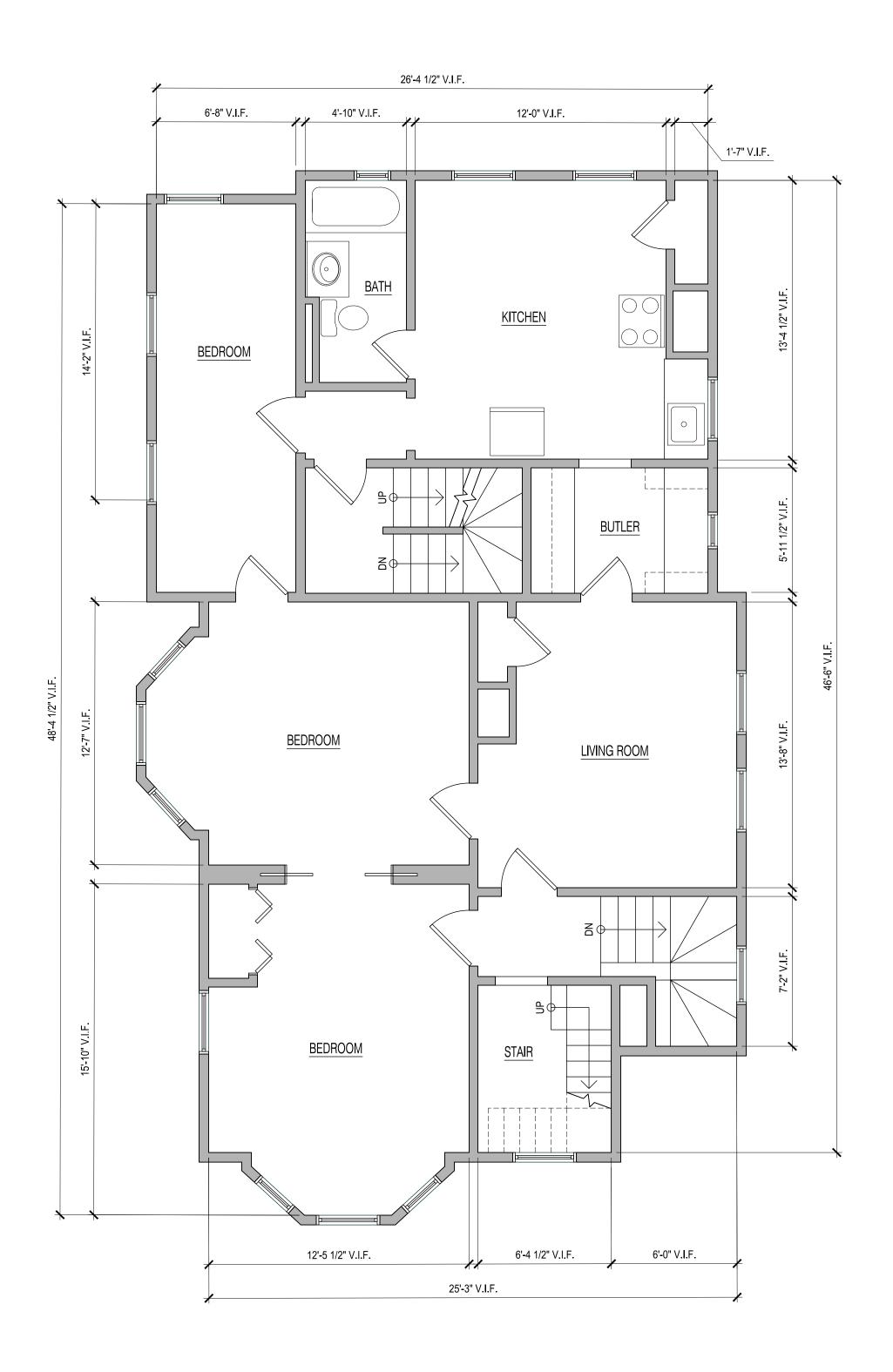
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SECOND FLOOR PLAN - EXISTING

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

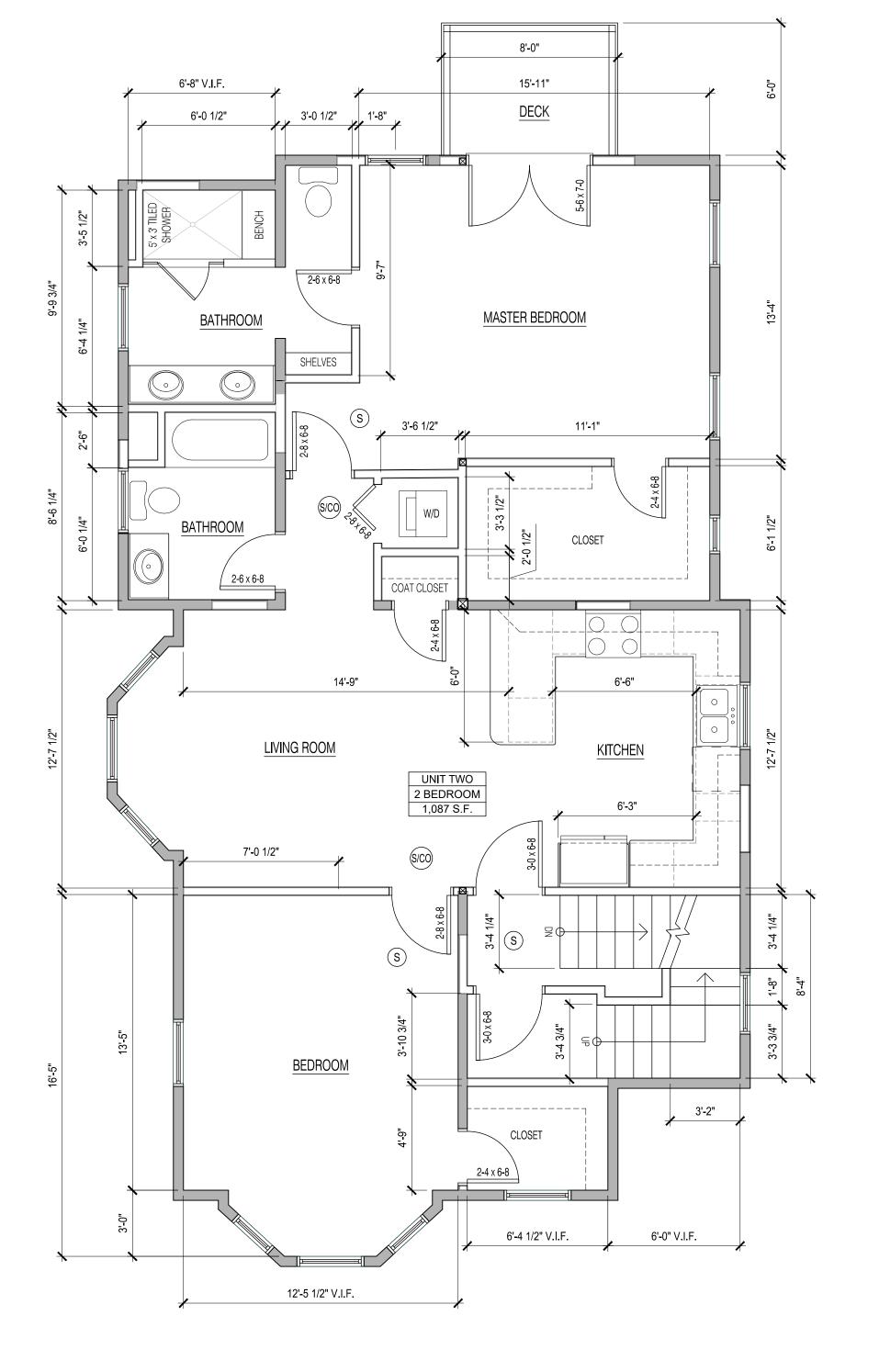
DEMOLITION FLOOR PLAN LEGEND

DENOTES EXISTING WALL TO REMAIN

DENOTES EXISTING WALL TO BE DEMOLISHED

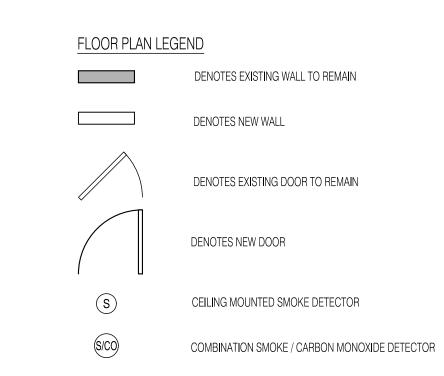
DENOTES EXISTING DOOR TO REMAIN

DENOTES NEW DOOR & ASSOCIATED HARDWARE



SECOND FLOOR PLAN - PROPOSED

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



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RENONATION / ALTERATION
SECOND FLOOR - REMOVALS &

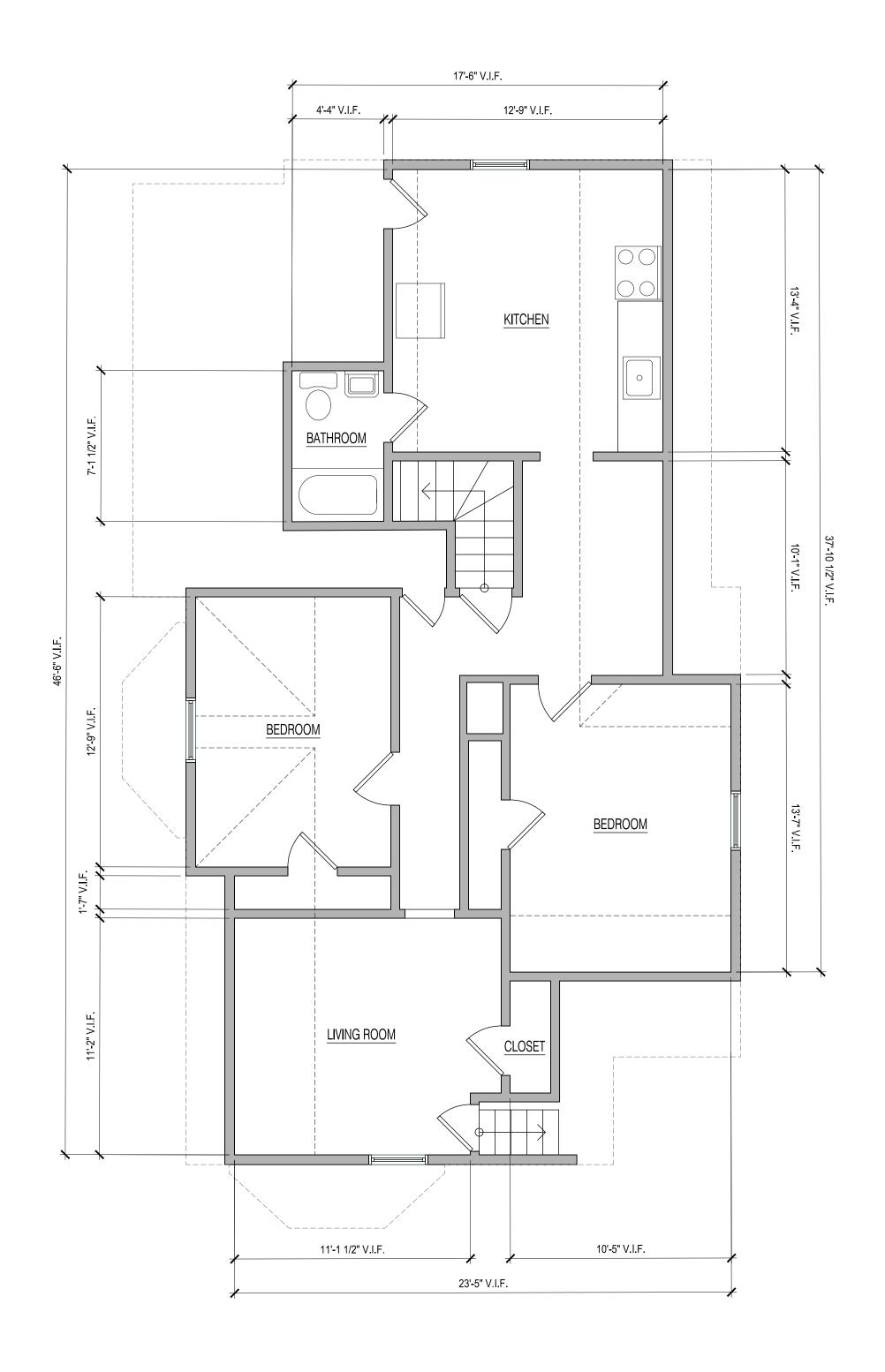
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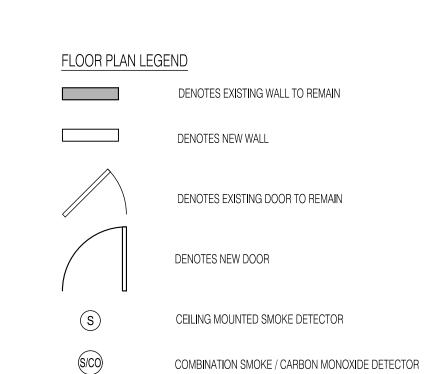
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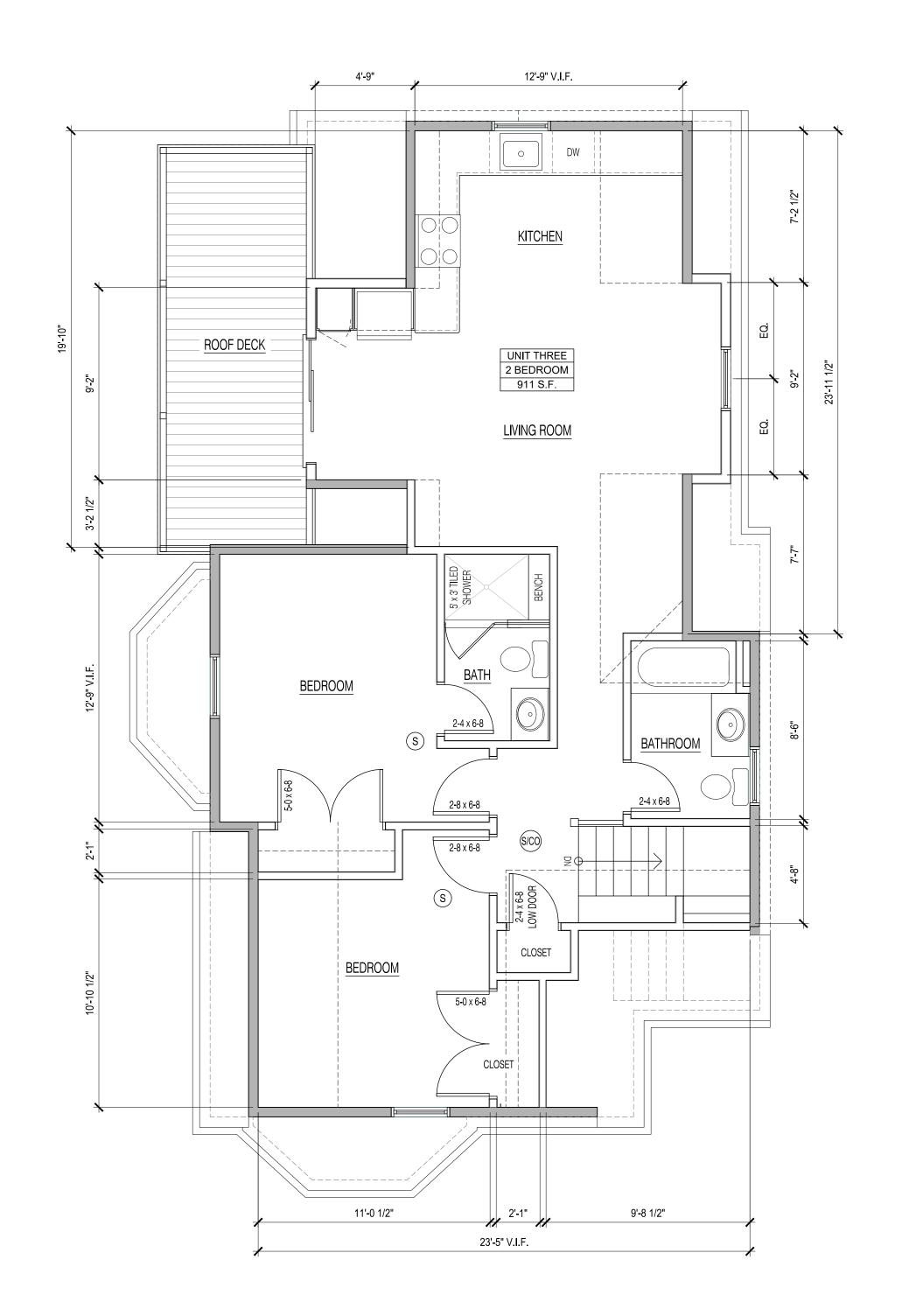


THIRD FLOOR PLAN - EXISTING

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







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proj.no 19006.00 JUNE 18, 2019 1/4" = 1'-0"

DENOTES NEW DOOR & ASSOCIATED HARDWARE

DENOTES EXISTING WALL TO REMAIN

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DENOTES EXISTING WALL TO BE DEMOLISHED

DEMOLITION FLOOR PLAN LEGEND



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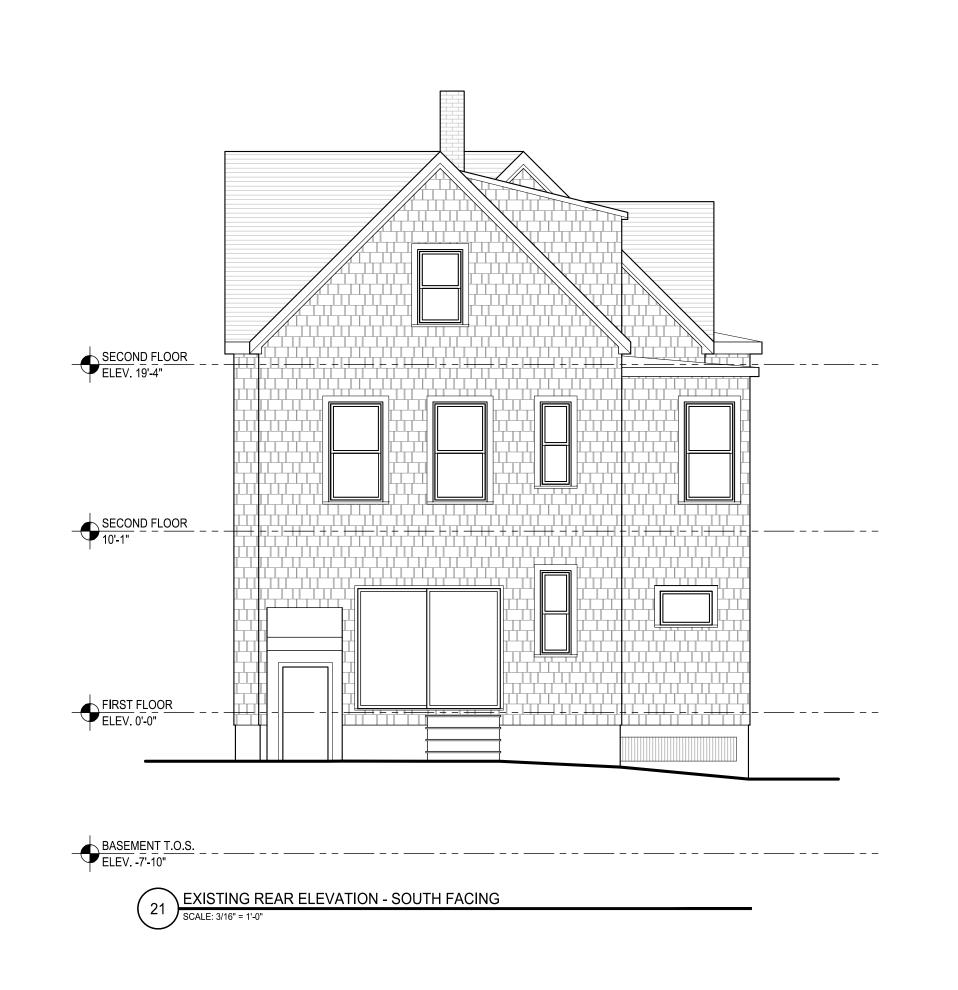
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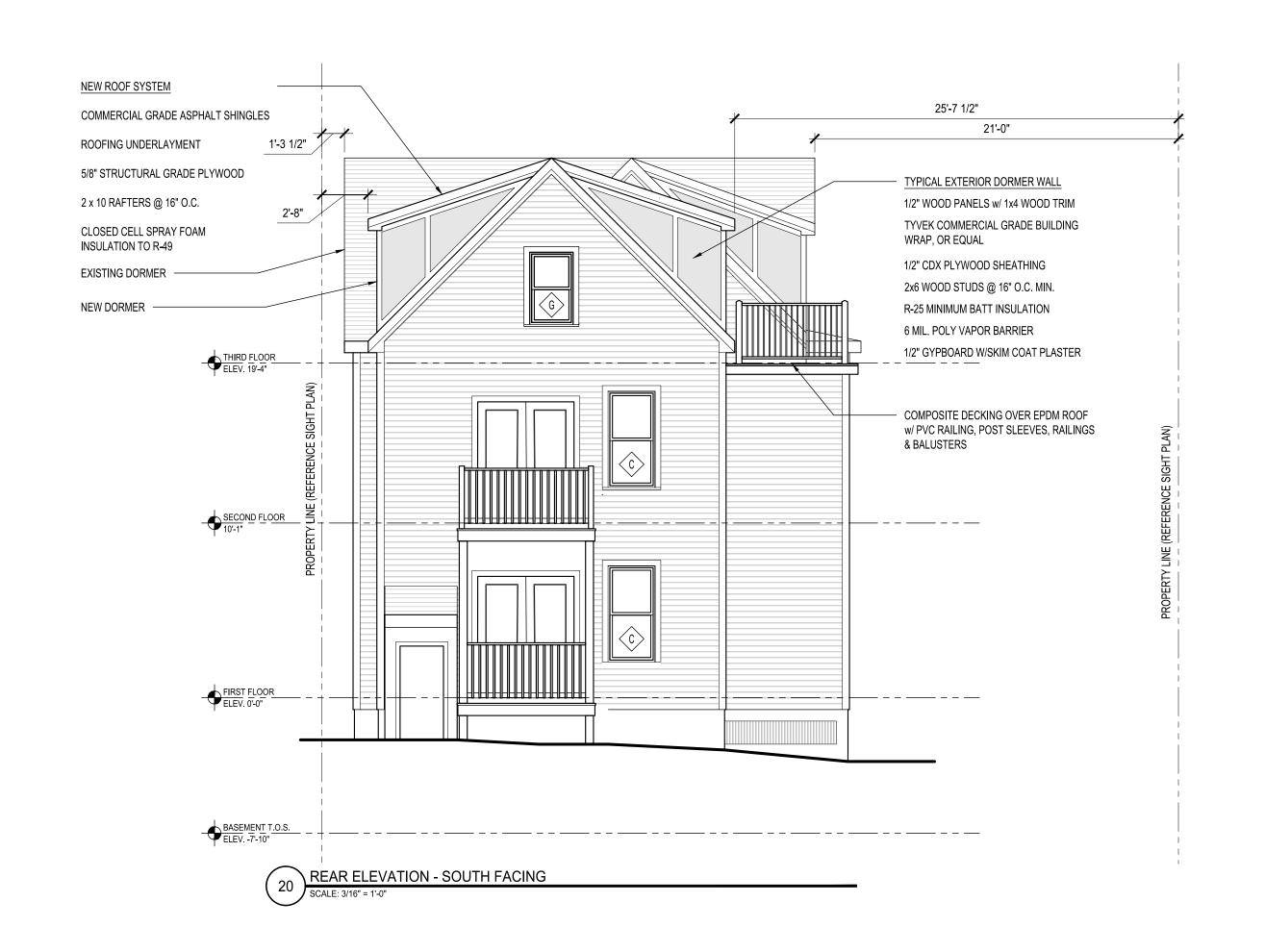
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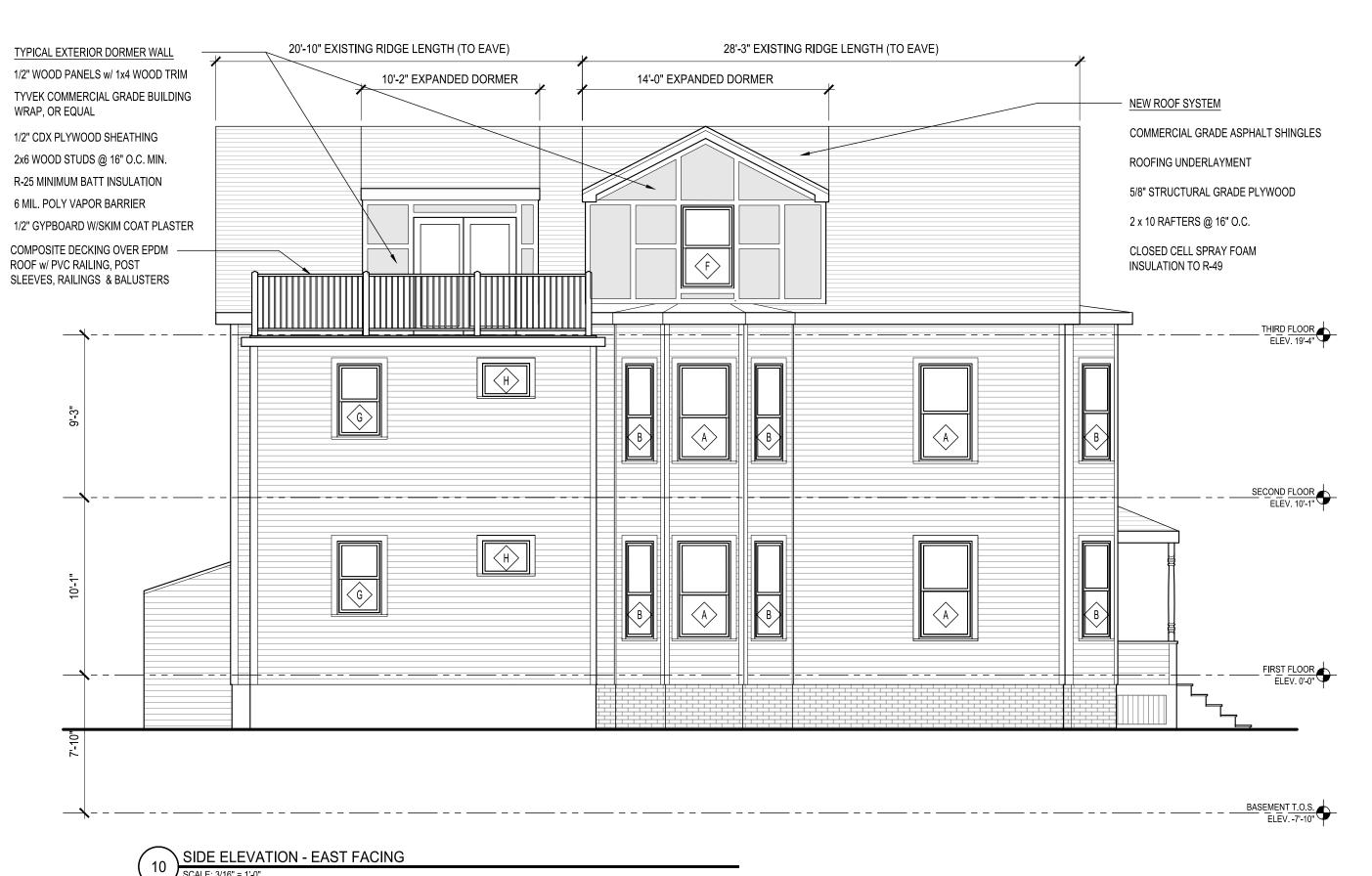
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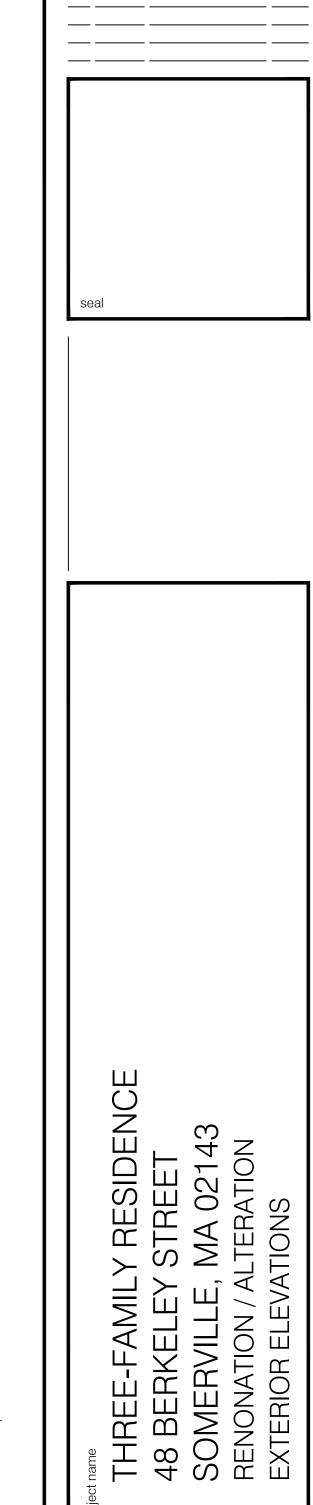
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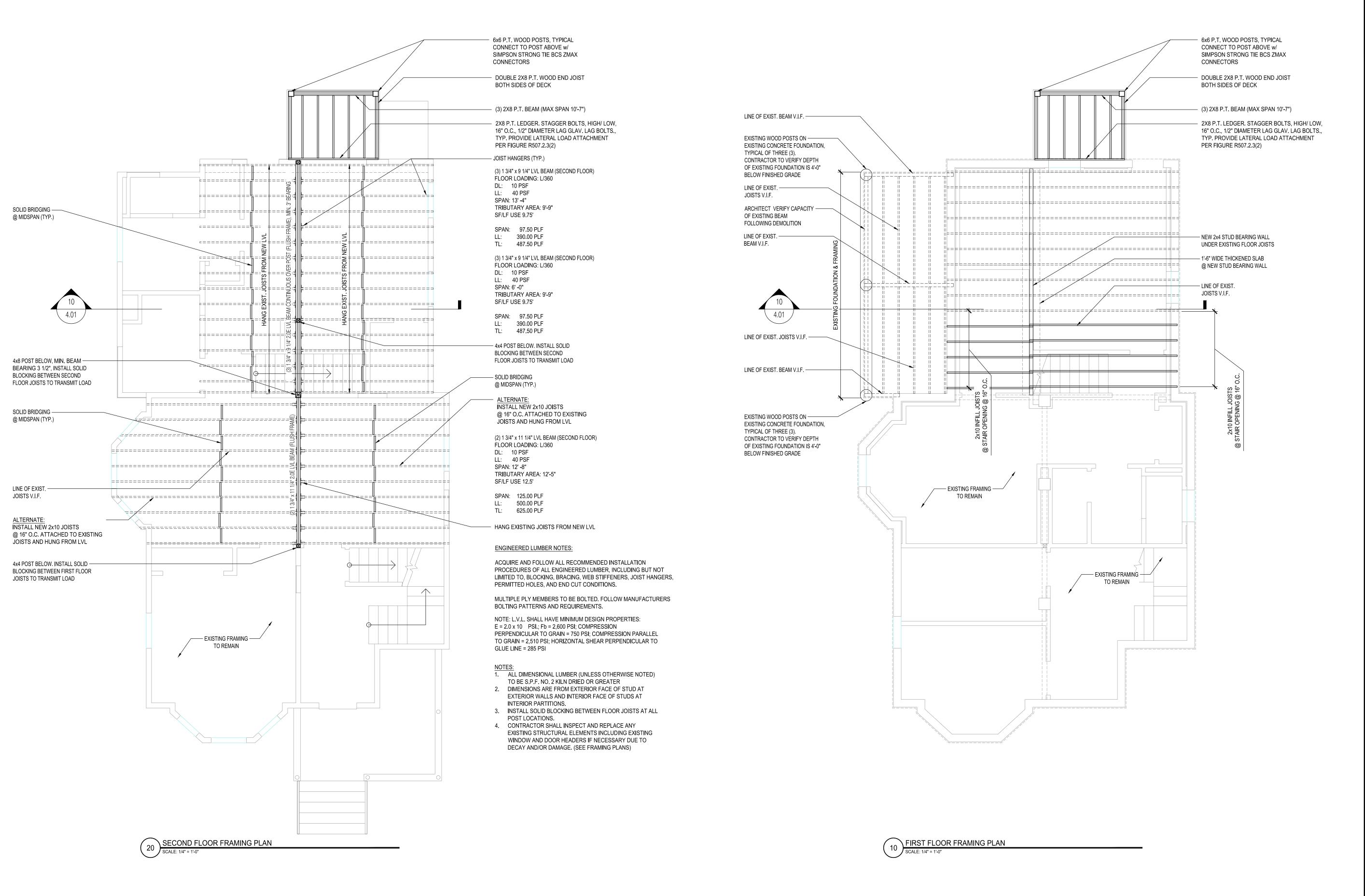
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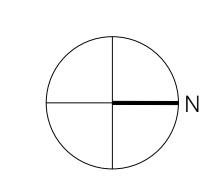
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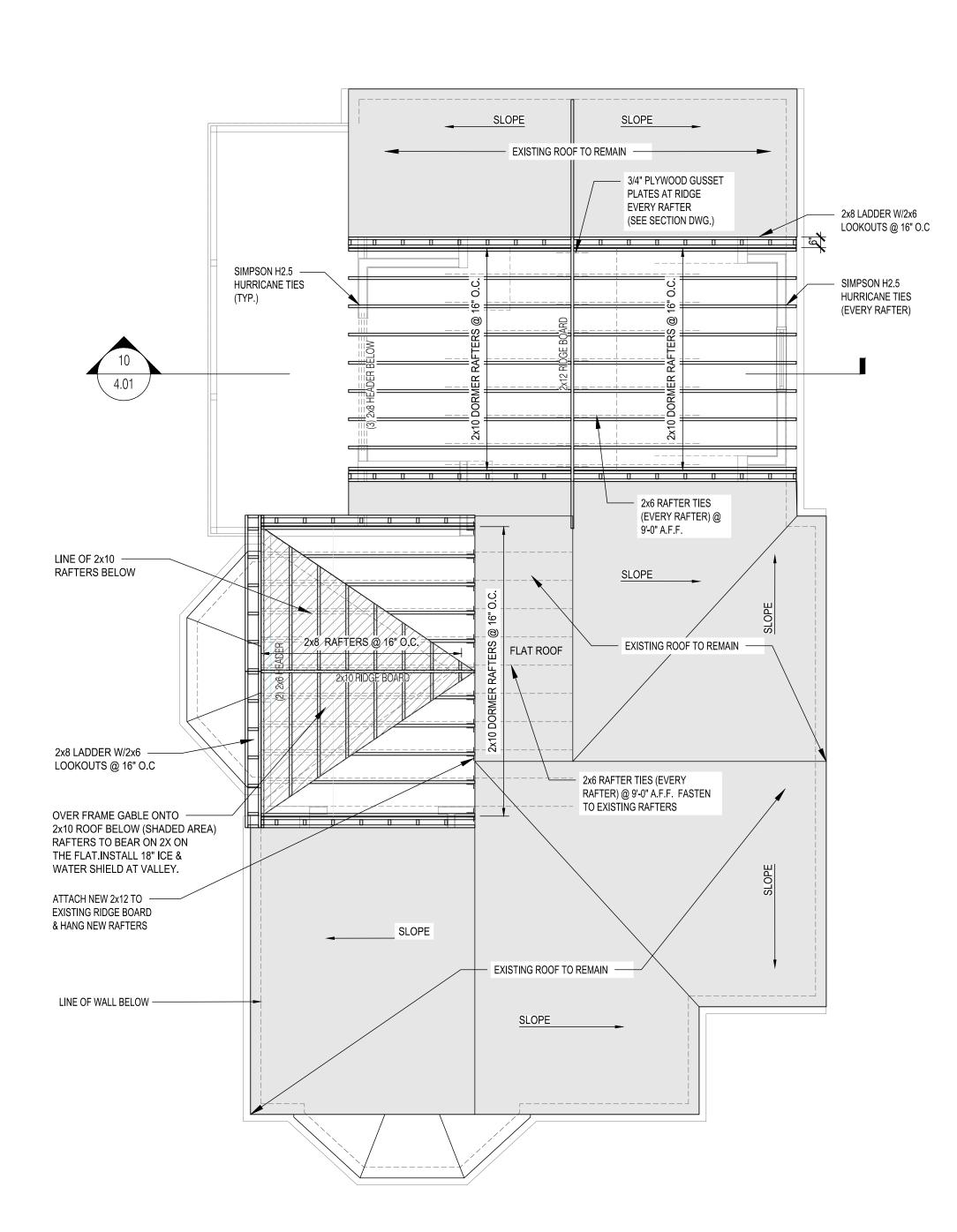
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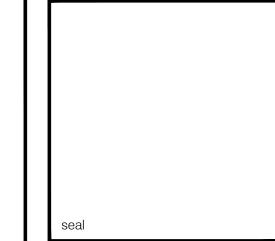
- 2x10 LEDGER BOLTED TO EACH STUD OR SOLID BLOCKING INSTALLED BETWEEN STUDS W/1/2" x 3 1/2" GALV. LAG BOLTS AND WASHERS (STAGGERED @ 16" O.C.) - SOLID BRIDGING @ MIDSPAN (TYP.) - JOIST HANGERS (TYP.) (3) 1 3/4" x 9 1/4" LVL BEAM (SECOND FLOOR) FLOOR LOADING: L/360 SLOPE JOISTS 1/4" PER 1'-0" DL: 10 PSF LL: 40 PSF SPAN: 13' -4" 2X12 P.T. LEDGER. BOLTED TO STUDS TRIBUTARY AREA: 9'-9" AND SOLID BLOCKING W/1/2" x 4" GALV. SF/LF USE 9.75' LAG BOLTS AND WASHERS @ 16" O.C. (STAGGERED) SPAN: 97.50 PLF LL: 390.00 PLF TL: 487.50 PLF THROUGH BOLT P.T. — 4x4 RAILING POSTS (3) 1 3/4" x 9 1/4" LVL BEAM (SECOND FLOOR) TO 2x10 RAFTERS FLOOR LOADING: L/360 ON EA. SIDE DL: 10 PSF LL: 40 PSF SPAN: 6' -0" TRIBUTARY AREA: 9'-9" 2x10 RIM JOIST SF/LF USE 9.75' SPAN: 97.50 PLF LL: 390.00 PLF TL: 487.50 PLF - POST BELOW. INSTALL SOLID BLOCKING BETWEEN SECOND FLOOR JOISTS TO TRANSMIT LOAD - HANG JOISTS FROM 2x10 LEDGER BOLTED TO EACH STUD OR SOLID BLOCKING SOLID BRIDGING @ -INSTALLED BETWEEN STUDS W/1/2" x 3 1/2" MIDSPAN (TYP.) GALV. LAG BOLTS AND WASHERS (STAGGERED @ 16" O.C.) 2x4 CEILING JOISTS @ 16" O.C. FOR LEVEL CEILING - POST BELOW. INSTALL SOLID 4x4 POST, MIN. BEAM BEARING 3 1/2", BLOCKING BETWEEN SECOND INSTALL SOLID BLOCKING BETWEEN FLOOR JOISTS TO TRANSMIT LOAD FLOOR JOISTS TO TRANSFER LOAD TO POST BELOW (2) 1 3/4" x 11 1/4" LVL BEAM (SECOND FLOOR) FLOOR LOADING: L/360 DL: 10 PSF 40 PSF SPAN: 12' -8" TRIBUTARY AREA: 12'-5" SF/LF USE 12.5' SPAN: 125.00 PLF LL: 500.00 PLF /___= ----**-||-**----+===+===+===+===+=== LINE OF EXIST. TL: 625.00 PLF JOISTS V.I.F. INSTALL NEW 2x10 JOISTS @ 16" O.C. ATTACHED TO EXISTING ENGINEERED LUMBER NOTES: JOISTS AND HUNG FROM LVL ACQUIRE AND FOLLOW ALL RECOMMENDED INSTALLATION HANG EXISTING JOISTS PROCEDURES OF ALL ENGINEERED LUMBER, INCLUDING BUT NOT FROM NEW LVL LIMITED TO, BLOCKING, BRACING, WEB STIFFENERS, JOIST HANGERS, PERMITTED HOLES, AND END CUT CONDITIONS. MULTIPLE PLY MEMBERS TO BE BOLTED. FOLLOW MANUFACTURERS EXISTING FRAMING -BOLTING PATTERNS AND REQUIREMENTS. TO REMAIN NOTE: L.V.L. SHALL HAVE MINIMUM DESIGN PROPERTIES: E = 2.0 x 10 PSI.; Fb = 2,600 PSI; COMPRESSION PERPENDICULAR TO GRAIN = 750 PSI; COMPRESSION PARALLEL TO GRAIN = 2,510 PSI; HORIZONTAL SHEAR PERPENDICULAR TO GLUE LINE = 285 PSI 1. ALL DIMENSIONAL LUMBER (UNLESS OTHERWISE NOTED) TO BE S.P.F. NO. 2 KILN DRIED OR GREATER 2. DIMENSIONS ARE FROM EXTERIOR FACE OF STUD AT EXTERIOR WALLS AND INTERIOR FACE OF STUDS AT INTERIOR PARTITIONS. 3. INSTALL SOLID BLOCKING BETWEEN FLOOR JOISTS AT ALL POST LOCATIONS. 4. CONTRACTOR SHALL INSPECT AND REPLACE ANY EXISTING STRUCTURAL ELEMENTS INCLUDING EXISTING

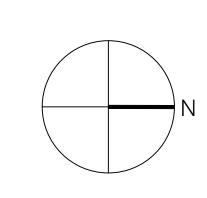
ROOF FRAMING PLAN

THIRD FLOOR FRAMING PLAN

WINDOW AND DOOR HEADERS IF NECESSARY DUE TO DECAY AND/OR DAMAGE. (SEE FRAMING PLANS)

rev. date purpose





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FRAMING PLANS

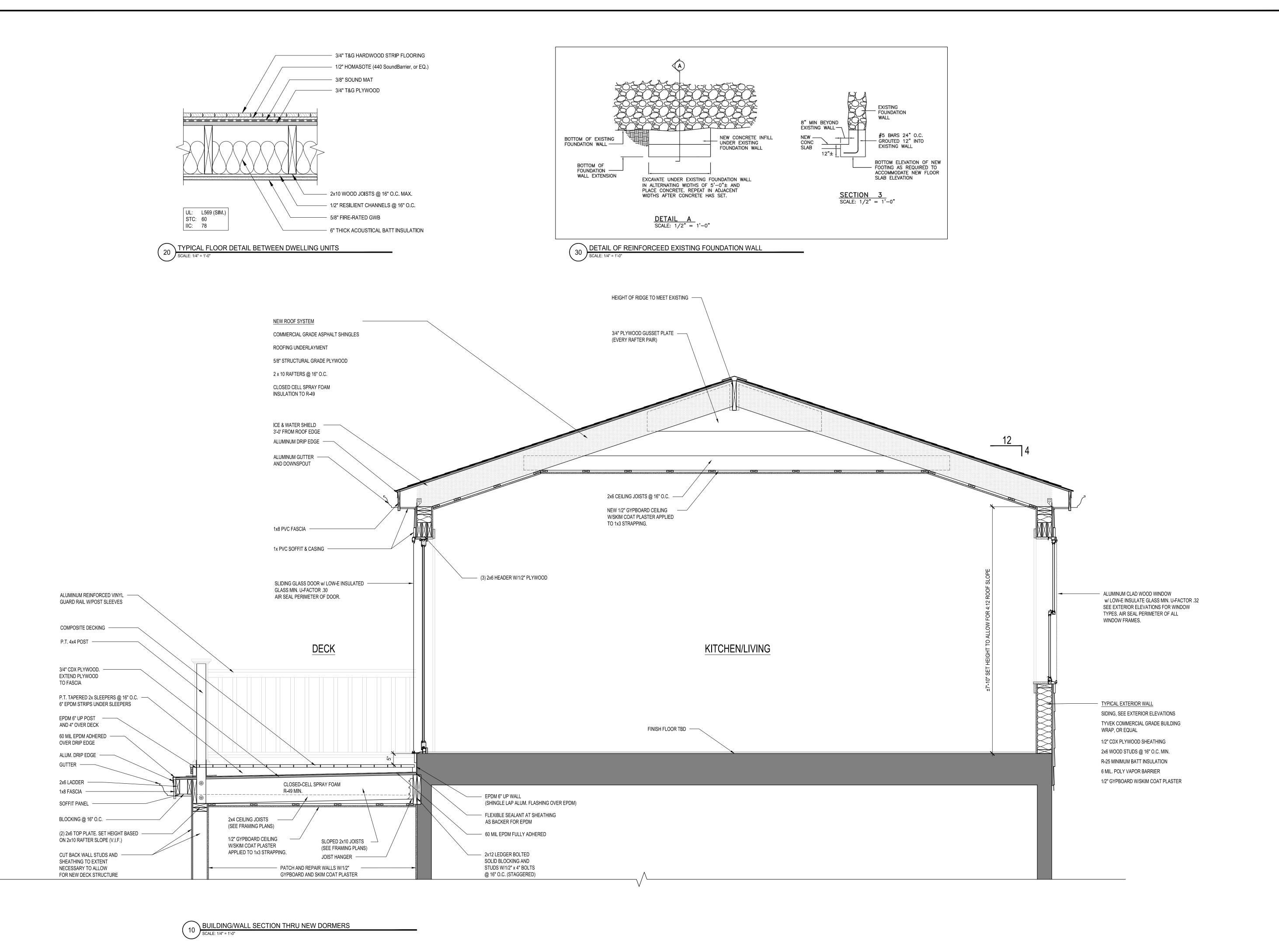
architecture • planning ONE ADAMS STREET AT LOWER MILLS MILTON, MA 02186 phone: (617) 823-3093

email: glen.hoffman@gphdesign.com

proj.no 19006.00

JUNE 18, 2019

1/4" = 1'-0"



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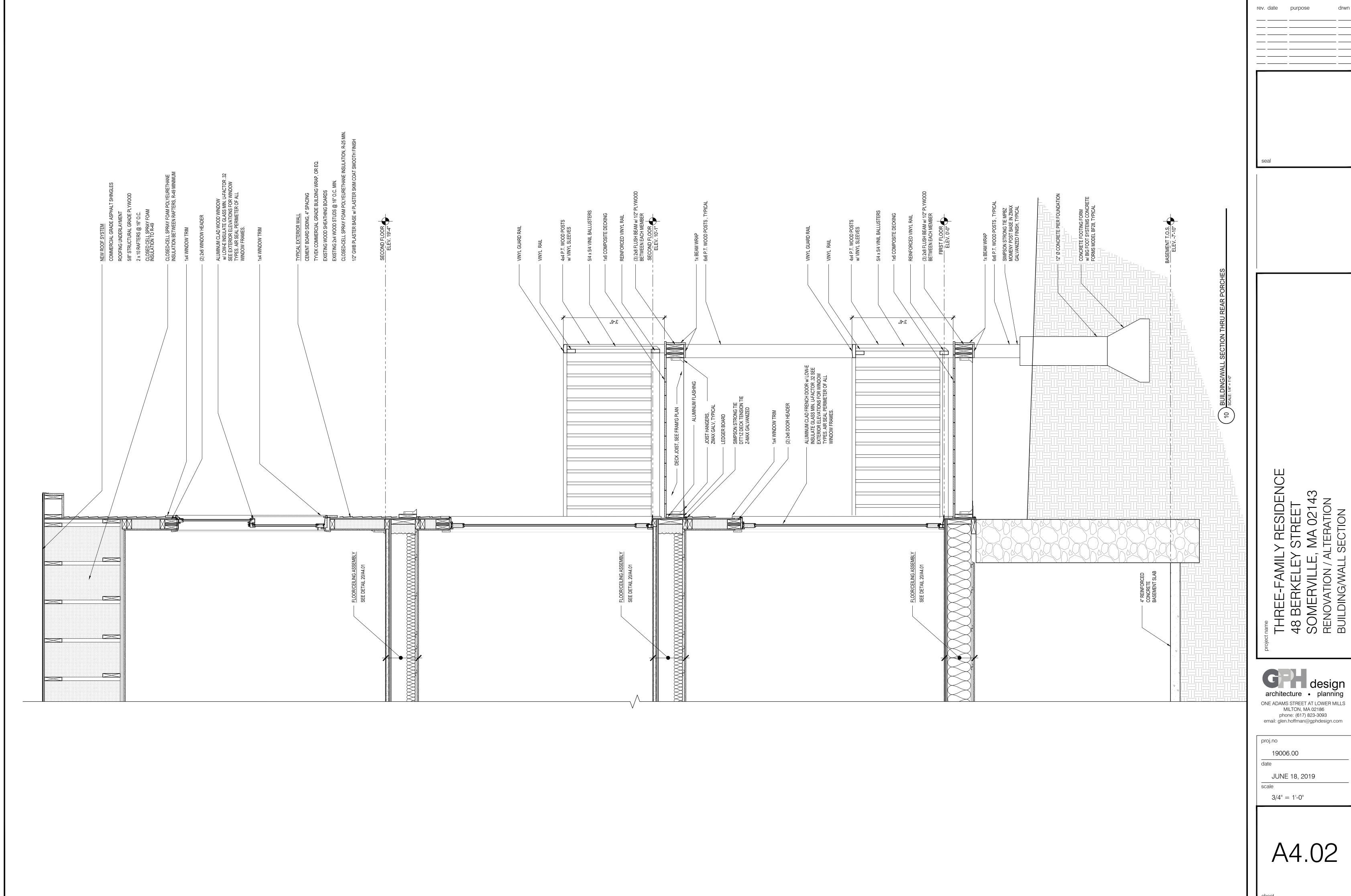
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scale 3/4" = 1'-0"

A4.01

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