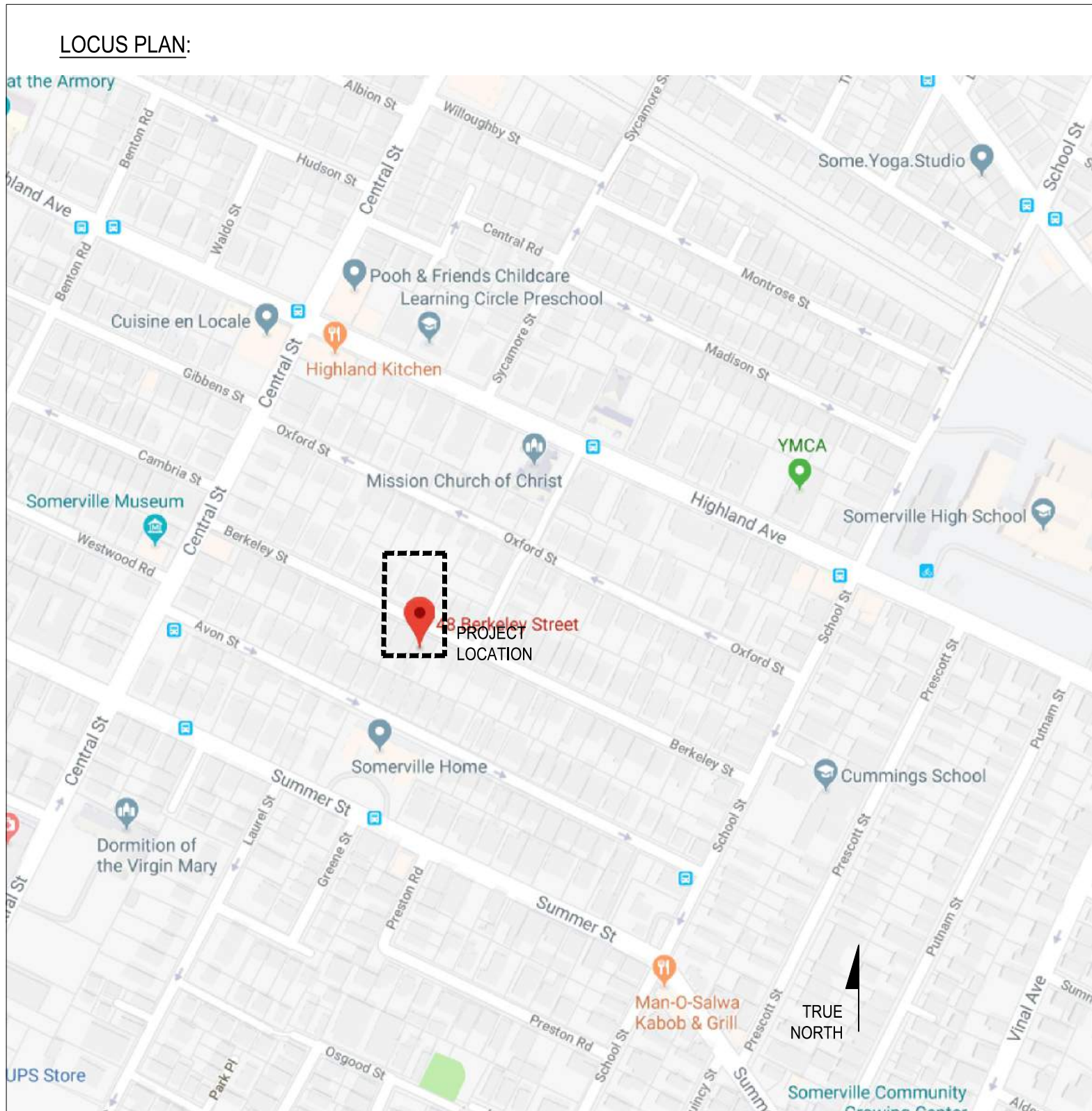


Proposed Renovation

48 Berkeley Street
Somerville, MA 02143



LIST OF DRAWINGS:

KEY:	
<div></div>	INCLUDED IN SET
<div></div>	REVISED AND INCLUDED IN SET

DWG #	DRAWING TITLE	ISSUE DATES			
		MARCH 7, 2019 SCHEMATIC DESIGN	APRIL 20, 2019 PERMIT SET	JUNE 18, 2019 ZBA / PLANNING REVIEW	
TITLE SHEETS					
A0.01	PROJECT COVER, ZONING ANALYSIS & CODE ANALYSIS				
A0.02	CODE ANALYSIS & GENERAL NOTES				
SURVEY DRAWINGS					
1 OF 1	CERTIFIED PLAT PLAN - CONDOMINIUM SITE PLAN				
ARCHITECTURAL DRAWINGS					
A1.00	BASEMENT FLOOR PLAN - EXISTING & PROPOSED				
A1.01	FIRST FLOOR PLAN - EXISTING & PROPOSED				
A1.02	SECOND FLOOR PLAN - EXISTING & PROPOSED				
A1.03	THIRD FLOOR PLAN - EXISTING & PROPOSED				
A2.10	EXTERIOR ELEVATIONS - EXISTING & PROPOSED				
A2.11	EXTERIOR ELEVATIONS - EXISTING & PROPOSED				
A2.12	NOT USED				
A2.13	NOT USED				
A3.01	FRAMING PLANS				
A3.02	FRAMING PLANS				
A4.01	BUILDING/WALL SECTION & DETAILS				
A4.02	BUILDING/WALL SECTION				

PROJECT INFORMATION :

OWNER	KEVIN GORHAM 48 HOLLIS STREET MILTON, MA 02186 PHONE # : 617.653.2797 EMAIL : GorhamContracting@hotmail.com
	SIGNATURE
ARCHITECT	GPHdesign, LLC 1 ADAMS STREET AT LOWER MILLS MILTON, MA 02186 PHONE # : 617.823.3093 EMAIL : glen.hoffman@gphdesign.com
	SIGNATURE
GENERAL CONTRACTOR	GORHAM CONTRACTING, INC. 142 WILLARD STREET QUINCY, MA 02169 PHONE # : 617.653.2797 EMAIL : GorhamContracting@hotmail.com
	SIGNATURE
LAND SURVEYOR	NEPONSET VALLEY SURVEY ASSOCIATES, INC. 85 WHITE STREET QUINCY, MA 02169 PHONE # : 617.472.4867 EMAIL : sdesroche@nepval.com
	SIGNATURE

SUBMISSIONS :

MARCH 7, 2019	SCHEMATIC DESIGN
APRIL 20, 2019	PERMIT SET
JUNE 18, 2019	ZBA / PLANNING REVIEW

rev.	date	purpose	drwn
1	7/29/19	RESPONSE TO ZBA	GPH

seal

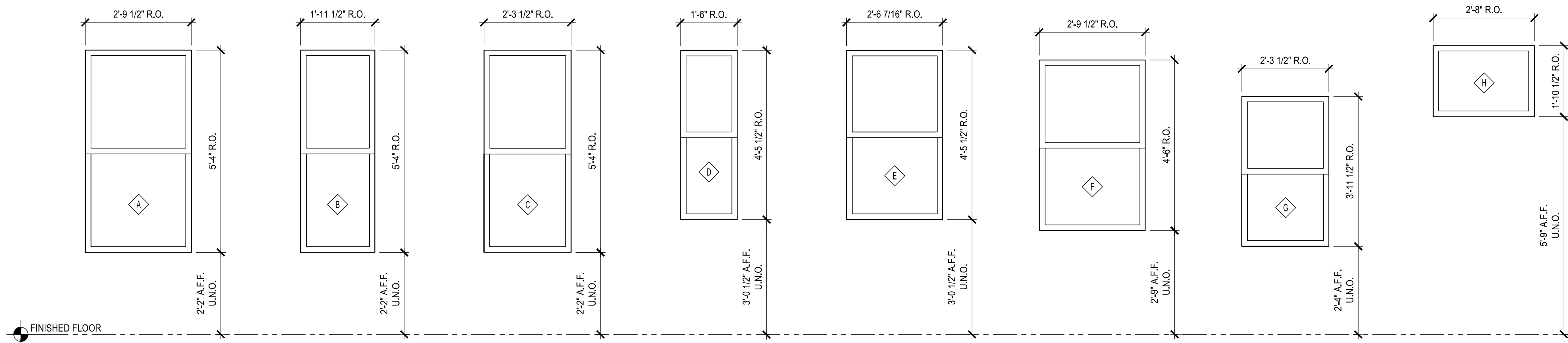
project name
THREE-FAMILY RESIDENCE
48 BERKELEY STREET
SOMERVILLE, MA 02143
RENONATION / ALTERATION
PROJECT COVER, ZONING ANALYSIS & GENERAL NOTES

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ONE ADAMS STREET AT LOWER MILLS
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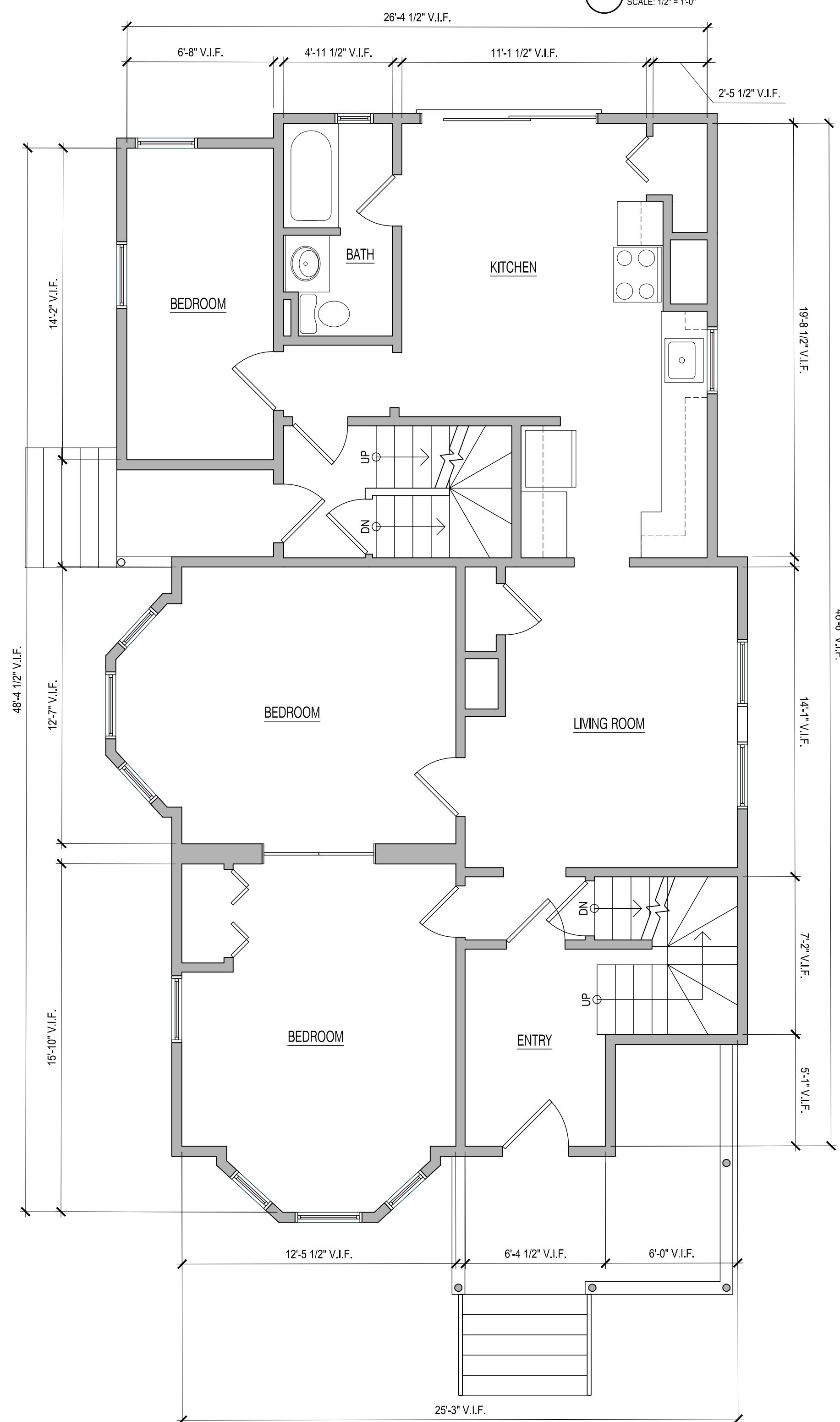
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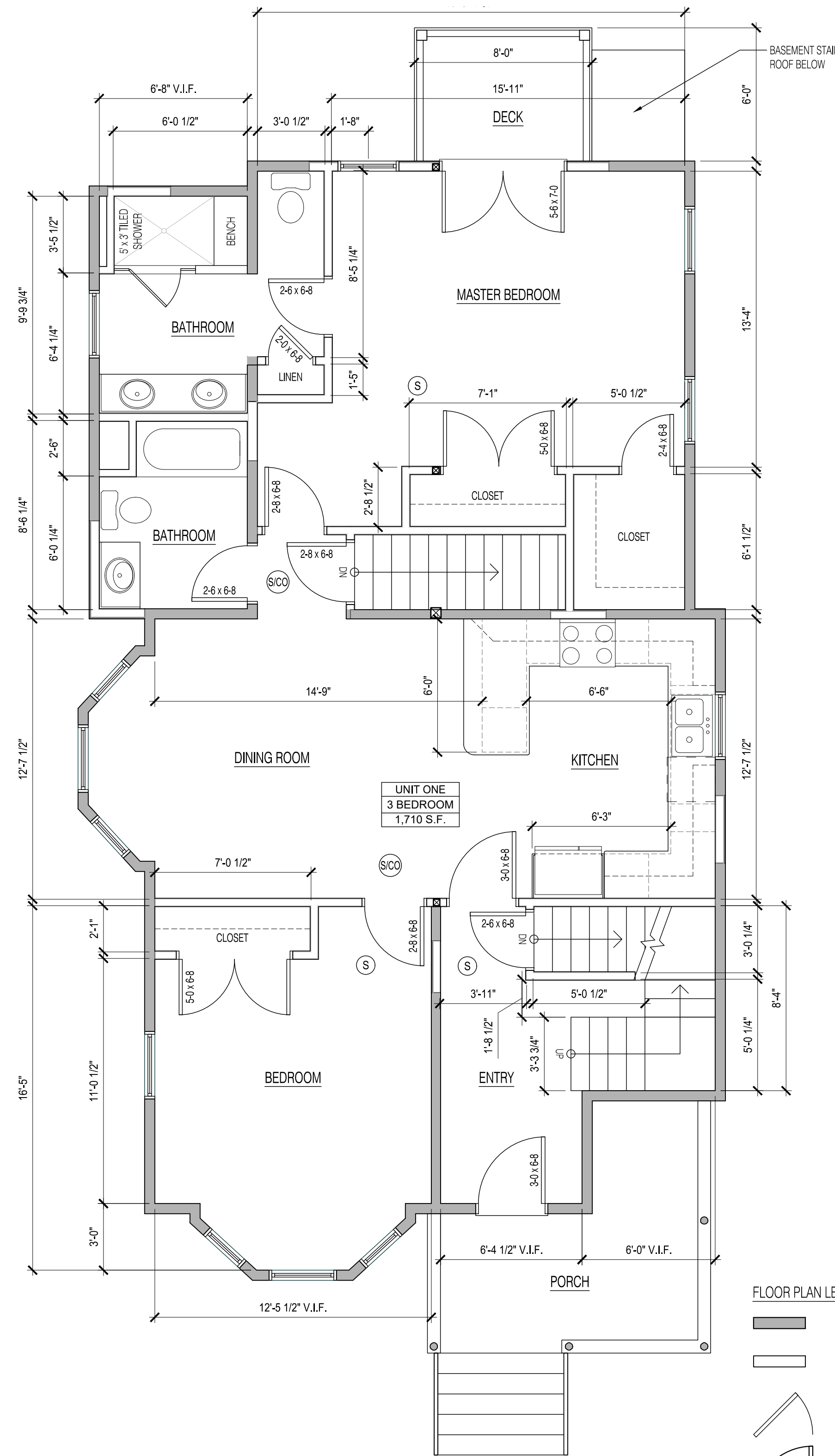
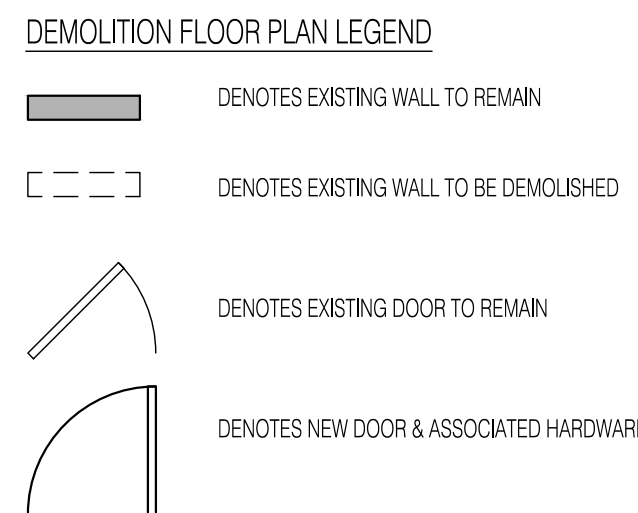
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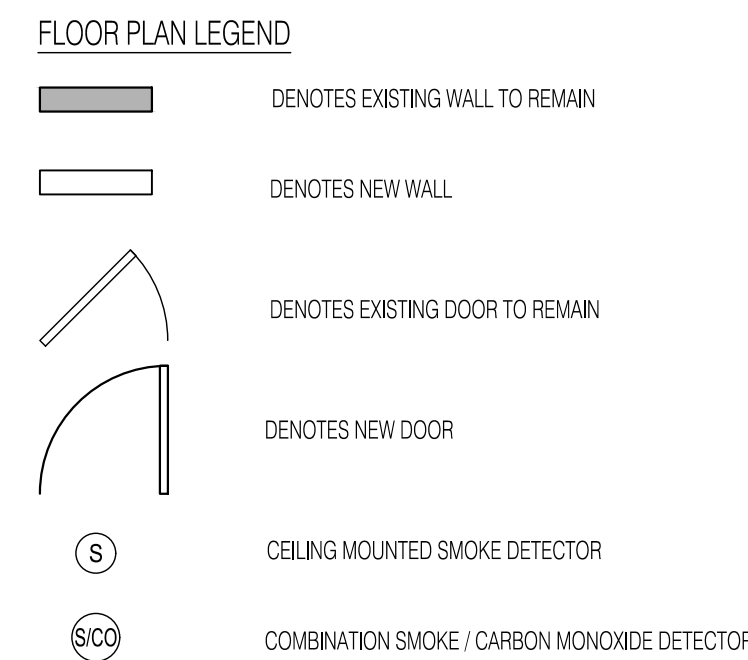
20 WINDOW TYPES
SCALE: 1/2" = 1'-0"



10 FIRST FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"

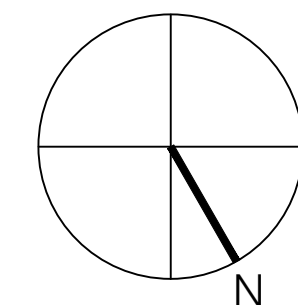


11 FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



rev.	date	purpose	drwn
1	7/29/19	RESPONSE TO RFA	GPH

seal



project name
THREE-FAMILY RESIDENCE
48 BERKELEY STREET
SOMERVILLE, MA 02143
RENONATION / ALTERATION
FIRST FLOOR - REMOVALS & FLOOR PLAN

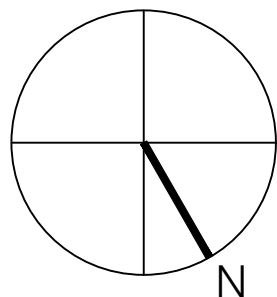
GPH design
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proj.no
19006.00
date
JUNE 18, 2019
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A1.01
sheet

rev.	date	purpose	drwn
1	7/29/19	RESPONSE TO ZBA	GPH

seal



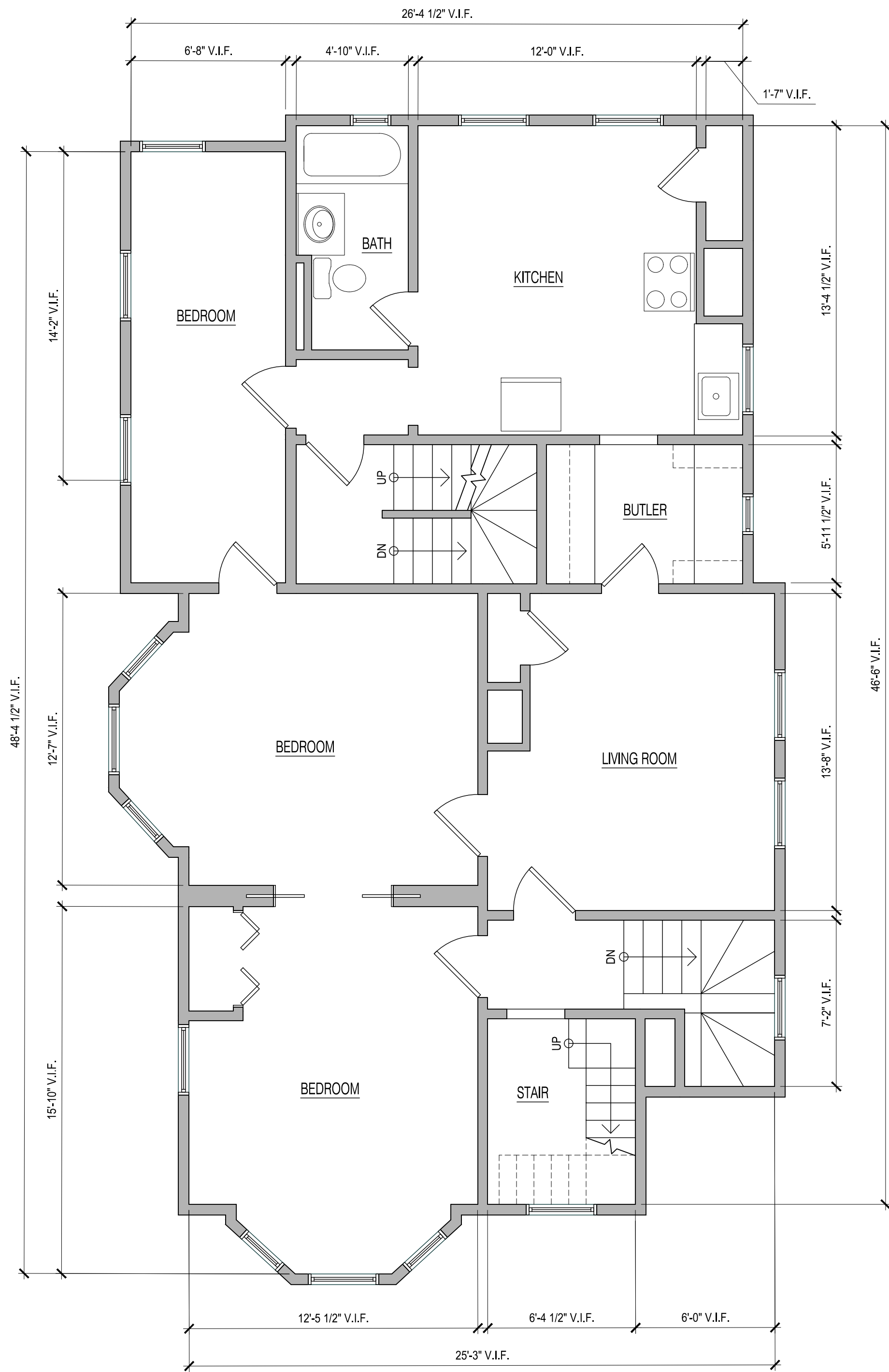
project name
THREE-FAMILY RESIDENCE
48 BERKELEY STREET
SOMERVILLE, MA 02143
RENONATION / ALTERATION
SECOND FLOOR - REMOVALS & FLOOR PLAN

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proj.no
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date
JUNE 18, 2019
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A1.02

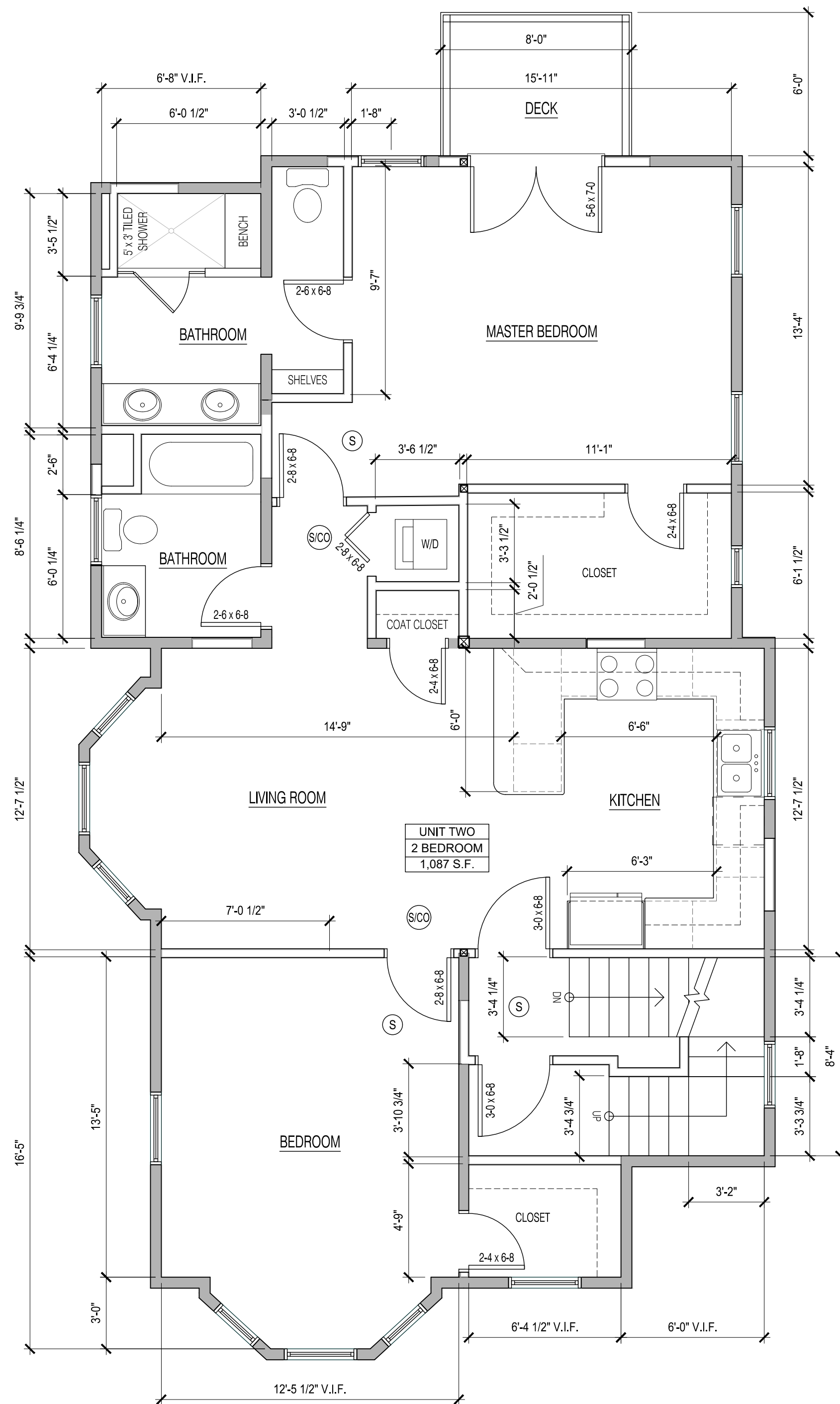
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20 SECOND FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"

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



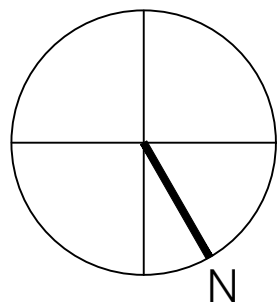
21 SECOND FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- DENOTES EXISTING WALL TO REMAIN
- DENOTES NEW WALL
- DENOTES EXISTING DOOR TO REMAIN
- DENOTES NEW DOOR
- CEILING MOUNTED SMOKE DETECTOR
- COMBINATION SMOKE / CARBON MONOXIDE DETECTOR

rev.	date	purpose	drwn
1	7/29/19	RESPONSE TO ZBA	GPH

seal



project name
THREE-FAMILY RESIDENCE

48 BERKELEY STREET

SOMERVILLE, MA 02143

RENONATION / ALTERATION

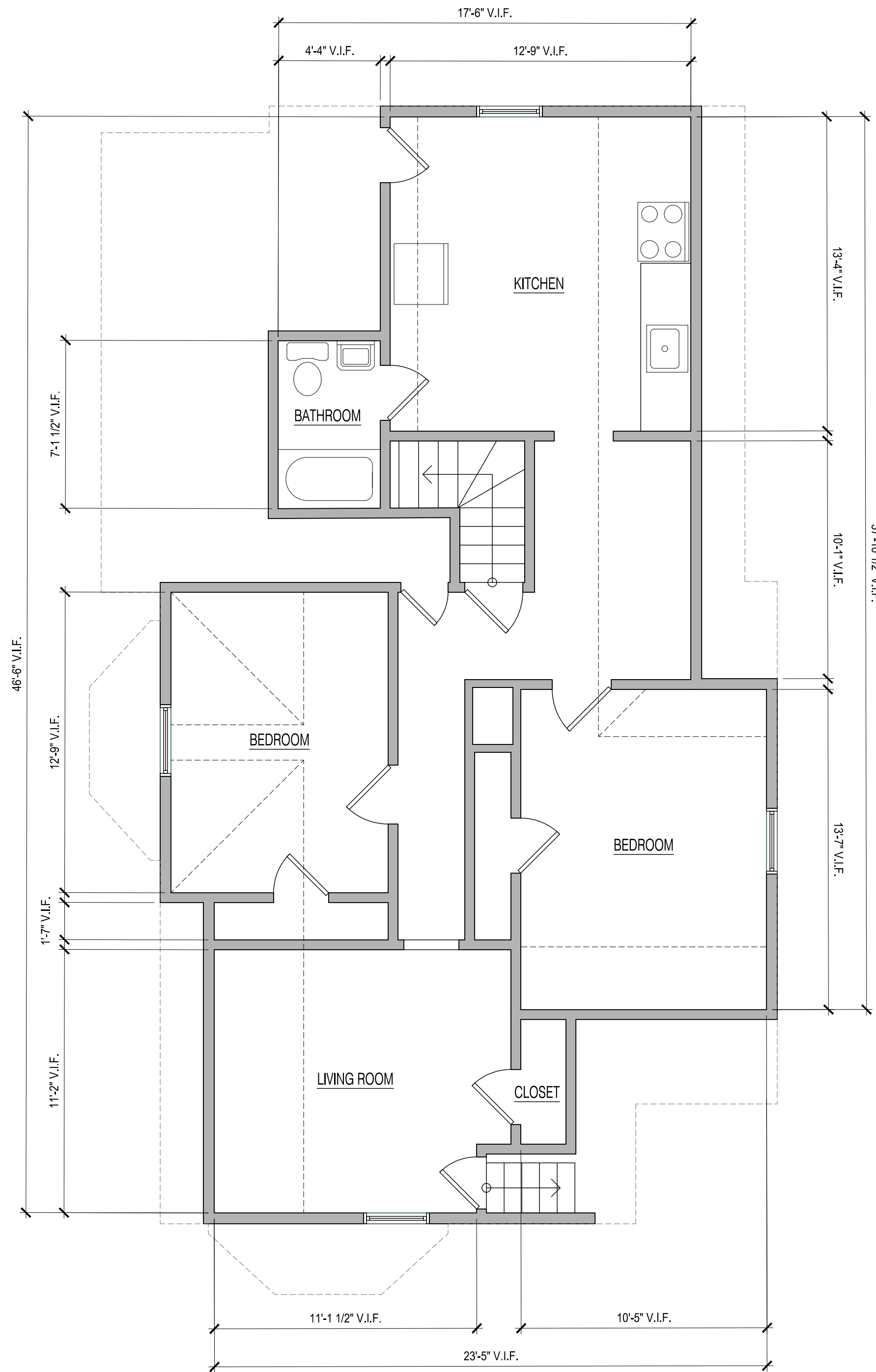
THIRD FLOOR - REMOVALS & FLOOR PLAN

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proj.no
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JUNE 18, 2019
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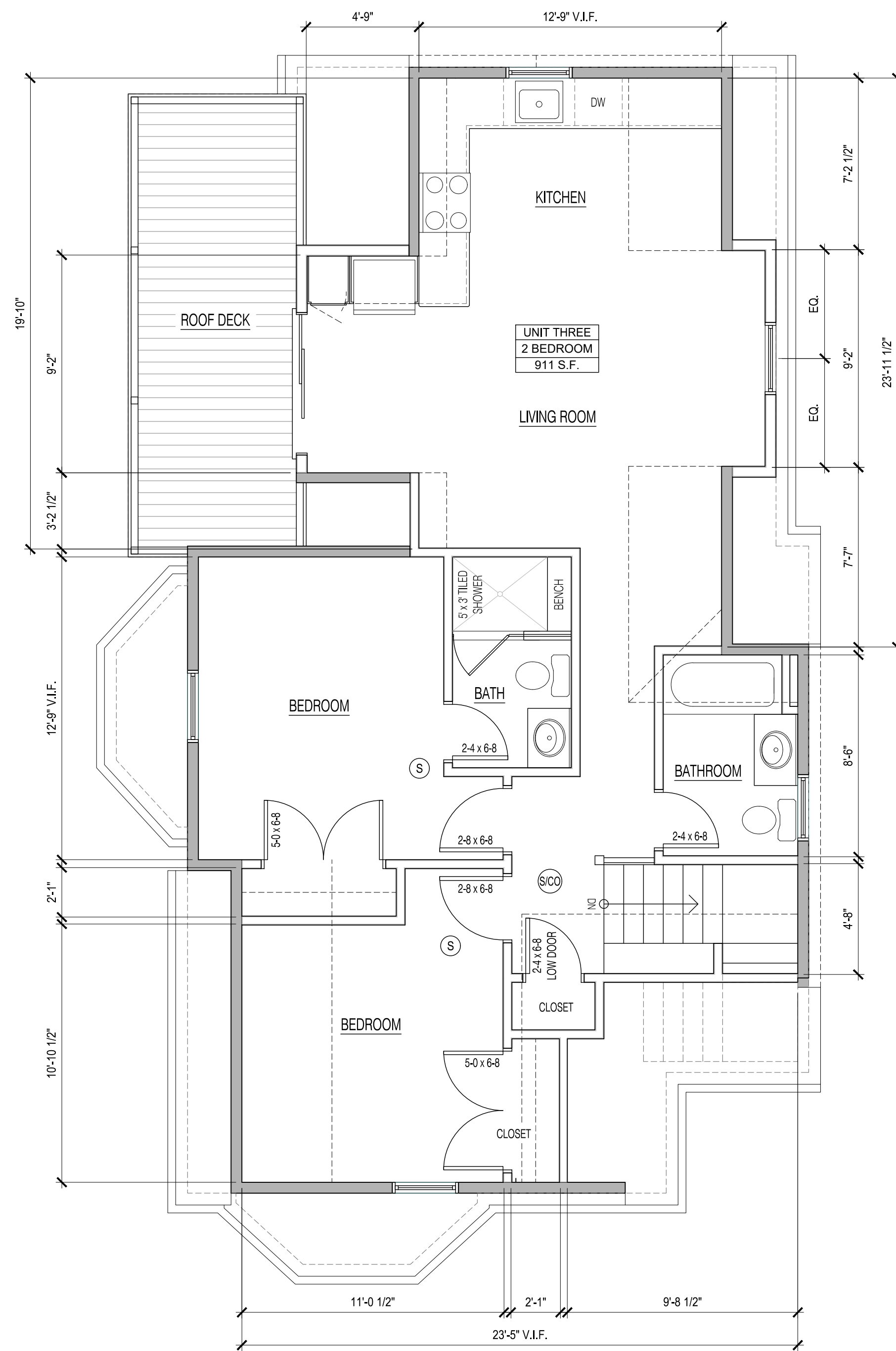
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30 THIRD FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"

- 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



31 THIRD FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

- FLOOR PLAN LEGEND
- DENOTES EXISTING WALL TO REMAIN
 - DENOTES NEW WALL
 - DENOTES EXISTING DOOR TO REMAIN
 - DENOTES NEW DOOR
 - CEILING MOUNTED SMOKE DETECTOR
 - COMBINATION SMOKE / CARBON MONOXIDE DETECTOR

rev.	date	purpose	drwn
1	7/29/19	RESPONSE TO ZBA	GPH

seal

project name
THREE-FAMILY RESIDENCE
48 BERKELEY STREET
SOMERVILLE, MA 02143
RENOVATION / ALTERATION
EXTERIOR ELEVATIONS

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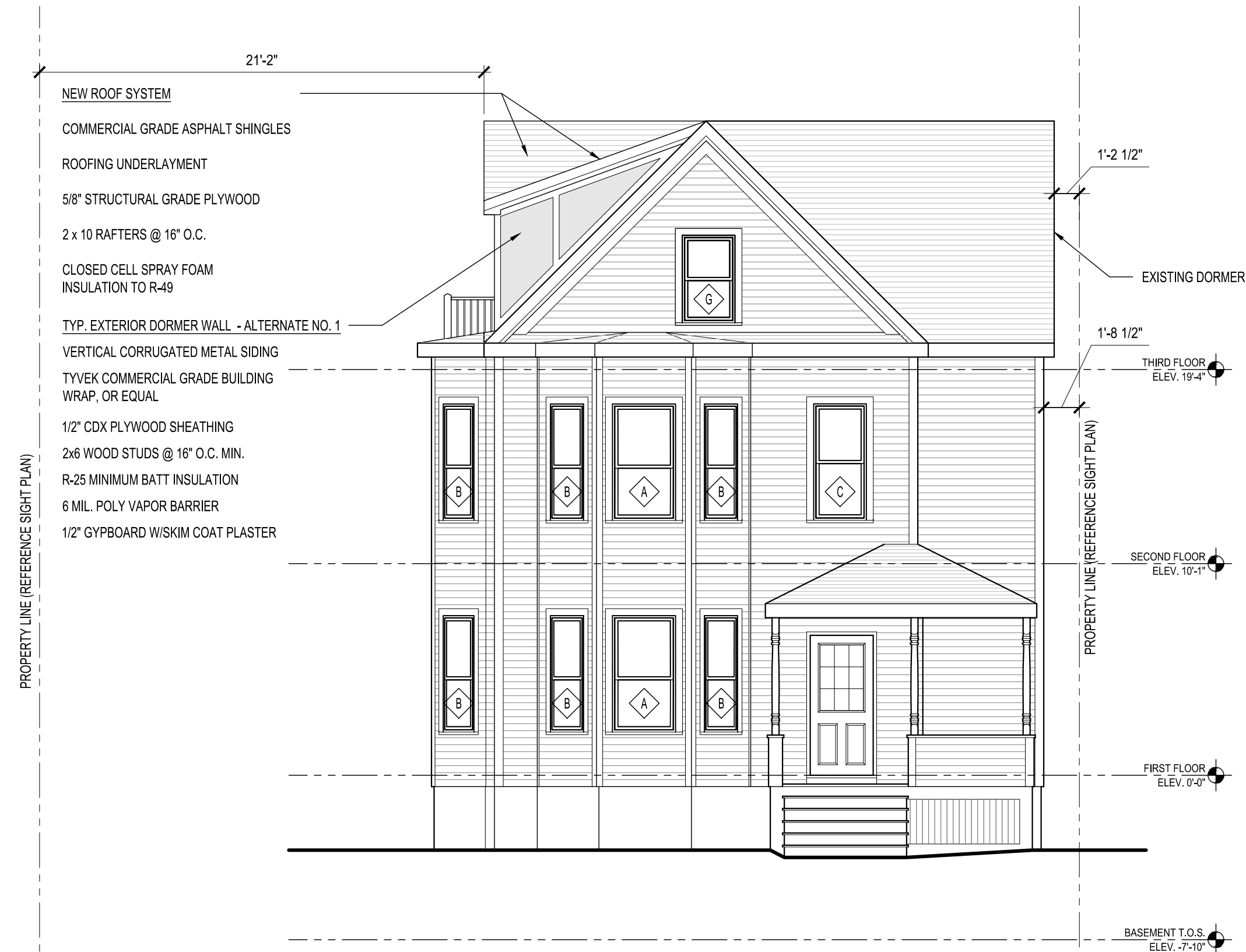
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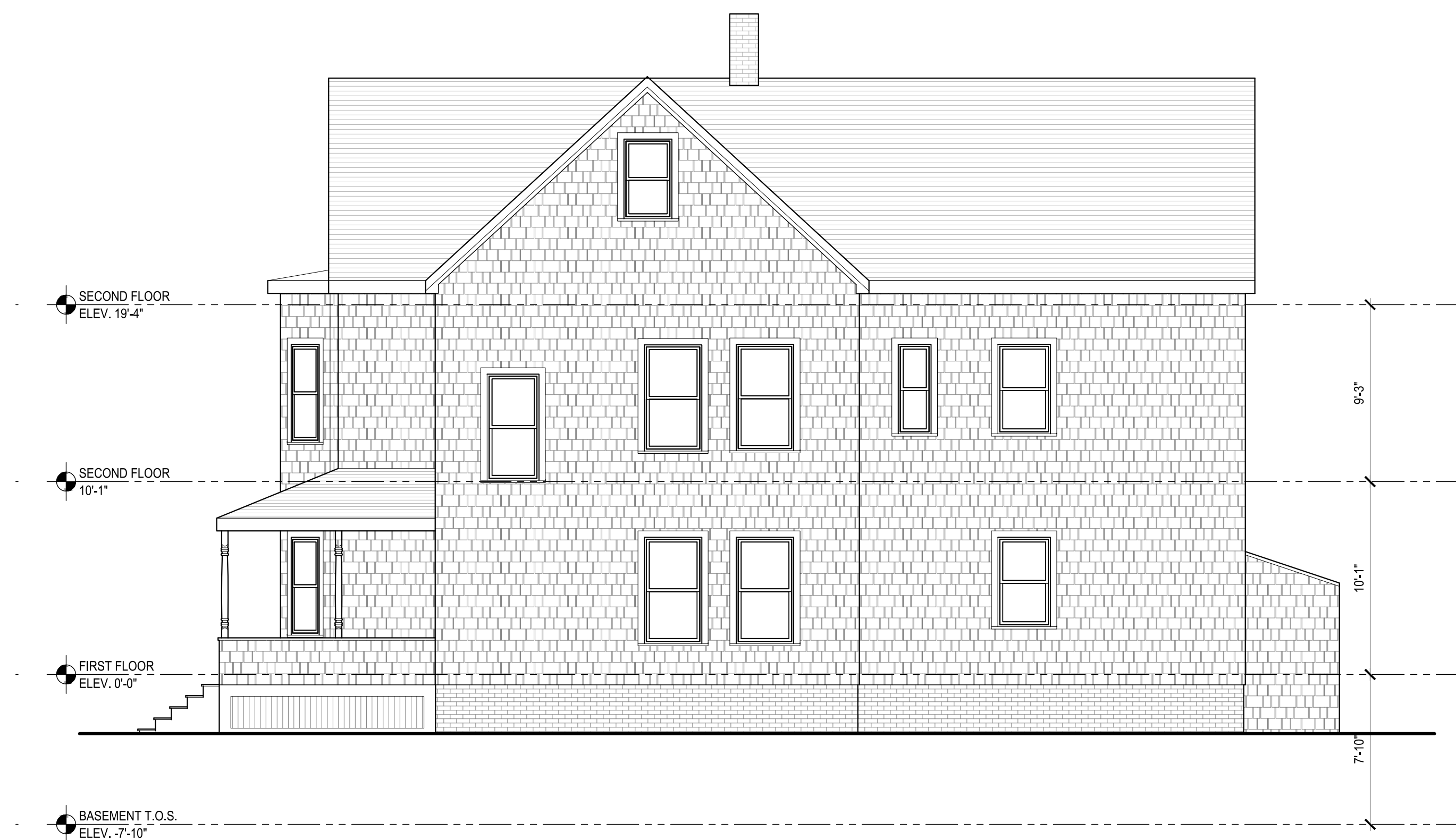
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21 EXISTING FRONT ELEVATION - NORTH FACING
SCALE: 3/16" = 1'-0"



20 FRONT ELEVATION - NORTH FACING
SCALE: 3/16" = 1'-0"



20 EXISTING SIDE ELEVATION - WEST FACING
SCALE: 3/16" = 1'-0"



10 SIDE ELEVATION - WEST FACING
SCALE: 3/16" = 1'-0"

rev.	date	purpose	drwn
1	7/29/19	RESPONSE TO ZBA	GPH

seal

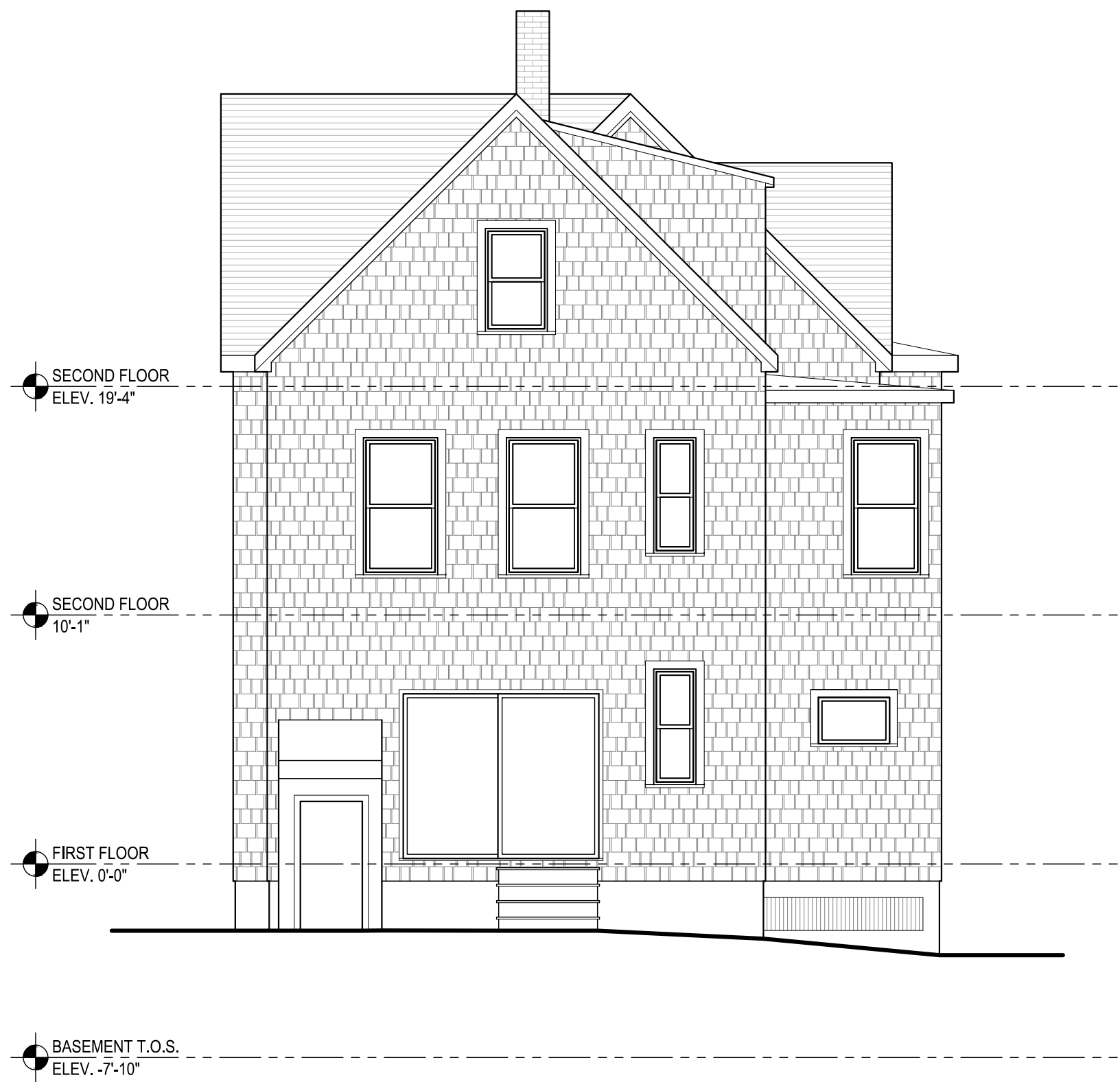
project name
THREE-FAMILY RESIDENCE
48 BERKELEY STREET
SOMERVILLE, MA 02143
RENOVATION / ALTERATION
EXTERIOR ELEVATIONS

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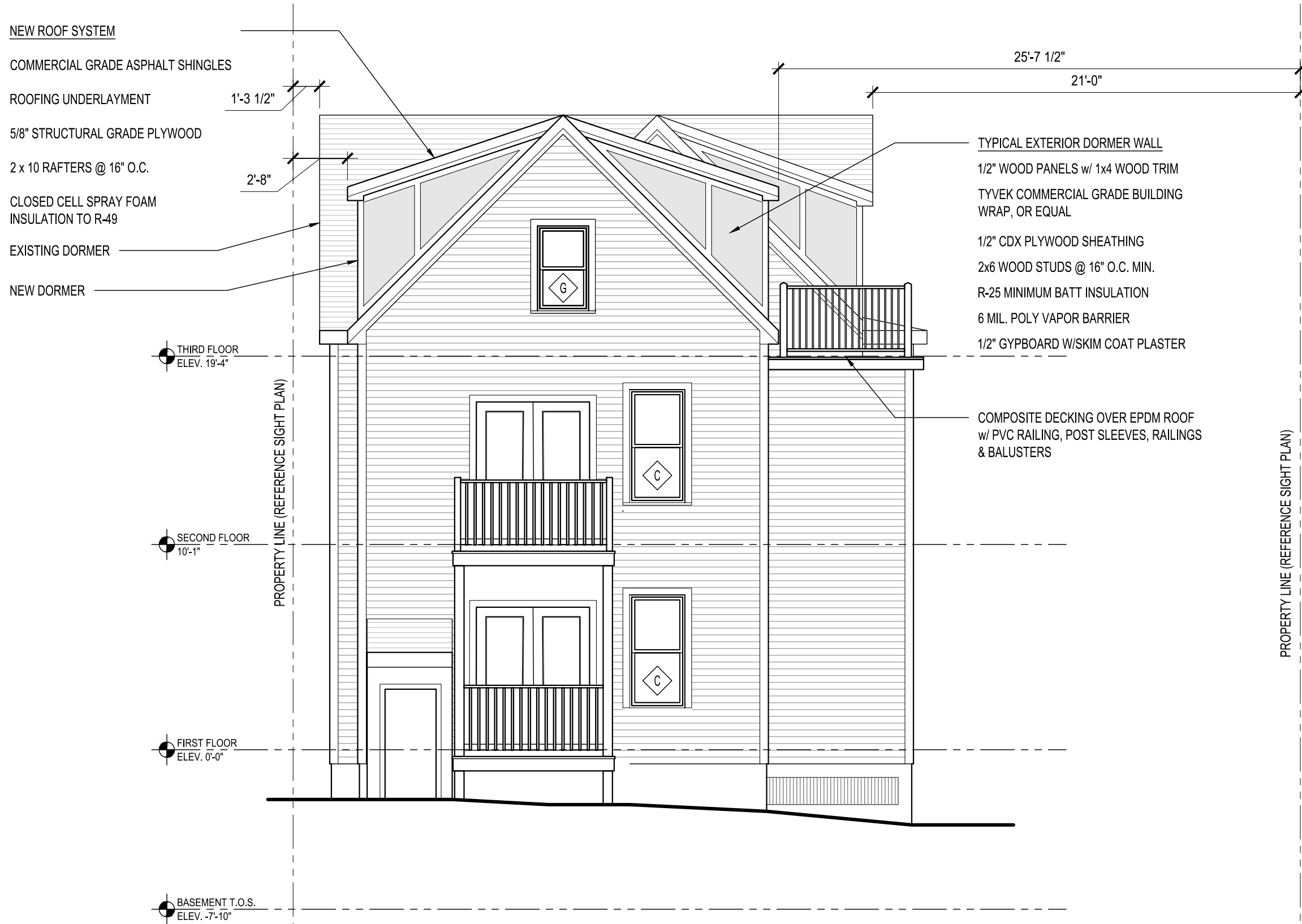
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date	JUNE 18, 2019
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A2.11

sheet



21 EXISTING REAR ELEVATION - SOUTH FACING
SCALE: 3/16" = 1'-0"



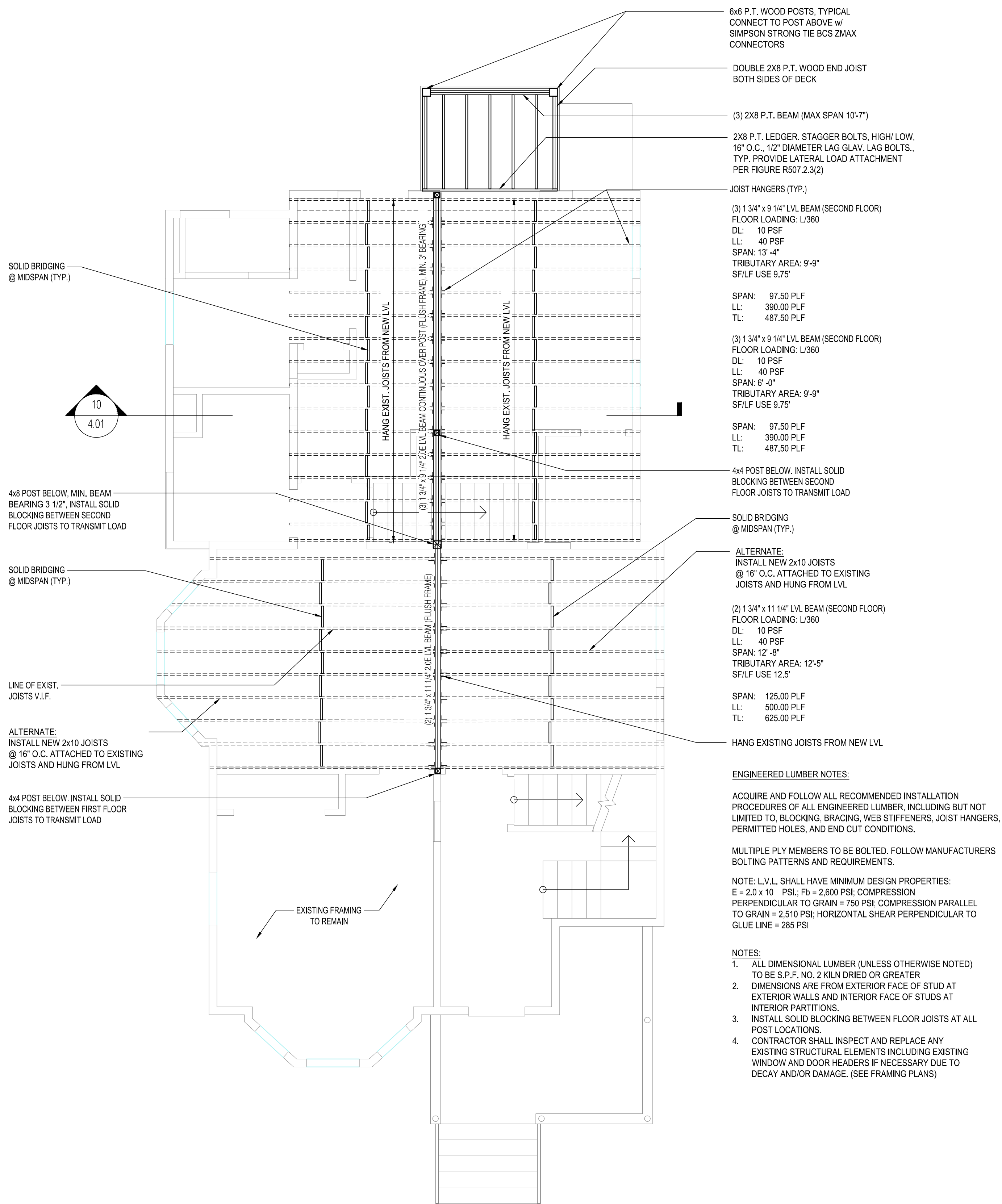
20 REAR ELEVATION - SOUTH FACING
SCALE: 3/16" = 1'-0"



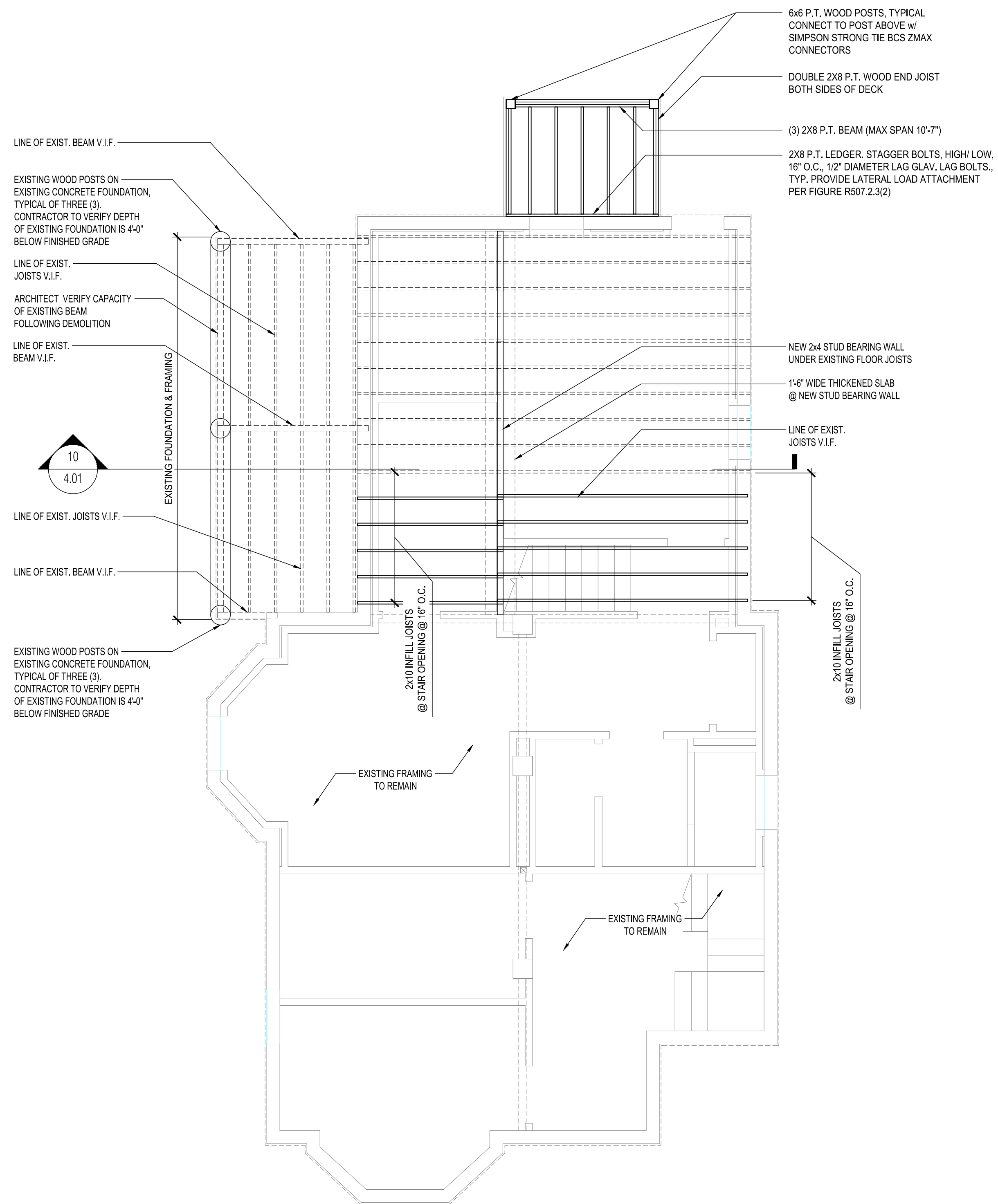
20 EXISTING SIDE ELEVATION - EAST FACING
SCALE: 3/16" = 1'-0"



10 SIDE ELEVATION - EAST FACING
SCALE: 3/16" = 1'-0"



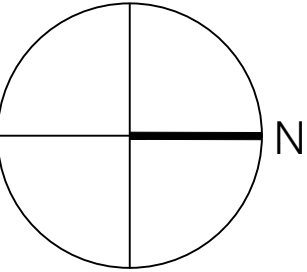
20 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



10 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

rev. date purpose drwn

seal



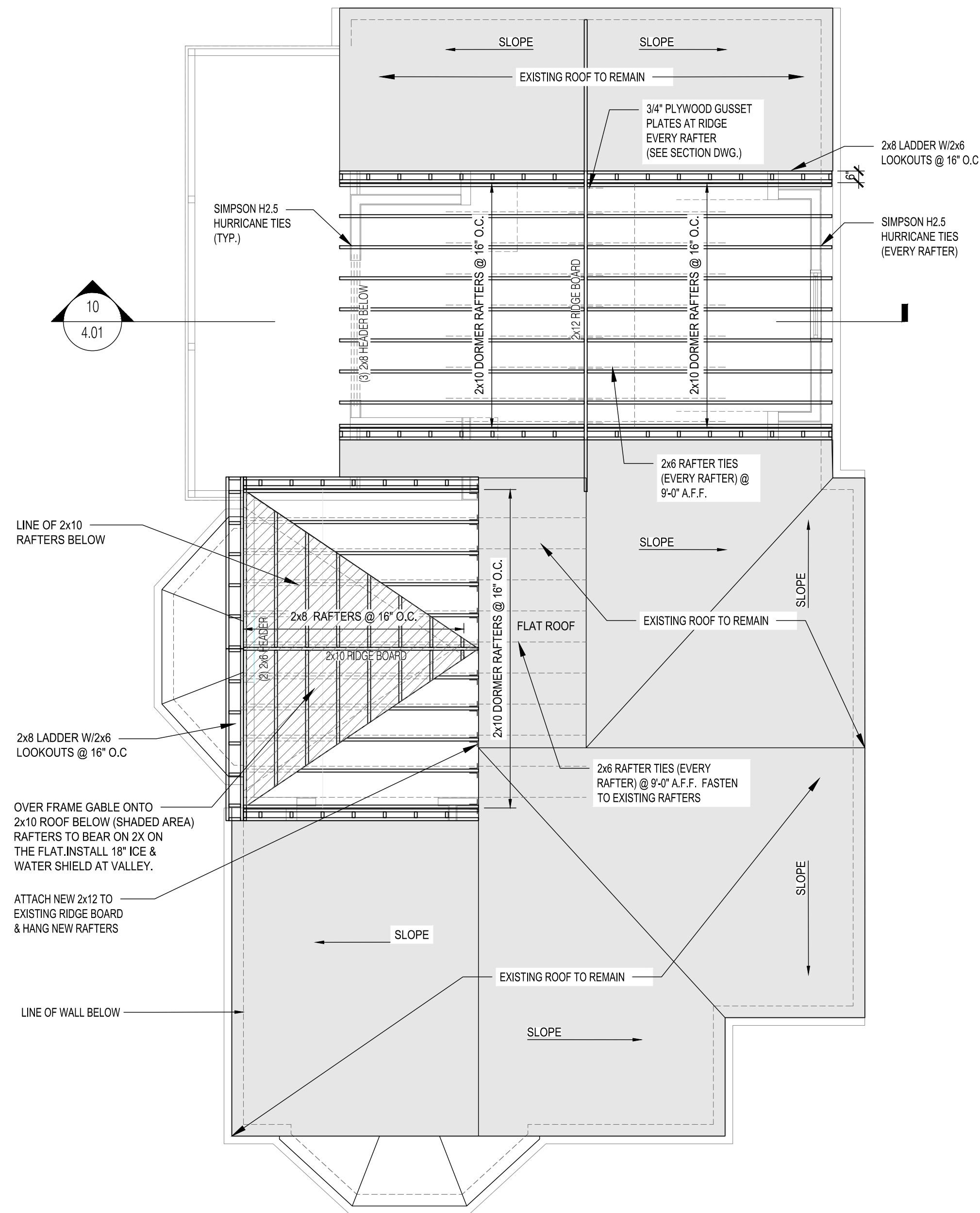
project name
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48 BERKELEY STREET
SOMERVILLE, MA 02143
RENOVATION / ALTERATION
FRAMING PLANS

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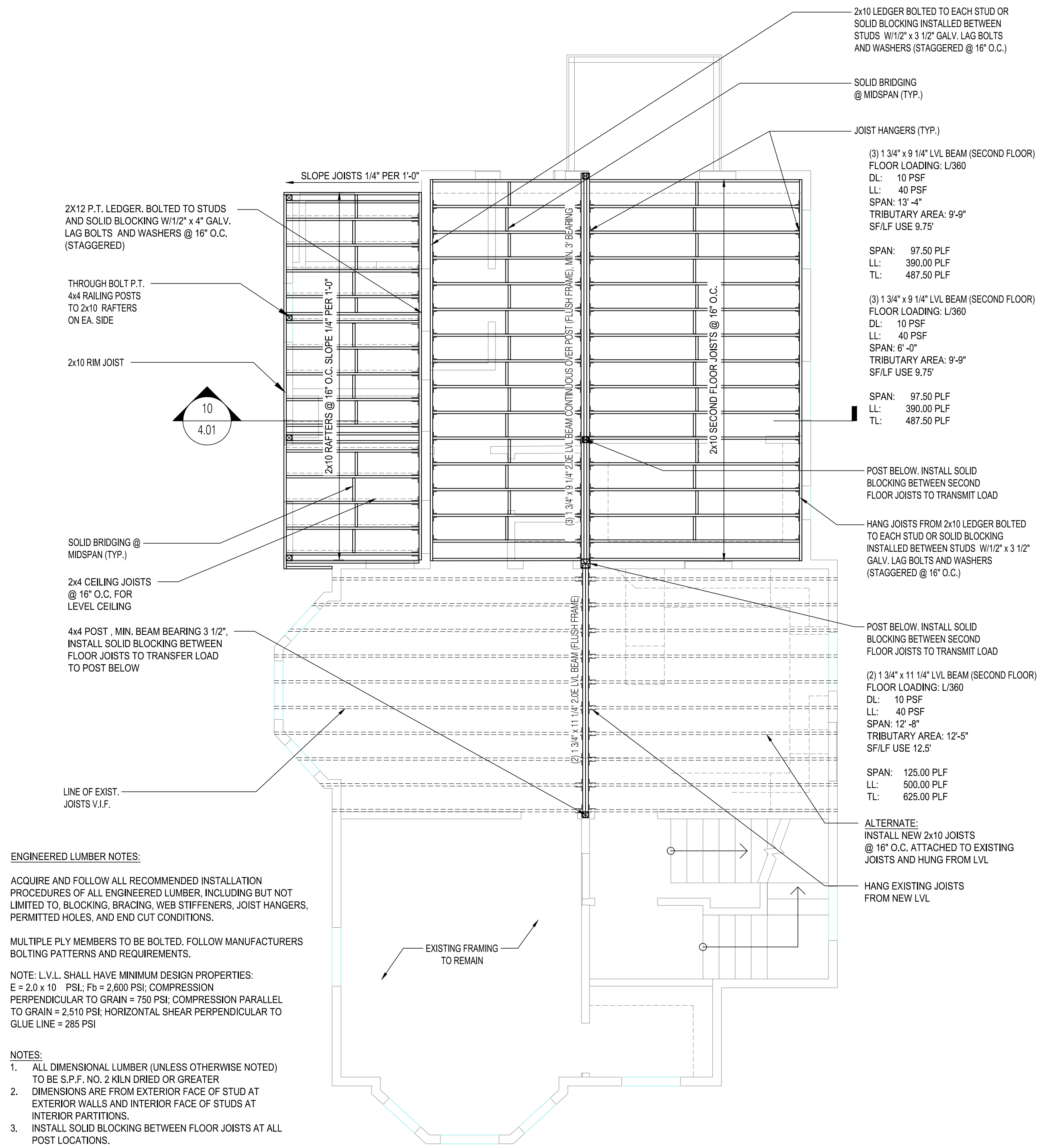
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date
JUNE 18, 2019
scale
1/4" = 1'-0"

A3.01

sheet



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



30 THIRD FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

ENGINEERED LUMBER NOTES:

ACQUIRE AND FOLLOW ALL RECOMMENDED INSTALLATION PROCEDURES OF ALL ENGINEERED LUMBER, INCLUDING BUT NOT LIMITED TO, BLOCKING, BRACING, WEB STIFFENERS, JOIST HANGERS, PERMITTED HOLES, AND END CUT CONDITIONS.

MULTIPLE PLY MEMBERS TO BE BOLTED, FOLLOW MANUFACTURERS BOLTING PATTERNS AND REQUIREMENTS.

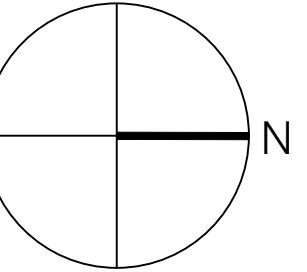
NOTE: L.V.L. SHALL HAVE MINIMUM DESIGN PROPERTIES:
E = 2.0 x 10⁶ PSI; F_b = 2,600 PSI; COMPRESSION PERPENDICULAR TO GRAIN = 750 PSI; COMPRESSION PARALLEL TO GRAIN = 2,510 PSI; HORIZONTAL SHEAR PERPENDICULAR TO GLUE LINE = 285 PSI

NOTES:

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

rev. date purpose drwn

seal



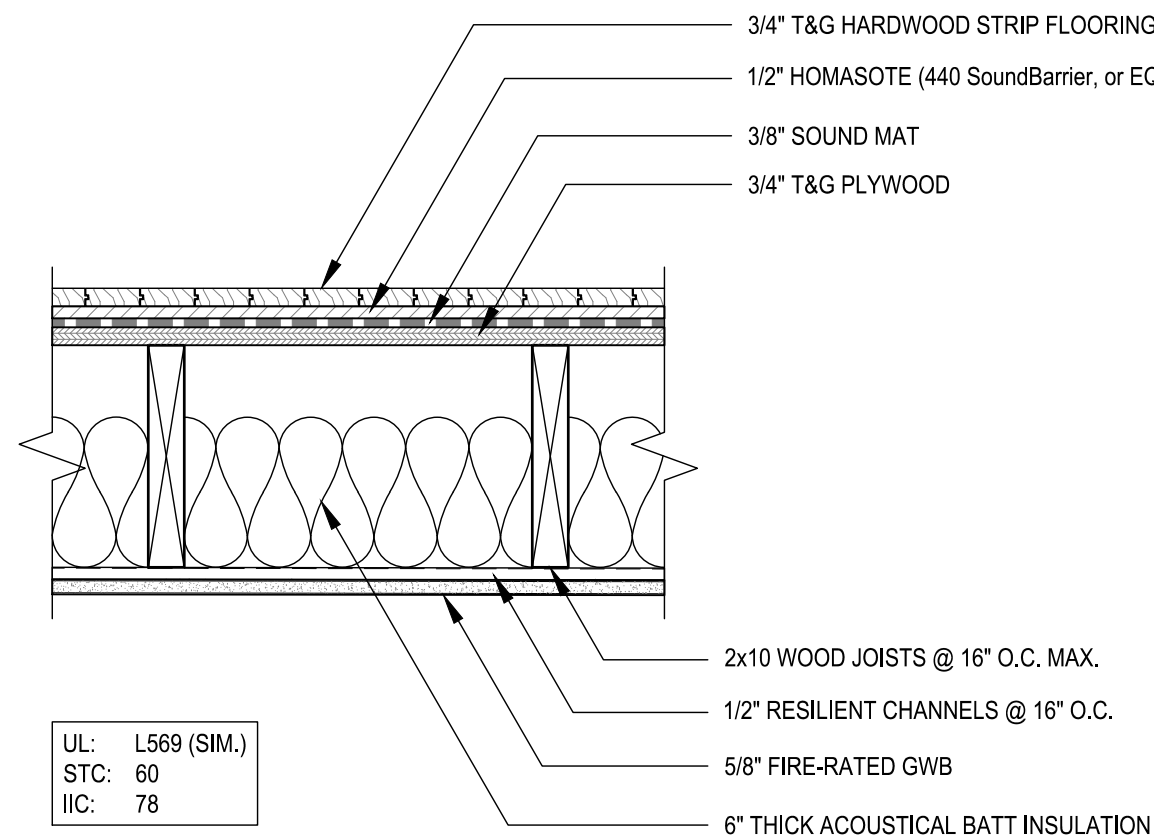
project name
THREE-FAMILY RESIDENCE
48 BERKELEY STREET
SOMERVILLE, MA 02143
RENOVATION / ALTERATION
FRAMING PLANS

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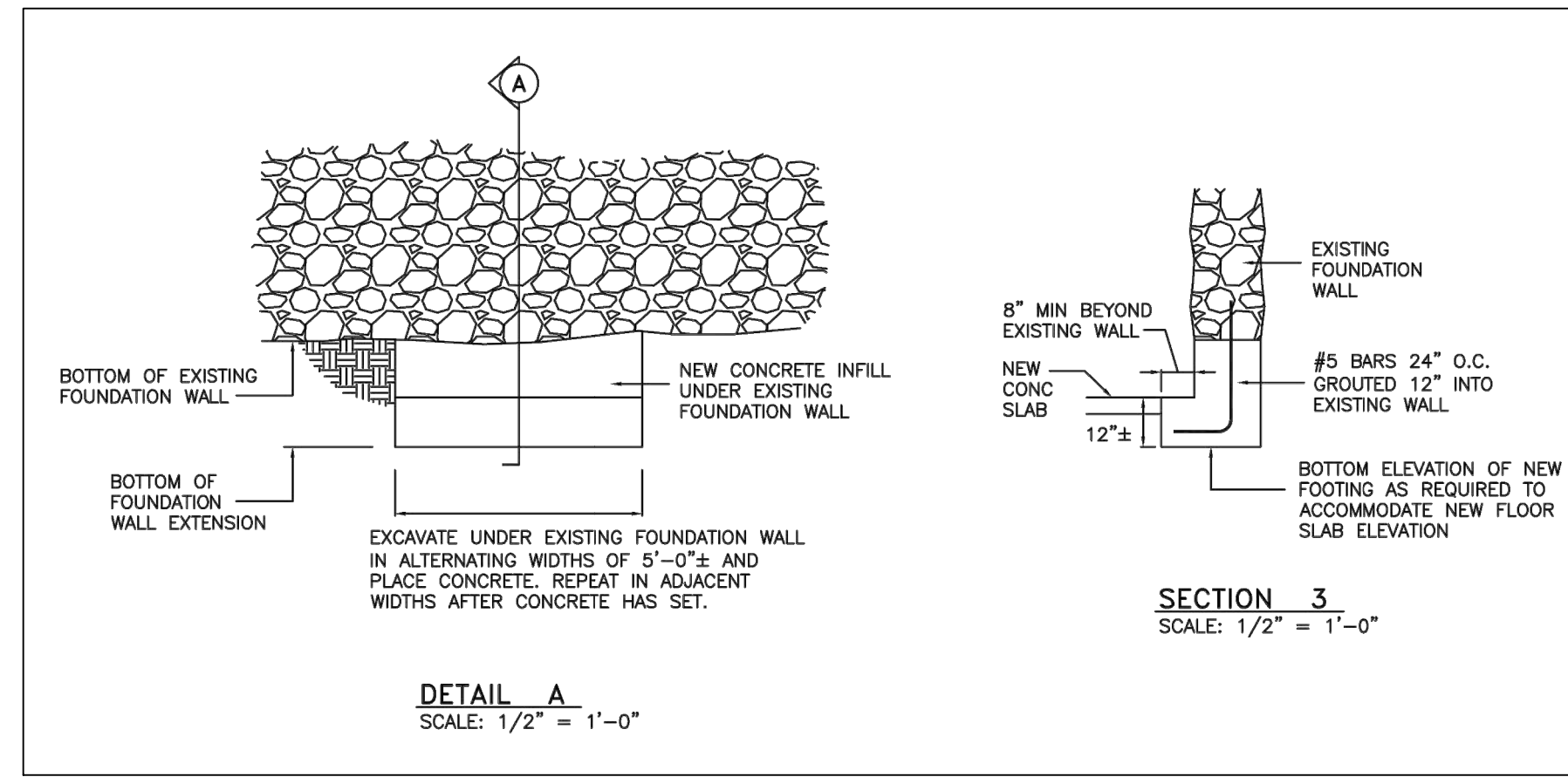
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JUNE 18, 2019
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A3.02

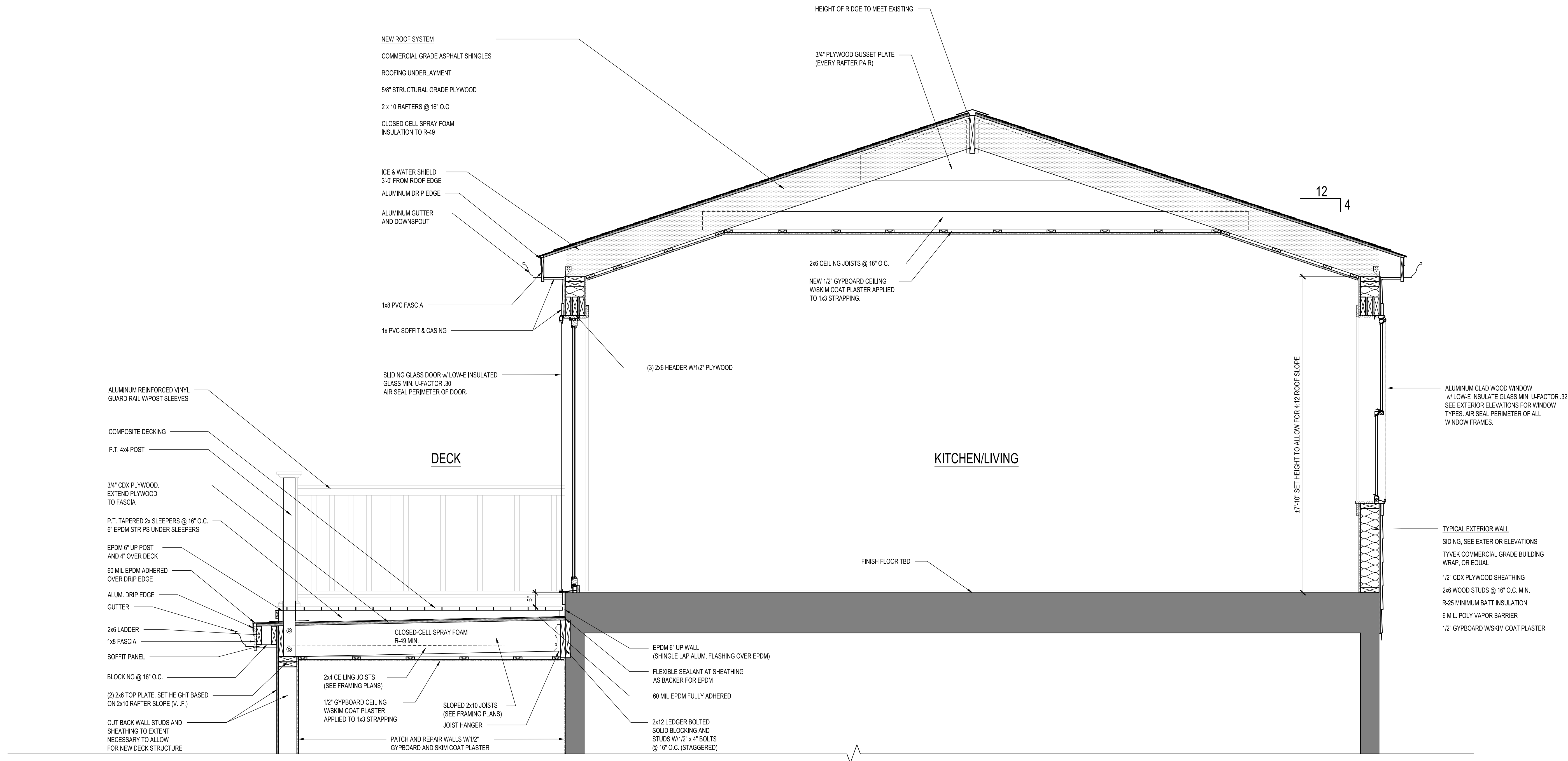
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20 TYPICAL FLOOR DETAIL BETWEEN DWELLING UNITS
SCALE: 1/4" = 1'-0"



30 DETAIL OF REINFORCEED EXISTING FOUNDATION WALL
SCALE: 1/4" = 1'-0"



10 BUILDING/WALL SECTION THRU NEW DORMERS
SCALE: 1/4" = 1'-0"

rev.	date	purpose	drwn

seal

project name

THREE-FAMILY RESIDENCE
48 BERKELEY STREET
SOMERVILLE, MA 02143
RENOVATION / ALTERATION
BUILDING/WALL SECTION & DETAILS

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proj.no

19006.00

date

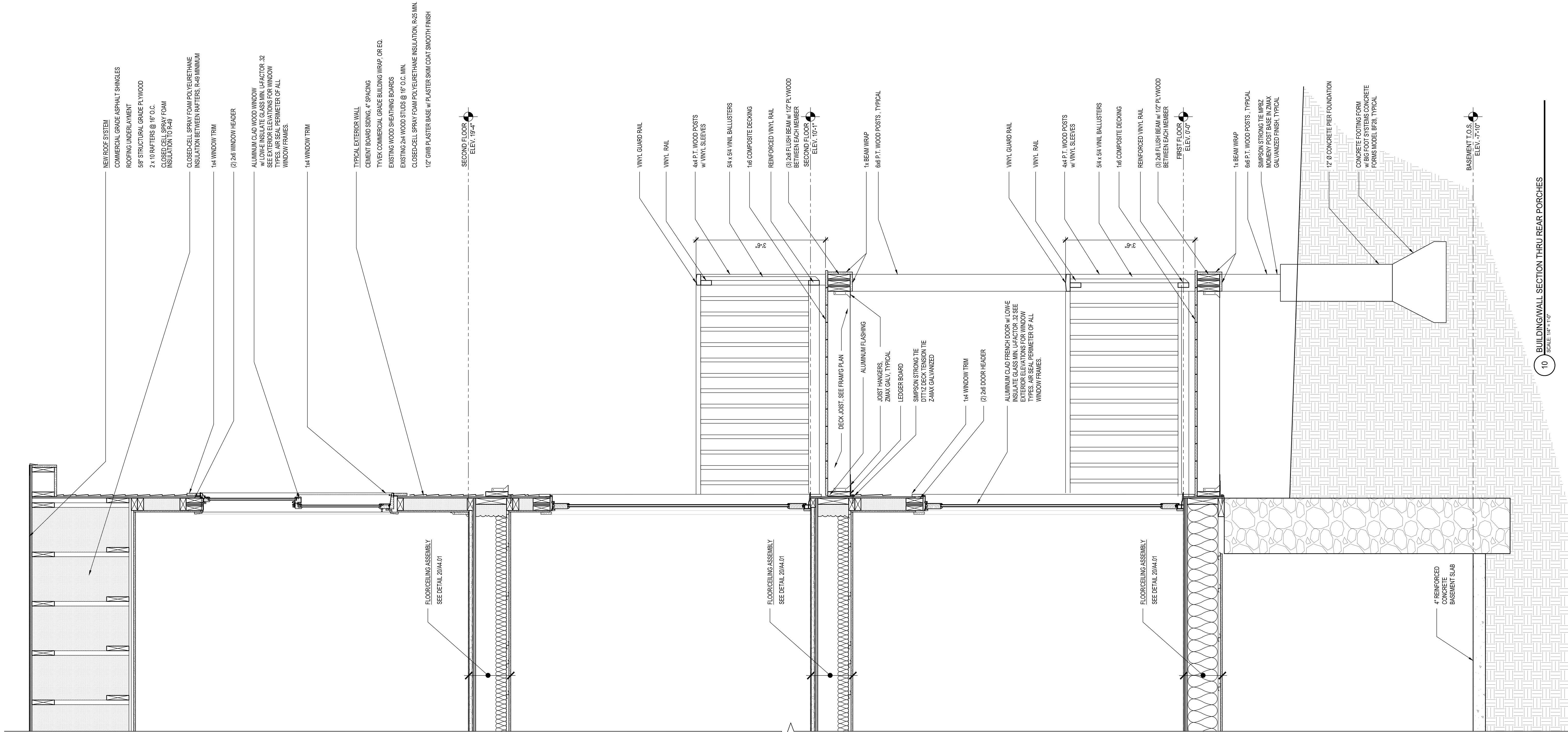
JUNE 18, 2019

scale

3/4" = 1'-0"

A4.01

sheet



rev. date purpose drwn

seal

project name
THREE-FAMILY RESIDENCE
48 BERKELEY STREET
SOMERVILLE, MA 02143
RENOVATION / ALTERATION
BUILDING/WALL SECTION

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A4.02

sheet

