GENERAL NOTES

Two-Family to Three-Family Dwelling Conversion Project:

916 Broadway, Somerville, MA 02144 Property:

Owner: Polly Laurelchild-Hertig

Surveyor:

Architect: Scott Payette Architects, 516 E 2nd St, Unit 8, South Boston, MA 02127

Governing Code: 780 CMR, Eighth Edition 2015 IBC with MA Amendments.

Wood Frame, VB Construction Type: Three-Family - R2 Occupancy Use Group:

- 1. Bidders shall be a General Contractor licensed to practice in the Commonwealth of Massachusetts. All subcontractors shall be similarly licensed, in their respective trades.
- 2. All work shall conform to state and local codes and the requirements of the local authorities having iurisdiction.
- 3. The Contractor(s) shall obtain and pay for all fees, taxes, and permits as required by the scope of work outlined in the construction documents.
- 4. General Contractor shall maintain General Liability and Workman's Compensation insurance during performance of the Work; and shall indemnify and hold harmless the Owner and Designer from all claims arising out of performance of same. The Owner shall carry property insurance covering all completed work and stored materials against fire, theft and storm damage and shall have glass breakage insurance for all installed glass units (or self insurance).
- 5. All work shall be performed in a workmanlike manner, by qualified mechanics specializing in the trades required. All materials and equipment employed shall comply with and be installed according to manufacturer's recommendations. All work shall be installed plumb, level and true.
- 6. The Contractor shall erect and maintain safeguards for the protection of the general public as required by the course of the work including: danger signs, lights, physical barriers, the covering of open excavations, etc.
- 7. All modifications requiring additional technical information shall be presented to the Owner and Architect before proceeding
- 8. All claims for additional costs and Change Orders shall be submitted in a timely fashion, and in writing. The Owner's approval shall be obtained in writing, prior to proceeding with said work.
- 9. The Contractor shall remedy defects in the workmanship for a period of one year from Final Payment; and shall pass through to the Owner(s) all warranties on materials and equipment incorporated in the Work, as issued by their suppliers and manufacturers.
- 10. Complete scope of work shall include but not be limited to: temporary equipment and power, hoisting, scaffolding, toilets, debris removal, etc.
- 11. The Owner shall furnish electricity and water required during the construction period at no cost to the Contractor
- 12. Parking, material and equipment staging, and access to the site shall be directed per Owner approval only. 13. Contractor shall be responsible for all required demolition and debris removal. Remove and dispose of all debris legally off site. Cutting and patching of mechanical and electrical items shall be performed only by qualified mechanics of each respective trade.
- 14. Each Subcontractor shall be bound by the above conditions, to the General Contractor; and thereby in kind to the Owner

USE

LOT AREA

916 BROADWAY SOMERIVLLE, MA 02144

ZONING ITEM

LOT AREA / # DWELLING UNITS

OF DWELLING UNITS

GROSS FLOOR AREA OF FOOTPRINT

GROUND COVERAGE (E/C)

LANDSCAPED AREA (LANDSCAPED AREA / C)

FLOOR AREA RATIO (FAR) (I/C)

PERVIOUS AREA (PERVIOUS AREA / C)

NET FLOOR AREA

BUILDING HEIGHT

OF LOADING SPACES

CODE

N/A

N/A

10,000 SF

MIN: 2,250 SF/DU

0.5 * 3,726 SF = 1,863 SF (MAX)

MAX: 0.5

MIN: 0.25

MIN: 0.35

2,795 SF

0.75

35 FEET

N/A

GENERAL DEMOLITION NOTES

- REMOVE ALL EXISTING CONSTRUCTION AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS. IN THE SPECIFICATION AND IN THE WRITEN SCOPE
- 2 THE CONTRACTOR SHALL FIELD VERIEVALL EXISTING CONDITIONS 2. THE CONTRACTOR SHALL FILED VERIFY ALL EXISTING CONDITIONS, EXISTING CONCELED CONDITIONS, UTILITY AND SERVICE CONNECTIONS PRIOR TO THE COMMENCEMNT OF WORK. ANY DISCREPANCIES IN DEMOLITION SCOPE OR ON DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER AND ARCHITECT BEFORE CONSTRUCTION BEGINS. NO DEMOLITION WORK SHALL COMMENCE WITHOUT FIELD VERIFICATION BY THE CONTRACTOR.
- 3. THE CONTRACTOR SHALL ERECT TEMPORARY BARRIERS TO CONTROL DUST, MITIGATE NOISE, AND TO PROTECT ALL AREAS ADJACENT TO
- 4 THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY STRUCTURAL BRACING AS REQUIRED DURING DEMOLITION AND CONSTRUCTION
- 5. THE CONTRACTOR SHALL NOT ALLOW DEBRIS TO ACCUMULATE ON THE
- 6. THE CONTRACTOR WIIL MAINTAIN EXTINGUISHERS ARE FULL AND IN GOOD WORKING CONDITION DURING DEMOLITION.
- 7. THE OWNER HAS FIRST RIGHT TO ALL SALVAGED ITEMS. ITEMS NOT CLAIMED BY OWNER SHALL BECOME THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE PROMPTLY DISPOSED OF FROM THE SITE.
- 8. THE CONTRACTOR SHALL PROVIDE STORAGE WITHIN THE LAY-DOWN AREA FOR OWNER RETAINED ITEMS THAT IS SECURE AND SHELTERED FROM THE WEATHER.
- 10. THE CONTRACTOR SHALL COORDINATE AND ARRANGE FOR THE DISCONNECTION OF ALL UTILITIES AND EQUIPMENT WITH THE OWNER AND UTILITY COMPANIES. THE CONTRACTOR SHALL CAP ALL UNUSED UTILITIES.
- . MECHANICAL DEMOLITION: CONTRACTOR AND SUB-TRADE CONTRACTORS
- 12. ELECTRICAL POWER, LIGHTING, AND DATA DEMOLITION: THE CONTRACTOR AND SUB-TRADE CONTRACTOR SHALL REMOVE ALL ABANDONED ELECTRICAL SYSTEMS, ALL ABANDONED LIGHTING SYSTEMS, ALL ABANDONED LOW VOLTAGE SYSTEMS INCLUDING ALL EQUIPMENT. DEVICES, WIRING, CONTROLS, ASSOCIATED CONDUIT, ANCHORS, FASTENERS, ETC. UNLESS SCHEDULED TO REMAIN OR SHOWN ON DRAWINGS TO REMAIN THE EELCTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SAFE AND LAWFUL DISPOSAL OF FLOOURESCENT TUBES, BALLASTS, BATTERIES AND
- 13. PLUMBING DEMOLITION: THE CONTRACTOR AND SUB-TRADE CONTRACTOR SHALL REMOVE ALL ABANDONED PLUMBING SYSTEMS, PIPING, FIXTURES, ANCHORS, FASTENERS, ETC. UNLESS SCHEDULED TO REMAIN OR SHOWN ON DRAWINGS TO REMAIN.
- 14. ANY PORTION OF THE PROJECT TO REMAIN WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY, SHALL BE REPAIRED OR REPLACED TO MATCH THE EXISTING CONDITION AT THE EXPENSE OF THE CONTRACTOR.

GENERAL PROPOSED CONSTRUCTION NOTES

- 1. CONTRACTOR SHALL INSURE ALL WORK IS IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF THE N.Y.S. UNIFORM FIRE ACCORDANCE WITH THE LATEST EDITIONS OF THE N.Y.S. UNIFORM FIRE PREVENTION AND BUILDING CODE, N.Y.S. ENERGY CONSERVATION CODE, N.Y.S. PLUMBING CODE, NATIONAL ELECTRIC CODE, AND ALL OTHER FEDERAL, STATE AND LOCAL AGENCY REGULATIONS HAVING JURISDICTION OVER THIS PROJECT. IN THE EVENT OF ANY DISCREPANCIES BETWEEN AGENCY REQUIREMENTS. THE CONTRACTOR SHALL OBSERVE THE MORE STRINGENT OF REQUIREMENTS.
- 2. ALL WORK SHALL COMPLY WITH THE STANDARDS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFU), INDUSTRIAL RISK INSURANCE UNDERWRITERS (IRI), FACTORY MUTUAL (FW), OR THE APPLICABLE RATING BUREAU. THE NATIONAL ELECTRIC CODE (NEC), THE AMERICAN GAS ASSOCIATION (AGA), AND THE AMERICAN SOCIETY OF HEATING AND AIR CONDITIONING ENGINEERS (ASHAE), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) APPLICABLE STATE AND CITY BUILDING CODES AND THE REQUIREMENTS OF ALL PUBLIC UTILITY COMPANIES SERVING
- 3. CONTRACTOR (AND HIS SUBCONTRACTORS) SHALL BE LICENSED BY THE STATE IN WHICH THE PROJECT IS LOCATED AND APPROVED IN
- 5. ALL WORK IS TO BE COORDINATED WITH THE OWNER. THE CONTRACTOR IS TO MEET WITH THE OWNER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR WILL PRESENT THE BUILDING PERMIT AND INSURANCE CERTIFICATES TO THE OWNER PRIOR TO STARTING
- 6. CONTRACTOR SHALL PROVIDE ANY NECESSARY MEASURES TO PROTECT THE WORKERS AND OTHER PERSONS DURING CONSTRUCTION
- 7. CHECK WITH THE OWNER FOR COORDINATION OF THE WORK UNDER THIS CONTRACT WITH WORK OF OTHER TRADES, OWNER'S REGULATIONS THIS CONTRACT WITH WORK OF OTHER TRADES, OWNER'S REGULATIC GOVERN ALL ASPECTS OF OUTSIDE CONTRACTORS WORKING ON THE PROPERTY.
- 8. CONTRACTOR SHALL KEEP THE JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS FROM PROJECT SITE AND SHALL PROVIDE DUMPSTERS ETC. AS REQUIRED. REMOVE ALL DEBRIS ON A DAILY BASIS.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BUILDINGS AND OTHER INSTALLATIONS THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK, PROVIDE AND MAINTAIN FIRE EXTINGUISHERS ON PROJECT SITE DURING
- 10. UNLESS INDICATED OTHERWISE, ALL MATERIAL FURNISHED AND INCORPORATED INTO THE WORK SHALL BE NEW, UNUSED AND OF OUALITY STANDARD TO THE INDUSTRY FOR FIRST CLASS WORK OF SIMILAR NATURE AND CHARACTER. INSTALL ALL MATERIALS TO THE MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARD OF THE TRADES INVOLVED.
- 11. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS IN FIELD PRIOR CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES ON DRAWINGS.

2-FAMILY TO 3-FAMILY **CONVERSION**

916 BROADWAY **SOMERVILLE, MA 02144**

OWNER:

POLLY LAURELCHILD-HERTIG

916 BROADWAY SOMERVILLE, MA 02144

ARCHITECT:

SCOTT PAYETTE **ARCHITECTS**

516 EAST 2ND ST. SUITE 8 BOSTON, MA 02127 617-524-5200 spavette@scottpavette.com

SURVEYOR:

PETER NOLAN & ASSOCIATES, LLC.

80 JEWETT STREET, STE 1 **NEWTON, MA 02458**

STRUCTURAL ENGINEER:

BERDI **CONSULTING** 25 WAYLAND HILLS RD

CONTRACTOR:

CRJ Enterprise

73 POPLAR STREET DANVERS, MA 01923

WAYLAND, MA 01778



Description	Date	
	Description	

COVER

			۸
		Checked by	
		Drawn by	
		Date	
0) 2/2			
0) 1/2			
JLD)	l		

Scale

11/15/2019 ASM SCP

1/4" = 1'-0"

3-FAMILY RENOVATION
916 BROADWAY
SOMERVILLE, MA 0214
NOVEMBER 15, 2019

ZONING ANALYSIS	CODE SUMMARY
CONVERSION FROM TWO-FAMILY DWELLING TO THREE-FAMILY DWELLING	1. PROJECT DATA

3,734 SF

1.245 SF/DU

1.658 SF

0.44

0.33

0.40

4,293 SF

1.15

32.96 FEET

N/A

EXISTING (2F) PROPOSED(3F)

3,734 SF

1.867 SF/DU

1.658 SF

0.44

0.33

0.33

3,470 SF

0.93

32.96 FEET

N/A

@	AT
ACT	ACOUSTIC CEILING TILE
ALUM	ALUMINUM
ASL	ABOVE SEA LEVEL
BD	BOARD
BLDG	BUILDING
BLK'G	BLOCKING
C.I.	CAST IRON
CLG	CEILING
CONT	CONTINUOUS
COORD	COORDINATE
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FLASH'G	FLASHING

ABBREVIATIONS

GENERAL CONTRACTOR G.C. GALV GYP GWB INT. MANUF MIN. MAX. M.O. O.C. P.T. GAL VANIZED GYPSUM GYPSUM WALL BOARD MANUFACTURER MINIMUM

PWD R.D. REQ./REQ'D R.C.P. PLYWOOD ROUGH OPENING R.O. STL SF T.O. TYP. V.B. V.P. VERT VIF. WD SQUARE FEET TOP OF TYPICAL VAPOR BARRIER

VAPOR BARRIER
VAPOR PERMEABLE
VERTICAL
VERIFY IN THE FIELD WITH EXISTING TO REMAIN

W/ XTR

PRESSURE-PRESERVATIVE REQUIRED REFLECTED CEILING PLAN

FRONT YARD SETBACK 15 FEET OR MODAL 12.2 FEET 12.2 FEET REAR YARD SETBACK 20 FEET 21.5 FEET 21.5 FEFT SIDE YARD SETBACK (L WHEN FACING) 3 FEET 3 FEET 8 FFFT SIDE YARD SETBACK (R WHEN FACING) 6.2 FEET 9 FFFT 6.2 FFFT STREET FRONTAGE 44.24 FEET 44.24 FEFT 50 FEET # OF PARKING SPACES # OF BICYCLE PARKING SPACES

PROJECT LOCATION: JURISDICTION: PROJECT DESCRIPTION:

916 BROADWAY, SOMERVILLE, MA 02144

2. APPLICABLE CODES ACCESSIBILITY: BUILDING:

COMPLIANCE

EXISTING

PECIAL PERMI

NO CHANGE

PECIAL PERMI

YES

YES

YES

YES

IO (SEE ITEM J

PECIAL PERMIT

YES

YES

YES

NO CHANGE

NO CHANGE

NO CHANGE

PECIAL PERMIT

YES

YES

MECHANICAL: ENERGY:

ELECTRICAL: PLUMBING:

CODE (IMC) 527 CMR 12.0 MASS FIRE CODE 527 CMR 1.0 MASS ELECTRIC CODE

3. USE AND OCCUPANCY CLASSIFICATION

5 GENERAL BUILDING HEIGHTS AND AREAS

6. CONSTRUCTION TYPE

9. FIRE PROTECTION

LEVEL 1 LEVEL 2

CITY OF SOMERVILLE
THREE-FAMILY RESIDENCE RENOVATION
THREE-STORY BUILDING

MAAB 521 CMR MASS BUILDING CODE 9TH EDITION: 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH MASS. AMMENDMENTS
2015 INTERNATIONAL RESIDENTIAL CODE (IMC)
2015 INTERNATIONAL RESIDENTIAL CODE (IMC)
2015 INTERNATIONAL ENERGY CONSERVATION

4. SPECIAL USE AND OCCUPANCY

7. FIRE-RATED CONSTRUCTION DWELLING UNIT SEPARATION STAIRS & SHAFTS SEPARATION

8 INTERIOR FINISHES

10. MEANS OF EGRESS NUMBER OF EXITS BASEMENT

EGRESS WIDTH

248 CMR MASS FUEL GAS AND PLUMBING CODE

N/A SEE AREA TABLES

R2

COMPLIANT

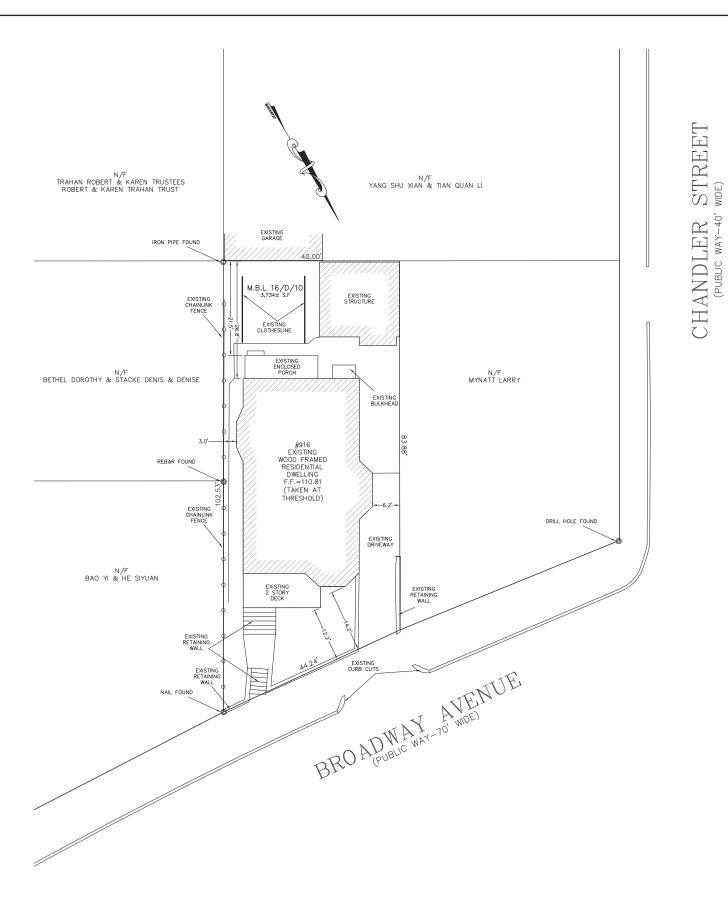
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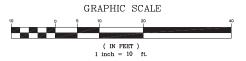
916 BROADWAY 2 (SHARED 2 (UNIT 1) 2 (UNIT 2) 1 (UNIT 3)

SYMBOLS A3.01

			NO.	NAME
	DETAIL	DRAWING NO.	1	PLOT PLAN OF LAND
	DETAIL	SHEET NO.	A0	COVER
			A0.1	GROSS FLOOR AREA (EXISTING & PROPOSED)
			A0.2	NET FLOOR AREA (EXISTING & PROPOSED) 1/2
			A0.3	NET FLOOR AREA (EXISTING & PROPOSED) 2/2
SECTION	DRAWING NO. SHEET NO.	A1	SITE PLAN (EXISTING & PROPOSED)	
		OILLI NO.	A2	FLOOR PLANS - BASEMENT
		A3	FLOOR PLANS - FIRST FLOOR	
			A4	FLOOR PLANS - SECOND FLOOR
ELEVATION		A5	FLOOR PLANS - THIRD FLOOR	
	DRAWING SHEET NO. NO.	A6	FLOOR PLANS - ROOF	
			A7	ELEVATIONS 1/2
			A8	ELEVATIONS 2/2

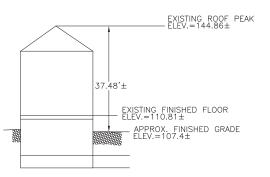
SHEETS





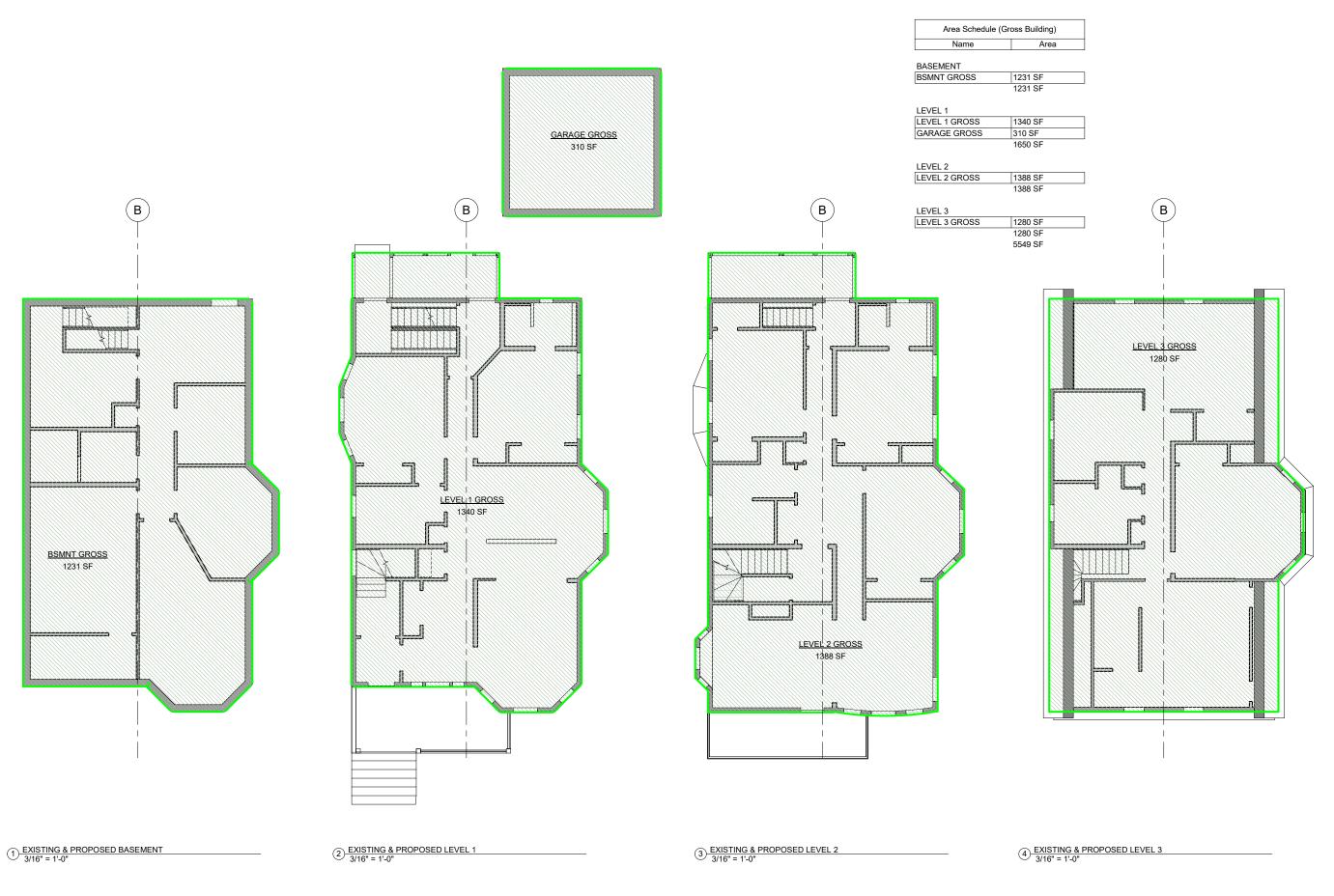
NOTES

- 1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11/14/2019.
- 2. DEED REFERENCE: BOOK 23723, PAGE 310 PLAN REFERENCE: PLAN BOOK 39, PLAN 40 MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
- 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
- 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, IN COMMUNITY NUMBER: 250214, DATED 6/4/2010.
- 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILICENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
- 8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.



EXISTING PROFILE NOT TO SCALE

SCALE 1"=10'					OF M	
DATE					PETER	
11/14/2019	REV	DATE	REVISION	BY		
SHEET 1			16.49185 0 s T E E			
PLAN NO. 1 OF 1	SOMERVILLE MASSACHUSETTS					
CLIENT:	PLOT PLAN					
DRAWN BY	OF LAND					
KK	PETER NOLAN & ASSOCIATES LLC					
CHKD BY ETS	LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS					
APPD BY	80 JEWETT STREET, SUITE 2 NEWTON MA 02458					
PJN		EM	: 857 891 7478/617 782 1533 FAX: 617 202 56 AIL: pnolan@pnasurveyors.com	بر اروز		



916 BROADWAY SOMERVILLLE, MA 02144

OWNER:

POLLY LAURELCHILD-HERTIG 916 BROADWAY SOMERVILLLE, MA 02144

ARCHITECT:

SCOTT PAYETTE **ARCHITECTS**

516 EAST 2ND ST, SUITE 8 BOSTON, MA 02127 617-524-5200 spayette@scottpayette.com

SURVEYOR:

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80 JEWETT STREET, STE 1 NEWTON, MA 02458

STRUCTURAL ENGINEER:

BERDI CONSULTING

25 WAYLAND HILLS RD WAYLAND, MA 01778

CONTRACTOR:

CRJ Enterprise

73 POPLAR STREET DANVERS, MA 01923

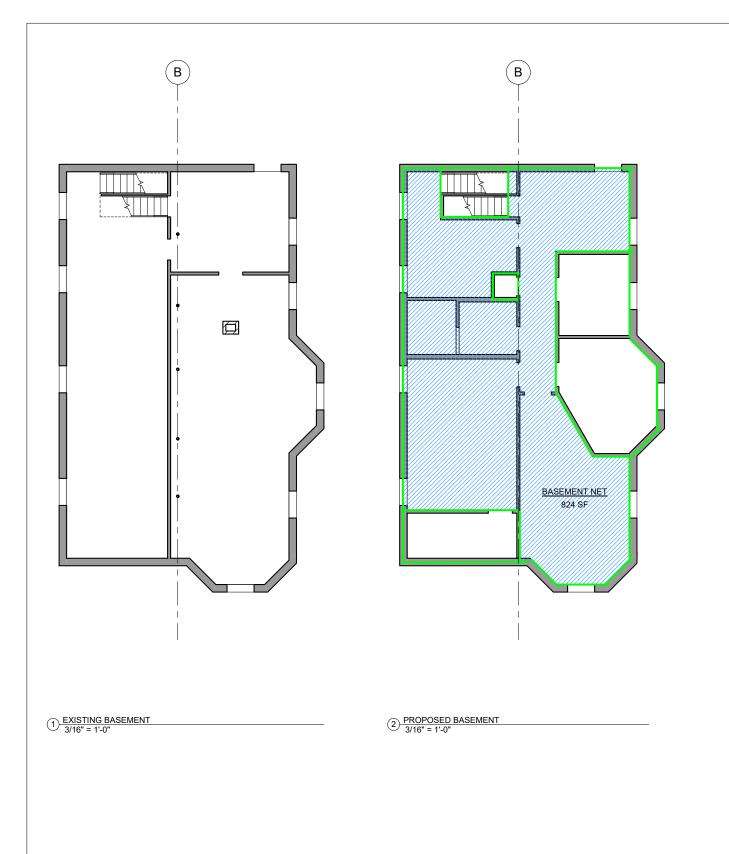


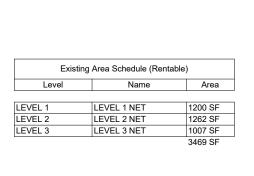
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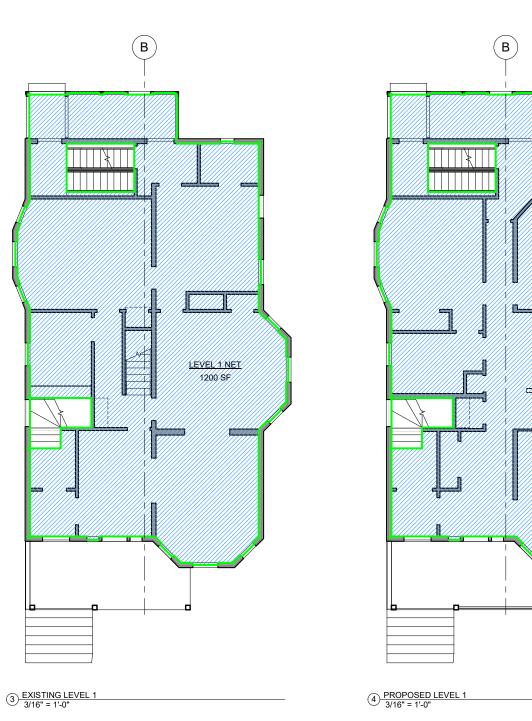
GROSS FLOOR AREA (EXISTING & PROPOSED)

ASM
SCF

A0.1







Area Schedule (Rentable)			
Level	Name	Area	
BASEMENT	BASEMENT NET	824 SF	
LEVEL 1	LEVEL 1 NET	1200 SF	
LEVEL 2	LEVEL 2 NET	1262 SF	
LEVEL 3	LEVEL 3 NET	1007 SF	
	•	4293 SF	

LEVEL 1 NET

1200 SF

2-FAMILY TO **3-FAMILY CONVERSION**

916 BROADWAY SOMERVILLLE, MA 02144

OWNER:

POLLY LAURELCHILD-HERTIG 916 BROADWAY SOMERVILLLE, MA 02144

ARCHITECT:

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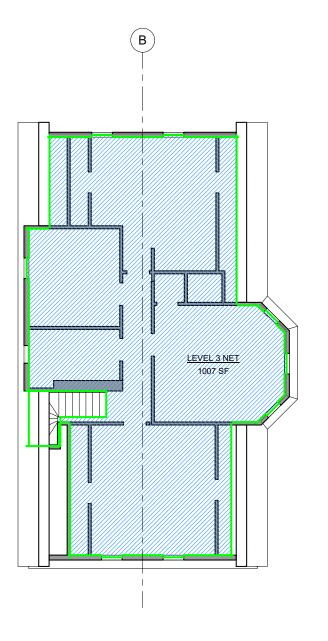
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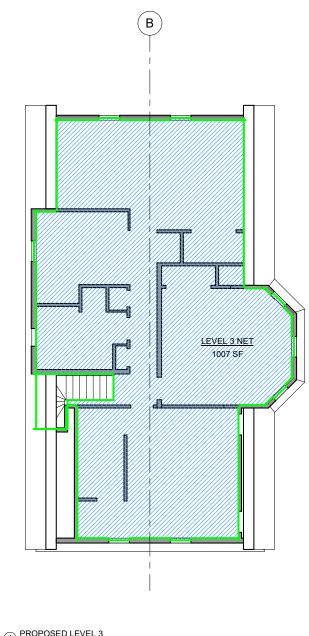
NET FLOOR AREA (EXISTING & PROPOSED) 1/2

Date	11/15/2019
Drawn by	ASM
Checked by	SCP

A0.2







EXISTING LEVEL 3	
3/16" = 1'-0"	

Level

LEVEL 1

LEVEL 2

LEVEL 3

Existing Area Schedule (Rentable)

LEVEL 1 NET

LEVEL 2 NET

LEVEL 3 NET

Name

1007 SF 3469 SF

e)
Area
1,000.05
1200 SF
1262 SF

Level	Name	Area
BASEMENT	BASEMENT NET	824 SF
LEVEL 1	LEVEL 1 NET	1200 SF
LEVEL 2	LEVEL 2 NET	1262 SF
LEVEL 3	LEVEL 3 NET	1007 SF
	<u> </u>	4203 SE

Area Schedule (Rentable)

2-FAMILY TO **3-FAMILY CONVERSION**

916 BROADWAY SOMERVILLLE, MA 02144

OWNER:

POLLY LAURELCHILD-HERTIG 916 BROADWAY SOMERVILLLE, MA 02144

ARCHITECT:

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25 WAYLAND HILLS RD WAYLAND, MA 01778

CONTRACTOR:

CRJ Enterprise

73 POPLAR STREET DANVERS, MA 01923



No.	Description	Date
		-
-		
-		
		1
		_

NET FLOOR AREA (EXISTING & PROPOSED) 2/2

Date	11/15/2019
Drawn by	ASM
Checked by	SCP
	^

A0.3



916 BROADWAY SOMERVILLLE, MA 02144

POLLY LAURELCHILD-HERTIG 916 BROADWAY SOMERVILLLE, MA 02144

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STRUCTURAL ENGINEER:

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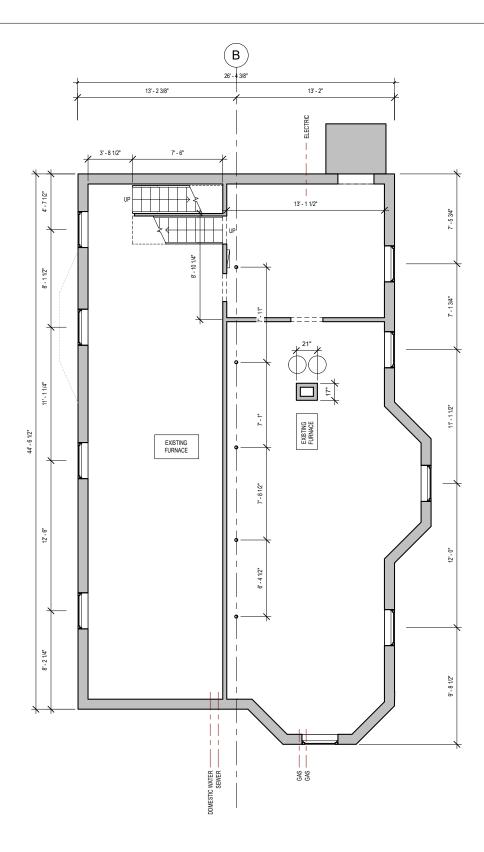


No.	Description	Date

SITE PLAN (EXISTING & PROPOSED)

11/15/2019
ASM
SCP

A1



1/4" = 1'-0"

2 PROPOSED BASEMENT 1/4" = 1'-0"

B

WH)

COMMON BATHROOM

UNIT 1 -RUMPUS ROOM

UNIT 2 -RUMPUS ROOM

UNIT 2 -STORAGE COMMON OPEN STORAGE

UNIT 1 -STORAGE

UNIT 1 -WOODSHOP 12' - 2"

UNIT 3 -STORAGE

2-FAMILY TO **3-FAMILY CONVERSION**

916 BROADWAY SOMERVILLLE, MA 02144

OWNER:

POLLY LAURELCHILD-HERTIG 916 BROADWAY SOMERVILLLE, MA 02144

ARCHITECT:

SCOTT PAYETTE **ARCHITECTS**

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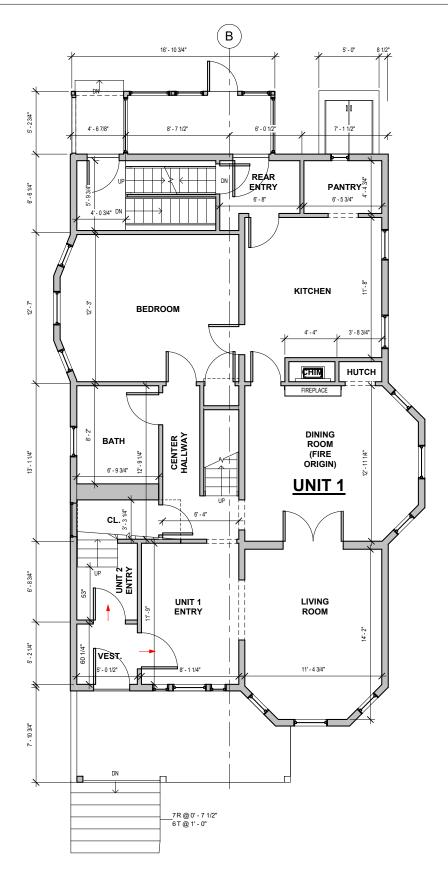
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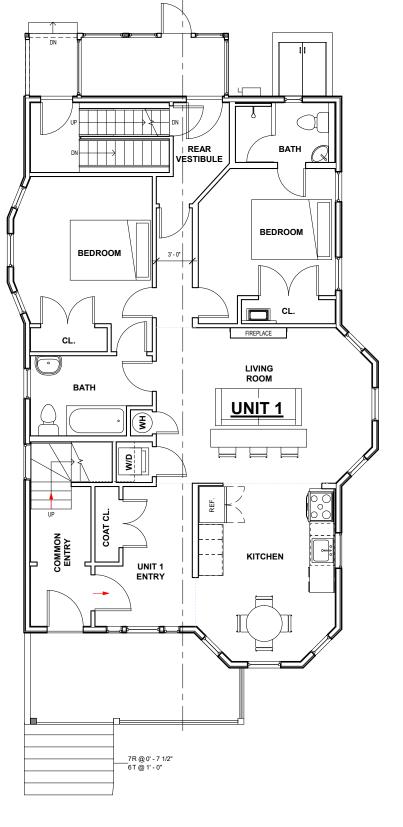
No.	Description	Date

FLOOR PLANS -**BASEMENT**

Date	11/15/2019
Drawn by	ASM
Checked by	SCP
	_



1/4" = 1'-0"



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

2-FAMILY TO **3-FAMILY CONVERSION**

916 BROADWAY SOMERVILLLE, MA 02144

OWNER:

POLLY LAURELCHILD-HERTIG 916 BROADWAY SOMERVILLLE, MA 02144

ARCHITECT:

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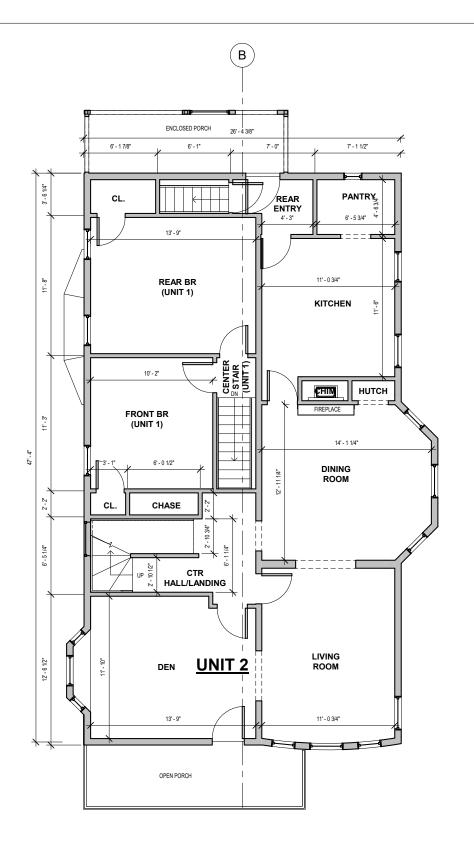


No.	Description	Date

FLOOR PLANS -FIRST FLOOR

Date	11/15/2019
Drawn by	ASM
Checked by	SCF
	_

A3



1) EXISTING SECOND FLOOR 1/4" = 1'-0"

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

(B) ENCLOSED PORCH REAR BATH BEDROOM BEDROOM (K) W/D HUTCH CL. UNIT 2 ENTRANCE HALL BATH BEDROOM COMMON UNIT 3 CL. ENTRY FIREPLACE UNIT 2 LIVING ROOM KITCHEN OPEN PORCH

2-FAMILY TO **3-FAMILY CONVERSION**

916 BROADWAY SOMERVILLLE, MA 02144

OWNER:

POLLY LAURELCHILD-HERTIG 916 BROADWAY SOMERVILLLE, MA 02144

ARCHITECT:

SCOTT PAYETTE ARCHITECTS

516 EAST 2ND ST, SUITE 8 BOSTON, MA 02127 617-524-5200 spayette@scottpayette.com

SURVEYOR:

PETER NOLAN & ASSOCIATES, LLC.

80 JEWETT STREET, STE 1 NEWTON, MA 02458

STRUCTURAL ENGINEER:

BERDI CONSULTING

25 WAYLAND HILLS RD WAYLAND, MA 01778

CONTRACTOR:

CRJ Enterprise

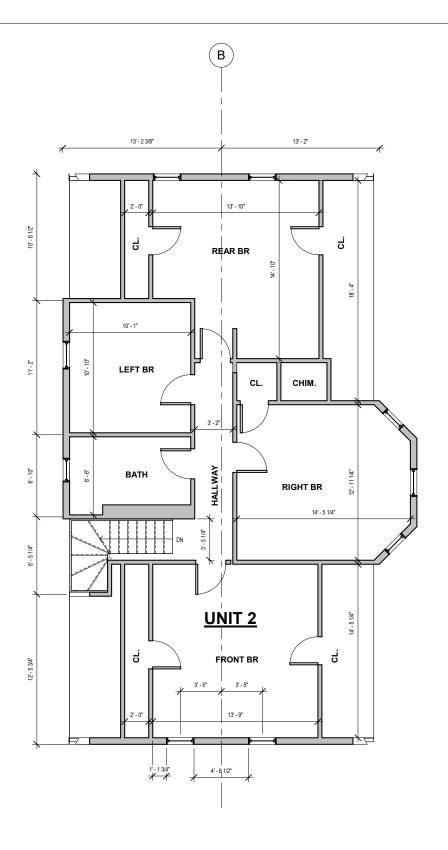
73 POPLAR STREET DANVERS, MA 01923

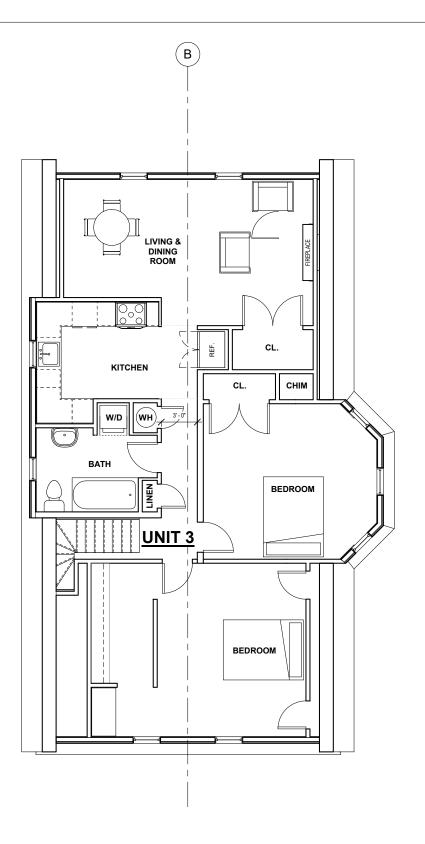


No.	Description	Da

FLOOR PLANS -**SECOND FLOOR**

Date	11/15/2019
Drawn by	ASM
Checked by	SCF





1) EXISTING THIRD FLOOR 1/4" = 1'-0"

PROPOSED THIRD FLOOR
1/4" = 1'-0"

2-FAMILY TO **3-FAMILY CONVERSION**

916 BROADWAY SOMERVILLLE, MA 02144

OWNER:

POLLY LAURELCHILD-HERTIG 916 BROADWAY SOMERVILLLE, MA 02144

ARCHITECT:

SCOTT PAYETTE **ARCHITECTS**

516 EAST 2ND ST, SUITE 8 BOSTON, MA 02127 617-524-5200 spayette@scottpayette.com

SURVEYOR:

PETER NOLAN & ASSOCIATES, LLC.

80 JEWETT STREET, STE 1 NEWTON, MA 02458

STRUCTURAL ENGINEER:

BERDI CONSULTING

25 WAYLAND HILLS RD WAYLAND, MA 01778

CONTRACTOR:

CRJ Enterprise

73 POPLAR STREET DANVERS, MA 01923

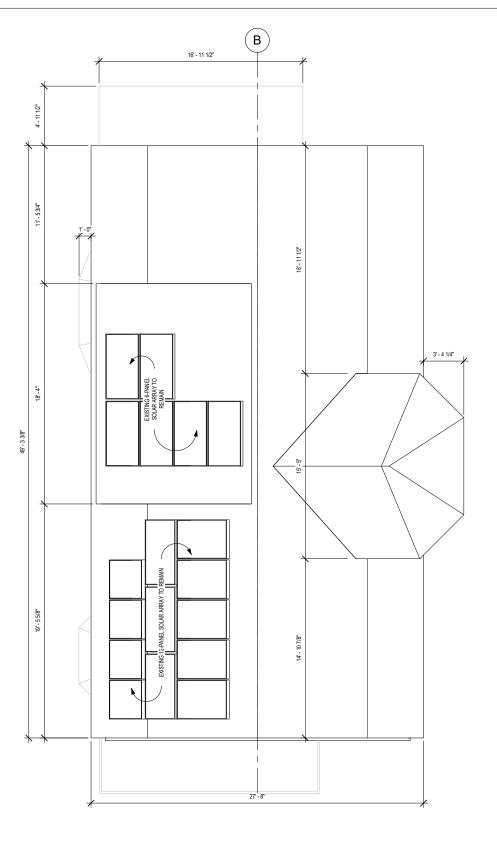


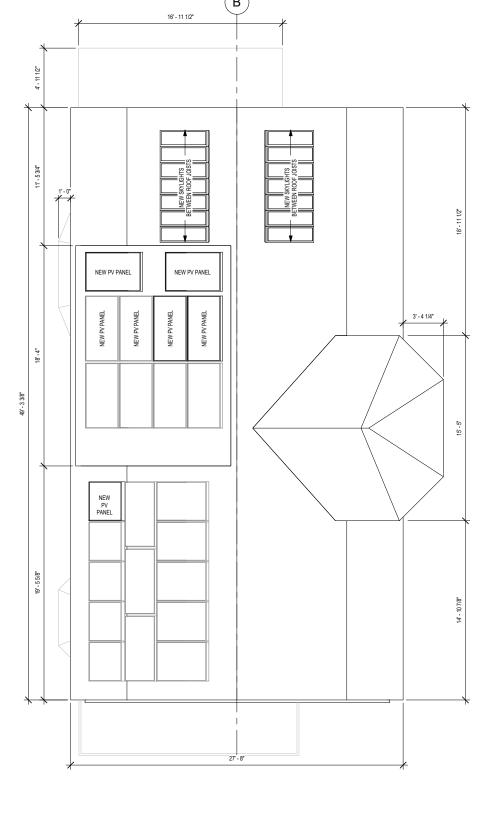
No.	Description	Da

FLOOR PLANS -THIRD FLOOR

Date	11/15/2019
Drawn by	ASM
Checked by	SCP

A5





916 BROADWAY SOMERVILLLE, MA 02144

OWNER:

POLLY

LAURELCHILD-HERTIG 916 BROADWAY SOMERVILLLE, MA 02144

ARCHITECT:

SCOTT PAYETTE **ARCHITECTS**

516 EAST 2ND ST, SUITE 8 BOSTON, MA 02127 617-524-5200 spayette@scottpayette.com

SURVEYOR:

PETER NOLAN & ASSOCIATES, LLC.

80 JEWETT STREET, STE 1 NEWTON, MA 02458

STRUCTURAL ENGINEER:

BERDI CONSULTING

25 WAYLAND HILLS RD WAYLAND, MA 01778

CONTRACTOR:

CRJ Enterprise

73 POPLAR STREET DANVERS, MA 01923

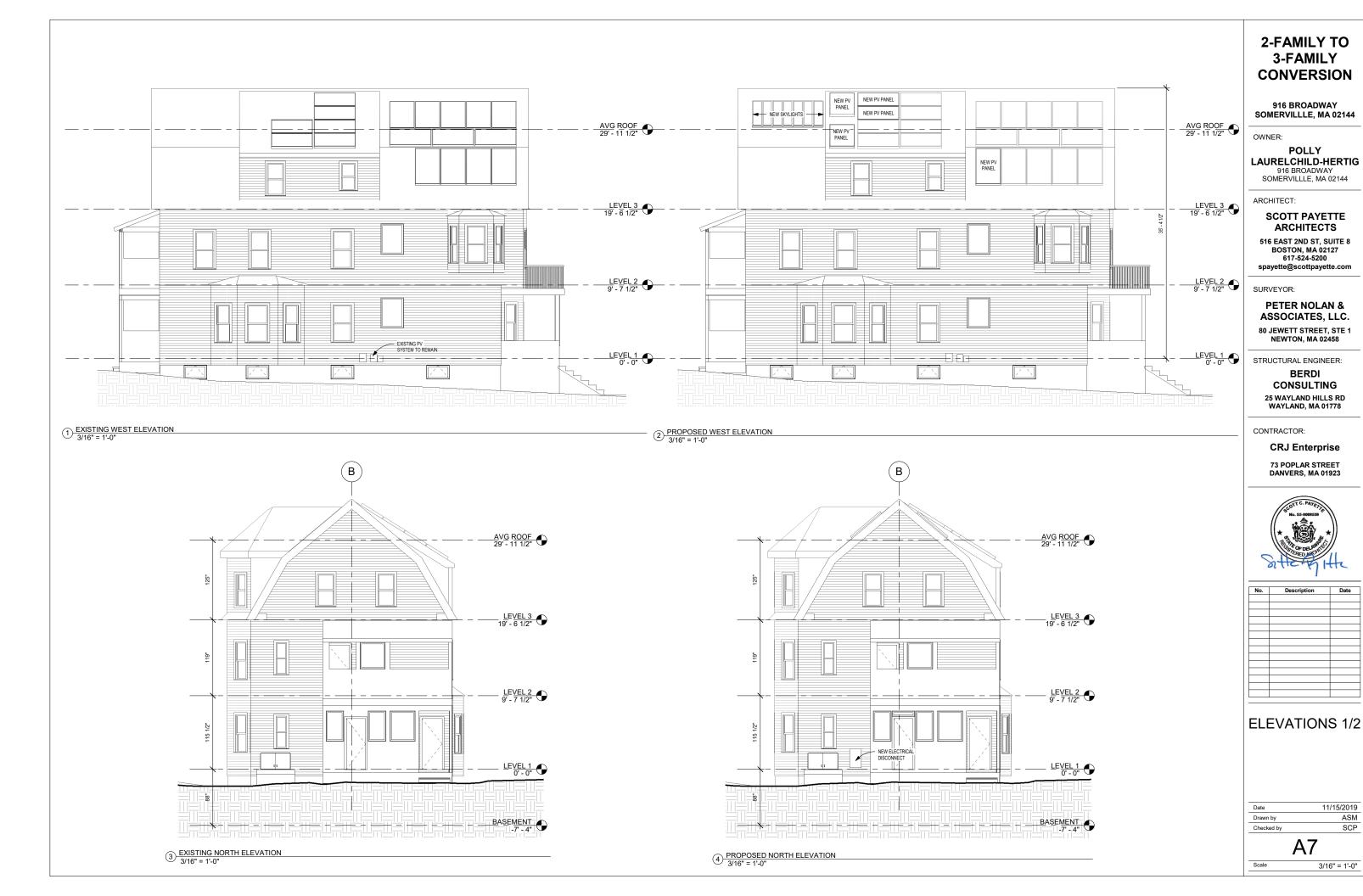


No.	Description	Da

FLOOR PLANS -ROOF

15/2019	Date
ASM	Drawn by
SCP	Checked by

A6



ASM

SCP



916 BROADWAY SOMERVILLLE, MA 02144

OWNER:

POLLY LAURELCHILD-HERTIG 916 BROADWAY SOMERVILLLE, MA 02144

ARCHITECT:

SCOTT PAYETTE ARCHITECTS

516 EAST 2ND ST, SUITE 8 BOSTON, MA 02127 617-524-5200 spayette@scottpayette.com

SURVEYOR:

PETER NOLAN & ASSOCIATES, LLC.

80 JEWETT STREET, STE 1 NEWTON, MA 02458

BERDI CONSULTING 25 WAYLAND HILLS RD WAYLAND, MA 01778

CONTRACTOR:

CRJ Enterprise

73 POPLAR STREET DANVERS, MA 01923



No.	Description	Date

ELEVATIONS 2/2

Drawn by	ASN
Checked by	SCF

A8