

ARCHITEC OF RECORD
ADAM J. GLASSMAN, R.A.
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450



Residential Remodeling
Proposed Conversion from
Single-Family to Two-Family.
24 Crescent Street
Somerville- MA - 02143

Scope of Work _ Summary
-Interior remodeling of existing residential building,
including demolition of loading bearing walls, partitions and
replacement.
- Build addition at second floor

Note:
Conversion from single-family to Two-Family.
No alteration on existing building footprint.



GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2015 IRC AND ALL ADDITIONAL MASSACHUSETTS AND LOCAL CODE REQUIREMENTS.
2015 IEC AND 2015 IMC SHALL BE USED.
THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OWNER OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS DESIGNER BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS DESIGNER TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: NINTH EDITION, 2015 IRC, 780 CMR - AND 2015 IECC

CLIMATE ZONE : 5
ROOF: 40 PSF SNOW LOAD
*9 PSF TOP CHORD DL
*1 PSF BOTTOM CHORD DL
*5 PSF NET WIND UPLIFT.

FLOOR: 40 PSF LL
*10 PSF TOP CHORD DL
*5 PSF BOTTOM CHORD DL

SOIL: *2,000 PSF ALLOWABLE (ASSUMED), TO BE AT TIME OF EXCAVATION
FROST DEPTH: "4'-0"
SEISMIC ZONE: C,
WIND: 100 MPH (110 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 10" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

Project Data :

Residential Remodeling and Addition

Address: 24 Crescent Street - Somerville-MA 02143
Parcel ID: 14450
Land Area = 0.09 Ac
Type: Residential Two Family
Zoning : Residential RB Neighborhood 9001

Area calculation:
Existing first floor = 858 sf
Existing second floor = 660 sf
Existing unf. basement = 660 sf
Existing enclosed porch = 140 sf
Total = 2,318 sf gross (1,518 Living area)
New Second Floor Addition = 282 sf

Total Area after Remodeling = 2,600 sf gross (1,800 Living area)

This project comply with the standards and requirements of the Massachusetts Residential Code - Ninth Edition
One and Two family dwellings.
2015 International Residential Code, IECC 2015
780 CMR Chapter 51 , Section 11 _MA Amendements
Local Zoning and regulations

Design Criteria:

Location : Somerville - MA -
Zone 5 -
Ground snow load : 40 psf
Wind speed : 100 mph

To the Code Officer:

These home plans are designed to meet the requirements of the following IRC/MA 2015 code sections:
- R3 -Occupancy (310.2 R-3 MA-Amendment)
- R301.2.1.1 Design Criteria. (MA Amendment)
- table R301.5
Minimum uniformly distributed live loads
- Table R301.6
Minimum rood live loads
- Table R301.7 I
Allowable deflection os structural members
- Section R303
Light, ventilation and heating

- Minimun room areas (Section R304)
- Ceiling Height (Section R305)-
- Floor space & ceiling height at Toilet, Bath and Shower Spaces (Section R307)
- Emergency escape and rescue openings (Section R310.1.1)
- Hallway widths (Section R311.3)
- Door types & sizes (Section R311.4.2)
- Floor space in front of doors (Section R311.4.3)
- Emergency Escape Window Sizes (Section R310.1.1)
- Smoke alarms and CO2 alarms (Section R314) and (Section R-315)
- Chapter 5 - Floor Construction
- Chapter 6 - Wall Construction
- Chapter 8 - Roof-Ceiling Construction
- Section R807 - Attic Access
- Chapter 9 - Roof Assemblies
- Chapter 11 - Energy Efficiency - MA Amend Section N1102 Build. Envelope
- Structural Floor Framing (Section R502.3) Where dimensional lumber is shown, framing members will be sized according to this section of the code. Where engineered wood products are shown, those framing members will be size according to the manufacturer's tables for loads and spans, or sizes will have been calculating using manufacturer's published materials properties.
- Roof Framing has been designed for 50 psf ground snow load, unless noted otherwise on the structural sheets.

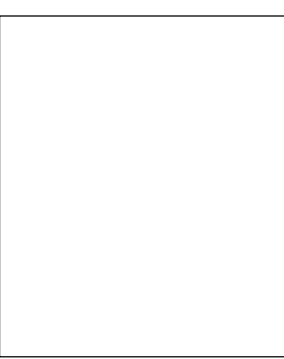
Homeowner and/or Buider shall be responsible for thermal and moisture control strategies, materials choices and compliance with applicable laws and ordinances.

These drawings, and the design they describe, are copyright protected materials. Homes by Concept and the designer reserve all rights.

With these drawings a copyright license is granted for a single construction at the address showing on the plans and that address only.
This is a License to Build, and does not include a License to Modify, except as noted below.
The following modifications are allowed, provided they do not alter the essential characteristics of the design: structural modifications, brand specific window sizing, changes in materials, changes to door types and sizes, kitchen and bath design within the assigned rooms, electrical layout, minor interior changes that do not change the placement of rooms, changes to exterior decks, and foundation changes to adapt to different topography.

Use for construction at any other address, including acceptance with zoning, conservation, historic or design review board and/or building permit applications is prohibited and is a violation of federal copyright law, punishable by both criminal and civil procecutation.

PERMIT SET



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Cover Page
General Notes

PROJECT DESCRIPTION:
24 Crescent Street
Somerville -MA

DRAWINGS PROVIDED BY:
Bernardo Jose
- www.homesbyconcept.com

DATE:

01/02/2018

SCALE:

SHEET:

A-1



2 Back Elevation (Proposed)
scale : 1/4" = 1' - 0"



4 Left side Elevation (Proposed)
scale : 1/4" = 1' - 0"



1 Front Elevation (Exist.)
scale : 1/4" = 1' - 0"



3 Right Side Elevation (Proposed)
scale : 1/4" = 1' - 0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Elevations

PROJECT DESCRIPTION:
**24 Crescent Street
Somerville - MA**

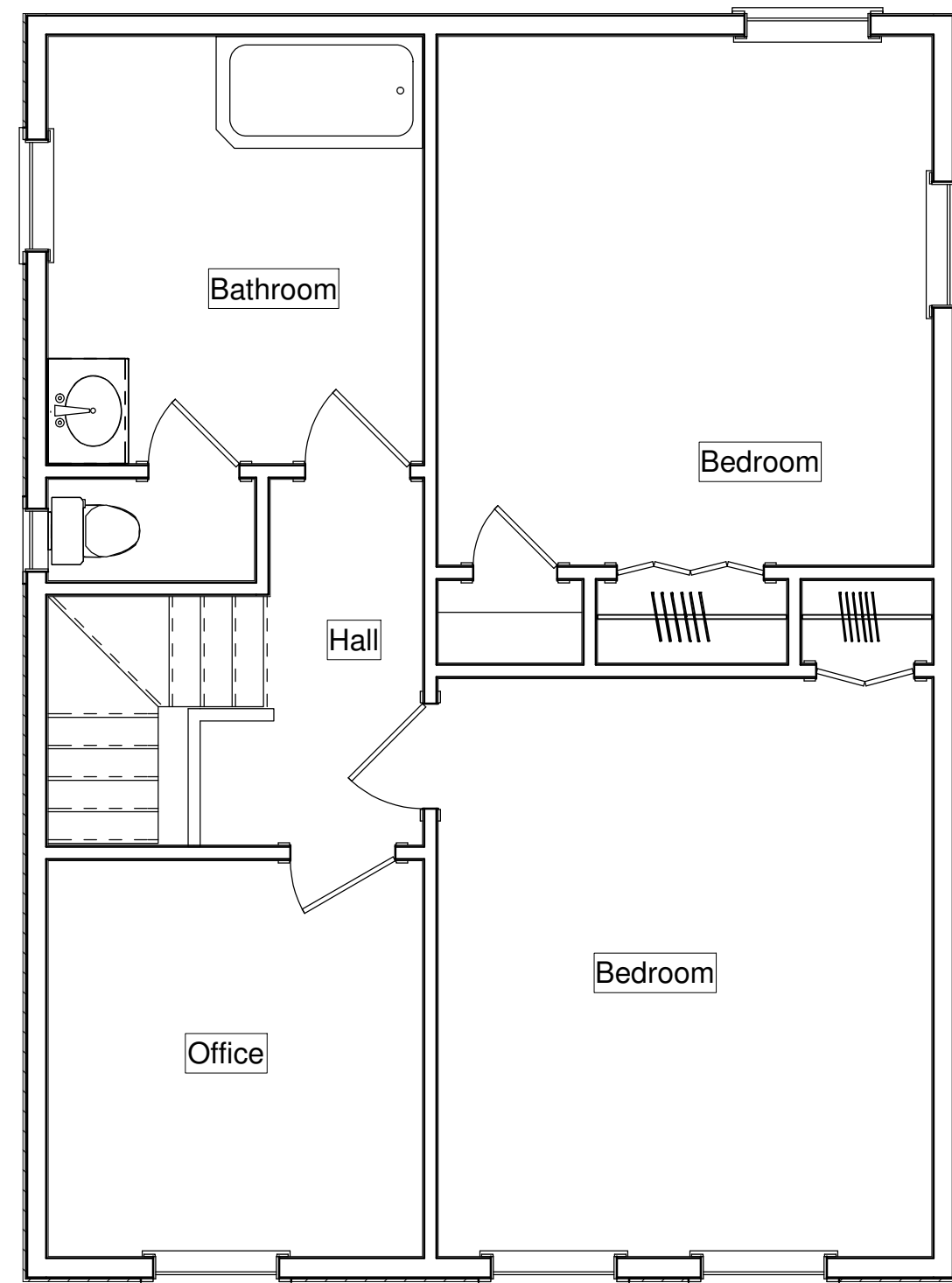
DRAWINGS PROVIDED BY:
Bernardo Jose
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DATE:
01/02/2018

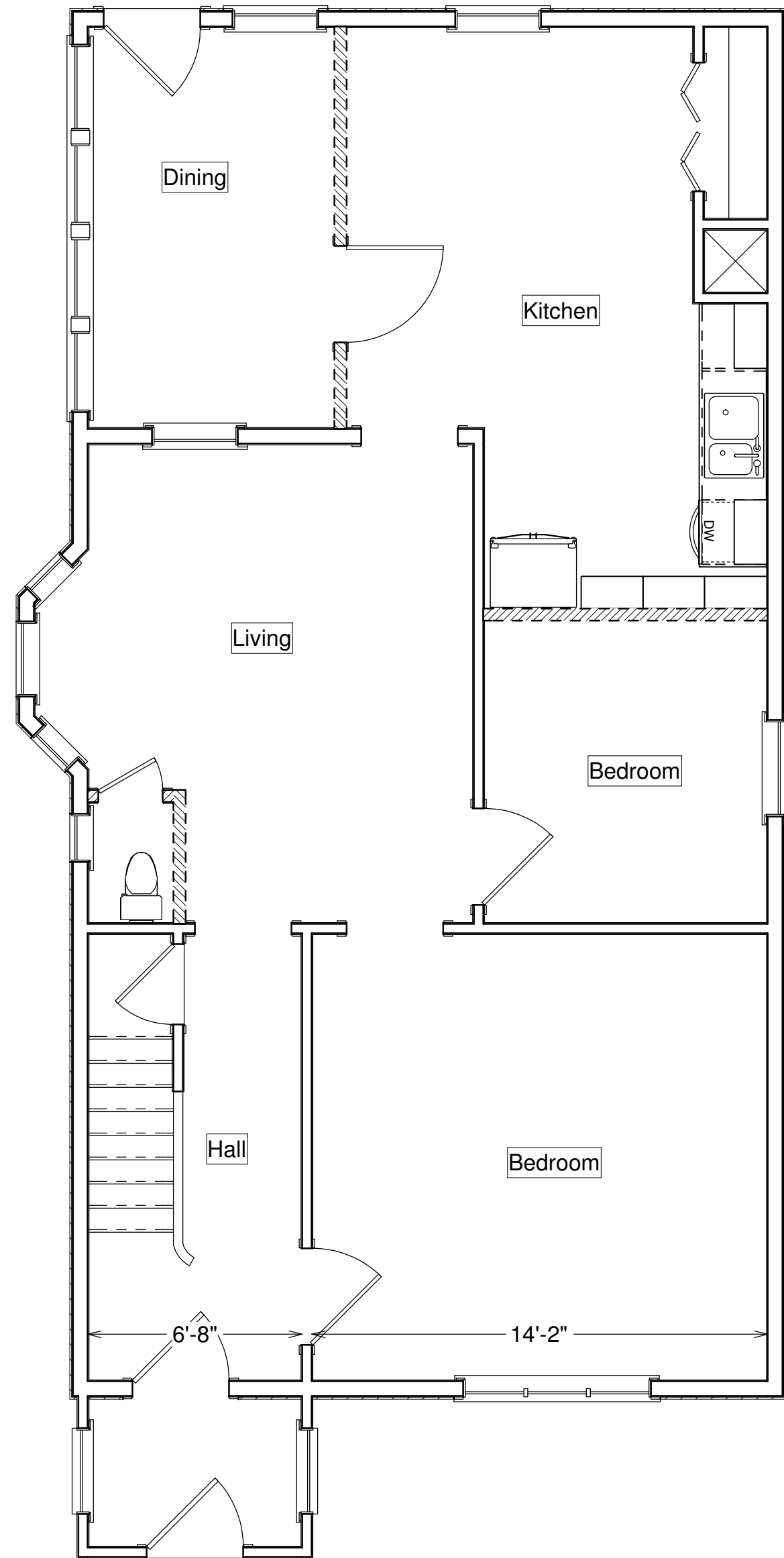
SCALE:

SHEET:
A-2

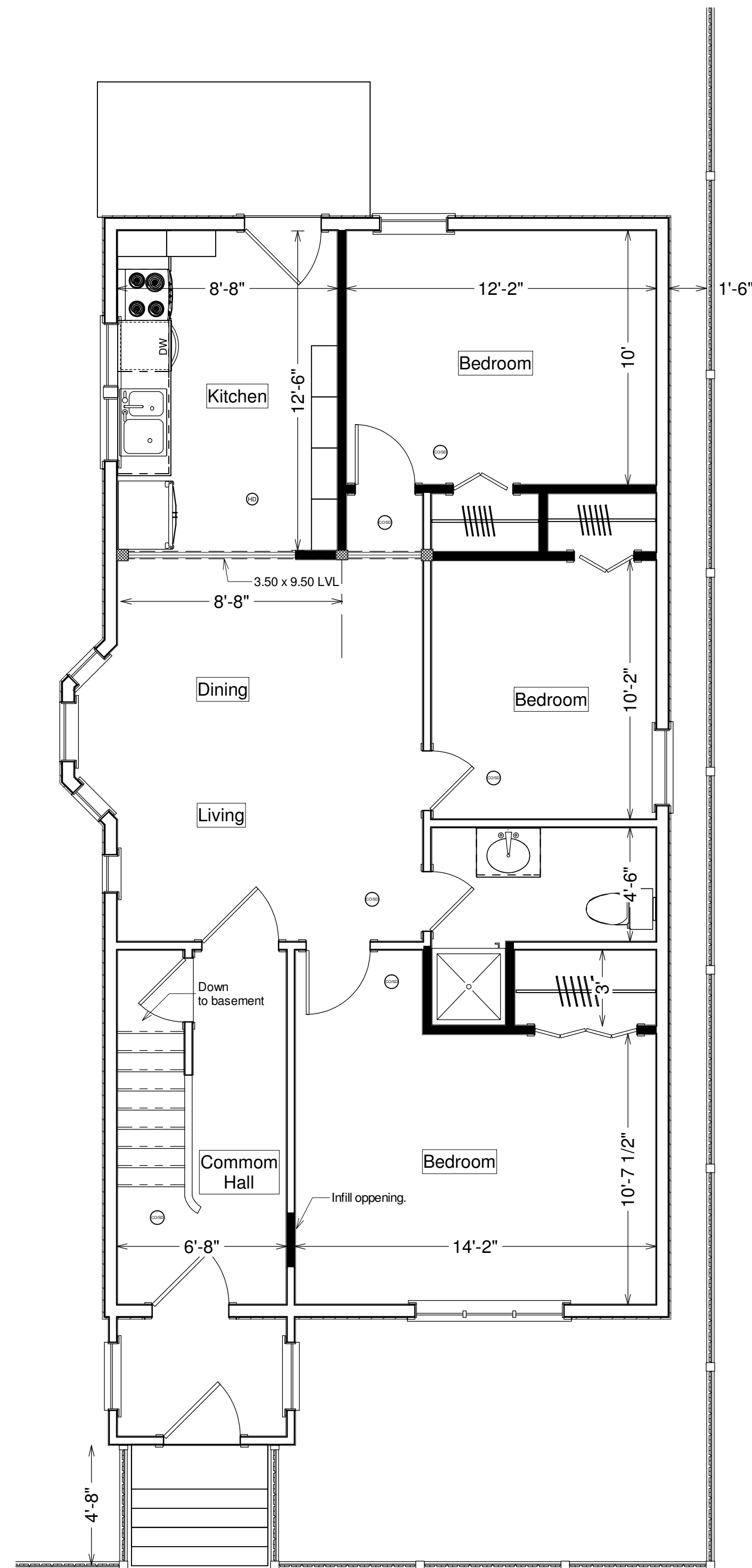
PERMIT SET



2 Second Floor Plan (Existing)
scale : 1/4" = 1' - 0"

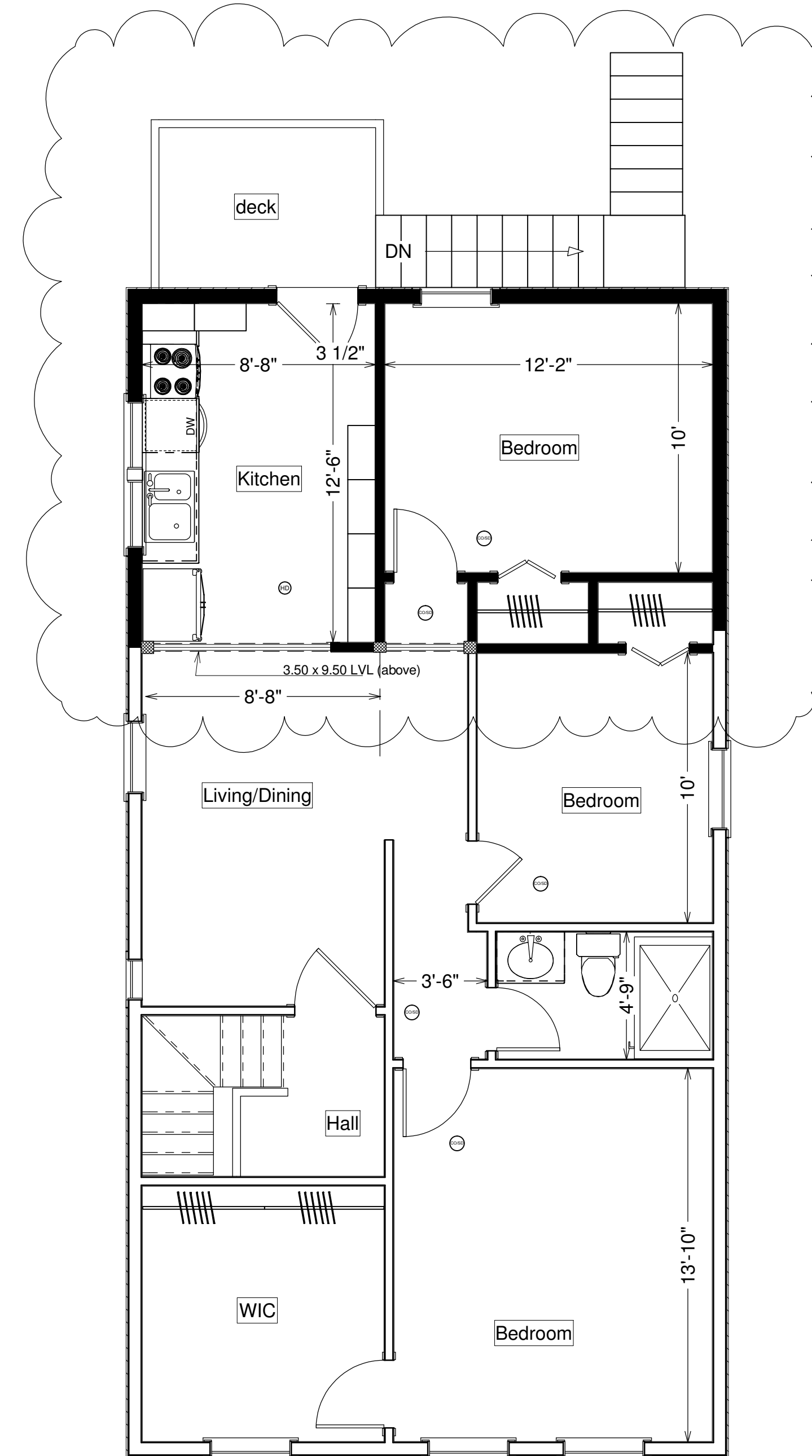


1 First Floor Plan (Existing)
scale : 1/4" = 1' - 0"

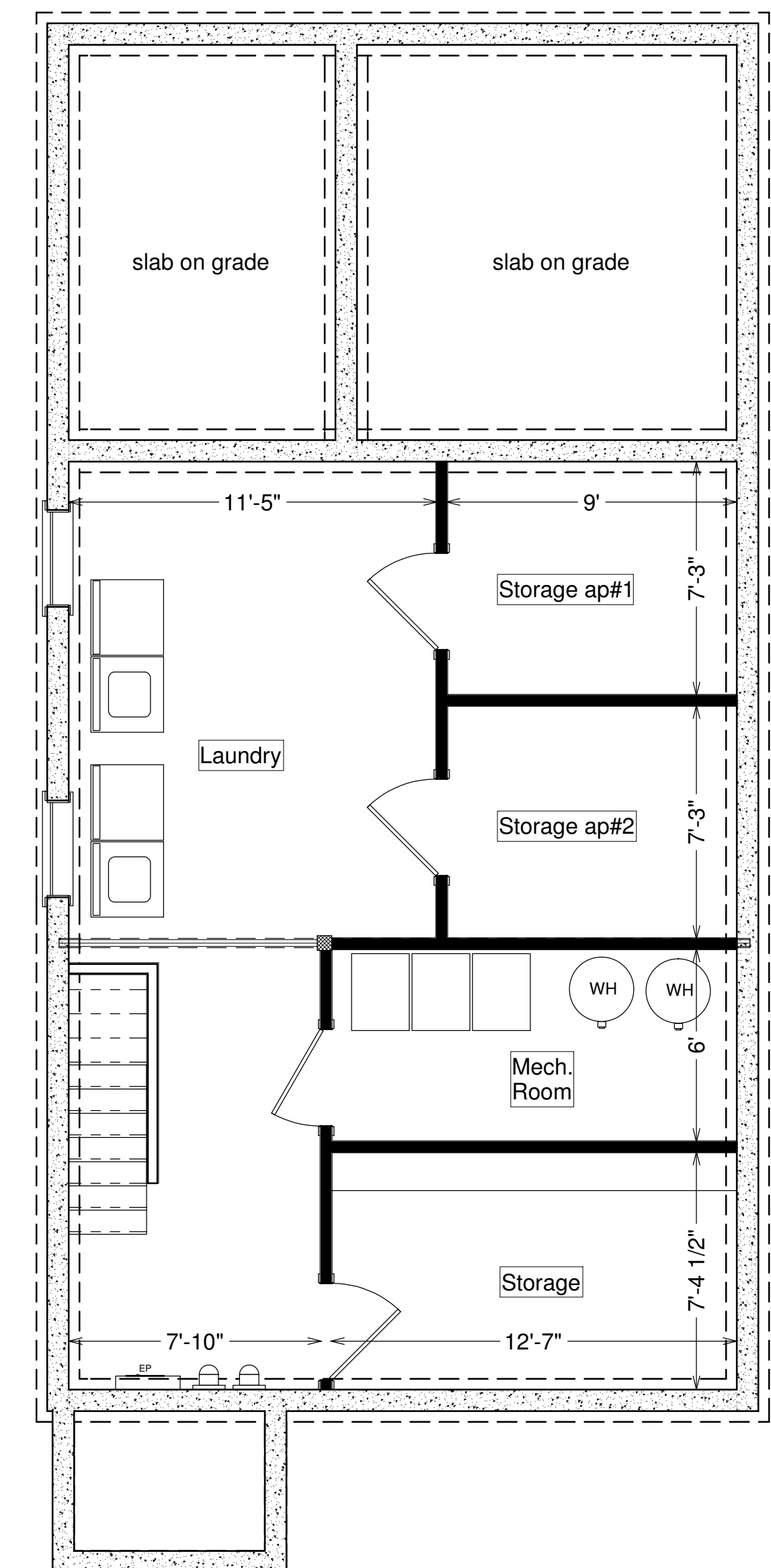


3 First Floor Plan - Proposed
scale : 1/4" = 1' - 0"

Proposed Second Floor Addition



4 Second Floor Plan - Proposed
scale : 1/4" = 1' - 0"



5 Basement Plan - Proposed
scale : 1/4" = 1' - 0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Floor plans

PROJECT DESCRIPTION:
**24 Crescent Street
Somerville - MA**

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DATE:
01/02/2018

SCALE:

SHEET:
A-3

PERMIT SET



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Floor Framing Plan
Roof Framing Plan
Wall/Roof SectionDetail

PROJECT DESCRIPTION:
24 Crescent Street
Somerville - MA

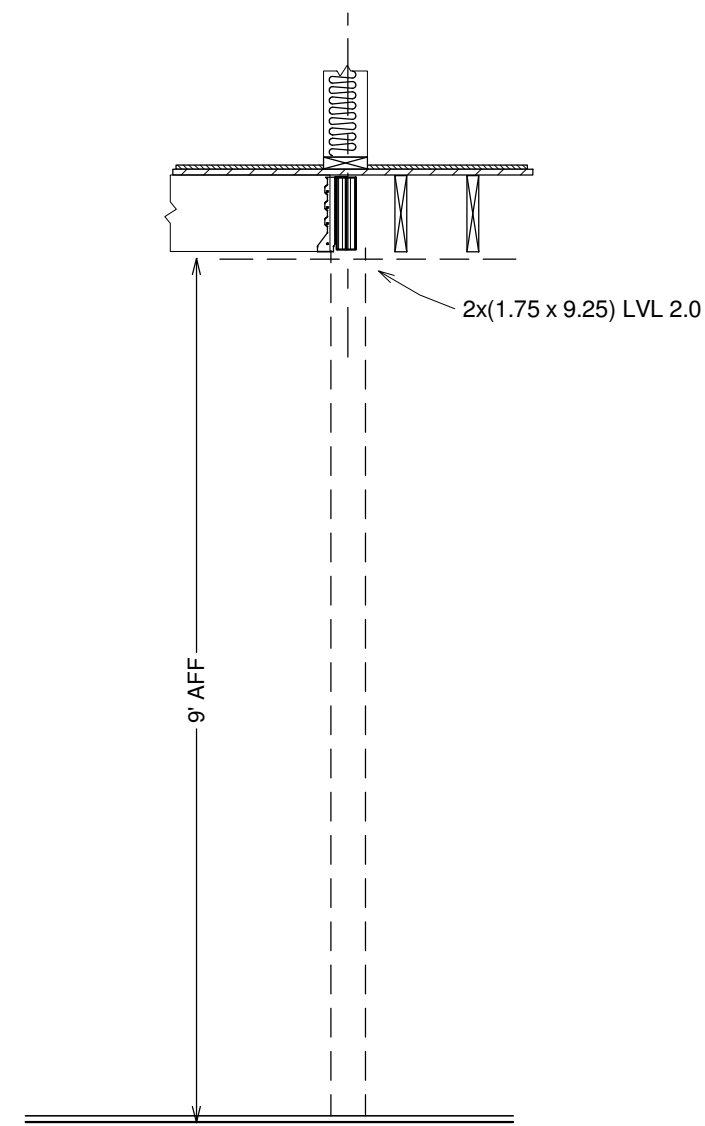
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01/02/2018

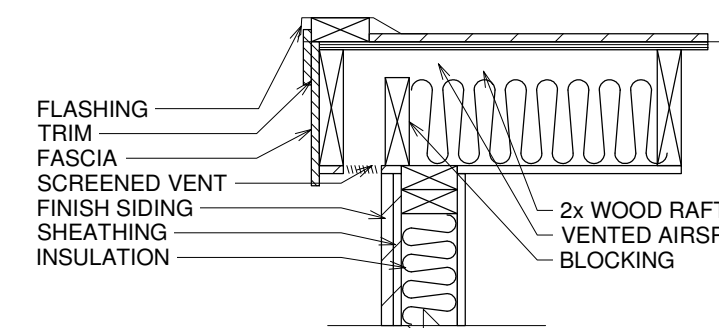
SCALE:

SHEET:
A-4

PERMIT SET



3A - Section at Beam

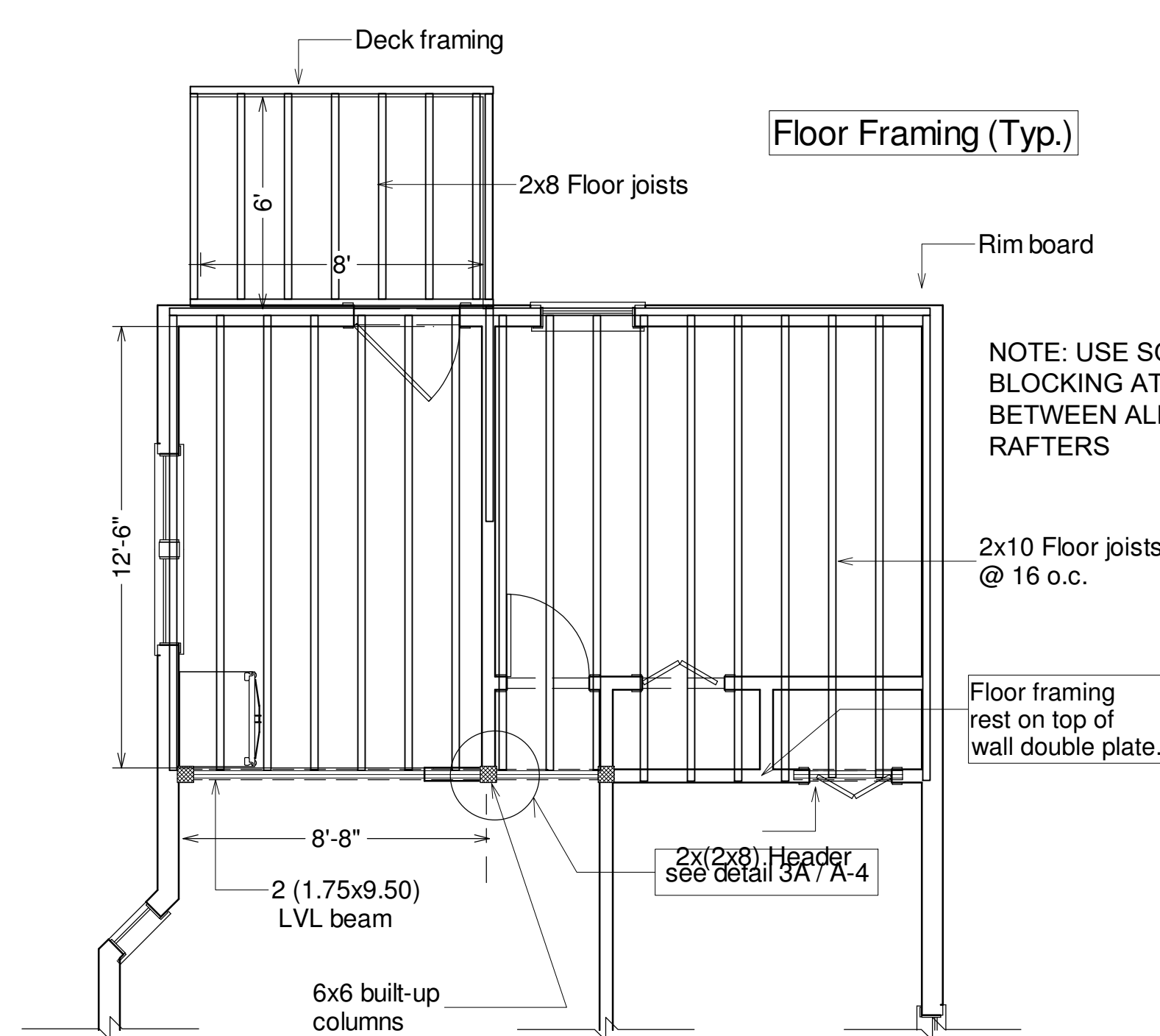


3B- Flat Roof Section (Typical)

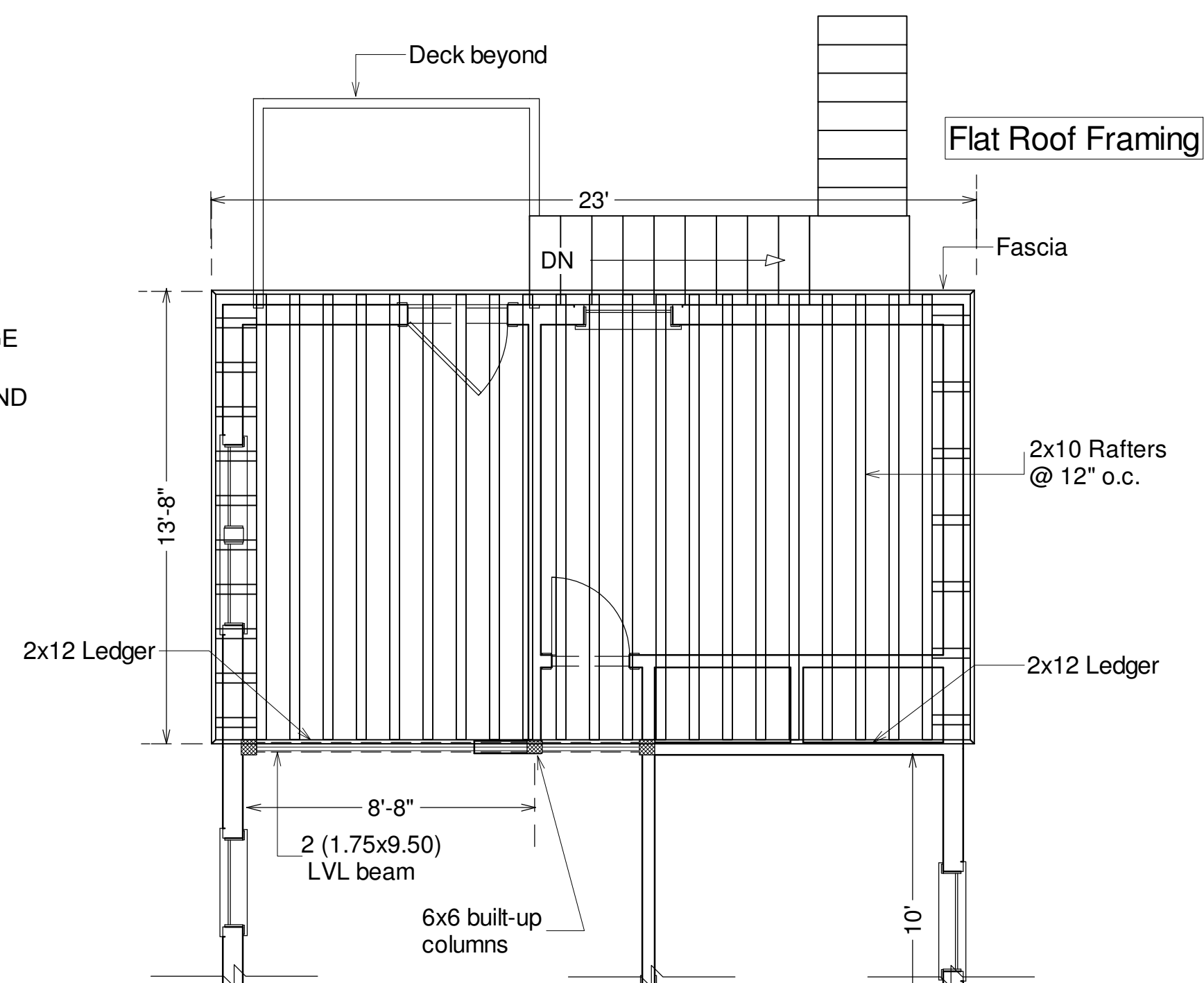
Note:

Insulation values per
2015 IECC
R 503.1.1 and R 402.1.2

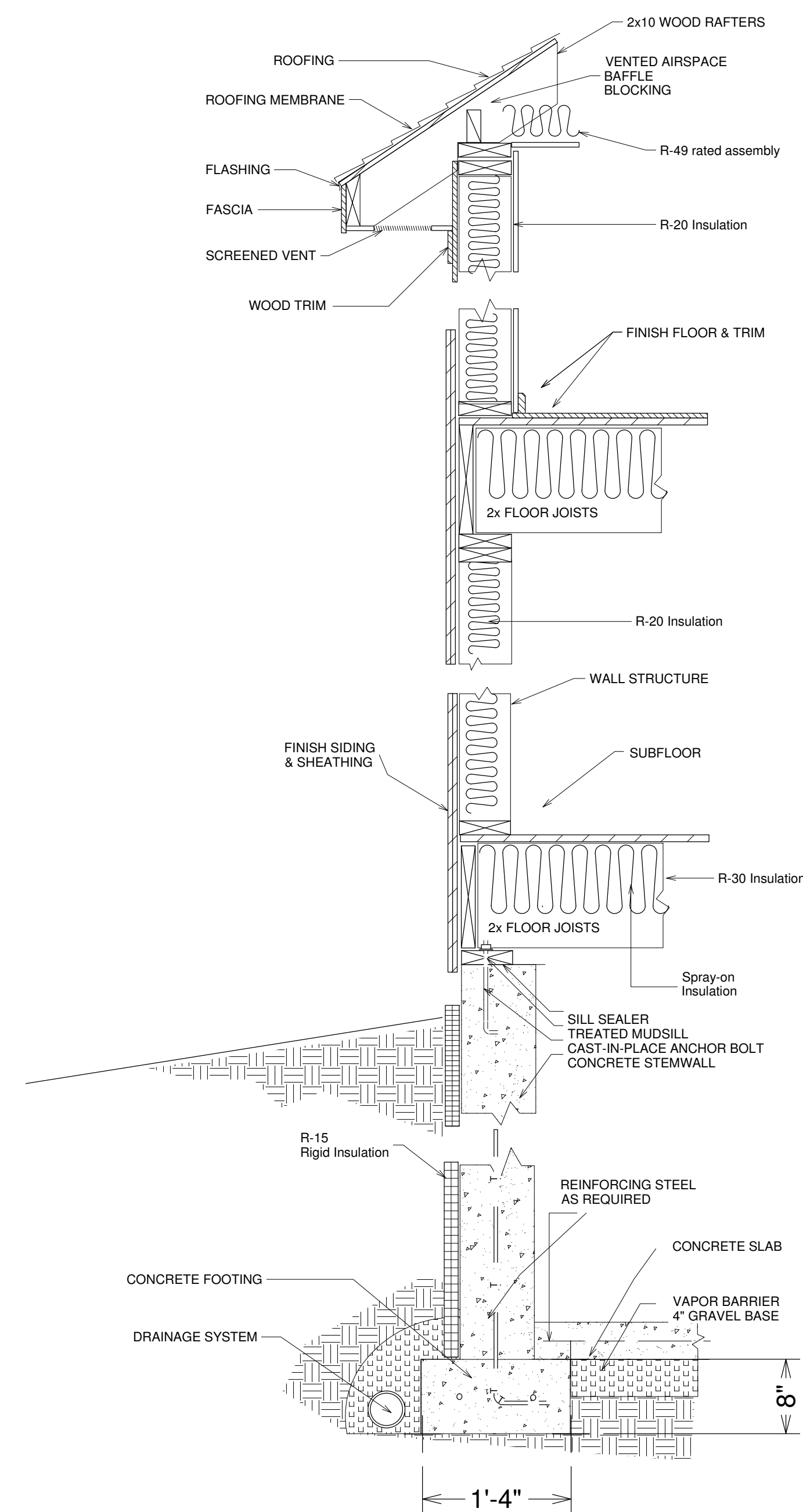
Air barrier in accordance with
2015 IECC R 402.4.1.1



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



2 Flat Roof Framing Plan
scale : 1/4" = 1' - 0"



3 Wall/Roof Section (Typical)
scale : 1" = 1' - 0"

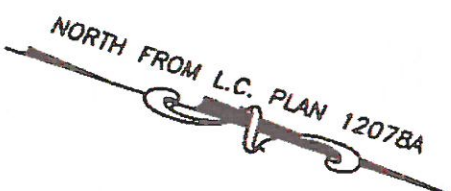
SITE PLAN
24 CRESCENT STREET
SOMERVILLE, MASSACHUSETTS

1 INCH = 10 FEET SEPTEMBER 12, 2017

SNELLING & HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773
(781) 259-0071

OWNER OF RECORD:
CESAR LOPEZ
BK.27272 PG.245

1 INCH = 10 FEET

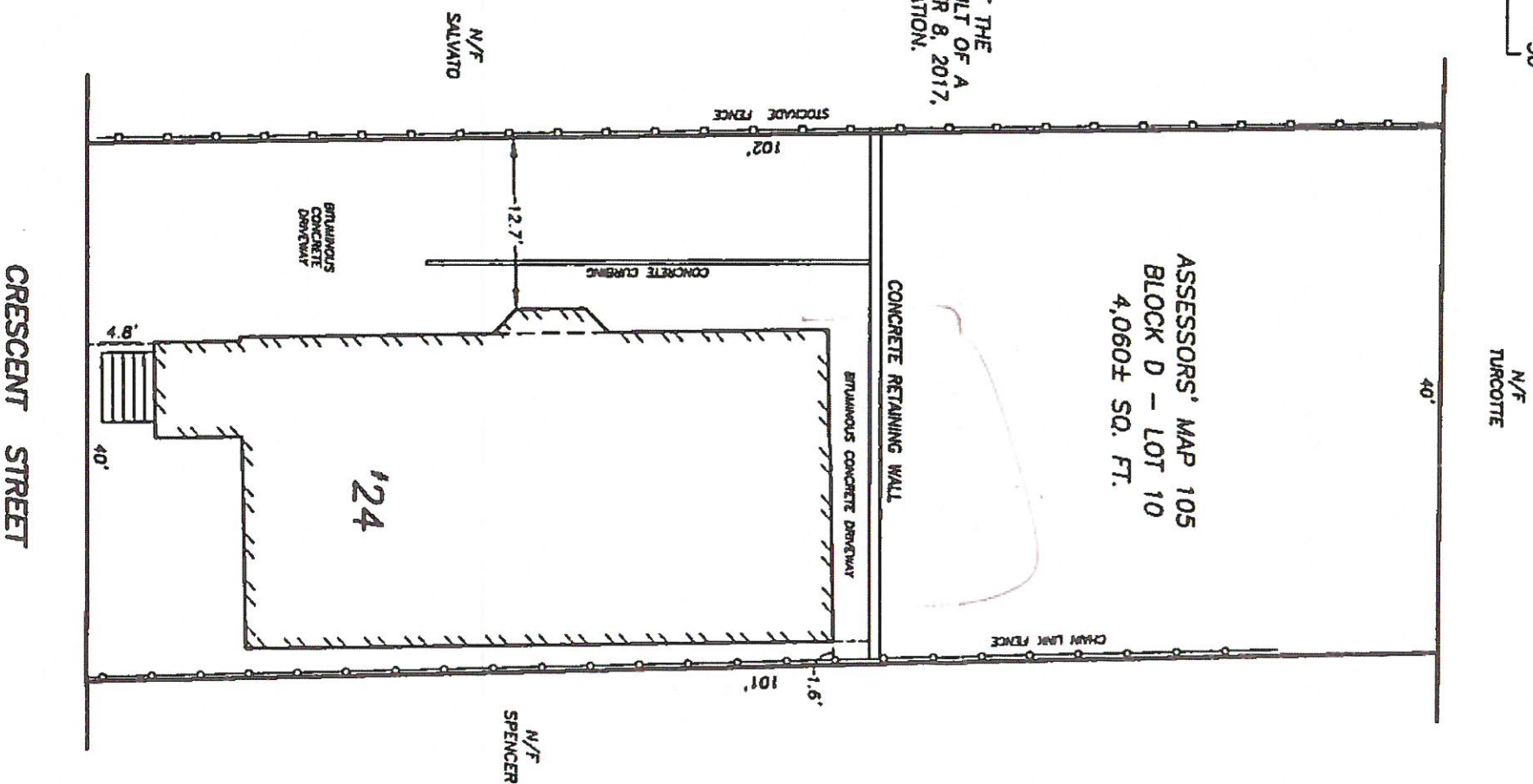


- PLAN REFERENCES:
- PLAN BOOK 28, PLAN 57
 - LAND COURT PLAN 6775-A
 - LAND COURT PLAN 12078-A

I HEREBY STATE THAT THE LOCATION OF THE
FEATURES SHOWN HEREON IS THE RESULT OF A
FIELD SURVEY PERFORMED AS OF SEPTEMBER 8, 2017,
WITH THE USE OF A TOPCON TOTAL STATION.

JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR

DATE:



CRESCENT STREET

