

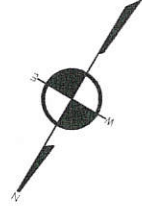
PLAN OF LAND

LOCATED AT
9 PEARSON ROAD
SOMERVILLE, MA

SCALE: 1 INCH = 10 FEET

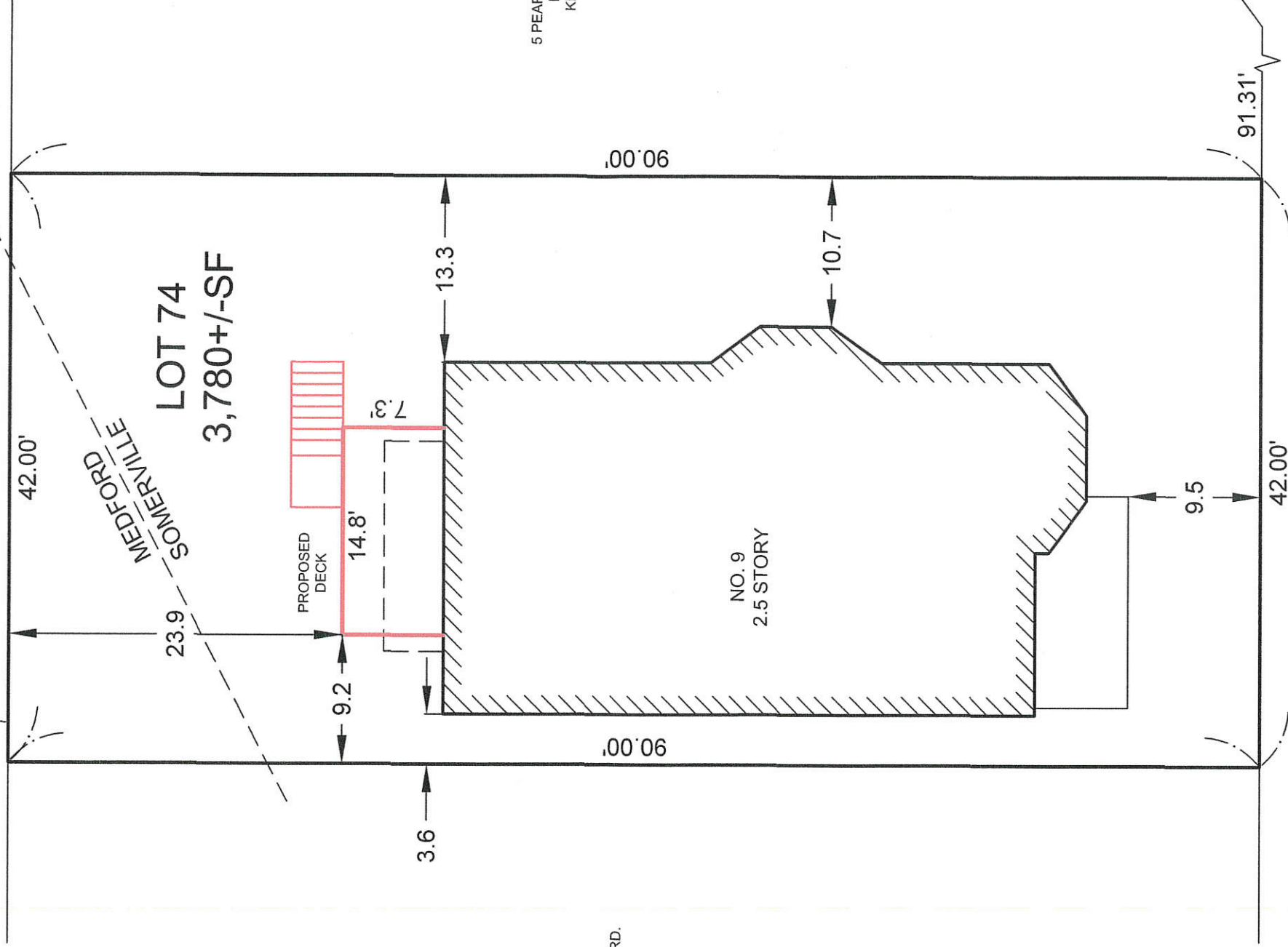
MASSACHUSETTS
SURVEY
CONSULTANTS

14 SUMNER STREET
GLOUCESTER, MA 01930
617.899-0703
WWW.MASSACHUSETTSURVEY.COM



77 BRISTOL RD.
MEDFORD
N/F
FLEMING

81 BRISTOL RD.
MEDFORD
N/F
FARELL



11 PEARSON RD.
N/F
BELIZIA

5 PEARSON RD.
N/F
KILEY

REFERENCES

DEED: BOOK 14096, PAGE 353
PLAN: PLAN BOOK 124 PLAN 36

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MARCH 23 AND MARCH 24, 2017 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



Thomas F. Bernardi

THOMAS BERNARDI P.L.S.

DATE: APRIL 4, 2017

PEARSON ROAD (PUBLIC 40' WIDE)

BROADWAY

CODE SUMMARY

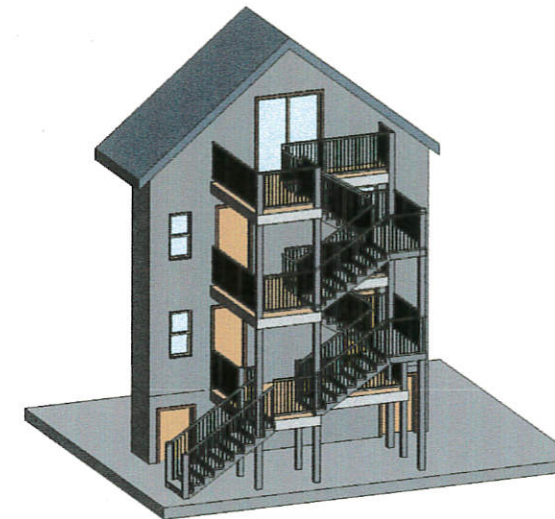
EXISTING THREE FAMILY
EXISTING 2 STORIES 1/2
AND BASEMENT
BUILDING TYPE: R2
CONSTRUCTION TYPE: 5B

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR PERMITS REQUIRED FOR THIS PROJECT. ALL WORK SHALL COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE, 8TH EDITION AND IRC INTERNATIONAL BUILDING CODE 9TH EDITION
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE MASSACHUSETTS BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. NO ADDITIONAL MONIES TO BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
7. THE CONTRACTOR SHALL WARRANT HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

WOOD NOTES:

1. ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NO MORE THAN 19%.
2. ALL FRAMING LUMBER SHALL BE #2 HEM-FIR, OR BETTER HAVING A MINIMUM: FB=1,200 PSI, FV=70 PSI, E=1,300,000 PSI.
3. ALL L.V.L. LUMBER DENOTED ON PLANS SHALL HAVE A MINIMUM AND NOT MORE THAN 8'-0" O.C.
4. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-0"
5. ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-0" O.C. MAXIMUM.
6. PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
7. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
8. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
9. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
10. PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
11. PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT 45°, SIMPSON TYPE "CWB", OR EQUAL.
12. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH 1/2" DIAMETER BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.



1 PROPOSED 3D REAR

DESIGN LOADS:

FLOORS - 40 P/S.F. (LIVE LOAD)
ROOF - 50 P/S.F.
DECK - 60 P/S.F.

FOUNDATION NOTES:

1. ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT, FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL; OR, ON ENGINEERED BANK RUN GRAVEL FILL MATERIAL WITH A MINIMUM DRY DENSITY OF 95 %
3. ALL FOOTING SHALL BE POURED IN THE DRY ONLY.
4. NO FOOTING SHALL BE POURED ON FROZEN GROUND.
5. THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS; OR, AS SHOWN ON DRAWINGS.
6. LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS.
7. ALL REINFORCEMENT: ASTM A615-60, WWF A185.

CONCRETE NOTES:

1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI.
2. MAXIMUM SLUMP SHALL NOT EXCEED 3"; AND MAXIMUM; COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.
3. ALL CONCRETE SLABS SHALL BE POURED IN 900 SQUARE FOOT PANELS, MAXIMUM; OR, PROVIDE CONTROL JOINTS BY SAW CUTTING THE SLAB WHILE THE CONCRETE IS STILL GREEN.

NOTES

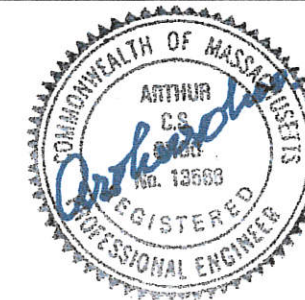
1. THE BASIC WIND SPEEDS FOR SOMERVILLE MA IS 100 MPH
2. THE GROUND SNOW LOADS FOR SOMERVILLE MA IS 40 PSF
CMR MASSACHUSETTS STATE BUILDING CODE 8TH EDITION

ANZZA

ANZZA DESIGN a: 375 High St Unit 2 Medford, MA 02155
e: antineabanks@gmail.com
t: 617-3724291

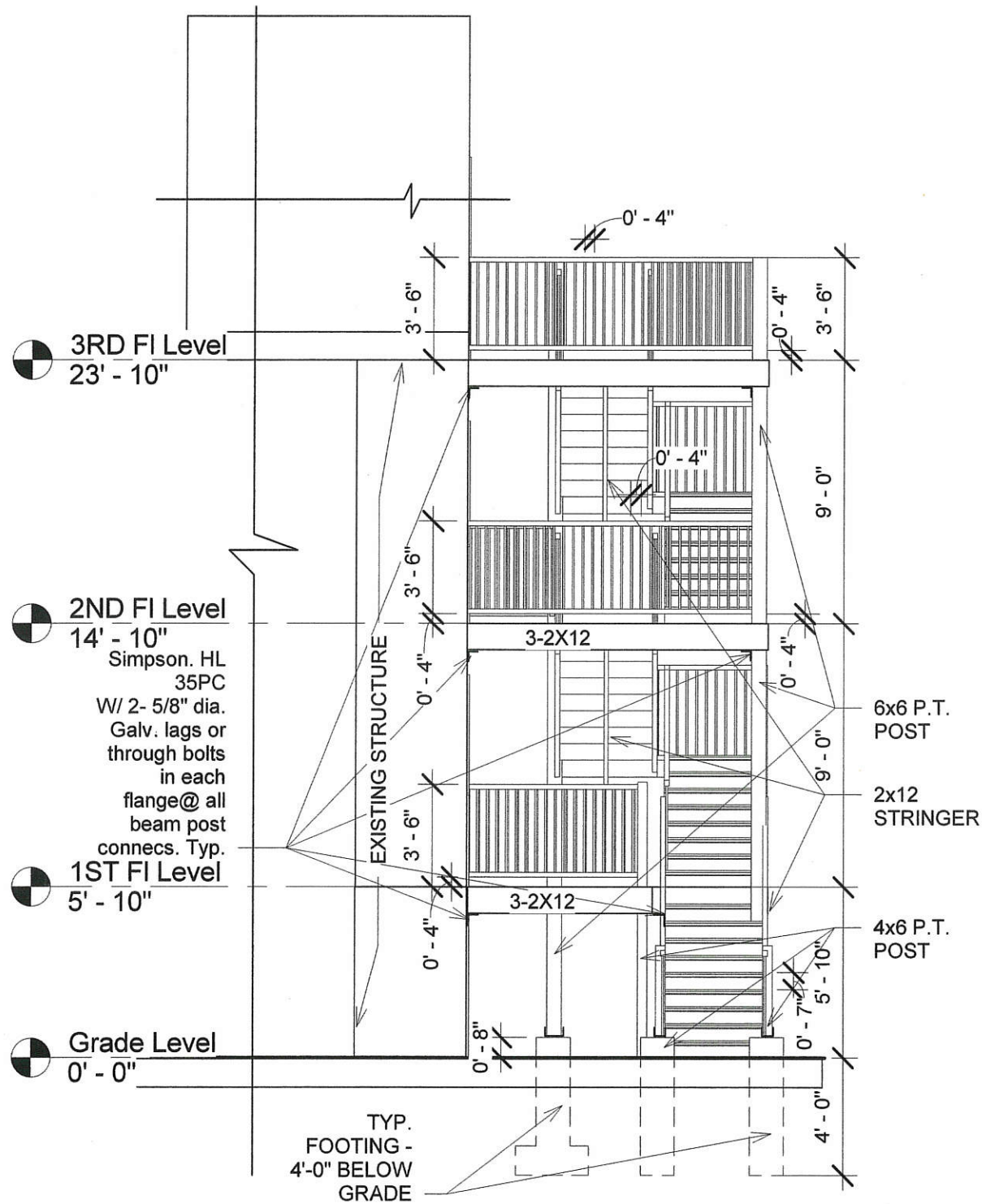
Owner: Jackie Crowe
Project Name: Replaced Rear Porch
Address: 9 PEARSON ROAD SOMERVILLE, MA

Approved:

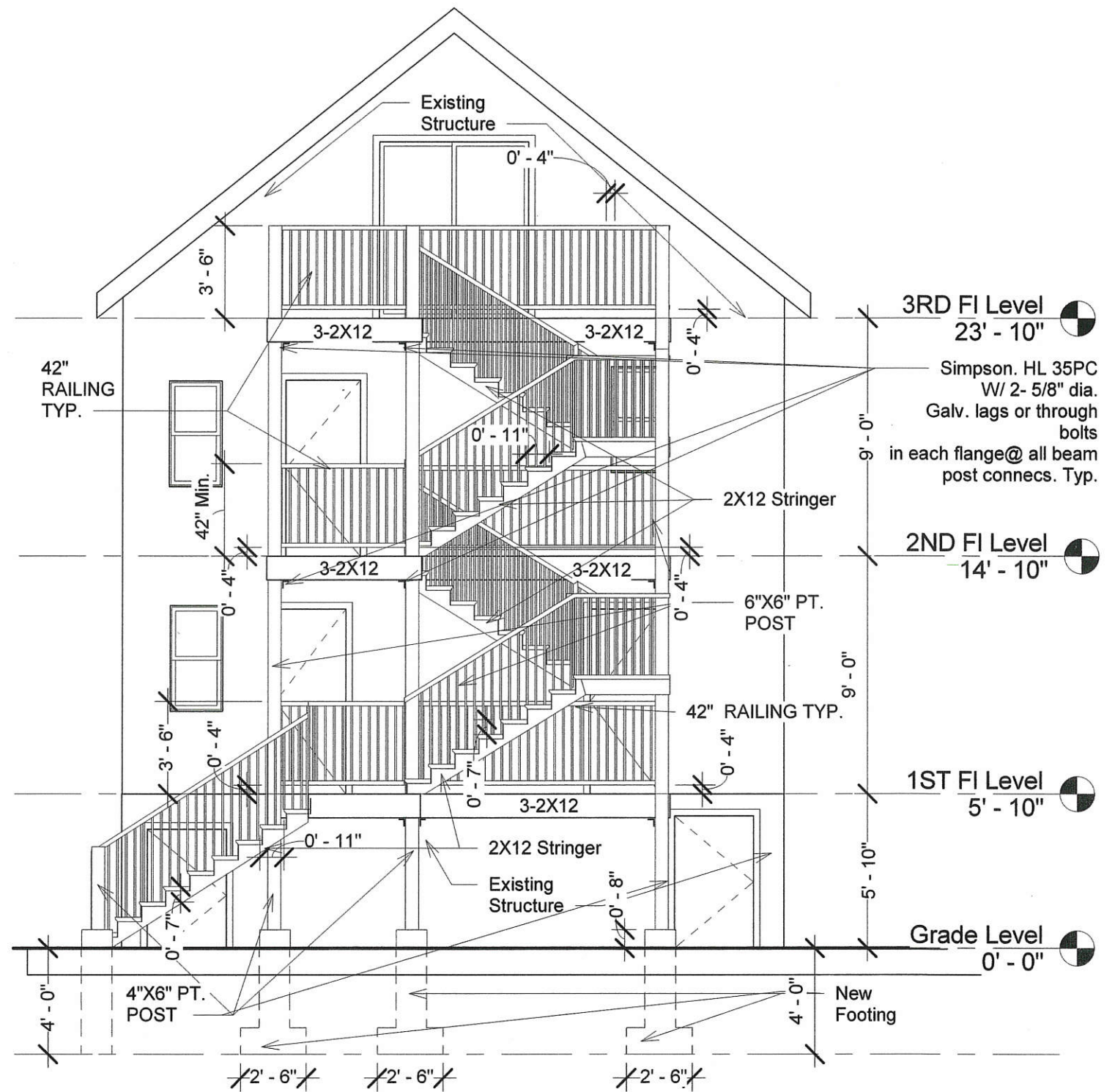


REPLACED REAR PORCH

Project number	Project Number	A100
Date	05/16/2017	
Drawn	Anzza Design	
Checked	Arthur Choo Sr.	
		Scale 1 1/2" = 1'-0"



1 WEST SIDE ELEVATION
3/16" = 1'-0"



2 REAR SIDE ELEVATION
3/16" = 1'-0"

ANZZA

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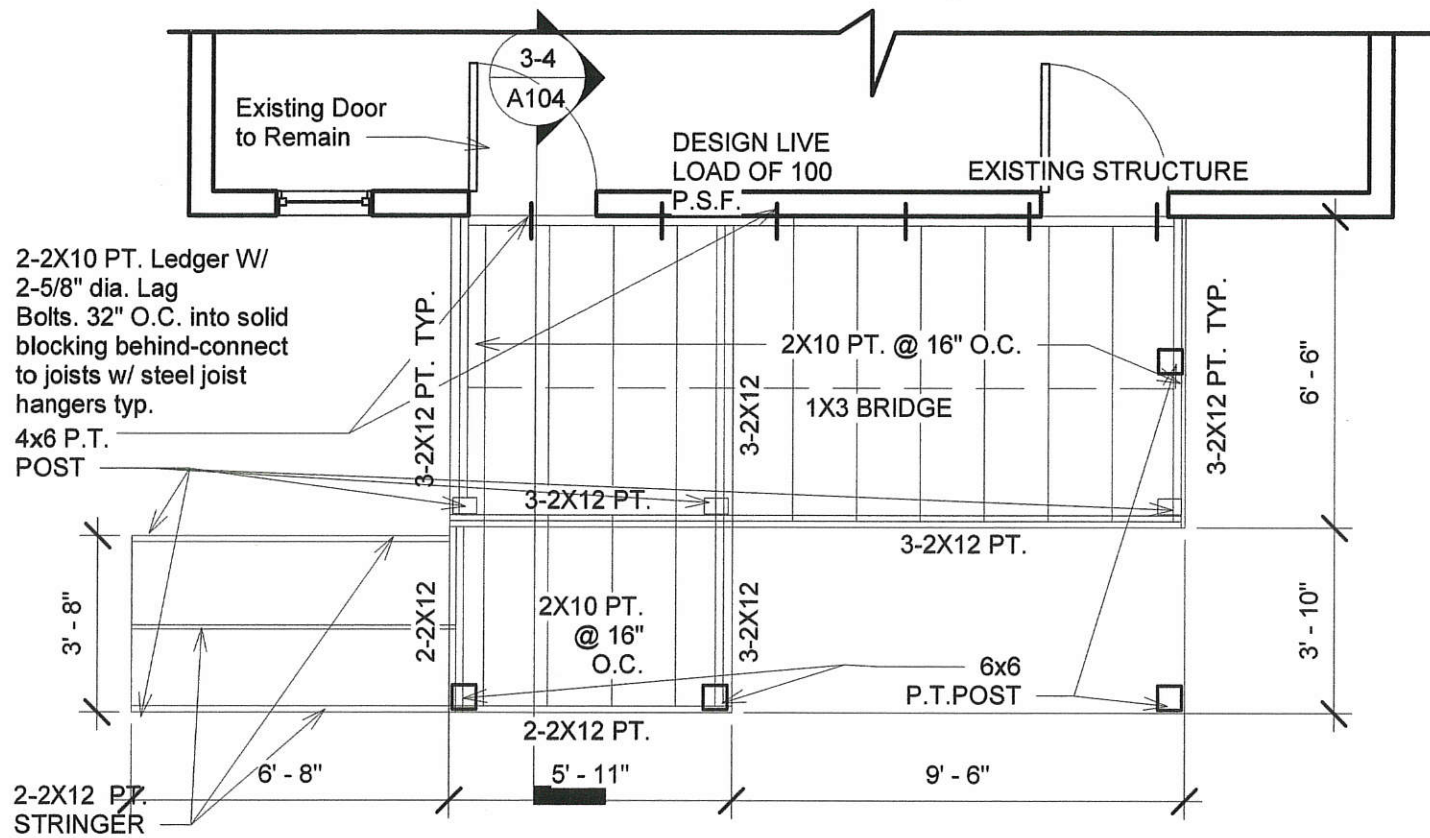
Owner: Jackie Crowe
Project Name: Replaced Rear Porch
Address: 9 PEARSON ROAD SOMERVILLE, MA

Approved:

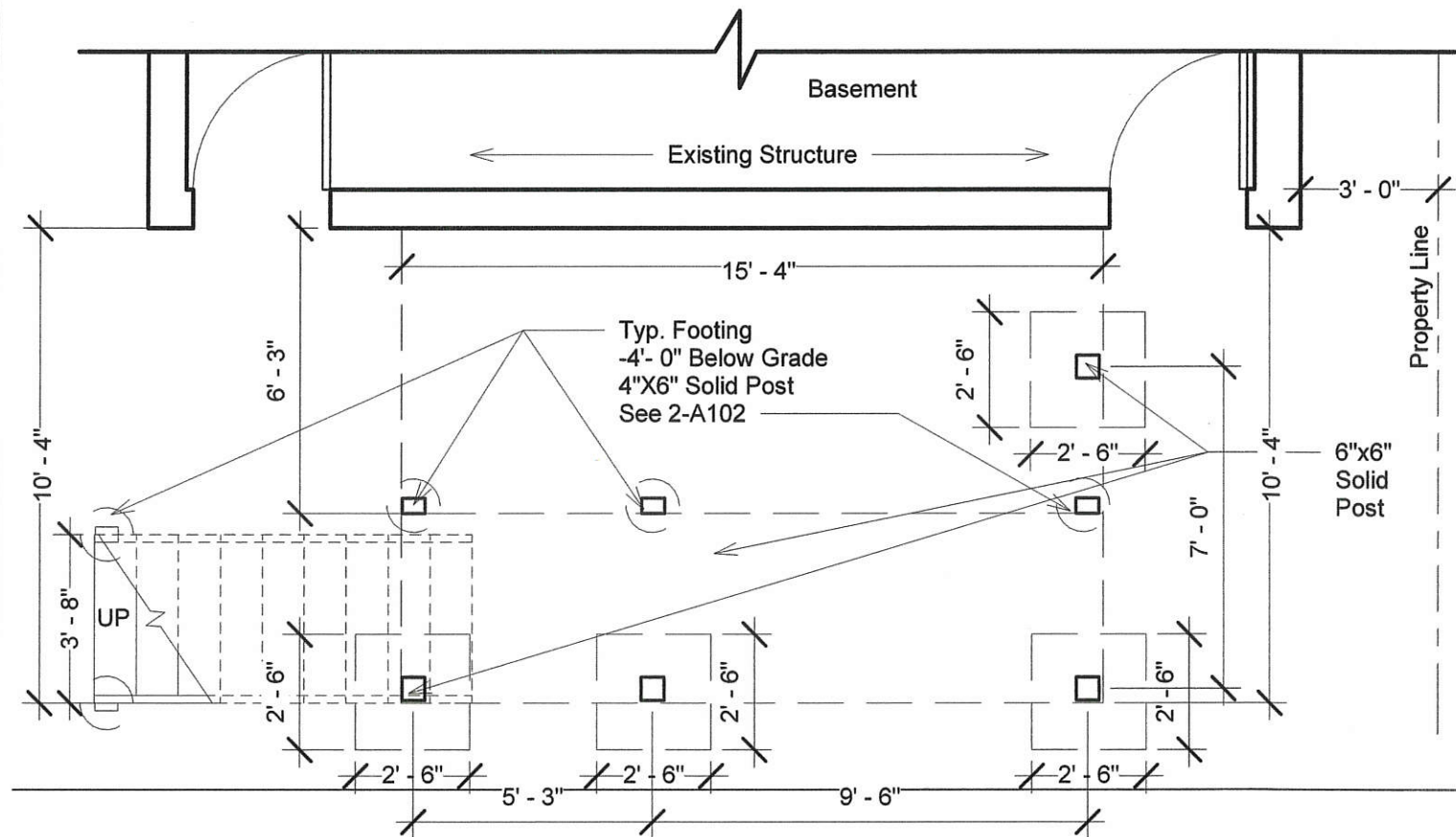


REAR & SIDE ELEVATION

Project number	Project Number	A101
Date	05/16/2017	
Drawn	Anzza Design	
Checked	Arthur Choo Sr.	
		Scale 3/16" = 1'-0"



2. FIRST FL FRAMING PLAN
1/4" = 1'-0"



1. FOUND. PLAN
1/4" = 1'-0"

ANZZA

ANZZA DESIGN a: 375 High St Unit 2 Medford, MA 02155
e: antineabanks@gmail.com
t: 617-3724291

Owner: Jackie Crowe

Project Name: Replaced Rear Porch

Address: 9 PEARSON ROAD SOMERVILLE, MA

Approved:

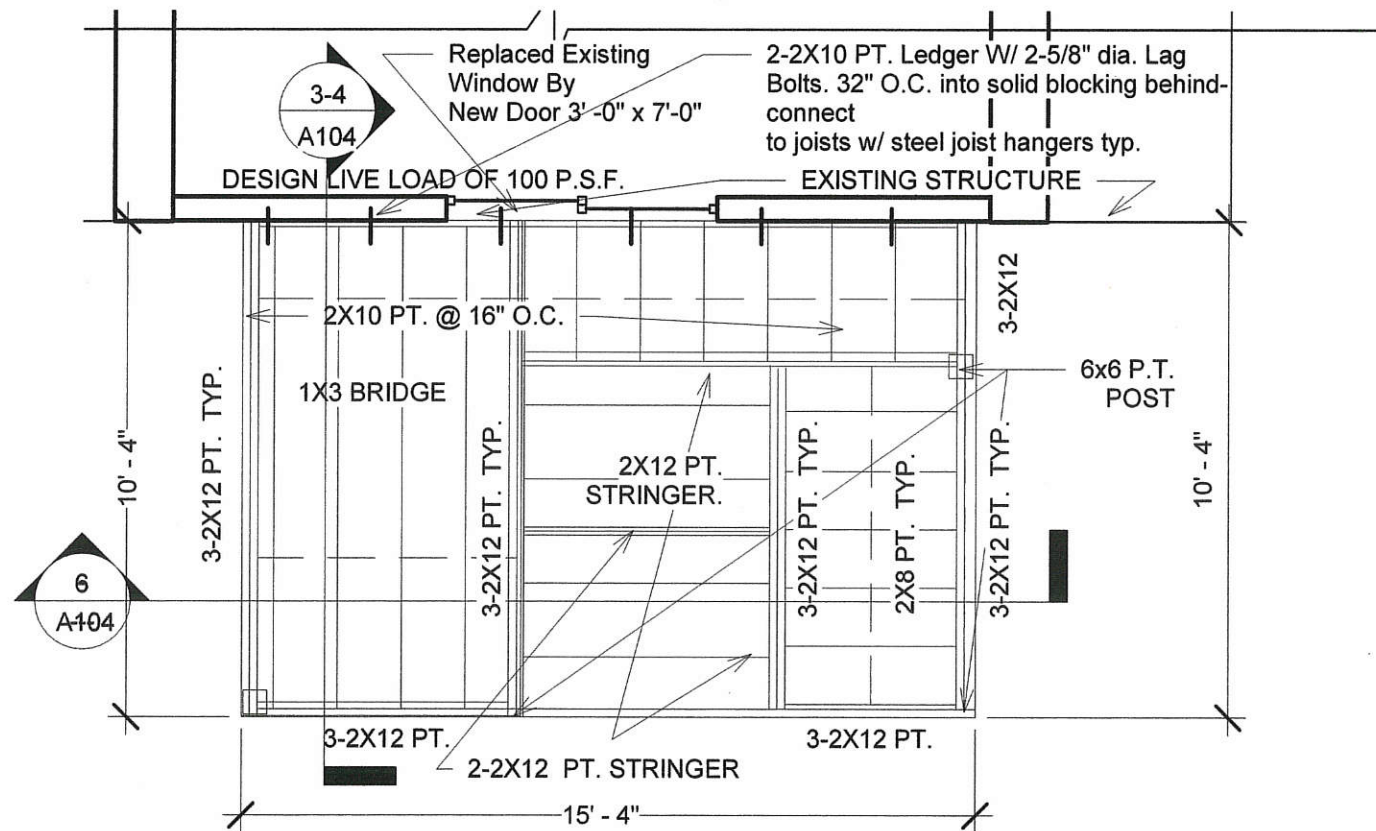


1ST & 2ND FLOOR FRAMING PLAN

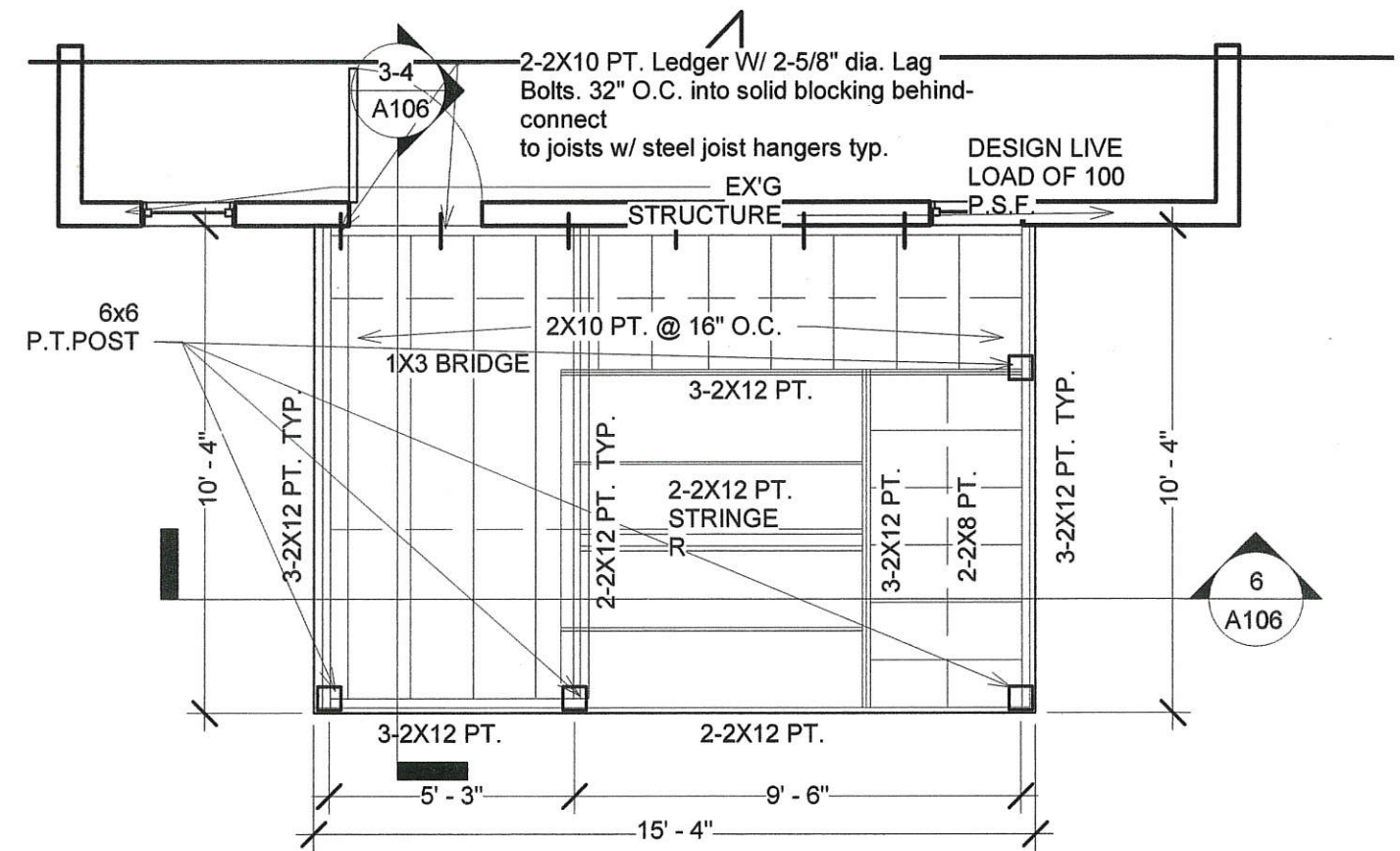
Project number	Project Number
Date	05/16/2017
Drawn	Anzza Design
Checked	Arthur Choo Sr.

A102

Scale 1/4" = 1'-0"



② THIRD FLOOR FRAMING PLAN
1/4" = 1'-0"



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

ANZZA

ANZZA DESIGN a: 375 High St Unit 2 Medford, MA 02155
e: antinea@antinea.com
t: 617-3724291

Owner: Jackie Crowe
Project Name: Replaced Rear Porch
Address: 9 PEARSON ROAD SOMERVILLE, MA

Approved:

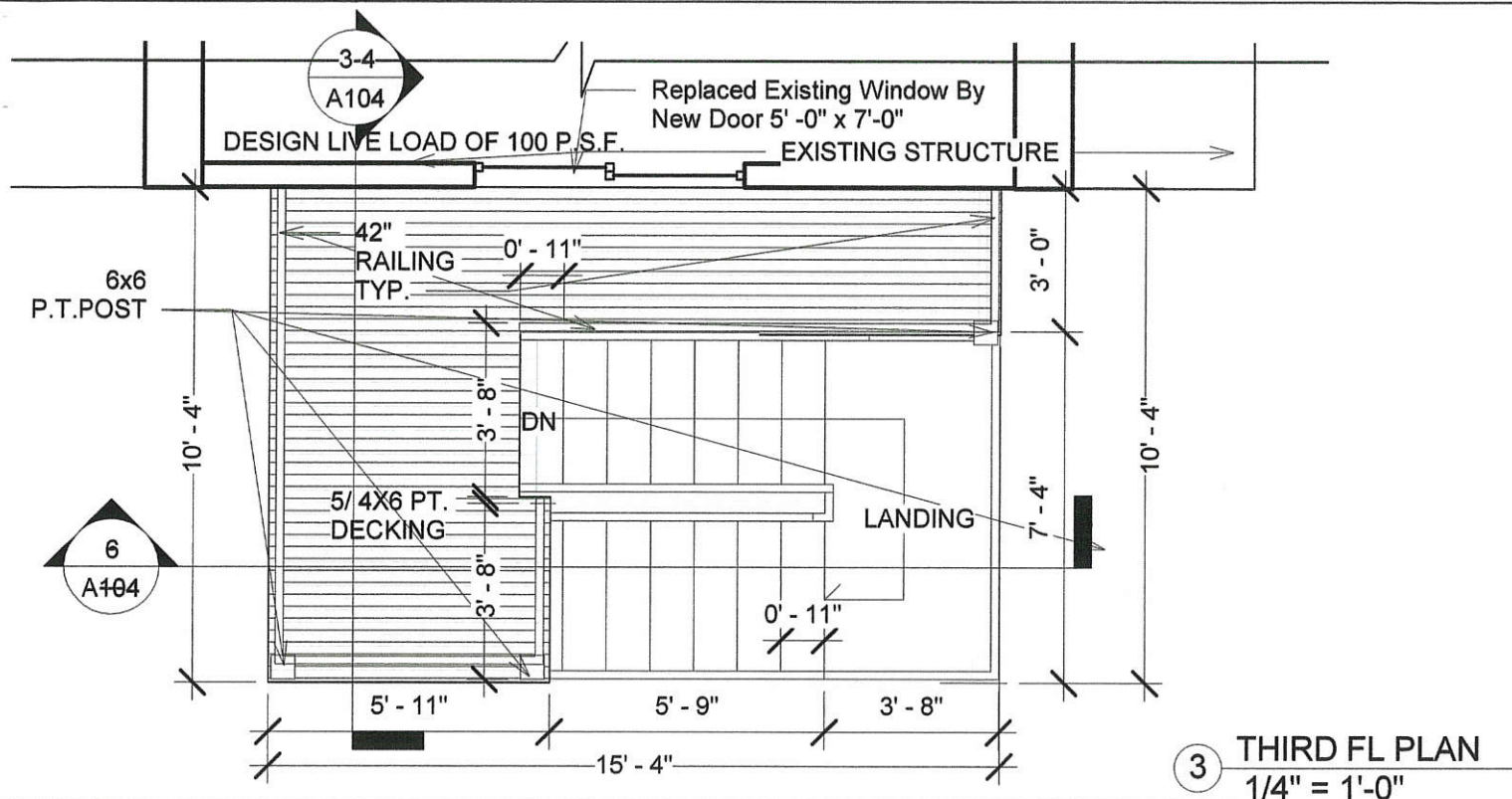


SECOND AND THIRD FLOOR FRAMING PLAN

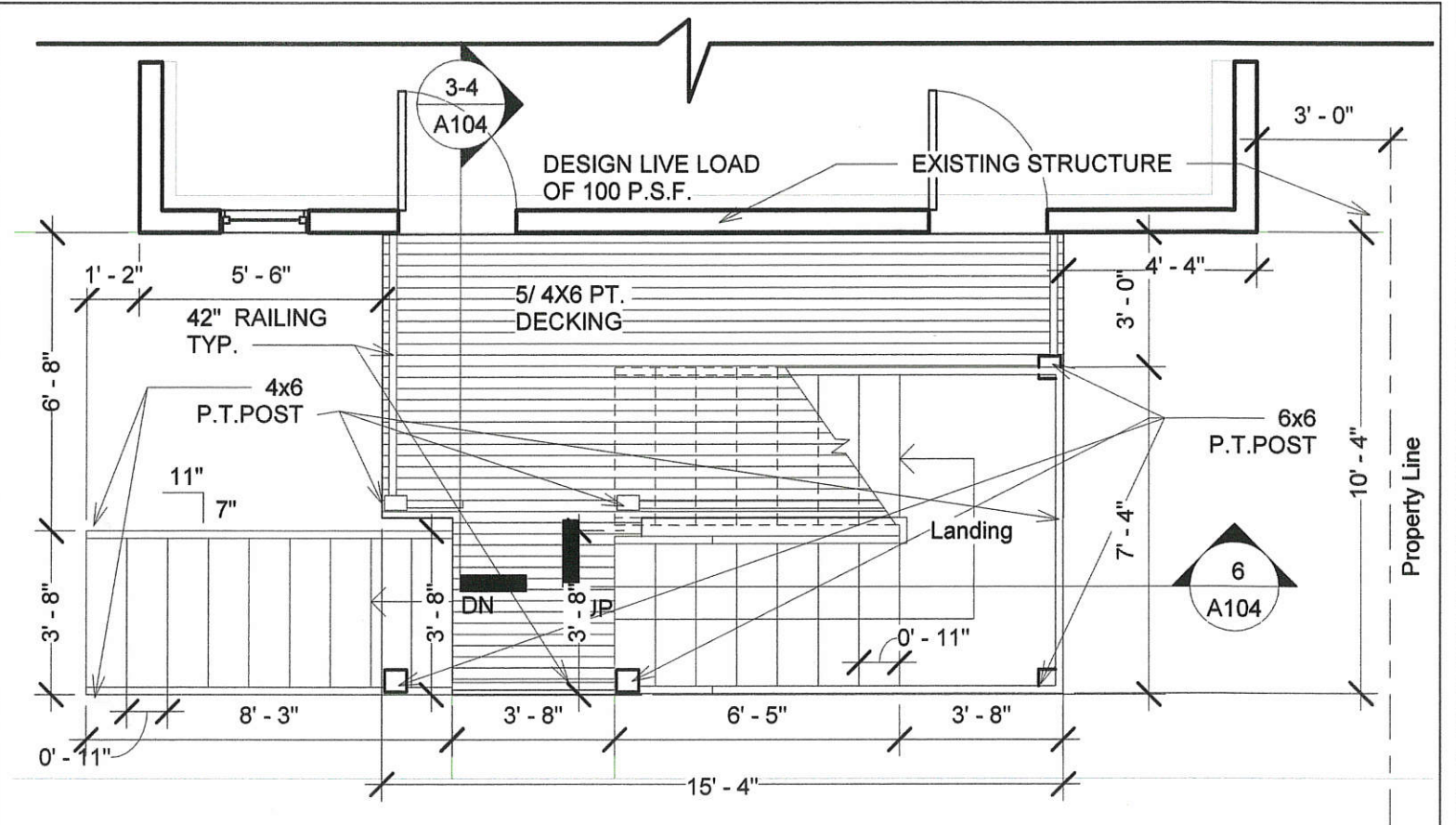
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Date	05/16/2017
Drawn	Antinea Noguera
Checked	Arthur Choo Sr.

A103

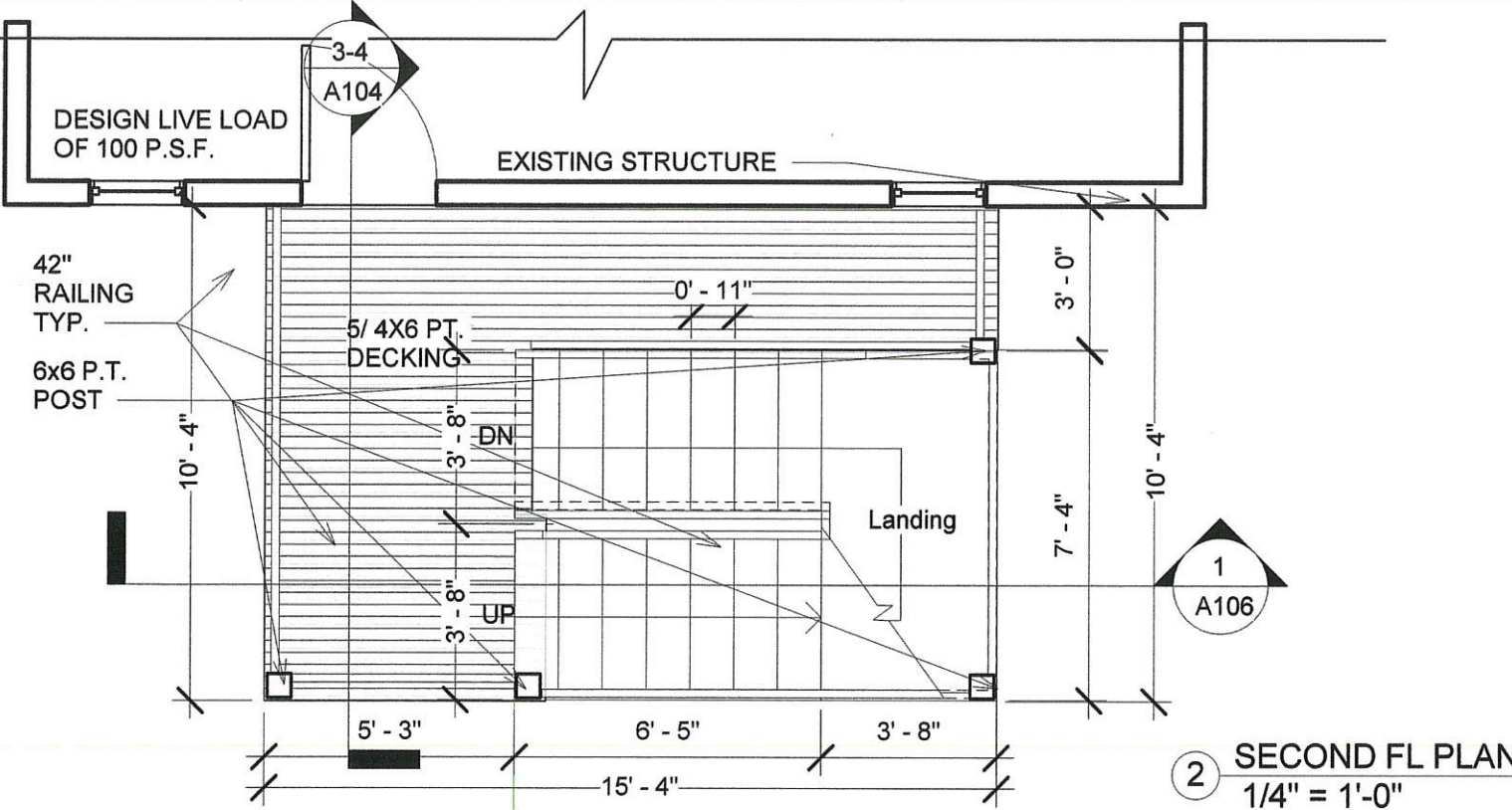
Scale 1/4" = 1'-0"



③ THIRD FL PLAN
1/4" = 1'-0"



① FIRST FLOOR PLAN
1/4" = 1'-0"



② SECOND FL PLAN
1/4" = 1'-0"



ANZZA DESIGN a: 375 High St Unit 2 Medford, MA 02155
e: antineabanks@gmail.com
t: 617-3724291

Owner: Jackie Crowe
Project Name: Replaced Rear Porch
Address: 9 PEARSON ROAD SOMERVILLE, MA

Approved:

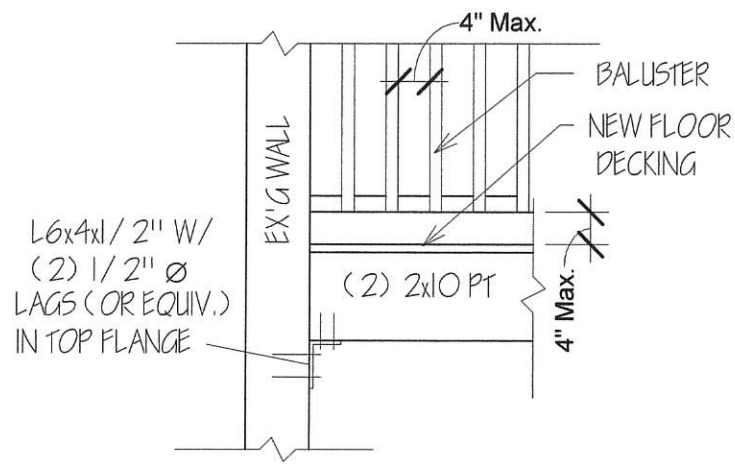


FIRST & SECOND THIRD FLOOR PLAN

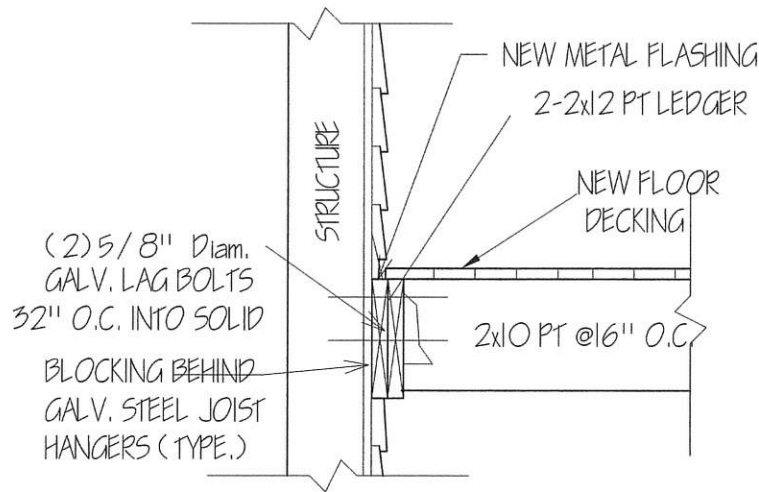
Project number	Project Number
Date	05/16/2017
Drawn	Anzza Design
Checked	Arthur Choo Sr. Engineer

A104

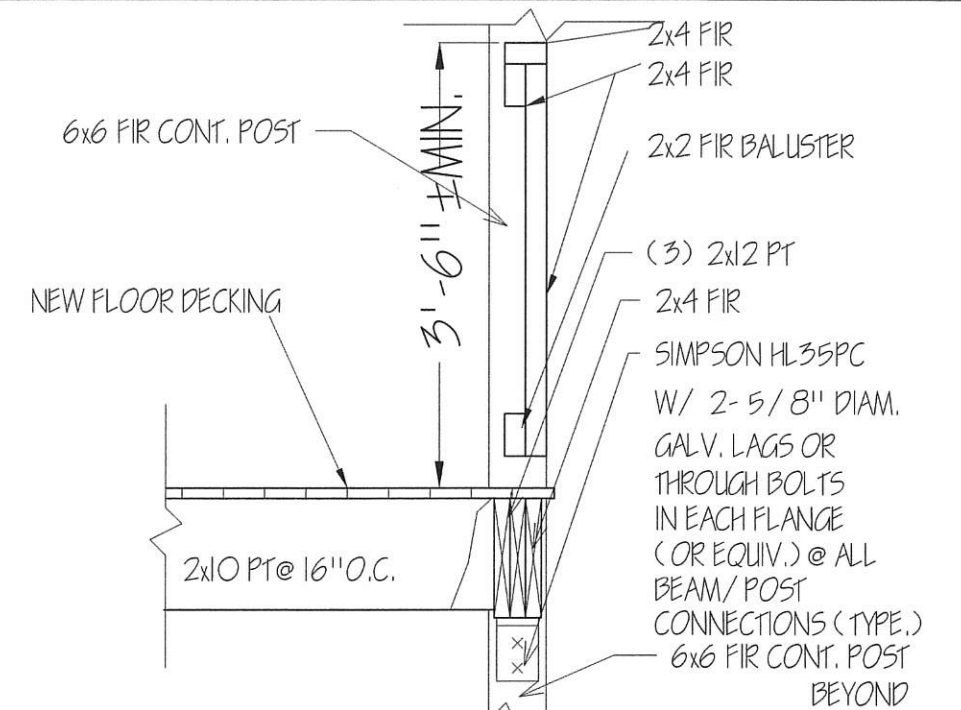
Scale 1/4" = 1'-0"



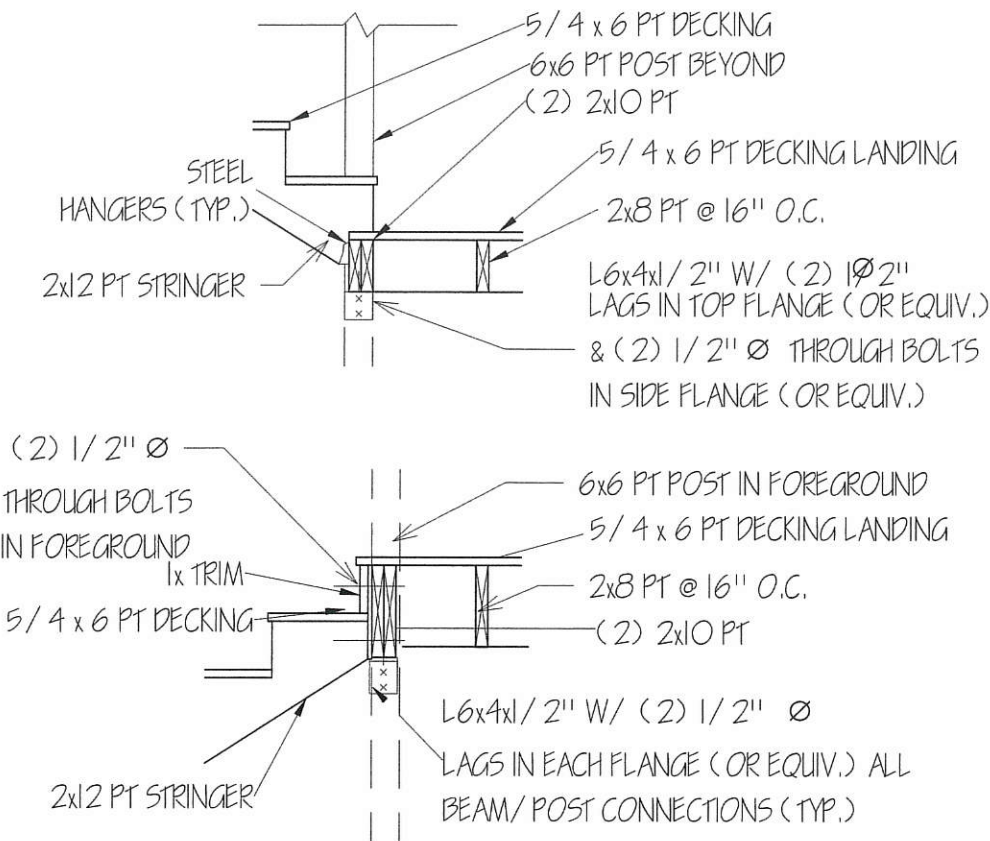
5- DETAIL JOINT OUT SIDE DECK TO HOUSE



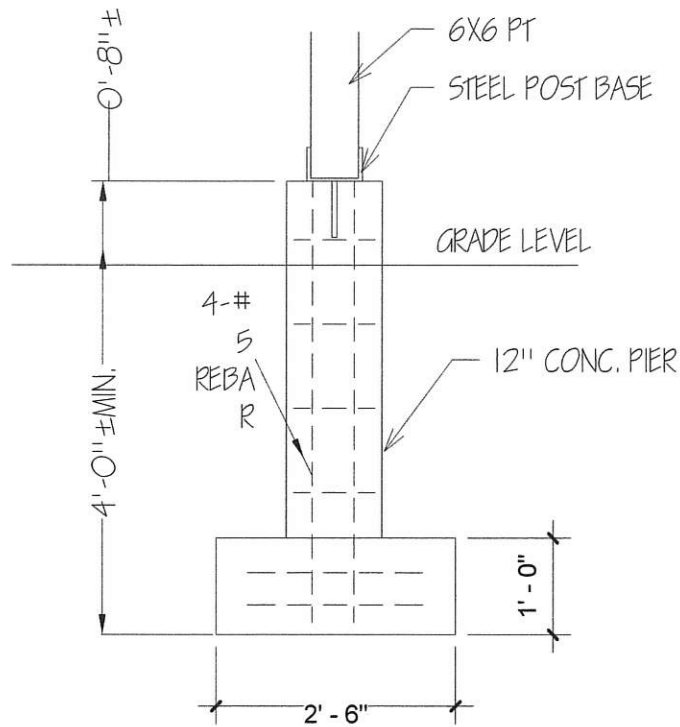
4- DETAIL JOINT SECTION DECK TO HOUSE



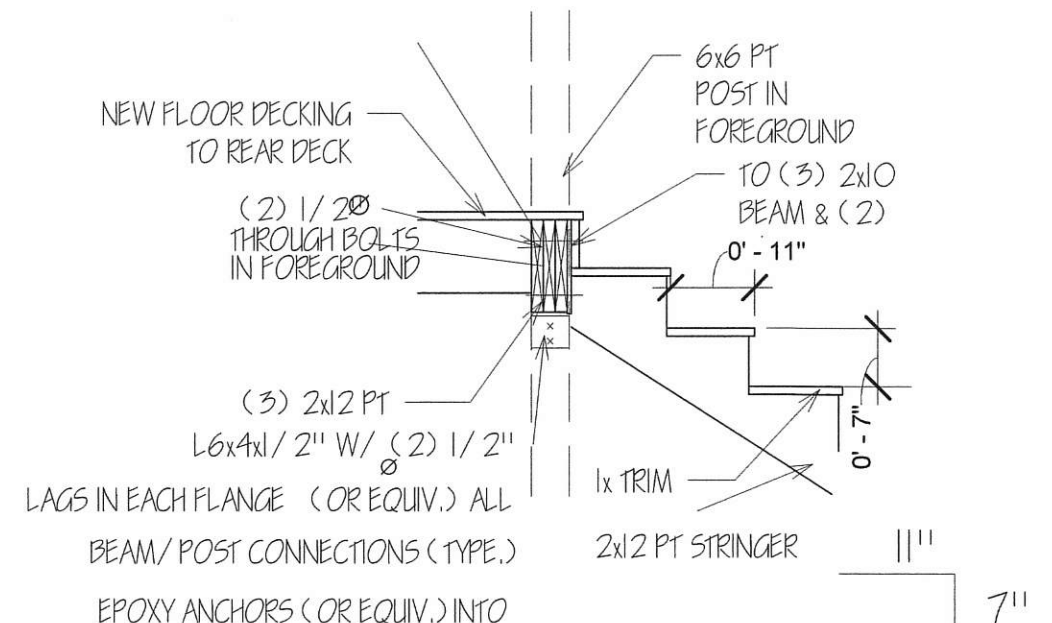
3- FRONT SIDE DECK DETAIL



6- STAIR JOINT LANDING DETAIL



2- POST FOOTING DETAIL



1- STAIR SECTION DETAIL

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Owner: Jackie Crowe
Project Name: Replaced Rear Porch
Address: 9 PEARSON ROAD SOMERVILLE, MA

Approved:



DECK DETAILS

Project number	Project Number	A105
Date	05/16/2017	
Drawn	Anzza Design	
Checked	Arthur Choo Sr.	
		Scale 1/2" = 1'-0"