

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED 3 STORY DECK, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON APRIL 27, 2012, BY DESIGN CONSULTANTS, INC.

THE PROPOSED DECK SHOWN ON THIS PLAN WAS PROVIDED BY JSC ARCHITECTURE INTERIOR DESIGN AS SHOWN ON A PLAN DATED 1-19-07.

BUILDING SETBACKS AND ZONING REGULATIONS BY ARCHITECT.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF SOMERVILLE ASSESSOR'S OFFICE.

P.L.S. *Everett J. Chandler*
 EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783
 5/10/12

LOCUS TITLE INFORMATION

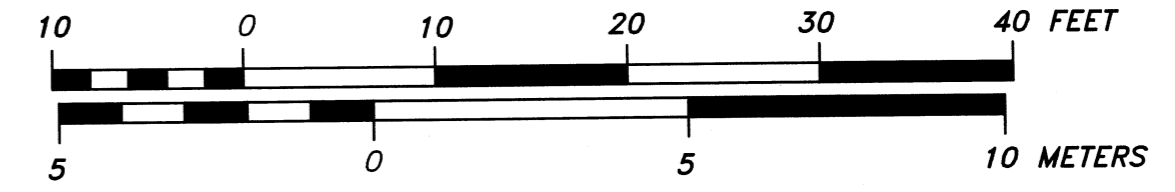
82 PEARSON AVENUE

OWNER: JONATHAN B. WHITNEY AND MICHAEL J. LEGERE

DEED REFERENCE: BK. 46789 PG. 171

PLAN REFERENCE: PL. BK. 123 PG. 13

ASSESSORS: MAP 27, BLOCK H, LOT 13



P:\2012 Projects\2012-049 83 Pearson Somerville\dwg_SURVEYING\12-049P.dwg

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Design Consultants, Inc.
 Consulting Engineers and Surveyors

120 MIDDLESEX AVENUE
 SOMERVILLE, MA 02145
 617-776-3350

68 PLEASANT STREET
 NEWBURYPORT, MA 01950
 978-358-7173

SCALE:
 HORIZ: 1" = 10'
 VERT: _____

FIELD: L.J.G.
 CALCS: M.L.
 CHECKED: E.J.C.
 APPROVED: E.J.C.

CERTIFIED PLOT PLAN
82 PEARSON AVENUE
SOMERVILLE, MASSACHUSETTS
 SURVEYED FOR
GFC DEVELOPMENT

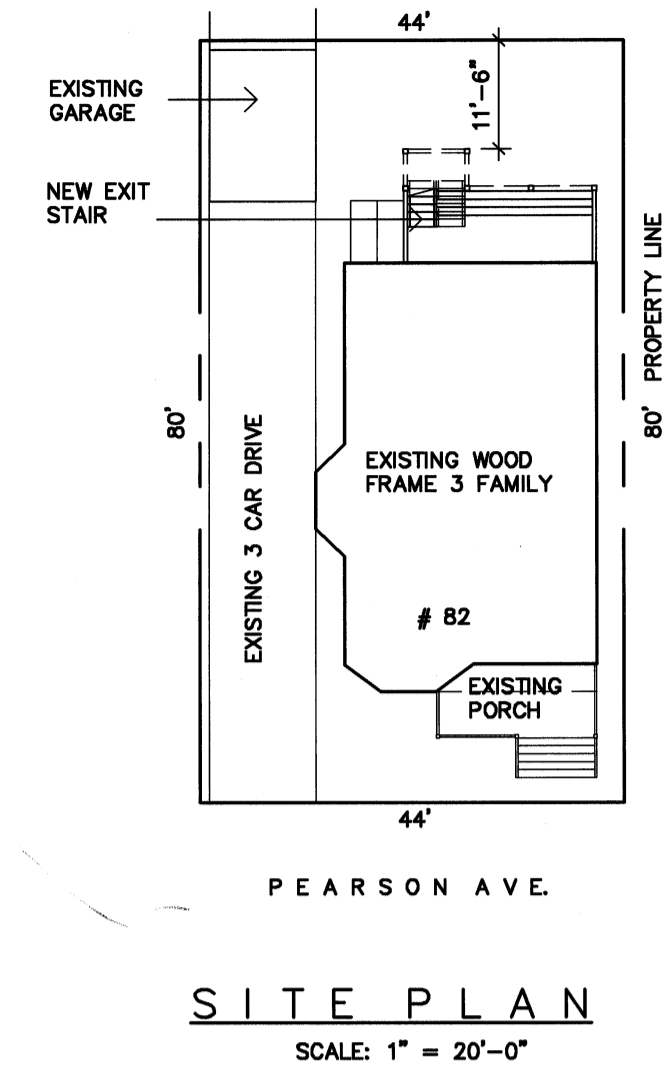
PROJECT NO.
 2012-049

DATE: MAY 2, 2012

SHEET NO.
 1 OF 1

ALTERATIONS TO THREE FAMILY RESIDENCE

82 PEARSON AVENUE SOMERVILLE, MA



NO.	REVISIONS	DATE
1	PERMIT SUBMISSION ISSUE	01-19-07

GENERAL NOTES

ALL WORK SHOWN ON THE DRAWINGS, AND ALL WORK NECESSARY TO COMPLETELY FINISH THE WORK DESCRIBED OR SHOWN, IS TO BE EXECUTED IN A WORKMAN LIKE MANNER AND TO BE TO THE SATISFACTION OF THE OWNER.

THE ARCHITECT/ ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY WORK, OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY OTHER STRUCTURAL WORK BEYOND WHAT IS SHOWN ON THE DRAWING.

DIMENSIONS

ALL DIMENSIONS, CALCULATIONS OR OTHER DATA PERTAINING TO THE WORK OF ALL TRADES SHALL BE CAREFULLY CHECKED BEFORE MANUFACTURE, FABRICATION OR INSTALLATION OF ANY PORTION OF THE WORK BEFORE IT IS COMMENCED. ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR HIS DECISION.

ALL WORK SHOWN ON THE DRAWINGS IS INTENDED TO BE CORRECT ACCORDING TO THE SCALE AT WHICH THE DRAWINGS ARE MADE, BUT FIGURED DIMENSIONS AND DETAILED DRAWINGS ARE IN ALL CASES TO BE FOLLOWED.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE, REGARDLESS OF DIMENSIONS SHOWN ON DRAWINGS. HE SHALL BE RESPONSIBLE FOR ALL WORK AFFECTED BY THIS PROVISION AND NO CLAIM FOR EXTRAS WILL BE ALLOWED RESULTING FROM HIS FAILURE TO FULFILL THIS REQUIREMENT.

THE CONTRACTOR IS TO GIVE HIS PERSONAL SUPERINTENDENCE AND DIRECTION TO THE WORK AND IS TO FURNISH ALL TRANSPORTATION, LABOR, MATERIALS, APPARATUS, SCAFFOLDING, AND ALL UTENSILS NEEDED FOR THE PERFORMANCE OF THIS WORK TO THE BEST MANNER ACCORDING TO THE TRUE INTENT AND MEANING OF THESE PLANS. THE CONTRACTOR SHALL GIVE THE PROPER AUTHORITIES, ALL REQUISITE NOTICES RELATING TO THE WORK IN HIS CHARGE, OBTAIN BUILDING PERMITS, AND ALL OFFICIAL LICENSES, CARRY SATISFACTORY COMPENSATIONS, PUBLIC LIABILITY, SOCIAL SECURITY INSURANCE, AND PROPERTY DAMAGE, AND BE LIABLE FOR ANY ACCIDENTS FROM EITHER CONTRACTS HE SUBCONTRACTS, OR EXTRA WORK DONE UNDER HIS CHARGE. THE CONTRACTOR IS TO DO ALL THE WORK NECESSARY FOR THE PERFECT COMPLETION OF THIS WORK, RECTIFYING ANY FAILURES RESULTING FROM IT AND MAINTAIN SECURE, AND FIRM THE WHOLE OF IT.

THE CONTRACTOR SHALL REMOVE AND/OR REDIRECT ANY ELECTRICAL WIRING, PIPING, ETC. IN ORDER TO ALLOW FOR NEW CONSTRUCTION. PATCHING OF OPENINGS, ETC. SHALL MATCH AND BLEND WITH ADJACENT AREAS.

THE CONTRACTOR SHALL REMOVE ALL DIRT AND RUBBISH RESULTING FROM HIS WORK AND SHALL MAKE THE PREMISES NEAT AND TIDY, DELIVERING THE BUILDING AT THE COMPLETION OF THE WORK NEAT AND CLEAN AND FIT FOR OCCUPANCY.

THE CONTRACTOR SHALL EXAMINE DRAWINGS AND JOB CONDITIONS THOROUGHLY BEFORE SUBMITTING HIS PRICE. THE CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION FOR MATERIAL AND WORKMANSHIP FROM DAMAGE AND FIRE, THEFT, ETC. KEEPING THE AREAS LOCKED AT OFF HOURS.

EXTRAS

CHARGES FOR EXTRA WORK DONE BY THE CONTRACTOR WILL NOT BE HONORED UNLESS THE WORK AND THE AMOUNT ARE AGREED TO IN WRITING BEFORE THE WORK IS DONE.

BUILDING LAWS

THE CONTRACTOR SHALL FULFILL ALL THE REQUIREMENTS OF THE STATE AND LOCAL BUILDING LAWS, UNDER THE DIRECTION OF THE BUILDING INSPECTOR, AND HE SHALL OBTAIN THE BUILDING AND OCCUPANCY PERMITS.

MATERIALS

THE MATERIALS ENTERING INTO THE WORK IN THIS BUILDING ON ALL SYSTEMS SHALL BE AS NOTED, AND ALL MATERIALS WHERE NOT SPECIFIED SHALL BE APPROVED BY THE ARCHITECT OR OWNERS, PRIOR TO INSTALLATION.

GUARANTEE

THE CONTRACTOR SHALL GUARANTEE THE MATERIALS AND WORKMANSHIP AGAINST ALL REASONABLE DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE COMPLETION OF THE BUILDING, AND HE SHALL REMOVE AND REPLACE OR SATISFACTORYLY REPAIR ANY SUCH DEFECTS THAT DEVELOP DURING THAT PERIOD AT NO EXPENSE TO THE OWNER. SHOULD ANY DISPUTE ARISE AS TO THE QUALITY OF WORKMANSHIP OR MATERIAL, THE DECISION SHALL REST WITH THE ARCHITECT, AND SHALL BE BASED ON THE REQUIREMENTS THAT ALL WORK DONE AND/OR MATERIALS FURNISHED SHALL BE FIRST CLASS IN EVERY RESPECT AND WHAT IS USUAL AND CUSTOMARY IN RENOVATING BUILDINGS OF THIS NATURE.

CONSTRUCTION NOTES

A SOIL BEARING

- ALL FOOTINGS SHALL BE CARRIED DOWN TO A NATURAL, COMPETENT, UNDISTURBED, GRANULAR MATERIAL HAVING A MINIMUM SAFE BEARING CAPACITY OF ONE TON PER SQUARE FOOT.
- BOTTOM OF FOOTING ELEVATIONS SHOWN ON THE DRAWINGS ARE MINIMUM DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY THE AMOUNT OF EXCAVATION NECESSARY TO REACH A SUFFICIENT BEARING STRATUM. NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN GROUND. IN GENERAL ALL EXTERIOR CONSTRUCTION SHALL BE CARRIED DOWN A MINIMUM OF 4'-0" BELOW FINISHED, ADJACENT EXTERIOR GRADE.

B CONCRETE

- ALL CONCRETE WORK SHALL COMPLY WITH THE STANDARD "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS" ACI 301 AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI LATEST EDITIONS.
- ALL CONCRETE SHALL HAVE A 3000 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH
- PROVIDE 6% PLUS OR MINUS ENTRAINED AIR IN ALL CONCRETE EXPOSED TO EARTH OR WEATHER.
- REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. LAP BARS 36 DIAMETERS AT SPLICES.

C ROUGH CARPENTRY - BUILDING

LUMBER SHALL CONFORM TO SPECIES & GRADING AS FOLLOWS, IN ACCORDANCE W/ NATIONAL LUMBER MFRS., ASSOC. STANDARDS FOR ALL LUMBER USE EASTERN SPRUCE; OR HEM FIR; OR A SOUTHERN PINE.

A: BEAMS, JOISTS, HEADERS:
F_b = 1250 P.S.I. E = 1,500,000 P.S.I.

B: BEARING WALLS, STUDS, BRIDGING, & BLOCKING:
F_b = 875 P.S.I. E = 1,200,000 P.S.I.

C: MOISTURE CONTENT OF STRUCTURAL & ROUGH TIMBER SHALL NOT EXCEED 19% WHEN DELIVERED TO SITE.

ALL BEARING WALLS TO BE PROVIDED W/ DBL. TOP PLATES. ANCHOR BOTTOM PLATE W/ ANCHORS @ 2'-0" O.C. PROVIDE DBL. JOIST HEADERS @ FLOOR OPENINGS. PROVIDE DBL. STUDS @ FRAMES OF ALL OPENINGS. SUB FLOOR TO BE 3/4" T&G STRUCTURAL PLYWOOD, GLUED & SCREWED.

ALL WOOD HEADERS & LINTELS TO BE DOUBLE 2 X,S TO MATCH THE FOLLOWING:

OPENINGS UP TO 3'-0"	USE 2- 2X8,S	WITH 1/2" PLYWOOD FILLER
OPENINGS UP TO 6'-0"	USE 2- 2X10,S	WITH 1/2" PLYWOOD FILLER
OPENINGS UP TO 10'-0"	USE 2- 2X12,S	WITH 1/2" PLYWOOD FILLER
OPENINGS UP TO 14'-0"	USE 3- 2X12,S	WITH 1/2" PLYWOOD FILLER

D LAMINATED VENEER LUMBER (LVL) :

LVL BEAMS SHALL BE SOUTHERN PINE VERSA LAMS 3100 Fb 2.0E AS MANUFACTURED BY BOISE CASCADE OR EQUAL

PROVIDE 3" MINIMUM SUPPORT AT ENDS AND 6" AT INTERIOR BEARING POINTS CONTINUOUS ACROSS WIDTH OF SINGLE AND/OR MULTI-PLY MEMBERS

2 PLY 1 3/4" WIDE MEMBERS SHALL BE FASTENED TOGETHER WITH 3 ROWS OF 16D NAILS SPACED 8" O.C. USE 12D NAILS FOR 1 1/2" WIDE LVLs

3 PLY 1 3/4" WIDE MEMBERS SHALL HAVE TWO MEMBERS FASTENED AS 2 PLY, 3RD PLY TO FASTEN WITH 3 ROWS OF 16D NAILS SPACED 8" O.C. USE 12D NAILS FOR 1 1/2" WIDE LVLs

ALL FLUSH FRAMING INTO LVLs SHALL BE PER TOP MOUNT METAL TIMBER HANGERS

DO NOT NOTCH OR DRILL LVL MEMBERS

E ROUGH CARPENTRY - DECKS

- ALL NEW WOOD STRUCTURE EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
- ALL STRUCTURAL WOOD SHALL BE KILN-DRIED AND HAVE A MINIMUM BENDING STRESS OF F_b = 1250 PSI AND E = 1500KSI.
- JOISTS SHALL BE TOE NAILED TO WOOD SUPPORT WITH 10d NAILS.
- POSTS SHALL BE DOUGLAS FIR NO. 1 GRADE OR BETTER, SURFACE DRY WITH A MAXIMUM MOISTURE CONTENT OF 19 % AT TIME OF DRESSING.
- ALL HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.
- NEW WOOD DECKS SHALL HAVE A MINIMUM BENDING STRESS OF 1200 PSI.
- LAYOUT DECKING USING A CONTROLLED RANDOM PATTERN. SPLICES SHALL NEVER OCCUR OVER THE SAME SUPPORT FOR TWO ADJACENT SECTIONS OF DECK.
- DECKING SHALL RUN CONTINUOUSLY OVER AT LEAST THREE SUPPORTS WHEREVER POSSIBLE.
- ALL WOOD BEAMS ON WOOD COLUMNS TO HAVE "SIMPSON" TYPE CC, PC, OR AC CONNECTION.
- UNLESS OTHERWISE NOTED ALL NAILING AND FASTENING SHALL BE IN ACCORDANCE WITH APPENDIX "C" AND TABLE 2305.2 OF THE BUILDING CODE

F FASTENERS :

ALL METAL CONNECTORS FOR WOOD CONSTRUCTION INCLUDING BUT NOT LIMITED TO POST BASE ANGLES, POST TO BEAM CONNECTORS, HIP CORNER PLATES, HIP RIDGE CONNECTORS, JOIST, BEAM AND SADDLE HANGERS, BRIDGING, HOLD DOWNS, HINGE CONNECTORS AND STRAPPING SHALL BE HOT DIPPED GALVANIZED METAL SHAPES BY "SIMPSON STRONG-TIE INC." AND BE ATTACHED BY THE CONTRACTOR AS PER "SIMPSON STRONG-TIE" SPECIFICATIONS.

-PROVIDE "SIMPSON" A23 ANGLES AT BUILT-UP OR SOLID POST CONNECTION TO SILL PLATES.

-PROVIDE "SIMPSON" ECC AND HW CONNECTORS AT OUTSIDE CORNER POST TO BEAM AND BEAM TO BEAM CONNECTIONS.

-PROVIDE "SIMPSON" HRC181 HIP RIDGE CONNECTORS

-PROVIDE "SIMPSON" HCP HIP CORNER PLATES.

ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD PRODUCTS SHALL BE CORROSION RESISTANT PER WOOD TREATERS RECOMMENDATIONS

DESIGN LOADS

FLOORS	40 P.S.F. LIVE	20 P.S.F. DEAD
ROOF	30 P.S.F. LIVE	20 P.S.F. DEAD
DECKS	100 P.S.F. LIVE	

PROJECT DESCRIPTION

THE CURRENT BUILDING USE IS A THREE FAMILY RESIDENCE. (USE GROUP R 2 RESIDENTIAL MULTI-FAMILY). THIS USE AND THE CURRENT DISTRIBUTION OF ONE UNIT PER FLOOR SHALL NOT CHANGE.

THE BASEMENT LAYOUT SHALL CONTINUE TO PROVIDE BOTH EXCLUSIVE AND SHARED USES FOR EACH RESIDENTIAL UNIT.

THE CURRENT CONSTRUCTION TYPE 5B COMBUSTIBLE UNPROTECTED SHALL BE UPGRADED TO TYPE 5A COMBUSTIBLE PROTECTED TO PROVIDE CODE COMPLIANT FIRE RESISTIVE CONSTRUCTION.

EXISTING EGRESS STAIRS ARE NON CODE COMPLIANT AND SHALL BE REDESIGNED. NEW INTERIOR (FRONT) STAIR AND EXTERIOR (REAR) STAIR SHALL BE FULLY CODE COMPLIANT.

FLOOR LAYOUTS SHALL BE RECONFIGURED WITHOUT OCCUPANCY INCREASE, AND EXPANSION OF EXISTING BUILDING FOOTPRINT AND / OR VOLUME.

EXTERIOR DECKS SHALL BE REBUILT AND NEW PROVIDED AT THIRD FLOOR WHERE NONE NOW EXISTS. THESE SHALL PROVIDE ACCESS TO NEW EXTERIOR EGRESS STAIR. NO PORTION OF THE NEW DECK / STAIR CONSTRUCTION SHALL ENCRUCH UPON THE MINIMUM REAR YARD SETBACK OF 10'-0" AS DICTATED BY ZONING REGULATIONS.

DRAWINGS

- TITLE SHEET, DRAWING INDEX, GENERAL AND CONSTRUCTION NOTES
- FLOOR PLANS EXISTING CONDITIONS AND DEMOLITION
- EXTERIOR ELEVATIONS EXISTING CONDITIONS AND DEMOLITION
- FLOOR PLANS ALTERATIONS
- EXTERIOR ELEVATIONS ALTERATIONS
- FOUNDATION / BASEMENT PLAN
FLOOR FRAMING PLANS
ROOF FRAMING PLAN

ENVELOPE COMPONENT CRITERIA 780 CMR CHAPTER 13

CLIMATE ZONE 13A TABLE 1304.2.B GLAZING AREA OVER 40 % BUT NOT GREATER THAN 50%

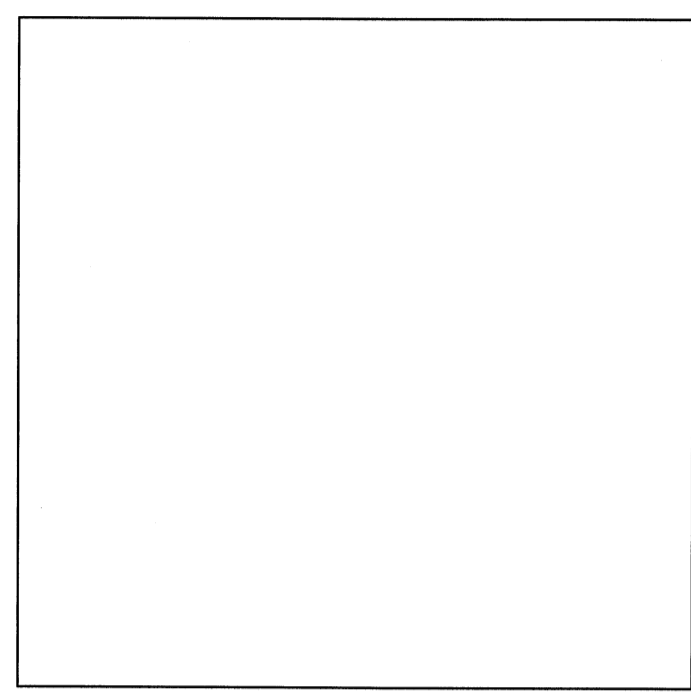
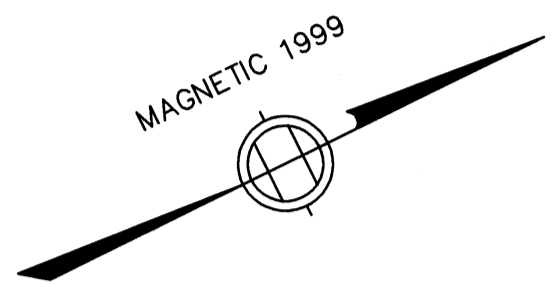
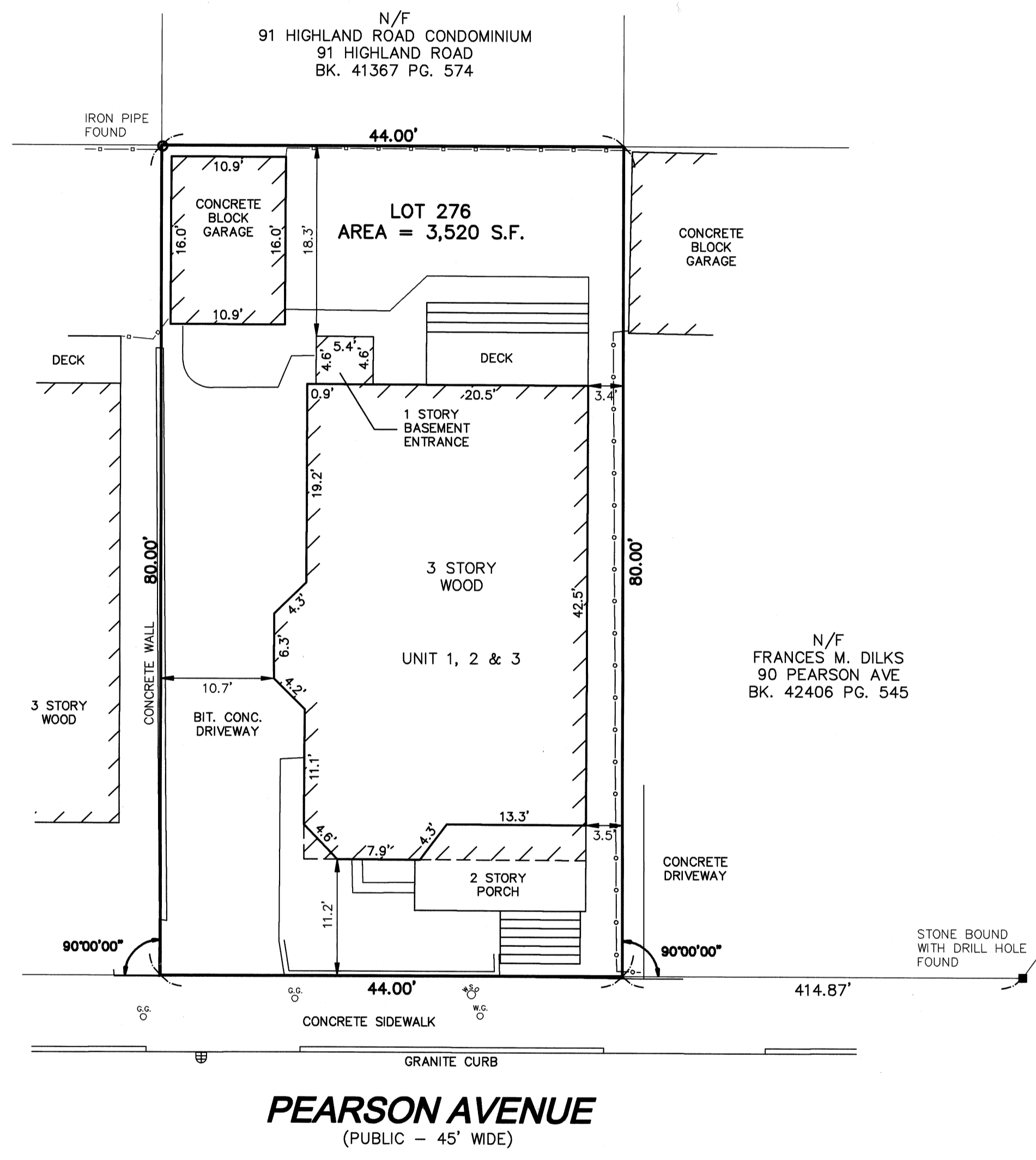
FENESTRATION U - VALUE		CEILING R - VALUE		WALL R - VALUE		FLOOR R - VALUE		BASEMENT WALL R-VALUE		SLAB PERIMETER R - VALUE DEPTH	
REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
.4	.31	R 30	R 30	R 11	R 15	R 19	R 30	R 5	R 5	N/A	N/A

JSC ARCHITECTURE
INTERIOR DESIGN
93 SQUANTUM STREET MILTON, MA 02186
617-686-1850 GENIUS@JSCONCAST.COM

ALTERATIONS TO
THREE FAMILY RESIDENCE
82 PEARSON AVENUE
SOMERVILLE, MA

TITLE SHEET DRAWING INDEX
GENERAL AND CONSTRUCTION
NOTES

1 OF 6



RESERVED FOR REGISTERS USE ONLY

CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDING KNOWN AS THE "82 PEARSON AVENUE CONDOMINIUM" AS-BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN.

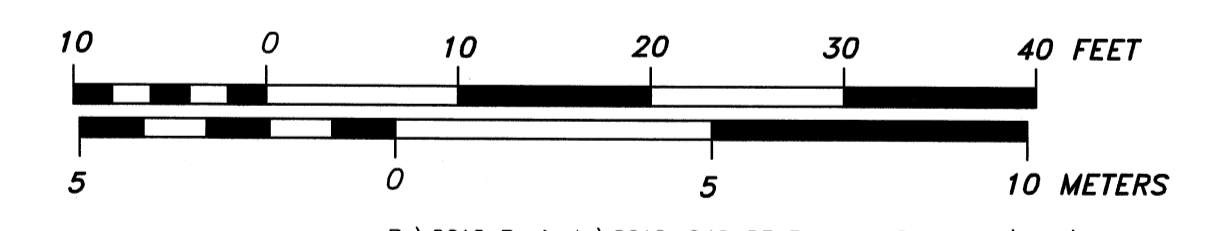
INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AN ON THE GROUND FIELD SURVEY PERFORMED ON APRIL 27, 2012.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S. EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783

LOCUS TITLE INFORMATION

82 PEARSON AVENUE
 OWNER: JONATHAN B. WHITNEY AND MICHAEL J. LEGERE
 DEED REFERENCE: BK. 46789 PG. 171
 PLAN REFERENCE: PL. BK. 123 PG. 13
 ASSESSORS: MAP 27, BLOCK H, LOT 13



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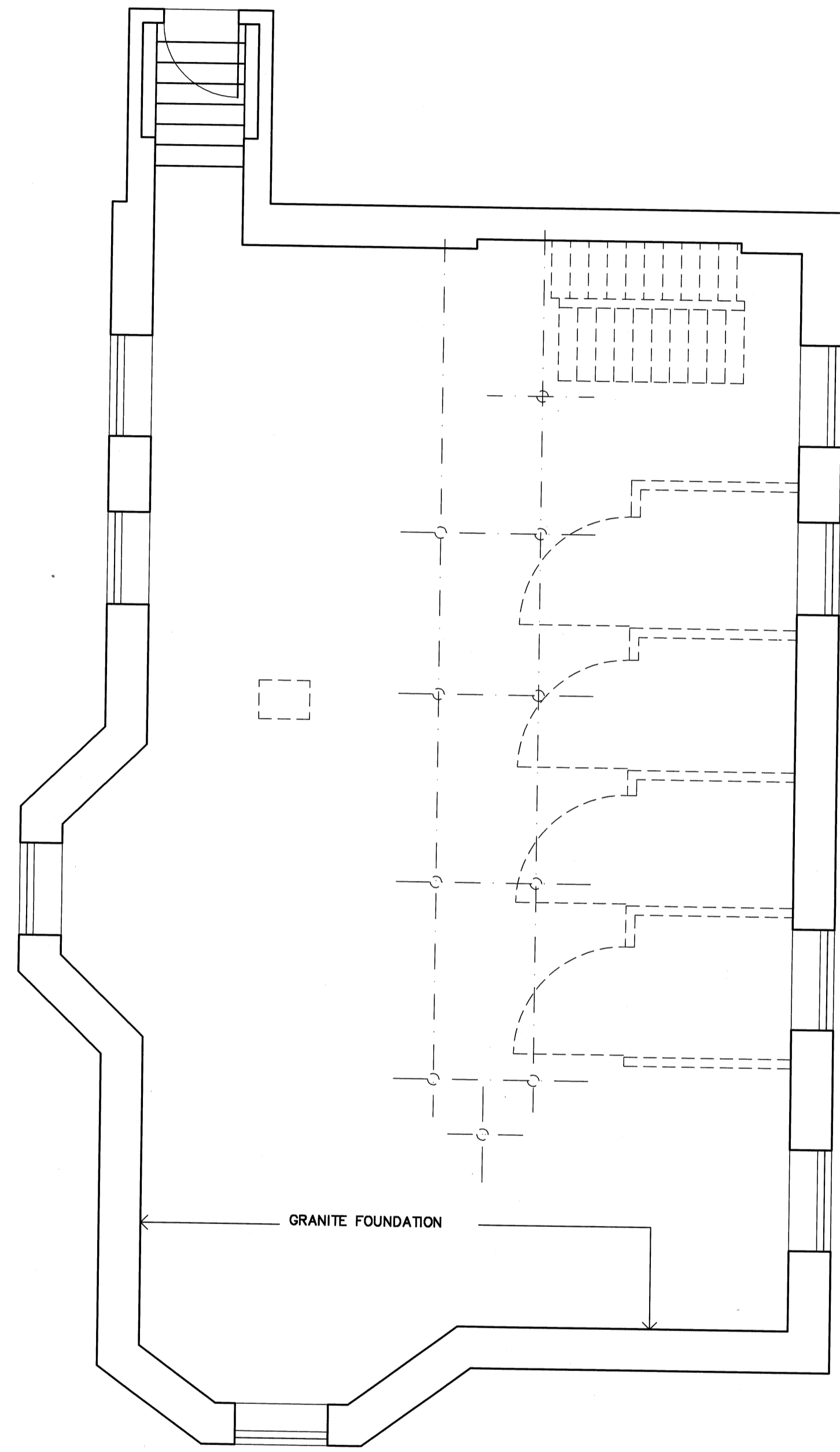
Design Consultants, Inc.
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 120 MIDDLESEX AVENUE
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SCALE:
 HORIZ: 1" = 10'
 VERT: _____

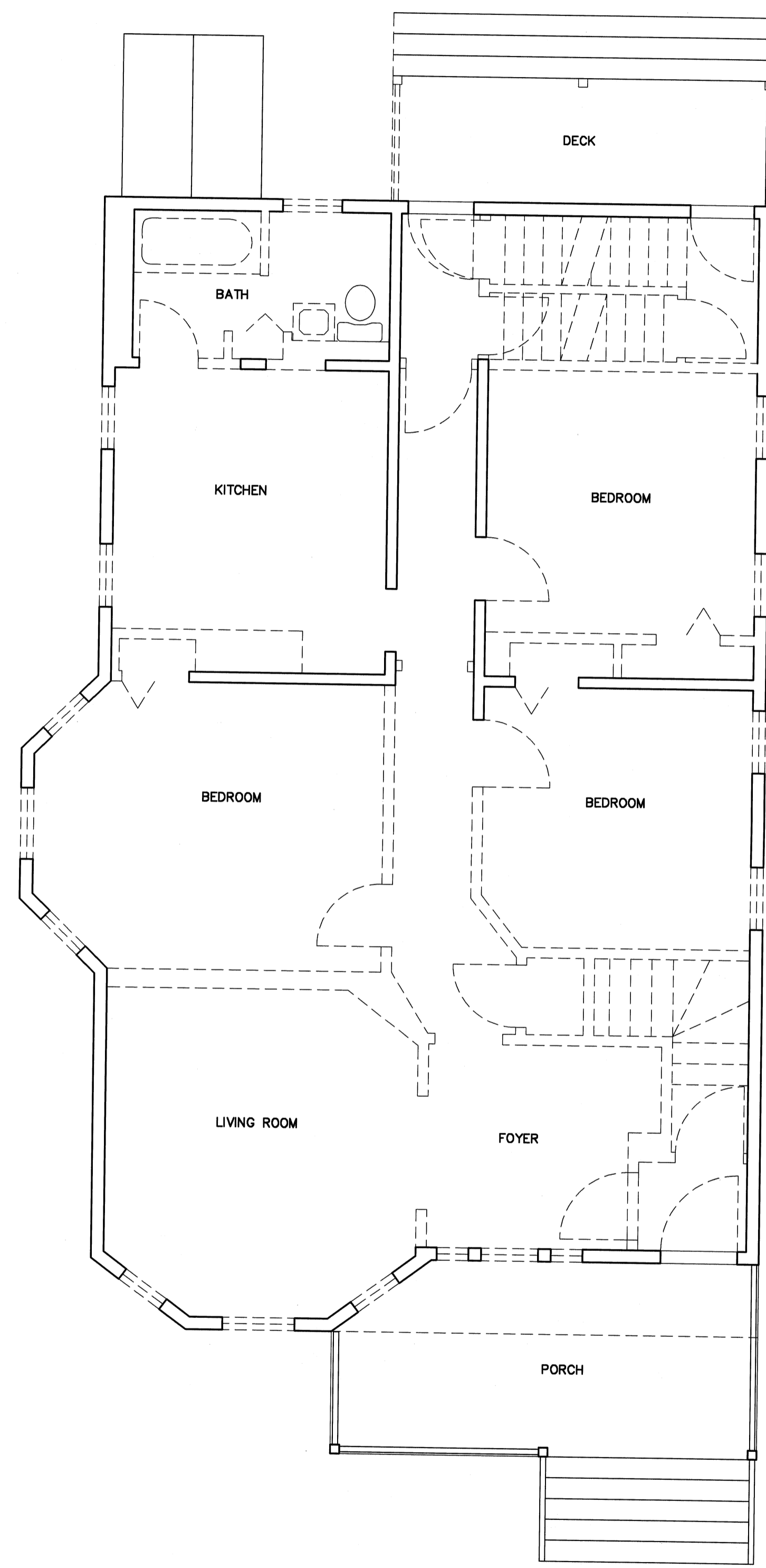
FIELD: LJG
 CALCS: ML
 CHECKED: EJC
 APPROVED: EJC

CONDOMINIUM SITE PLAN OF THE
82 PEARSON AVENUE CONDOMINIUM
 SOMERVILLE, MASSACHUSETTS
 SURVEYED FOR
GFC DEVELOPMENT

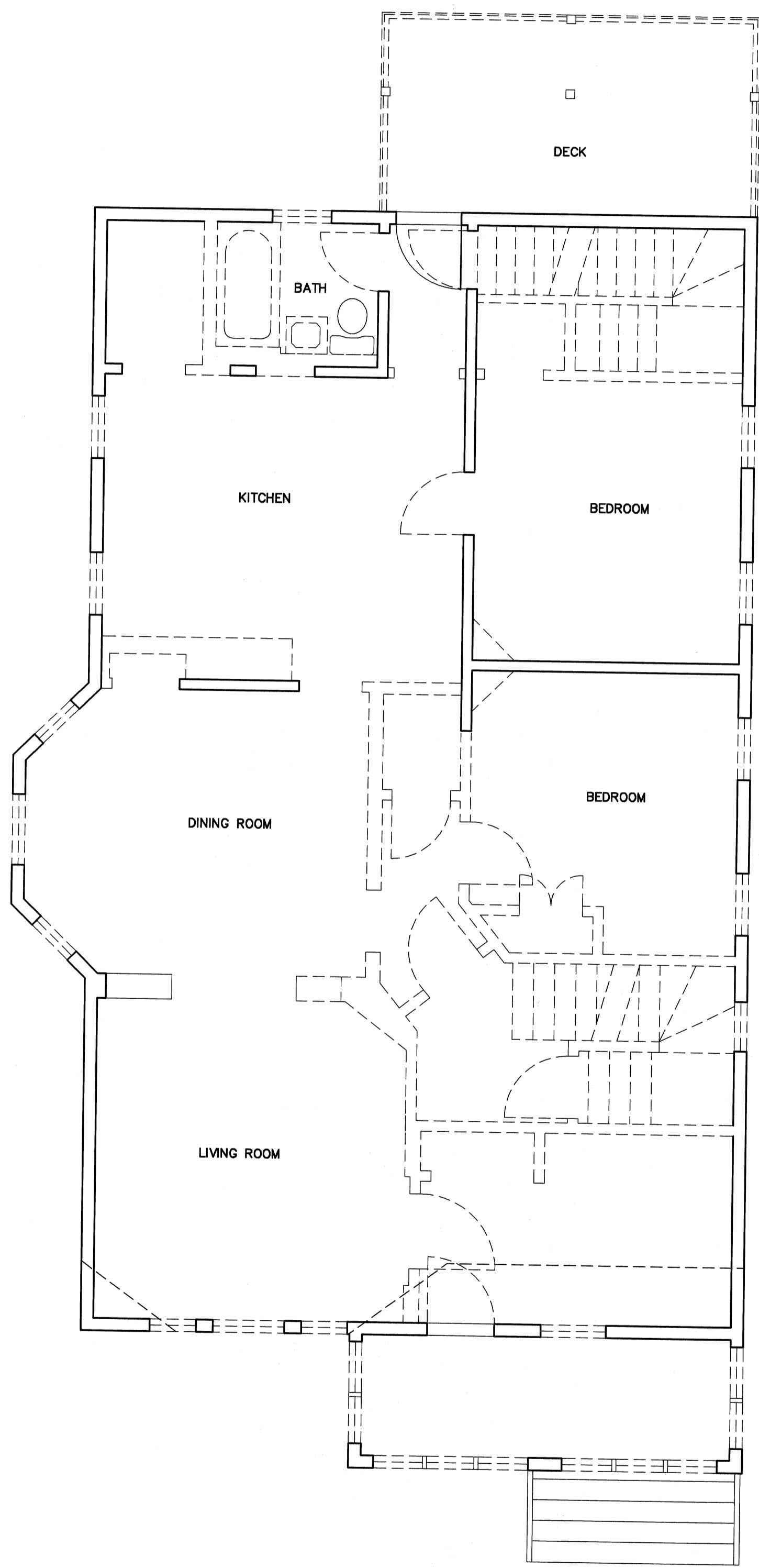
PROJECT NO.
 2012-049
 DATE: MAP 2, 2012
 SHEET NO.
 1 OF 1



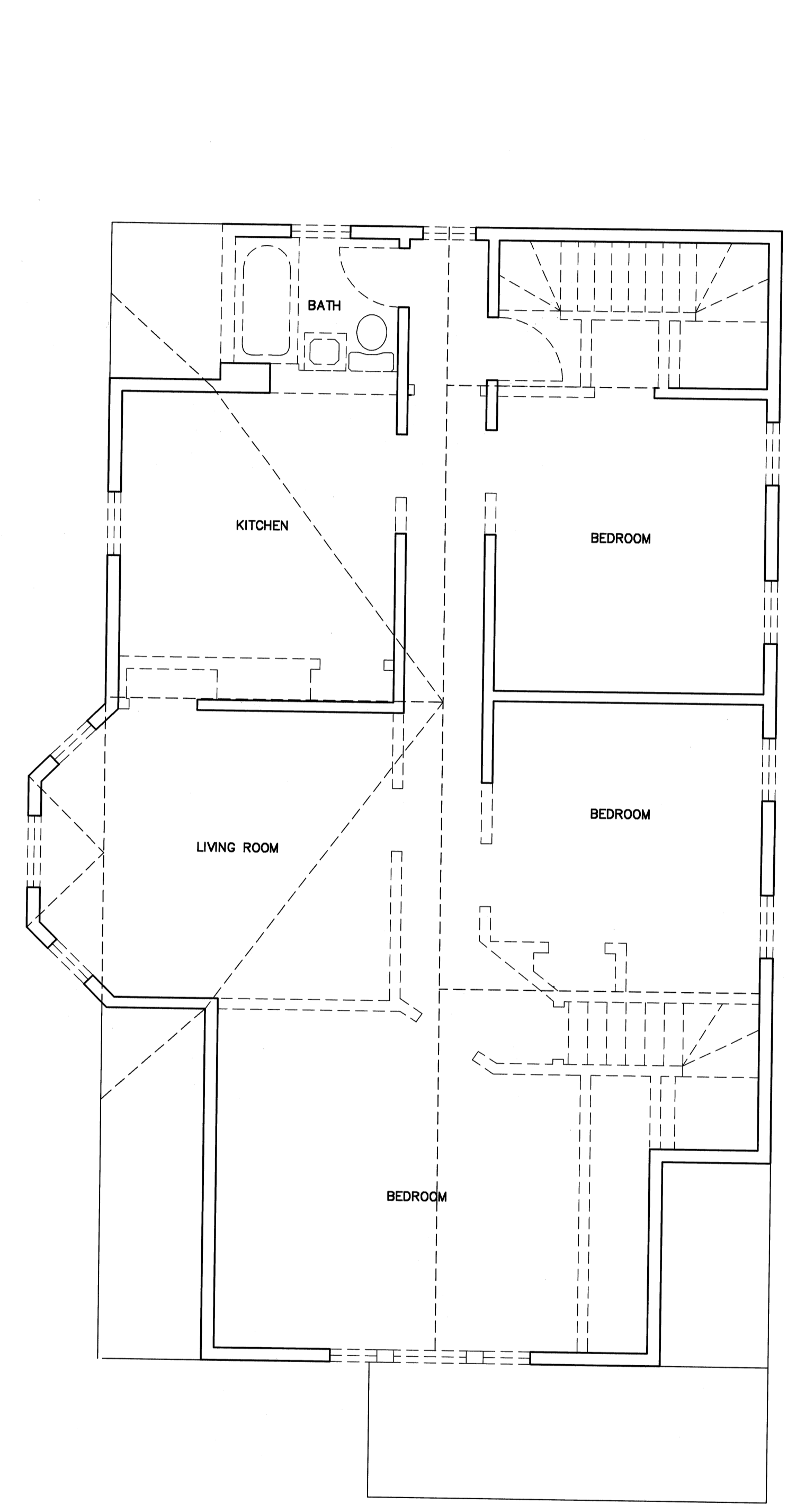
BASEMENT FLOOR PLAN EXISTING
SCALE: 1/4" = 1'-0" 974 SQ.FT.



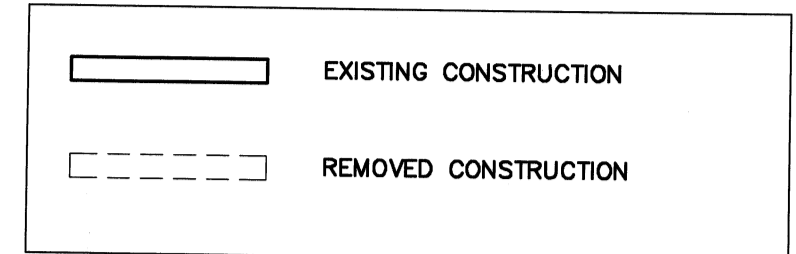
FIRST FLOOR PLAN EXISTING
SCALE: 1/4" = 1'-0" 1069 SQ.FT.



SECOND FLOOR PLAN EXISTING
SCALE: 1/4" = 1'-0" 1198 SQ.FT.



THIRD / ATTIC FLOOR PLAN EXISTING
SCALE: 1/4" = 1'-0" 1029 SQ.FT.



FLOOR PLANS EXISTING CONDITIONS AND DEMOLITION	ALTERATIONS TO THREE FAMILY RESIDENCE 82 PEARSON AVENUE SOMERVILLE, MA	ARCHITECTURE JSG INTERIOR DESIGN 93 SQUANTUM STREET MILTON MA 02186 617-688-1850 GENIUSORCONCAST.NET	DATE 12-06-06 SCALE 1/4" = 1'-0"	NO 1 PERMIT SUBMISSION ISSUE	REVISIONS	DATE 01-19-07
		2 OF 6				



PEARSON AVENUE ELEVATION
SCALE: 1/4" = 1'-0"

DASHED LINES INDICATE
REMOVED CONSTRUCTION



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



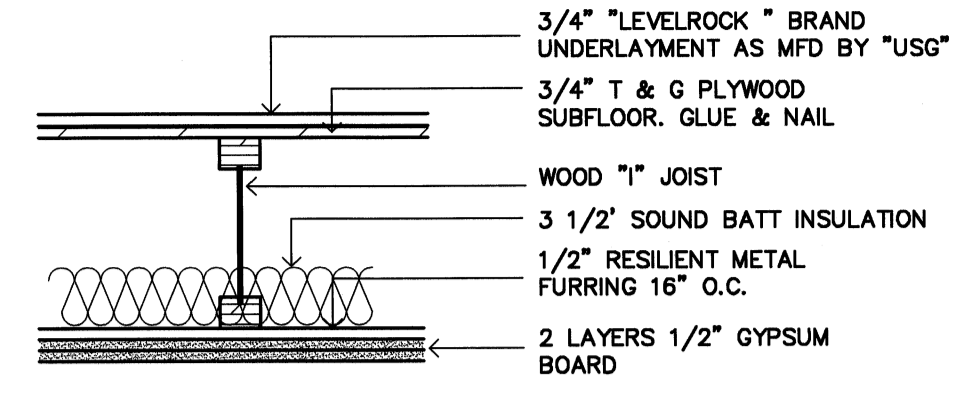
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

DATE	NO.	REVISIONS	DATE
12-08-06	1	PERMIT SUBMISSION ISSUE	01-19-07
SCALE 1/4" = 1'-0"			

JSG ARCHITECTURE
INTERIOR DESIGN
93 SQUANTUM STREET MILTON, MA 02186
617-896-1850 GENIUSORCONCAST.NET

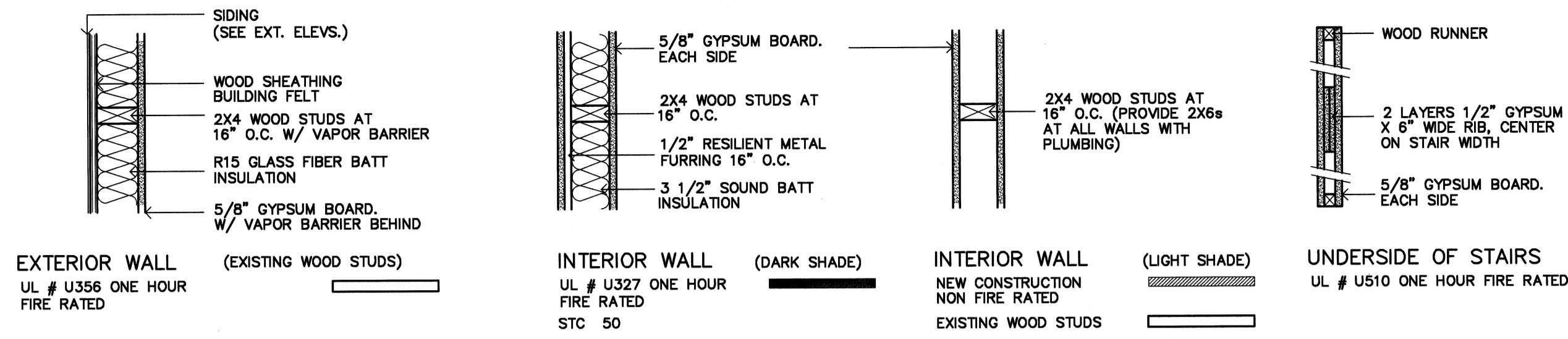
ALTERATIONS TO
THREE FAMILY RESIDENCE
82 PEARSON AVENUE
SOMERVILLE, MA

EXTERIOR ELEVATIONS
EXISTING CONDITIONS
AND DEMOLITION



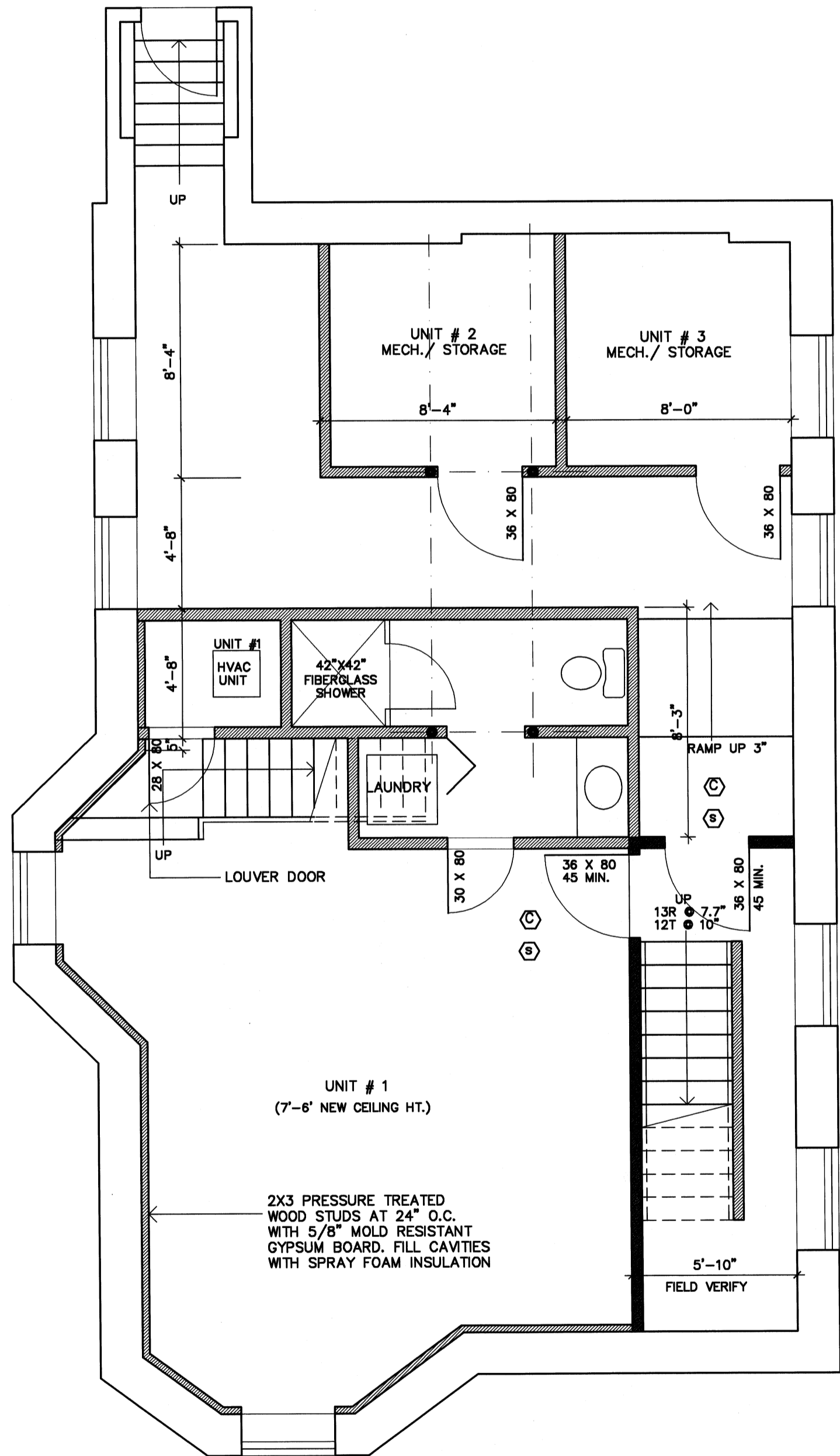
FLOOR / CEILING ASSEMBLY
 UL # L570 ONE HOUR FIRE RATED
 ALL PARTIAL OR FULL PENETRATIONS THROUGH FIRE RATED ASSEMBLY SHALL BE FIRE STOPPED OR OTHERWISE PROTECTED TO MAINTAIN THE INTEGRITY OF THE FIRE RATING
 64 STC, 62 IIC WITH ENGINEERED WOOD LAMINATE FLOOR
 66 STC, 54 IIC WITH CERAMIC TILE FLOOR

WALL TYPES
 CARRY ALL WALLS FULL HEIGHT TO STRUCTURE ABOVE

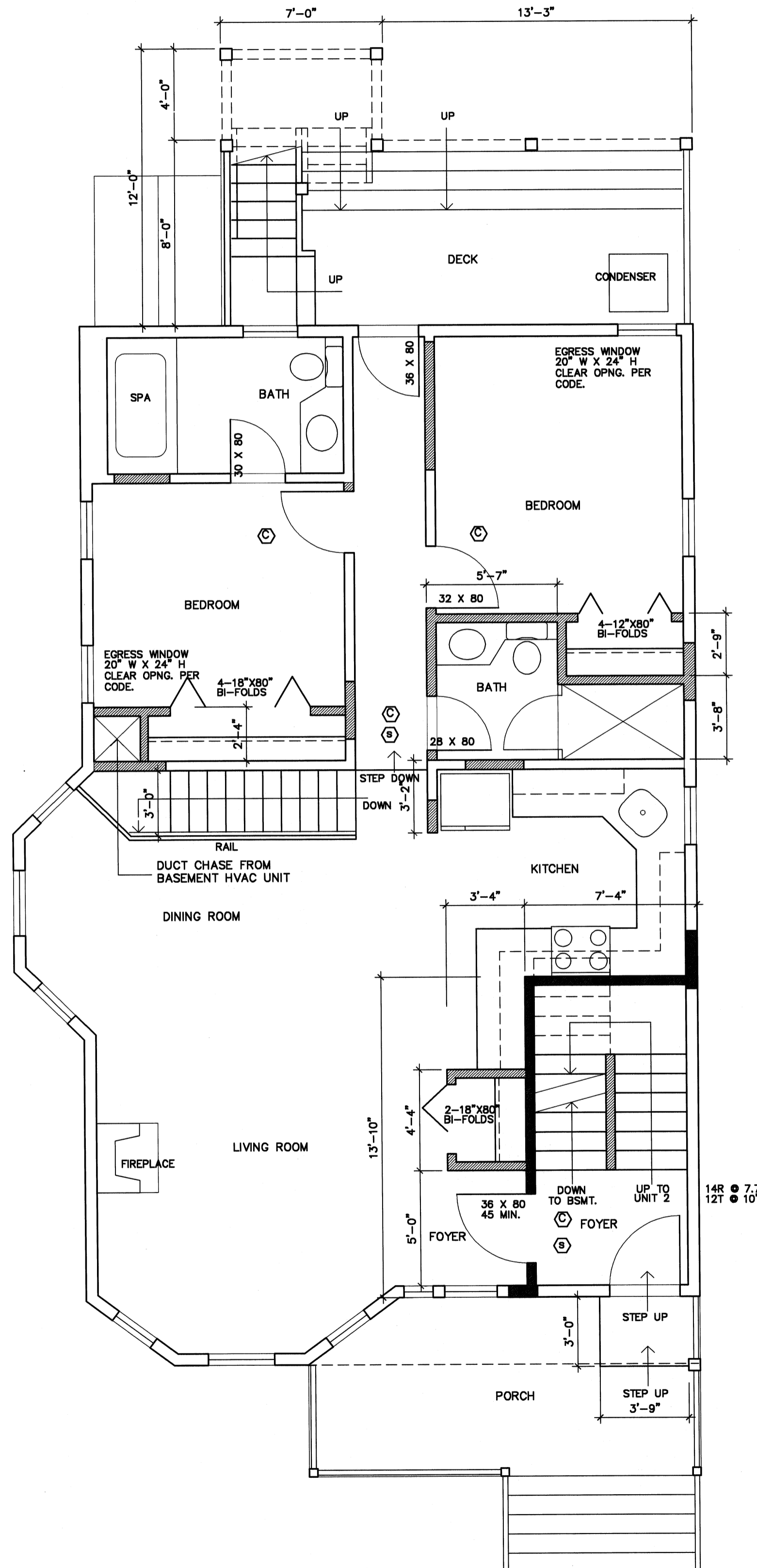


UNIT 1	BASEMENT	500 SQ. FT.
	FIRST FLOOR	995 SQ. FT.
	LIVING AREA	1495 SQ. FT.
	DECK	100 SQ. FT.
UNIT 2	LIVING AREA	1027 SQ. FT.
	DECK / PORCH	166 SQ. FT.
UNIT 3	LIVING AREA	1010 SQ. FT.
	DECK	100 SQ. FT.

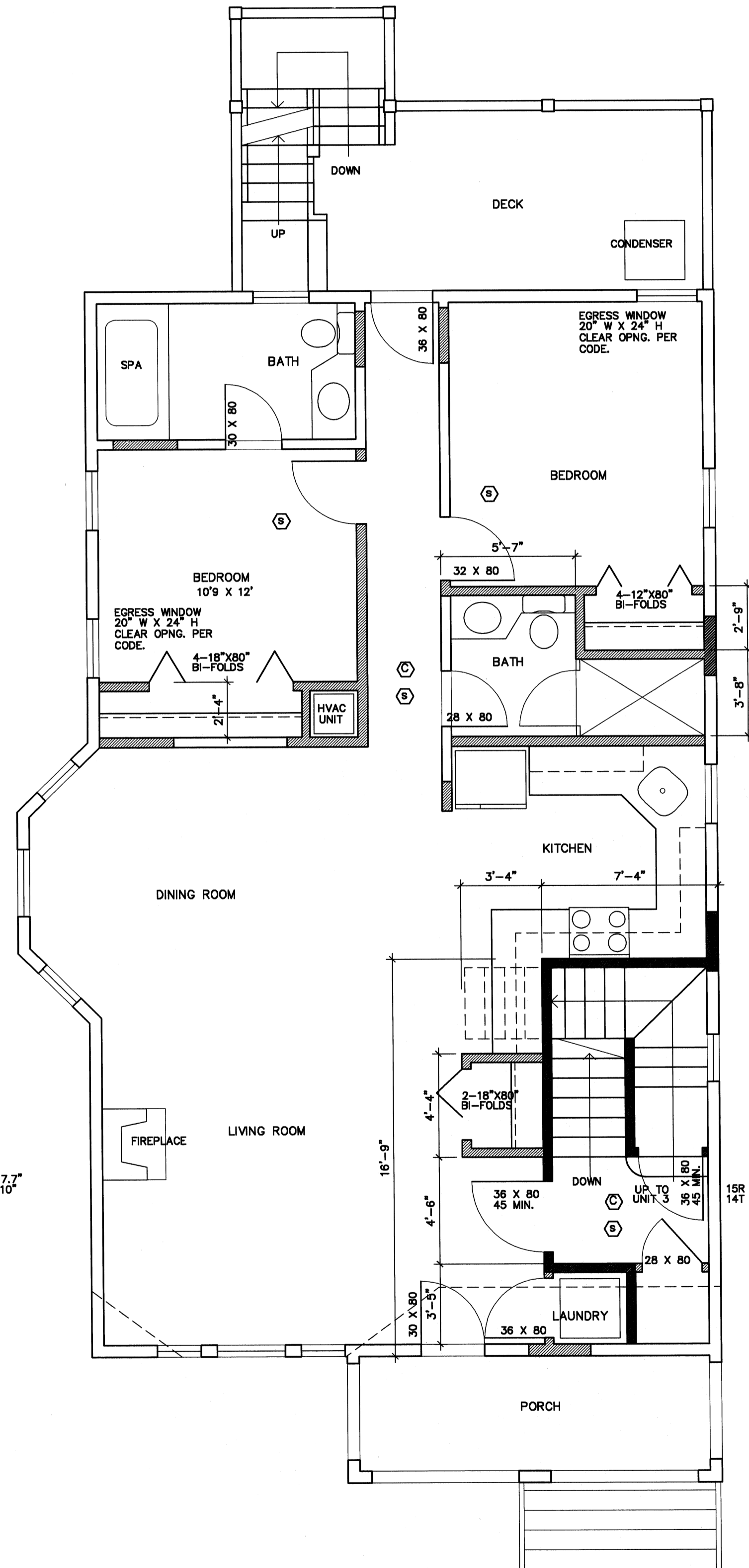
- ⊙ SMOKE DETECTOR, HARD WIRED (COMMON AREA DEVICES SHALL SIGNAL ALL DEVICES)
- ⊙ CARBON MONOXIDE DETECTOR



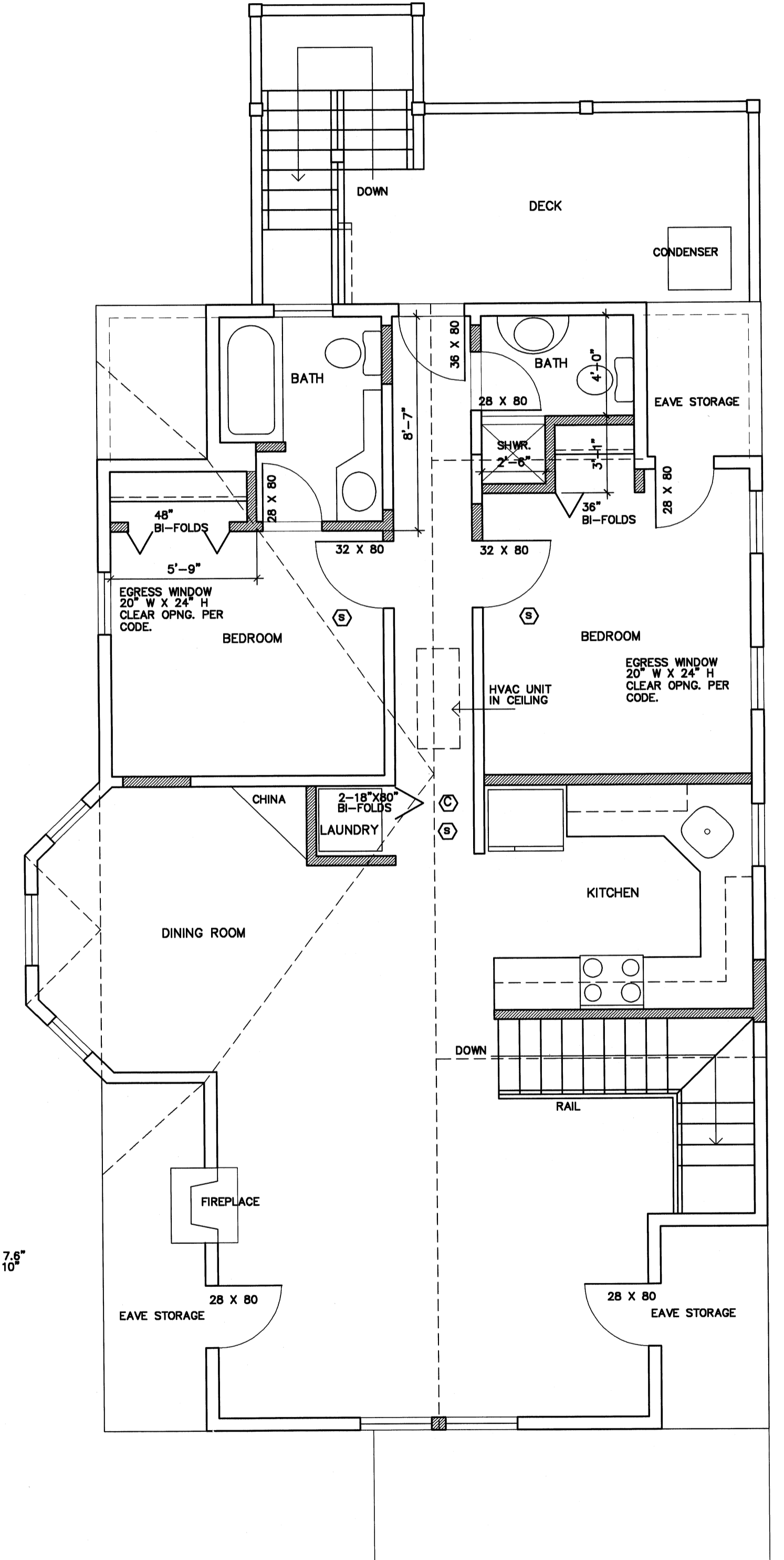
BASEMENT FLOOR PLAN EXISTING
 SCALE: 1/4" = 1'-0"



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



SECOND FLOOR PLAN UNIT 2
 SCALE: 1/4" = 1'-0"



THIRD / ATTIC FLOOR PLAN UNIT 3
 SCALE: 1/4" = 1'-0"

4 4 OF 6	FLOOR PLANS NEW LAYOUTS	ALTERATIONS TO THREE FAMILY RESIDENCE 82 PEARSON AVENUE SOMERVILLE, MA	JSG ARCHITECTURE INTERIOR DESIGN 93 SOQUANTUM STREET MALDEN MA 02168 617-686-1850 GENIUS@COMCAST.NET	DATE 12-06-06	NO 1	REVISIONS	DATE 12-16-06
				SCALE 1/4" = 1'-0"	2	DESIGN REVISIONS	01-19-07
					3	PERMIT SUBMISSION ISSUE	05-17-07



PEARSON AVENUE ELEVATION
SCALE: 1/4" = 1'-0"

CONTINUOUS RIDGE VENTS

CEDAR RAILING SYSTEM PER MASS STATE BUILDING CODE 6 TH ED. 4" CLEAR OPENINGS BETWEEN ALL COMPONENTS.

NEW WINDOWS IN NEW OPENINGS

CONTINUOUS SOFFIT VENTS

CONCRETE PIERS WITH FLARED FOOTINGS TO SUPPORT PORCH POSTS. BOTTOM OF PIERS AT 48" BELOW FIN. GR.



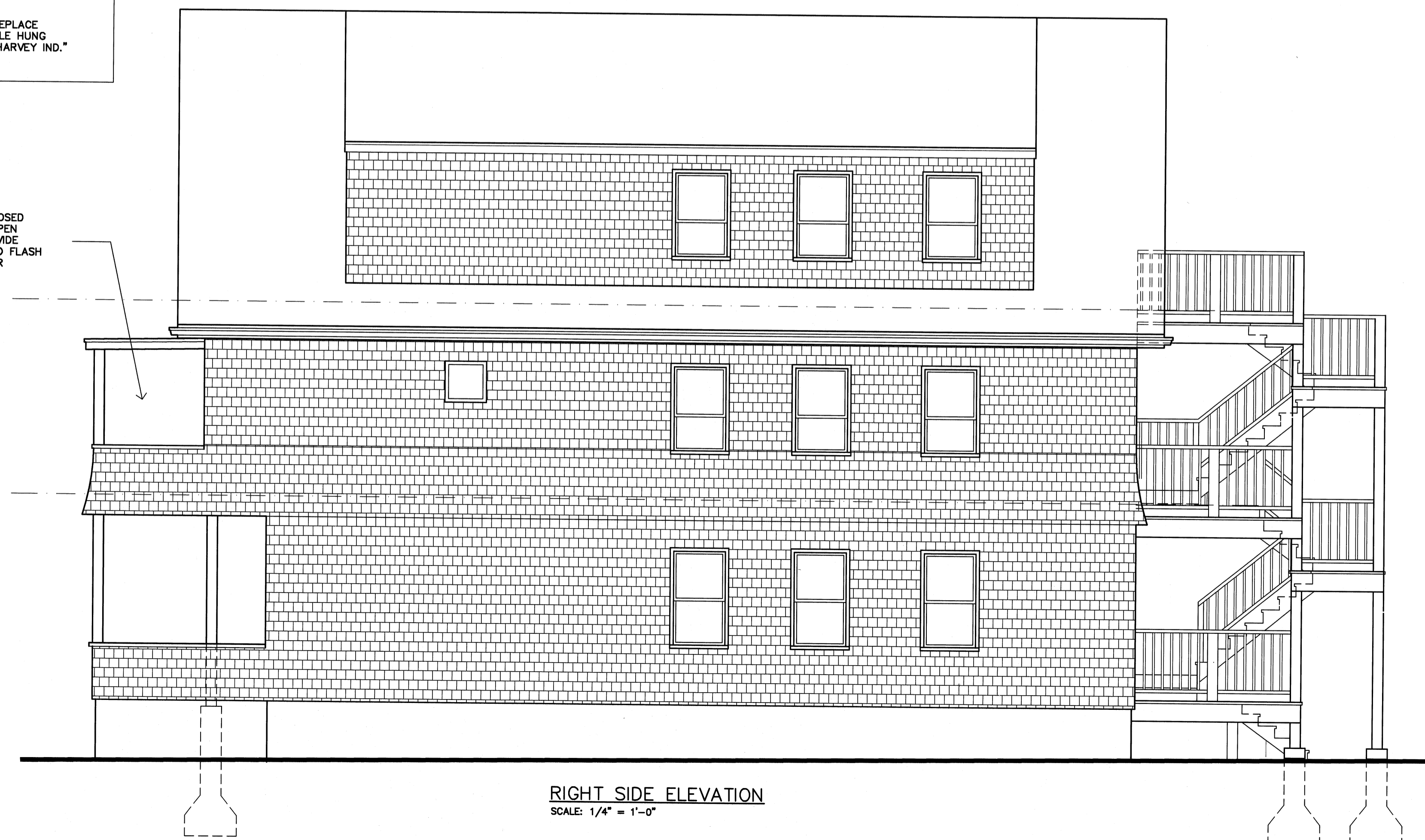
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

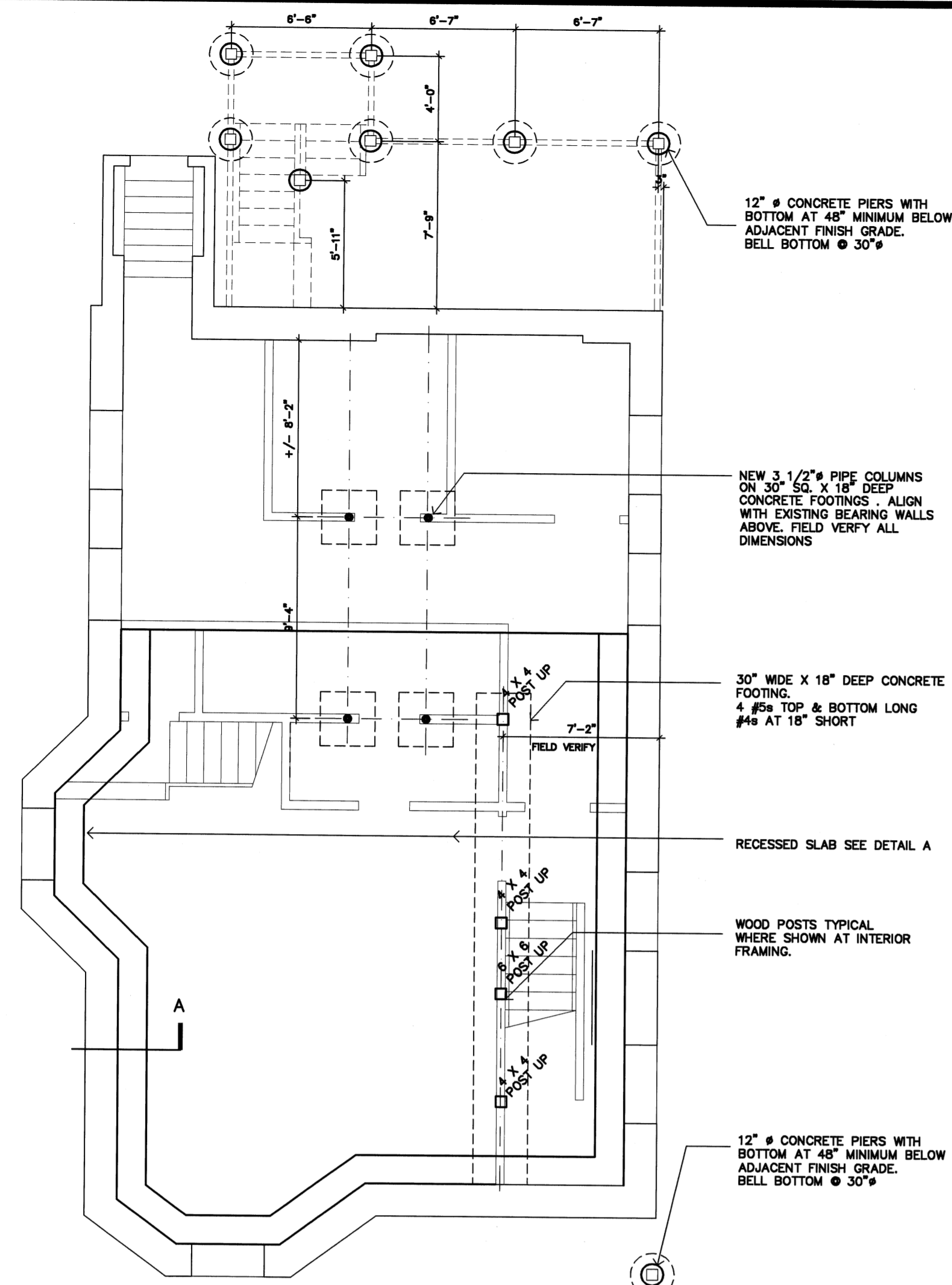
NOTE
ALL EXISTING WINDOWS TO REPLACE WITH INSULATED VINYL DOUBLE HUNG UNITS IN SAME OPENINGS. "HARVEY IND." OR EQUAL.

RESTORE FORMER ENCLOSED PORCH TO ORIGINAL "OPEN PORCH" CONDITION. PROVIDE DECKING, DRAINAGE AND FLASH TO MAIN STRUCTURE FOR WATER TIGHTNESS.



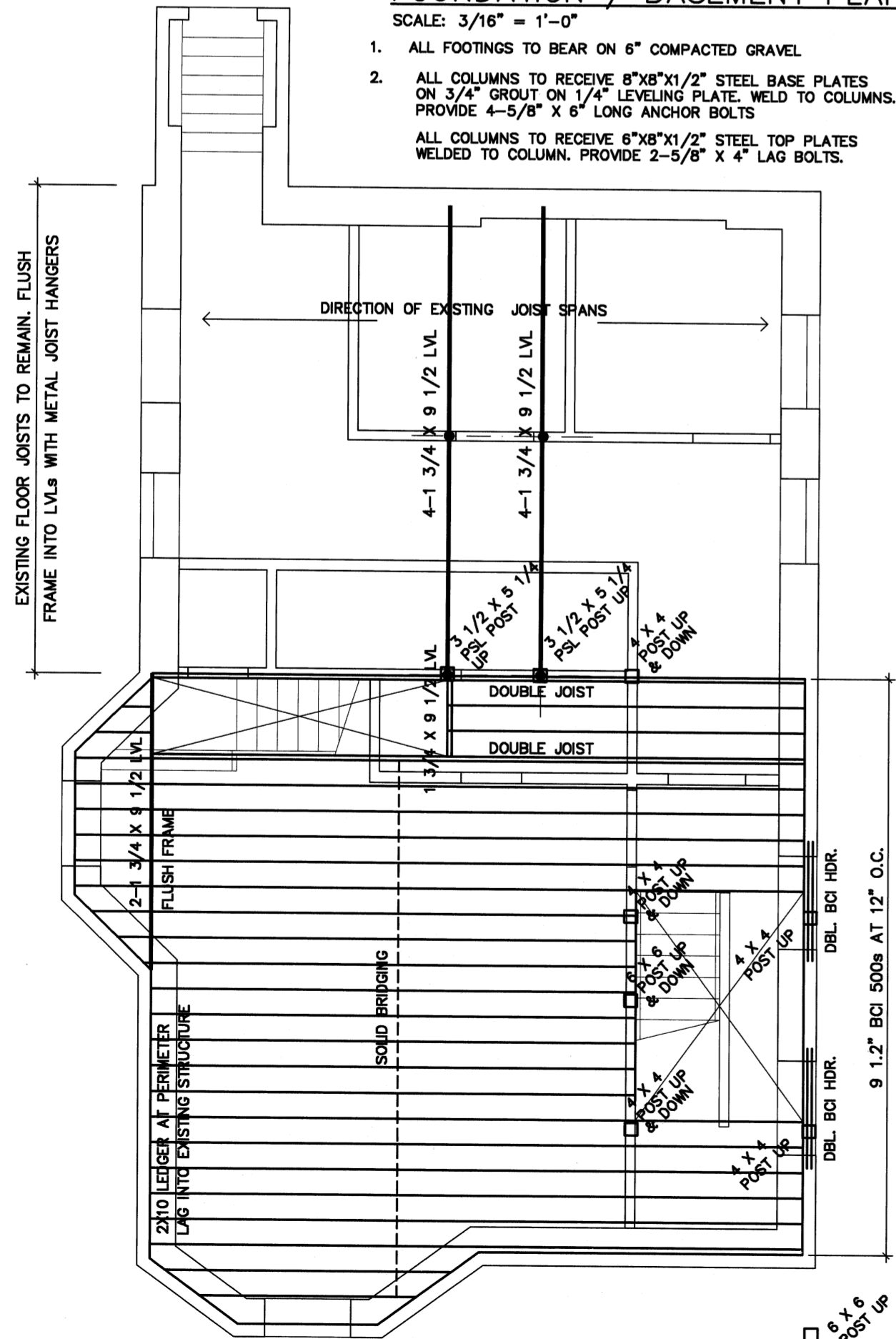
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

DATE	12-06-06	NO.	1	REVISIONS	PERMIT SUBMISSION ISSUE	DATE	01-19-07
	SCALE		1/4" = 1'-0"				
ARCHITECTURE		JSG		INTERIOR DESIGN		93 SQUANTUM STREET MILTON MA 02186	
617-698-1850		GENDUSORCOMCAST.NET		ALTERATIONS TO THREE FAMILY RESIDENCE 82 PEARSON AVENUE SOMERVILLE, MA			
EXTERIOR ELEVATIONS ALTERATIONS				5 OF 6			

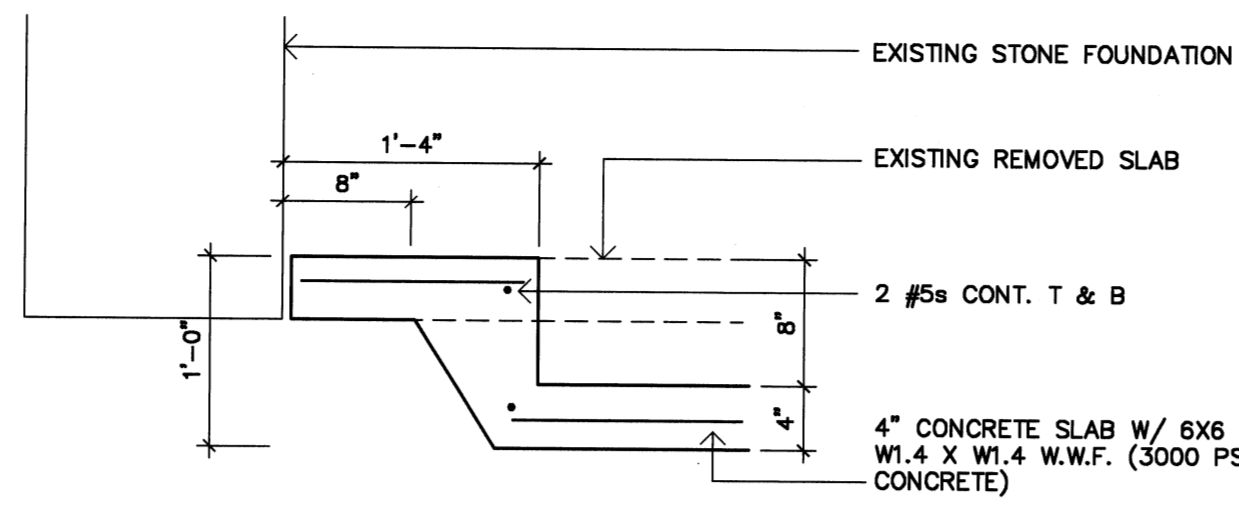


FOUNDATION / BASEMENT PLAN
SCALE: 3/16" = 1'-0"

- ALL FOOTINGS TO BEAR ON 6" COMPACTED GRAVEL.
 - ALL COLUMNS TO RECEIVE 8"X8"X1/2" STEEL BASE PLATES ON 3/4" GROUT ON 1/4" LEVELING PLATE. WELD TO COLUMNS. PROVIDE 4-5/8" X 6" LONG ANCHOR BOLTS.
- ALL COLUMNS TO RECEIVE 8"X8"X1/2" STEEL TOP PLATES WELDED TO COLUMN. PROVIDE 2-5/8" X 4" LAG BOLTS.

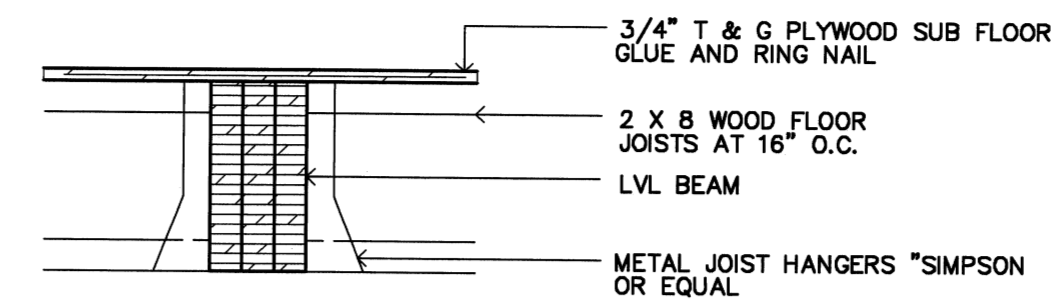


FIRST FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"

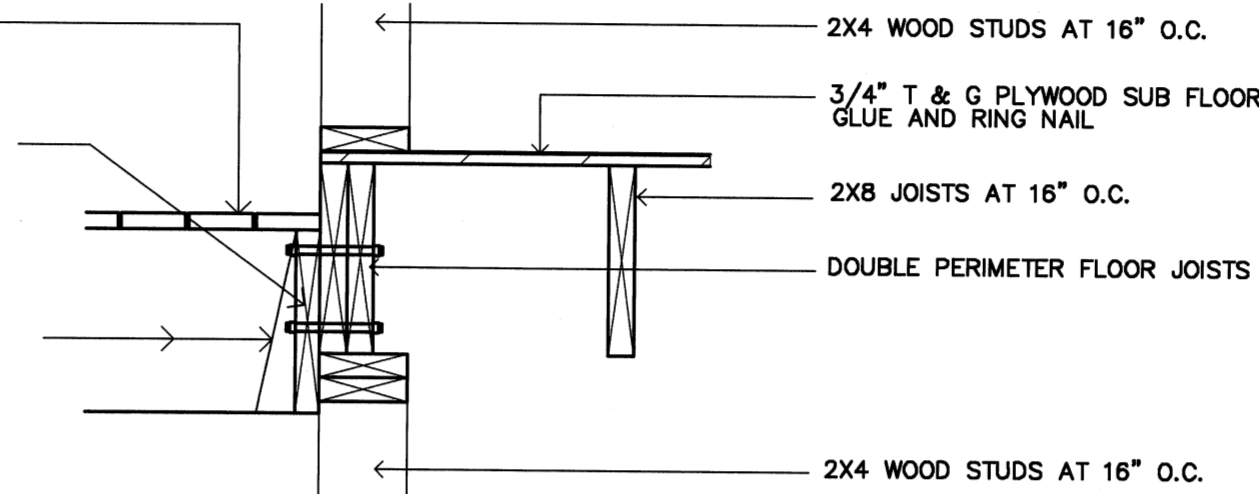


RECESSED SLAB DETAIL A
SCALE 1" = 1'-0" AT BASEMENT

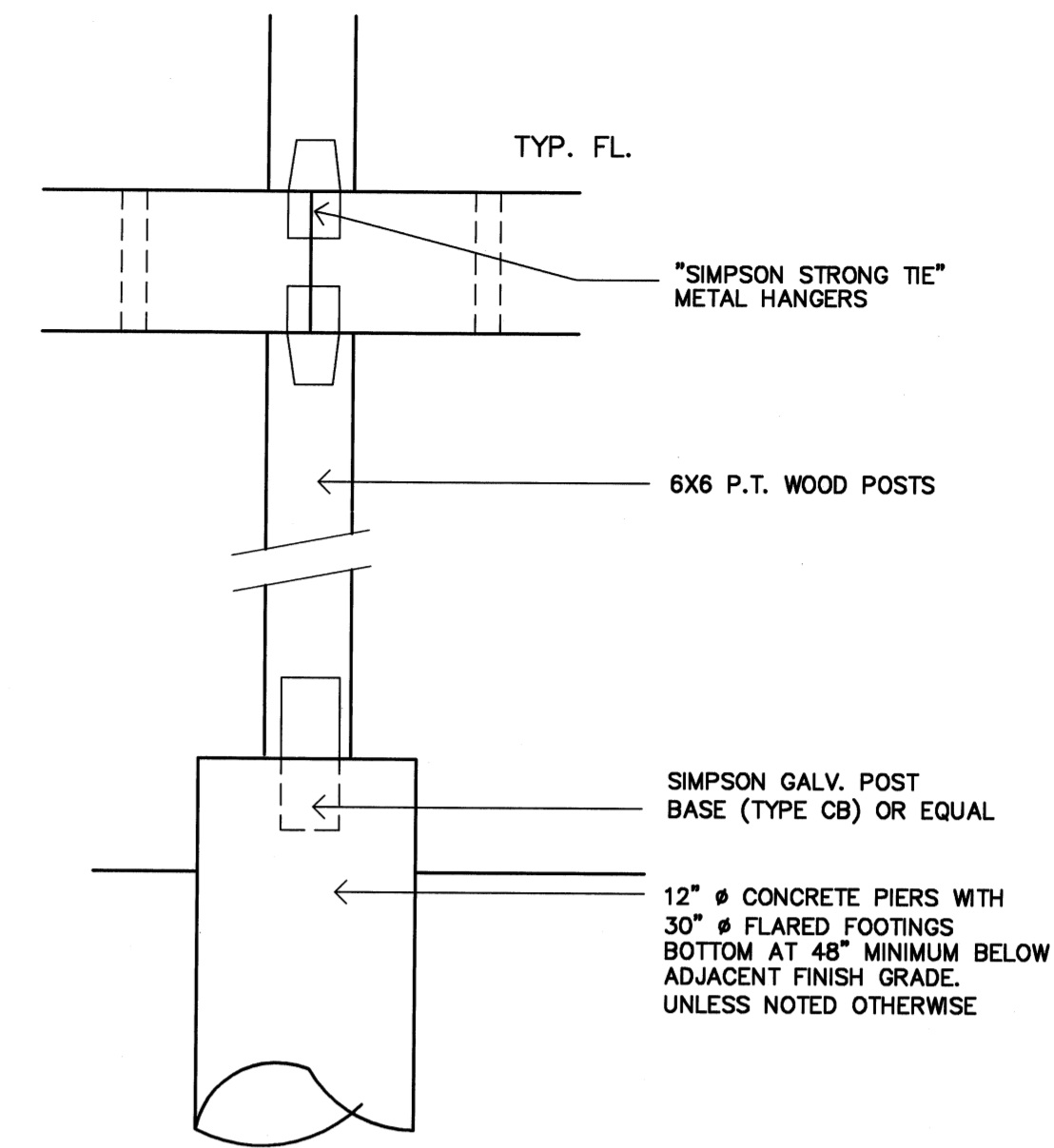
THIS DETAIL ASSUMES A DRY CONDITION AT NEW SLAB DEPTH AND NON-ORGANIC SOIL AT BEARING. SLAB TO BEAR ON 6" COMPACTED CRUSHED STONE WITH VAPOR BARRIER.
CONTRACTOR TO EXCAVATE TEST PIT AND NOTIFY ARCHITECT/ENGINEER BEFORE COMMENCING NEW SLAB WORK.
OWNER TO ENGAGE GEOTECH. ENG. FOR SOIL ASSESSMENT.



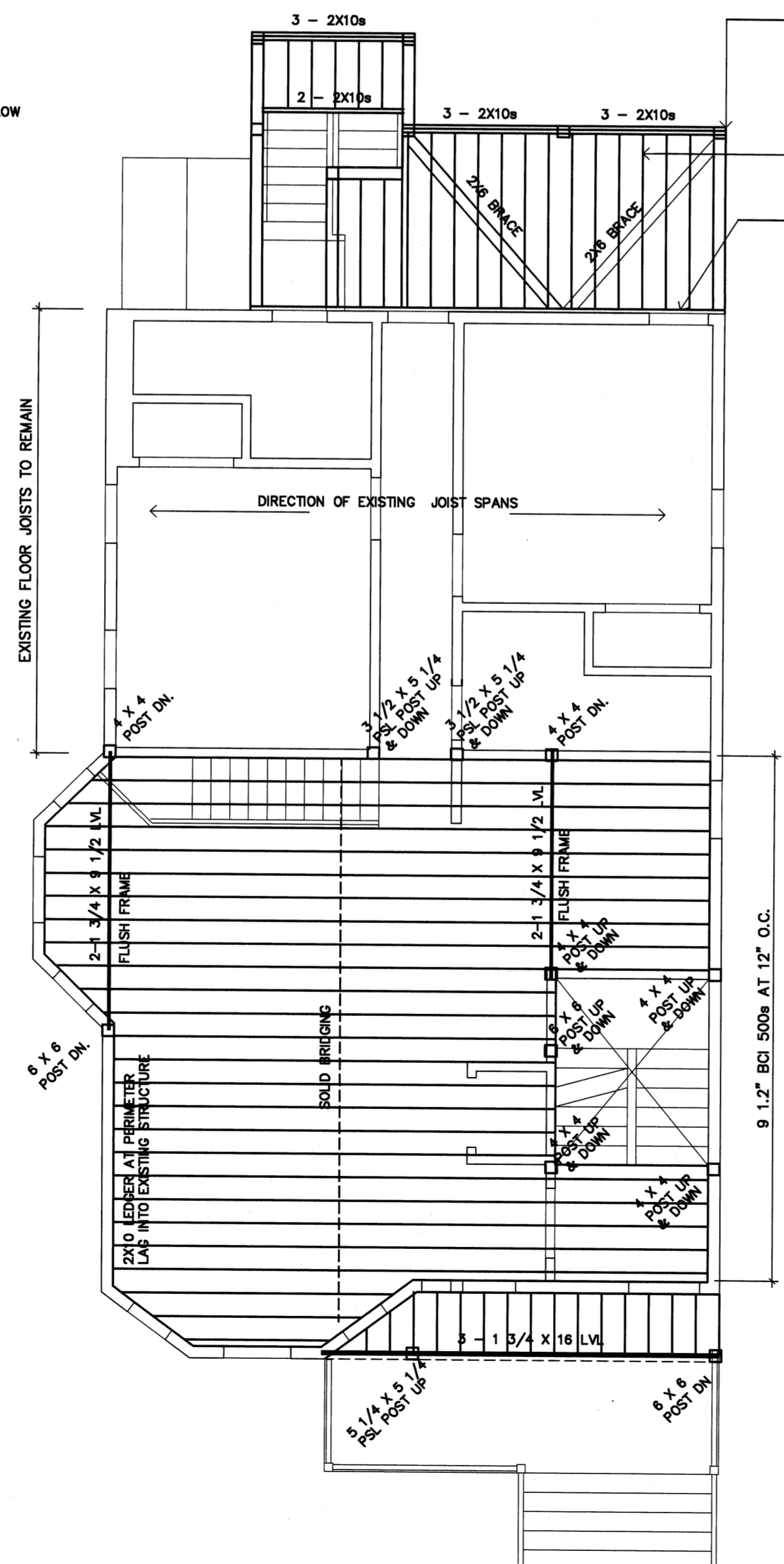
JOIST TO LVL FLUSH FRAMING
SCALE 1" = 1'-0"



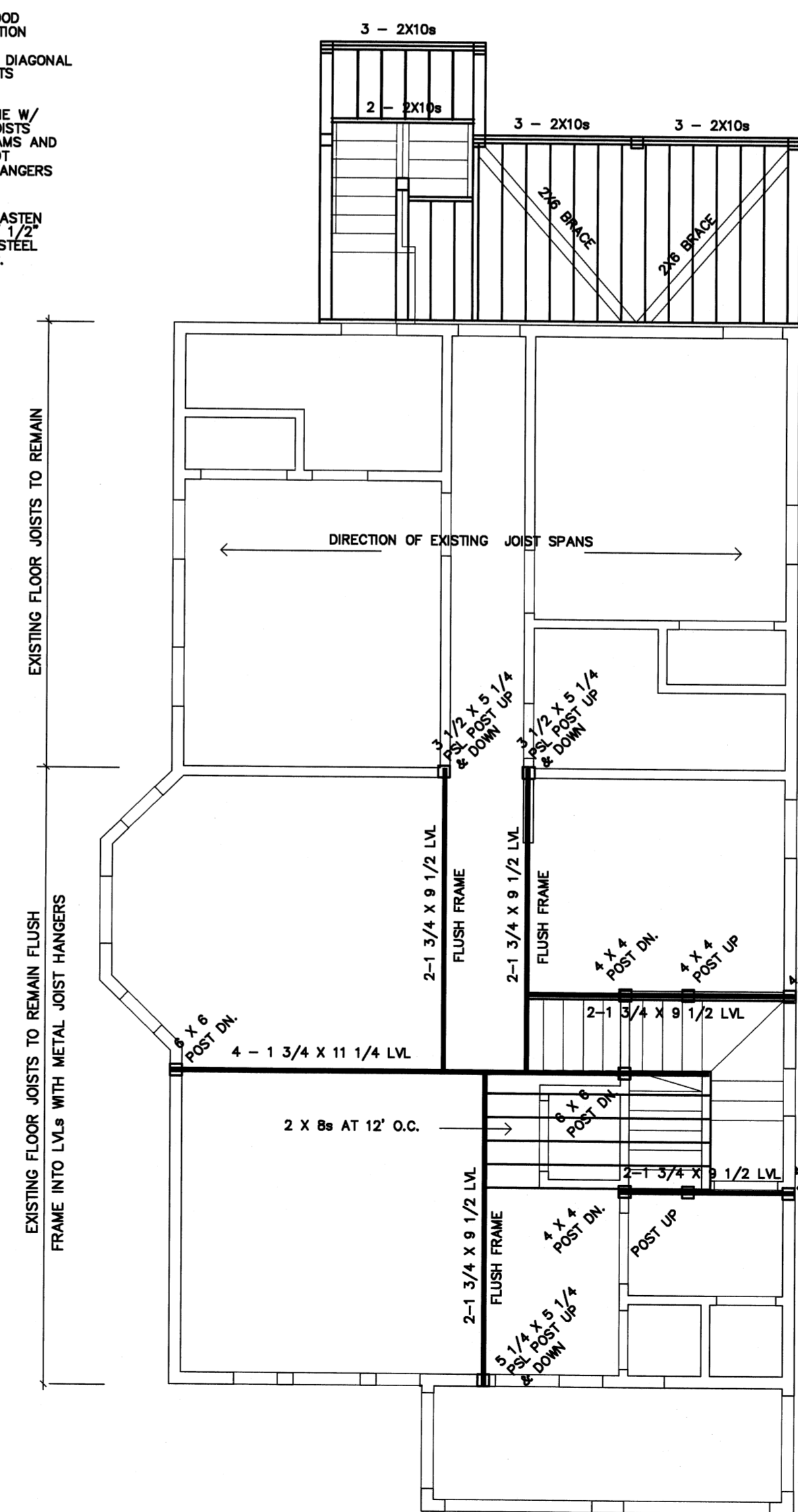
PORCH CONNECTION TO STRUCTURE
SCALE 1" = 1'-0"



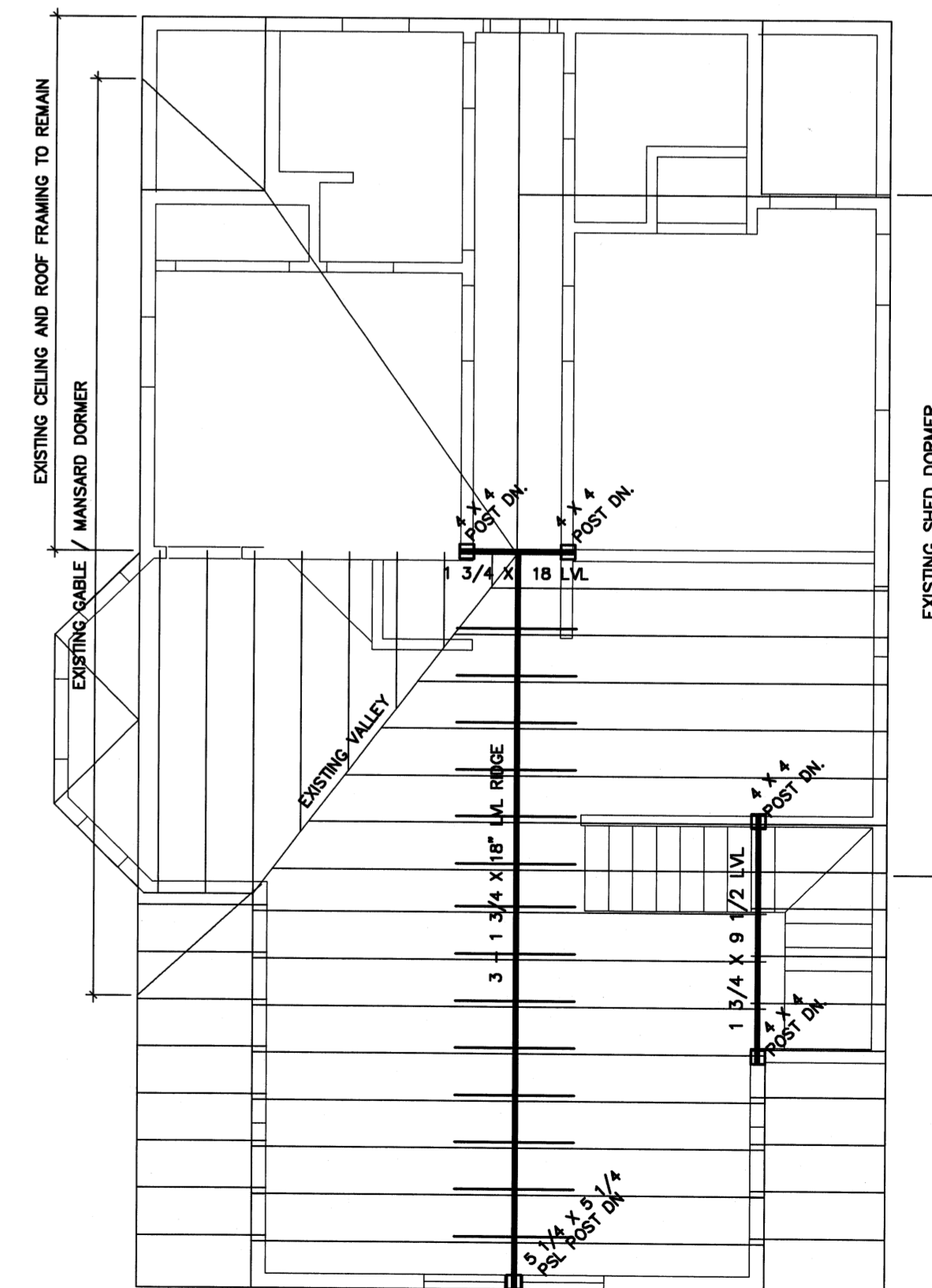
PORCH CONNECTION DETAILS
SCALE 3/4" = 1'-0" AT FOOTINGS, POSTS, AND BEAMS



SECOND FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"



THIRD FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"



NOTE: ROOF FRAMING SHOWN IN AREAS OF NEW WORK. REMOVE CEILING JOISTS AT DINING, LIVING AND KITCHEN AREAS AFTER NEW LVL RIDGE BEAMS ARE IN PLACE. PROVIDE 2X8 COLLAR TIES JUST UNDER NEW RIDGE. LAG BOLT TO EXISTING RAFTERS.

ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"

DATE	01-19-07
REVISIONS	
NO.	1
PERMIT SUBMISSION ISSUE	
DATE	01-06-06
SCALE	AS NOTED
ARCHITECTURE	JSG
INTERIOR DESIGN	
93 SQUANTUM STREET MILTON MA 02186	
617-698-1850	JSG@JSGARCH.COM
ALTERATIONS TO	
THREE FAMILY RESIDENCE	
82 PEARSON AVENUE	
SOMERVILLE, MA	
FOUNDATION / BASEMENT PLAN	
FLOOR FRAMING PLANS	
ROOF FRAMING PLAN	
6	6 OF 6