GENERAL NOTES:

1. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
2. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
3. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
4. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
5. SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
6. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.

7. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.

8. CONTRACTOR TO COORDINATE THE LOCATION OF ELECTRICAL OUTLETS TO MEET CODE. CONTRACTOR TO UPGRADE ELECTRICAL PANEL AS NEEDED TO ACCOMMODATE NEW ADDITION.

9. PAINT AND/OR STAIN ALL EXTERIOR SIDING, DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.

10. ALL PLUMBING AND LIGHTING FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.

11. CONTRACTOR TO INSTALL AND COORDINATE ALL HVAC EXTENSIONS AND RENOVATIONS INTO NEW SPACE AS REQUIRED.

GENERAL CONDITIONS

1. G. C. MUST BUILD EXACTLY WHAT IS SHOWN ON FRAMING PLANS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
2. DESIGN IS DERIVED FROM ASSUMED FIELD CONDITIONS. ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON OUR DOCUMENTS AND WHAT IS FOUND IN THE FIELD MAY CHANGE THE STRUCTURAL DESIGN, AND MUST IMMEDIATELY BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN DOCUMENTS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ARCHITECT IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
5. FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.

FOUNDATIONS

1. EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.
2. EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FEET, OR AS MODIFIED BY THE STRUCTURAL ENGINEER, BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ARCHITECT.
3. SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT.
4. BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 6" LAYERS. LAYERS SHALL BE COMPACTED TO 96% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557, METHOD D.
5. BACKFILLING AGAINST WALLS OR PIERS MAY ONLY BE DONE AFTER WALLS OR PIERS ARE BRACED TO PREVENT MOVEMENT. FOR WOOD FRAMED RESIDENTIAL CONSTRUCTION, NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST FLOOR DECK HAS BEEN FRAMED AND SHEATHED, UNLESS WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
6. PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING, AND FOUNDATION WALL INSULATION AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

7. PROVIDE METAL OR PVC SLEEVES IN THE FOUNDATION WALLS FOR SEWER, GAS, ELECTRIC, AND WATER LINES, AS REQUIRED.

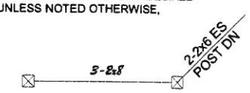
ICYNENE

CONTRACTOR TO SPRAY APPLY ICYNENE INSULATION FORMULA, APPLIED TO A THICKNESS ADEQUATE TO ACHIEVE SPECIFIED R VALUES. ALL FOUNDATION SILL PLATES AND FLOOR / WALL JUNCTION PLATES TO BE CAULKED TO AVOID AIR LEAKAGE. ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS TO BE SIZED TO FURNISH A MINIMUM 1/2" SPACE AROUND THE PERIMETER OF FRAME TO PERMIT INSTALLATION OF FOAM INSULATION. ALL JOINTS BETWEEN EXTERIOR FRAMING MEMBERS TO BE CAULKED TO AVOID AIR LEAKAGE. CEILING VAPOR BARRIER TO BE CAULKED AND STAPLED TO THE TOP PLATES OF INTERIOR PARTITIONS AND TO THE LOWER TOP PLATES OF EXTERIOR WALLS. ROOF ASSEMBLY TO BE NON-VENTED (NO SOFFIT OR RIDGE VENTS) PER MFGR SPECS FOR ICYNENE INSULATION SYSTEM. BUILDING TO BE MECHANICALLY VENTED. ALL VERTICAL WIRING FOR ELECTRIC, CABLE, TELEPHONE, SECURITY, ETC. SHALL BE SECURED TO THE INSIDE OF STUDS EVERY 3'-0" AND 1 1/2" FROM THE GWB SURFACE FOR ALL RUNS. CEILING OUTLETS SHALL BE INSTALLED USING VAPOR BARRIER PANS/ BOXES WHICH ARE CAULKED WITH ACOUSTICAL CAULKING MATERIAL PRIOR TO THE INSTALLATION OF THE ATTIC INSULATION.

ROUGH CARPENTRY

1. ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION STANDARDS" - AITC 100.
2. WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLS SHALL BE SPRUCE PINE FIR #2 OR BETTER, WITH A MINIMUM Fb = 875 PSI (SINGLE USE) AND Fb = 1000 PSI (REPETITIVE USE), AND E SHALL BE 1,400,000 PSI OR BETTER.
3. WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2 OR BETTER.
4. LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM Fb = 3080 PSI, E = 2,000,000 PSI, AND Fv = 285 PSI. LVL BEAMS SHALL BE "VERSALAM" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
5. WOOD "I" BEAMS SHALL BE "BCI" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR. MANUFACTURER'S RECOMMENDATIONS FOR BEARING, REINFORCING, CUTS, CANTILEVERS, FASTENING, ETC., SHALL BE STRICTLY ADHERED TO.
6. PLYWOOD WALL SHEATHING, ROOF SHEATHING, AND SUBFLOORING SHALL BE APA GRADE, TRADEMARKED C-D INTERIOR WITH EXTERIOR GLUE. SUBFLOORING SHALL BE 3/4" THICK TONGUE AND GROOVE, AND SHALL BE GLUED TO FLOOR JOISTS WITH AN APPROVED ADHESIVE PRIOR TO NAILING. ROOF SHEATHING SHALL BE 5/8" THICK WHEN SUPPORTS ARE SPACED AT 16" CENTERS. FOR 24" CENTERS, SHEATHING SHALL BE 5/8" THICK, AND SHALL BE TONGUE AND GROOVE OR ALIGNED WITH METAL H CLIPS BETWEEN RAFTERS. WALL SHEATHING SHALL BE 1/2" THICK.
7. ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 8" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESSURE TREATED. BEAM ENDS IN CONCRETE BEAM POCKETS SHALL BE WRAPPED IN A SELF-ADHERING RUBBER MEMBRANE.
8. JOIST AND BEAM HANGERS SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS.

9. UNLESS DETAILED OR SPECIFIED OTHERWISE, PROVIDE AT LEAST TWO JACK STUDS BENEATH ENDS OF 2X12, LVL, AND PARALLAM HEADERS AND BEAMS. WHERE POSTS ARE CALLED OUT AS MULTIPLE 2XS, SUCH AS 2-2X6, 3-2X6, 4-2X6, ETC., ONE 2X SHALL BE POSITIONED AS A KING STUD AND THE BALANCE SHALL BE JACK STUDS.
10. FOR WOOD JOIST SPANS UP TO 14 FEET, PROVIDE A SINGLE ROW OF FULL DEPTH BLOCKING BETWEEN JOISTS AT MIDSPAN. FOR SPANS EXCEEDING 14 FEET, PROVIDE TWO ROWS OF FULL DEPTH BLOCKING BETWEEN JOISTS AT THIRD POINTS OF THE SPAN.
11. GABLE-END WALL STUDS IN CATHEDRAL, PARTIAL CATHEDRAL, OR HIGH CEILING SPACES SHALL SPAN UNINTERRUPTED FROM THE FLOOR PLATE TO THE UNDERSIDE OF THE ROOF RAFTERS. THEY SHOULD NOT BE INTERRUPTED BY ANY HORIZONTAL PLATES OR BEAMS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
12. MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPLICED OVER SUPPORTS.
13. PROVIDE SIMPSON H1 OR H2.5 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND IT'S BEARING POINT.
14. UNLESS ANOTHER CONNECTOR IS CALLED OUT, PROVIDE ONE SIMPSON A34 FRAMING ANCHOR AT EACH RAFTER/RIDGE BEAM INTERSECTION, AND TWO WHEN RAFTERS ARE DOUBLED OR TRIPLED (ONE EACH SIDE).
15. CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUTS AND BORE HOLES IN FRAMING LUMBER. IN GIRDERS, BEAMS, OR JOISTS, CUTS AND BORE HOLES SHALL NOT BE DEEPER THAN 1/5 THE MEMBER DEPTH NOR MORE THAT 2" IN DIAMETER., AND SHALL NOT BE LOCATED NEARER TO THE END OF THE SPAN THAN THREE TIMES THE MEMBER DEPTH NOR WITHIN THE CENTER THIRD OF THE SPAN UNLESS REINFORCED TO MEET STRESS CALCULATIONS.
16. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER SUPPORT. BLOCKING TO MATCH UPPER POST SIZE.
17. SET LVL BEAMS THAT FRAME FLUSH WITH DIMENSIONED LUMBER JOISTS 3/8" BELOW THE TOP OF JOISTS TO ALLOW FOR JOIST SHRINKAGE. WHERE BEARING WALLS OR POSTS LAND ON THESE BEAMS, INFILL GAP WITH 3/8" PLYWOOD FOR SOLID BEARING.
17. RAFTERS TO BE CONNECTED TO HIP AND VALLEY MEMBERS WITH A MINIMUM OF 6-16d EQSP (UNLESS NOTED OTHERWISE ON PLAN).
18. ALL RAFTERS TO LVL RIDGE CONNECTIONS TO BE MADE WITH A MINIMUM OF 6-16d TOENAILS EQSP AND A SINGLE A34 SIMPSON ANGLE WHERE INDICATED ON PLAN.
19. VALLEYS AND HIPS TO BE CONNECTED TO SUPPORTING ELEMENTS WITH A MIN OF 8-16d, UNLESS NOTED OTHERWISE ON PLAN.
20. ROOF SHEATHING TO EXTEND FULLY UNDER OVER FRAMED AREAS.
21. POST IDENTIFICATION AT HEADERS AS FOLLOWS:
POST DN (AT END OF SPAN) - UNLESS NOTED OTHERWISE, PROVIDE SINGLE JACK STUD & SINGLE KING STUD, IF THREE OR MORE STUDS ARE CALLED OUT, ONE OF THEM IS A KING STUD AND THE BALANCE ARE JACK STUDS.
POST UP & DN - SOLID VERTICAL BLOCKING THRU FLOOR REQUIRED
22. HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE,



23. ALL 2X6S USED AS RAFTERS, BEAMS, JOISTS TO BE STRUCTURAL #1 OR #2 NOT STD GRADE.
24. ALL CONNECTING ELEMENTS, JOIST HANGERS, CAP PLATES, ETC BY SIMPSON.

CONCRETE

1. ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. CONCRETE SHALL ACHIEVE A MINIMUM 28 DAY DESIGN STRENGTH AS FOLLOWS:

FOOTINGS, WALLS, INTERIOR SLABS-ON-GRADE, AND OTHER CONCRETE NOT OTHERWISE SPECIFIED - 3000 PSI. EXTERIOR SLABS EXPOSED TO WEATHER - 4000 PSI.
3. SLUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3-5".
4. REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60, FIELD BENT - ASTM A615, GRADE 40, WELDED WIRE FABRIC - ASTM A185.
5. NON-SHRINK GROUT SHALL BE "EMBECO 153" BY MASTER BUILDERS, "SONOGROUT" BY SONNEBORN BUILDING PRODUCTS , "FIVE STAR GROUT" BY U.S. GROUT CORPORATION, OR EQUAL AS APPROVED BY THE OWNER.
6. THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN TO THE OWNER FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE FIRST PLACEMENT.
7. INSPECTION AND APPROVAL BY THE OWNER OR THEIR REPRESENTATIVE SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PROVIDE QUALITY CONTROL, MATERIALS, AND WORKMANSHIP FULLY INSURING THAT THIS WORK WILL CONFORM TO THE CONTRACT REQUIREMENTS.

CONSTRUCTION DOCUMENTS
APRIL 30, 2018

PROJECT DISCRIPTION:

RENOVATE EXISTING 3RD FLOOR OF EXISITNG 3 FAMILY HOME AND REBUILD DECKS WITH NEW CODE COMPLIANT EGRESS STAIRS (TYPE 2 EXISTING BUILDING - LESS THAN 50% AREA RENOVATION)

DRAWING LIST

A1 COVER SHEET
A2 FOUNDATION DEMO PLAN
A3 FIRST FLOOR DEMO PLAN
A4 SECOND FLOOR DEMO PLAN
A5 THIRD FLOOR DEMO PLAN
A6 ELEVATION DEMO PLAN
A7 FOUNDATION FLOOR LAYOUT
A8 FIRST FLOOR LAYOUT
A9 SECOND FLOOR LAYOUT
A10 THIRD FLOOR LAYOUT
A11 THIRD FLOOR CEILING & SCHEDULES
A12 ENLARGED BATHROOMS
A13 NEW ELEVATIONS
A14 STRUCTURAL
A15 STRUCTURAL

SYMBOL LEGEND

WALL TO BE DEMOLISHED
EXISTING WALL TO REMAIN
NEW WALL
2 A12 SECTION
5 DOOR TAG
B WINDOW TAG
RECESSED CAN LIGHT AS SELECTED BY OWNER
WALL MOUNTED SCONCES AS SELECTED BY OWNER
CEILING MOUNTED LIGHT AS SELECTEDBY OWNER

BASED ON INTERNATIONAL EXISTING BUILDING CODE 2015, MASSACHUSETTS ADDITION (780CMR - 9TH ADDITION) SEE WORK AREA TABLE SHEET A3

PROJECT INFORMATION: PER ZONING AMENDMENTS DATED 02/12/2018
SOMERVILLE ZONING DISTRICT RB:

FRONT YARD SETBACK: 10'-0" (1'-7" UNCHANGED NON-CONFORMING)
REAR YARD SETBACK: 20'-0" (CONFORMING - UNCHANGED)
SIDE YARD SETBACK: 10'-0" (2'-5" - CHANGED NON-CONFORMING)
FRONTAGE: 75'-0" (EXISTING 66'-0" NON COMPLIANT) - UNCHANGED
LOT AREA: 4500 (3978 SQFT NON CONFORMING (UNCHANGED))
MAX HEIGHT: 40'/3 STORIES (34'-9" (3) STORIES CONFORMING)
SEE SITE PLAN FOR PERVIOUS AREA
LANDSCAPE (MAX): 25% - SEE SURVEY
OPEN AREA (MIN): 50% - SEE SURVEY
FAR: UNCHANGED

ENERGY AUDIT:

COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENERGY CODE (IRC 2015 W/ MASSACHUSETTS AMENDMENTS SECTION N1101).

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):
1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R49 ROOF R-VALUE, R20 WALL R-VALUE, R30 FLOOR R-VALUE, R10 CRAWL SPACE WALL R-VALUE.
2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING W/ .30 U FACTOR.
3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

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Date:	Issued for:
03/22/18	SCHEMATIC DRAWINGS
04/24/18	DESIGN DEVELOPMENT
04/30/18	CONSTRUCTION DOCS

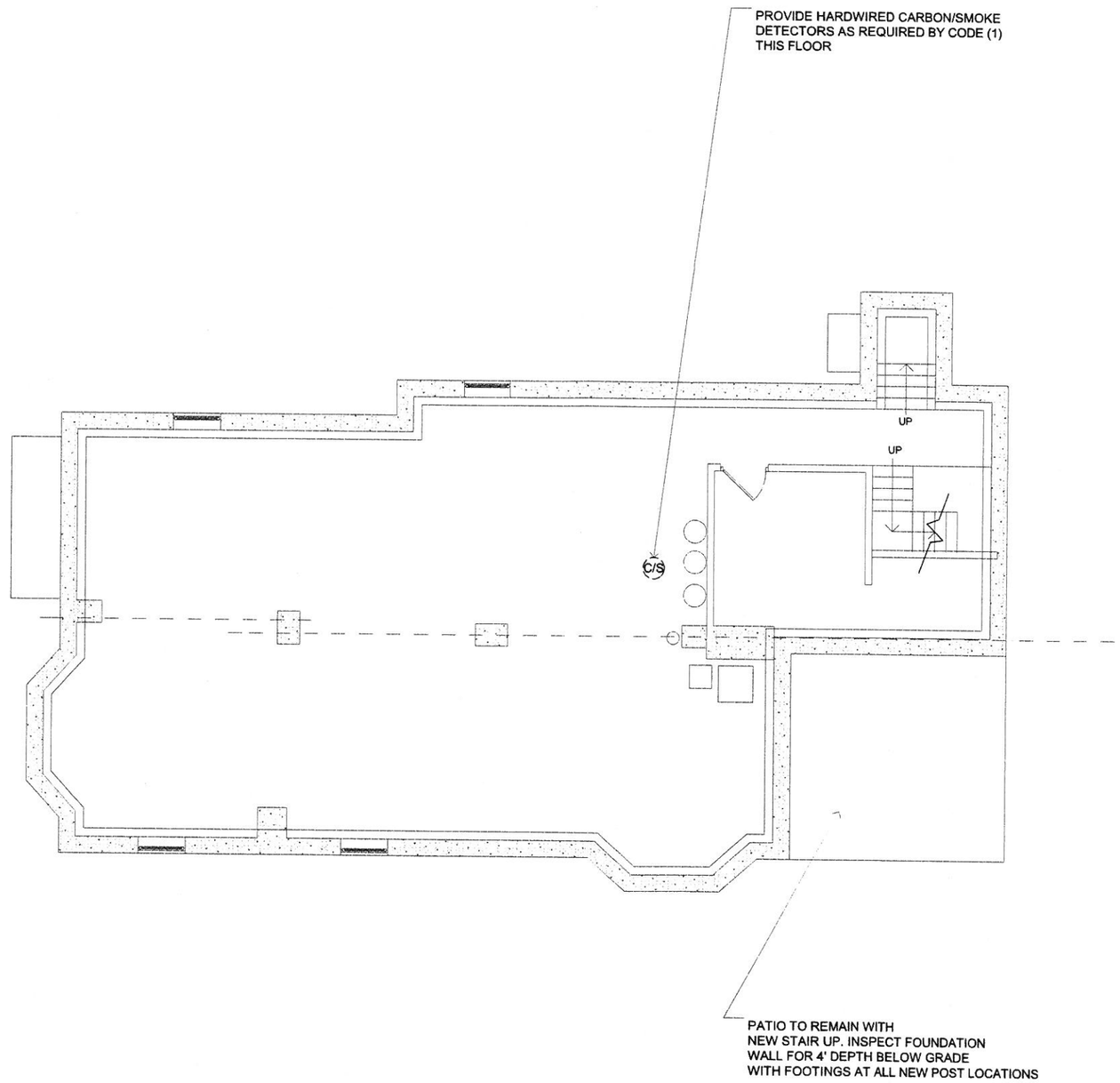
REGISTERED ARCHITECT BECKLEY MILLER No. 20146 BEDFORD MA STATE OF MASSACHUSETTS

LEE RESIDENCE
17-19 WHEELER STREET
SOMERVILLE, MA

COVER SHEET

Sheet Number:

A1



1 CELLAR FLOOR PLAN
SCALE: 1/4" = 1'

0 5 10 15

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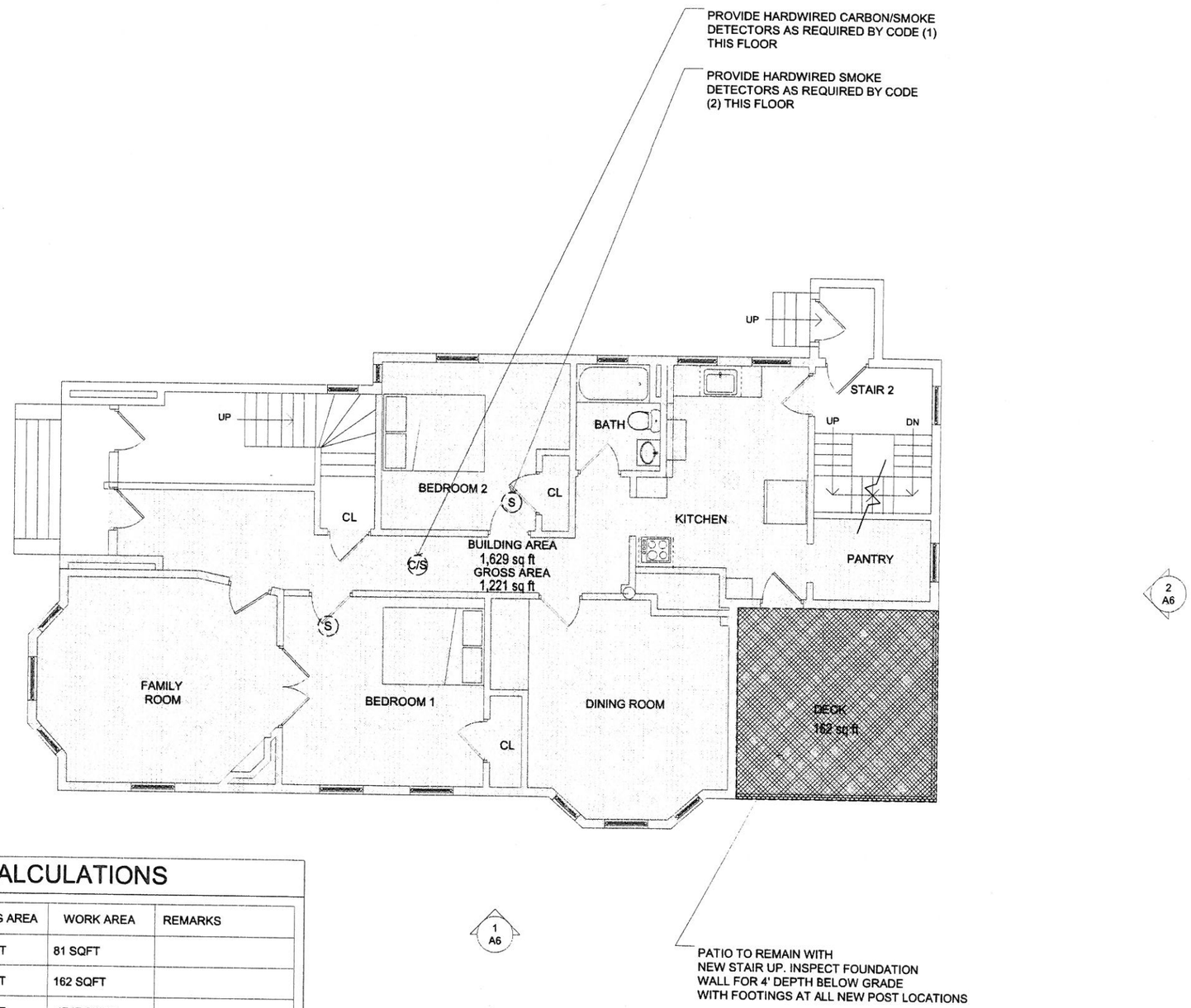
COMMONWEALTH OF MASSACHUSETTS

LEE RESIDENCE
17-19 WHEELER STREET
SOMERVILLE, MA

DEMOLITION PLANS

Sheet Number:

A2



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'

0 5 10 15

WORK AREA CALCULATIONS

LEVEL	EXISTING AREA	WORK AREA	REMARKS
FIRST FLOOR:	1629 SQFT	81 SQFT	
SECOND FLOOR:	1813 SQFT	162 SQFT	
THIRD FLOOR:	1813 SQFT	1747 SQFT	
TOTALS:	5255SQFT	1990SQFT	+/- 37% WORK AREA

THE EXISTING BUILDING UNSPRINKLED. PER SECTION 704 OF THE IEBC GROUP R-2 WITH WORK AREA LESS THAN 50% OF THE FLOOR AREA THEREFOR PER SECTION 704.2.2 NO AUTOMATIC SPRINKLER SYSTEM IS REQUIRED.

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DEMOLITION PLANS

Sheet Number:

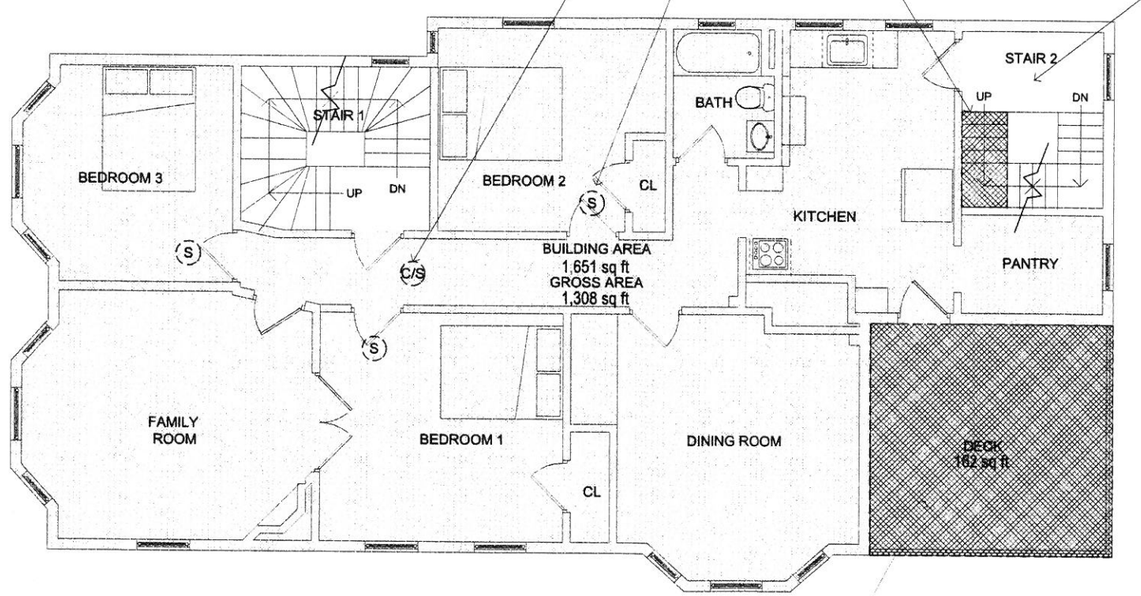
A3

PROVIDE HARDWIRED CARBON/SMOKE DETECTORS AS REQUIRED BY CODE (1) THIS FLOOR

PROVIDE HARDWIRED SMOKE DETECTORS AS REQUIRED BY CODE (3) THIS FLOOR

PROVIDE NEW RAILING/WALL BLOCKING ABANDONED STAIR UP (OR REMOVE STAIR UP)

NEW CEILING OVER EXISTING STAIR TO MEET 1HR FIRE RESISTANCE. 1" SUBFLOOR AND 5/8" FIRECODE GYPSUM BOARD. NEW FIRE RATED ASSEMBLY AT NEW FLOOR ASSEMBLY TO MEET UL L501



2
A6

1
A6

DECK TO BE DEMOLISHED
NEW STAIR ABD LANDING ADDED.
SEE LAYOUT PLAN FOR EXTENT
OF WORK

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'

0 5 10 15

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DEMOLITION PLANS

Sheet Number:

A4

SEE LAYOUT PLAN FOR ALL FIRE AND SMOKE LOCATIONS FOR THIS FLOOR

REVIEW ALL HVAC OPTIONS AND DUCTING WITH OWNER PRIOR TO INSTALL

REPAIR AND PATCH ALL HARDWOOD FLOORS AS REQUIRED (SEE LAYOUT PLAN)

UPGRADE ELECTRICAL SYSTEMS AND WIRING AS REQUIRED BY CODE

AT ALL LOCATIONS EXTERIOR WALLS ARE OPENED ADD ICYCENE INSULATION TO CODE

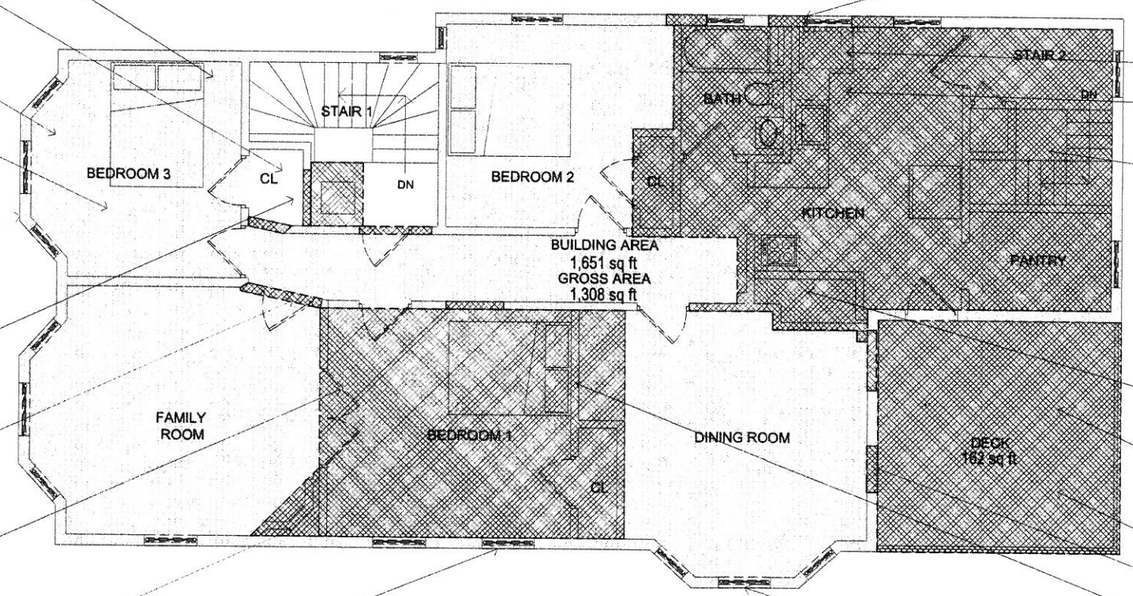
EXISTING FURNACE TO BE REMOVED. REVIEW OPTIONS FOR RE-USE WITH OWNER

SHORE AND BRACE ALL NEW OPENINGS IN EXISTING BEARING WALLS

ALL INTERIOR DOORS TO BE DEMOLISHED

FIRE PLACE TO BE DEMOLISHED FROM THIS FLOOR UP. PATCH AND REPLACE FINISHES AS ALL OPENINGS

EXISTING WINDOW TO BE DEMOLISHED AND REPLACED WITH NEW KITCHEN WINDOW. PATCH WALLS AS REQUIRED



INFILL EXISTING WINDOW LOCATIONS AS REQUIRED CUT OPENINGS FOR NEW WINDOWS. PATCH OPENINGS TO MATCH EXISTING FINISHES

EXISTING BATHROOM TO BE DEMOLISHED - SEE LAYOUT PLAN FOR NEW BATH LOCATIONS

EXISTING KITCHEN TO BE DEMOLISHED

EXISTING STAIR FROM SECOND TO THIRD FLOOR TO BE SEALED OFF OR DEMILSIHED FOR NEW FLOOR AREA (SEE LAYOUT PLAN)

2 A6

FIRE PLACE TO BE DEMOLISHED FROM THIS FLOOR UP. PATCH AND REPLACE FINISHES AS ALL OPENINGS

DECK TO BE DEMOLISHED NEW STAIR ABD LANDING ADDED. SEE LAYOUT PLAN FOR EXTENT OF WORK

SHORE AND BRACE EXISTING ROOF AS REQUIRED

CUT OPENINGS FOR NEW WINDOW AND DOOR SHORE AND BRACE AS RERQUIRED

EXISTING INTERIOR NON BEARING WALLS TO BE DEMOLISHED AS SHOWN SEE LAYOUT PLAN FOR WALL LOCATIONS

1 A6

EXTERIOR WINDOWS TO BE REPLACED WITH NEW INFILL WINDOWS (EXCEPT AT NEW WINDOW LOCATIONS

1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'

0 5 10 15

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LEE RESIDENCE
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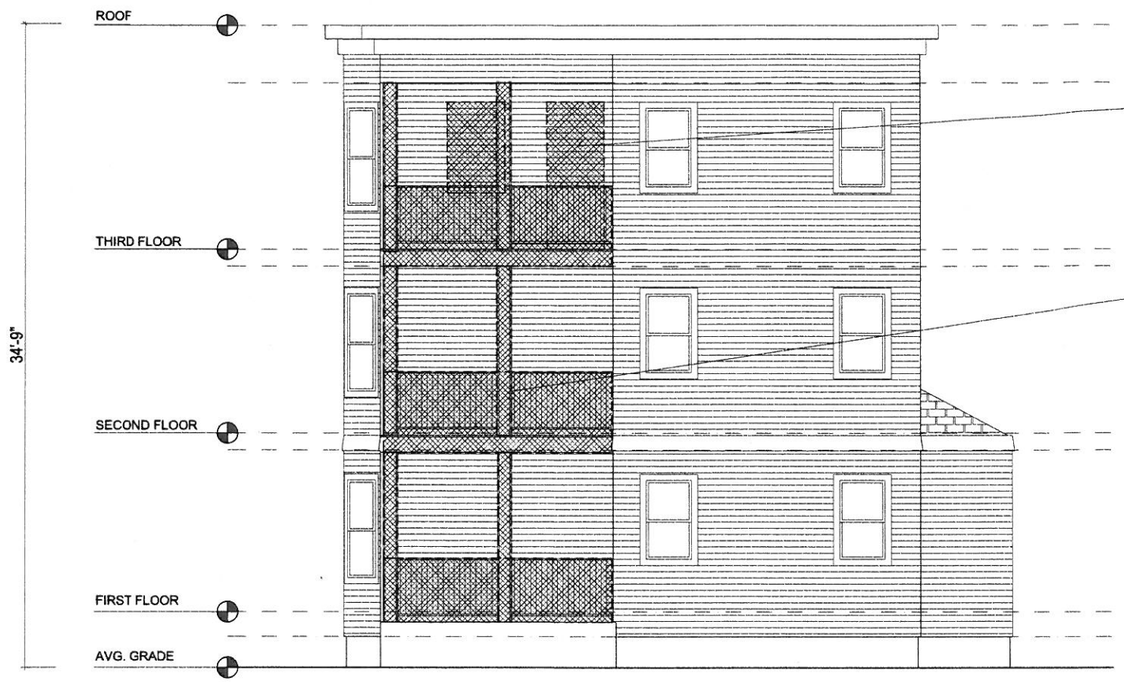
SOMERVILLE, MA

DEMOLITION PLANS

Sheet Number:

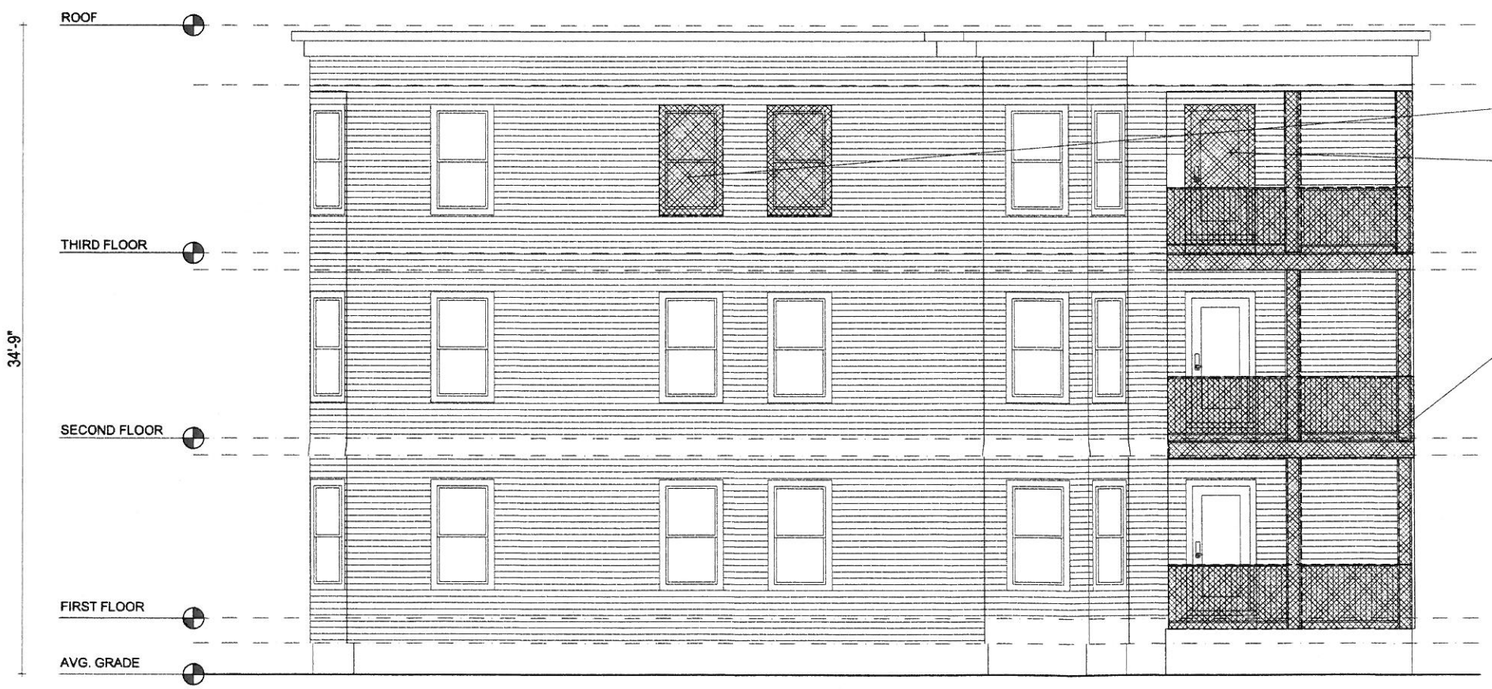
A5



CUT OPENINGS FOR NEW WINDOW AND DOOR
SHORE AND BRACE AS RERQUIRED

DECK TO BE DEMOLISHED
NEW STAIR ABD LANDING ADDED.
SEE LAYOUT PLAN FOR EXTENT
OF WORK

2 NORTH ELEVATION
SCALE: 1/4" = 1'



INFILL WINDOW LOCATIONS
SHORE AND BRACE AS RERQUIRED

INFILL DOOR LOCATION
SHORE AND BRACE AS RERQUIRED

DECK TO BE DEMOLISHED
NEW STAIR ABD LANDING ADDED.
SEE LAYOUT PLAN FOR EXTENT
OF WORK

1 EAST ELEVATION
SCALE: 1/4" = 1'

0 5 10 15

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REGISTERED ARCHITECT
BECKLEY MILLER
No. 20146
BEDFORD, MA
COMMONWEALTH OF MASSACHUSETTS

LEE RESIDENCE
17-19 WHEELER STREET
SOMERVILLE, MA

ELEVATIONS

Sheet Number:

A6

LIST OF HARDWARE:
FOR SINGLE 2x10'S USE SIMPSON LUS28 WITH GALVANIZED FINISH.
USE GALVANIZED NAILS FOR FASTENING.

FOR (2) 2x10 TO POST CONNECTIONS USE SIMPSON HUC210-2's.
HANGERS SHOULD HAVE GALVANIZED FINISH. USE GALVANIZED NAILS FOR FASTENING.

FOR (2) 2x10 TO LEDGER CONNECTIONS USE SIMPSON HUC210-2's AT WALL CORNERS
AND SIMPSON LUS210-2 HANGERS. HANGERS SHOULD HAVE GALVANIZED FINISH.
USE GALVANIZED NAILS FOR FASTENING.

FOR (4) 2x10 TO LEDGER CONNECTIONS USE SIMPSON HU210-4's.
HANGERS SHOULD HAVE GALVANIZED FINISH. USE GALVANIZED NAILS FOR FASTENING.

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FOR 6x6 POST TO TOP OF DECK FRAMING MEMBER CONNECTION USE
SIMPSON BC60 HALF BASE. HANGERS SHOULD HAVE GALVANIZED FINISH.
USE GALVANIZED NAILS FOR FASTENING.

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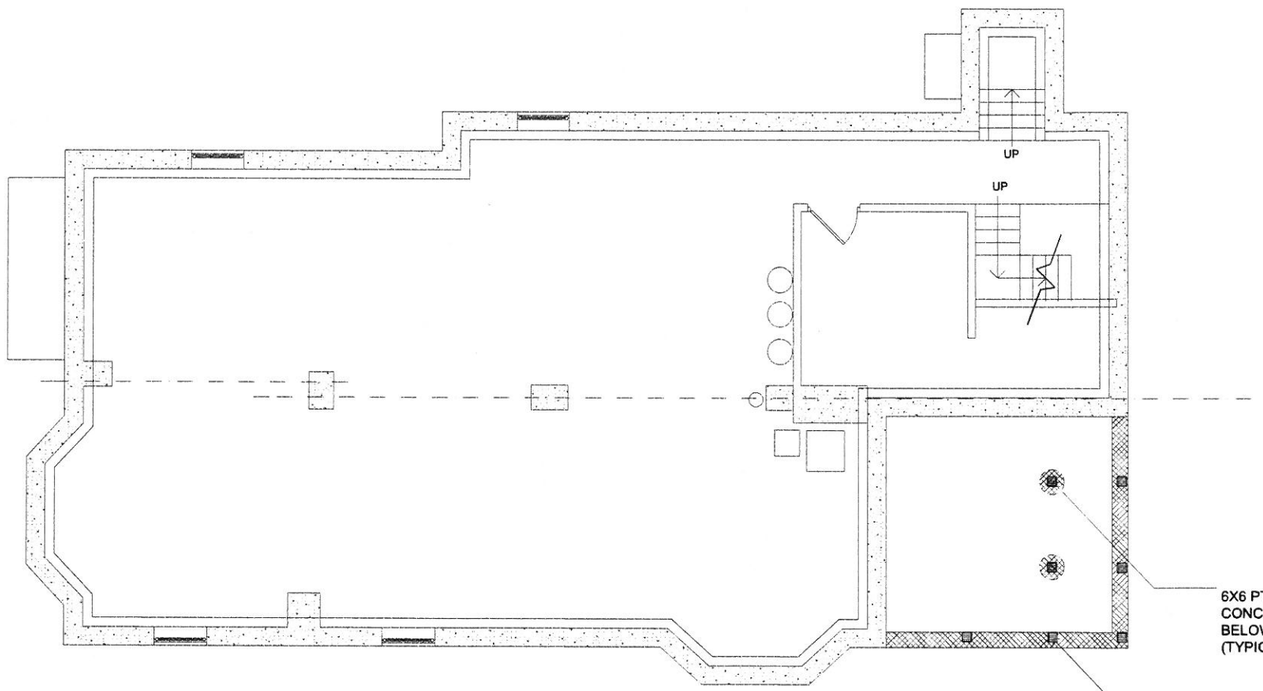
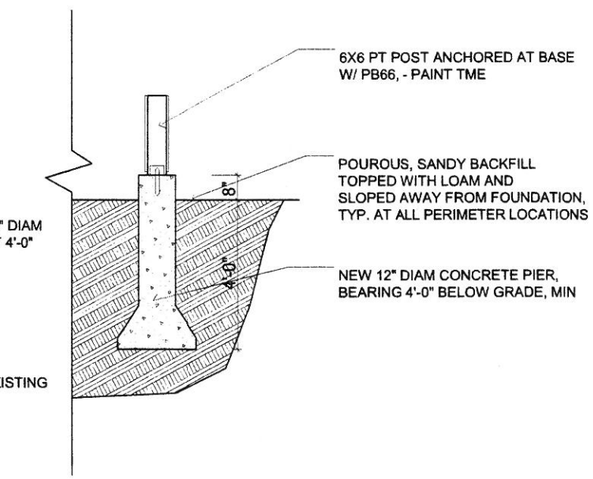
USE GALVANIZED NAILS FOR FASTENING.

FOR 6x6 POST TO UNDERSIDE OF DECK FRAMING MEMBER CONNECTION
USE SIMPSON LPC6Z OR SIMPSON LCE4's OR OTHER APPLICABLE HANGERS.
HANGERS SHOULD HAVE GALVANIZED FINISH. USE GALVANIZED NAILS FOR FASTENING.



1 CELLAR FLOOR PLAN
SCALE: 1/4" = 1'



2 FOOTING DETAIL
SCALE: 1/2" = 1'

0 5 10 15

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LEE RESIDENCE
17-19 WHEELER STREET
SOMERVILLE, MA

LAYOUT PLANS

Sheet Number:

A7

LIST OF HARDWARE:
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HANGERS SHOULD HAVE GALVANIZED FINISH. USE GALVANIZED NAILS FOR FASTENING.

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FOR (4) 2x10 TO LEDGER CONNECTIONS USE SIMPSON HU210-4's.
HANGERS SHOULD HAVE GALVANIZED FINISH. USE GALVANIZED NAILS FOR FASTENING.

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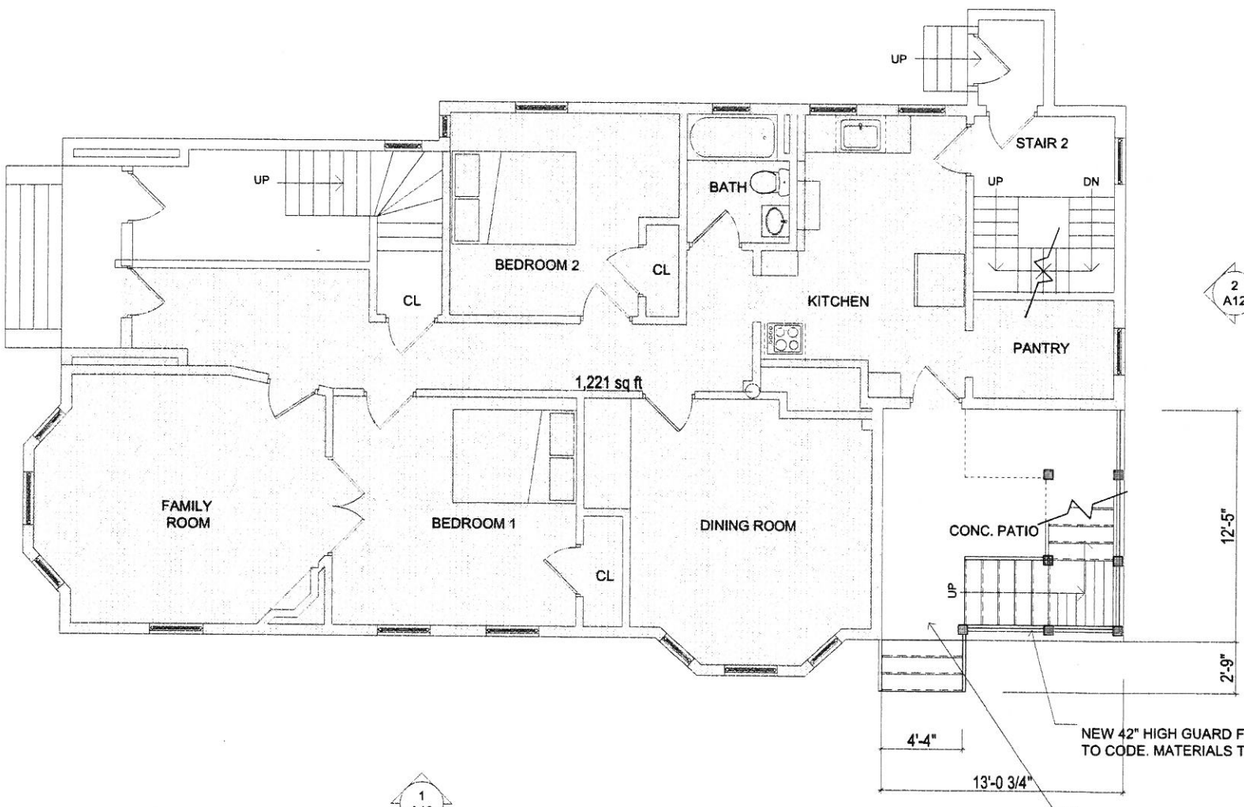
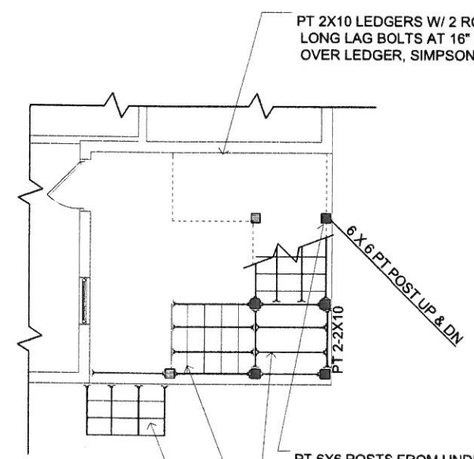


NEW 42" HIGH GUARD FENCE W/ 1" PICKETS SET 4" OC
TO CODE. MATERIALS TO BE SELECTED BY OWNER

1 1/2" OD BLACK METAL RAILING SET 1 1/2" OFF
OF FACE OF HOUSE WITH BRACKETS - SUPPORT
POSTS BOLTED TO FRAME OR SET IN CONCRETE

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'



PT 6X6 POSTS FROM UNDER EXISTING
ROOF TO FOUNDATION (TYPICAL FOR (7))

PT 2X10 JOISTS AT 16" O.C. FOR LANDING

NEW 3'-6" WIDE DECK STAIRS
W/(2) 3'-6" X 3'-6" LANDINGS AS SHOWN:
3'-0" H RAILING TO CODE
PROVIDE 3'-6" HIGH GUARDS W/ 1" VERTICAL
BALUSTERS AT 4" OC TO CODE
AZEK OR SIM SLATE GRAY DECKING
PT 2X12 STRINGERS AT 2' OC
UP-(15)11" TREADS, (18)7.0" RISERS (VIF)

NEW 4'-6" WIDE DECK STAIRS
3'-0" H RAILING TO CODE
PROVIDE 3'-6" HIGH GUARDS W/ 1" VERTICAL
BALUSTERS AT 4" OC TO CODE
AZEK OR SIM SLATE GRAY DECKING
PT 2X12 STRINGERS AT 2' OC
(3)11" TREADS, (4)7.0" RISERS (VIF)

0 5 10 15

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COMMONWEALTH OF MASSACHUSETTS

LEE RESIDENCE
17-19 WHEELER STREET
SOMERVILLE, MA

LAYOUT PLANS

Sheet Number:

A8

LIST OF HARDWARE:
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HANGERS SHOULD HAVE GALVANIZED FINISH. USE GALVANIZED NAILS FOR FASTENING.

FOR (4) 2x10 TO POST CONNECTIONS USE SIMPSON HUC210-4's.
HANGERS SHOULD HAVE GALVANIZED FINISH. USE GALVANIZED NAILS FOR FASTENING.

FOR 6x6 POST TO TOP OF DECK FRAMING MEMBER CONNECTION USE
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USE SIMPSON LPC6Z OR SIMPSON LCE4's OR OTHER APPLICABLE HANGERS.
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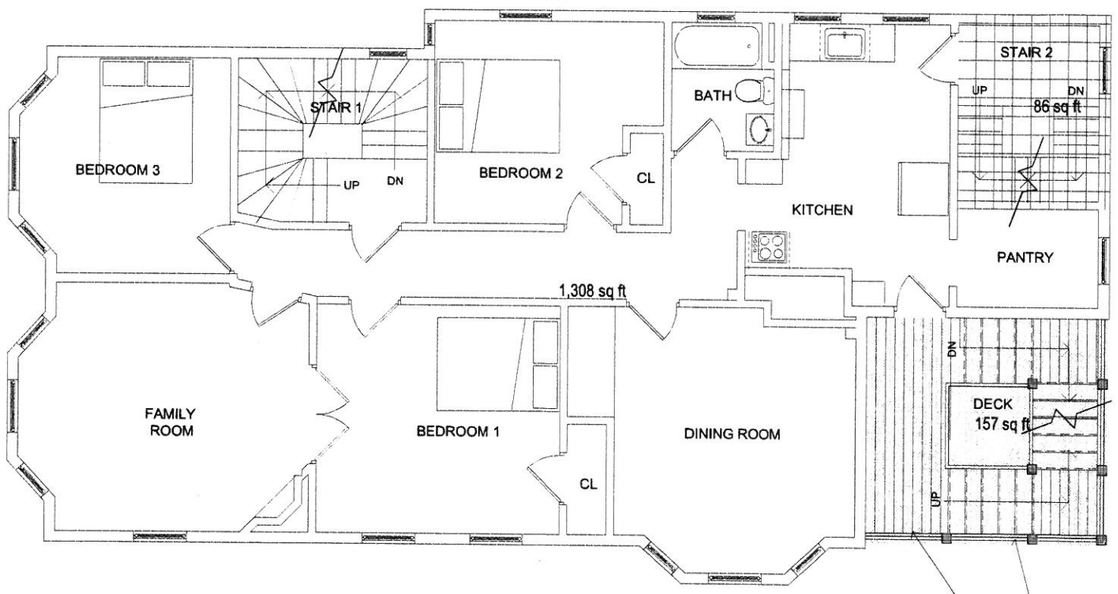


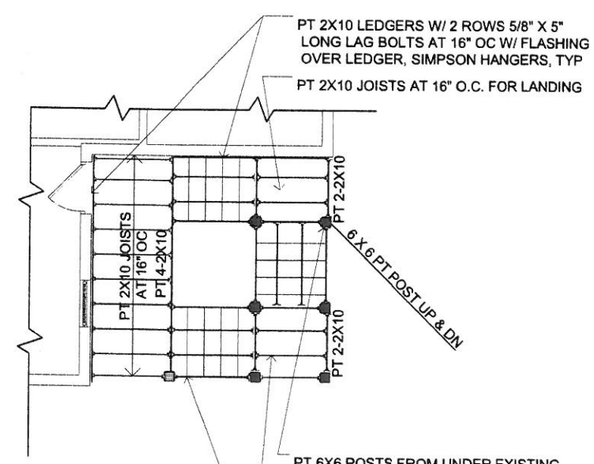
1 A12

NEW 42" HIGH GUARD FENCE W/ 1" PICKETS SET 4" OC
TO CODE. MATERIALS TO BE SELECTED BY OWNER

1 1/2" OD BLACK METAL RAILING SET 1 1/2" OFF
OF FACE OF HOUSE WITH BRACKETS - SUPPORT
POSTS BOLTED TO FRAME OR SET IN CONCRETE

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'

2 A12



PT 6X6 POSTS FROM UNDER EXISTING
ROOF TO FOUNDATION (TYPICAL FOR (7))

PT 2X10 JOISTS AT 16" O.C. FOR LANDING

NEW 3'-6" WIDE DECK STAIRS
W/(2) 3'-6" X 3'-6" LANDINGS AS SHOWN:
3'-0" H RAILING TO CODE
PROVIDE 3'-6" HIGH GUARDS W/ 1" VERTICAL
BALUSTERS AT 4" OC TO CODE
AZEK OR SIM SLATE GRAY DECKING
PT 2X12 STRINGERS AT 2' OC
UP-(14)11" TREADS, (17)7.0" RISERS (VIF)
DN-(15)11" TREADS, (18)7.0" RISERS (VIF)

2 THIRD FLOOR DECK FRAMING
SCALE: 1/4" = 1'

0 5 10 15

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COMMONWEALTH OF MASSACHUSETTS

LEE RESIDENCE
17-19 WHEELER STREET
SOMERVILLE, MA

LAYOUT PLANS

Sheet Number:

A9

BATHROOM 2:
BATH TUB, VANITY, TOILET, LIGHTING AS SHOWN,
PANASONIC (OAE) MECHANICAL VENT
PER CODE WITH INTEGRAL HEAT OPTION,
EXTEND NEW MACHANICAL SYSTEMS AS REREQUIRED
BLOCKING FOR TOWEL BARS AND
TOILET PAPER HOLDERS (COORDINATE W/ OWNER)

BATHROOM 2: CONT.
TILE FLOOR (TO BE SELECTED BY OWNER)
3'-0" WIDE VANITY WITH MIRROR/RECESSED CAB.
1 BASIN (TO BE SELECTED BY OWNER)
2'-6"X5'-0" SHOWER/TUB
W/CURTAIN ROD & TILE SURROUND
TOILET TO BE SELECTED BY OWNER
MRGWB OR PLASTER CEILING;
LIGHTING AS SHOWN OM RCP

ALL WALLS AROUND HVAC TO MEET UL - U305
ADD STC 20 SOUND BLANKETS

BATHROOM 1:
SHOWER, VANITY, TOILET, LIGHTING AS SHOWN,
PANASONIC (OAE) MECHANICAL VENT
PER CODE WITH INTEGRAL HEAT OPTION,
EXTEND NEW MACHANICAL SYSTEMS AS REREQUIRED
BLOCKING FOR TOWEL BARS AND
TOILET PAPER HOLDERS (COORDINATE W/ OWNER)

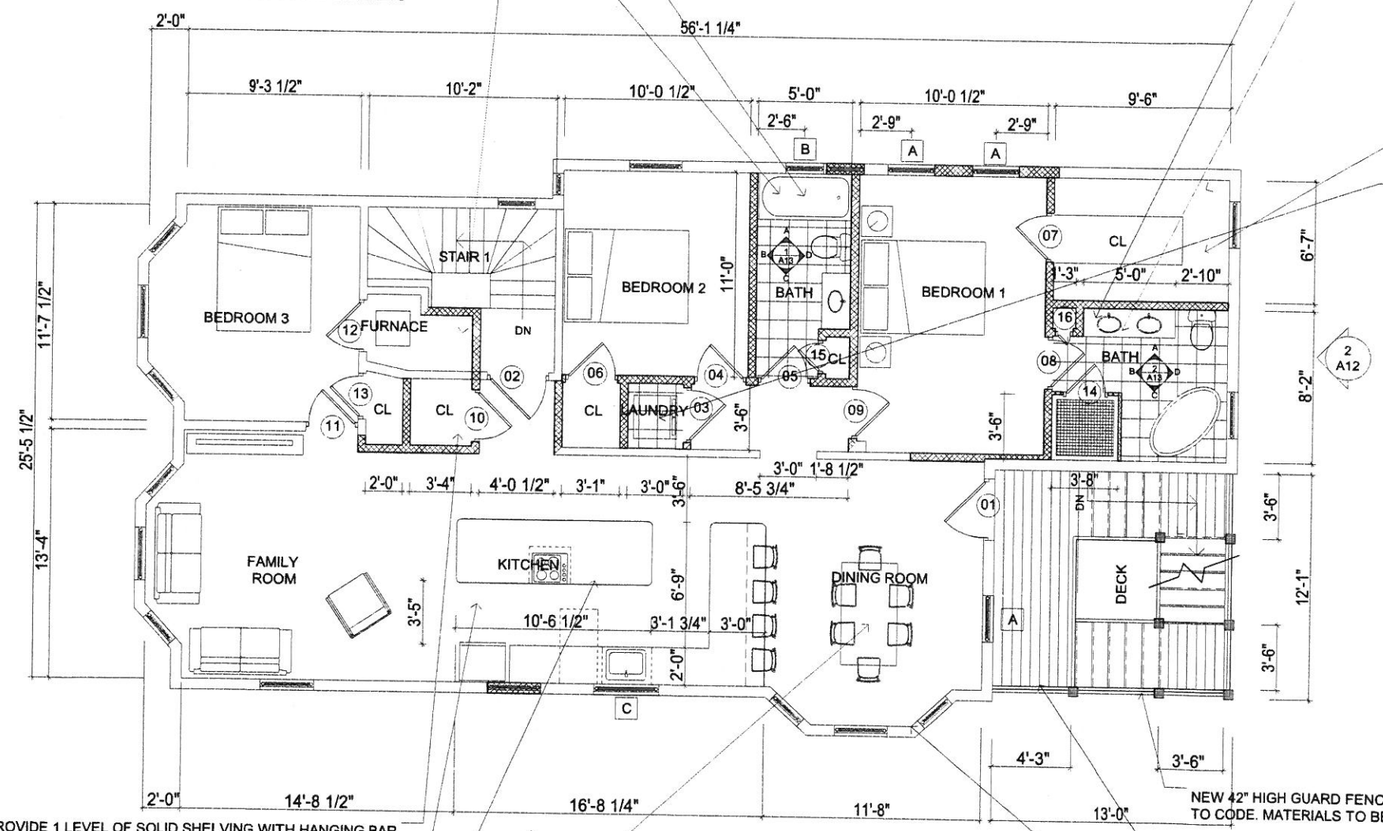
BATHROOM 1: CONT.
TILE FLOOR (TO BE SELECTED BY OWNER)
5'-0" WIDE VANITY WITH MIRROR/RECESSED CAB.
2 BASIN (TO BE SELECTED BY OWNER)
3'-6"X3'-9" FULL TILE SHOWER
PLATE GLASS DOOR AND WALLS
W/STANDARD DRAIN AND COPPER PAN
TOILET (LOW PROFILE)
TO BE SELECTED BY OWNER
FULL TILE IN SHOWER W/2 RECESSES
FREE STANDING TUB TO BE SELECTED BY OWNER
MRGWB OR PLASTER CEILING;
DITRA ELECTRIC FLOOR WARMING SYSTEM
LIGHTING AS SHOWN.

SEE NOTES ON SECOND FLOOR DEMO PLAN
FOR NEW FIRE RATED ASSEMBLY AT NEW FLOOR
ASSEMBLY TO MEET UL L501

FINAL CLOSET MILLWORK TO BE DETERMINED BY OWNER
MINUMIM (2) 2'-0" DEEP SOLID SHELF WITH HANGING BARS

NEW LAUNDRY ROOM WITH TILE FLOOR AS SELECTED
BY OWNER. ADD FLOOR DRAIN
NEW WATER, VENTING, AND POWER
LOCATIONS TO BE FINALIZED WITH OWNER.
PROVIDE 1 SOLID 16" DEEP SHELF ON ADJUSTABLE
BRACKETS ABOVE LAUNDRY

PT DECK FRAMING WITH TREX SELECT DECKING - COLOR TO BE SELECTED BY ONWER
SEE A9 FOR DECK FRAMING NOTES



PROVIDE 1 LEVEL OF SOLID SHELVING WITH HANGING BAR BELOW ON 1 HOOK ON BACK OF DOOR (TYPICAL FOR (3) CLOSETS)

REFER TO FINAL KITCHEN LAYOUT DRAWINGS FROM KITCHEN CONSULTANT FOR LAYOUT, WATER, GAS AND POWER LOCATIONS.

PROVIDE (2) NEW GFCI OUTLETS (1) ON EACH END OF ISLAND.

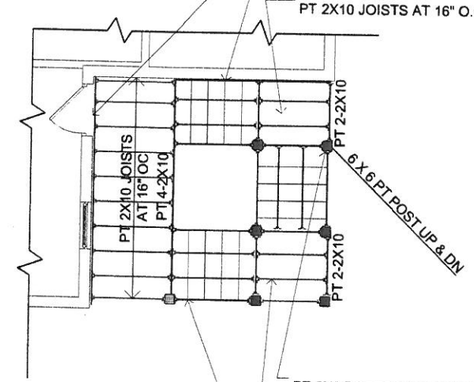
PROVIDE POWER TO CODE UNLESS OTHERWISE NOTED

NEW 42" HIGH GUARD FENCE W/ 1" PICKETS SET 4" OC TO CODE. MATERIALS TO BE SELECTED BY OWNER

1 1/2" OD BLACK METAL RAILING SET 1 1/2" OFF OF FACE OF HOUSE WITH BRACKETS - SUPPORT POSTS BOLTED TO FRAME OR SET IN CONCRETE

IN ALL LOCATIONS EXTERIOR WALL FRAMING IS EXPOSED ADD NEW ICYCENE INSULATION TO CODE

1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'



PT 6X6 POSTS FROM UNDER EXISTING ROOF TO FOUNDATION (TYPICAL FOR (7))

PT 2X10 JOISTS AT 16" O.C. FOR LANDING

NEW 3'-6" WIDE DECK STAIRS
W/(2) 3'-6" X 3'-6" LANDINGS AS SHOWN:
3'-0" H RAILING TO CODE
PROVIDE 3'-6" HIGH GUARDS W/ 1" VERTICAL BALUSTERS AT 4" OC TO CODE
AZEK OR SIM SLATE GRAY DECKING
PT 2X12 STRINGERS AT 2' OC
(14)11" TREADS, (17)7.0" RISERS (VIF)

2 THIRD FLOOR DECK FRAMING
SCALE: 1/4" = 1'

0 5 10 15

NOTE:
UNLESS OTHERWISE NOTED ALL RECESSED LIGHTS ARE TO BE LED TYPE ON DIMMER SWITCHES

NOTE 2:
PAINT ALL INTERIOR AND EXTERIOR FINISHES AS REQUIRED & SELECTED BY OWNER

NOTE 3:
ALL INTERIOR TRIM/BASE PROFILES TO BE SELECTED BY OWNER. HARDIE/AZEK OR SIM. EXTERIOR TRIM.

NOTE 4:
PROVIDE NEW HARDWOOD FLOOR TME. FEATHER IN NEW BOARDS WHERE REQUIRED. SAND & REFINISH EXISTING.

NOTE 5:
REVIEW HVAC & HEATING OPTIONS WITH OWNER PRIOR TO CONSTRUCTION.

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COMMONWEALTH OF MASSACHUSETTS

LEE RESIDENCE
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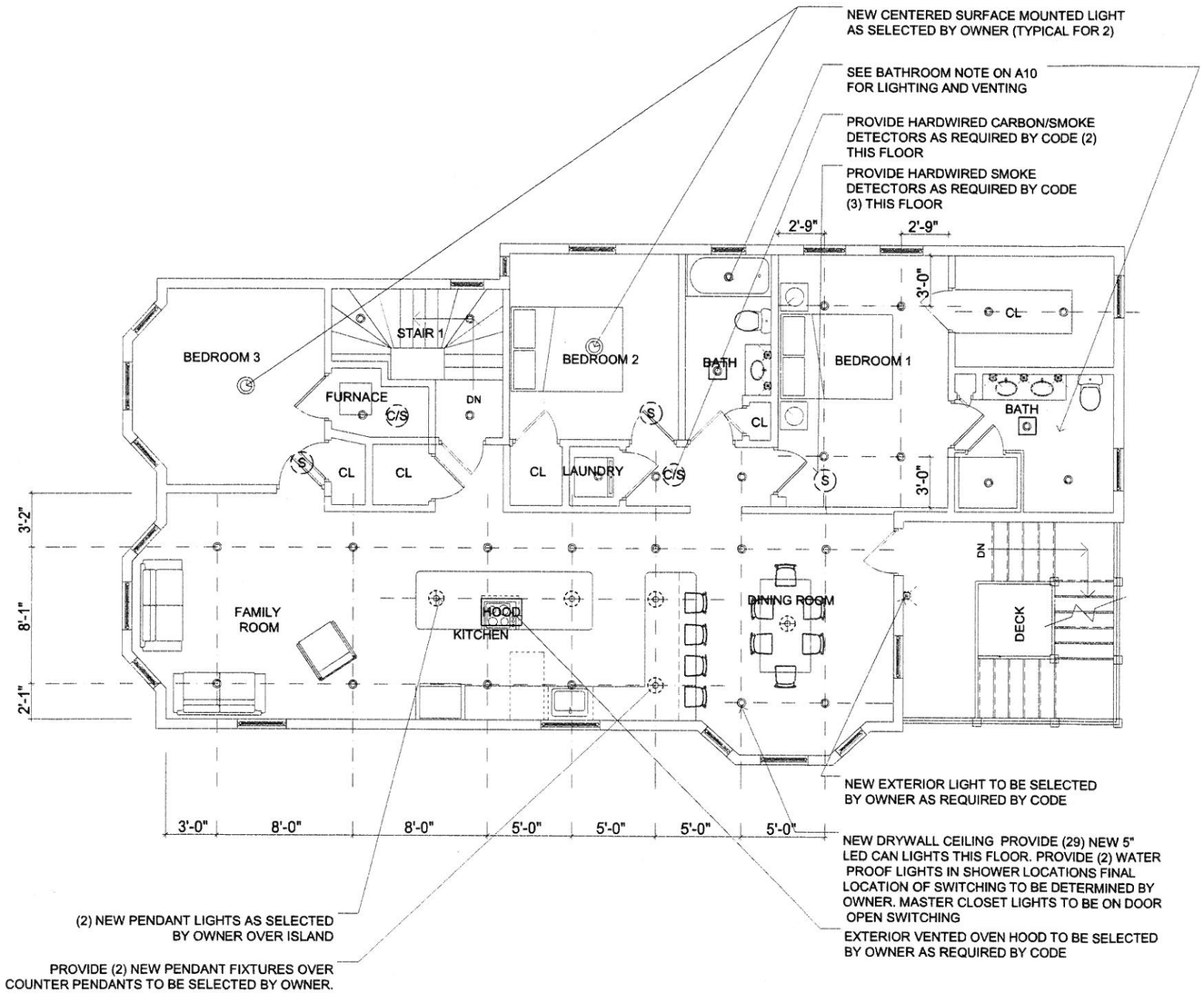
SOMERVILLE, MA

LAYOUT PLANS

Sheet Number:
A10



1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'

DOOR SCHEDULE PELLA EXTERIOR DOORS OR EQUAL

KEY	SIZE	DISCRIPTION(PROFILES TO BE SELECTED BY OWNER)
1	3'-0" X 6'-8"	EXTERIOR ENTRANCE DOOR WITH FULL WINDOW AND INTEGRAL BLIND (SMART KEY ENABLED)
2	3'-0" X 6'-8"	INTERIOR WOOD ENTRANCE DOOR WITH PANELS TO MATCH EXISTING (SMART KEY ENABLED)
3	2'-8" X 6'-8"	NEW INTERIOR PANEL DOOR AS S.B.O.
4	2'-6" X 6'-8"	NEW INTERIOR PANEL DOOR AS S.B.O.
5	2'-6" X 6'-8"	NEW INTERIOR PANEL DOOR AS S.B.O.
6	2'-6" X 6'-8"	NEW INTERIOR PANEL DOOR AS S.B.O.
7	2'-6" X 6'-8"	NEW INTERIOR PANEL DOOR AS S.B.O.
8	2'-6" X 6'-8"	NEW INTERIOR PANEL DOOR AS S.B.O.
9	2'-6" X 6'-8"	NEW INTERIOR PANEL DOOR AS S.B.O.
10	2'-6" X 6'-8"	NEW INTERIOR PANEL DOOR AS S.B.O.
11	2'-6" X 6'-8"	NEW INTERIOR PANEL DOOR AS S.B.O.
12	2'-6" X 6'-8"	NEW INTERIOR PANEL DOOR (20MIN RATED DOOR)
13	2'-6" X 6'-8"	NEW INTERIOR POCKET PANEL DOOR AS S.B.O
14	2'-0" X 7'-0"*	GLASS SHOWER DOOR W/FILM ALIGN TOP W/GLASS
15	1'-6" X 6'-8"	NEW INTERIOR PANEL DOOR AS S.B.O.
16	10" X 6'-8"	NEW INTERIOR PANEL DOOR AS S.B.O.

WINDOW SCHEDULE PELLA 450 SERIES

KEY	SIZE	DISCRIPTION
A	2'-9" X 5'-4"	DOUBLE HUNG WINDOW TME PROFILES & TRIM
B	2'-0" X 4'-4"	DOUBLE HUNG WINDOW (SHOWER) TOP ALIGNING
C	2'-9" X 3'-4"	DOUBLE HUNG WINDOW (OVER SINK) TOP ALIGNING

REPLACEMENT WINDOWS AS SELECTED BY OWNER ON ALL OTHER 3RD FLOOR WINDOWS

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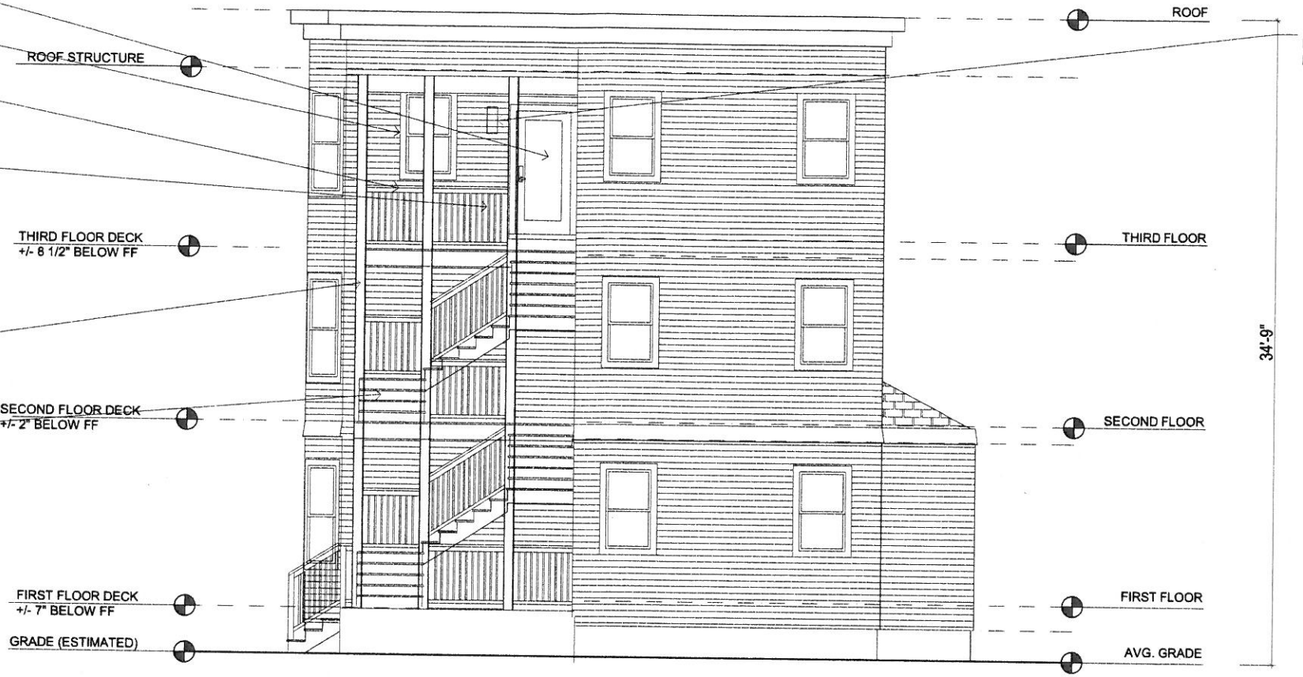
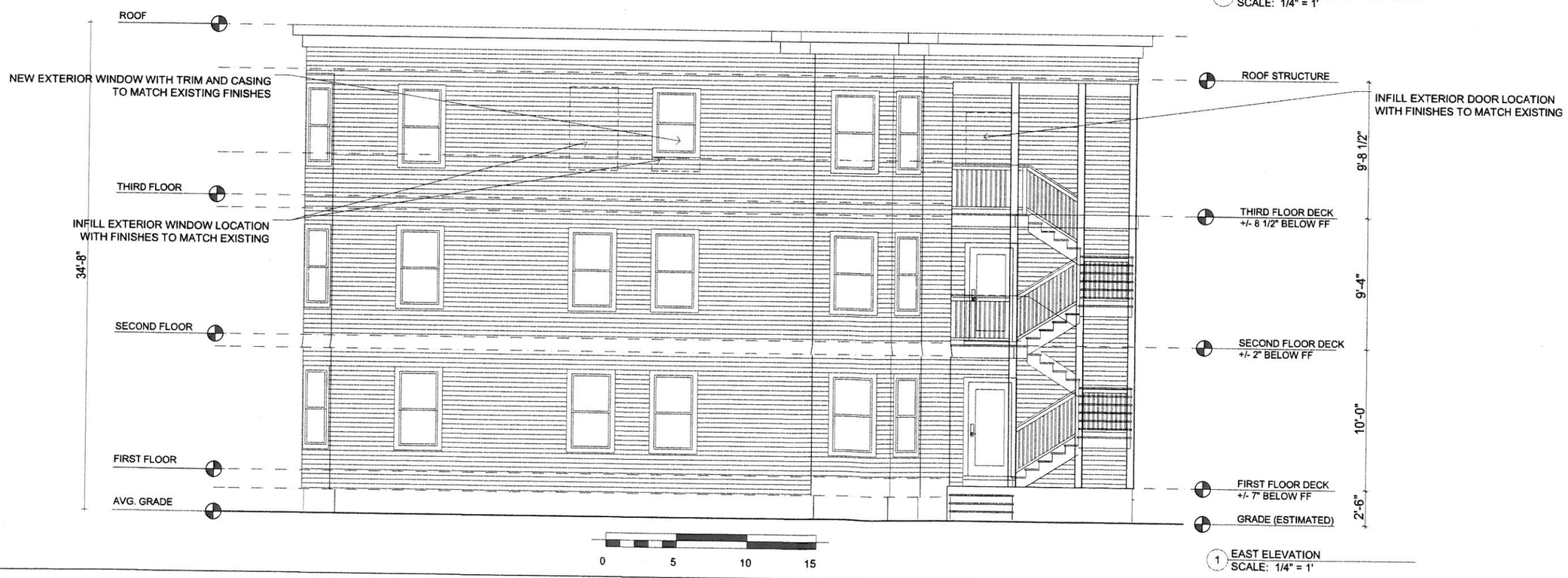
REFLECTED CEILING PLANS

Sheet Number:

A11



2 NORTH ELEVATION
SCALE: 1/4" = 1'



1 EAST ELEVATION
SCALE: 1/4" = 1'

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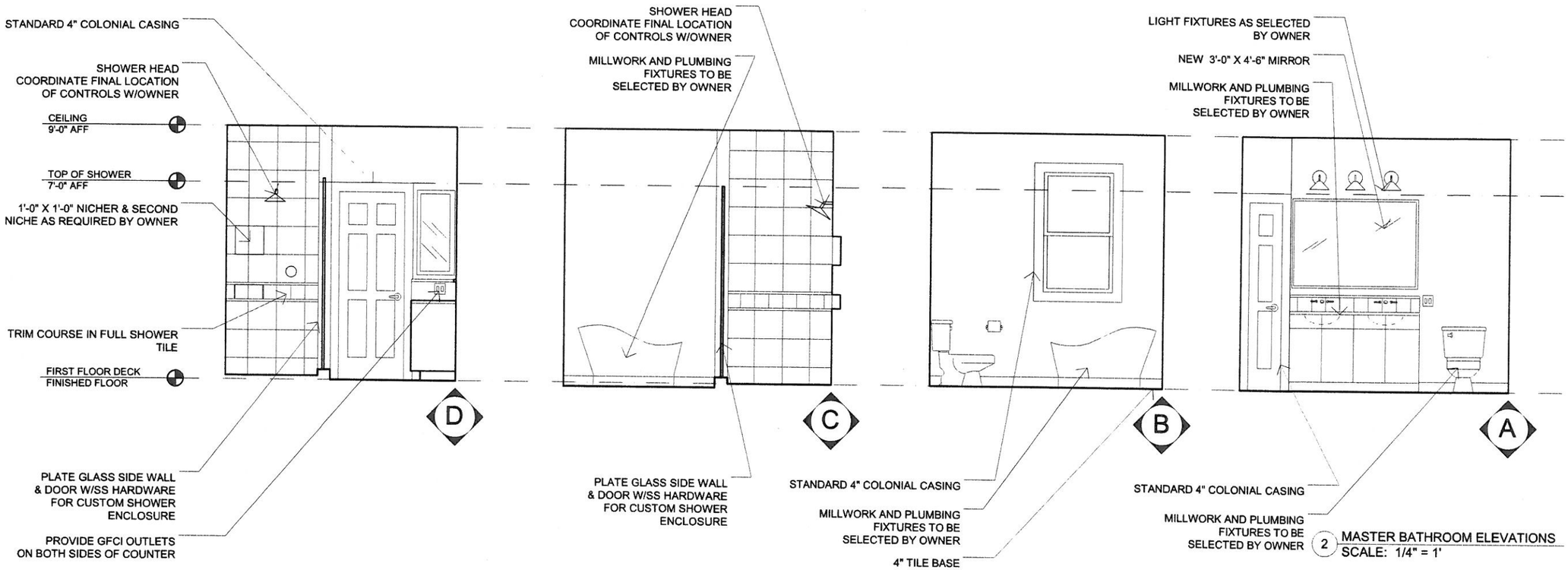
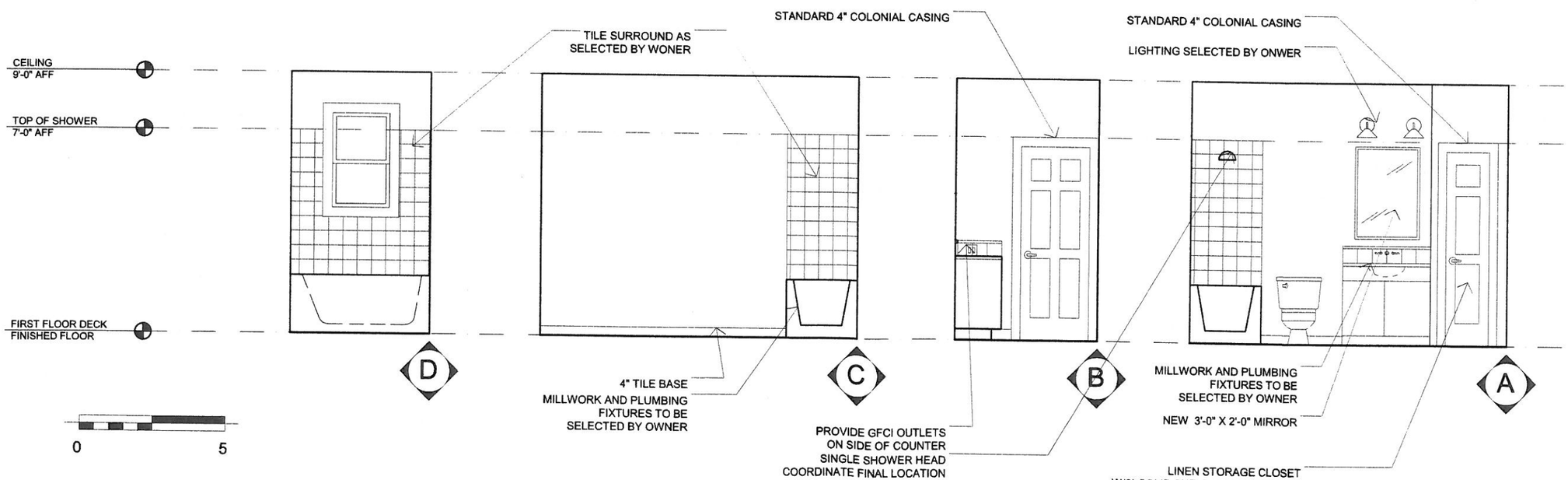


2 MASTER BATHROOM ELEVATIONS
SCALE: 1/4" = 1'



1 COMMON BATHROOM ELEVATIONS
SCALE: 1/4" = 1'

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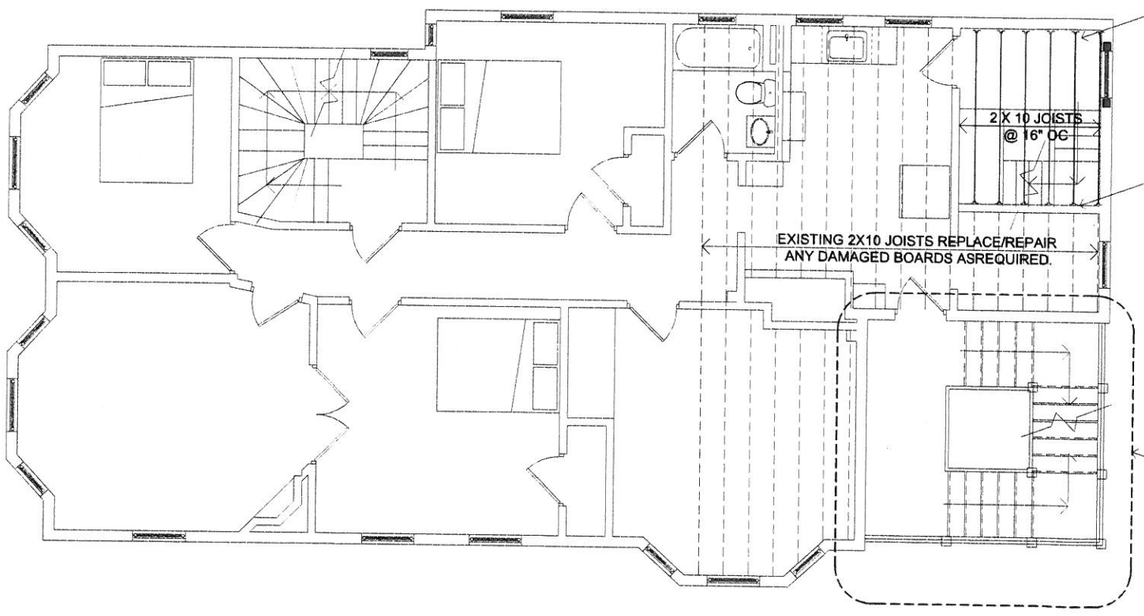
BECKLEY MILLER
No. 20146
MEDFORD, MA
COMMONWEALTH OF MASSACHUSETTS

LEE RESIDENCE
17-19 WHEELER STREET
SOMERVILLE, MA

BATHROOMS

Sheet Number:

A13



TOP OF NEW 2X10 FLOOR JOISTS AND 1" SUBFLOOR TO ALIGN WITH EXISTING FLOOR. NEW JOISTS HUNG FROM HANGERS W/BLOCKING AND BRACING AS REQUIRED

FIELD VERIFY EXISTING BEARING WALL EXTENDS TO FULL FOOTING IN BASEMENT. NOTIFY ARCHITECT OF ANY DEVIATION FROM ASSUMED FRAMING

SEE A10 FOR STRUCTURE OF DECK

1 THIRD FLOOR STRUCTURE
SCALE: 1/4" = 1'

0 5 10 15

MILLER DESIGN LLC
52 STATLER ROAD
BELMONT, MA 02478
TEL:617.993.3157

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date:	Issued for:
03/22/18	SCHEMATIC DRAWINGS
04/24/18	DESIGN DEVELOPMENT
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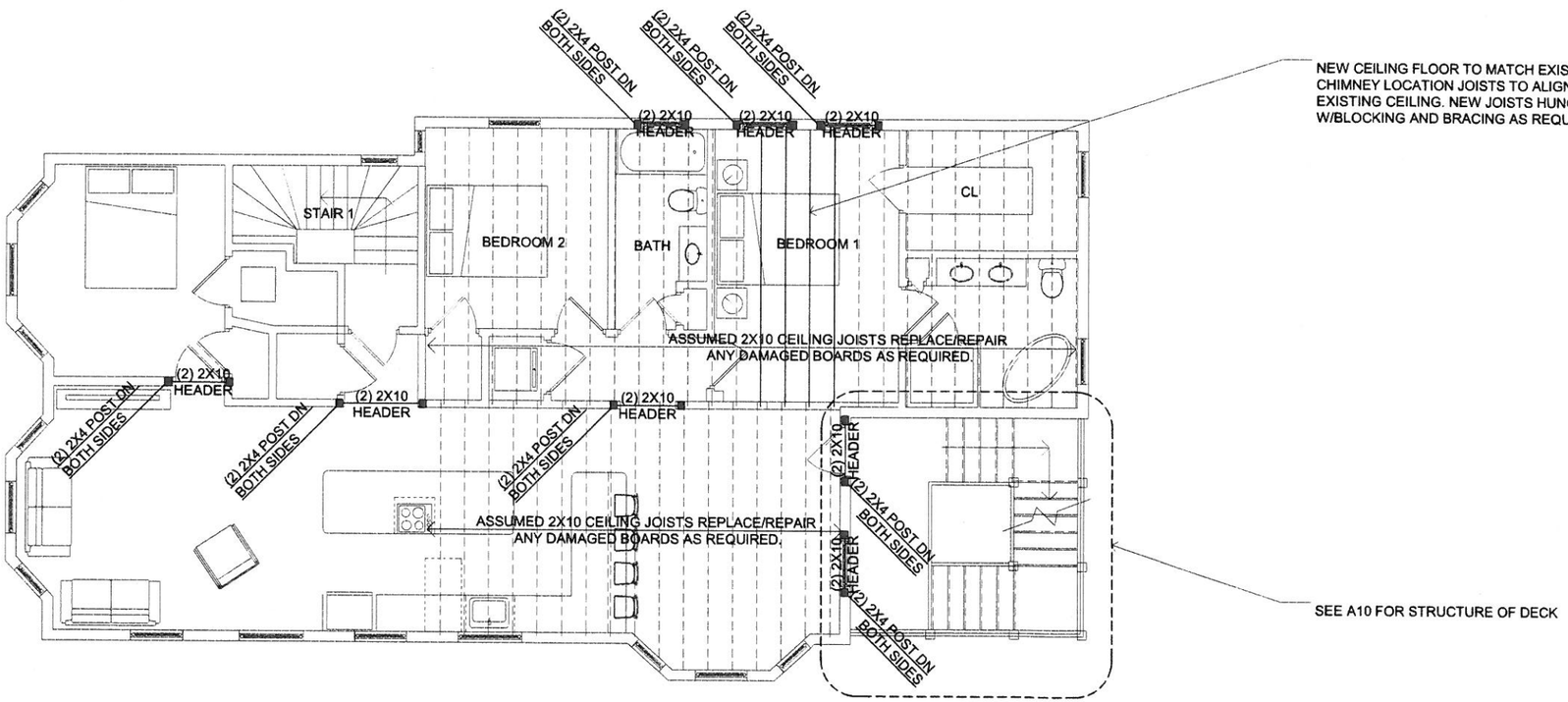
THIRD FLOOR STRUCTURE

Sheet Number:

A14



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SCALE: 1/4" = 1'

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THIRD FLOOR STRUCTURE

Sheet Number:

A15