69 Adams Street
Somerville MA 02145

Existing non-conforming lot with 6 family residential structure built circa 1890. Proposed scope to relocate the 2nd Means Egress under existing rear canopy. Construction shall be all steel. Interior scope includes adding HVAC, upgrading baths and kitchens.

REAR SET BACK RELIEF REQUESTED FOR PROPOSED STAIR (IMPROVED CODE COMPLIANCE)
EXISTING FACADE FROM PUBLIC WAY

1 - REAR LOT FACING BACK STAIR

2 - REAR LOT FACING BACK STAIR

PROPERTY LINES

PROPOSED REMOVAL OF EXISTING FENCE

NEW STEEL STAIR, IBC COMPLIANT, NON-COMBUSTIBLE

300' RADIUS

A.001

EXISTING PHOTOS

1" = 30'-0"
LEVEL 3
PROPOSED

MIRRORED FLOOR PLAN

LIVING ROOM
KITCHEN & DINING
BEDROOM
NEW BATH
NEW STEEL FRAME STAIR
INFILL FRAMING
2X10 @ 16" O.C.

1/4" = 1'-0"
PROPOSED NEW CODE COMPLIANT STAIRCASE

PROPOSED NEW REAR STAIR

Exterior Elevations

A.200

3/16" = 1'-0"
REAR STAIR ASSEMBLY

• STEEL STAIR ASSEMBLY
• 10" C-CHANNEL LANDINGS BOLTED TO EXISTING FRAMING.
• 10" C-CHANNEL LEDGERS BOLTED TO EXISTING FRAMING.
• 10" C-CHANNEL STRINGERS
• 4X4 STEEL POST ON 36"X48" SONO
• STEEL RAIL @ 3'-6"
• STEEL PICKETS @ 4" O.C. MAX SPACING
• RISE/RUN = 6'-3/8"/11"
• RISER OPEN SPACE NO GREATER THAN 2" CLEAR

SOMERVILLE, MA 02141

GROUP DESIGN BUILD INC
30 Quincy Street
Somerville MA 02143

PROJECT:
69 Adams Street
Somerville, MA 02141

6/13/2019 8:09:23 AM

MARK DATE DESCRIPTION

A.301

1/2" = 1'-0"