

CODE SUMMARY

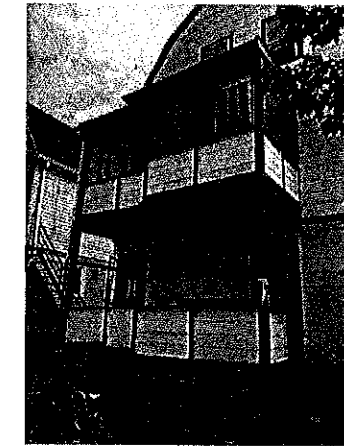
EXISTING 2 FAMILIES
 EXISTING 2 STORIES 1/2 AND
 BASEMENT
 BUILDING TYPE: 2-R
 CONSTRUCTION TYPE: 5B

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, 9TH 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 STATE
4. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS. WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONBE 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 WARRANTEE 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 NOMORE 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 TOPLATE 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.



EXISTING STRUCTURE

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 110 MPH
2. THE GROUND SNOW LOADS FOR SOMERVILLE MA IS 50 PSF
 CMR MASSACHUSETTS STATE BUILDING CODE 9TH EDITION



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

Owner:

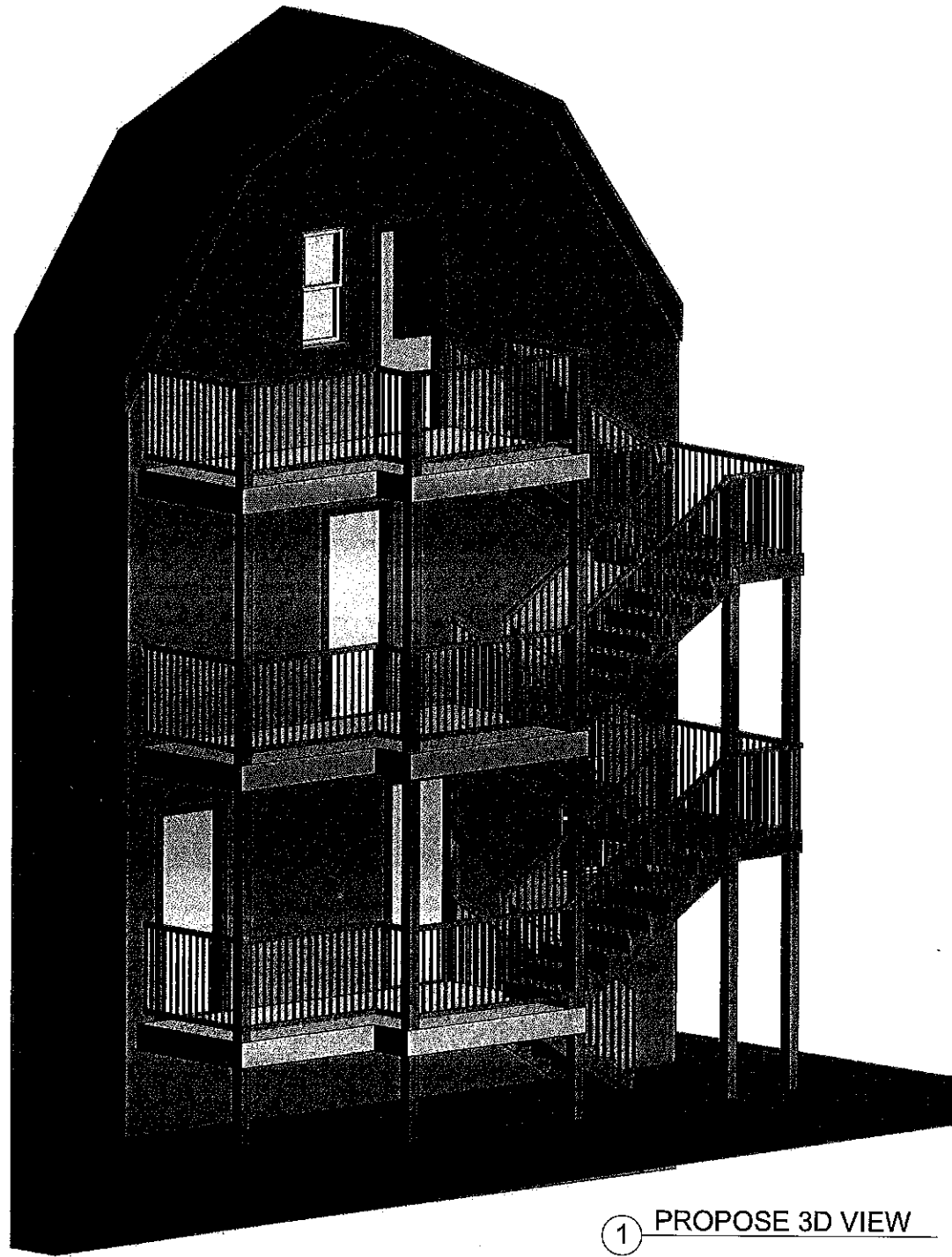
Project Name: Replaced Rear Deck

Located: 106 BROMFIELD SOMERVILLE, MA

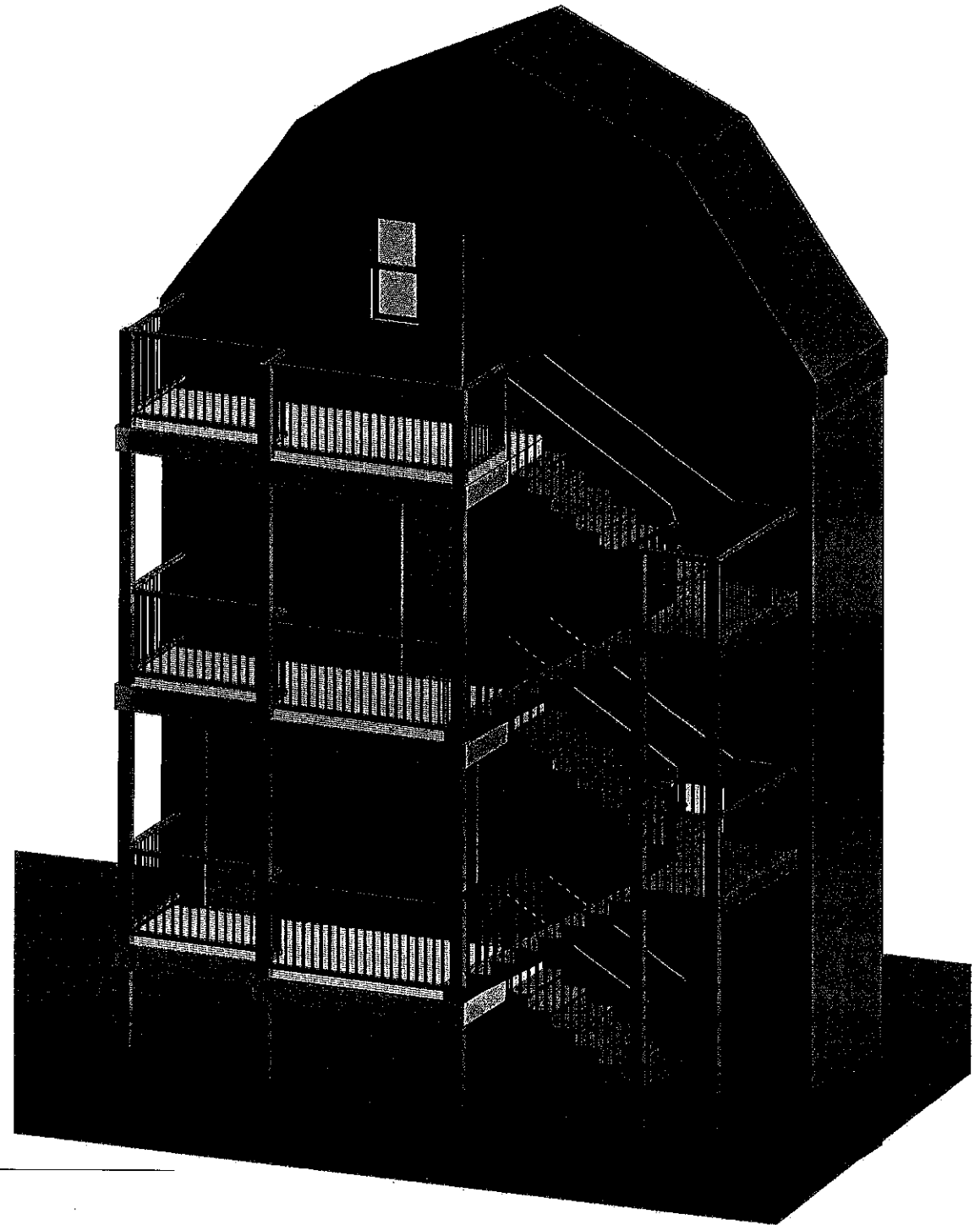
Approved:

REPLACED REAR DECK

Project number	Project Number	A100
Date	10-19-2018	
Drawn	Antinea Noguera	
Checked	ANZZA DESIGN	Scale 1 1/2" = 1'-0"



① PROPOSE 3D VIEW



② {3D}



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

Owner:
 Project Name: Replaced Rear Deck

Located: 106 BROMFIELD SOMERVILLE, MA

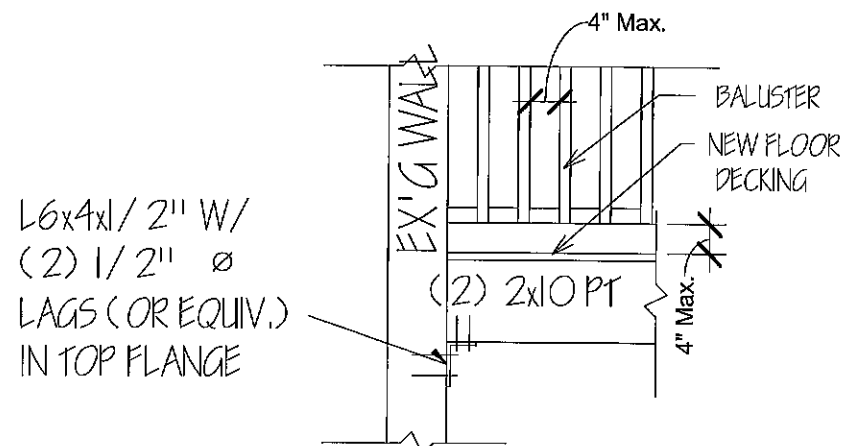
Approved:

PROPOSE 3D VIEW

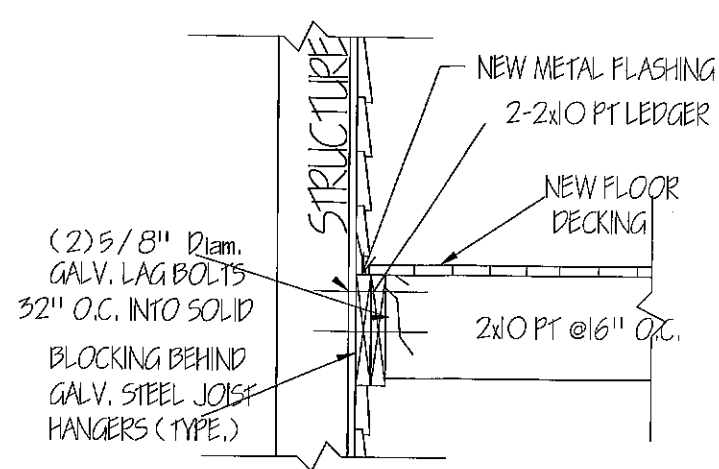
Project number	Project Number
Date	10-19-2018
Drawn	Antinea Noguera
Checked	ANZZA DESIGN

A101

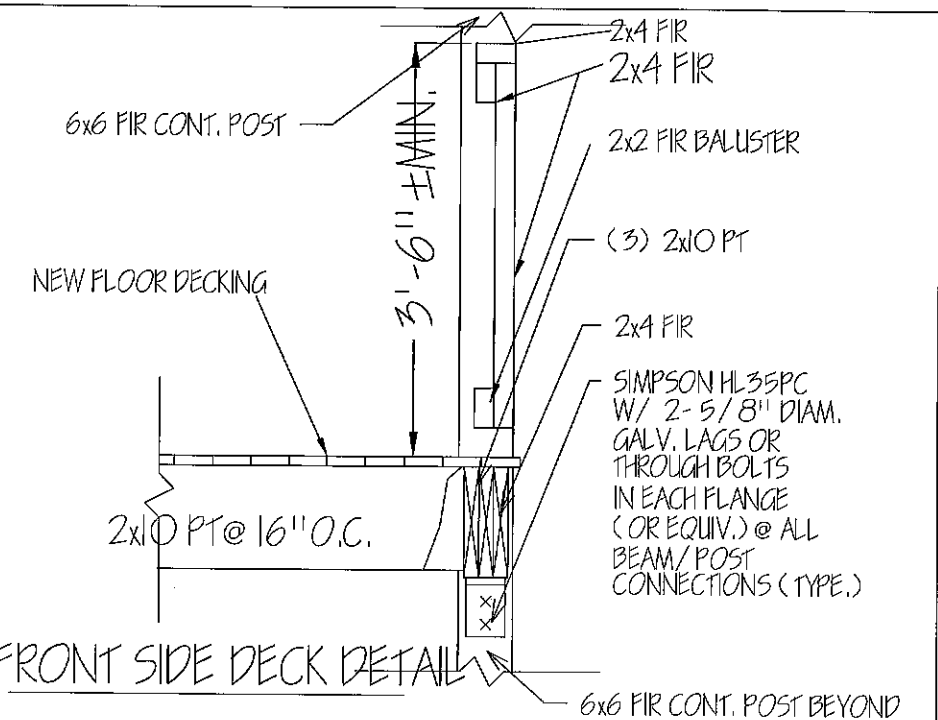
Scale



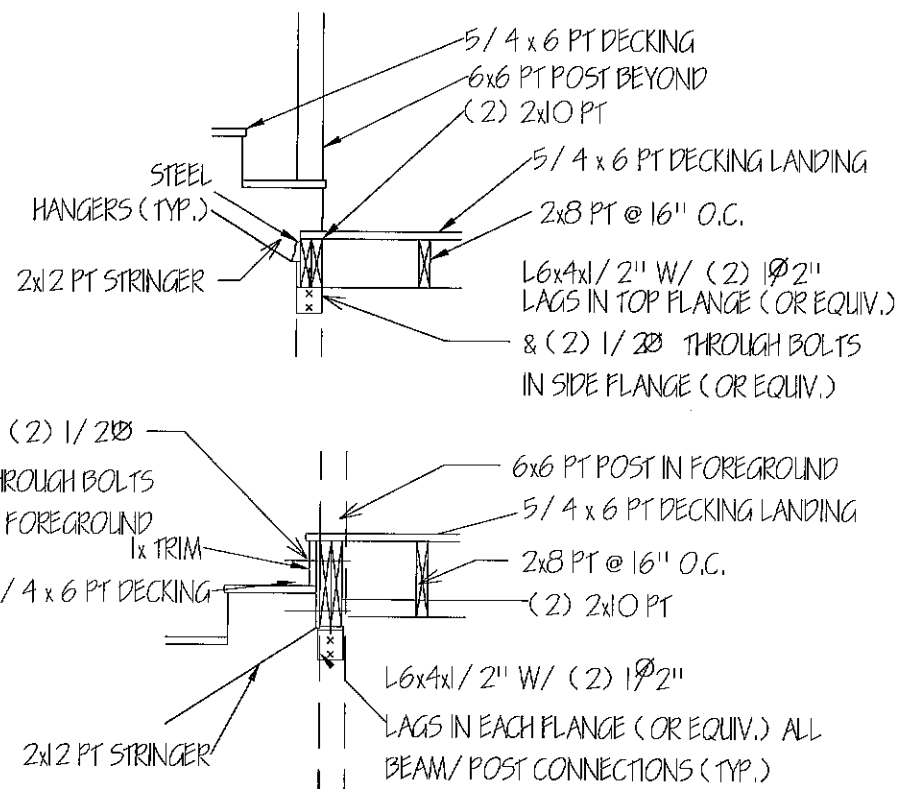
5- DETAIL JOINT OUT SIDE DECK TO HOUSE



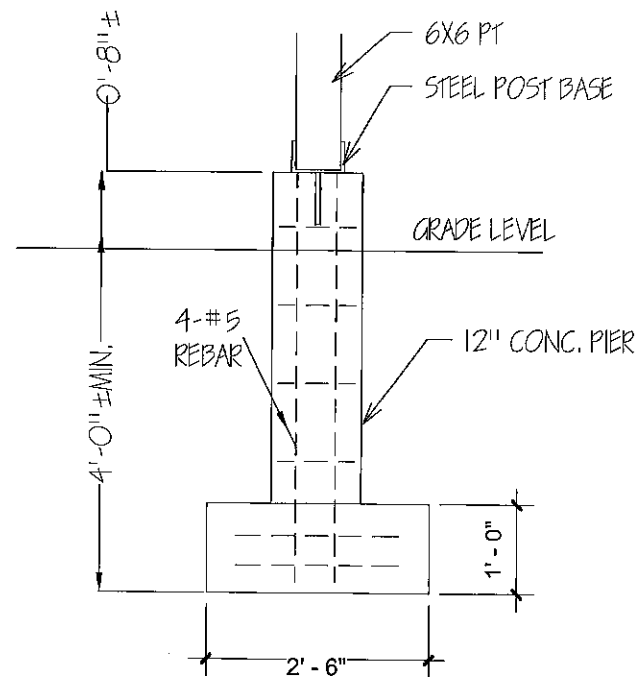
4- DETAIL JOINT SECTION DECK TO HOUSE



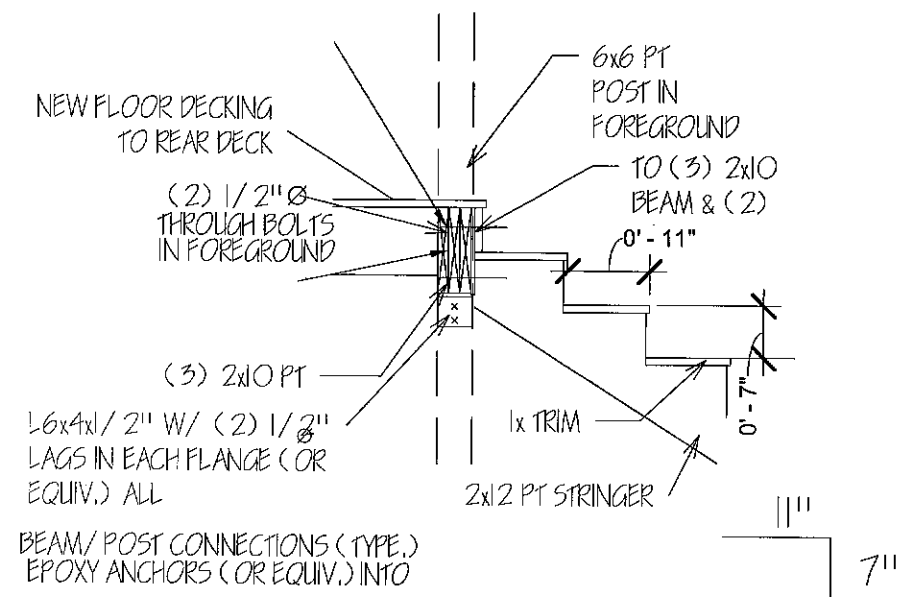
3- FRONT SIDE DECK DETAIL



6- STAIR JOINT LANDING DETAIL



2- POST FOOTING DETAIL



1- STAIR SECTION DETAIL



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

Owner:
Project Name: Replaced Rear Deck
Located: 106 BROMFIELD SOMERVILLE, MA

Approved:

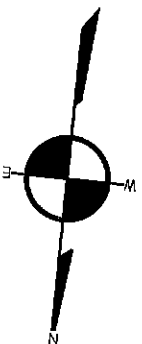
DECK DETAILS

Project number	Project Number	A104
Date	10-19-2018	
Drawn	Antinea Noguera	
Checked	Arthur Choo Sr (Engineer)	
		Scale 1/2" = 1'-0"

PLAN OF LAND

LOCATED AT
**106 BROMFIELD ROAD
SOMERVILLE, MA**

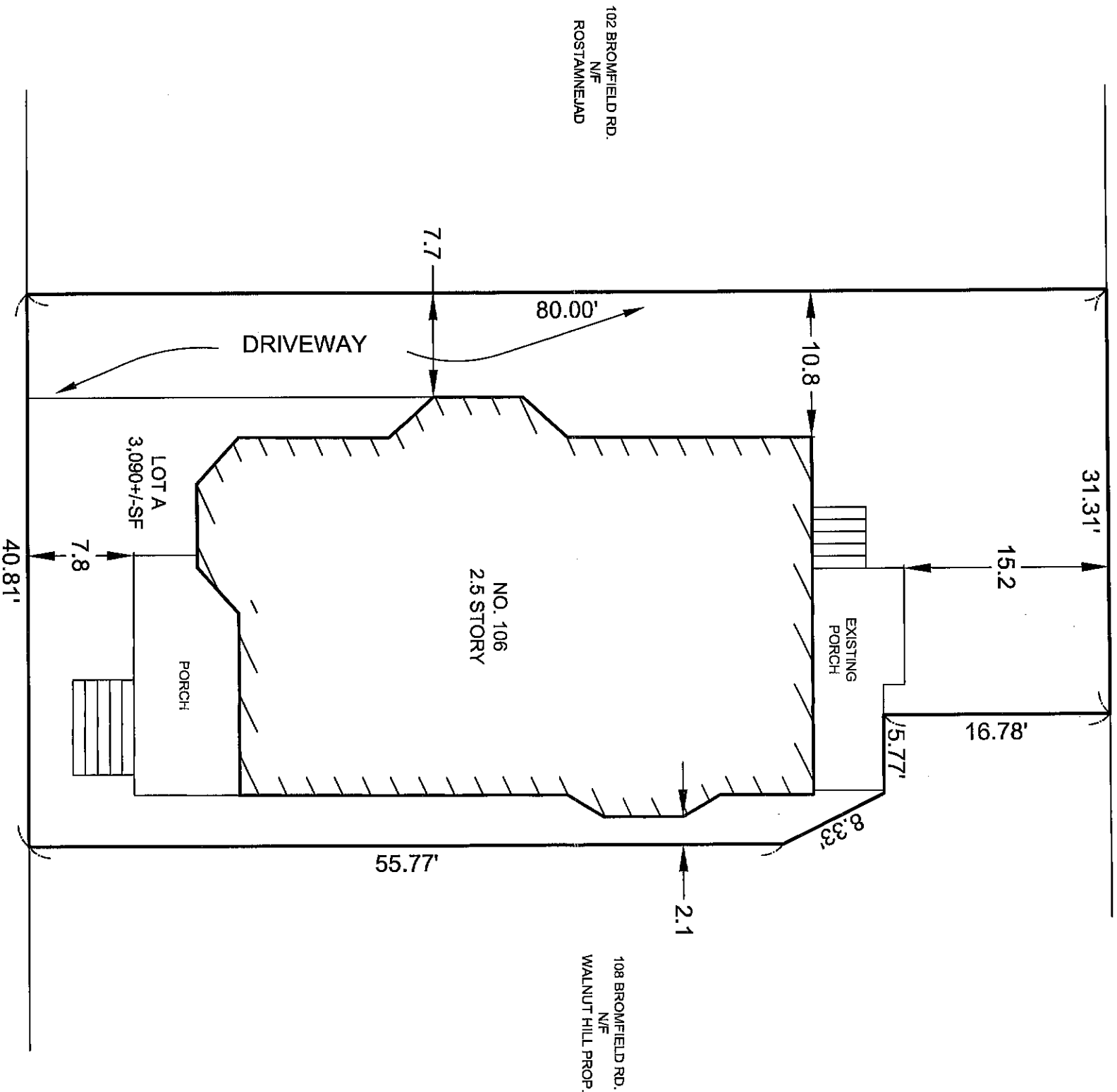
SCALE: 1 INCH = 10 FEET



**MASSACHUSETTS
SURVEY
CONSULTANTS**

14 SUMNER STREET
GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM

213 COLLEGE AVE.
N/E
KOURAFALOS



REFERENCES

DEED: BOOK 64757, PAGE 297
PLAN: 1191 OF 1946

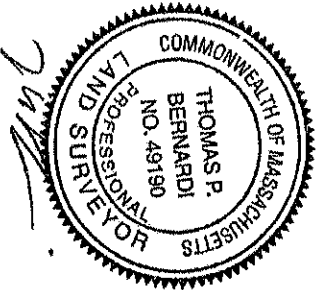
CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN OCTOBER OF 2018 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 BERNARDI P.L.S.

DATE: OCTOBER 24, 2018

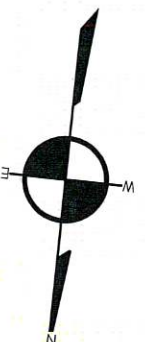


BROMFIELD ROAD
(PUBLIC 40' WIDE)

PLAN OF LAND

LOCATED AT
106 BROMFIELD ROAD
SOMERVILLE, MA

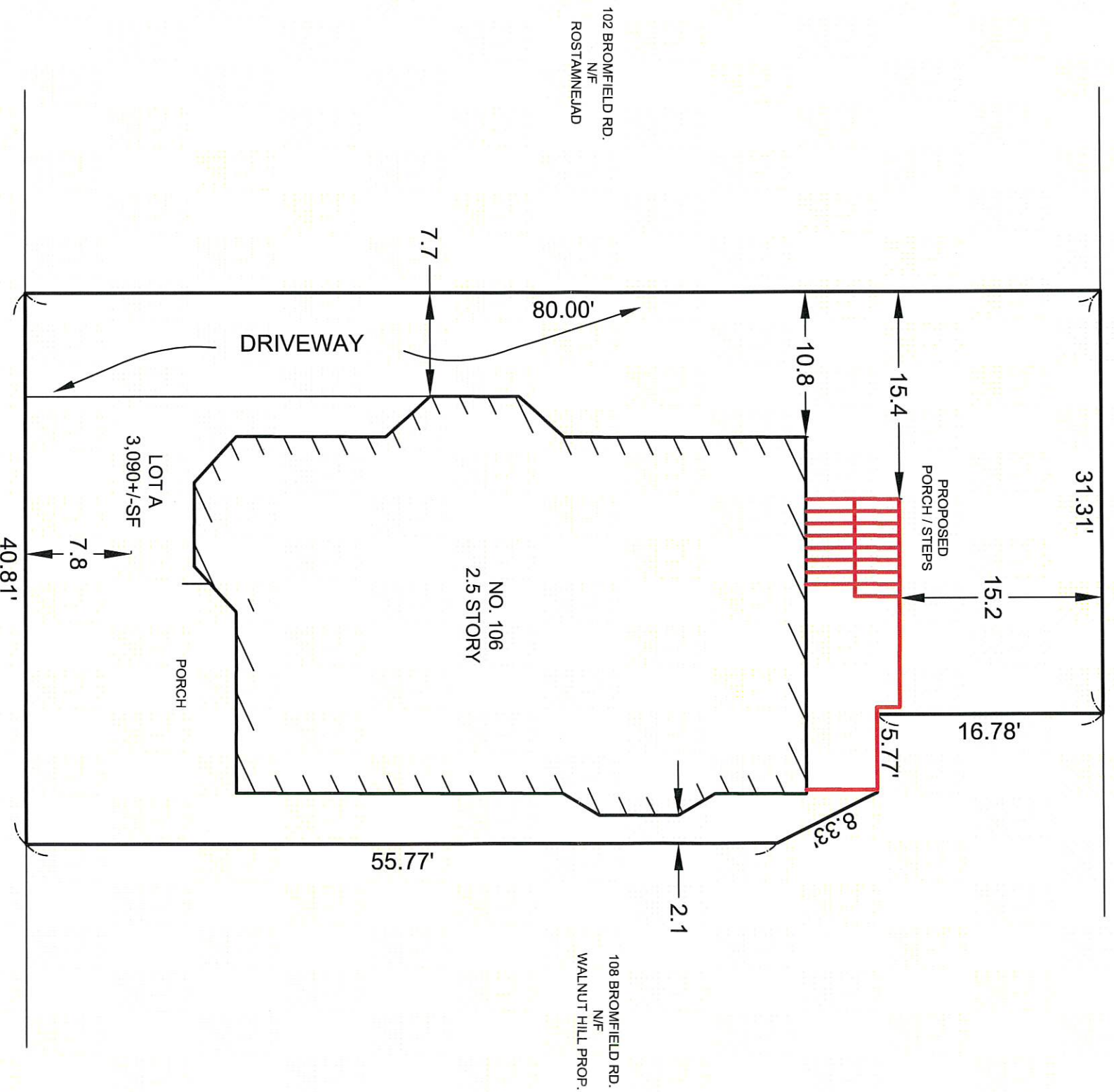
SCALE: 1 INCH = 10 FEET



MASSACHUSETTS SURVEY CONSULTANTS

14 SUMNER STREET
GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSURVEY.COM

213 COLLEGE AVE.
N/F
KOURAFALOS



BROMFIELD ROAD (PUBLIC 40' WIDE)

REFERENCES

DEED: BOOK 64757, PAGE 287
PLAN: 1191 OF 1946



CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN OCTOBER OF 2018 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 BERNARDI P.L.S.

DATE: OCTOBER 24, 2018