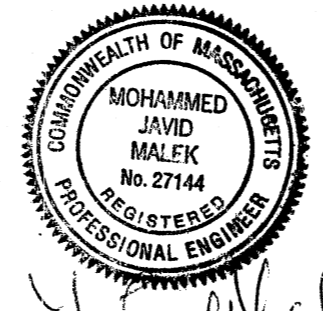
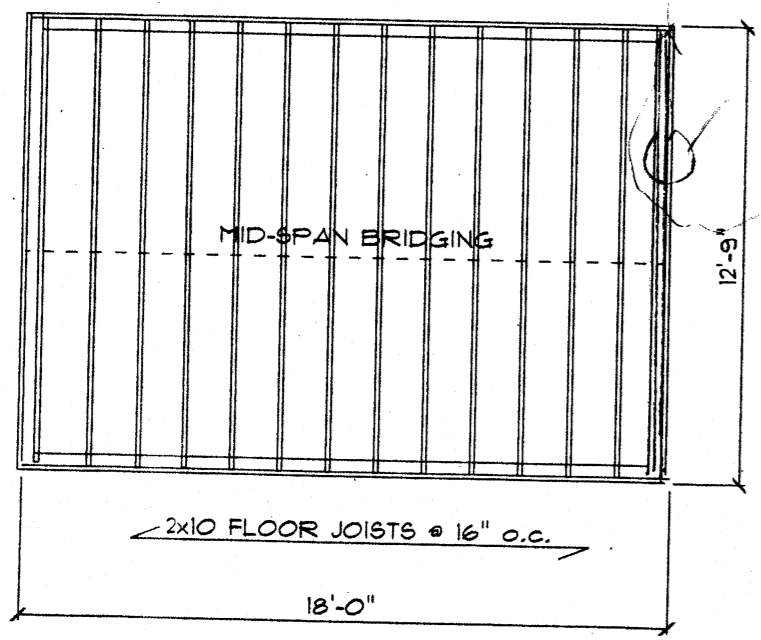


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M. Javid Malek
12-23-11



3-2x12 (LVLS)
TO SUPPORT WALL
& ROOF

CONTRACTOR TO VERIFY ALL MEASUREMENTS
& FIELD CONDITIONS AT SITE

SECOND FLOOR FRAMING SHOWN TO BE USED
IF DEMOLITION OF FIRST FLOOR ROOF DOES NOT
COMPLY WITH CURRENT BUILDING CODE
CONTRACTOR TO FIELD VERIFY THIS CONDITION

SECOND FLOOR FRAMING

SCALE: 3/16" = 1'-0"

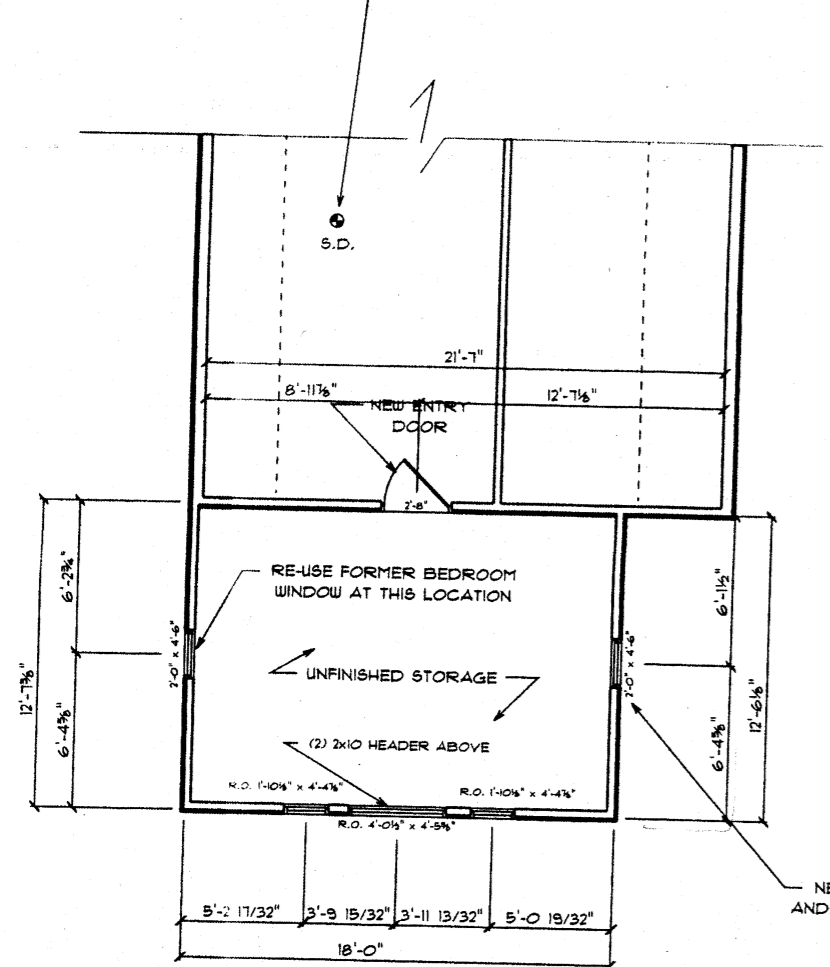
LIFE SAFETY DEVICES

ALL SMOKE ALARMS SHALL BE PHOTOELECTRIC TYPE SMOKE ALARMS LISTED IN ACCORDANCE WITH UL 217 OR UL 268, AND SHALL BE INTERCONNECTED AND INSTALLED IN ACCORDANCE WITH NFPA 72

ALL CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH M.G.L. c. 148 - SECTION 26F 1/2, 521 CHR 31.00, CARBON MONOXIDE ALARMS, 248 CHR, NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS

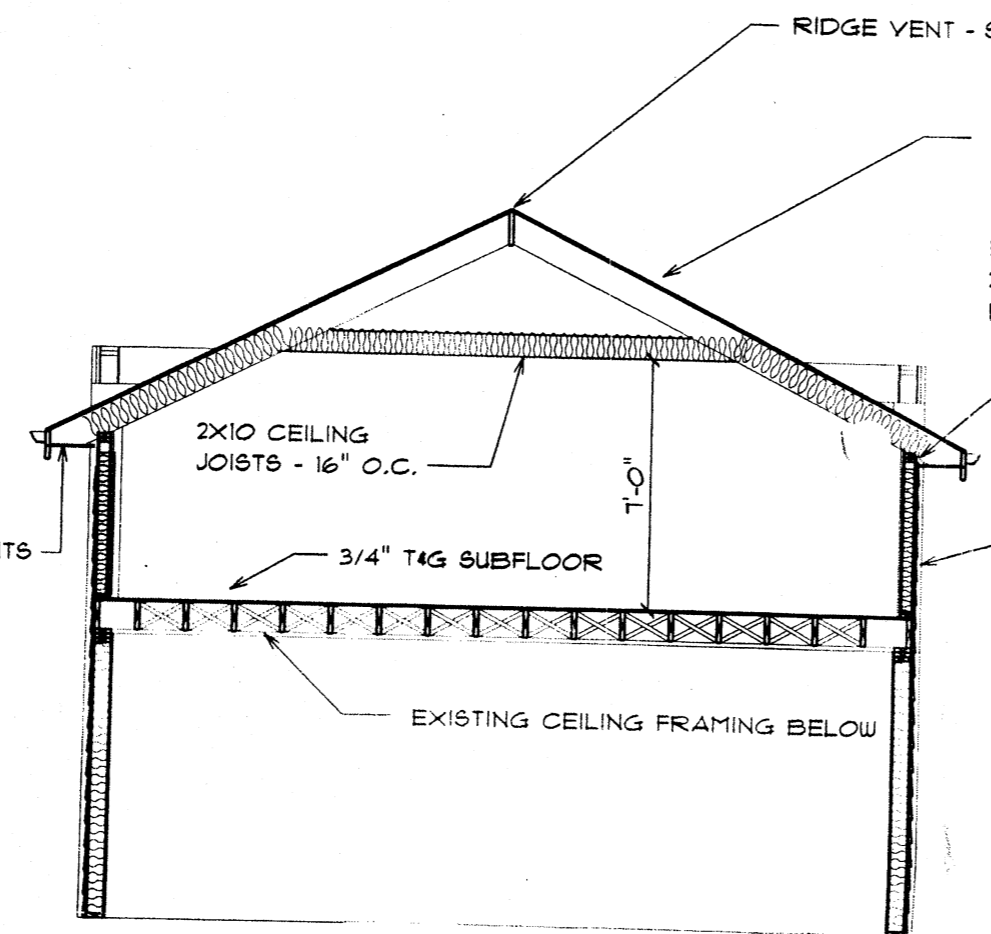
ENTIRE STRUCTURE TO BE UPGRADED WITH NEW SMOKE & CARBON MONOXIDE DETECTORS AS REQUIRED BY THE INTERNATIONAL RESIDENTIAL CODE (IRC) - SECTION R314.3.1 AND THE COMMONWEALTH OF MASSACHUSETTS RESIDENTIAL CODE AMENDMENTS - 907 CHR 31.00, SECTION R315.4

NEW SMOKE DETECTOR & CARBON MONOXIDE DETECTORS TO BE INSTALLED (SEE NOTE THIS PAGE)



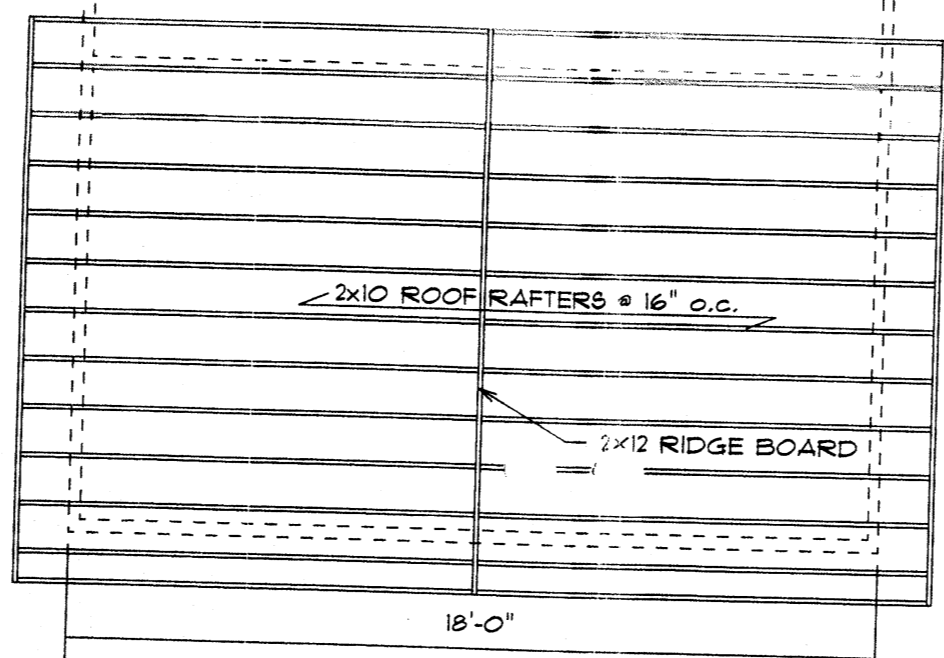
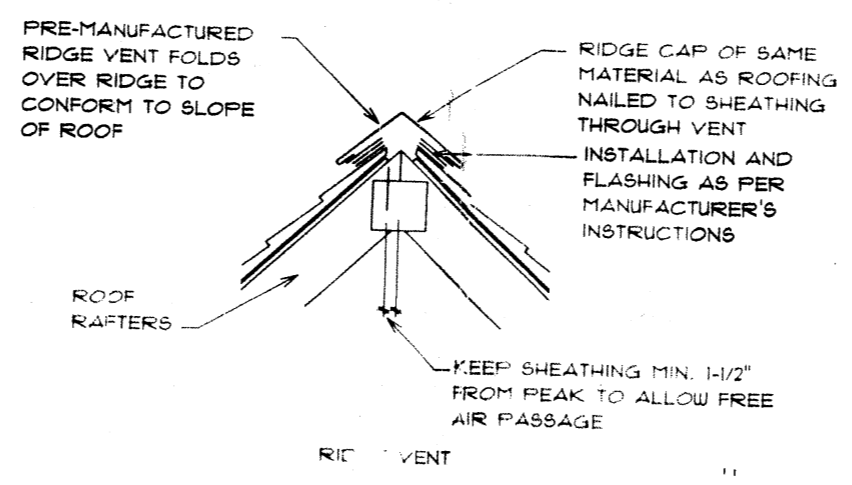
PROPOSED SECOND FLOOR
SCALE: 1/8" = 1'-0"

ALL WINDOWS SHALL BE ANDERSEN UNITS - DOUBLE PANE W/ LOW-E GLAZING



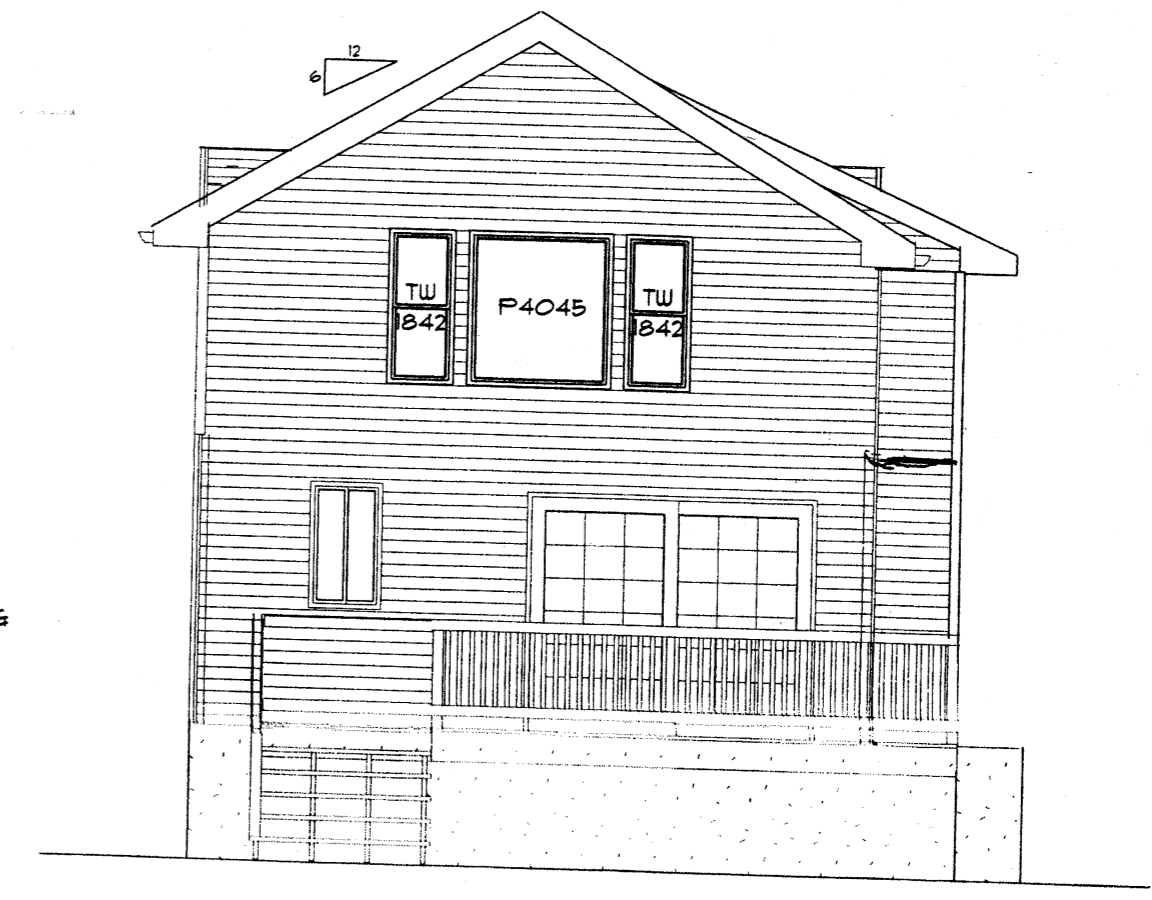
SECTION A-A

N.T.S.



ROOF FRAMING

SCALE: 3/16" = 1'-0"



REAR ELEVATION

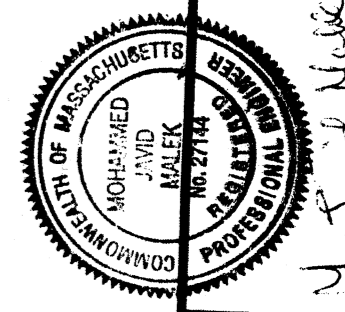
SCALE: 3/16" = 1'-0"

FRAMING/ GENERAL NOTES

- FLOOR AREA RATIO (FAR) = 1,782 SQ. FT. / 3,769 SF. = 48%
- FRAMING LUMBER TO BE SPUCE-PINE-FIR, #2 GRADE OR BETTER
- ALL WALL SHEATHING TO BE 1/2" CDX TYPE PLYWOOD WITH EXTERIOR GLUE
- SUBFLOOR TO BE 3/4" T&G STURDI-FLOOR
- ALL PLYWOOD SUBFLOORS TO BE GLUED TO THE FRAMING MEMBERS WITH AN APPROVED ADHESIVE PRIOR TO NAILING
- ALL JOISTS AND RAFTERS TO HAVE A MIN. 1 1/2" BEARING ON WOOD OR STEEL AND A MIN. 3" BEARING ON MASONRY, UNLESS SUPPORTED BY APPROVED METAL HANGERS
- JOISTS SHALL BE Laterally supported at points of support by FULL-DEPTH SOLID BLOCKING
- CONTRACTOR SHALL MONITOR ALL SUB-CONTRACTORS TO ASSURE ALL CUTTING AND NOTCHING OF FRAMING MEMBERS IS PERFORMED IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE (IRC 2009)
- ALL FASTENING OF LUMBER TO BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE INTERNATIONAL RESIDENTIAL CODE (IRC 2009)
- ALL HEADERS TO BE (2) 2x8's UNLESS OTHERWISE NOTED
- ALL LUMBER USED IN EXTERIOR LOCATIONS TO BE PRESSURE-TREATED OR OTHER APPROVED TYPE OF MATERIALS TO RESIST DAMAGE FROM EXPOSURE TO THE WEATHER
- ALL JOIST AND BEAM HANGERS TO BE SIMPSON STRONG-TIE HANGERS
- ALL JOIST AND BEAM HANGERS TO BE FASTENED USING APPROVED JOIST HANGER NAILS
- CONTRACTOR TO USE PROPER BRACING METHODS DURING CONSTRUCTION TO ASSURE THE STRUCTURE CAN SAFELY SUPPORT ALL LOADS SO AS NOT TO OVERLOAD ANY AREA OF THE STRUCTURE

SCALE: AS SHOWN	DATE: DEC. 18, 2011
DRAWN BY: PFM	REVISED: 12/18/2011
SECOND FLOOR ADDITION	REV-1.2

SINGLE FAMILY DWELLING
240 SUMMER ST
SOMERVILLE, MA



M. Javid Malek
12-23-11

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Fax: (781) 398-9882

VISION DESIGN & CONSTRUCTION, INC.
14 WESTERN AVENUE
WAKEFIELD, MA 01880
(781) 246-7571

PLANS DENIED
[Signature] 2/29/12
SIGNATURE DATE

RECEIVED
S.P.C.D. AND
PLANNING DEPT.
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