NEW RESIDENTIAL RENOVATION

87 HIGHLAND ROAD

SOMERVILLE, MA 02144

JULY 2015

1 Cover

ZONING ANALYSIS
87 HIGHLAND RD
SOMERVILLE, MA 02144
ZONING DISTRICT: RA

ZONING ITEM	REQUIRED	ACTUAL	RELIEF REQUIRED
LOT SIZE	10,000 SF	3520 SF	YES
LOT AREA FOR ADDITIONAL UNITS	2250 SF PER D.U. + 4,500 SF	3520 SF	YES
MAX. COVERAGE	50%	42%	NO
LANDSCAPED AREA	25%	38%	NO
MAX. FAR	0.75	1.24	YES
MAX HEIGHT	35 FEET	28 FEET	NO
FRONTAGE	50 FEET	44 FEET	YES
FRONT YARD MIN. DEPTH	15 FEET	11 FEET	YES
SIDE YARD MIN. DEPTH	8 FEET	12 FEET	NO
SIDE YARD MIN. DEPTH	8 FEET	2 FEET	YES
REAR YARD MIN. DEPTH	20 FEET	22 FEET	NO
PERVIOUS AREA	35%	38%	NO
PARKING SPACES	2	2	NO

GENERAL NOTES

Project:	Two Family Residential Renovation
Property:	87 Highland Rd, Somerville, MA 02144
Owner / Builder:	Sean Glynn, Galway Realty
Surveyor:	Boston Survey Inc.
Architect:	Stefanov Architects, 423 West Broadway, Ste.404, South Boston, MA 02127
Governing Code:	780 CMR, Eighth Edition 2009 IRC with MA Amendments.
Construction Type:	Wood Frame, VA
Occupancy Use Group:	Two Family - R3

1. Bidders shall be a General Contractor licensed to practice in the Commonwealth of Massachusetts. All subcontractors shall be similarly licensed, in their respective trades.
2. All work shall conform to state and local codes and the requirements of the local authorities having jurisdiction.
3. The Contractor(s) shall obtain and pay for all fees, taxes, and permits as required by the scope of work outlined in the construction documents.
4. General Contractor shall maintain General Liability and Workman's Compensation insurance during performance of the Work; and shall indemnify and hold harmless the Owner and Designer from all claims arising out of performance of same. The Owner shall carry property insurance covering all completed work and stored materials against fire, theft and storm damage and shall have glass breakage insurance for all installed glass units (or self insurance).
5. All work shall be performed in a workmanlike manner, by qualified mechanics specializing in the trades required. All materials and equipment employed shall comply with and be installed according to manufacturer's recommendations. All work shall be installed plumb, level and true.
6. The Contractor shall erect and maintain safeguards for the protection of the general public as required by the course of the work including: danger signs, lights, physical barriers, the covering of open excavations, etc.
7. All modifications requiring additional technical information shall be presented to the Owner and Architect before proceeding.
8. All claims for additional costs and Change Orders shall be submitted in a timely fashion, and in writing. The Owner's approval shall be obtained in writing, prior to proceeding with said work.
9. The Contractor shall remedy defects in the workmanship for a period of one year from Final Payment; and shall pass through to the Owner(s) all warranties on materials and equipment incorporated in the Work, as issued by their suppliers and manufacturers.
10. Complete scope of work shall include but not be limited to: temporary equipment and power, hoisting, scaffolding, toilets, debris removal, etc.
11. The Owner shall furnish electricity and water required during the construction period at no cost to the Contractor.
12. Parking, material and equipment staging, and access to the site shall be directed per Owner approval only.
13. Contractor shall be responsible for all required demolition and debris removal. Remove and dispose of all debris legally off site. Cutting and patching of mechanical and electrical items shall be performed only by qualified mechanics of each respective trade.
14. Each Subcontractor shall be bound by the above conditions, to the General Contractor; and thereby in kind to the Owner.

ABBREVIATIONS

@	AT
ACT	ACOUSTIC CEILING TILE
ALUM.	ALUMINUM
BD.	BOARD
BLDG.	BUILDING
BLK'G.	BLOCKING
C.I.	CAST IRON
CLG.	CEILING
CONT.	CONTINUOUS
COORD.	COORDINATE
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
FLASH'G.	FLASHING
FRP	FIBERGLASS REINFORCED POLYMER
G.C.	GENERAL CONTRACTOR
GALV.	GALVANIZED
GYP.	GYPSUM
INT.	INTERIOR
HORIZ.	JOINT
MANUF.	MANUFACTURER
MIN.	MINIMUM
MAX.	MAXIMUM
M.O.	MASONRY OPENING
O.C.	ON CENTER
P.T.	PRESSURE-PRESERVATIVE TREATED
MAX.	PAINTED
PWD.	PLYWOOD
R.D.	ROOF DRAIN
REQ.	REQUIRED
REQ'D	REQUIRED
R.C.P.	REFLECTED CEILING PLAN
R.O.	ROUGH OPENING
STL.	STEEL
T.O.	TOP OF
TYP.	TYPICAL
V.B.	VAPOR BARRIER
V.P.	VAPOR PERMEABLE
VERT .	VERTICAL
VIF	VERIFY IN THE FIELD
WD.	WOOD
W/	WITH

SHEET LIST

Sheet Number	Sheet Name
-CS-	Cover Sheet
A0.01	Area Plans
A1.01	Existing Floor Plans
A1.02	Existing Floor Plans
A1.03	Existing Elevations
A2.01	New Floor Plans
A2.02	New Floor Plans
A3.01	Building Sections
S1.01	Framing Plans

RESIDENTIAL
RENOVATION
87 HIGHLAND ROAD
SOMERVILLE, MA

STEFANOVARCHITECTS

423 WEST BROADWAY, SUITE 404
BOSTON, MA 02127

617.765.0543

INFO@STEFANOVARCH.COM

No.	Description	Date

Cover Sheet

Project number	150406
Date	2015-07-09
Drawn by	TANV
Checked by	DJS

-CS-

Scale

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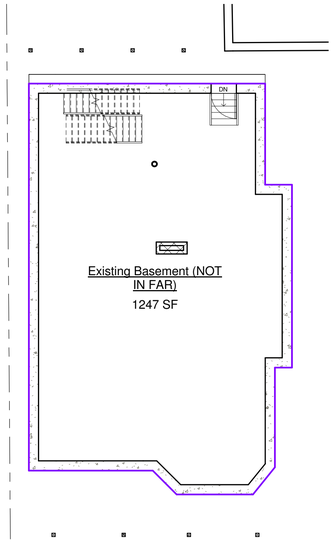
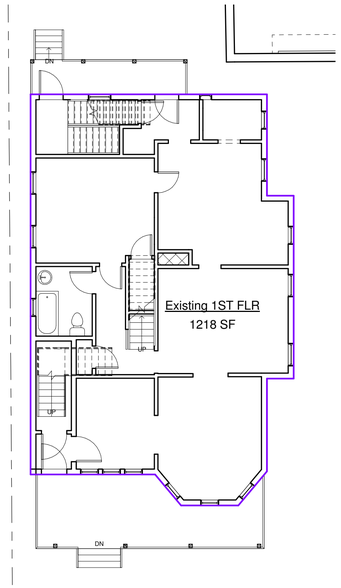
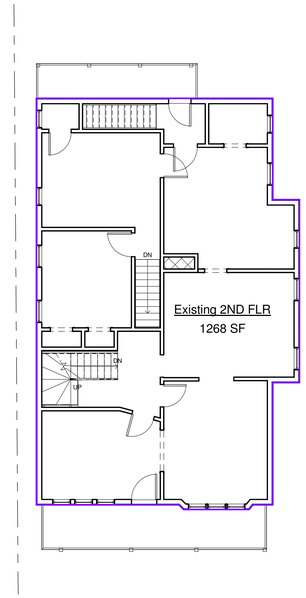


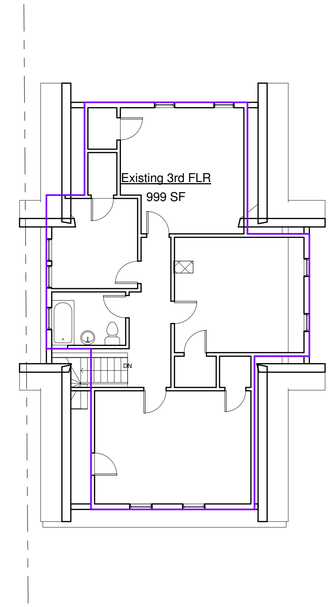
1 Existing Basement
1/8" = 1'-0"



2 Existing First Floor
1/8" = 1'-0"



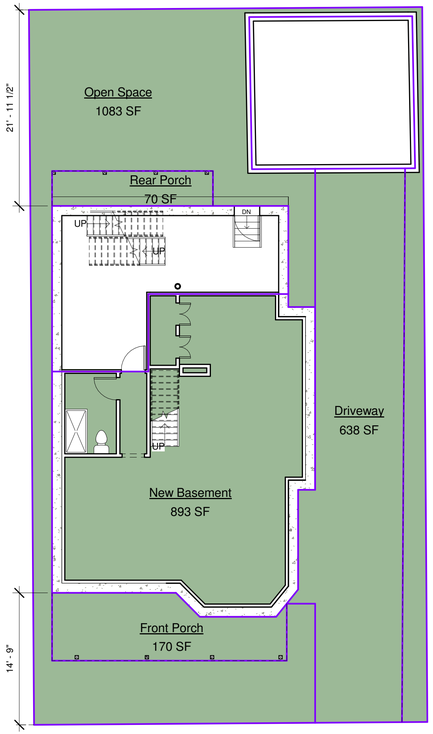
3 Existing Second Floor
1/8" = 1'-0"



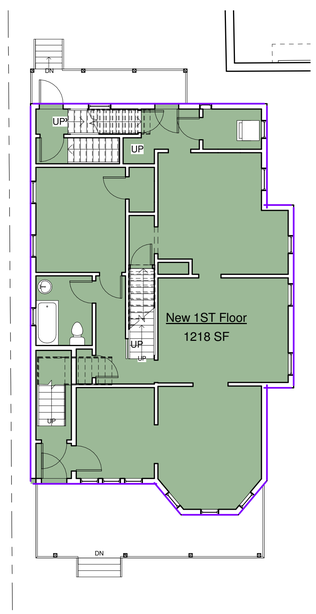
4 Existing Third Floor
1/8" = 1'-0"

Area Schedule (Existing)		
Name	Level	Area
Existing Basement (NOT IN FAR)	Basement	1247 SF
Existing 1ST FLR	First Floor	1218 SF
Existing 2ND FLR	Second Floor	1268 SF
Existing 3rd FLR	Third Floor	999 SF

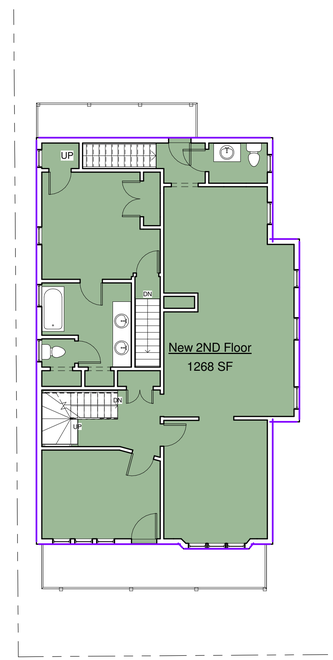
TOTAL LIVABLE AREA 3,485 GSF



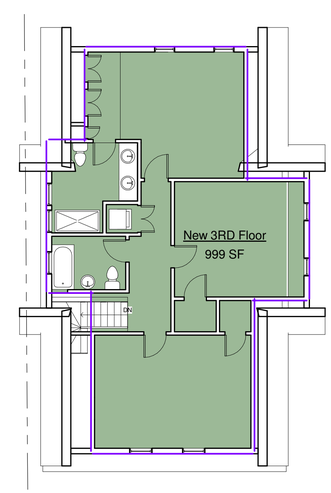
5 Basement - Gross
1/8" = 1'-0"



6 First Floor - Gross
1/8" = 1'-0"



7 Second Floor - Gross
1/8" = 1'-0"



8 Third Floor - Gross
1/8" = 1'-0"

Area Schedule (Gross Building)		
Name	Level	Area
New Basement	Basement	893 SF
Open Space	Basement	1083 SF
Driveway	Basement	638 SF
Front Porch	Basement	170 SF
Rear Porch	Basement	70 SF
New 1ST Floor	First Floor	1218 SF
New 2ND Floor	Second Floor	1268 SF
New 3RD Floor	Third Floor	999 SF

TOTAL LIVABLE AREA 4,378 GSF

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No.	Description	Date

Area Plans

Project number	150406
Date	2015-07-09
Drawn by	TANV
Checked by	DJS

A0.01

Scale 1/8" = 1'-0"

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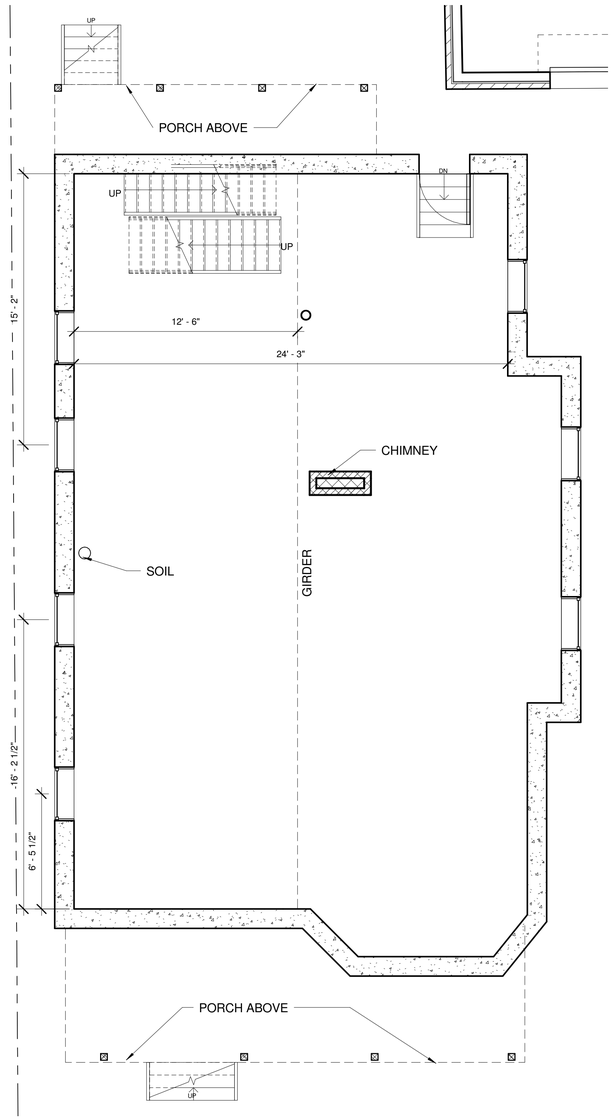
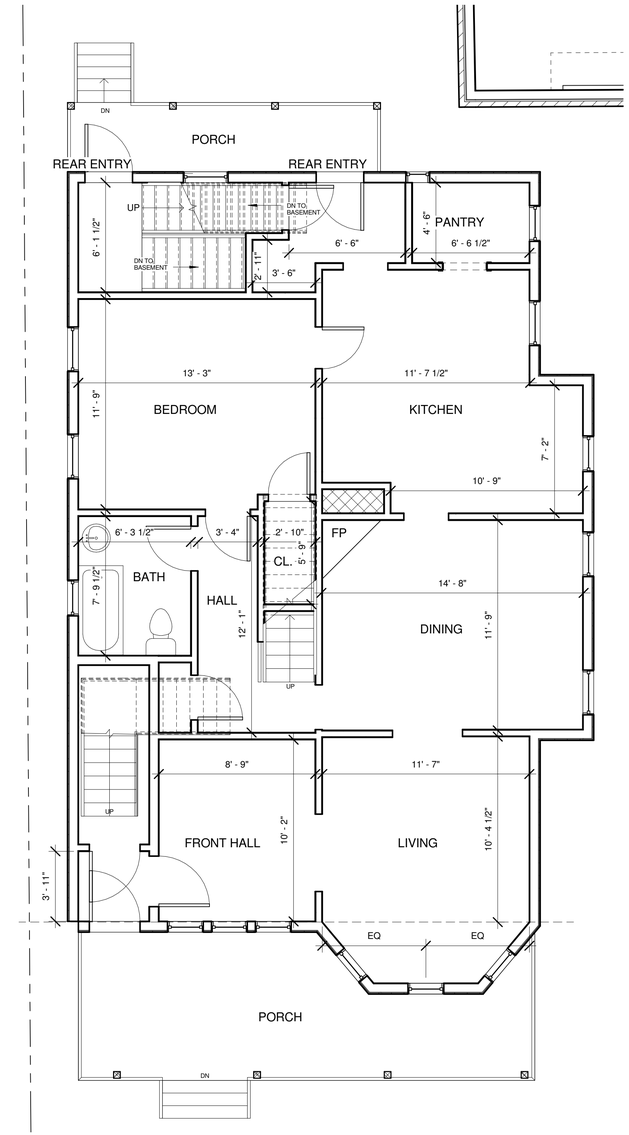


1 Existing Basement
1/4" = 1'-0"



2 Existing First Floor
1/4" = 1'-0"

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No.	Description	Date

Existing Floor Plans

Project number	150406
Date	2015-07-09
Drawn by	VG
Checked by	DJS

A1.01

Scale 1/4" = 1'-0"

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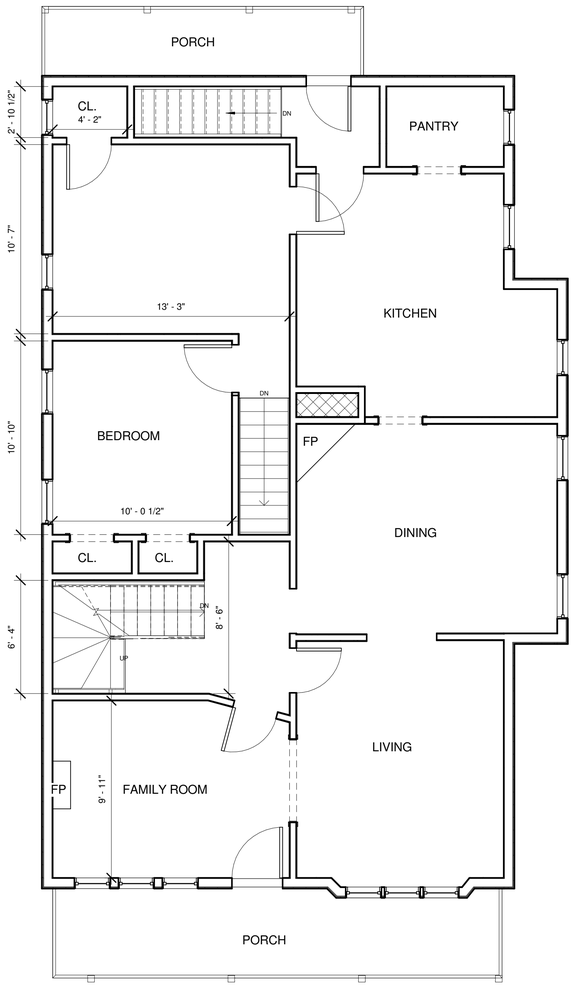
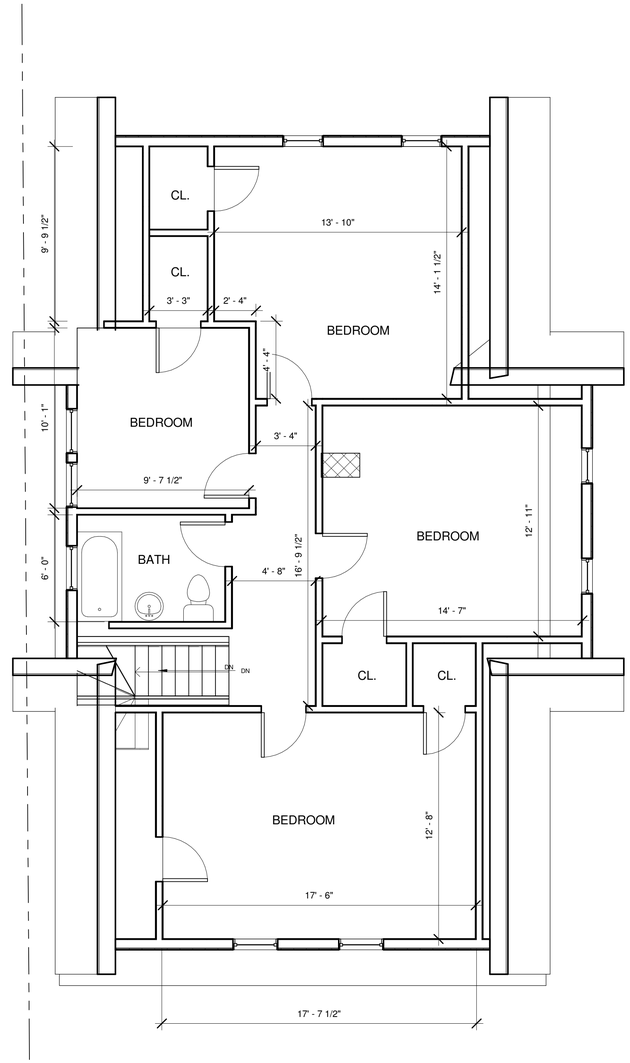
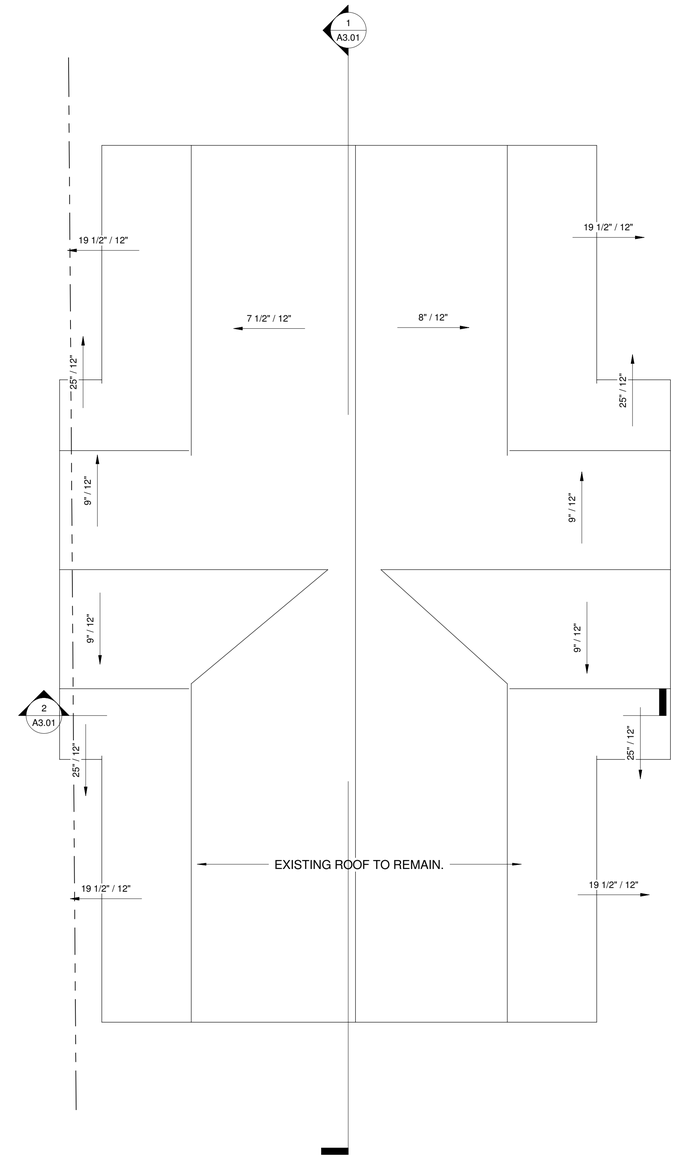


1 Existing Second Floor
1/4" = 1'-0"



2 Existing Third Floor
1/4" = 1'-0"



3 Roof
1/4" = 1'-0"

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No.	Description	Date

Existing Floor Plans

Project number	150406
Date	2015-07-09
Drawn by	VG
Checked by	DJS

A1.02

Scale	1/4" = 1'-0"

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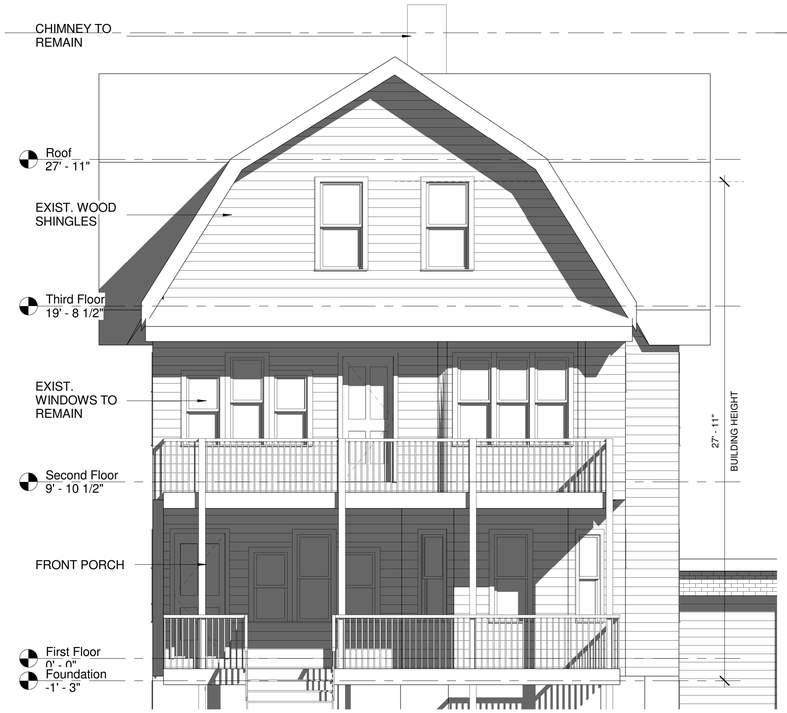
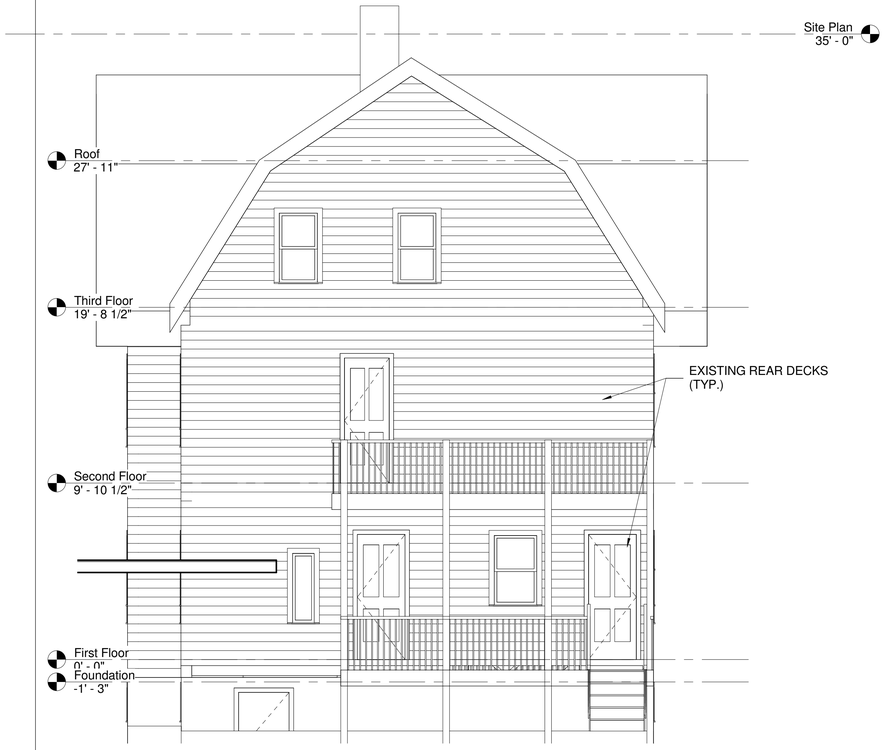


1 Existing - South Elevation
1/4" = 1'-0"

2 Existing - East Elevation
1/4" = 1'-0"



3 Existing - North Elevation
1/4" = 1'-0"

4 Existing - West Elevation
1/4" = 1'-0"

NOTE: NO WORK TO BE DONE ON EXTERIOR.

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No.	Description	Date

Existing Elevations

Project number	150406
Date	2015-07-09
Drawn by	TANV
Checked by	DJS

A1.03

Scale 1/4" = 1'-0"

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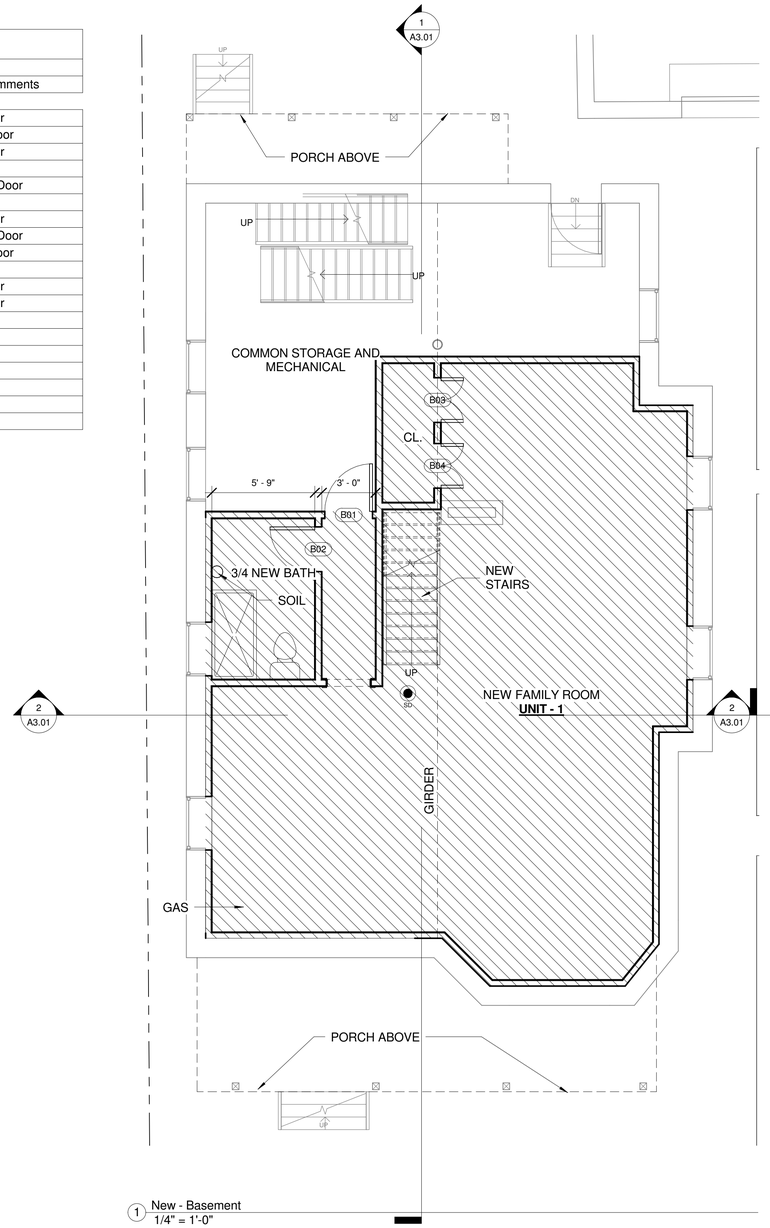
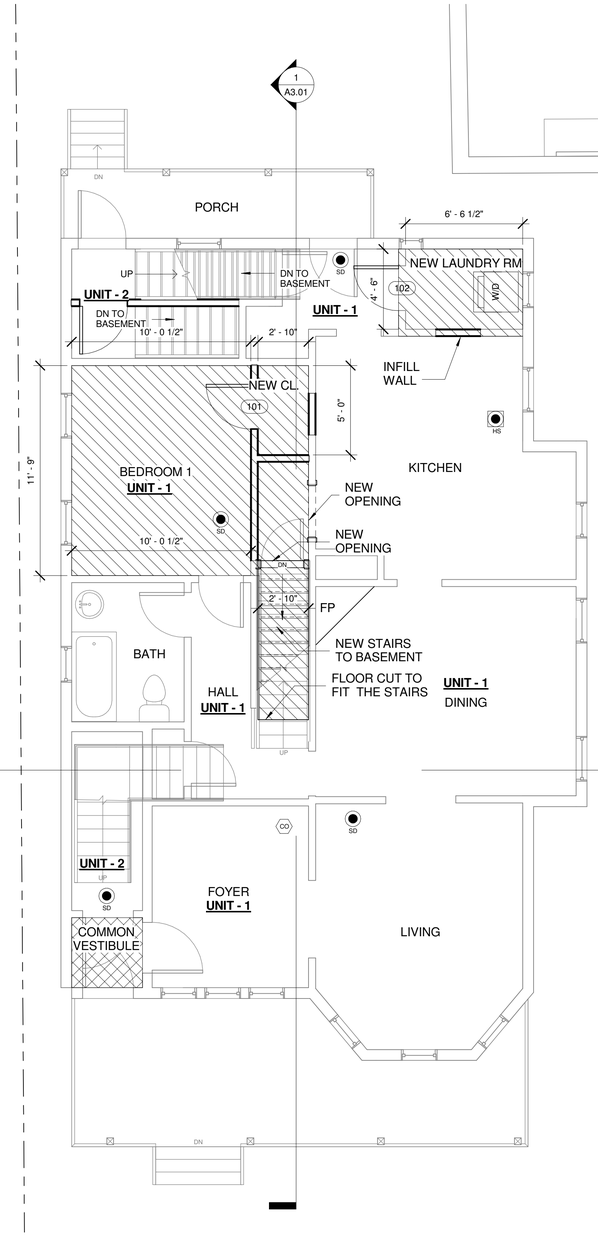
Door Schedule						
				Finish		
Door Number	Door Size	Manufacturer	Description	Door	Frame	Comments
101	30" x 80"					Closet Door
102	30" x 80"					Laundry Door
201	36" x 80"					Closet Door
202	30" x 80"					
203	30" x 80"					Bathroom Door
203A	30" x 80"					
204	48" x 80"					Closet Door
205	30" x 80"					Bathroom Door
301	36" x 80"					Laundry Door
302	32" x 80"					
304	36" x 80"					Closet Door
305	36" x 80"					Closet Door
324	30" x 84"					
325	32" x 80"					
326	16" x 80"					
B01	32" x 80"					
B02	30" x 80"					
B03	30" x 80"					
B04	30" x 80"					



1 New - Basement
1/4" = 1'-0"



2 New - First Floor
1/4" = 1'-0"

FIRE PROTECTION LEGEND

- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR
- HS — HEAT SENSOR

Fire Protection
12" = 1'-0"

AREA LEGEND

- AREA OF WORK
- COMMON AREAS

Area of Work
12" = 1'-0"

AREA OF WORK

BASEMENT FLOOR ALTERATION	802	SF
FIRST FLOOR ALTERATION	211	SF
SECOND FLOOR ALTERATION	308	SF
THIRD FLOOR ALTERATION	333	SF
TOTAL	1654	SF
GROSS AREA OF BUILDING	3,485	SF

1654/3485 = 0.47

47% IS THE WORK AREA OF RECONFIGURED SPACES WITHIN THE BUILDING.

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SOMERVILLE, MA

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REGISTERED ARCHITECT
DOUGLAS J. STEFANOVICH
No. 50325
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

No.	Description	Date

New Floor Plans

Project number	150406
Date	2015-07-09
Drawn by	TANV/VG
Checked by	DJS

A2.01

Scale	As indicated

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Door Schedule						
				Finish		
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101	30" x 80"					Closet Door
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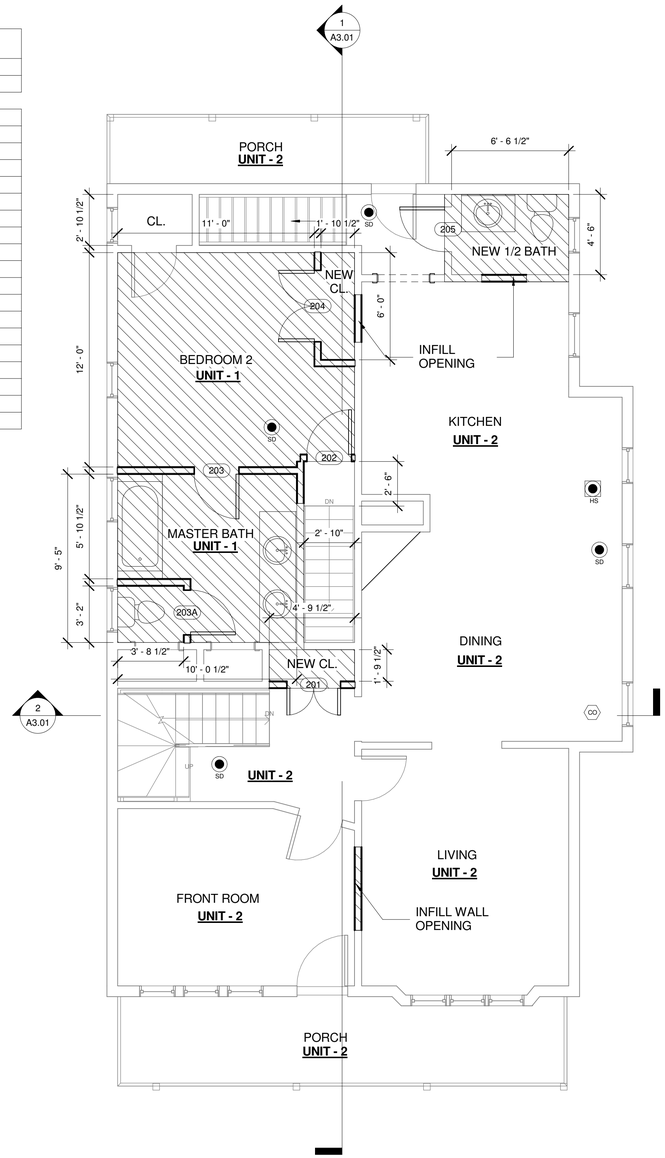
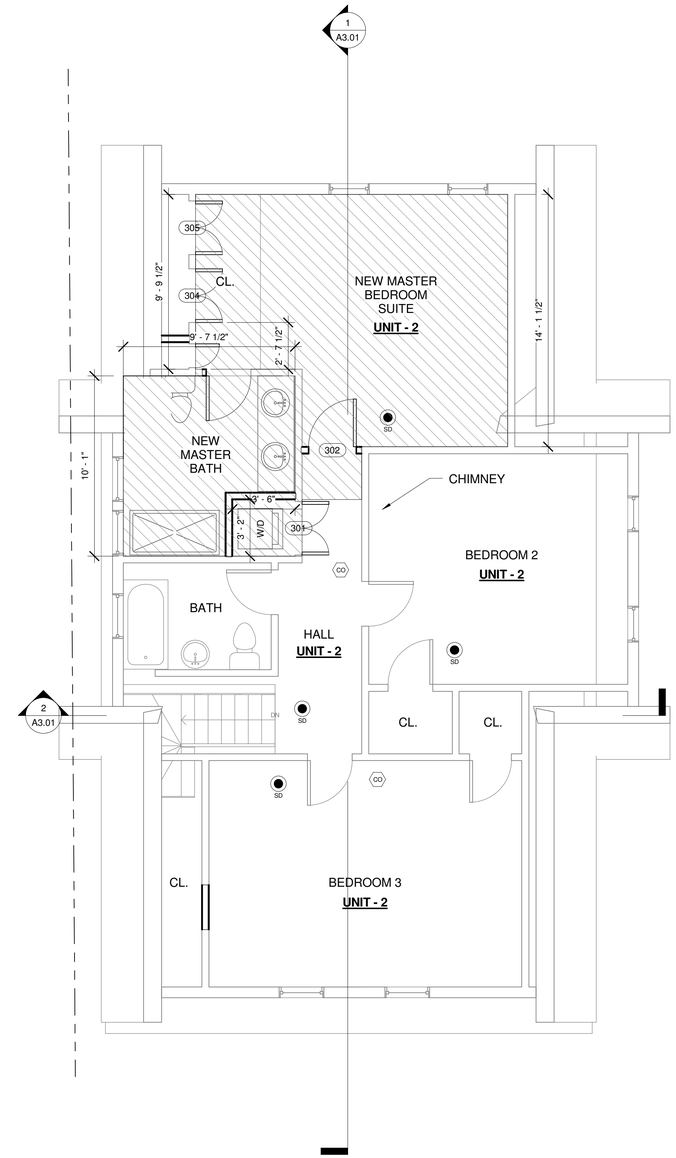
326	16" x 80"					
B01	32" x 80"					
B02	30" x 80"					
B03	30" x 80"					
B04	30" x 80"					



1 New - Second Floor
1/4" = 1'-0"



2 New - Third Floor
1/4" = 1'-0"

FIRE PROTECTION LEGEND

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- CO — CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR
- HS — HEAT SENSOR

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12" = 1'-0"

AREA LEGEND

- AREA OF WORK
- COMMON AREAS

Area of Work
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REGISTERED ARCHITECT
DOUGLAS J. STEFANOVICH
No. 50325
BOSTON
MASSACHUSETTS

No.	Description	Date

New Floor Plans

Project number	150406
Date	2015-07-09
Drawn by	TANV/VG
Checked by	DJS

A2.02

Scale: As indicated

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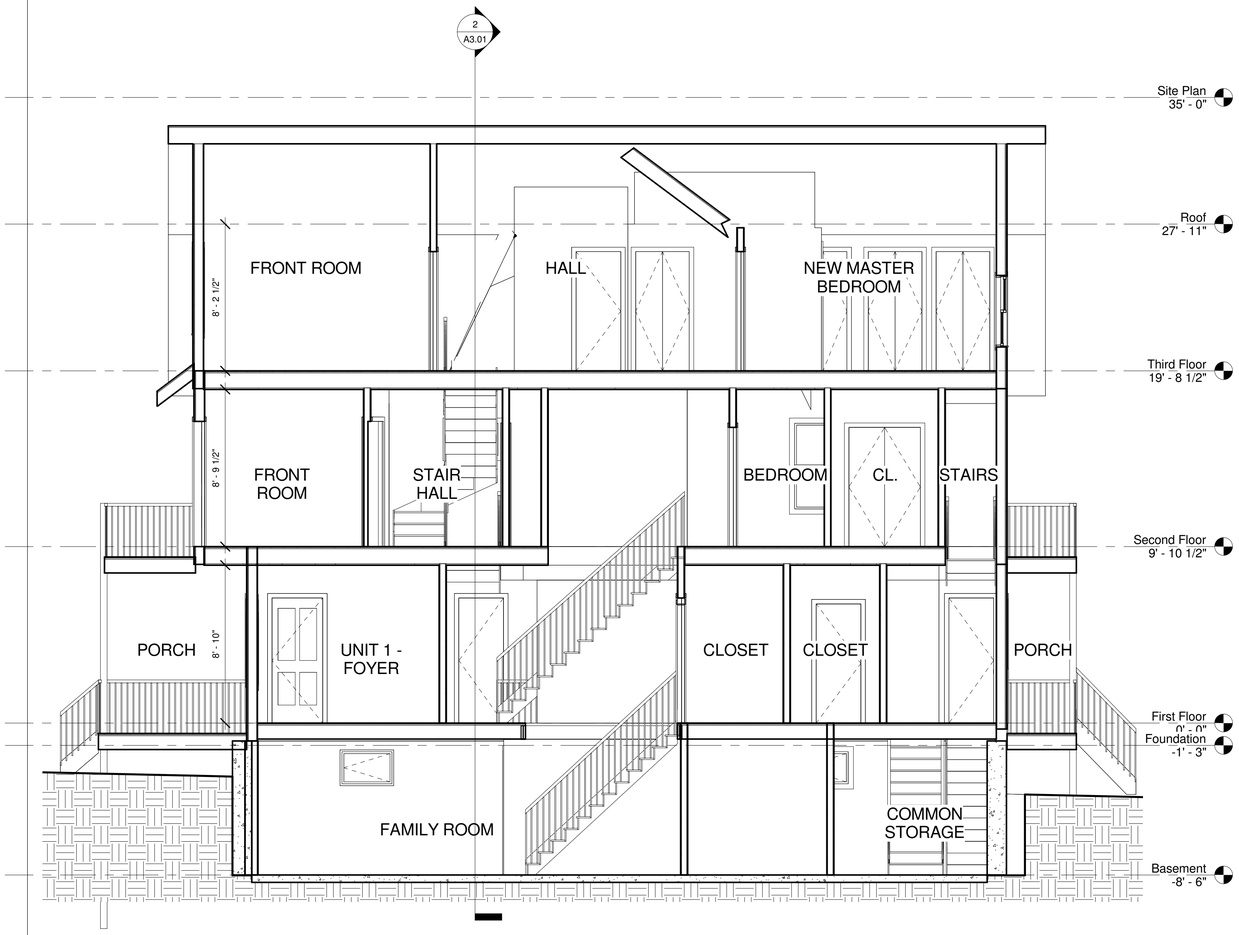
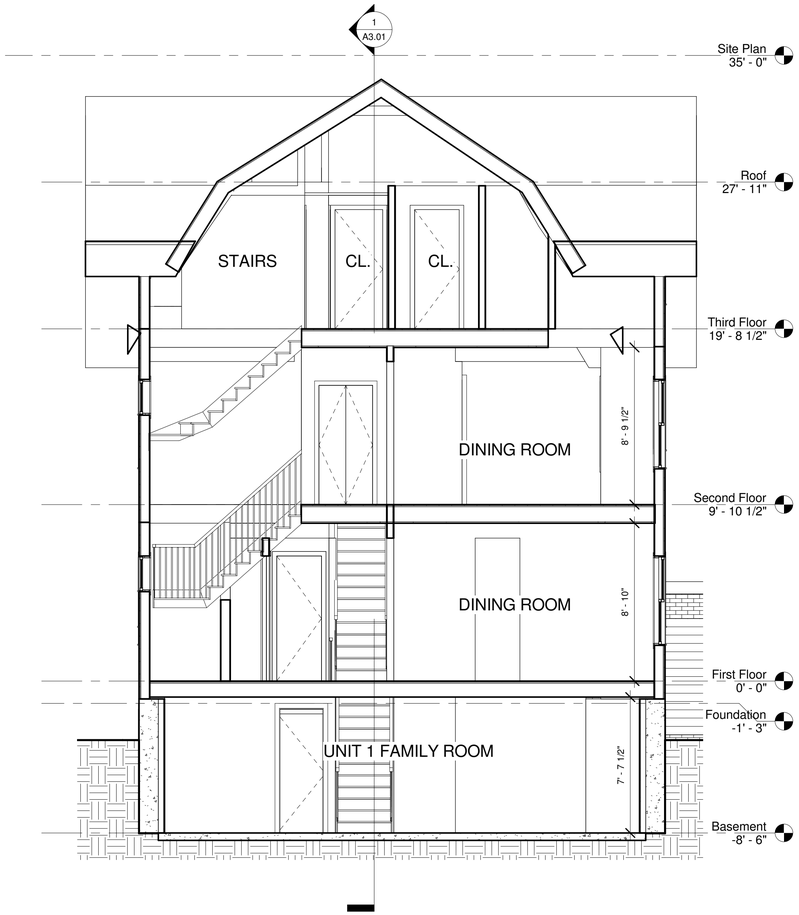


1 Longitudinal Section
1/4" = 1'-0"



2 Building Section Through Stairs
1/4" = 1'-0"

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No.	Description	Date

Building Sections

Project number	150406
Date	2015-07-09
Drawn by	TANV
Checked by	DJS

A3.01

Scale	1/4" = 1'-0"

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FRAMING NOTES

1. ALL WORK REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE EIGHTH EDITION.

2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL SITE DRAWINGS AND SPECIFICATIONS.

3. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF AND DIMENSIONS OF CHASES, INSERTS, SLEEVES, DEPRESSIONS, PADS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON STRUCTURAL DRAWINGS.

4. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED IN FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE WORK CAN PROCEED.

5. THE CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS FOR ALL PARTS OF WORK, INCLUDING CONSTRUCTION METHODS OR SEQUENCING WHERE APPLICABLE. NO FABRICATION, INSTALLATION, ERECTION OF STRUCTURAL ELEMENTS CAN COMMENCE WITHOUT THE REVIEWED, APPROVED AND STAMPED SHOP DRAWINGS. SHOP DRAWINGS RECEIVED BY THE ENGINEER SHALL ACCURATELY REFLECT FIELD CONDITIONS, VERIFIED BY THE CONTRACTOR.

6. UNLESS OTHERWISE NOTED, DETAILS, SECTIONS AND NOTES IN THE CONSTRUCTION DOCUMENTS SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS NOT SPECIFICALLY SHOWN.

7. OPENINGS IN SLABS AND WALLS LESS THEN 12 INCHES GENERALLY ARE NOT SHOWN.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE ALL TEMPORARY BRACING SHORING AS REQUIRED.

WOOD

1. ALL STRUCTURAL LUMBER AND THEIR CONNECTIONS SHALL CONFORM TO THE LATEST EDITION OF NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION" AS WELL AS THE AMERICAN FOREST AND PAPER ASSOCIATION GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS. 100 MPH EXPOSURE (780 CMR 5301.2.1.1) OR THE COMMONWEALTH OF MASSACHUSETTS CHECKLIST IN THE APPENDIX 780 CMR 120 P

2. UNLESS OTHERWISE NOTED ALL SAWN LUMBER FRAMING MEMBERS, JOIST, RAFTERS, STUDS, LINTELS, PLATES, SHALL BE SPRUCE-PINE-FIR NO.2 OR BETTER, WITH THE FOLLOWING MINIMUM PROPERTIES:
Fb=875 PSI,
Fv= 70PSI
E=1,400.00 PSI.

3. ALL "MICROLAM" AND "VL" VERSALAM MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
E =2,000.000 PSI
Fb=2,950 PSI
Fv=285 PSI

4. ALL "PARALLAM PSL" MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
E =2,000.000 PSI
Fb=2,900 PSI
Fv=290 PSI
Fcll=2,900 PSI

5. WOOD SILLS SUPPORTED ON CONCRETE OR CONCRETE MASONRY UNDER ALL INTERIOR OR EXTERIOR WALLS, AND ALL MEMBERS EXPOSED TO WEATHER OR MOISTURE, SHALL BE SOUTHERN PINE NO. 2 OR BETTER, PRESERVATIVE TREATED IN ACCORDANCE WITH THE "AMERICAN WOOD PRESERVERS ASSOCIATIONS STANDARD C1."

6. ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S "CONSTRUCTION MANUAL".

7. UNLESS OTHERWISE NOTED, ALL NAILING AND FASTENING SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE LISTED IN TABLE 2305.2 OF THE MASSACHUSETTS STATE BUILDING CODE EIGHTH EDITION.

8. ADDITIONAL FLOOR JOISTS SHALL BE PROVIDED UNDER ALL PARTITIONS OVER 4'-0" LONG WHICH RUN PARALLEL TO THE SPAN OF THE FLOOR.

9. ADDITIONAL FLOOR JOISTS SHALL BE PROVIDED UNDER BATH TUBS.

10. PROVIDE CONTINUOUS 2X SOLID BLOCKING MATCHING THE STUD SIZE, BETWEEN STUDS AT STUD MID-HEIGHT.

11. UNLESS NOTED OTHERWISE, PROVIDE AT MINIMUM DOUBLE STUDS UNDER ALL HEADERS, OR BUILT UP BEAMS. ADDED STUDS AND ALL POSTS SHALL CONTINUE FROM THE POINT OF LOAD APPLICATION TO THE FOUNDATION.

12. ALL POST TO BEAM CONNECTIONS SHALL HAVE METAL POST BASE AND POST CAP.

13. ALL FLUSH FRAMING CONNECTIONS SHALL HAVE BEAM OR JOISTS HANGERS CAPABLE TO SUPPORT THE MEMBER REACTION.

14. ALL METAL CONNECTORS FOR WOOD CONSTRUCTION, JOISTS AND BEAM HANGERS, POST AND COLUMN CAPS AND BASES, BRIDGING, HOLDOWNS, HURRICANE TIES, STRAPPING AND ANY OTHER METAL CONNECTORS, SHALL BE HOT-DIPPED GALVANIZED AS PER MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY" OR EQUAL. ALL METAL CONNECTORS SHALL BE ATTACHED BY THE GENERAL CONTRACTOR AS PER MANUFACTURERS SPECIFICATIONS. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES OF THE HANGERS OR ANCHORS.

15. FRAMING MEMBERS SHALL NOT BE NOTCHED, CUT OR ALTERED WITHOUT IN FIELD THE APPROVAL OF THE ENGINEER. REFER TO TYPICAL DETAILS FOR ALLOWED NOTHING AND HOLES IN 2X WOOD JOISTS.

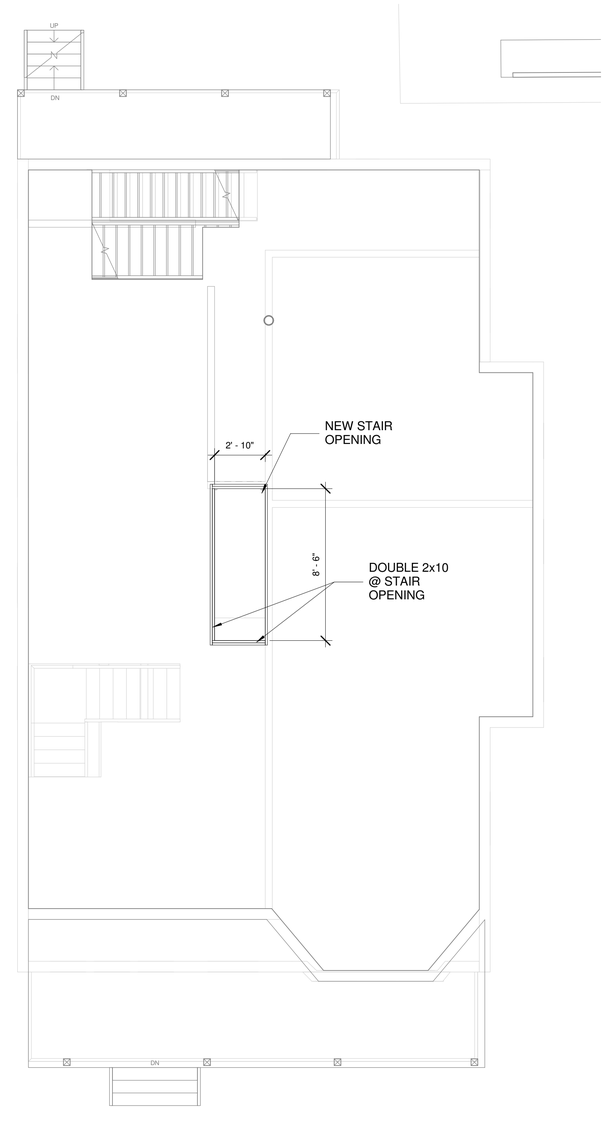
16. UNLESS OTHERWISE NOTED ON DRAWINGS, ALL STUD WALLS SHALL BE CAPPED WITH DOUBLE TOP PLATES WITH OVERLAPPING CORNERS AND INTERSECTIONS. SPLICE IN TOP PLATES SHALL BE ON TOP OF STUDS AND BE OFFSET MINIMUM 4 FEET.

17. ALL TOP MOUNTED JOIST SHALL HAVE MINIMUM 3 INCH BEARING.

18. ALL EXTERIOR AND INTERIOR WALL SHEATHING SHALL BE 15/32 APA RATED SHEATHING. AT EXTERIOR WALLS USE EXPOSURE 1 PANELS AND USE EXTERIOR GRADE SHEATHING WHEN LONG CONSTRUCTION DELAYS ARE EXPECTED. PROVIDE 2X HORIZONTAL BLOCKING AT LEAST EQUAL THE SIZE OF JOIST, AT ALL UNSUPPORTED PANEL EDGES. SHEATHING SHALL BE PROPERLY FASTENED TO THE WALL STUDS, SOLE PLATES, TOP PLATES AND BLOCKING AS REQUIRED BY CODE, OR SHOWN ON DRAWINGS. PANEL JOINTS SHALL OCCUR OVER STUDS AND BLOCKING.

19. ALL ROOF SHEATHING SHALL BE 15/32 APA RATED SHEATHING EXPOSURE 1, EXCEPT USE EXTERIOR GRADE PANELS WHEN LONG CONSTRUCTION DELAYS ARE EXPECTED. APPLY PANELS WITH LONG DIMENSIONS PERPENDICULAR TO THEIR SUPPORT OVER TWO OR MORE SPANS. UNLESS OTHERWISE SHOWN ON PLANS, SHEATHING
SHALL BE NAILED WITH 8D NAILS @ 6 INCHES ON CENTER AT EACH SIDE
OF EDGE JOINTS, AND 8D NAILS @12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.

20. FLOOR SHEATHING SHALL BE 3/4 INCH APA RATED EXPOSURE 1, TONGUE AND GROOVE PLYWOOD PANELS. APPLY PANELS WITH THE LONG DIMENSION PERPENDICULAR TO FLOOR JOISTS, CONTINUOUS OVER TWO OR MORE SPANS. PANELS SHALL HAVE STAGGERED END JOINTS IN EACH SUCCEEDING ROW AND SHALL BE GLUED AND NAILED TO FLOOR JOISTS AS REQUIRED BY CODE AND LEAVING 1/8 INCH SPACE BETWEEN ALL END AND EDGE JOINTS.



1 New First Floor Framing
1/4" = 1'-0"

NOTE: NO FURTHER STRUCTURAL WORK TO BE DONE ON REMAINING FLOORS

RESIDENTIAL RENOVATION
87 HIGHLAND ROAD
SOMERVILLE, MA

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No.	Description	Date

Framing Plans

Project number	150406
Date	2015-07-09
Drawn by	TANV
Checked by	DJS

S1.01

Scale 1/4" = 1'-0"

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