

PROPOSED PORCH & DRIVE ADDITION

40 EVERGREEN AVE

SOMERVILLE, MA

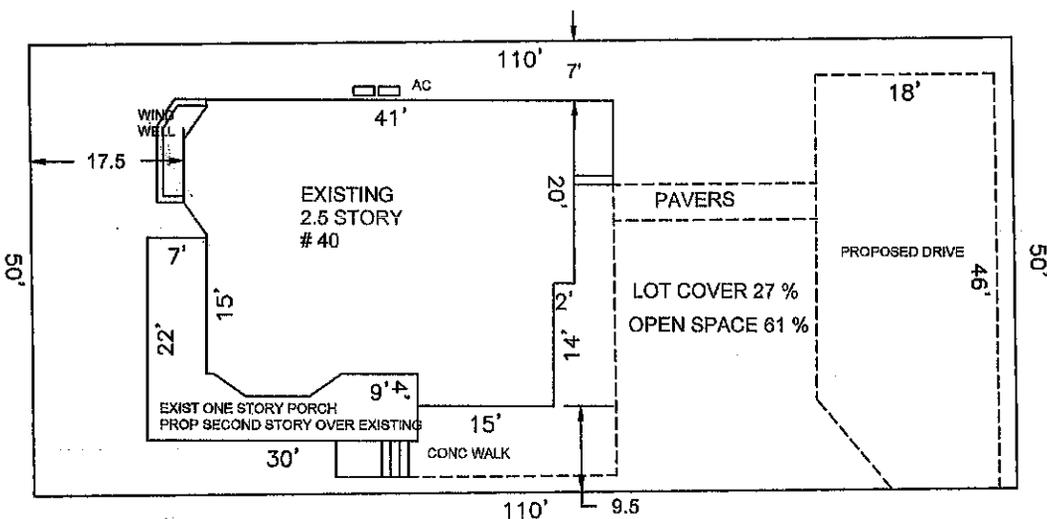
SCALE: 1 IN = 20 FT

JUNE 10, 2015

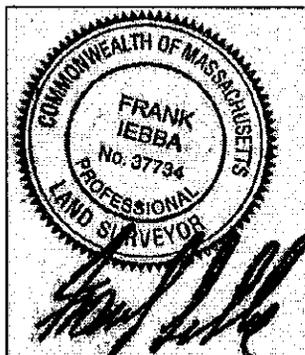
JUNE 31, 2015



DARTMOUTH STREET



EVERGREEN AVE



AREA: 5000 SF +/- RECORD
CALC 5500 SF +/-
BOOK 65372 PAGE 400
LOT 48 PLAN BK 40 PLAN 45

ESSEX ENG. & SURVEY
PO BOX 620622 NEWTON LOWER FALLS
MA. 02462-0622

617-797-7342

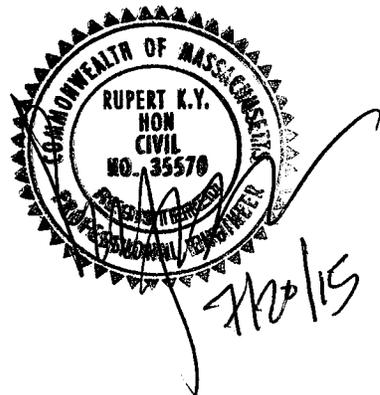
FRANK.IEBBA@GMAIL.COM

Construction Notes:

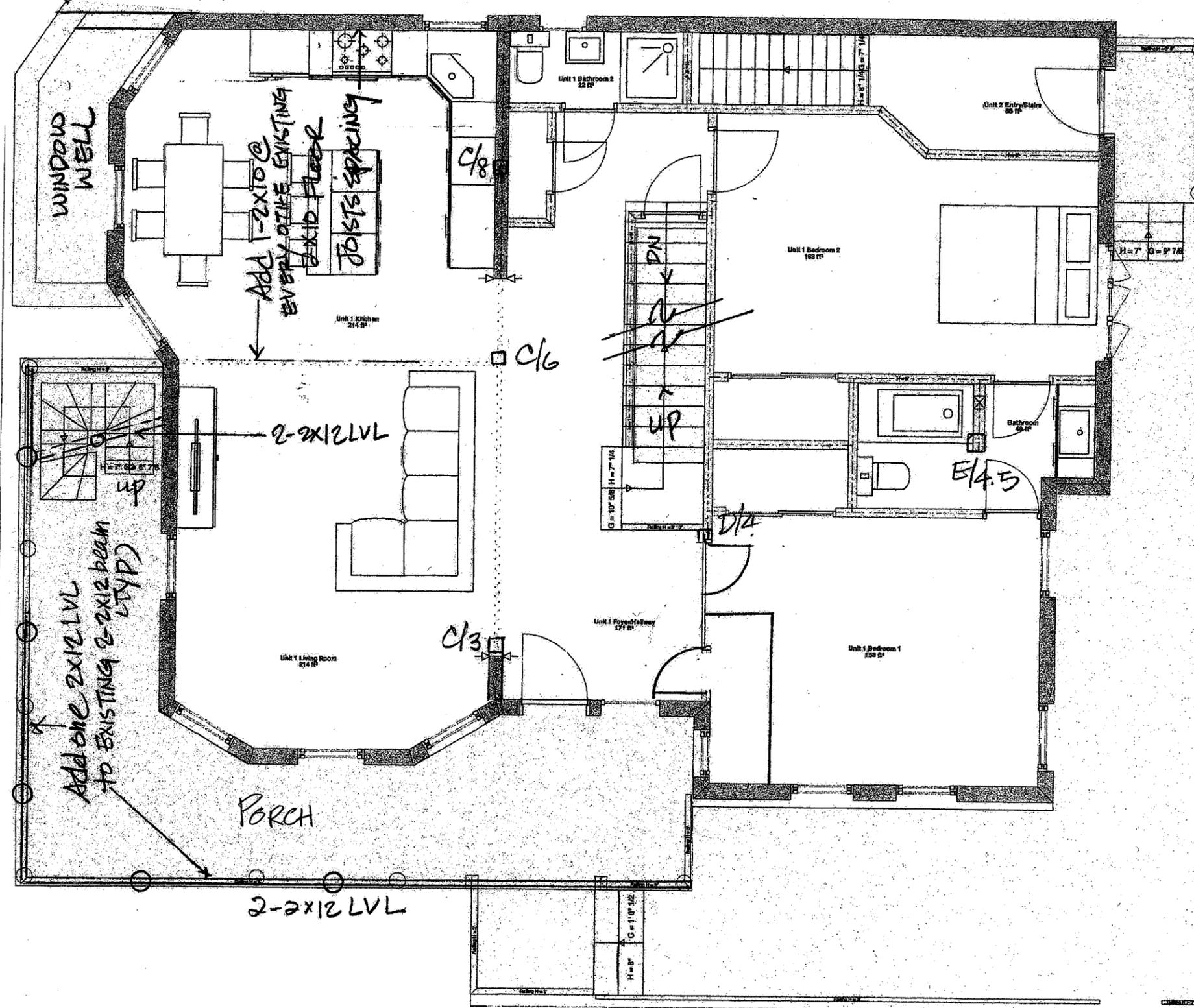
- 1) Contractor shall verify all dimensions in field. Any discrepancy and unusual conditions encountered, shall notify the Engineer/Architect. All work affected shall not be continued until uncertainties are clarified by the Engineer/Architect.
- 2) All work shall confirm to the Massachusetts State Building Code, the latest edition.
- 3) Concrete shall have a min. compressive strength of 3,000 psi. at 28 days.
- 4) All frame members shall be spruce-pine-fir, construction grade No. 2 or better.
- 5) All exposed to exterior wood members shall be pressured treated woods.

Living Area Calculation:

<u>Floor</u>	<u>Living Area (sq. ft.)</u>
1 st floor	1,178
2 nd floor	1,122
3 rd floor	883
3 rd floor loft	133
<u>Basement</u>	<u>677</u>
Total=	3,993 sq. ft.



1st Floor



Rupert Hon, PE
 15 Sherman's Way
 Westwood MA
 Tel: 617-212-0825

RENOVATION
 40 EVERGREEN AVE.
 SOMERVILLE, MA

Designed by: RH
 Drawn by: KH
 Date: 7/20/15



DRAWING NO.
 S-1

NOTES: WORK SCOPE

1. Add one 2x10 floor joists at alternative spaces in kitchen area.
2. Install 3 1/2" dia. steel col. at C/6.
3. Install 4x4 col. at C/3 & C/8 Inside existing walls.
4. Modify and install closet on right side in foyer area.
5. Maintain col. E/4.5 as shown.
6. Build stair on the porch to 2nd floor balcony.
7. Install additional 12" dia. piers of a min. 4 ft into ground in between existing piers.
8. Add one 2-2x12 LVL to support the center col. of the new stairs in the porch.

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FIRST FLOOR PLAN (UNIT 1)

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RENOVATION

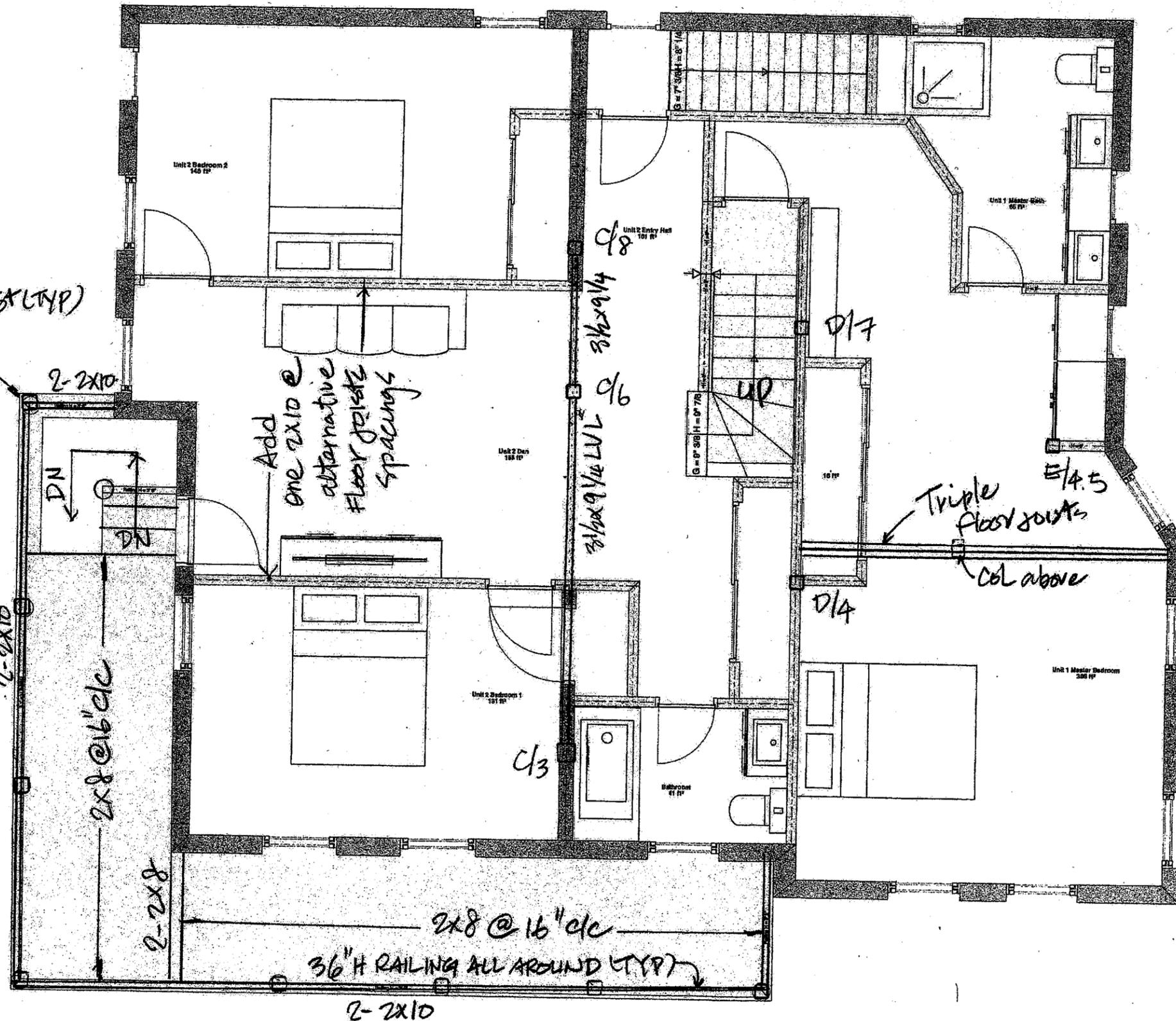
40 EVERGREEN AVE.
SOMERVILLE, MA

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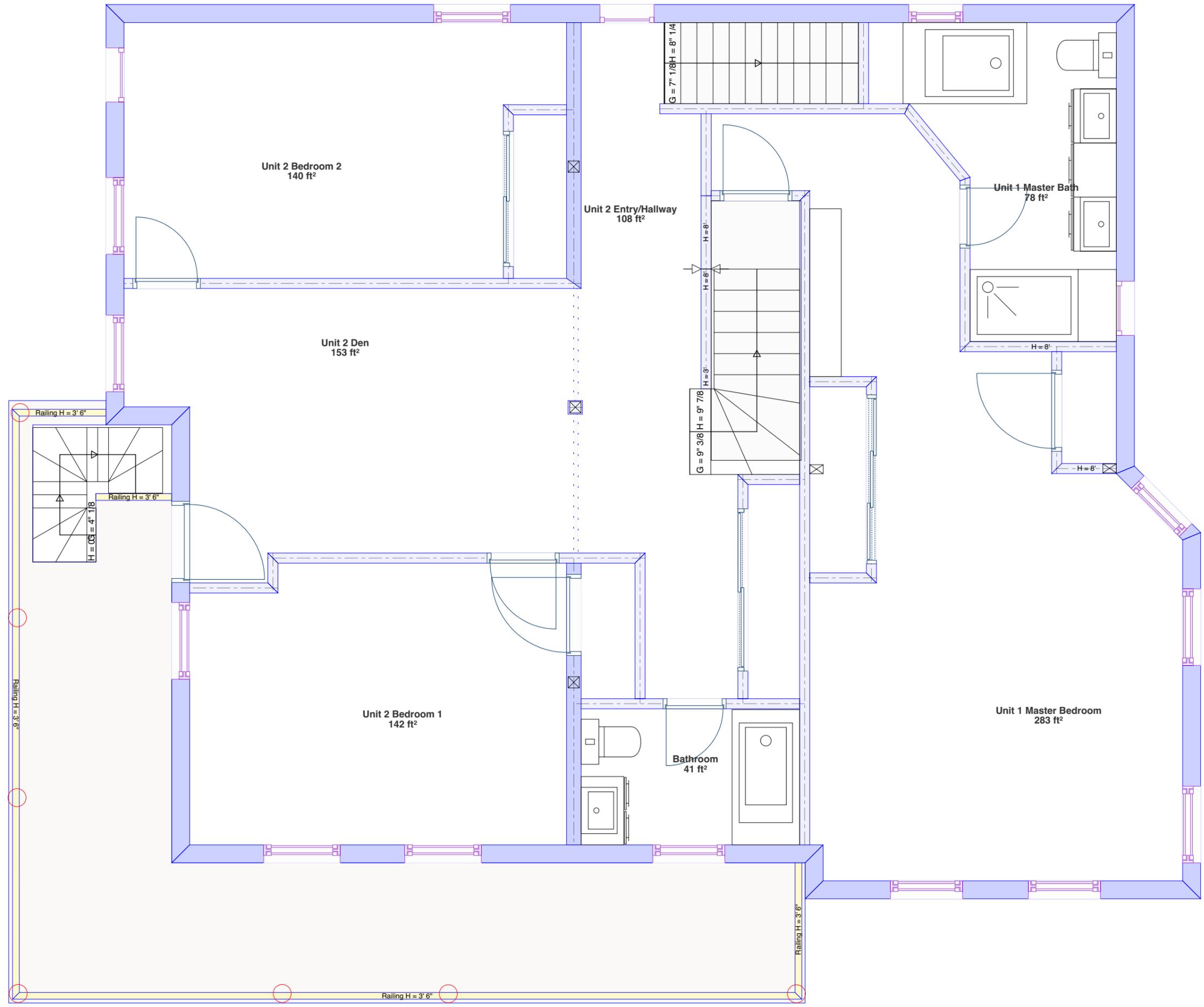
DRAWING No.
S-2



NOTES: WORK SCOPE

1. Add one 2x10 floor joists at alternative spaces in the open area between 2 bedrooms.
2. Install 3 1/2" dia. steel col. at C/6
3. Install 4x4 col. at C/3 and C/8 inside existing walls.
4. Install 3 1/2"x9 1/4" LVL beams over spans of C/8, C/6 & C/3.
5. Maintain col. E/4.5 at shown.
6. Install a door leading to balcony.
7. Construct balcony with 42" high handrails all around.
8. Install 3-2x10 at location to support col. from 3rd floor.

SECOND FLOOR PLAN (UNITS 1 & 2)



3rd Floor

skylight above

double rafters

3' short wall

2-2x10

C/8

B = 6' 7/8 H = 8'

G = 7' 3/4 H = 8'

C/6

2x8 @ 16" OK

3/2 x 9 1/2 LVL

3/2 x 9 1/2 LVL

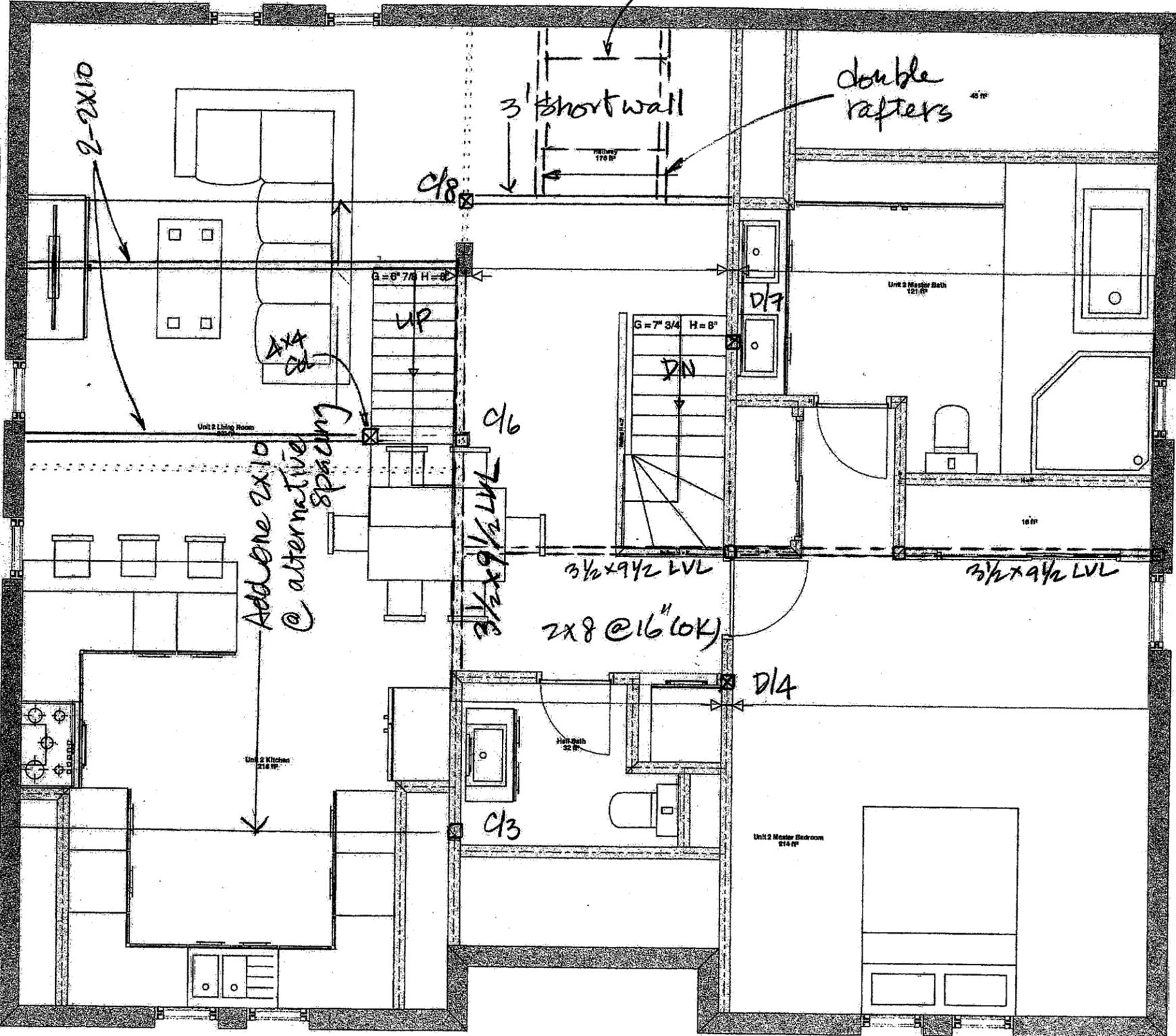
D/4

C/3

Unit 2 Master Bedroom 8'4" x 11'6"

Unit 2 Master Bath 12'1" x 7'6"

Add one 2x10 @ alternative spacing



NOTES: WORK SCOPE

1. Install a 3 1/2" dia. col. C/6.
2. Install a 4x4 col. next to C/6 to support stairs.
3. Construct stairs leading to Loft floor as shown.
4. Provide 2-2x10 floor joists at the end of stairs and the line of col. supports.
5. Add one 2x10 floor joists at alternative floor joists in kitchen and living room as shown.
6. Provide supports to the loft Floor by installing 3 1/2"x9 1/2" LVL Beams and col.
7. Provide one 2x12 LVL and 36" High handrails at the edge Of the loft floor.
8. Roof and wall insulations are to be R38 and R21 respectively.

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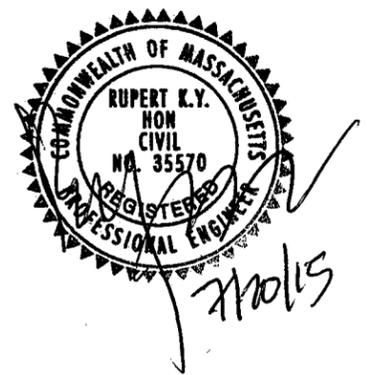
NOTE: CONTRACTOR TO CONFIRM THAT SUPPORTS TO BE PROVIDED AT THE END OF ADDITIONAL 2X12 FLOOR JOISTS AT LOFT FLOOR.

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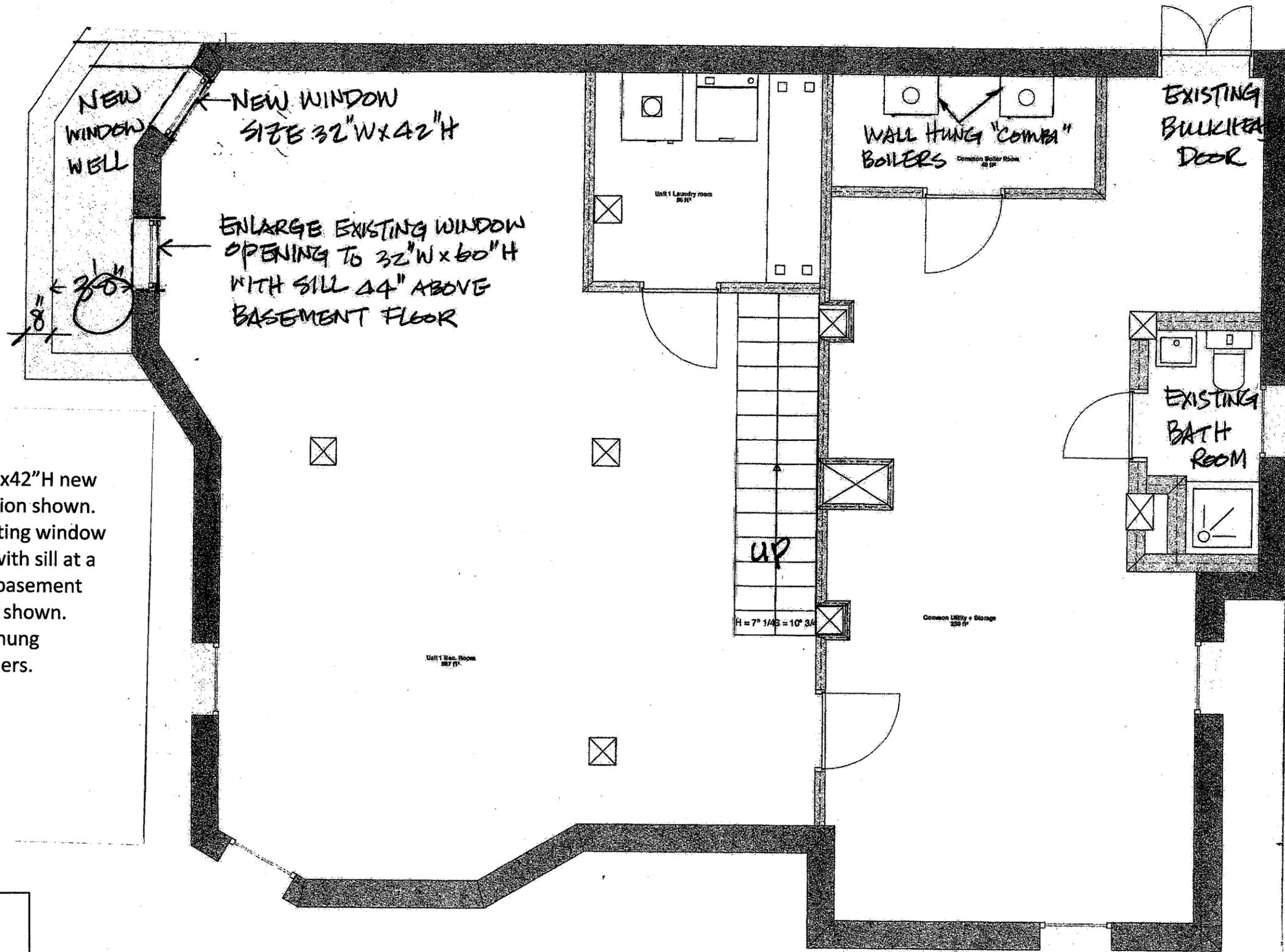
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DRAWING NO.
 S-3



NOTES: WORK SCOPE

1. Open one 32"Wx42"H new window at location shown.
2. Enlarge the existing window to 32"Wx60"H with sill at a max 44" above basement floor at location shown.
3. Install two wall hung "combined" boilers.

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BASEMENT FLOOR PLAN (UNIT 1 & COMMON AREA)

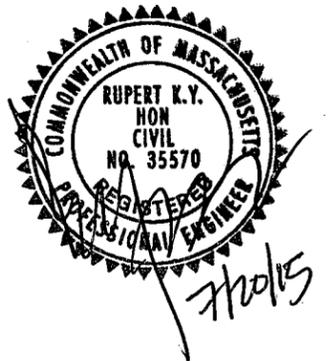
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RENOVATION

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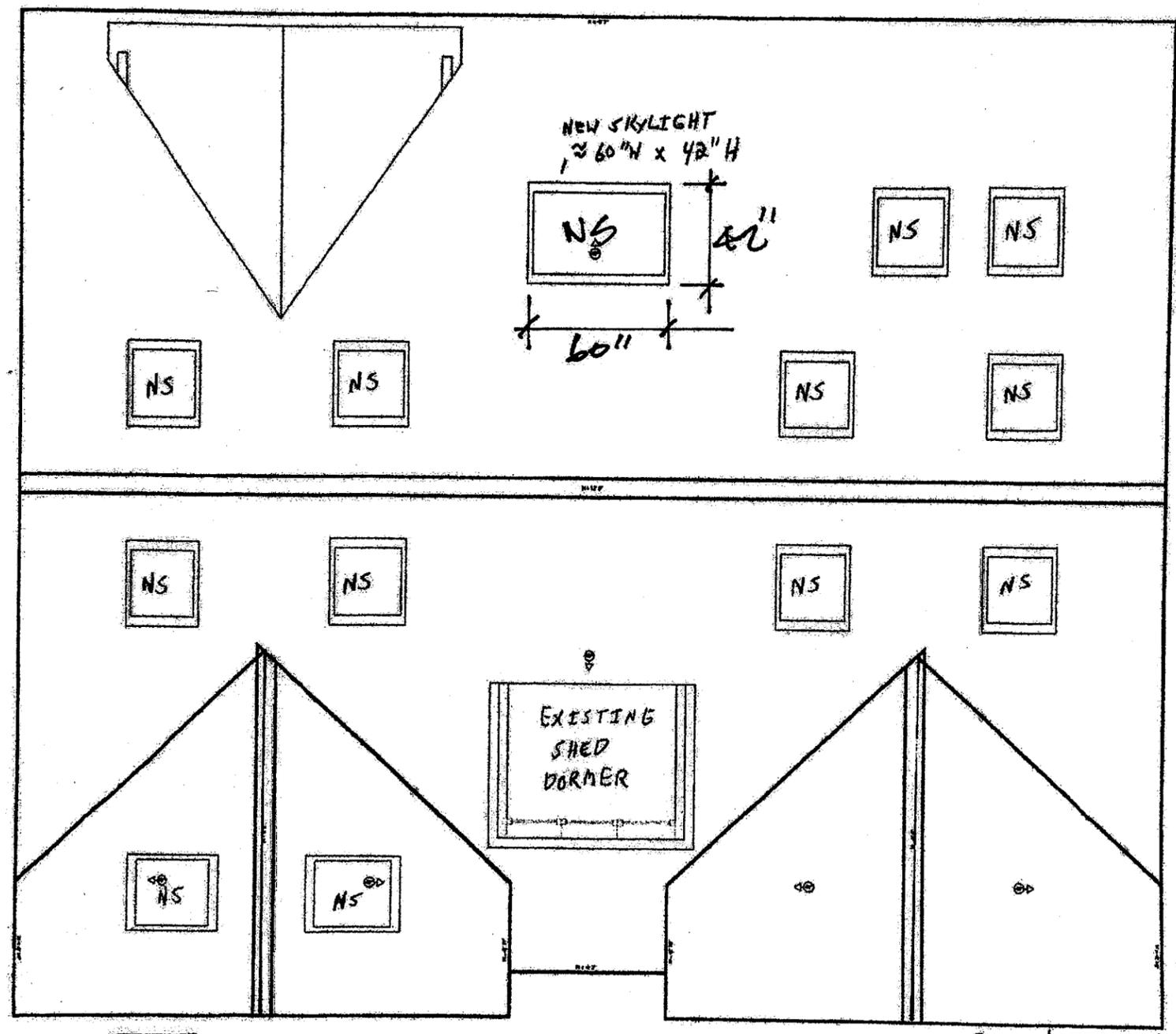
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DRAWING NO.
S-4

40 Evergreen Ave - Roof with skylights - Jun 25, 2015



LEGEND: NS = NEW SKYLIGHT
 SIZE ≈ 32" W x 42" H
 EXCEPT AS NOTED

NOTE: All skylight framing to be
 2-2x16 around minimum.

ROOF TOP VIEW WITH SKYLIGHTS

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Date: 7/20/15

Drawing No:

A-4

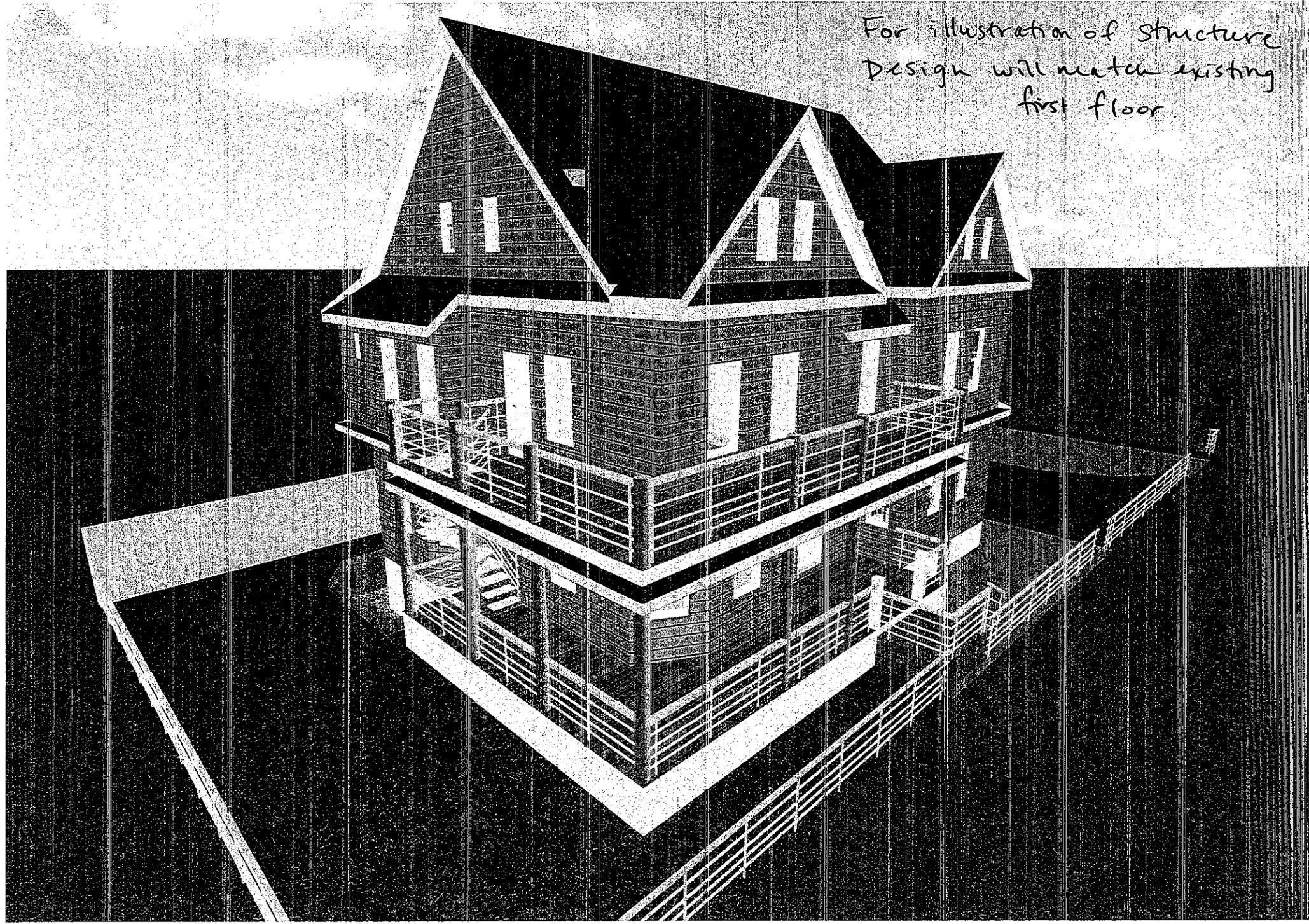


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46 EVERGREEN AVE

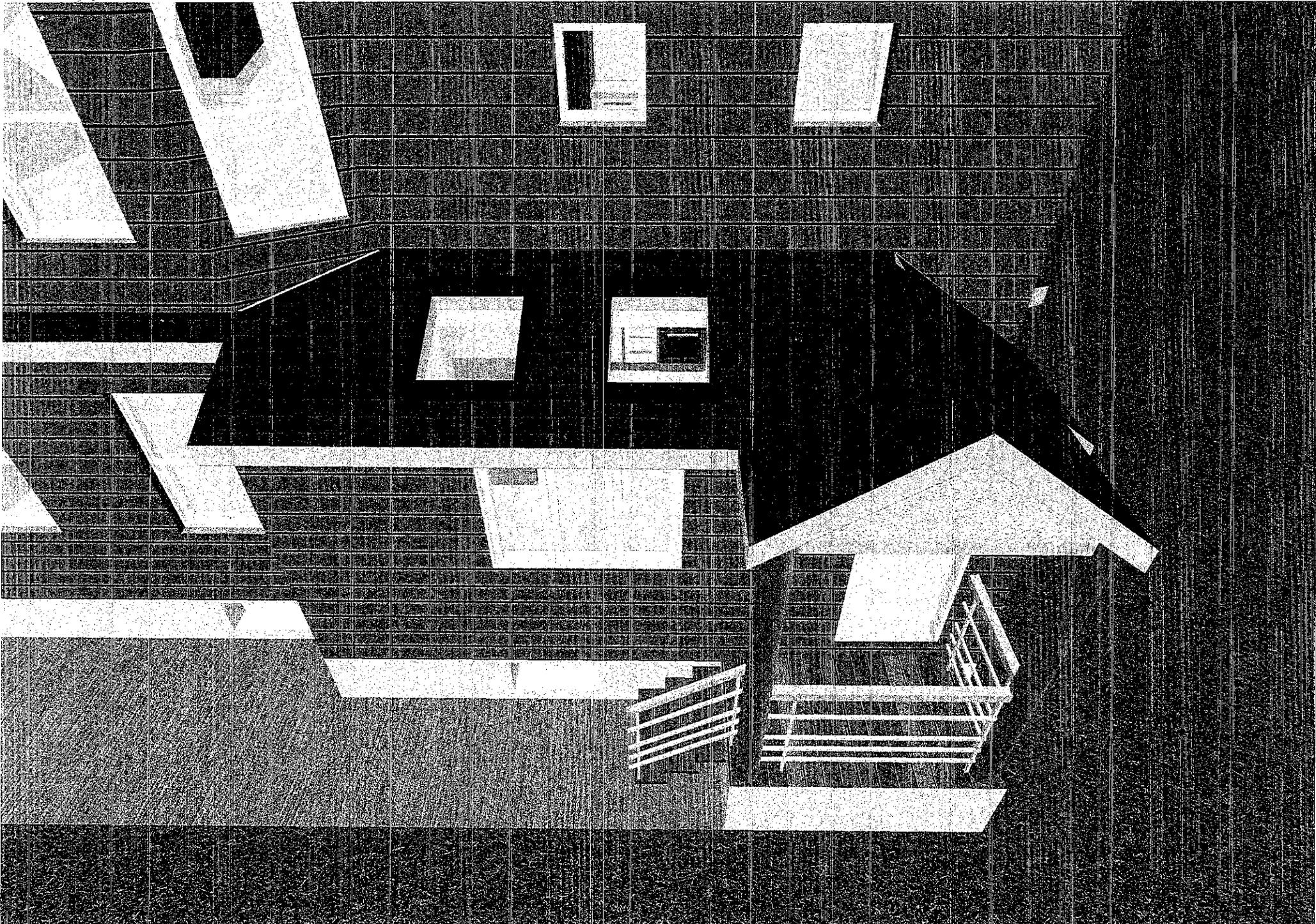
NEW 2ND FLOOR DECK OVER EXISTING PORCH ROOF

For illustration of structure
Design will match existing
first floor.



40 EVERGREEN AVE

NEW 1ST FLOOR BEDROOM SKYLIGHTS



40 EVERGREEN AVE.

NEW BASEMENT WINDOW WELL

