

PROPOSED THREE UNIT CONDOMINIUM AT:
59 BERKELEY STREET
SOMERVILLE, MASSACHUSETTS



RIGHT SIDE ELEVATION



FRONT ELEVATION

GENERAL NOTES

- ALL STRUCTURES SHALL BE TEMPORARILY SUPPORTED THROUGHOUT CONSTRUCTION, AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY.
- DIMENSIONING STANDARDS USED WITHIN THE CONTRACT DRAWINGS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
 - EXTERIOR DIMENSIONING AT BUILDING CORNERS REPRESENTS AN OUTSIDE OF STUD DIMENSION.
 - EXTERIOR DIMENSIONING AT WINDOWS AND DOORS REPRESENTS A DIMENSION TO THE CENTER OF THAT OPENING FROM THE CENTER OF ANOTHER OPENING, CENTER OF INTERIOR WALL, OR BUILDING CORNER.
 - INTERIOR DIMENSIONING AT INTERIOR STUD WALLS REPRESENTS A DIMENSION TO THE MIDDLE OF THE STUD.
 - INTERIOR DIMENSIONING AT STAIRS REPRESENTS A DIMENSION TO THE FINISHED FACE OF THE STAIR.
- THE PLUMBING/HEATING SYSTEM SHALL BE COMPLETED ON A DESIGN/BUILD BASIS AND COORDINATED WITH ALL OTHER BUILDING SYSTEMS. ALL PENTERATIONS THROUGH FIRE RATED FLOOR AND WALL ASSEMBLIES ARE TO BE FIRE STOPPED WITH HILTI CHAULKING, ETC. DESIGNED FOR THE SPECIFIC PENTRATION/ASSEMBLY TYPE.
- THE ELECTRICAL SYSTEM SHALL BE COMPLETED ON A DESIGN/BUILD BASIS AND COORDINATED WITH ALL OTHER BUILDING SYSTEMS. ALL PENTERATIONS THROUGH FIRE RATED FLOOR AND WALL ASSEMBLIES ARE TO BE FIRE STOPPED WITH HILTI CHAULKING, ETC. DESIGNED FOR THE SPECIFIC PENTRATION/ASSEMBLY TYPE.
- THE COSTS OF ALL PERMITS SHALL BE THE RESPONSIBLTY OF THE GENERAL CONTRACTOR.
- ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES. THE WORK SHALL BE PERFORMED WITH ACCEPTED CONSTRUCTION METHODS BY ALL TRADESMEN.
- ANY SUBSTITUTIONS OR VARIATIONS FROM THE CONTRACT DRAWINGS SHALL ONLY BE PERFORMED AFTER THE APPROVAL OF THE DESIGNER AND THE OWNER.

LEGEND OF SYMBOLS

- BUILDING SECTION (IN DIRECTION OF THE ARROW)
- DETAIL (IN DIRECTION OF ARROW)
- INTERIOR ELEVATIONS
- PARTITION TYPE

LIST OF DRAWINGS

- C1.1 COVER SHEET
- C- SITE PLAN
- X1.1 EXISTING FLOOR PLANS
- X2.1 EXISTING EXTERIOR PHOTOS
- A1.1 PROPOSED FIRST AND SECOND FLOOR PLANS
- A1.2 PROPOSED ATTIC FLOOR PLAN
- A2.1 PROPOSED EXTERIOR ELEVATIONS

PORAVAS
DESIGN &
CONSULTING

49 Appleton Street
Melrose, MA 02176

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339-927-1579
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pdcdesign1@gmail.com

Proposed Additions
& Renovations at:

59 Berkeley Street
Somerville, MA

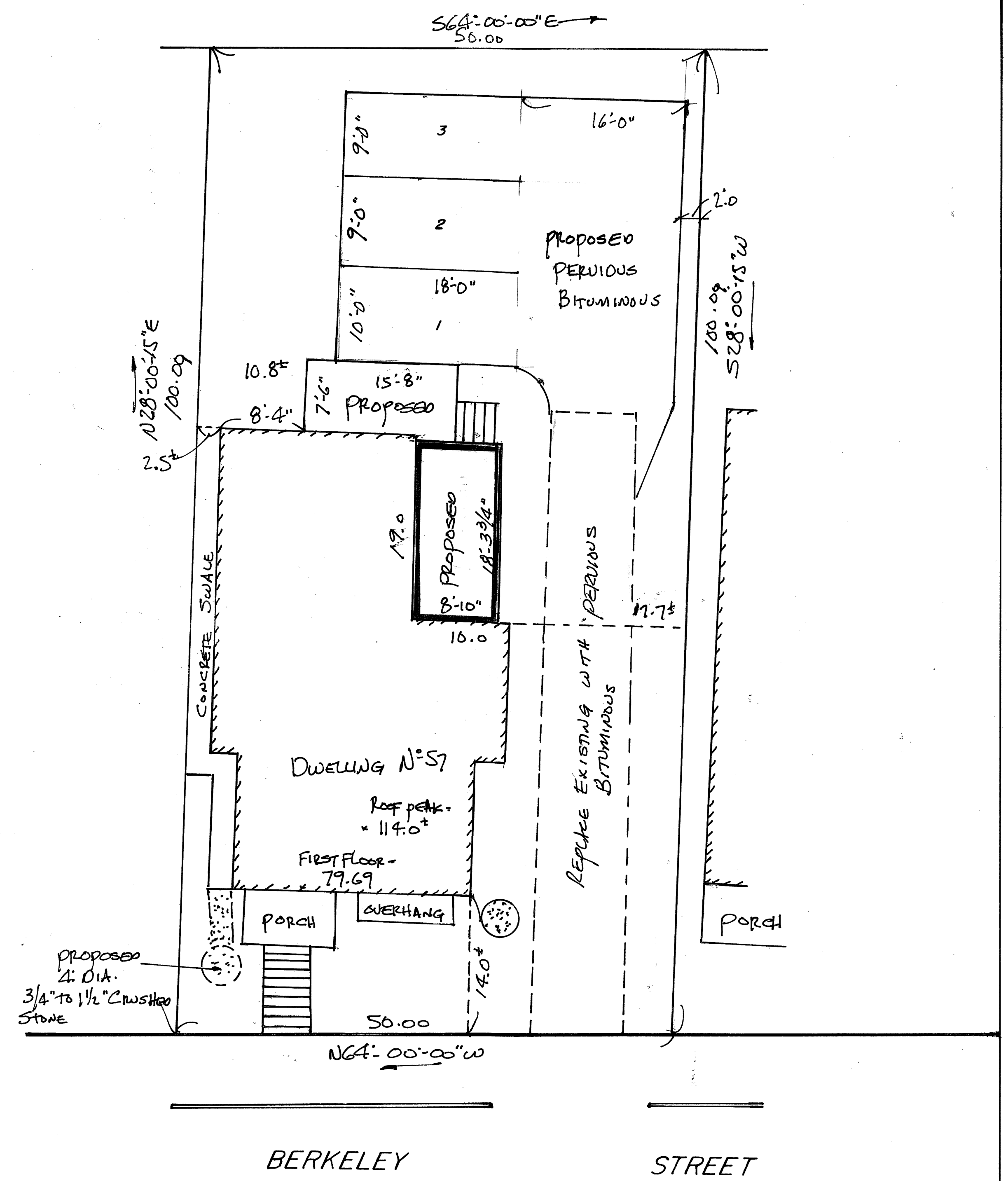
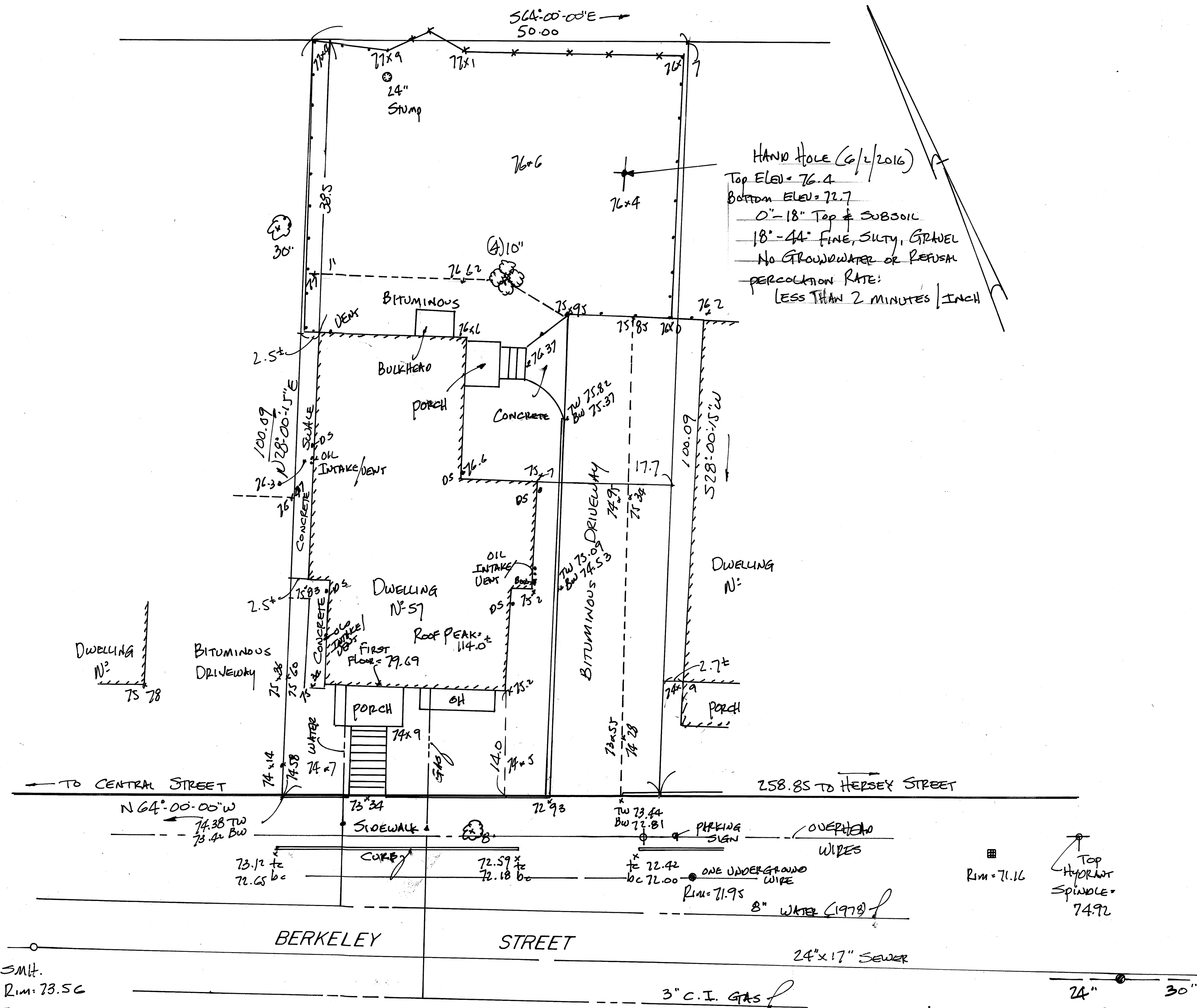
Submitted for:
Permit Process

Scale:
1/4" = 1'-0"
Drawn by:
C A Poravas
File Name:
C1-CoverSheet.aec

Date: July 11, 2016	
Revisions:	
Rev #	Date
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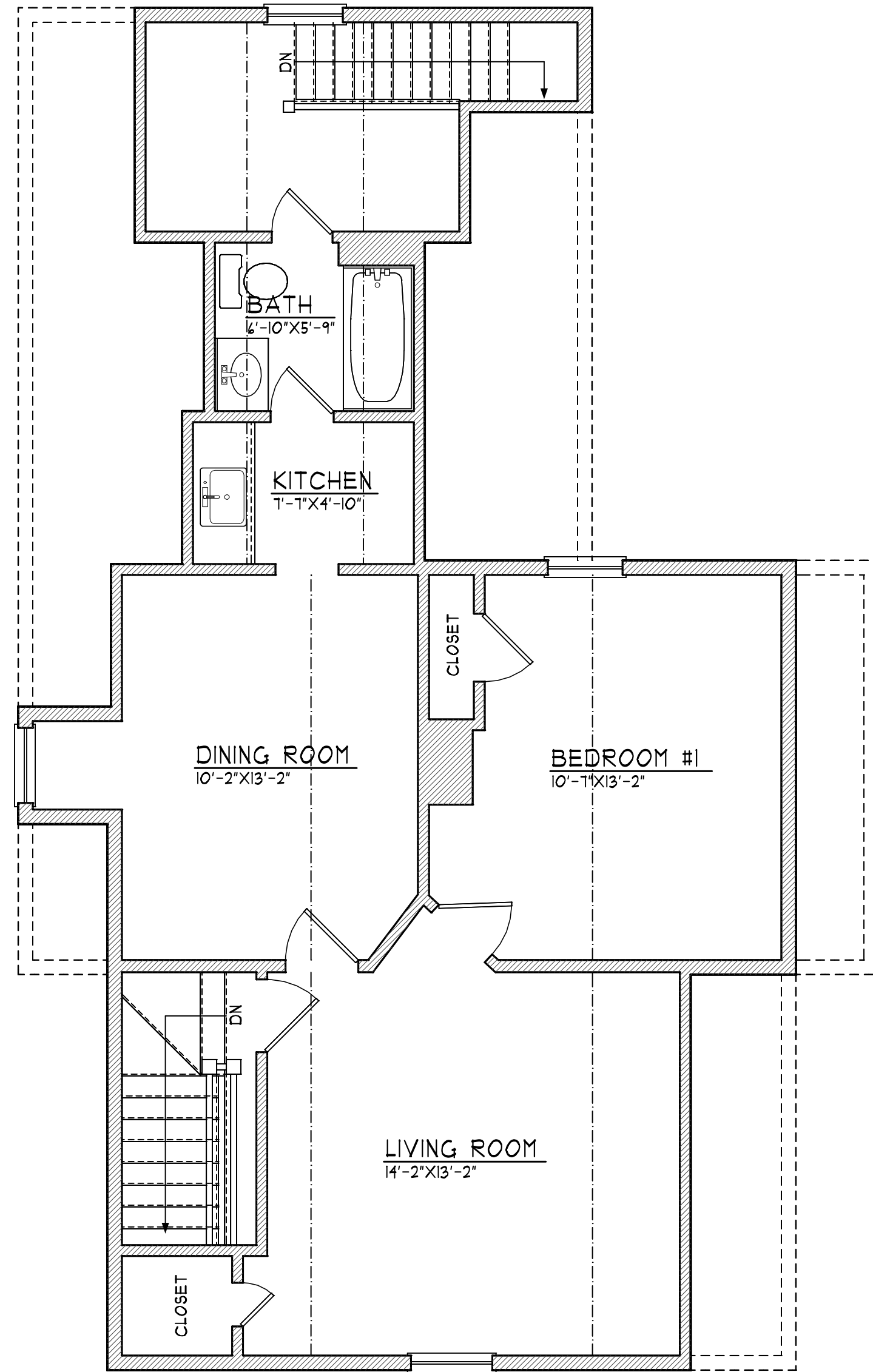
Drawing Number

C1.1



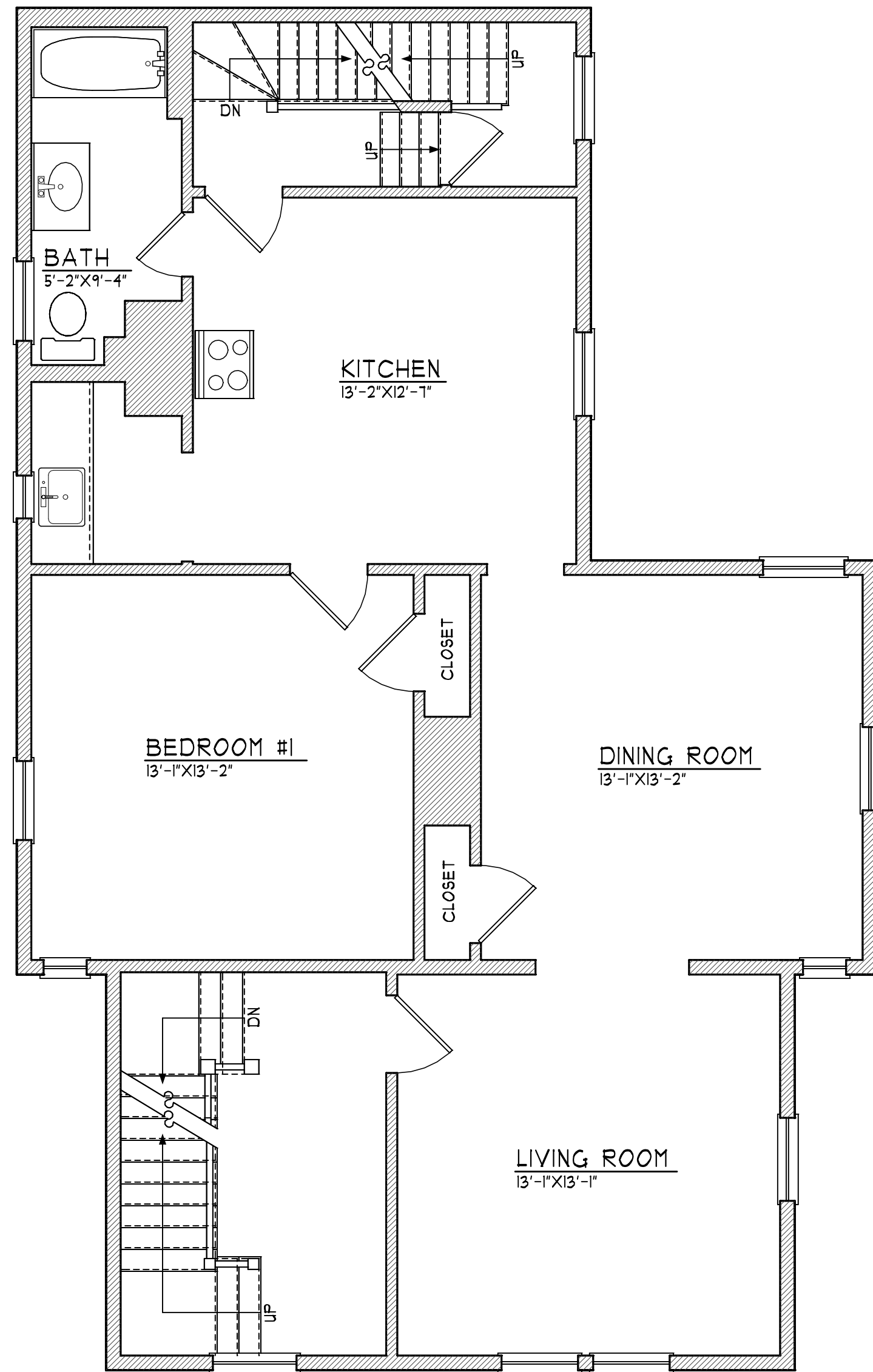
SITE PLAN
59 BERKELEY STREET
SOMERVILLE, MASSACHUSETTS
 SCALE: 1" = 8'
 MAY 11, 2016
 PARSONS AND FAIA INC.
 60 LEWIS STREET
 LYNN, MASS.





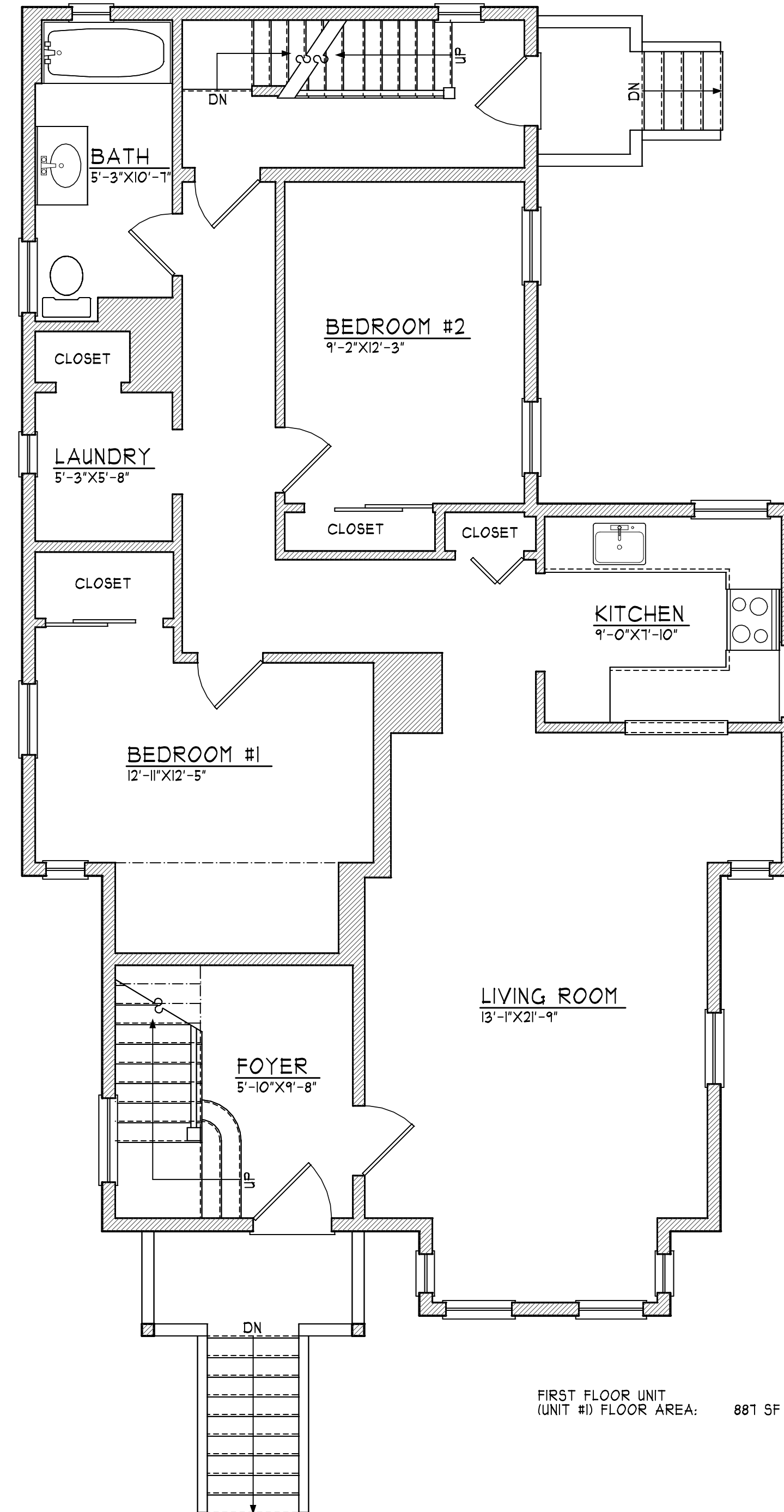
ATTIC FLOOR UNIT
(UNIT #3) FLOOR AREA: 598 SF

EXISTING
ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR UNIT
(UNIT #2) FLOOR AREA: 821 SF

EXISTING
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR UNIT
(UNIT #1) FLOOR AREA: 881 SF

EXISTING
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- LEGEND
- EXISTING STRUCTURE
 - EXISTING STRUCTURE TO BE DEMOLISHED
 - NEW CONSTRUCTION
 - NEW HARD WIRE SMOKE DETECTOR W/ BATTERY BACKUP (PHOTOELECTRIC)
 - COMBINATION PHOTO-ELECTRIC SMOKE/CARBON MONOXIDE DETECTOR



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File Name:
X1_1-FloorPlans.aec

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July 11, 2016

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Drawing Number

X1.1



VIEW FROM DRIVEWAY - RIGHT SIDE
SCALE: NONE



VIEW FROM STREET - LEFT SIDE
SCALE: NONE



VIEW AT REAR OF HOUSE
SCALE: NONE



VIEW FROM STREET - RIGHT SIDE
SCALE: NONE



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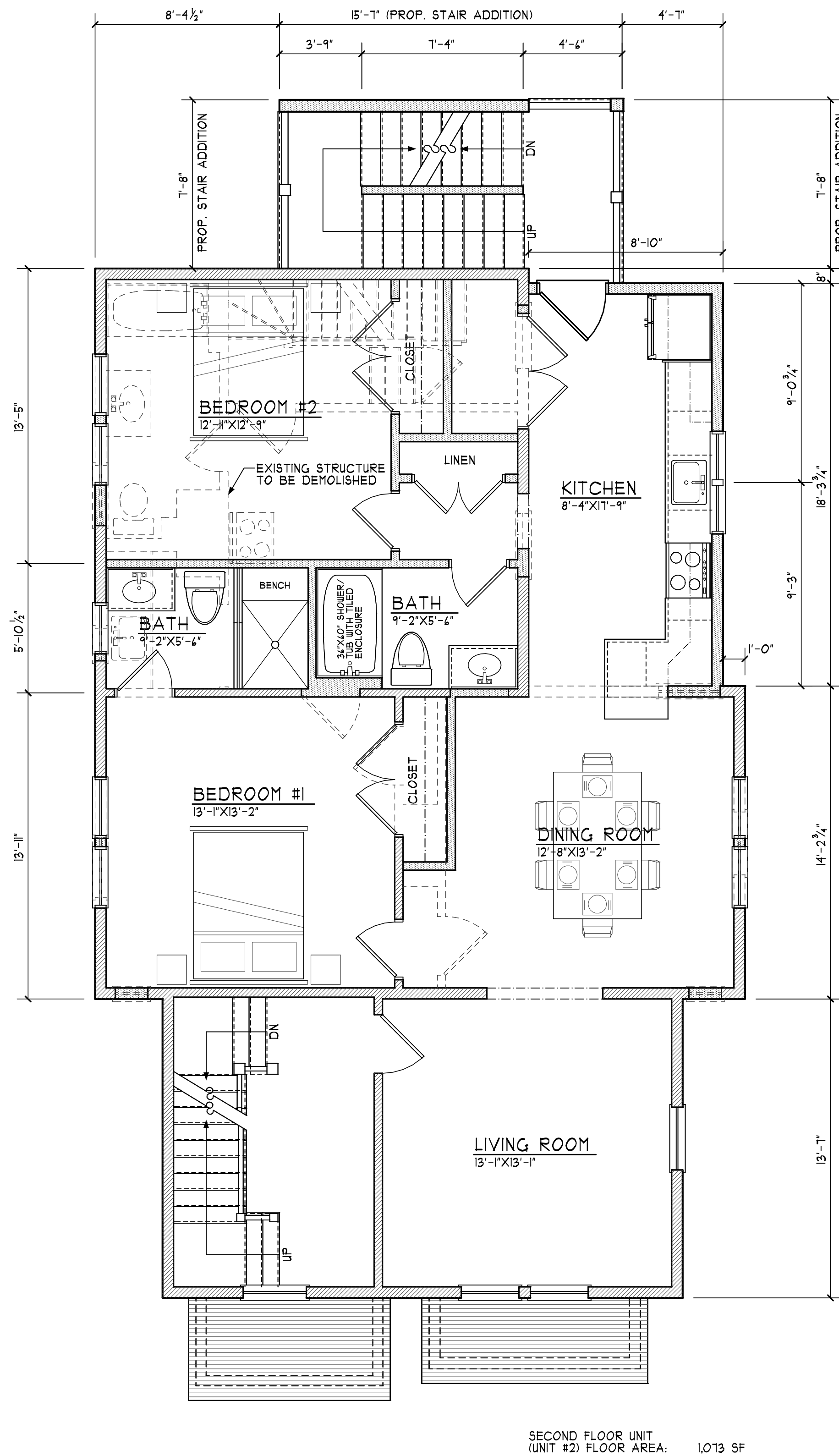
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July 11, 2016

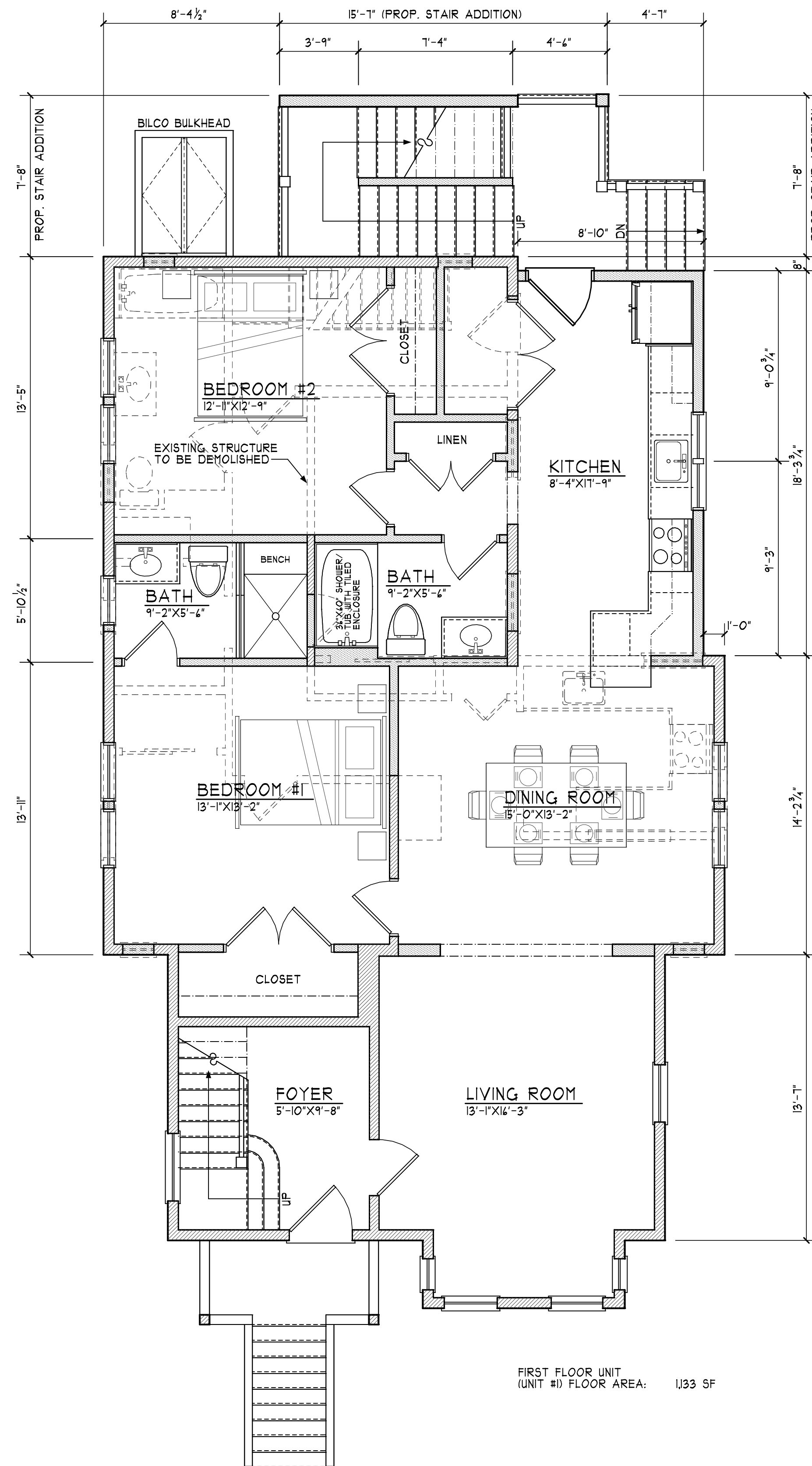
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Rev #	Date
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Drawing Number

X2.1



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING STRUCTURE
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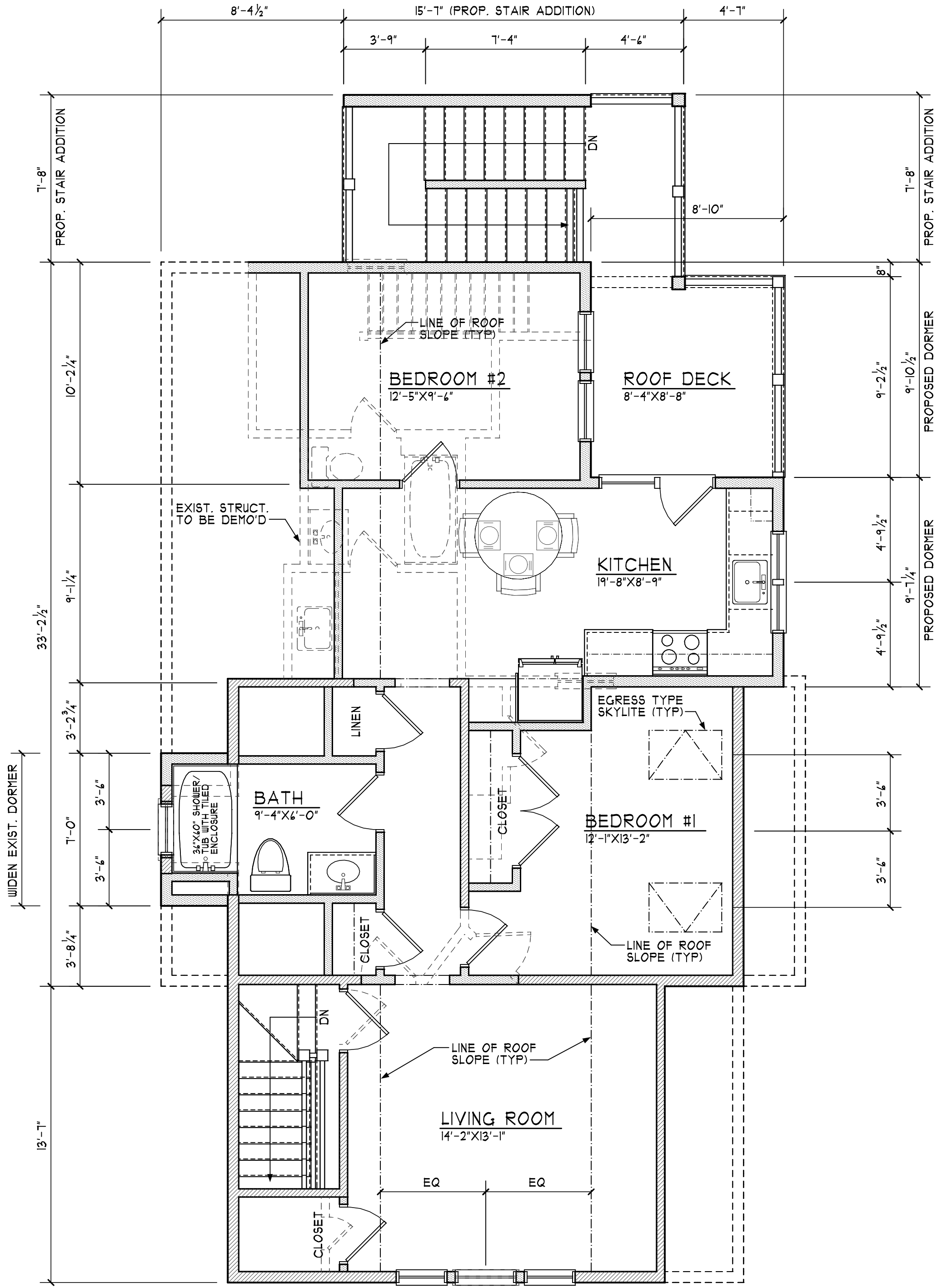
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File Name:
A1_1-FloorPlans.aec

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Drawing Number

A1.1



FIRST FLOOR UNIT
(UNIT #3) FLOOR AREA: 832 SF

ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

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- EXISTING STRUCTURE
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July 11, 2016

Revisions:	
Rev #	Date
1	Aug 29, 2016
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Drawing Number

A1.2

