

—REMOVE WALL PORTION AND
REFRAME FRO NEW 6'-0"
SLIDING DOOR OPENING

—REMOVE DOOR ASSEMBLY
AND WALL SHOWN DOTTED

GENERAL DEMO:
-REMOVE ALL CARPET AND VINYL FLOORING
-HARDWOOD FLOORING TO BE EVALUATED
-HARWOOD NOT ACCEPTABLE TO REFINISH TO BE REMOVED DOWN TO SUBFLOOR AND RERPLACED - V.I.F
-REMOVE ALL INTERIOR TRIM FROM DOORS, WINDOWS, BASEBOARD AND CROWN MOLDING

GENERAL NOTES:
-PATCH ALL DAMAGED CEILING AREAS
WITH NEW F.C. GYPSUM BOARD

-PREP AND PAINT ALL WALLS

-PREP AND PAINT ALL TRIM

-PREP AND PAINT ALL CILINGS

-REPLACE ALL LIGHT FIXTURES

-REPLACE ALL EXISTING OUTLETS AND SWITCHES

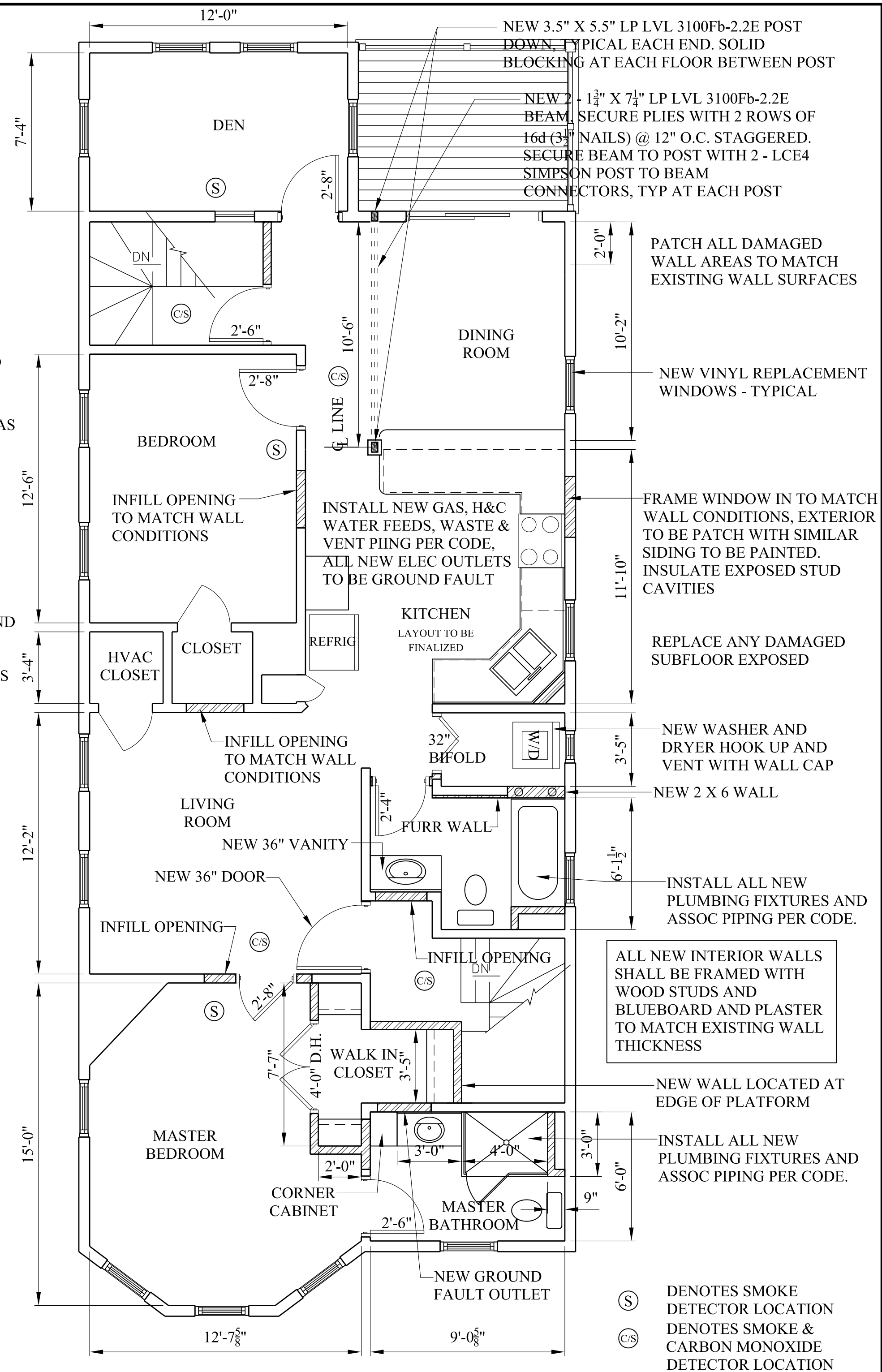
-CHECK ALL WIRING AND REPLA
NEEDED PER CODE

-CHECK ALL PLUMBING & REPAIR OR
REPLACE AS NEEDED PER CODE

DEMO BATHROOM AREA BACK TO STUDS, SUBFLOOR AND CEILING JOIST, REMOVE ALL PLUMBING AND ELECTRIC BACK TO STUD CAVITY

—REMOVE SUBFLOOR AS NEEDED
FOR ACCESS TO EXISTING
PLUMBING CHASE WALL

REMOVE ALL DAMAGED
SUBFLOORING AND REPLACE
WITH NEW PLYWOOD TO MATCH



NEW 3.5" X 5.5" LP LVL 3100Fb-2.2E POST
DOWN, TYPICAL EACH END. SOLID
BLOCKING AT EACH FLOOR BETWEEN POST

NEW 2 - 1 $\frac{3}{4}$ " X 7 $\frac{1}{4}$ " LP LVL 3100Fb-2.2E
BEAM, SECURE PLIES WITH 2 ROWS OF
16d (3") NAILS) @ 12" O.C. STAGGERED.
SECURE BEAM TO POST WITH 2 - LCE4
SIMPSON POST TO BEAM
CONNECTORS, TYP AT EACH POST

PATCH ALL DAMAGED
WALL AREAS TO MATCH
EXISTING WALL SURFACES

NEW VINYL REPLACEMENT
WINDOWS - TYPICAL

FRAME WINDOW IN TO MATCH
WALL CONDITIONS, EXTERIOR
TO BE PATCH WITH SIMILAR
SIDING TO BE PAINTED.
INSULATE EXPOSED STUD
CAVITIES

REPLACE ANY DAMAGED
SUBFLOOR EXPOSED

—NEW WASHER AND DRYER HOOK UP AND VENT WITH WALL CAP

NEW 2 X 6 WALL

—INSTALL ALL NEW
PLUMBING FIXTURES AND
ASSOC PIPING PER CODE.

ALL NEW INTERIOR WALLS
SHALL BE FRAMED WITH
WOOD STUDS AND
BLUEBOARD AND PLASTER
TO MATCH EXISTING WALL
THICKNESS

—NEW WALL LOCATED AT
EDGE OF PLATFORM

—INSTALL ALL NEW
PLUMBING FIXTURES AND
ASSOC PIPING PER CODE.

(S) DENOTES SMOKE
 DETECTOR LOCATION
 (C/S) DENOTES SMOKE &
 CARBON MONOXIDE
 DETECTOR LOCATION

CORNERSTONE ARCHITECTS INC.

46 Augusta Way - N. Chelmsford, Ma 01863
(ph) 978-251-0518 (fax) 978-251-0526

THIRD FLOOR PLAN

65 OAK STREET
SOMERVILLE, MA.

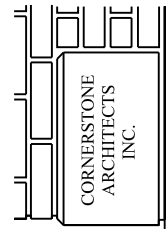
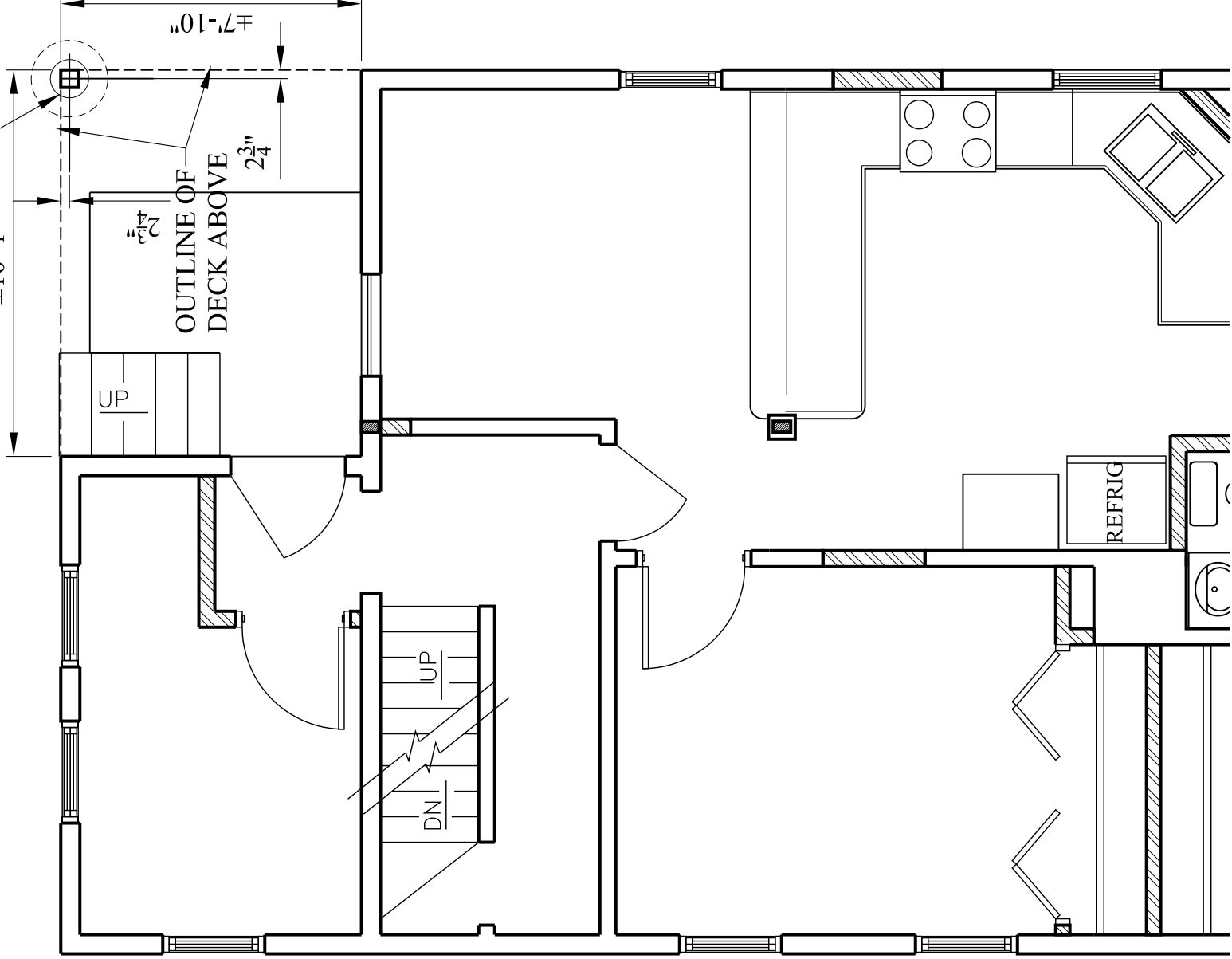
Scale $\frac{1}{4}" = 1'-0"$

Job No. 1564	Date 04-27-16
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Drawing No.

A-4

NEW 6 X 6 POST WITH 12"Ø SONATUBE AND 24"
BIGFOOT FOOTING, SECURE POST TO SONTUBE W/
SIMPSON CB66PC COLUMN BASE ANCHOR
±10'-1"



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AT GRADE FOOTING PLAN

65 OAK STREET
SOMERVILLE, MA

Job No. 1564

Date 04-27-16

Scale 1/4" = 1'-0"

Drawing No.

SK-1

42" HIGH RAILING SYSTEM WITH SQUARE
BALUSTERS, NEW ENGLAND POST CAP

4 X 4 WESTERN RED CEDAR POST

10'-1"

NEW GROUND FAULT DUPLEX
OUTLET WITH COVER

NEW WALL SCONCE LIGHT

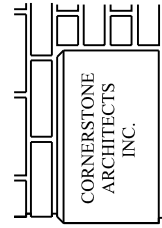
NEW DECK
5" WESTERN RED
CEDAR DECKING

SCONCE SWITCH

NEW 6' DOOR

REMOVE WINDOW
AND REFRAME WALL
OPENING WITH NEW
2 - 2 X 8 BUILT UP
HEADER ABOVE

SECOND FLOOR PLAN



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2ND FLOOR DECK PLAN

65 OAK STREET
SOMERVILLE, MA

Job No. 1564

Date 04-27-16

Scale 1/4" = 1'-0"

Drawing No.

SK-2

42" HIGH RAILING SYSTEM WITH SQUARE
BALUSTERS, NEW ENGLAND POST CAP

4 X 4 WESTERN RED CEDAR POST

10'-1"

NEW GROUND FAULT DUPLEX
OUTLET WITH COVER

NEW DECK

5/4" WESTERN RED
CEDAR DECKING

NEW WALL SCONCE LIGHT

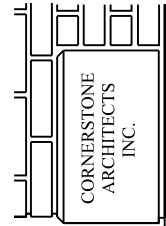
SCONCE SWITCH

NEW 6' DOOR

REMOVE WINDOW
AND REFRAME WALL
OPENING WITH NEW
2-2 X 8 BUILT UP
HEADER ABOVE

THIRD FLOOR PLAN

REFRIG



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3RD FLOOR DECK PLAN

65 OAK STREET
SOMERVILLE, MA

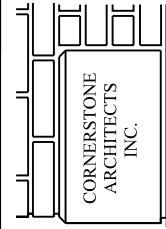
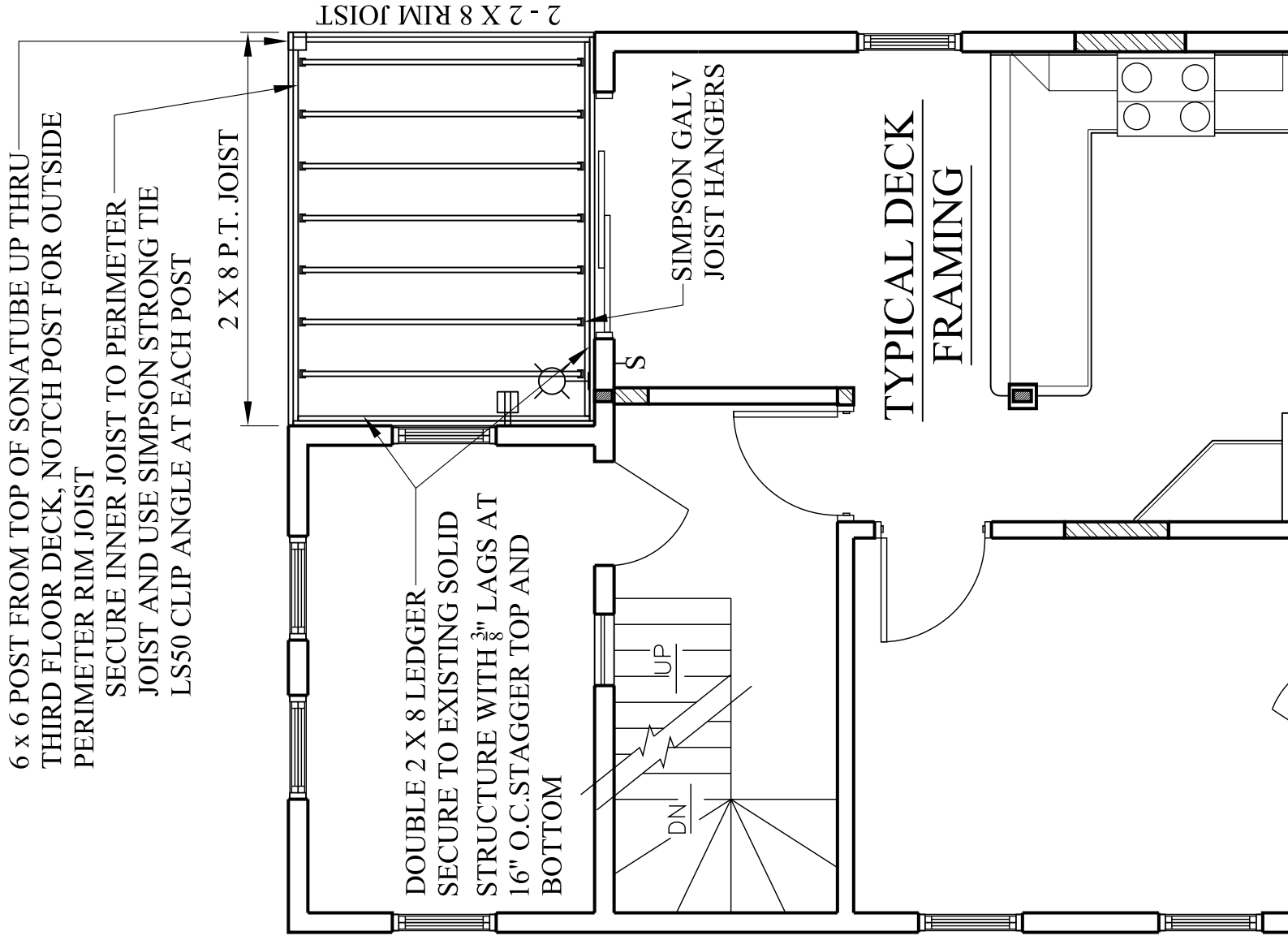
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Scale 1/4" = 1'-0"

Drawing No.

SK-3



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TYP. DECK FRAMING PLAN

Job No. 1564

Date 04-27-16

Scale $\frac{1}{4}" = 1'-0"$

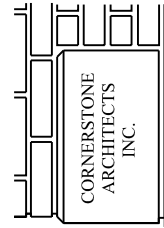
Drawing No.

SK-4

65 OAK STREET
SOMERVILLE, MA



REAR ELEVATION @ NEW DECKS



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DECK REAR ELEVATION

65 OAK STREET
SOMERVILLE, MA

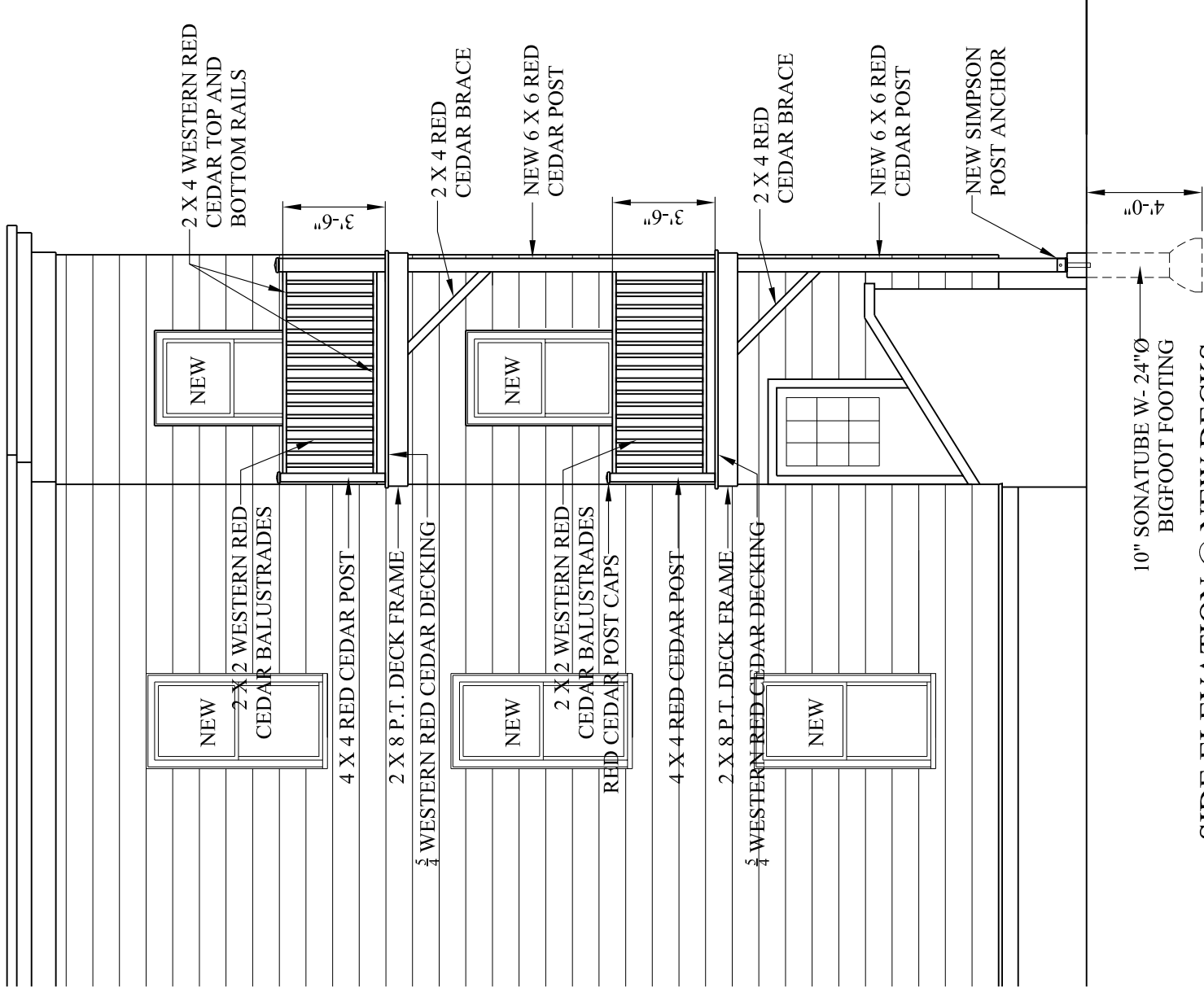
Job No. 1564

Date 04-27-16

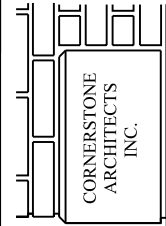
Scale 3/8" = 1'-0"

Drawing No.

SK-5



SIDE ELEVATION @ NEW DECKS



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DECK SIDE ELEVATION

65 OAK STREET
SOMERVILLE, MA

Job No. 1564

Date 04-27-16

Scale 3/8" = 1'-0"
Drawing No.

SK-6