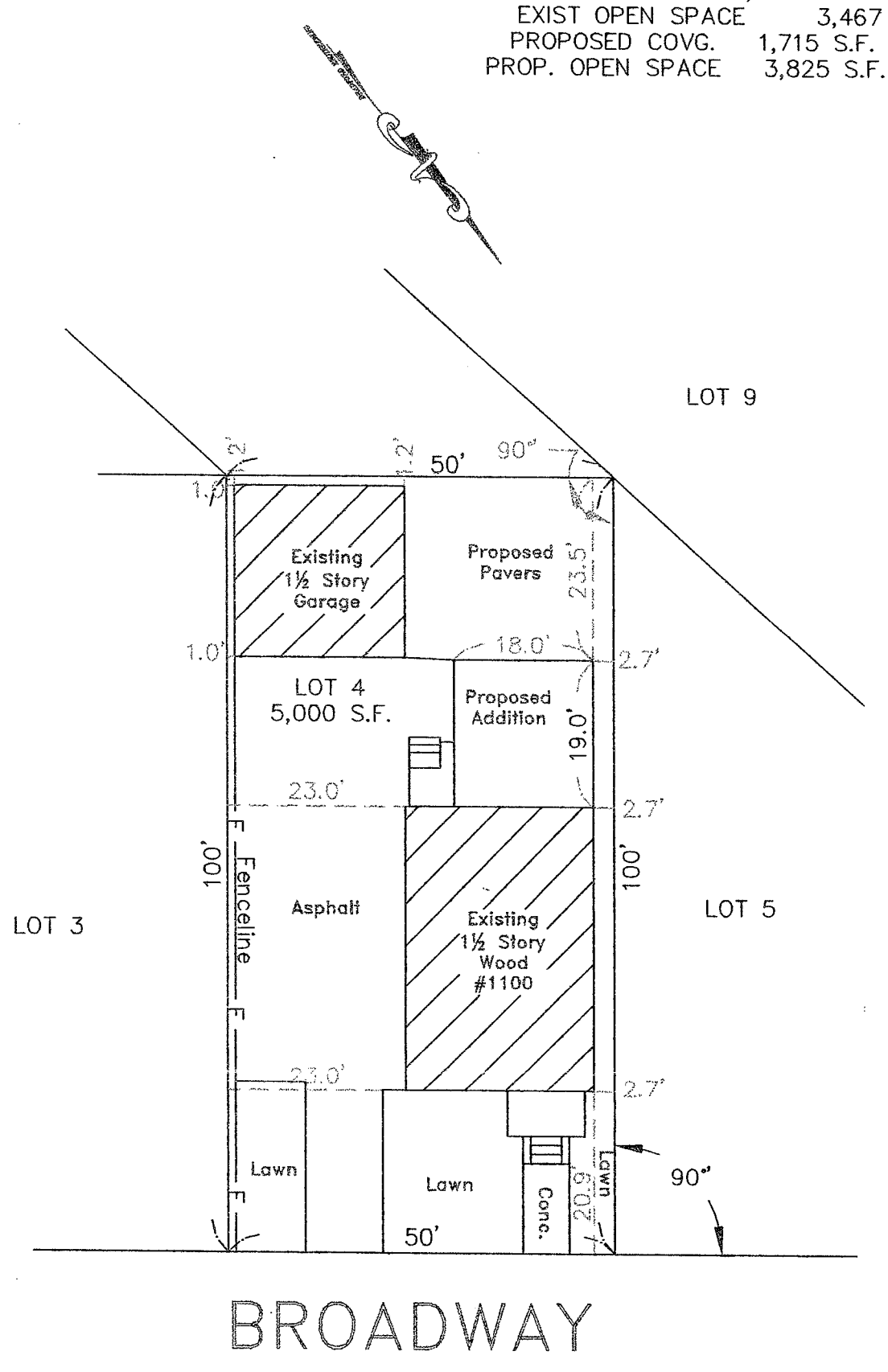
REFERENCES
MIDDLESEX SOUTH DISTRICT
REGISTRY OF DEEDS
DEED BOOK 29055, PAGE 358.
PLAN BOOK 33, PLAN 37.

ASSESSORS
MAP 12
BLOCK A
LOT 7
ZONE: RA

LOT COVERAGE:

EXIST. LOT	5,000 S.F.	100%
EXIST COVG.	1,533 S.F.	30.6%
EXIST OPEN SPACE	3,467	69.4%
PROPOSED COVG.	1,715 S.F.	34.3%
PROP. OPEN SPACE	3,825 S.F.	65.7%



RECEIVED
S.P.C.D. AND
PLANNING DEPT.
2011 SEP -7 AM 9:45

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

PLAN OF LAND
IN
SOMERVILLE, MA
NO. 1100 BROADWAY

4/15/2011
SCOTT L. GILES P.L.S. DATE

PREPARED FOR: LPB CONSTRUCTION
ZONING:

PERMIT PLAN

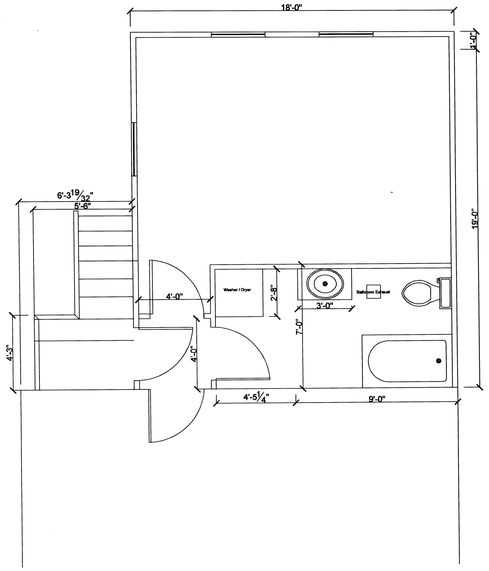
DESIGNED:
DRAWN: RS
CHECKED: WC
APPROVED: SLG
SCALE: 1" = 20'
DATE: JANUARY 11, 2011

BRADFORD ENGINEERING CO.
3 WASHINGTON SQ.
HAVERHILL MA. 01830
PHONE: (978) 373-2396 FAX: (978) 373-8021 E-MAIL: bradford.engr@verizon.net

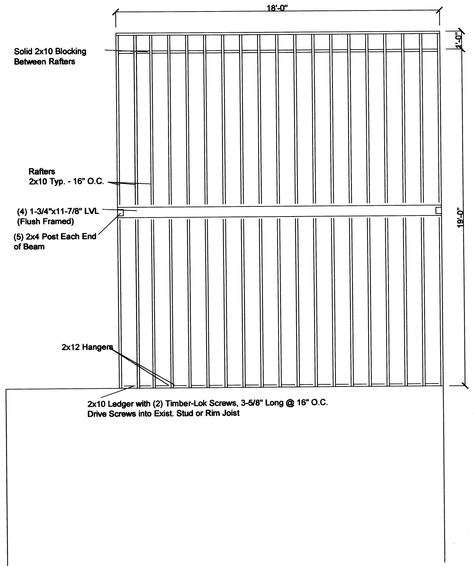
FILE NAME: SOMERVILLE\DWG\1100BROADWAY.DWG FILE NO: 127930

SHEET 1 OF 1

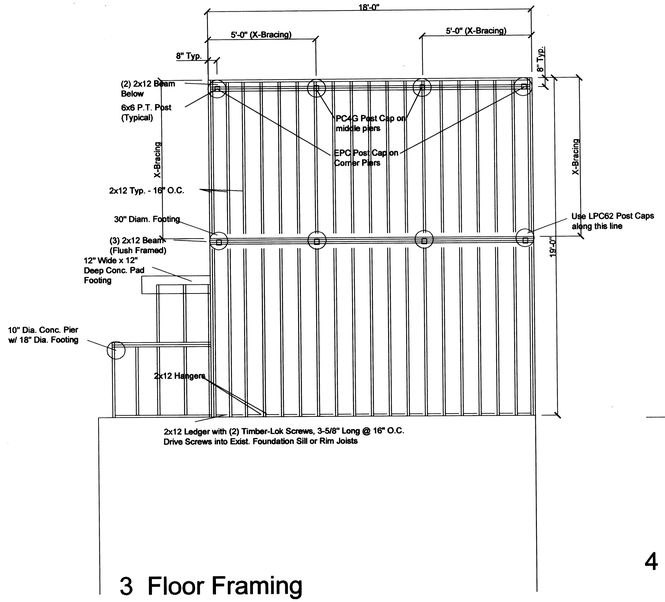
REVISIONS	BY
03-08-11	RS
04-15-11	WGC



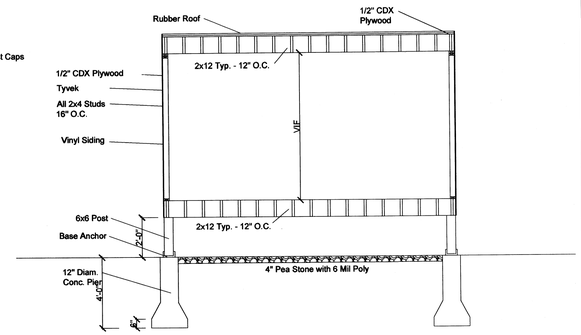
1 Addition Plan



2 Roof Framing



3 Floor Framing



4 Addition Section

Musch Residence Addition

1100 Broadway St.
Somerville, MA

Date: July 26, 2011

Scale: 1/4"=1'-0"
*unless otherwise noted

Revisions:

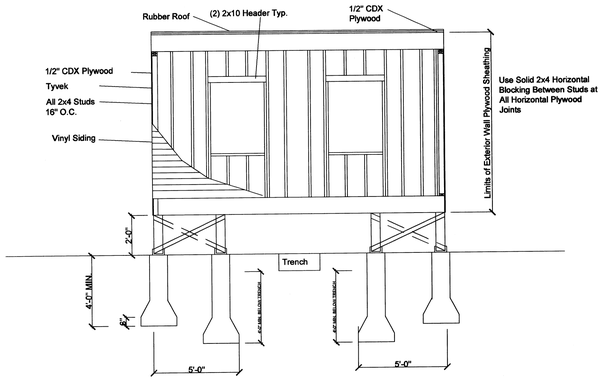
Notes:

LPB Construction Inc. (Daughters & Sons)

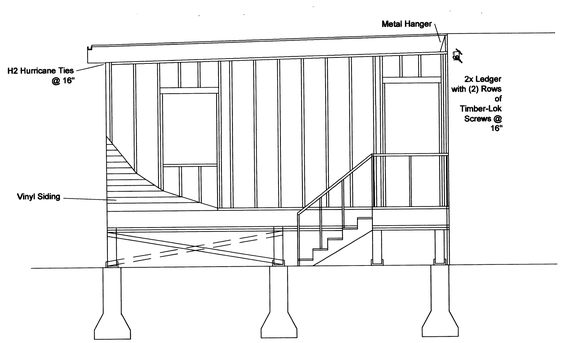
P.O. Box 541154
Waltham, MA

Phone/Fax: 781 890 0790
Mobile: 781 864 1713
lpbconstructioninc@hotmail.com

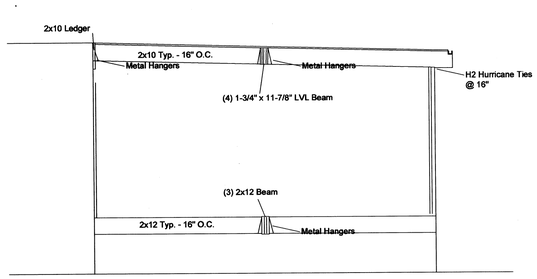
A1



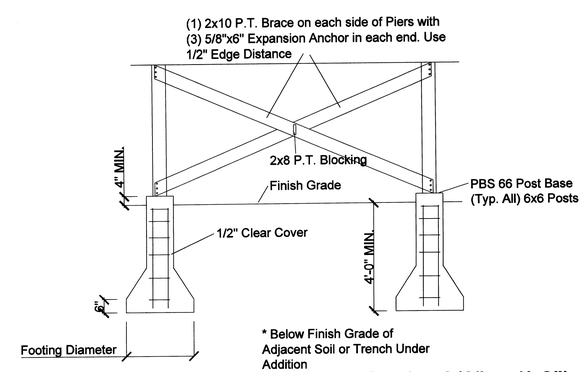
5 Addition Framing



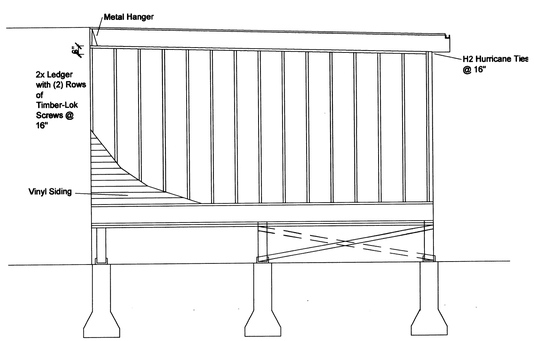
6 Left Elevation



7 Right Section



8 Typ. Pier and Bracing Detail (Scale: 3/8" = 1'-0")



9 Right Elevation

STRUCTURAL NOTES:

General

1. NOTIFY THE ENGINEER WHEN CONDITIONS UNCOVERED DURING CONSTRUCTION ARE UNANTICIPATED, VARY FROM THE DRAWINGS OR APPEAR TO PRESENT A DANGEROUS CONDITION.
2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS AND COMMENCING WITH CONSTRUCTION AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
3. UNLESS OTHERWISE NOTED, DETAILS SHOWN ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS AND SITUATIONS.
4. STABILIZE ALL CONSTRUCTION MEMBERS, WALLS AND FRAMES DURING ALL PHASES OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE SHORING AND/OR BRACING TO SAFELY SUPPORT THE BUILDING DURING CONSTRUCTION. ANY APPROVAL BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR SHORING AND/OR BRACING.
5. FOOTINGS SHALL BE FOUNDED ON UNDISTURBED, INORGANIC GRANULAR SOIL HAVING A MINIMUM BEARING CAPACITY OF 2.0 TONS PER SQUARE FOOT. IF EXISTING MATERIAL IS FOUND TO BE UNSUITABLE, IT SHALL BE REMOVED AND REPLACED WITH GRAVEL FILL. SUCH FILL SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PER ASTM D698-78. UNDER NO CIRCUMSTANCES SHALL THE FOUNDATION CONCRETE BE PLACED IN WATER OR ON FROZEN GROUND.
6. EXCAVATIONS FOR FOOTINGS SHALL BE FINISHED BY HAND.

Concrete

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) ACI, (LATEST EDITION), SPECIFICATIONS FOR STRUCTURAL CONCRETE, EXCEPT AS MODIFIED BELOW.
   - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 psi @ 28 DAYS AND A MAXIMUM SLUMP OF 5".
   - CONCRETE SHALL HAVE A MAXIMUM AGGREGATE SIZE OF ¾" AND AN AIR-CONTENT OF 5 +/- 1%.
   - REINFORCING STEEL SHALL CONFORM TO ASTM, GRADE 615, GRADE 60.
   - UNLESS NOTED OTHERWISE ON DRAWINGS, CLEARANCE OF REINFORCING STEEL FROM ADJACENT SURFACES SHALL BE 3" WHEN CASTING AGAINST GROUND AND 2" ELSEWHERE.
   - PROVIDE AND INSTALL ALL NECESSARY TIE BARS, SPACER BARS, CHAIRS, BOLSTERS, HIGH CHAIRS AND OTHER ACCESSORIES NECESSARY TO HOLD STEEL SECURELY IN PLACE.

Wood

1. ALL ENGINEERED LUMBER TO BE INSTALLED ACCORDING TO SPECIFICATIONS AND RECOMMENDATIONS BY THE MANUFACTURER. SIZES SHALL BE AS SHOWN ON THE DRAWINGS. LVL MATERIAL SHALL HAVE THE FOLLOWING PROPERTIES:

   Fb = 2600 psi
   Fv = 285 psi
   E = 1,900,000 psi

   UNLESS OTHERWISE SHOWN, THE TOP EDGE OF LVL BEAMS SHALL BE CONTINUOUSLY LATERALLY SUPPORTED.
2. SEE MANUFACTURERS SPECIFICATIONS FOR FASTENING LVL PLIES TOGETHER, OTHERWISE LVL's WITH FLUSH-FRAMED JOISTS SHALL HAVE ½" THRU-BOLTS, SPACED AT 16" AND STAGGERED TOP AND BOTTOM. EDGE DISTANCE TO BOLTS SHALL BE 1 1/2".
3. CONTRACTOR IS REMINDED THAT LVL's HAVE BEEN PRESHRUNK AND SHALL DETAIL CONNECTIONS AT LVL's TO ACCOUNT FOR THE ANTICIPATED SHRINKAGE OF DIMENSIONAL LUMBER.
4. UNLESS OTHERWISE SHOWN, FRAMING LUMBER SHALL BE SPRUCE-PINE-FIR (S-P-F), NUMBER 2, OR BETTER, WITH A MAXIMUM MOISTURE CONTENT OF 19%. LUMBER SHALL HAVE THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES:

   Fb=1000 psi (Repetitive use), Fb=875 psi (Single use),
   Fv=70 psi, E=1,300,000 psi
5. UNLESS OTHERWISE SHOWN, COLUMN LUMBER SHALL BE DOUGLAS-FIR (DF), WITH A MAXIMUM MOISTURE CONTENT OF 19% AND THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES:

   4" Thick Fc=1350 psi, E=1,600,000 psi
   5" Thick and Larger Fc=1000 psi, E=1,600,000 psi

   DUE TO INHERENT WARPING OF SOLID SAWN LUMBER, CONTRACTOR HAS OPTION TO (U)SUBSTITUTE ANY SOLID WOOD POST MEMBER WITH ENGINEERED LUMBER OF THE SAME SIZE, SUCH AS PSL (Parallel Strand Lumber) BY TRUS JOIST OR VL (Versa-Lam) BY BOISE CASCADE.
6. UNLESS OTHERWISE NOTED, A MINIMUM OF (2) STUDS ARE TO BE INSTALLED AT ENDS OF ALL HEADERS, INCLUDING A JACK AND KING STUD.
7. INSTALL DOUBLE JOISTS UNDER ALL INTERIOR, PARALLEL WALLS.
8. SUBFLOORING UNDER MARBLE OR CERAMIC TILE SHALL BE INSTALLED PER TILE MANUFACTURER'S RECOMMENDATION. BE ADVISED THAT DOUBLE PLYWOOD SUBFLOORING IS USUALLY RECOMMENDED TO ELIMINATE TILE CRACKING.
9. PLYWOOD SHEATHING AND NAILING TO BE AS FOLLOWS:

		Nail	Edge	Field
ROOF:	5/8"	8d	6"	12"
EXT. WALLS:	½"	8d	6"	12"
FLOORS:	¾"	10d	6"	12"

   LEAVE 1/8" SPACE BETWEEN ALL PANEL EDGES.
10. GLUE SUBFLOOR CONTINUOUSLY TO JOISTS WITH ELASTOMERIC STRUCTURAL ADHESIVE.
11. INSTALL SOLID 2x BLOCKING, SPACED NOT MORE THAN 8-FEET ON CENTER BETWEEN DIMENSIONAL LUMBER JOISTS ON ALL FLOORS. INSTALL BLOCKING (IF NECESSARY) ONLY AS REQUIRED BY MANUFACTURER OF ENGINEERED JOISTS OR ENGINEER.
12. PROVIDE CONTINUOUS DOUBLE TOP PLATE WITH STAGGERED JOINTS AT ALL BEARING STUD WALLS.
13. INSTALL SOLID BLOCKING IN FLOOR SYSTEMS BETWEEN BOTTOMS OF COLUMNS AND THEIR SUPPORT. FOR SOLID WOOD POSTS USE SOLID LVL BLOCKING. FOR STUD POSTS USE EITHER LVL OR DIMENSIONAL LUMBER WITH GRAIN ORIENTED VERTICALLY.
14. UNLESS NOTED OTHERWISE ON DRAWINGS, WOOD LEDGERS SHALL BE ATTACHED AS FOLLOWS:

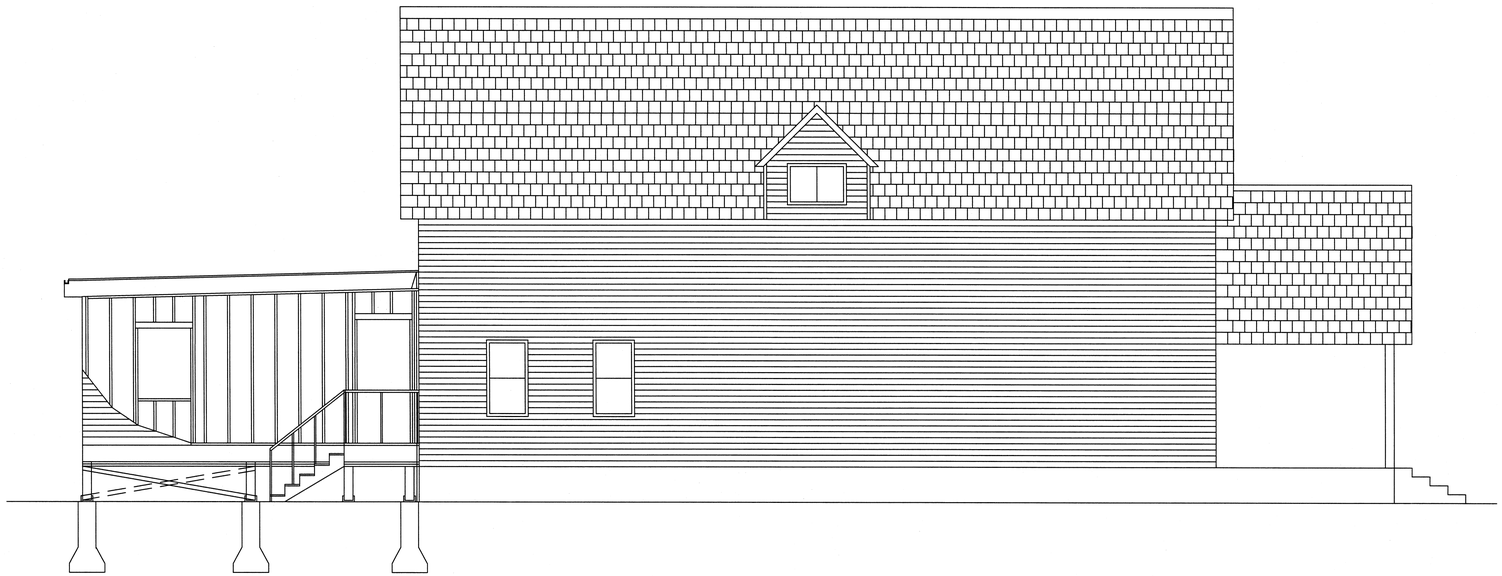
STUDS: 2 ROWS OF ¾" x 5" LAG SCREWS OR LEDGER-LOK SCREWS @ 16" O.C.
CONCRETE: 2 ROWS OF ¾" x 5" EXPANSION ANCHORS @ 16" O.C.

USE MINIMUM OF 1 ¾" EDGE DISTANCE ON TOP AND BOTTOM OF LEDGER.

Steel

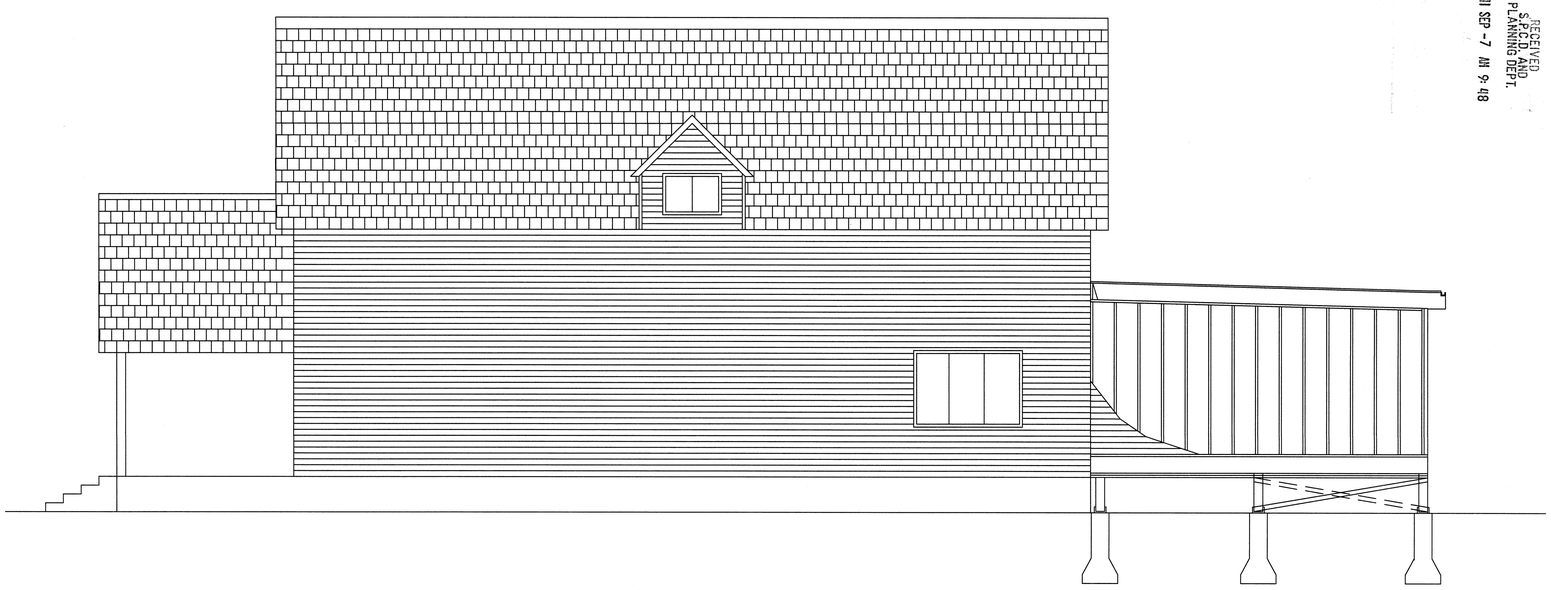
1. METAL CONNECTIONS AND TIES SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE, OR OTHER EQUIVALENT MANUFACTURER.
2. INSTALL METAL JOIST HANGERS AT ENDS OF ALL FLUSH-FRAMED JOISTS.

1 Front Elevation - Existing House



3 Left Elevation - Existing House with Addition

2 Rear Elevation - Existing House with Addition



4 Right Elevation - Existing House with Addition

A2	LPB Construction Inc. (Daughters & Sons) P.O. Box 541154 Waltham, MA	Phone/Fax: 781 890 0790 Mobile: 781 864 1713 lpbconstructioninc@hotmail.com	Date: Sept 1, 2011	Musch Residence Addition 1100 Broadway St. Somerville, MA
		Scale: 1/4"=1'-0" *unless otherwise noted	Revisions:	