

GENERAL NOTES:

1. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK.
2. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
3. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
4. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
5. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
6. SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
7. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.
8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
9. HVAC CONTRACTOR TO UPDATE EXISTING SYSTEM AND COMPONENTS AS NEEDED TO ACCOMMODATE NEW LAYOUT.
10. CONTRACTOR TO COORDINATE THE LOCATION OF ELECTRICAL OUTLETS TO MEET CODE. CONTRACTOR TO SUBMIT SWITCHING LOCATIONS TO OWNER FOR APPROVAL. LIGHT FIXTURES NOT SHOWN IN DRAWINGS. CONTRACTOR TO COORDINATE DIRECTLY WITH OWNER.
11. HARD-WIRED SMOKE DETECTORS AND COMBINATION SMOKE/CARBON MONOXIDE DETECTORS ARE DESIGNATED AS "SD" OR "S/COD" RESPECTIVELY ON PLANS. EXACT TYPES, QUANTITIES AND LOCATIONS TO BE INSTALLED TO MEET CODE.
12. NOT USED.
13. ALL FLOOR TILE, APPLIANCES, PLUMBING FIXTURES AND LIGHT FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
14. ALL INTERIOR WALLS TO BE 2X4 CONSTRUCTION, UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS AND TENANT DEMISING WALLS TO BE 2X6 CONSTRUCTION.
15. R13 BATT INSULATION TO BE PROVIDED FOR SOUND ATTENUATION IN ALL INTERIOR BEDROOM AND BATHROOM WALLS AND FLOORS AND R19 BATT INSULATION TO BE PROVIDED IN 2X6 DEMISING WALL.

DIMENSIONAL REQUIREMENTS:

ZONING: RA	REQUIRED:	ACTUAL:
MIN LOT SIZE	10,000	3,860 SF, EXISTING NON-CONFORMING
MIN LOT AREA / UNIT	2,250	1,930 SF / UNIT, EXISTING NON-CONFORMING
MAX GROUND COVERAGE	50%	SEE CERTIFIED PLOT PLAN
MIN LANDSCAPED AREA	25%	SEE CERTIFIED PLOT PLAN
FAR	.75	*.83 EXISTING, .88 PROPOSED, EXISTING NON-CONFORMING
MAX HEIGHT	2 1/2 STORIES, 35'	2 1/2 STORIES, 29'
MIN FRONT SETBACK	15'	+/- 15'
MIN SIDE SETBACK	7'-4"EA, 15'-8" TOTAL (PER 8.6.7 & 8.6.10)	+/- 3' AND +/- 9', 12' TOTAL, EXISTING NON-CONFORMING
MIN REAR SETBACK	18' (PER 8.6.13)	25' VIF
MIN FRONTAGE	50'	42', EXISTING NON-CONFORMING
MIN PERVIOUS AREA	35%	SEE CERTIFIED PLOT PLAN

\* EXISTING NET FLOOR AREA = 3193 SF  
WITH A FAR OF .83. NEW NET FLOOR  
AREA = 3408 SF WITH A FAR OF .88.

CONSTRUCTION  
DOCUMENTS  
JUNE 20, 2016

ENERGY AUDIT:

COMPLIANCE DETERMINED BY MASSACHUSETTS  
STRETCH ENERGY CODE (IECC 2009 W/  
MASSACHUSETTS AMENDMENTS 780 CMR 115.11).

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION  
(401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR  
QUALIFIED HOMES THERMAL BYPASS INSPECTION  
CHECKLIST. INSULATION VALUES AS FOLLOWS: R38  
ROOF R-VALUE, R20 WALL R-VALUE, R30 FLOOR  
R-VALUE, R20 BASEMENT WALL VALUE, R10 SLAB  
R-VALUE.
2. RENOVATION TO COMPLY WITH ENERGY STAR  
PROGRAM REQUIREMENTS FOR RESIDENTIAL  
WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0.  
ALL NEW WINDOW GLAZING W/ .30 U FACTOR.
3. HEATING / COOLING DUCTS TO BE SEALED AND  
TESTED TO MEET REQUIREMENTS OF 401.3.

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING BASEMENT & 1ST FLOOR PLANS
- A3 EXISTING 2ND & 3RD FLOOR PLANS
- A4 EXISTING ROOF PLAN
- A5 EXISTING EXTERIOR ELEVATIONS
- A6 EXISTING EXTERIOR ELEVATIONS
- A7 NEW BASEMENT & 1ST FLOOR PLANS
- A8 NEW 2ND & 3RD PLANS
- A9 NEW ROOF PLAN
- A10 NEW EXTERIOR ELEVATIONS
- A11 NEW EXTERIOR ELEVATIONS
- A12 STRUCTURAL NOTES & SECTION
- A13 FOUNDATION & 1ST FLOOR FRAMING PLANS
- A14 2ND AND 3RD FLOOR FRAMING PLANS
- A15 CEILING AND ROOF FRAMING PLANS

WINDOW SCHEDULE:

WINDOW A: DOUBLE HUNG, 2'-8"W X 3'-8"H, SILL AT 3'-4" AFF.

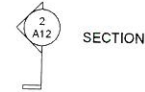
WINDOW B: DOUBLE HUNG, 2'-8"W X 5'-0"H, SILL AT 2'-0"  
AFF. EGRESS WINDOW IN BEDROOMS - NET CLEAR  
OPENING MIN 3.3SF, 24"H AND 20"W.

WINDOW C: FIXED GLASS, 2'-8"W X 2'-0"H, SILL AT 4" ABOVE  
WINDOW B BELOW, UNLESS NOTED OTHERWISE.

WINDOW D: BAY WINDOW, 7'-0"W X 5'-0"H, SILL AT 2'-0" AFF.

WINDOW E: DOUBLE HUNG, 2'-4"W X 4'-4"H, SILL AT 2'-8"  
AFF, TME - COORDINATE WITH ADJACENT BATHROOM  
WINDOW

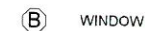
SYMBOL LEGEND



SECTION



DOOR TAG



WINDOW TAG



HARD WIRED SMOKE DETECTOR



HARD WIRED SMOKE / CARBON  
MONOXIDE DETECTOR



WALL TO BE DEMOLISHED



EXISTING WALL TO REMAIN



NEW WALL



NEW LOW WALL

Architect:  
Miller Design LLC  
52 Statler Road  
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617-993-3157

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5/4/15 SCHEMATIC DESIGN

5/11/15 REVIEW

5/22/15 DESIGN DEVELOPMENT

6/20/16 CONSTRUCTION DOCS

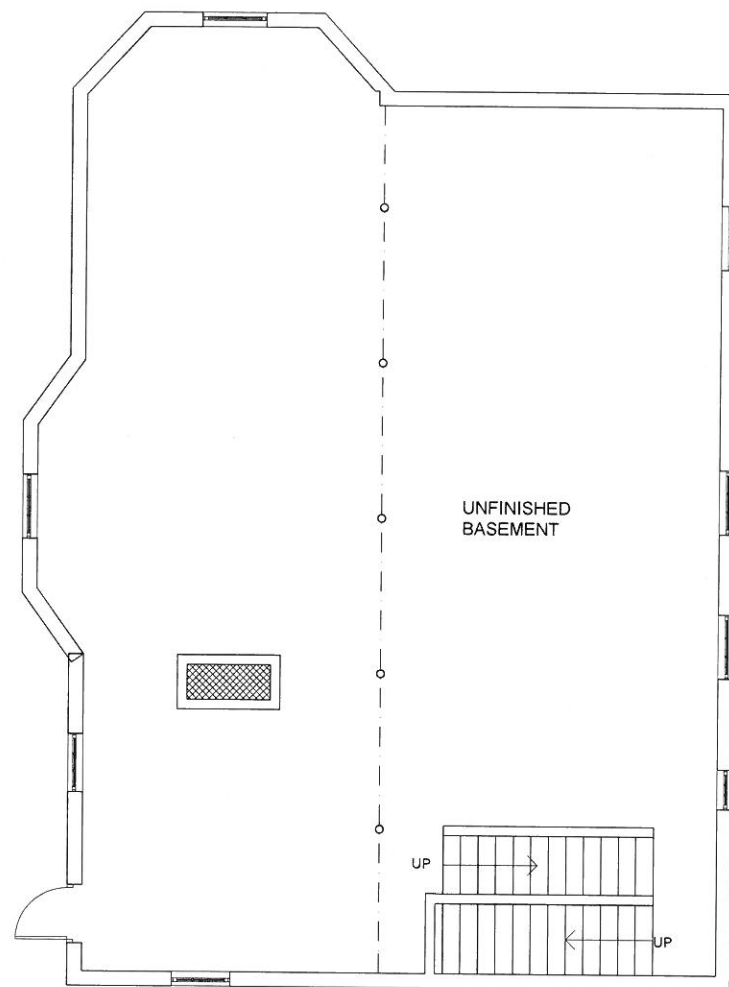


ARRUDA LEUPPERT RESIDENCE  
103 ELECTRIC AVE  
SOMERVILLE MA

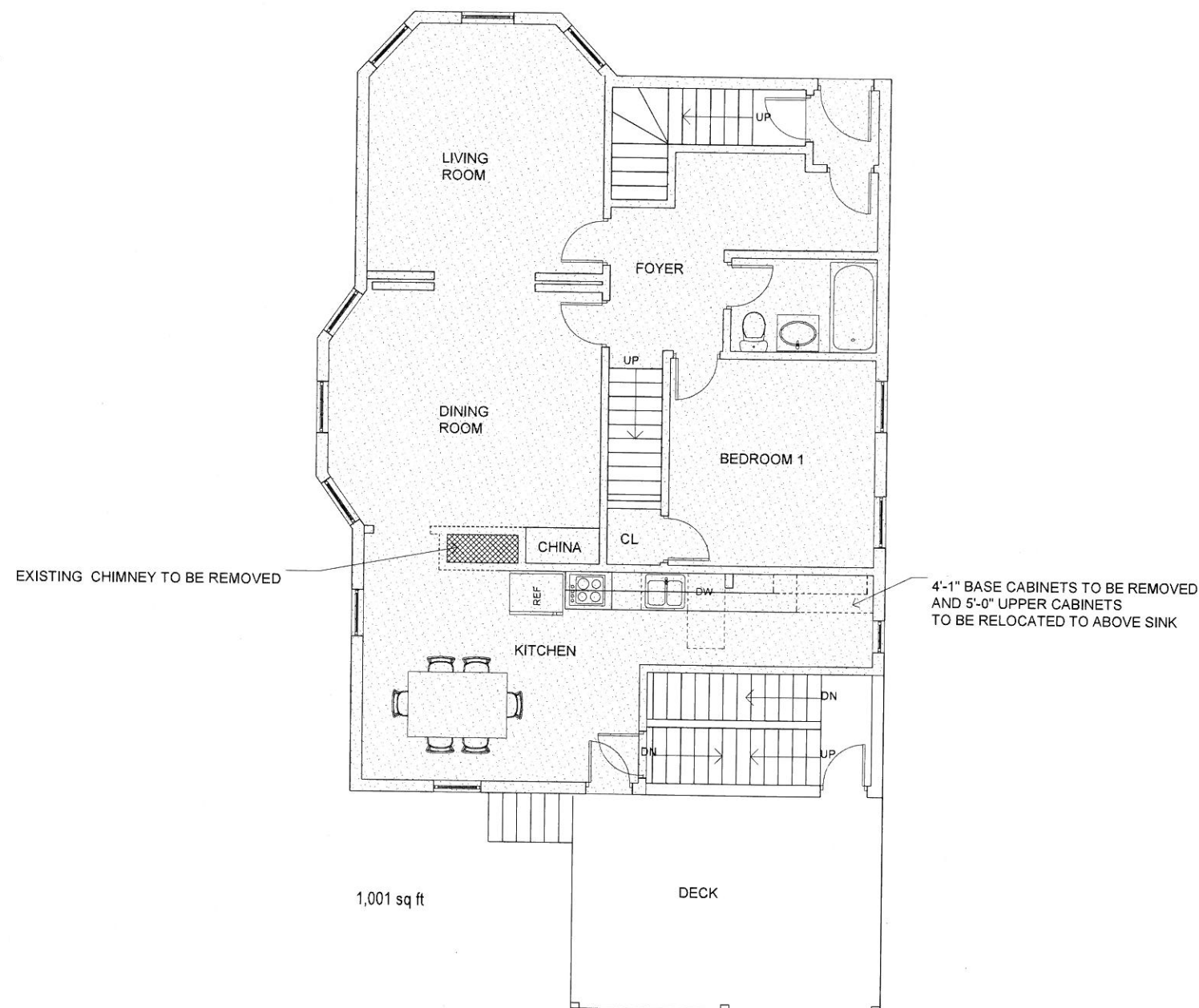
COVER SHEET

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A1



1 BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'

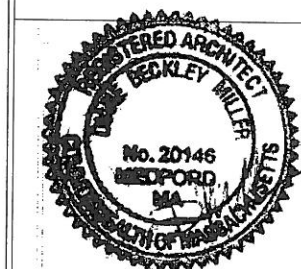


2 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'

Architect:  
Miller Design LLC  
52 Statler Road  
Belmont MA 02478  
617-993-3157

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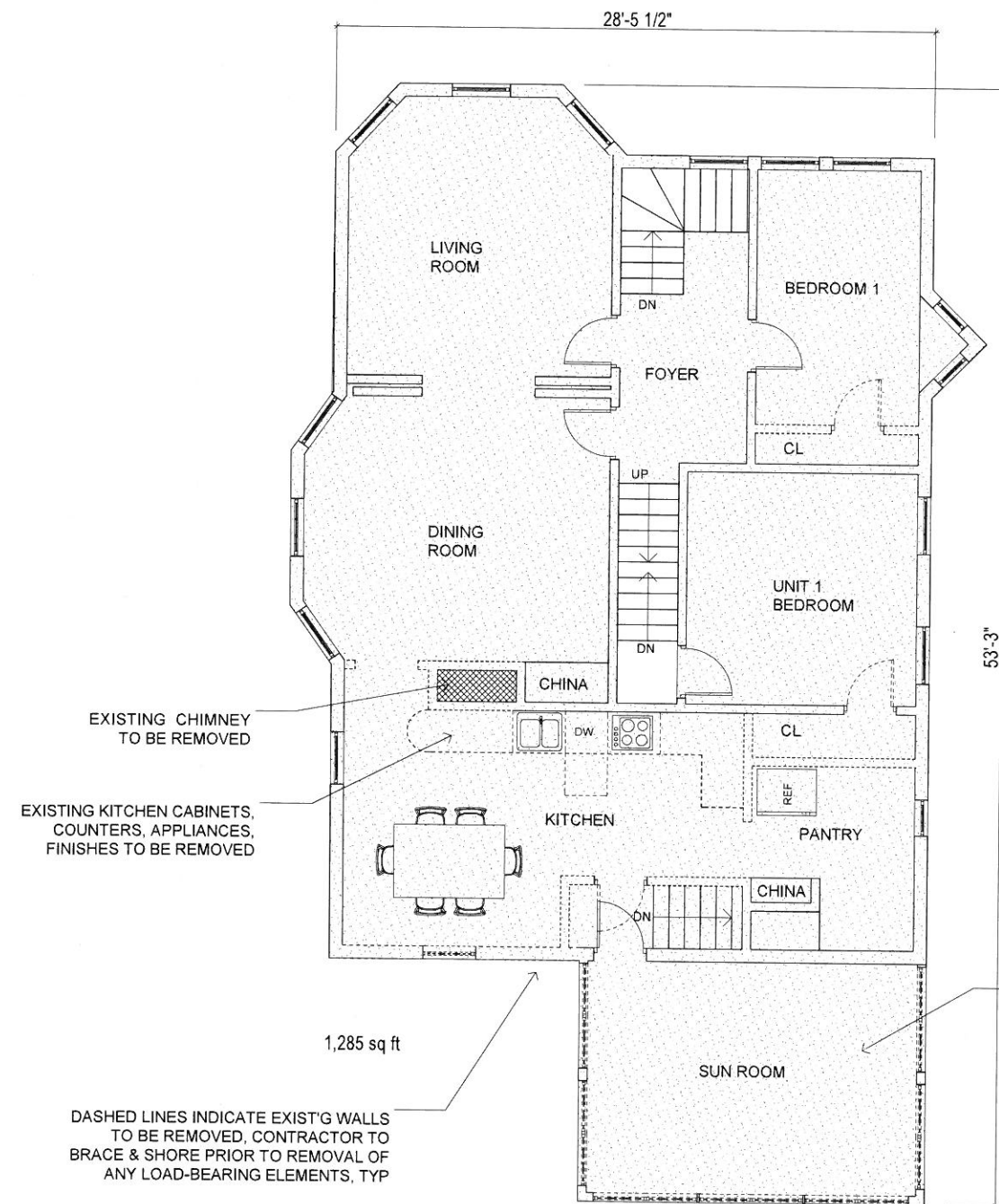
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103 ELECTRIC AVE  
SOMERVILLE MA

EXIST'G BASEMENT &  
1ST FLOOR PLANS

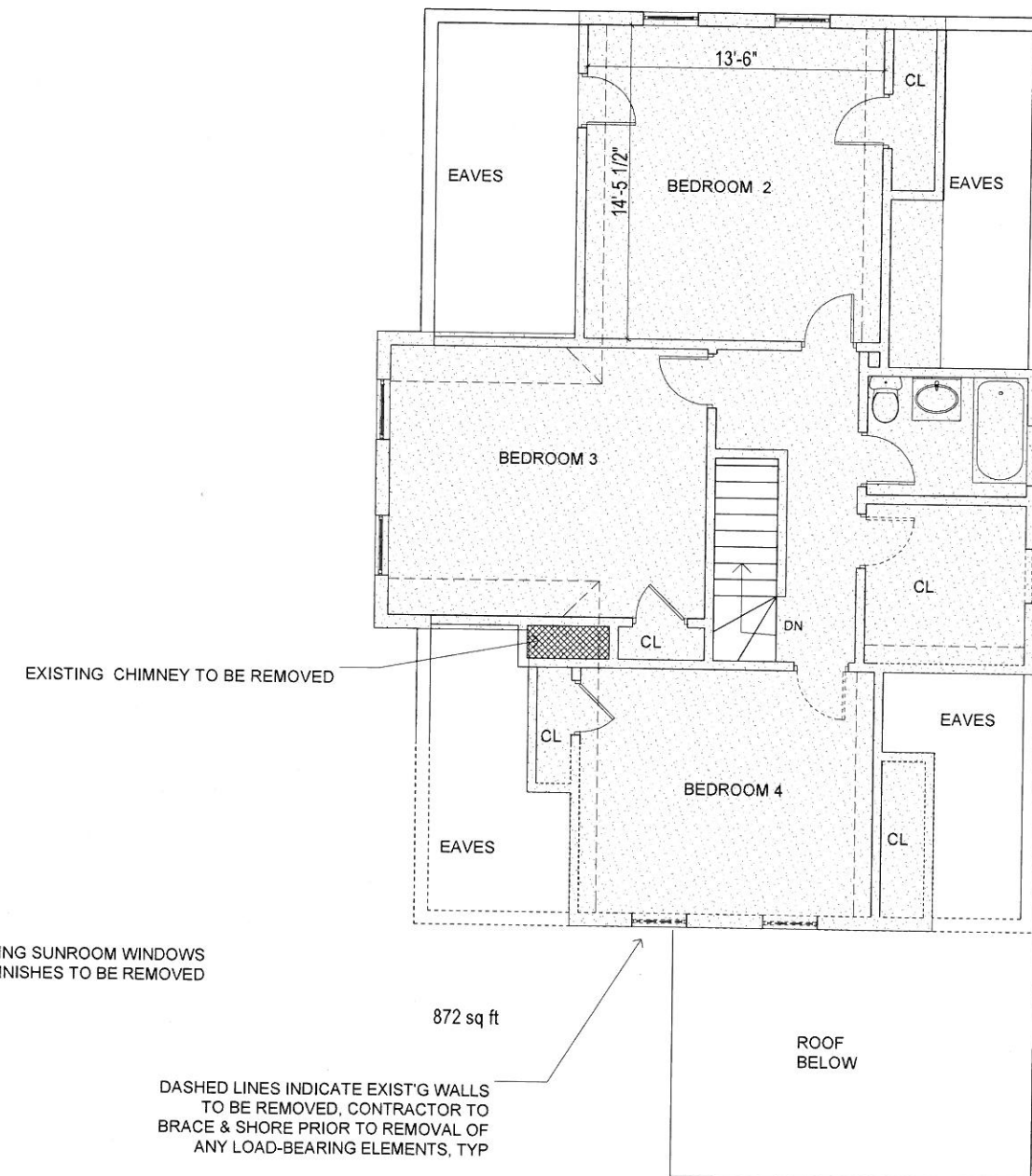
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A2





1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'



2 THIRD FLOOR PLAN  
SCALE: 1/8" = 1'

Architect:  
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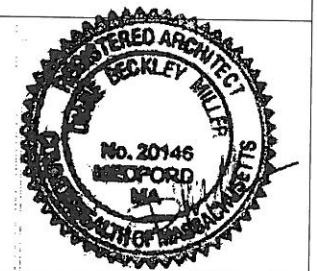
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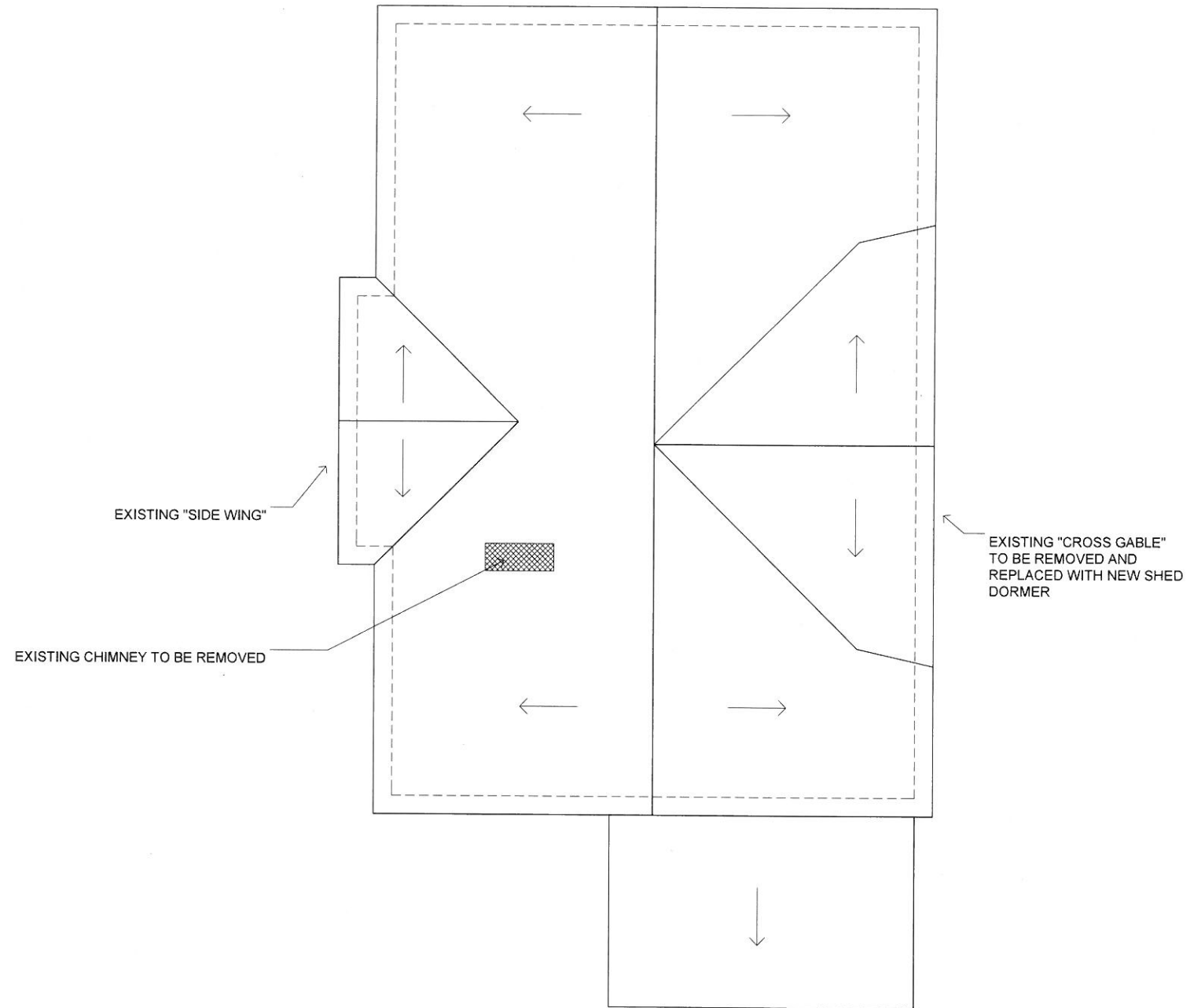


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SOMERVILLE MA

EXISTING 2ND &  
3RD FLOOR PLANS

Sheet  
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A3

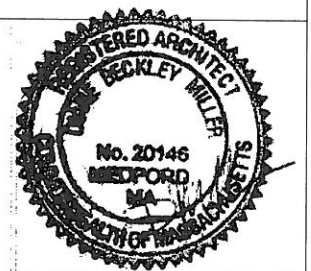


1 ROOF PLAN  
SCALE: 1/8" = 1'

Architect:  
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52 Statler Road  
Belmont MA 02478  
617-993-3157

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SOMERVILLE MA

EXISTING  
ROOF PLAN

Sheet  
Number:

A4



1 FRONT ELEVATION  
SCALE: 1/8" = 1'



2 SIDE ELEVATION  
SCALE: 1/8" = 1'

Architect:  
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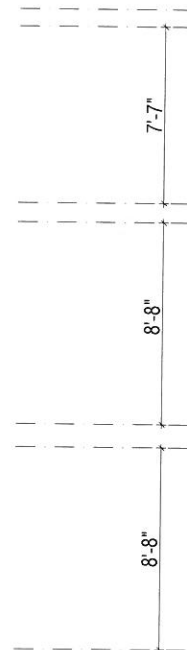
EXISTING  
ELEVATIONS

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A5



1 REAR ELEVATION  
SCALE: 1/8" = 1'

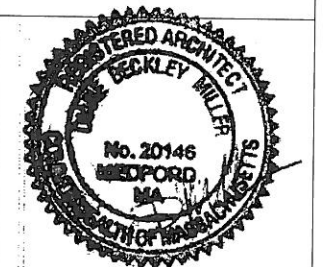


2 SIDE ELEVATION  
SCALE: 1/8" = 1'

Architect:  
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Belmont MA 02478  
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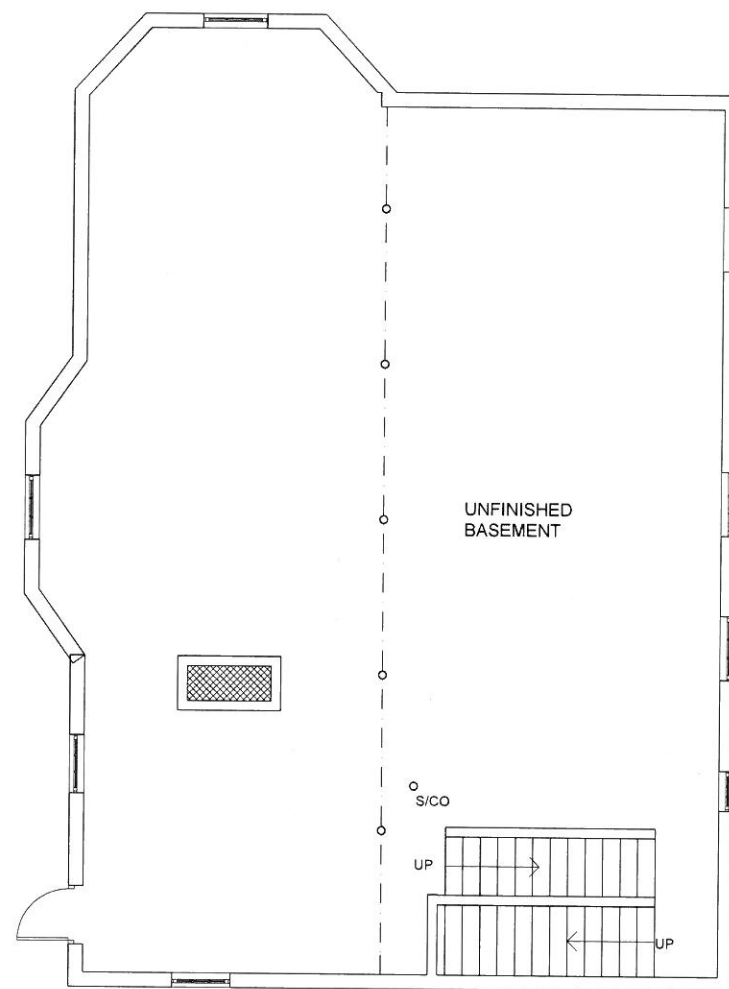


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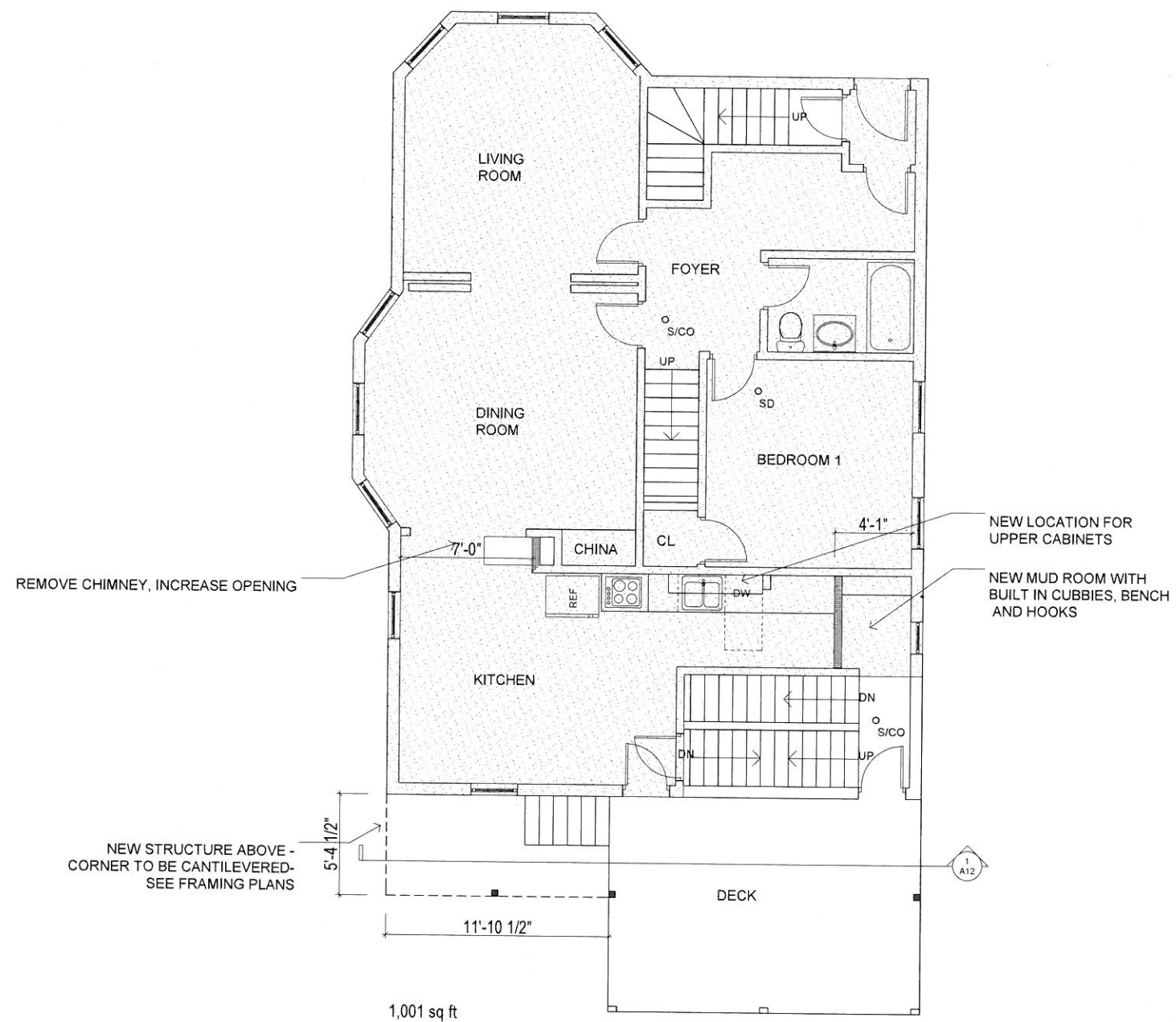
EXISTING  
ELEVATIONS

Sheet  
Number:

A6



1 BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'



2 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'

Architect:  
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Belmont MA 02478  
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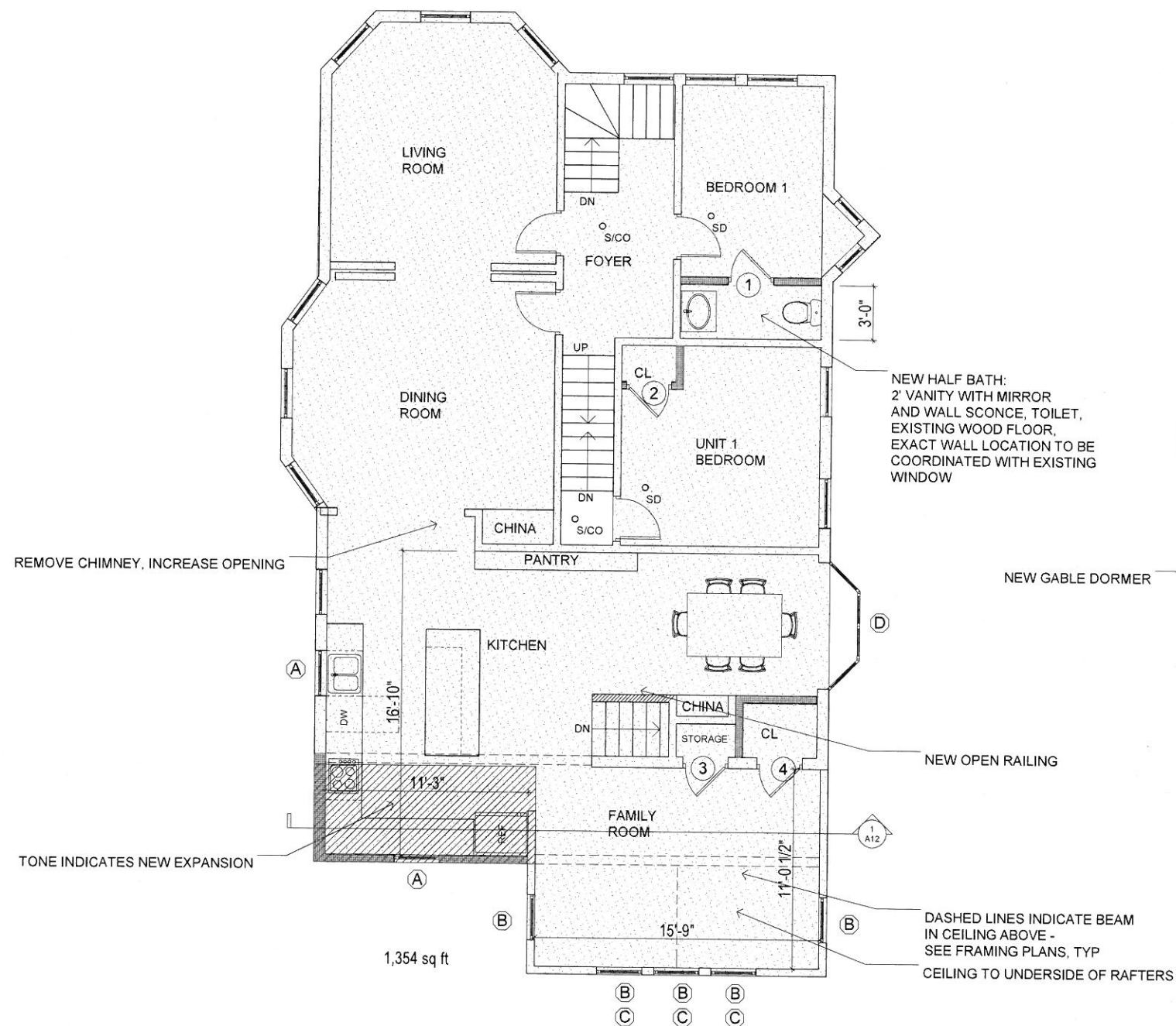
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103 ELECTRIC AVE  
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NEW BASEMENT &  
1ST FLOOR PLANS

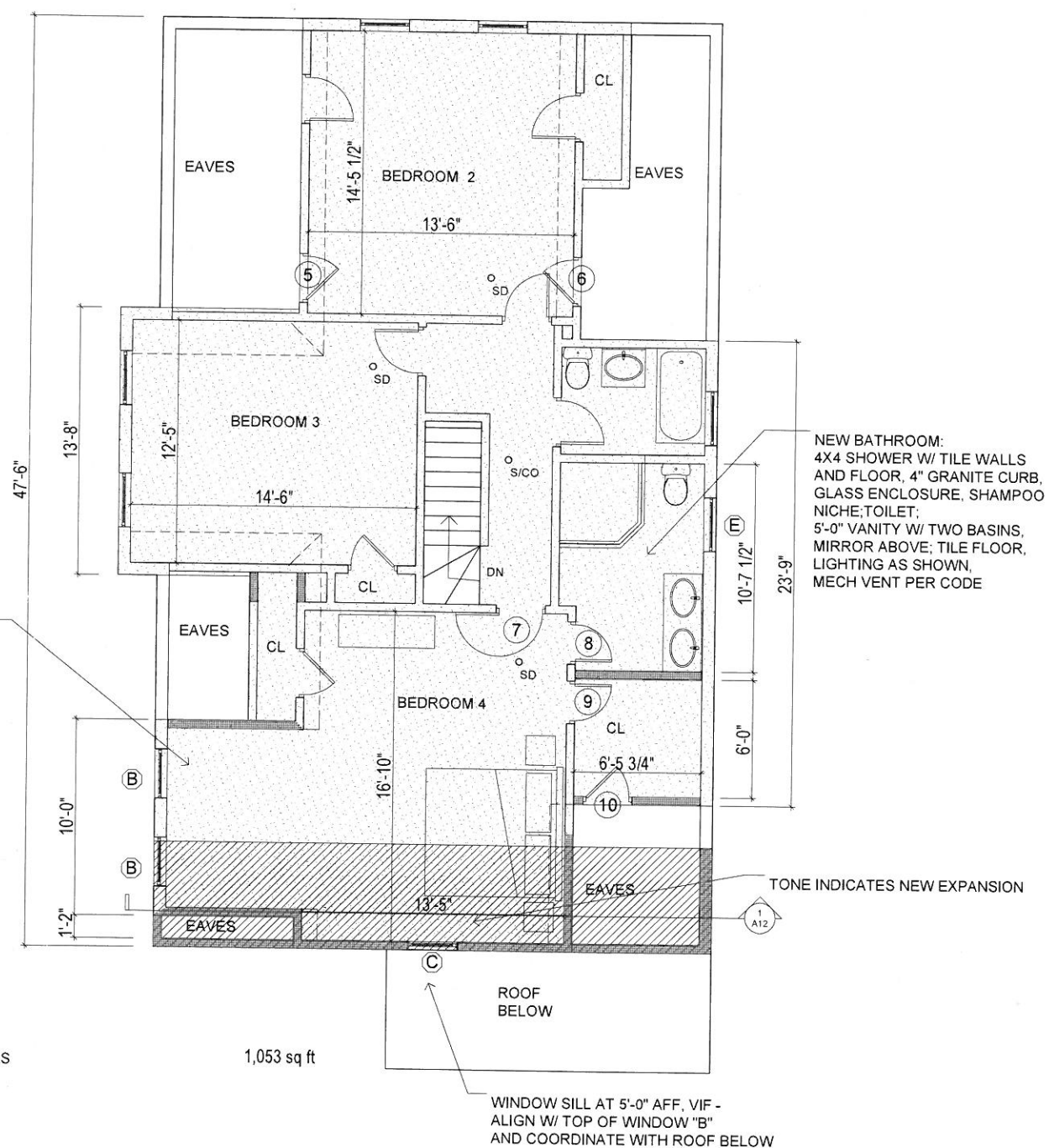
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A7





1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'

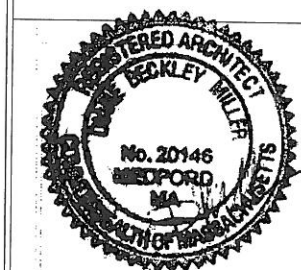


2 THIRD FLOOR PLAN  
SCALE: 1/8" = 1'

Architect:  
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NEW 2ND &  
3RD FLOOR PLANS

Sheet  
Number:

A8



DASHED LINES INDICATE FOOTPRINT BELOW

EXISTING "SIDE WING"

NEW GABLE DORMER

NEW SHED DORMER

EXTENSION OF MAIN HOUSE GABLE

SOFFITS, FASCIA, GUTTERS, DOWNSPOUTS TME, TYP

VALLEY FLASHING, TYP

1 ROOF PLAN  
SCALE: 1/8" = 1'

Architect:  
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NEW  
ROOF PLAN

Sheet  
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A9



1 FRONT ELEVATION  
SCALE: 1/8" = 1'



2 SIDE ELEVATION  
SCALE: 1/8" = 1'

Architect:  
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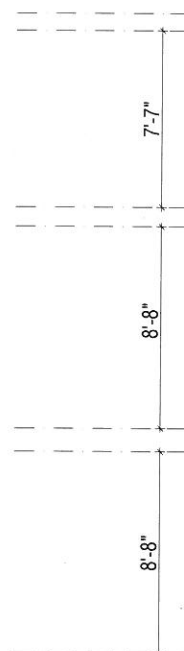
NEW  
ELEVATIONS

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A10



1 REAR ELEVATION  
SCALE: 1/8" = 1'



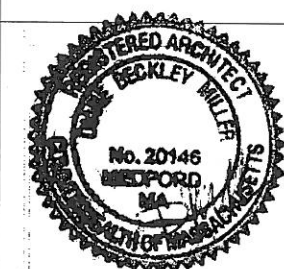
2 SIDE ELEVATION  
SCALE: 1/8" = 1'

DECORATIVE BRACKET  
AT CORNER - TO MATCH EXISTING  
BRACKETS AT FRONT OF HOUSE

Architect:  
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NEW  
ELEVATIONS

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A11



GENERAL CONDITIONS

1. G. C. MUST BUILD EXACTLY WHAT IS SHOWN ON FRAMING PLANS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
2. DESIGN IS DERIVED FROM ASSUMED FIELD CONDITIONS. ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON OUR DOCUMENTS AND WHAT IS FOUND IN THE FIELD MAY CHANGE THE STRUCTURAL DESIGN, AND MUST IMMEDIATELY BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN DOCUMENTS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ARCHITECT IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
5. FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.

FOUNDATIONS

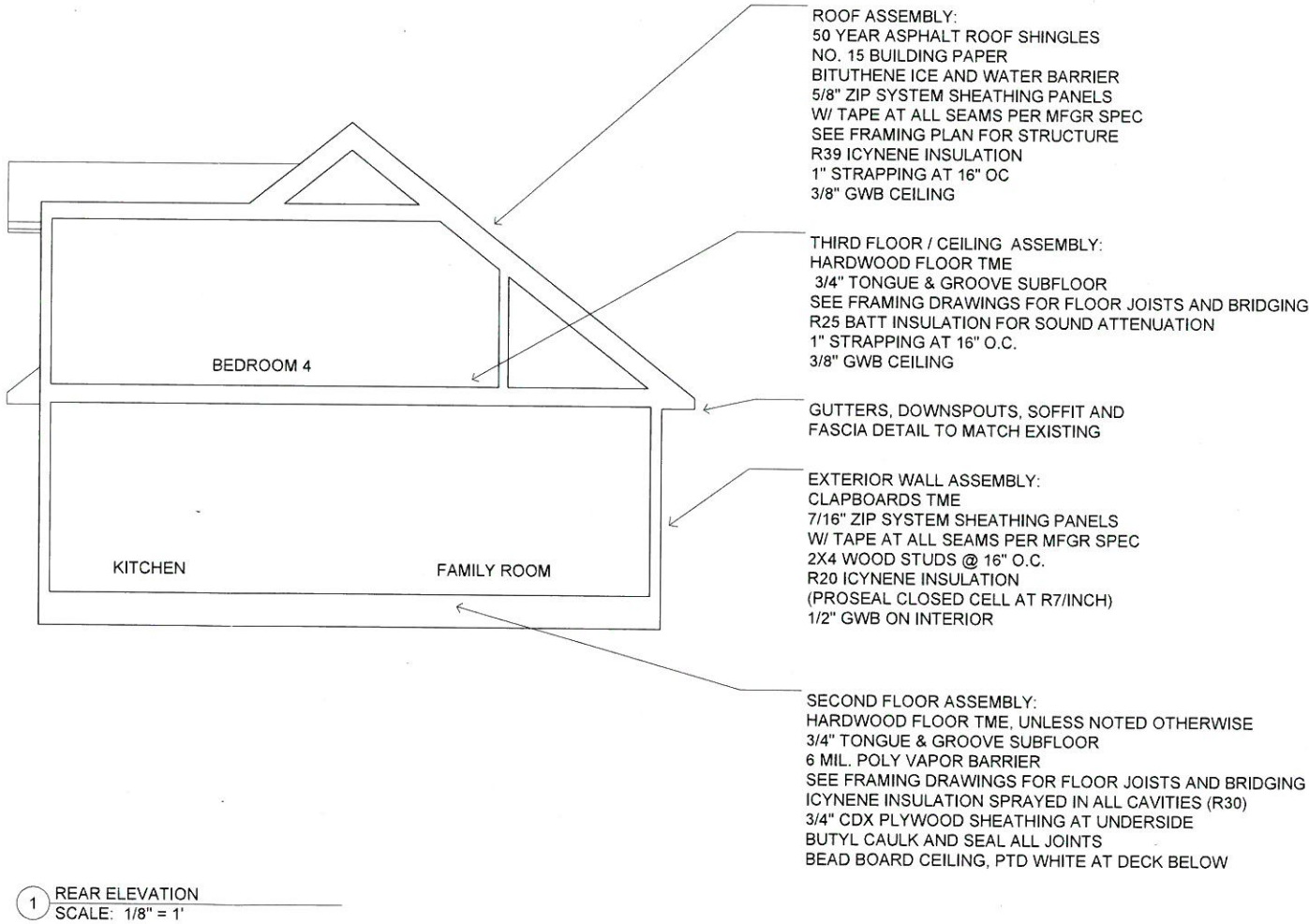
1. EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.
2. EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FEET, OR AS MODIFIED BY THE STRUCTURAL ENGINEER, BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ARCHITECT.
3. SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT.
4. BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 6" LAYERS. LAYERS SHALL BE COMPACTED TO 96% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557, METHOD D.
5. BACKFILLING AGAINST WALLS OR PIERS MAY ONLY BE DONE AFTER WALLS OR PIERS ARE BRACED TO PREVENT MOVEMENT. FOR WOOD FRAMED RESIDENTIAL CONSTRUCTION, NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST FLOOR DECK HAS BEEN FRAMED AND SHEATHED, UNLESS WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
6. PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING, AND FOUNDATION WALL INSULATION AS INDICATED ON THE ARCHITECTURAL DRAWINGS.
7. PROVIDE METAL OR PVC SLEEVES IN THE FOUNDATION WALLS FOR SEWER, GAS, ELECTRIC, AND WATER LINES, AS REQUIRED.

CONCRETE

1. ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. CONCRETE SHALL ACHIEVE A MINIMUM 28 DAY DESIGN STRENGTH AS FOLLOWS:  
FOOTINGS, WALLS, INTERIOR SLABS-ON-GRADE, AND OTHER CONCRETE NOT OTHERWISE SPECIFIED - 3000 PSI. EXTERIOR SLABS EXPOSED TO WEATHER - 4000 PSI.
3. SLUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3-5".
4. REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60, FIELD BENT - ASTM A615, GRADE 40, WELDED WIRE FABRIC - ASTM A185.
5. NON-SHRINK GROUT SHALL BE "EMBECCO 153" BY MASTER BUILDERS, "SONOGROUT" BY SONNEBORN BUILDING PRODUCTS, "FIVE STAR GROUT" BY U.S. GROUT CORPORATION, OR EQUAL AS APPROVED BY THE OWNER.
6. THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN TO THE OWNER FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE FIRST PLACEMENT.
7. INSPECTION AND APPROVAL BY THE OWNER OR THEIR REPRESENTATIVE SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PROVIDE QUALITY CONTROL, MATERIALS, AND WORKMANSHIP FULLY INSURING THAT THIS WORK WILL CONFORM TO THE CONTRACT REQUIREMENTS.

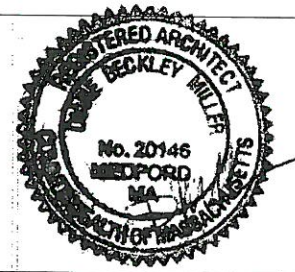
ROUGH CARPENTRY

1. ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION STANDARDS" - AITC 100.
2. WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLS SHALL BE SPRUCE PINE FIR #2 OR BETTER, WITH A MINIMUM Fb = 875 PSI (SINGLE USE) AND Fb = 1000 PSI (REPETITIVE USE), AND E SHALL BE 1,400,000 PSI OR BETTER.
3. WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2 OR BETTER.
4. LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM Fb = 3080 PSI, E = 2,000,000 PSI, AND Fv = 285 PSI. LVL BEAMS SHALL BE "VERSALAM" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
5. WOOD "T" BEAMS SHALL BE "BCI" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR. MANUFACTURER'S RECOMMENDATIONS FOR BEARING, REINFORCING, CUTS, CANTILEVERS, FASTENING, ETC., SHALL BE STRICTLY ADHERED TO.
6. PLYWOOD WALL SHEATHING, ROOF SHEATHING, AND SUBFLOORING SHALL BE APA GRADE, TRADEMARKED C-D INTERIOR WITH EXTERIOR GLUE. SUBFLOORING SHALL BE 3/4" THICK TONGUE AND GROOVE, AND SHALL BE GLUED TO FLOOR JOISTS WITH AN APPROVED ADHESIVE PRIOR TO NAILING. ROOF SHEATHING SHALL BE 5/8" THICK WHEN SUPPORTS ARE SPACED AT 16" CENTERS. FOR 24" CENTERS, SHEATHING SHALL BE 5/8" THICK, AND SHALL BE TONGUE AND GROOVE OR ALIGNED WITH METAL H CLIPS BETWEEN RAFTERS. WALL SHEATHING SHALL BE 1/2" THICK.
7. ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 8" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESSURE TREATED. BEAM ENDS IN CONCRETE BEAM POCKETS SHALL BE WRAPPED IN A SELF-ADHERING RUBBER MEMBRANE.
8. JOIST AND BEAM HANGERS SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS.
9. UNLESS DETAILED OR SPECIFIED OTHERWISE, PROVIDE AT LEAST TWO JACK STUDS BENEATH ENDS OF 2X12, LVL, AND PARALLAM HEADERS AND BEAMS. WHERE POSTS ARE CALLED OUT AS MULTIPLE 2XS, SUCH AS 2-2X6, 3-2X6, 4-2X6, ETC., ONE 2X SHALL BE POSITIONED AS A KING STUD AND THE BALANCE SHALL BE JACK STUDS.
10. FOR WOOD JOIST SPANS UP TO 14 FEET, PROVIDE A SINGLE ROW OF FULL DEPTH BLOCKING BETWEEN JOISTS AT MIDSPAN. FOR SPANS EXCEEDING 14 FEET, PROVIDE TWO ROWS OF FULL DEPTH BLOCKING BETWEEN JOISTS AT THIRD POINTS OF THE SPAN.
11. GABLE-END WALL STUDS IN CATHEDRAL, PARTIAL CATHEDRAL, OR HIGH CEILING SPACES SHALL SPAN UNINTERRUPTED FROM THE FLOOR PLATE TO THE UNDERSIDE OF THE ROOF RAFTERS. THEY SHOULD NOT BE INTERRUPTED BY ANY HORIZONTAL PLATES OR BEAMS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
12. MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPLICED OVER SUPPORTS.
13. PROVIDE SIMPSON H1 OR H2.5 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND IT'S BEARING POINT.
14. UNLESS ANOTHER CONNECTOR IS CALLED OUT, PROVIDE ONE SIMPSON A34 FRAMING ANCHOR AT EACH RAFTER/RIDGE BEAM INTERSECTION, AND TWO WHEN RAFTERS ARE DOUBLED OR TRIPLED (ONE EACH SIDE).
15. CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUTS AND BORE HOLES IN FRAMING LUMBER. IN GIRDERS, BEAMS, OR JOISTS, CUTS AND BORE HOLES SHALL NOT BE DEEPER THAN 1/5 THE MEMBER DEPTH NOR MORE THAN 2" IN DIAMETER, AND SHALL NOT BE LOCATED NEARER TO THE END OF THE SPAN THAN THREE TIMES THE MEMBER DEPTH NOR WITHIN THE CENTER THIRD OF THE SPAN UNLESS REINFORCED TO MEET STRESS CALCULATIONS.
16. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER SUPPORT. BLOCKING TO MATCH UPPER POST SIZE.
17. SET LVL BEAMS THAT FRAME FLUSH WITH DIMENSIONED LUMBER JOISTS 3/8" BELOW THE TOP OF JOISTS TO ALLOW FOR JOIST SHRINKAGE. WHERE BEARING WALLS OR POSTS LAND ON THESE BEAMS, INFILL GAP WITH 3/8" PLYWOOD FOR SOLID BEARING.
17. RAFTERS TO BE CONNECTED TO HIP AND VALLEY MEMBERS WITH A MINIMUM OF 6-16d EQSP (UNLESS NOTED OTHERWISE ON PLAN).
18. ALL RAFTERS TO LVL RIDGE CONNECTIONS TO BE MADE WITH A MINIMUM OF 6-16d TOENAILS EQSP AND A SINGLE A34 SIMPSON ANGLE WHERE INDICATED ON PLAN.
19. VALLEYS AND HIPs TO BE CONNECTED TO SUPPORTING ELEMENTS WITH A MIN OF 8-16d, UNLESS NOTED OTHERWISE ON PLAN.
20. ROOF SHEATHING TO EXTEND FULLY UNDER OVER FRAMED AREAS.
21. POST IDENTIFICATION AT HEADERS AS FOLLOWS:  
POST DN (AT END OF SPAN) - UNLESS NOTED OTHERWISE, PROVIDE SINGLE JACK STUD & SINGLE KING STUD, IF THREE OR MORE STUDS ARE CALLED OUT, ONE OF THEM IS A KING STUD AND THE BALANCE ARE JACK STUDS.  
POST UP & DN - SOLID VERTICAL BLOCKING THRU FLOOR REQUIRED
22. HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE, 2-2X8 WITH 3-2X4 POST DOWN EACH SIDE.
23. ALL 2X6S USED AS RAFTERS, BEAMS, JOISTS TO BE STRUCTURAL #1 OR #2 NOT STD GRADE.
24. ALL CONNECTING ELEMENTS, JOIST HANGERS, CAP PLATES, ETC BY SIMPSON.



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Date:	Issued for:
5/4/15	SCHEMATIC DESIGN
5/11/15	REVIEW
5/22/15	DESIGN DEVELOPMENT
6/20/16	CONSTRUCTION DOCS

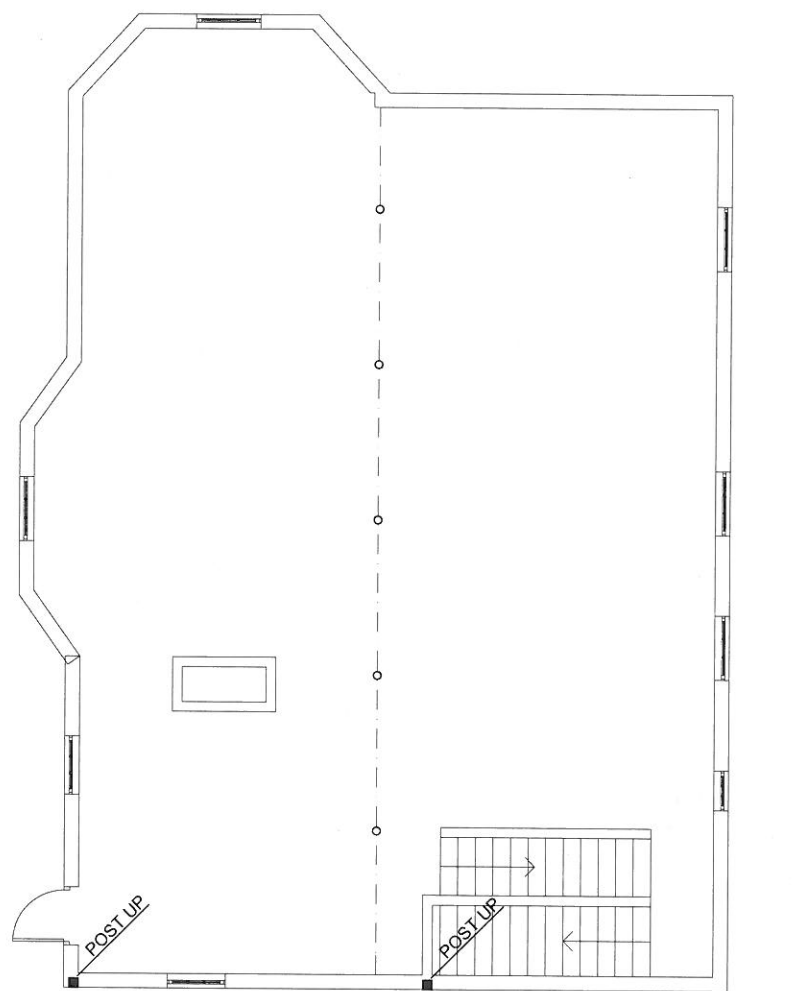


ARRUDA LEUPPERT RESIDENCE  
103 ELECTRIC AVE  
SOMERVILLE MA

SECTION AND  
STRUCTURAL NOTES

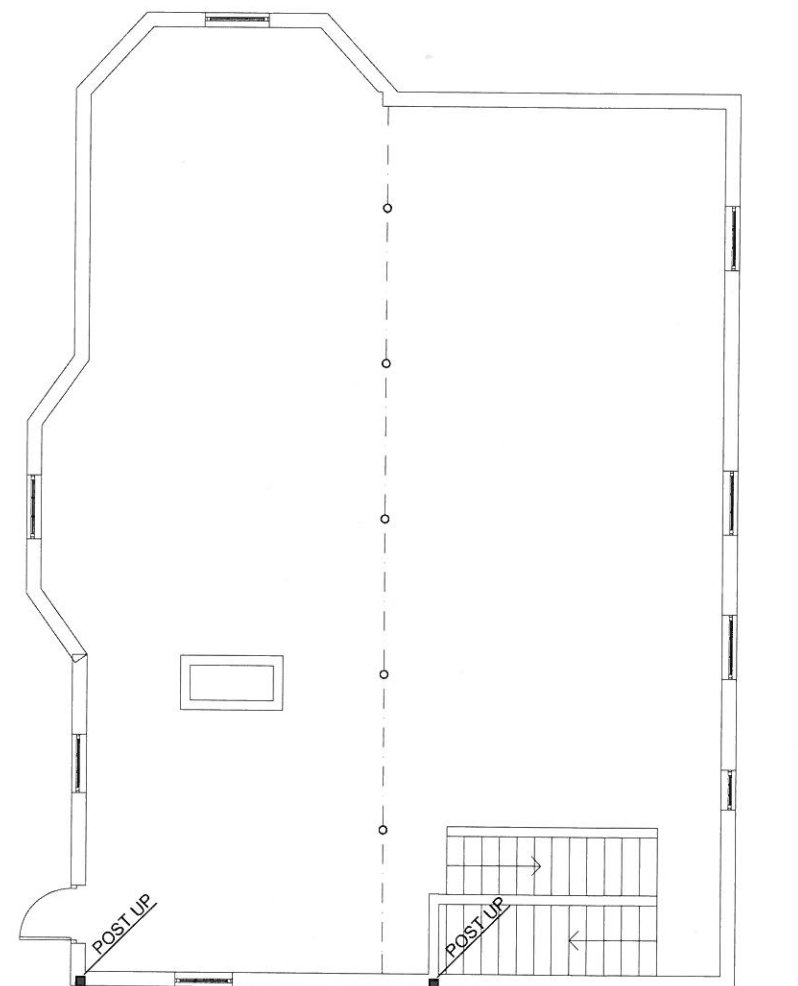
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NEW 6X6 PT POSTS W/ SIMSPON CAPS  
ANCHORED TO 10" SONOTUBE W/  
24" DIAM BIGFOOT CONCRETE PIERS,  
BEARING AT 4'-0" BELOW GRADE, MIN (QTY 6)

1 BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'



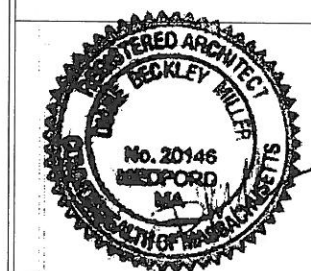
EXISTING DECK FRAMING  
TO REMAIN

2 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'

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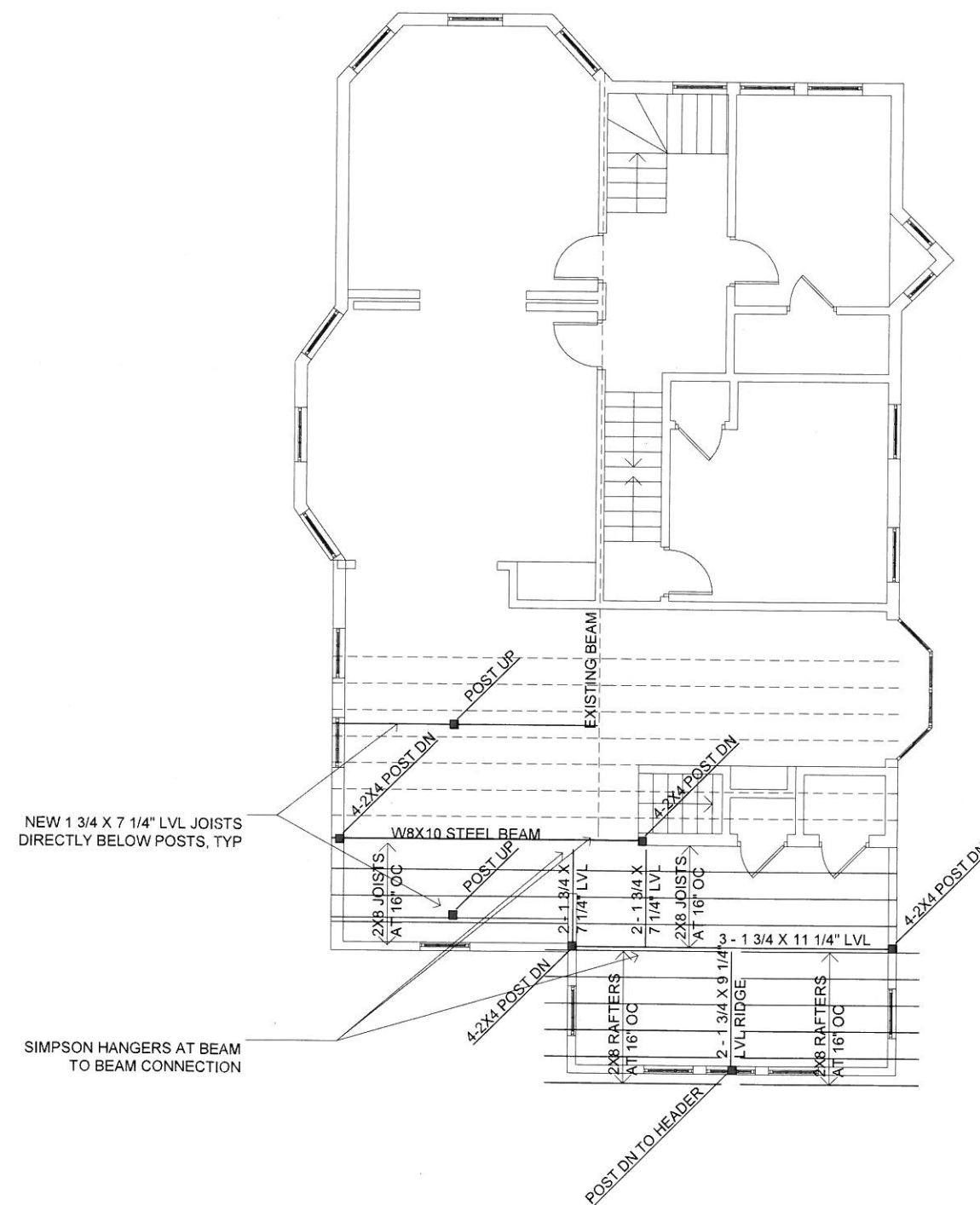
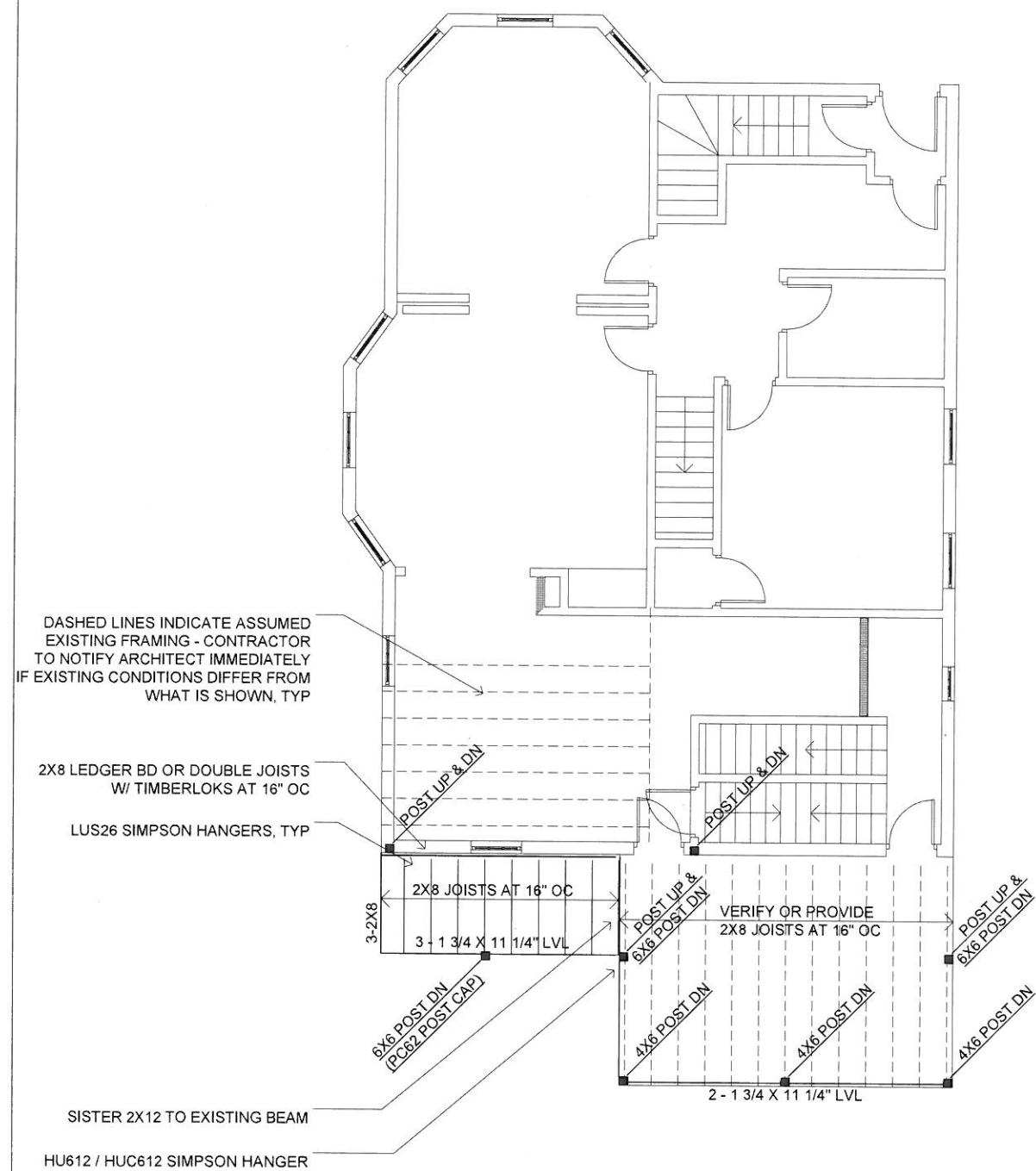
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FOUNDATION AND  
1ST FLOOR FRAMING

Sheet  
Number:

A13

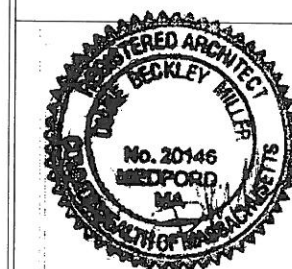




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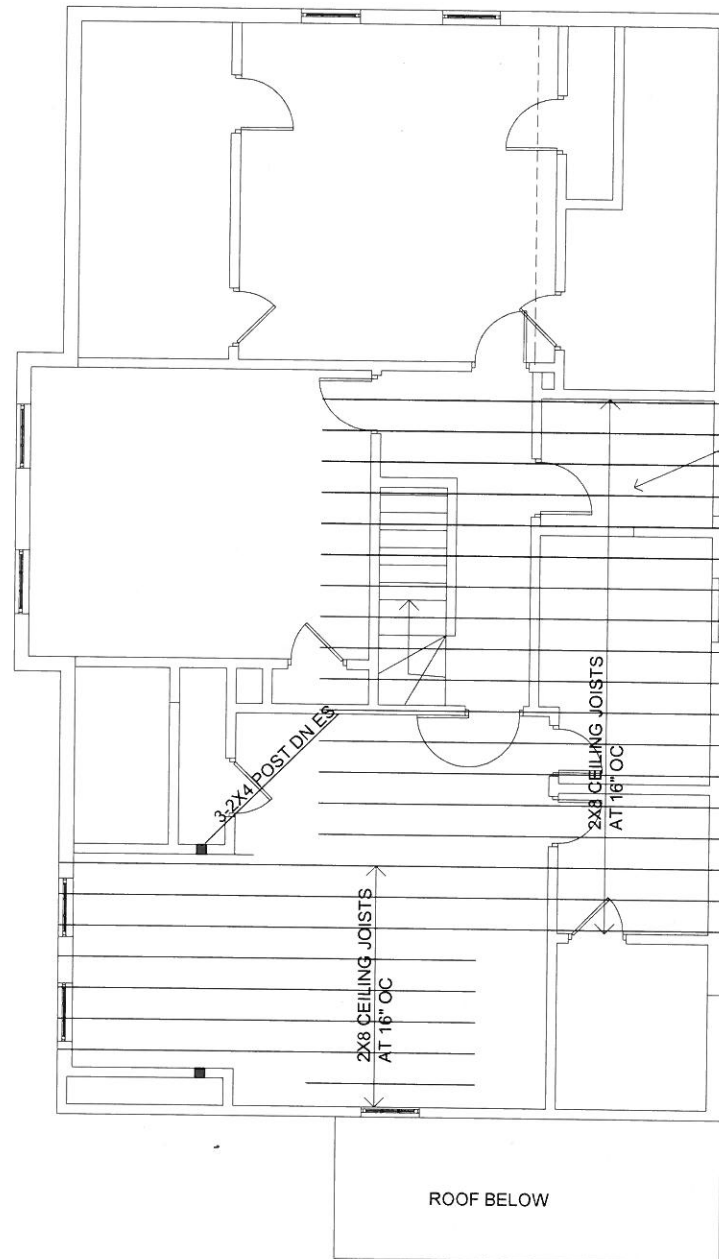


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2ND & 3RD FLOOR  
FRAMING PLANSSheet  
Number:

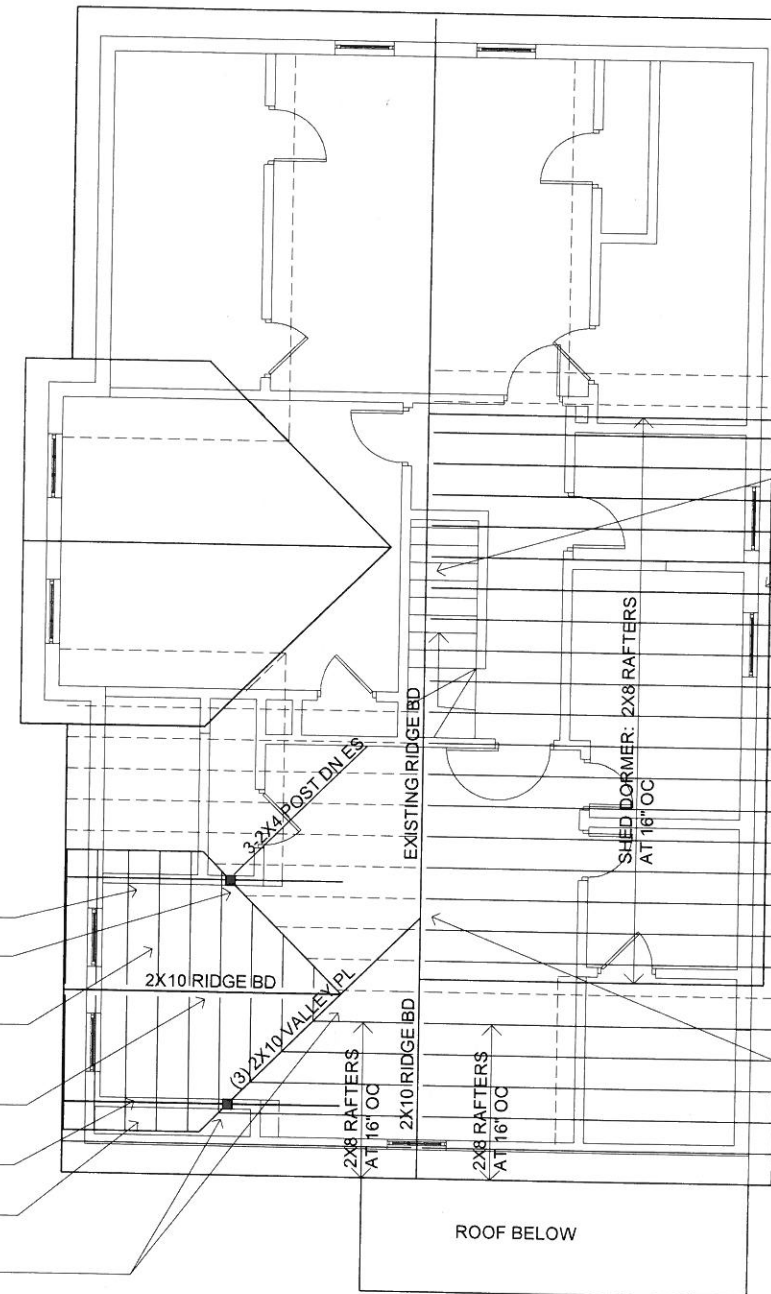
A14





NEW CEILING JOISTS TO CONNECT TO EXISTING CEILING JOISTS - VERIFY IN FIELD AND CONTACT ARCHITECT WHEN CEILING DEMOLITION IS COMPLETE TO VERIFY EXISTING CONDITIONS

1 ROOF PLAN  
SCALE: 1/8" = 1'



SIMPSON A34 FRAMING ANCHORS AT RAFTER TO RIDGE CONNECTION, TYP

SIMPSON H1 OR H2.5 HURRICANE TIES AT BOTTOM OF ALL RAFTERS, TYP

(6) TIMBERLOKS AT CONNECTION BETWEEN VALLEY AND RIDGE BD

1 ROOF PLAN  
SCALE: 1/8" = 1'

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CEILING & ROOF  
FRAMING PLANS

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A15