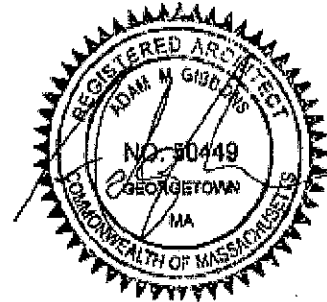


# AGADESIGNS

2015 APR 30 A 8:58

CITY CLERK'S OFFICE  
SOMERVILLE, MA

## LEWIS ROOF DECK 263 HIGHLAND AVENUE SOMERVILLE, MA



### Architect

AGA DESIGNS  
215 North Street  
Georgetown, MA 01833  
Tel: 617-461-9583

### Owner

Chris & Abbey Lewis  
263 Highland Avenue  
Somerville, MA 02143  
Tel: 781-439-8858

### DRAWING LIST:

Cover	
G1.00	GENERAL NOTES AND CONDITIONS
C-100	EXISTING SURVEY W/ PROPOSED DECK
A-100	EXISTING ROOF FRAMING PLAN
A-101	PROPOSED ROOF DECK PLAN
A-102	ROOF DECK FRAMING PLAN
A-103	SECTIONS
A-104	BEAM 1 & 2 FABRICATION SPECS

PERMIT SET - 04/24/2015

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BUILDING CODE REFERENCED STANDARDS

- 1. INTERNATIONAL BUILDING CODE 2009
- 2. MASSACHUSETTS BUILDING CODE 8TH EDITION

GENERAL REQUIREMENTS

- 1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.
- 2. MECHANICAL, ELECTRICAL AND PLUMBING WORK REQUIRED OF THIS PERMIT APPLICATION TO BE PERFORMED BY A SUBCONTRACTOR LICENSED IN THE STATE IN WHICH WORK IS BEING PERFORMED.
- 3. SUBCONTRACTORS SHALL PROVIDE CERTIFICATION OF GENERAL LIABILITY INSURANCE AND WORKMAN'S COMPENSATION COVERAGE, AS REQUIRED BY THE GENERAL CONTRACTOR.
- 4. THE CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL BUILDING PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATIONS OF OCCUPANCY.
- 5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEAN, METHODS, TECHNIQUES, AND PROCEDURES.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SUCH SAFETY.
- 7. ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY AGA DESIGNS OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
- 8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT, AND TO PROTECT THEM FROM

DAMAGE.

- 9. ALL DETAILS, SECTIONS, NOTES, OR REFERENCE TO OTHER DRAWINGS ARE INTENDED TO BE TYPICAL.
- 10. DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS AND/OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BRING TO THE ATTENTION OF AGA DESIGNS AND OBTAIN APPROVAL FROM THE GOVERNING BUILDING OFFICIAL BEFORE PROCEEDING WITH THE WORK.
- 11. THE MANUFACTURERS, PRODUCTS AND EQUIPMENT LISTED ESTABLISH PERFORMANCE REQUIREMENTS, SUBSTITUTIONS OF EQUAL PERFORMANCE MAY BE SUBMITTED FOR AGA DESIGNS APPROVAL.
- 12. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTON/SPECIFICAITONS UNLESS OTHERWISE SPECIFIED BY AGA DESIGNS.
- 13. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

GENERAL CONSTRUCTION NOTES

STRUCTURAL NOTES:

- 1. DESIGN LOADS
  - 1.1. DEAD LOADS: ALL PERMANENT STATIONARY CONSTRUCTION INCLUDING MECHANICAL EQUIPMENT ARE NOTED ON THE DRAWINGS.
  - 1.2. FLOOR LIVE LOADS (UNIFORM/CONCENTRATED)
    - 1.2.1. EXTERIOR BALCONIES 100PSF
  - 1.3. SPECIAL LOADS (GUARDRAILS):
    - 1.3.1. GUARDRAILS AND HANDRAILS 200LBS OR 50 PSF IN ANY DIRECTION.

1.3.2. GUARDRAILS IN-FILL COMPONENTS 50 PSF

- 2. STRUCTURAL STEEL
  - 2.1. STEEL SHAPES
    - 2.1.1. WIDE FLANGE – ASTM 1992 (Fy = 50KSI)
    - 2.1.2. PLATE – ASTM A36, U.O.N (Fy = 36KSI)
  - 2.2. BOLTED CONNECTIONS
    - 2.2.1. ASTM A325

CONSTRUCTION ASSEMBLIES

- 1. STRUCTURAL ELEMENTS
  - 1.1. STEEL TO BE GALVANIZED TO RESIST EXTERIOR CONDITIONS
  - 1.2. ALL JOISTS, BRIDGING AND POSTS TO BE PRESSURE TREATED UNLESS NOTED OTHERWISE
- 2. DECKING
  - 2.1. 1X6 COMPOSITE DECKING
  - 2.2. BASIS OF DESIGN: AZEK ARBOR COLLECTION: SILVER OAK (SLOTTED)
- 3. RAILING SYSTEM
  - 3.1. BASIS OF DESIGN: AZEK PREMIER RAILING SYSTEM
    - 3.1.1. 4X4 POST SLEEVE: WHITE
    - 3.1.2. 5.5x5.5 CAP RIM W/ ISLAND CAP: WHITE
    - 3.1.3. PREMIER RAIL – TOP/BOTTOM: BROWNSTONE
    - 3.1.4. ROUND ALUMINUM BALUSTER: BLACK
- 4. DECKING FASTENERS
  - 4.1. AZEK CORTEX HIDDEN FASTENING SYSTEM
  - 4.2. ALL DECKING FASTENERS TO BE STAINLESS STEEL.
- 5. FASCIA & RISERS
  - 5.1. AZEK FASCIA: SILVER OAK
  - 5.2. AZEK RISER: SILVER OAK

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AGA DESIGNS

Owner: Christopher and Abbey Lewis

263 HIGHLAND AVENUE – LEWIS ROOF DECK

DWG No:

Scale:

NTS

Issued:

04/24/2015

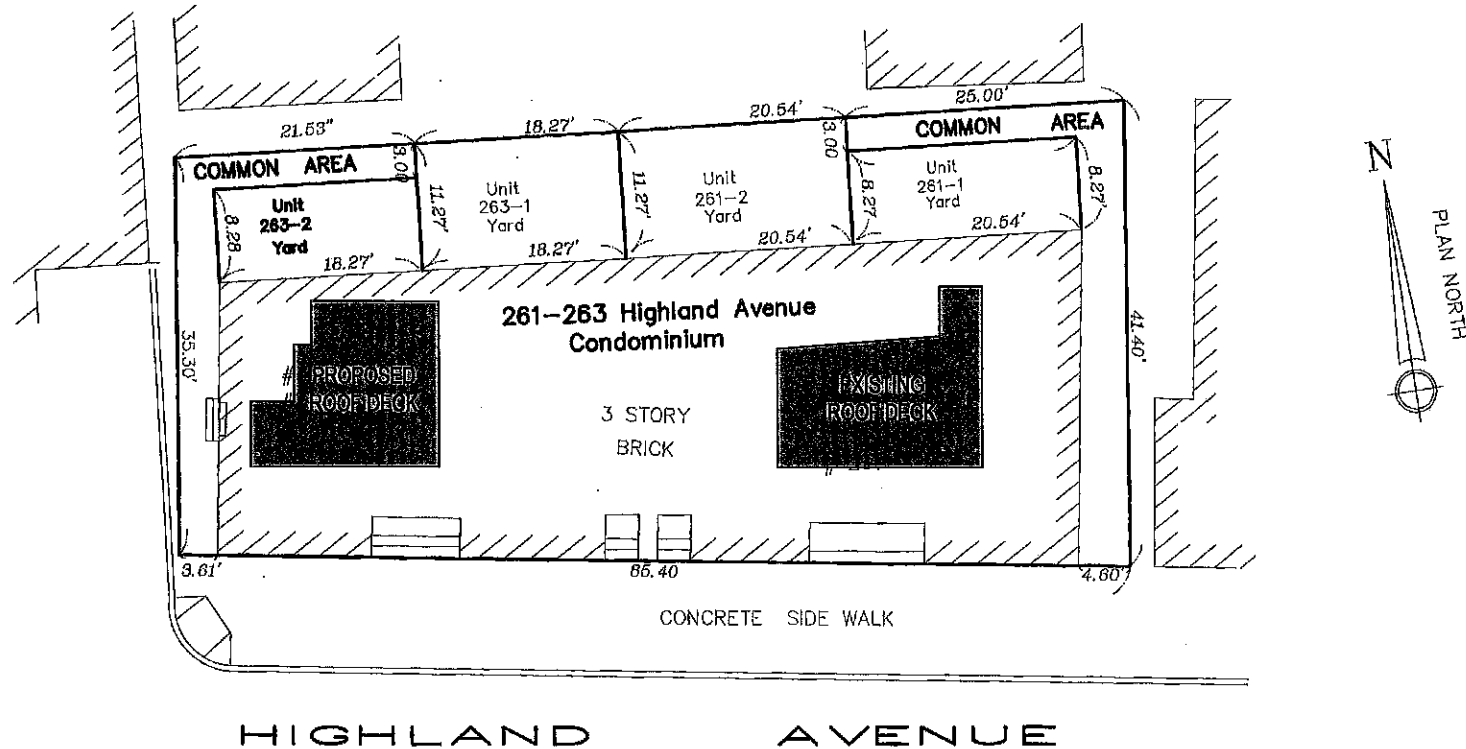
Des:

GENERAL NOTES AND CONDITIONS

G-100

Middlesex Registry of Deeds,  
Southern District  
Cambridge, Massachusetts  
Plan No. 19 (of 2) of 20 06  
Rec'd 2-2 20 06  
at 10 H 10 M A M

Attest  
*Charles C. Byrne,*  
Notary Public



I hereby certify that this Plan fully and accurately depicts the Location and Dimensions of the buildings As-Built and fully list the Units contained therein.

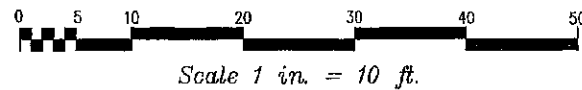
*[Signature]*  
Registered Professional Land Surveyor

I certify that the property lines shown are the lines dividing existing ownerships, and the lines of the streets or ways shown are those of public or private streets or ways already established and that no new lines for division of existing ownership or for new ways are shown.

*[Signature]*  
Registered Professional Land Surveyor

I hereby certify that this Plan has been prepared in accordance with the Registers of Deeds in the Commonwealth of Massachusetts.

*[Signature]*  
Registered Professional Land Surveyor



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01:01 10:10 AM  
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Land Surveyors Civil Engineers  
681 Washington Street, Norwood Massachusetts 02062  
Tel. (781) 769-1777 Fax (781) 769-8644 E-mail - recameron.com

261-263 HIGHLAND AVENUE  
CONDOMINIUM  
SOMERVILLE, MASSACHUSETTS

Scale: 1"=10'  
Date: 7/22/05  
Drawn By: JPL  
Checked By: SDC  
Job: 3479  
Dwg: 3479CONDO

REVISION - DATE  
10/26/05

3479  
JOB NO.

PROPOSED BEARING  
LOCATIONS, CONTRACTOR  
TO VERIFY LOCATION OF  
EXTERIOR WALL BELOW

NOTE:  
ALL EXISTING CONDITIONS MUST BE  
VERIFIED IN FIELD, FRAMING  
SHOWN IS ASSUMED BASED UPON  
OWNER SUPPLIED INFORMATION

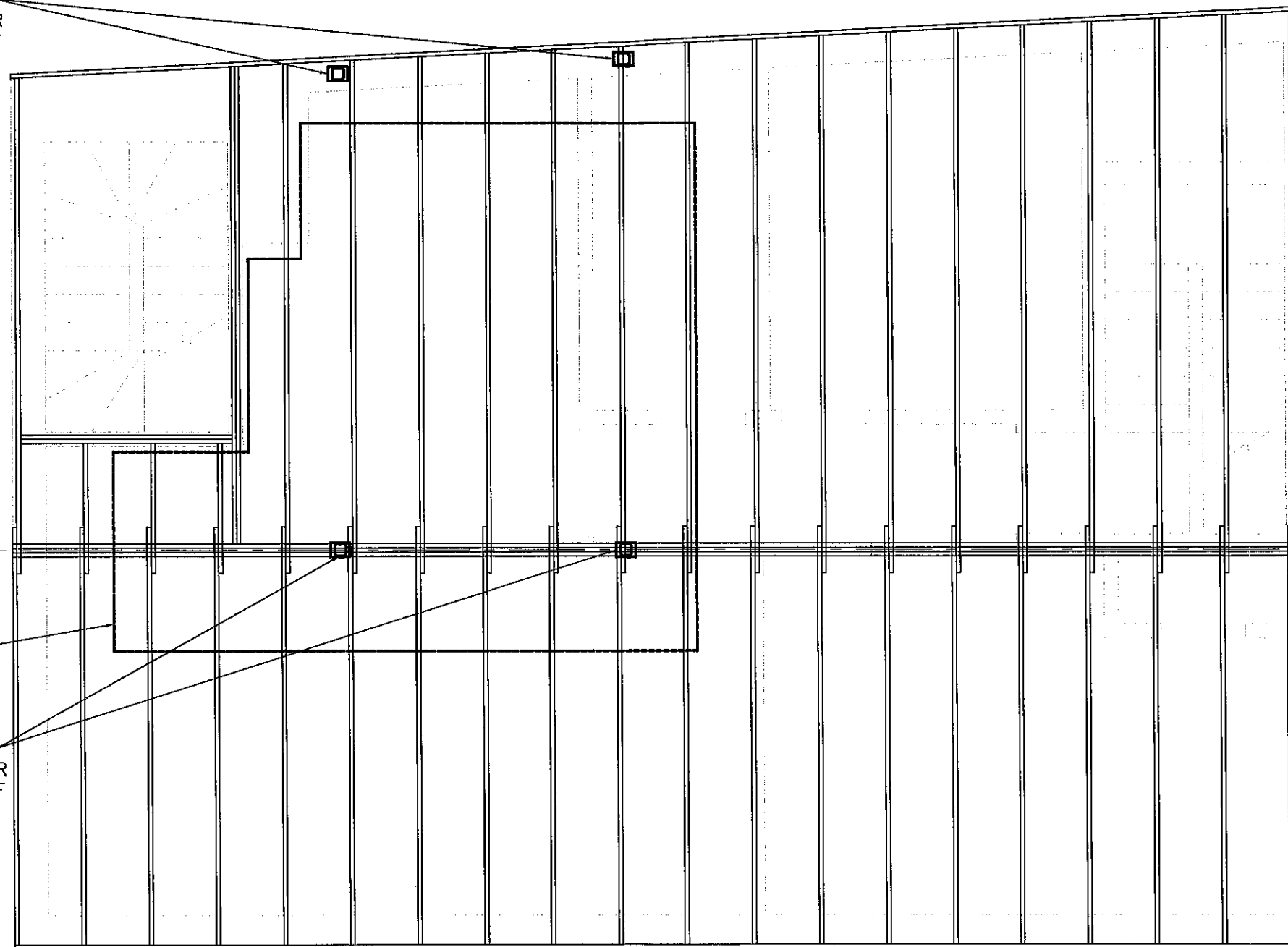
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EX

LINE OF  
PROPOSED  
DECK ABOVE

PROPOSED BEARING  
LOCATIONS, CONTRACTOR  
TO VERIFY LOCATION OF  
DEMISING WALL BELOW



HIGHLAND AVENUE

**AGA DESIGNS**

Owner: Christopher and Abbey Lewis

263 HIGHLAND AVENUE -- LEWIS ROOF DECK

DWG No:

Scale: 1/4" = 1'-0"

Issued: 04/24/2015

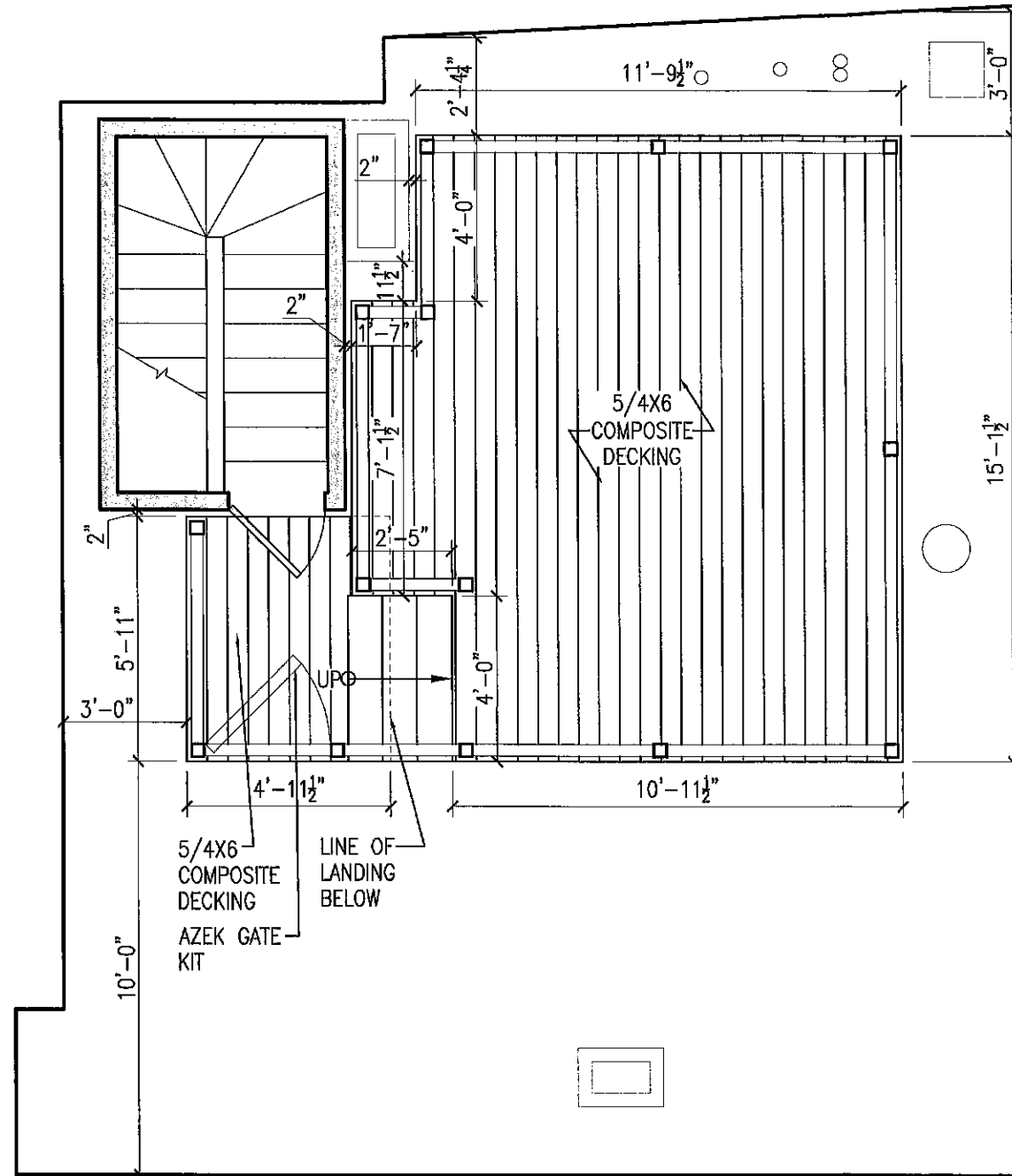
Des:

EXISTING ROOF FRAMING PLAN

A-100

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HIGHLAND AVENUE

AGA DESIGNS

Owner: Christopher and Abbey Lewis

263 HIGHLAND AVENUE – LEWIS ROOF DECK

DWG No:

Scale: 1/4" = 1'-0"

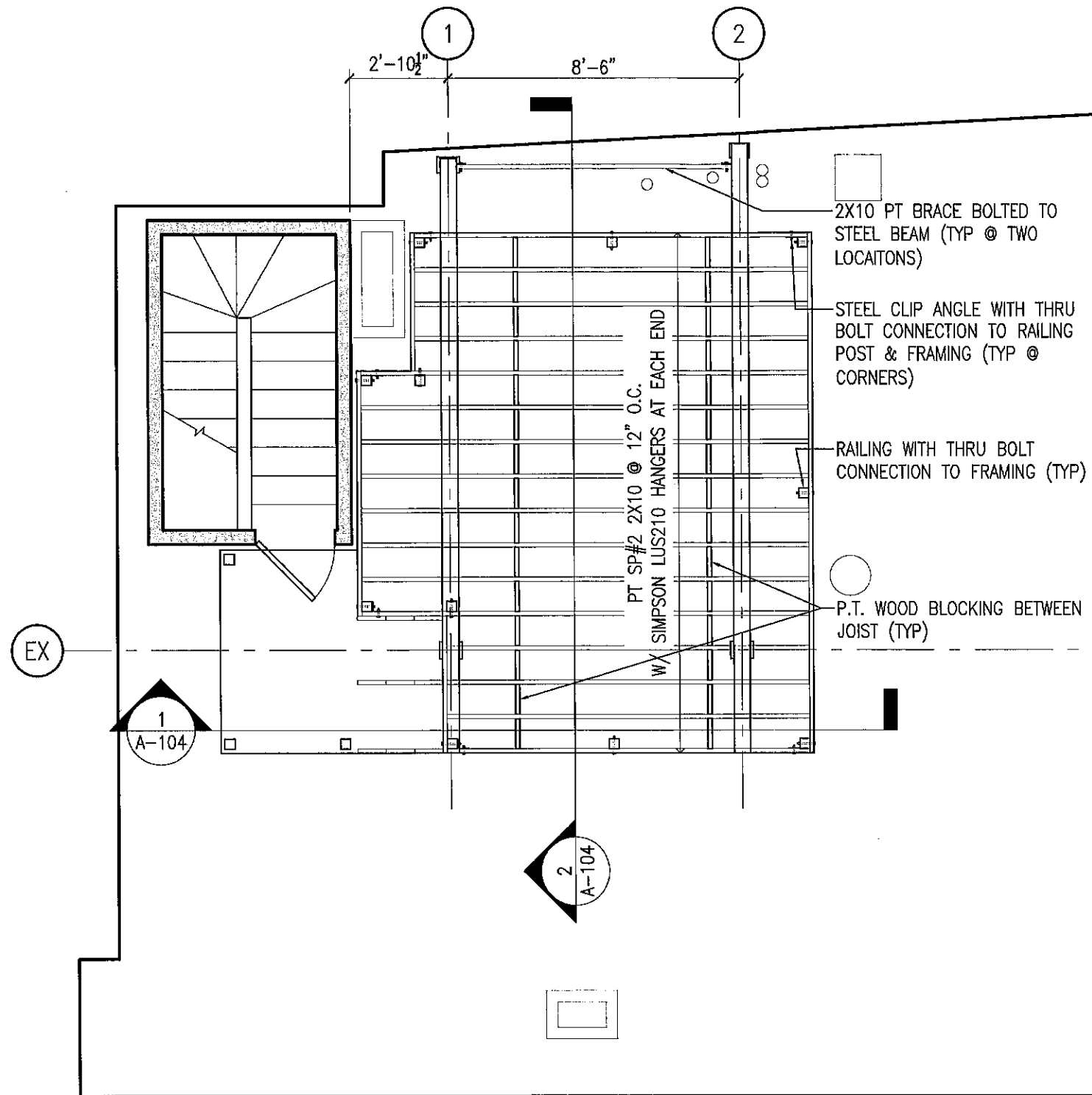
Issued: 04/24/2015

Des: PROPOSED ROOF DECK PLAN

A-101

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HIGHLAND AVENUE

**AGA DESIGNS**

Owner: Christopher and Abbey Lewis

263 HIGHLAND AVENUE – LEWIS ROOF DECK

DWG No:

Scale: 1/4" = 1'-0"

Issued: 04/24/2015

Des:

ROOF DECK FRAMING PLAN

A-102

AGA DESIGNS – 215 NORTH STREET – GEORGETOWN, MA 01833 – TEL (617) 461-9583

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02  
5  
21  
03  
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09

Architectural cross-section drawing of a deck and landing assembly. The drawing shows a landing area with a door, a set of stairs, and a deck railing system. Key components and dimensions are labeled:

- PT STAIR STRINGER WITH COMPOSITE TREADS
- LANDING: 2X4 PT FRAME WITH 2X4 SLEEPERS & COMPOSITE DECKING
- EPDM PROTECTION PAD ADHERED TO EXISTING ROOFING UNDER LANDING
- EPDM SQUARE BOOT FLASHING (TYP @ FOUR POSTS) ADHERED TO EXISTING EPDM ROOFING
- AZEK PREMIER RAILING SYSTEM BEYOND
- 2X10 PT FRAMING (TYP)
- STEEL BEAMS TO BE MECHANICALLY FASTENED TO EXISTING ROOF DECKING (TYP @ FOUR POST LOCATIONS)

Dimensions and callouts:

- 2'-10 1/2"
- 8'-6"
- 3'-6"
- 2'-6"
- Callout 1: Points to the railing post.
- Callout 2: Points to the railing post.

1/4" = 1'-0"

AZEK PREMIER RAILING SYSTEM

COMPOSITE DECKING

4X4 PT POST THRU BOLTED TO FRAMING (TYP)

2X10 PT FRAMING (TYP)

W10X26

2" (TYP)

4" (TYP)

3'-6" MIN

2'-6"

EPDM SQUARE BOOT FLASHING (TYP @ FOUR POSTS) ADHERED TO EXISTING EPDM ROOFING

STEEL BEAMS TO BE MECHANICALLY FASTENED TO EXISTING ROOF DECKING (TYP @ FOUR POST LOCATIONS)

# AGA DESIGNS

Scale:  $1/4" = 1'-0"$

Issued: 04/24/2015

Des:

## SECTIONS

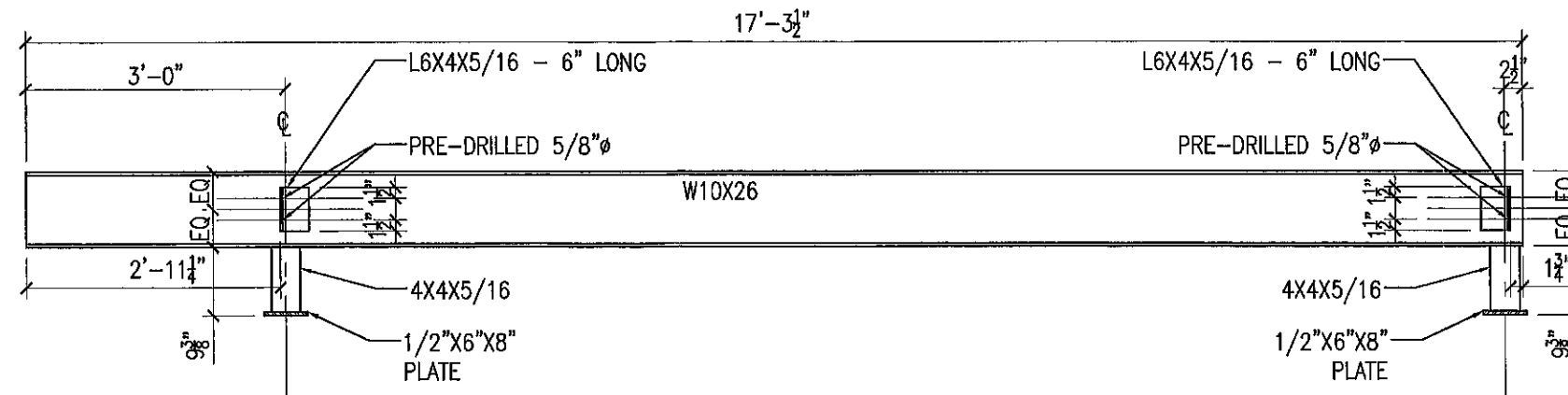
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A-103

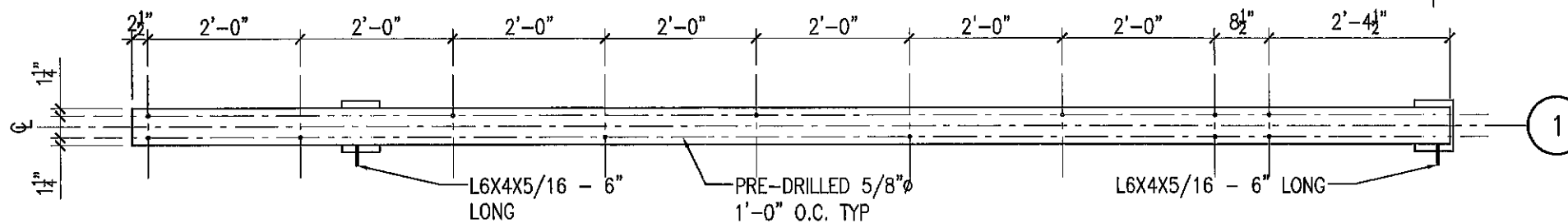
AGA DESIGNS - 215 NORTH STREET - GEORGETOWN, MA 01833 - TEL (617) 461-9583

NOTE:  
ALL MEASUREMENTS  
SHOULD BE VERIFIED IN  
FIELD BEFORE FABRICATION.

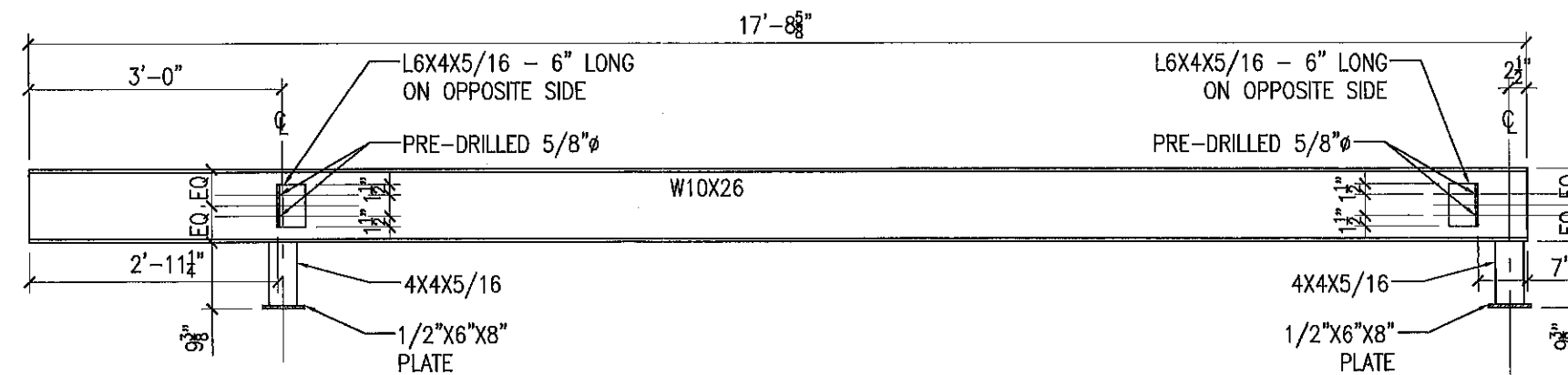
1 ELEVATION  
SCALE: AS NOTED



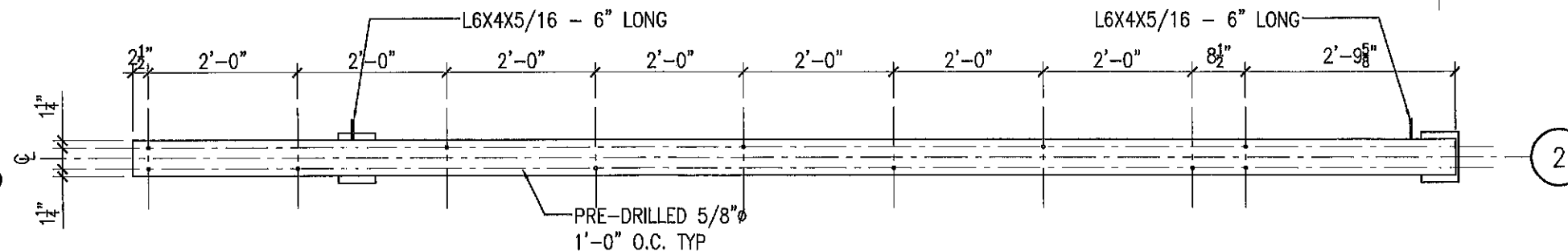
1 PLAN  
SCALE: AS NOTED



2 ELEVATION  
SCALE: AS NOTED



2 PLAN  
SCALE: AS NOTED



AGA DESIGNS

Owner: Christopher and Abbey Lewis

Scale: 1/2" = 1'-0"

263 HIGHLAND AVENUE - LEWIS ROOF DECK

Issued: 04/24/2015

Des: BEAM 1 & 2 FABRICATION SPECS

DWG No:

A-104

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