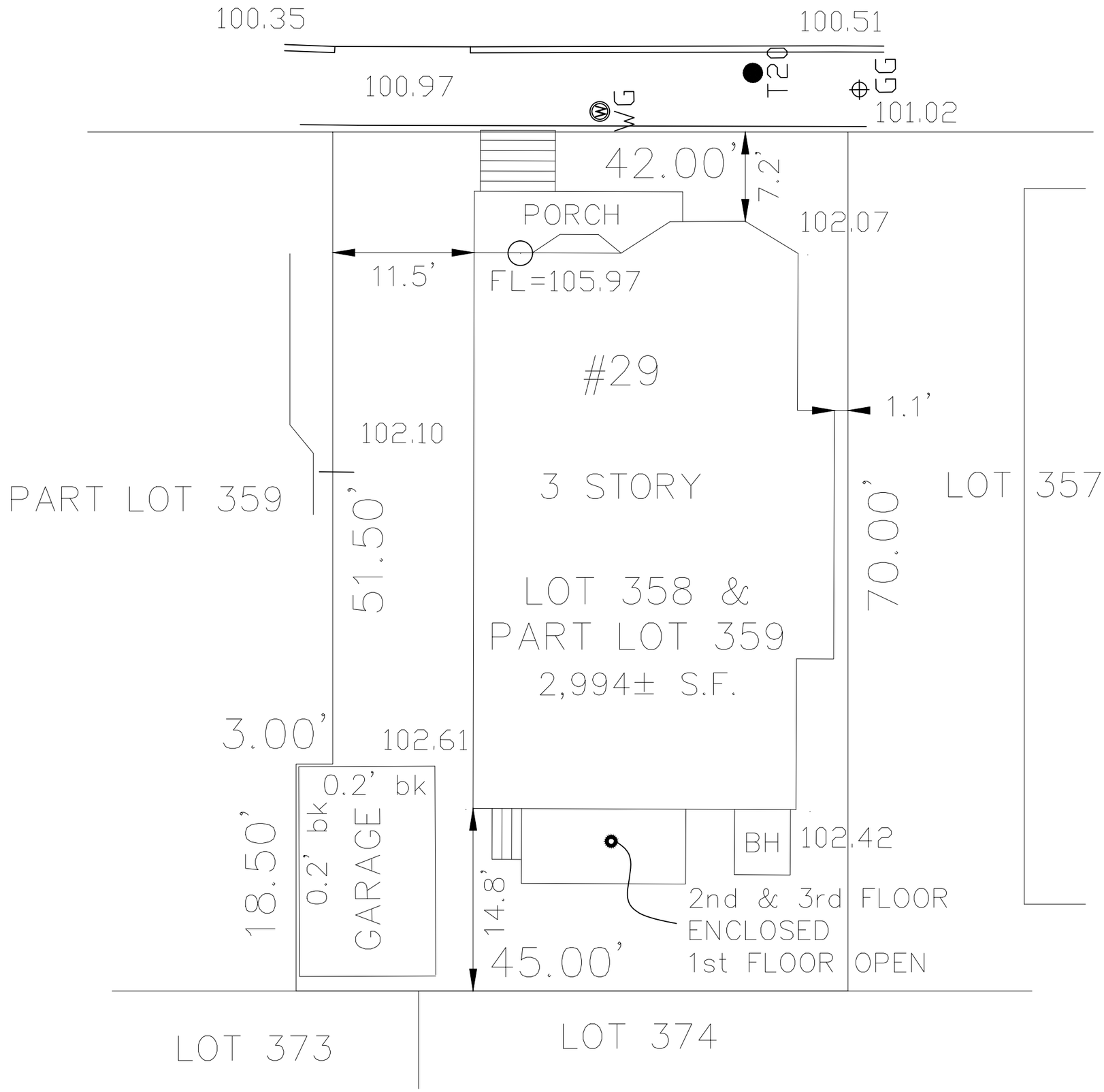


ZONE – Neighborhood Residential DETACHED HOUSE			
	REQ.	EXIST.	PROP.
FRONT	10'	7.2'	–
SIDE	3'	1.1'	–
SIDE	9'	11.5'	–
REAR	20'	14.8'	–
COV	60%	90.1%	–

COMMONWEALTH OF MASSACHUSETTS
NAZEIH R HAMMOURI
STRUCTURAL
NO. 36786
REGISTERED
PROFESSIONAL ENGINEER

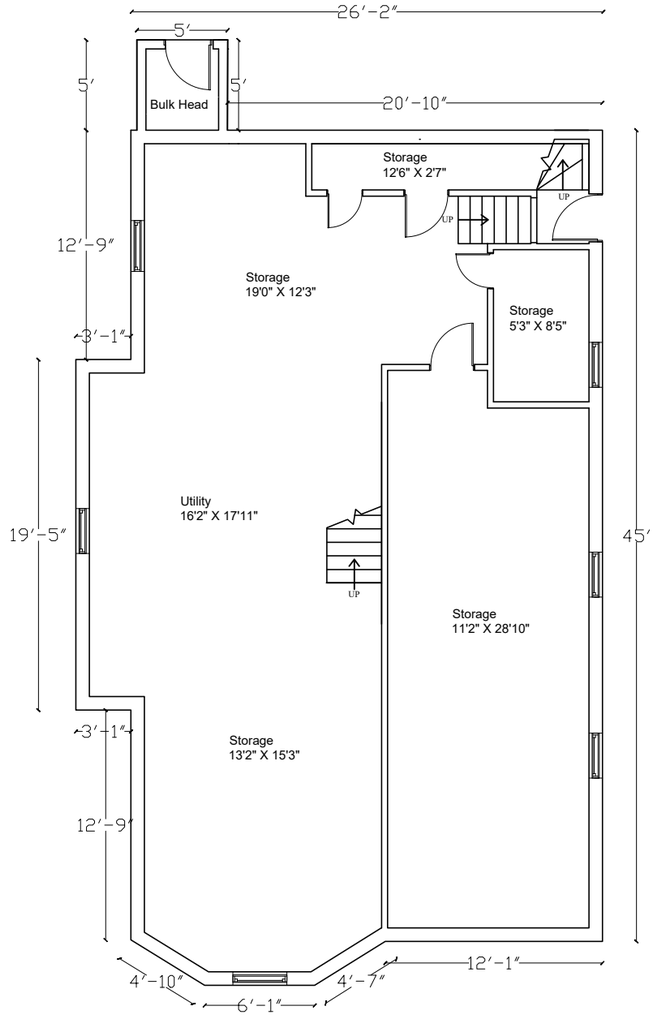
NORTH POINT

PROJECT: Building Renovation
29 Prichard Ave.
Somerville, MA
CLIENT: 29 Prichard ave

Rev No.	Description	Date

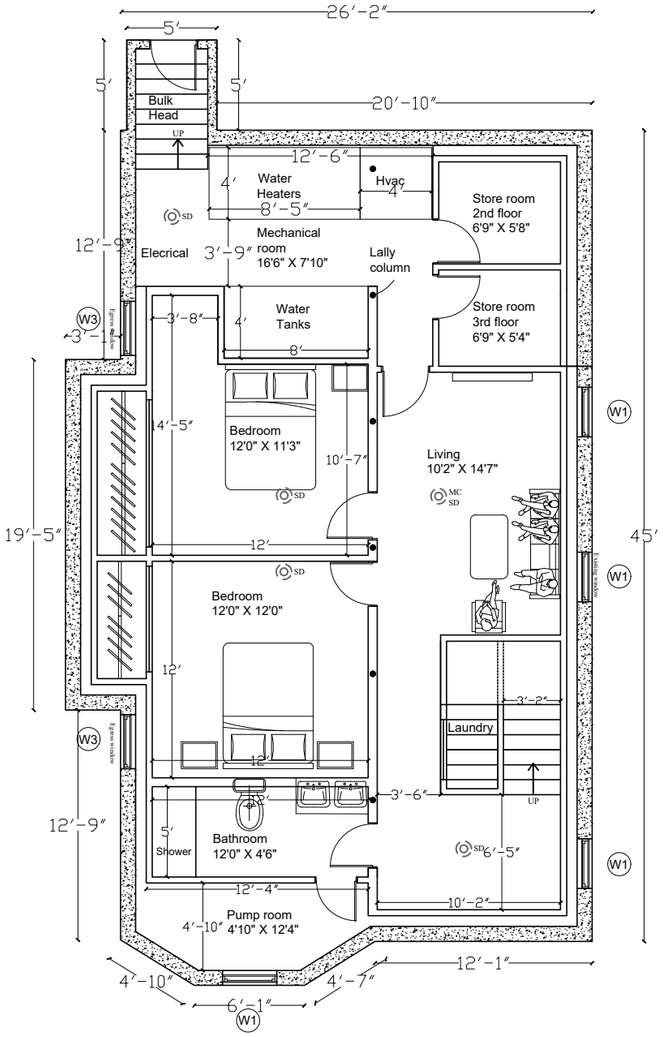
SCALE: 1/4" = 1'-0"
DATE: 08/26/2025
ENGINEER: Nazeih R hammouri

SHEET TITLE : Lot Plan
SHEET NO.:
A 1



1 EXISTING BASEMENT FLOOR PLAN

Basement area-1288sqft



1 PROPOSED BASEMENT FLOOR PLAN

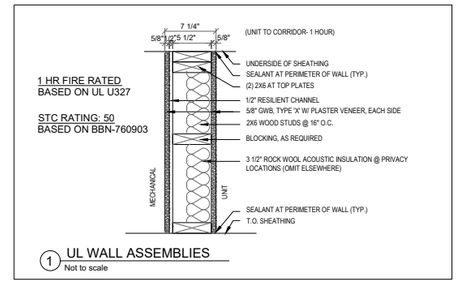
Basement area-1288sqft

Unit area-952 sqft

Mechanical area-220 sqft

Store room 2nd floor-66sqft

Store room 3rd floor-50sqft



1 UL WALL ASSEMBLIES
Not to scale

SD SMOKE DETECTOR

MC SD CARBON & MONOXIDE DETECTORS COMBO

GENERAL NOTES:

1. All foundation walls, and foundation footings are existing. The Contractor is proposing to underpin the existing foundation, approximately 2 feet, to accommodate a finished basement.
2. Existing windows and doors will be replaced.
3. Do not alter or remove any existing structural elements without a written approval from the engineering company.
4. Main electrical box to be relocated. Electrical company will be contacted before removing or altering any of the existing electrical components.
5. Basement floor to be lowered at least 2 feet.
Foundation underpinning to be performed around the existing foundation wall in approximate 3-foot sections, with 6-feet in between.
6.R 26 Close cell for exterior walls
7.R 49 All closed cell for roof
9. U-0.27 rated windows to be used for enhanced energy efficiency and insulation.
10. Each Unit will have a centralized ERV (Energy Recovery Ventilator) with high fume-extraction efficiency.
11. Use 5/8" fire-rated boards installed on resilient channels with Rockwool insulation to meet the required STC (Sound Transmission Class) rating.
12. Although this site is not identified as having a high water table or severe soil-water conditions, below-grade foundation walls will be waterproofed and damp-proofed as a preventative measure. The treatment will extend from the top of the footing to finished grade, in accordance with best construction practices and to enhance long-term moisture protection.

Window Schedule

#	UNIT	ROI IN INCHES	QUANTITY	TYPE	NOTES	U-FACTOR	SHGC
	BASEMENT						
100	(E)W1	33 1/2 X 24	4	Fixed		0.25	0.27
200	W3	36 X 42	2	Casement Right	Egress right	0.24	0.27
	FIRST FLOOR						
300	BW1	30X36	1	Single hung	Tempered	0.26	0.31
400	W4	26 1/2 X 59 1/4	2	Single hung		0.26	0.31
500	W5	31 3/4 X 58 1/2	1	Single hung		0.26	0.31
600	W6	32 1/2 X 59 1/4	1	Single hung		0.26	0.31
700	W7	36 X 60	2	Single hung		0.26	0.31
800	W7(1)	36 X 60	1	Single hung	Staircase Tempered	0.26	0.31
900	W8	42 X 60	2	Single hung		0.26	0.31
1000	W18	96 X 60	1	Twin single hung		0.26	0.31
1100	W10	30 X 60	1	Single hung		0.26	0.31
1200	KW1	42 X 42	1	Single hung	Kitchen	0.26	0.31
	SECOND FLOOR						
1300	W4	26 1/2 X 59 1/4	1	Single hung		0.26	0.31
1400	W6	32 1/2 X 59 1/4	1	Single hung		0.26	0.31
1500	W7	36 X 60	1	Single hung		0.26	0.31
1600	W8	42 X 60	4	Single hung		0.26	0.31
1700	W10	30X60	7	Single hung		0.26	0.31
1800	W11	36 X 42	1	Single hung	Staircase Tempered	0.26	0.31
1900	W12	29 1/2 X 59 1/4	1	Single hung		0.26	0.31
2000	BW2	30X42	1	Single hung	Tempered	0.26	0.31
2100	BW6	30X42	1	Single hung	Tempered	0.26	0.31
2200	KW1	42 X 42	1	Single hung	Kitchen	0.26	0.31
2300	W18	96 X 60	1	Single hung	Twin Single-Hung	0.26	0.31
	THIRD FLOOR						
2400	W13	22 3/4 X 51 1/4	2	Single hung		0.26	0.31
2500	W14	29 3/4 X 51 1/4	2	Single hung		0.26	0.31
2600	W14(1)	36 x 52	2	Single hung		0.26	0.31
2700	W15	30 X 51 1/4	1	Single hung	Staircase Tempered	0.26	0.31
2800	KW2	30 x 36	1	Single hung	Kitchen	0.26	0.31
2900	W16	30 X52	5	Single hung		0.26	0.31
3000	W17	96 X52	1	Single hung	Twin Single-Hung	0.26	0.31

NORTH POINT

PROJECT: Building Renovation
29 Prichard Ave.
Somerville, MA

CLIENT: 29 Prichard ave

Rev No.	Description	Date

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

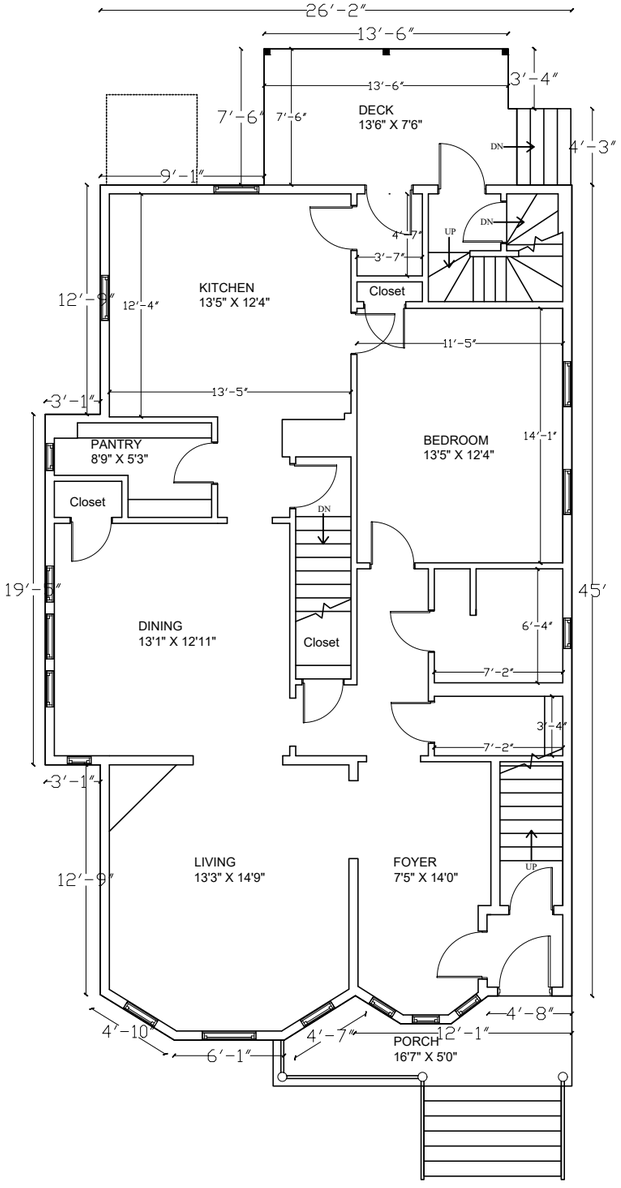
DATE: 08/26/2025

ENGINEER: Nazeih R hammouri

SHEET TITLE : Basement Floor plans

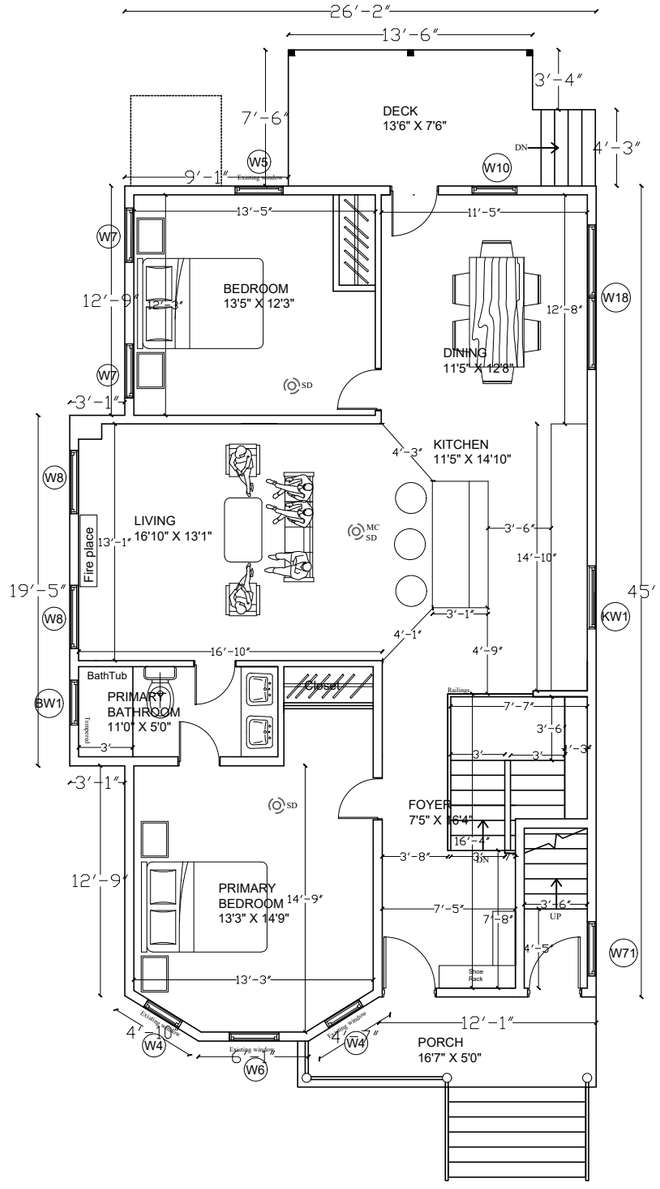
SHEET NO.:

A 2



2 EXISTING FIRST FLOOR PLAN

First floor area-1438 sqft

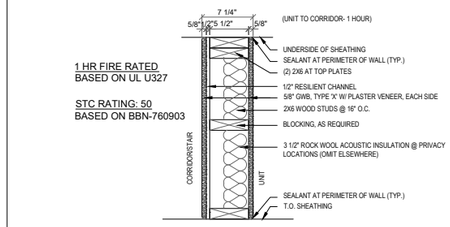


2 PROPOSED FIRST FLOOR PLAN

First floor area-1438 sqft
Common area-114 sqft
Unit area-1324 sqft

SD SMOKE DETECTOR

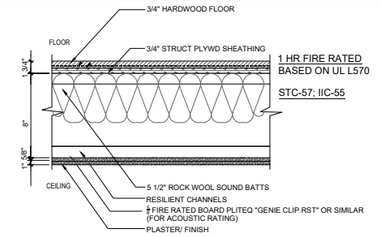
MC SD CARBON & MONOXIDE DETECTORS COMBO



1 HR FIRE RATED
BASED ON UL U327

STC RATING: 50
BASED ON BBN-760903

1 UL WALL ASSEMBLIES
Not to scale



1 HR FIRE RATED
BASED ON UL L570

STC-57; IIC-55

2 UL FLOOR/CEILING ASSEMBLY
Not to scale

GENERAL NOTES:

1. All work shall conform to the 2015 international residential code (irc), the massachusetts state building code and all applicable local jurisdiction rules and regulations.
2. Contractor shall be responsible for all required safety precautions and the methods, techniques, sequences or procedures required to perform the work.
3. Do not vary or modify the work shown without written instructions from the engineer. report errors and omissions to the engineer immediately.
4. All temporary work shall be carried out in accordance with the requirements of the Massachusetts state building code.
5. No modifications to exterior structure is proposed.
6. Interior renovation to be completed as per permitted plans, with changes limited to interior walls only—no alterations are being made to the building footprint, exterior façade, or roof configuration.
7. Existing siding to be replaced. new siding must comply with local regulations
8. In accordance with SZO 3.1.8.d, each façade's fenestration is maintained between 15% and 50%, with detailed calculations provided for each wall.

Window Schedule

#	UNIT	ROI IN INCHES	QUANTITY	TYPE	NOTES	U-FACTOR	SHGC
	BASEMENT						
100	(EBW1	33 1/2 X 24	4	Fixed		0.25	0.27
200	W5	36 X 42	2	Casement Right	Egress right	0.24	0.27
	FIRST FLOOR						
300	BW1	30X36	1	Single hung	Tempered	0.26	0.31
400	W4	26 1/2 X 59 1/4	2	Single hung		0.26	0.31
500	W5	31 3/4 X 58 1/2	1	Single hung		0.26	0.31
600	W6	32 1/2 X 59 1/4	1	Single hung		0.26	0.31
700	W7	36 X 60	2	Single hung		0.26	0.31
800	W7(1)	36 X 60	1	Single hung	Staircase Tempered	0.26	0.31
900	W8	42 X 60	2	Single hung		0.26	0.31
1000	W18	96 X 60	1	Twin single hung		0.26	0.31
1100	W10	30 X 60	1	Single hung		0.26	0.31
1200	KW1	42 X 42	1	Single hung	Kitchen	0.26	0.31
	SECOND FLOOR						
1300	W4	26 1/2 X 59 1/4	1	Single hung		0.26	0.31
1400	W6	32 1/2 X 59 1/4	1	Single hung		0.26	0.31
1500	W7	36 X 60	1	Single hung		0.26	0.31
1600	W8	42 X 60	4	Single hung		0.26	0.31
1700	W10	30X60	7	Single hung		0.26	0.31
1800	W11	36 X 42	1	Single hung	Staircase Tempered	0.26	0.31
1900	W12	29 1/2 X 59 1/4	1	Single hung		0.26	0.31
2000	BW2	30X42	1	Single hung	Tempered	0.26	0.31
2100	BW8	30X42	1	Single hung	Tempered	0.26	0.31
2200	KW1	42 X 42	1	Single hung	Kitchen	0.26	0.31
2300	W18	96 X 60	1	Single hung	Twin Single-Hung	0.26	0.31
	THIRD FLOOR						
2400	W13	22 3/4 X 51 1/4	2	Single hung		0.26	0.31
2500	W14	29 3/4 X 51 1/4	2	Single hung		0.26	0.31
2600	W14(1)	36 x 52	2	Single hung		0.26	0.31
2700	W15	30 X 51 1/4	1	Single hung	Staircase Tempered	0.26	0.31
2800	KW2	30 x 36	1	Single hung	Kitchen	0.26	0.31
2900	W16	30 X 52	5	Single hung		0.26	0.31
3000	W17	96 X 52	1	Single hung	Twin Single-Hung	0.26	0.31

NORTH POINT

PROJECT : Building Renovation
29 Prichard Ave.
Somerville, MA

CLIENT: 29 Prichard ave

Rev No.	Description	Date

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

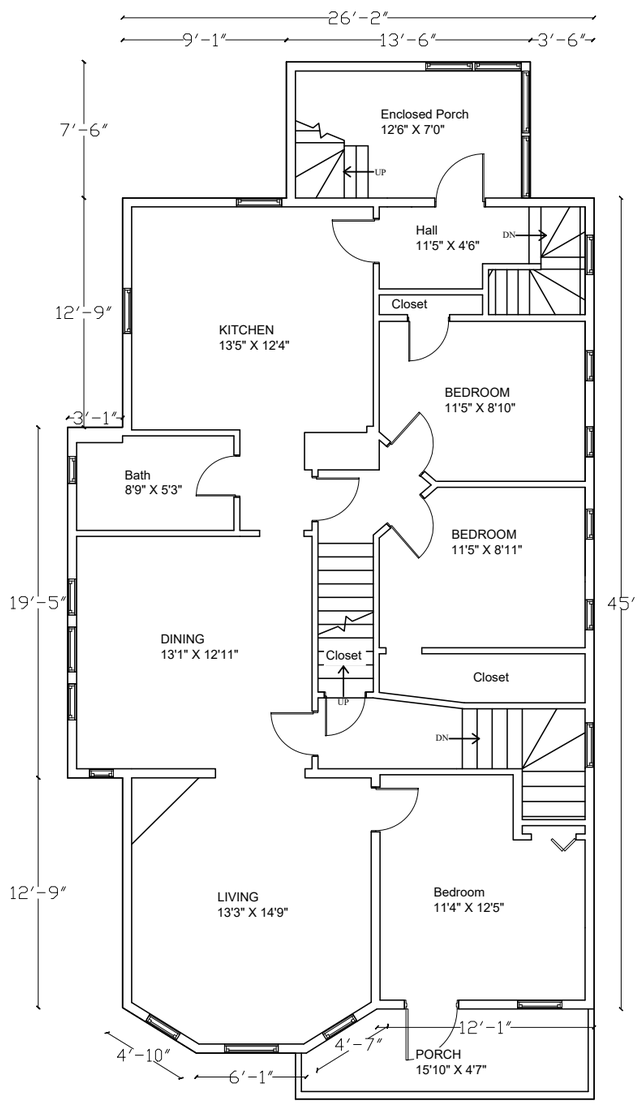
DATE: 08/26/2025

ENGINEER: Nazeih R hammouri

SHEET TITLE : First Floor plans

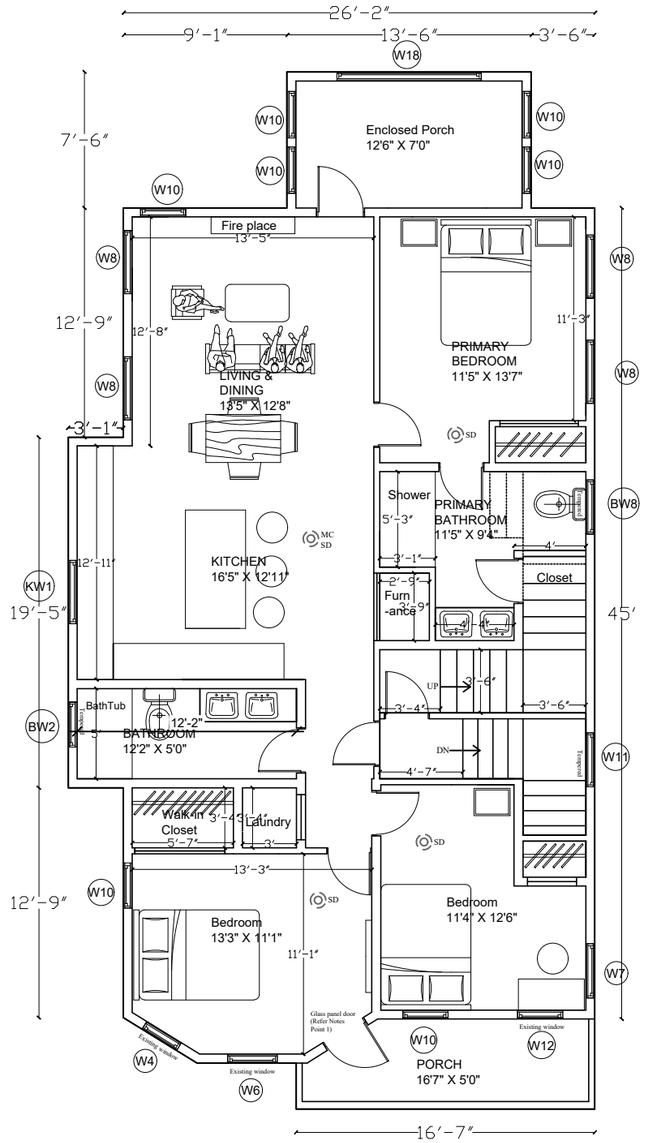
SHEET NO.:

A 3



3 EXISTING SECOND FLOOR PLAN

Second floor area-1438 sqft



3 PROPOSED SECOND FLOOR PLAN

Second floor area-1438 sqft

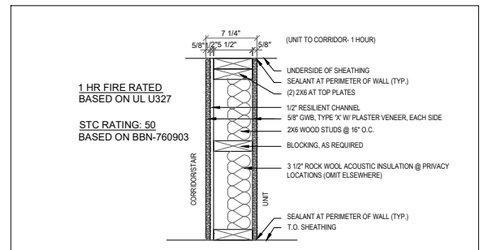
Common area-52 sqft

Second Unit area-1320 sqft

Third Unit area - 66 sqft

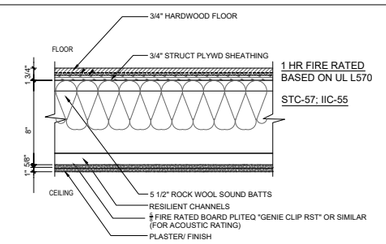
SD SMOKE DETECTOR

MC SD CARBON & MONOXIDE DETECTORS COMBO



1 UL WALL ASSEMBLIES

Not to scale



2 UL FLOOR/CEILING ASSEMBLY

Not to scale

Note:

1. The glass panel door on the second-story bay window serves as both a door and a window. Its full-height glazing meets the intent of SZO 3.1.13.j by providing light, visibility, and articulation as one of the required three windows per story

Window Schedule

#	UNIT	ROI IN INCHES	QUANTITY	TYPE	NOTES	U-FACTOR	SHGC
	BASEMENT						
100	(E)W1	33 1/2 X 24	4	Fixed		0.25	0.27
200	W3	36 X 42	2	Casement Right	Egress right	0.24	0.27
	FIRST FLOOR						
300	BW1	30X36	1	Single hung	Tempered	0.26	0.31
400	W4	26 1/2 X 59 1/4	2	Single hung		0.26	0.31
500	W5	31 3/4 X 58 1/2	1	Single hung		0.26	0.31
600	W6	32 1/2 X 59 1/4	1	Single hung		0.26	0.31
700	W7	36 X 60	2	Single hung		0.26	0.31
800	W7(1)	36 X 60	1	Single hung	Staircase Tempered	0.26	0.31
900	W8	42 X 60	2	Single hung		0.26	0.31
1000	W18	96 X 60	1	Twin single hung		0.26	0.31
1100	W10	30 X 60	1	Single hung		0.26	0.31
1200	KW1	42 X 42	1	Single hung	Kitchen	0.26	0.31
	SECOND FLOOR						
1300	W4	26 1/2 X 59 1/4	1	Single hung		0.26	0.31
1400	W6	32 1/2 X 59 1/4	1	Single hung		0.26	0.31
1500	W7	36 X 60	1	Single hung		0.26	0.31
1600	W8	42 X 60	4	Single hung		0.26	0.31
1700	W10	30X60	7	Single hung		0.26	0.31
1800	W11	36 X 42	1	Single hung	Staircase Tempered	0.26	0.31
1900	W12	29 1/2 X 59 1/4	1	Single hung		0.26	0.31
2000	BW2	30X42	1	Single hung	Tempered	0.26	0.31
2100	BW8	30X42	1	Single hung	Tempered	0.26	0.31
2200	KW1	42 X 42	1	Single hung	Kitchen	0.26	0.31
2300	W18	96 X 60	1	Single hung	Twin Single-Hung	0.26	0.31
	THIRD FLOOR						
2400	W13	22 3/4 X 51 1/4	2	Single hung		0.26	0.31
2500	W14	29 3/4 X 51 1/4	2	Single hung		0.26	0.31
2600	W14(1)	36 x 52	2	Single hung		0.26	0.31
2700	W15	30 X 51 1/4	1	Single hung	Staircase Tempered	0.26	0.31
2800	KW2	30 x 36	1	Single hung	Kitchen	0.26	0.31
2900	W16	30 X 52	5	Single hung		0.26	0.31
3000	W17	96 X 52	1	Single hung	Twin Single-Hung	0.26	0.31

NORTH POINT

PROJECT : Building Renovation

29 Prichard Ave.
Somerville, MA

CLIENT: 29 Prichard ave

Rev No.	Description	Date

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

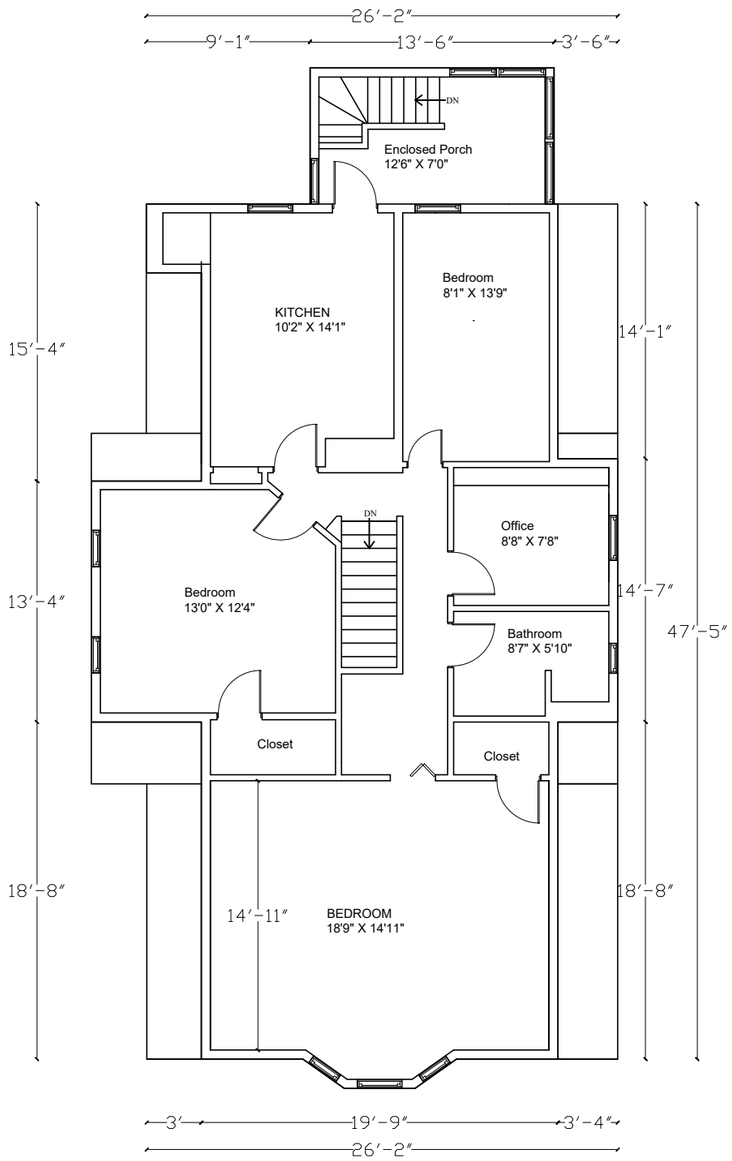
DATE: 08/26/2025

ENGINEER: Nazeih R hammouri

SHEET TITLE : Second Floor plans

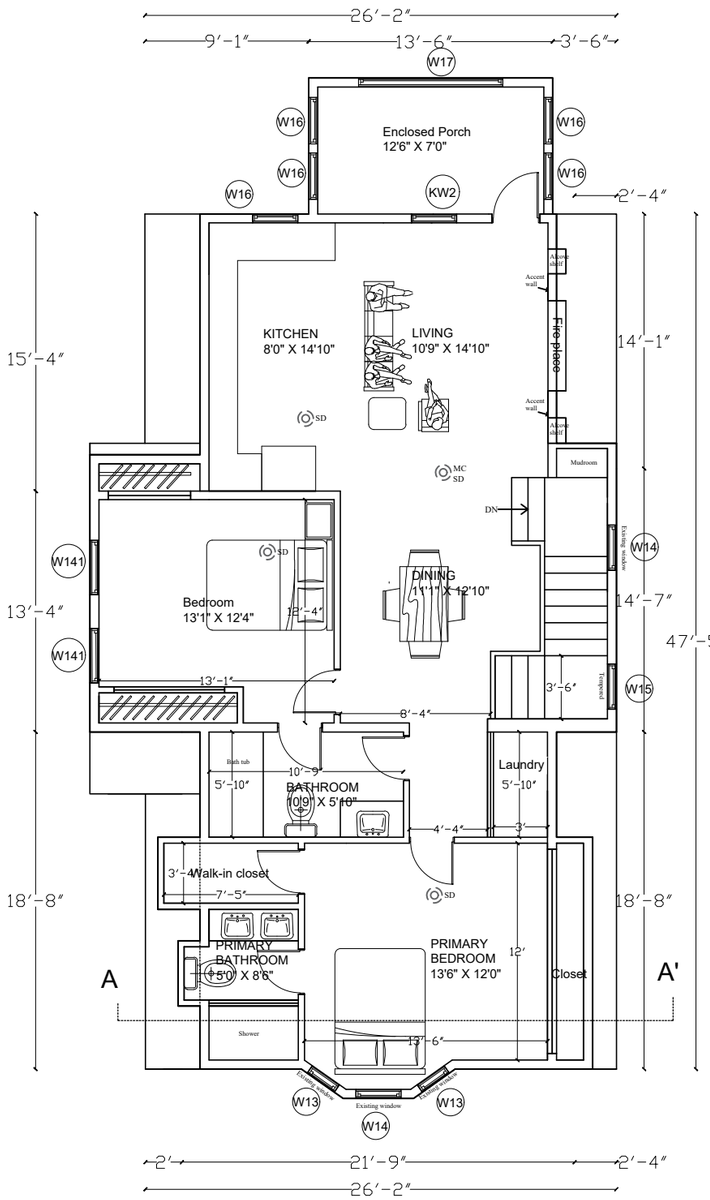
SHEET NO.:

A 4



4 EXISTING THIRD FLOOR PLAN

Third floor area-1191 sqft

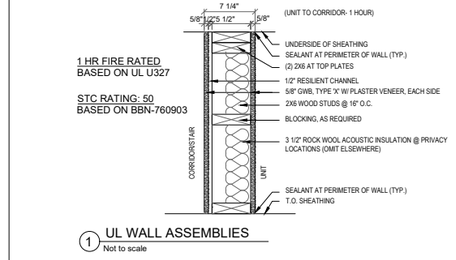


4 PROPOSED THIRD FLOOR PLAN

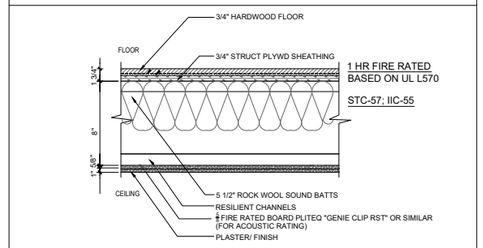
Third floor area-1236 sqft

SD SMOKE DETECTOR

MC SD CARBON & MONOXIDE DETECTORS COMBO



1 UL WALL ASSEMBLIES
Not to scale



2 UL FLOOR/CEILING ASSEMBLY
Not to scale

Note:

1. We are not proposing any changes to the existing rear porch. It will remain enclosed as it currently is, with no modifications. The enclosed porch is not being converted into habitable or conditioned space.

Window Schedule

#	UNIT	ROI IN INCHES	QUANTITY	TYPE	NOTES	U-FACTOR	SHGC
	BASEMENT						
100	(EW1	33 1/2 X24	4	Fixed		0.25	0.27
200	W3	36 X42	2	Casement Right	Egress right	0.24	0.27
	FIRST FLOOR						
300	BW1	30X36	1	Single hung	Tempered	0.26	0.31
400	W4	26 1/2 X 59 1/4	2	Single hung		0.26	0.31
500	W5	31 3/4 X 59 1/2	1	Single hung		0.26	0.31
600	W6	32 1/2 X 59 1/4	1	Single hung		0.26	0.31
700	W7	36 X 60	2	Single hung		0.26	0.31
800	W7(1)	36 X 60	1	Single hung	Staircase Tempered	0.26	0.31
900	W8	42 X 60	2	Single hung		0.26	0.31
1000	W18	96 X 60	1	Twin single hung		0.26	0.31
1100	W10	30 X 60	1	Single hung		0.26	0.31
1200	KW1	42 X 42	1	Single hung	Kitchen	0.26	0.31
	SECOND FLOOR						
1300	W4	26 1/2 X 59 1/4	1	Single hung		0.26	0.31
1400	W6	32 1/2 X 59 1/4	1	Single hung		0.26	0.31
1500	W7	36 X 60	1	Single hung		0.26	0.31
1600	W8	42 X 60	4	Single hung		0.26	0.31
1700	W10	30X60	7	Single hung		0.26	0.31
1800	W11	36 X 42	1	Single hung	Staircase Tempered	0.26	0.31
1900	W12	29 1/2 X 59 1/4	1	Single hung		0.26	0.31
2000	BW2	30X42	1	Single hung	Tempered	0.26	0.31
2100	BW6	30X42	1	Single hung	Tempered	0.26	0.31
2200	KW1	42 X 42	1	Single hung	Kitchen	0.26	0.31
2300	W18	96 X 60	1	Single hung	Twin Single-Hung	0.26	0.31
	THIRD FLOOR						
2400	W13	22 3/4 X 51 1/4	2	Single hung		0.26	0.31
2500	W14	29 3/4 X 51 1/4	2	Single hung		0.26	0.31
2600	W14(1)	36 x 52	2	Single hung		0.26	0.31
2700	W15	30 X 51 1/4	1	Single hung	Staircase Tempered	0.26	0.31
2800	KW2	30 x 36	1	Single hung	Kitchen	0.26	0.31
2900	W16	30 X52	5	Single hung		0.26	0.31
3000	W17	96 X 52	1	Single hung	Twin Single-Hung	0.26	0.31

NORTH POINT

PROJECT : Building Renovation
29 Prichard Ave.
Somerville, MA

CLIENT: 29 Prichard ave

Rev No.	Description	Date

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

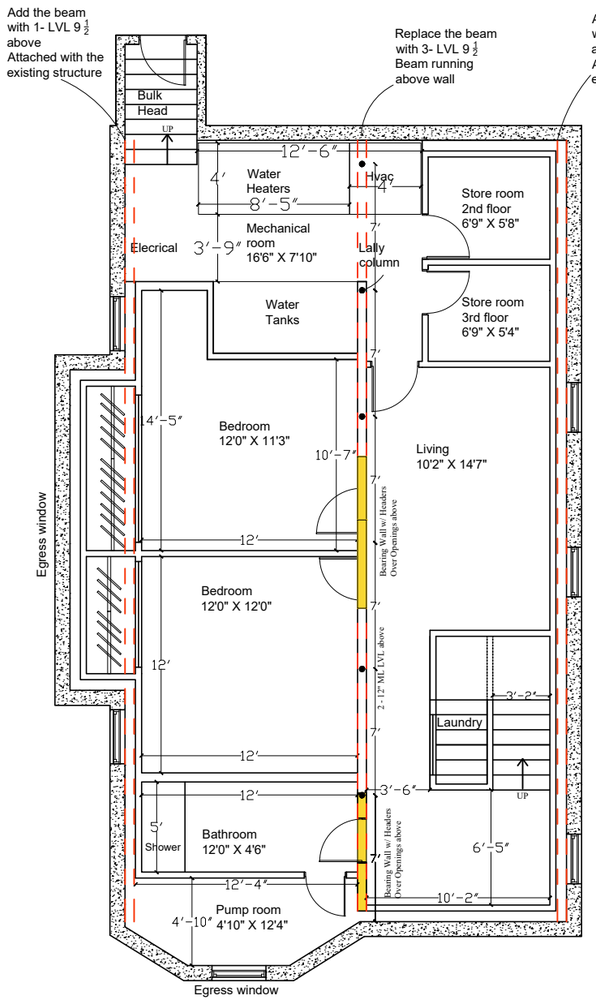
DATE: 08/26/2025

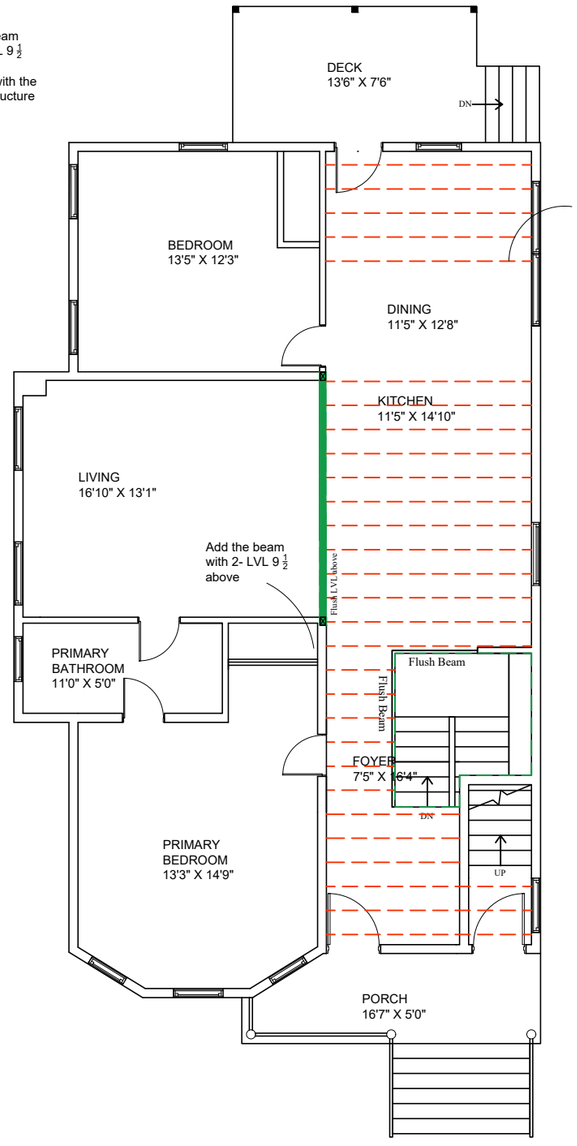
ENGINEER: Nazeih R hammouri

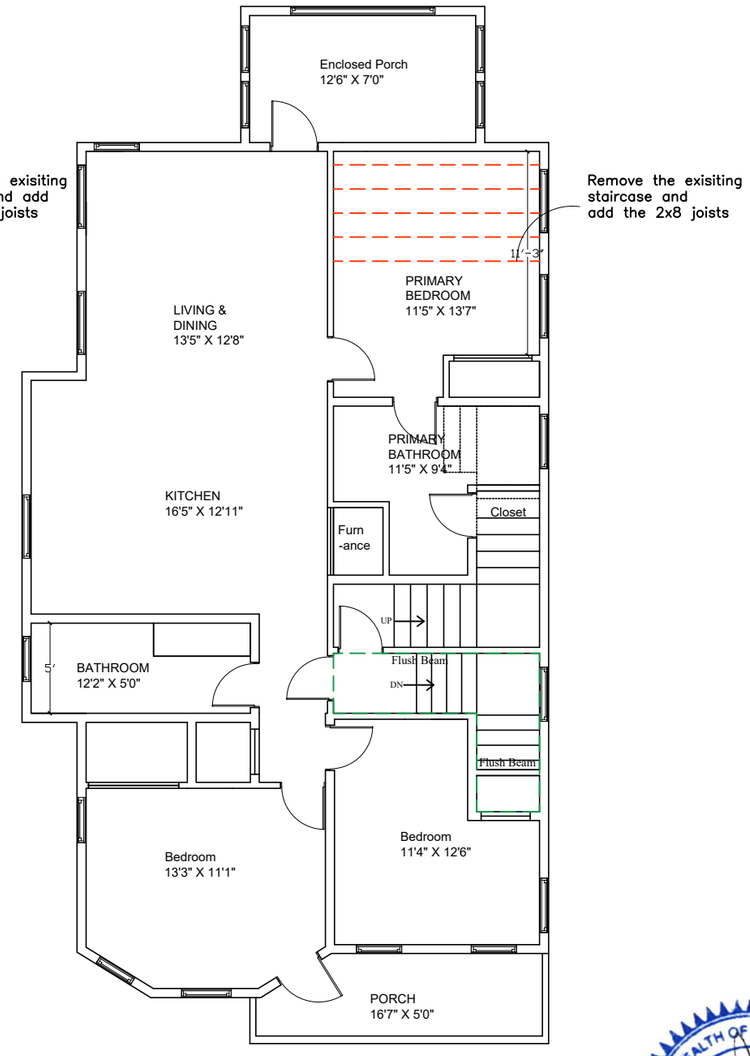
SHEET TITLE : Third Floor plans

SHEET NO.:

A 5







1 Proposed Basement Foundation Framing Plan

1/4" = 1'-0"

1) REFER TO ARCH DRAWINGS FOR ADDITIONAL DIMENSIONS AND INFO
2) PROVIDE 3/4" T&G PLYWOOD FLOOR DECK
3) ALL THE EXISTING FLOOR JOISTS ARE 2X8 @ 16" o/c AND USE NEW 2X 8 @ 16" o/c ALONG SIDE EXISTING JOISTS WHERE EVER REQUIRED
4) PROVIDE GALV JOIST HANGERS WHERE REQUIRED

2 Proposed First floor framing plan

1/4" = 1'-0"

1) REFER TO ARCH DRAWINGS FOR ADDITIONAL DIMENSIONS AND INFO
2) PROVIDE 3/4" T&G PLYWOOD FLOOR DECK
3) ALL THE EXISTING FLOOR JOISTS ARE 2X8 @ 16" o/c AND USE NEW 2X 8 @ 16" o/c ALONG SIDE EXISTING JOISTS WHERE EVER REQUIRED
4) PROVIDE GALV JOIST HANGERS WHERE REQUIRED

3 Proposed Second Floor Framing plan

1/4" = 1'-0"

1) REFER TO ARCH DRAWINGS FOR ADDITIONAL DIMENSIONS AND INFO
2) PROVIDE 3/4" T&G PLYWOOD FLOOR DECK
3) ALL THE EXISTING FLOOR JOISTS ARE 2X8 @ 16" o/c AND USE NEW 2X 8 @ 16" o/c ALONG SIDE EXISTING JOISTS WHERE EVER REQUIRED
4) PROVIDE GALV JOIST HANGERS WHERE REQUIRED

COMMONWEALTH OF MASSACHUSETTS NAZEIH R HAMMOURI STRUCTURAL NO. 36786 REGISTERED PROFESSIONAL ENGINEER

NORTH POINT

PROJECT : Building Renovation
29 Prichard Ave.
Somerville, MA

CLIENT: 29 Prichard ave

Rev No.	Description	Date

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

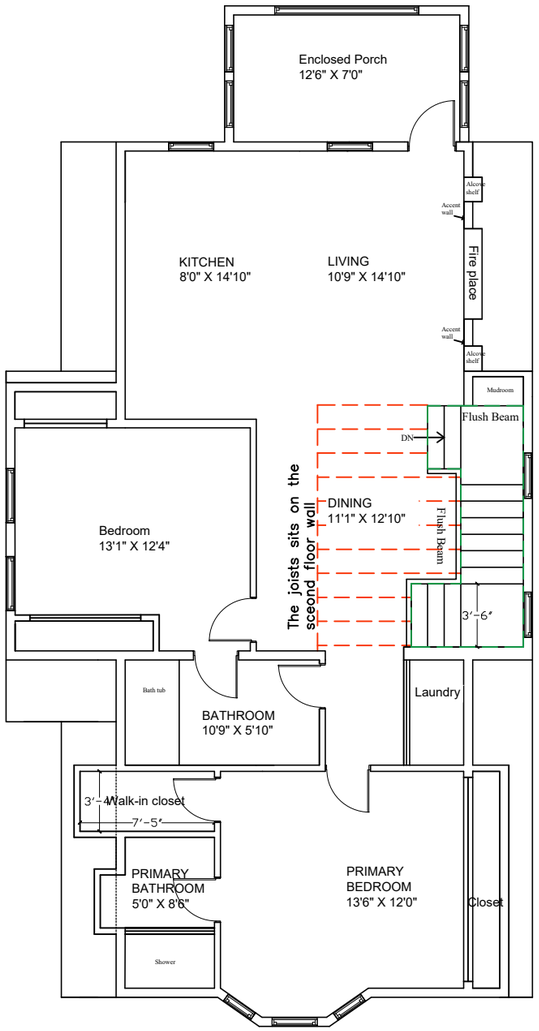
DATE: 08/26/2025

ENGINEER: Nazeih R hammouri

SHEET TITLE : Framing Floor plans

SHEET NO.:

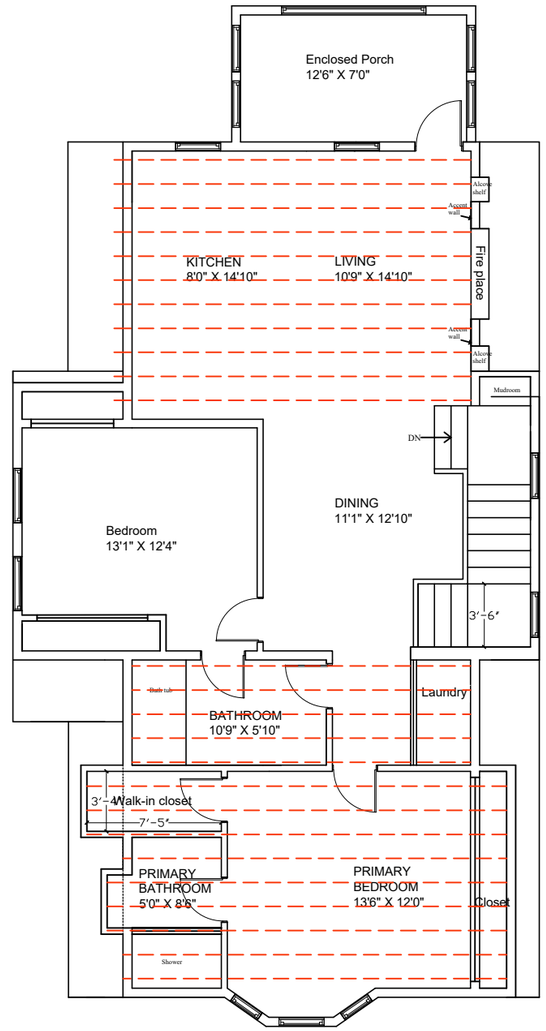
A 6



4 Proposed Third floor Framing plan

1/4" = 1'-0"

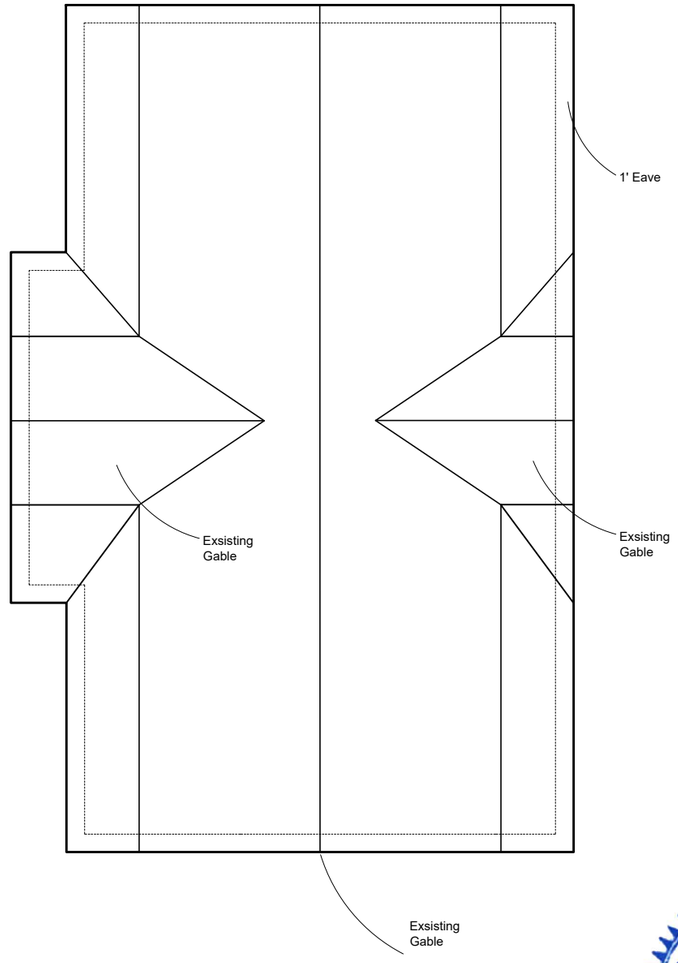
1) REFER TO ARCH DRAWINGS FOR ADDITIONAL DIMENSIONS AND INFO
2) PROVIDE 3/4" T&G PLYWOOD FLOOR DECK
3) ALL THE EXISTING FLOOR JOISTS ARE 2X8 @ 16" o/c AND USE NEW 2X 8 @ 16" o/c ALONG SIDE EXISTING JOISTS WHERE EVER REQUIRED
4) PROVIDE GALV JOIST HANGERS WHERE REQUIRED



5 Proposed Attic floor Framing plan

1/4" = 1'-0"

1) REFER TO ARCH DRAWINGS FOR ADDITIONAL DIMENSIONS AND INFO
2) PROVIDE 3/4" T&G PLYWOOD FLOOR DECK
3) ALL THE EXISTING FLOOR JOISTS ARE 2X6 @ 16" o/c AND USE NEW 2X 6 @ 16" o/c ALONG SIDE EXISTING JOISTS WHERE EVER REQUIRED
4) PROVIDE GALV JOIST HANGERS WHERE REQUIRED



6 Roof framing plan

1/4" = 1'-0"

1) REFER TO ARCH DRAWINGS FOR ADDITIONAL DIMENSIONS AND CONDITIONS
2) ALL EXISTING ROOF RAFTERS ARE 2X10 @ 16" o/c SLOPED ROOF , NO CHANGES
3) NO CHANGES IN ROOF ARE MADE

NORTH POINT

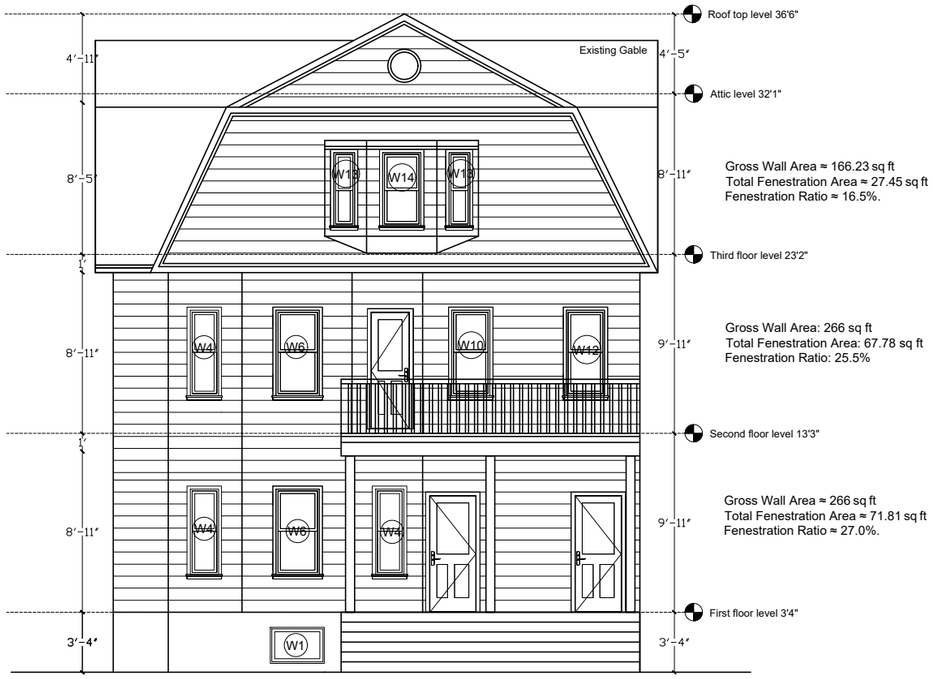
PROJECT: Building Renovation
29 Prichard Ave.
Somerville, MA
CLIENT: 29 Prichard ave

Rev No.	Description	Date

SCALE: 1/4" = 1'-0"
DATE: 08/26/2025
ENGINEER: Nazeih R hammouri

COMMONWEALTH OF MASSACHUSETTS
NAZEIH R HAMMOURI
STRUCTURAL
NO. 36786
REGISTERED
PROFESSIONAL ENGINEER

SHEET TITLE : Framing Floor plans
SHEET NO.:
A 7



Front Elevation

Window Schedule

#	UNIT	ROI IN INCHES	QUANTITY	TYPE	NOTES	U-FACTOR	SHGC
	BASEMENT						
100	(E)W1	33 1/2 X24	4	Fixed		0.25	0.27
200	W3	36 X42	2	Casement Right	Egress right	0.24	0.27
	FIRST FLOOR						
300	BW1	30X36	1	Single hung	Tempered	0.26	0.31
400	W4	26 1/2 X59 1/4	2	Single hung		0.26	0.31
500	W5	31 3/4 X58 1/2	1	Single hung		0.26	0.31
600	W6	32 1/2 X59 1/4	1	Single hung		0.26	0.31
700	W7	36 X60	2	Single hung		0.26	0.31
800	W7(1)	36 X60	1	Single hung	Staircase Tempered	0.26	0.31
900	W8	42 X60	2	Single hung		0.26	0.31
1000	W18	96 X60	1	Twin single hung		0.26	0.31
1100	W10	30 X60	1	Single hung		0.26	0.31
1200	KW1	42 X42	1	Single hung	Kitchen	0.26	0.31
	SECOND FLOOR						
1300	W4	26 1/2 X59 1/4	1	Single hung		0.26	0.31
1400	W6	32 1/2 X59 1/4	1	Single hung		0.26	0.31
1500	W7	36 X60	1	Single hung		0.26	0.31
1600	W8	42 X60	4	Single hung		0.26	0.31
1700	W10	30X60	7	Single hung		0.26	0.31
1800	W11	36 X42	1	Single hung	Staircase Tempered	0.26	0.31
1900	W12	29 1/2 X59 1/4	1	Single hung		0.26	0.31
2000	BW2	30X42	1	Single hung	Tempered	0.26	0.31
2100	BW8	30X42	1	Single hung	Tempered	0.26	0.31
2200	KW1	42 X42	1	Single hung	Kitchen	0.26	0.31
2300	W18	96 X60	1	Single hung	Twin Single-Hung	0.26	0.31
	THIRD FLOOR						
2400	W13	22 3/4 X51 1/4	2	Single hung		0.26	0.31
2500	W14	29 3/4 X51 1/4	2	Single hung		0.26	0.31
2600	W14(1)	36 x 52	2	Single hung		0.26	0.31
2700	W15	30 X51 1/4	1	Single hung	Staircase Tempered	0.26	0.31
2800	KW2	30 x 36	1	Single hung	Kitchen	0.26	0.31
2900	W16	30 X52	5	Single hung		0.26	0.31
3000	W17	96 X52	1	Single hung	Twin Single-Hung	0.26	0.31

Right Elevation

Note:

1. No changes are proposed to the overall building elevations or façade design. Existing windows are being replaced with new units of similar size and style. A few window locations have been adjusted as indicated in the proposed plans. No changes are being made to the exterior wall materials, rooflines, or architectural character. Existing elevations with story height measurements are provided for reference.

NORTH POINT

PROJECT : Building Renovation
29 Prichard Ave.
Somerville, MA
CLIENT: 29 Prichard ave

Rev No.	Description	Date

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

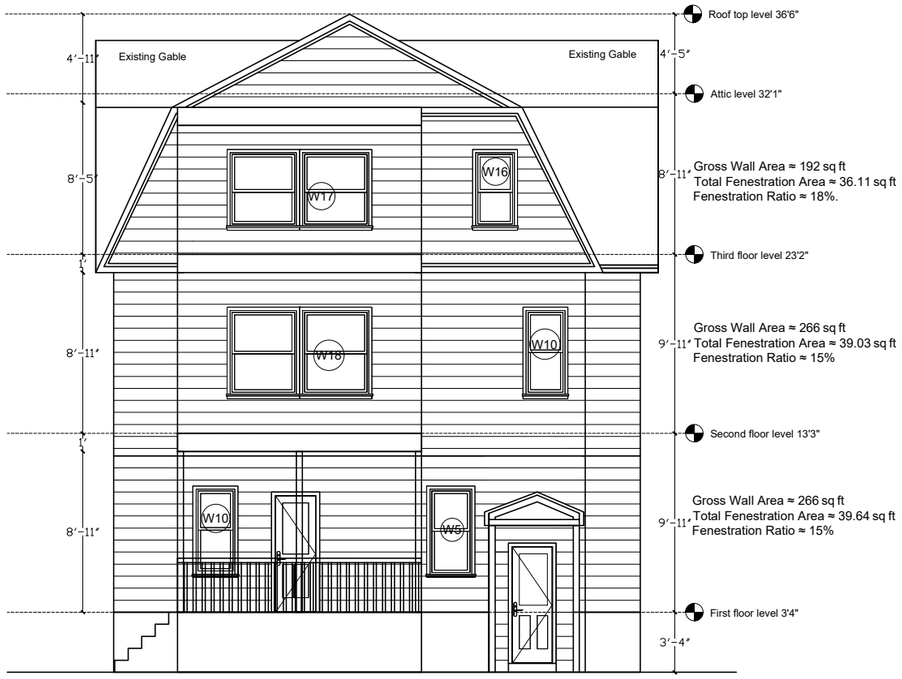
DATE: 08/26/2025

ENGINEER: Nazeih R hammouri

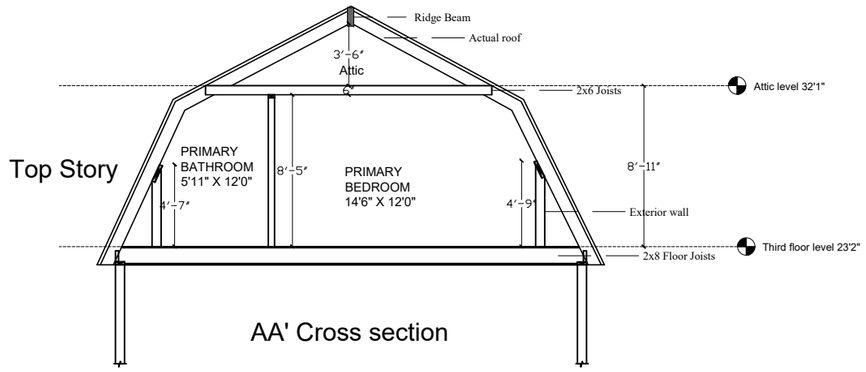
SHEET TITLE : **Elevations**

SHEET NO.:

A 8



Back Elevation



AA' Cross section

Note:

1. The top story is not classified as a half story as per SZO 2.4.4.a.viii.b, as the roof rafters intersect the exterior walls at a height greater than 2 feet above the finished floor level. This story is considered a full story for zoning purposes.

Window Schedule

#	UNIT	RO IN INCHES	QUANTITY	TYPE	NOTES	U-FACTOR	SHGC
	BASEMENT						
100	(E)W1	33 1/2 X24	4	Fixed		0.25	0.27
200	W3	36 X42	2	Casement Right	Egress right	0.24	0.27
	FIRST FLOOR						
300	BW1	30X36	1	Single hung	Tempered	0.26	0.31
400	W4	26 1/2 X59 1/4	2	Single hung		0.26	0.31
500	W5	31 3/4 X58 1/2	1	Single hung		0.26	0.31
600	W6	32 1/2 X59 1/4	1	Single hung		0.26	0.31
700	W7	36 X60	2	Single hung		0.26	0.31
800	W7(1)	36 X60	1	Single hung	Staircase Tempered	0.26	0.31
900	W8	42 X60	2	Single hung		0.26	0.31
1000	W18	96 X60	1	Twin single hung		0.26	0.31
1100	W10	30 X60	1	Single hung		0.26	0.31
1200	KW1	42 X42	1	Single hung	Kitchen	0.26	0.31
	SECOND FLOOR						
1300	W4	26 1/2 X59 1/4	1	Single hung		0.26	0.31
1400	W6	32 1/2 X59 1/4	1	Single hung		0.26	0.31
1500	W7	36 X60	1	Single hung		0.26	0.31
1600	W8	42 X60	4	Single hung		0.26	0.31
1700	W10	30X60	7	Single hung		0.26	0.31
1800	W11	36 X42	1	Single hung	Staircase Tempered	0.26	0.31
1900	W12	29 1/2 X59 1/4	1	Single hung		0.26	0.31
2000	BW2	30X42	1	Single hung	Tempered	0.26	0.31
2100	BW6	30X42	1	Single hung	Tempered	0.26	0.31
2200	KW1	42 X42	1	Single hung	Kitchen	0.26	0.31
2300	W18	96 X60	1	Single hung	Twin Single-Hung	0.26	0.31
	THIRD FLOOR						
2400	W13	22 3/4 X51 1/4	2	Single hung		0.26	0.31
2500	W14	29 3/4 X51 1/4	2	Single hung		0.26	0.31
2600	W14(1)	36 x 52	2	Single hung		0.26	0.31
2700	W15	30 X51 1/4	1	Single hung	Staircase Tempered	0.26	0.31
2800	KW2	30 x 36	1	Single hung	Kitchen	0.26	0.31
2900	W16	30 X52	5	Single hung		0.26	0.31
3000	W17	96 X52	1	Single hung	Twin Single-Hung	0.26	0.31

Left Elevation

NORTH POINT

PROJECT : Building Renovation
29 Prichard Ave.
Somerville, MA
CLIENT: 29 Prichard ave

Rev No.	Description	Date

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

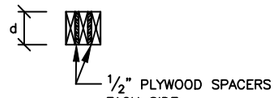
DATE: 08/26/2025

ENGINEER: Nazeih R hammouri

SHEET TITLE : **Elevations**

SHEET NO.:

A 9



TYPICAL BUILT UP HEADER

HEADER SCHEDULE AT INTERIOR BEARING WALLS
(UNLESS OTHERWISE NOTED ON DRAWINGS)

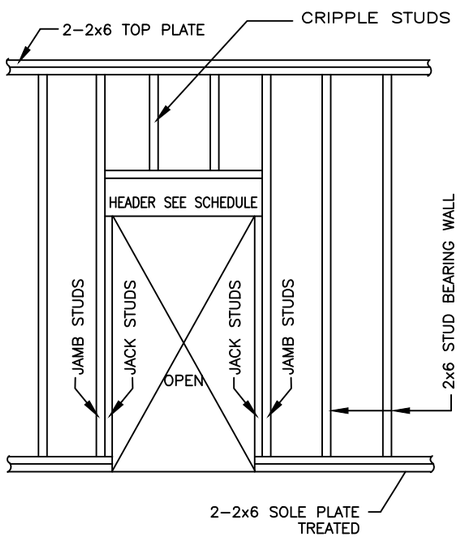
SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'–0" TO 3'–0"	3–2x6	1–2x6	1–2x6	3–2x8	1–2x6	1–2x6	3–2x8	1–2x6	1–2x6
3'–1" TO 5'–0"	3–2x10	1–2x6	1–2x6	3–2x12	2–2x6	1–2x6	3–2x12	2–2x6	3–2x6
5'–1" TO 8'–0"	3–2x12	1–2x6	1–2x6	3–1 3/4X 7 1/4" ML	2–2x6	2–2x6	3–1 3/4X 9 1/2" ML	3–2x6	3–2x6

HEADER SCHEDULE AT EXTERIOR BEARING WALLS
(UNLESS OTHERWISE NOTED ON DRAWINGS)

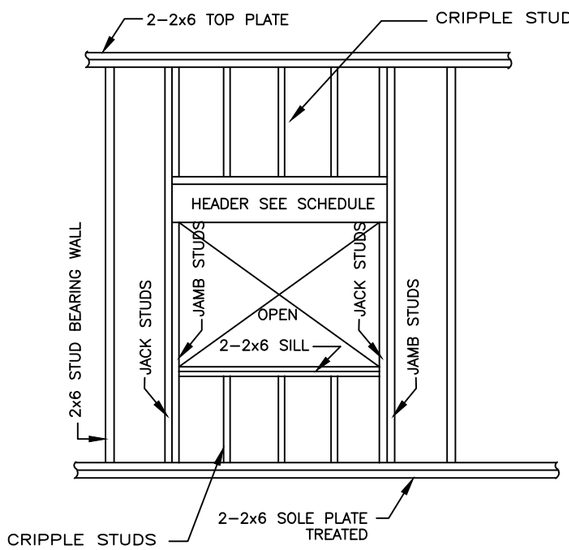
SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'–0" TO 3'–0"	2–2x8	1–2x6	1–2x6	2–2x8	1–2x6	1–2x6	3–2x8	1–2x6	1–2x6
3'–1" TO 5'–0"	3–2x10	1–2x6	1–2x6	3–2x12	2–2x6	2–2x6	3–2x12	2–2x6	2–2x6
5'–1" TO 8'–0"	3–2x12	1–2x6	2–2x6	2–1 3/4X 9 1/4" ML	2–2x6	2–2x6	3–1 3/4X 11 7/8" ML	3–2x6	3–2x6

NOTE: HEADERS AT FLOOR LEVELS ARE SIZED ASSUMING OPENING ABOVE IS EQUAL OR LARGER THAN OPENING IN QUESTION

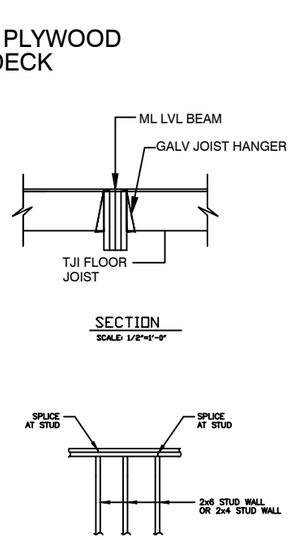
NO SCALE



DOOR FRAMING



WINDOW OPENING



TOP PLATE SPLICING DETAIL

NO SCALE

STRUCTURAL NOTES

GENERAL

1. ALL DESIGN AND CONSTRUCTION REQUIRED OF THE CONTRACTORS BY THE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ADOPTED STATE AND LOCAL BUILDING CODES AND OSHA REGULATIONS, SUPPLEMENTED BY THE CONTRACT DOCUMENTS. THE GOVERNING BUILDING CODE USED IN THE STRUCTURAL DESIGN IS THE MASSACHUSETTS BUILDING CODE 6 th EDITION WITH THE LATEST ADOPTED AMENDEMENTS AND SUPPLEMENTS.
2. STRUCTURAL CONTRACT DOCUMENTS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, EQUIPMENT AND SITE CONTRACT DOCUMENTS, THE PROJECT SPECIFICATIONS AND THE SHOP DRAWINGS.
3. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
4. UNLESS OTHERWISE NOTED, DETAILS, SECTIONS AND NOTES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

CAST–IN–PLACE CONCRETE

1. ALL CONCRETE SHALL BE READY MIX COMPLYING WITH THE REQUIREMENTS OF ASTM C94, AND SHALL BE NORMAL WEIGHT AND ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AT THE END OF 28 DAYS AS DETERMINED BY ASTM C39.

CONCRETE AND MASONRY REINFORCING

1. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60. ALL WELDED WIRE MESH (WWF) SHALL BE SMOOTH BARS CONFORMING TO ASTM A185.

CONVENTIONAL WOOD FRAMING

1. ALL SAWN LUMBER FRAMING MEMBERS SHALL BE SPRUCE–PINE–FIR WITH THE FOLLOWING MINIMUM GRADES:
   A. JOISTS, RAFTERS, SOLID AND BUILT–UP BEAMS, WALL STUDS AND LINTELS; NO. 1& NO.2 GRADE.
   B. SILLS AND PLATES; STUD GRADE.
   C. SOLID WOOD POSTS; NO. 1 GRADE.
   D. BRIDGING, BLOCKING AND NAILERS; STUD GRADE.
2. ALL "MICROLAM" MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
   A. E = 2,000,000 PSI
   B. Fb = 2800 PSI
   C. Ft = 1850 PSI
   D. Fc (perpendicular) = 500 PSI
   E. Fc (parallel) = 2700 PSI
   F. Fv = 285 PSI
3. UNLESS OTHERWISE NOTED, ALL NAILING AND FASTENING SHALL BE IN ACCORDANCE WITH TABLE 2305.2, FASTENING SCHEDULE, 1993 BOCA BUILDING CODE.
4. WOOD SILLS BENEATH ALL INTERIOR AND EXTERIOR BEARING WALLS AND ALL MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH THE "AMERICAN WOOD PRESERVERS ASSOCIATION, STANDARD C1".
5. ALL STUD WALLS, BEARING AND NON–BEARING, SHALL HAVE ONE ROW OF CONTINUOUS 2X SOLID BLOCKING BETWEEN STUDS AT MID–HEIGHT. BLOCKING SIZE TO MATCH STUD SIZE.
6. FRAMING MEMBERS SHALL NOT BE NOTCHED, CUT OR ALTERED IN THE FIELD WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.
7. ALL METAL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE HOT– DIPPED GALVANIZED METAL SHAPES AS MANUFACTURED BY "SIMPSON STRONG–TIE COMPANY, INC." AND BE ATTACHED BY THE GENERAL CONTRACTOR AS PER THE "SIMPSON STRONG–TIE" SPECIFICATIONS.
8. ALL EXTERIOR WALL SHEATHING SHALL BE 5/8 INCH O. S. B. EXTERIOR SHEATHING.
9. ALL ROOF SHEATHING SHALL BE 5/8 INCH APA RATED PLYWOOD SHEATHING 32/16. USE EXPOSURE 1 PANELS, EXCEPT USE EXTERIOR PANELS FOR STARTER STRIPS ALONG EAVES AND WHEN LONG CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. INSTALL PANEL CLIPS ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS. ATTACH PANELS WITH GLUE AND 6d RING OR SCREW SHANK NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
10. ALL FLOOR SHEATHING SHALL BE 3/4 INCH APA RATED "STUR–I–FLOOR", 24 O/C, TONGUE AND GROOVE. USE EXPOSURE 1 PANELS, APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE JOISTS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. ATTACH PANELS BY GLUE–NAILING AS FOLLOWS:
    A. SPREAD GLUE IN ACCORDANCE WITH RECOMMENDATIONS OF GLUE MANUFACTURER AND INDUSTRY PRACTICE.
    B. STAGGER END JOINTS IN EACH SUCCEEDING ROW, LEAVING 1/8 INCH SPACE BETWEEN ALL END AND EDGE JOINTS, INCLUDING TONGUE AND GROOVE EDGES.
    C. COMPLETE ALL NAILING OF EACH PANEL BEFORE GLUE SETS WITH 6d RING– OR SCREW–SHANK NAILS AT 12 INCHES ON CENTER AT PANEL EDGES AND INTERMEDIATE SUPPORTS.
11. LEAD HOLES FOR WOOD SCREWS AND LAG BOLTS SHALL BE DRILLED 7/8 OF THE SHANK DIAMETER FOR THE DEPTH OF SHANK EMBEDMENT AND 7/8 OF THE THREADED PORTION DIAMETER FOR THE DEPTH OF THE THREAD EMBEDMENT.

NORTH POINT

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COMMONWEALTH OF MASSACHUSETTS
NAZEIH R HAMMOURI
STRUCTURAL
NO. 36736
REGISTERED
PROFESSIONAL ENGINEER

SHEET TITLE : Structural Details
SHEET NO.:
A 10