MORTGAGE INSPECTION PLAN

SULLIVAN SURVEY
P.O. BOX 2513
WOBURN, MA. 01888-0913
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LOT 5
R. 6240 S.F.

OCCU

GAR

SUMMIT ST.

DEED: 40439/278
PLAN: 6777/485

THIS TAPE SURVEY, CERTIFICATION & MORTGAGE INSPECTION PLAN ARE
MADE FOR THE USE OF
FOR MORTGAGE PURPOSES ONLY

BASED ON MY KNOWLEDGE, INFORMATION & BELIEF, I CERTIFY THAT THE
BUILDING (S) CONFORM (S) TO THE ZONING BY-LAWS (DIMENSIONAL
REQUIREMENTS) OF THE TOWN/CITY OF BOSTON MASSACHUSETTS
(HYDE PARK)

NOTE: 8' X 8'3" SHED NOT IN COMPLIANCE WITH 9' SETBACK
(MOVEABLE)

THE STRUCTURE (S) IS/ARE NOT IN THE SPECIAL FLOOD HAZARD AREA AS
SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP OF THE
TOWN/CITY OF BOSTON MASSACHUSETTS

COMMUNITY PANEL NUMBER 25025C00088G
FLOOD INSURANCE RATE MAP EFFECTIVE DATE / REVISED 8/25/2009

TOWN / CITY BOSTON
DATE 10/8/2010
REGISTRY REFERENCE SUFFOLK
SCALE 1 IN. = 20
Foley Residence Second Floor Expansion
20 Summit Street, Hyde Park, MA

Room Information

- Bedroom 1: 239 sq. ft.
- Closet 1A: Existing to remain
- Closet 1B: 16 sq. ft.
- Bedroom 2: 133 sq. ft.
- Closet 2: Existing to remain
- Bedroom 3: 123 sq. ft.
- Closet 3: 18 sq. ft.
- Bathroom: Existing to remain
- Hallway: Existing to remain
- Stair: Existing to remain

Applicable Building Codes

- Commonwealth of Massachusetts, State Building Code 108 UBC or Massachusetts Residential Code 106 UBC
- 2009 International Residential Code, for one and two-family dwellings

Live Loads:
- Ceilings: 10 psf
- Attics without storage: 30 psf
- Sleeping rooms: 30 psf

Dead Loads:
- Actual weight of materials and construction

Roof Loads:
- Refer to Table R301.6 Min. Roof Live Loads based on roof slope

Ground Snow Loads:
- 40 psf

Wind Loads:
- 100 mph

Seismic Loads:
- SS: 0.27
- S1: 0.066

Seismic Category:
- B

Structural Deflection:
- Refer to Table R301.7 for allowance deflection of structural members

Interior Walls/Partitions:
- H/100

Floors/Plastered Ceilings:
- L/360

Exterior Walls:
- Wind loads with brittle finishes

All Other Structural Members:
- L/240

Notes:
This drawing is the property of the architect and shall be used only for the purpose for which it was issued. It shall not be copied, reproduced or otherwise used, nor shall such information be furnished in whole or in part to others except in accordance with the terms of any agreement under which this drawing was issued, or with prior written consent of the architect, and shall be returned upon request.
GENERAL NOTES:

1. VERIFY ALL DIMENSIONS IN FIELD. ALL DIMENSIONS NOTE D IN EXISTING. PROVIDE NEW ICE AND WATER SHIELD AND FLASHING AS REQUIRED.

2. MATCH ALL MATERIALS, FINISHES, AND BUILT CONDITIONS TO EXISTING.

3. DEMO EXISTING ROOF AS REQUIRED FOR NEW SECOND FLOOR EXPANSION. MATCH EXISTING CONDITION AS BUILT IN REAR OF BUILDING.

4. PROVIDE NECESSARY STRUCTURAL SUPPORT FOR EXISTING CONDITIONS DURING CONSTRUCTION AS REQUIRED.

5. PATCH ALL EXISTING DEMOLISHED CONDITIONS TO MATCH THE QUALITY OF THEIR EXISTING CONDITION.

MATERIAL CALL OUTS:

- 30 LB FELT
- ICE & WATER SHIELD
- 5/8" PLYWOOD ROOF DECKING
- 1 X AZAK FACIA CONTINUOUS
- 1 X AZAK TRIM TO MATCH EXISTING
- ARCHITECTURAL ASPHALT SHINGLES
- WINDOW SHUTTERS: WOOD TO MATCH EXISTING. COLOR TO MATCH EXISTING. SIZING TO MATCH WINDOW HEIGHTS.

NEW WORK:

- DOUBLE HUNG - OVER 6 WINDOW PANES WITH SCREENS.
- ANDERSON ORTHOGONAL: WINDOW WITH INTERIOR SCREEN. WINDOW PANE OPENS OUT.

EXTERNALLY:

- NEW CEDAR SHAKES SIDING WITH 8" EXPOSURE TO MATCH EXISTING
- NEW AZAK TRIM TO MATCH EXISTING.
- NEW ALUMINUM GUTTER AND DOWNSPOUT.
- NEW WORK PERSPECTIVE

REV 3
DATE: 8/8/2017
ISSUE: 0
SCALE: 1" = 1'-0"
GENERAL NOTES:
1. VERIFY ALL DIMENSIONS IN FIELD. ALL DIMENSIONS NOTED IN DRAWING ARE +/- ACTUALLY CONDITION.
2. MATCH ALL MATERIALS, FINISHES, AND BUILT CONDITIONS TO MATCH EXISTING.
3. DEMO EXISTING ROOF AS REQUIRED FOR NEW SECOND FLOOR EXPANSION. MATCH EXISTING CONDITION AS BUILT IN REAR OF BUILDING.
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DEMO EXISTING RAFTER/CEILING JOIST AS REQUIRED TO ACCOMMODATE NEW SECOND FLOOR DORMER.

REMOVE EXISTING GUTTER AND DOWNSPOUT.
STORE/PROTECT FOR REINSTALLATION.

EXISTING TO REMAIN FRAMING/SHEATHING

REMOVE EXISTING ASPHALT SHINGLES.
EXISTING TO REMAIN FRAMING/SHEATHING

30' - 0" MIRROR EXISTING DORMER

REMOVE EXISTING RIDGE VENT
PROTECT EXISTING TO REMAIN LEAD FLASHING.

V.I.F.

A. COORDINATE PROPOSED METHODS AND OPERATIONS OF DEMOLITION WITH OWNER’S DESIGNATED REPRESENTATIVE PRIOR TO START OF DEMOLITION WORK. INCLUDE IN SCHEDULE COORDINATION FOR SHUT-OFF, CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.

B. CONDUCT DEMOLITION AND DEMO REMOVAL IN A SAFE MANNER.

C. PROVIDE TEMPORARY DUST ENCLOSURE AROUND ALL AREAS OF WORK. PREVENT DUST, DEBRIS, ETC. FROM REACHING ADJACENT AREAS.

D. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL PORTIONS OF THE EXISTING BUILDING (INCLUDING FINISHES) DISTURBED BY DEMOLITION OF EXISTING CONSTRUCTION AND/OR INSTALLATION OF NEW CONSTRUCTION, INCLUDING MECHANICAL AND ELECTRICAL WORK, SHALL BE REPAIRED AS REQUIRED AND RETURNED TO ITS ORIGINAL UNDISTURBED CONDITION OR BETTER.

E. REMOVE ALL EXISTING WALL CONSTRUCTION, MILLWORK, EQUIPMENT, ETC. SHOWN DASHED ON DRAWINGS IN ITS ENTIRETY TO THE EXTENT SHOWN ON THE DRAWINGS. PARTITIONS SHALL BE REMOVED FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE UNLESS OTHERWISE NOTED.

F. AT EXISTING INTERSECTING WALL WHERE ONE WALL HAS BEEN DEMOLISHED, PREPARE NEWLY EXPOSED AREA OF WALL TO MATCH EXISTING ADJACENT SURFACES.

G. REPAIR ALL FINISHES TO MATCH EXISTING ADJACENT UNLESS OTHERWISE NOTED.
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5. PATCH ALL EXISTING DEMOLISHED CONDITIONS TO MATCH THE QUALITY OF THEIR EXISTING CONDITION.
6. REF-FLASH ROOF SOUTHERN DORMER @ RIDGE AS REQUIRED TO MATCH EXISTING. PROVIDE ICE & WATER SHIELD AND FLASHING AS REQUIRED.

NEW EXTERIOR WALL TO MATCH EXISTING CONSTRUCTION. NEW CEDAR SHAKES TO MATCH EXISTING EXPOSURE. PAINT TO MATCH EXISTING.

NEW ARCHITECTURAL ASPHALT SHINGLES OVER 30 LB. FELT & ICE AND WATER MEMBRANE @ PERIMETER EDGES AND SLOPING JOINTS AND PLYWOOD SHEATHING.

4' - 0" TYP. 24" MIN.

NEW 22.5" X 22.5" OCTAGONAL EXTERIOR WINDOW. SEE PLAN FOR ADDITIONAL LOCATION INFORMATION.

NEW ALUMINUM GUTTERS AND DOWNSPOUTS.

EXISTING FRAMING/ SHEATHING

NEW AZAK TRIM @ ALL EXTERIOR TRIM BOARDS, FASCias, AND SOFFITS. PAINT TO MATCH EXISTING.

REINSTALL EXISTING ALUMINUM GUTTER AND DOWNSPOUT

ANDERSON WINDOWS 400 SERIES - TILT WASH DOUBLE HUNG WINDOW W/ STORM WATCH PROTECTION. 3 1/2" FLAT EXTERIOR TRIM W/ SILL NOSE. CLASSIC SERIES HAND LIFT COLONIAL 6 OVER 6 GRILLE. INTERIOR/ EXTERIOR COLOR: WHITE MODEL: TW2432 OR APPROVED EQUAL. VERIFY IN FIELD TO MATCH FIRST FLOOR WINDOW.
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20' - 0" APPROX DISTANCE FROM AVERAGE GRADE TO HIGHEST POINT ON NEW ROOF VERSUS MATCH NEW EXPANSION CONDITION TO EXISTING CONDITION IN REAR.

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ALIGN AZAK TRIM AT ALL EXTERIOR TRIM BOARDS, FASCIA, AND SOFFITS.

EXISTING CHIMNEY TO REMAIN.

NEW ALUMINUM GUTTERS AND DOWNSPOUTS TO MATCH EXISTING.

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ALIGN EXISTING CHIMNEY TO REMAIN. LEAD STEP FLASHING TO REMAIN @ EXISTING ROOF. FLASH W/ NEW ROOFING AS REQUIRED.

NEW ARCHITECTURAL ASPHALT SHINGLES OVER 30 LB. FELT & ICE AND WATER MEMBRANE @ PERIMETER EDGES AND SLOPING JOINTS AND PLYWOOD SHEATHING.

NEW AZEK TRIM @ ALL EXTERIOR TRIM BOARDS, FASCIAS, AND SOFFITS. PAINT TO MATCH EXISTING.

NEW RIDGE VENT RE-ROOF SOUTH ELEVATION.

FLASH ROOFING AROUND CHIMNEY W/ EXISTING TO REMAIN. LEAD FLASHING.

NEW AZEK TRIM @ ALL EXTERIOR TRIM BOARDS, FASCIAS, AND SOFFITS.

PAINT TO MATCH EXISTING.

MATCH EXISTING

MATCH EXISTING

NEW GUTTERS AND DOWNSPOUTS TO MATCH EXISTING.

NEW AZEK TRIM @ ALL EXTERIOR TRIM BOARDS, FASCIAS, AND SOFFITS. PAINT TO MATCH EXISTING.