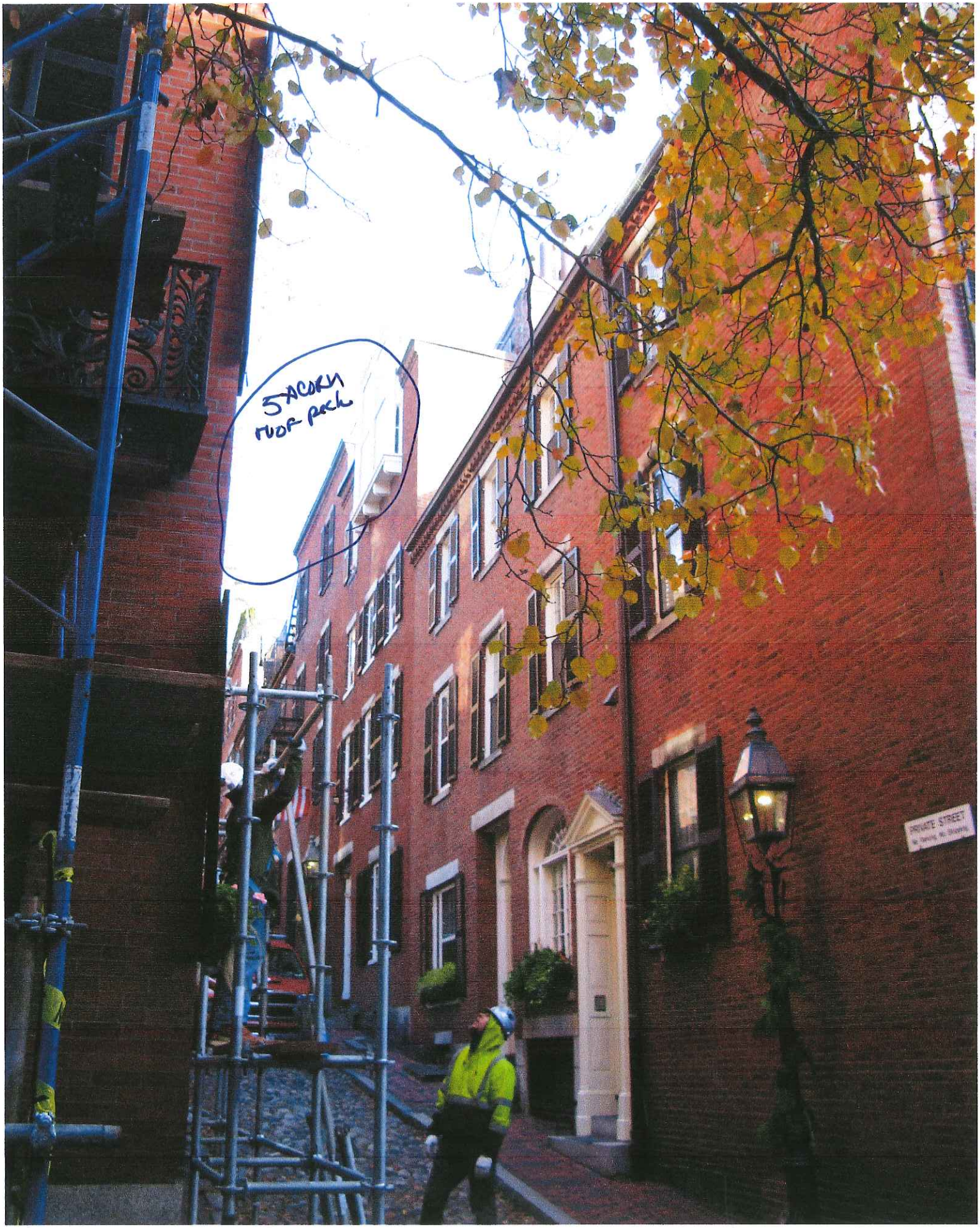
5 ACORN

1 OF 10



sight line From W Cedar St existing roof rack req'd

FIRE ESCAPE 4 ACORN TO 5 ACORN → existing roof deck rail

5 Acorn

3 of 10

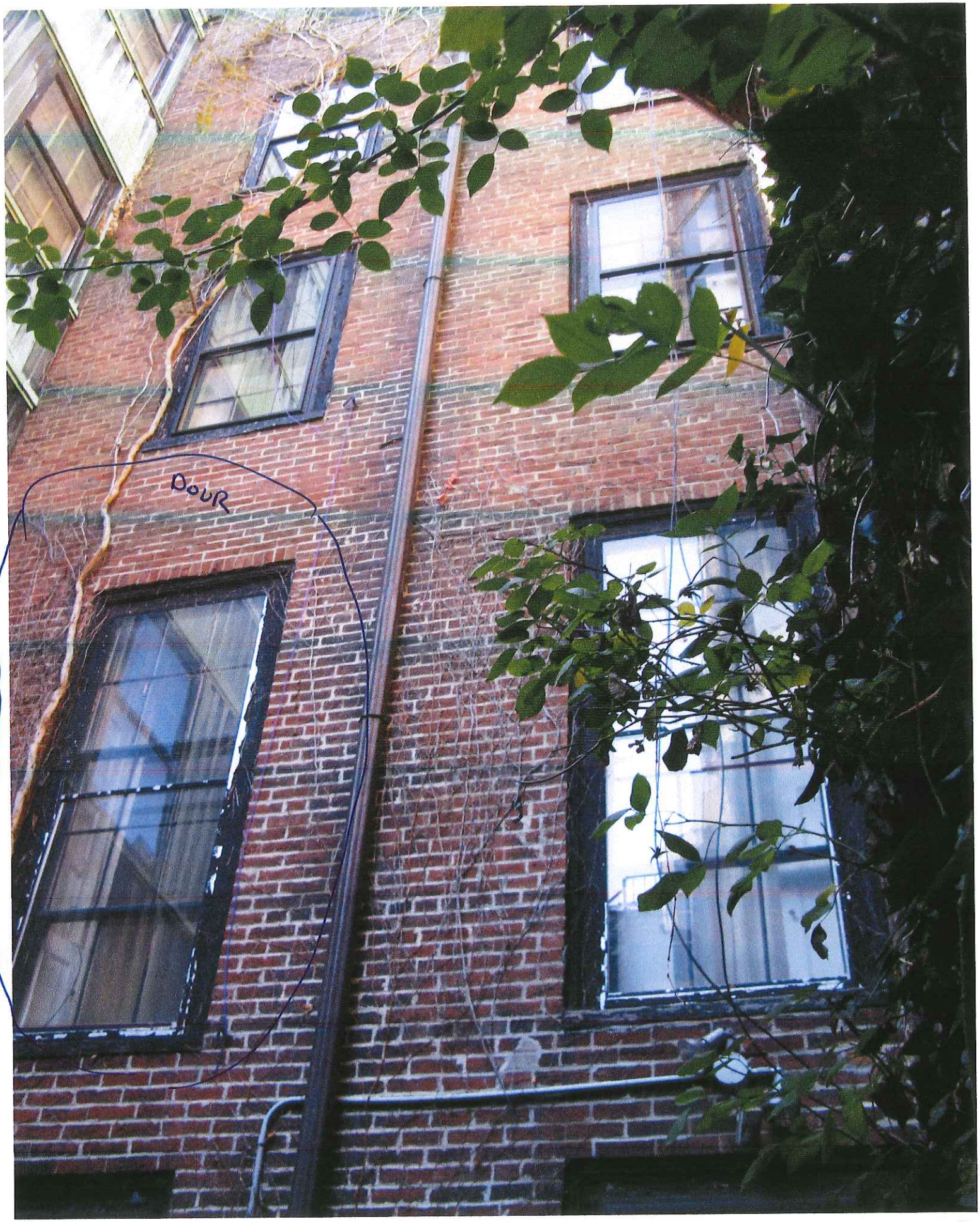
sight line From across 5 Acorn existing roof mech rail + Fire escape

5 Acorn

4 of 10

Sight line from 2 Acorn existing roof deck rail →

5 A Corn Rear garden East wall 5 of 10

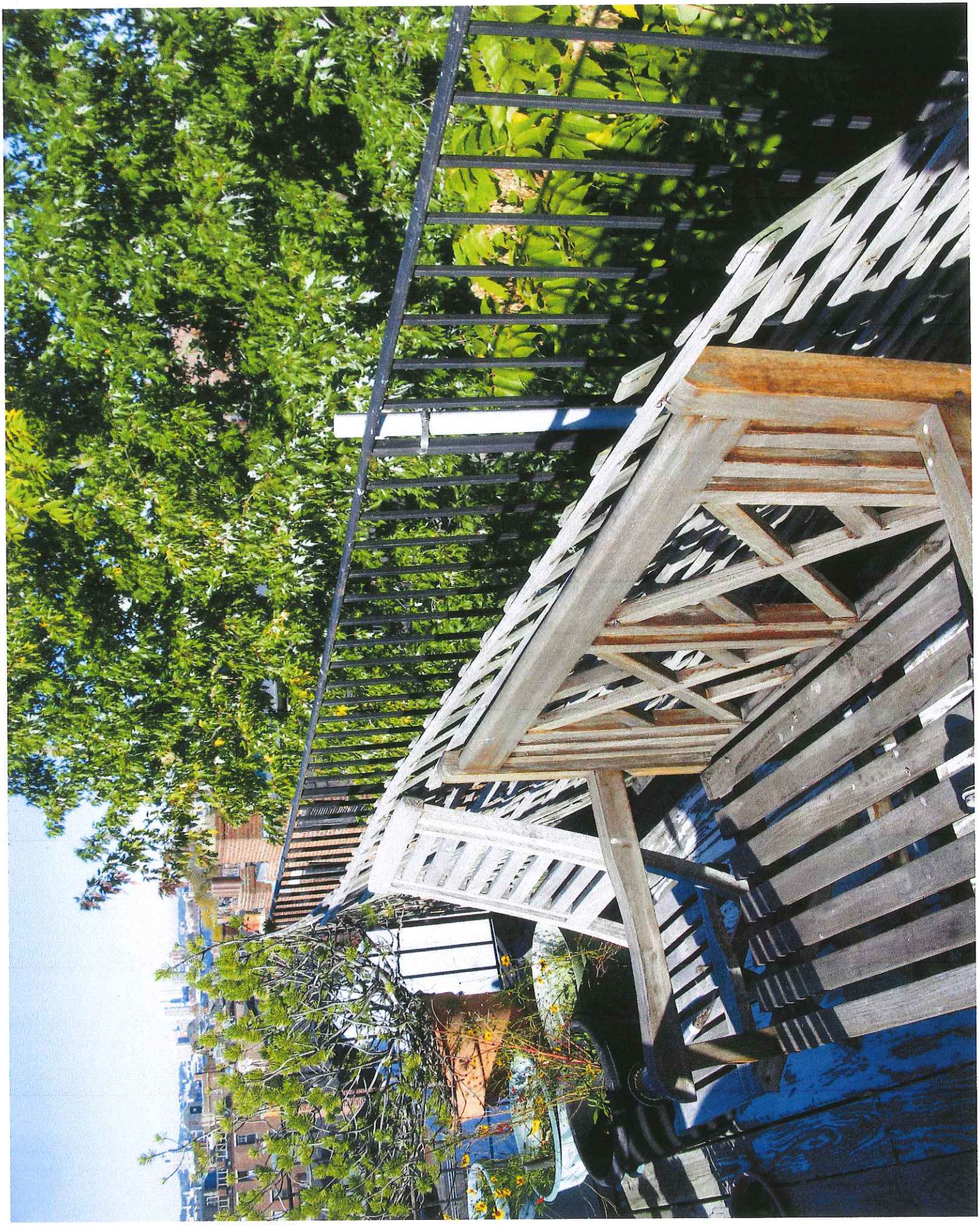


replace left rear wndw with DOOR (Rear garden east wall)

5 Acorn rear garden N. wall

6 OF 10

Continue bay to garden level rear 5 Acorn & North wall



Front sight line existing Roof Deck 5 Acorn

Front 5 Acorn

8 OF 10

6 Acorn

5 Acorn Roof Deck @ 6 Acorn + Front @ 5 Acorn

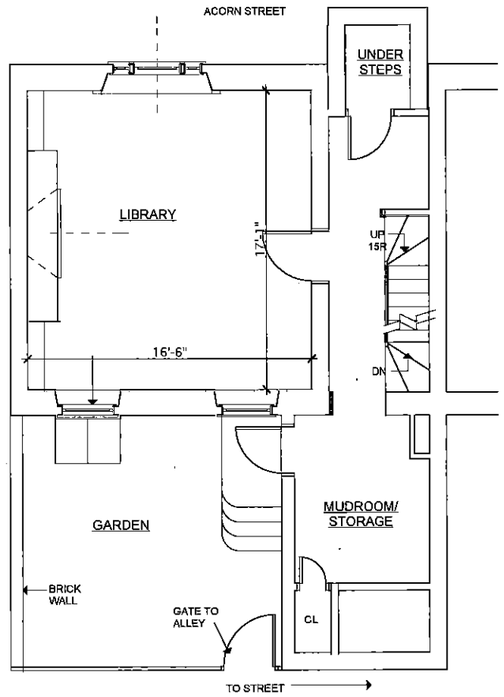
5 Acorn Roof Deck back alley

4+3 ACORN

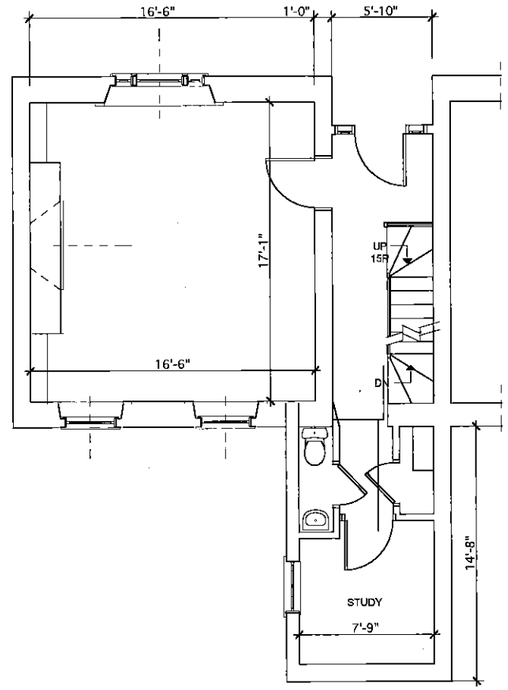
10 OF 10

5 ACORN

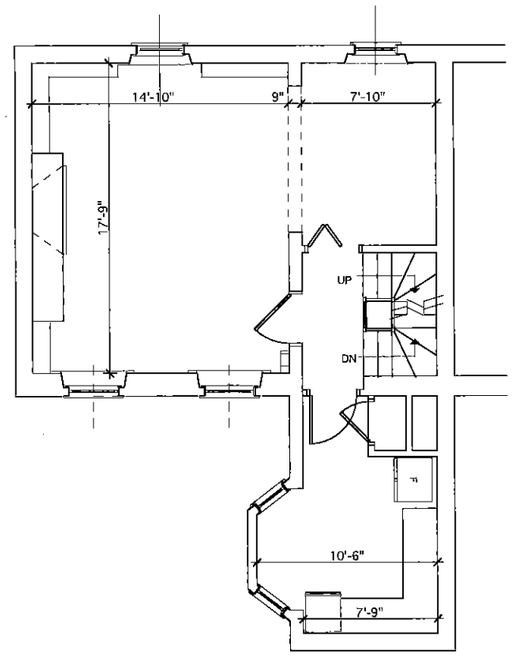
Front 5 ACORN @ Fire escape connection for 4+3 ACORN



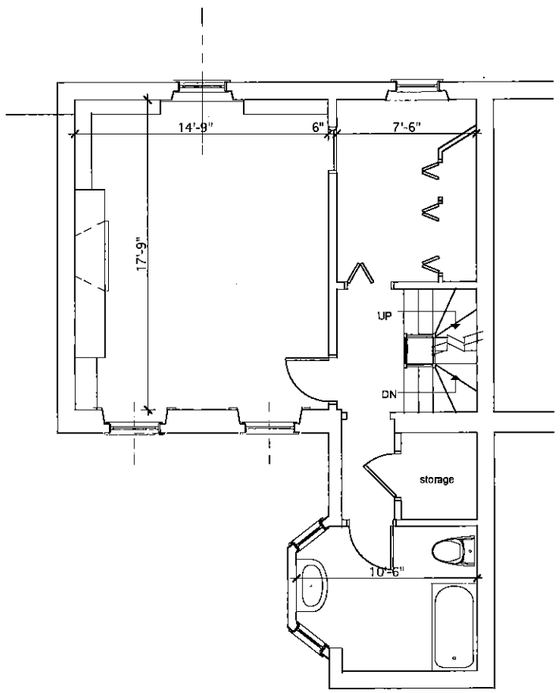
GARDEN LEVEL



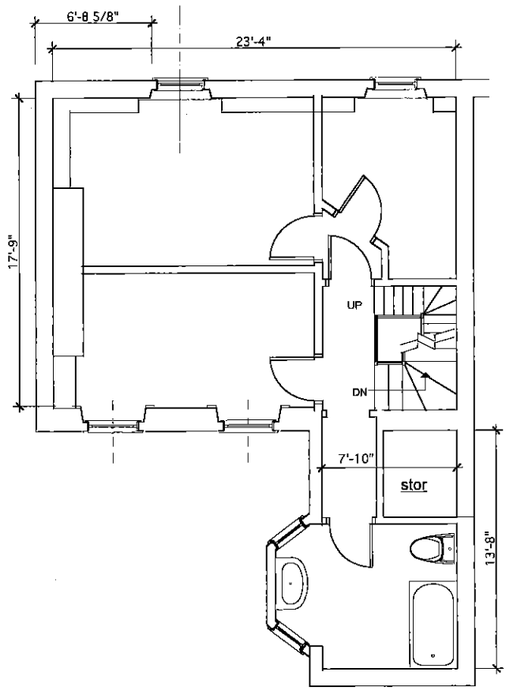
FIRST FLOOR



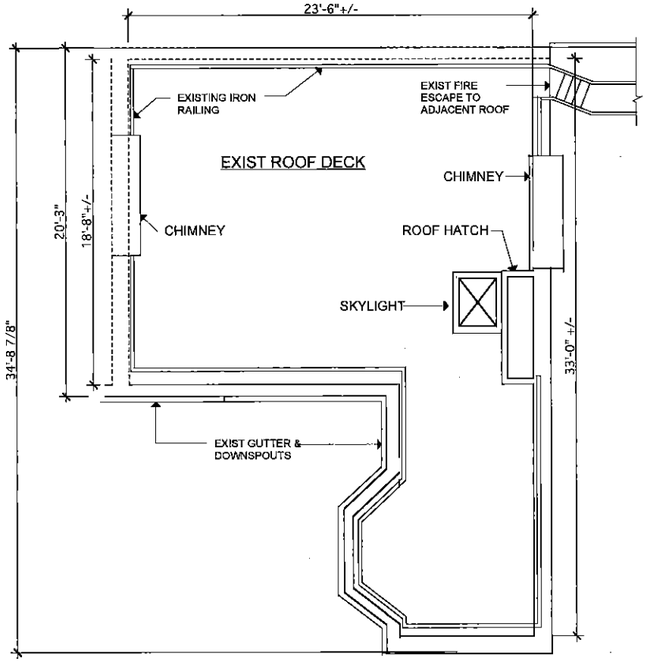
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



EXIST ROOF PLAN

EXISTING FLOOR PLANS

JAN 23 2017

JULIA M. SMITH
No. 3292
REGISTERED
ARCHITECT
COMMONWEALTH OF MASSACHUSETTS

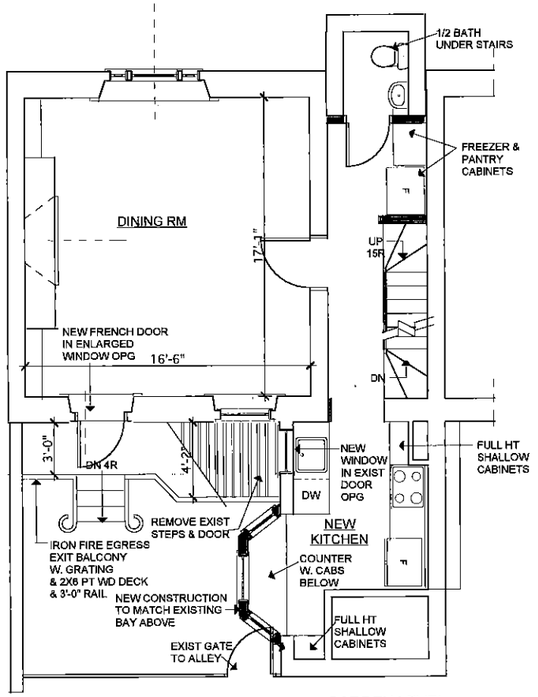
Renovations to 5 Acorn Street
Boston, Massachusetts

JULIA SMITH, ARCHITECT
27 GURNEY STREET
CAMBRIDGE, MA

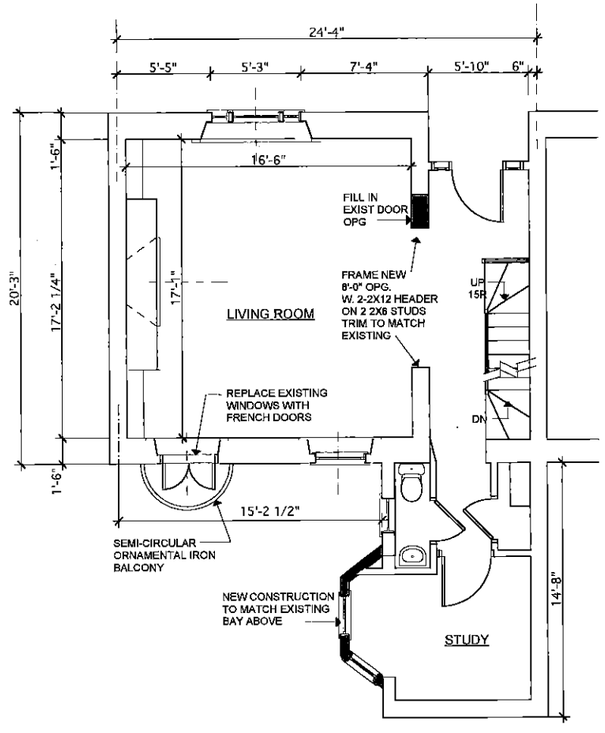
SCALE 1/4" = 1'-0"

1/2/2017

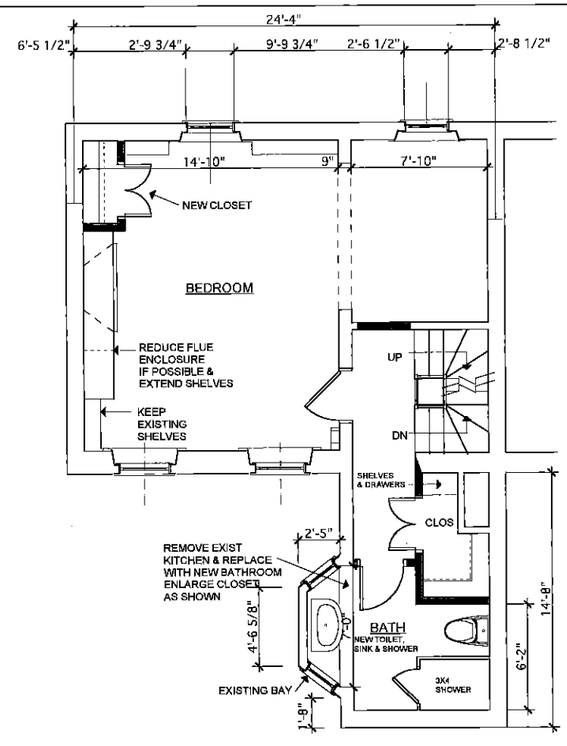
A-1



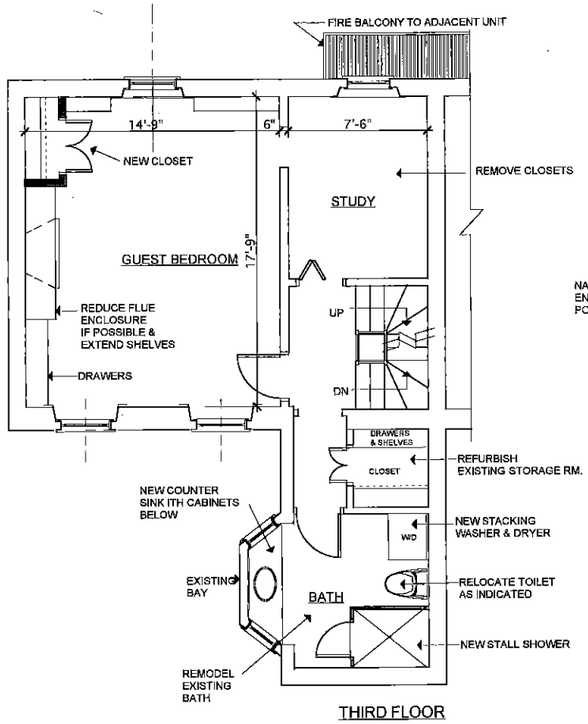
GARDEN LEVEL



FIRST FLOOR



SECOND FLOOR



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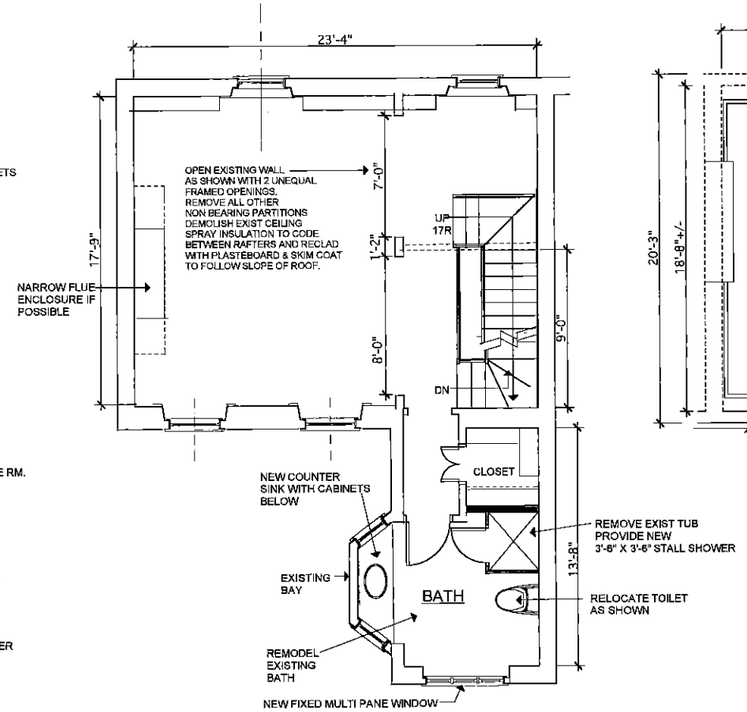
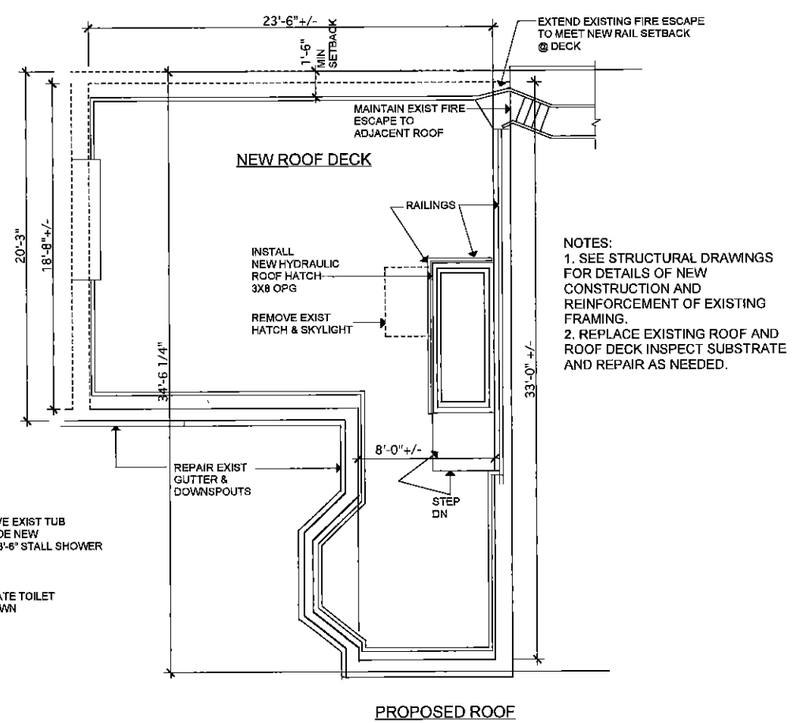


FOURTH FLOOR



PROPOSED ROOF

NOTES:
1. SEE STRUCTURAL DRAWINGS FOR DETAILS OF NEW CONSTRUCTION AND REINFORCEMENT OF EXISTING FRAMING.
2. REPLACE EXISTING ROOF AND ROOF DECK INSPECT SUBSTRATE AND REPAIR AS NEEDED.

FLOOR PLANS SHOWING PROPOSED WORK

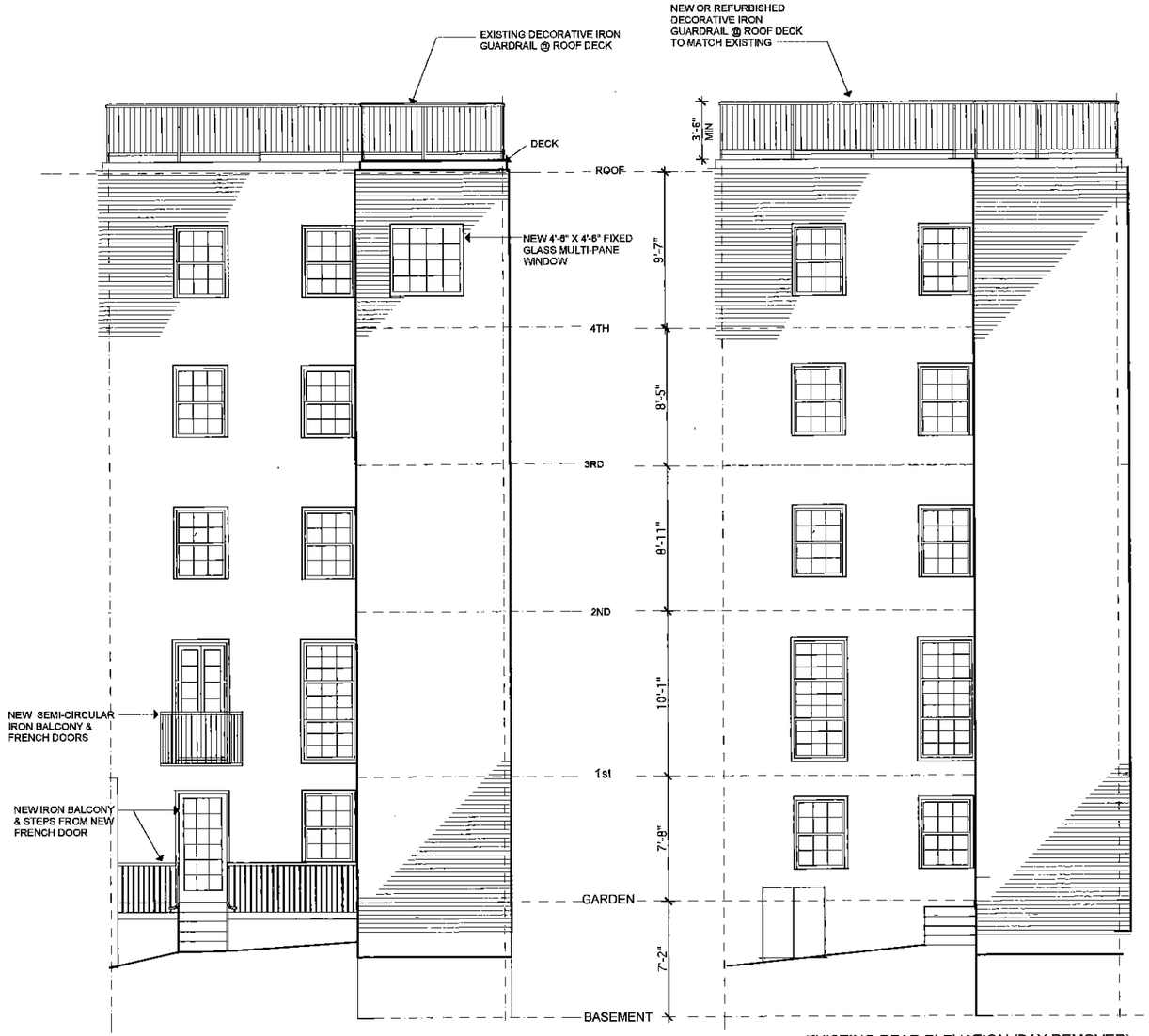
Renovations to 5 Acorn Street
Boston, Massachusetts

JULIA SMITH, ARCHITECT
27 GURNEY STREET
CAMBRIDGE, MA

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

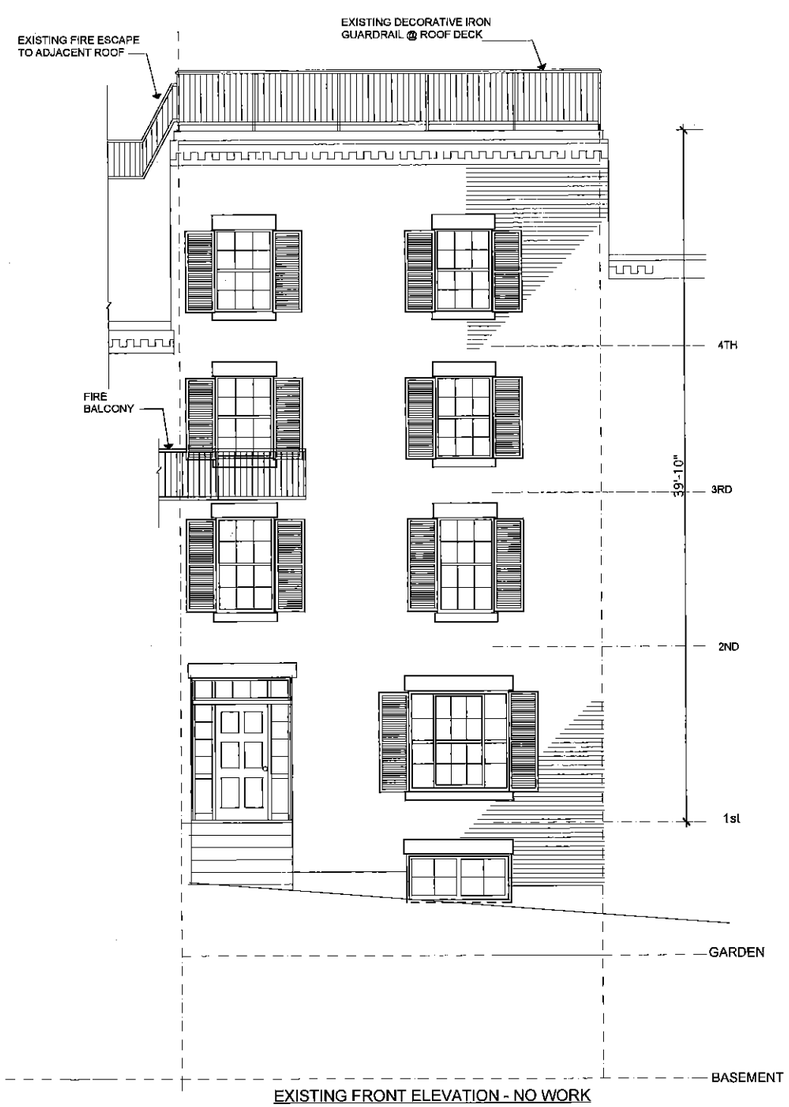
1/2/2017

A-2



PROPOSED REAR ELEVATION (BAY REMOVED)

EXISTING REAR ELEVATION (BAY REMOVED)



EXISTING FRONT ELEVATION - NO WORK

NOTES:
1. SEE STRUCTURAL DRAWINGS FOR DETAILS OF NEW CONSTRUCTION AND REINFORCEMENT OF EXISTING FRAMING.
2. REPLACE EXISTING ROOF DECK. INSPECT SUBSTRATEAND REPAIR AS NEEDED.

FRONT & REAR ELEVATIONS SHOWING EXISTING & PROPOSED

JULIA SMITH
REGISTERED ARCHITECT
No. 3592
BOSTON, MASS.
COMMONWEALTH OF MASSACHUSETTS

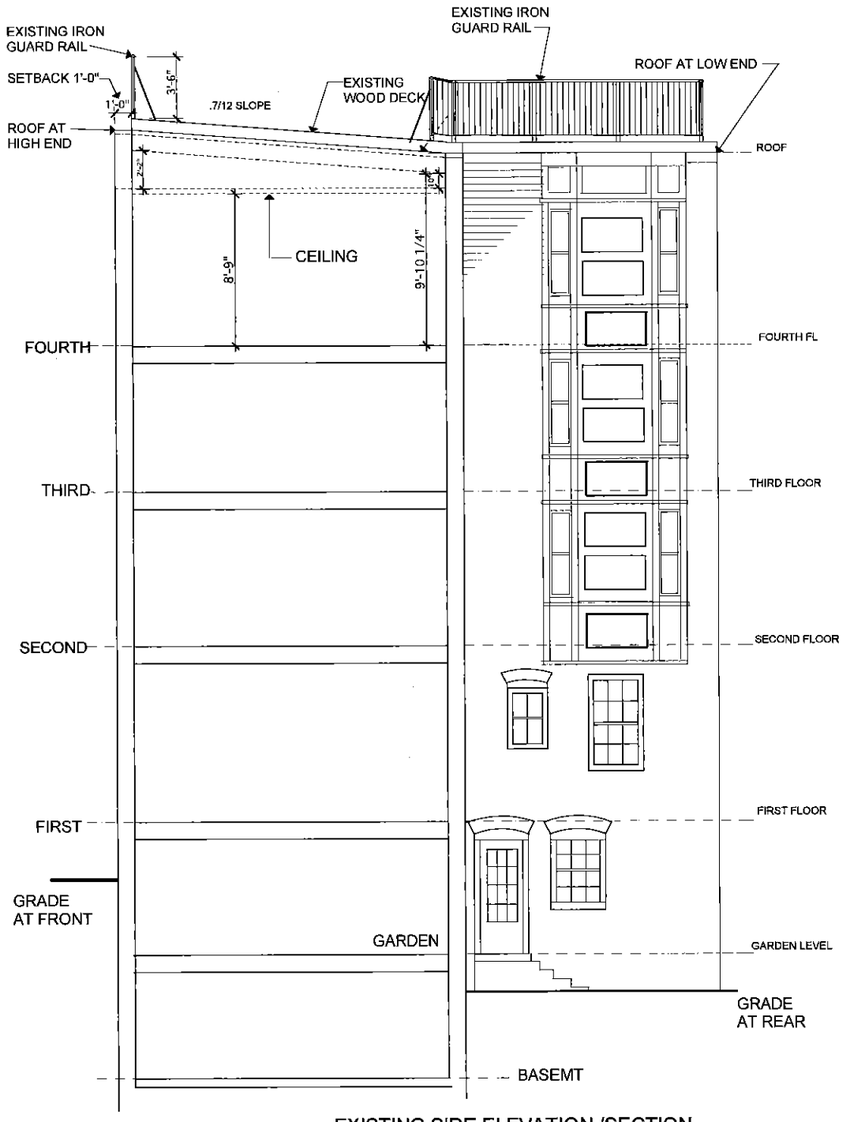
Renovations to 5 Acorn Street
Boston, Massachusetts

JULIA SMITH, ARCHITECT
27 GURNEY STREET
CAMBRIDGE, MA

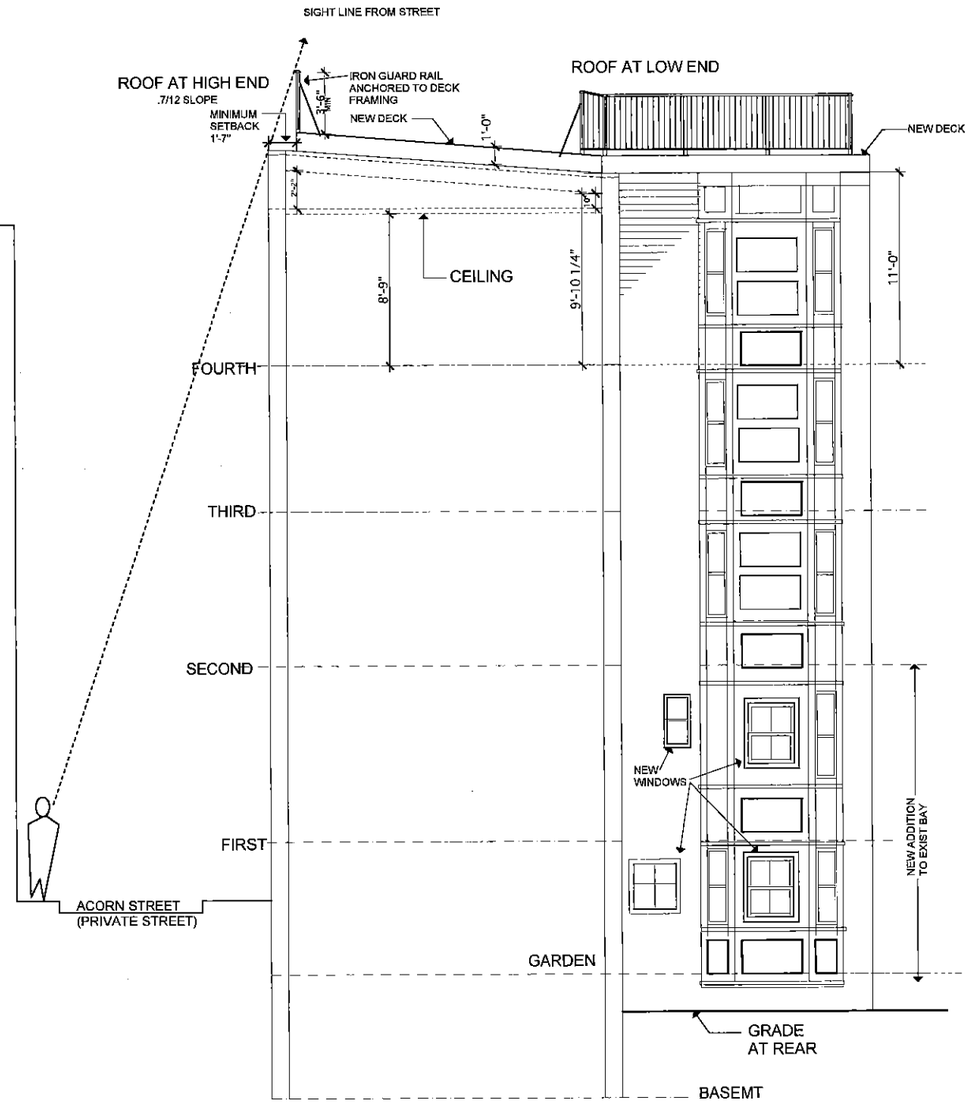
SCALE: 1/4" = 1'-0"

1/2/2017

A-3



EXISTING SIDE ELEVATION /SECTION



PROPOSED SIDE ELEVATION/SECTION
SHOWING SIGHT LINES FROM ACORN STREET

EXISTING & PROPOSED SIDE ELEVATIONS/SECTIONS

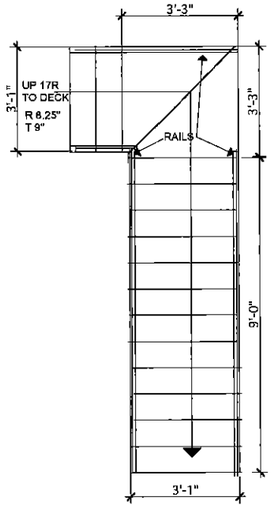
Renovations to 5 Acorn Street
Boston, Massachusetts

JULIA SMITH, ARCHITECT
27 GURNEY STREET
CAMBRIDGE, MA

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

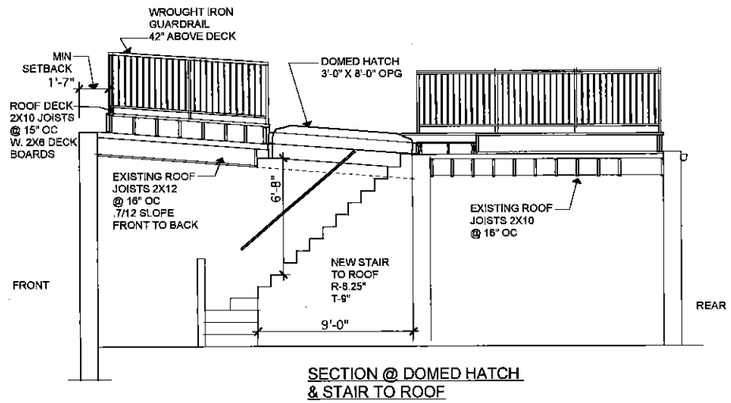
1/2/2017

A-4



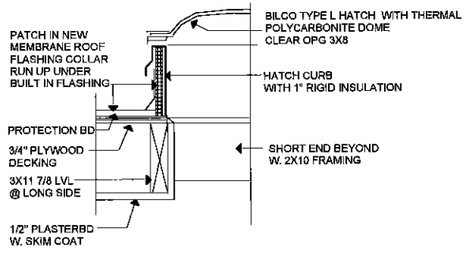
VIEW OF NEW STAIR
TO ROOF LAYOUT
FROM ABOVE

1/2" = 1'-0"



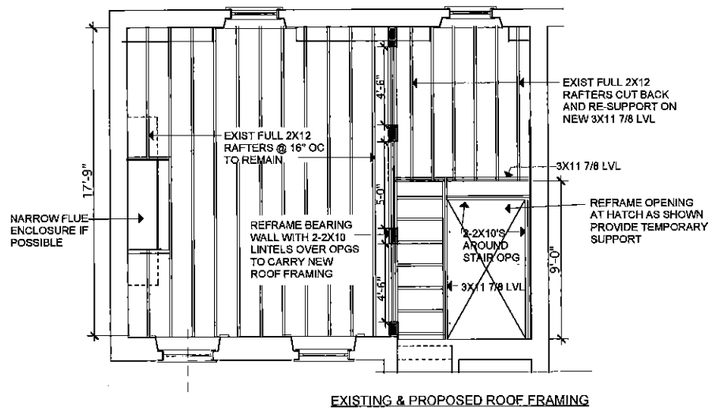
SECTION @ DOMED HATCH
& STAIR TO ROOF

1/4" = 1'-0"



TYPICAL DETAIL @ HATCH CURB

1" = 1'-0"



EXISTING & PROPOSED ROOF FRAMING

MISCELLANEOUS DETAILS

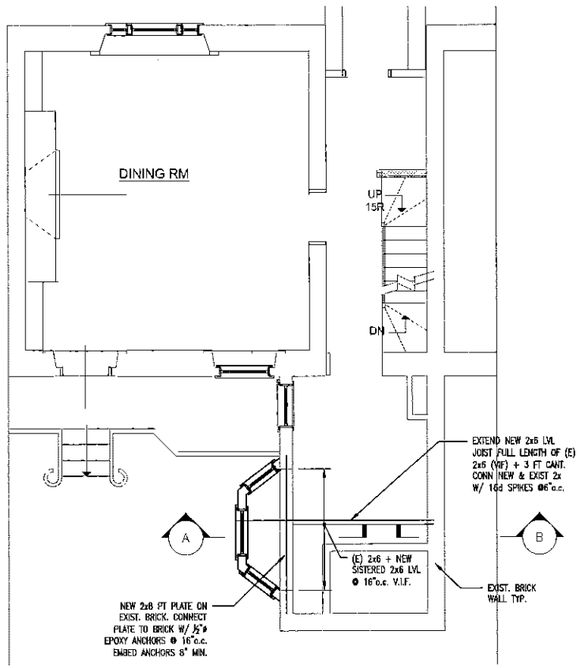
Renovations to 5 Acorn Street
Boston, Massachusetts

JULIA SMITH, ARCHITECT
27 GURNEY STREET
CAMBRIDGE, MA

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

1/2/2017

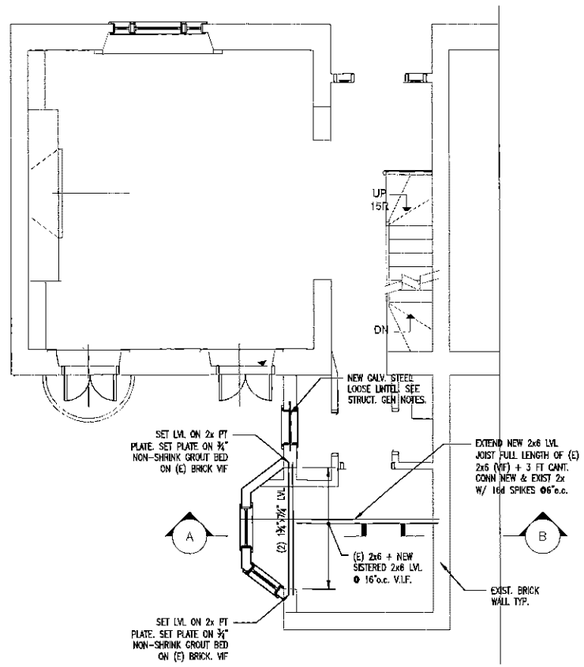
A-5



GARDEN LEVEL FRAMING PLAN
1/4"=1'-0"

NOTE:

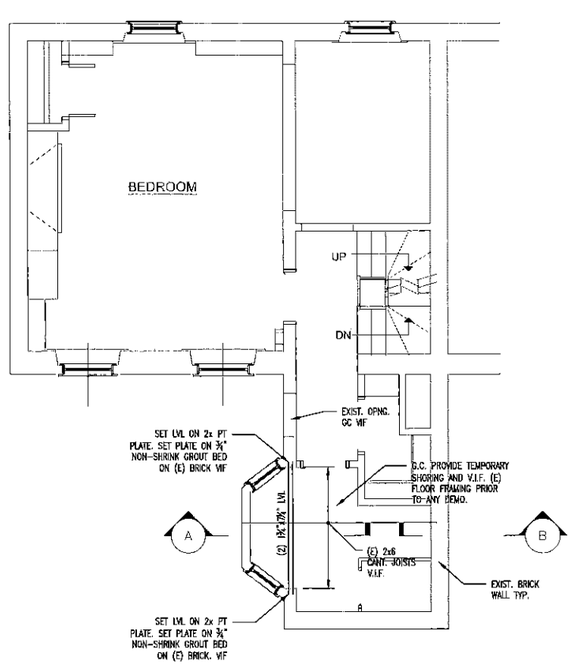
INSTALL 2x SOLID BLOCKING BETWEEN NEW + EXIST. JOIST AT ℄ OF NEW LVL.



1st FLOOR FRAMING PLAN
1/4"=1'-0"

NOTE:

INSTALL 2x SOLID BLOCKING BETWEEN NEW + EXIST. JOIST AT ℄ OF NEW LVL.



2nd FLOOR FRAMING PLAN
1/4"=1'-0"

NOTE:

INSTALL 2x SOLID BLOCKING BETWEEN NEW + EXIST. JOIST AT ℄ OF NEW LVL.

STRUCTURAL GENERAL NOTES

1. THE STRUCTURAL DESIGN IS BASED ON THE FULL INTERACTION OF ALL ITS COMPONENT PARTS. NO PROVISIONS HAVE BEEN MADE FOR CONDITIONS OCCURRING DURING CONSTRUCTION. ANY FAILURE TO MAKE PROPER AND ADEQUATE PROVISIONS FOR STRESSES AND STABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION SHALL BE THE SOLE RISK AND RESPONSIBILITY OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS NOTED ON THE DRAWINGS AND DETAILS, DIMENSIONS AND ELEVATIONS IN THE FIELD. NOTIFY THE ENGINEER OF ANY FIELD CONDITION UNCOVERED DURING CONSTRUCTION THAT IS NOT CONSISTENT WITH THE PLANS OR THAT MAY BE STRUCTURALLY INADEQUATE.

3. DETAILS, NOTES, ETC. SHOWN ON ANY DRAWING OR IN THESE NOTES ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

DESIGN LOADS

THE VARIOUS PORTIONS OF THE STRUCTURE ARE DESIGNED TO CARRY THE FOLLOWING LIVE LOADS IN CONFORMANCE WITH IBC 2009, ASCE 7-05 & THE EIGHTH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE (780 CMR):

1. GRAVITY LOADS:

A. FLOOR LIVE LOADS

i. ONE AND TWO FAMILY DWELLINGS:
SLEEPING ROOMS: 30 PSF
ATTICS: 20 PSF
ALL OTHER AREAS: 40 PSF

B. ROOF SNOW LOAD: NOT APPLICABLE

2. LATERAL LOADS: NOT APPLICABLE.
NO REDUCTION IN LOAD DEMAND TO LATERAL LOAD RESISTING ELEMENTS.

DEMOLITION AND SHORING

1. BEFORE PROCEEDING WITH ANY DEMOLITION, THE AREA MUST BE SURVEYED AND EVALUATED BY THE CONTRACTOR TO ENSURE THAT NO DAMAGE WILL BE MADE TO ANY STRUCTURE OR EQUIPMENT BEYOND THE DEMOLITION.

2. PROVIDE TEMPORARY SHORING AND BRACING FOR FLOORS, ROOFS, PIERS, AND WALLS DURING DEMOLITION AND MAINTAIN THIS TEMPORARY CONSTRUCTION IN PLACE UNTIL THE NEW STRUCTURAL WORK IS COMPLETED AND TIED TO THE REMAINING EXISTING CONSTRUCTION.

3. SHORING IS THE SOLE RISK AND RESPONSIBILITY OF THE GENERAL CONTRACTOR. TEMPORARY SHORING SHALL BE DESIGNED BY A COMPETENT PROFESSIONALLY REGISTERED STRUCTURAL ENGINEER EMPLOYED BY THE CONTRACTOR AND INDEPENDENT OF THE ENGINEER OF RECORD.

MASONRY LOOSE LINTEL SCHEDULE

1. PROVIDE ONE ANGLE FOR EACH 4" OF MASONRY THICKNESS FOR MASONRY OPENINGS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

MAXIMUM MASONRY OPENING	INTERIOR	EXTERIOR
UP TO 4'-0"	4x3-1/2x5/16"	4x3-1/2x3/8"
4'-1" TO 6'-0"	5x3-1/2x5/16"	5x3-1/2x3/8"
6'-1" TO 8'-0"	6x3-1/2x3/8"	6x3-1/2x3/8"

2. ANGLE LONG LEG SHALL BE VERTICAL.

3. ALL EXTERIOR LINTELS SHALL BE GALVANIZED.

4. LINTELS SHALL BE 12" LONGER THAN MASONRY OPENINGS AND HAVE MINIMUM 8" BEARING ON MASONRY EACH END.

ROUGH CARPENTRY

1. ALL WOOD MEMBERS SHALL BE NEW MATERIAL AS SPECIFIED IN THE FOLLOWING NOTES OR DRAWINGS.

2. ALL NEW WOOD MEMBERS SHALL BE SURFACED DRY WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING.

3. WOOD STUDS SHALL BE KILN-DRIED, STUD GRADE.

4. WOOD STUD WALLS SHALL BE 2x6 AT 16" o/c.

5. PROVIDE SOLID WALL BLOCKING SPACED AT 8'-0" o/c VERTICAL.

6. ALL WALL STUDS SHALL BE LOCATED UNDER FLOOR JOISTS OR ROOF RAFTERS.

7. PROVIDE DOUBLE STUDS ON EACH SIDE OF ALL OPENINGS UP TO 4'-0" WIDE IN BEARING PARTITIONS. PROVIDE ADDITIONAL JACK STUD TO SUPPORT LINTELS. FOR FRAMING OF WIDER OPENINGS SEE DETAILS ON DRAWINGS.

8. HEADERS FOR WOOD STUD WALL OPENINGS SHALL BE MULTIPLE 2x6'S.

9. FORM CORNERS WITH A MINIMUM OF THREE STUDS SPIKED TOGETHER.

10. PROVIDE SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE IN ALL WALLS.

11. POSTS SHALL BE DOUGLAS FIR No. 1.

12. ALL LUMBER EXPOSED TO WEATHER, IN CONTACT WITH CONCRETE OR MASONRY AND AS NOTED 'PT' ON THE DRAWINGS, SHALL BE PRESSURE TREATED WITH WOOD PRESERVATIVE. ALL PRESSURE TREATED WOOD MEMBERS SHALL BE SOUTHERN PINE NO. 1 OR BETTER.

13. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.

14. NOTCHING IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE DEPTH OF THE JOIST AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN THE JOISTS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST.

15. WHERE JOISTS ENDS ARE DECAYED, ENLARGE BRICK POCKETS, INSTALL NEW JOIST NEXT TO EXISTING JOIST AND REMOVE DECAYED PORTION OF JOIST.

16. INSTALL SOLID WOOD BLOCKING BETWEEN JOISTS PLAITORM-FRAMED OVER ALL SUPPORTING MEMBERS; FOR EACH 8'-0" OF FLOOR FRAMING AND AS REQUIRED FOR FIRE-STOPPING.

17. IN AREAS TO RECEIVE NEW CEILING, STRAP THE UNDERSIDE OF ALL JOISTS WITH 1"x3" STRAPPING. SHIM AS NECESSARY TO PRODUCE A LEVEL CEILING.

18. WOOD CONNECTORS, FRAMING ANCHORS, DRILLED-IN ANCHORS AND OTHER ACCESSORIES, SHALL BE APPROVED BY THE ENGINEER.

19. ALL WOOD PANELS FOR FLOORS AND WALLS SHALL BE APA RATED PLYWOOD. ORIENTED STRAND BOARD (OSB) IS NOT ACCEPTABLE. ALL PANELS SHALL BE INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS.

20. FLOOR PANELS SHALL BE TONGUE AND GROOVE, 3/4" THICK, APA RATED PLYWOOD SHEATHING, EXPOSURE 1 WITH A 48/24 SPAN RATING.

21. EXISTING WOOD SUBFLOORING SHALL BE RENAILED PRIOR TO INSTALLING NEW PLYWOOD SUB-FLOORING.

22. REFER TO THE MASSACHUSETTS STATE BUILDING CODE NAILING SCHEDULE FOR NAILING AND BOLTING NOT OTHERWISE SPECIFIED ON THE DRAWINGS.

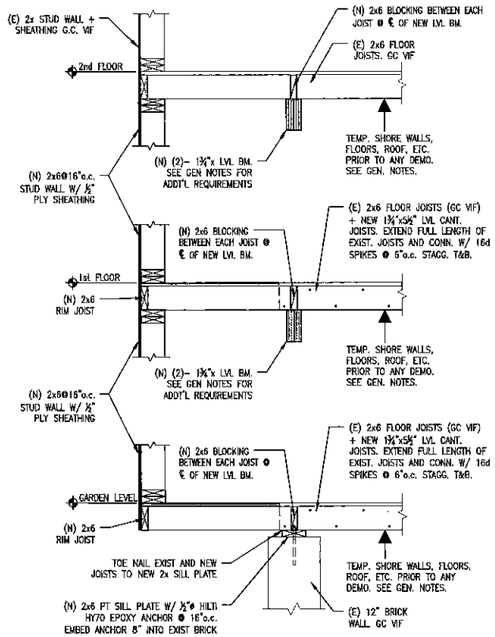
23. ALL FRAMING SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT/ENGINEER OR HIS DESIGNATE PRIOR TO APPLYING NEW FINISHES.

24. ANY WOOD FOUND ROTTED, NOTCHED, SPLIT OR THAT EXHIBIT OTHER STRUCTURAL DEFECTS SHALL BE REPORTED TO THE ENGINEER, WHO MAY THEN REQUIRE THEM TO BE REPAIRED, REPLACED OR REINFORCED.

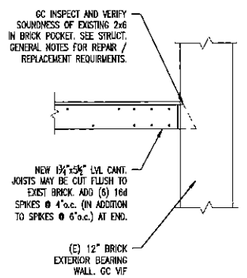
ENGINEERED WOOD PRODUCTS

1. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
A. BENDING = 2,800 PSI
B. SHEAR = 285 PSI
C. MOE = 2,000 KSI

2. MULTIPLE LVL BEAMS LESS THAN 12" DEEP SHALL BE NAILED TOGETHER WITH A MINIMUM OF TWO ROWS OF 16d NAILS PER FOOT.



A WALL SECTION
3/4"=1'-0"



B EXTERIOR WALL SECTION
3/4"=1'-0"

FLOOR FRAMING PLANS, STRUCTURAL NOTES AND DETAILS

BOSTON BUILDING CONSULTANTS
241 A Street, Suite 220
Boston, Massachusetts 02210
617 / 542-3933 Fax: 426-6922

Renovations to 5 Acorn Street
Boston, Massachusetts

Buck, Smith & McAvoy Architects, Inc.
300 Summer Street, Boston MA, 02110
(Tel) 617-423-1343 (Fax) 617-426-2529

SCALE: AS NOTED

11/04/2016

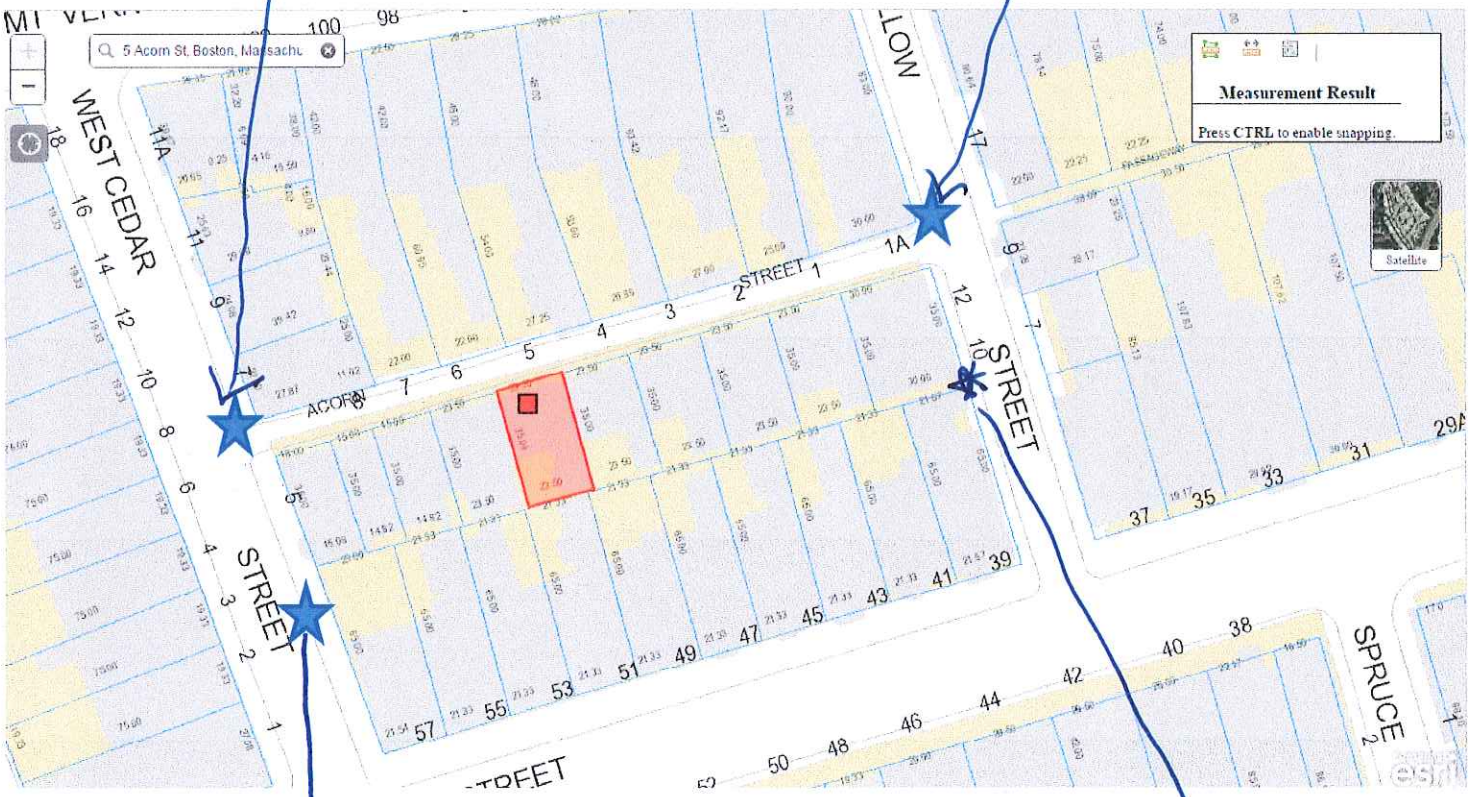
S-1

JAN 23 2017

#4, zoom #2, #1 #3

#3

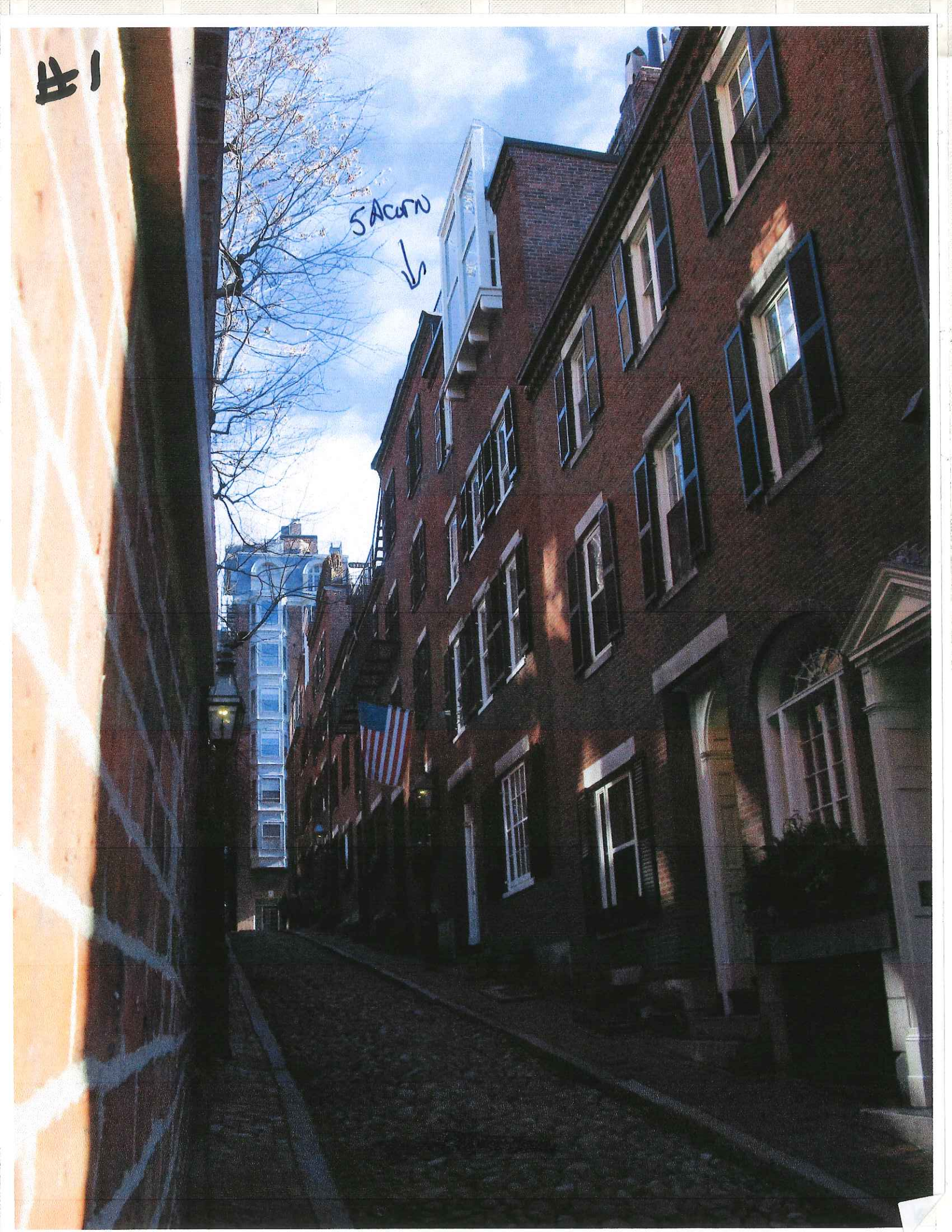
5 Acorn Street – Suggested locations for sightline study photographs of the roof deck.



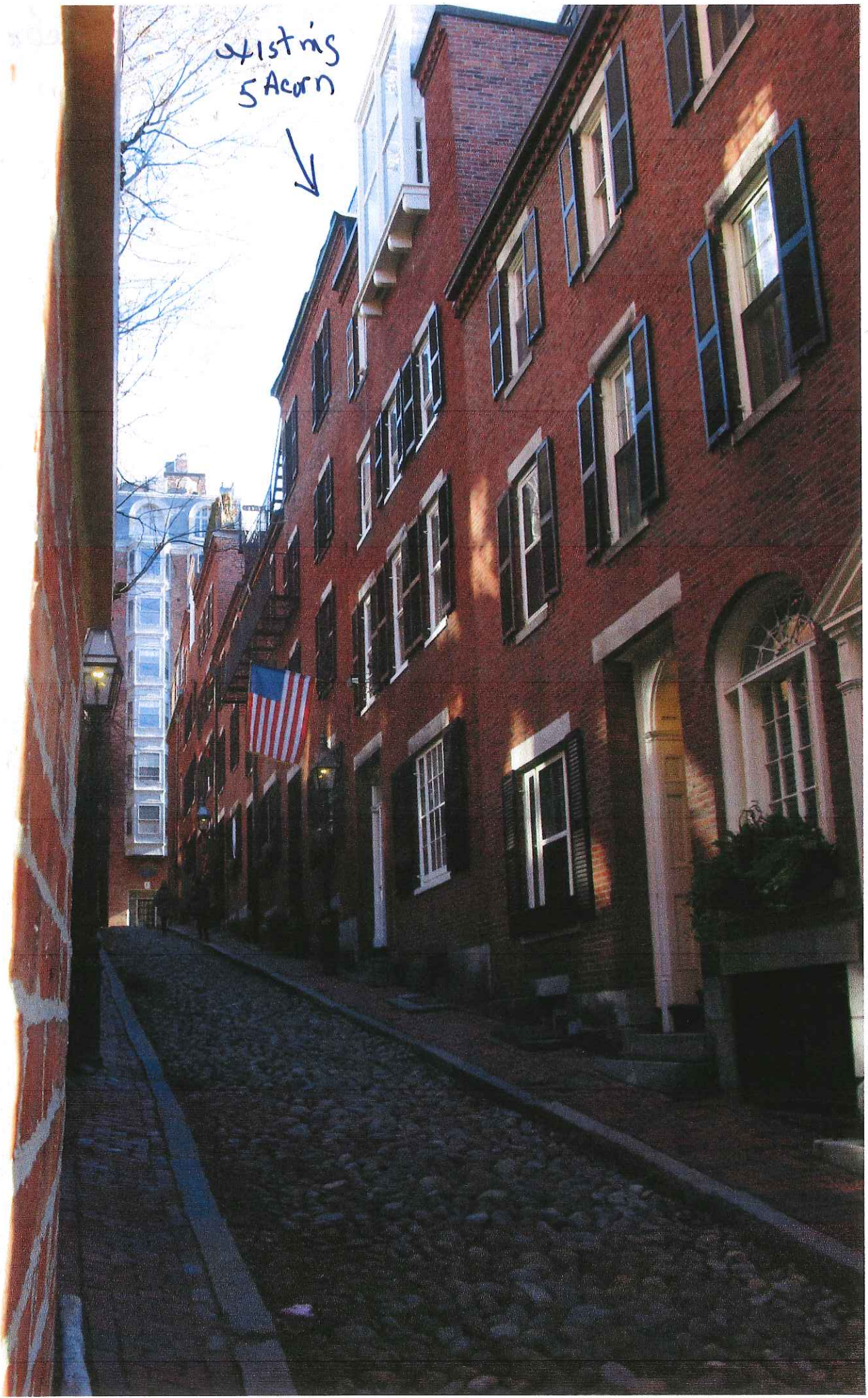
#7, 6

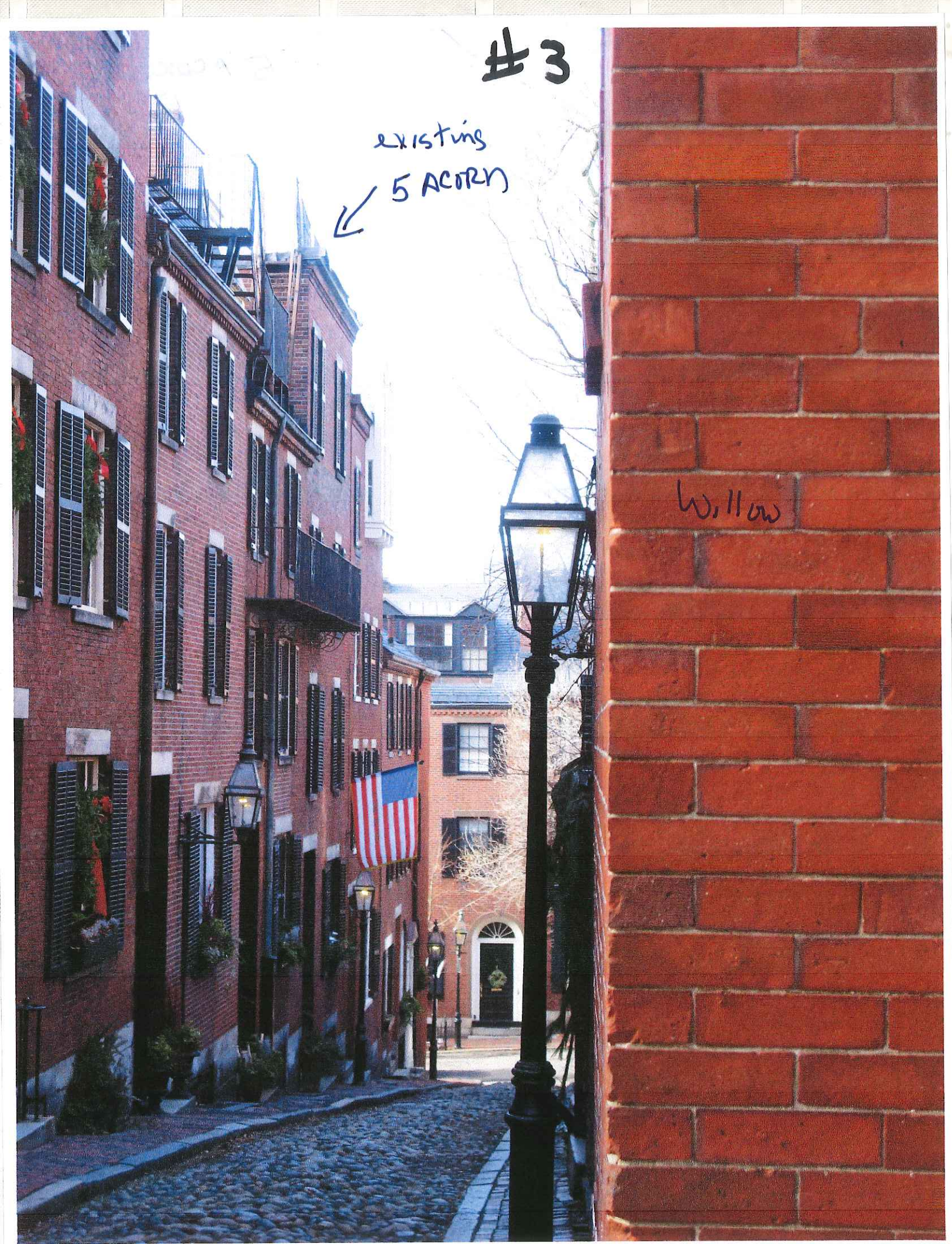
#5

Sights 5 Acorn St
Charles + Kavin Dunbaugh


#1
5 Acorn

#2



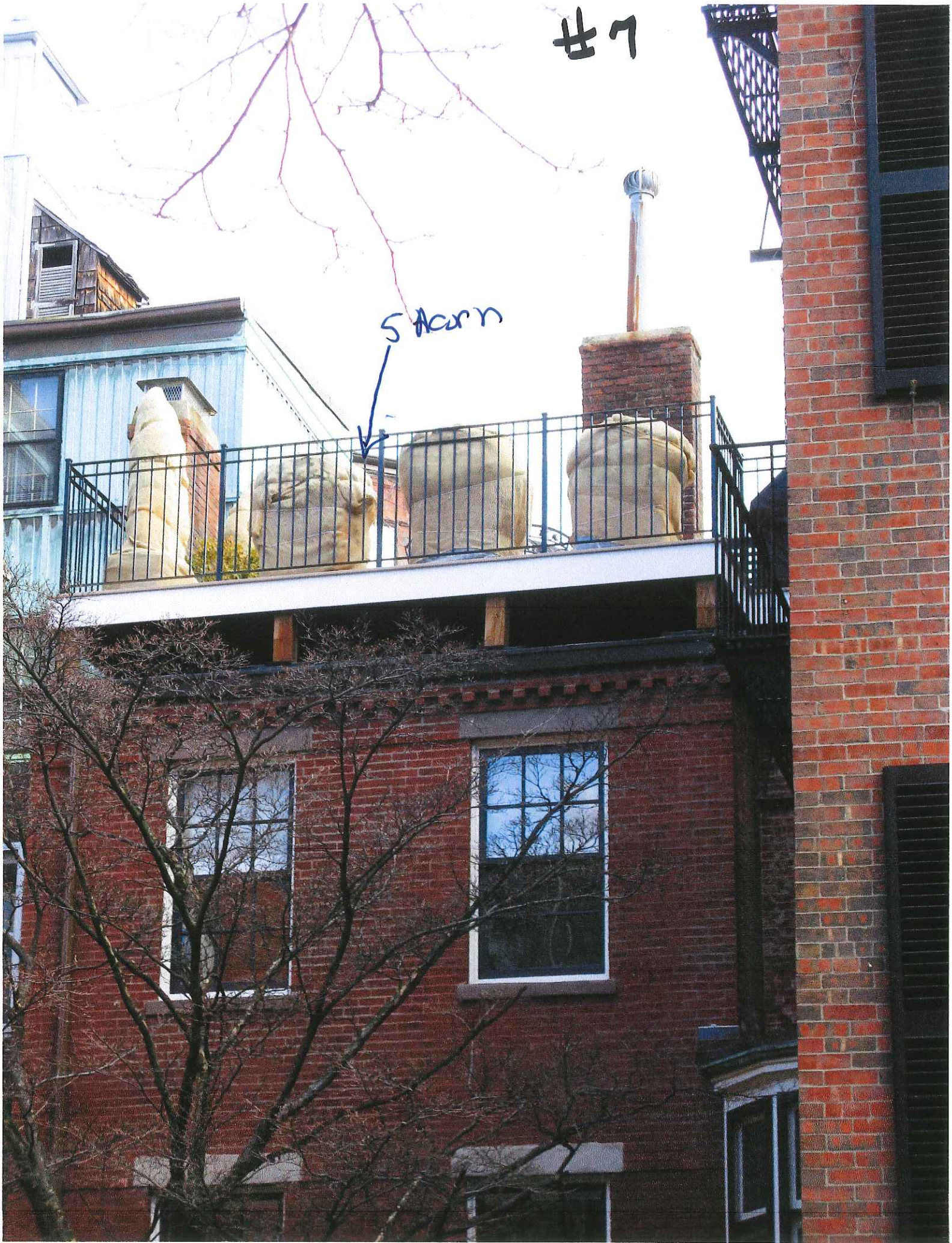

#3
existing
5 ACORN
Willow


#4
existing
5 ACRES

#5

5 ACORN

#6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5 Acorn