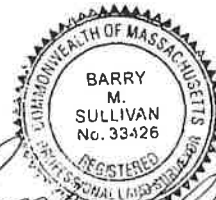
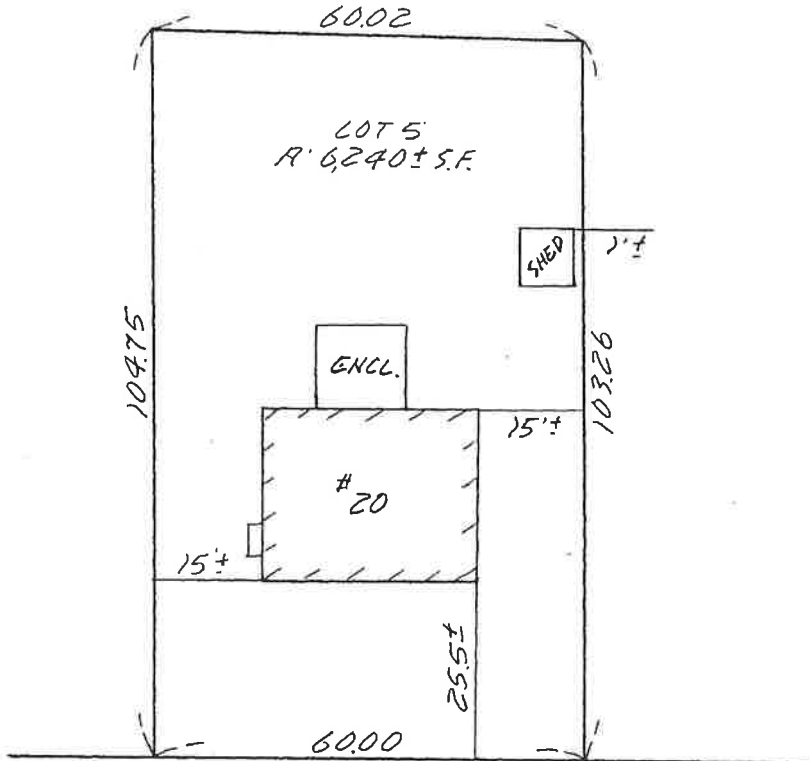


MORTGAGE INSPECTION PLAN

SULLIVAN SURVEY
 P.O. BOX 2513
 WOBURN, MA. 01888-0913
 TEL. (781) 944-8750
 FAX (781) 942-2437



Barry M. Sullivan



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 25025C00886
 FLOOD INSURANCE RATE MAP (EFFECTIVE DATE) / REVISED 8/25/2009

TOWN / CITY	DATE	REGISTRY REFERENCE	SCALE
BOSTON	10/8/2010	SUFFOLK	1 IN. = 20'

FOLEY RESIDENCE SECOND FLOOR EXPANSION

20 SUMMIT STREET, HYDE PARK, MA

DRAWING LIST

NO	REV	NAME
GENERAL		
G-001	0	COVER
ARCHITECTURAL		
AED-101	0	SECOND FLOOR DEMOLITION PLAN
AED-151	0	SECOND FLOOR REFLECTED CEILING DEMOLITION PLAN
AED-401	0	EXTERIOR BUILDING NORTH DEMOLITION ELEVATION
AE-101	0	SECOND FLOOR PLAN
AE-201	0	EXTERIOR BUILDING NORTH ELEVATION
AE-202	0	EXTERIOR BUILDING WEST ELEVATION
AE-203	0	EXTERIOR BUILDING EAST ELEVATION
AE-401	0	ENLARGED DRAWINGS
STRUCTURAL		
ST-101	0	NEW WORK FRAMING PLAN
ST-201	0	NEW WORK NORTH FRAMING ELEVATION
ST-202	0	NEW WORK WEST FRAMING ELEVATION
ST-401	0	NEW WORK FRAMING PERSPECTIVE AND DETAILS

PROJECT DESCRIPTION

THE PROJECT INCLUDES THE RENOVATION OF THE SECOND FLOOR OF 20 SUMMIT STREET, WITH THE DEMOLITION OF THE EXISTING NORTHERN ROOF, ADDING A NEW DORMER AND MODIFYING THE EXISTING SECOND FLOOR TO INCLUDE THE EXPANSION OF TWO BEDROOMS INTO THREE BEDROOMS.

THE PROJECT WILL INCLUDE NEW WINDOWS, WALLS, DOORS, FINISHES, AND EXPANSION OF THE EXISTING ELECTRICAL AND FORCED HOT WATER SYSTEMS. NEW CARBON MONOXIDE DETECTORS WILL BE ADDED TO THE NEW BEDROOM AREAS. EXTERIOR ROOFING, CEDAR SHAKE SIDING, AND GUTTERS WILL MATCH EXISTING TO REMAIN.

ROOM INFORMATION

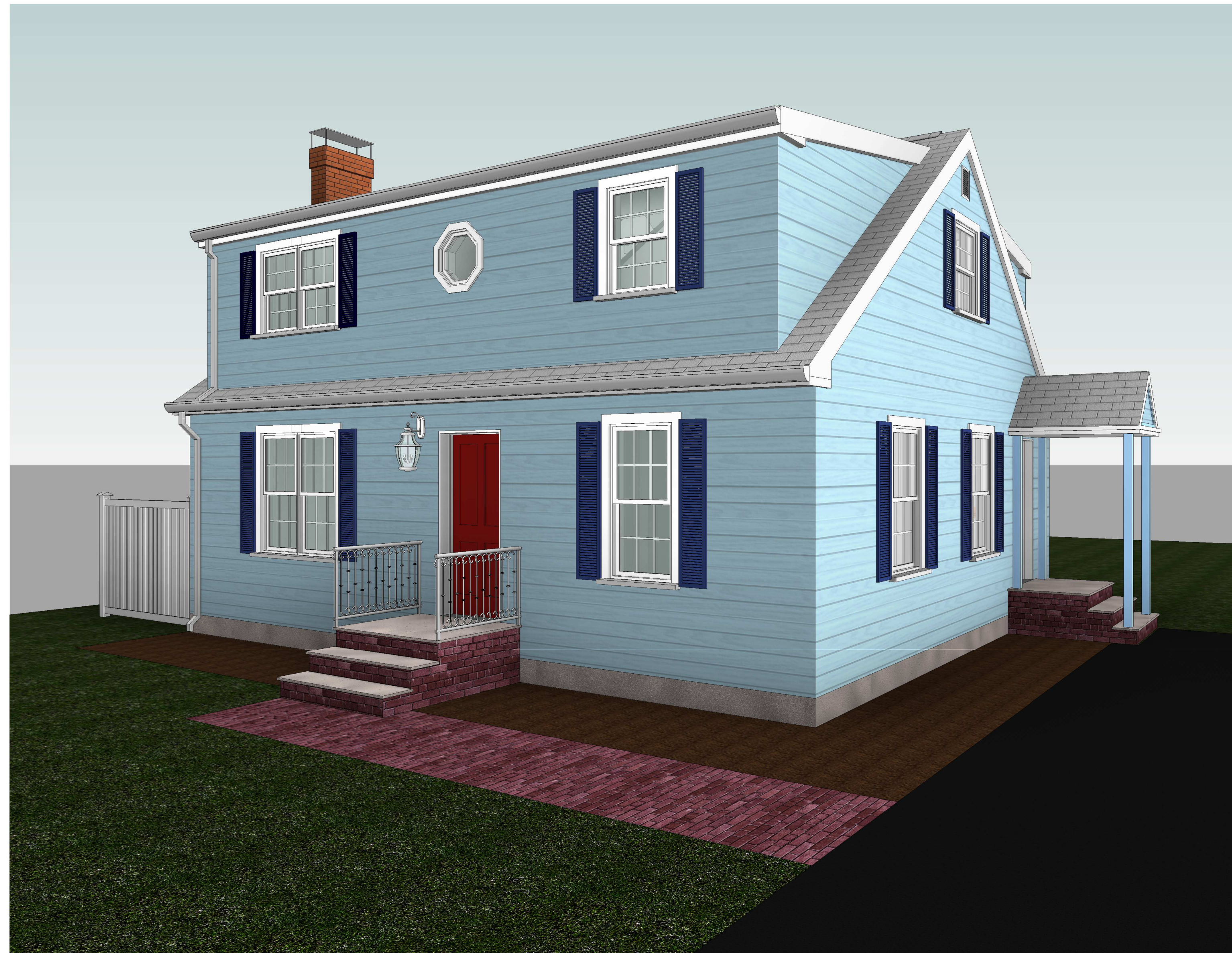
BEDROOM 1:	239 S.F.
CLOSET 1A:	EXISTING TO REMAIN
CLOSET 1B:	16 S.F.
BEDROOM 2:	133 S.F.
CLOSET 2:	EXISTING TO REMAIN
BEDROOM 3:	123 S.F.
CLOSET 3:	18 S.F.
BATHROOM:	EXISTING TO REMAIN
HALLWAY:	EXISTING TO REMAIN
STAIR:	EXISTING TO REMAIN

APPLICABLE BUILDING CODES

- COMMONWEALTH OF MASSACHUSETTS, STATE BUILDING CODE 780 CMR 51.00 MASSACHUSETTS RESIDENTIAL CODE, 8TH EDITION.
- 2009 INTERNATIONAL RESIDENTIAL CODE, FOR ONE AND TWO-FAMILY DWELLINGS.

CODE SUMMARY

LIVE LOADS:	10 PSF ATTICS WITHOUT STORAGE 30 PSF FOR SLEEPING ROOMS
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 WALL PARTITIONS:	H/100
FLOORS & PLASTERED CEILINGS:	L/360
EXTERIOR WALLS:	WIND LOADS WITH BRITTLE FINISHES - H/240
ALL OTHER STRUCT. MEMBERS:	L/240



NOTES

PROJECT

STAMP

REV	DATE	DESCRIPTION	ORIG	CHKD	APPR
0	08AUG2017	ISSUED FOR CONSTRUCTION	ZPF	PM	PM

STATUS ISSUED FOR CONSTRUCTION

CLIENT FOLEY RESIDENCE
20 SUMMIT ST
HYDE PARK, MASSACHUSETTS

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PROJECT 20 SUMMIT ST SECOND FLOOR EXPANSION
TITLE COVER

PROJECT	SCALE	DISCIPLINE
20 SUMMIT		ARCHITECTURAL
CLIENT DRAWING	DRAWING	REV
N/A	G-001	0

- ROOF CONSTRUCTION:**
1. ICE AND WATER SHIELD @ ALL INTERSECTIONS, JOINTS, EDGES AND 3'-0" MIN FROM ROOF EDGES/ PERIMETERS.
 2. 30 LB FELT.
 3. ARCHITECTURAL ROOF SHINGLES.

REROOF EXISTING SOUTH ELEVATION ROOF TO MATCH EXISTING. PROVIDE NEW ICE AND WATER SHIELD AND FLASHING AS REQUIRED.

MATCH NEW EXPANSION CONSTRUCTION AND MATERIALS TO EXISTING CONDITION IN REAR

NEW RIDGE VENT

NEW ALUMINUM GUTTER AND DOWNSPOUT.

NEW WINDOWS TO MATCH EXISTING.

NEW WINDOW.

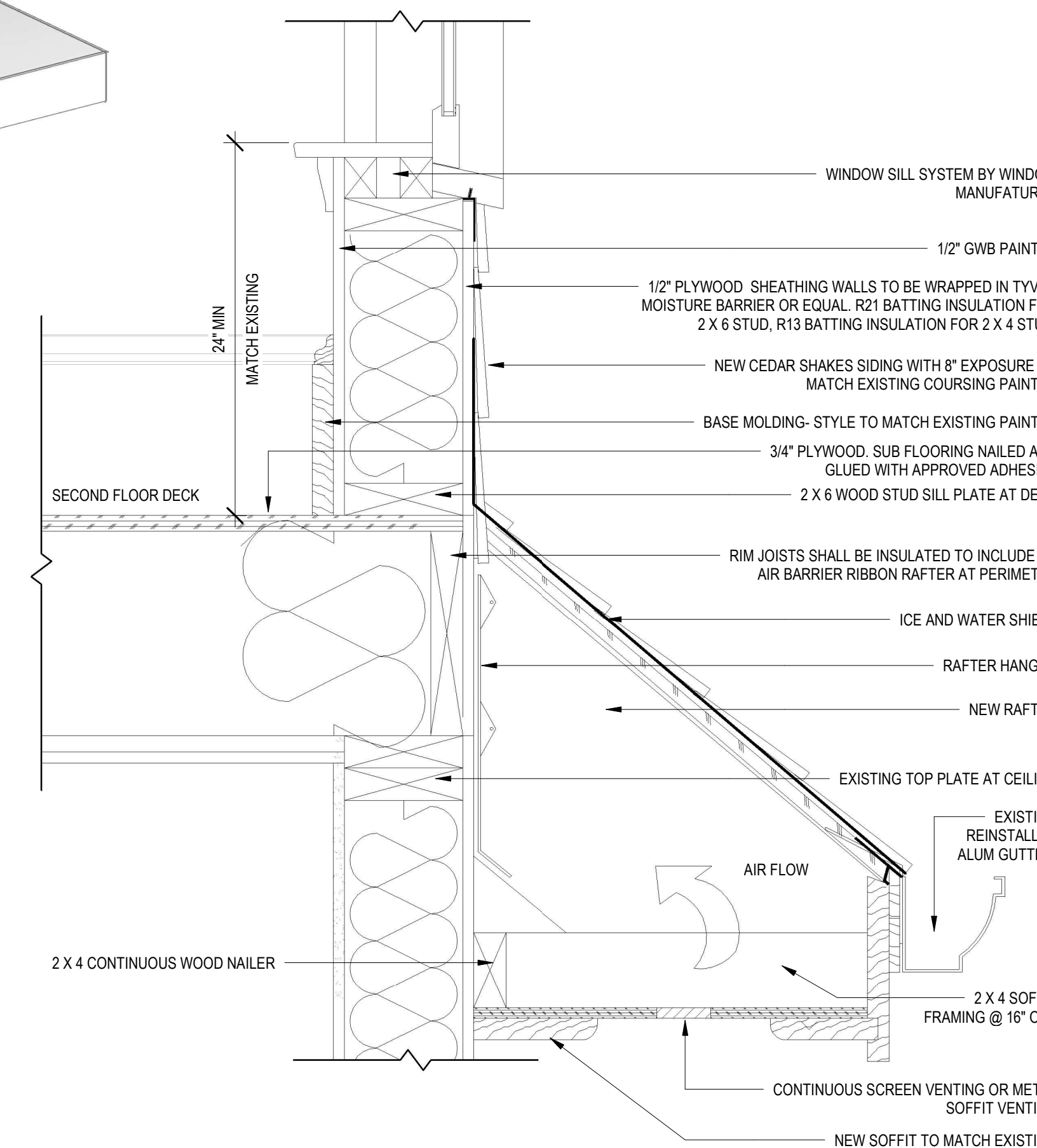
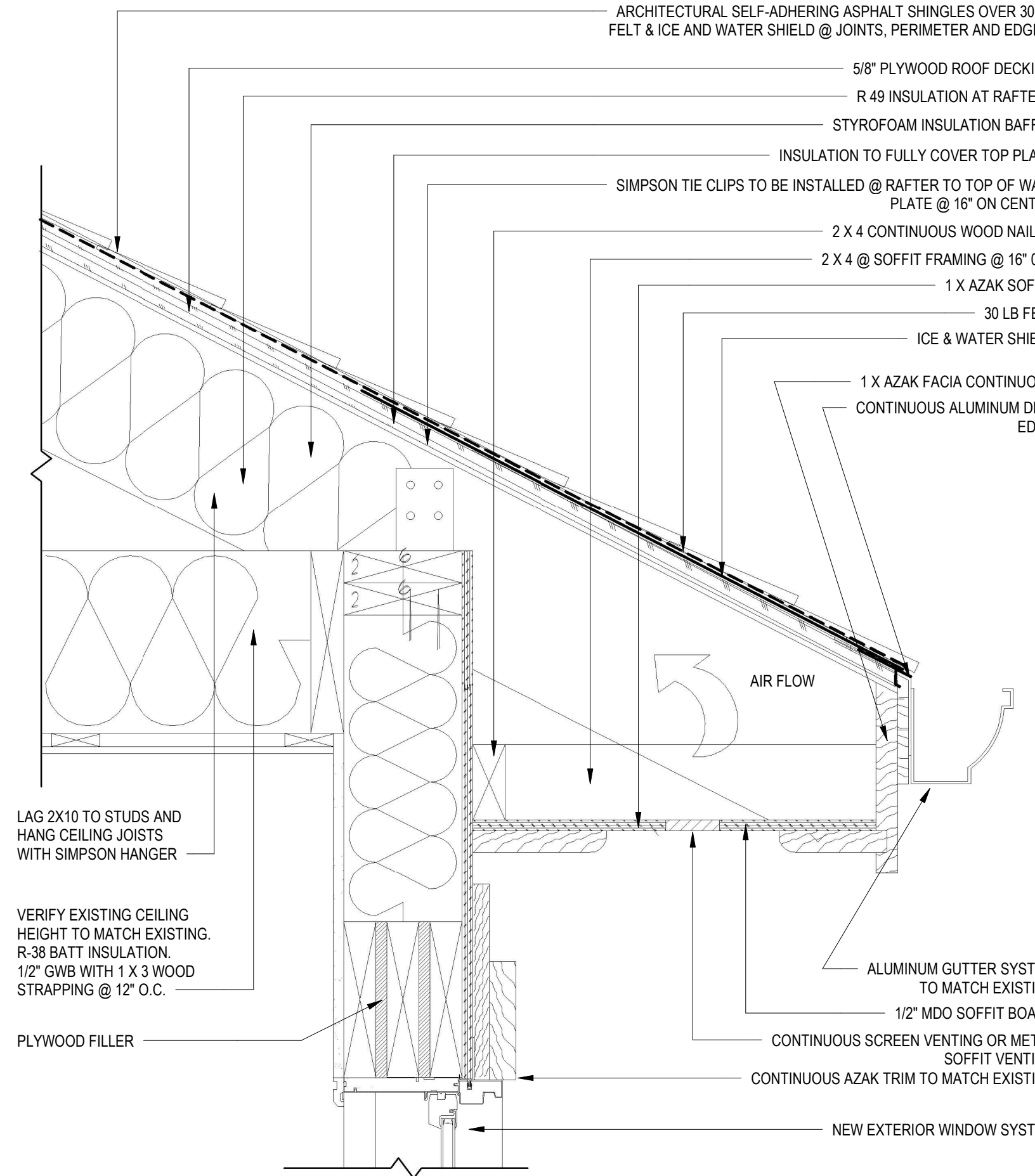
REINSTALL EXISTING ALUMINUM GUTTER AND DOWNSPOUT.

NEW CEDAR SIDING WITH EXPOSURE TO MATCH EXISTING. PAINT TO MATCH EXISTING.

NEW AZAK TRIM TO MATCH EXISTING.

PROVIDE NEW FASCIA AND SOFFIT. PAINT TO MATCH EXISTING.

1 NEW WORK PERSPECTIVE



2 EXTENDED SOFFIT & WALL DETAIL
1" = 1'-0"

NOTES

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.
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:

- SIDING:** CEDARSHAKES WITH 8" EXPOSURE TO MATCH EXISTING COURSING.
- GUTTERS & DOWNSPOUTS:** ALUMINUM, WHITE TO MATCH EXISTING.
- ROOFING:** ARCHITECTURAL ASPHALT SHINGLES WITH 25 YEAR MINIMUM WARRANTY.
- TRIM:** AZAK, WHITE. WINDOW TRIM TO MATCH EXISTING. ROOF EDGE TRIM AND FACIAS TO MATCH EXISTING.
- WINDOWS:** STYLE TO MATCH EXISTING.
- ANDERSON WINDOWS:** DOUBLE HUNG - TILT IN, 6 OVER 6 WINDOW PANES WITH SCREENS.
- ANDERSON ORTHOGONAL:** WINDOW WITH INTERIOR SCREEN. WINDOW PANE OPENS OUT.
- WINDOW SHUTTERS:** WOOD TO MATCH EXISTING. COLOR TO MATCH EXISTING. SIZING TO MATCH WINDOW HEIGHTS.

PROJECT **STAMP**

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0	08AUG2017	ISSUED FOR CONSTRUCTION	JPF	PM	PM

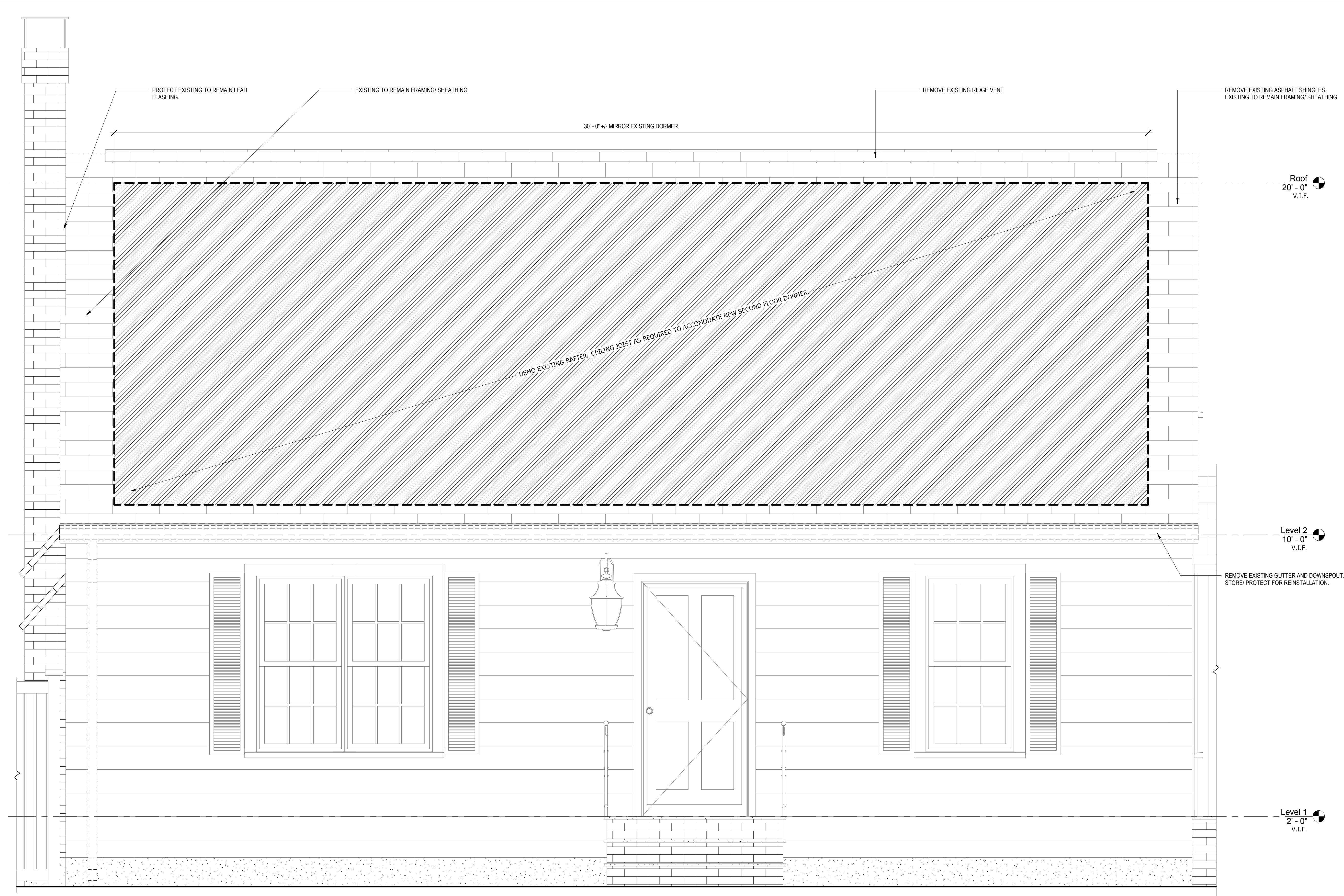
STATUS ISSUED FOR CONSTRUCTION

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PROJECT 20 SUMMIT ST SECOND FLOOR EXPANSION
TITLE ENLARGED DRAWINGS

PROJECT	SCALE	DISCIPLINE
20 SUMMIT	As indicated	ARCHITECTURAL
CLIENT DRAWING	DRAWING	REV
N/A	AE-401	0



1 EXTERIOR BUILDING NORTH DEMOLITION ELEVATION
3/4" = 1'-0"

- NOTES**
- 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.
 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.
- GENERAL DEMOLITION NOTES:**
- 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 DEBRIS 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.

PROJECT	STAMP

REV	DATE	DESCRIPTION	ORIG	CHKD	APPR
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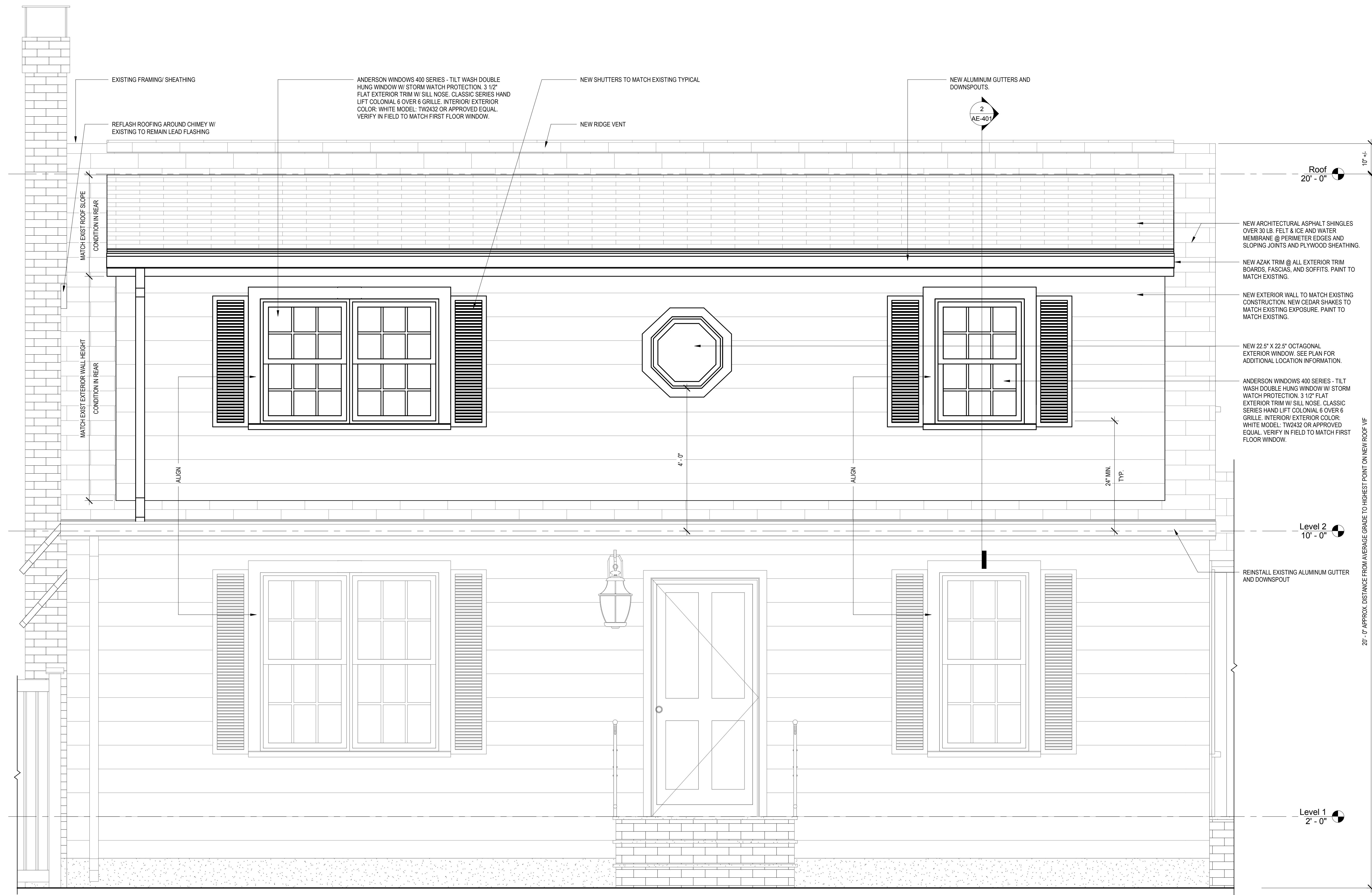
STATUS
ISSUED FOR CONSTRUCTION

CLIENT
FOLEY RESIDENCE
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PROJECT
20 SUMMIT ST SECOND FLOOR EXPANSION
TITLE
EXTERIOR BUILDING NORTH DEMOLITION ELEVATION

PROJECT 20 SUMMIT	SCALE As indicated	DISCIPLINE ARCHITECTURAL
CLIENT DRAWING N/A	DRAWING AED-401	REV 0



NOTES

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.
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.
6. RE-ROOF SOUTHERN DORMER @ RIDGE AS REQUIRED TO MATCH EXISTING. PROVIDE ICE & WATER SHIELD AND FLASHING AS REQUIRED.

PROJECT	STAMP

REV	DATE	DESCRIPTION	ORIG	CHKD	APPR
0	08AUG2017	ISSUED FOR CONSTRUCTION	ZPF	PM	PM

STATUS
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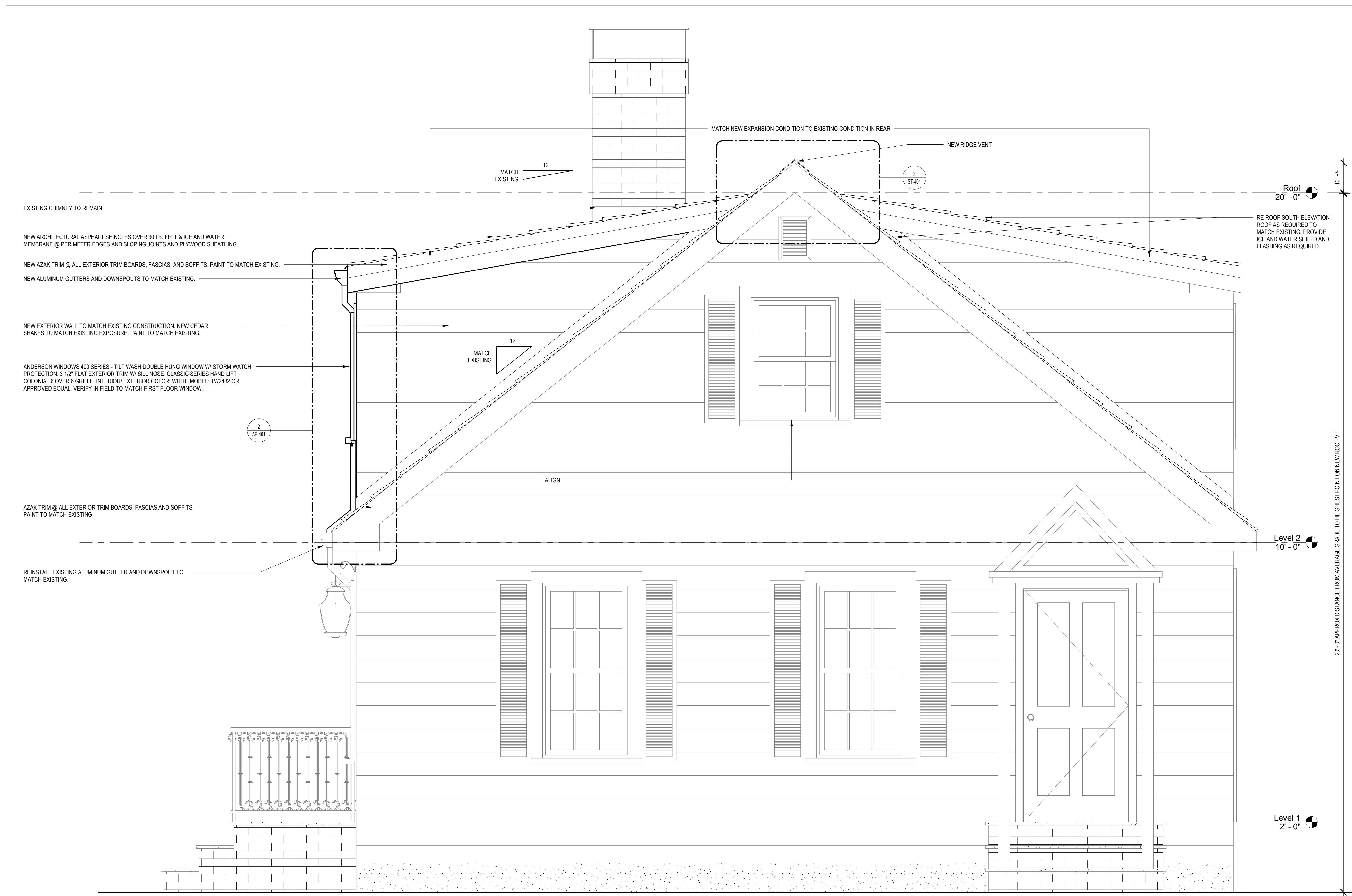
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PROJECT
20 SUMMIT ST SECOND FLOOR EXPANSION
TITLE
EXTERIOR BUILDING NORTH ELEVATION

PROJECT 20 SUMMIT	SCALE 3/4" = 1'-0"	DISCIPLINE ARCHITECTURAL
CLIENT DRAWING N/A	DRAWING AE-201	REV 0

1 EXTERIOR BUILDING NORTH ELEVATION
3/4" = 1'-0"



- NOTES**
- GENERAL NOTES:**
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 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.
 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.

PROJECT	STAMP

REV	DATE	DESCRIPTION	ORIG	CHKD	APPR
0	08AUG2017	ISSUED FOR CONSTRUCTION	ZPF	PM	PM

STATUS
ISSUED FOR CONSTRUCTION

CLIENT
FOLEY RESIDENCE
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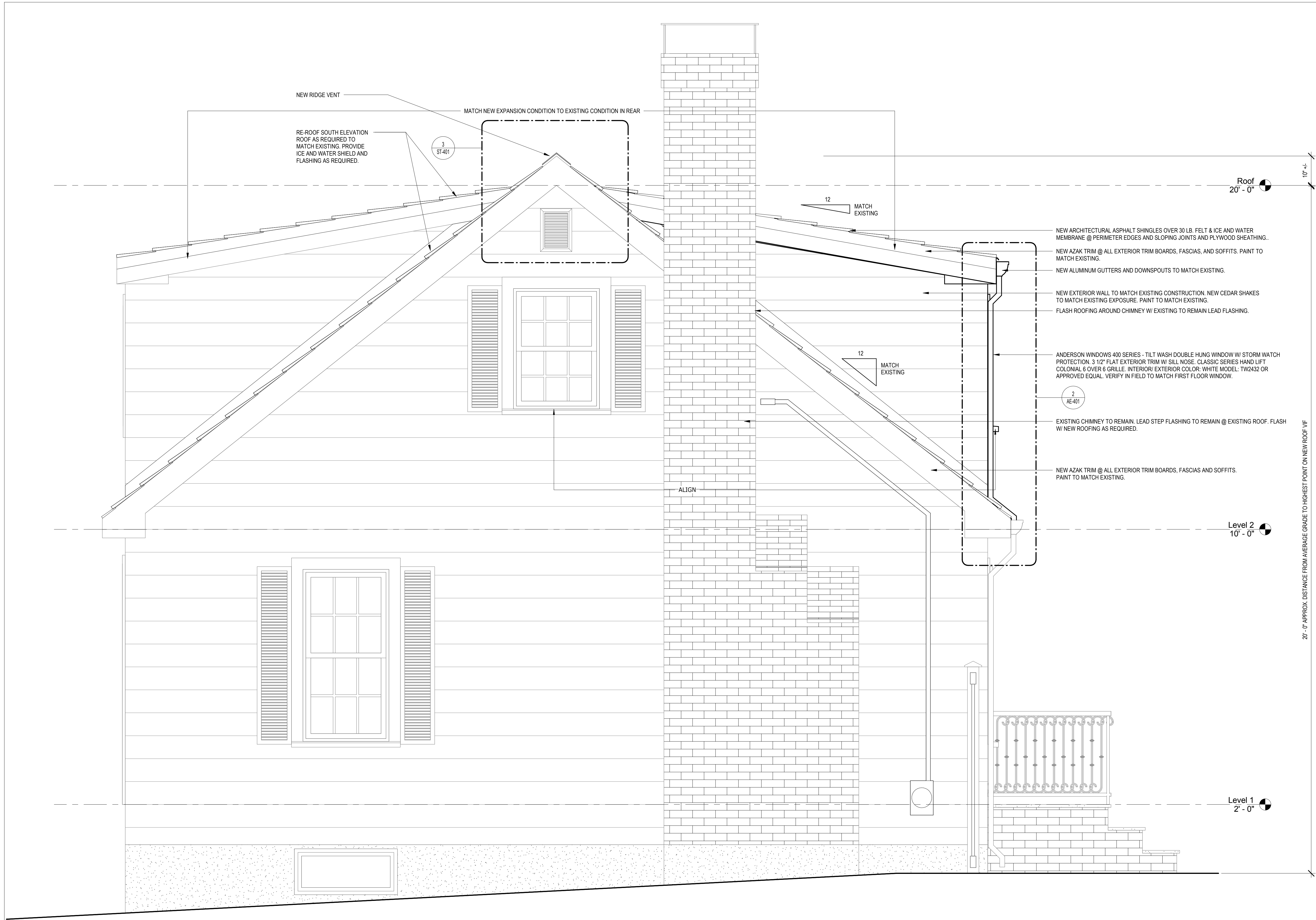
PROJECT
20 SUMMIT ST SECOND FLOOR EXPANSION

TITLE
EXTERIOR BUILDING WEST ELEVATION

PROJECT 20 SUMMIT	SCALE 3/4" = 1'-0"	DISCIPLINE ARCHITECTURAL
CLIENT DRAWING N/A	DRAWING AE-202	REV 0

1 EXTERIOR BUILDING WEST ELEVATION
3/4" = 1'-0"

20' - 0" APPROX DISTANCE FROM AVERAGE GRADE TO HIGHEST POINT ON NEW ROOF V/E



NOTES

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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.
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.

PROJECT STAMP

REV	DATE	DESCRIPTION	ORIG	CHKD	APPR
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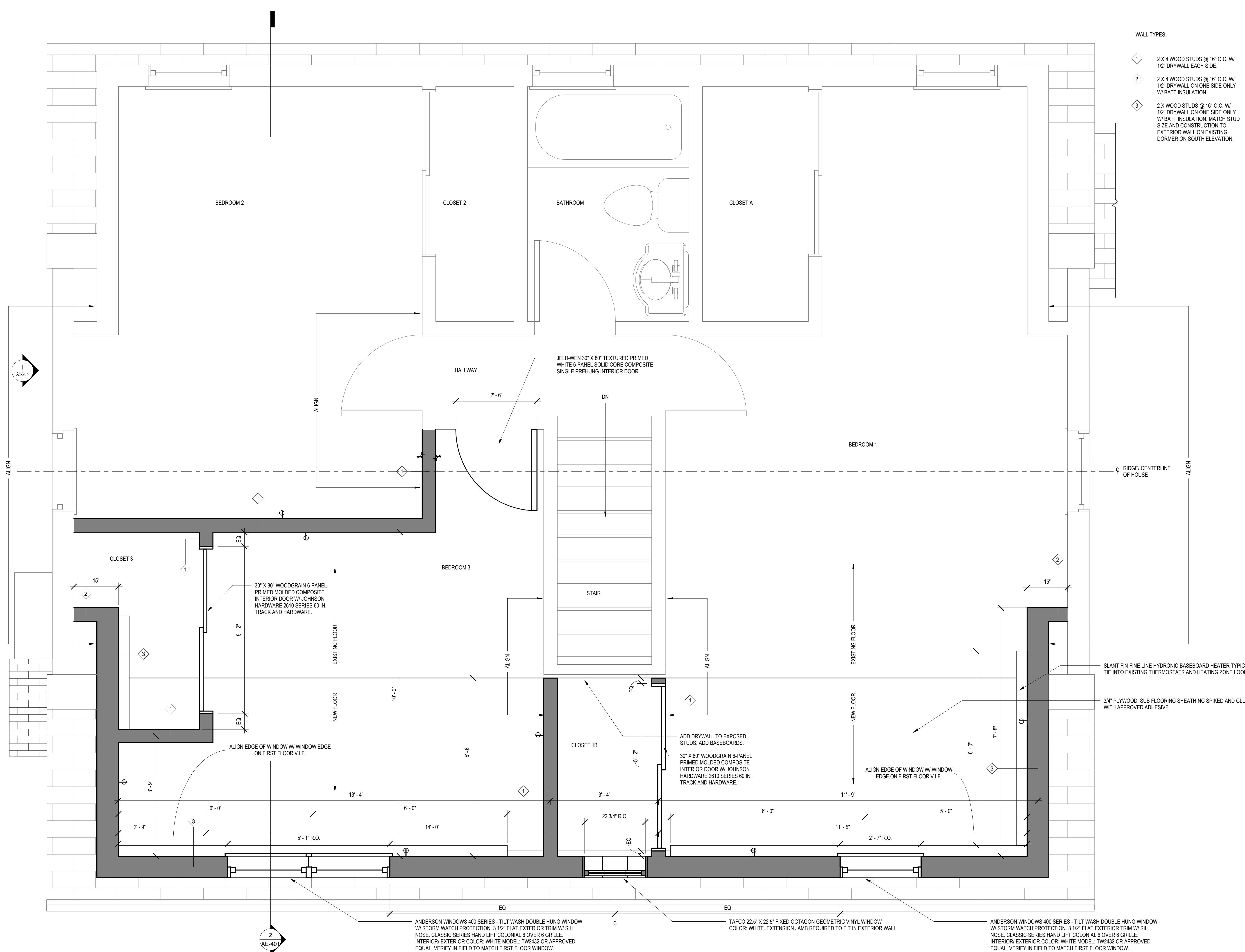
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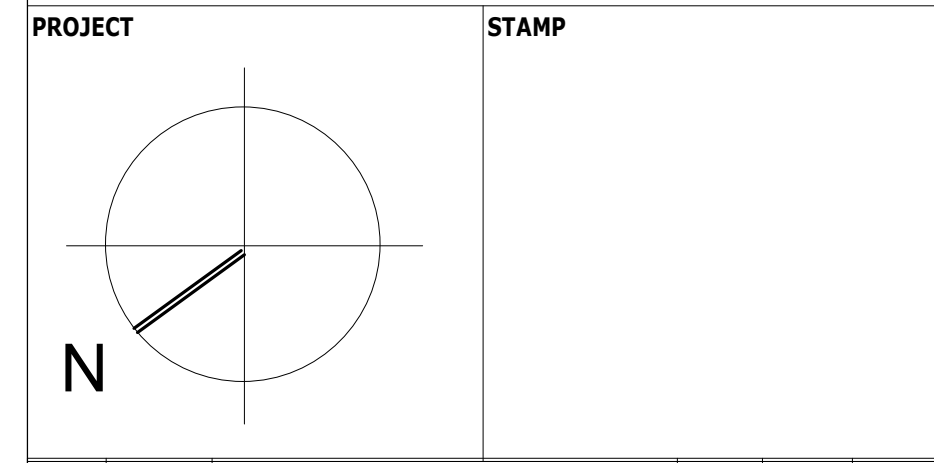
PROJECT
20 SUMMIT ST SECOND FLOOR EXPANSION
 TITLE
EXTERIOR BUILDING EAST ELEVATION

PROJECT	SCALE	DISCIPLINE
20 SUMMIT	3/4" = 1'-0"	ARCHITECTURAL
CLIENT DRAWING	DRAWING	REV
N/A	AE-203	0

1 EXTERIOR BUILDING EAST ELEVATION
 3/4" = 1'-0"



- NOTES**
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 - DEMO EXISTING ROOF AS REQUIRED FOR NEW SECOND FLOOR EXPANSION. MATCH EXISTING CONDITION AS BUILT IN REAR OF BUILDING.
 - PROVIDE NECESSARY STRUCTURAL SUPPORT FOR EXISTING CONDITIONS DURING CONSTRUCTION AS REQUIRED.
 - PATCH ALL EXISTING DEMOLISHED CONDITIONS TO MATCH THE QUALITY OF THEIR EXISTING CONDITION.
 - 2 1/2" COLONIAL TRIM PRIMED AND PAINTED WHITE ON ALL INTERIOR DOORS AND WINDOWS.
 - PROVIDE WOOD BASE BOARD PRIMED AND PAINTED TO MATCH EXISTING PROFILE.
 - PROVIDE SMOKE ALARMS PER SECTION R314.3 OF THE 2009 INTERNATIONAL RESIDENTIAL CODE - LOCATION OF SMOKE ALARMS. TIE SMOKE ALARMS INTO EXISTING SMOKE ALARM SYSTEM PER NFPA 72.
 - PROVIDE CARBON MONOXIDE ALARMS PER SECTION R315 OF THE 2009 INTERNATIONAL RESIDENTIAL CODE - CARBON MONOXIDE ALARMS



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PROJECT
20 SUMMIT ST SECOND FLOOR EXPANSION

TITLE
SECOND FLOOR PLAN

PROJECT	SCALE	DISCIPLINE
20 SUMMIT	3/4" = 1'-0"	ARCHITECTURAL
CLIENT DRAWING	DRAWING	REV
N/A	AE-101	0

1 SECOND FLOOR EXPANSION PLAN
3/4" = 1'-0"