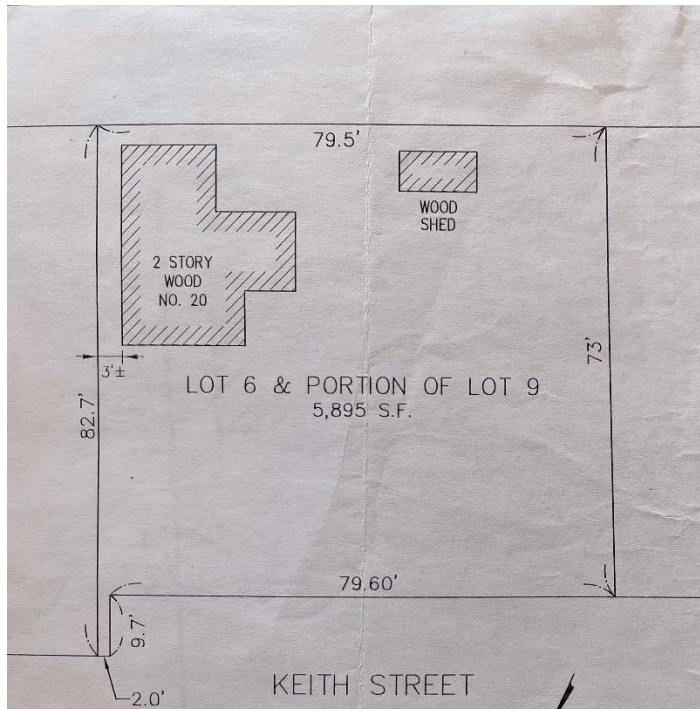




THIS PLAN IS INTENDED FOR MORTGAGE PURPOSES ONLY.

THIS PLAN WAS NOT PREPARED FROM AN INSTRUMENT SURVEY
OFFSETS AND DISTANCES SHOWN SHOULD NOT BE USED TO
ESTABLISH PROPERTY LINES.

I HEREBY CERTIFY THAT THE STRUCTURE SHOWN ON THIS
PLAN WAS IN CONFORMANCE WITH ZONING BY-LAWS OF
WATERTOWN AT THE TIME OF CONSTRUCTION.

I FURTHER CERTIFY THAT THE PARCEL SHOWN IS NOT LOCATED
WITHIN A FLOOD HAZARD AREA AS DEPICTED ON HUD FLOOD
INSURANCE RATE MAPS FOR WATERTOWN.

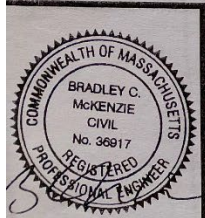
REGISTRY: MIDDLESEX SOUTH

DEED REFERENCE: BOOK 27597 PAGE 560 & 561

PLAN REFERENCE: PLAN BOOK 102, PLAN 21

BUYER(S)/BORROWER(S): LINDA LABAN

LENDER: NONE



MORTGAGE INSPECTION PLAN
20 KEITH STREET
WATERTOWN, MASSACHUSETTS
SCALE: 1"=20' DATE: JUNE 30, 2008

PREPARED BY
SBC ENGINEERING

NORWELL, MA PHONE: (781) 792-3900 FAX: (781) 792-0333

20

21 Keith St.

Lot # 6

#8842

May 25, 1926.

One Car Garage

Owner John J. Costello

Arch. ----

Builder Owner

Size 10' x 10' x 18'

Cost \$100.

Material Wood

According to letter from Bd. of
Selectmen dated 12-2-76 number
changed to read #20.

20

21 Keith St.

Lot # 6

#12943

June 20, 1931.

Addition

Owner Mrs. C. Ingham

Arch. ----

Builder Owner

Size 11'6 x 11'6 x 4'6

Cost \$150.

Material Wood, etc.

according to letter from
Bd. of Selectmen dated
12-2-76 number changed
to #20

20 Keith Street

Lot -6

This house has been known as No. 21...letter from Bd. of
S.lectmen dated 12-2-76 changes the number to #20

this house has been owned by Frank McGloin for years, we
do not have original record.

12-2-76

20 Keith images











224161_dsc.dwg

LEGEND

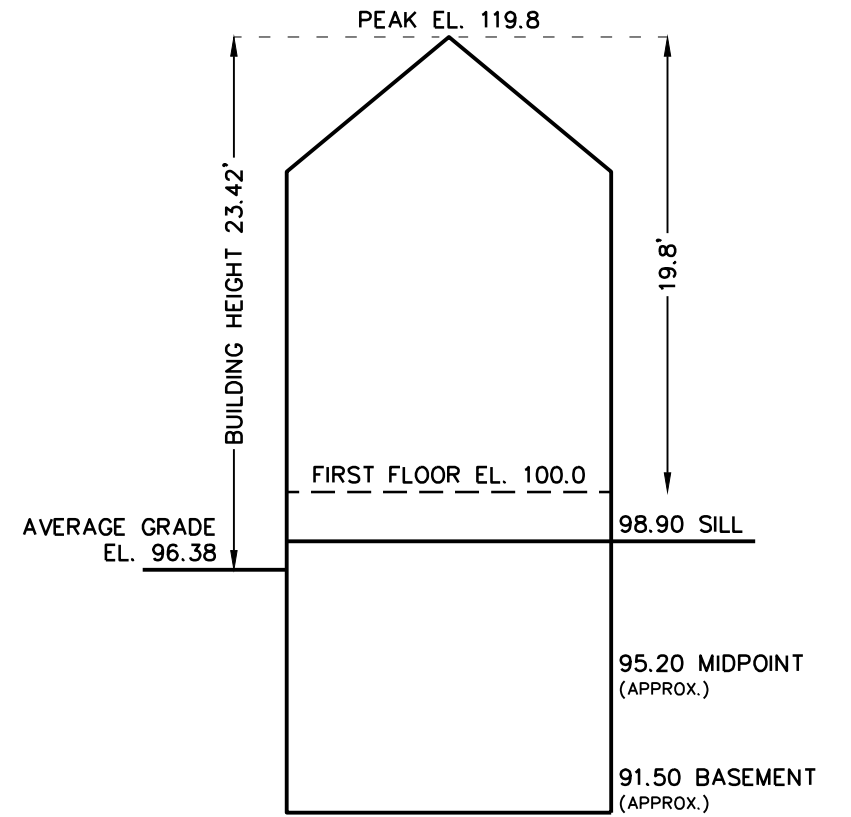
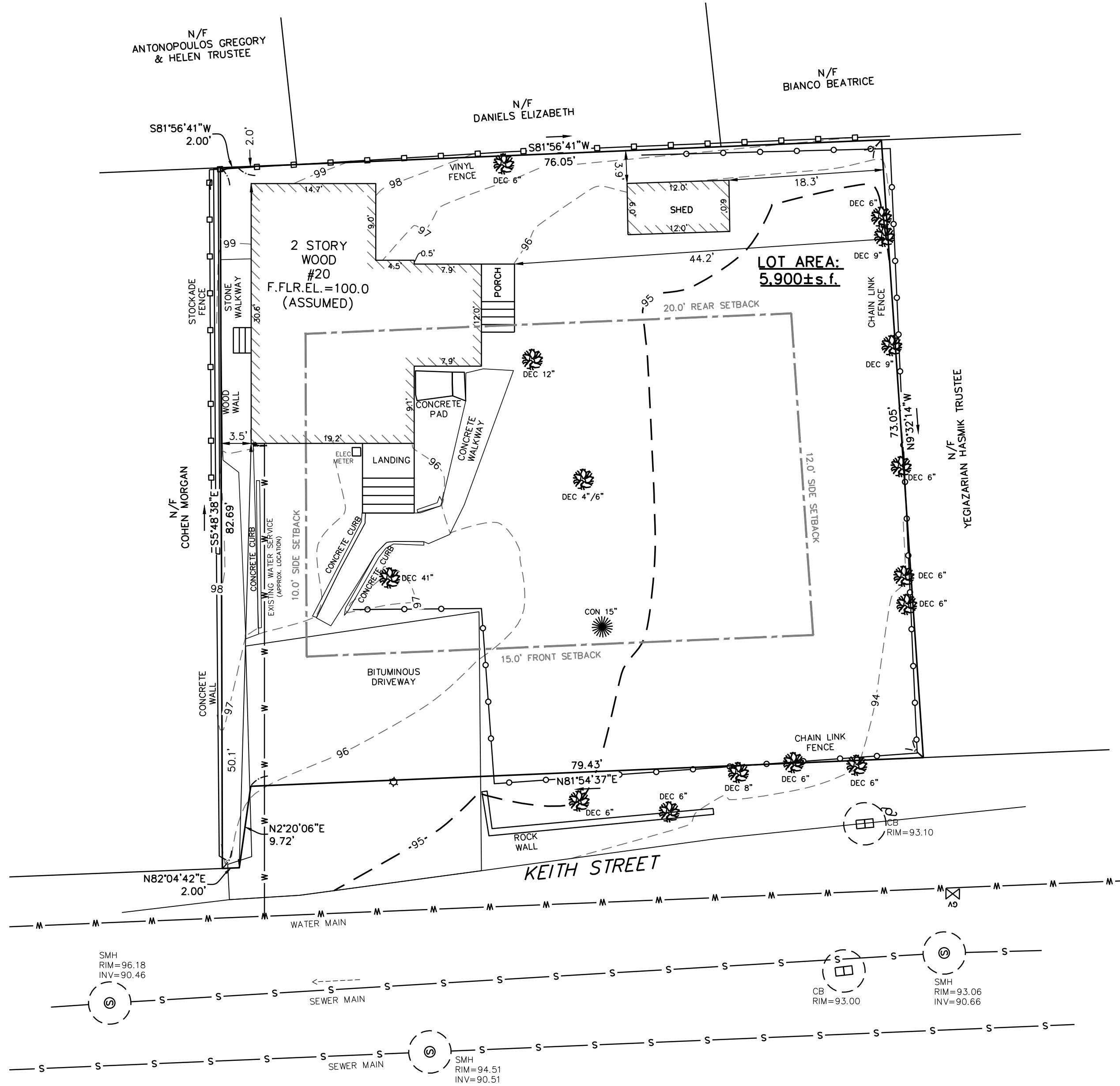
EXISTING BUILDING	
PROPERTY LINE	
CONTOUR	
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	
DRAIN LINE	
WATER LINE	
WATER/GAS VALVE	
DRAIN/SEWER MANHOLE	
CATCH BASIN	
UTILITY/LIGHT POLE	
DECIDIOUS TREE	
CONIFEROUS TREE	
FIRE HYDRANT	
WETLAND FLAG	

MIDDLESEX COUNTY REGISTRY OF DEEDS

DEED REFERENCE
BOOK 51459 PAGE 481

PLAN REFERENCE
BOOK 6Z PLAN 48

OWNER OF RECORD
LINDA LABAN



EXISTING BUILDING HEIGHT
NOT TO SCALE

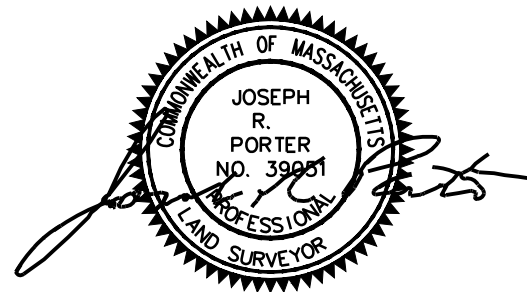
AVERAGE GRADE
94.54+94.54+95.83+97.80+98.50+99.56+
97.49+97.00+94.46+94.04=96.38

ZONING CHART		
WATERTOWN, MASSACHUSETTS		
ZONE: T	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
LOT AREA	7,500s.f.	5,900±s.f.
LOT FRONTAGE	50.0'	81.4'
FRONT SETBACK	15.0'	50.1'
SIDE SETBACK	12.0'/10.0'	44.2'/3.5' *
REAR SETBACK	20.0'	2.0' *
BUILDING HEIGHT	35.0'/2.5	23.42'
AVERAGE GRADE	-	96.38
LOT COVERAGE	30.0%	12.4%
OPEN SPACE	15.0%	78.2%
* DOES NOT MEET REQUIREMENTS		

TOPOGRAPHIC SITE PLAN WATERTOWN, MASSACHUSETTS SHOWING EXISTING CONDITIONS AT #20 KEITH STREET

SCALE: 1in.=10ft. DATE: OCTOBER 24, 2024

PROJECT: 244161



VTP
ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

SHEET 1 OF 1

NOTE
ALL UTILITY INFORMATION SHOWN IS FROM
AVAILABLE RECORDS. TO BE VERIFIED IN
FIELD PRIOR TO ANY CONSTRUCTION

DocuSigned by:

Kim Chantous

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Signed by:

Linda Laban

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10/26/2024

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LEGEND

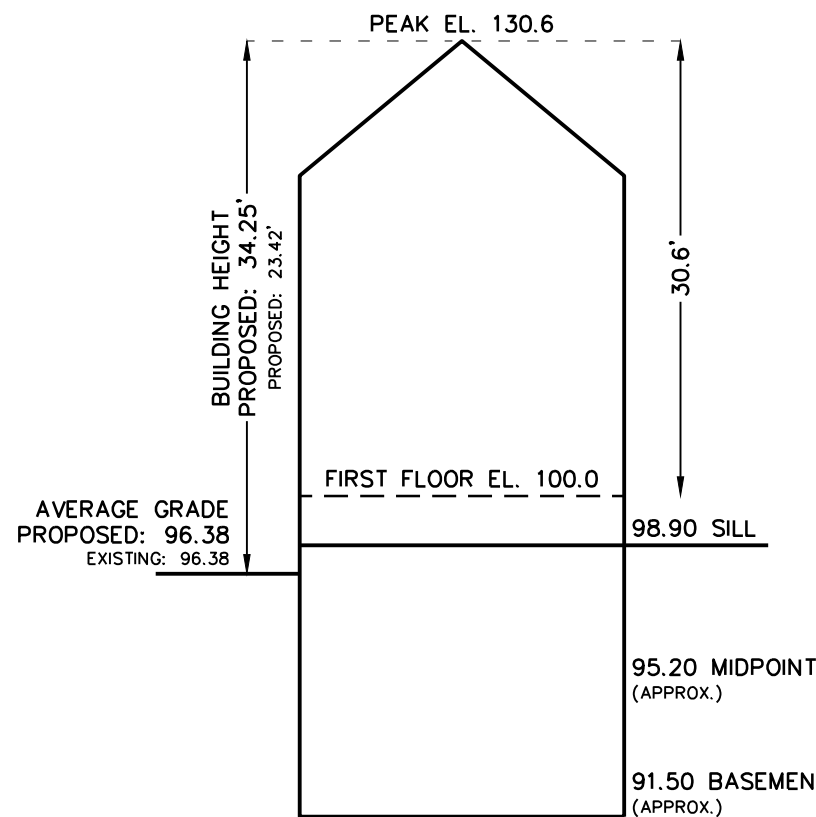
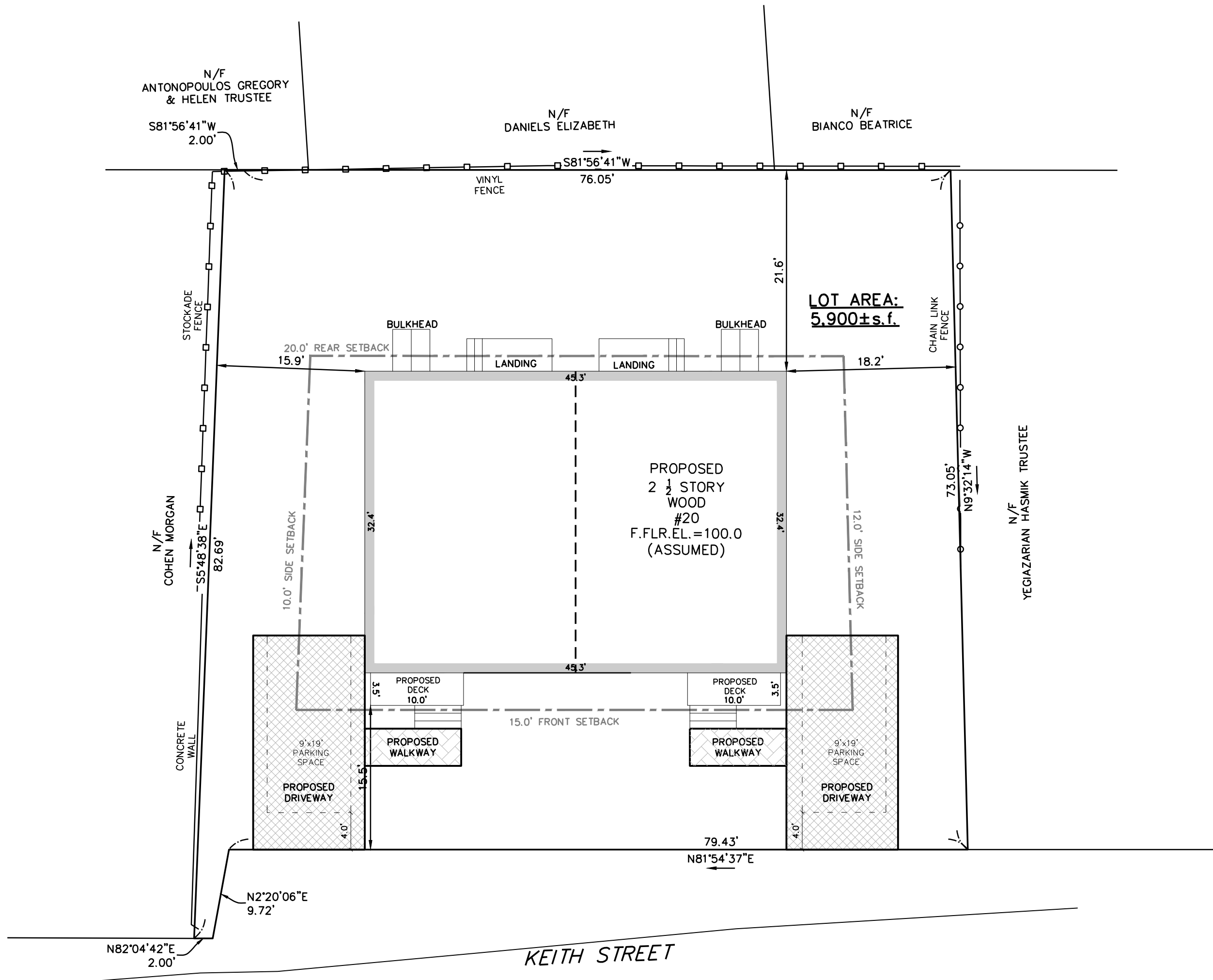
EXISTING BUILDING	
PROPOSED BUILDING	
PROPERTY LINE	
CONTOUR	
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	
DRAIN LINE	
WATER LINE	
WATER/GAS VALVE	
DRAIN/SEWER MANHOLE	
CATCH BASIN	
UTILITY/LIGHT POLE	
DECIDUOUS TREE	
CONIFEROUS TREE	
FIRE HYDRANT	
WETLAND FLAG	

MIDDLESEX COUNTY REGISTRY OF DEEDS

DEED REFERENCE
BOOK 51459 PAGE 481

PLAN REFERENCE
BOOK 6Z PLAN 48

OWNER OF RECORD
LINDA LABAN



PROPOSED BUILDING HEIGHT
NOT TO SCALE

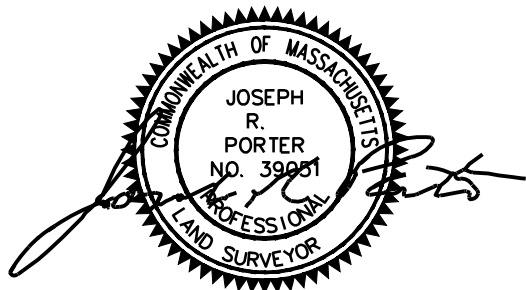
$$\begin{aligned} &\text{AVERAGE GRADE} \\ &94.54+94.54+95.83+97.80+98.50+99.56+ \\ &97.49+97.00+94.46+94.04=96.38 \end{aligned}$$

ZONING CHART			
WATERTOWN, MASSACHUSETTS			
ZONE: T		SUBMISSION: PROPOSED	
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,500s.f.	5,900±s.f.	5,900±s.f.
LOT FRONTAGE	50.0'	81.4'	81.4'
FRONT SETBACK	15.0'	50.1'	15.5'
SIDE SETBACK	12.0'/10.0'	44.2'/3.5' *	18.2'/15.9'
REAR SETBACK	20.0'	2.0' *	21.6'
BUILDING HEIGHT	35.0'/2.5	23.42'	34.25'
AVERAGE GRADE	—	96.38	96.38
LOT COVERAGE	30.0%	12.4%	24.9%
OPEN SPACE	15.0%	78.2%	63.9%
*DOES NOT MEET REQUIREMENTS			

ZONING PLAN WATERTOWN, MASSACHUSETTS SHOWING PROPOSED CONDITIONS AT #20 KEITH STREET

SCALE: 1in.=10ft. DATE: OCTOBER 25, 2024

PROJECT: 244161



VTP
ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

SHEET 1 OF 1

DIG SAFE

EXCAVATORS BEFORE YOU DIG CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES OF MEMBER UTILITIES. CALL TOLL FREE 1-888-344-7233. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY.



DocuSigned by:

Kim Chantous

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10/26/2024

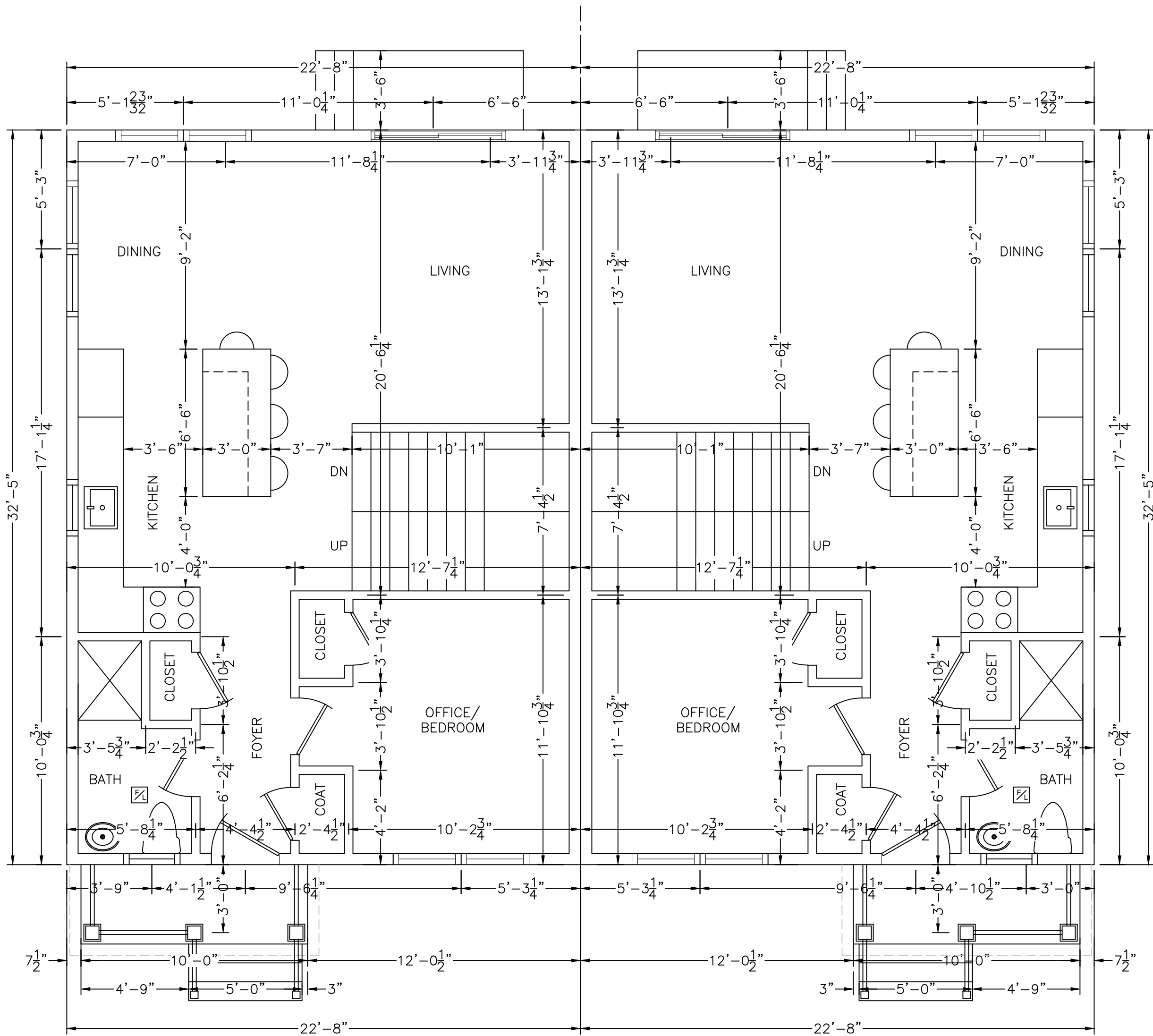
Signed by:

Linda Laban

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NOTE
ALL UTILITY INFORMATION SHOWN IS FROM AVAILABLE RECORDS. TO BE VERIFIED IN FIELD PRIOR TO ANY CONSTRUCTION

0 10 20 30 40
SCALE: 1" = 10'



FIRST FLOOR PLAN

GENERAL NOTES

- ALL WORK SHALL CONFORM TO MASSACHUSETTS BUILDING CODE AND ALL FEDERAL, STATE AND CITY OF WATERTOWN LAWS, CODES AND REGULATIONS AS EACH MAY APPLY.
- ALL EXISTING CONDITIONS MUST BE VERIFIED IN FIELD. IF DISCREPANCIES ARE FOUND, THEY HAVE TO BE REPORTED TO THE ENGINEER PRIOR TO START OF WORK. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF SUCH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING AND WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO BRACING AND SHORING.
- THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS AND WORKMANLIKE MANNER IN CONFORMITY WITH THE PLANS AND SPECIFICATIONS, AND SHALL BE IN GOOD USABLE CONDITION AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND STRUCTURE PLACEMENT, PRIOR TO START OF THE WORK. THE CONTRACTOR WILL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGE TO SAME. ANY DAMAGE TO EXISTING STRUCTURES AND UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWINGS, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO BIDDING THE WORK THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS AND QUANTITIES, IF ANY. NO CLAIM AGAINST THE OWNER OR ENGINEER WILL BE ALLOWED FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
- CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RELOCATION WORKS, IF ANY.

DocuSigned by:

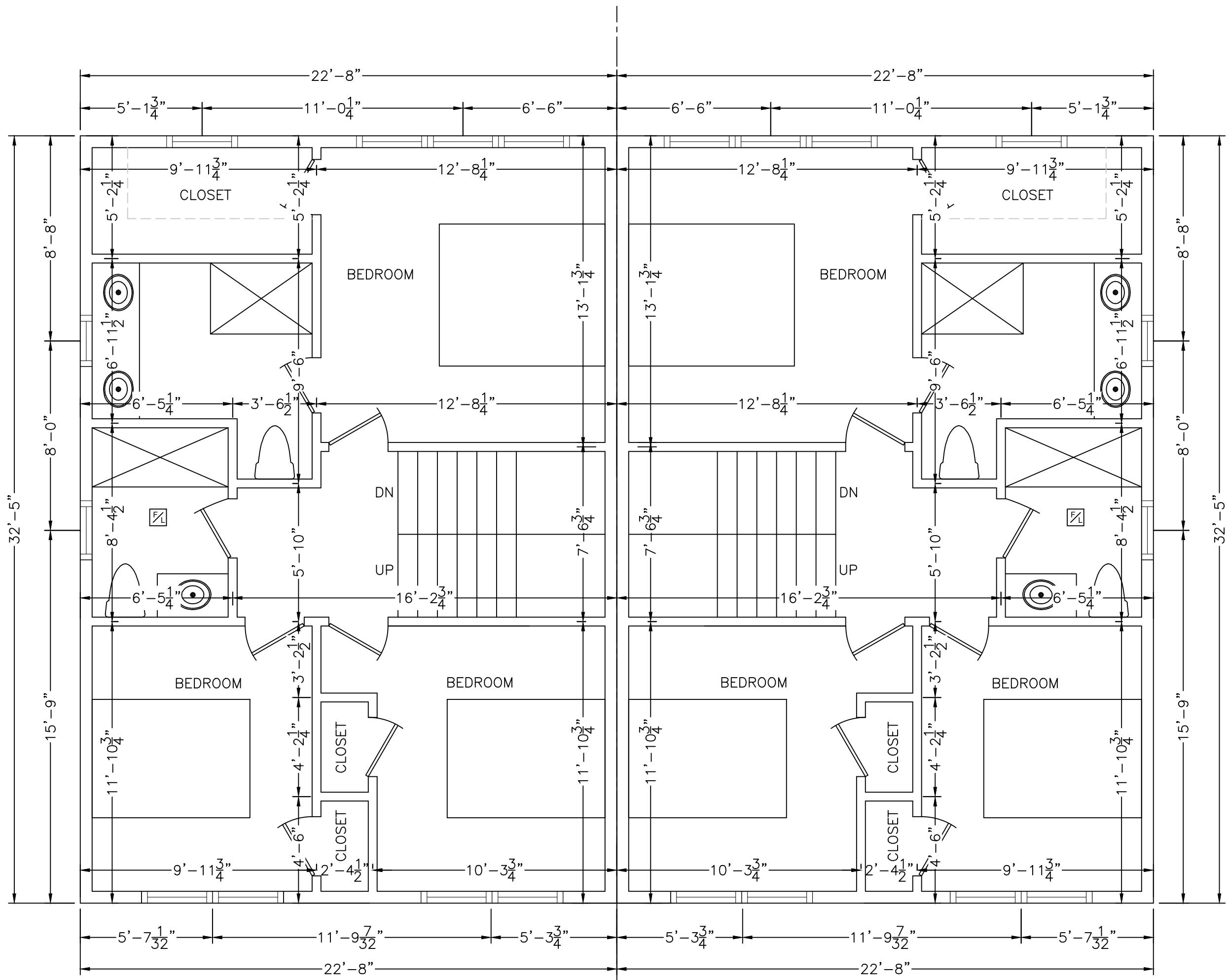
Kim Chantous

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10/26/2024

Signed by:

Linda Lahan
A1AF4538E3774AF...



SECOND FLOOR PLAN

NOTES:

- ALL EXTERIOR WALLS ARE 2"x6" @ 16" O.C. UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE 2"x4" @ 16" O.C. UNLESS NOTED OTHERWISE.
- INTERIOR (DEMISING) WALL BETWEEN THE GARAGE AND THE BUILDING IS 2"x6" @ 16" O.C.
- DIMENSIONS TO THE OUTSIDE (PERIMETER) WALLS ARE TO FACE OF STUDS OR EXTERIOR FACE OF THE FOUNDATION WALL.
- INTERIOR DIMENSIONS SHOWN BETWEEN CENTERS OF THE INTERIOR WALLS.

GFA (GROSS FLOOR AREA)
CALCULATION:

ZONING DISTRICT: T
5,880 SF LOT
ALLOWABLE FAR (FLOOR AREA RATIO): 0.5
ALLOWABLE GFA (GROSS FLOOR AREA): 5,880 X 0.5 = 2,940 SF

GROSS FLOOR AREA:

- FIRST FLOOR: 1,469.5 SF
 - SECOND FLOOR: 1,469.5 SF
 - BASEMENT: N/A
 - ATTIC: N/A
- TOTAL PROPOSED GROSS FLOOR AREA OF THE BUILDING:
1,469.5 (1ST FL) + 1,469.5 = 2,939.0 SF
GFA PROPOSED 2,939.0 SF < GFA ALLOWED 2,940 SF

DATE	REVISION

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FLOOR PLANS

20 KEITH STREET,
WATERTOWN, MASSACHUSETTS

RAV & Assoc., Inc.

21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

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

APPROVED: R.A.V.

DESIGNED BY: E.F.

DRAWING No.

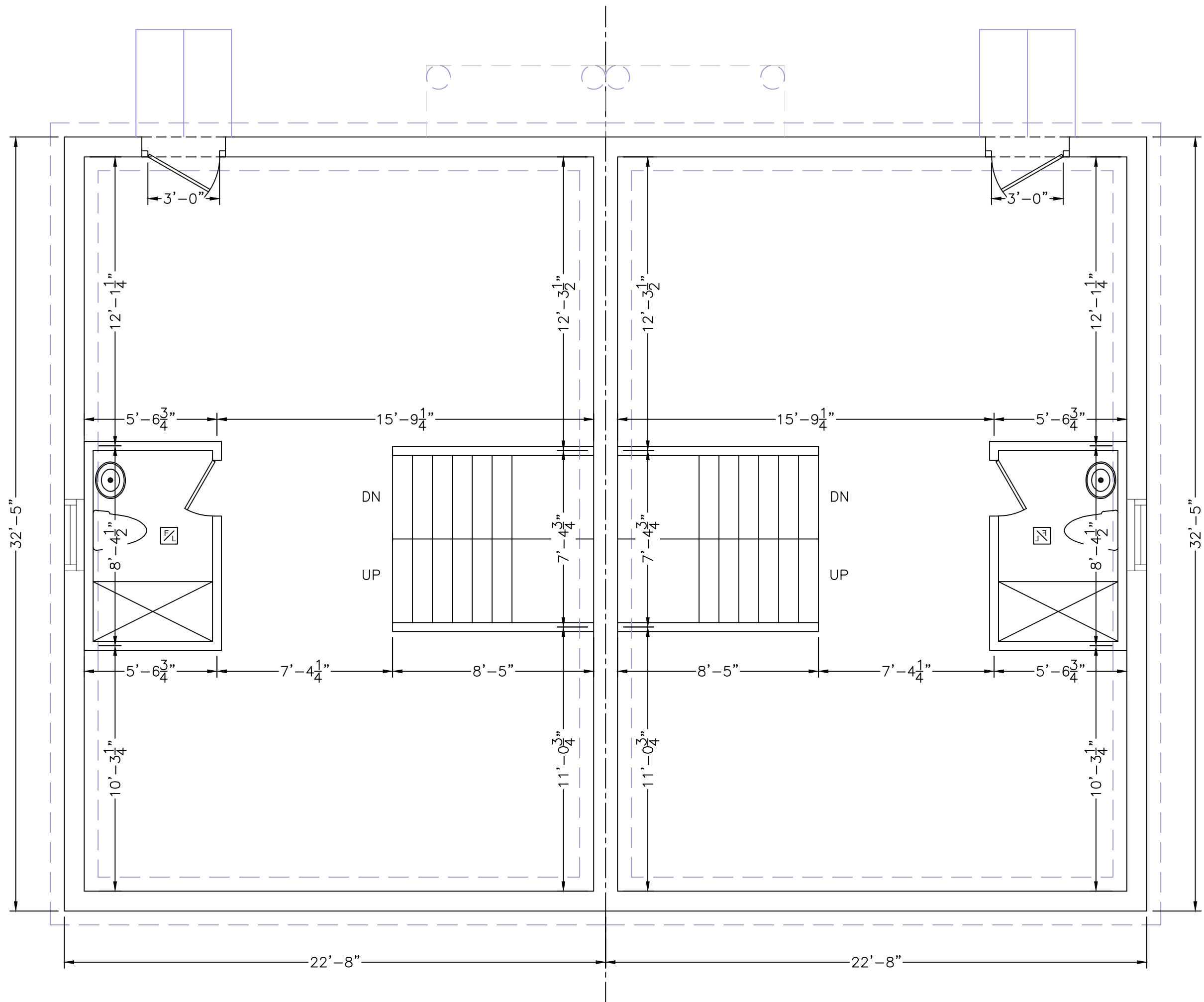
DATE: 10/08/2024

DRAWN BY: E.F.

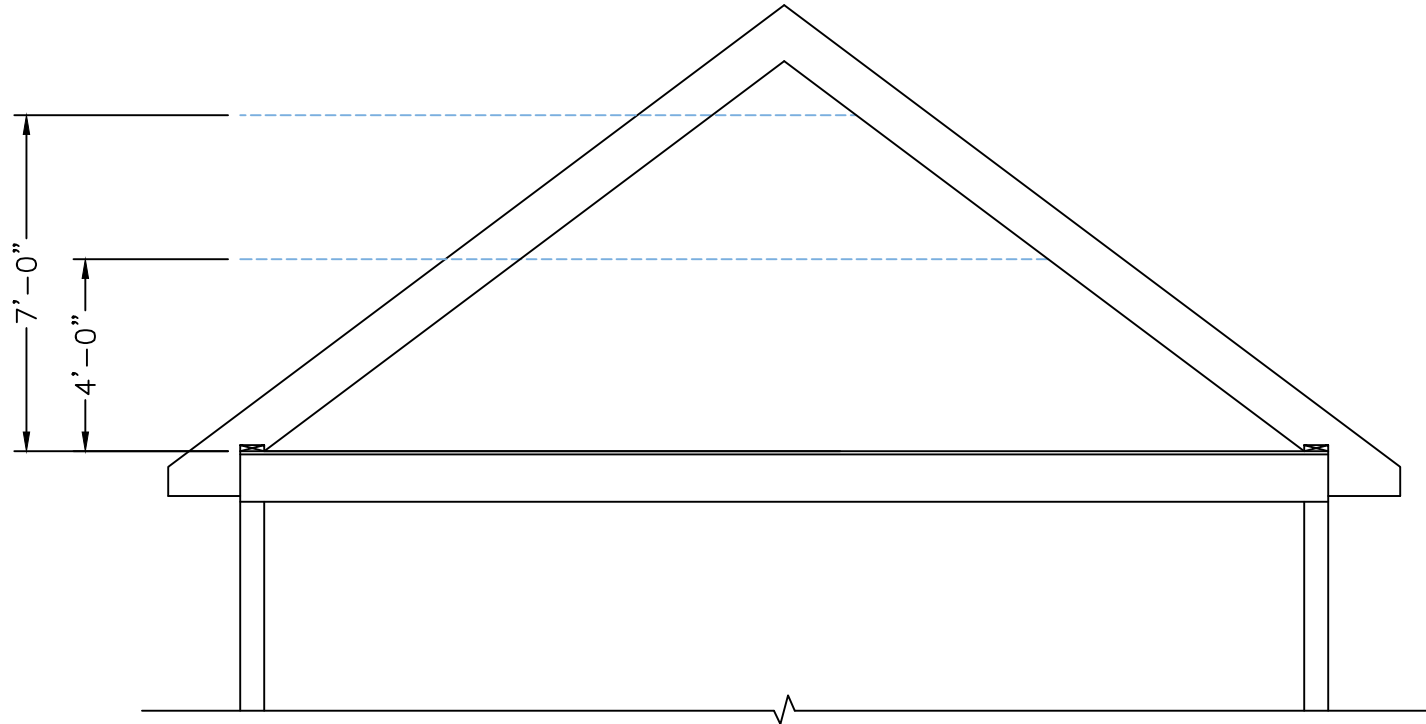
A-1

CHECKED BY: R.A.V.





BASEMENT PLAN



PROPOSED HALF-STORY CALCULATIONS:
TOTAL HALF-STORY AREA - 1,469.5 S.F.
PROPOSED HALF-STORY GROSS AREA WITH WALL HEIGHT OF 4'-0" - 713.2 S.F.
HALF-STORY GROSS AREA WITH WALL HEIGHT OF 7'-0" - 194.5 S.F.

HALF-STORY GROSS AREA WITH WALL HEIGHT OF 7'-0" IS LESS THAN 50% OF
PROPOSED HALF-STORY GROSS AREA WITH WALL HEIGHT OF 4'-0".

PROPOSED HALF-STORY GROSS AREA WITH WALL HEIGHT OF 4'-0" IS LESS THAN
50% OF TOTAL HALF-STORY AREA.

REVISION	
DATE	REVISION

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BASEMENT FLOOR PLAN
20 KEITH STREET,
WATERTOWN, MASSACHUSETTS
RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

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

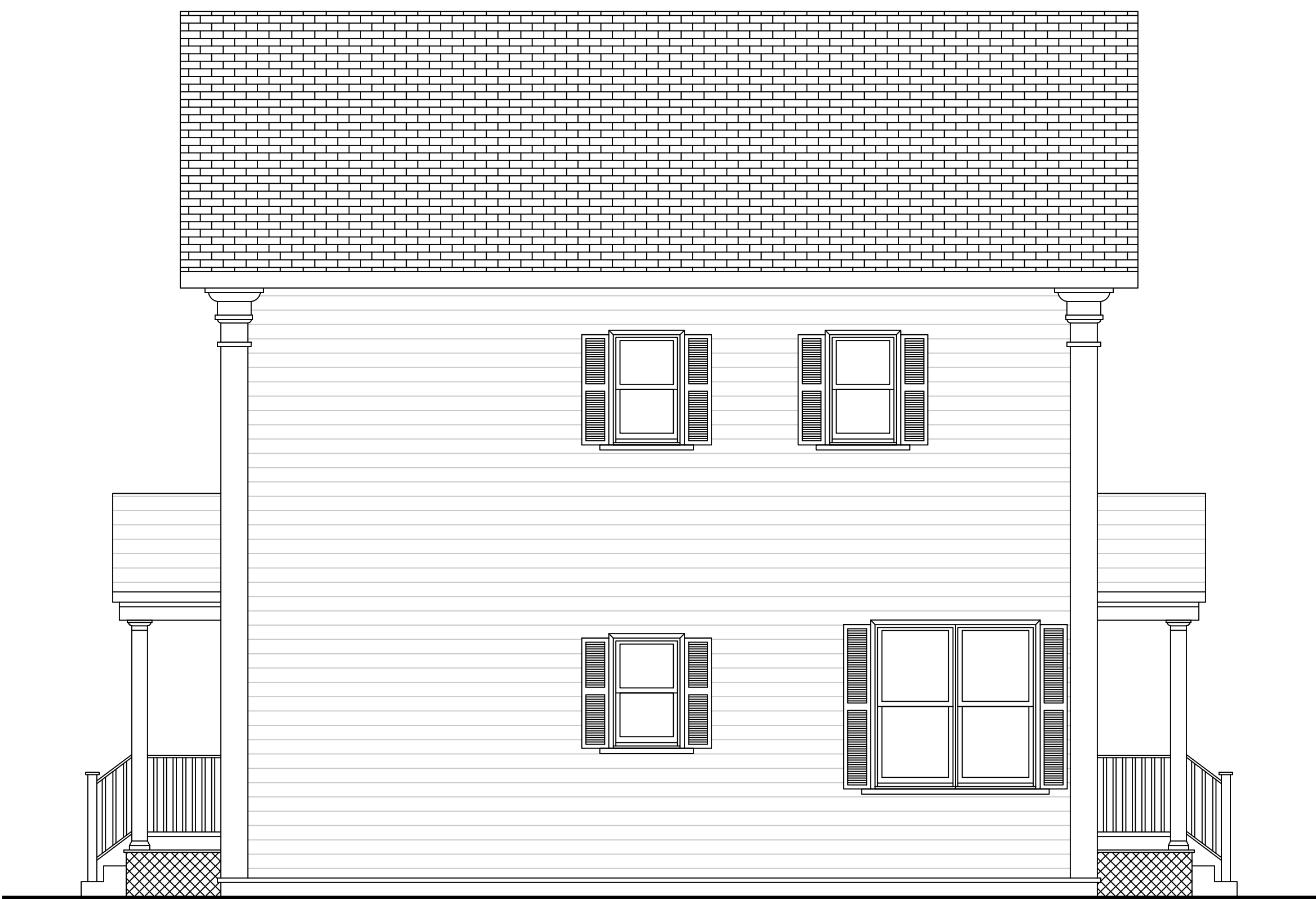
APPROVED: R.A.V.	DESIGNED BY: E.F.	DRAWING No.
DATE: 10/08/2024	DRAWN BY: E.F.	A-2
	CHECKED BY: R.A.V.	



Proposed Exterior Materials: Hardie Board/fiber cement siding.
Exterior trims to be PVC. Roof to be asphalt shingles. Applicant
does have flexibility on material input.



FRONT ELEVATION



LEFT ELEVATION

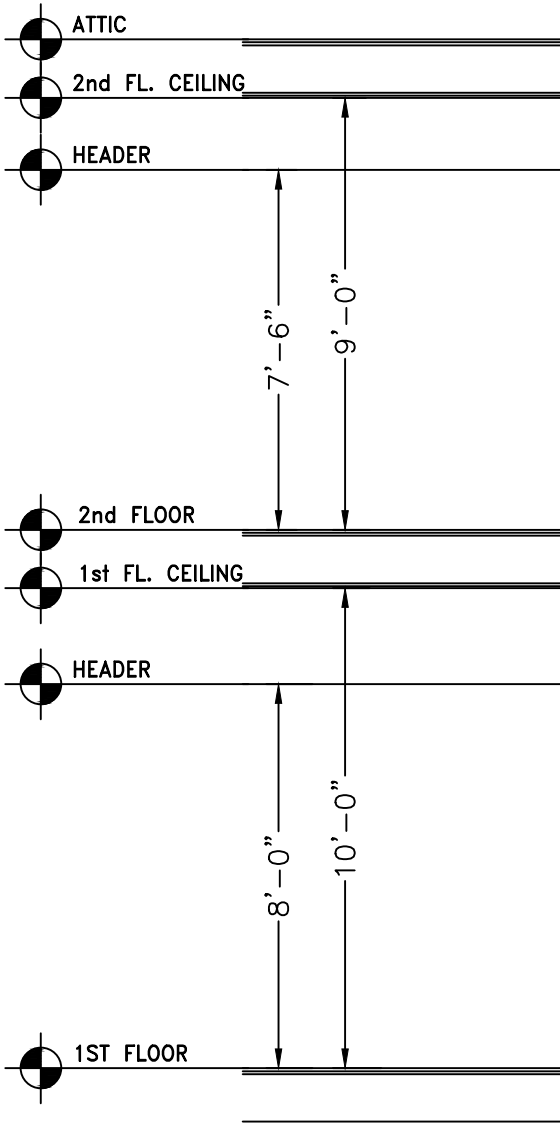
DocuSigned by:
Kim Gantous
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10/26/2024

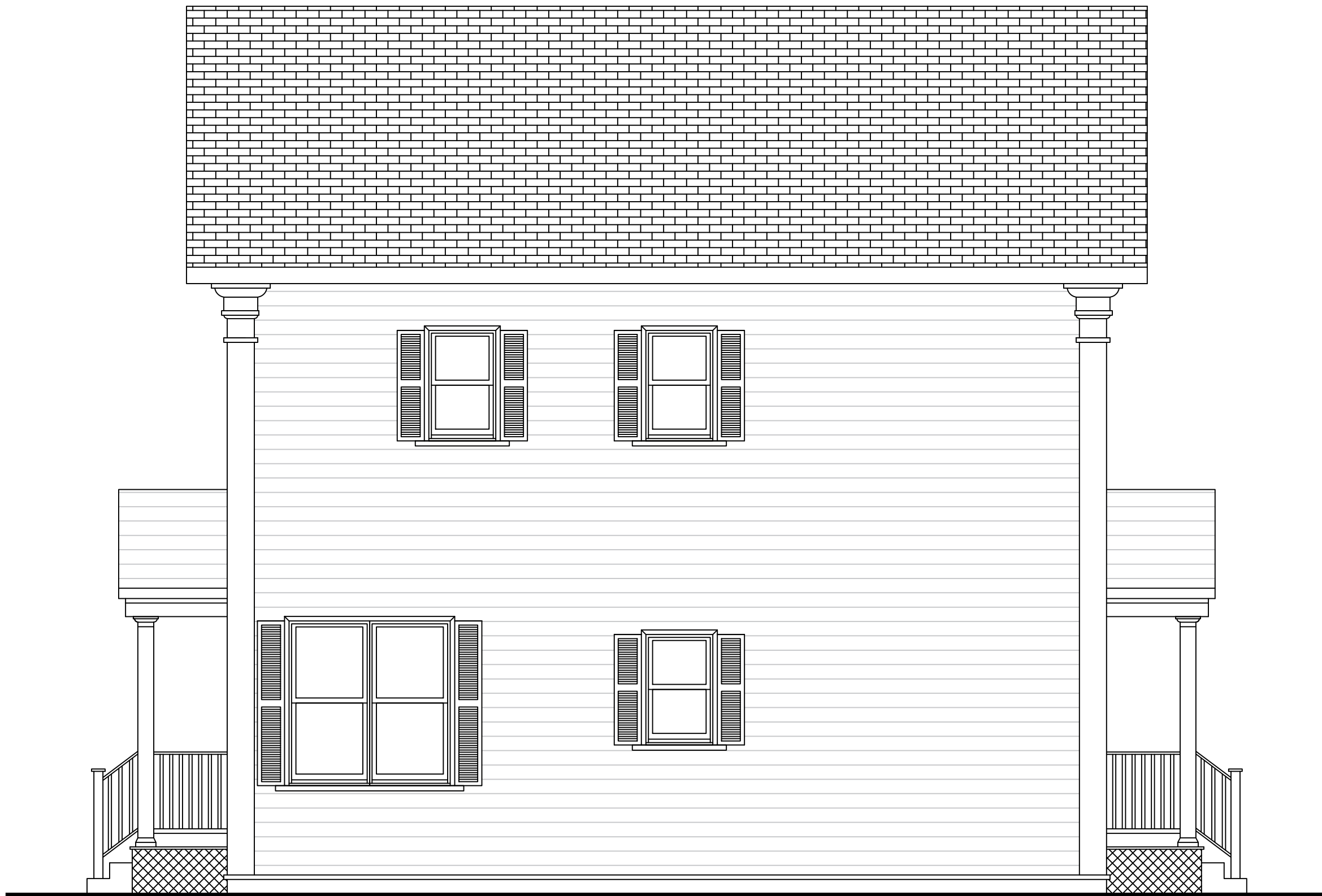
Signed by:
Vinda Lahan
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REVISION	
DATE	REVISION
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ELEVATIONS	
20 KEITH STREET, WATERTOWN, MASSACHUSETTS	
RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205	
SCALE: 1/4"=1'-0"	
APPROVED: R.A.V.	DESIGNED BY: E.F.
DATE: 10/08/2024	DRAWN BY: E.F.
CHECKED BY: R.A.V.	DRAWING No. A-3



REAR ELEVATION



RIGHT ELEVATION

DATE	REVISION
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ELEVATIONS		
20 KEITH STREET, WATERTOWN, MASSACHUSETTS		
RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205		
SCALE: 1/4"=1'-0"	DESIGNED BY: E.F.	DRAWING No.
APPROVED: R.A.V.	DRAWN BY: E.F.	A-4
DATE: 10/08/2024	CHECKED BY: R.A.V.	





Street view of neighbors to
right of 20 Keith



7 Keith



16 Keith



15-17 Keith



12 Keith



11 Keith



6-8 Keith



Street View (left of 20 Keith)



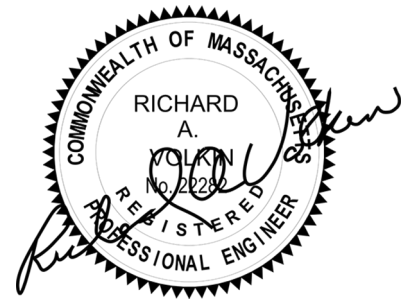
27 Keith



36 Keith



26 Keith



RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

Representatives from RAV and Associates conducted an evaluation of the existing house to assess its overall integrity, focusing particularly on the foundations and structural elements. The purpose of this evaluation was to determine the current condition of the building and ensure that it meets applicable codes and standards for safety, stability, and durability.

The assessment included an inspection of the foundation to identify any signs of wear, shifting, or other structural concerns. Additionally, the structural framework of the building was analyzed to confirm its compliance with local building codes and regulations. This examination was critical in identifying any areas of concern that may require repair or replacement.

Pictures 1-4:

Upon inspection, it was observed that the part of the house wall structure is sitting directly on the interior part of the block foundation and is not securely connected to the foundation. There are multiple cracks and separations between blocks. Additionally, block foundation holes are exposed to the elements, allowing water to infiltrate the hollow cores of the blocks. This condition presents several risks to the stability and integrity of both the foundation and the structure itself.



Picture 1.



Picture 2.



Picture 3.



Picture 4.

Pictures 5-10:

Upon inspection of the property, it was observed that the foundation protrudes above the ground level very minimally, and the wood wall structure is positioned too close to the ground. This condition raises concerns regarding potential water damage, increased moisture exposure, and vulnerability to termite infestation.

In several areas, stones within the foundation are loose or displaced. This could potentially lead to further destabilization of the foundation. The loose stones are unevenly spaced and, in some cases, have gaps between them, contributing to a reduction in the overall stability of the structure.



Picture 5.



Picture 6.



Picture 7.



Picture 8.



Picture 9.



Picture 10.

Pictures 11-14:

An inspection of the roof structure revealed significant deterioration of both the roof eaves and rafters. The primary factors contributing to this damage are water penetration and inadequate ventilation, both of which have caused extensive wear over time. Additionally, the rafters themselves are undersized for the structural demands, leading to sagging and further degradation.



Picture 11.



Picture 12.



Picture 13.



Picture 14.

Pictures 15-16:

The exterior columns that provide critical support for the roof exhibit significant rot. The deterioration appears extensive, compromising the structural integrity of these elements, potentially leading to roof collapse.

The foundations under the exterior columns display visible cracking which compromises structural integrity.



Picture 15.



Picture 16.

Picture 17:

The exterior walls and siding of the property exhibit significant deterioration, with visible signs of wear, damage, and potential structural impact.

Some areas show exposed underlayers, suggesting loss of protective coatings. Evidence of water damage is apparent in multiple locations, including mold or mildew growth. Sections of siding are loose or missing, exposing the underlying structure to environmental elements. Wood components beneath the siding show signs of rot in some areas, compromising integrity.



Picture 17.

Pictures 18-22:

An inspection of the building's wood frame structure has revealed significant deterioration, which is affecting the integrity of the walls, door and window frames. The walls are not straight, resulting in doors and windows that fail to close properly. Additionally, the frame around the doors and windows has experienced substantial rot. These issues are likely caused by prolonged exposure to moisture, inadequate maintenance, and structural weaknesses.



Picture 18.



Picture 19.



Picture 20.



Picture 21.



Picture 22.

Pictures 23-25:

An inspection of the exterior concrete stairs has revealed significant deterioration, with visible signs of structural failure. The concrete surface is deteriorating, the reinforcement within the stairs is exposed, and the exposed reinforcement is severely rusted. These conditions pose a potential safety hazard and suggest that the stairs' structural integrity has been compromised.



Picture 23.



Picture 24.



Picture 25.

Picture 26:

An inspection of the exterior wood stairs has revealed significant deterioration, rendering the structure unsafe for use. The stairs are visibly rotting, with several areas showing signs of severe wood decay. This condition compromises both the safety and functionality of the stairs, posing potential hazards to individuals using them.



Picture 26.

Pictures 27-37:

A detailed inspection of the existing first-floor structure has revealed multiple significant structural deficiencies. The floor framing consists of undersized 2x4 joists spaced at 20 inches on center, which is not sufficient to support the required load capacity and present challenges regarding insulation installation. Additionally, the joists have sagged over time. The 6x4 main beams are undersized, cracked, deteriorated, and exhibiting separation at the connection points. These issues compromise the structural integrity.



Picture 27.



Picture 28.



Picture 29.



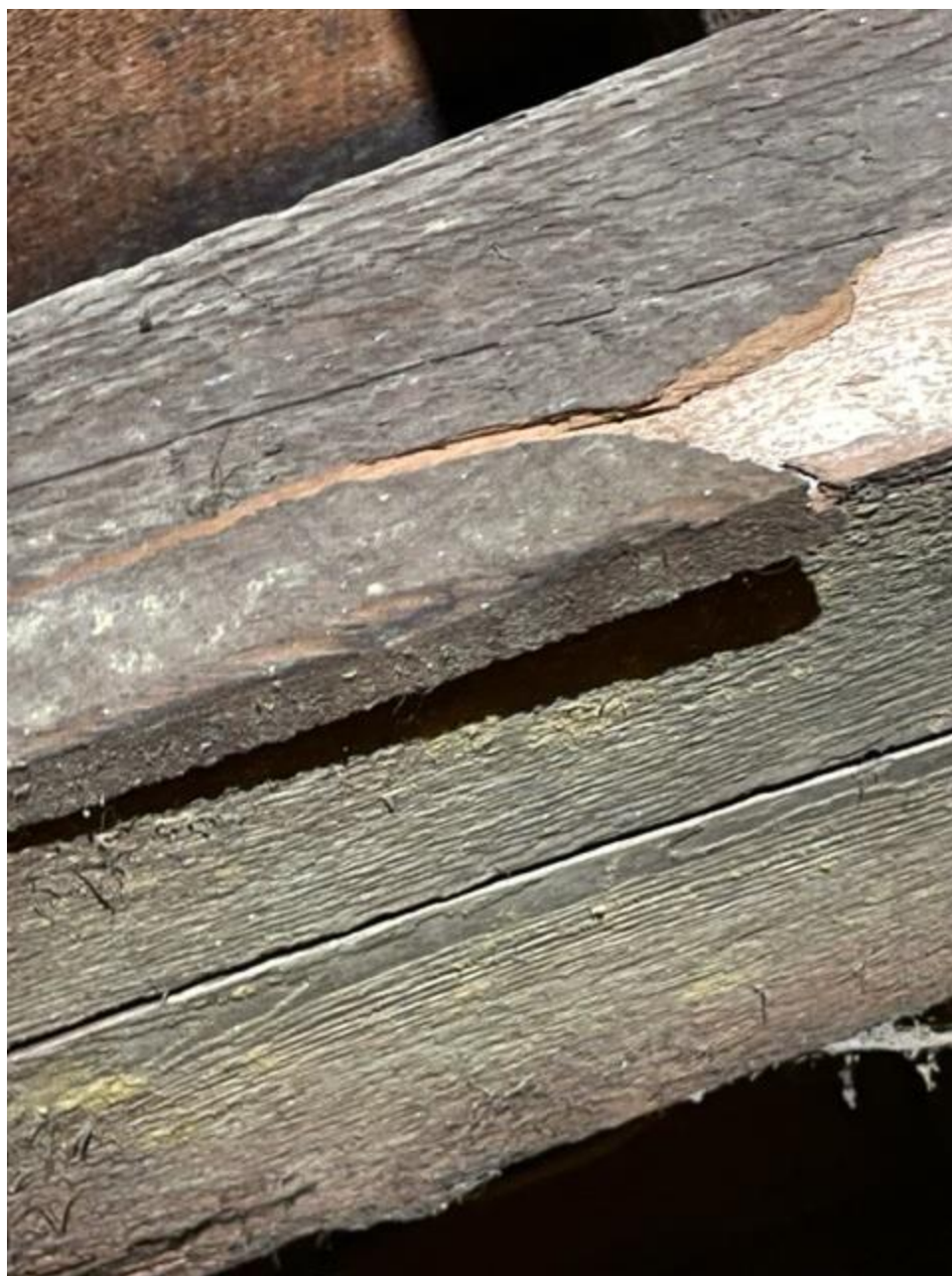
Picture 30.



Picture 31.



Picture 32.



Picture 33.



Picture 34.



Picture 35.



Picture 36.



Picture 37.

Pictures 38-39:

An inspection of the floors and subfloors has revealed significant deterioration, with several areas showing holes and compromised structural integrity. The primary cause of this damage appears to be rot within both the subflooring and the supporting joists, which has led to weakened structural support and compromised the overall safety of the flooring system.



Picture 38.



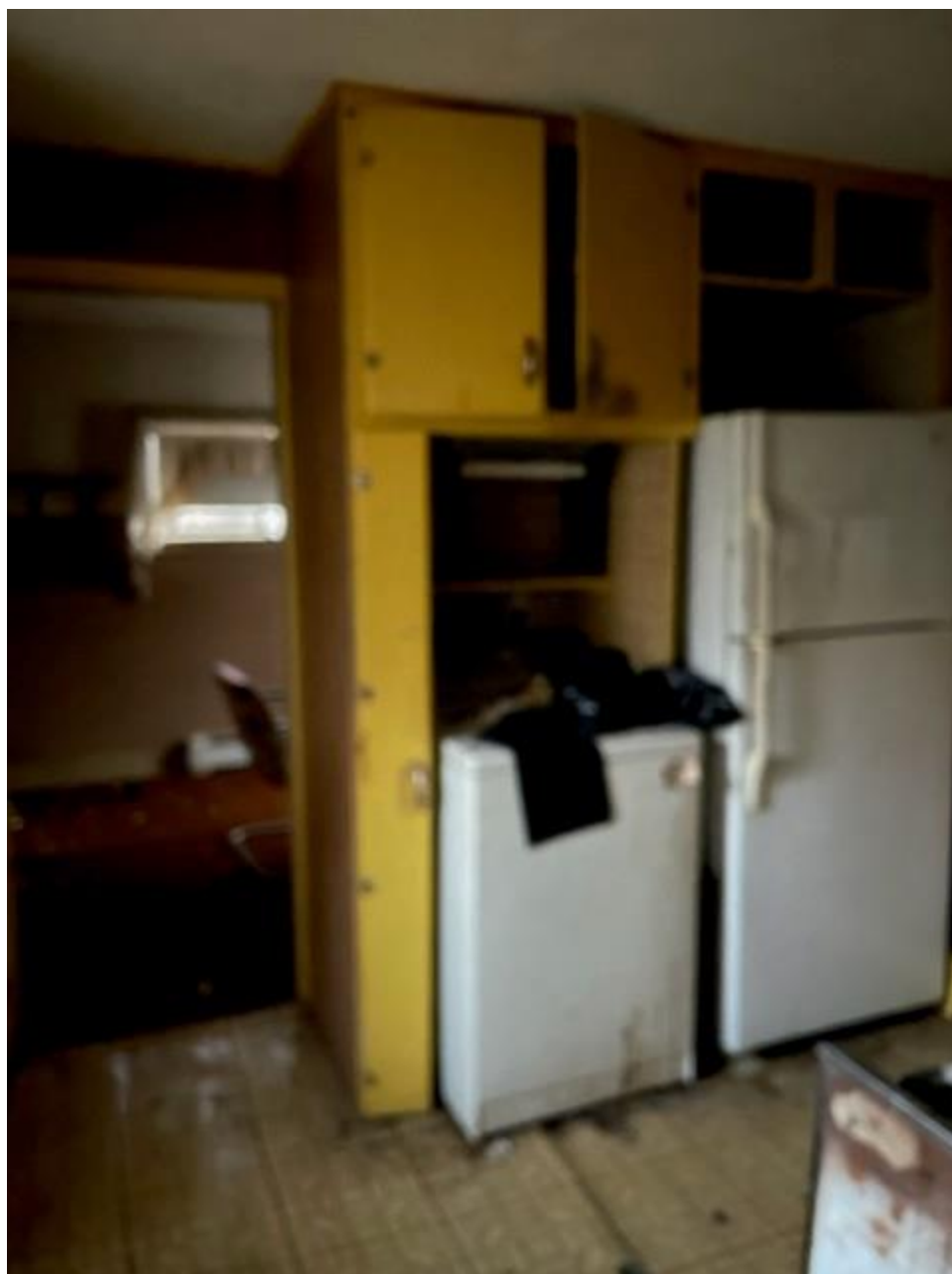
Picture 39.

Pictures 40-47:

The interior of this house presents significant structural and safety concerns. Mold on walls and ceilings likely due to moisture intrusion, poor ventilation, or water damage poses serious health risks and can compromise structural integrity.

Deterioration and holes in walls and ceilings are caused by age, lack of maintenance, or pests. This condition presents structural weakness.

Code noncompliance include narrow staircase and second floor corridor. Code requires a minimum width of **36 inches** for staircases in residential buildings. The current width of **30 inches**, narrowing to **24 inches**, is unsafe and does not meet standards. A corridor width of **30 inches** is below the minimum **36 inches** required for accessibility and safety. Noncompliance poses risks in emergencies (e.g., evacuation) and limits accessibility.



Picture 40.



Picture 41.



Picture 42.



Picture 43.



Picture 44.



Picture 45.



Picture 46.



Picture 47.

Conclusion

The structural integrity of the house is significantly compromised, presenting severe safety and compliance issues:

- **Foundations:** The foundations exhibit extensive damage, including cracks and loose stones, which undermine the stability of the entire structure.
- **Framing:** The framing elements fail to meet current building code requirements for load-bearing capacity, further jeopardizing the structural soundness.
- **Overall Condition:** The combination of foundational damage, inadequate framing, and widespread deterioration renders the structure beyond repair.

Given the extent of these issues, the house cannot be salvaged through repair and requires complete replacement to ensure safety, functionality, and compliance with building codes.

I. GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE MASSACHUSETTS STATE BUILDING CODE (780 CMR, 8TH EDITION, WITH IBC 2012 OR IRC 2012, AS APPLICABLE) AND ITS APPLICABLE REFERENCED STANDARDS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AS THEY RELATTE TO NEW CONSTRUCTION. REPORT TO THE ARCHITECT / ENGINEER ALL OBSERVATIONS AND ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- IT IS THE RESPONSIBLY OF THE GENERAL CONTRACTOR TO PROVIDE FOR A SAFE AND EFFICIENT METHOD OF SHORING AND/OR BRACING THE STRUCTURE DURING ALL CONSTRUCTION PHASES. SUBMIT AN OUTLINE OF PROPOSED PROCEDURE TO THE ARCHITECT/ENGINEER BEFORE CONSTRUCTION COMMENCES.
- THIS STRUCTURAL DRAWINGS SET IS BASED ON ARCHITECTURAL AUTOCAD FILES. THIS STRUCTURAL DRAWINGS SET HAS BEEN PREPARED USING ONLY THESE ARCHITECTURAL DRAWINGS AND ANY INFORMATION REGARDING OTHER TRADES THAT HAS BEEN REFLECTED ON THESE ARCHITECTURAL DRAWINGS.

II. DESIGN LOADS:

- FLOOR LIVE LOADS:
 - A. DWELLING AREAS..... 40 PSF
 - B. SLEEPING AREAS..... 30 PSF
 - C. HABITABLE ATTIC (WALK-UP)..... 30 PSF
 - D. UNINHABITED ATTICS WITH LIMITED STORAGE..... 20 PSF
 - E. UNINHABITED ATTICS WITH NO STORAGE..... 10 PSF
- ROOF LIVE LOAD (PER 780 CMR, 9TH EDITION)
 - A. GROUND SNOW LOAD, P_g 45 PSF*
 - B. SNOW EXPOSURE FACTOR, C_e 1.0
 - C. SNOW LOAD IMPORTANCE FACTOR, I_s 1.0
 - D. THERMAL FACTOR, C_t 1.1
 - *MODIFIED FOR SNOW DRIFT PER 780 CMR, 9TH EDITION
- WIND LOAD (PER 780 CMR, 9TH EDITION)
 - A. BASIC WINDSPEED (V)..... 105 MPH
 - B. WIND LOAD IMPORTANCE FACTOR, I_w 1.00
 - C. WIND EXPOSURE CATEGORY..... B
 - D. MAIN WIND FORCE RESISTING SYSTEM DESIGN METHOD..... METHOD 2 (PER ASCE 7-05)
 - E. COMPONENTS AND CLADDING LOADS..... PER IBC 2015

III. CONCRETE:

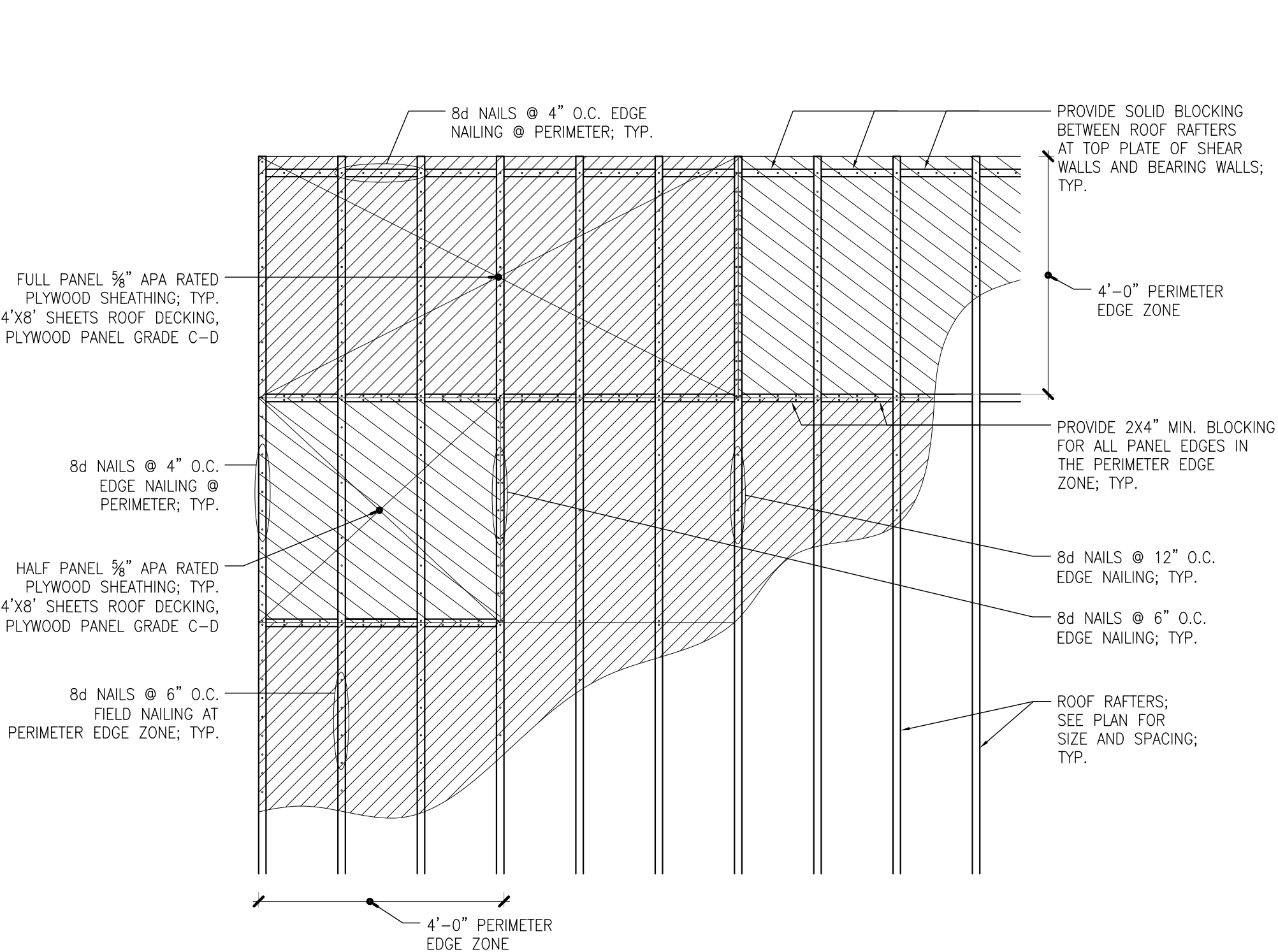
- ALL CONCRETE WORK SHALL CONFORM TO ACI 318 AND 301 REQUIREMENTS. THIS SHALL INCLUDE PROPORTIONING OF CONCRETE MIX, CONCRETE TESTING, PLACEMENT OF CONCRETE, AND CURING PROCEDURES.
- CONCRETE SHALL HAVE THE FOLLOWING 28 DAY COMPRESSIVE STRENGTH:
 - A. FOOTINGS..... 4000 PSI
 - B. ALL OTHER CONCRETE..... 4000 PSI
- MAXIMUM WATER / CEMENT RATIO FOR 4000 PSI CONCRETE – W/C = 0.45. PROVIDE A HIGH-RANGE WATER REDUCING ADMIXTURE IF REQUIRED TO INCREASE THE WORKABILITY OF THE CONCRETE.
- ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615 AND HAVE A MINIMUM YIELD STRENGTH OF 60 KSI.
- WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A185.
- UNLESS OTHERWISE NOTED, PROVIDE THE FOLLOWING MINIMUM REINFORCING COVER:
 - A. FOOTINGS..... 3 INCHES
 - B. CONCRETE EXPOSED TO WEATHER OR EARTH..... 2 INCHES
 - C. SLABS ON GRADE (STEEL BARS)..... 2 INCHES
 - D. SLABS ON GRADE (WWF)..... SEE TYPICAL DETAILS
- PROVIDE CORNER BARS AT ALL WALL CORNERS AND INTERSECTIONS MATCHING HORIZONTAL REINFORCEMENT WITH 2'-6" MINIMUM LAPS.
- PROVIDE SAWCUT JOINTS IN ALL SLABS USING AN EARLY-ENTRY SAW WITHIN 4 HOURS OF PLACEMENT. PROVIDE SAWCUTS @ 10'-0" O.C. MAX, UNLESS NOTED OTHERWISE.
- SUBMIT SHOP DRAWINGS FOR REVIEW (SEE SECTION "I. GENERAL").
- CONCRETE JOINTS TO BE $\frac{1}{2}$ " x $\frac{1}{2}$ " JOINT SEALANT OVER $\frac{1}{2}$ " JOINT FILLER (FULL DEPTH)

IV. FOUNDATIONS

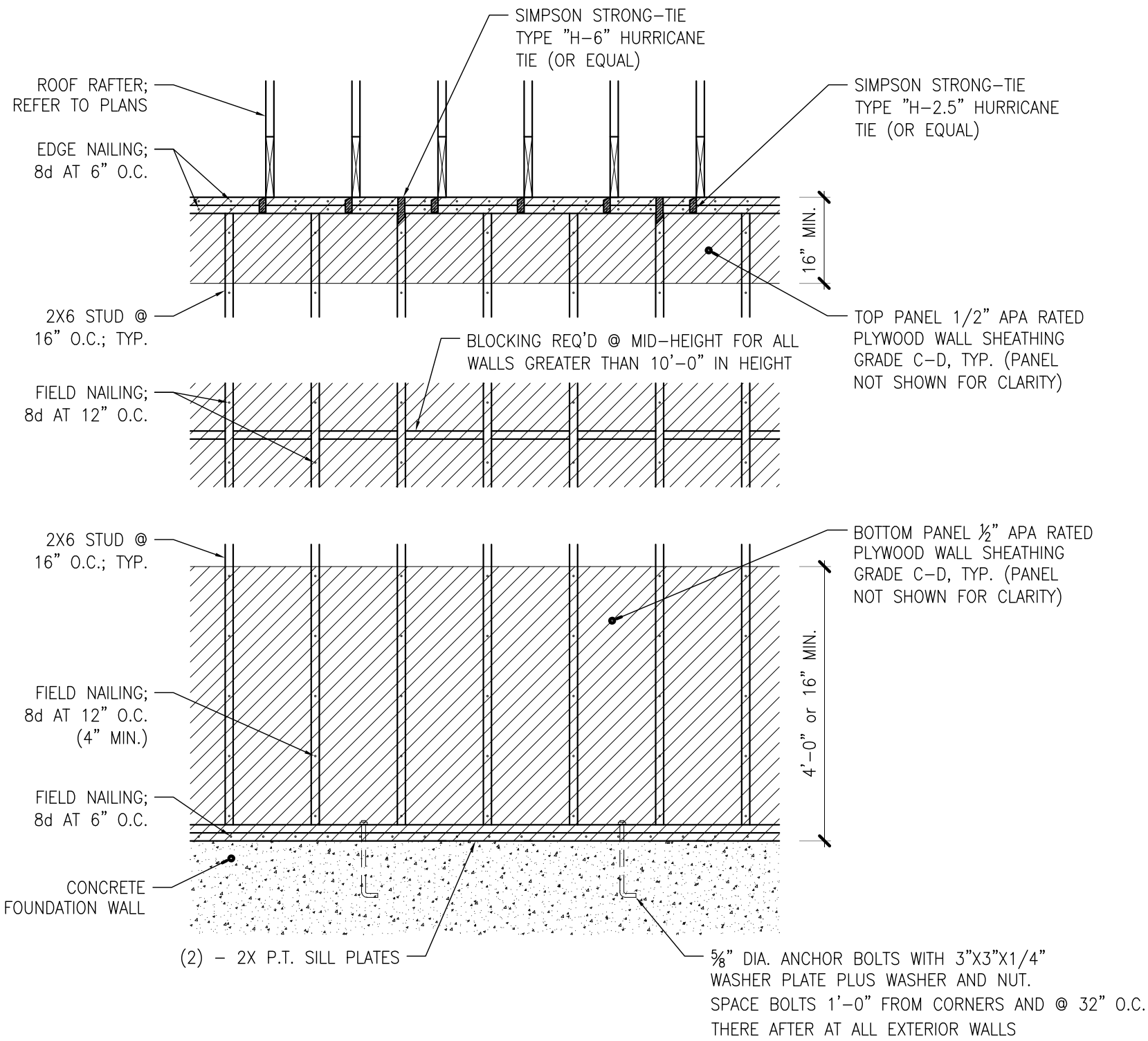
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AS WELL AS ALL APPROPRIATE AGENCIES AND MUNICIPALITIES TO AVOID DAMAGE TO UNDERGROUND UTILITIES PRIOR TO THE START OF ANY SITE WORK.
- BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW FINISHED GRADE.
- REMOVE ALL TOPSOIL, EXISTING FILLS, ORGANIC MATERIALS, AND FROST DISTURBED SOILS PRIOR TO PLACING NEW FOOTINGS.
- ALL BOTTOMS OF FOOTINGS SHALL BEAR ON VIRGIN SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 PSF (TO BE VERIFIED BY A P.E. DURING CONSTRUCTION), OR SHALL BEAR ON ENGINEERED FILL. THE ENGINEERED FILL SHALL BE COMPACTED IN 8" LOOSE LAYERS TO 95% OF THE SPECIFIED MAXIMUM DRY DENSITY AS ESTABLISHED BY ASTM D-1557-78, METHOD D. THE COMPACTION SHALL BE DETERMINED BY ASTM DESIGNATION D 1556-82, D2922-81, OR OTHER APPROVED NUCLEAR DENSITY TESTING DEVICE.
- ENGINEERED FILL UNDER SLABS AND FOOTINGS SHALL CONSIST OF GRANULAR SOIL FREE OF ORGANIC MATTER AND CONFORMING TO THE FOLLOWING LIMITATIONS ON GRADATION:
 - A. MAXIMUM SIZE OF PARTICLES..... 3 INCHES
 - B. RETAINED ON $\frac{3}{4}$ " SIEVE..... 30% MAXIMUM
 - C. PASSING NO. 100 SIEVE..... 45% MAXIMUM
 - D. PASSING NO. 200 SIEVE..... 8% MAXIMUM
- DURING BACKFILL OPERATIONS OF ALL FOUNDATION WALLS, THE FILL ON EITHER SIDE OF THE WALL SHALL NOT EXCEED A 2'-0" DIFFERENTIAL, UNLESS THE WALL IS DESIGNED FOR RETAINING ACTION.
- SILL PLATES SHALL BE FASTENED TO THE FOUNDATION WITH $\frac{5}{8}$ " DIA. ASTM A307 BOLTS. THE BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7". THERE SHOULD BE A MINIMUM OF TWO BOLTS PER EACH PLATE SECTION. THE BOLTS SHALL BE NO MORE THAN 3 1/2" AND NO GREATER THAN 12" FROM THE END OF EACH PLATE SECTION. EACH ANCHOR SHALL 3"x3"x $\frac{1}{2}$ " WASHER PLATE PLUS WASHER AND NUT. SPACE BOLTS 1'-0" FROM CORNERS AND @ 32" O.C. THEREAFTER.

V. STRUCTURAL LUMBER

- ALL WORK SHALL BE IN CONFORMANCE WITH THE AMERICAN FOREST & PAPER ASSOCIATION STANDARDS AND SPECIFICATIONS.
- ALL LUMBER USED IN A STRUCTURAL CAPACITY SHALL BE S-P-F NO.1 / NO. 2 K.D.
- ALL PRESSURE-PRESERVATIVE TREATED LUMBER USED IN A STRUCTURAL CAPACITY SHALL BE SP #2.
- ANY WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY, EPOSED TO UNHEATED BASEMENT AND CRAWLS SPACES, OR EXPOSED TO THE EXTERIOR SHALL BE PRESSURE TREATED.
- ALL FASTENERS SHALL BE IN CONFORMANCE WITH THE FASTENING SCHEDULE IN THE APPLICABLE STATE BUILDING CODE, UNLESS NOTED OTHERWISE. FASTENERS EXPOSED TO THE WEATHER SHALL BE GALVANIZED "SIMPSON'S Z-MAX" OR STAINLESS STEEL.
- ALL BEAM TO BEAM CONNECTIONS SHALL BE APPROVED GALVANIZED TO FLANGE HANGERS, SUBMIT SHOP DRAWINGS FOR REVIEW.
- ALL WOOD POST CAPS AND BASE CONNECTIONS SHALL BE APPROVE GALVANIZED "SIMPSON'S" POST CAP AND BASE PREFABRICATED ASSEMBLIES. SUBMIT SHOP DRAWINGS FOR REVIEW.
- "TJI" JOISTS, "LVL" (LAMINATED VENEER LUMBER), AND "PSL" (PARALLEL STRAND LUMBER) FRAMING INDICATED ON DRAWINGS ARE DESIGNED AND MANUFACTURED BY "TRUS-JOIST" OF BOISE, IDAHO.



Typical Roof Diaphragm Detail
Scale: N.T.S.



Typical Exterior Wall Elevation Details
Scale: N.T.S.

FLOOR SHEATHING

FLOOR SHEATHING SHALL BE $\frac{3}{4}$ " T&G "STURD-I-FLOOR" STRUCTURAL-1 GRADE PLYWOOD. PROVIDE 10d NAILS @ 6" O.C. AT ALL PANEL EDGES & 10d NAILS @ 12" O.C. IN FIELD. (MINIMUM FASTENING, COORD. W / MANUFACTURER'S REQ.)

ROOF SHEATHING

ROOF SHEATHING SHALL BE $\frac{5}{8}$ " APA RATED PLYWOOD SHEATHING (PANEL GRADE C-D). PROVIDE 10d NAILS @ 6" O.C. AT ALL PANEL EDGES AND 10d NAILS @ 12" O.C. IN FIELD. (SEE ROOF DIAGRAM DETAIL)

2X4 WALL HEADER SCHEDULE

ROUGH OPENING	
UP TO 3'-6" WIDE	(2) 2X8 WITH DOUBLE JACK STUD BRG. @ EACH JAMB
OVER 3'-7" UP TO 5'-0" WIDE	(2) 2X10 WITH DOUBLE JACK STUD BRG. @ EACH JAMB
OVER 5'-1" UP TO 6'-6" WIDE	(2) 2X12 WITH DOUBLE JACK STUD BRG. @ EACH JAMB

- NOTES:
- SEE DRAWINGS FOR SPECIAL DOOR/WINDOW HEADER SIZES, OTHERWISE USE SCHEDULE
 - USE $\frac{1}{2}$ " PLYWOOD SPACERS BETWEEN HEADER MEMBERS TO MATCH WALL WIDTH.
 - FOR OPENING WIDTHS GREAT THAN SHOWN, CONSULT ARCHITECT OR STRUCTURAL ENGINEER.

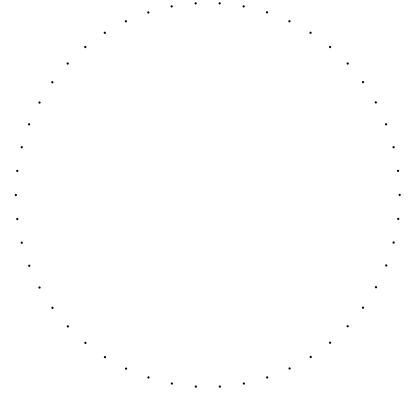
2X6 WALL HEADER SCHEDULE

ROUGH OPENING	
UP TO 3'-6" WIDE	(3) 2X8 WITH DOUBLE JACK STUD BRG. @ EACH JAMB
OVER 3'-7" UP TO 5'-0" WIDE	(3) 2X10 WITH DOUBLE JACK STUD BRG. @ EACH JAMB
OVER 5'-1" UP TO 6'-6" WIDE	(3) 2X12 WITH DOUBLE JACK STUD BRG. @ EACH JAMB

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Project Team:

Date:	Revisions:

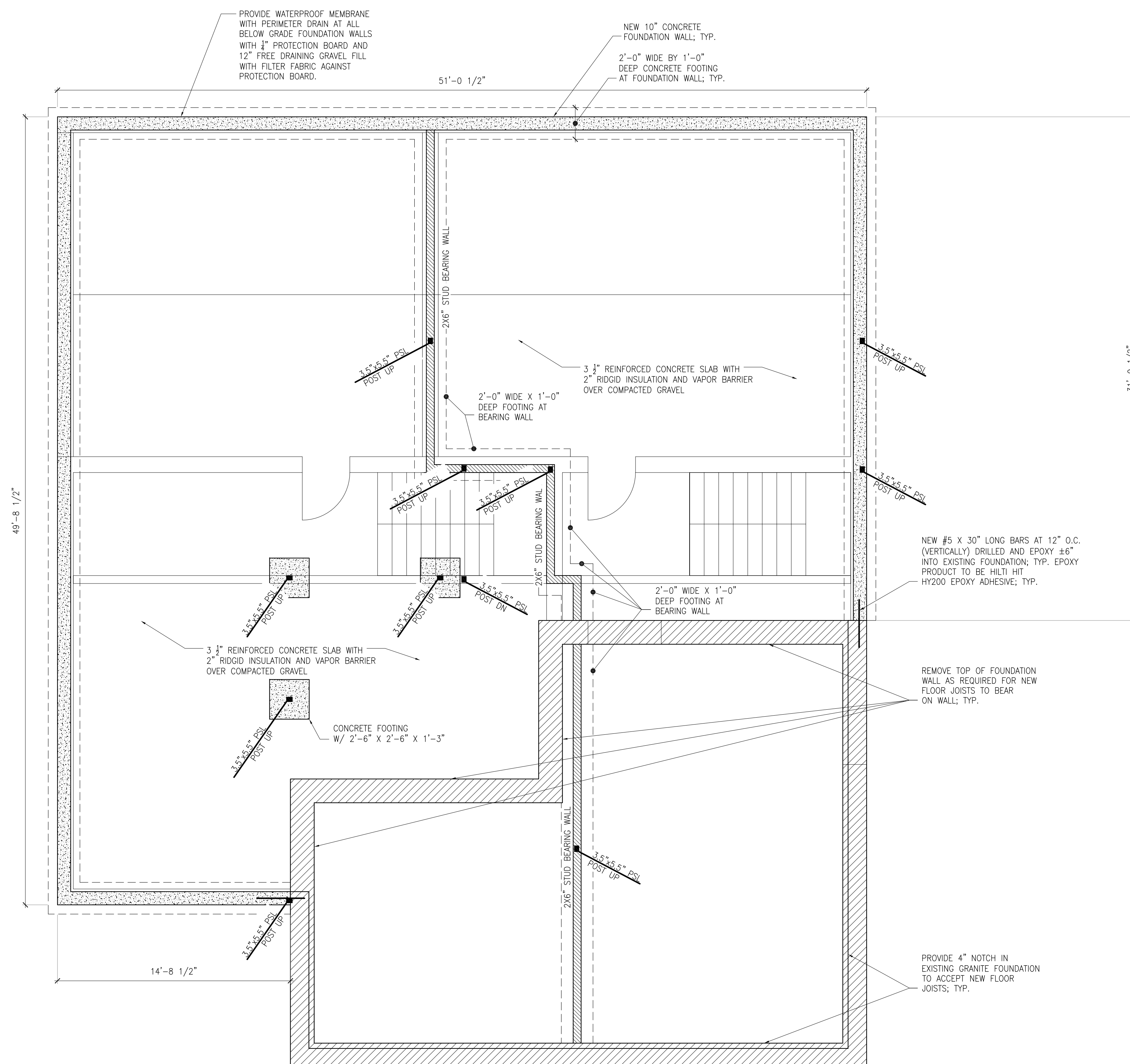
Drawing Title:
Structural Details and Notes

Scale: Noted Drawing No. :
Job No.: 573
Date: 4/23/24

S0.1

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1 Proposed Foundation Plan

[illegible]

Drawing Title:
Framing Plans

Scale: Noted Drawing No.

Job No.: 573 **S1.1**

Date: 4/23/24

S1.1

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Project Team:

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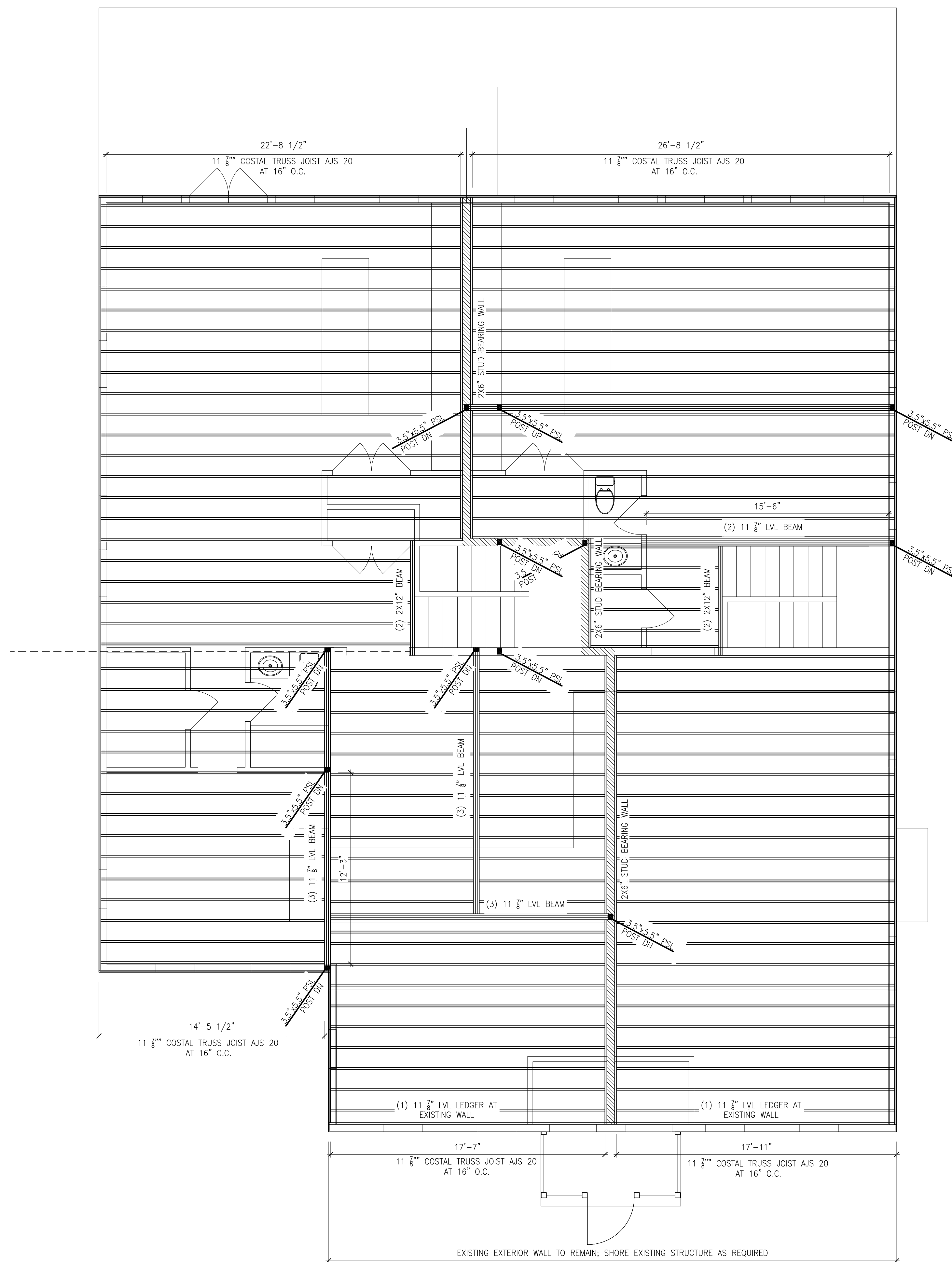
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Scale: Noted Drawing No.

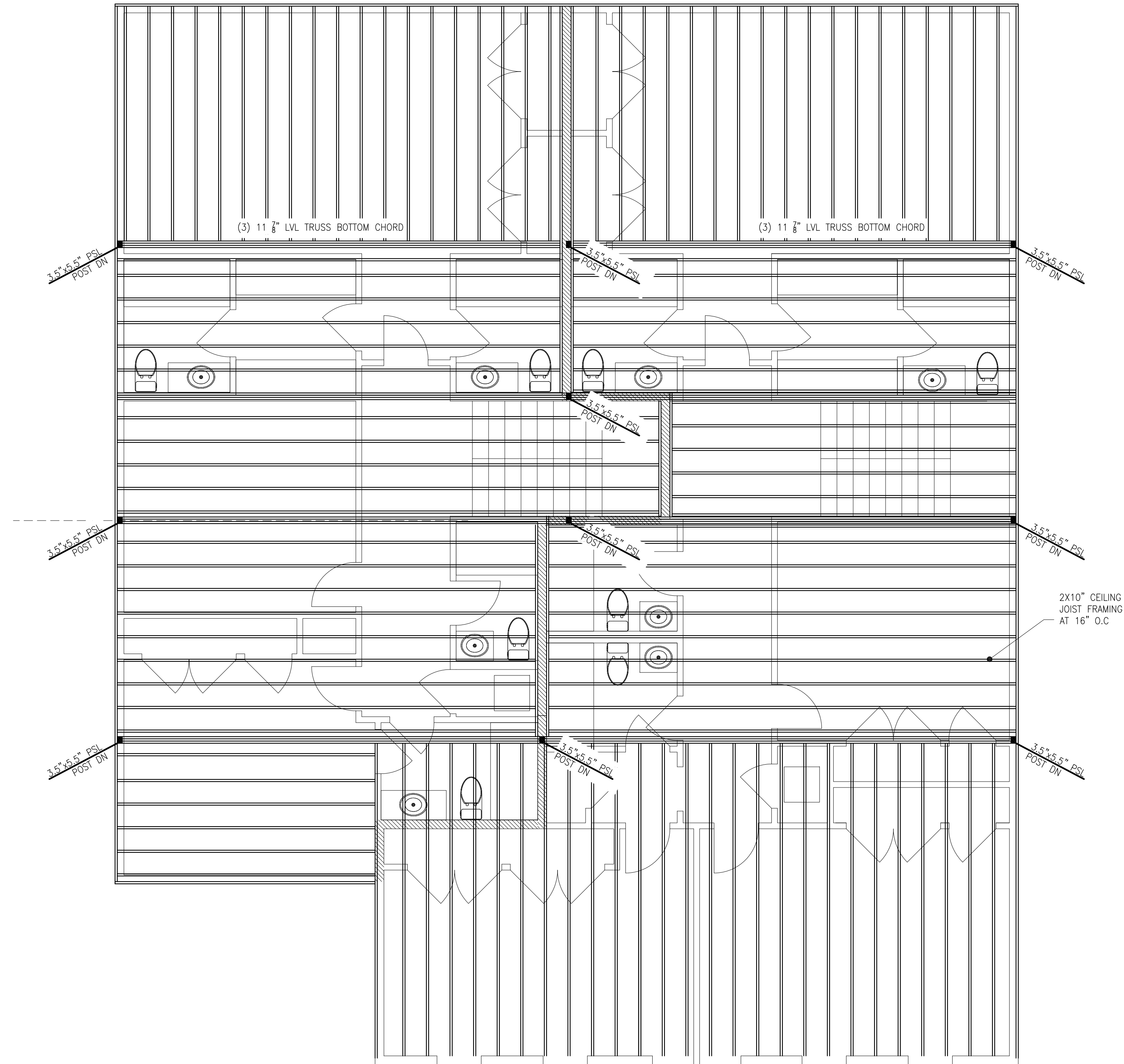
Job No.: 573 **S1.3**

Date: 4/23/24

S1.3



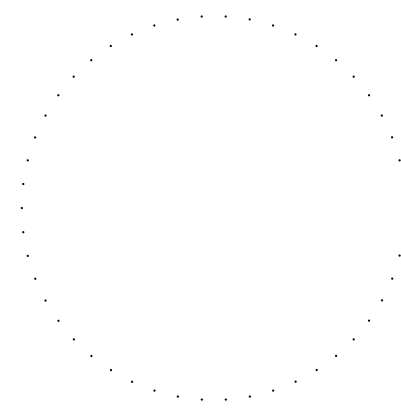
1 Proposed Second Floor Framing Plan



1 Proposed Second Floor Ceiling Plan
Scale: 1/4" = 1'-0"

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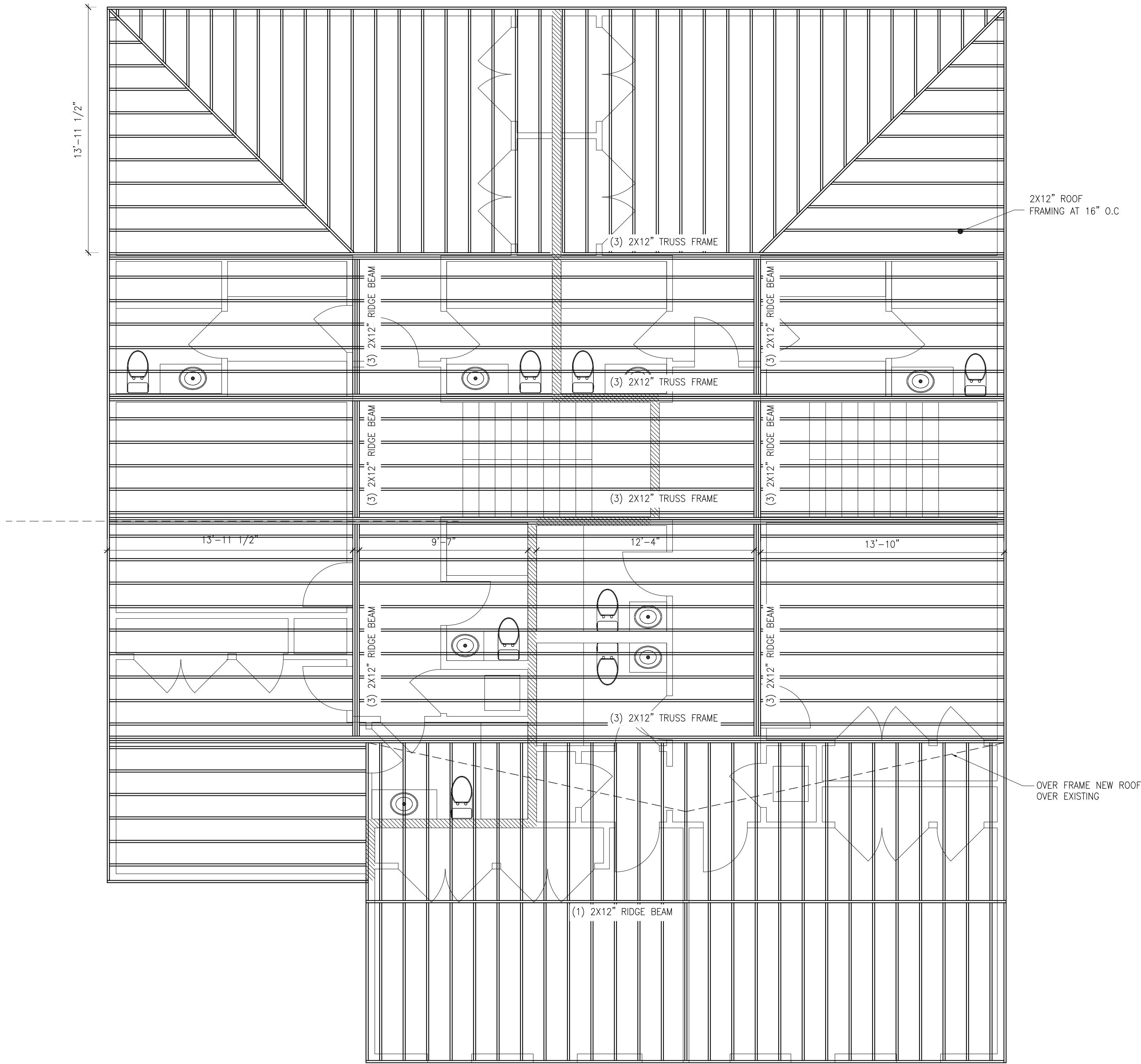
Date:	Revisions:

Drawing Title:

Typical Details

Scale: Drawing No. :
Job No.: 573
Date: 4/23/24

S1.4



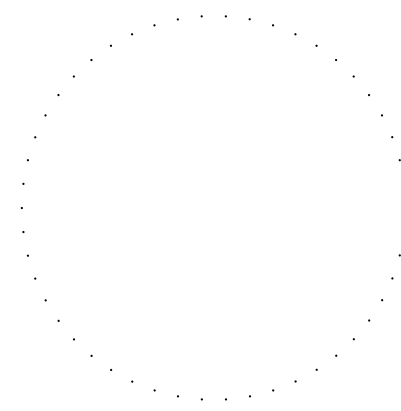
1 Proposed Roof Framing Plan

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

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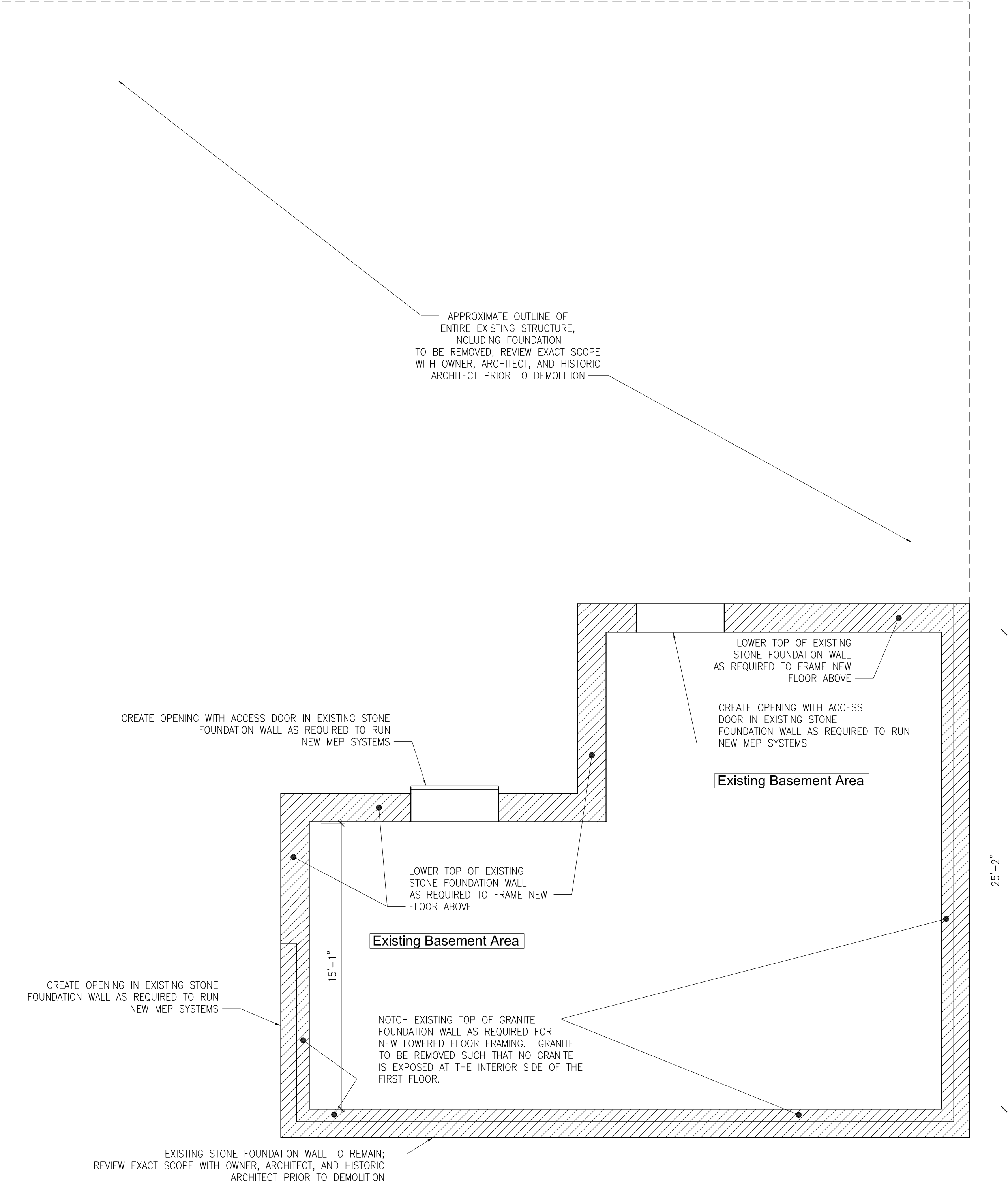
Date:	Revisions:

Drawing Title:

Framing Plan

Scale: Drawing No. :
Job No.: 573
Date: 4/23/24

S1.5



1

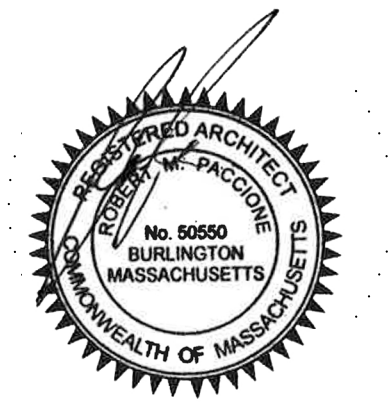
Foundation Demolition Plan

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

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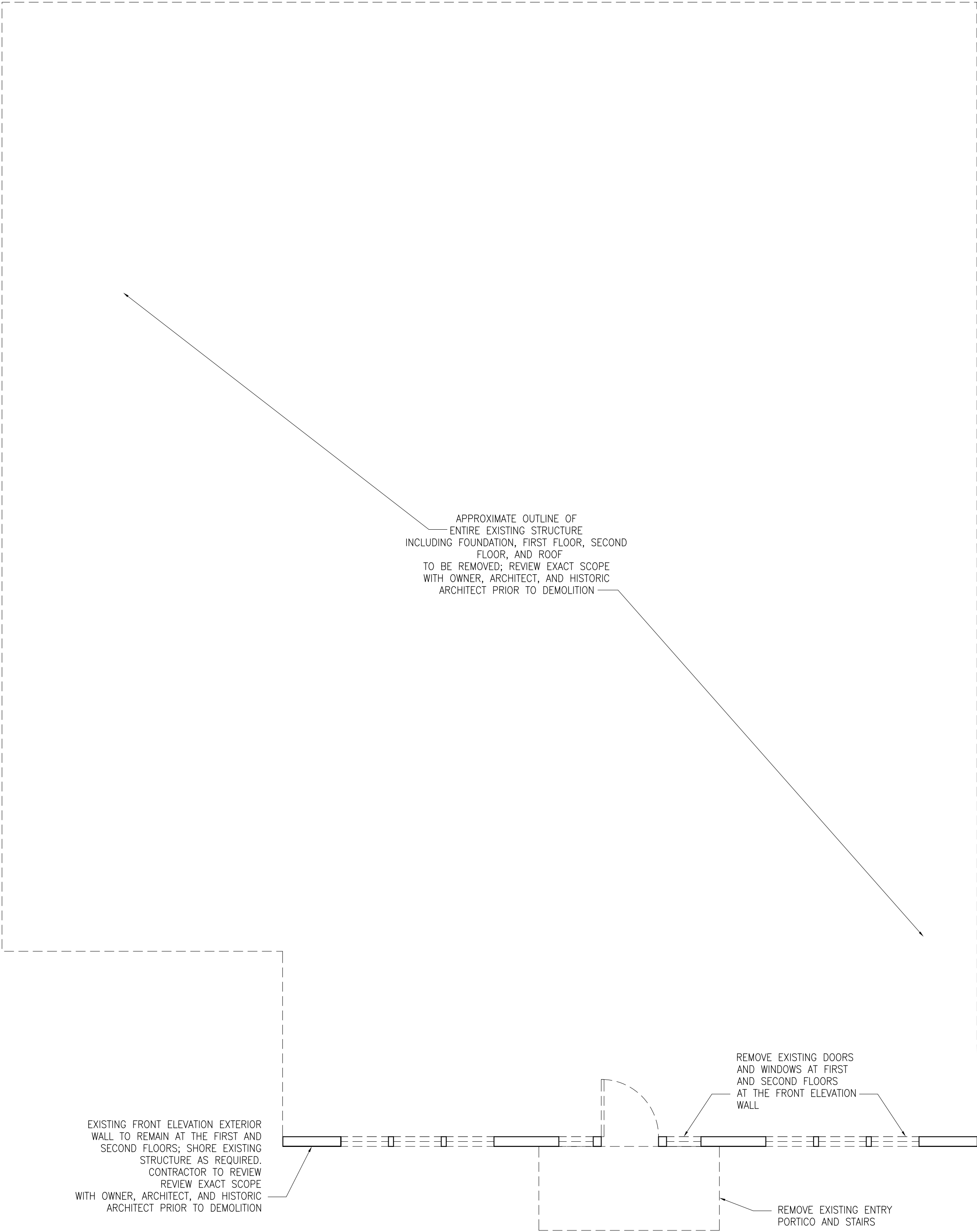


Project Team:

Date:	Revisions:

Drawing Title:
Demolition Plans

Scale:	Noted	Drawing No. :
Job No.:	573	D1.1
Date:	6/12/24	

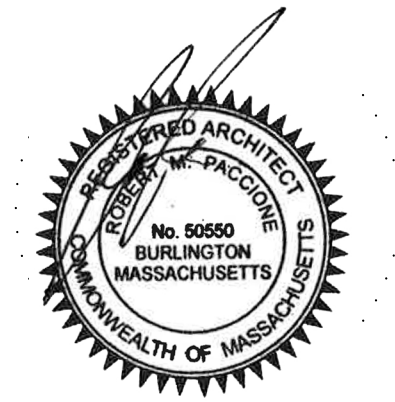


1 First and Second Floor Demolition Plan
Scale: 1/4" = 1'-0"

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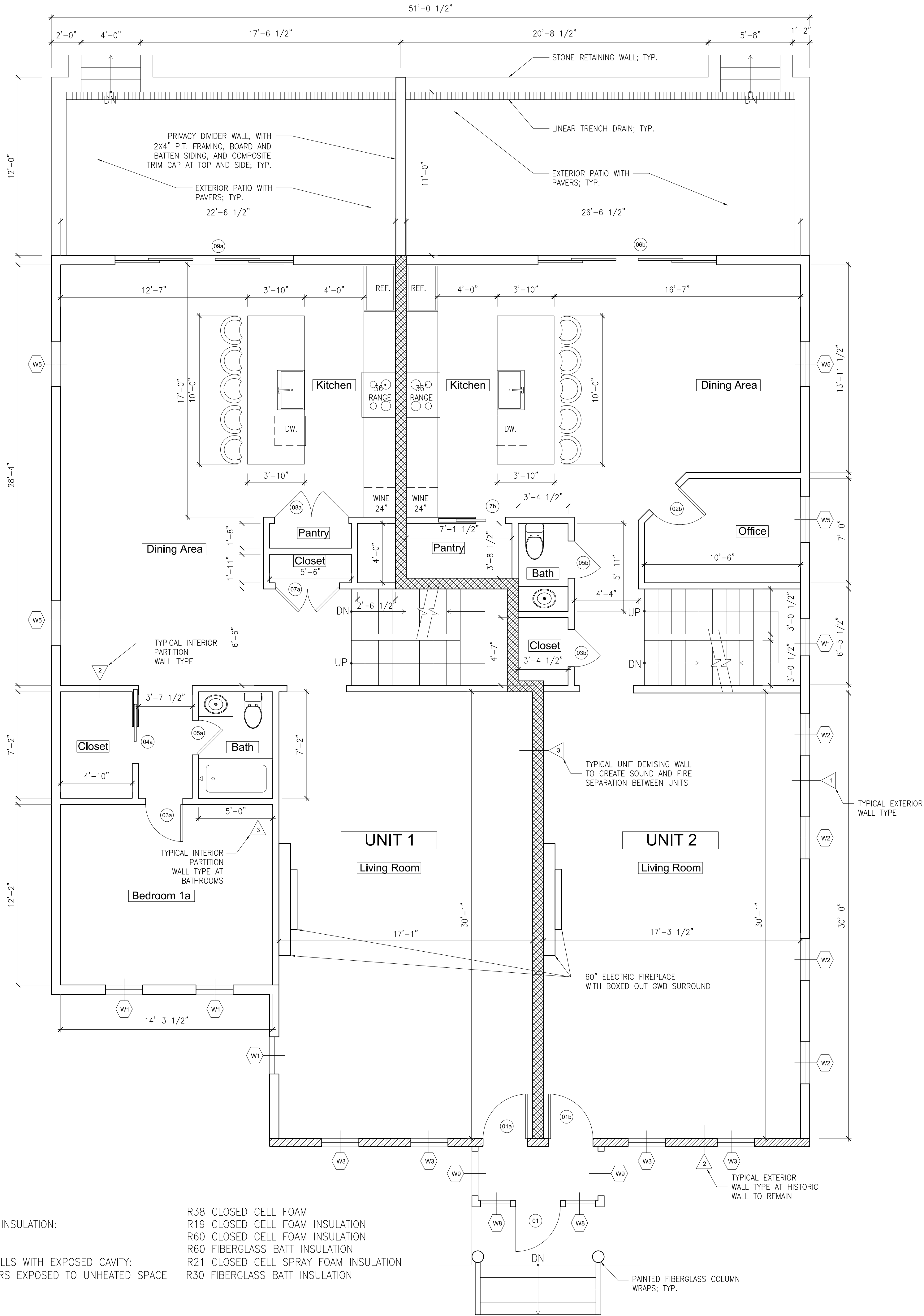


Project Team:

Date:	Revisions:

Drawing Title:
Demolition Plans

Scale:	Noted	Drawing No. :
Job No.:	573	D1.2
Date:	6/12/24	



INSULATION SUMMARY

1. NEW STUD WALLS:
2. NEW FOUNDATION WALL INSULATION:
3. NEW ROOF RAFTERS:
4. NEW ATTIC CEILING:
5. EXISTING 2X4" STUD WALLS WITH EXPOSED CAVITY:
6. NEW OR EXISTING FLOORS EXPOSED TO UNHEATED SPACE

- R38 CLOSED CELL FOAM
R19 CLOSED CELL FOAM INSULATION
R60 CLOSED CELL FOAM INSULATION
R60 FIBERGLASS BATT INSULATION
R21 CLOSED CELL SPRAY FOAM INSULATION
R30 FIBERGLASS BATT INSULATION

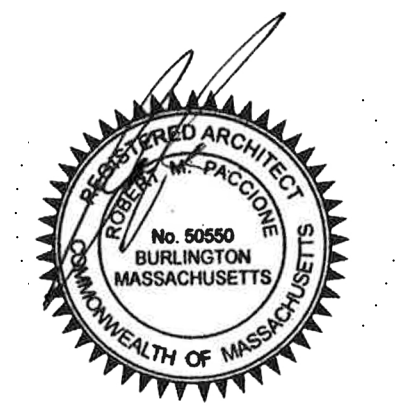
1 First Floor Proposed plan

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

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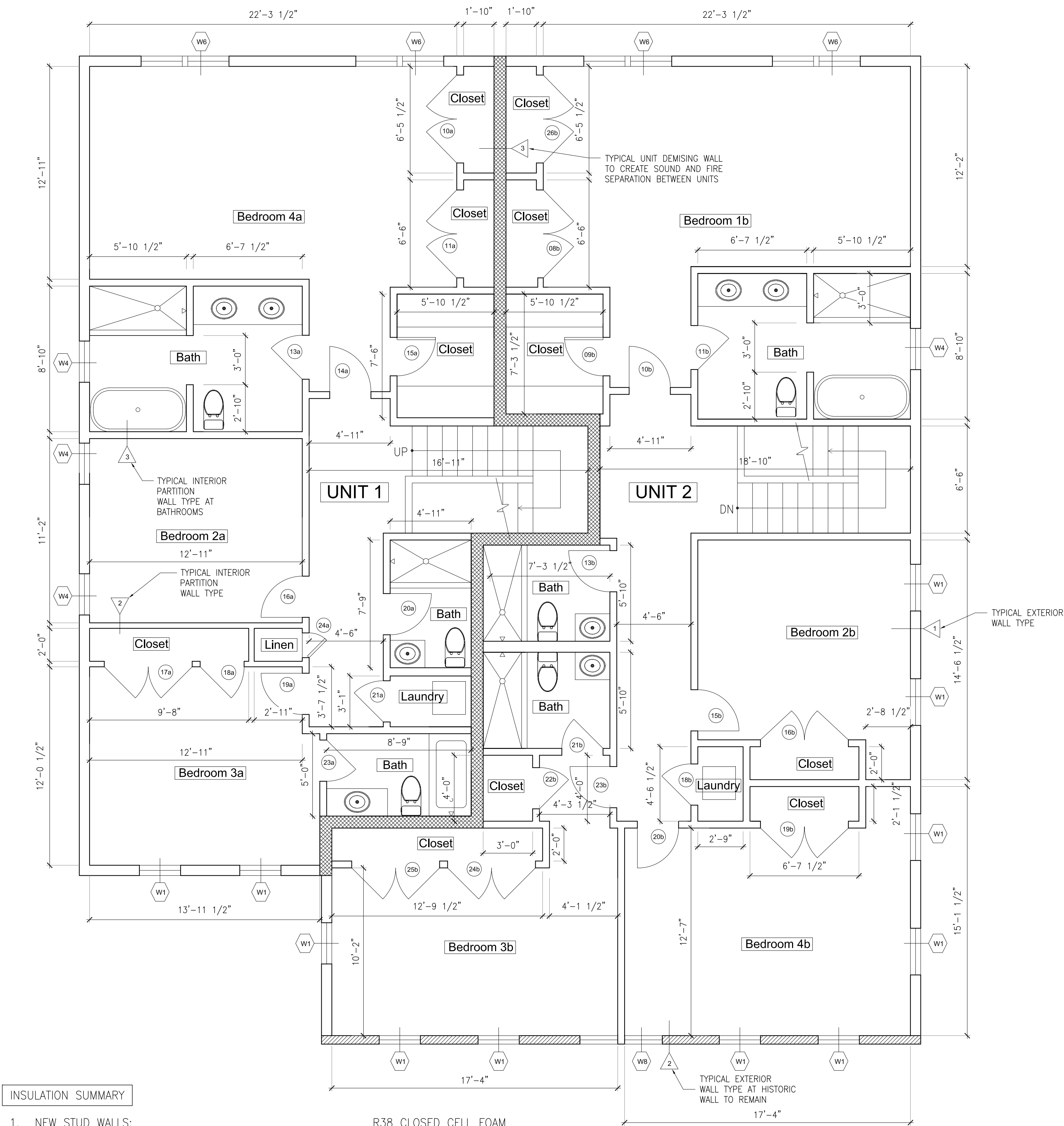
Project Team:

Date:	Revisions:

Drawing Title:
Proposed Floor Plans

Scale: Noted Drawing No. :
Job No.: 573
Date: 6/12/24

A1.2



INSULATION SUMMARY

1. NEW STUD WALLS:

2. NEW FOUNDATION WALL INSULATION:

3. NEW ROOF RAFTERS:

4. NEW ATTIC CEILING:

5. EXISTING 2X4" STUD WALLS WITH EXPOSED CAVITY:

6. NEW OR EXISTING FLOORS EXPOSED TO UNHEATED SPACE
- R38 CLOSED CELL FOAM

R19 CLOSED CELL FOAM INSULATION

R60 CLOSED CELL FOAM INSULATION

R60 FIBERGLASS BATT INSULATION

R21 CLOSED CELL SPRAY FOAM INSULATION

R30 FIBERGLASS BATT INSULATION

1 Second Floor Proposed plan
Scale: 1/4" = 1'-0"

PROJECT:
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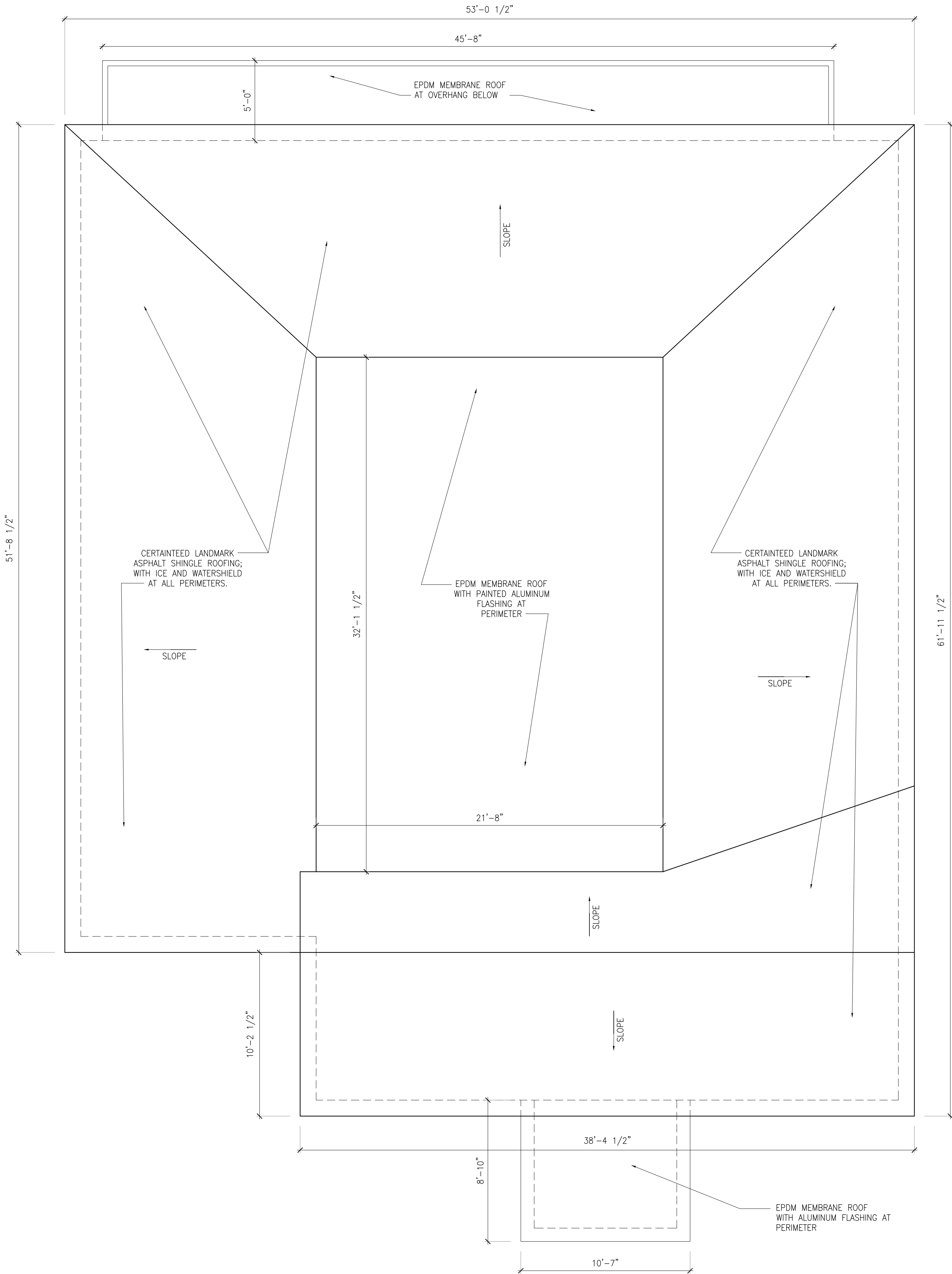
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Project Team:

Date:	Revisions:

Drawing Title:
Proposed Floor Plans

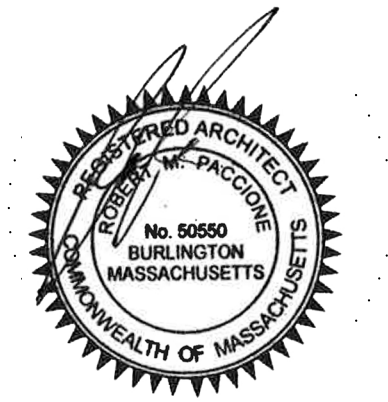


1 Proposed Roof Plan
Scale: 1/4" = 1'-0"

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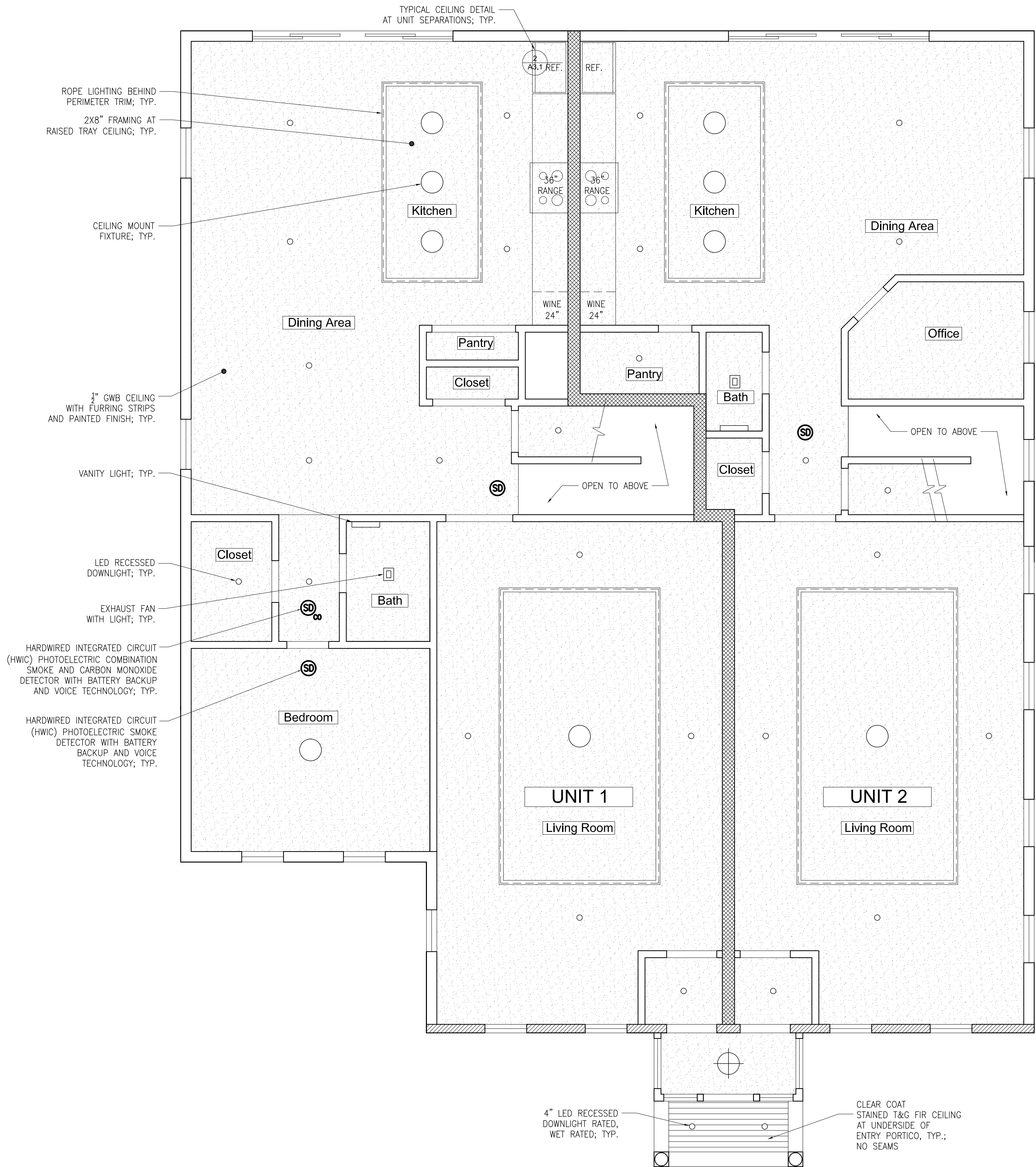
Project Team:

Date:	Revisions:

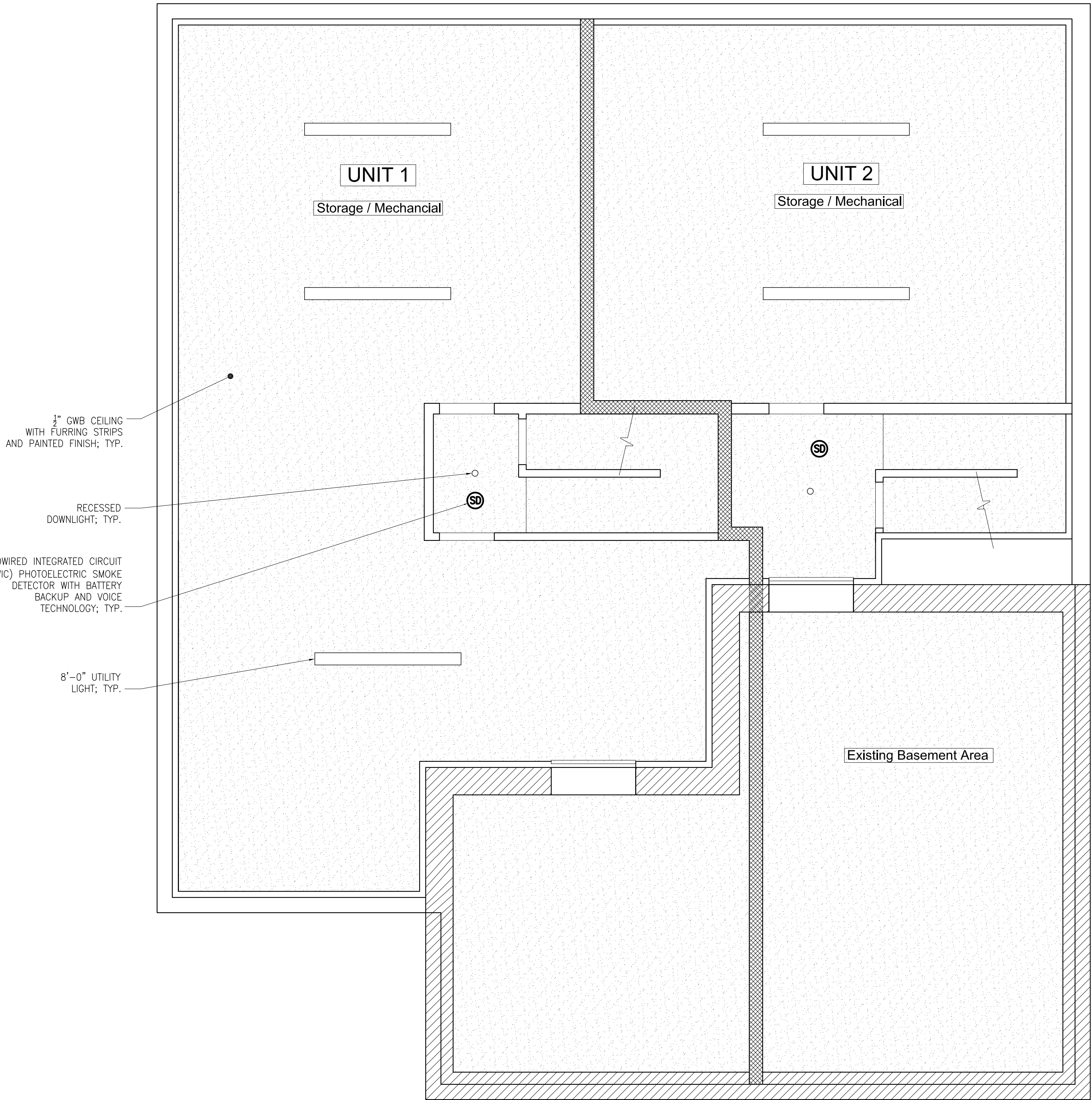
Drawing Title:
Proposed Roof Plan

Scale: Noted Drawing No. :
Job No.: 573
Date: 6/12/24

A1.4



2 Proposed First Floor RCP
Scale: 1/4" = 1'-0"



1 Proposed Basement RCP
Scale: 1/4" = 1'-0"

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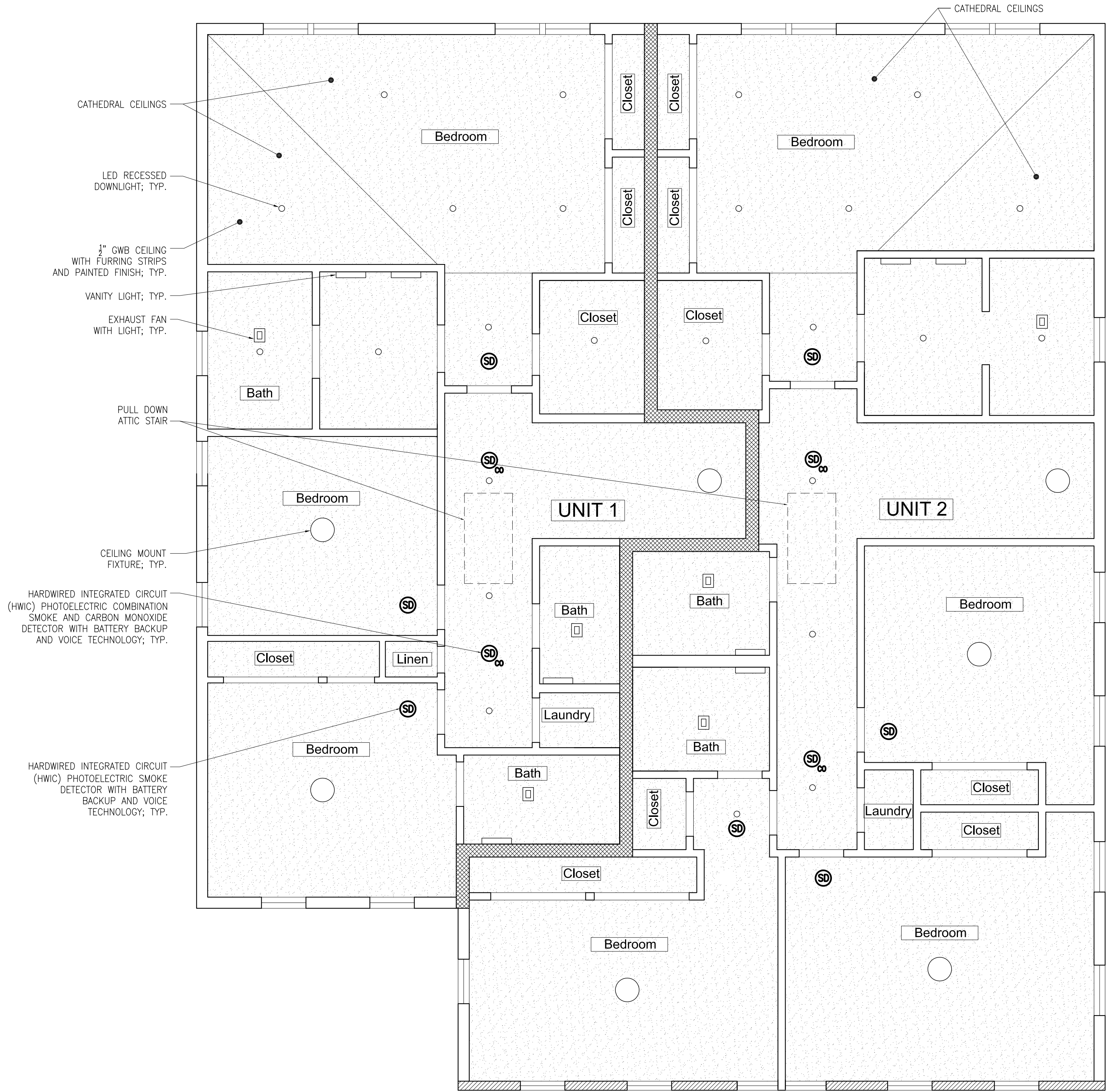
Project Team:

Date:	Revisions:

Drawing Title:
Proposed Reflected
Ceiling Plans

Scale:	Noted	Drawing No. :
Job No.:	573	A1.5
Date:	6/12/24	

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
○	LED RECESSED DOWNLIGHT
◯	CEILING MOUNT LIGHT FIXTURE
⊕	CEILING MOUNT HANGING LIGHT FIXTURE
⊕	WALL SCONCE
□	BATHROOM EXHAUST FAN
◻	BATHROOM EXHAUST FAN WITH LIGHT
⌚	LED CLOSET LIGHT
▬	4'-0" / 8'-0" UTILITY LIGHT
▮	LED MEDICINE CABINET
▬▬▬	ROPE LIGHTING BEHIND PERIMETER TRIM
SD	HARDWIRED INTEGRATED CIRCUIT (HWC) PHOTOELECTRIC SMOKE DETECTOR WITH BATTERY BACKUP AND VOICE TECHNOLOGY; TYP.
SD _{CO}	HARDWIRED INTEGRATED CIRCUIT (HWC) PHOTOELECTRIC COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP AND VOICE TECHNOLOGY; TYP.



1 Proposed Second Floor RCP
Scale: 1/4" = 1'-0"

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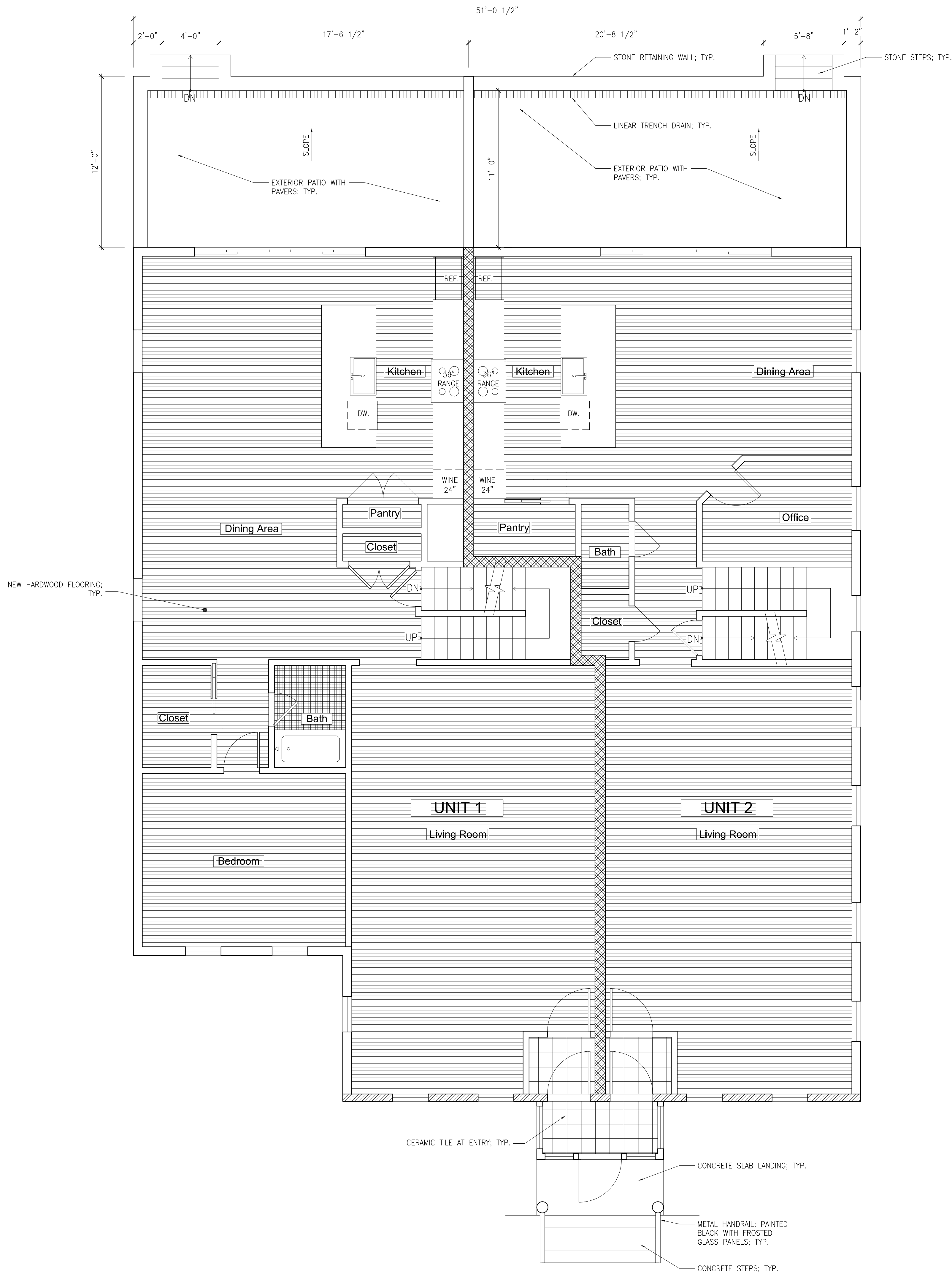


Project Team:

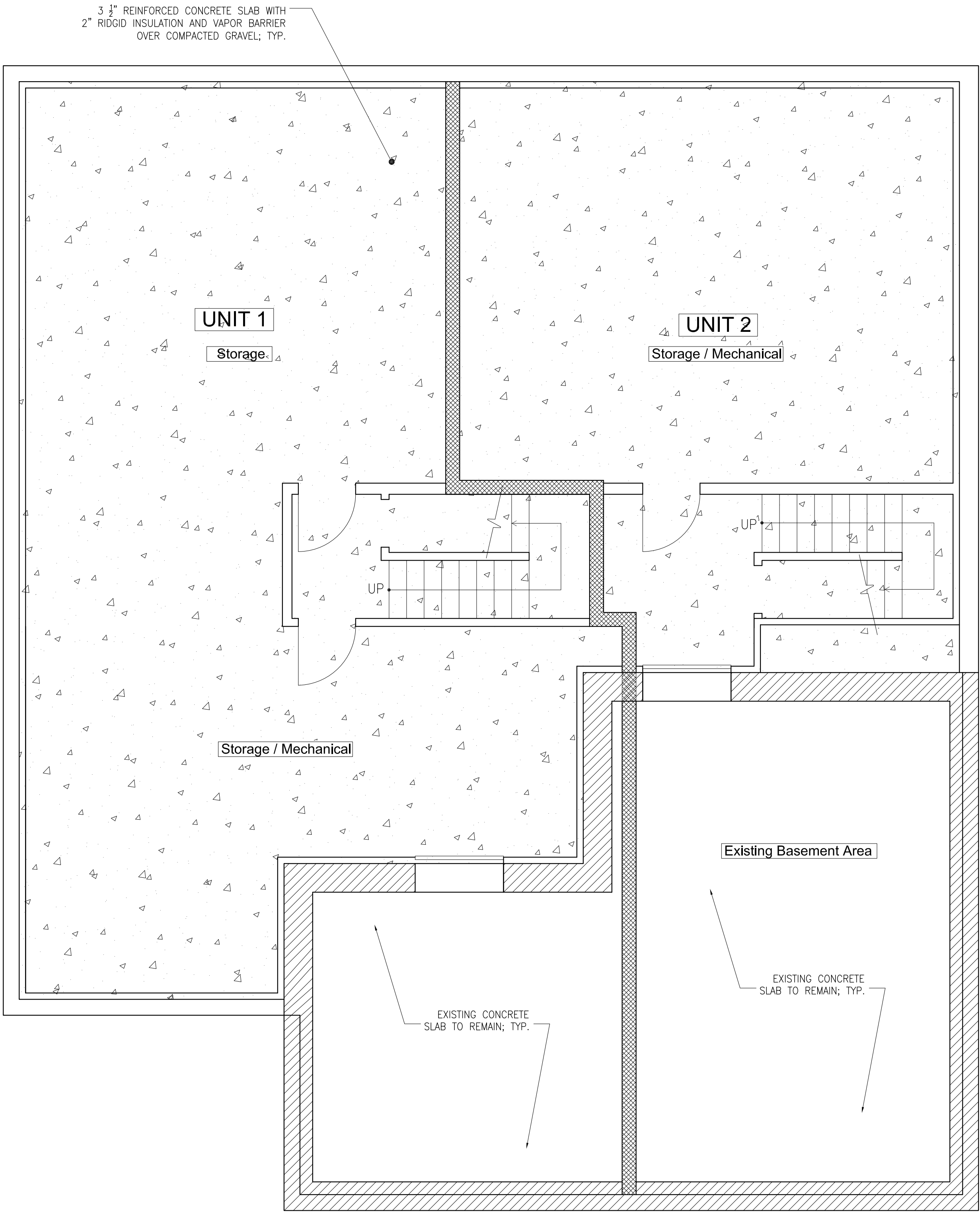
Date:	Revisions:

Drawing Title:
**Proposed Reflected
Ceiling Plans**

Scale:	Noted	Drawing No. :
Job No.:	573	A1.6
Date:	6/12/24	



2 Proposed First Floor Flooring Plan
Scale: 1/4" = 1'-0"



1 Proposed Basement Flooring Plan
Scale: 1/4" = 1'-0"

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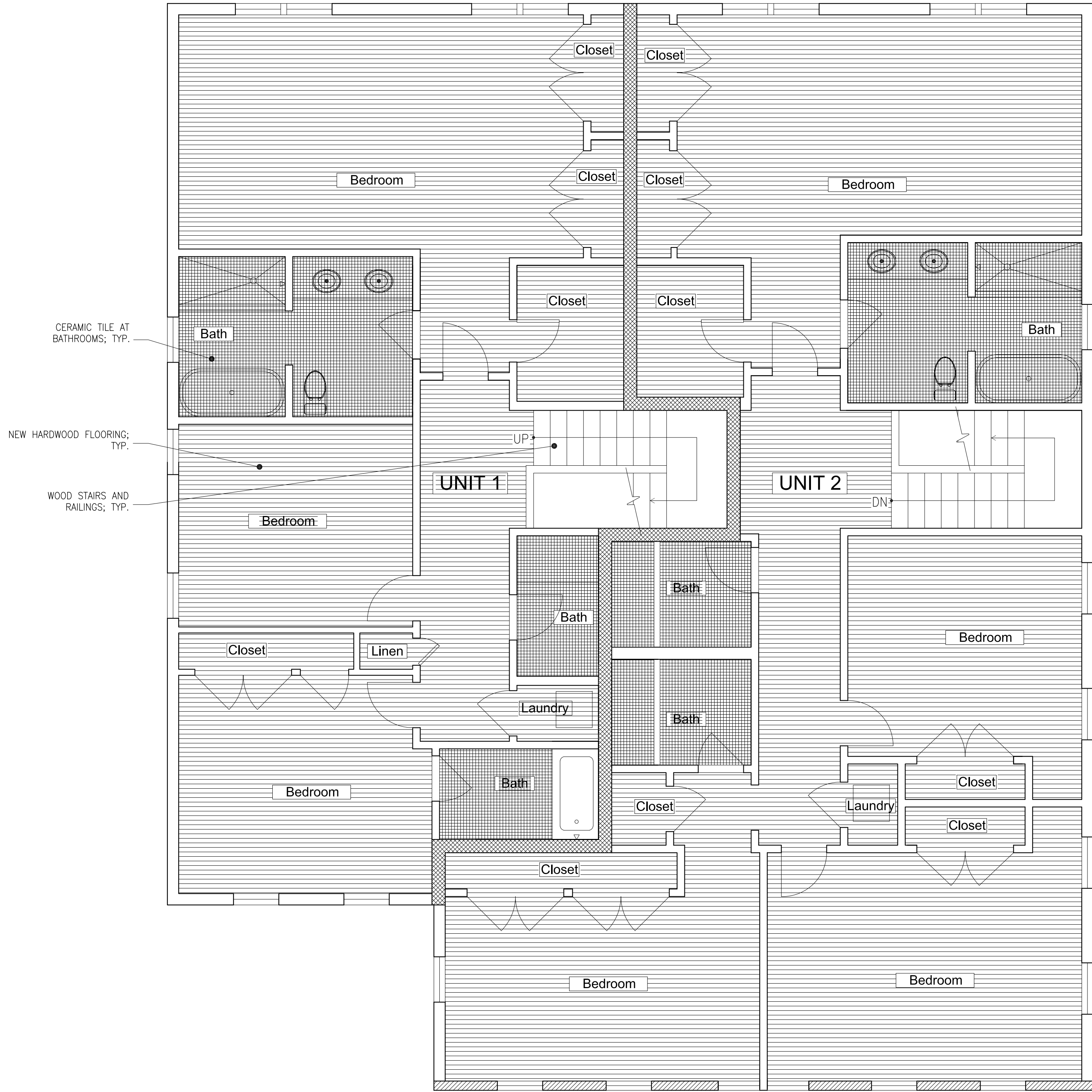


Project Team:

Date:	Revisions:

Drawing Title:
Proposed Flooring Plans

Scale:	Noted	Drawing No. :
Job No.:	573	A1.7
Date:	6/12/24	

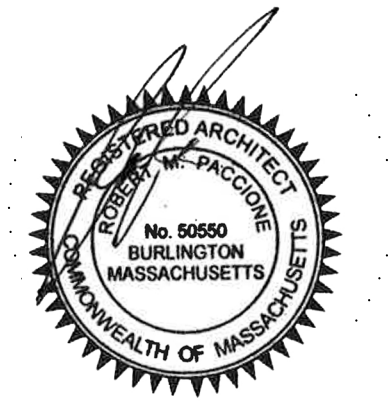


1 Proposed Second Floor Flooring Plan
Scale: 1/4" = 1'-0"

PROJECT:
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Restoration, Renovations, and Additions
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Project Team:

Date:	Revisions:

Drawing Title:
Proposed Flooring Plans

Scale:	Noted	Drawing No. :
Job No.:	573	
Date:	6/12/24	

A1.8



2 Proposed Side Elevation
Scale: 1/4" = 1'-0"



1 Proposed Front Elevation
Scale: 1/4" = 1'-0"

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Project Team:

Date:	Revisions:

Drawing Title:
Proposed Elevations

Scale: Noted Drawing No. :
Job No.: 573
Date: 6/12/24

A2.1



2 Proposed Side Elevation
Scale: 1/4" = 1'-0"

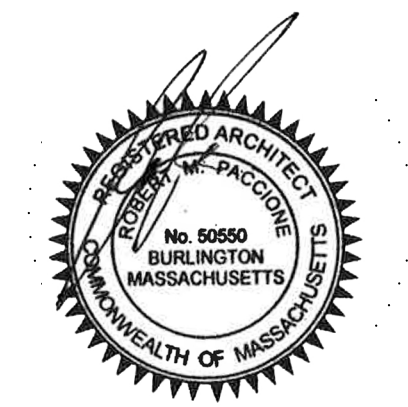


1 Proposed Rear Elevation
Scale: 1/4" = 1'-0"

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78 Highland Circle
Wayland, MA 01778
Tel. 617-794-7759



Project Team:

Date:	Revisions:

Drawing Title:
Proposed Elevations

Scale: Noted Drawing No. :
Job No.: 573
Date: 6/12/24

A2.2

Door Schedule - UNIT 1

Location	No.	Size	Hardware	Type	Notes
BASEMENT	01a	16'-0" X 8'-0"	MANF.	GARAGE DOOR	INSULATED
BASEMENT	02a	3'-0" X 7'-0"	01	3 PANEL SHAKER	
BASEMENT	03a	(2) 3'-0" X 7'-0"	04	3 PANEL SHAKER	
BASEMENT	04a	2'-6" X 7'-0"	03	3 PANEL SHAKER	
BASEMENT	05a	2'-6" X 7'-0"	02	3 PANEL SHAKER	DOUBLE DOORS
BASEMENT	06a	2'-8" X 7'-0"	03	3 PANEL SHAKER	
BASEMENT	07a	2'-8" X 7'-0"	03	3 PANEL SHAKER	
FIRST FLOOR	08a	11'-10" X 8'-0"	MANF	FOLDING GLASS DOORS	
FIRST FLOOR	09a	2'-4" X 7'-0"	02	3 PANEL SHAKER	
FIRST FLOOR	10a	(2) 2'-6" X 7'-0"	04	3 PANEL SHAKER	DOUBLE SLIDING DOORS
FIRST FLOOR	11a	3'-0" X 7'-0"	03	3 PANEL SHAKER	
FIRST FLOOR	12a		01	3 PANEL SHAKER	
SECOND FLOOR	13a	2'-8" X 7'-0"	03	3 PANEL SHAKER	
SECOND FLOOR	14a	2'-8" X 7'-0"	02	3 PANEL SHAKER	DOUBLE DOORS
SECOND FLOOR	15a	2'-8" X 7'-0"	02	3 PANEL SHAKER	
SECOND FLOOR	16a	2'-4" X 7'-0"	02	3 PANEL SHAKER	
SECOND FLOOR	17a	(2) 3'-0" X 7'-0"	04	3 PANEL SHAKER	SLIDING DOORS
SECOND FLOOR	18a	2'-8" X 7'-0"	03	3 PANEL SHAKER	
SECOND FLOOR	19a	2'-8" X 7'-0"	02	3 PANEL SHAKER	
SECOND FLOOR	20a	(2) 2'-6" X 6'-8"	04	3 PANEL SHAKER	DOUBLE DOORS
SECOND FLOOR	21a	(2) 2'-6" X 6'-8"	04	3 PANEL SHAKER	DOUBLE DOORS
		2'-6" X 7'-0"	02	3 PANEL SHAKER	
ATTIC FLOOR	23a	2'-6" X 7'-0"	03	3 PANEL SHAKER	
ATTIC FLOOR	24a	2'-6" X 7'-0"	02	3 PANEL SHAKER	
ATTIC FLOOR	25a	3'-0" X 7'-0"	02	3 PANEL SHAKER	

NOTE: CONTRACTOR TO FIELD VERIFY ALL DOOR OPENINGS

HARDWARE SCHEDULE

HARDWARE SET 01:
ENTRY LOCKSET WITH DEADBOLT
THRESHOLD
WEATHER STRIPPING
HINGES

HARDWARE SET 02:
PRIVACY LOCKSET
HINGES

HARDWARE SET 03:
PASSAGE LOCKSET
HINGES

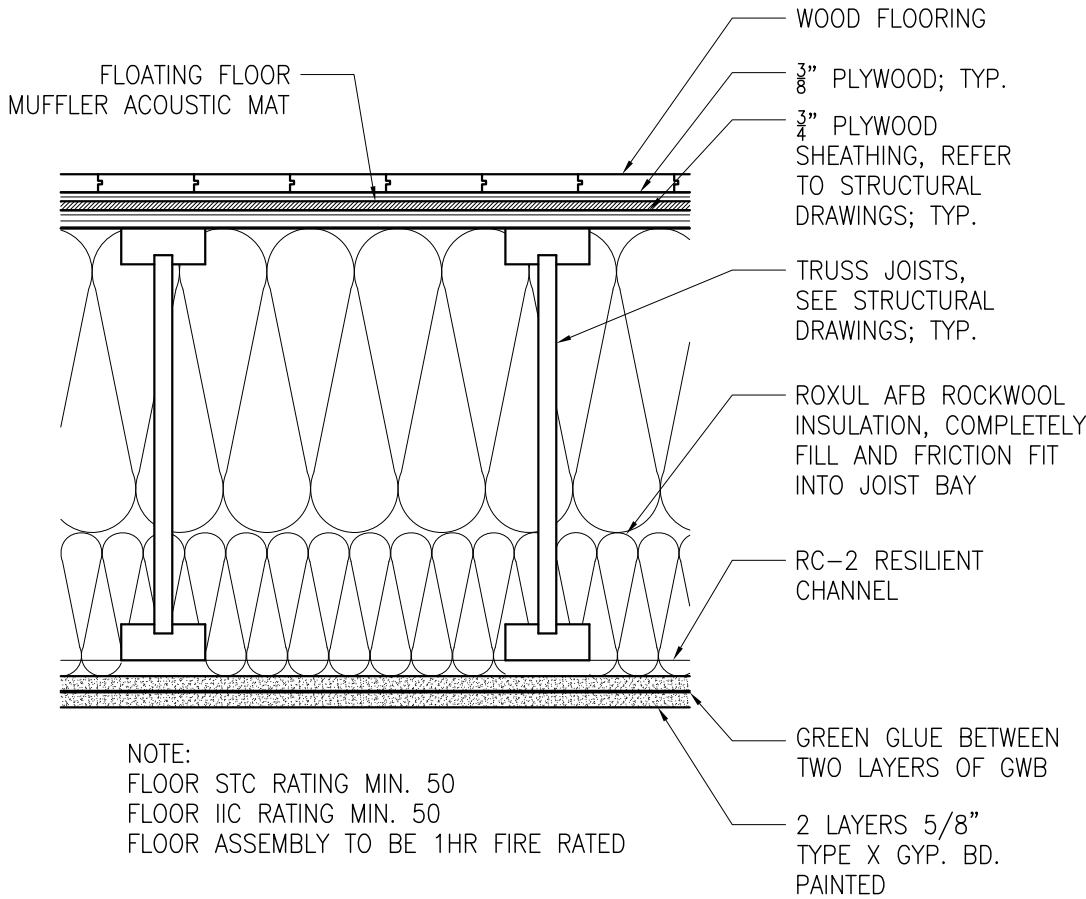
HARDWARE SET 04:
PASSAGE LOCKSET
BALL CATCH
HINGES

FINISHES: NOTES:

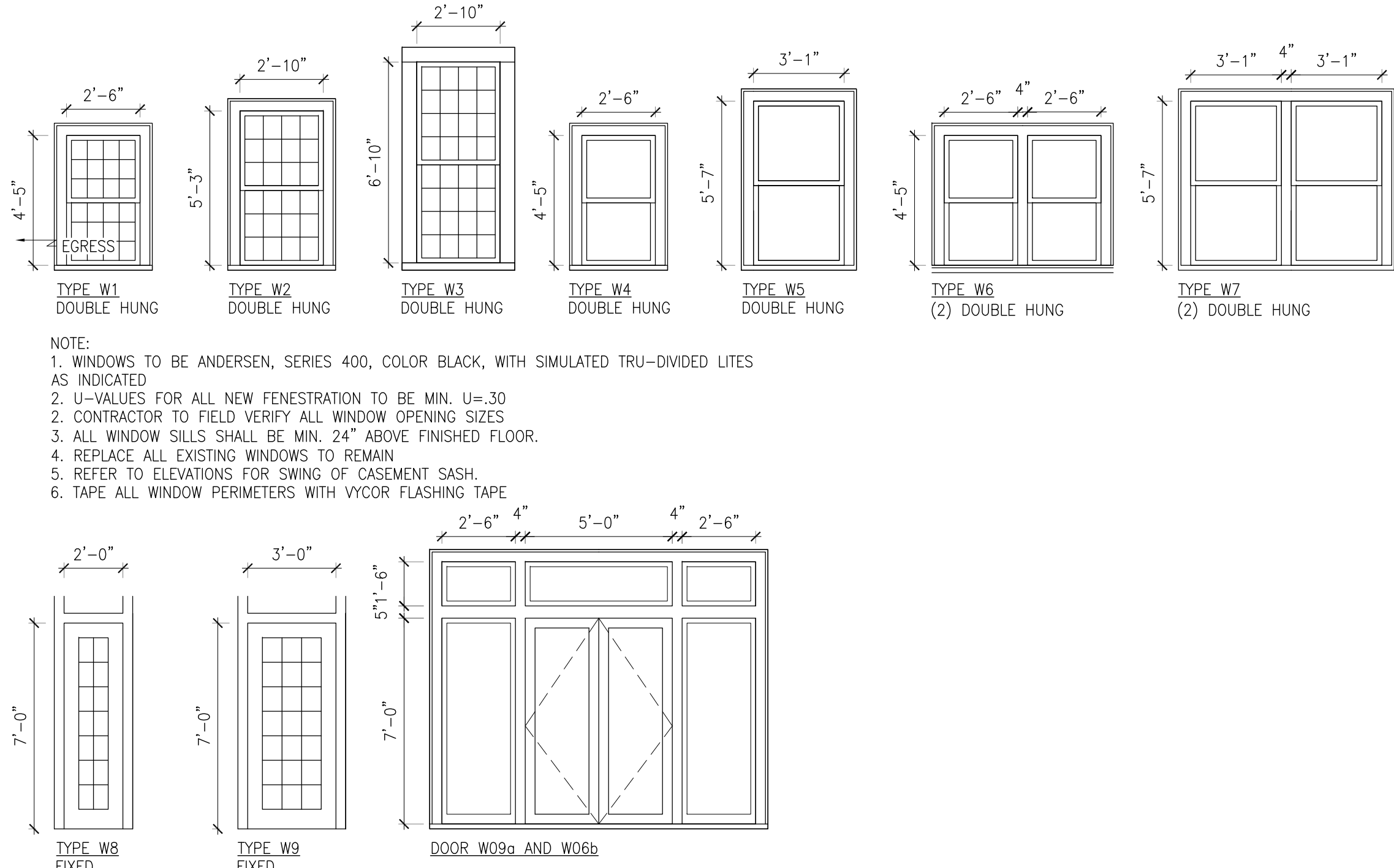
- ALL DOOR TRIM TO BE 1" X 3 1/2" POLYURETHANE BRADFORD CASING; PAINTED UNIFORM.
- SOLID CORE DOORS FOR ALL BATHROOM AND EXTERIOR DOORS. HOLLOW CORE DOORS FOR ALL CLOSETS AND INTERIOR ENTRYWAYS. REFER TO DOOR SCHEDULE AND OWNER SPECIFICATION FOR ADDITIONAL DOOR MATERIAL INFORMATION.
- ALL PASSAGE, PRIVACY, CLOSET DUMMY, AND OTHER INTERIOR DOOR LOCKSETS TO BE MATCHING BLACK OR DARK BRONZE FINISH.
- ALL INTERIOR WALL BASE TO BE 5 1/2" SPEED BASE BASEBOARD. GLUE ALL JOINTS.
- PROVIDE JOHN LEWIS MAHOGANY CLOSET SYSTEM AT MASTER CLOSET.
- PROVIDE (3) PAINTED WOOD SHELVES, INSTALLED PLUMB AT LINEN CLOSET.
- KITCHEN CABINETS TO BE METROPOLITAN WHITE SHAKER STYLE AT UPPER AND LOWER CABINETS. HARDWARE TO MATCH BLACK OR DARK BRONZE FINISHES AT DOOR LOCKSET HARDWARE.
- QUARTZ COUNTERTOP WITH WATERFALL DETAIL AT EACH END OF ISLAND.
- KITCHEN SINK TO BE BLACK QUARTZ UNDERMOUNT.
- HARDWOOD FLOORING TO BE 3 1/2" PRE-FINISHED RED OAK WITH FOX GRAY STAIN AND SATIN SHEEN FINISH.
- STAIR RISERS TO BE PAINTED FINGER JOINTED PINE. STAIR TREADS TO BE RED OAK FINISHED TO MATCH HARDWOOD FLOORING. GLUE AND NAIL ALL TREADS TO ENSURE PROPER FASTENING. CONTRACTOR TO FIELD VERIFY TREADS DO NOT SHIFT OR MAKE ANY NOISE WHEN 200LBS OF PRESSURE IS APPLIED TO SIMULATE TYPICAL USE.
- ALL NEW AND EXISTING PAINTABLE SURFACES SHALL RECEIVE (1) PRIMER AND (2) FINISH COATS OF PAINT. NON-LIVABLE AREAS TO RECEIVE TEXTURED PAINTED FINISH.
- REFER TO OWNER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PROVIDE K STYLE GUTTERS SEAMLESS GUTTERS AND 4" DOWNSPOUTS. ALL GUTTER SYSTEM MATERIALS TO BE BLACK.
- ALL EXTERIOR HAND AND GUARD RAILINGS TO BE WROUGHT IRON BALUSTERS, PAINTED BLACK WITH 3/4" S4S IPE HANDRAILINGS.

Door Schedule - UNIT 2

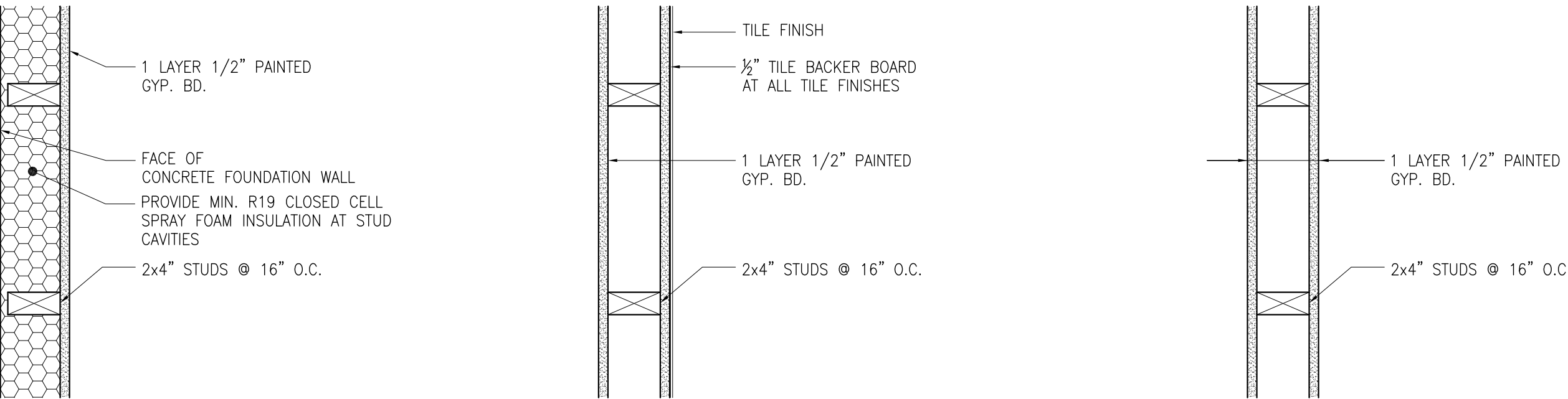
Location	No.	Size	Hardware	Type	Notes
BASEMENT	01b	16'-0" X 8'-0"	MANF.	GARAGE DOOR	INSULATED
BASEMENT	02b	3'-0" X 7'-0"	01	3 PANEL SHAKER	
BASEMENT	03b	(2) 2'-6" X 7'-0"	04	3 PANEL SHAKER	
BASEMENT	04b	2'-8" X 7'-0"	03	3 PANEL SHAKER	
BASEMENT	05b	2'-6" X 7'-0"	02	3 PANEL SHAKER	DOUBLE DOORS
BASEMENT	06b	2'-8" X 7'-0"	03	3 PANEL SHAKER	
BASEMENT	07b	2'-8" X 7'-0"	03	3 PANEL SHAKER	
FIRST FLOOR	08b	11'-10" X 8'-0"	MANF	FOLDING GLASS DOORS	
FIRST FLOOR	09b	2'-4" X 7'-0"	02	3 PANEL SHAKER	
FIRST FLOOR	10b	(2) 2'-6" X 7'-0"	04	3 PANEL SHAKER	DOUBLE SLIDING DOORS
FIRST FLOOR	11b	3'-0" X 7'-0"	03	3 PANEL SHAKER	
FIRST FLOOR	12b	3'-6" X 8'-0"	01	3 PANEL SHAKER	
SECOND FLOOR	13b	2'-8" X 7'-0"	03	3 PANEL SHAKER	
SECOND FLOOR	14b	2'-8" X 7'-0"	02	3 PANEL SHAKER	
SECOND FLOOR	15b	2'-8" X 7'-0"	02	3 PANEL SHAKER	
SECOND FLOOR	16b	2'-4" X 7'-0"	02	3 PANEL SHAKER	
SECOND FLOOR	17b	(2) 2'-8" X 7'-0"	04	3 PANEL SHAKER	SLIDING DOORS
SECOND FLOOR	18b	(2) 2'-8" X 7'-0"	03	3 PANEL SHAKER	DOUBLE DOORS
SECOND FLOOR	19b	2'-8" X 7'-0"	02	3 PANEL SHAKER	
SECOND FLOOR	20b	(2) 2'-6" X 6'-8"	04	3 PANEL SHAKER	DOUBLE DOORS
SECOND FLOOR	21b	(2) 2'-6" X 6'-8"	04	3 PANEL SHAKER	DOUBLE DOORS
SECOND FLOOR	22b	2'-6" X 7'-0"	02	3 PANEL SHAKER	
ATTIC FLOOR	23b	2'-6" X 7'-0"	03	3 PANEL SHAKER	
ATTIC FLOOR	24b	2'-6" X 7'-0"	02	3 PANEL SHAKER	
ATTIC FLOOR	25b	3'-0" X 7'-0"	02	3 PANEL SHAKER	



2 Typ. Floor Detail and Unit Separation
Scale: 1-1/2" = 1'-0"



1 Window Elevation Types
Scale: 1/4" = 1/0"



6 Foundation Wall Type
Scale: 1-1/2" = 1'-0"

5 Interior Partition
Scale: 1-1/2" = 1'-0"

4 Interior Partition
Scale: 1-1/2" = 1'-0"

3 Interior Partition
Scale: 1-1/2" = 1'-0"

1 HR FIRE RATED
STC=50

2 Exterior Wall - Historic
Scale: 1-1/2" = 1'-0"

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

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Watertown, MA

RP Architectural Studio

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Project Team:

Date:	Revisions:

Drawing Title:
Door Schedule, Window
Types, and Wall Types

Scale: Noted Drawing No.:
Job No.: 573
Date: 6/12/24

A3.1

I. GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE MASSACHUSETTS STATE BUILDING CODE (780 CMR, 8TH EDITION, WITH IBC 2012 OR IRC 2012, AS APPLICABLE) AND ITS APPLICABLE REFERENCED STANDARDS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AS THEY RELATTE TO NEW CONSTRUCTION. REPORT TO THE ARCHITECT / ENGINEER ALL OBSERVATIONS AND ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- IT IS THE RESPONSIBLY OF THE GENERAL CONTRACTOR TO PROVIDE FOR A SAFE AND EFFICIENT METHOD OF SHORING AND/OR BRACING THE STRUCTURE DURING ALL CONSTRUCTION PHASES. SUBMIT AN OUTLINE OF PROPOSED PROCEDURE TO THE ARCHITECT/ENGINEER BEFORE CONSTRUCTION COMMENCES.
- THIS STRUCTURAL DRAWINGS SET IS BASED ON ARCHITECTURAL AUTOCAD FILES. THIS STRUCTURAL DRAWINGS SET HAS BEEN PREPARED USING ONLY THESE ARCHITECTURAL DRAWINGS AND ANY INFORMATION REGARDING OTHER TRADES THAT HAS BEEN REFLECTED ON THESE ARCHITECTURAL DRAWINGS.

II. DESIGN LOADS:

- FLOOR LIVE LOADS:
 - A. DWELLING AREAS..... 40 PSF
 - B. SLEEPING AREAS..... 30 PSF
 - C. HABITABLE ATTIC (WALK-UP)..... 30 PSF
 - D. UNINHABITED ATTICS WITH LIMITED STORAGE..... 20 PSF
 - E. UNINHABITED ATTICS WITH NO STORAGE..... 10 PSF
- ROOF LIVE LOAD (PER 780 CMR, 9TH EDITION)
 - A. GROUND SNOW LOAD, P_g 45 PSF*
 - B. SNOW EXPOSURE FACTOR, C_e 1.0
 - C. SNOW LOAD IMPORTANCE FACTOR, I_s 1.0
 - D. THERMAL FACTOR, C_t 1.1
 - *MODIFIED FOR SNOW DRIFT PER 780 CMR, 9TH EDITION
- WIND LOAD (PER 780 CMR, 9TH EDITION)
 - A. BASIC WINDSPEED (V)..... 105 MPH
 - B. WIND LOAD IMPORTANCE FACTOR, I_w 1.00
 - C. WIND EXPOSURE CATEGORY..... B
 - D. MAIN WIND FORCE RESISTING SYSTEM DESIGN METHOD..... METHOD 2 (PER ASCE 7-05)
 - E. COMPONENTS AND CLADDING LOADS..... PER IBC 2015

III. CONCRETE:

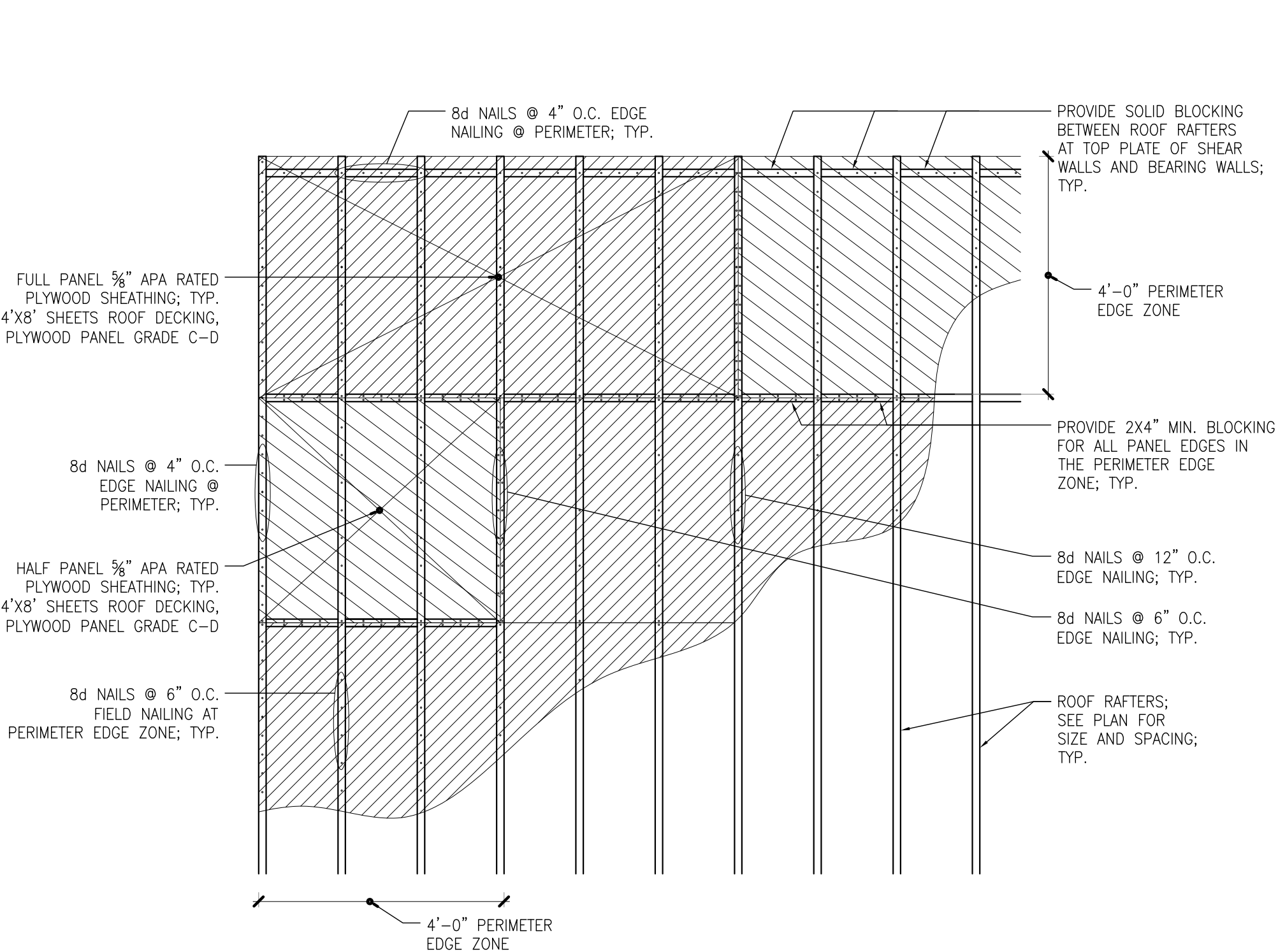
- ALL CONCRETE WORK SHALL CONFORM TO ACI 318 AND 301 REQUIREMENTS. THIS SHALL INCLUDE PROPORTIONING OF CONCRETE MIX, CONCRETE TESTING, PLACEMENT OF CONCRETE, AND CURING PROCEDURES.
- CONCRETE SHALL HAVE THE FOLLOWING 28 DAY COMPRESSIVE STRENGTH:
 - A. FOOTINGS..... 4000 PSI
 - B. ALL OTHER CONCRETE..... 4000 PSI
- MAXIMUM WATER / CEMENT RATIO FOR 4000 PSI CONCRETE – W/C = 0.45. PROVIDE A HIGH-RANGE WATER REDUCING ADMIXTURE IF REQUIRED TO INCREASE THE WORKABILITY OF THE CONCRETE.
- ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615 AND HAVE A MINIMUM YIELD STRENGTH OF 60 KSI.
- WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A185.
- UNLESS OTHERWISE NOTED, PROVIDE THE FOLLOWING MINIMUM REINFORCING COVER:
 - A. FOOTINGS..... 3 INCHES
 - B. CONCRETE EXPOSED TO WEATHER OR EARTH..... 2 INCHES
 - C. SLABS ON GRADE (STEEL BARS)..... 2 INCHES
 - D. SLABS ON GRADE (WWF)..... SEE TYPICAL DETAILS
- PROVIDE CORNER BARS AT ALL WALL CORNERS AND INTERSECTIONS MATCHING HORIZONTAL REINFORCEMENT WITH 2'-6" MINIMUM LAPS.
- PROVIDE SAWCUT JOINTS IN ALL SLABS USING AN EARLY-ENTRY SAW WITHIN 4 HOURS OF PLACEMENT. PROVIDE SAWCUTS @ 10'-0" O.C. MAX, UNLESS NOTED OTHERWISE.
- SUBMIT SHOP DRAWINGS FOR REVIEW (SEE SECTION "I. GENERAL").
- CONCRETE JOINTS TO BE $\frac{1}{2}$ " x $\frac{1}{2}$ " JOINT SEALANT OVER $\frac{1}{2}$ " JOINT FILLER (FULL DEPTH)

IV. FOUNDATIONS

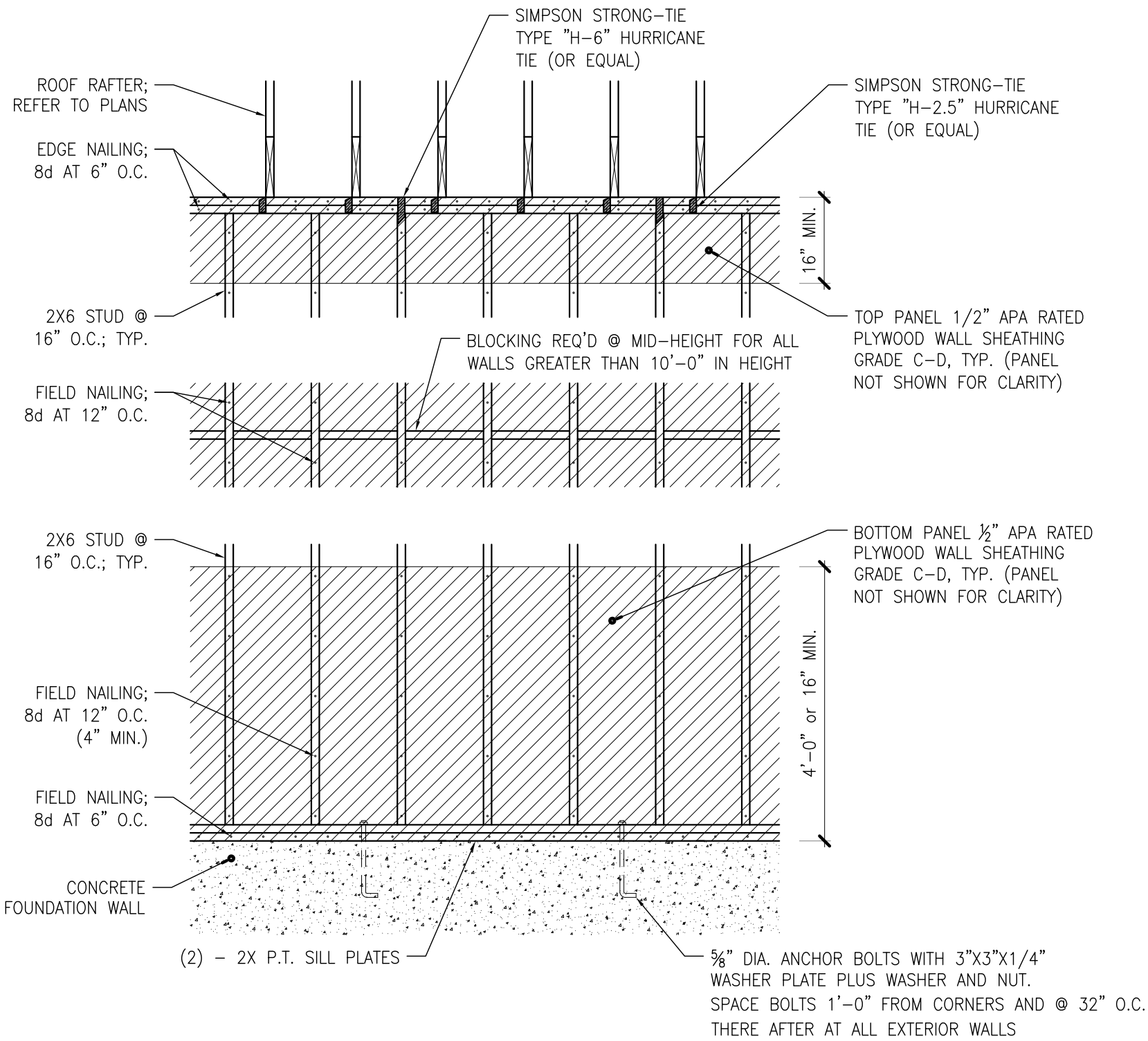
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AS WELL AS ALL APPROPRIATE AGENCIES AND MUNICIPALITIES TO AVOID DAMAGE TO UNDERGROUND UTILITIES PRIOR TO THE START OF ANY SITE WORK.
- BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW FINISHED GRADE.
- REMOVE ALL TOPSOIL, EXISTING FILLS, ORGANIC MATERIALS, AND FROST DISTURBED SOILS PRIOR TO PLACING NEW FOOTINGS.
- ALL BOTTOMS OF FOOTINGS SHALL BEAR ON VIRGIN SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 PSF (TO BE VERIFIED BY A P.E. DURING CONSTRUCTION), OR SHALL BEAR ON ENGINEERED FILL. THE ENGINEERED FILL SHALL BE COMPACTED IN 8" LOOSE LAYERS TO 95% OF THE SPECIFIED MAXIMUM DRY DENSITY AS ESTABLISHED BY ASTM D-1557-78, METHOD D. THE COMPACTION SHALL BE DETERMINED BY ASTM DESIGNATION D 1556-82, D2922-81, OR OTHER APPROVED NUCLEAR DENSITY TESTING DEVICE.
- ENGINEERED FILL UNDER SLABS AND FOOTINGS SHALL CONSIST OF GRANULAR SOIL FREE OF ORGANIC MATTER AND CONFORMING TO THE FOLLOWING LIMITATIONS ON GRADATION:
 - A. MAXIMUM SIZE OF PARTICLES..... 3 INCHES
 - B. RETAINED ON $\frac{3}{4}$ " SIEVE..... 30% MAXIMUM
 - C. PASSING NO. 100 SIEVE..... 45% MAXIMUM
 - D. PASSING NO. 200 SIEVE..... 8% MAXIMUM
- DURING BACKFILL OPERATIONS OF ALL FOUNDATION WALLS, THE FILL ON EITHER SIDE OF THE WALL SHALL NOT EXCEED A 2'-0" DIFFERENTIAL, UNLESS THE WALL IS DESIGNED FOR RETAINING ACTION.
- SILL PLATES SHALL BE FASTENED TO THE FOUNDATION WITH $\frac{5}{8}$ " DIA. ASTM A307 BOLTS. THE BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7". THERE SHOULD BE A MINIMUM OF TWO BOLTS PER EACH PLATE SECTION. THE BOLTS SHALL BE NO MORE THAN 3 1/2" AND NO GREATER THAN 12" FROM THE END OF EACH PLATE SECTION. EACH ANCHOR SHALL 3"x3"x $\frac{1}{2}$ " WASHER PLATE PLUS WASHER AND NUT. SPACE BOLTS 1'-0" FROM CORNERS AND @ 32" O.C. THEREAFTER.

V. STRUCTURAL LUMBER

- ALL WORK SHALL BE IN CONFORMANCE WITH THE AMERICAN FOREST & PAPER ASSOCIATION STANDARDS AND SPECIFICATIONS.
- ALL LUMBER USED IN A STRUCTURAL CAPACITY SHALL BE S-P-F NO.1 / NO. 2 K.D.
- ALL PRESSURE-PRESERVATIVE TREATED LUMBER USED IN A STRUCTURAL CAPACITY SHALL BE SP #2.
- ANY WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY, EPOSED TO UNHEATED BASEMENT AND CRAWLS SPACES, OR EXPOSED TO THE EXTERIOR SHALL BE PRESSURE TREATED.
- ALL FASTENERS SHALL BE IN CONFORMANCE WITH THE FASTENING SCHEDULE IN THE APPLICABLE STATE BUILDING CODE, UNLESS NOTED OTHERWISE. FASTENERS EXPOSED TO THE WEATHER SHALL BE GALVANIZED "SIMPSON'S Z-MAX" OR STAINLESS STEEL.
- ALL BEAM TO BEAM CONNECTIONS SHALL BE APPROVED GALVANIZED TO FLANGE HANGERS, SUBMIT SHOP DRAWINGS FOR REVIEW.
- ALL WOOD POST CAPS AND BASE CONNECTIONS SHALL BE APPROVE GALVANIZED "SIMPSON'S" POST CAP AND BASE PREFABRICATED ASSEMBLIES. SUBMIT SHOP DRAWINGS FOR REVIEW.
- "TJI" JOISTS, "LVL" (LAMINATED VENEER LUMBER), AND "PSL" (PARALLEL STRAND LUMBER) FRAMING INDICATED ON DRAWINGS ARE DESIGNED AND MANUFACTURED BY "TRUS-JOIST" OF BOISE, IDAHO.



Typical Roof Diaphragm Detail
Scale: N.T.S.



Typical Exterior Wall Elevation Details
Scale: N.T.S.

FLOOR SHEATHING

FLOOR SHEATHING SHALL BE $\frac{3}{4}$ " T&G "STURD-I-FLOOR" STRUCTURAL-1 GRADE PLYWOOD. PROVIDE 10d NAILS @ 6" O.C. AT ALL PANEL EDGES & 10d NAILS @ 12" O.C. IN FIELD. (MINIMUM FASTENG, COORD. W / MANUFACTURER'S REQ.)

ROOF SHEATHING

ROOF SHEATHING SHALL BE $\frac{5}{8}$ " APA RATED PLYWOOD SHEATHING (PANEL GRADE C-D). PROVIDE 10d NAILS @ 6" O.C. AT ALL PANEL EDGES AND 10d NAILS @ 12" O.C. IN FIELD. (SEE ROOF DIAGRAM DETAIL)

2X4 WALL HEADER SCHEDULE

ROUGH OPENING		(WOOD HEADER)
UP TO 3'-6" WIDE	(2) 2X8 WITH DOUBLE JACK STUD BRG. @ EACH JAMB	
OVER 3'-7" UP TO 5'-0" WIDE	(2) 2X10 WITH DOUBLE JACK STUD BRG. @ EACH JAMB	
OVER 5'-1" UP TO 6'-6" WIDE	(2) 2X12 WITH DOUBLE JACK STUD BRG. @ EACH JAMB	

- NOTES:
- SEE DRAWINGS FOR SPECIAL DOOR/WINDOW HEADER SIZES, OTHERWISE USE SCHEDULE
 - USE $\frac{1}{2}$ " PLYWOOD SPACERS BETWEEN HEADER MEMBERS TO MATCH WALL WIDTH.
 - FOR OPENING WIDTHS GREAT THAN SHOWN, CONSULT ARCHITECT OR STRUCTURAL ENGINEER.

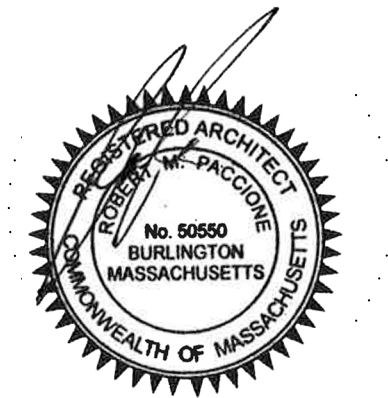
2X6 WALL HEADER SCHEDULE

ROUGH OPENING		(WOOD HEADER)
UP TO 3'-6" WIDE	(3) 2X8 WITH DOUBLE JACK STUD BRG. @ EACH JAMB	
OVER 3'-7" UP TO 5'-0" WIDE	(3) 2X10 WITH DOUBLE JACK STUD BRG. @ EACH JAMB	
OVER 5'-1" UP TO 6'-6" WIDE	(3) 2X12 WITH DOUBLE JACK STUD BRG. @ EACH JAMB	

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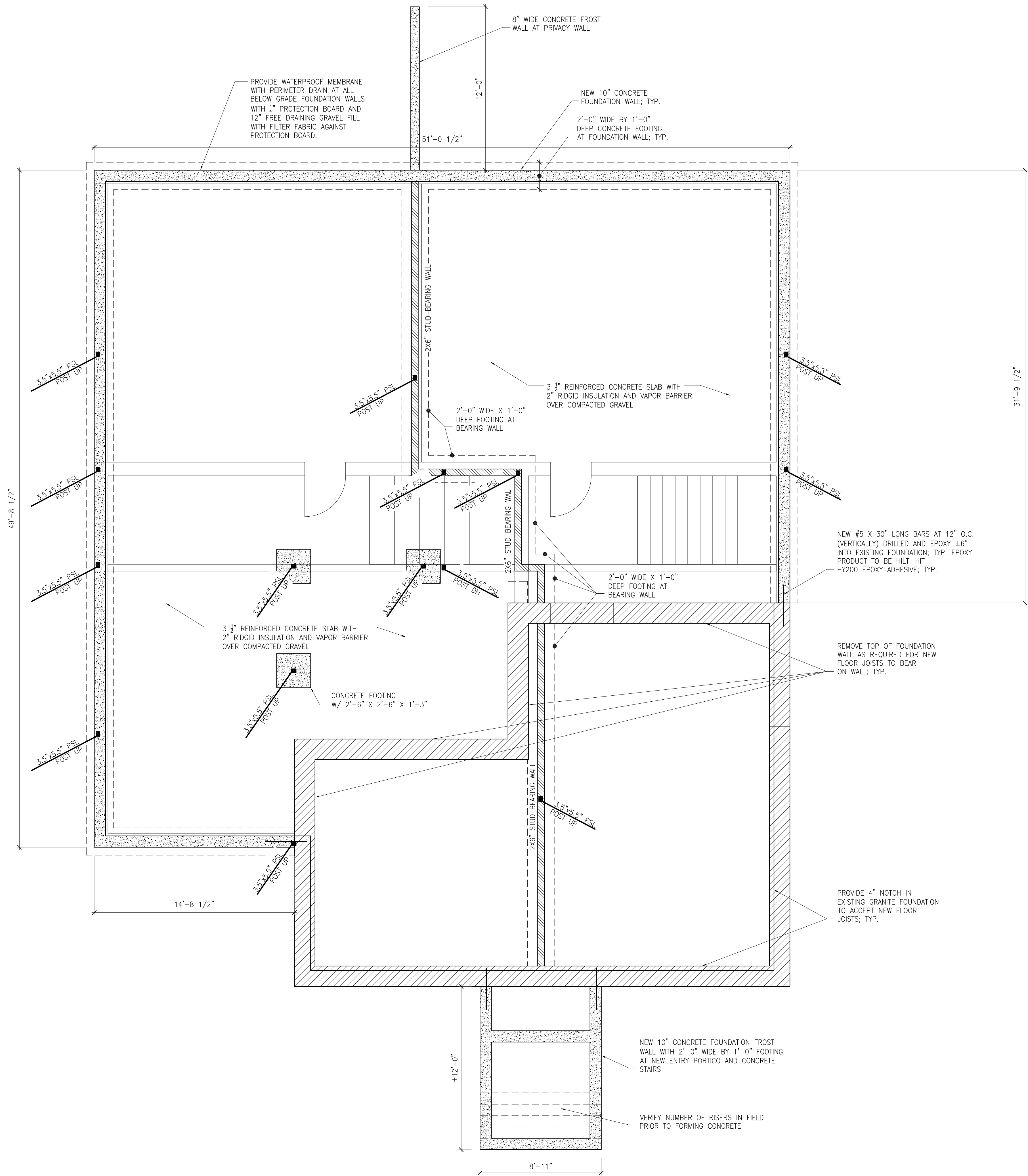
Project Team:

Date:	Revisions:

Drawing Title:
Structural Details and Notes

Scale: Noted Drawing No. :
Job No.: 573
Date: 6/12/24

S0.1



1 Proposed Foundation Plan
Scale: 1/4" = 1'-0"

PROJECT:
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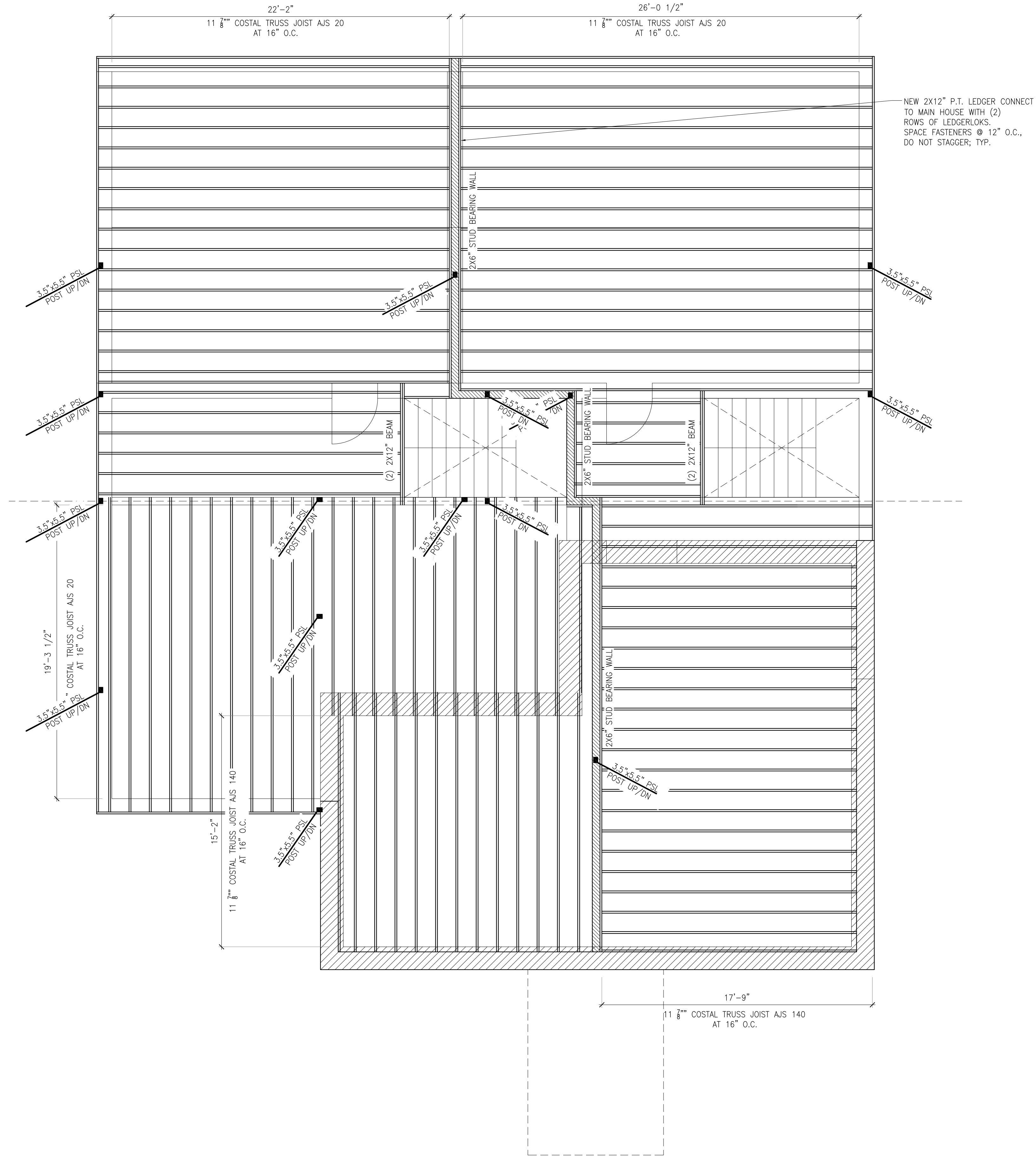
Project Team:

Date:	Revisions:

Drawing Title:
Framing Plans

Scale:	Noted	Drawing No. :
Job No.:	573	
Date:	6/12/24	

S1.1

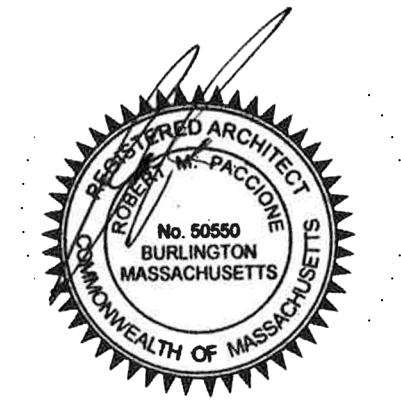


2 Proposed First Floor Framing Plan
Scale: 1/4" = 1'-0"

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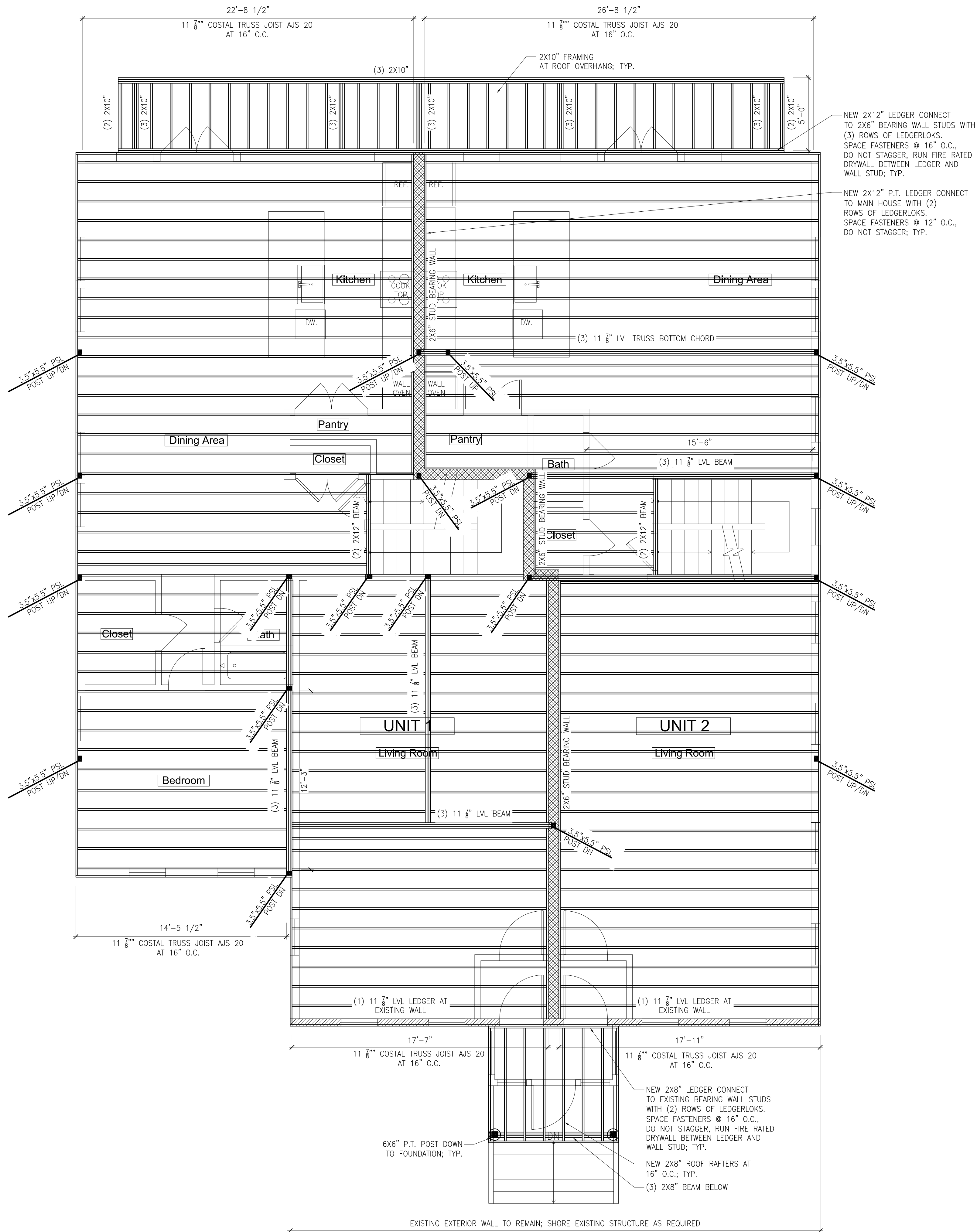
Project Team:

Date:	Revisions:

Drawing Title:
Framing Plans

Scale: Noted Drawing No. :
Job No.: 573
Date: 6/12/24

S1.2



1 Proposed Second Floor Framing Plan
Scale: 1/4" = 1'-0"

PROJECT:
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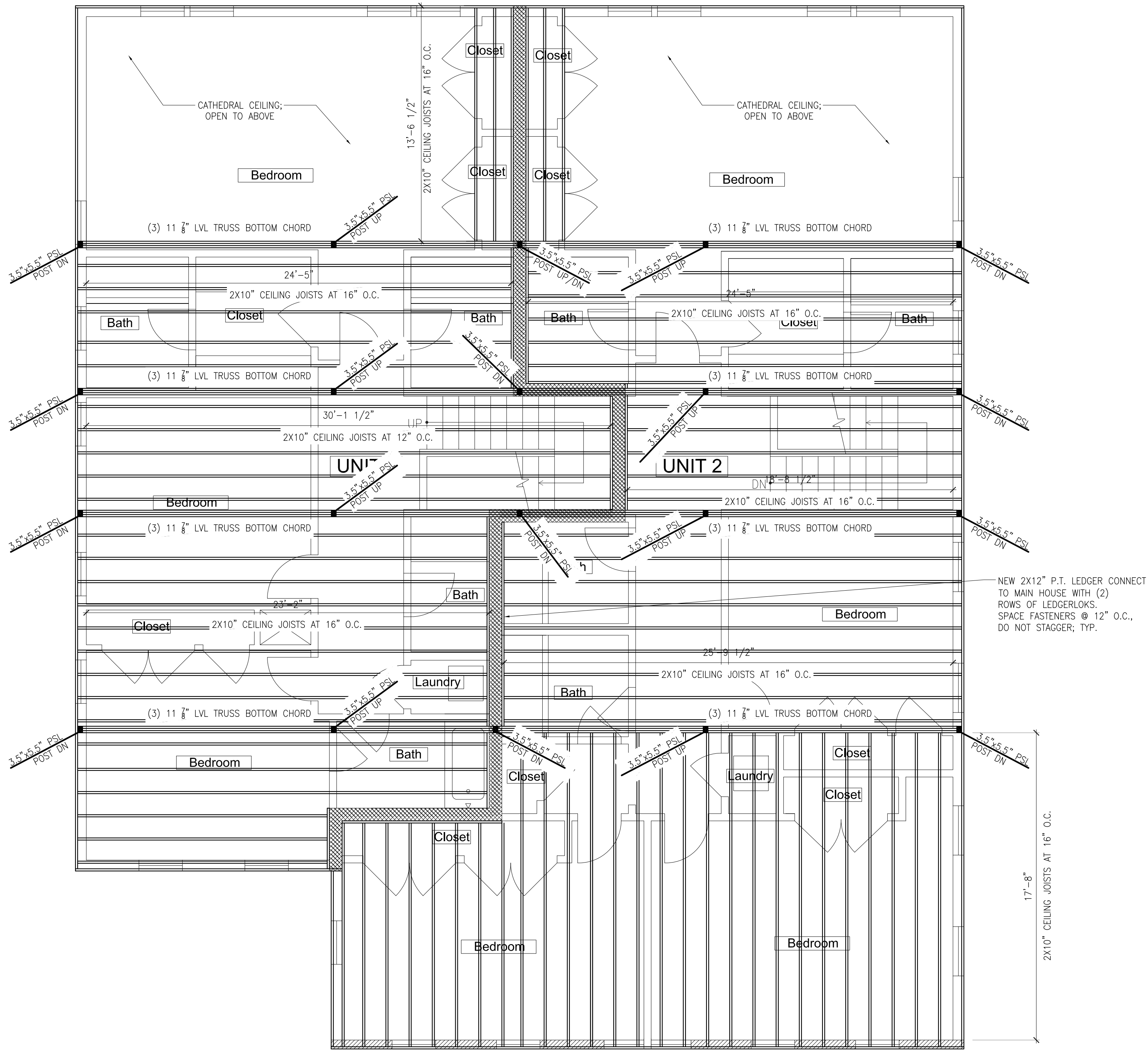


Project Team:

Date:	Revisions:

Drawing Title:
Framing Plans

Scale:	Noted	Drawing No. :
Job No.:	573	S1.3
Date:	6/12/24	

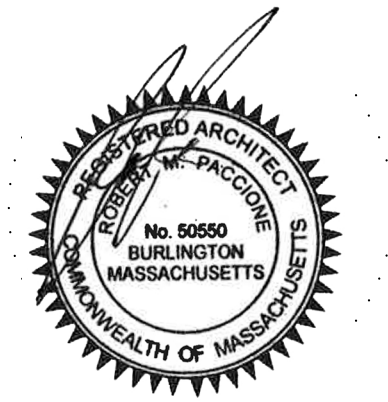


1 Proposed Second Floor Ceiling Plan
Scale: 1/4" = 1'-0"

PROJECT:
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Project Team:

Date:	Revisions:

Drawing Title:

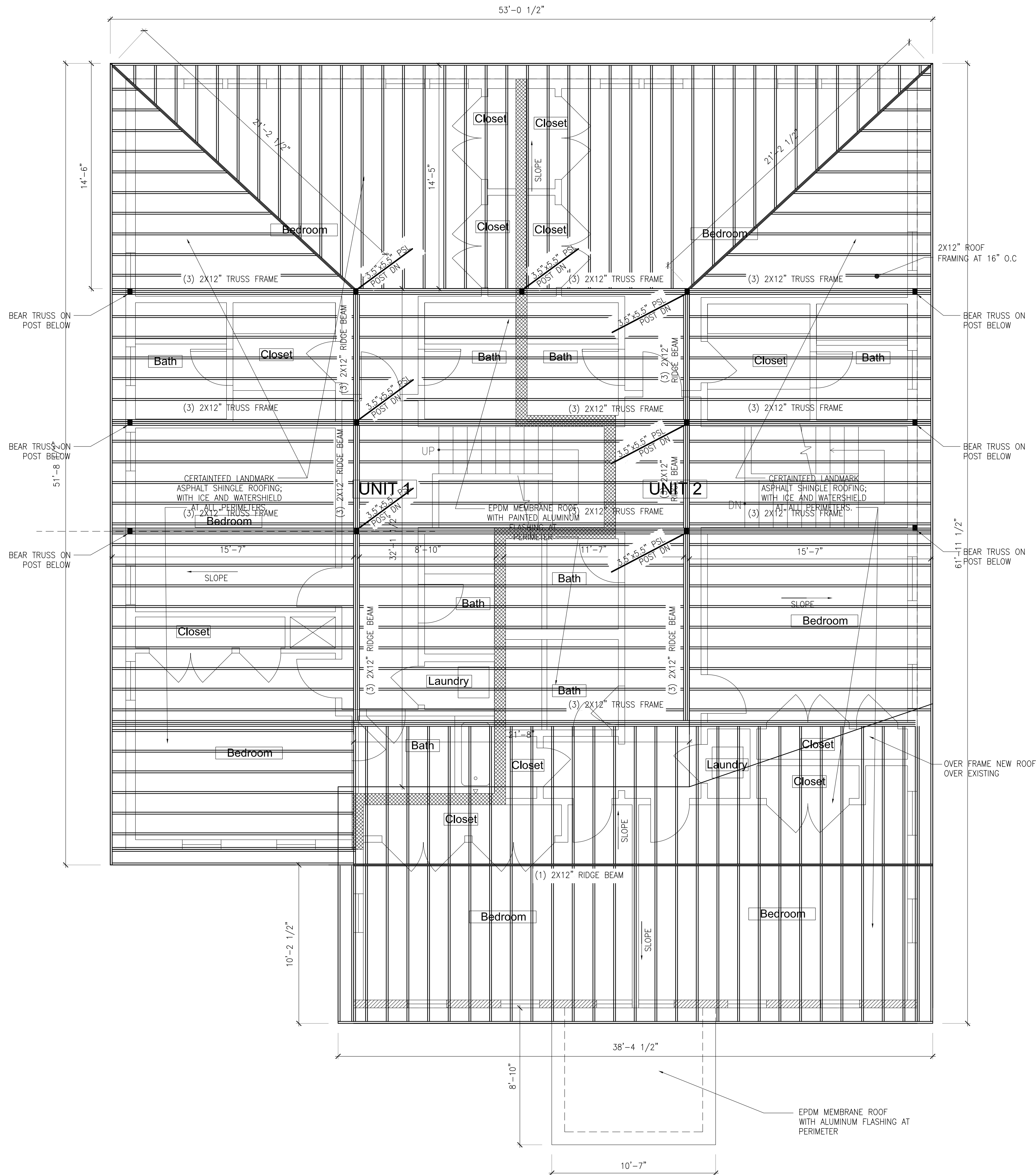
Typical Details

Scale: Drawing No. :

Job No.: 573

Date: 6/12/24

S1.4



1 Proposed Roof Framing Plan
Scale: 1/4" = 1'-0"

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Project Team:

Date:	Revisions:

Drawing Title:

Framing Plan

Scale: Drawing No. :

Job No.: 573

Date: 6/12/24

S1.5

GP ASSOCIATES. Inc

Consulting Engineers

Avatar Construction ,Inc

60,Arsenal street

Watertown, MA 02472

Reg:21,Fayette st

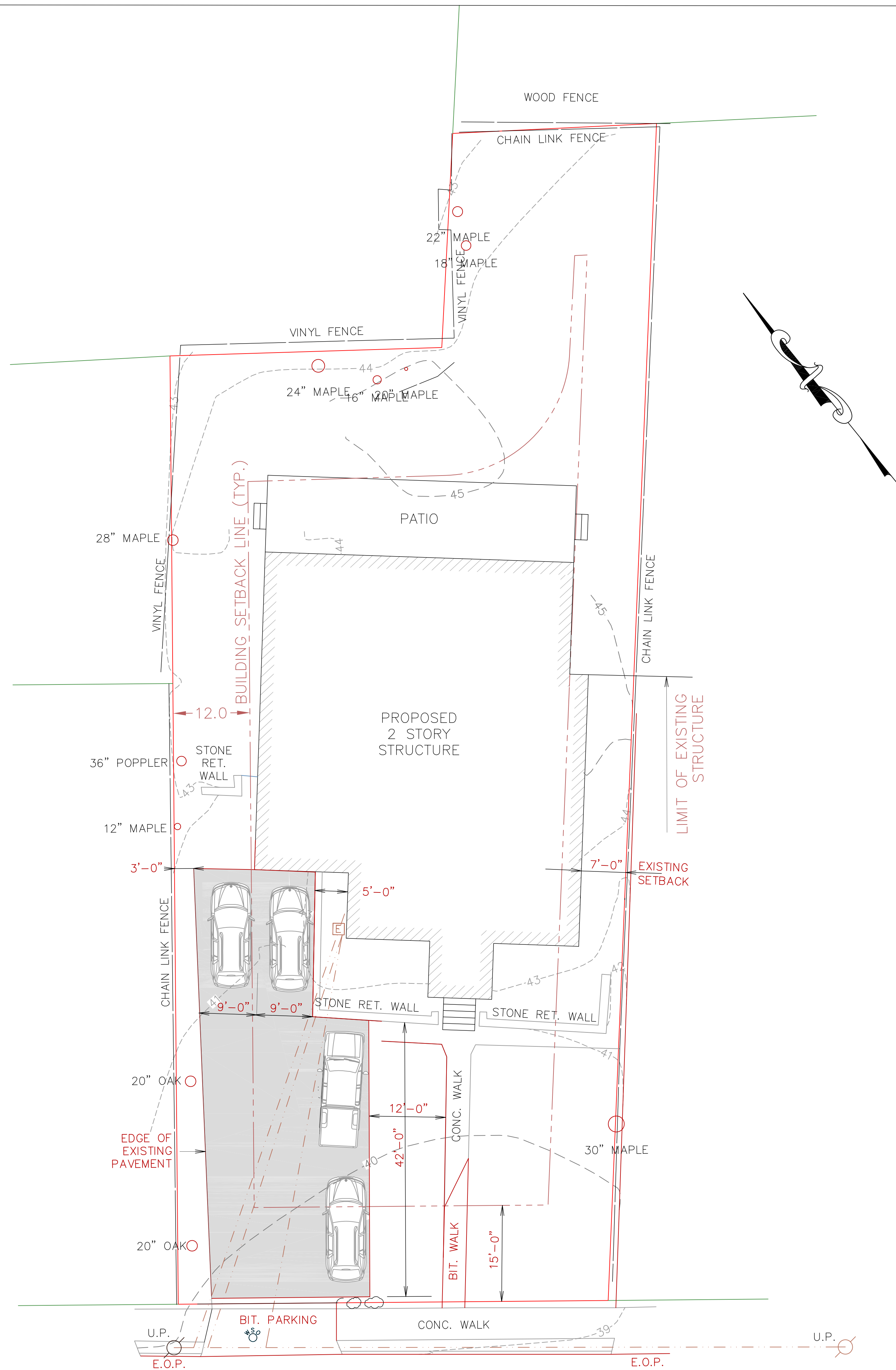
I visited the site several times to review the condition of the existing foundation. The existing foundation is a combination of different foundation types. Part of it is stone, some with granite curbing only at top, block wall etc. Part of the wall has collapsed. The existing foundation is unsafe and cannot be salvaged. The foundation as it exists cannot support the proposed loading.


Ram Satyaprasad .PE



12-17-24





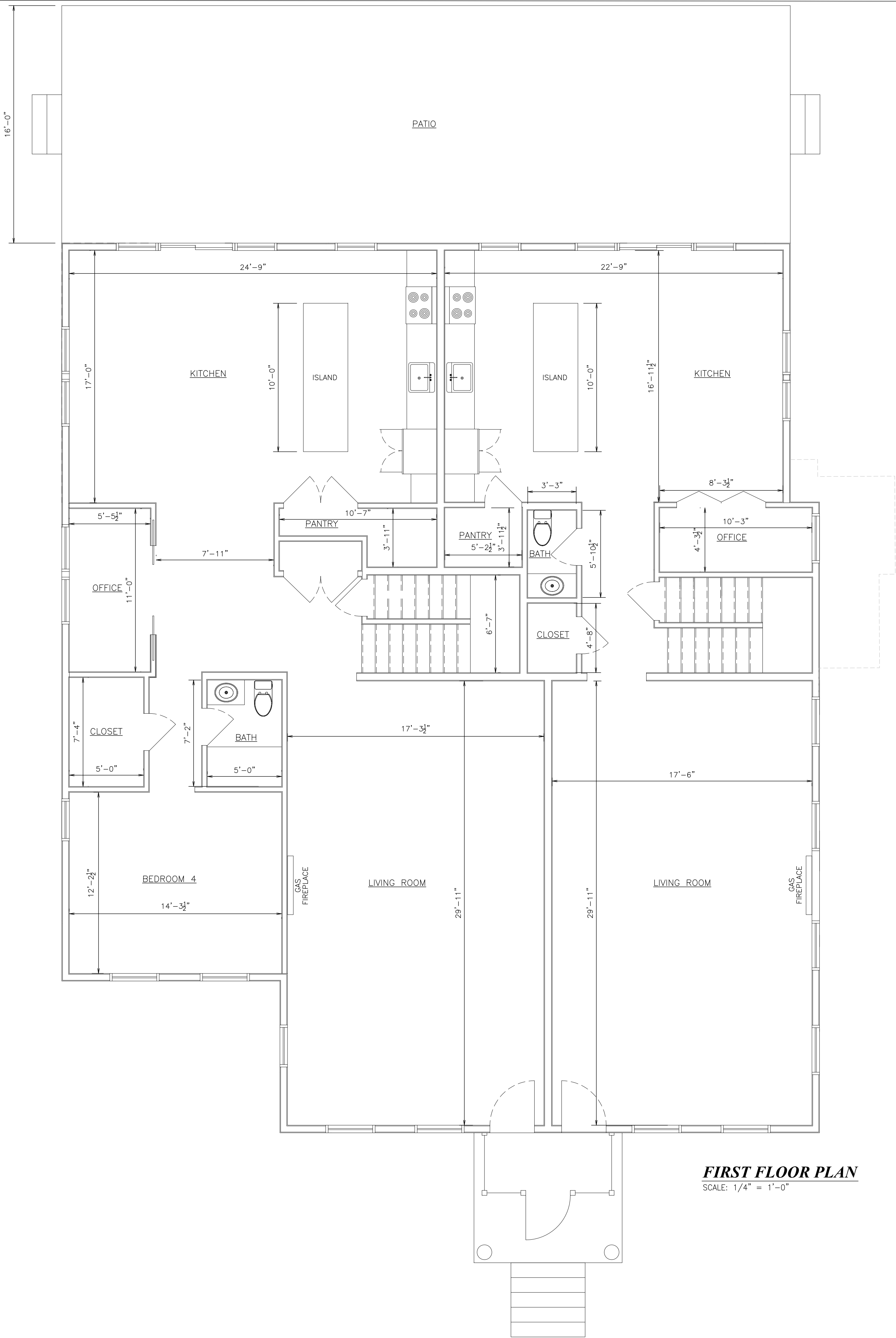
- PROPERTY LINE
- ABUTTERS
- EDGE OF PAVEMENT
- CONCRETE CURB
- O.H.W.
- CONTOUR MAJOR
- CONTOUR MINOR
- ELECTRIC METER
- UTILITY POLE
- WATER SHUT OFF

21 Fayette St.
Watertown Ma.

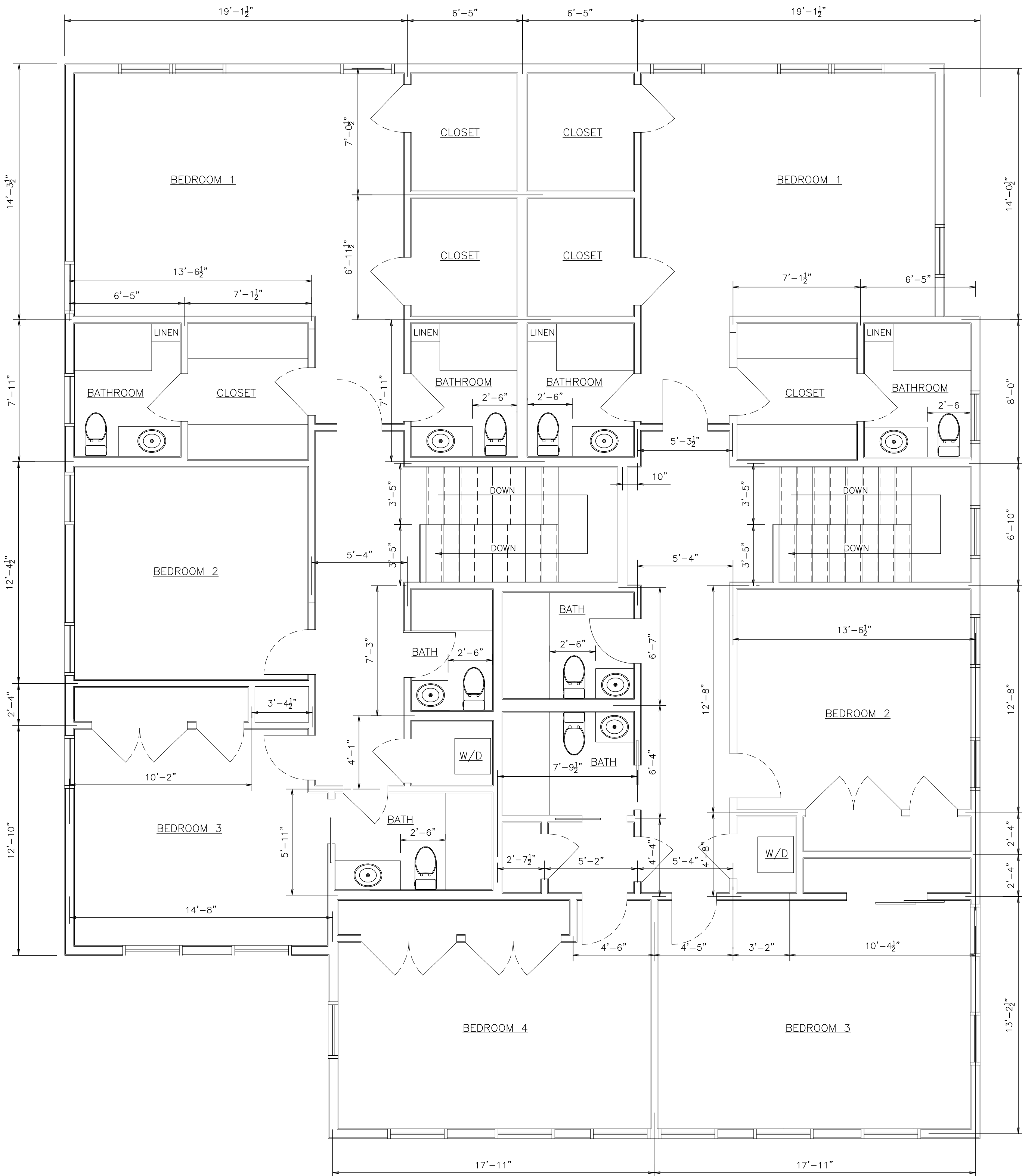
SITE PLAN

SCALE: 3/16"=1'-0"
DATE: 23 APR, 2024

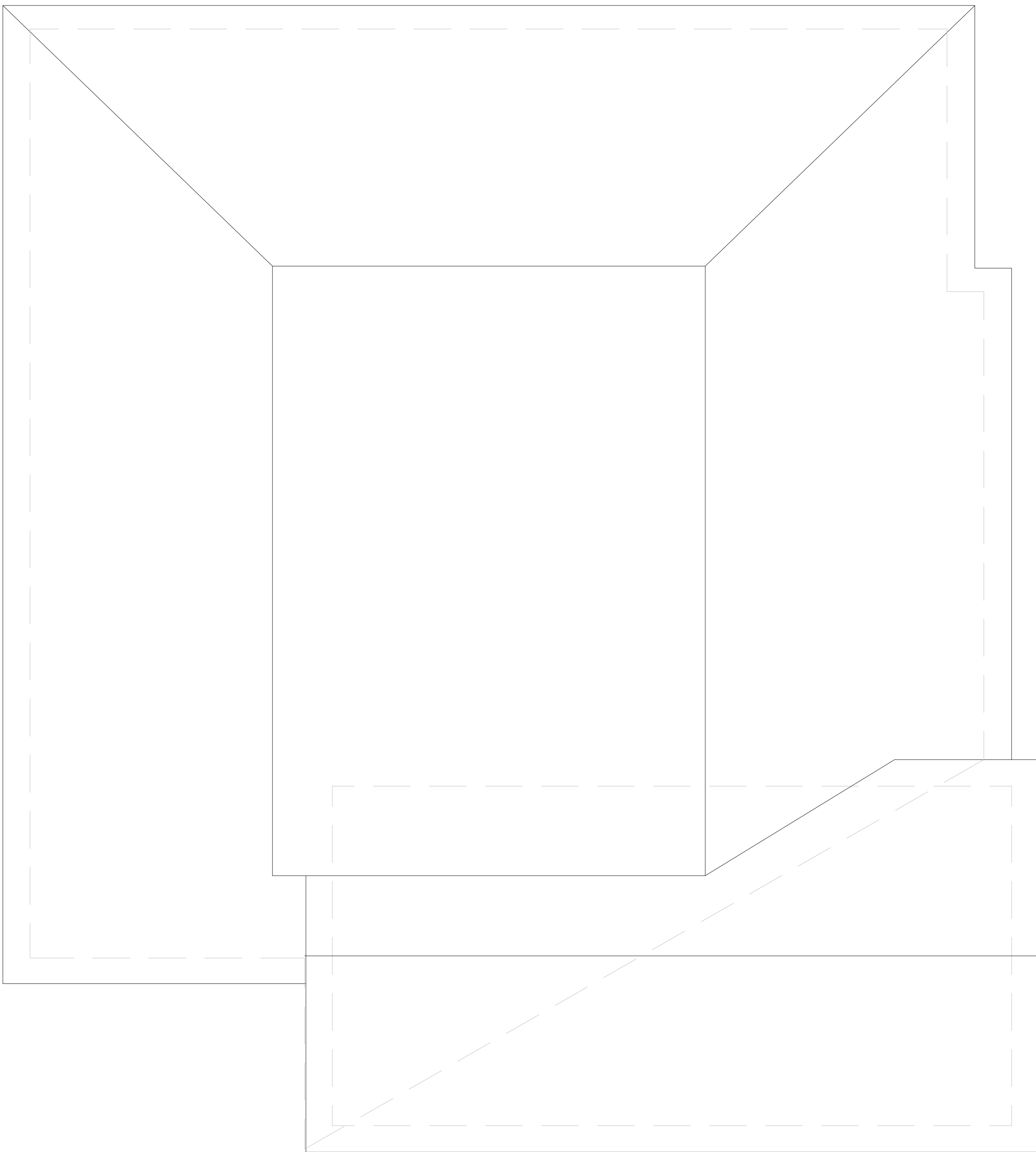
S1



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN

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

21 Fayette St.
Watertown Ma.

ROOF PLAN

SCALE: 1/4"=1'-0" DATE: 23 APR, 2024

A2



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



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



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



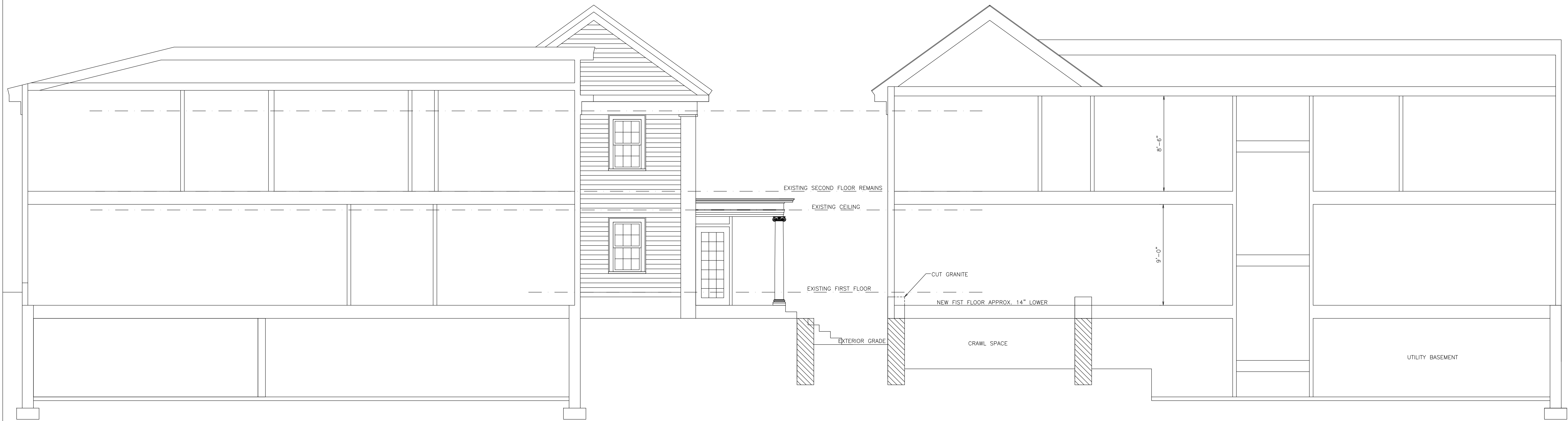
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

21 Fayette St.
Watertown Ma.

EXTERIOR
ELEVATIONS

SCALE: 1/4"=1'-0" DATE: 24 APR, 2024

A3.0



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

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