

# Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2<sup>nd</sup> Fl., Cambridge, MA 02139 Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112 E-mail: histncds@cambridgema.gov URL: www.cambridgema.gov/historic/midcambridgehome.html

### APPLICATION FOR CERTIFICATE

Section			gas lollus geir rec'he un	
fo	ne undersigned hereby applies to the r a Certificate of <u>(check type of cer</u> accordance with Ch. 2.78 of the M	tificate): Appropriateness, [Iunicipal Code and the order es	Nonapplicability, or tablishing the district.	
2. A	ddress of property: 78 Ellery Str		, Cambridge, Massach	isetts
	escribe the proposed alteration(s), and additional page can be attached,	construction, or demolition in the		
,	econfigure roof to add 2nd flo	• /		150
	enestration changes to the e			5.0%
		e of totaps to tot to a	ru; (pkg)	
	er construction	the between some follower to spe	hanged section	
		of hoor at vallgeous square feet)		
		of cristing sinetyme		
	nertileast wh	es deurcase in total Aloca erea a		1778.
Nama	of Property Owner of Record: _Je	Tarob		
Maili	ng Address: 78 Ellery Street, C	Cambridge MA 02138	e. Figuscol work include i	A Brosestian Door vice o
	hone/Fax: 810-397-8599	E mail. js2	1jl23@gmail.com	X
Signat (Requi	ture of Property Owner of Record red field; application will not be consice read the application in full and certiforwledge and belief.	*: Oenna haves defed complete without property of	wher's signature)	to the best of
Name	of proponent, if not record owner	;asoob as exobrice?o ne	nitrocler	
Mailii	ng Address:	restruction con april colors	Lancer'	Х
Telep	hone/Fax:	E-mail:	I was a second	
(for of	fice use only):	***		
Date A	Application Received:	Case Number:	Hearing Date:	
Type	of Certificate Issued:	Date	Issued:	

### Section II:

Is property listed on th Current Zoning Distric	ne National Register of Historic Places? No Publicly owned? No Et: Res C-1 Current Use: Single Family				
Section III:					
Will this project require:	variance no special permit no				
If yes, nature of zoning i	relief sought: setbacks FAR use				
height	parking other (explain)				
Section IV (Complete	any portions that apply to proposed scope of work):				
New Construction or A	dditions:				
2980	floor area of existing structures on the lot				
150	amount of floor area (gross square feet) of proposed construction				
5.0%	percentage increase in total floor area after construction				
5508	total area of lot in square feet				
32% unchanged	_ percentage of total lot area covered after construction				
Demolition:					
n/a	amount of floor area (gross square feet) of proposed demolition				
n/a	floor area of existing structure				
n/a	percentage decrease in total floor area after demolition				
Alterations: Does the proposed work	include (check all that apply):				
X	enclosure or removal of decorative elements (including cornice, fascia,				
soffit, bay, porch, hood,	cornerboard, window sash, or window or door casing);				
X	increase or reduction of window or door size;				
X	relocation of windows or doors;				
X	_change in slope, pitch, or configuration of roof;				
no	removal of original or historic roofing material.				

### **ABBREVIATIONS**

EXIST EXISTING

MISCELLANEOUS MASONRY OPENING NTS NOT TO SCALE

OC ON CENTER

POUND PER CUBIC FOOT

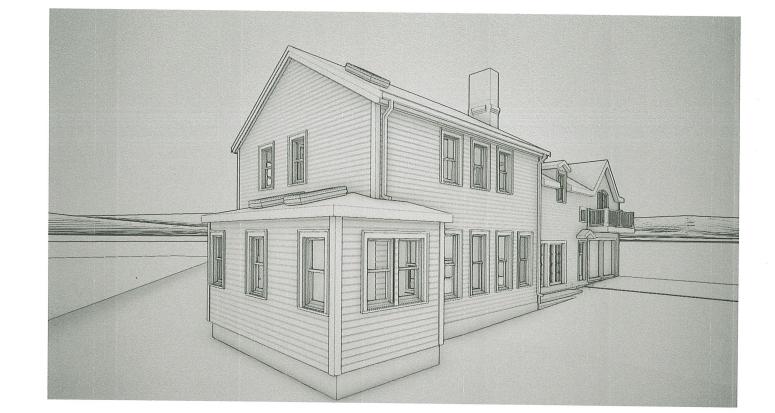
SQUARE FOOT SHEET SIMILAR SPECIFICATIONS

TREAD TONGUE AND GROOVE TYPICAL

78 ELLERY ST - SECOND FLOOR RENOVATIONS 78 ELLERY STREET

CAMBRIDGE, MA

06/18/2025 PERMIT SET



### **MATERIALS KEY**

SOLID WOOD

RIGID INSULATION

PLYWOOD

SHINGLES (ELEVATION)

**PROJECT NARRATIVE** 

RENOVATING PART OF THE SECOND FLOOR OF A SINGLE FAMILY HOME. THE ROOF RIDGE AND WALLS WILL BE RAISED ON THE LEFT HALF OF THE HOUSE.

## **ZONING SUMMARY**

ZONE: RES C-1

TYPE: SINGLE FAMILY RENOVATION OCCUPANCY GROUP: RESIDENTIAL - GROUP R-3 ONE AND TWO FAMILY

### **SYMBOLS**





DOOR REFERENCE NUMBER





STRUCTURAL GRID LINE



ELEVATION CALL OUT

KEYNOTE REFERENCE





SECTION CALL OUT





DETAIL REFERENCE



PARTITION REFERENCE



# **LOCATION PLAN**



### SHEET LIST

G100	COVER	
G101	NOTES	
G102	ASSESSORS SITE PLAN	
G103	ZONING	
A101	FIRST FLOOR PLAN	
A102	SECOND FLOOR PLAN	
A103	ROOF PLAN	
A200	ELEVATIONS	
A201	ELEVATIONS	
S100	STRUCTURAL	
S102	SECTION AND DETAILS	

MORSE CONSTRUCTIONS 240 ELM STREET, 2ND FLOOR, SOMERVILLE, MA 02144 PHONE: (617) 666-4460

78 ELLERY ST - SECOND FLOOR RENOVATIONS

SCALE: 1/4" = 1'-0" DRAWN: CHECKED: MJ

G100

COMPLY WITH APPLICABLE CODES, REGULATIONS, ORDINANCES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, INCLUDING ACCESSIBILITY GUIDELINES WHERE APPLICABLE. SUBMIT COPIES OF INSPECTION REPORTS, NOTICES AND SIMILAR DOCUMENTS TO ARCHITECT. PLANS ARE BASED ON MASSACHUSETTS RESIDENTIAL BUILDING CODE 9th EDITION & CURRENT MAAB (2008 EDITION).

THE CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS SHALL REFER TO THE DRAWINGS, SCHEDULES AND SPECIFICATIONS AS A WHOLE WHEN DETERMINING THE CONSTRUCTION REQUIREMENTS FOR THE PROJECT.

PROVIDE PRODUCTS AND MATERIALS SPECIFIED. REQUEST OWNER'S/ ARCHITECT'S SELECTION OF COLORS AND ACCESSORIES IN SUFFICIENT TIME TO AVOID DELAYING

THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL AREAS ON THE PROJECT WHICH REQUIRE TOLERANCES BETWEEN ROUGH OPENINGS AND/OR FINISH MATERIALS AND PROVIDE FOR THE PROPER TOLERANCES TO COMPLETE THE CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

ALL DRAWINGS, SCHEDULES AND SPECIFICATIONS IN THE BID PACKAGE ARE TO BE ALL DRAWINGS, SCHEDULES AND SPECIFICATIONS IN THE BID PACKAGE ARE TO BE CONSIDERED EQUAL PARTS OF THIS CONTRACT PACKAGE. THE CONTRACTOR AND CONSIDERED EQUAL PARTS OF THIS CONTRACT PACKAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS, SCHEDULES AND SPECIFICATIONS, ALL DISCREPANCIES OMISSIONS OR ERRORS THAT OCCUR SHALL BE BROUGHTTO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO THE SUBMISSION OF BIDS SO THAT CLARIFICATION MAY BE ISSUED.

ANY WORK PERFORMED IN CONFLICT WITH ANY PART OF THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENT SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.

THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHER TRADES. SUBCONTRACTORS SHALL VERIEY THAT ANY WORK RELATED TO THEM, WHICH MUST BE PROVIDED BY OTHERS HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING THEIR WORK.

ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE ON DRAWINGS, DO NOT SCALE DRAWINGS, NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES AND DO NOT PROCEED WITHOUT INSTRUCTIONS/CLARIFICATION.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER.

VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY OF ITS EMPLOYEES AND OTHER PERSONS IN THE CONSTRUCTION AREA, AS WELL AS FOR THE PROTECTION OF THE SAFETY OF THE IMPROVEMENTS BEING ERECTED AND THE PROPERTY OF THE CONTRACTOR AND/OR OTHER PERSONS, AS A RESULT OF

THE CONTRACTOR SHALL BE FULLY AND COMPLETELY LIABLE AT HIS OWN EXPENSE FOR DESIGN, CONSTRUCTION, INSTALLATION AND USE OR NON-USE OF ALL ITEMS AND METHODS INCIDENT TO PERFORMANCE OF EITHER PERSON OR PROPERTY, INCLUDING WITHOUT LIMITATION THE ADEQUACY OF ALL TEMPORARY SUPPORTS, SHORING, BRACING, SCAFFOLDING, MACHINERY OR EQUIPMENT, SAFETY PRECAUTIONS OR DEVICES, AND SIMILAR ITEMS OR DEVICES USED DURING CONSTRUCTION.

THE CONTRACTOR SHALL FURNISH ALL MATERIALS I ABOR, AND FOLIPMENT NECESSARY TO PROPERLY COMPLETE THE WORK, INCLUDING ITEMS NOT SPECIFICALLY SET FORTH IN THE CONSTRUCTION DOCUMENTS BUT REASONABLY INFERRED.

THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER OR WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES, PERMITS, AND INSPECTIONS REQUIRED AND ASSOCIATED WITH ALL

ALL ITEMS TO BE REMOVED SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED ENTIRELY FROM THE PROJECT SITE, UNLESS NOTED OTHERWISE, RETURN ITEMS IDENTIFIED FOR SALVAGE OR REUSE TO THE OWNER/PROPERTY MANAGER.

THE DRAWINGS ARE NOT INTENDED FOR USE AS SHOP OR ERECTION DRAWINGS.

CONTRACTOR TO PHASE ALL WORK SUCH THAT THE OCCUPIED PORTIONS OF THE BUILDING ARE SAFE & AVAILABLE THROUGHOUT CONSTRUCTION.

CONTRACTOR TO PROVIDE TEMPORARY BARRIERS AT ALL FLOOR PENETRATIONS TO PREVENT PHYSICAL BODILY DAMAGE. CONTRACTOR TO PROVIDE A CLEAN JOB SITE FREE FROM DEBRIS THROUGHOUT CONSTRUCTION AT ALL FLOORS.

CONTRACTOR REQUIRED TO LOCATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION COMPONENTS AND CLEAR SPACE PRIOR TO WORK.

VERIFY STAGING AREA, PARKING AVAILABILITY, AND RULES FOR USE WITH PROPERTY

MAINTAIN PROPER EMERGENCY EGRESS AND FIRE ALARM SYSTEMS THROUGHOUT DEMOLITION AND RENOVATION.

PROTECT EXISTING FINISHES, COMPONENTS, & STRUCTURE NOT SCHEDULED FOR RENOVATION, REMOVAL, OR ALTERATION. REPAIR AND SUCH MATERIALS, FINISHES, OR COMPONENTS DAMAGED DURING SECUTION OF THIS PROJECT.

PATCH, PREP AND PAINT ALL WALLS THROUGHOUT WORK AREA.

VERIFY & PROTECT EXISTING SUBSURFACE, SURFACE, VISIBLE, & HIDDEN UTILITIES THROUGHOUT DEMO & RENOVATION AREAS.
KEY ALL NEW LOCKS TO BUILDING STANDARD MASTER KEY SYSTEM; VERIFY W/ OWNER

- 1. Structural work shall conform to the requirements of "The Commonwealth of Massachusetts State Building Code". 9th Edition. (One and Two Family Dwelling Code), "The International Residential Code", IRC2015, and ASCE 7-10.

  2. Examine architectural, mechanical, plumbing and electrical drawings for verification of location and dimensions of chases, inserts, openings, sleeves, washes, drips, reveals, depressions and other project requirements not shown on structural drawings.

  3. Verify and coordinate dimensions related to this project.

  4. Typical details and notes shown on structural drawings shall be applicable to all parts of the structural work except where specifically required otherwise by contract documents.
- required otherwise by contract documents

- FOUNDATIONS

  1. Foundations for this project consist of a new slab. The allowable bearing pressure is assumed to be 2.0 tons per square foot. The contractor is to verify suitability of soils and notify the Architect/Engineer if conditions are not as assumed.

  2. No responsibility is assumed by the architect/engineer for the validity of the subsurface conditions described on the drawings, specifications, test borings or test pits. These data are included only to assist the contractor during bidding and subsequent construction and represent conditions only at these specific locations at the particular time they were made.
- containers only at mese specific locations at the particular time they were made.

  Foundation units shall be centered under supported structural members, unless noted otherwise on the drawings.

  Carry out continuous control of surface and subsurface water during construction such that foundation work is done in dry and on undisturbed subgrade material as applicable.

- CONCRETE

  1. Concrete work shall conform to "Building Code Requirements for Reinforced Concrete" (ACI 318-14), and "Specifications for Structural Concrete for Buildings" (ACI 301-14).

  2. Unless noted otherwise, concrete shall have a minimum 28 day compressive strength of 4,000 psi normalweight.

  3. Concrete to be exposed to the weather in the finished project shall be air.

- STRUCTURAL TIMBER CONSTRUCTION

  1. Timber construction shall conform to Part II "Design" as published in the "Timber Construction Manual" (AITC 6th Edition) and to "National Design Specification for Wood Construction" (N.F.P.A. 2012 Edition)

  2. New timber for structural use shall have a moisture content as specified in the "National Design Specification for Wood Construction (N.F.P.A. 2012 Edition),

  3. Timber construction shall conform to Article 23 of IBC 2015.

  4. Material properties for timber shall conform to the following:

  (A) For members with nominal 2" thickness. S-P-F #1/#2 or better (15% max MC).
- - ror members with nominal 2" thickness, S-P-F #1/#2 or better (15% max MC).
    Allowable bending stress:
    Fb = 875 FSI (single member use)
    Fb = 1000 PSI (multiple member use) Allowable shear stress Fv = 135 PSI Compression parallel to grain = 1100 PSI Compression perpendicular to grain = 425 PSI Modulus of elasticity - 1,400.000
- PSI
  (B) For pressure-treated members with nominal 2" thickness, Southern Pine #1 or better (19% max MC).

  Allowable bending stress Fb = 1300 PSI Allowable shear stress Fv = 90 PSI Compression parallel to grain = 1550 PSI Compression perpendicular to grain = 565 PSI Modulus of elasticity = 1,500,000 psi
- PSI
  (C) For pressure-treated members with nominal 4" thickness and greater,
  Southern Pine #2 pressure-treated (19% max MC).
  Allowable bending stress Fb = 1250 PSI Allowable shear stress Fv =
  95 PSI Compression parallel to grain = 725 PSI Compression
  perpendicular to grain = 440 PSI Modulus of elasticity = 1,400,000
  poi
- "PT" indicates pressure-treated lumber (to be used when in contact
- with concrete, masonry or weather).

  Joist support by nalling is forbidden unless used with an approved hanger. Unless noted otherwise on plans, all flush framed joists and beams, shall framed with Simpson hangers as follows (or approved

equals):	
(A) 2x6; 2x8	Type 'U26'
(B) 2-2x6; 2-2x8	Type 'U26-2'
(C) 3-2x6; 3-2x8	Type 'U26-3'
(D) 2x10; 2x12	Type 'U210'
(E) 2-2x10; 2-2x12	Type 'U210-2'
(F) 3-2x10; 3-2x12	Type 'U210-3'
(G) LVLs	Type 'HGLTV' ha
	(match LVL size &

(It is the contractor's responsibility to determine correct hangers for all sloped and/or skewed conditions. Custom hangers may be required at ridge/valley connections-submit to engineer for review.)

- Minimum bearing for all joists and rafters shall be 4".
  Use double joists under all partitions.
  Interior walls indicated on plans shall be framed with 2x4's at 16"
- Interior walls indicated on plans shall be framed with 2x4's at 16" O.C. (see arch drawings), New exterior walls indicated on plans shall be framed with 2x6's at 16" O.C. with 1/2" plywood sheathing nailed to studs with 10d nails at 4" O.C. at panel edges and 12" O.C. in field. Interior door headers shall be a minimum of 2-2x8's unless noted otherwise on the plans. Exterior door and window headers shall be a minimum of 2-2x10's unless noted otherwise on the plans. No joist shall be notched or drilled with holes without the specific approval of the architect.
- 12.
- 13.
- 14.
- approval of the architect.

  No joist shall be repaired or reinforced in any way without the specific approval of the architect.

  Beams built up of timbers shall be firmly nalled or bolted together. Plywood shall be laid with face grain parallel to span; stagger all
- Joints
  Temporary erection bracing shall be provided to hold structural timber securely in position as described on the drawings. It shall not be removed until permanent bracing has been installed. Timber shall be generally knot-free, with only small tight knots permitted and generally straight-grained.

  Structural timber shall be identified by the grade mark of or statistical disconsider being the provider or inspection burgary or 17.

- Structural timber shall be identified by the grade mark of or certificate of inspection issued by a grading or inspection bureau or agency recognized as being competent.

  Structural timber shall be visually stress-graded lumber in accordance with the provisions of ASTM designation D245-74, "Methods for Establishing Structural Grades and Related Allowable Properties for Visually Graded Lumber".

  Timber shall be so handled and covered as to prevent marring and moisture absorption from snow and rain.

  Steel plates and angles shall be new steel conforming to ASTM A36.
- 21.
- 22.

- RENOVATION AND RESTORATION

  1. The contractor shall notify the architect when, in the course of construction of demolition, conditions are uncovered which are unanticipated or otherwise appear to present a dangerous condition.

  2. Information regarding existing construction or conditions is based on available record drawings which may or may not truly reflect existing conditions. Such information is included on assumption that it may be of interest to the contractor, but the architect assumes no responsibility for its accuracy or completeness.
- or interest to the contractor, but the architect assumes no responsibility for its accuracy or completeness. Verify all dimensions and conditions on the job. Discrepancies shall be brought immediately to the attention of the architect before proceeding with that part of the work. Where new work will be adjacent to or framing existing construction, verify dimensions of existing construction prior to fabrication of new members.
- members.

  Provide all labor and material for any framing required to connect new framing to existing construction. Wherever it is necessary to remove existing construction in order to construct new work, the affected area shall be patched and rebuilt to match existing adjacent work to satisfaction of the architect.

  Details shown on any drawings shall be considered typical for all similar conditions.

  Notify architect of any contemplated structural alteration in reasonable time to render and document the architect's decision. Structural materials and components shall have prior approval of the architect.

- Structural alteration shall be preceded by adequate shoring and
- bracing.

  Screw-type shoring posts shall be provided for existing work during the removal of existing bearing walls and structural members and the installation of new structural work.

  Temporary shores shall be placed as close as practicable to the existing structural work being removed.

  Headers shall be placed across top of shoring posts and shall be snug tight against underside of the structure above.

  Shoring shall bear on sleepers to prevent damage to the structural below.
- 12.
- 13.
- below.

  Temporary shores shall be individually designed, erected, supported, braced and maintained by the contractor to safely support all dead loads presently carried by the existing structural work being removed and any construction live loads.

  Structural steel shall be completely installed before removing any shores. 14.
- shores.

  Shores shall be released gradually and left loosely in place for at least 2 days to allow for structural shake out. 16.

### STRUCTURAL DESIGN LOADS

- (A) Weight of building components
- Live Loads
  (A) Typical Residential Floor 40 PSF
  (B) Roof snow load 30 PSF plus drift
  Pg = 40 PSF; Is = 1.0; Ce = 1.0; Cl = 1.0;
  Wind loads Per Mass. Code and ASCE7-10



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78 ELLERY ST CAMBRIDGE, I

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ISSUANCE: PERMIT SET

REVISION:

DATE:

06/18/2025 SCALE: 1/4" = 1'-0"

DRAWN: SHEET INFO:

NOTES

78 ELLERY STREET CAMBRIDGE, MA

REVISION:

DATE: 08/18/2025 SCALE: 1/16' = 1'-0' DRAWN: MJ CHECKED: MJ

SHEET INFO: ASSESSORS SITE PLAN

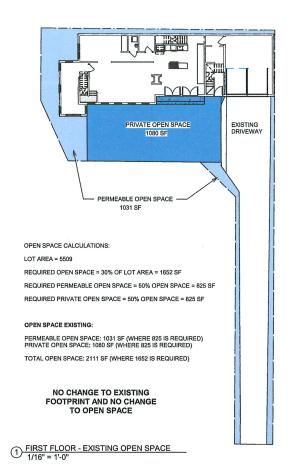
G102

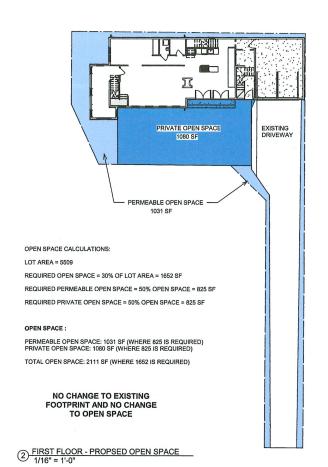


ZONE: RES C-1

TYPE: SINGLE FAMILY RENOVATION

OCCUPANCY GROUP: RESIDENTIAL - GROUP R-3 ONE AND TWO FAMILY





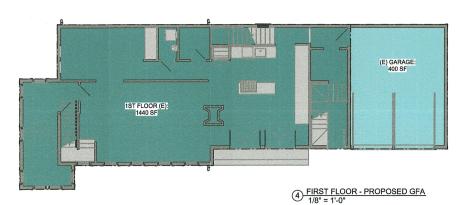
(E) GARAGE:
400 SF

18T FLOOR (E):
1440 SF

3 FIRST FLOOR - EXISTING GFA
1/8" = 1-0"

EXISTING GFA: FIRST FLOOR = 1440 SF SECOND FLOOR = 1540 SF

TOTAL GFA = 2980 SF

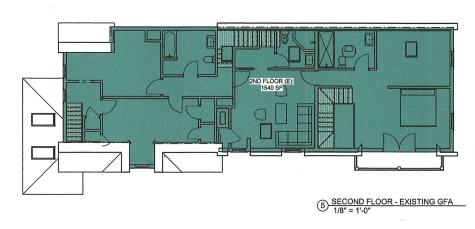


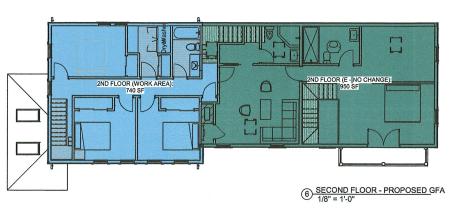
PROPOSED GFA:

FIRST FLOOR (EXISTING) = 1440 SF SECOND FLOOR (EXISTING, NO CHANGE) = 950 SF SECOND FLOOR (WORK AREA) = 740 SF

TOTAL GFA = 3130 SF

ADDED = 150 SF







78 ELLERY ST - SECOND FLOOR RENOVATIONS

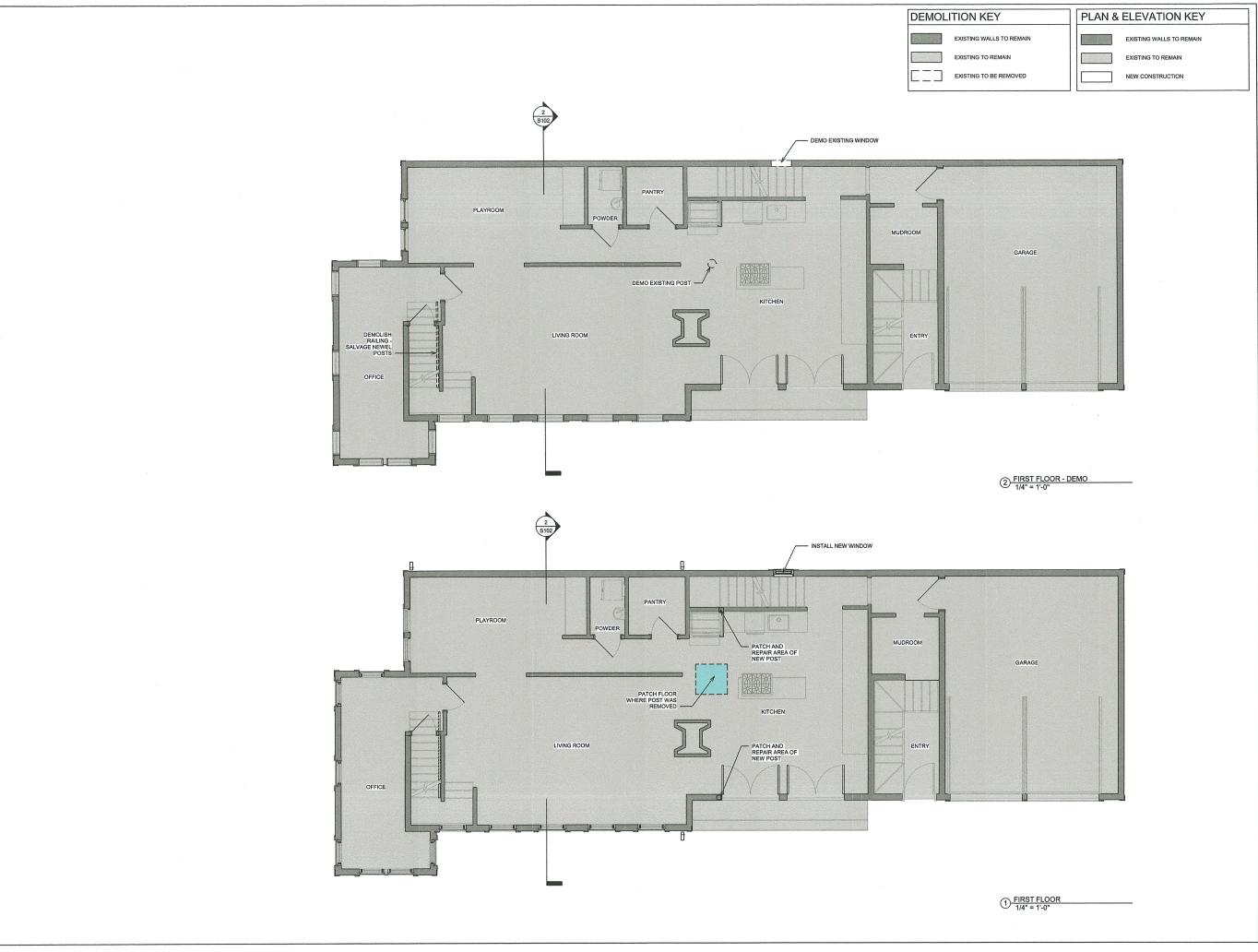
ISSUANCE: PERMIT SET

REVISION:

DATE: 06/18/2025
SCALE: As indicated
DRAWN: MJ
CHECKED: MJ

SHEET INFO: ZONIN

G103







78 ELLERY STREET CAMBRIDGE, MA

ISSUANCE: PERMIT SET

REVISION:

DATE: 06/18/2025 SCALE: 1/4" = 1'-0"

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

DRAWN:

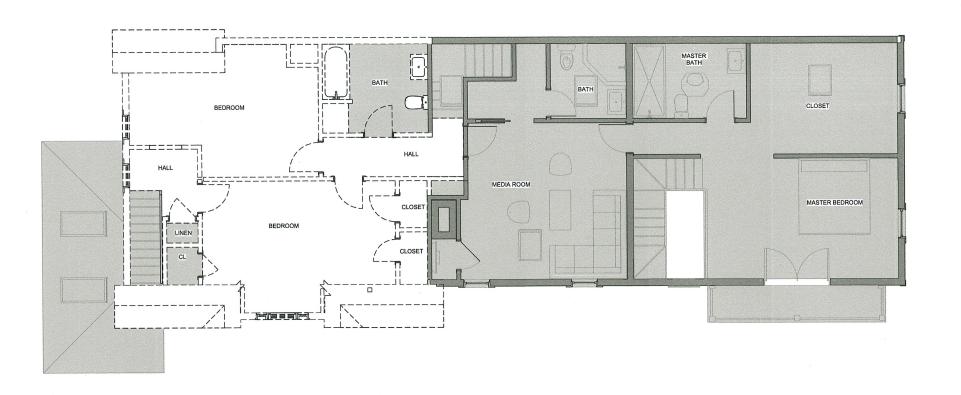
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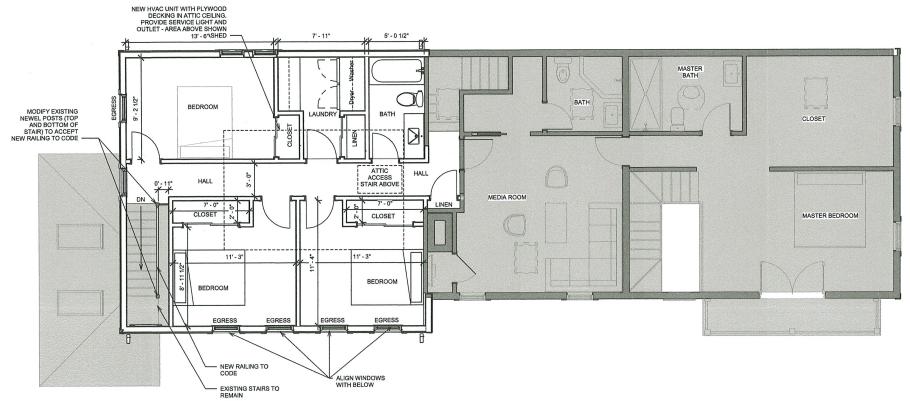
SHEET INFO:

FIRST FLOOR PLAN

A101







1/4" = 1'-0"

78 ELLERY ST - SECOND FLOOR RENOVATIONS

78 ELLERY STREET CAMBRIDGE, MA

ISSUANCE: PERMIT SET

DATE: 06/18/2025 SCALE: 1/4" = 1'-0' DRAWN:

CHECKED:
SHEET INFO:
SECOND FLOOR PLAN

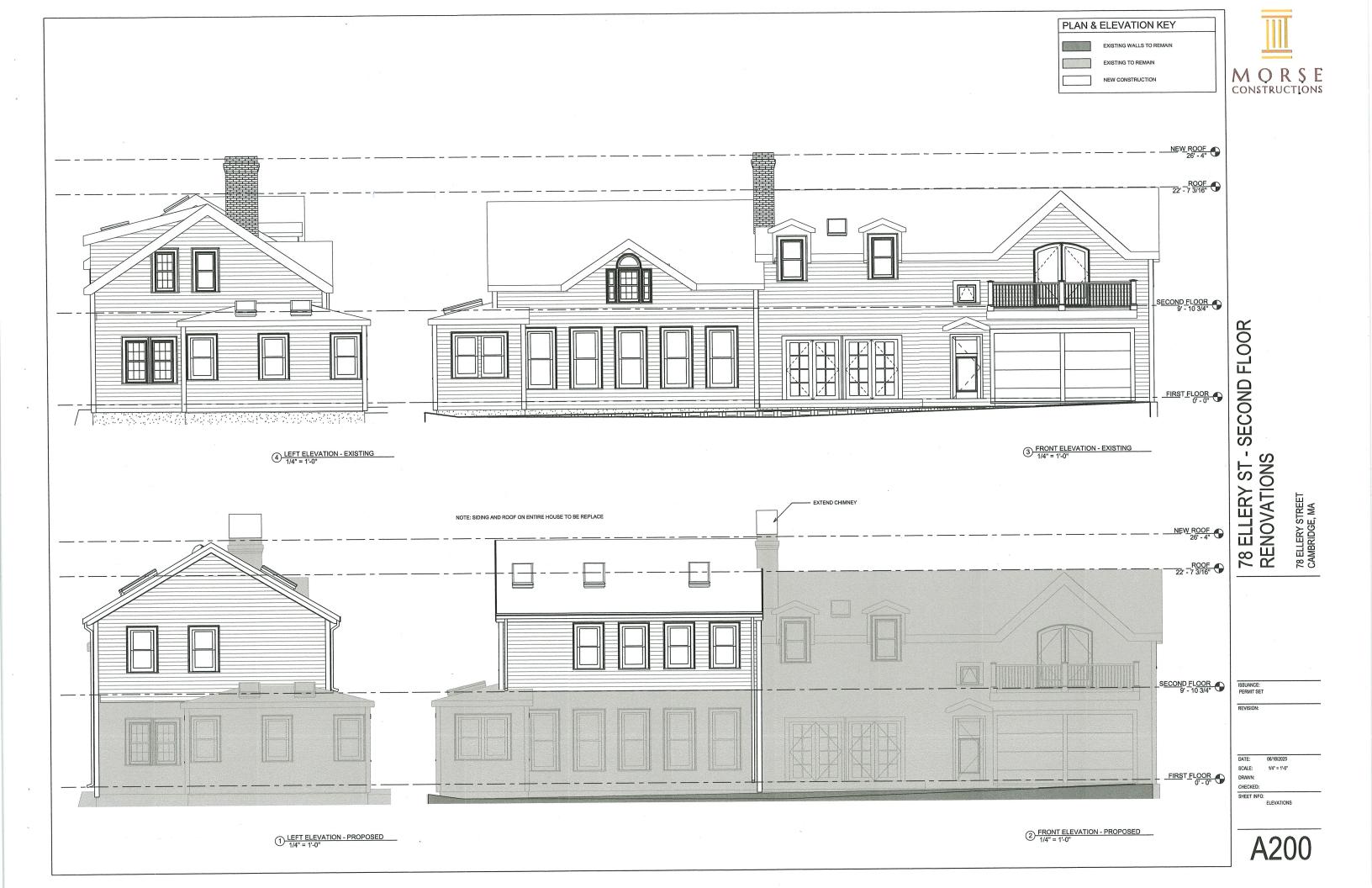
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A102

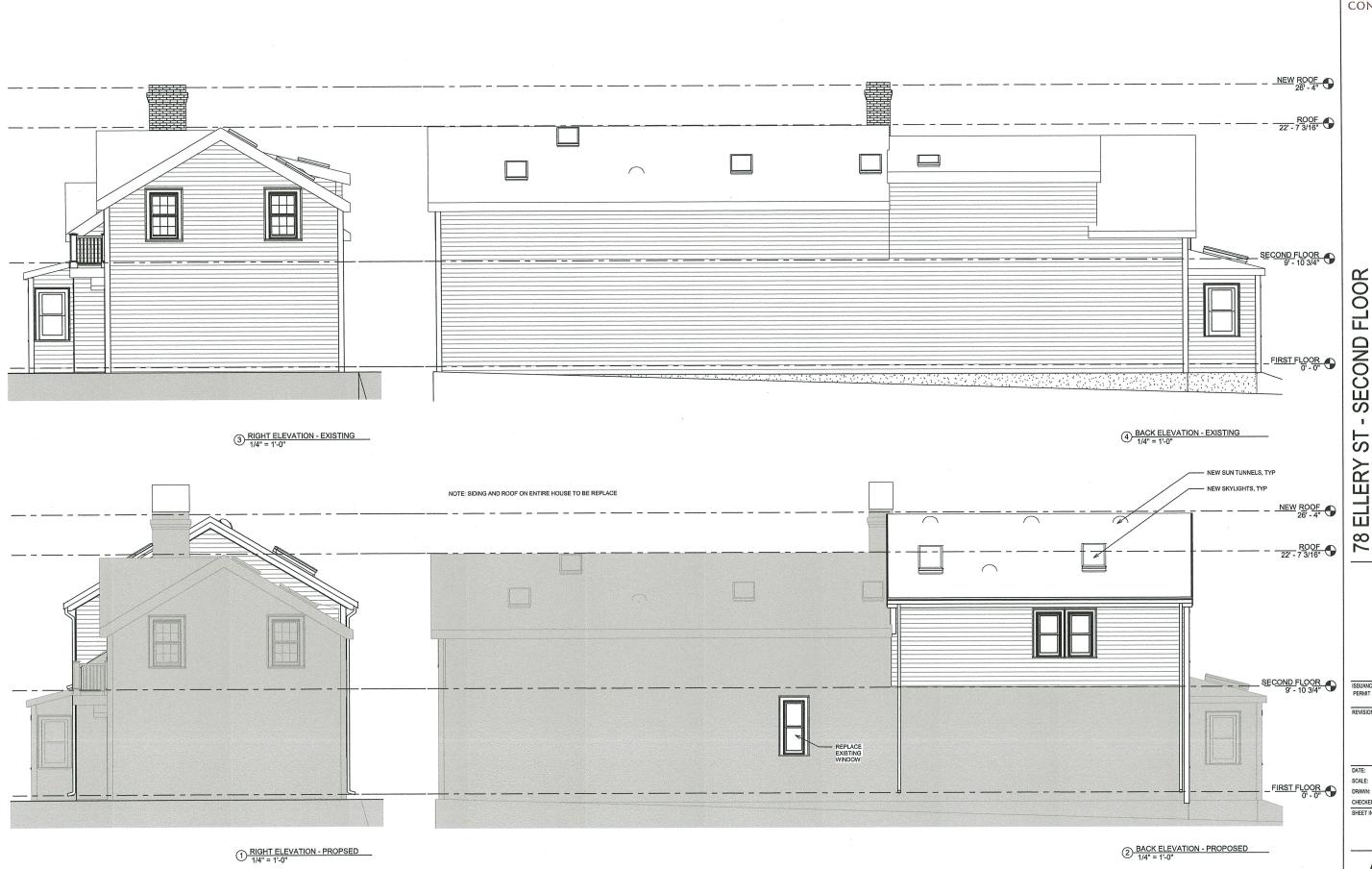


1) ROOF 1/4" = 1'-0"

MORSE CONSTRUCTIONS







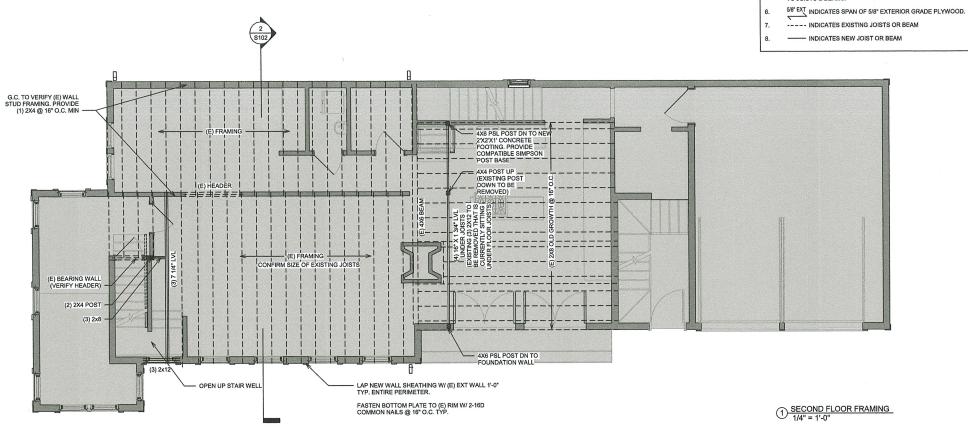
78 ELLERY ST - SECOND FLOOR RENOVATIONS

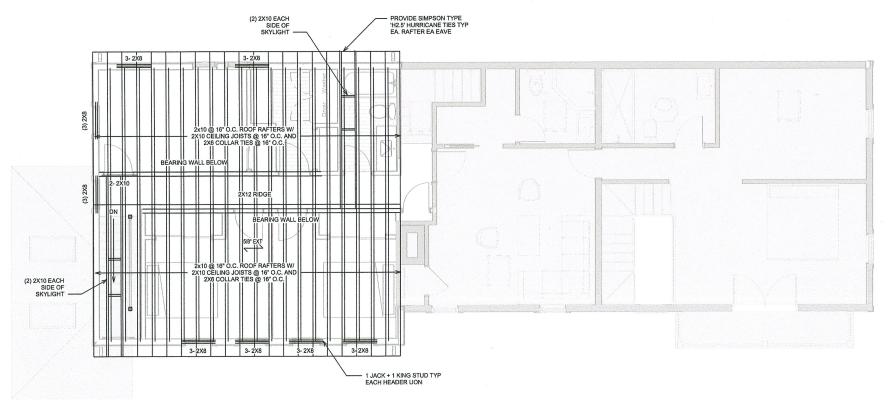
ISSUANCE:
PERMIT SET

REVISION:

DATE: 06/18/2025
SCALE: 1/4" = 1'-0"
DRAWN:
CHECKED:
SHEET INFO:
ELEVATIONS

A201





78 ELLERY ST - SECOND FLOOR RENOVATIONS

78 ELLERY STREET CAMBRIDGE, MA

ISSUANCE: PERMIT SET

REVISION:

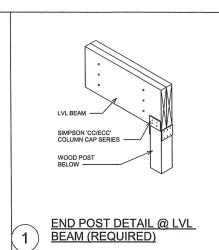
DATE: 06/18/2025 SCALE: 1/4" = 1'-0"

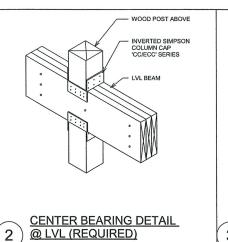
DRAWN: CHECKED:

2 ROOF/ATTIC FRAMING
1/4" = 1'-0"

SHEET INFO: STRUCTURAL

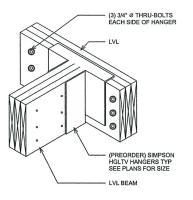
S100





(5)

2

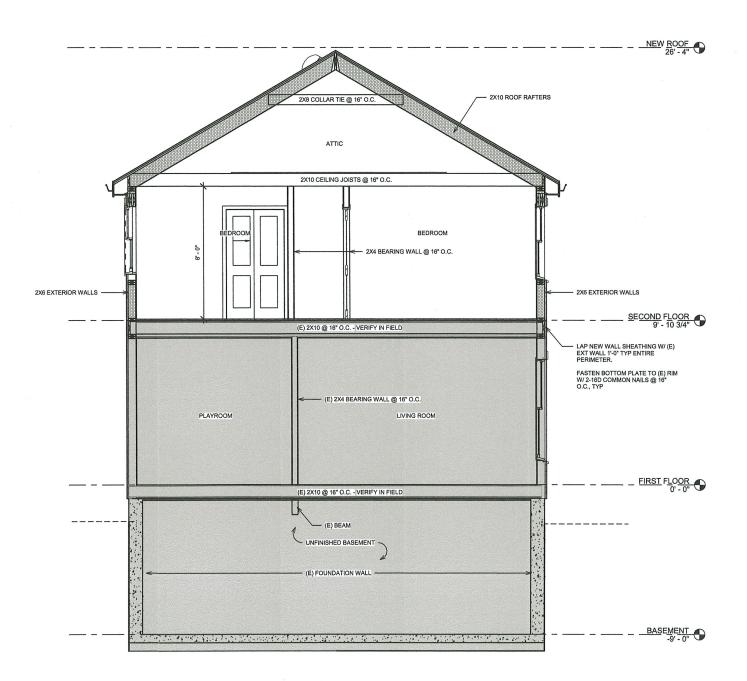




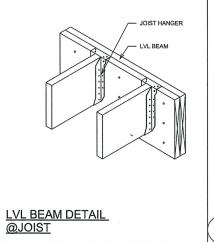
- LVL BEAM OR HEADER

3 LVL INTERSECTION

END BEARING DETAIL @ LVL

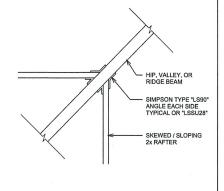


2 BUILDING SECTION
3/8" = 1'-0"

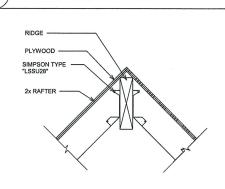


MULTIPLE LVL NAILING & BOLTING PATTERN (UP TO 3 PILES) 6

NOTE:
Z ROWS OF 16d NAILS @ 12° O.C. FOR 9-1/2° LVL
3 ROWS OF 16d NAILS @ 12° O.C. FOR 11-7/8° LVL
2 ROWS OF 16d NAILS @ 12° O.C. FOR 11-7/8° LVL
2 ROWS OF 12° Ø BOLTS @ 24° O.C. FOR 14° LVL (SIDE LOAD)
3 ROWS OF 12° Ø BOLTS @ 24° O.C. FOR 16° & 18° LVL
3 ROWS OF 12° Ø HOLTS @ 24° O.C. FOR UP TO 16° LVL (TOP LOAD)
(TYPICAL UNILESS OTHERWISE NOTED)



SKEWED/SLOPING RAFTER TO RIDGE, VALLEY, OR HIP



RAFTER CONNECTION @ STRUCTURAL RIDGE

SECOND FLOOR 78 ELLERY ST - RENOVATIONS

ISSUANCE: PERMIT SET REVISION:

DATE: 06/18/2025 SCALE: As indicated DRAWN: CHECKED: MJ

SHEET INFO: SECTION AND DETAILS