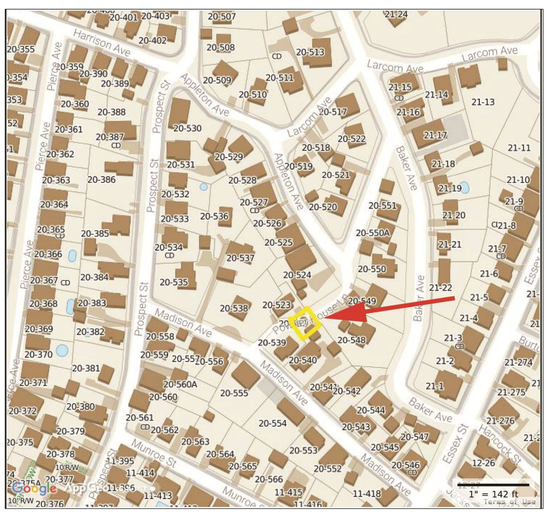
Restoration of the Beverly Powder House

Powder House Lane
Beverly, MA 01915

24 September 2019
Review Set



Locus

Architect:
Adams & Smith LLC
55 Thomas Road
Swampscott, MA 01907

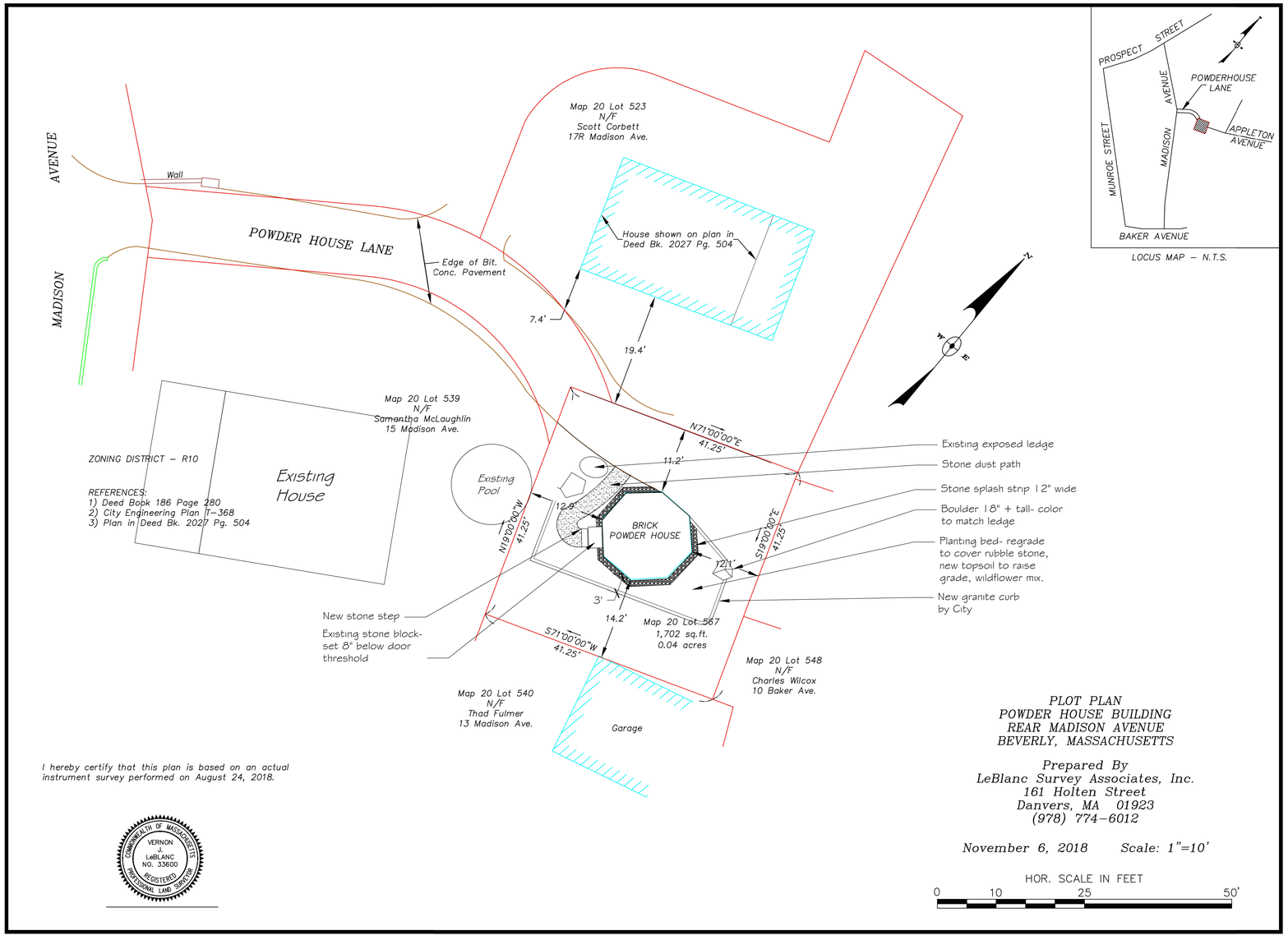
(781) 599-2070

Structural Engineer:
Structures-North
Consulting Engineers
60 Washington Street
Salem, MA 01970

(978) 745-6817

List of Drawings

L-1	Site Plan
A-1	Floor and Ceiling Plans
A-2	Roof Plan and Details
A-3	Building Sections
A-4	Exterior Elevations
A-5	Interior Elevations
S-1	Structural Details



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Issue Date:
24 September 2019

Revisions:

Restoration of the Beverly Powder House
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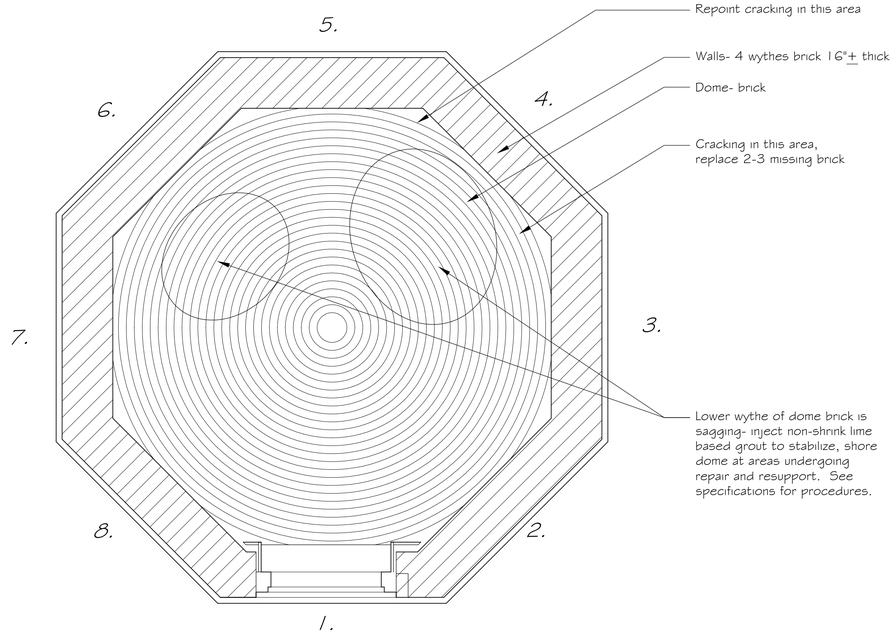
Job Number: 1713

Scale: 1"=10'

Drawing Name:

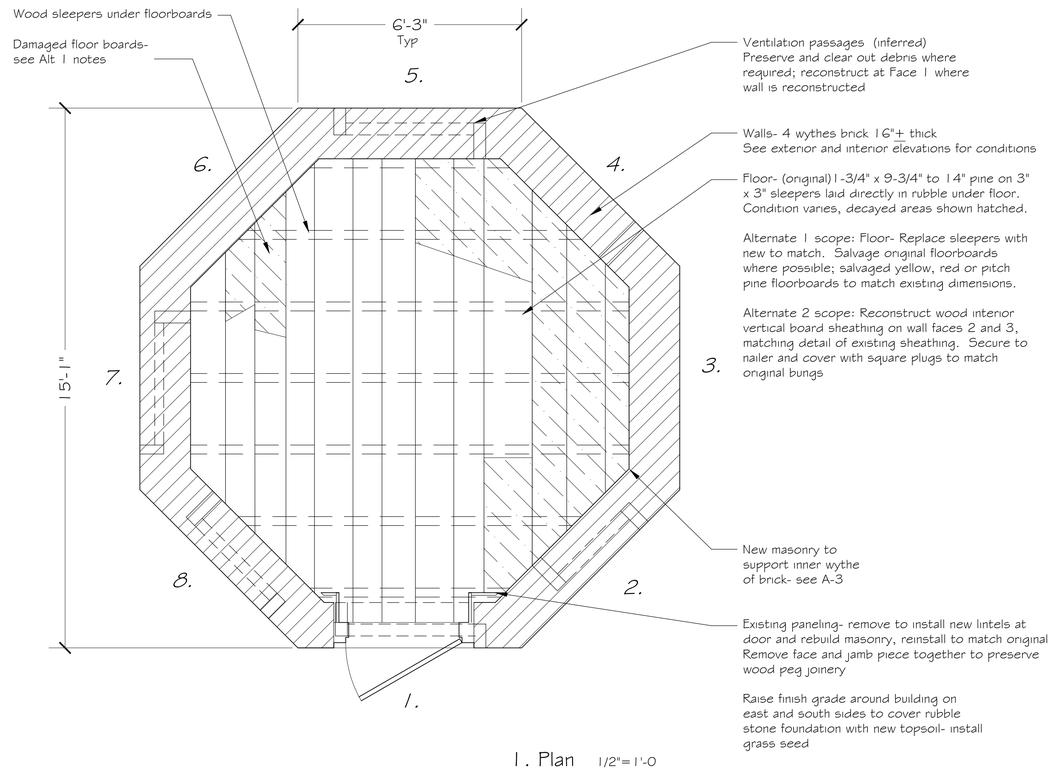
Site Plan

L-1



2. Ceiling Plan 1/2"=1'-0

Wall faces numbered
See exterior and interior elevations for masonry conditions
See sheet 16 for further dome conditions photos and information



1. Plan 1/2"=1'-0

Wall faces numbered
See exterior and interior elevations for masonry conditions

3. Dome West

5. Dome above 4/5 corner- repoint step cracking, removed nailer to left replaced with mortar infill

4. Dome East

6. Dome above 3/4 corner- replace missing header brick in corner, repoint cracked joints, replace decayed nailer to left and missing nailer to right and mortar to unsupported header course immediately above.

7. Door cladding- 1941 photo

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

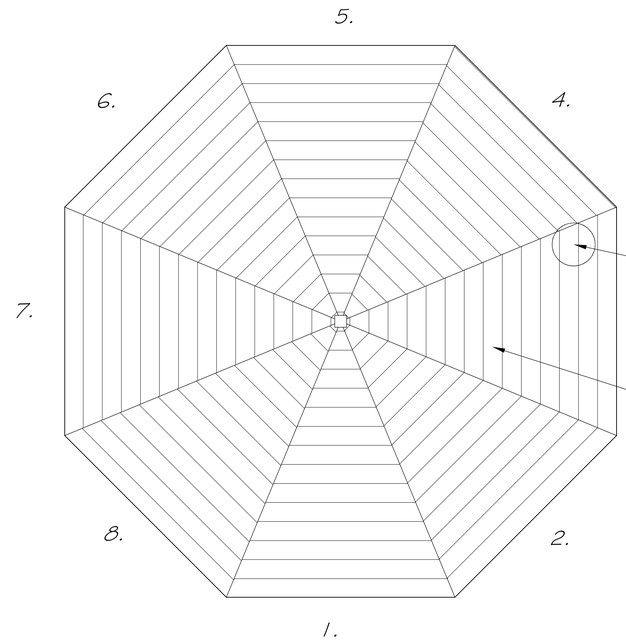
Drawing Name:
Floor and Ceiling Plans

A-1

2. Struts supporting roof framing on dome- remove.

3. Remove rubbish between dome and plate above face 4- fill space between dome and plate with mortar for lateral bracing.

4. Dome above 3/4 corner- replace 3-4 bricks missing in outer wythe, inject lime grout to rebond inner and outer wythes of dome.



Roof Plan 1/2"= 1'-0
Wall faces numbered

Replace 4 missing brick in outer wythe of dome

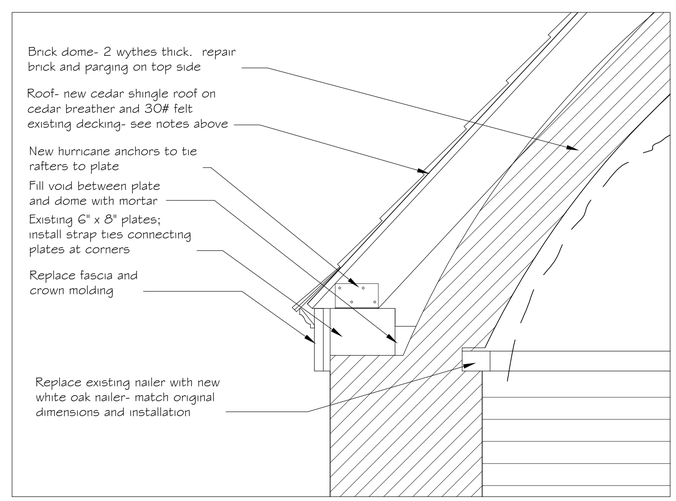
Roof

- Open up and reinstall wood decking as required for masonry work. Keep at least one board in place on each face to stabilize framing.
- Replace existing asphalt shingles with new red or yellow cedar shingles on cedar breather and 30# felt over existing modern rough sawn wood decking. 5" exposure. Ice and water shield at eaves.
- Concealed copper flashing at hips.
- Replace lead flashing at spire in kind.
- Existing and modern rafters on hips to remain, existing modern 6" x 8" plates on top of masonry at eaves to remain. Install strap ties connecting the roof plates and hurricane ties to connect the rafters to the plates.
- Replace modern fascia and crown molding are modern.
- Remove and replace wood roof decking as required to work on dome masonry and install connectors. Replace any damaged in construction.

Review condition of spire with Architect. Base price- Reset spire vertical. If wood condition is determined to be deteriorated beyond salvage, replace in kind. See unit prices.

Open up roof and inspect dome. Parge masonry where required. replace missing brick at location 3 noted. Repoint cracked mortar joints in outer wythe brick. Inject lime grout mix to fill voids between inner and outer wythes of the dome; shore sagging area of inner wythe of dome to stabilize during repairs. Leave one sheathing board in place on each face to stabilize roof framing during repairs.

12/6/17: Overview of exterior of dome and roof framing. Dome and roof framing were accommodated by chipping brick to clear space for rafter. Dome is parged with mortar. Roof decking is tying rafters together. Modern decking, fascia, crown molding



Eave Detail 1-1/2"= 1'-0

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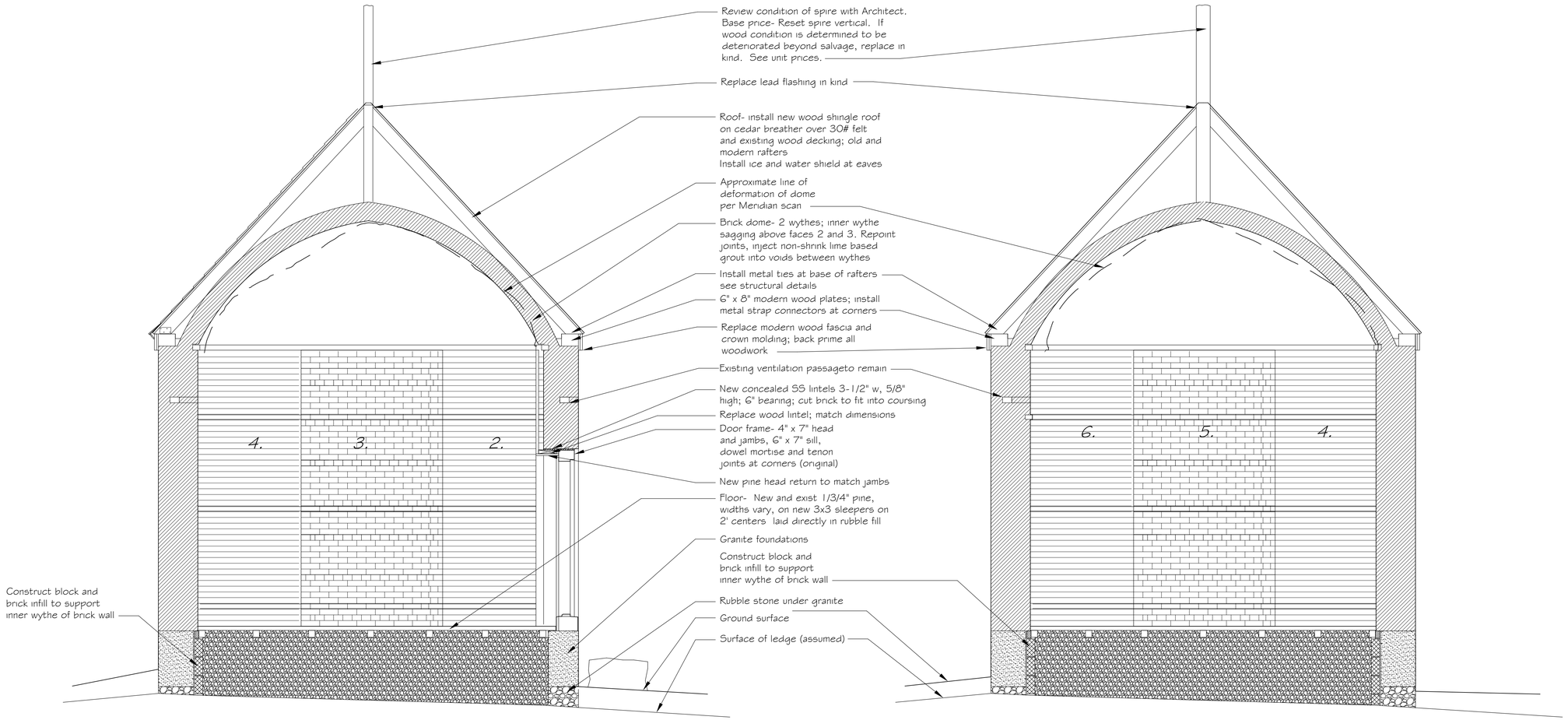
Scale: As noted

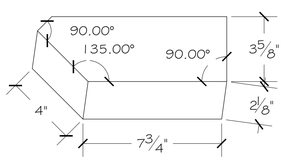
Drawing Name:
Roof Plan and Details

A-2



Front-back Section
1/2"=1'-0
Interior wall faces numbered

Transverse Section
1/2"=1'-0



Corner brick isometric
3"=1'-0"

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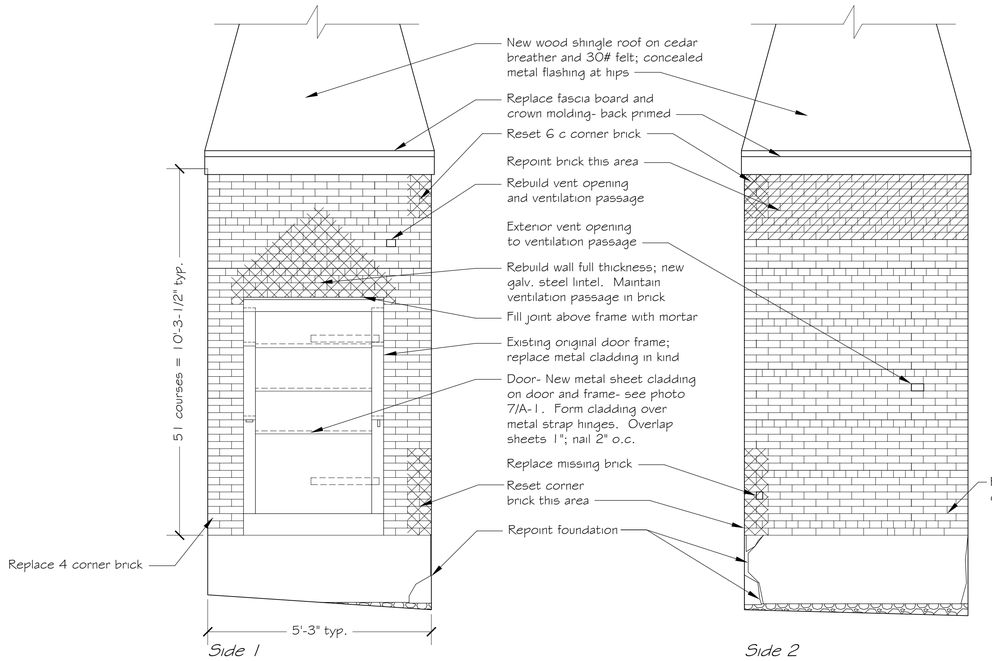
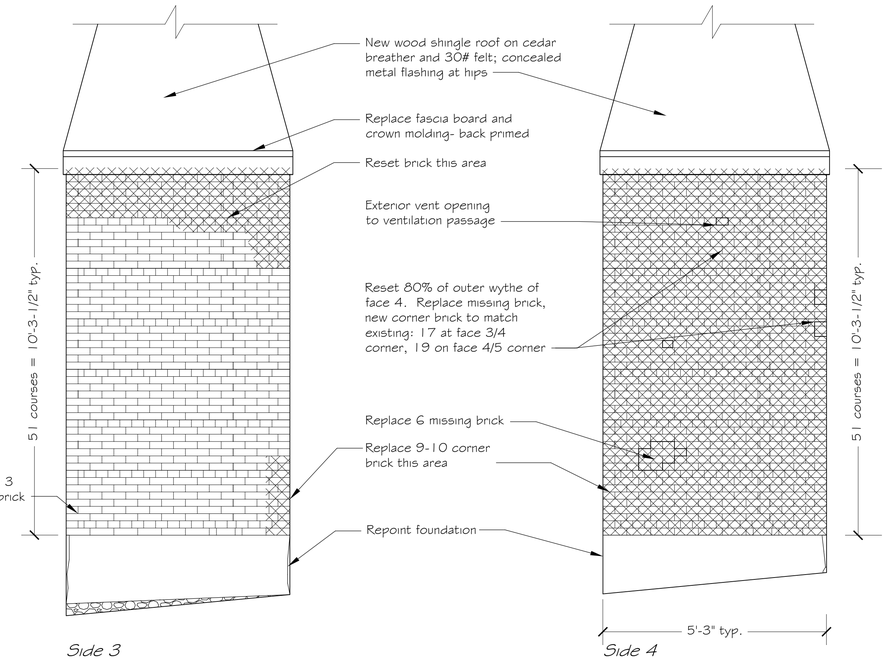
Scale: 1/2"=1'-0"

Drawing Name:
Building Sections

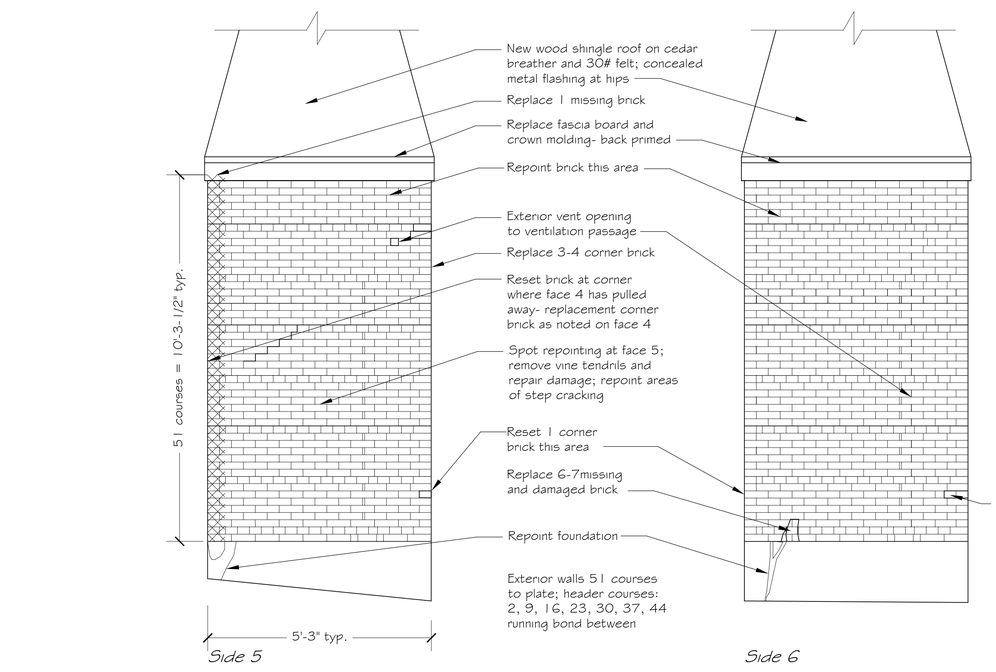
A-3

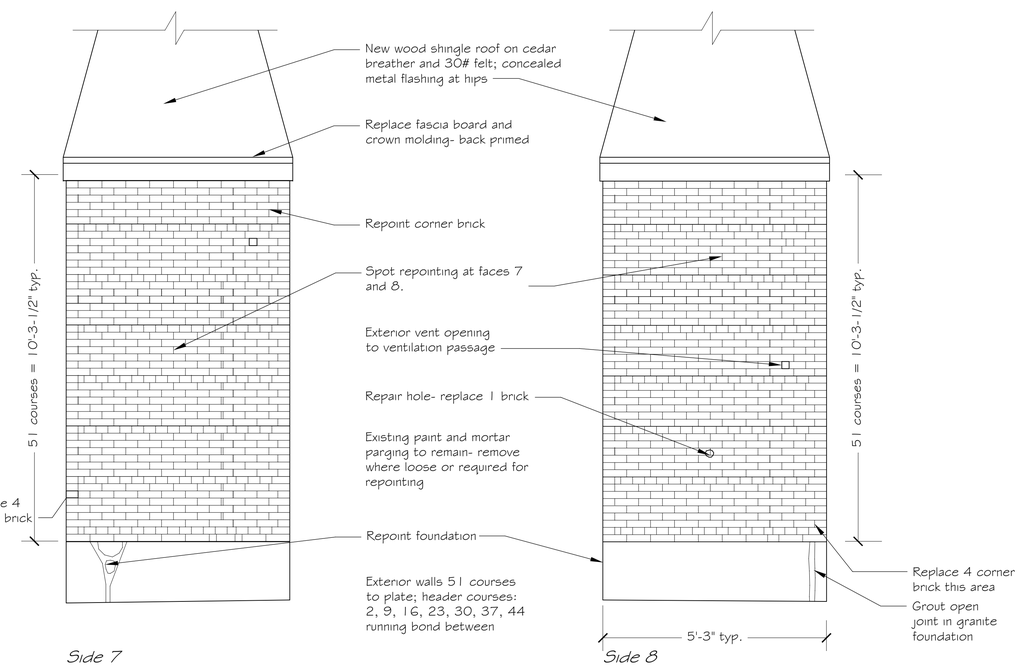




Grade up to exterior wall to cover rubble stone typical

Base price shall include resetting 150 sf of exterior brick and repointing 200 sf; 50 special shape corner brick installed plus 25 for stock.





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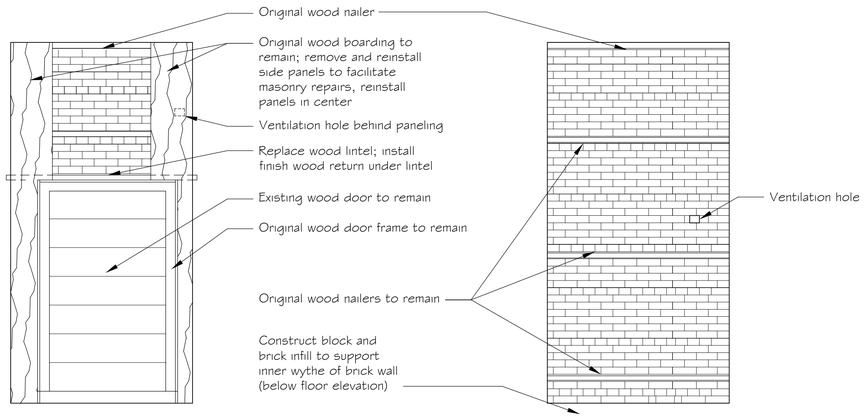
Scale: 1/2"=1'-0"

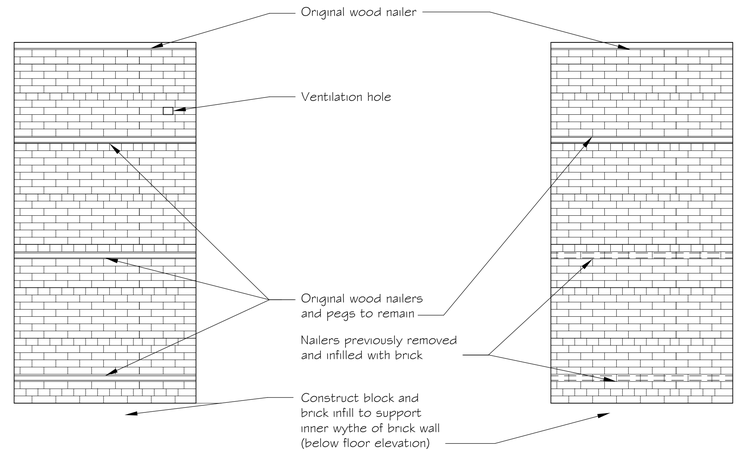
Drawing Name:
Exterior Elevations

A-4



Side 1

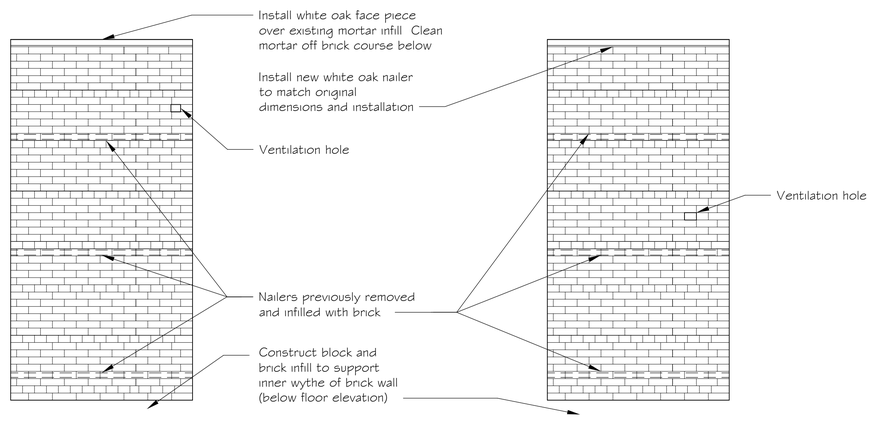
Side 8



Side 7

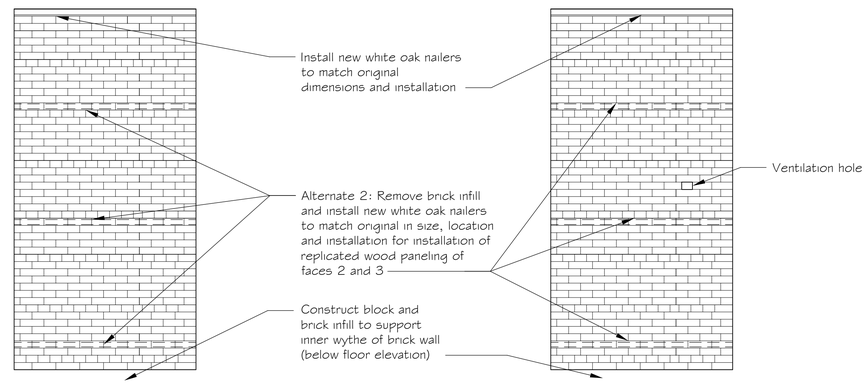
Side 6

Spot repointing at interior face at missing or damaged mortar. Verify condition of wood nailers at top of wall under dome base header course. Provide unit price to replace additional deteriorated nailers with new white oak of matching dimensions.



Side 5

Side 4



Side 3

Alternate 2: Reconstruct wood lining at faces 2 and 3; 1x12's fastened to nailers with SS wood screws; square wood plugs over fasteners to match appearance of original wood peg fasteners. Full height of wall. Use existing paneling at Face 1 as model.

Side 2

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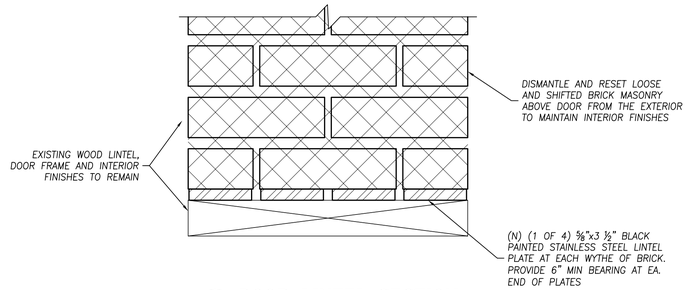
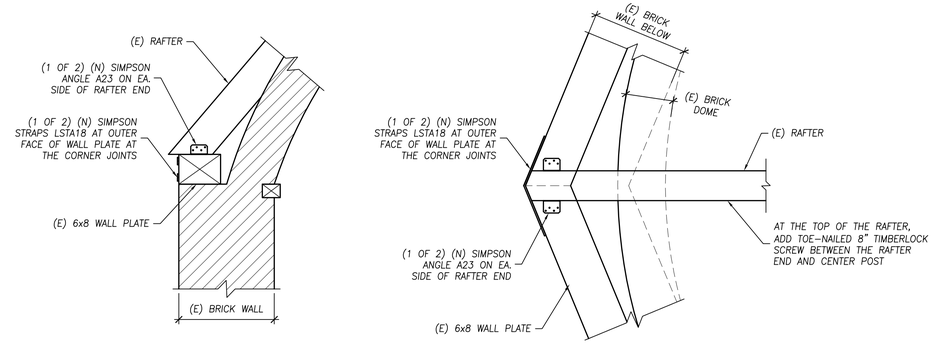
Scale: 1/2"=1'-0"

Drawing Name:
Interior Elevations

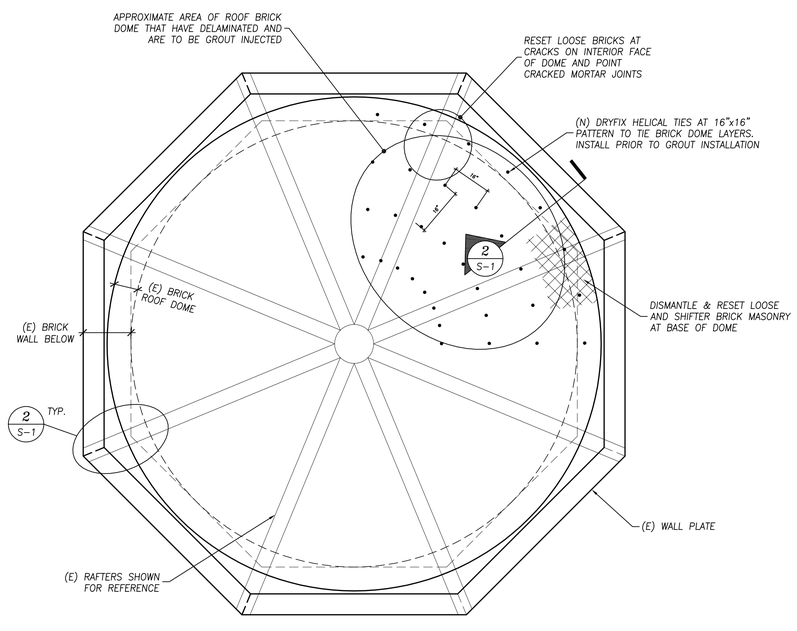
A-5



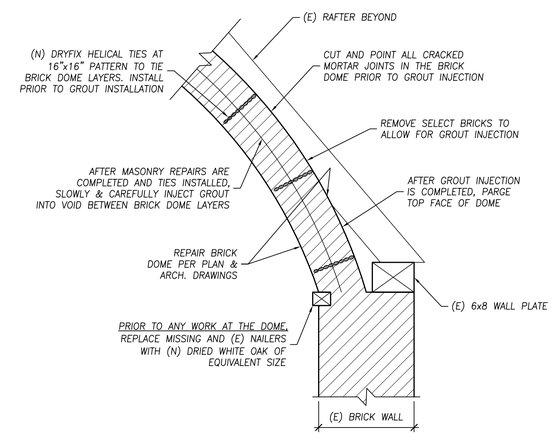
1 / S-1 DOOR LINTEL SECTION
3" = 1'-0"



A / S-1 WALL PLATE DETAIL
1" = 1'-0"



B / S-1 ROOF DOME PLAN
½" = 1'-0"



2 / S-1 ROOF DOME SECTION
1" = 1'-0"

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Structures North
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Issue Date:
22 January 2018

Revisions:
23 March 2018

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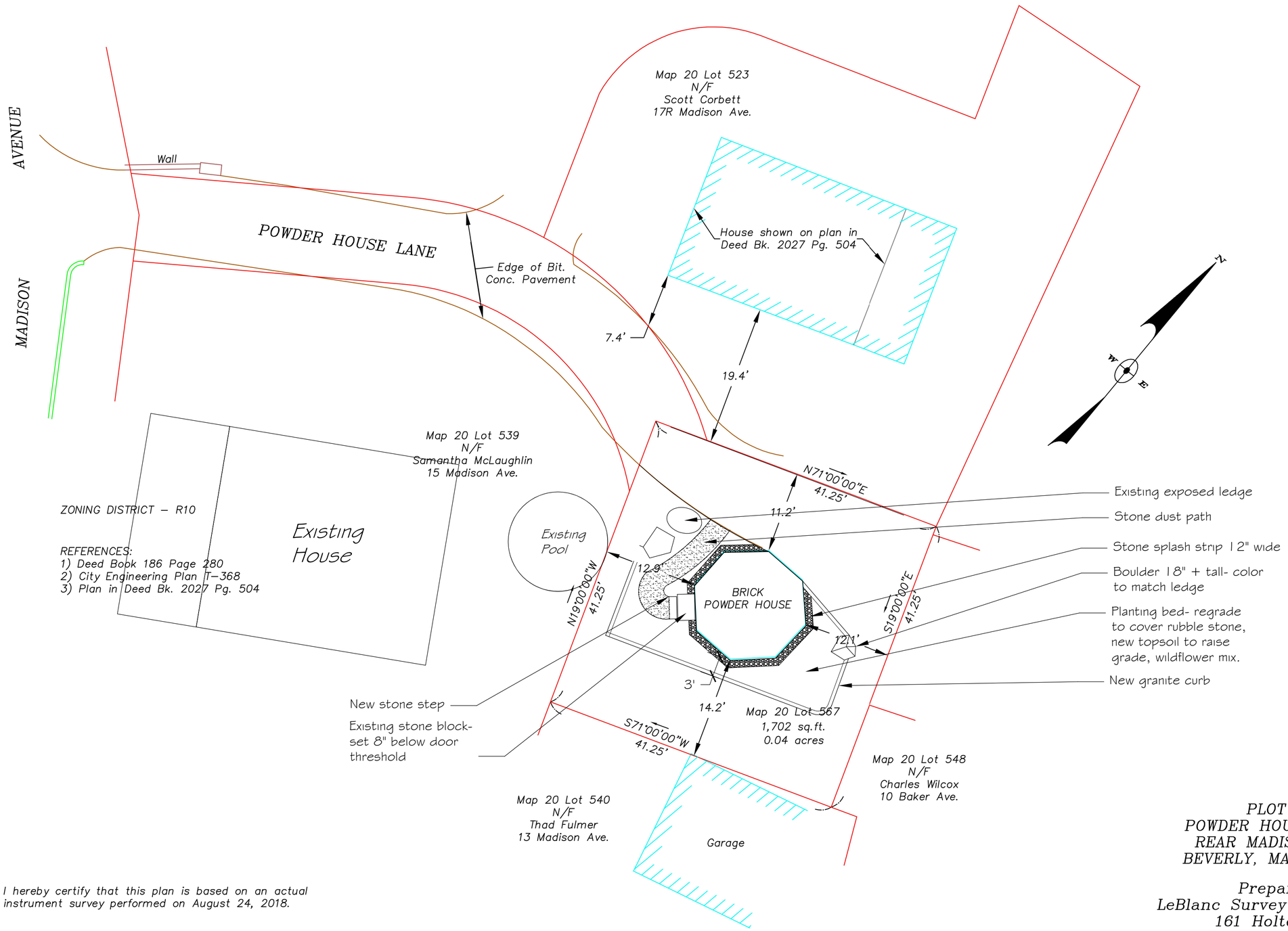
Scale:

Drawing Name:

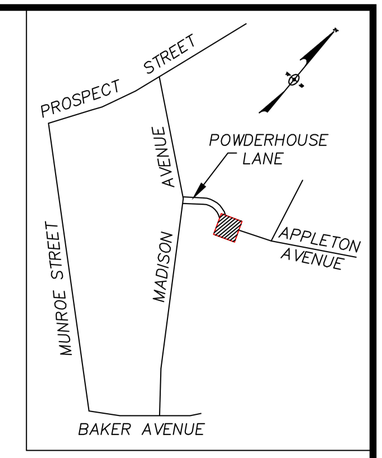
Section & Details

S-1



ZONING DISTRICT – R10

REFERENCES:
1) Deed Book 186 Page 280
2) City Engineering Plan T–368
3) Plan in Deed Bk. 2027 Pg. 504



LOCUS MAP – N.T.S.

I hereby certify that this plan is based on an actual instrument survey performed on August 24, 2018.

COMMONWEALTH OF MASSACHUSETTS
VERNON J. LeBLANC
NO. 33600
REGISTERED PROFESSIONAL LAND SURVEYOR

PLOT PLAN
POWDER HOUSE BUILDING
REAR MADISON AVENUE
BEVERLY, MASSACHUSETTS

Prepared By
LeBlanc Survey Associates, Inc.
161 Holten Street
Danvers, MA 01923
(978) 774–6012

November 6, 2018 Scale: 1"=10'

HOR. SCALE IN FEET
0 10 25 50'