BOSLEY RESIDENCE

25 Gilman Terrace Somerville, MA 02145

Client / Owner

Doug Bosley
25 Gilman Terrace
Somerville, MA 02145

Architecture
BROWN FENOLLOSA Architects, Inc
197 Broadway
Arlington, MA 02474

DRAWING LIST:

T 1.0 - TITLE PAGE, DRAWING INDEX, ZONING NOTES
A 1.0 - DEMO AND PROPOSED SECOND FLOOR PLAN

A 2.0 — PROPOSED EXTERIOR ELEVATIONS
A 6.0 — PROPOSED INTERIOR ELEVATIONS

25 Gilman Terrace Somerville, MA 02145

p 781 641 9500

ZONING SUMMARY:

PARCEL ID:17
ZONING DISTRICT: RESIDENTIAL – B (RB)
USE: TWO FAMILY RESIDENCE

NARRATIVE OF WORK:

THE PROJECT CONSISTS OF RENOVATIONS TO AN EXISTING TWO—FAMILY RESIDENCE. THE PROPOSED WORK INCLUDES A NEW EXTERIOR DECK AT THE SECOND FLOOR, AND A VERY SMALL ADDITION AT THE SECOND FLOOR KITCHEN. THERE WILL BE SEVERAL NEW WINDOWS AND DOORS, A NEW KITCHEN, AND OTHER INTERIOR ALTERATIONS

APPLICABLE CODES

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THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE (MSBC). APPLICABLE CODES, STANDARDS, AND GUIDELINES FOR THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING CURRENT EDITIONS:

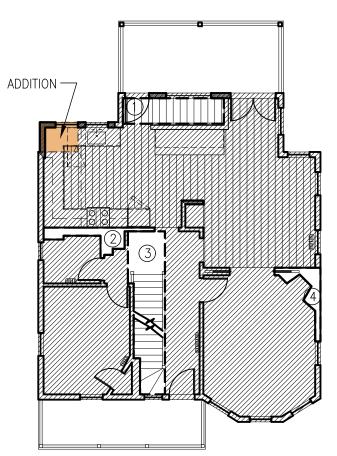
2009 IBC: INTERNATIONAL BUILDING CODE, RESIDENTIAL ED.
 2780 CMB: MA AMENDMENTS TO THE INTERNATIONAL BUILDING.

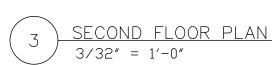
2780 CMR: MA AMENDMENTS TO THE INTERNATIONAL BUILDING CODE (MSBC), 8TH EDITION
248 CMR: MA STATE PLUMBERS AND GASFITTERS CODE

527 CMR, CH.12: NATIONAL ELECTRICAL CODE WITH MA AMENDMENTS

SUBAREA SUMMARY:	EXISTING GROSS AREAS:	EXISTING NET AREAS:	PROPOSED NET AREAS:
BASEMENT (UNFINISHED):	0 sf	0 sf	0 sf
FIRST FLOOR:	1130 sf	1017 sf	1017 sf
SECOND FLOOR:	1020 sf	896 sf	910 sf
THIRD FLOOR:	800 sf	746 sf	746 sf
TOTAL:	2950 sf	2659 sf	2673 sf

DIMENSIONAL CALCULATION	IS: REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE.:	7500 sf	2621 sf	NO CHANGE
MIN. LOT AREA/D.U.:	1500 sf/D.U.		NO CHANGE
MAX. GROUND COVERAGE:	50%	53%	51%
LANDSCAPED AREA (MIN. % OF LOT).:	25%	43%	41%
FLOOR AREA RATIO (F.A.R.):	MAX.: 1.00	1.01	1.02
MAX. BUILDING HEIGHT:			
STORIES:	MAX.: 3	MAX.: 3	NO CHANGE
FEET:	MAX.: 40'-0"	MAX.: 35'-9 3/4"	NO CHANGE
MIN. YARD IN FEET:			
FRONT:	15'-0" (REDUCTION FOR ADJACENT BUILDINGS NOT CALCULATED)	±7'-9"	NO CHANGE
SIDE:	8'-0" (17' COMBINED)	±1'-3"	NO CHANGE
SIDE (DRIVEWAY):	8'-0" (17' COMBINED)	±6'-4"	NO CHANGE
REAR:	11'-6"	15'-3"	12'-6"
MIN. FRONTAGE (ft):	50'-0"	40'-0"	NO CHANGE





GROSS AREA: 1020 S.F.±

1 - BACK STAIR: 32 SF

2 - CHIMNEY: 15 SF

3 - STAIR AND STAIR LANDING: 64 SF

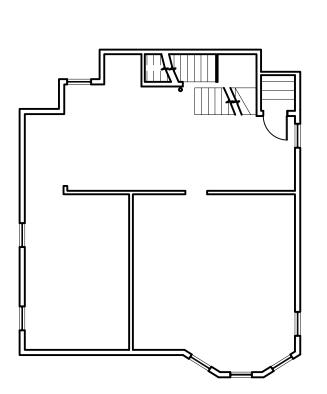
4 - FIRE PLACE: 13 SF

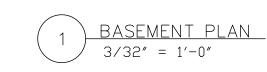
4 - FIRE PLACE: 13 SF

TOTAL: 124 SF

ACTUAL NET FLOOR AREA: 896 S.F.±

NEW ADDITION: 14 SF+896 SF = 910 SF

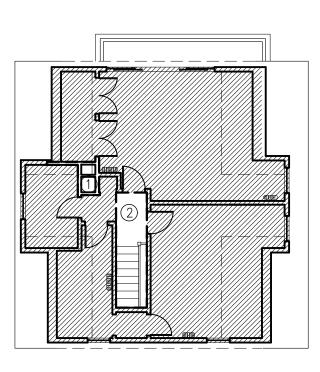


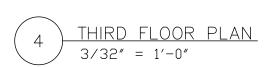


LEGEND:

GROSS AREA S.F

NOT INCLUDED IN GROSS AREA S.F



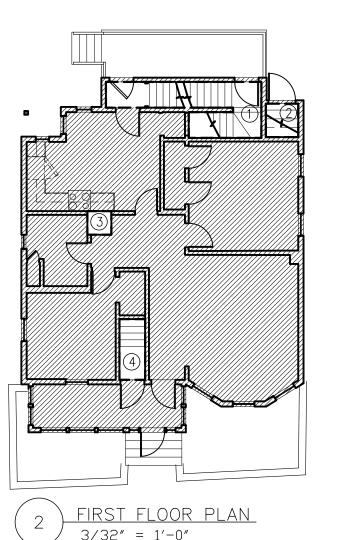


GROSS AREA: 800 S.F.±

1 — CHIMNEY: 10 SF
2 — STAIR AND STAIR LANDING: 44 SF

TOTAL: 54 SF

ACTUAL NET FLOOR AREA: 746 S.F.±



GROSS AREA: 1130 S.F.±

1 — BACK STAIRS: 74 SF

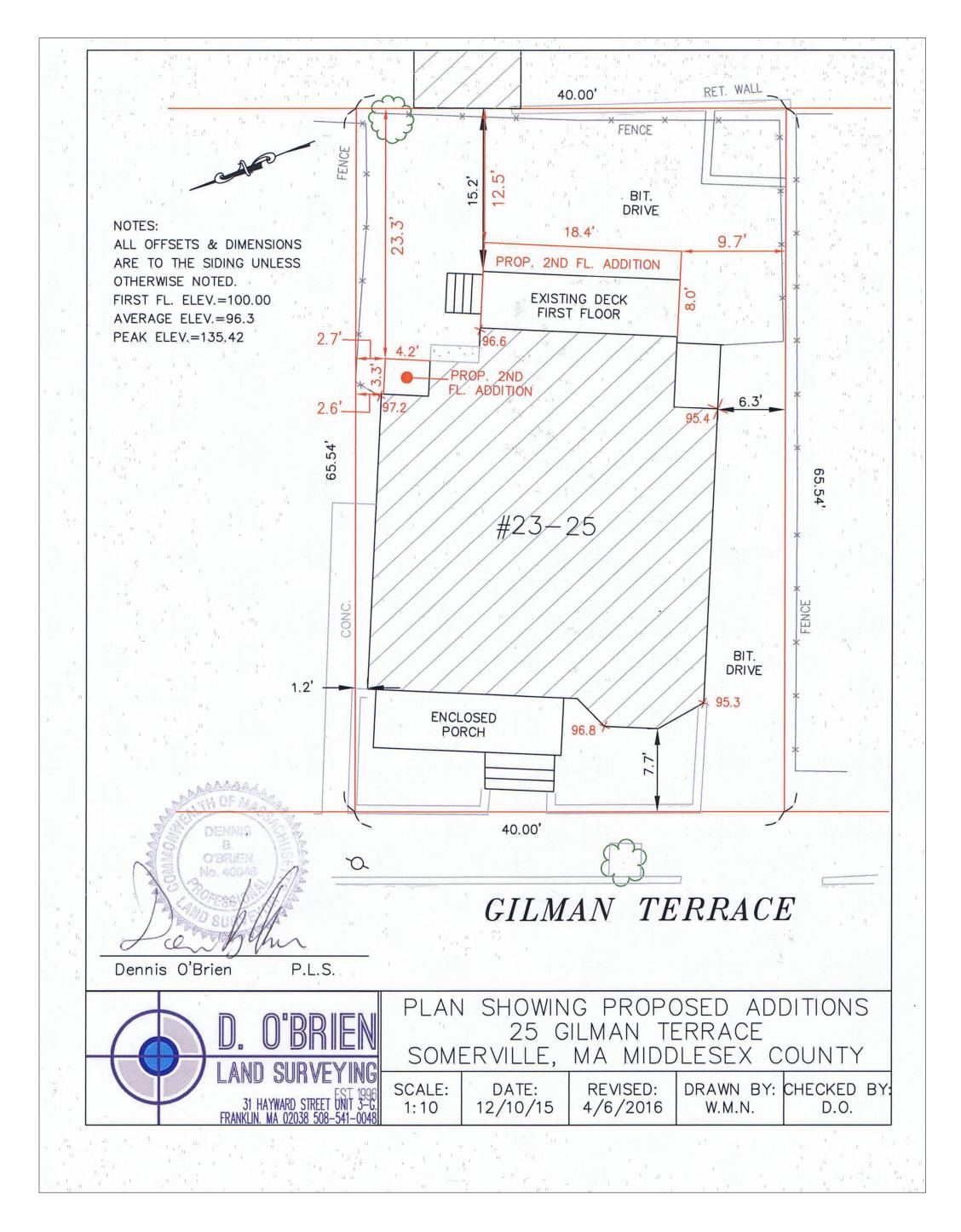
2 — BASEMENT STAIR: 13 SF

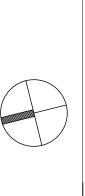
3 — CHIMNEY: 7 SF

4 — FRONT STAIR: 19 SF

TOTAL: 113 SF

ACTUAL NET FLOOR AREA: 1017 S.F.±





ILIMAIN I LARACE SOMER VIELE, MA 02143 NN FENOLLOSA ARCHITECTS INC Broadway Arlington MA 02474

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Revision: Date:

TITLE SHEET, DRAWING INDEX, ZONING NOTES, AND SITE PLAN

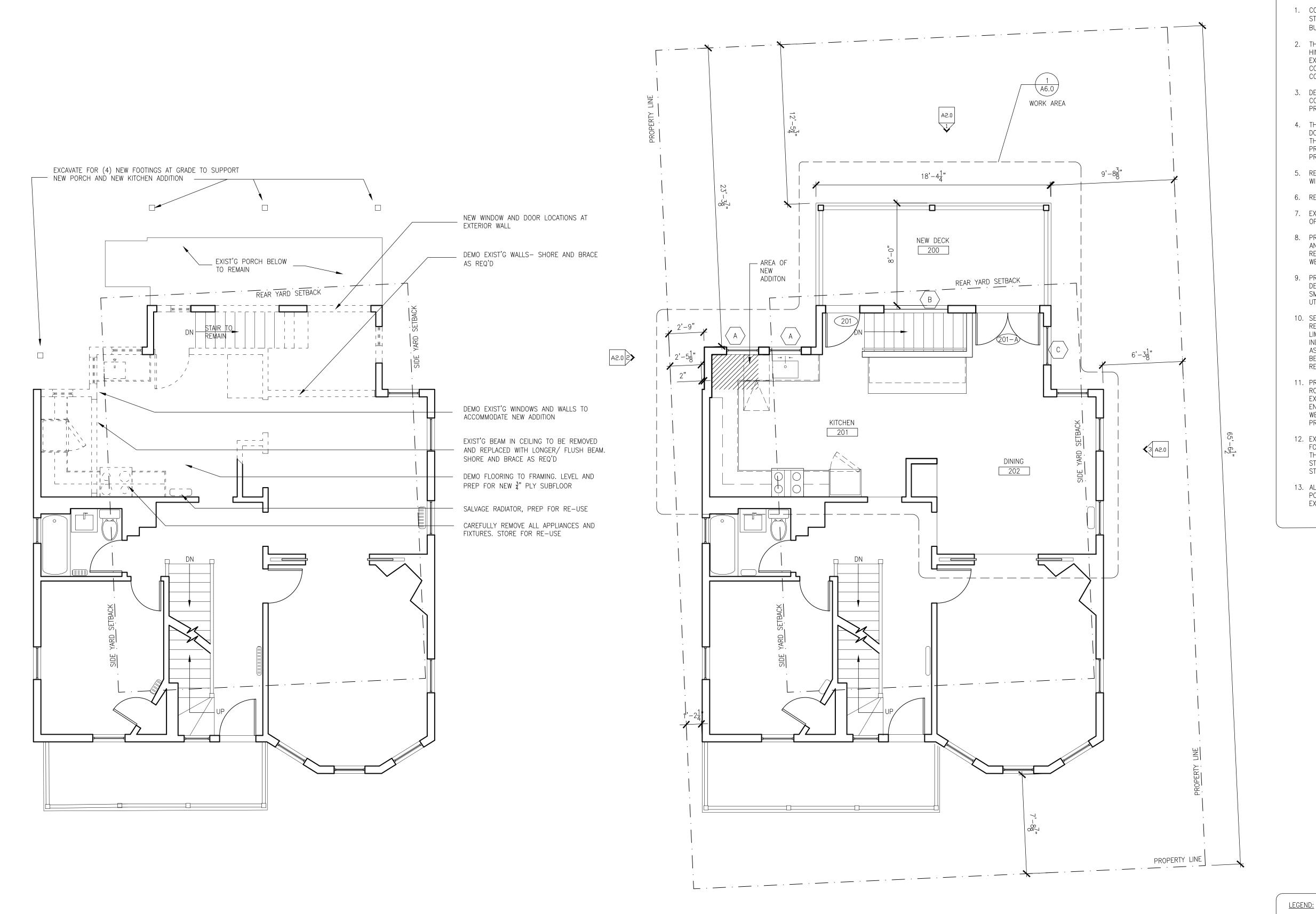
 Date :
 14-Apr-2016

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SECOND FLOOR DEMO PLAN

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- 2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH BOTH THE DESIGN DOCUMENTS AND THE EXISTING BUILDING PRIOR TO CONSTRUCTION. SHOULD A CONFLICT ARISE BETWEEN THE DRAWINGS AND BUILDING, THE
- COORDINATE DEMOLITION TO ACCOMMODATE NEW WORK.
- 4. THE CONTRACTOR SHALL INVESTIGATE THE SITE AND AVAILABLE DOCUMENTATION TO ASSURE HIMSELF OF THE CONDITION OF THE WORK TO BE DEMOLISHED AND SHALL TAKE ALL PRECAUTIONS TO ENSURE SAFETY OF PERSONS AND
- AND STRESSES WITHSTOOD BY ITEMS REMOVED, AND BE RESPONSIBLE FOR ADEQUACY OF SUCH CONSTRUCTION AS WELL AS FOR ANY DAMAGE TO EXISTING BUILDINGS.
- 9. PROCEED WITH DEMOLITION SYSTEMATICALLY, COORDINATE DEMOLITION WITH CONSTRUCTION TO REMAIN. DEMOLISH IN SMALL SECTIONS AND AVOID OVERLOADING STRUCTURE AND UTILITIES.

- 12. EXERCISE CARE IN REMOVING SALVAGEABLE ITEMS SCHEDULED FOR REUSE. STORE SUCH ITEMS IN AN AREA APPROVED BY THE OWNER, AND PROTECT FROM DAMAGE DURING SUCH STORAGE. CLEAN ITEMS AS NECESSARY FOR REUSE PRIOR TO STORAGE.
- EXISTING HOUSE.

EXISTING PARTITION TO REMAIN

NEW PARTITION

PARTITION TO BE REMOVED

DEMOLITION NOTES:

1. CONSTRUCTION SHOULD COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE (780 CMR, 7TH EDITION AND LOCAL BUILDING REGULATIONS.)

CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY.

3. DEMOLITION AS NOTED ON DRAWINGS. CONTRACTOR TO PROJECT TO BE LEFT BROOM CLEAN DAILY.

PROPERTY.

5. REMOVE ALL DEFUNCT ELECTRICAL FIXTURES AND DEFUNCT WIRING IN THE WORK AREA.

6. REMOVE ALL DEFUNCT PIPING IN THE WORK AREA.

- 7. EXISTING FIRE AND SMOKE DETECTION SYSTEM TO REMAIN IN OPERATION DURING DEMOLITION AND CONSTRUCTION.
- 8. PROVIDE ADEQUATE SHORING AND BRACING TO CARRY LOADS
- 10. SELECTIVELY DEMOLISH ITEMS TO BE REMOVED AND LEGALLY REMOVE FROM SITE. USE DEMOLITION METHODS WITHIN LIMITATIONS OF GOVERNING REGULATIONS. MATERIALS NOT INDICATED FOR REUSE OR RESERVED FOR OWNER, AS WELL AS RUBBLE AND DEBRIS RESULTING FROM THESE OPERATIONS, BECOME THE PROPERTY OF THE CONTRACTOR. LEGALLY REMOVE FREQUENTLY FROM SITE.
- 11. PROVIDE TEMPORARY ENCLOSURES AT EXTERIOR WALLS AND ROOF NEATLY CONSTRUCTED TO FORM TIGHT FIT BEFORE EXPOSING INTERIOR OF EXISTING BUILDING. TEMPORARY ENCLOSURES SHALL BE CONSTRUCTED OF FIRE RESISTANT, WEATHERPROOF CONSTRUCTION ADEQUATELY SEALED TO PREVENT PASSAGE OF HEAT AND ELEMENTS.
- 13. ALL EXTERIOR SIDING AND FINISHES TO REMAIN, WHEREVER POSSIBLE, EXCEPT WHERE NEW ADDITION INTERSECTS WITH

SECOND FLOOR PLAN

DEMO AND PROPOSED

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PROPOSED SECOND FLOOR PLAN 1/4'' = 1'-0''



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BOSLEY RESIDENCE
25 GILMAN TERRACE SOMERVILLE, MA **NOT FOR** CONSTRUCTION

PROPOSED EXTERIOR ELEVATIONS

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SCOPE OF NEW WORK:

FOUNDATION:

1) POURED CONCRETE BIGFOOT SPREAD FOOTINGS TO MIN. 4'-0" BELOW

2) 10" SONO TUBES FROM FOOTING TO 4" ABOVE FINISHED GRADE.

3) CONTRACTOR TO USE MIN 3000PSI CONCRETE MIX. INCLUDE (2) #5 VERTICAL REBAR IN EACH PIER FROM FOOTING TO WITHIN 2" OF TOP. SIMPSON POST STAND OFFS TYP.

FLOOR FINISH:

1) KITCHEN AND DINING ROOM TO BE NEW WIDE PLANK OAK FLOORING. INSTALLED AS SHOWN ON PLAN. WIDTHS FROM 5" -9", CLEAR GRADE, MIN LENGTH 6'-0", 75% SHALL BE 8'-0" AND LONGER. USE 3 HEAD LEVELING SANDER TO MIN 100 GRIT. FINISH WITH 3 COATS OF CLEAR SATIN POLY.

WALL/CEILING FINISH:

1) AREAS OF NEW WORK TO RECEIVE GYPSUM WALL BOARD, ALL GWB WORK TO INCLUDE TAPING, PLASTER VENEER, SANDING, AND CLEANING.

2) NEW WORK IN WET LOCATIONS (KITCHEN, BATHROOM) TO RECEIVE MOISTURE RESISTANT GWB AND PLASTER VENEER.

3) AREAS OF PATCH/ REPAIR IN ROOMS WHERE EXISTING FINISHES ARE TO RÉMAIN, BRING FINISH TO NEAREST CORNER, UNLESS NOTED OTHERWISE.

1) NEW BASEBOARD, DOOR & WINDOW TRIM TO MATCH EXISTING STANDARD IN HOUSE.

1) PAINT TO BE BENJAMIN MOORE, COLOR AND SHEEN SELECTED BY

2) WALLS/ CEILINGS- 1 COAT LATEX PRIMER, ADDITIONAL COAT OF KILZ AT LOCATIONS REQUIRING STAIN SEALING, 2 LATEX TOPCOATS.

3) DOOR & WINDOW TRIM/ BASEBOARD/ MOLDINGS - 1 COAT QUICK DRY ALKYD PRIMER, ADDITIONAL COAT OF KILZ AT LOCATIONS REQUIRING STAIN SEALING, 2 LATEX TOPCOATS.

1) NEW KITCHEN CABINETS- INSTALL WITH 6" TOEKICK FOR A 3'-2" FINISH COUNTER HEIGHT EXCEPT WHERE NOTED.

2) CABINETS TO HAVE PLYWOOD BOX CONSTRUCTION, DOVETAILED DRAWERS, SOLID WOOD DOORS, DRAWERS AND FACEFRAMES. INCLUDE SOFT CLOSE HARDWARE THRU-OUT. STYLE TO BE 'SHAKER' AS DRAWN. COORDINATE FINAL FINISH WITH OWNER- EITHER NATURAL WOOD CLEAR COAT OR PAINTED.

3) COUNTERTOP TO BE HONED STONE. ALLOW \$120/SF INSTALLED. PROVIDE A STANDARD 4" BACKSPLASH

4) APPLIANCES BY OWNER- COORDINATE RE-USE WITH OWNER.

5) NOTE- IF VENT HOOD EXHAUSTS GREATER THAN 450CFM, A MAKE UP AIR SYSTEM WILL BE REQ'D.

6) SINK AND FAUCET- ALLOW \$2,000

7) DISPOSAL- ALLOW \$400

GENERAL NOTES:

1) CONTRACTOR TO REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ALL STRUCTURAL DETAILS AND NOTES.

2) ALL EXPOSED EXTERIOR WALLS WITHIN WORK AREA TO RECEIVE 4" CLOSED CELL SPRAY FOAM INSULATION, TYP.

3) VERIFY SALVAGE ITEMS & STORAGE LOCATION WITH OWNER PRIOR TO

ELECTRICAL & LIGHTING NOTES:

1) ALL SMOKE, HEAT, AND CARBON MONOXIDE DETECTORS TO BE INSTALLED ACCORDING TO 2009 IRC AND MASSACHUSETTS STATE BUILDING CODE.

2) CONTRACTOR TO EVALUATE EACH ROOM WITHIN THE WORK AREA AND PROVIDE ALL ELECTRICAL RECEPTACLES TO MEET 2009 IRC AND MASSACHUSETTS STATE BUILDING CODE FOR RESIDENTIAL CONSTRUCTION.

3) CONTRACTOR TO MAKE EVERY EFFORT TO CENTER LIGHTING AND ARRANGE WITH EQUAL SPACING. IF THIS IS NOT POSSIBLE, PLEASE REVIEW WITH ARCHITECT AND OWNER BEFORE INSTALL.

4) PROVIDE (6) 4" RECESSED CEILING LIGHTS AT KITCHEN W/ DIMMER

5) PROVIDE LED UNDERCABINET LIGHTING AT KITCHEN W/ DIMMER CONTROL. 6) PROVIDE (2) 4" RECESSED LIGHTS ABOVE BUFFET COUNTER W/ DIMMER CONTROL.

7) PROVIDE (1) 4" RECESSED LIGHT ABOVE EACH EXTERIOR DOOR W/ DIMMER CONTROL.

8) NEW ELECTRICAL AS REQ'D FOR APPLIANCES AND ABOVE COUNTERTOPS AT

<u>WINDOW NOTES:</u>

1) NEW WINDOWS: HARVEY MAJESTY CLAD DOUBLE HUNG - EXTERIOR: ALUMINUM CLADDING, WHITE, INTERIOR: PRIMED WOOD,

PAINT COLOR TBD - GRILLE PATTERN AS DRAWN IN ELEVATIONS, PROVIDE FULL SCREENS. - WINDOWS TO RECEIVE SOLID WOOD HISTORIC SILL, PRIMED 6 SIDES

2) WINDOWS TO HAVE INSULATED, LOW-E GLAZING, U-FACTOR OF LESS THAN OR EQUAL TO .30, PER ENERGY CODE REQUIREMENTS.

3) ALL WINDOW GROUPS TO BE FIELD MULLED.

4) CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL WINDOW MEASUREMENTS AND ORDERING INFORMATION.

5) WINDOW GLAZING TO BE TEMPERED IN HAZARDOUS LOCATIONS IN ACCORDANCE WITH 2009 IRC AND MASSACHUSETTS STATE CODE.

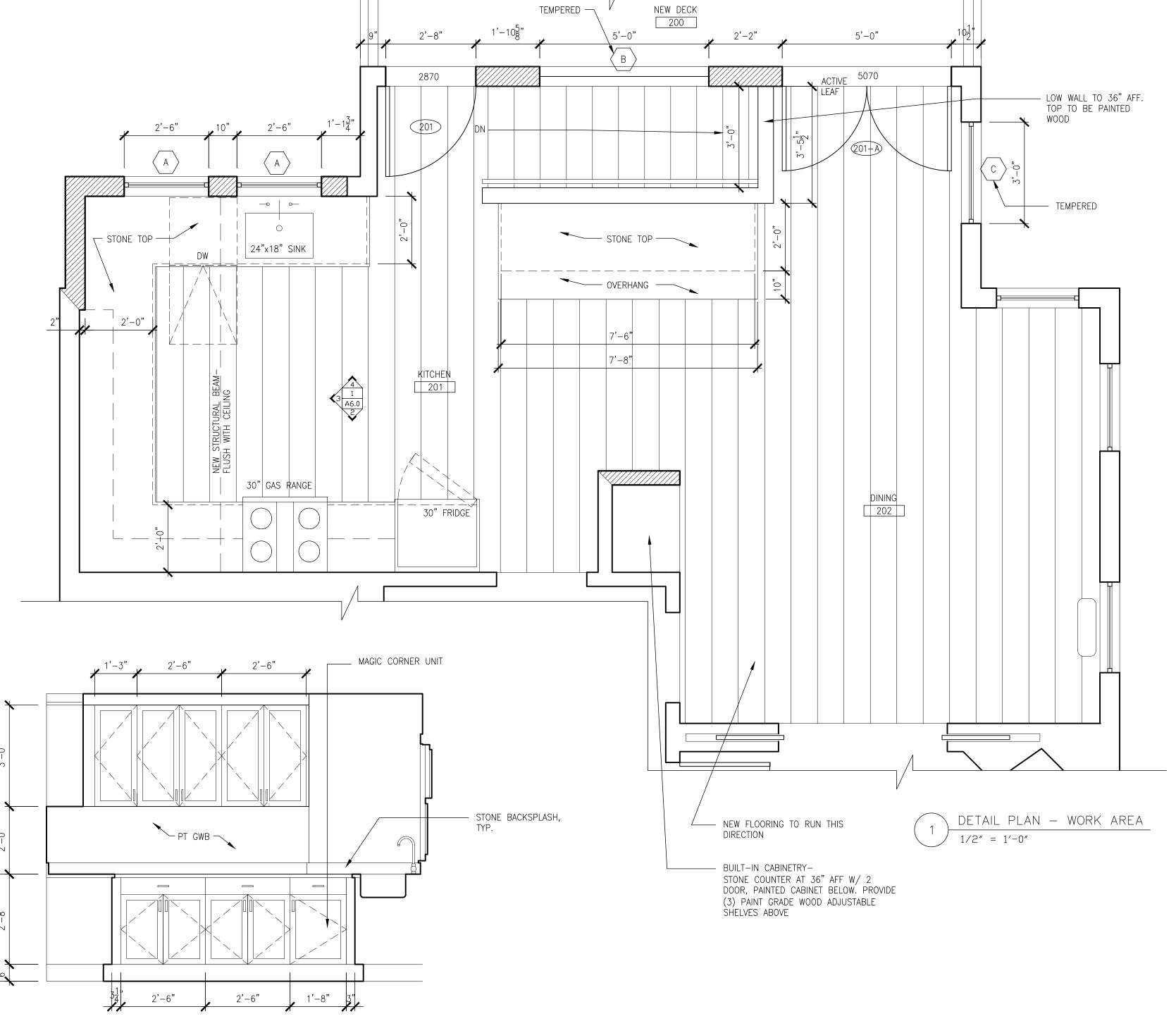
GENERAL DOOR NOTES:

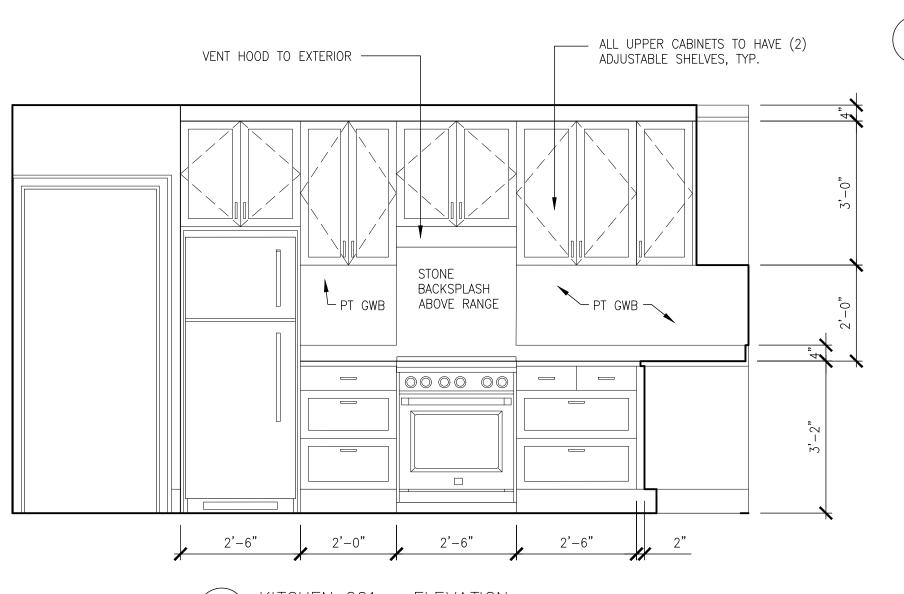
1) EXTERIOR DOORS:

- TO BE SOLID WOOD AND GLASS SIMPSON DOORS: STYLE #7001 THERMAL FRENCH W/ 'ULTRA-BLOCK'

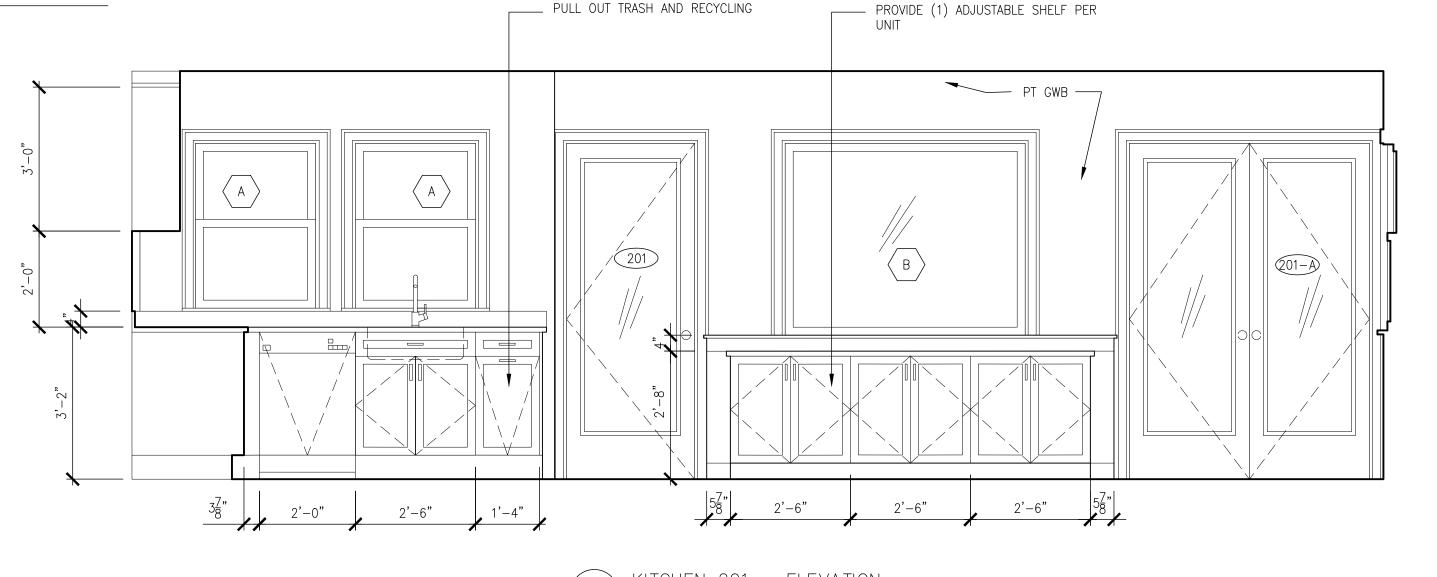
- ALLOW \$250/ DOOR. ALL FINISHES TO BE OIL-RUBBED BRONZE

UNLESS NOTED OTHERWISE.





KITCHEN 201 - ELEVATION



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PROPOSED INTERIOR **ELEVATIONS**

14-Apr-2016 Scale: BOSLEY Project Number : RESIDENCE Drawn by: