

36 ELM STREET - SOMERVILLE, MA 02143

SPECIAL PERMIT APPLICATION 14 FEBRUARY 2019

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ANY AND ALL MASSACHUSETTS STATE AND LOCAL BUILDING CODES, THE AMERICANS FOR DISABILITIES ACT, AND ANY RULES OR REGULATIONS HAVING JURISDICTION OVER SUCH WORK. ALL APPLICABLE REQUIREMENTS IN THESE REGULATIONS SHALL BE FOLLOWED AS IF CONTAINED IN THE CONCEPT DRAWINGS.

2. THE OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS AND INSPECTIONS REQUIRED FOR THEIR WORK, AND SHALL INCLUDE IN THEIR CONTRACT PRICE ALL COSTS AND COORDINATION NECESSARY FOR SECURING THE PERMITS AND INSPECTIONS.

3. THE CONTRACTOR SHALL VERIFY IN THE FIELD MEASUREMENTS OF ANY AND ALL EXISTING FEATURES, STRUCTURES, SITE GRADES, UTILITIES, OR CONDITIONS AND SHALL COORDINATE ALL NEW WORK IN ACCORDANCE WITH SUCH MEASUREMENTS, AND NOTIFY THE CLIENT AND A/E CONSULTANTS IN WRITING OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK, AND AT TIME DISCREPANCY IS DISCOVERED.

4. ANY EXISTING ITEMS, EQUIPMENT, AND MATERIALS ON THE PROJECT SITE NOT BEING REUSED SHALL EITHER BE TURNED OVER TO THE CLIENT OR LEGALLY DISCARDED FROM THE PROJECT SITE AT THE CONTRACTOR'S EXPENSE AND ONLY AFTER CONFIRMATION AND APPROVAL BY THE CLIENT.

5. ALL EXISTING CONDITIONS AND NEW WORK SHALL BE PROTECTED FROM DAMAGE DURING ALL PHASES OF THE CONSTRUCTION BY THE CONTRACTOR, AND ANY DAMAGED AREAS SHALL BE REPAIRED TO THE APPROVAL OF THE CLIENT SO AS TO MATCH EXISTING ADJACENT CONDITIONS, AND AT THE EXPENSE OF THE CONTRACTOR.

6. WHERE DEMOLITION CAUSES UNEVENNESS OR VOIDS IN EXISTING STRUCTURE OR CONSTRUCTION TO REMAIN, THE CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED AREAS AS REQUIRED TO MAKE READY FOR ANY INSTALLATION OF NEW FINISH WORK AND/OR TO TERMINATE EXISTING CONSTRUCTION.

7. THE CONTRACTOR SHALL MAINTAIN COORDINATION OF ALL WORK WITH OTHER CONTRACTORS AND THE CLIENT TO ENSURE QUALITY OF THE WORK AND TIMELY COMPLETION OF THE WORK.

8. NO EXTRA WORK SHALL BE PERFORMED BY ANY CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL BY THE CLIENT. ANY EXTRA WORK PERFORMED WITHOUT APPROVAL BY THE CLIENT SHALL BE AT THE CONTRACTOR'S EXPENSE.

9. ANY PROPOSED CHANGES TO THE WORK SHOWN ON THE CONCEPT DRAWINGS SHALL BE SUBMITTED TO THE CLIENT IN WRITING FOR APPROVAL PRIOR TO ANY WORK BEING PERFORMED, AND CONTRACTOR SHALL INDICATED THE DATE, THE PROPOSED CHANGE IN CONTRACT PRICE, AND THE CHANGE IN THE CONTRACT WORK SCOPE.

10. THE CONCEPT DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT INTENT IN TERMS OF THE ARCHITECTURAL AND STRUCTURAL DESIGN. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL ITEMS IN DETAIL AS MAY BE REQUIRED FOR THE PERFORMANCE AND PROPER COMPLETION OF THE WORK SCOPE. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL NECESSARY MEANS AND METHODS REQUIRED TO PERFORM THE WORK INDICATED IN THESE CONCEPT DRAWINGS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENT ACCORDING TO STANDARDS OF GOOD PRACTICE, SAFETY AND APPLICABLE CODES AND REGULATIONS.

12. THE CONTRACTOR SHALL GIVE A WARRANTY FOR HIS/HER WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

13. ALL DIMENSIONS SHOWN TO FACE OF FINISH WALL. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

14. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.

ENERGY CODE COMPLIANCE

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRETCH/ENERGY CODE COMPLIANCE PRIOR TO THE CLOSING OF WALLS. THE PROPER ENERGY CONSULTANT, HERs RATER, OR OTHER ALLOWED PROFESSIONAL SHALL PERFORM THE FINAL INSPECTIONS ASSOCIATED WITH THE CONSTRUCTION REQUIREMENTS AT THE DIRECTION OF THE CONTRACTOR.

2. PROVIDE R-30 INSULATION IN ALL EXPOSED FLOOR JOIST CAVITIES.

3. PROVIDE R-21 INSULATION IN ALL EXPOSED EXTERIOR STUD WALL CAVITIES.

4. PROVIDE R-49 INSULATION IN ALL EXPOSED ROOF JOINT CAVITIES, TYPICAL.

5. PROVIDE R-19 INSULATION IN ALL EXPOSED BASEMENT STUD WALL CAVITIES. INSULATION MUST BE NON-WATER SENSITIVE.

SOIL TESTING

1. THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE ARCHITECT AND STRUCTURAL ENGINEER ACCEPT NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS.

2. ANY SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM IS DESIGNED BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. IT SHALL BE THE CONTRACTOR'S OR OWNER'S RESPONSIBILITY TO DETERMINE SUITABLE SOIL AND VERIFY THE BEARING PRESSURE.

3. IF A SUITABLE SOIL THAT CAN WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

PERSPECTIVE FACING ELM STREET

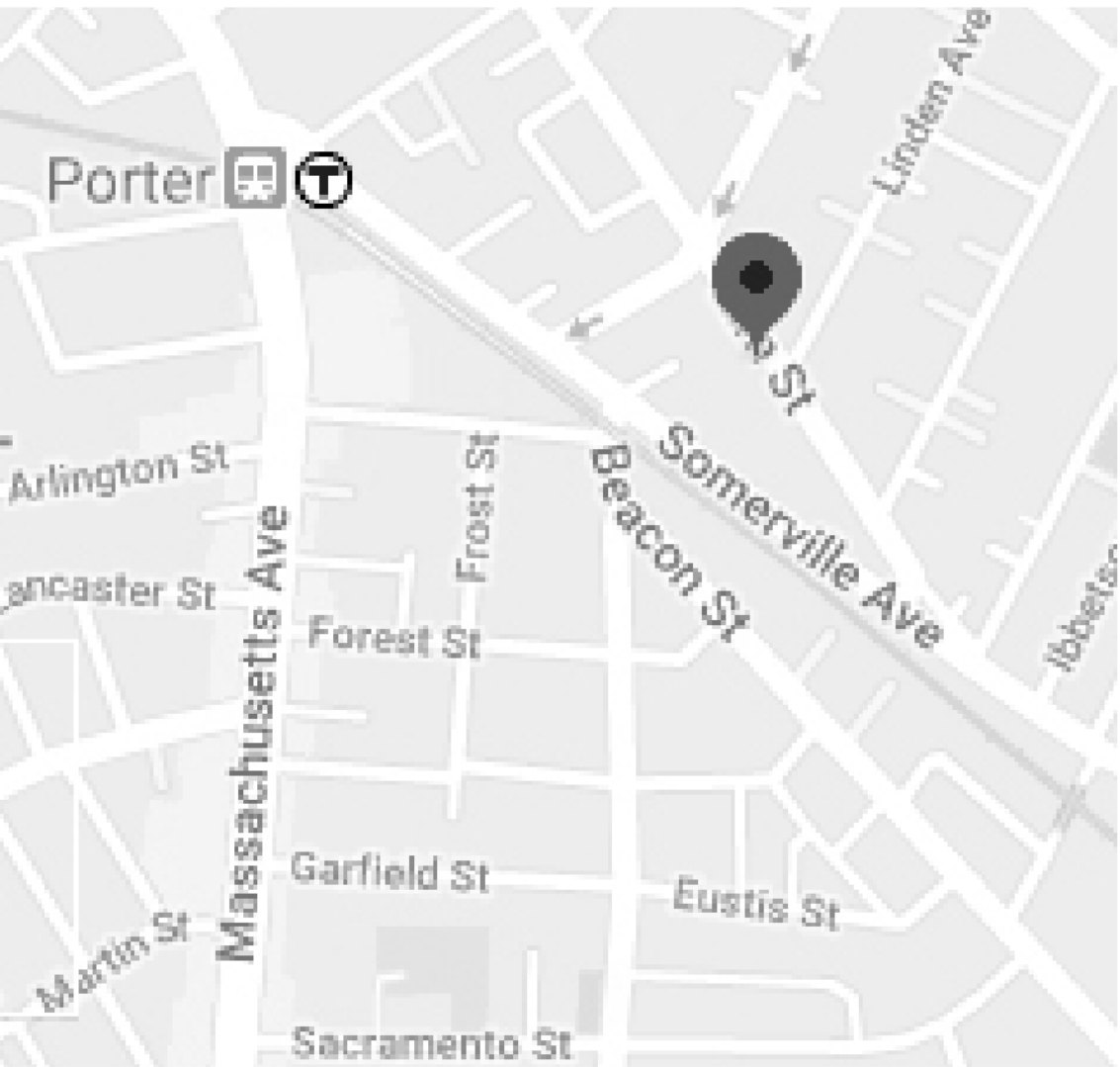


ZONING SUMMARY - RB DISTRICT

	DESCRIPTION	REQUIRED	PROPOSED	COMPLIES
A	SITE	7,500 SF (0.172 ACRES)	6,075 SF (0.139 ACRES)	NO
B	LOT AREA / DU	1,500 SF	2,025 SF	YES
C	MAX. GROUND COVERAGE	50%	35.8%	YES
D	MIN. LANDSCAPED AREA	25% OF LOT	41.7% OF LOT	YES
E	FAR	1.00	0.77	YES
F	HEIGHT	3 STORIES / 40 FEET	2 1/2 STORIES / 30 FT 8 IN	YES
G	MIN. FRONT YARD	15 FT	10 FT 0 IN	NO*
H	MIN. SIDE YARDS	10 FT MIN. / 20 FT TOTAL	3 FT 7 IN / 23 FT 7 IN TOTAL	NO*
I	MIN. REAR YARD	20 FT	23 FT	YES
J	MIN. FRONTAGE	50 FT	50 FT	YES
K	MIN. PERVIOUS AREA	35% OF LOT	63.7% OF LOT	YES

*EXISTING NON-CONFORMITY AT FRONT YARD AND RIGHT SIDE YARD SETBACKS

LOCUS MAP



SITE PLAN



DRAWING LIST

SHEET	DESCRIPTION	NOTES
A-000	COVER	
A-100	PROPOSED BASEMENT PLAN	
A-101	PROPOSED FIRST FLOOR PLAN	
A-102	PROPOSED SECOND FLOOR PLAN	
A-103	PROPOSED SECOND FLOOR UPPER LEVEL PLAN	
A-104	PROPOSED ROOF PLAN	
A-201	PROPOSED ELEVATIONS	
A-202	PROPOSED ELEVATIONS	
A-203	PROPOSED ELEVATIONS	

PortONE DESIGN LLC
207 MARION ST #3
BOSTON, MA 02128

HIGHLAND DEVELOPMENT
100 WINCHESTER STREET
MEDFORD, MA 02155

36 ELM STREET
RENOVATION
SOMERVILLE, MA 02143

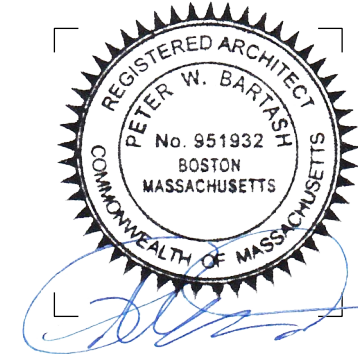
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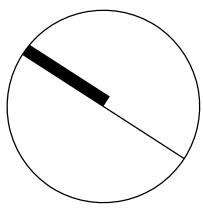
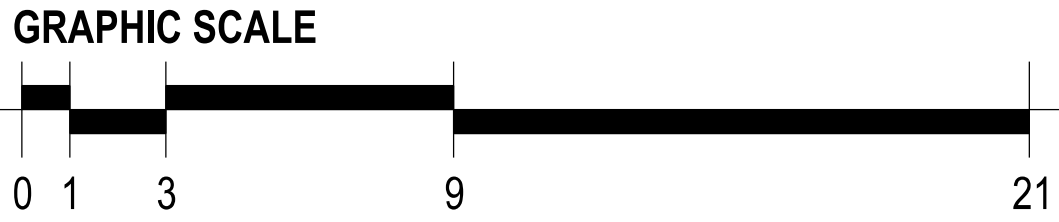
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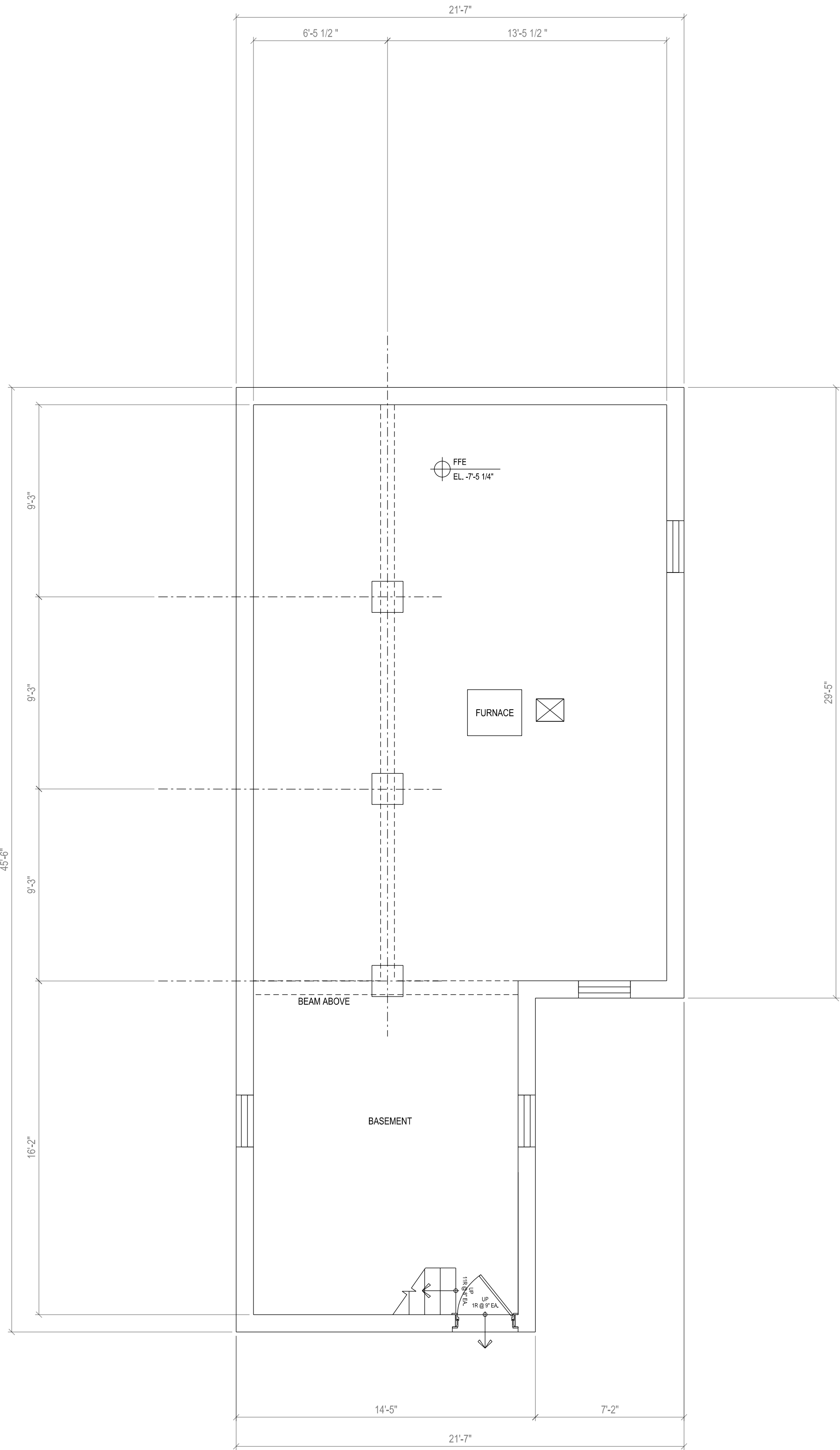


COVER

A-000

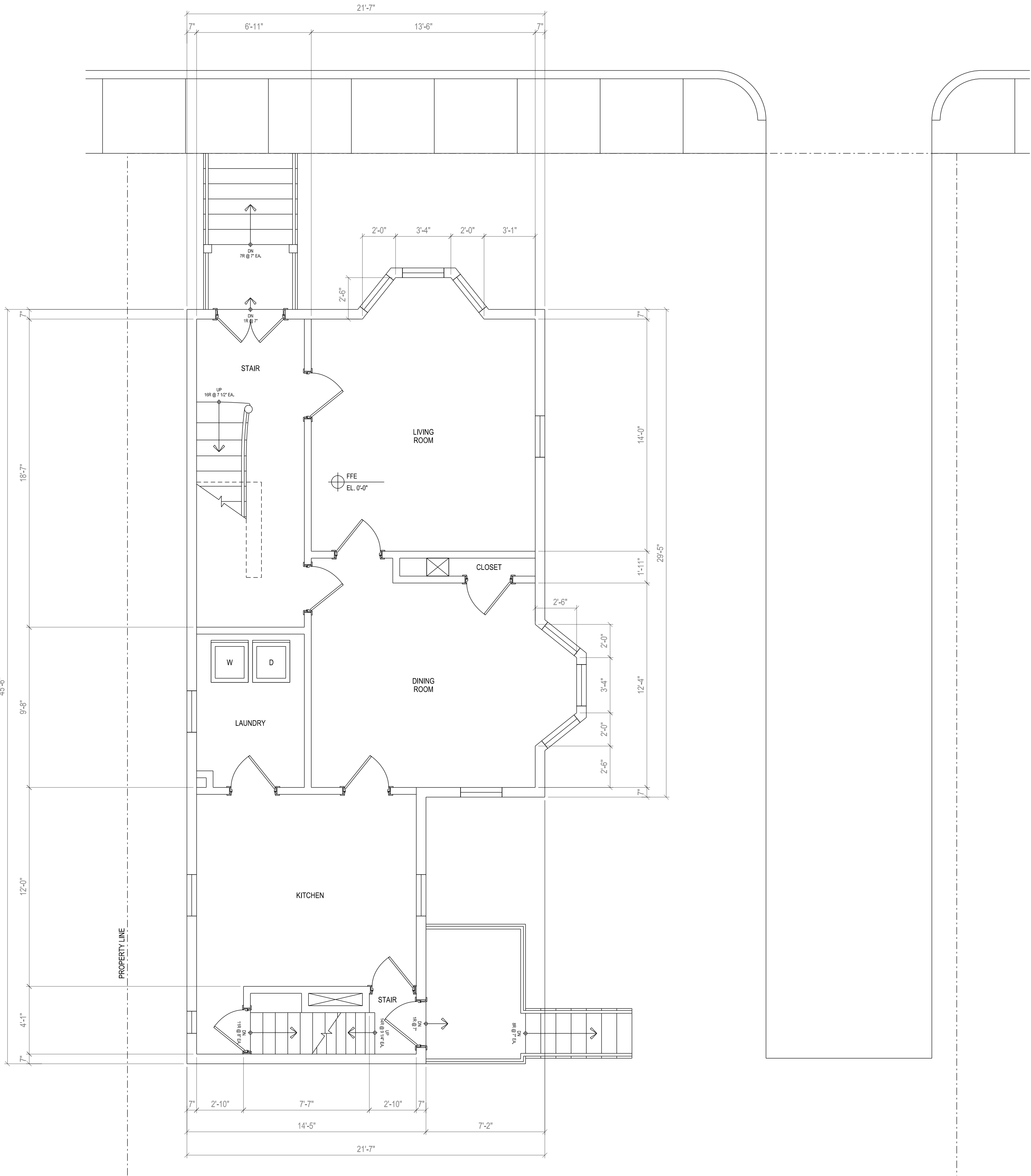


ELM STREET



1

Basement Plan
+/- 865 SF SCALE: AS NOTED



2

First Floor Plan
+/- 895 SF SCALE: AS NOTED

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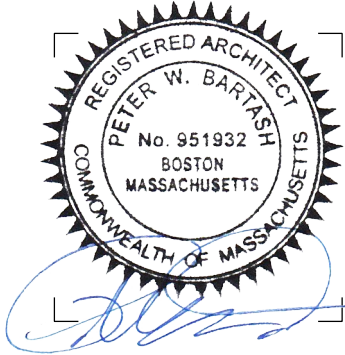
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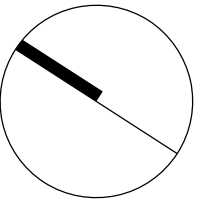
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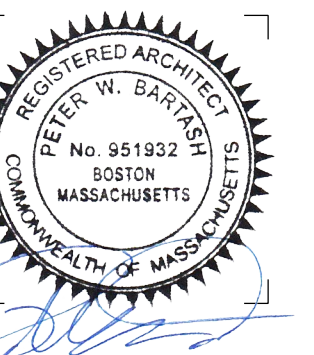


EXISTING
CONDITIONS
PLANS

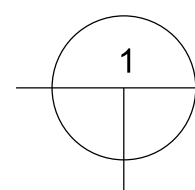
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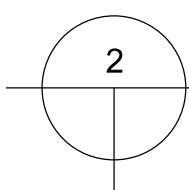
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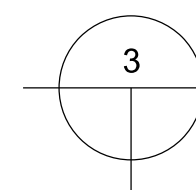
EX-102



+/- 1,160 SF SCALE: AS NOTED

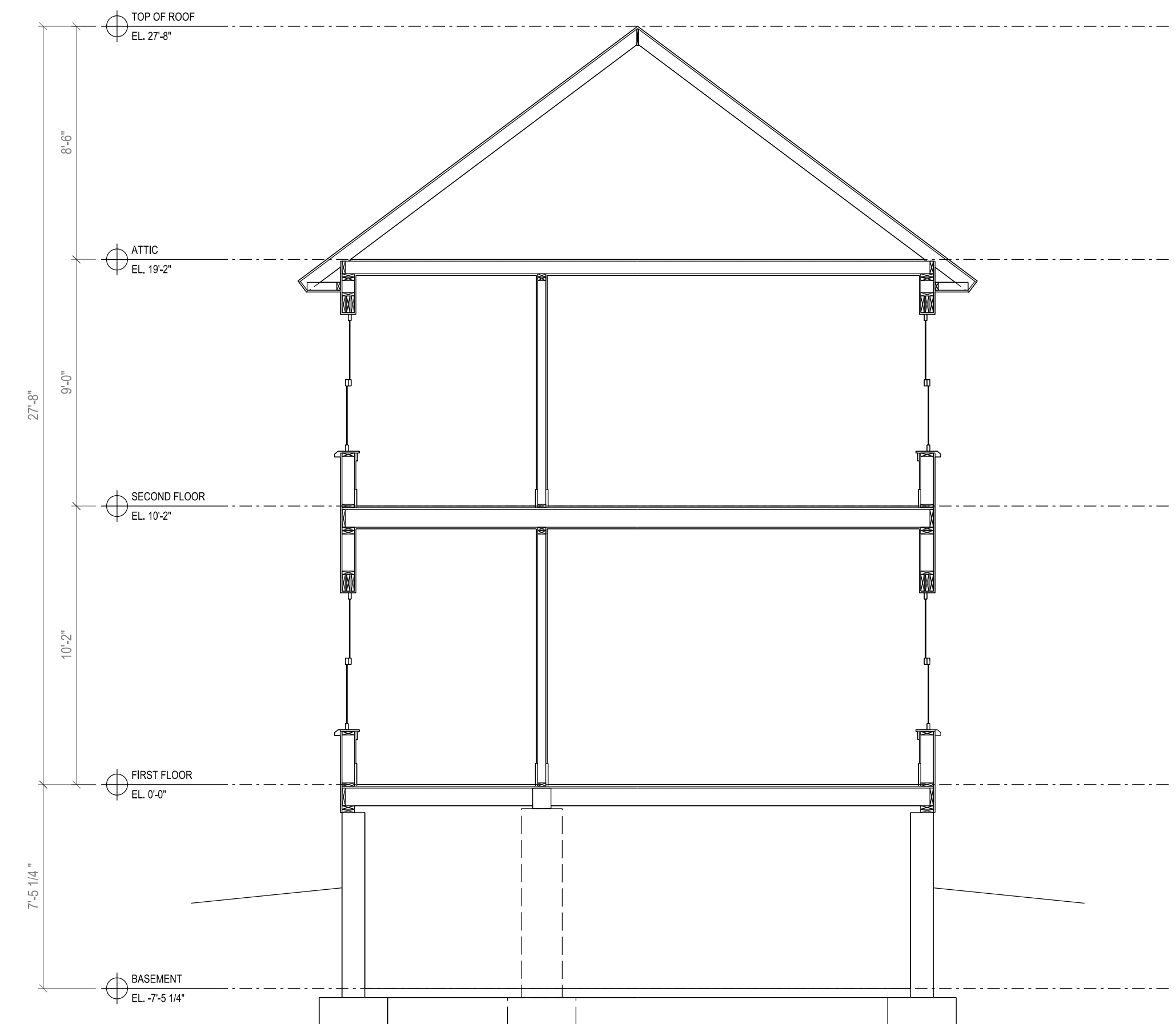


+/- 240 SF SCALE: AS NOTED

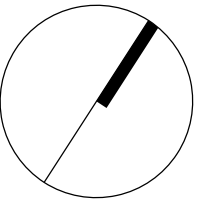


+/- 865 SF SCALE: AS NOTED

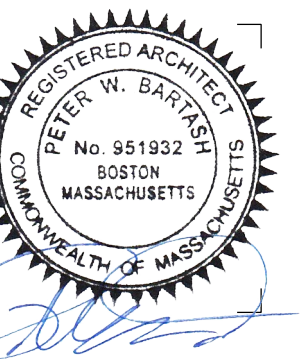
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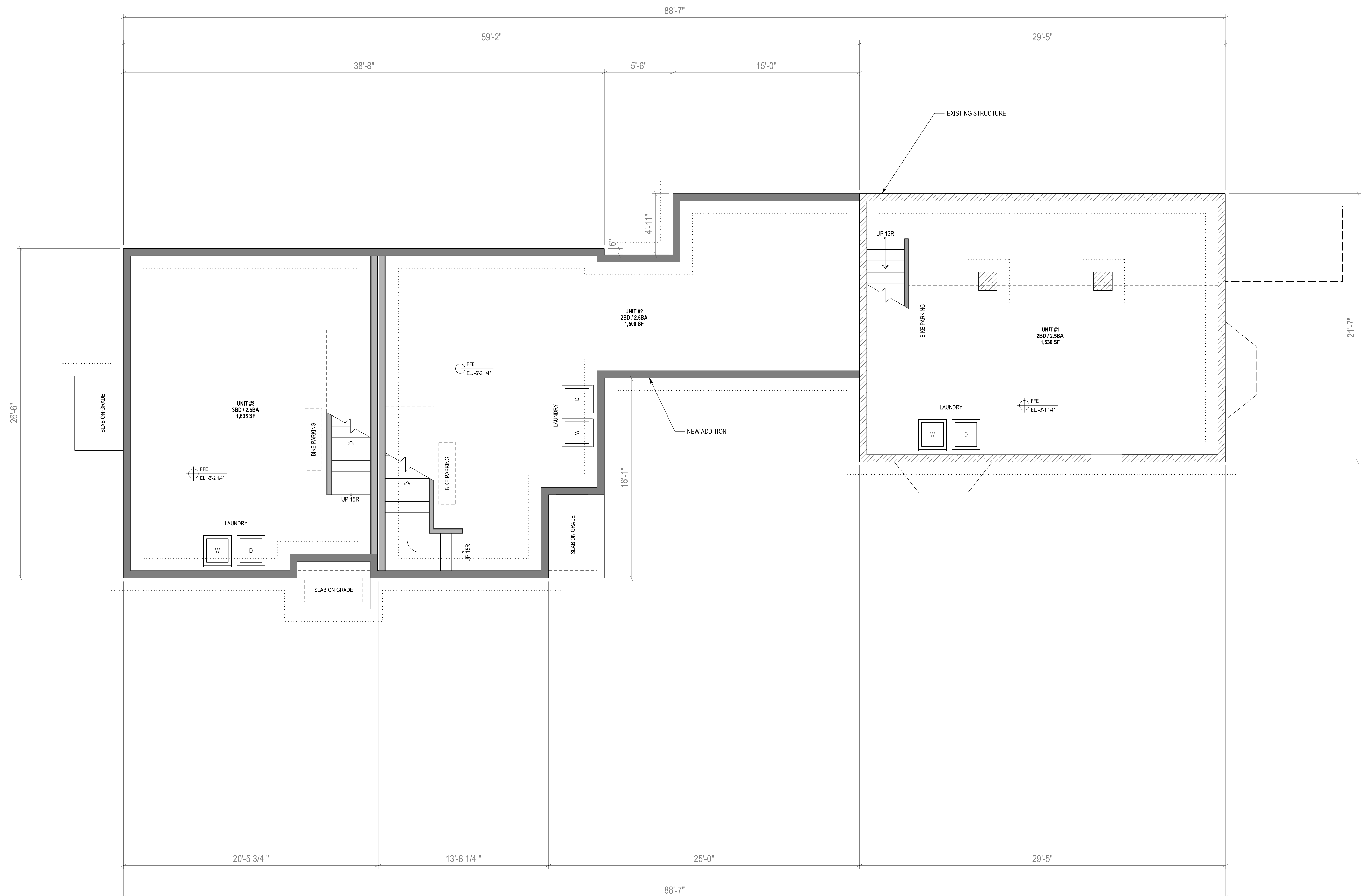
Existing Cross Section



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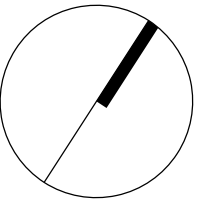
A-100



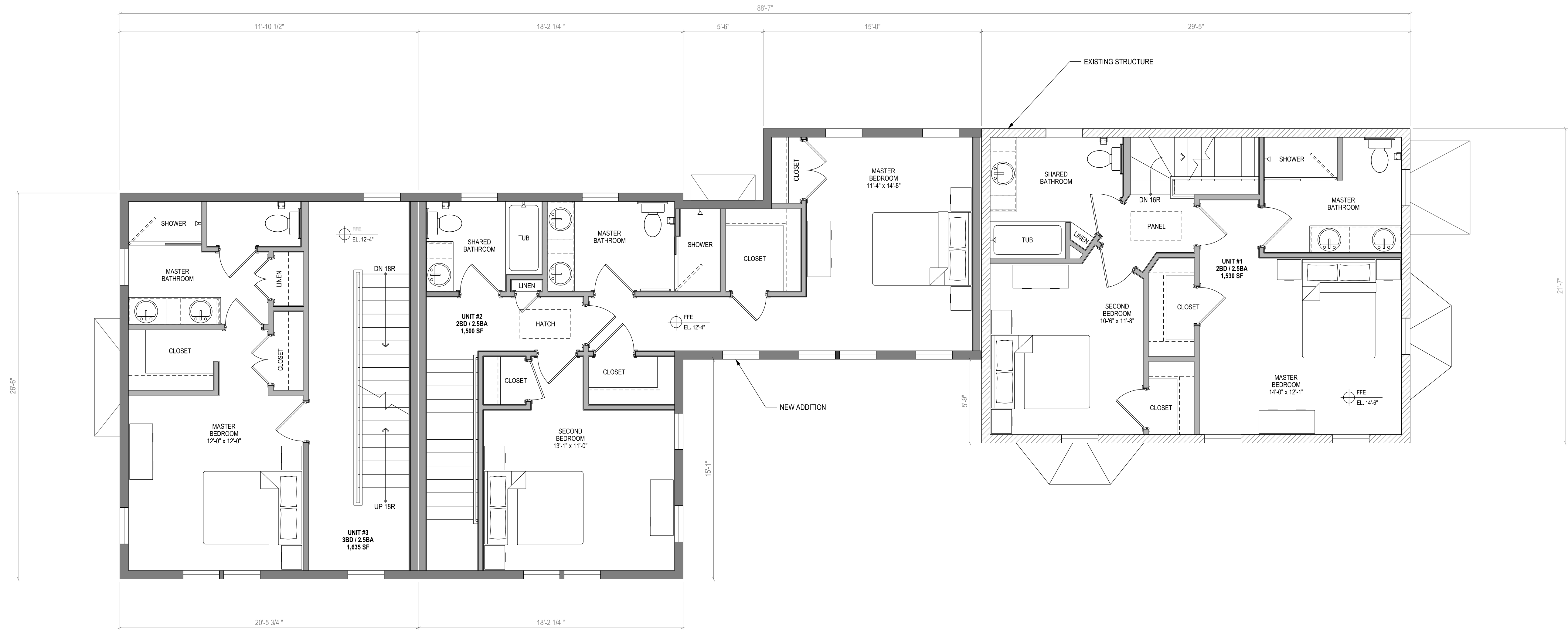
SCALE: AS NOTED

A-101

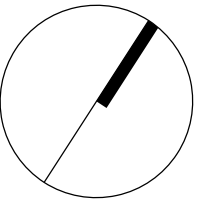




A-102



SCALE: AS NOTED



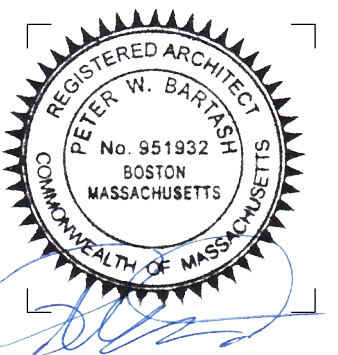
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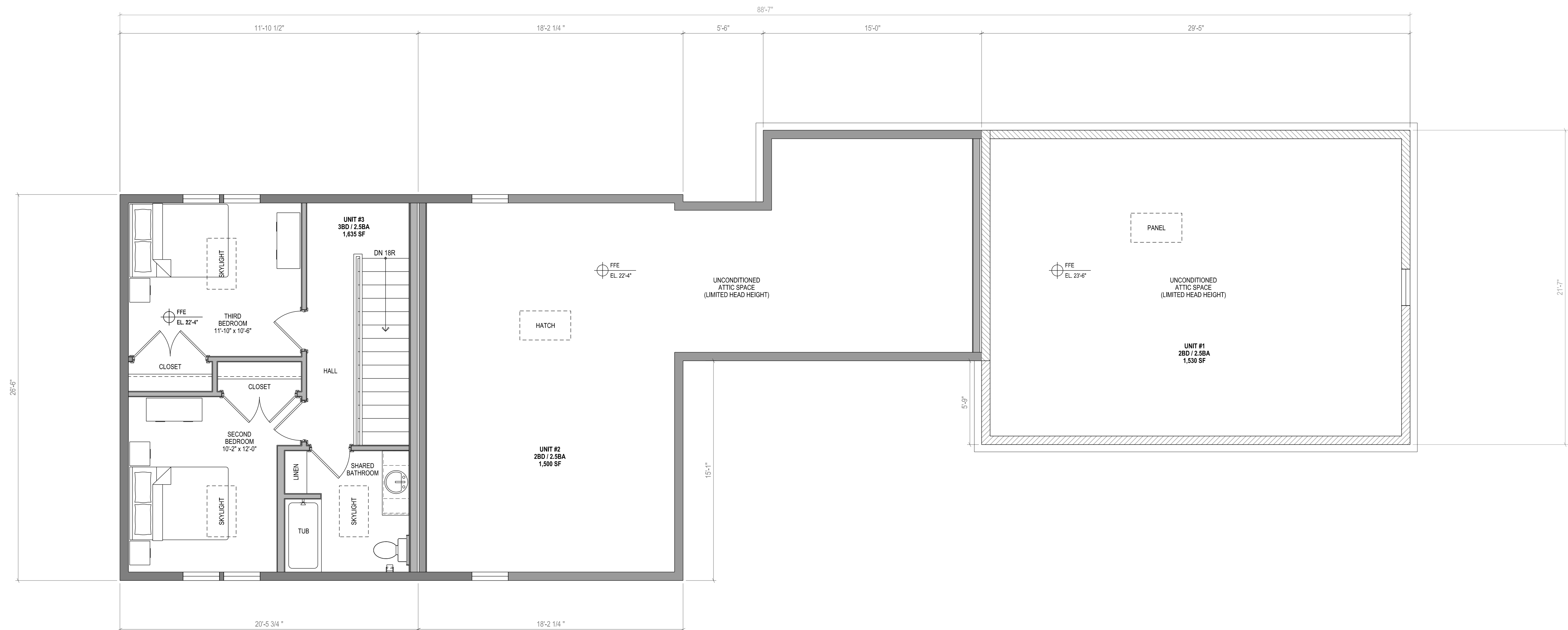
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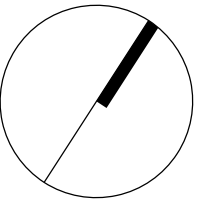
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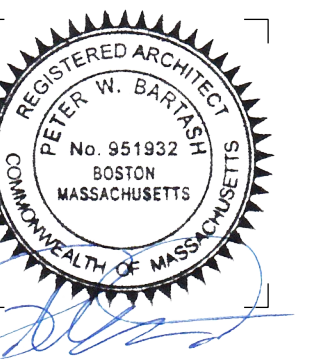
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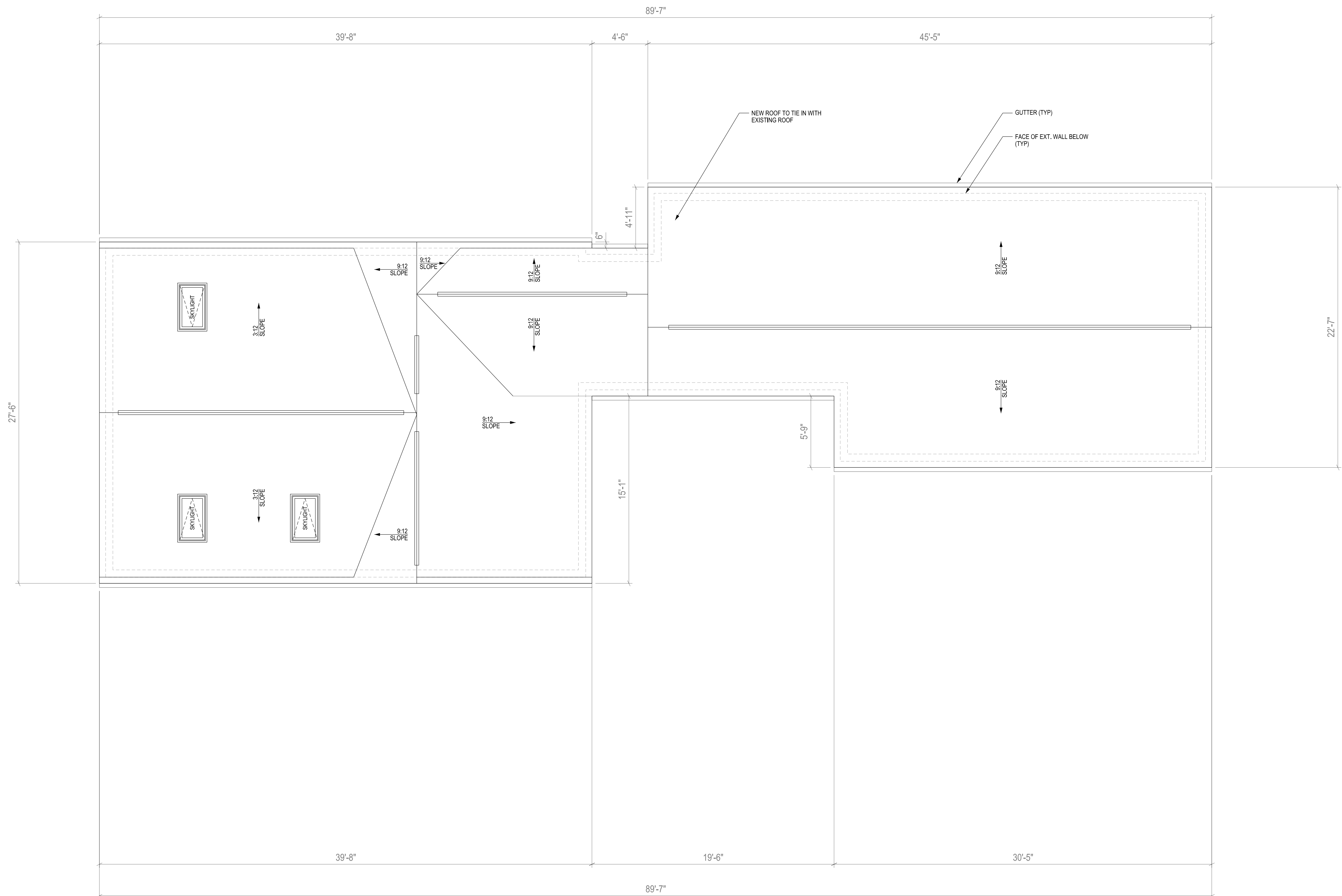
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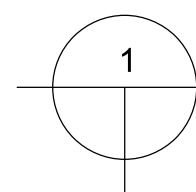


A-104



SCALE: AS NOTED

A-201



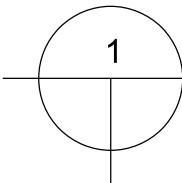
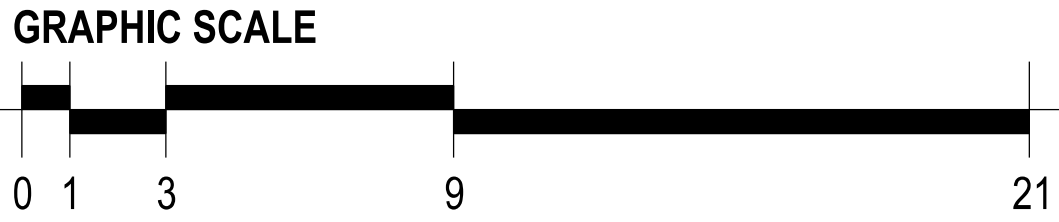
Proposed Northeast Elevation

A-202



SCALE: AS NOTED

1



Proposed Southeast Elevation
SCALE: AS NOTED

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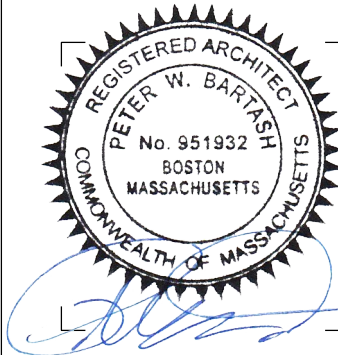
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PROPOSED
ELEVATIONS

A-203