



Existing Photo

24 Kensington Avenue

Somerville, Massachusetts

Owner: Christie Xie - Issued for Permit 4/4/19, Issued for Revision 8/20/19

ELEVATION TARGET



INTERIOR ELEVATION TARGET



DETAIL TARGET

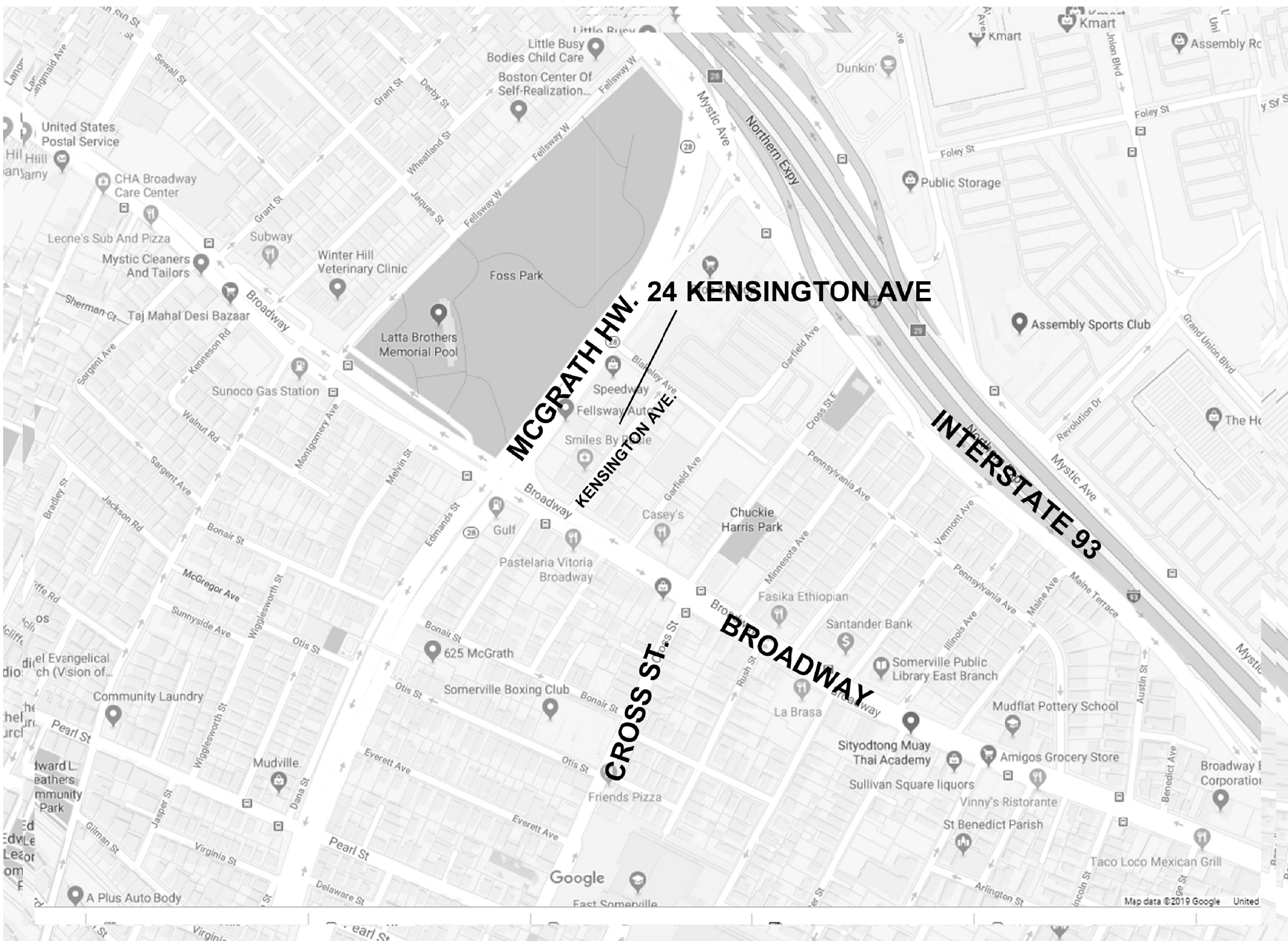


WINDOW TARGET

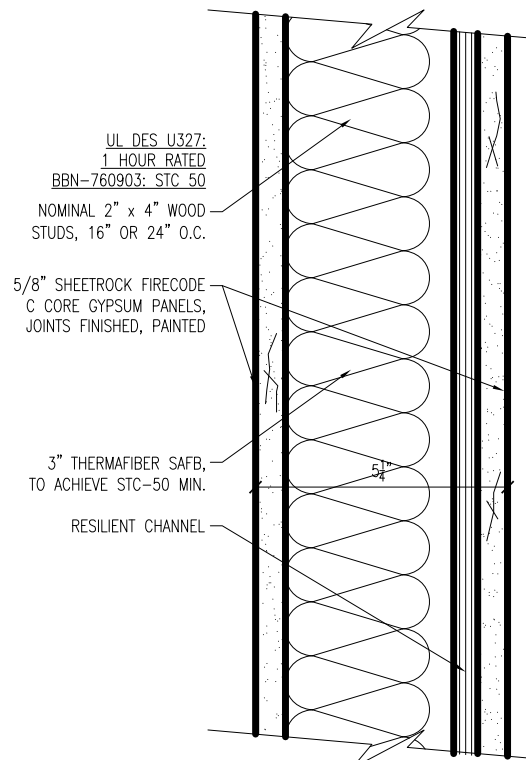


GENERAL NOTES:

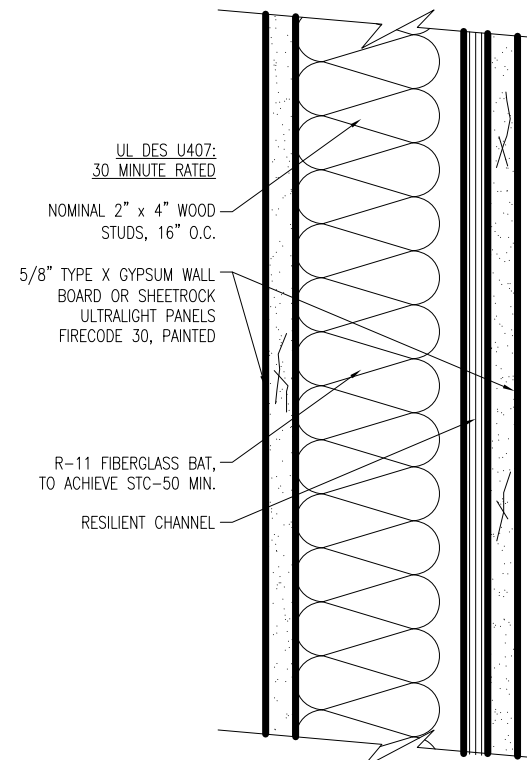
- ALL WORK SHALL COMPLY WITH STATE, NATIONAL CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT.
- THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND POSTING ALL NECESSARY VALID CONSTRUCTION PERMITS FROM ALL LOCAL, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION PRIOR TO THE START OF ON-SITE CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP ALL BUILDING MEANS OF EGRESS CLEAR OF ANY OBSTRUCTIONS AT ALL TIMES. THE GENERAL CONTRACTOR MUST COORDINATE WITH THE BUILDING FACILITIES MANAGER ALL ACTIVITIES INCLUDING, BUT NOT LIMITED TO WORK WHICH WILL GENERATE EXCESSIVE NOISE AND MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT
- THE GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ANY TENANT DESIGN AND CONSTRUCTION MANUAL AND ANY OTHER BUILDING OWNER OR BUILDING STANDARDS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, MATERIALS, MEANS AND METHODS. THE CONTRACTOR IS TO COORDINATE ALL SUBCONTRACTORS TO COMPLETE THE FULL SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK AND FOR ALL LINES AND MEASUREMENTS FOR THE WORK.
 - BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED OR DAMAGED BY THE WORK SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR, OR AS APPROVED BY THE OWNER.
 - WHERE THE DESIGN INTENT CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. (312) 780-9456
- THE CONTRACTOR SHALL VERIFY THE DIMENSIONS SHOWN ON THE DRAWINGS BEFORE LAYING OUT THE WORK, AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR INACCURACIES RESULTING FROM FAILURE TO DO SO.
 - DETAILS SHOWN ARE INDICATIVE OF THE CHARACTER, PROFILES, MATERIALS AND SYSTEMS REQUIRED FOR THE WORK INCLUDING THOSE CONDITIONS NOT COVERED BY SPECIFIC DETAILS.
 - DIMENSIONS SHALL GOVERN, DO NOT SCALE THE DRAWINGS. WHERE THERE APPEARS TO BE A CONFLICT OR WHERE DIMENSIONS CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL DIMENSIONS ARE TO INSIDE FACE OF WALLS.
 - UNLESS SHOWN OTHERWISE, ALL DOORS SHALL BE LOCATED SUCH THAT THERE IS A 2 INCH WALL RETURN BETWEEN THE JAMB FRAME AND THE ADJACENT PERPENDICULAR WALL.
- CONSULT WITH THE ARCHITECT OR ENGINEER BEFORE PENETRATING ANY JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS
- ALL CONSTRUCTION MATERIALS AND EQUIPMENT ARE TO BE STORED NEATLY WITHIN THE SCOPE OF WORK AREA ONLY.
- ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS
 - SUBMIT SHOP DRAWINGS AND SAMPLES FOR ALL STEEL, MILLWORK, SIGNAGE, HARDWARE AND INTERIOR FINISHES
 - SUBMIT PRODUCT DATA FOR FIXTURES AND HARDWARE
 - ALL INTERIOR AND EXTERIOR FINISHES, COLORS AND MATERIALS ARE TO BE SELECTED AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION
 - ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS 'A' FIRE RATED AND ARE TO COMPLY WITH MASSACHUSETTS BUILDING CODE AND THE BOSTON FIRE CODE
 - ALL WOOD COMPONENTS SHALL BE FIRE TREATED
 - CONFIRM THAT ALL MATERIALS AND FINISHES, INCLUDING THEIR FABRICATION AND INSTALLATION WILL NOT RELEASE FUMES OR AROMAS WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PANEL CONTROL AND CIRCUIT DESIGN AND FOR COMPLIANCE WITH ALL BUILDING, LIFE SAFETY, AND STATE AND NATIONAL ELECTRICAL CODES WHICH MAY APPLY
 - ALL EXPOSED UTILITY WIRES AND PIPES SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS AND CEILINGS; THEY SHALL BE INSTALLED A MINIMUM OF 6" OFF OF FLOORS AND 1" OFF OF WALLS, CEILINGS OR ADJACENT PIPES OR WIRES
- WHERE APPROPRIATE, EXISTING SPRINKLER HEADS ALARM SYSTEM AND DETECTORS ARE TO REMAIN. MODIFY LOCATIONS ONLY WHERE CEILING IS ALTERED OR AS INDICATED ON FIRE PROTECTION DRAWINGS.
- EQUIPMENT INFORMATION AND SPECIFICATIONS, INCLUDING EQUIPMENT SUPPLIED BY THE OWNER, ARE TO BE THE MOST CURRENT AT THE TIME OF DOCUMENTATION PREPARATION.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS.
 - MAKE ALL FINAL CONNECTIONS, INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOTE VOID WARRANTIES.
 - COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL EQUIPMENT, INCLUDING THAT SUPPLIED BY THE OWNER.
- PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF THE WORK
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME FOR A CERTAIN ITEM
- SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS OR RODENTS
- EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING, CLEAN TO COMMERCIAL BUILDING PROGRAM STANDARDS
 - DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES



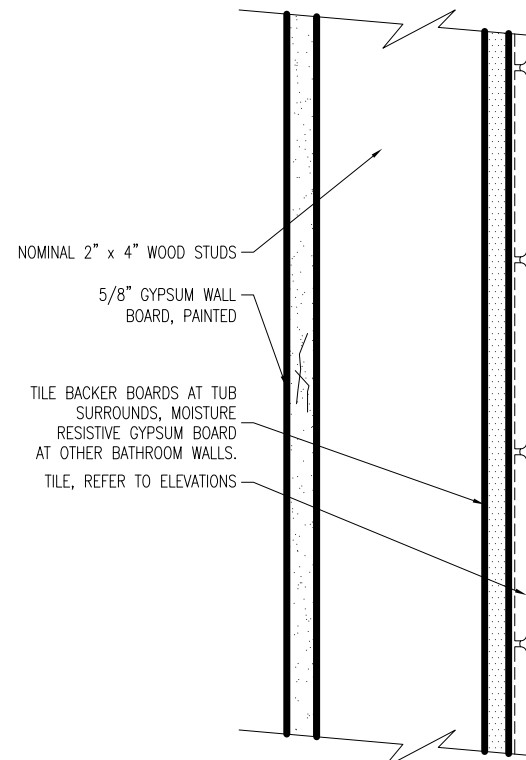
1 LOCATION PLAN SCALE: NOT TO SCALE



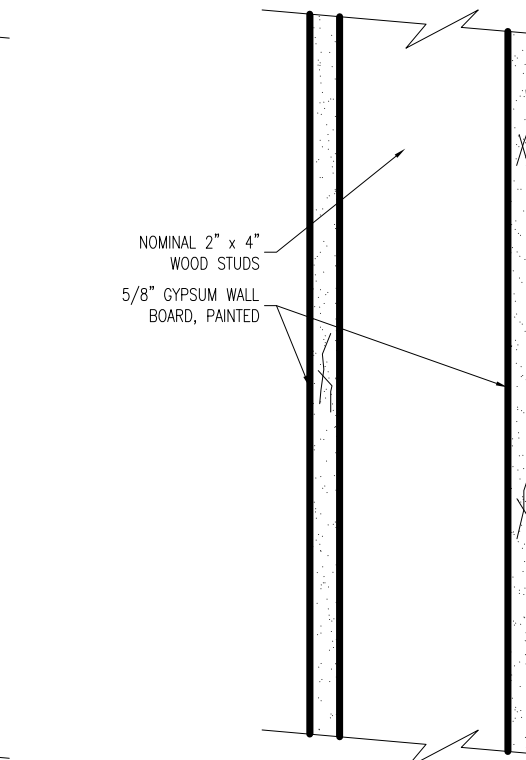
WALL TYPE D
1 HOUR RATED
SCALE: 3" = 1'-0"



WALL TYPE C
30 MINUTE RATED
SCALE: 3" = 1'-0"



WALL TYPE B
SECTION DETAIL
SCALE: 3" = 1'-0"



WALL TYPE A
SECTION DETAIL
SCALE: 3" = 1'-0"

APPLICABLE CODES:

- BUILDING CODE: CMR 780 MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION (AMENDED INTERNATIONAL BUILDING CODE 2015, INTERNATIONAL RESIDENTIAL CODE 2015 AND THE 2015 INTERNATIONAL EXISTING BUILDING CODE W/ MASSACHUSETTS AMENDMENTS)
- ACCESSIBILITY: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD CMR 521 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS
- FIRE PROTECTION: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE CMR 527 1.00 - 2012 NFPA 1: FIRE CODE WITH AMENDMENTS
- ELECTRICAL: 527 CMR 12.00 MASSACHUSETTS ELECTRICAL CODE - 2014 NFPA 70 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
- MECHANICAL: INTERNATIONAL MECHANICAL CODE 2015 W/ AMENDMENTS
- PLUMBING: 248 CMR BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS - UNIFORM STATE PLUMBING CODE
- ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE 2015 (IECC)
- AMERICANS WITH DISABILITIES ACT
- SOMERVILLE ZONING CODE
- MGL CH. 148 SECTION 26G

BUILDING DESCRIPTION:

RENOVATION OF AN EXISTING SINGLE-FAMILY BUILDING INTO A THREE-FAMILY BUILDING. BUILDING WILL BE FULLY SPRINKLERED. SPACE WILL BE ADDED ON THE SECOND AND THIRD FLOOR WITH A NEW FLAT ROOF.

CODE SUMMARY:

- PROPOSED USE OR OCCUPANCY: RESIDENTIAL - R2
 - OCCUPANT LOAD: (200 GROSS SF/PERSON PER 1004.1.1) APPROX. 5053 SF = 25 PERSONS
- CONSTRUCTION TYPE: V.B
 - PER TABLE 601: BEARING WALLS, FLOORS AND ROOF ARE NOT REQUIRED TO BE RATED
 - 2.2 MAX. AREA PER FLOOR IS 7000 SF PER TABLE 506 AND MAXIMUM HEIGHT IS 3 STORIES ABOVE GRADE - 504.4
- PER TABLE 1006.2.1 FOR USE GROUP R ONLY ONE EXIT IS REQUIRED WHERE THERE IS A MAXIMUM OCCUPANCY LOAD OF 10 PERSONS.
 - MINIMUM WIDTH OF EGRESS STAIR: 36 INCHES PER SECTION 1011.2
 - MAXIMUM LENGTH OF EXIT TRAVEL: 250 FEET PER 1016.1
- FIRE RATED CONSTRUCTION:
 - THE BUILDING WILL BE FULLY SPRINKLERED
 - PER TABLE 602, EXTERIOR WALLS 10' OR MORE FROM PROPERTY LINE ARE NOT REQUIRED TO BE RATED, LESS THAN 10' MUST BE 1 HOUR RATED.
 - DEMISING PARTITIONS MUST BE 1/2 HOUR RATED IN A SPRINKLERED, V.B BUILDING PER 420.2 AND 708.3
 - CORRIDOR PARTITIONS MUST BE 1/2 HOUR RATED IN A SPRINKLERED BUILDING PER 420.2 AND 708.3
 - HORIZONTAL SEPARATION BETWEEN DWELLING UNITS: 1/2 HOUR IN A SPRINKLERED, V.B BUILDING PER 420 AND 711.2.4.3
 - 6.6 STAIRWAYS CONNECTING 4 OR MORE STORIES ARE TO BE 2 HOUR RATED, STAIRS CONNECTING LESS THAN 4 STORIES ARE TO BE 1 HOUR RATED PER 1019 AND 713.4
- DEMISING PARTITION MINIMUM: STC 50 PER SECTION 1207.2
- ACCESSIBILITY REQUIREMENTS:
 - CMR 521 9.3 - EXISTING BUILDINGS RENOVATED FOR RESIDENTIAL USE ARE EXEMPT FROM MAAB REQUIREMENTS PER 521 CMR; ARCHITECTURAL ACCESS BOARD, PARAGRAPH 9.2.1

ENERGY REQUIREMENTS:

MASSACHUSETTS ENERGY STRETCH CODE, CHAPTER 4 - RESIDENTIAL ENERGY EFFICIENCY - RESIDENTIAL BUILDINGS, INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015

- CLIMATE ZONE 5H PER TABLE 301.1
- EXISTING WALLS AND CEILINGS: FILL EXISTING WALL AND CEILING CAVITIES WITH INSULATION PER IECC 101.4.3.3.
- PER IECC TABLES 402.1.2 AND R402.1.4, FENESTRATION SHALL HAVE A U-FACTOR OF 0.30 OR BETTER.
- SKYLIGHTS SHALL HAVE A U-FACTOR OF 0.55 OR BETTER PER 402.1.2 AND 402.1.4.
- VAPOR RETARDER IS REQUIRED TO COMPLY WITH R402.1.1 OF THE IECC AND R702.7 OF THE INTERNATIONAL RESIDENTIAL CODE. VAPOR RETARDER IS NOT REQUIRED IN BASEMENT OR BELOW GRADE WALLS.
- R402.1.2 - CEILING: R=49; WOOD FRAME WALL: R-20 OR 13(CAVITY)+5(CONTINUOUS); FLOOR R=30; BASEMENT WALLS AND CRAWL SPACES: R=15 CONTINUOUS OR R=19 IN CAVITY OR R=13 IN CAVITY WITH R=5 CONTINUOUS; SLAB R=10

ZONING ANALYSIS:	RC	PROPOSED	COMMENTS
LOT AREA MIN.	7500 SF	UNCHANGED	
LOT AREA MIN. PER DWELLING UNIT	875 SF	APPROX. 1600 SF	
MAX. GROUND COVERAGE	70%	23% (UNCHANGED)	
MIN. LANDSCAPED AREA	25%	25%	
MAX. FLOOR-AREA-RATIO	2.0	$\frac{4988}{5053} = 0.87$	
MAX. BUILDING HEIGHT (STORIES/HEIGHT)	3 / 40'	3 / 36'	
FRONT YARD	15'	UNCHANGED	
SIDE YARD	10'	4'-0" (NEW DECKS)	*VARIANCE REQUIRED
REAR YARD	20'	UNCHANGED	
MIN. FRONTAGE	50'	UNCHANGED	
MIN. PERVIOUS AREA	30%	30%	
PARKING REQUIREMENT	2/UNIT	6 SPACES (2/UNIT)	

LIST OF DRAWINGS

- | | |
|------|----------------------------------|
| A-01 | ANALYSIS, DRAWING LIST AND NOTES |
| A-10 | PROPOSED PLANS |
| A-20 | PROPOSED SECTION & DETAILS |
| A-30 | PROPOSED ELEVATIONS |
| X-A1 | EXISTING PLANS |
| X-A2 | EXISTING ELEVATIONS |



Eric Johnson

24 Kensington Ave

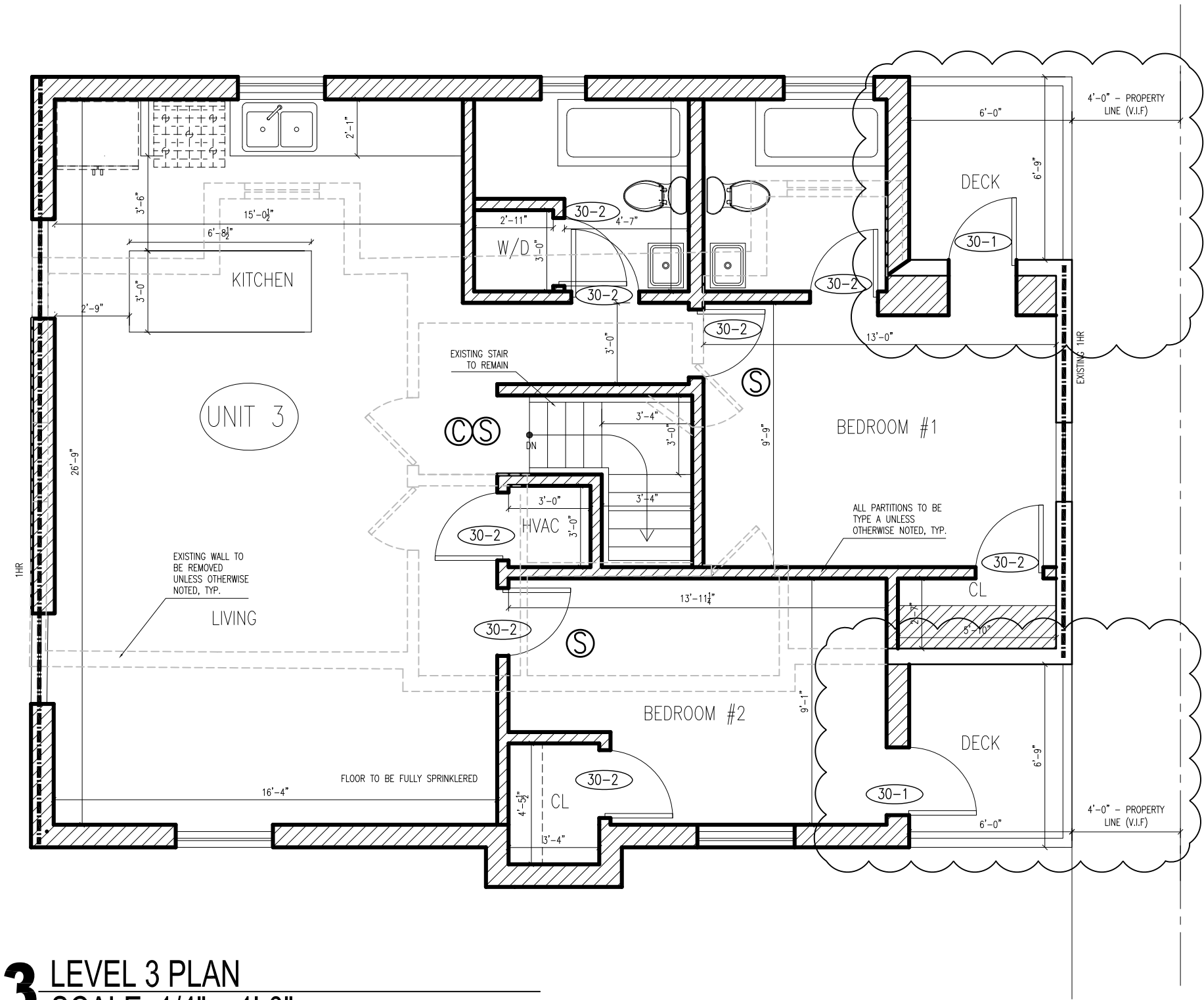
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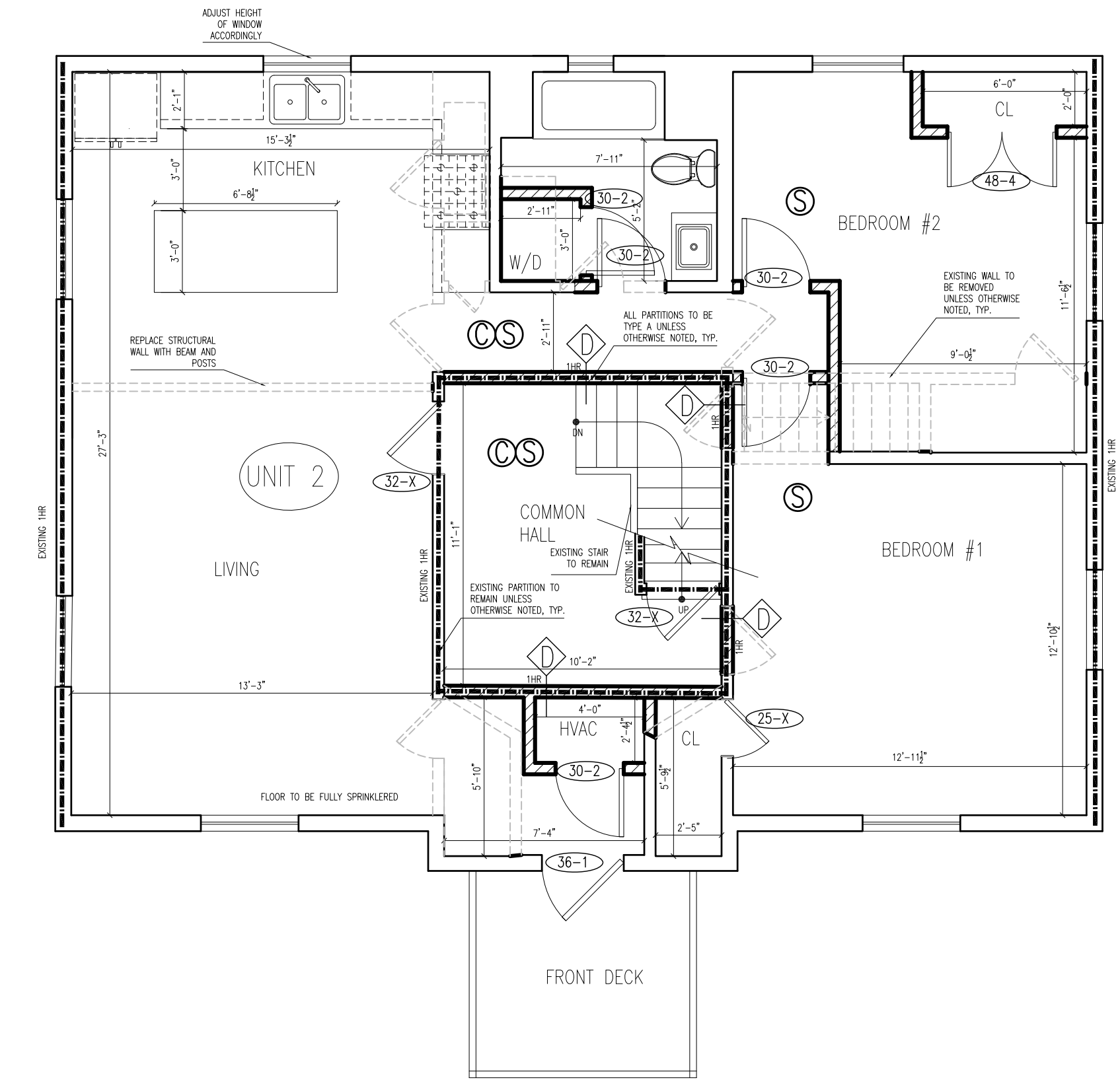
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02 01	Issued for Revision Issued for Permit	08/20/2019 04/04/2019
No.	Description	Date
Drawing Title: ANALYSIS, DWG LIST, NOTES		
Project No.: 0084		Checked by: EZ

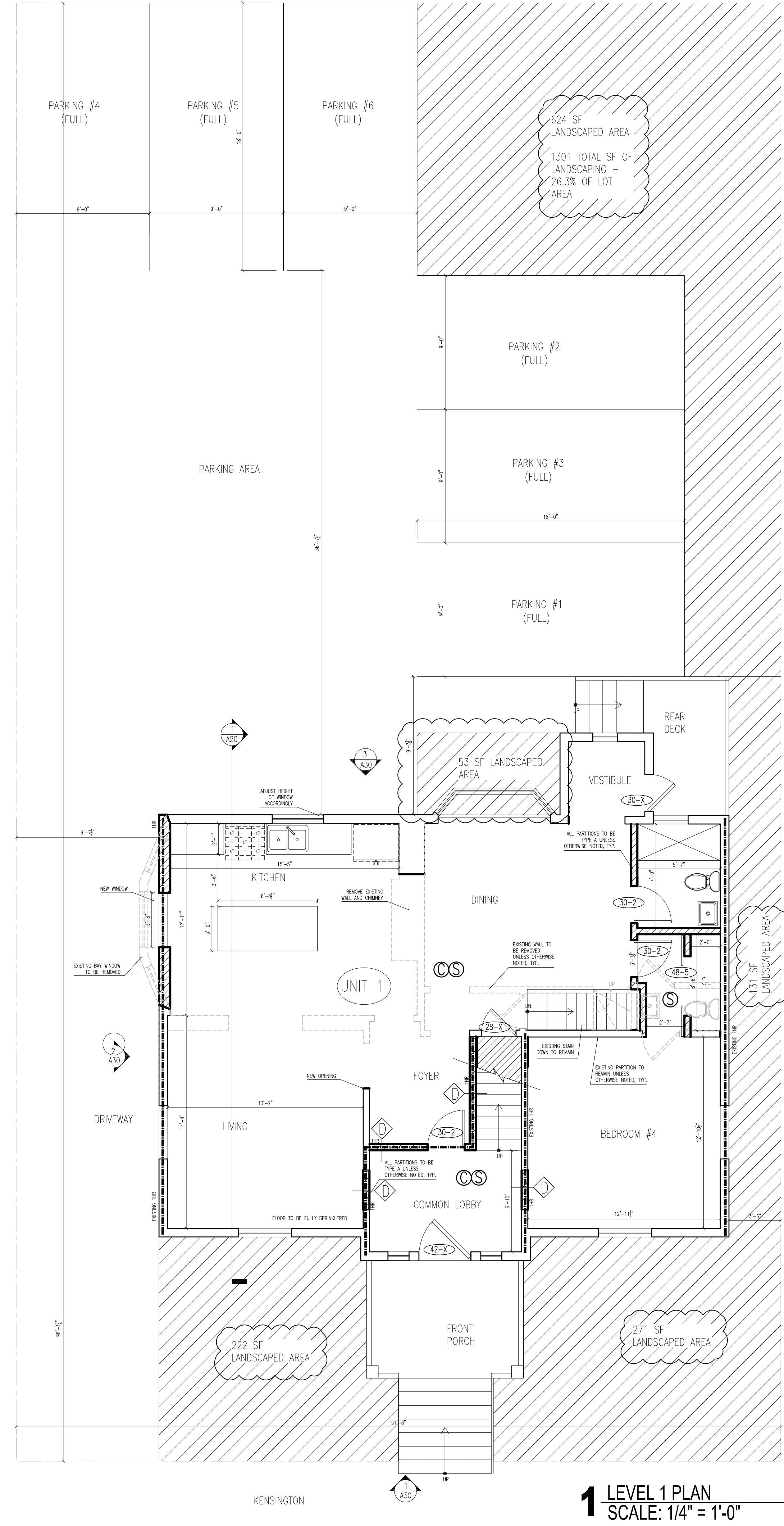
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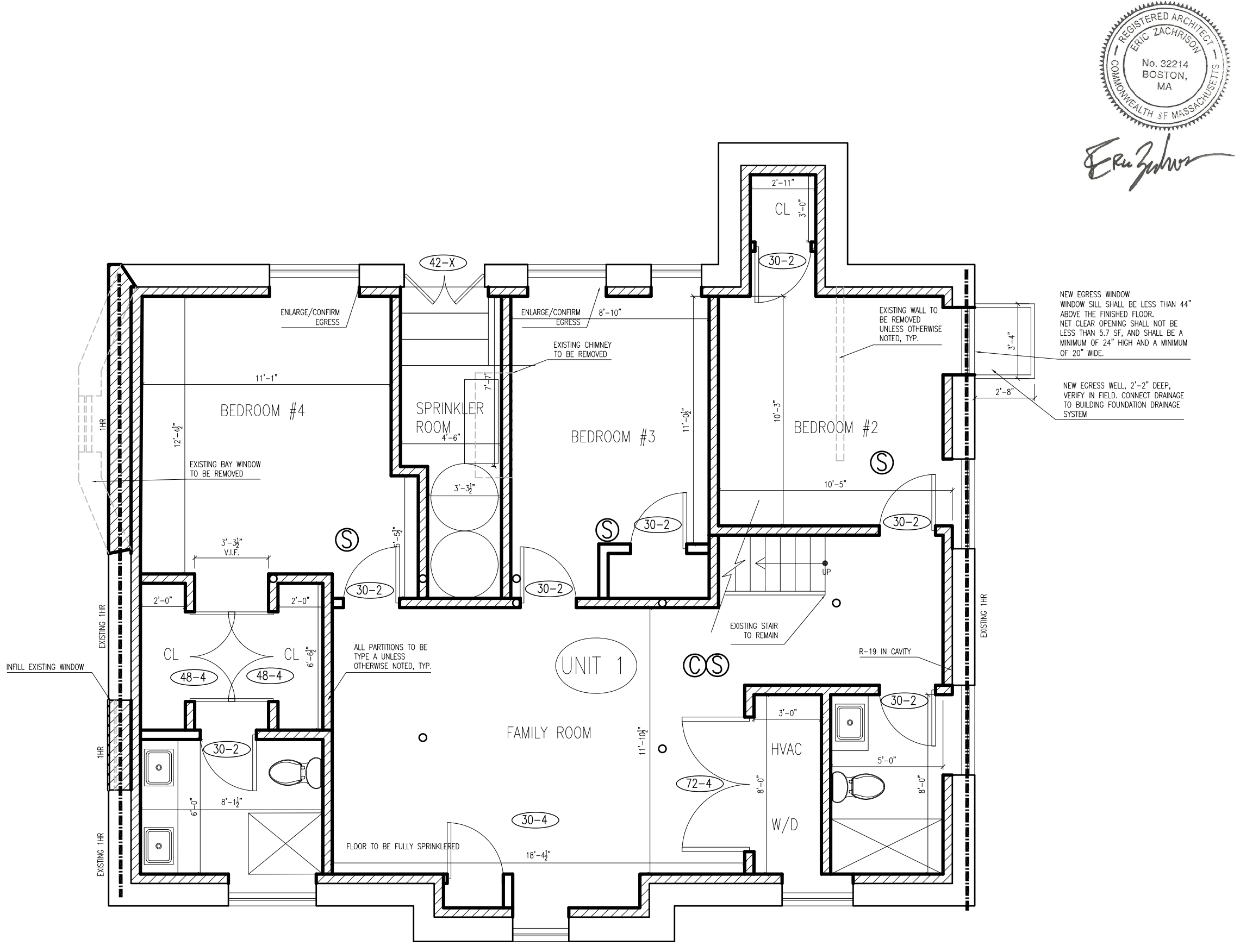
3 LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"



2 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"

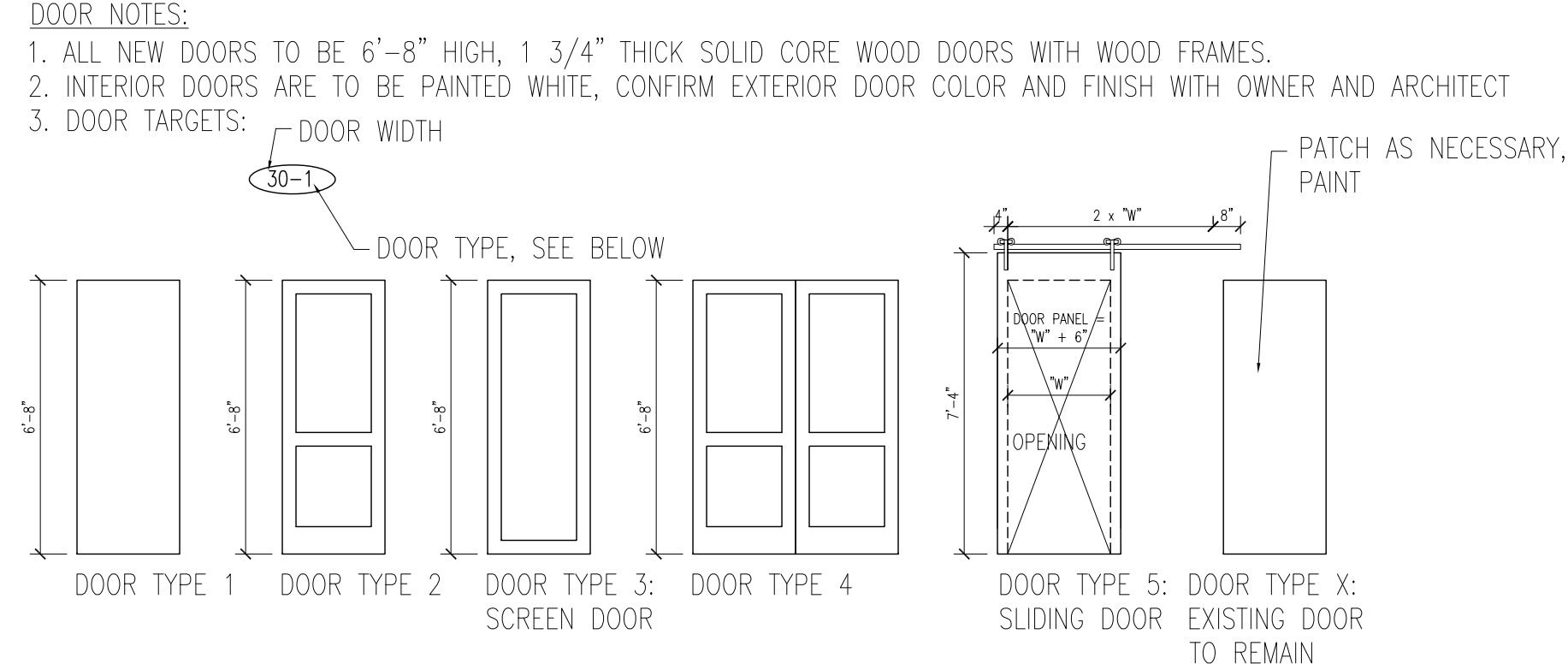


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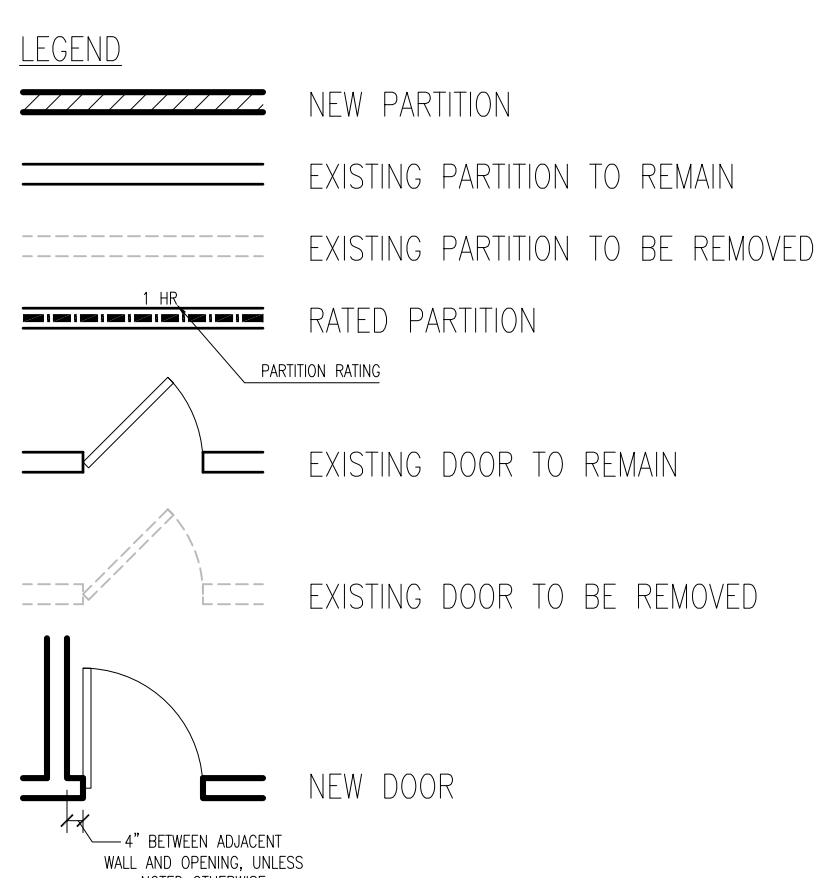


B BASEMENT PLAN
SCALE: 1/4" = 1'-0"

- FINISH NOTES:
1. ALL WALLS TO BE PAINTED CWB, (WHITE TO MATCH ARCHITECT'S SAMPLE)
 2. FLOORS TO BE HARDWOOD UNLESS NOTED OTHERWISE.
- DOOR NOTES:
1. ALL NEW DOORS TO BE 6'-8" HIGH, 1 3/4" THICK SOLID CORE WOOD DOORS WITH WOOD FRAMES.
 2. INTERIOR DOORS ARE TO BE PAINTED WHITE, CONFIRM EXTERIOR DOOR COLOR AND FINISH WITH OWNER AND ARCHITECT
 3. DOOR TARGETS:



- ⊙ SMOKE DETECTOR, HARDWIRED AND INTERCONNECTED
- ⊙ CARBON MONOXIDE DETECTOR, HARDWIRED AND INTERCONNECTED
- ⊙ HEAT DETECTOR, HARDWIRED AND INTERCONNECTED
- ⬆ WALL TYPE, REFER TO DRAWING A-01



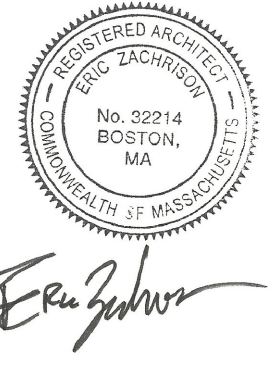
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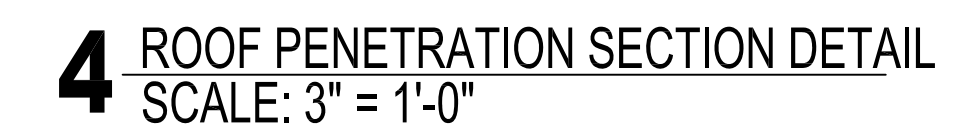
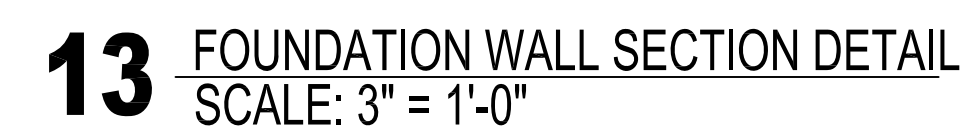
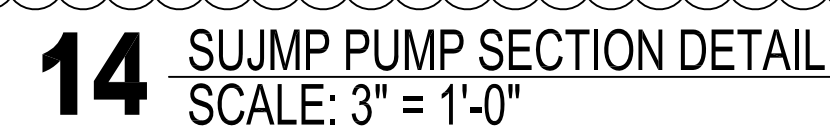
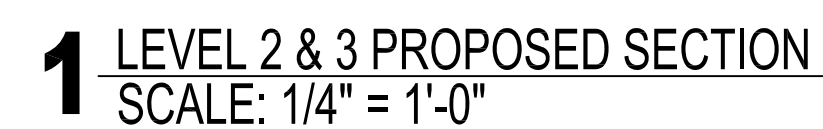
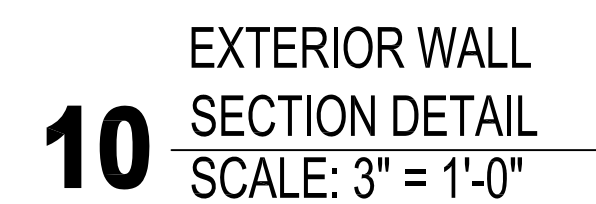
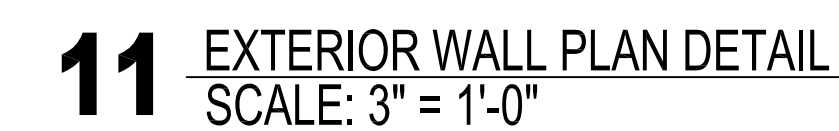
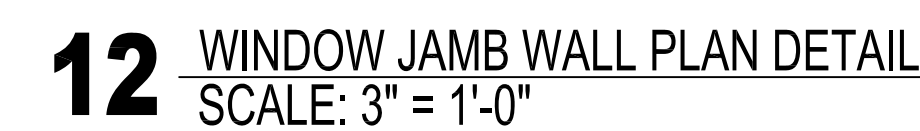
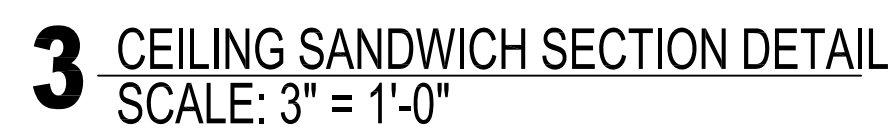
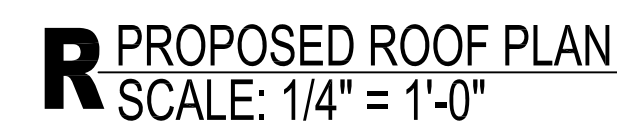
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02	Issued for Revision	08/20/2019
01	Issued for Permit	04/04/2019
No.	Description	Date
Drawing Title: Proposed Plans		
Project No.: 0084		Checked by: EZ

A-10

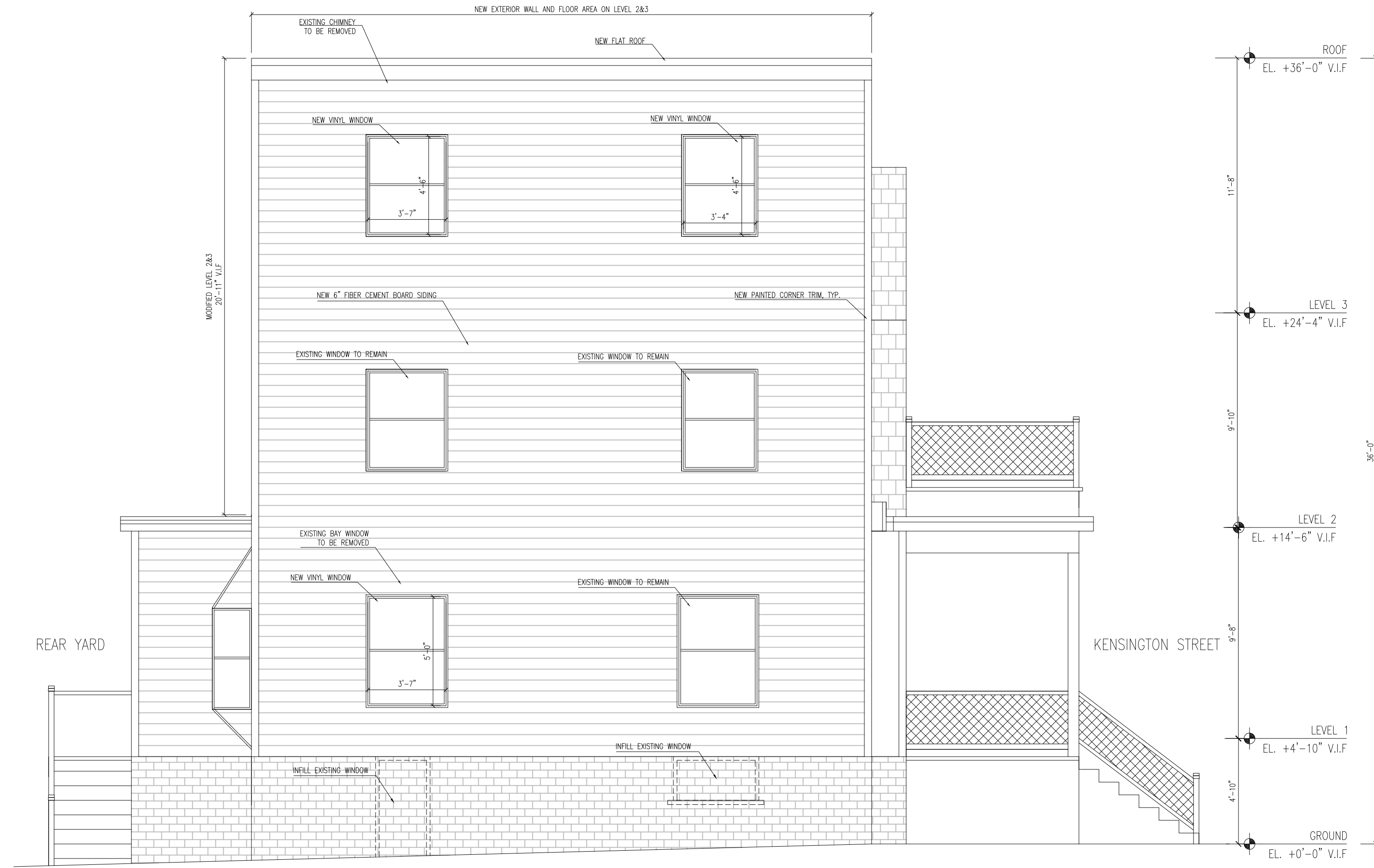




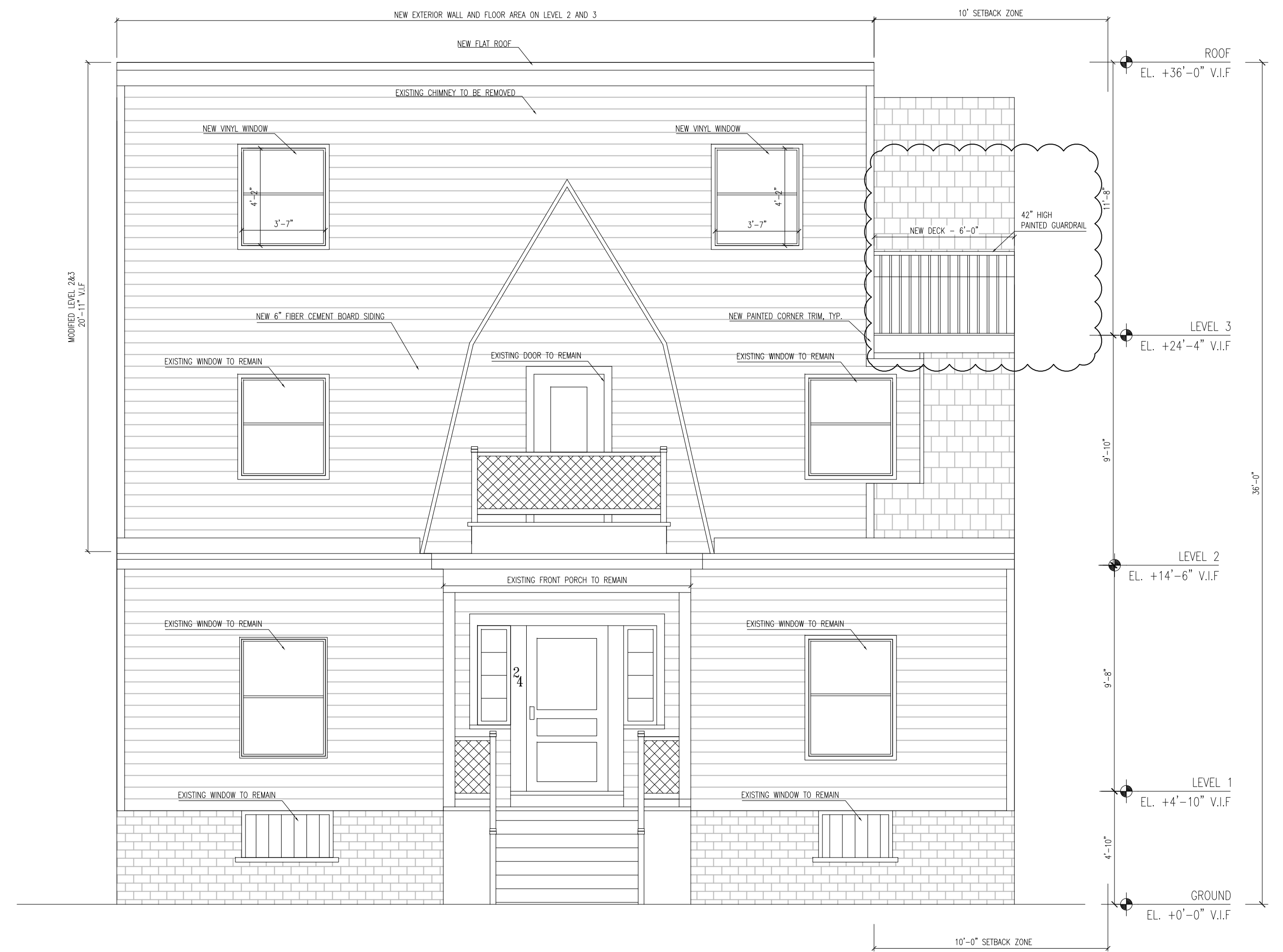
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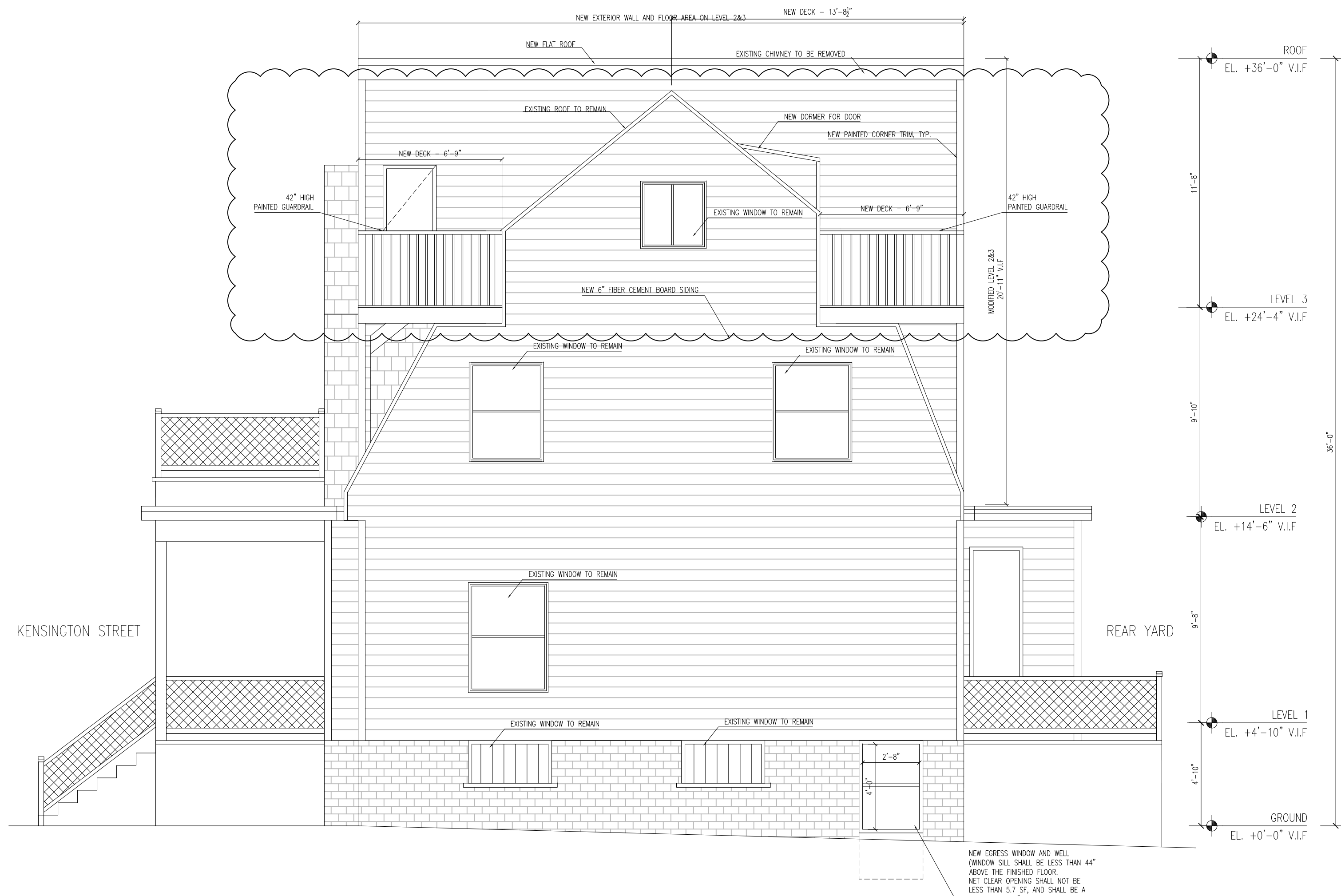
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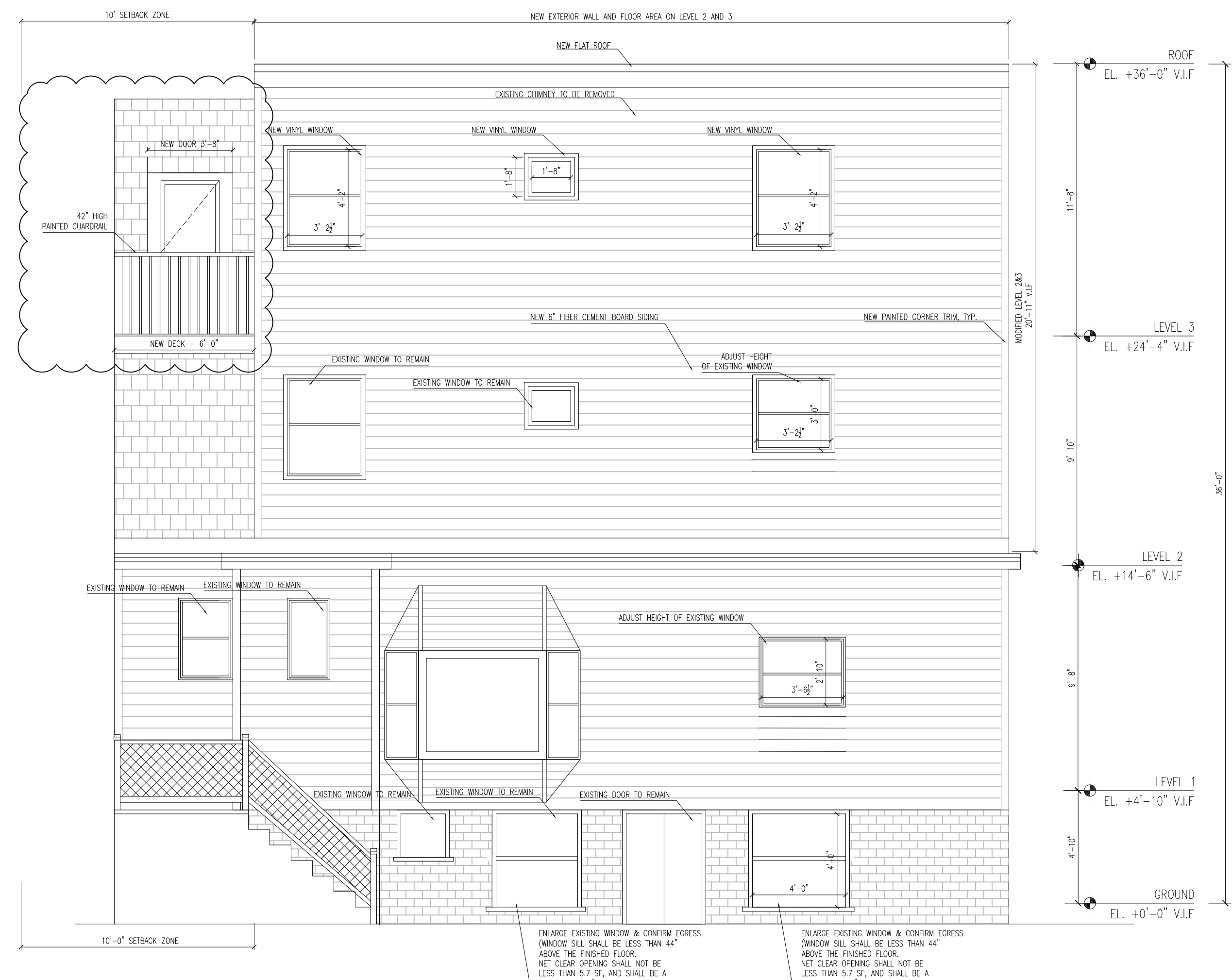
2 PROPOSED SIDE ELEVATION
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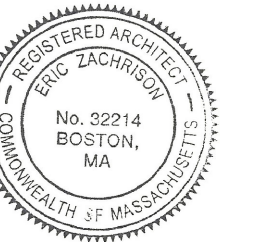
1 PROPOSED KENSINGTON STREET ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



Eva John

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Christie Xie

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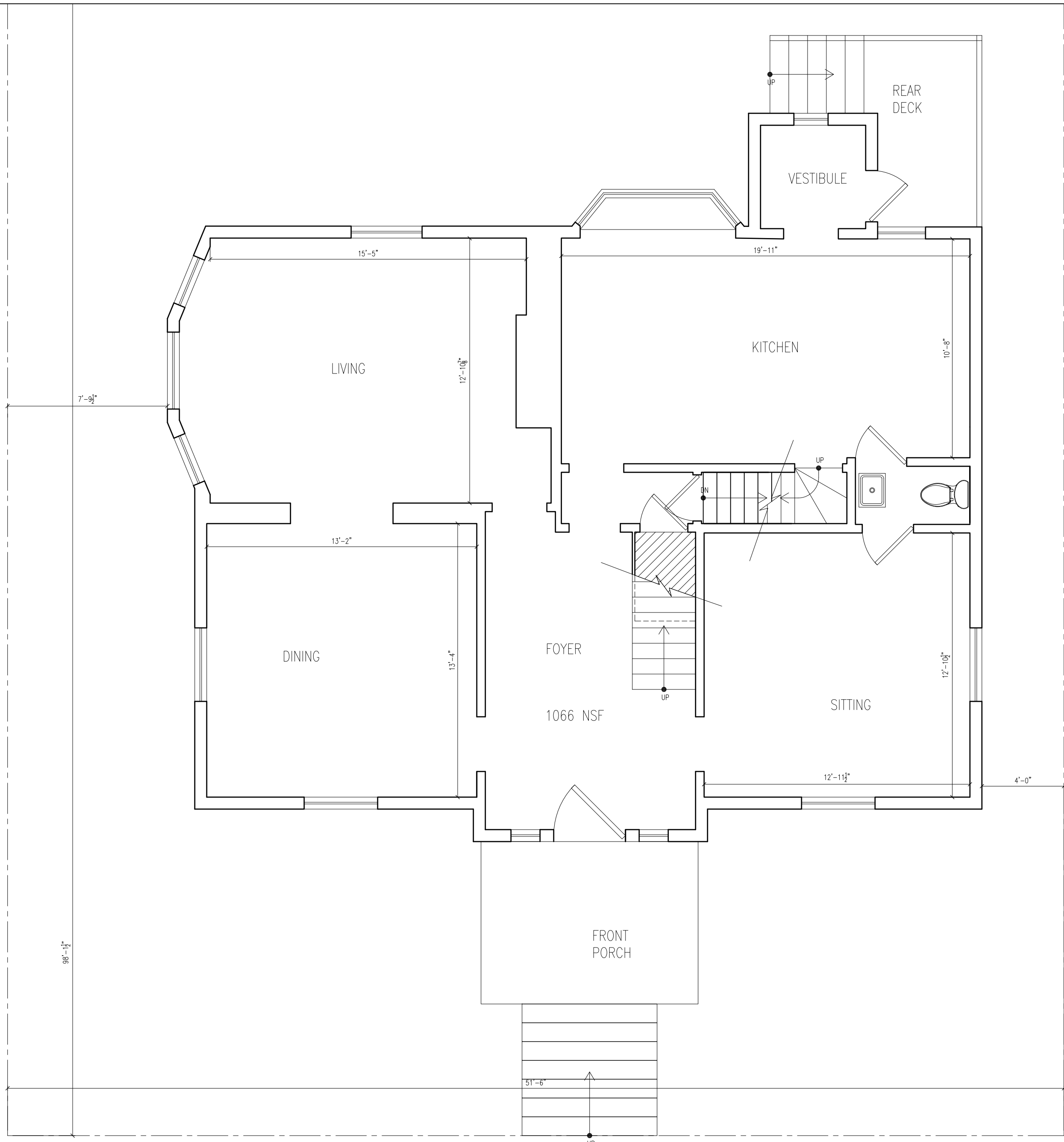
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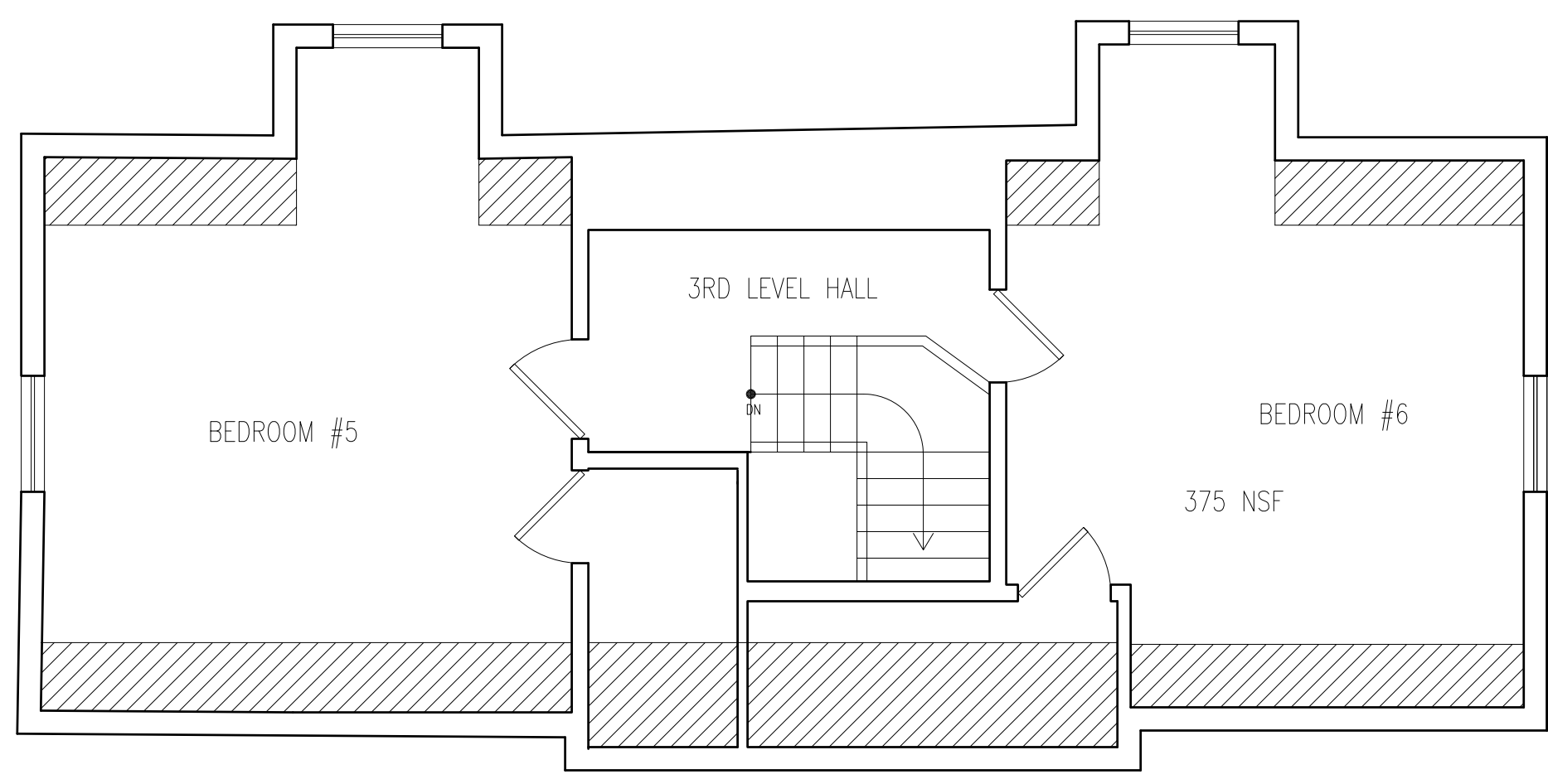
No. Description Date
Drawing Title: Proposed Elevations

Project No.: 0084 Checked by: EZ

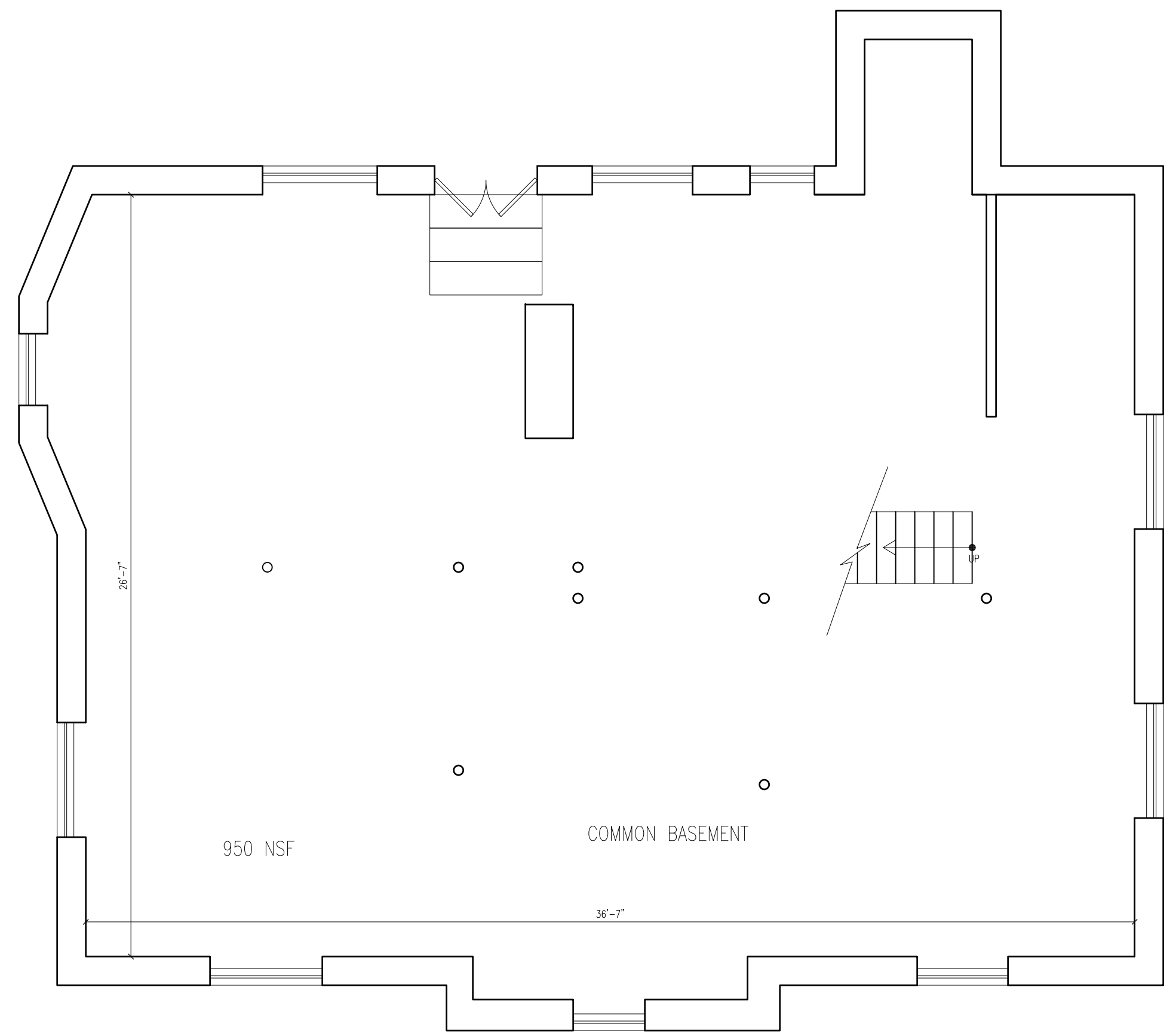
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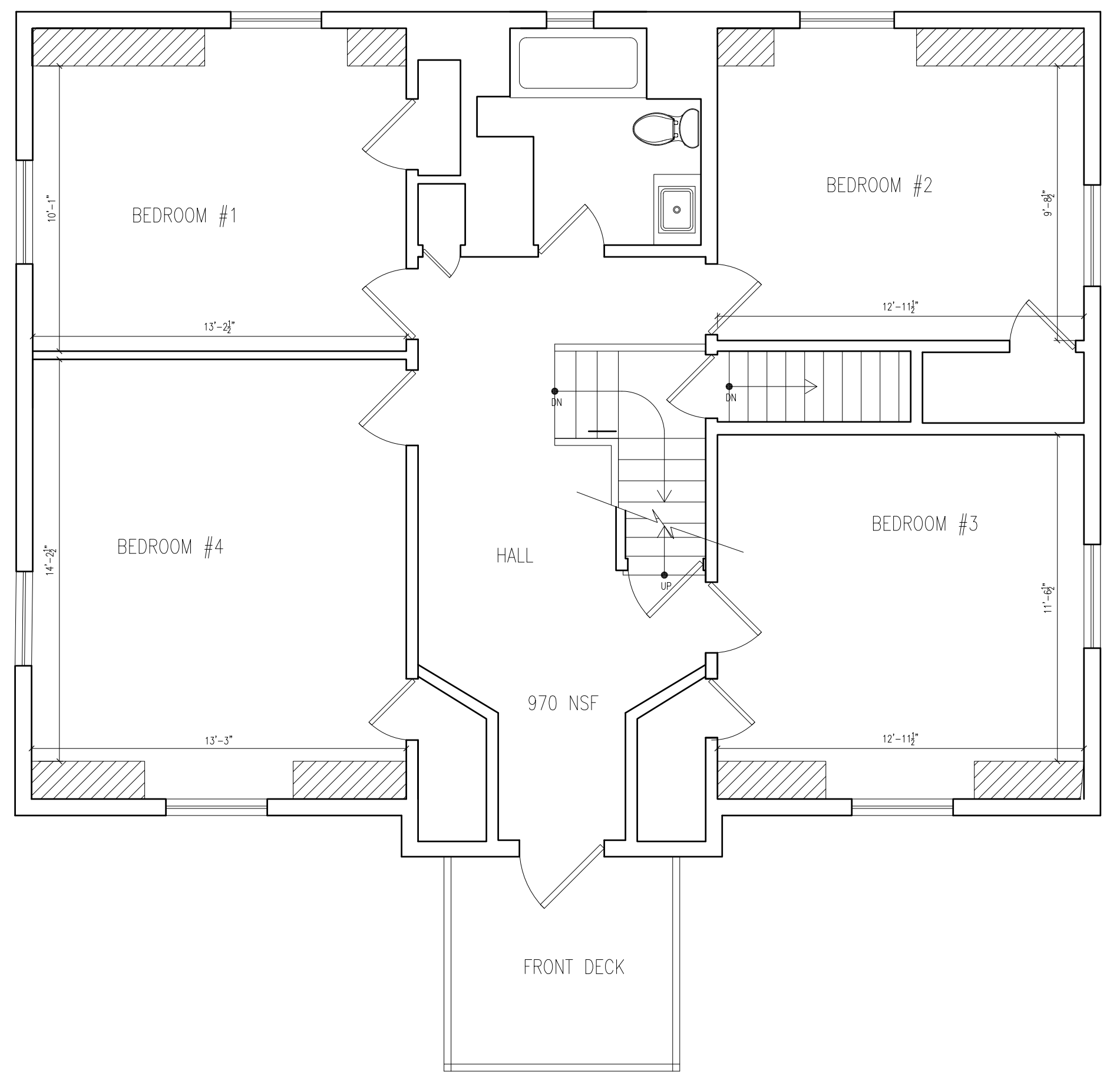
1 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



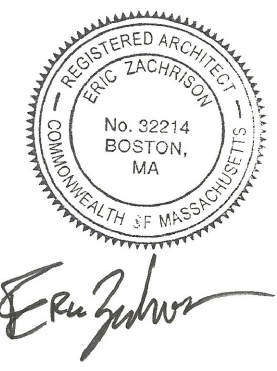
3 LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"



B BASEMENT PLAN
SCALE: 1/4" = 1'-0"



2 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"



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XA-1



2 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



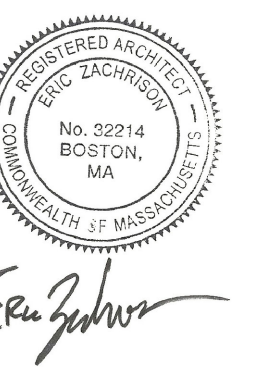
1 EXISTING KENSINGTON STREET ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



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X-A2