



City of Somerville

# PLANNING, PRESERVATION, & ZONING

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

October 5, 2022

Creative Property Solutions  
c/o Don Hughes  
180 North Street,  
Somerville, MA 02144

Dear Don,

Your application for a Plan Revision to your approved plans at 8-10 Sycamore Street (ZBA 2019-61), case number P&Z22-136, has been deemed *de minimis* and accepted. Please see notes below and attached exhibits.

- Internal plan adjustments in all 5 units to accommodate mechanical rooms and closet changes.
- Window changes to correspond to plan adjustments on side and rear elevations.

As required by SZO §5.3.8, I find that the proposed change;

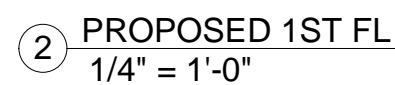
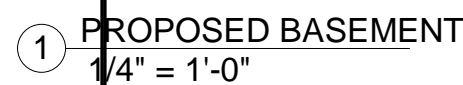
- i. Changes would not contravene the legal notice, any finding, or condition of the SPGA in the original approval;
- ii. Changes would not detrimentally impact matters of substance identified in meeting minutes of original hearings;
- iii. Changes would not alter the character of the development; and
- iv. Changes would be so insignificant as not to be noticeable to persons generally familiar with the original approval.

Please check additional outstanding conditions of the approval and bring the stamped plans to the Inspectional Services so that they may proceed with your project. If you have not done so already, contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the revised plans and the conditions attached to the approval.

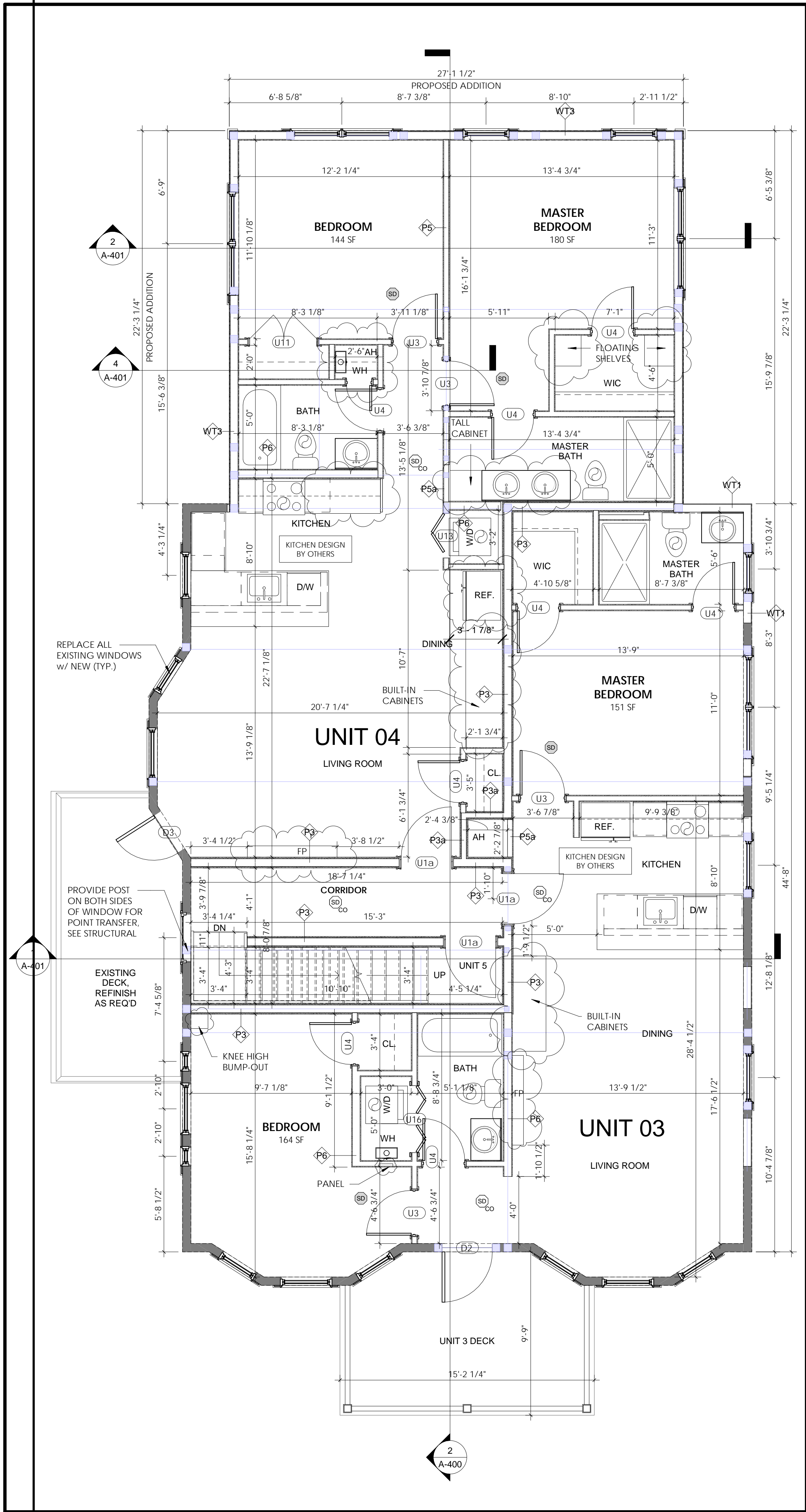
Sincerely,

Sarah Lewis, RA, LEED-AP, CNU-A  
Director of Planning & Zoning

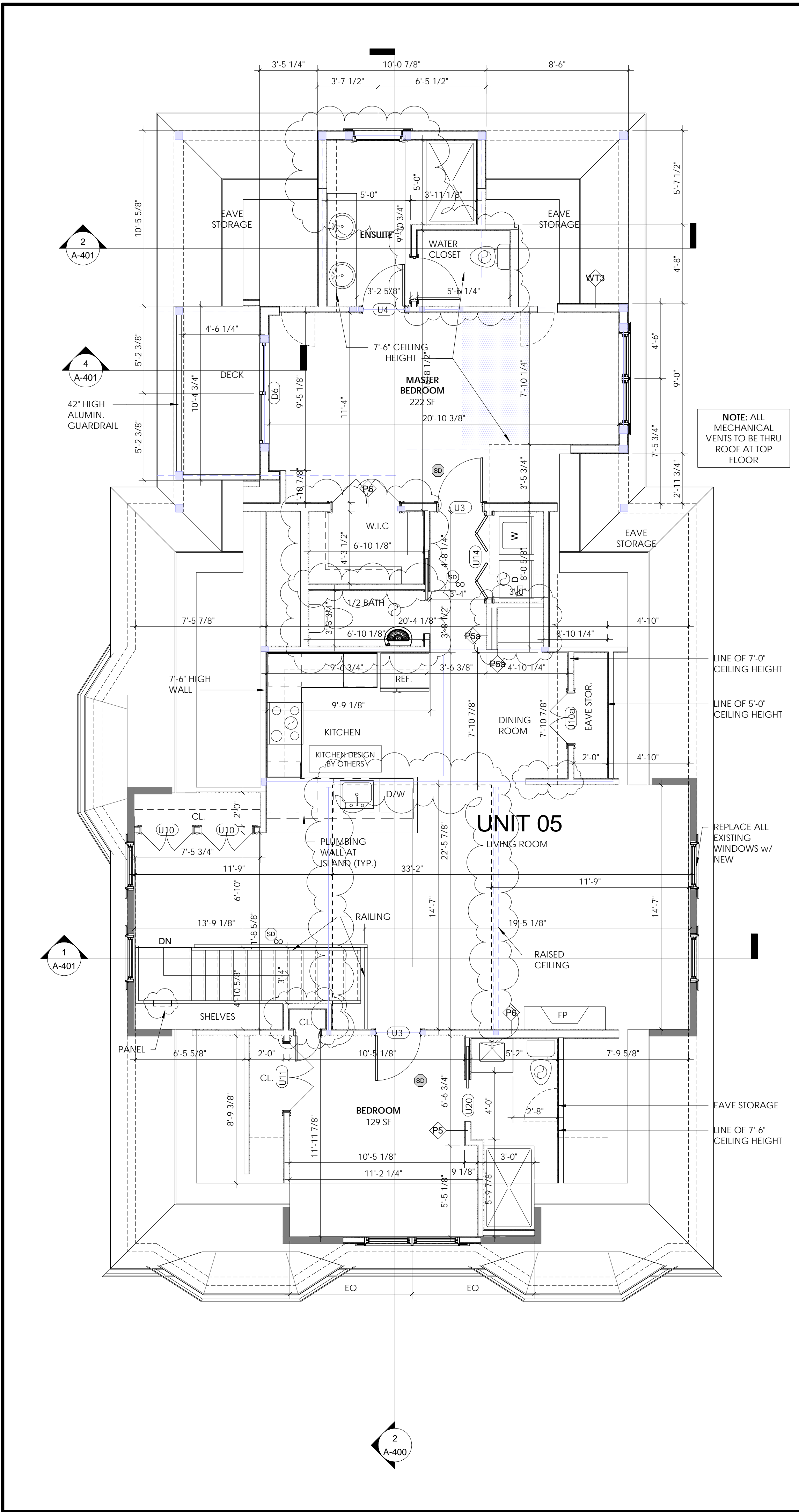
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ISD  
Khalsa Design – Tanya Carriere



### Sycamore St Residences



1 PROPOSED 2ND FL  
1/4" = 1'-0"



2 PROPOSED 3RD FL  
1/4" = 1'-0"

## LEGEND

	NEW WALL		SMOKE/CO ALARM
	DEMISING WALL (2 HR RATED)		SMOKE ALARM
	WALL TYPE		EXHAUST VENT

## GENERAL FLOOR PLAN NOTES

- ALL SMOKE DETECTORS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
- FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
- UNLESS OTHERWISE NOTED ALL NEW EXTERIOR WALLS ARE TYPE "WT3".
- COORDINATE W/ ELEVATIONS FOR EXTERIOR FINISH TYPE.
- CENTER CLOSET DOORS WHERE POSSIBLE. OTHERWISE PROVIDE MIN. 4" FROM HINGE SIDE. COORDINATE W/ SELECTED DOOR TRIM.
- ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
- UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "P5".
- SEE A-900 FOR PARTITION TYPES.
- MOISTURE RESISTANT GWB. BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS.
- SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS.
- SEE A-901 FOR DOOR & WINDOW DETAILS.
- ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB.
- ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF EXTERIOR FACE OF FINISH, TYP., U.N.O.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES.
- CONTRACTOR TO COORDINATE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION WITH SUBCONTRACTORS PRIOR TO CONSTRUCTION.
- ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
- CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
- CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED FOR CABINETS & FOR FUTURE INSTALLATION OF GRAB BARS.
- CONTRACTOR TO COORDINATE ALL INTERIOR ACCESSORIES WITH OWNER AND TO SUPPLY ADEQUATE BLOCKING.
- CONTRACTOR TO REVIEW ARCHITECTURAL RCP PLANS W/ ELECTRICAL DRAWINGS FOR SMOKE/CARBON MONOXIDE ALARMS & ALL LIGHTING FIXTURES.
- PROVIDE WALK OFF ENTRY MAT INSIDE FRONT ENTRIES.
- NOT USED.
- PROVIDE FIRE PROOFING SEALANT AS REQUIRED FOR ALL PENETRATIONS THRU RATED PARTITIONS, WHERE DETAILS ARE NOT SHOWN. SEE FIRE SEPARATION PLANS.
- FURR OUT ROOF DRAIN PIPES WITH METAL FRAMING & GYPSUM BOARD IN ALL LOCATIONS. U.N.O. REFER TO PLUMBING DRAWINGS FOR EXACT LOCATIONS.
- CONTRACTOR TO ENSURE ADJACENT PROPERTY SHALL NOT BE DAMAGED AND NEGATIVELY EFFECTED WITH NEW CONSTRUCTION.

## NATURAL LIGHT NOTE:

402.1 HABITABLE SPACE

EVERY HABITABLE SPACE SHALL HAVE NOT LESS THAN ONE WINDOW OF APPROVED SIZE FACING DIRECTLY TO THE OUTDOORS OR TO A COURT. THE MINIMUM TOTAL GLAZED AREA FOR EVERY HABITABLE SPACE SHALL BE 8 PERCENT OF THE FLOOR AREA OF SUCH ROOM. WHEREVER WALLS OR OTHER PORTIONS OF A STRUCTURE FACE A WINDOW OF ANY ROOM AND SUCH OBSTRUCTIONS ARE LOCATED LESS THAN 3 FEET (914 mm) FROM THE WINDOW AND EXTEND TO A LEVEL ABOVE THAT OF THE CEILING OF THE ROOM, SUCH WINDOW SHALL NOT BE DEEMED TO FACE DIRECTLY TO THE OUTDOORS NOR TO A COURT AND SHALL NOT BE INCLUDED AS CONTRIBUTING TO THE REQUIRED MINIMUM TOTAL WINDOW AREA FOR THE ROOM.

## NATURAL VENTILATION NOTE:

1203.5 IBC 2015

EVERY HABITABLE SPACE SHALL HAVE NOT LESS THAN ONE OPERABLE WINDOW. THE TOTAL OPENABLE AREA OF THE WINDOW IN EVERY ROOM SHALL BE EQUAL TO NOT LESS THAN 45 PERCENT OF THE MINIMUM GLAZED AREA REQUIRED IN SECTION 402.1

## LIGHTING

1205.1 NATURAL LIGHT

ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADOQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOTCANDLES (107 lux) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762mm) ABOVE THE FLOOR LEVEL.

WINDOW SIZES  
REVISED

## GROSS UNIT AREA STATISTICS

Name	Area
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## PROJECT NAME

Sycamore St  
Residences

## PROJECT ADDRESS

8-10 Sycamore St,  
Somerville, MA

## CLIENT

DON HUGHES

## ARCHITECT



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682

## CONSULTANTS:

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OF PROSECUTION UNDER LAW

## REGISTRATION



Project number 18148  
Date 05/28/2020  
Drawn by AB/TC  
Checked by TC  
Scale 1 : 1

## REVISIONS

No.	Description	Date
2	Underpinning Change	05/20/2021
5	Revision 5	08/23/2022

SECOND &  
THIRD FLOOR  
PLANS

A-102

Sycamore St Residences



1 PROPOSED EAST (FRONT) ELEVATION  
3/16" = 1'-0"



2 NORTH (RIGHT) ELEVATION  
3/16" = 1'-0"

### GENERAL ELEVATION NOTES

1. ALL EXISTING WINDOWS TO BE REPLACED WITH WOOD CLAD WINDOWS. STYLE TO MATCH EXISTING. COORDINATE W/ ELEVATIONS.
2. CONTRACTOR TO COORDINATE W/ OWNER ALL ON EXTERIOR MATERIALS/COLOR & STYLE.
3. FRONT WOOD DECK & TREADS TO BE MAHOGANY
4. ALL NOTES & COMMENTS AS PER THE PLANNING DIVISION SUPERCEDE NOTES SHOWN ON ELEVATIONS DRAWINGS. PLANNING DEPARTMENT TO APPROVE OF ALL MATERIALS PRIOR TO ORDERING.
5. ALL MECHANICAL VENT PENETRATIONS REQUIRED FOR THE TOP FLOOR TO BE PENETRATED THRU THE ROOF.
6. ALL MECHANICAL EXHAUSTS FINISH/COLOR TO MATCH ADJACENT WALL COLOR.
7. ALL EXHAUSTS WITHIN 3'-0" OF OPENING TO BE FIXED OR SINGLE HUNG. SEE ELEVATIONS AND COORDINATE WITH WINDOW SCHEDULE NOTES. CONTRACTOR TO NOTIFY ARCHITECT PRIOR TO INSTALLATION IF CONFLICT EXISTS.

WINDOWS  
REVISED

PROJECT NAME

**Sycamore St  
Residences**

PROJECT ADDRESS

**8-10 Sycamore St,  
Somerville, MA**

CLIENT

**DON HUGHES**

ARCHITECT



**KHALSA**

17 IVALOO STREET SUITE 400  
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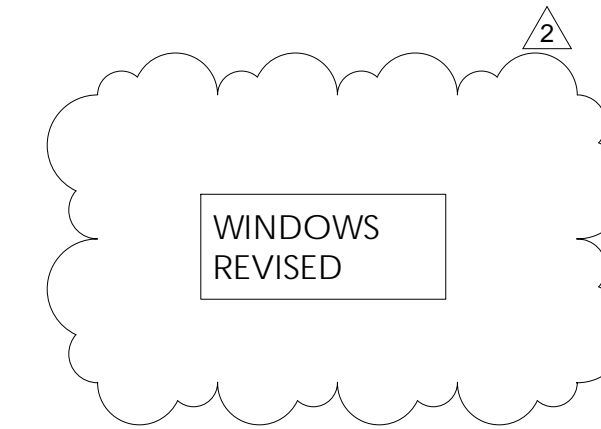
REVISIONS

No.	Description	Date
2	Underpinning Change	05/20/2021
5	Revision 5	08/23/2022

**EAST & NORTH  
ELEVATIONS**

**A-300**

Sycamore St Residences



Roof Level  
141' - 5 3/4"

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING (TYP.)

12"

7"

PREFIN. METAL FLASHING w/ CAULKING BEYOND (TYP.)

SCUPPER OPENING AT BALCONY FOR DRAINAGE, FLASH & SEAL

PREFIN. GUTTER, FASCIA AND SOFFIT BOARD (TYP.)

7'-10 1/4"

3'-11"

2'-9"

PROPOSED 3RD FL  
125' - 5 11/16"

LAP SIDING AS PER OWNER

1-1/4"x7 1/4" PVC BOARD BOARDS

5-1/4" PVC TRIM AT WINDOWS (TYP.)

4'-9"

2'-3"

PROPOSED 2ND FL  
116' - 2 27/32"

WOOD CLAD DOUBLE-HUNG WINDOWS

LAP SIDING AS PER PLANNING DEPT. APPROVAL

BUILDING SKIRTBOARD

4'-9"

2'-3"

PROPOSED 1ST FL  
107' - 0"

PARGE ALL EXPOSED CONC.

TOP OF FOUNDATION

4'-9"

2'-3"

Side Entry Level  
103' - 0"

EXISTING BASEMENT  
New Basement  
97' - 4"

PROPOSED ADDITION

EXISTING BUILDING

4.5'

4.2'

Labels: M, P, D, R, Q, E, D, A, N, F

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