

BUILDING CODE

IRC 2021 - INTERNATIONAL RESIDENTIAL CODE	
780 CMR 10TH EDITION - MASS AMENDMENTS TO THE IRC 2021	
IECC 2021 - BASE ENERGY CODE	
225 CMR CHAPTER 22 - STRETCH CODE	

PROJECT DESCRIPTION

ROOF ADDITION + ROOF PERGOLA	
EXTERIOR FIRE-ESCAPE STYLE STAIRCASE ON NORTH AND WEST FACADES	
WINDOW REPLACEMENT	

ZONING INFORMATION

PARCEL ADDRESS:	88 WINSLOW AVE
PARCEL ID:	-
PROPERTY TYPE:	TWO FAMILY
USE CODE:	1040
ZONING DISTRICT:	NEIGHBORHOOD RESIDENCE (NR)
NEIGHBORHOOD	4001
ASSESSORS MAP:	MAP 24, BLOCK I, LOT 12
CONSTRUCTION TYPE:	5A
USE GROUP:	R-3

BUILDING AREAS

LOT AREA:	3,232	SQFT
FAR:	-	
PERMITTED FLOOR AREA:	-	
EXISTING FLOOR AREAS:		
FIRST FLOOR	702	SQFT
SECOND FLOOR	702	SQFT
THIRD FLOOR	689	SQFT
TOTAL EXISTING FLOOR AREA:	2,093	SQFT
PROPOSED FLOOR AREAS:		
FIRST FLOOR (NO CHANGE)	702	SQFT
SECOND FLOOR (NO CHANGE)	702	SQFT
THIRD FLOOR	793	SQFT
TOTAL PROPOSED FLOOR AREA:	2,197	SQFT

DIMENSIONAL REGULATIONS

DETACHED TRIPLE DECKER					
	REQUIRED	EXISTING	PROPOSED	RELIEF REQ'D	
LOT AREA (SF) MIN.	-	3232	NO CHANGE		N
LOT WIDTH (FEET) MIN.	36.0	46.1	NO CHANGE		N
LOT FRONTAGE (FEET) MIN.	-	-	NO CHANGE		N
FLOOR AREA RATIO MAX.	-	-	NO CHANGE		N
BUILDING HEIGHT (STORIES) MAX.	3	3.5	4		Y
BUILDING HEIGHT (FEET) MAX.	36	41.8	NO CHANGE		E.N.C.*
LOT COVERAGE (%) MAX.	60%	34%	NO CHANGE		N
FRONT SETBACK (FT) MIN.	10.0	10.1	NO CHANGE		N
SECONDARY FRONT SETBACK (FT) MIN.	10.0	9.5	NO CHANGE		E.N.C.*
SIDE SETBACK (FT) MIN.	3.0	10.4	NO CHANGE		N
REAR SETBACK (FT) MIN.	20.0	12.9	NO CHANGE		E.N.C.*
BUILDING SEPARATION (FT) MIN.	10.0	>10.4	NO CHANGE		N
PARKING SECONDARY FRONT SETBACK (FT) MIN.	10.0	10.0	NO CHANGE		N
PROJECTING PORCH					
WIDTH (FEET) MIN.					
FRONT	12	5	NO CHANGE		N
SIDE & REAR	4	12	45		N
PROJECTION (FEET) MIN.					
FRONT	6	5	NO CHANGE		N
SIDE & REAR	4	3	3		N
SETBACK ENCROACHMENT MAX.					
FRONT	100%	50%	NO CHANGE		N
SIDE & REAR (FEET) MAX.	0	3	3		E.N.C.*
* EXISTING NON-CONFORMING					

ENERGY CODE COMPLIANCE

FOR MASSACHUSETTS 5A			
	REQUIRED	PROPOSED	DRAWING REF.
FENESTRATION U-FACTOR =	0.30	0.30	-
SKYLIGHT U-FACTOR =	0.55	0.55	-
GLAZED FENESTRATION U-FACTOR =	0.40	NA	-
CEILING R-VALUE =	60	60	-
WOOD FRAME WALL R-VALUE =	30 or 20+5ci	30	-
MASS WALL R-VALUE =	13/17	NA	-
FLOOR R-VALUE =	30	NA	-
BASEMENT WALL R-VALUE =	19 or 13+5ci	NA	-
SLAB R-VALUE & DEPTH =	10, 4 FT	NA	-
CRAWL SPACE R-VALUE =	15/19	NA	-

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, APPENDIX, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL

ARCHITECT:
I-Kanda Architects, Inc
Isamu Kanda, AIA, Principal
50 Terminal St Bldg 2, Unit #429
Charlestown, MA, 02129
Phone: 646-228-1040
Email: isamu@i-kanda.com

STRUCTURAL ENGINEER:
Name _____
Address _____
Phone _____
Email _____

CONSULTANT:
Name
Address
Phone
Email

[illegible]

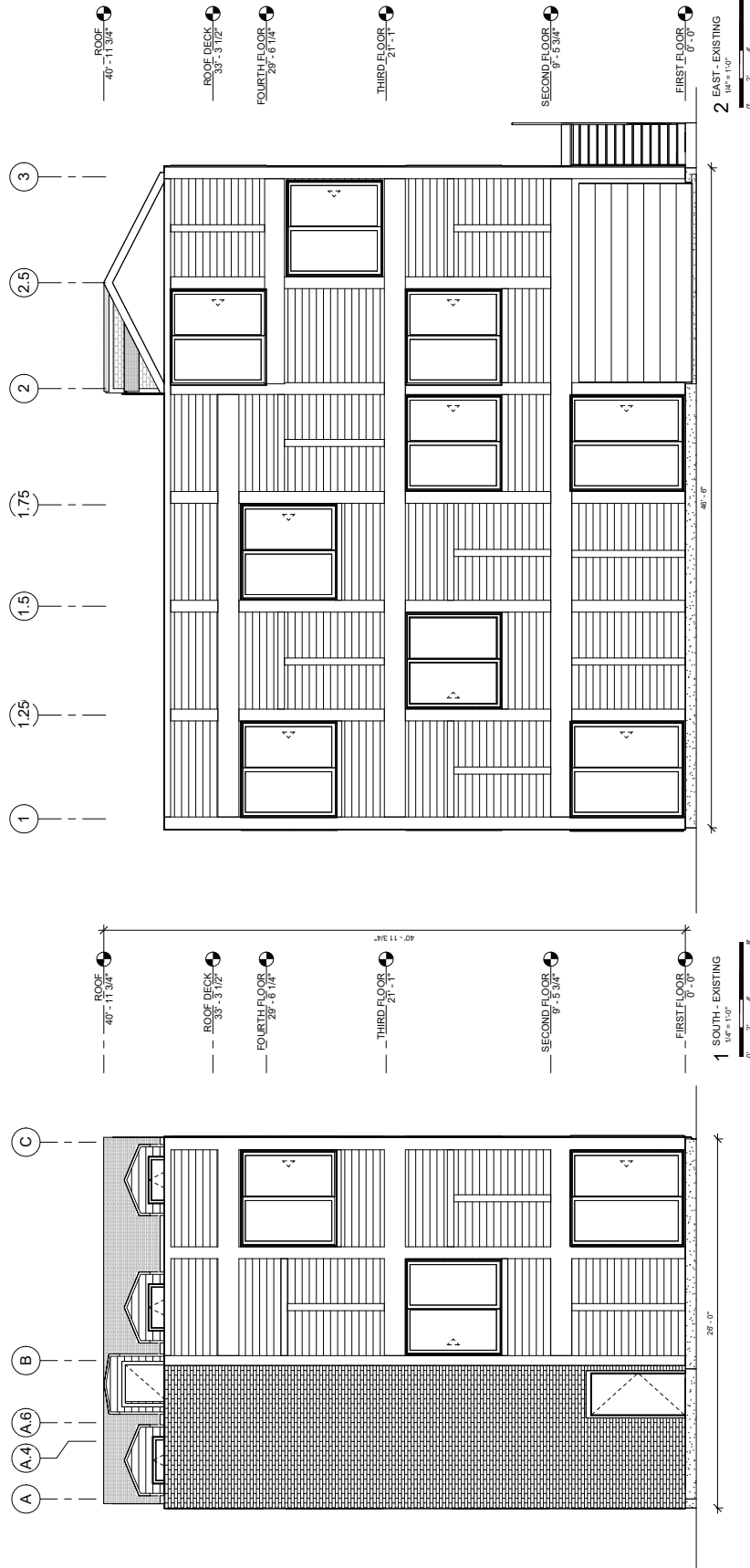
WINSLOW AVE
RENOVATION

Scale	$1/\Delta^2 = 1'.$
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98	98
99	99
100	100

EXISTING FRONT AND SIDE ELEVATIONS

G.201

Date 2026 04 2



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CONDITIONS SHOWN IN THE DRAWINGS AND
NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

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Isamu Kanda, AIA, Principal
50 Terminal St Bldg 2, Unit #429
Charlestown, MA, 02129
Phone: 646-228-1040
Email: isamu@i-kanda.com

STRUCTURAL ENGINEER:
Name _____
Address _____
Phone _____
Email _____

CONSULTANT:
Name
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Phone
Email

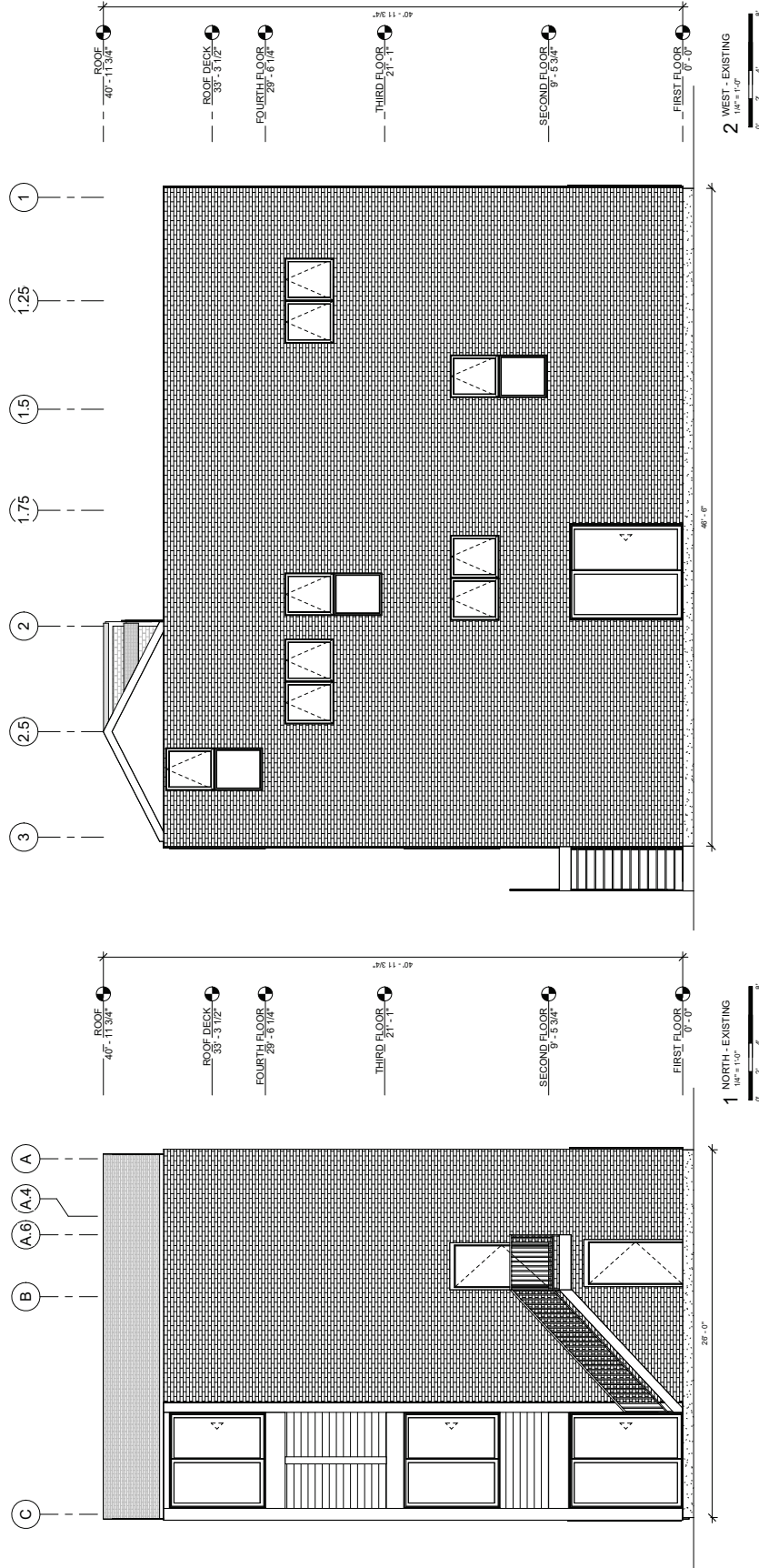
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L-KANDA ARCHITECTS INC
50 Terminal St Bldg 2, Unit #429, Charles town, MA, 02129
e: isaamu@l-kanda.com m: 646-228-1040

SIDE

G.202

2026.04.2



1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDUM, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

[illegible]

Date 2026.04.22

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.

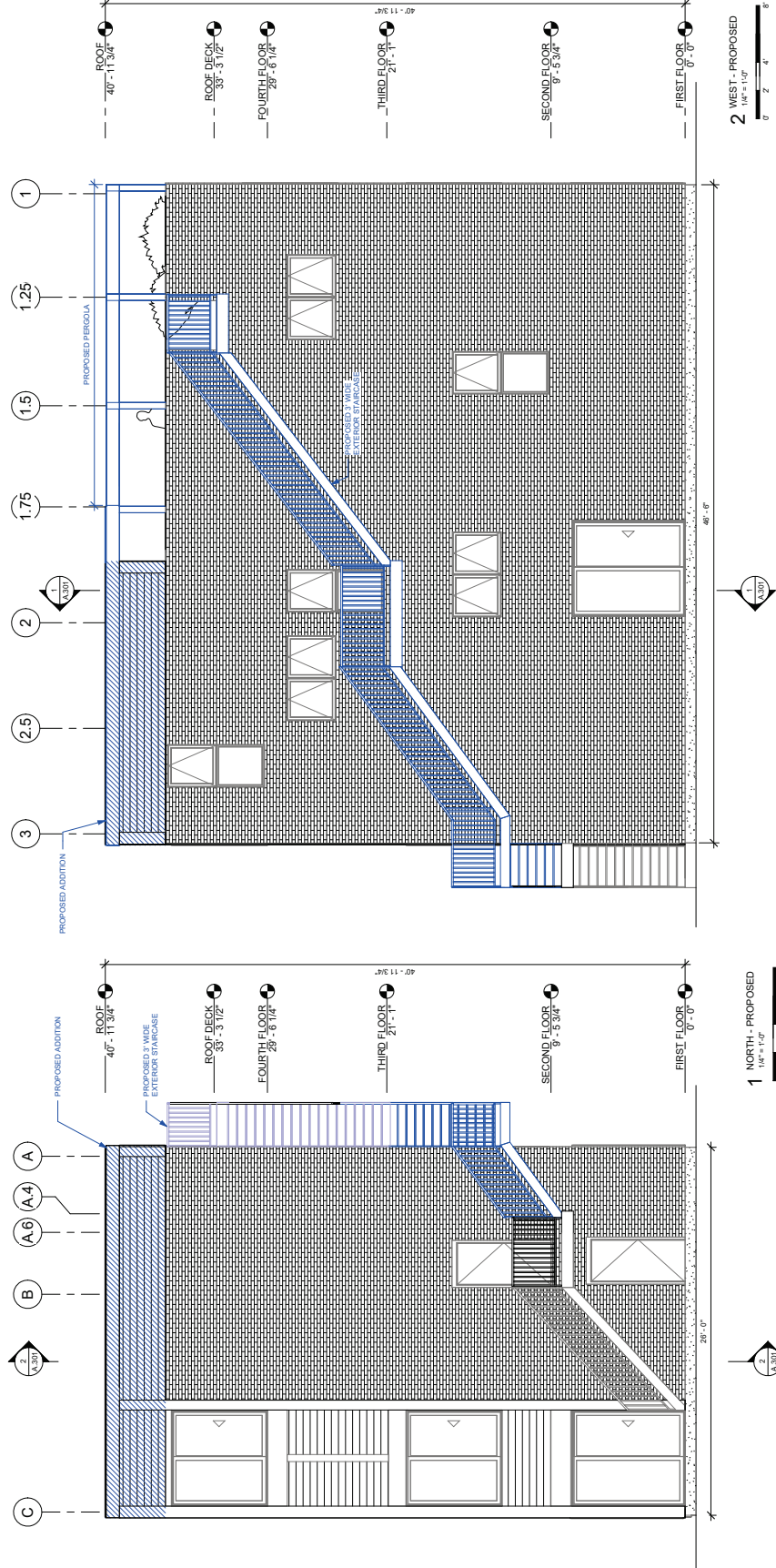
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

CONSULTANT:
Name
Address
Phone
E-mail

[illegible]

A.202

Date	2026.04.22
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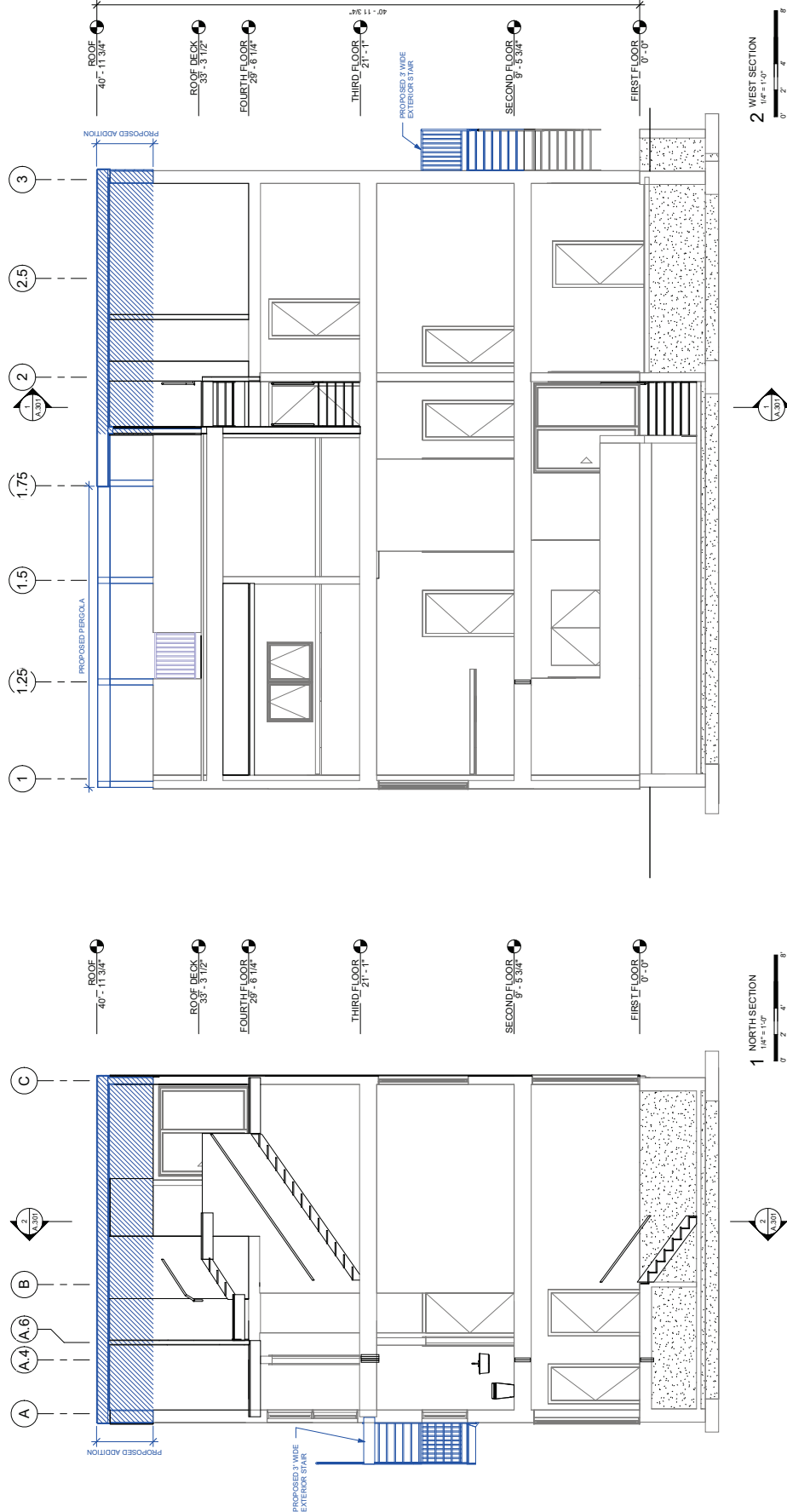
CONSULTANT:
Name
Address
Phone
Email

[illegible]

Scale	$1/4^\circ = 1'$
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A.301

Date 2026.04.2









DI G DNG P
218'0" 210'0"

6'-1"



DI G DNG P
218'0" 210'0"

2'0"



DI G DNG P
218'0" 210'0"

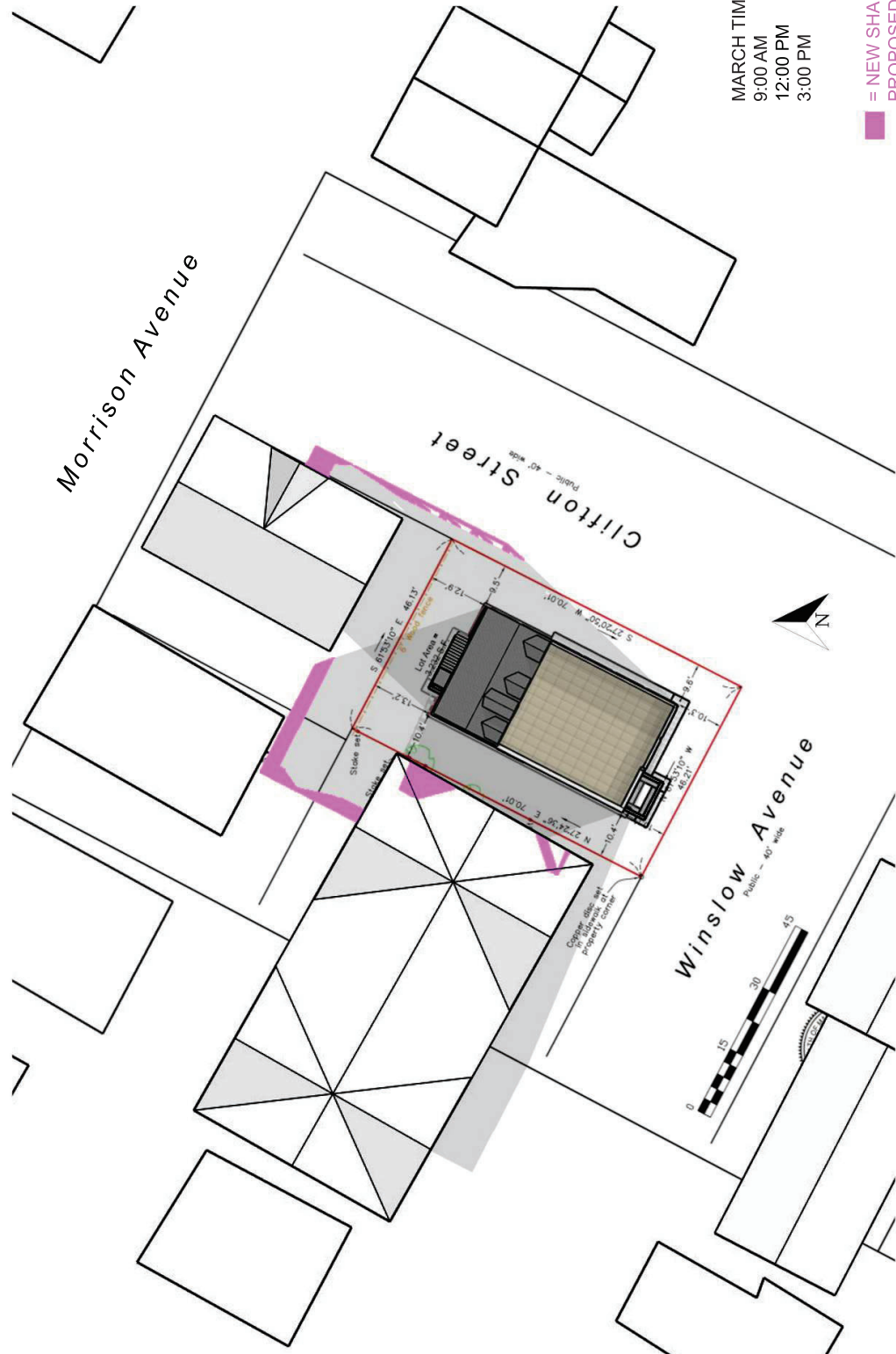
PS TEI XDE



DI G DNG P
218'0" 210'0"

SRXEI XPO TEI XDE

PROPOSED CHANGE TO EXISTING SHADOWS



MARCH TIMES OF DAY:
9:00 AM
12:00 PM
3:00 PM

■ = NEW SHADOW LINE FROM
PROPOSED ADDITION

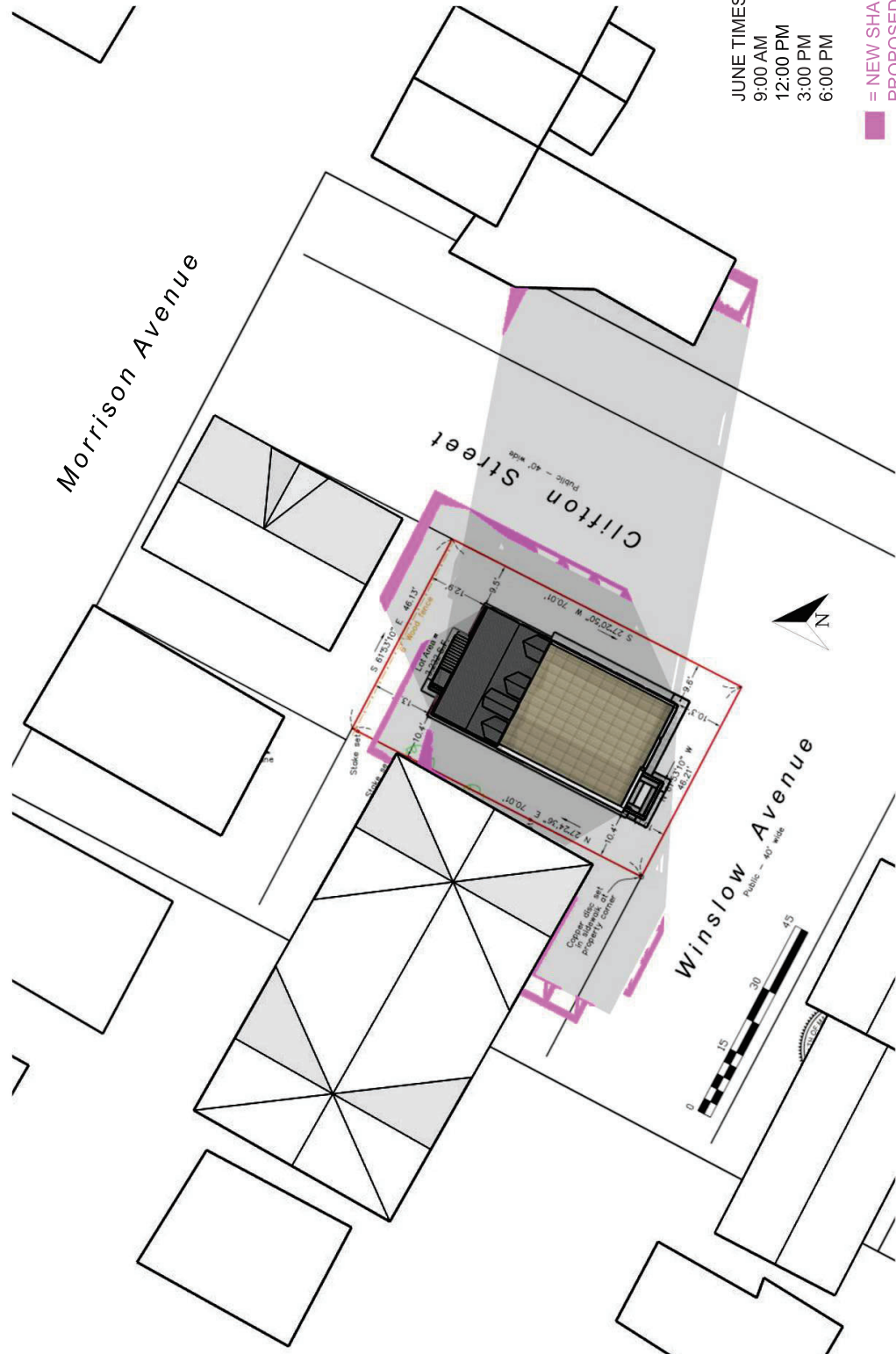
MARCH 21

LONGITUDE: -71.117895

UTC: -4:00

LATITUDE: 42.396130

PROPOSED CHANGE TO EXISTING SHADOWS

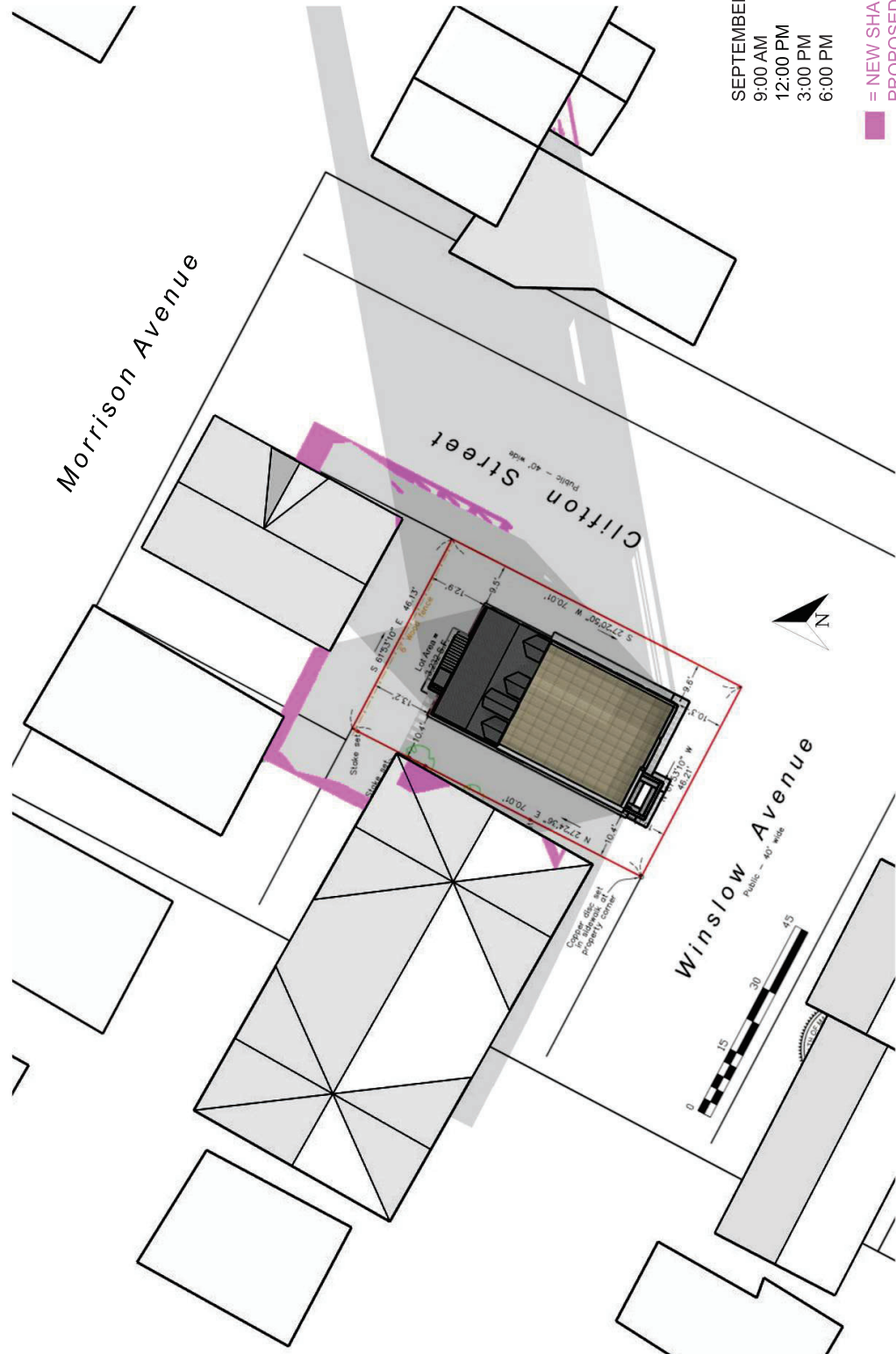


JUNE TIMES OF DAY:
9:00 AM
12:00 PM
3:00 PM
6:00 PM

■ = NEW SHADOW LINE FROM
PROPOSED ADDITION

JUNE 21
LATITUDE: 42.396130
LONGITUDE: -71.117895
UTC: -4:00

PROPOSED CHANGE TO EXISTING SHADOWS



SEPTEMBER TIMES OF DAY:
9:00 AM
12:00 PM
3:00 PM
6:00 PM

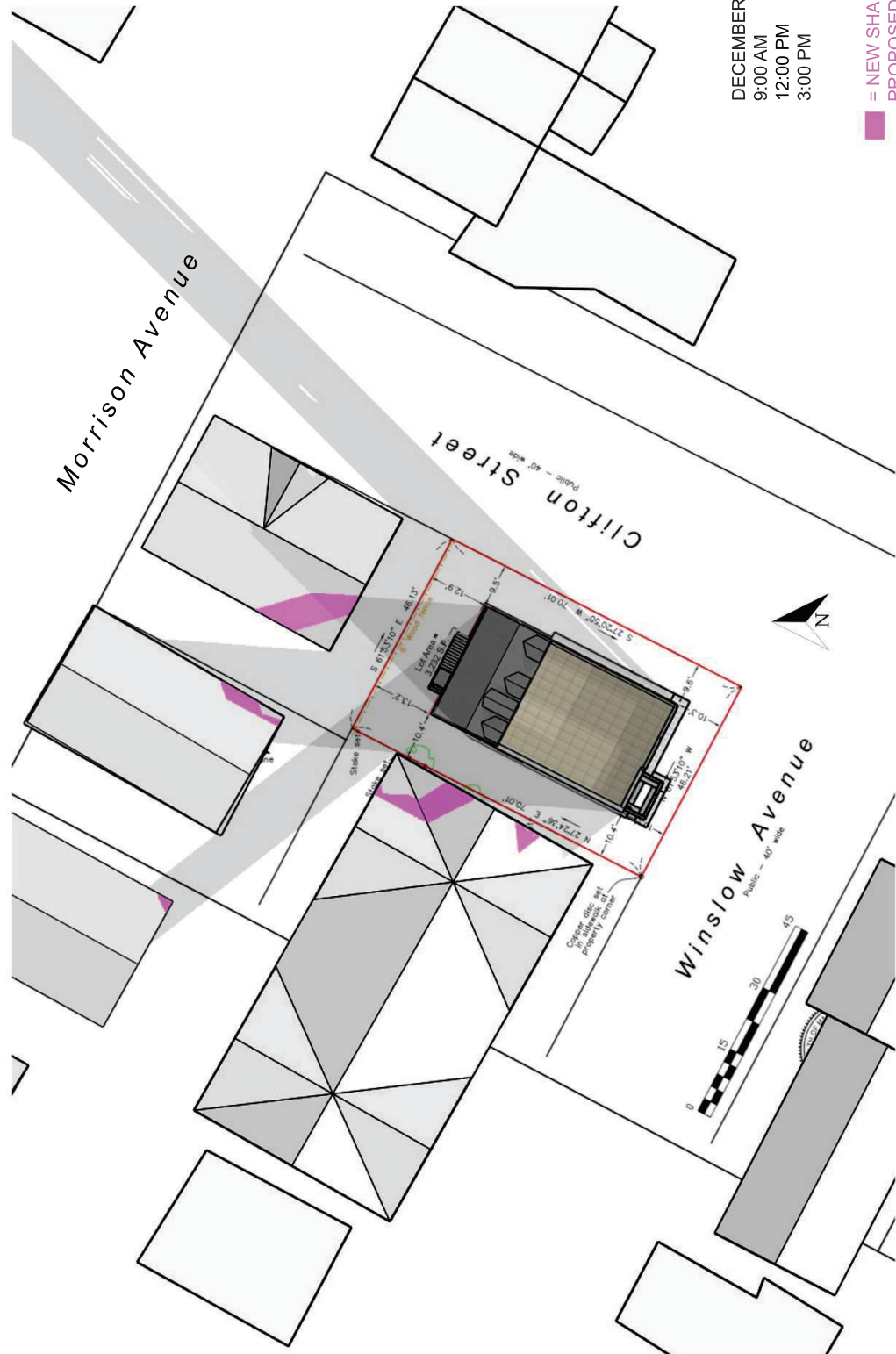
■ = NEW SHADOW LINE FROM
PROPOSED ADDITION

SEPTEMBER 21

LATITUDE: 42.396130 LONGITUDE: -71.117895

UTC: -4:00

PROPOSED CHANGE TO EXISTING SHADOWS



DECEMBER TIMES OF DAY:
9:00 AM
12:00 PM
3:00 PM

■ = NEW SHADOW LINE FROM
PROPOSED ADDITION

DECEMBER 21
LATITUDE: 42.396130
LONGITUDE: -71.117895

UTC: -5:00

The site plan illustrates the proposed 10-unit residential building, a two-story structure with a flat roof, situated on a triangular lot. The lot area is 10,000 sq. ft. The building footprint is 10,000 sq. ft. The lot is bounded by Morrison Avenue to the north, Winslow Avenue to the east, and Clifton Street to the south. The building is set back 10.0' from the south property line (Clifton Street) and 10.0' from the east property line (Winslow Avenue). The lot is divided into two sections by a diagonal line. The building is located in the northern section of the lot. The plan also shows the surrounding streets and adjacent properties. A north arrow and a scale bar (0 to 25 feet) are included. A table of March times is provided in the top right corner.

MARCH TIME
9:00 AM
10:00 AM
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM

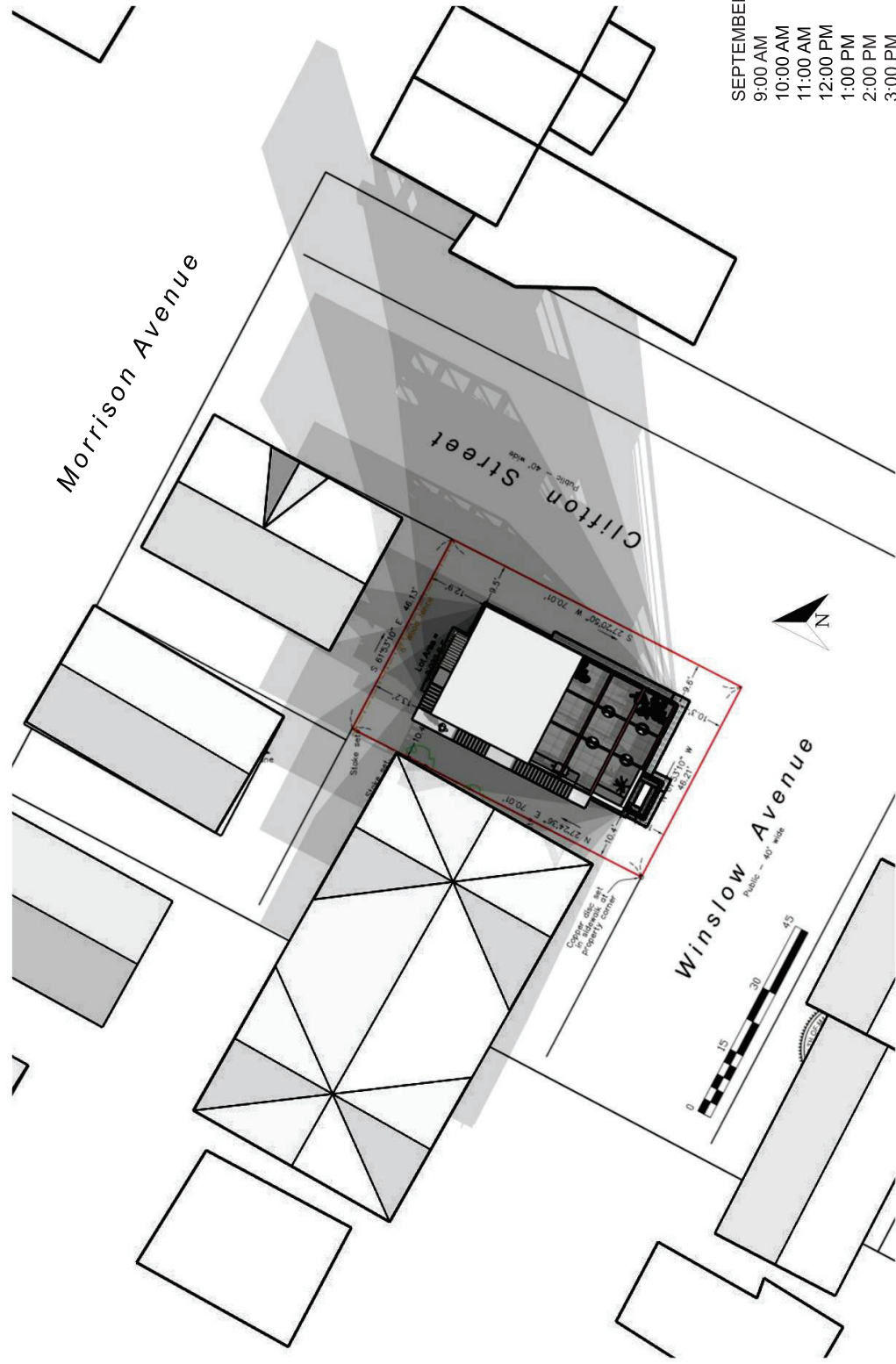
88 WINSLOW SOMERVILLE, MA

[illegible]

9:00 AM
10:00 AM
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM

LATITUDE: 42.396130

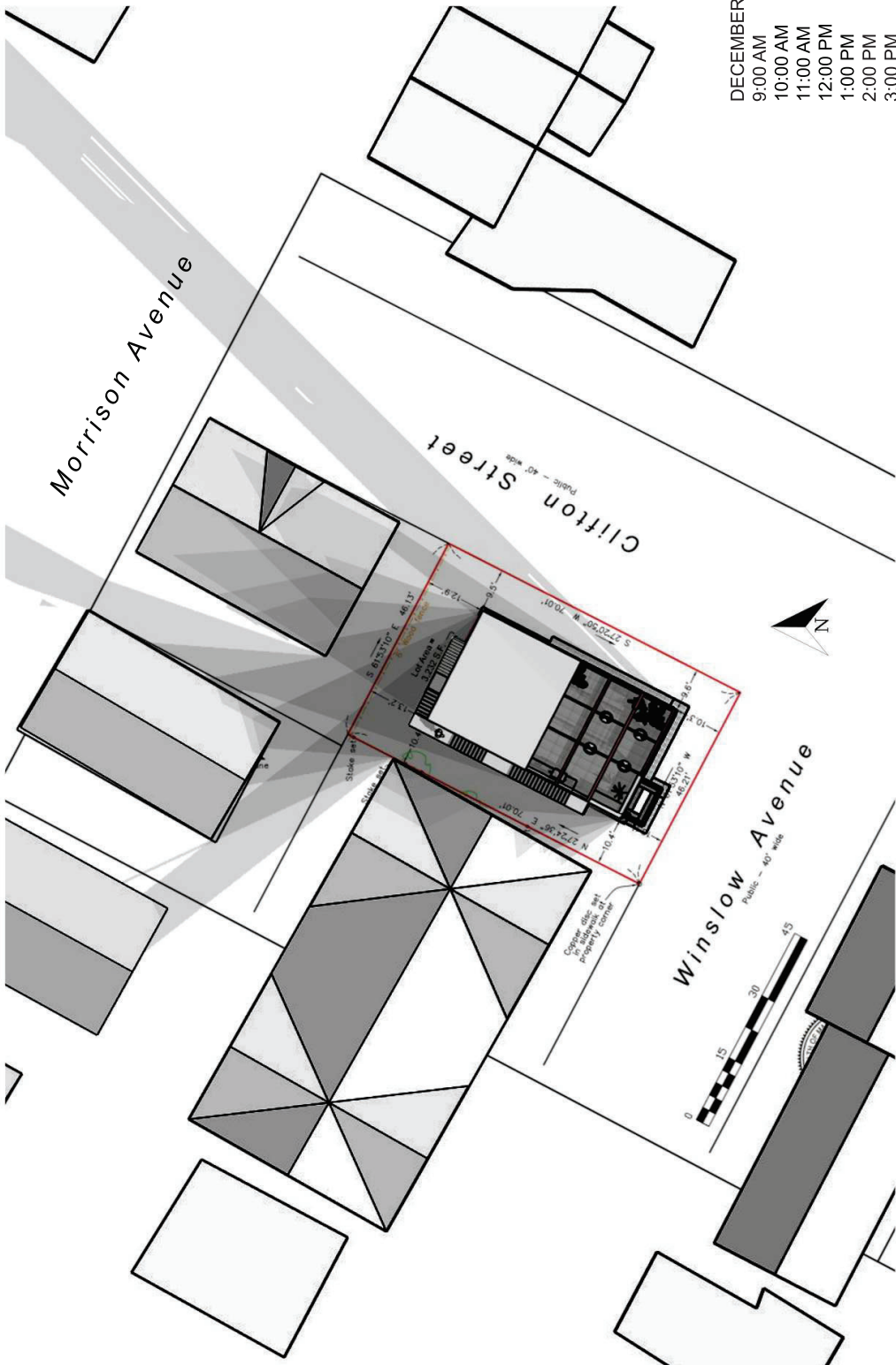
CUMULATIVE NEW SHADOW STUDY



- SEPTEMBER TIMES OF DAY:
- 9:00 AM
 - 10:00 AM
 - 11:00 AM
 - 12:00 PM
 - 1:00 PM
 - 2:00 PM
 - 3:00 PM
 - 4:00 PM
 - 5:00 PM
 - 6:00 PM

SEPTEMBER 21
LATITUDE: 42.396130 LONGITUDE: -71.117895 UTC: -4:00

CUMULATIVE NEW SHADOW STUDY



DECEMBER TIMES OF DAY:

9:00 AM
10:00 AM
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM

DECEMBER 21
LATITUDE: 42.396130 LONGITUDE: -71.117895 UTC: -5:00