

36-38 Magnus Ave. Somerville

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BUILDING CODE REQUIREMENTS

APPLICABLE CODES:

10th Ed. Massachusetts Residential Building Code -
(Adopts with Amendments IRC 2021)

USE & OCCUPANCY:

Existing & Proposed Use: Residential
Existing Occupancy Classification: R-3
Proposed Occupancy Classification: R-3
Construction Type: 5 "Unprotected"

BUILDING ENVELOPE REQUIREMENTS

Building Envelope Requirements - 2021 IECC Table R402.1.3
Climate Zone 5

INSULATION REQUIREMENTS:
ROOFS: R-60 MIN AT ROOFS
WALLS: R-30 MIN., 20/5CI, 13/10CI, OR 0/20CI AT NEW OR ENCLOSED
BASEMENT WALLS: R-19,15CI OR 13/5CI
FLOOR ABOVE UNCONDITIONED SPACE: R-30 MIN.
SLAB ON GRADE: R-10CI, 4FT
CRAWLSPACE WALL: R-19, 15CI OR 13/5CI

AIR BARRIER:
PROVIDE CONTINUOUS AIR BARRIER FROM FOUNDATION TO RIDGE

WINDOW REQUIREMENTS:
WINDOWS: U-VALUE 0.30 MAX.
SKYLIGHTS: U-VALUE 0.55 MAX.

Narrative of Work:

The building is an existing 2-family building (#38 1st floor, #36 2nd floor) undergoing renovations. The proposed work consists of renovation and vertical expansion of Unit #36. The existing third-floor/attic and roof structure will be demolished and replaced with a new full-height third floor and new roof framing to provide habitable bedrooms, bathrooms, office, storage, and accessory residential spaces. The second floor will be reconfigured with a renovated kitchen/dining area, laundry, bath, living spaces, stair to 3rd floor, selective structural and non-structural demolition, and associated finish upgrades. The project also includes structural work extending to the basement, new roof construction, associated electrical work, HVAC modernization, plumbing modifications, insulation, air sealing, and energy-code-related improvements. The existing two-family residential use and occupancy will remain unchanged, and all work shall comply with applicable building, energy, zoning, and local code requirements.

This is supported by the plan set showing Unit #36 on the 2nd and new 3rd floors, the demolition of the existing 3rd-floor roof/interior, the proposed full-height 3rd floor, roof replacement, basement structural work, and second-floor renovation scope.

Additional scope included is in #38 to modify existing interior walls and structure. Additionally, there are cosmetic renovations to the kitchen and living spaces.

Existing Front 3-season porch and rear open porches to remain. Existing Garage to be demolished.

Landscape: Per Landscape Drawings

Proposed Structural: Per Structural Drawings

Fire Protection -
New hard-wired interconnected Smoke detectors in Unit #36

Energy Conservation -
Per HERS Rating for Unit #36

Lighting - Overhead LED Lighting in all rooms.
Hazardous materials - No Hazardous Materials per Owner Attestation

Accessibility - Not required per 521 CMR Architectural Access Board

Ventilation - Kitchen, Bath, Laundry Exhaust to Exterior

HVAC - Heat Pumps: Mitsubishi Wall-mounted Mini-splits or Similar. Capacities: 6,000 to 18,000 BTU/H
Sound: as low as 21 dB(A) SEER: up to 22.3 SPF: up to 13.3 COP: up to 4.2

GENERAL CONSTRUCTION NOTES:

A. **DISCREPANCIES**: THE GENERAL CONTRACTOR SHALL BRING TO THE ARCHITECTS ATTENTION ANY DISCREPANCIES FOUND BETWEEN THE ARCHITECT'S DRAWINGS AND FIELD CONDITIONS.
B. **PERMITS AND APPROVALS**: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING REQUIREMENTS FOR, IDENTIFYING AND SECURING ALL NECESSARY PERMITS AND APPROVALS REQUIRED FROM AUTHORITIES HAVING JURISDICTION OVER THE WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND OCCUPANCY OF THE WORK, SHALL PREPARE THE NECESSARY APPLICATIONS AND SUBMIT REQUIRED PLANS AND DOCUMENTS TO OBTAIN SUCH PERMITS IN A TIMELY MANNER, AND SHALL PAY ALL FEES AND CHARGES IN CONNECTION THEREWITH.
C. **SCALING**: DO NOT SCALE OFF THESE DRAWINGS.
D. **CODES AND REQUIREMENTS**: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL TRADES CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS.
E. **SCHEDULING AND COORDINATION**: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF SEQUENCES AND SCHEDULES AND THE ACTUAL INSTALLED LOCATION AND INTERFACE OF THE WORK.
F. **LANGUAGE:** THE USE OF THE WORDS 'PROVIDE OR 'PROVIDED' IN CONNECTION WITH ANY ITEM SPECIFIED OR INDICATED SHALL MEAN, UNLESS OTHERWISE NOTED, THAT SUCH ITEM SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR (OR HIS/HER SUBCONTRACTORS) WITH ALL REQUIRED ACCESSORIES AND CONNECTED WHERE REQUIRED. THE ARCHITECT SHALL BE THE SOLE AND FINAL JUDGE OF WHAT CONSTITUTES AN ACCEPTABLE MATCH.
G. **TEMPORARY UTILITIES**: THE GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY UTILITIES AS REQUIRED FOR THE CONTRACTOR'S EQUIPMENT.
H. **PUBLIC ACCESS**: PUBLIC SIDEWALKS AND STREETS USED FOR DELIVERY, ACCESS TO THE CONSTRUCTION SITE, AND WHICH MAY BE PART OF THE CONSTRUCTION SITE, SHALL BE PROTECTED AND MAINTAINED BY THE GENERAL CONTRACTOR IN A CLEAN AND SAFE CONDITION AT ALL TIMES. THESE AREAS SHALL NOT BE USED TO STORE CONSTRUCTION MATERIALS OR EQUIPMENT. THE GENERAL CONTRACTOR SHALL REPAIR ANY CONSTRUCTION RELATED DAMAGE TO THESE AREAS.
I. **DEMOLITION**: THE GENERAL CONTRACTOR SHALL LEGALLY DISPOSE OF ALL DEMOLISHED MATERIALS OFFSITE.
J. **WORK IN THE RIGHT-OF-WAY:** THE GENERAL CONTRACTOR SHALL COORDINATE HIS/HER OCCUPANCY, USE, AND POSSIBLE BLOCKAGE OF ANY PUBLIC STREET OR SIDEWALK WITH THE CITY OF CAMBRIDGE AND ANY AND ALL OTHER PUBLIC AGENCIES HAVING JURISDICTION.
K. **CONSTRUCTION AREA:** THE GENERAL CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION AREA IN A CLEAN AND ORDERLY CONDITION, AND SHALL REMOVE AND LEGALLY DISPOSE OF ANY WASTE OFF-SITE.
L. **CONDITIONS OF COMPLETION**: UPON COMPLETION OF THIS PROJECT, THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN ALL FLOOR COVERING, FLOOR BASES, INTERIOR AND EXTERIOR FACE GLASS, AND ALL OTHER ITEMS INSTALLED OR AFFECTED DURING THE CONSTRUCTION, PRIOR TO TURNING THE SPACE OVER TO THE OWNER.
M. **BASIS OF PERFORMANCE:** THESE DRAWINGS ARE INTENDED TO PROVIDE THE BASIS FOR THE PERFORMANCE OF A COMPLETELY FINISHED JOB. ANYTHING NOT EXPRESSLY SET FORTH, BUT WHICH IS REASONABLY IMPLIED AND/OR NECESSARY FOR THE PROPER PERFORMANCE AND COMPLETION OF THIS WORK SHALL BE INCLUDED.
N. **LICENSING:** THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE PROPERLY LICENSED AND INSURED TO PERFORM THE WORK SPECIFIED HEREIN IN THE RESPECITIVE CITY AND THE STATE OF MASSACHUSETTS.

GENERAL NOTES:

A. INTERIOR WALL FINISH TO BE 1/2" 'BLUEBOARD' WITH VENEER PLASTER FINISH (TYP. U.N.O.)
B. GARAGE SIDE OF ALL WALLS AND CEILINGS BETWEEN GARAGE SPACE AND LIVING SPACE TO RECIEVE MIN. (1) LAYER OF 5/8" TYPE 'X' GYP. BD. (TYP. U.N.O.)
C. ALL BATHROOM AND BEDROOM WALLS TO RECEIVE MIN. 3-1/2" SOUND ATTENUATION BATT INSULATION.
D. PROVIDE 3-1/2" SOUND ATTENUATION BATT INSULATION AT ALL WALLS AND FLOOR CEILING ASSEMBLIES SEPARATING INDIVIDUAL RESIDENTIAL UNITS.
E. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL DROP CEILINGS AND SOFFITS AS REQUIRED FOR MECHANICAL SYSTEMS. COORDINATE REQUIREMENTS WITH MECHANICAL CONTRACTOR.
F. FLOORING THROUGHOUT SHALL BE NOMINAL 1" T&G HARDWOOD FLOORING EXCEPT IN BATHROOMS, KITCHEN AND UNFINISHED BASEMENT AREAS. VERIFY TYPE WITH OWNER.
G. PROVIDE FIRE PROTECTION PER SHEET A701 AT ALL FLOOR/CEILING ASSEMBLIES WHICH SEPARATE DWELLING UNITS IN LIEU OF STANDARD 1/2" GYPSUM BOARD OVER THE ENTIRE SPAN OF THE FLOOR/CEILING STRUCTURE.
H. THE SUPPORTING STRUCTURE FOR ALL FIRE RATED FLOOR/CEILING ASSEMBLIES SHALL BE FIRE RATED WITH AN EQUAL OR GREATER FIRE RATING. ALL BEARING POSTS AND BEAMS SUPPORTING FIRE RATED FLOOR/CEILING ASSEMBLIES SHALL BE ENCLOSED WITHIN A 1-HR FIRE RATED WALL ASSEMBLY.
I. PRESSURE TREATED LUMBER IS TO BE USED AT ALL DAMP OR WET LOCATIONS. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO:
   a. 2X SLEEPERS ON CONCRETE SLABS AT THE BASEMENT OR GARAGE LEVEL.
   b. ALL SILLS AND SOLE PLATES AT CONC. OR MASONRY FOUNDATION WALLS.
   c. ALL SLEEPERS ABOVE THE WATERPROOF MEMBRANE AT EXTERIOR DECKING ABOVE AN INTERIOR SPACE.
   d. THE SUPPORTING STRUCTURE FOR ALL EXTERIOR PATIOS AND DECKS AND THEIR ASSOCIATED RAILING SYSTEMS.
J. INSULATE BUILDING ELEMENTS AS FOLLOWS:
   a. MIN. R-49 CLOSED CELL SPRAY FOAM AT SLOPED ROOFS.
   b. MIN R-30 MIN. CLOSED CELL SPRAY FOAM OR RIGID INSULATION AT ALL PATIOS OR BALCONIES ABOVE INTERIOR SPACE.
   c. MIN. R-21 AT ALL EXTERIOR WALLS.
   d. MIN. R-30 AT FLOOR FRAMING ABOVE UNHEATED SPACES.
   e. MIN. R-10 RIGID INSULATION UNDER BASEMENT SLABS
   f. MIN. R-13 CLOSED CELL SPRAY FOAM AT EXT. WALL FURRING IN BASEMENT.
   g. PROVIDE 2" RIGID INSULATION BELOW GRADE AT EXTERIOR SIDE OF ALL FOUNDATION WALLS THAT ARE NOT INSULATED AT INTERIOR SIDE.
K. ALL BATH AND POWDER ROOMS TO BE MECHANICALLY VENTILATED PER 780 CMR 3603.6.2
L. NO SHEET METAL OR OTHER FASTENING MEANS SHALL BE ALLOWED TO PENETRATE CLOTHES DRYER EXHAUST VENTS. VENTS SHALL BE MIN. 016" THICK RIGID METAL DUCTING WITH SMOOTH INTERIOR SURFACE AND JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. (780 CMR 3618.1)
M. STAIRS TO BE CONSTRUCTED PER PLAN AND SECTION - MINIMUM REQUIREMENTS ARE AS FOLLOWS:
   a. MINIMUM TREAD DEPTH 9".
   b. MAXIMUM RISER HEIGHT 8.25".
   c. MINIMUM HEAD CLEARANCE 6'-8".
   d. HANDRAIL REQUIRED AT 30" TO 38" ABOVE STAIR NOSING.
   e. CLEAR SPACE BETWEEN BALLUSTERS AT OPEN SIDED STAIR TO BE LESS THAN 4".
   f. MIN. STAIR WIDTH SHALL BE 36".
   g. MIN. LANDING DEPTH SHALL BE 36".
   h. GUARDRAILS: GUARDRAILS ALONG OPEN FLOOR AREAS AND EXTERIOR DECKS TO BE MINIMUM 36" ABOVE FINISH FLOOR. CLEAR SPACE BETWEEN BALLUSTERS SHALL BE LESS THAN 4".
N. EMERGENCY EGRESS FROM SLEEPING ROOMS:
   a. THE MAXIMUM SILL HEIGHT SHALL BE 44" A.F.F.
   b. MINIMUM CLEAR WIDTH SHALL BE 20".
   c. MINIMUM CLEAR HEIGHT SHALL BE 24".
   d. MINIMUM CLEAR AREA SHALL BE 5.7 S.F. AT WINDOWS 2ND FLOOR AND ABOVE.
   e. MINIMUM CLEAR AREA SHALL BE 5.1 S.F. AT WINDOWS AT GRADE LEVEL.
   f. MINIMUM CLEAR AREA SHALL BE 3.3 S.F. AT DOUBLE HUNG WINDOWS AT ALL LEVELS



Lightbox ARCHITECTURE
lightboxarch.com
508.335.4923

A0.0
GENERAL NOTES & ABBREVIATIONS

1/4" = 1'-0"

09/08/26

36 MAGNUS AVE. SOMERVILLE
SANDLER RESIDENCE

PROJECT SUMMARY: 36-38 MAGNUS AVE.
ZONING RELIEF REQUESTED

Project Description:

The proposed project consists of renovation and vertical expansion of Unit #36 within an existing two-family residential building at 36–38 Magnus Avenue. Unit #38 occupies the first floor, and Unit #36 occupies the second floor and existing third-floor/attic level. The existing third floor already contains habitable residential space, but the existing gable roof and approximately 8-foot ridge height result in sloped ceilings and limited full-height floor area. The proposed work replaces the existing roof/attic condition with a full-height third story and flat roof, while maintaining the existing residential use, existing number of dwelling units, existing building footprint, and existing side-yard relationships. The project also includes interior renovations, structural upgrades, building-envelope improvements, MEP modernization, and related code, energy, and life-safety improvements. The requested variance is limited to the façade build-out requirement triggered by classification of the building as a Triple Decker rather than a Detached House; the project otherwise complies with the applicable dimensional standards shown on the zoning drawings.

Narrative Statement:

The Applicant requests a limited Hardship Variance from the minimum façade build-out requirement for the Triple Decker building type in the NR district. The existing building complies with the 50% façade build-out requirement for a Detached House; classification as a Triple Decker increases the requirement to 60%. The existing/proposed façade build-out is approximately 56%, and the building otherwise complies with applicable Triple Decker dimensional standards. The requested relief is therefore limited to the change in façade build-out ratio between two permitted residential building types.

The hardship results from the existing lot and building configuration. The existing third floor contains habitable space, but its approximately 8-foot ridge and sloped gable roof leave much of the floor area below 7 feet in height. The proposal replaces this constrained condition with a full-height third story and flat roof while maintaining the existing residential use, number of dwelling units, building footprint, and side-yard relationships.

Literal compliance could be achieved only by widening the entire building by approximately 1.7 feet, despite the building otherwise meeting minimum width requirements, creating disproportionate structural, foundation, envelope, and construction impacts. A mansard roof could also provide a full-height third floor, but would add approximately $40,000 in construction cost. The proposed flat-roof design instead carries the existing wall alignment upward and provides functional, code-compliant living space within the established footprint.

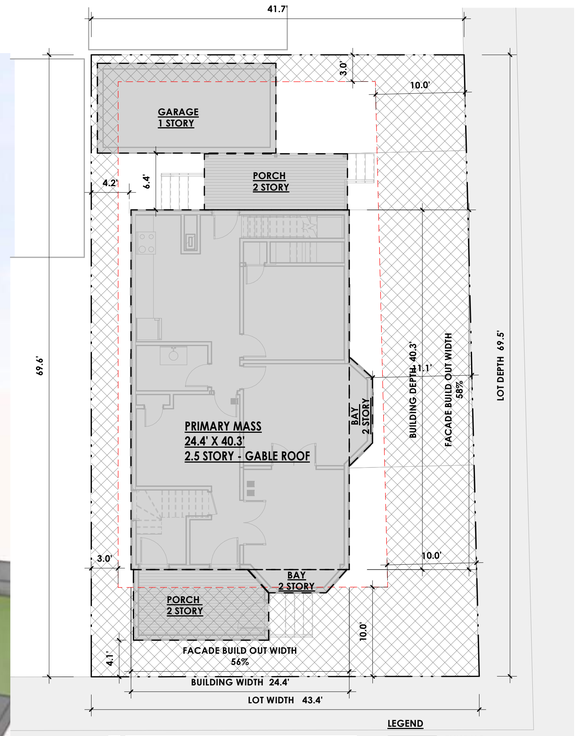
Granting the variance would not cause substantial detriment to the public good or derogate from the intent of the NR district. The relief is narrow, dimensional, and directly related to the existing building proportions and the change in façade build-out requirement from Detached House to Triple Decker.

Existing Building Type: Detached House

Facade Width: 24.4'
Lot Width: 43.4'
Facade Build Out: 56%
Req. Facade Build Out Width:50%
Complies?: Yes

Existing 3rd floor gable roof with approx 50% habitable space





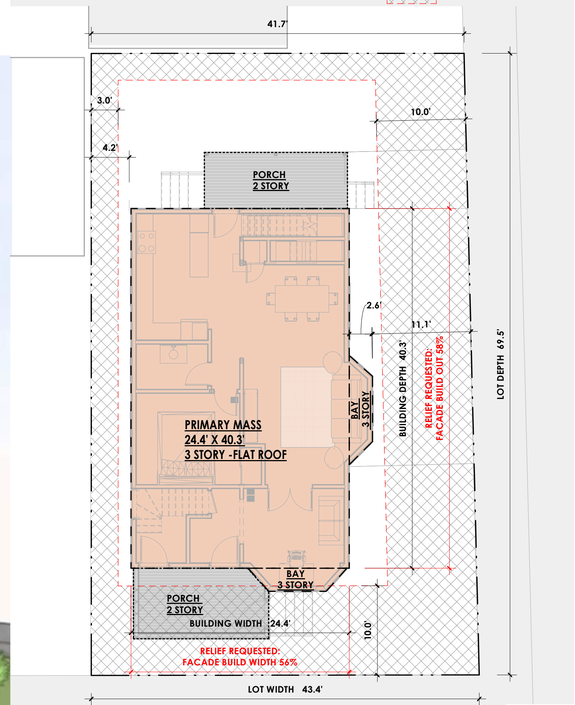
1 SITE PLAN - EXISTING Relief Requested
1/8" = 1'-0"

Proposed Building Type: Triple Decker

Facade Width: 24.4'
Lot Width: 43.4'
Facade Build Width: 56%
Req. Facade Build Out Width: 60%
Complies?: No - Relief Requested

New 3rd Floor Addition - Full height habitable space over existing footprint





2 SITE PLAN - PROPOSED Relief Requested
1/8" = 1'-0"

REGISTERED ARCHITECT
LEVI J. TOTAS
No. 50928
CAMBRIDGE, MASS.
COMMONWEALTH OF MASSACHUSETTS

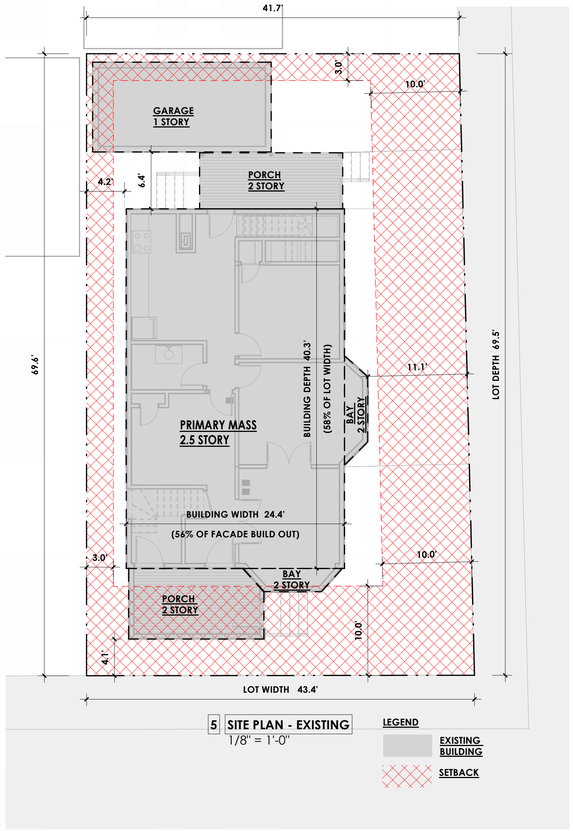
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A0.1
ZONING SUMMARY

1/8" = 1'-0"

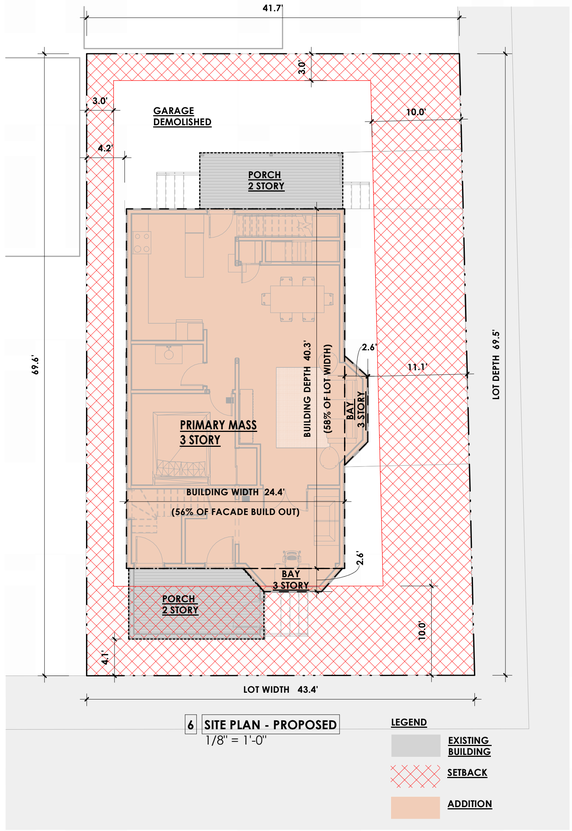
09/08/26

36 MAGNUS AVE.
SOMERVILLE
SANDLER RESIDENCE



5 SITE PLAN - EXISTING
1/8" = 1'-0"

LEGEND
- EXISTING BUILDING
- SETBACK



6 SITE PLAN - PROPOSED
1/8" = 1'-0"

LEGEND
- EXISTING BUILDING
- SETBACK
- ADDITION

Project Description:

The proposed project consists of renovation and vertical expansion of Unit #36 within an existing two-family residential building at 36–38 Magnus Avenue. Unit #38 occupies the first floor, and Unit #36 occupies the second floor and existing third-floor/attic level. The existing third floor already contains habitable residential space, but the existing gable roof and approximately 8-foot ridge height result in sloped ceilings and limited full-height floor area. The proposed work replaces the existing roof/attic condition with a full-height third story and flat roof, while maintaining the existing residential use, existing number of dwelling units, existing building footprint, and existing side-yard relationships. The project also includes interior renovations, structural upgrades, building-envelope improvements, MEP modernization, and related code, energy, and life-safety improvements. The requested variance is limited to the façade build-out requirement triggered by classification of the building as a Triple Decker rather than a Detached House; the project otherwise complies with the applicable dimensional standards shown on the zoning drawings.

DIMENSIONAL FORM - SOMERVILLE

	ORDINANCE	EXISTING	PROPOSED
RESIDENCE DISTRICT:	NR	NR	NR
BUILDING TYPE:	TRIPLE DECKER	DETACHED HOUSE	TRIPLE DECKER
BUILDING USE:	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT STANDARDS			
LOT WIDTH:			
NO DRIVEWAY ACCESS	32	-	-
SIDE OR REAR DRIVEWAY ACCESS	32	41.7'	41.7'
FRONT DRIVEWAY ACCESS	34	41.7'	41.7'
LOT COVERAGE:	60%	refer to Landscape Plans	refer to Landscape Plans
GREEN SCORE(MIN/IDEAL):	0.35/0.40	refer to Landscape Plans	refer to Landscape Plans
BUILDING SETBACKS			
PRIMARY FRONT:	10'/20'	4.1'	4.1'
SECONDARY FRONT:	10'/20'	11.1'	11.1'
SIDE SETBACK(MIN):			
NO DRIVEWAY ACCESS	5'	-	-
SIDE OR REAR DRIVEWAY ACCESS	5'	4.2'	4.2'
FRONT DRIVEWAY ACCESS	3'	4.2'	4.2'
SUM OF SIDES:			
NO DRIVEWAY ACCESS	10'	-	-
SIDE OR REAR DRIVEWAY ACCESS	10'	10'	10'
FRONT DRIVEWAY ACCESS	12'	12'	12'
BUILDING SEPARATION(MIN):	10'	6.4'	6.4'
PARKING SETBACKS			
PRIMARY FRONT	20'	0'	0'
SECONDARY FRONT	10'	0'	0'
MAIN MASS	MAIN MASS	MAIN MASS	MAIN MASS
FACADE BUILD OUT(MIN)	60%	56%,58%	56%,58%
WIDTH(MIN/MAX)	22'/28'	24.4'	24.4'
DEPTH(MIN/MAX)	28'/48'	40.3'	40.3'
GROUND STORY ELEVATION(MIN)	2'	3'	3'
STORY HEIGHT(MIN/MAX)	10'/12'	10'/12'	10'/12'
NUMBER OF STORIES(MAX)	2.5	3	3
ROOF TYPE	FLAT, GABLE, GAMBREL, HIP, MANSARD	FLAT, GABLE, GAMBREL, HIP, MANSARD	FLAT, GABLE, GAMBREL, HIP, MANSARD
FACADE COMPOSITION			
GROUND STORY FENESTRATION(MIN/MAX)	15%/50%	15%/50%	15%/50%
UPPER STORY FENESTRATION(MIN/MAX)	15%/50%	15%/50%	15%/50%
USE & OCCUPANCY			
DWELLING UNITS(MAX)	3	3	3
OUTDOOR AMENITY SPACE(MIN)	1/DU	1/DU	1/DU

DEMO SURFACE AREA

EXISTING SURFACE AREA
- 648 SF FRONT WALL
- 670SF ROOF LEFT SIDE
- 930 LEFT WALL
- 670SF ROOF RIGHT SIDE
- 941 RIGHT WALL
- 648 REAR WALL

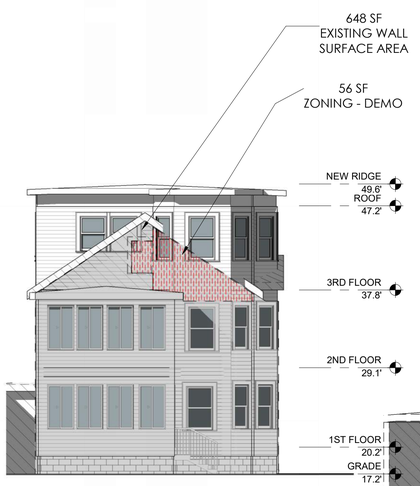
TOTAL= 4,507 EXISTING SURFACE AREA

DEMO SURFACE AREA
- 56 SF FRONT WALL
- 670SF ROOF LEFT SIDE
- 670SF ROOF RIGHT SIDE
- 40 REAR WALL

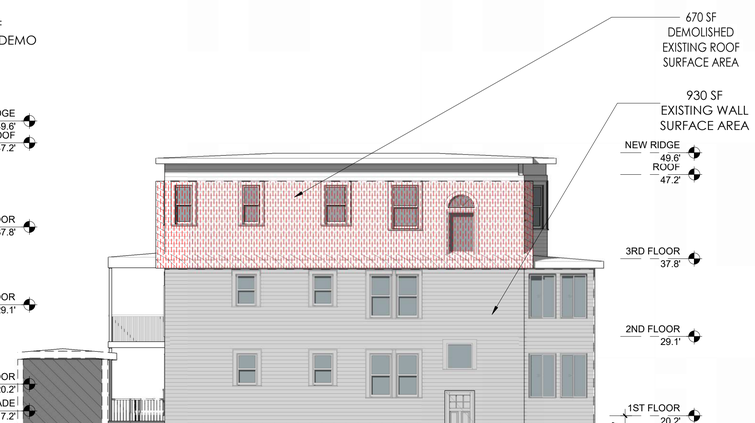
TOTAL= 1,436 DEMO SURFACE AREA

NOT BUILDING DEMOLITION

DEMO SURFACE AREA IS 32%



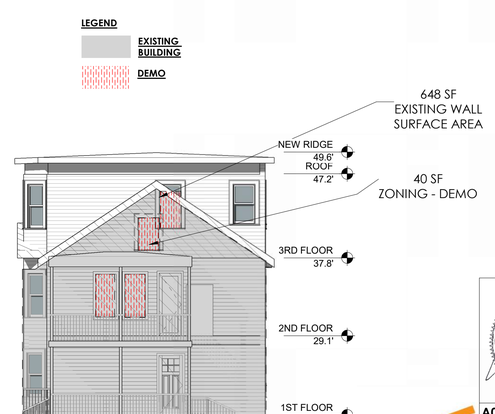
1 DEMO - FRONT ELEV
1/8" = 1'-0"



2 DEMO - LEFT ELEV
1/8" = 1'-0"



3 DEMO - RIGHT ELEV
1/8" = 1'-0"



4 DEMO - REAR ELEV
1/8" = 1'-0"

REGISTERED ARCHITECT
LEN J. TOFIAS
No. 51928
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

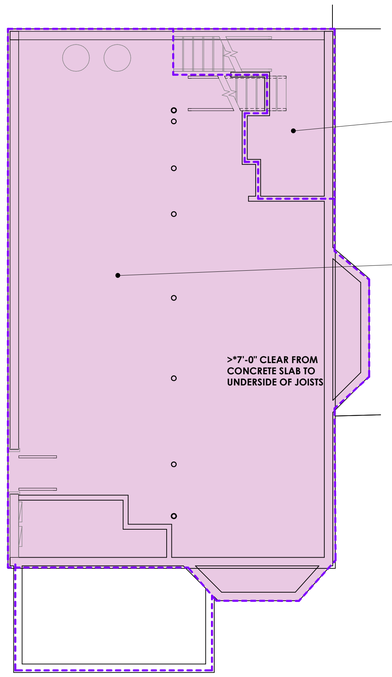
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ZONING SITE PLANS & DIM FORM

As indicated

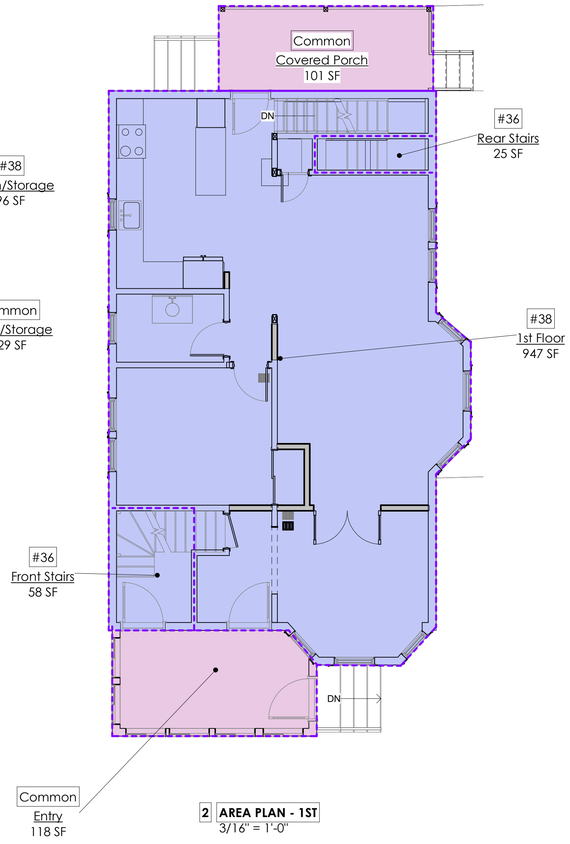
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36 MAGNUS AVE.
SOMERVILLE
SANDLER RESIDENCE

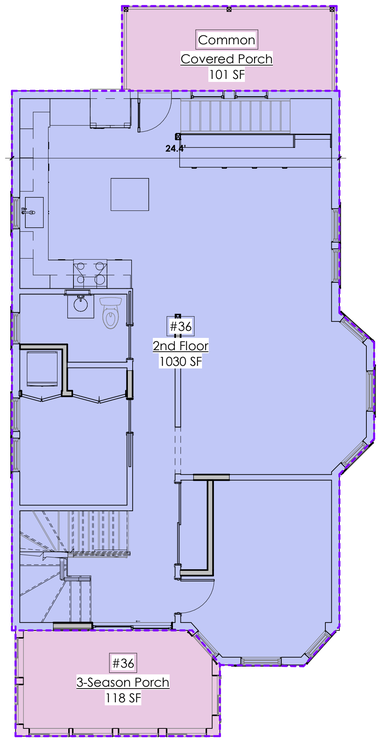
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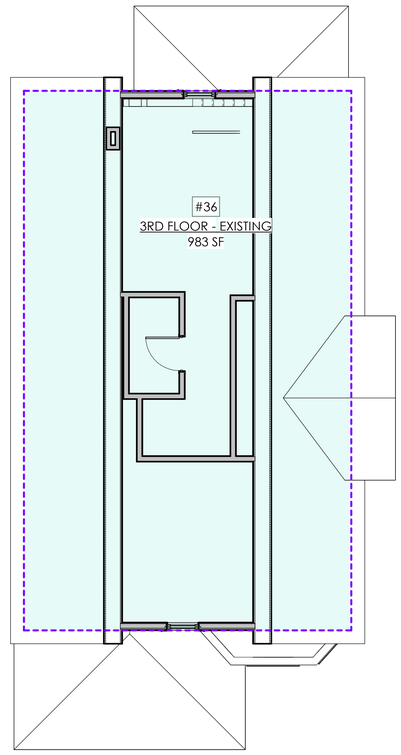
1 **AREA PLAN - BASEMENT**
3/16" = 1'-0"



2 **AREA PLAN - 1ST**
3/16" = 1'-0"



3 **AREA PLAN - 2ND**
3/16" = 1'-0"



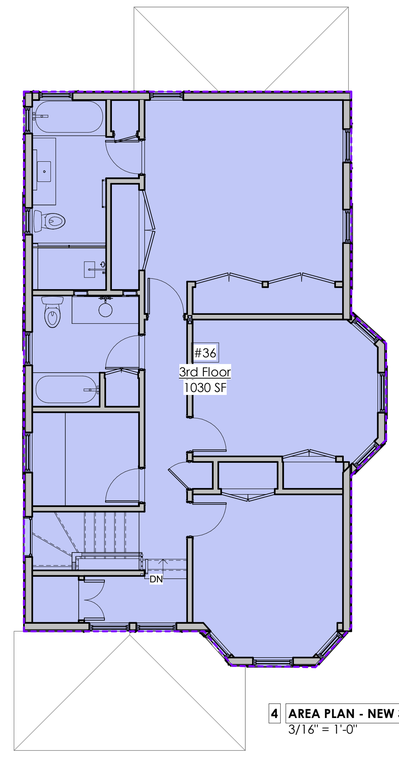
5 **EXISTING - 3RD FLOOR**
3/16" = 1'-0"

Legend

- Conditioned
- Unconditioned
- Existing to be Demo

Gross Floor Area:

	Existing:	Proposed:
Basement:	1025	1025
1st:	1249	1249
2nd:	1249	1249
3rd:	983	1030
Total:	**4506**	**4553**



4 **AREA PLAN - NEW 3RD**
3/16" = 1'-0"

COMMONWEALTH OF MASSACHUSETTS
REGISTERED ARCHITECT
LEVI J. TOPAS
No. 50928
CAMBRIDGE, MASS

A0.3
ZONING GROSS FLOOR AREA PLANS
3/16" = 1'-0"
09/08/26
36 MAGNUS AVE. SOMERVILLE
SANDLER RESIDENCE

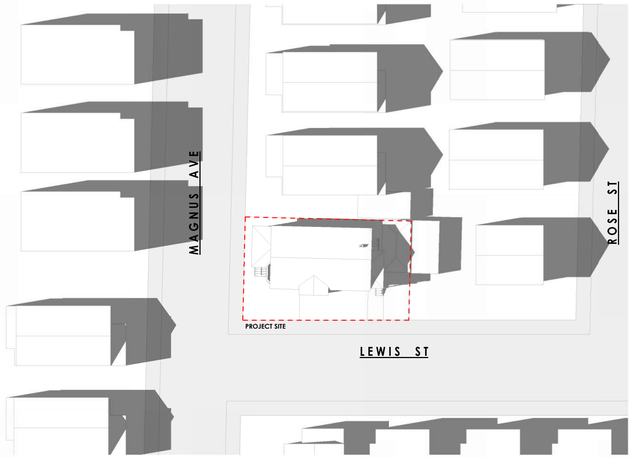
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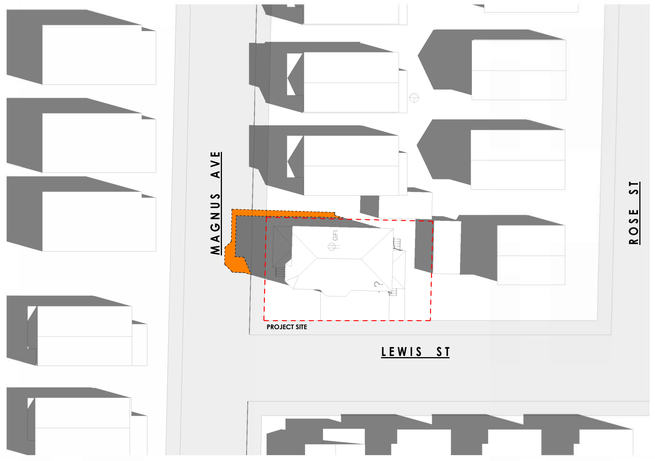
EXISTING 9AM



EXISTING 12PM



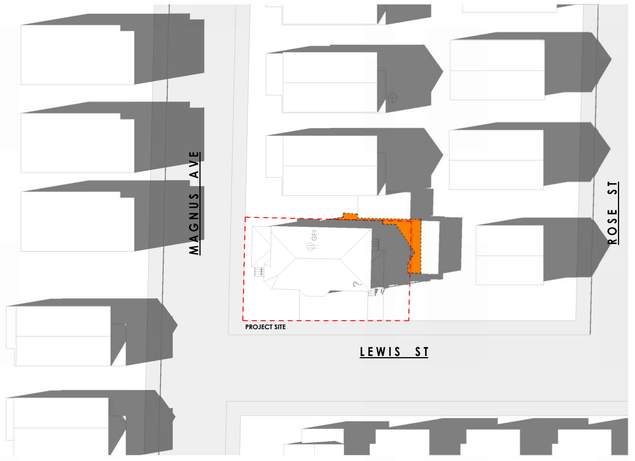
EXISTING 3PM



PROPOSED 9AM



PROPOSED 12PM



PROPOSED 3PM

SUMMER SOLSTICE

SHADOW STUDY LEGEND

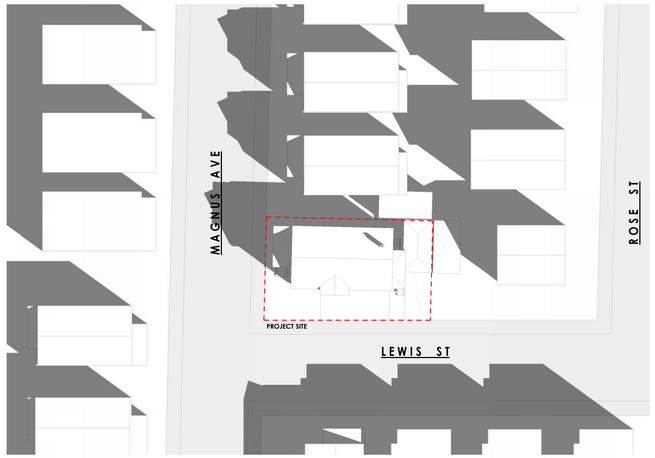
ADDITIONAL SHADOW CREATED

36-38 MAGNUS AVE PROPERTY LINE

REGISTERED ARCHITECT
LEVI J. TOMAS
No. 51938
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

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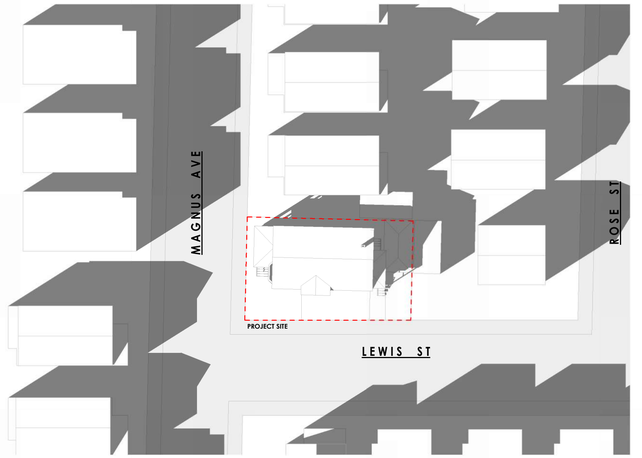
A0.4
SHADOW STUDY - SUMMER
As indicated
09/08/26
36 MAGNUS AVE, SOMERVILLE
SANDLER RESIDENCE



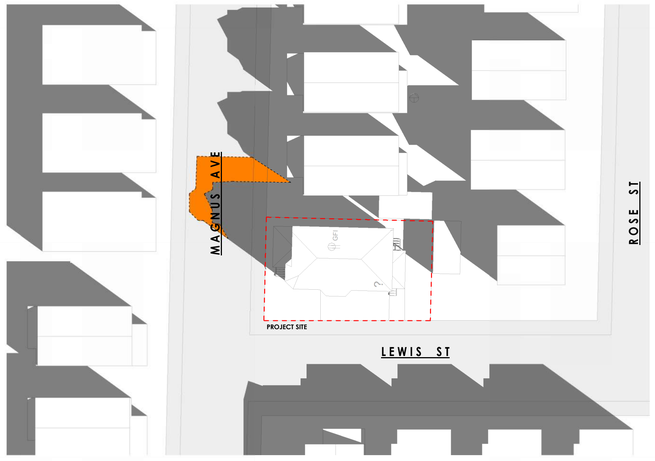
EXISTING 9AM



EXISTING 12PM



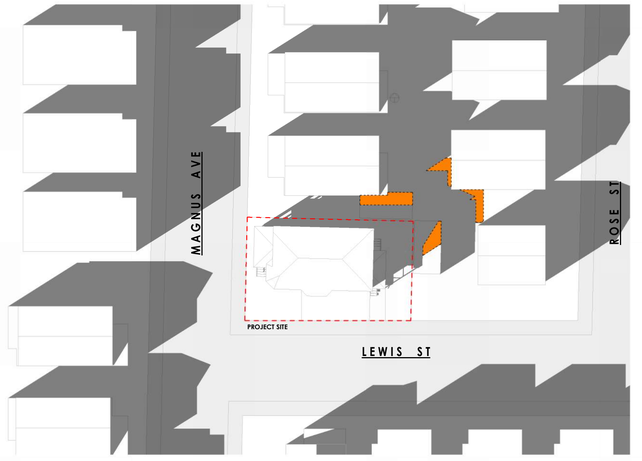
EXISTING 3PM



PROPOSED 9AM



PROPOSED 12PM



PROPOSED 3PM

SPRING/FALL EQUINOX

SHADOW STUDY LEGEND

N

ADDITIONAL SHADOW CREATED

36-38 MAGNUS AVE PROPERTY LINE

REGISTERED ARCHITECT
JEFF J. TOFFAN
No. 51928
CAMBRIDGE, MASS.
COMMONWEALTH OF MASSACHUSETTS

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A0.5
SHADOW STUDY - EQUINOX SPRING/FALL
As Indicated

09/08/26

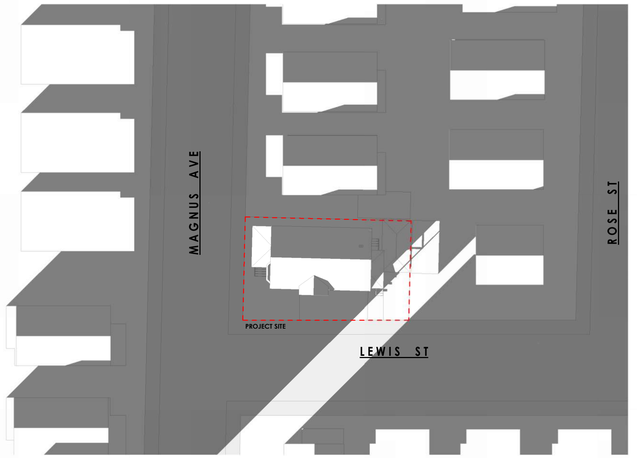
36 MAGNUS AVE, SOMERVILLE
SANDLER RESIDENCE



EXISTING 9AM



EXISTING 12PM



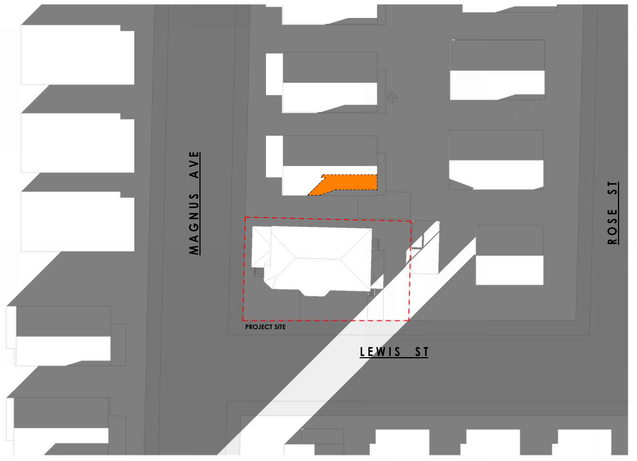
EXISTING 3PM



PROPOSED 9AM



PROPOSED 12PM



PROPOSED 3PM

WINTER SOLSTICE

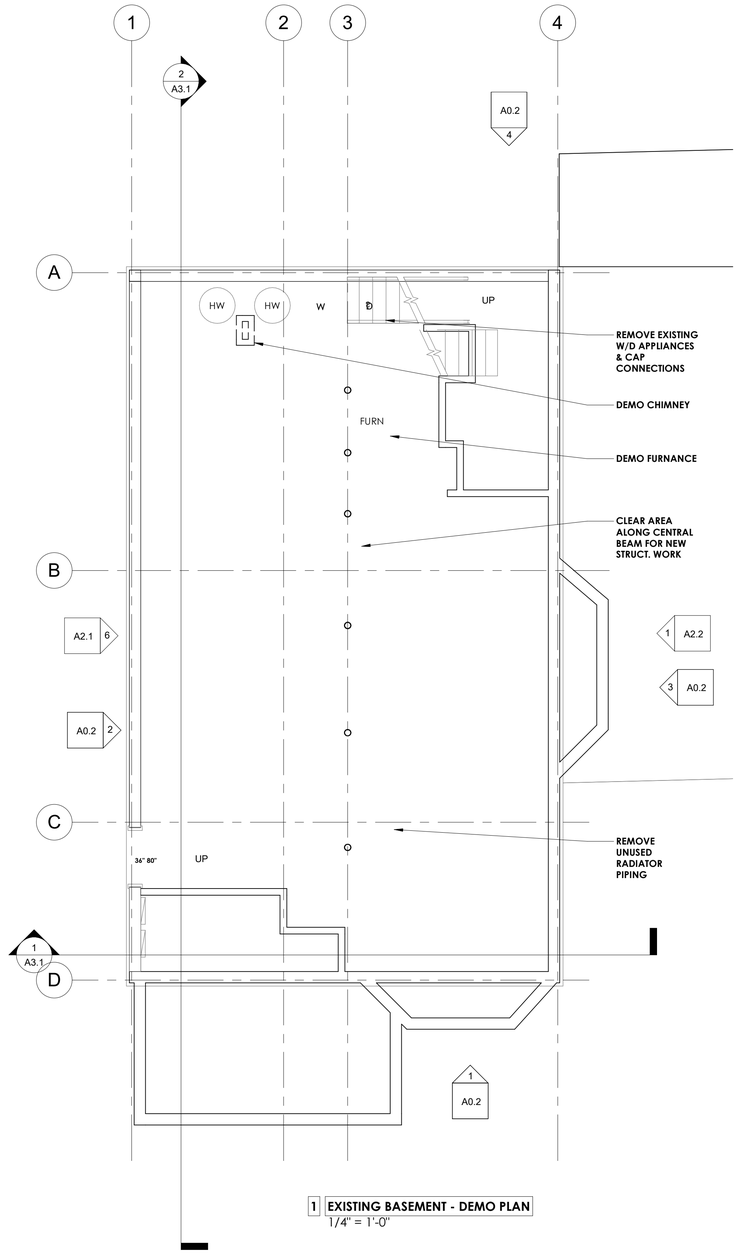
SHADOW STUDY LEGEND

- ADDITIONAL SHADOW CREATED
- 36-38 MAGNUS AVE PROPERTY LINE

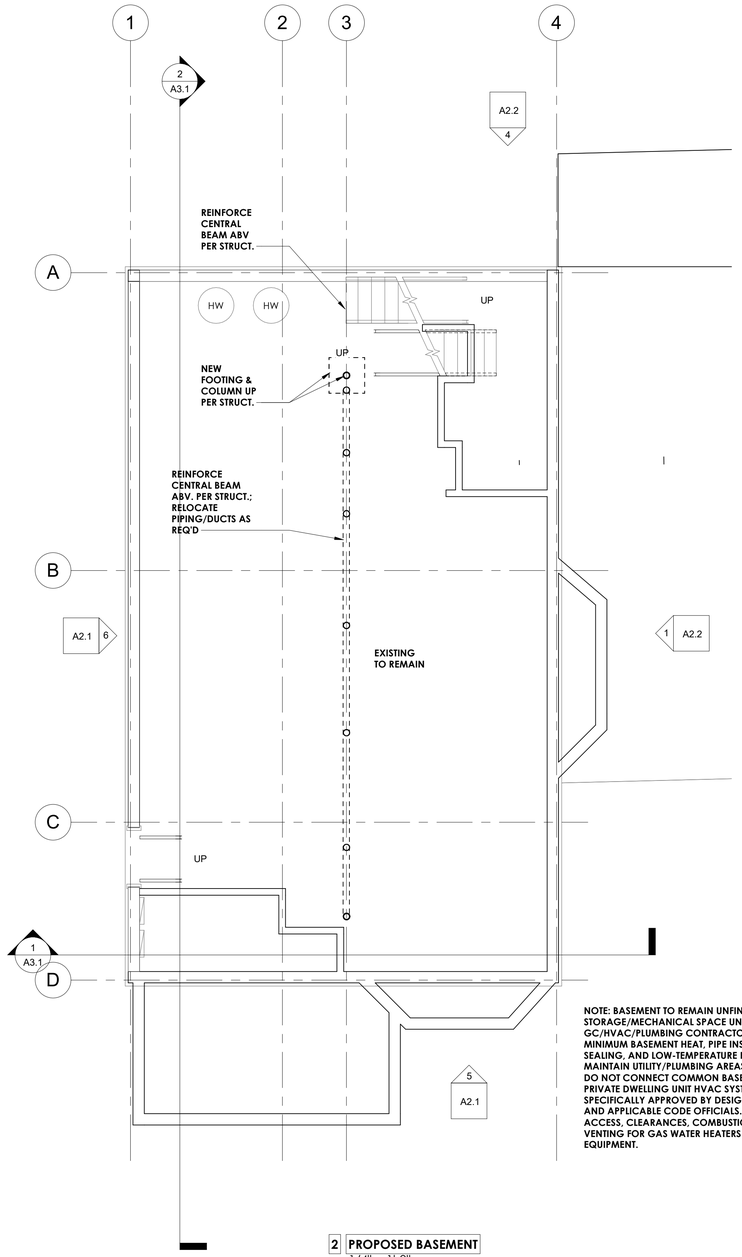
REGISTERED ARCHITECT
LEVI J. TOFAS
No. 50928
CAMBRIDGE, MASS.
COMMONWEALTH OF MASSACHUSETTS

A0.6
SHADOW STUDY - WINTER SOLSTICE
As indicated
09/08/26
36 MAGNUS AVE, SOMERVILLE
SANDLER RESIDENCE

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1 **EXISTING BASEMENT - DEMO PLAN**
1/4" = 1'-0"



NOTE: BASEMENT TO REMAIN UNFINISHED COMMON STORAGE/MECHANICAL SPACE UNDER CURRENT SCOPE. GC/HVAC/PLUMBING CONTRACTOR TO COORDINATE MINIMUM BASEMENT HEAT, PIPE INSULATION, AIR SEALING, AND LOW-TEMPERATURE PROTECTION TO MAINTAIN UTILITY/PLUMBING AREAS ABOVE FREEZING. DO NOT CONNECT COMMON BASEMENT HEATING TO A PRIVATE DWELLING UNIT HVAC SYSTEM UNLESS SPECIFICALLY APPROVED BY DESIGN TEAM, OWNER, AND APPLICABLE CODE OFFICIALS. MAINTAIN REQUIRED ACCESS, CLEARANCES, COMBUSTION AIR, AND VENTING FOR GAS WATER HEATERS AND UTILITY EQUIPMENT.

2 **PROPOSED BASEMENT**
1/4" = 1'-0"



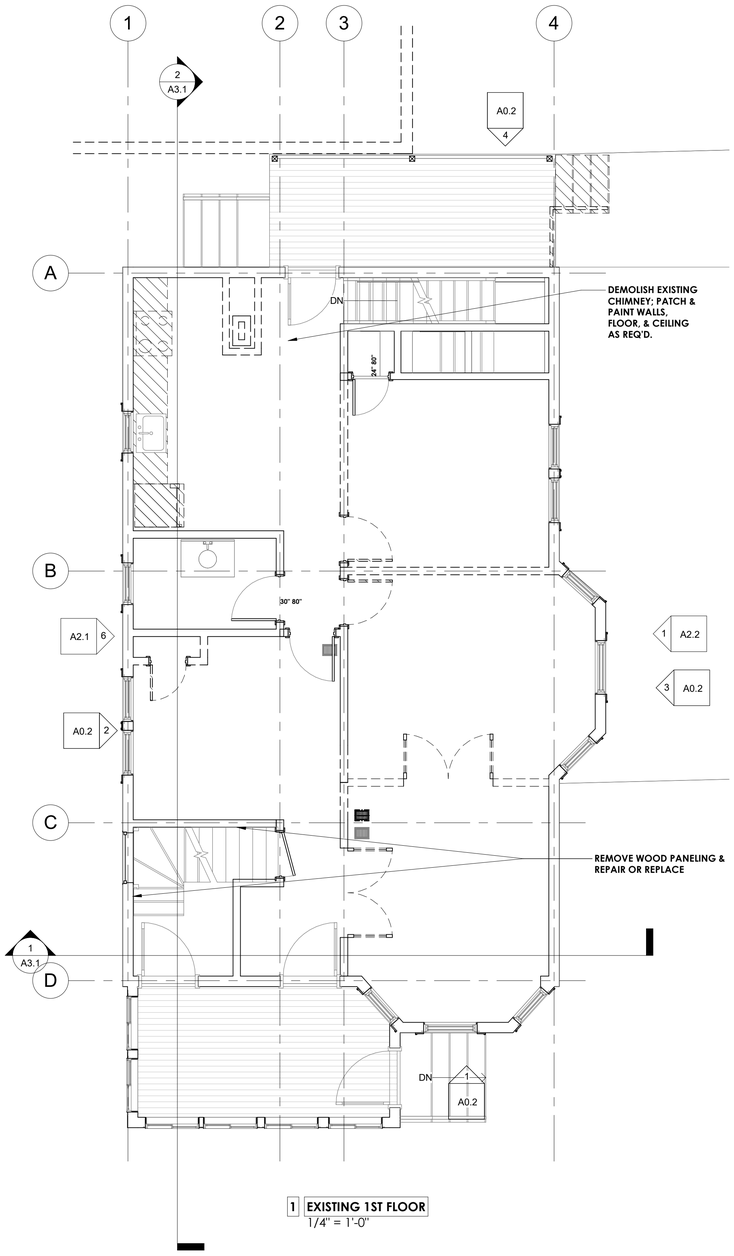
A1.1
BASEMENT PLANS

1/4" = 1'-0"

09/08/26

36 MAGNUS AVE.
SOMERVILLE
SANDLER RESIDENCE

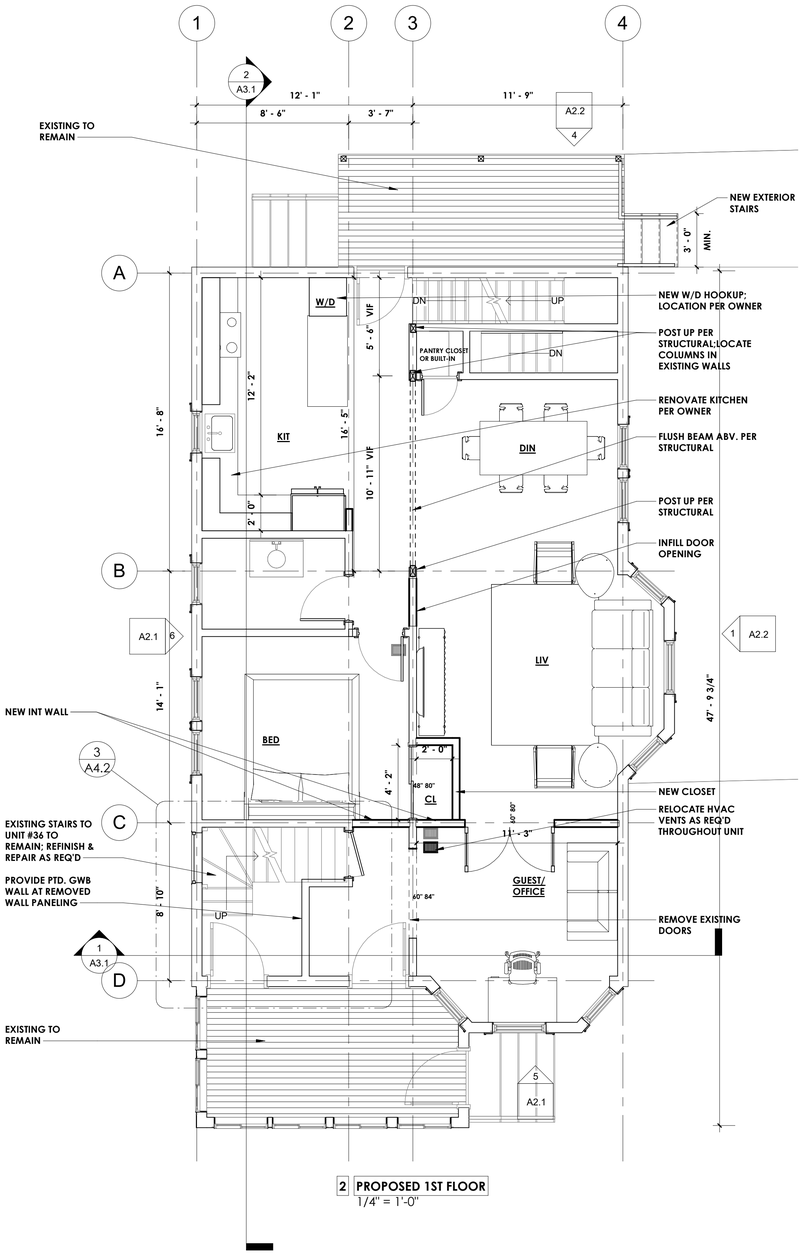
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1 **EXISTING 1ST FLOOR**
1/4" = 1'-0"

NOTE: VERIFY IN FIELD ALL EXISTING WALL LOCATIONS AND LOCATE NEW STRUCTURE RELATIVE TO EXISTING STRUCTURE, EXISTING STAIRS ETC. NEW STRUCTURE TO BE WITHIN EXISTING WALLS U.N.O.

ELEC NOTE:
1. INCLUDE A LINE ITEM TO REWIRE THE ENTIRE UNIT.
2. LIGHTING PER OWNER



2 **PROPOSED 1ST FLOOR**
1/4" = 1'-0"

REGISTERED ARCHITECT
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CAMBRIDGE, MASS.
COMMONWEALTH OF MASSACHUSETTS

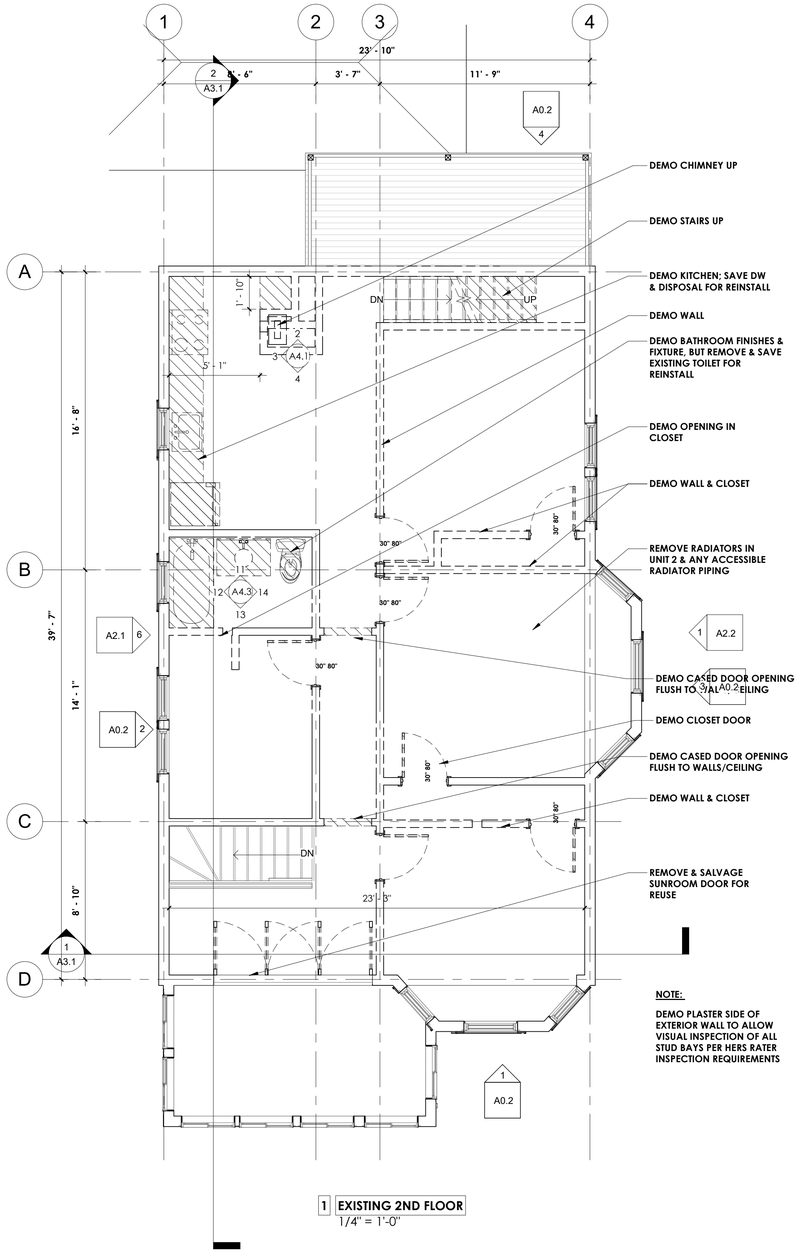
A1.2
1ST FLOOR PLANS

1/4" = 1'-0"

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SANDLER RESIDENCE

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NOTE:
DEMO PLASTER SIDE OF EXTERIOR WALL TO ALLOW VISUAL INSPECTION OF ALL STUD BAYS PER HERS RATER INSPECTION REQUIREMENTS

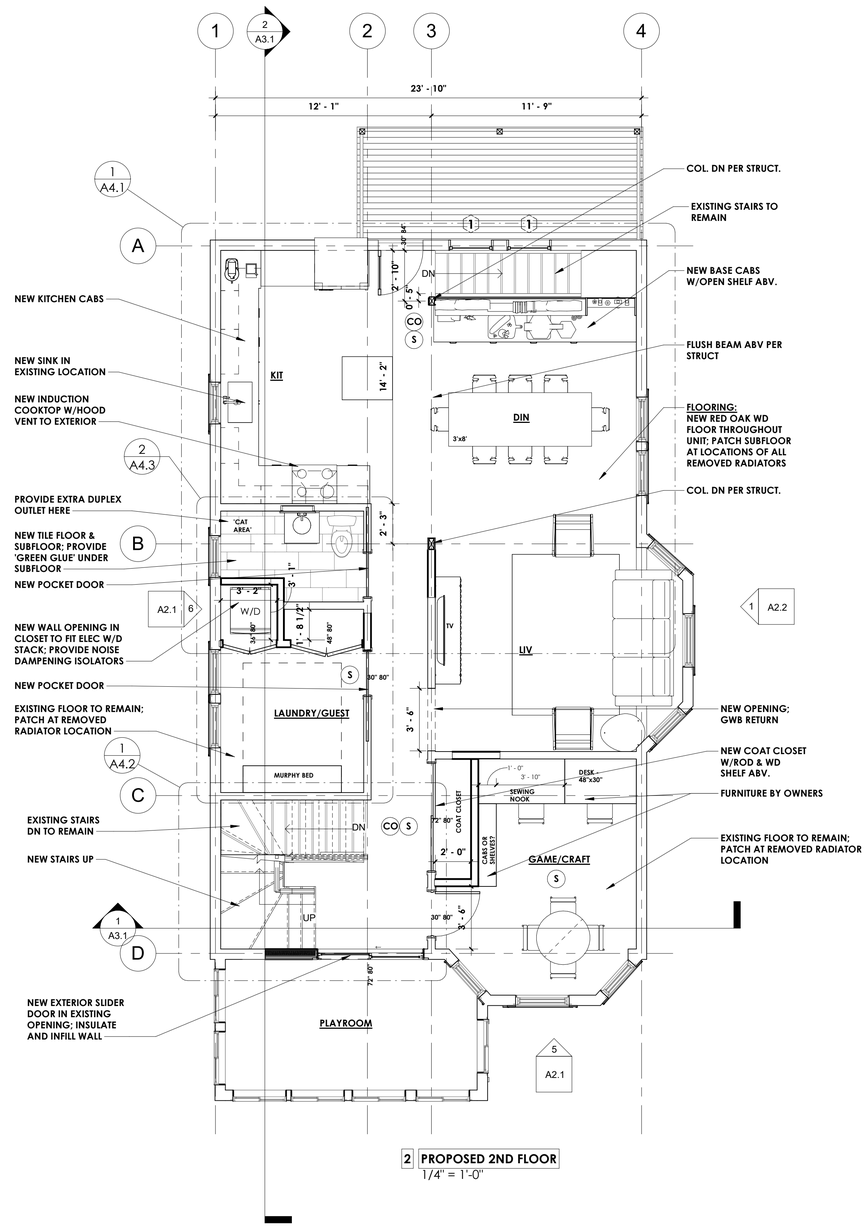
1 EXISTING 2ND FLOOR
1/4" = 1'-0"

NOTE: VERIFY IN FIELD ALL EXISTING WALL LOCATIONS AND LOCATE NEW STRUCTURE RELATIVE TO EXISTING STRUCTURE, EXISTING STAIRS ETC. NEW STRUCTURE TO BE WITHIN EXISTING WALLS U.N.O.

HVAC NOTE:
CONTRACTOR TO COORDINATE, FIREBLOCKING AT EACH FLOOR PENETRATION, AND ALL REQUIRED WEATHERPROOFING AND AIR SEALING. DEMO UNIT 2 RADIATORS AND REMOVE PIPING; PATCH & REPAIR FLOORS AT DEMO LOCATIONS.

LIGHTING:
PROVIDE 1 LARGE PENDANT OR SEMI-FLUSH MOUNT FIXTURE AT DINING ROOM
PROVIDE UNDERCABINET LIGHTING IN KITCHEN & DINING ROOM OPEN SHELF
PROVIDE RECESSED WAFER LIGHTS IN HALLS & STAIRS
CLOSETS: PROVIDE MOTION LIGHTING IN ALL CLOSETS

INTERIOR DOORS:
PROVIDE SOLID CORE MDF DOORS AT ALL PASSAGE LOCATIONS
PROVIDE HOLLOWCORE MDF DOORS AT ALL CLOSET LOCATIONS



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

REGISTERED ARCHITECT
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CAMBRIDGE, MASS.
COMMONWEALTH OF MASSACHUSETTS

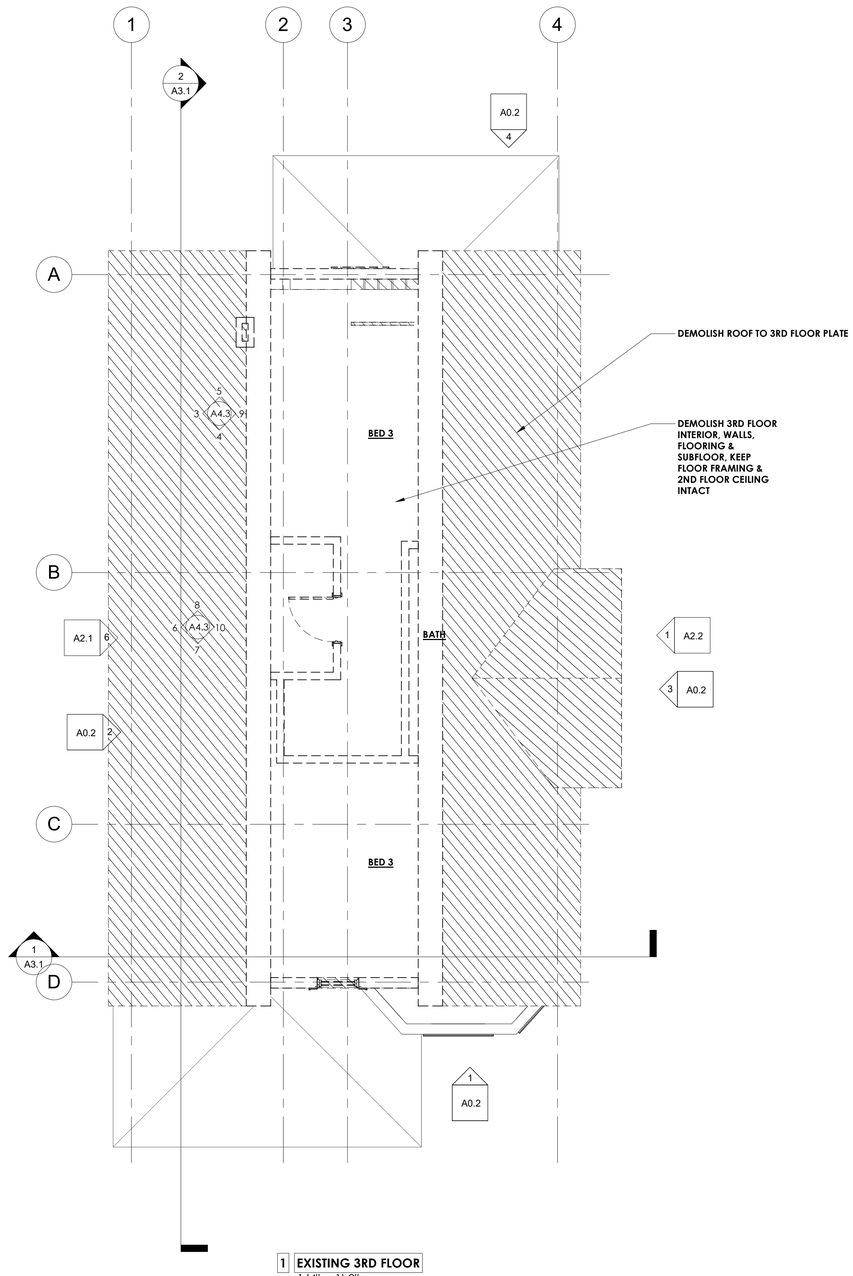
A1.3
2ND FLOOR PLANS

1/4" = 1'-0"

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36 MAGNUS AVE.
SOMERVILLE
SANDLER RESIDENCE

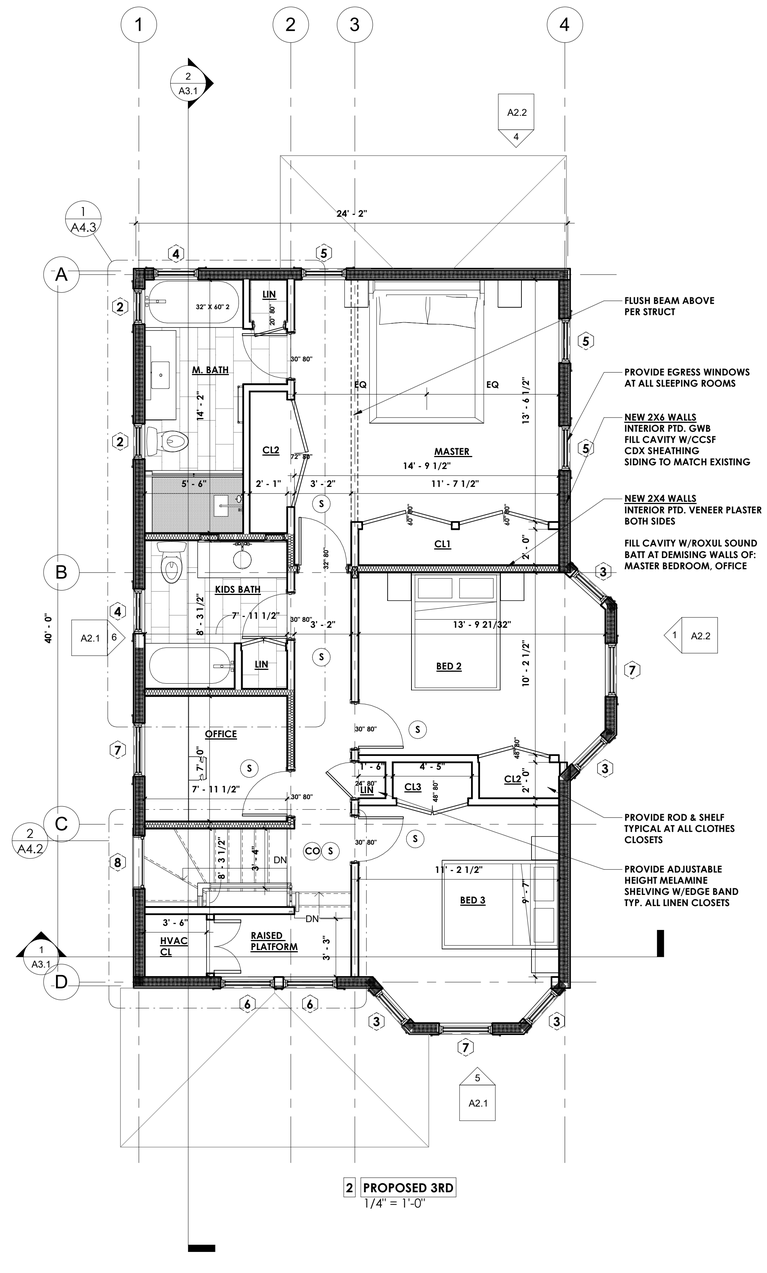
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1 **EXISTING 3RD FLOOR**
1/4" = 1'-0"

NOTE: VERIFY IN FIELD ALL EXISTING WALL LOCATIONS AND LOCATE NEW STRUCTURE RELATIVE TO EXISTING STRUCTURE, EXISTING STAIRS ETC. NEW STRUCTURE TO BE WITHIN EXISTING WALLS U.N.O. NEW EXTERIOR WALLS TO BE ALIGNED WITH EXISTING EXTERIOR WALLS BELOW

LIGHTING:
AT BEDROOMS PROVIDE 1 CENTRAL FLUSH MOUNT FIXTURE
PROVIDE 3" RECESSED WAFER LIGHTS IN HALLS & STAIRS
CLOSETS: PROVIDE MOTION LIGHTING IN ALL CLOSETS



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



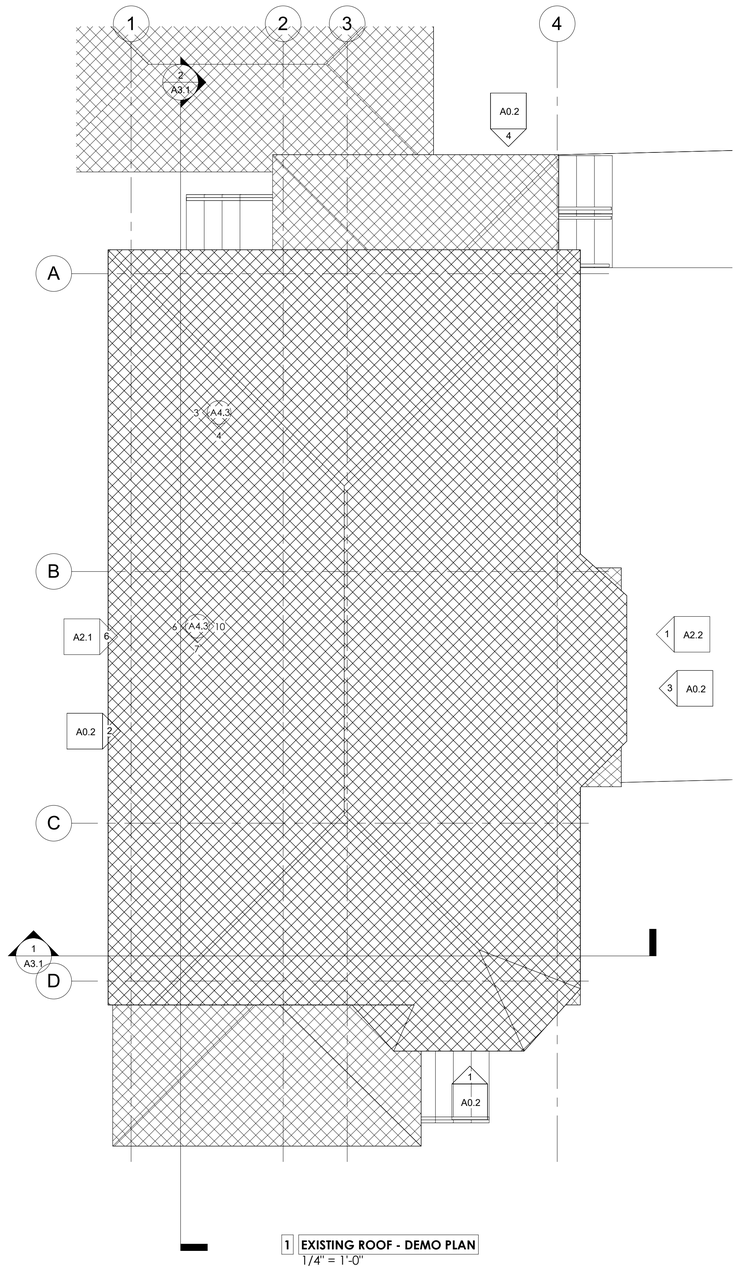
A1.4
3RD FLOOR PLANS

1/4" = 1'-0"

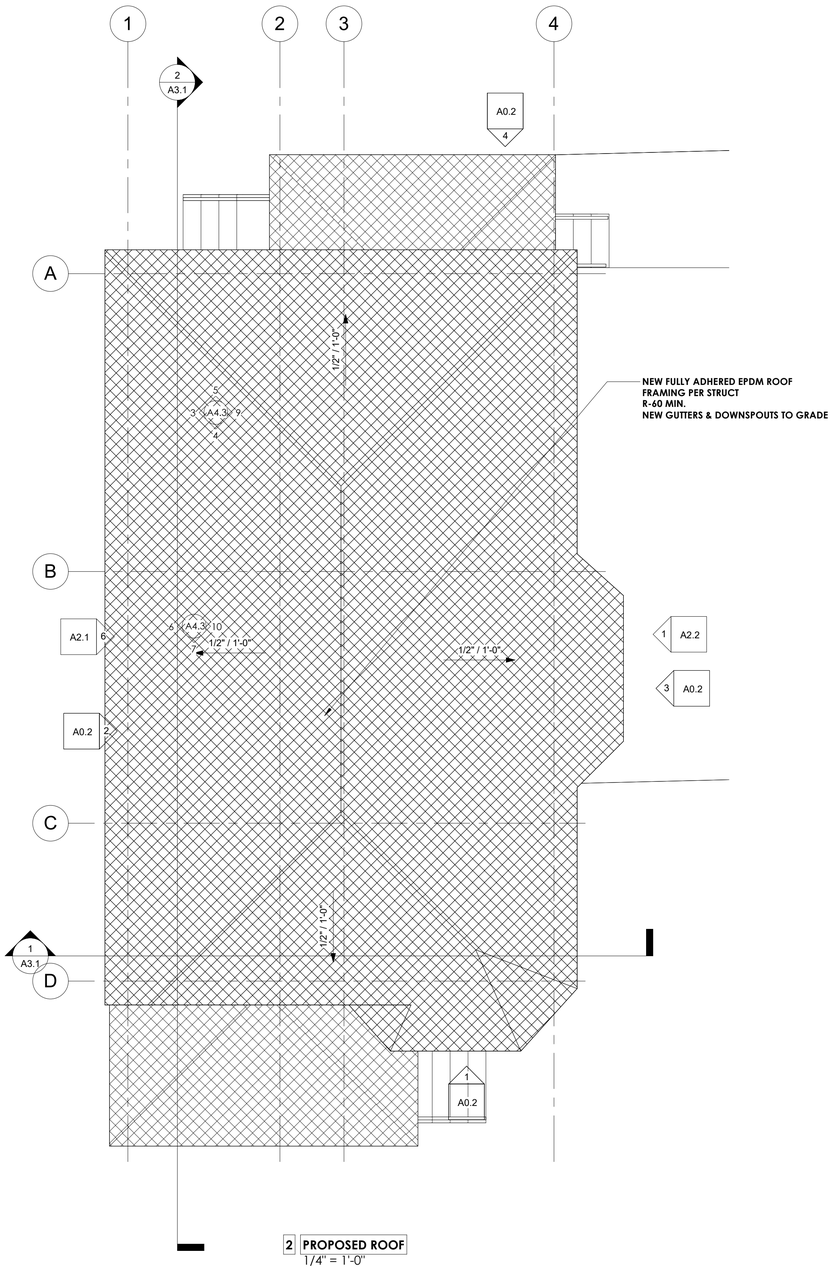
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SANDLER RESIDENCE

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1 **EXISTING ROOF - DEMO PLAN**
1/4" = 1'-0"



2 **PROPOSED ROOF**
1/4" = 1'-0"

REGISTERED ARCHITECT
LEVI J. TOPAS
No. 51928
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

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A1.5
ROOF PLANS

1/4" = 1'-0"

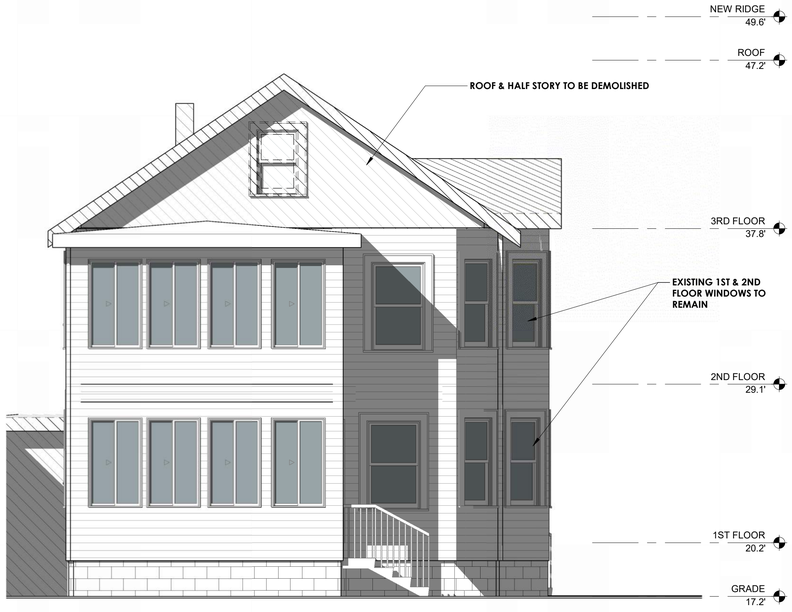
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SOMERVILLE
SANDLER RESIDENCE

WINDOW SCHEDULE - NEW CONSTRUCTION							
Type Comments	Type Mark	Width	Height	Head Height	Sill Height	Count	Comments
2ND FLOOR							
Fixed	1	2' - 6"	5' - 0"	7' - 0"	2' - 0"	2	MATCH EXISTING HEAD HEIGHT
NEW 3RD							
Single-Hung Windows	2	2' - 0"	4' - 6"	8' - 0"	3' - 6"	2	
Single-Hung Windows	3	2' - 4"	5' - 0"	8' - 0"	3' - 0"	4	
Single-Hung Windows	4	2' - 6"	4' - 6"	8' - 0"	3' - 6"	2	
Single-Hung Windows	5	2' - 6"	5' - 0"	8' - 0"	3' - 0"	3	
Single-Hung Windows	6	3' - 0"	4' - 0"	8' - 0"	4' - 0"	2	
Single-Hung Windows	7	3' - 0"	5' - 0"	8' - 0"	3' - 0"	3	
Fixed	8	3' - 0"	5' - 0"	5' - 0"	0' - 0"	1	
Fixed - Round Top	9	3' - 0"	1' - 6"	6' - 11"	5' - 5"	1	

WINDOW NOTES:
WINDOWS SHALL BE NFRC-RATED VINYL WINDOWS WITH WHOLE-UNIT U-FACTOR OF 0.30 MAXIMUM, OR BETTER, AND SHGC AS MODELED BY THE HERS RATER. BASIS OF DESIGN: HARVEY VINYL WINDOWS WITH LOW-E/ARGON OR BETTER GLAZING PACKAGE. CONTRACTOR SHALL PROVIDE FINAL NFRC RATINGS FOR EACH WINDOW TYPE PRIOR TO ORDERING FOR CONFIRMATION WITH HERS MODEL.

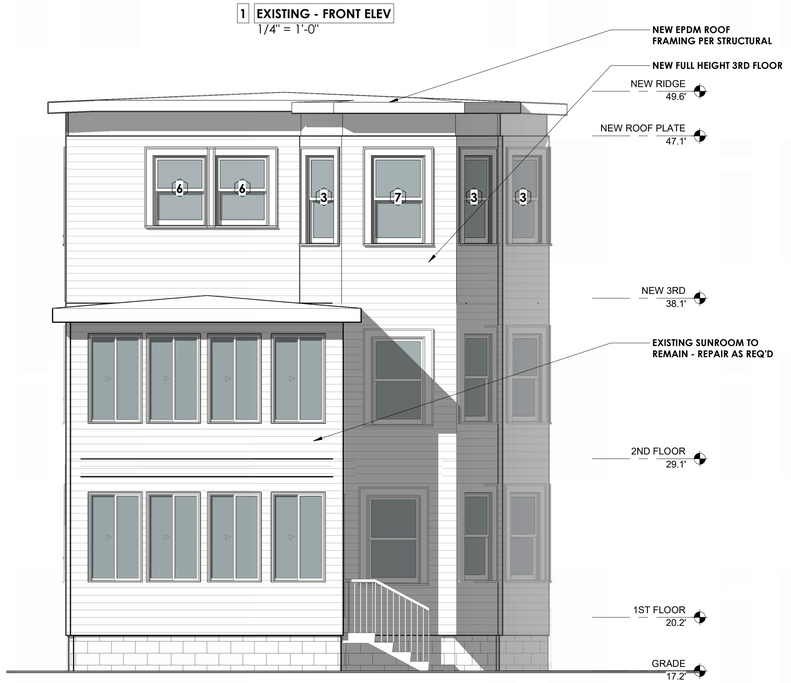
PROVIDE SINGLE HUNG WINDOWS AT ALL OPERABLE WINDOWS. NO GRIDS REQUIRED.



1 EXISTING - FRONT ELEV
1/4" = 1'-0"



2 EXISTING - LEFT ELEV
1/4" = 1'-0"



5 PROPOSED FRONT ELEV
1/4" = 1'-0"



6 PROPOSED LEFT ELEV
1/4" = 1'-0"

COMMONWEALTH OF MASSACHUSETTS
REGISTERED ARCHITECT
LEVI J. TORAN
No. 50928
CAMBRIDGE, MASS.

A2.1
ELEVATIONS
1/4" = 1'-0"

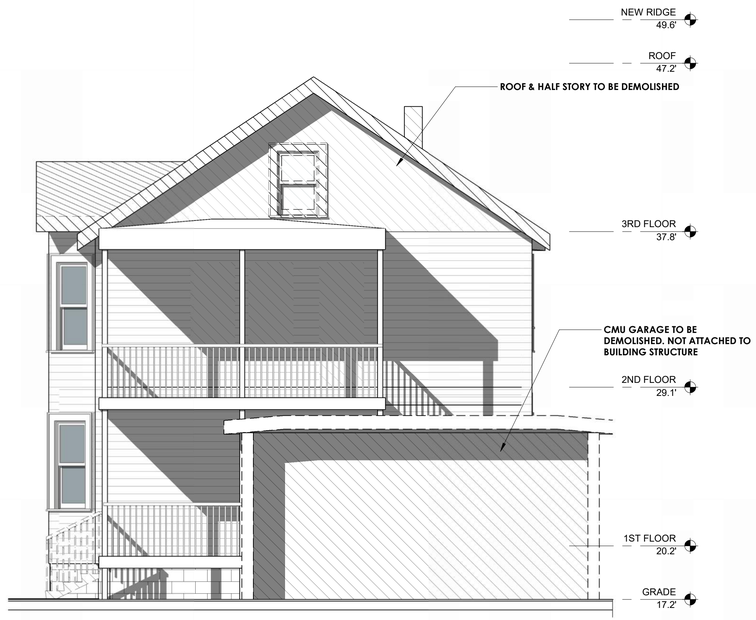
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36 MAGNUS AVE.
SOMERVILLE
SANDLER RESIDENCE

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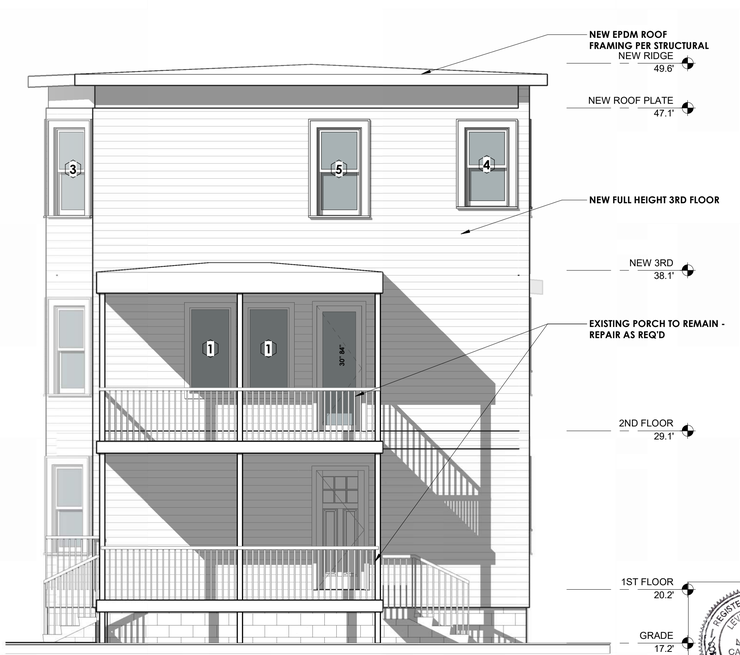
2 **EXISTING - RIGHT ELEV**
1/4" = 1'-0"



3 **EXISTING - REAR ELEV**
1/4" = 1'-0"



1 **PROPOSED RIGHT ELEV**
1/4" = 1'-0"



4 **PROPOSED REAR ELEV**
1/4" = 1'-0"

REGISTERED ARCHITECT
JEFF J. TOFFEY
No. 50128
CAMBRIDGE, MASS.
COMMONWEALTH OF MASSACHUSETTS

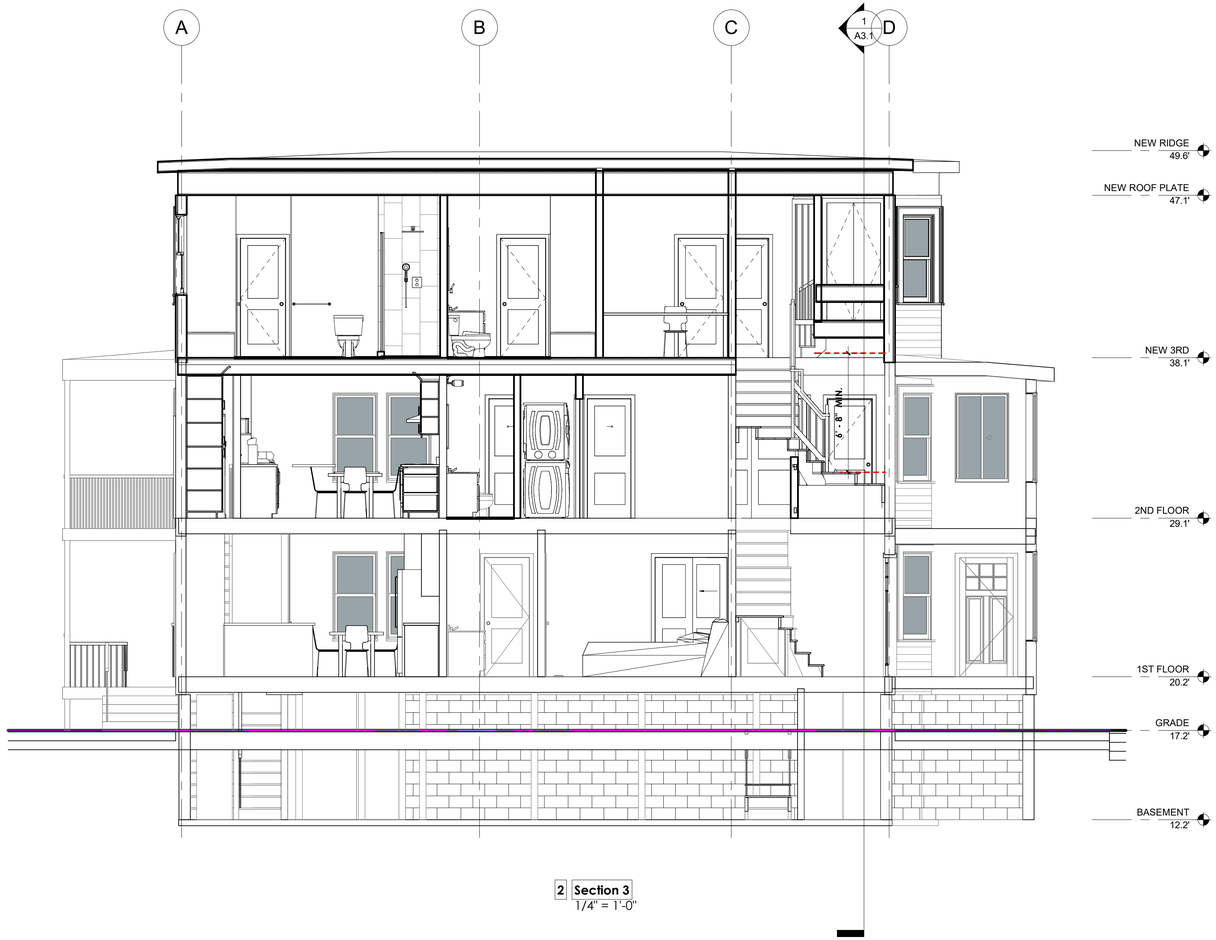
A2.2
ELEVATIONS

1/4" = 1'-0"

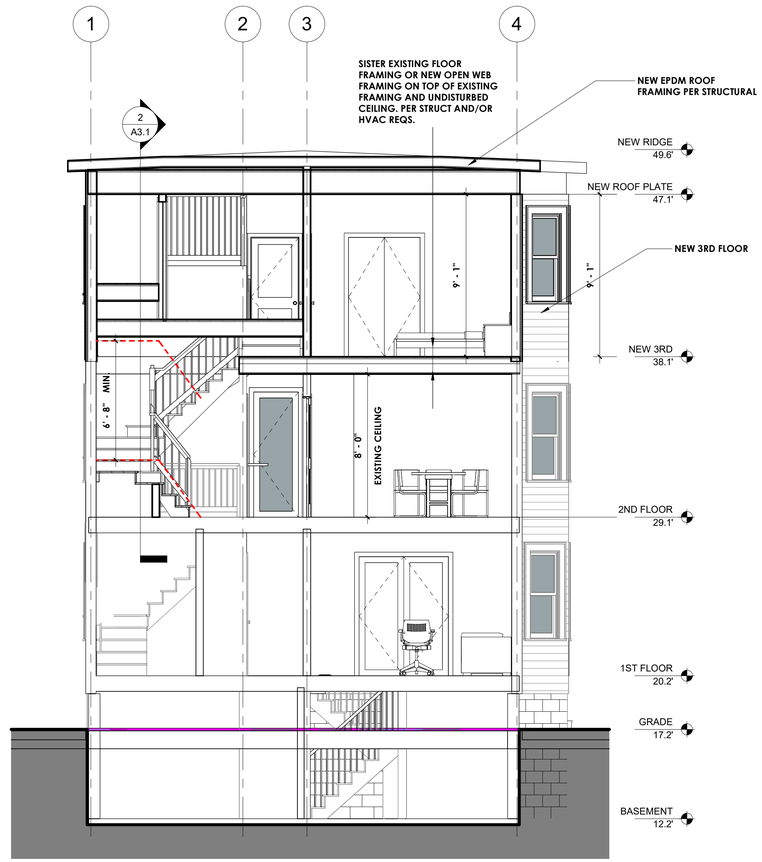
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36 MAGNUS AVE.
SOMERVILLE
SANDLER RESIDENCE

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2 **Section 3**
1/4" = 1'-0"



1 **CROSS SECTION AT STAIRS**
1/4" = 1'-0"

REGISTERED ARCHITECT
LEVI J. TOTAS
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CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

A3.1
BUILDING SECTIONS

1/4" = 1'-0"

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SOMERVILLE
SANDLER RESIDENCE

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