

# PROJECT: 269 WASHINGTON ST RENOVATION

PROJECT ADDRESS: 269 WASHINGTON STREET, SOMERVILLE, MA

ARCHITECT
KHALSA DESIGN INC.
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17 IVALOO STREET, SUITE 400
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CLIENT
JT SCOTT
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269 WASHINGTON ST
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**LOCUS Assessors Map** Parcel Boundary Block/ROW Boundary ---- Other ROW Boundary Assessor Map Railroad ROW Lot Dimension Lot Number Square Footage Frontage Dimension Street Address 1" = 80' July 1, 2012 Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by CDM Smith based on City of Somerville records. NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be

SPECIAL PERMIT SET 07/19/19

PROJECT NAME 269 Washington St Renovation **PROJECT ADDRESS** 269 Washington St, Somerville, MA CLIENT JT Scott ARCHITECT KHALSA 17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682 FAX: 617-591-2086 CONSULTANTS:

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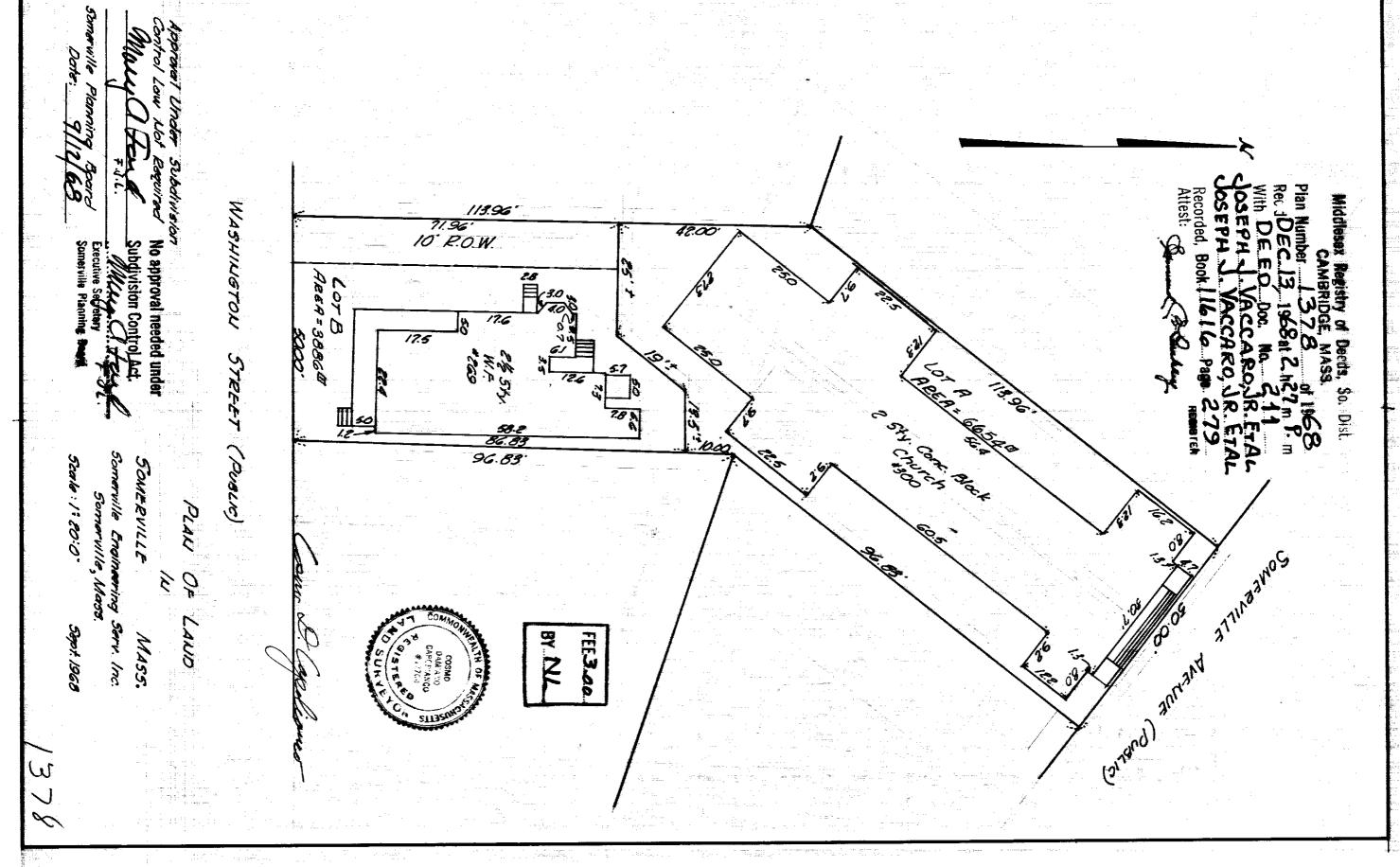
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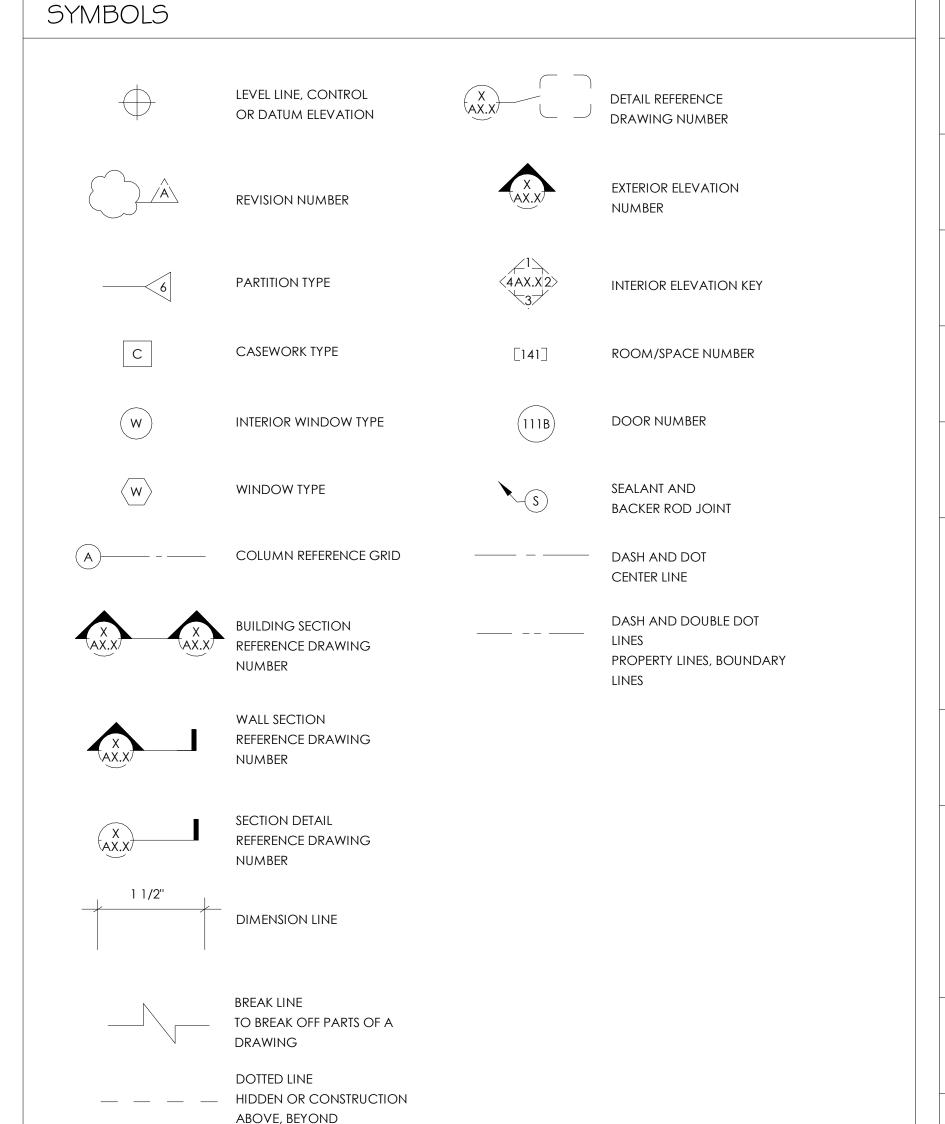
**Cover Sheet** 

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269 Washington St Renovation

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EARTH	EARTH/ COMPACT FILL	POROUS FILL/ GRAVEL
CONCRETE	CONCRETE	SAND MORTAR
MASONRY	BRICK	CONCRETE MASONRY UNIT
STONE	RUBBLE	MARBLE
METAL	STEEL/IRON	ALUMINUM
WOOD	wood shim	CONTINUOUS BLOCKING
	PLYWOOD	FINISH
GLASS	GLASS	GLASS BLOCK
Insulation	BATT/ LOOSE FILL	RIGID
	fire Safing	
FINISHES	GYPSUM WALL BOARD	ACOUSTICAL TILE

- DAMAGE CAUSED BY THEIR WORK.
- 3. CODES: ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND INDEMNIFY THE OWNER AND ARCHITECT AGAINST ANY CLAIM OR LIABILITY ARISING FROM ANY SUCH CODE OR REGULATION.
- 4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS.
- 5. QUALITY: WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS.
- 6. COORDINATION OF THE WORK: THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK CONTRACT FROM THE CONTRACTOR OR THE OWNER. THE CONTRACTORS INSTRUCTIONS SHALL BE FOLLOWED BY
- 7. MECHANICAL TRADES: THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS AND SHALL COMPLETE THIS WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
- 8. EXAMINATION OF THE SITE AND DOCUMENTS: THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH EFFECT THE CONTRACT. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. TITLES AND SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONVENIENCE, AND NO REAL OR ALLEGED ERRORS IN ARRANGEMENT OF MATTER SHALL BE REASON FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.
- 9. SEPARATE CONTRACTS: THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY CONNECT AND COORDINATE

  28. SPRINKLER HEAD LOCATION: REFER TO N.F.P.A. STANDARDS. SPRINKLER HEADS TO BE LOCATED HIS WORK WITH THEIRS.
- 10. GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME ON CERTAIN ITEMS.
- 11. TRASH REMOVAL: PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION DUMPSTER AND PICKUP SERVICE FOR ALL CONSTRUCTION DEBRIS (DUMPSTER LOCATION TO BE COORDINATED WITH THE OWNER). AT THE END OF EACH DAY, THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND OR WITHIN THE BUILDING. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR THE REMOVAL AND BACK CHARGE THE CONTRACTOR.
- 12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 13. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
- <sup>14.</sup> The General Contractor shall safely shore, brace, or support all work as required. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
- 15. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ANY OR ALL FASTENING OR FRAMING TECHNIQUES / DEVICES, NOR BE ABLE TO SHOW ALL CONDITIONS PRESENT.
- 16. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- 17. ALL WALLS AND CEILINGS TO BE 5/8in FIRE CODE OR 1/2in GYPSUM BOARD, 5/8in MOISTURE RESISTANT TYPE X OR 5/8in CEMENT BOARD. FINISH AND TEXTURE TO BE SELECTED BY OWNER. MATERIAL AS MANUFACTURED BY U.S. GYPSUM OR EQUAL FINISH (CEMENT ACCESSORIES AND TAPE OR SKIM COAT). ALL JOINTS AND NAIL HEADS READY FOR PAINT, TILE, WOOD TRIM, VWC, OR PANELING.
- 18. STORAGE: THE CONTRACTOR SHALL PROVIDE ON SITE WEATHER PROTECTED STORAGE SPACE, I.E.: TRAILER. STORAGE OF CONSTRUCTION MATERIALS IN THE EXISTING BUILDING WILL NOT BE PERMITTED

- 21. THE CONTRACTOR SHALL VERIFY LOCATION AND ACTUAL DEPTH OF ALL EXISTING SANITARY PIPING, STORM DRAINS, GAS AND WATER MAINS, ELECTRIC LINES AND PIPES. HE IS ALSO ADVISED TO VERIFY ACTUAL INVERTS OF SANITARY AND STORM LINES BY HAND DUG TEST PITS WELL IN ADVANCE OF TRENCHING AND CONSTRUCTION. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. ALL NECESSARY PERMITS AND APPROVALS MUST BE OBTAINED FROM PROPER AUTHORITIES.
- 22. ARCHITECTURAL, MECHANICAL, ELECTRICAL, ELEVATOR, & SPRINKLER: EACH CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- 23. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- 24. DAMAGE: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILDING, WALLS, CEILINGS, FLOORS, FURNITURE AND FURNISHINGS. DAMAGED SURFACES DUE TO CONSTRUCTION TO BE PATCHED, REPAIRED AND/OR REPLACED AS REQUIRED AND BLEND TO MATCH EXISTING ADJACENT SURFACES AT NO ADDITIONAL COST TO OWNER.
- THE GENERAL CONTRACTOR SHALL PREPARE A BOOKLET CONTAINING: LIST OF SUBCONTRACTORS USED ON THIS JOB WITH NAMES, ADDRESSES AND TELEPHONE NUMBERS. ALL WARRANTIES AND INSTRUCTION MANUALS FOR EQUIPMENT AND MATERIALS INSTALLED WILL BE ISSUED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF BUILDING, AND PRESENT BOOKLET TO OWNER PRIOR TO FINAL ACCEPTANCE OF OWNER.
- 26. CARPET AND/OR TILE: CARPET AND/OR TILE AS SELECTED AS PER DRAWINGS.
- HANDICAPPED REQUIREMENTS: THE GENERAL CONTRACTOR WILL ACQUAINT HIMSELF WITH THE ARCHITECTURAL ACCESS BOARD (AAB) CODE FOR THE STATE OF MASSACHUSETTS AND THE ADA (AMERICANS WITH DISABILITIES ACT) TO ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE.
- PER CODE. SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
- 29. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, ETC.
- 30. ALL INTERIOR FINISHES AND FURNISHINGS FOR CEILINGS, WALL AND FLOORS SHALL BE CLASS 1 in WITH A FLAME SPREAD RATING OF 0 TO .25.
- 31. SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL PRIOR TO APPLICATION.
- 32. BEFORE COMMENCING WORK, THE GENERAL CONTRACTOR WILL MEET WITH THE APPOINTED COMPANY REPRESENTATIVE TO OUTLINE PHASING OF CONSTRUCTION AND DISPOSITION OF EXISTING CONSTRUCTION MATERIALS AND/OR EQUIPMENT.
- 33. ALL WOODS BLOCKING TO BE PRESSURE TREATED, FIRE RETARDANT.

**PROJECT NAME** 

### **269 Washington St Renovation**

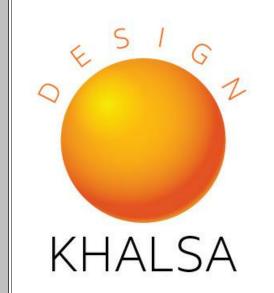
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Drawn by

OF PROSECUTION UNDER LAW



07/19/19

No.	Description	Date
1	Revision 1	7/16/19
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General Notes & **Abbreviations** 

269 Washington St Renovation

#### FIRE BLOCKING

-BALLOON FRAMED CONSTRUCTION. CODE UPGRADE:

-INSTALL LUMBER AND OTHER FIRE STOPPING PRODUCTS AS NECESSARY AT PENETRATIONS IN ALL FLOORS, WALLS,

AND CEILINGS. WOOD BLOCKING IS NOT REQUIRED WHERE HIGH DENSITY CELLULOSE INSULATION IS INSTALLED IN WALL CAVITIES BETWEEN FLOORS.

#### **ELECTRICAL SERVICE**

-ONE OUTSIDE METER.

-ONE CIRCUIT PANEL IN THE BASEMENT. -SOME GFCI PROTECTION

-SEPARATE FEED FROM BASEMENT PANEL TO CIRCUIT PANEL ON THE THIRD FLOOR. BUILDING REPAIR: TEST UNDAMAGED CIRCUITS AND WIRE TO THE FIRST AND SECOND FLOOR OF THE

OFFICE UNIT AND REPLACE DAMAGED SERVICE. EXTENDED COVERAGE IN ROOMS WITH WALL AND

CEILING FINISHES IN PLACE IS NOT REQUIRED BY 527 CMR 12. CODE UPGRADES:

-INSTALL A NEW FEED AND A NEW CIRCUIT PANEL IN THE LOWER RESIDENTIAL UNIT (LRU). -INSTALL PROTECTION FOR ARC FAULTS (AFCI).

-INSTALL SERVICE COVERAGE (WIRE, OUTLETS, LIGHTS, AND SWITCHES) FOR NEW CONSTRUCTION

WHERE WALL AND CEILING CAVITIES ARE EXPOSED. -INSTALL DEDICATED CIRCUITS AS REQUIRED IN KITCHEN, BATHROOM (GFCI), ETC. -INSTALL A FIRE ALARM SYSTEM PER THE FIRE PROTECTION SECTION.

RETAIN SINGLE METER USE AS THE BUILDING OWNER IS THE SOLE ELECTRIC UTILITY ACCOUNT HOLDER.

COMMENTS: RETAIN FEED AND CIRCUIT PANEL TO THE UPPER RESIDENTIAL UNIT (URU)

-FIBERGLASS AND/OR CELLULOSE INSULATION IN THE EXTERIOR WALL AND FINISHED BASEMENT CEILING CAVITIES. BUILDING REPAIR: INSTALL HIGH DENSITY CELLULOSE INSULATION IN EXPOSED EXTERIOR

CAVITIES. INSTALL FIBERGLASS BATTS IN THE CEILING OF THE BASEMENT FINISHED SPACE. CODE UPGRADE: INSTALL BLOWN IN CELLULOSE INSULATION IN THE CEILING OF THE

BEDROOM TO MEET R-49 TO THE EXTENT PRACTICABLE; AT EAVES FOR EXAMPLE THE R-VALUE MAY BE REDUCED.

CODE UPGRADE: FOLLOW REQUIREMENTS IN THE THERMAL BYPASS INSPECTION

EXTERIOR WALLS AND CEILINGS IN THE THERMAL ENVELOPE AND SUBMIT SAME TO BUILDING DEPARTMENT. COMMENTS: INSULATION WAS NOT INSTALLED IN THE UNFINISHED BASEMENT CEILING

AND THE CODE DOES NOT REQUIRE THAT IT BE INSTALLED.

-FRONT MEANS OF EGRESS SERVED THE OFFICE AND URU. -URU UNIT HAD NO SECOND MEANS OF EGRESS.

-EIGHT (NINE, INCLUDING THE REAR DOOR IN THE URU) EXTERIOR DOORS AVAILABLE FOR

EGRESS. CODE UPGRADES: INSTALL (A) SECOND MEANS OF EGRESS TO THE URU AND (B) A RAIL AND GUARD TO THE EXISTING SECOND FLOOR DECK TO SERVE THE SECOND FLOOR

OFFICE EXIT DOOR.

COMMENTS: (A) THE SECOND MEANS OF EGRESS FROM THE URU IS FOR EMERGENCY USE ONLY, AND AS SUCH THE DESIGNER MAY EMPLOY COMPLIANCE ALTERNATIVES TO MINIMIZE LOSS OF USABLE FOOTPRINT OF THE DECK SPACE. (B) THE CODE DOES NOT REQUIRE THAT EXIT SIGNAGE BE INSTALLED. A BUILDING OF THIS SMALL SIZE, AND SHORT TRAVEL DISTANCE TO EXITS, DOES NOT PRESENT A HAZARD TO WARRANT SIGNAGE. SERVICE

EXISTING EMERGENCY LIGHTING AS BUILDING REPAIR.

-A MIX OF CAST IRON AND PVC DRAIN AND VENT LINES. CODE UPGRADE: ANY DRAIN LINE, EXPOSED AS A RESULT OF CONSTRUCTION, WITH A

WITHOUT OUT A VENT, SHALL BE MODIFIED WITH A CODE REQUIRED TRAP AND/OR VENT. COMMENTS: THERE WERE NO OBSERVED PLUMBING LINES DAMAGED BECAUSE OF THE

FIRE. IF DEMOLITION EXPOSES LINES DAMAGED BECAUSE OF THE FIRE EVENT OR IF EXISTING LINES MUST BE CUT TO

FACILITATE CONSTRUCTION, THEY SHALL BE REPLACED AS PART OF THE BUILDING REPAIR.

#### **VENTILATION**

-BATHROOMS WERE VENTILATED.

-DRYER IN THE LRU WAS VENTILATED. CODE UPGRADE: NONE. REPLACEMENT OF ANY DAMAGED VENTILATION SYSTEM IS BUILDING REPAIR.

PROTECTION SINGLE STATION BATTERY POWERED SMOKE DETECTOR/ALARMS. CODE UPGRADE: INSTALL NEW FIRE ALARM SYSTEM THROUGHOUT THE BUILDING. THE COMPLY WITH THE CODE FOR NEW CONSTRUCTION INCLUDING REMOTE STATION

MONITORING (PER THE 9TH EDITION 780 CMR). THIS SYSTEM SHALL ALSO PROTECT FOR CO.

-NO DOOR SEPARATING THE URU FROM THE OFFICE SPACE. CODE UPGRADE: IN THE URU INSTALL A 20-MINUTE FIRE RATED

PART OF BUILDING REPAIR.

SPACE AND WATER HEATING -GAS-FIRED FORCED HOT WATER BOILER WITH SIX (6) ONES AND PVC INLET AND EXHAUST

SUBMITTAL OF THE PERMIT APPLICATION.

-SINGLE ELECTRIC WATER HEATER. CODE UPGRADE: NONE. OBSERVED EQUIPMENT HAD NO EVIDENCE OF WATER DAMAGE. SERVICE THE GAS-FIRED HEATING SYSTEM AS

#### FRAMING

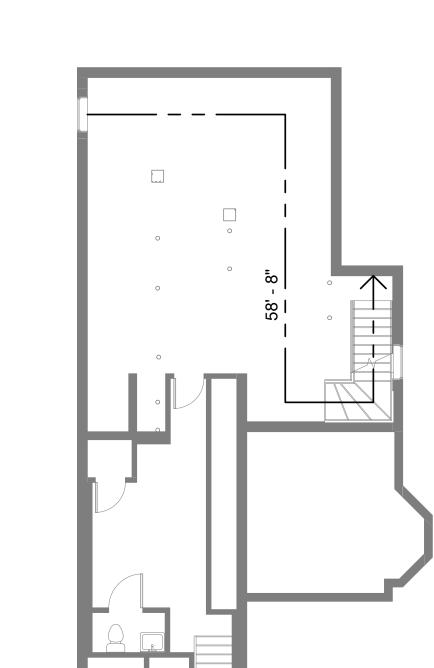
-OBSERVED FIRTST FLOOR FRAMING WAS SAWN LUMBER AND TIMBER BEAMS. -ROOF FRAMING IN THE DIRECT VICINITY OF THE FIRE WAS DAMAGED. -REAR DECK FRAMING INCLUDING GUARDS AND RAILS WERE FIRE DAMAGED. BUILDING REPAIR: REPLACE FIRE DAMAGED RAFTERS WITH LVLS OF AN EQUIVALENT

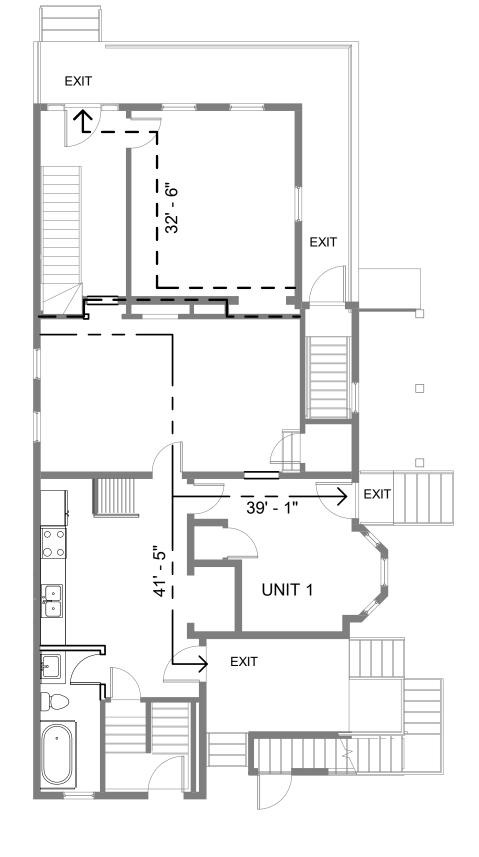
CODE UPGRADE: ANY STRUCTURAL FRAMING, EXPOSED BECAUSE OF CONSTRUCTION, WHICH IS UNSAFE OR DANGEROUS SHALL BE REPLACED WITH LUMBER IN KIND.

#### **ACCESSIBILITY**

THE COMMERCIAL SPACE IS NOT ACCESSIBLE IN ACCORDANCE WITH 521 CMR. THE RESIDENTIAL SPACE IS EXEMPT FROM 521 CMR.

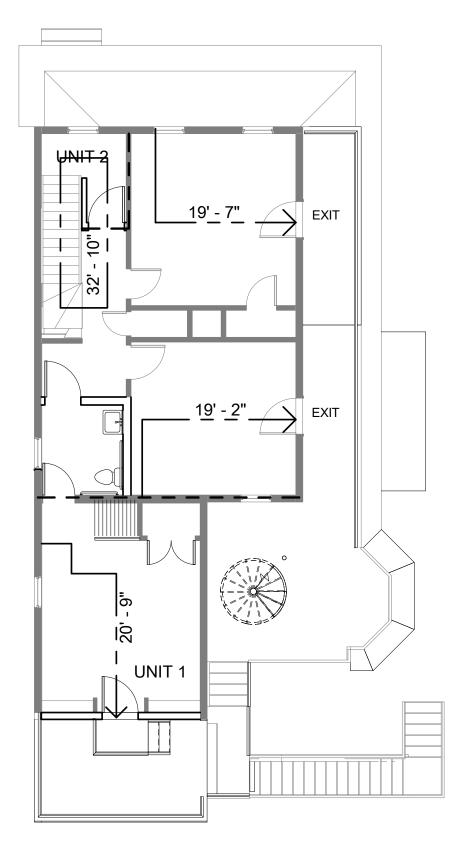
CODE UPGRADE: ANY ACCESSIBILITY FEATURES AND ACCOMMODATIONS MADE TO THE COMMERCIAL SPACE IN ACCORDANCE WITH 521 CMR. THIS REQUIREMENT IS DEPENDENT ON PROJECT COST, AND INITIAL DETERMINATION SHALL BE MADE BY THE OWNER'S REGISTRERED DESIGN PROFESSIONAL, AND AVAILABLE FOR REVIEW PRIOR TO THE

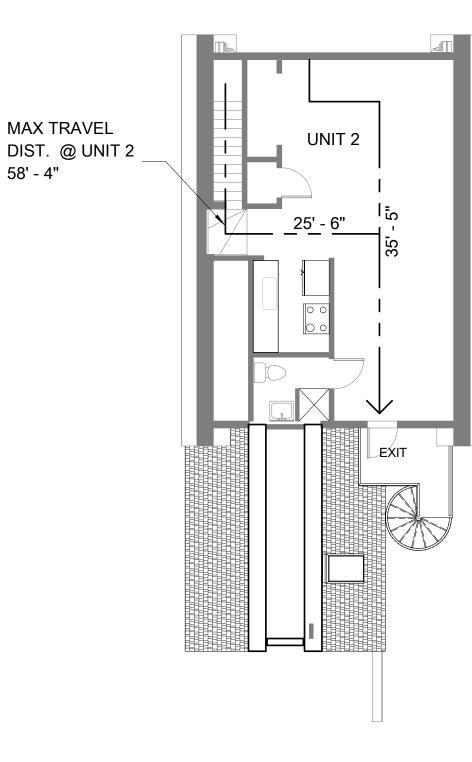




3 Code Review Basement Level







4 Code Review 2nd Floor Level

FIRE PROTECTION LEGEND

2HR FIRE RATED WALL/ PARTITION

1HR FIRE RATED WALL/ PARTITION

**EXIT PATH** 

**EXIT** 

**EXIT** 

### BUILDING CODE REVIEW INTERNATIONAL EXISTING BUILDING CODE 2015

1.1.5.1 PERSCRIPTIVE COMPLIANCE METHOD. REPAIRS, ALTERATIONS, ADDITIONS AND CHANGES OF OCCUPANCY COMPLYING WITH CHAPTER 3 OF THIS CODE IN BUILDINGS COMPLYING WITH THE INTERNATIONAL FIRE CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS

### CHAPTER 3 - PRESCRIPTIVE COMPLIANCE METHOD SECTION 301 GENERAL [B]

301.1 SCOPE.THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE ALTERATION, REPAIR, ADDITION AND CHANGE OF OCCUPANCY OF EXISTING STRUCTURES, INCLUDING HISTORIC AND MOVED STRUCTURES AS REFERENCED IN SECTION 101.5.1

301.1.1 COMPLIANCE WITH OTHER METHODS, ALTERATIONS, REPAIRS, ADDITIONS AND CHANGES OF OCCUPANCY TO EXISTING STRUCTURES SHALL COMPLY WITH THE PROVISIONS OF THIS CHAPTER OR WITH ONE OF THE METHODS PROVIDED IN SECTION 101.5.

301.2 BUILDING MATERIALS. BUILDING MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION

301.2.1 EXISTING MATERIALS. MATERIALS ALREADY IN USE IN A BUILDING IN COMPLIANCE WITH REQUIREMENTS OR APPROVALS IN EFFECT AT THE TIME OF THEIR ERECTION OR INSTALLATION SHALL BE PERMITTED TO REMAIN IN USE UNLESS DETERMINED BY THE CODE OFFICIAL TO BE DANGEROUS TO LIFE, HEALTH OR SAFETY. WHERE SUCH CONDITIONS ARE DETERMINED TO BE DANGEROUS TO LIFE, HEALTH OR SAFETY, THEY SHALL BE MITIGATED OR MADE SAFE.

301.2.2 NEW AND REPLACEMENT MATERIALS. EXCEPT AS OTHERWISE REQUIRED OR PERMITTED BY THIS CODE, MATERIALS PERMITTED BY THE APPLICABLE CODE FOR NEW CONSTRUCTION SHALL BE USED. LIKE MATERIALS SHALL BE PERMITTED FOR REPAIRS AND ALTERATIONS, PROVIDED NO HAZARD TO LIFE, HEALTH OR PROPERTY IS CREATED. HAZARDOUS MATERIALS SHALL NO BE USED WHERE THE CODE FOR NEW CONSTRUCTION WOULD NOT PERMIT THEIR USE IN BUILDINGS OF SIMILAR OCCUPANCY, PURPOSE AND LOCATION

#### **SECTION 303 ALTERATIONS [B]**

303.1 GENERAL. EXCEPT AS PROVIDED BY SECTION 301.2 OR THIS SECTION, ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE INERNATIONAL BUILDING CODE THAT THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.

#### **EXCEPTIONS:**

1. AN EXISTING STAIRWAY SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 1009 OF THE INTERNATIONAL BUILDING CODE WHERE THE EXISTING SPACE AND CONSTRUCTION DOES NOT ALLOW A REDUCTION IN PITCH OR SLOPE

2. HANDRAILS OTHERWISE REQUIRED TO COMPLY WITH SECTION 1009.12 OF THE INTERNATIONAL BUILDING CODE SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 1012.6 OF THE INTERNATIONAL BUILDING CODE REGARDING FULL EXTENSION OF THE HANDRAILS WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS DUE TO PLAN CONFIGURATION.

303.6 MEANS OF EGRESS CAPACITY FACTORS. ALTERATIONS TO ANY EXISTING BUILDING OR STRUCTURE SHALL NOT BE SUBJECT TO THE EGRESS WIDTH FACTORS IN SECTION 1005.1 OF THE INTERNATIONAL BUILDING CODE FOR NEW CONSTRUCTION IN DETERMINING THE MINIMUM EGRESS WIDTHS OR THE MINIMUM NUMBER OF EXITS IN AN EXISTING BUILDING OR STRUCTURE. THE MINIMUM EGRESS WIDTHS FOR THE COMPONENTS OF THE MEANS OF EGRESS SHALL BE BASED ON THE MEANS OF EGRESS WIDTH FACTORS IN THE BUILDING CODE UNDER WHICH THE BUILDING WAS CONSTRUCTED, AND SHALL BE CONSIDERED AS COMPLYING MEANS OF EGRESS FOR ANY ALTERATION IF, IN THE OPINION OF THE CODE OFFICIAL, THEY DO NOT CONSTITUTE A DISTINCT HAZARD TO LIFE.

#### EGRESS CALCULATIONS

#### **BUILDING IS NOT SPRINKLED**

#### FLOOR AREA PER OCCUPANT LOAD:

BASEMENT = 1,327 SF / 200 SF (GROSS PER PERSON) = 7

FIRST FLOOR = 1,338 SF / 200 SF (GROSS PER PERSON) = 7

SECOND FLOOR = 962 SF / 200 SF (GROSS PER PERSON) = 5 THIRD FLOOR = 962 SF / 200 SF (GROSS PER PERSON) = 5

TOTAL OCCUPANT LOAD = 24

**EGRESS WIDTHS:** 

STAIRS - 3" PER PERSON CORRIDORS - .2" PER PERSON

24 OCCUPANTS X 0.3"/PERSON = 7.2" / 36" MIN., (36" PROVIDED), THUS COMPLIANT 24 OCCUPANTS X 0.2"/PERSON = 4.8" / 36" MIN., (36" PROVIDED), THUS COMPLIANT

**NUMBER OF EXITS PROVIDED:** 

UNIT 1 - 3 EXITS PROVIDED

UNIT 2 - 2 EXITS PROVIDED

#### **EGRESS CALCULATIONS:**

DOOR WIDTH REQUIRED FROM UNIT .2" PER PERSON

UNIT 1 (1,226 GSF): 6 OCCUPANTS X 0.2"/PERSON = 1.2" / 32" CLEAR MIN. (32" CLEAR PROVIDED THUS COMPLIANT.)

UNIT 2 ( 699 GSF): 4 OCCUPANTS X 0.2"/PERSON = 0.8" / 32" CLEAR MIN. (32" CLEAR PROVIDED THUS COMPLIANT.)

### FIRE SEPARATION

#### **HORIZONTAL SEPATION:**

HORIZONTAL ASSEMBLIES BETWEEN UNITS SHALL BE FIRE SEPARATED BY 1-HR

#### SUPPORTING CONSTRUCTION

SUPPORTING HORIZONTAL ASSEMBLY IS NOT REQUIRED TO BE FIRE-RESISTANCE RATED AT THE FOLLOWING: HORIZONTAL ASSEMBLIES AT SEPARATIONS OF DWELLING UNITS AND SLEEPING UNITS AS REQUIRED BY SECTION 420.3 **PROJECT NAME** 

### 269 Washington **St Renovation**

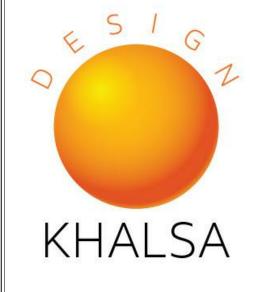
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Code Review and

269 Washington St Renovation

Architectural Site

Plan

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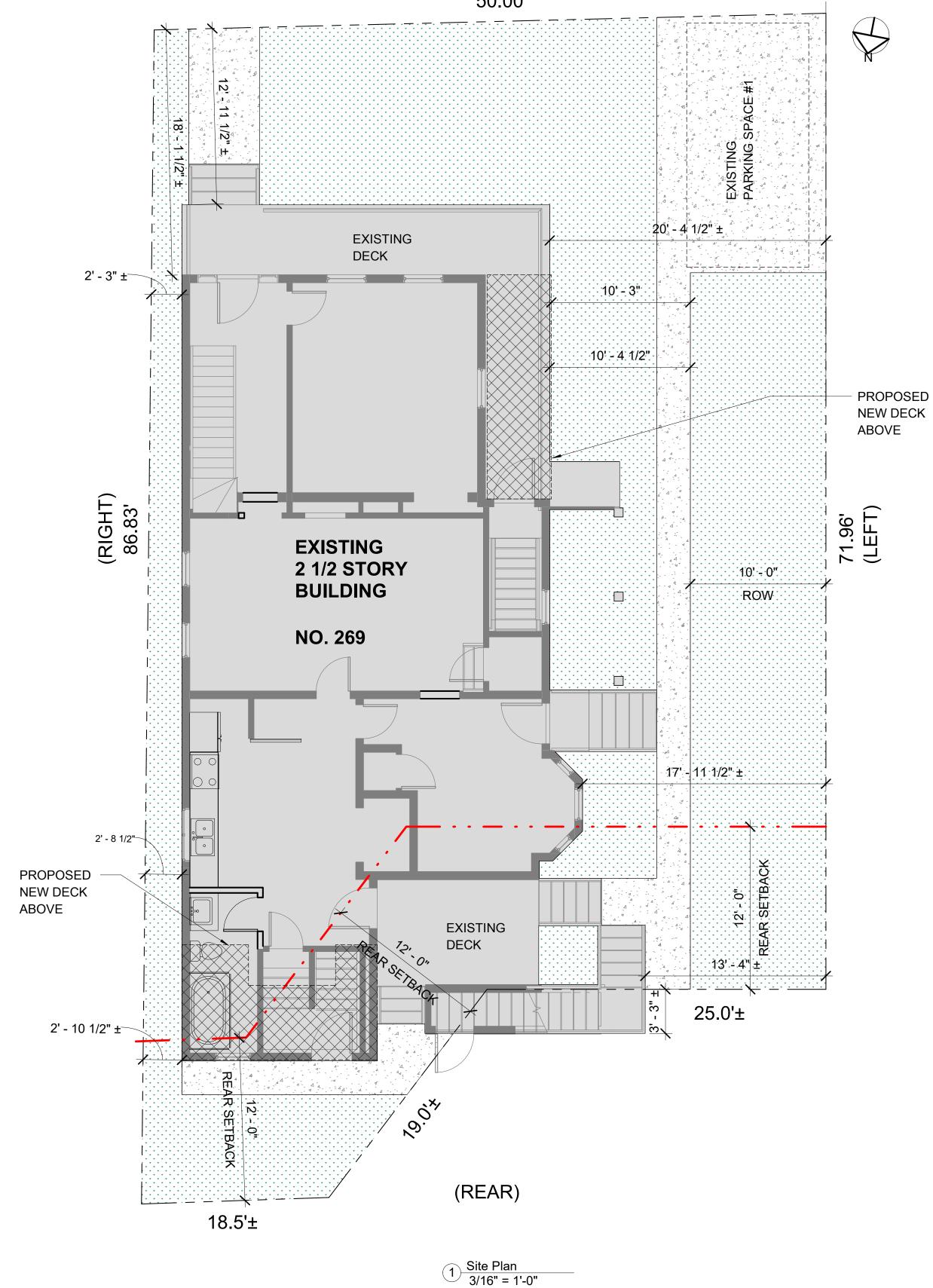
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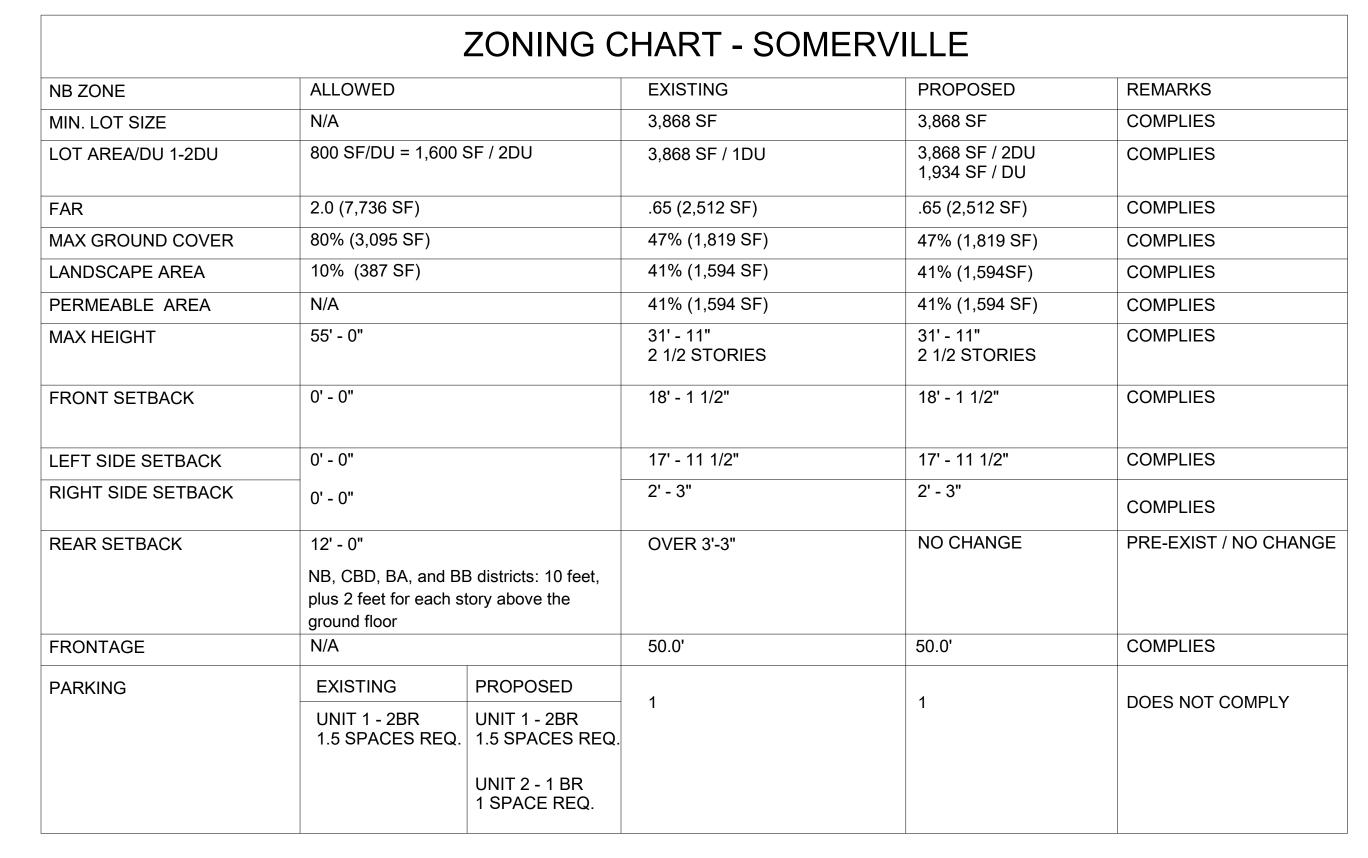
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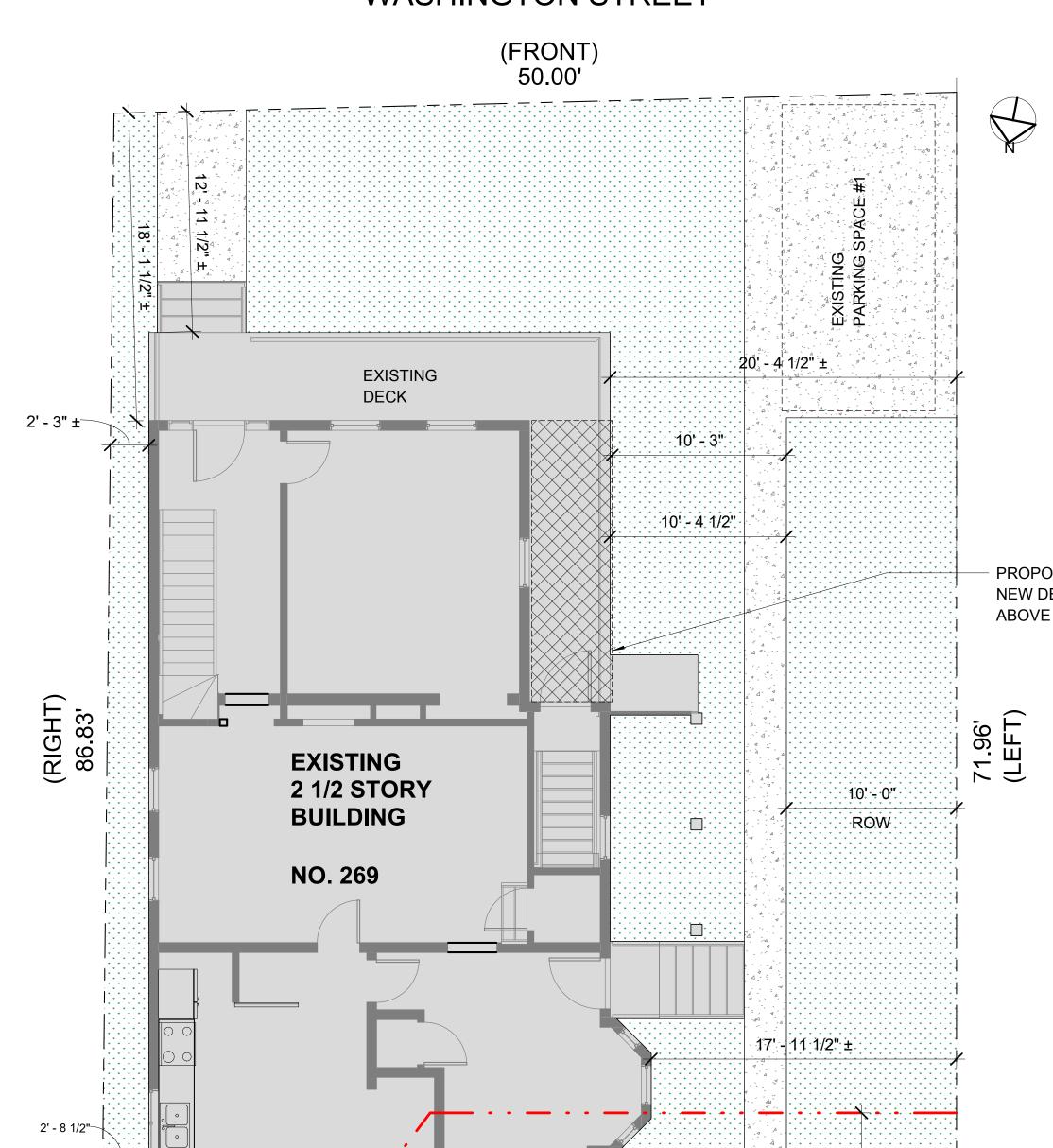
## **WASHINGTON STREET**





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SITE PLAN LEGEND **EXISTING FOOTPRINT** LANDSCAPE CONCRETE WALKWAY REQUIRED SETBACKS PROPOSED DECKS ABOVE



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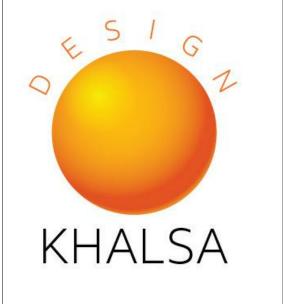
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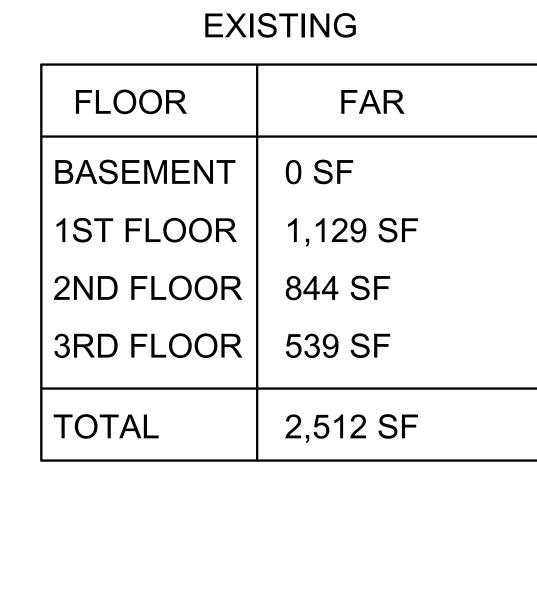
OF PROSECUTION UNDER LAW



Project	number	18127
Date		07/19/19
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No.	Description	Date
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FAR Calculations

A-021 269 Washington St Renovation



**PROPOSED** 

0 SF

FAR

1,129 SF

844 SF

539 SF

2,512 SF

**FLOOR** 

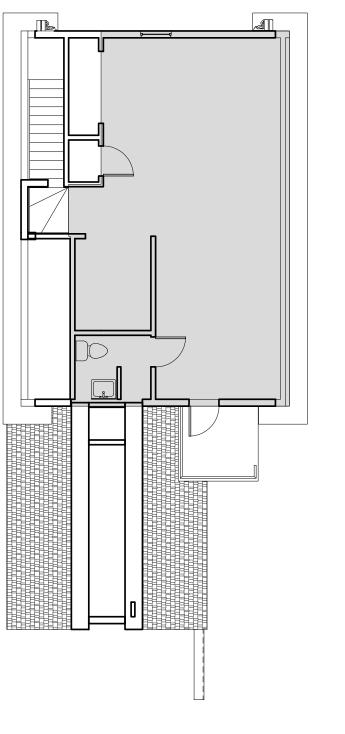
BASEMENT

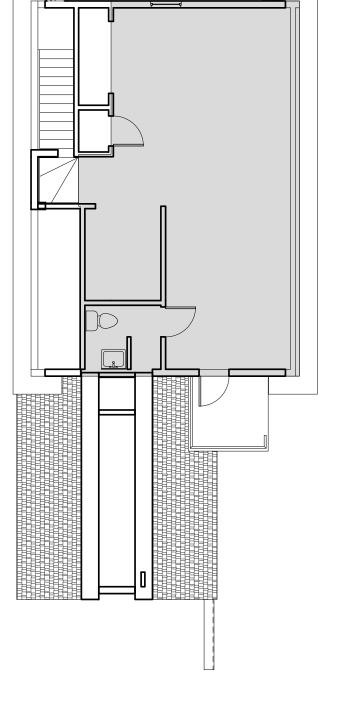
1ST FLOOR

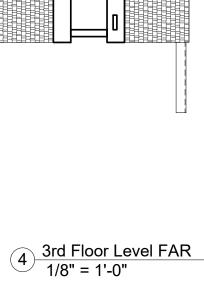
2ND FLOOR

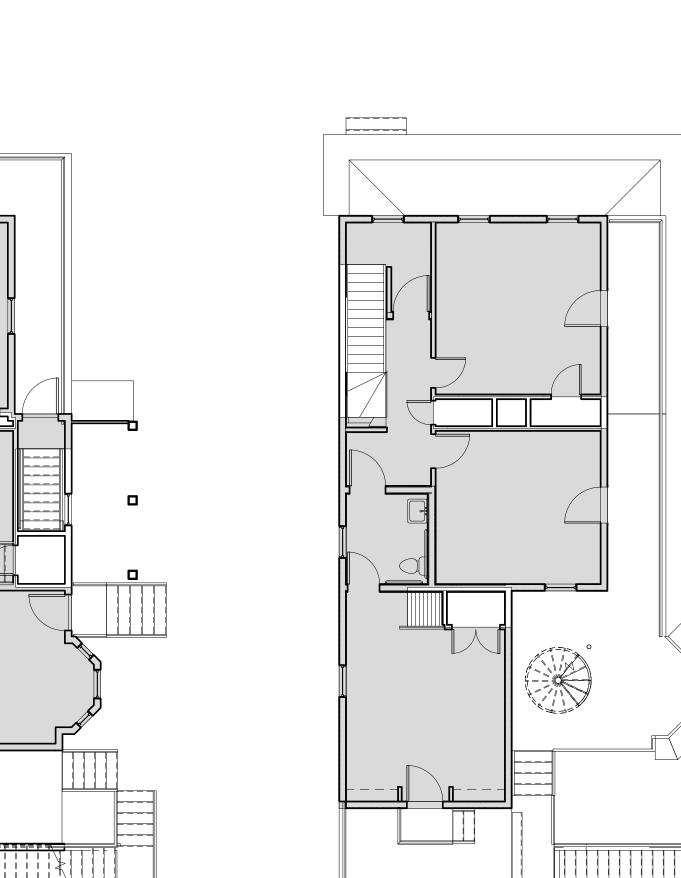
3RD FLOOR

TOTAL









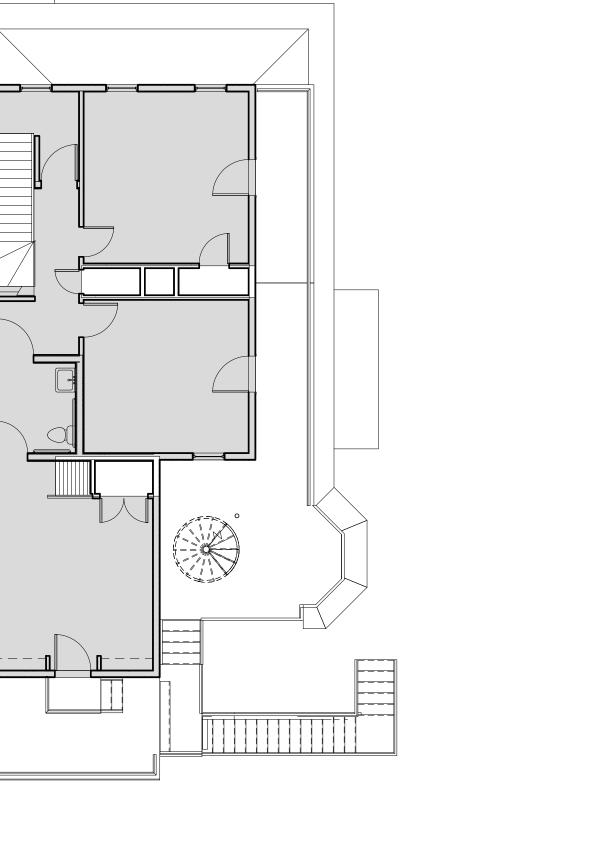
3 2nd Floor Level FAR 1/8" = 1'-0"

2 1st Floor Level FAR 1/8" = 1'-0"

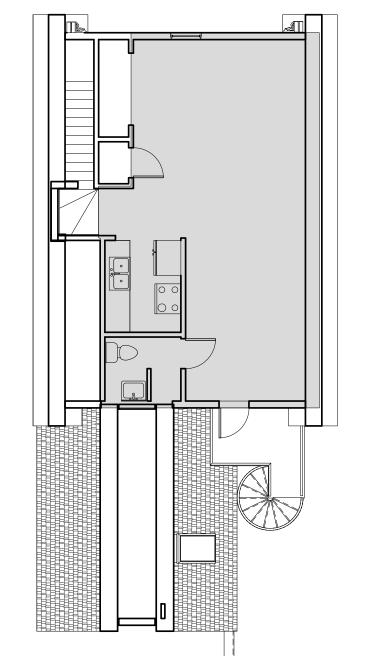
6 Proposed 1st Floor FAR 1/8" = 1'-0"

1 Basement Level FAR 1/8" = 1'-0"

5 Proposed Basement FAR 1/8" = 1'-0"







18127 07/19/19 Author Checker 1/8" = 1'-0"

Date

Description

Existing

Conditions

JT Scott

PROJECT NAME **269 Washington** St Renovation

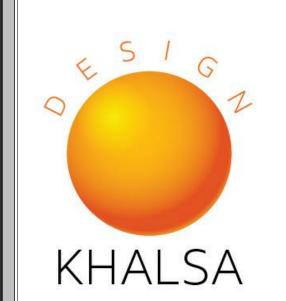
PROJECT ADDRESS

269 Washington St, Somerville, MA

CLIENT

JT Scott

ARCHITECT



17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

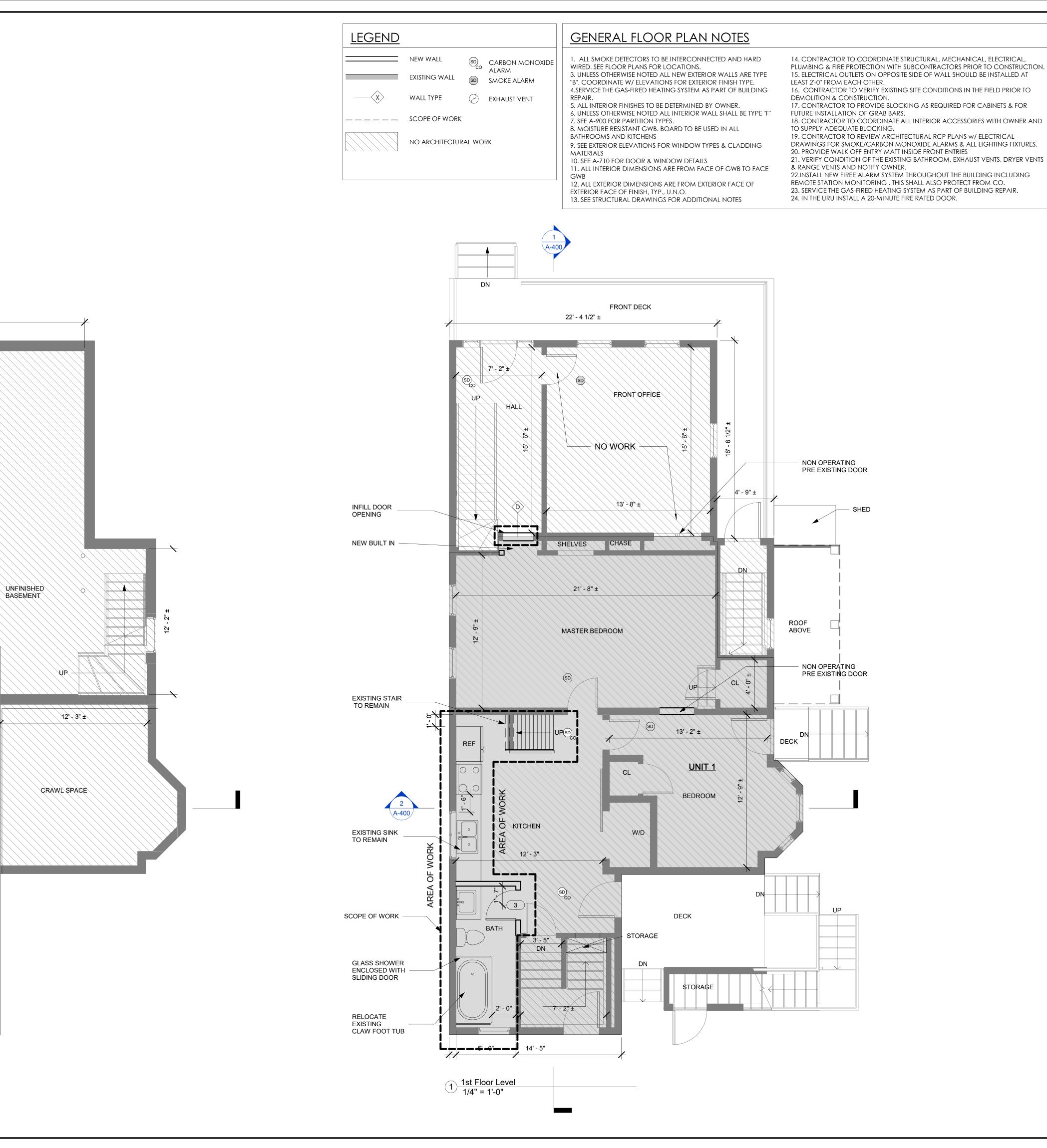
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No.	Description	Date

Basement & 1st Floor Plan

269 Washington St Renovation



20' - 4" ±

MECHANICAL STORAGE

BONUS ROOM

9' - 6 1/2" ±

12' - 5 1/2" ±

NO WORK EXISTING TO REMAIN

SPACE

2 Basement Level 1/4" = 1'-0"

## GENERAL FLOOR PLAN NOTES

14. CONTRACTOR TO COORDINATE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION WITH SUBCONTRACTORS PRIOR TO CONSTRUCTION. 15. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.

16. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS IN THE FIELD PRIOR TO

DEMOLITION & CONSTRUCTION. 17. CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED FOR CABINETS & FOR FUTURE INSTALLATION OF GRAB BARS.

18. CONTRACTOR TO COORDINATE ALL INTERIOR ACCESSORIES WITH OWNER AND TO SUPPLY ADEQUATE BLOCKING. 19. CONTRACTOR TO REVIEW ARCHITECTURAL RCP PLANS w/ ELECTRICAL DRAWINGS FOR SMOKE/CARBON MONOXIDE ALARMS & ALL LIGHTING FIXTURES. 20. PROVIDE WALK OFF ENTRY MATT INSIDE FRONT ENTRIES 21. VERIFY CONDITION OF THE EXISTING BATHROOM, EXHAUST VENTS, DRYER VENTS

& RANGE VENTS AND NOTIFY OWNER. 22.INSTALL NEW FIREE ALARM SYSTEM THROUGHOUT THE BUILDING INCLUDING REMOTE STATION MONITORING. THIS SHALL ALSO PROTECT FROM CO. 23. SERVICE THE GAS-FIRED HEATING SYSTEM AS PART OF BUILDING REPAIR. 24. IN THE URU INSTALL A 20-MINUTE FIRE RATED DOOR.

JT Scott

CLIENT

PROJECT NAME

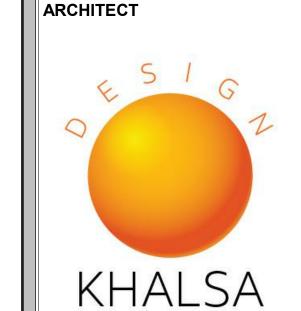
PROJECT ADDRESS

269 Washington

St Renovation

269 Washington St,

Somerville, MA

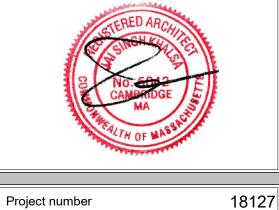


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CONSULTANTS:

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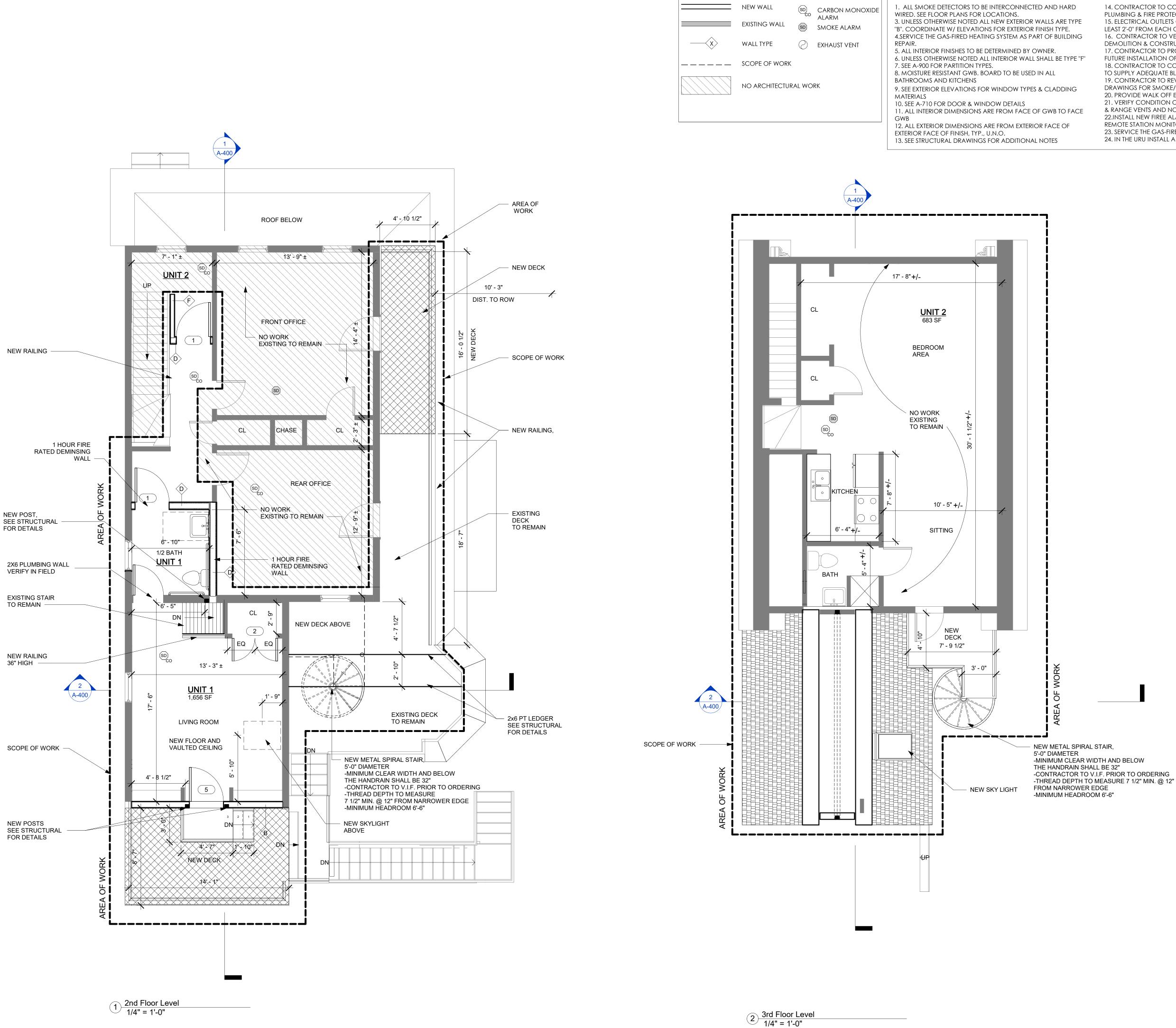
REGISTRATION



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2nd & 3rd Floor Plan

269 Washington St Renovation



**LEGEND** 

WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW REGISTRATION

PROJECT NAME

PROJECT ADDRESS

CLIENT

ARCHITECT

269 Washington St Renovation

269 Washington St, Somerville, MA

JT Scott

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TELEPHONE: 617-591-8682 FAX: 617-591-2086

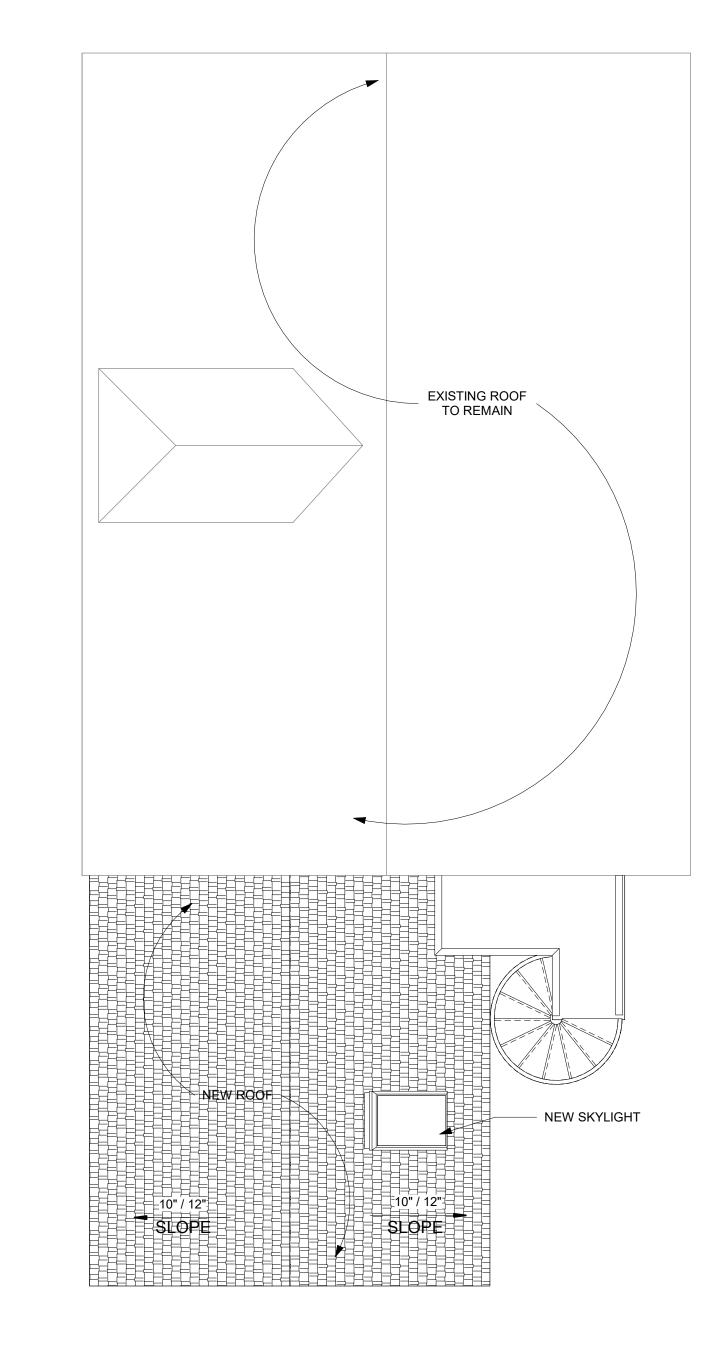
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Project number Drawn by Checked by Scale

REVISIONS Description

Roof Level Plan

269 Washington St Renovation



1 Roof Level 1/4" = 1'-0"



## St Renovation

PROJECT NAME

PROJECT ADDRESS

CLIENT

JT Scott

ARCHITECT

Roof Level 32' - 0"

3rd Floor Level 20' - 6"

2nd Floor Level 11' - 0"

1st Floor Level 0' - 0"

NEW RAILING AND DECK

- NEW METAL SPIRAL STAIR, 5'-0" DIAMETER

-MINIMUM HEADROOM 6'-6"

-MINIMUM CLEAR WIDTH AND BELOW
THE HANDRAIN SHALL BE 32"
-CONTRACTOR TO V.I.F. PRIOR TO ORDERING
-THREAD DEPTH TO MEASURE 7 1/2" MIN. @ 12"
FROM NARROWER EDGE

Roof Level 32' - 0"

**NEW EXTERIOR** 

NEW RAILING AND DECK —

AREA OF WORK

North Elevation
1/4" = 1'-0"

DOOR -

NEW SIDING TO

3rd Floor Level ATCH THE EXISITNG > 20' - 6"

2nd Floor Level 11' - 0"

1st Floor Level 0' - 0"

NEW RAILING AND DECK —

DISTANCE TO R.O.W BELOW

South Elevation
1/4" = 1'-0"

AREA OF WORK



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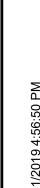
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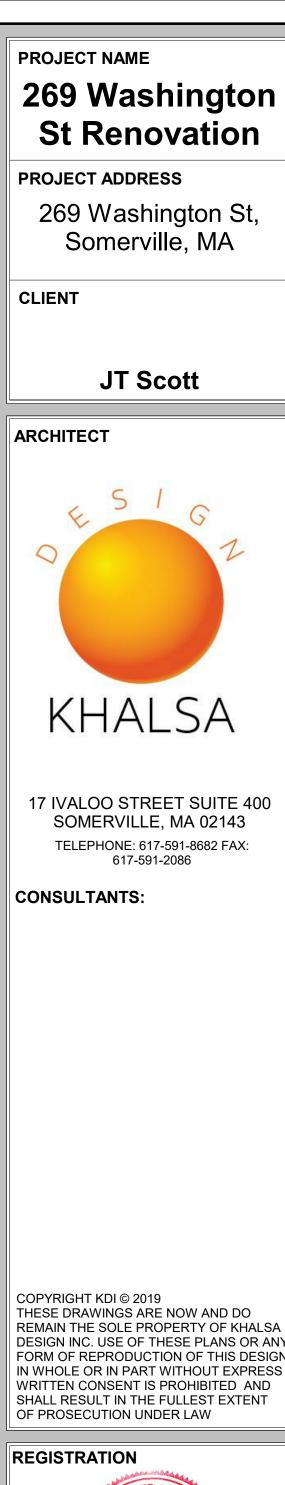


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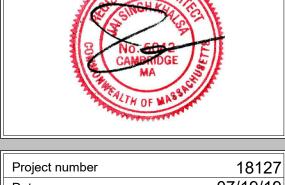
North & East Elevations

**A-300** 269 Washington St Renovation





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South & West Elevations

A-301 269 Washington St Renovation

