

- DESIGN/BUILD NOTES:**
1. ALL WORK RELATED TO PLUMBING, ELECTRICAL, FIRE ALARM, HVAC, AND FIRE PROTECTION SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED ON A DESIGN/BUILD BASIS. ALL WORK SHALL COMPLY WITH ALL RELEVANT FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
 2. HVAC, ELECTRICAL, EMERGENCY LIGHTING, FIRE PROTECTION AND FIRE ALARM LAYOUTS WHERE SHOWN ARE FOR INFORMATION AND COORDINATION PURPOSES ONLY. INSTALLERS SHALL HAVE FULL RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE CODES AND SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE ARCHITECT FROM ANY AND ALL LIABILITY IN CONNECTION THEREIN.
 3. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD.
- ELECTRICAL NOTES:**
1. GC SHALL PROVIDE ALL CUTTING, CORING, PATCHING OF CHASES IN FLOORS OR WALLS AS REQUIRED, MAINTAIN REQUIRED FIRE PROTECTION.
 2. MOUNTING HEIGHTS FOR ELECTRICAL RECEPTACLES AND SWITCHES SHALL MATCH EXISTING BUILDING EQUIPMENT AND CODE. ELECTRICAL RECEPTACLES MAY BE NO LOWER THAN 18" A.F.F. (CENTERLINE) MAXIMUM HEIGHT FOR CONTROLS IS 48" A.F.F.
 3. COVER PLATES FOR ANY DEVICES SHALL NOT BE INSTALLED UNTIL APPLICATION OF ALL FINISH MATERIALS HAS BEEN COMPLETED.
 4. ALL ELECTRICAL WORK SHALL BE COORDINATED WITH HVAC, CABINETWORK, PARTITION CONSTRUCTION AND ANY OTHER WORK WHERE SO REQUIRED/APPROPRIATE EVEN IF NOT SPECIFICALLY REQUESTED.
 5. ELECTRICAL CONTRACTOR WILL COORDINATE ANY CHANGES OR CHANGE REQUESTS IN ELECTRICAL POWER OR DEVICE REQUIREMENTS WITH OWNER AND ARCHITECT.
 6. WHERE REQUIRED TO PASS CABLES THROUGH THE STRUCTURE OR FLOOR, ALL SLEEVES AND CORES AROUND THE CABLES SHALL BE TIGHTLY PACKED WITH APPROVED FIRE-SAFE MATERIALS TO MAINTAIN SMOKE AND FIRE INTEGRITY BETWEEN FLOORS/WALLS.
 7. COMPLY WITH ALL MANUFACTURER REQUIREMENTS FOR ELECTRICAL, TELEPHONE, AND OTHER ASSOCIATED DEVICES.
- APPLICABLE CODE:**
MASSACHUSETTS STATE BUILDING CODE (780 CMR) 8TH EDITION AND 2015 INTERNATIONAL BUILDING CODE
- GENERAL NOTES:**
1. ALL TYPICAL NOTES ON EACH DRAWING TO APPLY UNIFORMLY.



No.	Description	Date

CASSA
303 Beacon Street,
Somerville, MA

SITE PLAN & ZONING ANALYSIS

Project number 201901
Date 10/29/2019

A1

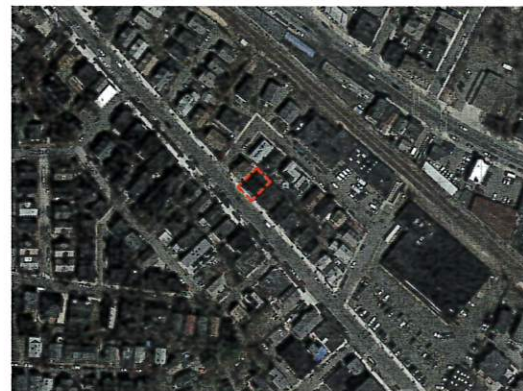
Scale As indicated

ZONING

	Minimum lot size (Sq. Ft.)	Minimum lot area / dwelling unit (Sq. Ft.)	Maximum ground coverage (%)	Landscaped area / minimum percentage of lot (%)	Floor area ratio (F.A.R.) Maximum	Maximum height Stories (Feet)	Minimum front yard (Feet)	Minimum side yards (Feet)	Minimum rear yard (Feet)	Minimum frontage (Feet)	Pervious Area, minimum percentage of lot (Percent)
Residence C (RC)	7,500	875	80	25	2.0	3	40	15	7.18/15.36	50	35
Existing	2,320	1,160	48.8	35.3	0.84	2	26.8	10	6.84/14.26	10.00	35.3
Proposed	2,320	773	48.8	38.9	1.13	2	26.8	10	6.84/14.26	10.00	38.9

Notes

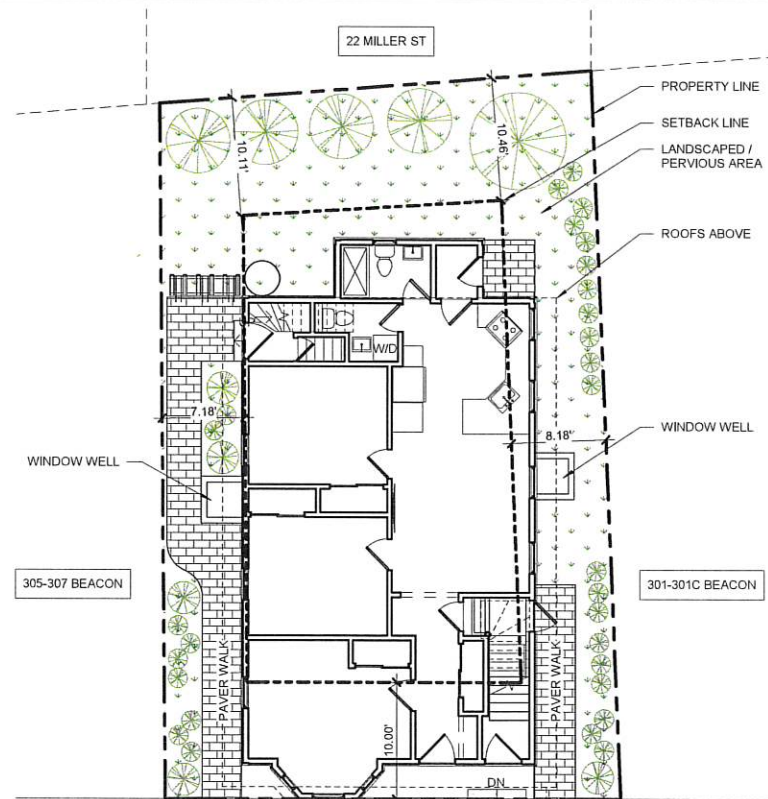
5. Front yard: If the average front yard depth of two (2) or more existing buildings on each side of a lot within one hundred (100) feet and within the district and same block, uninterrupted by an intersection, is less than the required front yard, the average of such existing front yard depths may be the required front yard depth for buildings of three (3) stories or less, but in no case may the front yard depth be less than ten (10) feet.
Note— See Figure 8A.
- a. Projections into Front Yards: First story building elements such as bays, bay windows and oriel windows (provided that said bays, bay windows or oriel windows encumber no more than fifty percent (50%) of the length of the front side of the structure they project from), balconies, chimneys, flues and fire escapes, steps down from the first story, cornices, belt courses, leaders, sills, pilasters, lintels, decks, unenclosed porches, or other similar structures and ornamental features may project into a required front yard provided a minimum ten (10) foot distance is maintained from the front lot line.
- b. Fences, walls, steps, patios: Dimensional provisions of this Article shall not apply to:
• front yard fences or walls not over four (4) feet high above the average natural grade, and side or rear yard fences/walls not over six (6) feet high above the average natural grade;
• steps of a height no more than three (3) feet above average grade;
• patios.
6. Projections into side yards: Bays, bay windows and oriel windows (provided that said bays, bay windows or oriel windows encumber no more than one-third of the length of the side of the structure they project from), balconies, chimneys, flues and fire escapes, steps down from the first story, and cornices, belt courses, leaders, sills, pilasters, lintels, decks, unenclosed porches, or other similar structures and ornamental features may project into a required side yard not more than one-quarter (1/4) of the required setback, nor more than three (3) feet in any case.
1/4 required setback = 1' - 9 1/2"
10. Reduction of side yards for narrow lots: For each foot by which a lot is less than fifty (50) feet wide on the effective date of this Ordinance, one (1) inch may be deducted from the required width of each side yard and two (2) inches from the required width of both side yards, provided that no side yard shall be less than five (5) feet. No building projections, as enumerated in footnote 6 above, shall be allowed in the minimum five (5) foot side yard.
Assessor's map width = 40.15 ft
Therefore = allowable minimum side yard = 7.18 ft / 15.36 ft
13. Reduction of rear yards for shallow lots: For each foot by which a lot is less than one hundred (100) feet deep on the effective date of this Ordinance, three (3) inches may be deducted from the required depth of the rear yard, provided that no rear yard shall be less than ten (10) feet.
Assessor's map depth = 59.50 ft
Therefore = allowable minimum rear yard = 10.00 ft
14. Projections into rear yards: Bays, bay windows and oriel windows (provided that said bays, bay windows or oriel windows encumber no more than fifty percent (50%) of the length of the rear side of the structure they project from), as well as such structures and ornamental features as are enumerated in note 6 above may project into a required rear yard up to one-fourth (1/4) of the required setback, but in no case within ten (10) feet of a rear lot line.
1/4 required setback = 2' - 6"



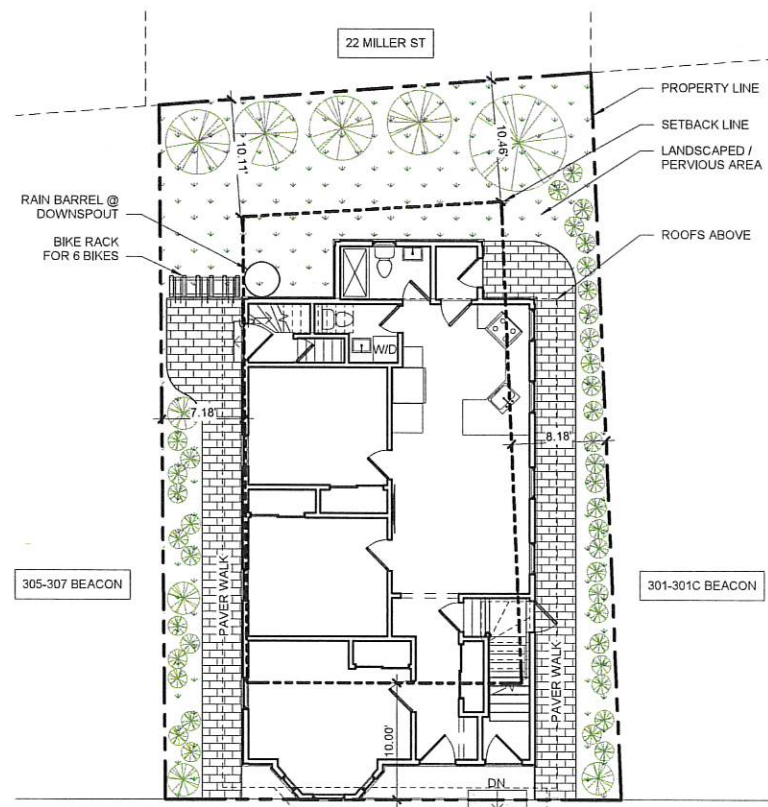
2 AERIAL MAP



1 ASSESSOR'S MAP 39



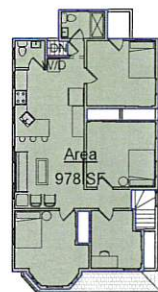
7 PROPOSED SITE PLAN
1/8" = 1'-0"



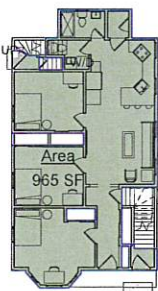
3 EXISTING SITE PLAN
1/8" = 1'-0"

NET FLOOR AREA - PROPOSED	
LEVEL	AREA (sq.ft.)

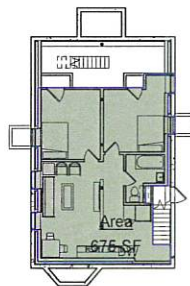
Basement	675
First Floor	965
Second Floor	978
	2,617



10 NET FLOOR AREA - PROPOSED 2ND FL
1/16" = 1'-0"



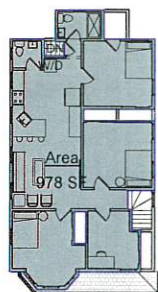
9 NET FLOOR AREA - PROPOSED 1ST FL
1/16" = 1'-0"



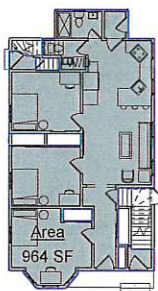
8 NET FLOOR AREA - PROPOSED BASEMENT
1/16" = 1'-0"

NET FLOOR AREA - EXISTING	
LEVEL	AREA (sq.ft.)

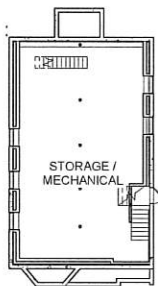
First Floor	964
Second Floor	978
	1,941



6 NET FLOOR AREA - EXISTING 2ND FL
1/16" = 1'-0"



5 NET FLOOR AREA - EXISTING 1ST FL
1/16" = 1'-0"



4 NET FLOOR AREA - EXISTING BASEMENT
1/16" = 1'-0"

City of Somerville
ZONING BOARD OF APPEALS

APPROVED

Date: 11/20/19

Case #: ZBA 2019-121

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APPLICABLE CODE:
MASSACHUSETTS STATE BUILDING CODE (780 CMR) 8TH EDITION AND 2015 INTERNATIONAL BUILDING CODE

- GENERAL NOTES:**
- ALL TYPICAL NOTES ON EACH DRAWING TO APPLY UNIFORMLY.



No.	Description	Date

CASSA
303 Beacon Street,
Somerville, MA

PLANS

Project number	201901
Date	10/29/2019
Scale	As indicated

A2

INTERIOR PARTITION SCHEDULE										
TYPE NO.	FRAMING				SHEATHING			INSULATION	OVERALL DIMENSIONS	
	FRAMING MATERIAL	FRAMING SIZE	FRAMING GAUGE	FRAMING SPACING	SHEATHING TYPE	SHEATHING 1ST SIDE	SHEATHING 2ND SIDE	INSULATION TYPE	WIDTH	HEIGHT
1	WD	2x4	-	16" OC	GWB	5/8"	5/8"	-	4 3/4"	UD
2	WD	2x4	-	16" OC	M	5/8"	-	-	4 1/8"	UD
5	WD	2x6	-	16" OC	GWB	5/8"	5/8"	-	6 3/4"	UD

WALL SCHEDULE NOTES

FRAMING
WD - WOOD STUD
PT - PRESSURE TREATED WOOD STUD

SHEATHING
GWB - GYPSUM WALL BOARD
M - MOLD-RESISTANT GYPSUM WALL BOARD

OVERALL DIMENSIONS
UD - UNDERSIDE OF STRUCTURE

- GENERAL NOTES:**
- PARTITIONS ARE TYPE 1 UNLESS OTHERWISE MARKED.

DOOR SCHEDULE										
LOCATION		DOOR		FRAME		DIMENSIONS		HDLR SET		NOTES
DOOR NUMBER	TYP	E	MAT	FINISH	TYPE	MAT	FINISH	WIDTH	HEIGHT	
B2.1	SP	WD	PT	PH	WD	PT	30"	80"		
B2.2	SP	WD	PT	PH	WD	PT	30"	80"		
B4.1	SP	WD	PT	PH	WD	PT	30"	80"		
B5.1	SP	WD	PT	PH	WD	PT	30"	80"		
B5.2	SP	WD	PT	PH	WD	PT	35"	80"		

DOOR SCHEDULE NOTES

DOOR
SP - SINGLE PANEL
WD - WOOD
PT - PAINTED

FRAMING
PH - PRE-HUNG
WD - WOOD
PT - PAINTED

- GENERAL NOTES:**
- PROVIDE ALL NEW ARCHITECTURAL COMPOSITE DOORS.

FINISH SCHEDULE						
ROOM NUMBER	ROOM NAME	WALL FINISH	BASE FINISH	FLOOR FINISH	CEILING FINISH	NOTES
B1	UTILITY/STORAGE	PT	WB	UC	GWB	
B2	BEDROOM B1	PT	WB	CPT	GWB	
B2A	CLOSET	PT	WB	CPT	GWB	
B3	BATHROOM B	PT/T	WB	LVT	GWB	
B4	LIVING/DINING/KITCHEN	PT	WB	LVT	GWB	
B5	BEDROOM B2	PT	WB	CPT	GWB	
B5A	CLOSET	PT	WB	CPT	GWB	

FINISH SCHEDULE NOTES

WALL
PT - PAINTED
T - TILE

BASE
WB - PAINTED WOOD BASE

FLOOR
UC - UNFINISHED CONCRETE
CPT - CARPET
LVT - VINYL TILE

CEILING
GWB - PAINTED GWB CEILING

- GENERAL NOTES:**
- ALL GWB TO BE INSTALLED W/ TAPERED EDGES AND (3) COATS JOINT FINISH.
 - NO SWITCH DEVICE COVER PLATES SHALL BE INSTALLED UNTIL APPLICATION OF ALL FINISH MATERIALS HAS BEEN COMPLETED. IF SAID UNITS ARE INSTALLED PRIOR TO FINISHES, THEY SHALL BE REMOVED PRIOR TO PROCEEDING WITH FINISH WORK.
 - PAINT SHALL BE BEST QUALITY LOW/NO VOC LATEX OR ALKYD BASE AS SPECIFIED. THE GC SHALL SUBMIT ANY SMOKE/FIRE CLASSIFICATION FOR ALL WALL FINISHES AS REQUIRED BY ANY GOVERNING AUTHORITIES.
 - PAINT @ WALL FIELD: ENAMEL EGGSHELL FINISH, COLOR BY OWNER.
 - PAINT @ ACCENT WALL: ENAMEL SEMI-GLOSS FINISH, COLOR BY OWNER.
 - PAINT @ DOOR JAMBS: ENAMEL SEMI-GLOSS FINISH, COLOR BY OWNER.
 - PAINT @ DOOR PANELS: ENAMEL SEMI-GLOSS FINISH, COLOR BY OWNER.
 - PAINT @ GWB CLG: SATIN, CLG BRIGHT WHITE, (3) COATS MIN.
- ON FERROUS METAL: ALKYD METAL PRIMER SHOP COAT, 2 COATS ALKYD ENAMEL SEMI-GLOSS FINISH.
 - ON ALUMINUM: ZINC CHROMATE PRIMER SHOP COAT, 2 COATS ALKYD ENAMEL SEMI-GLOSS FINISH.
 - ON PAINTED WOOD: ALKYD UNDERCOAT, 2 COATS ALKYD ENAMEL SEMI-GLOSS (OR SHEEN AS NOTED) FINISH.
 - ON GYPSUM WALL BOARD: LATEX PRIMER, 2 COATS LATEX ENAMEL EGGSHELL (OR SHEEN AS NOTED) FINISH.

WINDOW SCHEDULE					
ZE	R.O. WIDTH	R.O. HEIGHT	SILL HEIGHT	TYPE	NOTES
B	36"	51"	43 1/4"	DH	

WINDOW SCHEDULE NOTES

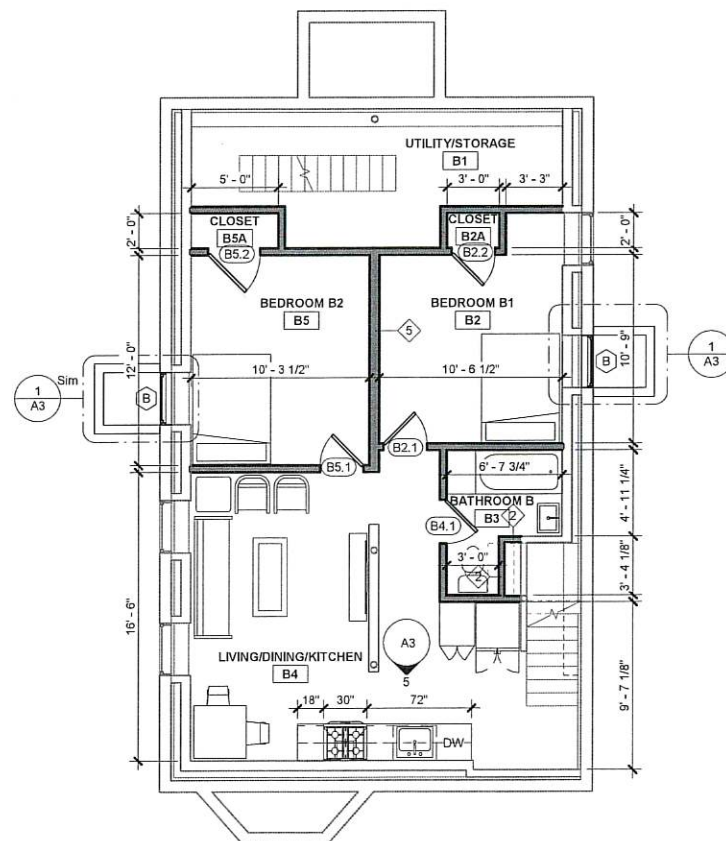
TYPE
DH - DOUBLE HUNG

City of Somerville
ZONING BOARD OF APPEALS

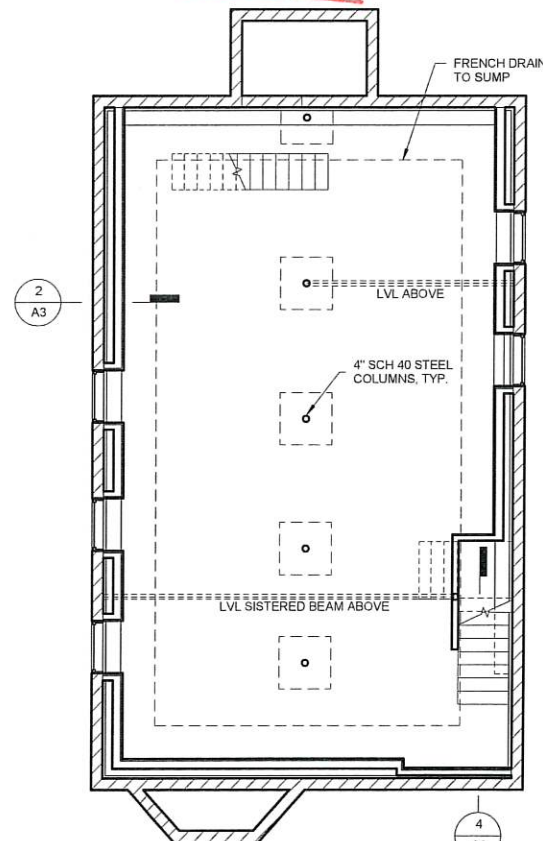
APPROVED

Date: 11/20/19

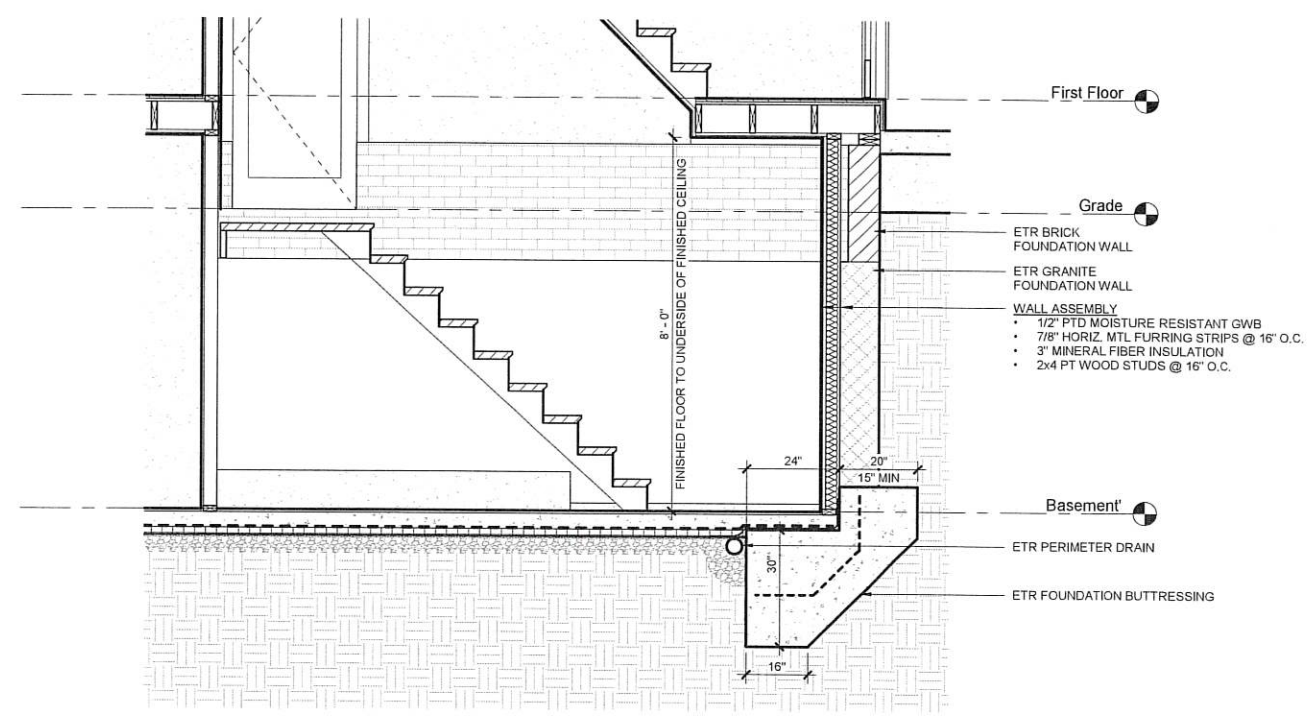
Case #: ZBA 2019-121



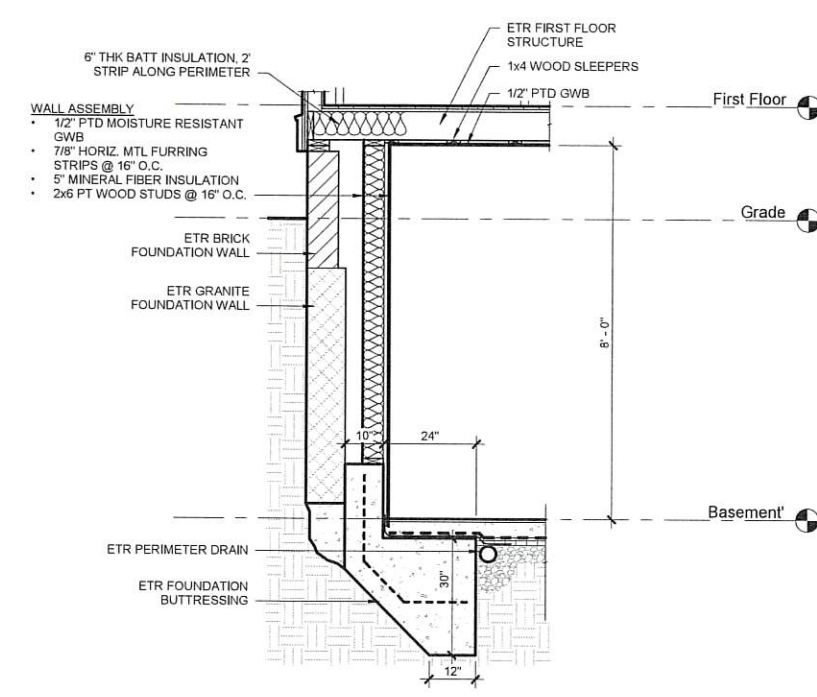
2 PROPOSED BASEMENT PLAN
3/16" = 1'-0"



1 EXISTING BASEMENT PLAN
3/16" = 1'-0"



④ SECT DETAIL @ FOUNDATION AT STAIR
1/2" = 1'-0"



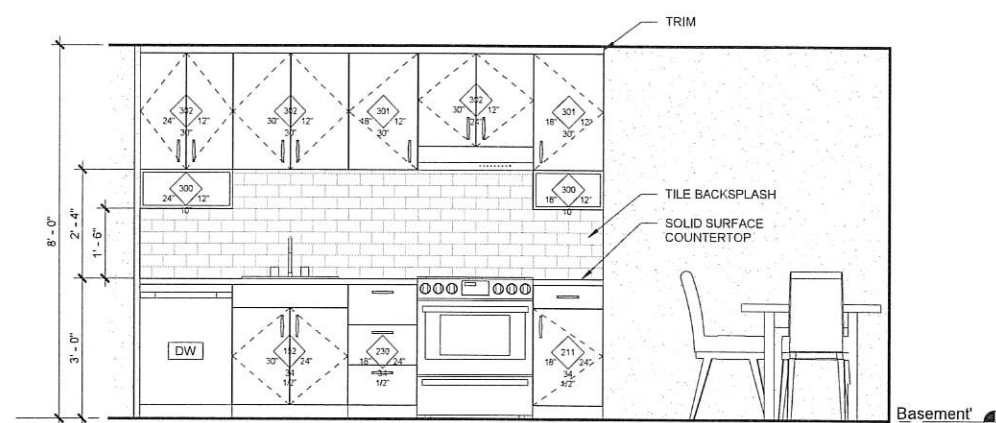
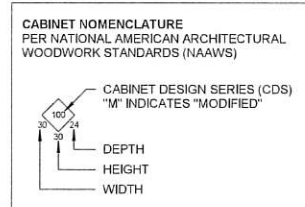
② TYP DETAIL @ FOUNDATION
1/2" = 1'-0"

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MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH EDITION AND 2015 INTERNATIONAL BUILDING CODE

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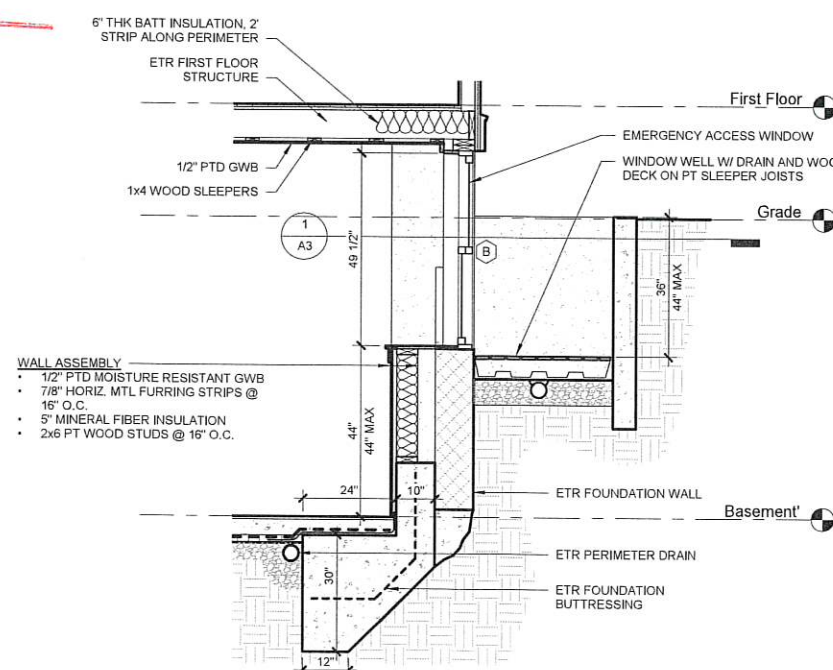
⑤ INT ELEV @ KITCHEN
1/2" = 1'-0"

City of Somerville
ZONING BOARD OF APPEALS

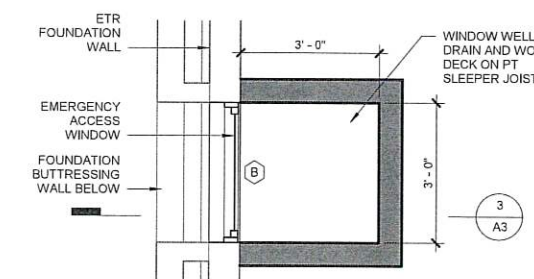
APPROVED

Date: 11/20/19

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③ TYP. SECTION DETAIL @ WINDOW WELL
1/2" = 1'-0"



① TYP. PLAN DETAIL @ WINDOW WELL
1/2" = 1'-0"



No.	Description	Date

CASSA

303 Beacon Street,
Somerville, MA

DETAILS

Project number 201901
Date 10/29/2019

A3

Scale As indicated

165 / 801
New Yorker