

# SFGstudios

Architectural Design Services  
278 Elm Street, Suite 226  
Somerville, MA 02144  
781.956.9773 cell  
SFGstudios@msn.com

PROJECT

# *Basement Alterations -New Unit*

*38 Day Street  
Somerville, Massachusetts*

## *Zoning Information*

ZONE: RB  
MAP : 22  
BLOCK : D  
LOT : 24  
LOT AREA : 10,732 SF  
EXISTING BRICK/MASONRY FRAMED, 4 STORY APARTMENT BUILDING  
EXISTING : 25 RESIDENTIAL APARTMENTS  
PROPOSED : 26 RESIDENTIAL APARTMENTS

## *Building Code Information*

Occupancy / Use : RESIDENTIAL USE GROUP R-2  
Climate: 5a  
Ground Snow Live Load (Pg) : 45  
Basic Wind Speed (V): 105  
Wind & Snow Risk Category II

All alterations, repairs and construction methods are to comply with:  
International Existing Building Code 2009 (IRC) with MA Amendments (780 CMR 51.00)  
International Building Code 2009 (IRC) with MA Amendments (780 CMR 51.00)  
International Fire Code 2009 (IFC)  
International Mechanical Code 2009 (IMC)  
International Fuel & Gas Code 2009 (IFGC)  
International Electrical Code 2009 (IEC)  
International Energy Efficiency Code 2012 (IEEC)

OWNER

*Darin Samaraweera  
20 Park Plaza, Suite 468  
Boston, Massachusetts 02116*

DATE

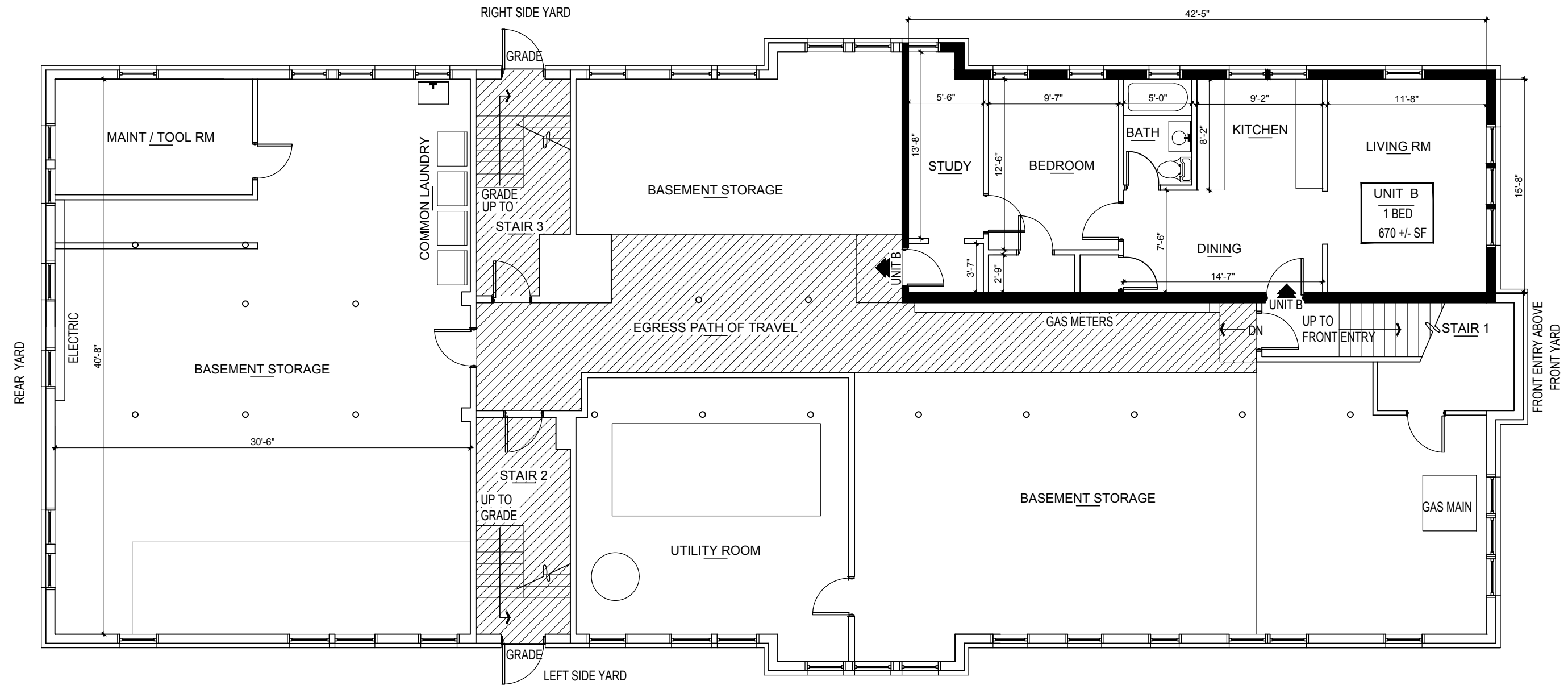
*02/02/2016 ZBA REVIEW\_REVISION 3  
03/14/2016 ZBA REVIEW\_REVISION 4  
03/29/2016 ZBA REVIEW\_REVISION 5*



**INTERIOR RENOVATIONS**

38 DAY STREET  
 SOMERVILLE, MA

**EXISTING BASEMENT PLAN**



**Existing Basement Floor Plan**

4,645 SF (GROSS AREA)

NO.	DATE	REVISIONS
1	1/11/16	PROPOSED BASEMENT FLOOR PLANS, 2ND FLOOR PLANS
2	2/2/16	LANDING FOR EER OPENING FOR BEDROOM 3
3	3/14/16	REMOVED 2ND FLOOR UNIT FROM SCOPE
4	3/29/16	FRONT STAIRWELL FIRE-RATED ENCLOSURE ADDED
5		

OWNER  
 Darin Samaraweera  
 20 Park Plaza, Suite 468  
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617-283-4689

DRAWN BY  
 SFG

DATE 12/17/2015

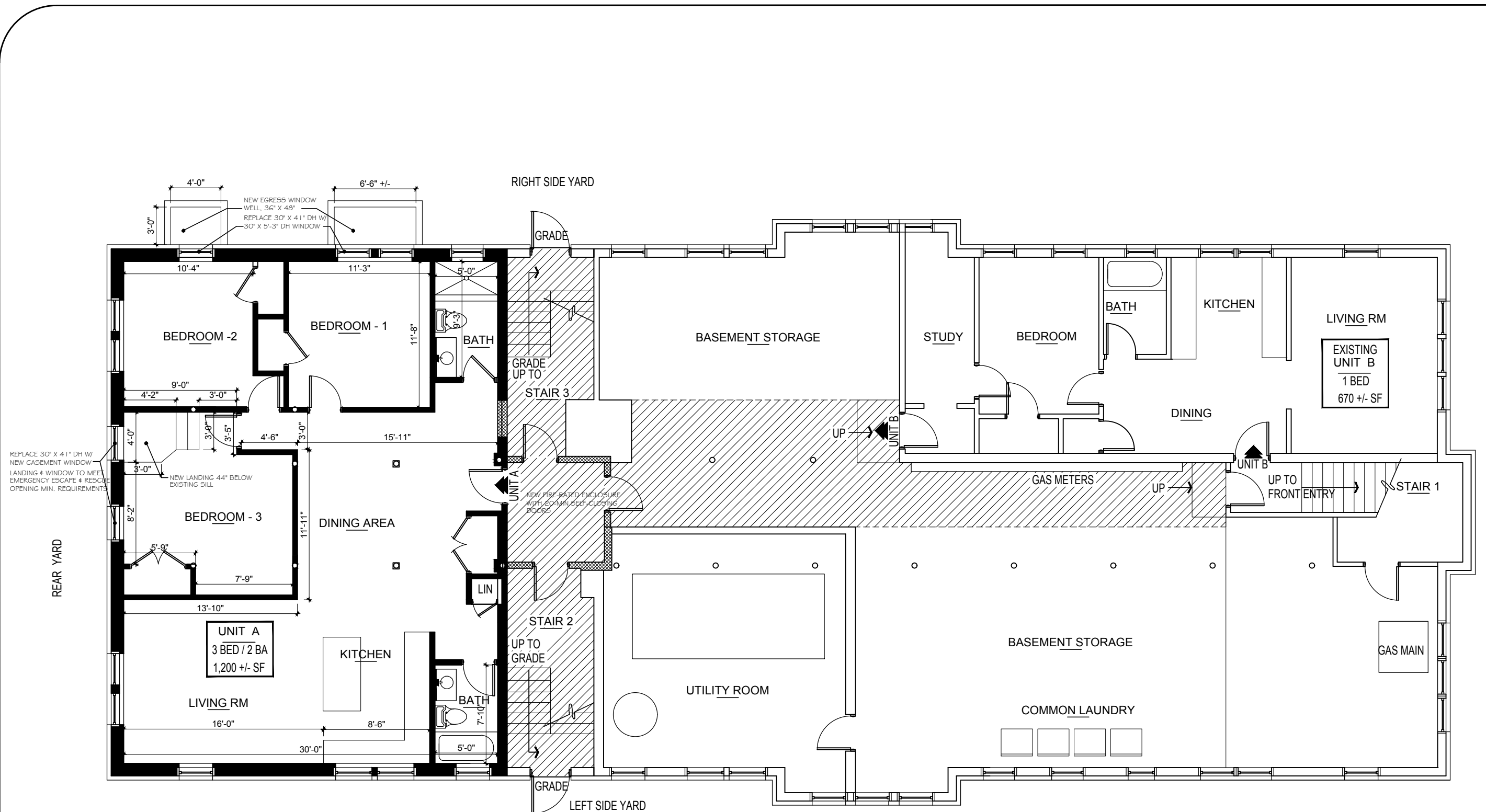
PROJECT  
 No.

SCALE  
 1/8" = 1'-0"

DRAWING  
 No.  
 A1.0



**INTERIOR RENOVATIONS**  
 38 DAY STREET  
 SOMERVILLE, MA  
**PROPOSED BASEMENT PLAN**



**Proposed New Basement Unit A**  
 4,645 SF (GROSS AREA)

NO.	DATE	REVISIONS
1	1/11/16	PROPOSED BASEMENT FLOOR PLANS, 2ND FLOOR PLANS
2	2/2/16	LANDING FOR EER OPENING FOR BEDROOM 3
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4	3/29/16	FRONT STAIRWELL FIRE-RATED ENCLOSURE ADDED
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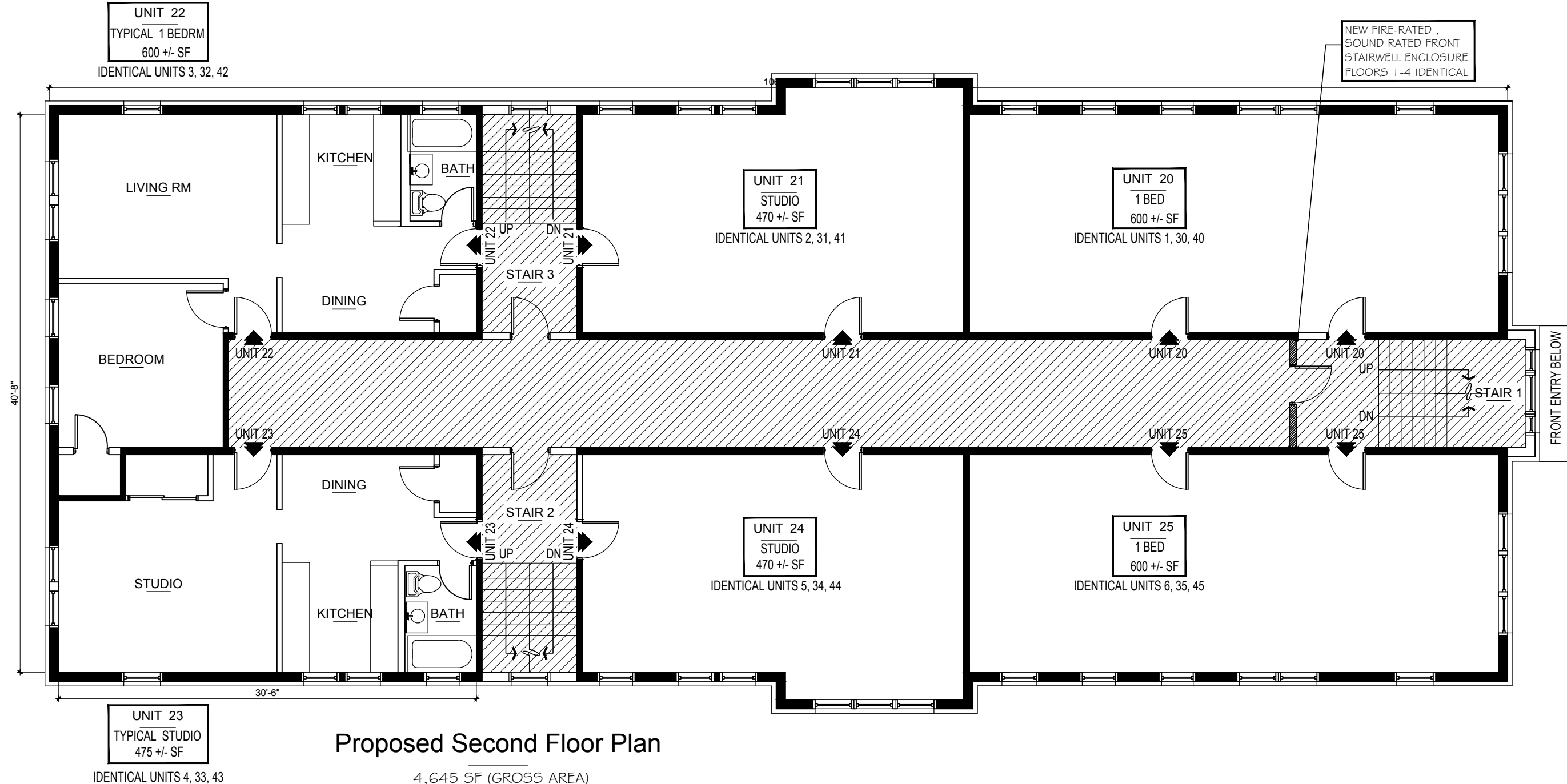
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SCALE  
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DRAWING  
 No.  
**A2.0**



**INTERIOR RENOVATIONS**  
 38 DAY STREET  
 SOMERVILLE, MA  
**PROPOSED SECOND FLOOR PLAN**



**Proposed Second Floor Plan**

4,645 SF (GROSS AREA)  
 1 ST - 4TH FLOOR LAYOUTS IDENTICAL

NO.	REVISIONS
1	1/11/16 PROPOSED BASEMENT FLOOR PLANS, 2ND FLOOR PLANS
2	2/2/16 LANDING FOR EER OPENING FOR BEDROOM 3
3	3/14/16 REMOVED 2ND FLOOR UNIT FROM SCOPE
4	3/22/16 FRONT STAIRWELL FIRE-RATED ENCLOSURE ADDED
5	

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SCALE 1/8" = 1'-0"

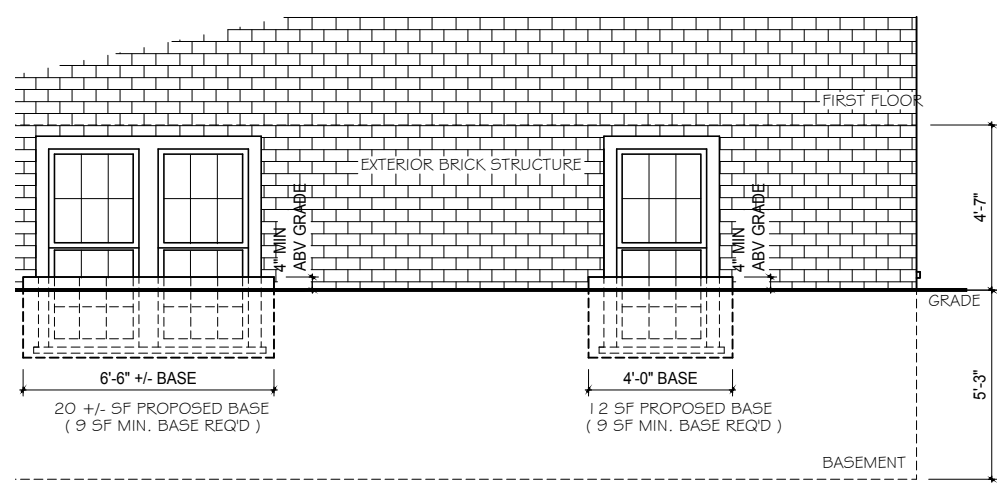
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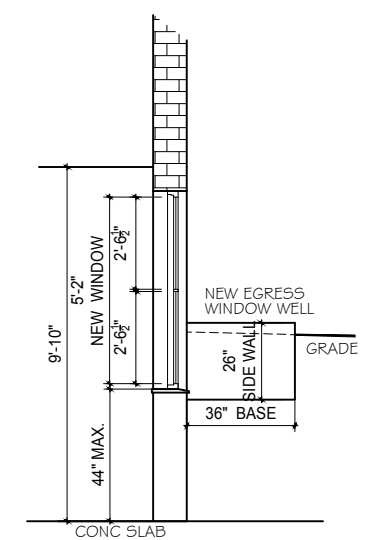
**INTERIOR RENOVATIONS**

38 DAY STREET  
 SOMERVILLE, MA

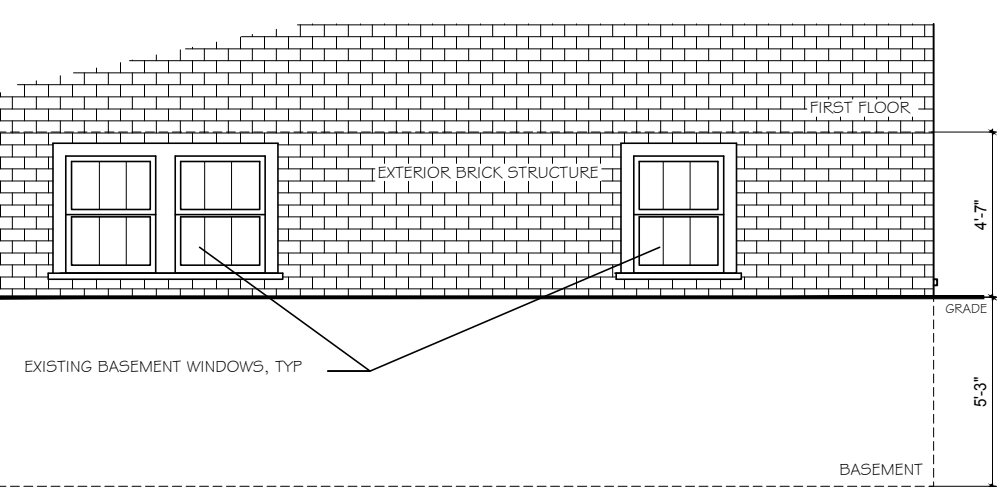
**PROPOSED SECTIONS**



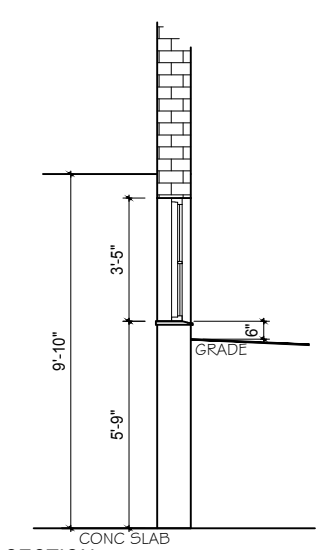
**ELEVATION**  
 NEW BASEMENT WINDOW WELL, TYP  
 SINGLE AND DOUBLE WELL SHOWN



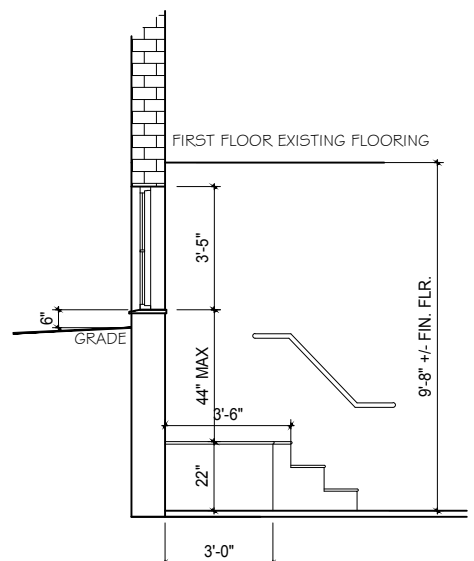
**SECTION**  
 NEW BASEMENT WINDOW WELL, TYP



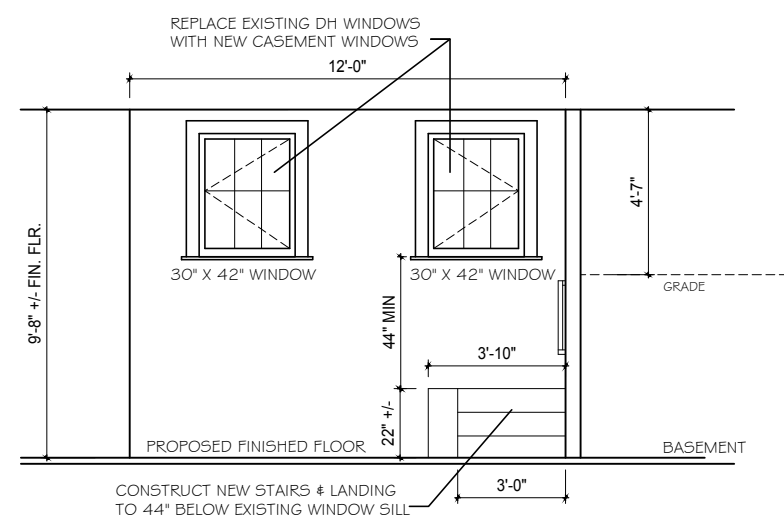
**ELEVATION**  
 EXISTING BASEMENT WINDOWS



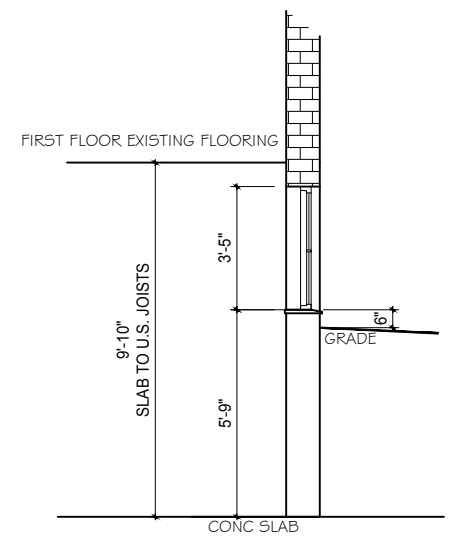
**SECTION**  
 EXISTING BASEMENT WINDOW



**BEDROOM 3 ELEVATION**  
 LANDING / STAIRS



**BEDROOM 3 ELEVATION**  
 WINDOW LANDING



**SECTION**  
 EXISTING BASEMENT WINDOW

**REVISIONS**

No.	Date	Description
1	1/11/16	PROPOSED BASEMENT FLOOR PLANS, 2ND FLOOR PLANS
2	2/2/16	LANDING FOR EER OPENING FOR BEDROOM 3
3	3/14/16	BRACKED 2ND FLOOR UNIT FROM SCOPE
4	3/29/16	FRONT STAIRWELL FIRE-RATED ENCLOSURE ADDED
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**DRAWING**  
 No.

**A3.0**