

General Notes

- G.C. IS RESPONSIBLE FOR THE COORDINATION OF ALL PARTS OF THE WORK SO THAT NO WORK SHALL BE LEFT IN AN UNFINISHED OR INCOMPLETE CONDITION. G.C. SHALL COORDINATE ALL SUBTRADES SUPPLIED BY OWNER. ALL TRADES INVOLVED WITH THE PROJECT SHALL COOPERATE WITH ONE ANOTHER, SHALL CONSCIOUSLY SAVE AND PROTECT WORK BEING PERFORMED BY OTHER TRADES.
- G.C. SHALL SECURE ALL PROPER PERMITS AND NECESSARY INSPECTIONS FOR AND FROM REGULATORY AGENCIES AFFECTING THIS PROJECT.
- ALL WORK SHALL CONFORM TO ALL INDUSTRY AND MANUFACTURER'S PUBLISHED STANDARDS AS WELL AS ALL REQUIREMENTS IN THESE DRAWINGS AND SPECIFICATIONS. ANY CONFLICTING REQUIREMENTS OF THE SOURCES LISTED ABOVE SHALL BE BROUGHT TO ARCHITECT'S ATTENTION PRIOR TO PROCEEDING WITH WORK.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES, INCLUDING LOCAL REQUIREMENTS.
- NO SUBSTITUTIONS FOR ITEMS SPECIFIED WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT, ENGINEER OR OWNER.
- G.C. SHALL PROTECT WORK BY OTHER CONTRACTORS. G.C. SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ALL WORK BY OTHER INCURRED WHILE FULFILLING THE OBLIGATIONS OF THIS CONTRACT.
- ALL WORK NOTED "BY OTHERS" OR "N.I.C." IS TO BE THE RESPONSIBILITY OF THE OWNER AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. G.C. SHALL COOPERATE WITH THE OWNER AND OWNER'S OUTSIDE CONTRACTORS AS REQUIRED.
- G.C. IS RESPONSIBLE FOR ALL SHORING AND BRACING OF EXISTING SOILS DURING DEMOLITION AND CONSTRUCTION.
- G.C. IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS.
- G.C. SHALL MAINTAIN A CLEAN AND ORDERLY WORKSITE AT ALL TIMES.
- G.C. SHALL CLEAN SITE AT COMPLETION OF CONSTRUCTION.
- ALL WORK SHALL BE GUARANTEED BY THE G.C. AGAINST DEFECTS AND POOR WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM SUBSTANTIAL COMPLETION.
- G.C. SHALL BE RESPONSIBLE FOR BLOCKING AND ELECTRICAL CONNECTIONS FOR ALL MILLWORK. PROVIDE ADEQUATE CONCEALED BLOCKING FOR ALL MILLWORK HUNG FROM PARTITIONS. ALL WOODWORK, BLOCKING, GROUNDS, ETC. SHALL BE FIRE TREATED IN ACCORDANCE WITH ALL APPLICABLE CODES.
- ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS NOTED OTHERWISE.

Drawing Index

- T1 TITLE SHEET/ ZONING REVIEW
MORTGAGE PLOT PLAN
- E10 EXISTING PLANS
E11 EXISTING ROOF PLAN
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A11 PROPOSED ROOF PLAN
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A20 PROPOSED EXTERIOR ELEVATIONS
A21 BUILDING SECTIONS

Building Code Review

SPRINKLER SYSTEM:
NONE EXISTING BUT REQUIRED

APPLICABLE CODE:
MASSACHUSETTS STATE BUILDING CODE, 8TH EDITION (780 CMR)

Choitz Poppitz Residence

Somerville, MA

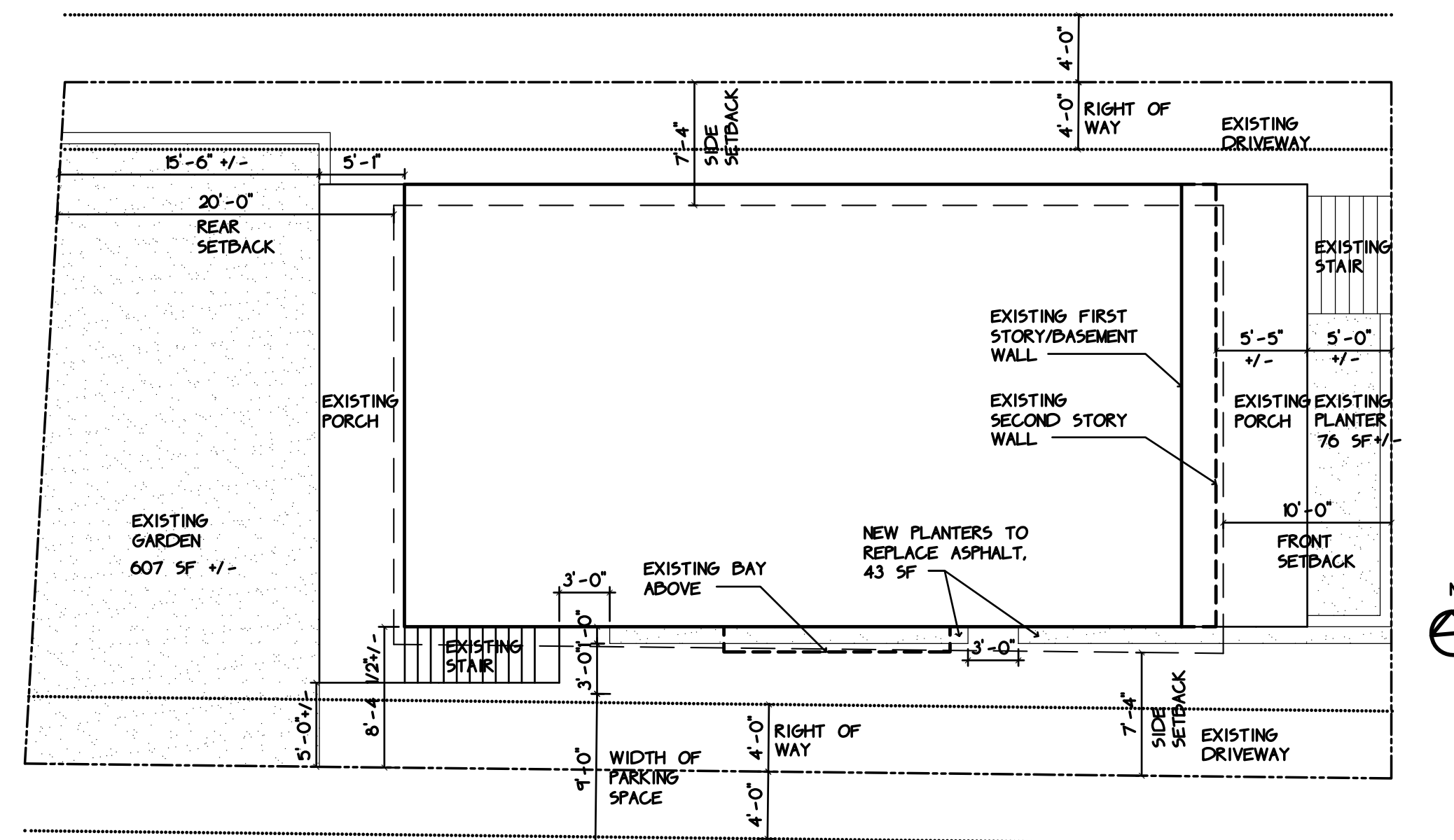
Zoning Review

Story	Existing Gross	Proposed Gross
B	1217	1217
1	1238	1238
2	1291	1291
Half Story	389	849
Attic Floorplate	1298	1298
TOTAL GROSS	4135	4595

Story/ Description	Existing Net	Proposed Net
B Storage	702	702
B Utility	417	417
B Finished Area	42	42
1 Finished Area	1143	1143
2 Finished Area	1192	1182
Attic Floorplate	1268	
Attic Storage over 5 ft high	389	
Half Story Finished Area		818
Total Net	2766	3185
Lot Area	3,284	3,284
FAR	0.84	0.97

	Current Zoning	Existing Structure	Proposed Structure
District	RA (Residence A)	RA (Residence A)	RA (Residence A)
Allowed Uses	2 dwelling units by right 3 dwelling units by special permit	2 dwelling units	3 dwelling units
Lot Size	10,000 SF min.	3,284 SF (existing non-conforming)	Existing
Lot Area/ Dwelling Unit	2250 sf min./ dwelling unit	1,642 sf/ dwelling unit (existing non-conforming)	1,095 sf/ dwelling unit (non-conforming)
Ground Coverage	50% Max.	49% (1,595 sf), complies	Existing
Landscaped Area	25% Min.	21% (683 sf) (existing non-conforming)	22% (726 sf) increased from existing
Pervious Area	35% Min.	21% (683 sf) (existing non-conforming)	22% (726 sf) increased from existing
FAR	FAR 0.75	FAR 0.84 (existing non-conforming)	FAR 0.97 (non-conforming)
Max Height in Stories	2 1/2 stories	2 stories	2 1/2 stories
Max Height in feet	35 ft	27' 10"	29'-8 1/2" - retains existing ridge height, average of 2 roof slopes
Front Yard Setback	10 ft (based on context)	5 ft from front porch (existing non-conforming)	Existing
Side Yard Setback	7'4" each side yard 15'8" sum of both side yards Setbacks reduced for narrow lot*	South side: approx. 8'-4" North side: approx. 6'-1" Sum approx. 14'-5" (Existing non-conforming)	Existing
Rear Yard Setback	20 ft, porches may project up to 1/4 of setback	Approx. 20'-7" from building and 15'-6" from rear porch	Existing
Lot Frontage	50 ft min.	41.44 ft	Existing
Parking	1.5 spaces required for 1 or 2 bedroom unit 2 spaces required for 3 bedroom unit	0 spaces existing, 3.5 spaces required (Unit One- 2 br: 1.5 spaces, Unit Two- 3 br: 2 spaces)	0 spaces existing, 5 spaces required (Unit One- 2 br: 1.5 spaces, Unit Two- 3 br: 2 spaces Unit Three- 1 br: 1.5 spaces)

*8" reduction for each yard from standard setback of 8' for one yard / 17' for both (50 ft-41.44 ft= 8.56 ft)

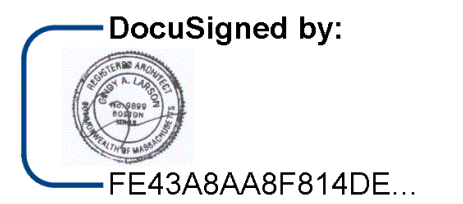


1 Site Plan
Scale: 1/8" = 1'-0"

ARCHITECT:

CENTREPOINT
ARCHITECTS

561 windsor street, A404
somerville, ma 02143 t:617.718.9707



Choitz Poppitz Residence

16-18 Washington Terrace
Somerville, MA 02143

Construction

No.	ISSUE	DATE
01	Construction	02.28.2017

PROJECT #: 10715

DRAWING TITLE:
Title Sheet and Zoning Review

T1.0

MORTGAGE INSPECTION PLAN

ADDRESS: 16 WASHINGTON TERRACE
CITY/TOWN of: SOMERVILLE, MASS.
SCALE: 1" = 20' DATE: JAN 14, 2005

DEED AND PLAN REFERENCE

MIDDLESEX SOUTH Registry of Deeds			
Deed Book	11858	Page	488
Plan Book	358	Plan	22

Certification is hereby made to:
WELLS FARGO HOME MORTGAGE INC
LAW OFFICE OF MARGARET M CRONIN PC
The permanent structures are approximately located on the ground as shown, and they either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction or are exempt from enforcement action under M.G.L., Chapter 40A, Section 7, unless otherwise noted.

Certification is hereby made that the structure shown on this plan is not located within a Special Flood Hazard Area as delineated on the map of

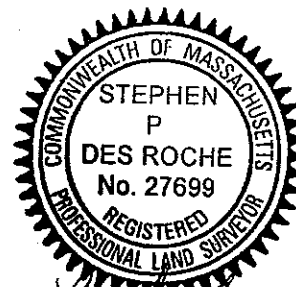
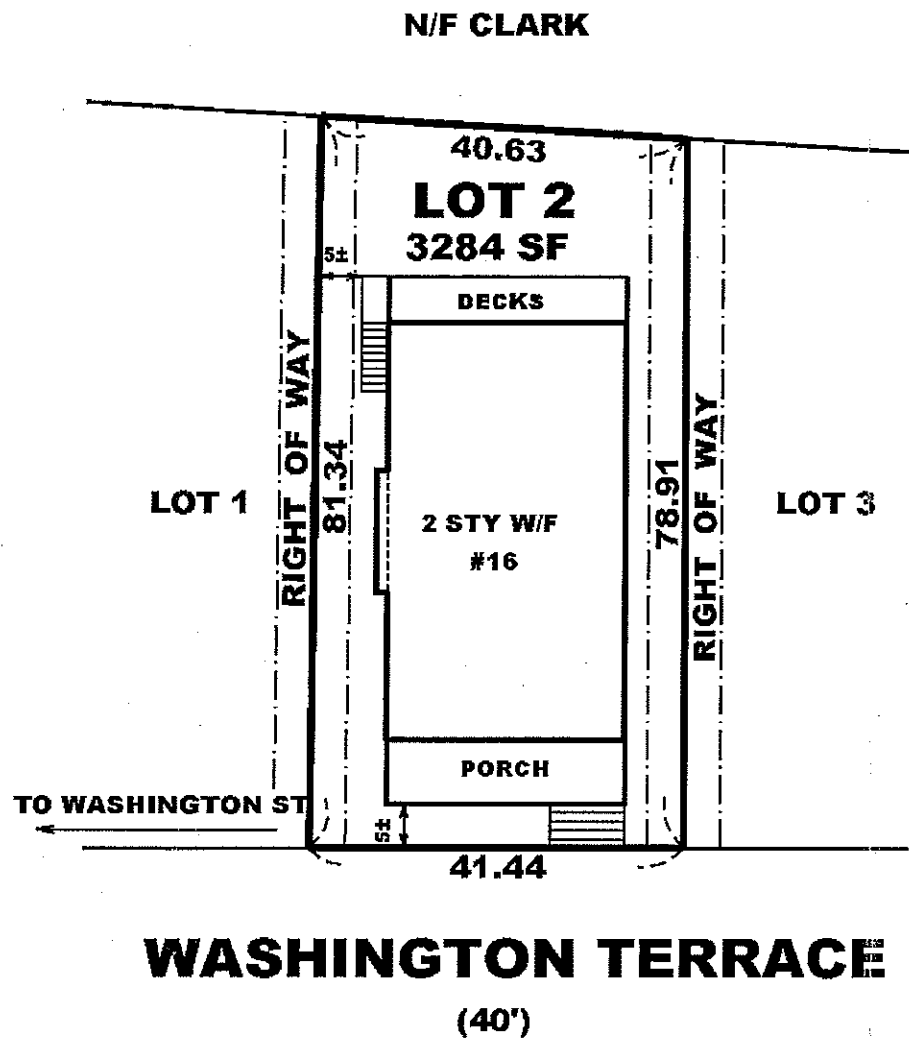
Community Panel No: 250214 0001B
Effective / revised Date: JULY 17, 1986

By the U.S. Department of Housing & Urban Development, Federal Insurance Administration.

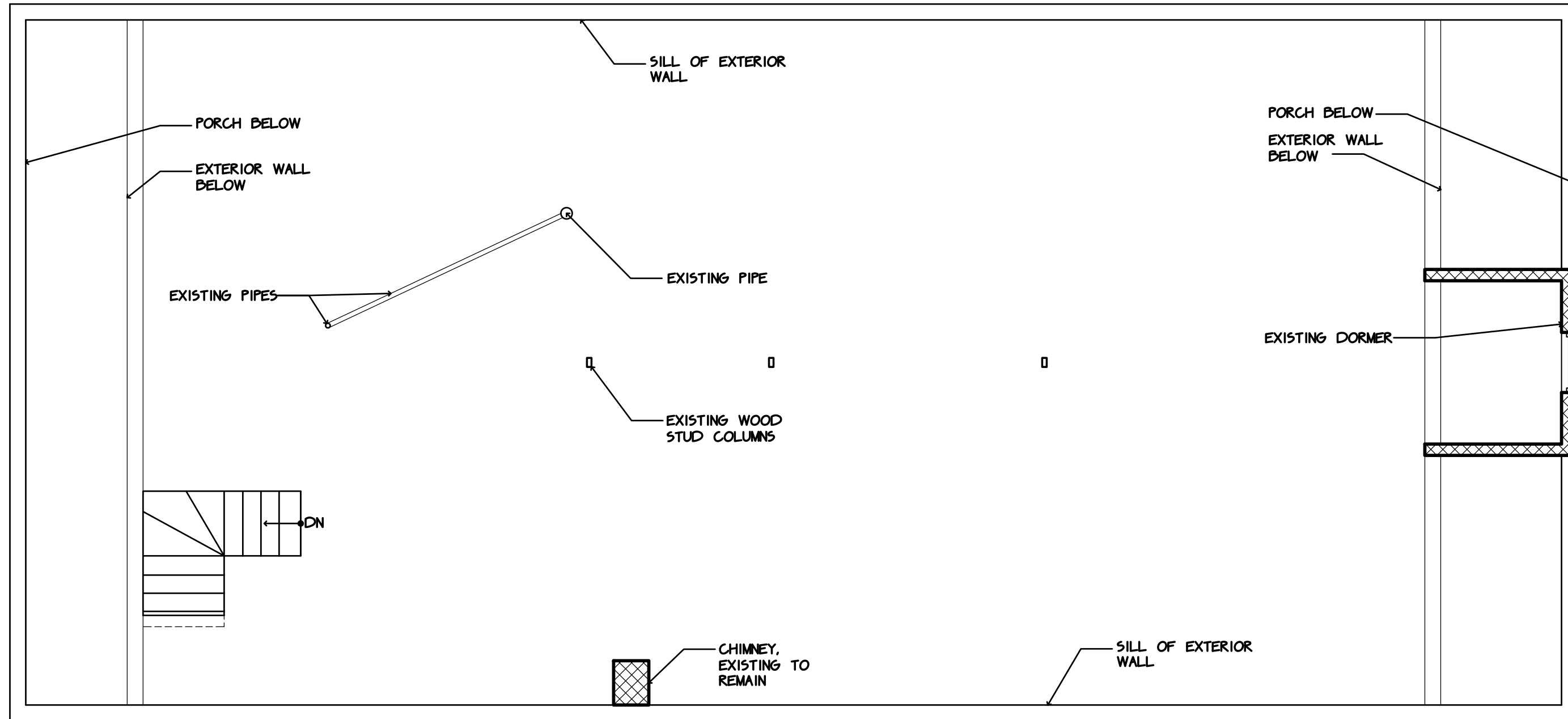
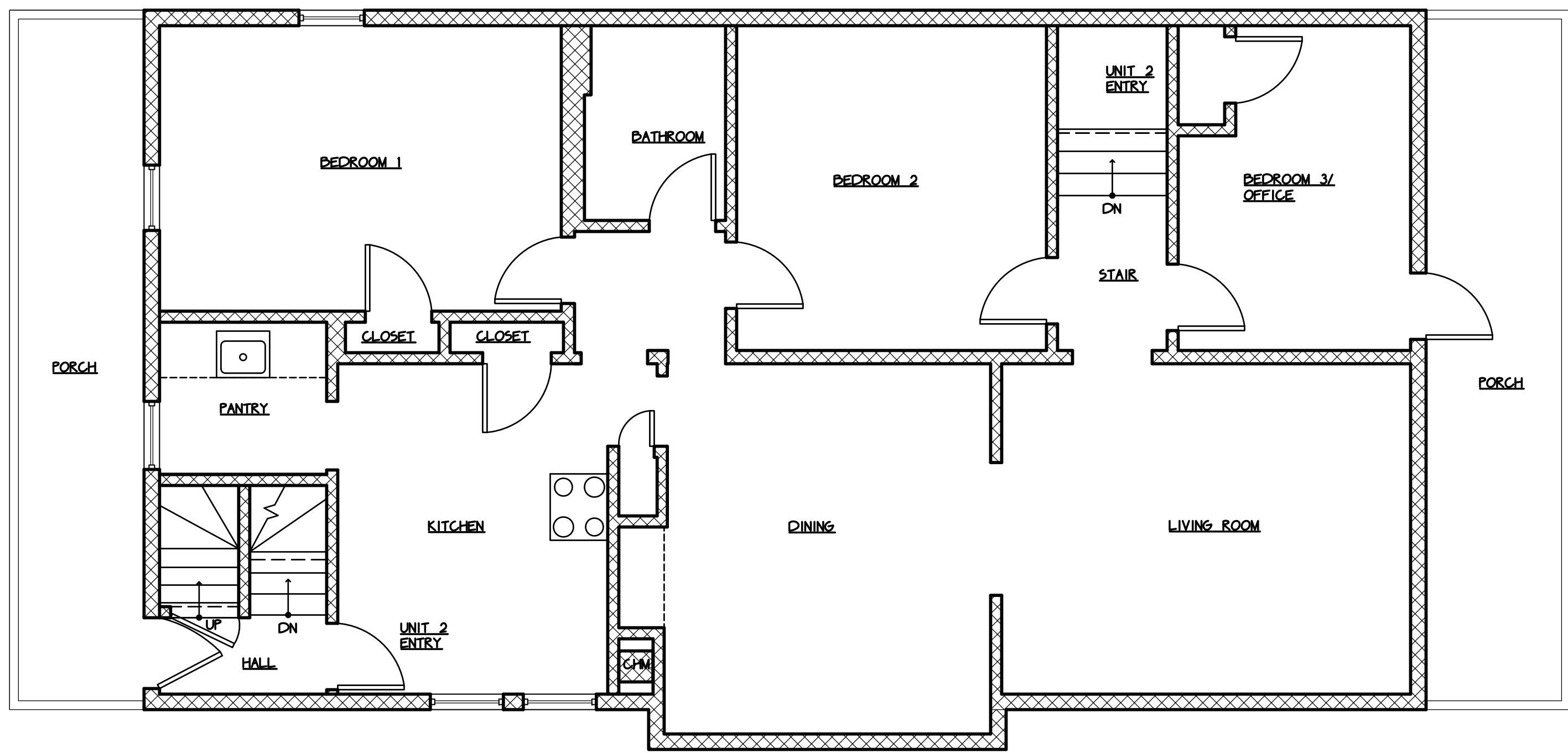
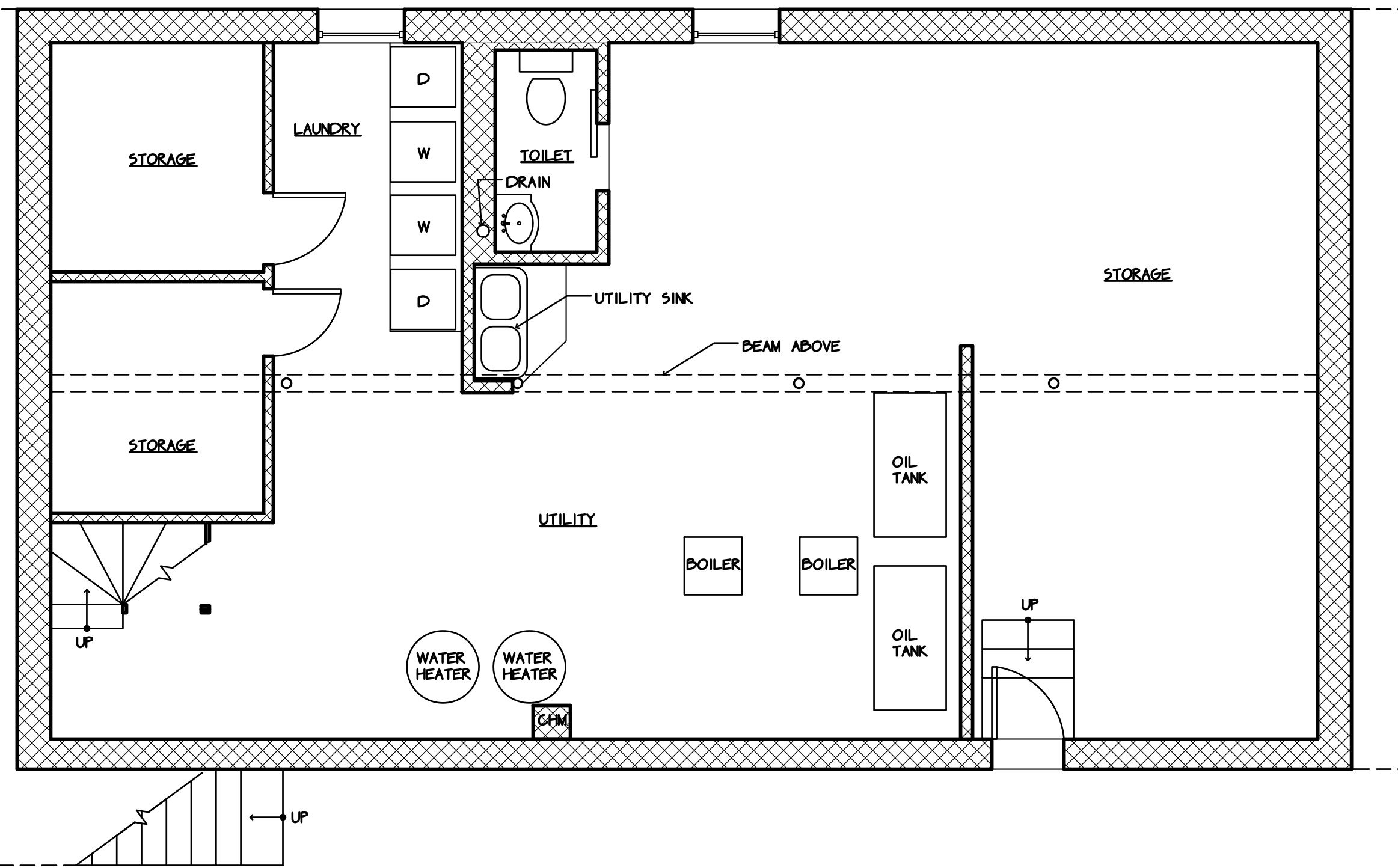
NOTE: This inspection was prepared in accordance with the technical standards for Mortgage Loan Inspections as adopted by the Commonwealth of Massachusetts, and use for any other purpose is prohibited.

NEPONSET VALLEY SURVEY ASSOC., INC.

95 WHITE STREET
QUINCY, MASSACHUSETTS 02169
TELEPHONE: (617) 472-4867



Stephen P. Des Roche



① Existing Basement Plan
Scale: 1/4" = 1'-0"

② Existing Second Floor Plan
Scale: 1/4" = 1'-0"

③ Existing Attic Plan
Scale: 1/4" = 1'-0"

- LEGEND**
- ===== NEW WALLS AND PARTITIONS
 - EXISTING WALL TO REMAIN
 - EXISTING PARTITIONS TO BE REMOVED

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Residence**

16-18 Washington Terrace
Somerville, MA 02143

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DRAWING TITLE:
Existing Floor Plans

E1.0

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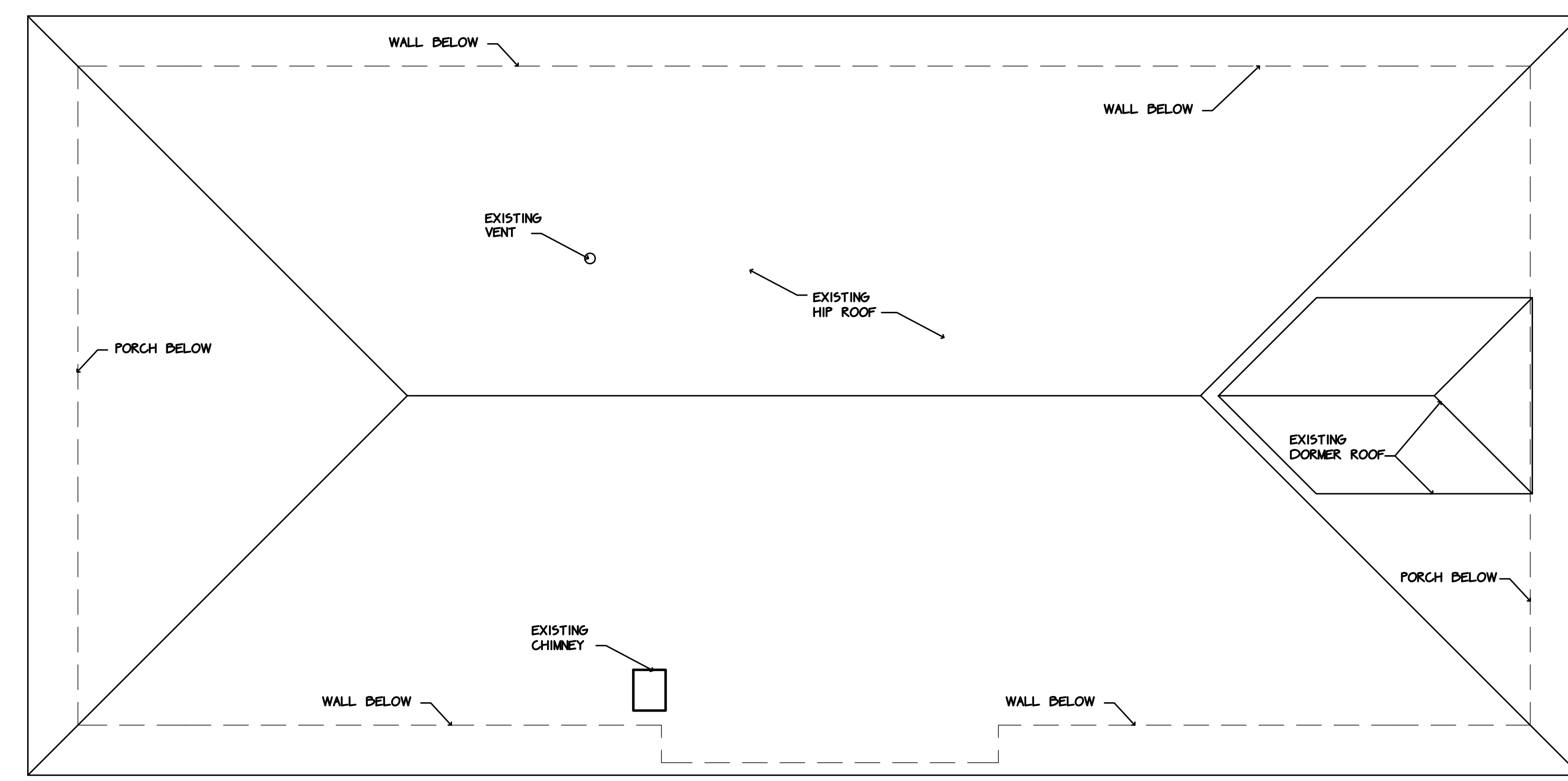
Construction

No.	ISSUE	DATE
01	Construction	02.28.2017




PROJECT #: 10715

DRAWING TITLE:
Existing Roof Plan

E1.1



1 Existing Roof Plan
Scale: 1/4" = 1'-0"

- LEGEND**
-  NEW WALLS AND PARTITIONS
 -  EXISTING WALL TO REMAIN
 -  EXISTING PARTITIONS TO BE REMOVED

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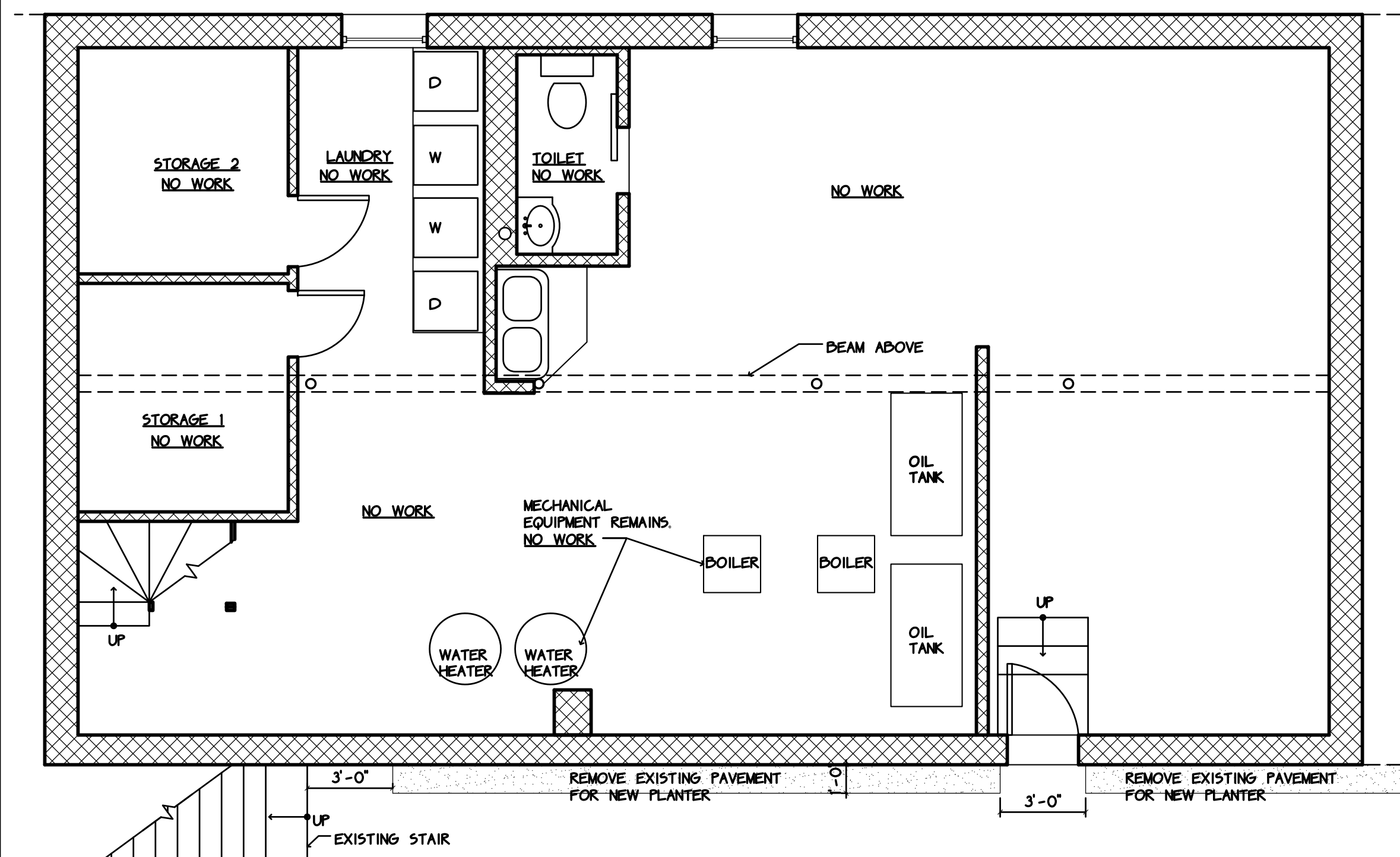
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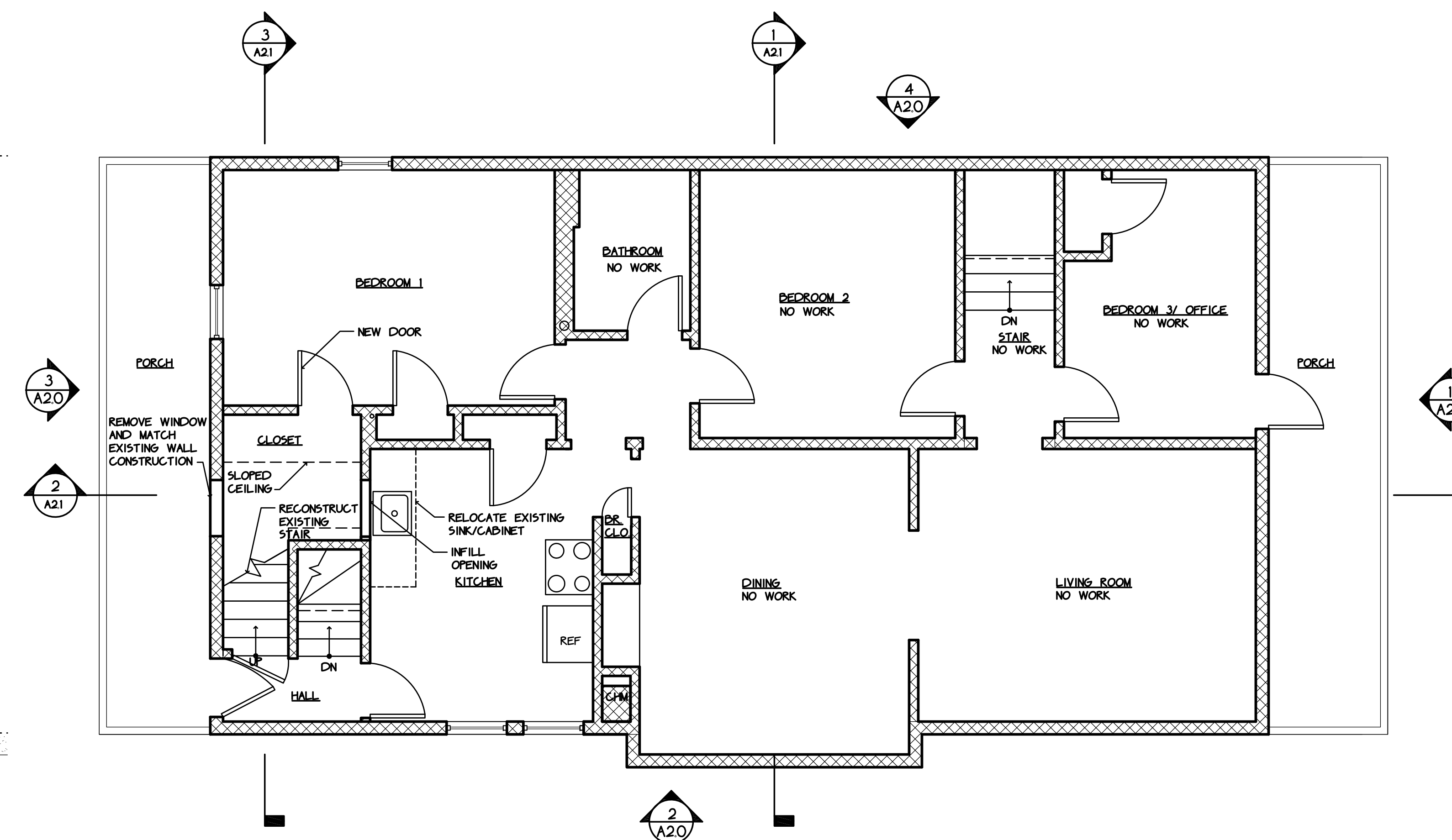
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DRAWING TITLE:
Proposed Floor Plans

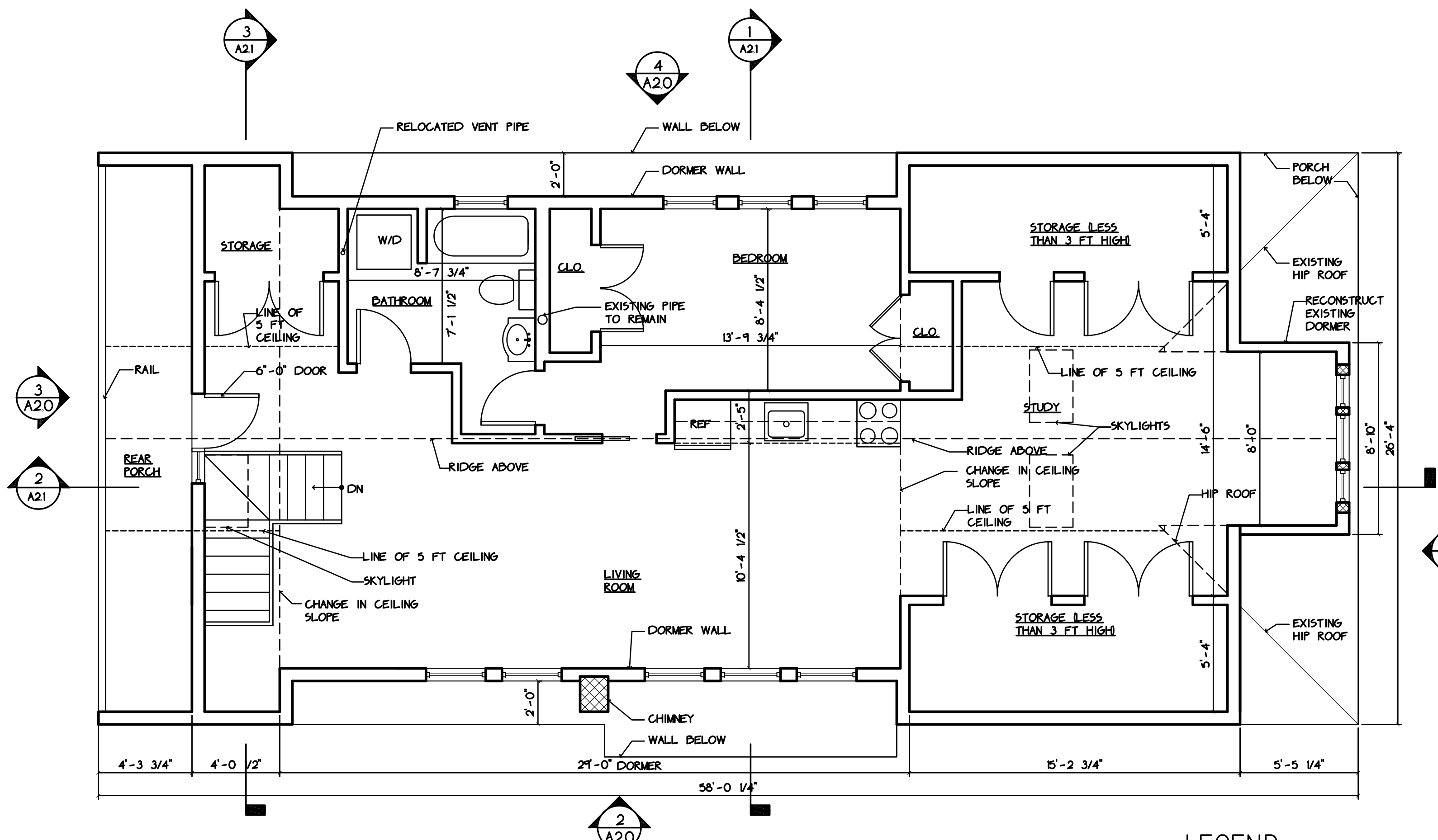
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1 Proposed Basement Level Plan
Scale: 1/4" = 1'-0"



2 Proposed Second Level Plan
Scale: 1/4" = 1'-0"



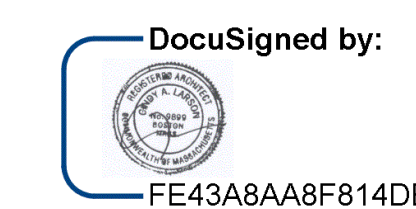
3 Proposed Half Story Plan
Scale: 1/4" = 1'-0"

- LEGEND**
- NEW WALLS AND PARTITIONS
 - EXISTING WALL TO REMAIN
 - - - EXISTING PARTITIONS TO BE REMOVED

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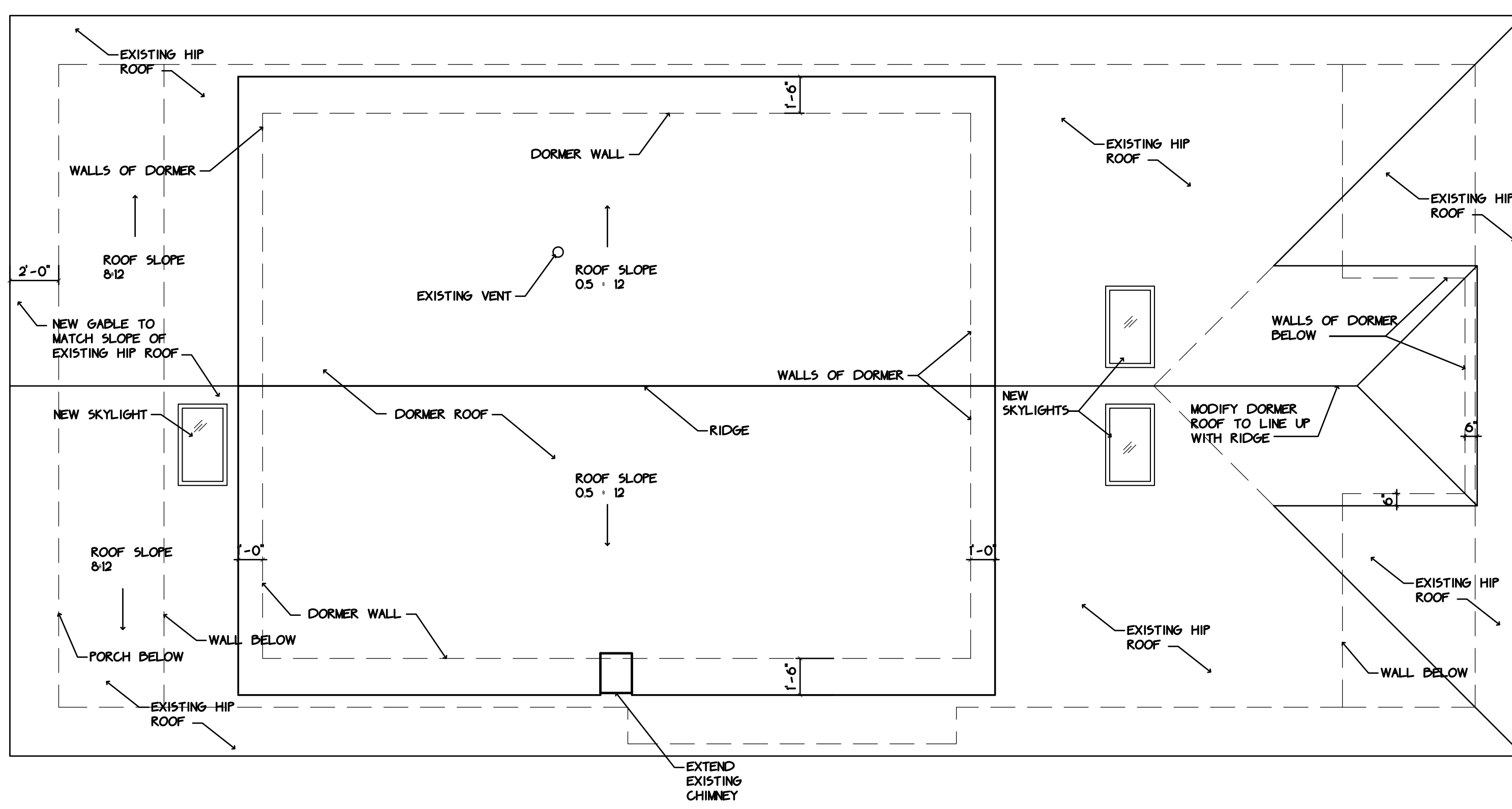
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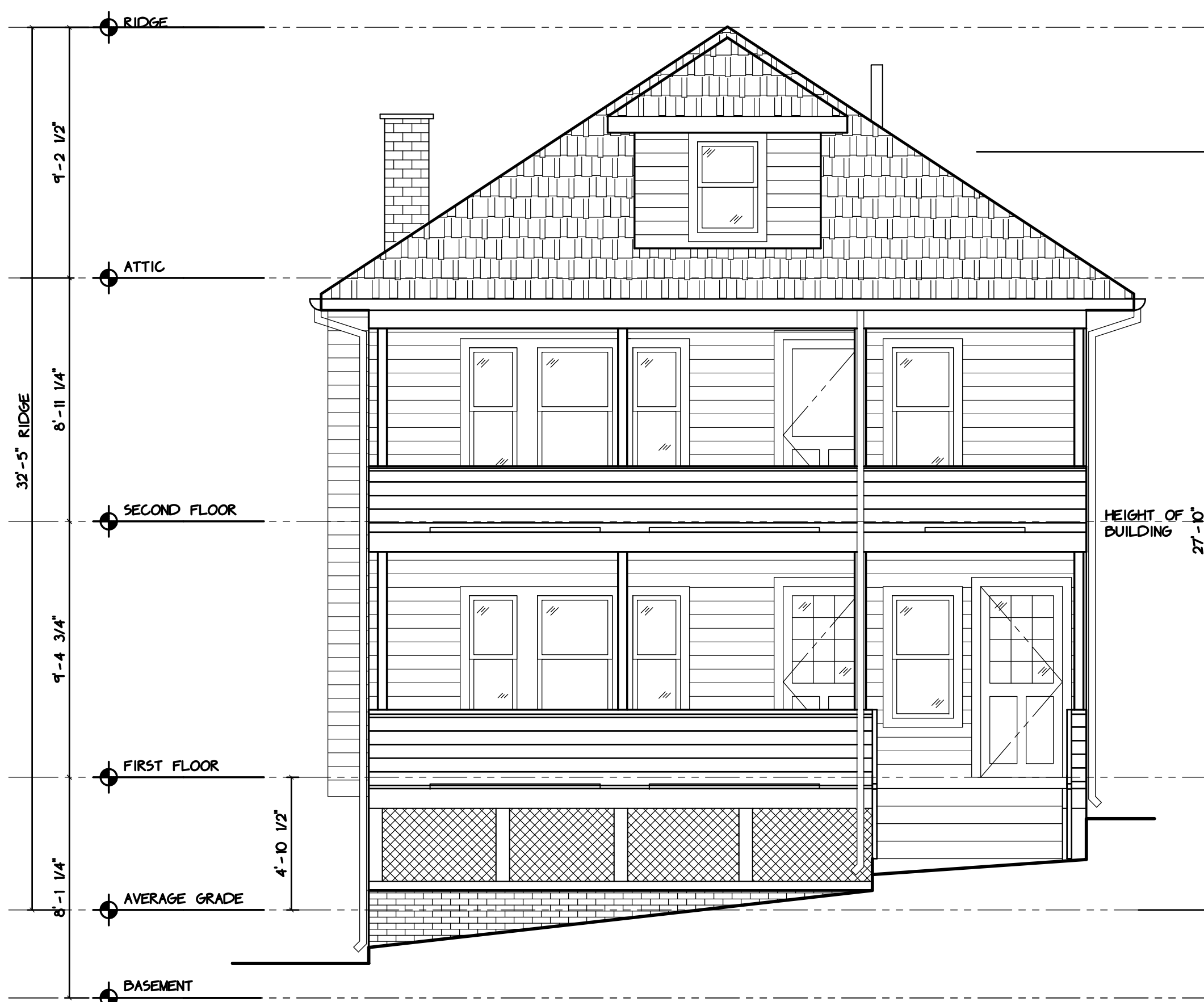
DRAWING TITLE:
Proposed Roof Plan

A1.1



1 Roof Plan
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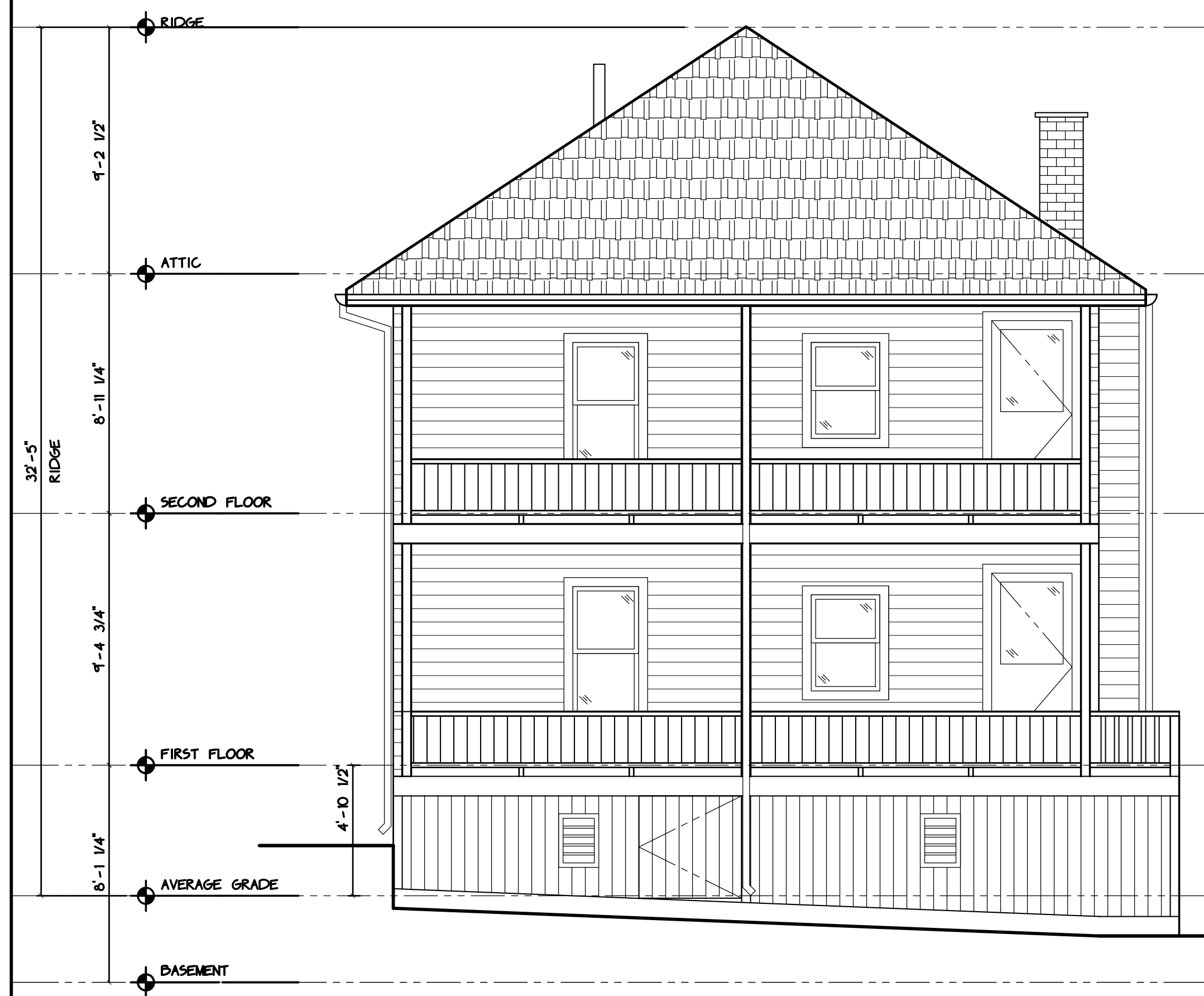
- LEGEND**
- NEW WALLS AND PARTITIONS
 - EXISTING WALL TO REMAIN
 - EXISTING PARTITIONS TO BE REMOVED



1 East Elevation
Scale: 1/4" = 1'-0"



2 South Elevation
Scale: 1/4" = 1'-0"



3 West Elevation
Scale: 1/4" = 1'-0"

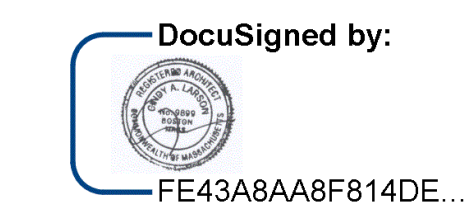


4 North Elevation
Scale: 1/4" = 1'-0"

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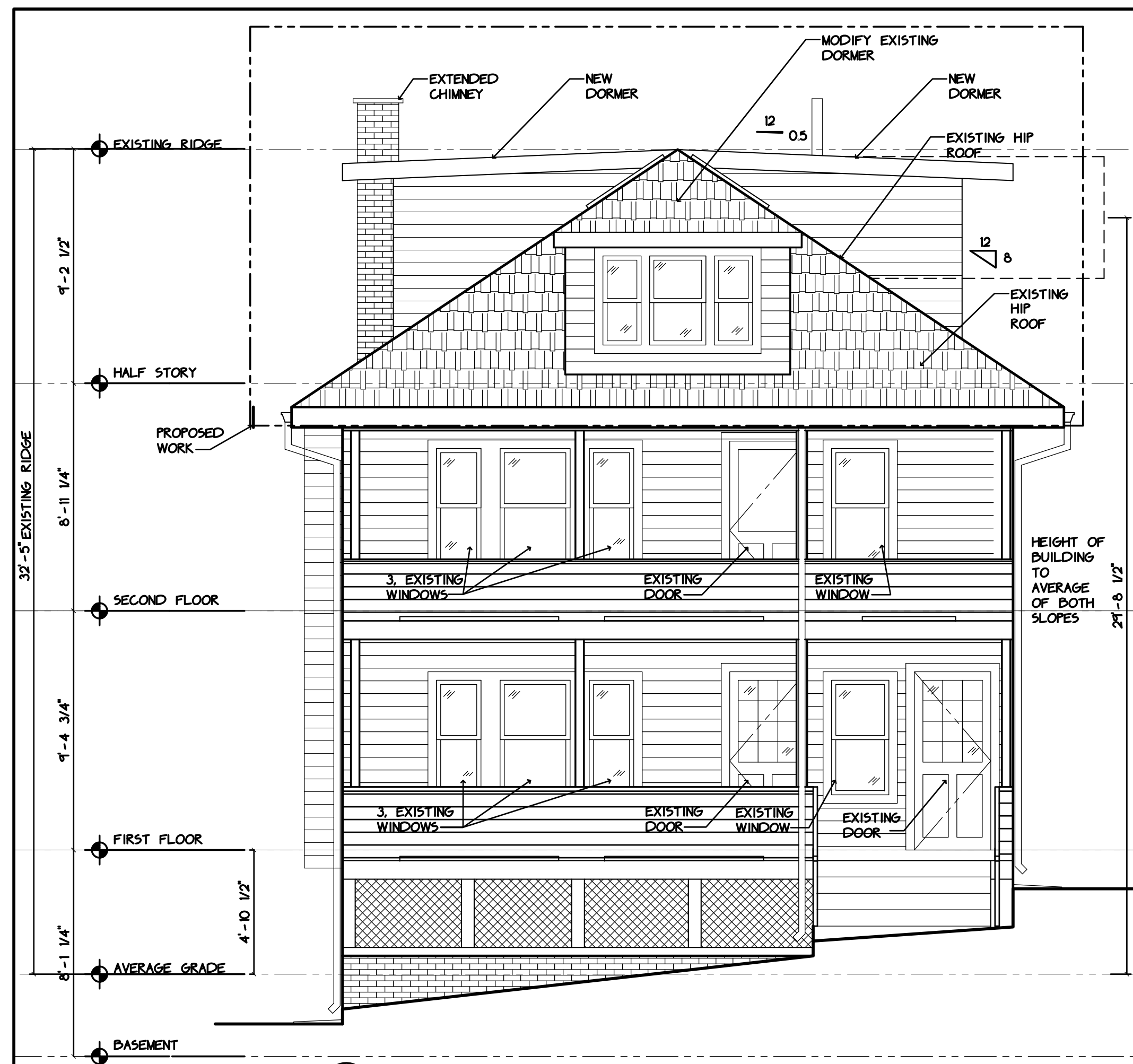
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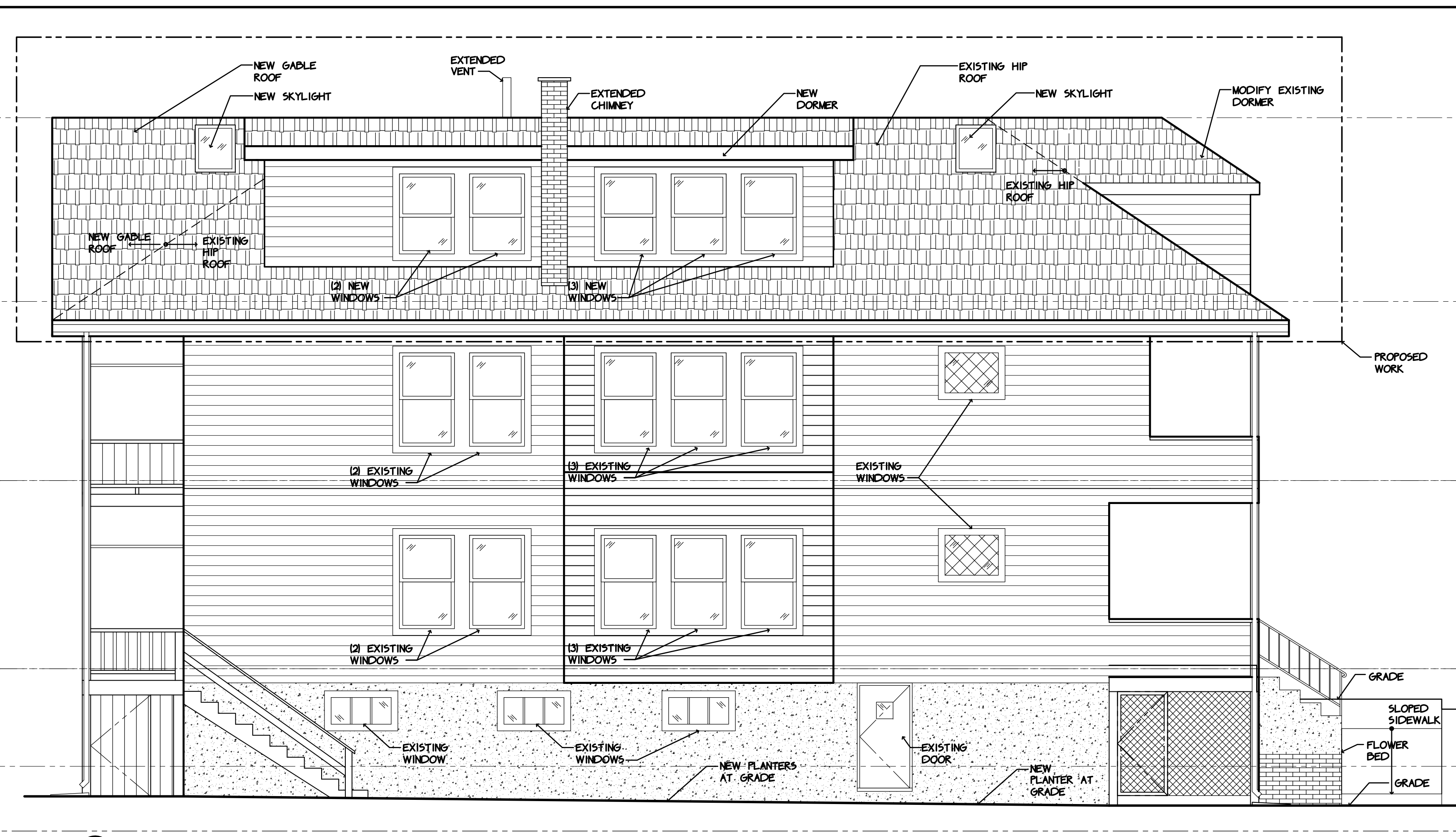
PROJECT #: 10715

DRAWING TITLE:
Existing Elevations

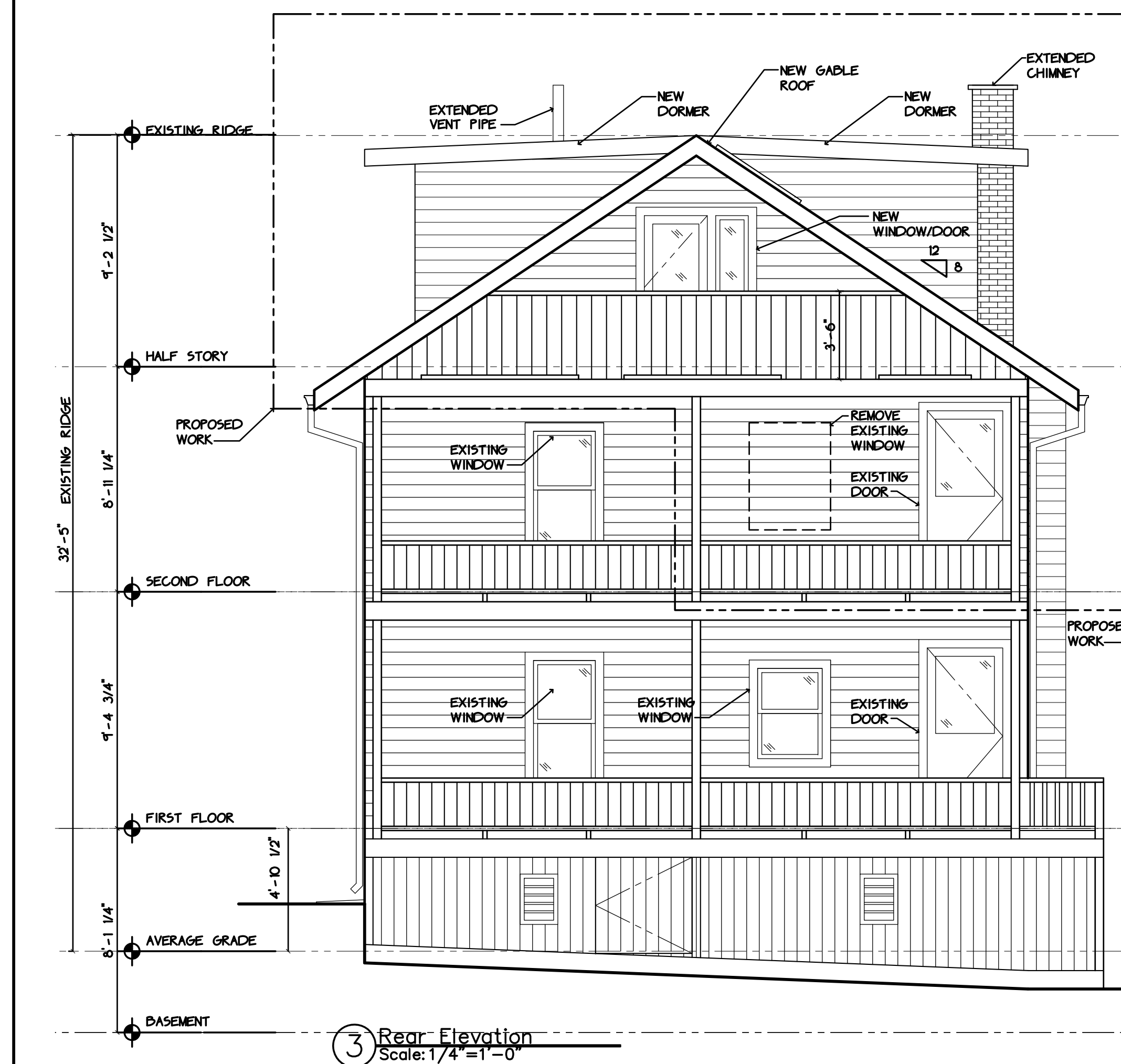
E2.0



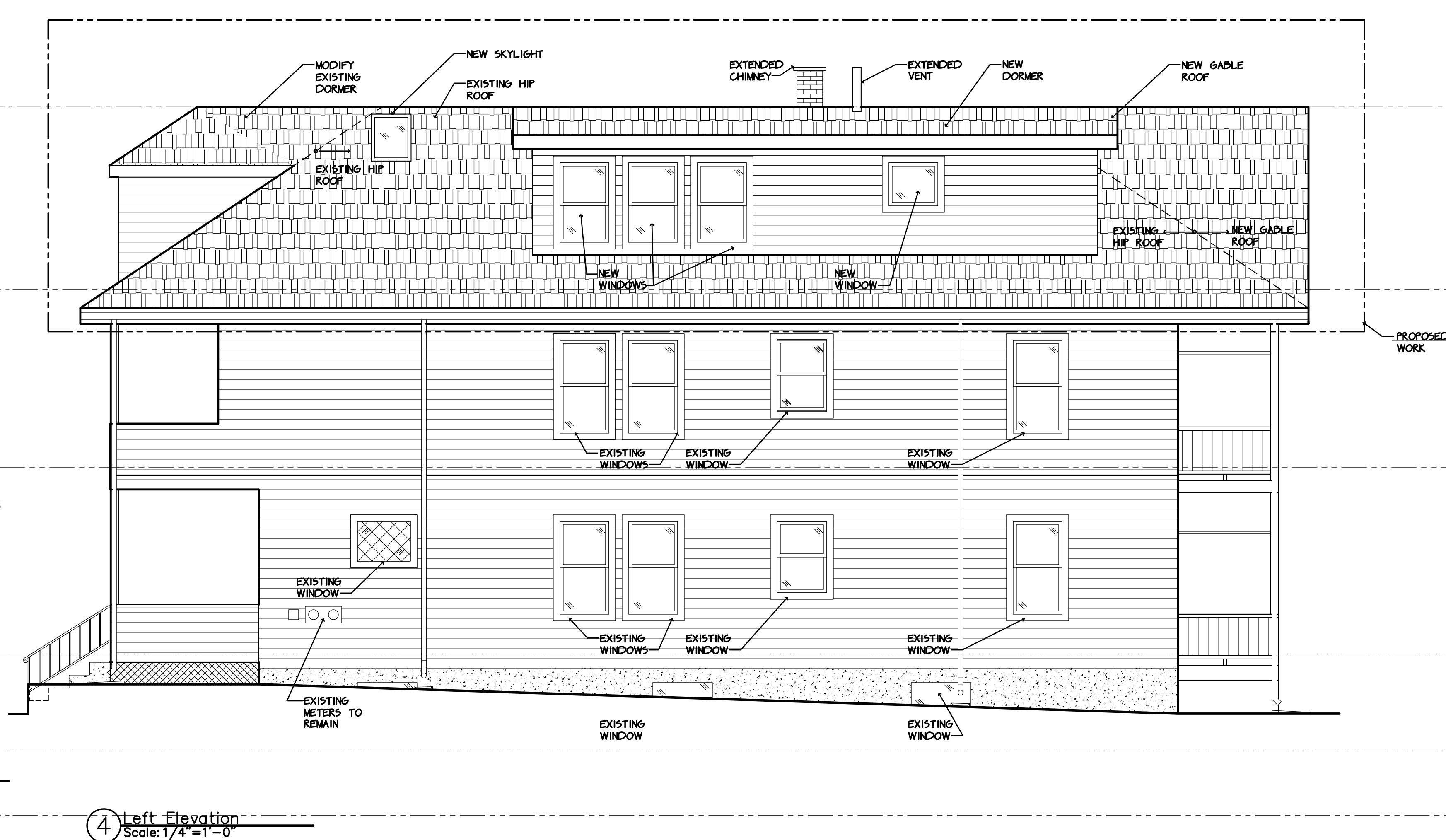
1 Front Elevation
Scale: 1/4"=1'-0"



2 Right Elevation
Scale: 1/4"=1'-0"



3 Rear Elevation
Scale: 1/4"=1'-0"



4 Left Elevation
Scale: 1/4"=1'-0"

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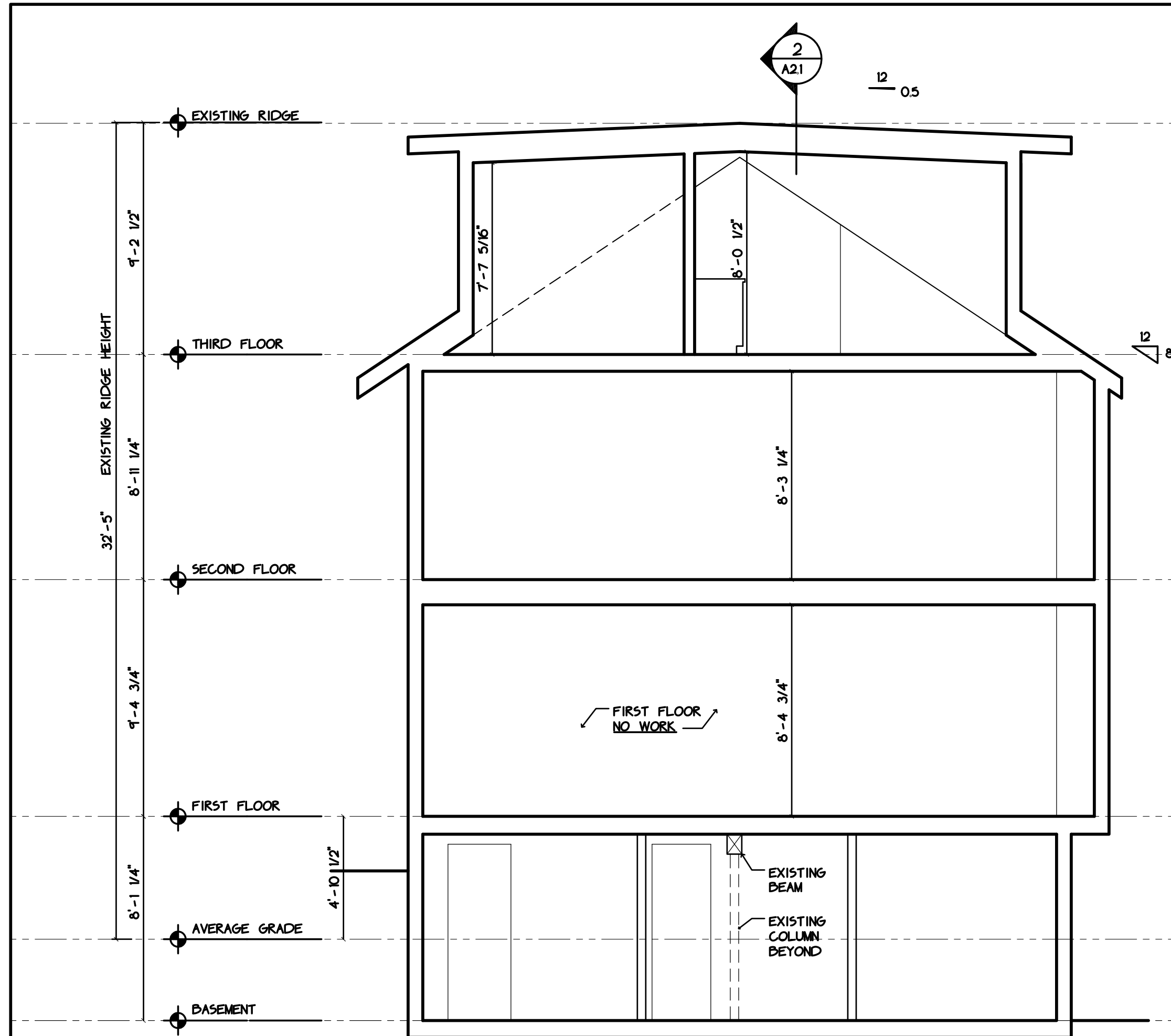
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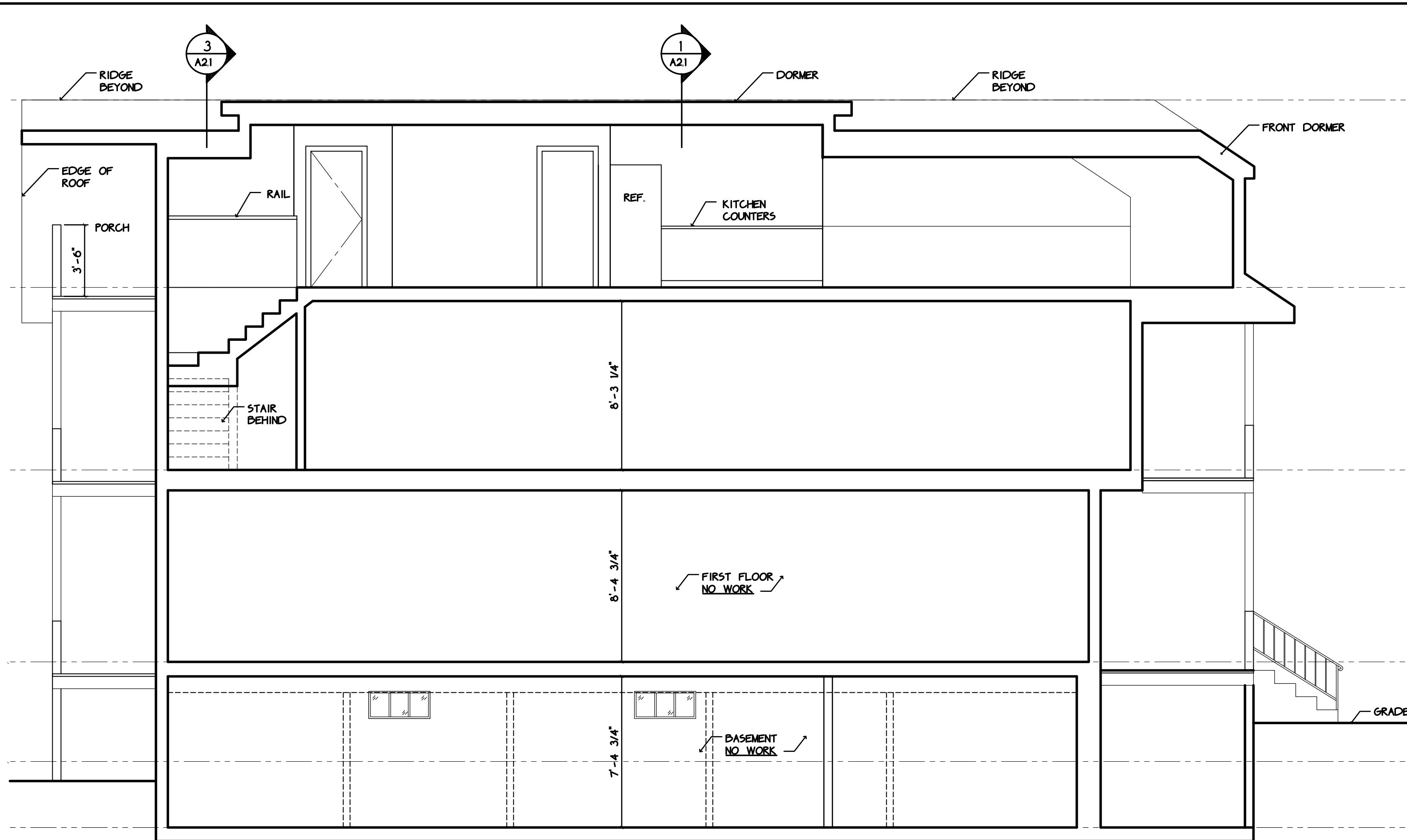
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DRAWING TITLE:
Proposed Elevations

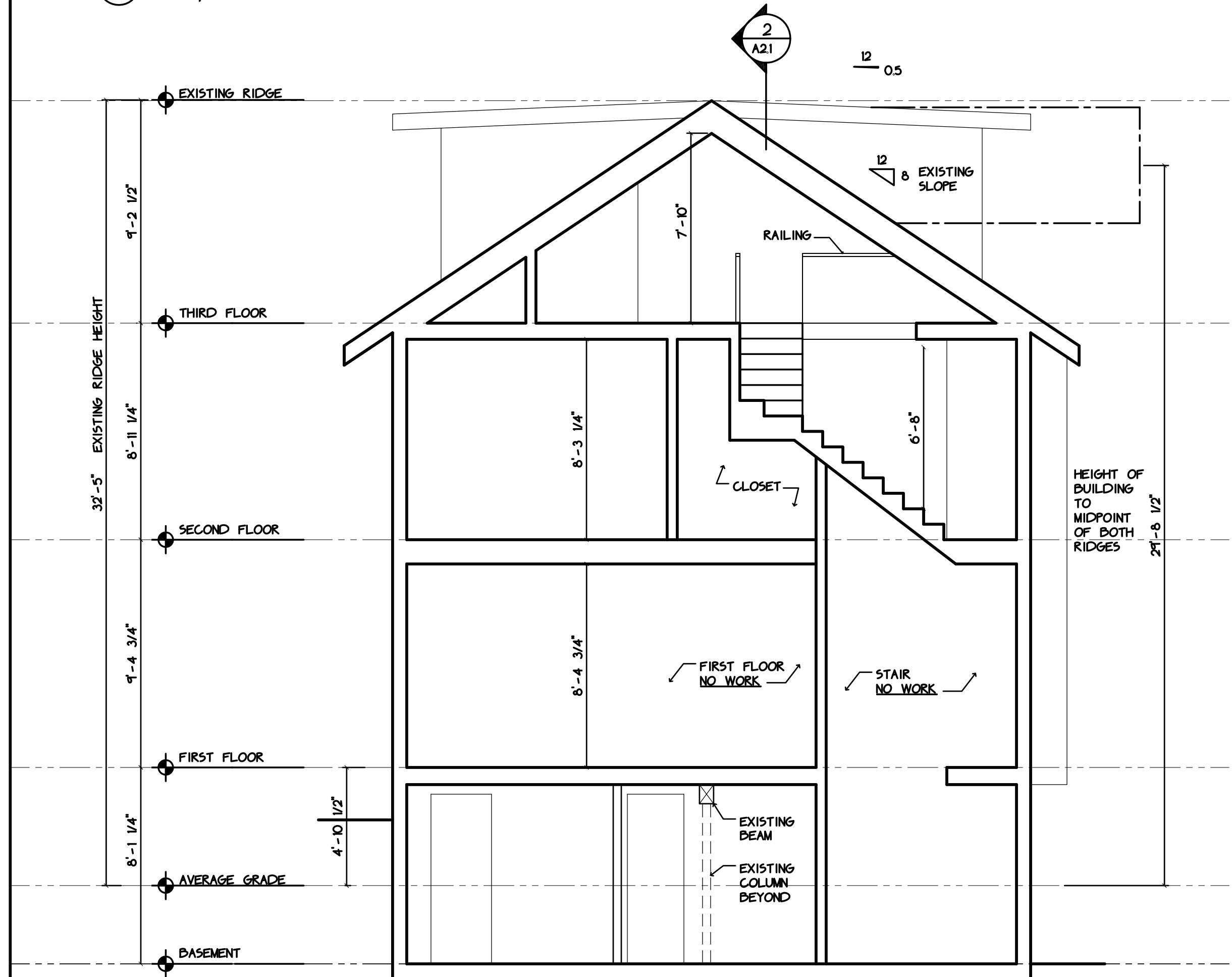
A2.0



1 Section
Scale: 1/4" = 1'-0"



2 Section
Scale: 1/4" = 1'-0"



3 Section
Scale: 1/4" = 1'-0"

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DRAWING TITLE:
Proposed Sections

A2.1