

ZBA APPLICATION

# REPAIRS & RENOVATIONS AT 10 SMITH AVE UNITS 1R & 2R

10 SMITH AVENUE, SOMERVILLE, MA 02143

GENERAL NOTES:

1. ALL THE WORK IS SHOWN, DESCRIBED OR SPECIFIED IN THE DRAWINGS.
2. FIELD DIRECTIONS FROM OWNERS AGENTS OTHER THAN PQA ARCHITECTS TO THE GENERAL CONTRACTOR SHALL BE COPIED TO THE ARCHITECT. ANY DEVIATION FROM THESE PLANS INVOLVING ISSUES PERTAINING TO LIFE SAFETY, STATE BUILDING CODE, OR SOMERVILLE ZONING REGULATIONS SHALL REQUIRE THE APPROVAL OF THE ARCHITECT PRIOR TO IMPLEMENTATION.
3. PRIOR TO CONSTRUCTION A PRE-CONSTRUCTION MEETING SHALL BE CALLED BY THE CONTRACTOR AND HELD WITH THE OWNER, THE CONTRACTOR AND THE ARCHITECT.
- DIV.1 - GENERAL REQUIREMENTS:
1. THE GENERAL CONTRACTOR SHALL BE LICENSED BY THE COMMONWEALTH OF MASSACHUSETTS.
2. PRIOR TO CONSTRUCTION THE GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSURANCE IN A COMPANY OR COMPANIES LICENSED TO DO BUSINESS IN THE COMMONWEALTH OF MASSACHUSETTS. LIABILITY INSURANCE SHALL INCLUDE ALL MAJOR DIVISIONS OF COVERAGE AND BE ON A COMPREHENSIVE BASIS INCLUDING.

A. PREMISES - OPERATIONS.  
B. INDEPENDENT CONTRACTOR'S PROTECTIVE.  
C. PRODUCTS AND COMPLETED OPERATIONS.  
D. CONTRACTUAL.  
E. OWNED, NOT OWNED, AND HIRED MOTOR VEHICLES.  
F. BROAD-FORM COVERAGE FOR PROPERTY DAMAGE.  
G. WORKMAN'S COMPENSATION.
3. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE IEBC WITH MASS AMENDMENTS, AND ALL LOCAL CODES AND ORDINANCE, EXCEPT IN CASES WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED IN THESE DRAWINGS.
4. PROVIDE SUPERVISION AND EQUIPMENT, TOOL, AND APPLIANCE INSPECTION TO INSURE A SAFE WORKING ENVIRONMENT IN COMPLIANCE WITH O.S.H.A. REGULATIONS.
5. DO NOT SCALE DRAWINGS.
6. ALL NEW AND EXISTING DIMENSIONS AND ELEVATIONS TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION, CONTACT THE ARCHITECT IMMEDIATELY ABOUT ANY DISCREPANCIES THAT MAY ARISE. DO NOT PROCEED UNTIL FULL COORDINATION WITH ARCHITECT HAS BEEN DONE.
7. ALL WORK, MATERIAL AND LABOR SHOULD BE WARRANTED FOR THREE (3) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION. UNLESS OTHERWISE NOTICE IN SPECIFICATION.
8. PRIOR TO ANY EXCAVATION CONTACT DIGSAFE, 1-800-322-4844.
9. CONTRACTOR TO APPLY FOR AND ACQUIRE ALL PERMITS FROM THE CITY OF SOMERVILLE.
10. ALL PRODUCTS, EQUIPMENT, AND WORK SHALL BE INSTALLED/APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN REQUIREMENT AND SPECIFICATIONS APPLICABLE TO THE CONSTRUCTION CONDITIONS. THERE SHALL BE NO DEVIATIONS MADE FROM THIS SPECIFICATION OR THE APPROVED SHOP DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL BY THE MANUFACTURER.
11. PRIOR TO COMMENCING WORK, ORDERING OF MATERIALS AND SHOP FABRICATION OF ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS INDICATED ON THE DRAWINGS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
12. DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS. FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECT FOR CLARIFICATION AND/OR SIMILAR DETAIL.
13. WORK WHICH IS OBVIOUSLY REQUIRED TO PROVIDE A COMPLETE AND FINISHED PRODUCT WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE CONTRACT DOCUMENTS, SHALL BE PERFORMED BY THE CONTRACTOR AND BE INCLUDED IN THE BID. CONTRACTOR TO INSPECT AT TIME OF DELIVERY ALL FIXTURES PROVIDED BY OWNER TO INSURE PROPER QUANTITY, THAT ITEMS ARE DEFECT FREE, AND MATCH INVOICE. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, WHICH MAY INCLUDE BLOCKING, SHIMMING, ETC. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL ITEMS SUPPLIED BY OWNER'S VENDORS AND TO VERIFY THAT ALL MATERIALS RECEIVED ARE IN ACCORDANCE WITH THE SPECIFICATIONS HEREIN. ANY DAMAGED ITEMS OR DISCREPANCIES BETWEEN MATERIALS PECIFIED AND MATERIALS SHIPPED, SHALL BE REPORTED TO THE ARCHITECT PROMPTLY.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS, MATERIALS AND FINISHES WITHIN THE PROPOSED CONSTRUCTION AREA AND ALL ADJOINING PROPERTY AFFECTED BY CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. ANY EXISTING MATERIALS AND FINISHES WHICH ARE DAMAGED, SHALL BE REPLACED AS NECESSARY WITH NEW MATCHING MATERIALS AT THE CONTRACTOR'S OWN COST AND EXPENSE.
15. THE CONTRACTOR SHALL DO ALL CUTTING, CHASING, CORE DRILLING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK THAT MAY BE INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PATCHING SHALL ALIGN W/ AND MATCH ADJACENT SYSTEMS, MATERIALS AND FINISHES UNLESS OTHERWISE NOTED.
16. CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY DULY LICENSED PROFESSIONALS AND AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE, (PLUMBING, ELECTRICAL, ETC), WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGN OFFS.
17. ALL INTERIOR DIMENSIONS ARE TO CENTER OF WALL. THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.
18. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING THEIR WORK.
19. CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, ACCESSORIES,FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.
20. CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP THE ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ASSIGNED TO, OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS OR THEIR WORK.
21. CONTRACTOR SHALL ASSIST WITH DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS, AND DISPOSE OF ANY RESULTING TRASH.
22. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR/ FINISHES FOR ARCHITECT'S APPROVAL. CONTRACTOR SHALL PROVIDE TIMELY AND COMPLETE DATA ON ANY DEVIATION/ SUBSTITUTION FROM CONTRACT DOCUMENTS.
23. CONTRACTOR TO VERIFY ALL FIXTURE COUNTS, AS APPLICABLE TO THEIR CONTRACT ,WITH OWNER.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSEOUT, PRIOR TO FINAL PAYMENT, INCORPORATING ALL STANDARD GUARANTEES AND WARRANTIES AND ORIGINALS OF ALL APPLICABLE CERTIFICATES OF TESTING, INSPECTION, TEMPORARY FINAL CERTIFICATE OF OCCUPANCY. COORDINATE WITH OWNER.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE. ALL EXPOSED HORIZONTAL AND VERTICAL SURFACES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MUST BE WIPED CLEAN AND FREE OF DUST: WALLS, EXPOSED STRUCTURAL MEMBERS, STAIRS AND RAILINGS, CABINETRY. ALL FLOORS MUST BE MOPPED CLEAN.

LIST OF DRAWINGS

GENERAL

- T-1COVER SHEET, NOTES
- PLAN OF LAND

ARCHITECTURAL

- A-1PROPOSED FLOOR PLANS
- A-2PROPOSED REAR ELEVATION & STAIR DETAIL

SCOPE OF WORK

- 1.ADD A MEANS OF EGRESS FOR TWO SEPARATE EXISTING RESIDENTIAL UNITS AS REQUIRED BY ORDER FROM THE SOMERVILLE FIRE DEPARTMENT
- 2.LOWER LEVEL RESIDENTIAL UNIT SHALL BE SERVED BY A NEW EGRESS WINDOW INSTALLED IN AN EXISTING MASONRY OPENING AFTER REMOVING EXISTING WINDOW AND TRIM
- 3.UPPER LEVEL RESIDENTIAL UNIT SHALL BE SERVED BY A NEW EGRESS DOOR AT THE LOCATION OF AN EXISTING WINDOW AFTER REMOVING AND ENLARGING. A NEW PRIVATE STAIRWAY SHALL BE ADDED TO THE REAR OF THE BUILDING TO ALLOW ACCESS TO GRADE FOR THE UPPER UNIT.

ZONING CODE COMPLIANCE

BY ORDER FROM THE SOMERVILLE FIRE DEPARTMENT, THE PROPOSED WORK IS TO ADD MEANS OF EGRESS FOR TWO SEPARATE EXISTING RESIDENTIAL UNITS.

RC ZONING DISTRICT

-PROPOSED WORK IS AN ALTERATION OF AN EXISTING NONCONFORMING STRUCTURE.

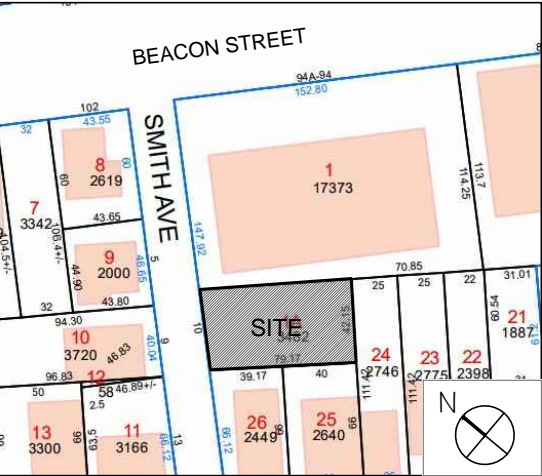
-NO CHANGE OF USE

-NO CHANGE TO BUILDING ENVELOPE OR FOOTPRINT BEYOND ADDING EXTERIOR EGRESS STAIR DOWN FROM SECOND FLOOR, ENLARGING TWO EXISTING OPENINGS TO ACCOMODATE PROPOSED EXIT DOOR AND EMERGENCY EGRESS OPENING.

-NO CHANGE TO INTERIOR

-NO CHANGE TO NUMBER OF BEDROOMS

LOCUS MAP



PREPARED BY:

ARCHITECT

PETER QUINN ARCHITECTS LLC

259 ELM STREET  
SUITE 300  
SOMERVILLE, MA 02144  
PH (617) 354 3989

PETER  
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ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

RENOVATION  
OF 10 SMITH AVE

10 SMITH AVENUE  
SOMERVILLE, MA

PREPARED FOR

RCG CEDAR SMITH LLC

17 WALDO STREET  
SUITE 100  
SOMERVILLE, MA  
02143

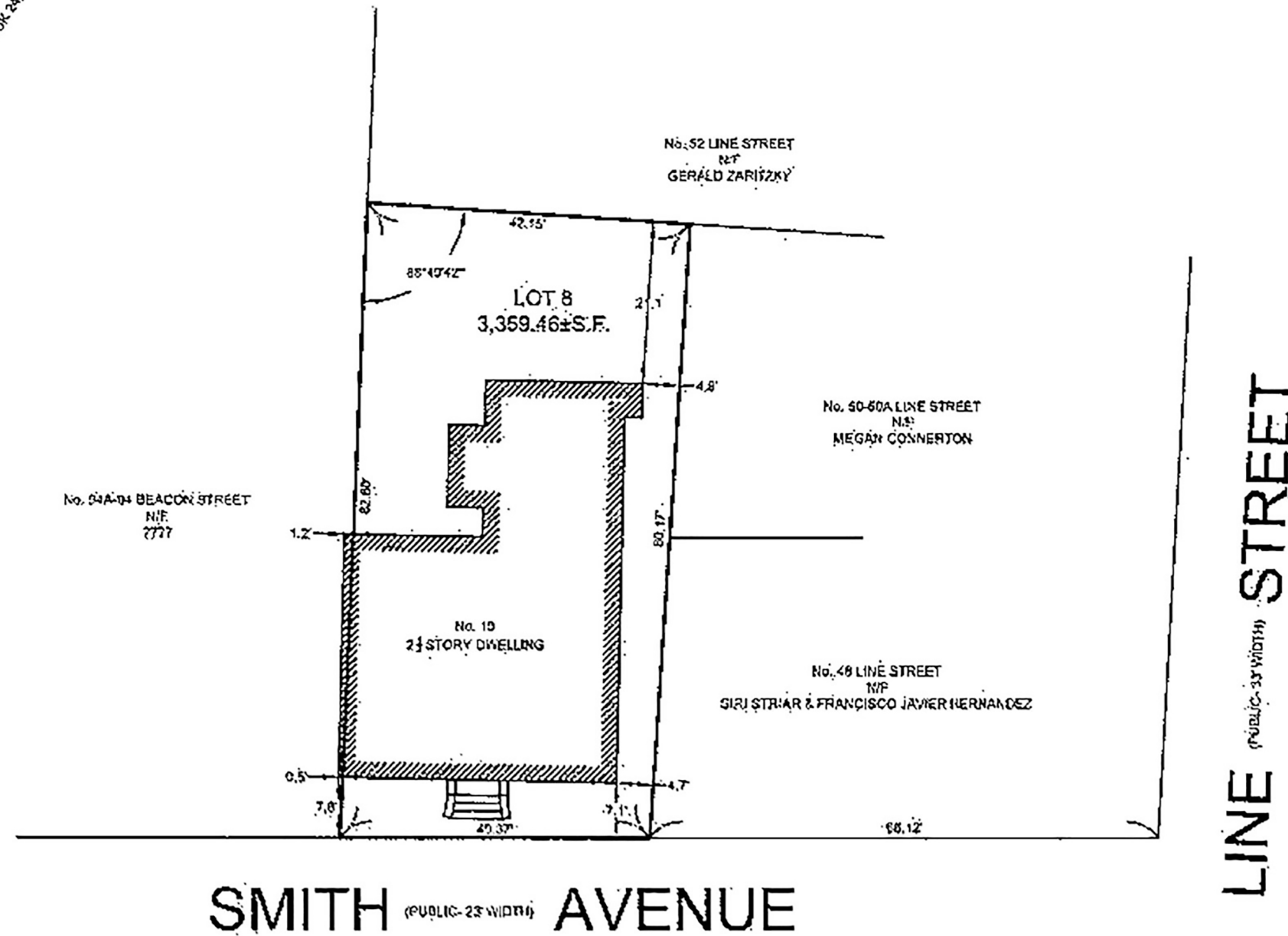
DRAWING TITLE

COVER SHEET,  
NOTES

SCALE AS NOTED

REVISION	DATE
ZBA	1 MAY 2018
DRAWN BY BI	REVIEWED BY PQ
SHEET	

T-1



#### CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF DECEMBER 10, 2013 AND DECEMBER 13, 2013 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARD P.L.S.

DATE

#### REFERENCES

DEED: BOOK 60841, PAGE 550  
PLAN: BOOK 24, PLAN 42

SCALE: 1 INCH = 20 FEET



## PLAN OF LAND

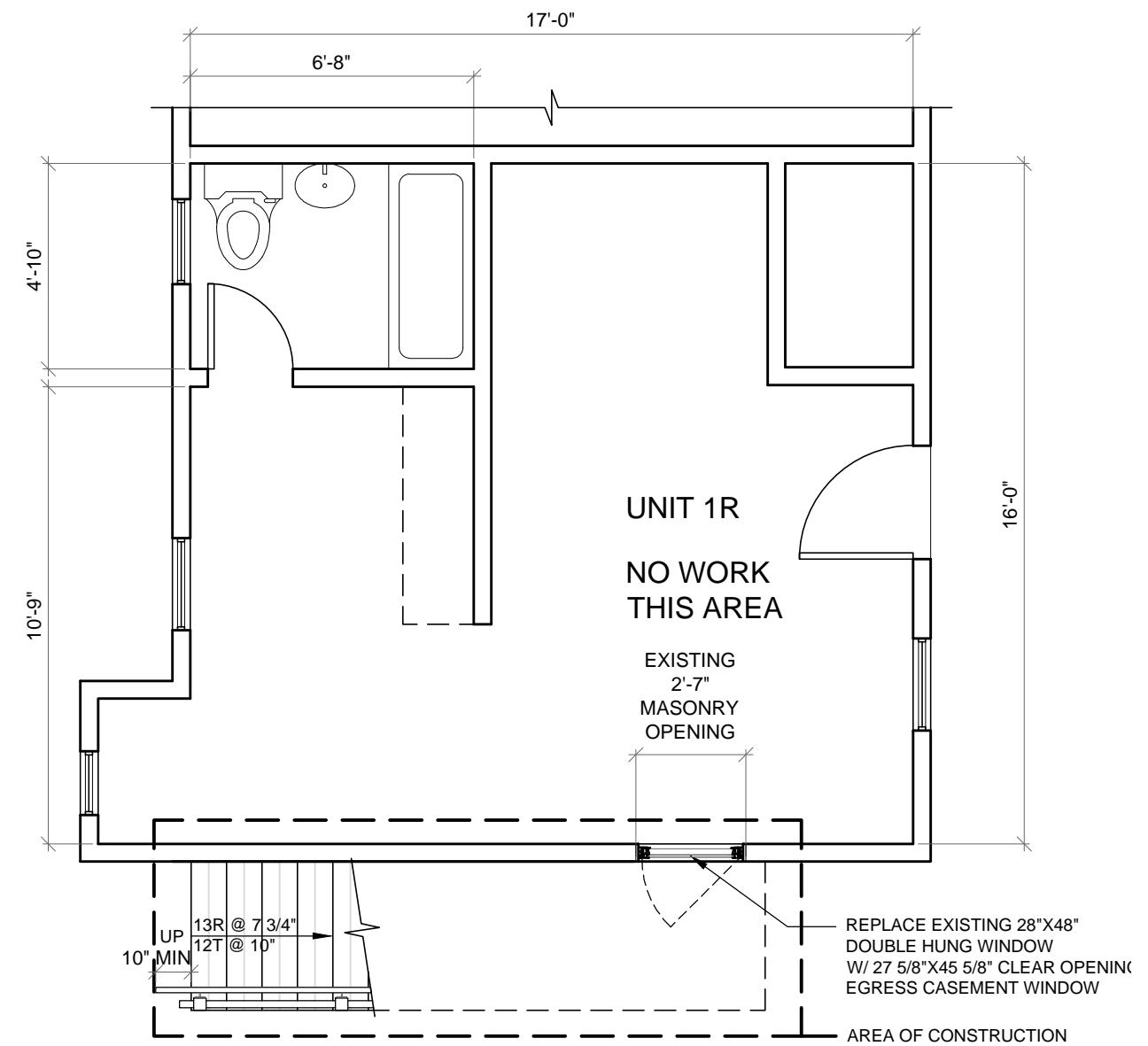
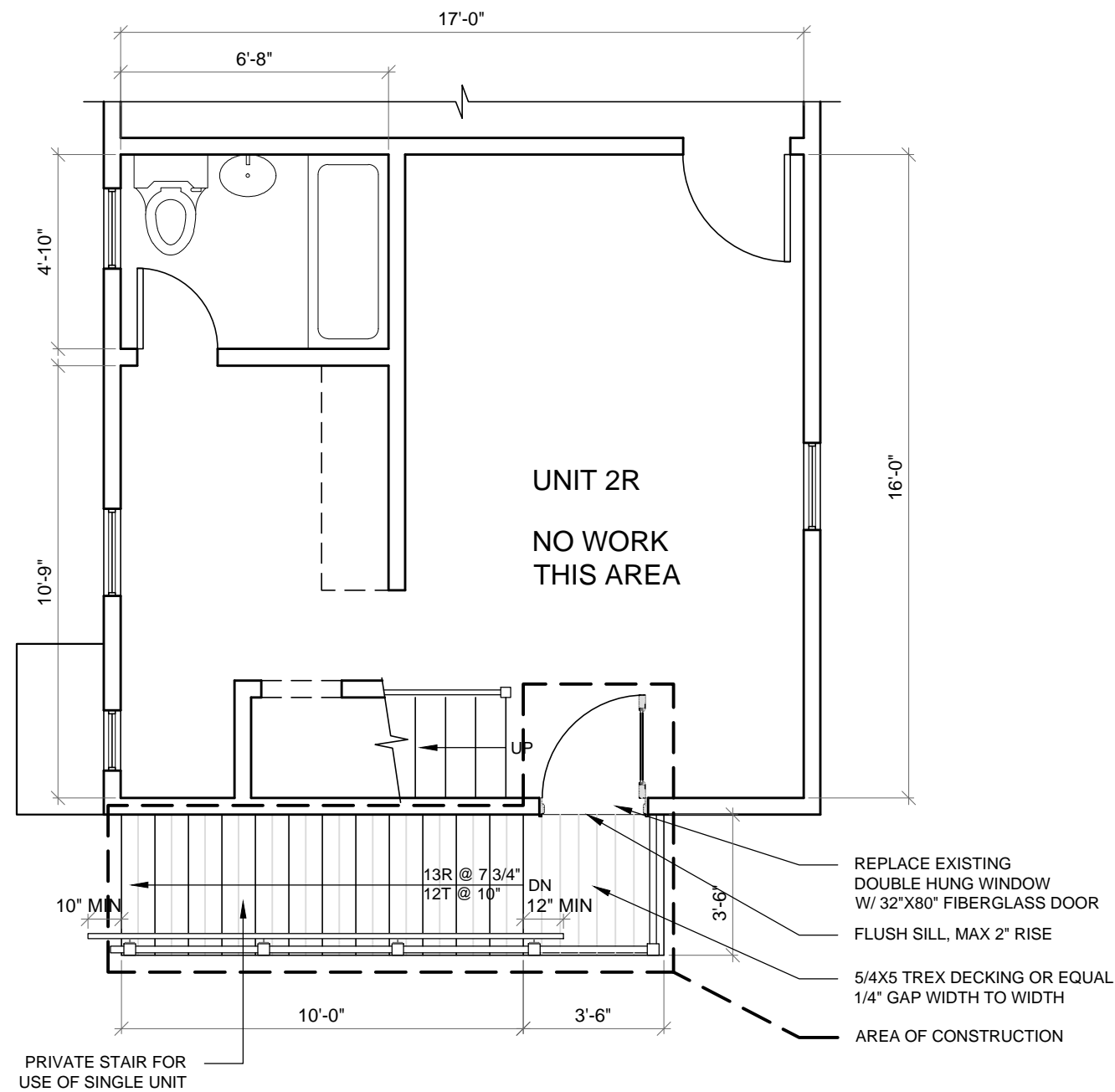
### 10 SMITH AVENUE SOMERVILLE, MA

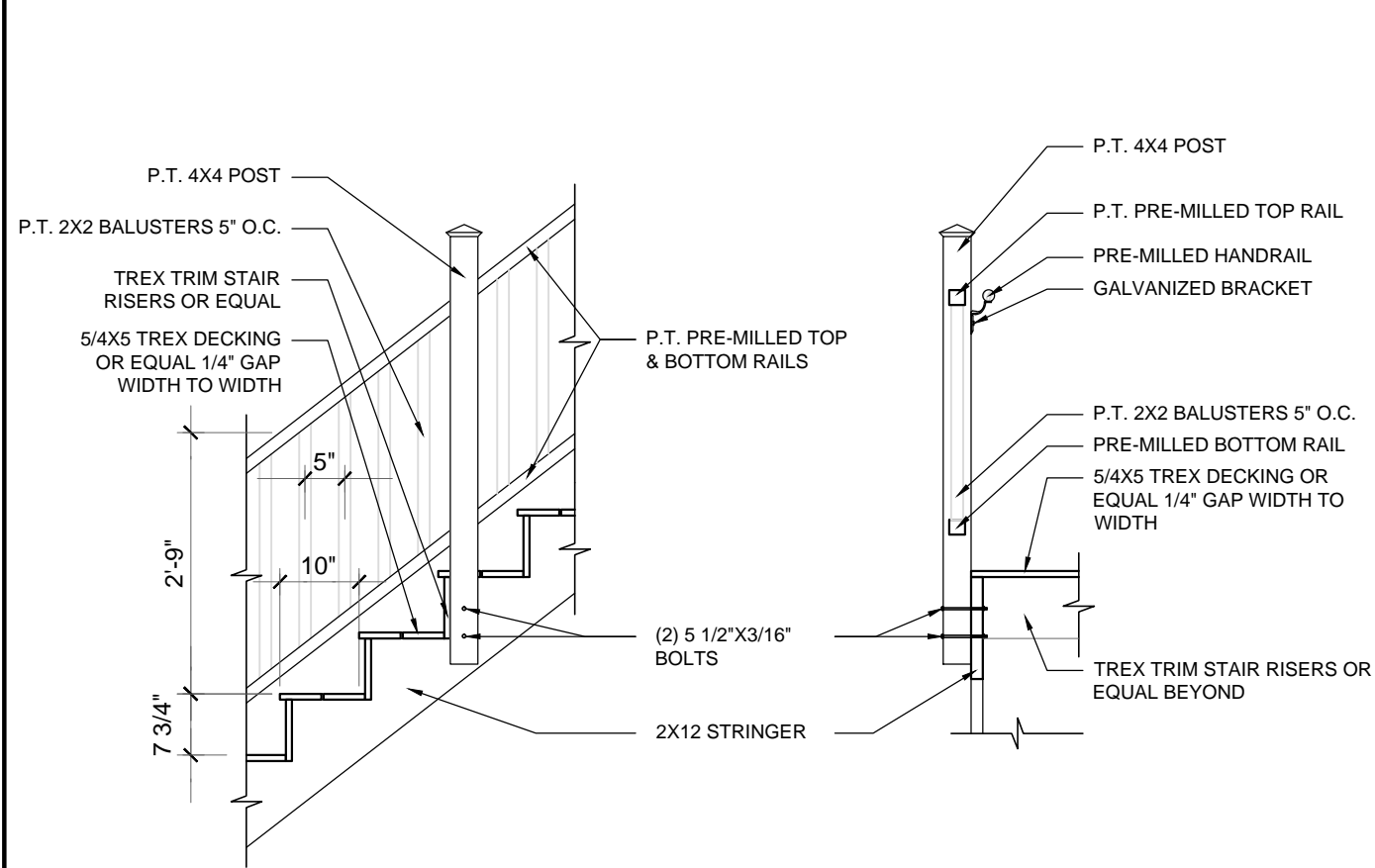
PREPARED FOR:  
RCG CEDAR SMITH LLC  
DATE: JANUARY 6, 2014

#### MASSACHUSETTS SURVEY CONSULTANTS

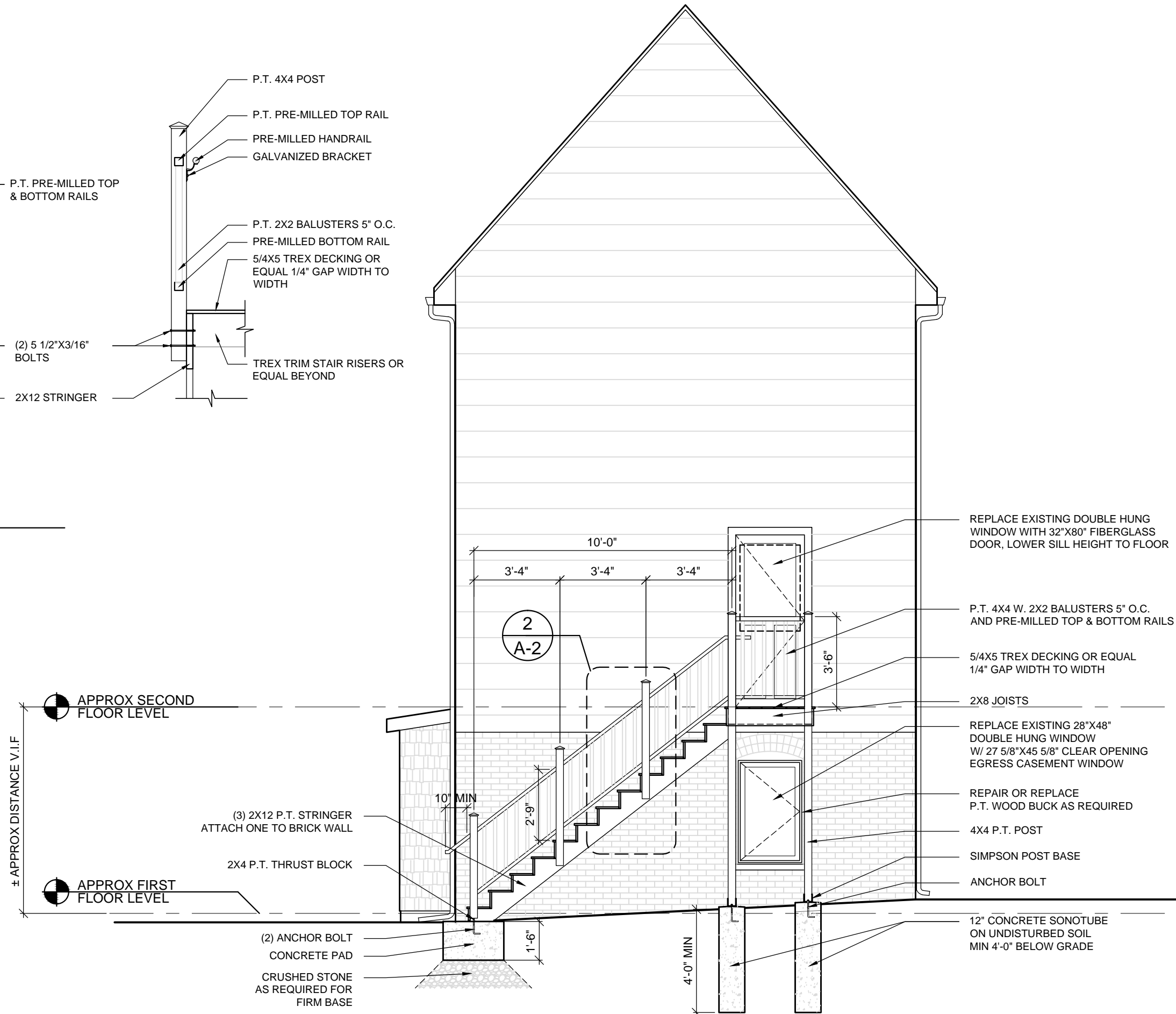
10 FIRST AVENUE SUITE 24  
PEABODY, MA 01960  
(617) 899-0703  
[www.MassachusettsSurvey.com](http://www.MassachusettsSurvey.com)

JOB # 10 SMITH\_1-6-2014.DWG





2 STAIR DETAIL  
SCALE: 1/2"=1'-0"



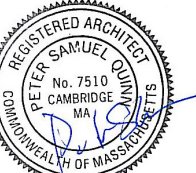
1 PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"

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TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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SEAL



CONSULTANT

PROJECT

RENOVATION  
OF 10 SMITH AVE

10 SMITH AVENUE  
SOMERVILLE, MA

PREPARED FOR

RCG CEDAR SMITH LLC

17 IVALOO STREET  
SUITE 100  
SOMERVILLE, MA  
02143

DRAWING TITLE

PROPOSED  
REAR  
ELEVATION &  
STAIR DETAIL

SCALE AS NOTED

REVISION	DATE

ZBA 1 MAY 2018

DRAWN BY BI REVIEWED BY PQ

SHEET

A-2