

REVISED AUGUST 8, 2019

BUILDING ANALYSIS
137 SUMMER ST. SOMERVILLE, MA - MULTI-FAMILY RESIDENCE

R-3 to R-2 MULTI-FAMILY RESIDENCE
TYPE 5A CONSTRUCTION

EACH DWELLING UNIT IS SEPARATED BY A MINIMUM 1-HOUR RATED FLOOR AND CEILING ASSEMBLY. ENCLOSED COMMON STAIRS TO BE 1 HOUR RATED. ENTIRE BUILDING TO BE SPRINKLED.

CODE: MASS. NINTH EDITION, 2015 IBC WITH MA. AMENDMENTS

ZONING ANALYSIS: RB Resident District
ARTICLE 8 - DIMENSIONAL REGULATIONS

GROSS SQUARE FOOTAGE - SEE SHEETS A0.01 & A0.02

INSULATION AND FENESTRATION REQUIREMENTS TO BE BY PRESCRIPTIVE COMPLIANCE. SEE SHEET A3.01

GENERAL NOTES

Project:	Multi-Family Renovation
Property:	137 Summer St. Somerville, MA 02143
Owner / Builder:	Thad Seymour
Surveyor:	-
Architect:	Stefanov Architects, 423 West Broadway, Ste.404, South Boston, MA 02127

Governing Code: 780 CMR, Ninth Edition 2015 IBC with MA Amendments.
Construction Type: Wood Frame, V-A
Occupancy Use Group: Multi-Family - R2

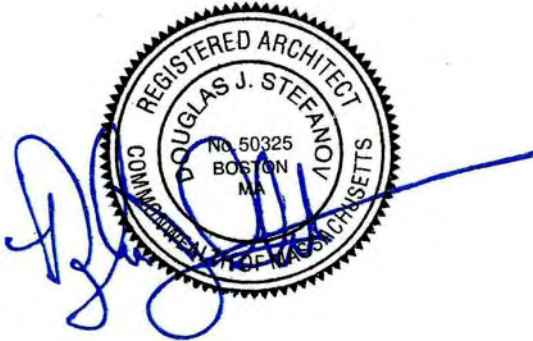
1. Bidders shall be a General Contractor licensed to practice in the Commonwealth of Massachusetts. All subcontractors shall be similarly licensed, in their respective trades.
2. All work shall conform to state and local codes and the requirements of the local authorities having jurisdiction.
3. The Contractor(s) shall obtain and pay for all fees, taxes, and permits as required by the scope of work outlined in the construction documents.
4. General Contractor shall maintain General Liability and Workman's Compensation insurance during performance of the Work; and shall indemnify and hold harmless the Owner and Designer from all claims arising out of performance of same. The Owner shall carry property insurance covering all completed work and stored materials against fire, theft and storm damage and shall have glass breakage insurance for all installed glass units (or self insurance).
5. All work shall be performed in a workmanlike manner, by qualified mechanics specializing in the trades required. All materials and equipment employed shall comply with and be installed according to manufacturer's recommendations. All work shall be installed plumb, level and true.
6. The Contractor shall erect and maintain safeguards for the protection of the general public as required by the course of the work including: danger signs, lights, physical barriers, the covering of open excavations, etc.
7. All modifications requiring additional technical information shall be presented to the Owner and Architect before proceeding.
8. All claims for additional costs and Change Orders shall be submitted in a timely fashion, and in writing. The Owner's approval shall be obtained in writing, prior to proceeding with said work.
9. The Contractor shall remedy defects in the workmanship for a period of one year from Final Payment; and shall pass through to the Owner(s) all warranties on materials and equipment incorporated in the Work, as issued by their suppliers and manufacturers.
10. Complete scope of work shall include but not be limited to: temporary equipment and power, hoisting, scaffolding, toilets, debris removal, etc.
11. The Owner shall furnish electricity and water required during the construction period at no cost to the Contractor.
12. Parking, material and equipment staging, and access to the site shall be directed per Owner approval only.
13. Contractor shall be responsible for all required demolition and debris removal. Remove and dispose of all debris legally off site. Cutting and patching of mechanical and electrical items shall be performed only by qualified mechanics of each respective trade.
14. Each Subcontractor shall be bound by the above conditions, to the General Contractor; and thereby in kind to the Owner.



@	AT
ACT	ACOUSTIC CEILING TILE
ALUM.	ALUMINUM
BD.	BOARD
BLDG.	BUILDING
BLK'G.	BLOCKING
C.I.	CAST IRON
CLG.	CEILING
CONT.	CONTINUOUS
COORD.	COORDINATE
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
FLASH'G.	FLASHING
FRP	FIBERGLASS REINFORCED POLYMER
G.C.	GENERAL CONTRACTOR
GALV.	GALVANIZED
GYP.	GYPSUM
INT.	INTERIOR
HORIZ.	JOINT
MANUF.	MANUFACTURER
MIN.	MINIMUM
MAX.	MAXIMUM
M.O.	MASONRY OPENING
O.C.	ON CENTER
P.T.	PRESSURE-PRESERVATIVE TREATED
MAX.	PAINTED
PWD.	PLYWOOD
R.D.	ROOF DRAIN
REQ.	REQUIRED
REQ'D	REQUIRED
R.C.P.	REFLECTED CEILING PLAN
R.O.	ROUGH OPENING
STL.	STEEL
T.O.	TOP OF
TYP.	TYPICAL
V.B.	VAPOR BARRIER
V.P.	VAPOR PERMEABLE
VERT.	VERTICAL
VIF	VERIFY IN THE FIELD
WD.	WOOD
W/	WITH

1

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COVER SHEET	
Project number	181204
Date	2019-07-05
Drawn by	JMB
Checked by	DJS
---CS---	
Scale	

PROPOSED PLANT LIST				
Trees:				
I	AP	Acer palmatum var. dissectum 'Crimson Queen' Japanese Maple	24" ht.	b&b
I	AR	Acer rubrum 'Armstrong'	2" cal.	b&b
I	BA	Cedrus atlantica 'Glauca Fastigiata'	6-7' ht.	b&b
I	CR	Cornus 'Rutgan' Stellar Pink	1.5-2" cal.	b&b
Shrubs & Vines:				
6	DZ	Deutzia gracilis 'Duncan'	Slender Deutzia	3 gal. Pots
3	FG	Fothergilla gardenii	Dwarf Witch-Alder	3 gal. Pots
4	HQ	Hydrangea quercifolia	Oakleaf Hydrangea	5 gal. Pots
4	IC	Ilex crenata 'Convexa'	Boxleaf Japanese Holly	5 gal. Pots
5	IG	Ilex glabra	Inkberry	5 gal. Pots
1	IM	Ilex x meserveae 'Blue Princess'	Blue Holly	36" ht. Pots
8	SJ	Spiraea japonica 'Little Princess'	Japanese Spirea	3 gal. Pots
Perennials:				
12	ac	Asarum canadense	Wild Ginger	1 gal. Pots, 18" O.C.
12	an	Athyrium niponicum 'Pictum'	Japanese Painted Fern	2 gal. Pots, 24" o.c.
48	ar	Ajuga reptans 'Burgundy Glow'	Bugleweed	4" pots Pots, 18" O.C.
12	ep	Echinacea purpurea	Coneflower	2 gal. Pots, 24" o.c.
42	gm	Geranium maculatum	Wild Geranium	1 gal. Pots, 18" o.c.
1	ms	Miscanthus sinensis 'Morning Light'	Chinese Silver Grass	3 gal. Pots
30	tc	Tiarella cordifolia 'Running Tapestry'	Running Foamflower	2 gal. Pots, 18" O.C.
56	vm	Vinca minor	Creeping Myrtle	4" pots Pots, 15" O.C.

- PLANTING NOTES
- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
 - All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
 - No substitution of plant species will be allowed without the approval of the Landscape Architect.
 - The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
 - All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
 - No planting shall be installed before acceptance of rough grading of topsoil.
 - The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
 - The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
 - All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
 - 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
 - All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
 - All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.



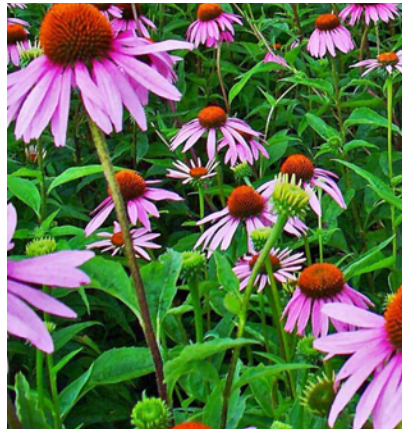
Asarum canadense
Wild Ginger



Ajuga reptans 'Burgundy Glow'
Bugleweed



Coreopsis grandiflora 'Early Sunrise'
Tickseed



Echinacea purpurea
Purple Coneflower



Geranium maculatum
Wild Geranium



Nepeta x faassenii 'Blue Wonder'
Catmint



Tiarella cordifolia 'Running Tapestry'
Running Foamflower



Miscanthus sinensis 'Morning Light'
Chinese Silver Grass



Ilex glabra 'Shamrock' Inkberry



Fothergilla gardenii Dwarf Witch-Alder



Hydrangea quercifolia Oakleaf Hydrangea



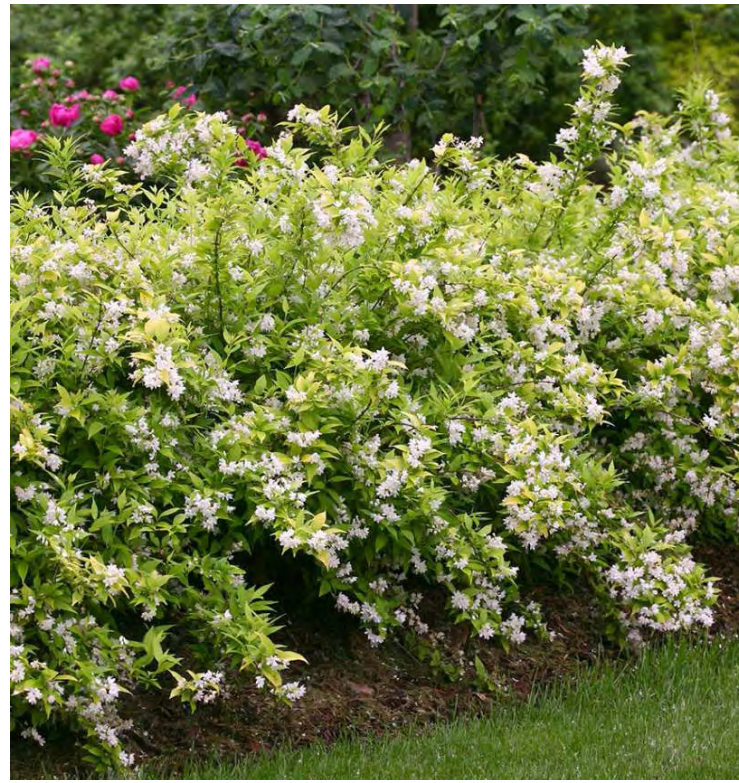
Ilex crenata 'Convexa' Boxleaf Japanese Holly



Ilex x meserveae 'Blue Princess' Blue Holly



Spiraea japonica 'Little Princess' Japanese Spirea



Deutzia gracilis 'Duncan' Slender Deutzia



Acer palmatum var. dissectum 'Crimson Queen' Japanese Maple



Cornus 'Rutgan' Stellar Pink Dogwood



6' Ht. Wood Board Fence Along Sides & Rear
Property Lines

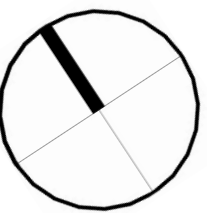
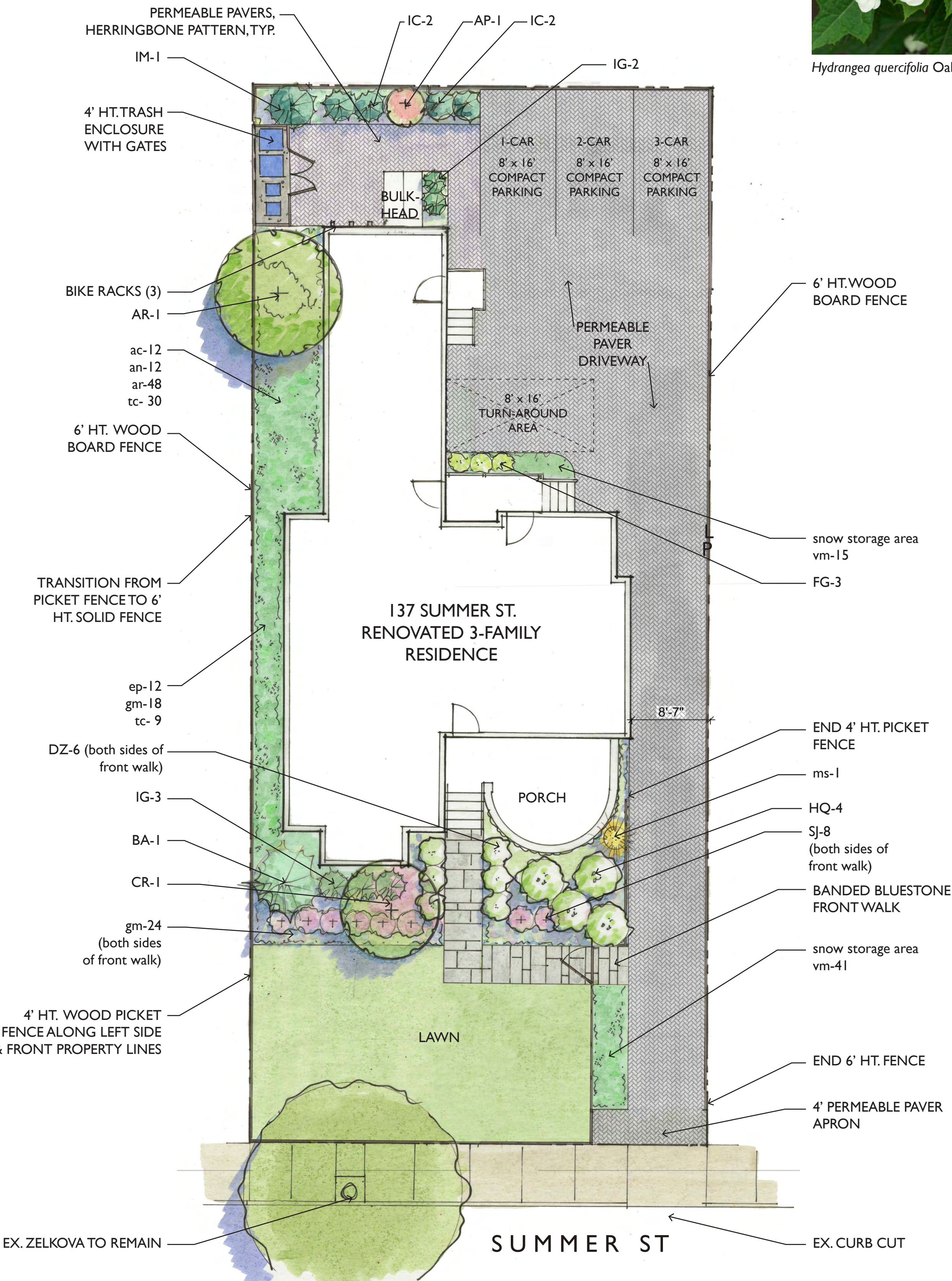


4' Ht. Wood Picket Fence Along Front & Left
Property Lines

Eco-Priora,
Granite Blend
Standard Finish
by Unilock (or other
permeable unit paver
as approved by City)
Herringbone Pattern
as shown on plan. Provide
full soldier course perim-
eter around each field of
pavers (not shown) and
paver edge restraint, typ.

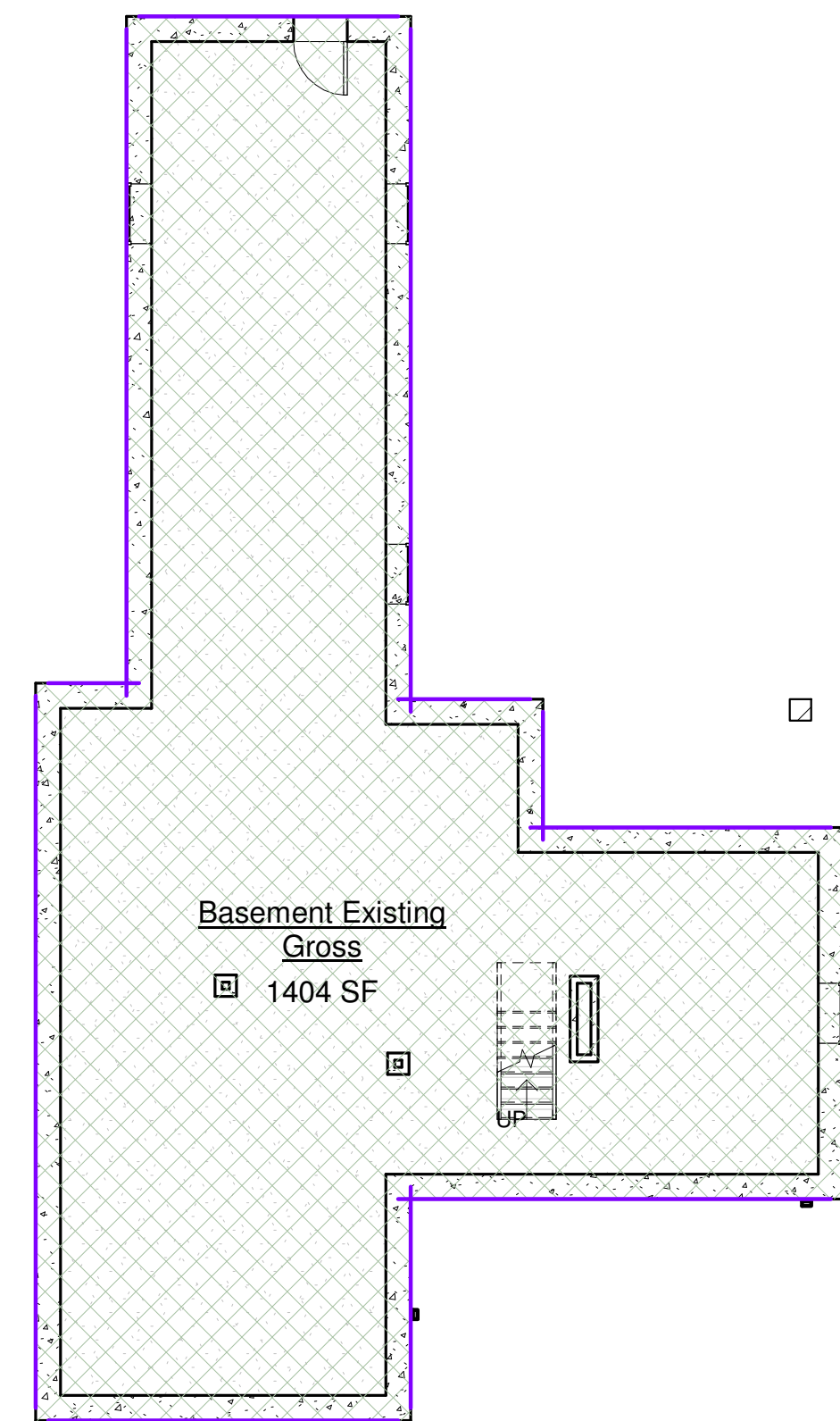


Banded Bluestone Front Walk

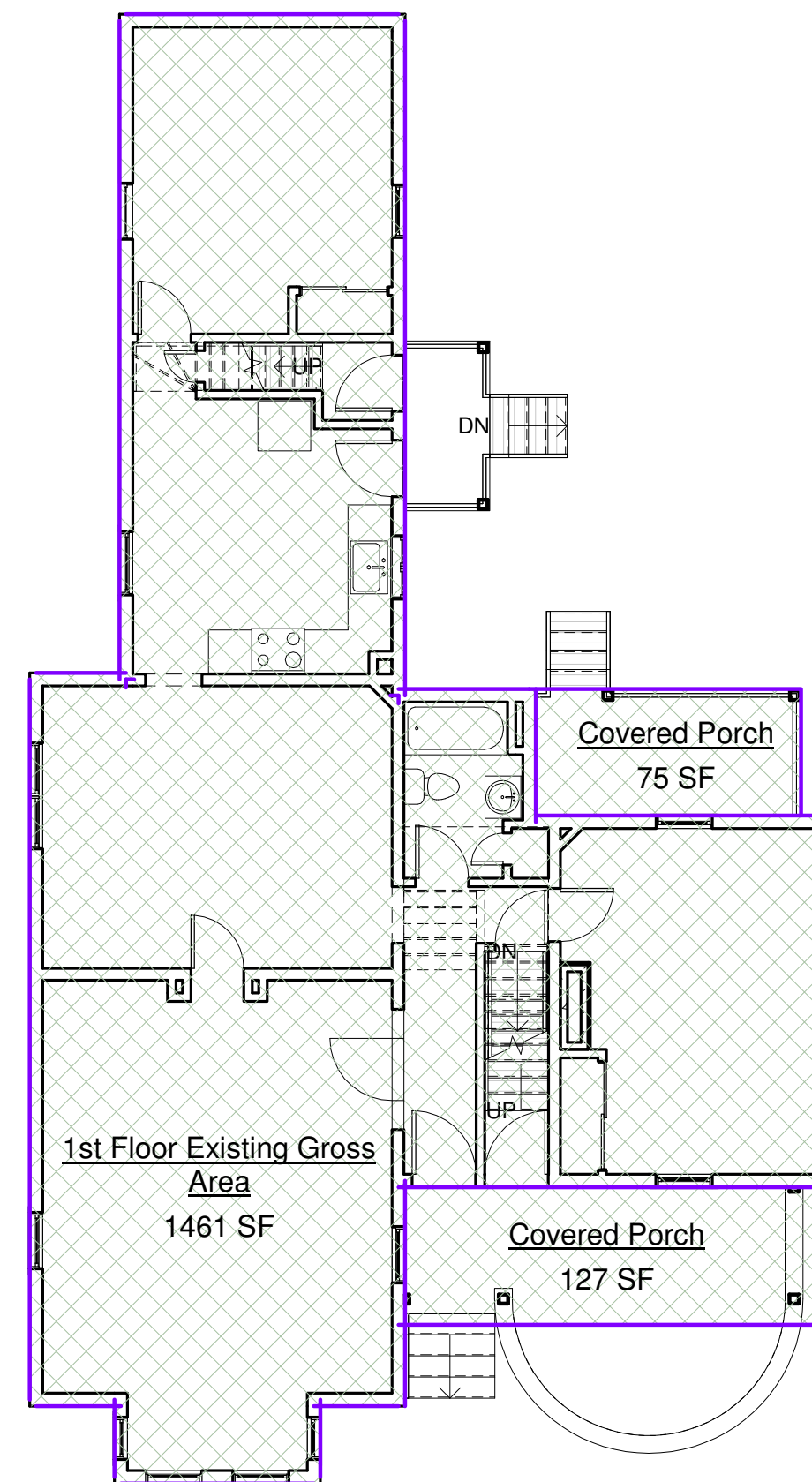


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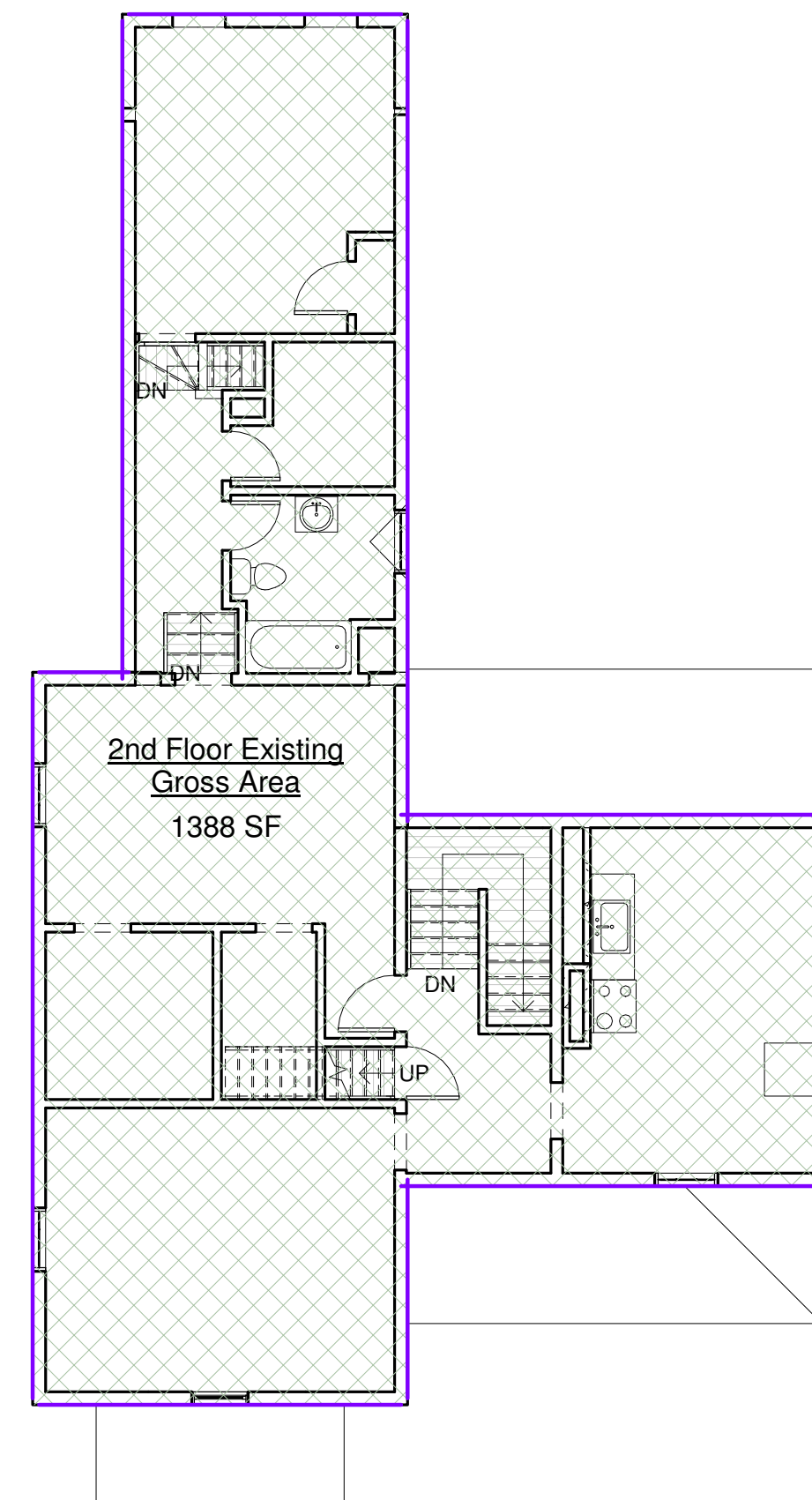
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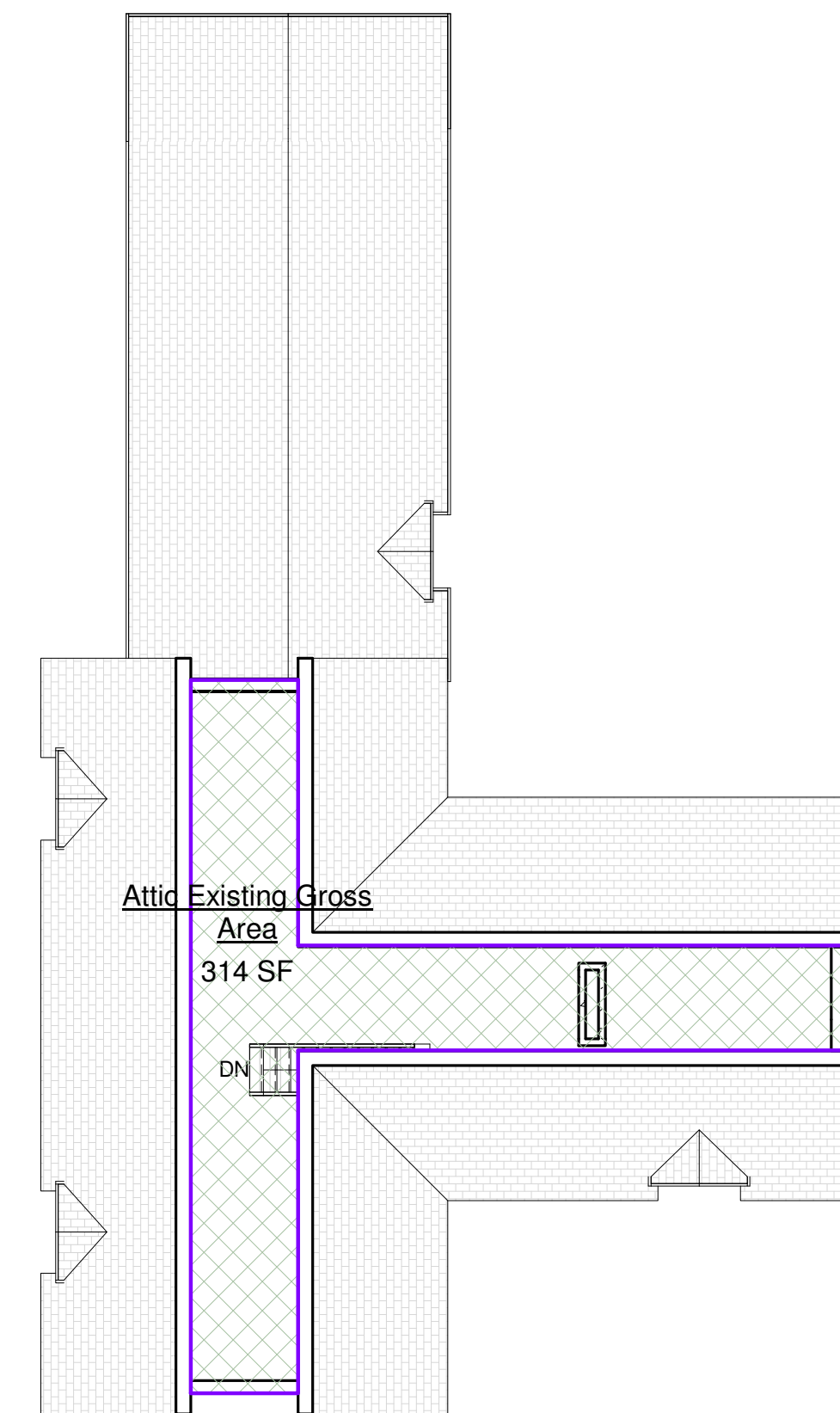
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1/8" = 1'-0"



② EXIST. 1ST FLR
1/8" = 1'-0"



③ EXIST. 2ND FLR
1/8" = 1'-0"



④ EXIST. 3RD FLR
1/8" = 1'-0"

Area Schedule (Existing Gross Building)	
Name	Area

Basement Existing Gross	1404 SF
1st Floor Existing Gross Area	1461 SF
Covered Porch	127 SF
Covered Porch	75 SF
Existing Garage	410 SF
2nd Floor Existing Gross Area	1388 SF
Attic Existing Gross Area	314 SF
Grand total	5179 SF

2.2.57 Floor area, gross. The sum area of all floors or accessible levels of a building as measured to the perimeter of the exterior faces of the walls with no deduction for corridors, stairs, closets, thickness of walls, columns or other features. The gross floor area of an unenclosed area on a parcel, developed and used as a principal use, shall be the contiguous land area needed and used to support the activity(-ies) of said use.

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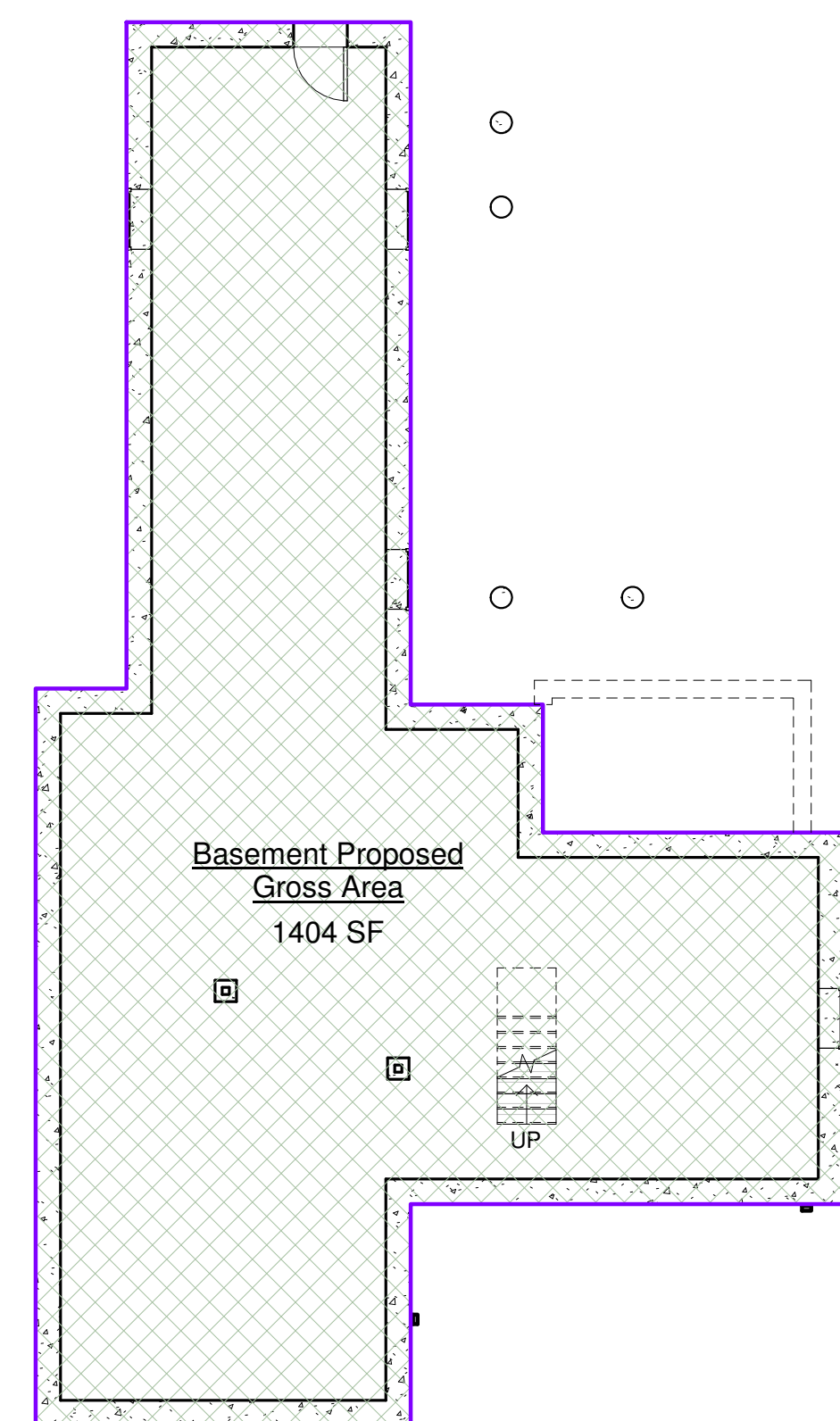
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BOSTON, MA 02127

617.765.0543

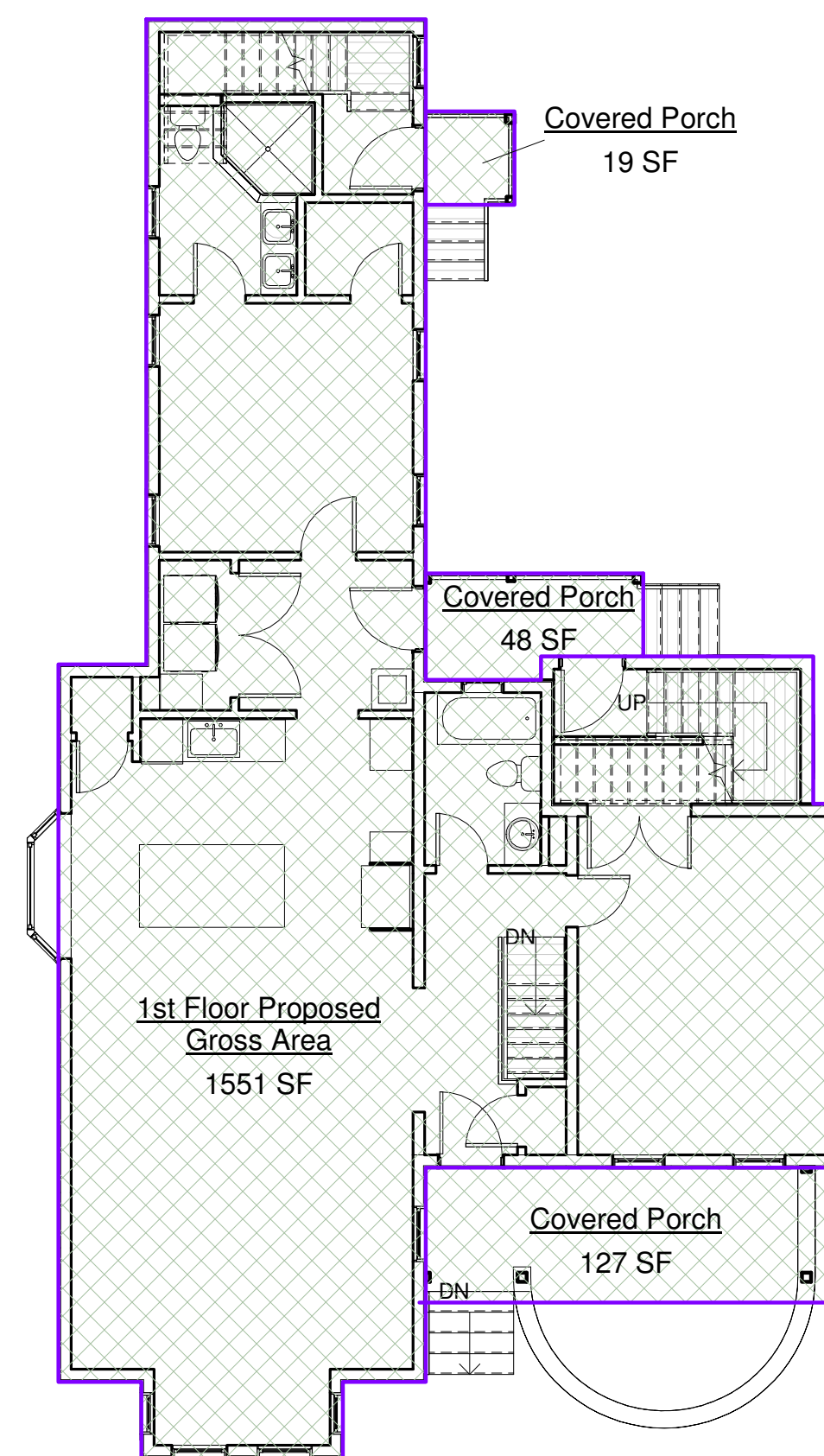
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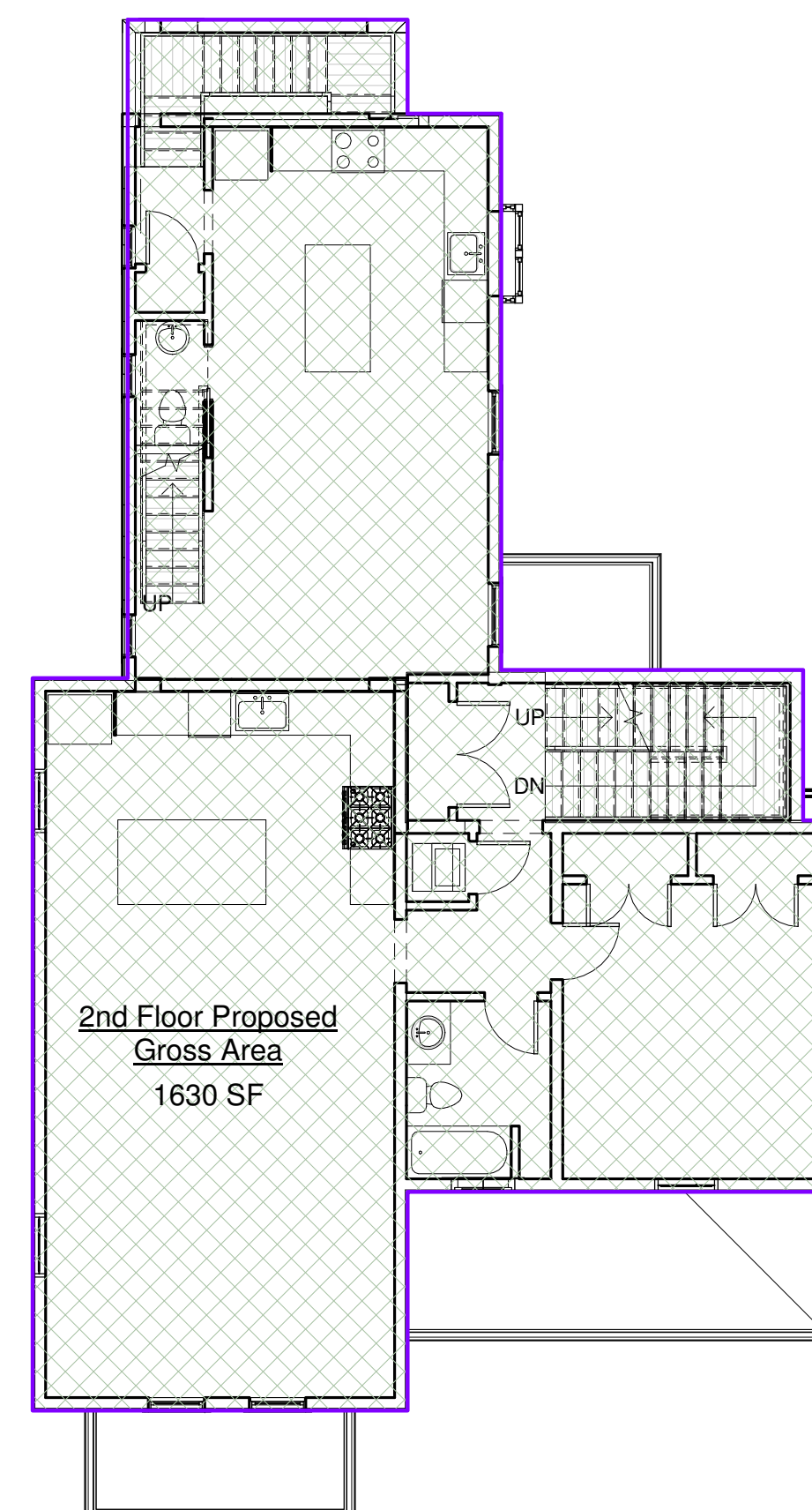
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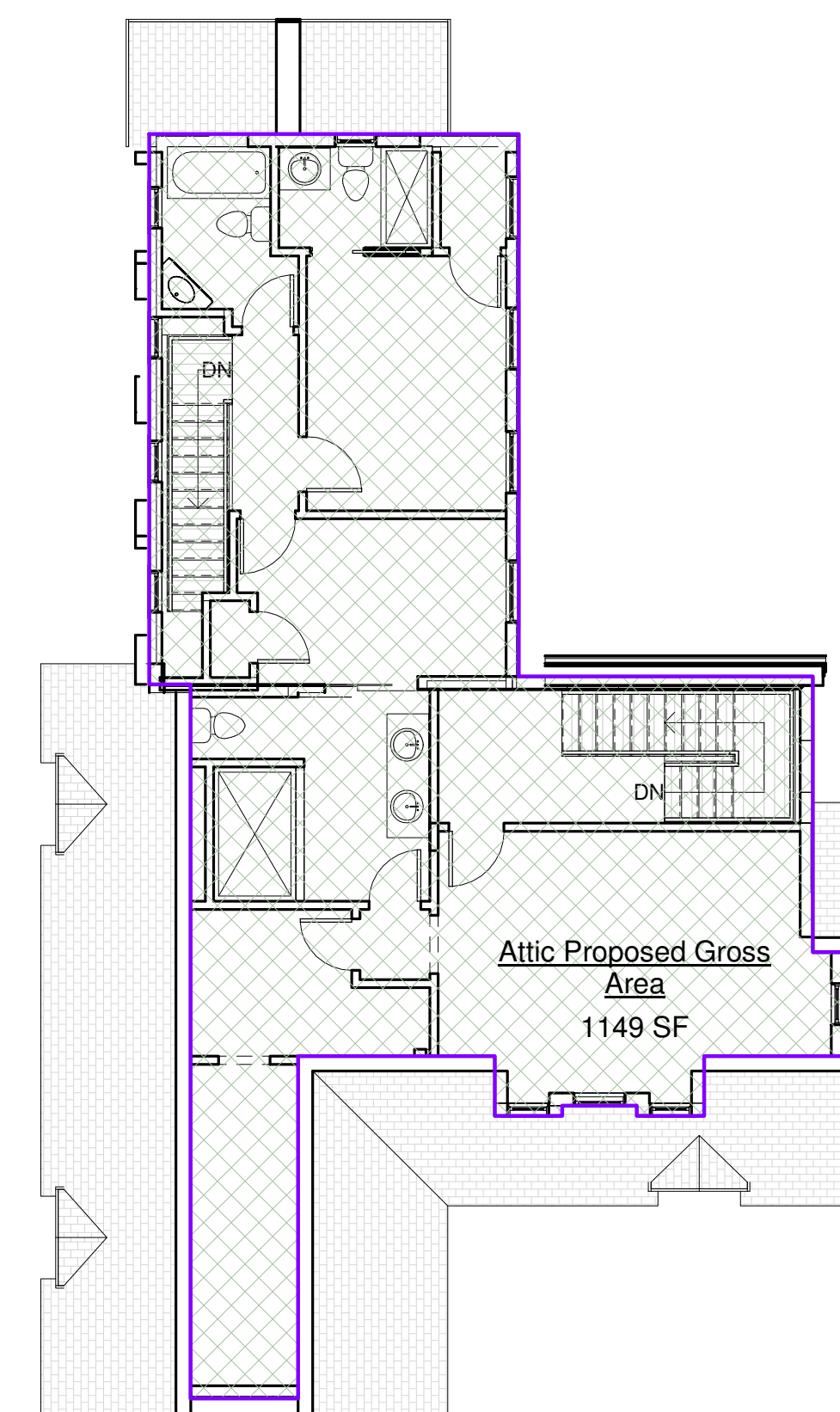
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1/8" = 1'-0"



⑥ 1ST FLR
1/8" = 1'-0"



7 2ND FLR
1/8" = 1'-0"



8 ATTIC
1/8" = 1'-0"

Area Schedule (Proposed Gross Areas)	
Name	Area

Basement Proposed Gross Area	1404 SF
1st Floor Proposed Gross Area	1551 SF
Covered Porch	127 SF
Covered Porch	19 SF
Covered Porch	48 SF
Garage	410 SF
2nd Floor Proposed Gross Area	1630 SF
Attic Proposed Gross Area	1149 SF
	6339 SF

GROSS AREA INCREASE:

$$6339 \text{ SF (Proposed)} \div 5179 \text{ SF (Existing)} = 1.224$$

= 22.4% INCREASE

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GROSS AREA PLANS

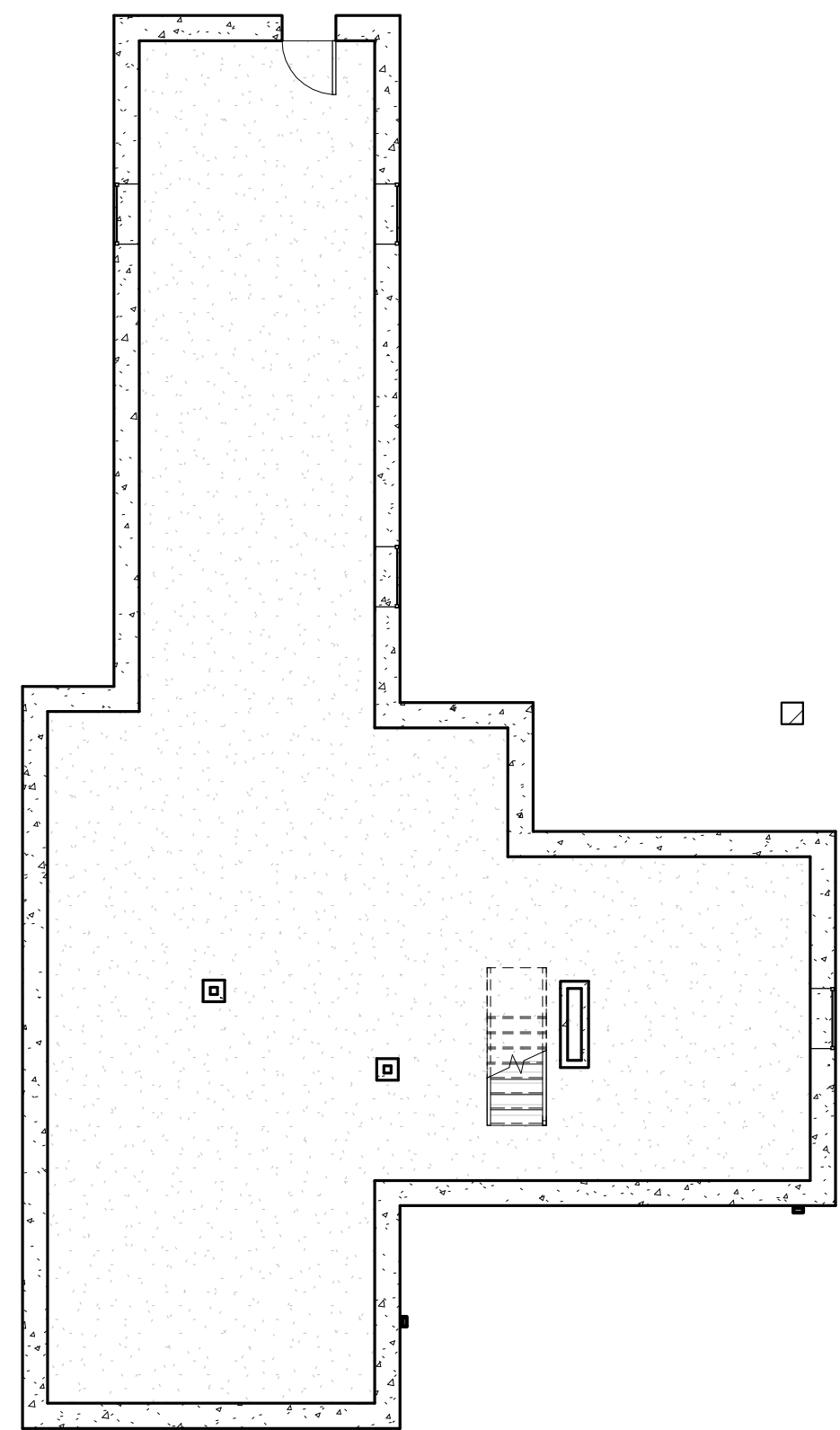
Project number	181204
Date	2019-07-05
Drawn by	JMB
Checked by	DJS

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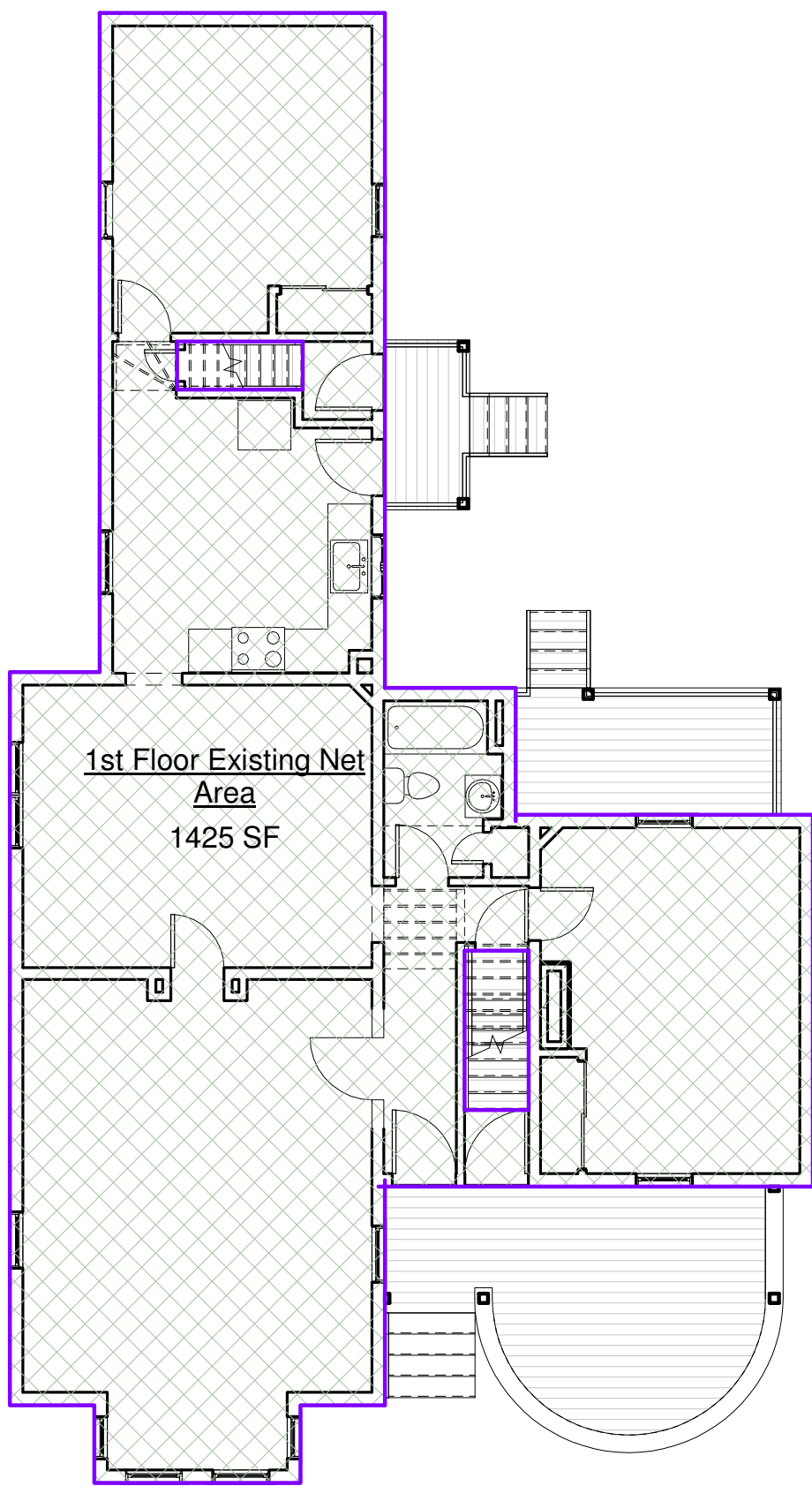
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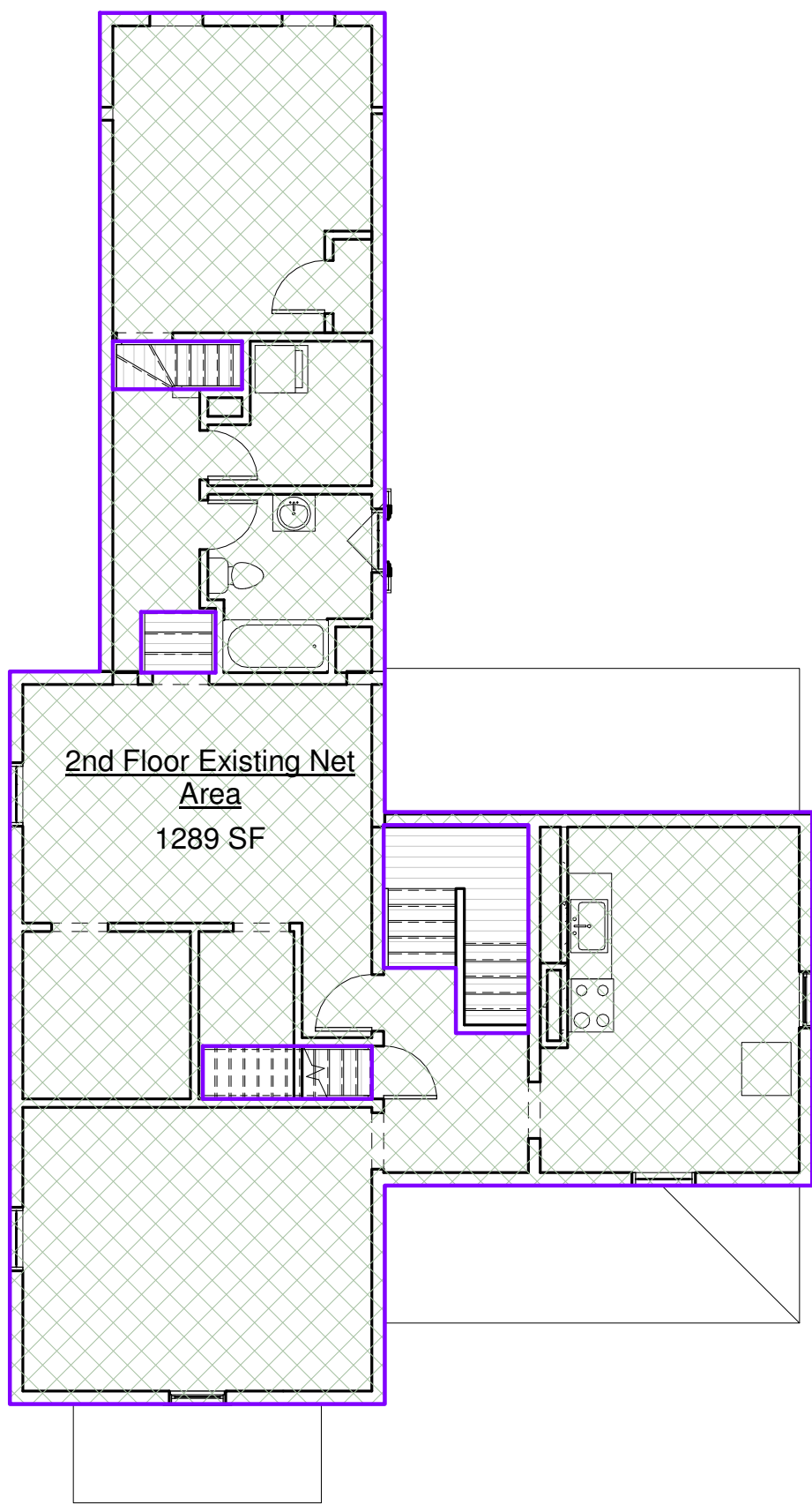
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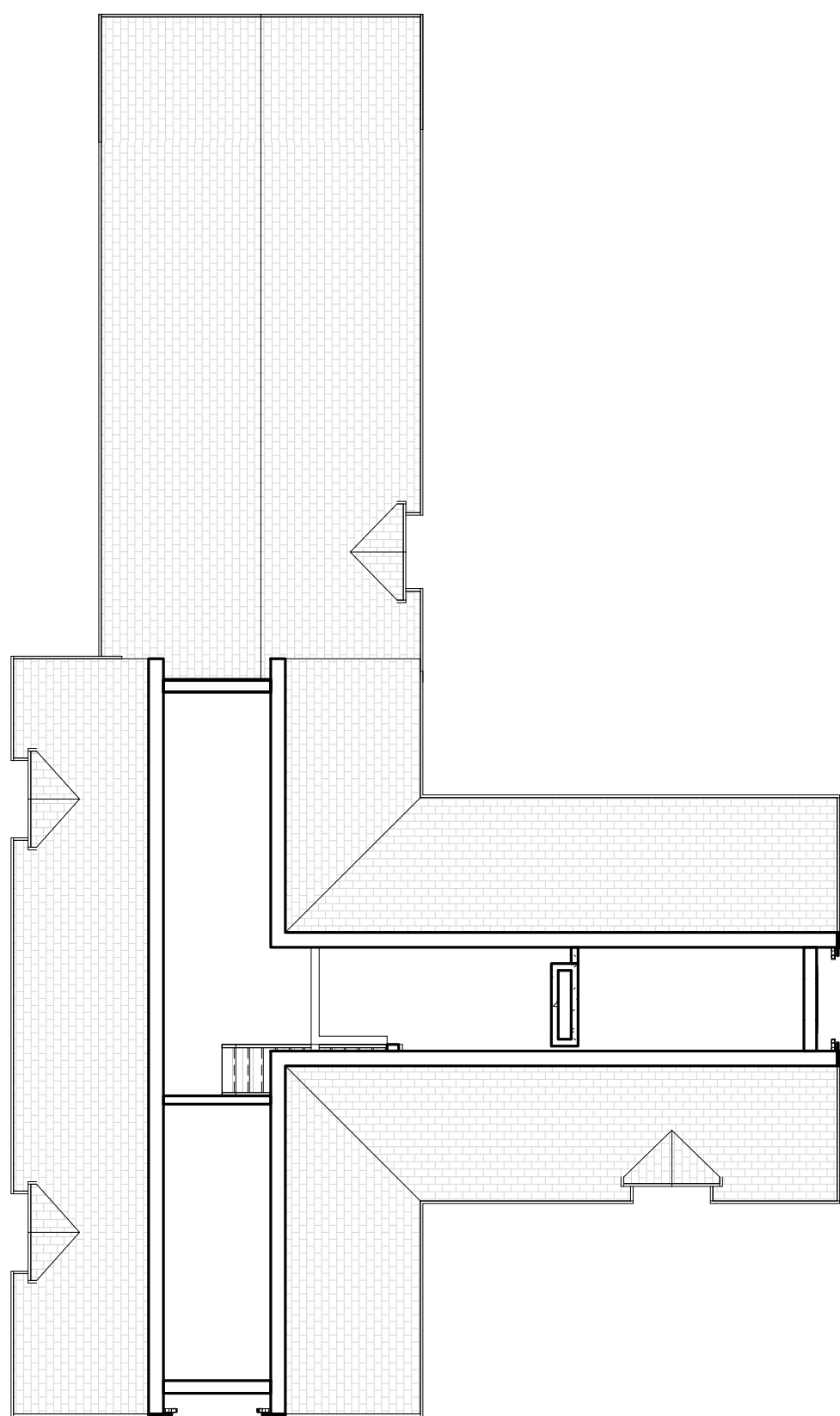
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2 1ST FLR
1/8" = 1'-0"



3 2ND FLR
1/8" = 1'-0"



4 ATTIC
1/8" = 1'-0"

Area Schedule (Existing Net Area)	
Name	Area
1st Floor Existing Net Area	1425 SF
2nd Floor Existing Net Area	1289 SF
Grand total	2714 SF

EXISTING FAR = 2714 / 5772 = 0.470

2.2.58 **Floor area, net.** The sum area of all floors or accessible levels of a building as measured to the perimeter of the exterior faces of the walls, including enclosed porches, but excluding areas used for accessory garage purposes, basement, and cellar, closet, and attic areas devoted exclusively to storage and mechanical uses accessory to the operation of the building, off-street loading facilities, malls, plazas, elevator shafts, escalators, stairways and stair landings, and those areas used for the storage, operation or maintenance of mechanical equipment such as air conditioning and heating apparatus.

2.2.59 **Floor area ratio (FAR).** In all zones except TOD and CCD, FAR is the ratio of the net floor area of a building to the total area of the lot it is located upon, except that portion of a structure used as an accessory use child care facility is exempted from the floor area ratio (FAR) calculation, and the allowable floor area of such structure shall be increased by an amount equal to the floor area of the child care facility up to a maximum of ten (10) percent, provided the requirements of M.G.L. Chapter 40A, Section 3 are also met.

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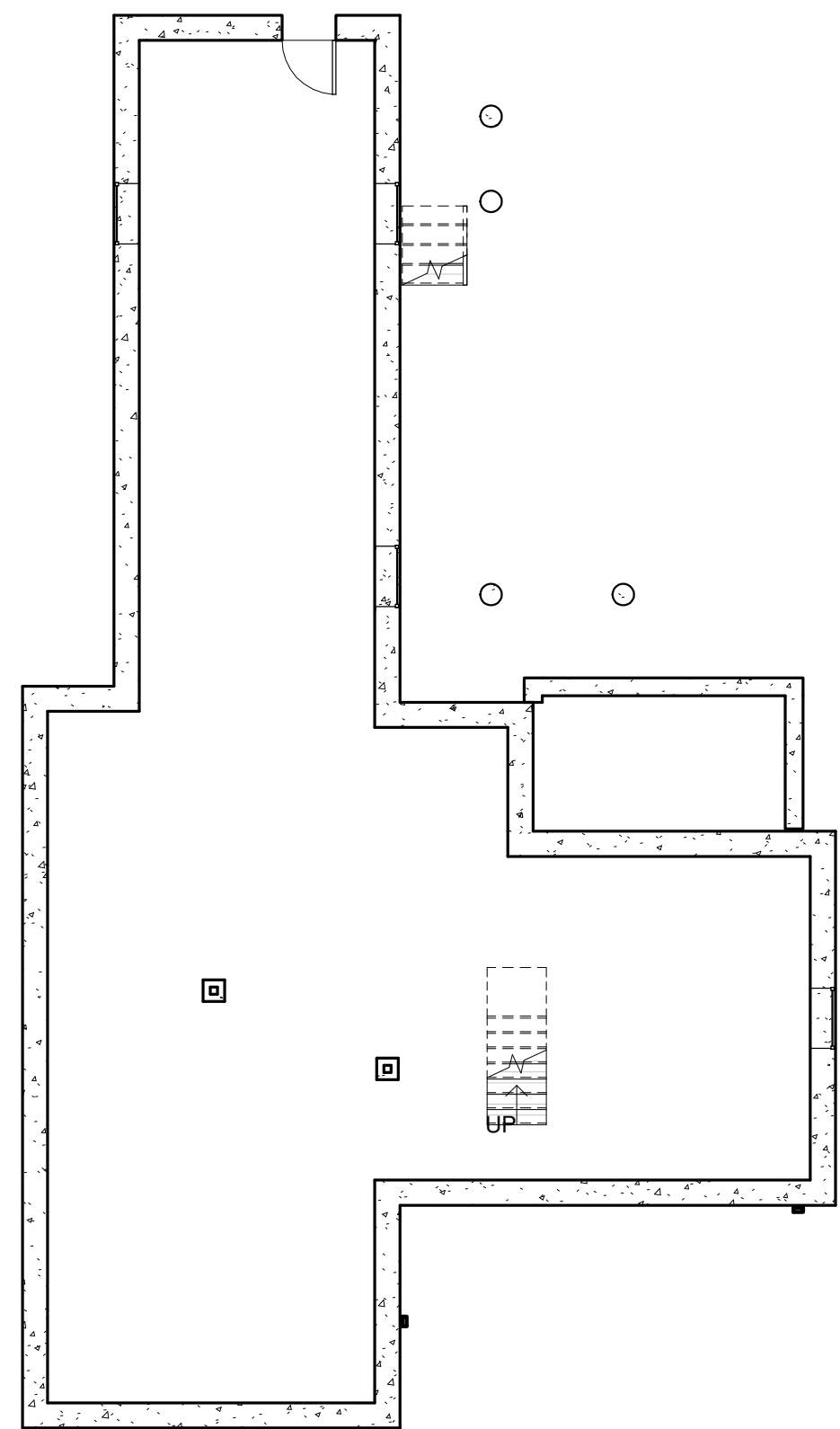
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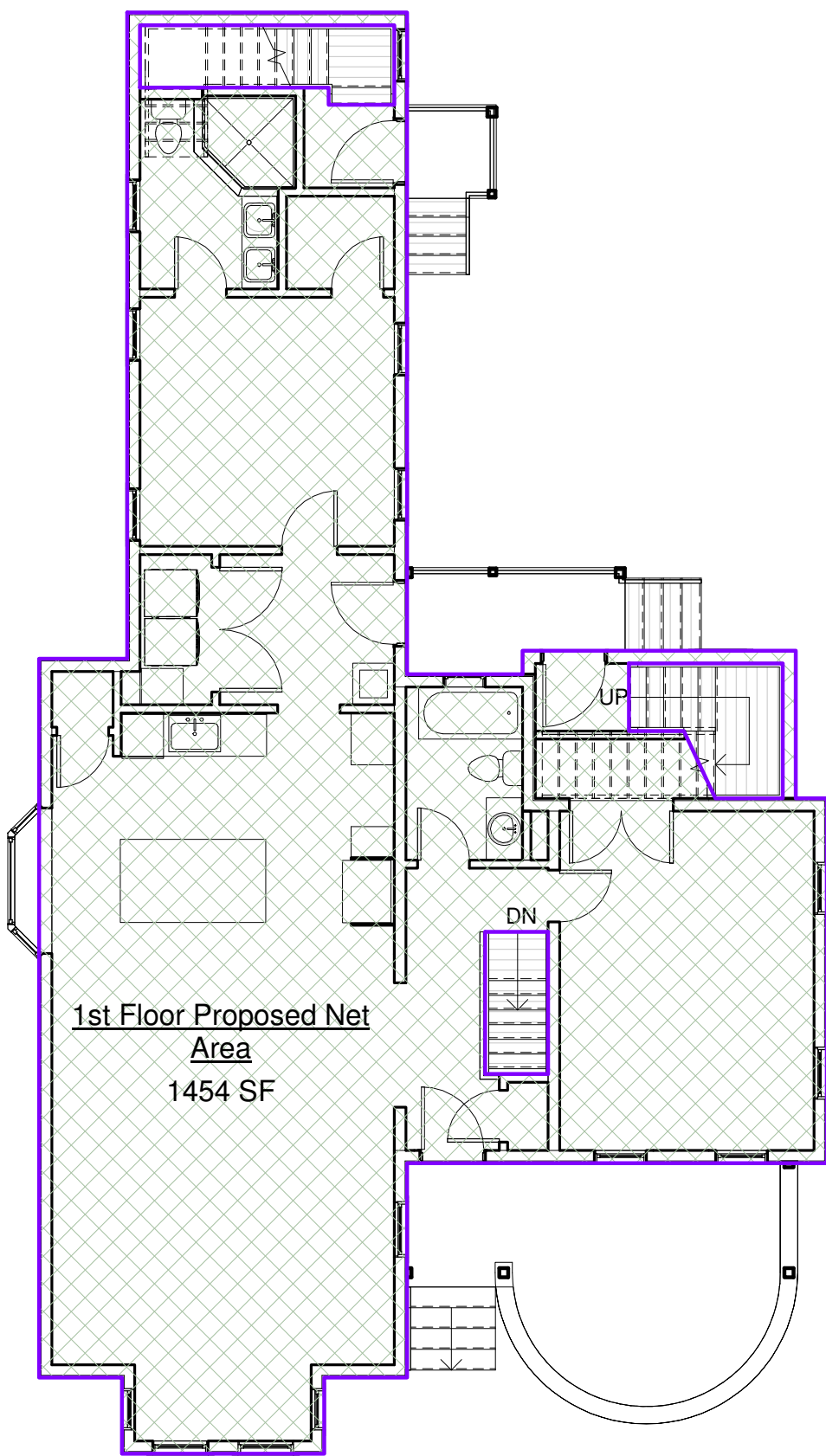
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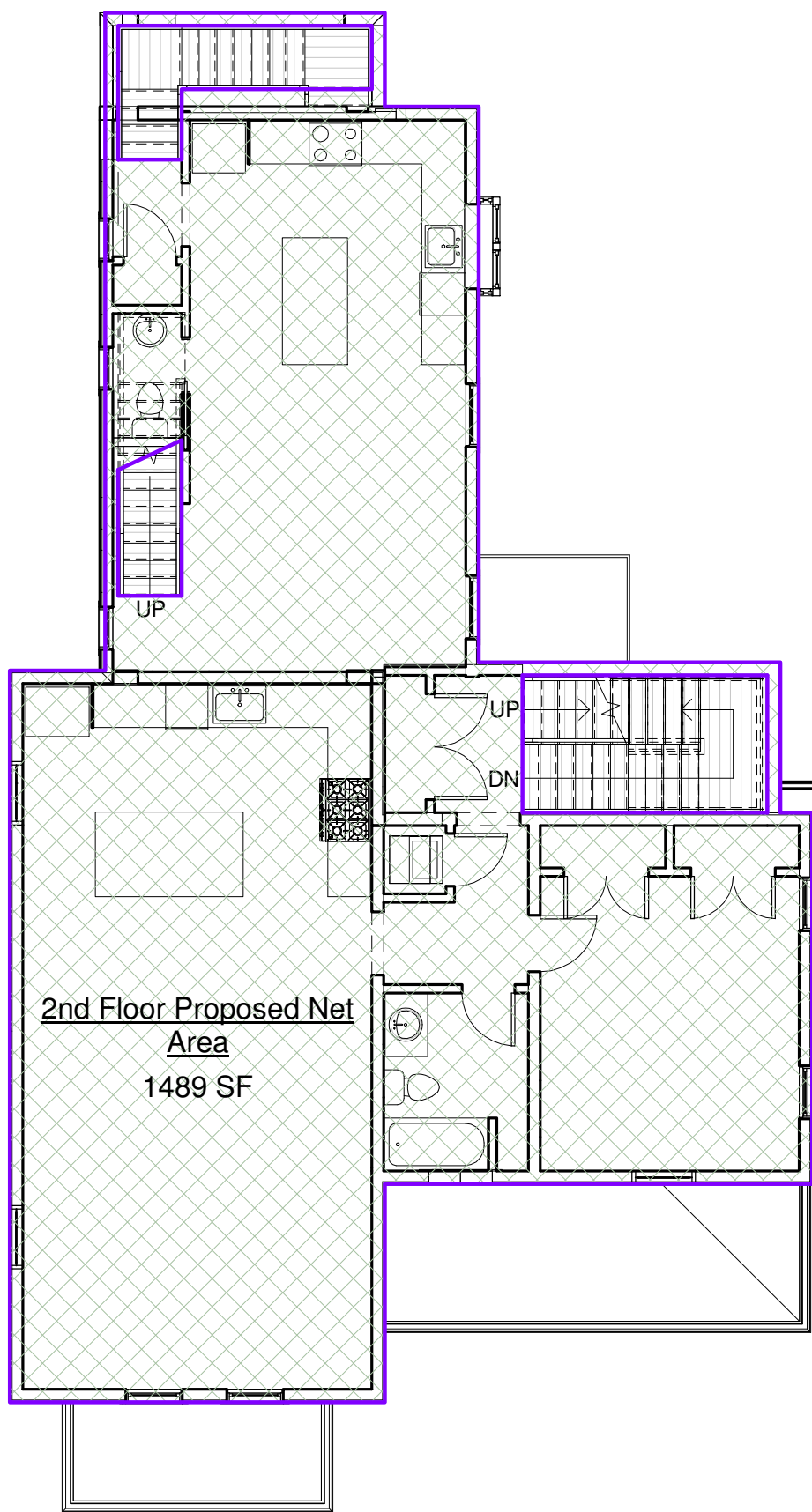
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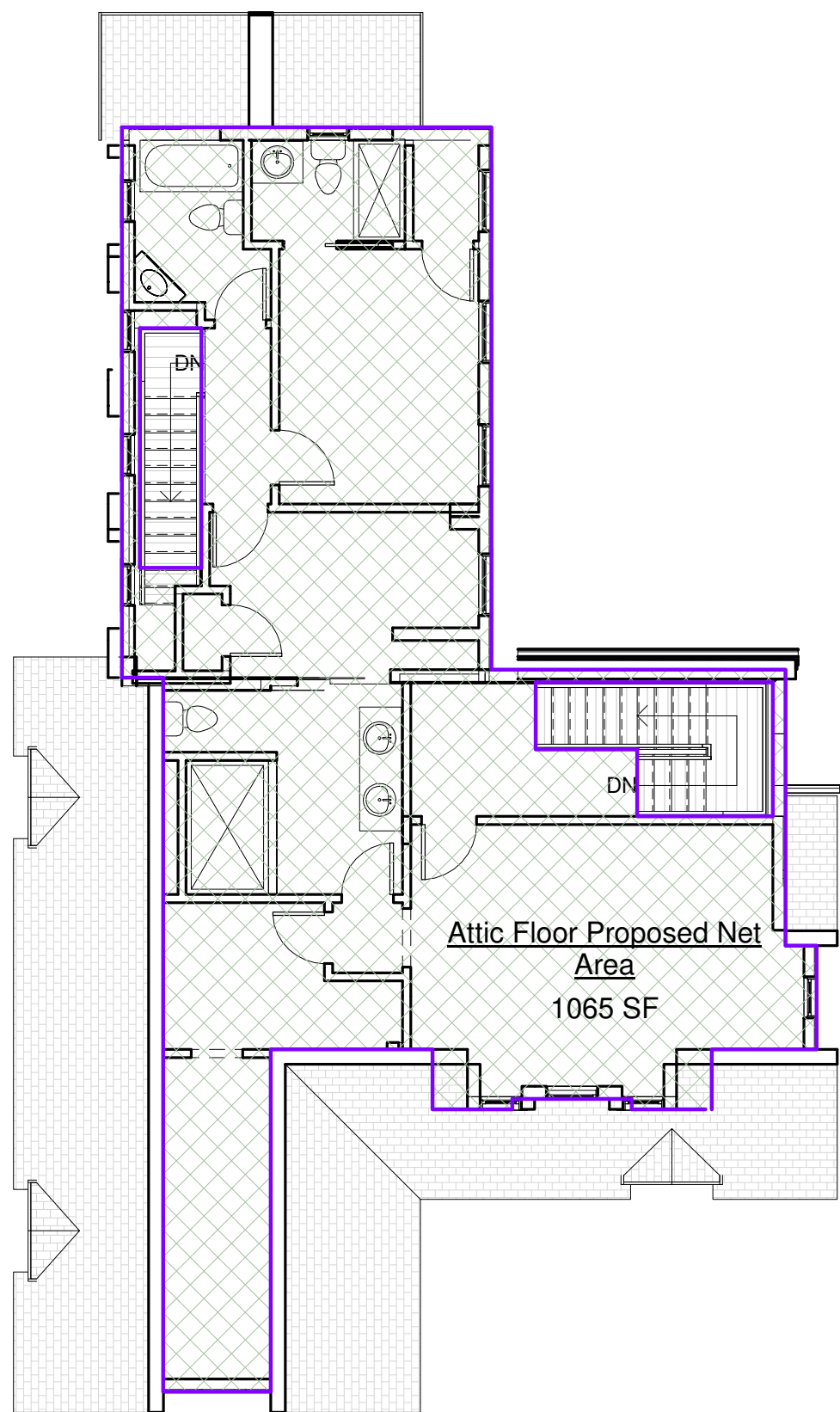
5 BASEMENT
1/8" = 1'-0"



6 1ST FLR
1/8" = 1'-0"



7 2ND FLR
1/8" = 1'-0"



8 ATTIC
1/8" = 1'-0"

Area Schedule (Proposed Net Area)	
Name	Area
1st Floor Proposed Net Area	1454 SF
2nd Floor Proposed Net Area	1489 SF
Attic Floor Proposed Net Area	1065 SF
Grand total	4007 SF

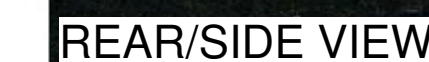
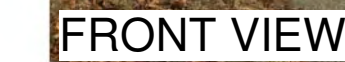
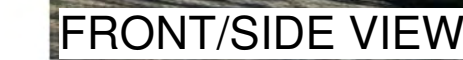
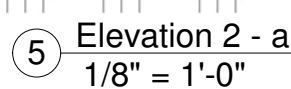
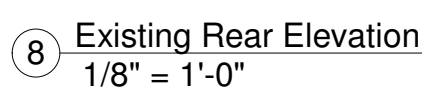
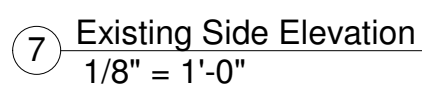
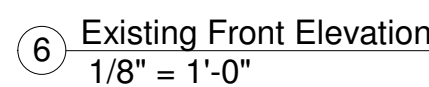
PROPOSED FAR = 4007 ÷ 5772 = 0.69

NET AREA PLANS

Project number	181204
Date	2019-07-05
Drawn by	JMB
Checked by	DJS

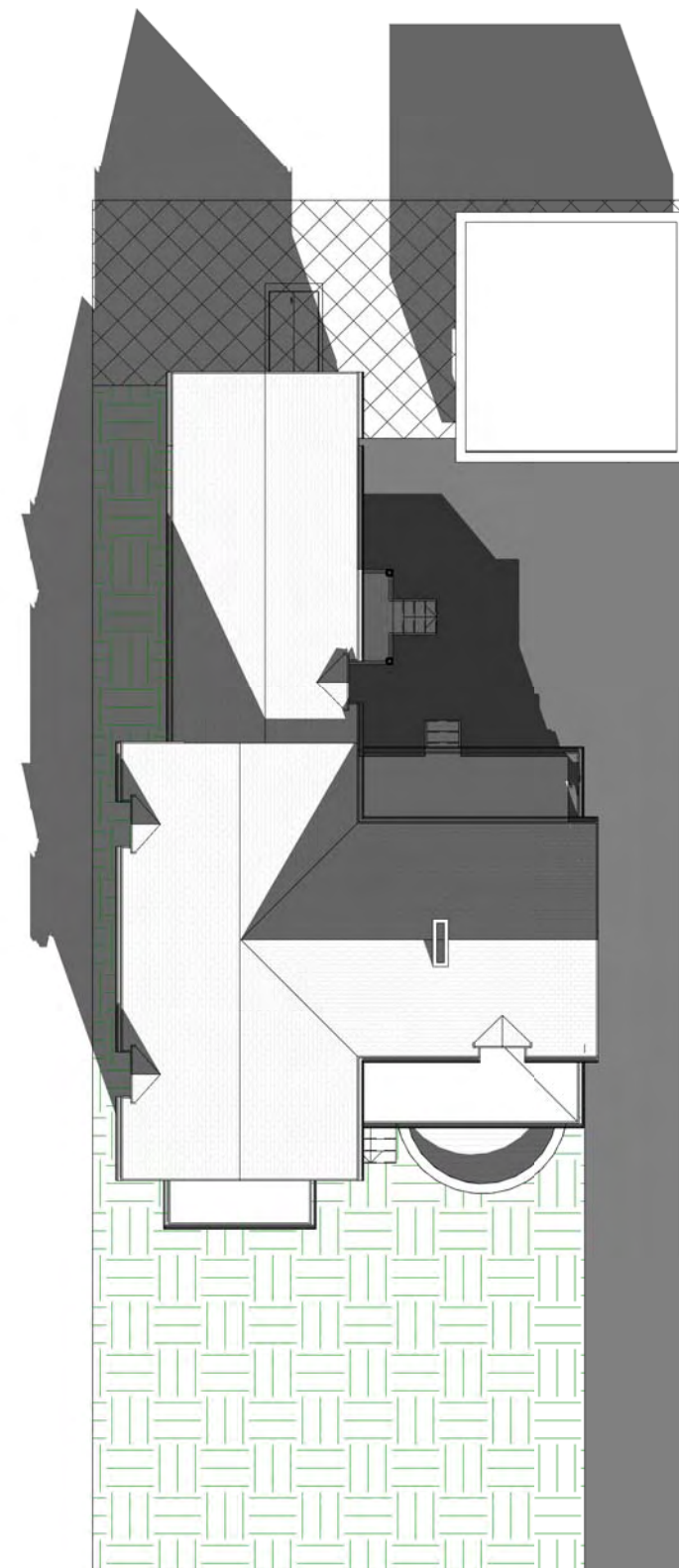
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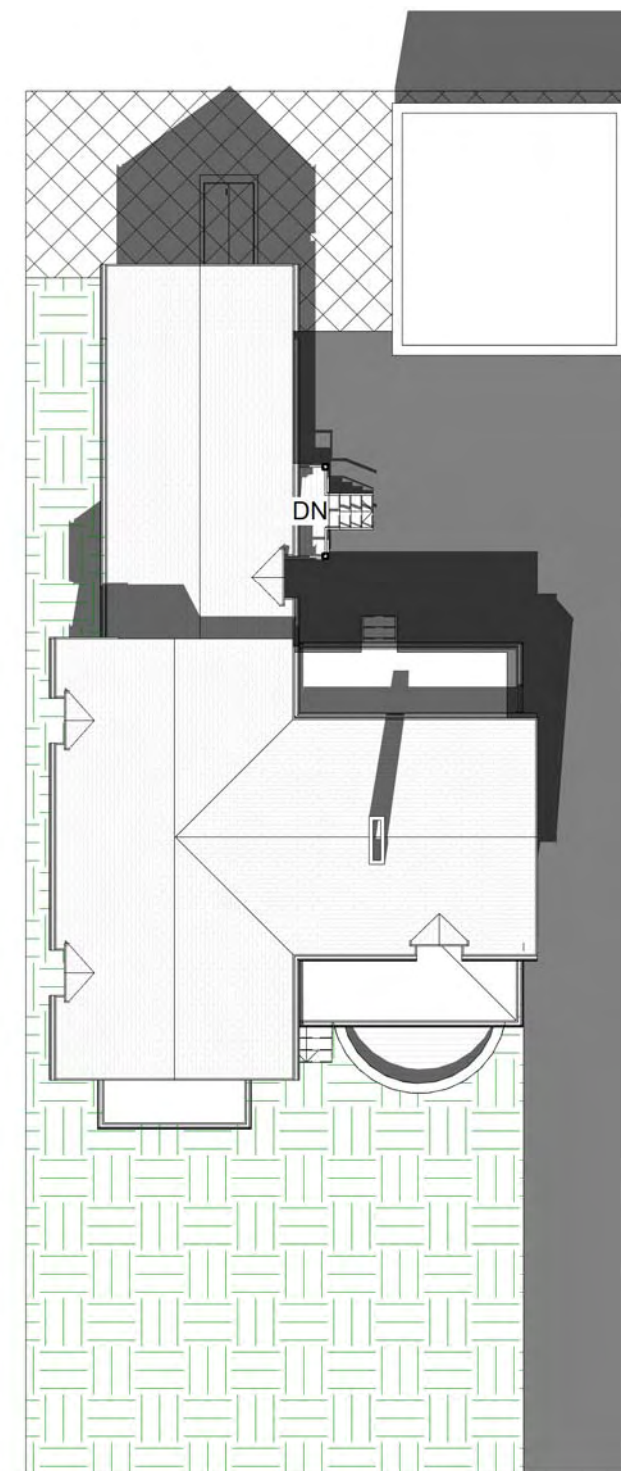


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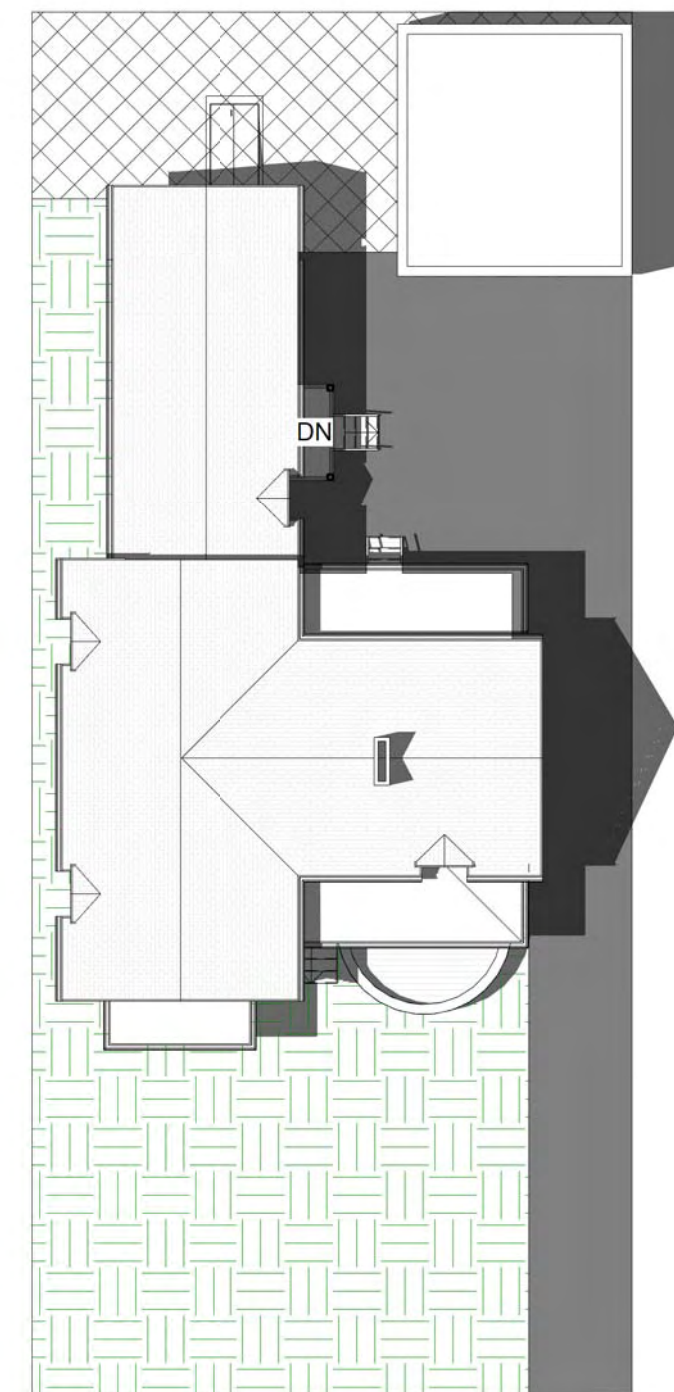
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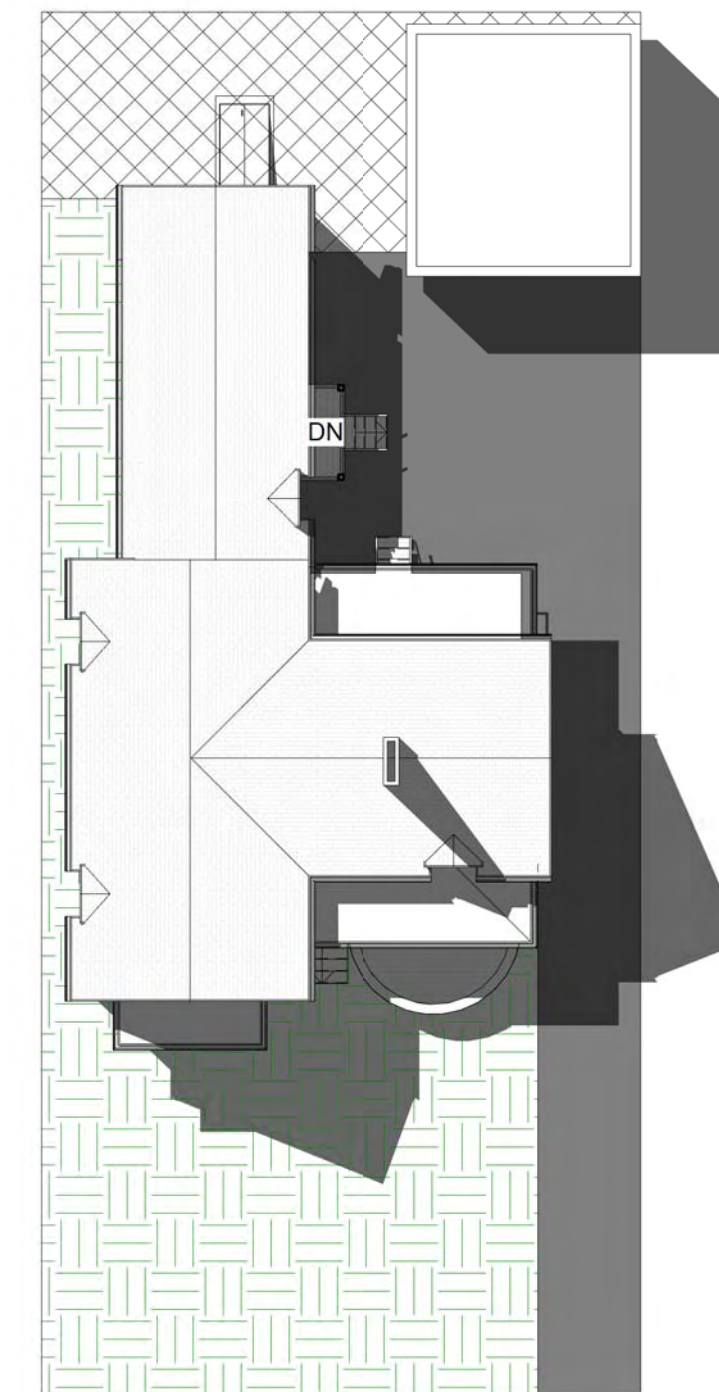
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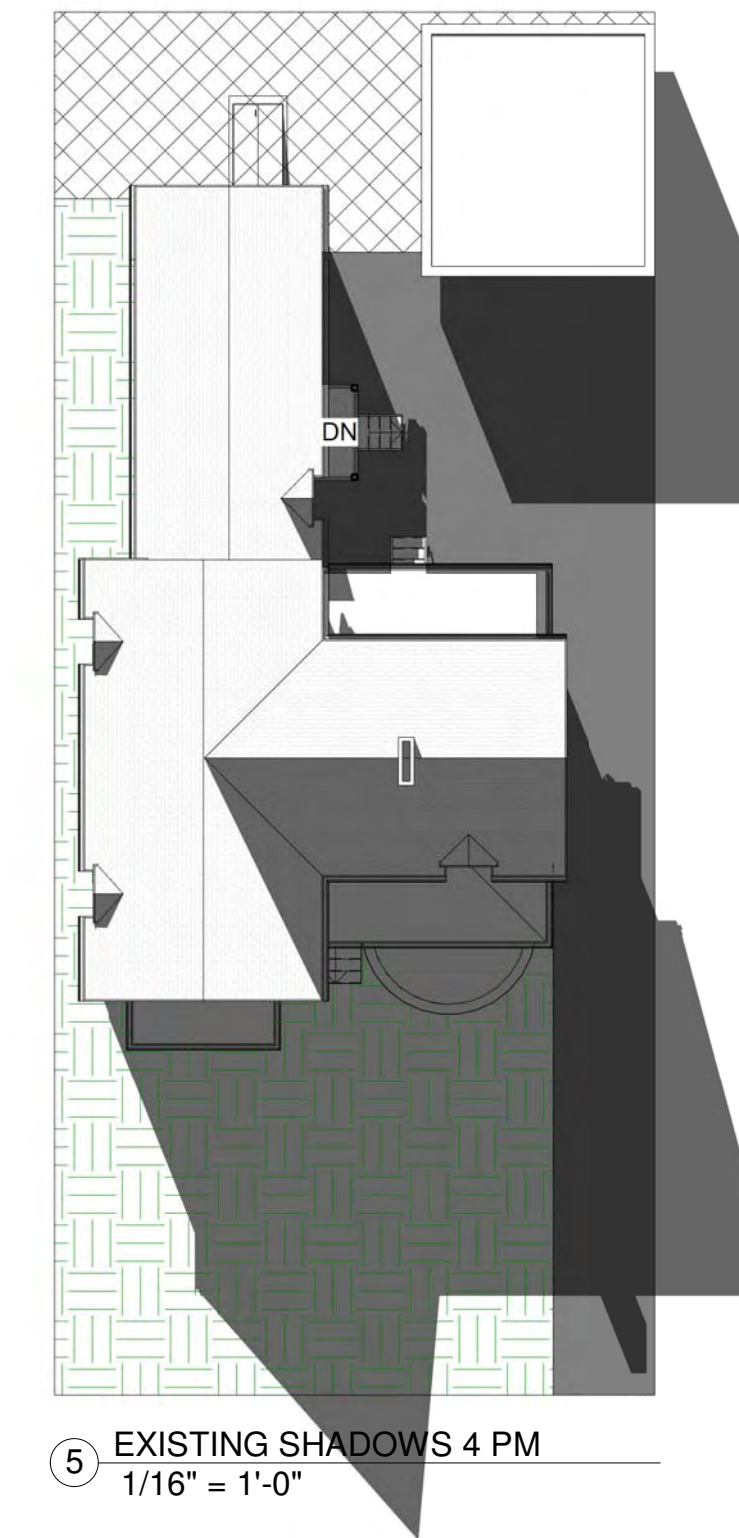
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1/16" = 1'-0"



3 EXISTING SHADOWS 12 PM
1/16" = 1'-0"

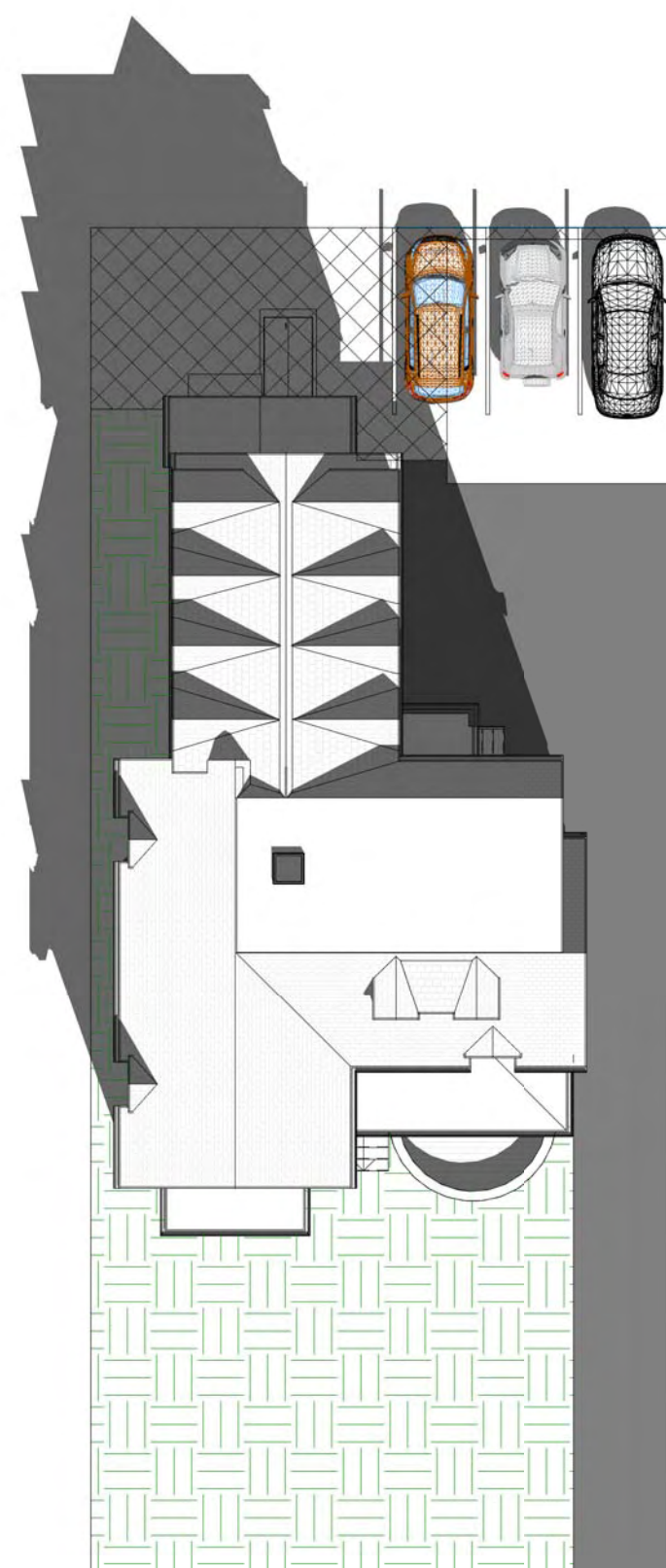


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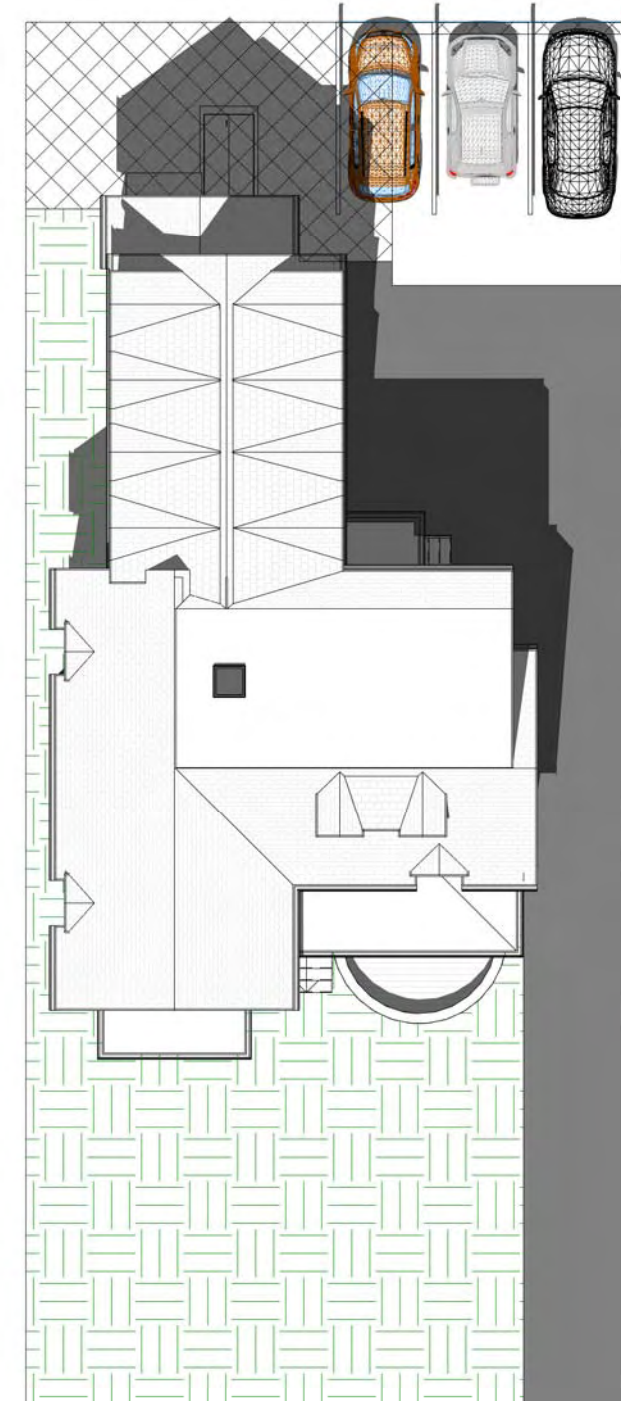


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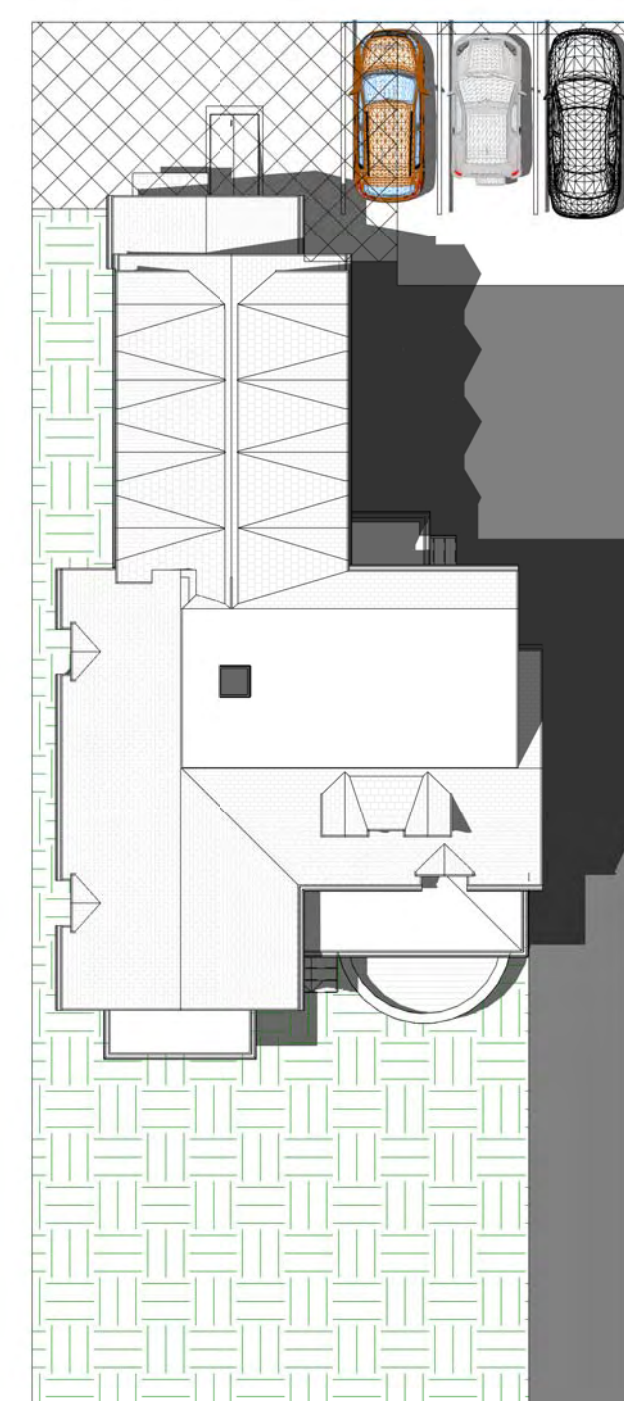
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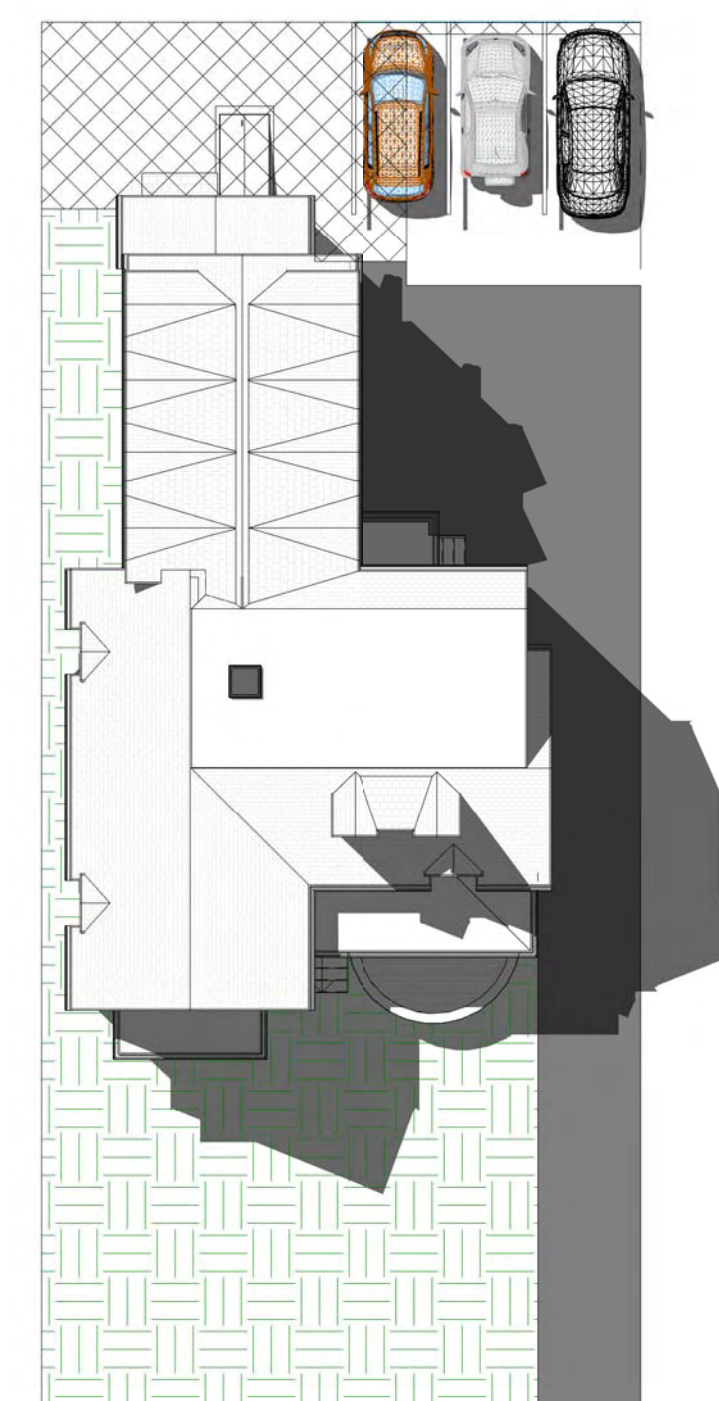
6 PROPOSED SHADOWS 8 AM
1/16" = 1'-0"



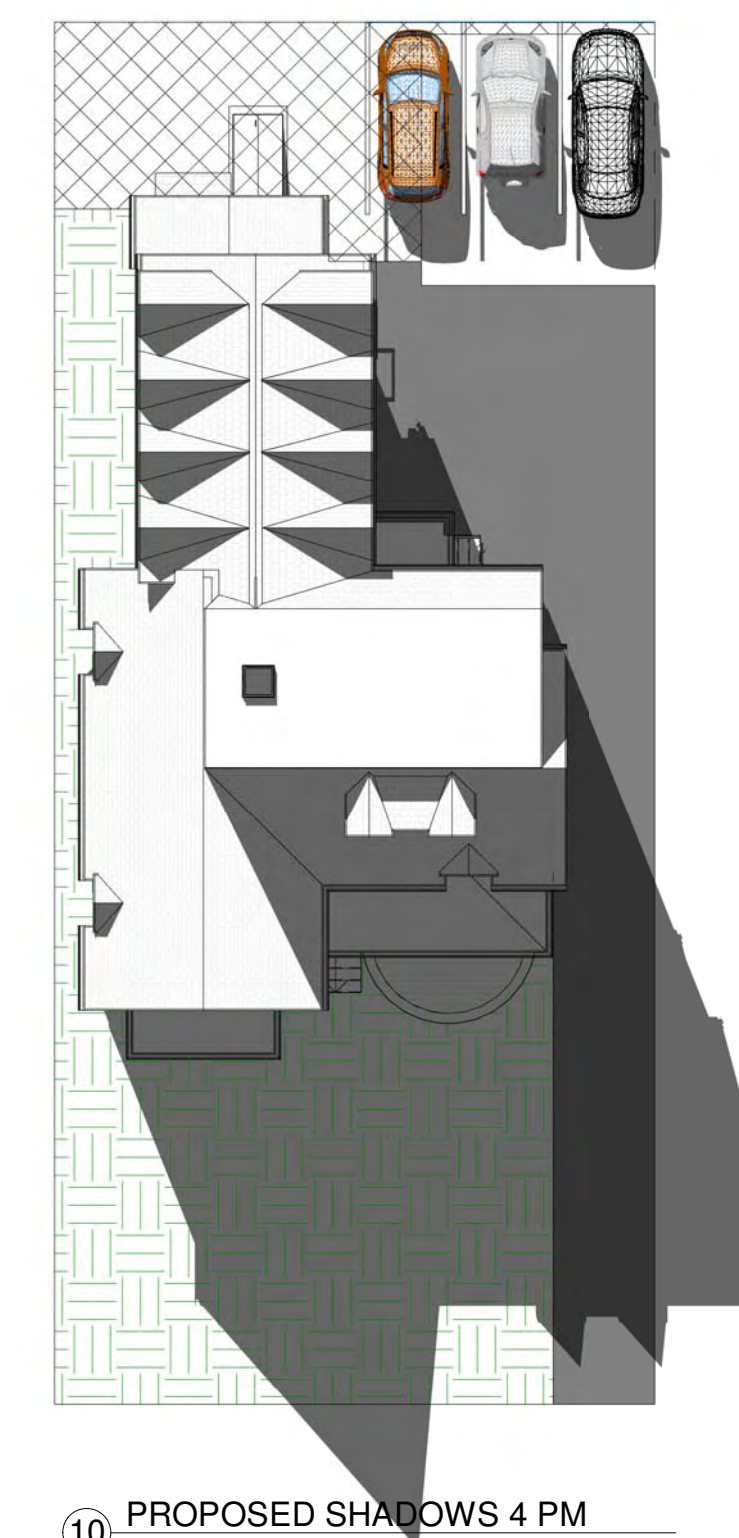
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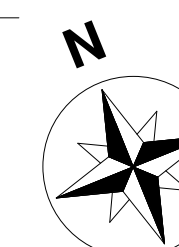
8 PROPOSED SHADOWS 12 PM
1/16" = 1'-0"



9 PROPOSED SHADOWS 2 PM
1/16" = 1'-0"



10 PROPOSED SHADOWS 4 PM
1/16" = 1'-0"



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423 WEST BROADWAY, SUITE 404
BOSTON, MA 02127

617.765.0543

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SUMMER SOLSTICE SHADOW STUDIES

Project number	181204
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Date	2019-07-05
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Date	2019-07-08
Drawn by	JMB

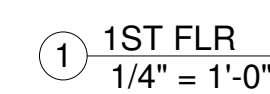
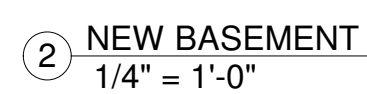
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137 SUMMER ST.
SOMERVILLE, MA

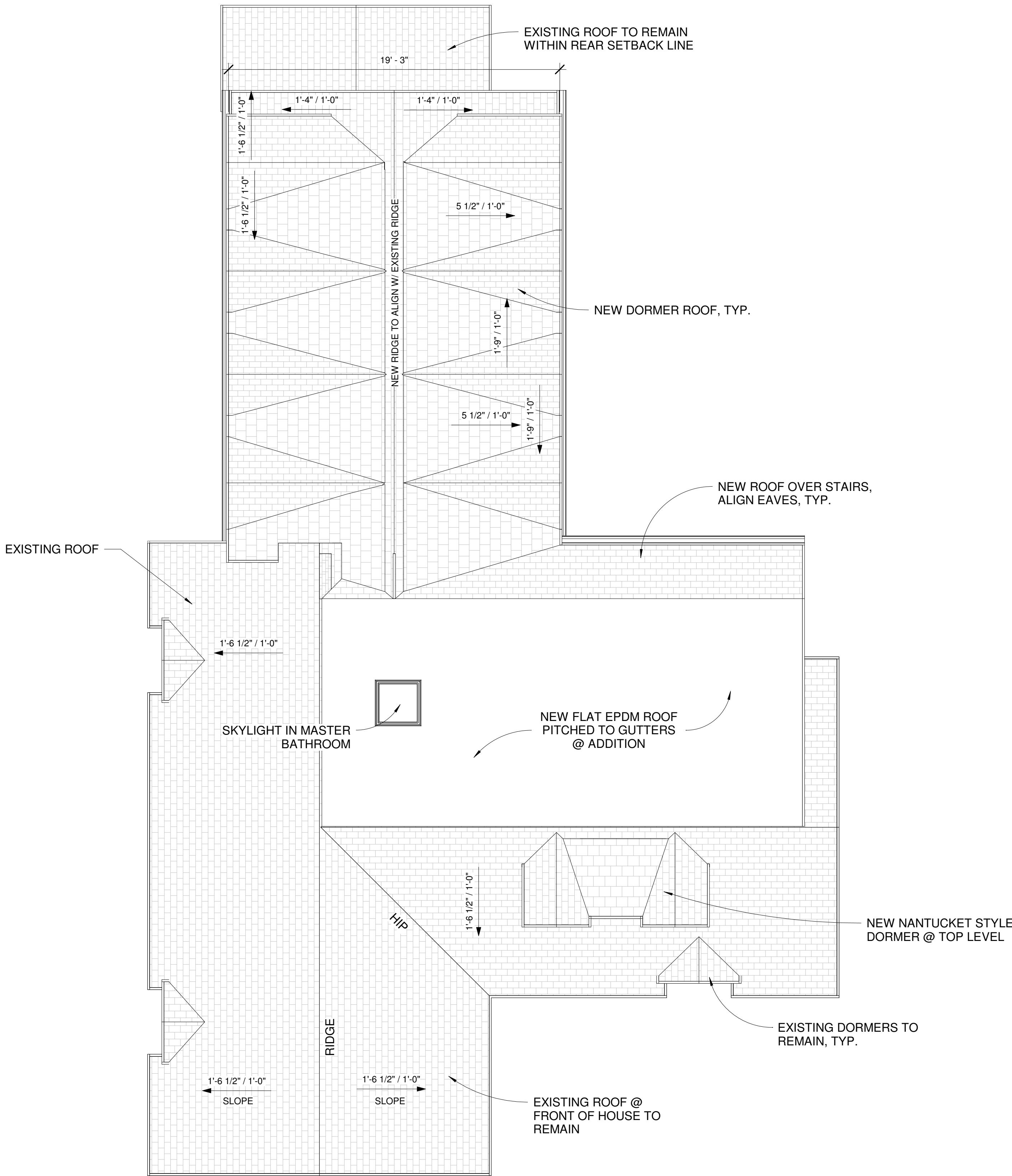
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STEFANOV ARCHITECTS

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② ROOF
1/4" = 1'-0"

PROPOSED FLOOR
PLANS

Project number	181204
Date	2019-07-05
Drawn by	JMB
Checked by	DJS

A1.03

Scale 1/4" = 1'-0"

2 Rear Perspective