



Existing Photo

38-40 Windsor Road

Somerville, Massachusetts

Owner: Dalfior Development

Revised 11/14/2018

ELEVATION TARGET



INTERIOR ELEVATION TARGET



DETAIL TARGET

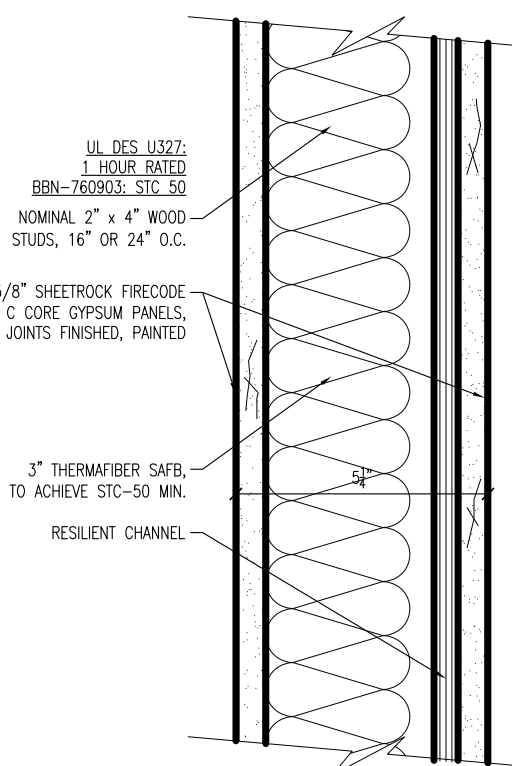


WINDOW TARGET

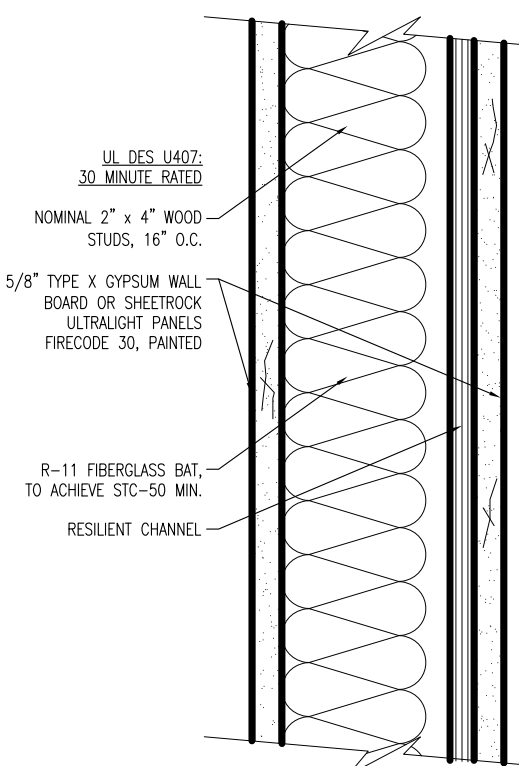


GENERAL NOTES:

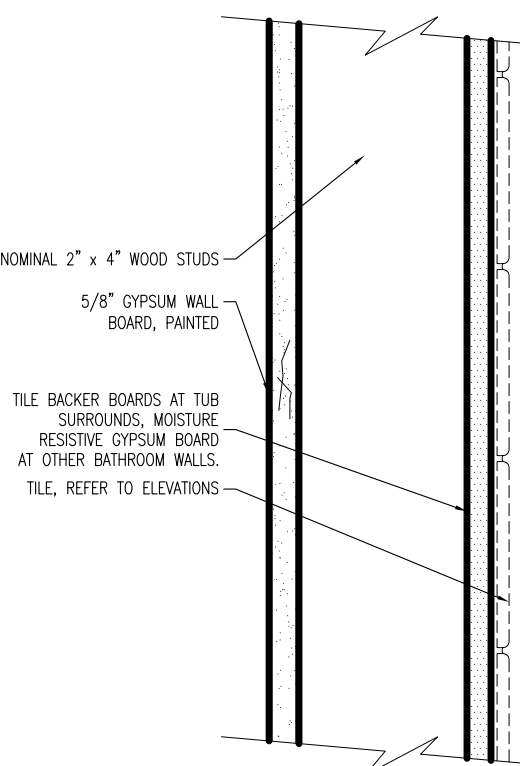
- ALL WORK SHALL COMPLY WITH STATE, NATIONAL CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT.
- THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND POSTING ALL NECESSARY VALID CONSTRUCTION PERMITS FROM ALL LOCAL, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION PRIOR TO THE START OF ON-SITE CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP ALL BUILDING MEANS OF EGRESS CLEAR OF ANY OBSTRUCTIONS AT ALL TIMES.
- THE GENERAL CONTRACTOR MUST COORDINATE WITH THE BUILDING FACILITIES MANAGER ALL ACTIVITIES INCLUDING, BUT NOT LIMITED TO WORK WHICH WILL GENERATE EXCESSIVE NOISE NOISE AND MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT
- THE GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ANY TENANT DESIGN AND CONSTRUCTION MANUAL AND ANY OTHER BUILDING OWNER OR BUILDING STANDARDS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, MATERIALS, MEANS AND METHODS. THE CONTRACTOR IS TO COORDINATE ALL SUBCONTRACTORS TO COMPLETE THE FULL SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK AND FOR ALL LINES AND MEASUREMENTS FOR THE WORK.
 - BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED OR DAMAGED BY THE WORK SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR, OR AS APPROVED BY THE OWNER.
 - WHERE THE DESIGN INTENT CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. (312) 780-9456
- THE CONTRACTOR SHALL VERIFY THE DIMENSIONS SHOWN ON THE DRAWINGS BEFORE LAYING OUT THE WORK, AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR INACCURACIES RESULTING FROM FAILURE TO DO SO.
- DETAILS SHOWN ARE INDICATIVE OF THE CHARACTER, PROFILES, MATERIALS AND SYSTEMS REQUIRED FOR THE WORK INCLUDING THOSE CONDITIONS NOT COVERED BY SPECIFIC DETAILS.
 - DIMENSIONS SHALL GOVERN, DO NOT SCALE THE DRAWINGS. WHERE THERE APPEARS TO BE A CONFLICT OR WHERE DIMENSIONS CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL DIMENSIONS ARE TO INSIDE FACE OF WALLS.
 - UNLESS SHOWN OTHERWISE, ALL DOORS SHALL BE LOCATED SUCH THAT THERE IS A 2 INCH WALL RETURN BETWEEN THE JAMB FRAME AND THE ADJACENT PERPENDICULAR WALL.
- CONSULT WITH THE ARCHITECT OR ENGINEER BEFORE PENETRATING ANY JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS
- ALL CONSTRUCTION MATERIALS AND EQUIPMENT ARE TO BE STORED NEATLY WITHIN THE SCOPE OF WORK AREA ONLY.
- ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS
- SUBMIT SHOP DRAWINGS AND SAMPLES FOR ALL STEEL, MILLWORK, SIGNAGE, HARDWARE AND INTERIOR FINISHES
 - SUBMIT PRODUCT DATA FOR FIXTURES AND HARDWARE
 - ALL INTERIOR AND EXTERIOR FINISHES, COLORS AND MATERIALS ARE TO BE SELECTED AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION
 - ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS 'A' FIRE RATED AND ARE TO COMPLY WITH MASSACHUSETTS BUILDING CODE AND THE BOSTON FIRE CODE
 - ALL WOOD COMPONENTS SHALL BE FIRE TREATED
 - CONFIRM THAT ALL MATERIALS AND FINISHES, INCLUDING THEIR FABRICATION AND INSTALLATION WILL NOT RELEASE FUMES OR AROMAS WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PANEL CONTROL AND CIRCUIT DESIGN AND FOR COMPLIANCE WITH ALL BUILDING, LIFE SAFETY, AND STATE AND NATIONAL ELECTRICAL CODES WHICH MAY APPLY
- ALL EXPOSED UTILITY WIRES AND PIPES SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS AND CEILINGS; THEY SHALL BE INSTALLED A MINIMUM OF 6" OFF OF FLOORS AND 1' OFF OF WALLS, CEILINGS OR ADJACENT PIPES OR WIRES
- WHERE APPROPRIATE, EXISTING SPRINKLER HEADS ALARM SYSTEM AND DETECTORS ARE TO REMAIN. MODIFY LOCATIONS ONLY WHERE CEILING IS ALTERED OR AS INDICATED ON FIRE PROTECTION DRAWINGS.
- EQUIPMENT INFORMATION AND SPECIFICATIONS, INCLUDING EQUIPMENT SUPPLIED BY THE OWNER, ARE TO BE THE MOST CURRENT AT THE TIME OF DOCUMENTATION PREPARATION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS.
 - MAKE ALL FINAL CONNECTIONS, INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOTE VOID WARRANTIES.
 - COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL EQUIPMENT, INCLUDING THAT SUPPLIED BY THE OWNER.
- PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF THE WORK
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME FOR A CERTAIN ITEM
- SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS OR RODENTS
- EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING, CLEAN TO COMMERCIAL BUILDING PROGRAM STANDARDS
- DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES



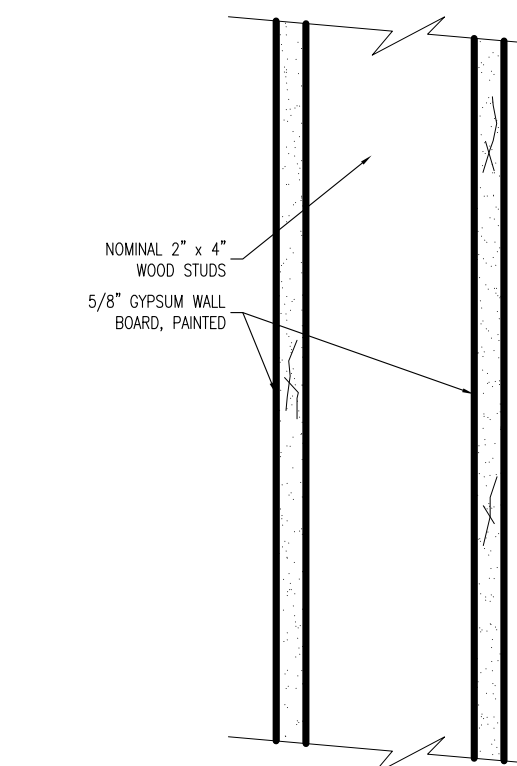
WALL TYPE D
D 1 HOUR RATED
SCALE: 3" = 1'-0"



WALL TYPE C
C 30 MINUTE RATED
SCALE: 3" = 1'-0"



WALL TYPE B
B SECTION DETAIL
SCALE: 3" = 1'-0"



WALL TYPE A
A SECTION DETAIL
SCALE: 3" = 1'-0"



1 LOCATION PLAN
SCALE: NOT TO SCALE

APPLICABLE CODES:

- BUILDING CODE: CMR 780 MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION (AMENDED INTERNATIONAL BUILDING CODE 2015, INTERNATIONAL RESIDENTIAL CODE 2015 AND THE 2015 INTERNATIONAL EXISTING BUILDING CODE W/ MASSACHUSETTS AMENDMENTS)
- ACCESSIBILITY: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD CMR 521 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS
- FIRE PROTECTION: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE CMR 527 1.00 - 2012 NFPA 1: FIRE CODE WITH AMENDMENTS
- ELECTRICAL: 527 CMR 12.00 MASSACHUSETTS ELECTRICAL CODE - 2014 NFPA 70 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
- MECHANICAL: INTERNATIONAL MECHANICAL CODE 2015 W/ AMENDMENTS
- PLUMBING: 248 CMR BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS - UNIFORM STATE PLUMBING CODE
- ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE 2015 (IECC)
- AMERICANS WITH DISABILITIES ACT
- SOMERVILLE ZONING CODE
- MGL CH. 148 SECTION 26G

BUILDING DESCRIPTION:

AN EXISTING TWO FAMILY BUILDING BEING CONVERTED TO TWO CONDOMINIUM UNITS.

CODE SUMMARY:

- PROPOSED USE OR OCCUPANCY: RESIDENTIAL - R3
- 1.1 OCCUPANT LOAD: (200 GROSS SF/PERSON PER 1004.1.1) APPROX. 3605 SF = 19 PERSONS
- CONSTRUCTION TYPE: V.B. - TABLE 504.4
- 2.1 PER TABLE 601: STRUCTURAL FRAME, BEARING WALLS, FLOORS AND ROOF ARE NOT REQUIRED TO BE RATED
- 2.2 MAX. AREA PER FLOOR IS UNLIMITED PER TABLE 506 AND MAXIMUM HEIGHT IS 3 STORIES ABOVE GRADE - 504.4
- PER TABLE 1021.2 FOR USE GROUP R - ONLY ONE EXIT IS REQUIRED WHEN THERE ARE 4 DWELLING UNITS OR FEWER AND TRAVEL DISTANCE IS LIMITED TO 50'
- MINIMUM WIDTH OF EGRESS STAIR: 36 INCHES PER SECTION 1011.2
- MAXIMUM LENGTH OF EXIT TRAVEL: 250 FEET PER 1017.2
- FIRE RATED CONSTRUCTION:
- 6.1 PER TABLE 602, EXTERIOR WALLS 10' OR MORE FROM PROPERTY LINE ARE NOT REQUIRED TO BE RATED, LESS THAN 10' MUST BE 1 HOUR RATED.
- 6.2 DEMISING PARTITION/ CORRIDORS MUST BE 1 HOUR IN A TYPE V.B BUILDING 420.2 AND 708.3
- 6.3 HORIZONTAL SEPARATION BETWEEN DWELLING UNITS: 1 HOUR IN A TYPE V.B BUILDING PER 420 AND 711.2.4.3 - REFER TO DETAIL ON A-11
- 6.4 STAIRWAYS CONNECTING 4 OR MORE STORIES ARE TO BE 2 HOUR RATED, STAIRS CONNECTING LESS THAN 4 STORIES ARE TO BE 1 HOUR RATED PER 1022.1
- 6.5 1 HOUR ENCLOSURES AND EXIT ACCESS SHALL HAVE 1 HOUR DOORS, 1 HOUR AND 1/2 HOUR CORRIDORS SHALL HAVE A MINIMUM 20 MIN. RATED DOOR.
- DEMISING PARTITION MINIMUM: STC 50 PER SECTION 1207.2
- ACCESSIBILITY REQUIREMENTS:
- 9.1 CMR 521 9.3 - EXISTING BUILDINGS RENOVATED FOR RESIDENTIAL USE ARE EXEMPT FROM MAAB REQUIREMENTS PER 521 CMR; ARCHITECTURAL ACCESS BOARD, PARAGRAPH 9.2.1

ENERGY REQUIREMENTS:

- MASSACHUSETTS ENERGY STRETCH CODE, CHAPTER 4 - RESIDENTIAL ENERGY EFFICIENCY - RESIDENTIAL BUILDINGS, INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015
- CLIMATE ZONE 5H PER TABLE 301.1
 - EXISTING WALLS AND CEILINGS: FILL EXISTING WALL AND CEILING CAVITIES WITH INSULATION PER IECC 101.4.3.3.
 - PER IECC TABLES 402.1.2 AND R402.1.4, FENESTRATION SHALL HAVE A U-FACTOR OF 0.30 OR BETTER.
 - SKYLIGHTS SHALL HAVE A U-FACTOR OF 0.55 OR BETTER PER 402.1.2 AND 402.1.4.
 - VAPOR RETARDER IS REQUIRED TO COMPLY WITH R402.1.1 OF THE IECC AND R702.7 OF THE INTERNATIONAL RESIDENTIAL CODE. VAPOR RETARDER IS NOT REQUIRED IN BASEMENT OR BELOW GRADE WALLS.
 - R402.1.2 - CEILING: R=49; WOOD FRAME WALL: R=20 OR 13(CAVITY)+5(CONTINUOUS); FLOOR R=30; BASEMENT WALLS AND CRAWL SPACES: R=15 CONTINUOUS OR R=19 IN CAVITY OR R=13 IN CAVITY WITH R=5 CONTINUOUS; SLAB R=10

ZONING ANALYSIS:	RA	PROPOSED	COMMENTS
LOT AREA MIN. FOR DWELLING UNITS	10,000 SF	UNCHANGED	
-	1000 SF	UNCHANGED	
UNITS	-	UNCHANGED	
LOT FRONTAGE	50'	UNCHANGED	
LANDSCAPED AREA	25%	UNCHANGED	
MAX. FAR	0.75	UNCHANGED	
MAX. BUILDING HEIGHT (STORIES/HEIGHT)	2 1/2 / 35'	UNCHANGED	
FRONT YARD	15'	UNCHANGED	
SIDE YARD	-	UNCHANGED	
REAR YARD	20'	UNCHANGED	
MAX. COVERAGE	50%	UNCHANGED	
PERVIOUS AREA	35%	UNCHANGED	
PARKING REQUIREMENT	2/UNIT	UNCHANGED	

LIST OF DRAWINGS

A-01 ANALYSIS, DRAWING LIST AND NOTES

A-10 PROPOSED PLANS
A-11 PROPOSED PLANS

A-30 PROPOSED ELEVATIONS

L-10 LANDSCAPE PLAN

X-A1 EXISTING PLANS
X-A2 EXISTING ELEVATIONS



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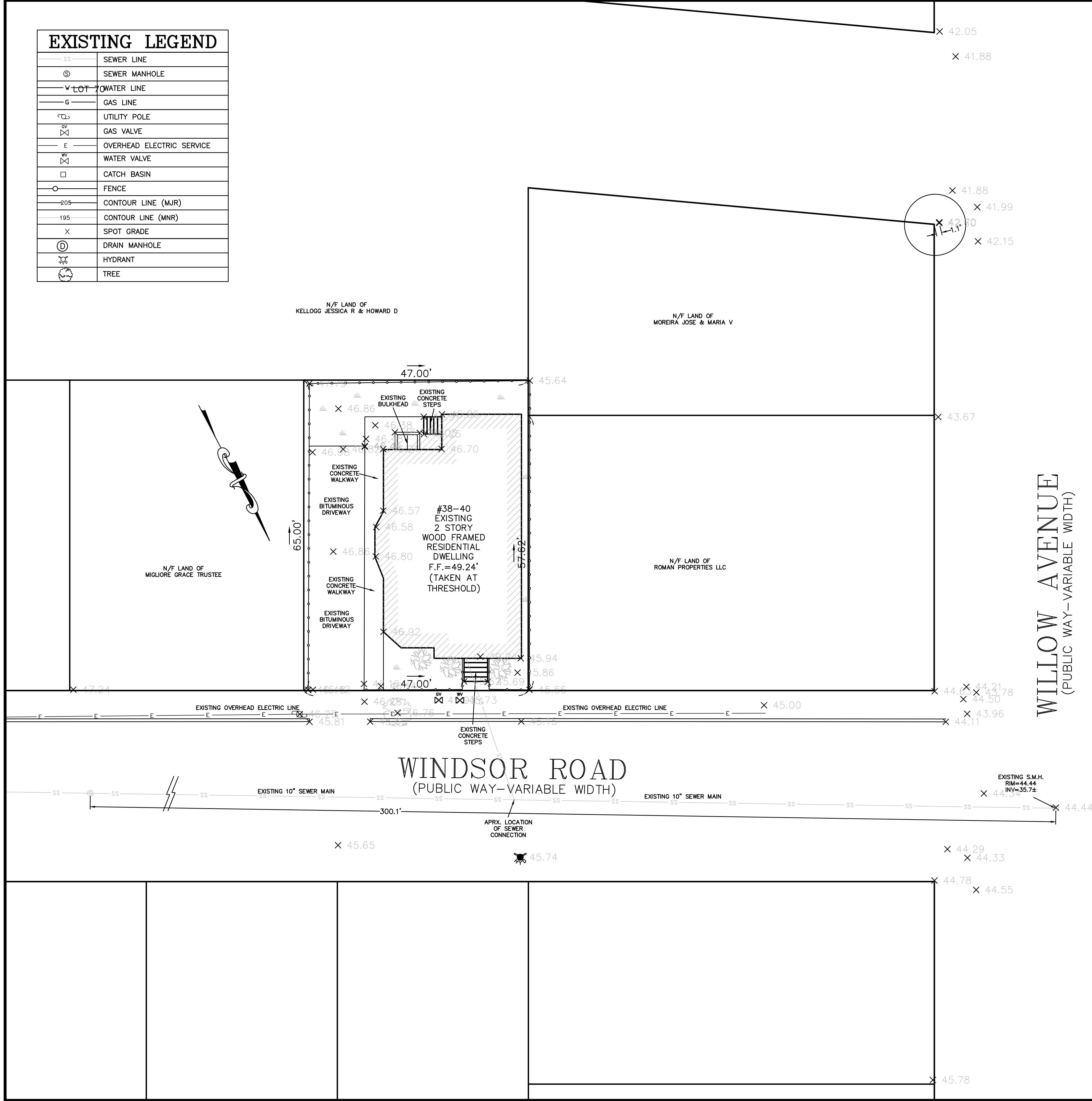
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01 Issued for Permit 8/29/2018
No. Description Date
Drawing Title: ANALYSIS, DWG LIST, NOTES
Project No.: 0063 Checked by: EZ

A-01

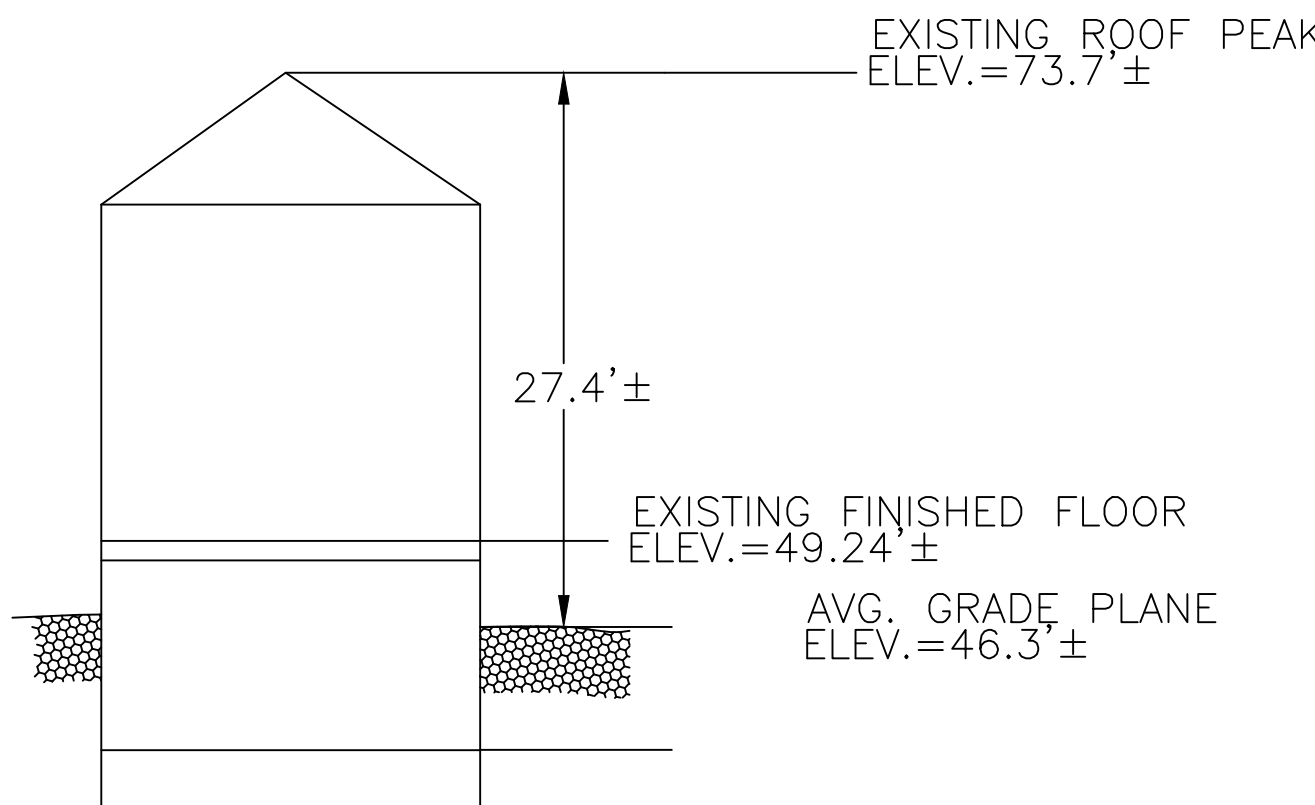
EXISTING LEGEND

SS	SEWER LINE
⊙	SEWER MANHOLE
W LOT	WATER LINE
G	GAS LINE
U	UTILITY POLE
X	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
X	WATER VALVE
□	CATCH BASIN
○	FENCE
-205	CONTOUR LINE (MJR)
-195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
X	HYDRANT
⊙	TREE

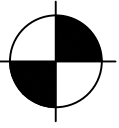
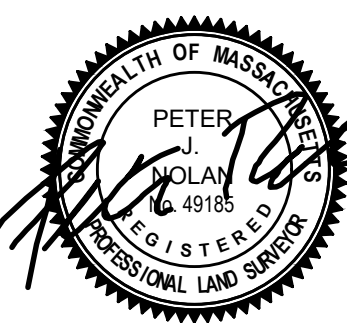


NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 7/12/2018.
2. DEED REFERENCE BOOK 71260 PAGE 341
PLAN REFERENCE BOOK 95 PLAN 38
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, PANEL NUMBER 0438E, COMMUNITY NUMBER: 250214, DATED JUNE 4, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

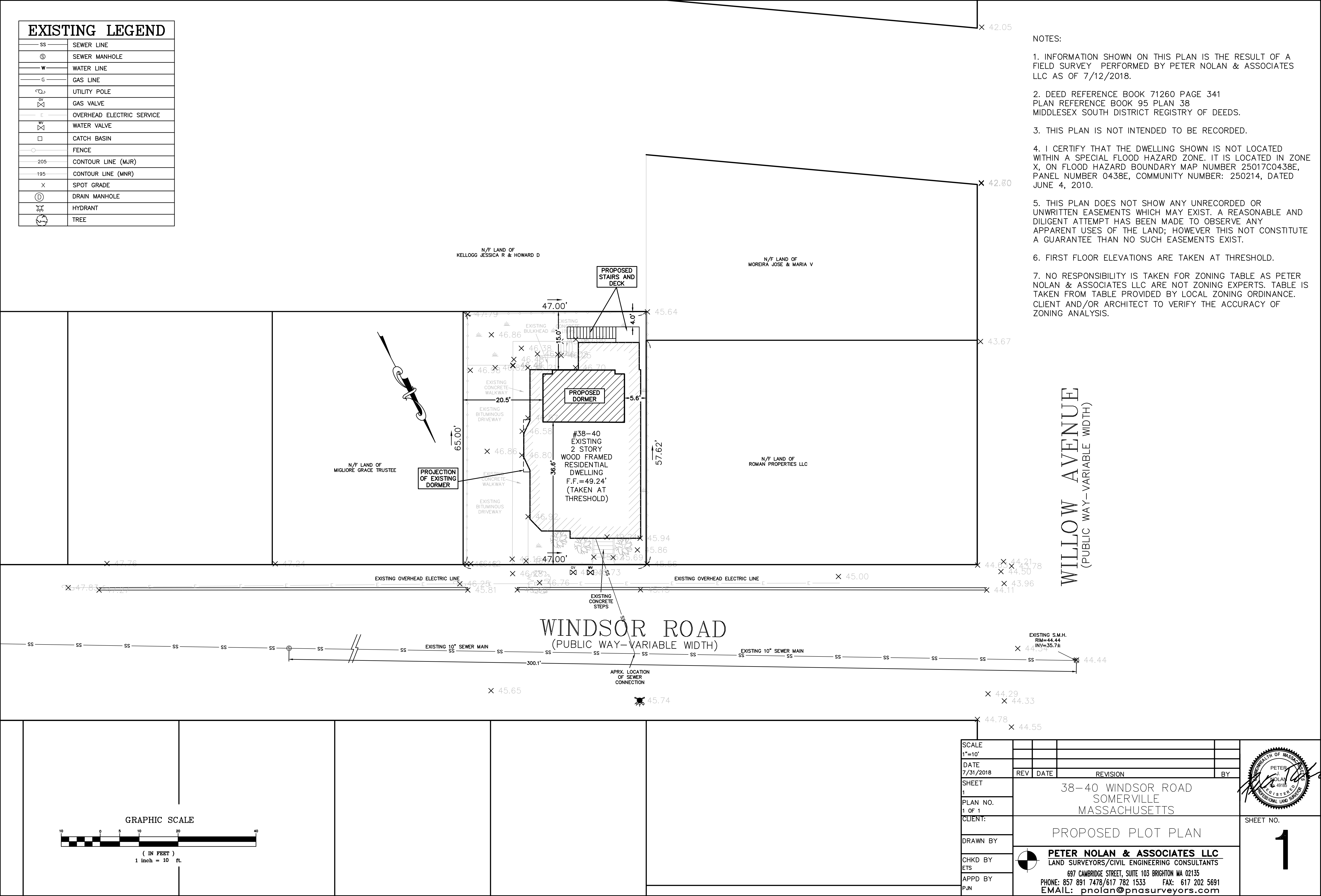


EXISTING PROFILE
NOT TO SCALE

SCALE 1"=10'				
DATE 7/31/2018	REV	DATE	REVISION	BY
SHEET 1	38-40 WINDSOR ROAD SOMERVILLE MASSACHUSETTS			
PLAN NO. 1 OF 1	EXISTING CONDITIONS SITE PLAN			
CLIENT:				
DRAWN BY				
CHKD BY ETS				
APPD BY PUN	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			
				SHEET NO. 1

EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
⌂	UTILITY POLE
SV	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
□	CATCH BASIN
—○—	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
Ⓢ	DRAIN MANHOLE
⌂	HYDRANT
⌂	TREE

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2 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING WINDSOR STREET ELEVATION
SCALE: 1/4" = 1'-0"



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



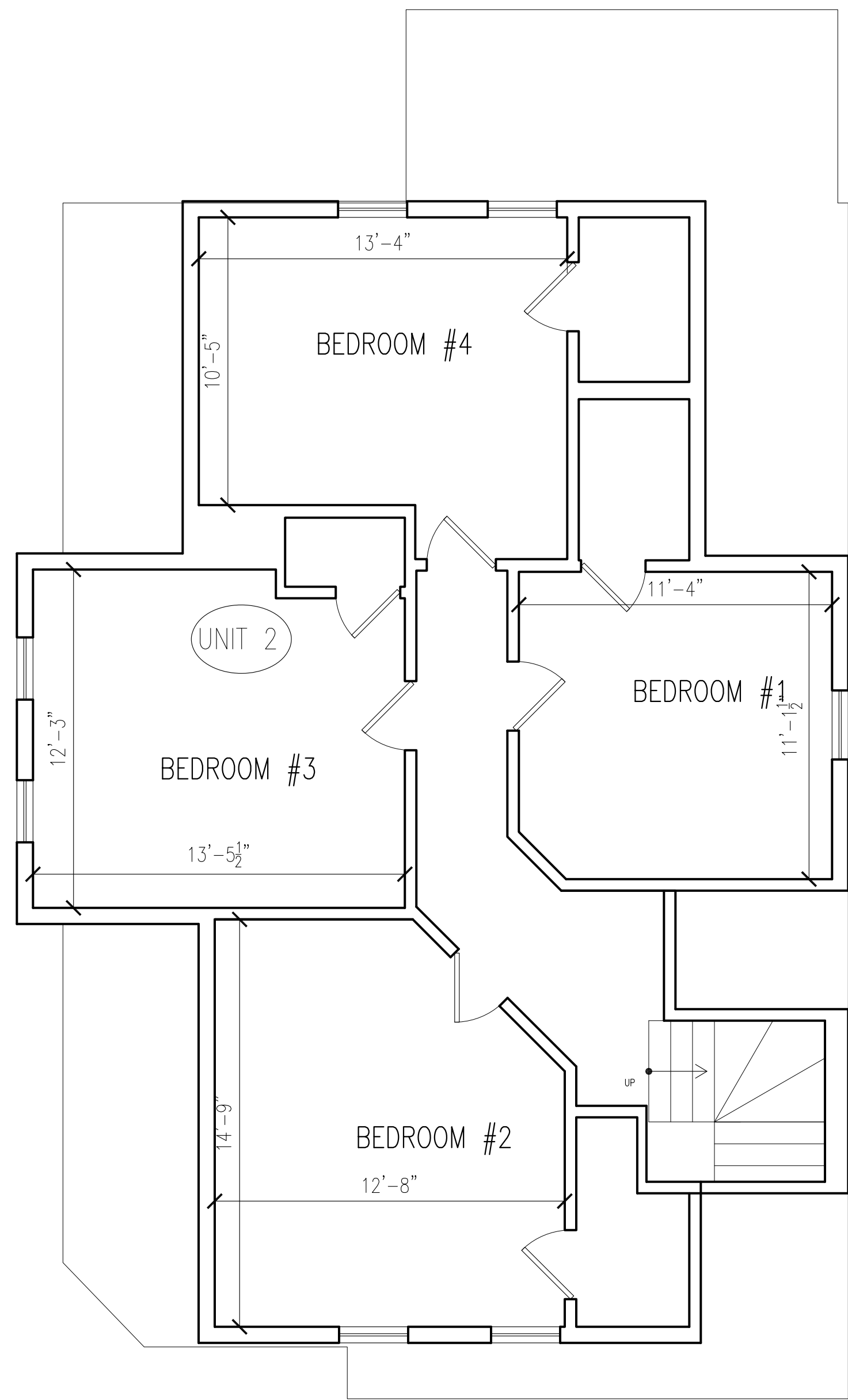
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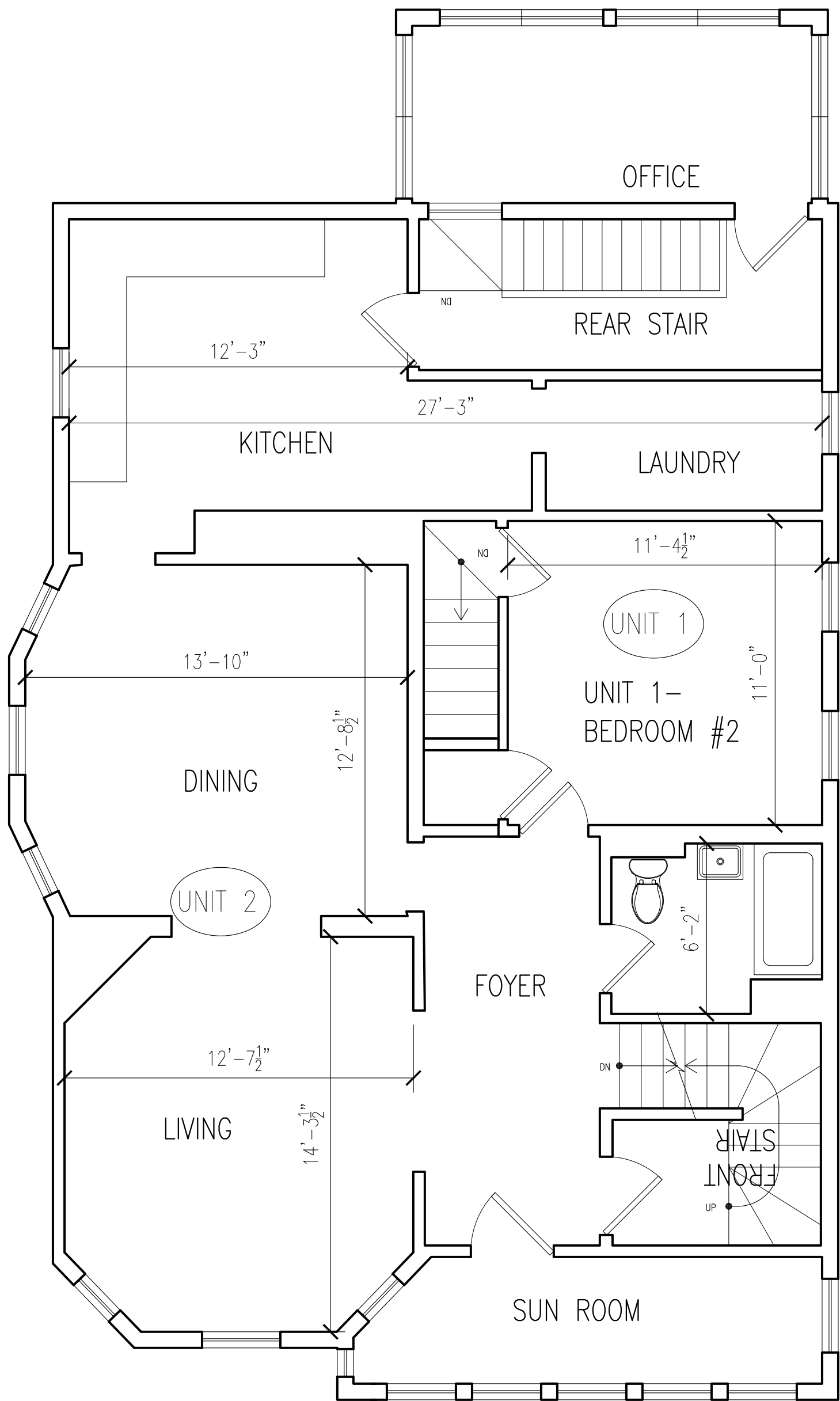
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Drawing Title: Existing Elevations		
Project No.: 0063		Checked by: EZ

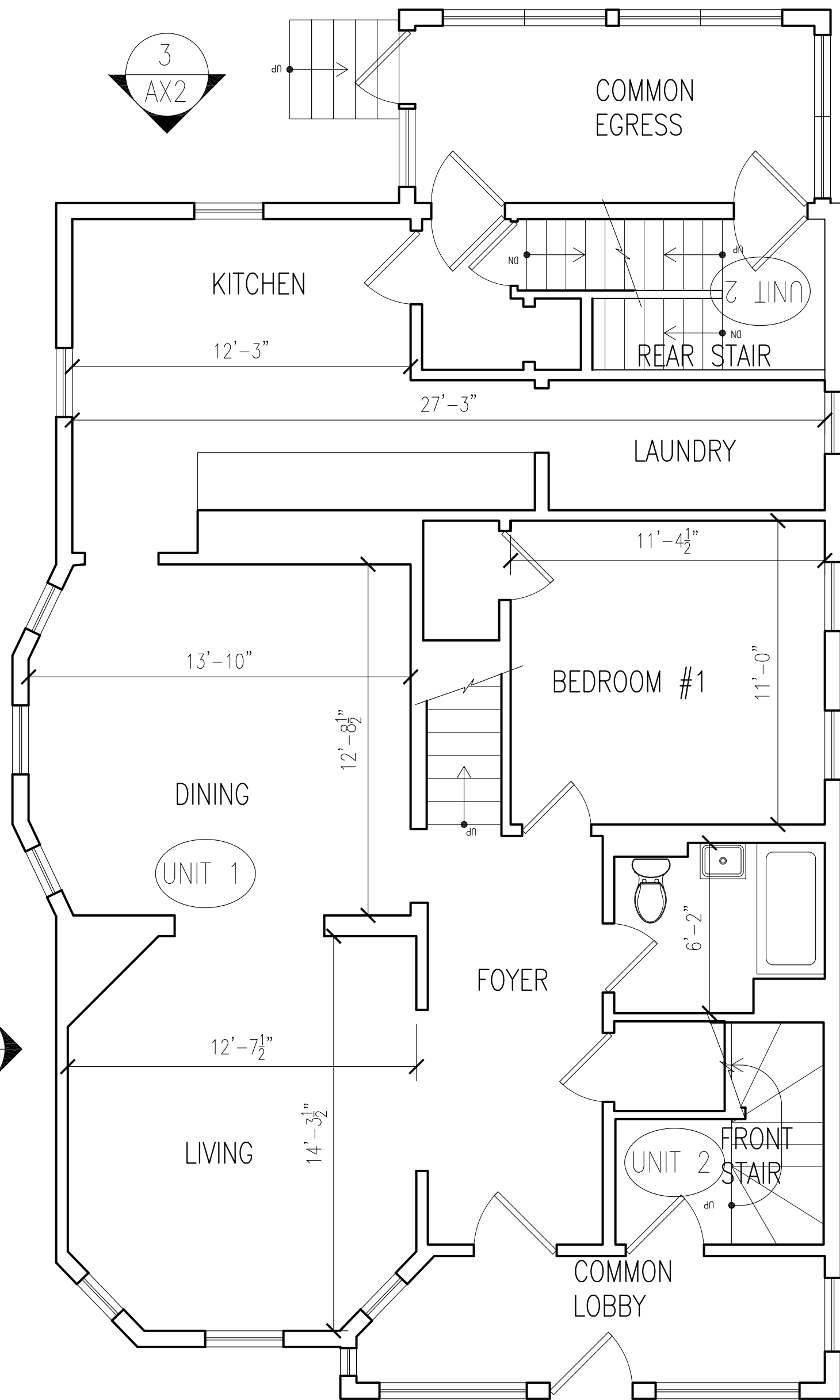
X-A2



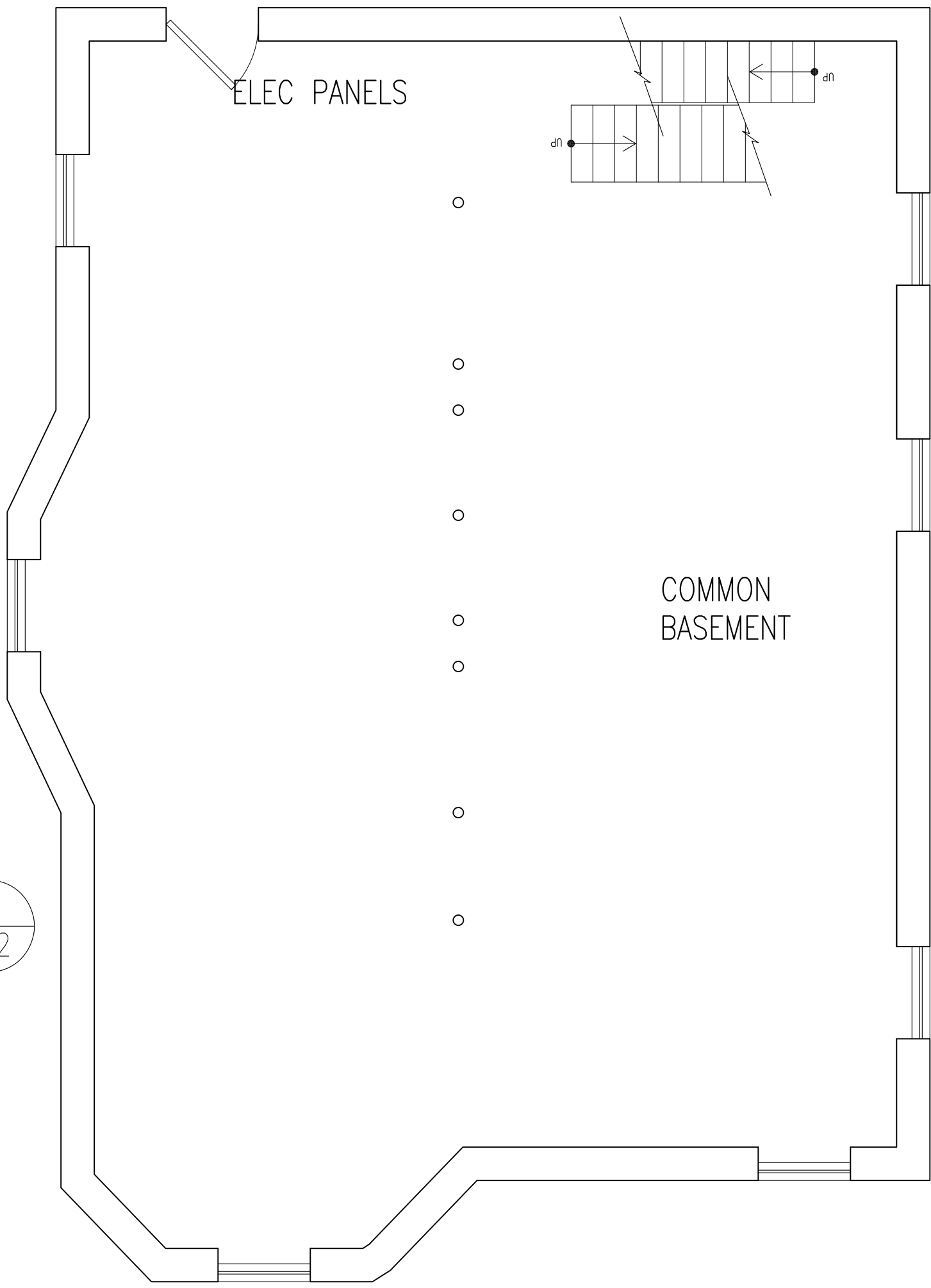
3 LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"



2 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"



1 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



B BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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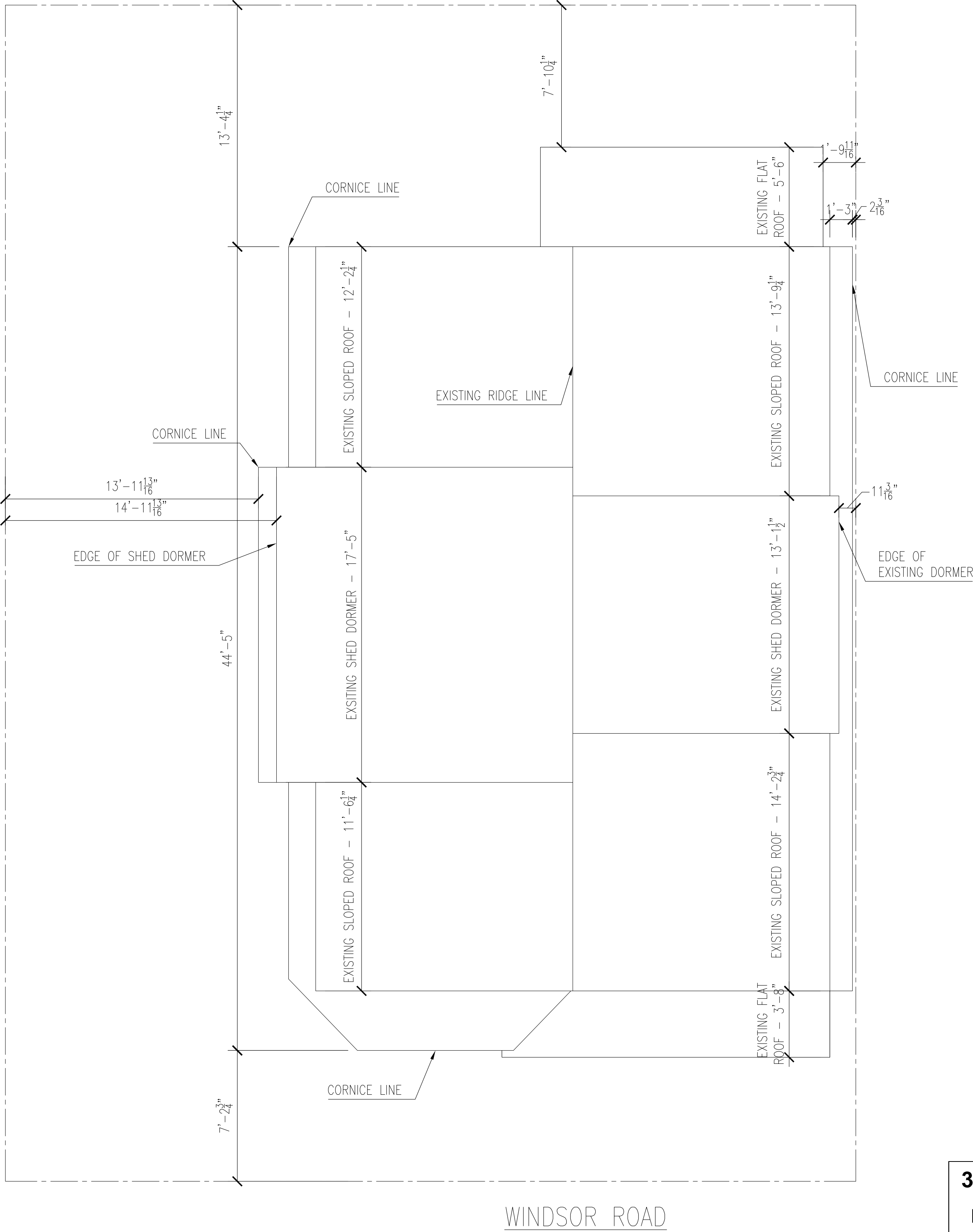
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XA-1



R ROOF PLAN
SCALE: 1/4" = 1'-0"



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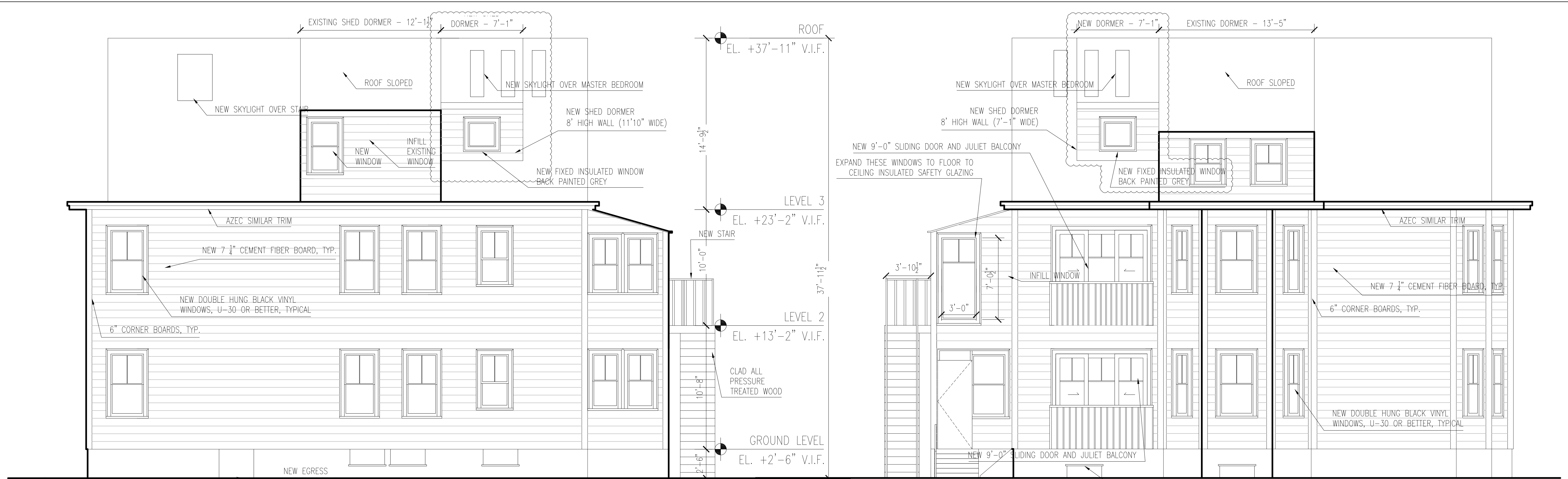
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XA-1A

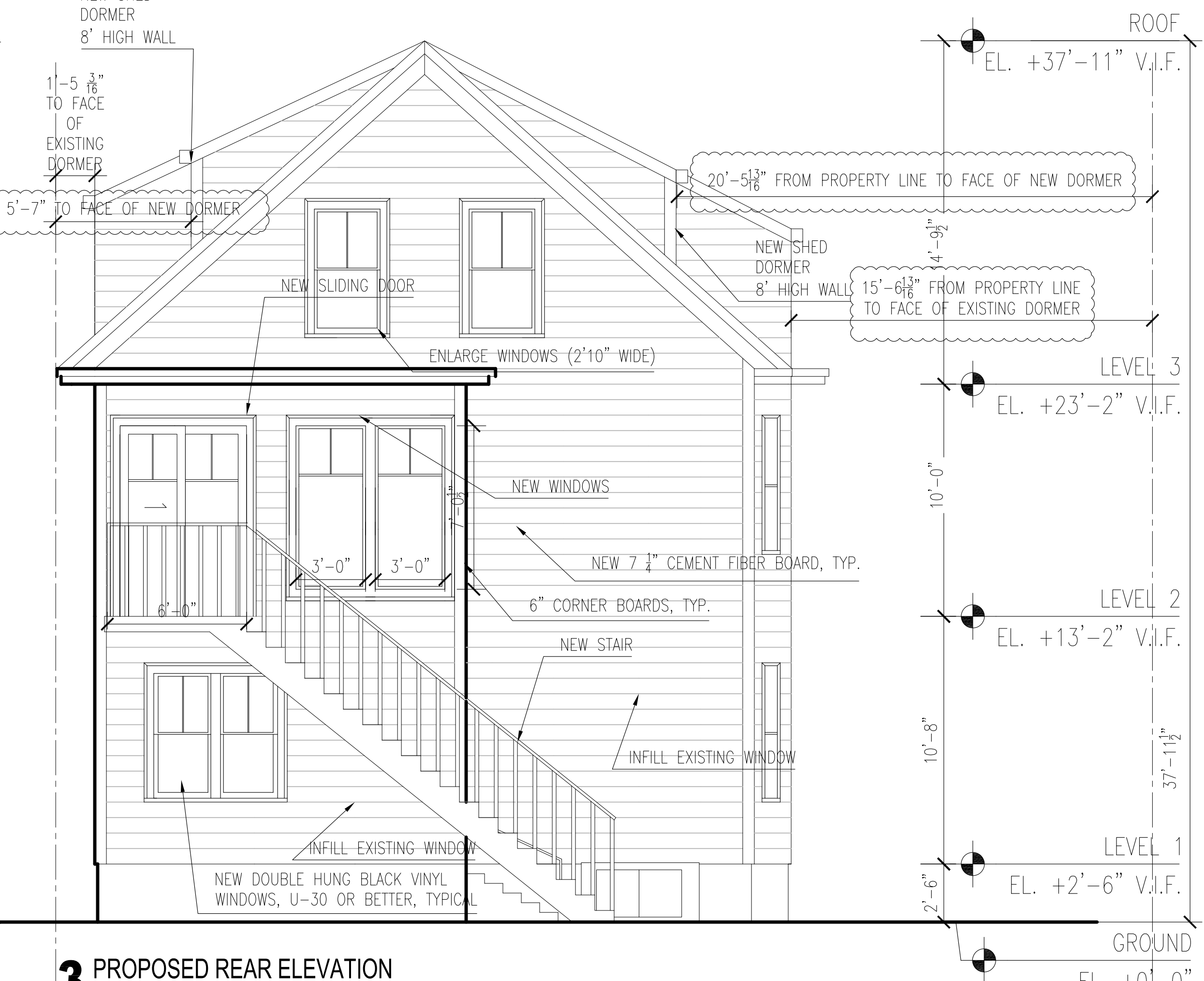


2 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"

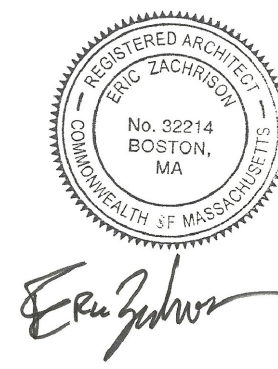
1 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



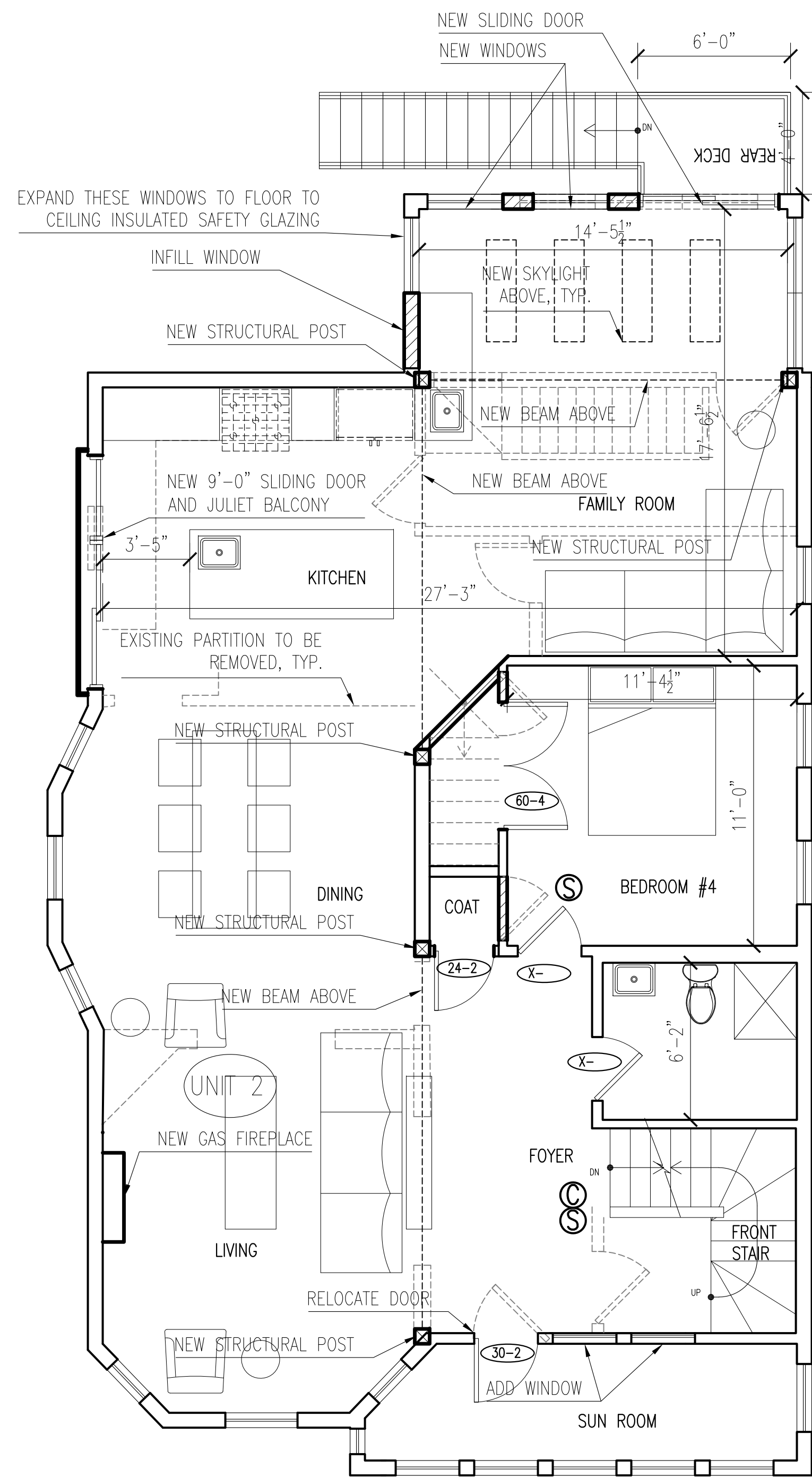
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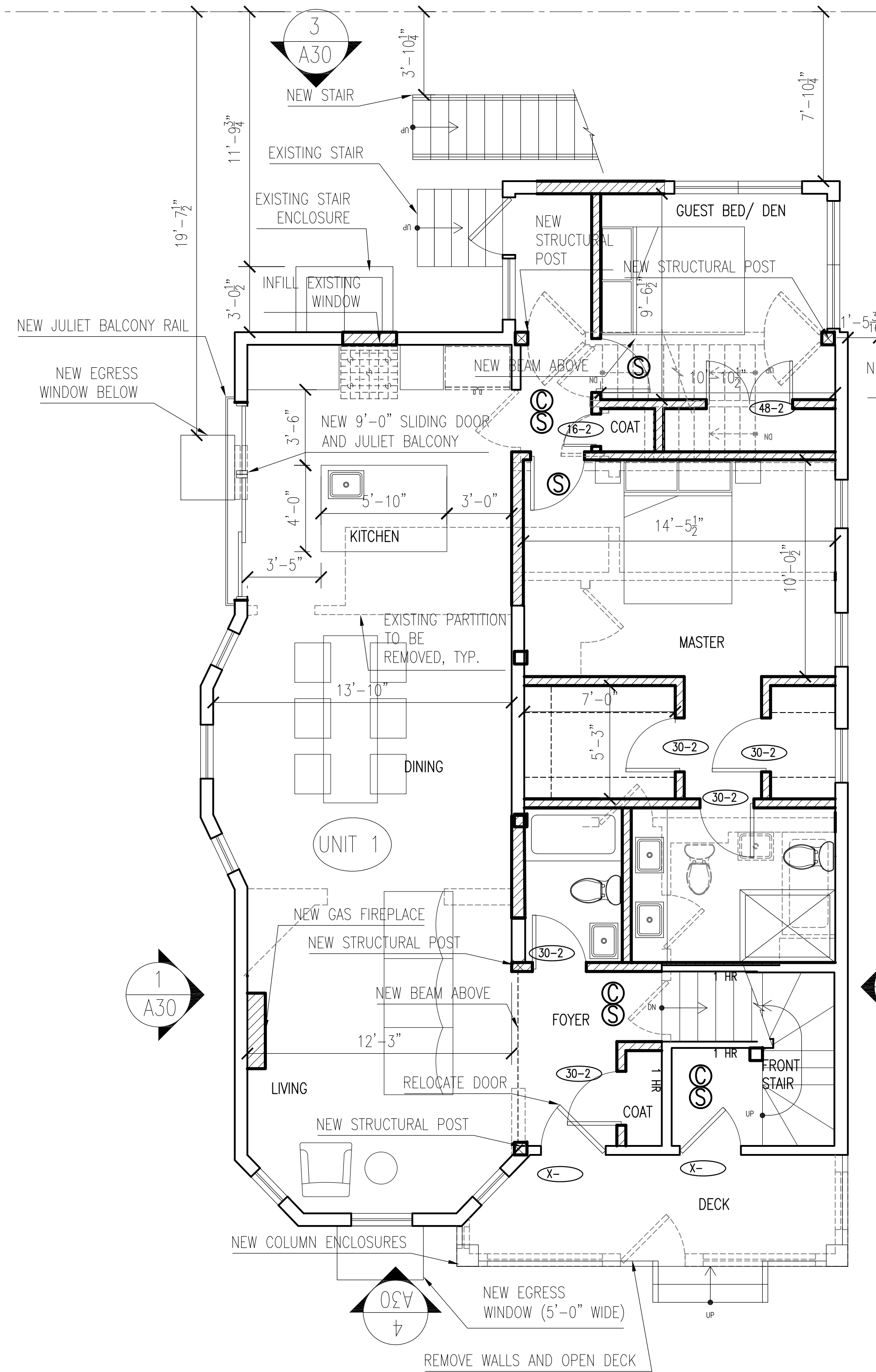
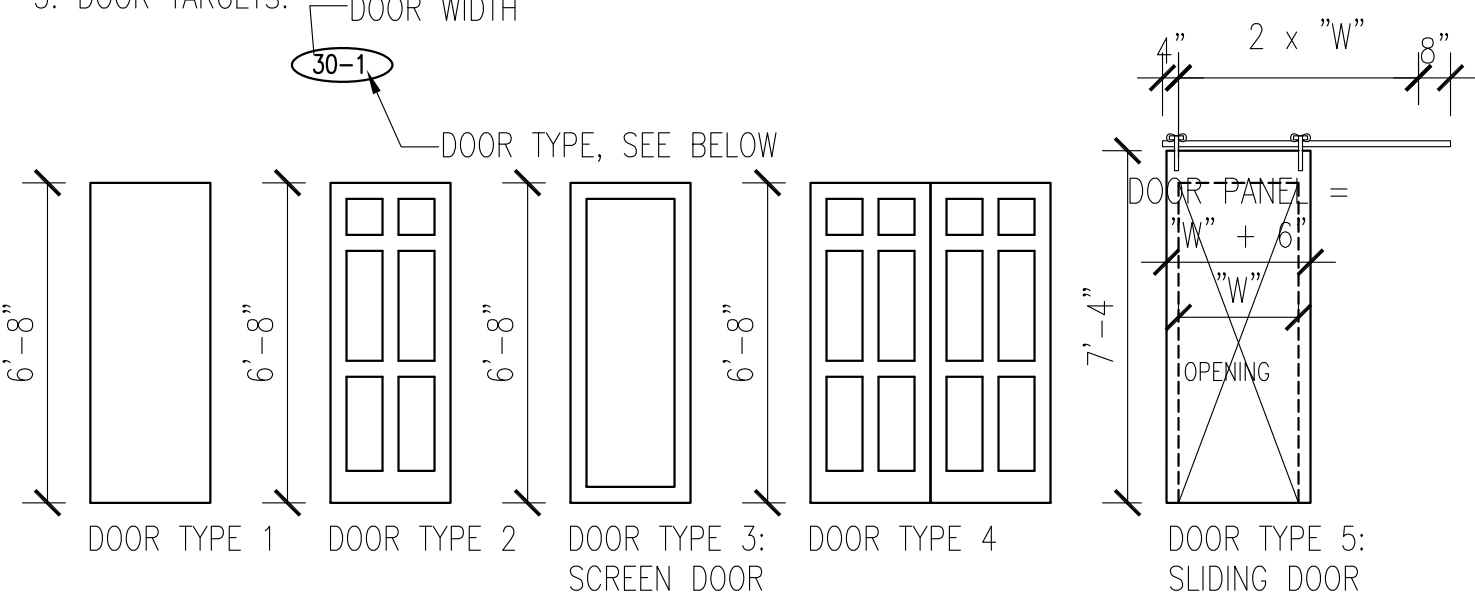
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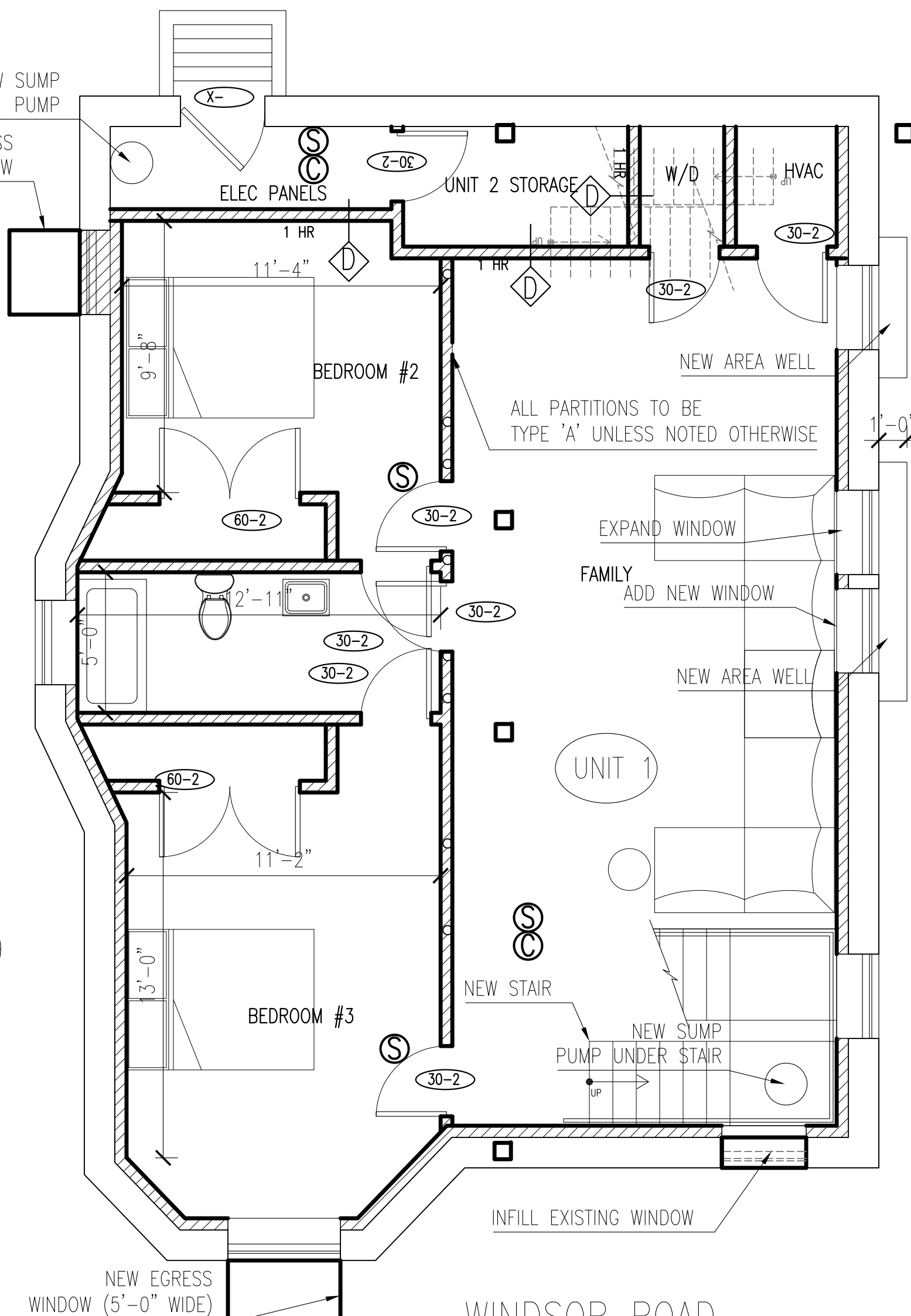
2 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"

FINISH NOTES:
1. ALL WALLS TO BE PAINTED GWB, (WHITE TO MATCH ARCHITECT'S SAMPLE)
2. FLOORS TO BE HARDWOOD UNLESS NOTED OTHERWISE.

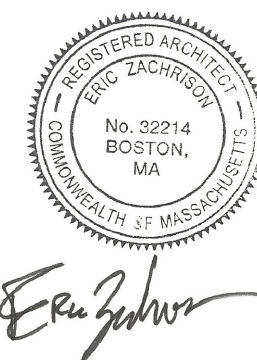
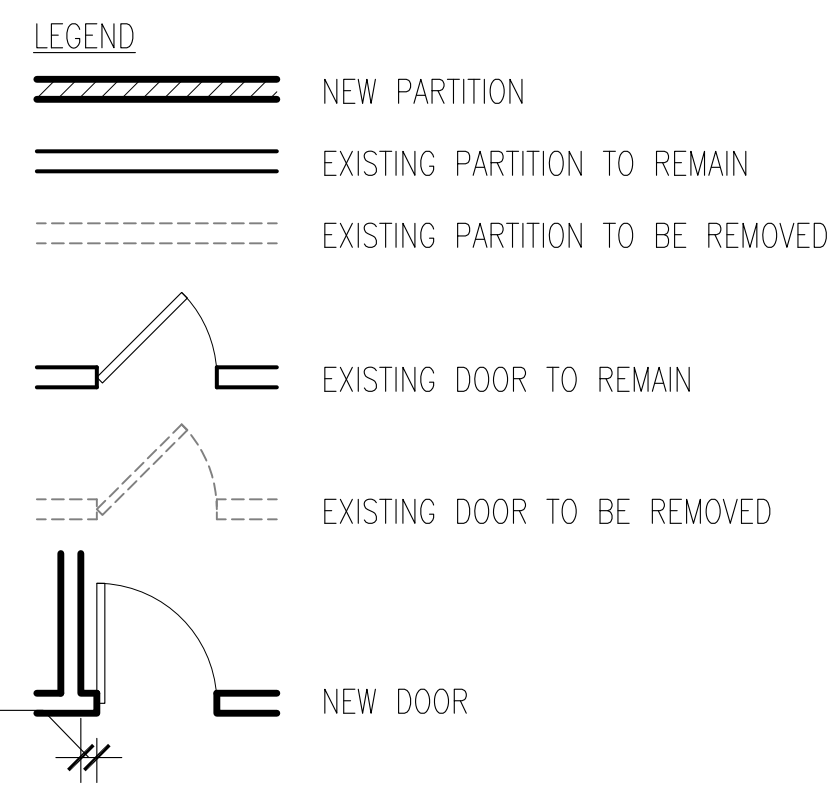
DOOR NOTES:
1. ALL NEW DOORS TO BE 6'-8" HIGH, 1 3/4" THICK SOLID CORE WOOD DOORS WITH WOOD FRAMES.
2. INTERIOR DOORS ARE TO BE PAINTED WHITE, CONFIRM EXTERIOR DOOR COLOR AND FINISH WITH OWNER AND ARCHITECT
3. DOOR TARGETS: - DOOR WIDTH



1 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



B BASEMENT PLAN
SCALE: 1/4" = 1'-0"



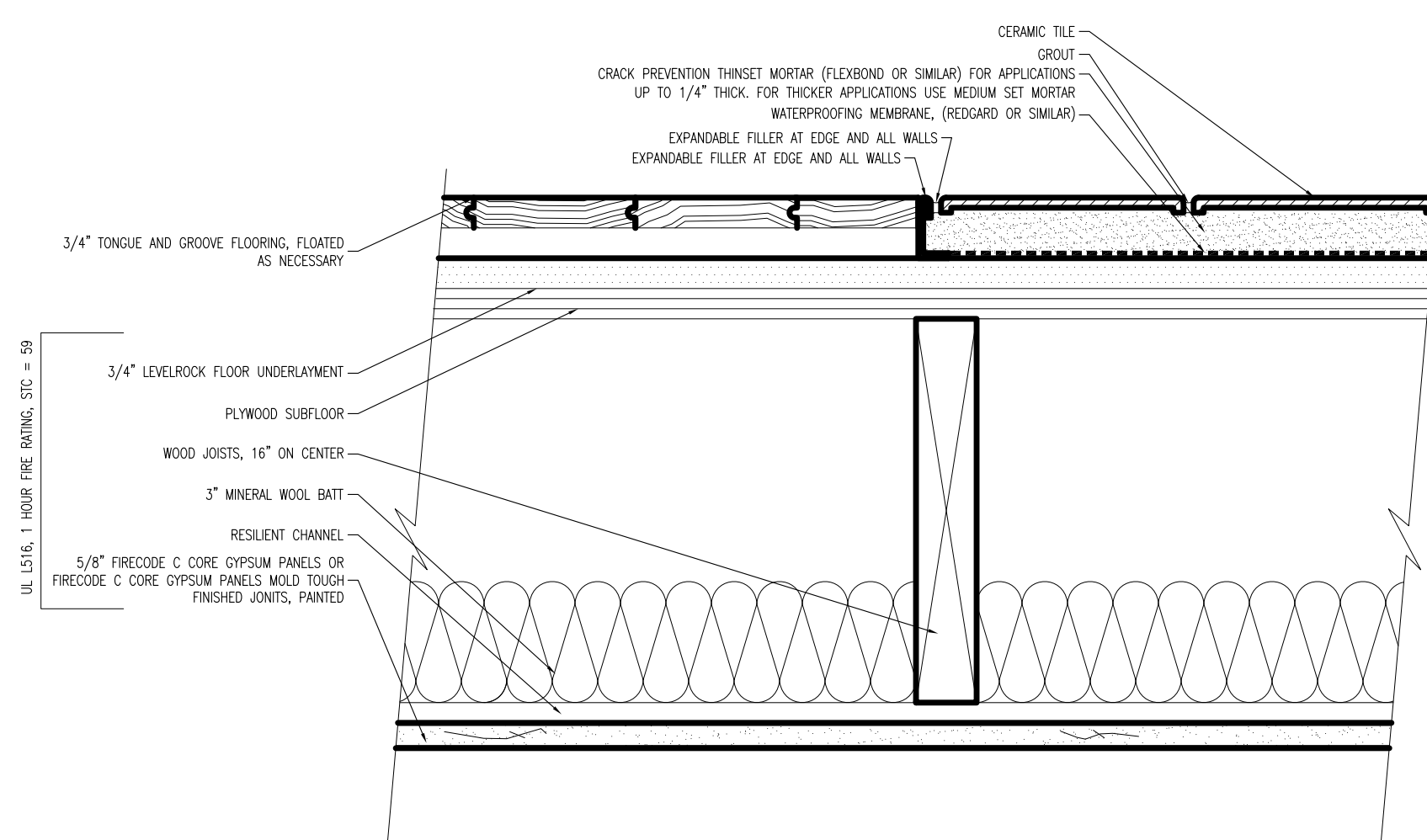
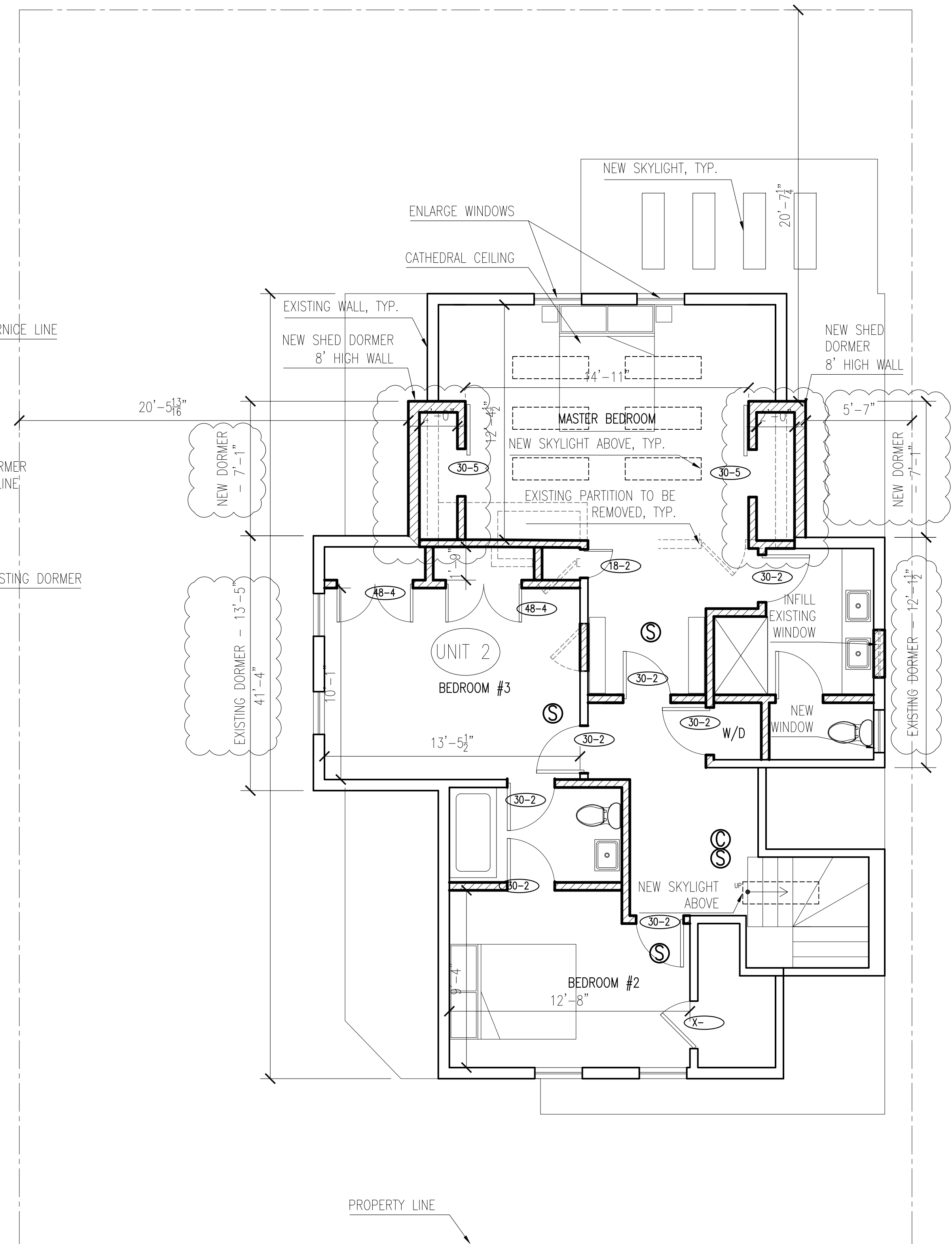
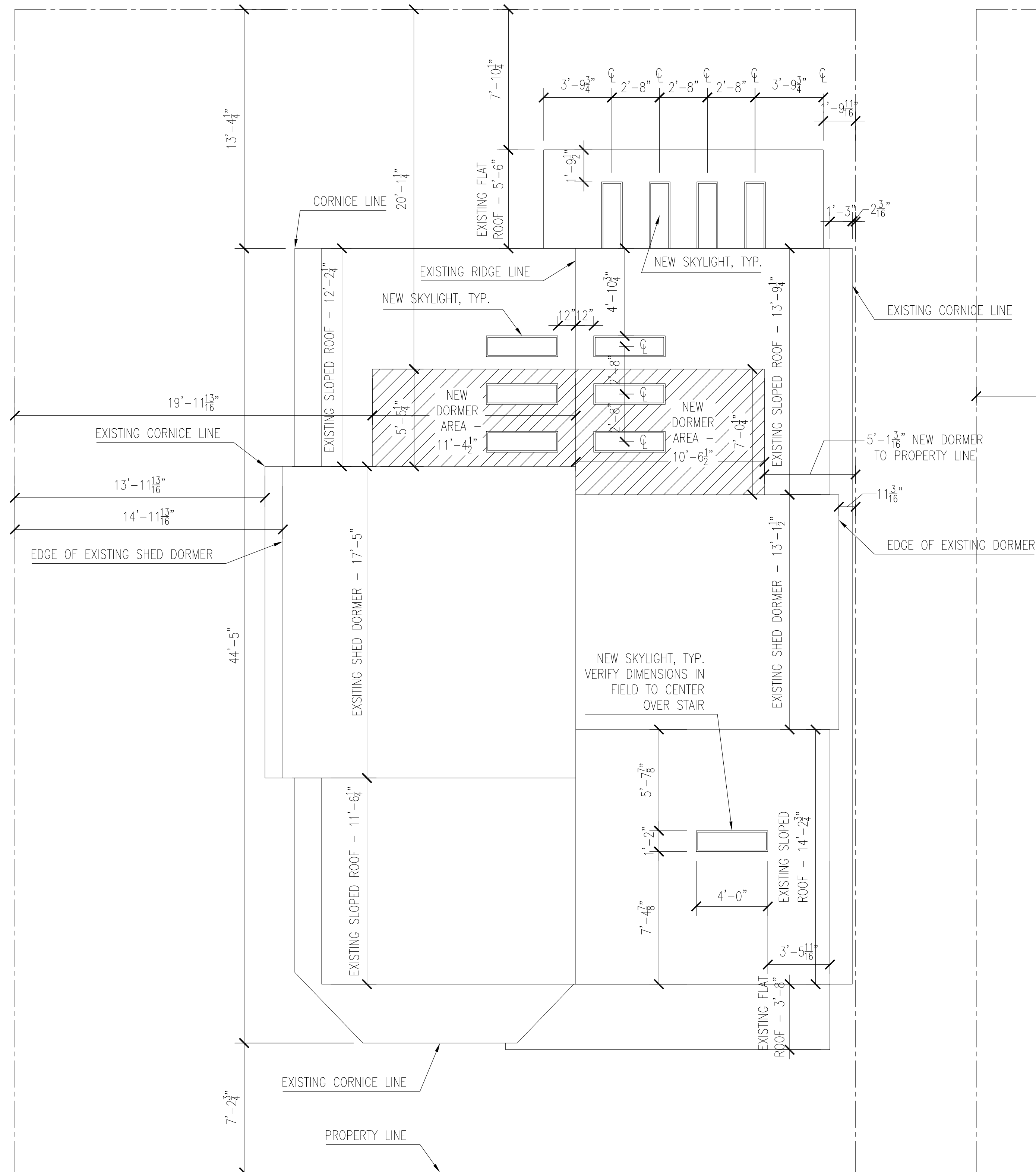
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A-10



Eric Zedler

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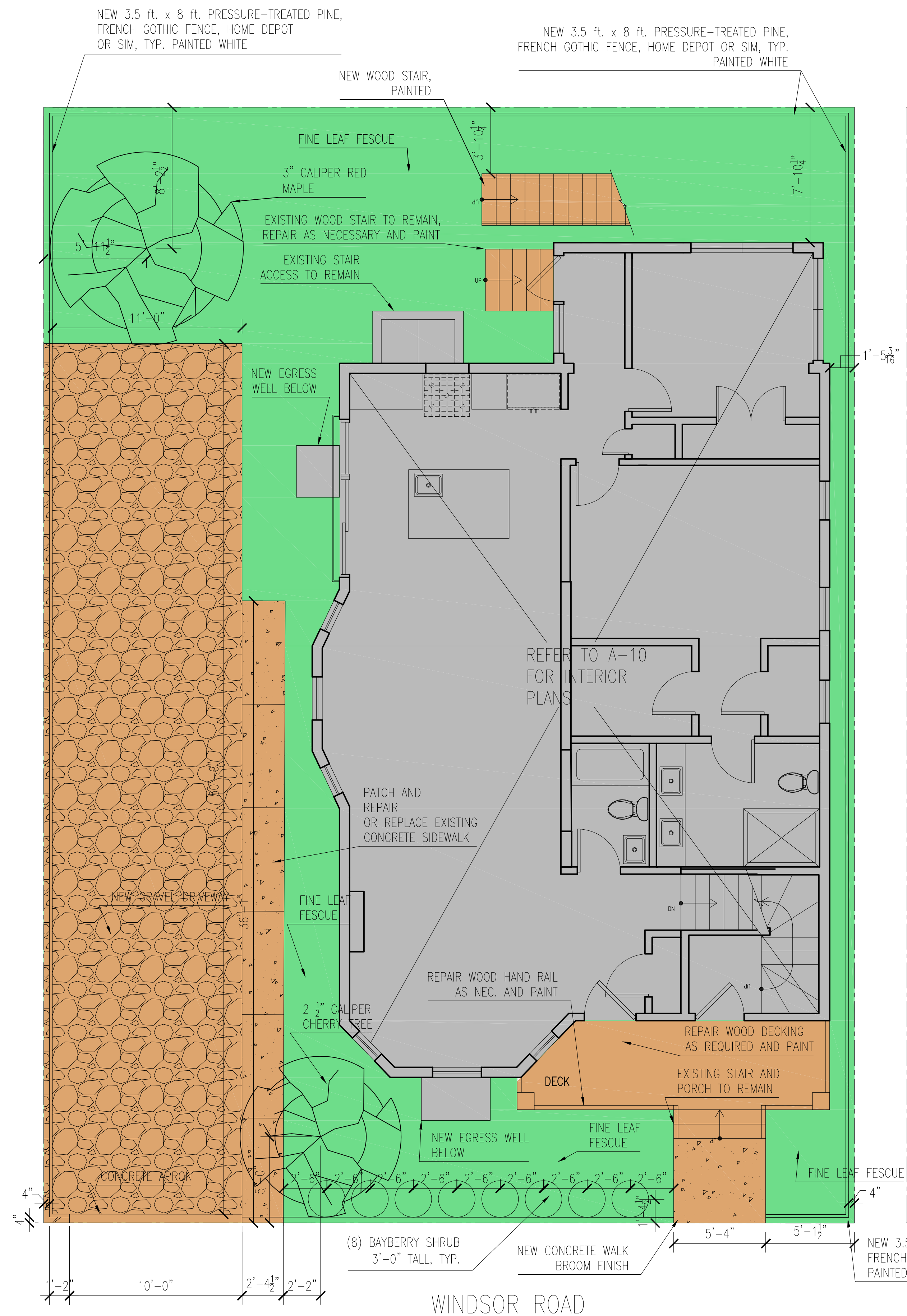
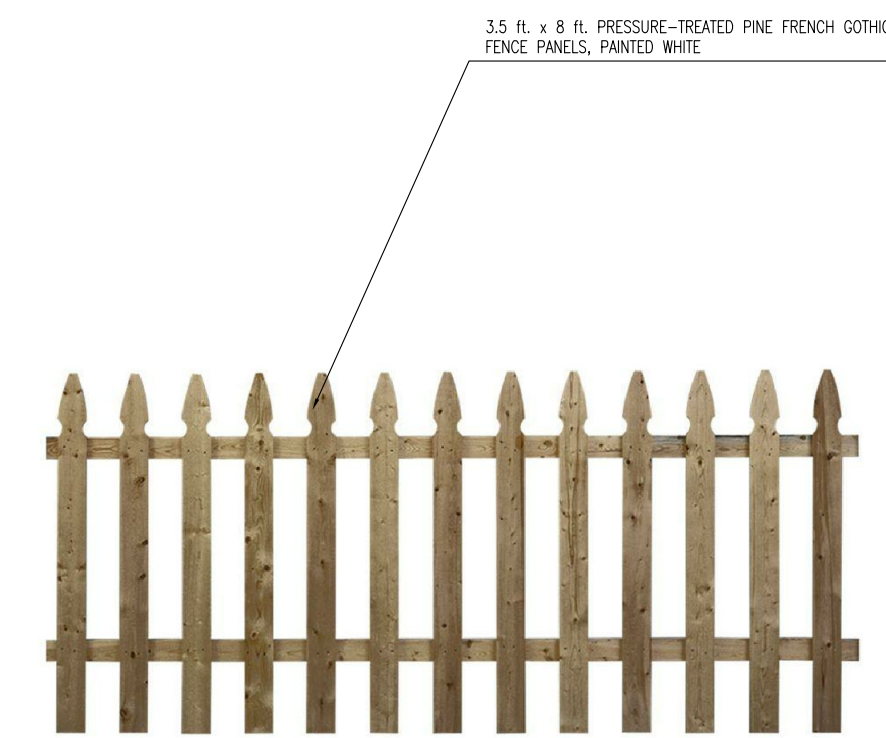
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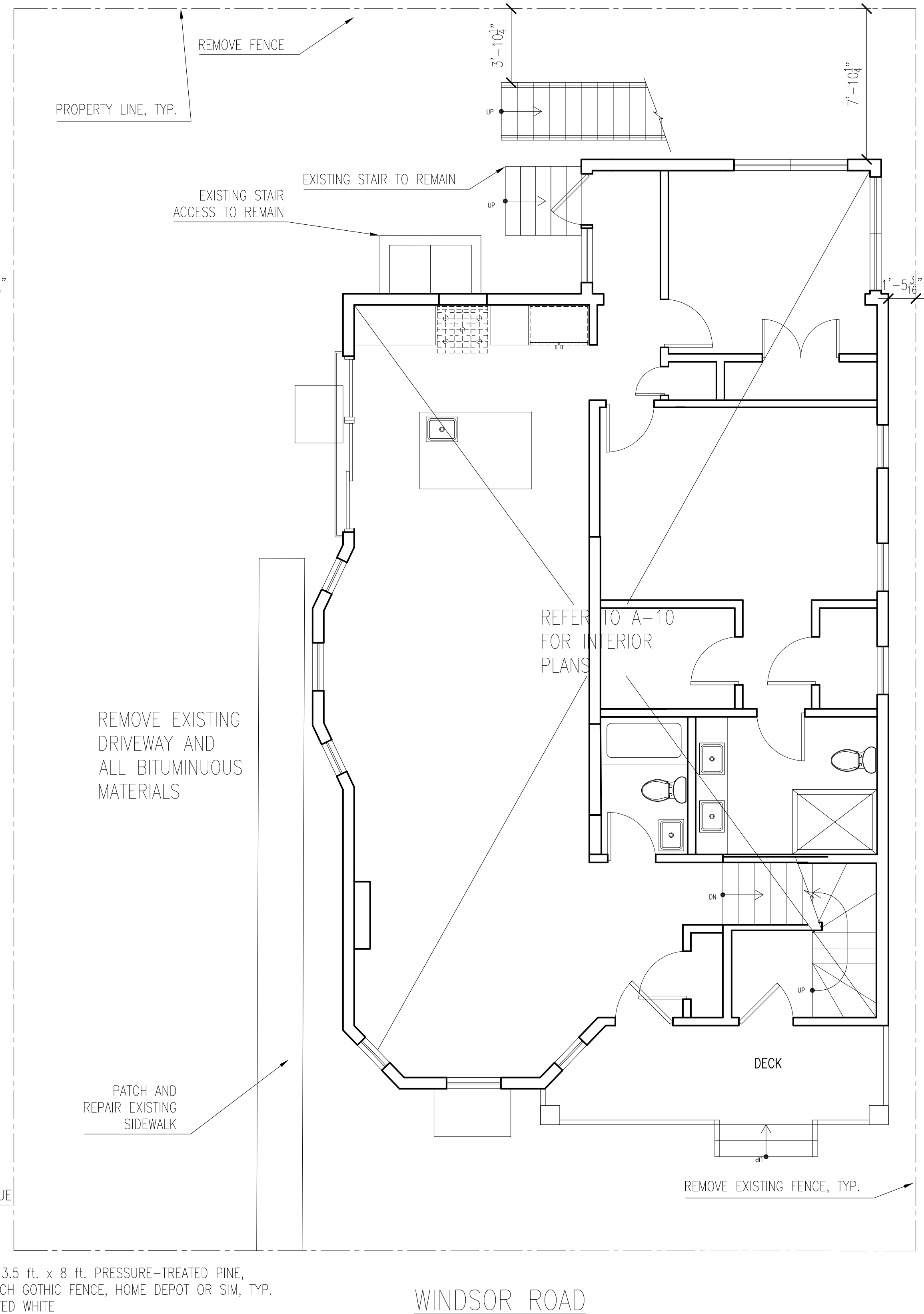
01	Issued for Permit	8/29/2018
No.	Description	Date
Drawing Title: Proposed Plans		
Project No.: 0063		Checked by: EZ

A-11

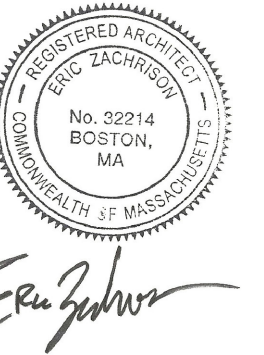
S1 NEW EXTERIOR FENCE
SCALE: 1/4" = 1'-0"



S SITE PLAN
SCALE: 1/4" = 1'-0"



SX SITE DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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01	Issued for Permit	8/29/2018
No.	Description	Date
Drawing Title: Landscape Plans		
Project No.: 0063		Checked by: EZ

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