

RENOVATIONS TO

HIRSCH-
CALZARETTA
RESIDENCE

17 FREEMONT AVE
SOMERVILLE, MA 02143

SPECIAL PERMIT
APPLICATION

04 JUNE 2013

SUMMARY SCOPE OF WORK:

Main House:

- Remove rear 1-story addition with mud room and storage room and repair/re-point existing foundation as required.
- Add 1/2 bath and build new porch and steps at front of house; re-side entry area and bay window.
- Build new coat closet and built-in shelves in front hallway.
- Cut new window and door openings on back wall of house; install new windows & doors and re-side entire elevation with Azek or similar.

Accessory Structure:

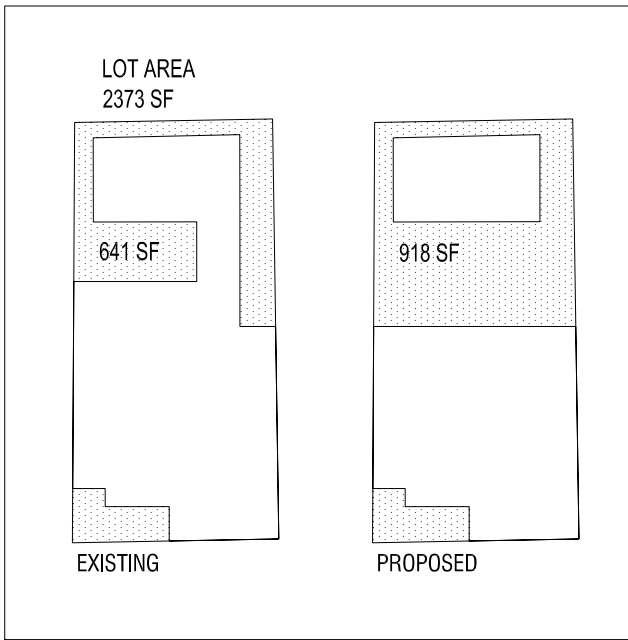
- Remove exterior siding and existing roof structure.
- Construct new wood-framed roof with standing seam metal roof over exterior rigid insulation.
- Install exterior rigid insulation and re-clad with clear finish, shiplap cedar.
- Install new windows and doors.
- Install new, electrical, heat, and finishes suitable for storage and other functions incidental to the main house.

Landscaping:

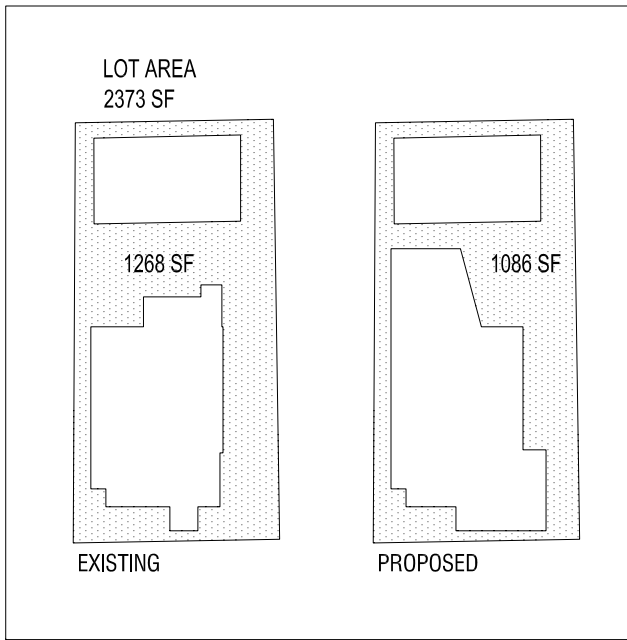
- Remove portions of existing concrete walkways.
- Construct new composite deck and permeable paver patio.
- Construct new planting boxes and beds.

DRAWING LIST

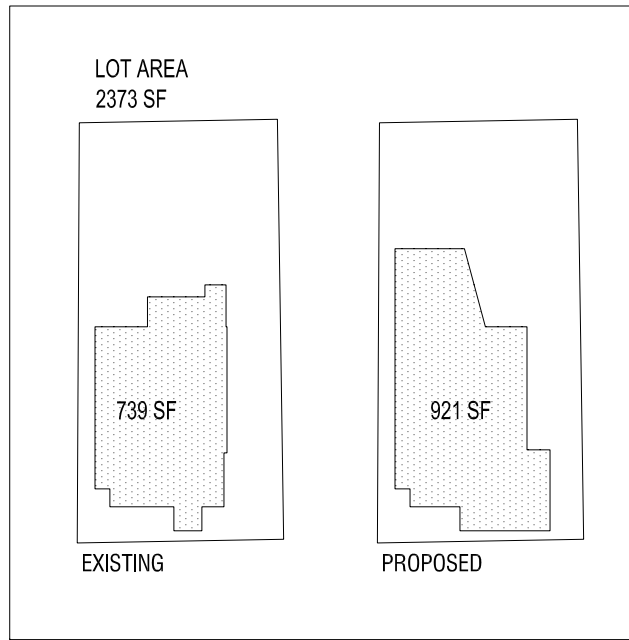
NO.	TITLE
A0.0	COVER & PLOT PLAN
A1.1	PROPOSED BASEMENT & FIRST FLOOR PLANS
A1.2	PROPOSED SECOND FLOOR & ROOF PLANS
A2.1	PROPOSED ELEVATIONS
A2.2	EXISTING & PROPOSED SHED ELEVATIONS
E1.1	ELECTRICAL PLANS
X1.1	EXISTING BASEMENT & FIRST FLOOR PLANS
X1.2	EXISTING SECOND FLOOR & ROOF PLANS
X2.1	EXISTING ELEVATIONS



PERVIOUS AREA DIAGRAMS



LANDSCAPED AREA DIAGRAMS

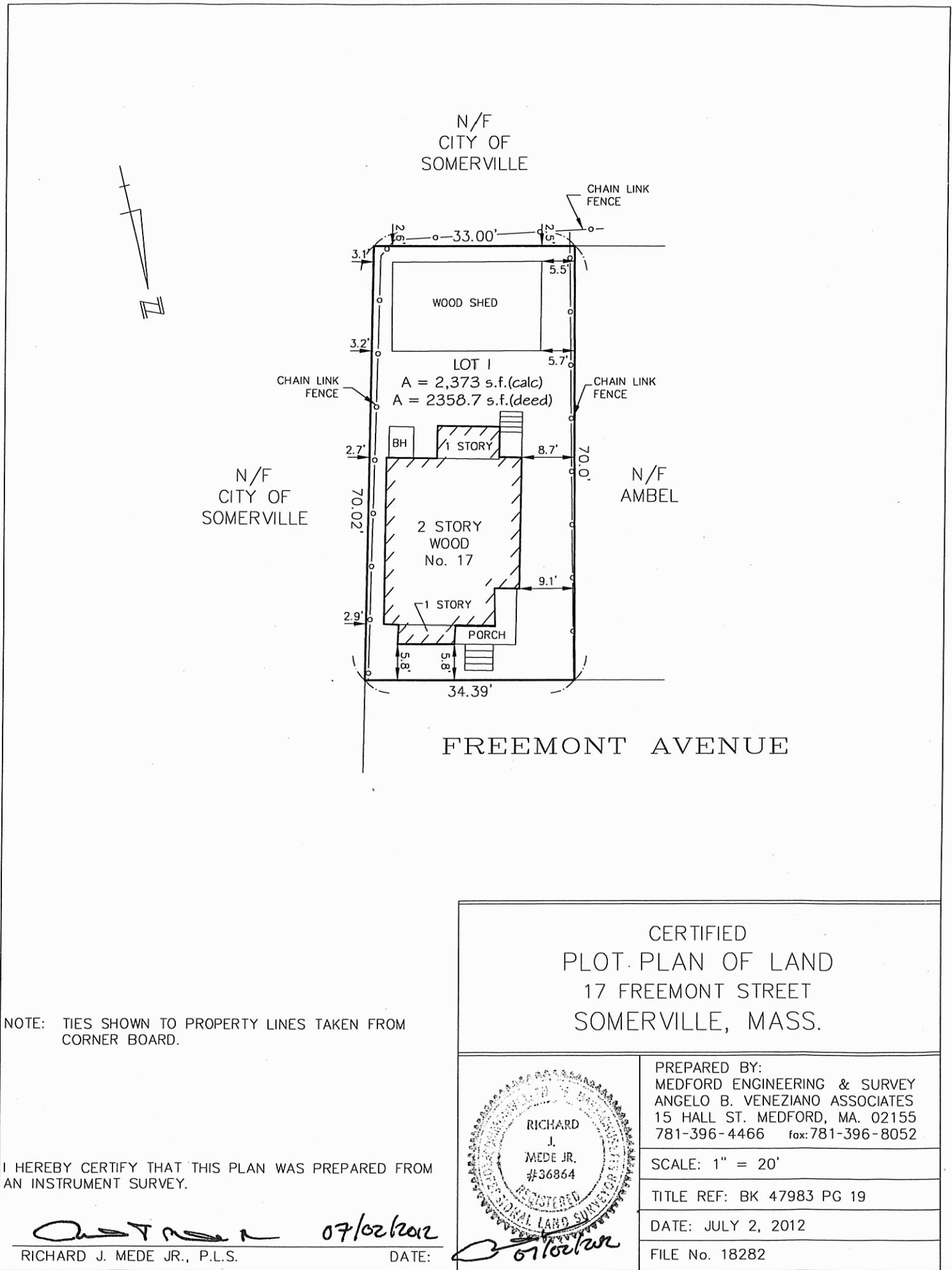


GROUND COVERAGE DIAGRAMS

ZONING DATA: RB ZONE				
	ALLOWED	EXISTING	PROPOSED	NOTES
A. MINIMUM LOT SIZE	7500 SF	2373 SF	2373 SF	EXISTING NON-CONFORMITY - NO CHANGE
B. MINIMUM LOT AREA/DWELLING UNIT	1500 SF	2373 SF	2373 SF	CONFORMS - NO CHANGE
C. MAXIMUM GROUND COVERAGE	50%	31%	39%	CONFORMS
D. LANDSCAPED AREA, MIN. PERCENT OF LOT	25%	54%	46%	CONFORMS
E. FLOOR AREA RATIO	1.0	.41	.40	CONFORMS
F. MAXIMUM HEIGHT: STORIES / FEET	3 / 40 FT	2 / 30 FT	2 / 30 FT	CONFORMS - NO CHANGE
G. MINIMUM FRONT YARD SETBACK	15 FT	5.8 FT	5.8 FT	EXISTING NON-CONFORMITY - NO CHANGE
H. MINIMUM SIDE YARDS	15 FT TOTAL	16.7 FT TOTAL	16.7 FT TOTAL	EXISTING NON-CONFORMITY - NO CHANGE
I. MINIMUM REAR YARD	12.5 FT	29.2 FT	34.0 FT	CONFORMS
J. MINIMUM FRONTAGE	50 FT	34.39 FT	34.39 FT	EXISTING NON-CONFORMITY - NO CHANGE
K. PERVIOUS AREA, MIN. PERCENT OF LOT	35%	27%	39%	CONFORMS (PREVIOUSLY NON-CONFORMING)

COVER &
ZONING DATA

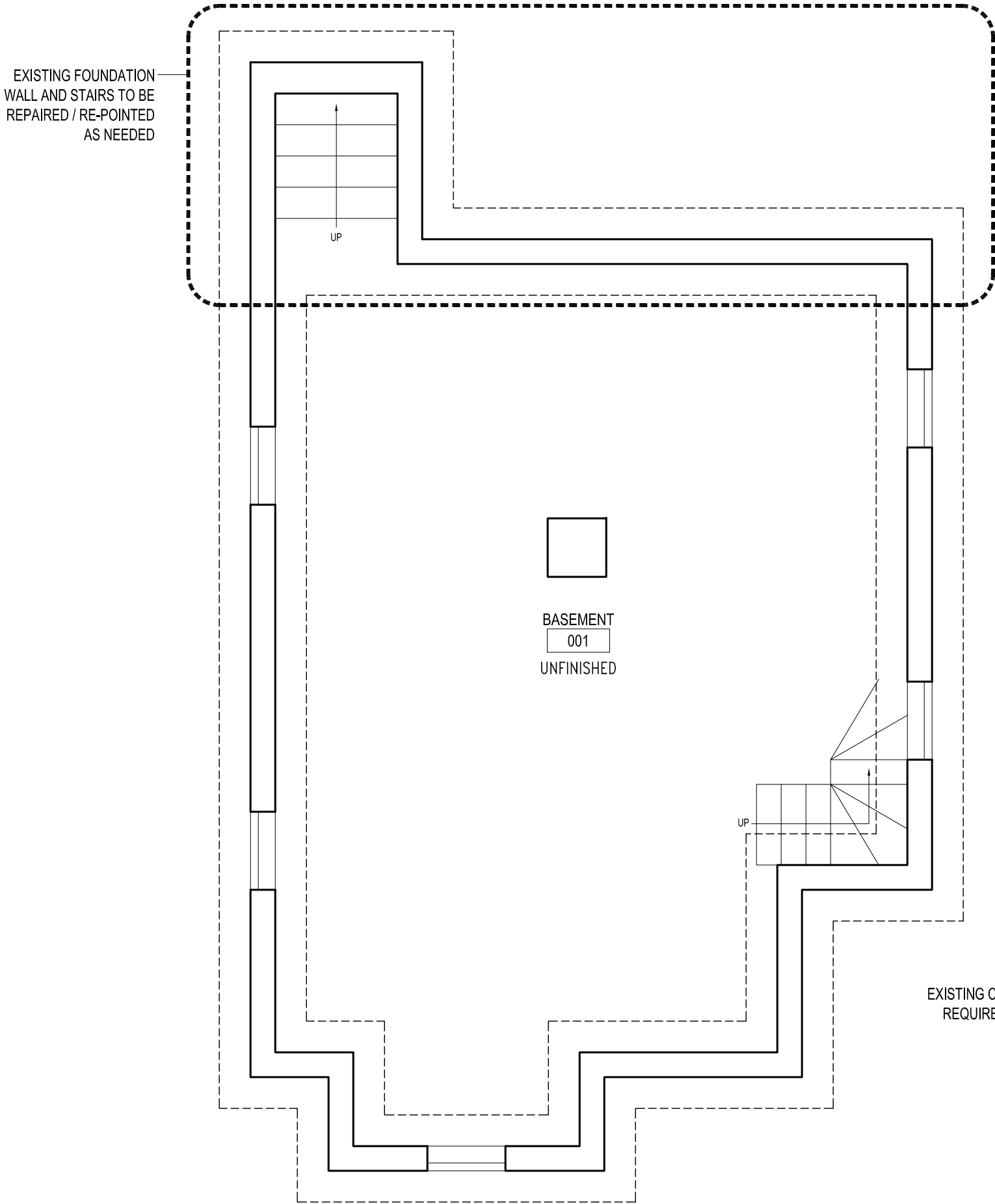
A0.0



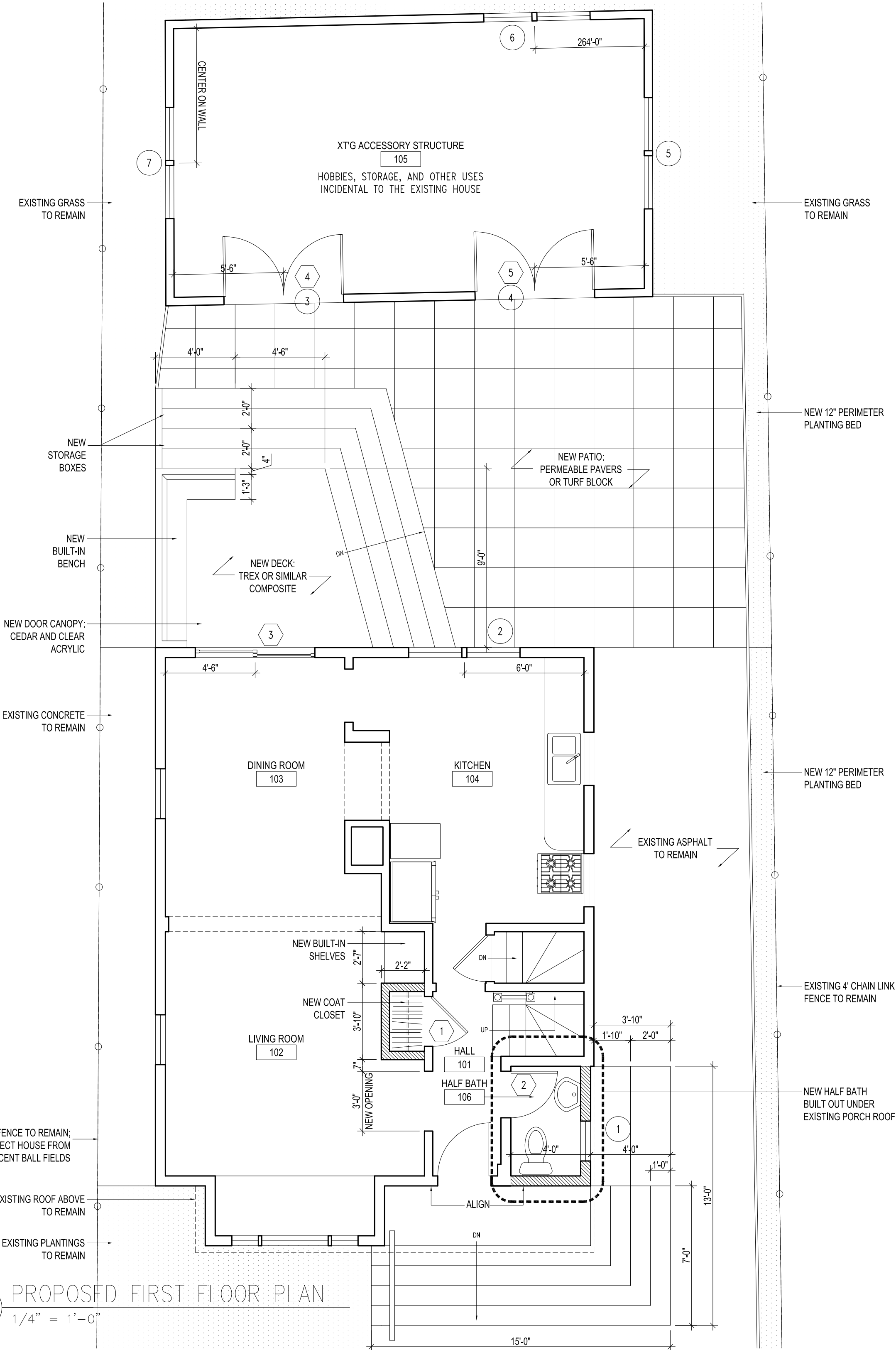
DOOR SCHEDULE - COORDINATE WITH OWNER		
NO.	LOCATION	SPECIFICATIONS - COORDINATE WITH OWNER
1	HALL CLOSET	30" INTERIOR WOOD DOOR - PAINT GRADE
2	HALF BATH	28" INTERIOR WOOD DOOR - PAINT GRADE
3	DINING ROOM	ANDERSEN PS61611L
4	ACCESSORY STRUCTURE	ANDERSEN ISPD60611PALR
5	ACCESSORY STRUCTURE	ANDERSEN ISPD60611PALR

WINDOW SCHEDULE - COORDINATE WITH OWNER				
NO.	LOCATION	PRODUCT NO.	SILL (AFF)	NOTES
1	HALF BATH	244DH2030	48"	FROSTED LOWER SASH
2	KITCHEN	244DH3056	18"	TWO WINDOWS AT THIS LOCATION
3	ACCESSORY STRUCTURE	TBD	N/A	TRANSOM ABOVE HINGED INSWING PATIO DOORS
4	ACCESSORY STRUCTURE	TBD	N/A	TRANSOM ABOVE HINGED INSWING PATIO DOORS
5	ACCESSORY STRUCTURE	244DH2850	30"	TWO WINDOWS AT THIS LOCATION
6	ACCESSORY STRUCTURE	TBD	30"	TWO WINDOWS AT THIS LOCATION FIXED PANE, FIRE RATED (1-HOUR)
7	ACCESSORY STRUCTURE	244DH2850	30"	TWO WINDOWS AT THIS LOCATION
8	BEDROOM	244DH2449 VIF	TBD	TWO WINDOWS AT THIS LOCATION MATCH SIZE AND HEIGHT OF EXISTING

NOTE: ALL WINDOWS TO BE ANDERSEN 200 SERIES, EXCEPT AS NOTED. COORDINATE COLOR, HARDWARE, ETC WITH OWNER.



1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

josh safdie

145 CENTRAL ST SOMERVILLE MA 02145 (617) 666-8247

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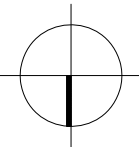
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NOTES:



PROJECT NORTH

PROPOSED
BASEMENT & 1ST
FLOOR PLANS

A1.1

RENOVATIONS TO

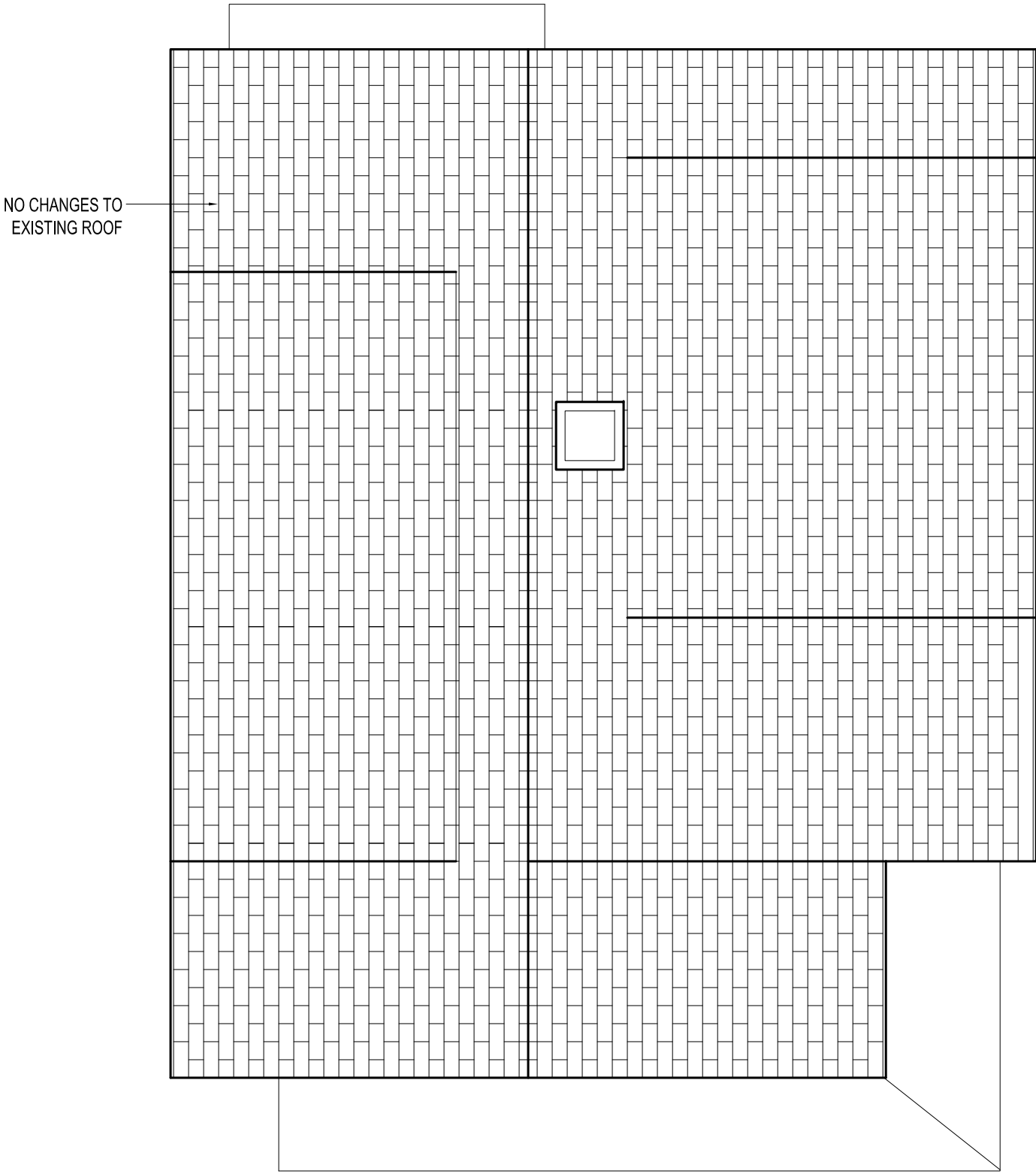
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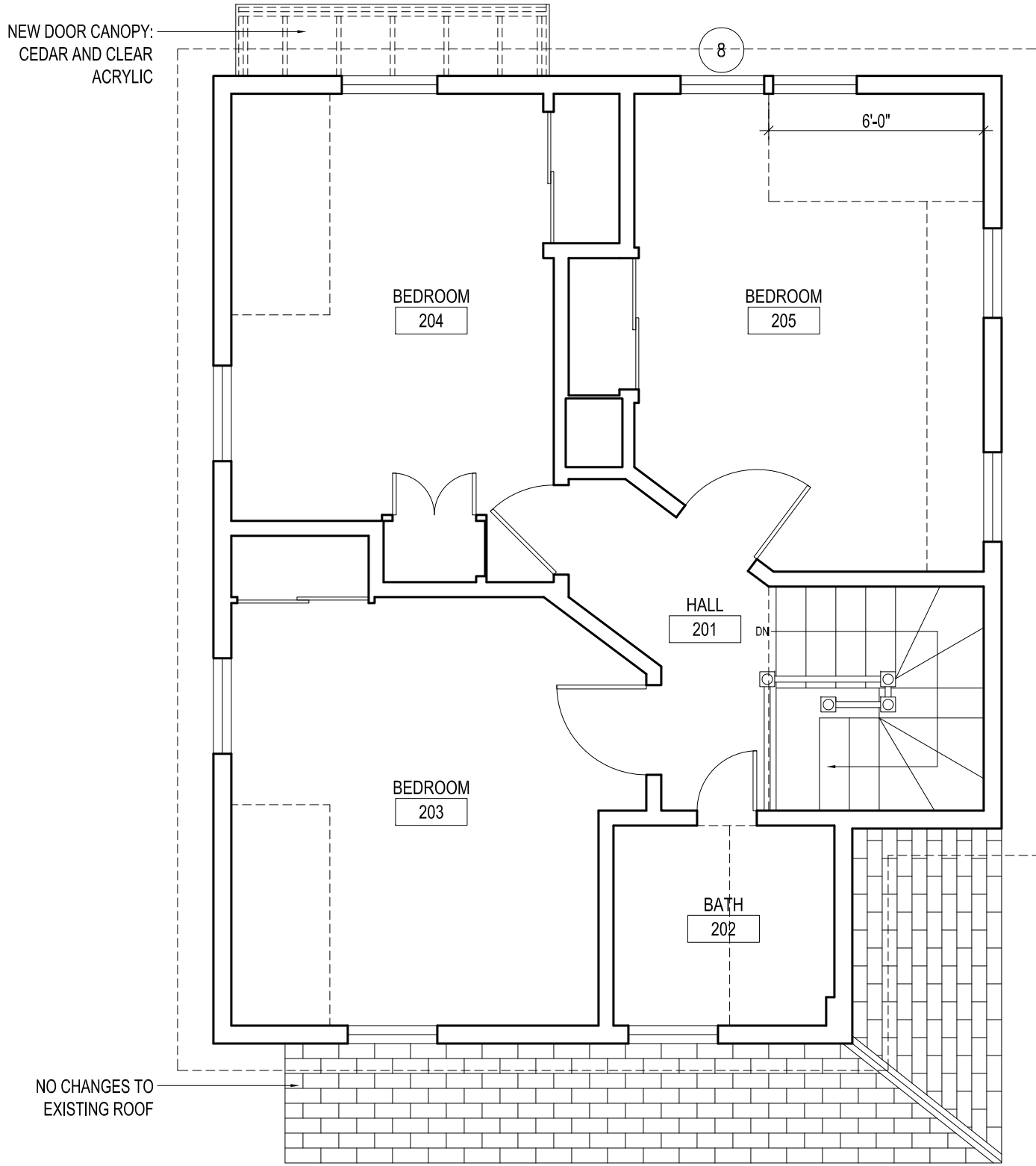
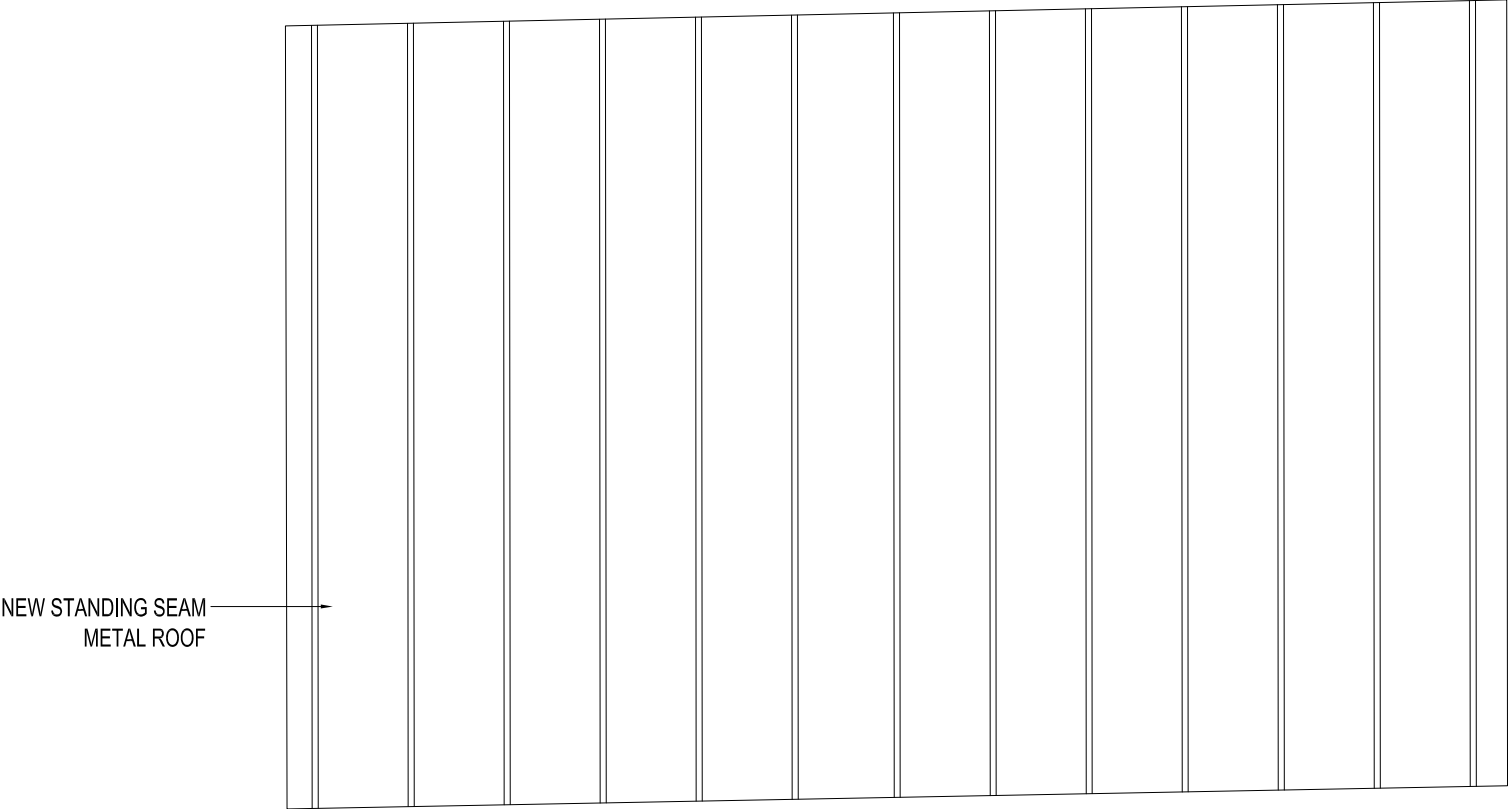
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NOTES:



1 PROPOSED ROOF PLAN
1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



PROPOSED
SECOND FLOOR &
ROOF PLANS

A1.2

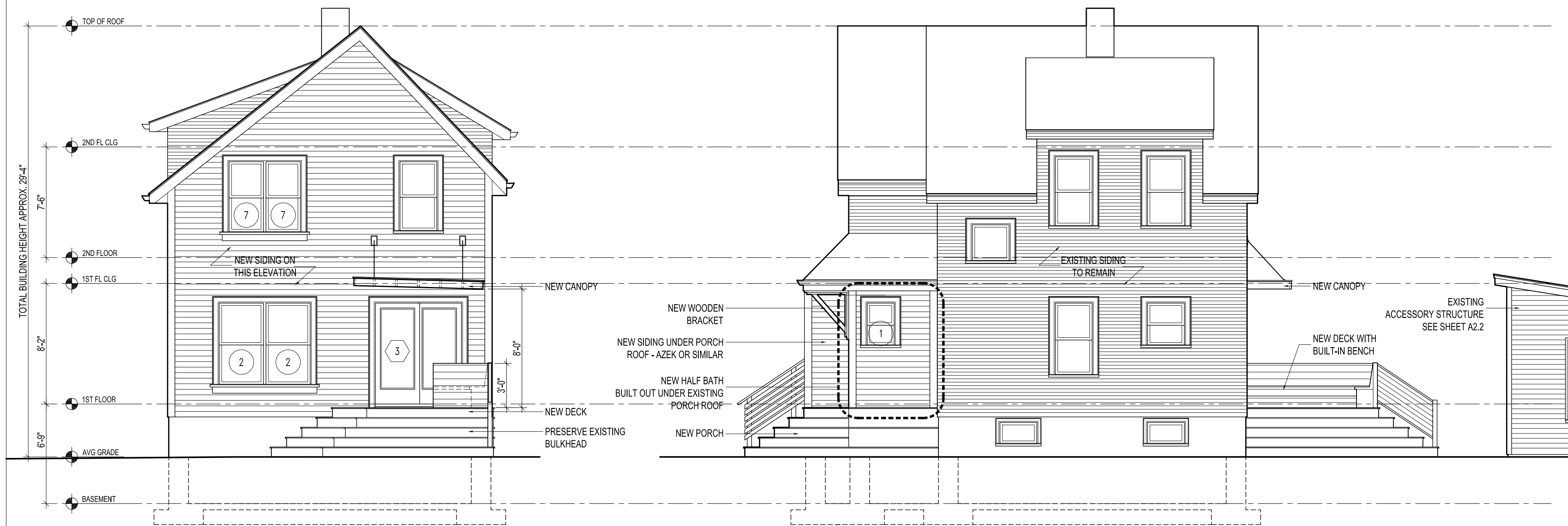
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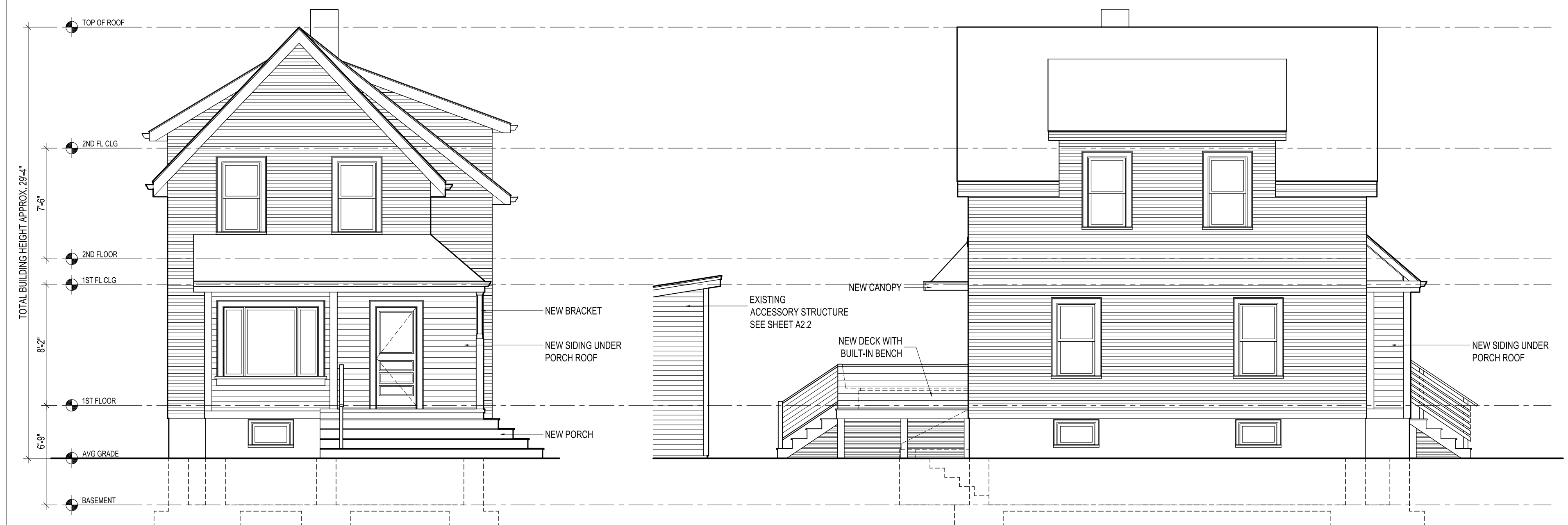
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NOTES:



3 PROPOSED SOUTH (REAR) ELEVATION
3/16"=1'-0"

4 PROPOSED WEST (SIDE) ELEVATION
3/16"=1'-0"



1 PROPOSED NORTH (FRONT) ELEVATION
3/16"=1'-0"

2 PROPOSED EAST (SIDE) ELEVATION
3/16"=1'-0"

PROPOSED
ELEVATIONS

A2.1

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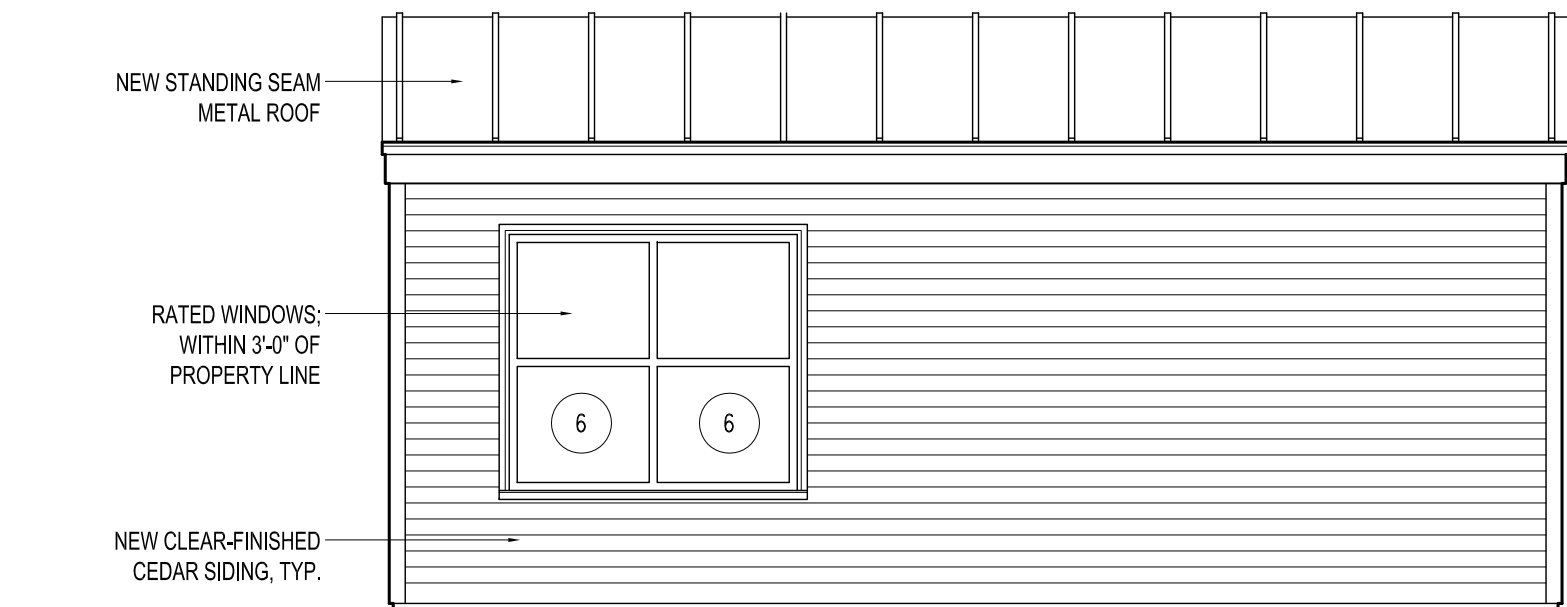
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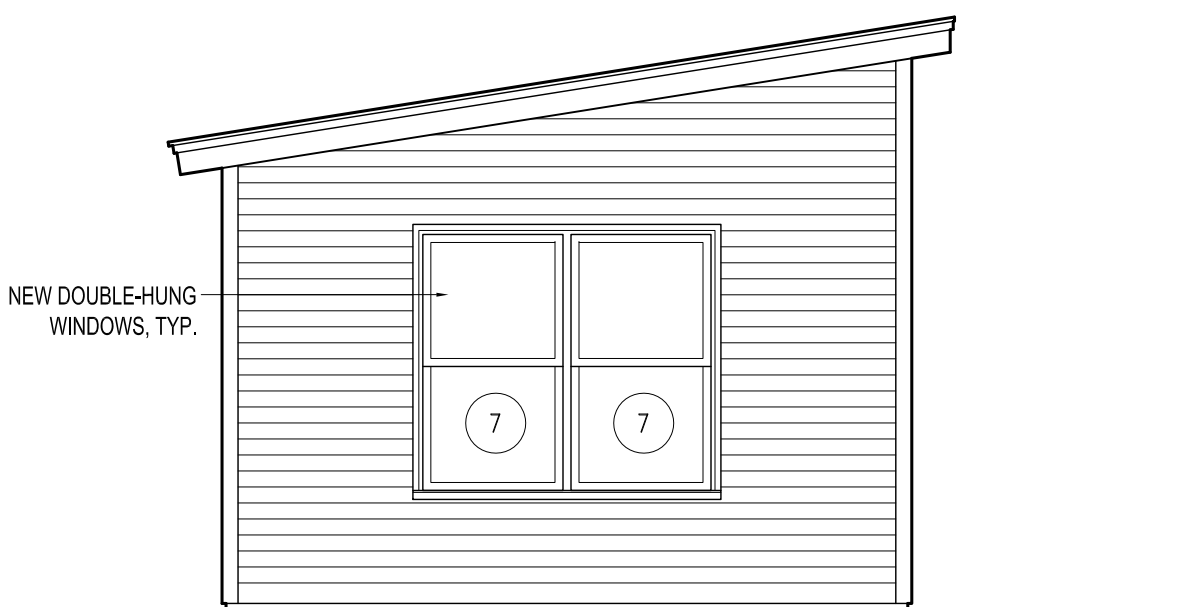
NOTES:

EXISTING &
PROPOSED SHED
ELEVATIONS

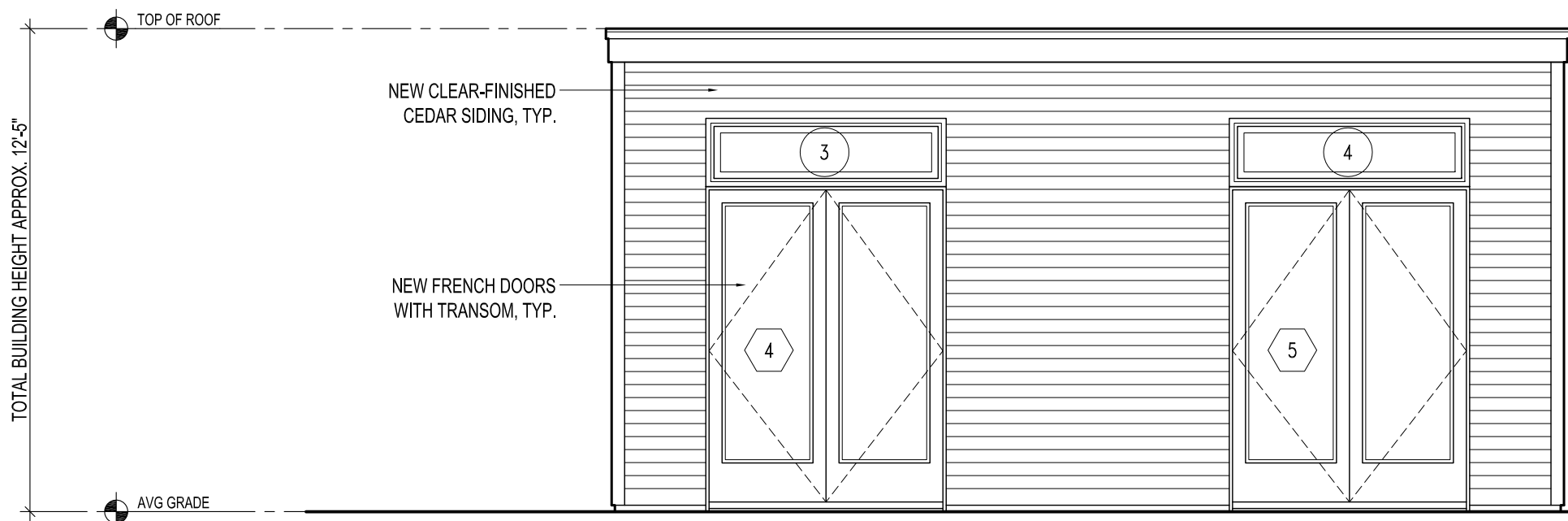
A2.2



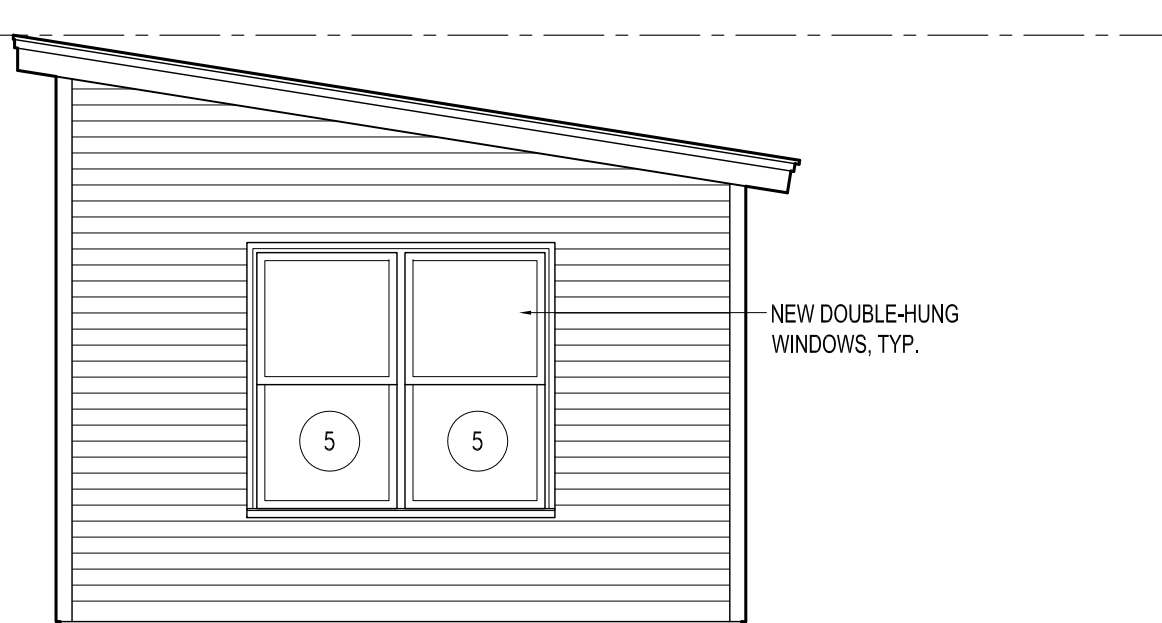
7 PROPOSED SOUTH (REAR) ELEVATION
1/4"=1'-0"



8 PROPOSED WEST (SIDE) ELEVATION
1/4"=1'-0"



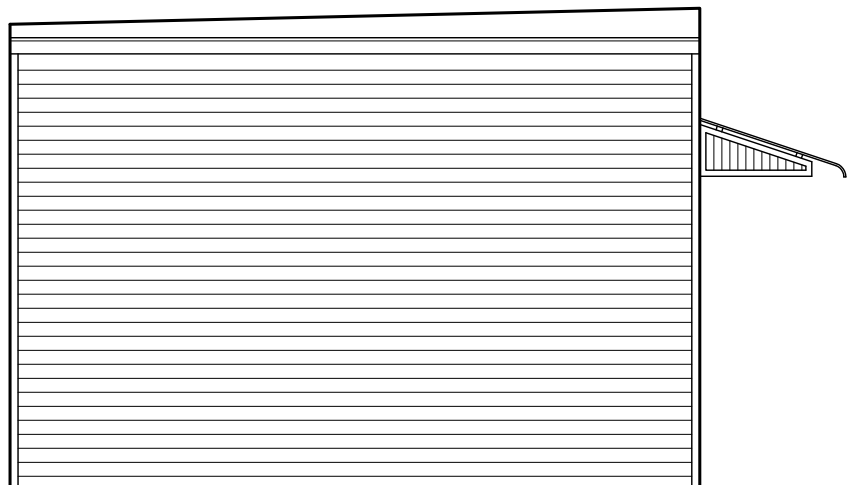
5 PROPOSED NORTH (FRONT) ELEVATION
1/4"=1'-0"



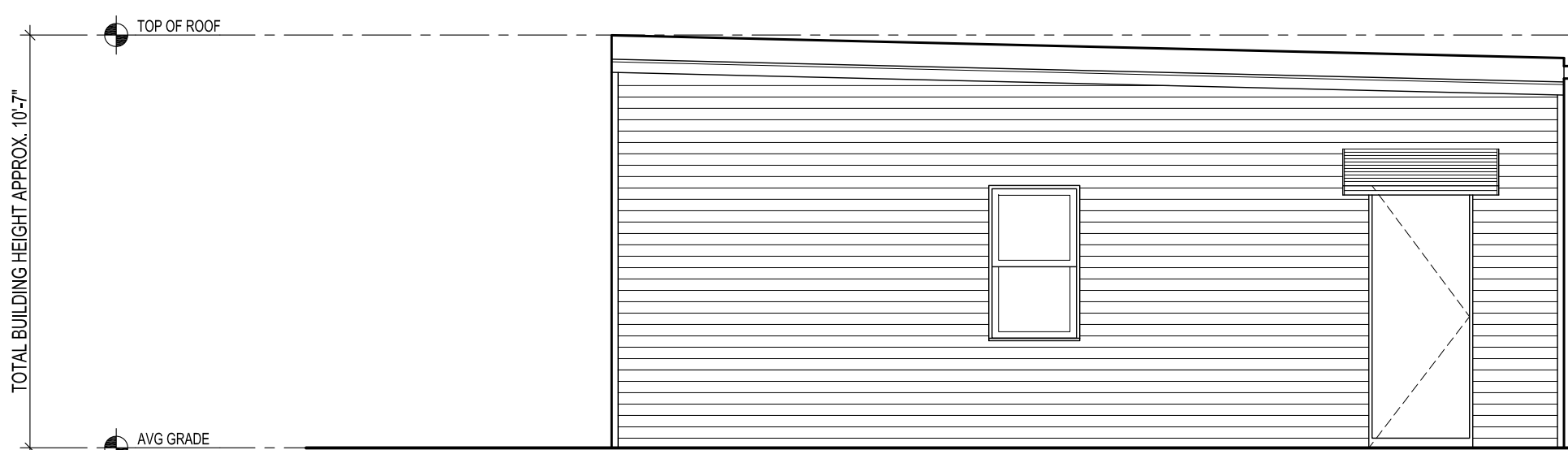
6 PROPOSED EAST (SIDE) ELEVATION
1/4"=1'-0"



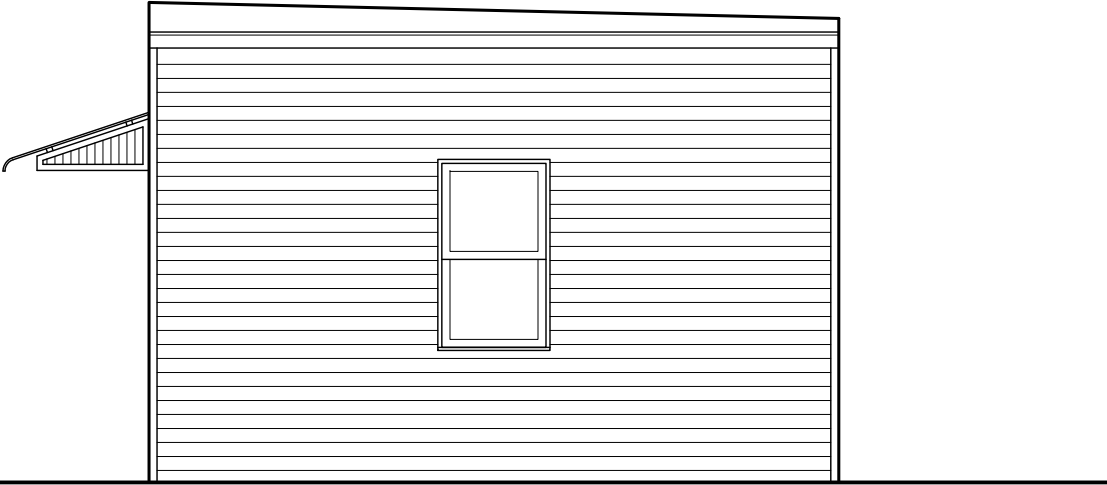
3 EXISTING SOUTH (REAR) ELEVATION
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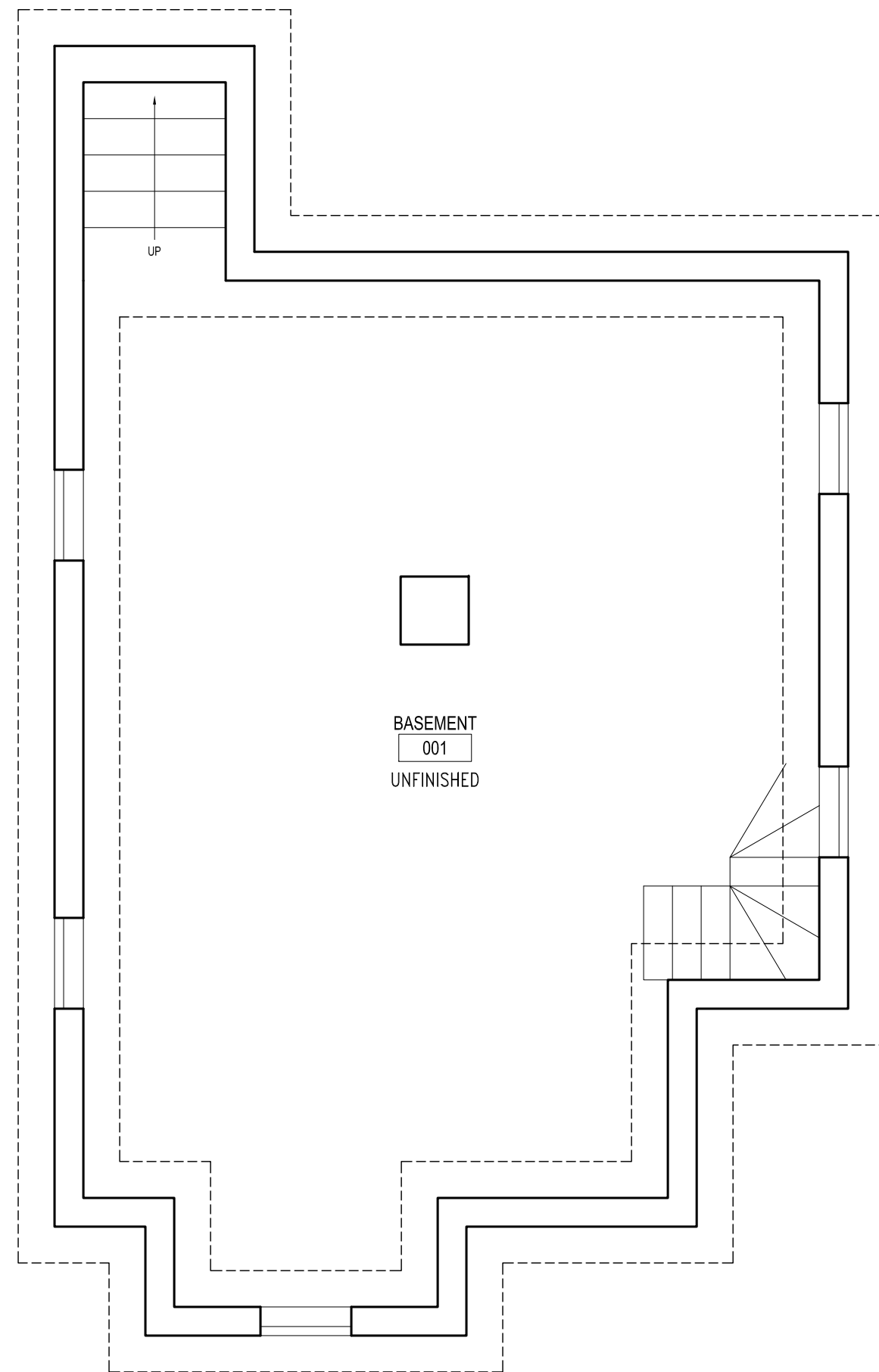
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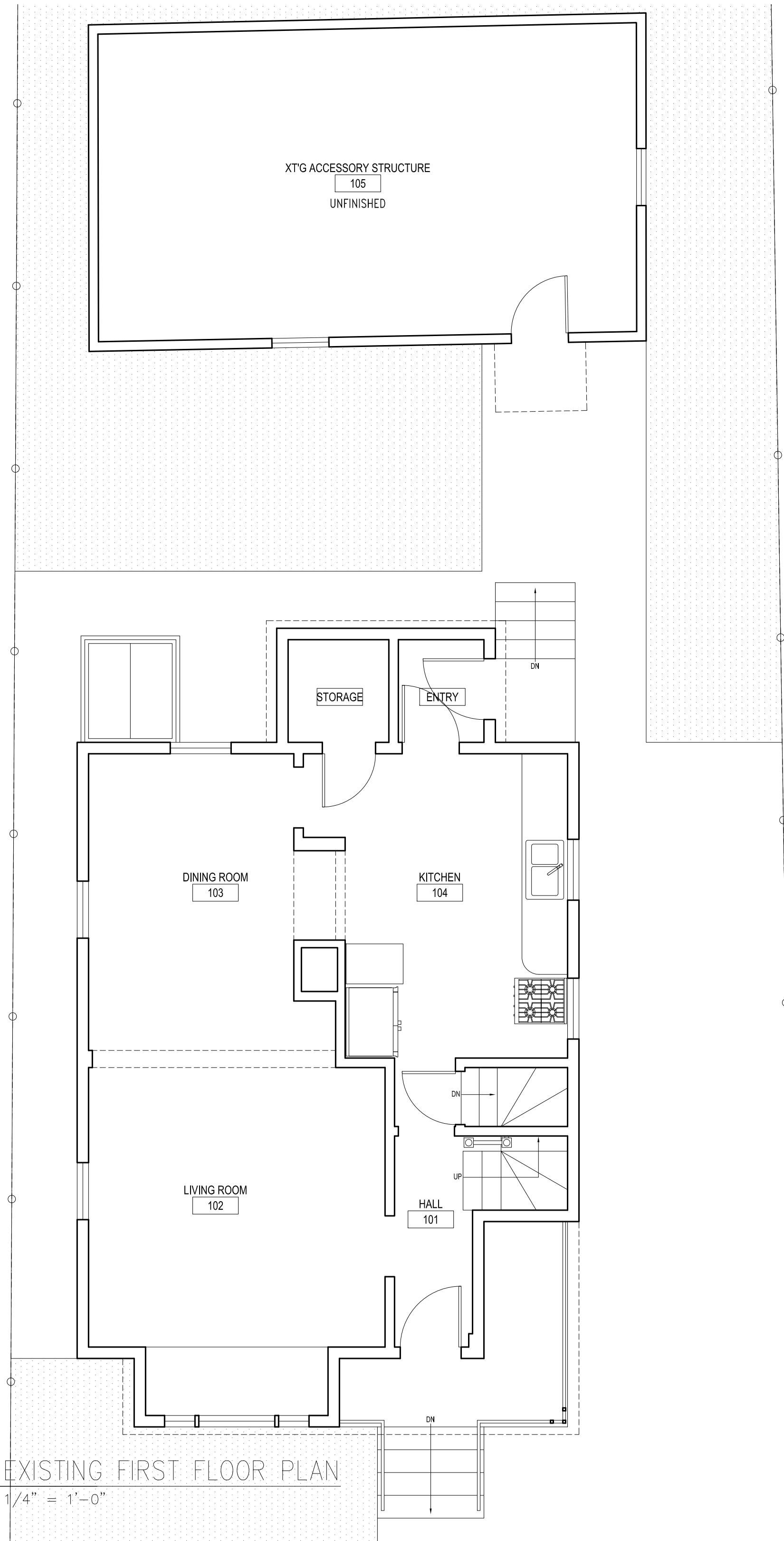


EXISTING
BASEMENT & 1ST
FLOOR PLANS

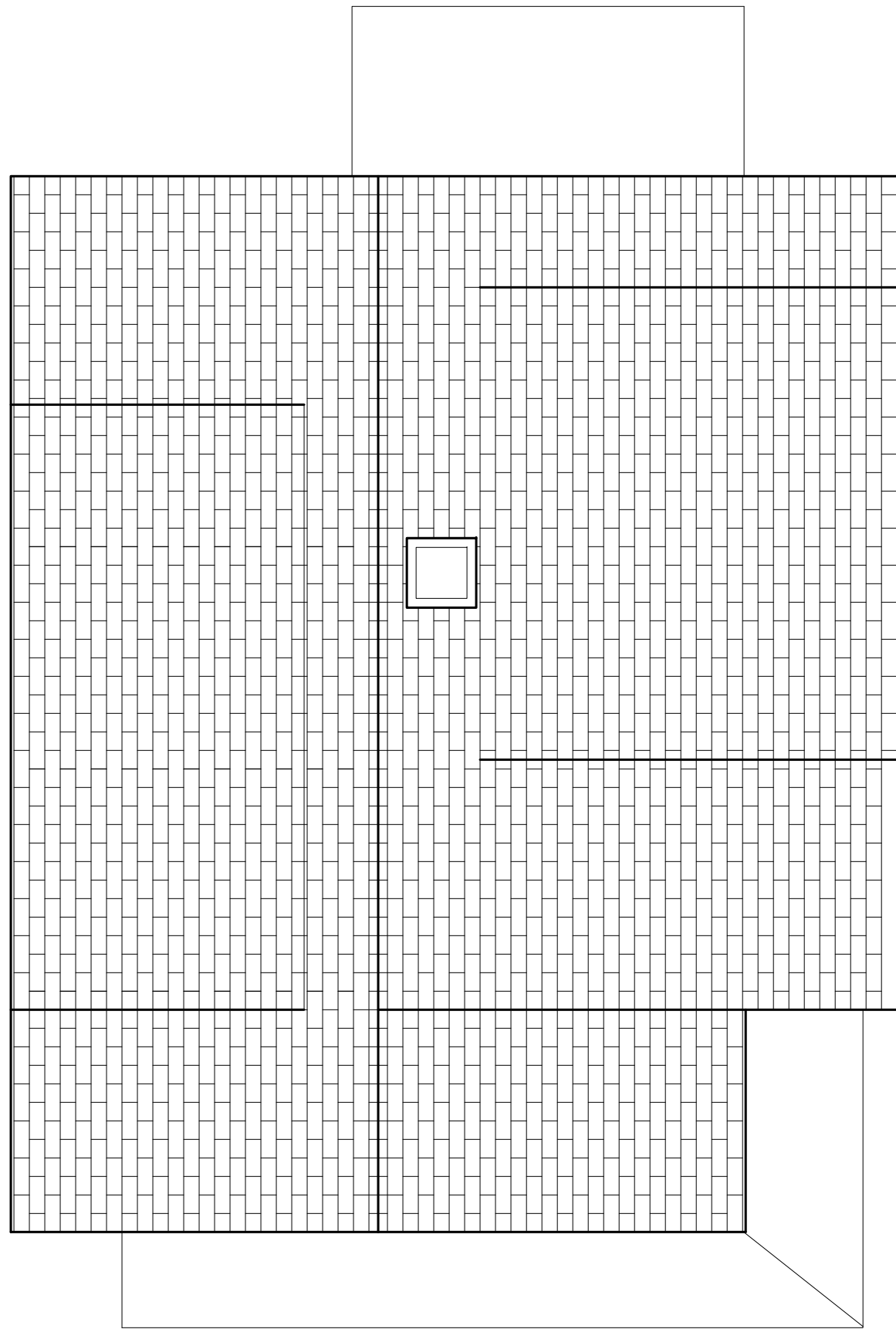
X1.1



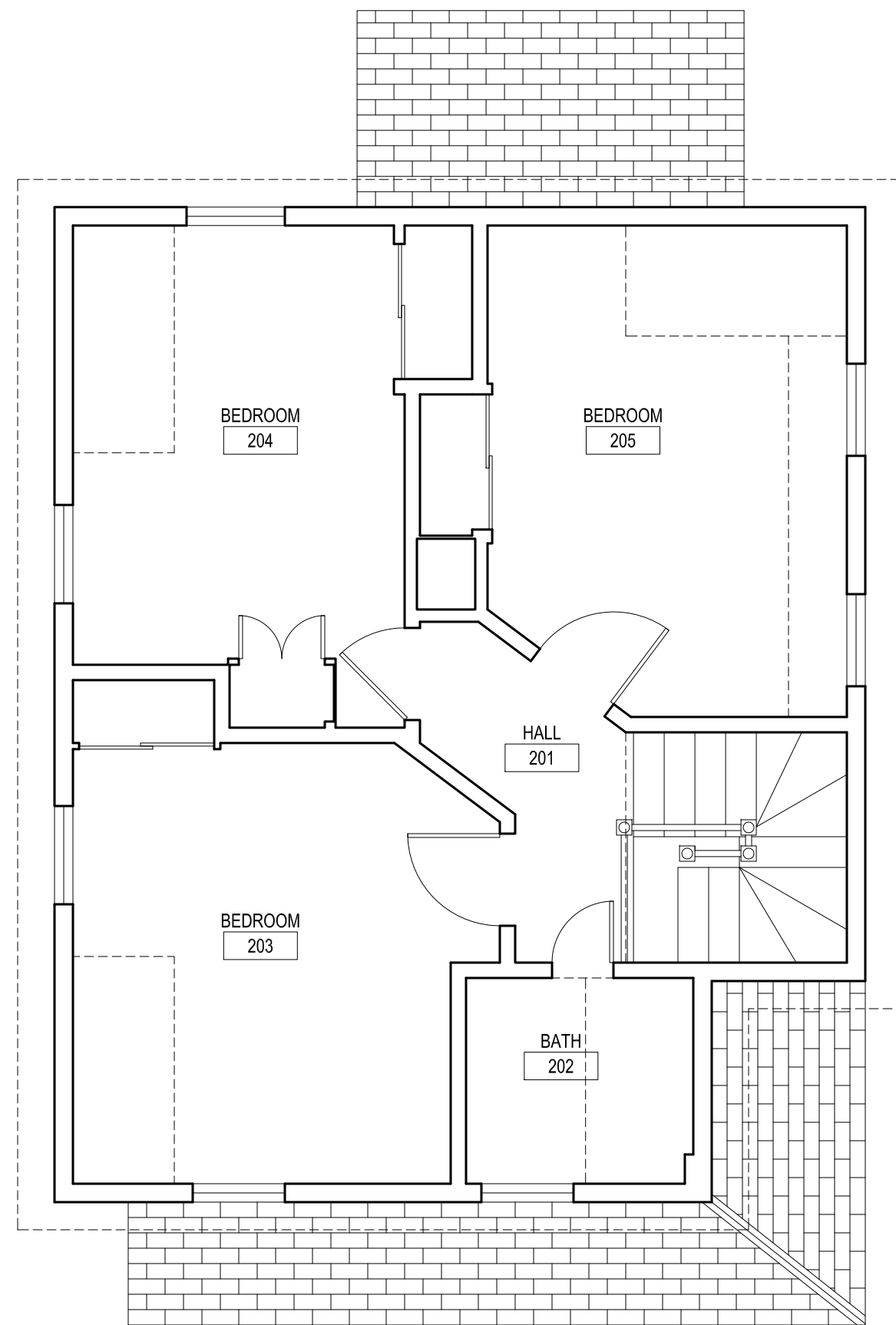
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EXISTING
SECOND FLOOR &
ROOF PLANS

X1.2

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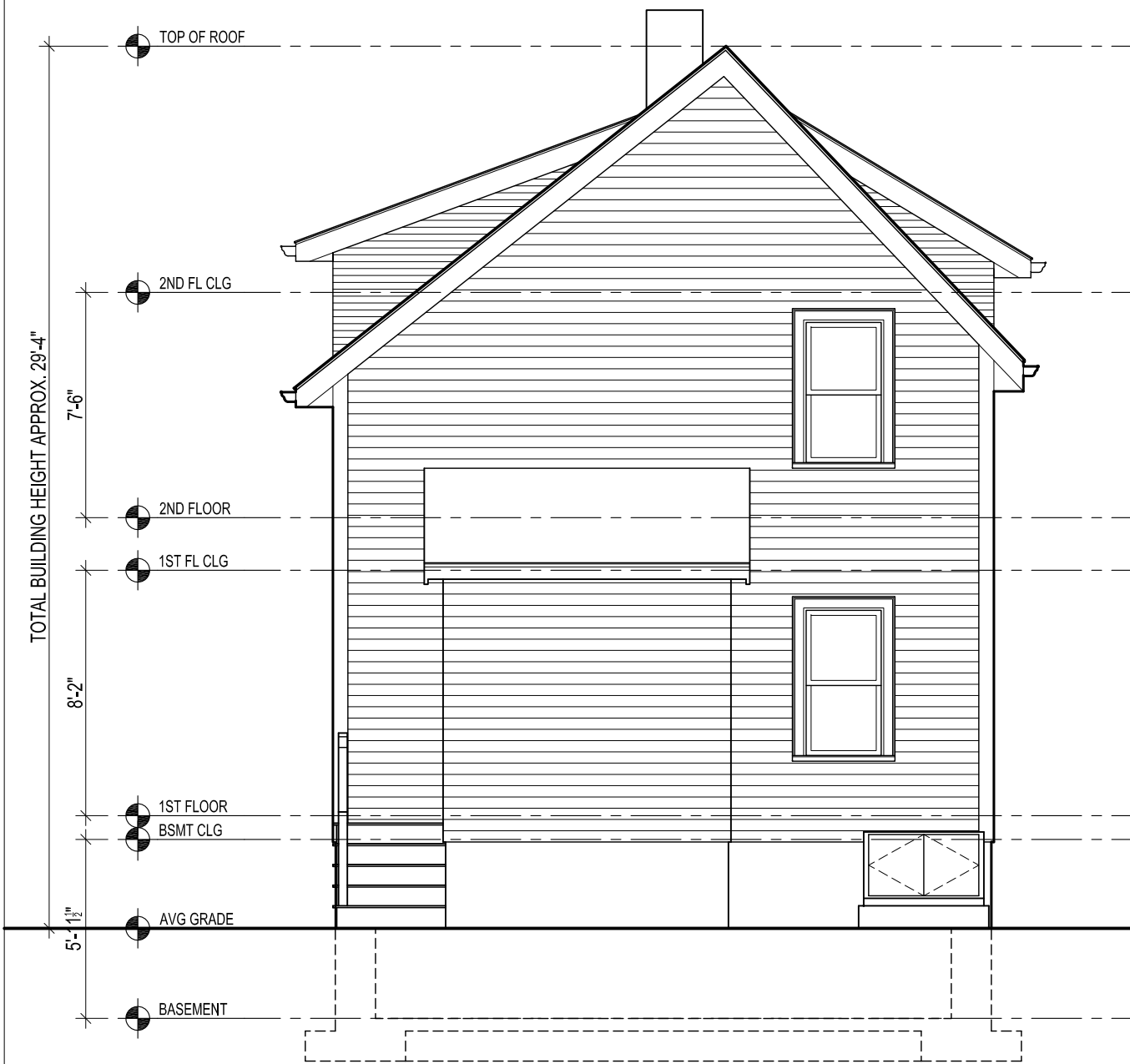
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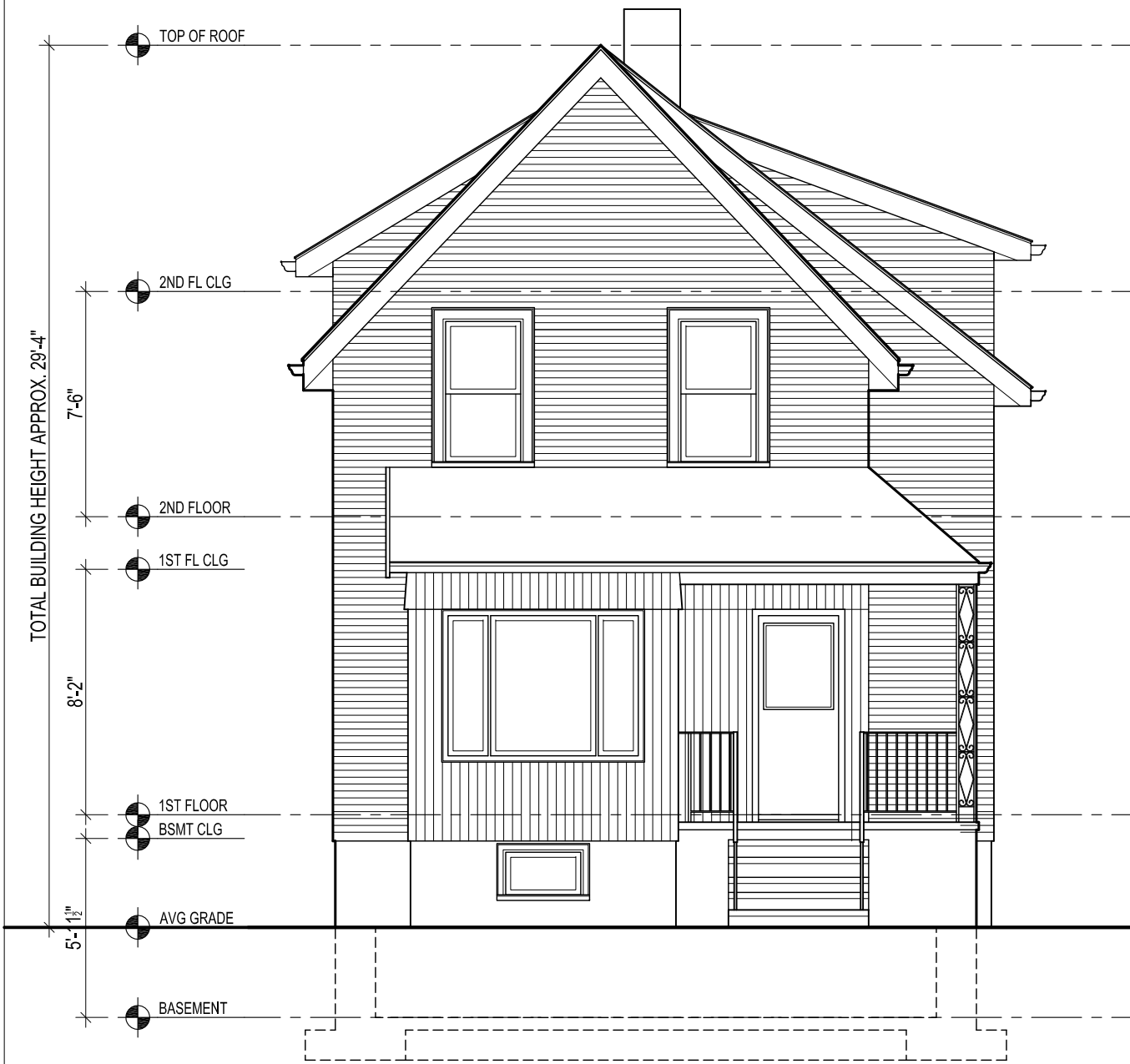
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3/16"=1'-0"



1 EXISTING NORTH (FRONT) ELEVATION
3/16"=1'-0"



2 EXISTING EAST (SIDE) ELEVATION
3/16"=1'-0"

EXISTING
ELEVATIONS

X2.1