

### **44 FLORENCE STREET**

SOMERVILLE, MA 02145

### **RENOVATIONS**

# **PERMIT SET 04/13/2016**

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RD 2809

#### PROJECT DESCRIPTION:

THIS ARCHITECTURAL TECHNICAL SUBMITTAL IS FOR THE ADDITION OF A NEW REAR STAIR & DECK FOR EGRESS FROM 2ND & 3RD FLOOR UNIT, AND INTERIOR RENOVATION (PER AJ501.3 EXTENSIVE ALTERATIONS) OF AN EXISTING 3-STORY BRICK ROWHOUSE ATTACHED ON ONE SIDE TO ANOTHER SIMILAR ROWHOUSE. THE WORK INCLUDES RENOVATING AND COMBINING THE 2ND AND 3RD FLOORS INTO A BETTER 3-BR UNIT AND ADDING A NEW ROOF DECK CONNECTING TO THE NEW REAR STAIRS

ON THE EXISTING FIRST FLOOR, MINOR RENOVATIONS INCLUDING STAIR AND EXTERIOR WALL WILL BE DONE AND TWO CLOSETS WILL BE ADDED IN A BED ROOM. ON THE SECOND FLOOR, NEW STUDY ROOM AND BATH ROOM WILL BE ADDED, EACH BED ROOM INCLUDES NEW CLOSETS. ON THE THIRD FLOOR NEW POWDER ROOM AND NEW KITCHEN & CABINETS ARE INCLUDED. THE WORK AT THE EACH UNIT WILL INCLUDE PARTIAL REMOVAL OF INTERIOR AND EXTERIOR WALLS AND FINISHES. THE KITCHEN WORK LARGELY WILL BE THE REPLACEMENT OF NEW EQUIPMENT IN KIND REQUIRING MINIMAL PLUMBING AND ELECTRICAL WORK

ROJAS DESIGN INC. IS ONLY RESPONSIBLE FOR THE ARCHITECTURAL COMPONENTS OF THIS PROJECT. SEE ATTACHED STRUCTURAL DRAWINGS FOR THE STRUCTURAL PLANS DETAILS AND SPECIFICATIONS FOR THIS PROJECT MEP & FP DESIGN, INSTALLATION AND COORDINATION WITH EXISTING SYSTEMS SHALL BE PROVIDED BY THE G.C. AND RELEVANT SUB-CONTRACTORS.

#### **CODE NARRATIVE & ZONING:**

USE GROUP: R3 ZONING DISTRICT: RB CONSTRUCTION TYPE: 5B UNPROTECTED

CLIMATE ZONE: 5A PER N1101.2

AREA CALCULATIONS: LOT SIZE: 2,225 SE EXISTING DWELLING AREA: 1, 125.5 SF PROPOSED LOT COVERAGE: 45.6% < 50% THEREFORE WORK TO COMPLY WITH REQUIREMENTS OF AJ401, AJ501 AND

THE PROJECT WILL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING

THE MASSACHUSETTS RESIDENTIAL CODE 8 TH EDITION, PARTIALLY COMPRISED OF THE INTERNATIONAL RESIDENTIAL CODE 2009 (IRC) AND A SEPARATE PACKAGE OF MASSACHUSETTS AMENDMENTS TO THE IRC

PER R310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED: ALL BEDROOMS WILL BE PROVIDED WITH OPERABLE EMERGENCY ESCAPE AND RESCUE OPENINGS. DOUBLE HUNG WINDOWS WITH A NET CLEAR OPENING OF NOT LESS THAN 3.3 SF (PER R310.1.1) WILL BE PROVIDED. DUE TO THE MINIMAL WORK OCCURRING IN THE BASEMENT NO WORK ON THE BASEMENT WINDOWS WILL BE DONE

PER R311.1 AND R311.2 MEANS OF EGRESS:

TWO COMPLIANT MEANS OF EGRESS EXIST ON THE FIRST FLOOR OF THE HOUSE INCLUDING THE HINGED FRONT DOOR AND THE SLIDING DOOR TO AN EXTERIOR DECK WITH STAIRS THE REAR YARD.

PER R314 3 1 SMOKE ALARMS

ENTIRE HOUSE WILL BE FOLLIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR A NEW DWELLING INCLUDING BUT NOT LIMITED TO THE

PER R315.2 CARBON MONOXIDE ALARMS ENTIRE HOUSE WILL BE EQUIPPED WITH CARBON MONOXIDE ALARMS

LOCATED AS REQUIRED FOR A NEW DWELLING

PER R806.4 UNVENTED ATTIC ASSEMBLIES ATTIC AND ROOF ASSEMBLIES COMPLY WITH REQUIREMENTS OF THIS SECTION THEREFORE VENTING WILL NOT BE PROVIDED

N1101.2 ENERGY COMPLIANCE ALL WORK WILL COMPLY WITH REQUIREMENTS OF METHOD 1A

PER TABLE N1102.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT FENESTRATION U-FACTOR: 0.35 CEILING R-VALUE: 38 WOOD FRAME WALL R-VALUE: 20

#### **SPECIFICATIONS:**

**DIVISION 01: GENERAL REQUIREMENTS** 

PROVIDE SUBMITTALS FOR PRODUCTS AND MATERIALS AS REQUIRED BY ARCHITECT

PROTECT SITE FROM DAMAGE. REPAIR DAMAGE AT NO ADDITIONAL EXPENSE TO OWNER PROVIDE SELECTIVE DEMOLITION AS REQUIRED TO COMPLETE WORK

DIVISION 03: CONCRETE

PROVIDE THICKENED SLAB OR FOOTING AS REQUIRED FOR NEW LINE OF BEARING, GC TO COORDINATE STRUCTURAL

**DIVISION 04: MASONRY** 

PROVIDE GRANITE COUNTERS FOR ALL COUNTERS INDICATED ON ARCHITECTURAL DRAWINGS. SUBMIT SAMPLES FOR ARCHITECT'S REVIEW PRIOR TO PROCUREMENT

**DIVISION 05: METALS** NOT APPLICABLE

DIVISION 06: WOOD AND PLASTIC

CONSTRUCT MILLWORK SHELVING UNIT IN KITCHEN ROOM. COORDINATE MILLWORK HARDWARE WITH ARCHITECT AND OWNER

PROVIDE SELECT PINE FOR ALL TRIM LINLESS NOTED OTHERWISE

PROVIDE WOOD HANDRAIL AND GUARDS SUBMITTAL FOR ARCHITECT'S REVIEW PRIOR TO PROCUREMENT

DIVISION 07: THERMAL AND MOISTURE PROTECTION

PROVIDE ALUMINUM GUTTERS AND RAIN LEADERS AT LOCATIONS SHOWN ON DRAWINGS

PROVIDE INSULATION PER N1102.1 AS FOLLOWS

**ROOF INSULATION, PROVIDE R-38** 

WALL INSULATION, PROVIDE R-24.5

IMPERMEABLE INSULATION, AS INDICATED ON DRAWINGS, PROVIDE POLYISOCYANURATE OR ARCHITECT APPROVED **FOUAL** 

PERMEABLE INSULATION, AS INDICATED ON DRAWINGS, PROVIDE BATT INSULATION OR ARCHITECT APPROVED **FOUALIZE** 

PROVIDE CLASS 1 OR 2 VAPOR BARRIER ON WINTER WARM SIDE OF EXTERIOR WALL PER R601.3 PROVIDE DRAINABLE HOUSE WRAP AS SHOWN ON ARCHITECTURAL DRAWINGS AND IN COMPLIANCE WITH ALL REQUIREMENTS OF THE BUILDING CODE INCLUDING PROPER PLACEMENT AT WINDOWS AND PENETRATIONS SEAL BUILDING PER N1102.4 BUILDING THERMAL ENVELOPE AND PER TABLE N1102.4.2 AIR BARRIER AND INSULATION INSPECTION, PROVIDE INSPECTION AS REQUIRED BY AGENCY HAVING JURISDICTION

**DIVISION 08: DOORS AND WINDOWS** 

PROVIDE PELLA MODEL #5080 15 LITE-GLASS FRENCH DOORS PER ARCHITECTURAL DRAWINGS AND DOOR SCHEDULE OR ARCHITECT APPROVED SUBSTITUTION

PROVIDE BATHROOM SWING DOORS AS INDICATED TO MATCH INTERIOR DOORS, SUBMIT FOR ARCHITECT'S REVIEW

DIVISION 09: FINISHES

ALL FINISHES INDICATED AS GWB TO BE 1/2" BLUE-BOARD WITH VENEER PLASTER FINISH INCLUDING REINFORCING BASE COAT AT ALL IOINTS

**DIVISION 10: SPECIALTIES** 

DIVISION 11: FOLIPMENT

PROVIDE KITCHEN APPLIANCES PER ARCHITECTURAL DRAWINGS, COORDINATE PRODUCT MODELS WITH OWNER

**DIVISION 12: FURNISHINGS** 

DIVISION 13: SPECIAL CONSTRUCTION

PROVIDE INTERCONNECTED SMOKE ALARMS PER R314. PER R314.3.1 PROVIDE SMOKE ALARMS AS REQUIRED FOR

PROVIDE CARBON MONOXIDE ALARMS PER R315. PER R315.2 PROVIDE CARBON MONOXIDE ALARMS AS REOLIRED FOR ENTIRE HOUSE

**DIVISION 14: CONVEYING SYSTEMS** 

**DIVISION 15: MECHANICAL** 

PER N1103.1 PROVIDE PROGRAMMABLE THERMOSTAT

PER 1103.2.2 SEAL DUCTS AS INDICATED

PER 1104.1 PROVIDE ENERGY EFFICIENT LAMPS AS INDICATED

DIVISION 16: FLECTRICAL

GC TO REVIEW COMPLIANCE WITH AJ501.5 INCLUDING REVIEW OF SERVICE REQUIREMENTS PER AJ501.5.2

#### **GENERAL CONDITIONS:**

THE GENERAL CONTRACTOR (GC) IS RESPONSIBLE FOR ALL WORK (TO BE REFERRED TO AS THE WORK), UNLESS OTHERWISE NOTED, INDICATED ON

CONSTRUCTION DOCUMENTS COMPRISE ALL DRAWINGS INDICATED ON THE DRAWING LIST FOUND ON THE COVER SHEET

THE GC IS RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING

IT IS THE OBLIGATION OF THE GC TO MEET ALL REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE 780 CMR, 8TH EDITION, THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD 521 CMR AND ALL

IT IS THE OBLIGATION OF THE GC TO MEET THE REQUIREMENTS OF ALL REGULATIONS, PERFORMANCE AND SAFETY STANDARDS. ANY CONFLICTS FOUND BETWEEN THESE REGULATIONS AND THESE DOCUMENTS ARE TO BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S

THE GC IS REQUIRED TO CARRY AND MAINTAIN LIABILITY INSURANCE AND OTHER INSURANCE AS REQUIRED BY IN AMOUNTS AS REQUIRED BYLAW. GC IS REQUIRED TO CARRY WORKMEN'S COMPENSATION OR SIMILAR INSURANCE IN FORM AND AMOUNTS REQUIRED BY LAW, REGULATIONS AND REQUIREMENTS.

UPON AWARD OF CONTRACT, GC TO PROVIDE INSURANCE CERTIFICATES TO OWNER AND ARCHITECT

GC TO COORDINATE ADDITIONAL INSURANCE AMOUNTS WITH OWNER

GC IS RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS TRANSPORTATION AND EQUIPMENT REQUIRED TO EXECUTE THE WORK.

GC TO PROVIDE ALL REQUIRED PERFORMANCE STANDARD TESTING

GC TO PROVIDE ALL FIRE STOPPING AND SEALANTS AS REQUIRED BY APPLICABLE CODES INCLUDING BUILDING THERMAL ENVELOPE SEALANT IN COMPLIANCE WITH ENERGY CODES.

GC TO PROVIDE ALL REQUIRED ENGINEERING DESIGN, SUBMITTALS AND COORDINATION FOR MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION (MEP/FP) WORK FOR BOTH NEW AND EXISTING SYSTEMS EFFECTED BY THIS WORK.

THE WORK IS TO BE PERFORMED IN A WORKMANLIKE MANNER AS THE WORK IS TO BE FEAT OWNED IN A WORMMANLIAR MAINIER AS REQUIRED TO MEET INDUSTRY WORKMANSHIP AND QUALITY STANDARDS. THE ARCHITECT (ROJAS DESIGN, INC.) SHALL BE THE SOLE ARBITER OF WORKMANSHIP AND QUALITY OF CONSTRUCTION ISSUES

GC SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS, BUILDING CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING WORK

GC IS WHOLLY RESPONSIBLE FOR THE COORDINATION OF ALL DIMENSIONS HEREIN SPECIFIED WITH THE ACTUAL FIELD CONDITIONS. DIMENSIONS SHOWN ON THESE DRAWINGS ARE FINISHED FACE TO FINISHED FACE, UNLESS OTHERWISE NOTED. ANY DISCREPANCIES AND UNFORESEEN SITUATIONS, WHICH MAY ARISE DURING CONSTRUCTION, ARE TO BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S ATTENTION, IN WRITING, PRIOR TO PROCEEDING WITH THE WORK.

THE GC IS RESPONSIBLE FOR CORRECTING, AT NO ADDITIONAL EXPENSE TO THE OWNER, ANY AND ALL DISCREPANCIES FOUND AFTER THE WORK IS PERFORMED.

GC IS RESPONSIBLE FOR REPAIRING DAMAGE TO THE EXISTING BUILDING AND YARD DUE TO CONSTRUCTION ACTIVITIES. PATCH ALL DAMAGE TO MATCH SURROUNDING AREAS. REPAIR WORK TO CONFORM TO ALL APPLICABLE CODE AND PERFORMANCE REQUIREMENTS.

THE GC IS RESPONSIBLE FOR INSTALLING ALL REQUIRED MATERIALS AND EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR BEST PRACTICES.

THE GC TO PROVIDE SUBMITTALS FOR ALL MATERIALS FOR ARCHITECT'S REVIEW FOR CONFORMANCE WITH PROJECT REQUIREMENTS. SHOP DRAWINGS, CUT SHEETS AND SAMPLES TO BE SUBMITTED IMMEDIATELY
AFTER EXECUTION OF CONTRACT AND BEFORE ORDERING MATERIALS OR BEGINNING RELATED CONSTRUCTION ACTIVITIES. COMMENCEMENT OF WORK PRIOR TO SUBMITTAL REVIEW WILL BE AT GC'S RISK

ALL MATERIALS SHALL BE DELIVERED TO THE JOB SITE IN MANUFACTURER'S BRAND NAME CLEARLY MARKED.

THE GC SHALL PROVIDE OWNER WITH ALL FOUIPMENT MANUALS WARRANTIES AND OPERATING INSTRUCTIONS UPON FINAL ACCEPTANCE.

THE GC SHALL WARRANT ALL WORK, MATERIALS AND EQUIPMENT FOR A PERIOD OF ONE YEAR (IN ADDITION TO MANUFACTURE'S (WARRANTIES) FROM DATE OF FINAL ACCEPTANCE BY ARCHITECT (ROJAS DESIGN, INC).

FINAL ACCEPTANCE SHALL BE ISSUED SUBSEQUENT TO COMPLETION OF

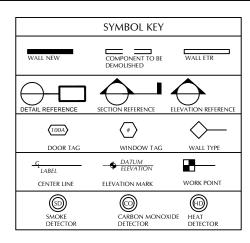
GC SHALL KEEP THE WORK AREA SECURED WHEN UNATTENDED FOR THE DURATION OF THE CONSTRUCTION PERIOD

GC SHALL REMOVE TRASH AND DEBRIS FROM THE SITE DAILY. GC TO BE RESPONSIBLE FOR ARRANGING REMOVAL SERVICE AND SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER

GC IS RESPONSIBLE, THROUGHOUT THE PROJECT, FOR ARRANGING REMOVAL AND RECYCLING OF CONSTRUCTION AND DEMOLITIOI MATERIALS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL

THE GC IS RESPONSIBLE FOR TEMPORARY POWER AS REQUIRED BY

THE CG SHALL CONFIRM WITH THE OWNER FOE THE USE OF EXISTING TOILET FACILITIES. IF AVAILABLE FOR USE, THESE TOILET ROOMS MUST BE CLEANED DAILY. DO NOT DEPOSIT ANY CONSTRUCTION MATERIAL OR DEBRIS INCLUDING; CAULKING, PLASTER, PAINT OR SOLVENTS, INTO THE



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**RENOVATIONS** 

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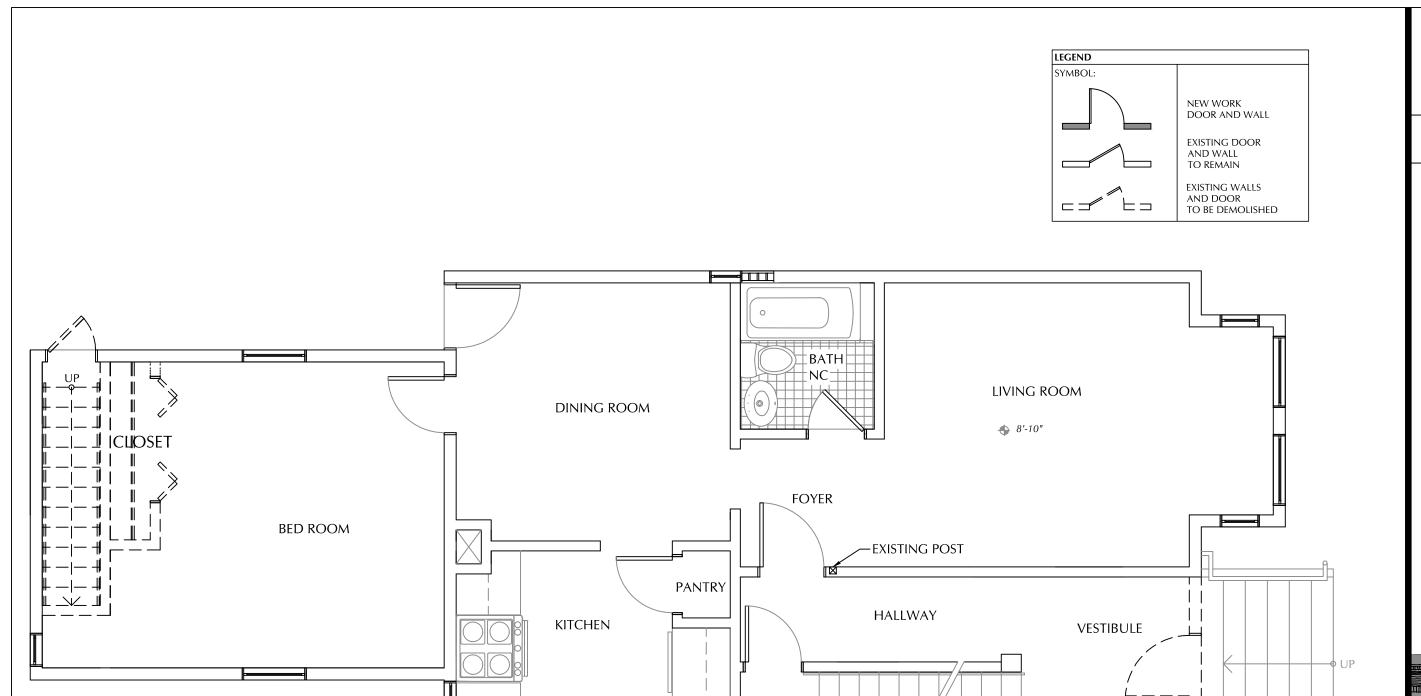
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**PROJECT** DESCRIPTION. **SPECIFICATIONS & GENERAL CONDITIONS** 

> Rojas Design, Inc. 1500 Soldiers Field Road

Interior Design

Massachusetts, 02135 Landscape Architecture



RENOVATIONS

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DEMOLITION PLAN-FIRST FLOOR

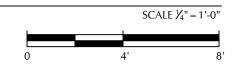
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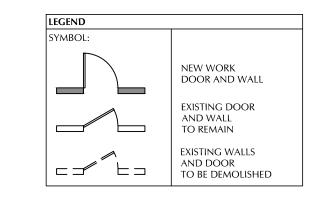
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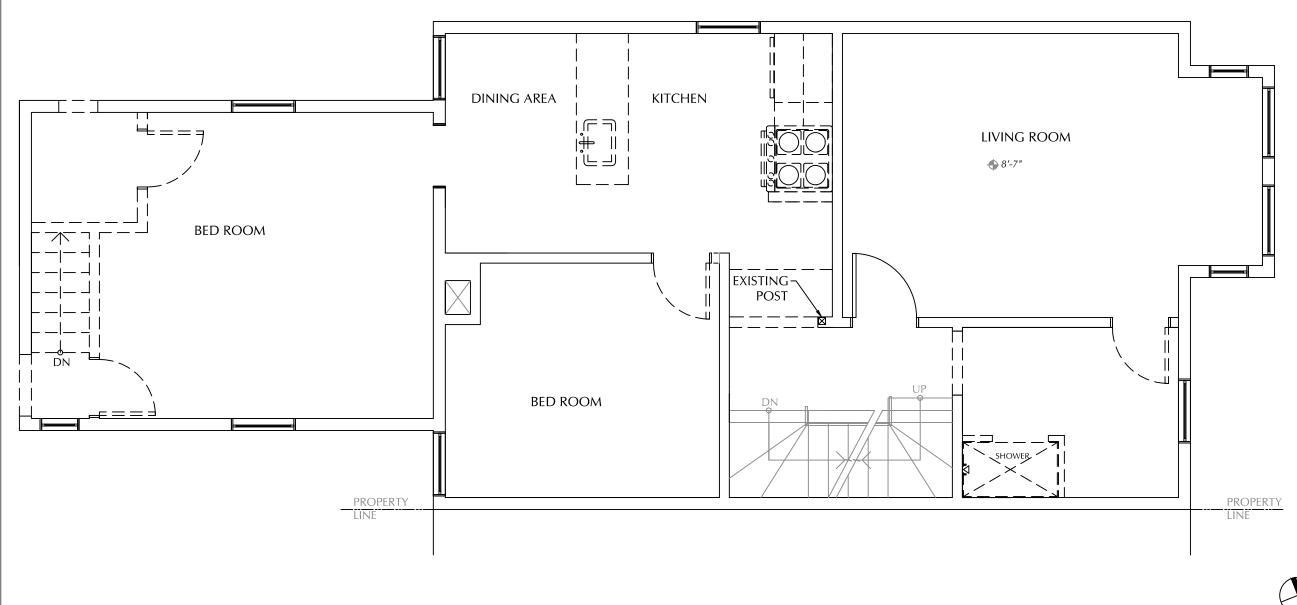
D-01

DEMOLITION PLAN- FIRST FLOOR



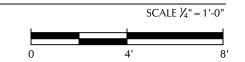
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DEMOLITION PLAN- SECOND FLOOR



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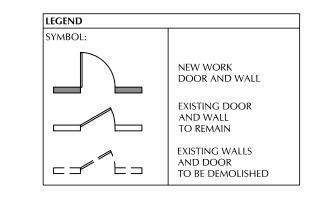
#### DEMOLITION PLAN-SECOND FLOOR

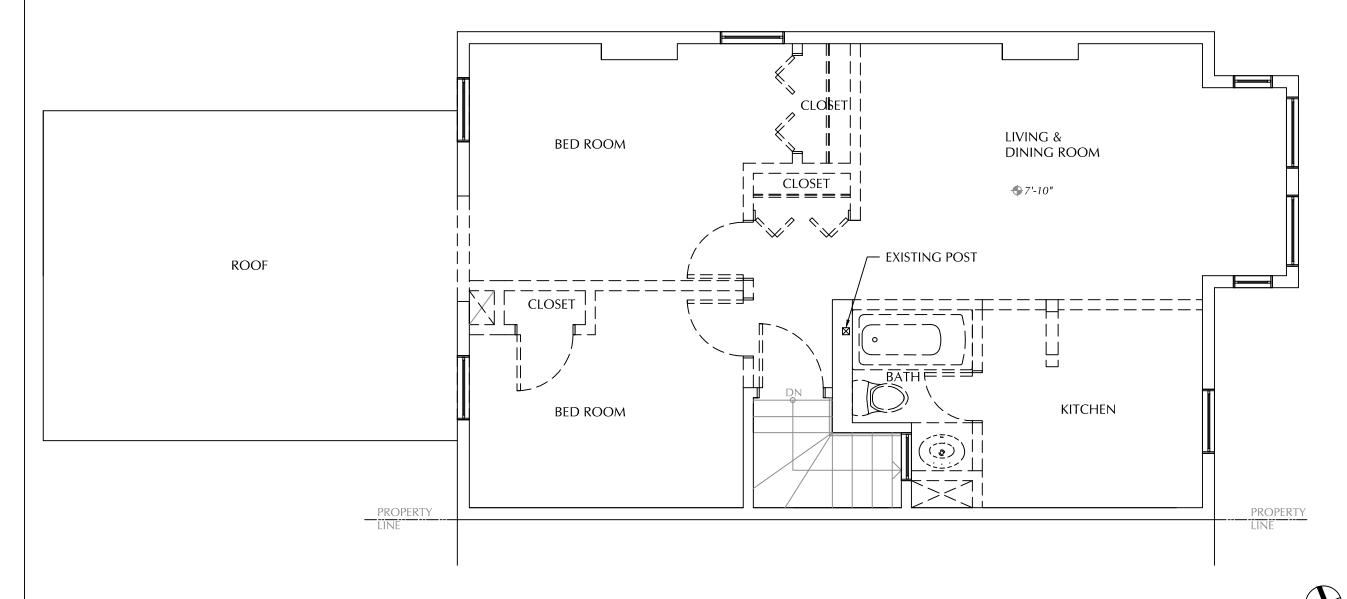
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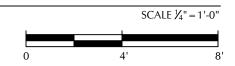
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1 DEMOLITION PLAN- THIRD FLOOR



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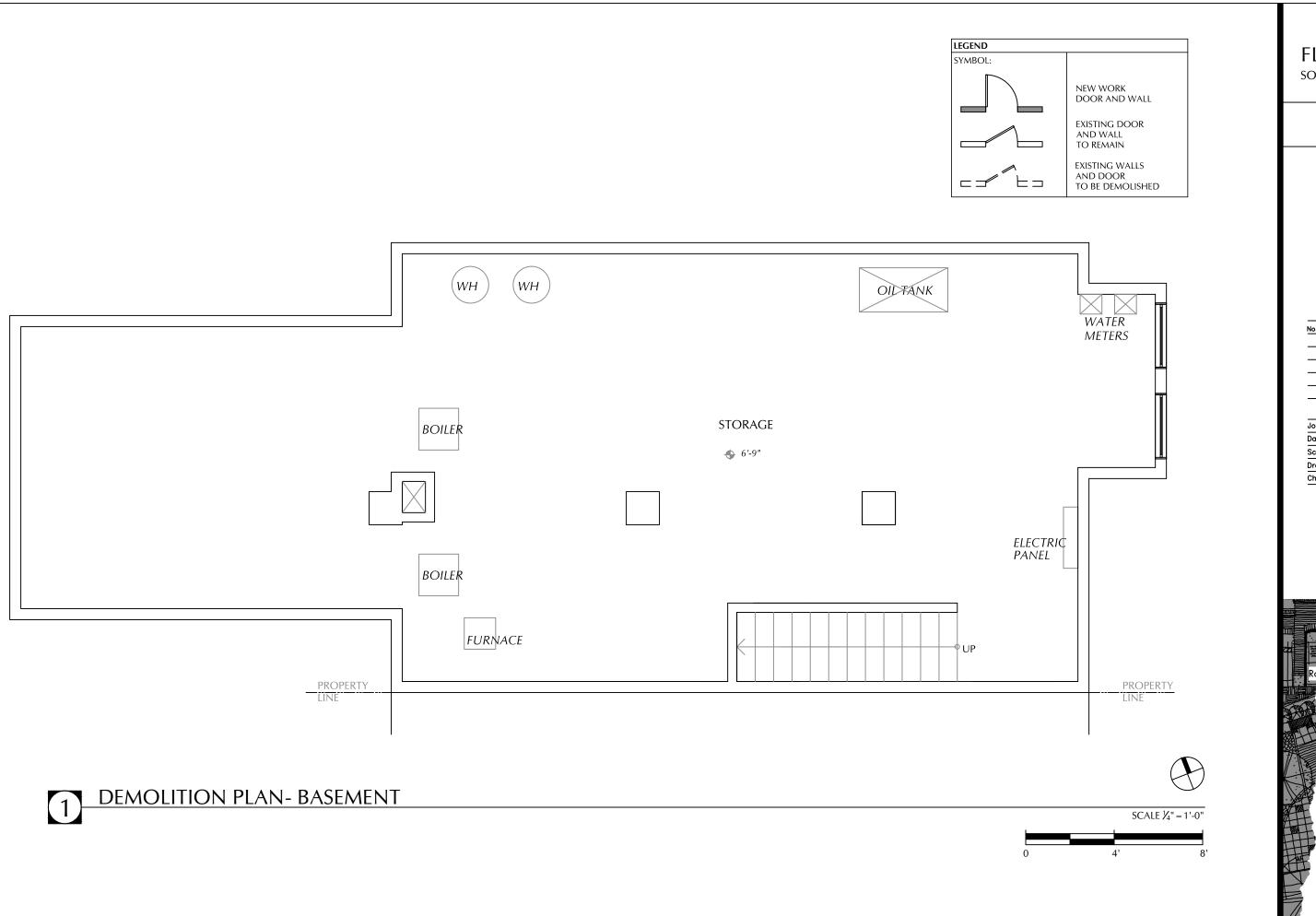
#### DEMOLITION PLAN-THIRD FLOOR

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D-03



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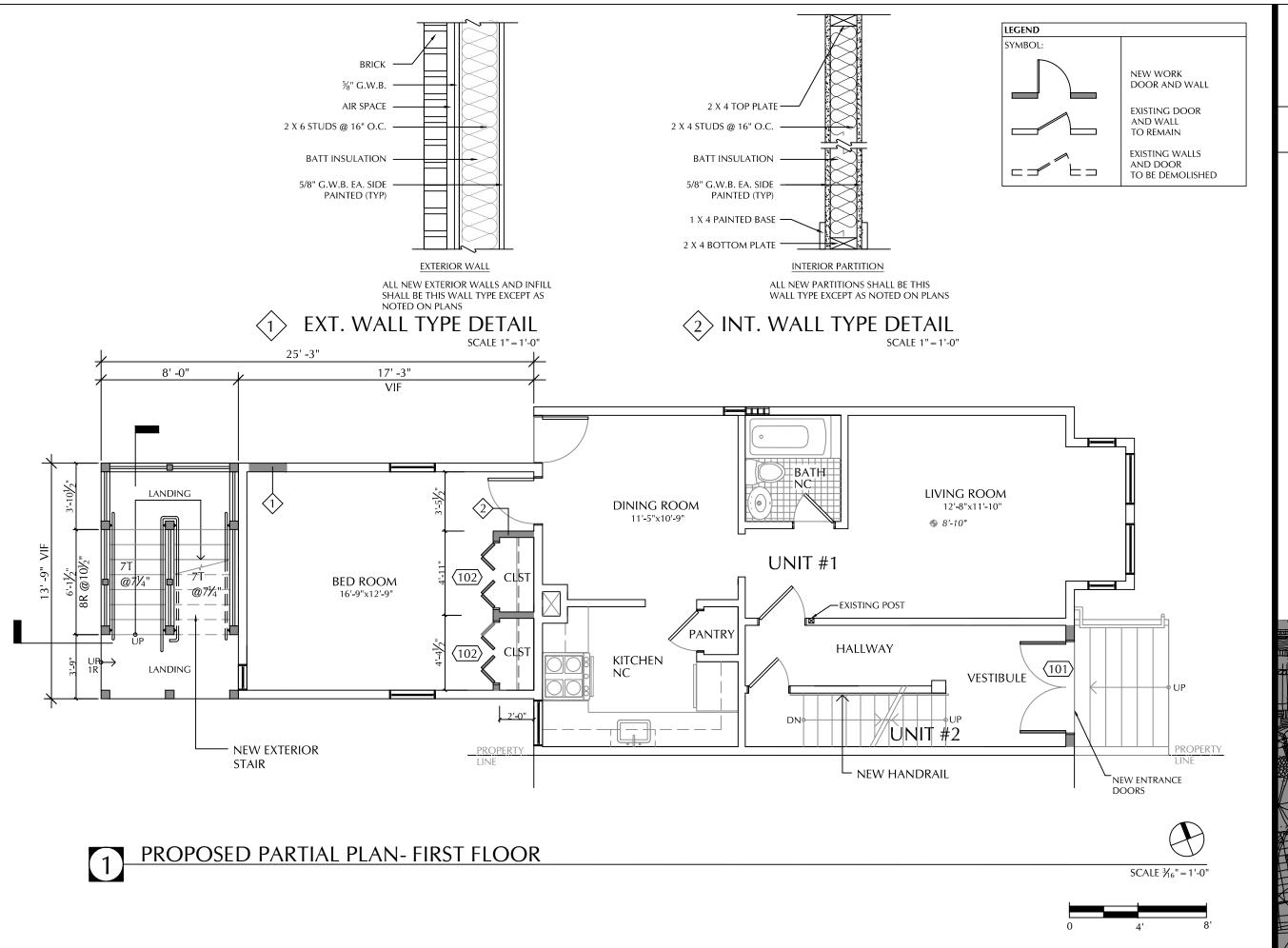
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> **DEMOLITION** PLAN-BASEMENT (NO CHANGE)

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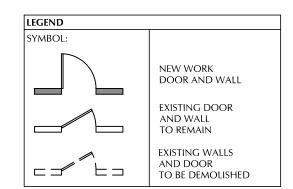
PROPOSED PLAN -FIRST FLOOR

> Rojas Design, Inc. **Architecture** 1500 Soldiers Field Road

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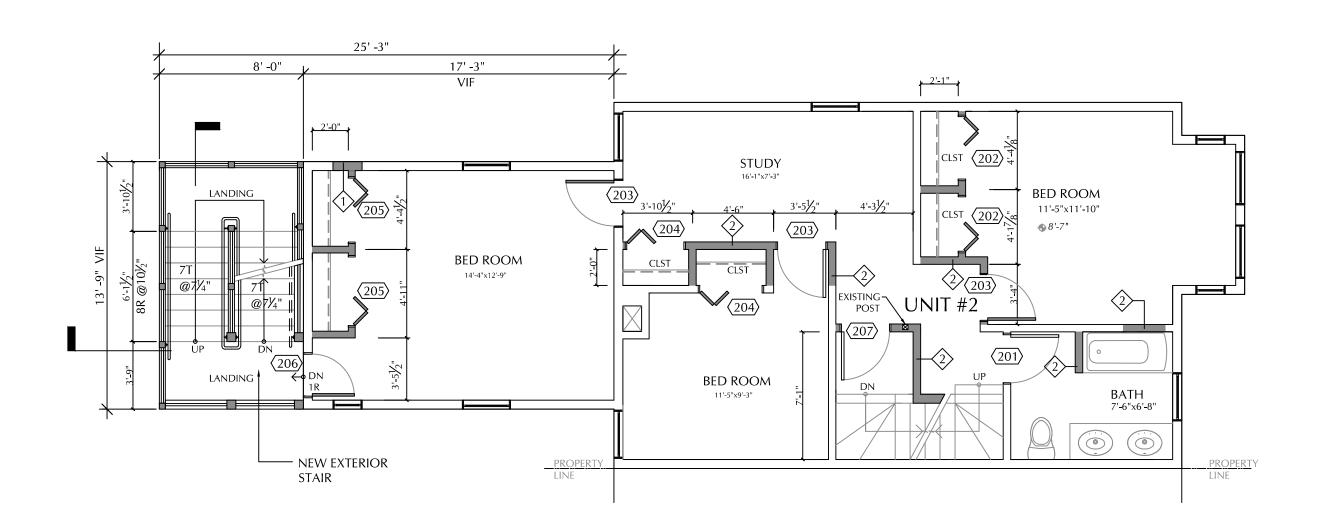


#### PROPOSED PLAN -SECOND FLOOR



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A-02

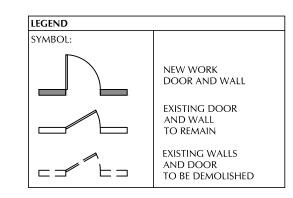


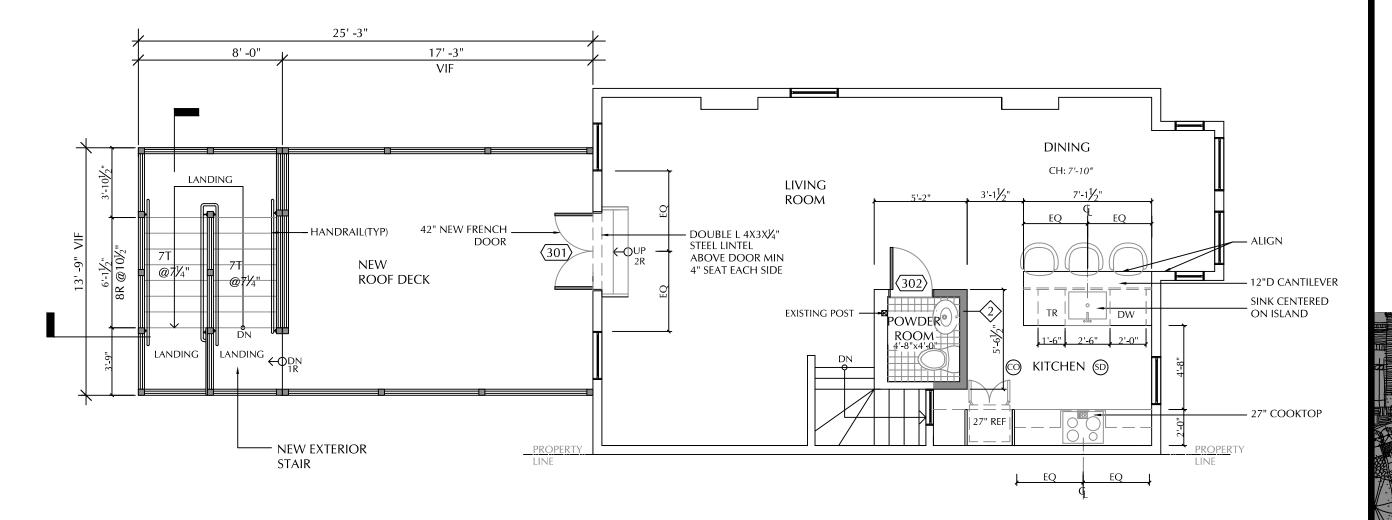
1 PROPOSED PARTIAL PLAN- SECOND FLOOR



SCALE  $\frac{3}{16}$ " = 1'-0"

DOOR SCHEDULE							
DOOR NO.	DOOR TYPE					COMMENTS	
	WIDTH	HGT.	THK.	MAT.	TYPE	SOLID & HOLLOW CORE	COMMENTS
101	2'-10"	6'-8"	1¾"	WOOD	DOUBLE- SWING DOOR	SOLID CORE	LOCK SET DOOR AND WEATHERSTRIP PERIMETER
102	2'-0"	6'-8"	1¾"	WOOD	BIFOLD DOOR	HOLLOW CORE	
201	2'-6"	6'-8"	1¾"	WOOD	SINGLE- SWING DOOR	SOLID CORE	
202	3'-4"	6'-8"	13/8"	WOOD	BIFOLD DOOR	HOLLOW CORE	
203	2'-8"	6'-8"	1¾"	WOOD	SINGLE- SWING DOOR	SOLID CORE	
204	3'-2"	6'-8"	1%"	WOOD	BIFOLD DOOR	HOLLOW CORE	
205	3'-6"	6'-8"	1¾"	WOOD	BIFOLD DOOR	HOLLOW CORE	
206	2'-8"	6'-8"	13/4"	WOOD	SINGLE- SWING DOOR	SOLID CORE	LOCK SET DOOR AND WEATHERSTRIP PERIMETER
207	2'-8"	6'-8"	1¾"	WOOD	SINGLE- SWING DOOR	SOLID CORE	LOCK SET DOOR AND WEATHERSTRIP PERIMETER
301	1'-9"	6'-8"	1¾"	WOOD	DOUBLE- SWING DOOR 15-LITE-GLASS	SOLID CORE & GLASS	LOCK SET DOOR AND WEATHERSTRIP PERIMETER
302	2'-4"	6'-8"	13⁄4"	WOOD	SINGLE- SWING DOOR	SOLID CORE	





PROPOSED PARTIAL PLAN- THIRD FLOOR



SCALE  $\frac{3}{16}$ " = 1'-0"

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#### PROPOSED PLAN -THIRD FLOOR

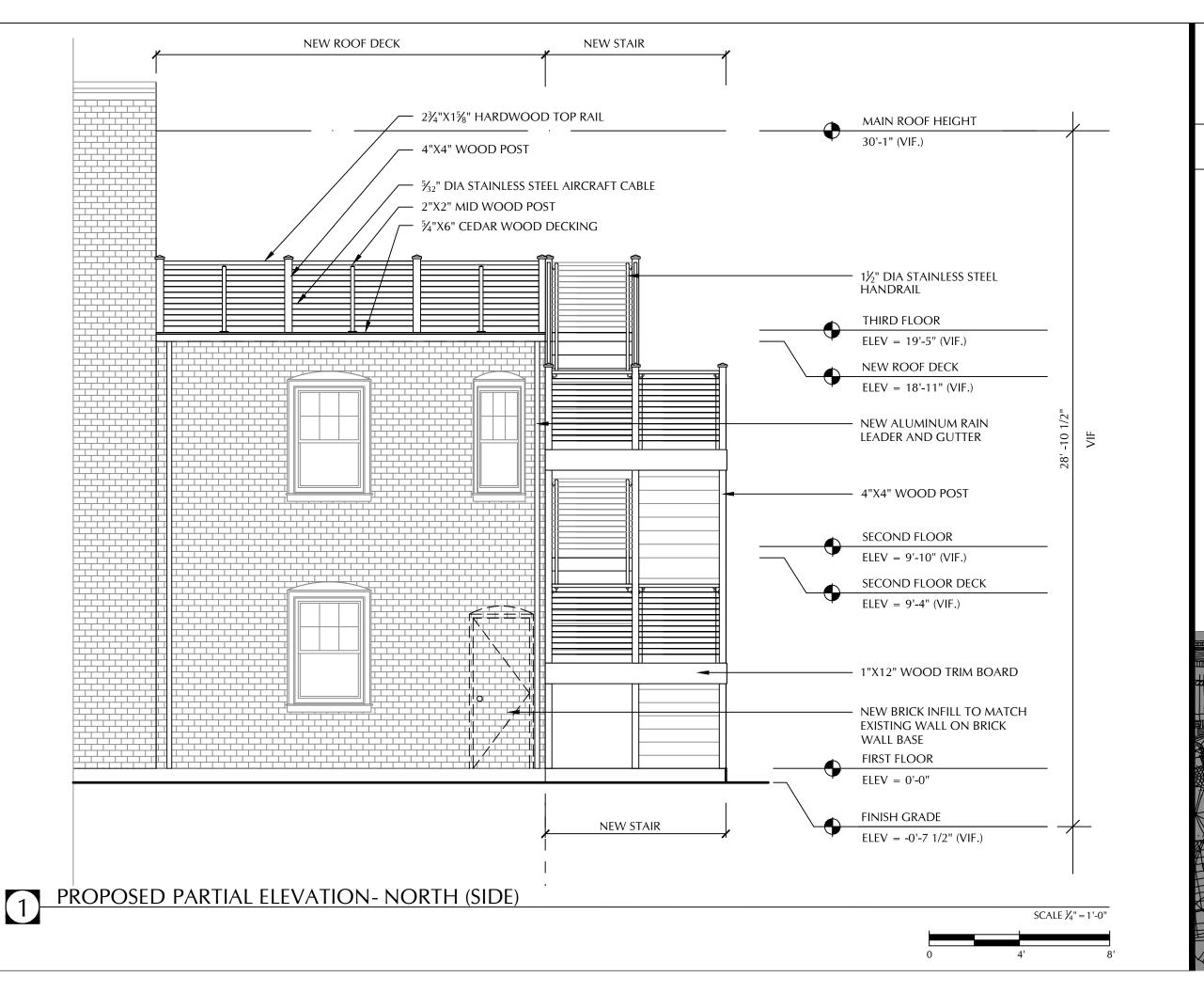
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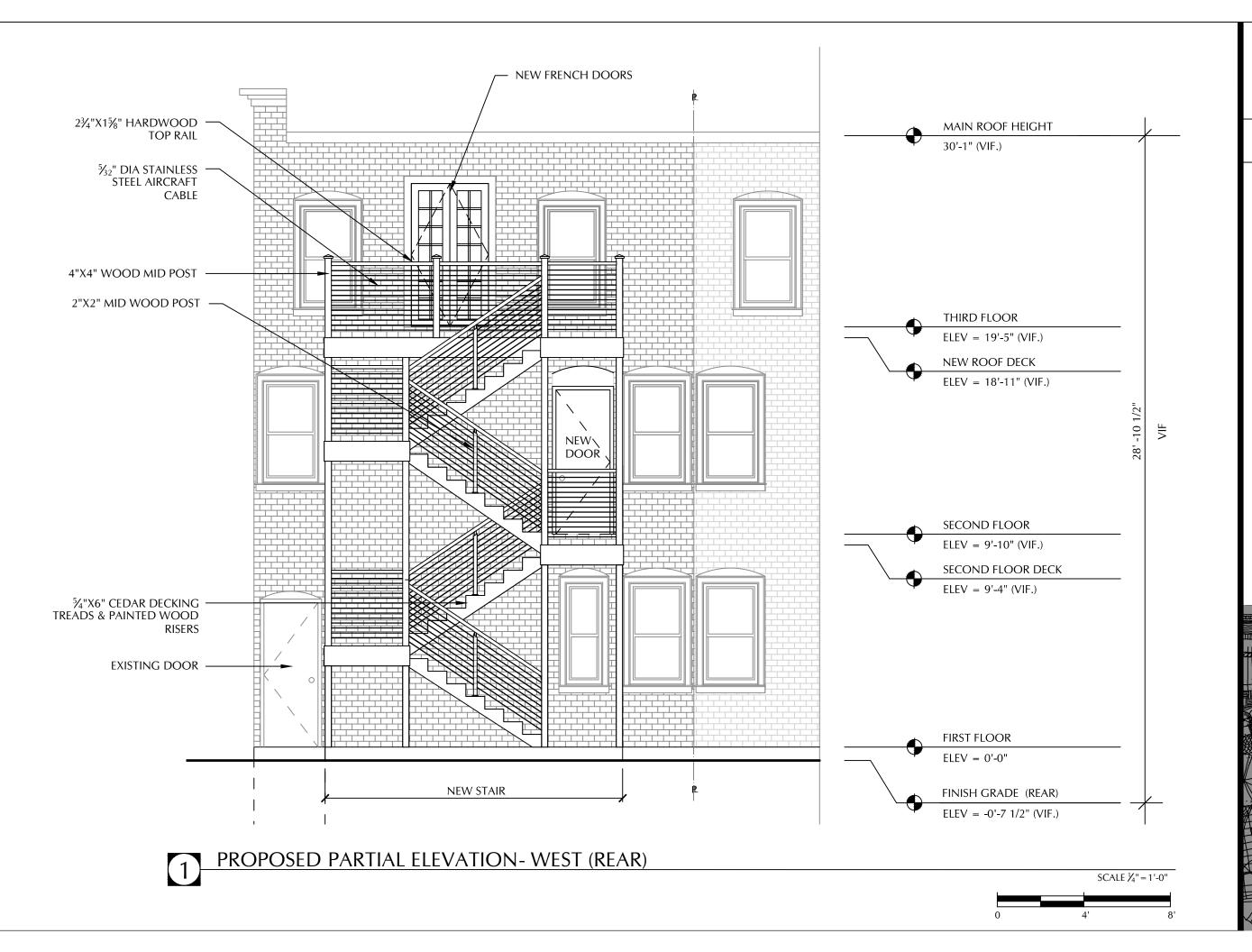
PROPOSED ELEVATION -NORTH

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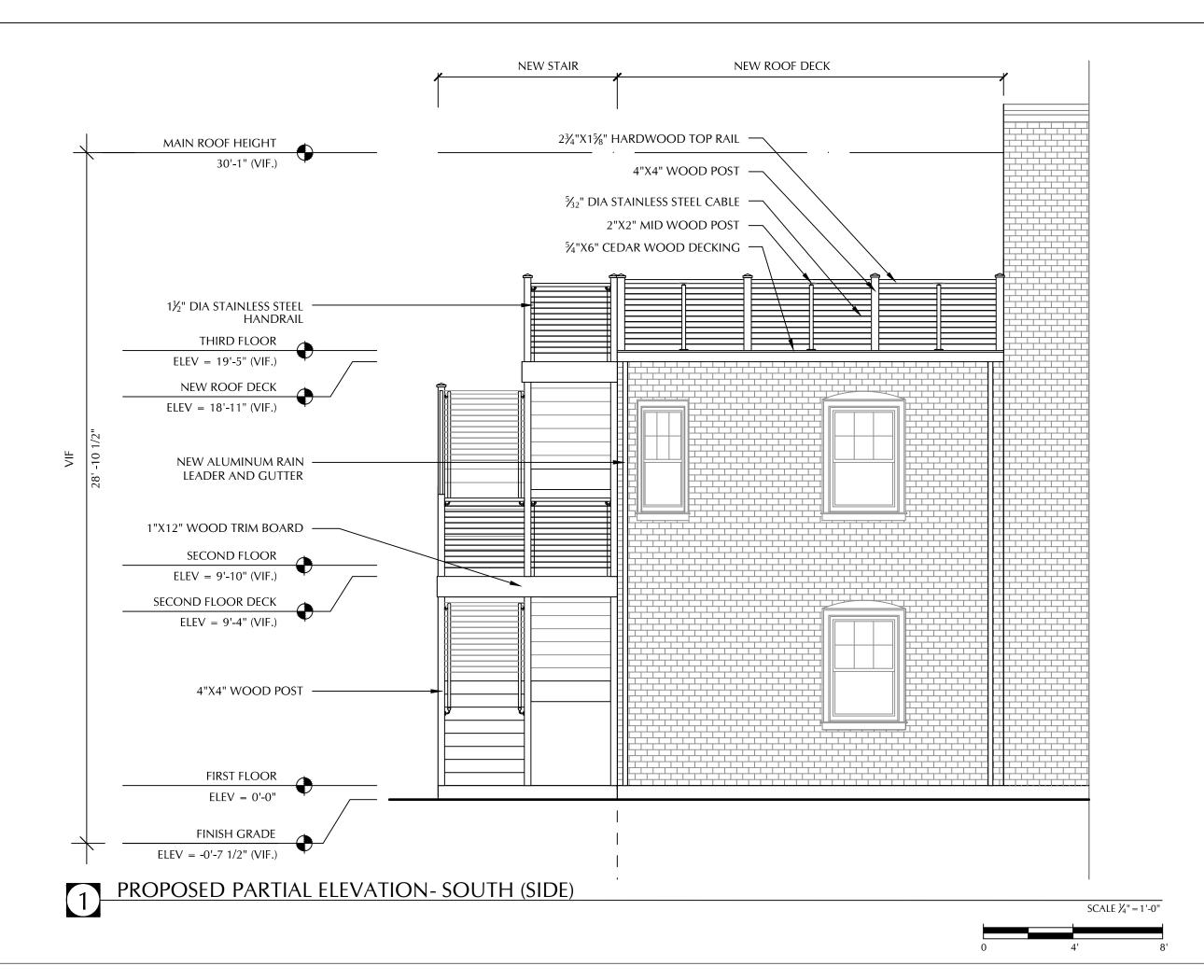
PROPOSED ELEVATION -WEST

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PROPOSED ELEVATION -SOUTH

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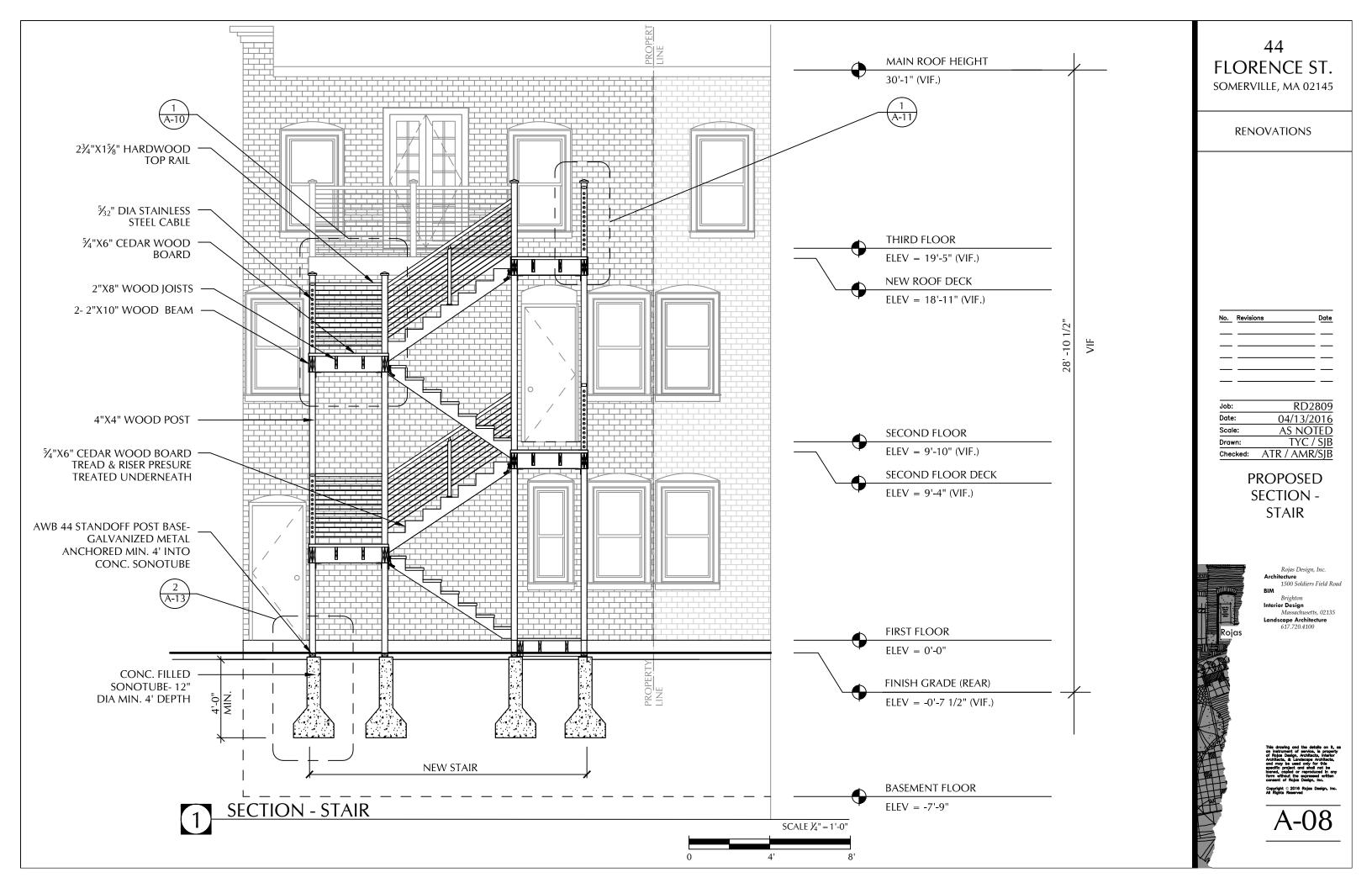
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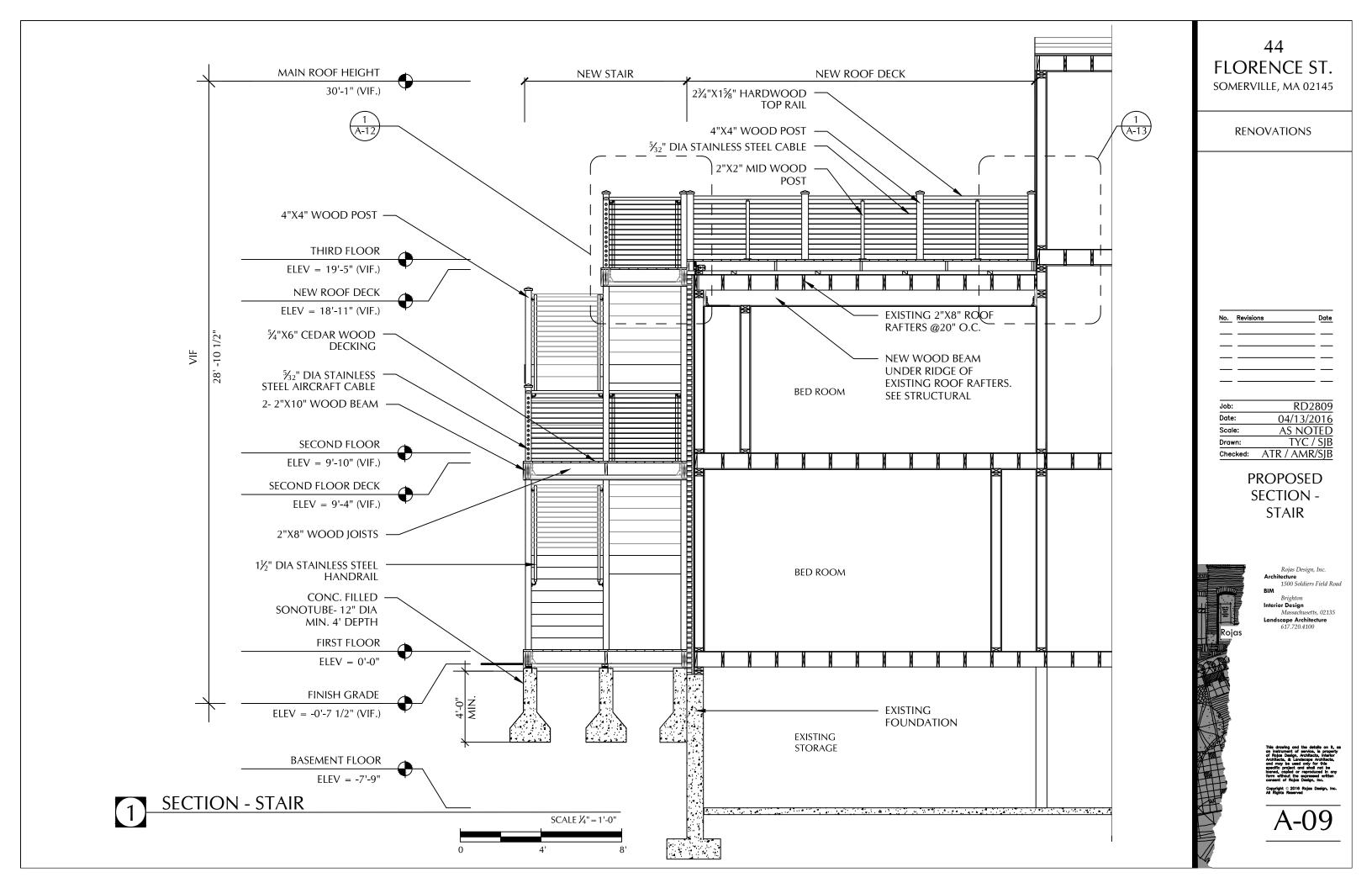
Rojas Design, Inc.
Architecture
1500 Soldiers Field Ro.
BIM
Brighton

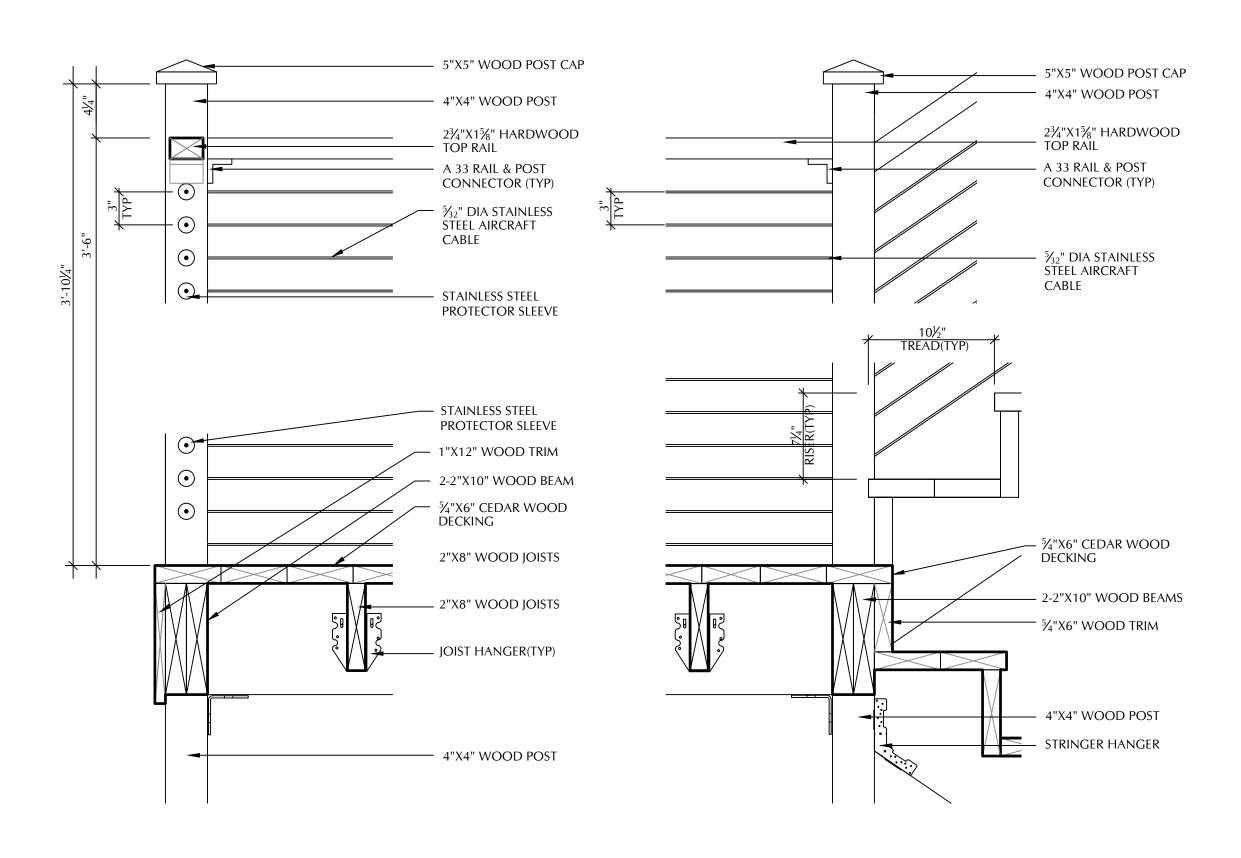
Brighton
Interior Design
Massachusetts, 02135
Landscape Architecture
617.720.4100

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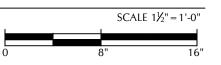
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1 STAIR DETAIL



44
FLORENCE ST.
SOMERVILLE, MA 02145

RENOVATIONS

Revisions	<u>Date</u>
-	

 Job:
 RD2809

 Date:
 04/13/2016

 Scale:
 AS NOTED

 Drawn:
 TYC / SJB

 Checked:
 ATR / AMR/SJB

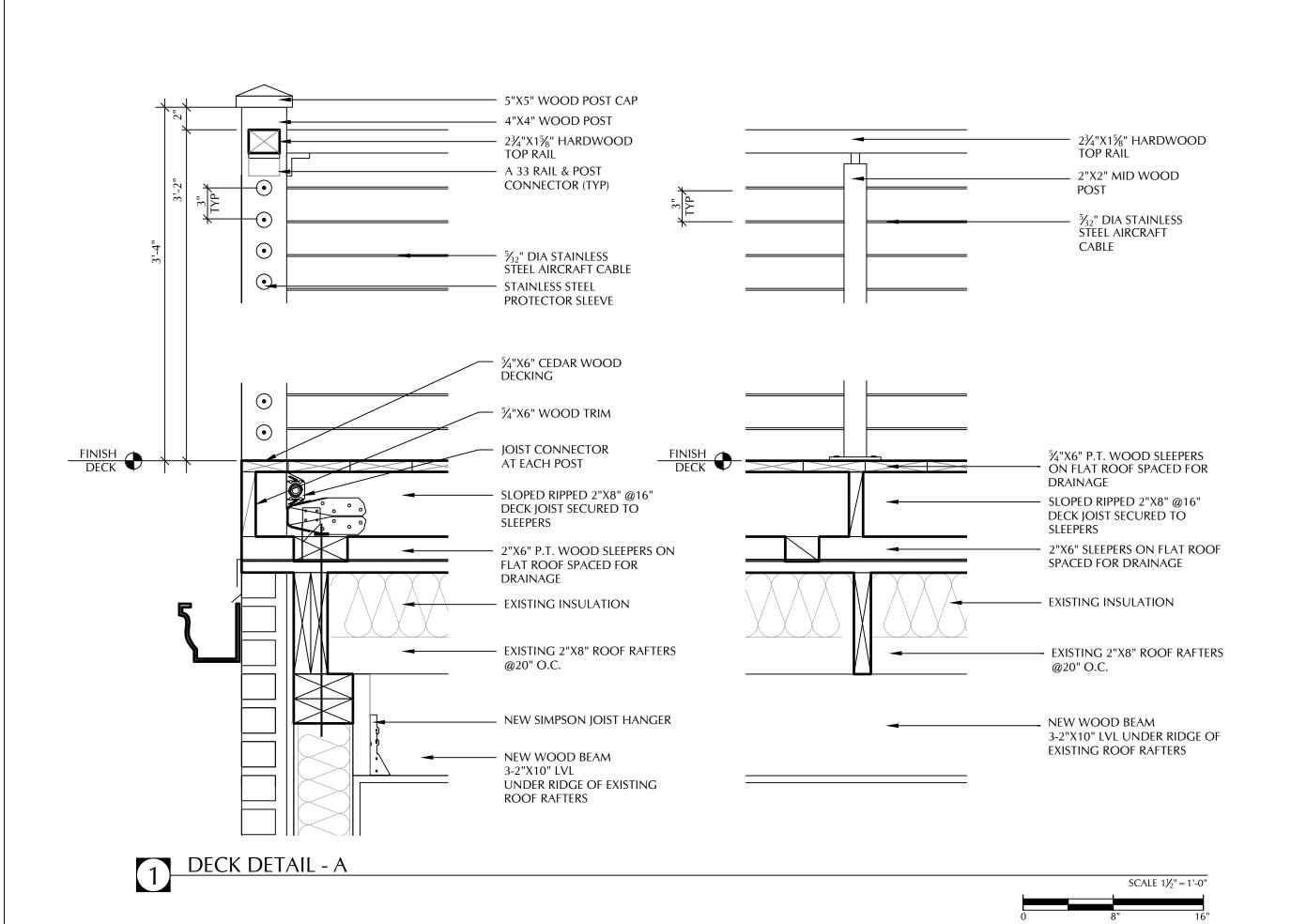
PROPOSED DETAIL - STAIR

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No. Revisions Date

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 RD2809

 Date:
 04/13/2016

 Scale:
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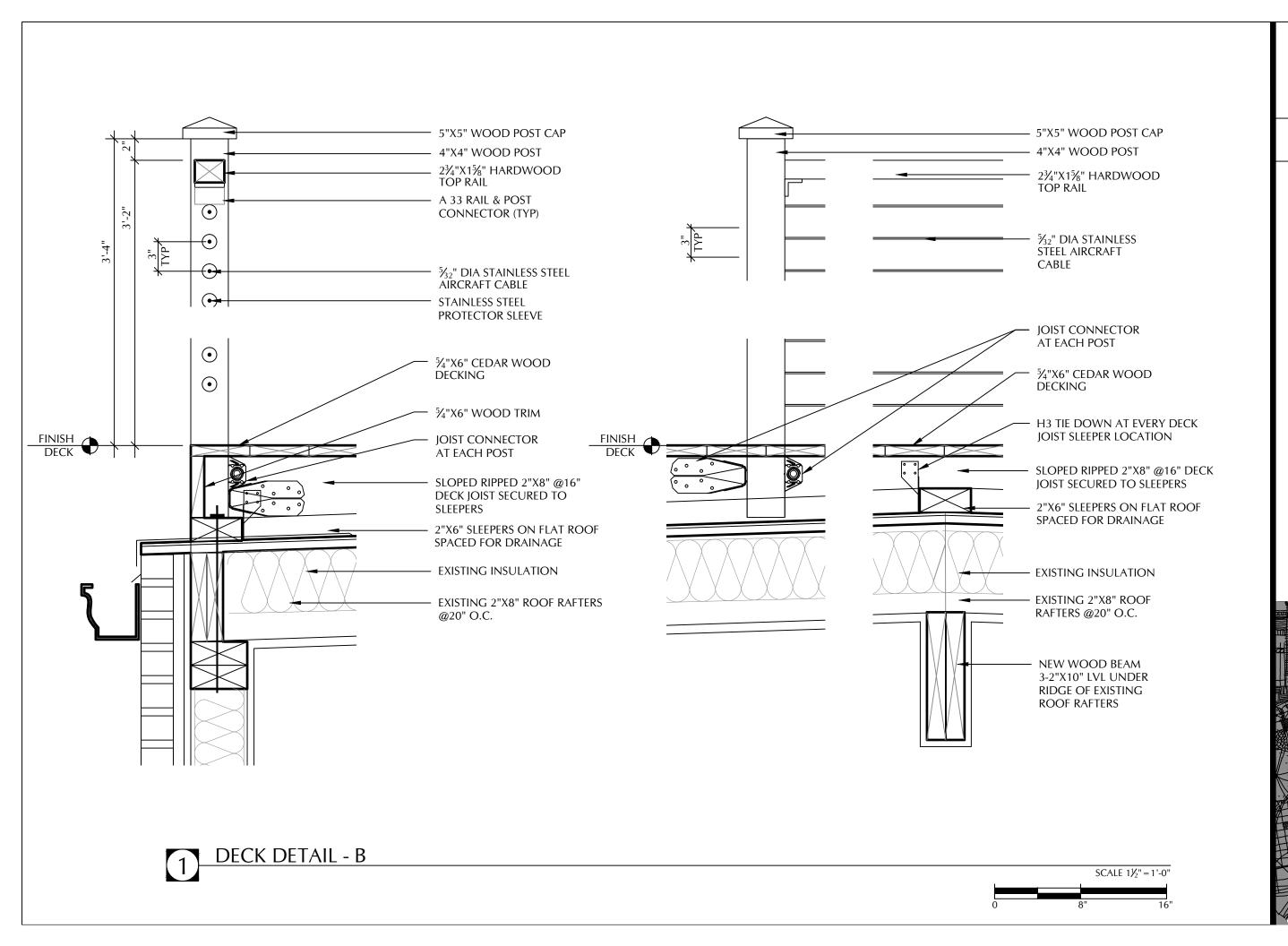
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PROPOSED DETAIL - DECK A



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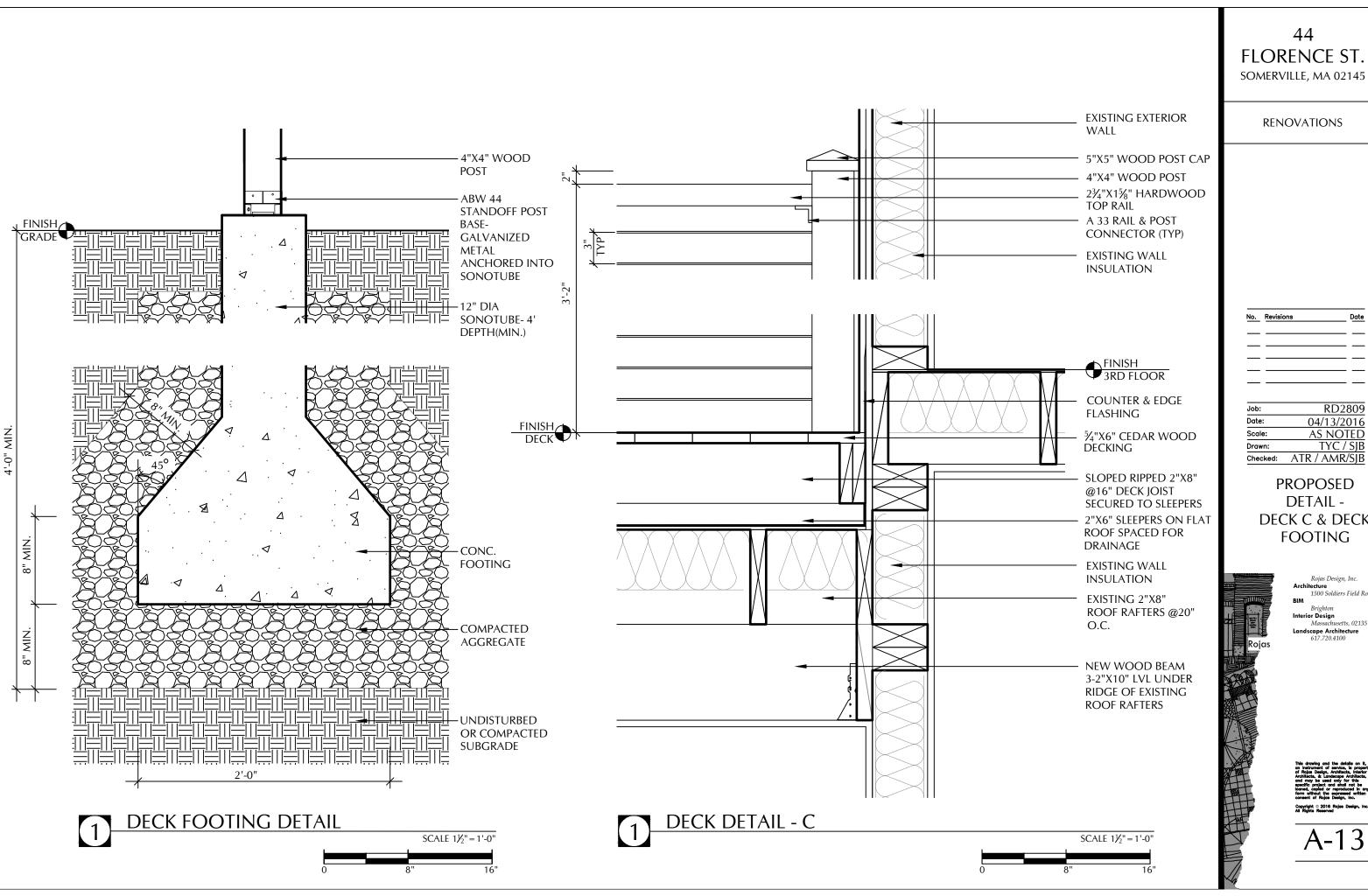
**RENOVATIONS** 

RD2809 Date: 04/13/2016 **AS NOTED** Scale: TYC / SJB Drawn: Checked: ATR / AMR/SJB

> **PROPOSED DETAIL - DECK** В



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### FLORENCE ST.

**RENOVATIONS** 

0.	Revisions	Date
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RD2809 04/13/2016 AS NOTED TYC / SJB Checked: ATR / AMR/SJB

**PROPOSED** DETAIL -DECK C & DECK **FOOTING** 

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