

RENOVATION OF EXISTING RESIDENTIAL BUILDING
TWO FAMILY SEMI-DETACHED
309 WASHINGTON STREET, SOMERVILLE, MA

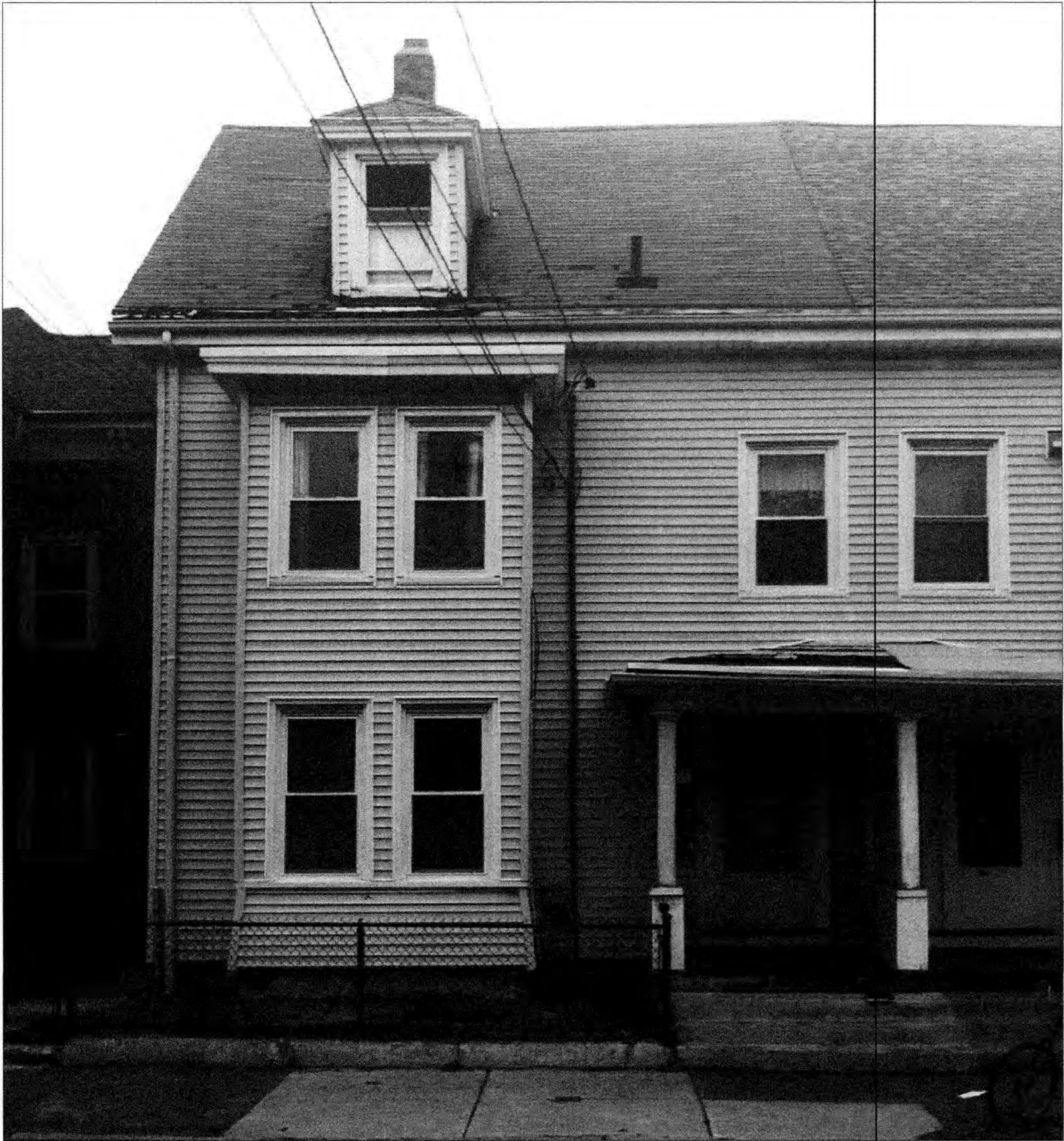
DRAWING LIST

CERTIFIED SITE PLAN
PROVIDED UNDER SEPARTATE COVER
A100 ZONING COMPLIANCE AND SPECIAL PERMIT APPLICATION
A200 EXISTING CONDITIONS PLAN
A201 RENOVATED PLANS INCLUDING DEMOLITION
A202 RENOVATION PLANS ADDITIONAL STRUCTURE
A301 ELEVATIONS
A350 SECTION AA
A500 DOOR AND WINDOW DETAILS

MECHANICAL, ELECTRICAL, ALARM AND
FIRE PROTECTION UNDER SEPARATE COVER
WITH ADDITIONAL PERMITS.

SCOPE OF WORK
COMPLETE RENOVATION OF TWO RESIDENTIAL UNITS
TWO-FAMILY RESICENCE TO THE EXTENT SHOWN IN THE
PLANS.

SPECIAL PERMIT
FINISHED BASEMENT
ADDITION OF DECK AT FLOOR 2
ADDITION OF DECK OVER EXISTING FOOTPRINT AT FLOOR 3
EXISTING UNCHANGED NON-CONFORMING CONDITIONS



EXISTING FRONT ELEVATION

SDA
One Cambridge Street
Salem, MASSACHUSETTS
01970 USA

978.741.0410
schopf@verizon.net

Architecture
Interior Design
Master Planning
Project Management

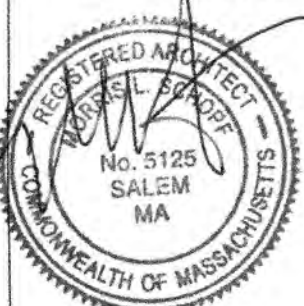
7-28-16

RENOVATION OF EXISTING RESIDENTIAL BUILDING
TWO FAMILY SEMI-DETACHED
309 WASHINGTON STREET, SOMERVILLE, MA

©CHOPP DESIGN ASSOCIATES 2016

1 5-07-16 FIELD MEASURE
2 7-28-16 PERMITS

No. Date CIRCULATION



Architect

Date 5-5-16

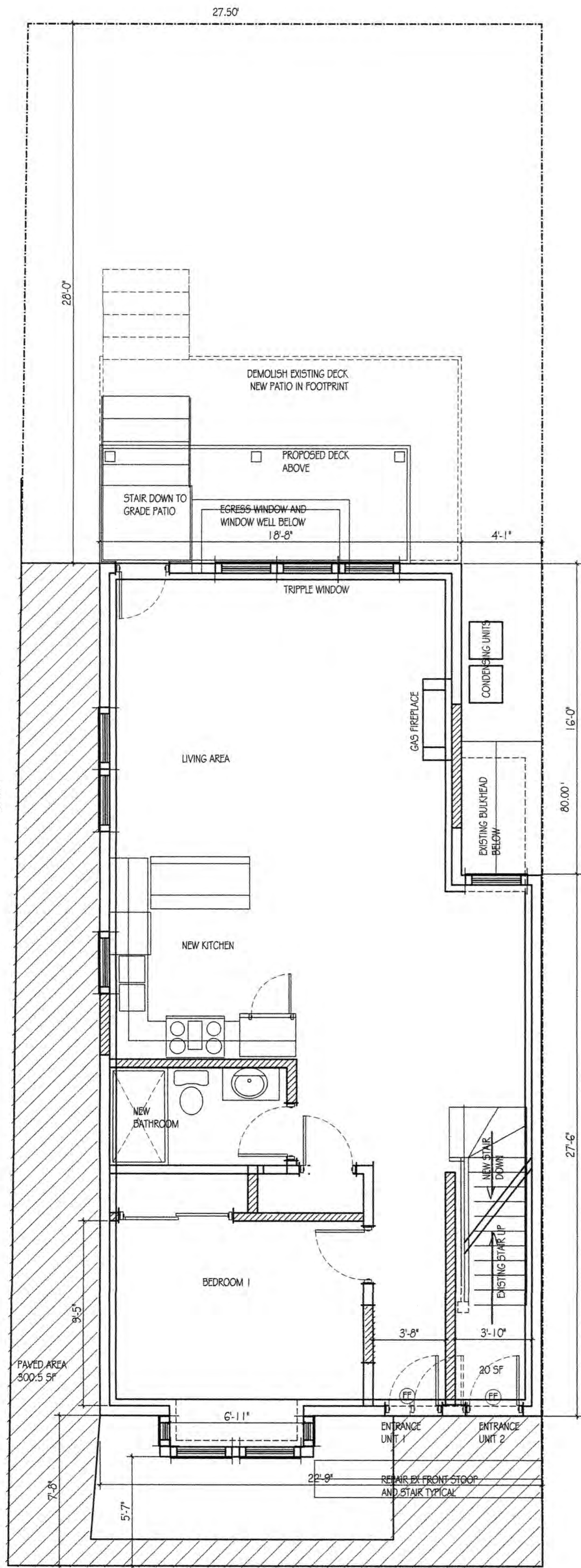
Scale VARIES

Job No. 16-22

Drawn By RMS

C

SHEET



ZONING CHART				
REQ. ZONE	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE	7,500 SF	2,200 SF	2,200 SF	PRE-EXISTING (NO CHANGE)
LOT AREA/DU 1-9 DL				
FAR	1.0 2,200 SF	.9526	1.47	RELIEF REQUIRED
MAX GROUND COVERAGE	50% (1,100 SF)	959 SF	959 SF	BASEMENT TO OCCUPIED SPACE
LANDSCAPE AREA	25% (550 SF)	726.5 SF	726.5 SF	COMPLIES
PERMEABLE AREA	35% (770 SF)	726.5 SF	726.5 SF	COMPLIES
MAXIMUM HEIGHT	40'-0" 3 STORIES			PRE-EXISTING (NO CHANGE)
FRONT SETBACK	15'-0" OR STREET AVERAGE	7'-8" 5'-7"	7'-8" 5'-7"	PRE-EXISTING (NO CHANGE)
LEFT SIDE SETBACK	MIN 10'-0" OR AVERAGE EX.			PRE-EXISTING (NO CHANGE)
RIGHT SIDE SETBACK	MIN SIDE SB = 10'	4.1	4.1	PRE-EXISTING (NO CHANGE)
REAR SETBACK	MIN SIDE SB = 10'	04.6	04.6	PRE-EXISTING (NO CHANGE)
	16'-0"	28'-0"	28'-0"	COMPLIES
FRONTAGE	50'-0"	27.5	27.5	PRE-EXISTING (NO CHANGE)
HEIGHT	40/3 STORIES	35/3 STORIES	35/3 STORIES	COMPLIES
PARKING	1.5 PER DU W/ 1-2 BEDROOMS	0	0	PRE-EXISTING (NO CHANGE)
	2 PER DU W/ 3+ BEDROOMS			

Section 4.4. - Nonconforming Structures.

4.4.1. Alteration, Reconstruction, Extension, or Structural Change to a Nonconforming Structure.

As provided in M.G.L. c.40A, § 6, as amended, the alteration, reconstruction, extension or structural change to a nonconforming single or two-family residential structure shall not be considered an increase in the nonconforming nature of the structure and shall be permitted as a matter of right upon a determination by the building inspector or the Zoning Administrator under the following circumstances:

(i) Alteration, reconstruction, extension, or structural change to a one- or two-family structure that complies with the dimensional requirements of the zoning ordinance in effect at the time of the application, but is located on a lot with insufficient area, and provided any such alteration, reconstruction, extension or structural change remains in compliance with all current dimensional requirements and does not increase the Gross Floor Area (GFA) of the dwelling by more than twenty-five percent (25%). For the purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the effective date of this ordinance.

(ii) Alteration, reconstruction, extension or structural change to a nonconforming one- or two-family structure not affecting the nonconforming aspect of the one- or two-family structure and where the alteration, reconstruction, extension, or structural change will comply with all current dimensional requirements of the zoning ordinance, and provided any such alteration, reconstruction, extension or structural change does not increase the Gross Floor Area of the dwelling by more than twenty-five percent (25%). For the purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the effective date of this ordinance.

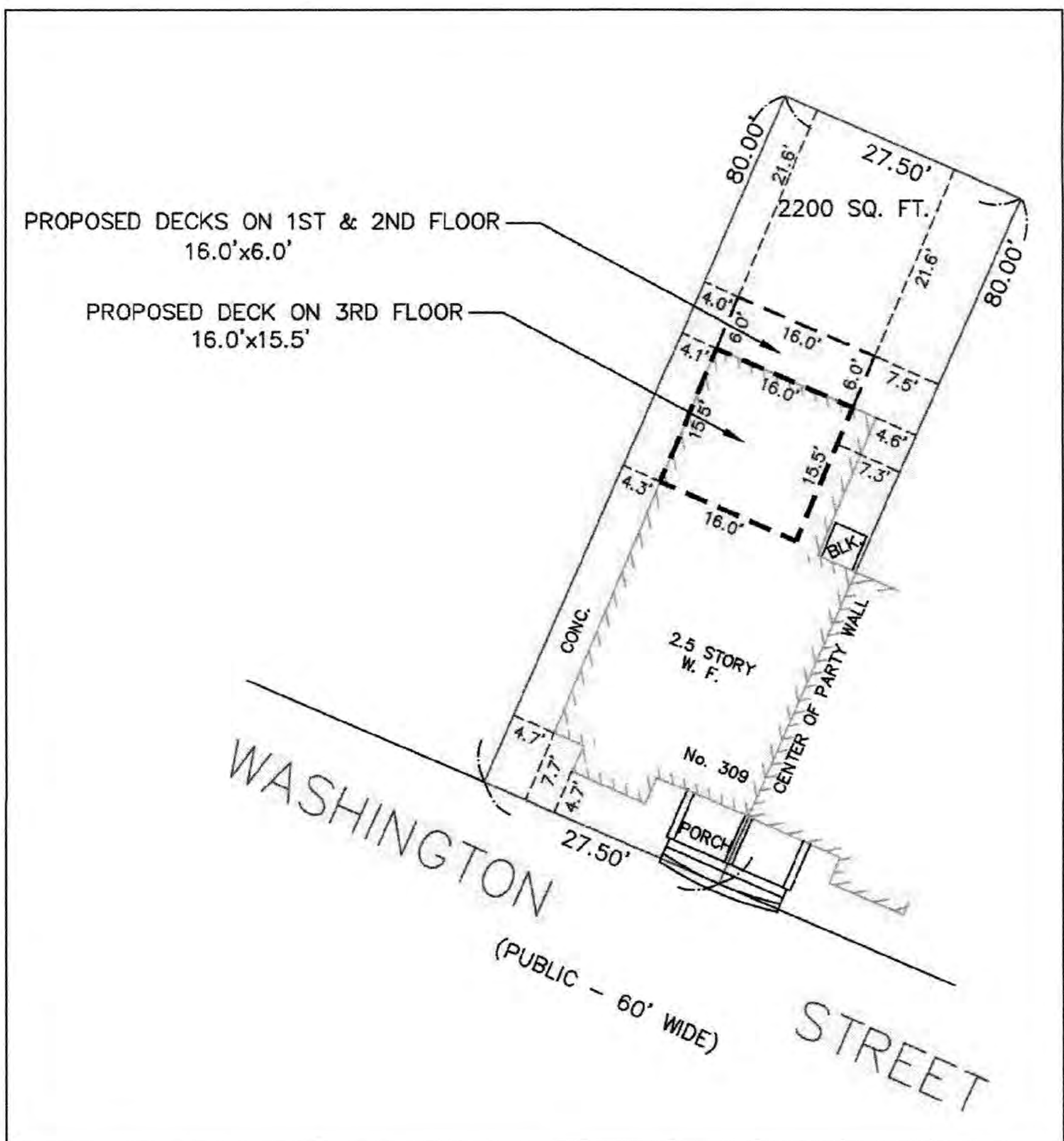
Lawfully existing one- and two-family dwellings which are used only as residences, which are nonconforming with respect to dimensional requirements, may be enlarged, expanded, renovated, or altered by special permit granted by the SPGA in accordance with the procedures of Article 5, when any such enlargement, extension, renovation or alteration increases the nonconforming nature of the structure or the Gross Floor Area of the dwelling is increased by more than twenty-five percent (25%). For the purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the effective date of this ordinance. The SPGA, as a condition of granting a special permit under this Section must find that such extension, enlargement, renovation or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming structure.

AREA (FAR)

NAME	LEVEL	AREA	EXISTING AREA
UNIT 1	BASEMENT	959	(0)
UNIT 1	FLOOR 1	941	941
UNIT 2	FLOOR 2	900	900
UNIT 2	FLOOR 3 (ATTIC)	468.5	468.5
TOTAL		3,240.5	2,309.5

EXISTING GROSS FLOOR AREA		PROPOSED GROSS FLOOR AREA	
BASEMENT	941 + 18 959	941 + 18 959	
FLOOR 1	941	941	
FLOOR 2	900	900	
FLOOR 3 (ATTIC)	468.5	468.5	
TOTAL	2,309.5	2,309.5	

PROPOSED GSF (2,309.5) - EXISTING GSF (2,309.5) = GSF INCREASE (0)
GSF INCREASE (0) / EXISTING GSF (2,309.5) = PERCENTAGE INCREASE (0)



SDA

One Cambridge Street
Salem, MASSACHUSETTS
01970 USA

978.741.0410

schop@verizon.net

Architecture
Interior Design
Master Planning
Project Management

7-28-16

RENOVATION OF EXISTING RESIDENTIAL BUILDING
TWO FAMILY SEMI-DETACHED
309 WASHINGTON STREET, SOMERVILLE, MA

©SCHOPF DESIGN ASSOCIATES 2016

1 5-07-16 FIELD MEASURE
2 7-28-16 PERMITS

No. Date CIRCULATION



Architect

Date 5-5-16

Scale VARIES

Job No. 16-22

Drawn By mts

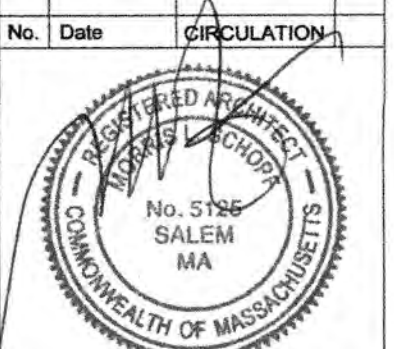
A100

SHEET

RENOVATION OF EXISTING RESIDENTIAL BUILDING
TWO FAMILY SEMI-DETACHED
309 WASHINGTON STREET, SOMERVILLE, MA

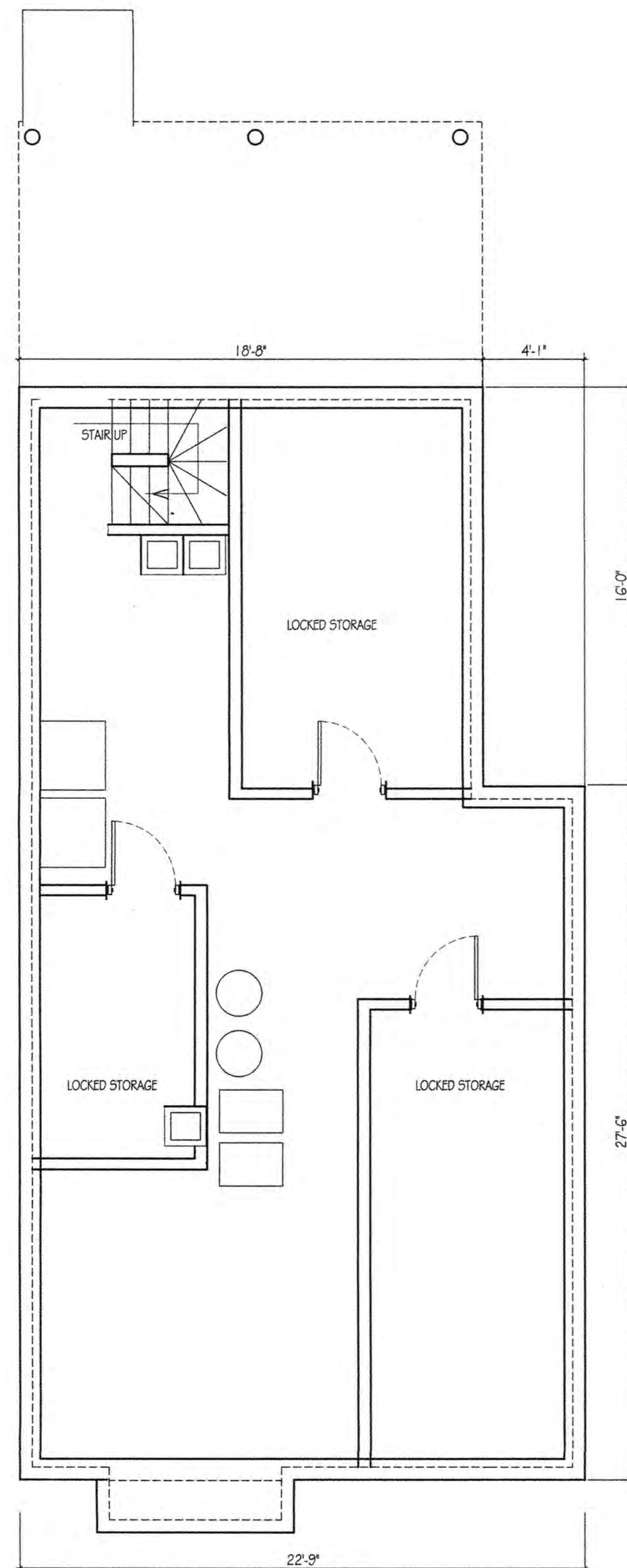
©CHOPP DESIGN ASSOCIATES 2016

1 5-07-16 FIELD MEASURE
2 7-28-16 PERMITS

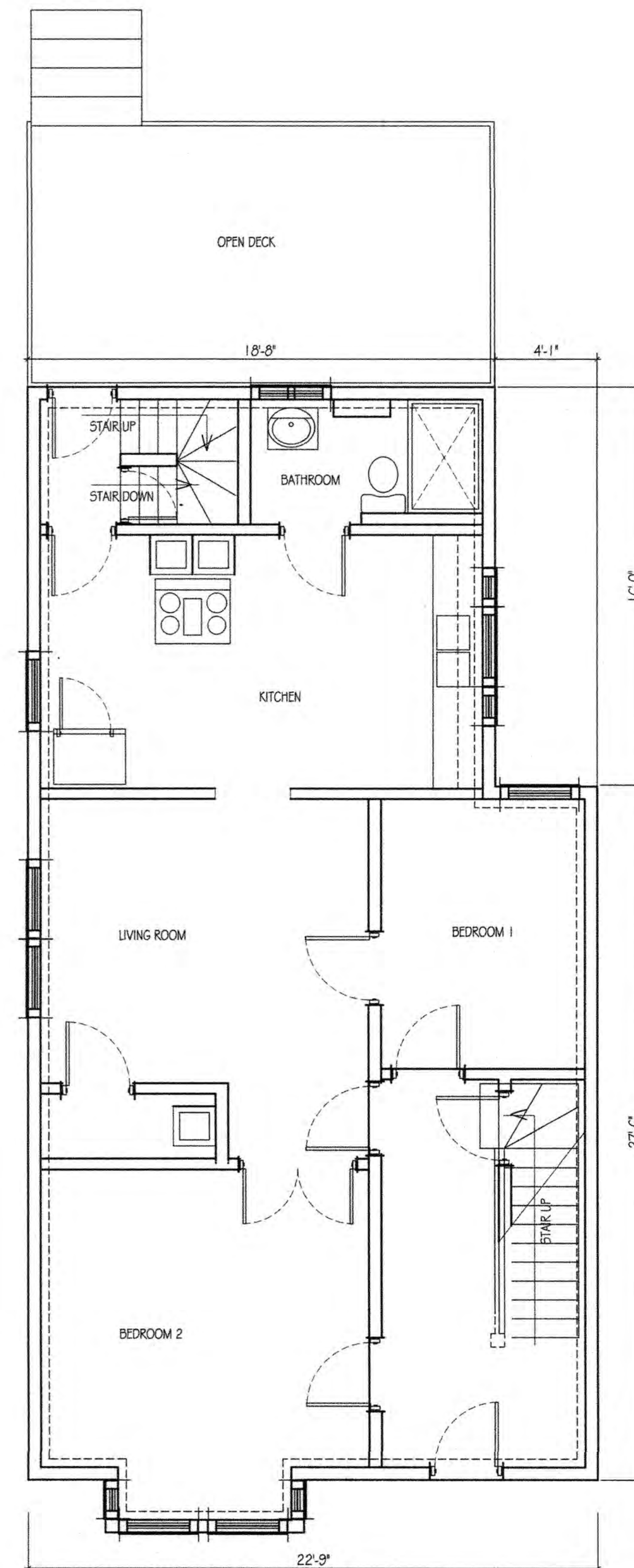


Architect
Date 5-5-16
Scale VARIES
Job No. 16-22
Drawn By mms

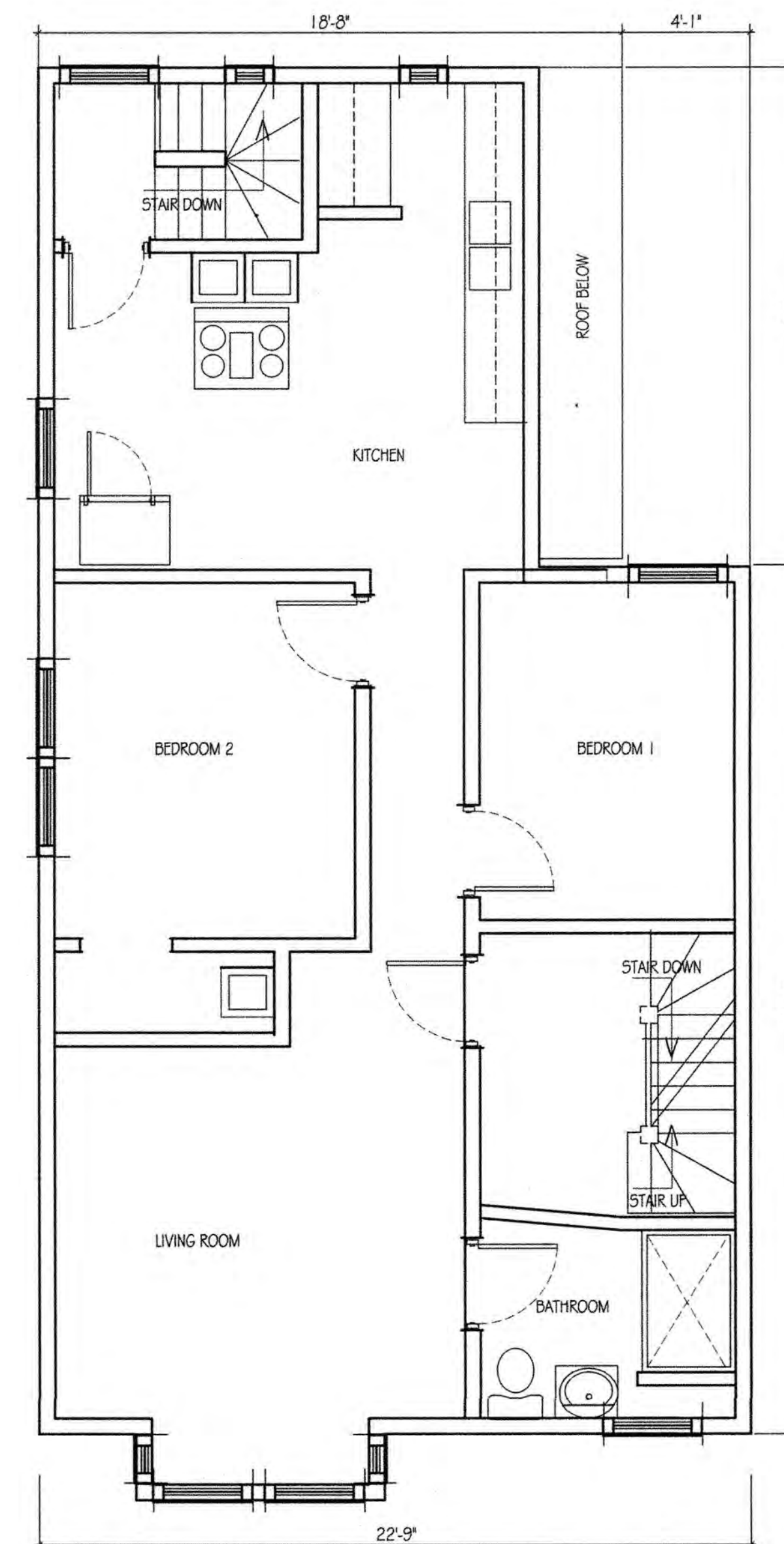
A200
SHEET



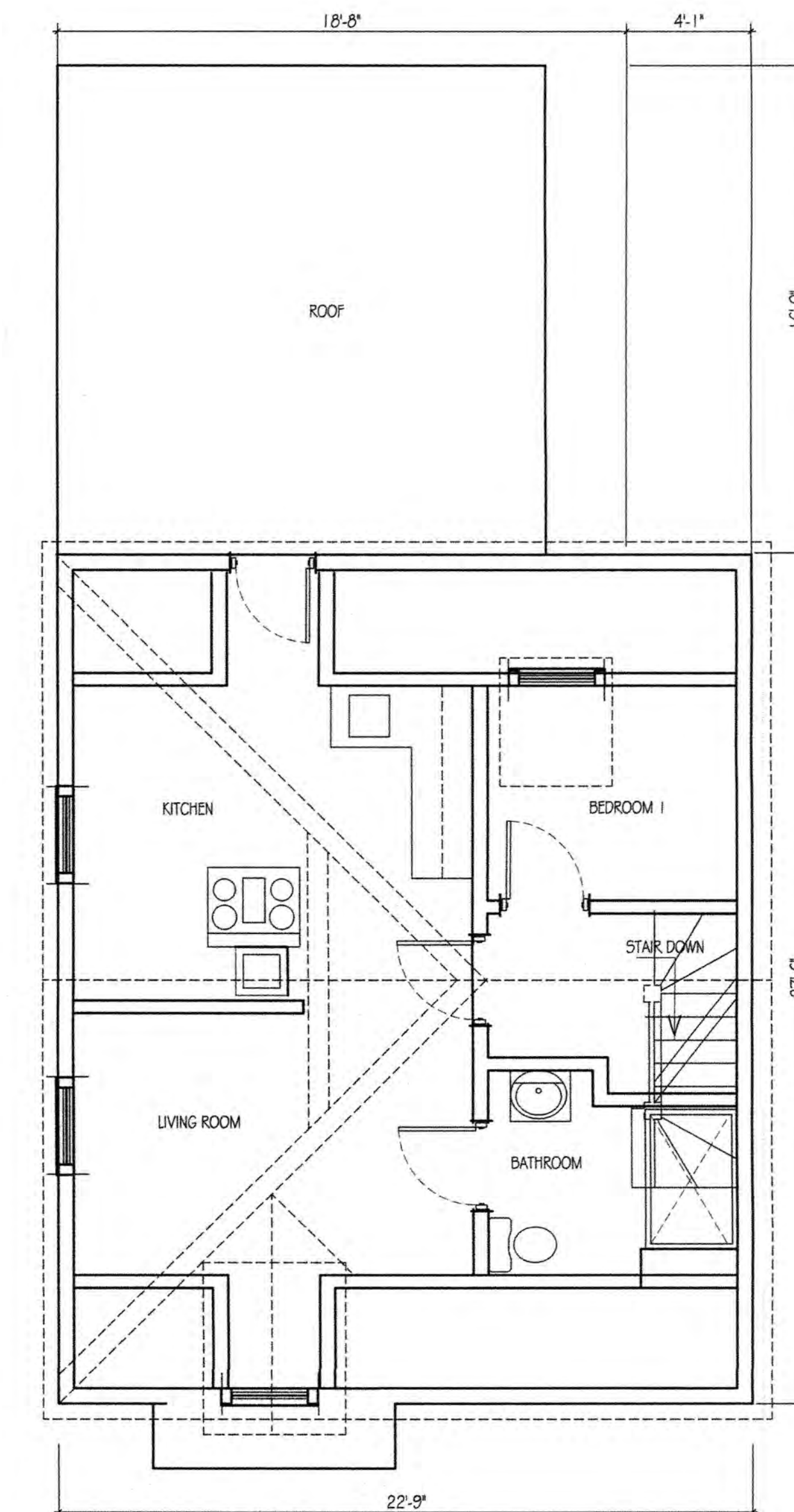
1 EXISTING PARTITION PLAN AT BASEMENT
A201 / 309 WASHINGTON STREET SOMERVILLE, MASSACHUSETTS SCALE 1/4"=1'-0"



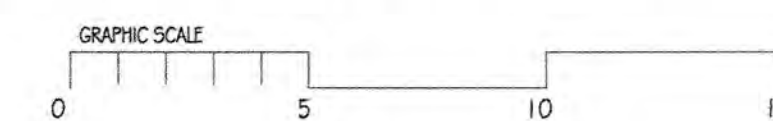
2 EXISTING PARTITION PLAN FLOOR 1
A201 / 309 WASHINGTON STREET SOMERVILLE, MASSACHUSETTS SCALE 1/4"=1'-0"



3 EXISTING PARTITION PLAN FLOOR 2
A201 / 309 WASHINGTON STREET SOMERVILLE, MASSACHUSETTS SCALE 1/4"=1'-0"



4 EXISTING PARTITION PLAN ATTIC
A201 / 309 WASHINGTON STREET SOMERVILLE, MASSACHUSETTS SCALE 1/4"=1'-0"



**RENOVATION OF EXISTING RESIDENTIAL BUILDING
TWO FAMILY SEMI-DETACHED
309 WASHINGTON STREET, SOMERVILLE, MA**

©CHOPPE DESIGN ASSOCIATES 2016

1 5-07-16 FIELD MEASURE

2 7-28-16 PERMITS

No. Date CIRCULATION



Architect

Date 5-5-16

Scale VARIES

Job No. 16-22

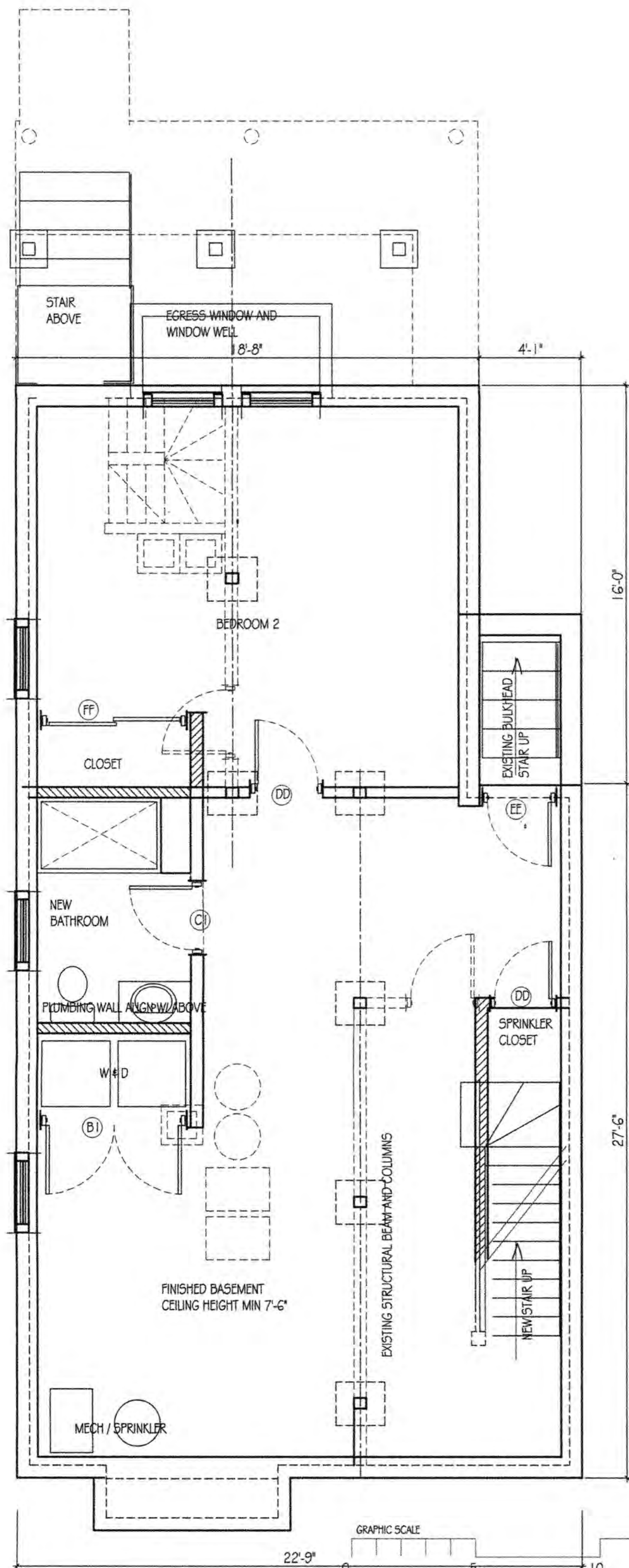
Drawn By rts

EMERGENCY LIGHTING LEGEND

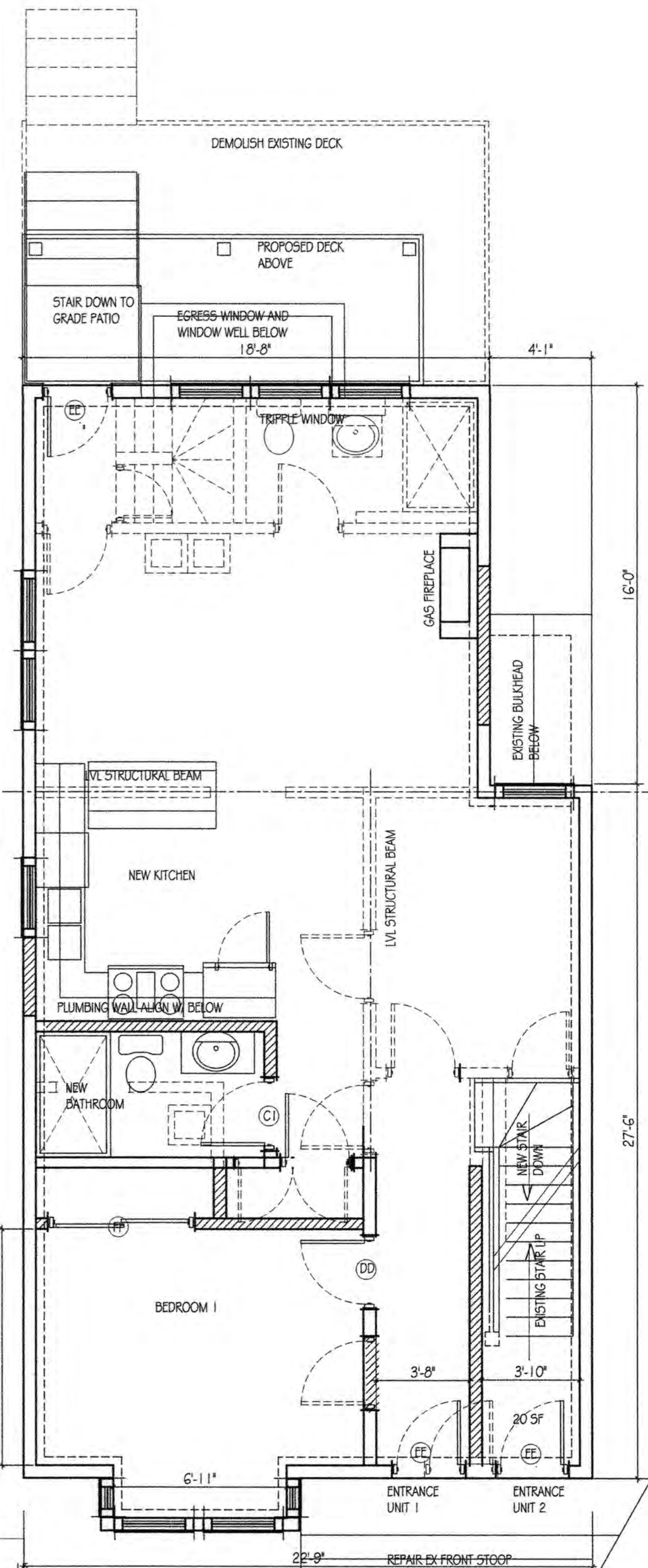
BATTERY BACK-UP DOUBLE HEAD
EMERGENCY LIGHT

A201

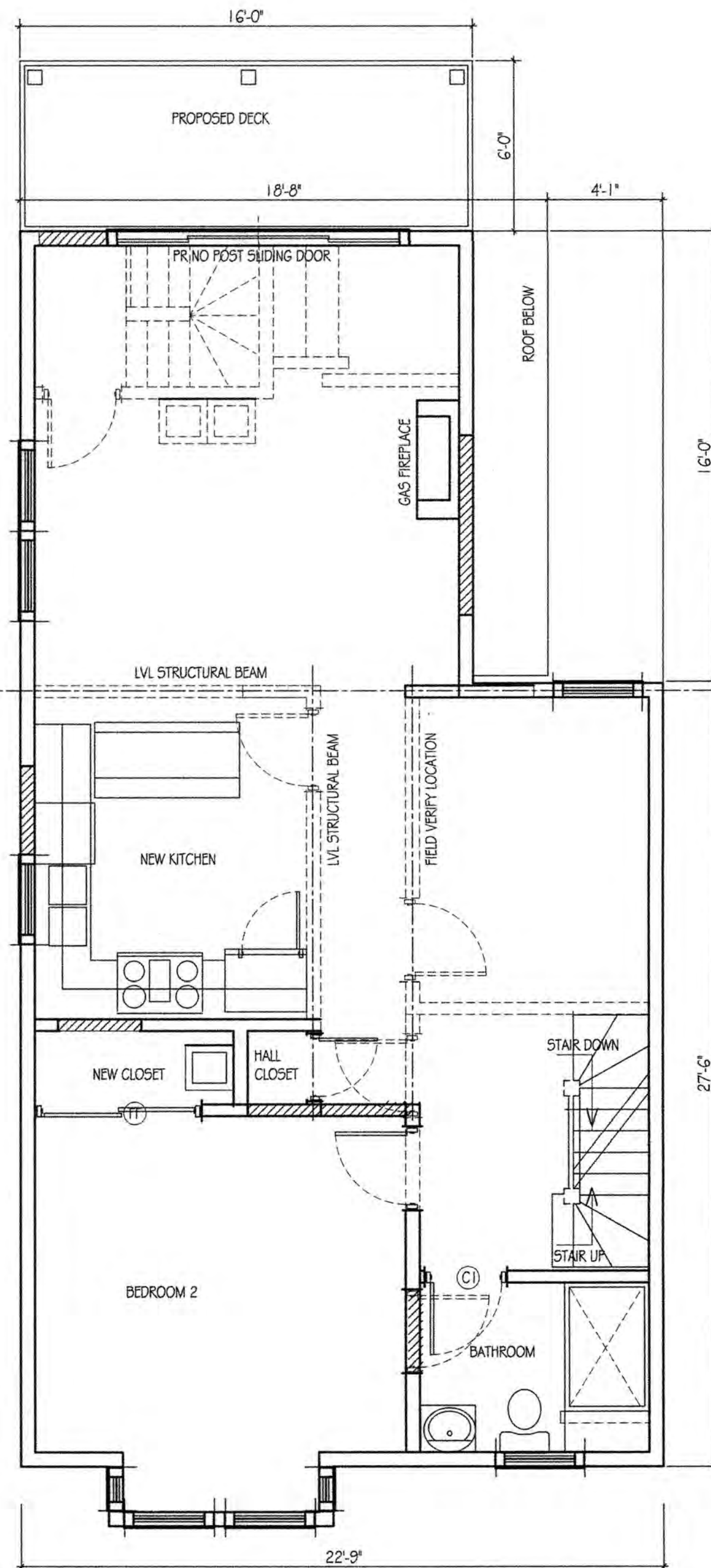
SHEET



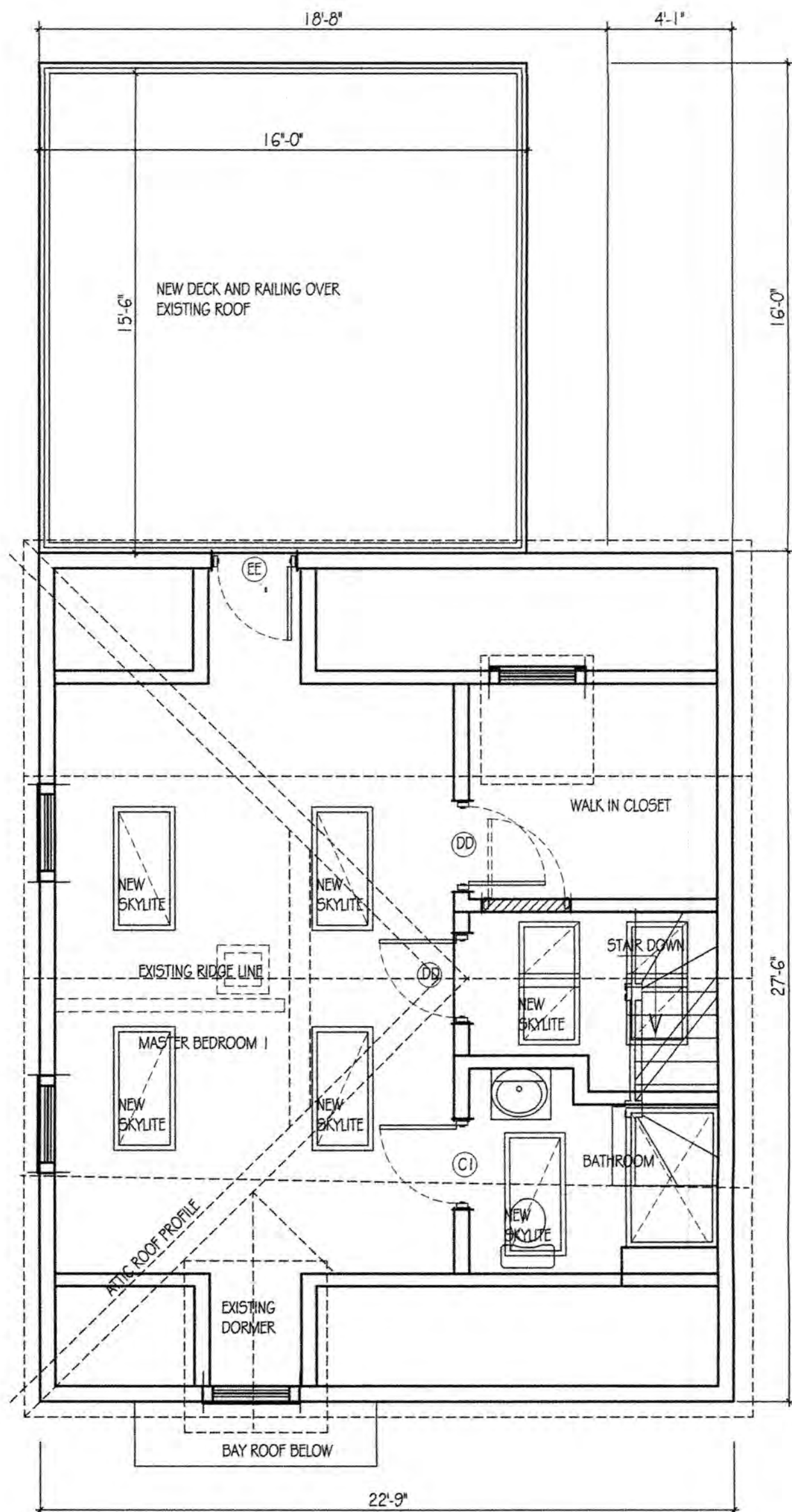
1 UNIT 1 818 SF RENOVATION PARTITION PLAN AT BASEMENT
A201 / 309 WASHINGTON STREET SOMERVILLE, MASSACHUSETTS
SCALE 1/4"=1'-0"



2 UNIT 1 830 SF -- RENOVATION PARTITION PLAN FLOOR 1
A201 / 309 WASHINGTON STREET SOMERVILLE, MASSACHUSETTS
SCALE 1/4"=1'-0"



3 UNIT 2 LOWER LEVEL 835 SF -- RENOVATION PARTITION PLAN FLOOR 2
A201 / 309 WASHINGTON STREET SOMERVILLE, MASSACHUSETTS
SCALE 1/4"=1'-0"



4 UNIT 2 UPPER LEVEL 425 SF -- RENOVATION PARTITION PLAN ATTIC
A201 / 309 WASHINGTON STREET SOMERVILLE, MASSACHUSETTS
SCALE 1/4"=1'-0"

PARTITION TYPE LEGEND

- TYPE A -- NOM WOOD STUDS @ 16" OC W/ 3 @ 5/8" FRGWB 1 SIDE 2 HR RATED WALL WOOD WAINSCOT AND DECORATIVE DETAILS TO REMAIN STAIR SIDE TYPICAL ASTM E 119 AND NFPA 251 MIN STC 45 COMPLIES WITH SECTION 1022.1 STAIR CONNECTING MORE THAN 3 FLOORS
- TYPE B -- NOM WOOD STUDS @ 16" OC W/ 1 @ 5/8" GWB 2 SIDES ACOUSTICAL FILL TYPICAL
- TYPE C -- NOM WOOD STUDS @ 16" OC W/ 1 @ 5/8" GWB 1 SIDE MINIMUM R 21 ASSEMBLY TYPICAL EXTERIOR SHEETING W/ HOUSE WRAP AND CLAPBOARD TYPICAL
- TYPE D -- EXISTING 8" BRICK WALL NOM WOOD STUDS @ 16" OC W/ 1 @ 5/8" GWB 1 SIDES MINIMUM R 21 ASSEMBLY TYPICAL EXCEEDS REQUIREMENT FROM TABLES G01 AND G02 FOR PROPERTY LINE DISTANCE ITEM E 119 TESTED TYPICAL W/ RATED INTERIOR MEETS OR EXCEEDS 4 HR FIRE RATING
- TYPE E -- PT WOOD AND WIRE CLOTH PARTITION AT STORAGE TYPICAL

DOOR TYPES

- (A) 45 M FIBERGLASS PANEL ENTRANCE DOOR W/ LEVER LOCKSET AND DEAD BOLT MATCHING KEY SPRING LOADED CLOSER HINGES TYPICAL
- (B) PAIR INTERIOR SOLID CORE LEAF DOORS W/ SPRING BALL LATCH TOP JAMB TYPICAL
- (C) INTERIOR SOLID CORE PANEL DOOR ASSEMBLY LEVER BATHROOM SAFETY LOCKSET TYPICAL
- (D) INTERIOR SOLID CORE PANEL DOOR ASSEMBLY LEVER PASSAGE LOCKSET AT BEDROOMS TYPICAL
- (E) EXTERIOR INSULATED DOOR ASSEMBLY ENTRANCE LOCKSET AT EXTERIOR DOORS TYPICAL
- (F) 6'-8" X 5'-0" INTERIOR BI-PASSING CLOSET DOOR

PARTITION CONSTRUCTION NOTES:

1. ALL CEILINGS TO RECEIVE ACOUSTICAL INSULATION AND HAT TRAC W/ 2 @ 5/8" FRGWB TYPICAL
2. ALL EXTERIOR WALLS WHICH ARE DISTURBED TO RECEIVE MINIMUM R21 INSULATED ASSEMBLY EXPOSED BRICK TO BE CLEANED, POINTED AND SEALED TYPICAL
3. ALL SURFACES NEW AND EXISTING INCLUDING DOORS AND TRIM IN ALL LOCATIONS ARE TO BE PREPARED, PRIMED AND PAINTED WITH 2 COATS OF LATEX OR OIL BASE PAINT TO BE DETERMINED BY THE PARTICULAR APPLICATION
4. ALL WORK TO BE PERFORMED BY LICENSED PERSONS AND COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES AND LAWS
5. ALL WINDOW ASSEMBLIES ARE NEW IN EXISTING OPENINGS. ALL WINDOW ASSEMBLIES TO RECEIVE SCREEN TYPICAL

INSULATION AND ACOUSTICAL MEDIATION CONSTRUCTION NOTES:

1. ALL ROOF ASSEMBLIES TO BE A MINIMUM OF R-42
2. ALL EXTERIOR WALL ASSEMBLIES EXCEPT THOSE DESIGNATED AS EXPOSED BRICK TO BE A MINIMUM OF R24
3. ALL PARTITIONS TO RECEIVE ACOUSTICAL BATT DECK TO DECK TYPICAL
3. ALL FLOOR ASSEMBLIES TO BE FILLED WITH ACOUSTICAL BATT TO MEDIATE SOUND TRANSMISSION
4. ALL EXTERIOR WALLS WHICH ARE DISTURBED TO RECEIVE MINIMUM R24 INSULATED ASSEMBLY EXPOSED BRICK TO BE CLEANED, POINTED AND SEALED TYPICAL
5. FLOOR ASSEMBLIES AT FLOORS 3 AND 4 TO HAVE A MINIMUM STC OF 50 USING ACOUSTICAL BATT BETWEEN EXISTING JOISTS

ADDITIONAL DRAWING NOTES

1. CERTIFIED SITE PLAN UNDER SEPARATE COVER
2. FIRE SUPPRESSION AND ALARM ENGINEERED DRAWINGS UNDER SEPARATE COVER AND PERMIT
3. PLUMBING AND ELECTRICAL DESIGN-BUILD BY LICENSED SUB-CONTRACTORS UNDER SEPARATE PERMITS



ALLOWABLE UNIFORM FLOOR LOADS (PLF) - 100%
(Can be applied to the beam in addition to its own weight.)

SPAN	CONCRETE	ONE 1/2" SP LVL					TWO 1/2" SP LVL				
		7'0"	9'0"	10'0"	11'0"	12'0"	7'0"	9'0"	10'0"	11'0"	12'0"
4'	1"	100	100	100	100	100	100	100	100	100	100
4'	2"	100	100	100	100	100	100	100	100	100	100
4'	3"	100	100	100	100	100	100	100	100	100	100
4'	4"	100	100	100	100	100	100	100	100	100	100
4'	5"	100	100	100	100	100	100	100	100	100	100
4'	6"	100	100	100	100	100	100	100	100	100	100
4'	7"	100	100	100	100	100	100	100	100	100	100
4'	8"	100	100	100	100	100	100	100	100	100	100
4'	9"	100	100	100	100	100	100	100	100	100	100
4'	10"	100	100	100	100	100	100	100	100	100	100
4'	11"	100	100	100	100	100	100	100	100	100	100
4'	12"	100	100	100	100	100	100	100	100	100	100
4'	13"	100	100	100	100	100	100	100	100	100	100
4'	14"	100	100	100	100	100	100	100	100	100	100
4'	15"	100	100	100	100	100	100	100	100	100	100
4'	16"	100	100	100	100	100	100	100	100	100	100
4'	17"	100	100	100	100	100	100	100	100	100	100
4'	18"	100	100	100	100	100	100	100	100	100	100
4'	19"	100	100	100	100	100	100	100	100	100	100
4'	20"	100	100	100	100	100	100	100	100	100	100
4'	21"	100	100	100	100	100	100	100	100	100	100
4'	22"	100	100	100	100	100	100	100	100	100	100
4'	23"	100	100	100	100	100	100	100	100	100	100
4'	24"	100	100	100	100	100	100	100	100	100	100
4'	25"	100	100	100	100	100	100	100	100	100	100
4'	26"	100	100	100	100	100	100	100	100	100	100
4'	27"	100	100	100	100	100	100	100	100	100	100
4'	28"	100	100	100	100	100	100	100	100	100	100
4'	29"	100	100	100	100	100	100	100	100	100	100
4'	30"	100	100	100	100	100	100	100	100	100	100
4'	31"	100	100	100	100	100	100	100	100	100	100
4'	32"	100	100	100	100	100	100	100	100	100	100
4'	33"	100	100	100	100	100	100	100	100	100	100
4'	34"	100	100	100	100	100	100	100	100	100	100
4'	35"	100	100	100	100	100	100	100	100	100	100
4'	36"	100	100	100	100	100	100	100	100	100	100
4'	37"	100	100	100	100	100	100	100	100	100	100
4'	38"	100	100	100	100	100	100	100	100	100	100
4'	39"	100	100	100	100	100	100	100	100	100	100
4'	40"	100	100	100	100	100	100	100	100	100	100
4'	41"	100	100	100	100	100	100	100	100	100	100
4'	42"	100	100	100	100	100	100	100	100	100	100
4'	43"	100	100	100	100	100	100	100	100	100	100
4'	44"	100	100	100	100	100	100	100	100	100	100
4'	45"	100	100	100	100	100	100	100	100	100	100
4'	46"	100	100	100	100	100	100	100	100	100	100
4'	47"	100	100	100	100	100	100	100	100	100	100
4'	48"	100	100	100	100	100	100	100	100	100	100
4'	49"	100	100	100	100	100	100	100	100	100	100
4'	50"	100	100	100	100	100	100	100	100	100	100
4'	51"	100	100	100	100	100	100	100	100	100	100
4'	52"	100	100	100	100	100	100	100	100	100	100
4'	53"	100	100	100	100	100	100	100	100	100	100
4'	54"	100	100	100	100	100	100	100	100	100	100
4'	55"	100	100	100	100	100	100	100	100	100	100
4'	56"	100	100	100	100	100	100	100	100	100	100
4'	57"	100	100	100	100	100	100	100	100	100	100
4'	58"	100	100	100	100	100	100	100	100	100	100
4'	59"	100	100	100	100	100	100	100	100	100	100
4'	60"	100	100	100	100	100	100	100	100	100	100
4'	61"	100	100	100	100	100	100	100	100	100	100
4'	62"	100	100	100	100	100	100	100	100	100	100
4'	63"	100	100	100	100	100	100	100	100	100	100
4'	64"	100	100	100	100	100	100	100	100	100	100
4'	65"	100	100	100	100	100	100	100	100	100	100
4'	66"	100	100	100	100	100	100	100	100	100	100
4'	67"	100	100	100	100	100	100	100	100	100	100
4'	68"	100	100	100	100	100	100	100	100	100	100
4'	69"	100	100	100	100	100	100	100	100	100	100
4'	70"	100	100	100	100	100	100	100	100	100	100
4'	71"	100	100	100	100	100	100	100	100	100	100
4'	72"	100	100	100	100	100	100	100	100	100	100
4'	73"	100	100	100	100	100	100	100	100	100	100
4'	74"	100	100	100	100	100	100	100	100	100	100
4'	75"	100	100	100	100	100	100	100	100	100	100
4'	76"	100	100	100	100	100	100	100	100	100	100
4'	77"	100	100	100	100	100	100	100	100	100	100
4'	78"	100	100	100	100	100	100	100	100	100	100
4'	79"	100	100	100	100	100	100	100	100	100	100
4'	80"	100	100	100	100	100	100	100	100	100	100
4'	81"	100	100	100	100	100	100	100	100	100	100
4'	82"	100	100	100	100	100	100	100	100	100	100
4'	83"	100	100	100	100	100	100	100	100	100	100
4'	84"	100	100	100	100	100	100	100	100	100	100
4'	85"	100	100	100	100	100	100	100	100	100	100
4'	86"	100	100	100	100	100	100	100	100	100	100
4'	87"	100	100	100	100	100	100	100	100	100	100
4'	88"	100	100	100	100	100	100	100	100	100	100
4'	89"	100	100	100	100	100	100	100	100	100	100
4'	90"	100	100	100	100	100	100	100	100	100	100
4'	91"	100	100	100	100	100	100	100	100	100	100
4'	92"	100	100	100	100	100	100	100	100	100	100
4'	93"	100	100	100	100	100	100	100	100	100	100
4'	94"	100	100	100	100	100	100	100	100	100	100
4'	95"	100	100	100	100	100	100	100	100	100	100
4'	96"	100	100	100	100	100	100	100	100	100	100
4'	97"	100	100	100	100	100	100	100	100	100	100
4'	98"	100	100	100	100	100	100	100	100	100	100
4'	99"	100	100	100	100	100	100	100	100	100	100
4'	100"	100	100	100	100	100	100	100	100	100	100

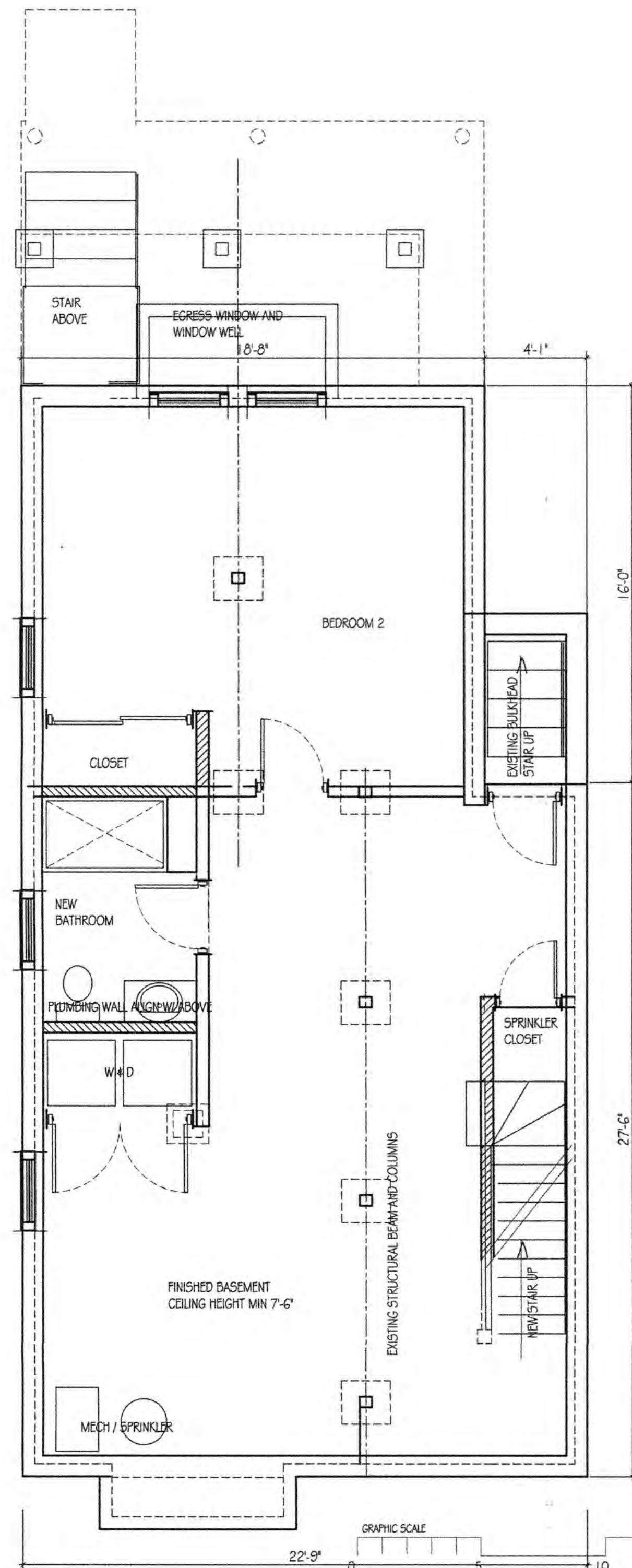
GP LAM LOAD TABLES ENGINEERED LUMBER GUIDE APRIL 2013

TYPICAL LOADING MULTI-FAMILY RESIDENTIAL
FLOOR ROOF 15 PSF
DEAD LOAD 12 PSF
LIVE LOAD 40 PSF
TOTAL 52 PSF
10" LVL MAX DEFLECTION 1/240

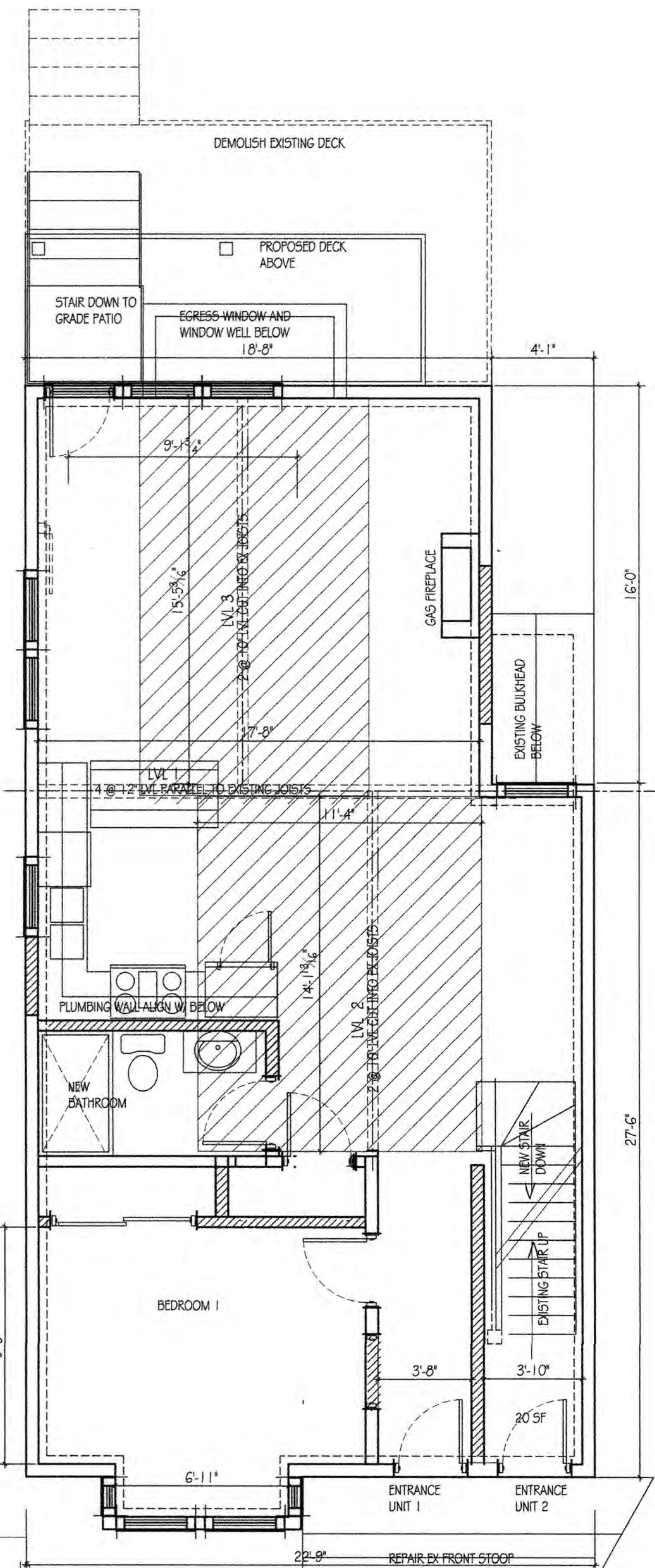
LVL 1
SPAN 17'-8" PANEL AREA 310 SF UNIFORM LOAD 618 PLF
TRANSFER LOADS LVL 2 AND LVL3 310 X 52 = 16,120

LVL 2
SPAN 14'-0" PANEL AREA 160 SF UNIFORM LOAD 625 PLF
ALLOWABLE FLOOR LOAD 2 10" NOM 723 PSF

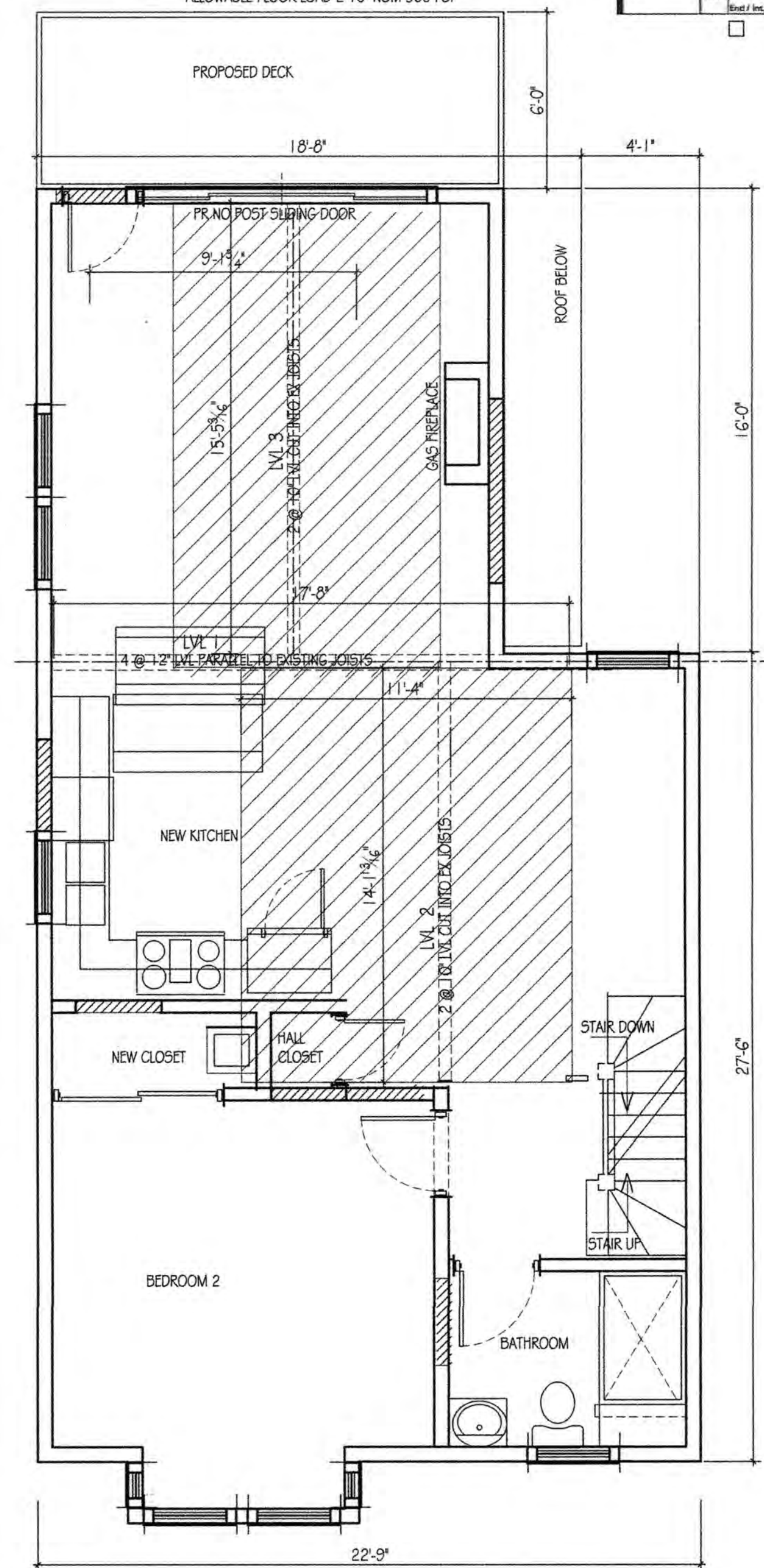
LVL3
SPAN 15'-4" PANEL AREA 150 SF UNIFORM LOAD 572 PLF
ALLOWABLE FLOOR LOAD 2 10" NOM 500 PSF



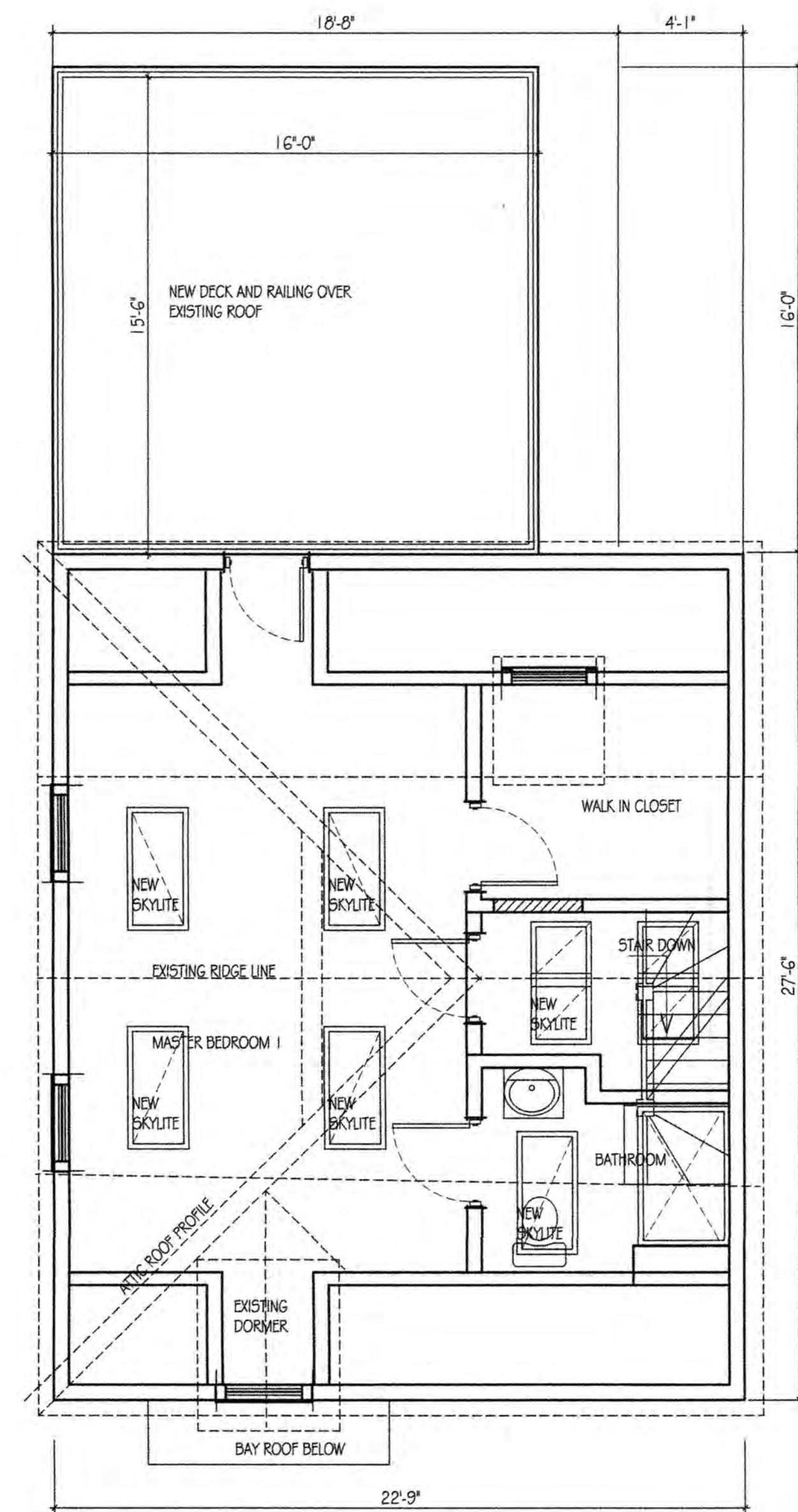
1 UNIT 1 818 SF RENOVATION ADDITIONAL STRUCTURE BASEMENT
A201 / 309 WASHINGTON STREET SOMERVILLE, MASSACHUSETTS
SCALE 1/4"=1'-0"



2 UNIT 1 830 SF -- RENOVATION ADDITIONAL STRUCTURE FLOOR 1
A201 / 309 WASHINGTON STREET SOMERVILLE, MASSACHUSETTS
SCALE 1/4"=1'-0"



3 UNIT 2 LOWER LEVEL 835 SF -- RENOVATION ADDITIONAL STRUCTURE FLOOR 2
A201 / 309 WASHINGTON STREET SOMERVILLE, MASSACHUSETTS
SCALE 1/4"=1'-0"



4 UNIT 2 UPPER LEVEL 425 SF -- RENOVATION ADDITIONAL STRUCTURE ATTIC
A201 / 309 WASHINGTON STREET SOMERVILLE, MASSACHUSETTS
SCALE 1/4"=1'-0"

RENOVATION OF EXISTING RESIDENTIAL BUILDING
TWO FAMILY SEMI-DETACHED
309 WASHINGTON STREET, SOMERVILLE, MA

©CHOPP DESIGN ASSOCIATES 2016

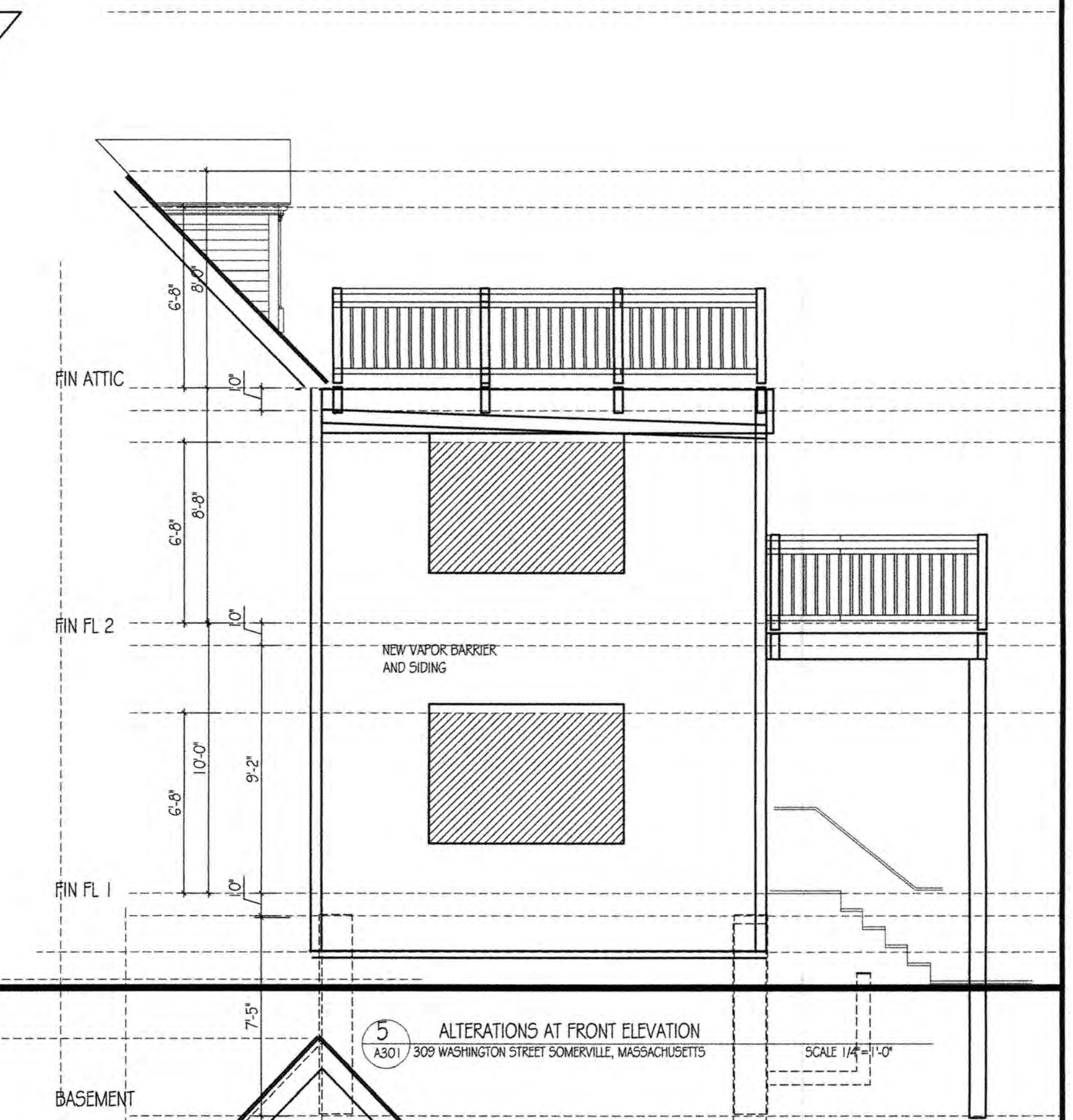
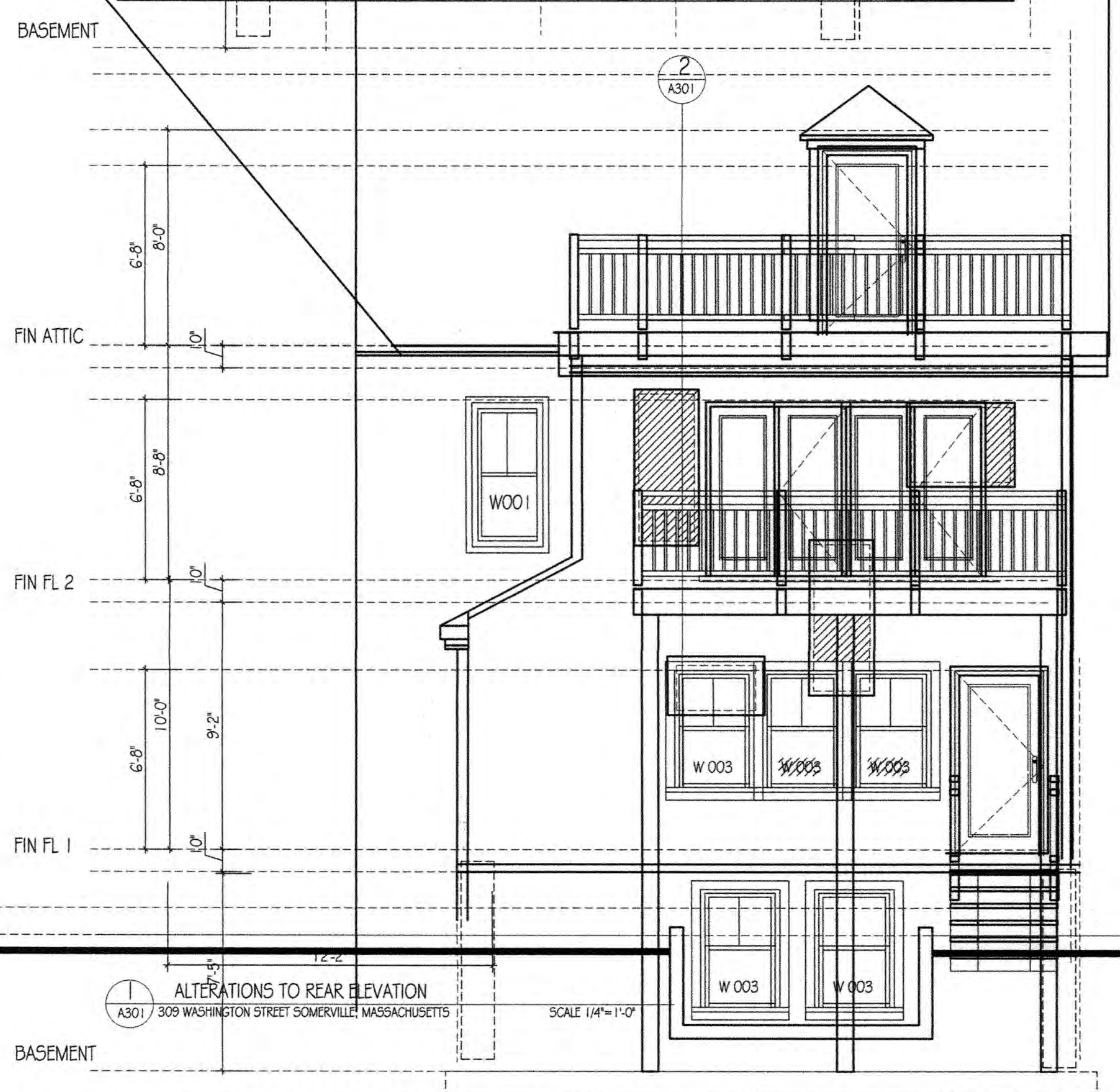
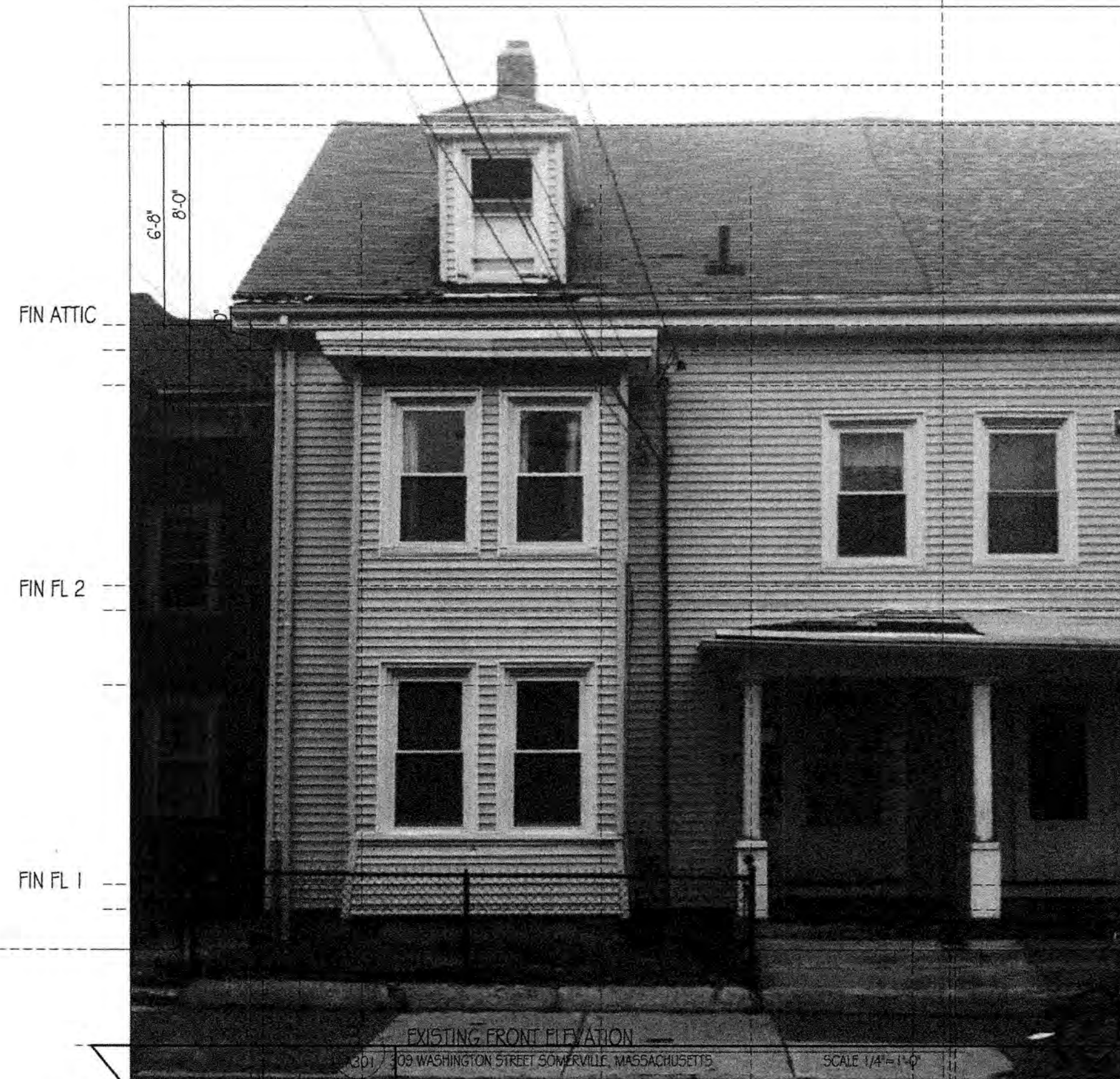
1 5-07-16 FIELD MEASURE
2 7-28-16 PERMITS

No. Date CIRCULATION



Architect
Date 5-5-16
Scale VARIES
Job No. 16-22
Drawn By: RMS

A301
SHEET



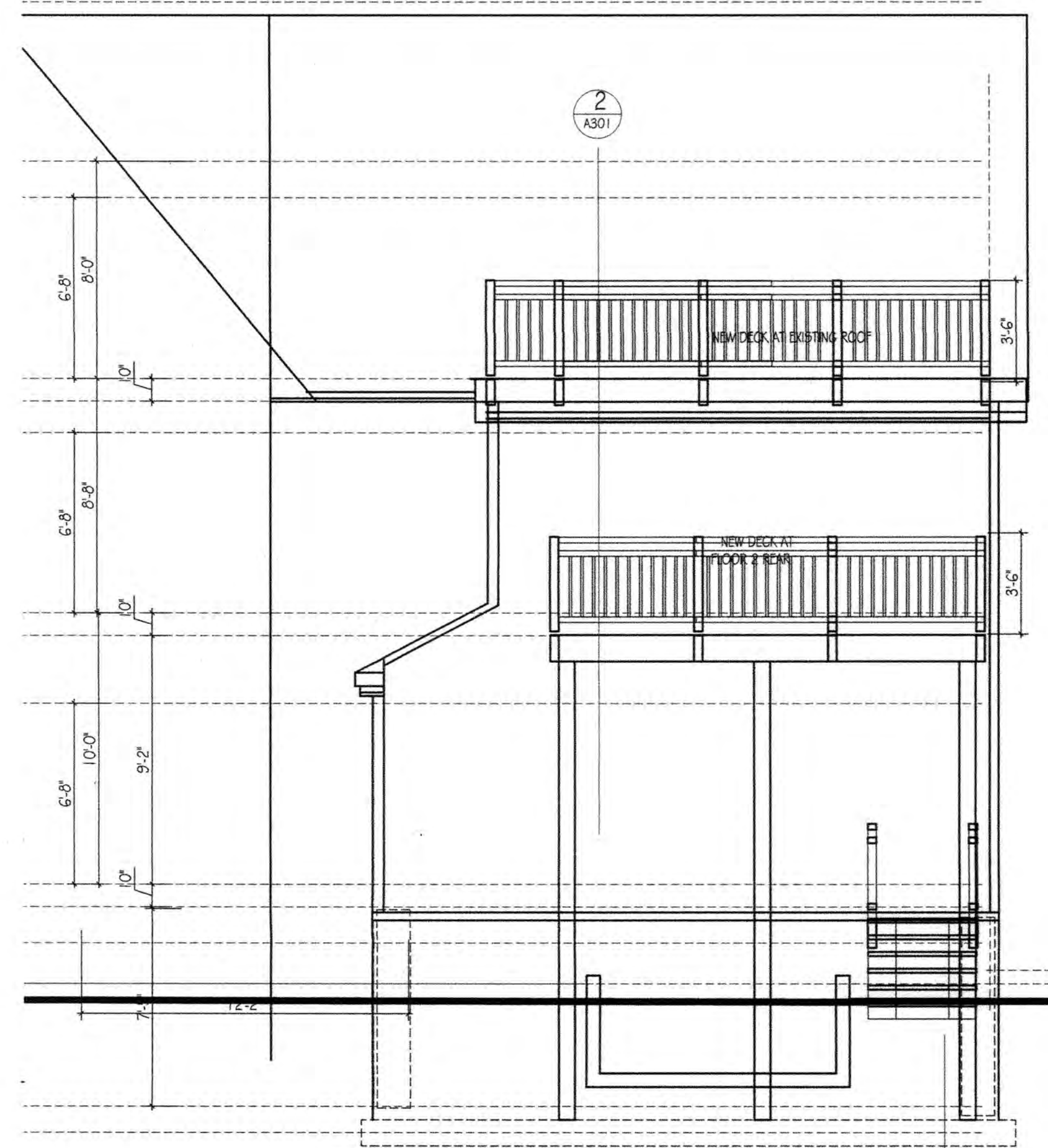
W001 TYPICAL - EMERGENCY ESCAPE AND RESCUE OPENINGS

Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

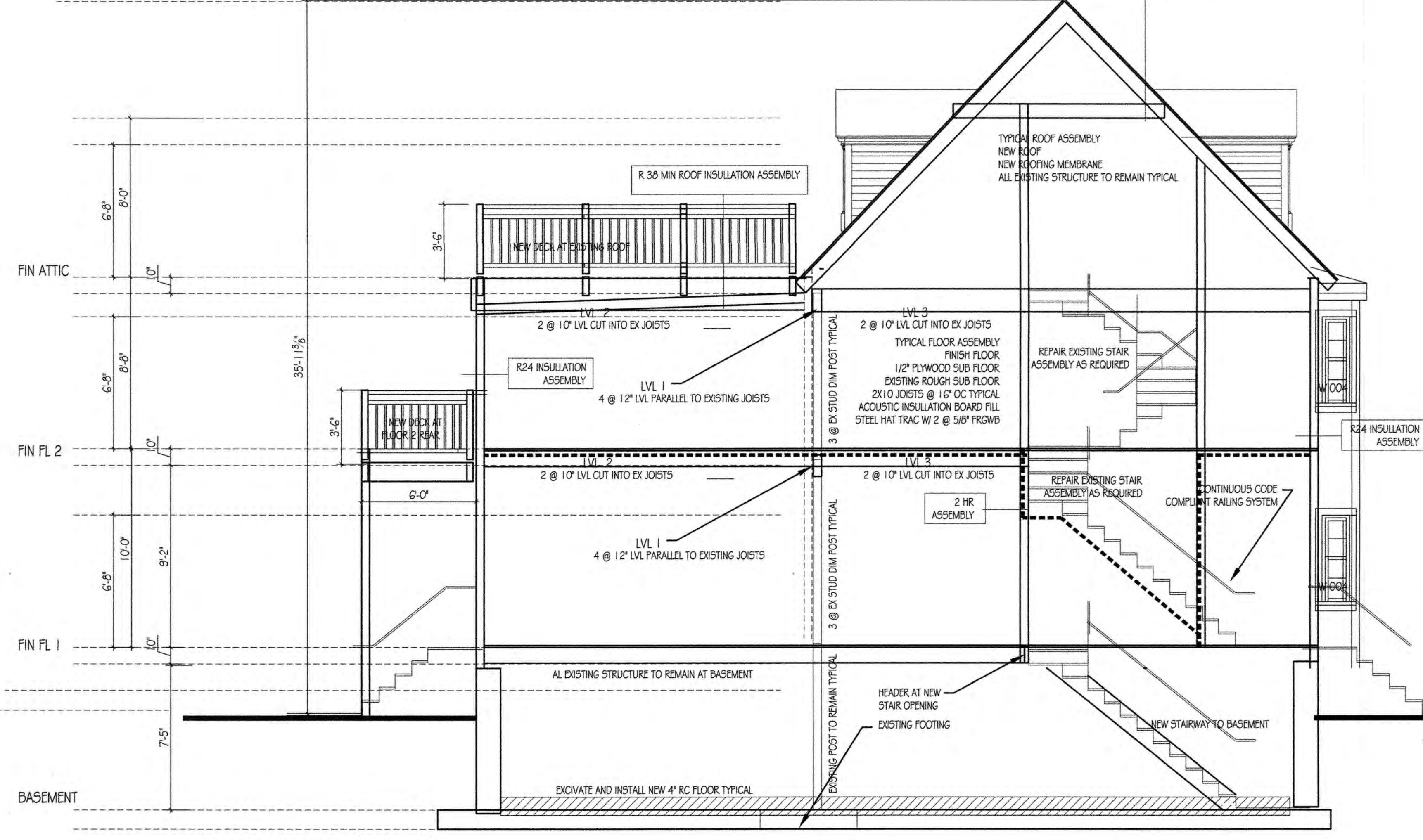
Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way. Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m²).

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²). Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²). R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).





2 PLANS AND ELEVATION AT NEW REAR DECK
A350 / 309 WASHINGTON STREET SOMERVILLE, MASSACHUSETTS SCALE 1/4"=1'-0"



2 BUILDING SECTION -- EXISTING STAIR SECTION AND TYPICAL ASSEMBLIES
A350 / 309 WASHINGTON STREET SOMERVILLE, MASSACHUSETTS SCALE 1/4"=1'-0"

SDA
One Cambridge Street
Salem, MASSACHUSETTS
01970 USA

978.741.0410
schopf@verizon.net

Architecture
Interior Design
Master Planning
Project Management

7-28-16

RENOVATION OF EXISTING RESIDENTIAL BUILDING
TWO FAMILY SEMI-DETACHED
309 WASHINGTON STREET, SOMERVILLE, MA

©SCHOPF DESIGN ASSOCIATES 2016

1 5-07-16 FIELD MEASURE
2 7-28-16 PERMITS

No. Date CIRCULATION



Architect

Date 5-5-16

Scale VARIES

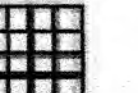
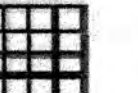
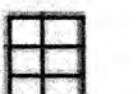
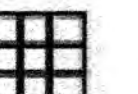
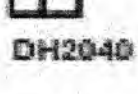
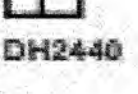
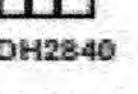
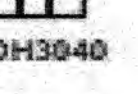
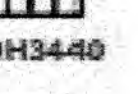
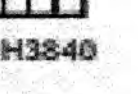
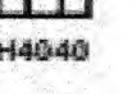
Job No. 16-22

Drawn By: IMS

A350

SHEET

Double Hung Standard Window Sizes

Rough Opening	24"	28"	32"	36"	40"	44"	48"
Unit Size	23 1/2"	27 1/2"	31 1/2"	35 1/2"	39 1/2"	43 1/2"	47 1/2"
36"	 DH2030	 DH2430	 DH2830	 DH3030	 DH3430	 DH3830	 DH4030
44"	 DH2038	 DH2438	 DH2838	 DH3038	 DH3438	 DH3838	 DH4038
48"	 DH2040	 DH2440	 DH2840	 DH3040	 DH3440	 DH3840	 DH4040
52"	 DH2044	 DH2444	 DH2844	 DH3044	 DH3444	 DH3844	 DH4044
54"	 DH2046	 DH2446	 DH2846	 DH3046	 DH3446	 DH3846	 DH4046
60"	 DH2050	 DH2450	 DH2850	 DH3050	 DH3450	 DH3850	 DH4050

780 CMR 1025.0 EMERGENCY ESCAPE AND RESCUE

ALL BEDROOM WINDOWS W002 AS WELL AS ALL OTHER WINDOWS OF HABITABLE ROOMS MEET THE REQUIREMENTS OF 1025.0

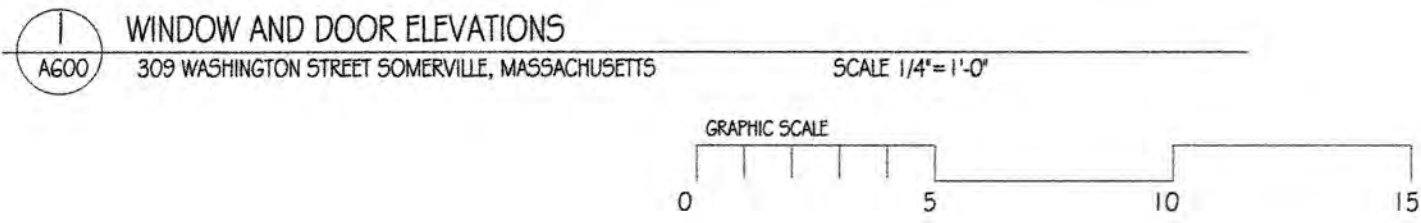
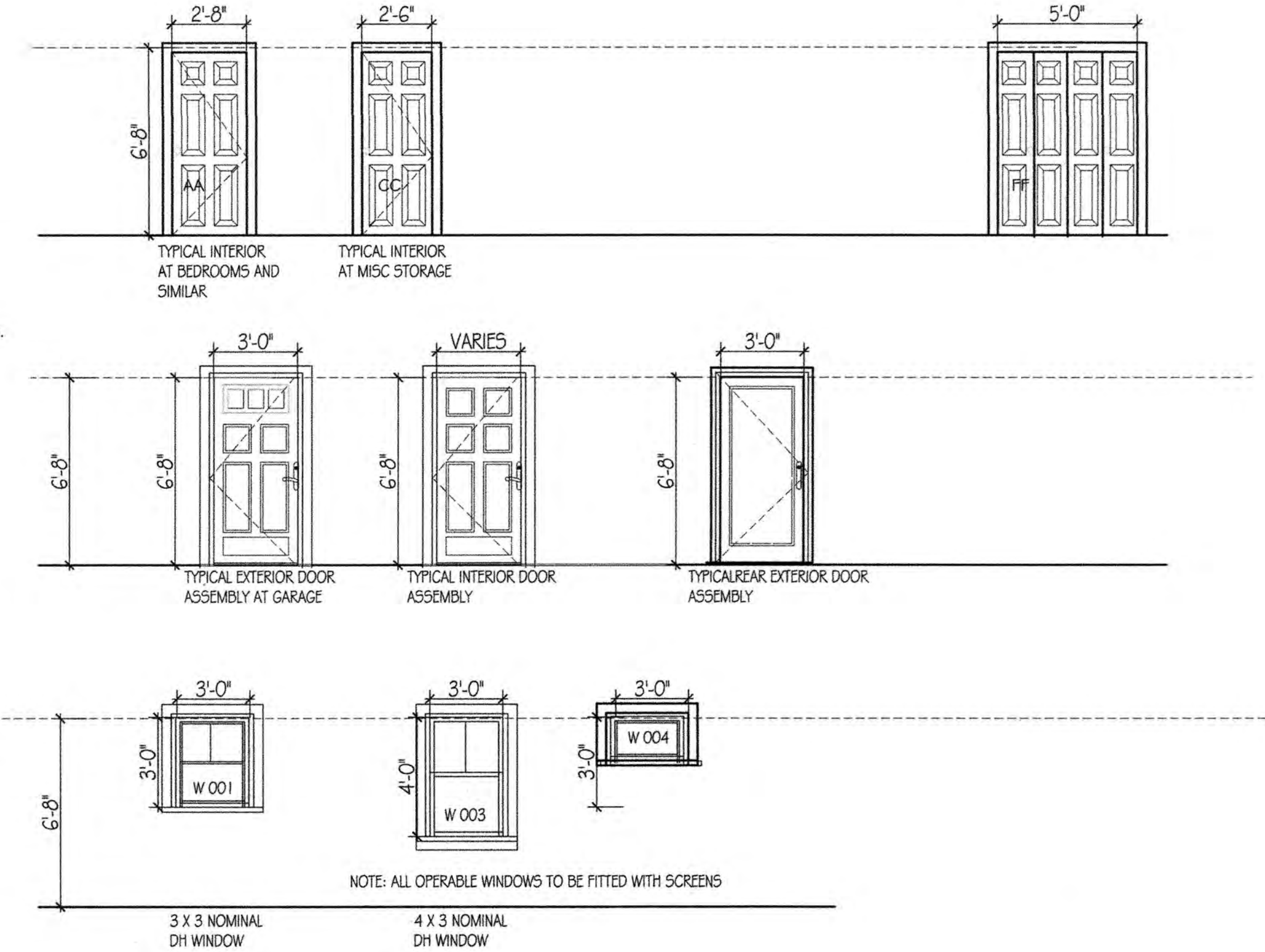
1025.1 General. In addition to the means of egress required by 780 CMR 10.00, provisions shall be made for emergency escape and rescue in Group R as applicable in 780 CMR 101.2 and Group I-1 occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with 780 CMR 1025.0.

1025.2 Minimum Size. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m²). Exception. The minimum net clear opening for emergency escape and rescue grade-floor openings shall be five square feet (0.46 m²).

1025.2.1 Minimum Dimensions. The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

1025.3 Maximum Height from Floor. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

1025.4 Operational Constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with 780 CMR 1025.2 and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening. Where such bars, grilles, grates or similar devices are installed in existing buildings, smoke alarms shall be installed in accordance with 780 CMR 907.2.10 regardless of the valuation of the alteration.



780 CMR TABLE 6107.1 PRESCRIPTIVE ENVELOPE COMPONENT CRITERIA FOR NEW ONE- AND TWO-FAMILY BUILDINGS'								
MAXIMUM	MINIMUM							
Fenestration U-factor	Ceiling or Exposed Floors R-Value	Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab Perimeter R-Value and Depth	AFUE	HSPF	SEER
0.35	R-38	R-19	R-19	R-10	R-10, 4 ft	National Appliance Energy Conservation Act (NAECA) of 1987 as amended, minimums or greater as applicable		

For SI: 1 foot = 304.8 mm.

a. R-values are for insulation materials only, not for overall component.

SDA
One Cambridge Street
Salem, MASSACHUSETTS
01970 USA

978.741.0410
schopf@verizon.net

Architecture
Interior Design
Master Planning
Project Management

7-28-16

RENOVATION OF EXISTING RESIDENTIAL BUILDING
TWO FAMILY SEMI-DETACHED
309 WASHINGTON STREET, SOMERVILLE, MA

©SCHOPP DESIGN ASSOCIATES 2016
1 5-07-16 FIELD MEASURE
2 7-28-16 PERMITS

No. Date CIRCULATION



Architect
Date 5-5-16
Scale VARIES
Job No. 16-22
Drawn By MTS

A500
SHEET