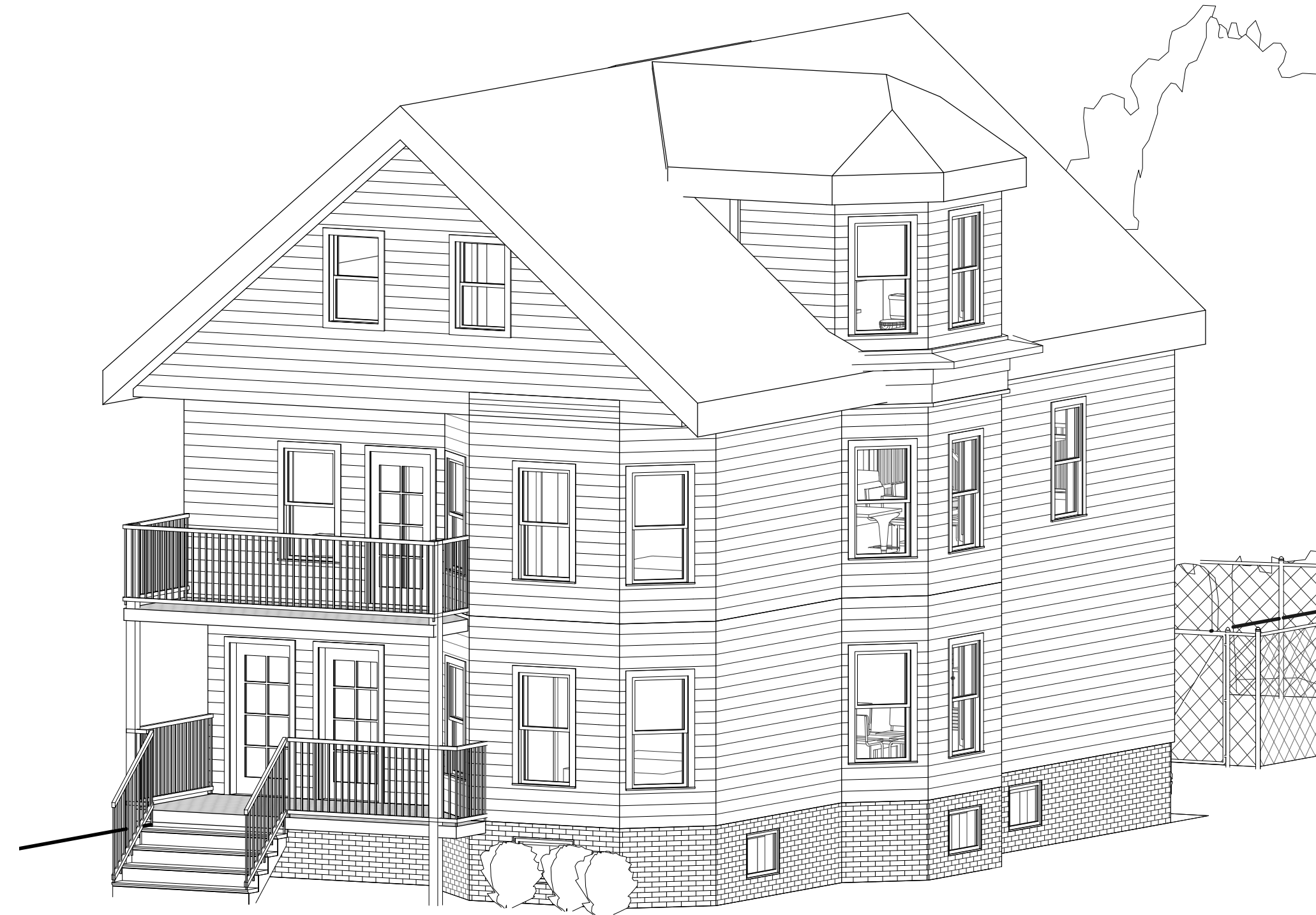


TWO FAMILY RESIDENTIAL BASEMENT RENOVATION
45 LEXINGTON AVE, SOMERVILLE, MA 02144

JANUARY 2017



GENERAL NOTES

Project: Two Family - Residential Renovation
 Property: 45 Lexington Ave, Somerville, MA 02144
 Owner / Builder:
 Structural Engineer:
 Surveyor: Massachusetts Survey Consultants, 14 Sumner St, West Gloucester, MA 01930
 Architect: Stefanov Architects, 423 West Broadway, Ste.404, South Boston, MA 02127

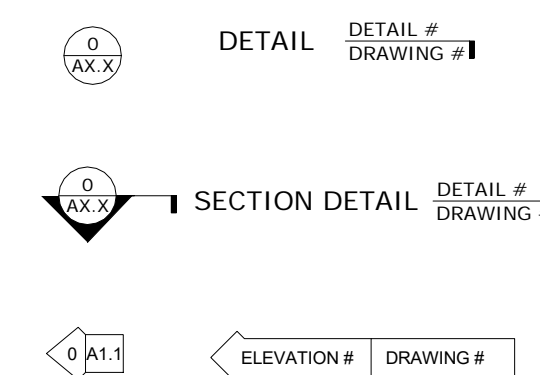
Governing Code: 780 CMR, Eighth Edition 2009 IERC with MA Amendments.
Construction Type: Wood Frame, VB
Occupancy Use Group: Two Family - R3

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.

ABBREVIATIONS

@	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

SYMBOLS



SHEET LIST

Sheet Number	Sheet Name
-CS-	COVER SHEET
A0.00	ARCHITECTURAL LANDSCAPE PLAN
A0.01	FLOOR AREA RATIO PLANS
A1.01	EXISTING ELEVATIONS
A2.01	NEW FLOOR PLANS
A3.01	EXISTING FLOOR PLANS

ZONING ANALYSIS - TWO FAMILY RESIDENCE
45 LEXINGTON AVE
SOMERVILLE, MA 02144
ZONING DISTRICT: RA

ZONING ITEM	REQUIRED	ACTUAL	RELIEF REQUIRED
LOT SIZE	10,000 SF	4351 SF	EXISTING NON-CONFORMING
MIN. LOT AREA 1-9 UNITS	2250 SF PER D.U. = 4,500 SF	4351 SF	EXISTING NON-CONFORMING
MAX. COVERAGE	50%	33%	NO
LANDSCAPED AREA - MIN. %	25%	33%	NO
FAR	0.83 Existing	0.89 Proposed	YES
MAX HEIGHT/STORIES	35 FEET/2 1/2 STORIES	35 FEET	NO
FRONTAGE	50 FEET	40 FEET	EXISTING NON-CONFORMING
FRONT YARD MIN. DEPTH	15 FEET	9.5 FEET	EXISTING NON-CONFORMING
SIDE YARD MIN. DEPTH	8 FEET	7.3 FEET	EXISTING NON-CONFORMING
SIDE YARD MIN. DEPTH	8 FEET	3.6 / 7.3 FEET	EXISTING NON-CONFORMING
REAR YARD MIN. DEPTH	20 FEET	37.4 FEET	NO
PERVIOUS AREA MIN. %	35%	33%	NO
PARKING SPACES	3.5	2	EXISTING NON-CONFORMING

BASEMENT
RENOVATION
45 LEXINGTON AVE,
SOMERVILLE, MA
02144

STEFANO VARCHITECTS

423 WEST BROADWAY, SUITE 404
BOSTON, MA 02127

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COVER SHEET

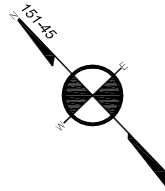
Project number	160309
Date	2017-01-10
Drawn by	VG
Checked by	DJS

-CS-

Scale	12" = 1'-0"
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45 LEXINGTON AVENUE
CONDOMINIUM SITE PLAN

LOCATED AT
45 LEXINGTON AVENUE
SOMERVILLE, MA
PREPARED FOR:
45 LEXINGTON DEVELOPMENT, LLC



RESERVED FOR REGISTRY USE

CERTIFICATION

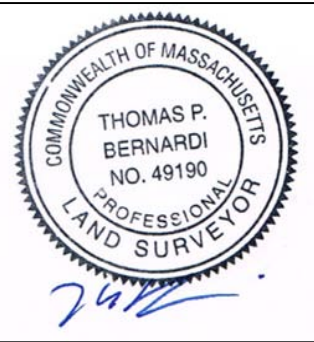
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MARCH 1 AND MARCH 2, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATIONS AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER FULLY AND ACCURATELY DEPICTS, LOCATES AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF ANY BUILDING.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS .

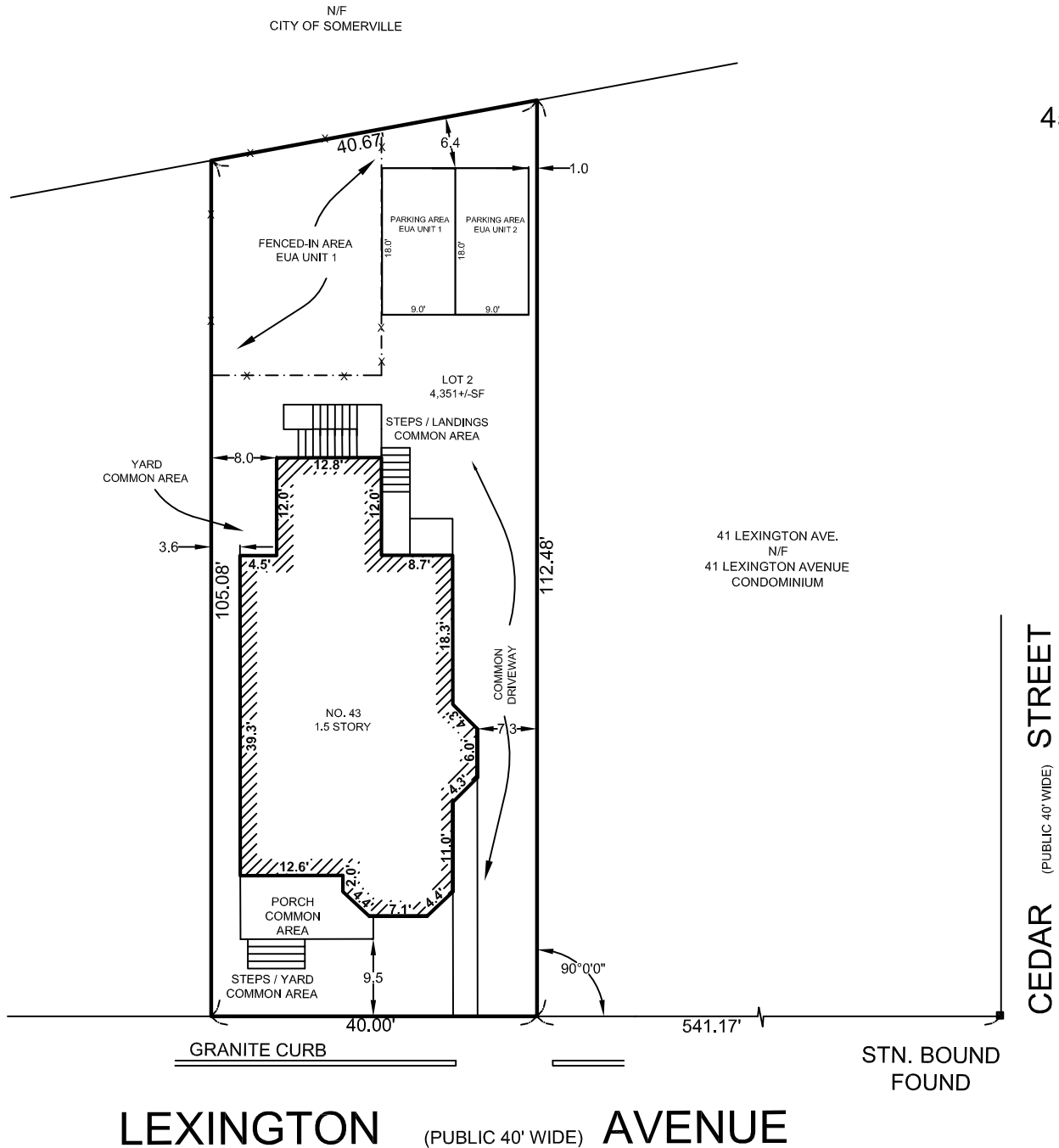
THOMAS BERNARDI P.L.S. DECEMBER 21, 2016



REFERENCES

DEED: DEED BOOK 67057, PAGE 291
PLAN: PLAN BOOK 151, PLAN 45
PLAN: 601 OF 2004

47 LEXINGTON AVE.
N/F
O'REGAN



MASSACHUSETTS
SURVEY
CONSULTANTS

10 FIRST AVE
PEABODY, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM

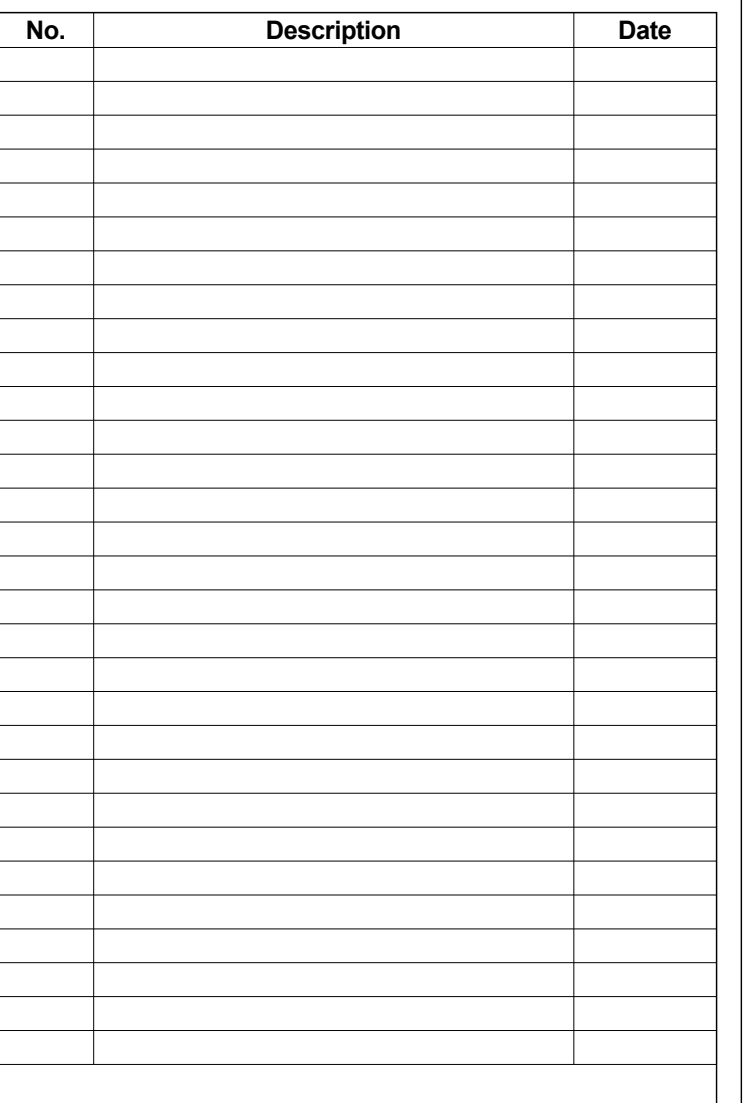


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617.765.0543

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Project number	160309
Date	2017-01-10
Drawn by	TANV
Checked by	DJS

Scale $1/4" = 1'-0"$



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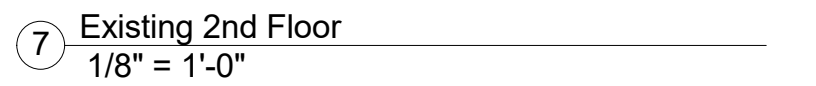
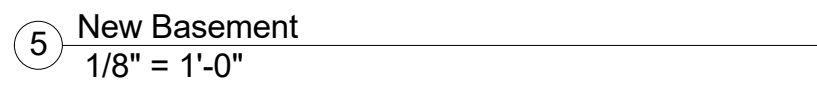
Project number	160309
Date	2017-01-10
Drawn by	DJS/TANV
Checked by	DJS

Scale	1/8" = 1'-0"
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Existing Basement	Basement	396 SF
Exist. Bath	Basement	56 SF
Exist. 1st Floor	1st Floor	1238 SF
Exist 2nd Floor	2nd Floor	1101 SF
Exist 3rd Floor	3rd Floor	846 SF
Grand total: 5		3638 SF

$$3,638 \text{ NET AREA} \div 4,351 \text{ LOT AREA} = 0.83$$

Basement - Addition	Basement	693 SF
Existing 1st Floor	1st Floor	1238 SF
Existing 2nd Floor	2nd Floor	1101 SF
Existing 3rd Floor	3rd Floor	846 SF
Grand total: 4		3878 SF

$$3878 \text{ NET AREA} \div 4,351 \text{ LOT AREA} = 0.89$$


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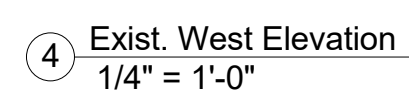
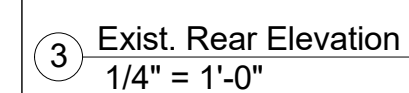
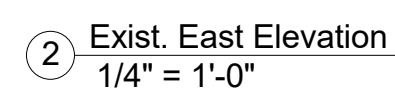
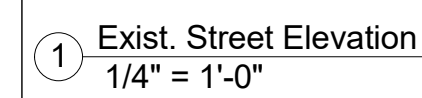
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Project number	160309
Date	2017-01-10
Drawn by	VG
Checked by	DJS

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NOTE: NO WORK TO BE DONE ON EXTERIOR ELEVATIONS.

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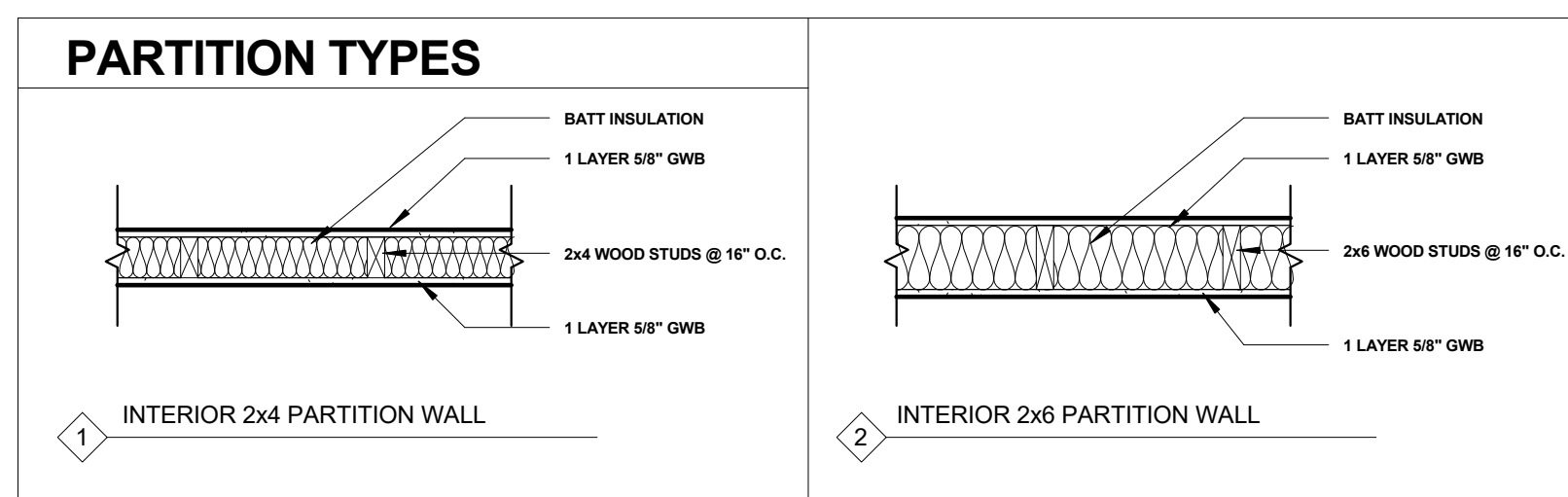
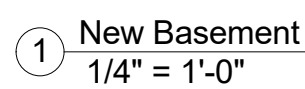
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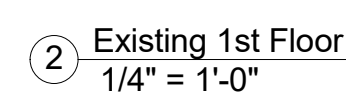


Project number	160309
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Checked by	DJS

scale	As indicated
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Door Schedule		
Door Number	Door Size	Level
001	28" x 80"	Basement
001	32" x 80"	Basement
002	30" x 80"	Basement
002	32" x 80"	Basement
006	32" x 80"	Basement
115	36" x 80"	Basement
118	60" x 80"	Basement
125	32" x 80"	Basement

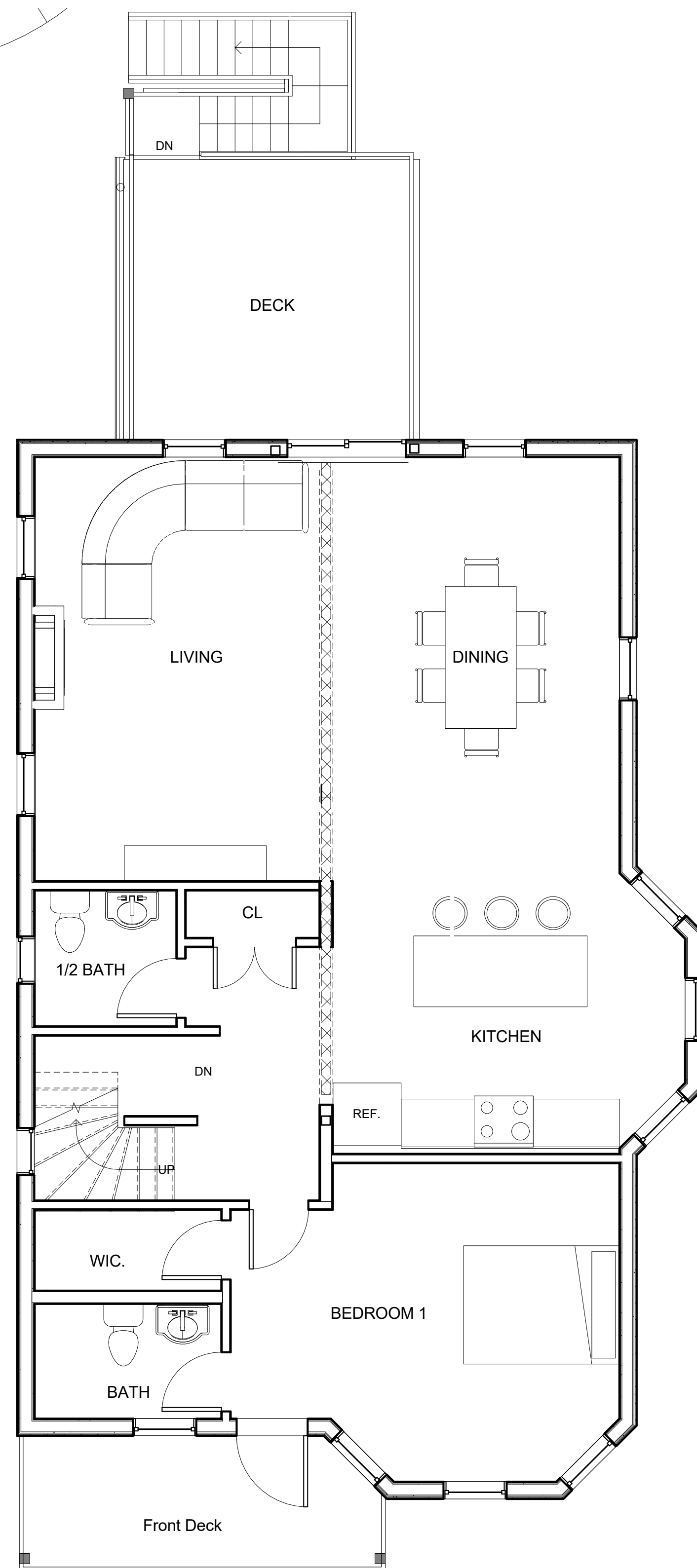


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Floor plan of the second floor showing the Master Bedroom, Master Bath, Bedroom 2, and a central hallway. The Master Bedroom has a built-in low storage unit. The Master Bath includes a bathtub, toilet, and vanity. Bedroom 2 also has a built-in low storage unit. The central hallway features a closet (CL) and a linen closet (L.C.). Dimensions for the hallway and closets are provided.

Master Bedroom: 11' - 0" x 11' - 0"

Master Bath: 7' - 0" x 5' - 0"

Bedroom 2: 11' - 0" x 11' - 0"

Hallway: 7' - 0" x 5' - 0"

Master Bath Dimensions: 7' - 0" x 5' - 0"

Master Bath Features: Bathtub, Toilet, Vanity, W/D

Master Bedroom Features: Built-in Low Storage

Bedroom 2 Features: Built-in Low Storage

Hallway Features: CL (Closet), L.C. (Linen Closet)

Dimensions: 7' - 0" x 5' - 0", 3' - 10", 5' - 2"

NOTE: NO WORK TO BE DONE ON SECOND AND THIRD FLOORS.

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Project number	160309
Date	2017-01-10
Drawn by	VG
Checked by	DJS

Scale	1/4" = 1'-0"
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