

CODE REVIEW:

DESCRIPTION

THE WORK PROPOSED TO THE EXISTING STRUCTURE AT 24 MILTON STREET IS THE ALTERATION OF THE EXISTING STRUCTURE INCLUDING RENOVATION OF KITCHEN AND BATHROOM AND A NEW MASTER BATHROOM. THE PROPOSED WORK IS AN ALTERATION - LEVEL 2.

APPLICABLE CODES, REGULATIONS, AND REFERENCES

MASSACHUSETTS STATE BUILDING CODE, 780 CMR 8th EDITION  
INTERNATIONAL BUILDING CODE 2009  
INTERNATIONAL EXISTING BUILDING CODE 2009

BUILDING CODE REVIEW

- Ref:
- 780 CMR Ch 34 / IEBG Ch 4, Section 404 (Classification of Work)
  - 780 CMR Ch 34 / IEBG Ch 7 (Alterations - Level 2)

OCCUPANCY TYPE

USE GROUP CLASSIFICATION:R-3  
2-FAMILY HOME

ZONING

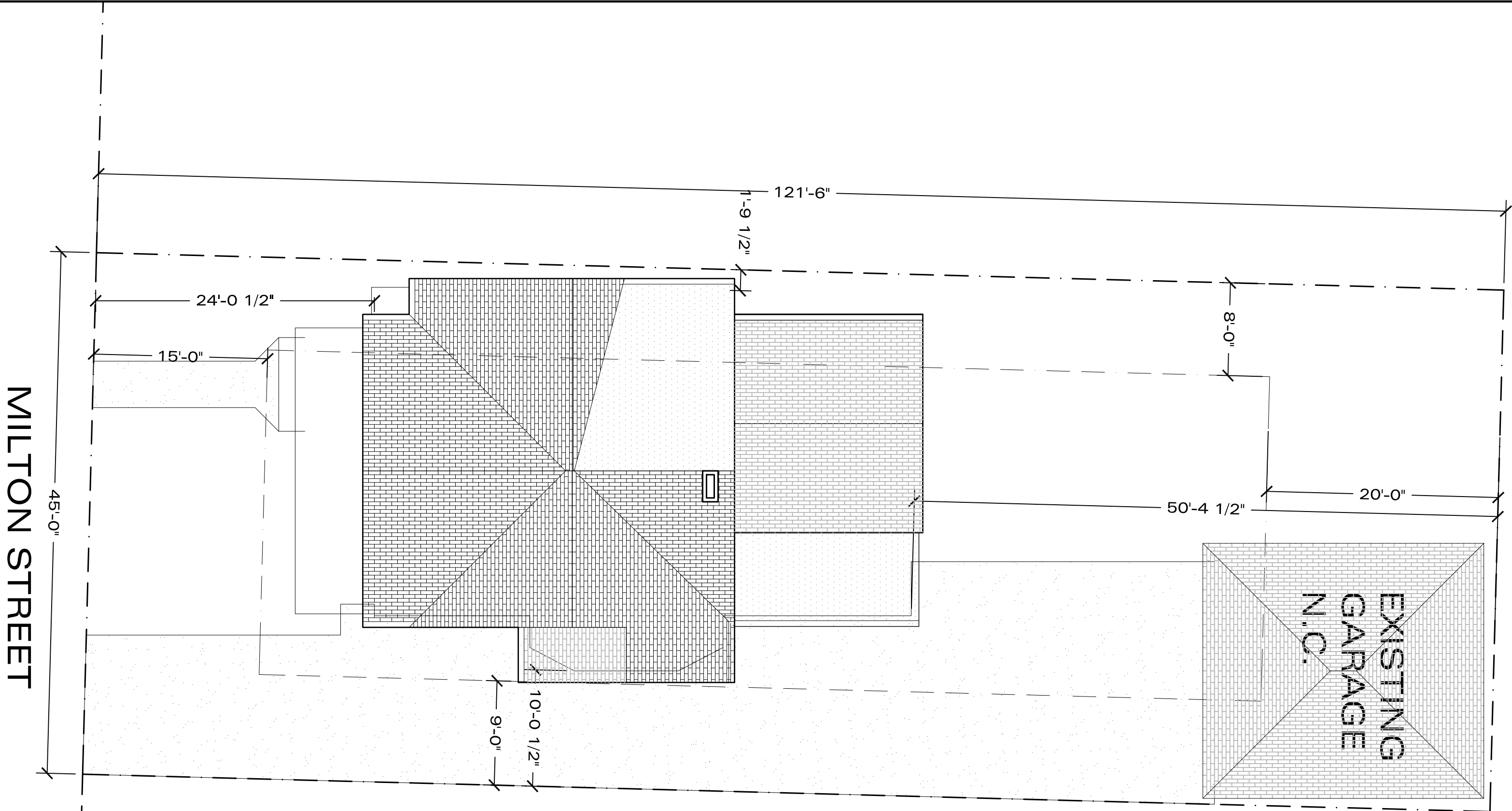
ZONING DISTRICT - RB

DIMENSIONAL REQUIREMENTS:

|                      | REQUIRED  | EXISTING   | PROPOSED |
|----------------------|-----------|------------|----------|
| LOT SIZE:            | 7,500 sf  | 5,467.5 sf | NC       |
| MIN LOT AREA / UNIT  | 3,000 sf  | 5,467.5 sf | NC       |
| MAX GROUND COVERAGE  | 50%       | 35±%       | NC       |
| LANDSCAPE AREA       | 25%       | 35±%       | NC       |
| F. A. R.             | 1.0       | 0.55       | 0.56     |
| MAX HEIGHT - STORIES | 3         | 2 1/2      | NC       |
| MAX HEIGHT - FEET    | 40'       | 33'        | NC       |
| MIN FRONT YARD       | 15'       | 24.2'      | NC       |
| MIN SIDE YARD (A)    | 8'        | 1.8'       | NC       |
| MIN SIDE YARD (B)    | 17'-8'=9' | 10.1'      | NC       |
| MIN REAR YARD        | 20'       | 24.2'      | NC       |
| MIN FRONTAGE         | 50'       | 45'        | NC       |

| NET AREAS:   | EXISTING | PROPOSED |
|--------------|----------|----------|
| THIRD FLOOR  | 475      | 520      |
| SECOND FLOOR | 1,279    | 1,279    |
| FIRST FLOOR  | 1,248    | 1,248    |
| TOTAL        | 3,002    | 3,047    |

REFERENCE SITE PLAN



SITE PLAN AND CODE REVIEW

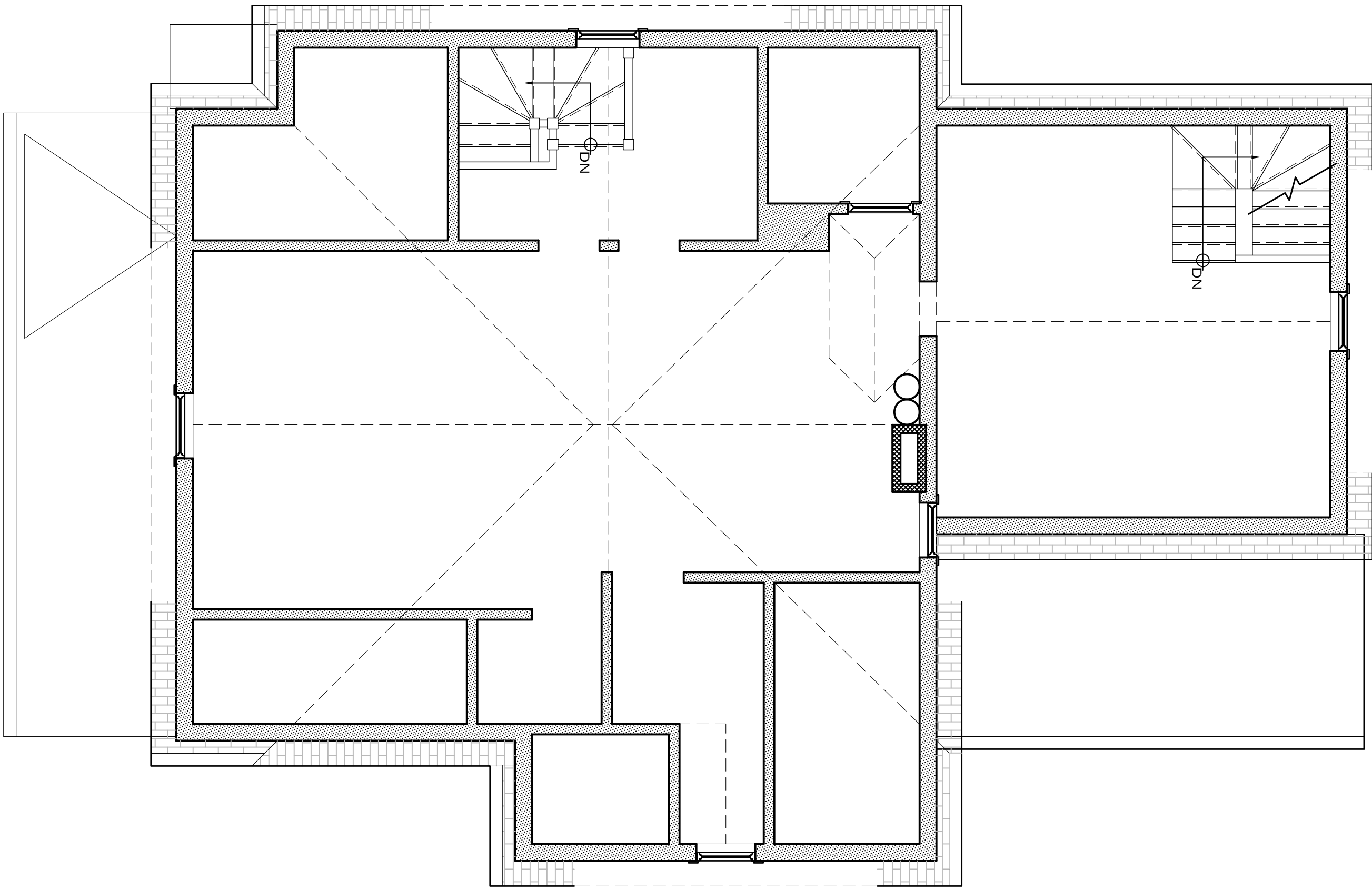
|                |                        |                                                                     |  |                                                                                                  |
|----------------|------------------------|---------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------|
| SHEET<br>C0.15 | SCALE<br>as shown      | <b>Rafael Schloming</b><br>24 Milton Street<br>Somerville, MA 02145 |  | al weisz<br><b>ARCHITECTURE, LLC</b><br>somerville, MA 02144<br>617-970-4840<br>al@archweisz.com |
|                | DATE<br>2012 August 14 |                                                                     |  |                                                                                                  |

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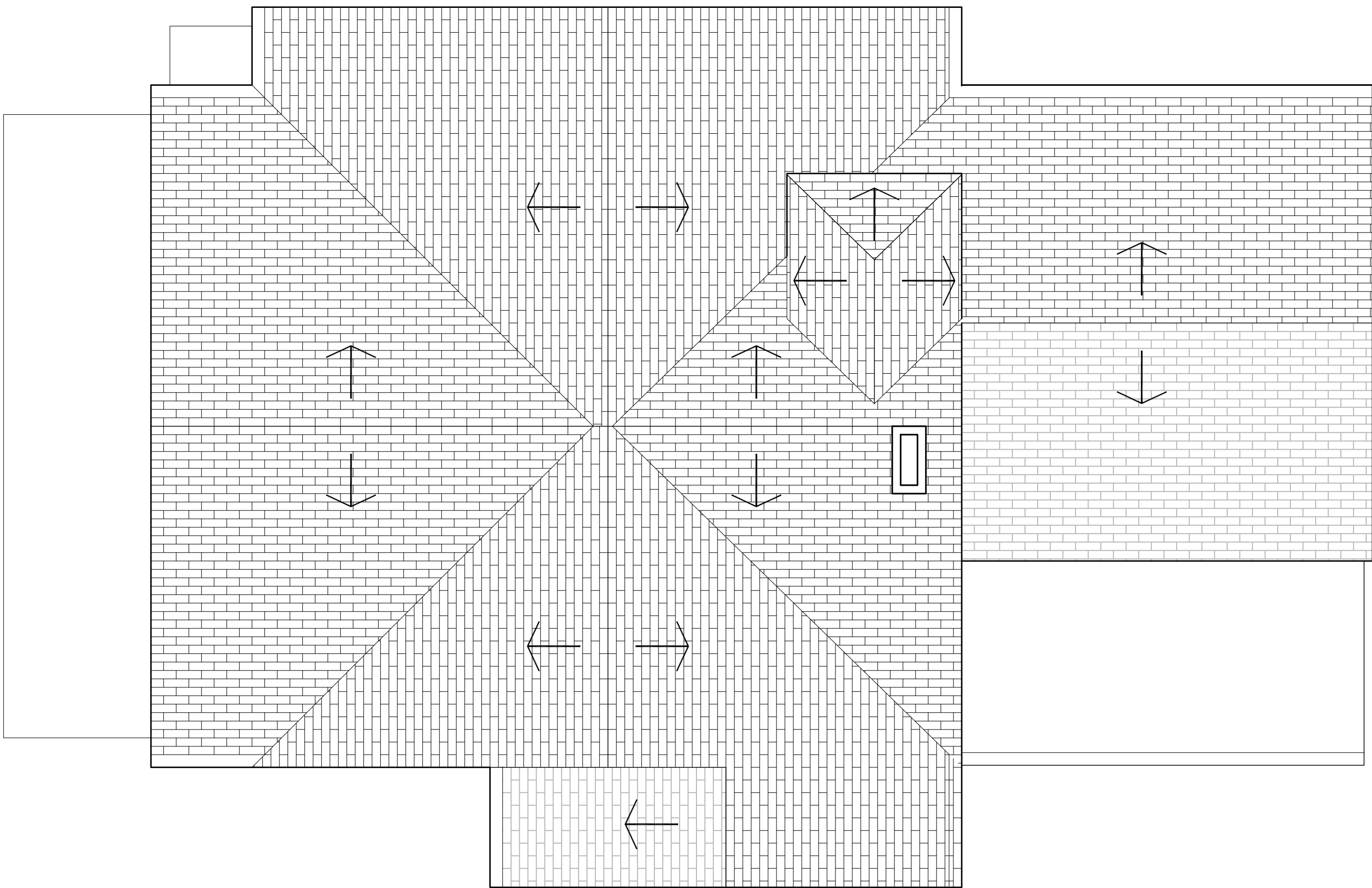
1  
1/4" = 1'-0"

ROOF FLOOR PLAN



2  
1/4" = 1'-0"

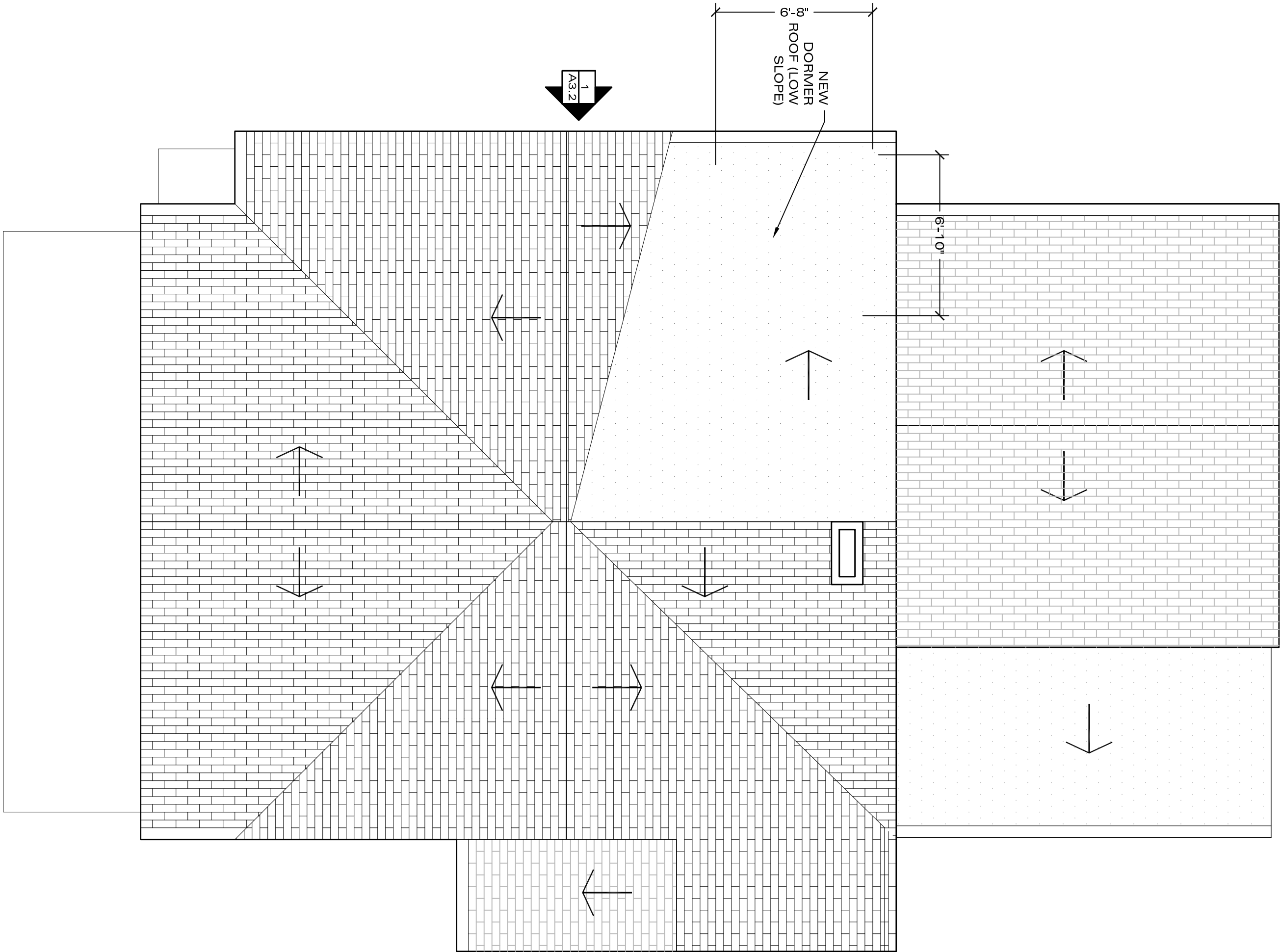
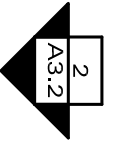
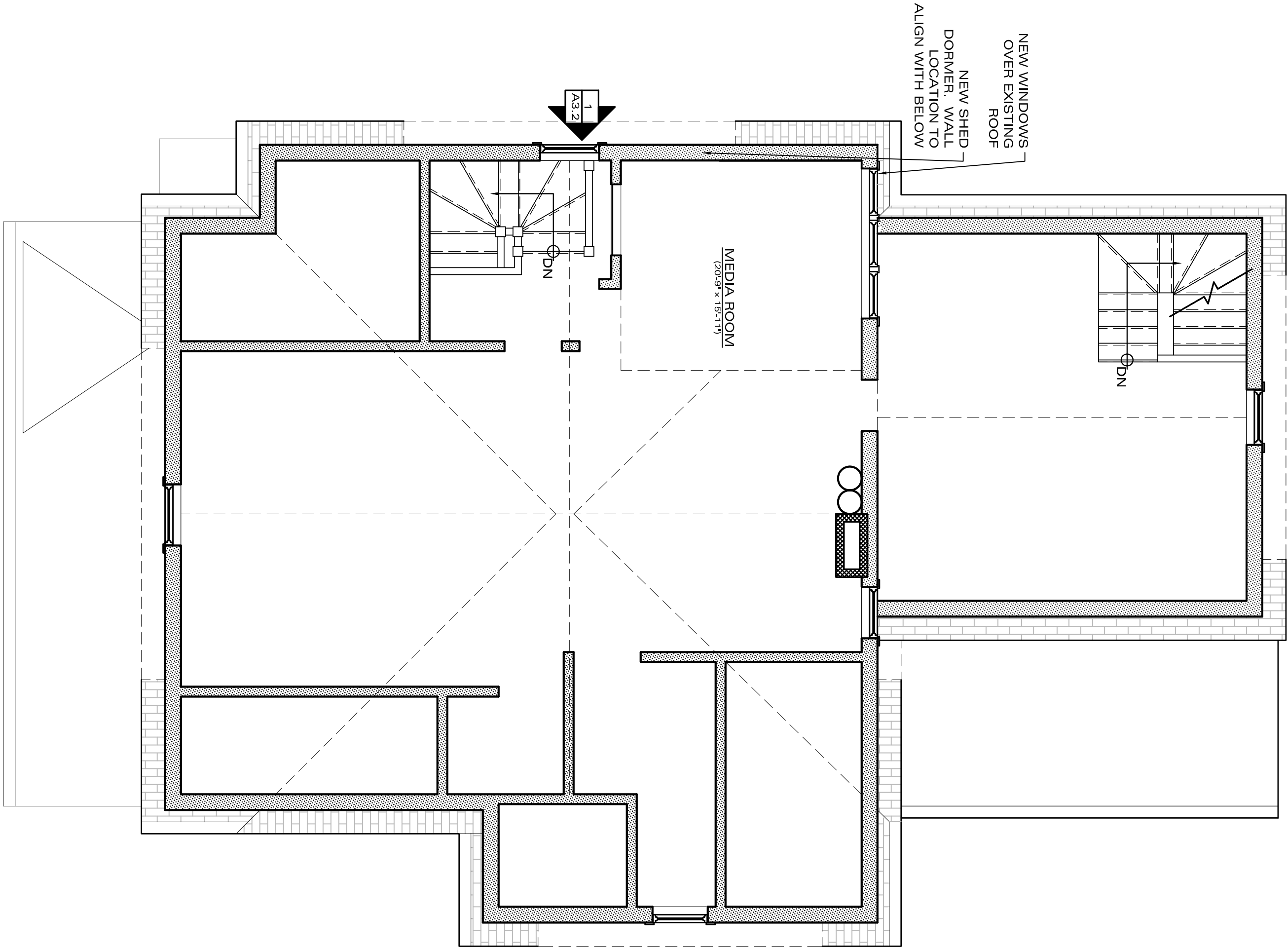
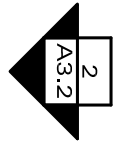
THIRD FLOOR PLAN



EXISTING PLAN THIRD FLOOR AND ROOF

|                |                        |                                                              |  |                                                                                           |
|----------------|------------------------|--------------------------------------------------------------|--|-------------------------------------------------------------------------------------------|
| SHEET<br>X1.25 | SCALE<br>as shown      | Rafael Schloming<br>24 Milton Street<br>Somerville, MA 02145 |  | al weisz<br>ARCHITECTURE, LLC<br>somerville, MA 02144<br>617-970-4840<br>al@archweisz.com |
|                | DATE<br>2012 August 16 |                                                              |  |                                                                                           |





PROPOSED PLAN THIRD FLOOR AND ROOF

|                |                        |                                                                     |  |                                                                                                  |
|----------------|------------------------|---------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------|
| SHEET<br>A1.25 | SCALE<br>as shown      | <b>Rafael Schloming</b><br>24 Milton Street<br>Somerville, MA 02145 |  | al weisz<br><b>ARCHITECTURE, LLC</b><br>somerville, MA 02144<br>617-970-4840<br>al@archweisz.com |
|                | DATE<br>2012 August 16 |                                                                     |  |                                                                                                  |



2 EXISTING ELEVATION - SOUTH  
1/4"=1'-0"



1 EXISTING ELEVATION - EAST  
1/4"=1'-0"

## EXISTING ELEVATIONS - EAST AND SOUTH

SHEET

X3.2

SCALE  
as shown

DATE

2012 August 16

**Rafael Schloming**  
24 Milton Street  
Somerville, MA 02145

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2 PROPOSED ELEVATION - SOUTH  
1/4"=1'-0"



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## PROPOSED ELEVATIONS - EAST AND SOUTH

SHEET

A3.2

SCALE  
as shown

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