

ZONING TABLE		225 POWDERHOUSE BOULEVARD 'RA' - RESIDENCE 'A'			
	SOMERVILLE ZONING SUBDISTRICT 'RA'	REQUIRED	EXISTING	PROPOSED	RELIEF REQUIRED
A	LOT AREA (SF) MINIMUM	10,000	3,380	NO CHANGE	ENC *
B	LOT AREA PER/UNIT (FEET) MINIMUM	2 x 2,250 = 5,500 SF	2 x 1,690 = 3,380 SF	NO CHANGE	ENC
C	LOT COVERAGE MAXIMUM %	50%	40%	NO CHANGE	ENC
D	LANDSCAPED AREA MINIMUM %	25%	27%	NO CHANGE	N
E	MAXIMUM FAR (FLOOR AREA RATIO)	0.75	0.60	0.75	N
F	MAXIMUM HEIGHT (STORIES)	2.5	2.0	2.5	N
F	MAXIMUM HEIGHT (FEET) (MEAN GABLE)	35	27.5	NO CHANGE	N
G	FRONT YARD (FEET) (MINIMUM)	15	22.4	NO CHANGE	N
H	SIDE YARD EAST (FEET) (MINIMUM)	8	4.8	NO CHANGE	ENC
H	SIDE YARD WEST (FEET) (MINIMUM)	9	11.1	NO CHANGE	N
I	REAR YARD ADJUSTED (FEET) (3" LESS PER FT)	15.7	16.8	NO CHANGE	N
J	MINIMUM FRONTAGE (FEET)	50	41	NO CHANGE	ENC
K**	PERVIOUS AREA (PERCENTAGE)	35%	27%	NO CHANGE	ENC

* **ENC** INDICATES AN EXISTING, NON-CONFORMING CONDITION
** FOOTNOTE '25' TO 'K' PERVIOUS AREA:

Properties otherwise conforming to the SZO shall not be determined to be nonconforming based only upon violation of the provisions of 8.5.k that were in existence as of March 1, 2012. Such properties may maintain, upgrade, and/or renovate their existing nonconforming pervious coverage by-right.
(Ord. No. 2012-03, § 3, 4-12-2012)

PROPOSED NET BUILDING AREA		
NAME	AREA (SF)	Level
EXISTING 1ST FLR	909 SF	1ST FLR
EXISTING 2ND FLOOR	1125 SF	2ND FLR
3RD FLR NEW FINISHED SPACE	506 SF	3RD FLR
Grand total: 3	2540 SF	

EXISTING NET BUILDING AREA		
NAME	AREA (SF)	Level
EXISTING 1ST FLR	909 SF	1ST FLR
EXISTING 2ND FLOOR	1125 SF	2ND FLR
Grand total: 2	2034 SF	

LANDSCAPED AREA	
NAME	AREA (SF)
LANDSCAPED AREA	374 SF
LANDSCAPED AREA	530 SF
Grand total: 2	905 SF

ZONING CODE NOTES:

1. **SIDE YARDS:** THE LEFT SIDE YARD WITH A SETBACK OF 8 FEET AND THE RIGHT YARD SETBACK OF 9 FEET TOTAL 15 FEET.

2. **FAR:** THE ALLOWABLE MAXIMUM FAR FOR THIS PROPERTY IS 0.75, THE PROPOSED ADDITION'S NET AREA OF 488 SF TOGETHER WITH THE EXISTING NET AREA OF 2,034 SF TOTALS 2,522 SF, LESS THAN THE MAXIMUM 2,535 SF THAT WOULD BE 0.75 FAR FOR A 3,380 SF LOT SIZE, PLEASE REFER TO NET AREA TABULATION ON CS1.2 AND THE ZONING TABLE ON THIS SHEET.

3. **STORIES:** THE PROPOSED DORMER ADDITION MEETS THE CONSTRAINTS OF A HALF-STORY BY HAVING LESS THAN 50% OF THE LENGTH OF THE EXISTING SLOPING ROOF FOR THE LENGTH OF THE PROPOSED DORMERS ON EITHER SIDE, PLEASE SEE DEFINITION OF 'STORY, HALF' BELOW.

2.2.155. STORY, HALF. A STORY DIRECTLY UNDER A SLOPING ROOF WHERE, IN THE CASE OF A ROOF HAVING ONE (1) UNIFORM DEGREE OF PITCH (SUCH AS IN GABLE OR SHED ROOF TYPES) THE POINTS OF INTERSECTION OF THE BOTTOM OF THE RAFTERS AND THE INTERIOR FACES OF THE EXTERIOR WALLS ARE LESS THAN TWO (2) FEET ABOVE THE FLOOR LEVEL ON AT LEAST TWO (2) OPPOSITE EXTERIOR WALLS OR, IN THE CASE OF A ROOF HAVING TWO (2) OR MORE PITCHES ON EACH OF TWO (2) OR MORE SIDES (SUCH AS GAMBREL OR MANSARD ROOF TYPES), THE AVERAGE FINISHED FLOOR TO FINISHED CEILING HEIGHT IS LESS THAN SIX (6) FEET. DORMERS MAY BE CONSTRUCTED ON THE ROOF AND EXTERIOR WALLS PROVIDED THEY ARE STRUCTURALLY SUPPORTED ON THE ROOF RAFTERS AND THE LENGTH OF THE DORMER(S) AS MEASURED BETWEEN THE LOWEST BEARING POINTS OF THE DORMER(S) ON THE RAFTERS OF THE SLOPING ROOF DOES NOT EXCEED FIFTY (50) PERCENT OF THE LENGTH OF THE SLOPING ROOF TO WHICH IT IS ATTACHED.



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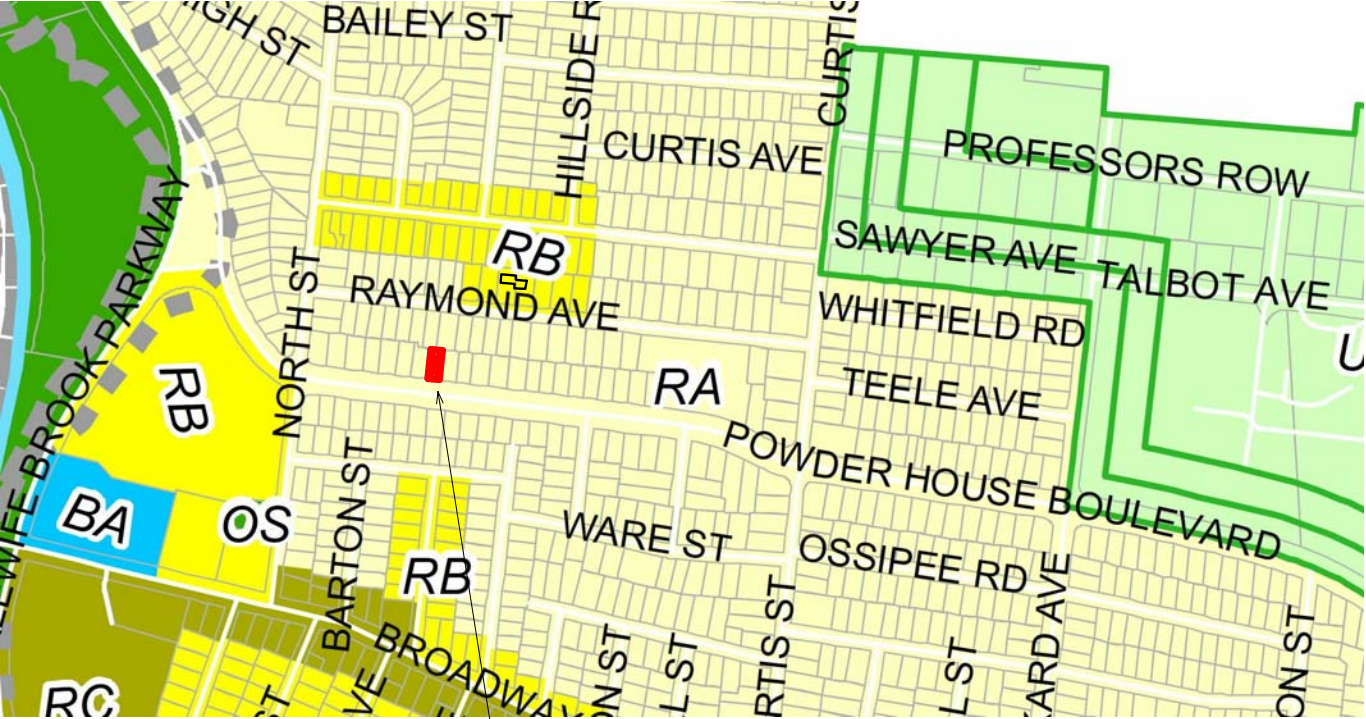
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225 POWDERHOUSE BLVD

ZONING

ZONING MAP EXCERPT

- 1. SOMERVILLE ZONING MAP
- 2. DESIGNATED SUBDISTRICT: ONE-FAMILY RESIDENTIAL SUBDISTRICT - 'RA'



PROJECT LOCATION

INSULATION NOTES:

- 1. FILL EXISTING CAVITIES WITH R-3.5 PER INCH MIN. SEE NOTES BELOW FOR PORTIONS OF NEW CONSTRUCTED ELEMENTS
- 2. **MINIMUM WINDOW PERFORMANCE:** U-0.35 OR BETTER
- 3. **MINIMUM SKYLIGHT PERFORMANCE:** U-0.60 OR BETTER
- 4. **ROOF AND CEILING INSULATION:** PERFORMANCE R-38 OR BETTER. EXTEND FULL DEPTH INSULATION TO EXTERIOR WALL SHEATHING TO ELIMINATE COLD CORNERS AND PREVENT ICE DAM FORMATIONS
- 5. **WOOD FRAME EXTERIOR WALLS:** HIGH PERFORMANCE R-21 WALL INSULATION IN 2x6 WD STUD WALLS
- 6. **MASS WALLS:** R-17 MINIMUM PERFORMANCE IF INSTALLED INSIDE OF WALL CENTER-LINE. R-13 MINIMUM IF INSTALLED ON THE OUTSIDE AS MEASURED FROM THE WALL CENTERLINE
- 7. **FLOOR INSULATION:** R-30 INSULATION BETWEEN JOISTS. INSULATION MUST BE INSTALLED FOR PERMANENT DIRECT CONTACT BETWEEN SUB-FLOOR AND INSULATION. INSTALLATIONS THAT ALLOW FUTURE SAGGING OF INSULATION AWAY FROM FLOOR DECK NOT PERMITTED

SITE DIAGRAM NOTES:

- 1. THE SITE DIAGRAM IS BASED ON AN SURVEY PREPARED BY PROFESSIONAL LAND SURVEYOR, SCOTT L'ITALIEN, RJO ASSOCIATES.
- 2. PLEASE REFER TO THE RJO SURVEY 'PL-1' 'PLOT PLAN' DATED 5/26/2016 FOR EXISTING HOUSE AND LOT LINE LOCATIONS

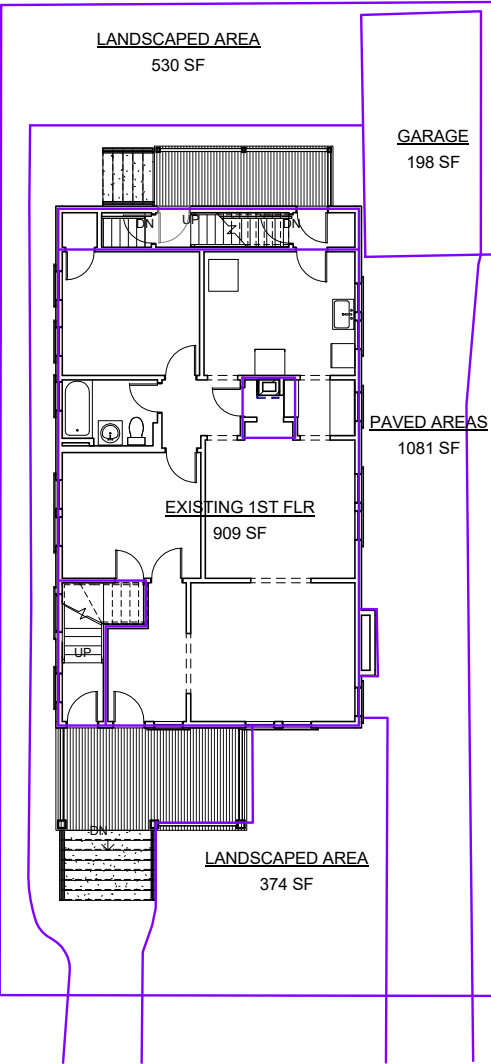
GENERAL NOTES:

- 1. CONSTRUCTION TO BE CONSISTENT WITH THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, 2009 IBC WITH MASSACHUSETTS AMMENDMENTS.
- 2. REFER TO STRUCTURAL DRAWINGS ATTACHED WITH THIS SET, LABELED S1 THROUGH S2, AS PREPARED BY REGISTERED STRUCTURAL ENGINEER LEE BOMBARDIER, PE, PHONE NUMBER (508) 631-3332
- 3. G.C. TO ALERT STRUCTURAL ENGINEER AND ARCHITECTURAL DESIGNER TO ANY DISCREPANCIES BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS OR SITE CONDITIONS, AS THEY ARE DISCOVERED IN A TIMELY FASHION SO THEY MAY BE PROPERLY ADDRESSED
- 4. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENTS.

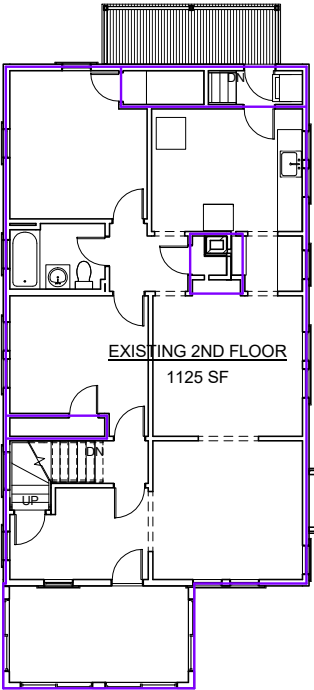
DRAWING LIST	
SHEET NO.	DRAWING TITLE
-CS1.1-	COVERSHEET
-CS1.2-	NET AREA PLANS
-PL-1-	PLOT PLAN BY PLS
-S-1-	ROOF FRAMING PLANS AND DETAILS
-S-2-	SCHEDULES AND NOTES
A101	FLOOR PLANS
A102	2ND FLOOR PLANS
A103	3RD FLOOR PLANS
A201	EXTERIOR ELEVATION
A202	EXTERIOR ELEVATION
A203	EXTERIOR ELEVATION
A301	SECTIONS
A902	PROPOSED CUTAWAY
A906	VIEW FROM STREET

COVERSHEET

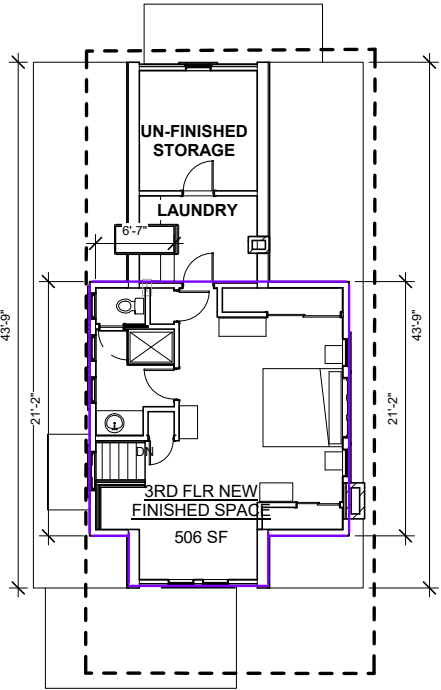
-CS1.1-



① 1ST FLR
1/8" = 1'-0"



② 2ND FLR
1/8" = 1'-0"

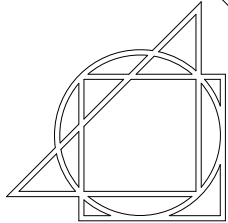


③ 3RD FLR
1/8" = 1'-0"

PROPOSED NET BUILDING AREA		
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NET AREA PLANS

-CS1.2-

SMOKE ALARM NOTES:


1. INSTALL AT A MINIMUM ONE SMOKE ALARM IN EACH BEDROOM
2. INSTALL A SMOKE ALARM IN THE IMMEDIATE VICINITY OF ALL BEDROOMS
3. PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE TOP OF THE STAIRS, AND 1 PER 1,200 SF OF LIVING SPACE, MINIMUM
4. PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE BOTTOM OF ALL STAIRS
5. SELECT AND INSTALL AN ALARM SYSTEM IN CONFORMANCE WITH ALL STATE, LOCAL AND NATIONAL CODES INCLUDING BUT NOT LIMITED TO THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, NFPA 72 AND UL 217
6. SMOKE ALARMS MUST PROVIDE 70 dB MINIMUM PRESSURE AT THE PILLOW OF EACH BEDROOM
7. INSTALL A MINIMUM OF ONE SMOKE DETECTOR ON EACH LEVEL INCLUDING THE ATTIC AND BASEMENT LEVELS
8. THE BUILDING WIRING SYSTEM SHALL PROVIDE POWER TO THE INTEGRATED ALARM SYSTEM AND THE SYSTEM SHALL HAVE BATTERIES TO SUPPLY BACKUP POWER WHEN PRIMARY POWER IS INTERRUPTED.
9. THE SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL SOUND ALL OF THE ALARMS
10. LOCATE CO (CARBON MONOXIDE) DETECTORS OUTSIDE OF BEDROOMS IN A CENTRAL LOCATION
11. LOCATE ALL DETECTORS PER BEST PRACTICES AND CODE REQUIREMENTS TO AVOID NUISANCE ALARMS
12. INSTALL DETECTORS AS REQUIRED IN MECHANICAL AND ELECTRIC CLOSETS IN THE BASEMENT AND THROUGHOUT

SMOKE ALARM GRAPHIC KEY:

- (CO) CARBON MONOXIDE DETECTOR
(HD) HEAT DETECTOR
(SD) SMOKE DETECTOR
- NOTE: REFER TO SMOKE DETECTOR NOTES AND PLANS FOR PLACEMENT REQUIREMENTS, TYP.

FLOOR CEILING TYPE '2' GA FILE NO. FC 5420

1 HOUR FIRE-RESISTANCE RATED

GA FILE NO. FC 5420	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND
WOOD JOISTS, GYPSUM WALLBOARD			
One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to 2 x 10 wood joists 16" o.c. with 6d coated nails, 17/8" long 0.0915" shank, 1/4" heads, 6" o.c. Wood joists supporting 1" nominal wood subfloor and 1" nominal wood finish floor, or 19/32" plywood finished floor with long edges T & G and 15/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.			
			
Approx. Ceiling Weight: 2.5 psf			
Fire Test: UL R3501-5, 9, 7-15-52; UL R1319-2, 3, 6-5-52; UL Design L 501; ULC Design M500			
Sound Test: See FC 5410 (NGC 4024, 7-13-66)			
IIC & Test: 32 (66 C & P) NGC 5032, 7-19-66			

WOOD JOISTS, GYPSUM WALLBOARD
ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO 2 X 10 WOOD JOISTS 16" O.C. WITH 6D COATED NAILS, 17/8" LONG 0.0915" SHANK, 1/4" HEADS, 6" O.C. WOOD JOISTS SUPPORTING 1" NOMINAL WOOD SUBFLOOR AND 1" NOMINAL WOOD FINISH FLOOR, OR 19/32" PLYWOOD FINISHED FLOOR WITH LONG EDGES T & G AND 15/32" INTERIOR PLYWOOD WITH EXTERIOR GLUE SUBFLOOR PERPENDICULAR TO JOISTS WITH JOINTS STAGGERED.

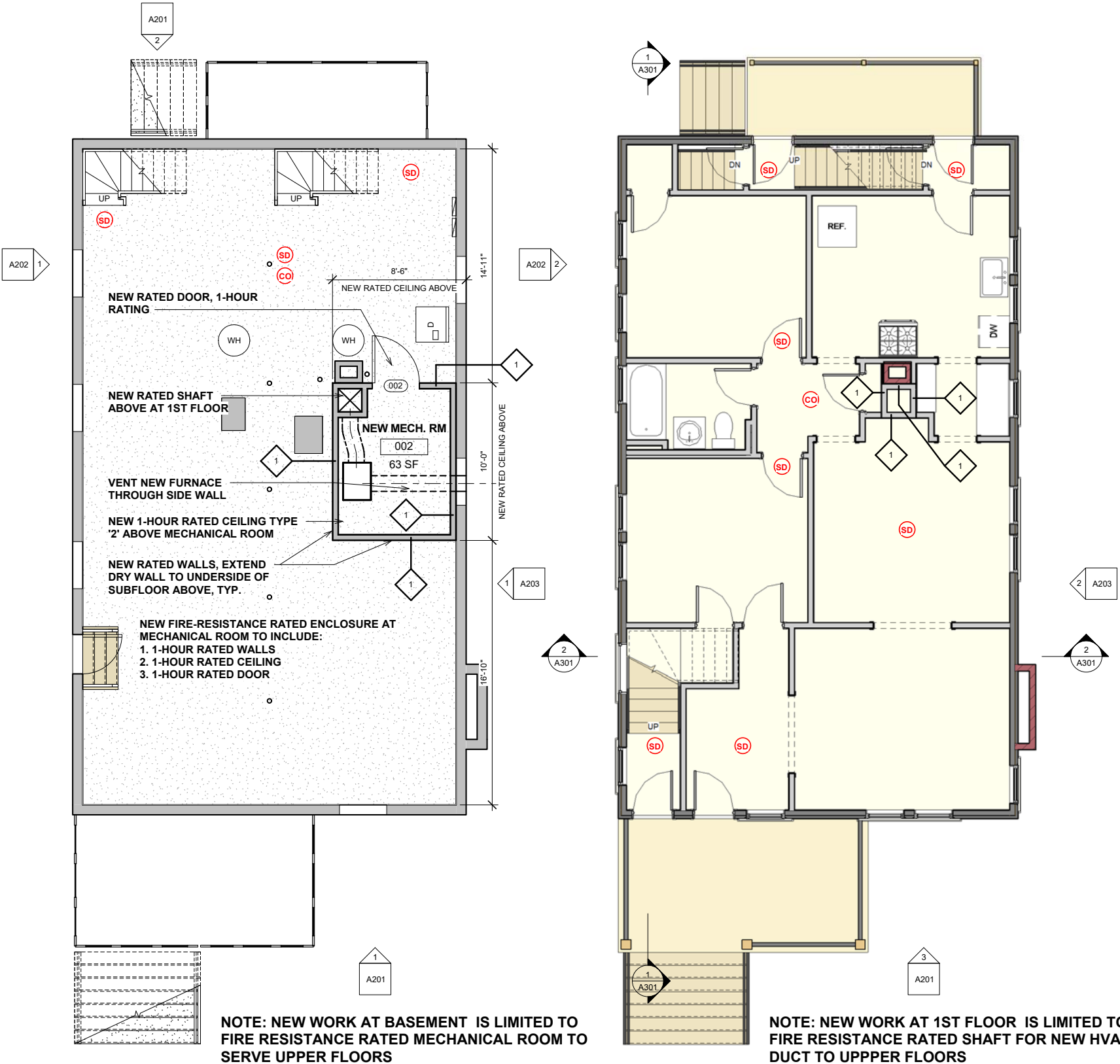
○ RATED CEILING ASSEMBLY
1 1/2" = 1'-0"

WALL TYPE '1' UL DESIGN NO. U376

1 HOUR FIRE-RESISTANCE RATED

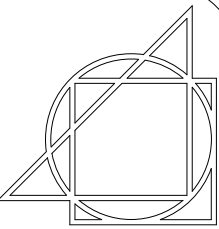
- 5/8" TYPE 'X' GYPSUM WALL BOARD
2x4 STUDS @16" O.C.
WOOD FRAMING
5/8" TYPE 'X' GYPSUM WALL BOARD

○ WALL TYPE LEGEND '1'
3/4" = 1'-0"



③ EXISTING BASEMENT PLAN
1/4" = 1'-0"

① PROPOSED 1ST FLOOR
1/4" = 1'-0"



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FLOOR PLANS

A101

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SMOKE ALARM GRAPHIC KEY:

(CO)

CARBON MONOXIDE DETECTOR

(HD)

HEAT DETECTOR

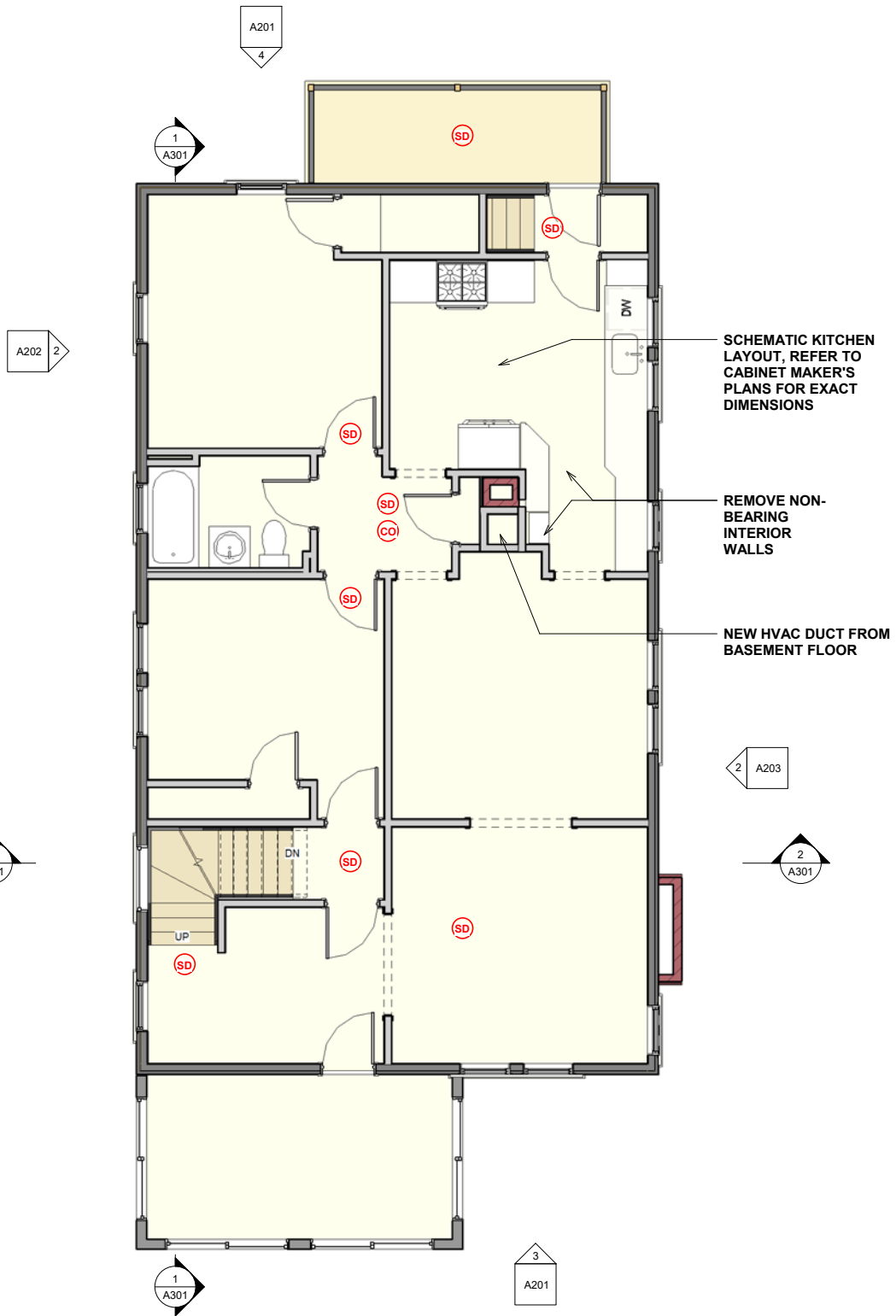
(SD)

SMOKE DETECTOR

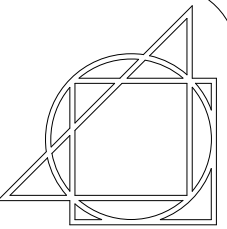
NOTE: REFER TO SMOKE DETECTOR NOTES AND PLANS FOR PLACEMENT REQUIREMENTS, TYP.



1 EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"



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



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2ND FLOOR PLANS

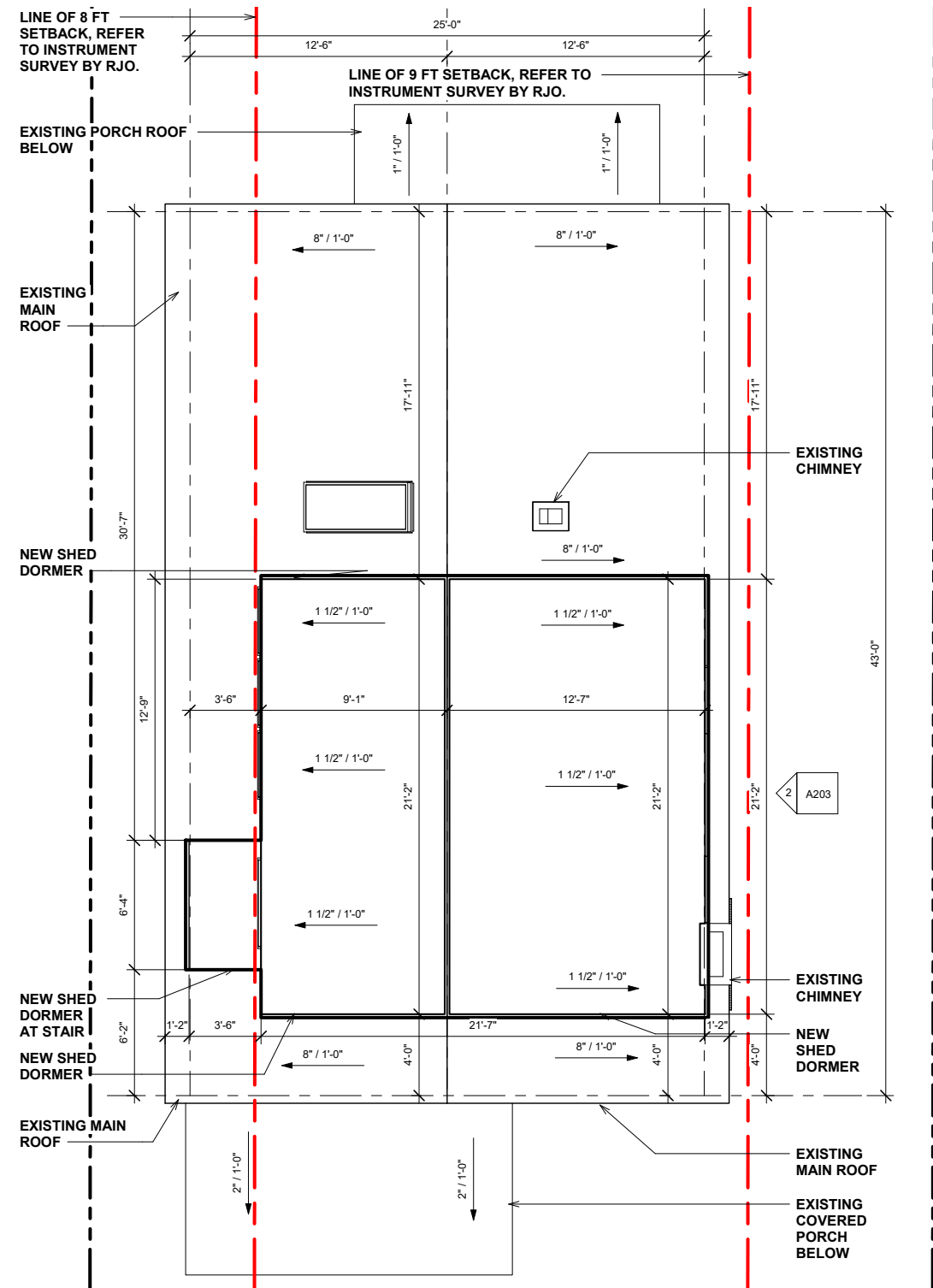
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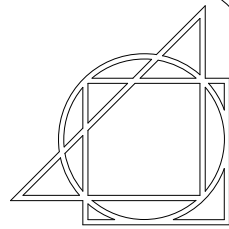
SMOKE ALARM GRAPHIC KEY:	
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	SMOKE DETECTOR

NOTE: REFER TO SMOKE DETECTOR NOTES AND PLANS FOR PLACEMENT REQUIREMENTS, TYP.

NEW DOORS - 3RD FLR				
MK	W	H	DESCRIPTION	COMMENTS
301A	2'-0"	6'-6"	SWING DOOR	
301B	2'-6"	6'-6"	SWING DOOR	
301C	6'-0"	6'-6"	SLIDING CLOSET DOOR	
301D	3'-6"	6'-5"	SLIDING CLOSET DOOR	
302A	2'-6"	6'-6"	SWING DOOR	
302B	2'-0"	6'-6"	POCKET DOOR	
303	2'-6"	6'-6"	SWING DOOR	
304	2'-6"	6'-6"	SWING DOOR	
Grand total: 8				



③ PROPOSED ROOF PLAN
1/4" = 1'-0"



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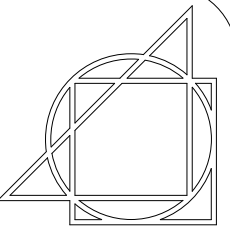
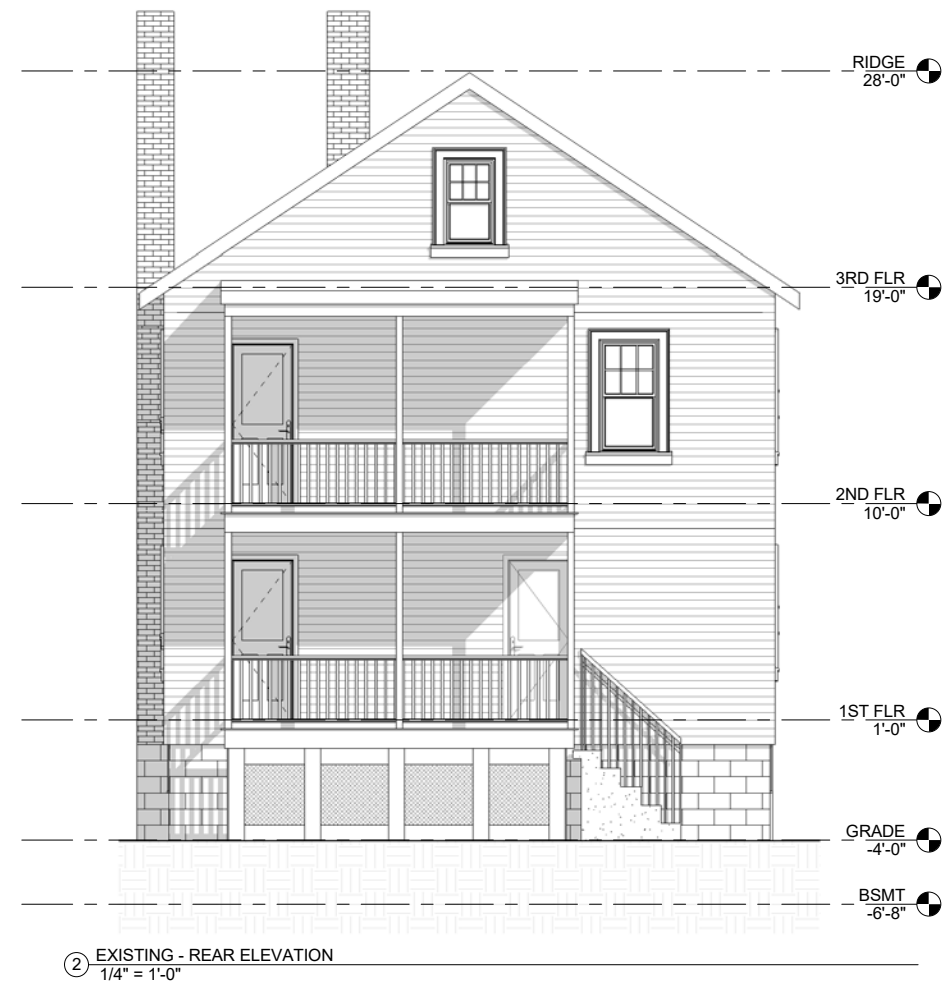
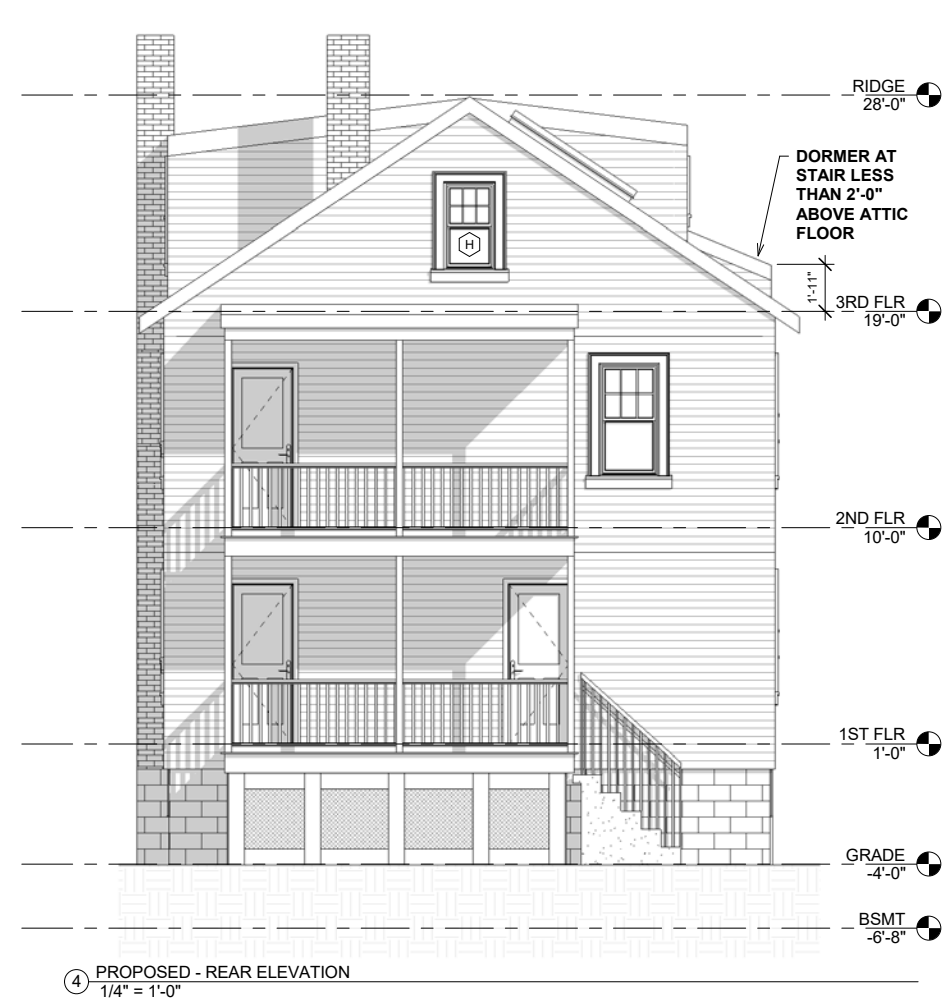
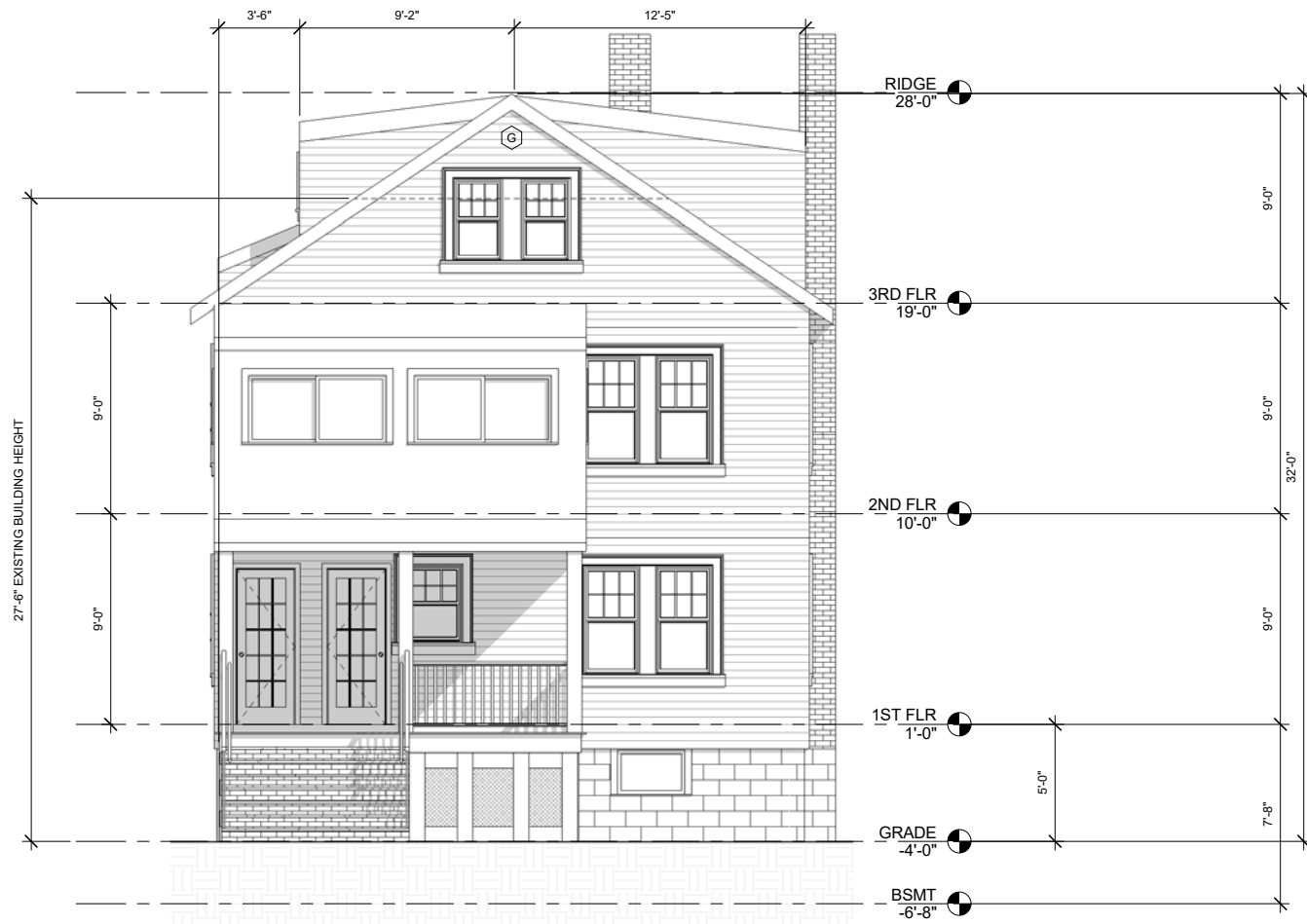
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3RD FLOOR PLANS

A103

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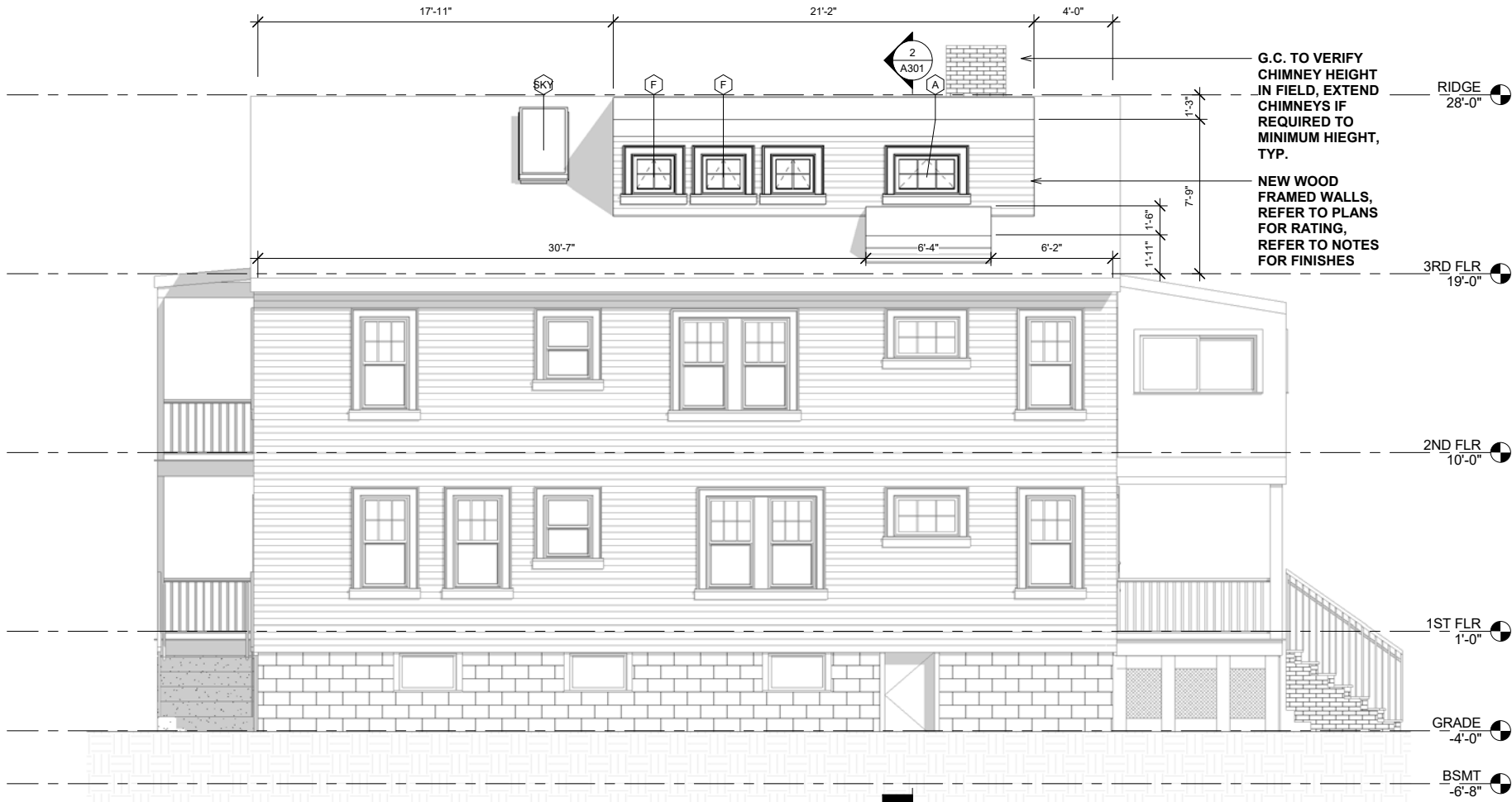
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EXTERIOR ELEVATION

A201

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



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

EXTERIOR WOOD-FRAMED WALL NOTES:

1. CEMENTITIOUS CLAPBOARD SIDING (OWNER TO SPECIFY COLOR AND EXPOSURE)
2. TYVEK BRAND HOUSE WRAP IF ADVANTECH 'ZIP WALL' T&G SHEATHING WITH INTEGRAL AIR BARRIER AND TAPED JOINTS NOT USED
3. 1/2" ZIP WALL T&G WALL SHEATHING, TAPE JOINTS AT PANEL EDGES WITH PROPRIETARY ZIPWALL TAPE
4. TAPE SHEATHING JOINTS WITH PROPRIETARY ZIP WALL TAPE
5. 2 X 6 @ 16" O.C. INSULATION PER STRETCH ENERGY CODE REPORT 6. 1/2" GWB W/ PLASTER VENEER (SMOOTH FINISH THROUGHOUT)

WINDOW NOTES:

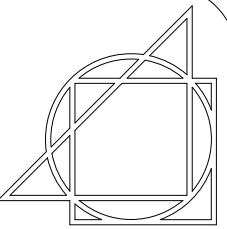
NOTE: REFER TO WINDOW SCHEDULE AND PLANS FOR TYPE AND LOCATION, TYP.

ALL WINDOWS TO BE INSTALLED PER 2009 IRC AND MASSACHUSETTS AMMENDMENTS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

1. ALL WINDOWS MORE THAN 72 INCHES ABOVE THE SURROUNDING GRADE SHALL HAVE A 24 INCH MINIMUM SILL HEIGHT
2. ALL EMERGENCY EXIT AND RESCUE OPENING LOCATIONS SHALL HAVE A MINIMUM OPENING OF 5.7 SQUARE FEET
3. MAXIMUM SILL HEIGHT AT RESCUE OPENING SHALL BE 44 INCHES ABOVE THE FINISH FLOOR OF THE ROOM THEY ARE LOCATED IN
4. PER MASSACHUSETTS AMMENDMENT TO THE IRC, R310.1.1, DOUBLE HUNG WINDOWS SHALL HAVE A NET CLEAR OPENING OF 3.3 SQUARE FEET
5. PER MASSACHUSETTS AMMENDMENT TO THE IRC, R310.1.2, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES BY 24 INCHES IN EITHER DIRECTION
6. INSTALL TEMPERED GLASS AT ALL LOCATIONS REQUIRING SAFETY GLASS INCLUDING WITHIN 24 INCHES OF SWINGING DOORS, 60 INCHES OF STAIRS, LESS THAN 60 INCHES ABOVE A TUB OR SHOWER FLOOR, AND WINDOWS LESS THAN 18 INCHES ABOVE THE FLOOR. **REFER TO 'R308.4 (IBC 2406.4) HAZARDOUS LOCATIONS'**

WINDOWS

WINDOW TYPE	COUNT	WINDOW DESCRIPTION	WIDTH	HEIGHT	COMMENTS
A	1	4836 AWNG	3'-3"	1'-11"	LITES & TEMPERED
C	1	TRIPLE AWNING W/LITES	5'-0"	2'-0"	LITES
D	2	DOUBLE HUNG	2'-3"	4'-0"	
F	3	4836 AWNG	2'-2"	1'-11"	
SKY	1		2'-4"	6'-0"	
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225 POWDERHOUSE
BLVD

ZONING

EXTERIOR ELEVATION

A202

11/2/2016 10:18:42 AM



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



① EXISTING - RIGHT ELEVATION
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EXTERIOR WOOD-FRAMED WALL NOTES:

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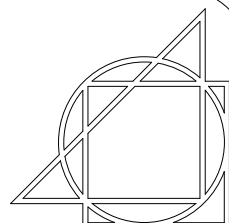
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3. MAXIMUM SILL HEIGHT AT RESCUE OPENING SHALL BE 44 INCHES ABOVE THE FINISH FLOOR OF THE ROOM THEY ARE LOCATED IN
4. PER MASSACHUSETTS AMMENDMENT TO THE IRC, R310.1.1, DOUBLE HUNG WINDOWS SHALL HAVE A NET CLEAR OPENING OF 3.3 SQUARE FEET
5. PER MASSACHUSETTS AMMENDMENT TO THE IRC, R310.1.2, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES BY 24 INCHES IN EITHER DIRECTION
6. INSTALL TEMPERED GLASS AT ALL LOCATIONS REQUIRING SAFETY GLASS INCLUDING WITHIN 24 INCHES OF SWINGING DOORS, 60 INCHES OF STAIRS, LESS THAN 60 INCHES ABOVE A TUB OR SHOWER FLOOR, AND WINDOWS LESS THAN 18 INCHES ABOVE THE FLOOR. **REFER TO 'R308.4 (IBC 2406.4) HAZARDOUS LOCATIONS'**

WINDOWS					
WINDOW TYPE	COUNT	WINDOW DESCRIPTION	WIDTH	HEIGHT	COMMENTS
A	1	4836 AWNG	3'-3"	1'-11"	LITES & TEMPERED
C	1	TRIPLE AWNING W/LITES	5'-0"	2'-0"	LITES
D	2	DOUBLE HUNG	2'-3"	4'-0"	
F	3	4836 AWNG	2'-2"	1'-11"	
SKY	1		2'-4"	6'-0"	
Grand total: 8					



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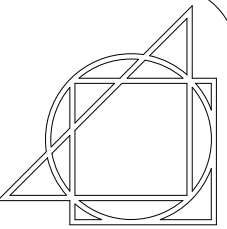
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225 POWDERHOUSE BLVD
ZONING

EXTERIOR ELEVATION

A203



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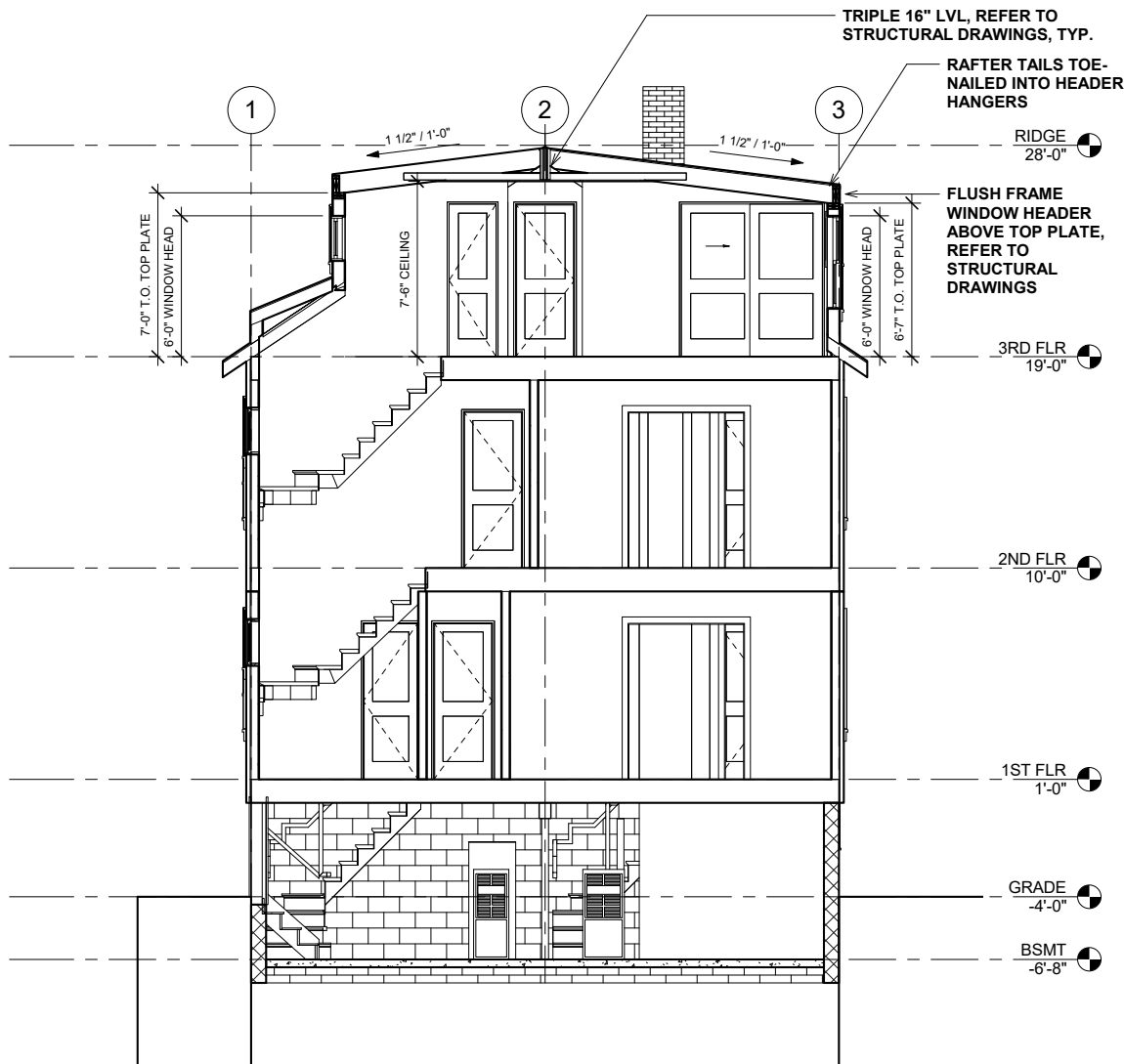
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BLVD
ZONING

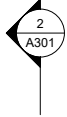
SECTIONS

A301

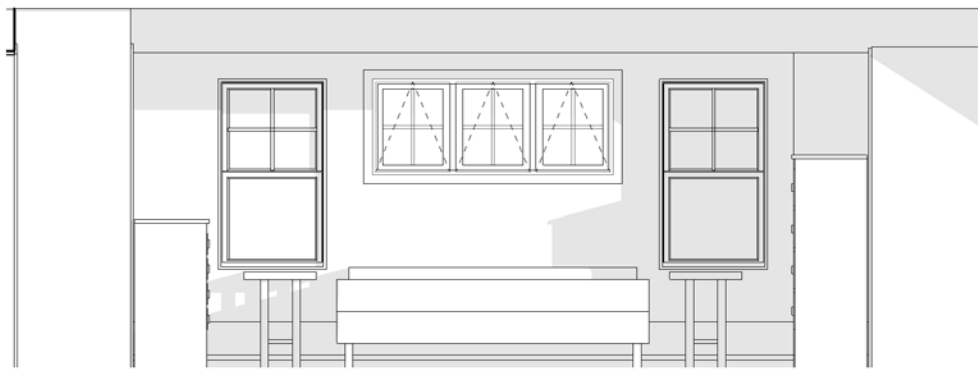
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Section 1
1/4" = 1'-0"



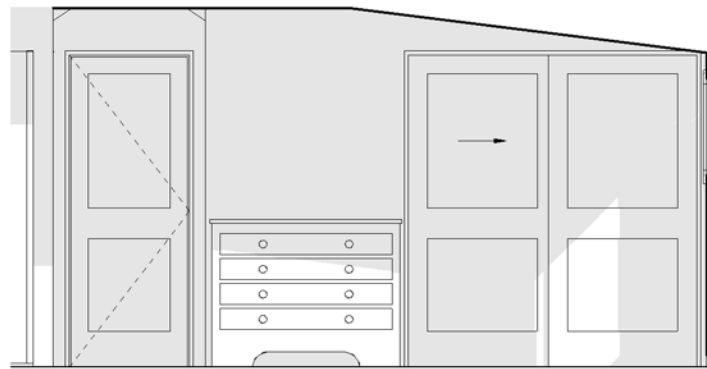
Section 2
1/4" = 1'-0"



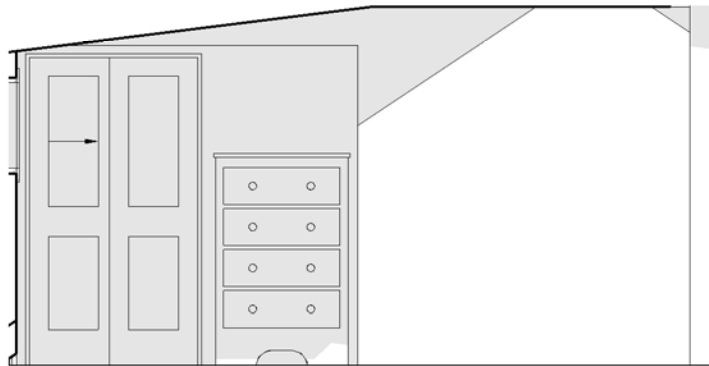
⑥ BEDROOM ELEVATION AT HEADBOARD
1/2" = 1'-0"



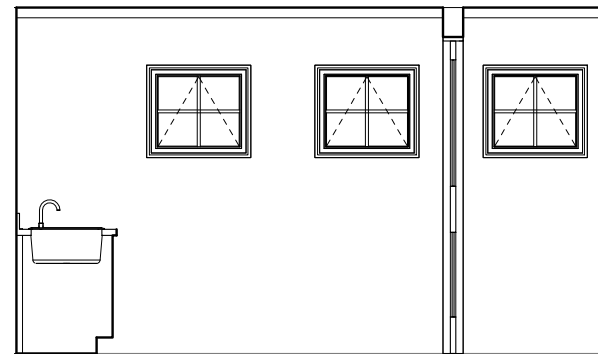
⑦ BEDROOM ELEVATION AT BATH & STAIR
1/2" = 1'-0"



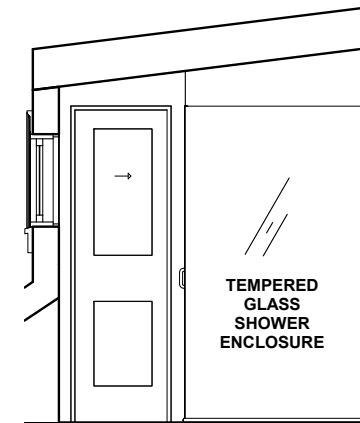
⑧ BEDROOM ELEVATION AT CLOSETS
1/2" = 1'-0"



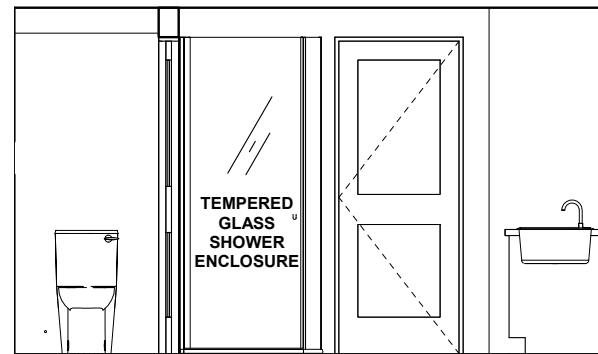
⑨ BEDROOM ELEVATION TOWARD STREET
1/2" = 1'-0"



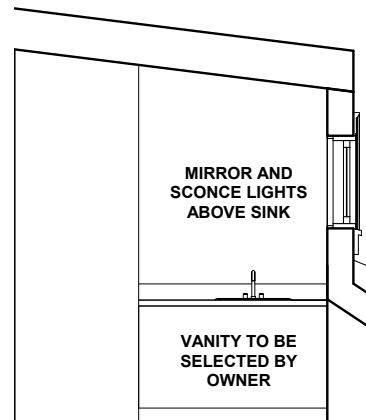
② BATH ELEVATION - OUTSIDE WALL
1/2" = 1'-0"



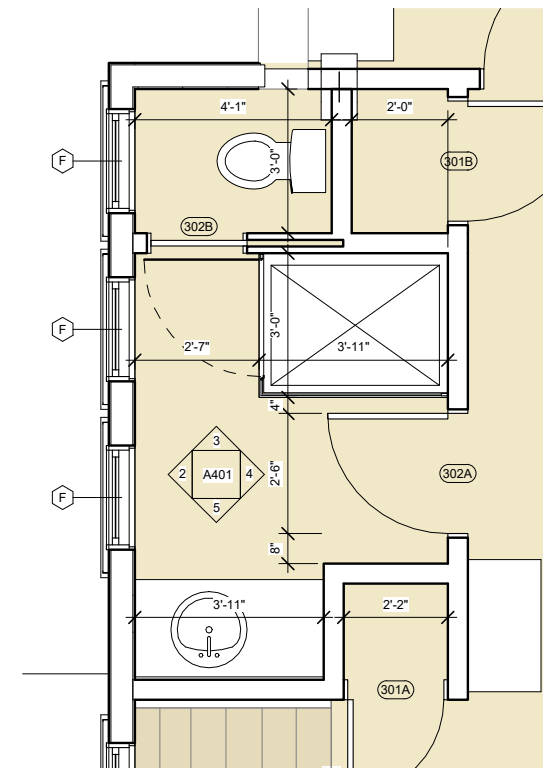
③ BATHROOM ELEVATION AT SHOWER
1/2" = 1'-0"



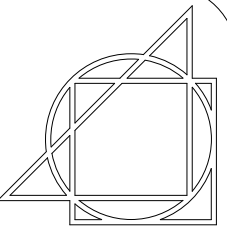
④ BATH ELEVATION TOWARD BEDROOM
1/2" = 1'-0"



⑤ BATH ELEVATION AT VANITY
1/2" = 1'-0"



① ENLARGED MASTER BATH PLAN
1/2" = 1'-0"



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225 POWDERHOUSE BLVD
ZONING

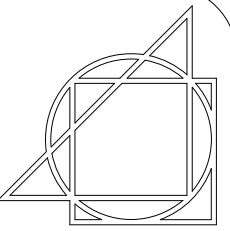
BATH PLAN AND ELEVATIONS

A401

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1 PROPOSED CUT-AWAY



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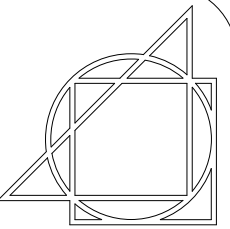
PROPOSED CUTAWAY

A902

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① PROPOSED STREET PERSEPECTIVE 'B'



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225 POWDERHOUSE
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ZONING

VIEW FROM STREET

A906