

**ZONE:RC**

	REQUIRED	EXISTING	PROPOSED
AREA	7,500 s.f.	5,600 s.f.	NO CHANGE
FRONTAGE	50'	40'	N.C.
MAX GROUND COV %	70%	24.8%	N.C.
MIN. LANDSCAPE AREA %	25%	49.9%	N.C.
MAX STORIES	3	2 1/2	N.C.
MAX HEIGHT	40'	37.3'	37.3'
FRONT	15'	11.4'	N.C.
SIDE	8'	11.8'	N.C.
REAR	20'	67.2'	N.C.
PERVIOUS AREA %	30%	49%	N.C.

CURRENT OWNER: LIEBA SAVITT

TITLE REFERENCE: BK 47915 PG 427

PLAN REFERENCE: BK 8 PLAN 51


THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

**SURVEYOR'S CERTIFICATION:**

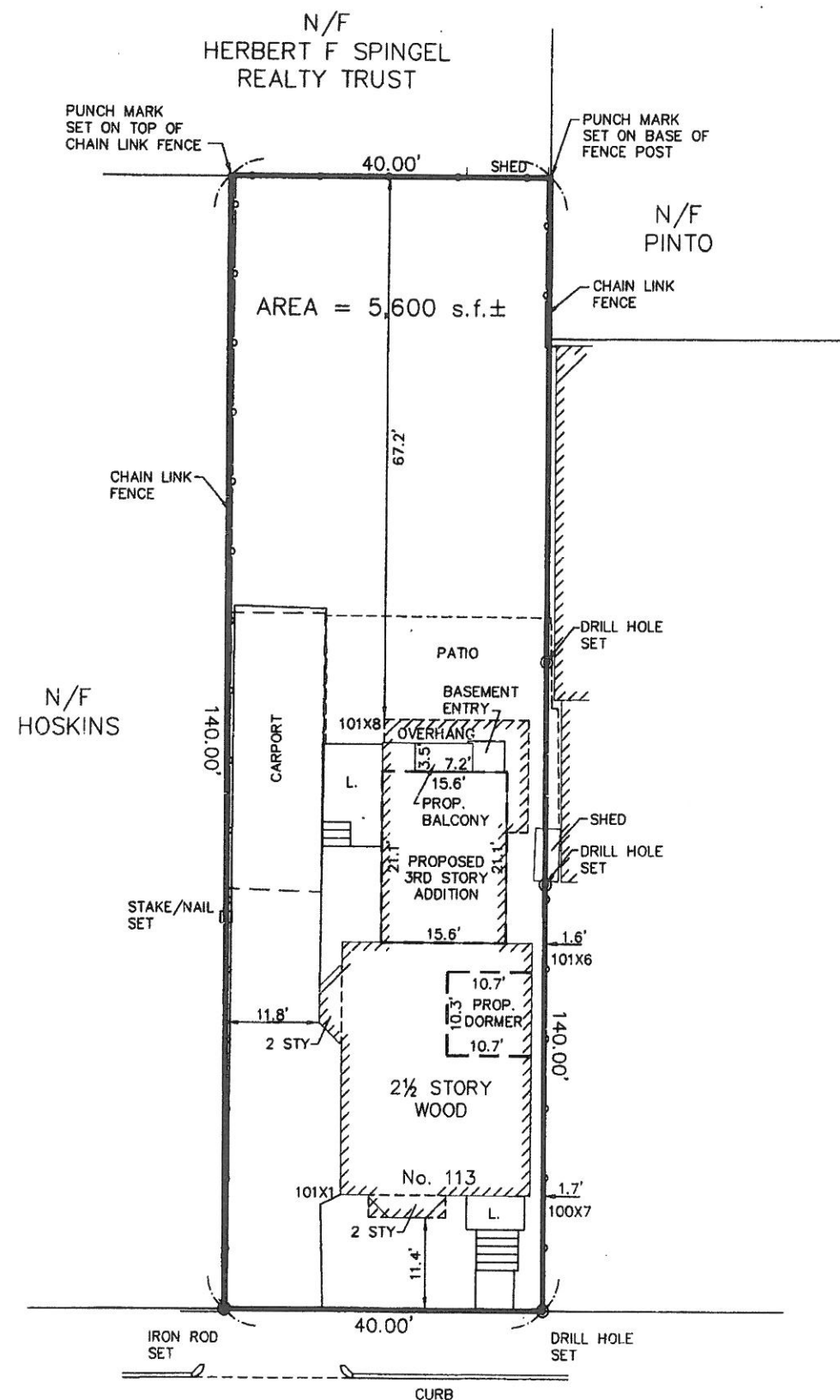
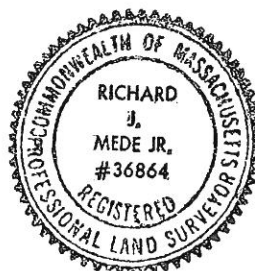
TO: LIEBA SAVITT

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MARCH 9, 2016  
DATE OF PLAN: MARCH 18, 2016  
REVISION: JULY 5, 2016

  
RICHARD J. MEDE, JR. P.L.S.

07/05/2016  
DATE:



PROSPECT STREET

**CERTIFIED PLOT PLAN**  
**113 PROSPECT STREET**  
**SOMERVILLE, MA**  
**(MIDDLESEX COUNTY)**

PREPARED BY:



PREPARED FOR:

LIEBA SAVITT

DRAWN	CHECKED	FILE No.
CAV	RJM	17559

PROJECT:

THIRD FLOOR DORMER AND MASTER SUITE ADDITION  
113 PROSPECT STREET  
SOMERVILLE, MA  
02143

PREPARED FOR:

SAVITT FAMILY  
113 PROSPECT STREET  
SOMERVILLE, MA  
02143

ARCHITECT:

ADAM J. GLASSMAN, R.A.  
2 WORTHINGTON ST  
CAMBRIDGE, MA 02138  
Tel (617) 412-8450

ZBA SET  
15 JUNE 2016

GENERAL DEMOLITION NOTES:

1. THE DEMOLITION PLAN DESCRIBES THE GENERAL SCOPE OF WORK TO BE PERFORMED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL SCOPE WITH FIELD CONDITIONS AND THE REQUIREMENTS SET FORTH IN THE CONTRACT DOCUMENTS.
2. SELECTIVE DEMOLITION SHALL INCLUDE FURNISHING OF ALL MATERIAL, LABOR, EQUIPMENT AND SUPPLIES, AND THE PERFORMANCE OF ALL OPERATIONS REQUIRED TO COMPLETE THE INDICATED SCOPE OF WORK.
3. THE SELECTIVE DEMOLITION SCOPE OF WORK IS INDICATED ON THE DRAWINGS AND SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
  - DEMOLITION OF INDICATED ITEMS PER THE DRAWINGS;
  - PROTECTION FROM DAMAGE OF ALL EXISTING ITEMS TO REMAIN;
  - SALVAGE AND STORAGE OF ALL INDICATED ITEMS PER THE DRAWINGS;
  - COMPLETE REMOVAL FROM THE PREMISES AND THE LEGAL DISPOSAL THEREOF OF ALL REMOVED OR DEMOLISHED MATERIALS, OTHER THAN THOSE ITEMS EITHER DIRECTED BY THE ARCHITECT OR INDICATED ON THE DRAWINGS TO BE SALVAGED;
  - LANDFILL DUMPING SLIPS SHALL BE RETAINED BY THE CONTRACTOR AND GIVEN TO THE OWNER UPON REQUEST.
4. THE CONTRACTOR SHALL USE DUE CARE IN CUTTING INTO AND WORKING ADJACENT TO EXISTING CONDITIONS WHICH ARE TO REMAIN. ALL CUTTING OF EXISTING MATERIALS SHALL BE HELD TO THE ABSOLUTE MINIMUM AS REQUIRED TO PROPERLY PERFORM THE WORK, AND SHALL BE SUBJECT AT ALL TIMES TO THE ARCHITECT'S APPROVAL.
5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THE SELECTIVE DEMOLITION PROCESS REVEALS PRE-EXISTING AND UNFORESEEN LATENT CONDITIONS OR DEFECTS REQUIRING IMMEDIATE REMEDIAL REPAIRS, TEMPORARY SUPPORT, OR OTHER ATTENTION.
6. WHERE WORK INVOLVES LOAD BEARING STRUCTURES, PROVIDE TEMPORARY BRACING OR SHORING AS REQUIRED TO SAFELY TRANSFER REQUIRED LOAD. DO NOT PROCEED WITH WORK UNLESS ALL SHORING IS IN PLACE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS WORK, AND ARRANGING FOR ANY REQUIRED INSPECTIONS.

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE MASSACHUSETTS RESIDENTIAL BUILDING CODE 8TH ADDITION AND THE RULES AND REGULATIONS OF ALL GOVERNING BODIES.
2. THE CONTRACTOR SHALL APPLY FOR AND MAINTAIN IN GOOD ORDER ALL REQUIRED PERMITS AND SHALL COORDINATE WITH OFFICIALS ALL REQUIRED INSPECTIONS AND CERTIFICATIONS.
3. THE CONTRACTOR SHALL DETERMINE EXISTING CONDITIONS WHERE REQUIRED AND VERIFY ALL FIELD CONDITIONS FOR CLEARANCES, DIMENSIONS, AND ELEVATIONS SHOWN ON DRAWINGS. ANY DISCREPANCIES SHALL BE MARKED ON A PRINT OF THE RELEVANT DRAWING AND FORWARDED IMMEDIATELY TO THE ARCHITECT.
4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ARCHITECT ALL REQUIREMENTS FOR INSTALLATION OF REQUIRED FURNISHINGS, WINDOWS, FIXTURES AND EQUIPMENT.
5. HVAC, ELECTRICAL, PLUMBING AND FIRE PROTECTION WORK WILL BE PROCURED BY THE OWNER FROM THE CONTRACTOR ON A DESIGN/BUILD BASIS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS WORK AND FOR CONFORMING THE WORK TO ARCHITECTURAL REQUIREMENTS. CONTRACTOR RESPONSIBLE FOR ALL MEP TO CODE. NOTE: OWNER MAY OBTAIN INDEPENDENT PRICING FOR NEW HVAC, GC TO CONSULT OWNER.
6. DIMENSIONS ARE FINISH TO FINISH, UNLESS OTHERWISE NOTED.
10. GC TO INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
11. ALL EXISTING WINDOWS TO REMAIN UNLESS OTHERWISE NOTED.
12. HARDWIRED SMOKE DETECTORS & CO2 DETECTORS WILL BE INSTALLED PER CODE THROUGHOUT THE ENTIRE HOUSE AS REQUIRED INCLUDING BASEMENT. (CO2 WITHIN 10'-0" OF EVERY BEDROOM) FINAL LOCATIONS TO BE REVIEW BY GC / GC'S ELECTRICIAN / AND SOMERVILLE FIRE DEPARTMENT.
13. ANY NEW WINDOWS, BY OWNER, TO BE ENERGY STAR RATED, DOUBLE GLAZED, LOW-E COATED, MAX U FACTOR .30.



113 PROSPECT STREET - VIEW FROM NORTH EAST

NEW WORK SCOPE BY DORMER CONTRACTOR

- \* CUT OUT THE INTERIOR FLAT PORTION OF THE CEILING ALSO THE KNEE WALL AND SLANT SECTION OF CEILING ON THE PROPOSED DORMER SIDE THIRD FLOOR BEDROOMS. REMOVE WALL BOARD AND INSULATION. CUT OUT THE ENTIRE THIRD FLOOR REAR RIGHT BEDROOM.
- \* REMOVE TWO 8' LONG SECTIONS OF THE ROOF TO BE DORMERED ON THE TWO LEFT SIDE BEDROOMS AND DISCARD THE DEBRIS.
- \* BUILD END AND SIDE WALLS WITH 2X6 WALL FRAMING AND 1/2" EXTERIOR PLYWOOD.
- \* FRAME THE ROOF WITH 2X10 RAFTERS 16" ON CENTER AND 5/8" ROOF PLYWOOD.
- \* INSTALL FASCIA AND RAKE BOARDS WITH PVC TRIM.
- \* PAPER THE DORMER SHELLS WITH TYVEK OR EQUAL QUALITY HOUSE WRAP.
- \* INSTALL A ROOF VENT AND SOFFIT VENTED PANELS.
- \* INSTALL ( 4 ) WINDOWS TOTAL. ALL UNITS ARE BASED ON HARVEY CLASSIC DOUBLE HUNG ENERGY STAR SERIES. APPROX. 2'-8" WIDE X 4'-4" HIGH.
- \* INSTALL HARDY COLOR PLUS SIDING IN A STANDARD COLOR CHOSEN BY THE OWNERS.
- \* INSTALL A 40 YEAR ARCHITECT ROOF SHINGLE ON THE NEW DORMERS TO MATCH THE EXISTING ROOF AS CLOSE AS POSSIBLE.
- \* STRAP THE CEILINGS AND FRAME THE INTERIOR WALLS AS SHOWN IN THE PLANS, FRAME IN THE BATHROOM WALLS AND THE WALL BETWEEN THE FRONT BEDROOM AND NEW OFFICE AREA.
- \* REMOVE ALL BUILDING DEBRIS GENERATED BY HIGH TECH DORMER CORP.
- \* REMOVE THE BUILT UP ROOFING OVER THE REAR FLAT ROOF SECTION OF THE HOUSE AND DISCARD THE DEBRIS.
- \* REINFORCE THE AREA TO BECOME THE REAR FLAT ROOF ADDITION BY INSTALLING 7 1/2" LVL FLOOR JOISTS AT 12" CENTERS OVER THE 2ND FLOOR CEILING. INSTALL 3/4" TONGUE AND GROOVE FLOOR PLYWOOD GLUED AND NAILED TO THE FLOOR JOISTS IN ALL AREAS EXCEPT THE BATHROOM TACK THAT AREA ONLY.
- \* BUILD THE ADDITION WALLS WITH 2X6 FRAMING AND 1/2" EXTERIOR PLYWOOD.
- \* FRAME THE ROOF WITH 2X10 RAFTERS AND 5/8" ROOF PLYWOOD.
- \* INSTALL A ROOF VENT AND SOFFIT VENTS.
- \* PAPER THE SHELL WITH HOUSE WRAP, INSTALL PVC TRIM BOARDS AND ROOF THE ADDITION WITH EPDM RUBBER ROOFING.
- \* INSTALL (10) WINDOWS AS SHOWN IN THE PLANS TWO DOUBLE HUNG UNITS AND EIGHT AWNING WINDOWS. ALL UNITS ARE BASED ON HARVEY CLASSIC ENERGY STAR SERIES WITH LOW E GLASS.
- \* INSTALL HARDY COLOR PLUS SIDING ON THE NEW ADDITION.
- \* FRAME THE INTERIOR WALLS FOR MASTER BEDROOM, WALK-IN CLOSET AND BATHROOM AS SHOWN IN THE PLANS.
- \* FRAME THE DOOR OPENING BETWEEN THE MAIN HOUSE HALLWAY AND THE REAR ADDITION.
- \* REMOVE ALL BUILDING DEBRIS GENERATED BY HIGH TECH DORMER CORP.
- \* PROVIDE A BUILDING PERMIT FOR THE FINISHED SHELL PART OF THE PROJECT.
- \* REMOVE EXISTING CHIMNEY PER PLANS, PATCH FLOOR AS REQUIRED

DRAWING LIST

COVER

0.1 SITE PHOTOS

0.2 FAR PLANS

D1.0 EXISTING PLANS

D2.0 EXISTING ELEVATIONS

A1.0 PROPOSED NEW WORK PLANS

A2.0 PROPOSED NEW WORK ELEVATIONS

A3.0 PROPOSED NEW WORK SECTIONS







STREET VIEW EAST

LOCATION OF  
PROPOSED 3RD  
FLOOR REAR ADDITION



REAR VIEW LOOKING EAST



STREET VIEW FROM SOUTHEAST



STREET VIEW FROM NORTHEAST

PROJECT:  
Proposed Third Floor  
Addition & Renovations

ADDRESS:  
113 Prospect Street  
Somerville, MA  
02143

### Architect

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LOCATION OF  
PROPOSED  
DORMER

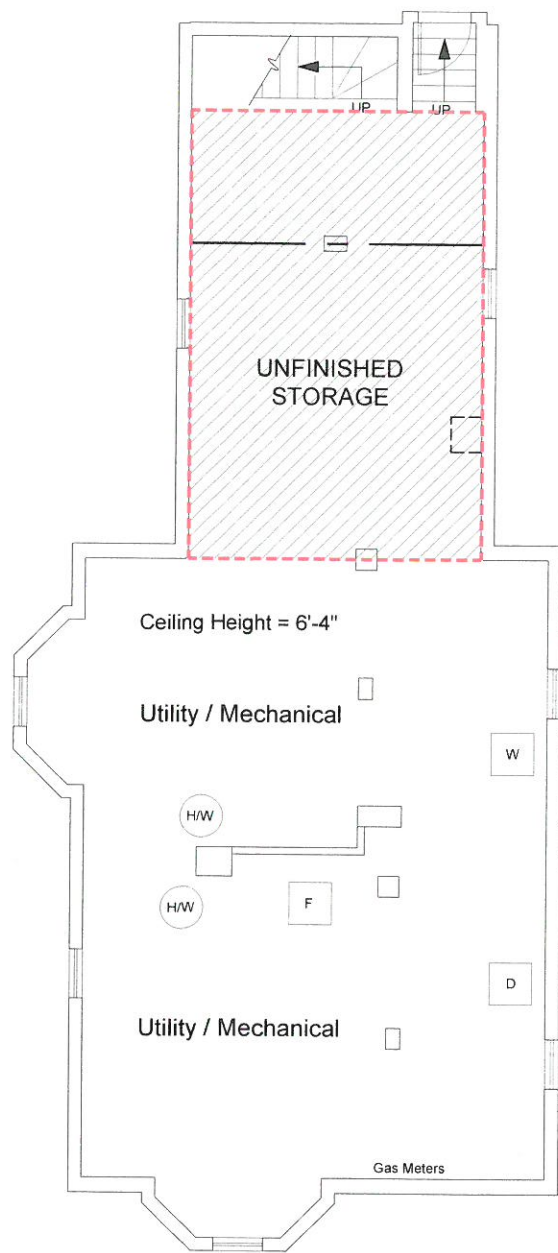
LOCATION OF  
PROPOSED 3RD  
FLOOR REAR  
ADDITION

Drawing Title:

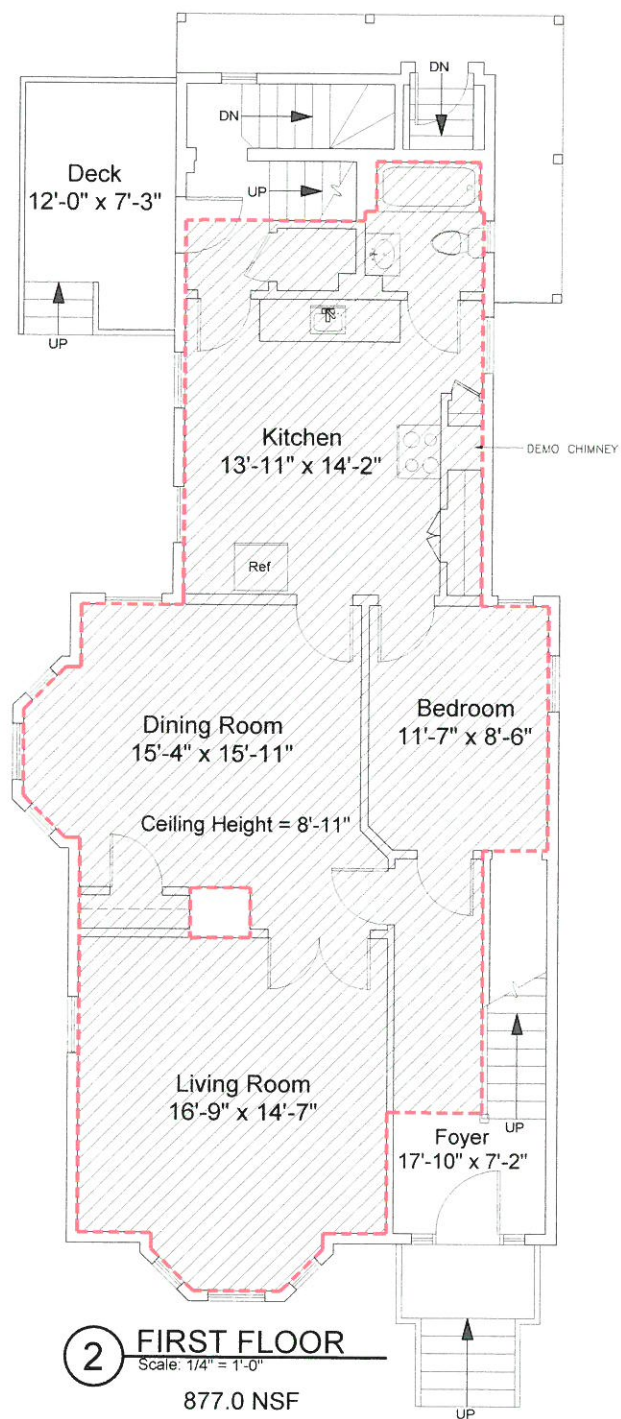
SITE PHOTOS

Scale: As Noted  
Job No.: A194.00  
Date: 10 June 2016  
Drawing No.: 0.1

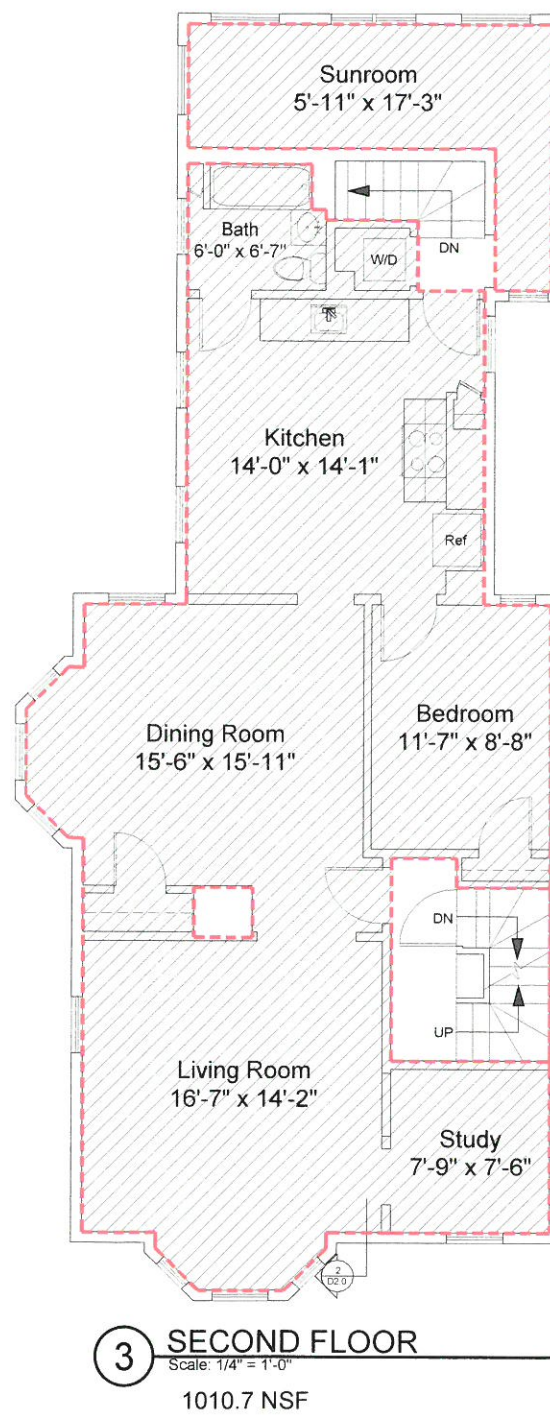




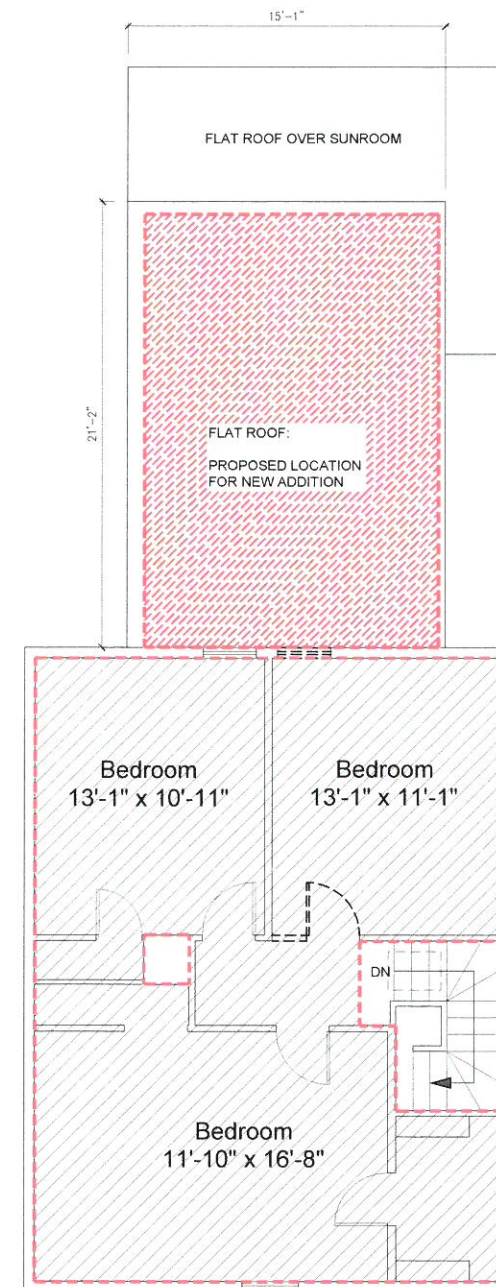
**1 BASEMENT**  
Scale: 1/4" = 1'-0"  
294.0 NSF



**2 FIRST FLOOR**  
Scale: 1/4" = 1'-0"  
877.0 NSF



**3 SECOND FLOOR**  
Scale: 1/4" = 1'-0"  
1010.7 NSF



**4 THIRD FLOOR**  
Scale: 1/4" = 1'-0"  
606.5 EXISTING NSF  
286.5 PROPOSED ADDITIONAL NSF

EXISTING FAR	2,788.2 SF / 5,600 LOT = .497
PROPOSED FAR	3,074.7 SF / 5,600 LOT = .549
MAX FAR ALLOWABLE	2.0

#### FAR AREA KEY

- EXISTING FAR AREA
- PROPOSED FAR AREA

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Drawing Title:

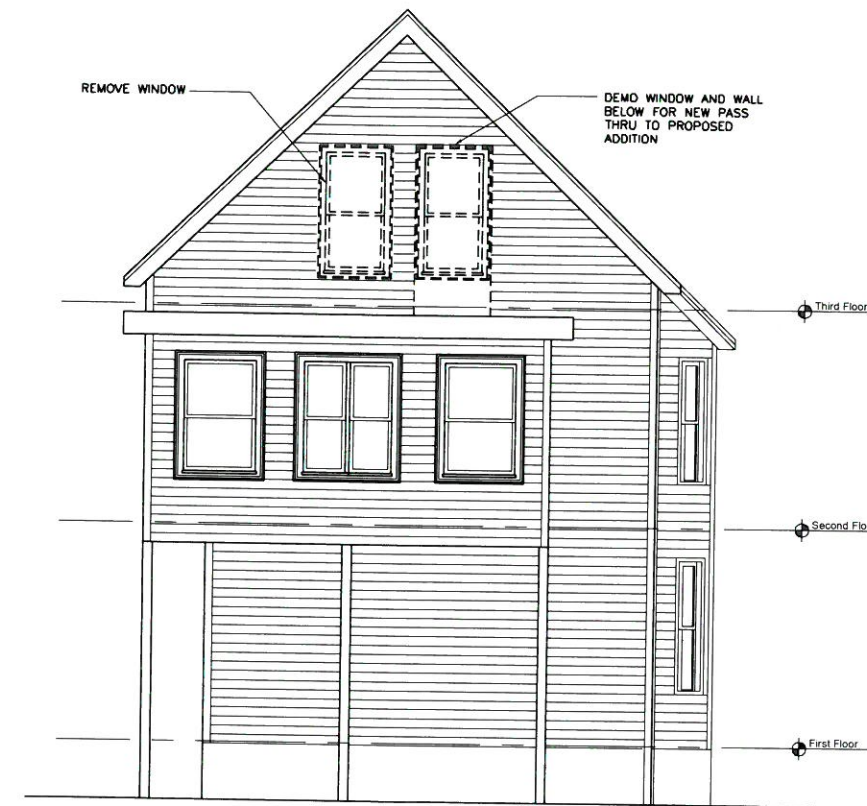
FAR PLANS

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Job No.: A194.00  
Date: 10 June 2016

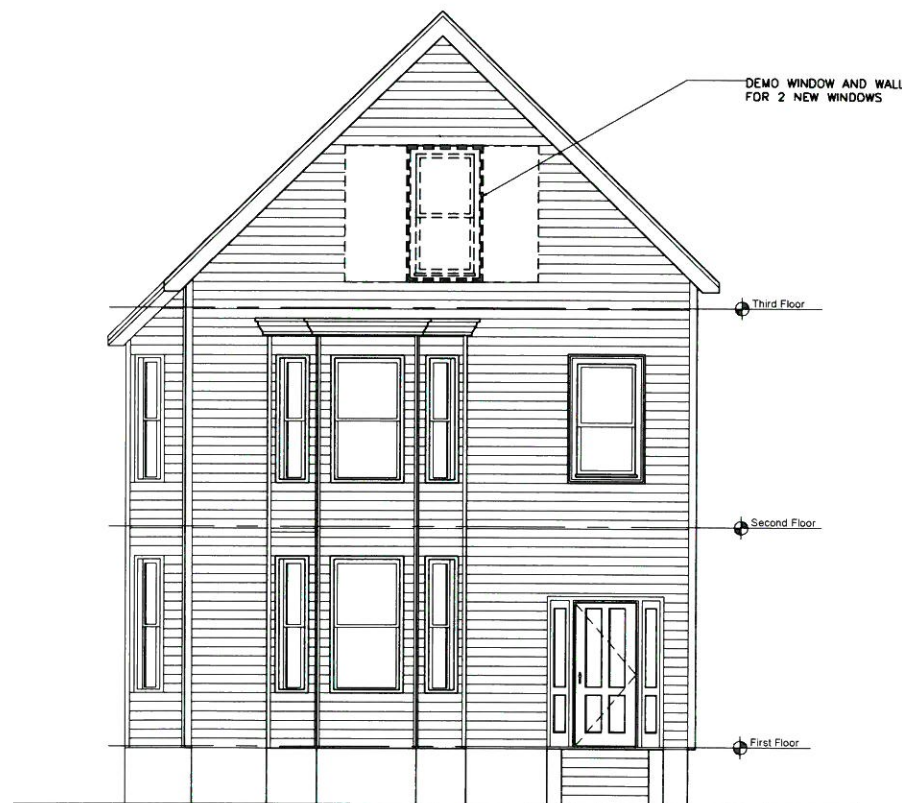




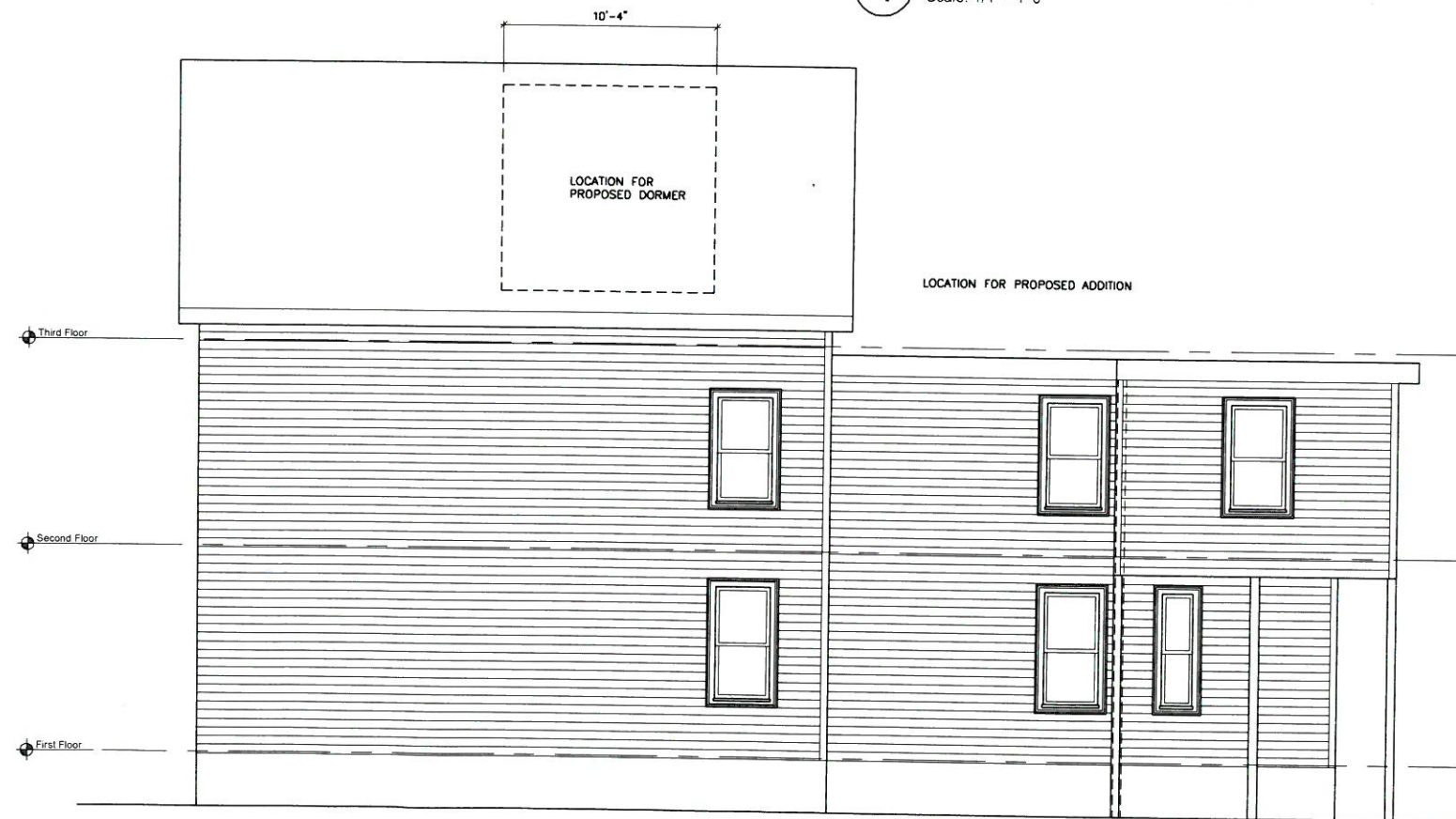
**3 SOUTH ELEVATION - SIDE**  
Scale: 1/4" = 1'-0"



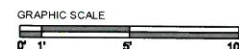
**4 WEST ELEVATION - REAR**  
Scale: 1/4" = 1'-0"



**1 EAST ELEVATION - FRONT**  
Scale: 1/4" = 1'-0"



**2 NORTH ELEVATION - SIDE**  
Scale: 1/4" = 1'-0"



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Drawing Title:

**EXISTING  
ELEVATIONS**

Scale: As Noted

Job No.: A194.00

Date: 10 June 2016

Drawing No.:

**D2.0**

PROJECT:  
Proposed Third Floor  
Addition & Renovations

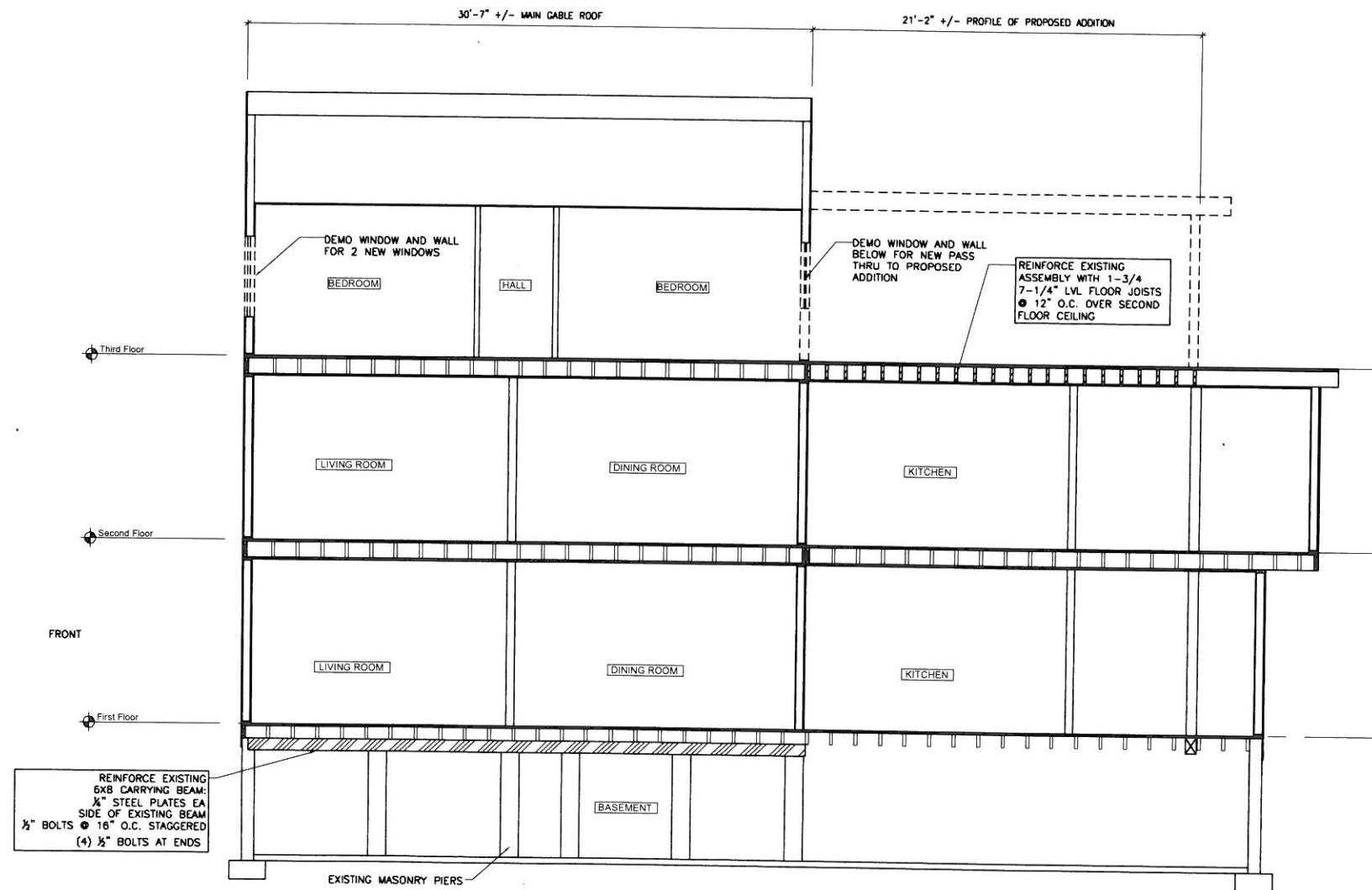
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1 BUILDING SECTION  
Scale: 1/4" = 1'-0"

Drawing Title:

EXISTING  
SECTION

Scale: As Noted

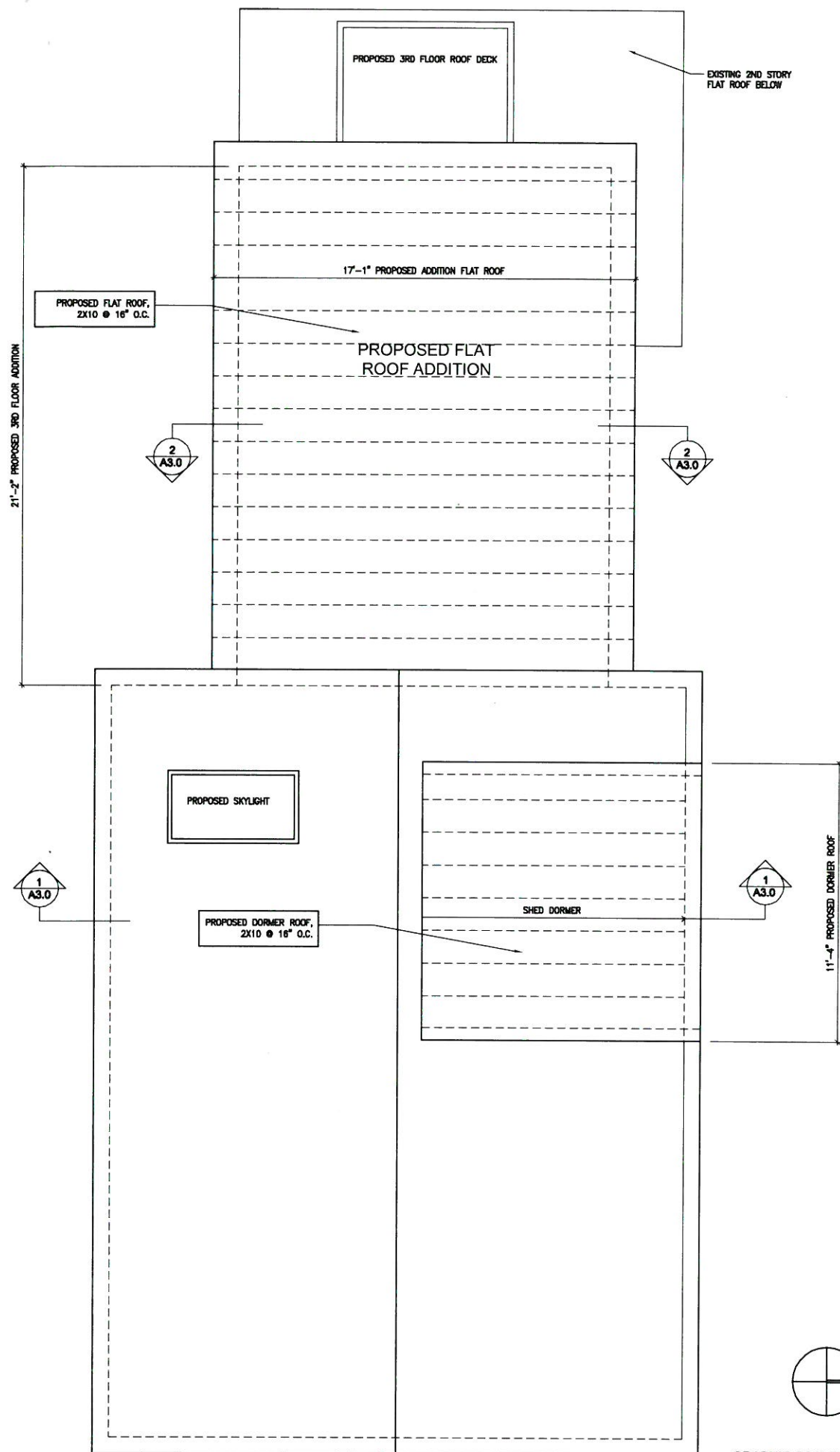
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Job No.: A194.00

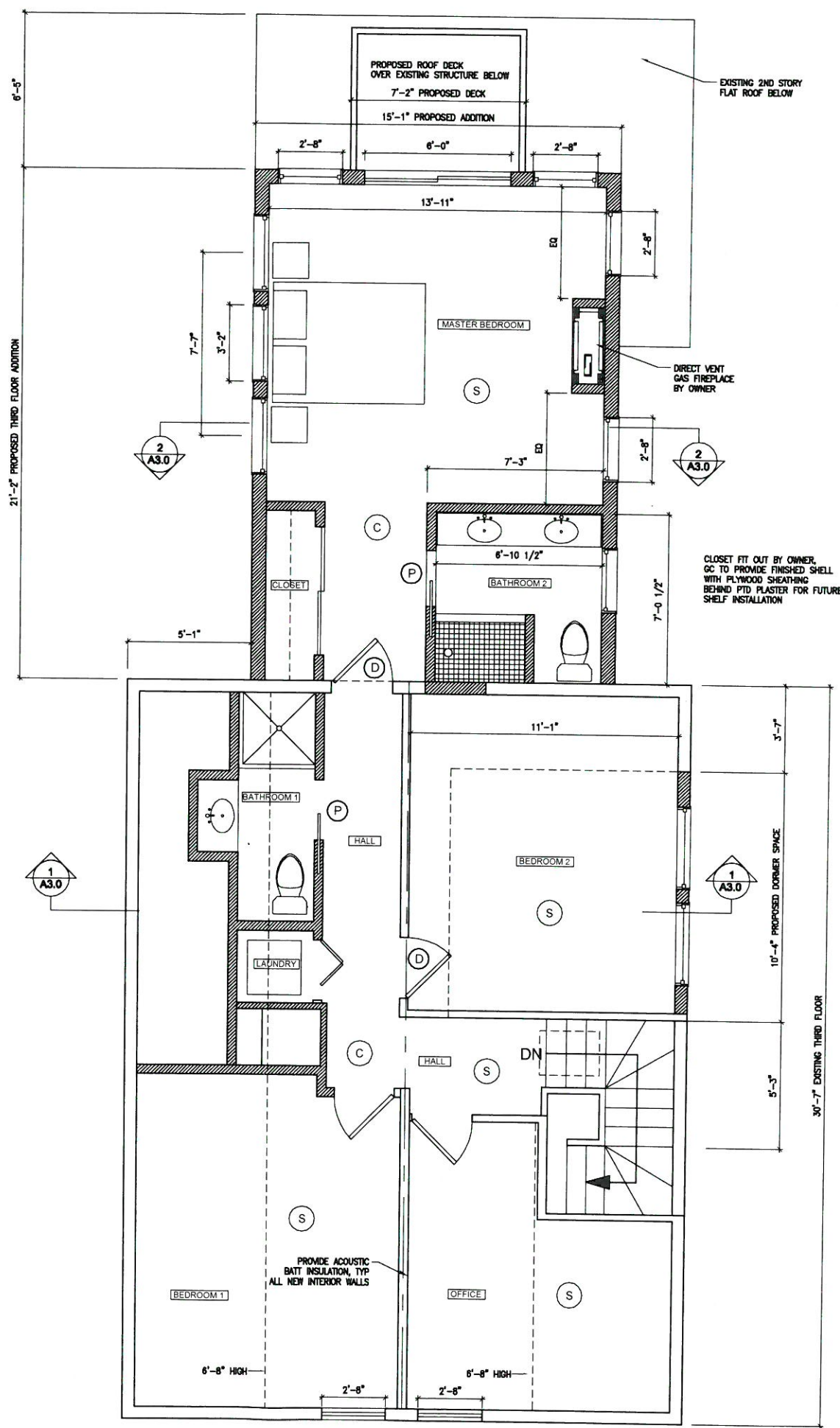
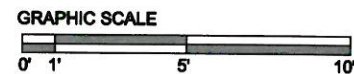
Date: 10 June 2016

D3.0





**2 PROPOSED ROOF PLAN**  
Scale: 3/8" = 1'-0"



**1 PROPOSED THIRD FLOOR**  
Scale: 3/8" = 1'-0"

- KEY:**
- EXISTING WALL TO REMAIN
  - NEW 2x4 INTERIOR WALL / 2x6 EXTERIOR WALL, OPEN CELL SPRAY FOAM INSULATION
  - NEW 30X80 SOLID CORE WOOD DOOR WITH 4\"/>

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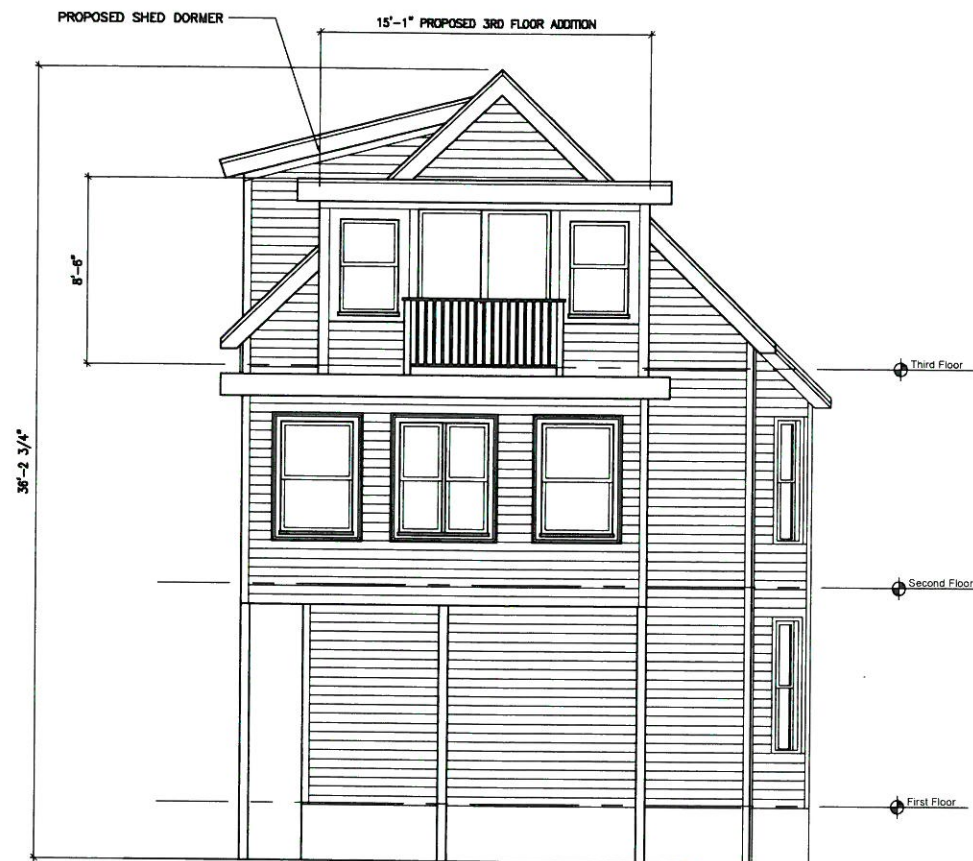
Drawing Title:  
**Proposed 3rd Floor  
and Roof Plans**

Scale: As Noted  
Drawing No.:  
Job No.: A194.00  
Date: 10 June 2016  
**A1.0**

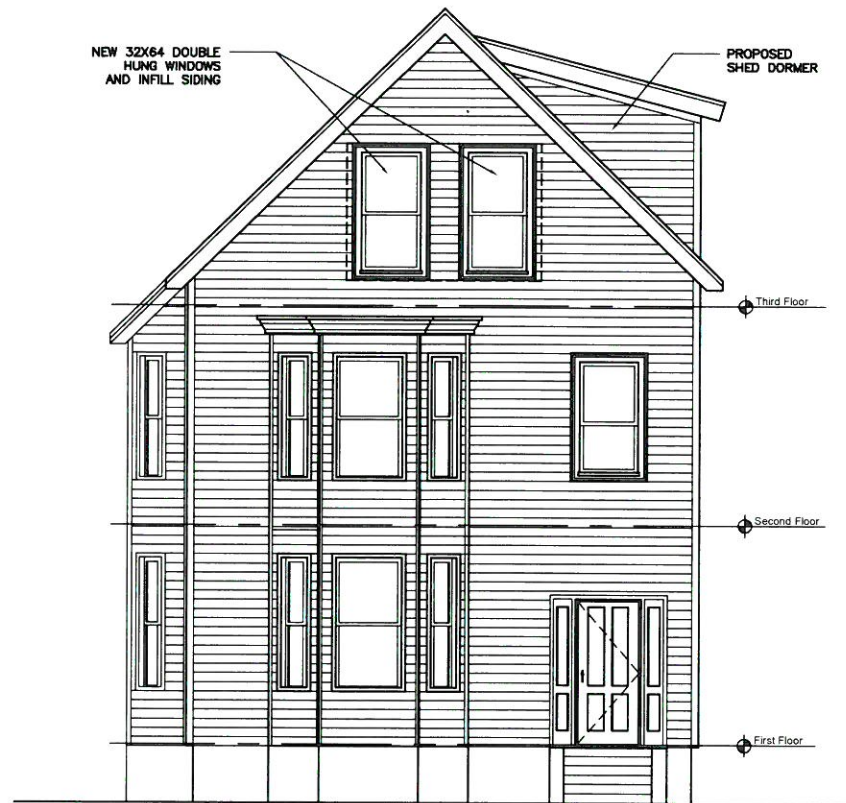




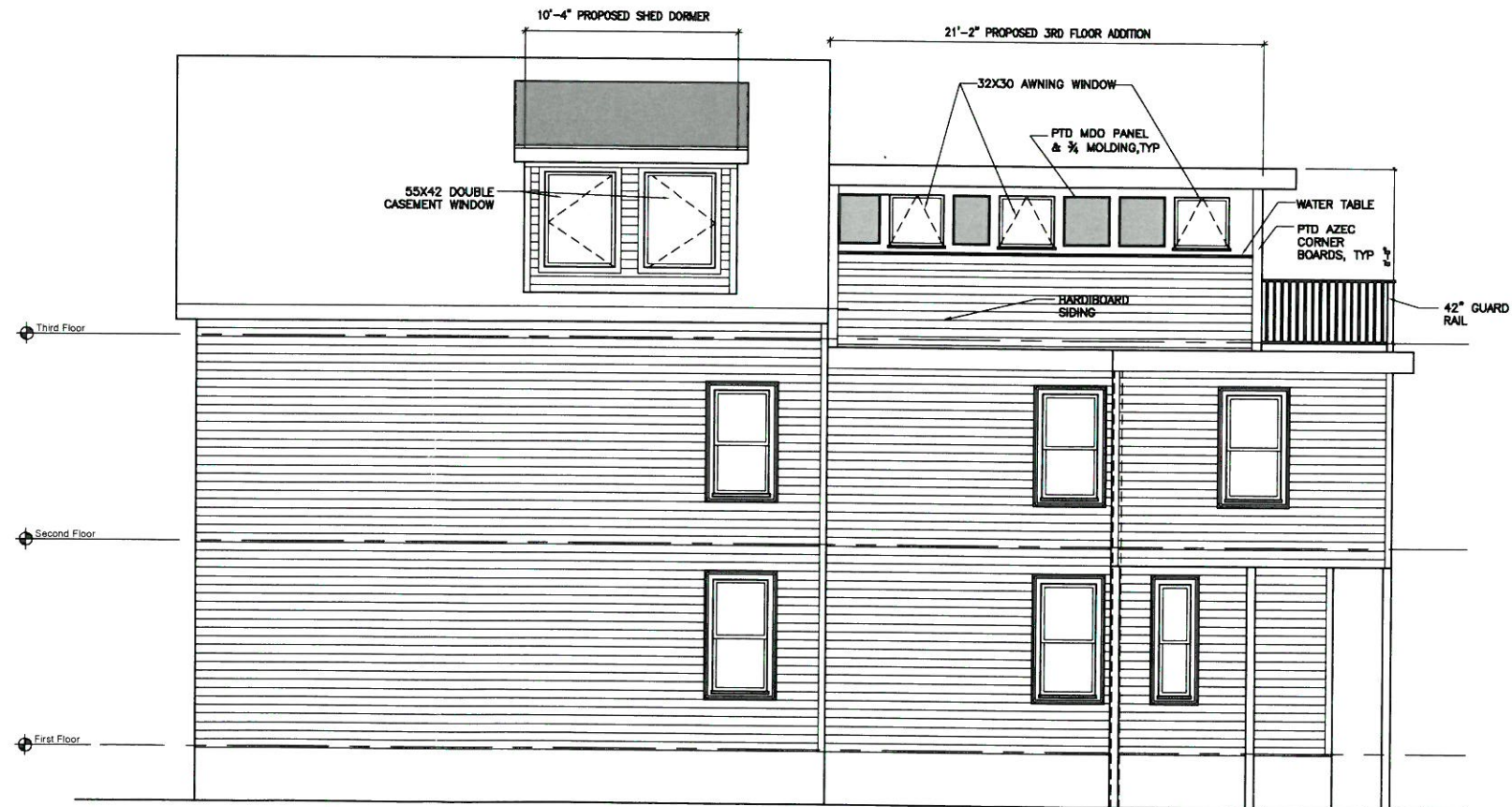
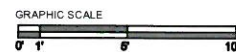
3 SOUTH ELEVATION - SIDE  
Scale: 1/4" = 1'-0"



4 WEST ELEVATION - REAR  
Scale: 1/4" = 1'-0"



1 EAST ELEVATION - FRONT  
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION - SIDE  
Scale: 1/4" = 1'-0"

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Drawing Title:

Proposed Elevations  
3rd Floor Addition  
and Shed Roof  
Dormers

Scale: As Noted

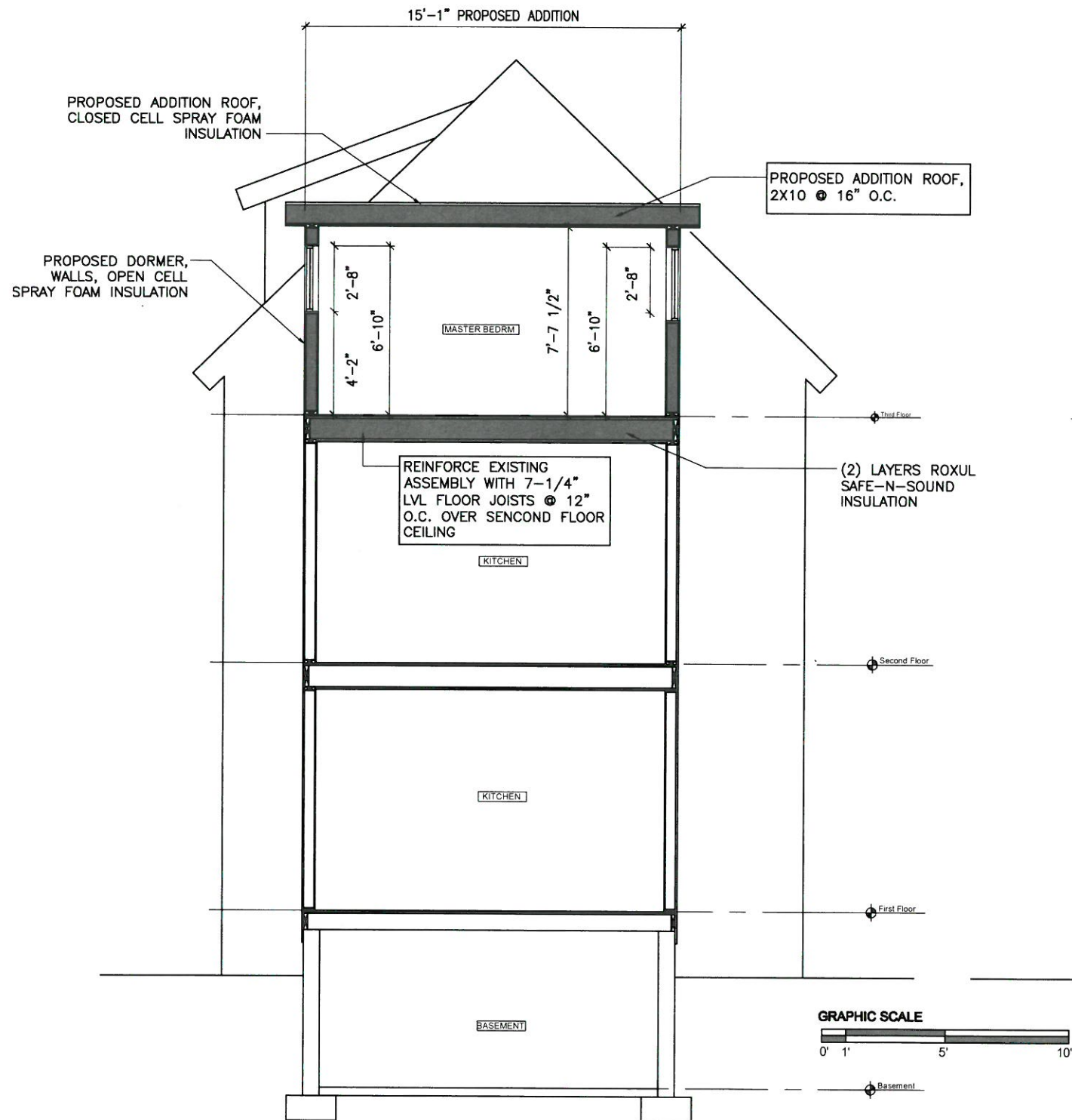
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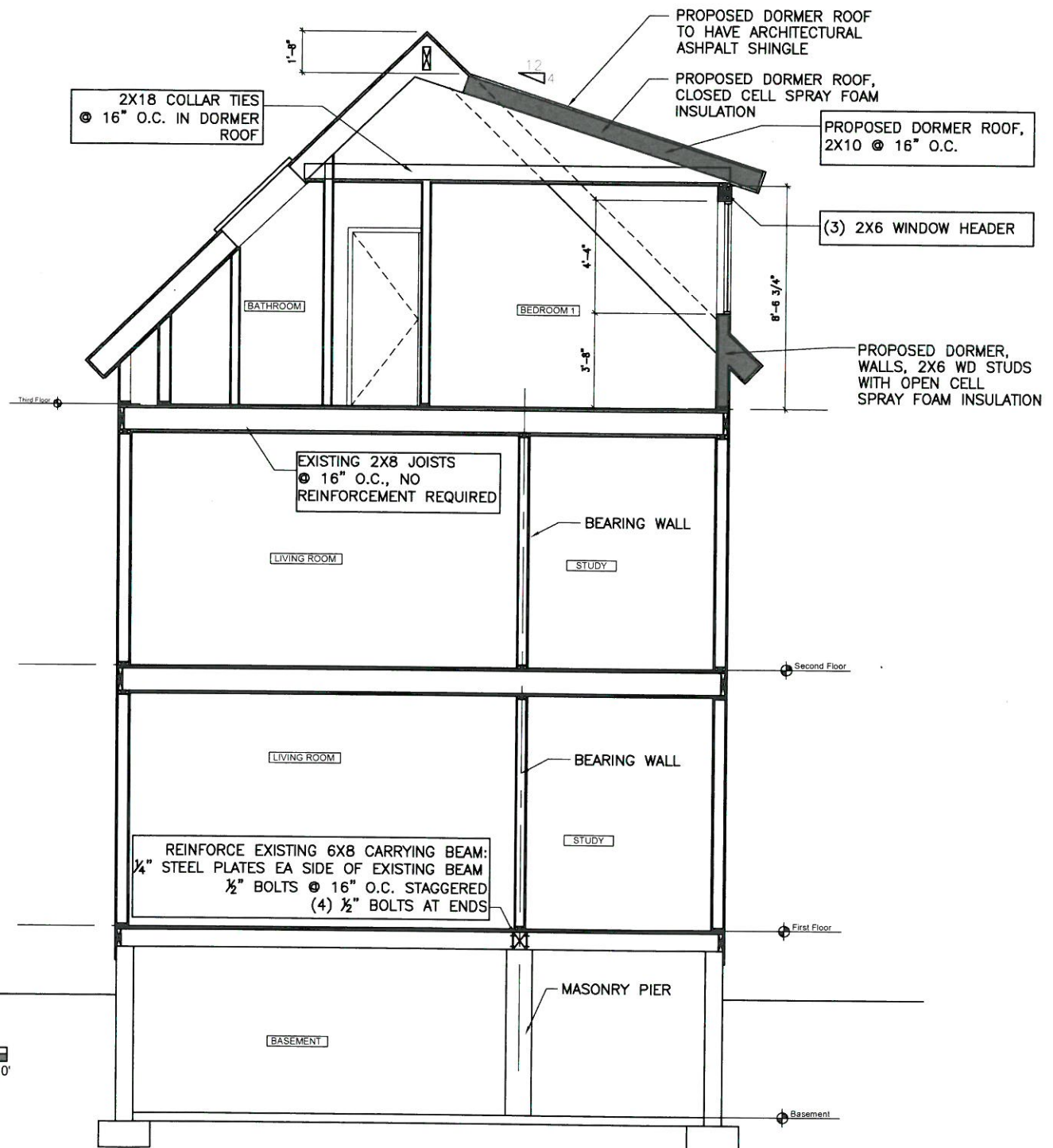
Date: 10 June 2016

A2.0





**2** BUILDING SECTION @ PROPOSED 3RD FLOOR ADDITION  
Scale: 3/8" = 1'-0"



**1** BUILDING SECTION @ PROPOSED DORMER  
Scale: 3/8" = 1'-0"

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Drawing Title:

PROPOSED  
SECTIONS

Scale: As Noted Drawing No.  
Job No.: A194.00  
Date: 10 June 2016 **A3.0**