70 Broadway St

Somerville, MA

General Notes

1. G.C. IS RESPONSIBLE FOR THE COORDINATION OF ALL PARTS OF THE WORK SO THAT NO WORK SHALL BE LEFT IN AN UNFINISHED OR INCOMPLETE CONDITION. G.C SHALL COORDINATE ALL SUBTRADES SUPPLIED BY OWNER. ALL TRADES INVOLVED WITH THE PROJECT SHALL COOPERATE WITH ONE ANOTHER, SHALL CONSCIOUSLY SAVE AND PROTECT WORK BEING PERFORMED BY OTHER TRADES.

2. G.C. SHALL SECURE ALL PROPER PERMITS AND NECESSARY INSPECTIONS FOR AND FROM REGULATORY AGENCIES AFFECTING THIS PROJECT.

3. ALL WORK SHALL CONFORM TO ALL INDUSTRY AND MANUFACTURER'S PUBLISHED STANDARDS AS WELL AS ALL REQUIREMENTS IN THESE DRAWINGS AND SPECIFICATIONS. ANY CONFLICTING REQUIREMENTS OF THE SOURCES LISTED ABOVE SHALL BE BROUGHT TO ARCHITECT'S ATTENTION PRIOR TO PROCEEDING WITH WORK.

4. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES, INCLUDING LOCAL REQUIREMENTS.

5. NO SUBSTITUTIONS FOR ITEMS SPECIFIED WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT, ENGINEER OR OWNER.

6. G.C. SHALL PROTECT WORK BY OTHER CONTRACTORS. G.C. SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ALL WORK BY OTHER INCURRED WHILE FULFILLING THE OBLIGATIONS OF THIS CONTRACT.

7. ALL WORK NOTED "BY OTHERS" OR "N.I.C." IS TO BE THE RESPONSIBILITY OF THE OWNER AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. G.C. SHALL COOPERATE WITH THE OWNER AND OWNER'S OUTSIDE CONTRACTORS AS REQUIRED.

8. G.C. IS RESPONSIBLE FOR ALL SHORING AND BRACING OF EXISTING SOILS DURING DEMOLITION AND CONSTRUCTION.

9. GC IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS.

10. G.C. SHALL MAINTAIN A CLEAN AND ORDERLY WORKSITE AT ALL TIMES.

11. G.C. SHALL CLEAN SITE AT COMPLETION OF CONSTRUCTION.

12. ALL WORK SHALL BE GUARANTEED BY THE G.C. AGAINST DEFECTS AND POOR WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM SUBSTANTIAL COMPLETION.

13. G.C. SHALL BE RESPONSIBLE FOR BLOCKING AND ELECTRICAL CONNECTIONS FOR ALL MILLWORK. PROVIDE ADEQUATE CONCEALED BLOCKING FOR ALL MILLWORK HUNG FROM PARTITIONS. ALL WOODWORK, BLOCKING, GROUNDS, ETC. SHALL BE FIRE TREATED IN ACCORDANCE WITH ALL APPLICABLE CODES.

Symbol Legend

106	ROOM NUMBER
1	DOOR NUMBER
X	WINDOW MARK
X	COLUMN LINE

F.E.	FIRE EXTINGUISHER
F.D.	FLOOR DRAIN
F.S.	FLOOR SINK
H.D.	HUB DRAIN
LAV.	LAVATORY
M.T.	METAL THRESHOLD
S.S.	SERVICE SINK
W.C.	WATER CLOSET
W.H.	WATER HEATER

Detail References

3/A7	ROOM OR CABINET ELEVATION
3 / A7	WALL + DETAILS SECTION
3 / A7	ITEM NUMBER SHEET NUMBER
3 / A7	EXTERIOR ELEVATION
ITEM - SHEET	DETAIL REFERENCES

ITEM SHEET

Abbreviations

ACT	ACOUSTICAL CEILING	LAV	LAVATORY
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
ALUM	ALUMINUM	MECH	MECHANICAL
BOT	BOTTOM	MEZZ	MEZZANINE
CJ	CONTROL JOINT	MFR	MANUFACTURER
CLG	CEILING	MIN	MINIMUM
CMU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING
COL	COLUMN	MTL	METAL
CONC	CONCRETE	NO(S)	NUMBER(S)
CONT	CONTINUOUS	NTS	NOT TO SCALE
CPT	CARPET	OC	ON CENTER
CT	CERAMIC TILE	OD	OUTSIDE DIAMETER
DIA	DIAMETER	OPP	OPPOSITE
DIM	DIMENSION	P LAM	PLASTIC LAMINATE
DTL	DETAIL	PLWD	PLYWOOD
EA	EACH	QT	QUARRY TILE
EJ	EXPANSION JOINT	R	RISER
ELEV	ELEVATION	RM	ROOM
ELECT	ELECTRICAL	RO	ROUGH OPENING
EQ	EQUAL	SD	SMOKE DETECTOR
EQPT	EQUIPMENT	SIM	SIMILAR
EWC	ELECTRIC WATER COOLER	SPEC	SPECIFICATION(S)
EXIST	EXISTING	SQ	SQUARE
EXT	EXTERIOR	STL	STEEL
FA	FIRE ALARM	STRUCT	STRUCTURAL
FD	FLOOR DRAIN	T	TREAD
FE	FIRE EXTINGUISHER	TPD	TOILET PAPER DISPENSER
FEC	FIRE EXTINGUISHER CABINET	TYP	TYPICAL
FRT	FIRE RETARDANT TREATED	VCT	VINYL COMPOSITION TILE
GA	GAGE, GAUGE	VERT	VERTICAL
GALV	GALVANIZED	VEST	VESTIBULE
GC	GENERAL CONTRACTOR	W/	WITH
GL	GLASS	W/O	WITHOUT
GPDW	GYPSUM BOARD	WC	WATER CLOSET
HC	HANDICAPPED	WD	WOOD
HM	HOLLOW METAL	WWF	WELDED WIRE FABRIC
HORIZ	HORIZONTAL	SYMBOL	ABBREVIATIONS:
HT	HEIGHT	∠	ANGLE
ID	INSIDE DIAMETER	℄	CENTERLINE
INSUL	INSULATION	ℙ	PLATE
INT	INTERIOR	ϕ	DIAMETER
JT	JOINT		

Building Code Information

CONSTRUCTION TYPE: 5B
CURRENT USE: 1 RETAIL, 1 RESIDENTIAL

BUSINESS USE ON THE FIRST FLOOR WITH ACCESSORY STORAGE
S-1 STORAGE IN BASEMENT, ACCESSORY TO BUSINESS USE
R-3 ON SECOND AND THIRD FLOORS

NFPA-13 SPRINKLERS TO BE INSTALLED IN BUSINESS AREA ON FIRST FLOOR AND BASEMENT
(NO SPRINKLERS EXIST)

FIRE RESISTANCE OF BUILDING ELEMENTS:

PRIMARY STRUCTURAL FRAME	0
BEARING WALLS, EXTERIOR	1 HR WITHIN 10 FT FIRE SEPARATION DISTANCE TO PROPERTY LINE, OTHERWISE 0 HR
BEARING WALLS INTERIOR	0
NONBEARING WALLS, EXTERIOR	1 HR WITHIN 10 FT FIRE SEPARATION DISTANCE TO PROPERTY LINE, OTHERWISE 0 HR
NONBEARING WALLS, INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0
REQUIRED SEPARATION BETWEEN R-3 AND B OCCUPANCIES:	2 HR

OCCUPANT LOAD:

BASEMENT (ACCESSORY STORAGE)	811 SF AT 300 GSF/OCCUPANT	3 OCCUPANTS
FIRST FLOOR (BUSINESS)	800 SF AT 100 GSF/OCCUPANT	8 OCCUPANTS
FIRST FLOOR (ACCESSORY STORAGE)	132 SF AT 300 GSF/OCCUPANT	1 OCCUPANT
SECOND FLOOR (RESIDENTIAL)	937 SF AT 200 GSF/OCCUPANT	5 OCCUPANTS
THIRD FLOOR (RESIDENTIAL)	805 SF AT 200 GSF/OCCUPANT	5 OCCUPANTS

CODE REFERENCES:
MASSACHUSETTS STATE BUILDING CODE, 8TH EDITION
MASSACHUSETTS ARCHITECTURAL ACCESS BOARD 521 CMR

Drawing Index

T1 TITLE SHEET ZONING / CODE INFORMATION

ARCHITECTURAL

A1.0 PREVIOUS APPROVAL PLANS

A2.0 PREVIOUS APPROVAL ELEVATIONS
A2.1 PREVIOUS APPROVAL ELEVATIONS

A1.0 PROPOSED PLANS

A2.0 PREVIOUS APPROVAL + PROPOSED ELEVATIONS
A2.1 PREVIOUS APPROVAL + PROPOSED ELEVATIONS

Zoning Information

Story	Existing Gross	Existing Net	Proposed Gross	Proposed Net
B	0	0	0	0
1	811	674	1015	800
2	894	797	937	807
3	762	695	805	684
TOTAL SF	2467	2166	2757	2291
Lot Area	1968		1968	
FAR	1.25		1.40	

Category	Zoning Code Requirements	Existing Structure	Previous Approval	Proposed Structure
District	District CCD 45, abuts District RB at Rear	District CCD 45, abuts District RB at Rear	District CCD 45, abuts District RB at Rear	District CCD 45, abuts District RB at Rear
Uses	Allowed uses include Small Retail and Service and Residential	2 Family Residence	Mixed Use: 1 residential dwelling unit and Small Retail and Service (661 net SF)	Mixed Use: 1 residential dwelling unit and Small Retail and Service (800 net SF)
Lot Size	Minimum N/A	1968 sf	existing	existing
Min. lot area per dwelling unit	750 sf per unit	984 sf per dwelling unit	1968 sf per dwelling unit	1968 sf per dwelling unit
Ground Coverage	80% max.	51%, 1005 sf	57%, 1115 sf	65%,1274 sf
Landscaped area, % of lot	10% minimum	0%	Existing	Existing
FAR	2.5 FAR Allowed	1.25 FAR existing	1.33 FAR proposed	1.40 FAR proposed
Height in Stories	Maximum N/A	3 stories	Existing	Existing
Height in feet	45' 15' Upper Level Setback at Tapering Height of 35' from property line abutting residential district	34'-0" +/- from average grade to deck line	Existing	Existing
Front Yard Setback	N/A	2'-11" +/-	3"	3"
Side Yard Setback	N/A	9" +/- West side, 4'-1" +/- East side	Existing	0"-3"
Rear Yard Setback	20' setback where abutting residential district. Projections allowed up to 1/4 of setback. 10 ft vegetative setback at rear where abutting residential district	19'-2" +/- to house. 14'-2" +/- to existing enclosed second story porch. No vegetative setback exists.	16'-4" +/- to proposed stair. Building setbacks are existing to remain.	15'-0" + to proposed stair. Building setbacks are existing to remain.
Mimimum frontage	30 ft	30 ft	existing	existing
Parking	1 space required per dwelling unit 1 space required per 1500 net SF for Small Retail and Service	2 existing spaces	2 existing spaces, 2 spaces required: 1 space for retail & service (661 net SF) 1 space for one dwelling unit (1483 net sf)	3 existing spaces provided: 1 space for retail & service (800 net SF) 1 space for one dwelling unit (1483 net sf)

ARCHITECT:

CENTREPOINT ARCHITECTS
561 windsor street, A404
somerville, ma 02143 t:617.718.9707

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CBI Consulting
250 Dorchester Ave.
Boston, MA 02127
617.268.8977

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Construction

No.	ISSUE	DATE
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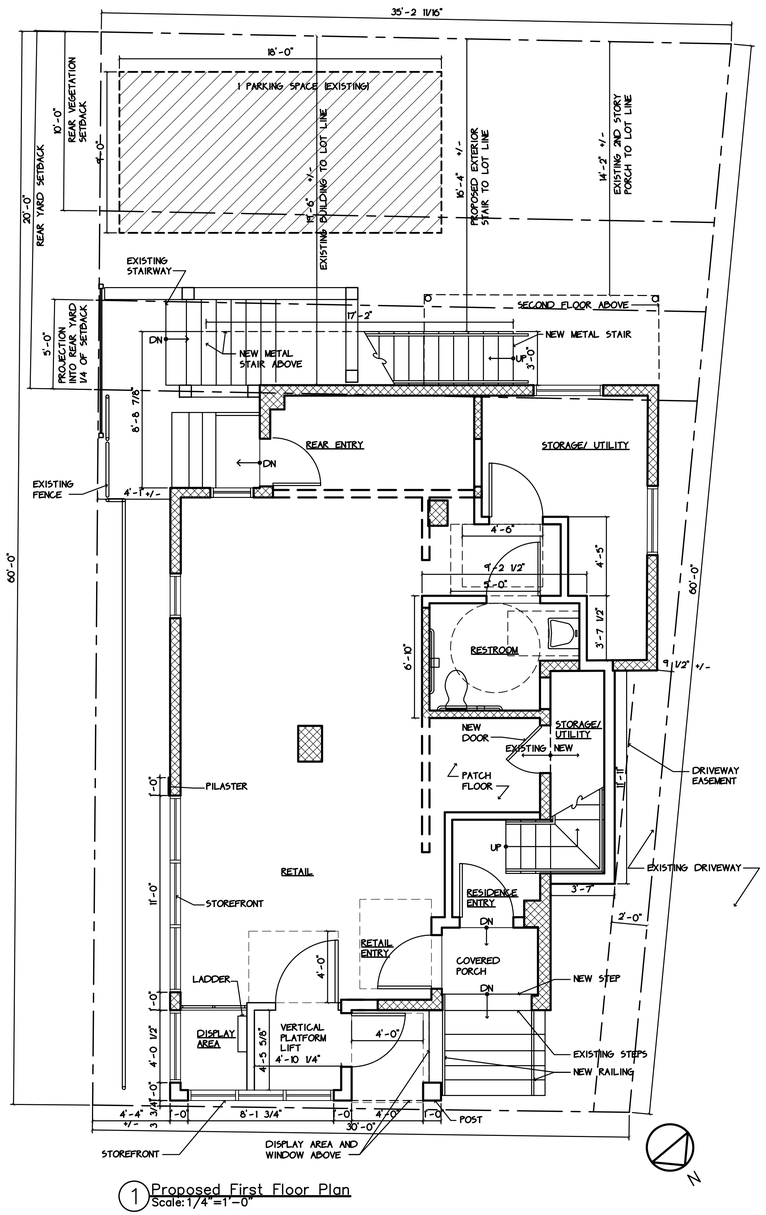
02	Permit	03.17.17
03	Revision	05.04.17
04	Revision	06.12.17
05	Revision	07.17.17
06	Construction	10.11.17
07	Revision	10.30.18

PROJECT #: 10417

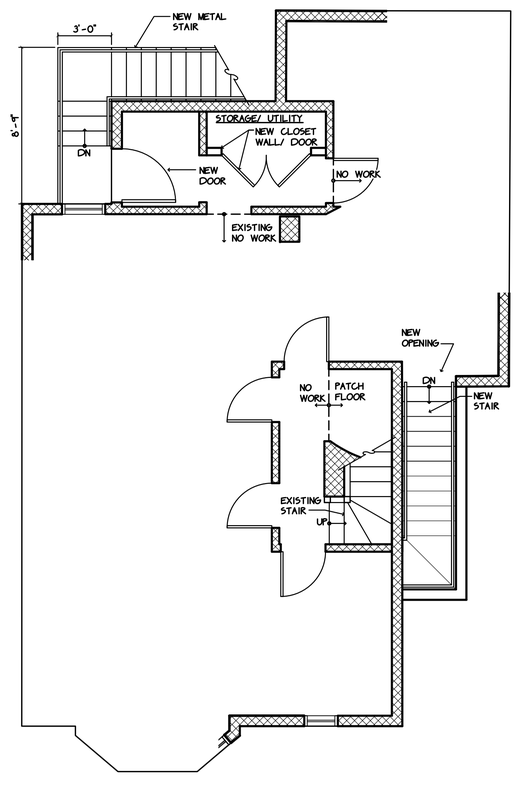
DRAWING TITLE:
Title Sheet, Zoning Code

T1

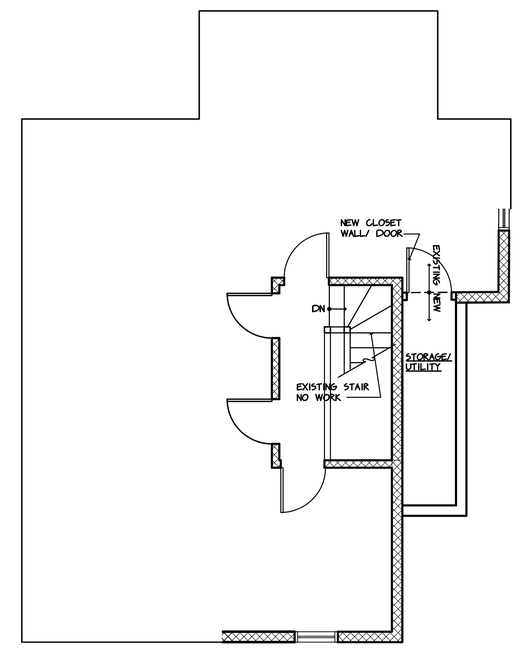
11.02.18



1 Proposed First Floor Plan
Scale: 1/4"=1'-0"



2 Proposed Second Floor Plan
Scale: 1/4"=1'-0"



3 Proposed Third Floor Plan
Scale: 1/4"=1'-0"

LEGEND
- NEW WALLS AND PARTITIONS
- EXISTING WALL TO REMAIN
- EXISTING PARTITIONS TO BE REMOVED

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PROJECT #: 10417

DRAWING TITLE: Proposed Plans

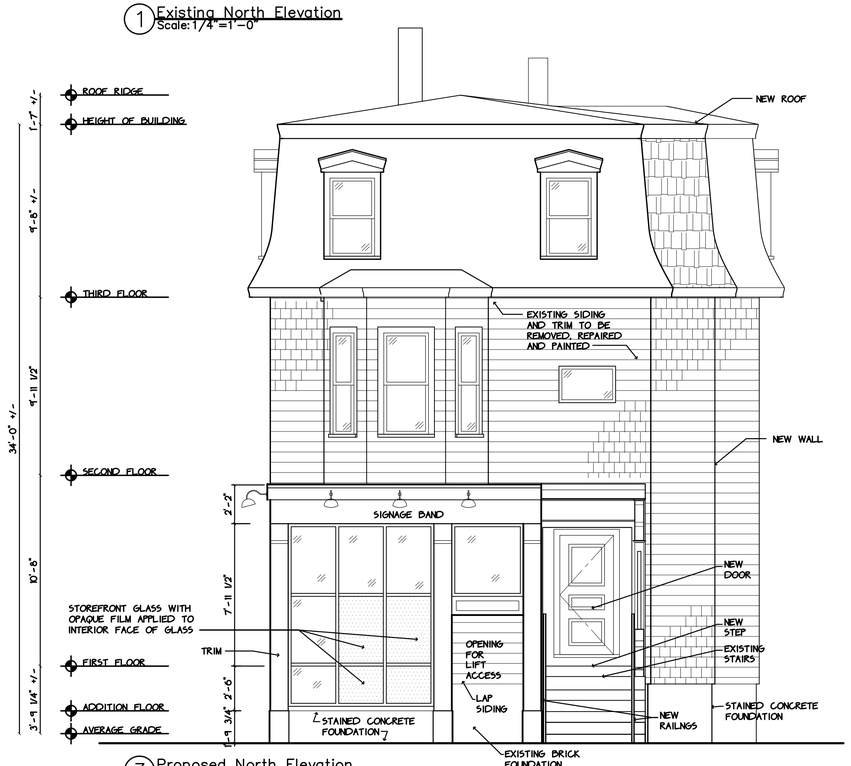
PREVIOUS APPROVAL

A1.0

7/17/17

1 Existing North Elevation
Scale: 1/4" =1'-0"

2 Existing West Elevation
Scale: 1/4" =1'-0"



3 Proposed North Elevation
Scale: 1/4" =1'-0"

4 Proposed West Elevation
Scale: 1/4" =1'-0"

ARCHITECT:

CENTREPOINT
ARCHITECTS

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PROJECT #: 10417

DRAWING TITLE: Existing +Proposed Elevations

PREVIOUS APPROVAL

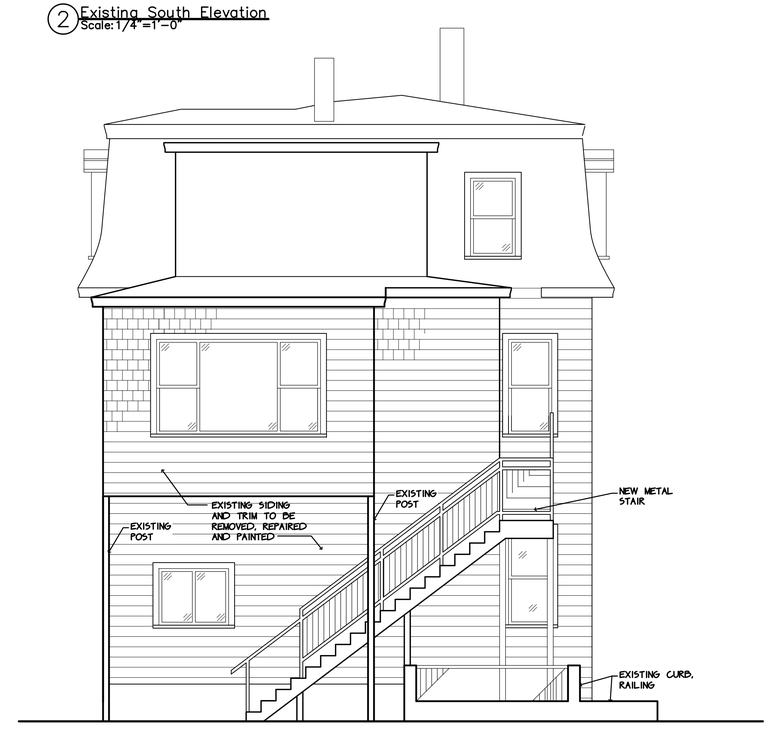
A2.0

7/17/17

1 Existing East Elevation
Scale: 1/4" =1'-0"

2 Existing South Elevation
Scale: 1/4" =1'-0"

3 Proposed East Elevation
Scale: 1/4" =1'-0"



4 Proposed South Elevation
Scale: 1/4" =1'-0"

ARCHITECT:

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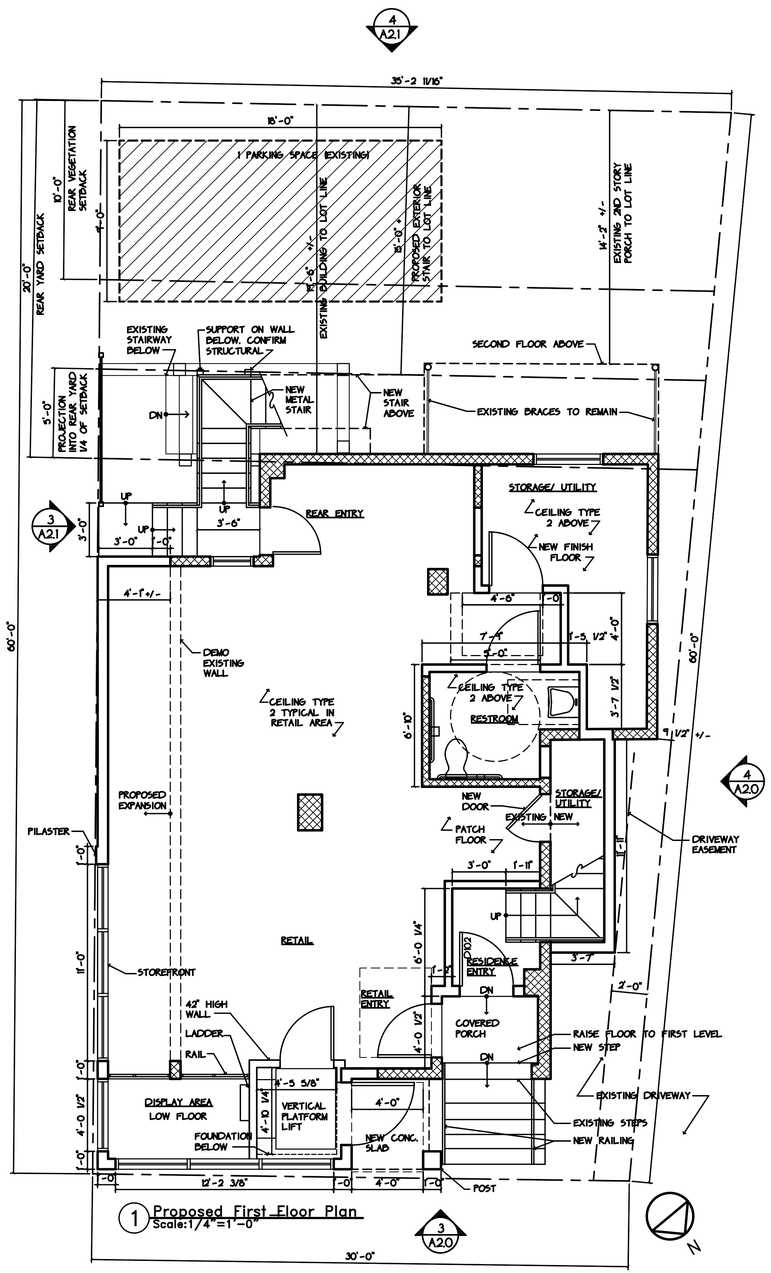
PROJECT #: 10417

DRAWING TITLE:
Existing + Proposed Elevations

PREVIOUS APPROVAL

A2.1

7/17/17



1 Proposed First Floor Plan
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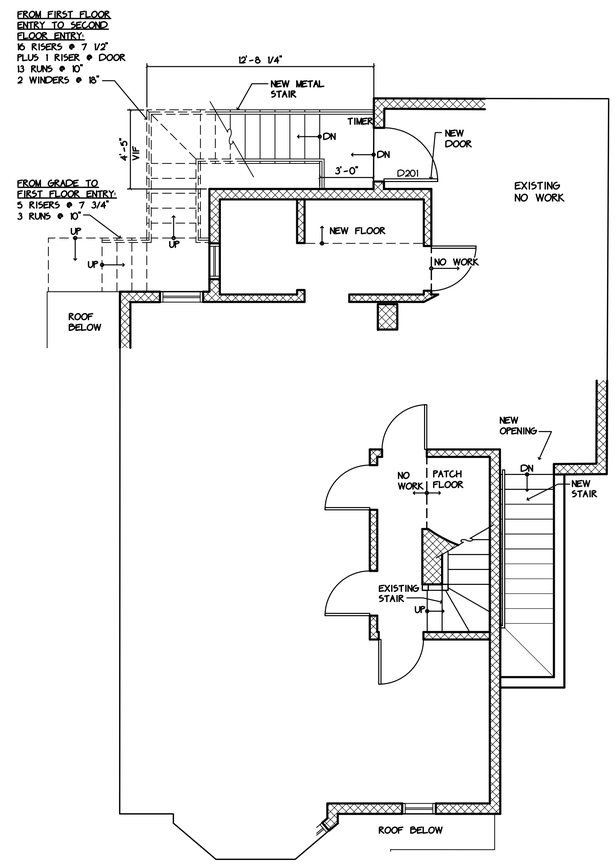

2 Proposed Second Floor Plan
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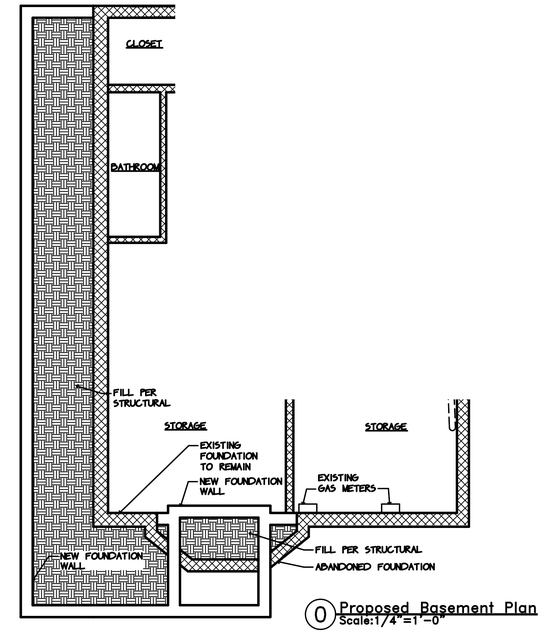

0 Proposed Basement Plan
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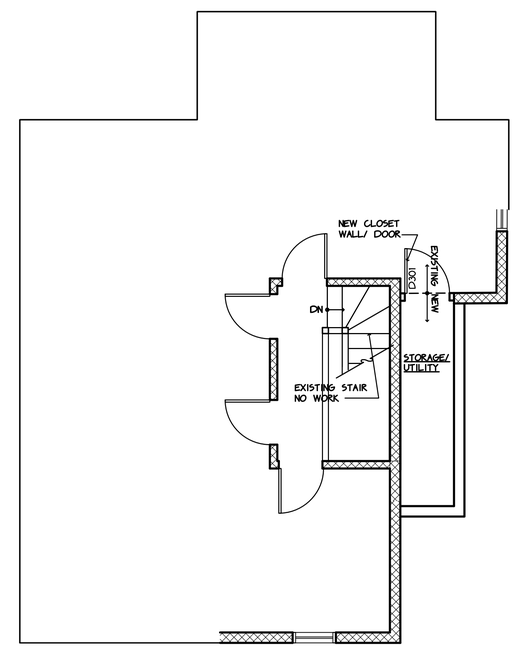

3 Proposed Third Floor Plan
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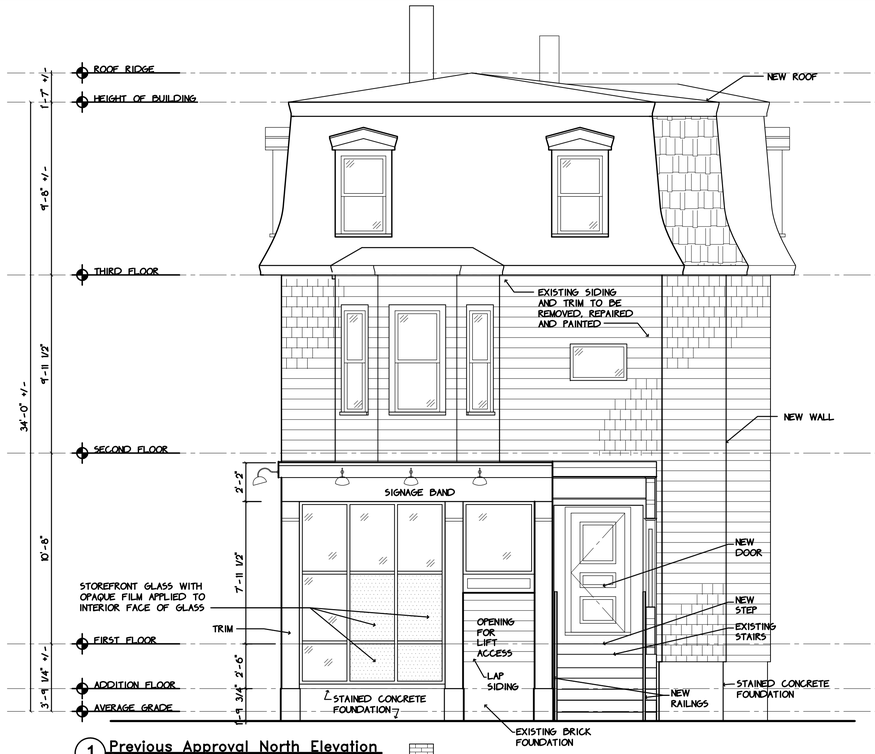
PROJECT #: 10417

DRAWING TITLE: Proposed Plans

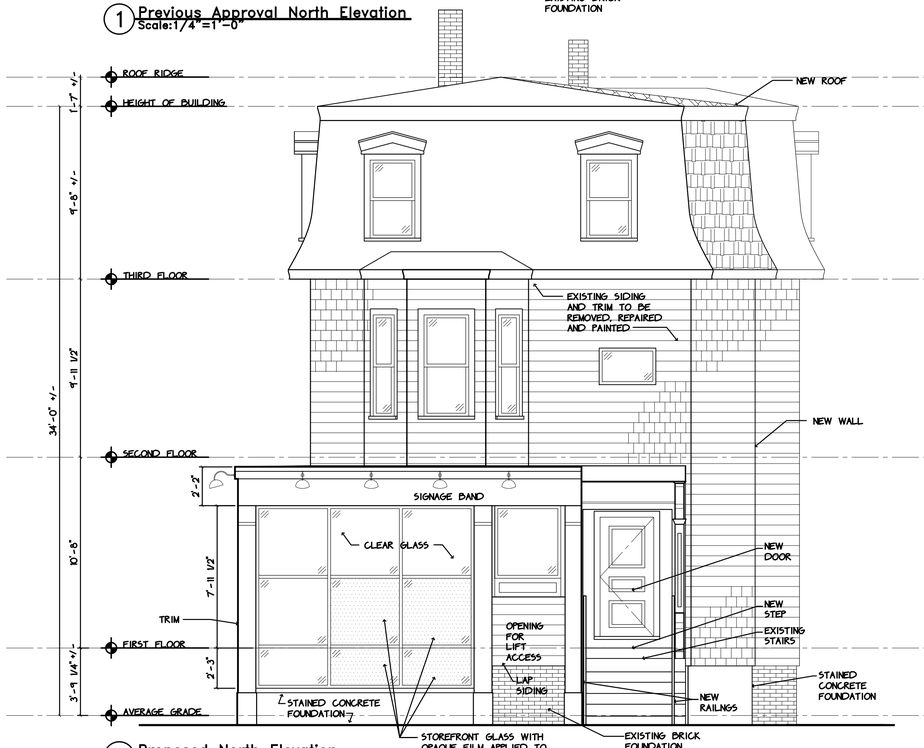
A1.0

11.02.18



1 Previous Approval North Elevation
Scale:1/4"=1'-0"

2 Previous Approval West Elevation
Scale:1/4"=1'-0"



3 Proposed North Elevation
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4 Proposed West Elevation
Scale:1/4"=1'-0"

ARCHITECT:

CENTREPOINT ARCHITECTS

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PROJECT #: 10417

DRAWING TITLE:
Previous Approval + Proposed Elevations

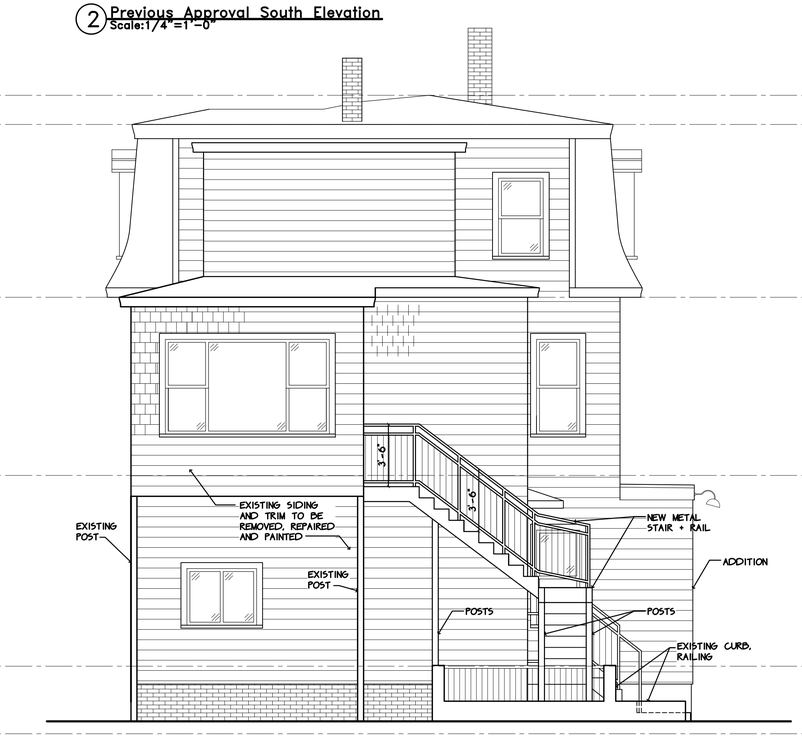
A2.0

11.02.18

1 Previous Approval East Elevation
Scale:1/4"=1'-0"

2 Previous Approval South Elevation
Scale:1/4"=1'-0"

3 Proposed East Elevation
Scale:1/4"=1'-0"



4 Proposed South Elevation
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ARCHITECT:

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Previous Approval + Proposed Elevations

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