

ORCHARD STREET
(PUBLIC-40' WIDE)

CHESTER STREET
(PUBLIC-40' WIDE)

NOTES
LAND IN SOMERVILLE: MBLU 26/H-7, ZONE RB

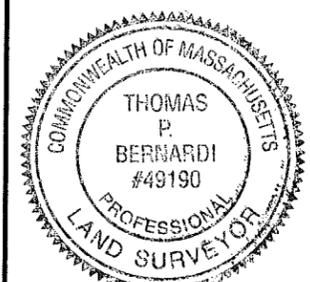
LAND IN CAMBRIDGE: MAP/LOT 182-4,

REFERENCES
DEED: BOOK 26498 , PAGE 372
PLAN: BOOK 351 , PLAN 13
PLAN: L.C.C 32889A
PLAN: 1420 OF 1983
PLAN: 1808 OF 1987

CERTIFICATION
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON OCTOBER 28, 2011 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X", OUTSIDE THE SPECIAL FLOOD HAZARD AREA.

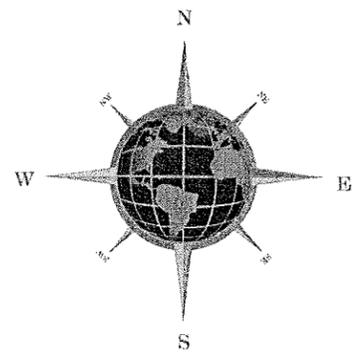
THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASMENTS EXIST.



TPB 11-2-11

CERTIFIED PLOT PLAN
LOCATED AT
16 CHESTER STREET
SOMERVILLE, MA

PREPARED FOR:
MICHAEL DULL
26 SUMMIT AVE.
SOMERVILLE, MA



MASSACHUSETTS SURVEY

CONSULTANTS, LLC

14 SUMNER STREET
GLOUCESTER, MA 01930
(617) 899-0703

PLANS DENIED
J. Loh 1/18/12
SIGNATURE DATE

JOB: 16CHESTERDWG

ARCHITECT

KDS

Kurtz Design Studio
168 Middle Road
Southborough, MA 01772
617 721-6687 Tel
617 812-6140 Fax

PROJECT NAME

16 Chester Street

Somerville MA

CLIENT

Michael Dull

26 Summit Avenue
Somerville, MA 02143

PROJECT TEAM

16 Chester Street

16 Chester Street
Somerville, MA

DRAWING LIST:

ARCHITECTURAL

- A000 : COVER SHEET
- A001 : CODE REVIEW, SYMBOLS & ABBREVIATIONS
- D101 : DEMOLITION FLOOR PLANS
- A101 : PARTITION FLOOR PLANS
- A121 : REFLECTED CEILING & POWER PLANS
- A601 : PARTITION TYPES, SECTIONS & DETAILS

Issued for Permit - December 21, 2011

REVISIONS

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DATE

DRAWING TITLE

Cover Sheet

DRAWING INFORMATION

November 16, 2011

DATE OF ISSUE

Permit Set

DESCRIPTION

None

SCALE

1111A.00

PROJECT #

A000_1111A.dwg

FILE NAME

DRAWING NUMBER

A000

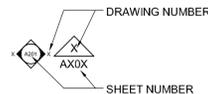
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ABBREVIATIONS

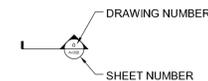
A.C.T.	Acoustic Ceiling Tile
ALUM.	Aluminum
A.F.F.	Above Finish Floor
ANOD.	Anodized
ARCH.	Architect-ural
BITUM.	Bituminous
BLDG.	Building
BLKG.	Blocking
C.L.	Center Line
CLG.	Ceiling
CLO.	Closet
CLR.	Clear
COL.	Column
CONC.	Concrete
CONT.	Continuous
DEMO.	Demolish-tion
DIAG.	Diagonal
DIA.	Diameter
DISP.	Dispenser, Disposer
DN.	Down
DWG.(S)	Drawing(s)
EA.	Each
ELEC.	Electric(al)
ENGR.	Engineer
EQ.	Equal
EQUIP.	Equipment
EL.	Elevation
EXT.	Exterior
EXIST.	Existing
EXTR.	Extruded
F.F.	Finish Floor
FLUOR.	Fluorescent
F.R.T.	Fire Retardant Treated
GALV.	Galvanized
G.C.	General Contractor
G.W.B.	Gypsum Wall Board
HCP.	Handicapped
H.P.	High Point
HM.	Hollow Metal
HWH.	Hot Water Heater
INSUL.	Insulated
INTR.	Interior
LT.	Light
MAX.	Maximum
MFR.	Manufacturer
MIN.	Minimum
MLWK.	Millwork
M.O.	Masonry Opening
MTD.	Mounted
N.I.C.	Not in Contract
NO.	Number
N.T.S.	Not To Scale
O.C.	On Center
O.D.	Outside Diameter
OPP.HND.	Opposite Hand
PBD.	Particle Board
P.LAM.	Plastic Laminate
PLWD.	Plywood
PT.	Pressure Treated
PT(D).	Paint(ed)
PR.	Pair
R.	Riser, Radius
RAD.	Radius
RCP.	Reflected Ceiling Plan
REM.	Removable
REQ'D	Required
R.O.	Rough Opening
SC.	Solid Core
SCHD.	Schedule
SIM.	Similar
SPEC.	Specification
SS.	Stainless Steel
STL.	Steel
SQ.	Square
SUSP.	Suspended
T.O.B.	Top Of Beam
TMPD.	Tempered
TYP.	Typical
V.C.T.	Vinyl Composition Tile
VNR.	Veneer
w	With
WD.	Wood

SYMBOLS

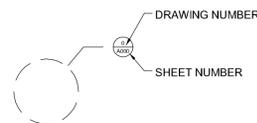
INTERIOR ELEVATION KEY:



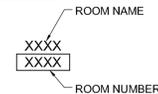
DETAIL SECTION KEY:



DETAIL PLAN KEY:



ROOM NAME KEY:



KEYNOTE:



ELEVATION MARK:



PARTITION TYPE KEY:



ALIGN KEY:



CODE REVIEW

PROJECT: 16 CHESTER STREET APARTMENTS
 DESCRIPTION: 16 CHESTER STREET
 SOMERVILLE, MA 02144

THE PROJECT RENOVATES A MULT-FAMILY RESIDENCE, COMBINING FIRST FLOOR UNIT AND PRE-EXISTING BASEMENT.

ARRANGEMENT OF EGRESS

- A. APPLICABLE REFERENCE CODES
 1. INTERNATIONAL BUILDING CODE 2009 (IBC)
 2. COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, 8TH ED. AMENDMENTS TO (IBC 2009) (780 CMR)
 3. COMMONWEALTH OF MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (521 CMR)
 4. FIRE PROTECTION REGULATIONS (527 CMR)
- B. USE GROUP - "R-2" - RESIDENTIAL
- C. SPRINKLER
THE BUILDING IS NOT SPRINKLED.
- D. MEANS OF EGRESS CALCULATIONS (REF. IBC 2009 1004.1.1)
 "R-2" - CALCULATE OCCUPANCY @ 1 OCCUPANT PER 200 S.F.
TOTAL FINISHED BUILDING AREA - 3,788 SF
PROJECT AREA - 1,250 SF
 (INCLUDES 900SF OF EXISTING UNFINISHED SPACE)

 OCCUPANCY LOAD OF RENOVATED AREA = 1250/200 = 6 OCCUPANTS
- E. EGRESS WIDTH (REF. IBC 2009 1005.1)
 CALCULATE OCCUPANT LOAD PER PERSON WIDTH UNIT

 EGRESS UNITS REQUIRED PER EXIT ACCESS = 6 OCCUPANTS X .3" = 1.8
 EGRESS UNITS PROVIDED = ALL EGRESS DOORS EXCEED
REQUIREMENTS
- F. NUMBER OF EXIT ACCESS DOORS (REF. IBC 2009 1015.2.1/1021.1)
 NUMBER OF EXIT ACCESS DOORS REQUIRED = 2
 NUMBER OF EXIT ACCESS DOORS PROVIDED = 2
- G. NUMBER OF EXITS (REF. IBC 2009 1015.2.1/1021.1)
 NUMBER OF EXITS REQUIRED = 2
 NUMBER OF EXITS PROVIDED = 2

WORK AREA COMPLIANCE METHOD

- LEVEL 1 ALTERATION (403) COMPLIANCE (CHAPTER 6 IEBC)
- LEVEL 2 ALTERATION (404) COMPLIANCE (CHAPTER 6 & 7 IEBC)
- ADDITION OF WINDOW AND DOORS MEET CODE (REFER TO NEW BASEMENT WINDOW BELOW)
- RENOVATION AREA < 50% OF THE AGGREGATE BUILDING AREA. (REFER TO F.A.R. BELOW)
- CEILING HEIGHT FOR HABITABLE SPACE LOCATED AT MINIMUM 7'-0" A.F.F.
- STAIR RISER / TREAD MEET CODE (REFER TO 4/A601 FOR DETAIL)

F.A.R.

EXISTING AREA: 4,688 SQFT
 AREA IN SCOPE FOR RENOVATION: 1,250 SQFT
 PERCENTAGE OF EXISTING AREA TO BE RENOVATED: 27%

NEW BASEMENT CASEMENT WINDOW OPENING:

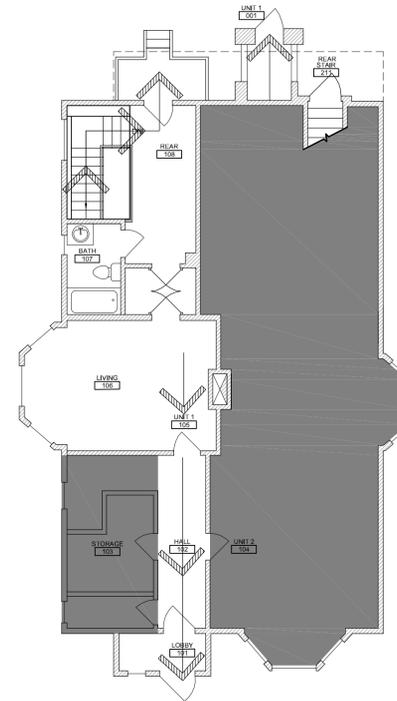
WINDOW WIDTH: 2'-4" (28")
 WINDOW HEIGHT: 2'-6" (30")
 TOTAL WINDOW OPENING: 5.83 SQFT (70SQIN)
 MINIMUM OPENING ALLOWED BY CODE: 5.7 SQFT
 WINDOW SILL HEIGHT A.F.F.: 3'-6" (42")
 MAXIMUM SILL HEIGHT ALLOWED BY CODE: 3'-8" (44")

LEGEND:

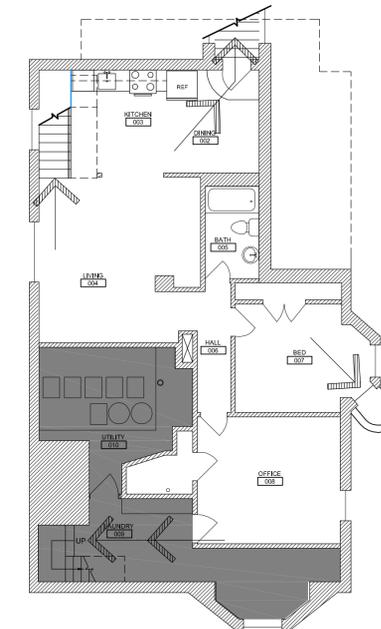


PARTITION PLAN NOTES:

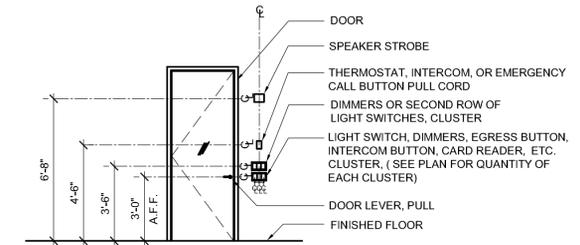
1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS.
2. ANY CONFLICTS BETWEEN SITE CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
3. ALL NEW DOOR FRAMES TO BE A MINIMUM OF 2" FROM THE NEAREST PERPENDICULAR PARTITION, U.O.N. ENSURE THAT ALL DOORS OPEN 90°, INCLUDING ACUTE ANGLE CONDITIONS.
4. REVIEW LAYOUTS FOR PARTITIONS IN FIELD. CONTACT ARCHITECT OF CONFLICTS PRIOR TO START OF CONSTRUCTION.
5. DIMENSIONS:
 - A. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL, U.O.N.
 - B. DRAWINGS ARE NOT TO BE SCALED; VERIFY ANY MISSING OR CONFLICTING WRITTEN DIMENSIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
 - C. NOTIFY ARCHITECT OF CONDITIONS WHERE CLEAR OR CRITICAL DIMENSIONS ARE DESIGNATED BUT CANNOT BE MET.
6. WHERE NEW PARTITIONS ABUT EXISTING SURFACES, REMOVE EXISTING CORNER BEAD AND PROVIDE A SMOOTH FINISH AT INTERSECTION.



B FIRST FLOOR CODE PLAN: EGRESS
 1/8" = 1'-0"

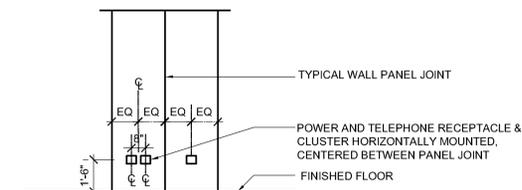


A BASEMENT CODE PLAN: EGRESS
 1/8" = 1'-0"



NOTE: COORDINATE LOCATION OF OUTLETS WITH FINISH WALL PANEL JOINTS BEFORE SETTING OUTLETS IN GYPSUM BOARD/ WOOD STUD PARTITION

2 TYPICAL LOCATION FOR: LIGHT SWITCHES, DIMMERS, EGRESS BUTTONS, THERMOSTATS, ETC.
 SCALE: 1/2"=1'-0"



1 TYPICAL LOCATION FOR: POWER & TELEPHONE OUTLETS AT WALLS OR COLUMNS
 SCALE: 1/2"=1'-0"

ARCHITECT

KDS

Kurtz Design Studio
 168 Middle Road
 Southborough, MA 01772
 617 721-6687 Tel
 617 812-6140 Fax

PROJECT NAME

16 Chester Street

Somerville MA

CLIENT

Michael Dull

26 Summit Avenue
 Somerville, MA 02143

PROJECT TEAM

REVISIONS

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DRAWING TITLE

Code Review, Symbols, Abbreviations

DRAWING INFORMATION

November 16, 2011	DATE OF ISSUE
Permit Set	DESCRIPTION
As Noted	SCALE
JK	DRAWN BY
1111A.00	PROJECT #
A001_1111A.dwg	FILE NAME

DRAWING NUMBER

A001

PARTITION PLAN LEGEND:

-  EXISTING WALL TO REMAIN
-  NEW WALL
-  DEMO WALL
-  EXISTING DOOR TO REMAIN
-  NEW DOOR
-  DEMO DOOR
-  AREA NOT IN CONTRACT

ARCHITECT

KDS

Kurtz Design Studio
188 Middle Road
Southborough, MA 01772
617 721-6687 Tel
617 812-6140 Fax

PROJECT NAME

16 Chester Street

Somerville MA

CLIENT

Michael Dull

26 Summit Avenue
Somerville, MA 02143

PROJECT TEAM

REVISIONS

1	Revision #1 - March 1, 2012	
2		
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DRAWING TITLE

Demolition Floor Plans

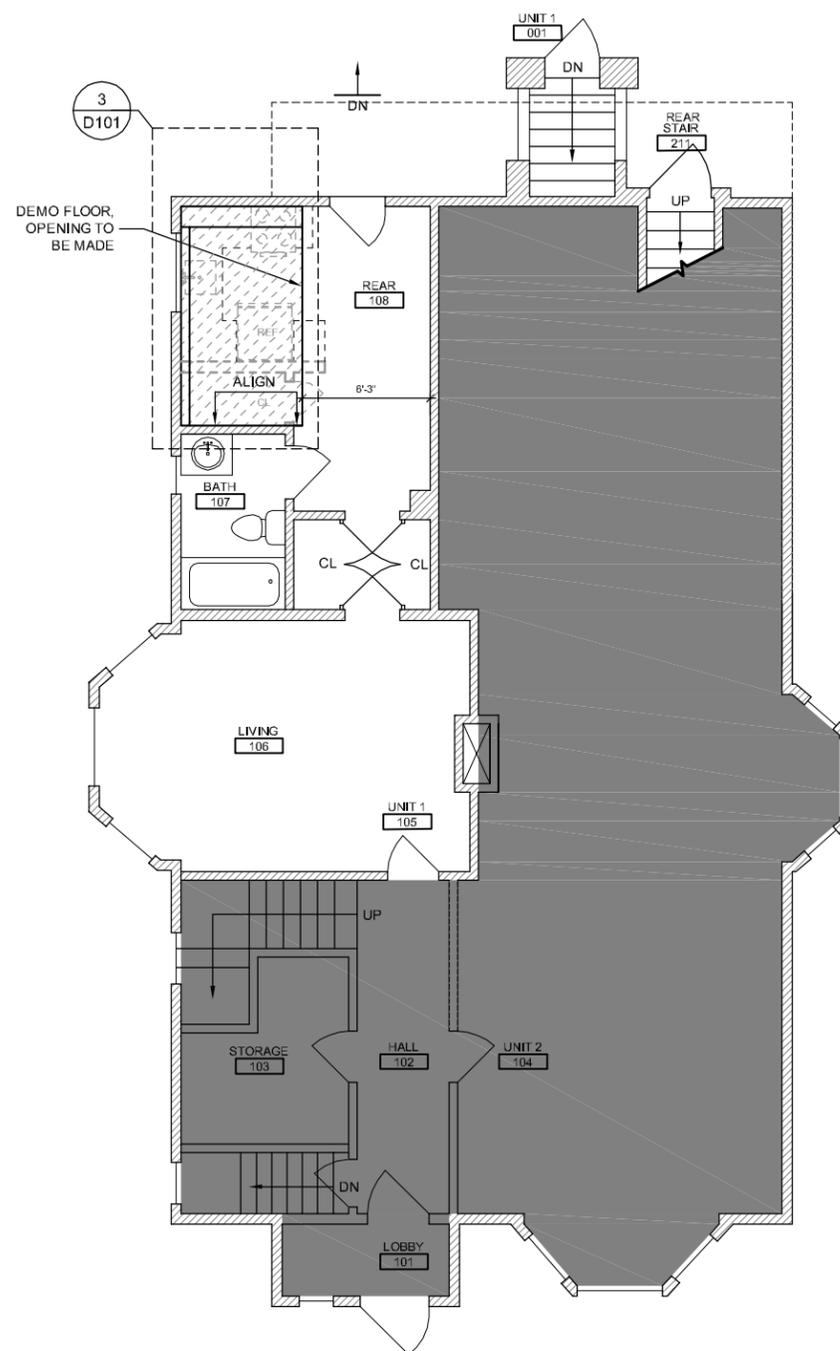
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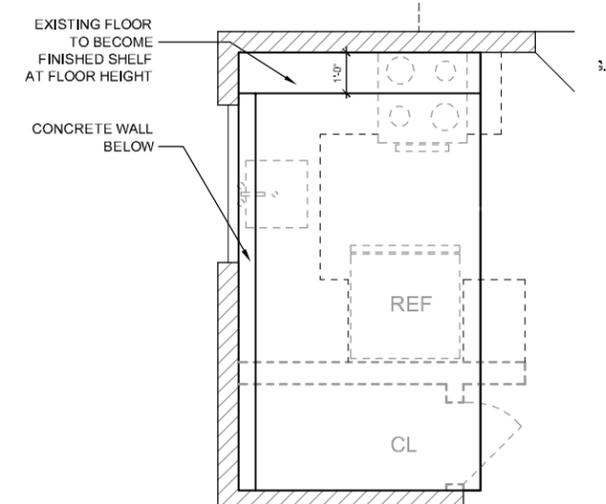
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D101

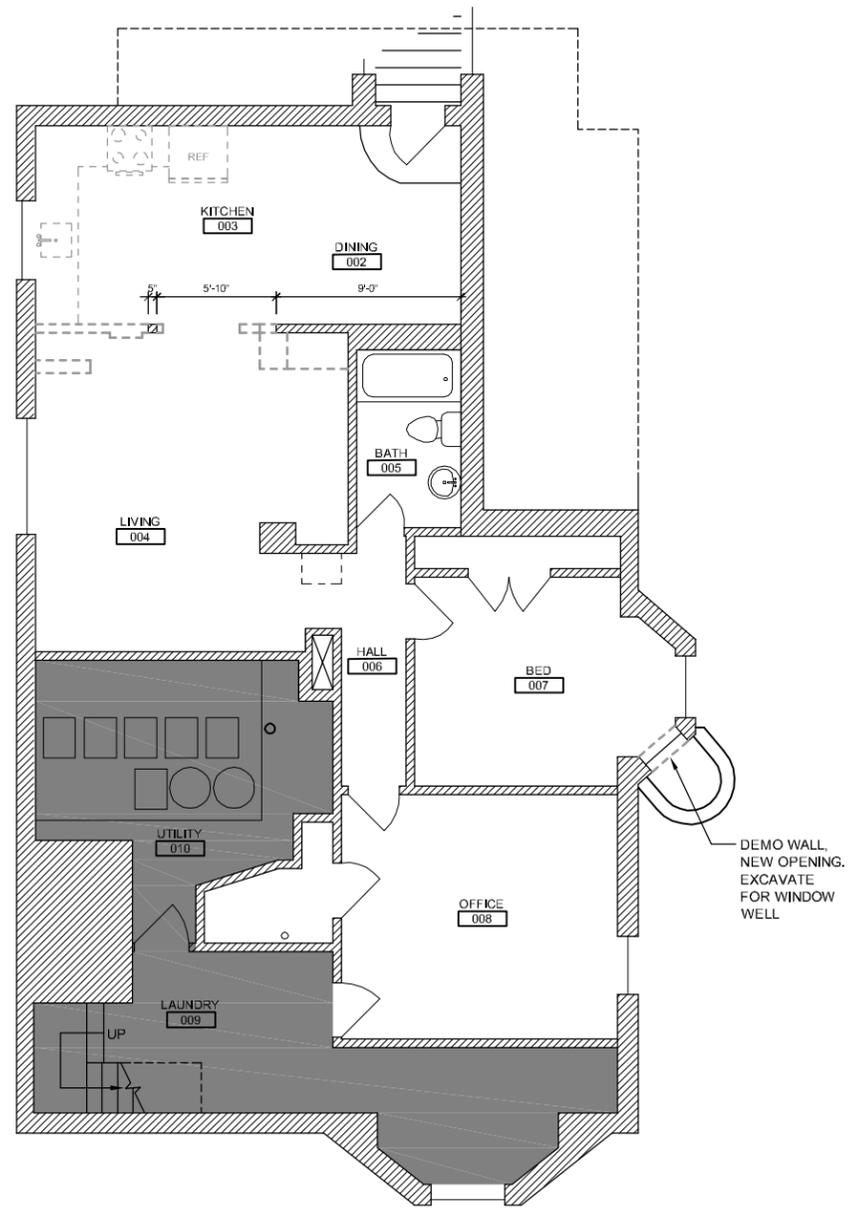
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2 PLAN: EXISTING FIRST FLOOR W/ DEMOLITION PLAN
1/4" = 1'-0"



3 PLAN: ENLARGED DEMOLITION @ FLOOR OPENING FOR NEW STAIR
1/2" = 1'-0"



1 PLAN: BASEMENT DEMOLITION PLAN
1/4" = 1'-0"

CEILING / ELECTRICAL LEGEND:

- FLUORESCENT LIGHT FIXTURE
- CEILING FIXTURE
- RECESSED CEILING FIXTURE
- △ PHONE
- S₂ TOGGLE SWITCH
- S₂ TWO-WAY SWITCH
- CABLE
- ⊕ ELECTRIC RECEPTACLE
- ⊕ 44GFI ELECTRIC RECEPTACLE GROUND FAULT INTERRUPTER @ HEIGHT
- SMOKE DETECTOR
- SM SMOKE AND CARBON MONOXIDE DETECTOR
- ⊕ SCOURCE / VANITY LIGHT
- ⊕ EXHAUST FAN / LIGHT COMBO

ARCHITECT
KDS
 Kurtz Design Studio
 188 Middle Road
 Southborough, MA 01772
 617 721-6687 Tel
 617 812-6140 Fax

PROJECT NAME
16 Chester Street

Somerville MA
 CLIENT

Michael Dull

26 Summit Avenue
 Somerville, MA 02143

PROJECT TEAM

REVISIONS

1	Revision #1 - March 1, 2012
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DRAWING TITLE
Reflected Ceiling and Power Plans

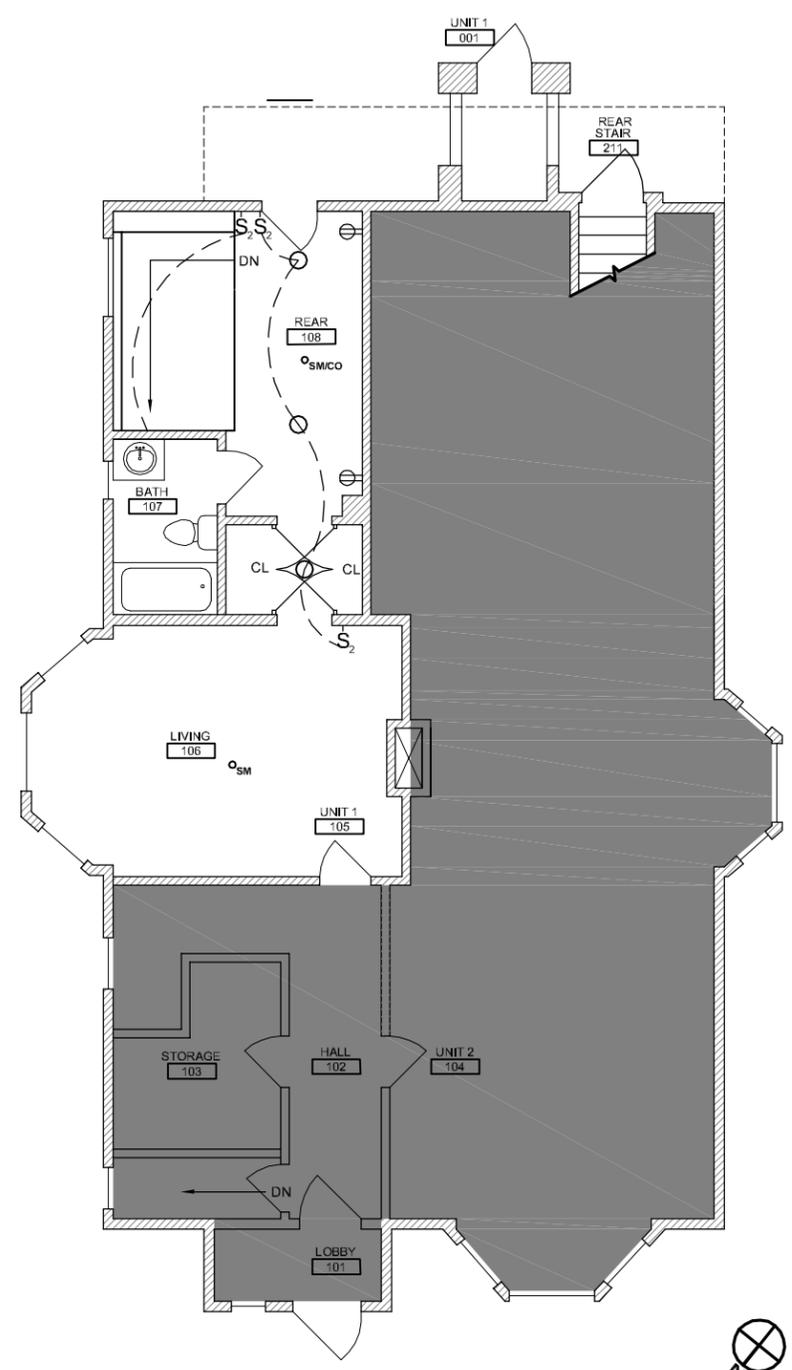
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 PROJECT #
 A121 1111A.dwg
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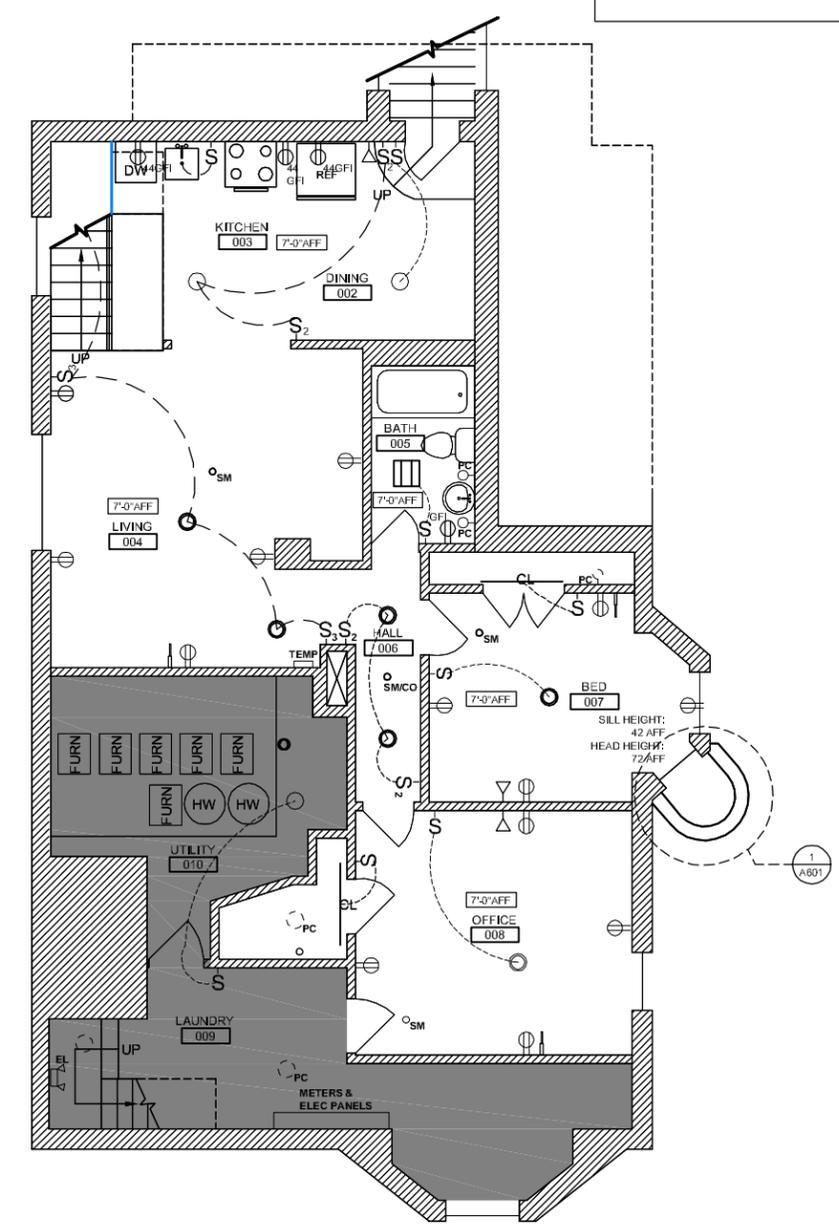
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A121

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B PLAN: PROPOSED FIRST FLOOR REFLECTED CEILING & POWER PLAN
 1/4" = 1'-0"



A PLAN: PROPOSED BASEMENT REFLECTED CEILING & POWER PLAN
 1/4" = 1'-0"

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PARTITION PLAN LEGEND:

	EXISTING WALL TO REMAIN
	NEW WALL
	DEMO WALL
	EXISTING DOOR TO REMAIN
	NEW DOOR
	DEMO DOOR
	AREA NOT IN CONTRACT

ARCHITECT
KDS
 Kurtz Design Studio
 188 Middle Road
 Southborough, MA 01772
 617 721-6687 Tel
 617 812-6140 Fax

PROJECT NAME
16 Chester Street

Somerville MA

CLIENT
Michael Dull

26 Summit Avenue
 Somerville, MA 02143

PROJECT TEAM

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DRAWING TITLE
Partition Floor Plans

DRAWING INFORMATION

November 15, 2011
 DATE OF ISSUE

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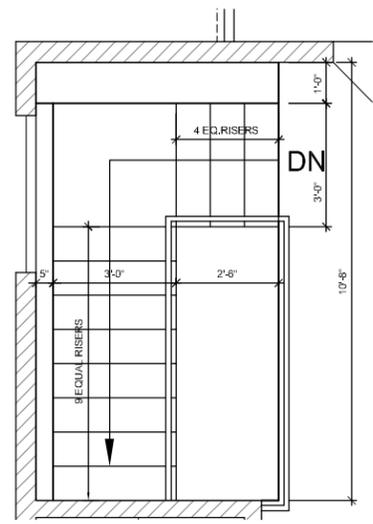
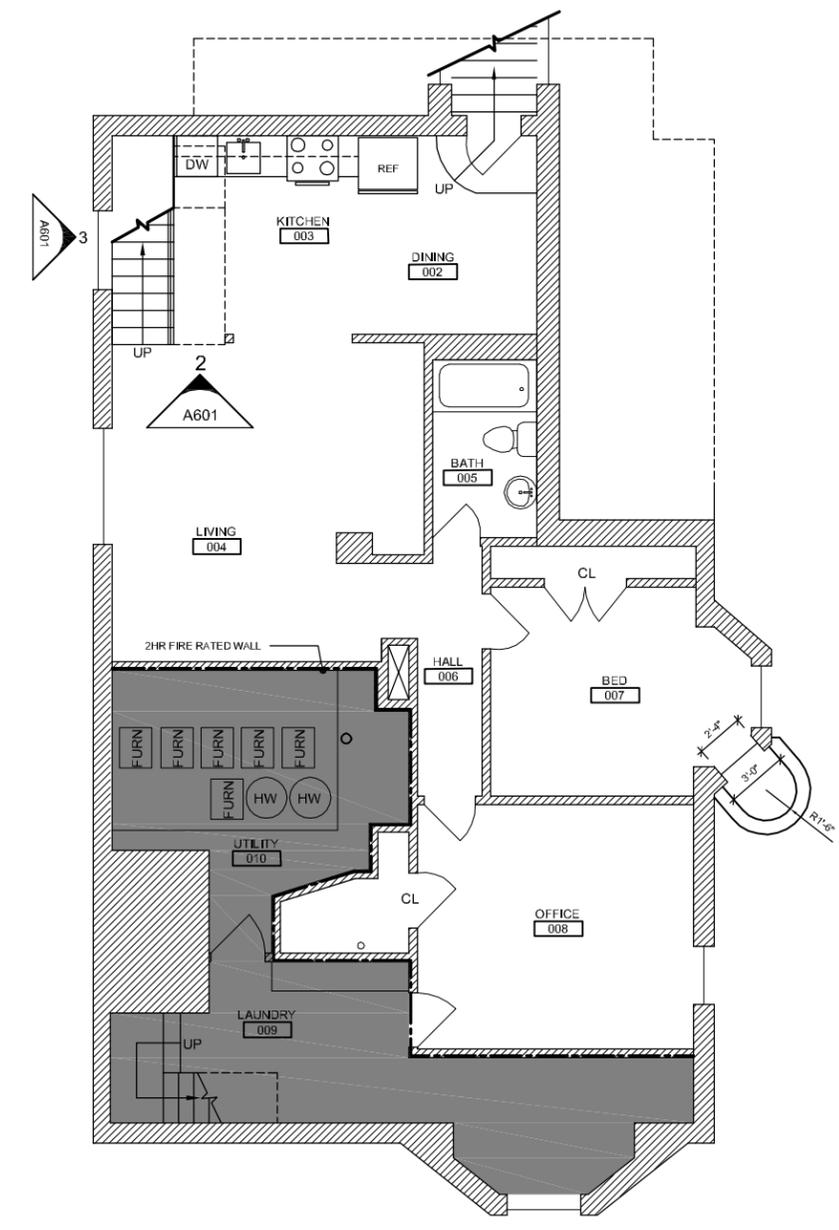
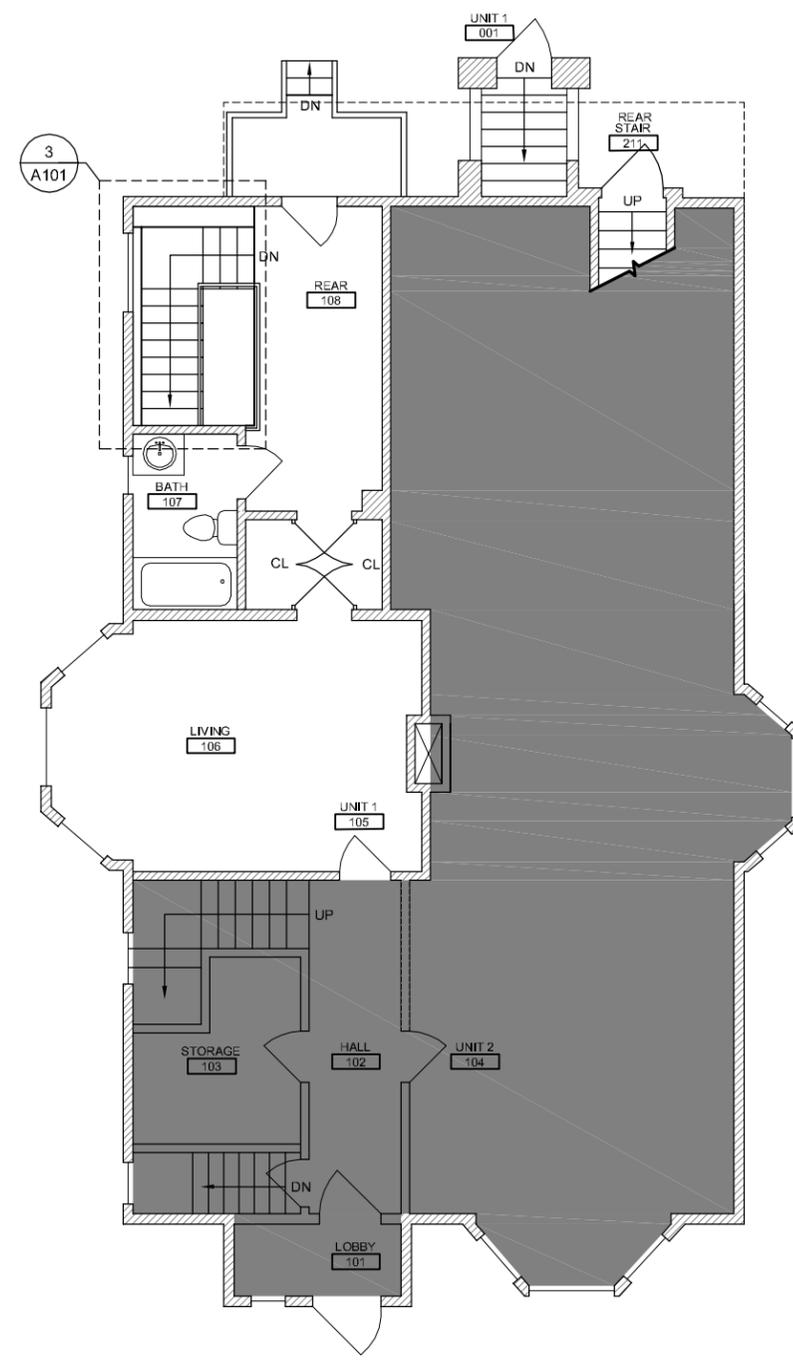
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A101

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3 PLAN: ENLARGED AT NEW STAIR
 1/2" = 1'-0"

2 PLAN: PROPOSED FIRST FLOOR PARTITION PLAN
 1/4" = 1'-0"

1 PLAN: PROPOSED BASEMENT PARTITION PLAN
 1/4" = 1'-0"

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ENERGY CODE:
BASEMENT EXTERIOR WALLS TO MEET OR EXCEED - R10/13

ARCHITECT
KDS
Kurtz Design Studio
168 Middle Road
Southborough, MA 01772
617 721-6687 Tel
617 812-6140 Fax

PROJECT NAME
16 Chester Street

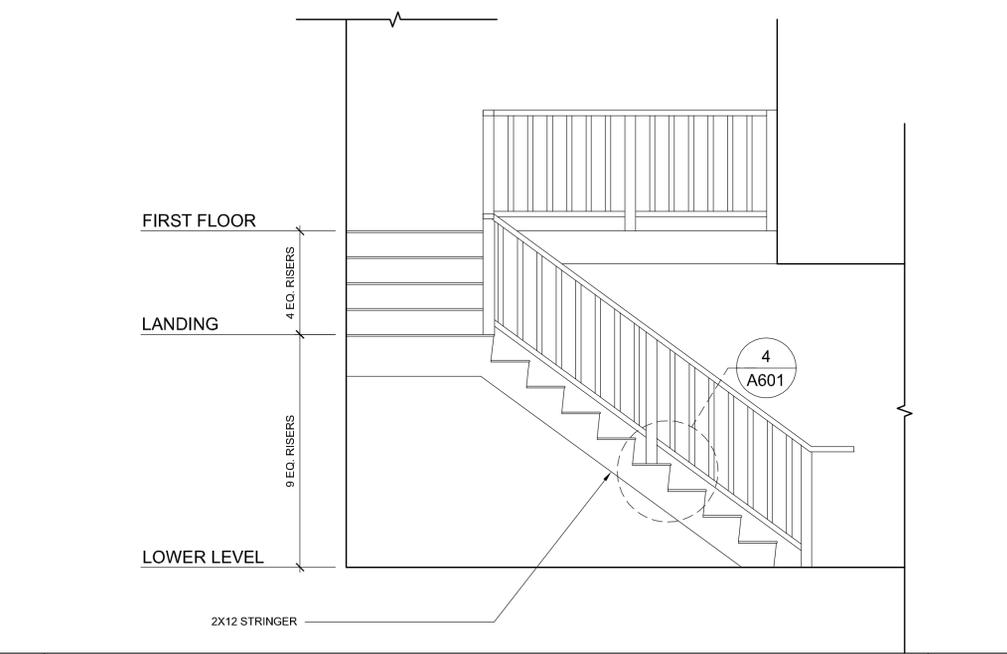
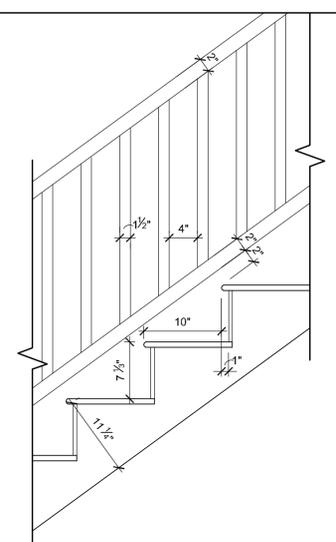
Somerville MA

CLIENT
Michael Dull

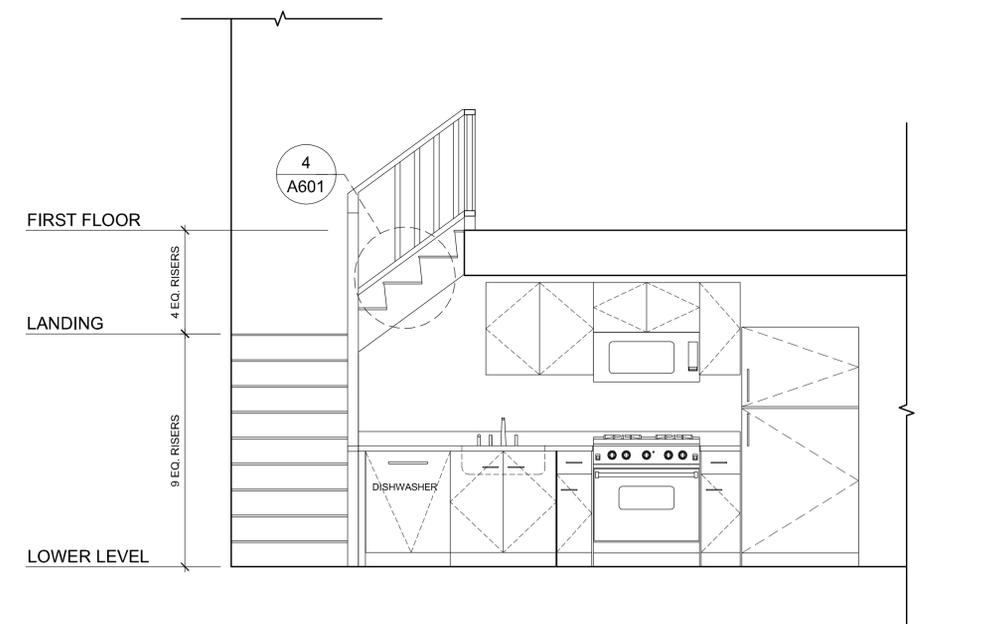
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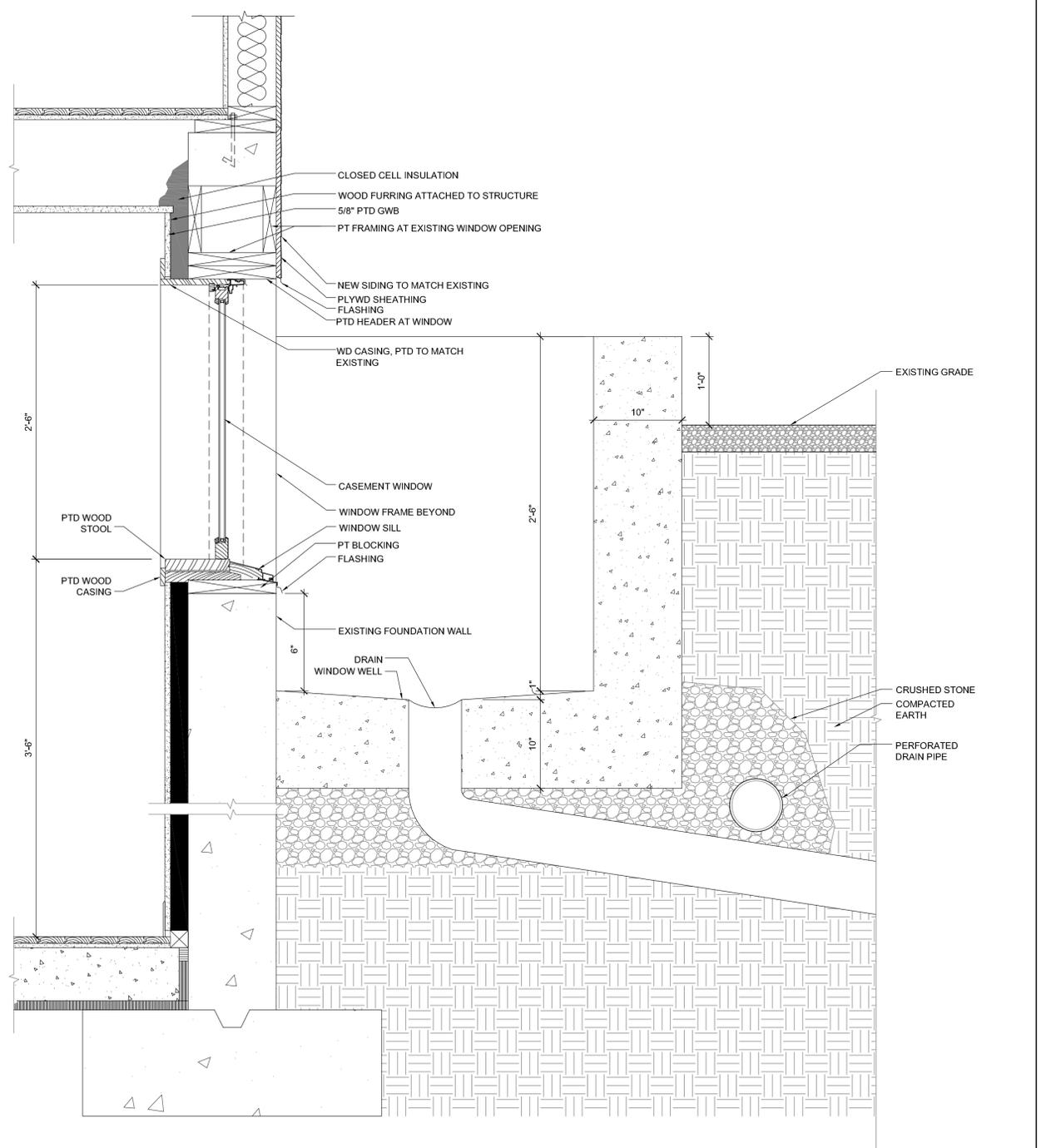
4 DETAIL: STAIR 1" = 1'-0"



3 ELEV: KITCHEN AND NEW STAIR 1/2" = 1'-0"



2 ELEV: KITCHEN AND NEW STAIR 1/2" = 1'-0"



1 WINDOW WELL AT BEDROOM 1-1/2" = 1'-0"

REVISIONS

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DRAWING TITLE

Partition Types, Sections & Details

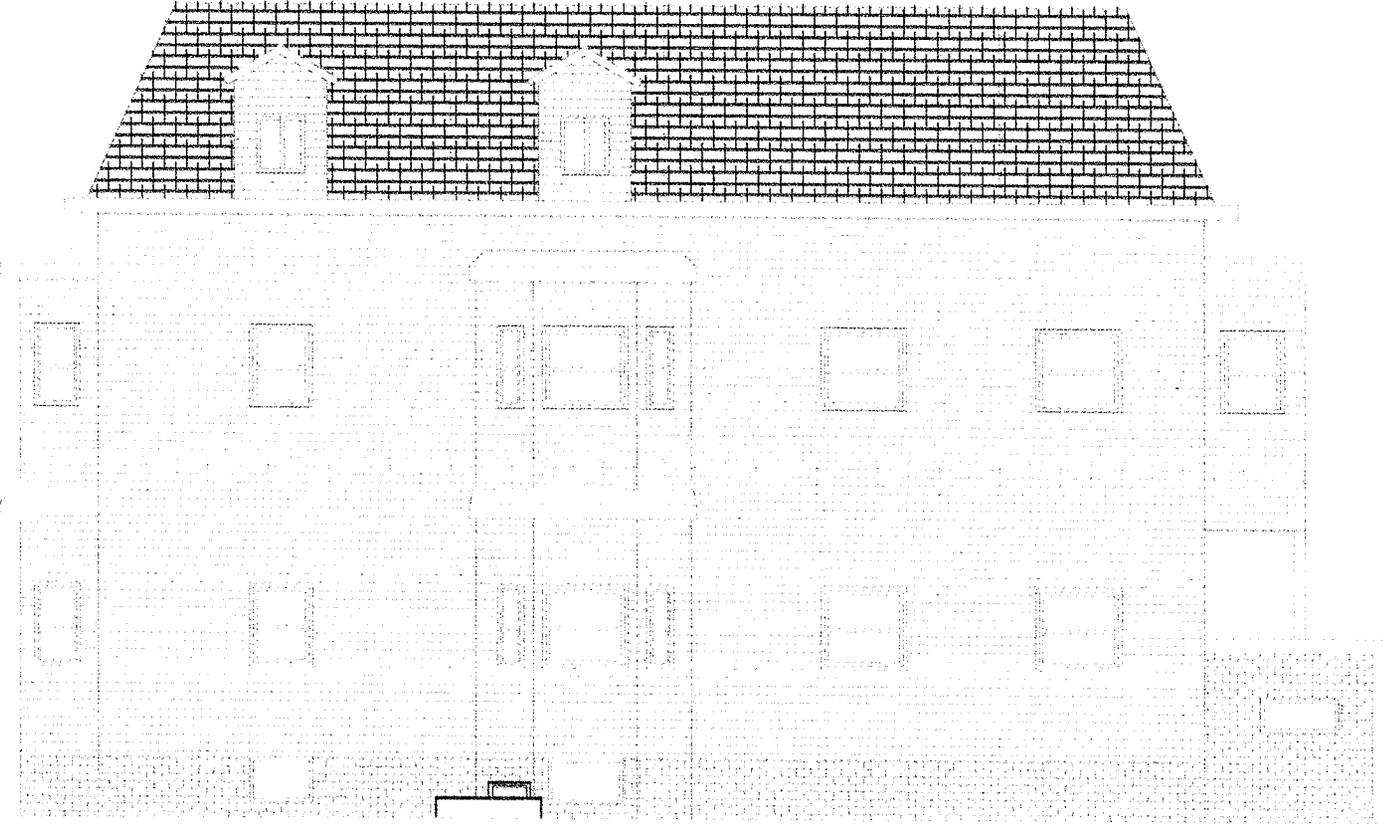
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A **ELEV.: ELEVATION OF WINDOW WELL**
SCALE: 1/8" = 1'-0"

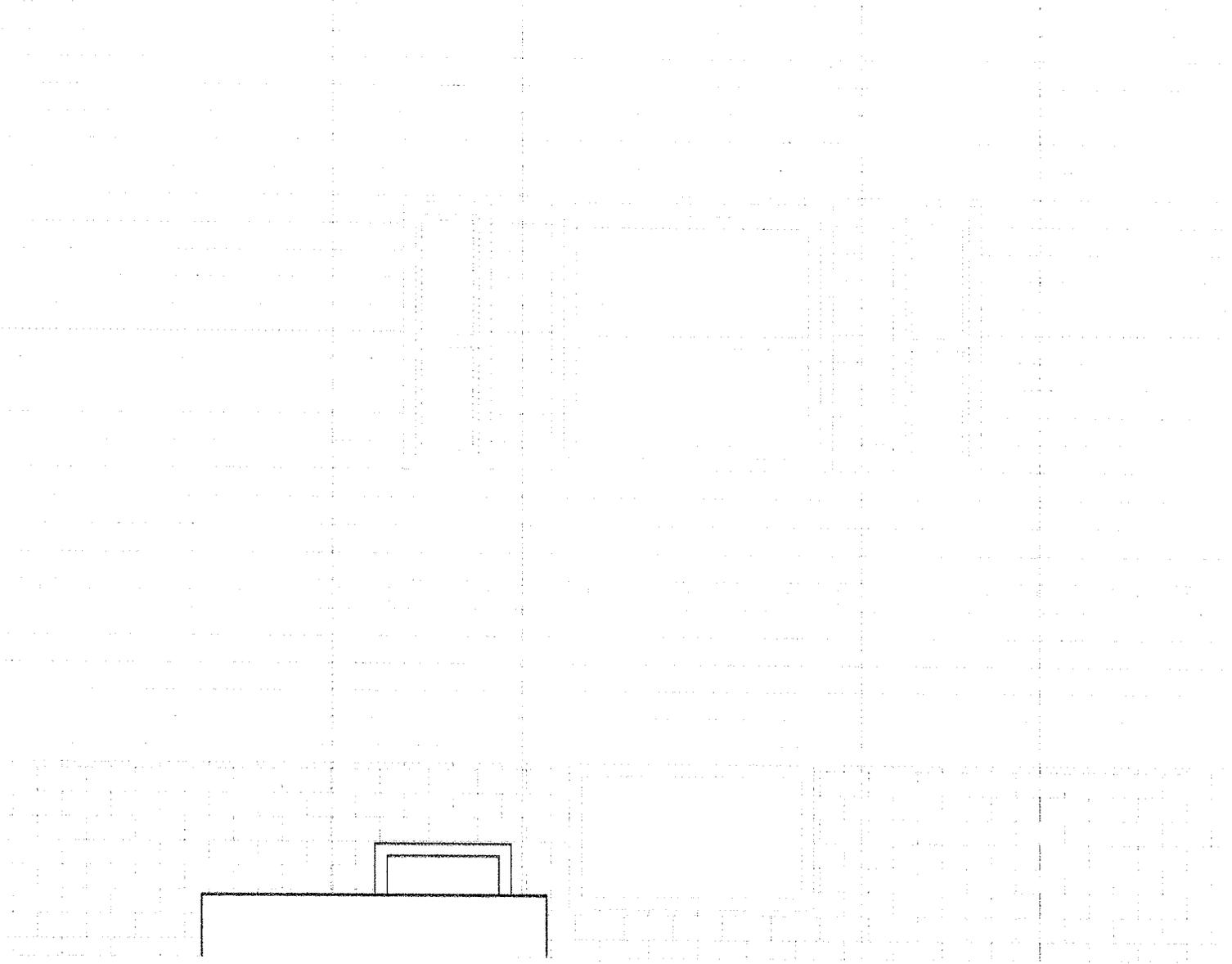
KDS

1669 Middle Road
Southcoast, MA 01772
617 721-6687 Tel
617 812-6140 Fax
jacob@kdsarchitects.com

**16 CHESTER ST
SOMERVILLE, MA**

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CSK-5



A ELEV.: ELEVATION OF WINDOW WELL
 SCALE: 1/2" = 1'-0"



168 Middle Road
 Scarborough, MA 01772
 617 721-6667 Tel
 617 812-6140 Fax
 j.kdc@kdsarchitects.com

**16 CHESTER ST
 SOMERVILLE, MA**

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 SCALE: AS SHOWN
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 FILE NAME: CSK-1.dwg

CSK-6