

**BZA APPLICATION FORM**

**GENERAL INFORMATION**

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit:  X  Variance:  X  Appeal:

PETITIONER:  Matthew Bottitta

PETITIONER'S ADDRESS:  71 Spring Street, Cambridge MA 02141

LOCATION OF PROPERTY:  71 Spring Street, Cambridge MA 02141

TYPE OF OCCUPANCY:  Residential  ZONING DISTRICT:  C-1

REASON FOR PETITION:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Additions  | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy                                       | <input type="checkbox"/> Parking       |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's                          | <input type="checkbox"/> Sign          |
| <input type="checkbox"/> Dormer  | <input type="checkbox"/> Subdivision   |
| <input checked="" type="checkbox"/> Other: <u> Proposed work within the setbacks. </u> |  |

2016 JUN 17 AM 10:42  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

DESCRIPTION OF PETITIONER'S PROPOSAL:

The requested SPECIAL PERMIT is for proposed window & door modifications in pre-existing non-conforming walls. The requested VARIANCE is for proposed 1) exterior stairs to access basement bicycle storage and to be covered by a deck above; 2) proposed second floor deck and egress stairs to replace an aging fire escape in the same area; 3) enclosure of an existing niche on the 2nd floor that is within the building footprint.

SECTIONS OF ZONING ORDINANCE CITED:

Article  8  Section  8.22.2.c - Alterations to a pre-existing nonconforming structure.

Article  8  Section  8.22.3 - Enlargement of a nonconforming structure.

Article   Section

Applicants for a **Variance** must complete Pages 1-5  
Applicants for a **Special Permit** must complete Pages 1-4 and 6  
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):     
(Petitioner(s)/Owner)

Matthew Bottitta   
(Print Name)

Address:  71 Spring Street   
 Cambridge MA 02141

Tel. No.:  cell: 315-415-1823

E-Mail Address:  tito98@gmail.com

Date:  June 10, 2016

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Matthew Bottitta  
(OWNER)

Address: 71 Spring Street Cambridge MA 02141

State that I/We own the property located at 71 Spring Street Cambridge MA 02141, which is the subject of this zoning application.

The record title of this property is in the name of Matthew Bottitta

\*Pursuant to a deed of duly recorded in the date 07/23/2013, Middlesex South County Registry of Deeds at Book 62299, Page 258; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

[Signature]  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

Matthew Bottitta

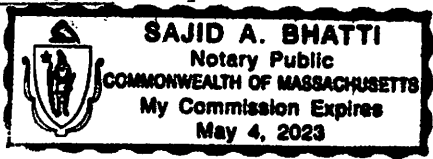
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Matthew Bottitta personally appeared before me, this 1<sup>st</sup> day of June, 2016, and made oath that the above statement is true.

S. A. Bhatti Notary

My commission expires 05.04.2023 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

STATE OF MASSACHUSETTS - DEPARTMENT OF REVENUE

NOTICE TO TAXPAYER: This notice is being sent to you because you have not paid the amount of tax shown on your return.

Amount Due: \$1,234.56

Due Date: 03/15/2024

Penalty: \$123.45

Interest: \$45.67

Total Due: \$1,403.68

Payment Methods: Online, Check, Credit Card

For more information, visit our website at www.mass.gov/revenue

Thank you for your prompt payment.

Director of Revenue

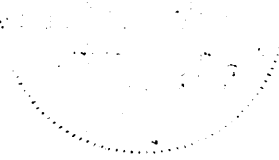
State of Massachusetts

Department of Revenue

700 State Street, Boston, MA 02109

Phone: (617) 725-2000

SAJID A. BHATTI  
Notary Public  
COMMONWEALTH OF MASSACHUSETTS  
My Commission Expires  
May 4, 2025



**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:**

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The owners would like to have safe and secure interior bike storage, as well as safe egress from the 2nd floor dwelling unit. The narrow lot size, existing lot-line construction, and small lot area provide very little conforming area to work within. Conforming construction would be inefficient and severely impact the useable open space.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The existing 2-family structure is an attached row house with lot line construction on three sides and egress is not possible from side yards. Because of the limited access, egress to/from the rear yard is important for safety and convenience.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Substantial detriment to the public good for the following reasons:

The proposed construction is not visible from a public way, and is located against a neighboring party wall.

The public will benefit from the proposed construction because it promotes bicycle use, maximizes useable open space, and remedies an unsafe fire-escape condition.

- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The proposed exterior construction is located adjacent to the brick party wall of a neighboring addition and is open to the weather. It does not substantially add to the building bulk. It also satisfies the intent of the Ordinance by promoting bicycle use, maintaining useable open space, and bringing up to code an old, non-conforming second means of egress from the second floor apartment.

- \* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 71 Spring Street (Location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:  
The proposed Special Permit alterations will not be any more detrimental to the neighborhood than the existing non-conforming construction. The window and door alterations are not further in violation of the dimensional requirements of Article 5 or 6.
- B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:  
The proposed Special Permit alterations do not have any effect on the patterns of egress. The proposed Special Permit alterations maintain a look that is consistent with established neighborhood character. The proposed construction is not visible from a public way.
- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:  
The proposed Special Permit alterations do not change the building footprint. Most of the windows and doors replace existing openings. There is one proposed new window opening that looks down to an existing adjacent roof.
- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:  
The proposed Special Permit alterations are not visible from a public way. This application provides safer egress conditions and better interior daylighting.
- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:  
The existing and proposed Residential use is conforming in the C-1 zoning district.

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Matthew Bottitta **PRESENT USE/OCCUPANCY:** Residential / 2-Fam

**LOCATION:** 71 Spring Street Cambridge MA 02141 **ZONE:** C-1

**PHONE:** cell: 315-415-1823 **REQUESTED USE/OCCUPANCY:** Residential / 2-Fam

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
<u>TOTAL GROSS FLOOR AREA:</u>		<u>2773 sf</u>	<u>2854 sf</u>	<u>1650 sf</u> (max.)
<u>LOT AREA:</u>		<u>2200 sf</u>	<u>no change</u>	<u>5000 sf</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></u>		<u>1.26</u>	<u>1.30</u>	<u>0.75</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>1100 sf</u>	<u>1100 sf</u>	<u>1500 sf</u> (min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>22'-0"</u>	<u>no change</u>	<u>50'-0"</u> (min.)
	<u>DEPTH</u>	<u>100'-0"</u>	<u>no change</u>	<u>n/a</u>
<u>Setbacks in Feet:</u>	<u>FRONT</u>	<u>24'-0"</u>	<u>24'-0"</u>	<u>10'-0"</u> (min.)
	<u>REAR</u>	<u>39'-6"</u>	<u>23'-3"</u>	<u>20'-0"</u> (min.)
	<u>LEFT SIDE</u>	<u>0'-0"</u>	<u>0'-0"</u>	<u>7'-6"</u> (min.)
	<u>RIGHT SIDE</u>	<u>0'-0"</u>	<u>0'-0"</u>	<u>7'-6"</u> (min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>27'-3"</u>	<u>27'-3"</u>	<u>35'-0"</u> (max.)
	<u>LENGTH</u>	<u>61'-3"</u>	<u>67'-0"</u>	<u>n/a</u>
	<u>WIDTH</u>	<u>22'-0"</u>	<u>no change</u>	<u>n/a</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></u>		<u>0.39</u>	<u>0.32</u>	<u>0.30</u> (min.)
<u>NO. OF DWELLING UNITS:</u>		<u>2</u>	<u>2</u>	<u>1</u> (max.)
<u>NO. OF PARKING SPACES:</u>		<u>0</u>	<u>0</u>	<u>2</u> (min./max)
<u>NO. OF LOADING AREAS:</u>		<u>0</u>	<u>0</u>	<u>0</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u> (min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

There are no other buildings on the lot.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

**BZA APPLICATION FORM**

**CHECK LIST**

PROPERTY LOCATION: 71 Spring Street DATE: June-8, 2016

~~PETITIONER OR~~ REPRESENTATIVE: Josh Fenollosa

ADDRESS & PHONE: Brown Fenollosa Architects Inc, 197 Broadway Arlington MA 02474 / 781.641.9500

BLOCK: 24 LOT: 63

PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.

PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION. ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.

<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form <b>3 Forms with Original Signatures</b>	_____	_____
Supporting Statements - Scanned & 1 set to Zoning	_____	_____
Application Fee (You will receive invoice online)	_____	_____
Assessor's GIS "Block Map" (Available on line or At Engineering Dept. - 147 Hampshire Street)	_____	_____
Dimensional Form - Refer to Cambridge Zoning Ordinance - Scanned & 1 set to Zoning (Subject to further review by Zoning Specialist)	_____	_____
Ownership Certificate, Notarized - Scanned & 1 set to Zoning	_____	_____
Floor Plans - Scanned & 1 set to Zoning	_____	_____
Elevations - Scanned & 1 set to Zoning	_____	_____
Certified Plot Plan - Scanned & 1 set to Zoning (By Registered Land Surveyor)	_____	_____
Photographs of Property - Scanned & 1 set to Zoning	_____	_____
Parking Plan (if relevant to your application) Scanned & 1 set to Zoning	_____	_____
<b><u>FOR SUBDIVISION ALSO INCLUDE:</u></b> Scanned & 1 set to Zoning		
Proposed Deeds	_____	_____
Evidence of Separate Utilities **	_____	_____
Proposed Subdivision Plan	_____	_____

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.  
**It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.**

\* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.  
\*\* Can be submitted after subdivision has been approved.

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PETITIONER:  Matthew Bottitta

PETITIONER'S ADDRESS:  71 Spring Street, Cambridge MA 02141

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TYPE OF OCCUPANCY:  Residential  ZONING DISTRICT:  C-1

**REASON FOR PETITION:**

- Additions  New Structure
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- Conversion to Addi'l Dwelling Unit's  Sign
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- Other:  Proposed work within the setbacks.

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

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Matthew Bottitta

(Print Name)

Address:

71 Spring Street

Cambridge MA 02141

Tel. No.:

cell: 315-415-1823

E-Mail Address:

tito98@gmail.com

Date:  June 10, 2016



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Book \_\_\_\_\_ Page \_\_\_\_\_

*[Handwritten Signature]*

Matthew Bottitta

**SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\***

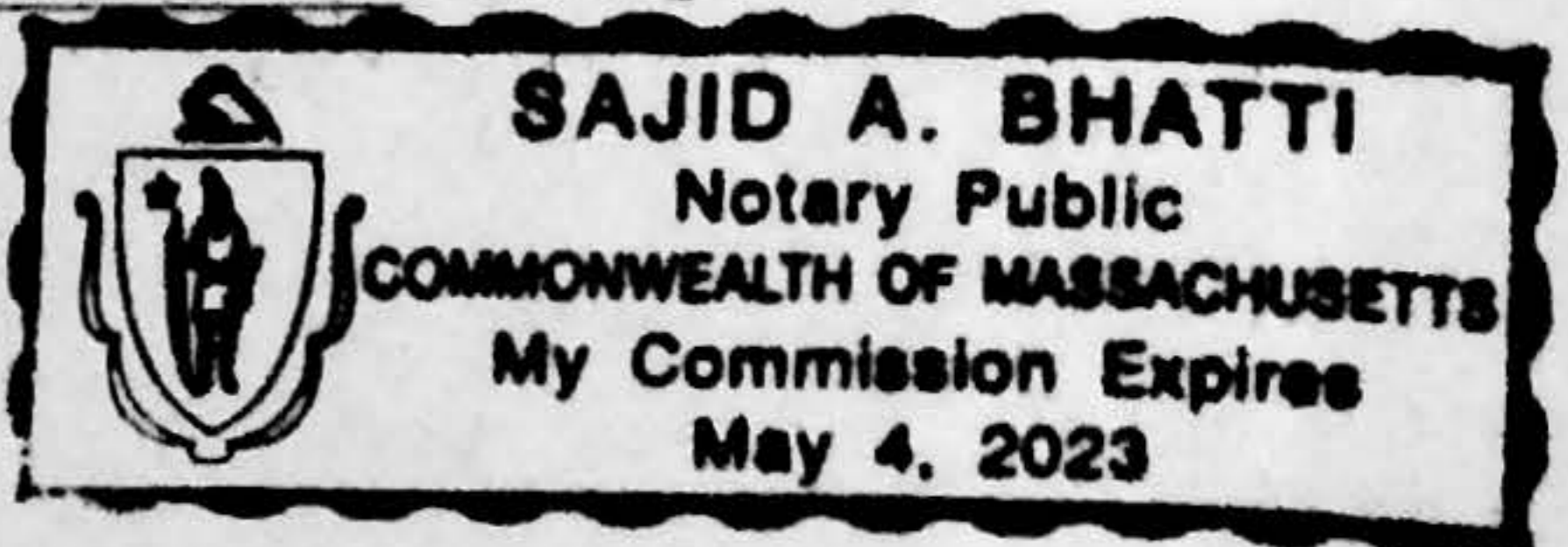
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My commission expires 05.04.2023 (Notary Seal).



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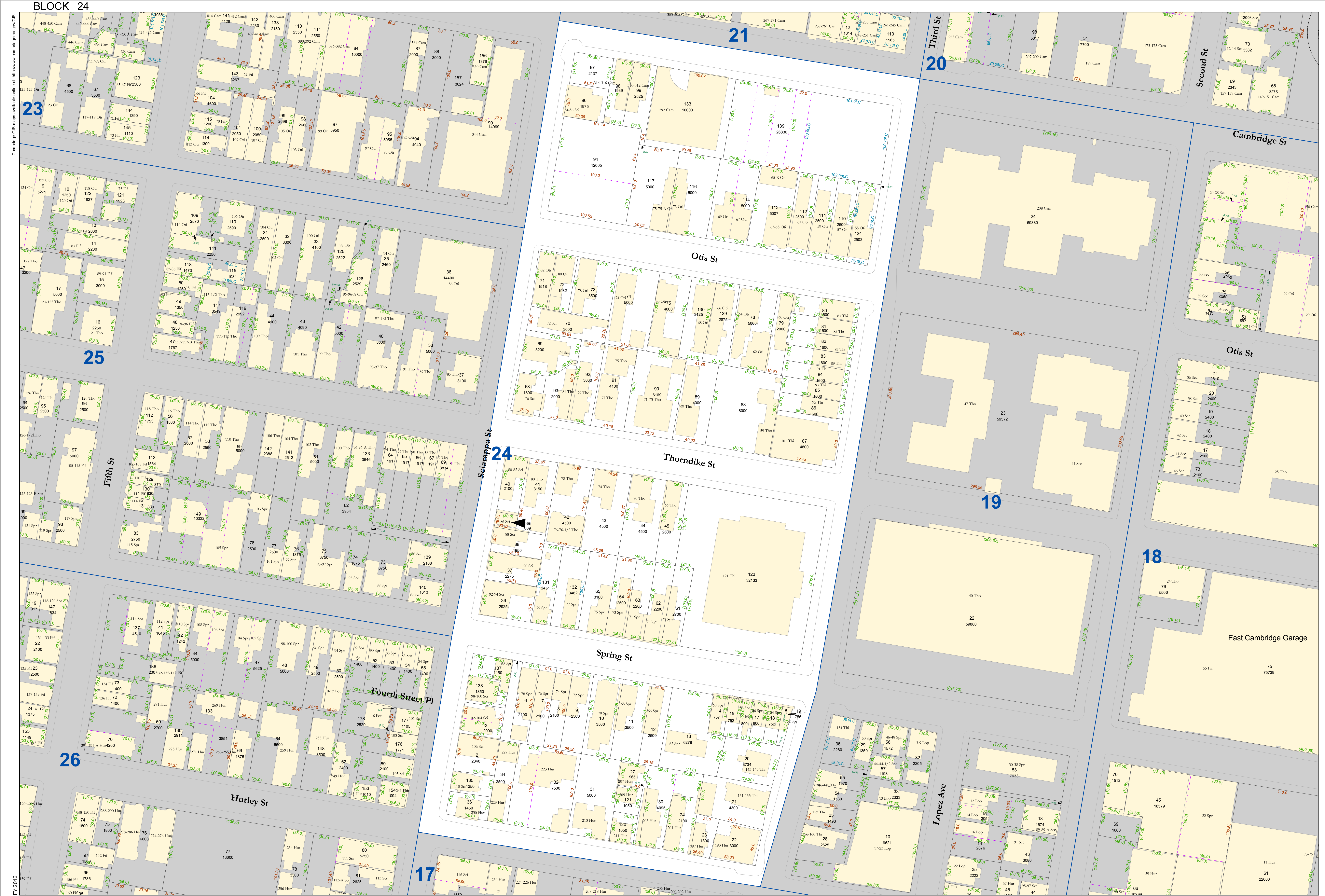
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Granting the Special Permit requested for 71 Spring Street (location) would not be a detriment to the public interest because:

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The proposed Special Permit alterations are not visible from a public way. This application provides safer egress conditions and better interior daylighting.
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FY 2016



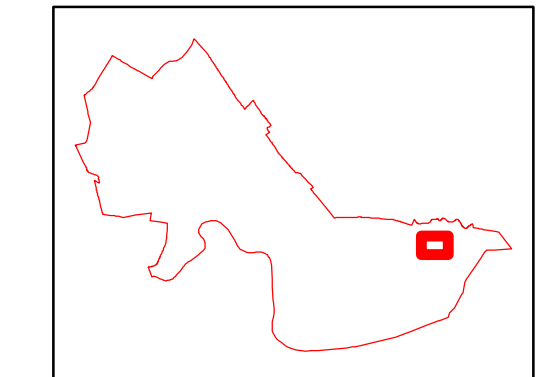
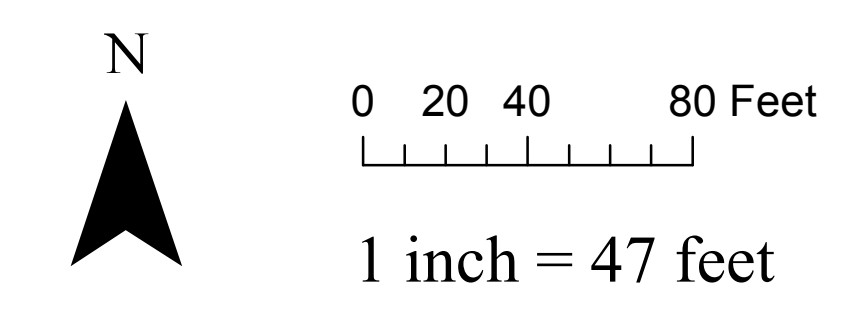
City of Cambridge  
Assessing Department

795 Massachusetts Ave.  
Cambridge, MA 02139

- Buildings
- Water
- Lot Line
- Sub-Parcel Line
- Block Line
- Easement
- City Boundary
- Railway

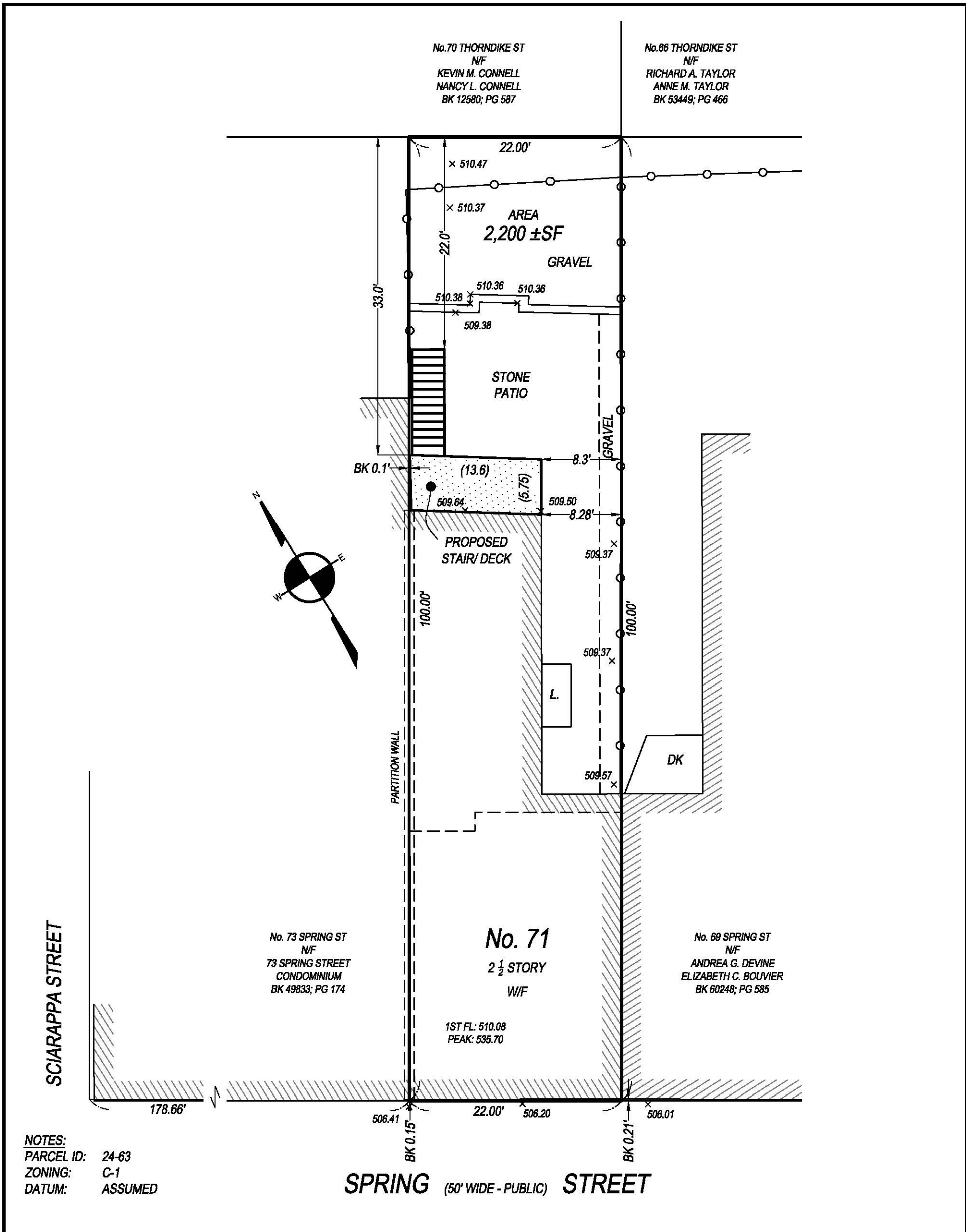
- 10 Lot Number
- 24 Block Number
- 10 Cam Street Number
- (125.0) Deed Dimension
- 100 Parcel size in Sq. Ft.
- 44.0LC Land Court Dimension
- 65.0 Survey Dimensions

DISCLAIMER:  
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2015 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.  
The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map  
**24**





I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF FEBRUARY 8, 2016 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" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).  
COMMUNITY PANEL: #25017C0577E  
EFFECTIVE DATE: JUNE 4, 2010

COMMONWEALTH OF MASSACHUSETTS

GEORGE C. COLLINS  
No. 41784

PROFESSIONAL LAND SURVEYOR

**PREPARED FOR:**  
MATTHEW BOTTITTA  
71 SPRING STREET  
CAMBRIDGE, MA 02141

**REFERENCES:**  
DEED: BK 62299; PG 258  
LCC 6642-B  
5370-A

**CERTIFIED PLOT PLAN**  
SHOWING PROPOSED CONDITIONS AT  
**71 SPRING STREET**  
**CAMBRIDGE, MA**

**BOSTON SURVEY, INC.**  
UNIT C-4 SHIPWAYS PLACE  
CHARLESTOWN, MA. 02129  
(817) 242-1313

# Bottitta Carlson Residence

## 71 Spring Street Cambridge, MA 02140

### Owner

Matthew Bottitta  
Kathryn Carlson  
71 Spring Street  
Cambridge, MA 02140

### Architecture

BROWN FENOLLOSA Architects, Inc  
197 Broadway  
Arlington, MA 02474  
josh@brownfenollosa.com / 781 641 9500

### DRAWING LIST:

- T 1.0 – TITLE PAGE, ZONING ANALYSIS, PLOT PLAN
- A 1.0 – DEMO & PROPOSED PLAN – BASEMENT
- A 1.1 – DEMO & PROPOSED PLAN – FIRST FLOOR
- A 1.2 – DEMO & PROPOSED PLAN – SECOND FLOOR
- A 1.3 – DEMO & PROPOSED PLAN – THIRD FLOOR
- A 2.0 – EXISTING EXTERIOR ELEVATIONS
- A 2.1 – PROPOSED EXTERIOR ELEVATIONS
- A 4.0 – REFLECTED CEILING PLAN – BASEMENT, FIRST FLOOR
- A 4.1 – REFLECTED CEILING PLAN – SECOND FLOOR, THIRD FLOOR
- A 6.0 – PROPOSED INTERIOR ELEVATIONS
- A 6.1 – PROPOSED INTERIOR ELEVATIONS
- A 6.2 – PROPOSED INTERIOR ELEVATIONS

### ZONING SUMMARY:

71 Spring Street Cambridge, MA 02141

PARCEL ID: 104 24-63  
ZONING DISTRICT: RESIDENTIAL C-1  
USE: TWO-FAMILY RESIDENCE

### NARRATIVE OF WORK:

THE PROJECT CONSISTS OF THE RENOVATION OF AN EXISTING 2-FAMILY RESIDENCE. THERE IS NO CHANGE OF OCCUPANCY. THE SCOPE INCLUDES INTERIOR RENOVATIONS ON ALL LEVELS, AND EXTERIOR RENOVATIONS ON THE BACK OF THE HOUSE. THE WORK INCLUDES: A NEW EXTERIOR 2ND FLR EGRESS STAIR AT THE REAR TO REPLACE AN EXISTING FIRE ESCAPE, A NEW BICYCLE STORAGE BASEMENT ACCESS STAIR, NEW WINDOWS & DOORS, NEW DECKING AT GRADE, AND RELOCATED SYSTEMS. SOME PROPOSED EXTERIOR WORK IS WITHIN THE SIDE YARD SETBACKS.

### APPLICABLE CODES

THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE (MSBC). APPLICABLE CODES, STANDARDS, AND GUIDELINES FOR THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING CURRENT EDITIONS:

- 2009 IBC: INTERNATIONAL BUILDING CODE, RESIDENTIAL ED.
- 2780 CMR: MA AMENDMENTS TO THE INTERNATIONAL BUILDING CODE (MSBC), 8TH EDITION
- 248 CMR: MA STATE PLUMBERS AND GASFITTERS CODE
- 527 CMR, CH.12: NATIONAL ELECTRICAL CODE WITH MA AMENDMENTS

### DIMENSIONAL CALCULATIONS:

	REQUIRED:	EXISTING:	PROPOSED:
LOT AREA, MIN.:	5,000 sf	2,200 sf	NO CHANGE
LOT AREA/DWELLING UNIT, MIN.:	1,500 sf	1,100 sf	NO CHANGE
LOT WIDTH, MIN.:	50'-0"	22'-0"	NO CHANGE
FLOOR AREA RATIO, MAX.:	.75	1.26	1.30
BUILDING HEIGHT, MAX.:	35'-0"	27'-3"	NO CHANGE
PRIV. OPEN SPACE TO LOT AREA, MIN.:	30 %	39 %	32 %
YARD SETBACKS, MIN.:			
FRONT (¶ OF STREET):	10'	24'	NO CHANGE
RIGHT SIDE:	7.6'	0'	NO CHANGE
LEFT SIDE:	7.6'	0'	NO CHANGE
REAR:	20'	39'-6"	23'-3"

### FLOOR AREA SUMMARY:

	EXISTING GROSS AREAS:	PROPOSED GROSS AREAS:
CELLAR (I.O. CONCRETE SLAB TO B.O. JOISTS < 7'-0"):	0 sf	0 sf
FIRST FLOOR:	1,051 sf	1,132 sf
SECOND FLOOR:	1,061 sf	1,061 sf
THIRD FLOOR:	661 sf	661 sf
TOTAL:	2,773 sf	2,854 sf

### PROJECT NOTES

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH BOTH THE DESIGN DOCUMENTS AND THE EXISTING BUILDING PRIOR TO CONSTRUCTION. SHOULD A CONFLICT ARISE BETWEEN THE DRAWINGS AND BUILDING, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY.

DEMOLITION AS NOTED ON DRAWINGS. CONTRACTOR TO COORDINATE DEMOLITION TO ACCOMMODATE NEW WORK. PROJECT TO BE LEFT BROOM CLEAN DAILY.

PROTECT EXISTING CONSTRUCTION WHICH COULD BE DETRIMENTALLY AFFECTED BY THE PERFORMANCE OF DEMOLITION WORK; INCLUDING BUT NOT LIMITED TO ALL FLOORS AND FINISHES TO REMAIN.

THE CONTRACTOR SHALL INVESTIGATE THE SITE AND AVAILABLE DOCUMENTATION TO ASSURE HIMSELF OF THE CONDITION OF THE WORK TO BE DEMOLISHED AND SHALL TAKE ALL PRECAUTIONS TO ENSURE SAFETY OF PERSONS AND PROPERTY.

EXISTING FIRE AND SMOKE DETECTION SYSTEM TO REMAIN IN OPERATION DURING DEMOLITION AND CONSTRUCTION.

PROVIDE ADEQUATE SHORING AND BRACING TO CARRY LOADS AND STRESSES WITHSTOOD BY ITEMS REMOVED, AND BE RESPONSIBLE FOR ADEQUACY OF SUCH CONSTRUCTION AS WELL AS FOR ANY DAMAGE TO EXISTING BUILDING.

PROCEED WITH DEMOLITION SYSTEMATICALLY, COORDINATE DEMOLITION WITH CONSTRUCTION TO REMAIN. DEMOLISH IN SMALL SECTIONS AND AVOID OVERLOADING STRUCTURE AND UTILITIES.

SELECTIVELY DEMOLISH ITEMS TO BE REMOVED AND LEGALLY REMOVE FROM SITE. USE DEMOLITION METHODS WITHIN LIMITATIONS OF GOVERNING REGULATIONS. MATERIALS NOT INDICATED FOR REUSE OR RESERVED FOR OWNER, AS WELL AS RUBBLE AND DEBRIS RESULTING FROM THESE OPERATIONS, BECOME THE PROPERTY OF THE CONTRACTOR. LEGALLY REMOVE FREQUENTLY FROM SITE.

PROVIDE TEMPORARY ENCLOSURES AT EXTERIOR WALLS AND ROOF NEATLY CONSTRUCTED TO FORM TIGHT FIT BEFORE EXPOSING INTERIOR OF EXISTING BUILDING. TEMPORARY ENCLOSURES SHALL BE CONSTRUCTED OF FIRE RESISTANT, WEATHERPROOF CONSTRUCTION ADEQUATELY SEALED TO PREVENT PASSAGE OF HEAT AND ELEMENTS.

EXERCISE CARE IN REMOVING SALVAGEABLE ITEMS SCHEDULED FOR REUSE. STORE SUCH ITEMS IN AN AREA APPROVED BY THE OWNER, AND PROTECT FROM DAMAGE DURING SUCH STORAGE. CLEAN ITEMS AS NECESSARY FOR REUSE PRIOR TO STORAGE.

### GENERAL DEMOLITION NOTES:

1) REMOVE SELECTED DOORS AND WINDOWS AS SHOWN IN PLANS A1.0, A1.1, A1.2, AND A1.3, AND IN ELEVATIONS A2.0.

2) ALL EXTERIOR SIDING AND FINISHES TO BE REMOVED AND REPLACED. CONTRACTOR TO ENSURE ALL EXTERIOR SIDING, ROOFING, AND FINISHES MATCH EXISTING SIZE AND STYLE EXACTLY.

3) EXISTING INTERIOR WOOD FLOORING TO REMAIN, WHEREVER POSSIBLE, AND TO BE PREPPED FOR REFINISHING. PROTECT EXISTING WOOD FLOORING FROM DAMAGE DURING CONSTRUCTION.

4) EXISTING BRICK FINISH TO REMAIN WHERE EXPOSED, CONTRACTOR TO CONDUCT EXPLORATORY DEMOLITION AT PARTI-WALLS TO DETERMINE VIABILITY OF NEW EXPOSED BRICK. SEE BUILDING SECTION 2/A3.0 FOR AREAS OF POTENTIAL EXPOSURE. INFORM ARCHITECT OF AREAS WHERE EXISTING BRICK WILL BE SUCCESSFULLY EXPOSED AFTER EXPLORATORY DEMOLITION.

4) REMOVE ALL EXISTING FINISH ALONG INSIDE FACE OF EXTERIOR WALLS AT ALL WORK AREAS, TO ACCOMMODATE NEW INSULATION.

5) ALL EXISTING MECHANICAL HVAC EQUIPMENT, PIPING, AND DUCTWORK TO BE REMOVED, UNLESS OTHERWISE NOTED. PREP MECHANICAL STORAGE FOR NEW EQUIPMENT. BRACE AND SHORE ALL EXISTING UTILITY EQUIPMENT TO REMAIN IN AREAS OF NEW WORK AS REQUIRED.

6) EVALUATE EXISTING FIREPLACES AND CHIMNEYS SCHEDULED TO REMAIN, PREP FOR REPAIRS AS REQUIRED FOR CONTINUED USE OF FIREPLACES.

### GENERAL INTERIOR FINISH NOTES:

1) EXISTING WOOD FLOORS- AREAS OF PATCH AND REPAIR WORK WHERE WALLS HAVE BEEN DEMOLISHED WILL USE SALVAGED FLOORING TO MATCH EXISTING DIRECTION OR USED AS ACCENT/THRESHOLD STRIPS. USE 3 HEAD LEVELING SANDER TO MIN 100 GRIT. STAIN TO MATCH EXISTING COLOR AND REFINISH WITH 3 COATS OF CLEAR SATIN POLY.  
NEW WOOD FLOORS- MATCH WIDTH, SPECIES AND FINISH TO EXISTING.

2) PAINT TO BE BENJAMIN MOORE, COLOR AND SHEEN SELECTED BY OWNER.  
WALLS/ CEILINGS- 1 COAT LATEX PRIMER, ADDITIONAL COAT OF KILZ AT LOCATIONS REQUIRING STAIN SEALING, 2 LATEX TOPCOATS.  
DOOR & WINDOW TRIM/ BASEBOARD/ MOLDINGS - 1 COAT QUICK DRY ALKYD PRIMER, ADDITIONAL COAT OF KILZ AT LOCATIONS REQUIRING STAIN SEALING, 2 LATEX TOPCOATS.

3) NEW BASEBOARD TO MATCH EXISTING STANDARD IN HOUSE

4) CONTRACTOR TO REFER TO INTERIOR ELEVATIONS FOR MORE FINISH DETAILS, DIMENSIONS, AND NOTES.

5) AREAS OF PATCH/ REPAIR IN ROOMS WHERE EXISTING FINISHES ARE SCHEDULED TO REMAIN, BRING FINISH TO NEAREST CORNER, UNLESS NOTED OTHERWISE.

6) CONTRACTOR TO REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ALL STRUCTURAL DETAILS AND NOTES.

7) CONTRACTOR TO VERIFY EXISTING CONDITION OF FIREPLACES AND CHIMNEYS. AREAS OF BRICK CONCEALED BY EXISTING FINISHES TO BE EXPOSED, REPAIRED, AND CLEANED AS REQUIRED.

8) ENTIRE BASEMENT CEILING TO BE FINISHED WITH ½" MR BOARD AND PLASTER VENEER.

9) ALL CLOSETS TO GET (1) FULL LENGTH HANGING ROD W/ PAINT-GRADE SHELF ABOVE, UNLESS NOTED OTHERWISE.

10) HOUSE ALARM SYSTEM TO BE COORDINATED WITH WINDOWS, EXTERIOR DOORS, AND ELECTRICAL.

11) GC TO COORDINATE WITH OWNER ON SELECTION OF KITCHEN & BATHROOM CABINETS, APPLIANCES, AND FIXTURES.

### ELECTRICAL & LIGHTING NOTES:

1) ALL SMOKE, HEAT, AND CARBON MONOXIDE DETECTORS TO BE INSTALLED ACCORDING TO 2009 IRC AND MASSACHUSETTS STATE BUILDING CODE.

2) LOCATION OF RECEPTACLES IN ARCHITECTURAL PLANS TO BE USED AS A REFERENCE ONLY, UNLESS NOTED OTHERWISE. CONTRACTOR TO EVALUATE EACH ROOM AND PROVIDE ALL ELECTRICAL RECEPTACLES TO MEET 2009 IRC AND MASSACHUSETTS STATE BUILDING CODE FOR RESIDENTIAL CONSTRUCTION.

3) CONTRACTOR TO MAKE EVERY EFFORT TO CENTER LIGHTING AND ARRANGE WITH EQUAL SPACING. IF THIS IS NOT POSSIBLE, PLEASE REVIEW WITH ARCHITECT AND OWNER BEFORE INSTALL.

### INSULATION NOTES:

1) ROOF TO RECEIVE CLOSED-CELL SPRAYFOAM INSULATION TO MIN. R40

2) ALL EXTERIOR WALLS IN WORK AREA TO RECEIVE CLOSED-CELL SPRAYFOAM INSULATION TO MIN. R21

3) PROVIDE CLOSED-CELL SPRAYFOAM "FLASHCOAT" AT BASEMENT TO MIN. R10, WHERE EXISTING EXTERIOR WALLS ARE TO BE COVERED BY STUDS.

4) 2" RIGID INSULATION AND VAPOR BARRIER BELOW NEW SLABS.

5) ALL NEW INTERIOR PARTITIONS AND EXPOSED FLOOR JOIST BAYS TO BE RECEIVE UNFACED FIBERGLASS BATT INSUL.

### GENERAL EXTERIOR FINISH NOTES

1) CONTRACTOR TO REMOVE ALL EXISTING SHINGLE SIDING. PREP EXTERIOR WALLS FOR NEW WOOD SIDING.

2) REPAIR AREAS OF LOOSE, MISSING, DAMAGED SHEATHING AS NECESSARY.

3) CONTRACTOR TO USE HYDRO-GAP HOUSE WRAP, TAPED AND SEALED AT ALL OPENINGS AND PENETRATIONS.

4) SIDING AT EXISTING HOUSE TO BE NEW WESTERN RED CEDAR SHINGLES. SIZE, COURSING AND PATTERNS TO MATCH EXISTING HOUSE. PRIMED 6 SIDES WITH 1 COAT ALKYD PRIMER BEFORE INSTALLATION, AND 2 LATEX TOPCOATS WITH BEN MOORE AURA. COLOR AND SHEEN TBD BY OWNER.

5) PROVIDE ALL NEW COPPER FLASHING AT WALL/ROOF INTERSECTIONS, WINDOW AND DOOR HEADS.

6) RAKES, FASCIA, SOFFITS, DOOR AND WINDOW TRIM AT EXISTING HOUSE TO BE SCRAPED, SANDED AND REPAIRED AS NECESSARY, PRIMED WITH 1 COAT ALKYD PRIMER AND 2 LATEX TOPCOATS WITH BEN MOORE AURA. COLOR AND SHEEN TBD BY OWNER.

7) NEW RAKES, FASCIA, SOFFITS, DOOR AND WINDOW TRIM TO BE PRIMED 6 SIDES BEFORE INSTALLATION. FILL AND PRIME ALL NAIL HOLES AND FASTENER LOCATIONS. FINISH WITH 2 LATEX TOPCOATS, BEN MOORE AURA.

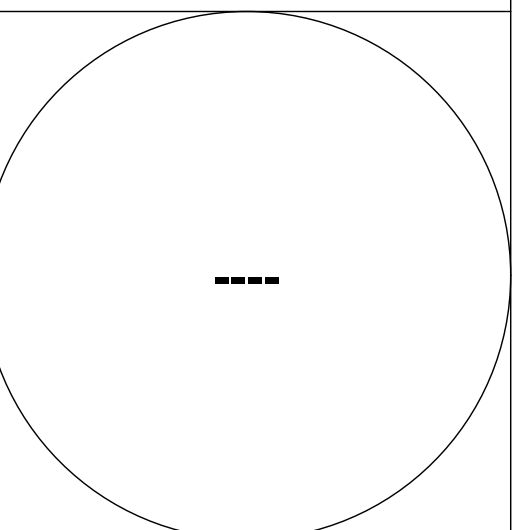
8) PROVIDE SOLID WOOD THRESHOLDS AT EXTERIOR DOORS WHEREVER POSSIBLE.

9) NEW ROOFING: NEW ASPHALT SHINGLES TO MATCH EXISTING HOUSE.

**BOTTITTA CARLSON RES.**

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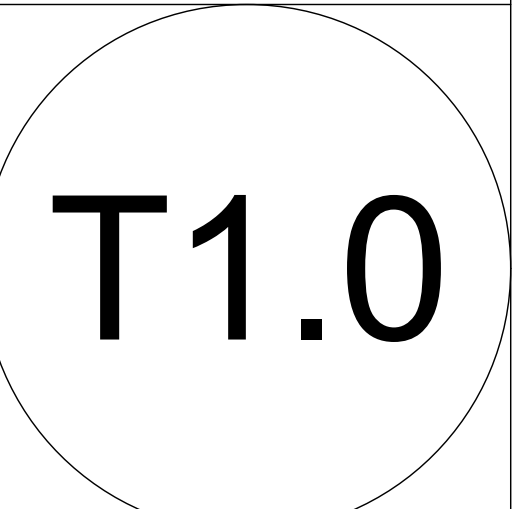
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Date : 09-Jun-2016

Scale : ----

Project Number : BOT

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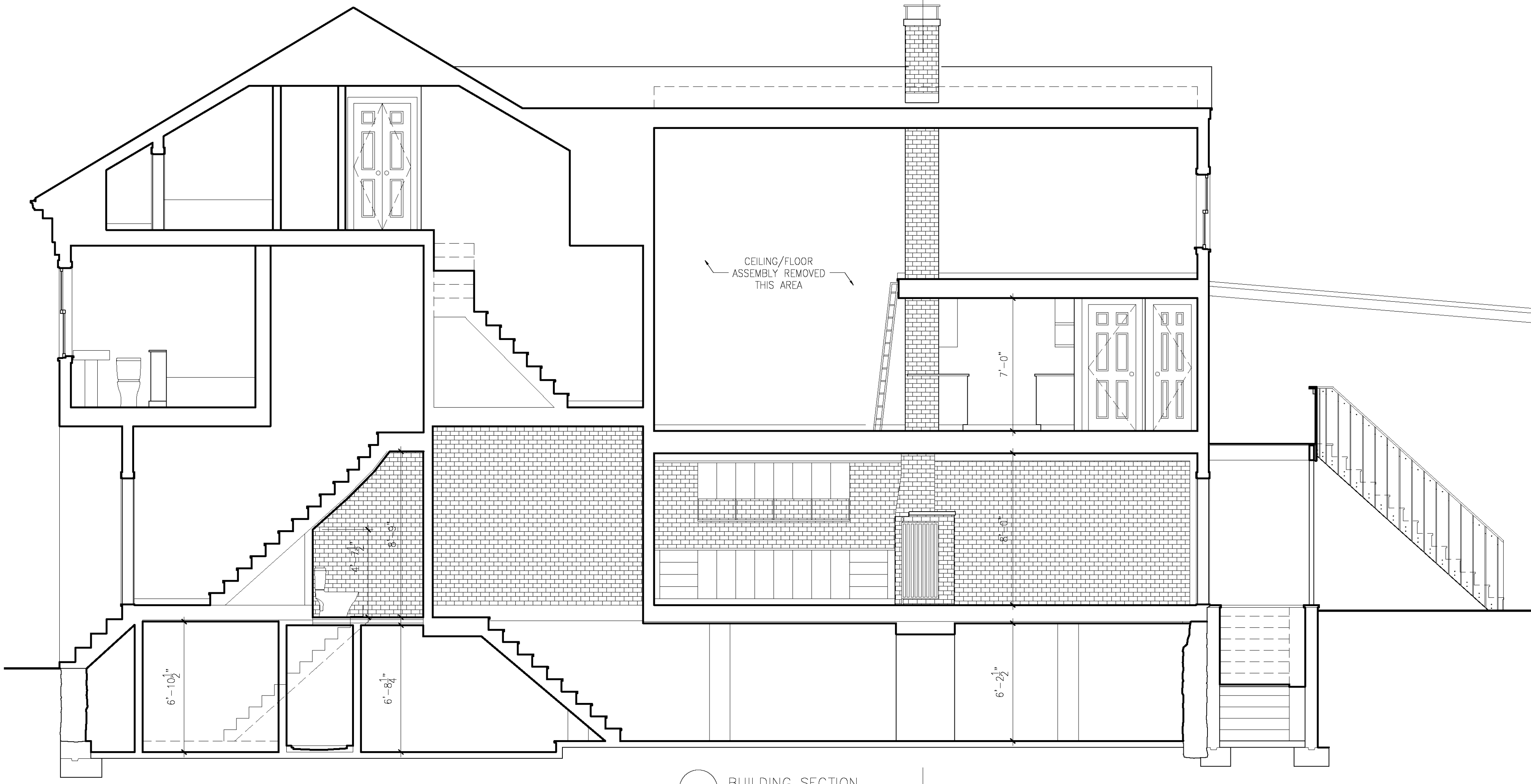








- EL: 31'-5 3/4" ROOF
- EL: 27'-4" FIN FLR: THIRD FLR
- EL: 19'-9" FIN FLR: THIRD FLR
- EL: 18'-11 1/4" FIN CEIL: SECOND FLR
- EL: 10'-5" FIN FLR: SECOND FLR
- EL: 9'-5" FIN CEIL: FIRST FLR
- EL: 0'-0" FIN FLR: FIRST FLR
- EL: -0'-10.5" FIN CEIL: BASEMENT
- EL: -3'-4" EXISTING GRADE
- EL: -7'-9" T.O. SLAB
- EL: 31'-5 3/4" ROOF
- EL: 27'-4" FIN CEIL: THIRD FLR
- EL: 19'-9" FIN FLR: THIRD FLR
- EL: 18'-11 1/4" FIN CEIL: SECOND FLR
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- EL: -0'-10.5" FIN CEIL: BASEMENT
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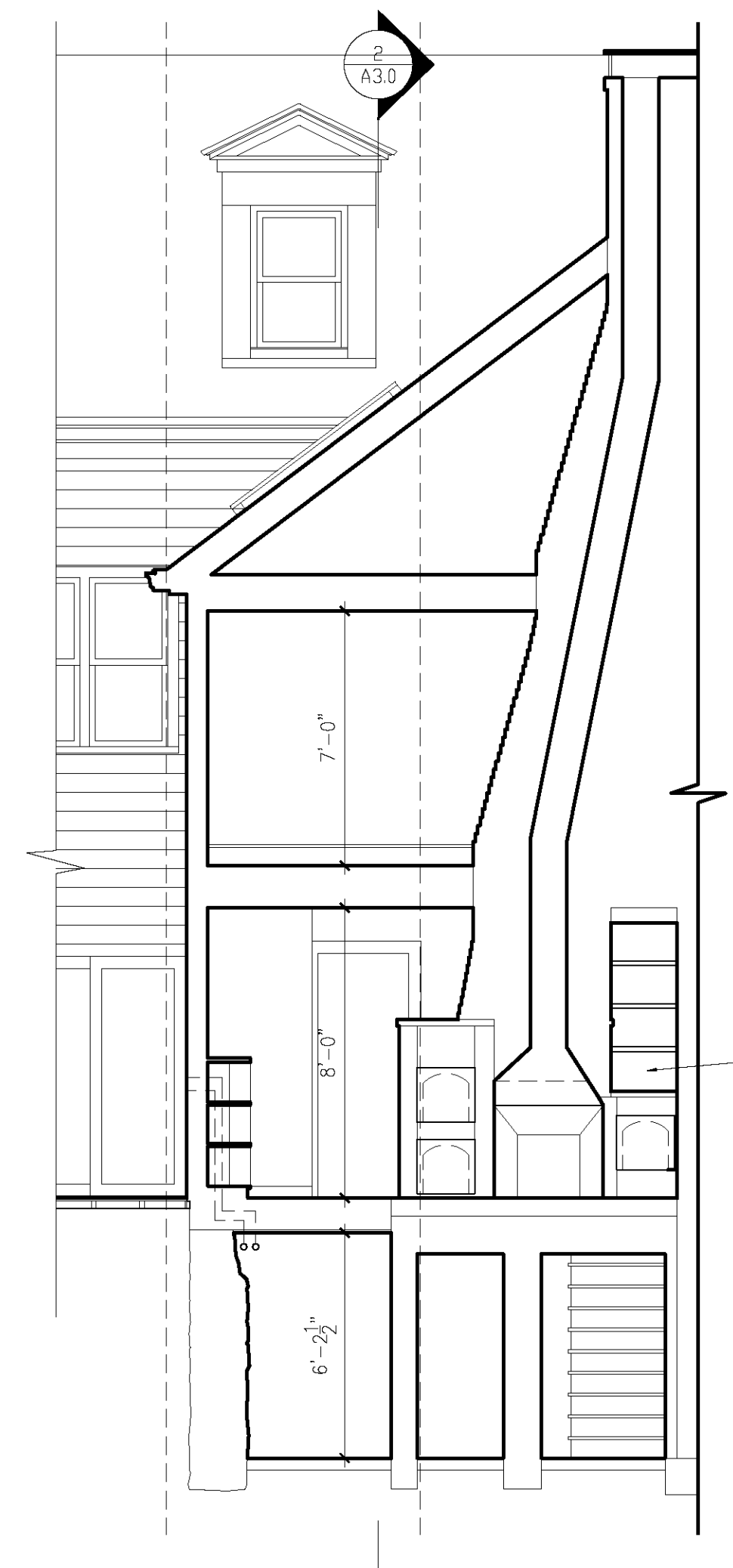


2 BUILDING SECTION  
1/4" = 1'-0"



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

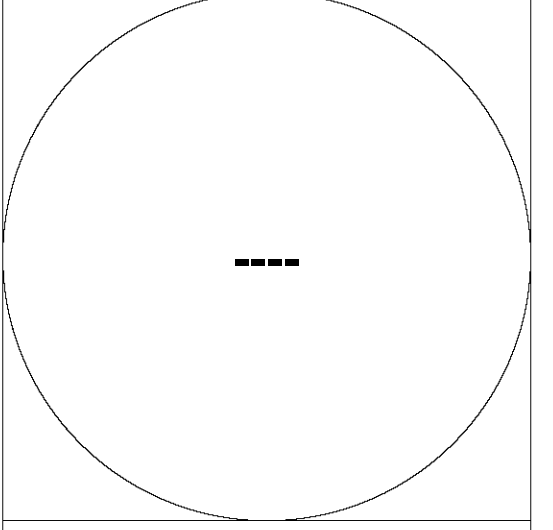
- EL: 28'-4 1/4" ROOF - BACK OF HOUSE
- EL: 17'-2" FIN FLR: LOFT
- EL: 16'-2" FIN CEIL: SECOND FLR APARTMENT
- EL: 9'-2" FIN FLR: SECOND FLR APARTMENT
- EL: 8'-0" FIN CEIL: FIRST FLR APARTMENT
- EL: 0'-0" FIN FLR: FIRST FLR & NEW PATIO
- EL: -0'-3 1/2" EXISTING GRADE
- EL: -0'-10.5" FIN CEIL: BASEMENT
- EL: -7'-2" T.O. SLAB
- EL: 28'-4 1/4" ROOF - BACK OF HOUSE
- EL: 17'-2" FIN FLR: LOFT
- EL: 16'-2" FIN CEIL: SECOND FLR APARTMENT
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- EL: 8'-0" FIN CEIL: FIRST FLR APARTMENT
- EL: 0'-0" FIN FLR: FIRST FLR & NEW PATIO
- EL: -0'-3 1/2" EXISTING GRADE
- EL: -0'-10.5" FIN CEIL: BASEMENT
- EL: -7'-2" T.O. SLAB



3 BUILDING SECTION  
1/4" = 1'-0"

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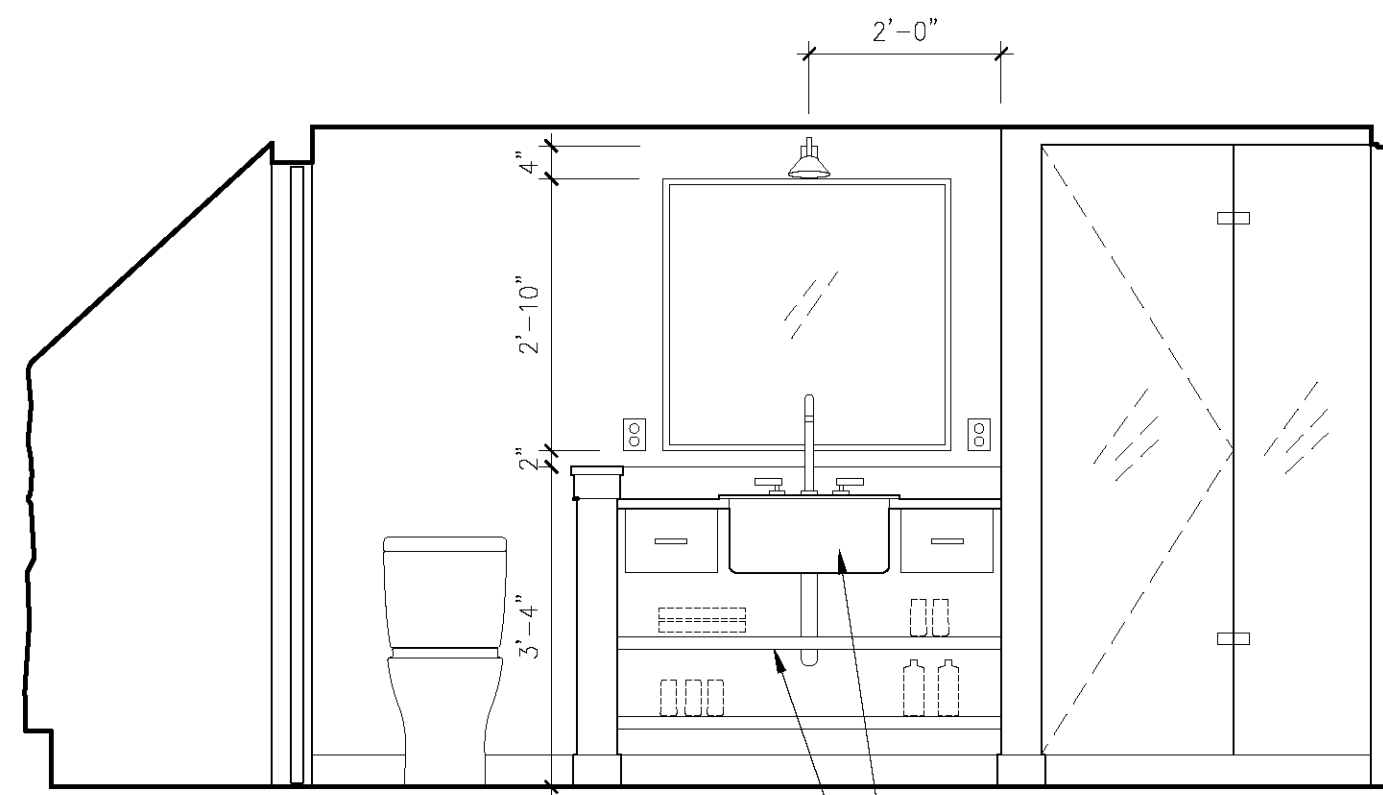
PROPOSED BUILDING SECTIONS

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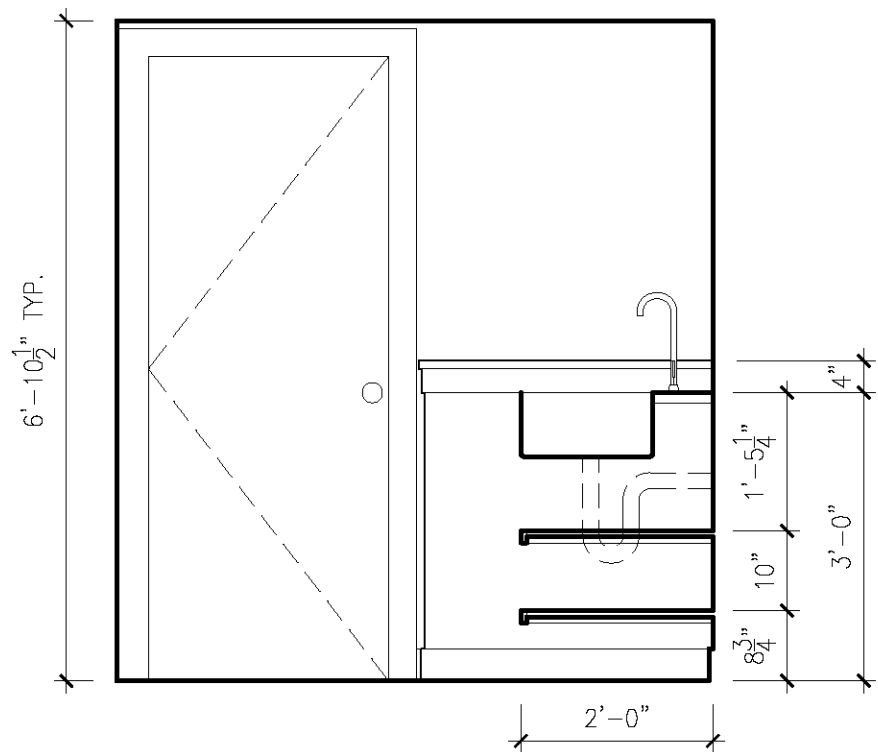




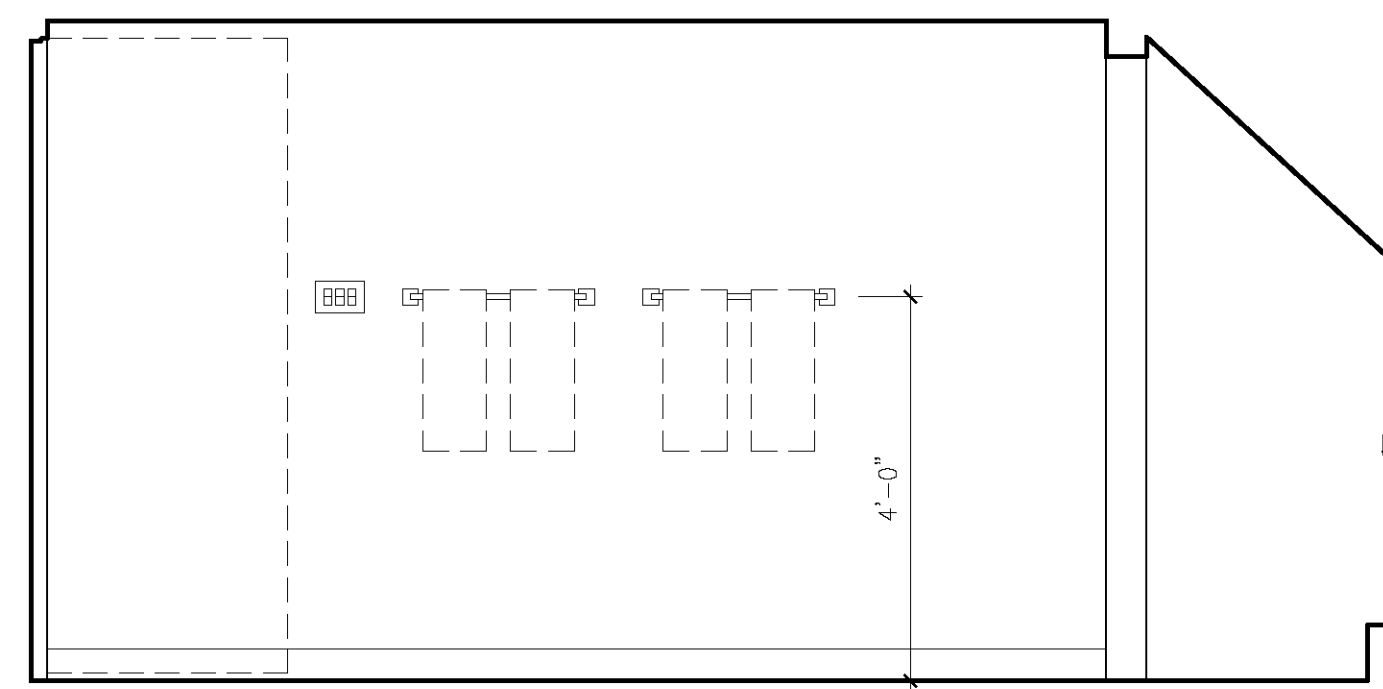




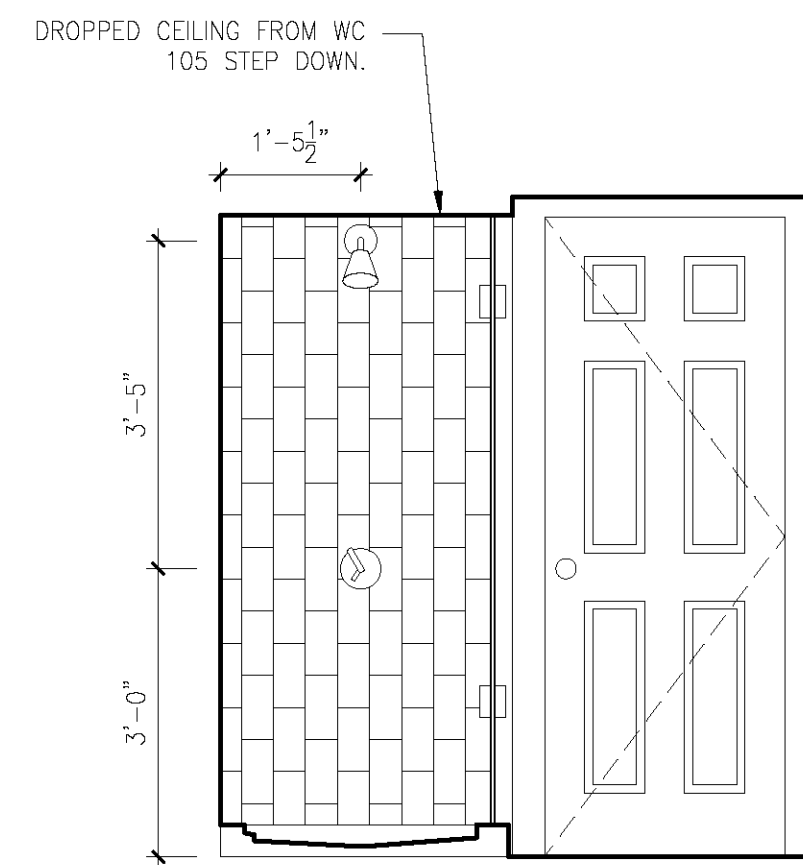
1 INT ELEVATION - BATH B02  
1/2" = 1'-0"



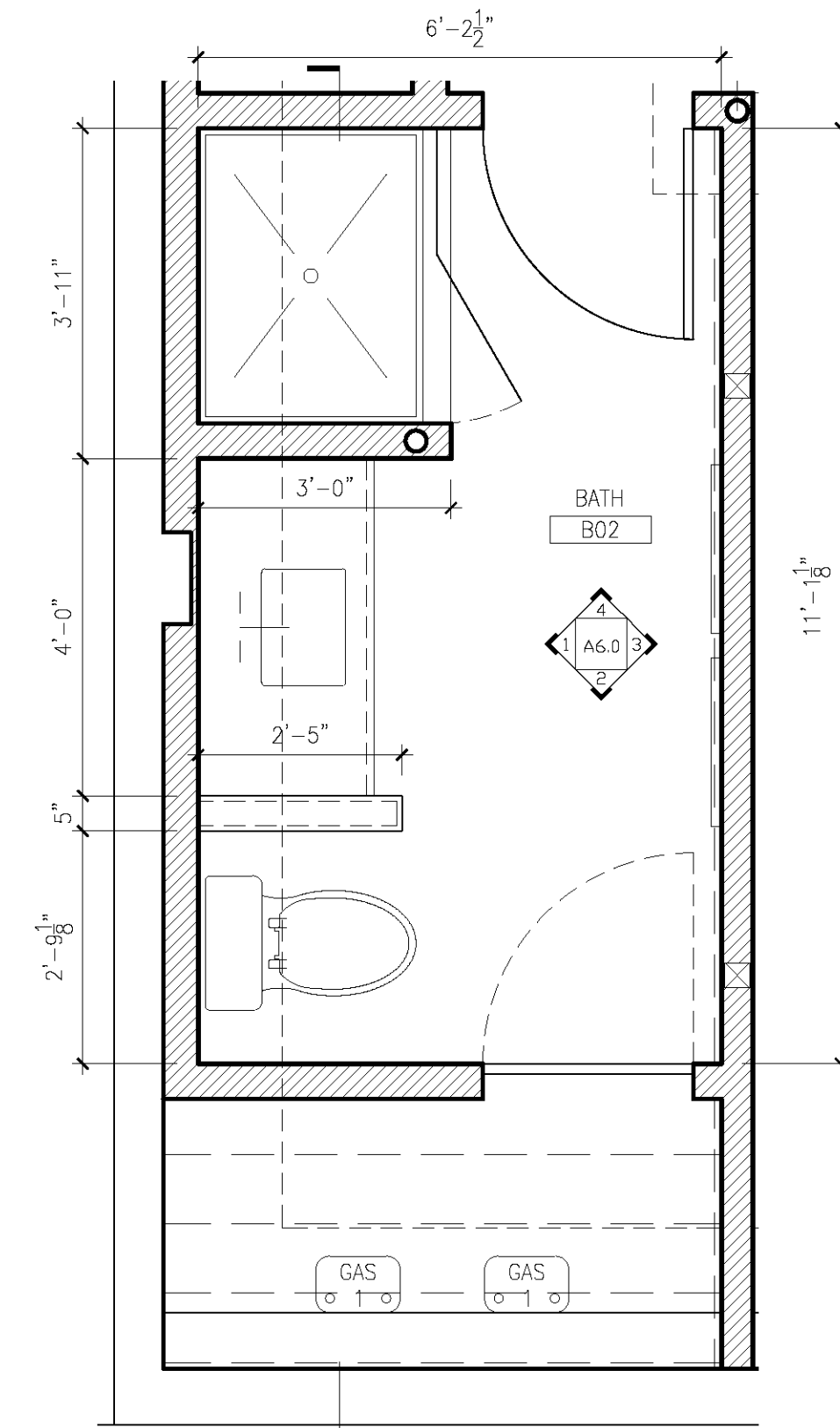
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1/2" = 1'-0"



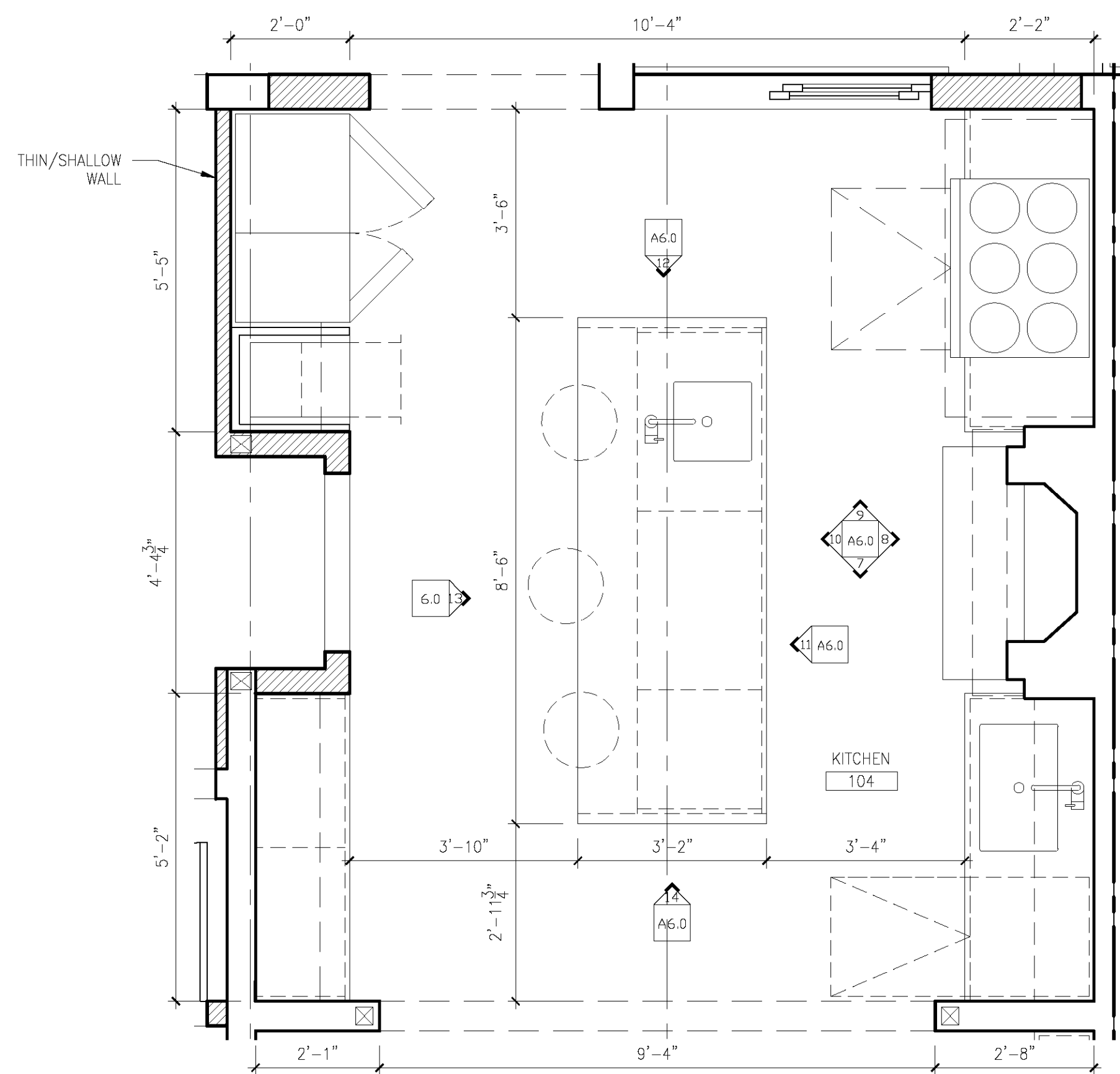
3 INT ELEVATION - BATH B02  
1/2" = 1'-0"



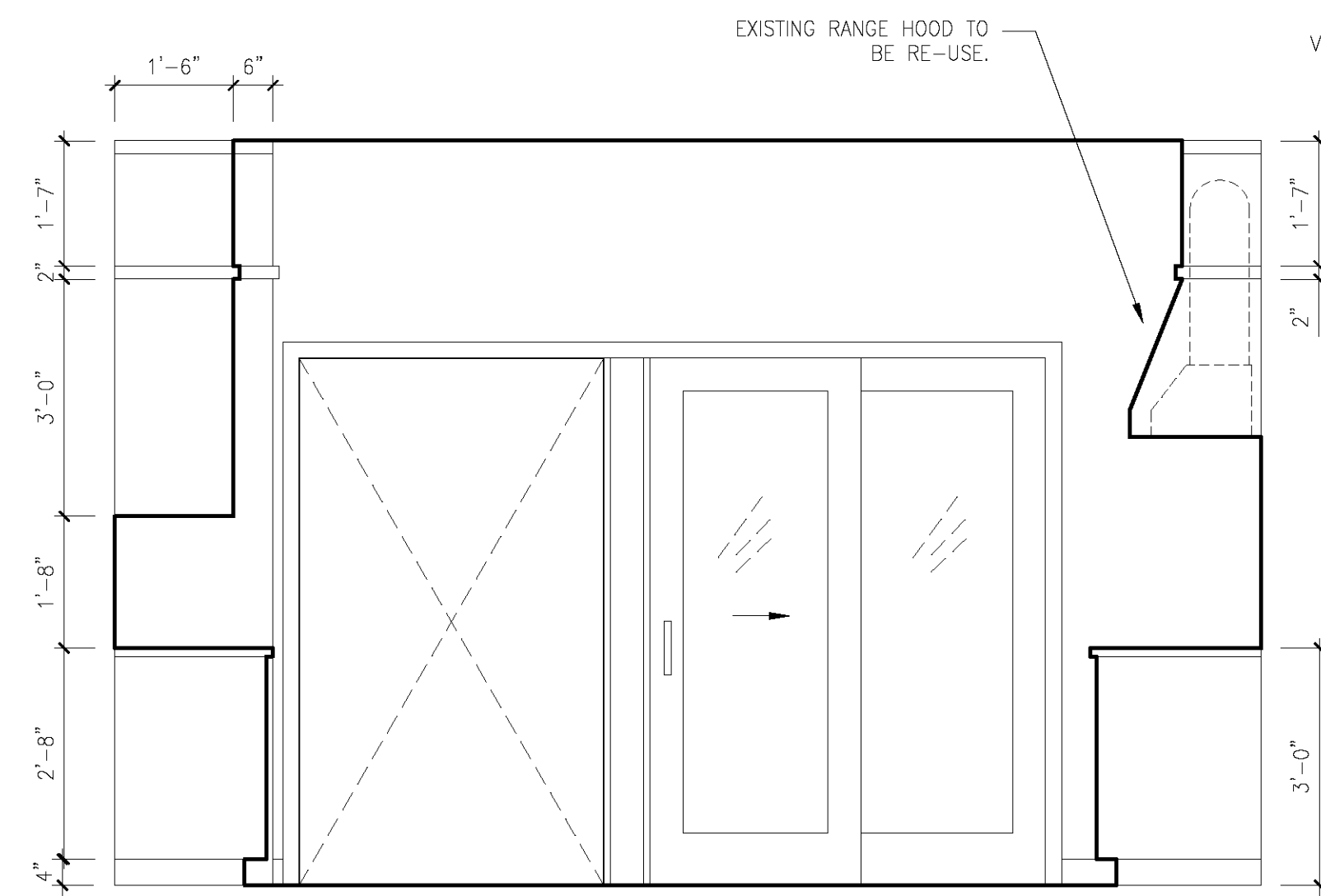
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1/2" = 1'-0"



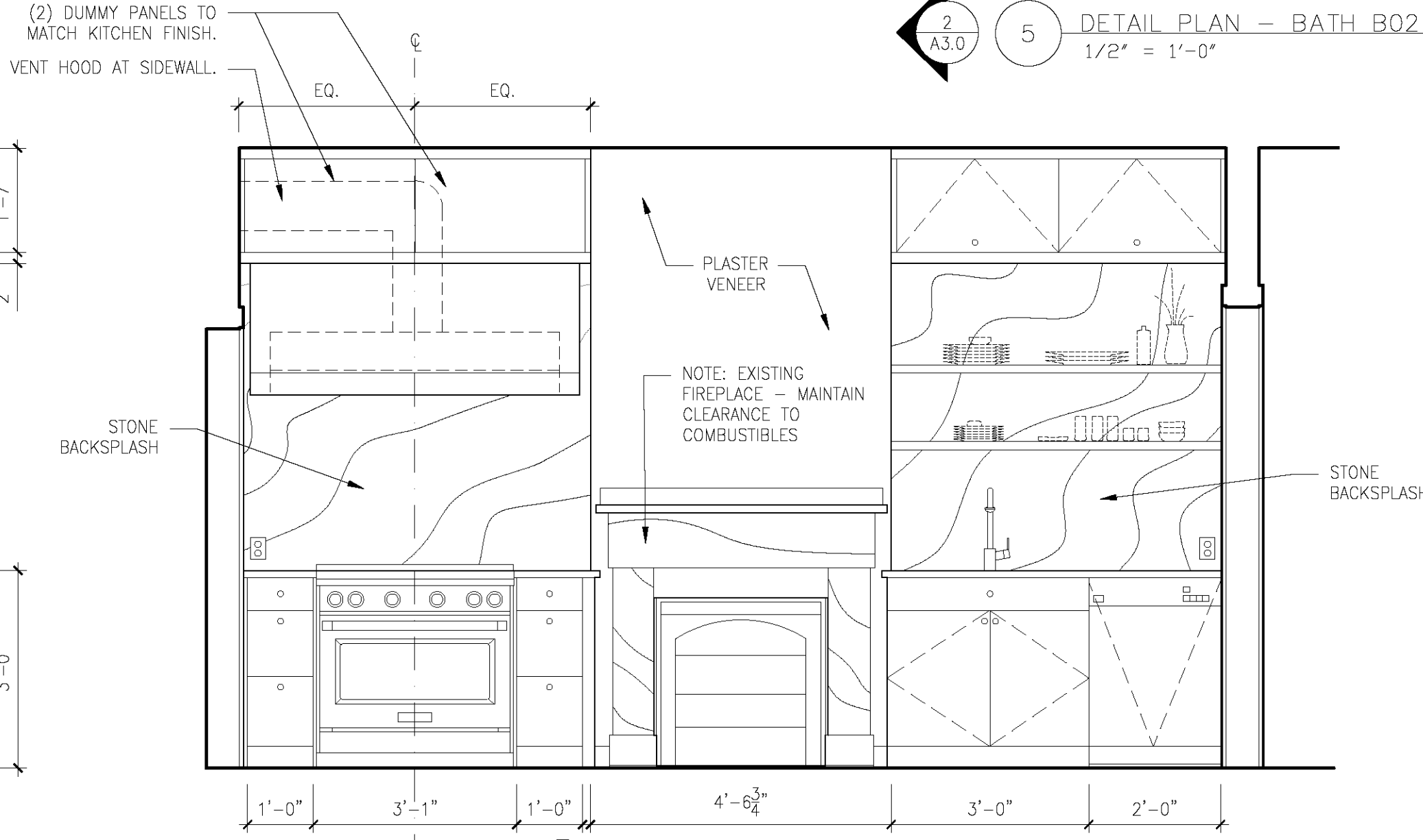
5 DETAIL PLAN - BATH B02  
1/2" = 1'-0"



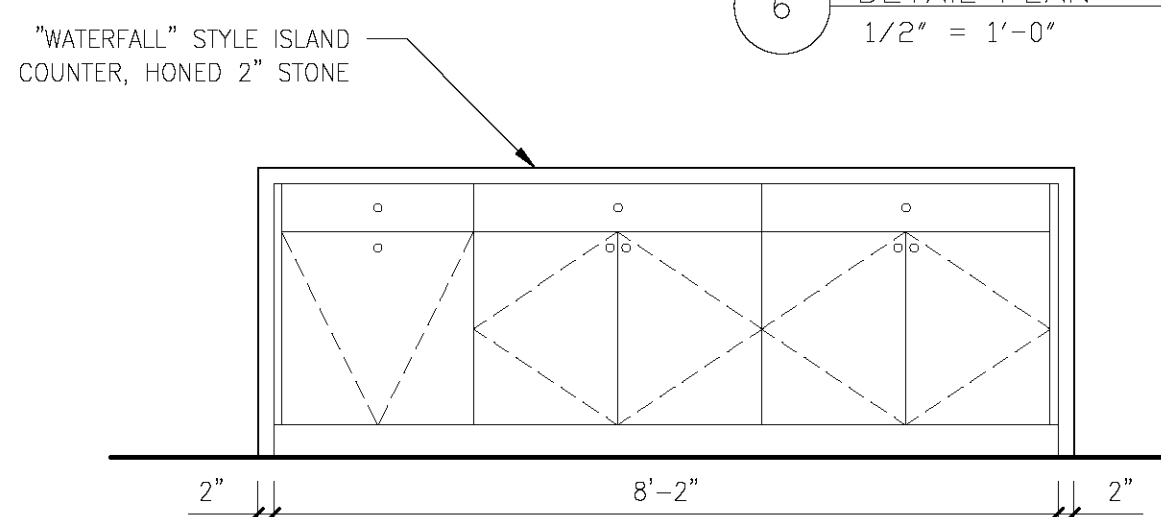
6 DETAIL PLAN - KITCHEN 104  
1/2" = 1'-0"



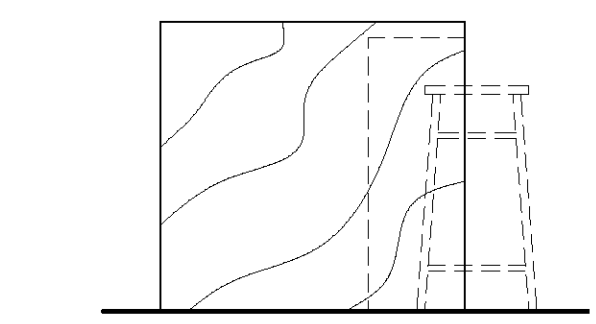
7 INT ELEVATION - KITCHEN 104  
1/2" = 1'-0"



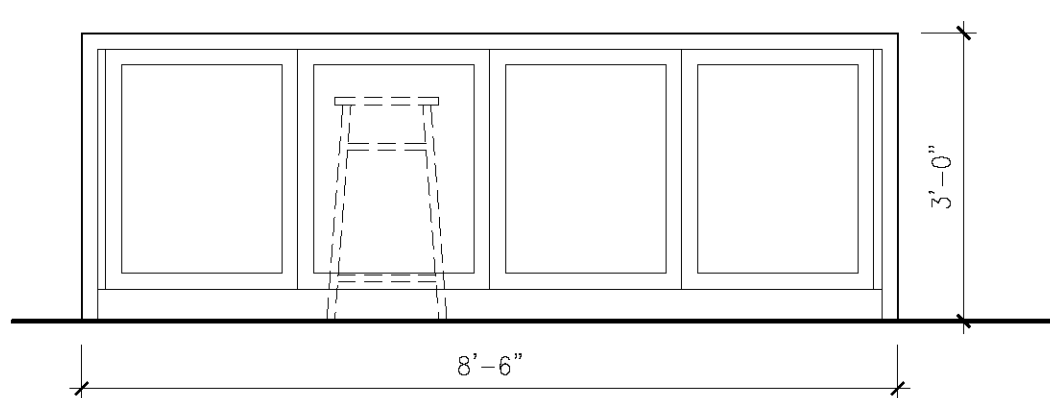
8 INT ELEVATION - KITCHEN 104  
1/2" = 1'-0"



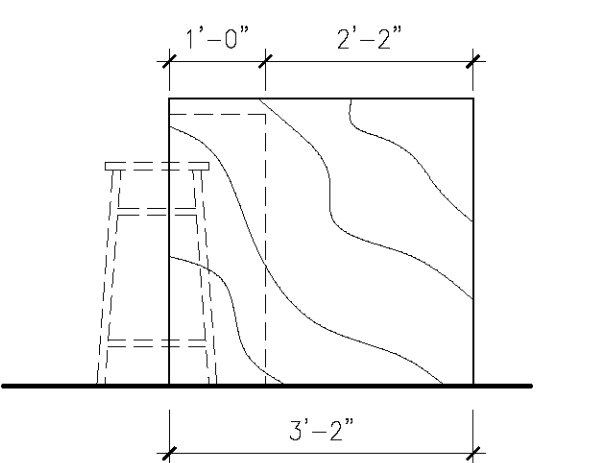
11 INT ELEVATION - ISLAND  
1/2" = 1'-0"



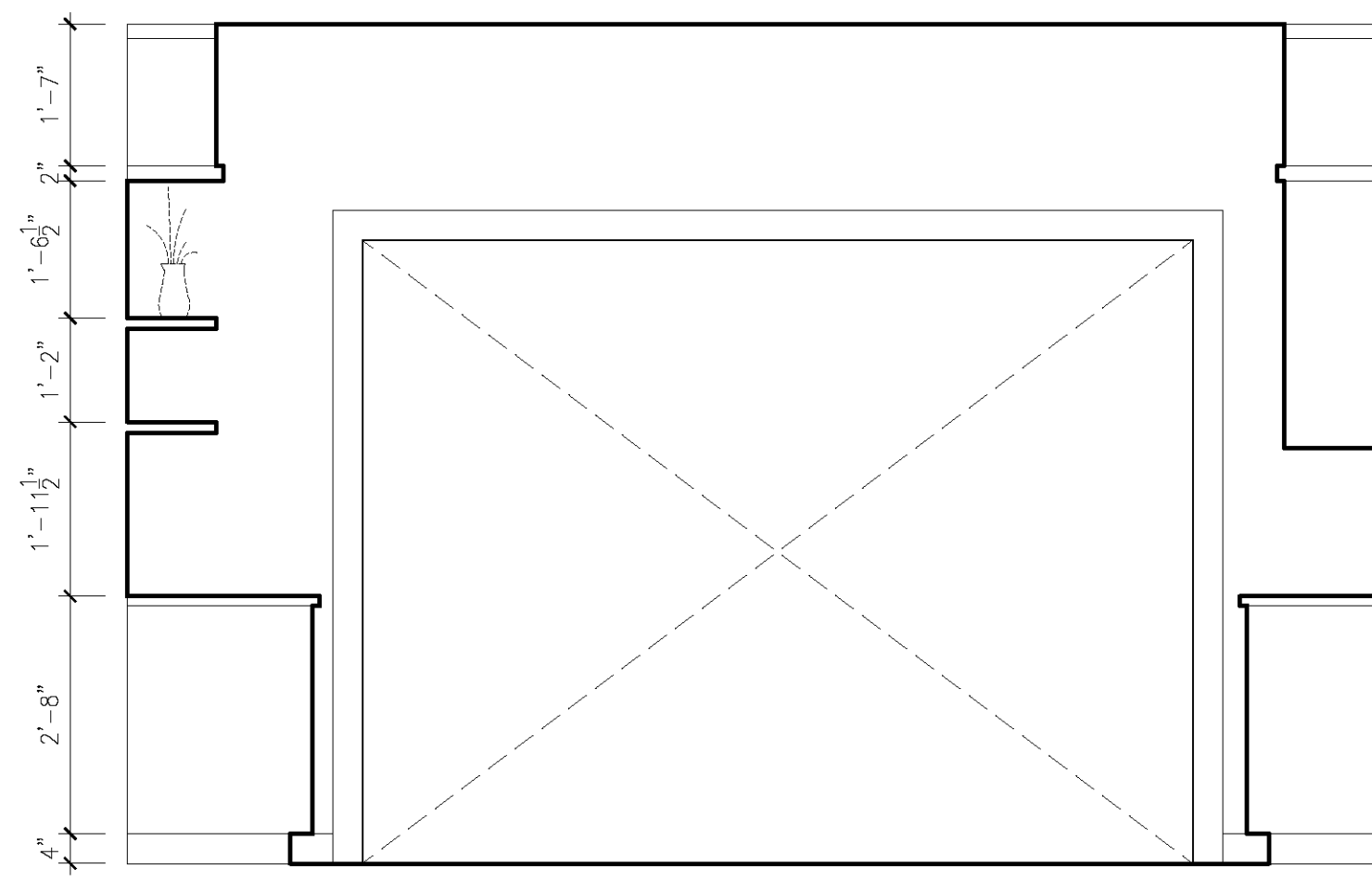
12 INT ELEVATION - ISLAND  
1/2" = 1'-0"



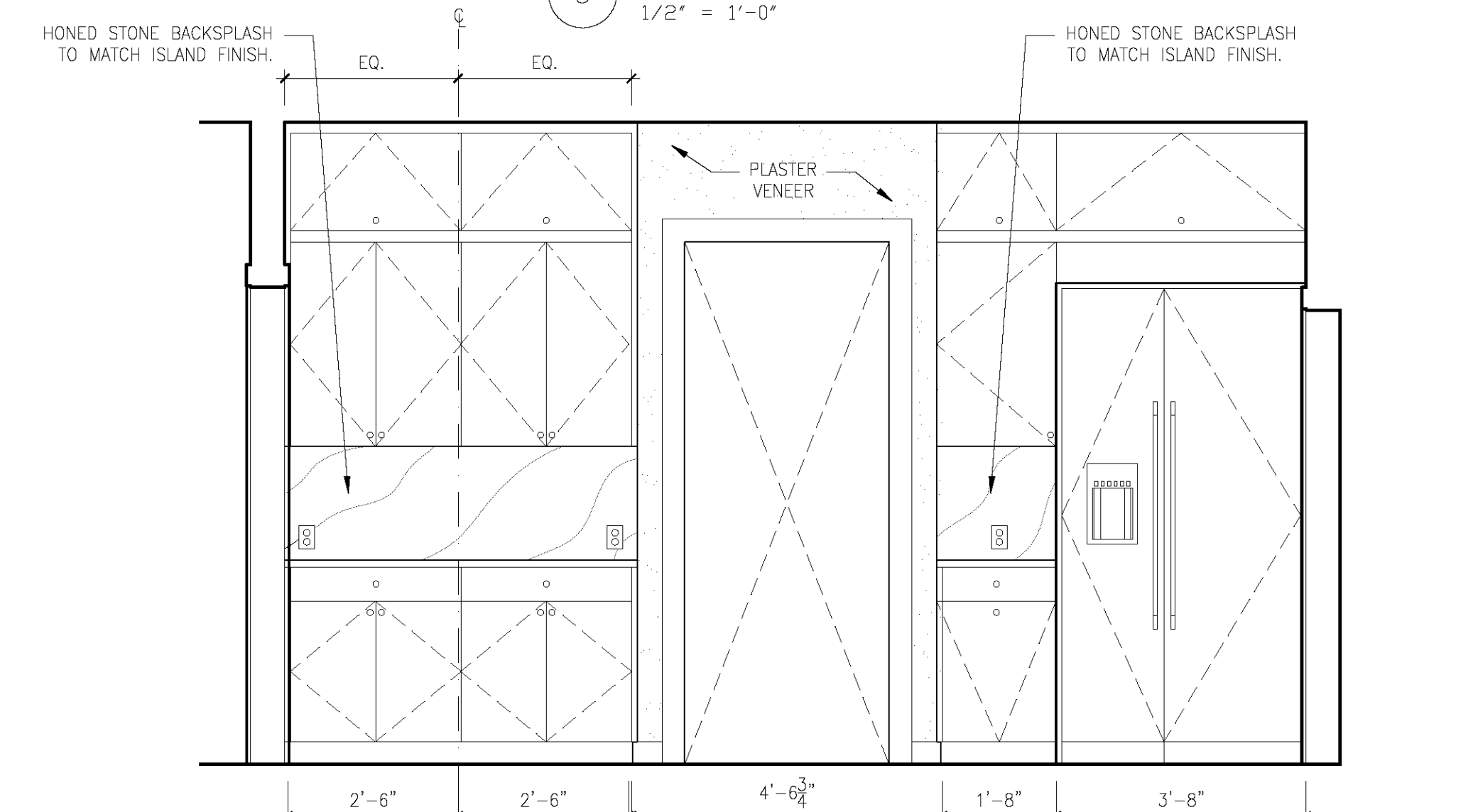
13 INT ELEVATION - ISLAND  
1/2" = 1'-0"



14 INT ELEVATION - ISLAND  
1/2" = 1'-0"



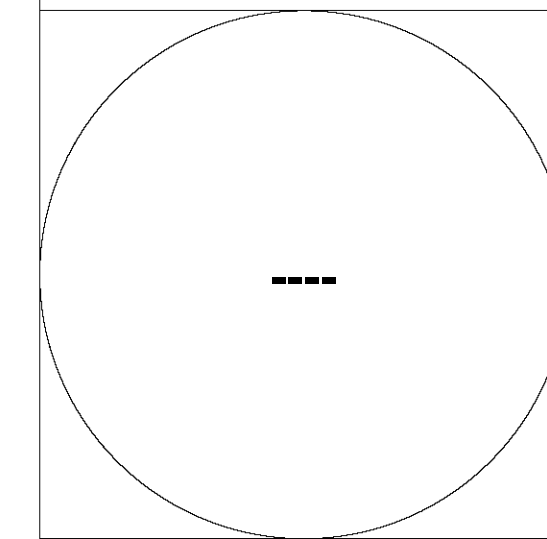
9 INT ELEVATION - KITCHEN 104  
1/2" = 1'-0"



10 INT ELEVATION - KITCHEN 104  
1/2" = 1'-0"

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PROPOSED INTERIOR ELEVATIONS

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