

PROJECT:
Montenegro and Ross Residence
3rd Floor Conversion and
Dormer Additions
60 Hull Street
Belmont, MA 02478



ARCHITECT:
Adam J. Glassman, R.A.
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SURVEYOR:
Peter Nolan
697 Cambridge St. #3
Brighton, MA 02135
Tel (857) 891-7478

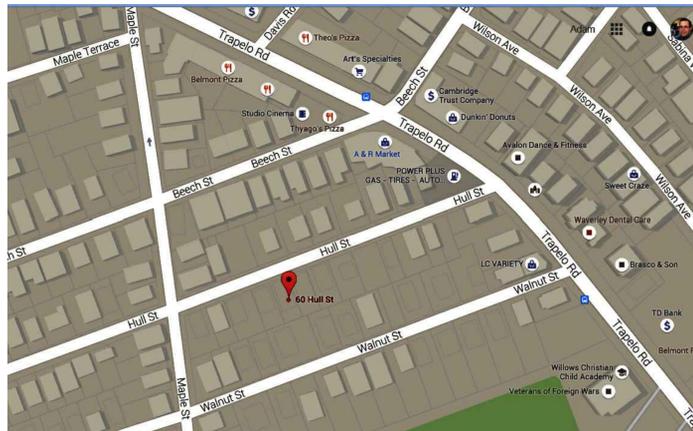
SUBMITTED FOR PERMITTING
02 September 2016



60 HULL STREET STREET - STREET VIEW



60 HULL STREET STREET - STREET VIEW



60 HULL STREET -LOCUS MAP



60 HULL STREET STREET - STREET VIEW

GENERAL DEMOLITION NOTES:

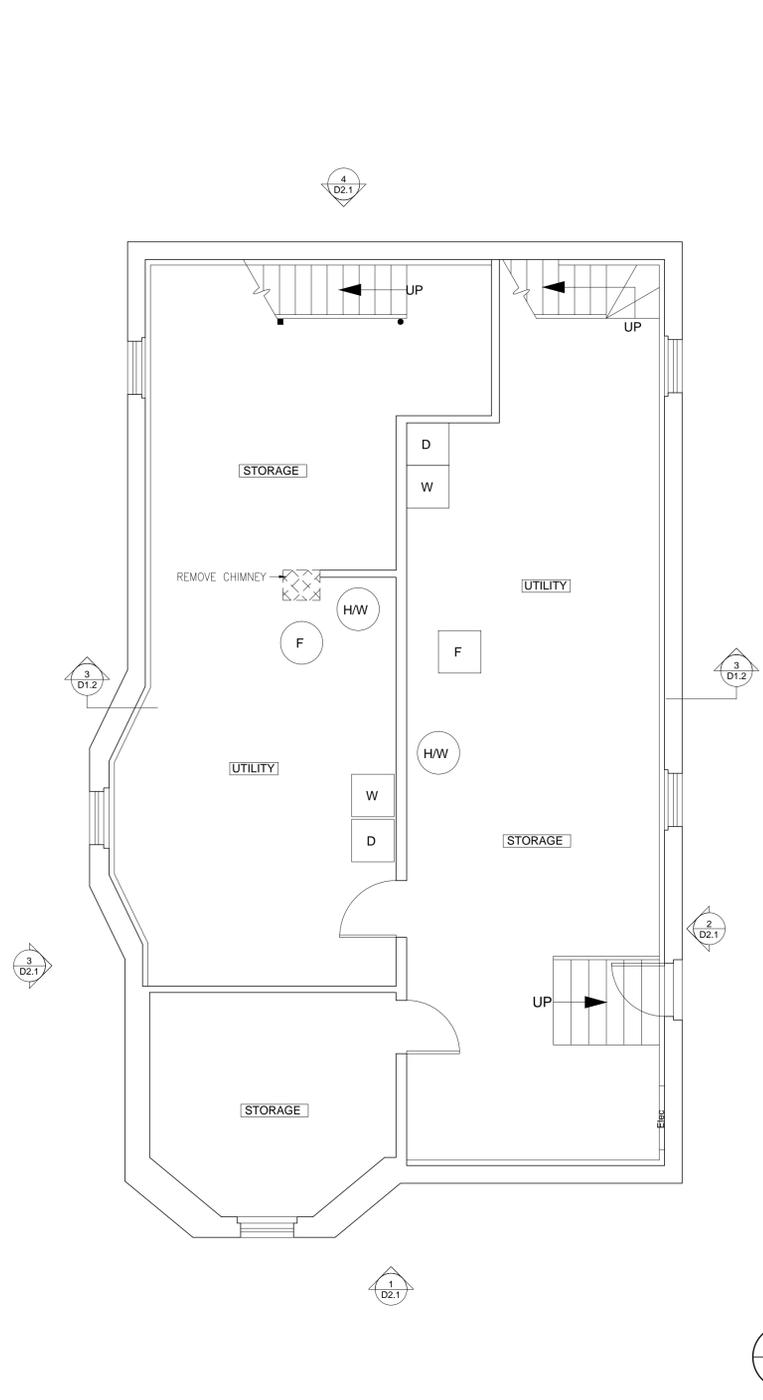
1. THE DEMOLITION PLAN DESCRIBES THE GENERAL SCOPE OF WORK TO BE PERFORMED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL SCOPE WITH FIELD CONDITIONS AND THE REQUIREMENTS SET FORTH IN THE CONTRACT DOCUMENTS.
2. SELECTIVE DEMOLITION SHALL INCLUDE FURNISHING OF ALL MATERIAL, LABOR, EQUIPMENT AND SUPPLIES, AND THE PERFORMANCE OF ALL OPERATIONS REQUIRED TO COMPLETE THE INDICATED SCOPE OF WORK.
3. THE DEMOLITION PLAN DESCRIBES THE GENERAL SCOPE OF THE WORK. THE CONTRACTOR SHALL COORDINATE THE ACTUAL WORK SCOPE WITH FIELD CONDITIONS AND DESIGN PLAN REQUIREMENTS.
4. 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.
5. 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.
6. 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.
7. 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.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS WORK, AND ARRANGING FOR ANY REQUIRED INSPECTIONS.

DRAWING LIST

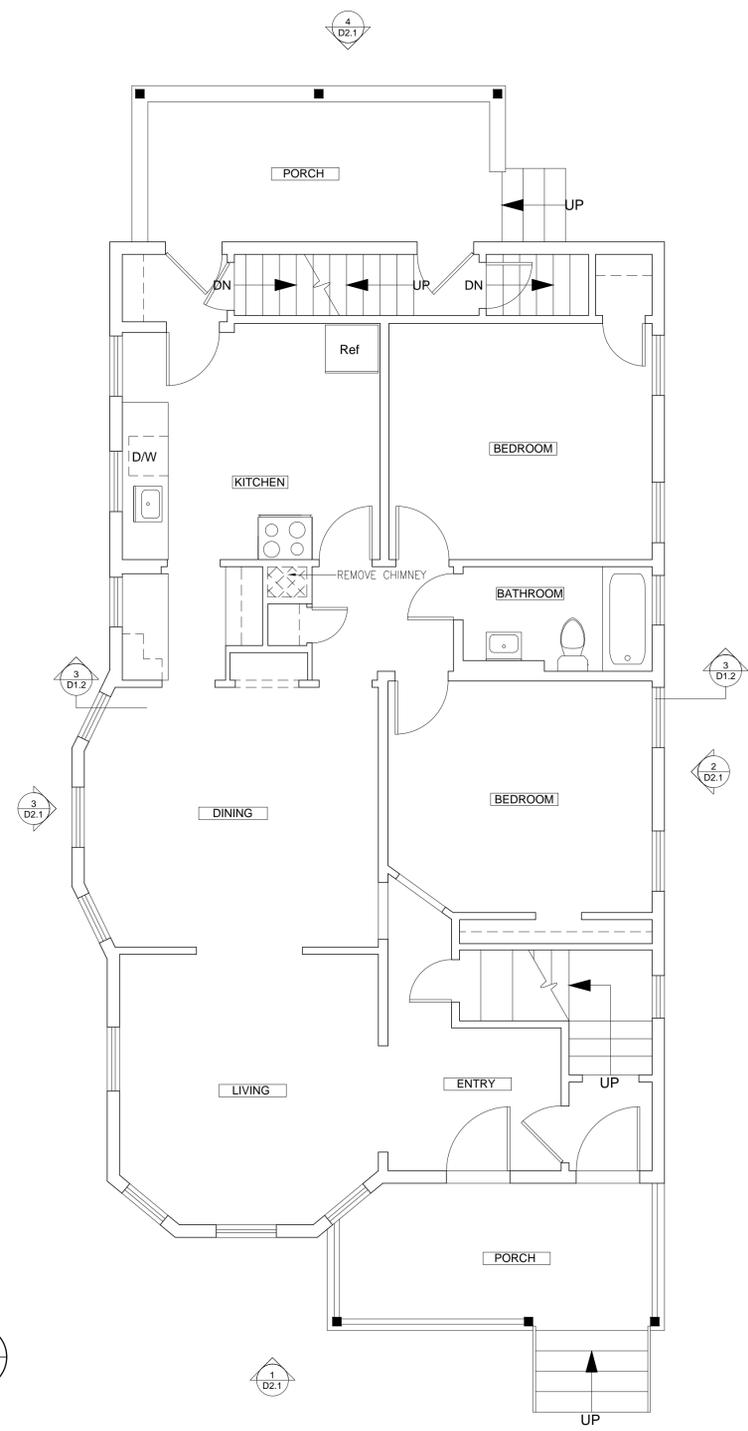
- COVER: DRAWING LIST, PLOT PLAN, LOCUS MAP
- SURVEY SITE PLAN
- PROPERTY PHOTOS
- D1.1 EXISTING BASEMENT, FIRST & SECOND FLOOR PLANS
- D1.2 EXISTING THIRD FLOOR & ROOF PLANS & BUILDING SECTIONS
- D2.1 EXISTING BUILDING ELEVATIONS
- A1.0 3RD FLOOR ½ STORY ZONING DIAGRAMS
- A1.1 PROPOSED SECOND & THIRD FLOOR & ROOF PLANS
- A2.1 PROPOSED NORTH (FRONT) AND SOUTH (REAR) ELEVATIONS
- A2.2 PROPOSED WEST ELEVATION (SIDE) & GENERAL NOTES
- A2.3 PROPOSED EAST ELEVATION (SIDE)
- A3.1 PROPOSED BUILDING SECTIONS

GENERAL CONSTRUCTION NOTES:

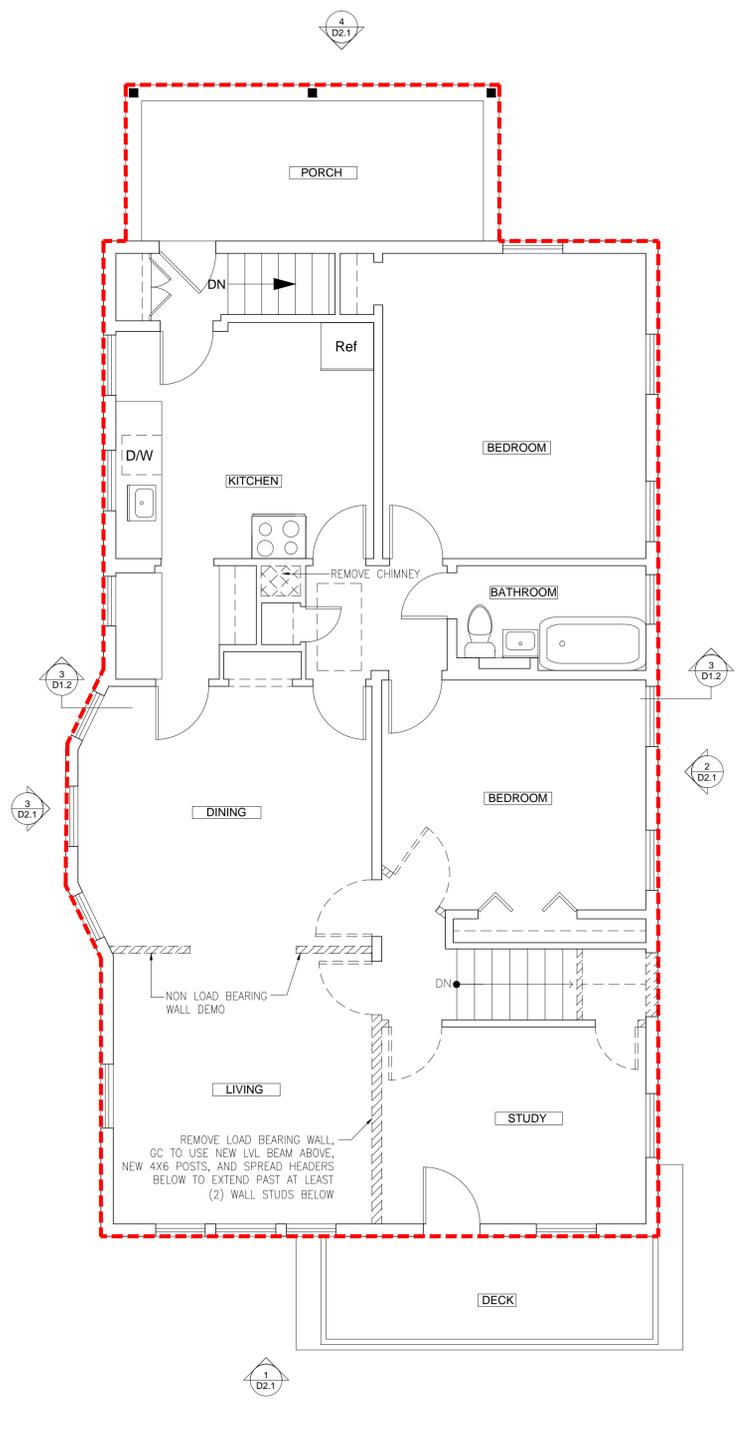
1. ALL WORK SHALL CONFORM TO THE MASSACHUSETTS RESIDENTIAL BUILDING CODE 8TH ADDITION AND THE RULES AND REGULATIONS OF ALL GOVERNING BODIES
2. THE CONTRACTOR SHALL APPLY FOR AND MAINTAIN IN GOOD ORDER ALL REQUIRED PERMITS AND SHALL COORDINATE WITH OFFICIALS ALL REQUIRED INSPECTIONS AND CERTIFICATIONS
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 TO ARCHITECTURAL REQUIREMENTS. CONTRACTOR RESPONSIBLE FOR ALL MEP TO CODE.
6. DIMENSIONS ARE FINISH TO FINISH, UNLESS OTHERWISE NOTED
8. ALL NEW WINDOWS, BY OWNER, TO BE ENERGY STAR RATED, MAX U FACTOR .30
9. ALL NEW EXTERIOR DOORS, BY OWNER, TO BE ENERGY STAR RATED, MAX U FACTOR .27
10. GC TO INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS
11. HARDWIRED SMOKE DETECTORS, HEAT DETECTORS & CO2 DETECTORS WILL BE INSTALLED PER CODE THROUGHOUT THE ENTIRE HOUSE INCLUDING BASEMENT. (CO2 WITHIN 10'-0" OF EVERY BEDROOM) ALL FINAL LOCATIONS TO BE APPROVED BY THE BELMONT FIRE DEPARTMENT.
12. ALL NEW ROOF INSULATION TO BE R-49 MIN
13. ALL NEW EXTERIOR WALL INSULATION TO BE R-21 MIN
14. ALL INTERIOR BATHROOM AND BEDROOM WALLS TO HAVE ACOUSTIC BATT INSULATION
15. ALL NEW FLOOR ASSEMBLIES TO HAVE ROXUL SAFE'N'SOUND INSULATION OR EQUAL



1 BASEMENT - NOT IN SCOPE



2 FIRST FLOOR - NOT IN SCOPE



3 SECOND FLOOR 1,372.0 GSF

1,372.0 GSF



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

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Drawing Title:
**Existing
 Plans**
 Scale: As Noted Drawing No. :
 Job No.: A107.00
 Date: 02 September 2016 **D1.1**

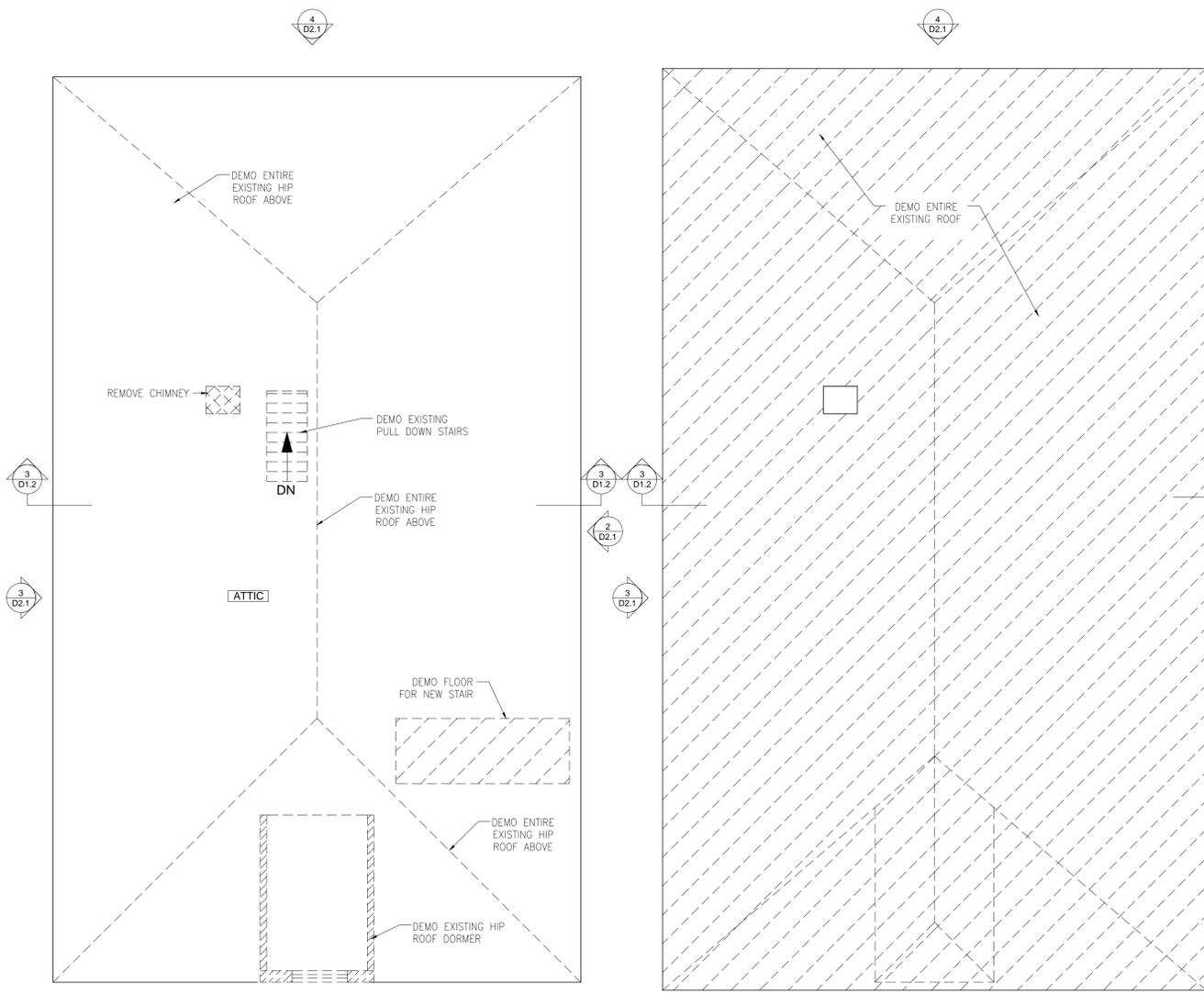
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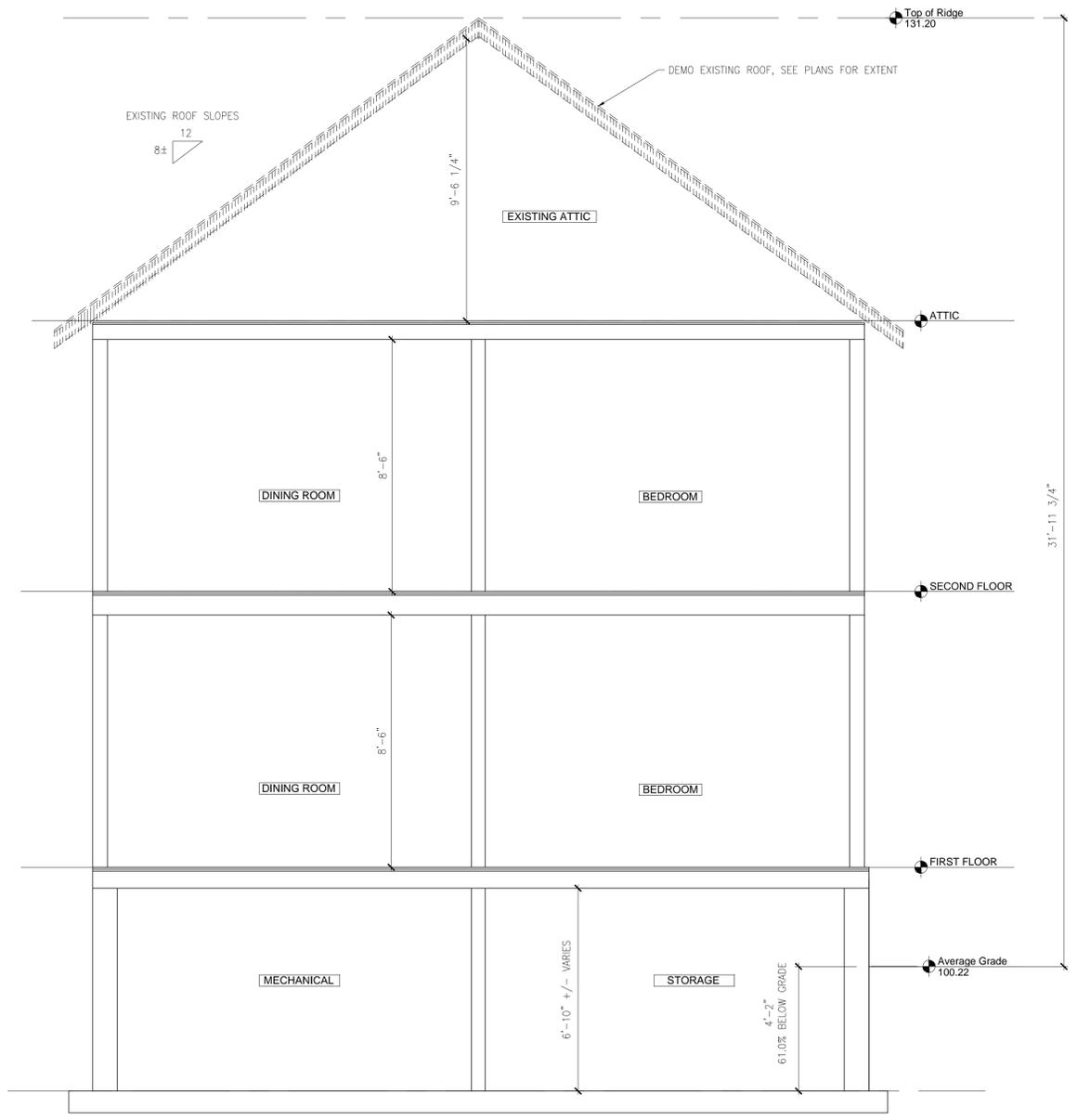


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1 EXISTING ATTIC DEMO PLAN

2 EXISTING ROOF DEMO PLAN



3 EXISTING SECTION

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

SCALE = 3/8" = 1'-0"

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**Existing
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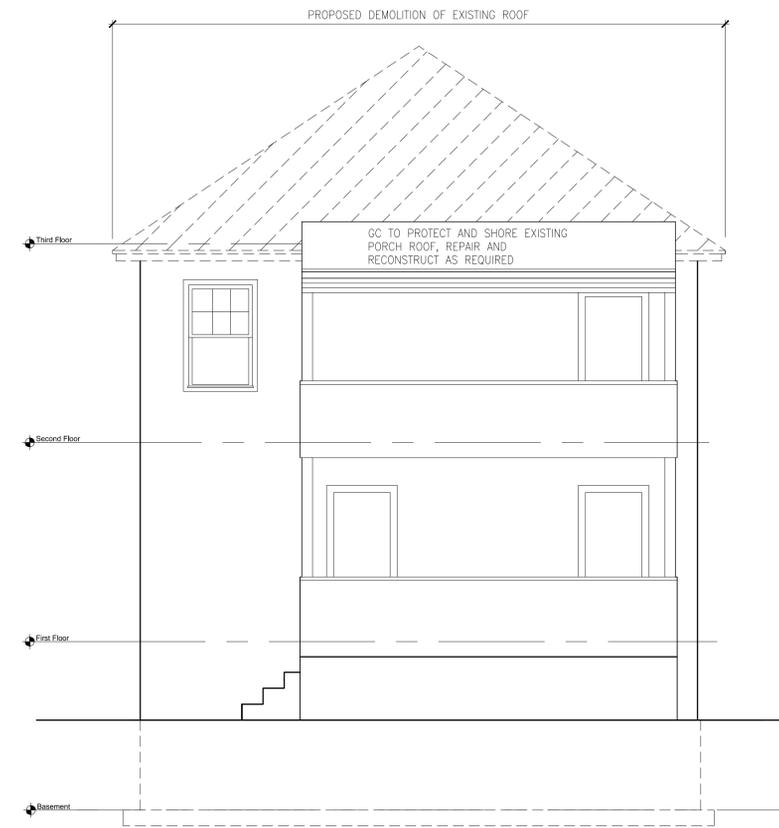
Job No.: A107.00

Date: 02 September 2016

D1.2



3 SIDE ELEVATION - EAST



4 REAR ELEVATION - SOUTH

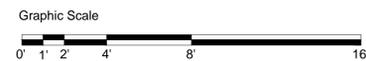


1 FRONT ELEVATION - NORTH

NOTE: DEMO SCOPE LIMITED TO EXISTING HIP ROOF AND DORMER



2 SIDE ELEVATION - WEST



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Drawing Title:

**Existing
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Scale: As Noted

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Date: 02 September 2016

D2.1

KEY



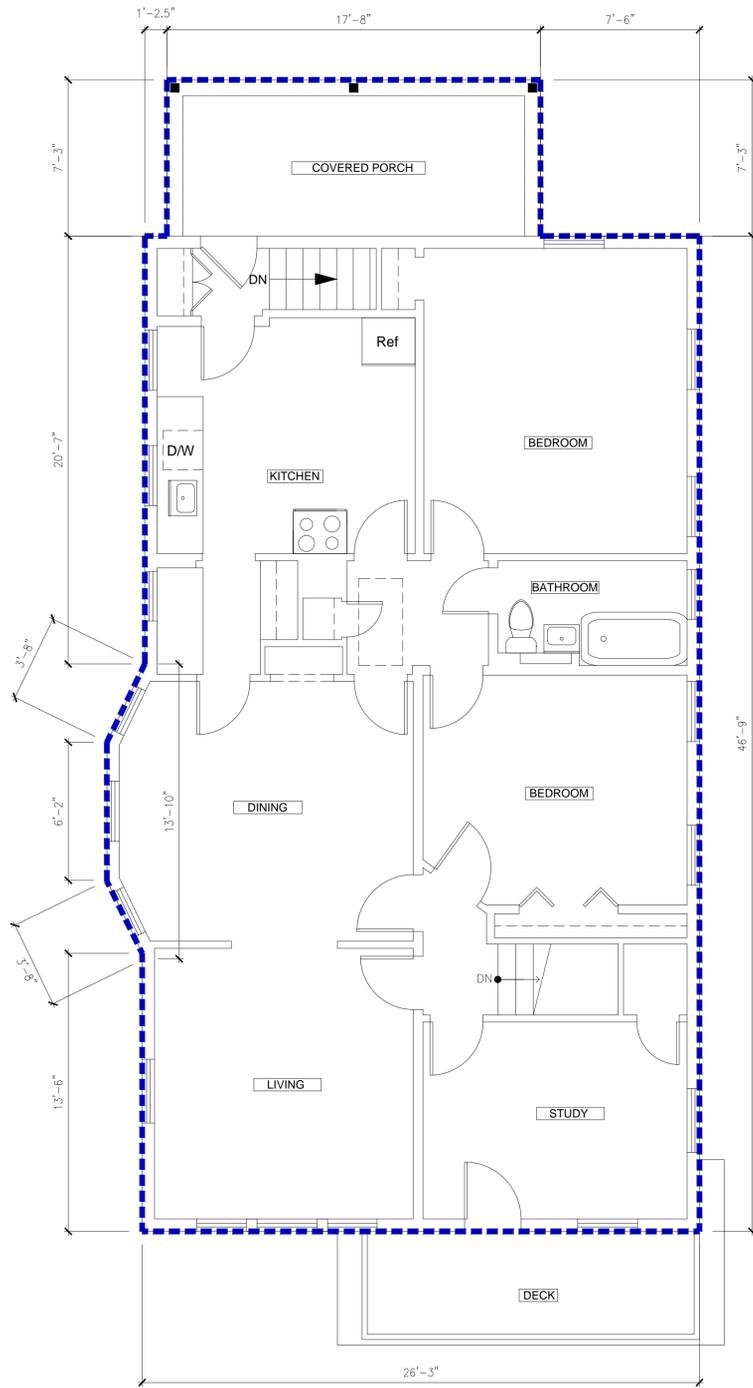
2ND FLOOR AREA = 1,372.00 GSF CALCULATIONS: MAIN HOUSE: 46'-9" X 26'-3" = 1,227 SF
 PORCH : 17'-8" X 7'-3" = 128 SF
 BAY WINDOW : = 17 SF
 TOTAL 2ND FLOOR AREA = 1,372 SF



3RD FLOOR PROPOSED SPACE WITH THE POTENTIAL TO BE 5'-0" OR HIGHER = 730.0 SF (1,372 SF X .534)
 2ND FLOOR 1,372.00 GSF TOTAL x .60 = 823.30 SF MAX ALLOWED PER HALF STORY DEFINITION

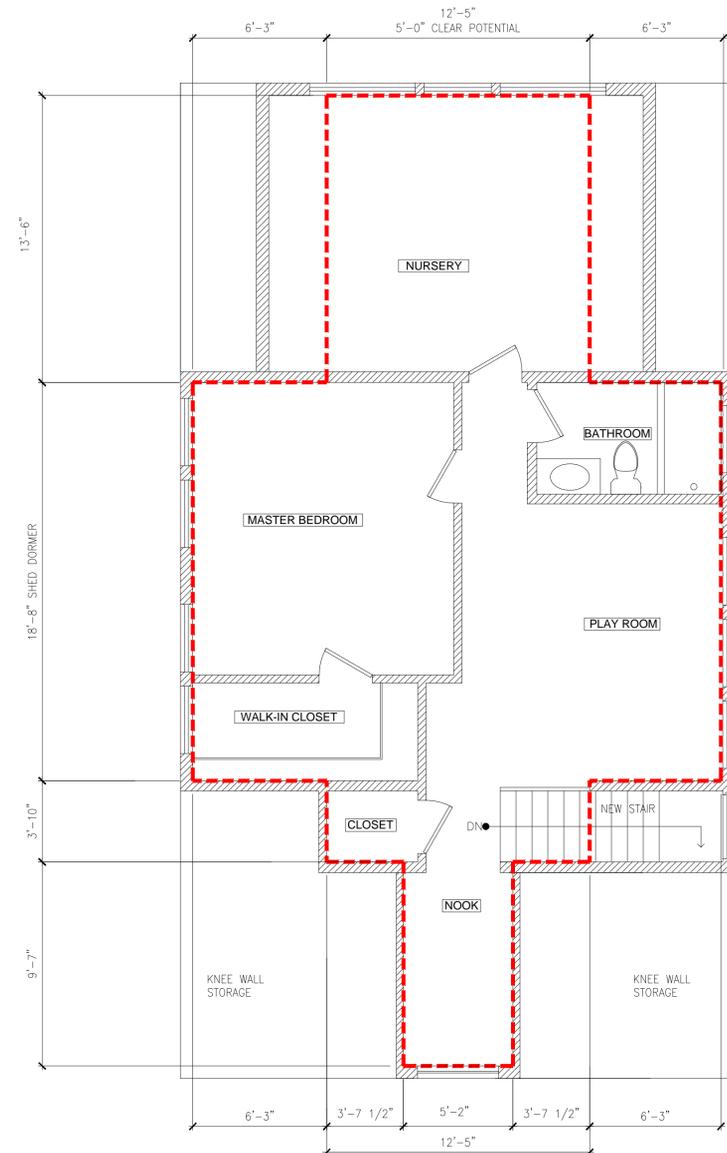


60'-6" TOTAL EXTERIOR WALL SPACE WHERE THE INTERSECTION OF ROOF RAFTER BOTTOMS AND INTERIOR WALL SURFACE IS 3'-0" OR GREATER ABOVE FLOOR LEVEL. MAX ALLOWABLE IS 80'-9".



2ND FLOOR AREA = 1,372.00 GSF (1,372.0 x .60 = 823.2 SF)

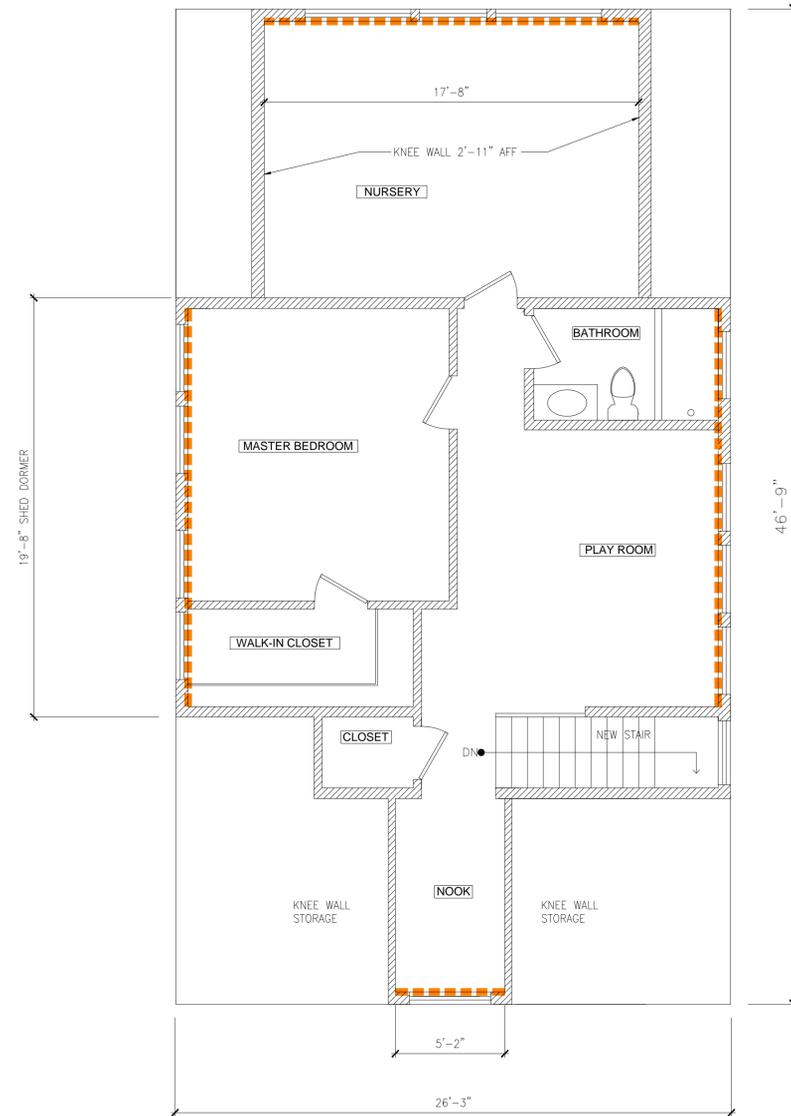
1 EXISTING SECOND FLOOR GSF



POTENTIAL FOR 5'-0" OR GREATER FLOOR TO CEILING = 730.0 SQUARE FEET



2 PROPOSED THIRD FLOOR



3 PROPOSED THIRD FLOOR

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Drawing Title:

**Zoning Plans
 for Half Story**

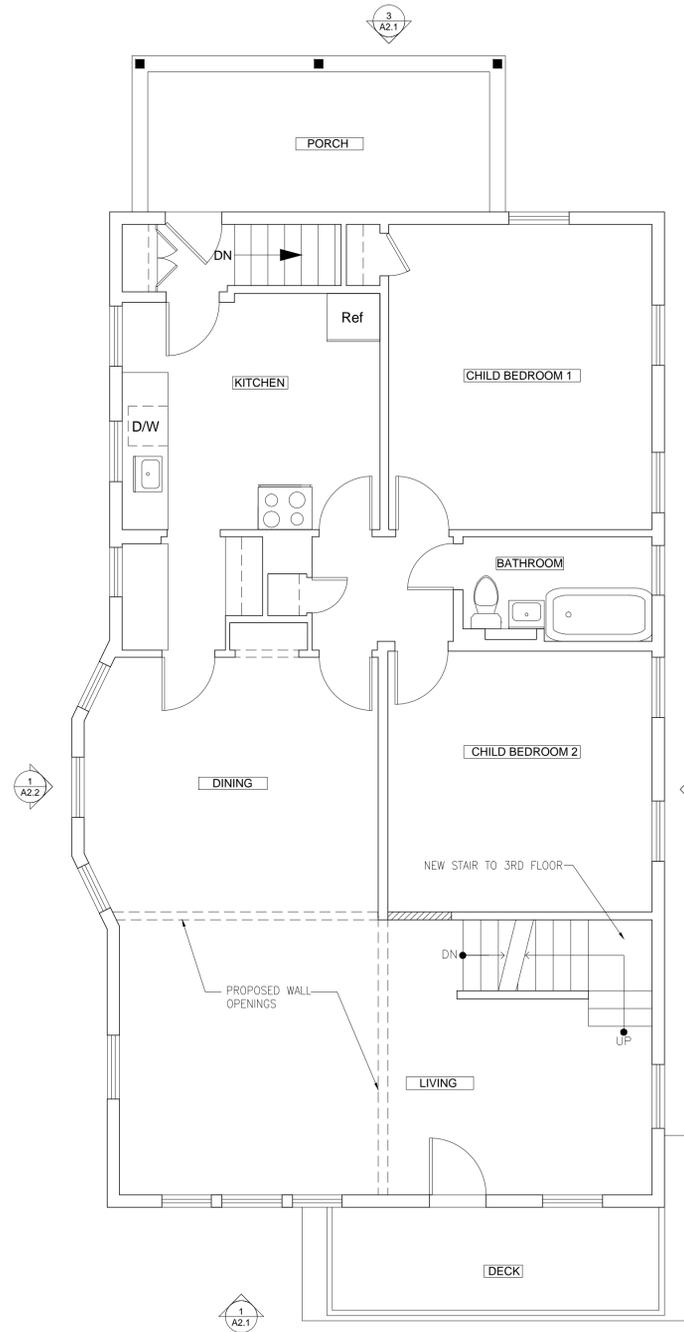
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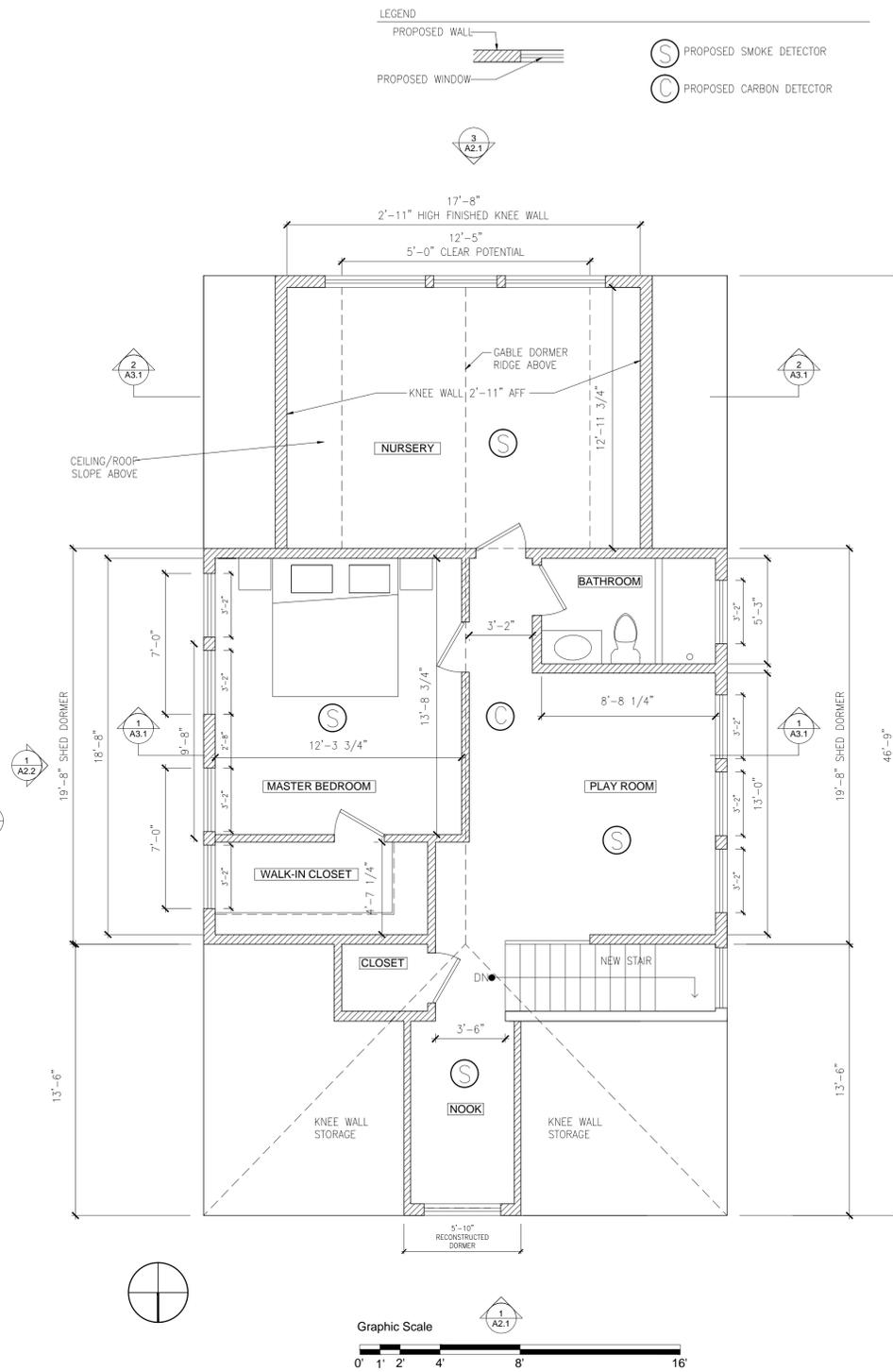
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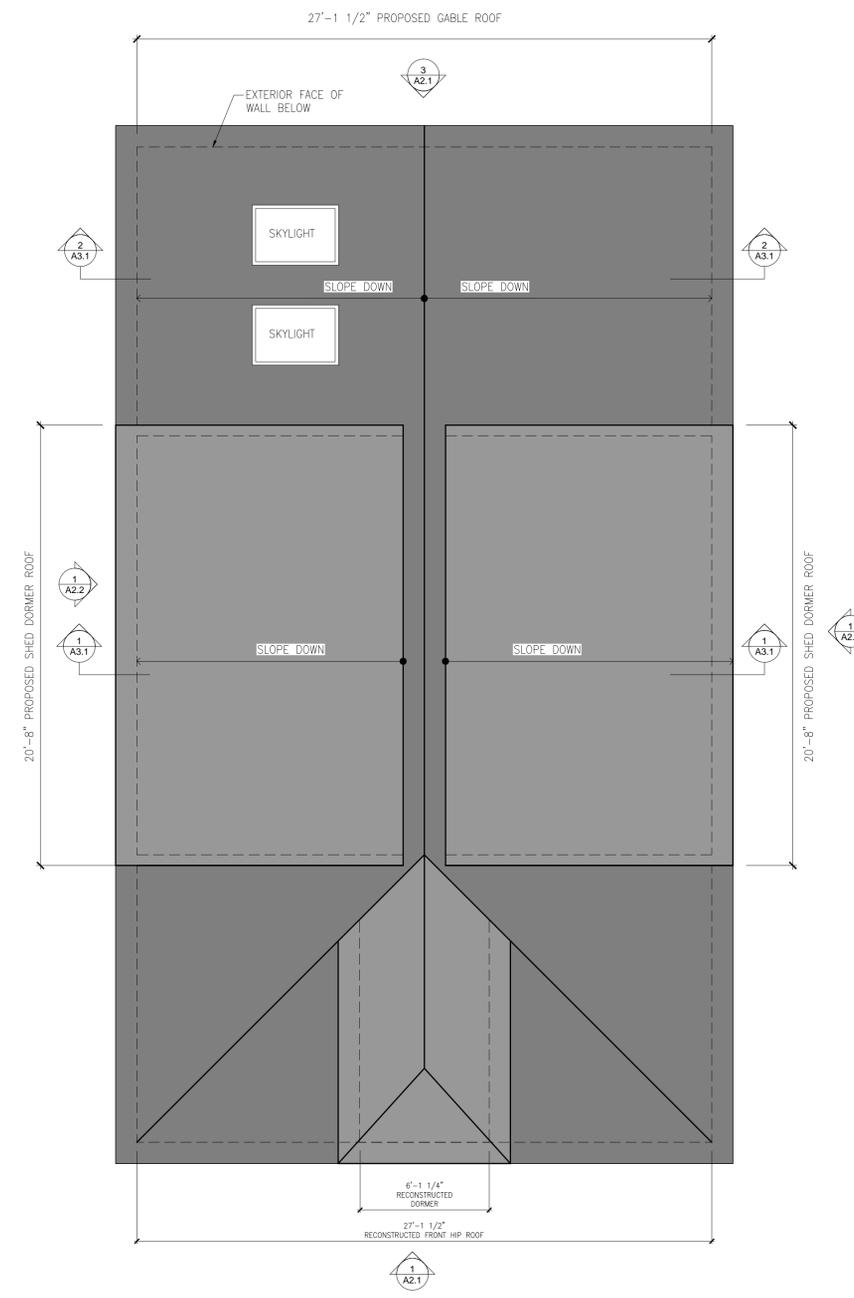
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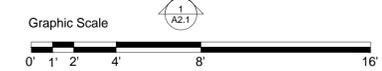
1 PROPOSED SECOND FLOOR NEW STAIR



2 PROPOSED THIRD FLOOR



3 PROPOSED ROOF PLAN



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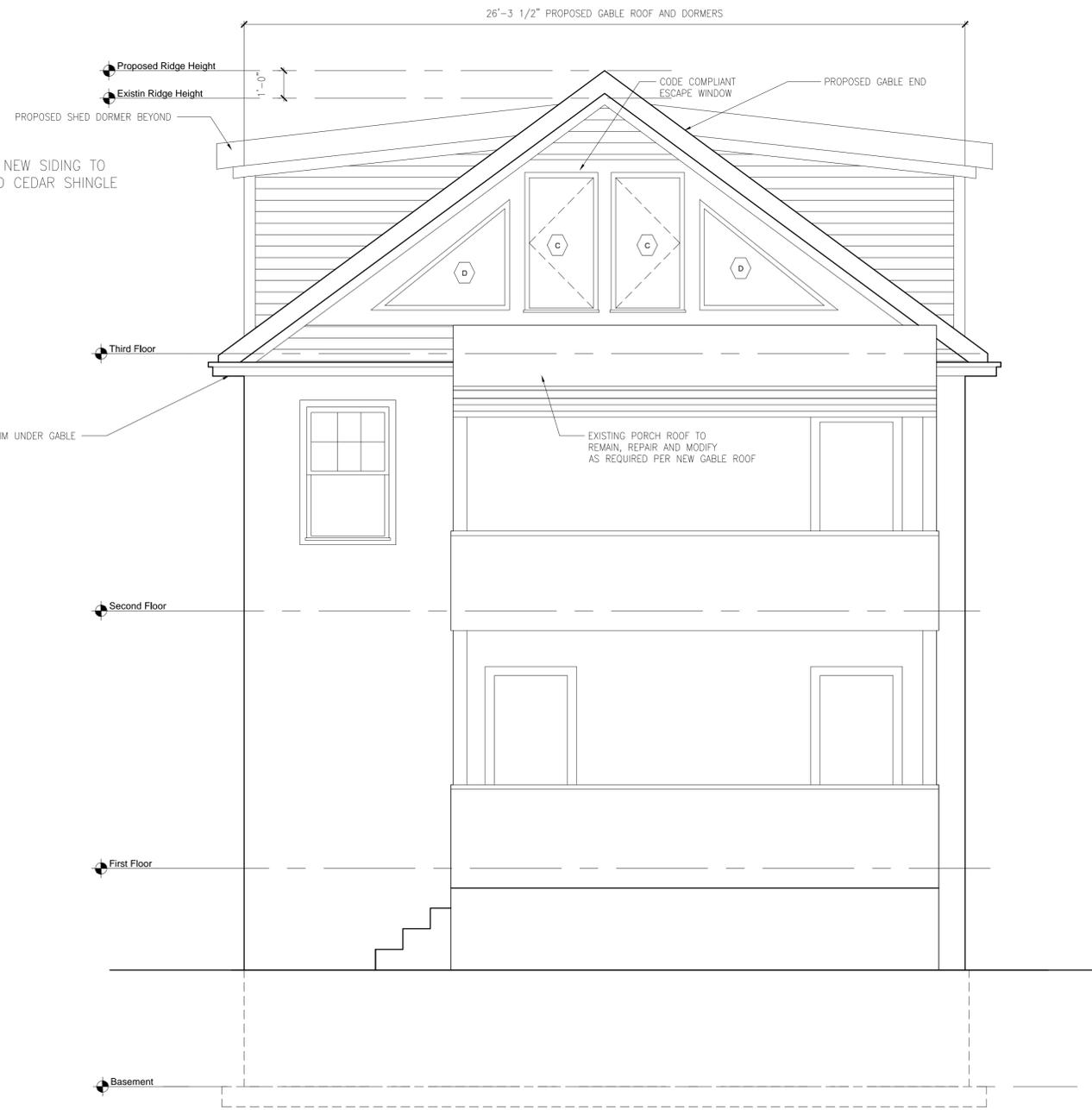
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SCALE = 1/4" = 1'-0"

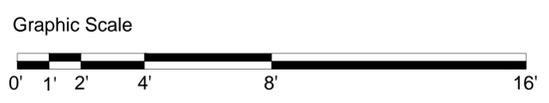
A1.1



1 FRONT ELEVATION - NORTH



2 REAR ELEVATION - SOUTH



NOTE: ALL NEW SIDING TO BE PAINTED CEDAR SHINGLE

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Drawing Title:

**Proposed
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Scale: As Noted

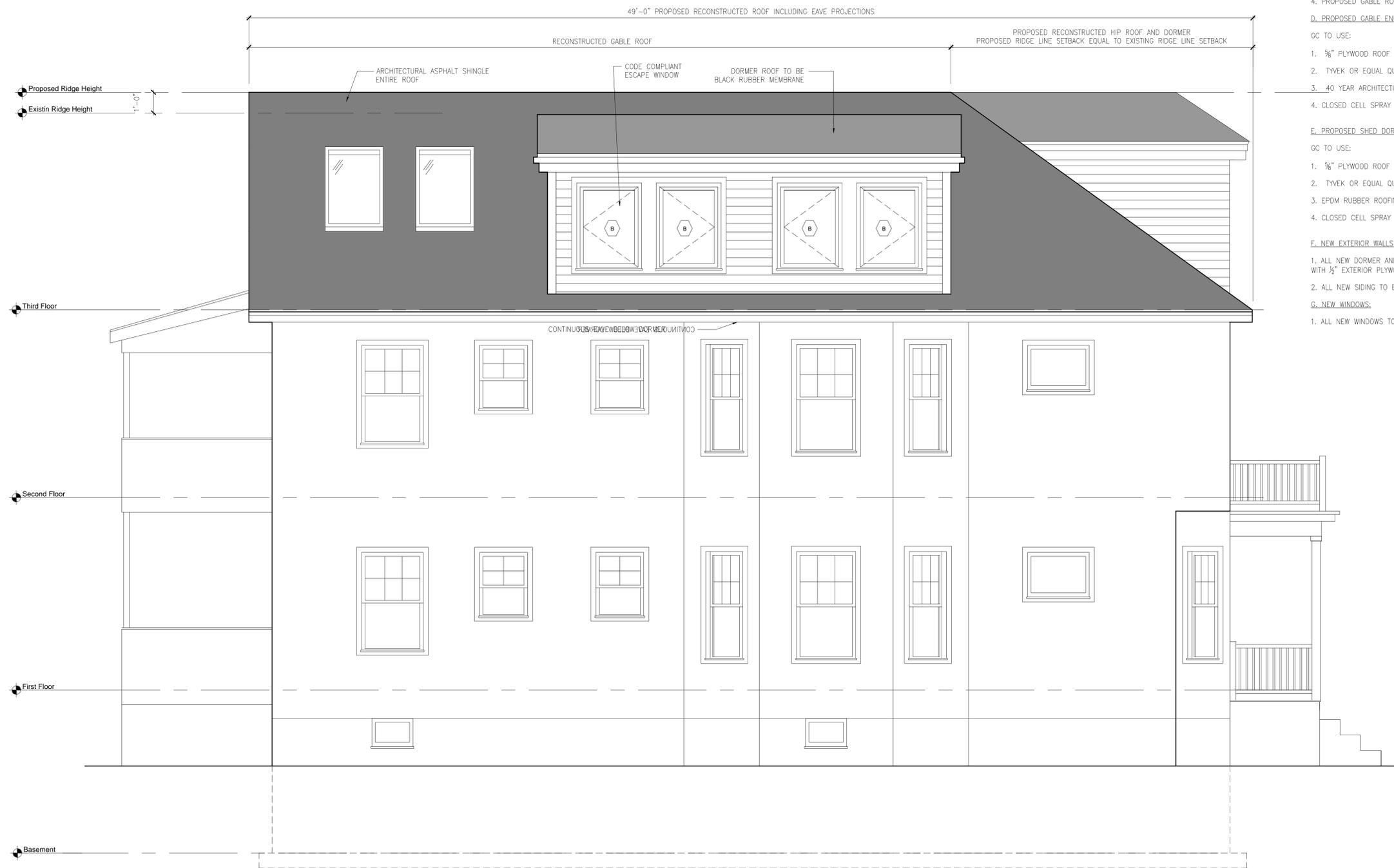
Drawing No. :

Job No.: A107.00

Date: 02 September 2016

A2.1

SCALE = 3/8" = 1'-0"



1 SIDE ELEVATION - EAST



GENERAL NOTES

A. INSULATION NOTES:

1. CLOSED CELL SPRAY FOAM IN NEW ADDITION AND DORMER ROOF, R-49 MIN
2. ALL NEW 2X6 EXTERIOR WALLS TO HAVE OPEN CELL INSULATION, R-22 MIN

B. NEW CONVERTED THIRD FLOOR FRAMING NOTES:

1. 3RD FLOOR JOISTS ADD (2) 1 3/4 X 5 1/2 LVL IN BETWEEN EACH EXISTING 2X6 JOIST SO THE JOISTS WILL BE SPACED AT 8"

C. PROPOSED DORMER AND GABLE END FRAMING NOTES:

1. PROPOSED SHED DORMER RIDGE BEAM 3-1/2 X 16 LVL
2. PROPOSED SHED DORMER RAFTERS 2X10 AT 16"
3. PROPOSED GABLE ROOF RIDGE BEAM 3-1/2 X 16 LVL
4. PROPOSED GABLE ROOF RAFTERS 2X10 AT 16"

D. PROPOSED GABLE END ROOF NOTES:

GC TO USE:

1. 5/8" PLYWOOD ROOF SHEATHING FOR NEW DORMER AND GABLE ROOF
2. TYVEK OR EQUAL QUALITY HOUSE WRAP
3. 40 YEAR ARCHITECTURAL ASPHALT SHINGLE
4. CLOSED CELL SPRAY FOAM INSULATION, R-49 MIN

E. PROPOSED SHED DORMER ROOF:

GC TO USE:

1. 5/8" PLYWOOD ROOF SHEATHING FOR NEW DORMER AND GABLE ROOF
2. TYVEK OR EQUAL QUALITY HOUSE WRAP
3. EPDM RUBBER ROOFING
4. CLOSED CELL SPRAY FOAM INSULATION, R-49 MIN

F. NEW EXTERIOR WALLS:

1. ALL NEW DORMER AND GABLE END EXTERIOR WALLS TO BE 2X6 WOOD STUDS WITH 1/2" EXTERIOR PLYWOOD SHEATHING AND OPEN CELL INSULATION, R-22 MIN
2. ALL NEW SIDING TO BE CEDAR SHINGLE, PTD

G. NEW WINDOWS:

1. ALL NEW WINDOWS TO BE LOW-E ENERGY STAR RATED

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Drawing Title:

**Proposed
 Elevations and
 General Notes**

Scale: As Noted Drawing No. :

Job No.: A107.00

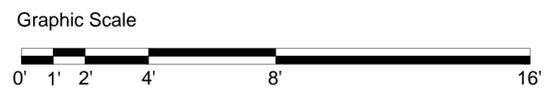
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A2.2

SCALE = 3/8" = 1'-0"



1 SIDE ELEVATION - WEST



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SCALE = 3/8" = 1'-0"

A2.3

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Drawing Title:

**Proposed
 Sections**

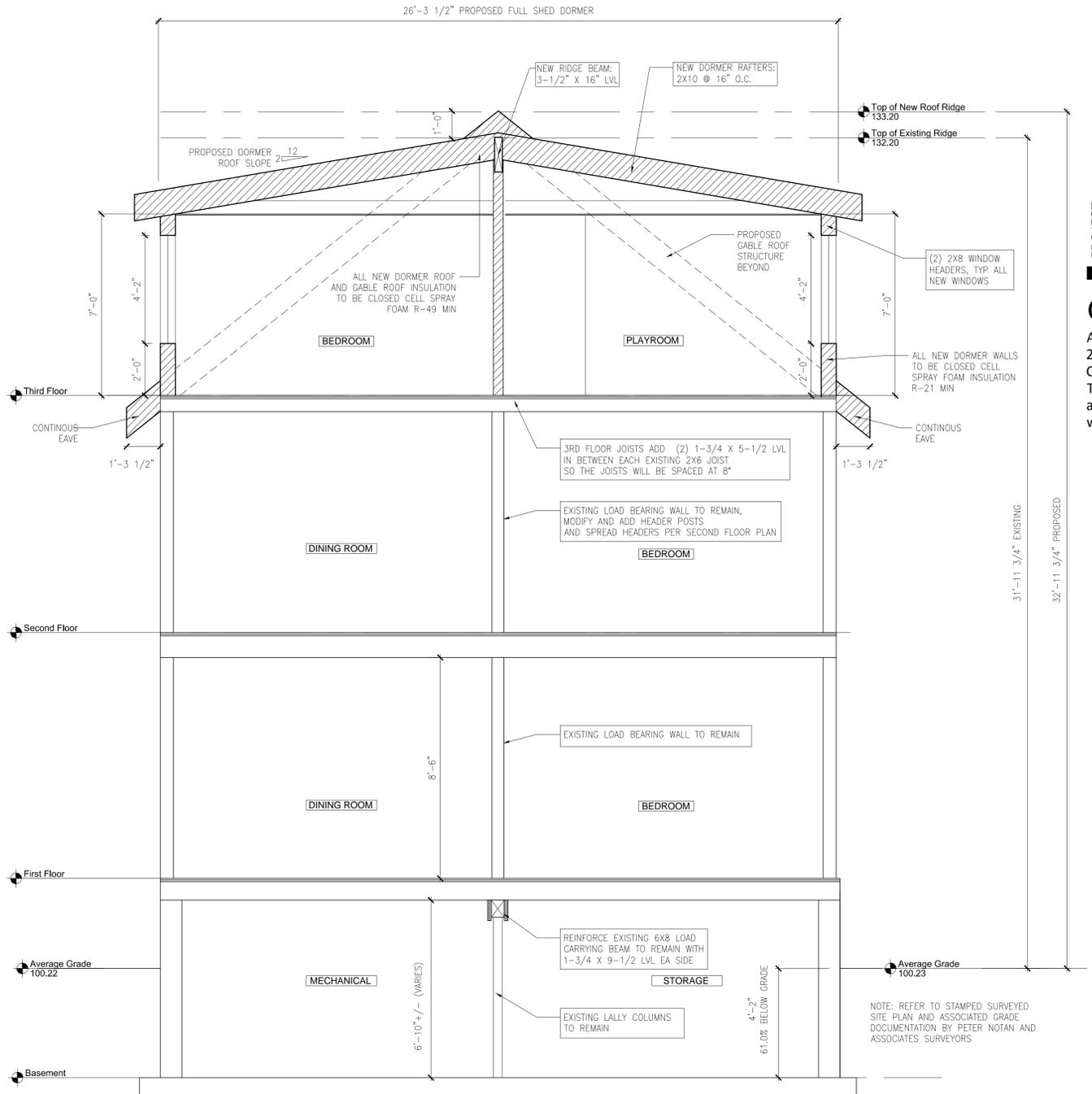
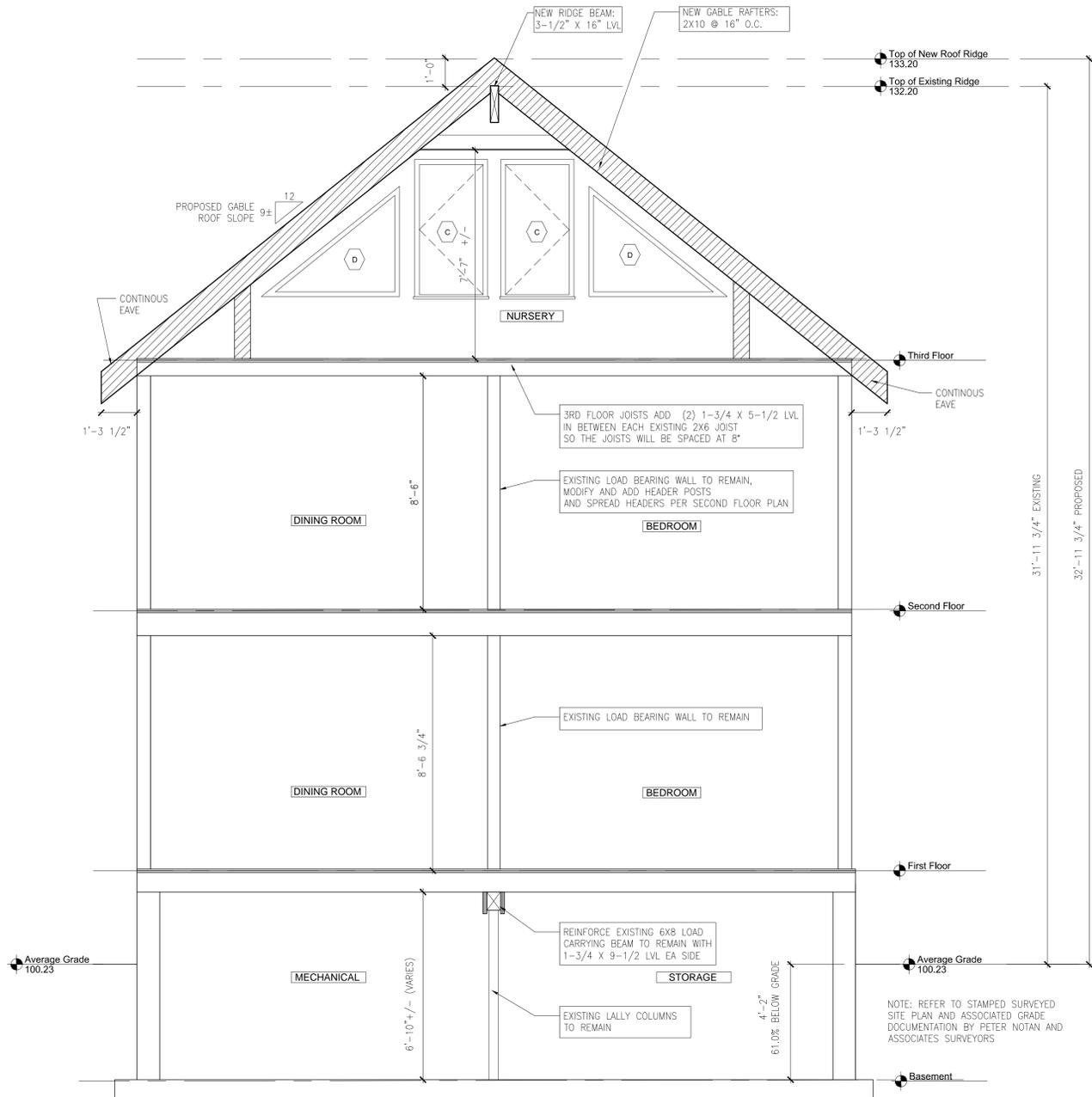
Scale: As Noted

Drawing No. :

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A3.1



2 BUILDING SECTION THRU PROPOSED GABLE ROOF

1 BUILDING SECTION THRU PROPOSED DORMERS

Graphic Scale



SCALE = 3/8" = 1'-0"