The contractor shall furnish all materials, labor, and equipment necessary to properly complete the work, including items not specifically set forth in the construction documents.

The contractor is responsible for identifying all areas on the project which require tolerances between old and new construction areas, as well as the protection of the improvements being erected and the safety of the contractor’s employees and other persons in the construction area, as well as for the protection of the safety of the improvements being erected and the contractor’s employees and other persons, as a result of operation hereafter.

The contractor shall furnish all materials, labor, and equipment necessary to properly complete the work, including items not specifically set forth in the construction documents.

The contractor shall coordinate all conditions prior to commencing construction.

The contractor shall be solely responsible for job site safety of its employees and other persons in the construction area, as well as for the protection of the safety of the improvements being erected and the contractor’s employees and other persons, as a result of operation hereafter.

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EXISTING PLANS
PROPOSED RENOVATION & DORMER ADDITION
298 LOWELL STREET
SOMERVILLE, MASSACHUSETTS 02145

LOT SIZE: 5,705 SF

BASEMENT
- CRAWL SPACE
- STORAGE
- ELECTRICAL PANEL
- WATER SUPPLY & METER
- GAS SUPPLY & METER
- DRIVEWAY

FIRST FLOOR
- FAMILY ROOM
- LIVING ROOM
- Foyer
- PORCH
- KITCHEN
- MUD RM.
- LAUNDRY
- BATH
- BEDROOM 1
- BEDROOM 2
- GARAGE
- CRAWL SPACE

SECOND FLOOR
- BEDROOM 1
- OFFICE
- HALL
- BATH
- BEDROOM 2
- STORAGE
- LANDSCAPED AREA

THIRD FLOOR
- STORAGE
- LANDSCAPED AREA

ROOF
- DRIVEWAY
- LANDSCAPED AREA
- LOT SIZE: 5,705 SF

DATE: 07.19.2019
SCALE: 1/8" = 1'-0"
EXISTING ELEVATIONS

PROPOSED RENOVATION & DORMER ADDITION

298 LOWELL STREET
SOMERVILLE, MASSACHUSETTS 02145

EX-200

FRONT ELEVATION

SIDE ELEVATION
NOTE:
- Protect all finishes adjacent to work area, scheduled to remain throughout all phases of work.
- Save all lighting fixtures, fixtures, mirrors for potential reuse. Dispose of items not to be reused.

DEMO / OPEN WALLS AS REQUIRED TO CONSTRUCT NEW STRUCTURAL POSTS &/OR LINTELS; SEE STRUCTURAL DRAWINGS.

DEMO FULL CHIMNEY (BASEMENT - ROOF).

DEMO SLAB IN WAY OF NEW FOOTINGS; SEE STRUCTURAL DRAWINGS.

INSTALL STRUCTURAL POSTS FROM EXTERIOR WHERE ABLE & ONLY IF RE-SIDING ENTIRE HOUSE (TYP).

NOTE:
- Protect all finishes adjacent to work area, scheduled to remain throughout all phases of work.
- Save all lighting fixtures, fixtures, mirrors for potential reuse. Dispose of items not to be reused.

INVESTIGATE CHASE / REMAINING SPACE DURING CHIMNEY REMOVAL FOR POTENTIAL RECONFIGURATION.

SELECTIVE DEMO OF NEW BATH/CLOSET.

DEMO WALLS AS REQUIRED TO CONSTRUCT NEW STRUCTURAL POSTS &/OR LINTELS; SEE STRUCTURAL DRAWINGS.

PRE-EXISTING CHIMNEY OR STRUCTURE MAY REQUIRE Dismantling/Individual CHIMNEY REMOVAL. STRUCTURAL DRAWINGS TO BE PROVIDED. DEMO WALLS AS REQUIRED TO CONSTRUCT NEW STRUCTURAL POSTS &/OR LINTELS; SEE STRUCTURAL DRAWINGS.

DEMO / OPEN WALLS AS REQUIRED TO CONSTRUCT NEW STRUCTURAL POSTS &/OR LINTELS; SEE STRUCTURAL DRAWINGS.

SELECTIVE DEMO OF NEW BATH/CLOSET.

SELECTIVE DEMO OF NEW BATH/CLOSET.

DEMO / OPEN WALLS AS REQUIRED TO CONSTRUCT NEW STRUCTURAL POSTS &/OR LINTELS; SEE STRUCTURAL DRAWINGS.

SELECTIVE DEMO OF NEW BATH/CLOSET.

BASEMENT & FIRST FLOOR DEMO PLAN
PROPOSED RENOVATION & DORMER ADDITION
298 LOWELL STREET
SOMERVILLE, MASSACHUSETTS 02145

MAXWELL ARCHITECTS, LLC
PLANNING / PROGRAMMING / DESIGN

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SECOND FLOOR DEMO PLAN

1. Bedroom 1
2. Bedroom 2
3. Office
4. Hall
5. Bath

Third Floor Demo Plan

1. Bedroom 1
2. Bedroom 2
3. Office
4. Hall
5. Bath

Notes:
- Protect all finishes adjacent to work area, scheduled to remain throughout all phases of work.
- Remove all lighting fixtures, paneling, & trim for potential reuse. Dispose of items not to be reused.

D-101

298 Lowell Street
Somerville, Massachusetts 02145

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NOTE:
- PLUMBING, ELECTRICAL, MECHANICAL, & FIRE ALARM SYSTEMS TO BE DESIGN/BUILD BY CONTRACTOR. IF SHOWN, COMPONENTS OF THESE SYSTEMS ARE DIAGRAMMATIC ONLY. SEE DRAWINGS PROVIDED BY APPROPRIATE LICENSED ENGINEER.
- PROVIDE NEW WHOLE HOUSE AC SYSTEM. ZONE 1: FIRST FLOOR. ZONE 2: SECOND & THIRD FLOORS.
- CONFIRM SPECIFICATION OF ALL WINDOWS, DOORS, PLUMBING FIXTURES, LIGHT FIXTURES, & FINISHES W/ OWNER PRIOR TO PURCHASE.
- ALL NEW INTERIOR WOOD DOORS TO BE PAINTED 4-PANEL SOLID CORE; MATCH HISTORIC DOOR PANELING AS PRACTICAL. CONFIRM HARDWARE SELECTION W/ OWNER.
- ALL NEW / RECONFIGURED BEDROOM CLOSETS TO RECEIVE PAINTED WOOD SHELF @ 64" AFF & HEAVY DUTY METAL ROD @ 60" AFF.
- HARDWOOD FLOORING THROUGHOUT BEDROOM 3, BEDROOM 4, & 3RD FLOOR HALL & STAIR. PATCH @ RECONFIGURED LOCATIONS.
- TILE FLOORING & BASE THROUGHOUT 3RD FLOOR BATHROOM.
- PAINTED GWB WALLS & CEILINGS THROUGHOUT WORK AREA UNLESS OTHERWISE NOTED. PATCH @ RECONFIGURED LOCATIONS.
- PAINTED WOOD DOOR TRIM, WINDOW TRIM, BASEBOARD, ETC. TO MATCH HOUSE TYPICAL UNLESS OTHERWISE NOTED. PATCH @ RECONFIGURED LOCATIONS.
- RE-ROOF & RE-FLASH ALL ROOFS, NEW & EXISTING.
- PROVIDE SOLID BLOCKING @ ALL WALL MOUNTED SHELVES, RODS, TOWEL BARS, FIXTURES, FITTINGS, ETC.
- PROVIDE COAX AND/OR ETHERNET (MIN CAT6A, CONFIRM W/ OWNER) CABLING TO FUTURE 3RD FLOOR ROUTER / REPEATER LOCATION.
- INSULATE ALL EXISTING EXTERIOR WALLS W/ BLOWN IN CELLULOSE, FILL ALL CAVITIES. BLOW IN FROM EXTERIOR IF HOUSE IS TO BE RE-SIDED.

- ADD ALTERNATE: RE-SIDE ENTIRE HOUSE. ALL NEW SIDING & TRIM TO BE PAINTED FIBER CEMENT.
- ADD ALTERNATE: PROVIDE ROOF MOUNTED SOLAR PANELS & ALL ASSOCIATED SYSTEM COMPONENTS.

NEW ASPHALT SHINGLES, SYNTHETIC UNDER-LAYMENT, & ICE & WATER SHIELD INSTALLED TO MANUFACTURERS RECOMMENDATIONS @ EXISTING ROOFS; PROVIDE ALL FLASHING, METAL DRIP EDGE, & WATERPROOFING AS REQUIRED (TYP).

NEW SEAMLESS ALUMINUM GUTTER W/ DOWNSPOUTS @ EACH END
FLASH ALL ROOF INTERSECTIONS AS REQUIRED (TYP)

NEW VENT STACK INSTALLED TO MANUFACTURERS RECOMMENDATIONS; PROVIDE ALL FLASHING, METAL DRIP EDGE, & WATERPROOFING AS REQUIRED (TYP)

EXISTING VENT STACK TO REMAIN
NEW VENT STACK OFFSET NEW DORMER WALL ±1" OVER EXISTING WALL BELOW TO PROVIDE 3'-0" MIN. SETBACK FROM PROPERTY LINE

NEW ROOF MOUNTED BATHROOM EXHAUST VENT; FLASH & WATERPROOF ALL PENETRATIONS
NEW MEMBRANE ROOF INSTALLED TO MANUFACTURERS RECOMMENDATIONS; PROVIDE ALL FLASHING, METAL DRIP EDGE, & WATERPROOFING AS REQUIRED

NEW ROOF MOUNTED BATHROOM EXHAUST VENT; FLASH & WATERPROOF ALL PENETRATIONS
OFFSET NEW DORMER WALL ±1" OVER EXISTING WALL BELOW TO PROVIDE 3'-0" MIN. SETBACK FROM PROPERTY LINE

NEW VENT STACK INSTALLED TO MANUFACTURERS RECOMMENDATIONS; PROVIDE ALL FLASHING, METAL DRIP EDGE, & WATERPROOFING AS REQUIRED (TYP)
FLASH & WATERPROOF ALL ROOF INTERSECTIONS AS REQUIRED (TYP)
NEW ROOF MOUNTED BATHROOM EXHAUST VENT; FLASH & WATERPROOF ALL PENETRATIONS
NEW MEMBRANE ROOF INSTALLED TO MANUFACTURERS RECOMMENDATIONS; PROVIDE ALL FLASHING, METAL DRIP EDGE, & WATERPROOFING AS REQUIRED

CLOSED CELL SPRAY FOAM @ ALL NEW & EXISTING 3RD FLOOR ROOFS; MIN R-49 (TYP)

RELOCATED VENT STACK AS REQUIRED; FLASH & WATERPROOF ALL PENETRATIONS
UN-VENTED SOFFIT; TYP @ NEW DORMER
NEW ROOF MOUNTED BATHROOM EXHAUST VENT; FLASH & WATERPROOF ALL PENETRATIONS
NEW MEMBRANE ROOF INSTALLED TO MANUFACTURERS RECOMMENDATIONS; PROVIDE ALL FLASHING, METAL DRIP EDGE, & WATERPROOFING AS REQUIRED

RELOCATED VENT STACK AS REQUIRED; FLASH & WATERPROOF ALL PENETRATIONS
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EXISTING VENT STACK TO REMAIN
NEW VENT STACK INSTALLED TO MANUFACTURERS RECOMMENDATIONS; PROVIDE ALL FLASHING, METAL DRIP EDGE, & WATERPROOFING AS REQUIRED (TYP)
PROPOSED ELEVATIONS
298 LOWELL STREET
SOMERVILLE, MASSACHUSETTS 02145

A-200

FRONT ELEVATION

1/4" = 1'-0"

SIDE ELEVATION

1/4" = 1'-0"

EXISTING STRUCTURE:
- NEW ASPHALT SHINGLES,
SYNTHETIC UNDERLAYMENT, & ICE & WATER
SHIELD
- NEW PAINTED FIBER CEMENT SIDING
- NEW PAINTED FIBER CEMENT TRIM, SOFFIT,
EAVES, ETC.
- WINDOWS TO REMAIN
- DOORS TO REMAIN
- BLOWN IN CELLULOSE INSULATION @ WALLS
- FILL CAVITIES
- FLASH / WATERPROOF AS REQUIRED

NEW DORMERS:
- UN-VENTED MEMBRANE ROOF
- PAINTED FIBER CEMENT SIDING
- PAINTED FIBER CEMENT TRIM, SOFFIT, EAVES, ETC.
- VINYL WINDOWS
- CLOSED CELL SPRAY FOAM INSULATION
- R-49 @ ROOF
- R-20 @ WALLS
- SEAMLESS ALUMINUM GUTTER & DOWNSPOUTS
- FLASH / WATERPROOF AS REQUIRED

NEW CONSTRUCTION:
- NEW VINTAGE CASEMENT WINDOW
- MAX INTERIOR SILL HEIGHT, MIN 20" OPENING WIDTH, MIN 24" OPENING HEIGHT, MIN 5.7 SF OPENING (2 PER BEDROOM)
- offset new dormer wall 1" over existing wall below to provide 3'-0" min. setback from property line
- NEW 30"X46" CURB MOUNTED OPERABLE SKYLIGHT; SCREEN & INTEGRATED MANUAL BLINDS
- 16'-4" DORMER LENGTH
- 32'-10" EXISTING 2 STORY RIDGE LENGTH
- 7'-11" ±
- 8'-7" ±

NEW DORMERS:
- UN-VENTED MEMBRANE ROOF
- PAINTED FIBER CEMENT SIDING
- PAINTED FIBER CEMENT TRIM, SOFFIT, EAVES, ETC.
- VINYL WINDOWS
- CLOSED CELL SPRAY FOAM INSULATION
- R-49 @ ROOF
- R-20 @ WALLS
- SEAMLESS ALUMINUM GUTTER & DOWNSPOUTS
- FLASH / WATERPROOF AS REQUIRED

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SYNTHETIC UNDERLAYMENT, & ICE & WATER
SHIELD
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- NEW PAINTED FIBER CEMENT TRIM, SOFFIT,
EAVES, ETC.
- WINDOWS TO REMAIN
- DOORS TO REMAIN
- BLOWN IN CELLULOSE INSULATION @ WALLS
- FILL CAVITIES
- FLASH / WATERPROOF AS REQUIRED

OFFSET NEW DORMER WALL 1" OVER EXISTING WALL BELOW TO PROVIDE 3'-0" MIN. SETBACK FROM PROPERTY LINE

NEW 30"X46" CURB MOUNTED OPERABLE SKYLIGHT; SCREEN & INTEGRATED MANUAL BLINDS
- 16'-4" DORMER LENGTH
- 32'-10" EXISTING 2 STORY RIDGE LENGTH
- 7'-11" ±
- 8'-7" ±
PROPOSED ELEVATIONS
PROPOSED RENOVATION & DORMER ADDITION
298 LOWELL STREET
SOMERVILLE, MASSACHUSETTS 02145

A-201
REAR ELEVATION

A-201
SIDE ELEVATION

EXISTING VENT STACK TO REMAIN

NEW 30"X46" CURB MOUNTED OPERABLE SKYLIGHT; SCREEN & INTEGRATED MANUAL BLINDS

EXISTING STRUCTURE:
- NEW ASPHALT SHINGLES, SYNTHETIC UNDERLAYMENT, & ICE & WATER SHIELD
- NEW PAINTED FIBER CEMENT SIDING
- NEW PAINTED FIBER CEMENT TRIM, SOFFIT, EAVES, ETC.
- WINDOWS TO REMAIN
- DOORS TO REMAIN
- BLOWN IN CELLULOSE INSULATION @ WALLS; FILL ALL CAVITIES
- FLASH / WATERPROOF AS REQUIRED

NEW DORMERS:
- UN-VENTED MEMBRANE ROOF
- PAINTED FIBER CEMENT SIDING
- PAINTED FIBER CEMENT TRIM, SOFFIT, EAVES, ETC.
- VINYL WINDOWS
- CLOSED CELL SPRAY FOAM INSULATION
- R-49 @ ROOF
- R-20 @ WALLS
- SEAMLESS ALUMINUM GUTTER & DOWNSPOUTS
- FLASH / WATERPROOF AS REQUIRED

NEW RIDGE VENT
- PLASTIC RIGID DURAVENT WITH VENTED RIDGE PROP

NEW SIDING
- ALUMINUM CLAD Wood Siding
- CHARRED TIMBER FACES
- DRIP EDGE & EDGEBAND
- AT TOP OF WALLS, DOWNSPOUTS & GUTTERS

NEW DECK
- TIMBER DECK
- PLASTIC RIGID DURAVENT
- CHARRED TIMBER FACES
- AT TOP OF WALLS, DOWNSPOUTS & GUTTERS

NEW DECK RAILING
- CHARRED TIMBER FACES
- CHARRED TIMBER NEWEL & POSTES
- CHARRED TIMBER CAP & SPINDLES

NEW SCREENED ENTRANCE:
- CHARRED TIMBER FACES
- CHARRED TIMBER NEWEL & POSTES
- CHARRED TIMBER CAP & SPINDLES

OFFSET NEW DORMER WALL ± OVER EXISTING WALL BELOW TO PROVIDE 3'-0" MIN. SETBACK FROM PROPERTY LINE