

# PROPOSED ADDITION & RENOVATION

## 11 LANDERS STREET

### SOMERVILLE, MASSACHUSETTS 02143

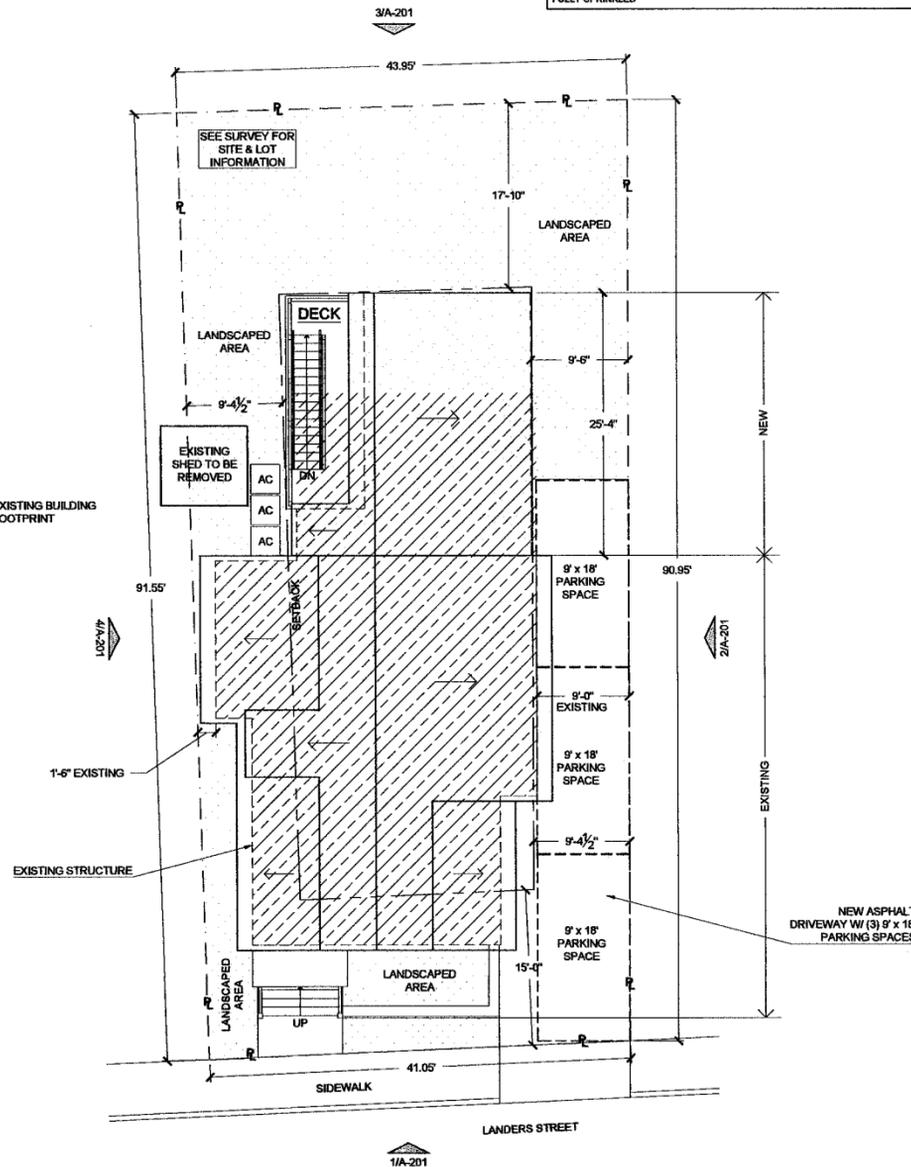
#### DRAWING LIST

SHEET	TITLE	DATE	REV DATE
	PLOT PLAN	08/22/2014	
G-100	GENERAL PROJECT INFORMATION	12/01/2014	
EX100	EXISTING PLANS	12/01/2014	
AD100	BASEMENT & 1ST FLOOR DEMOLITION PLANS	12/01/2014	
AD101	2ND & 3RD FLOOR DEMOLITION PLANS	12/01/2014	
A-100	PROPOSED BASEMENT & 1ST FLOOR PLANS	12/01/2014	
A-101	PROPOSED 2ND & 3RD FLOOR PLANS	12/01/2014	
A-201	PROPOSED ELEVATIONS	12/01/2014	

#### GENERAL NOTES:

- PROVIDE PRODUCTS AND MATERIALS SPECIFIED. REQUEST ARCHITECT'S SELECTION OF COLORS AND ACCESSORIES IN SUFFICIENT TIME TO AVOID DELAYING PROGRESS OF THE WORK.
- DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR THE PROPER COMPLETION OF THE PROJECT SUITABLE FOR THE INTENDED USE OF THE OWNER. ITEMS NOT EXPRESSLY SET FORTH BUT WHICH ARE REASONABLY IMPLIED OR NECESSARY FOR THE PROPER PERFORMANCE OF THIS WORK SHALL BE INCLUDED.
- COMPLY WITH APPLICABLE CODES, REGULATIONS, ORDINANCES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, INCLUDING ACCESSIBILITY GUIDELINES WHERE APPLICABLE. SUBMIT COPIES OF INSPECTION REPORTS, NOTICES AND SIMILAR DOCUMENTS TO ARCHITECT. PLANS ARE BASED ON MASSACHUSETTS BUILDING CODE 8TH EDITION.
- THE CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS SHALL REFER TO THE DRAWINGS, SCHEDULES AND SPECIFICATIONS AS A WHOLE WHEN DETERMINING THE CONSTRUCTION REQUIREMENTS FOR THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL AREAS ON THE PROJECT WHICH REQUIRE TOLERANCES BETWEEN ROUGH OPENINGS AND/OR FINISH MATERIALS AND PROVIDE FOR THE PROPER TOLERANCES TO COMPLETE THE CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- ALL DRAWINGS, SCHEDULES AND SPECIFICATIONS IN THE BID PACKAGE ARE TO BE CONSIDERED EQUAL PARTS OF THIS CONTRACT PACKAGE. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS, SCHEDULES AND SPECIFICATIONS. ALL DISCREPANCIES, OMISSIONS OR ERRORS THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO THE SUBMISSION OF BIDS SO THAT CLARIFICATION MAY BE OBTAINED.
- ANY WORK PERFORMED IN CONFLICT WITH ANY PART OF THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENT SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHER TRADES. SUBCONTRACTORS SHALL VERIFY THAT ANY WORK RELATED TO THEM, WHICH MUST BE PROVIDED BY OTHERS HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING THEIR WORK.
- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE ON DRAWINGS. DO NOT SCALE DRAWINGS. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES AND DO NOT PROCEED WITHOUT INSTRUCTIONS/CLARIFICATION.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER.
- VERIFY ALL SITE 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 ERRECTED AND THE PROPERTY OF THE CONTRACTOR AND/OR OTHER PERSONS, AS A RESULT OF OPERATIONS HEREUNDER.
- THE CONTRACTOR SHALL BE FULLY AND COMPLETELY LIABLE AT HIS OWN EXPENSE FOR DESIGN, CONSTRUCTION, INSTALLATION AND USE OR NON-USE OF ALL ITEMS AND METHODS INCIDENT TO PERFORMANCE OF EITHER PERSON OR PROPERTY, INCLUDING WITHOUT LIMITATION THE ADEQUACY OF ALL TEMPORARY SUPPORTS, SHORING, BRACINGS, SCAFFOLDING, MACHINERY OR EQUIPMENT, SAFETY PRECAUTIONS OR DEVICES, AND SIMILAR ITEMS OR DEVICES USED DURING CONSTRUCTION.
- 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 WORK WITH THE OWNER OR WITH THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES, PERMITS, AND INSPECTIONS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK.
- ALL ITEMS TO BE REMOVED SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED ENTIRELY FROM THE PROJECT SITE, UNLESS NOTED OTHERWISE. RETURN ITEMS IDENTIFIED FOR SALVAGE OR REUSE TO THE OWNER/PROPERTY MANAGER.
- THE DRAWINGS ARE NOT INTENDED FOR USE AS SHOP OR ERECTION DRAWINGS.
- CONTRACTOR TO PHASE ALL WORK SUCH THAT THE OCCUPIED PORTIONS OF THE BUILDING ARE SAFE & AVAILABLE THROUGHOUT CONSTRUCTION.
- CONTRACTOR TO PROVIDE TEMPORARY BARRIERS AT ALL FLOOR PENETRATIONS TO PREVENT PHYSICAL BODILY DAMAGE.
- CONTRACTOR TO PROVIDE A CLEAN JOB SITE FREE FROM DEBRIS THROUGHOUT CONSTRUCTION AT ALL FLOORS.
- CONTRACTOR REQUIRED TO LOCATE ALL STRUCTURAL CONCRETE BEAMS/JOISTS, MECHANICAL, ELECTRICAL, SPRINKLER AND CLEAR SPACE PRIOR TO WORK.
- VERIFY STAGING AREA, PARKING AVAILABILITY, AND RULES FOR USE WITH PROPERTY OWNER.
- MAINTAIN PROPER EMERGENCY EGRESS AND SYSTEMS THROUGHOUT DEMOLITION AND RENOVATION.
- SEE FIRE PROTECTION DRAWINGS FOR SYSTEM DETAILS & INSTALLATION REQUIREMENTS
- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DETAILS & INSTALLATION REQUIREMENTS

**ZONING ANALYSIS:**  
 ZONING DISTRICT: RB  
 MINIMUM LOT SIZE: 7,500 SF REQUIRED / 4,008 SF EXISTING NON-CONFORMING  
 MINIMUM LOT AREA/DU: 1,500 SF REQUIRED / 1,335 SF EXISTING NON-CONFORMING  
 MAXIMUM GROUND COVERAGE: 50% REQUIRED / 30% (1,506 SF)  
 MINIMUM LANDSCAPE AREA: 25% REQUIRED / 50% (2,000 SF)  
 MAXIMUM FLOOR AREA RATIO: 1.0 (4,008 SF)  
 EXISTING FAR: 0.79 (3,188 SF)  
 PROPOSED FAR: 0.34 (1,368 SF) + 7.58 NEW SF = 3,338 SF  
 MAXIMUM HEIGHT: 3 STORIES / 3 STORIES EXISTING  
 MAXIMUM BUILDING HEIGHT: 40'  
 EXISTING BUILDING HEIGHT: 27'-0" (MEAN); 32'-6" (RIDGE)  
 PROPOSED BUILDING HEIGHT: 27'-0" (MEAN) NO CHANGE; 32'-6" (RIDGE) NO CHANGE  
 MINIMUM FRONT YARD: 15' REQUIRED / 0'-0" EXISTING NON-CONFORMING  
 MINIMUM SIDE YARDS: (3 STORIES) 10' REQUIRED; SUM OF BOTH SIDE YARDS: 20' REQUIRED  
 REDUCTION FOR NARROW LOT: (42'-0") 7.5' PER SIDE; 15' SUM OF BOTH SIDES  
 ADJUSTED MINIMUM SIDE YARDS: 9'-4.5" REQUIRED / 1'-6" EXISTING NORTH WEST SIDE NON-CONFORMING;  
 9'-0" EXISTING SOUTH EAST SIDE NON-CONFORMING  
 EXISTING SUM OF BOTH SIDE YARDS: 18'-4" REQUIRED / 10'-6" EXISTING NON-CONFORMING  
 MINIMUM REAR YARD: 20' REQUIRED  
 REDUCTION FOR SHALLOW LOT: (81'-3") 2'-0"  
 ADJUSTED MINIMUM REAR YARD: 17'-10" REQUIRED  
 MINIMUM FRONTAGE: 50' REQUIRED / 41' EXISTING NON-CONFORMING  
 EXISTING ACCESSORY STRUCTURE TO BE REMOVED  
 USE GROUP: R-2  
 CONSTRUCTION TYPE: SB, UNPROTECTED  
 TYPE 3 ALTERATION, GREATER THAN 50%  
 FULLY SPRINKLED



1  
G-001

#### PROPOSED ROOF / SITE PLAN

1/8" = 1'-0"

#### LEGEND

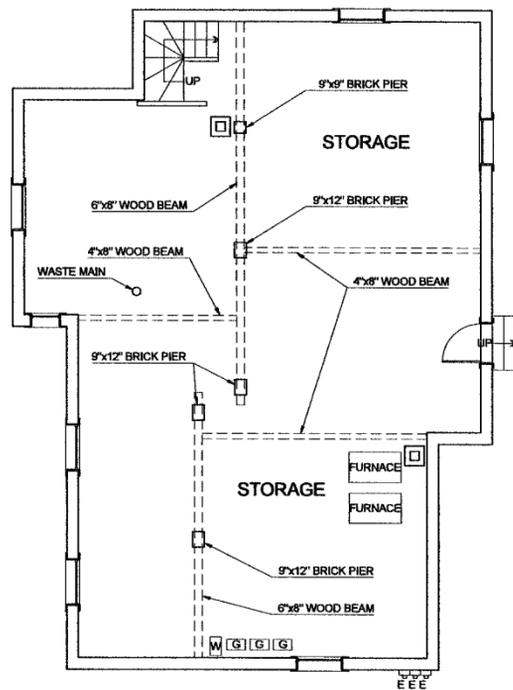
	NEW GWB PARTITION
	NEW 1HR RATED GWB PARTITION
	NEW GWB KNEE WALL
	PARTITION/COMPONENT TO BE DEMOLISHED
	ELECTRICAL SWITCH
	3-WAY ELECTRICAL SWITCH
	4-WAY ELECTRICAL SWITCH
	DIMMABLE ELECTRICAL SWITCH
	MAG SWITCH MOUNTED IN DOOR HEADER
	DOOR JAMB SWITCH
	GARAGE DOOR OPERATOR/KEYPAD
	DATA JACK
	TELEPHONE JACK
	DUPLEX OUTLET
	* = GROUND FAULT INTERRUPT
	QUADPLEX OUTLET
	USB OUTLET
	COAXIAL CABLE JACK
	THERMOSTAT
	ALARM COMPONENT
	EXISTING FIXTURE, OUTLET OR ELECTRICAL COMPONENT
	ELECTRICAL CIRCUIT
	RECESSED CEILING LIGHT FIXTURE
	RECESSED CEILING WET LOCATION LIGHT FIXTURE
	RECESSED CEILING WALL WASH LIGHT FIXTURE
	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
	CEILING MOUNTED PENDANT LIGHT FIXTURE
	SURFACE MOUNTED WALL SCONCE
	CEILING MOUNTED CHANDELIER
	SURFACE MOUNTED CEILING LIGHT FIXTURE
	MULTI-HEAD TRACK LIGHTING
	EXTERIOR WALL MOUNT LIGHT FIXTURE
	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
	UNDER CABINET/SHELF LINEAR LIGHT FIXTURE
	PUCK LIGHT
	WALL MOUNTED PATH LIGHT
	MOTION SENSOR
	WiFi ROUTER
	SMOKE DETECTOR
	CO DETECTOR
	HEAT DETECTOR
	4-WAY HVAC SUPPLY GRILLE
	MECHANICAL EXHAUST FAN

#### GENERAL PROJECT INFORMATION & PROPOSED ROOF / SITE PLAN

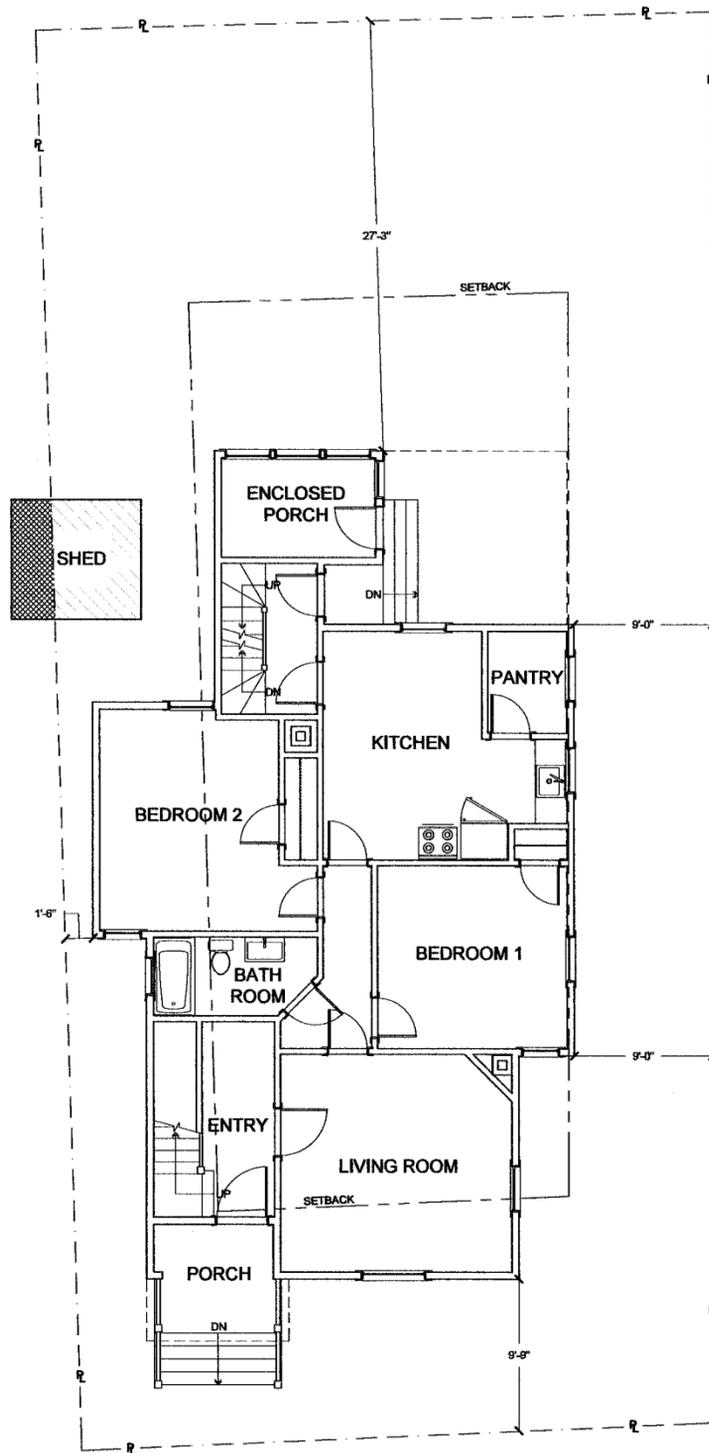
ADDITION & RENOVATION  
 11 LANDERS STREET  
 SOMERVILLE, MASSACHUSETTS 02143

PROJECT NUMBER: 1428  
 DRAWING NUMBER:  
**G-001**  
 SCALE: AS NOTED  
 DATE: 12/01/2014

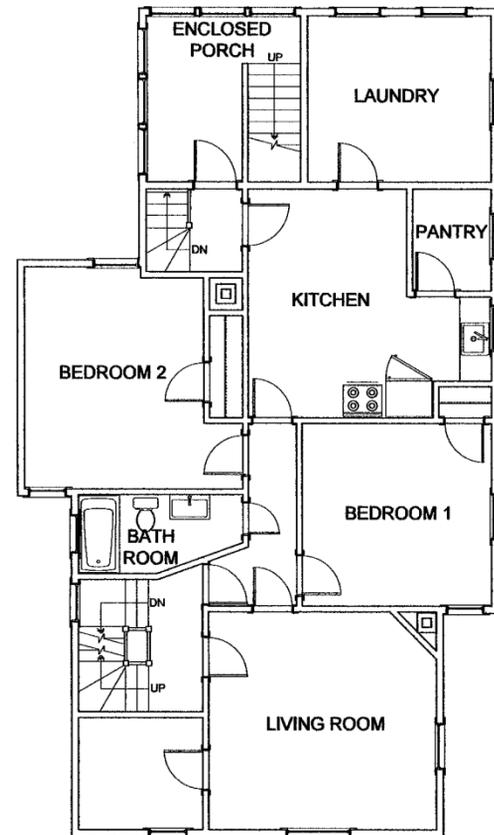
MAXWELL ARCHITECTS, LLC  
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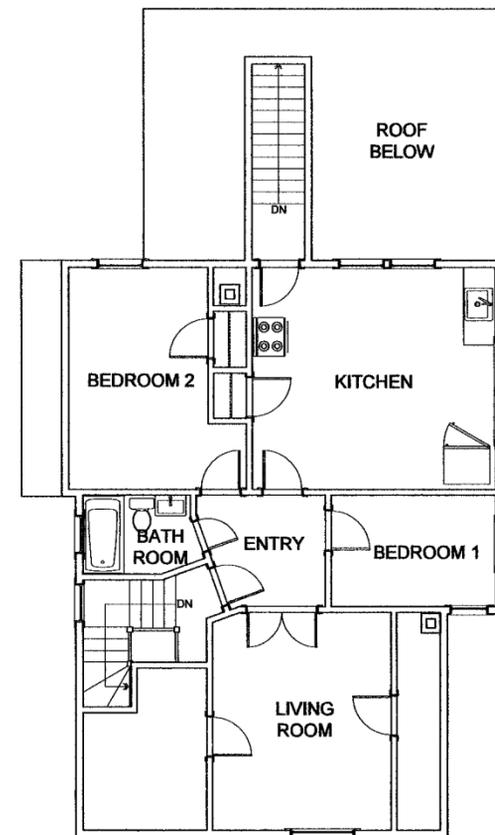
1 EXISTING BASEMENT PLAN  
EX001 3/16" = 1'-0"



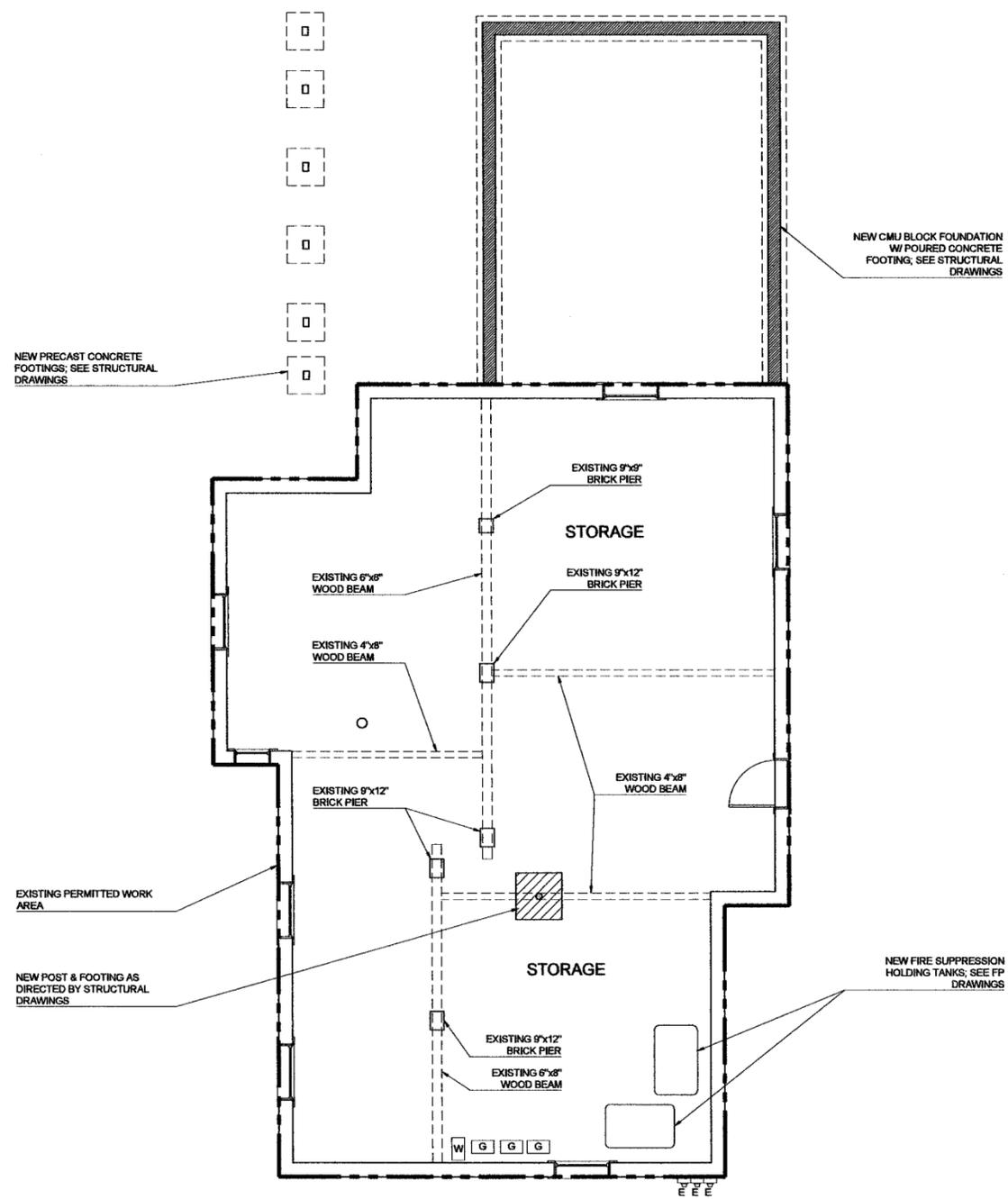
2 EXISTING 1ST FLOOR PLAN  
EX001 3/16" = 1'-0"



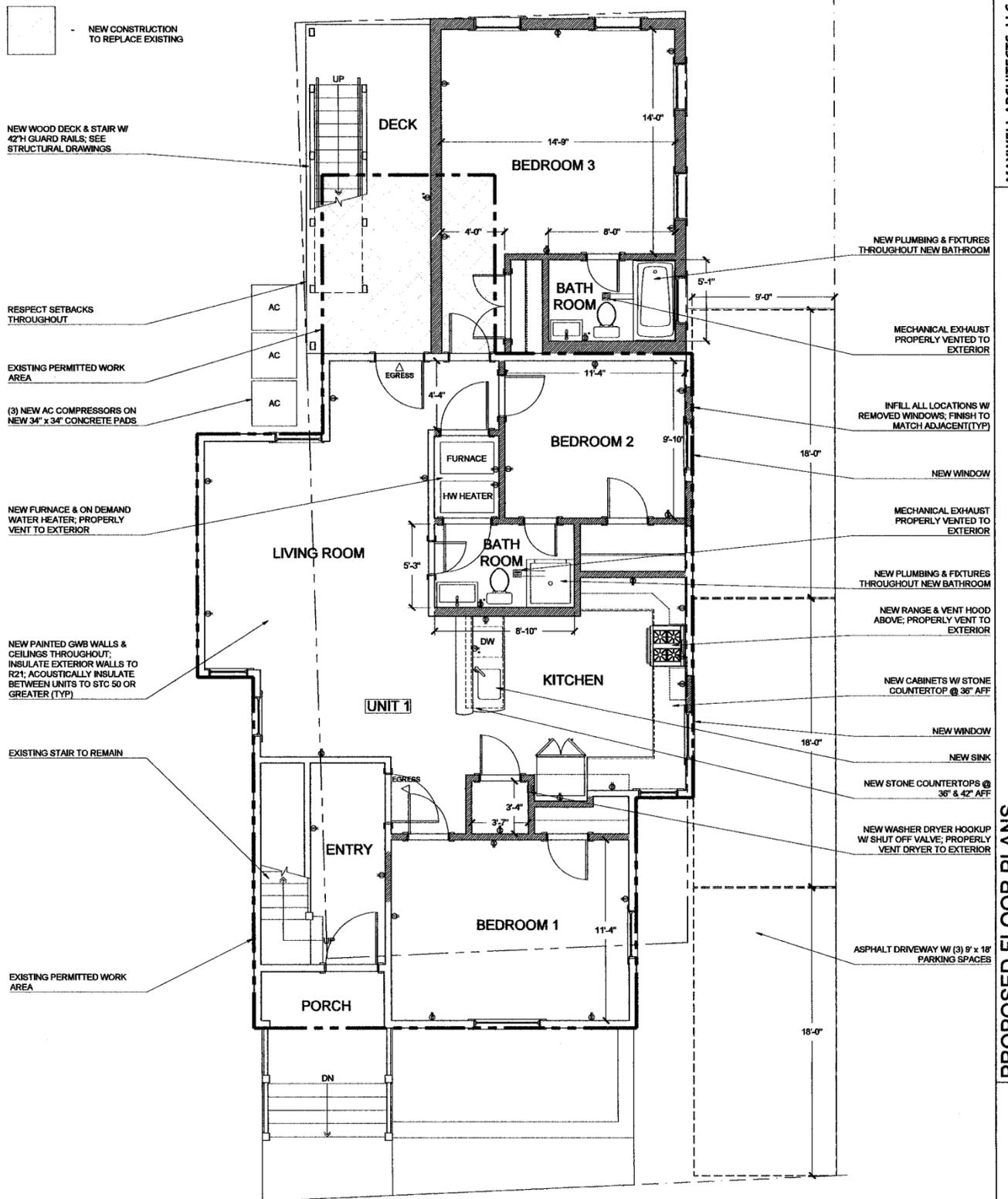
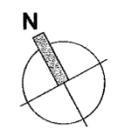
3 EXISTING 2ND FLOOR PLAN  
EX001 3/16" = 1'-0"



4 EXISTING 3RD FLOOR PLAN  
EX001 3/16" = 1'-0"



1 PROPOSED BASEMENT PLAN  
A-100 1/4" = 1'-0"



2 PROPOSED 1ST FLOOR PLAN  
A-100 1/4" = 1'-0"

MAXWELL ARCHITECTS, LLC  
PLANNING / PROGRAMMING / DESIGN

20 Wilson Street  
Somerville, Massachusetts 02144  
978.764.4277 FAX

PROPOSED FLOOR PLANS  
RENOVATION & ADDITION  
11 LANDERS STREET  
SOMERVILLE, MASSACHUSETTS 02143

PROJECT NUMBER: 1428  
DRAWING NUMBER:  
A-100  
SCALE: 1/4" = 1'-0"  
DATE: 12/01/2014

NEW CONSTRUCTION TO REPLACE EXISTING

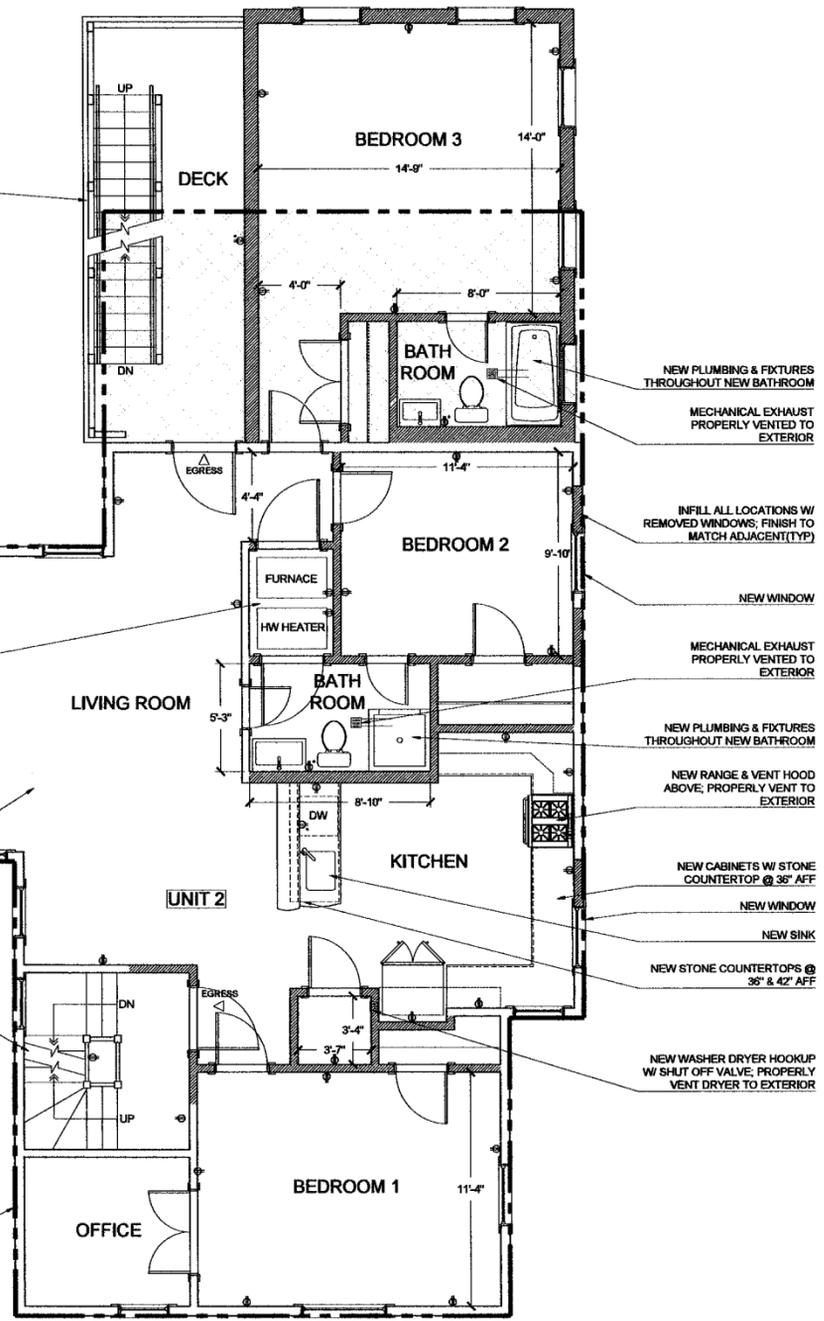
NEW WOOD DECK & STAIR W/ 42H GUARD RAILS; SEE STRUCTURAL DRAWINGS

NEW FURNACE & ON DEMAND WATER HEATER; PROPERLY VENT TO EXTERIOR

NEW PAINTED GWS WALLS & CEILINGS THROUGHOUT. INSULATE EXTERIOR WALLS TO R21; ACOUSTICALLY INSULATE BETWEEN UNITS TO STC 50 OR GREATER (TYP)

EXISTING STAIR TO REMAIN

EXISTING PERMITTED WORK AREA



1 PROPOSED 2ND FLOOR PLAN  
A-101 1/4" = 1'-0"

NEW CONSTRUCTION TO REPLACE EXISTING

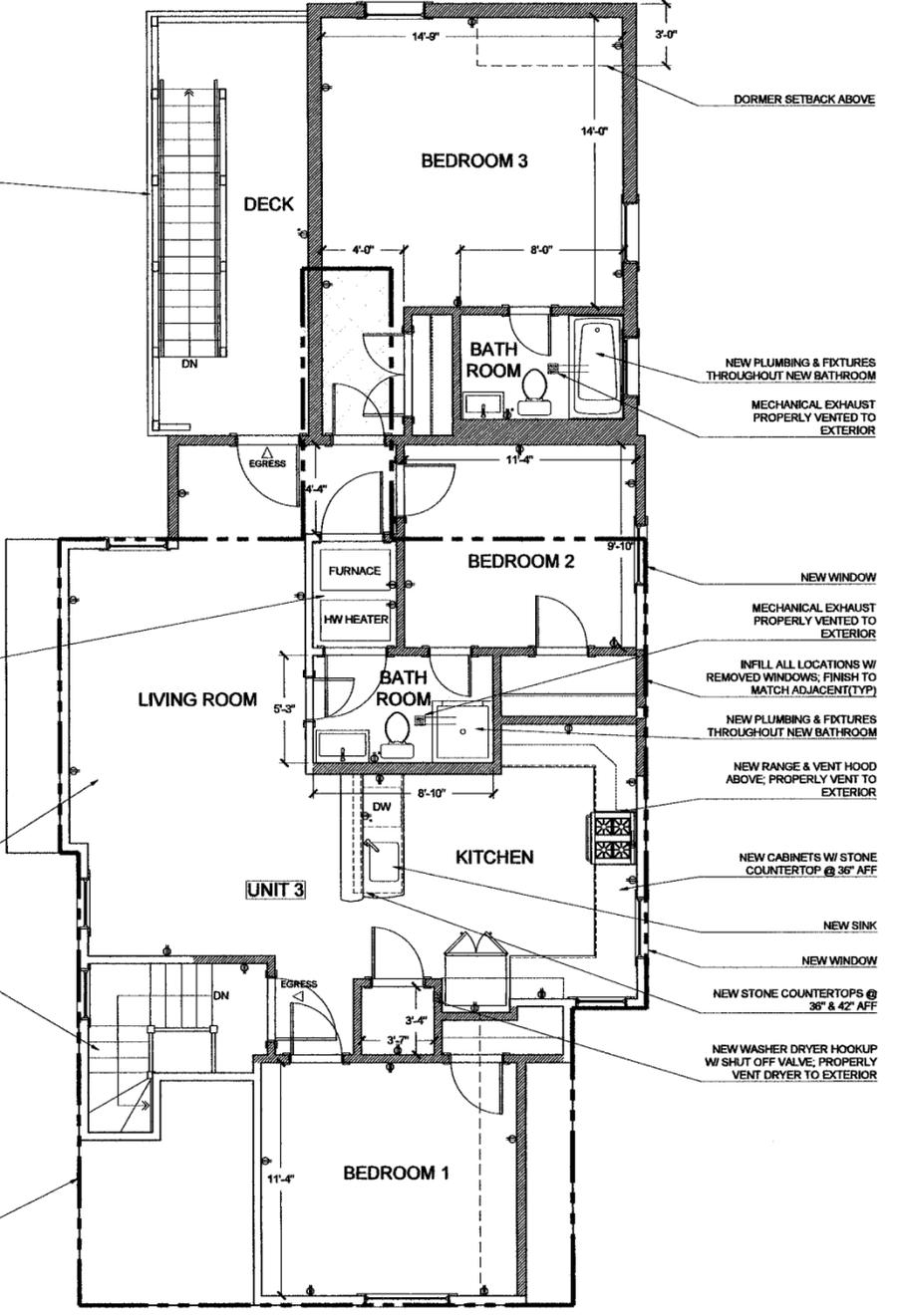
NEW WOOD DECK & STAIR W/ 42H GUARD RAILS; SEE STRUCTURAL DRAWINGS

NEW FURNACE & ON DEMAND WATER HEATER; PROPERLY VENT TO EXTERIOR

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EXISTING STAIR TO REMAIN

EXISTING PERMITTED WORK AREA



2 PROPOSED 3RD FLOOR PLAN  
A-101 1/4" = 1'-0"

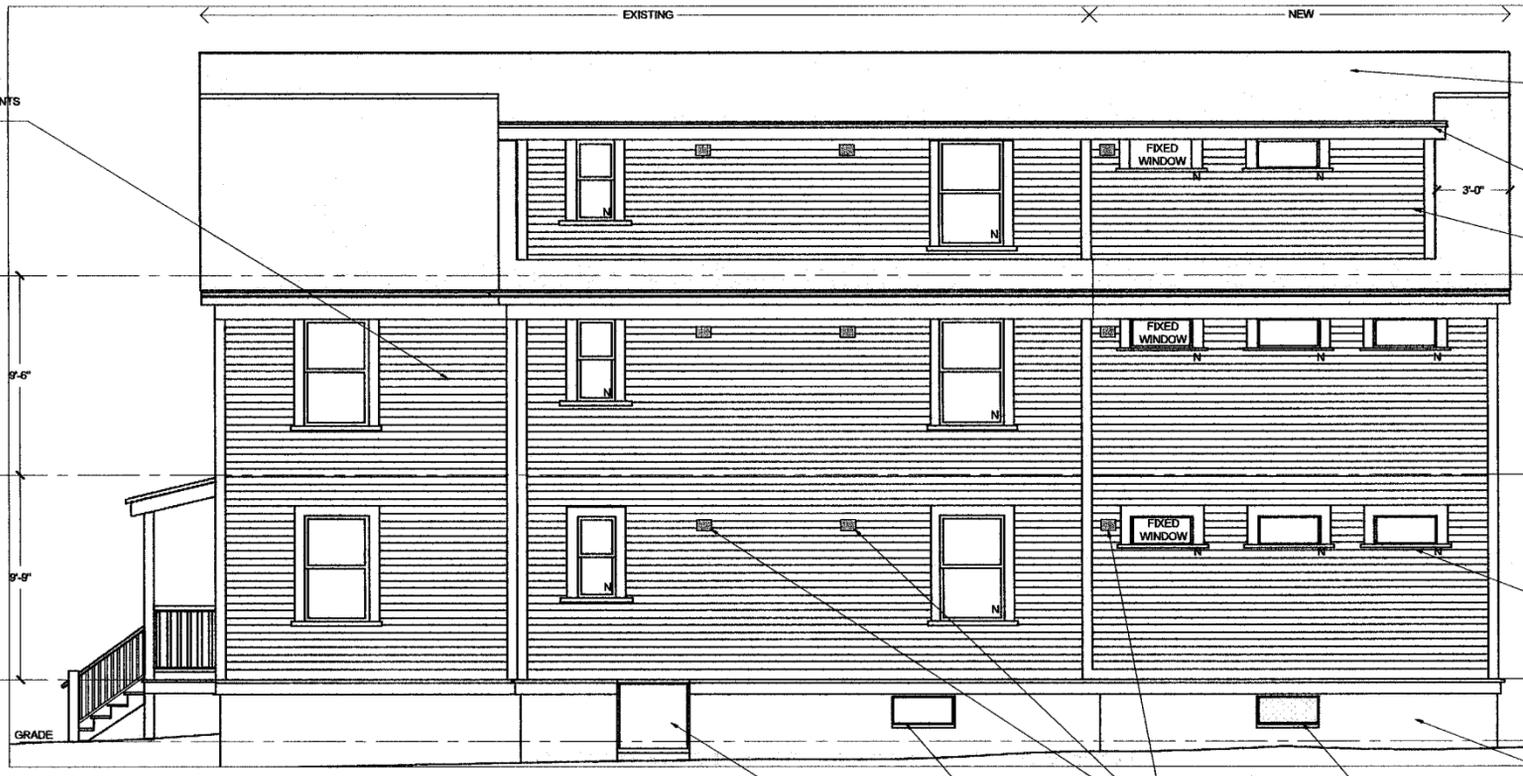


1  
A-201

PROPOSED FRONT ELEVATION  
NTS

STRIP, PATCH AS NECESSARY. PREP & REPAINT ALL TRIM, SIDING, DOORS & VENTS THROUGHOUT

3RD FLOOR  
9'-6"  
2ND FLOOR  
9'-9"  
1ST FLOOR  
GRADE



2  
A-201

PROPOSED SOUTH SIDE ELEVATION  
NTS

NEW MEMBRANE ROOF  
NEW SEAMLESS ALUMINUM CUTTERS & DOWNSPOUTS (TYP)  
NEW PAINTED CLAPBOARD SIDING TO MATCH EXISTING  
NEW WINDOW TRIM TO MATCH EXISTING (TYP)  
NEW CMU FOUNDATION; SEE STRUCTURAL

EXISTING BASEMENT ENTRY  
EXISTING BASEMENT WINDOW  
BATHROOM, VENT HOOD, & LAUNDRY VENTS  
CRAWL SPACE VENT



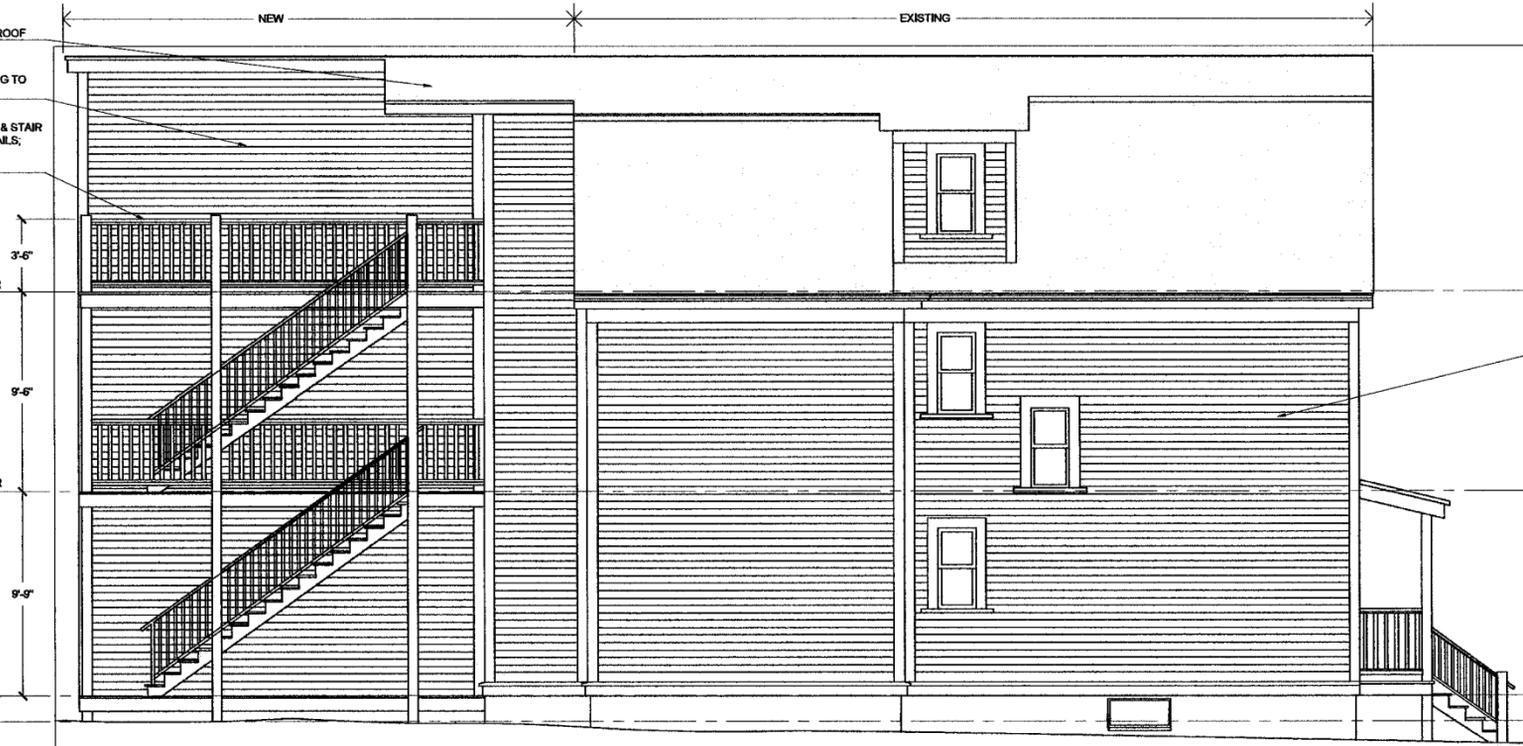
3  
A-201

PROPOSED REAR ELEVATION  
NTS

NEW MEMBRANE ROOF  
NEW PAINTED CLAPBOARD SIDING TO MATCH EXISTING  
NEW WOOD DECK & STAIR W/ 42" GUARD RAILS, SEE STRUCTURAL DRAWINGS

3RD FLOOR  
3'-6"  
2ND FLOOR  
9'-6"  
1ST FLOOR  
9'-9"  
GRADE

NEW ADDITION  
NEW DECK / STAIR



4  
A-201

PROPOSED NORTH SIDE ELEVATION  
NTS

REPAINT ALL EXTERIOR SIDING & TRIM

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PROPOSED ELEVATIONS  
RENOVATION & ADDITION  
11 LANDERS STREET  
SOMERVILLE, MASSACHUSETTS 02143

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