

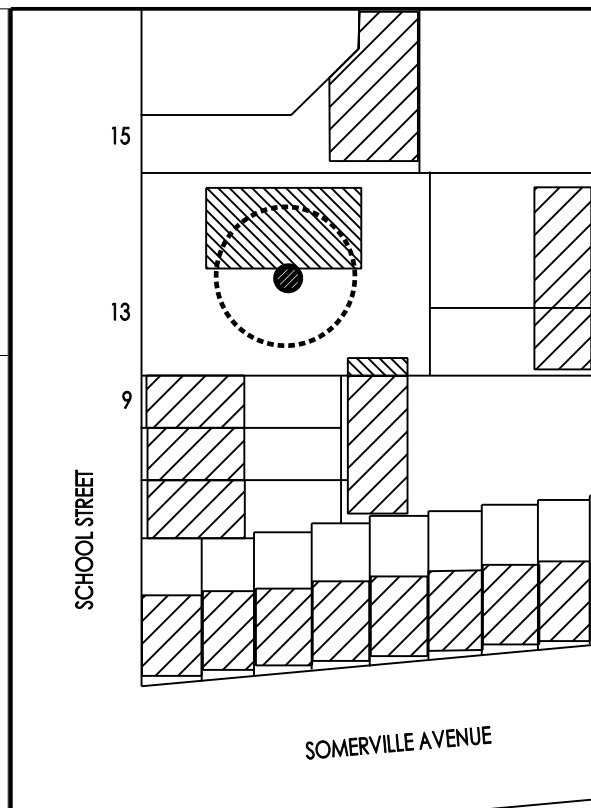
# 13 SCHOOL STREET, SOMERVILLE, MA

## PARTICIPANTS:

OWNER:	ARCHITECT:	CONTRACTOR:
PAVLOS PROTOPAPAS 13 SCHOOL STREET SOMERVILLE, MA	SEITZ ARCHITECTS, INC. P.O. BOX 326 SOMERVILLE, MA 02413	
	PATRICIA SEITZ, PROJECT ARCHITECT C: 617-593-9190 EMAIL: PATTI@SEITZ-ARCHITECTS.COM	

## NOTES:

- IT IS THE INTENT OF THESE DRAWINGS TO SHOW APPROXIMATE LOCATIONS FOR ALL FIXTURES AND SYSTEMS. ALL CONTRACTORS AND THEIR SUBS ARE RESPONSIBLE FOR ALL FIELD MEASUREMENTS AND VERIFICATION OF ALL SYSTEM REQUIREMENTS FOR FULLY OPERABLE AND WORKING SYSTEMS FOR THE ENTIRE PROJECT.
- IT IS THE INTENTION OF THESE DRAWINGS AND SPECIFICATIONS TO SERVE AS AN OUTLINE FOR THIS PROJECT. THESE DRAWINGS ARE INTENDED TO BE A GUIDE ALONG WITH THE WRITTEN SPECIFICATION AND OTHER DOCUMENTS IN THE BID PACKAGE. THE DRAWINGS AND SPECIFICATIONS COMPLEMENT EACH OTHER IN ORDER TO DEFINE THE SCOPE OF THE WORK.



## LOCUS MAP

RB DISTRICT

## CONTENTS:

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## GENERAL NOTES:

- "Contractor(s)" is defined as the General Contractor and/or Sub-Contractors and/or Vendors.
- All work by the Contractor(s) shall adhere to the stipulations of, but not limited to the following regulations: (complete and up to date):
  - Zoning Ordinance, most recent edition of that Zoning Ordinance which has jurisdiction over the Project. Any questions shall be directed to both the Architect and the Building Inspector having jurisdiction.
  - The Commonwealth of Massachusetts, State Building Code, Eighth Edition 780 CMR, and current amendments, 2009 IBC - International Building Code, IEBC International Existing Building Code, and current amendments as adopted by the Commonwealth.
  - The Commonwealth of Massachusetts, Fuel Gas and Plumbing Codes, 248 CMR current amendments, which modifies the International Plumbing Code.
  - The International National Electric Code, and The Massachusetts Electrical Code 527 CMR 12.00 / current edition.
- The Contractor(s) shall, for the duration of the work of the Project, secure the site and building so that unauthorized individuals shall not be at secured areas of the site and building, and shall have in effect safety measures that shall completely protect the property and individuals contiguous to and in the vicinity of the site and buildings. The Contractor(s) shall protect all property and individuals on the site and in the buildings.
- The contractor(s) for all Applications for payment, shall utilize A.I.A. Documents G702 and G703. Representation of the Contract Sum and Contract Sub Sums shall be identical to that in the Standard Form of Agreement Between Owner and Contractor for this project, AIA Documents A101, and the submitted Bid Form.
- The Contractor(s) shall, unless notified to the contrary by the Owner, secure all required permits and approvals from all agencies having jurisdiction over the Project so that the work may be constructed and the premises occupied with no delay. Copies of the same shall be forwarded to the Owner and Architect.
- Contractor(s) shall verify all dimensions, elevations, materials and conditions by field inspection prior to purchase and/or construction of Project work items. If the Contractor(s) encounter any discrepancies, conflicts and/or have any questions regarding the Project, they shall notify the Architect in writing with a copy to the Owner.
- The Contractor(s) shall adhere to the stipulations of the Contract Documents. There shall be no changes to the stipulations of the Contract Documents unless approved in writing by the Owner, Architect and Contractor.
- The last issued Contract Documents from the Architect to the Contractor shall supersede all previously issued Contract Documents. The Contractor(s) shall note all changes and respond within 48 hours of receipt of said Contract Documents with proposed changes to the Contract Sum and/or Schedule as per the changes in the Contract Documents for approval prior to purchase and/or construction and/or fabrication of the changed items. No changes shall result in additional costs to the Owner unless the Contractor shall have received prior written approval from the Owner and Architect. Said revised Contract Documents shall also be issued to the local Building Department having jurisdiction over the Project.
- The Contractor(s) shall, if encountering any conditions not explicitly covered in the Contract Documents, consult with the Architect prior to proceeding with any work concerning said conditions. If the Contractor(s) proceed with work concerning said conditions without consulting the Architect, the Contractor(s) shall demolish and reconstruct this work in a manner that meets with the Architect's approval at no additional cost to the Owner. Any issues not brought to the attention to the Architect specifically, which may affect the integrity of the project in any way, shall be the sole responsibility of the General Contractor, their Subcontractors and Vendors.
- The Contract for Construction shall include A.I.A. Document A201 General Conditions of the Contract for Construction, most recent edition.
- The Contractor(s) shall submit in writing a time schedule for all of the work to the Owner and Architect for approval.
- The Contractor(s) shall submit to the Owner and Architect for approval, prior to purchase and/or fabrication and/or construction, samples, schedules and cuts of materials, finishes, hardware, and mechanical systems. Samples, schedules and cuts of additional materials may be requested by the Owner and Architect at any time. Any samples, schedules, cuts of materials, finishes, hardware and mechanical systems, etc., accepted by the Owner shall not be the responsibility of the Architect.
- The Contractor(s) shall submit to the Architect for approval prior to purchase and/or fabrication and/or construction, shop drawings of all millwork, mechanical, and including electrical and plumbing layouts. Any samples, mechanical systems or materials accepted by the Owner shall not be the responsibility of the Architect.
- All wood and wood products for structure, sheathing, and blocking shall be factory treated and labelled "fire retardant". All materials required for the construction of the project shall bear the proper UL labels where fire retardant or fire-rated materials and finishes are required by Code. All new work shall be firestopped between all floors and roof per code.
- The Contractor(s) shall submit to the Owner in writing for approval prior to the start of work a plan for performing the work which shall insure that there will be a minimum of disruption to all users of the building and to all abutting areas and people. Any departure from said plan shall be approved by the Architect and Owner prior to performing the work.
- The following minimum insurance shall be carried by the Contractor (General Contractor) for this project:
  - Worker's Compensation: \$500,000.00 minimum.
  - General Liability: \$1,500,000.00 minimum, including but not limited to explosion, collapse and underground hazard coverage, and broadform property damage.
  - Completed Operations Coverage: \$1,500,000.00 minimum.Copies of documents of the above coverages shall be submitted by the successful bidder for approval by Owner and Architect. It shall be arranged by the successful bidder that automatic notice shall be given to the Owner and Architect 30 days prior to expiration and/or cancellation of any and/or all of the above named insurance.
- The approval of Shop Drawings, Samples, Cuts by the Architect shall not constitute representation of the technical regulations compliance, correctness and/or performance of those details or products by others, including manufacturers, millworkers, and engineers.
- The Contractor(s) is responsible for all dimensions to be confirmed and correlated at the job site, and to verify all field conditions, for fabrication and techniques of construction, for coordination of the work of all trades, and for all quantities. The Contractor is responsible for bidding on and providing a completed operational project at the end of construction. A surveyor shall be required for initial layout of the buildings to insure conformance to the Zoning Regulations for all additions.
- The Architect shall not be responsible fully or in part, for any theft that occurs regarding the project, on or off site.
- Contractor(s), in proposing Change Orders, shall break out costs data in complete detail including, but not limited to, labor hours and rates, purchase costs and purchase receipts. Additional costs data may be requested by the Architect at will prior to approval of any Change Orders.
- All shop drawings must be submitted to the Architect for approval prior to construction, fabrication and purchase.

## CODE REVIEW

13 SCHOOL STREET, SOMERVILLE, MA
RB DISTRICT - 2 FAMILY EXISTING AND REMAINS ALLOWABLE HEIGHT - 3 STORIES AND 40'
LOT AREA 6,175 SF FAR 1.0
GFA EXISTING TO EXTERIOR WALLS: BSMT: 1555 SF (USED FOR MECHANICAL SYSTEMS) 1ST: 1528 SF TO EXTERIOR WALLS, 88 SF REAR AND 29 SF FRONT OPEN PORCH 2ND: 1402 SF TO EXTERIOR WALLS, 96 SF OPEN PORCH 3RD: 772 SF TO EXTERIOR WALLS
TOTAL EXISTING GFA: 3,702 SF EXCLUDING 213 SF OPEN PORCH
TOTAL PROPOSED GFA: BASEMENT - NO CHANGE 1ST - NO CHANGE 2ND - NO CHANGE 3RD - 1063 SF TO EXTERIOR WALLS, 135 SF ROOF DECK
TOTAL PROPOSED GFA: 4206 SF EXCLUDING 213 SF EXISTING OPEN PORCH AND NEW 135 SF ROOF DECK
TOTAL ALLOWED GFA = LOT AREA (FAR = 1.0) OR 6175 SF
BUILDING HEIGHTS AND SIDE YARD SETBACK FOR THIRD FLOOR
EXISTING BUILDING HEIGHT - TO TOP OF RIDGE: +/- 34'-10" (GABLE ROOF) PROPOSED NEW BUILDING HEIGHT - TO TOP OF DECK OF NEW MANSARD 34'-10" +/-
EXISTING SIDE YARD SETBACK OF THIRD FLOOR 8'-0" PROPOSED FOR NEW AREA = 8'-0"

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PROJECT: 13 SCHOOL STREET, SOMERVILLE, MA	DRAWING TITLE: COVER SHEET, ZONING, GENERAL NOTES	SCALE:	DATE: 2-29-16 PROPOSED PLANS FOR PLANNING REVIEW	OFFICE REF# 2015-02
ISSUE:	DATE:	REMARK:		

A0.1

SCHOOL STREET

#15  
SCHOOL ST

1 2 3 4 5 6 7 8

LOT LINE

TURF 1602 SF EX TURF

EXISTING GABLE ROOF TO BE REMOVED

95'-0"

TURF

8'-0"

DOWNPOUT

UP

EXISTING PROTECTING BAY AT 2ND FLOOR BELOW (DOTTED)

DOWNPOUT

4'-9"

TURF

EXISTING CHAIN LINK FENCE

TURF 20.7'

EXISTING ROOF BELOW REMAINS

EX CONCRETE WALKWAY

EXISTING CHAIN LINK FENCE

EXISTING OPEN PORCHES BELOW (DOTTED)

NEW ROOF DECK OVER EXISTING ROOF BELOW

TURF

EXISTING SHED

EX PLANTING BEDS  
EXISTING CONCRETE WALKWAY  
EXISTING GATE

EXISTING OPEN PORCH (DOTTED)  
EXISTING GABLE ROOF TO BE REMOVED (SHOWN SHADED)

DECK OF NEW MANSARD MATCHES FORMER HEIGHT OF GABLE ROOF

NEW PLANTINGS

SIDEWALK

417 SF TURF

#13  
SCHOOL ST

EX BITUMINOUS DRIVEWAY

EXISTING 9 X 20 PARKING SPACES (2)

EX BITUMINOUS DRIVEWAY

29'-4"

EXISTING BULKHEAD

EXISTING BERGOLA AND GRAPEVINES

EXISTING STEPS

ADD NEW TREES (3) AND PLANTINGS TO EXISTING AT LOT LINE

#9  
SCHOOL ST

EXISTING CHAIN LINK FENCE

BOSTON EDISON UTILITY EASEMENT 1'-0"

95'-0"

A

B

C

D

WIDTH OF EXISTING GABLE AND NEW MANSARD

66'-0"

SITE AREA CALCULATIONS

EXISTING SITE: 6175 SF

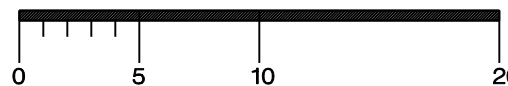
LANDSCAPED AREA: 425 SF + 417 SF + 1602 SF = 2444 SF (39.6%) COMPLIES - MIN. REQ'D IS 25% (DOES NOT INCLUDE WALKWAYS)

PERVIOUS AREA: 39.6% COMPLIES - MIN. REQ'D IS 35% (DOES NOT INCLUDE WALKWAYS)

NEW PROPOSED TREES NOTED

## SITE PLAN

REFERENCES BOSTON SITE SURVEY, STAMPED BY  
GEORGE COLLINS, PROFESSIONAL LAND SURVEYOR, MA #41784 (SEE ATTACHED SURVEY)



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PROJECT:  
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DRAWING TITLE:  
PROPOSED SITE PLAN

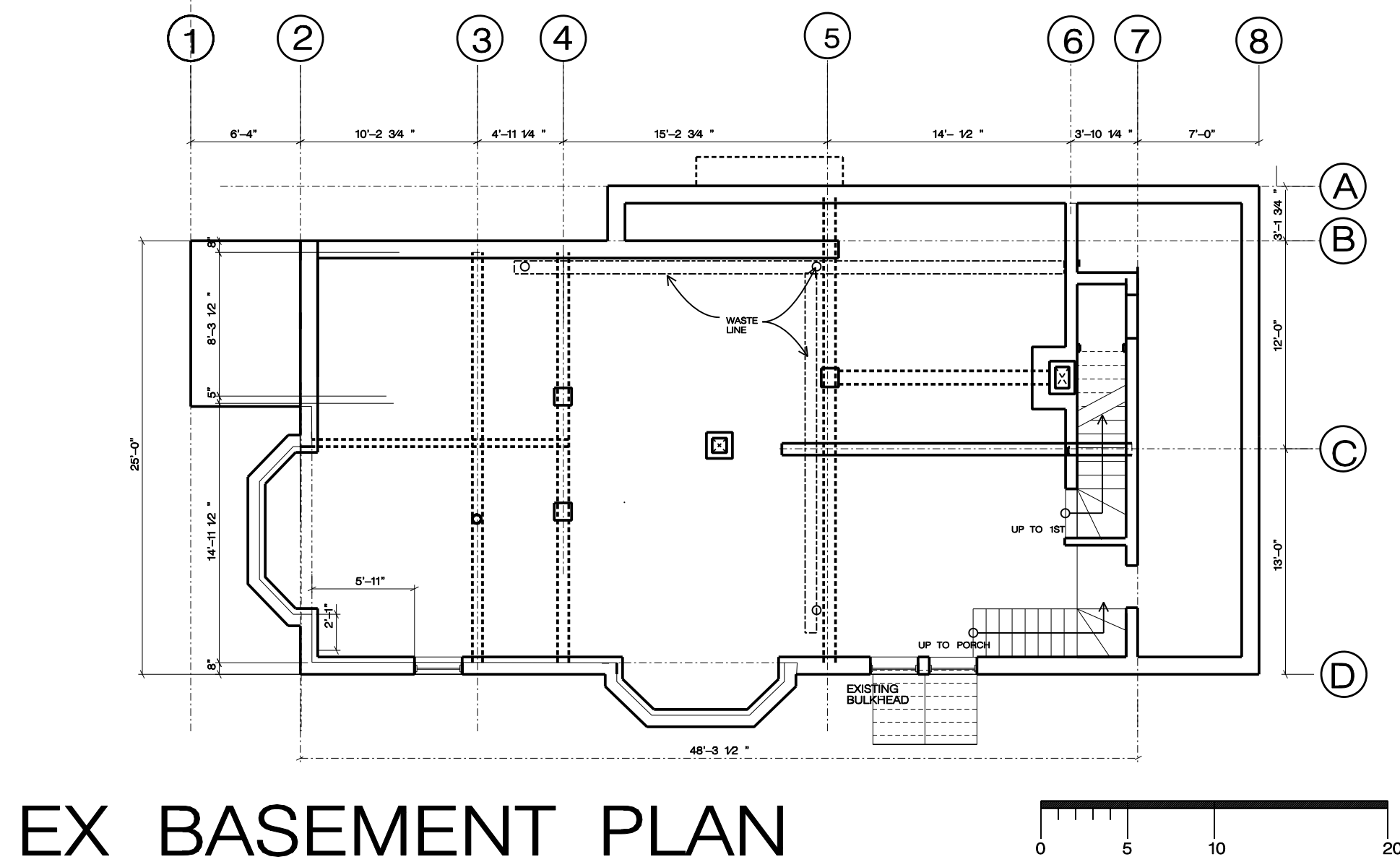
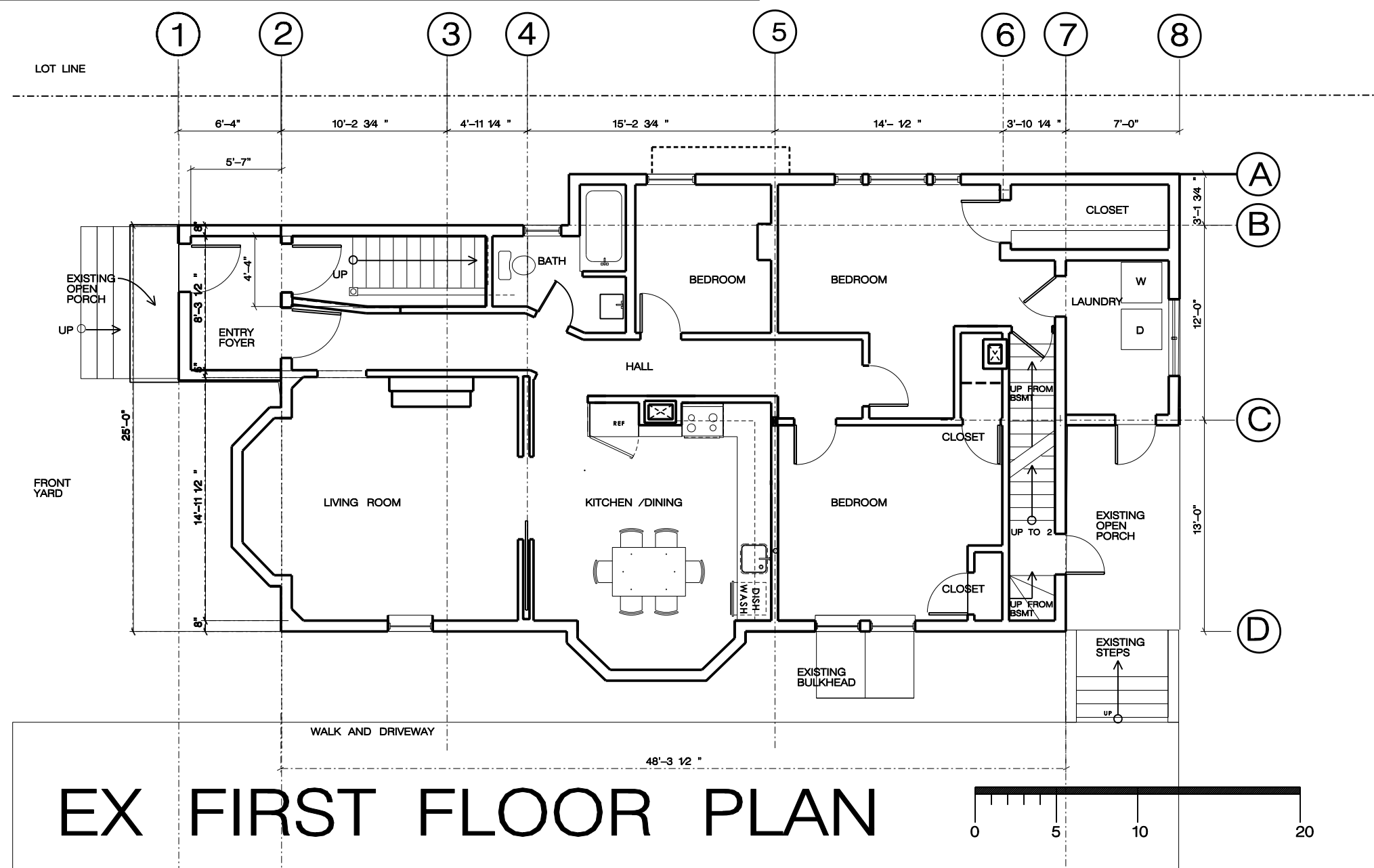
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1/8" = 1'-0"

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A0.2

# EXISTING FLOOR PLANS



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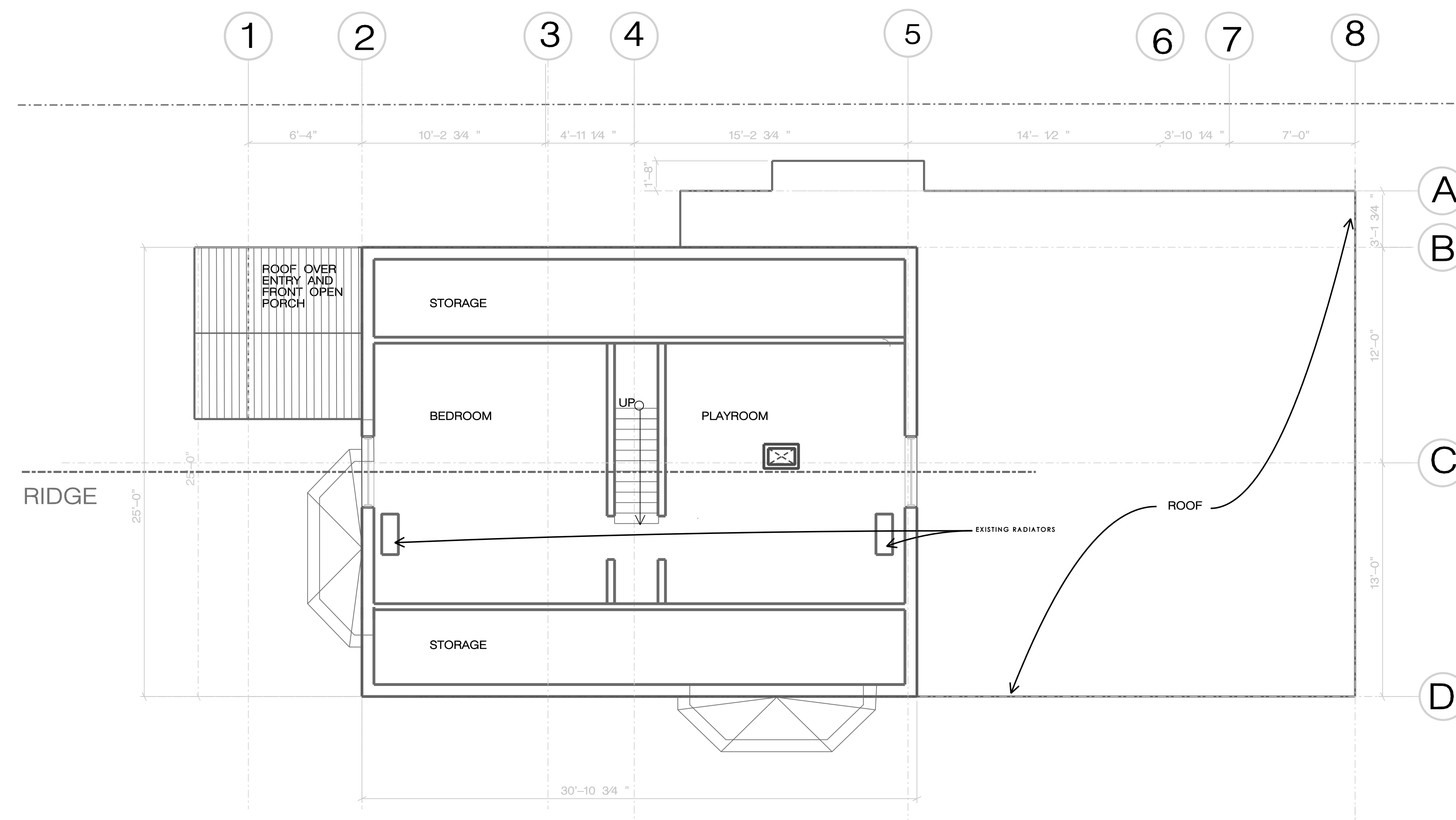
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PROJECT:	13 SCHOOL STREET, SOMERVILLE, MA
DRAWING TITLE:	EXISTING FIRST FLOOR AND BASEMENT PLANS
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DATE:	2-29-16 PROPOSED PLANS FOR PLANNING REVIEW
DRAWN BY:	OFFICE REF# 2015-02

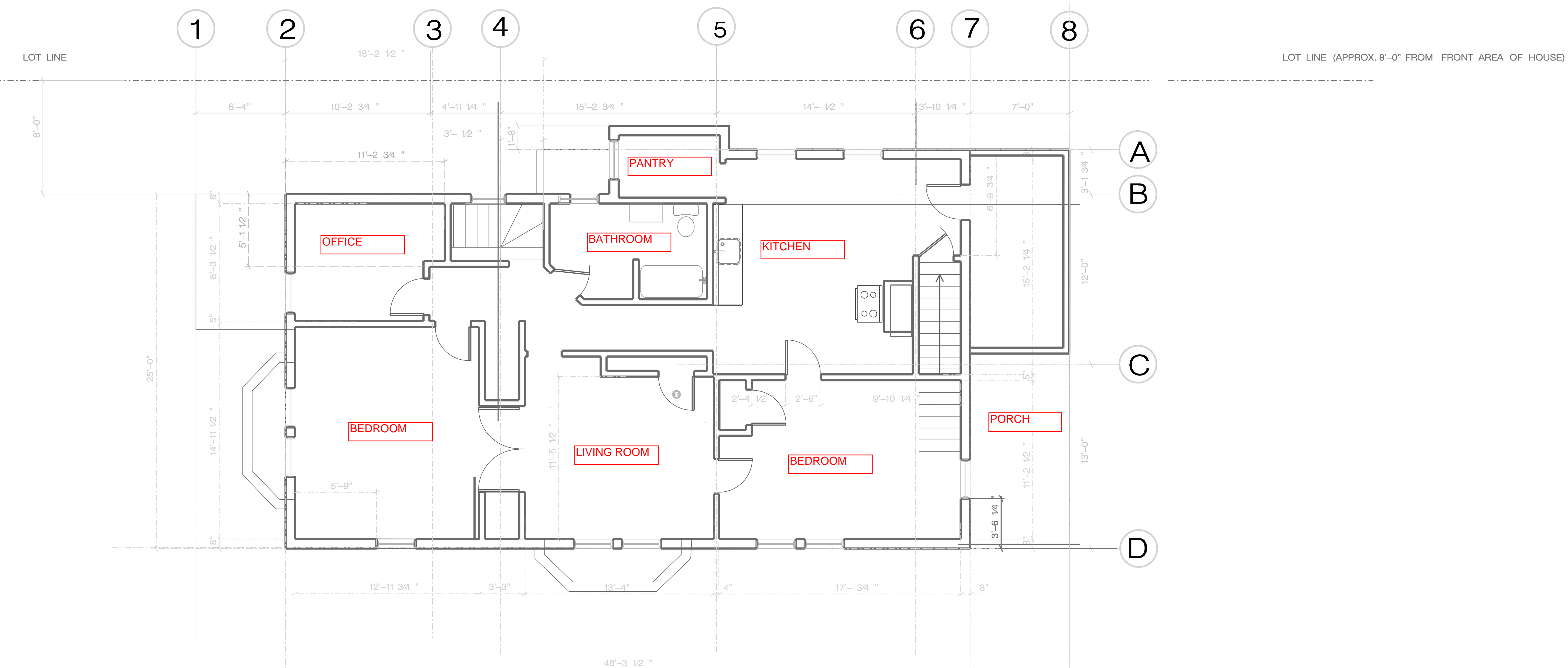
ISSUE	DATE	REMARK

EX1.1

# EXISTING FLOOR PLANS



## EX THIRD FLOOR PLAN



## EX SECOND FLOOR PLAN

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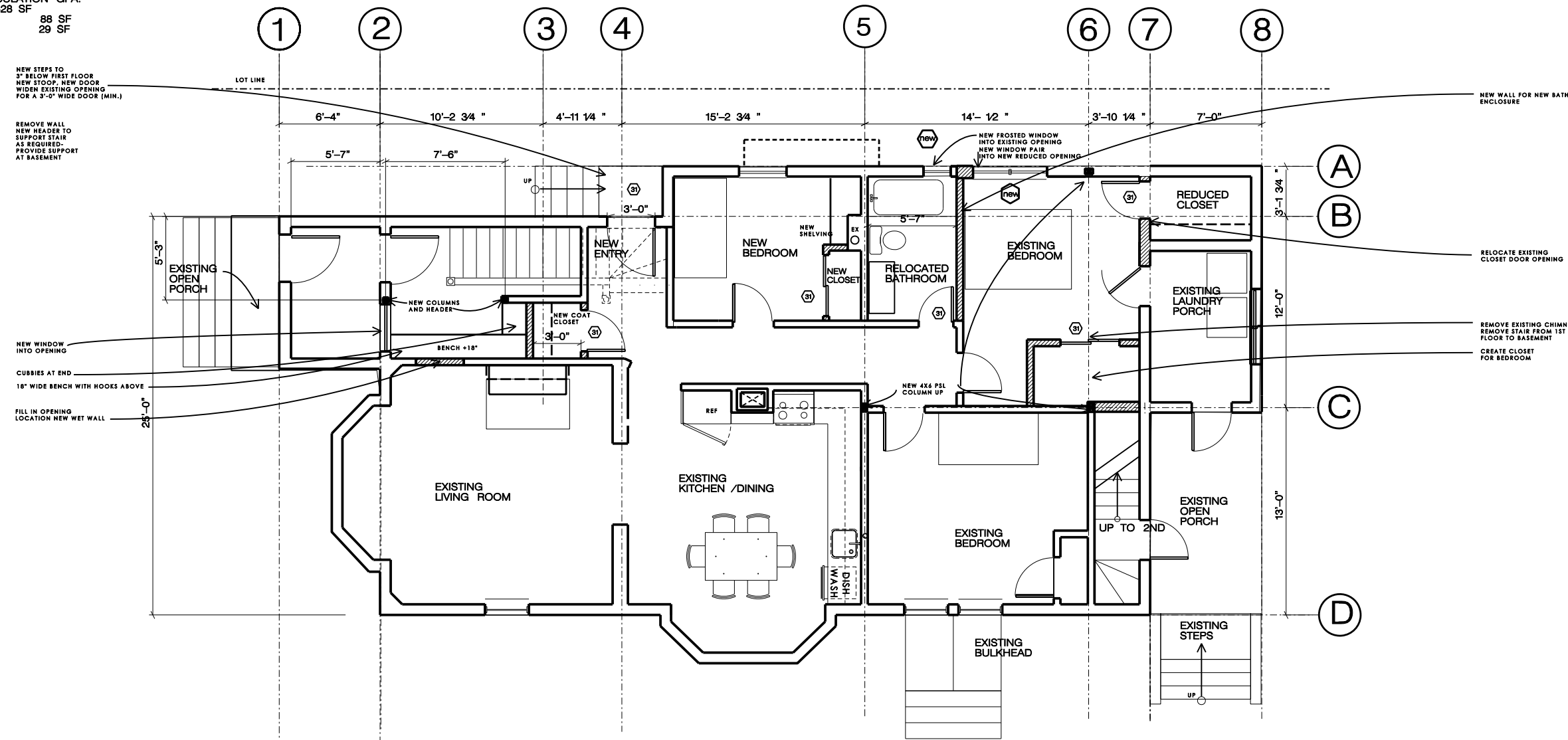
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PROJECT: 13 SCHOOL STREET, SOMERVILLE, MA  
DRAWING TITLE: EXISTING SECOND AND THIRD FLOOR PLANS  
SCALE: 1/8" = 1'-0"  
DATE: 2-29-16 PROPOSED PLANS FOR PLANNING REVIEW  
DRAWN BY: OFFICE REF# 2015-02

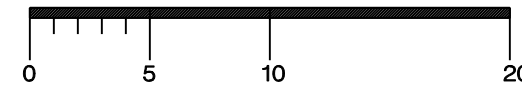
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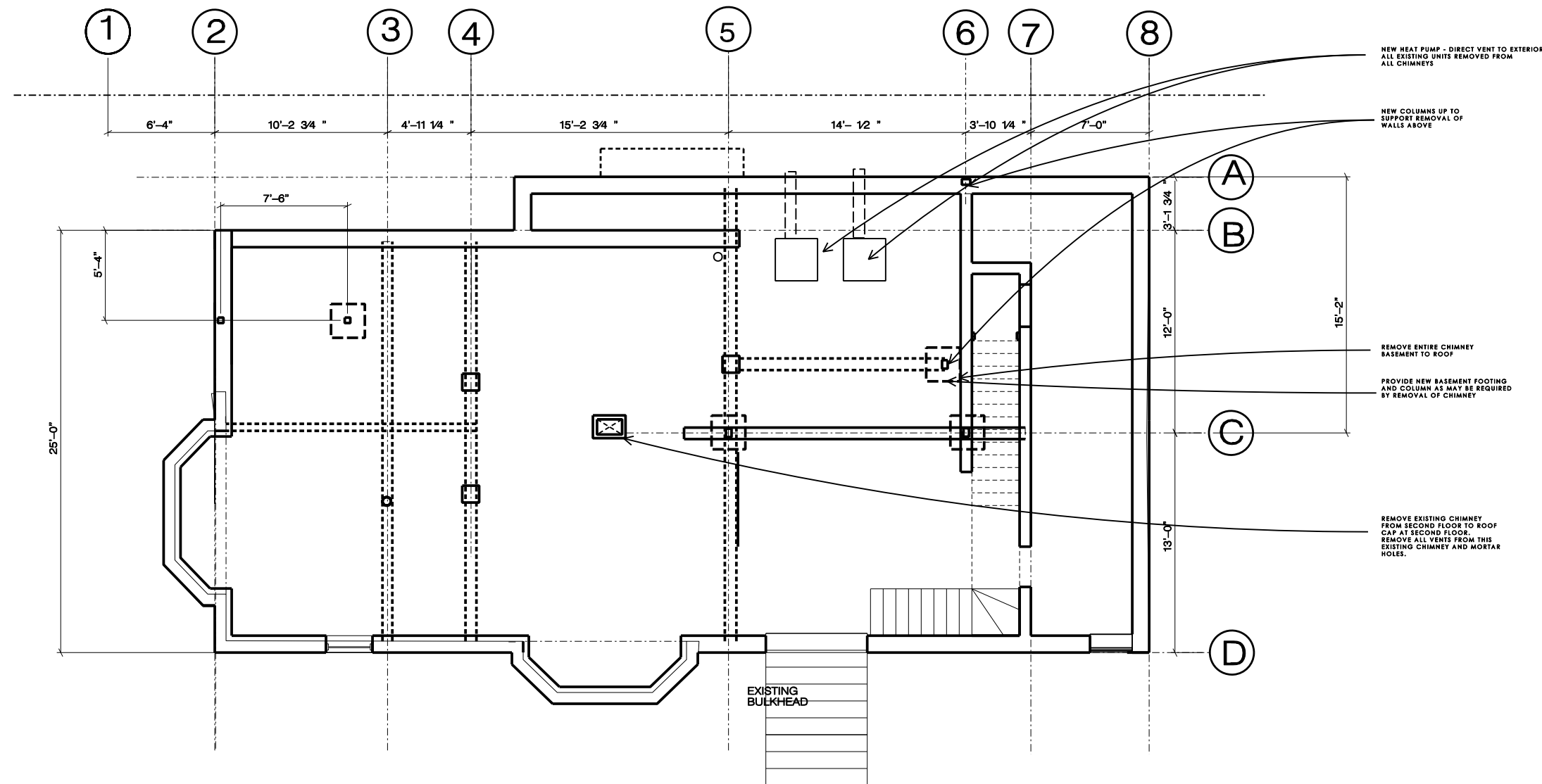
EXTERIOR WALLS CALCULATION GFA:  
AREA 1ST FLOOR: 1,528 SF  
OPEN REAR PORCH: 88 SF  
OPEN FRONT PORCH: 29 SF



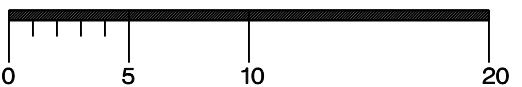
FIRST FLOOR PLAN

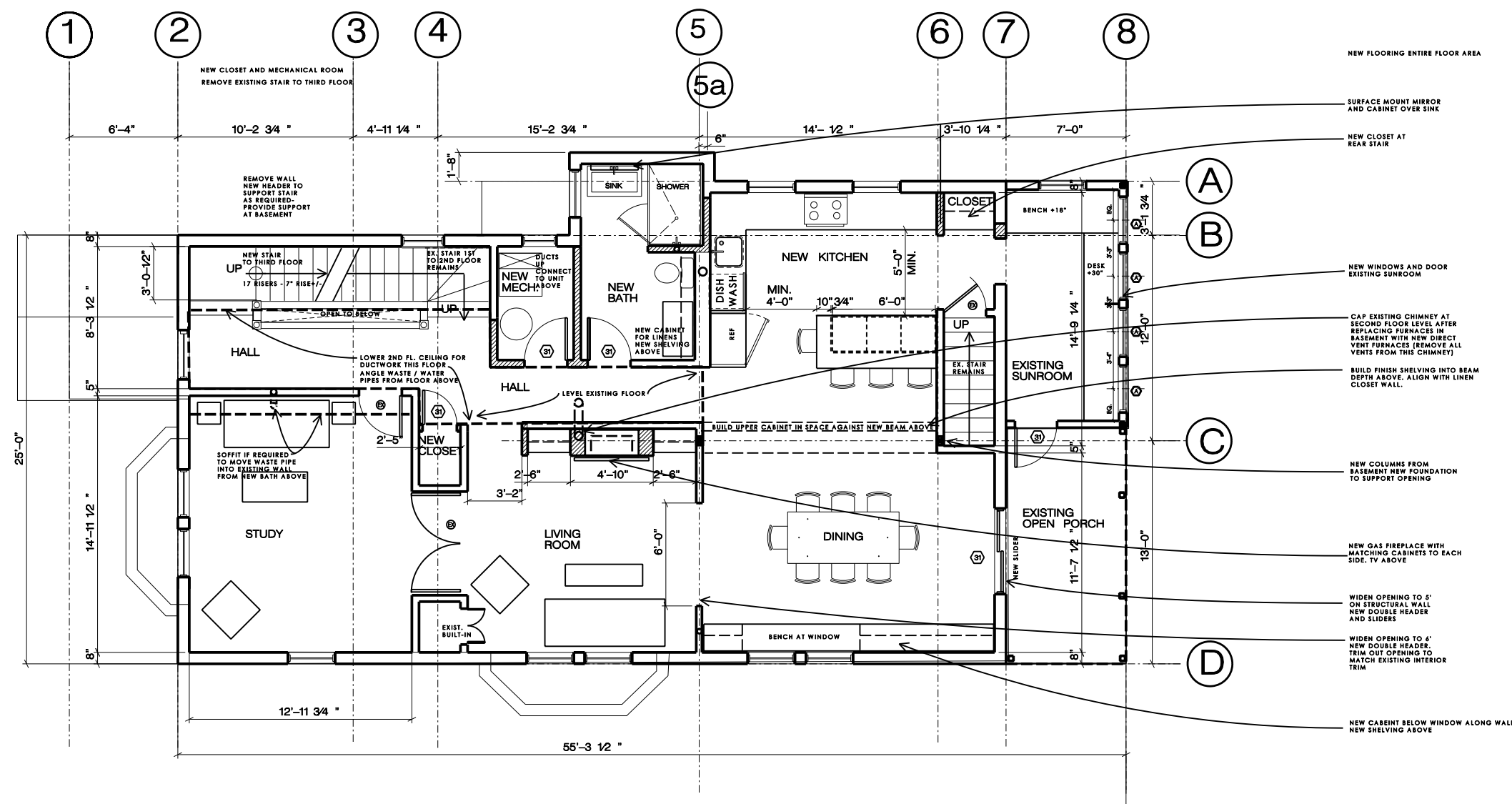


EXTERIOR WALLS CALCULATION GFA:  
AREA BSMT FLOOR: 1,555 SF

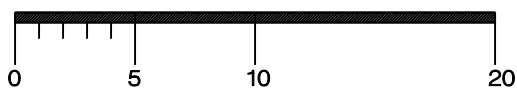


BASEMENT PLAN





SECOND FLOOR PLAN



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SCALE:	
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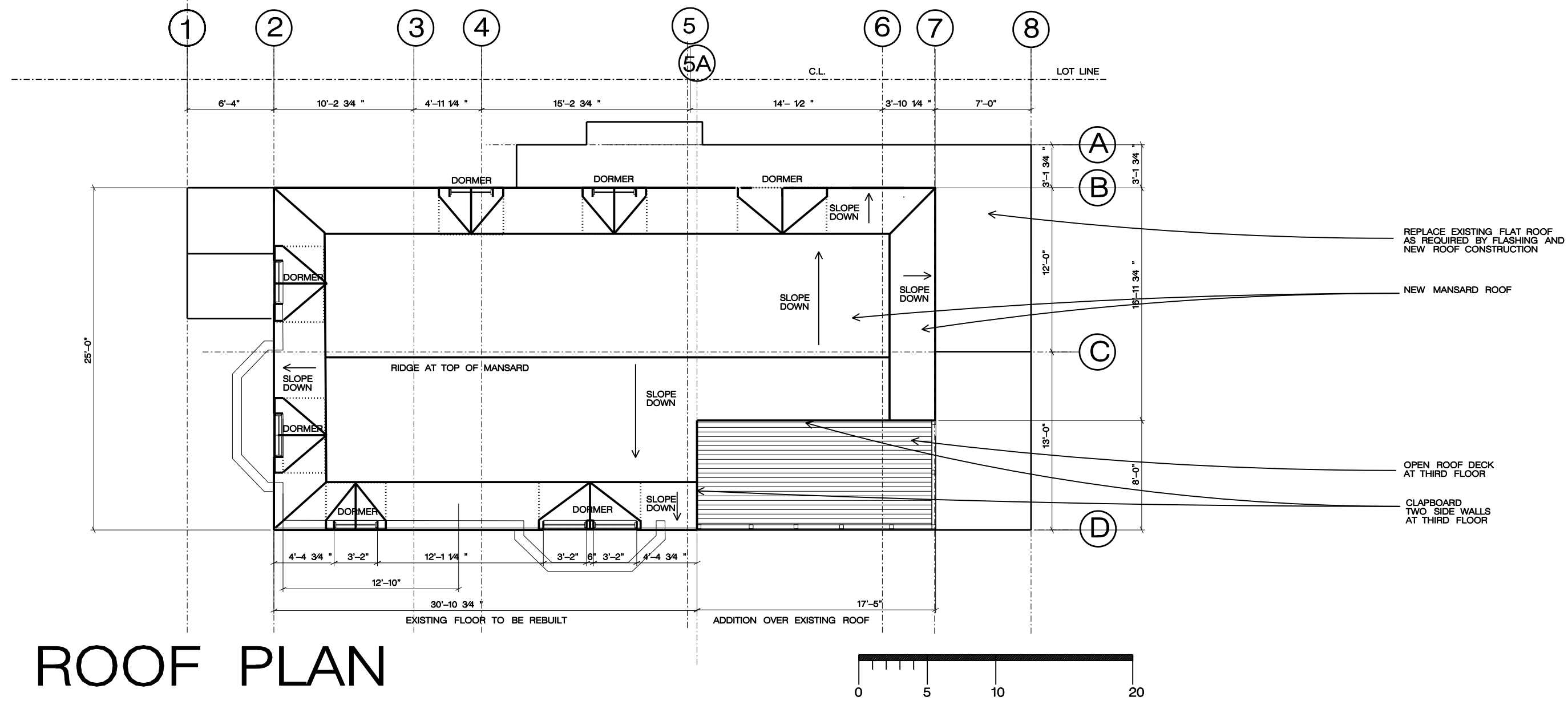
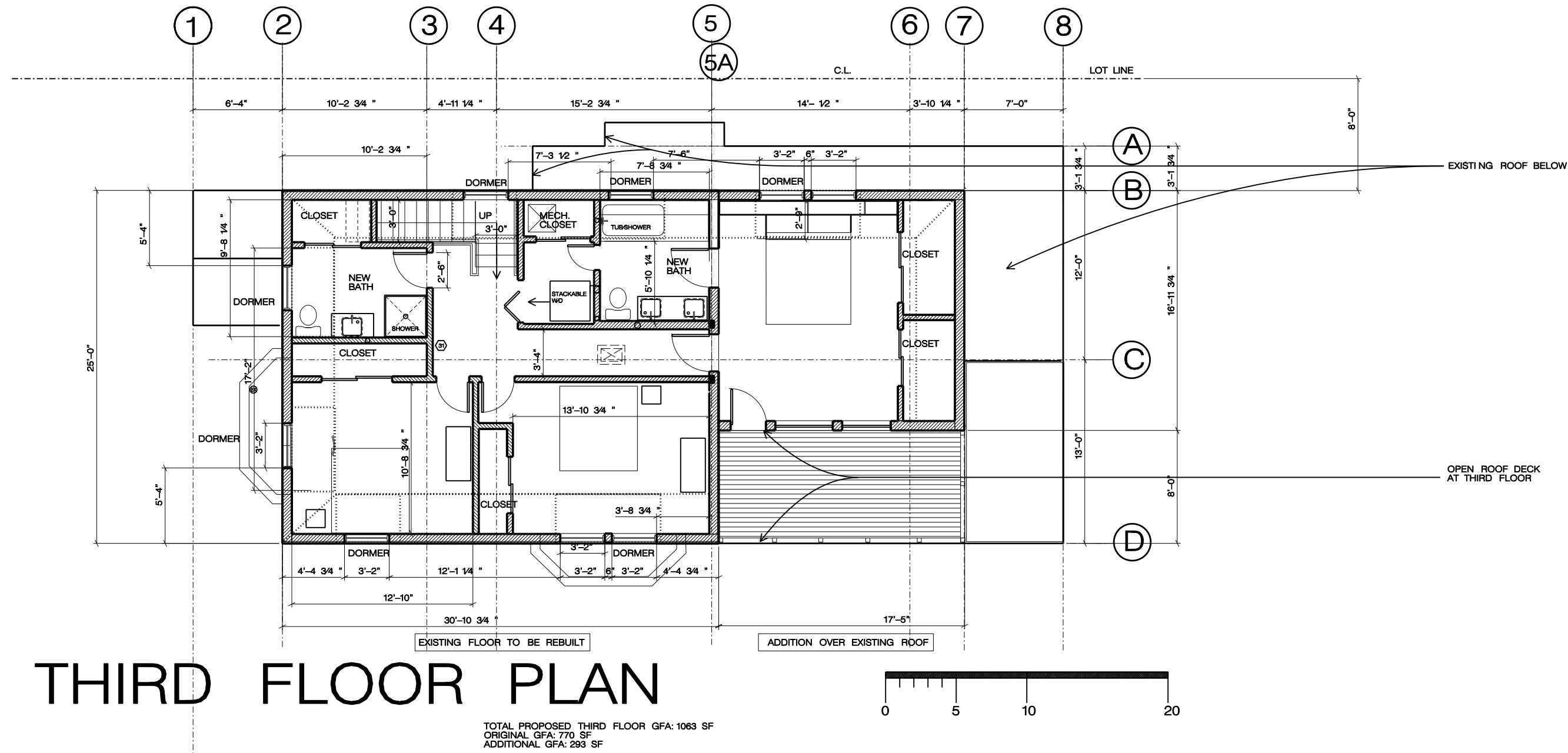
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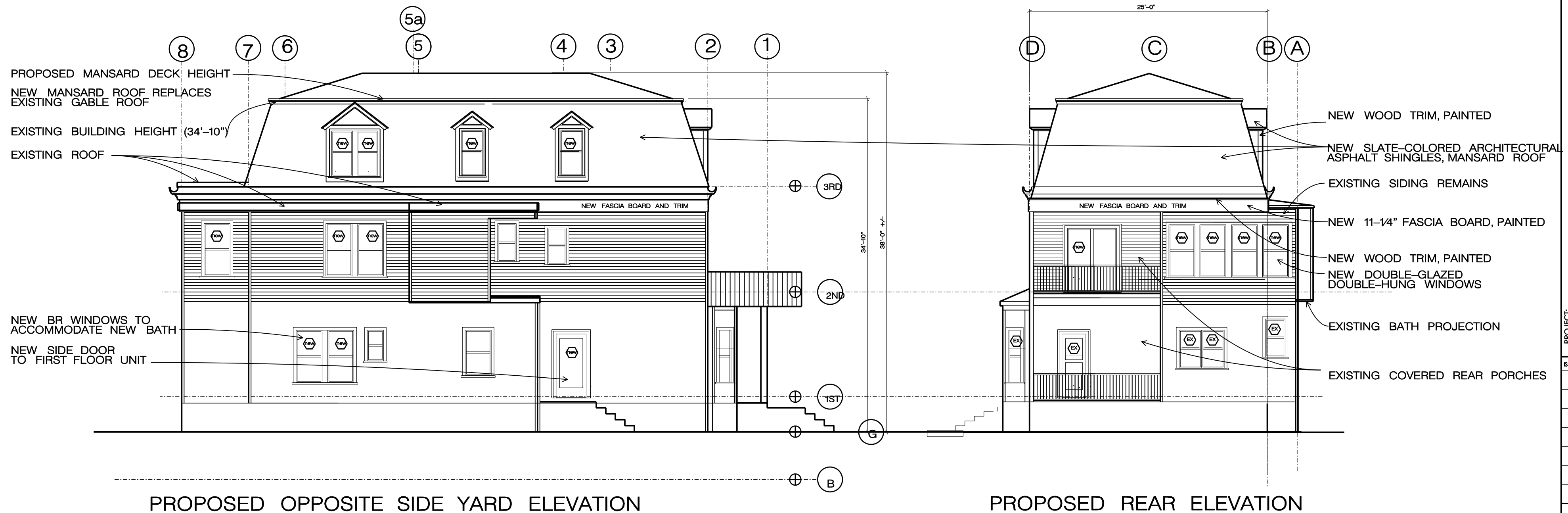
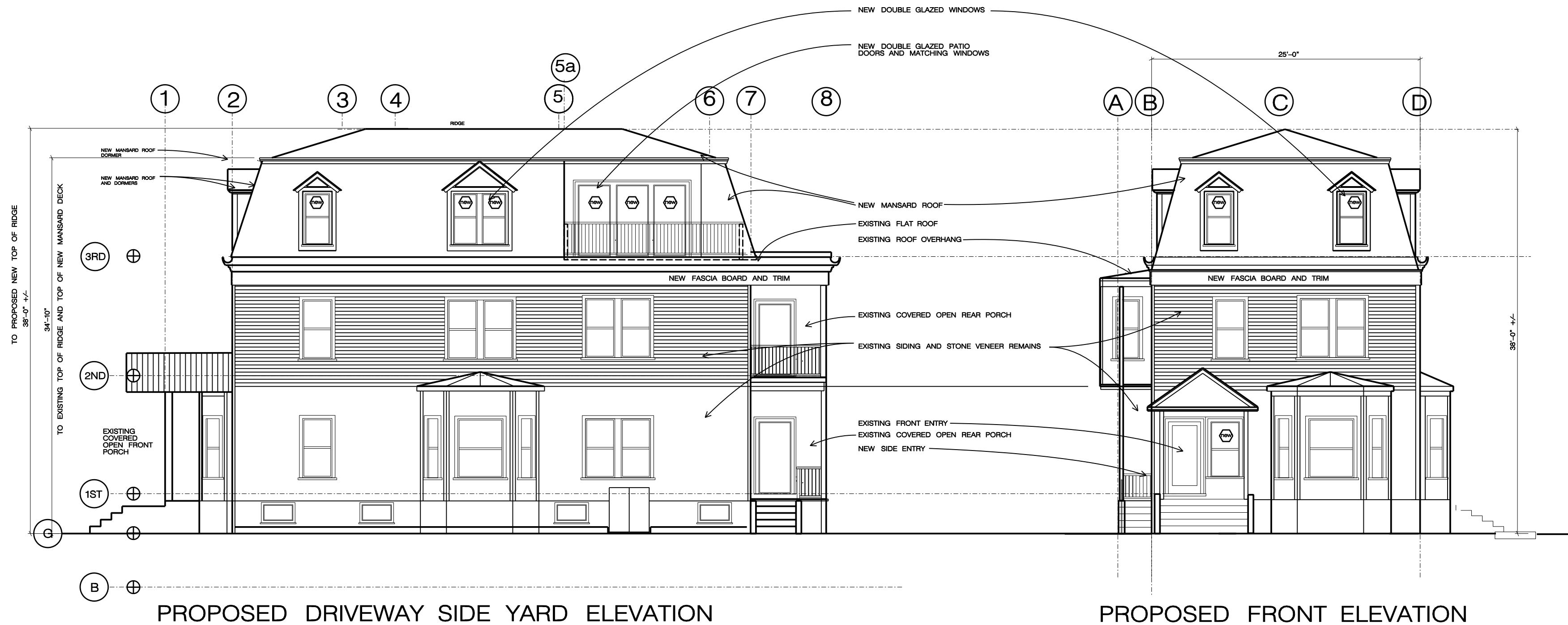


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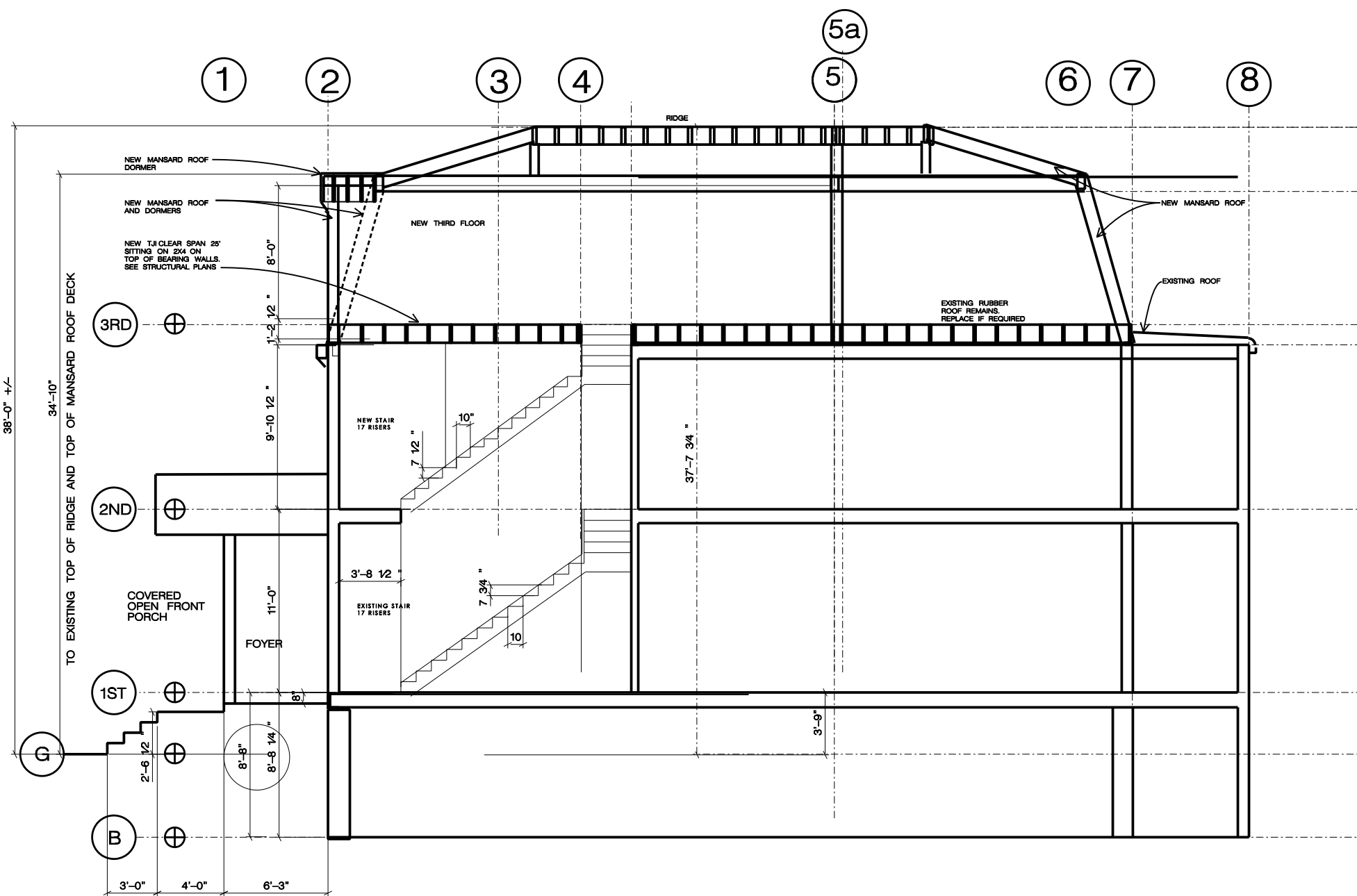
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DRAWING TITLE:	PROPOSED THIRD FLOOR AND ROOF PLAN
SCALE:	1/8" = 1'-0"
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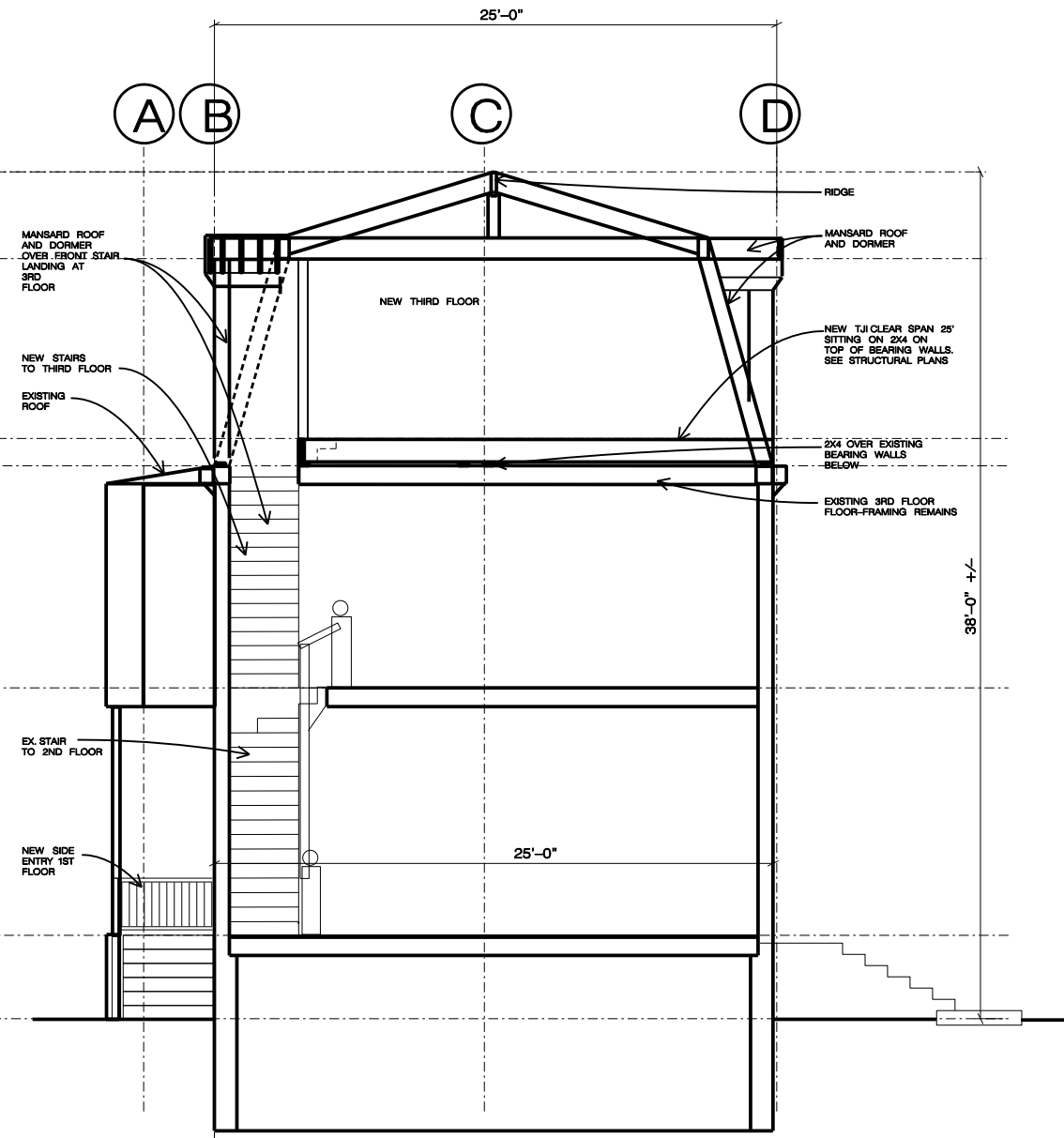








LONGITUDINAL SECTION THROUGH FRONT STAIR



SIDE TO SIDE SECTION THROUGH FRONT STAIR