

Dear HPC members,

Thank you for your time previously in review my addition and deck plans under HP25-000022. After getting all the quotes, the cost to retrofit, do the deck, and the do the addition was much greater than anticipated to get more space that I need for my family. A new construction cottage on the rear of my property made much more sense coming in at lower \$/sqft.

I am seeking your attention to:

1. Review the reduction in size of the addition by 6'ft previously approved.
2. Obtain a certificate of appropriateness for the back yard cottage
3. Obtain a certificate of appropriateness to replace my wood replacement windows with black aluminum clad windows.

Thank you very much

William Kuang
Homeowner

BACKYARD COTTAGE
46 MT VERNON ST
SOMERVILLE, MA



BACKYARD COTTAGE

46 Mt. Vernon St.
Somerville, MA

Drawing List

A0.0	Cover Sheet
A1.0	Proposed Floor Plans
A2.0	Foundation and framing
A3.0	Door/Window Schedule

PERFORMANCE SPECIFICATIONS:

- EXTERIOR WALLS:
SIDING TO MATCH EXISTING HOUSE OVER
7/16" ZIP SHEATHING OVER
2X6 WOOD FRAMING
R20 MIN INSULATION
5/8" GYPBOARD INTERIOR FINISH, MOISTURE RESISTANT AT WET WALLS
- BASEMENT WALLS:
REINFORCED POURED CONCRETE
MOISTURE BARRIER
2X4 WOOD STUD FURRING
R-15 CONTINUOUS INSULATION OR R-19 CAVITY INSULATION
5/8" GYPBOARD INTERIOR FINISH, MOISTURE RESISTANT AT WET WALLS
- WINDOWS:
DOUBLE PANE LOWE E
MINIMUM U-FACTOR: .30
REQUIREMENTS FOR 1 WDW MIN PER BEDROOM:
5.7SF OPERABLE CLEAR AREA,
44" MAX SILL HGT
- EXTERIOR DOORS:
DOUBLE PANE LOW E
MINIMUM U-FACTOR: .30
- CEILING/ROOF
R-49 MIN INSULATION VALUE
- FOUNDATION:
R15/R19 CONTINUOUS INSULATION VALUE
- FLOORS:
R-30 INSULATION
- STAIRS:
8" MAX RISER
9" MIN TREAD
HANDRAILS:
34" MIN. TO 38" MAXIMUM ABOVE STAIR NOSING,
BALUSTERS: 4" MAX CLEAR WIDTH



PROPOSED FENESTRATION				
WALL #	Floor	WALL AREA SQ FT	TOTAL FENESTRATION	FENESTRATION PERCENTAGE
1	First	219	30	14%
2	First	239	21	9%
3	First	219	50	23%
4	First	239	37	15%
Subtotal		916	138	15%
1	Second	137	30	22%
2	Second	144	12	8%
3	Second	137	12	9%
4	Second	144	30	21%
Subtotal		562	84	15%
Total Fenestration		1478	222	15%

CODE SUMMARY

MA STATE BUILDING CODE, 10TH ED, BASE VOLUME (IBC 2021)
MA STATE BUILDING CODE, 10TH ED, RESIDENTIAL VOLUME (IRC 2021)
EXISTING BUILDING CODE OF MASSACHUSETTS (IEBC 2021)
MA STATE ENERGY CODE (IECC 2021 WITH AMENDMENTS)

AREA CALCULATIONS

FLOOR 1:	540 SF
FLOOR 2:	403 SF
TOTAL LIVING SPACE:	943 SF
BASEMENT:	529 SF
OPEN PORCH:	19 SF
PARCEL AREA:	6120 SF
LOT COVERAGE CALCULATION	
EX. FIRST FLOOR DWELLING	1427 SF
EX. DWELLING DECK/PORCH	233 SF
FIRST FLOOR ADU	540 SF
LOT COVERAGE	36%

GENERAL CONSTRUCTION NOTES

- ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH MASSACHUSETTS STATE BUILDING CODE, 2015 IRC (INTERNATIONAL RESIDENTIAL CODE) WITH MA AMENDMENTS (9TH EDITION 780 CMR), 2018 IECC (INTERNATIONAL ENERGY CONSERVATION CODE), 2015 IPC (INTERNATIONAL PLUMBING CODE), 2017 NEC (NATIONAL ELECTRICAL CODE), NATIONAL FIRE PROTECTION STANDARDS AS REFERENCED IN THE STATE BUILDING CODE AND REQUIREMENTS OF THE CITY OF SOMERVILLE, MA BUILDING AND FIRE DEPARTMENT.
- ANY ITEM OF WORK, MATERIALS, AND EQUIPMENT NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION WHICH IS NOT SPECIFICALLY COVERED IN THE DRAWINGS SHALL BE PERFORMED N A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
- ALL WOOD USED ON THIS PROJECT SHALL BE IN COMPLIANCE WITH 72015 INTERNATIONAL BUILDING CODE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE, AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS, OR WHERE NO DIMENSION IS PROVIDED CONSULT THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DESIGN THE ELECTRICAL, DISTRIBUTION, LIGHTS, SWITCHES, OUTLETS, AS WELL AS ANY OTHER ELECTRICAL WORK NECESSARY TO ALLOW THE OWNER TO UTILIZE THE SPACE AND TO MEET ALL STATE AND LOCAL BUILDING CODES.
- DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS. WHETHER SPECIFICALLY CALLED OUT OR NOT.
- DOORS ARE TO BE LOCATED 3 1/2" MIN. FROM WALL AT HINGE SIDE OF DOOR, UNLESS NOTED OTHERWISE.

WOOD FRAMING NOTES

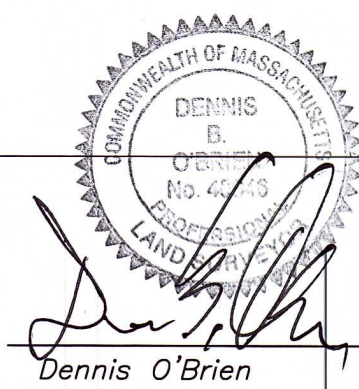
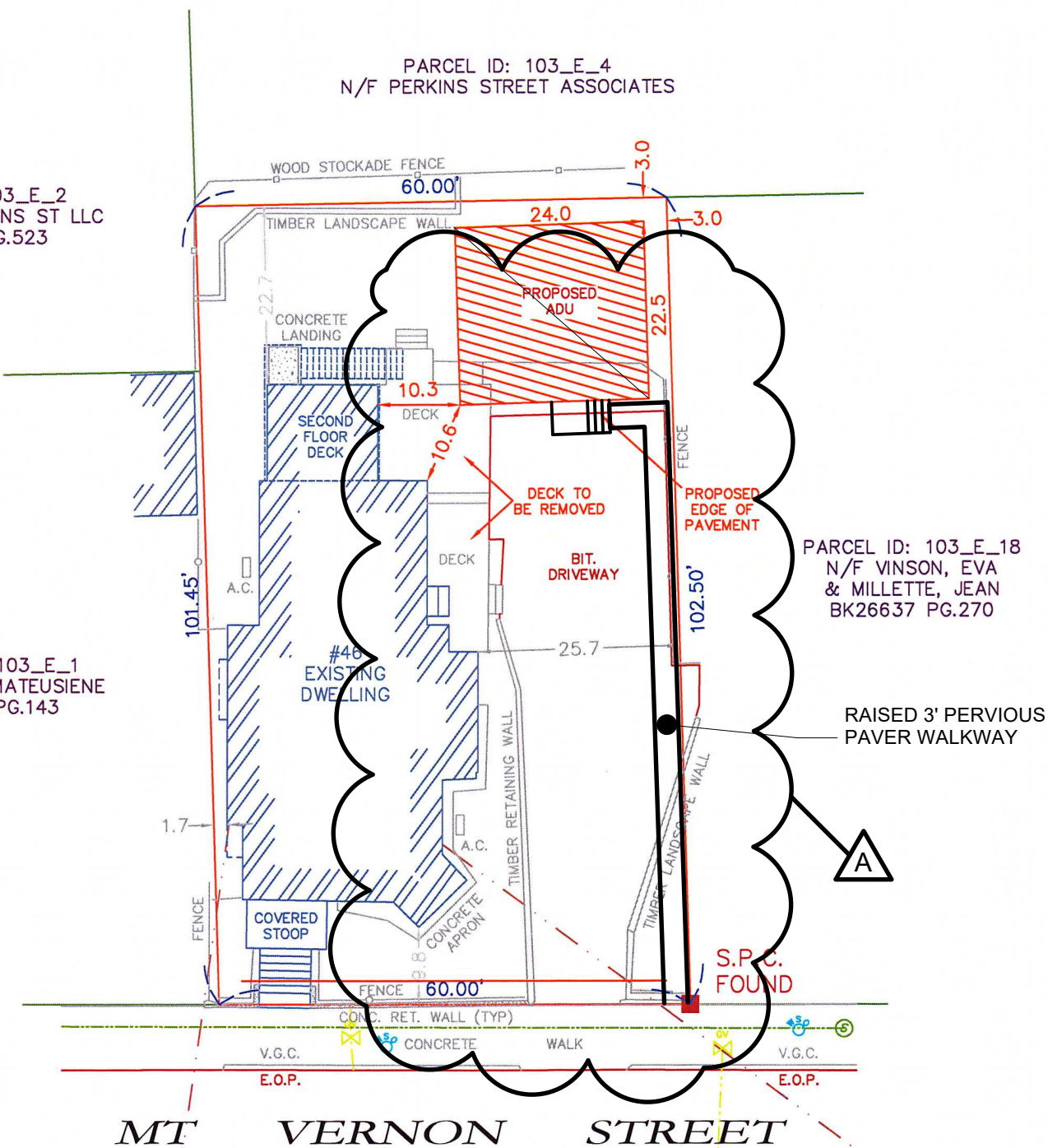
- ALL DIMENSIONS AND MEASUREMENTS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION
- CONTRACTOR TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES ON THE PLANS BEFORE PROCEEDING WITH CONSTRUCTION
- ALL FRAMING LUMBER TO BE #2 OR BETTER SPRUCE, PINE, FIR OR HEMLOCK UNLESS OTHERWISE SPECIFIED MAXIMUM MOISTURE CONTENT TO BE 19%
- ALL LUMBER AND PLYWOOD TO BE GRADE STAMPED BY THE MANUFACTURER FOR THE APPROPRIATE USE
- ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL BE PRESSURE TREATED WITH A CCA-0.40 PROCESS
- ALL WOOD FRAMING SHALL BE BUILT PLUMB, LEVEL, SQUARE, AND TRUE WITH ADEQUATE BRACING AND CONNECTION HARDWARE
- ALL CONNECTIONS SHALL BE ACCURATELY CUT AND TIGHTLY FITTED TO PROVIDE FULL BEARING WITHOUT SHIMS
- PLYWOOD SHALL BE LAID WITH FACE GRAIN PARALLEL TO SPAN, STAGGER ALL JOINTS
- ALL WINDOW AND DOOR HEADERS SHALL CONSIST OF (3) 2X10'S WITH 1/2" CDX PLY SPACERS, UNLESS OTHERWISE NOTED
- ALL MEMBERS FLUSH FRAMING INTO BEAMS TO BE SUPPORTED BY MTL JOIST HANGERS, UNLESS OTHERWISE NOTED
- WHEN FRAMING WINDOW AND DOOR OPENINGS, CRIPPLE STUDS ARE TO BE ONE PIECE EXTENDING FROM SILL PLATE TO UNDERSIDE OF HEADER, CRIPPLES TO BE DOUBLED ON ALL OPENINGS 8' OR WIDER
- ALL EXPOSED FASTENINGS TO BE HOT DIPPED GALVANIZED UNLESS OTHERWISE NOTED ON PLANS UNDERSIDE OF HEADER. CRIPPLES TO BE DOUBLED ON ALL OPENINGS 8' OR WIDER
- SPRAY FOAM INSULATION TO BE INSTALLED IN ALL CORNER STUDS, PARTITION STUDS, LINTEL CAVITIES, AND BETWEEN FLOOR JOISTS.

NOTES

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- PROPERTY OWNER TO VERIFY ZONING REGULATIONS WITH THE CITY OF SOMERVILLE.
- THE LOCATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, RECORD PLANS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

LEGEND

—	PROPERTY LINE
—	ABUTTERS
—	EDGE OF PAVEMENT
—	GRANITE CURB
—	SEWER
—	GAS
—	O.H.W.
—	SEWER MAN HOLE
—	WATER SHUT OFF
—	GAS VALVE
—	STONE POST CENTER



DEED REFERENCE, BK: 75962 PG: 576
PLAN REFERENCE, PLAN #, 1327 OF 1980
PLAN REFERENCE, PB: 42 PL: 42



PLAN SHOWING PROPOSED ADU
46 MT VERNON STREET
SOMERVILLE MA MIDDLESEX COUNTY

SCALE: 1:20' DATE: 2/17/2026 REVISED: --- DRAWN BY: J.A.A. CHECKED BY: D.O.

Project Title

Designer

Jarvis Drafting & Design
21 George St, Suite 302
Lowell, MA 01852

Consultant

A 5/19/2026 PER CITY REVIEW

REV. DATE DESCRIPTION

NO. DATE ISSUE NOTE

Project Manager Drawn By

Date 02/18/2026 Reviewed By

Project ID

Sheet Title

Cover Sheet

Sheet No.

A0.0

BACKYARD COTTAGE

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Somerville, MA

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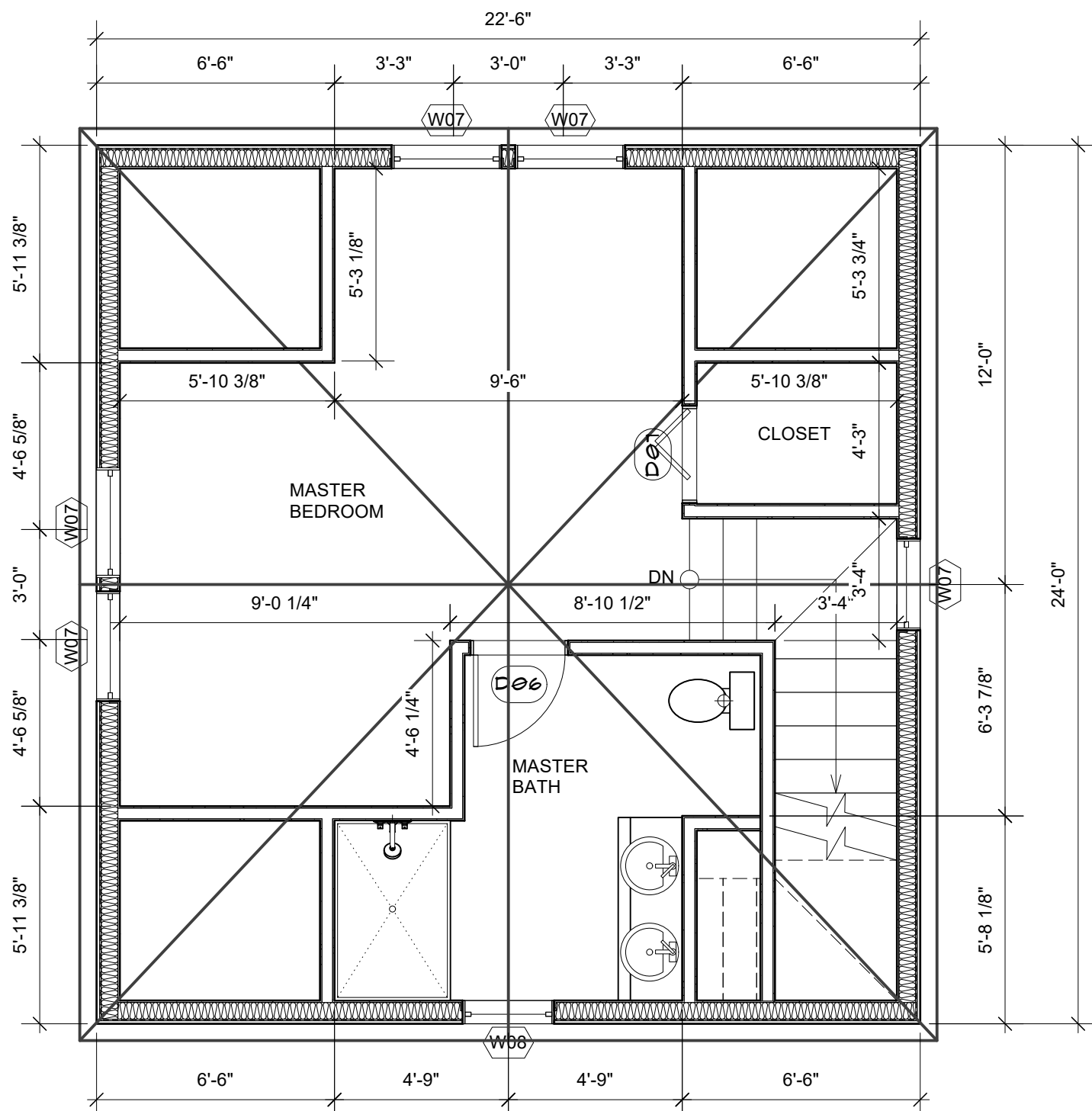
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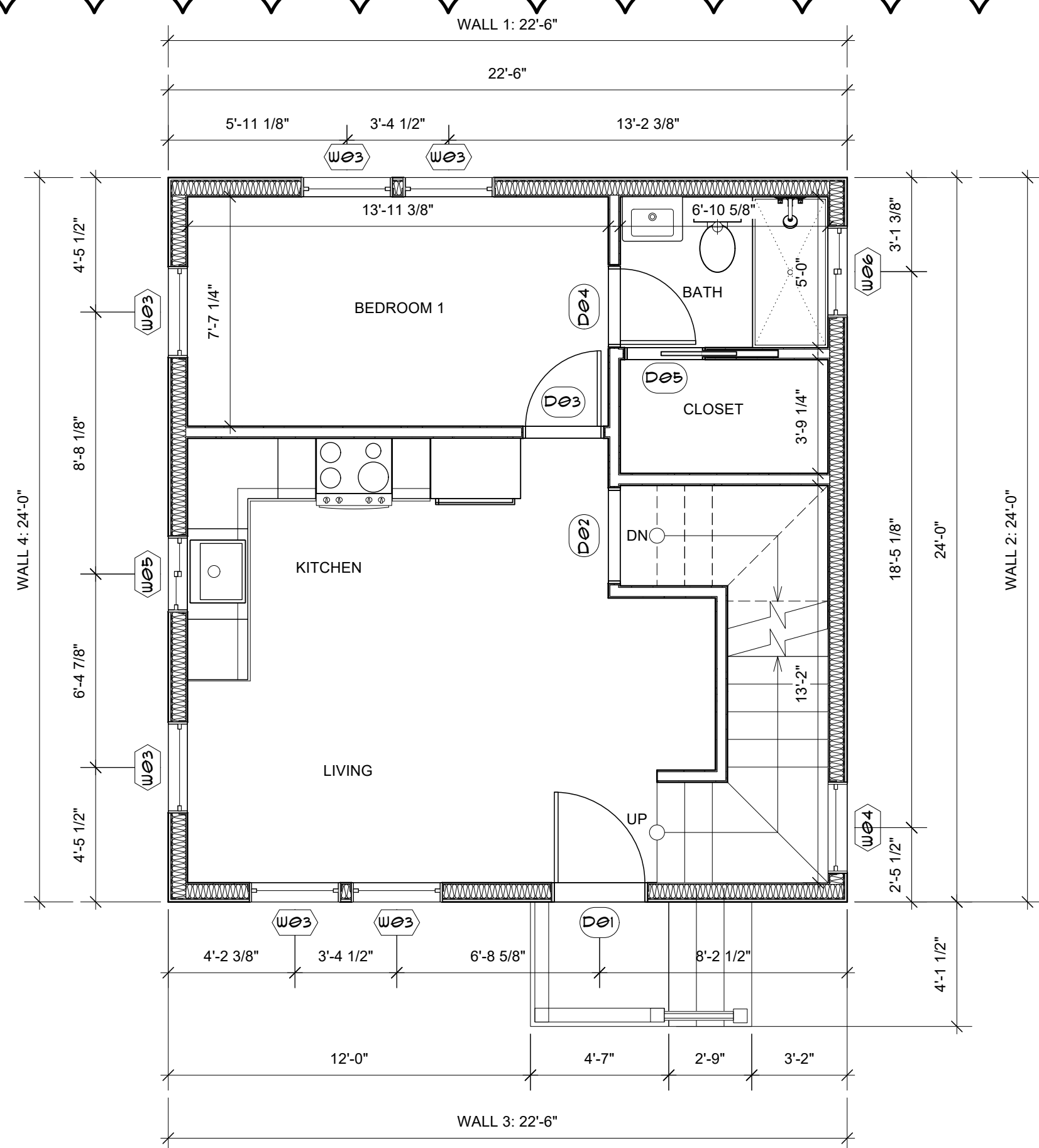
Proposed Floor Plans

Sheet No.

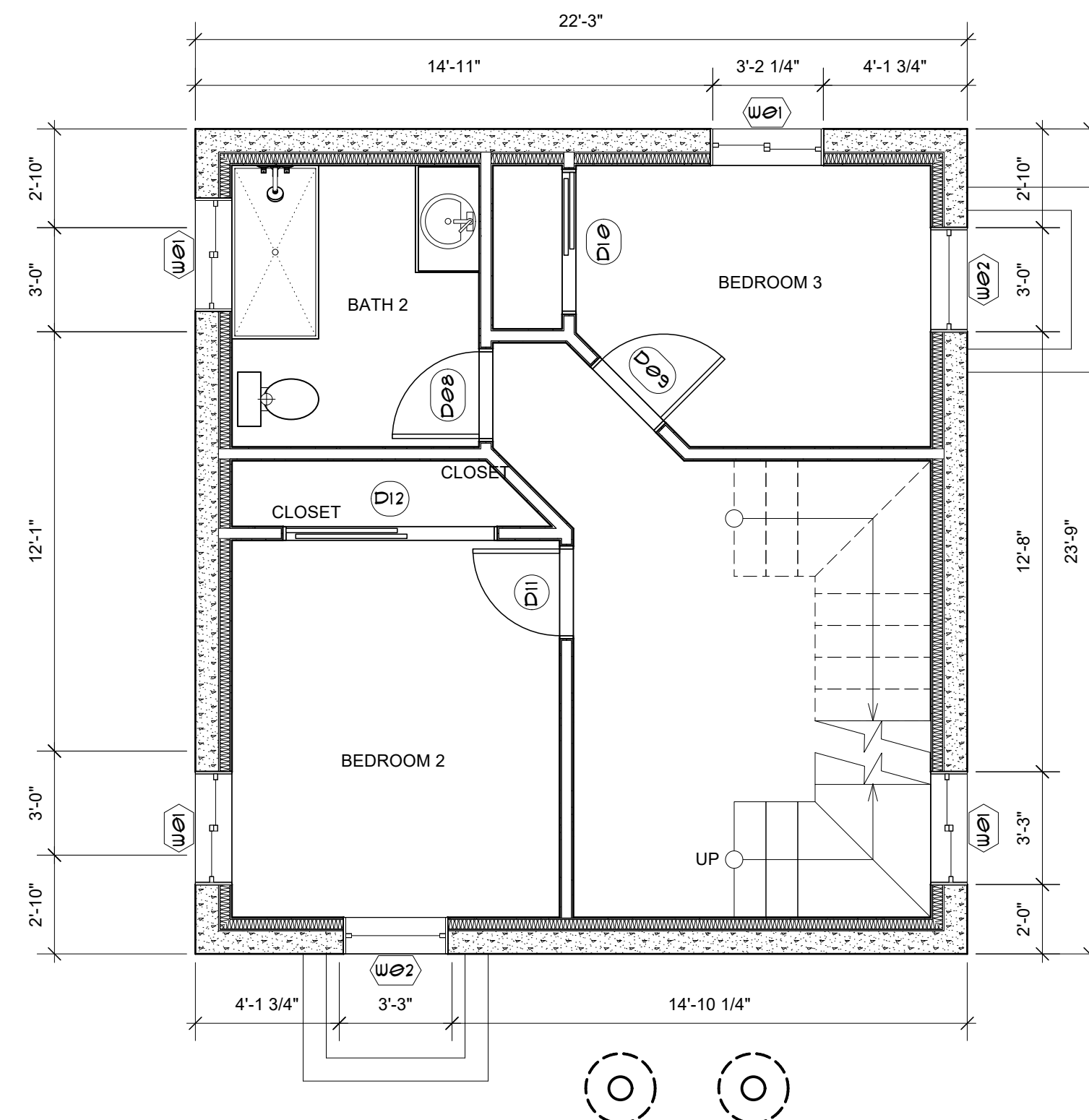
A1.0



3 FLOOR PLAN: 2ND FLOOR
Scale: 1/4" = 1'-0"



2 FLOOR PLAN: 1ST FLOOR
Scale: 1/4" = 1'-0"



1 FLOOR PLAN: BASEMENT
Scale: 1/4" = 1'-0"



7 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



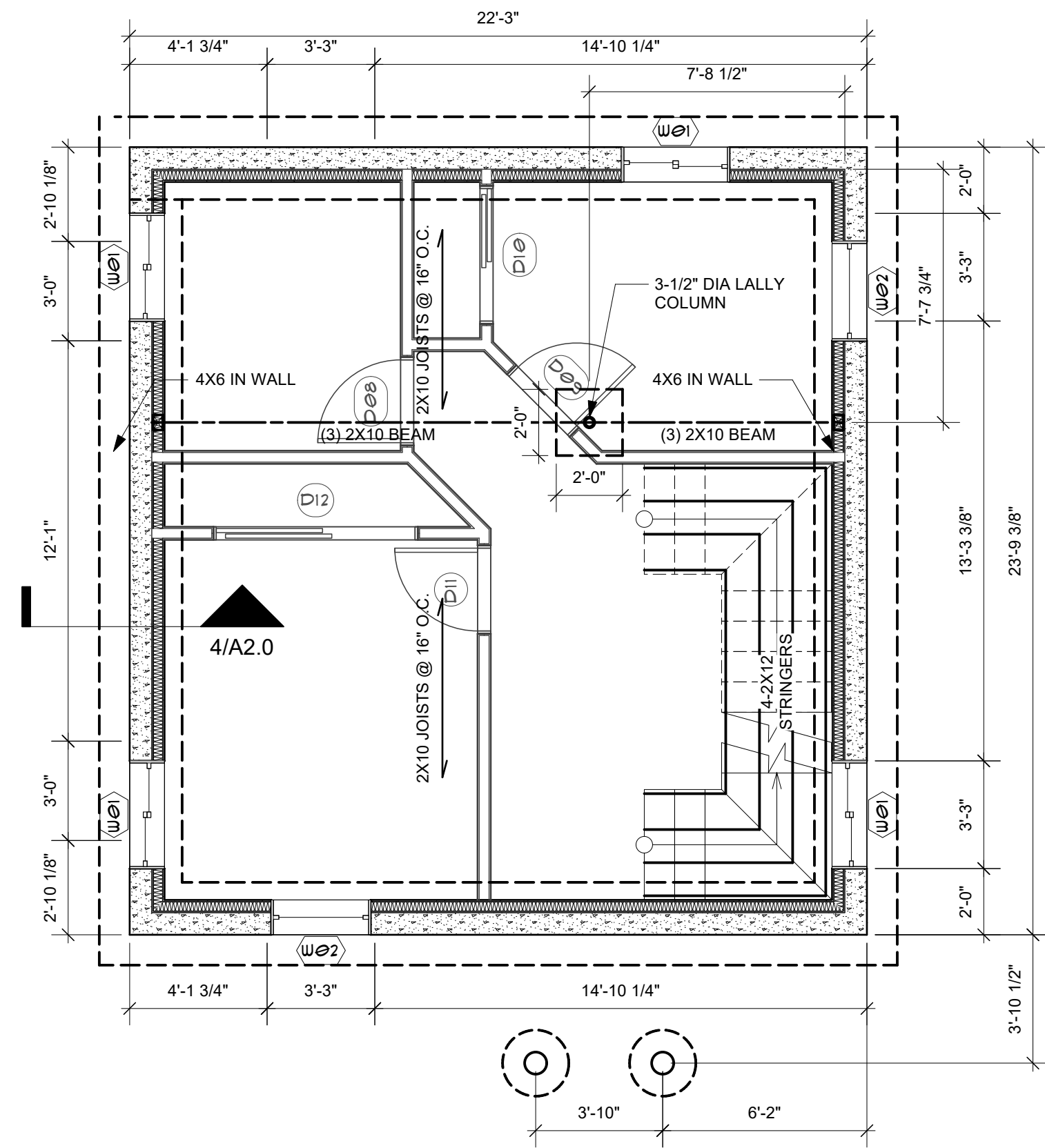
6 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



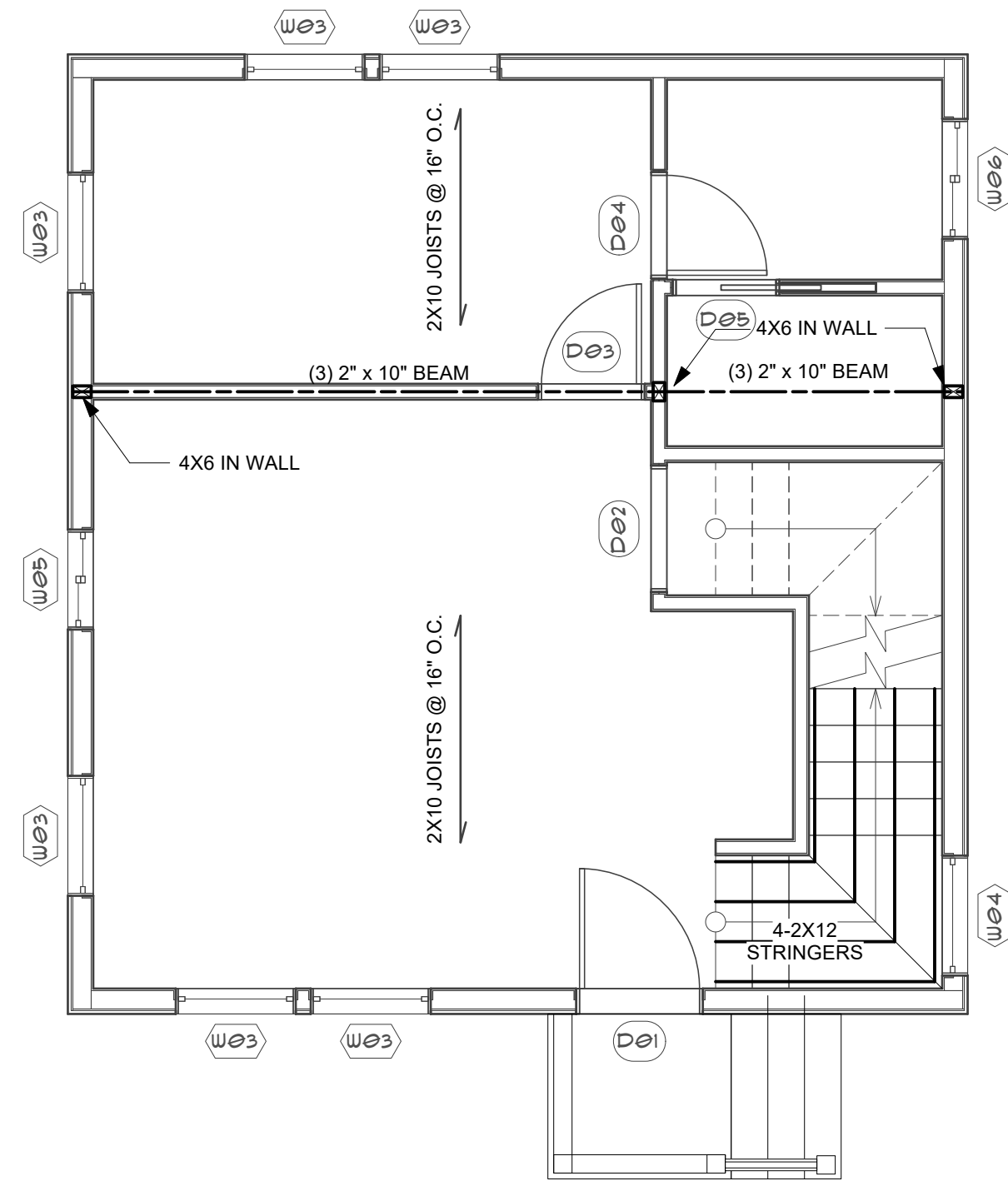
5 FRONT ELEVATION
Scale: 1/4" = 1'-0"



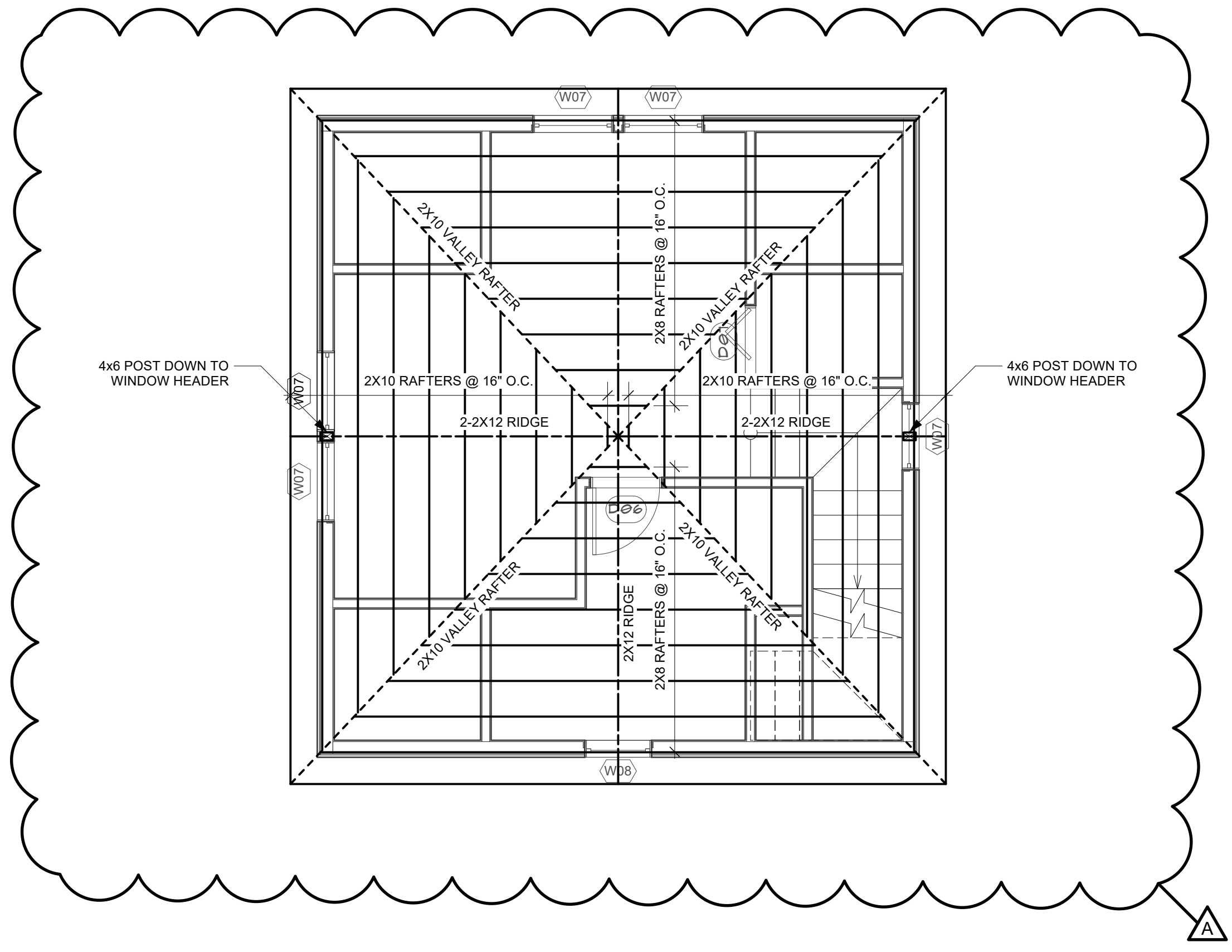
4 REAR ELEVATION
Scale: 1/4" = 1'-0"



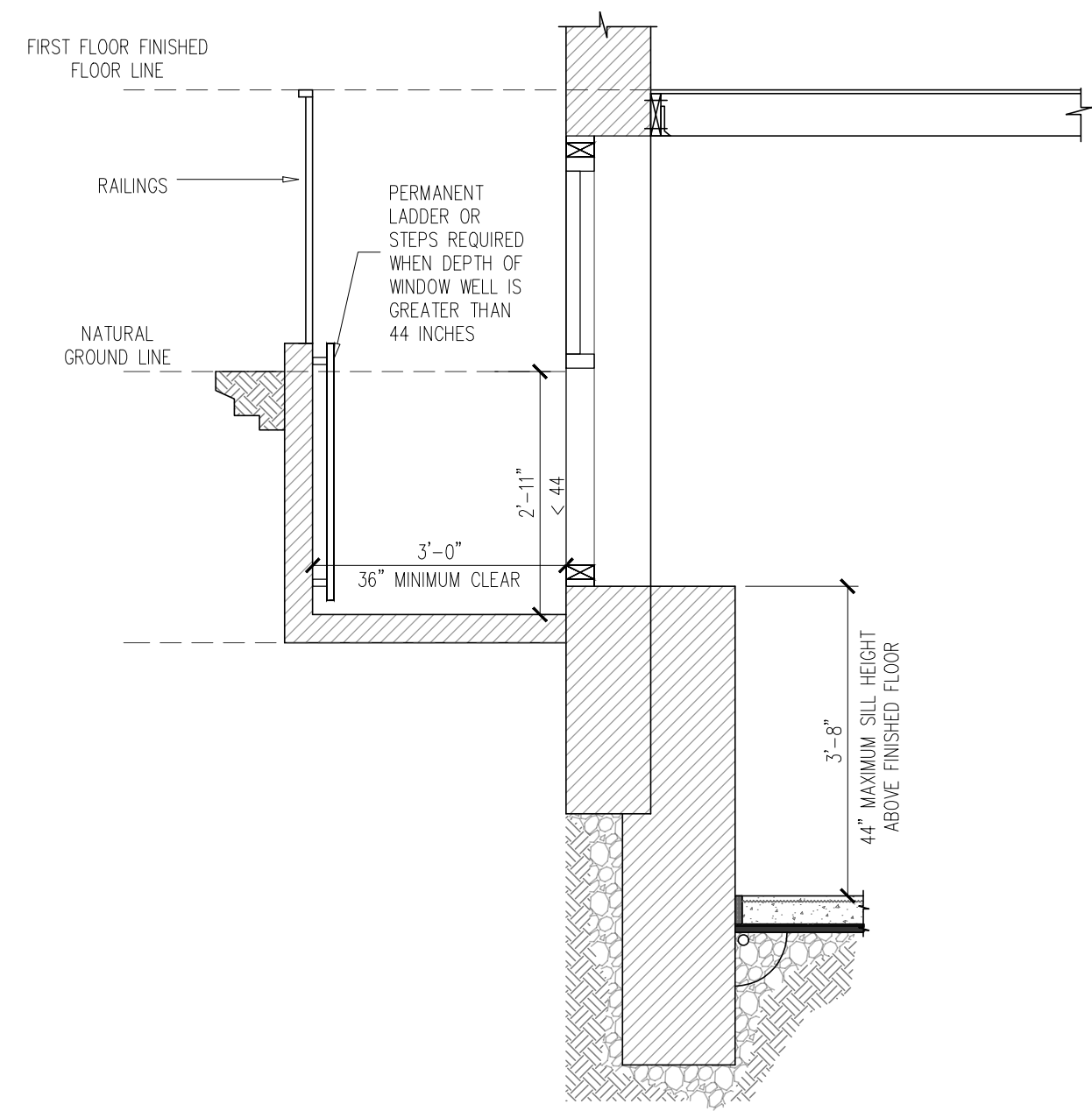
1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"



2 FLOOR FRAMING
Scale: 1/4" = 1'-0"



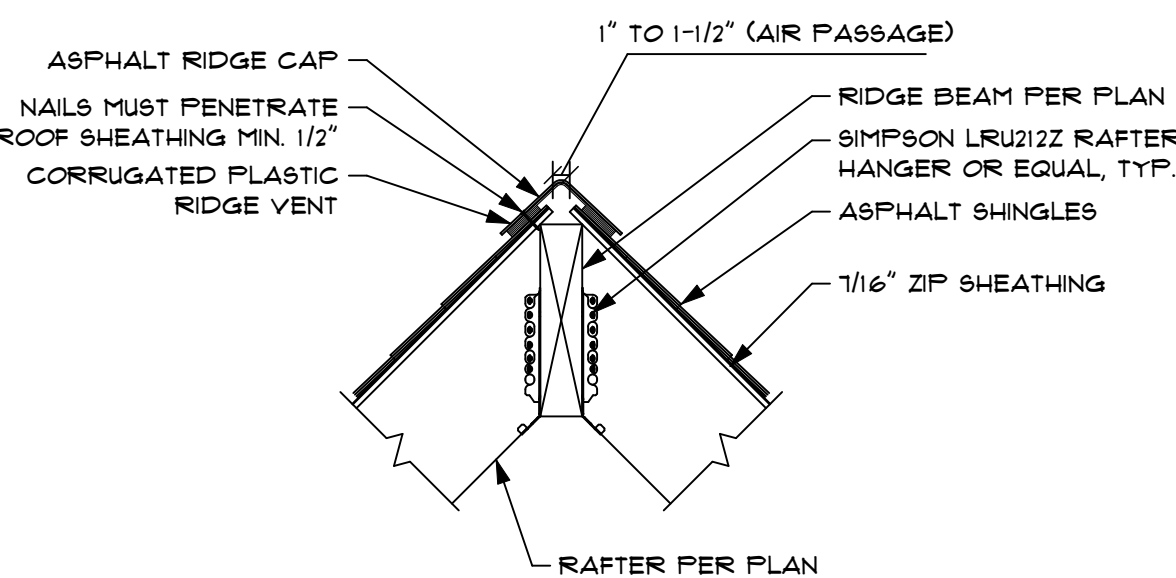
3 ROOF FRAMING
Scale: 1/4" = 1'-0"



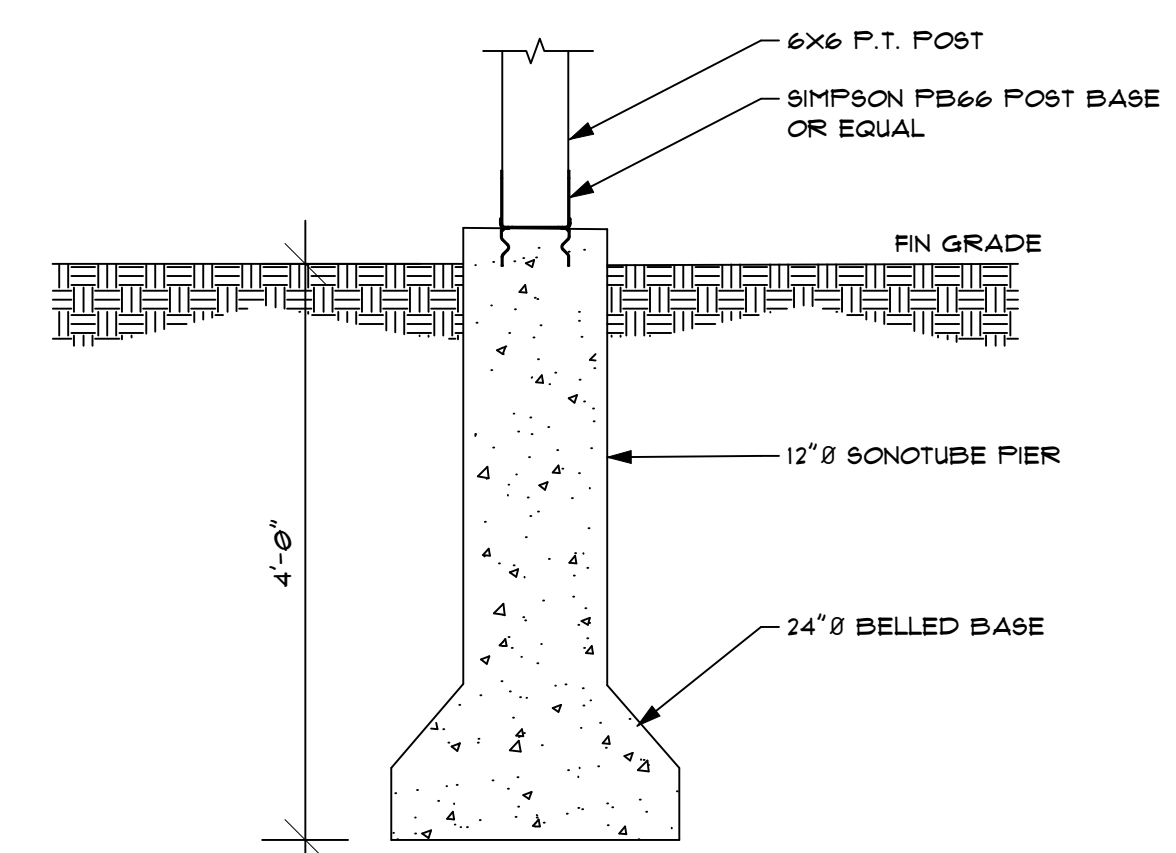
9 BASEMENT FOUNDATION WALL
Scale: 3/4" = 1'-0"

R310.2 WINDOW WELLS.
THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET (0.9 M²), WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.2.1 SHALL BE PERMITTED TO ENCRoACH A MAXIMUM OF 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

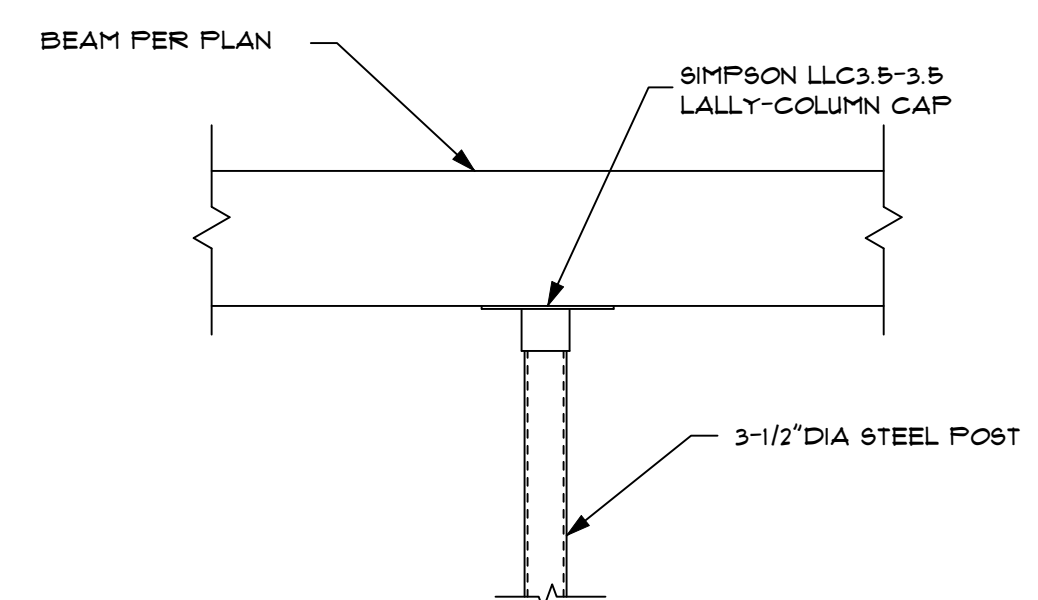
R310.2.1 LADDER AND STEPS.
WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311.7 AND R311.8. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES (305 MM), SHALL PROJECT AT LEAST 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.



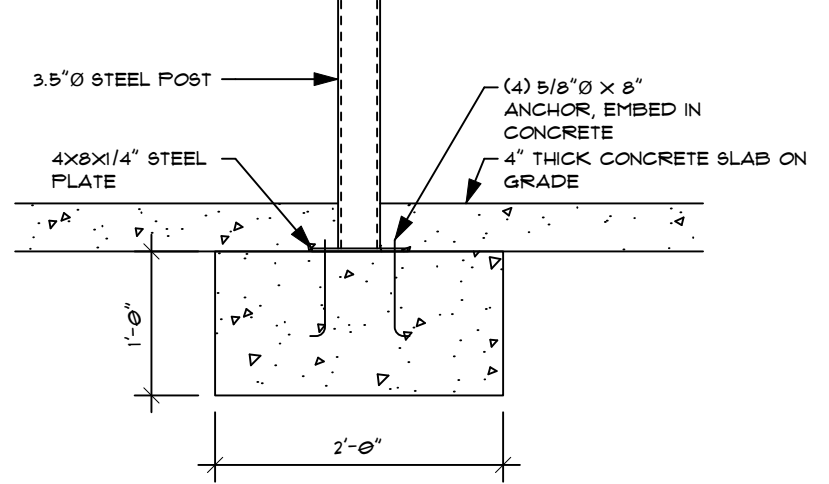
7 RIDGE DETAIL
Scale: 3/4" = 1'-0"



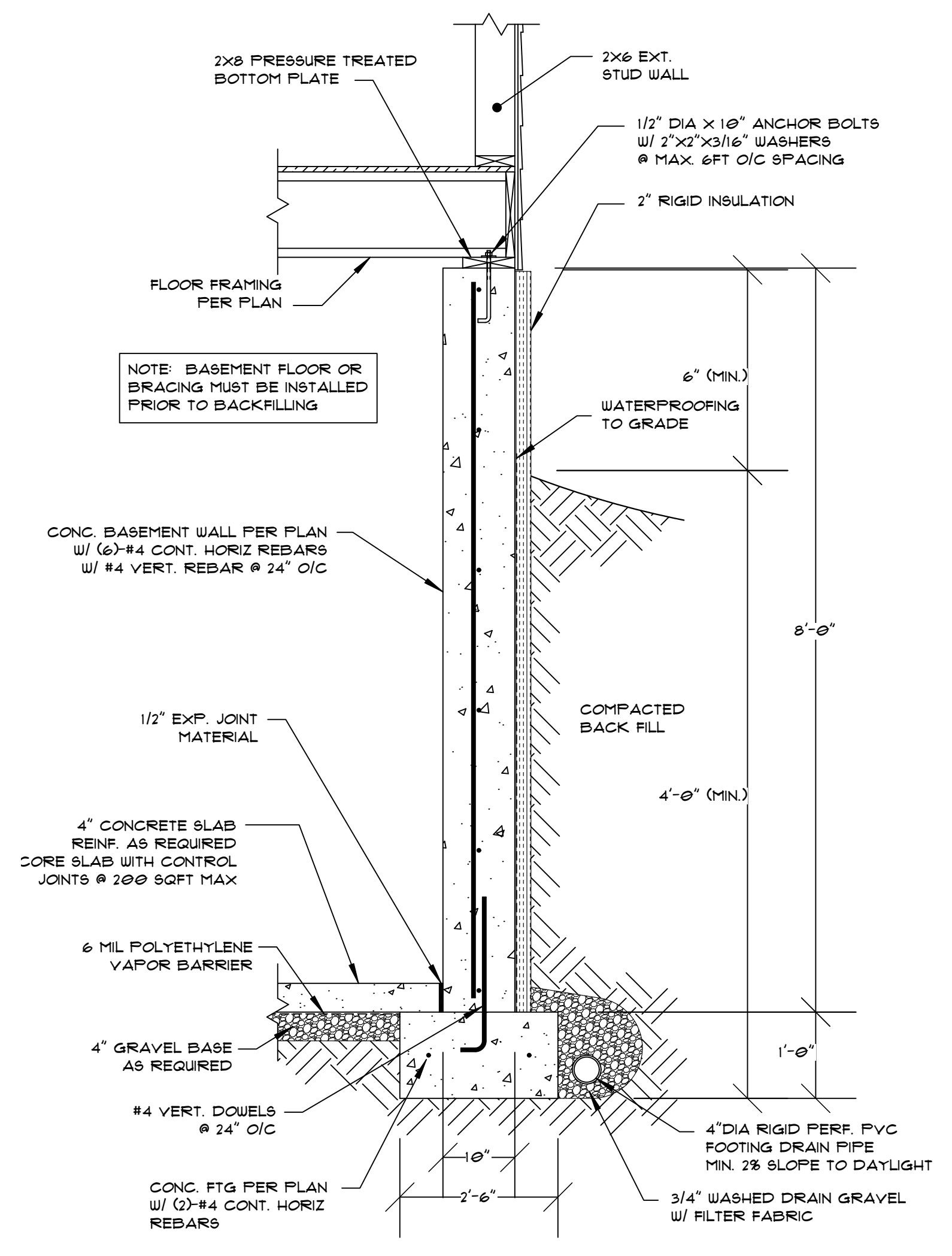
8 BELL FOOTING DETAIL
Scale: 3/4" = 1'-0"



5 COLUMN CAP DETAIL
Scale: 3/4" = 1'-0"



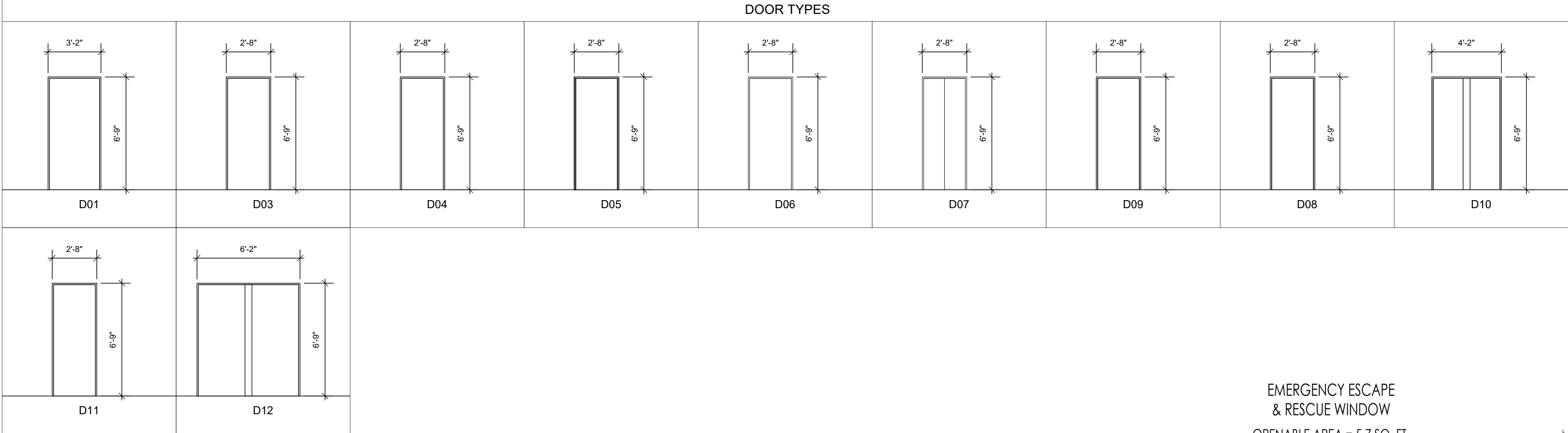
6 COLUMN FOOTING DETAIL
Scale: 3/4" = 1'-0"



4 BASEMENT FOUNDATION WALL
Scale: 3/4" = 1'-0"

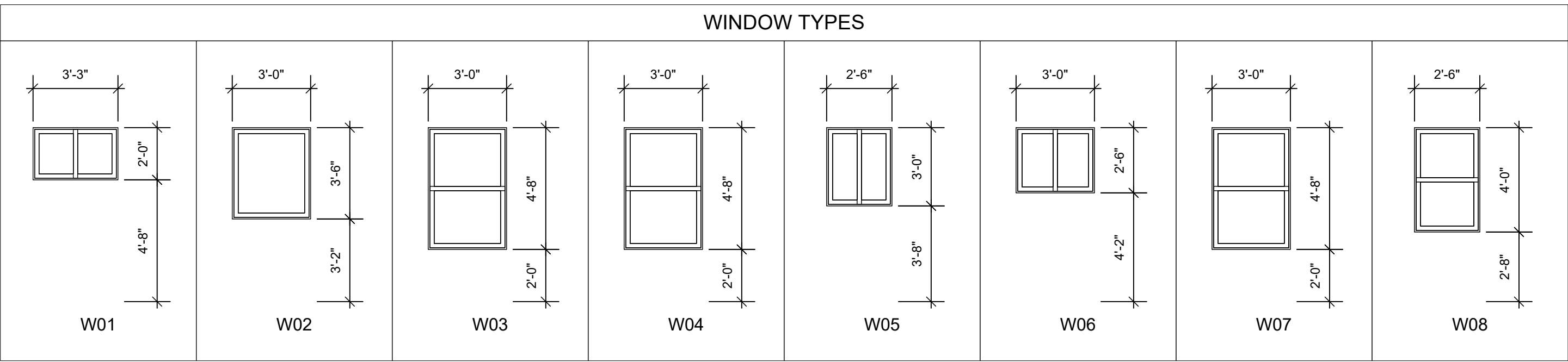
Door Schedule							
Mark	Nominal Size		Door Style		Openings		Comments
	Width	Height	Thickness	Configuration	RO Width	RO Height	
D01	3'0"	6'8"	1 1/2"	Swing	3'2"	6'9"	
D02	3'0"	6'8"	1 1/2"	Cased Opening	3'2"	6'9"	
D03	2'6"	6'8"	1 1/2"	Swing	2'8"	6'9"	
D04	2'6"	6'8"	1 1/2"	Swing	2'8"	6'9"	
D05	2'6"	6'8"	1 1/2"	Pocket	2'8"	6'9"	
D06	2'6"	6'8"	1 1/2"	Swing	2'8"	6'9"	
D07	2'6"	6'8"	1 1/2"	Folding	2'8"	6'9"	
D08	2'6"	6'8"	1 1/2"	Swing	2'8"	6'9"	
D09	2'6"	6'8"	1 1/2"	Swing	2'8"	6'9"	
D10	4'0"	6'8"	1 1/2"	Sliding	4'2"	6'9"	
D11	2'6"	6'8"	1 1/2"	Swing	2'8"	6'9"	
D12	6'0"	6'8"	1 1/2"	Sliding	6'2"	6'9"	

VERIFY ALL DOOR SIZES AND ROUGH OPENINGS WITH DOOR SUPPLIER PRIOR TO FRAMING

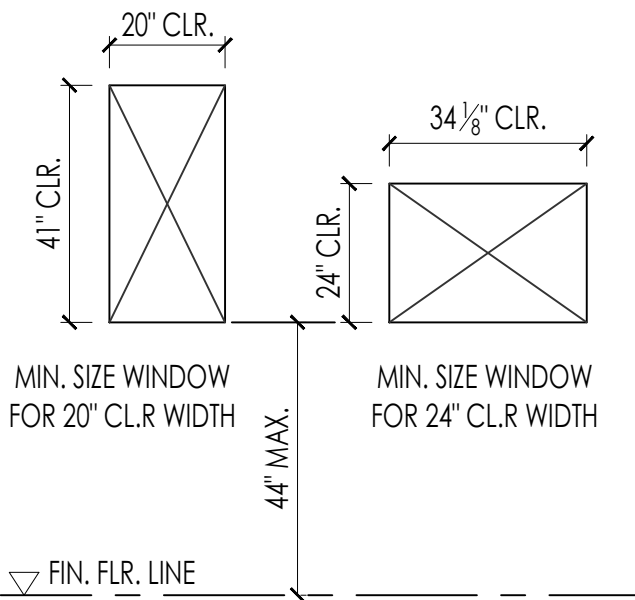


Window Schedule									
Mark	Nominal Size		Window Style	Glass			Accessories	Comments	
	O.A. Width	O.A. Height	Configuration		RO Width	RO Height			
W01	3'3"	2'0"	Horizontal Slider	TEMPERED	3'3"	2'0"	SCREENS		
W02	3'0"	3'6"	Casement		3'0"	3'6"	SCREENS	EGRESS	
W03	3'0"	4'8"	Double Hung		3'0"	4'8"	SCREENS	EGRESS	
W04	3'0"	4'8"	Double Hung		3'0"	4'8"	SCREENS		
W05	2'6"	3'0"	Horizontal Slider		2'6"	3'0"	SCREENS		
W06	3'0"	2'6"	Horizontal Slider	TEMPERED	3'0"	2'6"	SCREENS		
W07	3'0"	4'8"	Double Hung		3'0"	4'8"	SCREENS	EGRESS	
W08	2'6"	4'0"	Double Hung		2'6"	4'0"	SCREENS		

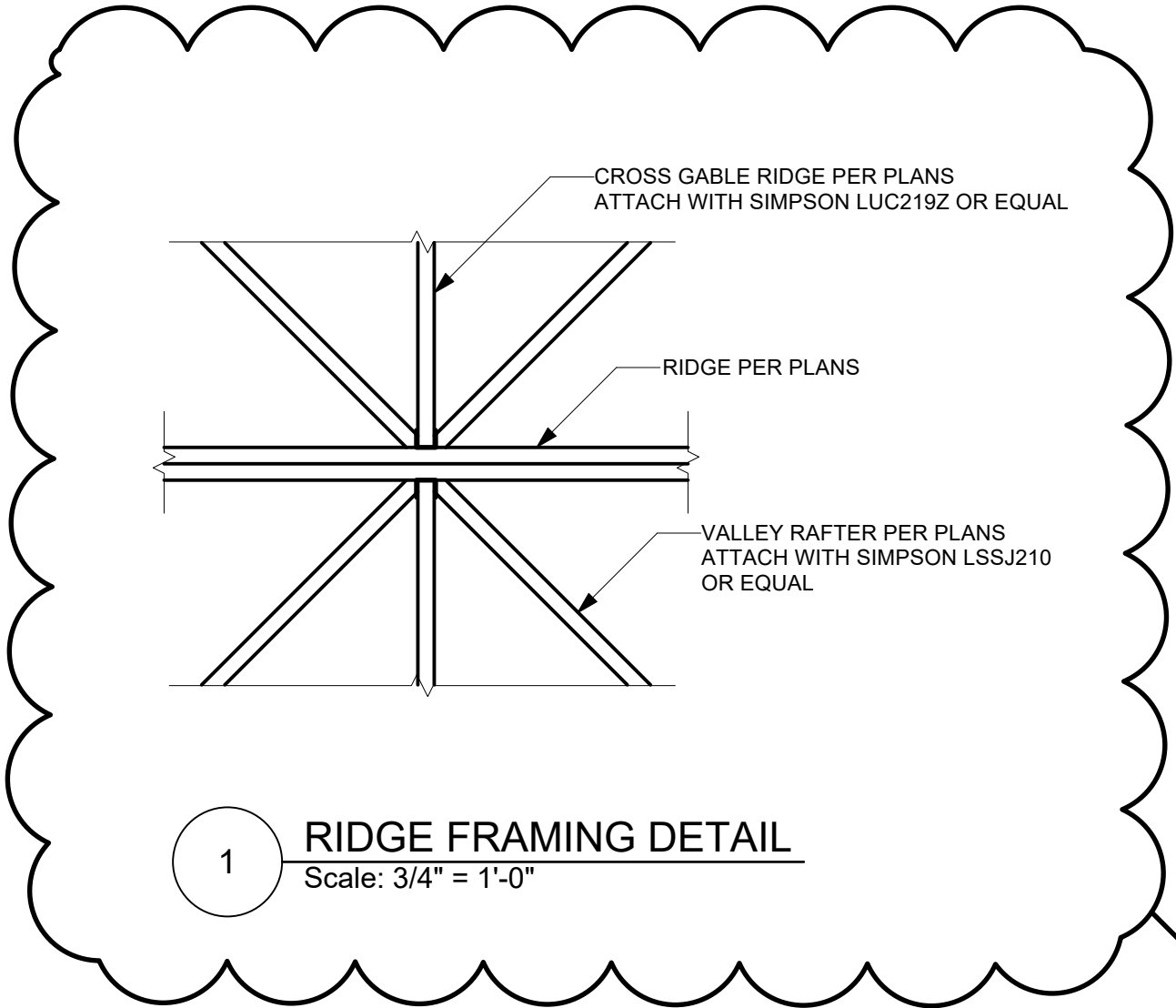
VERIFY ALL WINDOW SIZES AND ROUGH OPENINGS WITH WINDOW SUPPLIER PRIOR TO FRAMING



EMERGENCY ESCAPE
& RESCUE WINDOW
OPENABLE AREA = 5.7 SQ. FT.



- NOTES:
EGRESS WINDOWS
- EGRESS WINDOWS MUST NOT INFRINGE IN THE SIDE SETBACK
 - EGRESS WINDOWS MUST BE PRESENT IN EACH BEDROOM OF EACH DWELLING UNIT
 - THE MINIMUM DIMENSIONS REQUIRED ARE REFLECTED IN DETAILS BELOW. GENERAL CONTRACTOR MUST COMPLY WITH IRC 2015 WITH MA AMENDMENTS.



1 RIDGE FRAMING DETAIL
Scale: 3/4" = 1'-0"



BACKYARD COTTAGE

46 Mt. Vernon St.
Somerville, MA

Project Title

Designer

Jarvis Drafting & Design
21 George St, Suite 302
Lowell, MA 01852

Consultant

A 5/19/2026 PER CITY REVIEW

REV. DATE DESCRIPTION

NO. DATE ISSUE NOTE

Project Manager Drawn By

Date 02/18/2026

Reviewed By

Project ID

Sheet Title

Door/Window
Schedule

Sheet No.

A3.0

Residential Addition and Renovation



46 Mount Vernon Street
Somerville MA 02145

HISTORIC COMMISSION REVIEW SET

PROJECT NUMBER: 953

DATE: 04/08/25
REVISED: 7/10/25
REVISED 2/26/26

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Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. All work to comply with I.B.C. Statutory Authorities and relevant American Standards.
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PROJECT DESCRIPTION
Residential Addition and Interior Renovation to existing property on 46 Mt Vernon Street, that is designated LHD ('George Pool House', Queen Anne); Exterior work includes: demolition of existing rear single story addition; new 2-story plus roof deck addition to be within similar footprint. Other exterior work includes basement walkout at driveway side and new window wells on opposite side and a spiral stair at rear for roof deck and third floor egress. Exterior work DOES NOT include any front facade work. All new siding to match existing in type and color; all trimwork to match existing in type and color; all new windows to match existing in function and style (double hung).

SHEET LIST:
0 0.00 - COVER SHEET
A 0.10 - SITE PLAN
A 0.11 - LOT COVERAGE & EGRESS PLANS
D 1.00 - DEMOLITION FLOOR PLAN
D 1.01 - DEMOLITION FLOOR PLAN
A 1.00 - FLOOR PLAN
A 1.01 - FLOOR PLAN
A 1.02 - FLOOR PLAN
A 1.03 - FLOOR PLAN
A 3.00 - EXTERIOR ELEVATION
A 3.01 - EXTERIOR ELEVATION
A 3.02 - EXTERIOR ELEVATION

STRUCTURAL ENGINEER
COMPANY NAME
COMPANY ADDRESS
CITY, STATE & ZIP CODE
(XXX) XXX.XXXX-T
(XXX) XXX.XXXX-F
CONTACT: NAME
EMAIL: NAME@COMPANY.COM

GENERAL CONTRACTOR
COMPANY NAME
COMPANY ADDRESS
CITY, STATE & ZIP CODE
(XXX) XXX.XXXX-T
(XXX) XXX.XXXX-F
CONTACT: NAME
EMAIL: NAME@COMPANY.COM

ARCHITECT
JOE THE ARCHITECT
343 MEDFORD STREET, SUITE 4C
SOMERVILLE, MA 02145
(617) 764-3593-T
CONTACT: CONTACT NAME
EMAIL: ASKJOE@JOETHEARCHITECT.COM

CLIENT
LIAM KUANG
46 MT VERNON ST
SOMERVILLE MA 02145
EMAIL: liamkuang@outlook.com

JtA

JOE THE ARCHITECT
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1 (617) 764-3593
e: askjoe@joehearchitect.com
www.joehearchitect.com

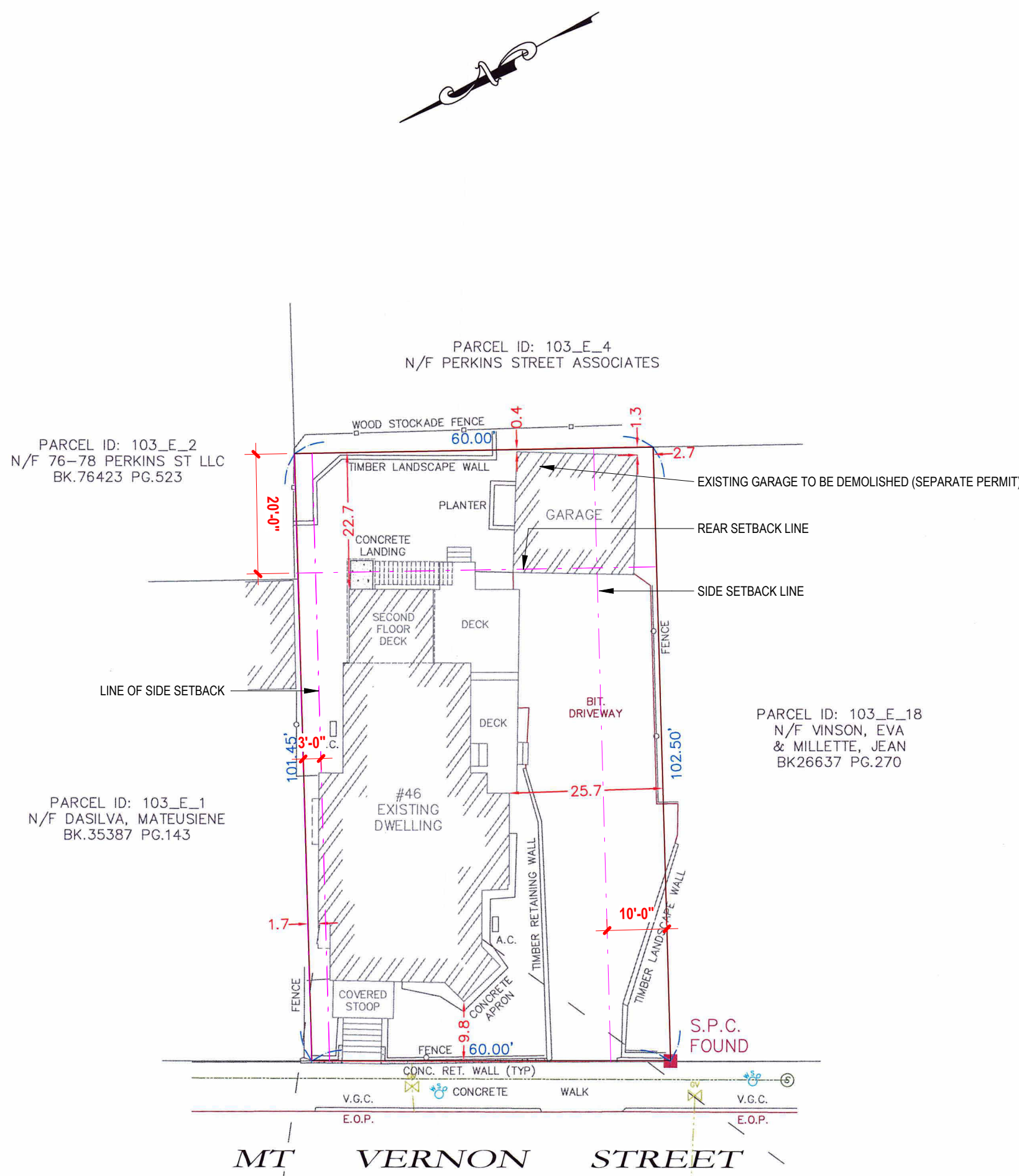
Residential Addition and Renovation
PROJECT NUMBER: 953
DATE: 04/08/25

NOTES

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- PROPERTY OWNER TO VERIFY ZONING REGULATIONS WITH THE CITY OF SOMERVILLE.
- THE LOCATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, RECORD PLANS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

LEGEND

- PROPERTY LINE
- ABUTTERS
- EDGE OF PAVEMENT
- GRANITE CURB
- SEWER
- GAS
- O.H.W.
- SEWER MAN HOLE
- WATER SHUT OFF
- GAS VALVE
- STONE POST CENTER



DEED REFERENCE, BK: 75962 PG: 576
PLAN REFERENCE, PLAN # 1327 OF 1980
PLAN REFERENCE, PB: 42 PL: 42



CERTIFIED PLOT PLAN
46 MT VERNON STREET
SOMERVILLE MA MIDDLESEX COUNTY

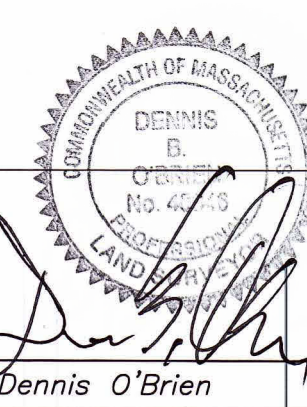
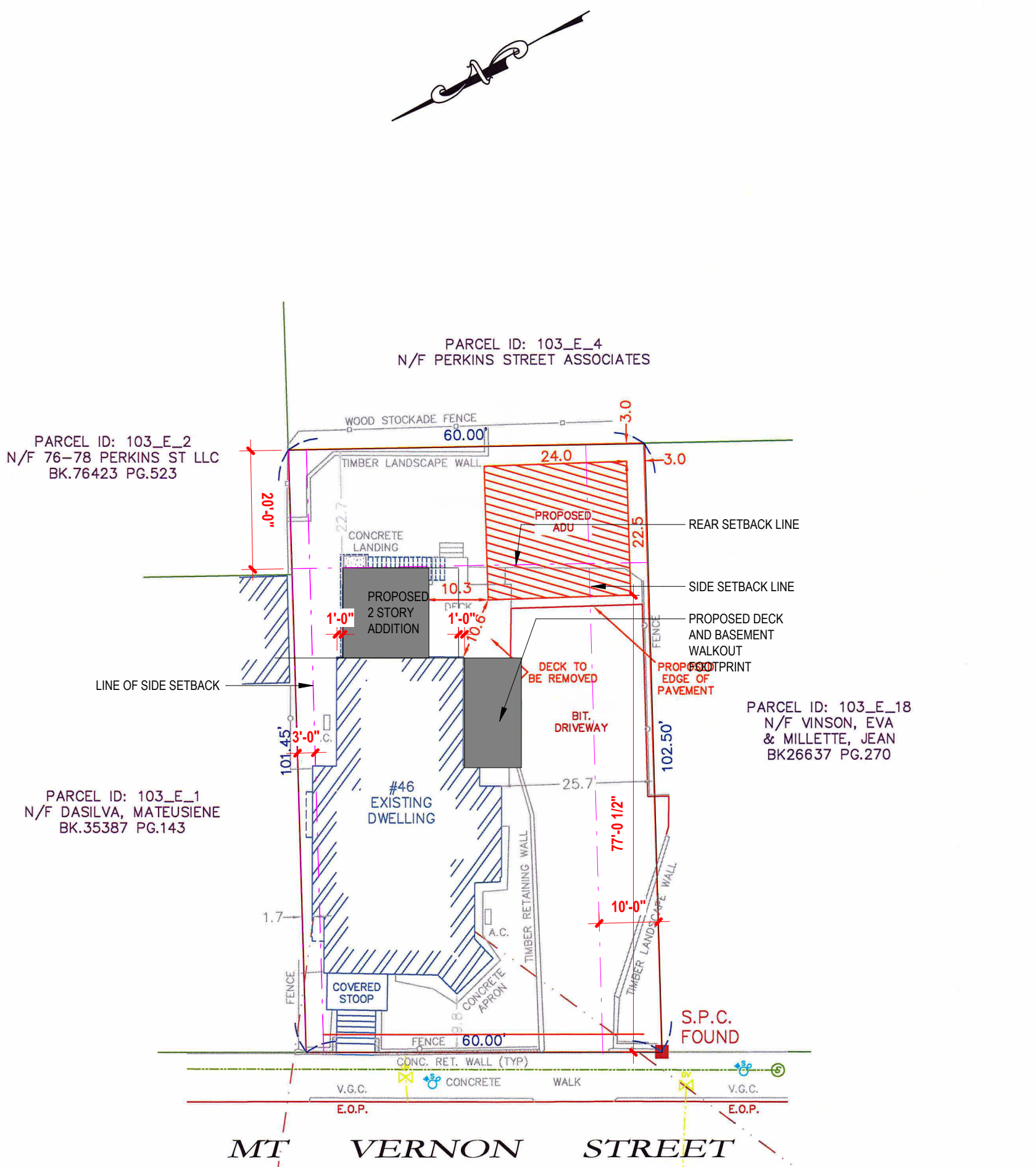
SCALE: 1:20' DATE: 3/28/2024 REVISED: --- DRAWN BY: J.A.A. CHECKED BY: D.O.

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DEED REFERENCE, BK: 75962 PG: 576
PLAN REFERENCE, PLAN # 1327 OF 1980
PLAN REFERENCE, PB: 42 PL: 42



PLAN SHOWING PROPOSED ADU
46 MT VERNON STREET
SOMERVILLE MA MIDDLESEX COUNTY

SCALE: 1:20' DATE: 2/17/2026 REVISED: --- DRAWN BY: J.A.A. CHECKED BY: D.O.

zoning district NR
maplot 46 Mt Vernon St, Somerville

ZONING DATA	NR	46 Mount Vernon Street
USE	detached, semi-detached, cottage, duplex, triple decker	detached house; two-family
LOT AREA (min.)	n/a	6098.4 sf (0.14 acre)
MINIMUM WIDTH (min.)	32 ft / 34 ft	60 ft
FRONT YARD SETBACK (min.)	60%	EXIST: 68% PROPOSED: 58% (see site plan diagrams for set take-offs)
REAR YARD SETBACK (min.)	0.35	9.8', ETR
REAR YARD SETBACK (min.)	10 ft / 20ft	left: 1.7 ft, ETR right: 25'-7"
REAR YARD SETBACK (min.)	no driveway access: 5ft front driveway access: 3ft sum of side setbacks: 10ft/12ft	22.7 PROPOSED: 20 ft
HEIGHT	2.5 stories max	2.5, EXIST TO REMAIN

GENERAL PROJECT NOTES

- Visit premises to become familiar with existing conditions. verify the scope of work and evaluate potential problems attendant to its execution.
- The submission of pricing shall evidence that the contractor has fully evaluated potential problems and later additional cost claims for labor, equipment, material or hardship will not be considered.
- The documents, drawings, and construction manuals are complimentary in nature. what is called for by one is binding by all. inform jacobs interior architects of any discrepancies should they occur.
- Elevations, details, and sections for typical conditions are generally referred to (on the plan, elevation or detail where they first occur), and are typical for like conditions throughout, unless otherwise indicated.
- "Typical" means typical for all similar conditions, unless otherwise noted.
- "Similar" means referenced item is similar in nature to actual detail, section or elevation (i.e. opposite-hand, reverse direction, etc).
- Restrict construction work, staff, material, and debris to the contract premises and as authorized by base building representative.
- Plan and provide for temporary partitions and all other required safe guards for the protection of existing base building employees and building users from construction hazards during all phases of construction. seal area of construction with plastics to minimize the spread of dust, materials, debris, and rubble from demolition to be promptly removed from premises. temporary partitions and doors shall be installed as required to maintain a secure workplace.
- Provide for temporary fire extinguishers during all phases.
- Maintain accessibility to required means of egress by tenant employees and building visitors during all phases.
- Coordinate trades to insure timely completion of work and to minimize disruption of the on-going business activities of existing tenants.
- Obtain all required permits.
- During the entire contract period, maintain in operating condition all existing exits, exit lighting, fire protective devices and alarms as per code. coordinate with base building representative.
- All work performed shall be done in accordance with all applicable codes and regulations. nothing in the drawings or related documents is to be construed as requiring or permitting work that is contrary to code requirements.
- Manufacturer's suggested methods of installation shall take precedence over methods recommended on the construction documents.
- Coordinate the arrival and storage of materials.
- Coordinate power and emergency power with base building representative.
- Base building elements (access components, egress components, parking accommodations, toilet cores, etc.) to comply with all applicable codes and ada accessible guidelines. base building "core and shell" improvements as required are not to be included in "tenant" improvement contract.
- Information shown on these drawings is based on information provided to or obtained by jacobs indicating existing conditions. actual field conditions may vary from those indicated on the drawings or from those ordinarily encountered in renovation work of this type. promptly notify jacobs interior architect before any of these conditions are disturbed. failure to do so may waive the contractor's right to additional time or other consideration due to such conditions.
- Confirmation of long-lead items shall be submitted to jacobs interior architect and owner's representative for approval with bid submission.
- Contractor to comply with base building construction rules, restrictions, regulations and hours of operation. to include restrictions and allowances concerning off-hours activities such as floor coring, material deliveries and shot anchor installations. coordinate with base building representative for additional information.
- Upon completion of the work, contractor shall notify jacobs interior architect to prepare a "punchlist" of corrections and unsatisfactory and/or incomplete work. jacobs interior architect shall prepare one punchlist and shall perform one subsequent review of completed work. should more than one punchlist or more than one subsequent review be necessary because of untimely or incomplete work by the contractor, the additional time by jacobs interior architect shall be at the contractor's sole expense.
- Occupant move-in date shall be approved by tenant representative. contractor to complete a final clean prior to move-in. to include removal of temporary protections, wiping down, cleaning glass, washing, waxing, vacuuming, and any other service which would be performed under tenant and base building standard cleaning and maintenance programs.
- Contractor to warranty work performed for all phases for minimum of one year from the date of final acceptance.
- Maintain continuous service to all utilities and feeds serving adjacent occupied spaces. services to be uninterrupted to allow for typical business operations.
- Utilize rebar detector / x-ray technology to locate existing post-tension tendons and rebars within concrete slabs and construction. install anchors at minimum 2 inches away from existing metal elements. coordinate with on-site conditions.
- Full project scope is shown at plans, elevations and details. work is to be completed in multiple phases. see schematic phasing diagram at sheet A-004. coordinate final demarcation between phases with tenant representative and on-site conditions.
- Where existing fire proofing is to remain at structural elements or shaft locations, selectively patch and repair any damaged fire proofing materials with new to match to yield continuous "like new" protection.
- In addition to exit sign locations shown on plan, provide for a quantity of 10%, but not less than four (4), additional illuminated exit signs to be installed at architect's direction on site.
- Provide engineering design/build services for associated engineering scope (mechanical, electrical, sprinkler, plumbing, etc.). coordinate with on-site conditions.

Liam Kuang

46 Mount Vernon St
Somerville MA 02145

DESIGN FIRM



Joe The Architect, LLC
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

CONSULTANT

<CONSULTANT NAME>

<CONSULTANT ADDRESS>

SEAL

KEY PLAN

PROJECT INFORMATION

Residential Addition and Renovation

46 Mount Vernon Street
Somerville MA 02145

FOR INFORMATION

2/26/2026 12:55:57 PM

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ISSUE CHART

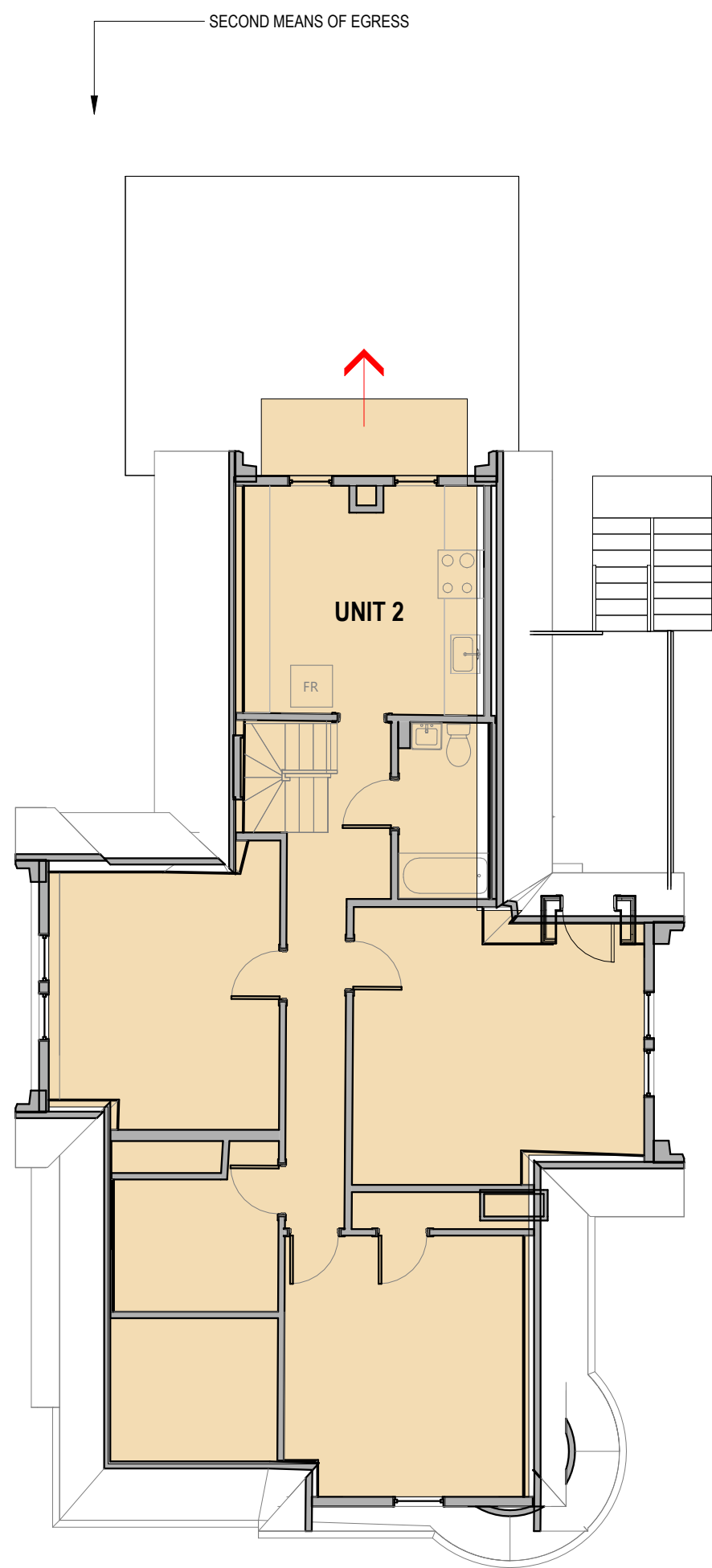
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4	REVISED FOR ZONING/HISTORIC FEEDBACK	4/8/25
2	HISTORIC COMMISSION SET ISSUED	2/21/25
1	SD PRESENTATION	2/21/25

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953	PROJECT NAME	
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	Approver	APPROVED
	As indicated	SCALE
		SHEET NAME

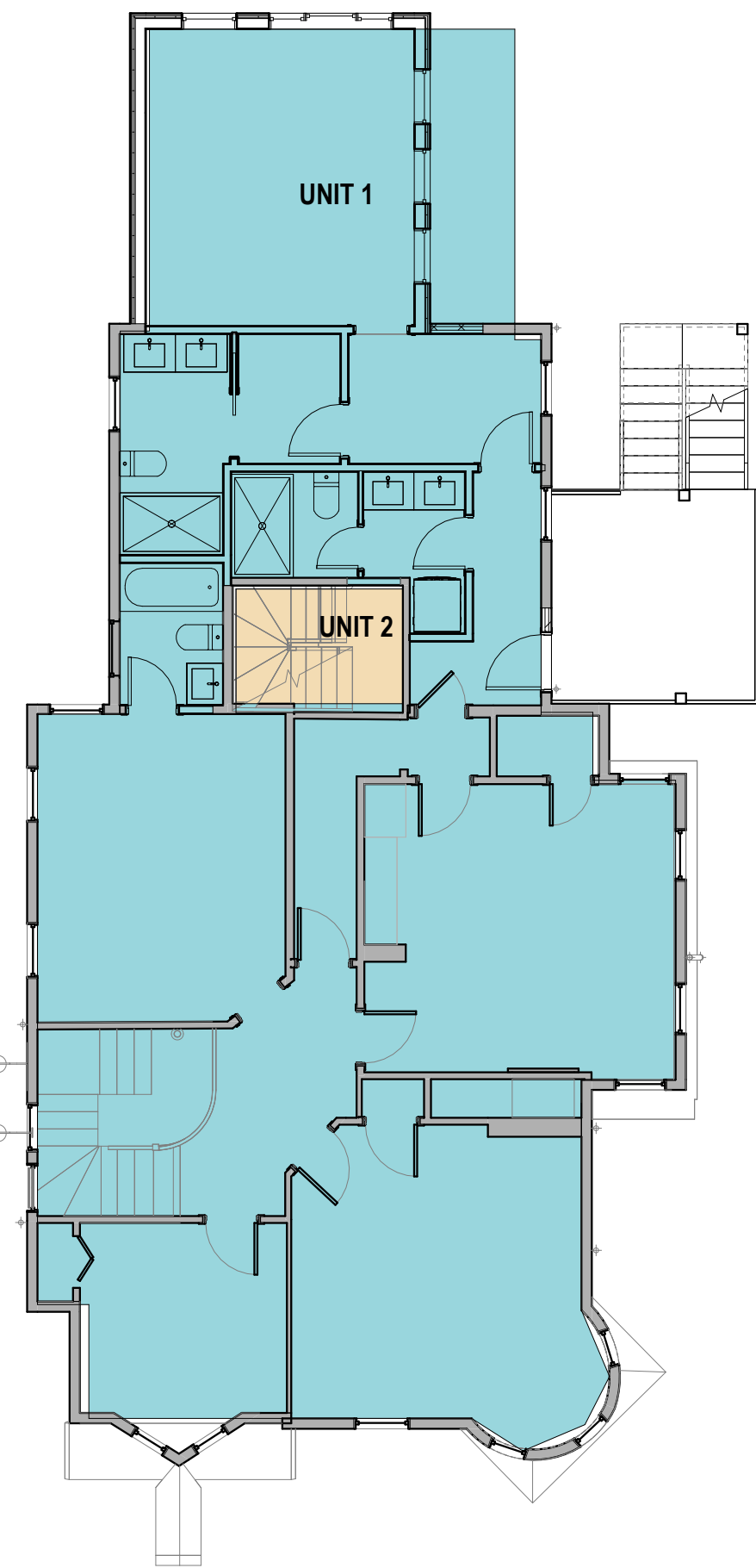
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SHEET NUMBER

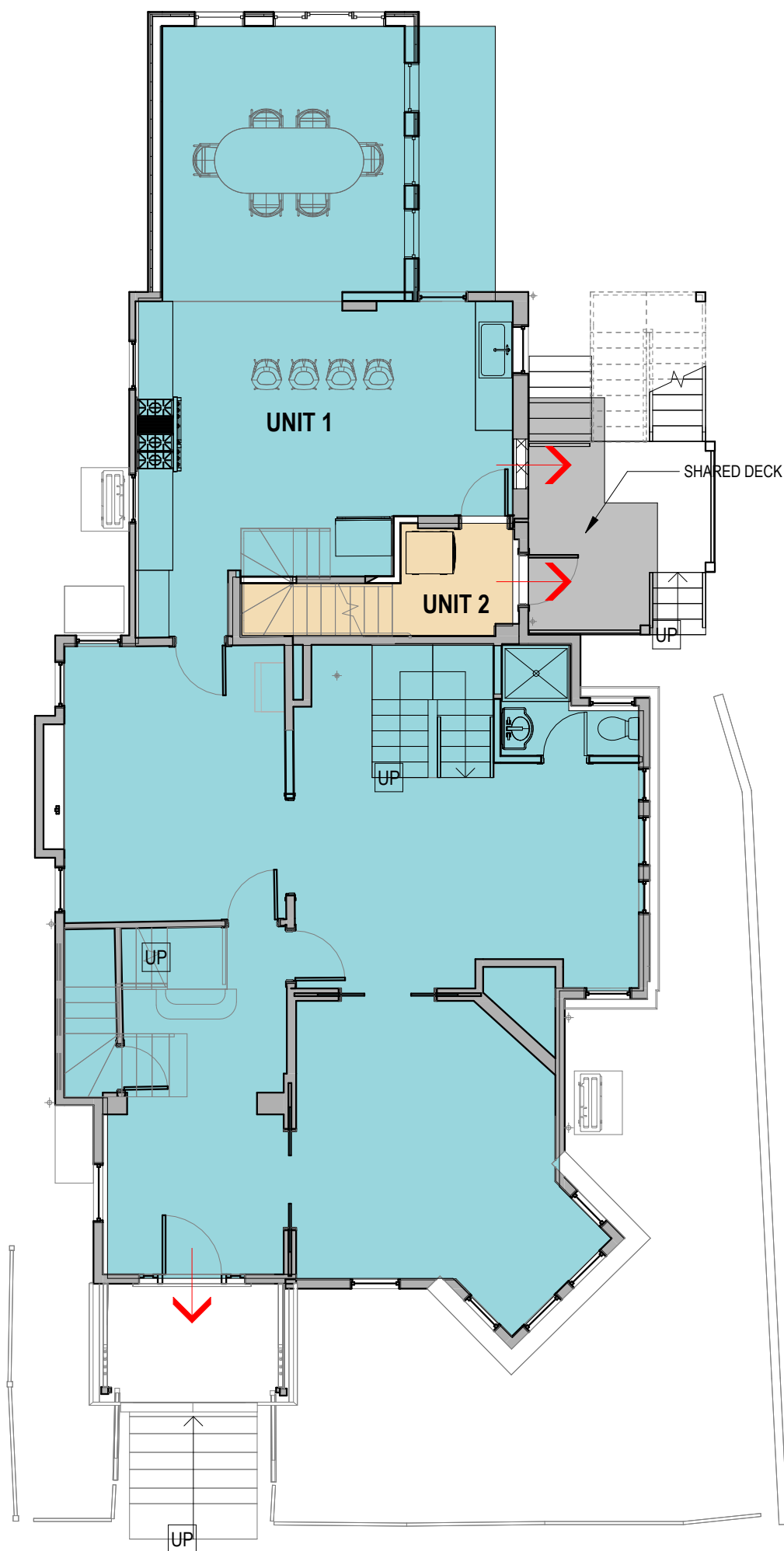
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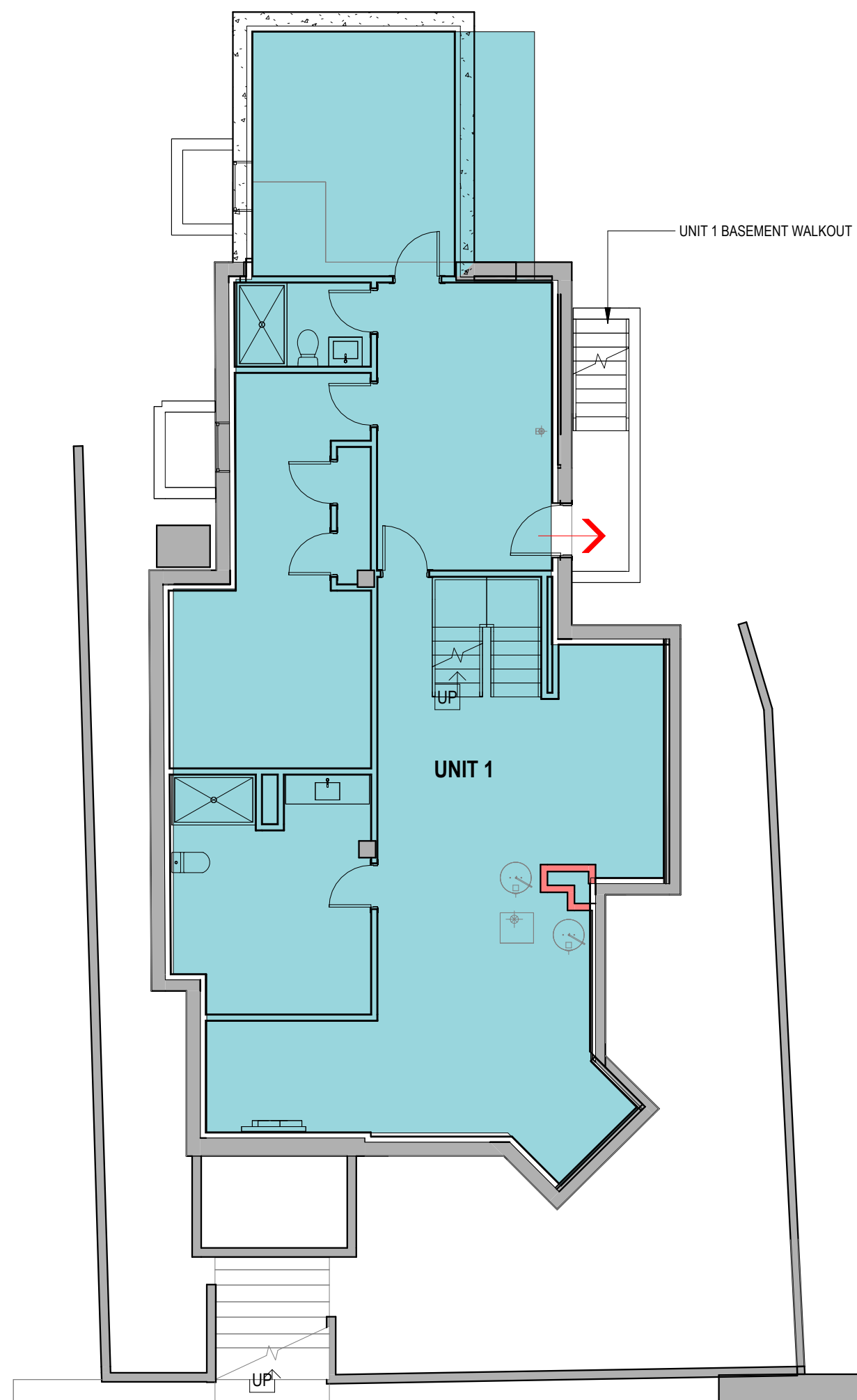
4 Floor 03_Egress Plan
A 0.11 1/8" = 1'-0"



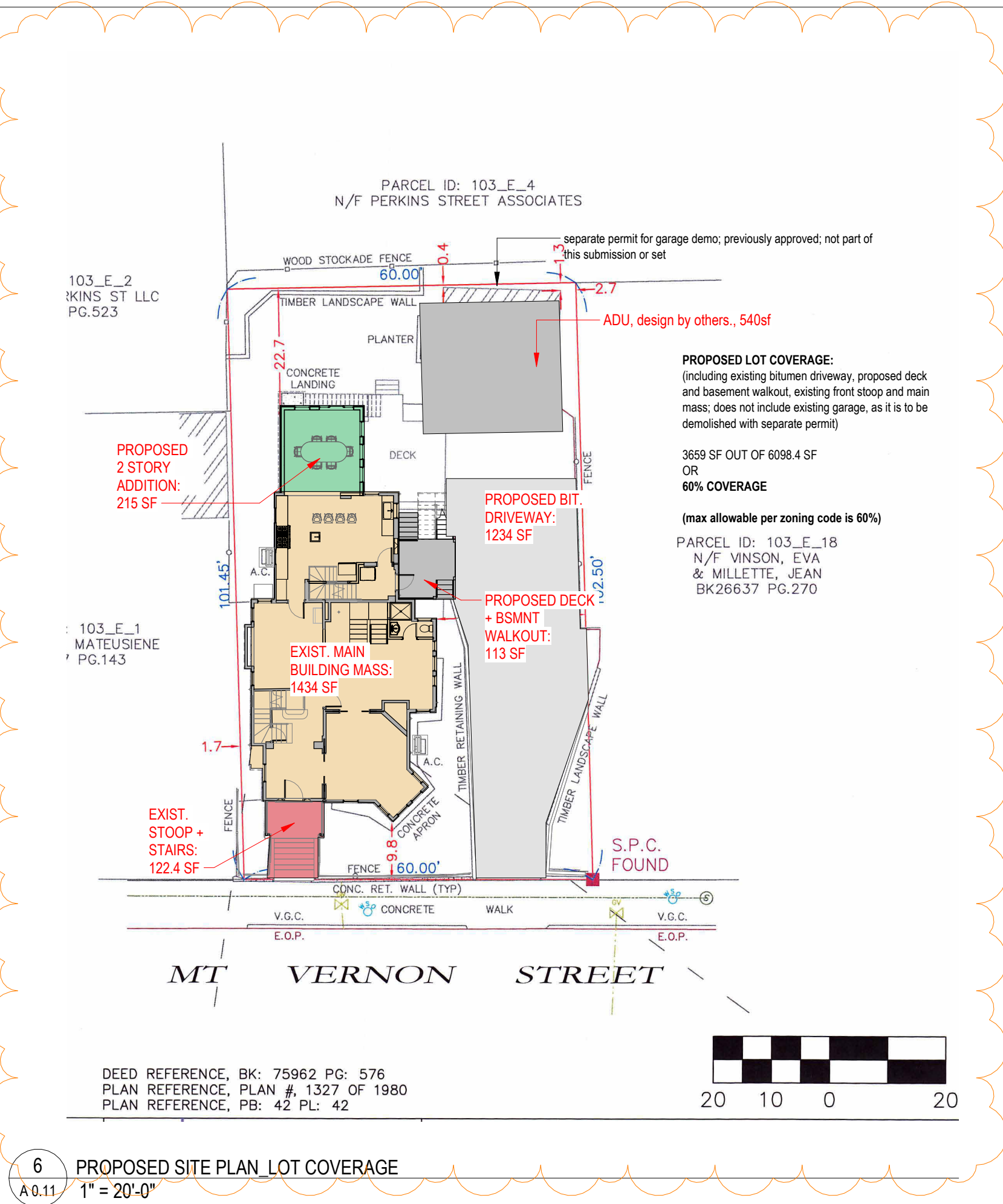
3 Floor 02_Egress Plan
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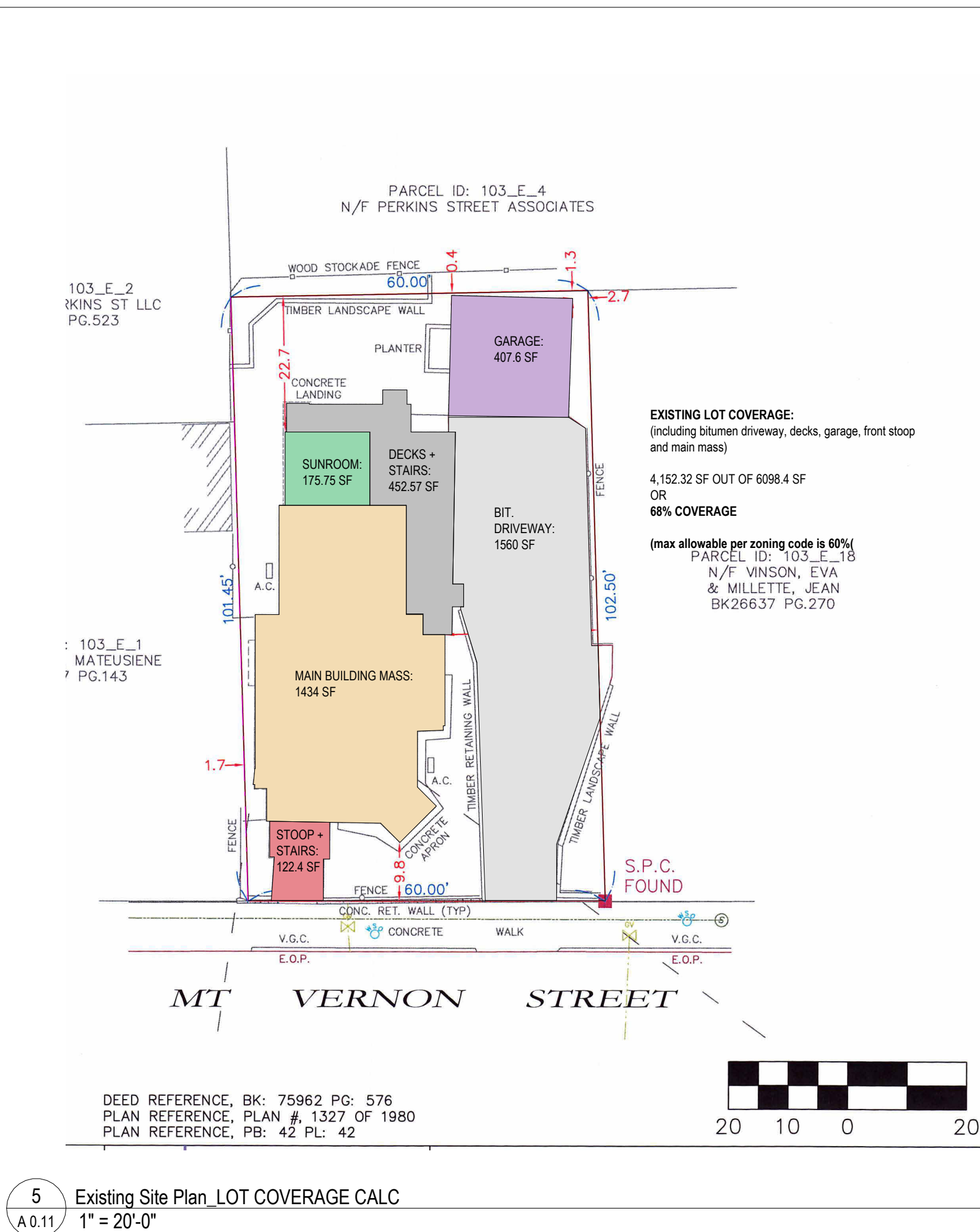
2 Floor 01_Egress Plan
A 0.11 1/8" = 1'-0"



1 Basement_Egress Plan
A 0.11 1/8" = 1'-0"



6 PROPOSED SITE PLAN LOT COVERAGE
A 0.11 1" = 20'-0"



5 Existing Site Plan LOT COVERAGE CALC
A 0.11 1" = 20'-0"

Liam Kuang
46 Mount Vernon St
Somerville MA 02145

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JtA

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343 Medford Street, Suite 4C Somerville, MA 02145
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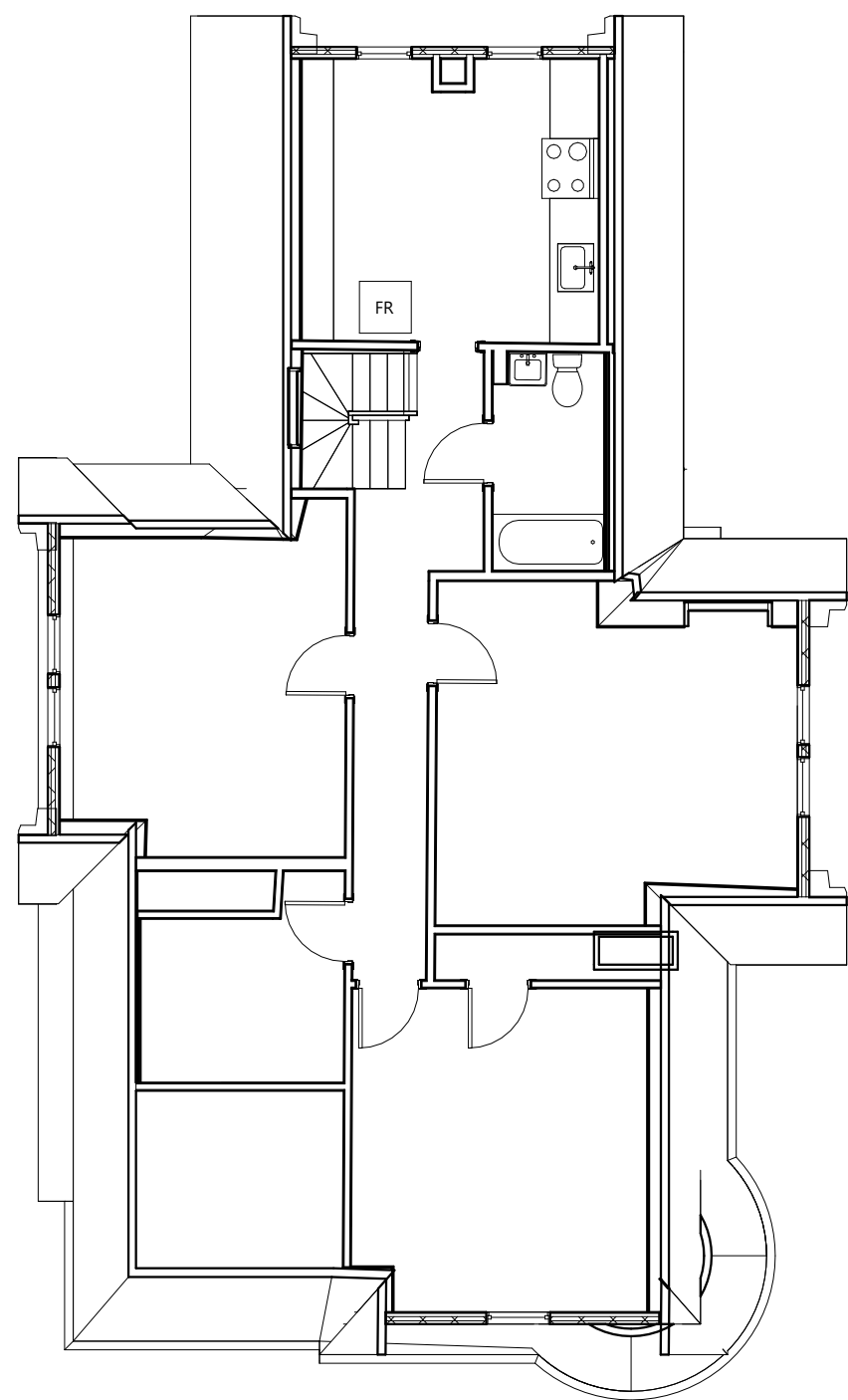
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5 REVISED LAYOUT ISSUED 7/10/25
4 REVISED FOR ZONING/HISTORIC FEEDBACK 4/8/25

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		SHEET NAME

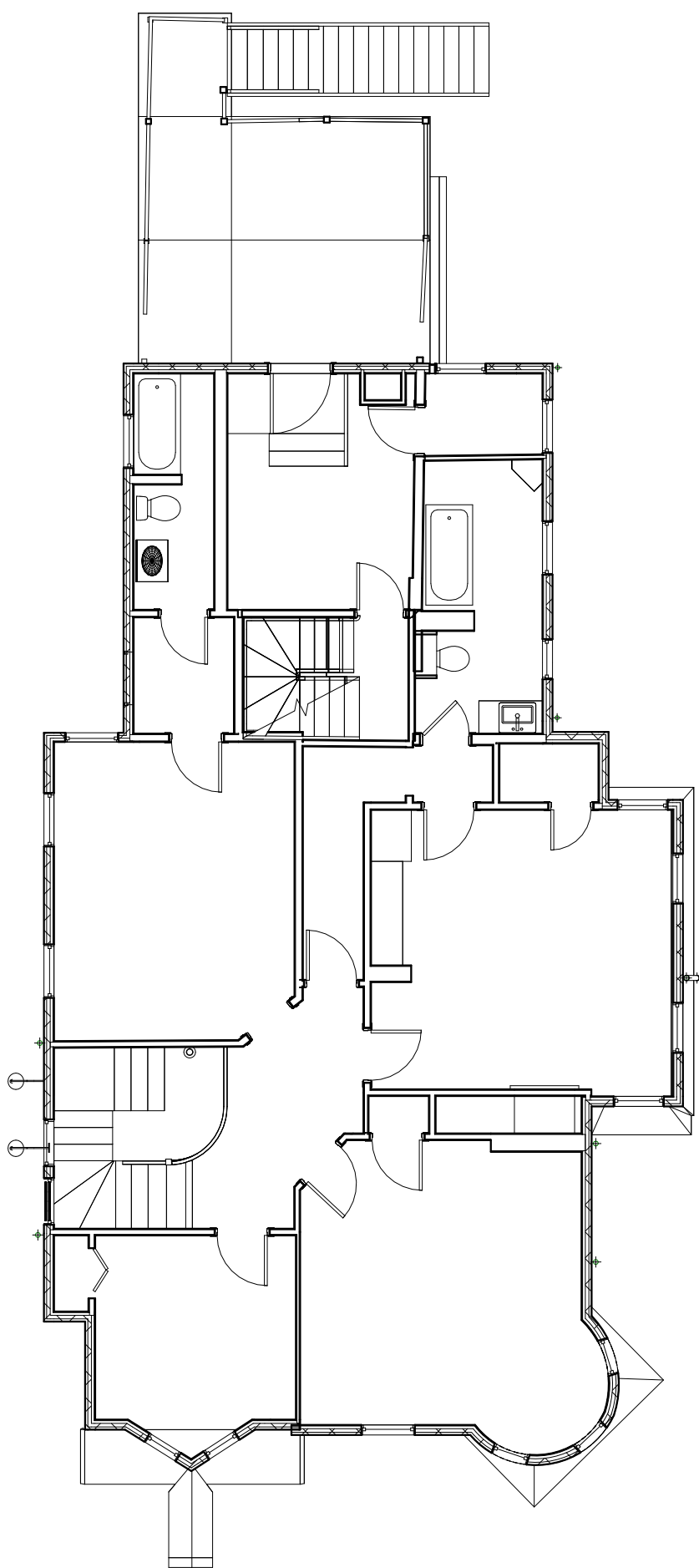
LOT COVERAGE &
EGRESS PLANS

SHEET NUMBER

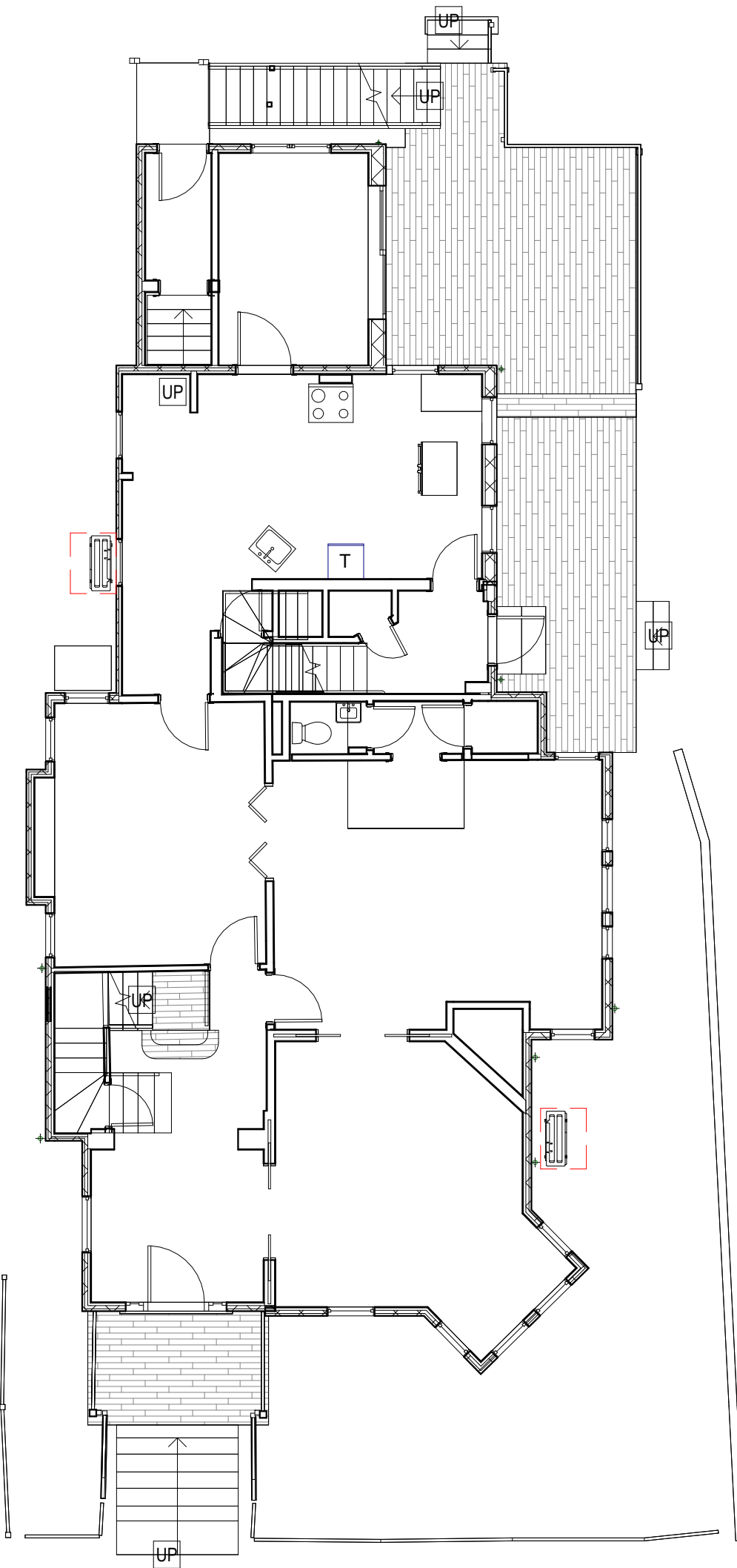
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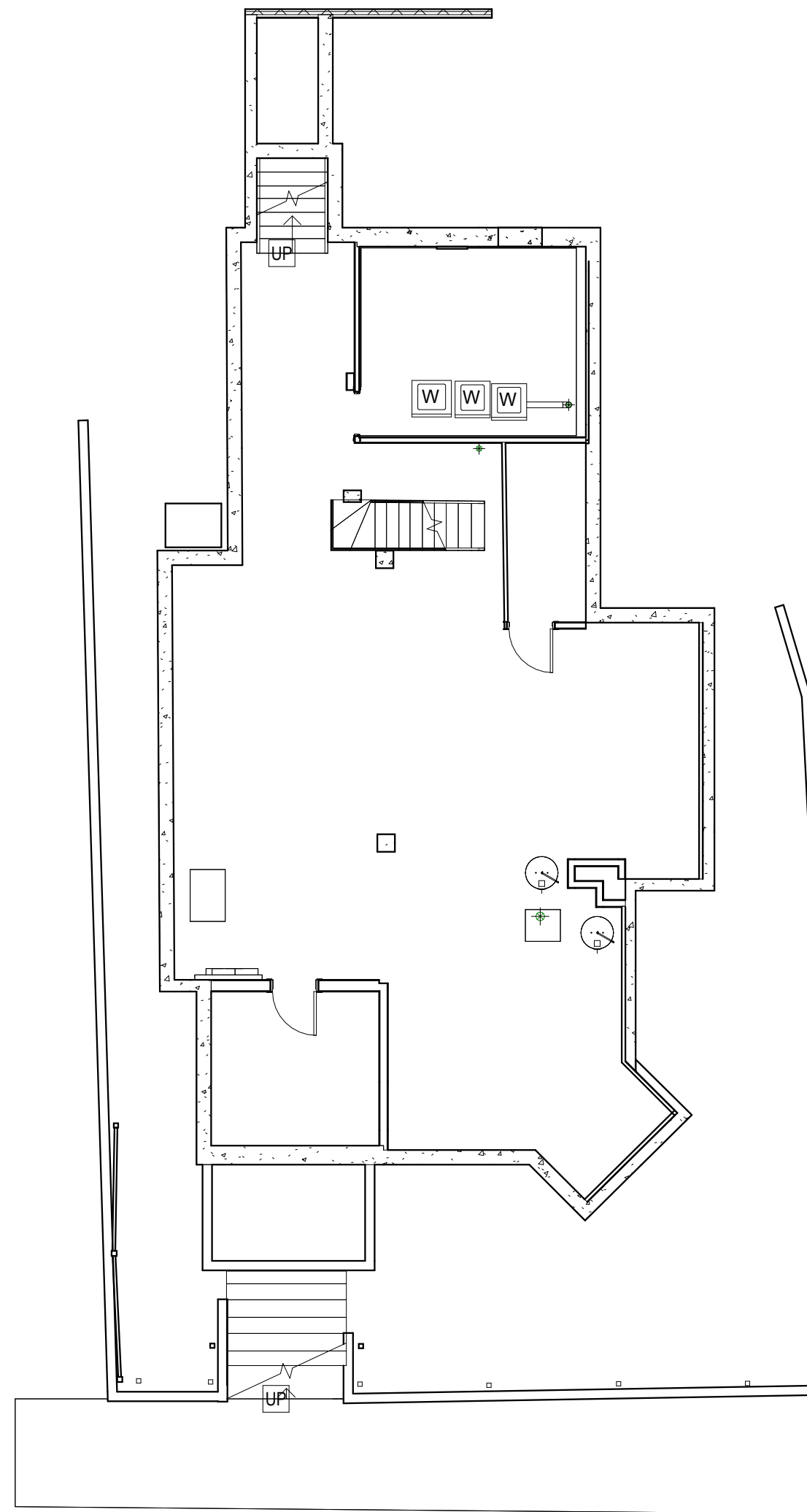
4 Floor 03 Existing Plan
EX 1.00 1/8" = 1'-0"



3 Floor 02 Existing Plan
EX 1.00 1/8" = 1'-0"



2 Floor 01 Existing Plan
EX 1.00 1/8" = 1'-0"



1 Basement Existing Plan
EX 1.00 1/8" = 1'-0"

CLIENT

Liam Kuang

46 Mount Vernon St
Somerville MA 02145

DESIGN FIRM

JtA

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	1/8" = 1'-0"	SCALE
	SHEET NAME	

**EXISTING FLOOR
PLAN**

SHEET NUMBER

EX 1.00



2 REAR ELEVATION_EXISTING
EX 3.00 1/8" = 1'-0"



1 SOUTH (SIDE) ELEVATION_EXISTING
EX 3.00 1/8" = 1'-0"



3 NORTH (SIDE) ELEVATION_EXISTING
EX 3.00 1/8" = 1'-0"

CLIENT

Liam Kuang

46 Mount Vernon St
Somerville MA 02145

DESIGN FIRM

JtA

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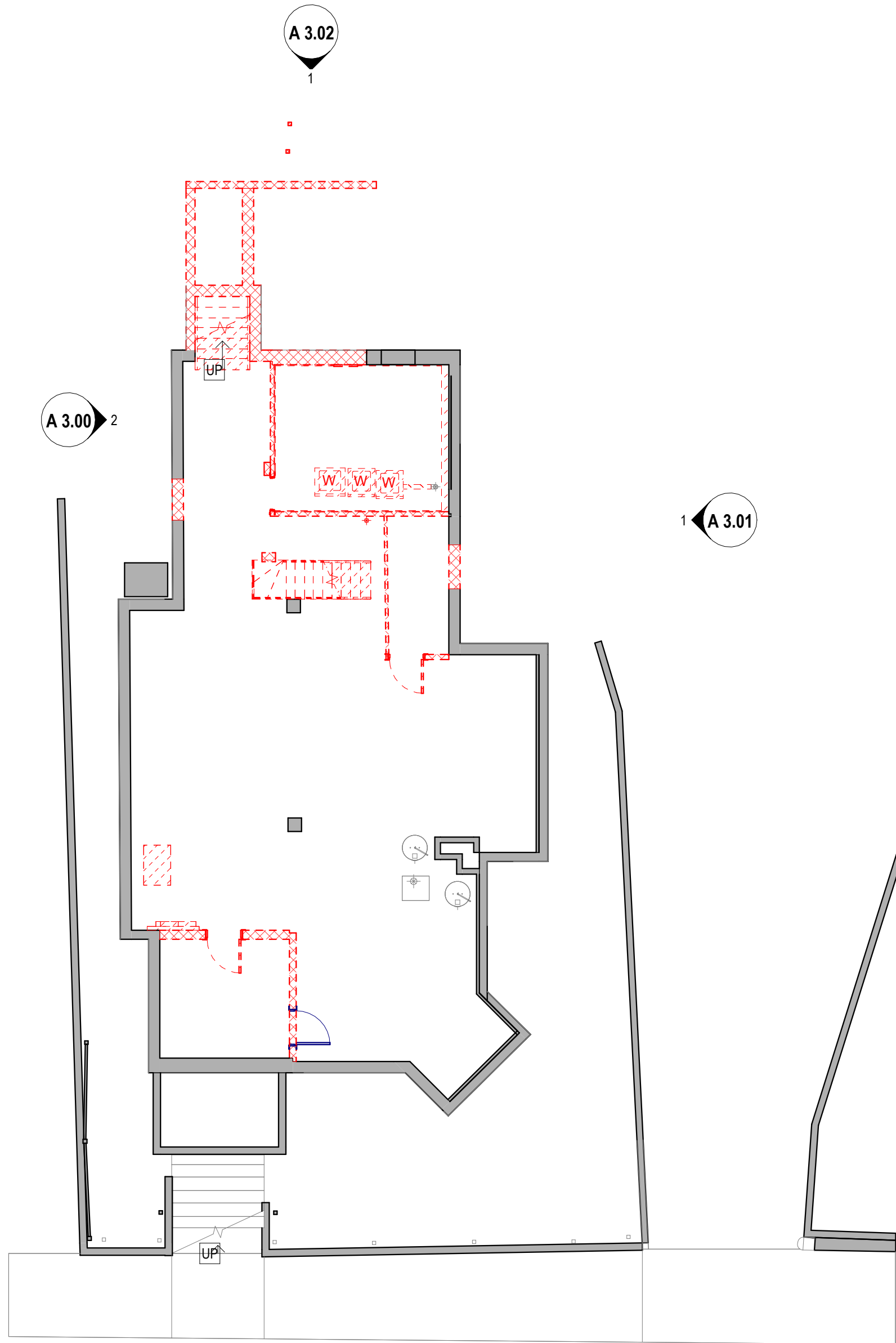
SHEET NAME

EXISTING
ELEVATIONS

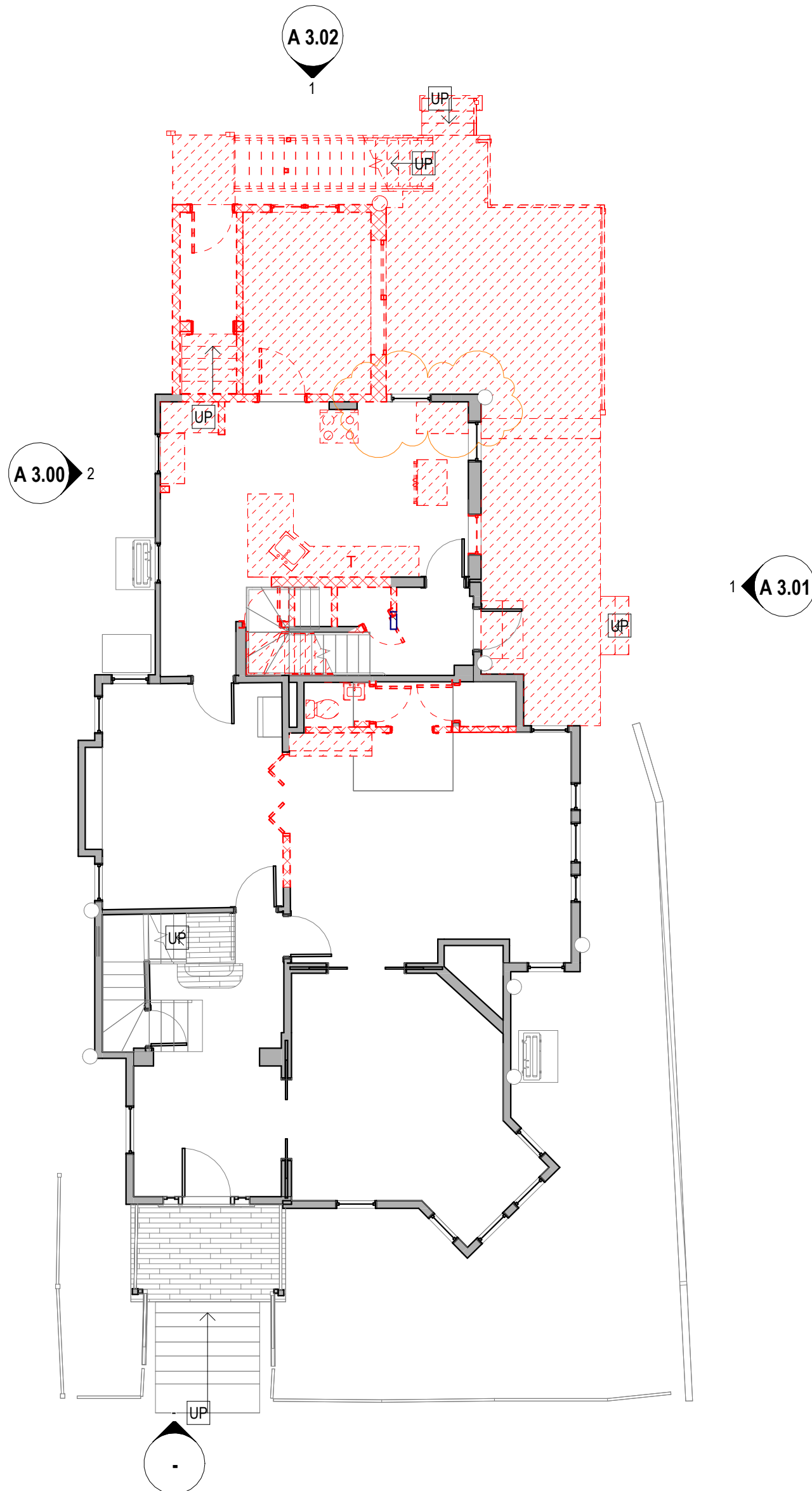
SHEET NUMBER

EX 3.00

1 Basement Demolition Plan
D 1.00 1/8" = 1'-0"



2 Floor 01 Demolition Plan
D 1.00 1/8" = 1'-0"



DEMOLITION LEGEND

- EXISTING SOLID PARTITION TO BE DEMOLISHED
- EXISTING GLAZED OR PARTIALLY GLAZED PARTITION TO BE DEMOLISHED
- EXISTING DOOR AND FRAME TO BE DEMOLISHED
- EXISTING FULL HEIGHT SOLID, GLAZER OR PART GLAZED PARTITION TO REMAIN
- EXISTING DOOR AND FRAME TO REMAIN
- NIC - NOT IN CONTRACT HATCH

GENERAL NOTES - DEMOLITION

- SEE GENERAL CONSTRUCTION NOTES ON SHEET G 0.01.
- THE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY UNCOVER HIDDEN CONDITIONS NOT SHOWN IN THIS CONTRACT SET. IN SUCH AN EVENT, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY.
- SELECTIVELY DEMO WALLS, CEILING, AND FLOOR FINISHES AS SHOWN AND AS REQUIRED FOR NEW LAYOUT AND SYSTEMS.
- GO TO COORDINATE CUTTING OF NEW DOOR OPENINGS WITH REQUIRED DIMS FOR UNITS AS SHOWN ON FLOOR PLANS, ELEVATIONS, AND DOOR SCHEDULE. NOTIFY ARCHITECT OF ANY CONFLICTS.
- THE CONTRACTOR SHALL PERFORM DEMO AS REQUIRED FOR WALL MOUNTED FIXTURES, SHELVING, ACCESSORIES, ETC, WHETHER SPECIFICALLY SHOWN OR NOT.
- WHERE REMOVAL OF EXISTING CONSTRUCTION IS REQUIRED FOR PERFORMANCE OF ANY WORK UNDER THIS CONTRACT, REMOVAL & REINSTALLATION SHALL BE ACCOMPLISHED UNDER THE BASE CONTRACT, WHETHER SPECIFICALLY SHOWN OR NOT, INCLUDING RESTORATION OF UTILITIES AND ANY TEMPORARY SHORING OF STRUCTURAL COMPONENTS.
- PROTECT ALL EXISTING WALLS, DOORS, ETC. TO REMAIN. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ALL FINISHES, FRAMING, AND UTILITIES DAMAGED OR DISTURBED DURING THE COURSE OF THE WORK, INCLUDING SHOP APPLIED FINISHES.
- SEE ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION DRAWINGS AND SPECIFICATIONS FOR RELEVANT INFO AND COORDINATION FOR SYSTEMS WORK. CUT PENETRATIONS FOR MEP/FP, SECURITY AND DATA SYSTEMS, THROUGH WALL, THROUGH CEILING, THROUGH FLOOR AND THROUGH ROOF AS REQUIRED.
- ALL NEW SPRINKLERS & PIPING SHALL BE INSTALLED PRIOR TO DEMOLISHING THE (E) SYSTEM & MAKING FINAL CONNECTIONS, IN ORDER TO MINIMIZE THE IMPACTS OF SHUTDOWNS, DRAIN DOWN, SYSTEM RE-FILL, AND FIRE WATCHES.
- IT IS THE INTENT OF THE DEMOLITION SCOPE TO REMOVE ALL EXISTING ITEMS THAT WILL CONFLICT WITH NEW WORK WHETHER SHOWN OR NOT. ALL EXISTING NON-STRUCTURAL PARTITIONS, CEILINGS, CASEWORK, MEP/FP ITEMS, FURR-OUTS, FINISH MATERIALS, STAIRS, DOORS, WINDOWS AND INDUSTRIAL EQUIPMENT SHALL BE REMOVED. THE CONTRACTOR SHALL VISIT THE SITE PRIOR OF THE START OF ANY WORK TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING REMOVAL AND SHORING OF STRUCTURAL ELEMENTS.
- REFER TO CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURE DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING REMOVAL OF SITE RELATED FIXTURES, EQUIPMENT, AND ASSOCIATED ACCESSORIES.
- ROOFING SUBCONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL ROOFING, INCLUDING NON-STRUCTURAL SUBSTRATES, GUTTERS, AND ASSOCIATED FLASHINGS. REMOVED MATERIAL SHALL BE DISPOSED OF BY THE GENERAL CONTRACTOR.
- COORDINATE ALL DEMOLITION WITH HAZARDOUS MATERIAL REMOVAL/ABATEMENT REQUIREMENTS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL EXCESS SALVAGED ITEMS NOT USED IN THE PROJECT OR REQUESTED TO BE RETURNED TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REVIEW WITH ALL TRADES THE EXTENT OF DEMOLITION REQUIRED.
- THE CONTRACTOR SHALL PROTECT ALL MATERIALS AND EQUIPMENT NOTED TO REMAIN. ALL MATERIAL INDICATED TO BE SALVAGED OR REINSTALLED SHALL BE STORED AND PROTECTED FROM DAMAGE UNTIL READY TO BE PERMANENTLY REINSTALLED.
- ALL MATERIAL INDICATED TO BE REMOVED SHALL BE DISPOSED OF IN ACCORDANCE TO APPLICABLE CODES AND LAWS. THE OWNER RETAINS THE RIGHT TO RECLAIM ANY EXISTING MATERIAL. SUCH MATERIAL SHALL BE PROTECTED FROM DAMAGE AND DELIVERED TO THE OWNER AS PER OWNER 'S REQUIREMENTS AND COMPLIANCE WITH SUSTAINABLE PRACTICES. AT THE END OF DEMOLITION, LEAVE THE AREA FREE AND CLEAR, BROOM CLEAN FOR THE APPLICATION OF NEW WORK.
- THE CONTRACTOR SHALL PROVIDE PROTECTION AROUND AND OVER ALL FLOOR OPENINGS. COORDINATE ALL NEW FLOOR OPENING DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- WHERE FLOOR FINISH REMOVAL IS INDICATED, REMOVE FLOORING MATERIALS DOWN TO SUBSTRATE.
- CLEAN ANY RESIDUE FROM CONCRETE SURFACE. PREP SUBSTRATE TO RECEIVE FINISH AS INDICATED ON FINISH SCHEDULE AND PER FLOORING MANUFACTURES RECOMMENDATIONS.
- WHERE CEILING REMOVAL IS INDICATED, REMOVE ALL COMPONENTS OF EXISTING CEILING SYSTEMS INCLUDING ALL FASTENERS. ALL MATERIALS AND EQUIPMENT SHALL BE REMOVED TO UNDERSIDE OF STRUCTURE ABOVE. PREP SURFACE OF UNDERSIDE OF STRUCTURE FOR NEW FINISH PER FINISH SCHEDULE.
- SEE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DRAWINGS FOR SCOPE OF MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION. CUT, CAP, AND MAKE SAFE ALL PIPING, CONDUIT, AND WIRING AS INDICATED ON RELATED DRAWINGS.
- CONTRACTOR TO PROVIDE TEMPORARY PROTECTION FOR INTERIOR SIDE OF ALL EXTERIOR WALLS & SURFACES WHICH WILL REMAIN AFTER DEMOLITION. LOCATIONS OF (E) SPRINKLER HEADS, LIGHTING, HVAC DIFFUSERS/REGISTERS, ETC, AND A.C.T. GRIDS ARE NOT FIELD DIMENSIONED. G.C. TO VERIFY LOCATIONS WHERE IN PROXIMITY OF WORK.
- SPRINKLER HEADS, LIGHTING, HVAC DIFFUSERS/REGISTERS, ETC, AND A.C.T. GRIDS ARE EXISTING TO REMAIN U.O.N.
- PROVIDE TEMPORARY ENCLOSURE OF ALL EXTERIOR OPENINGS CREATED AS A RESULT OF DEMOLITION UNTIL PERMANENT ENCLOSURES ARE INSTALLED.
- PROVIDE TEMPORARY SHORING AT ALL DEMOLITION OF NEW OPENINGS TO INSTALL NEW LINTEL AS INDICATED.

DESIGN/BUILD NOTES (DELETE IF NOT NEEDED)

29. ALL 'MEP/FP' WORK IS TO BE PROVIDED BY THE GENERAL CONTRACTOR ON A DESIGN/BUILD BASIS.

Liam Kuang

46 Mount Vernon St
Somerville MA 02145

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JtA

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CONSULTANT

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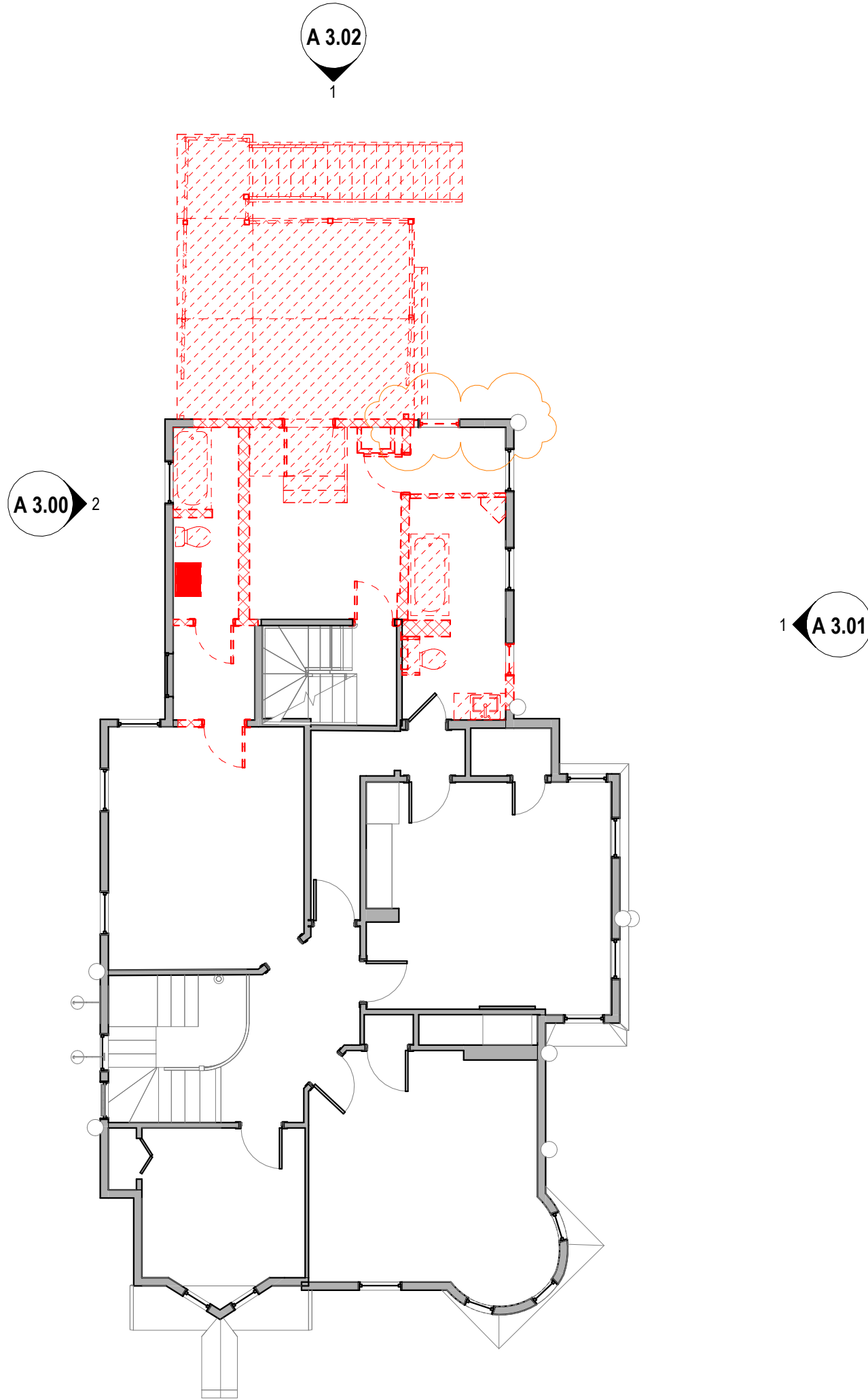
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DEMOLITION PLAN

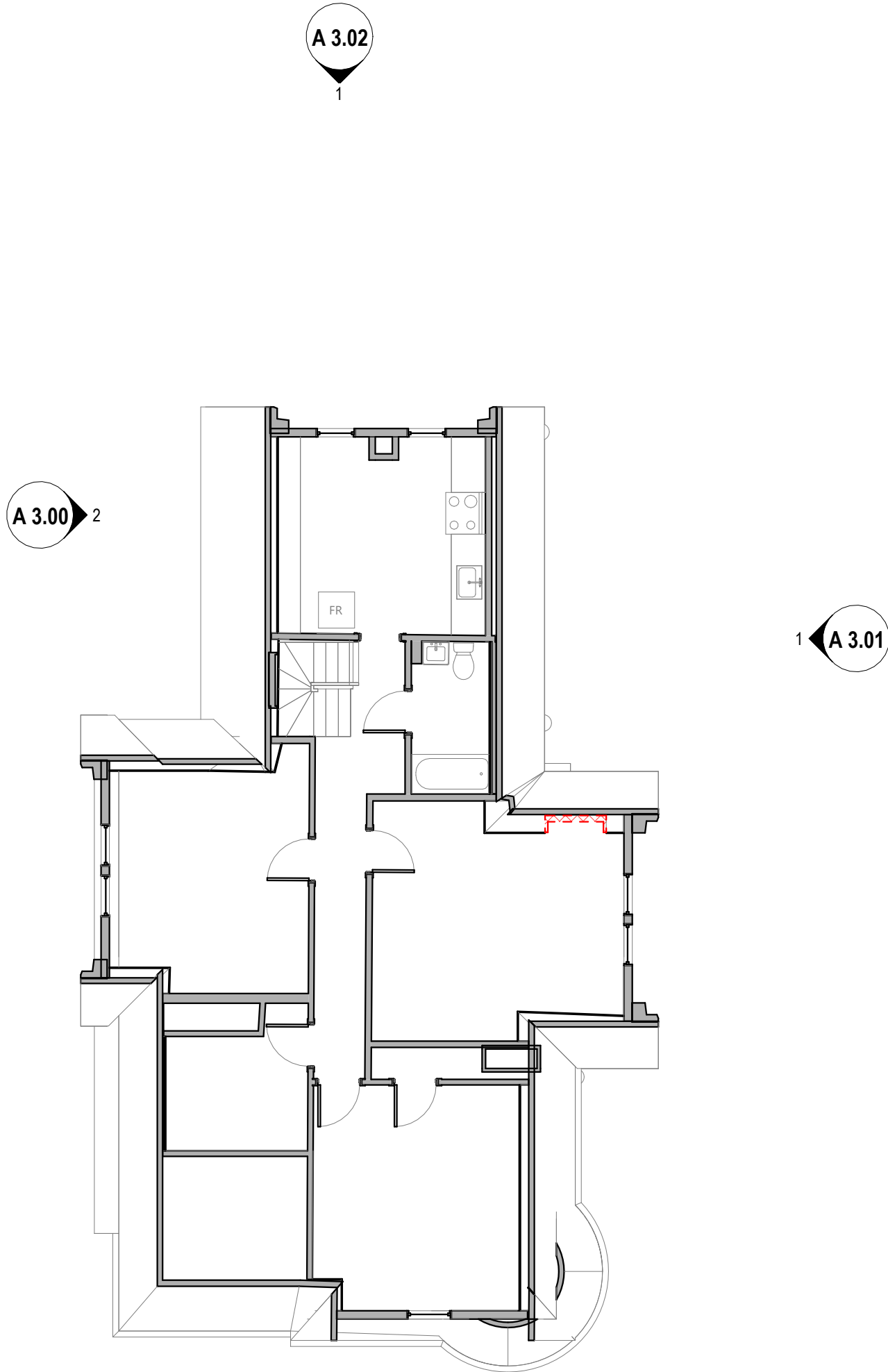
SHEET NUMBER

D 1.00

1 Floor 02(1)
D 1.01 1/8" = 1'-0"



2 Floor 03(1)
D 1.01 1/8" = 1'-0"



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- SEE ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION DRAWINGS AND SPECIFICATIONS FOR RELEVANT INFO AND COORDINATION FOR SYSTEMS WORK. CUT PENETRATIONS FOR MEP/FP, SECURITY AND DATA SYSTEMS, THROUGH WALL, THROUGH CEILING, THROUGH FLOOR AND THROUGH ROOF AS REQUIRED.
- ALL NEW SPRINKLERS & PIPING SHALL BE INSTALLED PRIOR TO DEMOLISHING THE (E) SYSTEM & MAKING FINAL CONNECTIONS, IN ORDER TO MINIMIZE THE IMPACTS OF SHUTDOWNS, DRAIN DOWN, SYSTEM RE-FILL, AND FIRE WATCHES.
- IT IS THE INTENT OF THE DEMOLITION SCOPE TO REMOVE ALL EXISTING ITEMS THAT WILL CONFLICT WITH NEW WORK WHETHER SHOWN OR NOT. ALL EXISTING NON-STRUCTURAL PARTITIONS, CEILINGS, CASEWORK, MEP/FP ITEMS, FURR-OUTS, FINISH MATERIALS, STAIRS, DOORS, WINDOWS AND INDUSTRIAL EQUIPMENT SHALL BE REMOVED. THE CONTRACTOR SHALL VISIT THE SITE PRIOR OF THE START OF ANY WORK TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING REMOVAL AND SHORING OF STRUCTURAL ELEMENTS.
- REFER TO CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURE DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING REMOVAL OF SITE RELATED FIXTURES, EQUIPMENT, AND ASSOCIATED ACCESSORIES.
- ROOFING SUBCONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL ROOFING, INCLUDING NON-STRUCTURAL SUBSTRATES, GUTTERS, AND ASSOCIATED FLASHINGS. REMOVED MATERIAL SHALL BE DISPOSED OF BY THE GENERAL CONTRACTOR.
- COORDINATE ALL DEMOLITION WITH HAZARDOUS MATERIAL REMOVAL/ABATEMENT REQUIREMENTS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL EXCESS SALVAGED ITEMS NOT USED IN THE PROJECT OR REQUESTED TO BE RETURNED TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REVIEW WITH ALL TRADES THE EXTENT OF DEMOLITION REQUIRED.
- THE CONTRACTOR SHALL PROTECT ALL MATERIALS AND EQUIPMENT NOTED TO REMAIN. ALL MATERIAL INDICATED TO BE SALVAGED OR REINSTALLED SHALL BE STORED AND PROTECTED FROM DAMAGE UNTIL READY TO BE PERMANENTLY REINSTALLED.
- ALL MATERIAL INDICATED TO BE REMOVED SHALL BE DISPOSED OF IN ACCORDANCE TO APPLICABLE CODES AND LAWS. THE OWNER RETAINS THE RIGHT TO RECLAIM ANY EXISTING MATERIAL. SUCH MATERIAL SHALL BE PROTECTED FROM DAMAGE AND DELIVERED TO THE OWNER AS PER OWNER 'S REQUIREMENTS AND COMPLIANCE WITH SUSTAINABLE PRACTICES. AT THE END OF DEMOLITION, LEAVE THE AREA FREE AND CLEAR, BROOM CLEAN FOR THE APPLICATION OF NEW WORK.
- THE CONTRACTOR SHALL PROVIDE PROTECTION AROUND AND OVER ALL FLOOR OPENINGS. COORDINATE ALL NEW FLOOR OPENING DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- WHERE FLOOR FINISH REMOVAL IS INDICATED, REMOVE FLOORING MATERIALS DOWN TO SUBSTRATE.
- CLEAN ANY RESIDUE FROM CONCRETE SURFACE. PREP SUBSTRATE TO RECEIVE FINISH AS INDICATED ON FINISH SCHEDULE AND PER FLOORING MANUFACTURES RECOMMENDATIONS.
- WHERE CEILING REMOVAL IS INDICATED, REMOVE ALL COMPONENTS OF EXISTING CEILING SYSTEMS INCLUDING ALL FASTENERS. ALL MATERIALS AND EQUIPMENT SHALL BE REMOVED TO UNDERSIDE OF STRUCTURE ABOVE. PREP SURFACE OF UNDERSIDE OF STRUCTURE FOR NEW FINISH PER FINISH SCHEDULE.
- SEE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DRAWINGS FOR SCOPE OF MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION. CUT, CAP, AND MAKE SAFE ALL PIPING, CONDUIT, AND WIRING AS INDICATED ON RELATED DRAWINGS.
- CONTRACTOR TO PROVIDE TEMPORARY PROTECTION FOR INTERIOR SIDE OF ALL EXTERIOR WALLS AND SURFACES WHICH WILL REMAIN AFTER DEMOLITION. LOCATIONS OF (E) SPRINKLER HEADS, LIGHTING, HVAC DIFFUSERS/REGISTERS, ETC, AND A.C.T. GRIDS ARE NOT FIELD DIMENSIONED. G.C. TO VERIFY LOCATIONS WHERE IN PROXIMITY OF WORK.
- SPRINKLER HEADS, LIGHTING, HVAC DIFFUSERS/REGISTERS, ETC, AND A.C.T. GRIDS ARE EXISTING TO REMAIN U.O.N.
- PROVIDE TEMPORARY ENCLOSURE OF ALL EXTERIOR OPENINGS CREATED AS A RESULT OF DEMOLITION UNTIL PERMANENT ENCLOSURES ARE INSTALLED.
- PROVIDE TEMPORARY SHORING AT ALL DEMOLITION OF NEW OPENINGS TO INSTALL NEW LINTEL AS INDICATED.

DESIGN/BUILD NOTES (DELETE IF NOT NEEDED)

29. ALL 'MEP/FP' WORK IS TO BE PROVIDED BY THE GENERAL CONTRACTOR ON A DESIGN/BUILD BASIS.

Liam Kuang

46 Mount Vernon St
Somerville MA 02145

DESIGN FIRM

JtA

Joe The Architect, LLC
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

CONSULTANT

<CONSULTANT NAME>

<CONSULTANT ADDRESS>

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KEY PLAN

PROJECT INFORMATION

Residential Addition and
Renovation

46 Mount Vernon Street
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FOR INFORMATION

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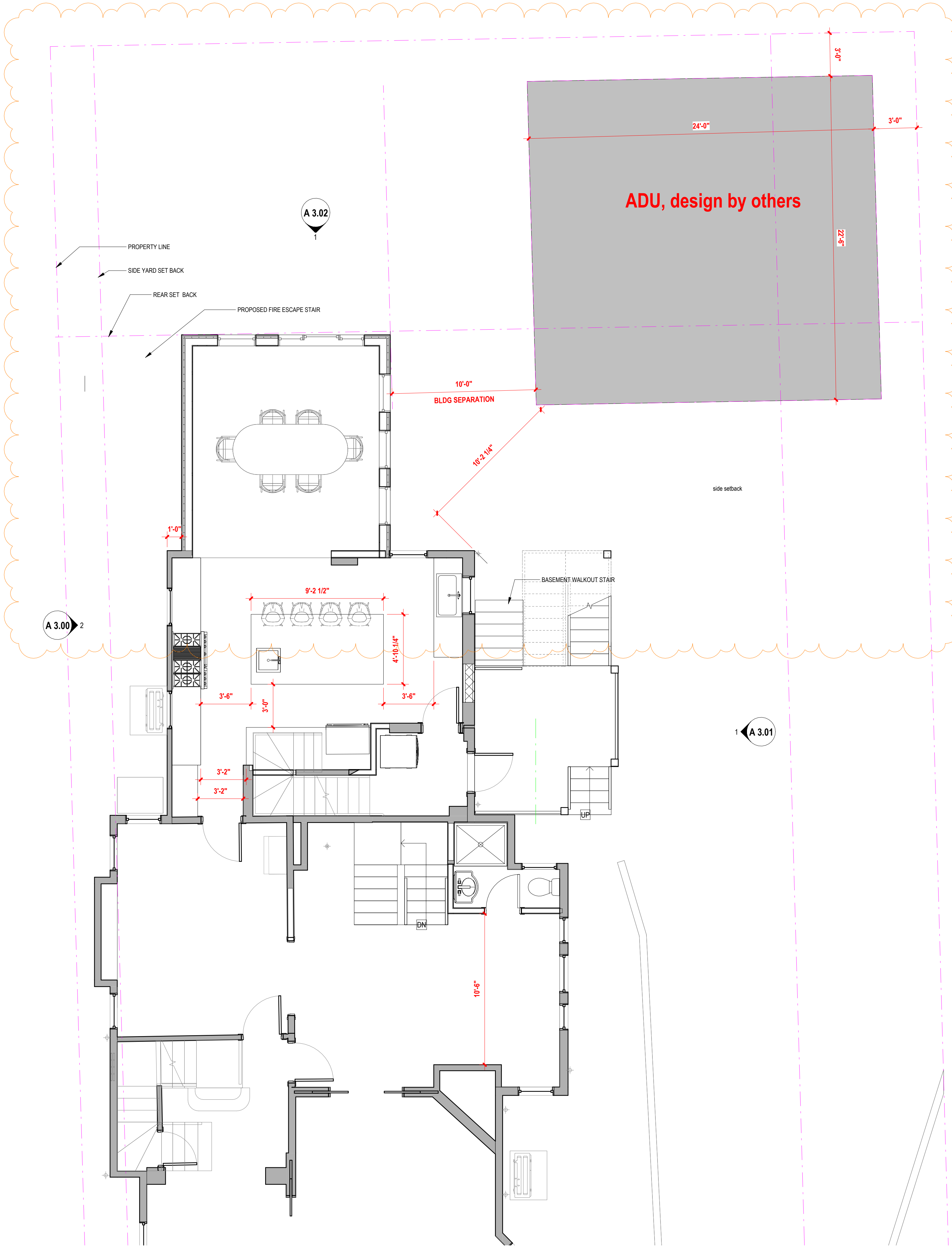
7	REVISED FOR ADU	2/26/26
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953	PROJECT NUMBER	
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As indicated	SCALE	
	SHEET NAME	

DEMOLITION PLAN

SHEET NUMBER

D 1.01



1 Floor 01_Floor Plan
A 1.01 1/4" = 1'-0"

CONSTRUCTION LEGEND

SYMBOL	DEFINITION
	EXISTING DOOR TO REMAIN
	EXISTING GWB PARTITION TO REMAIN
	EXISTING GLAZED PARTITION TO REMAIN
	NEW GWB PARTITION
	NEW GLAZED PARTITION
	NEW DOOR AND FRAME
	NEW FIRE EXTINGUISHER
	NIC - NOT IN CONTRACT HATCH

GENERAL NOTES - CONSTRUCTION

- SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON WALL FINISH MATERIALS AND TYPICAL MOUNTING HEIGHTS REQUIRED.
- SEE GENERAL CONSTRUCTION NOTES ON SHEET G001.
- SEE REFLECTED CEILING PLANS FOR CEILING FINISH MATERIALS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFTER DEMOLITION IS COMPLETED.
- ALL LOCATIONS WHERE INFILL WALLS MEET EXISTING WALLS WITH NEW GWB FINISH SURFACES SHALL ALIGN AT ADJACENT EDGES UNLESS OTHERWISE NOTED.
- EXISTING WALLS SHOWN WITH ADDITIONAL LINES GRAPHICALLY REPRESENT NEW FINISHES AND SHOULD NOT BE SCALED OR DIMENSIONED FROM. PARTITIONS SHOULD BE BUILT AND FINISHED ACCORDING TO PARTITION AND FINISH SCHEDULE.
- COORDINATE AREAWAY DRAINS AND FLOOR DRAINS WITH PLUMBING DRAWINGS.
- PROVIDE BLOCKING FOR GRAB BARS, PLUMBING FIXTURES, MILL WORK AT ALL REQUIRE LOCATIONS.
- ALL DIMENSIONS INDICATED WITH A ± REPRESENT FIELD MEASUREMENTS TO BE PROVIDED TO ARCHITECT AND VERIFIED BY CONTRACTOR.
- SEE DOOR SCHEDULE FOR ALL DOOR SIZES, DOOR INFO AND DETAILS.
- ALL GLASS WITHIN 18" A.F.F. AND/OR WITHIN 4'-0" OF A DOOR SWING SHALL BE TEMPERED SAFETY GLASS.
- ALL EXISTING WALLS TO BE PATCHED WHERE EXISTING WALLS WERE REMOVED.
- PROVIDE LEVELING COMPOUND OVER ALL EXISTING CONCRETE FLOOR AREAS TO RECEIVE NEW FLOOR COVERING. NO FLOORING TRANSITIONS ARE TO EXCEED 1/2" IN HEIGHT.
- PROVIDE IN-WALL BLOCKING AS REQUIRED.
- PROVIDE IN-WALL BLOCKING FOR ALL FUTURE BUILT-IN CASEWORK WHERE INDICATED.
- PATCH EXISTING GWB AT ALL LOCATIONS WHERE A PARTITION HAS BEEN REMOVED.
- AT ALL AREAS OF MEP/FP EQUIPMENT REMOVED FROM WALLS, CONTRACTOR TO PATCH / REPAIR HOLES IN FINISH FROM REMOVED FASTENERS. BLEND PATCHING TO MATCH EXISTING FINISH TO REMAIN.
- SEAL AIR TIGHT ANY PENETRATIONS MADE THROUGH AIR & VAPOR BARRIERS.
- PAINT ALL (N) AND (E) GWB & PLASTER FINISHES IN WORK AREA UNLESS NOTED.
- INTERIOR DIMENSIONS ARE INDICATED TO FINISH WALL (CMU OR GYPSUM BOARD) MATERIALS. U.N.O.
- MEP/FP ELEMENTS SHOWN ARE SCHEMATIC AND ARE PROVIDED FOR REFERENCE ONLY. REFER TO MEP/FP DRAWINGS & SPECIFICATIONS FOR MORE INFORMATION.
- EXTERIOR MASONRY DIMENSIONS ARE INDICATED TO CENTERLINE OF JOINTS.
- WINDOW DIMENSIONS ARE TO CENTER LINE OF OPENING. DIMENSIONS ARE NOMINAL. SEE CURTAIN WALL, DOOR & WINDOW SCHEDULE AND DETAILS FOR ACTUAL OPENING DIMENSION REQUIRED.
- PROVIDE LEVELING COMPOUND AS REQ. FOR PROPER TILE INSTALLATION TO ACHIEVE SMOOTH LEVEL FLUSH FINISH.
- ALL MATERIAL INSTALLATION TO BE LEVEL & PLUMB.
- SEE A130 SERIES FOR ALL FINISHES.

DESIGN/BUILD NOTES (DELETE IF NOT NEEDED)

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Liam Kuang

46 Mount Vernon St
Somerville MA 02145

DESIGN FIRM

JtA

Joe The Architect, LLC
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

CONSULTANT

<CONSULTANT NAME>

<CONSULTANT ADDRESS>

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ISSUE CHART

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5	REVISED LAYOUT ISSUED	7/10/25
4	REVISED FOR ZONING/HISTORIC FEEDBACK	4/8/25
3	REVISED FOR HISTORIC + ZONING SUBMISSION	3/27/25
1	SD PRESENTATION	2/21/25

N	ISSUE	DATE
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	Approver	APPROVED
	As indicated	SCALE
	SHEET NAME	

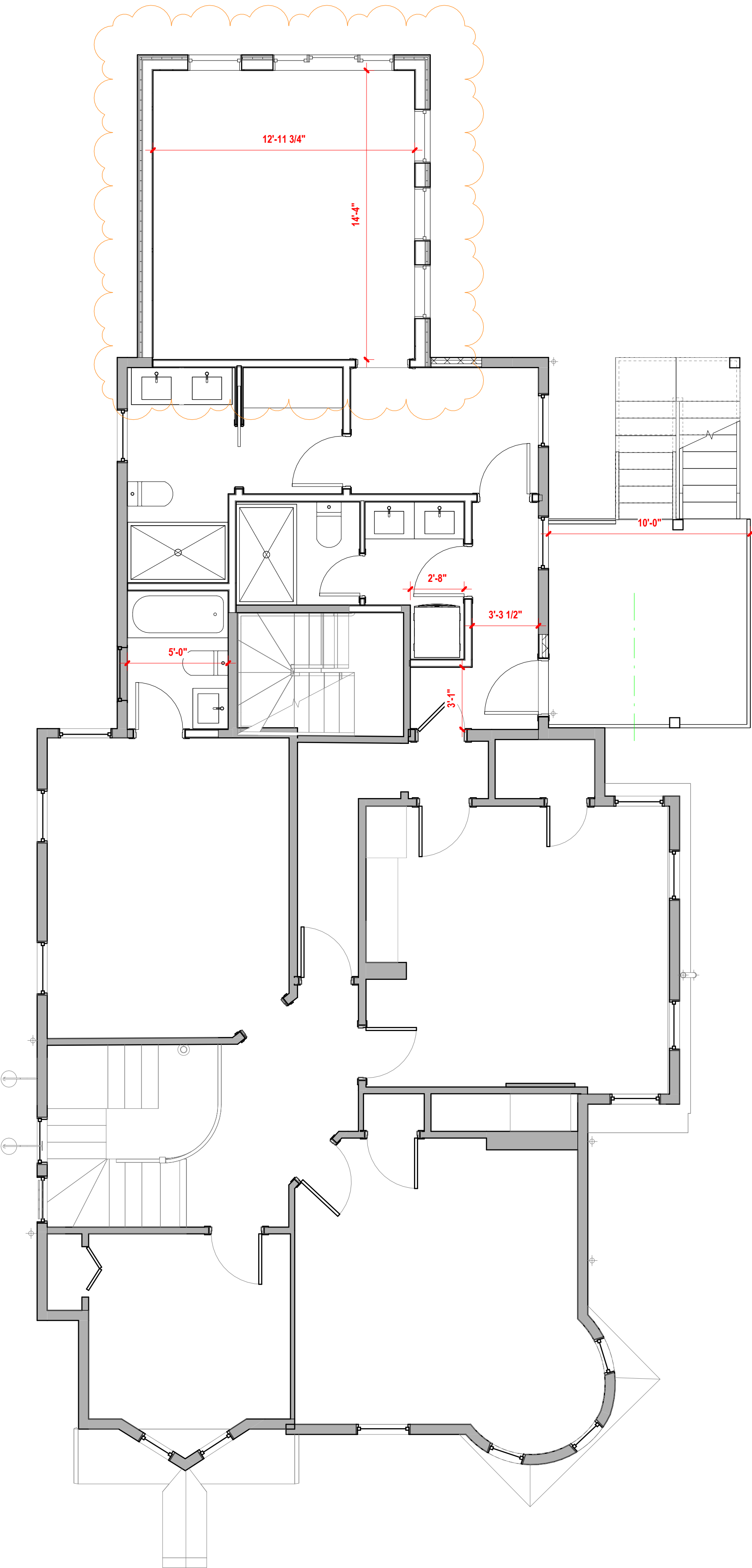
FLOOR PLAN

SHEET NUMBER

A 1.01

1 Floor 02_Floor Plan
A 1.02 1/4" = 1'-0"

A 3.00 2



1 A 3.01

CONSTRUCTION LEGEND	
SYMBOL	DEFINITION
	EXISTING DOOR TO REMAIN
	EXISTING GWB PARTITION TO REMAIN
	EXISTING GLAZED PARTITION TO REMAIN
	NEW GWB PARTITION
	NEW GLAZED PARTITION
	NEW DOOR AND FRAME
	NEW FIRE EXTINGUISHER
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GENERAL NOTES - CONSTRUCTION	
- SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON WALL FINISH MATERIALS AND TYPICAL MOUNTING HEIGHTS REQUIRED. - SEE GENERAL CONSTRUCTION NOTES ON SHEET G001. - SEE REFLECTED CEILING PLANS FOR CEILING FINISH MATERIALS. - THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFTER DEMOLITION IS COMPLETED. - ALL LOCATIONS WHERE INFILL WALLS MEET EXISTING WALLS WITH NEW GWB FINISH SURFACES SHALL ALIGN AT ADJACENT EDGES UNLESS OTHERWISE NOTED. - EXISTING WALLS SHOWN WITH ADDITIONAL LINES GRAPHICALLY REPRESENT NEW FINISHES AND SHOULD NOT BE SCALED OR DIMENSIONED FROM. PARTITIONS SHOULD BE BUILT AND FINISHED ACCORDING TO PARTITION AND FINISH SCHEDULE. - COORDINATE AREAWAY DRAINS AND FLOOR DRAINS WITH PLUMBING DRAWINGS. - PROVIDE BLOCKING FOR GRAB BARS, PLUMBING FIXTURES, MILL WORK AT ALL REQUIRE LOCATIONS. - ALL DIMENSIONS INDICATED WITH A ± REPRESENT FIELD MEASUREMENTS TO BE PROVIDED TO ARCHITECT AND VERIFIED BY CONTRACTOR. - SEE DOOR SCHEDULE FOR ALL DOOR SIZES, DOOR INFO AND DETAILS. - ALL GLASS WITHIN 18" A.F.F. AND/OR WITHIN 4'-0" OF A DOOR SWING SHALL BE TEMPERED SAFETY GLASS. - ALL EXISTING WALLS TO BE PATCHED WHERE EXISTING WALLS WERE REMOVED. - PROVIDE LEVELING COMPOUND OVER ALL EXISTING CONCRETE FLOOR AREAS TO RECEIVE NEW FLOOR COVERING. NO FLOORING TRANSITIONS ARE TO EXCEED 1/2" IN HEIGHT. - PROVIDE IN-WALL BLOCKING AS REQUIRED. - PROVIDE IN-WALL BLOCKING FOR ALL FUTURE BUILT-IN CASEWORK WHERE INDICATED. - PATCH EXISTING GWB AT ALL LOCATIONS WHERE A PARTITION HAS BEEN REMOVED. - AT ALL AREAS OF MEP/FP EQUIPMENT REMOVED FROM WALLS, CONTRACTOR TO PATCH / REPAIR HOLES IN FINISH FROM REMOVED FASTENERS. BLEND PATCHING TO MATCH EXISTING FINISH TO REMAIN. - SEAL AIR TIGHT ANY PENETRATIONS MADE THROUGH AIR & VAPOR BARRIERS. - PATCH EXISTING GWB AT ALL LOCATIONS WHERE A PARTITION HAS BEEN REMOVED. - PAINT ALL (N) AND (E) GWB & PLASTER FINISHES IN WORK AREA UNLESS NOTED. - INTERIOR DIMENSIONS ARE INDICATED TO FINISH WALL (CMU OR GYPSUM BOARD) MATERIALS. U.N.O. - MEP/FP ELEMENTS SHOWN ARE SCHEMATIC AND ARE PROVIDED FOR REFERENCE ONLY. REFER TO MEP/FP DRAWINGS & SPECIFICATIONS FOR MORE INFORMATION. - EXTERIOR MASONRY DIMENSIONS ARE INDICATED TO CENTERLINE OF JOINTS. - WINDOW DIMENSIONS ARE TO CENTER LINE OF OPENING. DIMENSIONS ARE NOMINAL. SEE CURTAIN WALL, DOOR & WINDOW SCHEDULE AND DETAILS FOR ACTUAL OPENING DIMENSION REQUIRED. - PROVIDE LEVELING COMPOUND AS REQ. FOR PROPER TILE INSTALLATION TO ACHIEVE SMOOTH LEVEL FLUSH FINISH. - ALL MATERIAL INSTALLATION TO BE LEVEL & PLUMB. - SEE A130 SERIES FOR ALL FINISHES.	
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CLIENT

Liam Kuang

46 Mount Vernon St
Somerville MA 02145

DESIGN FIRM

JtA

Joe The Architect, LLC
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

CONSULTANT

<CONSULTANT NAME>
<CONSULTANT ADDRESS>

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KEY PLAN

PROJECT INFORMATION

Residential Addition and
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46 Mount Vernon Street
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FOR INFORMATION

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7	REVISED FOR ADU	2/26/26
5	REVISED LAYOUT ISSUED	7/10/25
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2	HISTORIC COMMISSION SET ISSUED	2/21/25
1	SD PRESENTATION	2/21/25

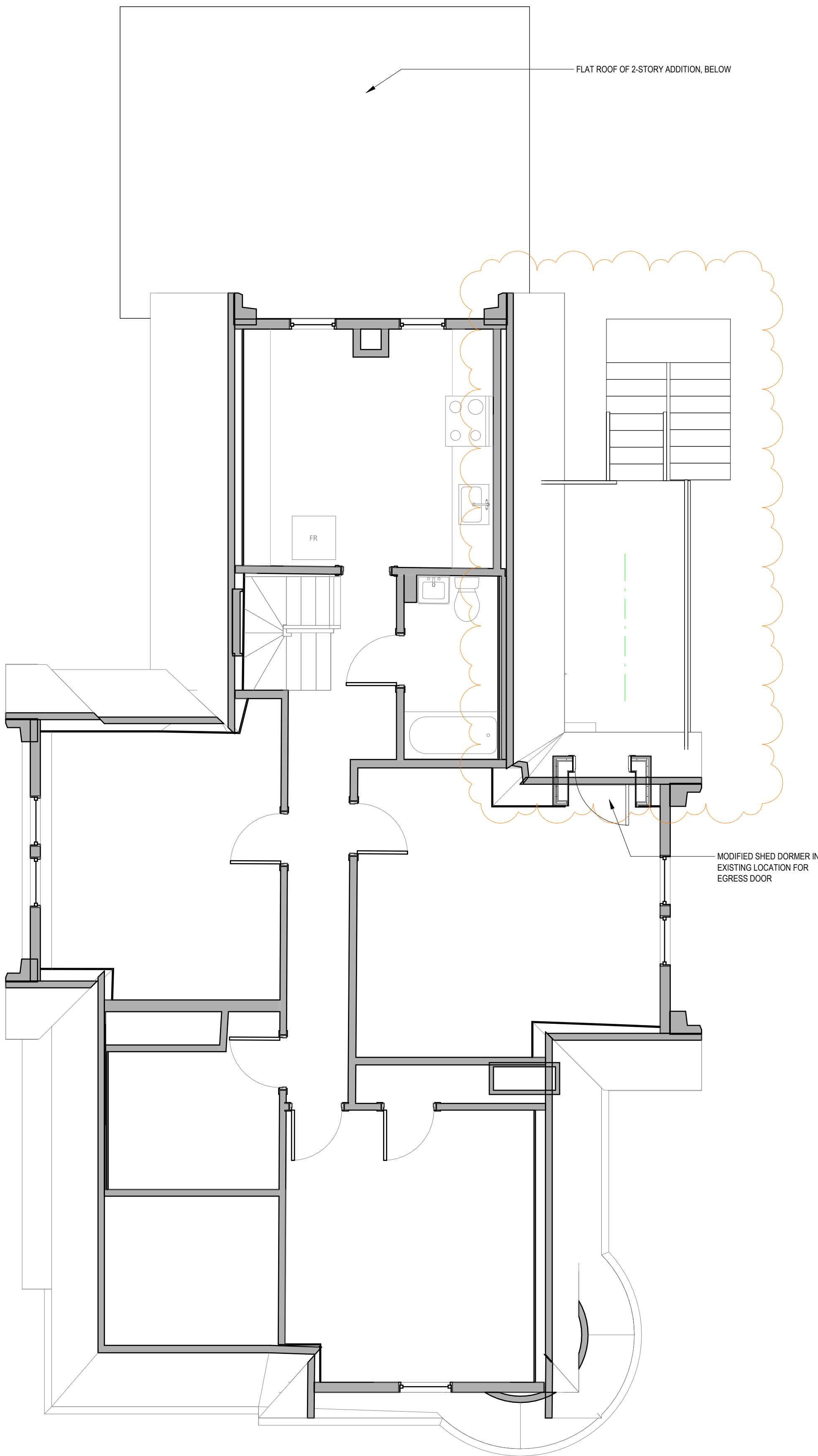
N	ISSUE	DATE
953	PROJECT NUMBER	
Checker	CHECKED	
Approver	APPROVED	
As indicated	SCALE	
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FLOOR PLAN

SHEET NUMBER

A 1.02

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Liam Kuang

46 Mount Vernon St
Somerville MA 02145

DESIGN FIRM

JtA

Joe The Architect, LLC
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

CONSULTANT

<CONSULTANT NAME>

<CONSULTANT ADDRESS>

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ISSUE CHART

6	REVISED FOR HISTORIC	11/25/25
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2	HISTORIC COMMISSION SET ISSUED	2/21/25
1	SD PRESENTATION	2/21/25

N	ISSUE	DATE
953	PROJECT NUMBER	
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	1/4" = 1'-0"	SCALE
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FLOOR PLAN

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A 1.03



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Liam Kuang

46 Mount Vernon St
Somerville MA 02145

DESIGN FIRM

JtA

Joe The Architect, LLC
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1(617) 764-3593 e: askjoe@joethearchitect.com
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CONSULTANT

<CONSULTANT NAME>

<CONSULTANT ADDRESS>

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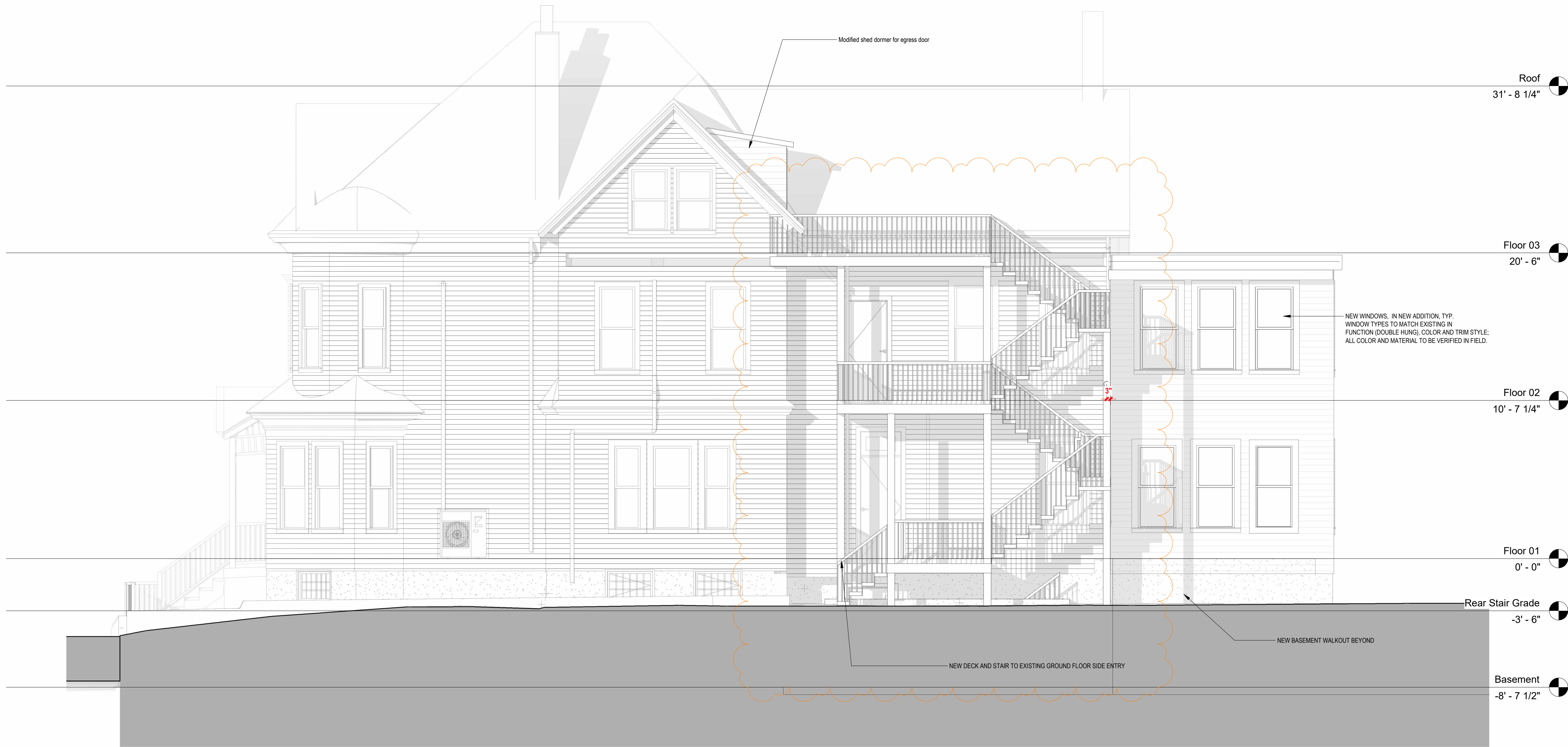
EXTERIOR
ELEVATIONS

SHEET NUMBER

A 3.00

1
A 3.01

SOUTH (SIDE) ELEVATION, PROPOSED
1/4" = 1'-0"



CLIENT

Liam Kuang

46 Mount Vernon St
Somerville MA 02145

DESIGN FIRM

JtA

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t: +1(617) 764-3593 e: askjoe@joethearchitect.com
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CONSULTANT

<CONSULTANT NAME>

<CONSULTANT ADDRESS>

SEAL

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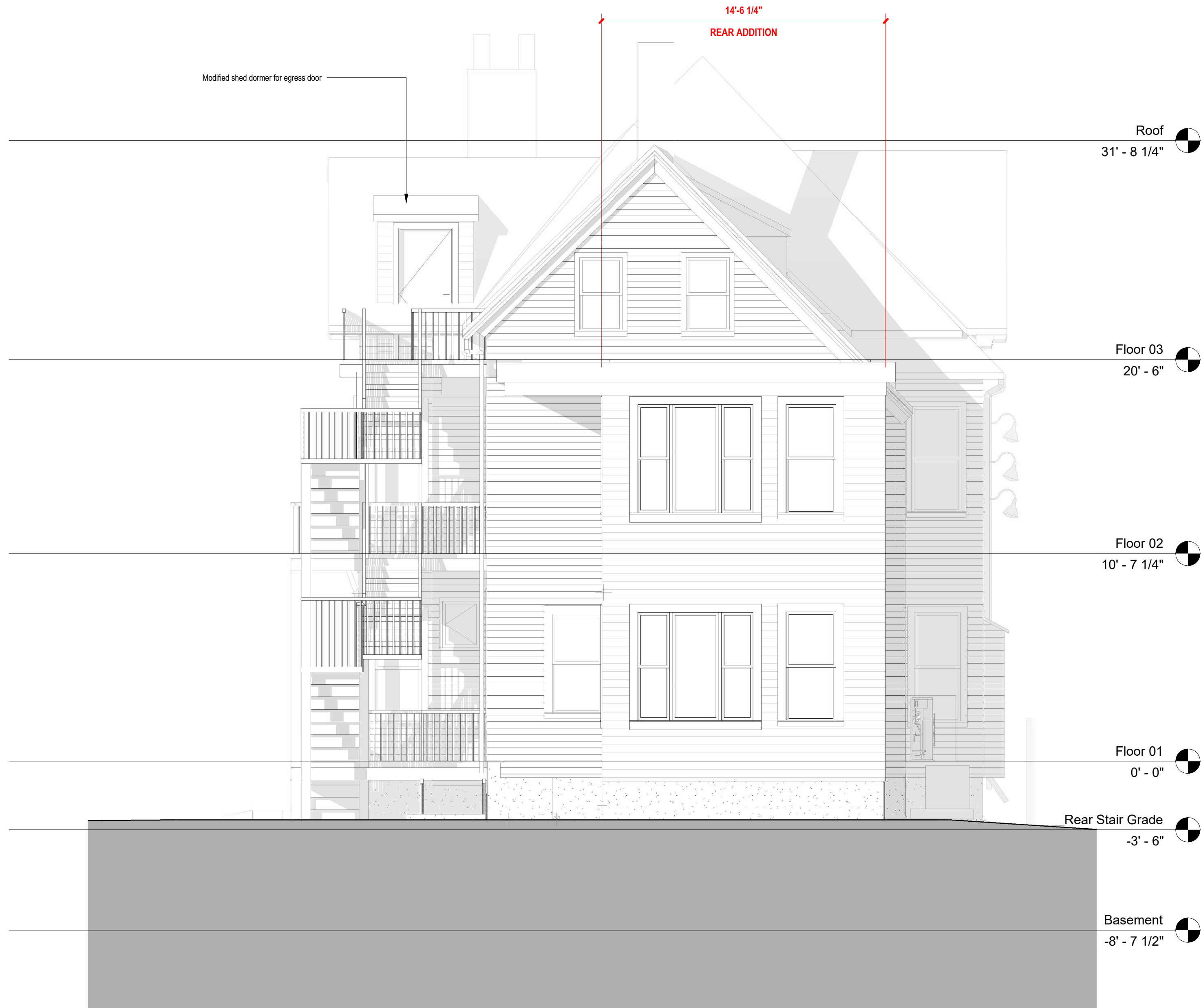
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1/4" = 1'-0"	SCALE	
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**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A 3.01



1 REAR ELEVATION_PROPOSED
A 3.02 1/4" = 1'-0"

CLIENT

Liam Kuang

46 Mount Vernon St
Somerville MA 02145

DESIGN FIRM

JtA

Joe The Architect, LLC
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SHEET NAME

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ELEVATIONS

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