



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

SARAH WHITE, *MDS-HP*
PLANNER & PRESERVATION PLANNER

June 23, 2020
Case: HPC.ALT 2020-11
Site: 47 Vinal Avenue

ALTERATION OF A LOCAL HISTORIC DISTRICT PROPERTY
STAFF REPORT

Site: 47 Vinal Avenue
Historic Name: Lizzie Wellington House

Applicant Name: Michio Painter & Nadia Cohen
Owner Name: same as applicant

Petition: *Replace basement windows with egress windows and replace bulkhead doors*

Recommendation: Conditional CA

HPC Hearing Date: June 23, 2020

I. PROJECT DESCRIPTION

- 1. Subject Property:** The subject property is in the Pleasant Avenue Local Historic District (LHD). See the attached Form B for architectural and historical descriptions of the property.
- 2. Proposal:** The Applicant proposes enlarging two existing, 3-paned basement windows and installing two window wells. One window is located on the Vinal Avenue elevation and the other is located on the Pleasant Avenue elevation.

The Applicant will be replacing the bulkhead door in-kind. Because this is in-kind work, it is outside of the Commission's purview and is not part of this staff assessment. Preservation Planning will issue the appropriate certificate to the Applicant separately.

The Applicant has provided a narrative describing the project proposal.



The Applicant has provided a full plan set of their overall project. However, the HPC may only comment on the exterior features of the building that come under their purview for this proposal (the basement window and window wells) and not on the interior arrangement of the structure.

II. FINDINGS

The section of the Somerville LHD Design Guidelines that is applicable to the proposal at 47 Vinal Avenue is found in Sections C, “Windows and Doors”, Item 1. The relevant portion is as follows:

1. Retain original and later important door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.

Staff Assessment:

The Applicant is not able to retain these later basement windows due to the fact that what amounts to bedroom space is being added to the basement area. Building code requires that egress be added to basement sleeping areas and there are no exceptions to this life safety aspect of the building code.

The openings for these egress windows will be in the same location as the current basement windows, the openings will just be larger. While these new windows will be visible from the public ways of Vinal and Pleasant Avenues, roughly 50% of each window will be below grade as they are to open into a sub-grade window well.

The Applicant acknowledges that it is unclear at this time if or how much of the window well structure will be visible above grade. Staff has added a condition to address this issue in terms of materials used.

III. RECOMMENDATION

Based on the information provided and an assessment of the proposal against the Somerville LHD guidelines, Staff recommends that the HPC approve a **CONDITIONAL CERTIFICATE OF APPROPRIATENESS** for 47 Vinal Avenue as follows:

1. Any building permits needed to install the ductless AC system shall be obtained from ISD prior to the start of work.
2. Egress windows shall present a matte/baked finish. Egress windows shall not be tinted or present a mirror-like quality.
3. Should the window wells protrude above grade, the above-grade material shall be capped brick as shown in the plan renderings. The brick shall match that of the main structure’s foundation in size and color. Mortar joints shall be the same size as those found in the foundation of the main structure.
4. Any changes to the proposal are subject to the review and approval of the HPC prior to execution.
5. The Applicant shall contact Preservation Planning at historic@somervillema.gov a minimum of 15 business days prior to final inspection so that they or their designee can confirm that the project was completed according to HPC approvals.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.286
Historic Name:	Wellington, Lizzie House
Common Name:	
Address:	47 Vinal Ave
City/Town:	Somerville
Village/Neighborhood:	Prospect Hill
Local No:	72-D-01
Year Constructed:	c 1875
Architect(s):	
Architectural Style(s):	Second Empire
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	SMV.C: Central Hill SMV.AX: Pleasant Avenue Historic District
Designation(s):	Local Historic District (03/04/2003)
Building Materials(s):	Roof: Slate Wall: Wood; Wood Clapboard



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The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Friday, June 19, 2020 at 12:41 AM



PT. PROSPECT
USGS. BOSTON
SOUT B

LHD-3/4/03

AREA	FORM NO.
CA	286

Prospect Hill

Town SOMERVILLE

Address 47 Vinal Avenue

Historic Name Lizzie Wellington
(developer)

Use: Present residential

Original residential

DESCRIPTION

Date 1875-1879

Source deed / maps / visual analysis

Style Mansard Cottage

Architect _____

Exterior Wall Fabric wood shingles

Outbuildings _____

Major Alterations (with dates) _____

Condition good

Moved _____ Date _____

Acreage 2830 sq. ft.

Setting East side of Vinal, south

corner of Vinal and Pleasant Ave

Well established residential

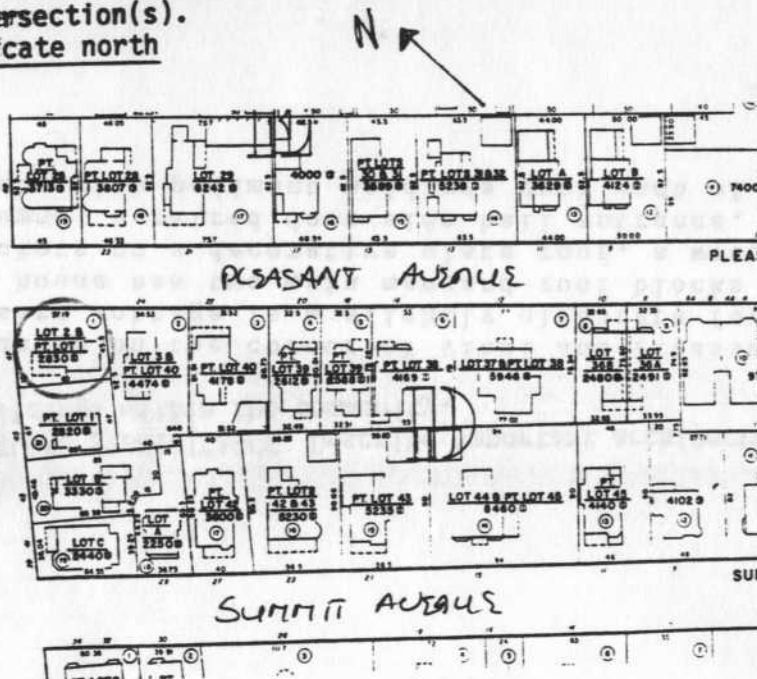
neighborhood of late 19th century

Recorded by Gretchen G. Schuler

Organization Somerville Historic Preservation Comm

Date April, 1988

in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north



UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**ARCHITECTURAL SIGNIFICANCE** Describe important architectural features and evaluate in terms of other buildings within the community.

Situated on the corner of Vinal and Pleasant, this one and one-half story Mansard cottage is a slightly elaborate form of a modest building style. The house has two main mansard roof blocks with hipped roof dormers and brackets on a decorative slate roof, a wrap porch with round tapered columns, a paired door side hall entrance, and a three-part first story window with pediment moldings over each of the three sashes.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

Prospect Hill, one of the most prosperous residential neighborhoods, evolved throughout the late 19th century. Prior to that it was an agricultural community of farms. Large tracts of land were purchased by real estate investors and well-to-do merchants in the mid 1800s. Pleasant, Grand View and Vinal Avenues were part of the 1870 subdivision plan for Ira Hill and others (Plan Book 17, Plan 88). Several subdivision plans such as this were done for other parts of Prospect Hill. Ira Hill, who lived at #91 Boston Street, was a principal in most. Other Pleasant / Vinal Avenue investors were Elijah Walker who also moved to Pleasant Avenue, and Horace Partridge. Many of the lots were subdivided again prior to development. Residents were prosperous Boston or Union Square businessmen.

Lot #41 of Hill's 1870 Plan was subdivided by Alfred Vinal and sold in 1875 to Lizzie Wellington ("a single woman from Cambridge" as is stated in the deeds) who built the two mansards before selling. This house was sold to Rebecca and Aaron Coolidge in 1879. By 1883 Charles May, watchmaker in Boston, lived in the corner house.

BIBLIOGRAPHY and/or REFERENCES

1. Atlas of Middlesex County, Somerville: 1874 ("A. Vinal", land only), 1884 ("May"), 1895 ("Charles May").
2. City Directories, 1870s-1890s.
3. Registry of Deeds, Middlesex County: Book 1358, Page 600; Book 1381, Page 8.

INVENTORY FORM CONTINUATION SHEET

Town
SOMERVILLE

Property Address
47 VINAL AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	286
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One of three adjacent Mansard cottages, this dwelling on the corner lot consists of the main mansard block oriented to Vinal Avenue and a rear ell mansard block that is slightly offset so that it projects south of the main block and is visible from the Vinal Avenue facade. The house now is sheathed in wood clapboards and retains its original patterned slate roof. Each of the two main elevations facing Pleasant Avenue and Vinal Avenue has a two-story projecting rectangular bay with three first-story windows topped with a paired sash dormer on the The first story one-over-one windows in the bays have wood triangular decorative pediments on top and once had applied floriated design panels under the windows as well as the pediments. The applied material has been removed from all panels; however, the shadow of the design remains as evidence of the original design intent. The rear ell has a single story projecting bay on the south side. First story fenestration is echoed in the bracketed dormers, each with a projecting flat cornice. On the west façade, fronting on Vinal Avenue, the side hall entrance has a double leaf door with etched glass set in a plain frame with transom. The porch wraps from the side hall entrance bay to the projecting ell on the south side of the house. It is carried by tapered round Tuscan-style columns and has a plain balustrade. Wood steps approach the porch. An entrance into the rear ell is on the Pleasant Avenue side and has a decorative Italianate door hood with open brackets and drop pendants.

Prepared by : Gretchen G. Schuler, preservation consultant
Date: August 2002



MASS. HIST. COMM.

JUN 25 2003

RECEIVED

Details of proposed work at 47 Vinal Ave

Interior work

Finished basement. We have decided to finish our existing basement space in order to accommodate our growing family (a second child is due at the end of May). This work will add additional living/sleeping space, a full bathroom and storage. We are requesting a certificate of non-applicability for all of the interior work (**see architect plans attached**).

In kind repair

Bulkhead: We would like to repair or replace the bulkhead doors which are badly rotting with in kind materials (**see attached photo**). If the doors can be reasonably repaired/saved we will do so. The bulkhead will be painted to match the trim/baseboard color as it is currently not painted.

Alteration/replacement

Replacement of two basement windows and addition of window wells. Finishing the basement and adding sleeping space will require us to have additional means of egress. This area will be used for sleeping purposes as it will have a pull down "murphy bed" (**see plans**) intended at first for guests and family, and later as a in-law suite. Unfortunately the current original basement windows cannot be safely used for egress. The current windows are small (36" x 19") casement windows with three panes (**see photos**). The windows presently have wood storms of similar design on them. In the past we have taken great pains to repair and restore our original windows, so we are sensitive the loss that this represents. We do hope to replace the windows as respectfully as possible to the architecture. **Please see architectural sketches of proposed plans.**

Windows specifics:

Size: approximately 36"(w) x 48"(l) for a double hung window in order to meet egress requirements. These dimensions could alter slightly depending on construction details.

Suggested type: 1/1 double hung. We have two types of windows on our house. 1/1 double hung windows and 2/2 double hung windows (**see plans/photos**). We initial suggest keeping with the 1/1 style of the bays above the basement window and using 1/1 double hung windows for uniformity.

Matching window details: With a 1/1 double hung window we would seek to match as closely as possible the top, bottom and meeting rails, and stiles of the other 1/1 double hung windows on our house. If the commission feels that a 2/2 double hung window may be more appropriate then we will also match the size and dimensions of the muntins of the other 2/2 windows on the house. No low-E coating will be used. We will paint the exterior sashes to match the color of the other sashes and will replace the sash lock with period correct sash locks that match our other windows.

We currently feel that a Pella architect grade window or similar may be best to achieve a traditional feel (**see below for example photos**) with options to customize the design as needed; however, we will make final selection after further feedback and instructions for the commission.

Window well: The window well must be a minimum of 36" x 36" in width and projection and we will only do the minimum required. If the window width is 36" the well will only extend marginally outside this width. We intend to construct the well with bricks that match the shape, size and color of the bricks on the foundation walls. The bricks will be visible above grade only as absolutely needed for safety and may in fact be flush with the ground to reduce visibility. In addition, we will plant evergreen shrubs or other plantings as needed to obscure the well from the street view, particularly on Pleasant Ave. The Vinal Ave window currently has a pine tree in front of it.

Example Pella architect series windows double hung windows



PAINTER/ COHEN RESIDENCE

PERMIT SET 05/19/20

MICHIO PAINTER
AND NADIA
COHEN

47 VINAL AVE,
SOMERVILLE, MA 02143



ARCHITECT:



SAM KACHMAR
ARCHITECTS
(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

CLIENT:

MICHIO PAINTER
NADIA COHEN

INTERIOR DESIGNER:

NONE

GENERAL CONTRACTOR:

HUGHES CONSTRUCTION

STRUCTURAL ENGINEER:

NONE

PROJECT NARRATIVE:

THE PROJECT INCLUDES A RENOVATION AND REDESIGN OF THE LOWER LEVEL. THE SCOPE OF WORK IS RESTRICTED TO THE LOWER LEVEL. THE PROGRAMMATIC USE OF THE LOWER LEVEL WILL BE A PLAYROOM, MUDROOM AND MECHANICAL ROOM, BATHROOM, AND LAUNDRY. THE EXISTING MECHANICAL EQUIPMENT WILL BE RELOCATED, AND THE CONCRETE FLOOR WILL BE REPOURED. THE EXISTING BULKHEAD WILL REMAIN AND TWO WINDOW WELLS WILL BE ADDED AT THE EXISTING BAYS. OTHERWISE THERE ARE NO CHANGES TO THE EXTERIOR.

Sheet List	
Sheet Number	Sheet Name
A-000	COVER
A-001	GENERAL NOTES, SYMBOLS & ABBREVIATIONS
A-003	PLOT AND AREA PLAN
A-004	SITE AXON
A-100	PROPOSED LOWER LEVEL
A-101	PROPOSED LOWER LEVEL RENDER AXON
A-102	PROPOSED LEVELS 1 & 2
A-103	PROPOSED ROOF PLAN
A-200	ELEVATION- EAST (FRONT ENTRY)

Sheet List	
Sheet Number	Sheet Name
A-201	ELEVATION - NORTH (SIDE ENTRY)
A-202	ELEVATION - WEST
A-203	ELEVATION- SOUTH
A-300	PROPOSED SECTIONS
A-600	LOWER LEVEL R.C.P
A-800	DOOR & WINDOW SCHEDULE
A-801	PLUMBING FIXTURE SCHEDULE
A-802	FINISH ROOM SCHEDULE
Grand total: 17	




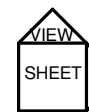










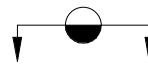
ABBREVIATIONS

#	NUMBER OR POUND	INT	INTERIOR
&.+	AND	JT	JOINT
@	AT	L	LENGTH
ADJ	ADJUSTABLE	LAM	LAMINATE, LAMINATED
AFF	ABOVE FINISH FLOOR	LB	POUND
ALUM	ALUMINIUM	LGMF	LIGHT GAGE METAL FRAMING
APPROX	APPROXIMATELY	LT	LIGHT
ARCH	ARCHITECTURAL	LT WT	LIGHT WEIGHT
AVB	AIR AND VAPOR BARRIER	MAX	MAXIMUM
BD	BOARD	MDF	MEDIUM DENSITY FIBER
BIT	BITUMINOUS	MECH	MECHANICAL
BLDG	BUILDING	MED	MEDIUM
BSMT	BASEMENT	MFR	MANUFACTURER
BTWN	BETWEEN	MIN	MINIMUM
CF	CUBIC FEET	MISC	MISCELLANEOUS
CI	CUBIC INCHES	MTD	MOUNTED
CJ	CONTROL JOINT	MTL	METAL
CL	CENTERLINE	N	NORTH
CLG	CEILING	N/A	NOT APPLICABLE
CLR	CLEAR OR CLEARANCE	NIC	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
CONT	CONTINUOUS	OD	OUTSIDE DIAMETER
CORR	CORRIDOR, CORRUGATED	OH	OPPOSITE HAND
CTR	CENTER	OPP	OPPOSITE
D	DEPTH, DEEP	OSB	ORIENTED STRANDBOARD
DBL	DOUBLE	OVHD	OVERHEAD
DEMO	DEMOLISH, DEMOLITION	OZ	OUNCE (S)
DIA	DIAMETER	PATT	PATTERN (ED)
DIM	DIMENSION	PERF	PERFORATED
DN	DOWN	PERP	PERPENDICULAR
DTL	DETAIL	PLAM	PLASTIC LAMINATE
DW	DISHWASHER	PLYWD	PLYWOOD
E	EAST	PNT	PAINT, PAINTED
EA	EACH	PR	PAIR
EJ	EXPANSION JOINT	PREFAB	PREFABRICATE, PREFABRICATED
EL	ELEVATION (GRADE)	QTY	QUANTITY
ELEC	ELECTRICAL	RAD	RADIUS
ELEV	ELEVATION (FACADE)	RBR	RUBBER
EOS	EDGE OF SLAB	RD	ROOF DRAIN
EQ	EQUAL, EQUIPMENT, EQUIP	REF	REFERENCE
ETR	EXISTING TO REMAIN	REFR	REFRIGERATE, REFRIGERATOR
EXG	EXISTING	REINF	REINFORCE, REINFORCED
EXP	EXPOSED	REQ	REQUIRE
EXT	EXTERIOR	REV	REVISION, REVISE, REVISED
FAB	FABRICATE, FABRICATION	RM	ROOM
FD	FLOOR DRAIN	RO	ROUGH OPENING
FF	FINISHED FLOOR	S	SOUTH
FL	FLOOR	SCHED	SCHEDULE
FW	FACE OF WALL	SF	SQUARE FEET
FT	FEET, FOOT	SI	SQUARE INCHES
GA	GAUGE	SIM	SIMILAR
GALV	GALVANIZED	SPEC	SPECIFICATION
GL	GLASS, GLAZING, GLAZED	SQ	SQUARE
GWB	GYPSTUM WALLBOARD, BACKING BOARD	SS, SST	STAINLESS STEEL
GYP	GYPSTUM	STC	SOUND TRANSMISSION CLASS
H	HIGH	STL	STEEL
HDWD	HARDWOOD	STOR	STORAGE
HM	HOLLOW METAL	STR	STAIR
HORIZ	HORIZONTAL	T.O.	TOP OF
HVAC	HEATING, VENTILATING & AIR CONDITIONING	U.O.	UNDERSIDE OF
IN	INCH, INCHES	UON	UNLESS OTHERWISE NOTED
INCL	INCLUDE, INCLUDED	WD	WOOD
		WT	WEIGHT
		X	INDICATES TIMES OR BY

MATERIALS

	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSTUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

SYMBOLS

<div><div>VIEW #</div></div> <div>VIEW NAME</div> <div>SCALE: 1/4" = 1'-0"</div>		DRAWING TITLE	
<div><div>SHEET</div></div> <div><div>O.H. / S.M.</div><div>VIEW #</div><div>SHEET</div></div>		EXTERIOR ELEVATION KEY	
<div><div>VIEW #</div><div>SHEET</div></div>		INTERIOR ELEVATION KEY	
<div><div>O.H. / S.M.</div><div>VIEW #</div><div>SHEET</div></div> <div>_____</div> <div>_____</div> <div>_____</div> <div>└─┘</div>		BUILDING SECTION MARKER	
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<div><div>Name</div><div>Elevation</div></div> <div>_____</div> <div>_____</div>		VERTICAL ELEVATION KEY (ELEV)	
<div><div>0' - 0"</div></div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div>		SPOT ELEVATION W/ TARGET (PLAN)	
<div><div>0' - 0"</div></div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div>		SPOT ELEVATION NO TARGET (PLAN)	
<div><div>REV #</div></div>		REVISION CLOUD AND REVISION TAG	
<div><div>ROOM NAME</div><div>ROOM #</div></div>	ROOM TAG	<div>℄</div>	CENTERLINE
<div><div>AREA NAME</div><div>AREA</div></div>	AREA TAG	<div>SHEET</div> <div>SHEET</div>	MATCH LINE
<div><div>DOOR #</div></div>	DOOR TAG	<div></div>	HINGE SIDE OF DOOR
<div><div>#</div><div>TYPE</div></div>	WINDOW TAG	<div></div>	ALIGN SURFACES
		<div>ROOM NAME</div> <div>ROOM #</div> <div>FLOOR</div> <div>BASE</div> <div>WALL</div> <div>CEILING</div>	FINISH TAG

GENERAL NOTES

- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
- IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
- FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- GLASS 1/8" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "S" SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
- FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.



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GENERAL NOTES, SYMBOLS
& ABBREVIATIONS

MICHIO PAINTER AND NADIA
COHEN

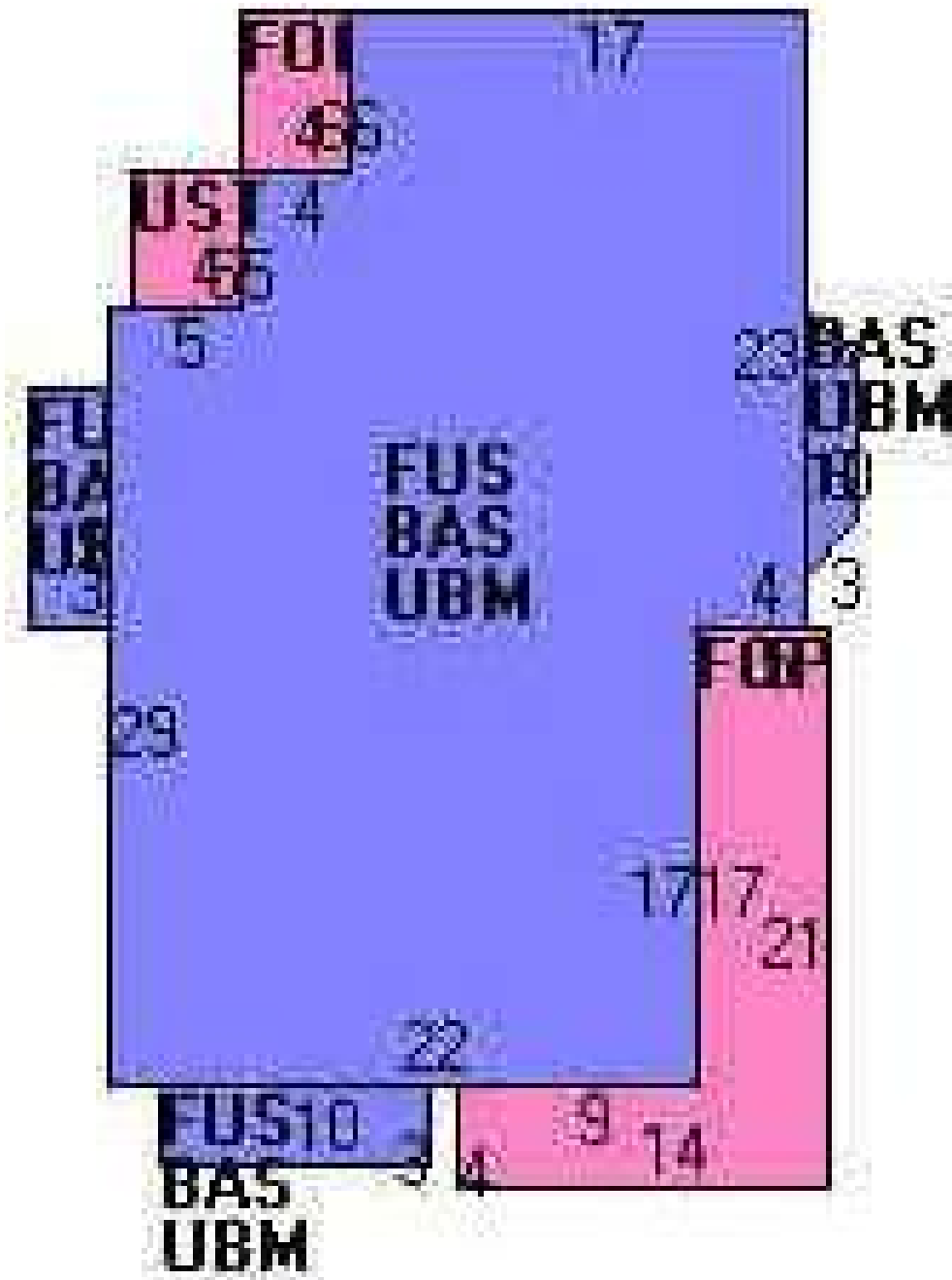
PAINTER/ COHEN RESIDENCE

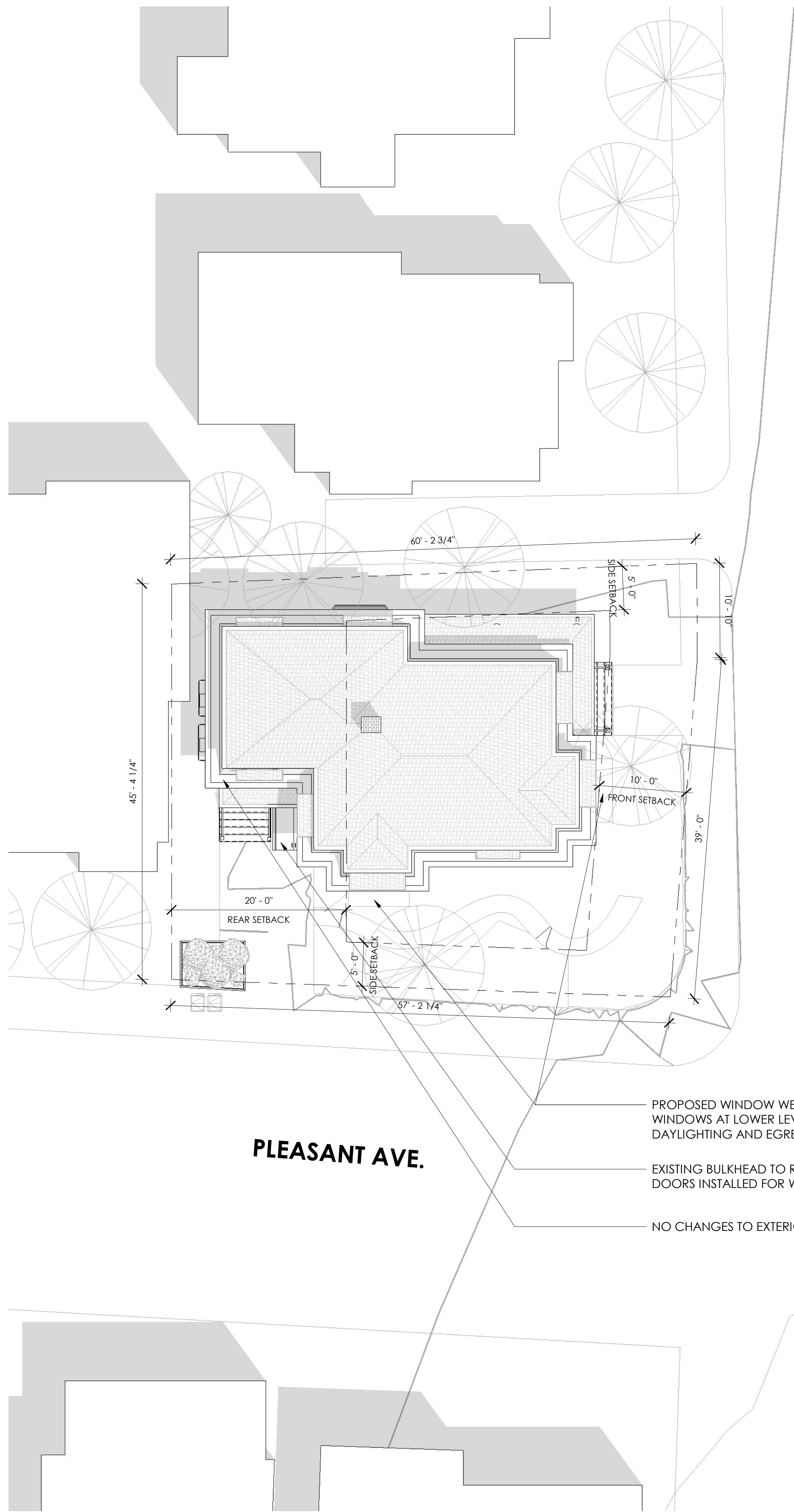
47 VINAL AVE,
SOMERVILLE, MA 02143

Project Status	PERMIT SET
Project number	2017.08
Date	05/19/20
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A-001

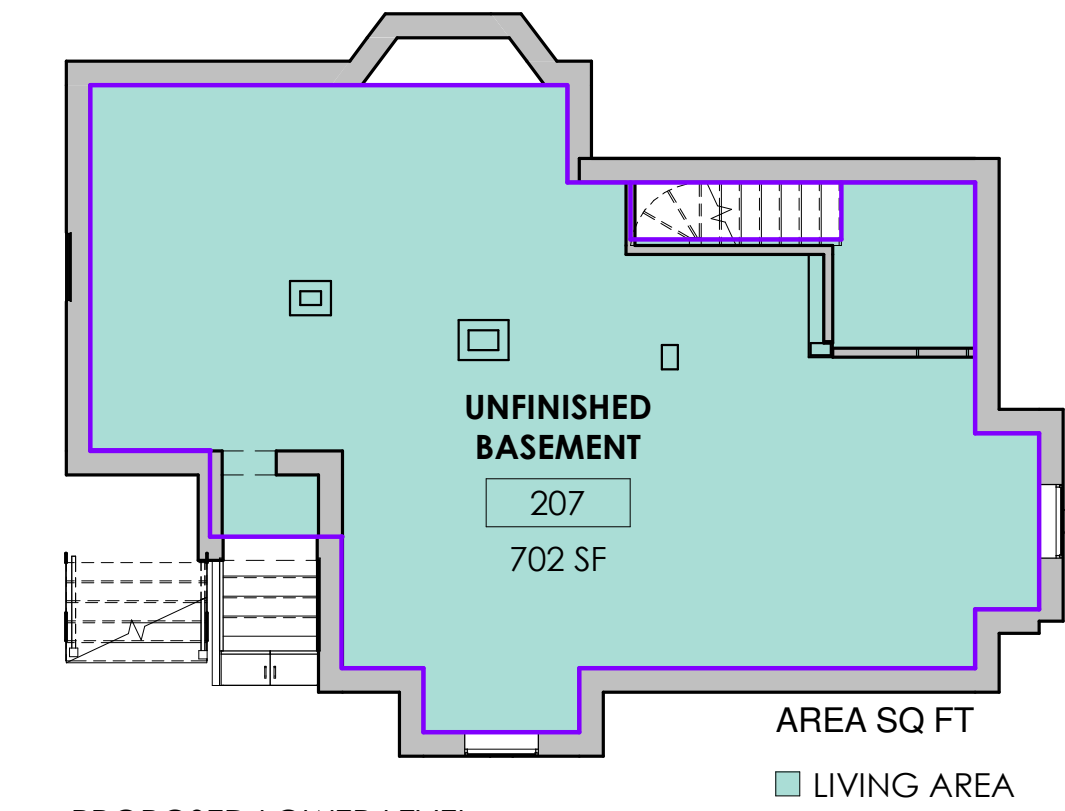
Scale 1 1/2" = 1'-0"



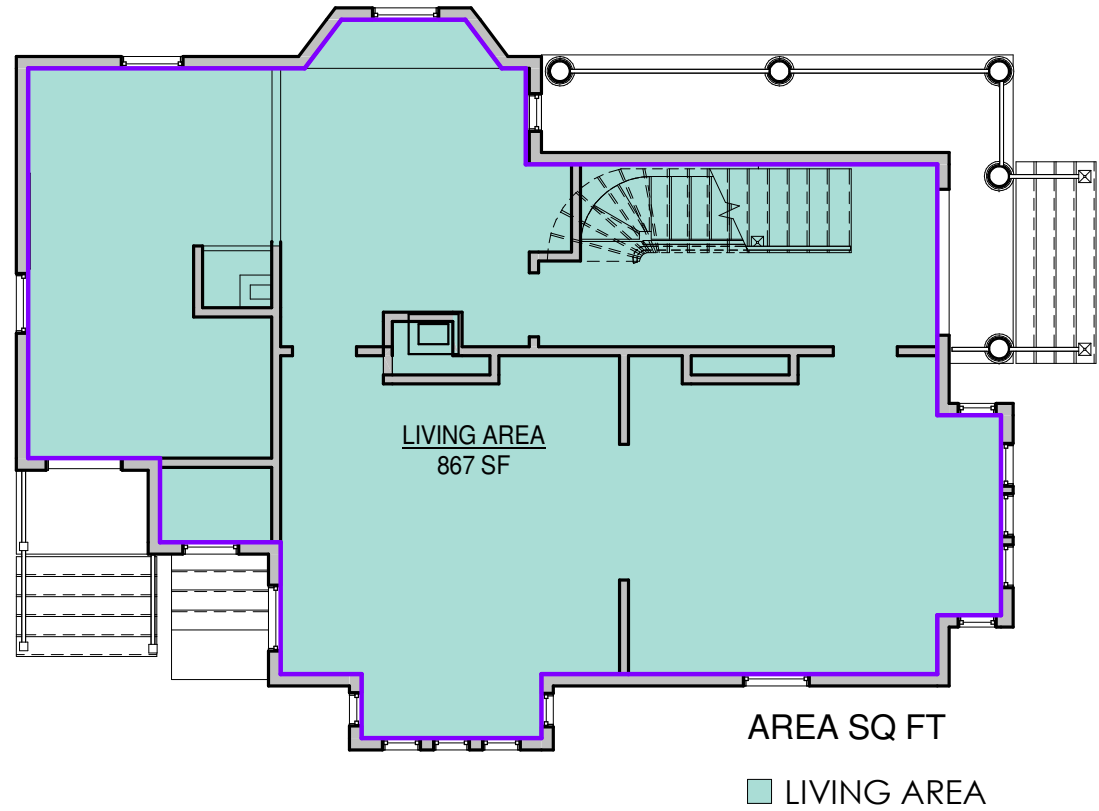


1 SITE PLAN
1/8" = 1'-0"

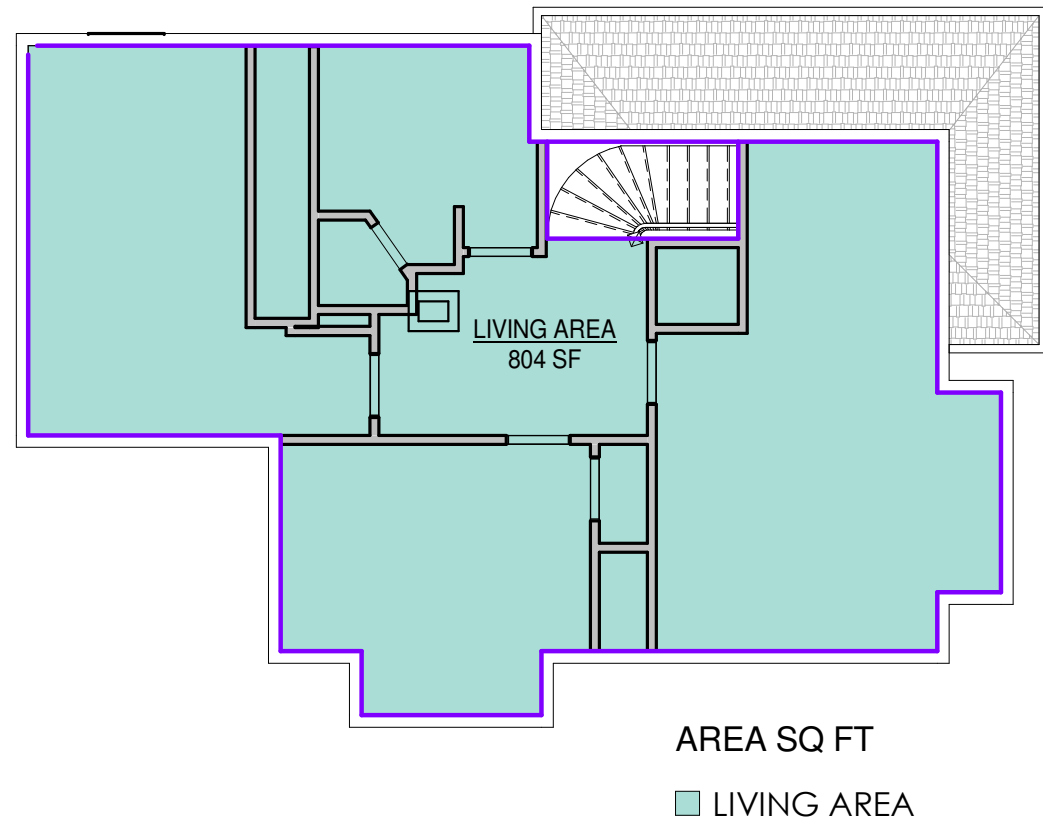
EXISTING AREA PLANS



3 PROPOSED LOWER LEVEL
1/8" = 1'-0"



5 EXISTING - LEVEL 1
1/8" = 1'-0"



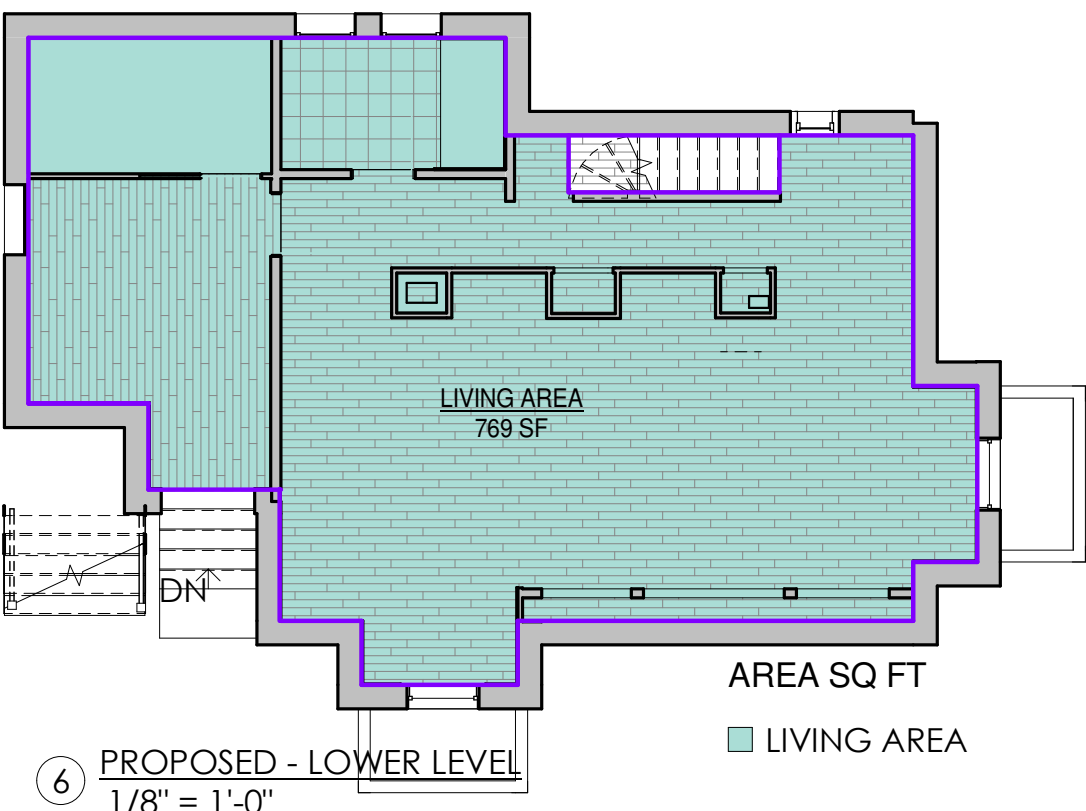
7 EXISTING - LEVEL 2
1/8" = 1'-0"

EXISTING			
Level	Name	Area	Perimeter
PROPOSED LOWER LEVEL	LIVING AREA	746 SF	138' - 4"
LEVEL 1	Area	867 SF	138' - 11 3/4"
LEVEL 2	Area	798 SF	134' - 9 1/4"
Grand total		2411 SF	

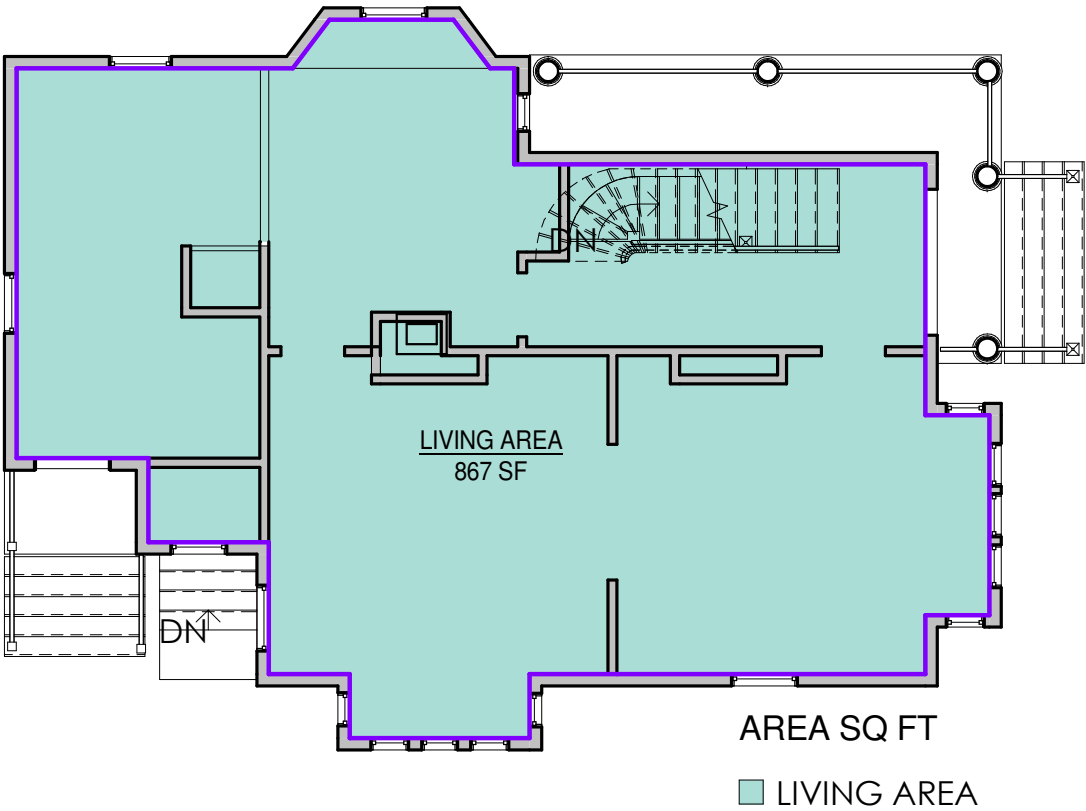
EXISTING LIVING AREA: 1,665
EXISTING LAND AREA: 2,830 SQ FT

EXISTING F.A.R.: 0.59

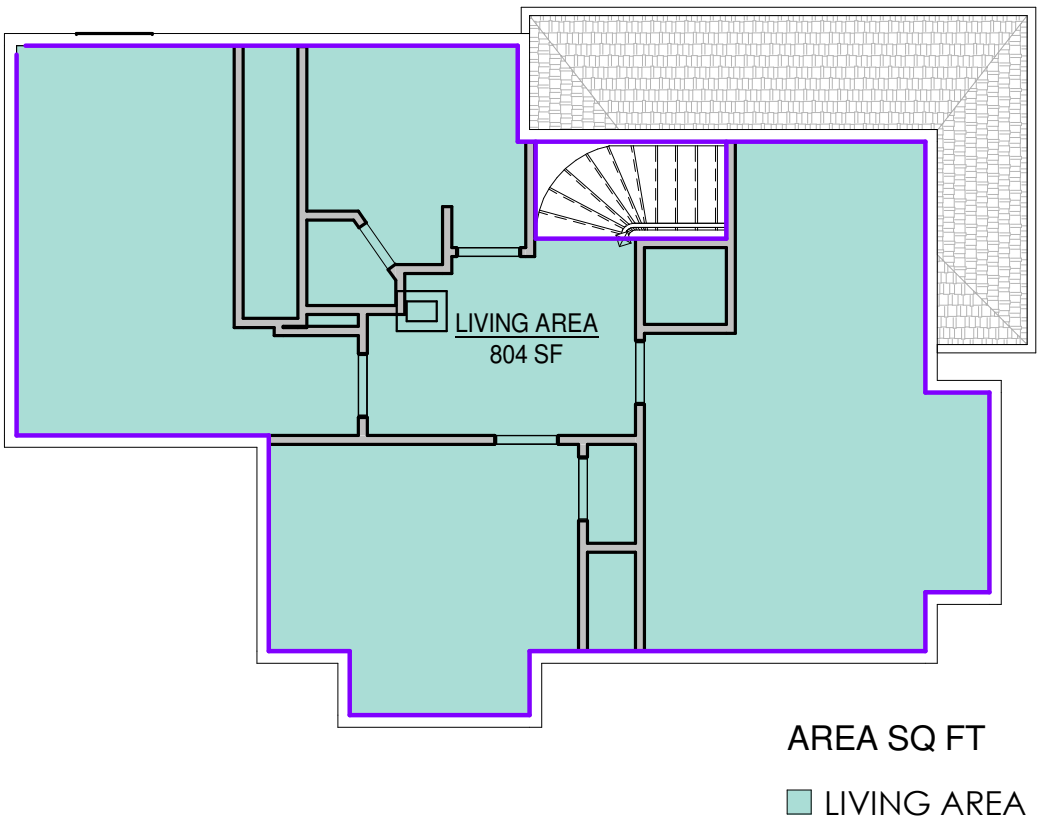
PROPOSED AREA PLANS



6 PROPOSED - LOWER LEVEL
1/8" = 1'-0"



8 PROPOSED - LEVEL 1
1/8" = 1'-0"



9 PROPOSED - LEVEL 2
1/8" = 1'-0"

PROPOSED			
Level	Name	Area	Perimeter
PROPOSED LOWER LEVEL	LIVING AREA	769 SF	137' - 9 3/4"
LEVEL 1	LIVING AREA	867 SF	138' - 11 3/4"
LEVEL 2	LIVING AREA	804 SF	144' - 3 1/2"
Grand total		2440 SF	

PROPOSED LIVING AREA: 1,665
PROPOSED LAND AREA: 2,830 SQ FT

PROPOSED F.A.R.: 0.59

NOTE: NO CHANGE TO F.A.R.



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PLOT AND AREA PLAN

MICHIO PAINTER AND NADIA COHEN
PAINTER/ COHEN RESIDENCE

47 VINALL AVE,
SOMERVILLE, MA 02143

Project Status	PERMIT SET
Project number	2017.08
Date	05/19/20
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A-003

Scale 1/8" = 1'-0"



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SITE AXON

MICHIO PAINTER AND NADIA
COHEN

PAINTER/ COHEN RESIDENCE

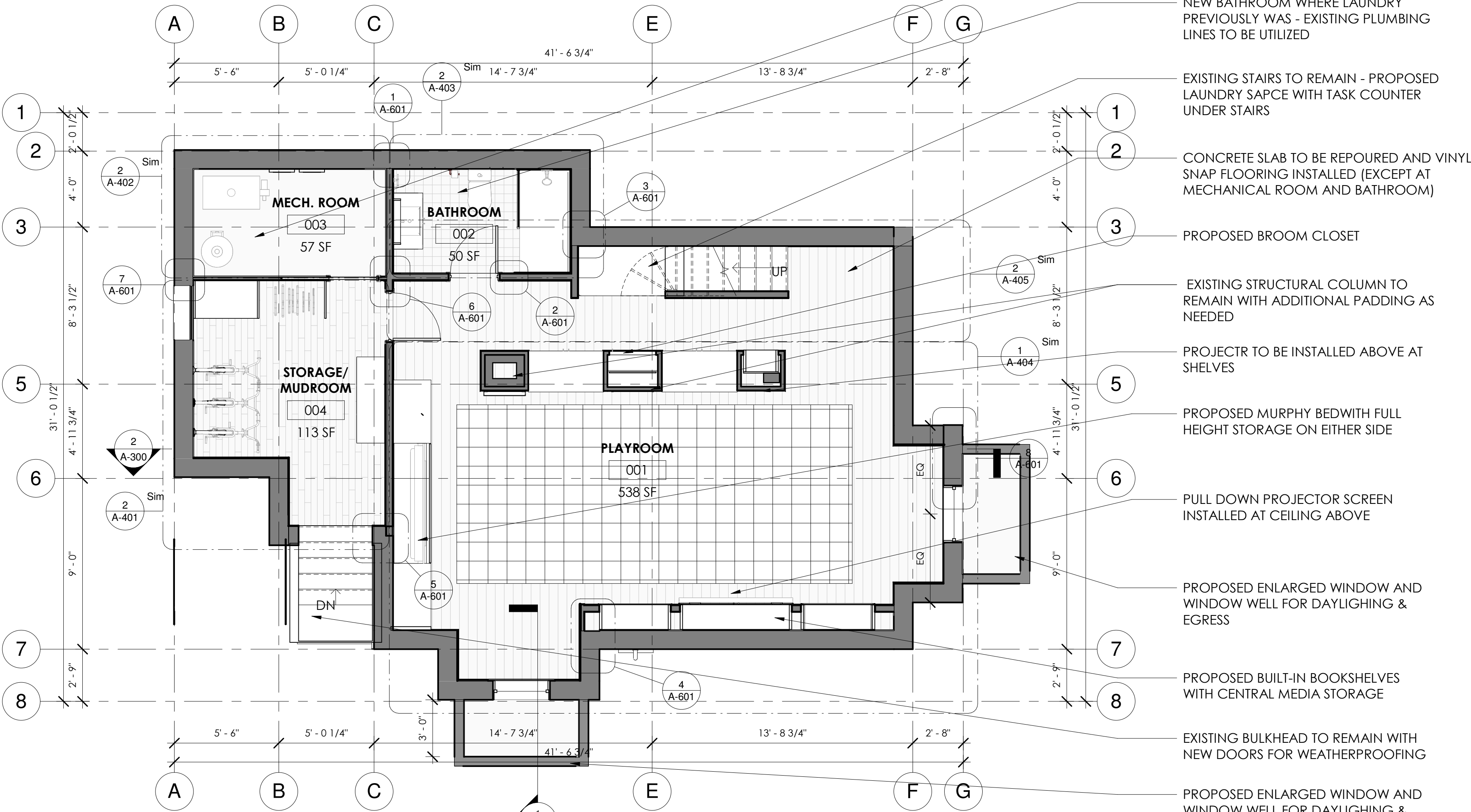
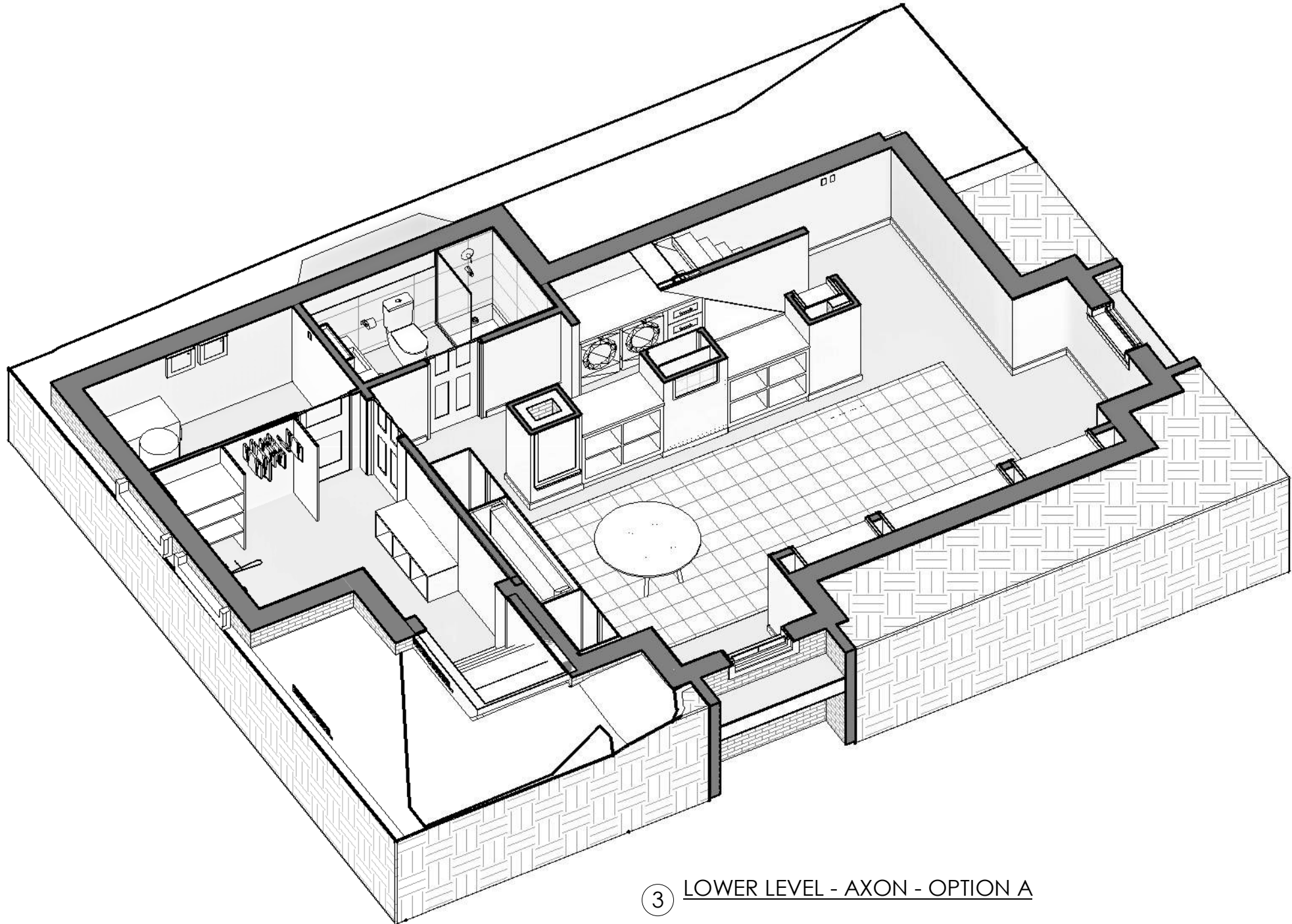
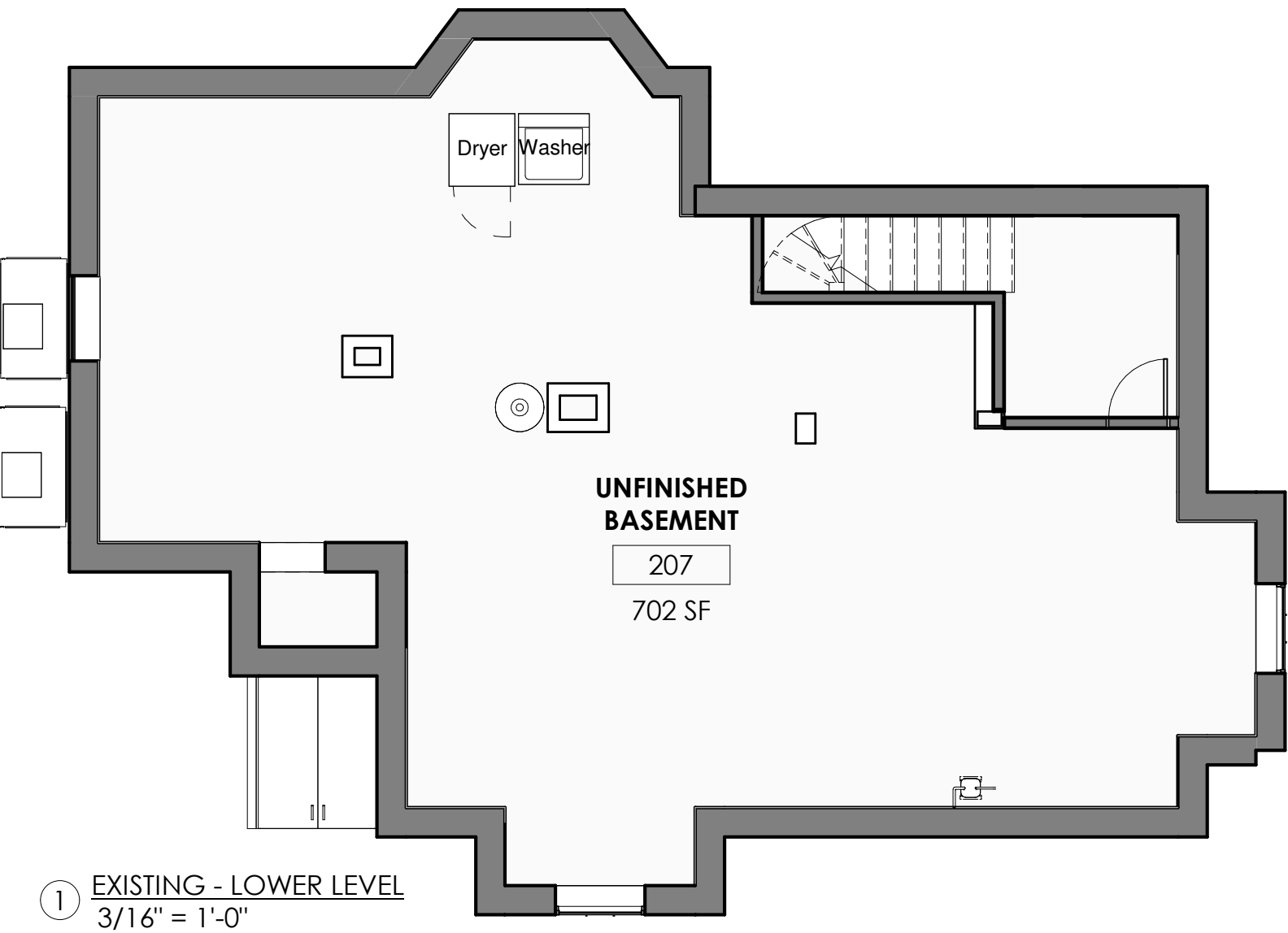
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Project Status	PERMIT SET
Project number	2017.08
Date	05/19/20
Drawn by	MNW
Checked by	Checker

A-004

Scale

PROPOSED LOWER LEVEL



PROPOSED LOWER LEVEL

MICHIO PAINTER AND NADIA COHEN

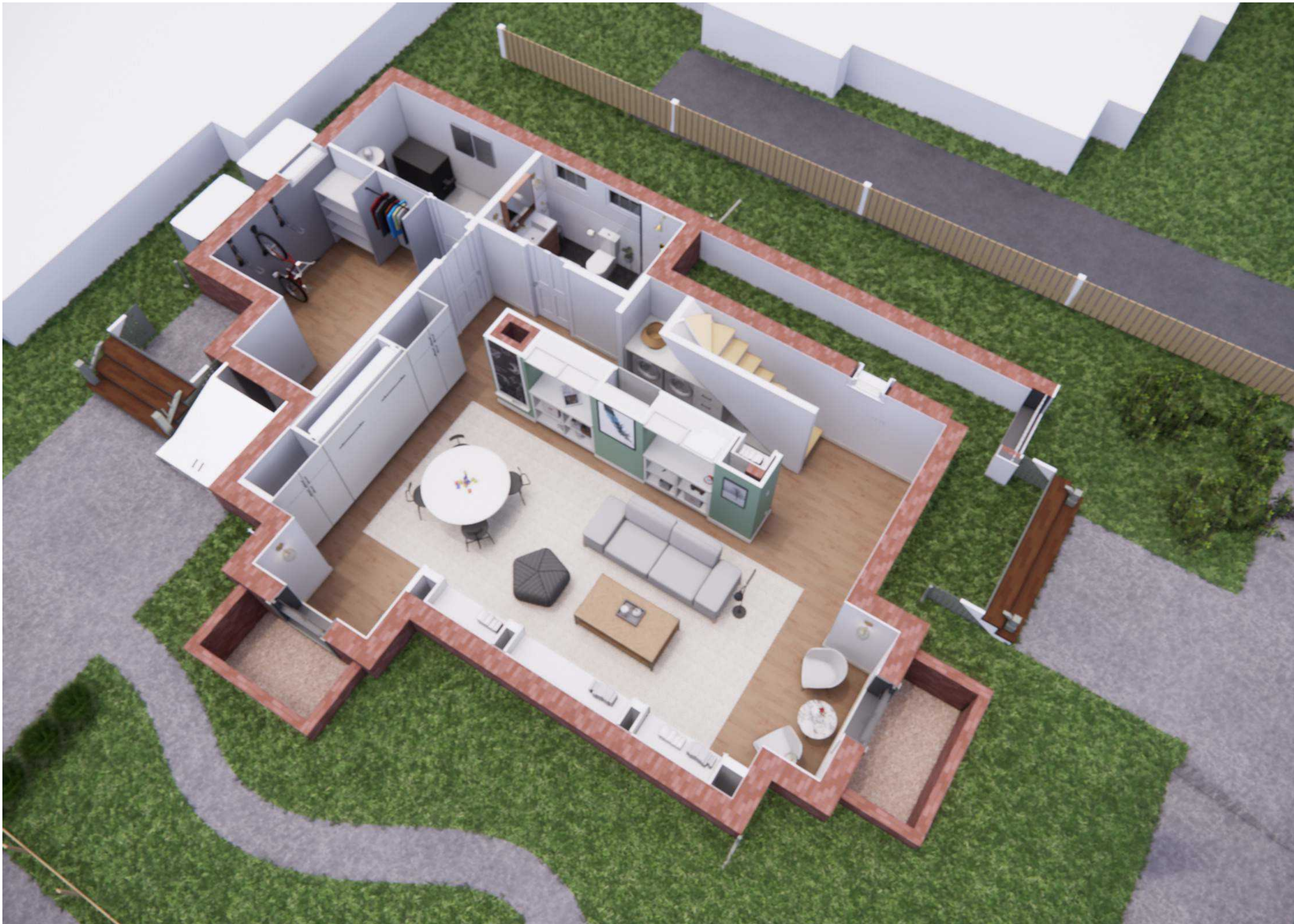
PAINTER/ COHEN RESIDENCE

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A-100

Scale As indicated



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KEY PLAN:

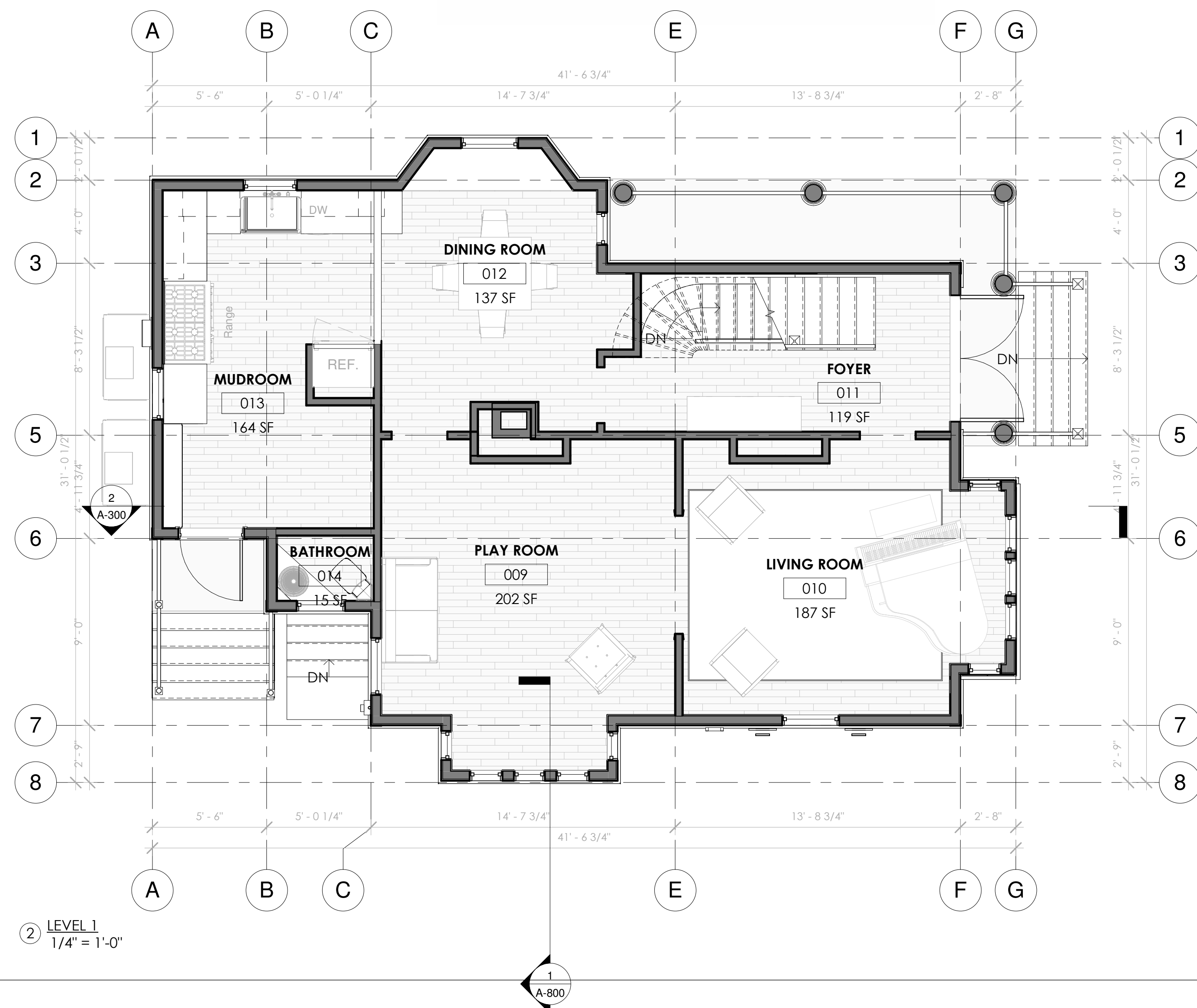
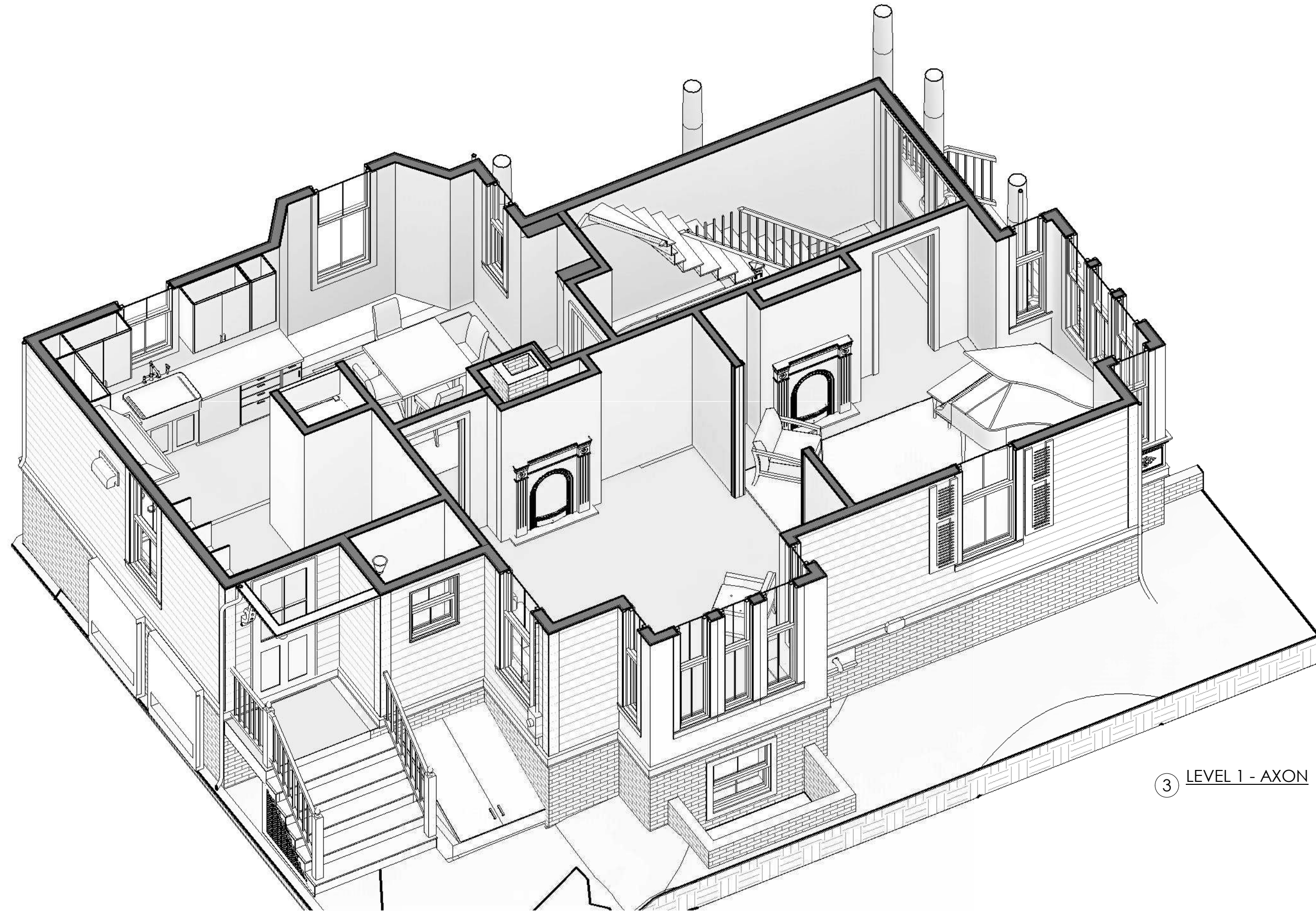
PROPOSED LOWER LEVEL
RENDER AXON

MICHIO PAINTER AND NADIA
COHEN
PAINTER/ COHEN RESIDENCE
47 VINAL AVE,
SOMERVILLE, MA 02143

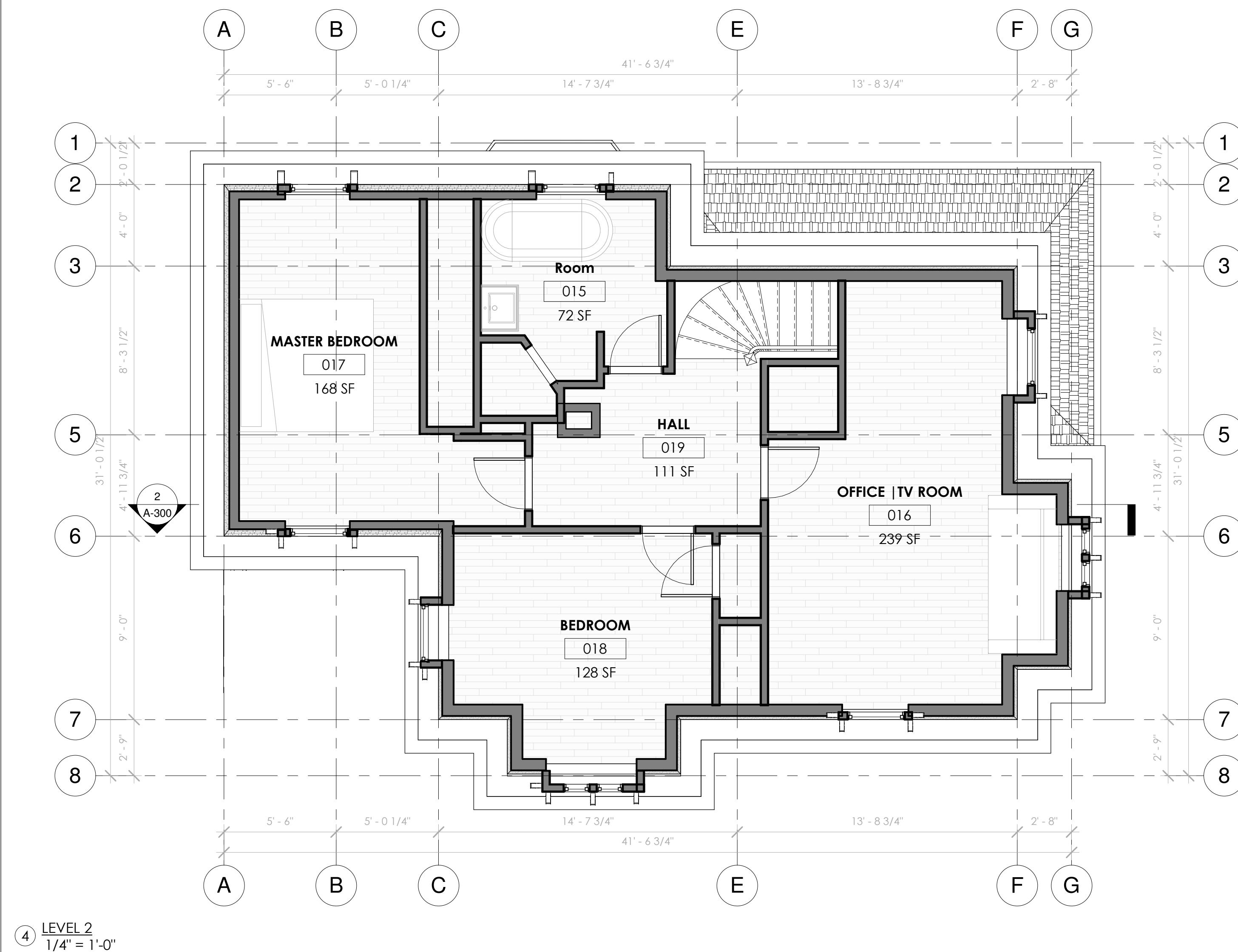
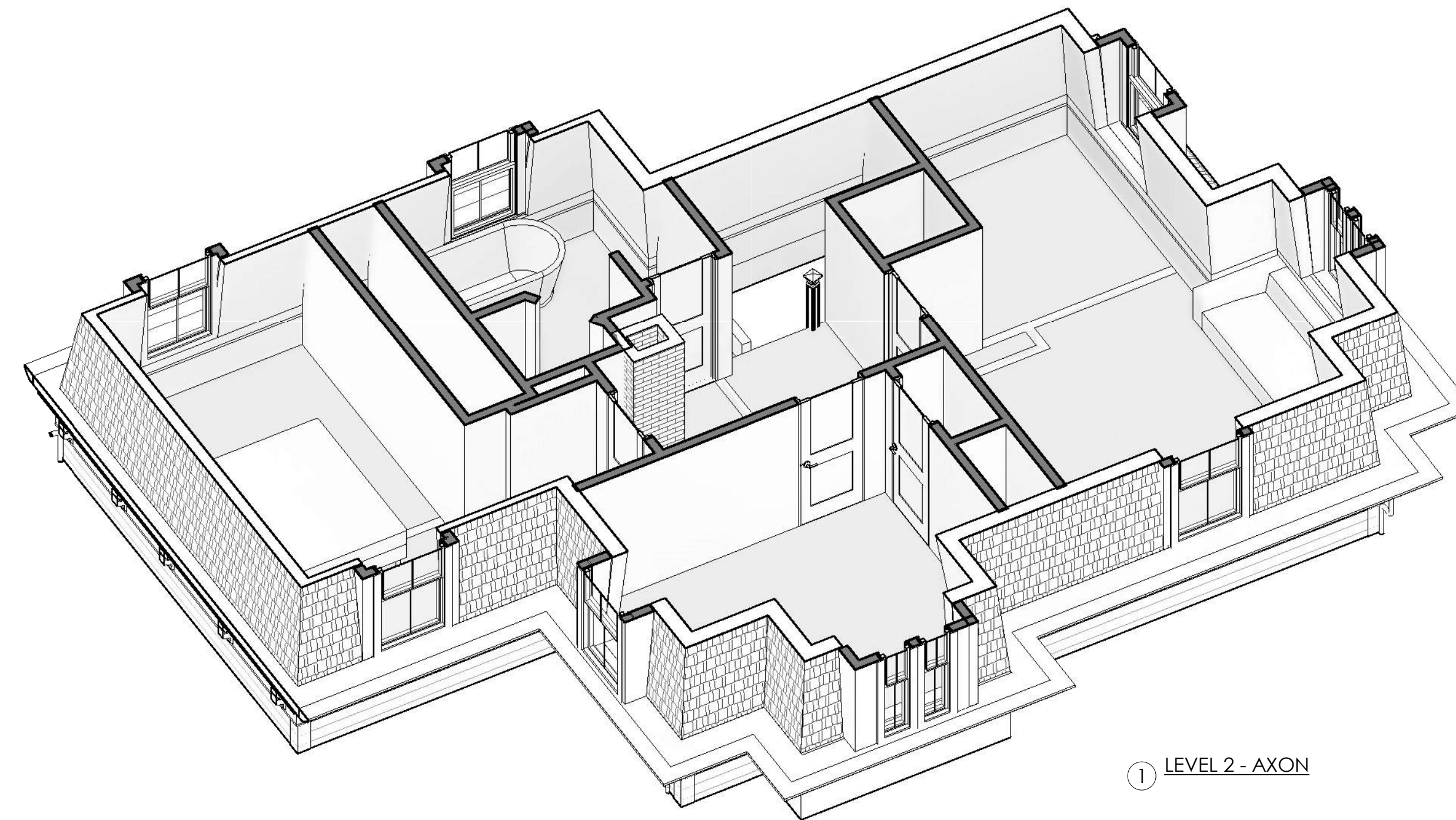
Project Status	PERMIT SET
Project number	2017.08
Date	05/19/20
Drawn by	Author
Checked by	Checker

A-101
Scale

NO WORK AT LEVEL 1



NO WORK AT LEVEL 2



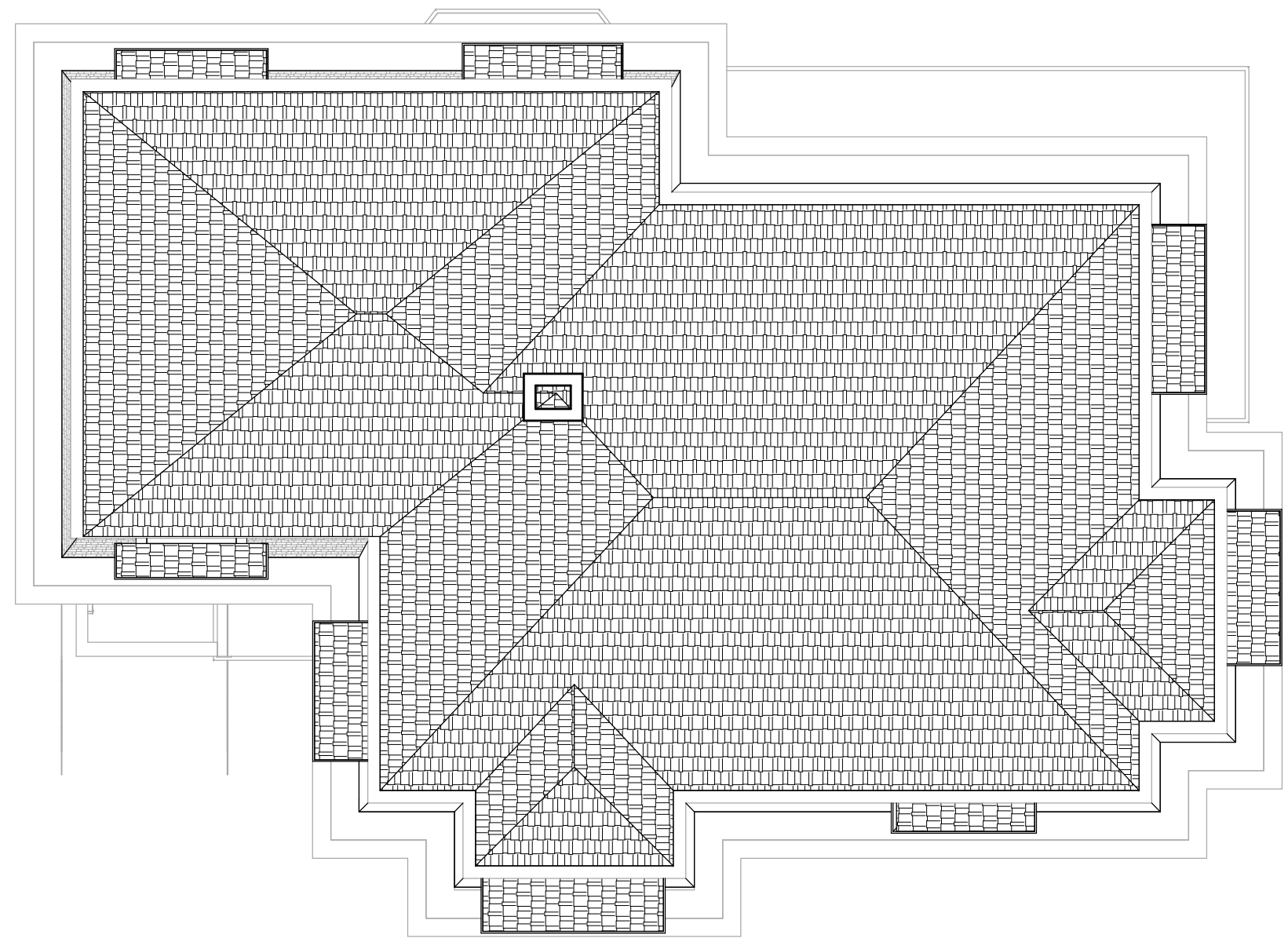
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PROPOSED LEVELS 1 & 2

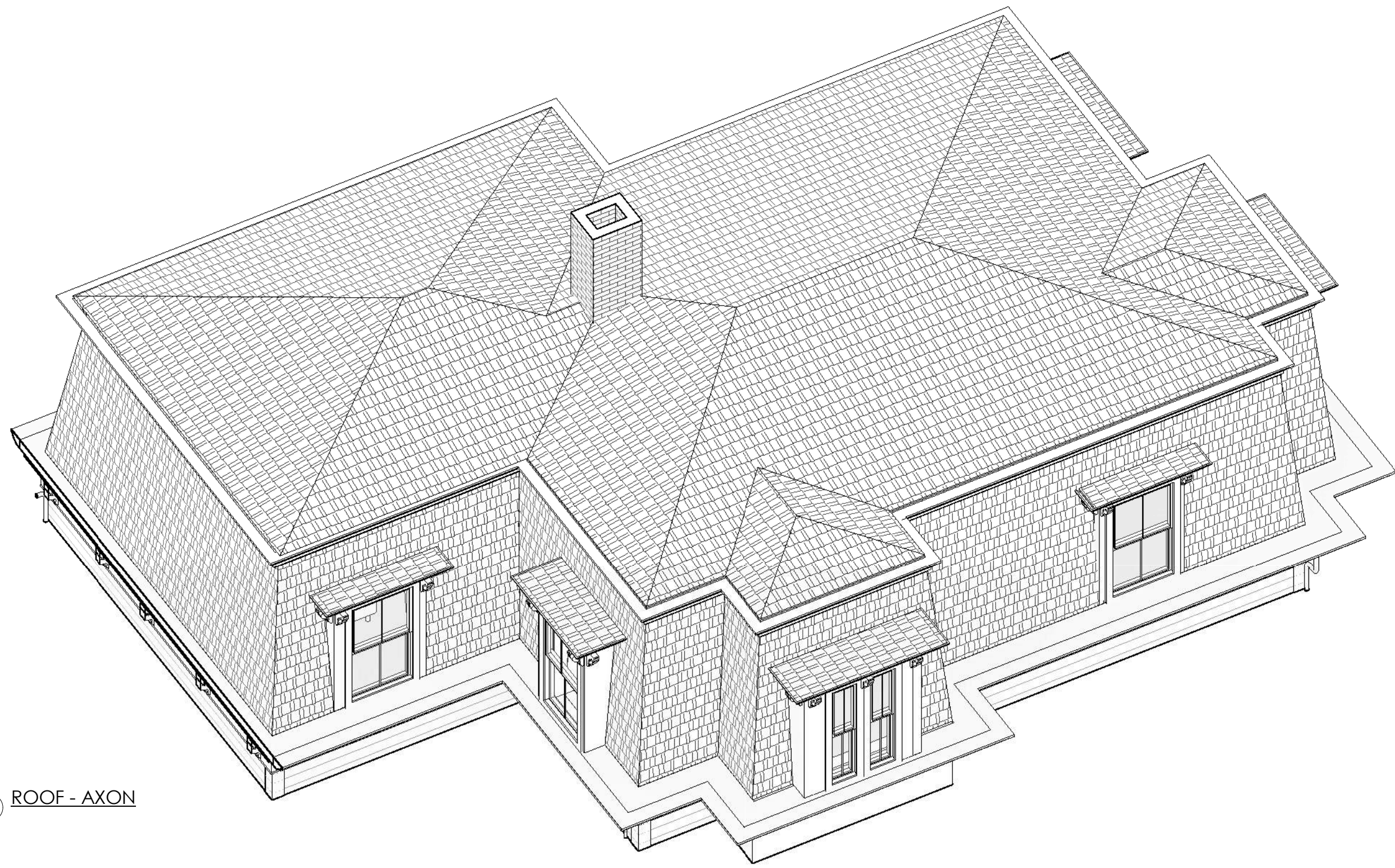
MICHIO PAINTER AND NADIA COHEN
PAINTER/ COHEN RESIDENCE
47 VINAL AVE,
SOMERVILLE, MA 02143

Project Status	PERMIT SET
Project number	2017.08
Date	05/19/20
Drawn by	MJT
Checked by	SJK

A-102
Scale 1/4" = 1'-0"

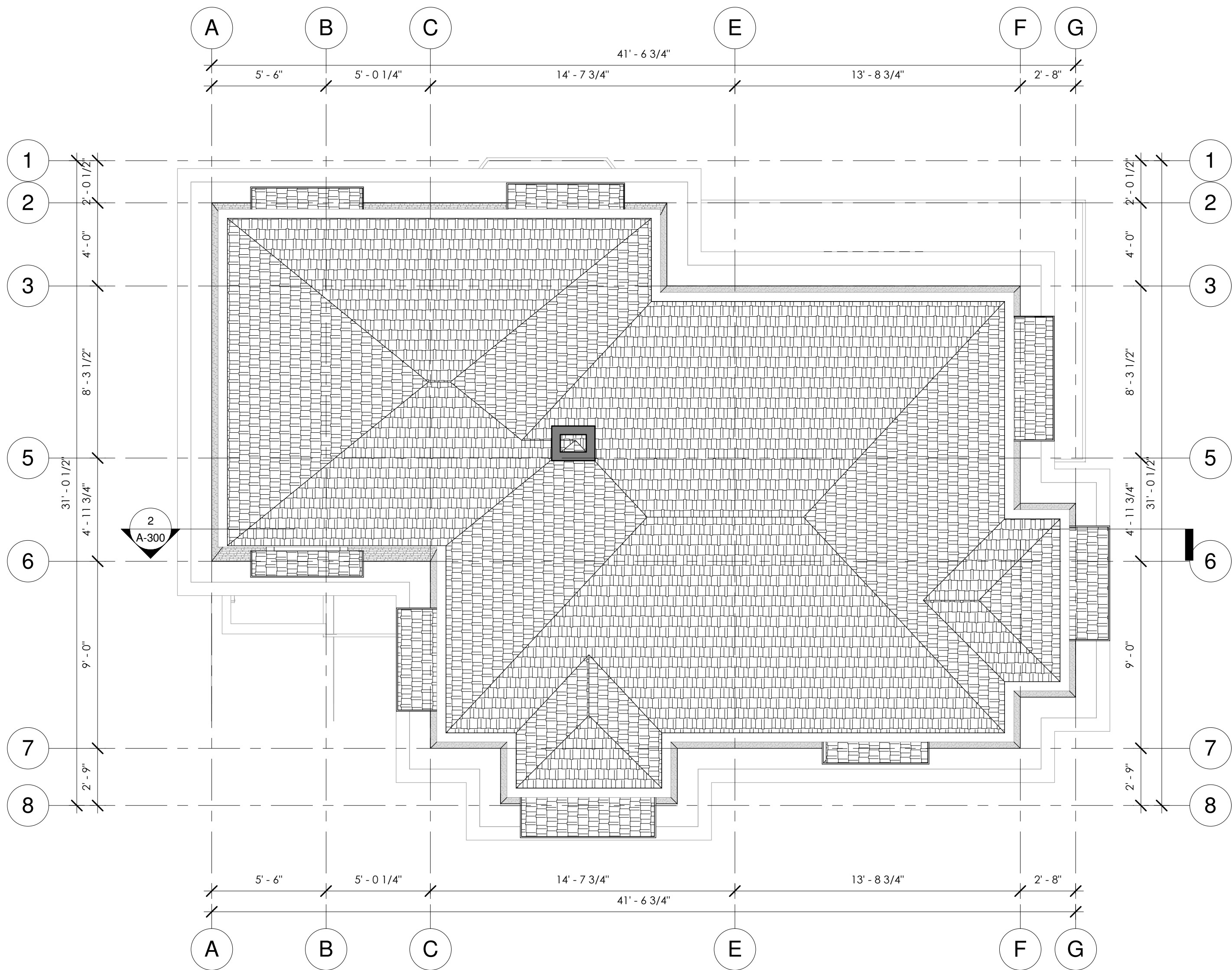


2 EXISTING - ROOF LEVEL
3/16" = 1'-0"



3 ROOF - AXON

NO WORK AT ROOF



1 PROPOSED - ROOF LEVEL
1/4" = 1'-0"



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PROPOSED ROOF PLAN

MICHIO PAINTER AND NADIA
COHEN
PAINTER/ COHEN RESIDENCE

47 VINAL AVE,
SOMERVILLE, MA 02143

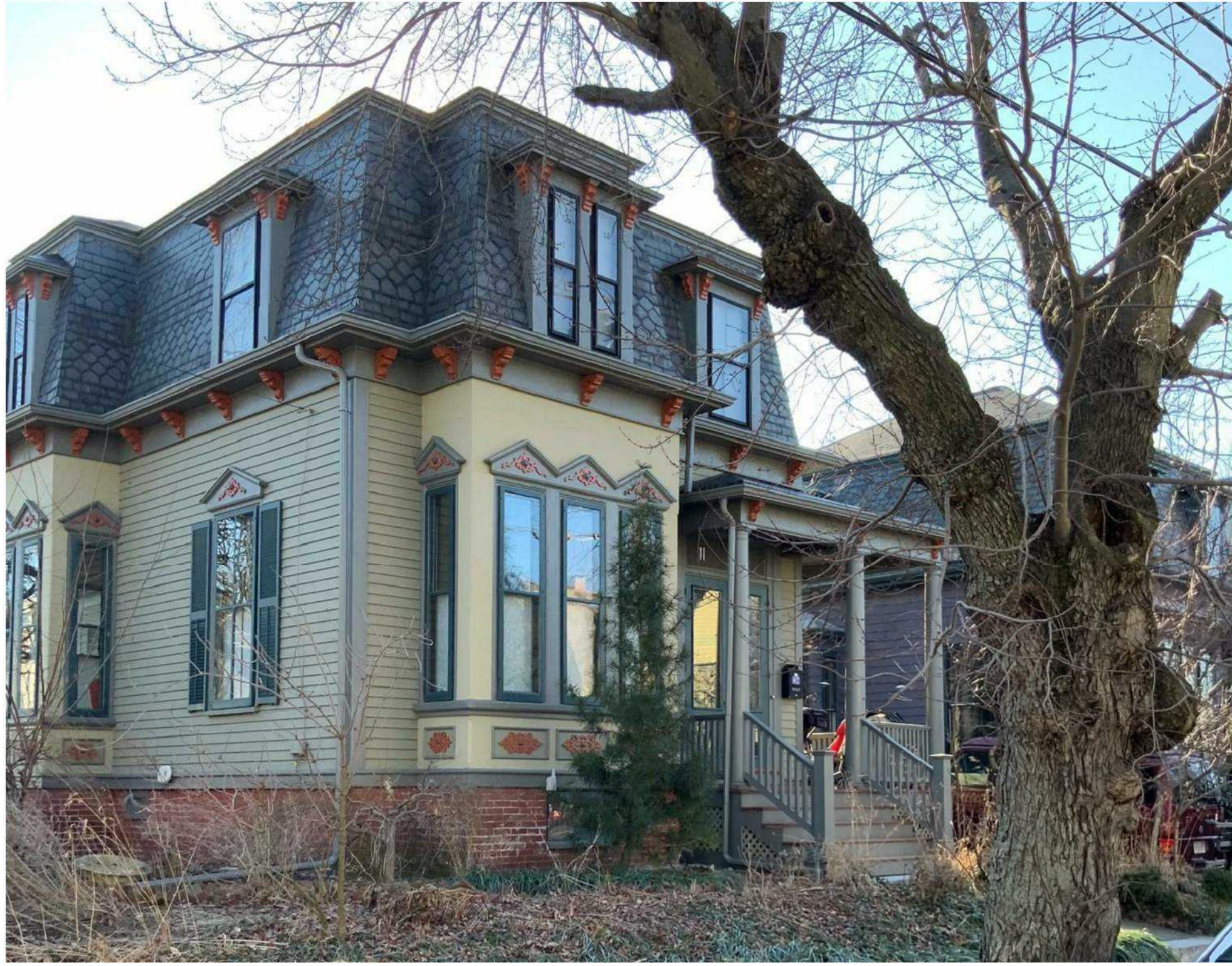
Project Status	PERMIT SET
Project number	2017.08
Date	05/19/20
Drawn by	Author
Checked by	Checker

A-103

Scale As indicated



① EXISTING- EAST ELEVATION
1/4" = 1'-0"



② PROPOSED- EAST ELEVATION
3/8" = 1'-0"



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ELEVATION- EAST (FRONT
ENTRY)

MICHIO PAINTER AND NADIA
COHEN
PAINTER/ COHEN RESIDENCE

47 VINAL AVE,
SOMERVILLE, MA 02143

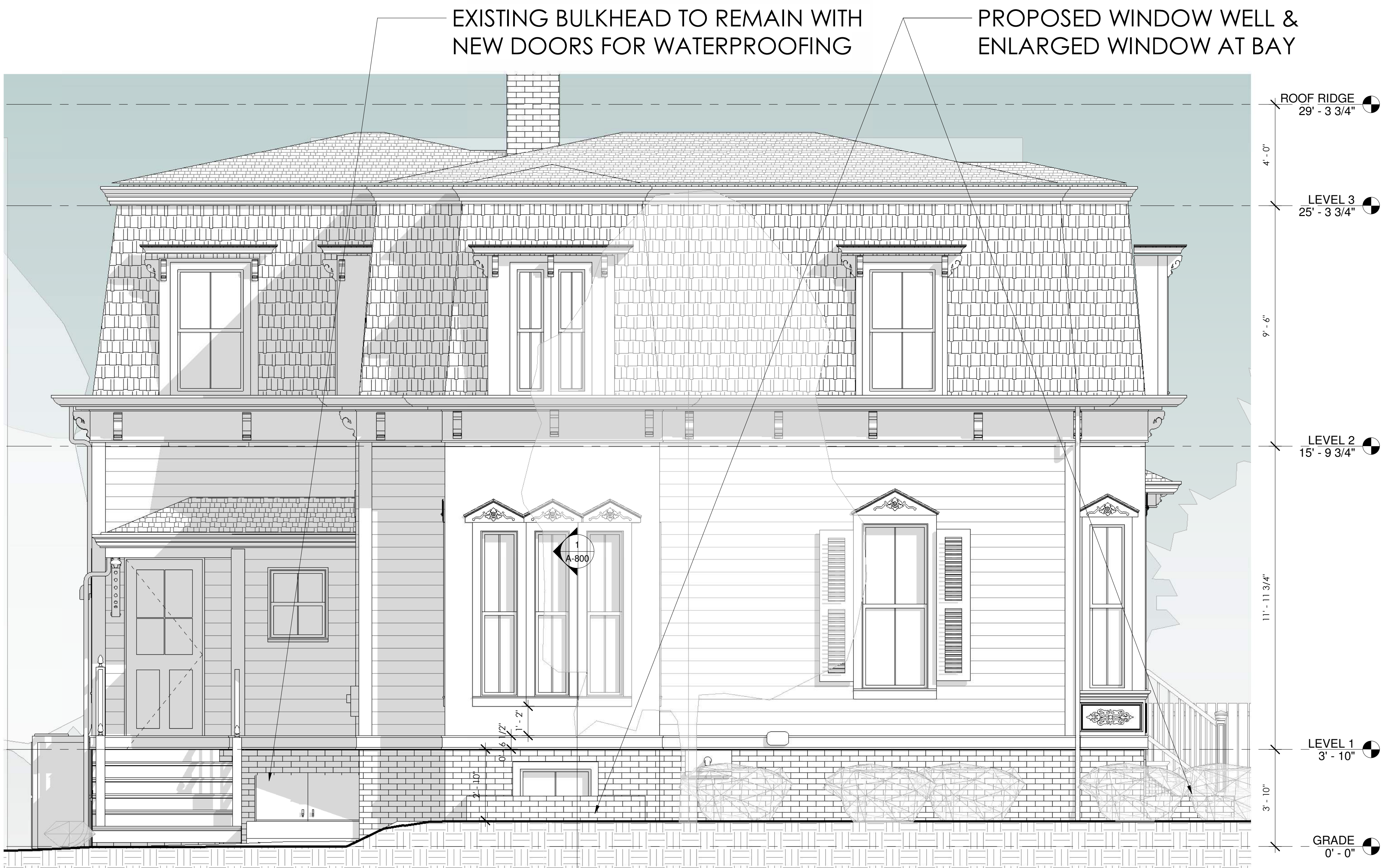
Project Status	PERMIT SET
Project number	2017.08
Date	05/19/20
Drawn by	MJT
Checked by	Checker

A-200

Scale As indicated



① EXISTING- NORTH ELEVATION
1/4" = 1'-0"



② PROPOSED- NORTH ELEVATION
3/8" = 1'-0"



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ELEVATION - NORTH (SIDE
ENTRY)

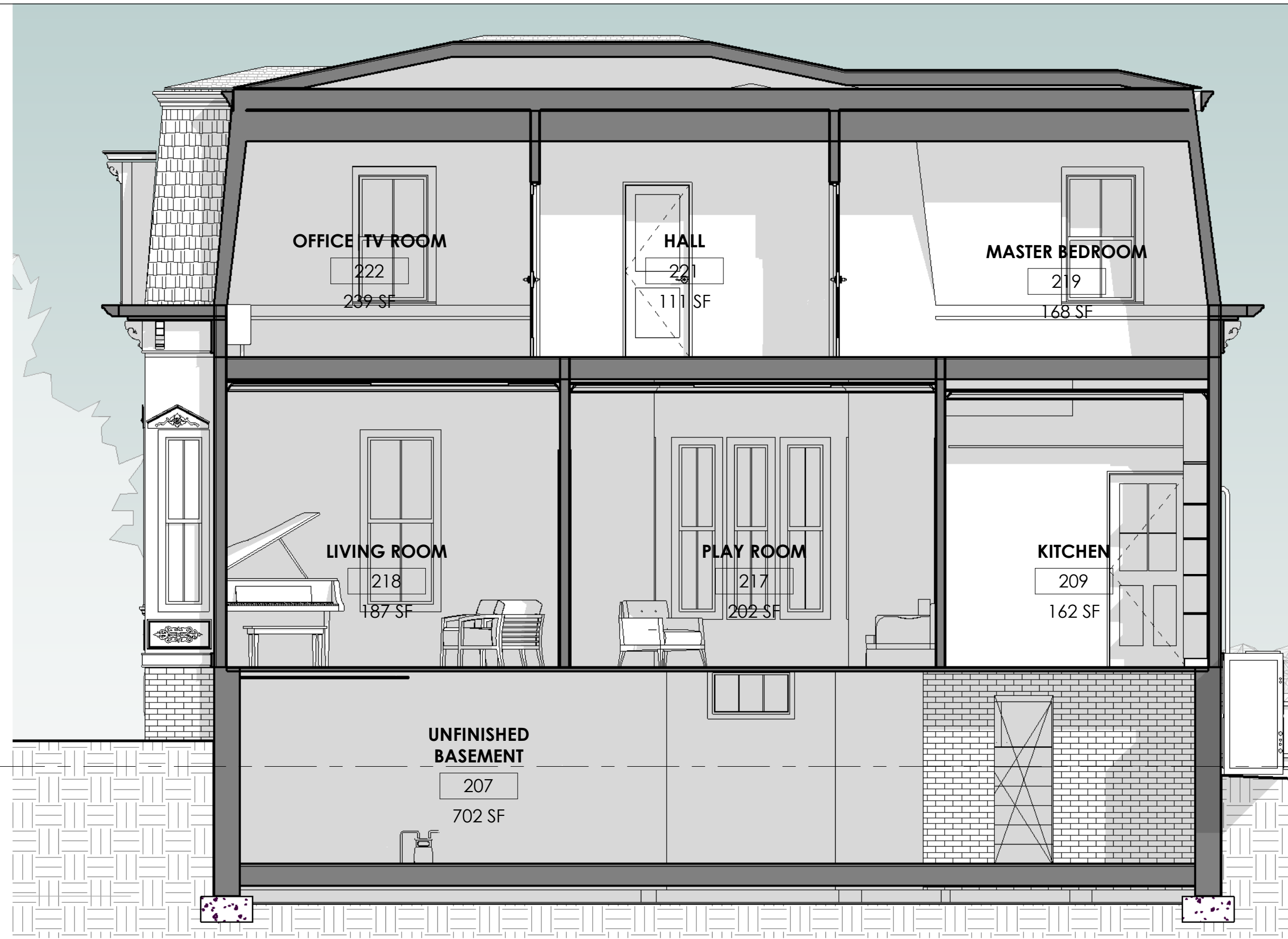
MICHIO PAINTER AND NADIA
COHEN
PAINTER/ COHEN RESIDENCE

47 VINAL AVE,
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Project Status	PERMIT SET
Project number	2017.08
Date	05/19/20
Drawn by	MJT
Checked by	Checker

A-201

Scale As indicated



① EXISTING-SECTION
1/4" = 1'-0"



② PROPOSED-SECTION
3/8" = 1'-0"



③ {3D} Copy.1



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PROPOSED SECTIONS

MICHIO PAINTER AND NADIA
COHEN

PAINTER/ COHEN RESIDENCE

47 VINAL AVE,
SOMERVILLE, MA 02143

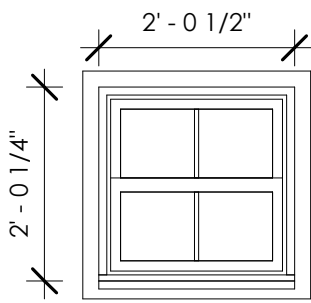
Project Status	PERMIT SET
Project number	2017.08
Date	05/19/20
Drawn by	MJT
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A-300

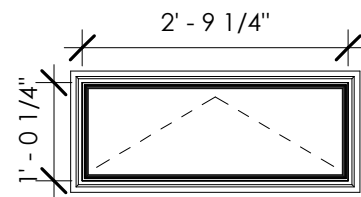
Scale As indicated

LOWER LEVEL WINDOW SCHEDULE											
Count	Mark	Type Mark	Family and Type	From Room: Name	Manufacturer	Operation	Width	Height	Sill Height	Phase Created	Comments
1	002	B	Awning_Window_with parameter: 35" X 14"			DoublePanelVertical	2' - 11"	1' - 2"	5' - 10"	EXISTING	
1	005	B	Awning_Window_with parameter: 35" X 14"			DoublePanelVertical	2' - 11"	1' - 2"	5' - 10"	RENOVATION	
1	007	Q	PICTURE WINDOW with Trim: 13x20"	PLAYROOM			1' - 8"	1' - 1"	5' - 7 1/2"	RENOVATION	
1	017	Z	Basement-Awning: 19x30"				2' - 6"	1' - 7"	4' - 6 3/4"	RENOVATION	
1	021	Z	Basement-Awning: 19x30"				2' - 6"	1' - 7"	4' - 6 3/4"	RENOVATION	
1	024	KK	Double_Hung_-_Single_with_optional_mullions: 31" x 55" 2	PLAYROOM			3' - 0"	3' - 0"	4' - 0"	RENOVATION	
1	033	KK	Double_Hung_-_Single_with_optional_mullions: 31" x 55" 2	PLAYROOM			3' - 0"	3' - 0"	3' - 11"	RENOVATION	

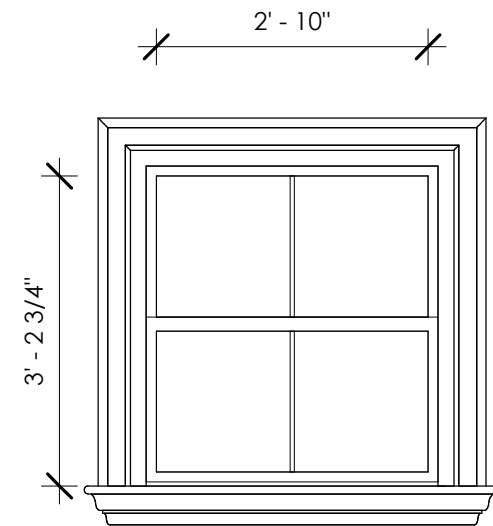
Grand total: 7



WINDOW TYPE: A

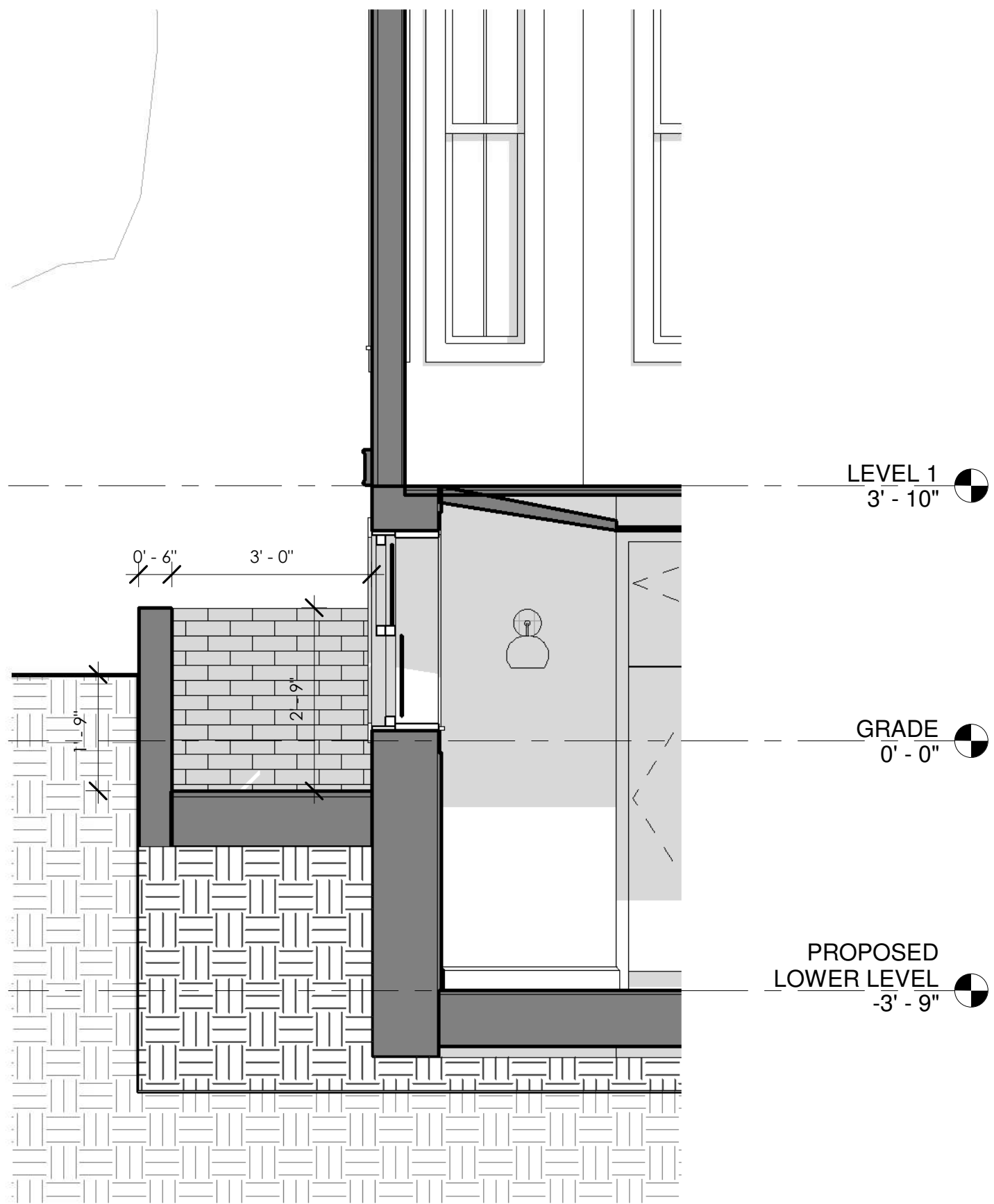


WINDOW TYPE: B



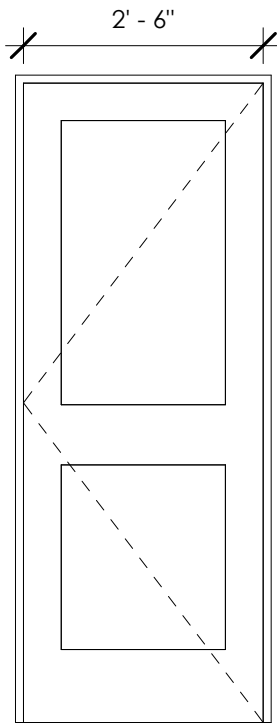
WINDOW TYPE: C

Window Legend
1/2" = 1'-0"

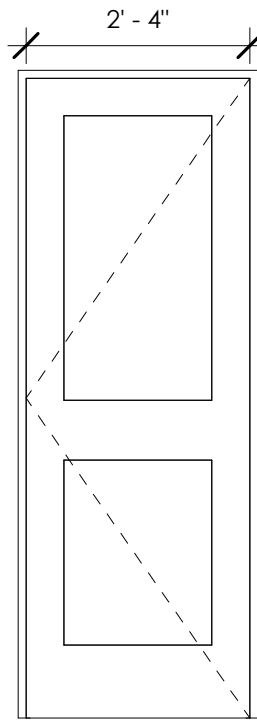


LOWER LEVEL DOOR SCHEDULE										
Mark	Type Mark	Count	Family and Type	Manufacturer	Function	Width	Height	Phase Created	Description	Comments
006	A	1	Door-Interior-Single-4_Panel-Wood: 30" x 80"		Interior	2' - 6"	6' - 8"	RENOVATION		
012	A	1	Door-Interior-Single-4_Panel-Wood: 30" x 80"		Interior	2' - 6"	6' - 8"	RENOVATION		
013	B	1	Door-Interior-Single-Pocket-2_Panel-Wood: 30" x 80"		Interior	2' - 6"	6' - 8"	RENOVATION		

Grand total: 3



DOOR TYPE: A



DOOR TYPE: B

DOOR LEGEND
1/2" = 1'-0"

DOOR & WINDOW
SCHEDULE

MICHIO PAINTER AND NADIA
COHEN
PAINTER/ COHEN RESIDENCE

47 VINAL AVE,
SOMERVILLE, MA 02143

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Project number	2017.08
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Drawn by	Author
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A-800

Scale 1/2" = 1'-0"











