

WESTWOOD HISTORICAL COMMISSION APPLICATION FOR DEMOLITION AUTHORIZATION

Pursuant to Westwood General Bylaw Chapter 250A
HISTORIC STRUCTURE DEMOLITION

IMPORTANT INSTRUCTIONS AND INFORMATION FOR APPLICANTS

All applications for Westwood Historical Commission review will be acted upon and all information must be complete and correct to the best of the Applicant's knowledge. Incomplete applications may cause delays and may be the basis for rejection of the Application. If you have any questions regarding the Commission's procedure, please contact Administrative Assistant Karyn Flynn at (781) 767-6344.

Your Application Submission shall contain a minimum of seven (7) complete packets, plus a PDF version of the complete submittal and plans. Each packet shall include a copy of all required submission items, including a fully executed Application Form, and any accompanying engineering plans, architectural renderings, photographs, narrative report, or other form of supplemental information relevant to the proposed demolition. ***Please review General Bylaw Chapter 250A and the WHC's Rules and Regulations to ensure that all requirements are met, including the submission of electronic copies of the Application Form and all submittal materials.*** The General Bylaw Chapter 250A and the WHC's Rules and regulations are available for download from the Town's web site (www.townhall.westwood.ma.us).

One complete Application packet must be filed in the Office of the Town Clerk at 580 High Street, and all remaining packets must be stamped by the Town Clerk's office prior to filing with the Department of Community & Economic Development at 50 Carby Street. No Application will be deemed complete until all application requirements are fully satisfied and proof that full payment of the required application fee has been submitted to the Collector's Office.

WESTWOOD HISTORICAL COMMISSION APPLICATION FOR HEARING

1. Address/Location of Property Subject to Hearing: 284 SUMMER ST WESTWOOD, MA

2. Assessor's Map and Parcel Number(s): 03/001

3. Size of Parcel: 3.03 AC

4. Name of Applicant: JAMES & BETH BISSON

5. Applicant's Mailing Address: 284 SUMMER ST WESTWOOD, MA 02090

6. Applicant's Telephone: (H) 781 603 5857 (W) 617 799 6475

7. Applicant's E-Mail Address: BABISS1107@AOL.COM / JBISSONM@PEEOFCT.COM

8. Applicant is: Owner Tenant Licensee Prospective Purchaser Other

9. Name of Property Owner(s): JAMES & BETH BISSON

10. Property Owner's Mailing Address: 284 SUMMER ST WESTWOOD, MA 02090

11. Property Owner's E-Mail Address: BABISS1107@AOL.COM / JBISSONM@PEEOFCT.COM


12. Deed Recorded in: Norfolk County
a. County Registry of Deeds, Book 1002 Page 422
b. Registry District of the Land Court, Certificate Number _____
Page _____ Book _____

13. Date of Building Commission's Denial of Demolition Permit Application: May 2017

14. Has any Application been filed with the Planning Board, Conservation Commission or Zoning Board of Appeals regarding this Property?
x Yes, When? Feb, 2009
 No

The Applicant hereby requests a public hearing before the Westwood Historical Commission and consents to pay for the cost of all legal advertisements required by General Bylaw Chapter 250A and/or the Westwood Historical Commission's Rules and Regulations, which will be billed directly to the Applicant by the newspaper at a later date. The Applicant hereby agrees to pay for all costs associated with the transcription of the public hearing, if such transcription is requested by the Applicant or Property Owner.

The Property Owner hereby acknowledges the responsibility for securing each building or structure associated with this Application, to the satisfaction of the Westwood Historical Commission, until such time as a Demolition Permit is issued by the Building Commissioner. **Failure to properly secure such building or structure, which results in the destruction of such building or structure through fire or other cause which could have been prevented by properly securing such building or structure shall be considered a Voluntary Demolition in violation of the Historic Structure Demolition Bylaw.** In such case, no Building Permit shall be issued with respect to the premises upon which the building or structure had been voluntarily demolished for a period of two years after the date of the start or completion of such Demolition.

Signed: 
Applicant (or Agent) Signature
BETH A. BISSON
Printed Name of Applicant

Signed: 
Property Owner(s) of Record Signature(s)
JAMES BISSON
Printed Name(s) of Property Owner(s) of Record

Date: 5/31/17

Payments Received: Application Fee: \$ _____

Bisson Residence

284 Summer Street Westwood, MA 02090

Owner

Beth and Jim Bisson
284 Summer St
Westwood, MA 02090

Architecture

BROWN FENOLLOSA Architects, Inc
197 Broadway
Arlington, MA 02474
p 781 641 9500

DRAWING LIST:

- T 1.0 - TITLE PAGE, ZONING ANALYSIS
- T 1.1 - CUBIC FEET CALCULATIONS
- D 1.0 - DEMO PLAN - BASEMENT
- D 1.1 - DEMO PLAN - FIRST FLOOR
- D 1.2 - DEMO PLAN - SECOND FLOOR
- D 1.3 - DEMO PLAN - ROOF
- A 1.0 - PROPOSED PLAN - BASEMENT
- A 1.1 - PROPOSED PLAN - FIRST FLOOR
- A 1.2 - PROPOSED PLAN - SECOND FLOOR
- A 1.3 - PROPOSED PLAN - ROOF
- A 2.0 - PROPOSED EXTERIOR ELEVATIONS
- A 2.1 - PROPOSED EXTERIOR ELEVATIONS
- A 3.0 - PROPOSED SECTIONS
- A 3.1 - PROPOSED SECTIONS
- A 4.0 - PROPOSED WALL SECTIONS, FOUNDATION DETAILS
- A 4.1 - PROPOSED WALL SECTIONS, FOUNDATION DETAILS
- A 5.0 - SCHEDULES-WINDOWS, DOORS, ROOM FINISH

ZONING SUMMARY:

284 Summer Street Westwood MA 02090

PARCEL ID: 113
ZONING DISTRICT: SINGLE-RESIDENCE C
USE: SINGLE-FAMILY DWELLING

NARRATIVE OF WORK:

THE PROJECT CONSISTS OF THE REMOVAL OF A PORTION OF THE EXISTING HOUSE STRUCTURE AND A RECONSTRUCTION IN ITS PLACE. THE PROJECT INCLUDES PROVIDING A TIGHT, WEATHERPROOF EXTERIOR SHELL, ALL EXTERIOR FRAMING, SHEATHING, NEW ROOF, SOFFITS AND EAVES, NEW BACKPRIMED SIDING AND TRIM, NEW WINDOWS, SKYLIGHTS AND NEW EXTERIOR DOORS. THE PROJECT ALSO CONSISTS OF A NEW CONCRETE FOUNDATION, FOOTINGS AND ALL CONCRETE FLATWORK AND STONE MASONRY AT FOUNDATION WALLS. THE PROJECT ALSO CONSISTS OF PROVIDING INTERIOR ROUGH FRAMING FOR ALL PARTITION WALLS AND FURRING STRIPS. WALLS, FLOORS, CEILINGS SHALL BE FRAMED TO ALLOW FOR FLAT, LEVEL AND SMOOTH APPLICATION OF FINISHES TYP. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING UTILITY CONNECTIONS DURING ALL PHASES OF WORK. THE PORTION OF STRUCTURE TO REMAIN WILL BE PROTECTED AND ISOLATED DURING CONSTRUCTION.

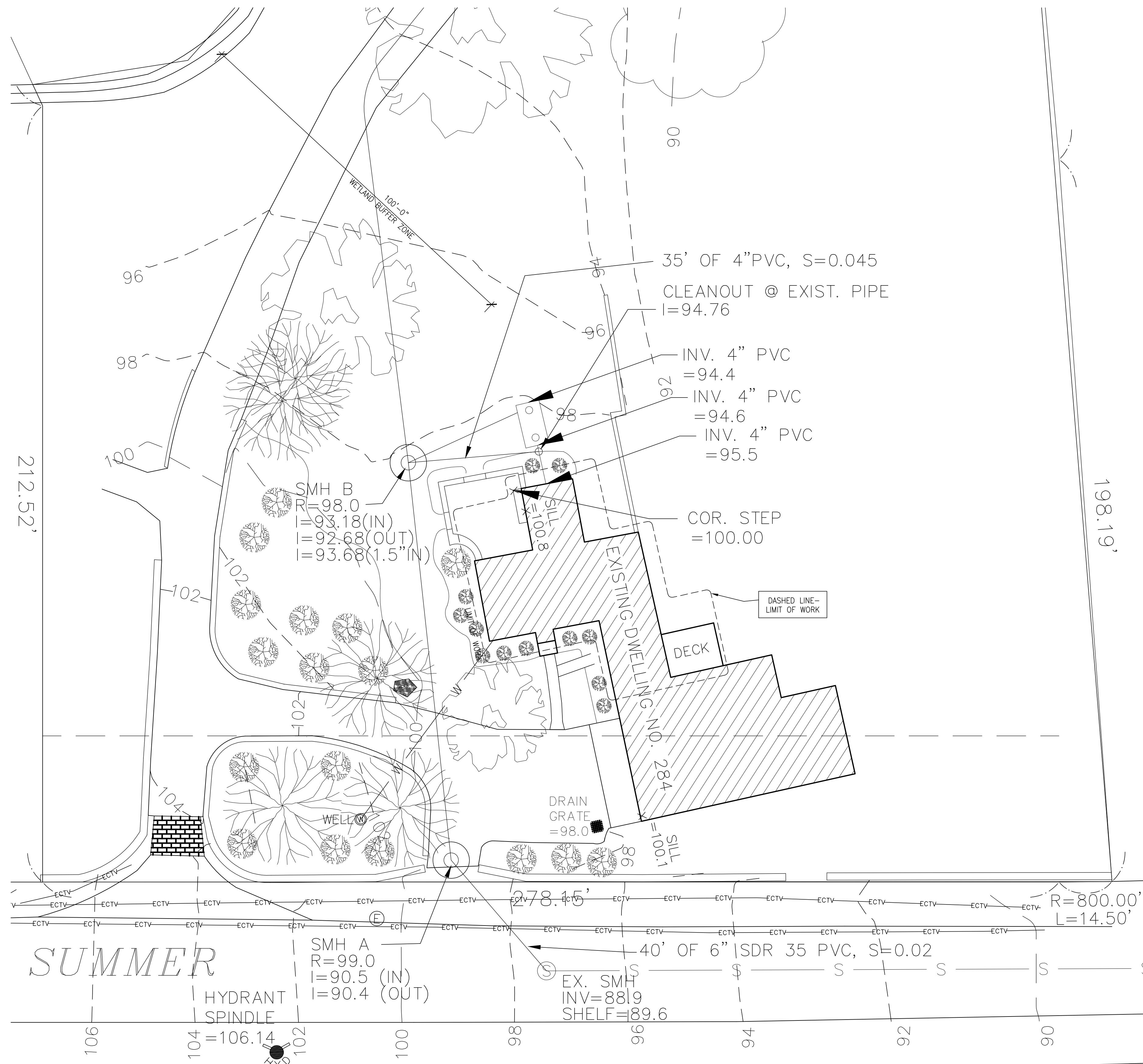
APPLICABLE CODES:

THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE (MSBC). APPLICABLE CODES, STANDARDS, AND GUIDELINES FOR THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING CURRENT EDITIONS:

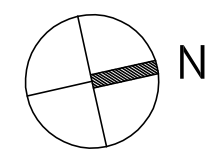
- 2009 IBC: INTERNATIONAL BUILDING CODE, RESIDENTIAL ED.
- 2780 CMR: MA AMENDMENTS TO THE INTERNATIONAL BUILDING CODE (MSBC), 8TH EDITION
- 248 CMR: MA STATE PLUMBERS AND GASFITTERS CODE
- 527 CMR, CH.12: NATIONAL ELECTRICAL CODE WITH MA AMENDMENTS

DIMENSIONAL CALCULATIONS:

	REQUIRED:	EXISTING:	PROPOSED:
LOT AREA, MIN.:	20,000 sf	132,205 sf	NO CHANGE
LOT FRONTAGE, MIN.:	125 ft	278.15 ft	NO CHANGE
LOT WIDTH, MIN.:	125 ft	278.15 ft	NO CHANGE
NONWETLAND AREA, MIN.:	30,000 sf	91,099 sf	NO CHANGE
BUILDING COVERAGE, MAX.:	25%		NO CHANGE
IMPERVIOUS SURFACE, MAX.:	50%	4%	NO CHANGE
BUILDING HEIGHT, MAX.:	25'	21.75'	NO CHANGE
YARD SETBACKS, MIN.:			
FRONT:	40'	16.5'	NO CHANGE
NORTH SIDE:	20'	68'	NO CHANGE
SOUTH SIDE:	20'	118.5'	NO CHANGE
REAR:	30'	255'	NO CHANGE



1 SITE PLAN
SCALE: 1/16" = 1'-0"



BISSON RESIDENCE
284 SUMMER STREET WESTWOOD MA 02090

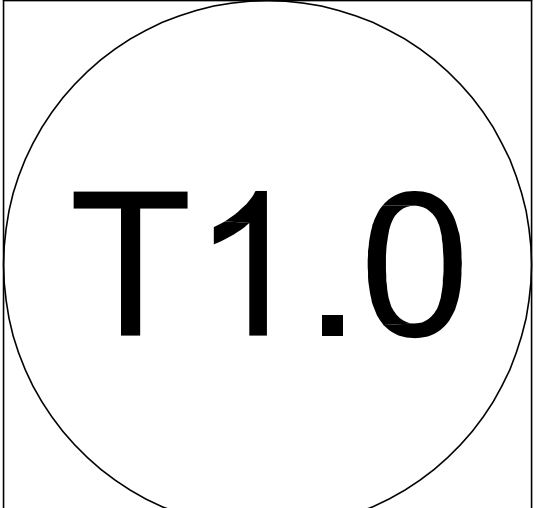


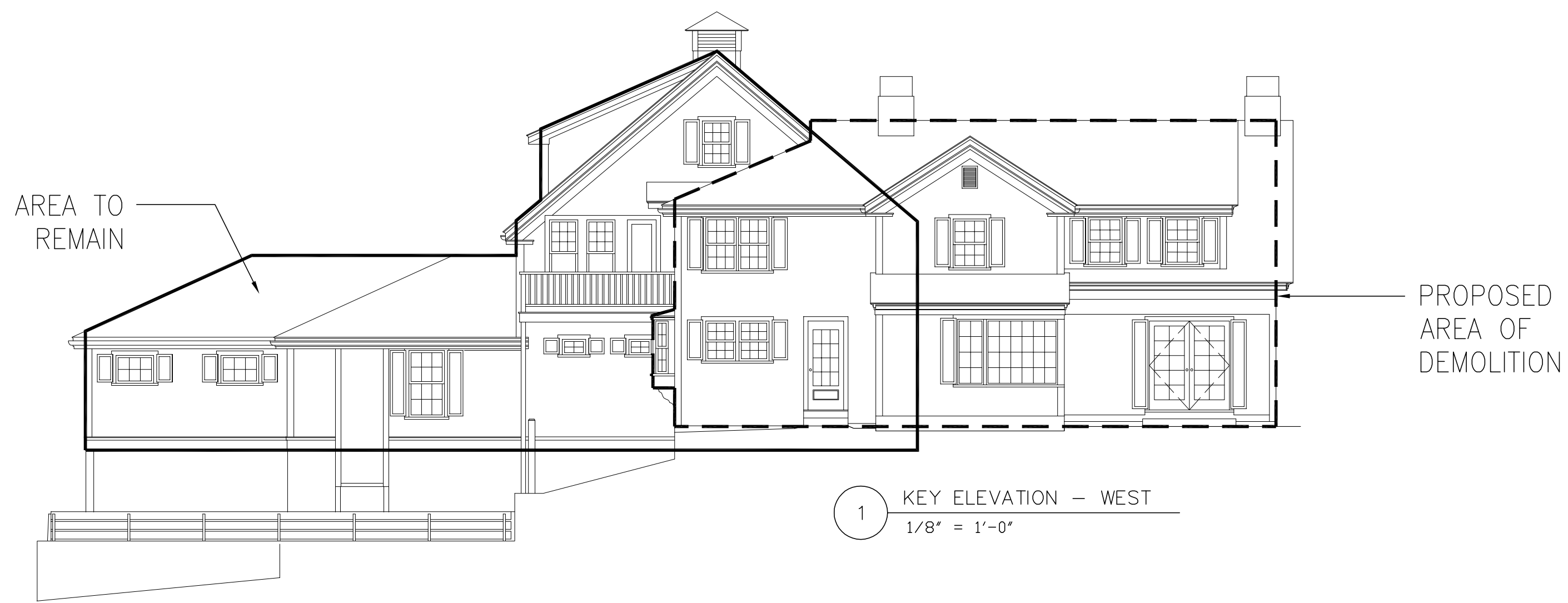
BROWN FENOLLOSA ARCHITECTS INC
197 Broadway Arlington MA 02474
P 781 641 9500 info@brownfenollosa.com

Revision :	Date :
DRAFT 1	5/19/2016
REV 1	1/18/17
PERMIT SET	5/9/17

TITLE SHEET, ZONING ANALYSIS

Date : 09-May-2017
Scale : AS NOTED
Project Number : BMH
Drawn by : ZB | BW



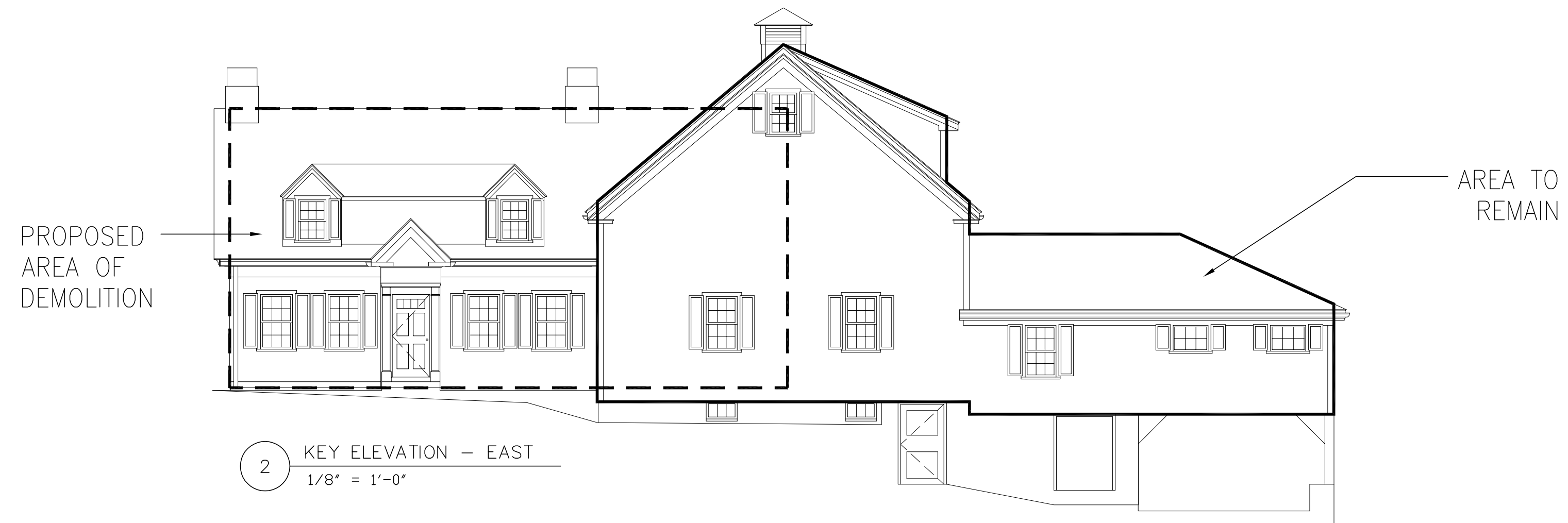


1 KEY ELEVATION - WEST
1/8" = 1'-0"

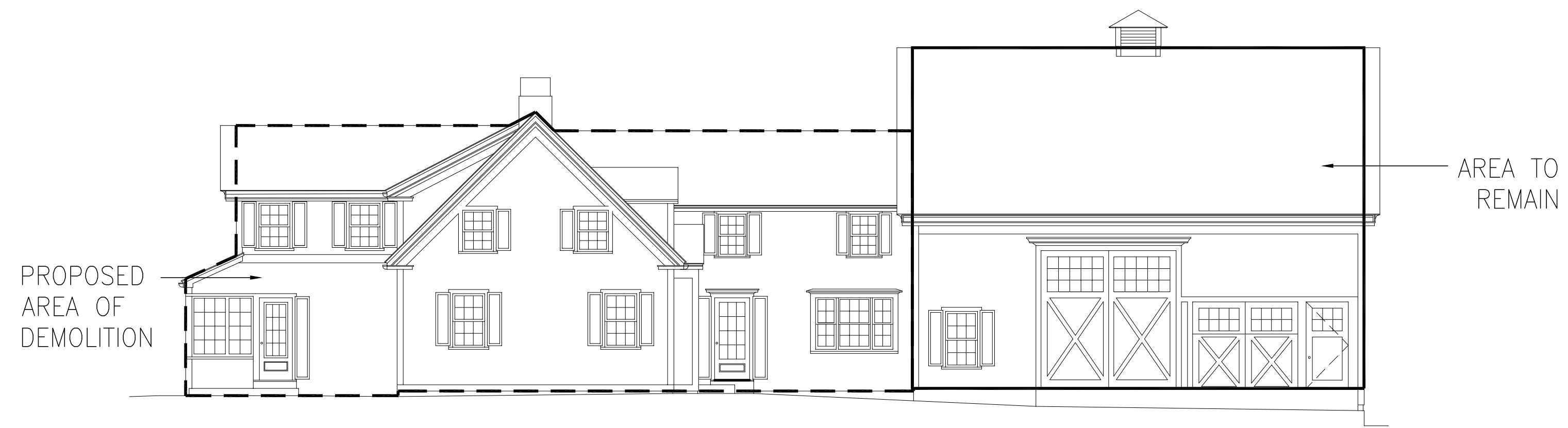
LEGEND:

	VOLUME OF BUILDING TO REMAIN
	PROPOSED VOLUME TO BE DEMOLISHED

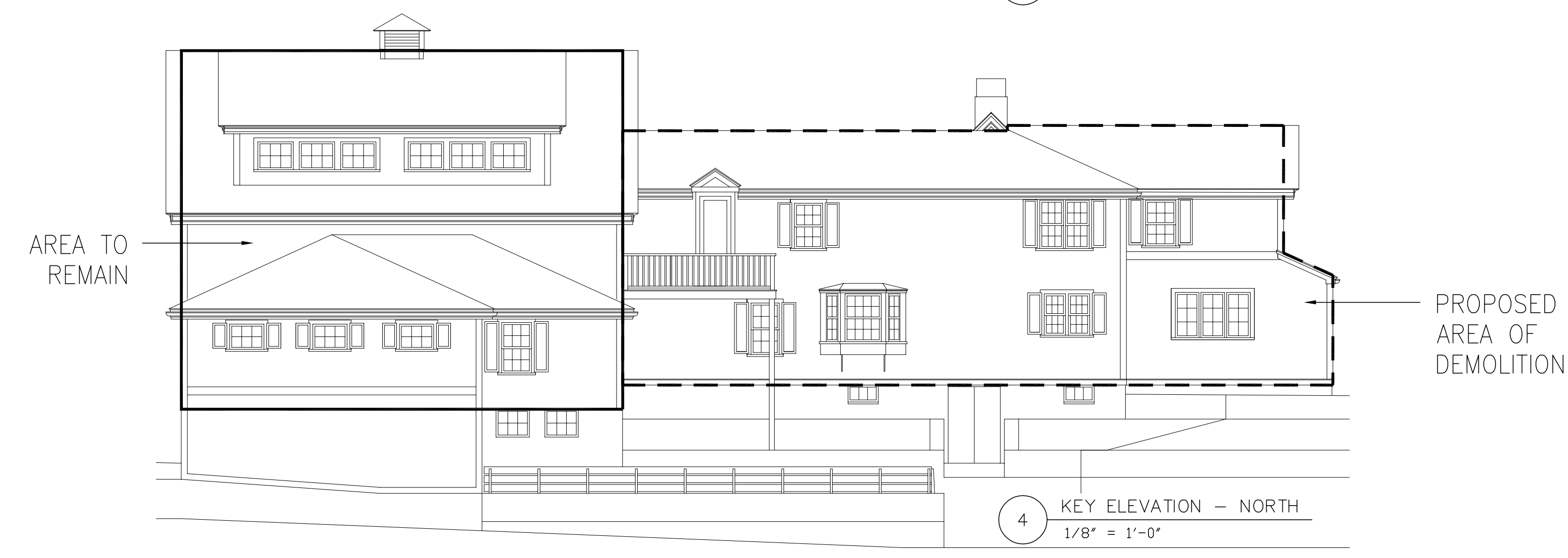
TOTAL CUBIC FT OF STRUCTURE	65,805
AREAS TO REMAIN	37,047 CUBIC FT
PROPOSED AREAS FOR DEMOLITION	28,758 CUBIC FT
AREAS TO BE DEMOLISHED	43.7% OF STRUCTURE



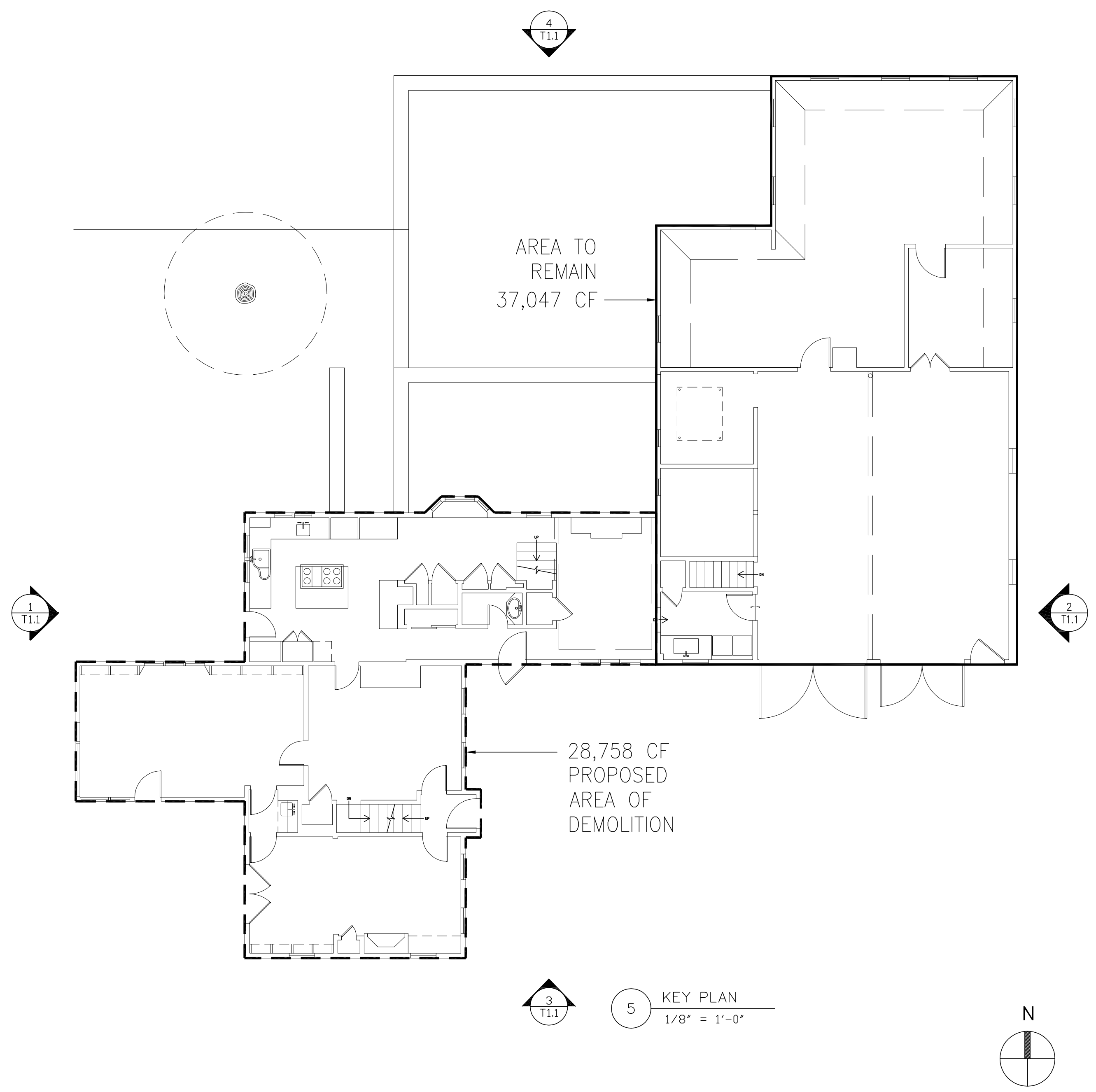
2 KEY ELEVATION - EAST
1/8" = 1'-0"



3 KEY ELEVATION - SOUTH
1/8" = 1'-0"



4 KEY ELEVATION - NORTH
1/8" = 1'-0"



5 KEY PLAN
1/8" = 1'-0"

BISSON RESIDENCE

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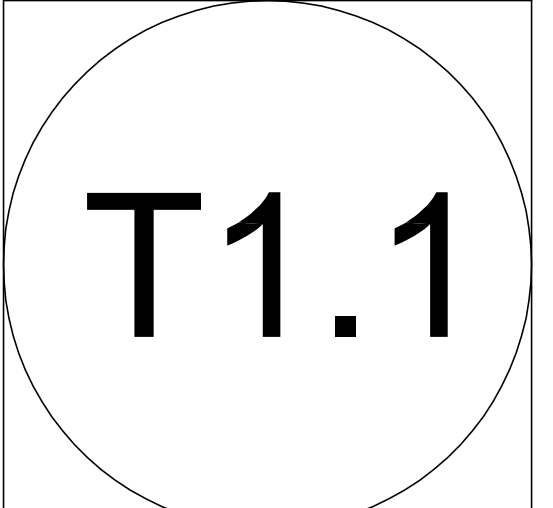
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CUBIC FEET CALC

Date :	09-May-2017
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DEMOLITION NOTES

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH BOTH THE DESIGN DOCUMENTS AND THE EXISTING BUILDING PRIOR TO CONSTRUCTION. SHOULD A CONFLICT ARISE BETWEEN THE DRAWINGS AND BUILDING, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY.

DEMOLITION AS NOTED ON DRAWINGS. CONTRACTOR TO COORDINATE DEMOLITION TO ACCOMMODATE NEW WORK. PROJECT TO BE LEFT BROOM CLEAN DAILY.

PROTECT EXISTING CONSTRUCTION WHICH COULD BE DETRIMENTALLY AFFECTED BY THE PERFORMANCE OF DEMOLITION WORK.

THE CONTRACTOR SHALL INVESTIGATE THE SITE AND AVAILABLE DOCUMENTATION TO ASSURE HIMSELF OF THE CONDITION OF THE WORK TO BE DEMOLISHED AND SHALL TAKE ALL PRECAUTIONS TO ENSURE SAFETY OF PERSONS AND PROPERTY.

REMOVE ALL ELECTRICAL FIXTURES AND DEFUNCT WIRING IN SCOPE OF WORK.

REMOVE ALL DEFUNCT PIPING IN SCOPE OF WORK.

EXISTING FIRE AND SMOKE DETECTION SYSTEM AT EXISTING BARN TO REMAIN IN OPERATION DURING DEMOLITION AND CONSTRUCTION.

PROVIDE ADEQUATE SHORING AND BRACING TO CARRY LOADS AND STRESSES WITHSTOOD BY ITEMS REMOVED, AND BE RESPONSIBLE FOR ADEQUACY OF SUCH CONSTRUCTION AS WELL AS FOR ANY DAMAGE TO EXISTING BUILDINGS.

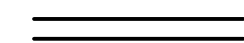
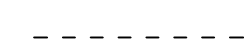
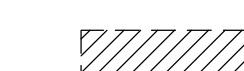

PROCEED WITH DEMOLITION SYSTEMATICALLY, COORDINATE DEMOLITION WITH CONSTRUCTION TO REMAIN. DEMOLISH IN SMALL SECTIONS AND AVOID OVERLOADING STRUCTURE AND UTILITIES.

SELECTIVELY DEMOLISHED ITEMS TO BE LEGALLY REMOVED FROM SITE. USE DEMOLITION METHODS WITHIN LIMITATIONS OF GOVERNING REGULATIONS. MATERIALS NOT INDICATED FOR REUSE OR RESERVED FOR OWNER, INCLUDING RUBBLE AND DEBRIS RESULTING FROM THESE OPERATIONS, BECOME THE PROPERTY OF THE CONTRACTOR. LEGALLY REMOVE FREQUENTLY FROM SITE.

PROVIDE TEMPORARY ENCLOSURES AT EXTERIOR WALLS AND ROOF NEATLY CONSTRUCTED TO FORM TIGHT FIT BEFORE EXPOSING INTERIOR OF EXISTING BUILDING. TEMPORARY ENCLOSURES SHALL BE CONSTRUCTED OF FIRE RESISTANT, WEATHERPROOF CONSTRUCTION ADEQUATELY SEALED TO PREVENT PASSAGE OF HEAT AND ELEMENTS.

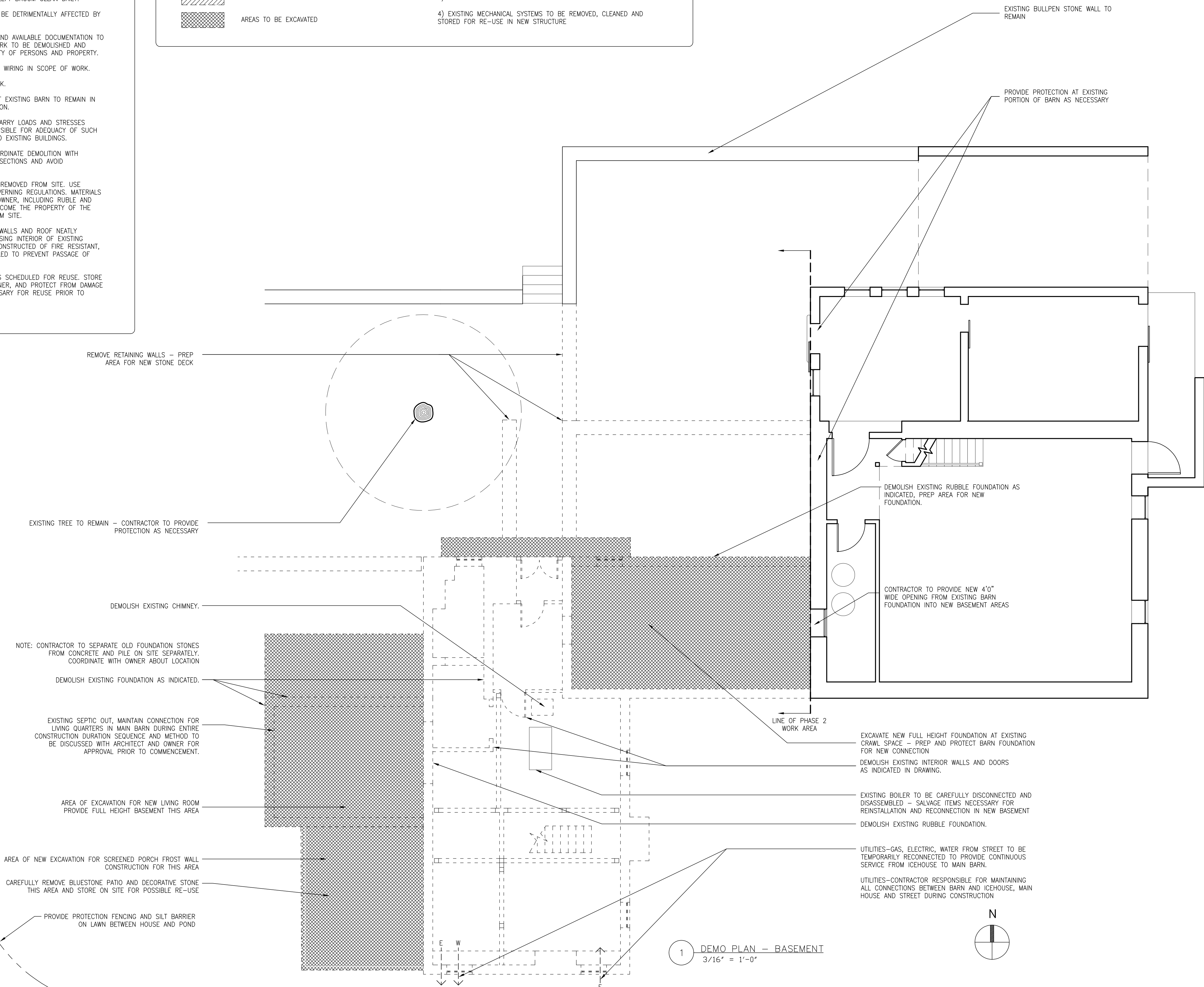
EXERCISE CARE IN REMOVING SALVAGEABLE ITEMS SCHEDULED FOR REUSE. STORE SUCH ITEMS IN AN AREA APPROVED BY THE OWNER, AND PROTECT FROM DAMAGE DURING SUCH STORAGE. CLEAN ITEMS AS NECESSARY FOR REUSE PRIOR TO STORAGE.

LEGEND:

-  EXISTING PARTITION TO REMAIN
-  PARTITION AND ITEMS TO BE REMOVED INCLUDING BUT NOT NECESSARILY LIMITED TO DOORS, WINDOWS, FIXTURES, CABINETS
-  EXISTING BUILDING STRUCTURE TO BE DEMOLISHED
-  AREAS TO BE EXCAVATED

GENERAL NOTES:

- 1) ALL EXISTING EXTERIOR AND INTERIOR DOORS TO BE DEMOLISHED, UNLESS OTHERWISE NOTED. EXISTING DOORS SCHEDULED FOR REUSE TO BE REMOVED AND SALVAGED.
- 2) ALL EXISTING WINDOWS TO BE DEMOLISHED.
- 3) ALL EXTERIOR SIDING AND FINISHES TO BE REMOVED.
- 4) EXISTING MECHANICAL SYSTEMS TO BE REMOVED, CLEANED AND STORED FOR RE-USE IN NEW STRUCTURE



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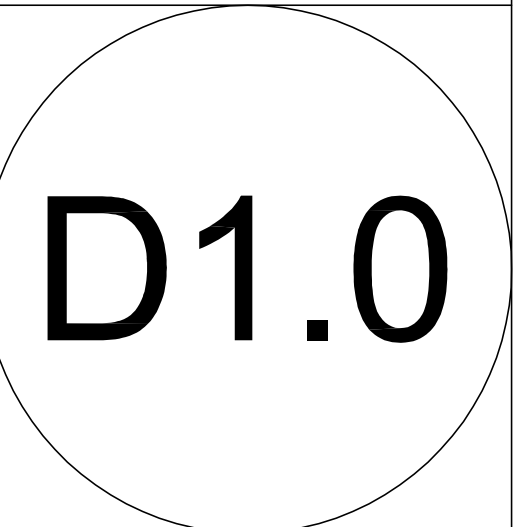
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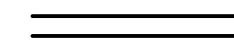
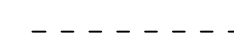


Revision :	Date :
DRAFT 1	5/19/2016
REV 1	1/18/17
PERMIT SET	5/9/17

DEMO BASEMENT PLAN

Date :	09-May-2017
Scale :	AS NOTED
Project Number :	BMH
Drawn by :	ZB BW

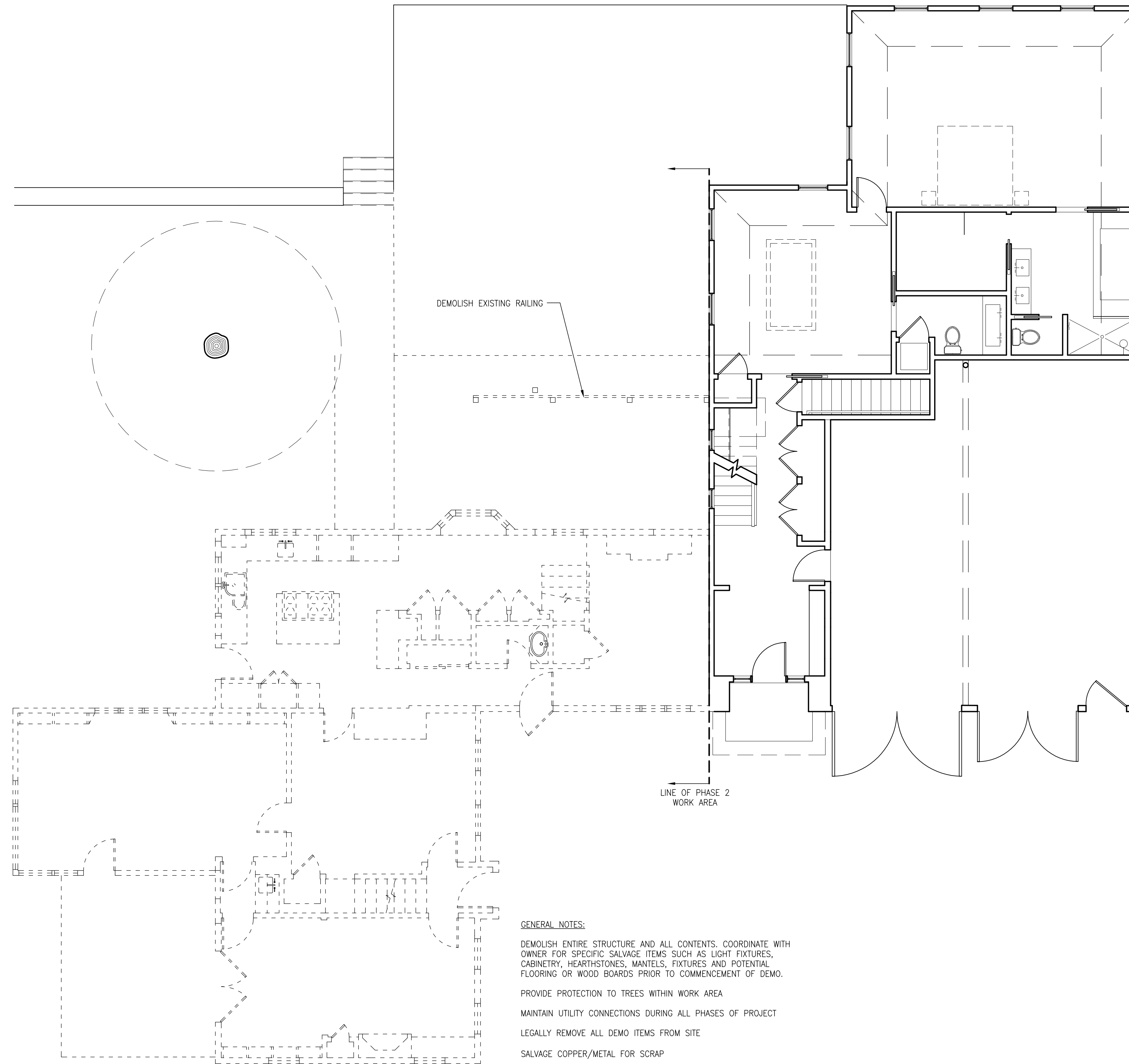


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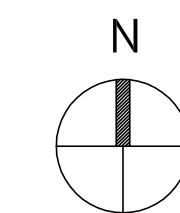
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- 4) EXISTING MECHANICAL SYSTEMS TO BE REMOVED, CLEANED AND STORED FOR RE-USE IN NEW STRUCTURE



GENERAL NOTES:

- DEMOLISH ENTIRE STRUCTURE AND ALL CONTENTS. COORDINATE WITH OWNER FOR SPECIFIC SALVAGE ITEMS SUCH AS LIGHT FIXTURES, CABINETS, HEARTHSTONES, MANTELS, FIXTURES AND POTENTIAL FLOORING OR WOOD BOARDS PRIOR TO COMMENCEMENT OF DEMO.
- PROVIDE PROTECTION TO TREES WITHIN WORK AREA
- MAINTAIN UTILITY CONNECTIONS DURING ALL PHASES OF PROJECT
- LEGALLY REMOVE ALL DEMO ITEMS FROM SITE
- SALVAGE COPPER/METAL FOR SCRAP

1 DEMO PLAN -- FIRST FLOOR
3/16" = 1'-0"



BISSON RESIDENCE
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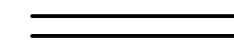
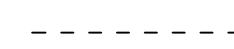


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DRAFT 1	5/19/2016
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PERMIT SET	5/9/17

DEMO FIRST, SECOND FLOOR & ROOF PLANS

Date :	09-May-2017
Scale :	AS NOTED
Project Number :	BMH
Drawn by :	ZB BW

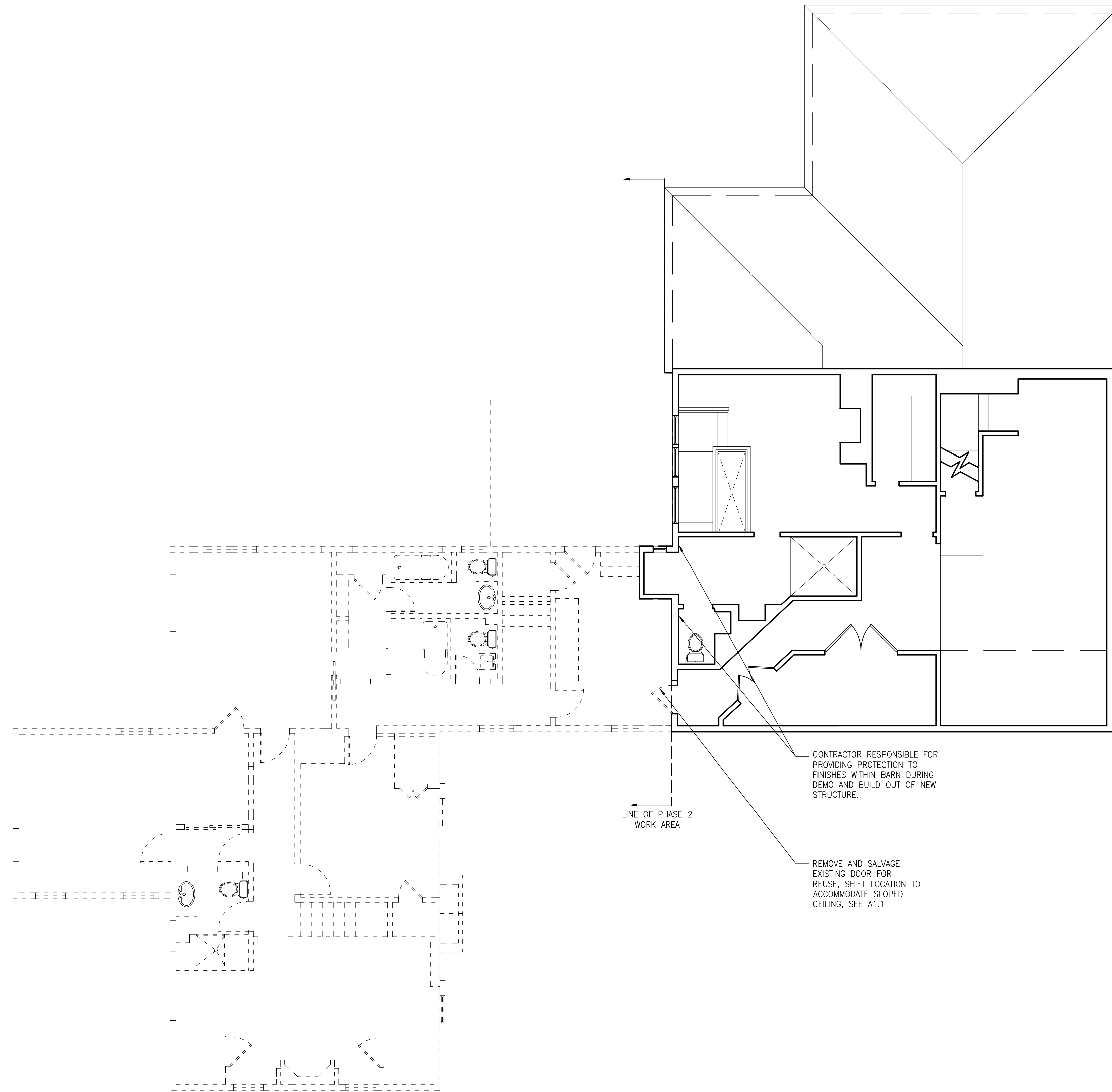
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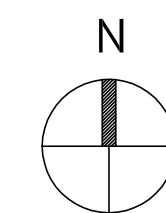
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- 4) EXISTING MECHANICAL SYSTEMS TO BE REMOVED, CLEANED AND STORED FOR RE-USE IN NEW STRUCTURE



1 DEMO PLAN — SECOND FLOOR
3/16" = 1'-0"



BISSON RESIDENCE

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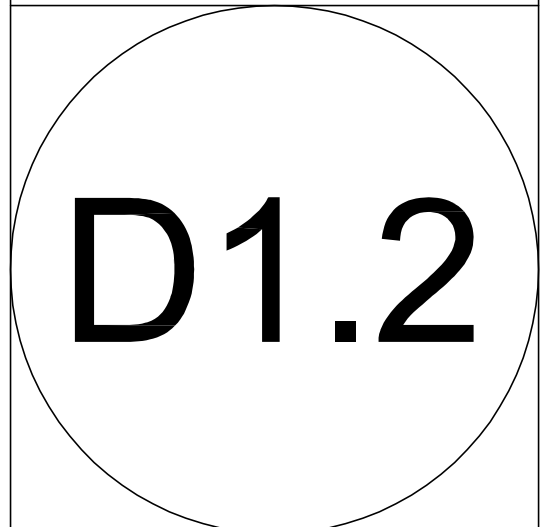
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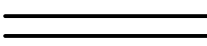
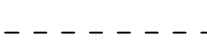


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REV 1	1/18/17
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DEMO SECOND FLOOR PLAN

Date :	09-May-2017
Scale :	AS NOTED
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Drawn by :	ZB BW

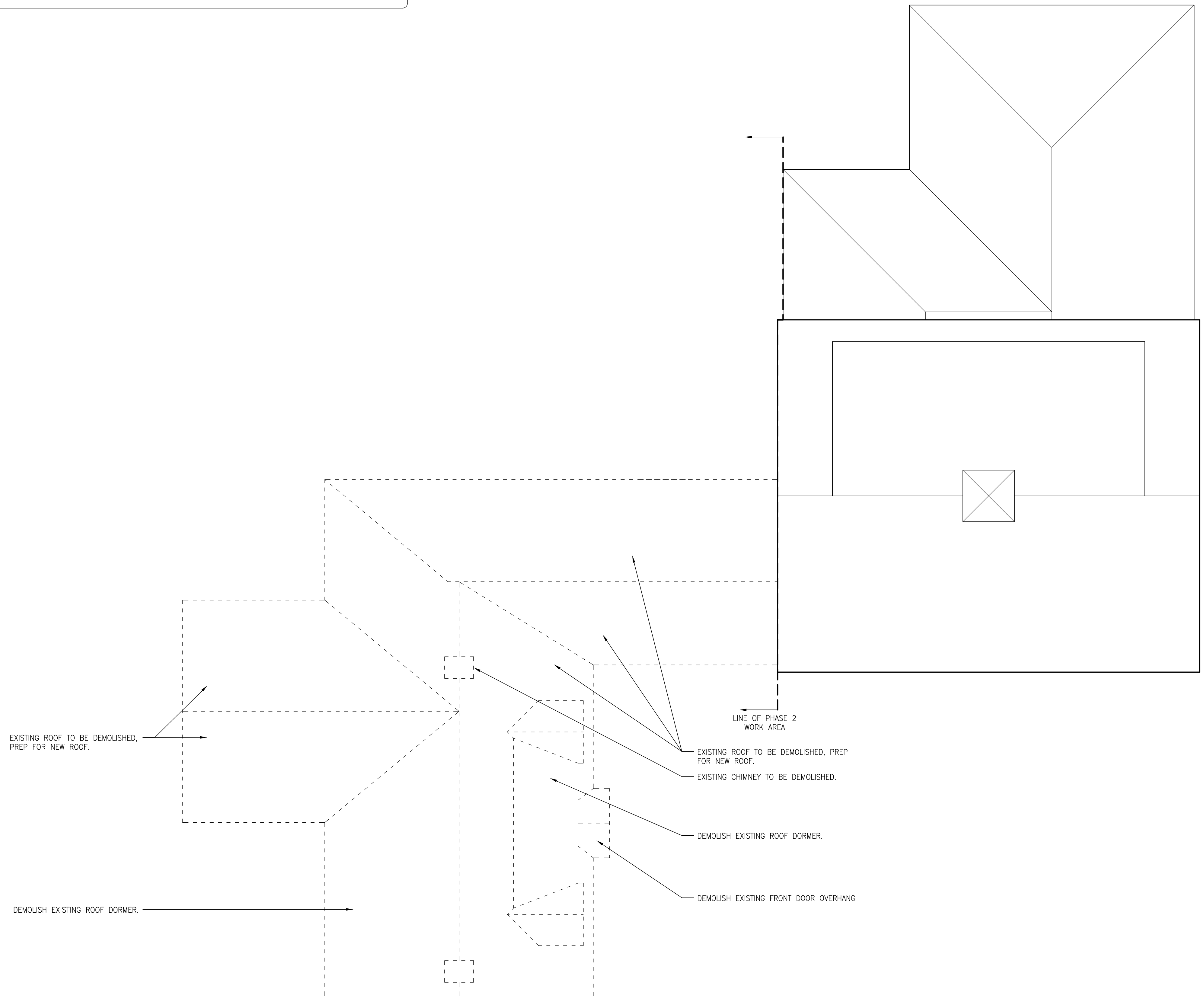


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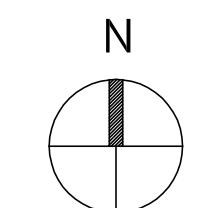
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1 DEMO PLAN - ROOF
3/16" = 1'-0"



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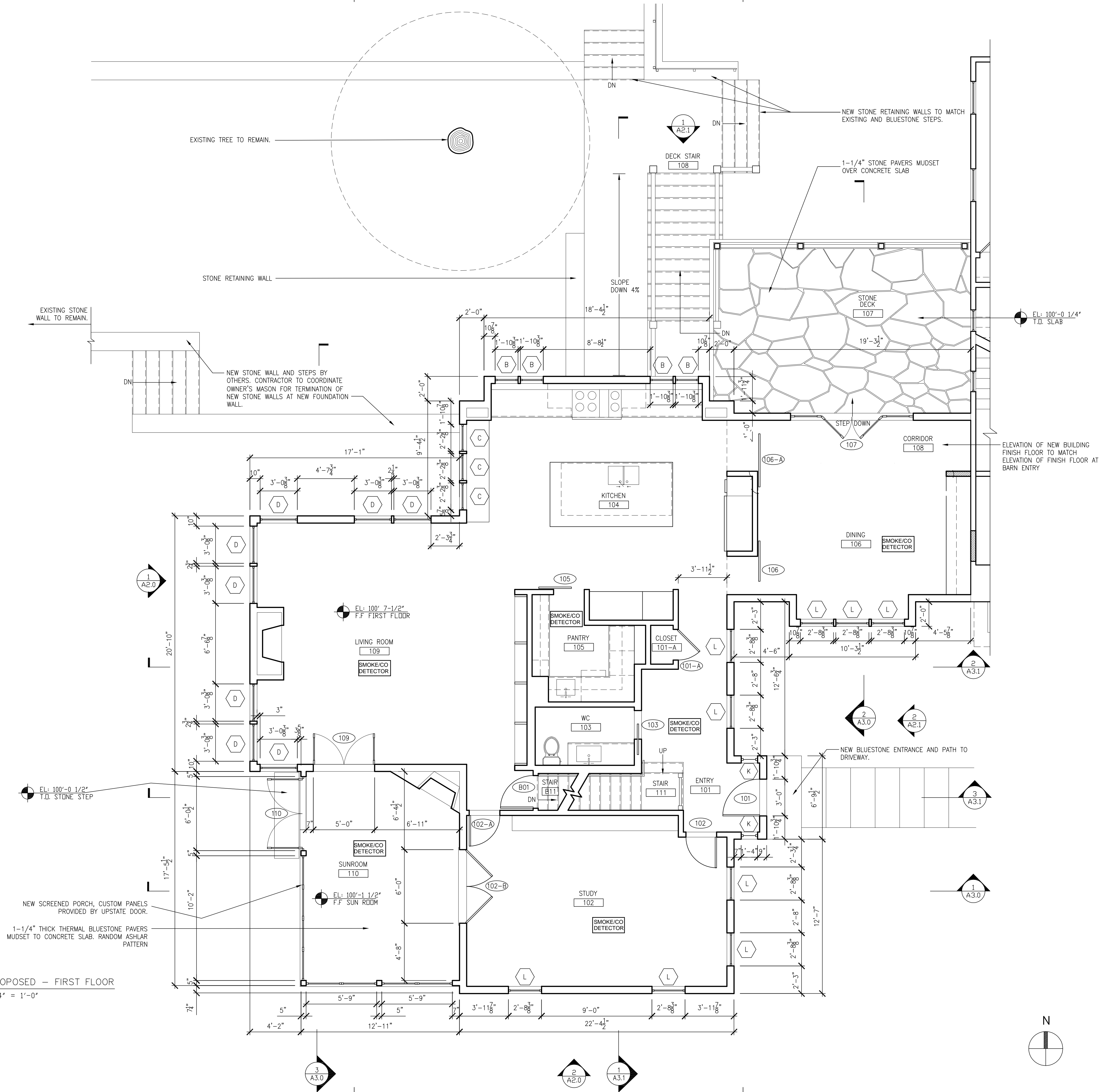
DEMO ROOF PLAN

Date : 09-May-2017
Scale : AS NOTED
Project Number : BMH
Drawn by : ZB | BW

D1.3

GENERAL INTERIOR FINISH NOTES:

- 1) WINDOW AND DOOR DIMENSIONS ARE TO R.O.'S UNLESS NOTED OTHERWISE.
- 2) OVERALL EXTERIOR DIMENSIONS ARE TO EXTERIOR FINISH UNLESS NOTED OTHERWISE AND ASSUME 1/2" PLY SHEATHING AND 1/2" CLAP SIDING TYPICAL.
- 3) INTERIOR LAYOUTS AND FINISH NOTES ARE FOR REFERENCE ONLY TO ASSIST FRAMING CREWS IN DETERMINING HEADERS AND BEAM PLACEMENT FOR PLUMBING, LIGHTING AND MECH RUNS. COORDINATE WITH OWNER REP DURING CONSTRUCTION.
- 4) INTERIOR ELEVATION TAGS TO FINISH FLOOR HEIGHTS UNLESS NOTED OTHERWISE.
- 5) GC TO PROVIDE ROUGH GRADING, LOAM, GRASS SEED, AND STRAW AT ALL DISTURBED LOCATIONS UPON PROJECT COMPLETION.
- 6) NEW GRADING TO ACCOMMODATE PROPOSED FLOOR HEIGHTS AND FOUNDATION DETAILS WITH ADEQUATE CLEARANCE BETWEEN GRADE AND SIDING.
- 7) CONTRACTOR TO COORDINATE WITH OWNER MASON FOR TERMINATIONS AND HEIGHTS OF STONE WALLS AND NEW LANDSCAPES STEPS AND ALL LANDINGS.
- 8) CONTRACTORS RESPONSIBLE FOR NEW EXTERIOR STONE DECK 107 AND DECK STAIR 108.
- 9) REFER TO EXTERIOR ELEVATIONS FOR CONFIGURATION AND MATERIALS OF EXTERIOR FINISHES, TYP.
- 10) PROVIDE GALVANIZED METAL ROUND WINDOW WELLS AT BASEMENT WINDOW OPENINGS.



1 PROPOSED - FIRST FLOOR
1/4" = 1'-0"

BISSON RESIDENCE

284 SUMMER STREET WESTWOOD MA 02090

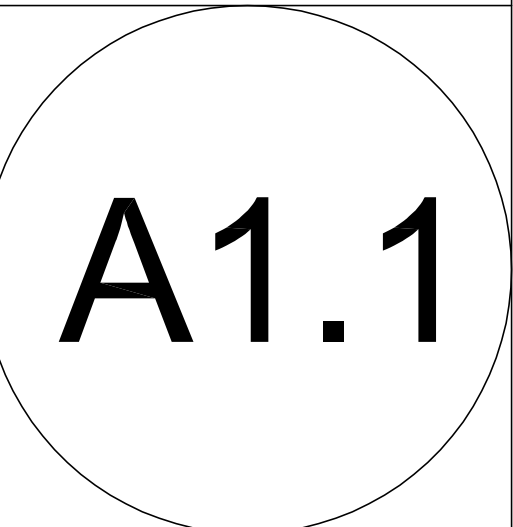
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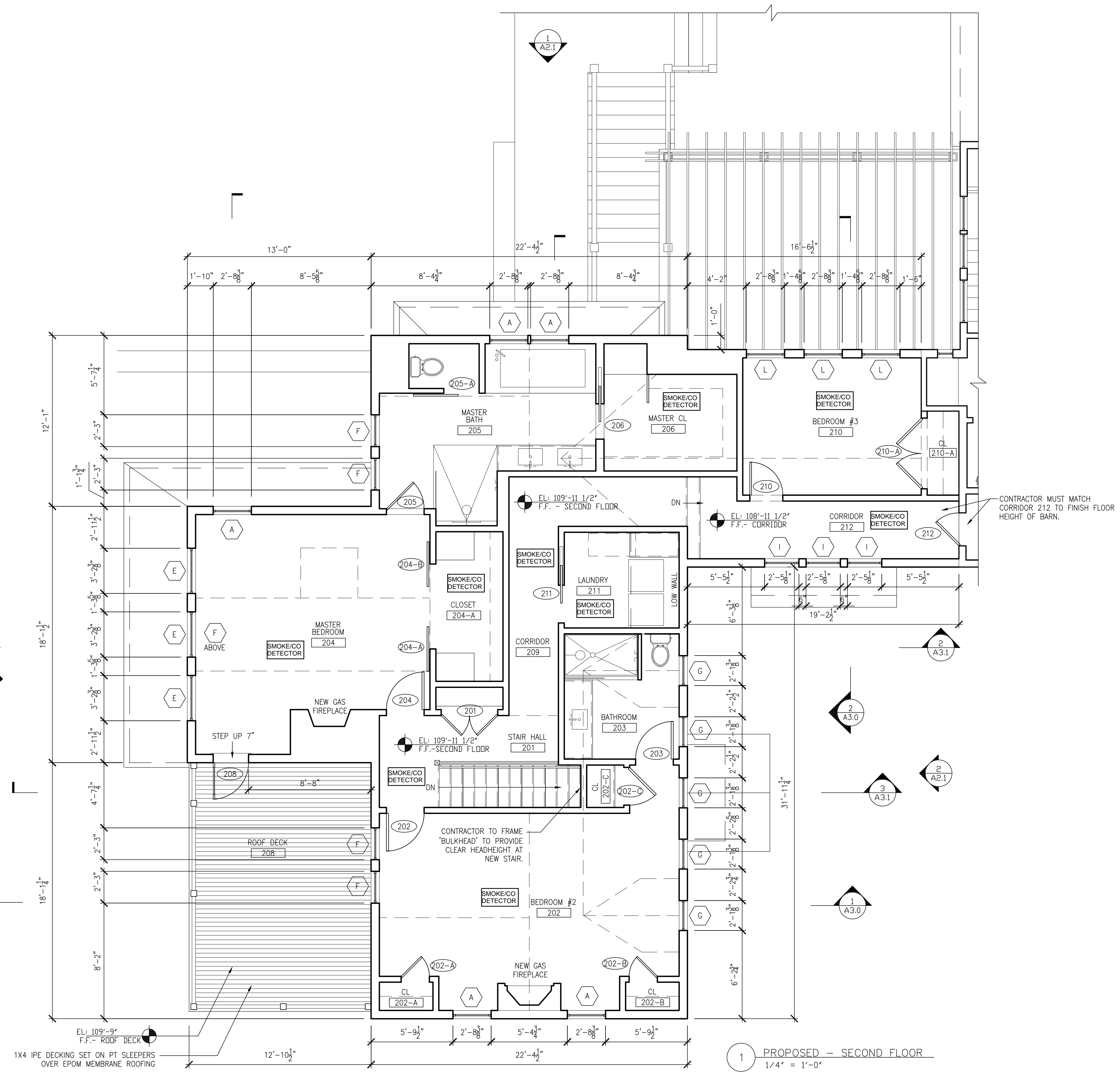


Revision :	Date :
DRAFT 1	5/19/2016
REV 1	1/18/17
PERMIT SET	5/9/17

PROPOSED FIRST FLOOR PLAN

Date :	09-May-2017
Scale :	AS NOTED
Project Number :	BMH
Drawn by :	ZB BW





1 PROPOSED - SECOND FLOOR
1/4" = 1'-0"

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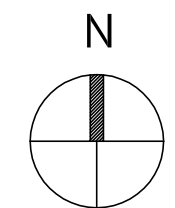
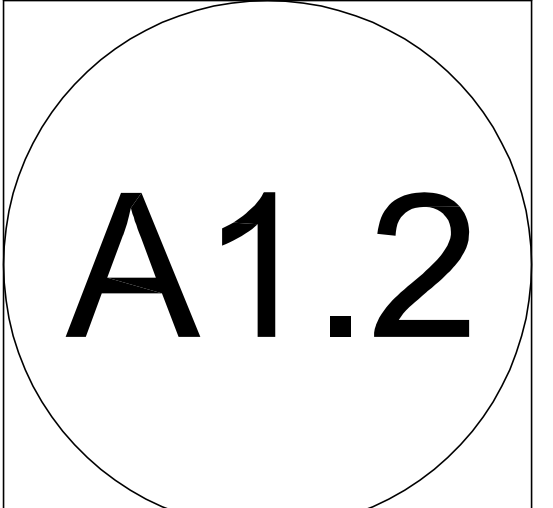
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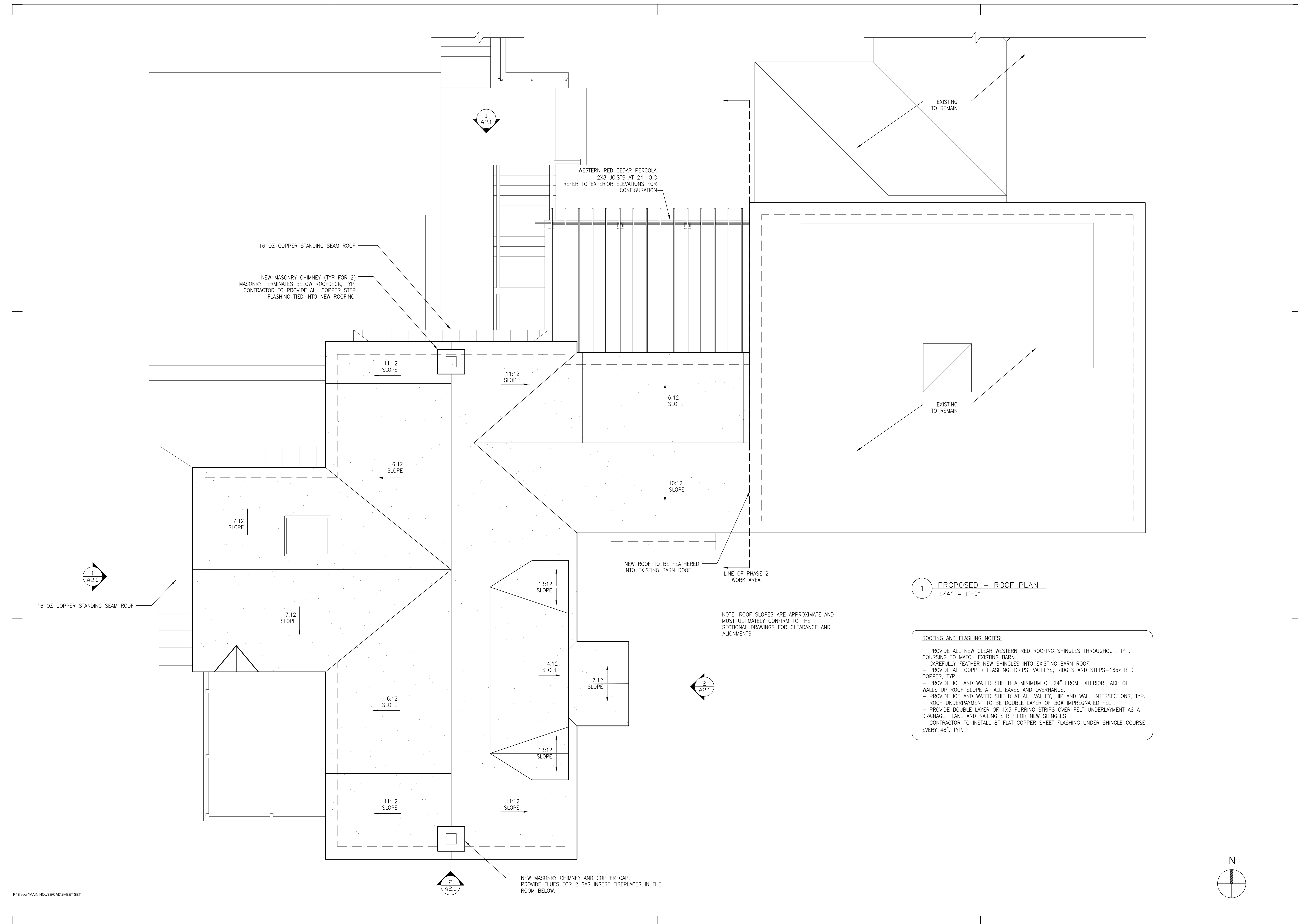


Revision :	Date :
DRAFT 1	5/19/2016
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PERMIT SET	5/9/17

PROPOSED SECOND FLOOR PLAN

Date :	09-May-2017
Scale :	AS NOTED
Project Number :	BMH
Drawn by :	ZB BW





16 OZ COPPER STANDING SEAM ROOF

NEW MASONRY CHIMNEY (TYP FOR 2)
MASONRY TERMINATES BELOW ROOFDECK, TYP.
CONTRACTOR TO PROVIDE ALL COPPER STEP
FLASHING TIED INTO NEW ROOFING.

WESTERN RED CEDAR PERGOLA
2X8 JOISTS AT 24" O.C
REFER TO EXTERIOR ELEVATIONS FOR
CONFIGURATION

EXISTING
TO REMAIN

EXISTING
TO REMAIN

NEW ROOF TO BE FEATHERED
INTO EXISTING BARN ROOF

LINE OF PHASE 2
WORK AREA

NOTE: ROOF SLOPES ARE APPROXIMATE AND
MUST ULTIMATELY CONFIRM TO THE
SECTIONAL DRAWINGS FOR CLEARANCE AND
ALIGNMENTS

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

ROOFING AND FLASHING NOTES:

- PROVIDE ALL NEW CLEAR WESTERN RED ROOFING SHINGLES THROUGHOUT, TYP. COURSING TO MATCH EXISTING BARN.
- CAREFULLY FEATHER NEW SHINGLES INTO EXISTING BARN ROOF
- PROVIDE ALL COPPER FLASHING, DRIPS, VALLEYS, RIDGES AND STEPS-16oz RED COPPER, TYP.
- PROVIDE ICE AND WATER SHIELD A MINIMUM OF 24" FROM EXTERIOR FACE OF WALLS UP ROOF SLOPE AT ALL EAVES AND OVERHANGS.
- PROVIDE ICE AND WATER SHIELD AT ALL VALLEY, HIP AND WALL INTERSECTIONS, TYP.
- ROOF UNDERPAYMENT TO BE DOUBLE LAYER OF 30# IMPREGNATED FELT.
- PROVIDE DOUBLE LAYER OF 1X3 FURRING STRIPS OVER FELT UNDERLAYMENT AS A DRAINAGE PLANE AND NAILING STRIP FOR NEW SHINGLES
- CONTRACTOR TO INSTALL 8" FLAT COPPER SHEET FLASHING UNDER SHINGLE COURSE EVERY 48", TYP.

NEW MASONRY CHIMNEY AND COPPER CAP.
PROVIDE FLUES FOR 2 GAS INSERT FIREPLACES IN THE
ROOM BELOW.

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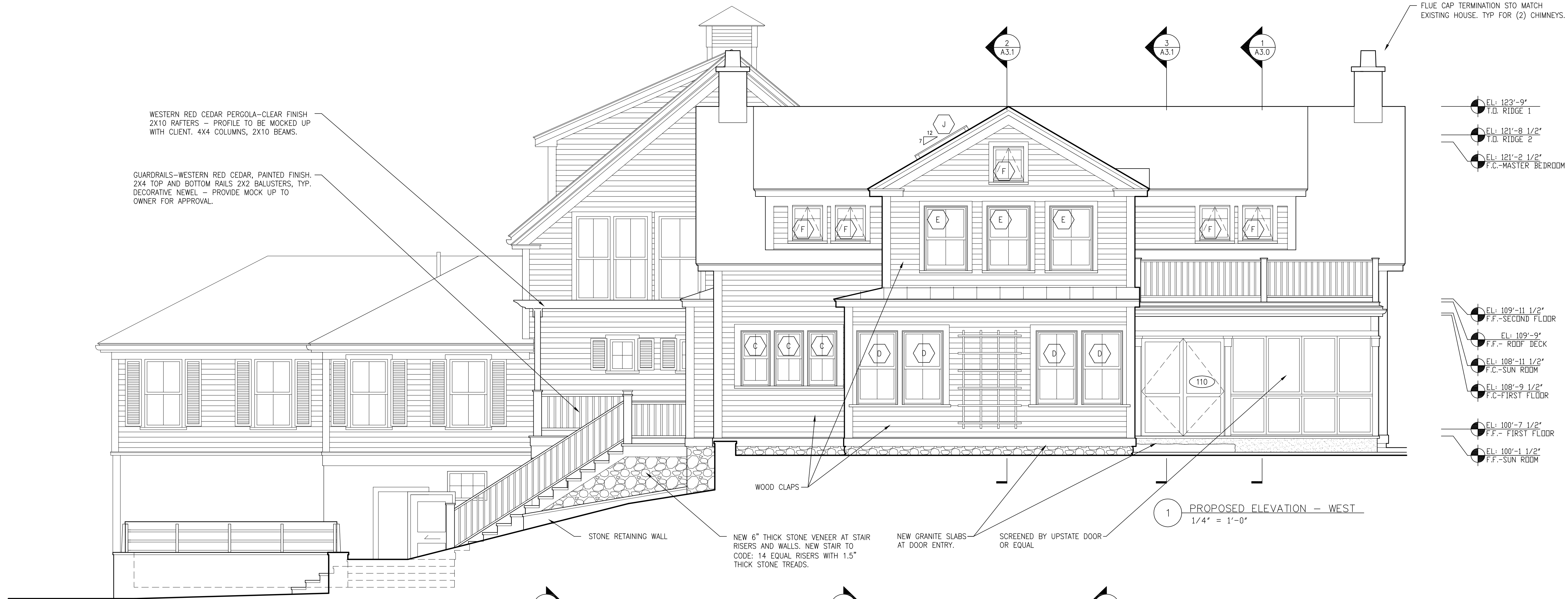
PROPOSED ROOF PLAN

Date :	09-May-2017
Scale :	AS NOTED
Project Number :	BMH
Drawn by :	ZB BW



WESTERN RED CEDAR PERGOLA-CLEAR FINISH
2X10 RAFTERS - PROFILE TO BE MOCKED UP
WITH CLIENT. 4X4 COLUMNS, 2X10 BEAMS.

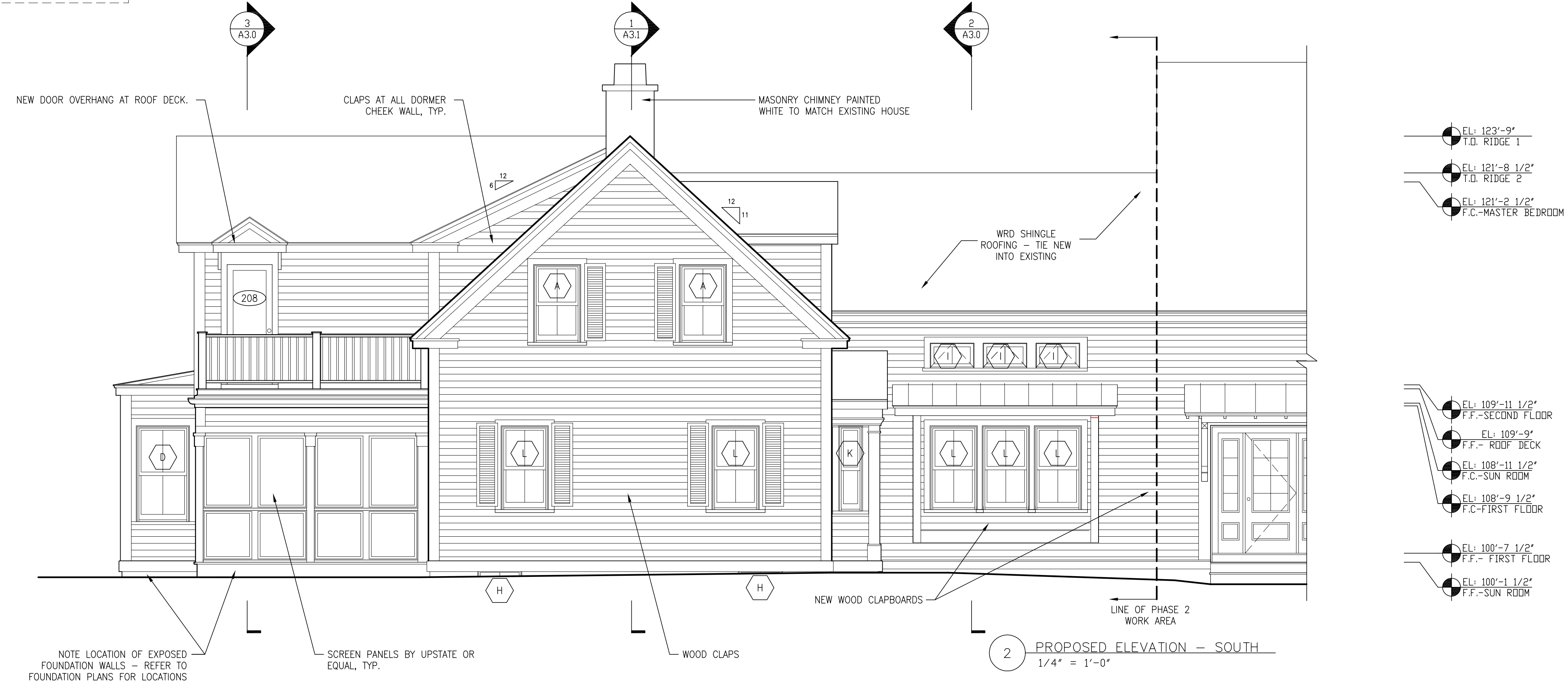
GUARDRAILS-WESTERN RED CEDAR, PAINTED FINISH.
2X4 TOP AND BOTTOM RAILS 2X2 BALUSTERS, TYP.
DECORATIVE NEWEL - PROVIDE MOCK UP TO
OWNER FOR APPROVAL.



- EL: 123'-9" T.D. RIDGE 1
- EL: 121'-8 1/2" T.D. RIDGE 2
- EL: 121'-2 1/2" F.C.-MASTER BEDROOM
- EL: 109'-11 1/2" F.F.-SECOND FLOOR
- EL: 109'-9" F.F.- ROOF DECK
- EL: 108'-11 1/2" F.C.-SUN ROOM
- EL: 108'-9 1/2" F.C-FIRST FLOOR
- EL: 100'-7 1/2" F.F.- FIRST FLOOR
- EL: 100'-1 1/2" F.F.-SUN ROOM

1 PROPOSED ELEVATION - WEST
1/4" = 1'-0"

- EXTERIOR FINISH NOTES:**
- 1) CLAPBOARDS TO BE PRE-PRIMED RADIIALLY SAWN, SQUARE EDGE, SMOOTH, CLEAR SPRUCE CLAPS FROM WARD'S CLAP MILL, WAITSFIELD, VT.
 - 2) HOUSE WRAP TO BE BENJAMIN OBDYKE HYDRO-GAP.
 - 3) CORNER BOARDS, WATER TABLE, FRIEZE, WINDOW TRIM, DOOR TRIM, RAKE FRIEZE TO BE 3/4" THICK CLEAR SPRUCE BOARDS IN WIDTHS SPECIFIC ON ELEVATIONS. PRIME ALL SIX SIDES PRIOR TO INSTALL, TYP.
 - 4) SOFFITS, FASCIA, AND DRIP BOARDS TO BE 3/4" THICK CLEAR SPRUCE BOARDS, TYP. PRIMED SIX SIDES PRIOR TO INSTALL.
 - 5) FASCIA, AND GUTTER RETURNS AT GABLES WITH RAKE FASCIA RESOLVING INTO RETURN ROOFING, TYP.
 - 6) GUTTERS TO BE FIBERGLASS 'WOOD' PROFILE. DOWNSPOUTS TO BE COPPER ROUND.
 - 7) PROVIDE FULL 2" THICK CLEAR SPRUCE, BEVELED HISTORIC SILLS, PRIME SIX SIDES PRIOR TO INSTALL.
 - 8) PROVIDE OWNER 1 COMPLETE MOCK UP OF EXTERIOR WINDOW DETAIL FOR APPROVAL.
 - 9) PROVIDE ALL COPPER DRIPS AT WINDOW AND DOOR HEADS, TYP.
 - 10) CABLE RETURN ROOFING TO BE COPPER.
 - 11) PAINT-ALL NEW SIDING AND TRIM TO RECEIVE 1 COAT OF PRIMER AND 2 FINISH COATS OF BEN MOORE AURA EXTERIOR LATEX PAINT.
 - 12) SHUTTERS-PROVIDE PRE-PRIMED WESTERN RED CEDAR WOOD SHUTTERS. MOUNTED ON POWDER COATED STEEL HINGES, TYP.



- EL: 123'-9" T.D. RIDGE 1
- EL: 121'-8 1/2" T.D. RIDGE 2
- EL: 121'-2 1/2" F.C.-MASTER BEDROOM
- EL: 109'-11 1/2" F.F.-SECOND FLOOR
- EL: 109'-9" F.F.- ROOF DECK
- EL: 108'-11 1/2" F.C.-SUN ROOM
- EL: 108'-9 1/2" F.C-FIRST FLOOR
- EL: 100'-7 1/2" F.F.- FIRST FLOOR
- EL: 100'-1 1/2" F.F.-SUN ROOM

2 PROPOSED ELEVATION - SOUTH
1/4" = 1'-0"

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PROPOSED EXTERIOR ELEVATIONS - WEST AND SOUTH

Date :	09-May-2017
Scale :	AS NOTED
Project Number :	BMH
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A2.0



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



2 PROPOSED ELEVATION - EAST
1/4" = 1'-0"

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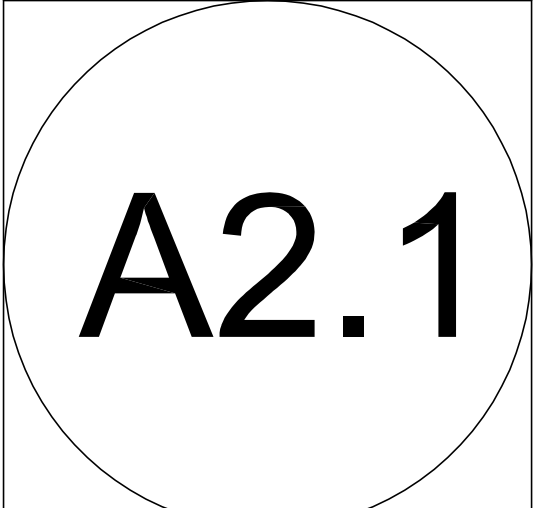
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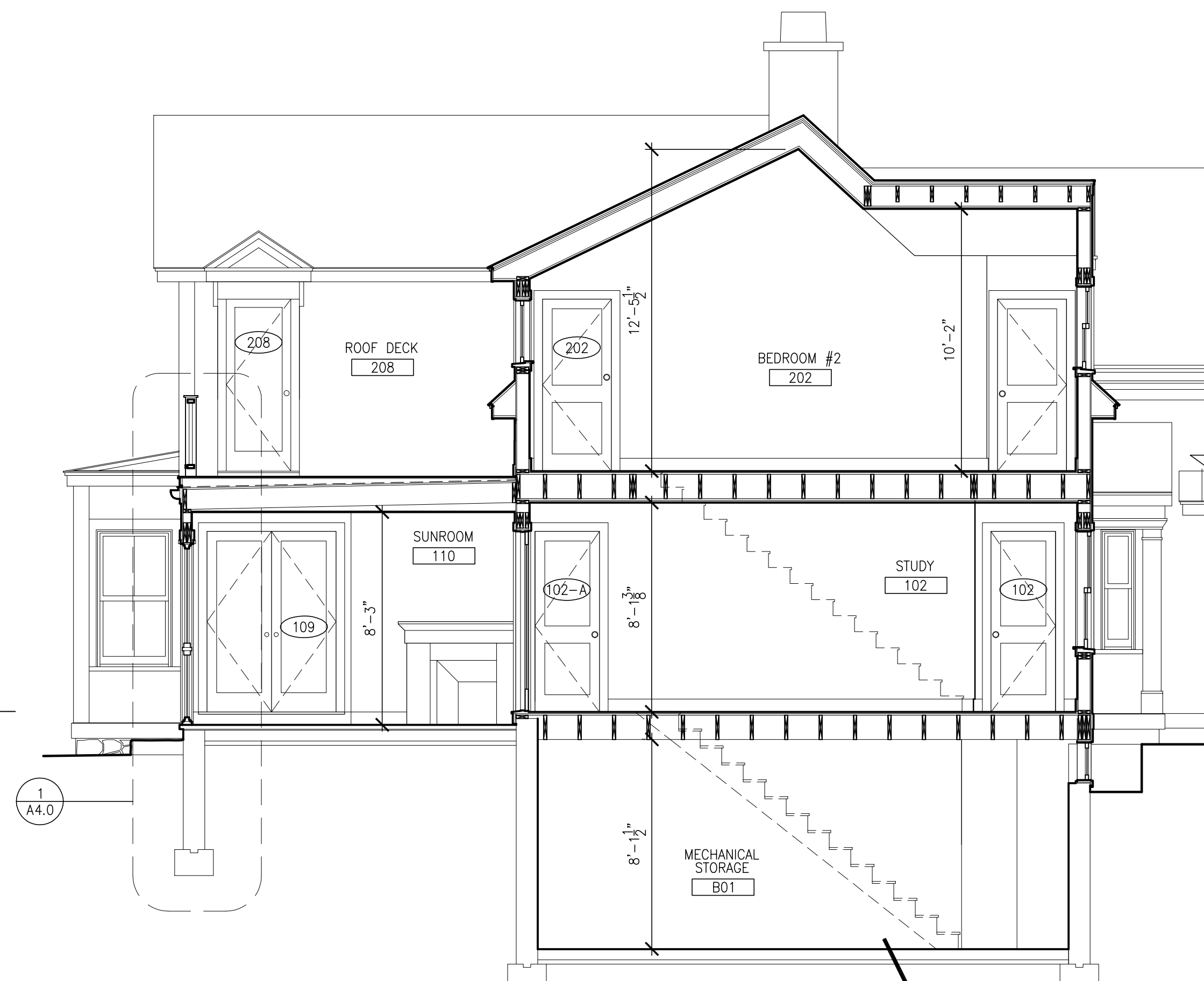


Revision :	Date :
DRAFT 1	5/19/2016
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PERMIT SET	5/9/17

PROPOSED EXTERIOR ELEVATIONS - NORTH AND EAST

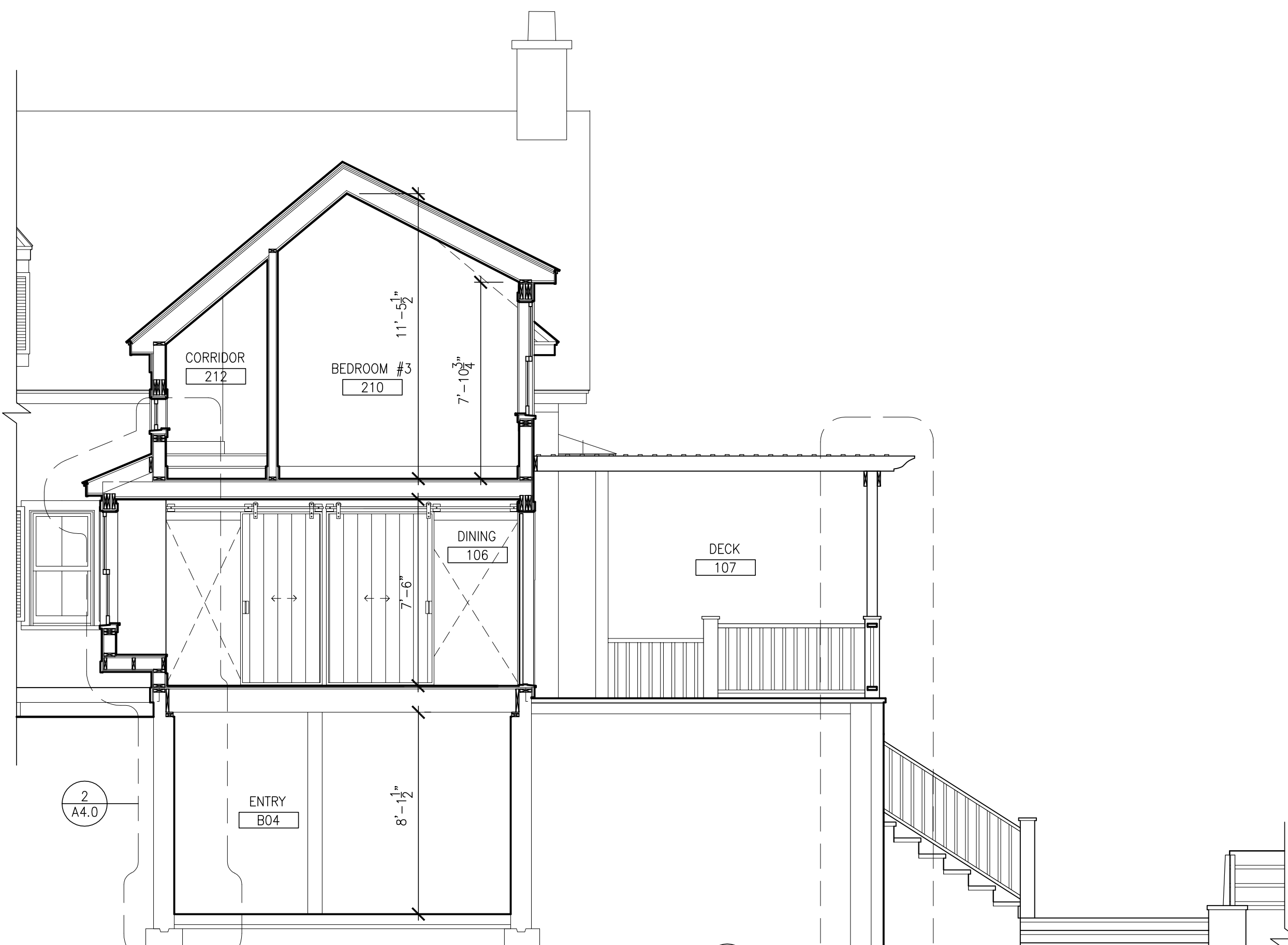
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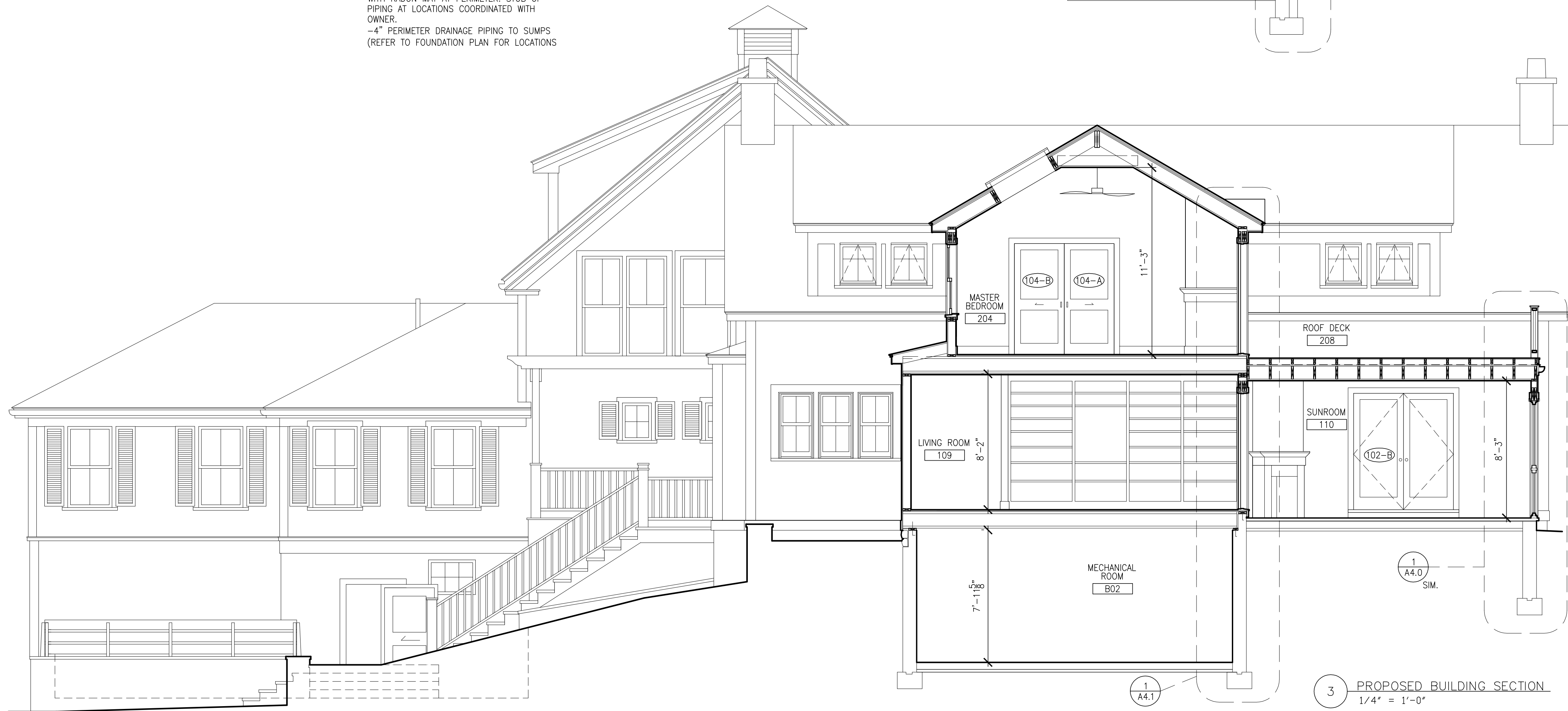


1 PROPOSED BUILDING SECTION
1/4" = 1'-0"

- 5" CONCRETE SLAB
- 10 MIL VAPOR BARRIER, TAPED
- 2" RIGID INSULATION
- MIN 6" OF WASHED STONE UNDERLAYMENT WITH RADON MAT AT PERIMETER. STUB UP PIPING AT LOCATIONS COORDINATED WITH OWNER.
- 4" PERIMETER DRAINAGE PIPING TO SUMPS (REFER TO FOUNDATION PLAN FOR LOCATIONS)



2 PROPOSED BUILDING SECTION
1/4" = 1'-0"



3 PROPOSED BUILDING SECTION
1/4" = 1'-0"

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PROPOSED SECTIONS

Date :	09-May-2017
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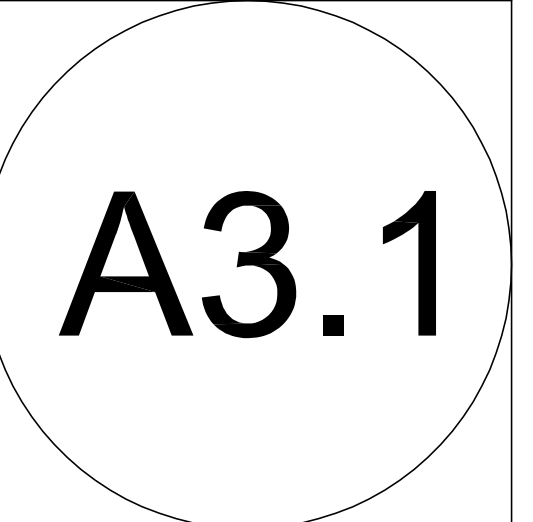




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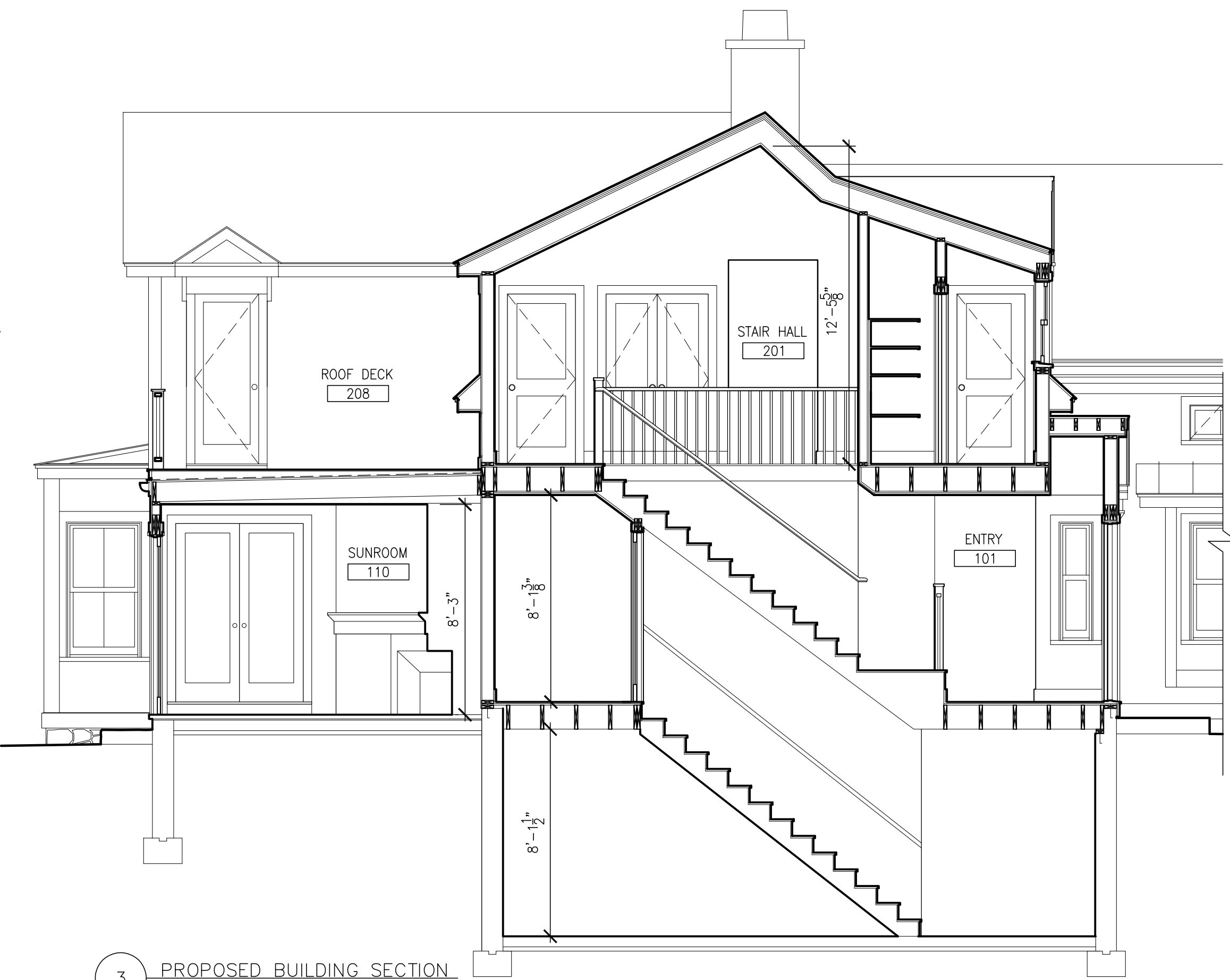
PROPOSED SECTIONS

Date :	09-May-2017
Scale :	AS NOTED
Project Number :	BMH
Drawn by :	ZB BW

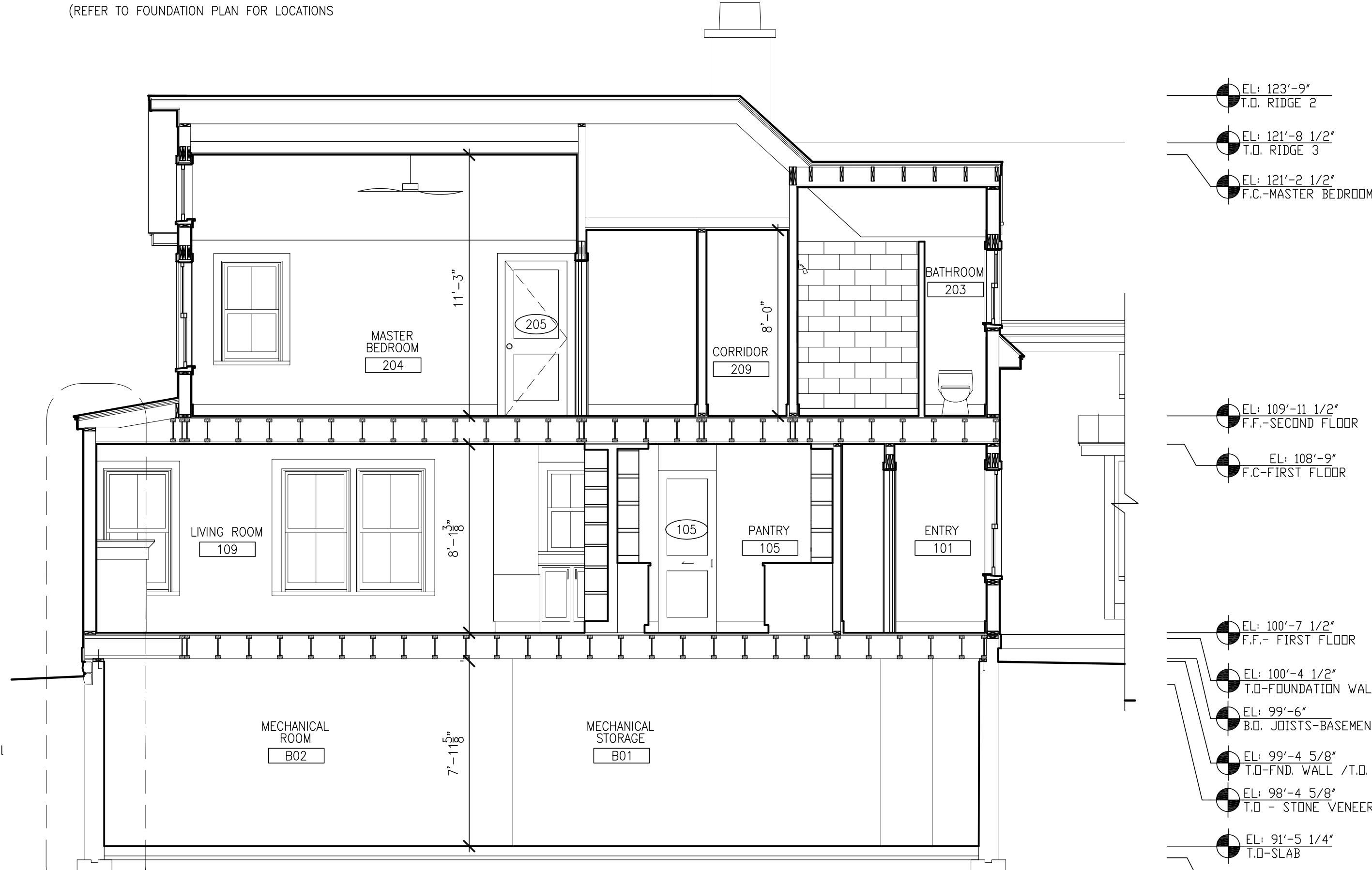


1 PROPOSED BUILDING SECTION
 1/4" = 1'-0"

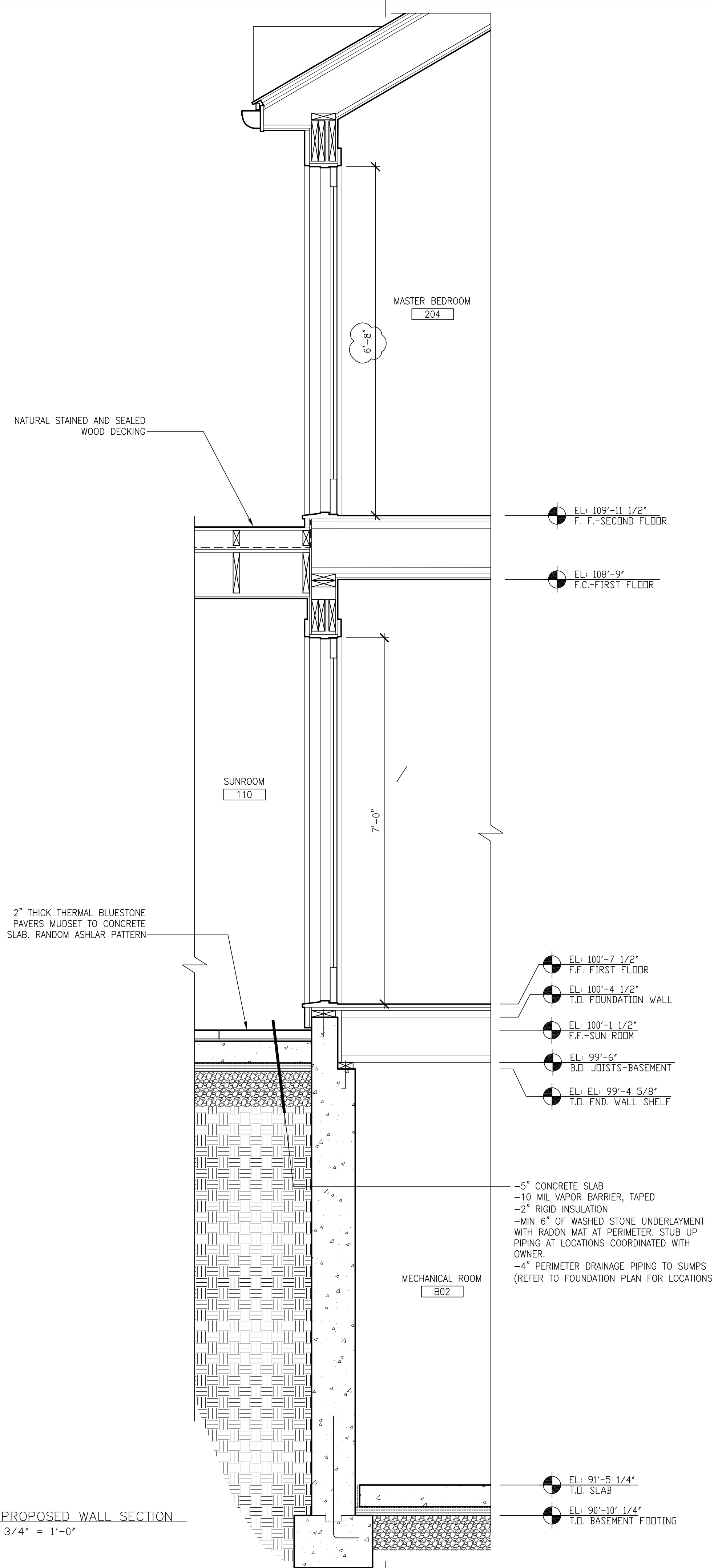
-5" CONCRETE SLAB
 -10 MIL VAPOR BARRIER, TAPED
 -2" RIGID INSULATION
 -MIN 6" OF WASHED STONE UNDERLAYMENT WITH RADON MAT AT PERIMETER. STUB UP PIPING AT LOCATIONS COORDINATED WITH OWNER.
 -4" PERIMETER DRAINAGE PIPING TO SUMPS (REFER TO FOUNDATION PLAN FOR LOCATIONS)



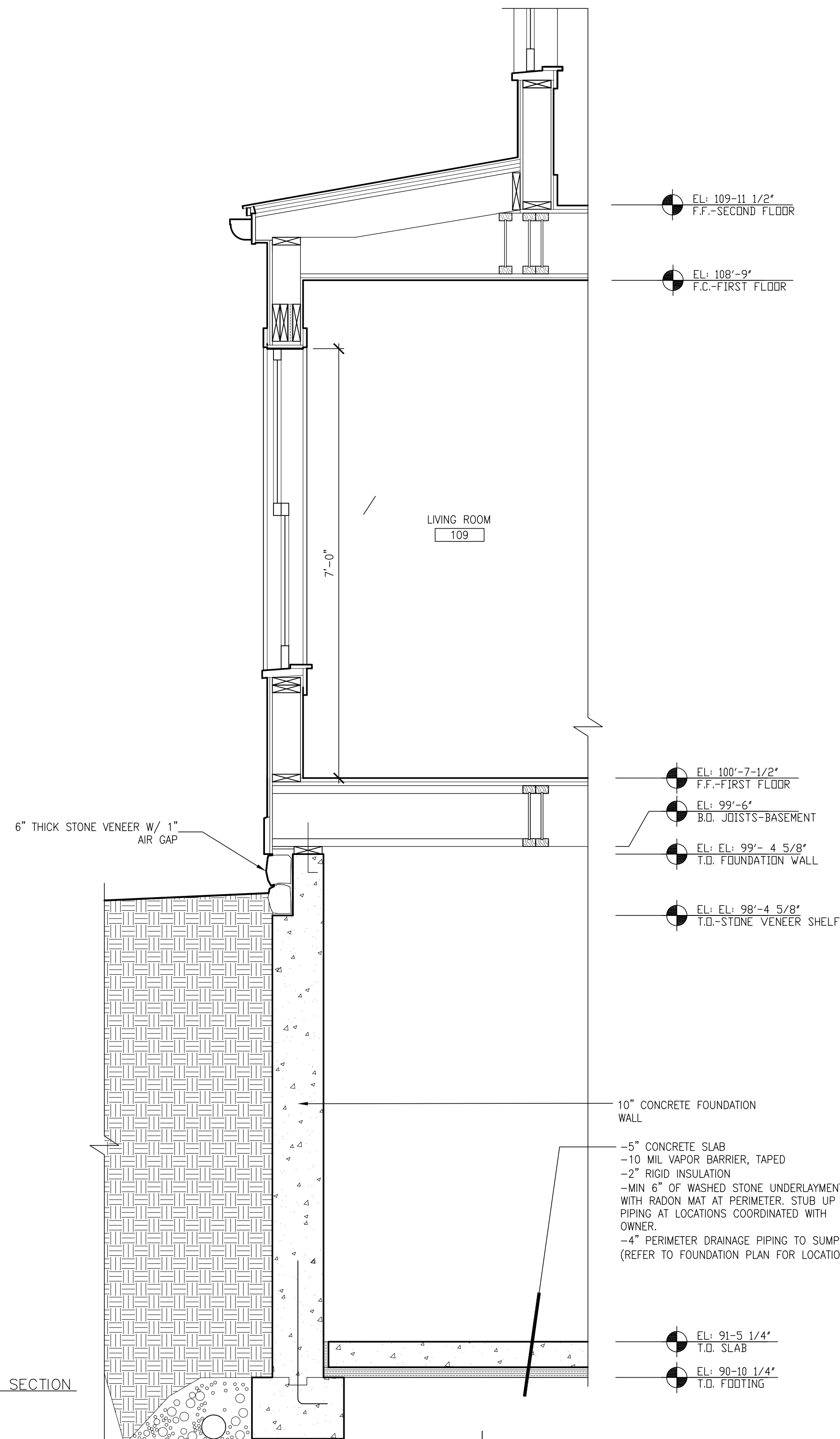
3 PROPOSED BUILDING SECTION
 1/4" = 1'-0"



2 PROPOSED BUILDING SECTION
 1/4" = 1'-0"



1 PROPOSED WALL SECTION
3/4" = 1'-0"



2 PROPOSED WALL SECTION
3/4" = 1'-0"

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PROPOSED WALL SECTIONS,
FOUNDATION DETAILS

Date :	09-May-2017
Scale :	AS NOTED
Project Number :	BMH
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A4.1



1 SOUTH ELEVATION



2 EAST ELEVATION



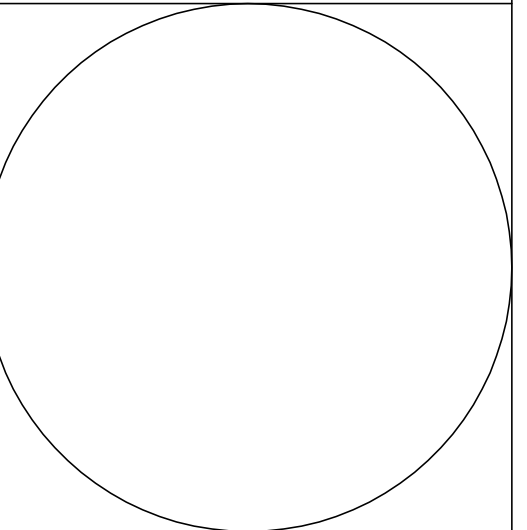
4 NORTH ELEVATION



3 WEST ELEVATION

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EXISTING PHOTOS

Date :	31-May-2017
Scale :	AS NOTED
Project Number :	BMH
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A6.0