

# HOMER MUNICIPAL BUILDING

## EXTERIOR RESTORATION - REVIEW SET

19 MOORE STREET  
BELMONT, MA 02478

### PROJECT TEAM:

#### ARCHITECT:



41 VALLEY ROAD | SUITE 211  
NAHANT, MA 01908  
(617) 227-2675  
www.SpencerPreservationGroup.com

### DRAWING INDEX:

- A-100 TITLE PAGE
- A-101 BUILDING ELEVATIONS
- A-102 ROOF PLAN AND DETAILS
- A-103 STAIR DETAILS

#### GENERAL NOTES:

1. THE CONTRACTOR SHALL SECURE AND CONTROL ACCESS TO WORK AREA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHER-TIGHT AND SECURE BUILDING AT ALL TIMES. CONTRACTOR SHALL REPAIR ANY INTERIOR DAMAGE CAUSED BY A FAILURE TO MAINTAIN A WEATHER-TIGHT STRUCTURE.
3. THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY EXAMINE AND BECOME FAMILIAR WITH EXISTING CONDITIONS, INCLUDING DELIVERY AND REMOVAL OF MATERIAL TO AND FROM THE SITE.
4. THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY, PUBLIC RIGHT-OF-WAY, AND THE PUBLIC FROM DUST AND CONSTRUCTION HAZARDS DURING THE PROJECT. THE CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN PROTECTION BARRIERS TO ENSURE PUBLIC SAFETY.
5. THE BUILDING WILL BE OCCUPIED DURING THE WORK OF THIS CONTRACT.
6. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE TOWN WILL WAIVE THE PERMIT FEE FOR THIS PROJECT.
7. WORK DESCRIBED IN EITHER DRAWINGS OR SPECIFICATIONS SHALL BE CONSIDERED PART OF THIS CONTRACT.
8. REVIEW FIELD CONDITIONS THAT DIFFER FROM CONTRACT DOCUMENTS WITH ARCHITECT PRIOR TO PROCEEDING WITH WORK. IN SOME INSTANCES, THE FULL EXTENT OF REPAIR OR RESTORATION WORK CANNOT BE DETERMINED UNTIL EXISTING COVERINGS HAVE BEEN REMOVED. THE CONTRACTOR SHALL PLAN SO THAT SITE VISITS AND SUBSEQUENT DIRECTION CAN PROCEED IN A TIMELY FASHION.
9. FIELD DIMENSIONS AND DIMENSIONAL COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE INTENTION OF THE CONTRACT THAT THE COMPLETED PROFILES AND DIMENSIONS MATCH EXISTING PROFILES AND DIMENSIONS OF EXTERIOR ELEMENTS UNLESS OTHERWISE NOTED.
10. SECTIONS AND DETAILS APPLY TO ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
11. MATERIALS REFERRED TO ON DRAWINGS AND DETAILS ARE NEW UNLESS NOTED AS EXISTING. WHERE WORK IS DESCRIBED AS 'NEW' OR 'REPLACEMENT', THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING MATERIAL.
12. RESTORE ANY AND ALL DAMAGE TO BUILDING OR SITE CAUSED DURING CONSTRUCTION TO ITS CONDITION PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL PHOTOGRAPHICALLY DOCUMENT EXISTING CONDITIONS AND NOTE AREAS OF EXISTING DAMAGE PRIOR TO START OF WORK.
13. CONTROL NOISE. CONTAIN ALL DUST AND LEGALLY DISPOSE OF ALL CONSTRUCTION DEBRIS.
14. DO NOT SCALE THE DRAWINGS. IF CRITICAL DIMENSIONS ARE MISSING FROM THE DRAWINGS, CONTACT THE ARCHITECT FOR CLARIFICATION.
15. ALLOWABLE WORK HOURS WILL BE 7:00AM - 5:00PM, MONDAY - FRIDAY; SATURDAY AND SUNDAY (BY SPECIAL ARRANGEMENT WITH OWNER).
16. AT THE COMPLETION OF ALL WORK, THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIAL, AND REPAIR DAMAGED CAUSED TO THE SITE DURING CONSTRUCTION. COORDINATE WITH COMMUNITY EVENTS.
17. "REQUESTS FOR INFORMATION" - RFIs, ARE A NORMAL AND EXPECTED PART OF THE CONSTRUCTION PROCESS. IN SUBMITTING AN RFI, THE CONTRACTOR SHALL ALSO SUBMIT A RECOMMENDED DETAIL OR SOLUTION. THE CONTRACTOR SHALL ALSO INDICATE IF THE CONTRACTOR FEELS THAT THE RECOMMENDED DETAIL OR SOLUTION IS A PROPOSED INCREASE TO OR DEDUCTION FROM THE CONTRACT SUM.



VIEW OF SOUTH ELEVATION



LOCUS MAP

**Spencer Preservation Group**  
PRESERVATION ARCHITECTS

41 Valley Road | Suite 211  
Nahant, MA 01908  
(617) 227-2675

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CONSULTANT:

PREPARED FOR:



TOWN OF BELMONT

TOWN HALL  
455 CONCORD AVE  
BELMONT, MA 02478

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OUTPUT:



STATUS:

NO.	DESCRIPTION	DATE
02	80% PROGRESS SET	JAN 05, 2026
01	50% PROGRESS SET	NOV 26, 2025

SEAL:

**NOT FOR PERMITTING  
REVIEW  
NOT FOR CONSTRUCTION**

TITLE:  
TITLE PAGE

SHEET:

**A-100**

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OUTPUT:

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01	50% PROGRESS SET	NOV 26, 2025

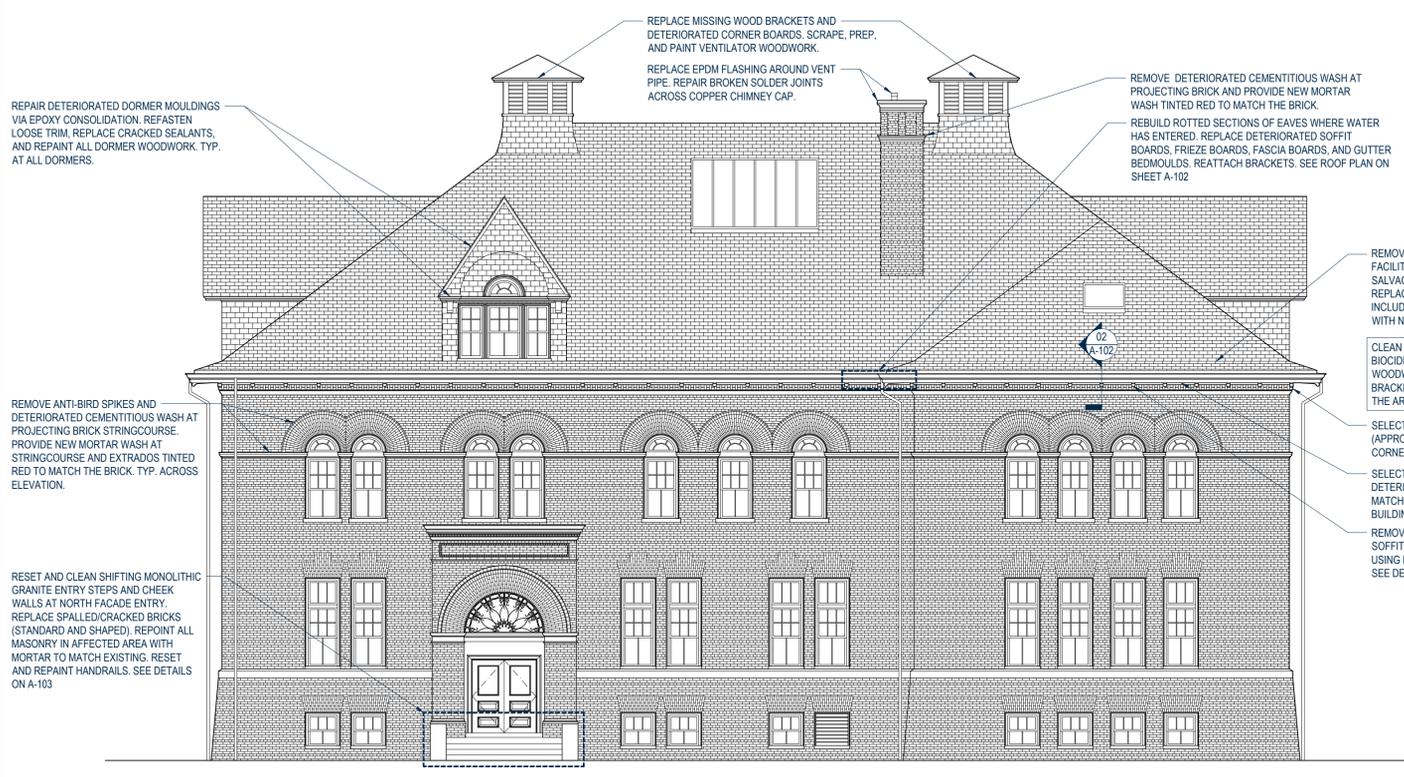
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**NOT FOR CONSTRUCTION**

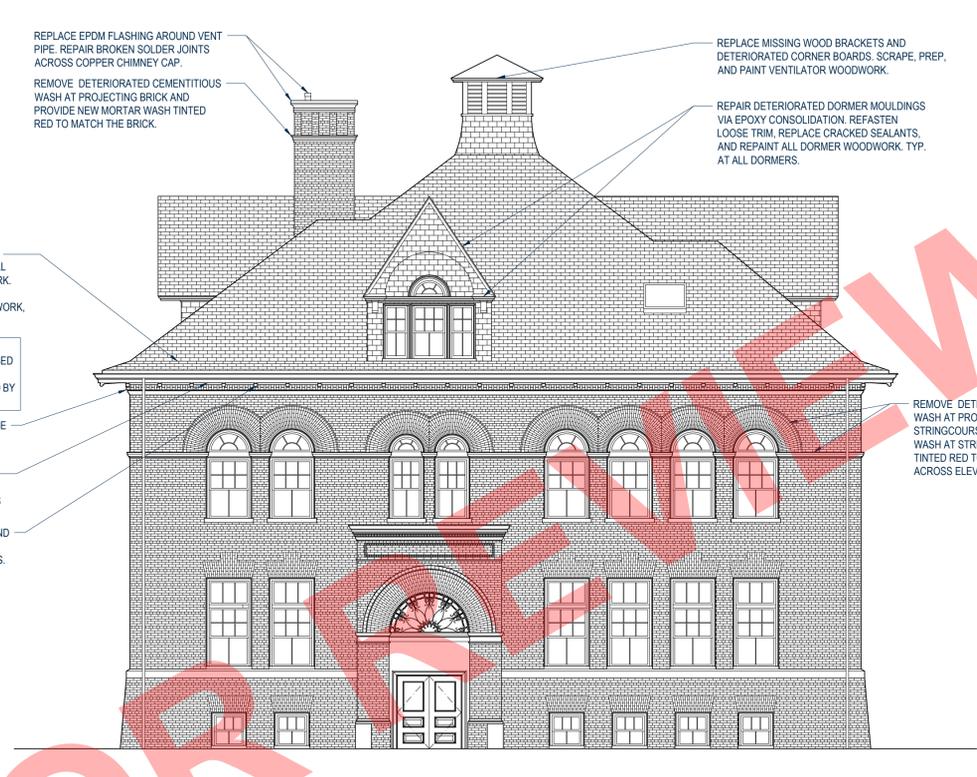
TITLE:  
**ELEVATIONS**

SHEET:

**A-101**



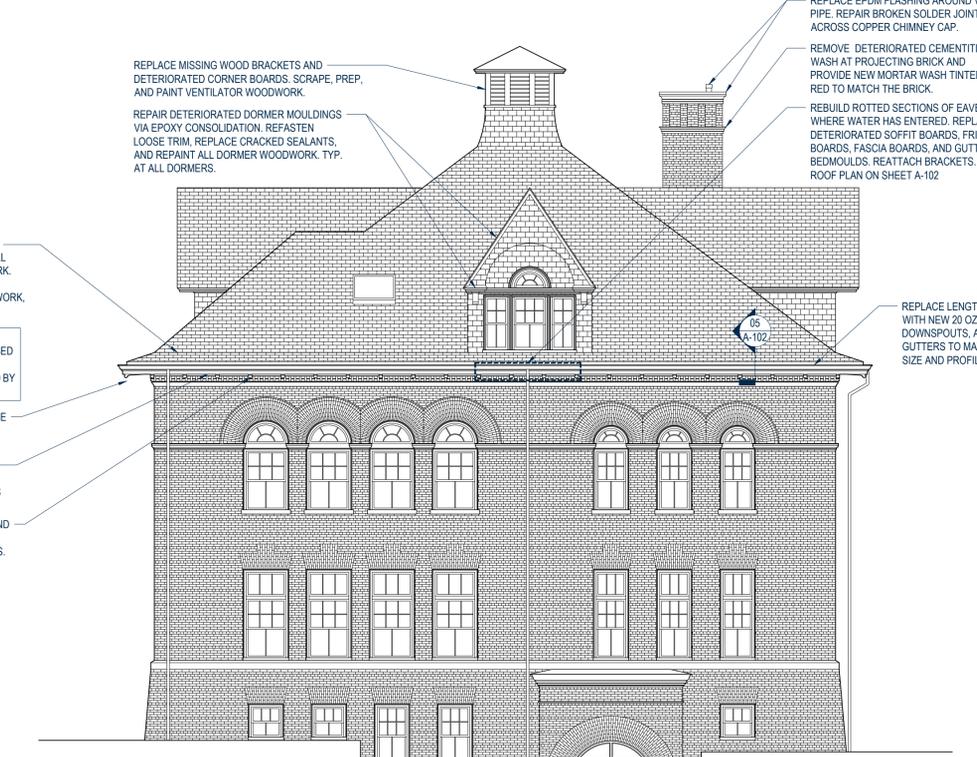
**01 NORTH ELEVATION (MOORE STREET)**  
 1/8" = 1'-0"



**02 WEST ELEVATION (PLEASANT STREET)**  
 1/8" = 1'-0"



**03 SOUTH ELEVATION (CONCORD AVE)**  
 1/8" = 1'-0"



**04 EAST ELEVATION (LEONARD STREET)**  
 1/8" = 1'-0"



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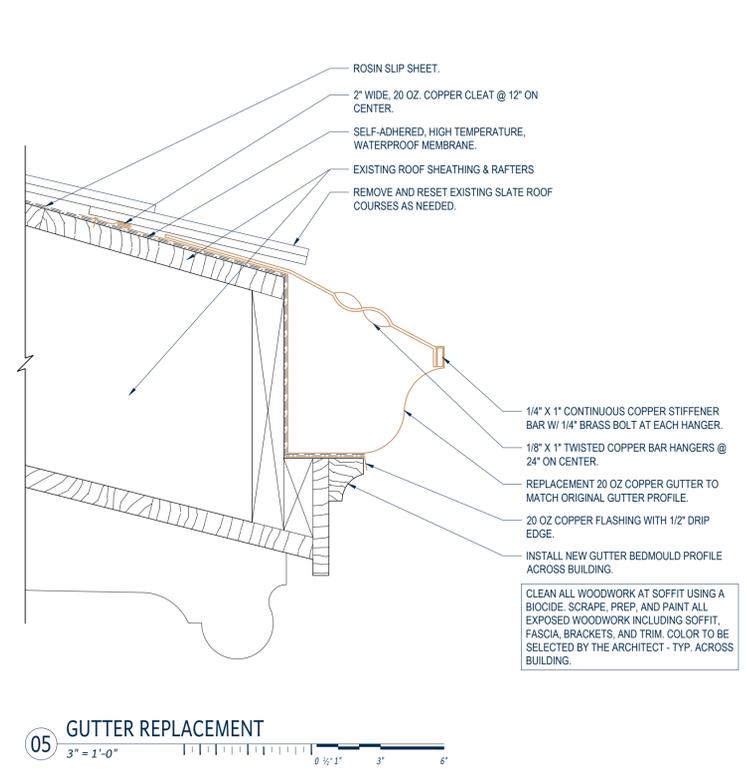
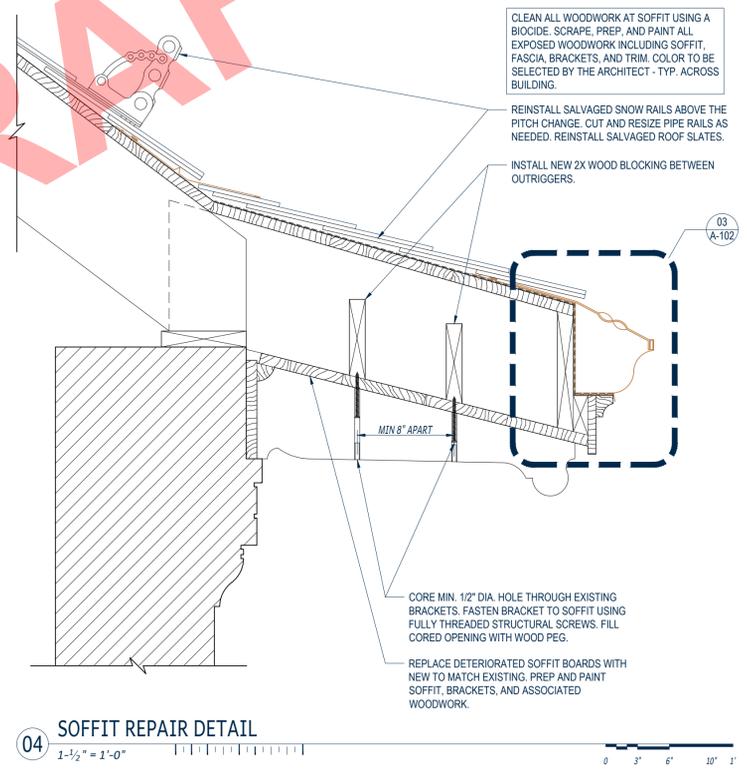
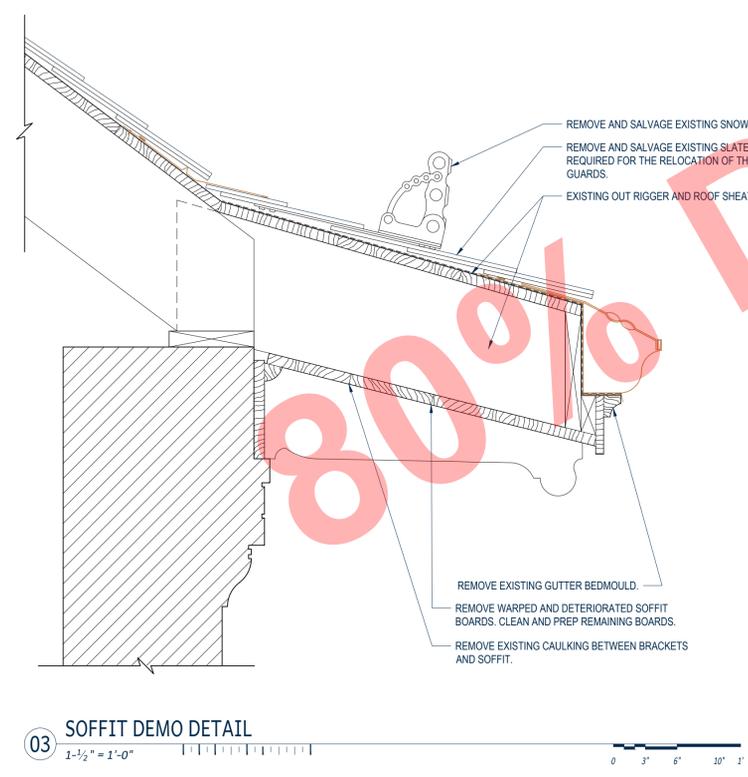
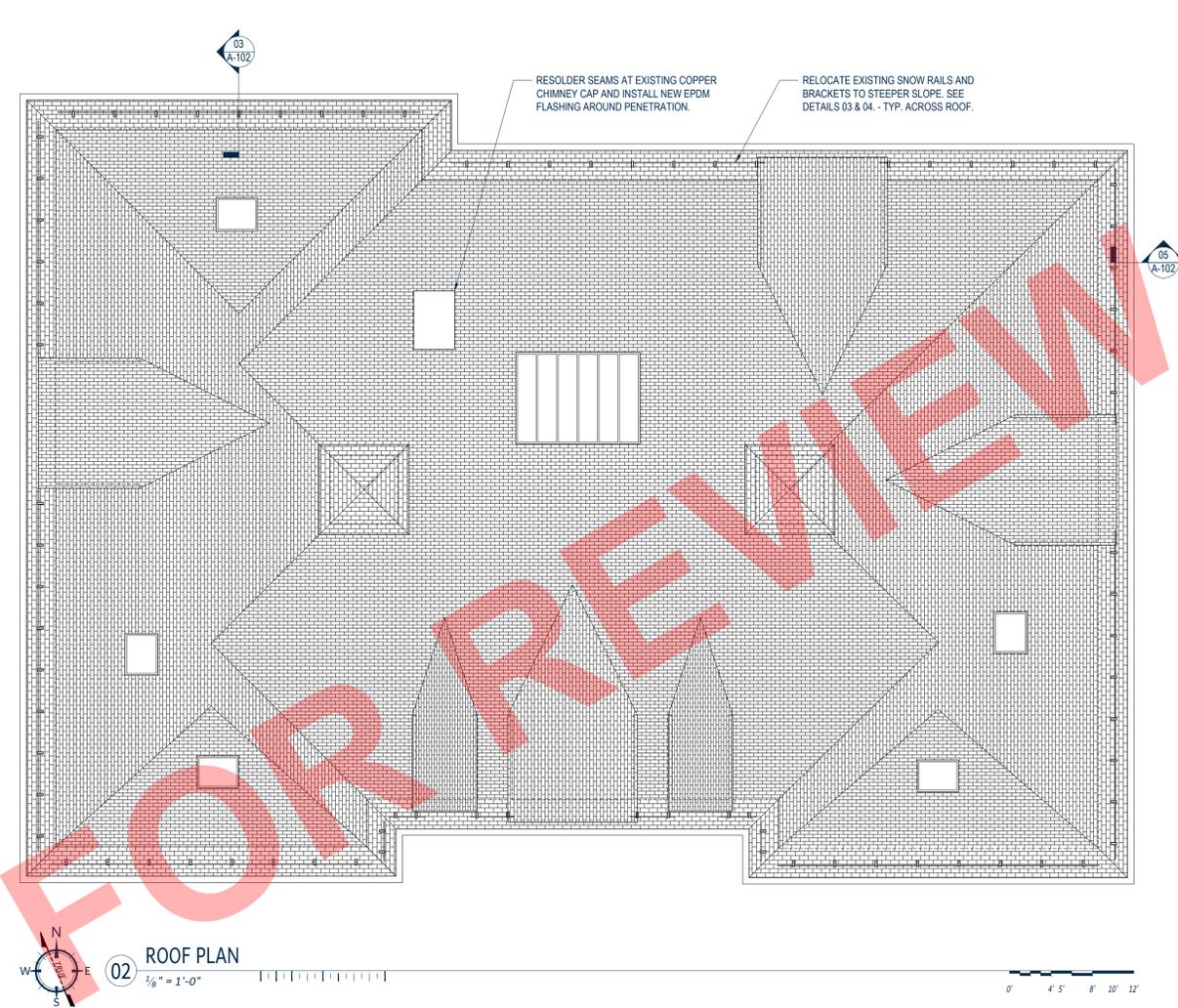
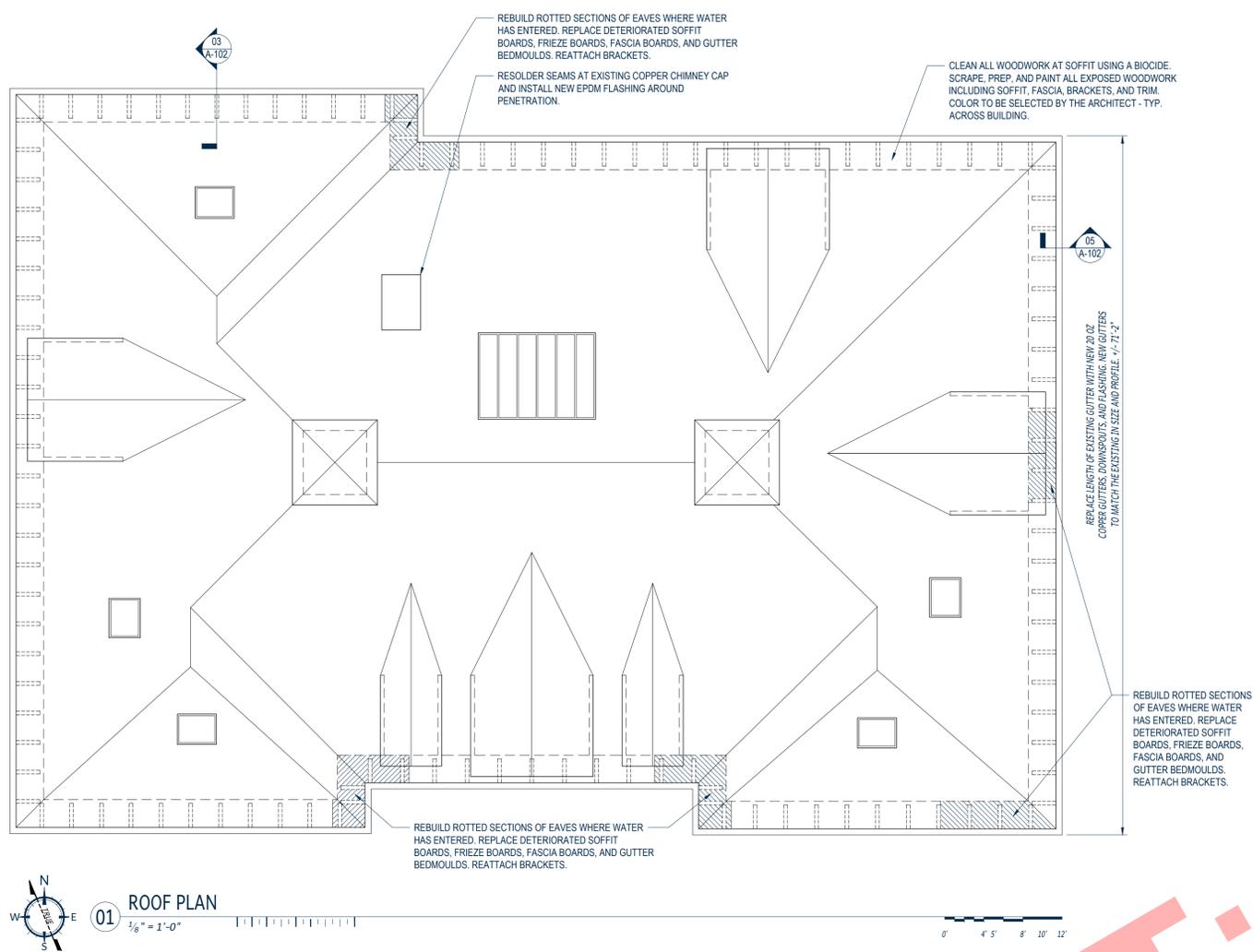
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TITLE:  
**ROOF PLAN AND DETAILS**

SHEET:

**A-102**



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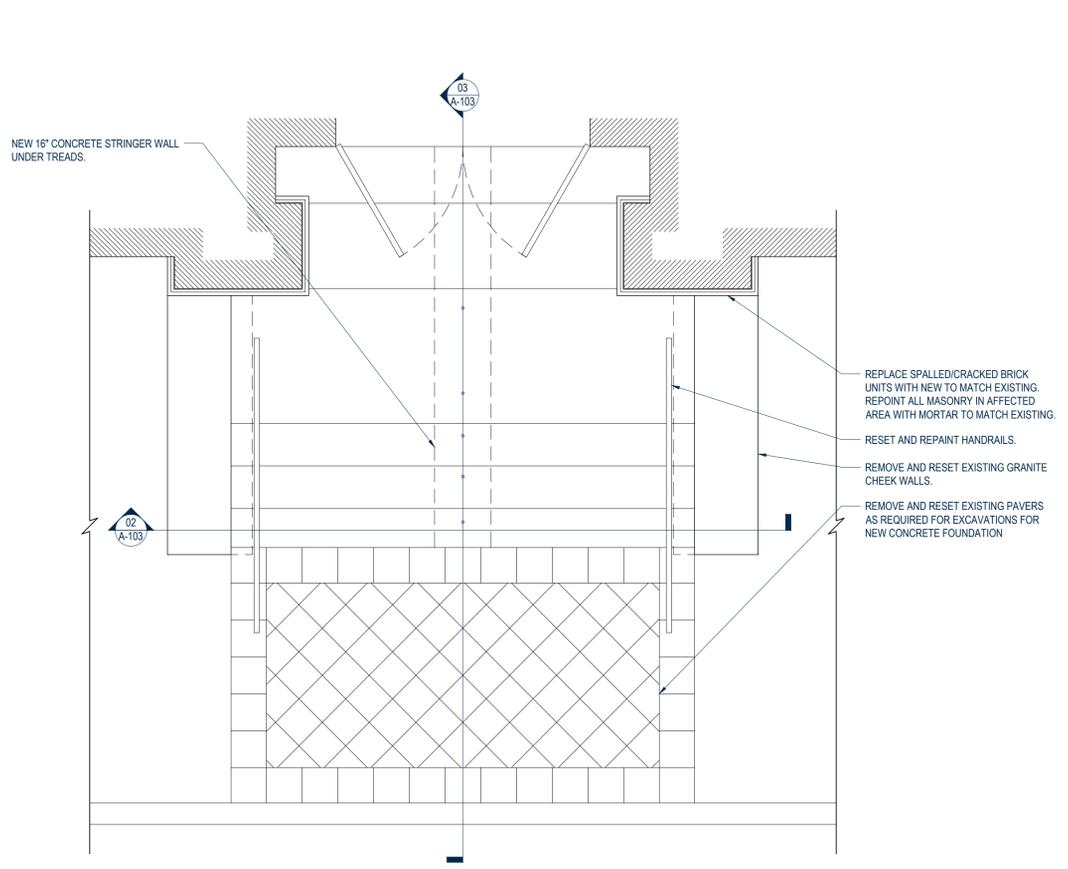
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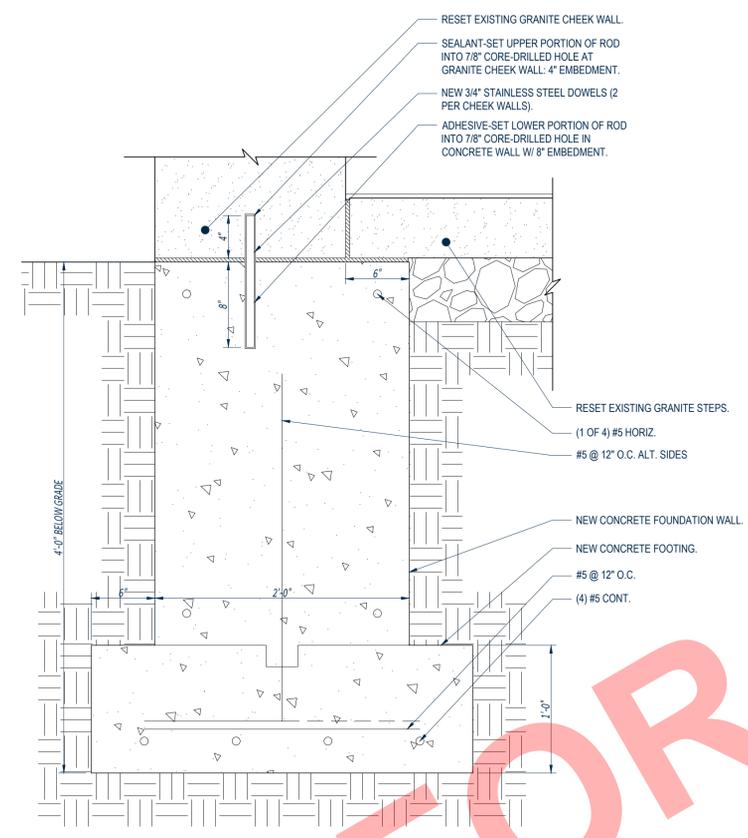
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**STAIR DETAILS**

SHEET:

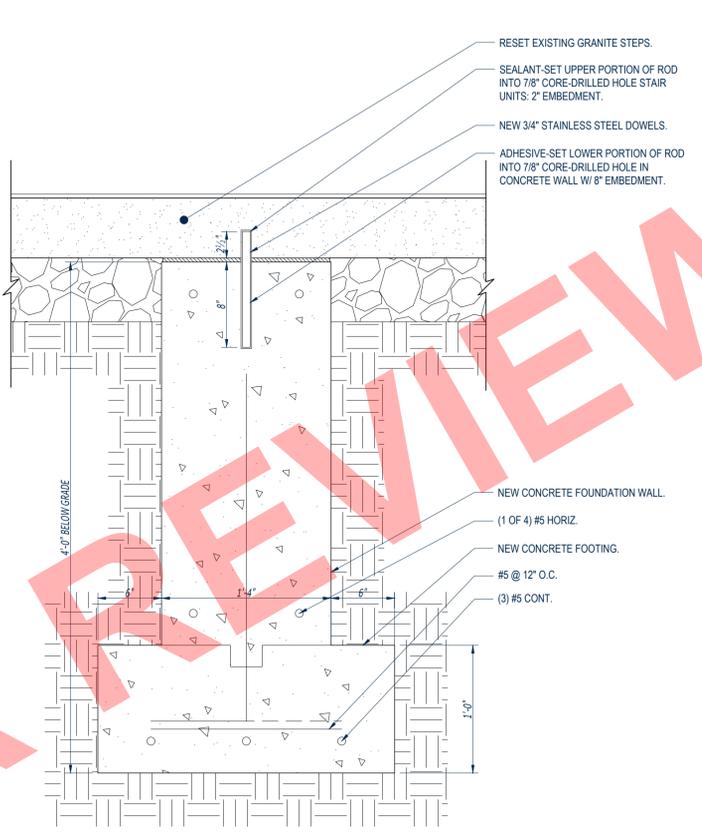
**A-103**



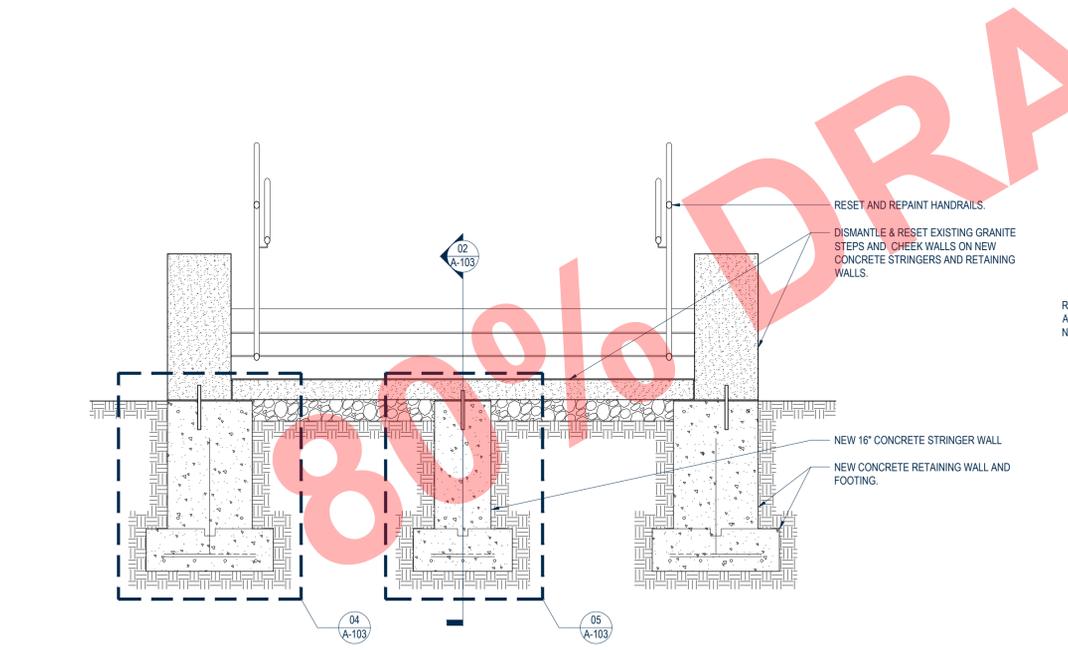
01 NORTH STAIR PLAN  
1/2" = 1'-0"



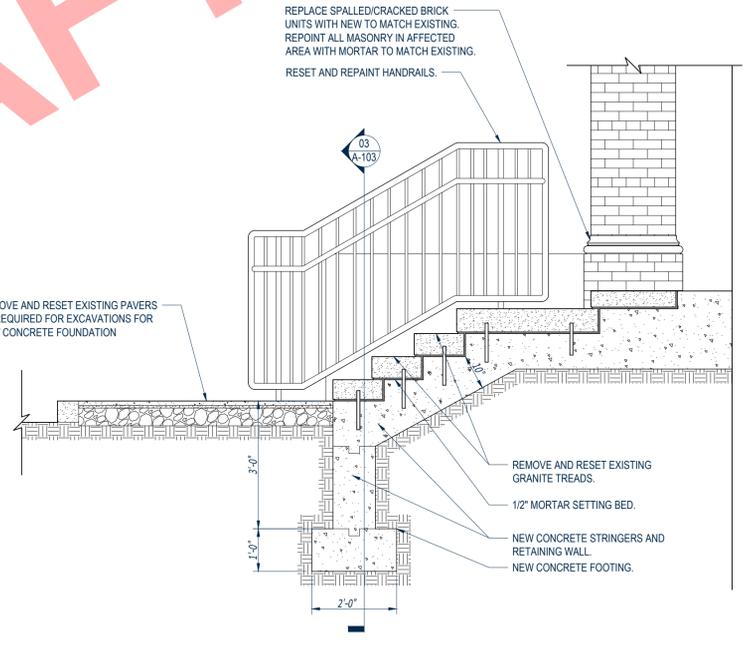
04 FOUNDATION WALL DETAIL @ CHEEK WALL  
1-1/2" = 1'-0"



05 FOUNDATION WALL DETAIL @ STAIR TREADS  
1-1/2" = 1'-0"



02 NORTH STAIR SECTION - SOUTH FACING  
1/2" = 1'-0"



03 NORTH STAIR SECTION - EAST FACING  
1/2" = 1'-0"

DRAFT! FOR REVIEW



01 EPDM FLASHING TO BE REPLACED  
NOT TO SCALE



02 LOOSE BRICKS @ CORNICE TO BE RESET AND REPOINTED  
NOT TO SCALE



03 MILDEW @ WOOD SOFFIT TO BE CLEANED  
NOT TO SCALE



04 SAGGING BRACKET TO BE REFASTENED  
NOT TO SCALE



05 DETERIORATED SOFFIT TO BE REPAIRED  
NOT TO SCALE



06 MISSING BRACKET AT VENT CUPOLA  
NOT TO SCALE

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TITLE:  
PHOTOGRAPHS

SHEET:

**A-104**