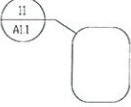
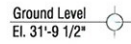


ABBREVIATIONS

AFF	Above finished floor	NRC	Noise reduction coefficient
ACOUS	Acoustical	NOM	Nominal
ACT	Acoustic ceiling tile	N	North
AD	Acrylic Diffuser	NIC	Not in contract
AGGR	Aggregate	NTS	Not to scale
ALLOW	Allowance	NO	Number
ALT	Alternate	OFF	Office
AL, ALUM	Aluminum	O.C.	On center
ASPH	Asphalt	OPNG	Opening
AVG	Average	OPP	Opposite
B	Base	OD	Outside diameter
BET	Between	OA	Over-all
BIT CONC	Bituminous concrete	O/	Over
BD	Board	OVHD	Overhead
BLOG	Building	OSD	Overhead bifold door
BO	By others	OSD	Overhead coiling door
CAB	Cabinet	OCG	Overhead coiling grille
CPT	Carpet	P	Page
CLG	Ceiling	PT	Paint
CTR	Center	PTD	Painted
CL	Centerline	PR	Pair
C TO C, C-C	Center to center	PNL	Panel
CER	Ceramic	PAR	Paragraph
CT	Ceramic tile	PERP	Perpendicular
CIR	Circle	PLAM	Plastic laminate
CLR	Clear	PL	Plate
CR	Cold rolled	PLMB	Plumbing
CW	Cold water	LB	Pound
COL	Column	PCF	Pounds per cubic foot
CONC	Concrete	PSF	Pounds per square foot
CMU	Concrete masonry unit	PSI	Pounds per square inch
CONST	Construction	PREFAB	Prefabricated
CJ	Construction joint	PROJ	Project, Projection
CONT	Continue	R	Radius, riser, rubber
CU FT	Cubic feet	RECD	Received
CFM	Cubic feet per minute	RECP	Receptacle
DEG	Degree	REF	Reference
DET	Detail	REFR	Refrigerate
DIA	Diameter	REG	Register
DIM	Dimension	RREC	Recessed fire extinguisher cabinet
DR	Door	RPVREC	Recessed fire valve fire extinguisher cabinet
DBL	Double	REINF	Reinforce
DN	Down	RPP	Reinforced plastic paneling
DR	Drain	REQD	Required
DWG	Drawing	RET	Return
E	Electric	RA	Return air
EL, ELEV	Elevation	RM	Room
EQ	Equal	SCH	Schedule
EQUIP	Equipment	SLD	Sealed
EXH	Exhaust	SECT	Section
EXIST'G	Existing	SHT	Sheet
EJ	Expansion joint	SIM	Similar
ETR	Existing to Remain	SK	Sketch
EXP	Exposed	SLT	Slate
EXT	Exterior	STC	Sound transmission coefficient
FT	Feet	S	South
FIG	Figure	SPKR	Speaker
FIN	Finish	SPEC	Specification
FLR	Floor	SQ	Square
FD	Floor drain	SS	Stainless steel
FLRG	Flooring	STD	Standard
FLUOR	Fluorescent	STL	Steel
FTG	Footing	STRUC	Structural
FDN	Foundation	SMFEC	Surface mounted fire extinguisher cabinet
GALV	Galvanize	STN	Stone
GB	Glass Block	TEL	Telephone
GL	Glass	TEMP	Tempered
GL COAT	Glazed coating	THK	Thick
GYP	Gypsum	THRU	Through
GW8	Gypsum wall board	T&G	Tongue and groove
HDW	Hardware	T&B	Top and bottom
HD	Head	TCS	Turn Coated Steel
HT	Height	TOS	Top of steel, Top of slab
HM	Hollow metal	T	Tread
HDR, HORIZ	Horizontal	TYP	Typical
HDG	Hot dip galvanized	UL	Underwriters' Laboratories, Inc.
HW	Hot water	VB	Vapor barrier, vinyl base
IN	Inch	VIF	Verify in field
INCL	Include	VERT	Vertical
INFO	Information	V	Vinyl
ID	Inside diameter	VCT	Vinyl composition tile
INS	insulate	VP	Veneer Plaster
INT	Interior	WC	Watercloset
JT	Joint	WP	Waterproofing
JB	Junction box	W	West, wide flange, width
LAM	Laminate	WD	Wood
LAV	Lavatory	W/	With
LCC	Lead Coated Copper	W/O	Without
LOA	Length over-all	X	Existing
LT	Light		
LIN	Linear		
LINO	Linoleum		
MAN	Manual		
MFG	Manufacturing		
MATL	Material		
MAX	Maximum		
MECH	Mechanical		
MED	Medium		
MDO	Medium density overlay		
MEMB	Membrane		
MTL	Metal		
MEZZ	Mezzanine		
MIN	Minimum		
MISC	Miscellaneous		

SYMBOLS

NEW PARKING SPACE	
EXISTING PARKING SPACE	
DETAIL KEY	
GRID LINE KEY	
PARTITION TYPE KEY	
LEVEL LINE	
ELEVATION KEY	
BUILDING SECTION KEY	
WALL SECTION KEY	
DETAIL SECTION KEY	
INTERIOR ELEVATION KEY	
DOOR ID NUMBER	
WINDOW ID NUMBER	
ROOM NAME AND NUMBER	
DRAWING TITLE	
NEW FACE BRICK TO MATCH EXISTING	

DRAWING LIST

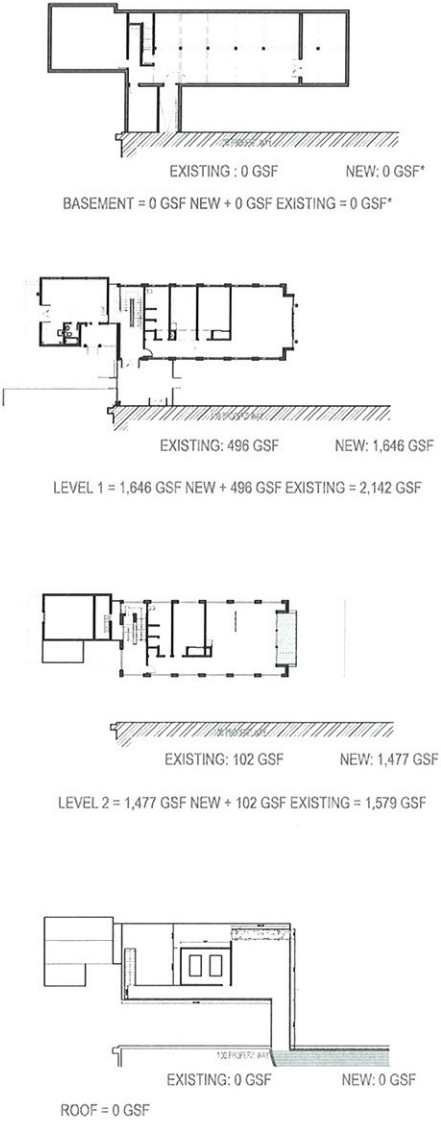
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ZONING CHART

	ALLOWABLE	EXISTING BUILDING	PROPOSED BUILDING W/ ADDITION	SOMERVILLE ZONING ORDINANCE	NOTES
92 PROPERZI WAY RB LOTS XX, (7591 GSF)					
GROSS SQUARE FOOTAGE	7,591 GSF	1,552 GSF	3,721 GSF	SECTION 8.5	BASEMENT GFA EXCLUDED PER SZO 2.2.57 & 2.2.58
NET SQUARE FOOTAGE (gross x .8)					
PARKING REQUIREMENTS RESIDENTIAL	3	0	0	SECTION 9.5	
FLOOR AREA RATIO	1.0	.17	.49	SECTION 8.5	BASEMENT GFA EXCLUDED PER SZO 2.2.57 & 2.2.58
GROUND COVERAGE	3,796 SF (50%)	1473 SF (19%)	2,142 SF (28%)	SECTION 8.5	
FRONT SETBACK	15'-0"	13'-3"	13'-3"	SECTION 8.5	EXISTING NON-CONFORMING STRUCTURE REAR YARD SETBACK VARIANCE REQUIRED
REAR SETBACK	20'-0"	44'-1"	3'-8"	SECTION 8.5	
SIDE SETBACK SOUTH	9'-0"	20'-0"	15'-1"	SECTION 8.5	
SIDE SETBACK NORTH	8'-0"	1'-0"	5'-6" / 6'-0" NEW	SECTION 8.5	EXISTING NON-CONFORMING STRUCTURE EXISTING HEIGHT MEASURED TO GABLE ROOF MIDPOINT
HEIGHT LIMIT	3 STORIES/40 FT	2 STORIES/19 FT	2 STORIES/ 29 FT	SECTION 8.5	

AREA DIAGRAMS



AREA TABULATIONS GIVEN IN GSF & NSF

FLOOR LEVEL	EXISTING BUILDING (A)		DEMOLITION BUILDING (B)		NEW CONSTRUCTION (C)		TOTALS (A+C-B)		NOTES
	GSF	NSF	GSF	NSF	GSF	NSF	GSF	NSF	
BASEMENT	0 (1,549)*	0	0 (1,549)*	0	0 (3,001)*	0	0 (3,008)*	0	BASEMENT GFA EXCLUDED PER SZO 2.2.57 & 2.2.58
LEVEL 1	1,549	1,239	1,053	842	1,646	1,317	2,142	1,714	
LEVEL 2	102	82	0	0	1,477	1,182	1,579	1,263	
ROOF	0	0	0	0	0	0	0	0	
TOTALS	1,651 GSF	1,321 NSF	1,053 GSF	842 NSF	3,123 GSF	2,499 NSF	3,721 GSF	2,977 NSF	

92 Properzi Way

Renovation

Somerville, MA

Architect
Safdie Architects
100 Properzi Way
Somerville, Massachusetts 02143-3740

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	1	GLASS LINK	5-11-12

Date	Scale
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NOTES

1. THE PURPOSE OF THIS PLAN IS TO RELOCATE A PORTION OF THE PROPERTY LINES DIVIDING #92 AND #100 PROPERZI WAY.
2. PARCEL X, SHOWN HEREON, IS TO BECOME PART OF #100 PROPERZI WAY. PARCEL Y, SHOWN HEREON, IS TO BECOME PART OF #92 PROPERZI WAY.
3. THIS PLAN IS THE RESULT OF AN ON THE GROUND INSTRUMENT SURVEY PERFORMED BETWEEN DEC. 27, 2002 AND JAN. 20, 2003.
4. ZONING DISTRICT IS RB (RESIDENCE B).
5. A REVIEW OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 250214 001B DATED JULY 17, 1986 HAS BEEN CONDUCTED AND TO THE BEST OF OUR INTERPRETATION THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE C (AREA OF MINIMAL FLOODING).

LOCUS TITLE REFERENCE

#92 PROPERZI WAY
MOSHE SAFDIE AND MICHAEL RONNEN SAFDIE
BOOK 20509 PAGE 122
PLAN BOOK 38 PLAN 70
ASSESSORS MAP 54-G-22

#100 PROPERZI WAY
MOSHE SAFDIE
BK. 16107 PAGE 095
PL. NO. 903 OF 1936
REC'D. AS BK. 6081-PG. 302
LOT B
ASSESSORS MAP 54-G-21
PL. NO. 1150 OF 1955
REC'D. AS BK. 8495-END
LOT B
ASSESSORS MAP 54-G-19
ASSESSORS MAP 54-G-11

N/F
DAVID B. HARRIS & MOLLY F. HARRIS
BOOK 15316 PAGE 187
PLAN BOOK 38 PLAN 70
LOT NO. 2
ASSESSOR'S MAP 54-G-23

N/F
PATRICIA A. THOMAS
BOOK 13057 PAGE 429
PLAN BOOK 54 PLAN 35
LOTS 1 AND 2
ASSESSOR'S MAP 54-G-9 AND 10

APPROVED BY CITY OF SOMERVILLE PLANNING BOARD

James W. King
John P. Piro
Quinn Bohan
John A. Carlin
DATE: _____

(FORMERLY VINE ST.)

PROPERZI WAY
(PUBLIC - 30' WIDE)

SKEHAN ST.
(PUBLIC - 30' WIDE)

N/F
JOSEPHINE MORELLI
PLAN BOOK 41 PLAN 43
LOT 19
ASSESSOR'S MAP 54-G-12

N/F
JANET M. PACINO
BOOK 13830 PAGE 342
PLAN BOOK 41 PLAN 43
LOT 20
ASSESSOR'S MAP 54-G-13

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft

02098 PL. Reconfig.dwg 1-12-04 11:11:43 am EST

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Consulting Engineers and Surveyors

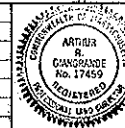
DESIGN CONSULTANTS BUILDING
265 MEDFORD STREET
SOMERVILLE, MA 02143
(617) 776-3350

SCALE:

HORIZ: 1"=10'

VERT: -

NO.	DATE	BY	REVISIONS



FIELD: C.P.

DRAFTED: G.E.J.

CHECKED: K.M.T.

APPROVED: A.R.G.

92 & 100 PROPERZI WAY

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS

PREPARED FOR
MOSHE SAFDIE & ASSOCIATES, INC.

PROJECT NO.
2002-098.10

DATE: JAN. 12, 2004

SHEET NO.
1 OF 1

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SITE PLAN - Existing Conditions and Demolition

DRAWING LEGEND	
	PROPERTY LINE
	SETBACK LINE
	DEMOLISHED STRUCTURE
	EXISTING STRUCTURE
	NEW STRUCTURE
	STONE PAVING
	EXTERIOR LIGHT FIXTURE
	VEGETATION

Site Plan- Existing Conditions and Demolition 1
3/32" = 1'-0"

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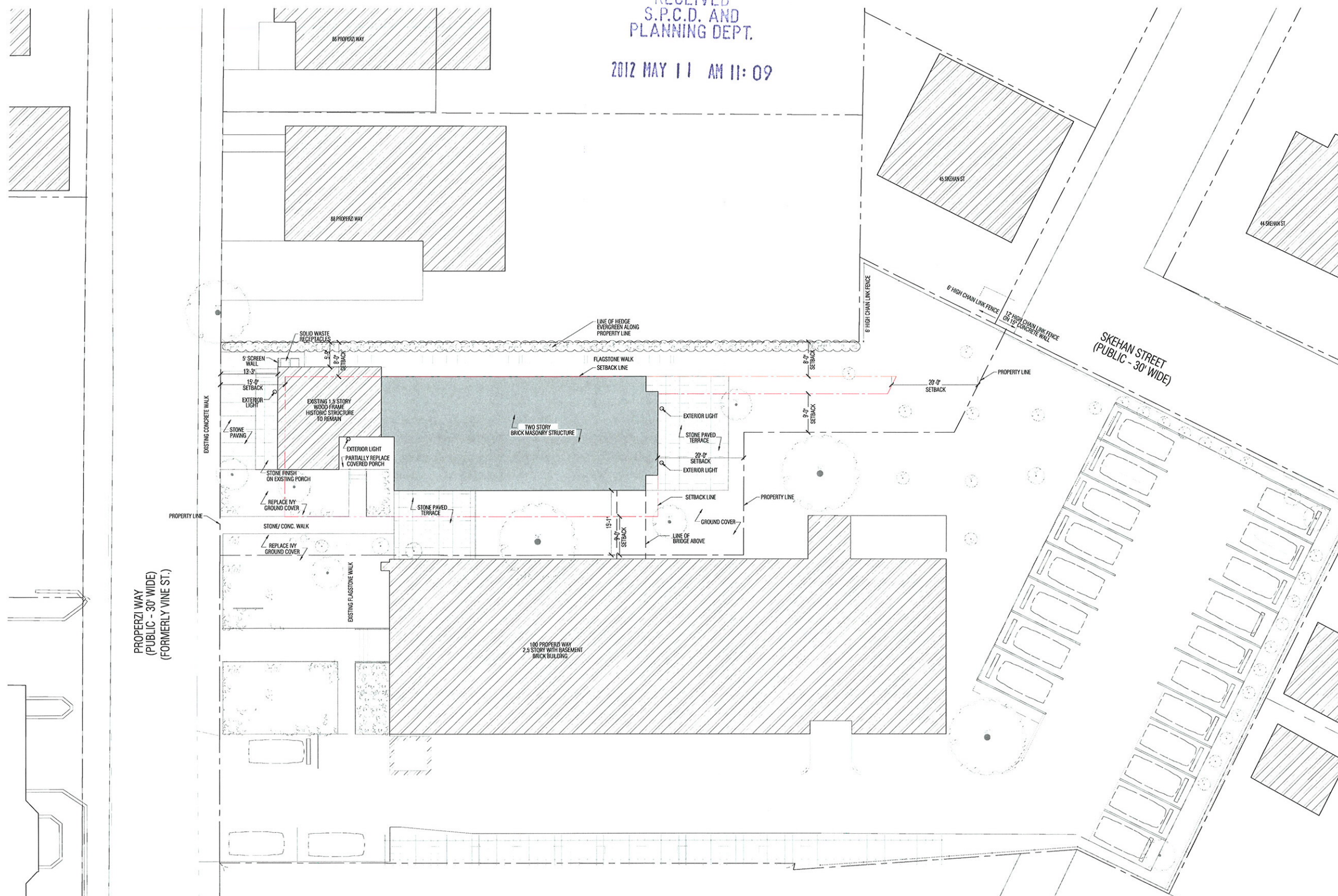
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SITE PLAN - Proposed Conditions



DRAWING LEGEND

	PROPERTY LINE		STONE PAVING
	SETBACK LINE		EXTERIOR LIGHT FIXTURE
	DEMOLISHED STRUCTURE		VEGETATION
	EXISTING STRUCTURE		
	NEW STRUCTURE		

Site Plan- Proposed Conditions

 $3/32" = 1.0'$

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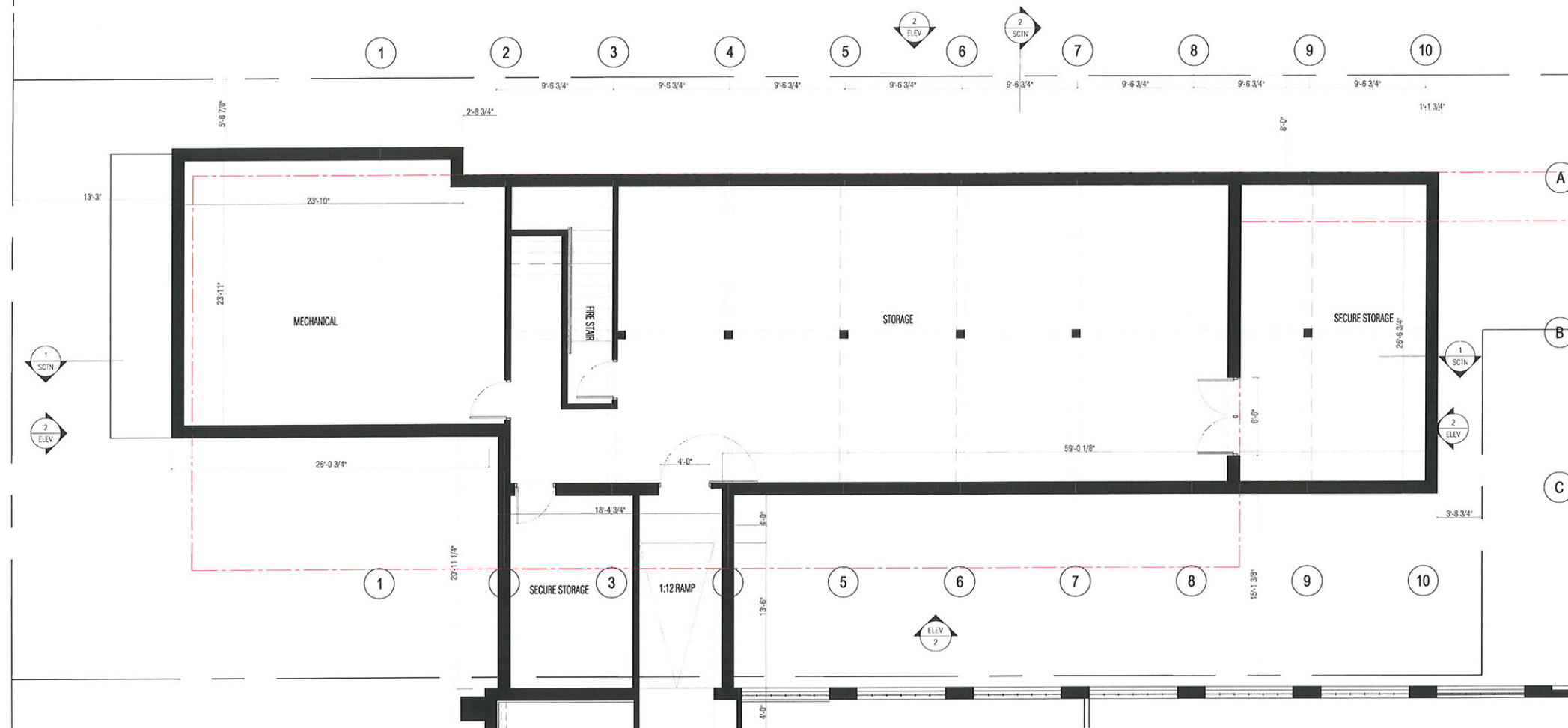
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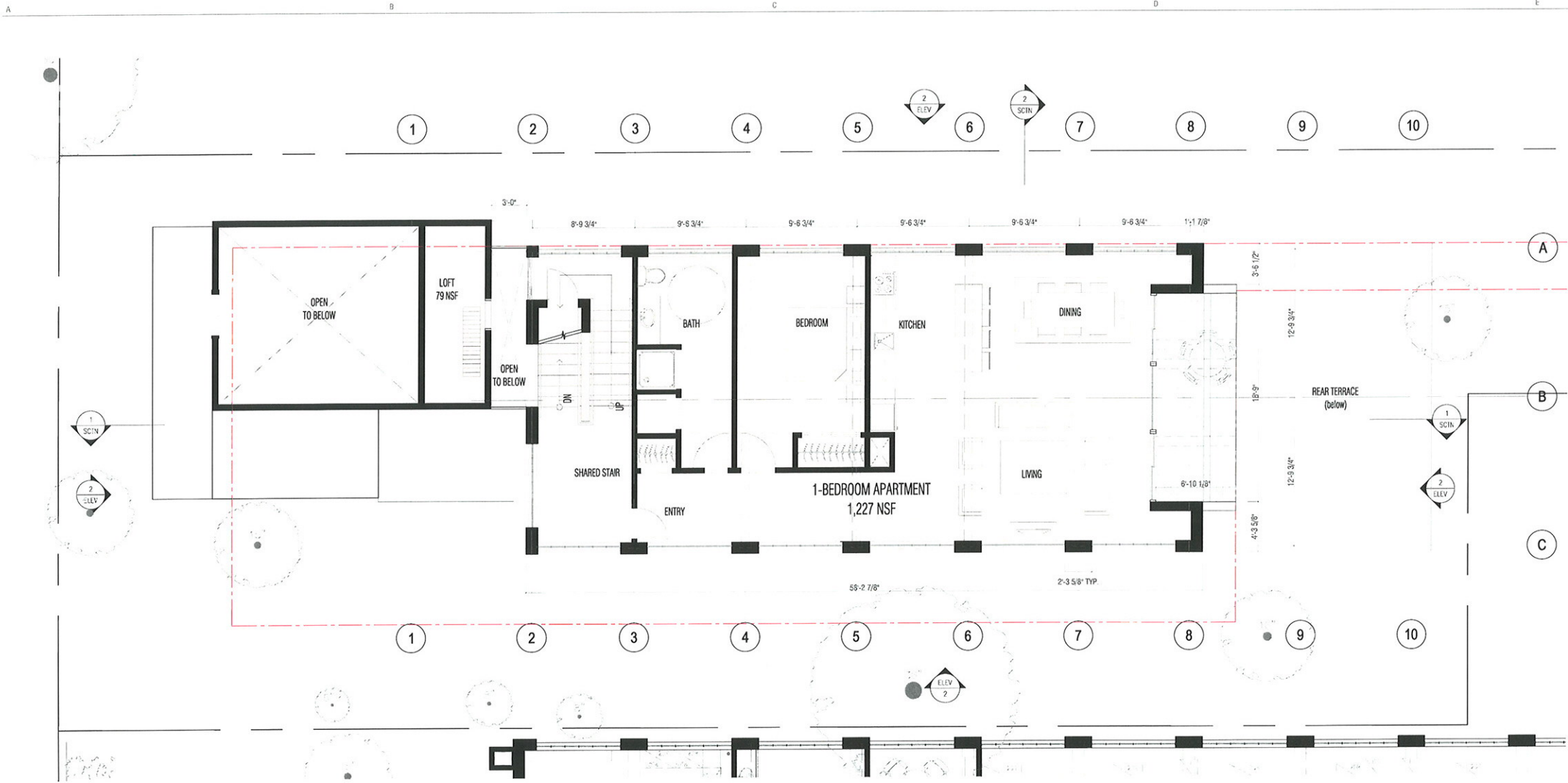
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LEVEL 0 BASEMENT FLOORPLAN

Basement Floor Plan 1
3/16" = 1'-0"





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**LEVEL 2
FLOORPLAN**

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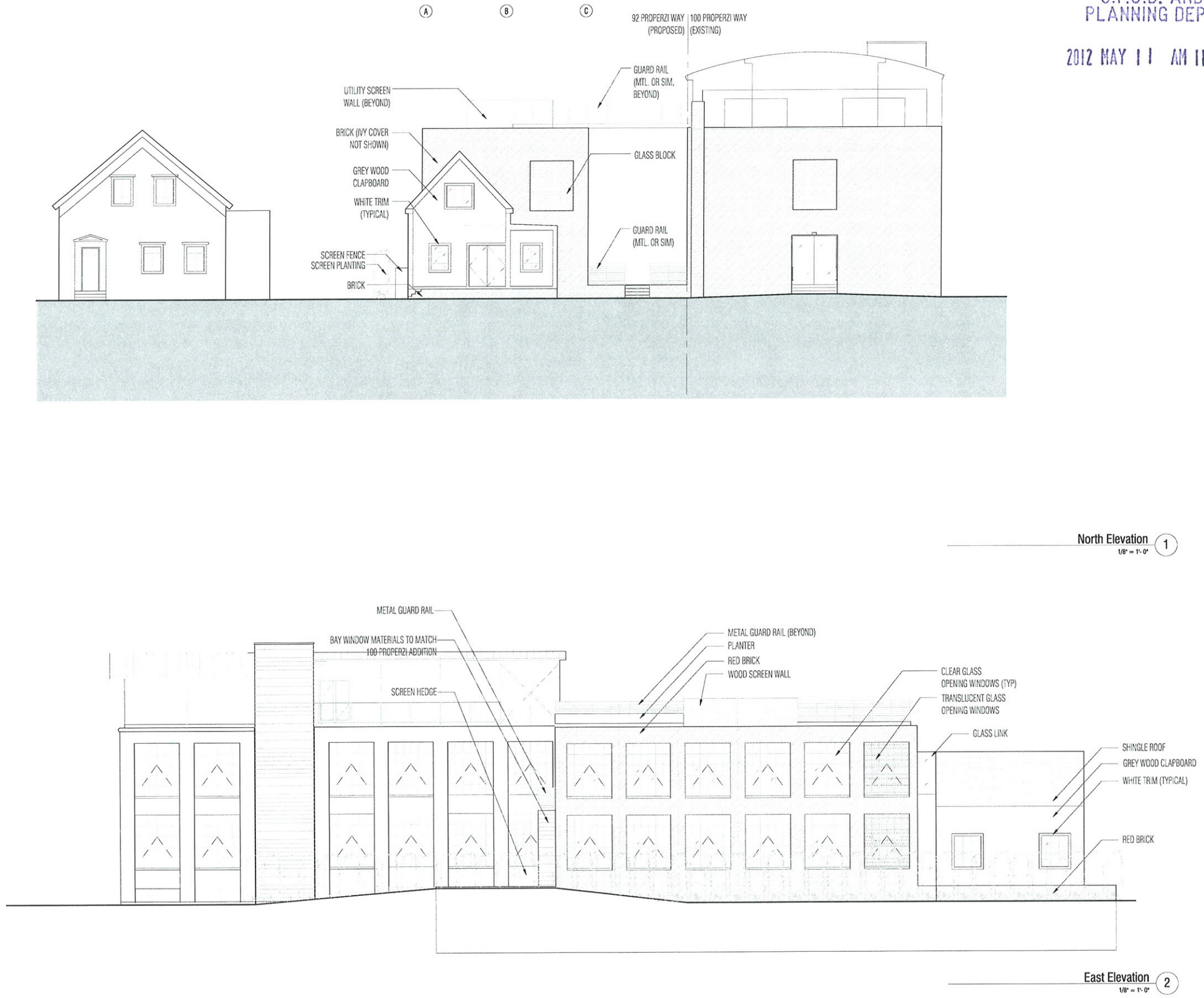
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ELEVATIONS -
NORTH,
EAST



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ELEVATIONS -
SOUTH,
WEST

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SECTIONS



CURRENT VIEW FROM NORTH-EAST



PROPOSED VIEW FROM NORTH-EAST



PROPOSED VIEW FROM NORTH-EAST
(TREES REMOVED FOR CLARITY)



CURRENT VIEW FROM NORTH-WEST



PROPOSED VIEW FROM NORTHWEST



PROPOSED VIEW FROM NORTHWEST
(TREES REMOVED FOR CLARITY)



CURRENT VIEW FROM NORTH



PROPOSED VIEW FROM NORTH



PROPOSED VIEW FROM NORTH
(TREES REMOVED FOR CLARITY)



CURRENT VIEW FROM REAR GARDENS

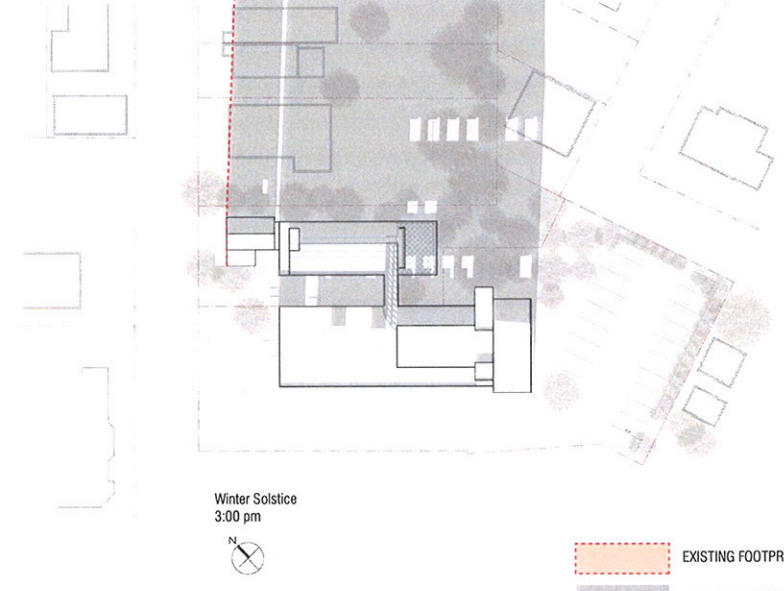
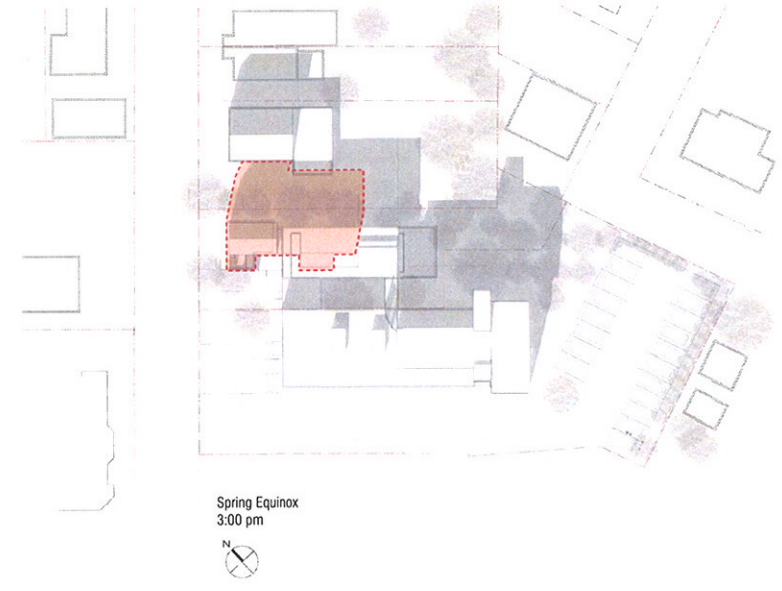
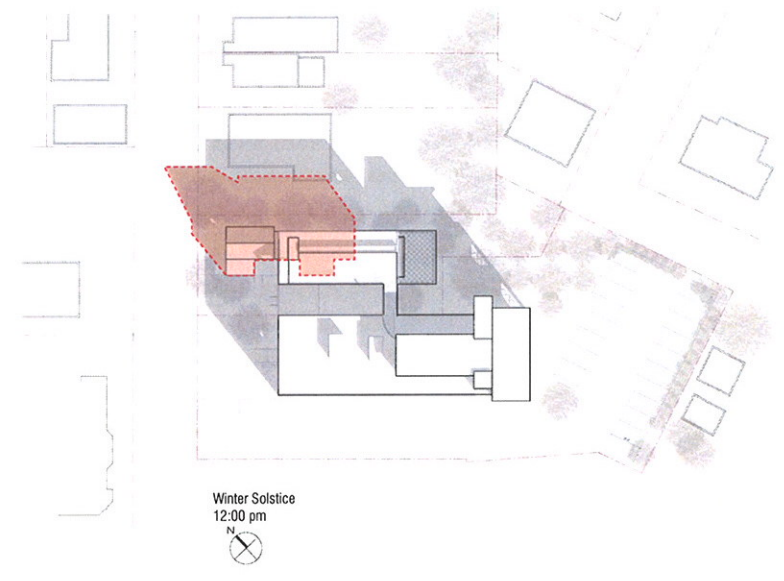
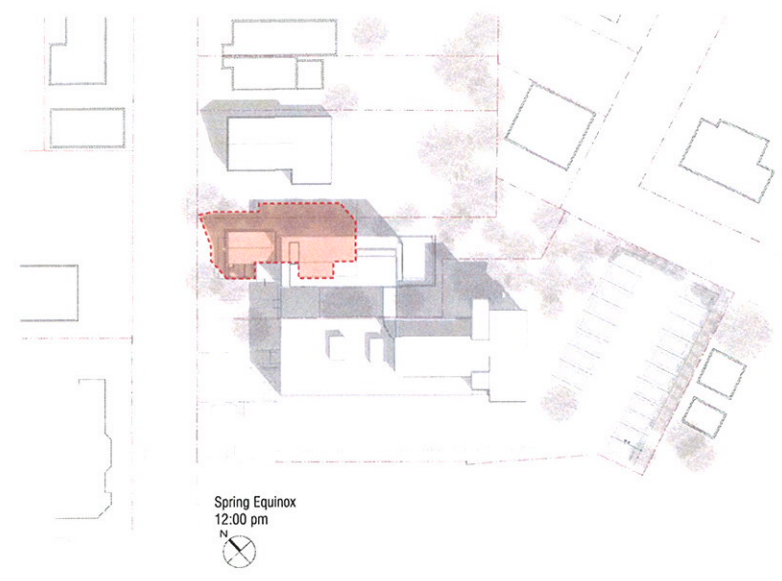
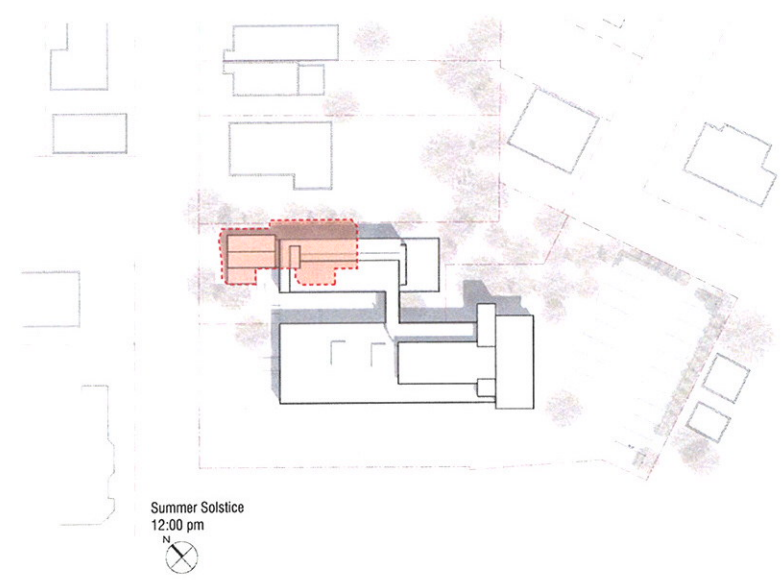
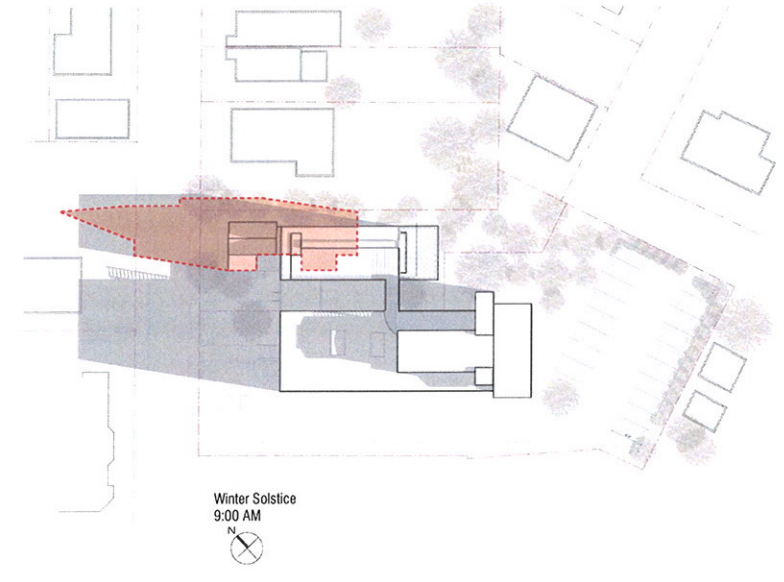
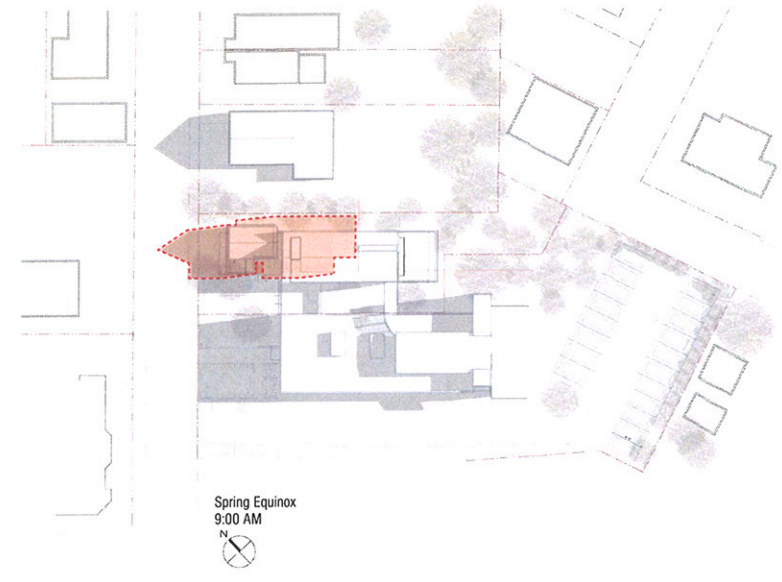
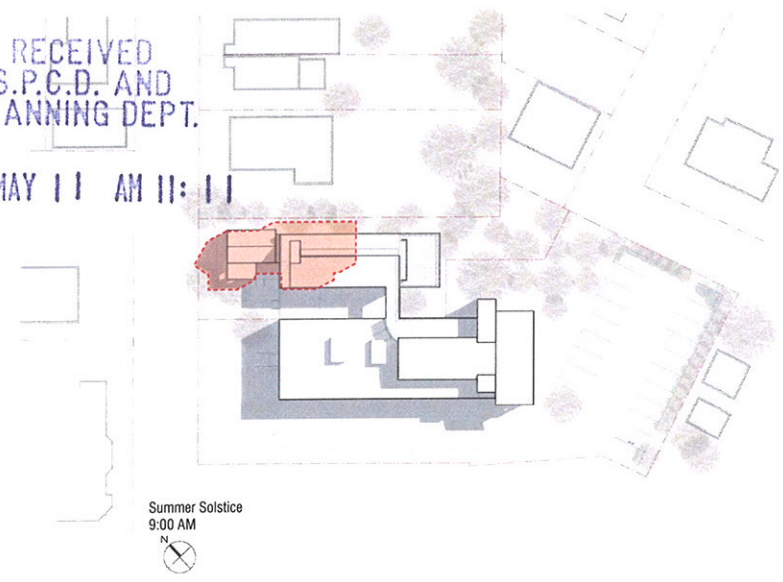


PROPOSED VIEW FROM REAR GARDENS

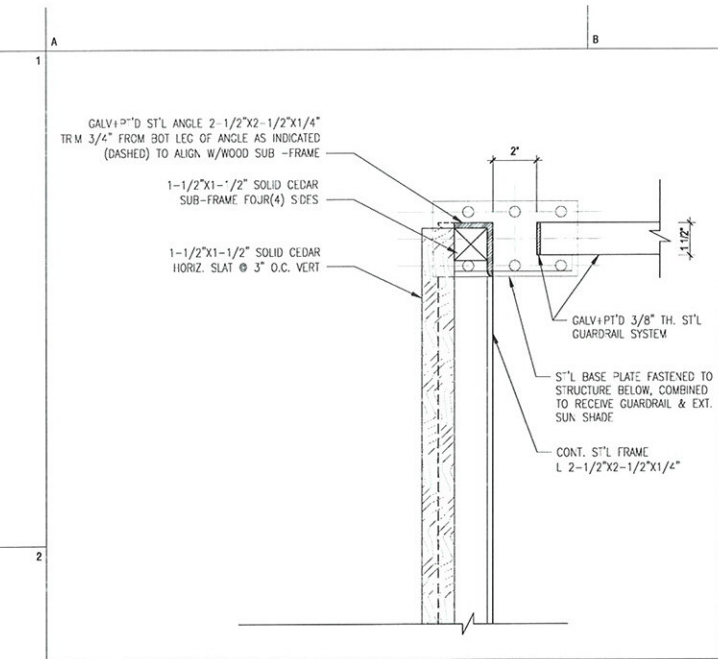


PROPOSED VIEW FROM REAR GARDENS
(TREES REMOVED FOR CLARITY)

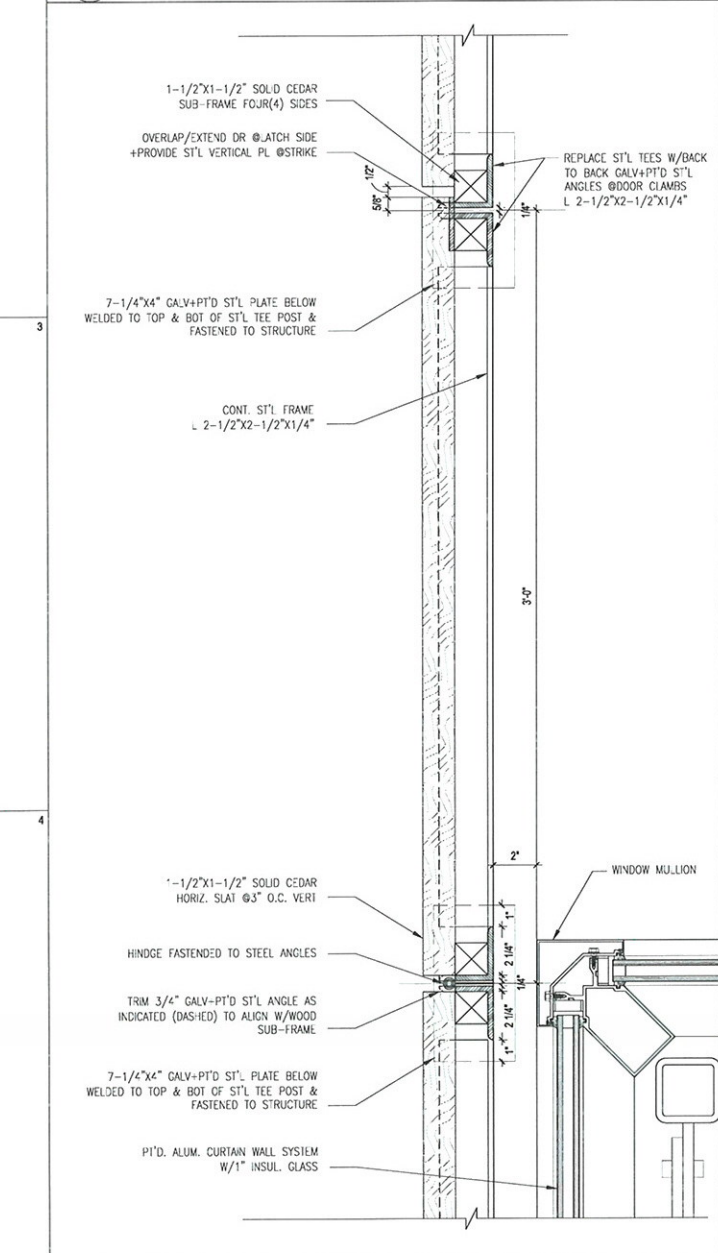
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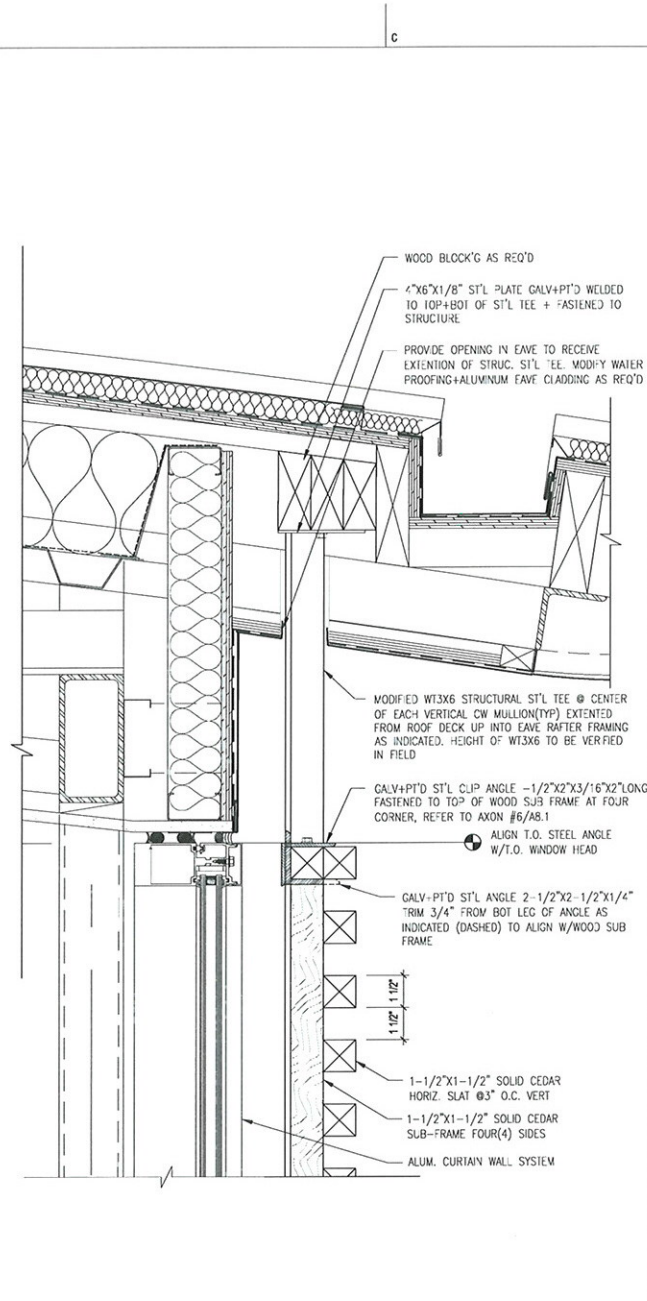
EXISTING FOOTPRINT & SHADOW PATH
PROPOSED DESIGN SHADOW PATH



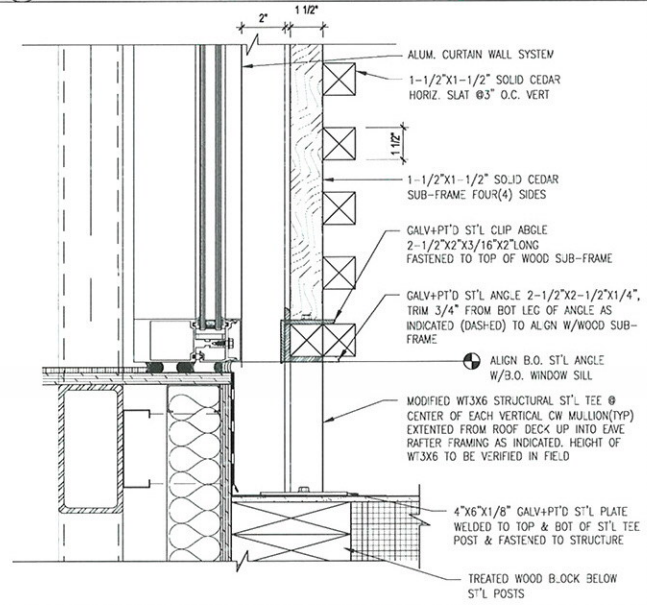
5 SECTION DETAIL-SUN SHADE & GUARDRAIL INTERSECTION
Scale: 3" = 1'-0"



4 SECTION DETAIL-REMOVABLE SUN SHADE AT DOOR HINGE
Scale: 3" = 1'-0"



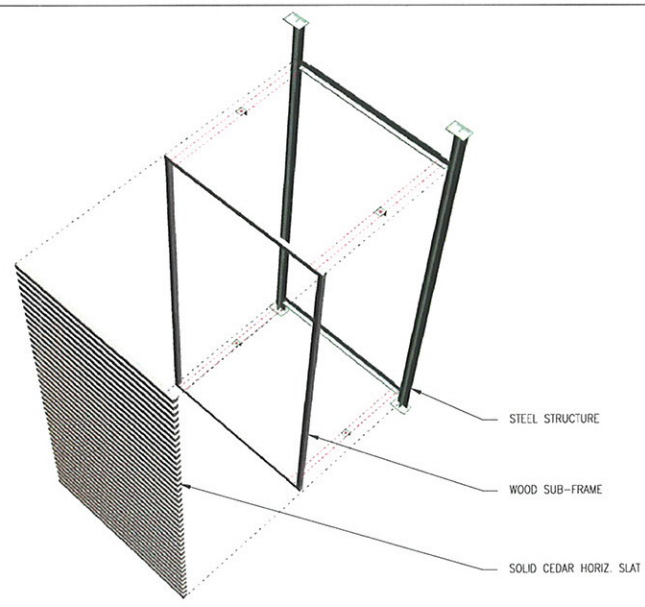
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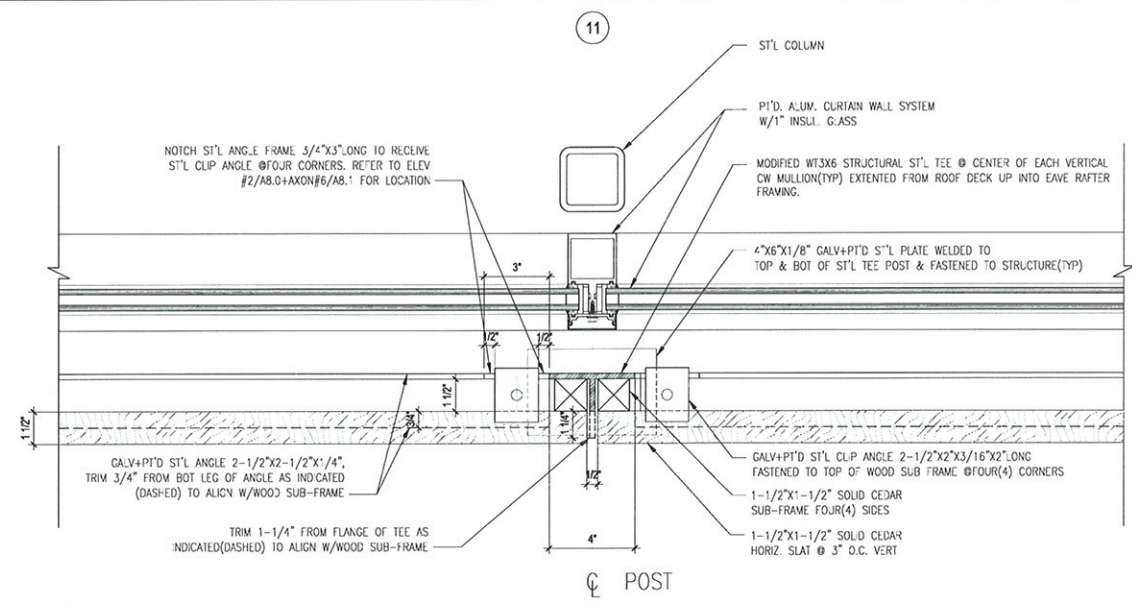
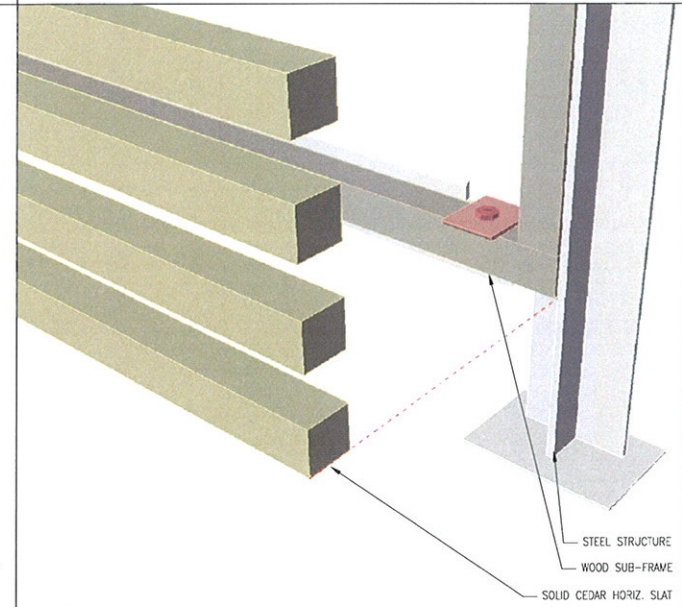
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6 AXON



1 PLAN DETAIL -REMOVABLE EXTERIOR SUNSHADE AT INTERMEDIATE POST
Scale: 3" = 1'-0"

MSA Office Addition
Somerville, Massachusetts

100 Prospera Way
Somerville, Massachusetts 02143-3740

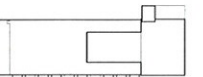
Architect
Moshe Safdie and Associates
100 Prospera Way
Somerville, Massachusetts 02143-3740
Tel 617.629.2100 Fax 617.629.2406

Structural Engineer
Richmond So Engineers, Inc.
85 Main Street, Suite 202
Woburn, MA 02472
Tel 617.926.9300 Fax 617.926.9301

Stamp

Revision	Number	Description	Date
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Key Plan



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Date
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Drawn By
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Project Number
File Name

ROOF SCREEN
DETAILS

A8.1