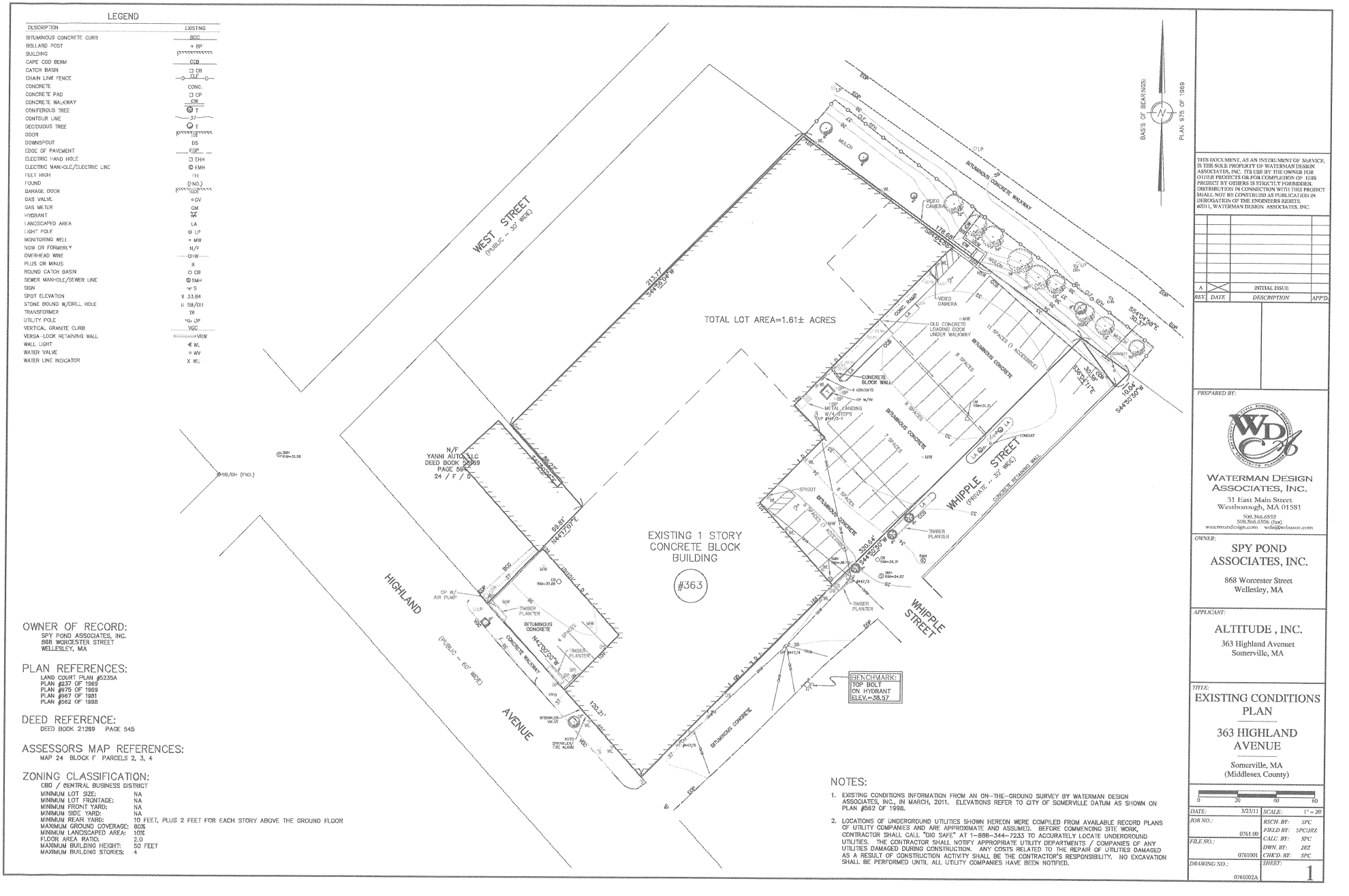


OWNER OF RECORD:

SPY POND ASSOCIATES, INC.
868 WORCESTER STREET
WELLESLEY, MA

PLAN REFERENCES:

LAND COURT PLAN #5235A
PLAN #237 OF 1969
PLAN #975 OF 1969
PLAN #967 OF 1981
PLAN #362 OF 1998

DEED REFERENCE:

DEED BOOK 21269 PAGE 545

ASSESSORS MAP REFERENCES:

MAP 24 BLOCK F PARCELS 2, 3, 4

ZONING CLASSIFICATION:

CBD / CENTRAL BUSINESS DISTRICT

MINIMUM LOT SIZE:	NA
MINIMUM LOT FRONTAGE:	NA
MINIMUM FRONT YARD:	NA
MINIMUM SIDE YARD:	NA
MINIMUM REAR YARD:	10 FEET, PLUS 2 FEET FOR EACH STORY ABOVE THE GROUND FLOOR
MAXIMUM GROUND COVERAGE:	80%
MINIMUM LANDSCAPED AREA:	10%
FLOOR AREA RATIO:	2.0
MAXIMUM BUILDING HEIGHT:	50 FEET
MAXIMUM BUILDING STORIES:	4

NOTES:

1. EXISTING CONDITIONS INFORMATION FROM AN ON-THE-GROUND SURVEY BY WATERMAN DESIGN ASSOCIATES, INC., IN MARCH, 2011. ELEVATIONS REFER TO CITY OF SOMERVILLE DATUM AS SHOWN ON PLAN #362 OF 1998.
2. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENTS / COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.

REV.	DATE	DESCRIPTION	APP'D
A		INITIAL ISSUE	

PREPARED BY:
WATERMAN DESIGN ASSOCIATES, INC.
31 East Main Street
Westborough, MA 01581
508.366.6552
508.366.6556 (fax)
watermandesign.com wda@wdassoc.com

OWNER:
SPY POND ASSOCIATES, INC.
868 Worcester Street
Wellesley, MA

APPLICANT:
ALTITUDE , INC.
363 Highland Avenuet
Somerville, MA

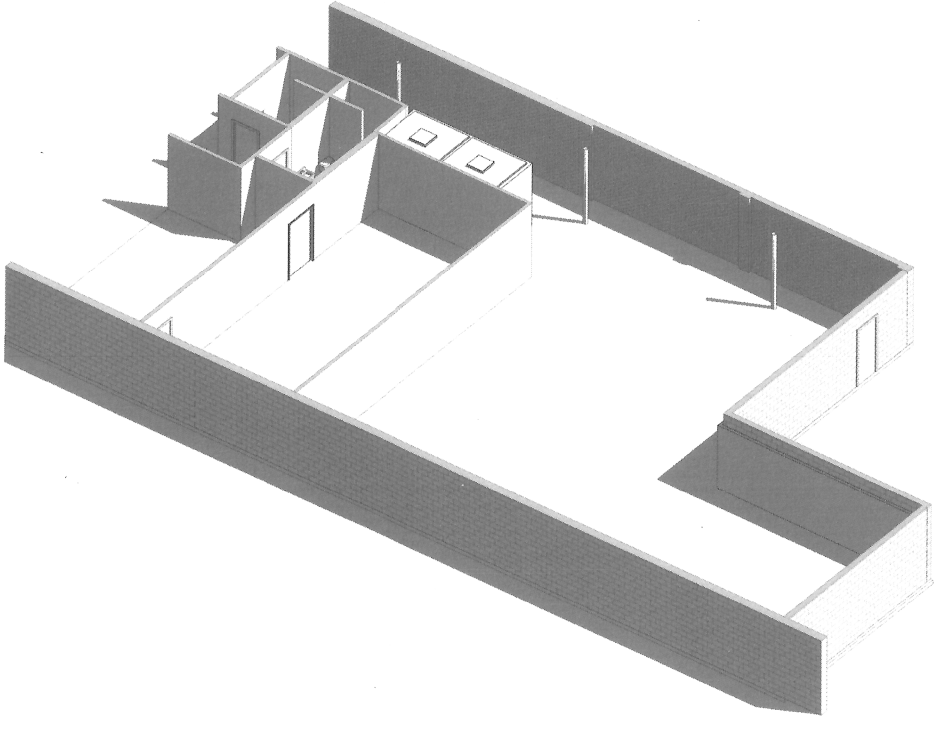
TITLE:
EXISTING CONDITIONS PLAN
363 HIGHLAND AVENUE
Somerville, MA
(Middlesex County)

0 20 60 60

DATE: 3/23/11	SCALE: 1" = 20'
JOB NO.: 0761.00	RSCH. BY: SPC FIELD BY: SPC/JRZ
FILE NO.: 0761001	CALC. BY: SPC DWN. BY: JRZ CHK'D. BY: SPC
DRAWING NO.: 0761002A	SHEET: 1

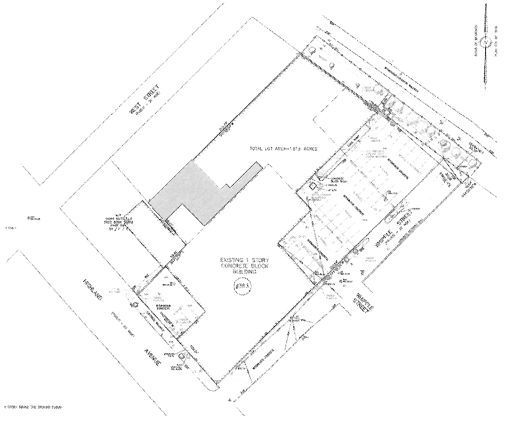
363 Highland Ave

363 Highland Ave
Somerville, MA 02144



Drawing List

Sheet Number	Sheet Name	Current Revision
A 0.0	TITLE	
A 0.1	GENERAL NOTES	
A 0.2	ABBREVIATIONS AND LEGENDS	
A 0.3	DEMO PLAN	
A 1.0	FLOOR PLAN	
A 1.2	ENLARGED PLAN - BATHROOMS	
A 1.3	ROOF PLAN	
A 2.0	REFLECTED CEILING PLAN	
A 7.0	TYPICAL DETAILS	
A 7.1	MILLWORK DETAILS	
A 8.0	DOOR SCHEDULE & TYPES	
A 8.1	WALL TYPES AND SCHEDULE	
S1.1	STRUCTURAL GENERAL NOTES, ROOF FRAMING PLAN	



studio TROIKA
67 maplewood street t 781 388 3113
malden ma 02148-4320 f 781 388 3123
www.studiotroika.com

CONSULTANTS

REVISIONS

#	DESCRIPTION	DATE

PEDRELLI

363 Highland Ave
Somerville, MA 02144

DESIGN
DEVELOPMNET

TITLE

PROJECT NUMBER	950 10
DATE	8-15-2011
DRAWN BY:	WOH
CHECKED BY:	RE

A 0.0

Scale As indicated

1 DEMO PLAN
1/4" = 1'-0"

DOOR TO BE REMOVED

WALL TO BE REMOVED

studio TROIKA
67 maplewood street t 781.388.3313
malden, ma 02148-4320 f 781.388.3303
www.studiotroika.com

CONSULTANTS

REVISIONS

#	DESCRIPTION	DATE

PEDRELLI

363 Highland Ave
Somerville, MA 02144

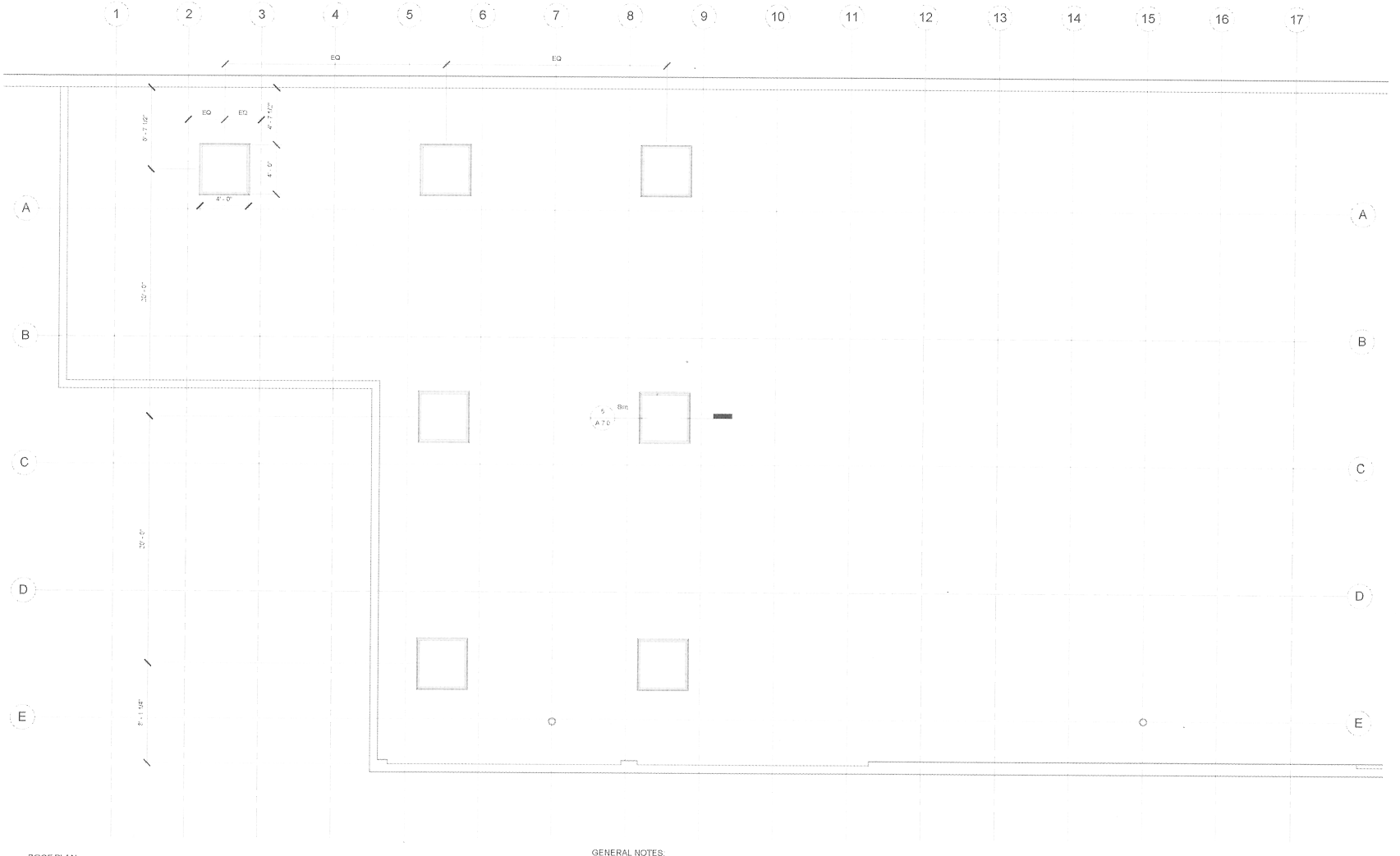
DESIGN
DEVELOPMNET

DEMO PLAN

PROJECT NUMBER	950.10
DATE	8-15-2011
DRAWN BY:	WOH
CHECKED BY:	RE

A 0.3

Scale 1/4" = 1'-0"



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

GENERAL NOTES:
1. STRUCTURAL GRID LINES FOR REFERENCE ONLY, VERIFY LOCATION IN FIELD

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67 maplewood street t 781.393.9113
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CONSULTANTS

REVISIONS

#	DESCRIPTION	DATE

PEDRELLI

363 Highland Ave
Somerville, MA 02144

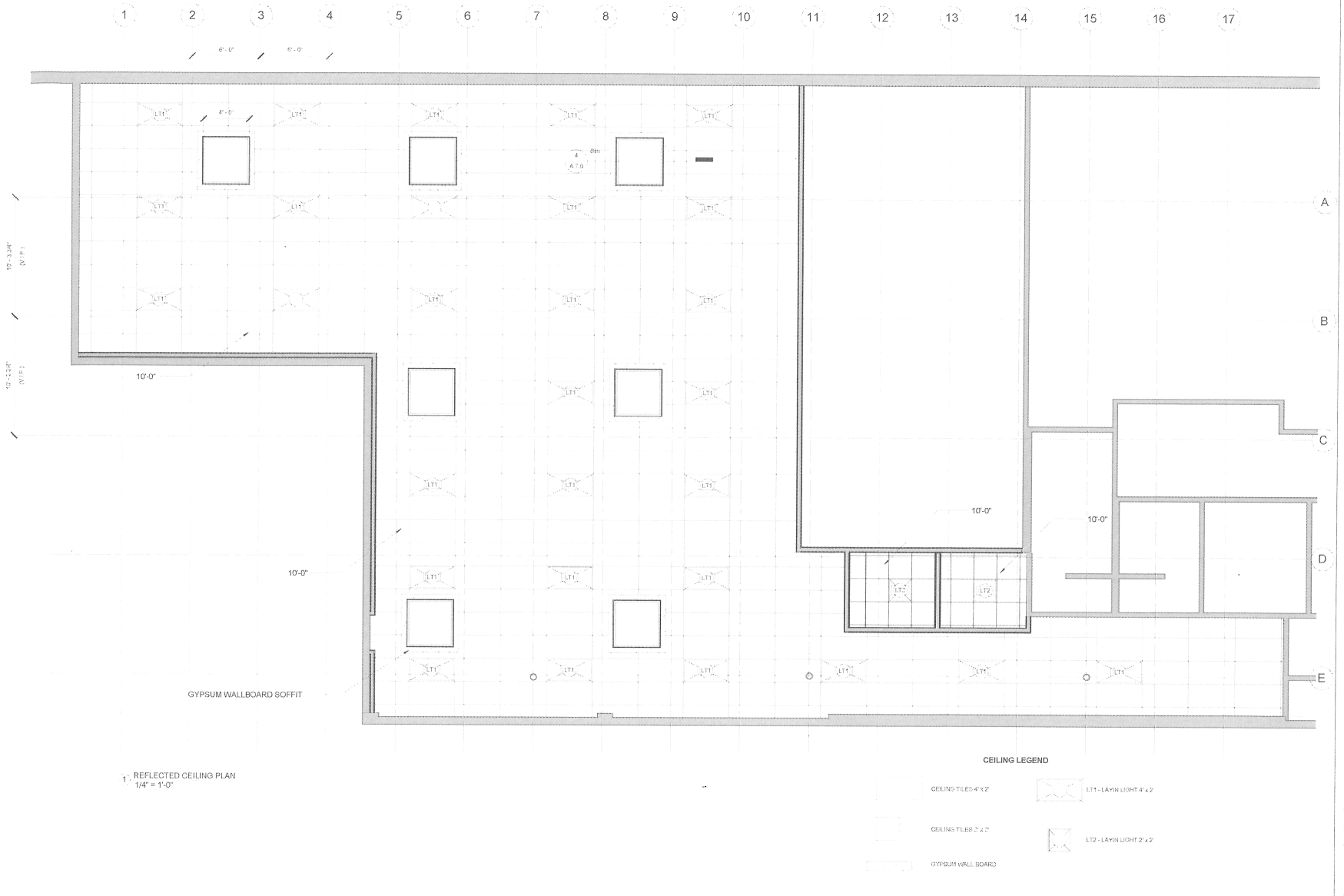
DESIGN
DEVELOPMNET

ROOF PLAN

PROJECT NUMBER	950.10
DATE	8-15-2011
DRAWN BY:	Author
CHECKED BY:	Checker

A 1.3

Scale 1/4" = 1'-0"



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

CEILING LEGEND

CEILING TILES 4' X 2'

CEILING TILES 2' X 2'

GYPSUM WALL BOARD

LT1 - LAYIN LIGHT 4' X 2'

LT2 - LAYIN LIGHT 2' X 2'

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malden, ma 02148-4320
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f 781.388.3323

CONSULTANTS

REVISIONS

#	DESCRIPTION	DATE

PROJECT

PEDRELLI

363 Highland Ave
Somerville, MA 02144

DESIGN DEVELOPMNET

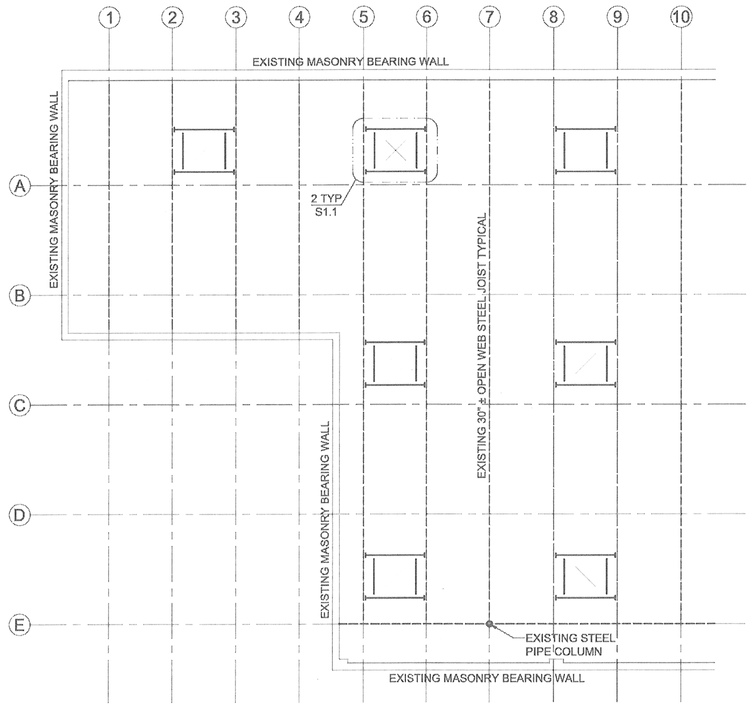
DRAWING TITLE

REFLECTED CEILING PLAN

PROJECT NUMBER	950.10
DATE	8-15-2011
DRAWN BY:	WOH
CHECKED BY:	RE

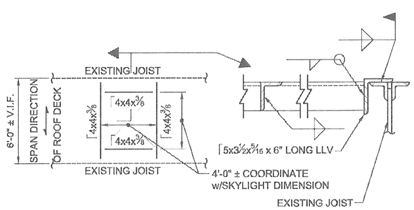
A 2.0

Scale 1/4" = 1'-0"

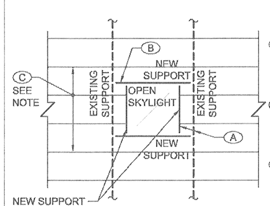


ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"

NOTES:
1. TOP OF STEEL EL SEE ARCH DRAWINGS, 17'-0" ± AFF. V.I.F.
2. TOP OF SLAB EL SEE ARCH DRAWINGS, V.I.F.
3. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONED SKYLIGHT LOCATIONS.
4. INDICATES SPAN OF EXISTING STEEL ROOF DECK TYPE & GOUGE TO BE DETERMINED FROM DEMOLISHED SCRAPS.



1 FRAMING FOR SKYLIGHT OPENINGS IN STEEL ROOF DECK (NO CONCRETE)
SCALE: NONE



NOTE:
ALL PANEL SIDES @PANELS ADJACENT TO OR INTERRUPTED BY SKYLIGHTS

(A) INDICATES LOCATION ON STEEL DECK REQUIRING 3/4" DECK PUDDLE WELDS @12" OC @PANEL ENDS, ABUTTING ENDS, INTERMEDIATE SUPPORTS.

(B) INDICATES LOCATION ON STEEL DECK REQUIRING 3/4" DECK PUDDLE WELDS @12" OC @PANEL SIDES @FILLER PANEL SUPPORTS.

(C) INDICATES PANEL SIDE LAP LOCATIONS ON STEEL DECK REQUIRING #10 TEK SCREWS. ASSUME 2 BETWEEN EACH TRUSS TO BE DETERMINED BASED ON EXISTING DECK GOUGE & SIDE LAP SPACING BETWEEN GRIDS 1 & 10.

2
SCALE: NONE

GENERAL

1. Structural work shall conform to the requirements of "The Commonwealth of Massachusetts State Building Code", 8th Edition.
2. Verify and coordinate dimensions related to this project.
3. The contractor shall submit complete shop drawings for all parts of the work, including description of demolition and construction methods and sequencing where applicable. No performance of the work including, but not limited to, demolition and construction methods and sequencing where applicable to demolition of existing structure or fabrication or erection of new structural elements, shall commence without review of the shop drawings by the architect.
4. The contractor is solely responsible for the stability of all buildings during all phases of erection and construction.

STRUCTURAL STEEL

1. Structural steel work shall conform to "Specification for Structural Steel Buildings" (AISC 2006); "Code of Standard Practice for Steel Buildings & Bridges" (AISC 2005; "Seismic Provisions for Structural Steel Buildings" (AISC, 2006); "Specification for Structural Steel Joints Using ASTM A325 and A490 bolts" (AISC 2005), "Structural Welding Code – Steel" (AWS D1.1-96).
2. Structural steel shall be detailed in accordance with "Detailing for Steel Construction (AISC)" and where required, designed in accordance with cited references.
3. Structural steel details, not specifically shown, shall be taken as being similar to those shown for the most nearly similar condition as determined by the architect.
4. Structural steel shall be new steel conforming to the following:

(A) Unless noted otherwise	ASTM A992	Grade 50 (Fy = 50 KSI)
(B) Angles, channels, plates, T's etc	ASTM A36	(Fy = 36 KSI)
(C) Tubes	ASTM A500	Grade B (Fy = 46 KSI)
(D) Pipes	ASTM A501 or ASTM A53	Type E or S, Grade B
(E) Anchor bolts	ASTM A307 or ASTM F1554 Gr. 105	
(F) High strength bolts	ASTM A325	

5. Welded connections shall be made by approved certified welders using filler metal conforming to E70XX or F7X-EXXX with low hydrogen.
6. Welds shall develop the full strength of the materials being welded, unless noted otherwise, except that fillet welds shall be a minimum of 1/4".
7. Structural steel framing shall be true and plumb before connections are finally bolted or welded.
8. Field cutting of structural steel or any field modifications of structural steel shall not be made without prior written approval by architect for each specific case.

STEEL DECK

1. Steel deck work shall conform to the "Specification for Design of Light Gage and Cold-Formed Steel Structural Members" (AISC 1989); "Structural Welding Code – Steel" (AWS D1.1-94); and "Structural Welding Code – Sheet Steel" (AWS D1.3-89).
2. Steel deck cross sections are only represented diagrammatically on the drawings.
3. Steel deck panels shall be formed from steel sheets conforming to ASTM A653, Grade 33, with a minimum yield point of 33,000 PSI, ASTM A570 (UNGALV), Grade 33 or ASTM A611 (UNGALV), Grade C with a minimum yield point of 33,000 PSI and a thickness not thinner than 20 gage.
4. Roof construction in general consists steel deck with diaphragm connections to supporting members. Existing deck gauge and diaphragm connection patterns are unknown. The contractor shall notify the Architect and Structural Engineer 24 hours in advance of removing steel roof deck for the skylights, and the removed decking shall be made available for their inspection.

STEEL JOISTS

1. Existing cross bridging shall not be cut or altered in any manner.
2. The cumulative total of all suspended loads from any joist shall not exceed the equivalent of uniformly distributed load of three(3) PSF of its tributary area.
3. Suspended loads shall be applied only at panel points of joists. All necessary supplemental framing shall be provided by the contractor responsible for the suspended load.
4. Existing joist elements, including but not limited to top chord, bottom chord, diagonals, connections and bearing seats, shall not be cut or altered in any manner.
5. For attachments to joist, field welds shall be made parallel to the length of chord, not across the chord. No holes are to be drilled in the members of the joist.
6. All attachments to joists (hangers for pipes and mechanical equipment) shall be from panel points only.

MASONRY CONSTRUCTION

1. Existing masonry walls shall not be altered without prior written approval by architect for each specific case.

RENOVATION AND RESTORATION

1. Work shall conform to the requirements of the Commonwealth of Massachusetts State Building Code.
2. The contractor shall notify the architect when, in the course of construction or demolition, conditions are uncovered which are unanticipated or otherwise appear to present a dangerous condition.
3. Damaged load bearing masonry shall be removed and replaced or repaired as directed by the architect.
4. Damaged stone lintels shall be repaired or replaced.
5. New masonry shall be bonded or otherwise tied to adjacent masonry work.
6. Second-hand brick shall not be used in masonry bearing walls unless approval is given by the architect for each specific case.
7. Information regarding existing construction or conditions is based on available record drawings or limited site observations which may or may not truly reflect existing conditions. Such information is included on assumption that it may be of interest to the contractor, but the architect assumes no responsibility for its accuracy or completeness.
8. Verify all dimensions and conditions on the job. Discrepancies shall be brought immediately to the attention of the architect before proceeding with that part of the work.
9. Where new work will be adjacent to or framing existing construction, verify dimensions of existing construction prior to fabrication of new members.
10. Provide all labor and material for any framing required to connect new framing to existing construction. Wherever it is necessary to remove existing construction in order to construct new work, the affected area shall be patched and rebuilt to match existing adjacent work to satisfaction of the architect.
11. Details shown on any drawing shall be considered typical for all similar conditions.
12. Notify architect of any contemplated structural alteration in reasonable time to render and document the architect's decision.
13. Structural materials and components shall have prior approval of the architect.
14. Alterations or modifications not indicated on the drawings shall be approved by the architect in writing before such work is initiated.

STRUCTURAL DESIGN LOADS

1. Dead loads
   (A) Weight of building components
2. Live loads
   (A) Roof snow load = 31.5 PSF plus drift
   Pg =45 PSF; Is=1.0;Ce=1.0;Ct=1.0;
3. Wind loads = Per Mass. Code and ASCE7-05; Wind Speed 105 mph, Exposure B
   (A) Importance Factor = 1.0
4. Earthquake loads- Per Mass. Code and ASCE7-05; Site Class "D"
   Importance Factor I=1.0; Occupancy Category "II"
   Seismic Performance Category 'B'
   Equivalent Lateral Force Procedure, Simple Method.
   R=1.25; Cd=1.25 (Existing Unreinforced Masonry Shearwall)
   Ss=.28; Fa=1.4 (soil); SDS=.261g
   W=201.6 kips F=1.0 (one-story)
   V=F*SDS*W/R =42.2 kips (Ultimate)

KEY PLAN

studio TROIKA incorporated
■ 67 maplewood street t: 781 388 3313
■ malden, ma 02148-4320 f: 781 388 3323
■ www.studiotroika.com

■ CONSULTANTS

ROOME & GUARRACINO, LLC
STRUCTURAL ENGINEERS
48 GROVE ST, SOMERVILLE, MA 02144
T 617.628.1700 F617.628.1711

■ REVISIONS

# DESCRIPTION	DATE

■ NOTES

FOR DESIGN PURPOSES ONLY. NOT FOR CONSTRUCTION. VERIFY ALL DIMENSIONS IN FIELD.

PROJECT TITLE
■ PEDRELLI

363 Highland Ave
Somerville, MA 02144

■ PHASE
PROGRESS ONLY

■ DRAWING TITLE
GENERAL NOTES, ROOF FRAMING PLAN, & TYPICAL DETAILS

■ PROJECT NUMBER 950.10
■ DATE 8-17-2011
■ DRAWN BY: BSM
■ CHECKED BY: CG

S1.1

■ Scale AS NOTED