

GENERAL NOTES

1. ALL WORK PERFORMED, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE AND THE LATEST REQUIREMENTS OF THE FEDERAL BUILDING CODES. ALL LOCAL AND STATE HANDICAP AND FEDERAL ADA REGULATIONS, ANY FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND GENERAL CONDITIONS PER AIA DOCUMENT #A201 AND OWNER/CONTRACTOR AGREEMENT/DOCUMENT #A101 (OR APPLICABLE AGREEMENT).
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE OWNER AND THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH INFORMATION SHOWN ON THE DRAWINGS. ANY CONFLICTS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF ANY WORK. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON HIS BEHALF FOR ANY ADDITIONAL EXPENSES WHICH ARE INCURRED DUE TO NEGLECT OR WHICH COULD HAVE BEEN REASONABLY FORESEEN BY PRIOR INSPECTION OF EXISTING CONDITIONS.
4. PRIOR TO COMMENCING WORK, ORDERING OF MATERIALS AND SHOP FABRICATION OF ANY MATERIALS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS INDICATED ON THE DRAWINGS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
5. DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS. FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECT FOR CLARIFICATION AND/OR SIMILAR DETAIL.
6. WORK WHICH IS OBVIOUSLY REQUIRED TO PROVIDE A COMPLETE AND FINISHED PRODUCT WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE CONTRACT DOCUMENTS, SHALL BE PERFORMED BY THE CONTRACTOR AND BE INCLUDED IN THE BID. CONTRACTOR TO INSPECT AT TIME OF DELIVERY ALL FIXTURES PROVIDED BY OWNER TO INSURE PROPER QUANTITY, THAT ITEMS ARE DEFECT FREE, AND MATCH INVOICE. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, WHICH MAY INCLUDE BLOCKING, SHIMMING, ETC. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL ITEMS SUPPLIED BY OWNER'S VENDORS AND TO VERIFY THAT ALL MATERIALS RECEIVED ARE IN ACCORDANCE WITH THE SPEC. HEREIN. ANY DAMAGED ITEMS OR DISCREPANCIES BETWEEN MATERIALS SPECIFIED AND MATERIALS SHIPPED, SHALL BE REPORTED TO THE ARCHITECT PROMPTLY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS, MATERIALS AND FINISHES WITHIN THE PROPOSED CONSTRUCTION AREA AND ALL ADJOINING PROPERTY AFFECTED BY CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. ANY EXISTING MATERIALS AND FINISHES WHICH ARE DAMAGED, SHALL BE REPLACED AS NECESSARY WITH NEW MATCHING MATERIALS AT THE CONTRACTOR'S OWN COST AND EXPENSE.
8. THE CONTRACTOR SHALL DO ALL CUTTING, CHASING, CORE DRILLING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK THAT MAY BE INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PATCHING SHALL MATCH ADJACENT SYSTEMS, MATERIALS AND FINISHES UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY DULY LICENSED PROFESSIONALS AND AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE, (PLUMBING, ELECTRICAL, ETC), WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGN OFFS.
10. THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING THEIR WORK.
12. CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.
13. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.
14. CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP THE ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ASSIGNED TO, OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS OR THEIR WORK.
15. CONTRACTOR SHALL ASSIST WITH DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS, AND DISPOSE OF ANY RESULTING TRASH.
16. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR/ FINISHES FOR ARCHITECT'S APPROVAL. CONTRACTOR SHALL PROVIDE TIMELY AND COMPLETE DATA ON ANY DEVIATION/ SUBSTITUTION FROM CONTRACT DOCUMENTS
17. CONTRACTOR TO VERIFY ALL FIXTURE COUNTS, AS APPLICABLE TO THEIR CONTRACT, WITH OWNER.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSEOUT, PRIOR TO FINAL PAYMENT, INCORPORATING ALL STANDARD GUARANTEES AND WARRANTIES AND ORIGINALS OF ALL APPLICABLE CERTIFICATES OF TESTING, INSPECTION, TEMPORARY FINAL CERTIFICATE OF OCCUPANCY. COORDINATE WITH OWNER.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE. ALL EXPOSED HORIZONTAL AND VERTICAL SURFACES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MUST BE WIPED CLEAN AND FREE OF DUST: WALLS, EXPOSED STRUCTURAL MEMBERS, STAIRS AND RAILINGS, CABINETRY. ALL FLOORS MUST BE MOPPED CLEAN.
20. CONTRACTOR TO PROVIDE 3 COPIES OF AS-BUILT INFORMATION, OPERATION AND MAINTENANCE MANUALS, INCLUDING ALL PRODUCT GUARANTEES AND WARRANTIES.
21. PROVIDE ADEQUATE SHORING OR BRACING TO PROTECT PROPERTY ON AND OFF SITE. IF UNSURE OF WHERE SHORING MAY BE REQUIRED, CONSULT WITH THE STRUCTURAL ENGINEER BEFORE PROCEEDING.
22. ALL STRUCTURAL WALLS TO REMAIN. COORDINATE WITH ARCHITECT AND STRUCTURAL ENGINEER IF REMOVAL IS NECESSARY.

SCOPE OF WORKS

1. INSTALL SECURITY SCREENING TO THE LOWER LEVELS OF AN EXISTING OPEN PARKING GARAGE.
2. SITE CIRCULATION CHANGES AND INSTALLATION OF NEW SECURITY GATE
3. EXCLUSIONS
 - NO STRUCTURAL ALTERATIONS
 - NO CHANGES OF USE & OCCUPANCY
 - NO CHANGES OF BUILDING TYPE
 - NO CHANGES IN FIRE SEPARATION, RESISTANCE, OR SUPPRESSION

481 COLUMBIA ST.



OWNER

SOMERVILLE HOUSING GROUP TRUST III
DAVID APOSHIAN, TRUSTEE

190 TREMONT STREET
SOMERVILLE, MA 02143
617-629-3014

ARCHITECT

PETER QUINN ARCHITECTS, LLC

259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
617-354-3989

481 COLUMBIA ST.
481 COLUMBIA ST. SOMERVILLE, MA

DRAWING LIST		PERMIT SET 24 JUNE 2016
GENERAL		
T.1	COVER SHEET	X
ARCHITECTURAL		
A.1	GARAGE SITE PLAN	X
A.2	GARAGE PLANS LEVEL 1 & 2	X
A.3	GARAGE SECURITY SCREENS	X
A.4	SECURITY GATE	X

LOCUS MAP



BUILDING PERMIT:	NUMBER: _____	DATE: _____
SPECIAL PERMIT WITH SITE PLAN REVIEW:	NUMBER: _____	DATE: _____
PUD CASE:	NUMBER: _____	DATE: _____

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SEAL

CONSULTANT

PROJECT

481 COLUMBIA ST
252 CAR PARKING STRUCTURE
SECURITY ALTERATIONS

481 COLUMBIA ST
SOMERVILLE, MA 02143

PREPARED FOR

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DRAWING TITLE

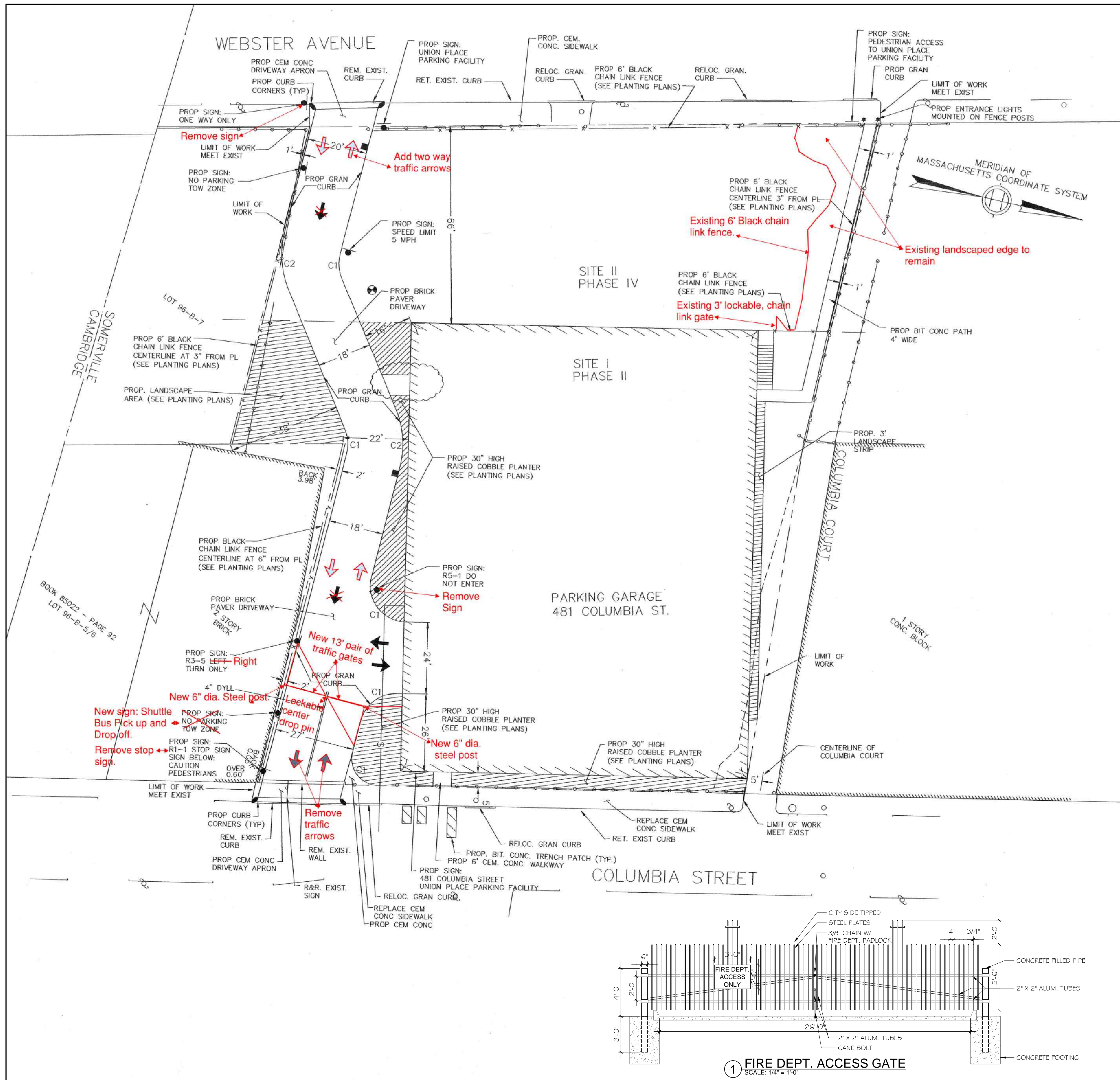
COVER SHEET

SCALE AS NOTED

REVISION / ISSUE	DATE
PERMIT SET	6/24/2016
DRAWN BY WFD	REVIEWED BY PQ

SHEET

T.1



NOTES

1. CITY LINE LOCATION TAKEN FROM DATA PROVIDED BY MASSACHUSETTS HIGHWAY DEPARTMENT - GEODETIC SURVEY DIVISION
2. LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED.
3. EXISTING DRAINAGE STRUCTURES AND OTHER UNDERGROUND UTILITIES WITHIN THE SITE ARE TO BE REMOVED AND/OR ABANDONED UNLESS OTHERWISE NOTED.
4. EXISTING UTILITY POLES TO BE RELOCATED AS NECESSARY. CONTRACTOR TO COORDINATE RELOCATION WITH UTILITY COMPANY.
5. FOR TRAFFIC REGULATORY SIGNAGE THE CONTRACTOR SHALL FOLLOW PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
6. GRANITE CURB RADII:
C1: 12'
C2: 30'
7. CONTRACTOR SHALL PROVIDE A TEMPORARY 6 FOOT CHAIN LINK FENCE AROUND THE CONSTRUCTION WORK ZONE AS REQUIRED AT ALL TIMES FOR THE PROTECTION OF WORKERS AND THE GENERAL PUBLIC.
8. CONTRACTOR SHALL ADJUST ALL GATES, SERVICE BOXES, ETC. WITHIN THE RECONSTRUCTION OF THE SIDEWALK AREA.
9. ADJACENT ABUTTER(S) MUST BE NOTIFIED PRIOR TO ANY CONSTRUCTION LOCATED ON THEIR PROPERTY.

LEGEND

EXISTING	PROPOSED	
[Symbol]	[Symbol]	BOUND FOUND
[Symbol]	[Symbol]	CHAIN LINK FENCE
[Symbol]	[Symbol]	STOCKADE FENCE
[Symbol]	[Symbol]	WOOD FENCE
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	DRAIN LINE
[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	GAS LINE
[Symbol]	[Symbol]	ELECTRIC LINE
[Symbol]	[Symbol]	CABLE LINE
[Symbol]	[Symbol]	FIRE/POLICE CONDUIT
[Symbol]	[Symbol]	OVERHEAD UTILITY WIRES
[Symbol]	[Symbol]	SANITARY MANHOLE
[Symbol]	[Symbol]	DRAIN MANHOLE
[Symbol]	[Symbol]	ROOF CLEANOUT STRUCTURE
[Symbol]	[Symbol]	FIRE ALARM MANHOLE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	DISTRIBUTION ("D") BOX
[Symbol]	[Symbol]	UTILITY POLE
[Symbol]	[Symbol]	W.G. WATER GATE
[Symbol]	[Symbol]	G.G. GAS GATE
[Symbol]	[Symbol]	SIGN
[Symbol]	[Symbol]	TW TOP OF WALL
[Symbol]	[Symbol]	BW BOTTOM OF WALL
[Symbol]	[Symbol]	I.B. STEEL I-BEAM
[Symbol]	[Symbol]	PT OBS. WELL
[Symbol]	[Symbol]	TC TOP OF CURB
[Symbol]	[Symbol]	BC BOTTOM OF CURB
[Symbol]	[Symbol]	R&D REMOVE & DISCARD
[Symbol]	[Symbol]	R&R REMOVE & RELOCATE
[Symbol]	[Symbol]	REM. REMOVE
[Symbol]	[Symbol]	RET. RETAIN
[Symbol]	[Symbol]	R= CURB RADIUS
[Symbol]	[Symbol]	TS TOP OF STEP

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SEAL



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DRAWING TITLE

GARAGE SITE PLAN

SCALE AS NOTED

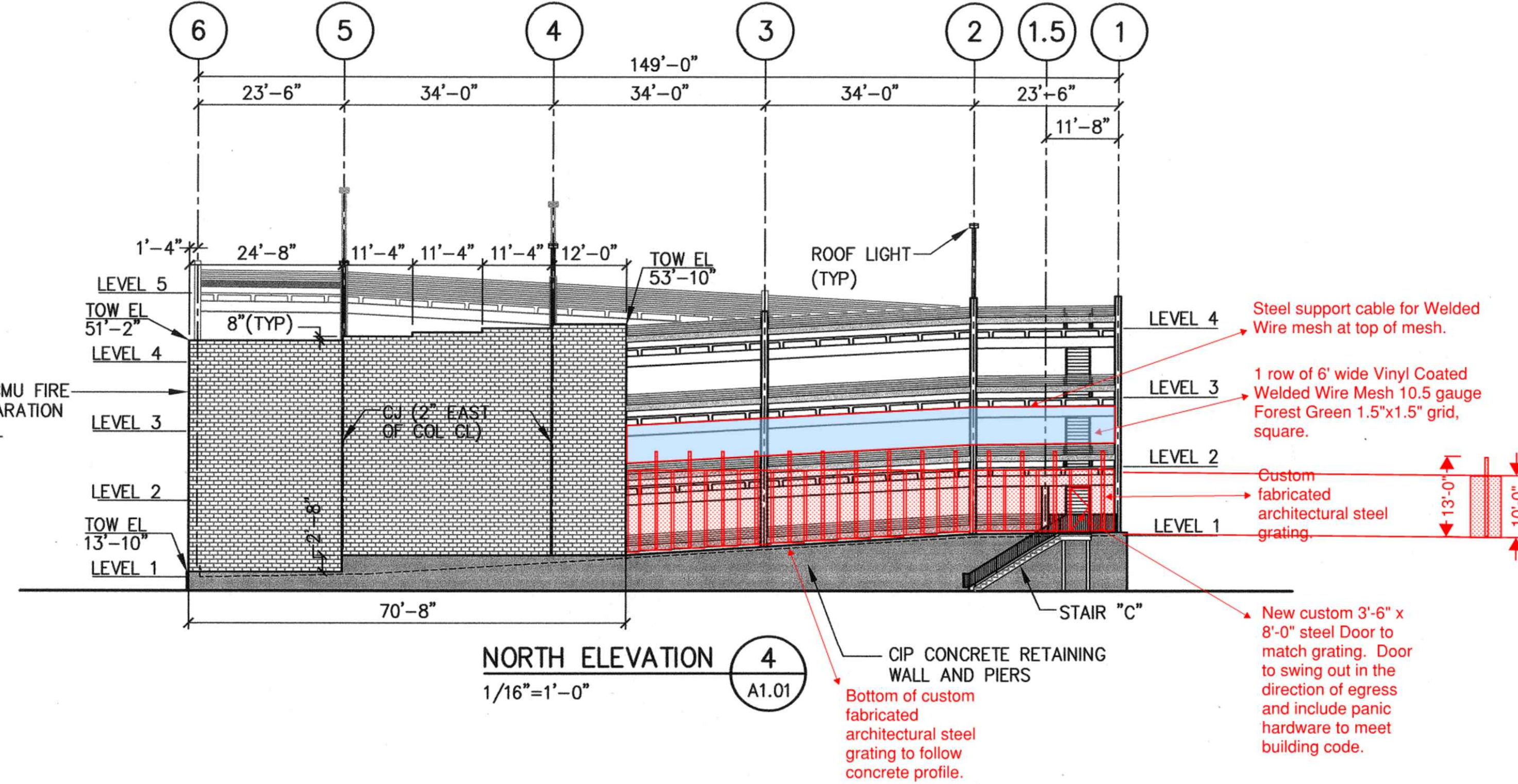
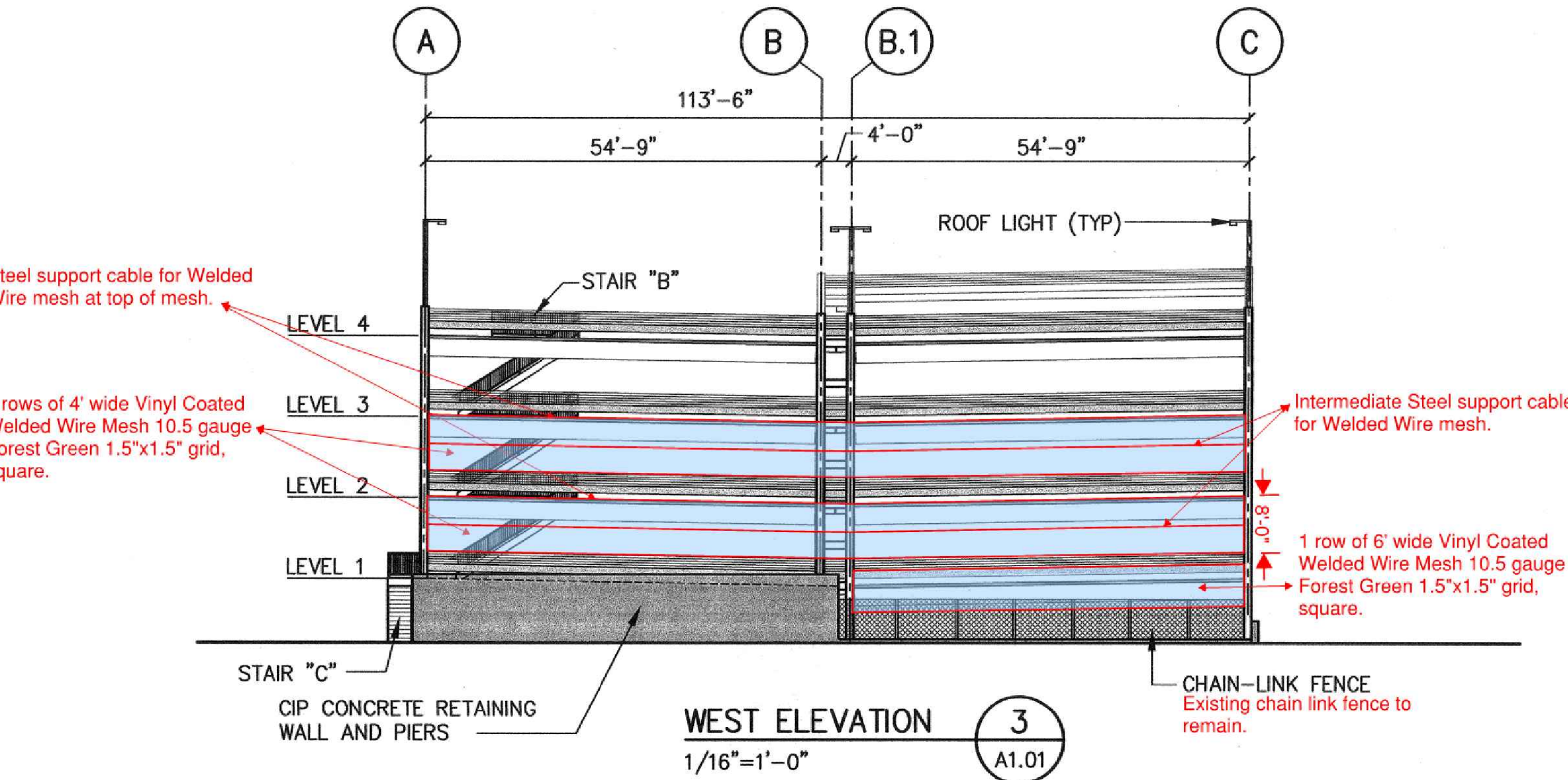
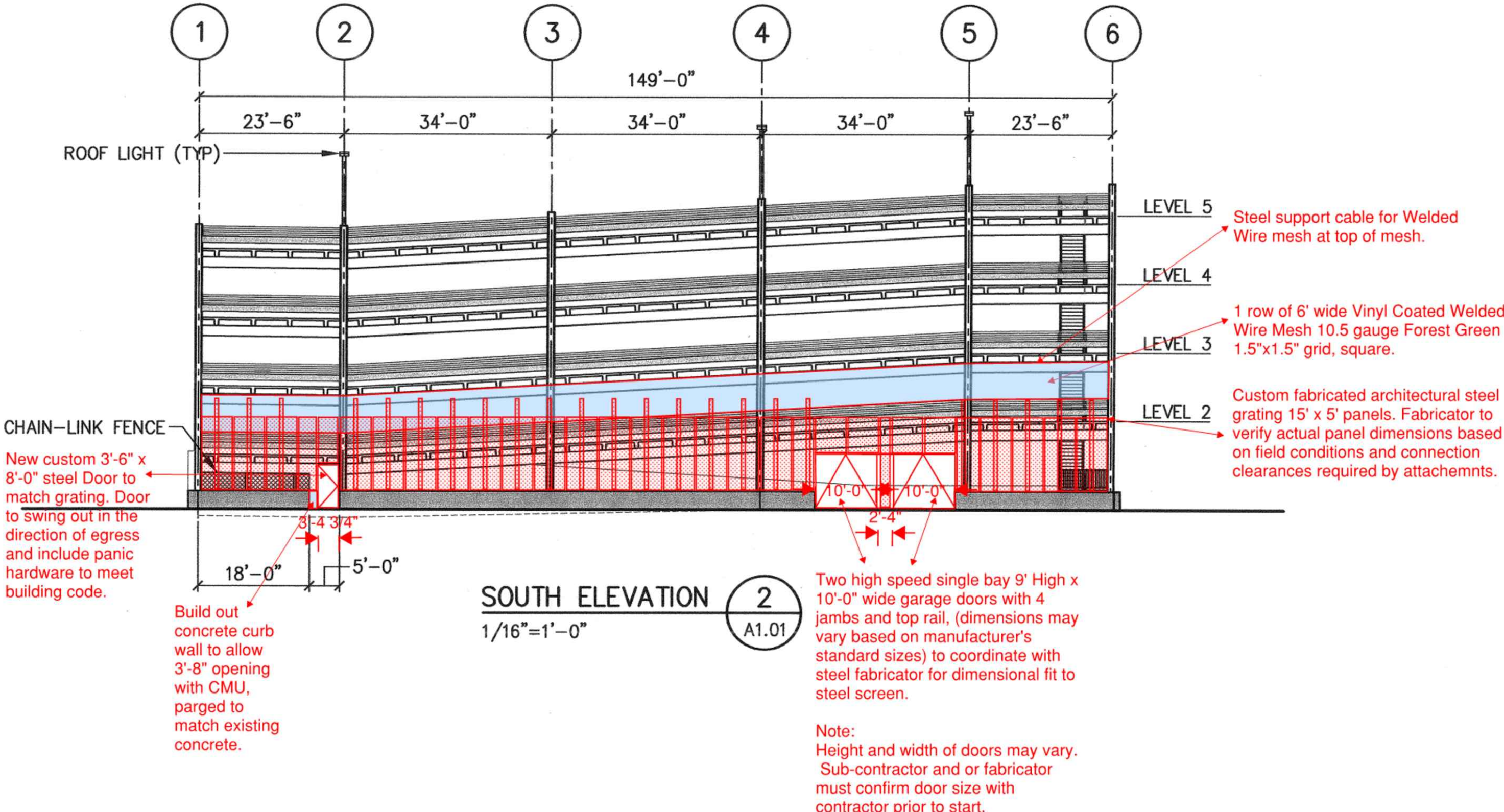
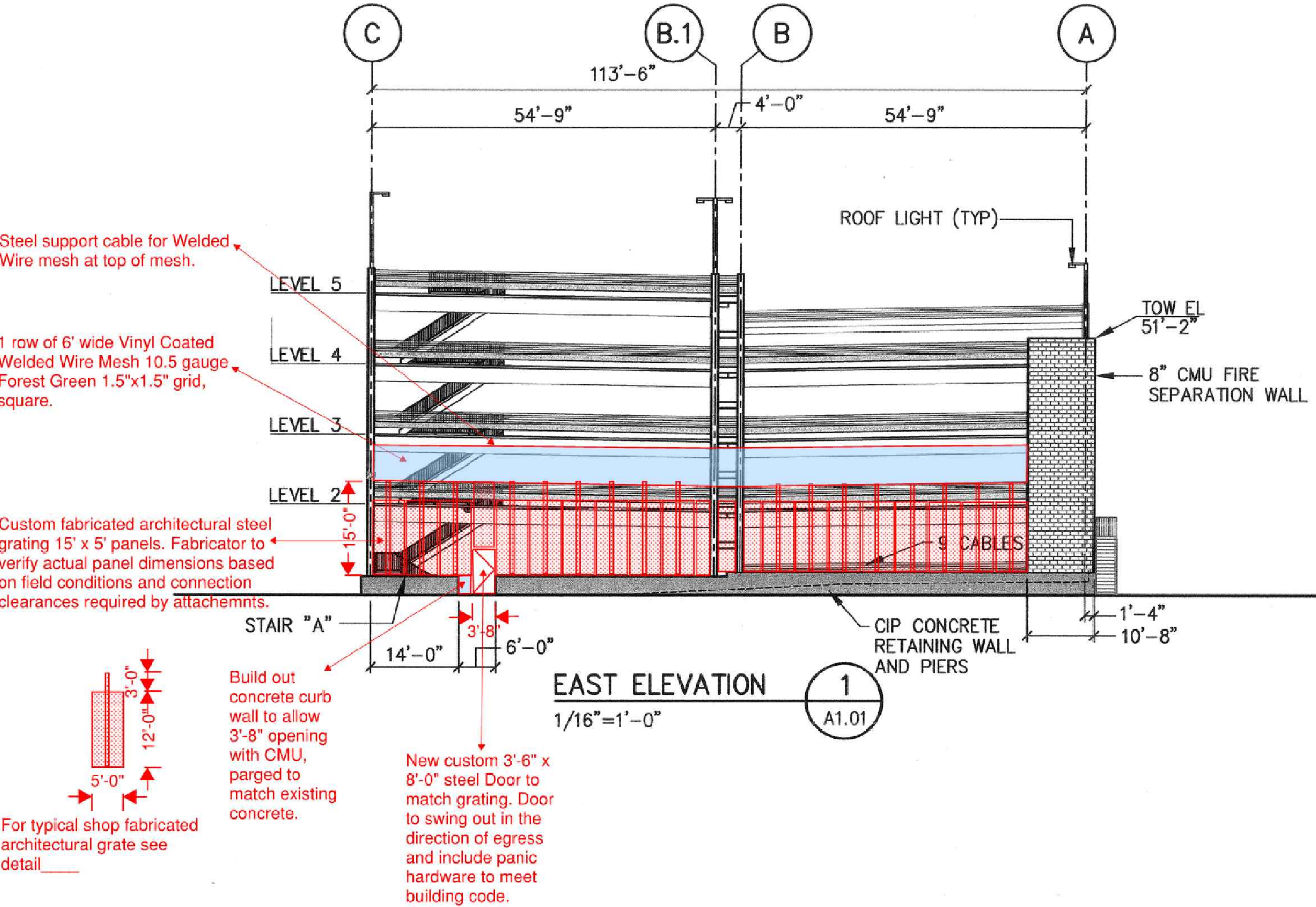
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DRAWN BY	REVIEWED BY PQ

SHEET

A.1

SITE PLAN SHOWN IS BASED ON PREPARED
ON A CERTIFIED SITE PLAN BY
DESIGN CONSULTANTS INC., DATED 10/14/03

As built base drawings by Hybrid Parking Solutions Inc.
51 Water Street
Watertown, Ma 02472-4603
and provided to Peter Quinn Architects LLC by
Cambridge Design & Development Inc. for the purpose
of documenting security improvements.

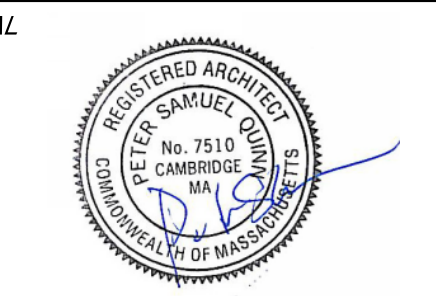


1. See architectural sketches and photographs for design of custom steel grating.
2. See attached specifications for vinyl coated Welded Wire mesh.
3. Finish paint color to match existing.
4. Top of custom architectural grating to be level. Bottom of grating to be as shown on elevations.
5. Fastenings and attachments per shop drawings.

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DRAWING TITLE
**GARAGE SECURITY
SCREENS**

SCALE AS NOTED

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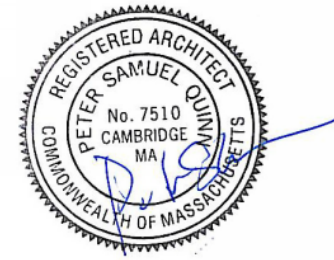
A.3

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DRAWING TITLE

SECURITY GATE

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A.4

