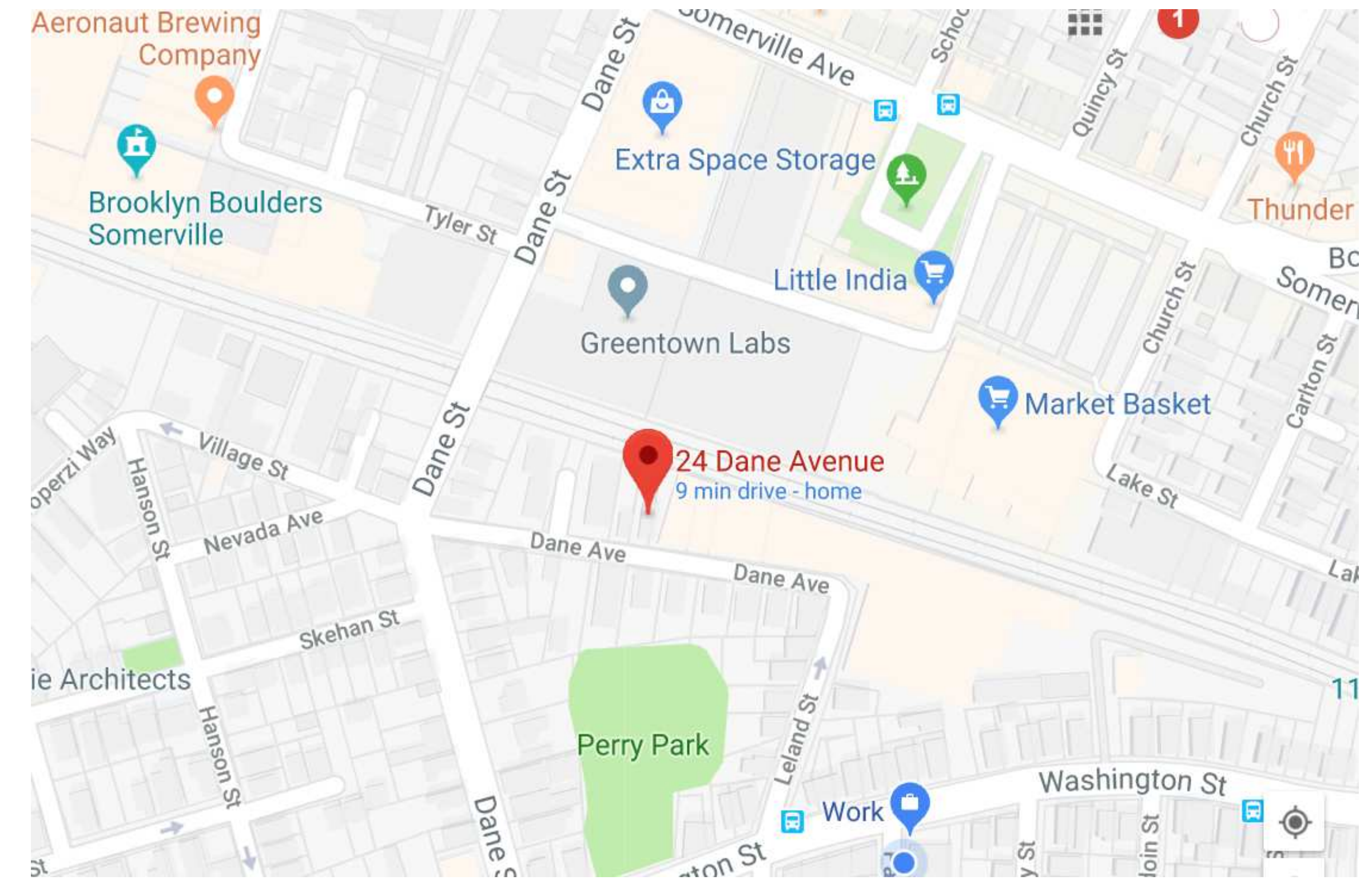


24 DANE AVE SOMERVILLE, MA 02143



Zoning Data 24 Dane Ave: Zone RC			
Data	Existing	Proposed	Allowed
A. Use	Single Family Residential	Multi- Family Residential	Multi-Family Residential
B. # of Dwelling Units*	1	3	4
C. Lot Area	3,253	3,253	7,500
D. Lot Area ÷ # of Dwelling Units	3,253	1,084	875
E. Gross Floor Area of Footprints of All Buildings	1,065	1,233	2,277
F. Ground Coverage (E. ÷ C.)	33%	38%	70%
G. Landscaped Area (landscaped area ÷ C.)	67%	62%	25%
H. Pervious Area (pervious area ÷ C.)	67%	62%	
I. Net Floor Area** / *** (sum of all usable square feet)	1,518	3,228	6,506
J. Floor Area Ratio (FAR) (I. ÷ C.)	0.47	0.99	2
K. Building Height	25'-5"	35'-0"	40
L. Front Yard Setback	8	8	15
M. Rear Yard Setback	51	33	10 (Railway)
N. Side Yard Setback (left when you face property)	5.6	5.6	7
O. Side Yard Setback (right when you face property)	1.4	1.4 Exist 3.0 New	7
P. Street Frontage	27.62'	27.62'	50
Q. # of Parking Spaces	0	0	
R. # of Bicycle Parking Spaces	0	6	

8 November 2018



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ABBREVIATIONS

T.O. = TOP OF
 SM = SIMLAR
 @ = AT
 R = AND
 C.C. = CONCENTER
 VL = LAMINATED VENEER LUMBER
 GYW = GYPSUM WALL BOARD
 DIA = DIAMETER
 THO = TO BE DETERMINED
 STD = STANDARD
 TYP = TYPICAL
 S.S. = STAINLESS STEEL
 F.F. = FINISH FLOOR
 A.F.F. = ABOVE FINISH FLOOR
 P.T. = PRESSURE TREATED
 GA = GAUGE
 = CENTERLINE
 & = AND
 < = ANGLE
 @ = AT
 CL = CENTERLINE
 L = LENGTH
 S = SPACING
 # = NUMBER OF ROUND
 (E) = EXISTING
 # = NUMBER OR ROUND
 + = PLUS OR MINUS
 < = LESS THAN
 > = GREATER THAN
 < = LESS THAN OR EQUAL TO
 > = GREATER THAN OR EQUAL TO
 ACC. = ACCESSORY
 ADJ. = ADJUSTABLE
 A.F.F. = ABOVE FINISH FLOOR
 ASGR. = AGGREGATE
 AL. = ALUMINUM
 APPR. = APPROXIMATE
 ARCH. = ARCHITECTURAL
 ASPR. = ASPHALT
 RD. = ROAD
 BTM = BOTTOM
 BLDG. = BUILDING
 BK. = BOOK
 BRS. = BRICKING
 BA. = BEAM
 BOT. = BOTTOM
 CAB. = CABINET
 C.B. = CATCH BASIN
 CEM. = CEMENT
 CER. = CERAMIC
 C.I. = CAST IRON
 C.I.P. = CAST IRON PIPE
 C.I. = CONTROL JOINT
 CLO. = CLOSET
 CGL. = CEILING
 CGL. = CEILING
 CLR. = CLEAR
 C.M. = CONCRETE MASONRY UNIT
 CNTL. = COUNTER
 COL. = COLUMN
 CONC. = CONCRETE

FHV FIRE HOSE VALVE
 FIN. FINISH
 FL. FLOOR
 FLOOR FINISHING
 FLOOR FLOORSCRET
 F.O.C. FACE OF CONCRETE
 F.O.F. FACE OF FINISH
 F.O.S. FACE OF STUDS
 FWF. FIREPROOF
 F.S. FULL SIZE
 FT. FOOT OR FEET
 FUT. FUTURE
 FUR. FURNISHING
 GY. GYPSUM
 G.G. GALVANIZED
 G.G. GRAB BAR
 GRC. GROUT REINFORCED CONC.
 GL. GLASS
 GND. GROUND
 GA. GAUGE
 GYP. GYPSUM
 H. HEIGHT OF HIGH
 H.B. HOSE BIBB
 HSC. HOLLOW CORE
 HSC. HANDICAPPED
 HWWD. HARDWOOD
 HSB. HARDIBRE
 HM. HOLLOW METAL
 HSB. HORIZONTAL
 HR. HOUR
 JAN. JANITOR
 J.B. JUNCTION BOX
 J.O. JAMB OPENING WIDTH
 JT. JOINT
 KIT. KITCHEN
 LAB. LABORATORY
 LAM. LAMINATE
 LAV. LAVATORY
 LK. LOCKER
 LT. LIGHT
 MAX. MAXIMUM
 M.C. MEDICINE CABINET
 MCH. MECHANICAL
 MEMB. MEMBRANE
 MET. METAL
 MFG. MANUFACTURER
 MFR. MANHOLE
 MR. MANHOLE
 MISC. MISCELLANEOUS
 M.D. MASONRY OPENING
 MTD. MOUNTED
 MLL. MILLION
 N. NORTH
 N.C. NOT IN CONTRACT
 NO. OR NUMBER
 NOM. NOMINAL
 N.T.S. NOT TO SCALE
 O.A. OVERALL
 OBS. OBSOLETE

S.M. SHEET METAL
 S.N.D. SANITARY NAPKIN DISPENSER
 S.N.R. SANITARY NAPKIN RECEPTACLE
 SPEC. SPECIFICATION
 SQ. SQUARE
 S.S. STAINLESS STEEL
 S.S.C. SERVICE SINK
 STA. STATION
 STD. STANDARD
 F.S. FULL SIZE
 STOR. STORAGE
 STR. STRUCTURAL
 SUP. SUPPORTED
 SYM. SYMMETRICAL
 T. TREAD
 T.B. TOWEL BAR
 TEL. TELEPHONE
 TR. TRIMMED
 T.B.G. TONGUE AND GROOVE
 THICK THICK
 TOC. TOP OF CURB
 TOP. TOP OF PAVEMENT
 TOS. TOP OF SLAB
 TOW. TOP OF WALL
 T.P.D. TOLLET PAPER DISP.
 TV. TELEVISION
 TYP. TYPICAL
 UNF. UNFINISHED
 U.O.N. UNLESS OTHERWISE NOTED
 UR. URINAL
 VEST. VESTIBULE
 VEST. VESTIBULE
 VEST. VESTIBULE
 VEST. VESTIBULE
 VEST. VESTIBULE
 W. WEST
 W. WIDTH
 W. WIDTH
 W. WIDTH
 W.C. WATER CLOSET

GENERAL NOTES

- Contractor shall perform work in accordance with the Contract Plans and Specifications.
 - The Contractor shall field verify all measurements and conditions shown on the drawings prior to commencing work, and shall notify the architect of any discrepancies immediately.
 - The Contractor shall build according to the drawings. Any considered changes shall be presented to the Architect for review and approval prior to construction. Any unauthorized changes to the approved drawings shall be removed and replaced at the Contractor's expense.
 - The Contractor is responsible for all means and methods of temporary shoring, bracing, or otherwise protecting any portion of the structure, site and utilities from damage during construction.
 - All work and procedures shall comply with applicable and current codes, regulations, ordinances, and requirements or authorities having jurisdiction, including accessibility guidelines where applicable. Communication concerning same with local governing / permit issuing inspectors is the responsibility of the Contractor.
 - All dimensions are to face of finish unless noted otherwise.
 - Contractor shall notify Architect and Engineer of any walls to be demolished, prior to commencing demolition. All walls to be demolished shall be exposed to reveal framing. Engineer shall inspect and determine if any structural requirements are necessary.
- OWNER-CONTRACTOR AGREEMENT
 - GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION
 - CONSTRUCTION DRAWINGS
 - ADDENDA/BULLETINS
 - MODIFICATIONS
 - THE GENERAL CONDITIONS OF THE CONTRACT IS THE AMERICAN INSTITUTE OF ARCHITECTS AIA DOCUMENTS A201, 2007 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
 - DEFINITIONS:
 - ACCEPTED: AS ACCEPTED BY THE ARCHITECT
 - ACCEPTED EQUAL: AS ACCEPTED BY THE ARCHITECT AS BEING OF EQUIVALENT QUALITY, UTILITY, AND APPEARANCE.
 - AS APPLICABLE: AS APPROPRIATE FOR THE PARTICULAR CONDITION CIRCUMSTANCE, OR SITUATION.
 - AS REQUIRED: AS REQUIRED BY REGULATORY REQUIREMENTS, BY REFERENCED STANDARDS, BY EXISTING CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICE, OR BY THE CONTRACT DOCUMENTS.
 - DIRECTED: AS INSTRUCTED BY THE ARCHITECT IN WRITING.
 - SATISFACTORY: TO THE SATISFACTION OF THE ARCHITECT, SUBJECT TO THE ARCHITECT'S ACCEPTANCE.
 - TYPICAL: IDENTICAL FOR ALL SUCH CONDITIONS, UNLESS OTHERWISE INDICATED
 - SIMILAR: COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. DIFFERENCES CAN BE INFERRED FROM OTHER INFORMATION INDICATED. VERIFY DIMENSIONS AND ORIENTATIONS.
 - FURNISH: SUPPLY ONLY; OTHERS WILL INSTALL.
 - INSTALL: INSTALL ITEMS FURNISHED BY OTHERS.
 - PROVIDE: FURNISH AND INSTALL.
 - DIMENSIONING RULES:
 - HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF FINISH TO FACE OF FINISH, AND INCLUDE FINISH MATERIALS, U.O.N.
 - DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE PRECISELY MAINTAINED. THOSE NOTED "HOLD" SHALL NOT VARY FROM STATED DIMENSION.
 - DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE ARCHITECT, UNLESS NOTED +/-.
 - DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF THE EXTERIOR WINDOW FRAMES, UNLESS OTHERWISE NOTED.
 - VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR ARCHITECT, UNLESS OTHERWISE NOTED.
 - DO NOT SCALE DRAWINGS. IF ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CONSENT OF THE ARCHITECT.
 - DIMENSIONS MARKED V.I.F. SHALL BE "VERIFIED" IN FIELD BY THE CONTRACTOR.
 - IN THE CASE OF CONFLICT BETWEEN WRITTEN NOTES/SPECIFICATIONS AND THE DRAWINGS, THE NOTES/SPECIFICATIONS GOVERN. DETAILS SHALL GOVERN GENERAL DRAWINGS. DRAWINGS AND SPECIFICATIONS ARE CORRELATIVE. ANY WORK AND MATERIALS SHOWN ON EITHER SHALL BE EXECUTED BY THE CONTRACTOR. ANY UNRESOLVED CONFLICT BETWEEN DOCUMENTS SHALL BE RESOLVED BY THE ARCHITECT AS TO INTENT AND EXECUTION.
 - THE WORK TO BE PERFORMED CONSISTS OF FURNISHING ALL SUPERVISION, PLANT LABOR, MATERIALS, TRANSPORTATION AS SHOWN ON DRAWINGS AND SPECIFIED HEREIN, AND EQUIPMENT REQUIRED FOR THE BUILD OUT OF THE TENANT IMPROVEMENTS DEPICTED HEREIN. IN ADDITION, THIS INCLUDES THE CONCEALED REROUTING OF ANY PIPING, WIRING, DUCTING, ETC., IN THE WALLS, CEILING OR FLOORS BEING WORKED IN OR REMOVED AND WORK NOT SHOWN HEREIN WHICH IS REQUIRED BY THE CITY AUTHORITIES TO OBTAIN FINAL INSPECTION AND APPROVAL BY THE CITY, ALSO INCLUDING PATCHING, REPAINTING, ETC., OF ALL SURFACES BROKEN INTO OR MARRED BY THESE INSTALLATIONS, ETC.
 - OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR A COMPLETE JOB.
 - WHEN PORTIONS OF THIS PROJECT ARE PERFORMED BY THE CONTRACTOR ON A "DESIGNBUILD" BASIS, THE CONTRACTOR, RATHER THAN THE ARCHITECT, IS SOLELY RESPONSIBLE FOR THE DESIGN OF SUCH SYSTEMS AND FOR THE COORDINATION OF THE DESIGN-BUILD SUBCONTRACTORS, WHO SHALL BE THE ENGINEERS OF RECORD FOR SUCH SYSTEMS.
 - DRAWINGS INDICATE GENERAL DETAILS OF CONSTRUCTION. WHERE FIELD CONDITIONS ARE NOT IDENTICAL TO THE CONTRACT DOCUMENTS, BUT ARE OF SIMILAR CHARACTER TO THE DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY ARCHITECT PRIOR TO CONSTRUCTION. WHERE CONSTRUCTION DETAILS ARE SHOWN FOR SPECIFIC LOCATIONS, THEY SHALL ALSO APPLY TO SIMILAR CONDITIONS THROUGHOUT, WHETHER SPECIFICALLY MENTIONED IN THE DRAWINGS OR NOT.
 - THE CONTRACTOR SHALL EXAMINE, READ, AND BE THOROUGHLY FAMILIAR WITH THE CONTRACT DOCUMENTS. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, OR SHOULD BE IN DOUBT AS TO THEIR INTENT OR MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.
 - INFORMATION RELATED TO EXISTING LANDSCAPING, SITE AND GRADING CONDITIONS GIVEN HEREIN AND ON THE DRAWINGS WAS OBTAINED FROM OWNER-PROVIDED DOCUMENTATION AVAILABLE TO THE ARCHITECT AT THE TIME OF DESIGN. THE ACCURACY OF SUCH INFORMATION HAS NOT BEEN VERIFIED. DRAWINGS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL CONDITIONS AT THE SITE AND SHALL BE CHECKED BY THE CONTRACTOR.
 - PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE, BECOME FAMILIAR AND EVALUATE EXISTING CONDITIONS RELATING TO THE CONSTRUCTION AND COMPLETION OF THE PROJECT AND THE EMPLOYMENT OF LABOR THEREON. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO FURNISH EQUIPMENT, MATERIALS, LABOR, AND SERVICES AS NECESSARY TO CARRY OUT THE PROVISIONS OF THE CONTRACT.
 - INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE, AND IN PROPER ALIGNMENT.
 - DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
 - SUBMIT THE FOLLOWING FOR THE ARCHITECT'S REVIEW PRIOR TO ORDERING OR FABRICATION (REFER TO NOTES ON OTHER SHEETS FOR SPECIFIC SUBMITTAL REQUIREMENTS):
 - CARPET SEAMING DIAGRAM AND FINISH SAMPLES
 - MILLWORK SHOP DRAWINGS
 - DOOR, GLAZING, & HARDWARE MFG. DATA AND SHOP DRAWINGS
 - MAINTAIN STRICT CONTROL OF DUST AND DEBRIS EMANATING FROM THE PROJECT AREA. KEEP PROJECT AREA BROOM CLEAN AND CLEAR OF DEBRIS DAILY. AT ALL TIMES CONDUCT OPERATIONS AS TO ENSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC. COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY. SCHEDULE AND PERFORM THE WORK SO THAT OTHER TENANTS IN THE BUILDING WILL NOT BE DISTURBED, DAMAGE TO EXISTING WORK OUTSIDE OF THE PROJECT AREA WILL NOT OCCUR, AND TO COMPLY WITH THE BUILDING OWNER'S REQUIREMENTS.

- PROTECT AND KEEP SAFE SAFE ALL PRODUCTS UNDER THIS CONTRACT THAT ARE STORED ON THE SITE.
- COORDINATE ACCESS TO BUILDING WITH AND PROVIDE FOR BUILDING SECURITY AS REQUIRED. PROVIDE ADEQUATE PROTECTION OF EXISTING AREAS; UTILIZE TEMPORARY ENCLOSURES, AS NECESSARY.
- SCHEDULE AND PERFORM THE WORK DURING NORMAL WORKING HOURS, UNLESS OTHERWISE APPROVED BY THE BUILDING OWNER.
- COORDINATE WITH OWNER FOR LIMITS OF WORK.
- COORDINATE THE TRADES, CRAFTS, AND SUBCONTRACTS AS REQUIRED.
- OBTAIN FIELD MEASUREMENTS REQUIRED FOR THE ACCURATE FABRICATION AND INSTALLATION OF THE WORK INCLUDED IN THIS CONTRACT. VERIFY IN THE FIELD DIMENSIONS INDICATED IN THE CONTRACT DOCUMENTS. EXACT MEASUREMENTS ARE THE CONTRACTOR'S RESPONSIBILITY. NO ADDITIONAL COSTS WILL BE PAID TO THE CONTRACTOR DUE TO REASONABLE MODIFICATIONS CAUSED BY DISCREPANCIES.
- THE CONTRACTOR SHALL BE IN CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE, AND SHALL DIRECT AND SCHEDULE THE WORK. FINAL RESPONSIBILITY FOR PERFORMANCE, CODE COMPLIANCE, INTERFACE, AND COMPLETION OF THE WORK AND THE PROJECT SHALL BE THE CONTRACTOR'S.
- PERFORM CUTTING AND PATCHING AS REQUIRED TO CONSTRUCT AND COMPLETE WORK OF THIS PROJECT. CUTTING OF STRUCTURAL MEMBERS REQUIRES PRIOR APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
- PROVIDE APPROPRIATE AND PROPER EQUIPMENT, TOOLS, AND MATERIALS FOR THE SAW-CUTTING AND CORE-DRILLING OF CONCRETE AS REQUIRED, INCLUDING APPROPRIATE LUBRICANT MATERIAL.
- WHEREVER THE ABBREVIATION OR ACRONYM IS SPECIFIED, IT SHALL BE UNDERSTOOD TO MEAN THE FULL NAME OF THE RESPECTIVE ORGANIZATION, AS FOLLOWS:
 - AIA = AMERICAN INSTITUTE OF ARCHITECTS
 - ANSI = AMERICAN NATIONAL STANDARDS INSTITUTE
 - ASTM = AMERICAN SOCIETY FOR TESTING AND MATERIALS
 - AWI = ARCHITECTURAL WOODWORK INSTITUTE
 - MBC=Massachusetts BUILDING CODE
 - ICC = INTERNATIONAL CODE CONFERENCE
 - IBC = INTERNATIONAL BUILDING CODE
 - IMC = INTERNATIONAL MECHANICAL CODE
 - IPC = INTERNATIONAL PLUMBING CODE
 - NEC = NATIONAL ELECTRICAL CODE
 - NFPA = NATIONAL FIRE PROTECTION AGENCY
 - UL = UNDERWRITER'S LABORATORIES
- SHOP AND FIELD WORK SHALL BE PERFORMED BY MECHANICS, CRAFTSPEOPLE, AND WORKERS SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST AND ACCEPTED PRACTICES OF THE VARIOUS TRADES INVOLVED.
- THE ARCHITECT RESERVES THE RIGHT TO ACCEPT MATERIALS AND WORK QUALITY WHICH ARE NOT CONSIDERED TO BE UP TO THE SPECIFIED STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIAL OR WORK QUALITY SHALL BE REPAIRED OR REPLACED, AS DIRECTED, AT NO ADDITIONAL COST TO THE OWNER.
- ITEMS OF EQUIPMENT, FIXTURES, AND MATERIALS NOT DEFINITELY SPECIFIED HEREIN, BUT NECESSARY FOR COMPLETION OF THE WORK, SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS. SUCH ITEMS SHALL BE OF TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE BUILDING.
- WHERE SIZE, CAPACITY, MODEL, STYLE, OR OTHER PERTINENT INFORMATION IS NOT INDICATED ON THE DRAWINGS, FURNISH EQUIPMENT, FIXTURES, OR MATERIALS OF SIZE, QUALITY, AND UTILITY WHICH WILL MEET APPLICABLE CODE REQUIREMENTS AND WHICH WILL ADEQUATELY SERVICE THE VARIOUS BUILDING FACILITIES AS REQUIRED. WHERE THESE ARE VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING.
- ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED & OPERATED ACCORDING TO MFG. MAINTENANCE SCHEDULES & RECOMMENDATIONS. MINIMIZE NOISE & EXHAUST EMISSIONS (PARTICULARLY CARBON & NITROGEN OXIDES).
- CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS FOR WINDOWS AND DOORS PRIOR TO ORDERING PRODUCTS TO ENSURE PROPER SIZE AND FIT.
- REFER TO INDIVIDUAL DRAWING SHEETS FOR ADDITIONAL NOTES.
- AT END OF JOB CLEAN ALL SURFACES EXPOSED TO VIEW. REMOVE TEMPORARY LABELS, STAINS AND FOREIGN MATERIALS. POLISH TRANSPARENT AND GLOSSY SURFACES, VACUUM CARPETED AND SOFT SURFACES.
- PRIOR TO APPLICATION FOR FINAL PAYMENT SUBMIT TO ARCHITECT COPIES OF ASBUITS FOR ALL TRADES, ALL WARRANTIES (1 YEAR MIN.), OPERATIONS MANUALS, MAINTENANCE INSTRUCTIONS, CERTIFICATE OF OCCUPANCY (OR QUIVALENT DOCUMENT ISSUED BY GOVERNING AGENCY) COPIES OF ALL SIGNED-OFF PERMITS AND INSPECTIONS, ETC.
- PRIOR TO MOVE-IN CONTRACTOR TO HOLD COMMISSIONING MEETING WITH TENANT AND OWNER'S REPRESENTATIVES TO REVIEW OPERATION PROCEDURES FOR ALL BUILDING SYSTEMS
- NOTATIONS, MODEL NUMBERS AND OTHER REFERENCES TO BUILDING COMPONENTS AND OR SYSTEMS ARE GENERAL REFERENCES AND ARE NOT INTENDED TO BE EXHAUSTIVE OR DEFINE ALL COMPONENT PIECES REQUIRED FOR A FULLY FUNCTIONING AND COMPLETE INSTALLATION. CONTRACTOR TO REVIEW AND COORDINATE SPECIFIED COMPONENTS TO PROVIDE FULLY FUNCTIONING AND COMPLETE ASSEMBLIES THAT MEET ALL CODE REQUIREMENTS.
- SUBMIT THE FOLLOWING ITEMS PRIOR TO ARCHITECT'S APPROVAL OF FINAL PAYMENT:
 - MANUFACTURER'S WARRANTIES IN OWNER'S NAME
 - GC WARRANTY
 - CERTIFICATES OF EQUIPMENT MAINTENANCE AGREEMENTS
 - CERTIFICATE OF FINAL OCCUPANCY SIGNED AND APPROVED
 - EVIDENCE OF BUILDERS RISK INSURANCE TO OWNERS GENERAL LIABILITY POLICY
 - AS-BUILT PLANS AND SPECIFICATIONS
 - O & M MANUALS
 - SIGNED OFF PUNCHLIST SHOWING ALL ITEMS ARE COMPLETE
 - COPIES OF FINAL BUILDING PERMIT SIGN-OFF
 - COMMISSIONING REPORT
 - AIR BALANCING REPORTS
 - EXTRA STOCK, SPARE PARTS AND SPECIAL TOOLS TURNED OVER TO OWNER
 - CONSENT OF SURETY FOR FINAL PAYMENT (AIA G707) (IF ANY)
 - AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS (AIA G706)
 - EVIDENCE OF COMPLETION OF OWNER TRAINING ON BUILDING SYSTEMS
 - TURNOVER OF CONSTRUCTION KEYS AND KEY SCHEDULE



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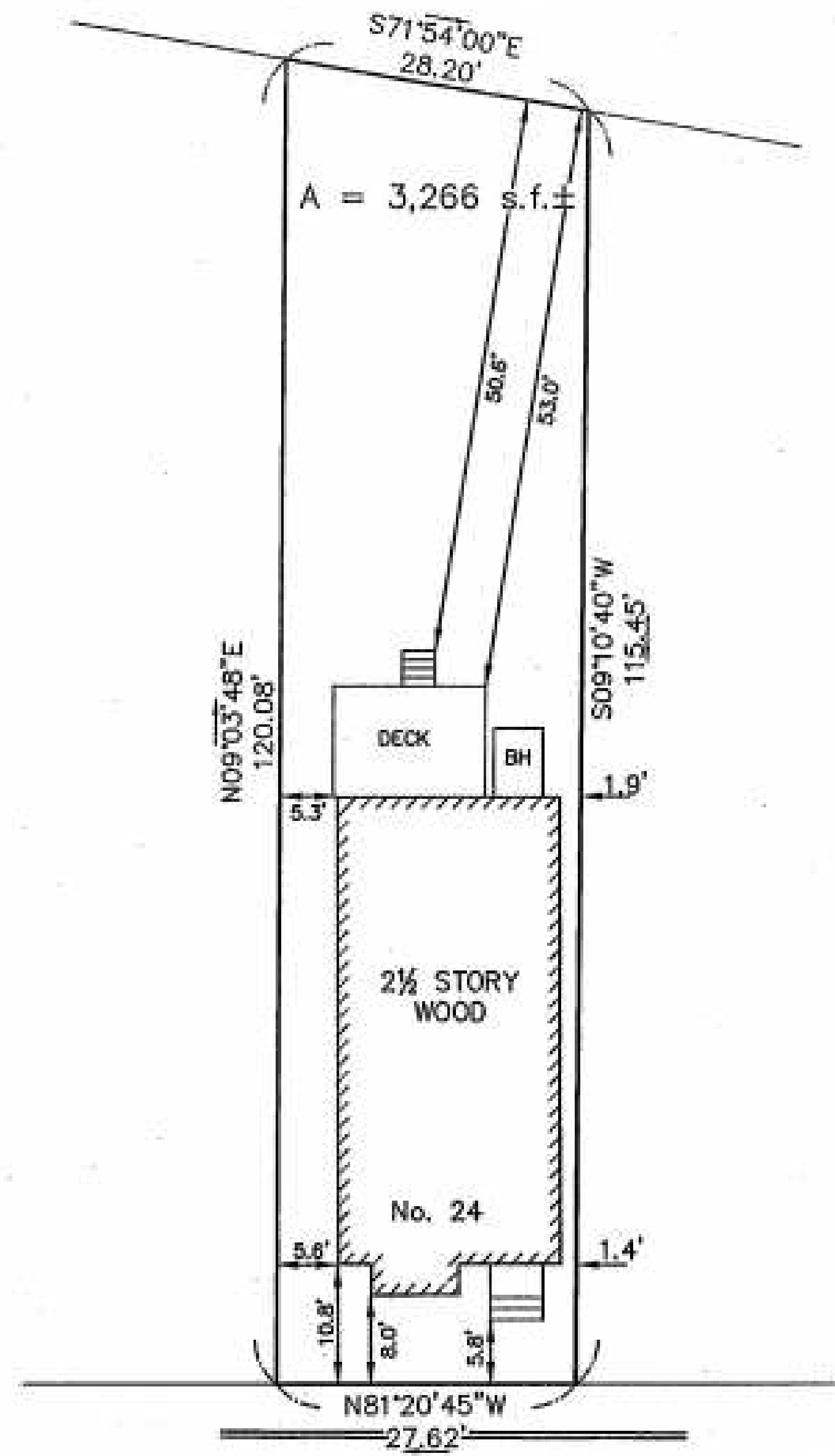
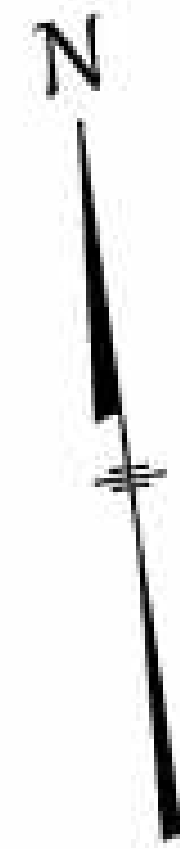
24 Dane Ave
 Residential Project

No.	Description	Date

General Notes and Abbreviations

Project number 214101
 Date 8 Nov. 2018
 Drawn by DdS
 Checked by DdS Scale

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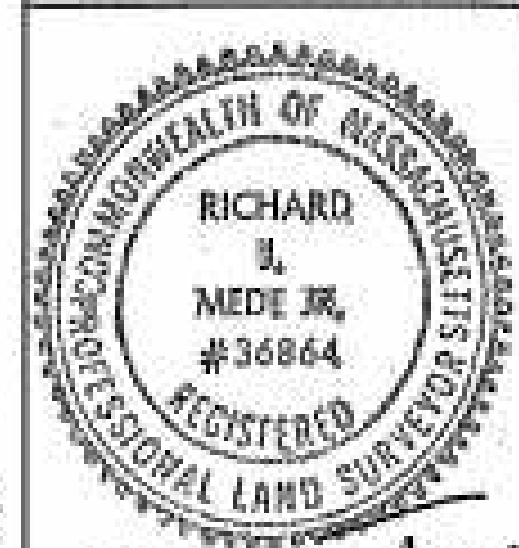


DANE AVENUE

NOTE: TIES SHOWN TO PROPERTY LINES TAKEN FROM CORNER BOARD.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.


 RICHARD J. MEDE JR., P.L.S. DATE: 07/07/2018



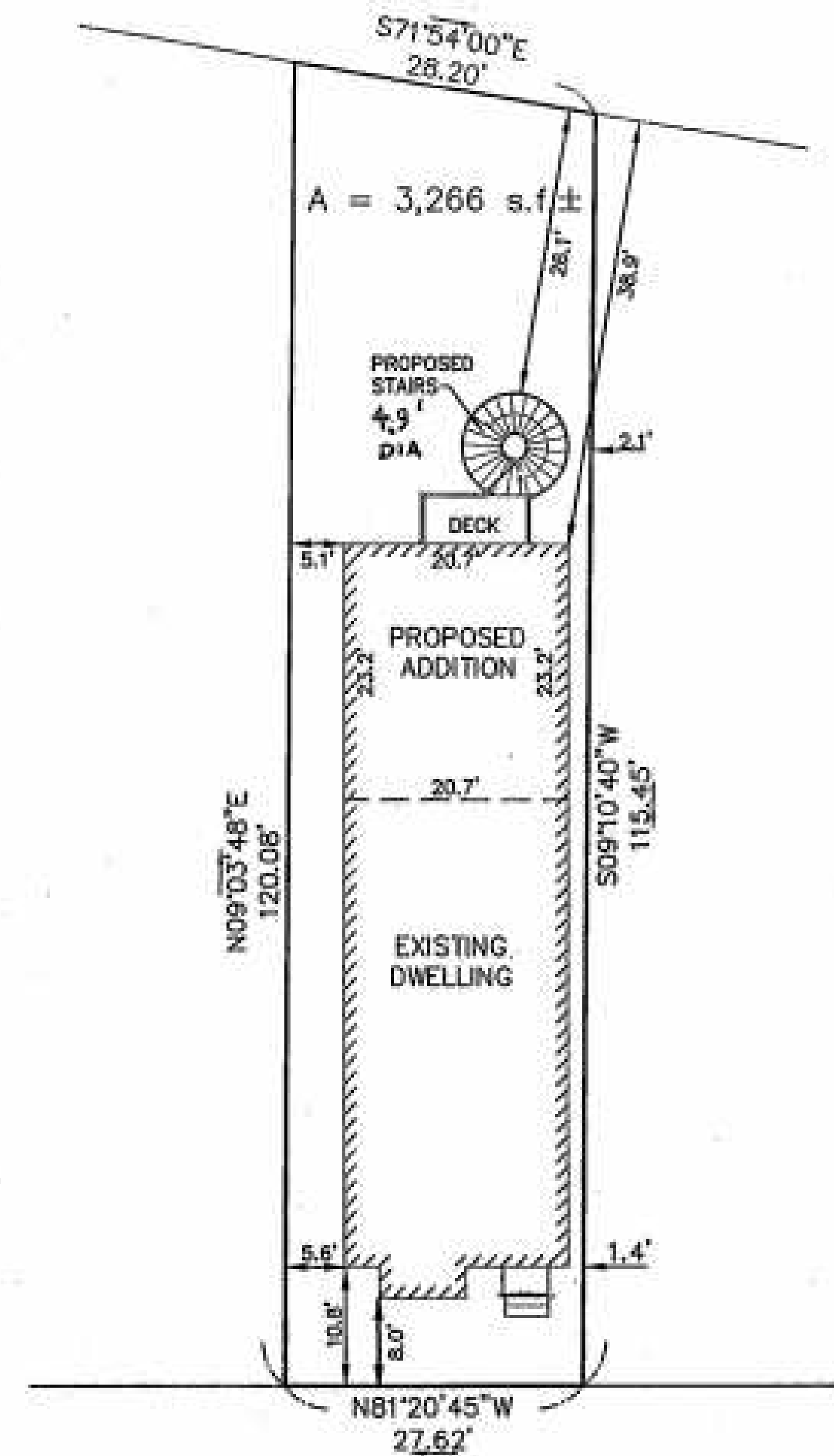
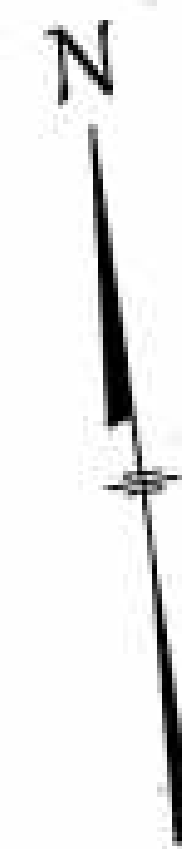
PREPARED BY:
 MEDFORD ENGINEERING & SURVEY
 ANGELO B. VENEZIANO ASSOCIATES
 15 HALL ST. MEDFORD, MA. 02155
 781-396-4466 fax: 781-396-8052

SCALE: 1" = 20'

TITLE REF: BK 70707 PG 202

DATE: JULY 7, 2018

FILE No. 20140

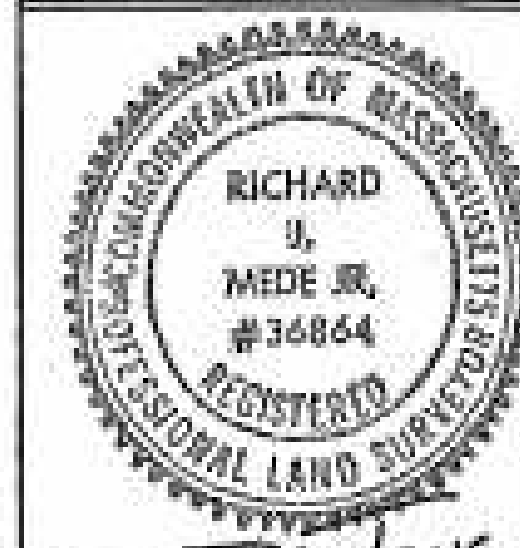


DANE AVENUE

NOTE: TIES SHOWN TO PROPERTY LINES TAKEN FROM CORNER BOARD.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.


 RICHARD J. MEDE JR., P.L.S. DATE: 07/09/2018



PROPOSED
 PLOT PLAN OF LAND
 24 DANE AVENUE
 SOMERVILLE, MA.

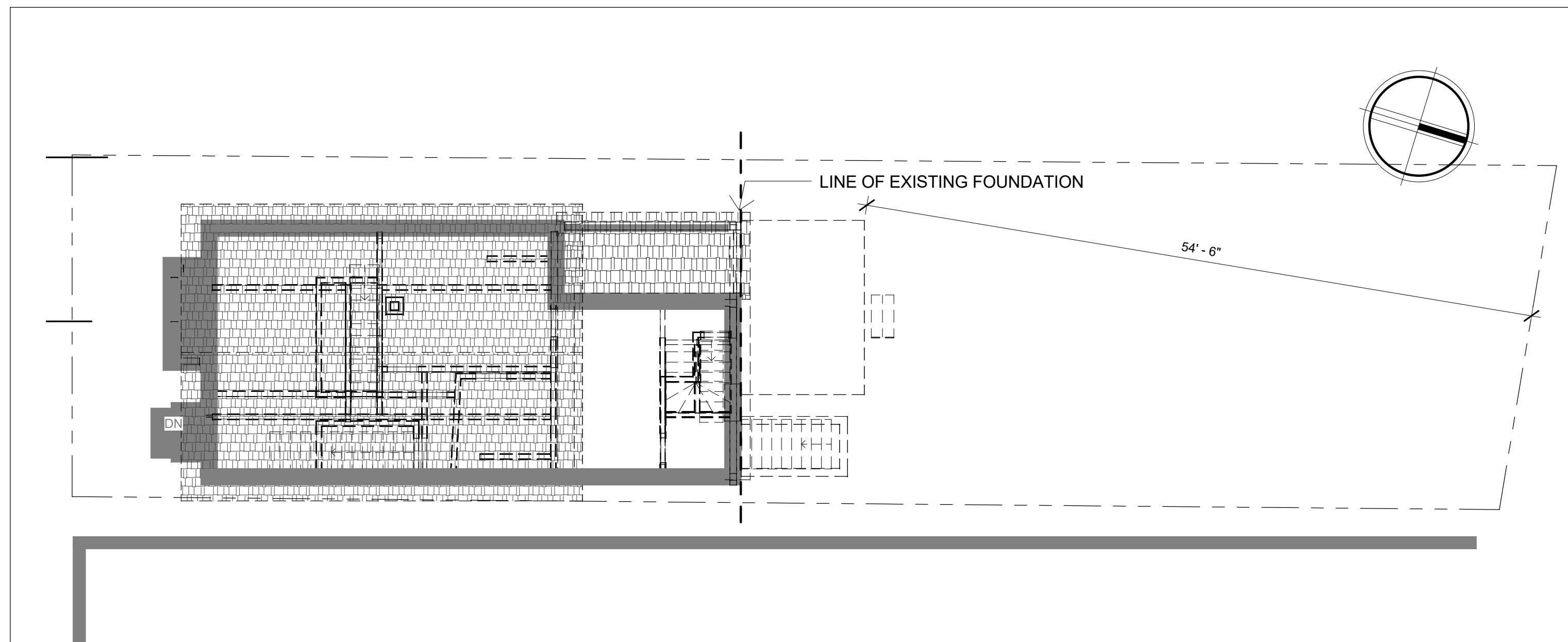
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SCALE: 1" = 20'

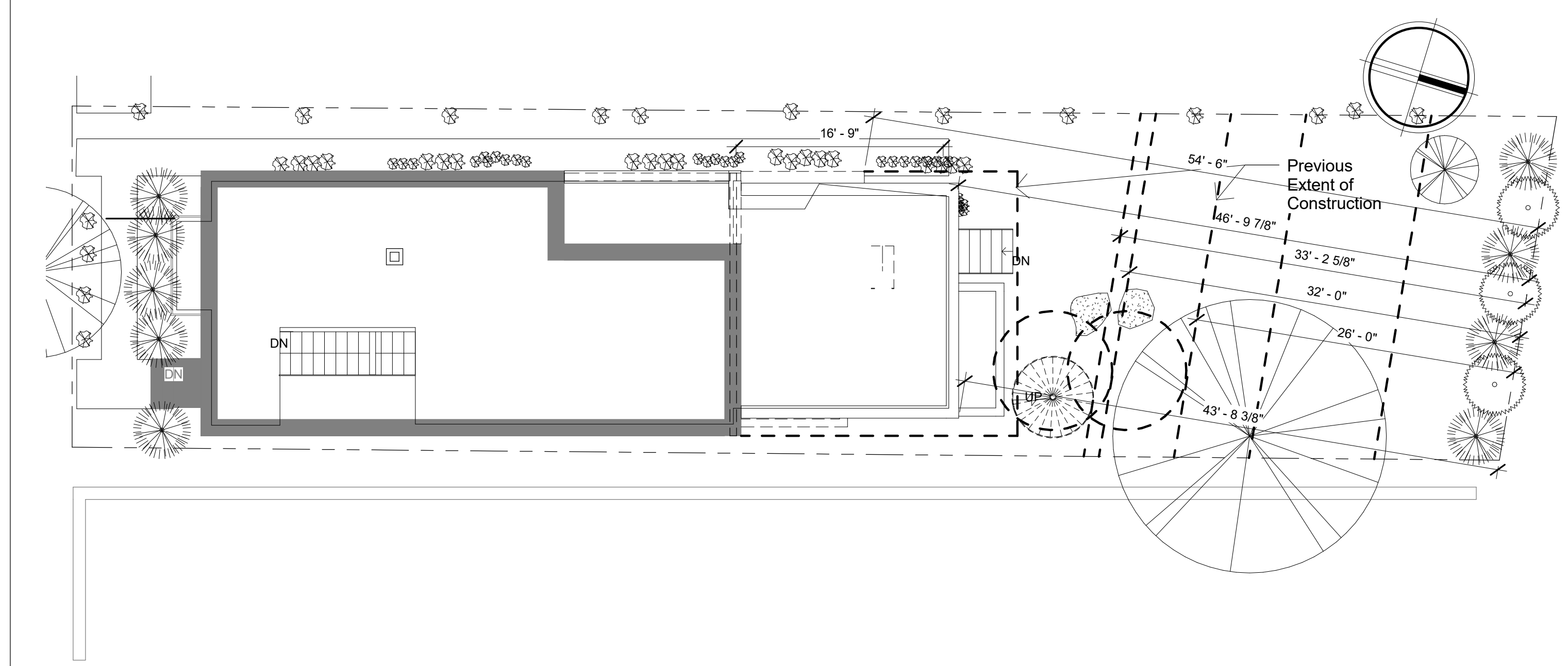
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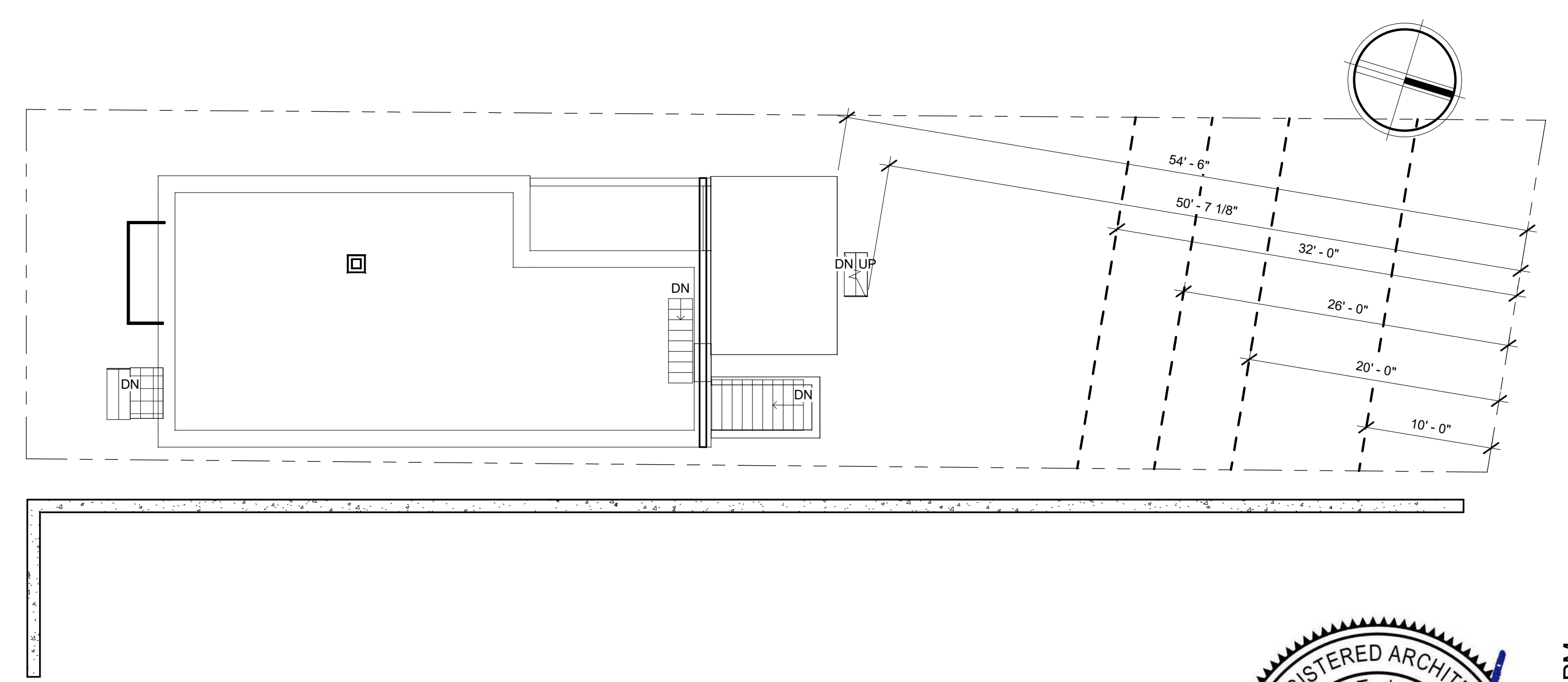
FILE No. 20140



1 Site Plan
1/8" = 1'-0"



2 New and Existing Site Plan
1/8" = 1'-0"



3 Existing Site Plan
1/8" = 1'-0"



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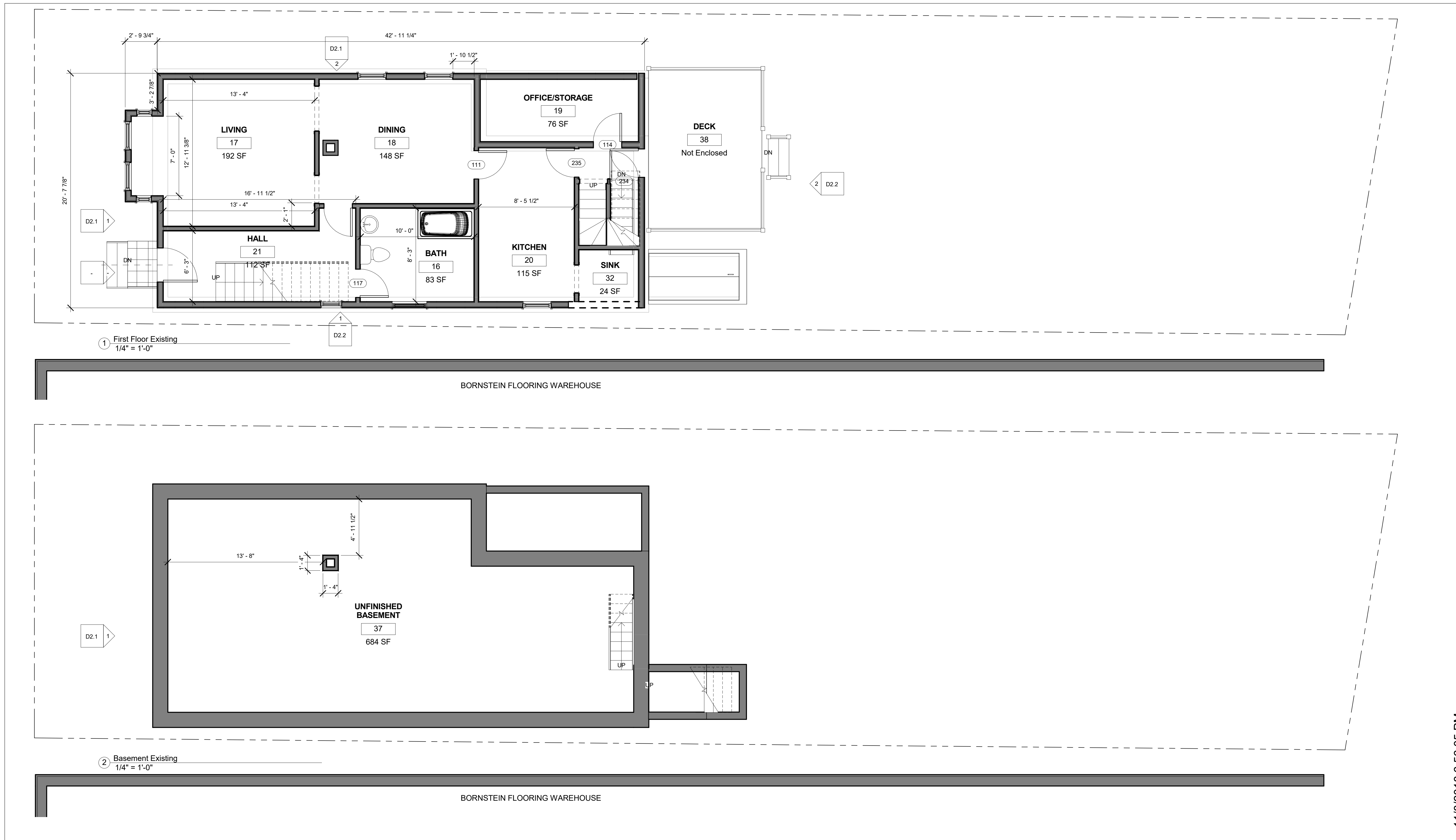
24 Dane Ave Residential Project

No.	Description	Date

Site Plan

Project number 214101
 Date 8 Nov. 2018
 Drawn by DdS
 Checked by Checker Scale 1/8" = 1'-0"

L1.1



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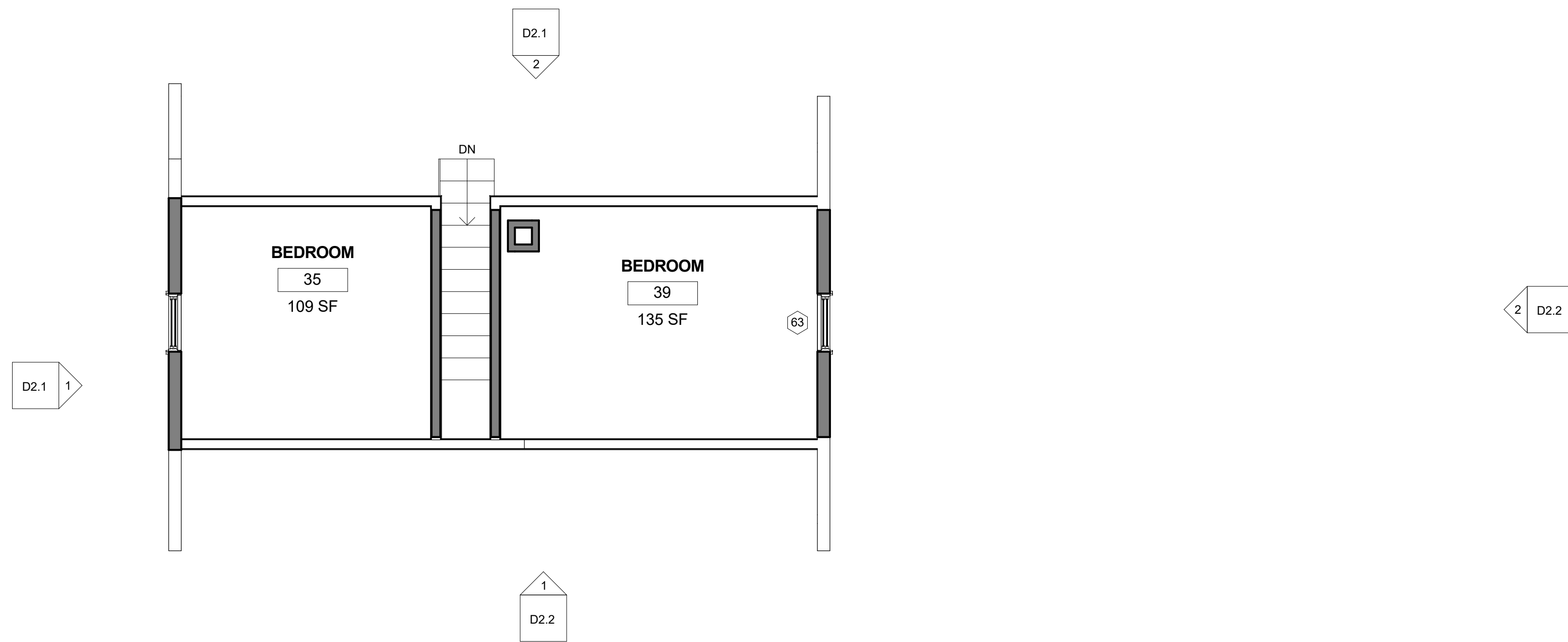
24 Dane Ave
Residential Project

No.	Description	Date

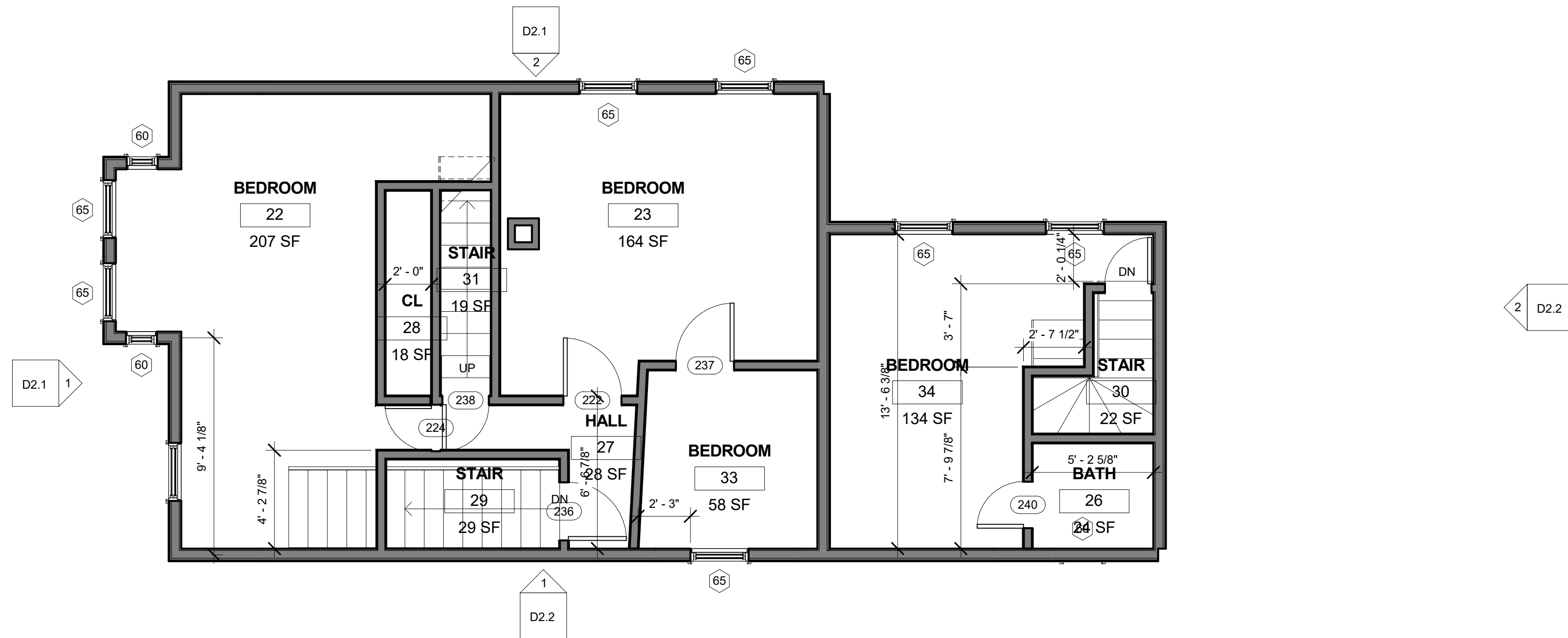
Existing First and Basement

Project number 214101
Date 8 Nov. 2018
Drawn by DdS
Checked by DdS Scale 1/4" = 1'-0"

D0.1



① Third Floor Existing
1/4" = 1'-0"



② Second Floor Existing
1/4" = 1'-0"

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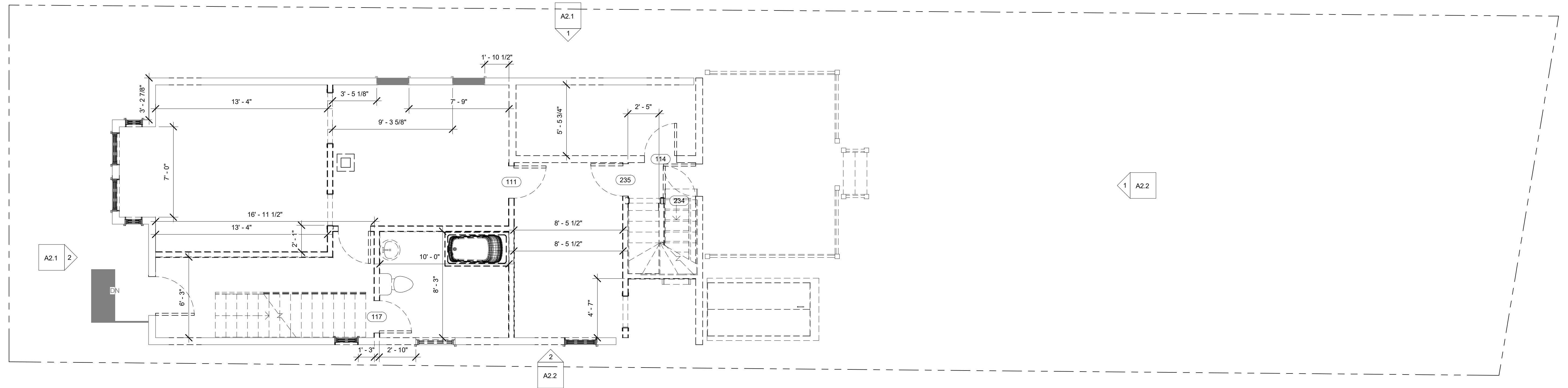
24 Dane Ave Residential Project

No.	Description	Date

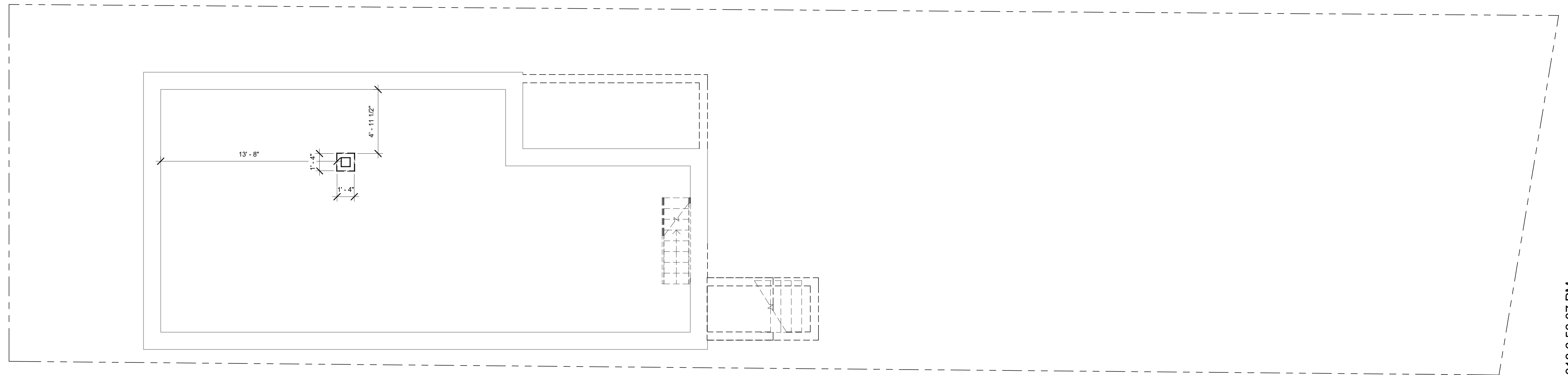
Existing Second and Third

Project number 214101
Date 8 Nov. 2018
Drawn by DdS
Checked by DdS Scale 1/4" = 1'-0"

D0.2



② First Floor Demo
1/4" = 1'-0"



① Basement Demo
1/4" = 1'-0"

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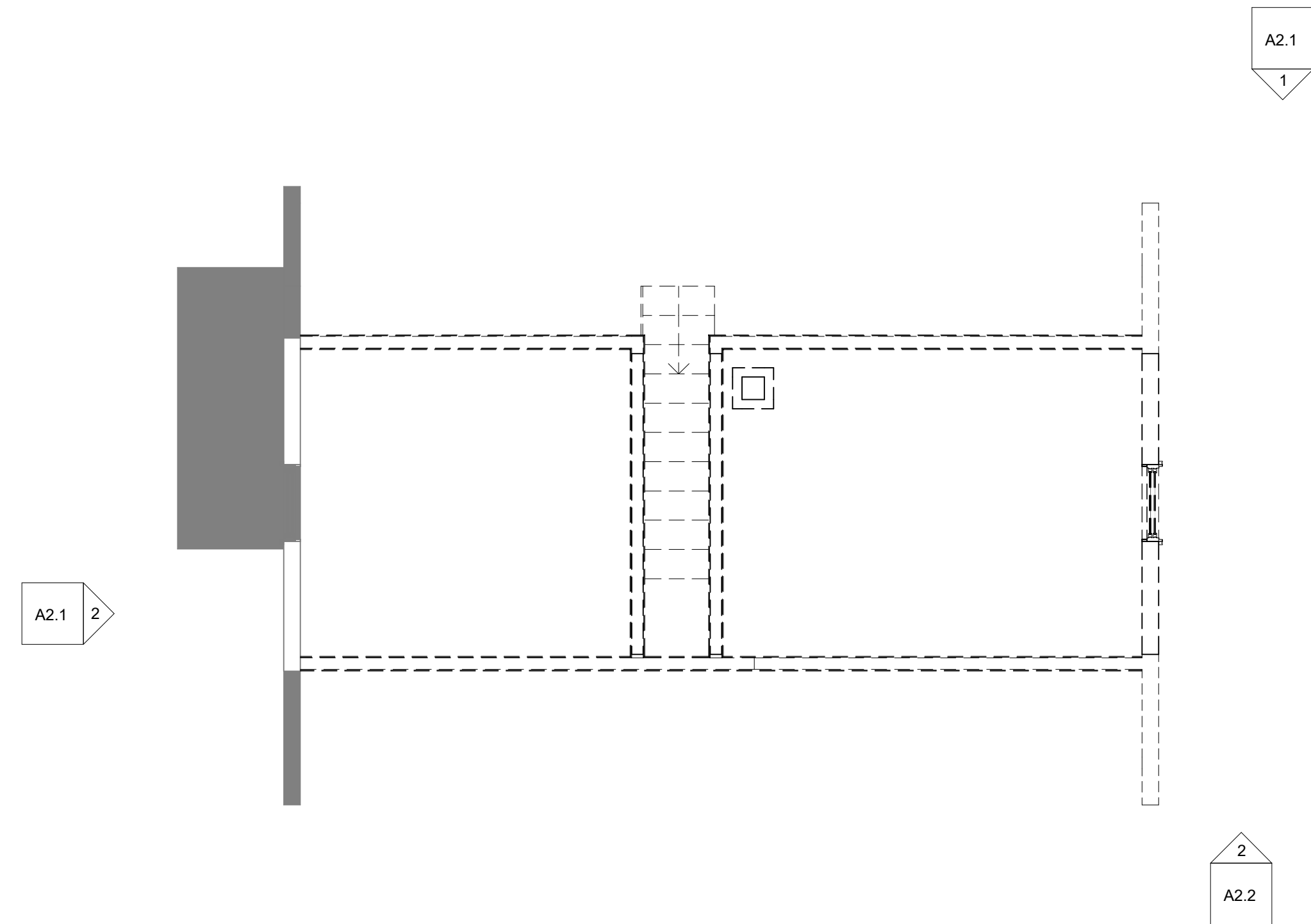
24 Dane Ave
Residential Project

No.	Description	Date

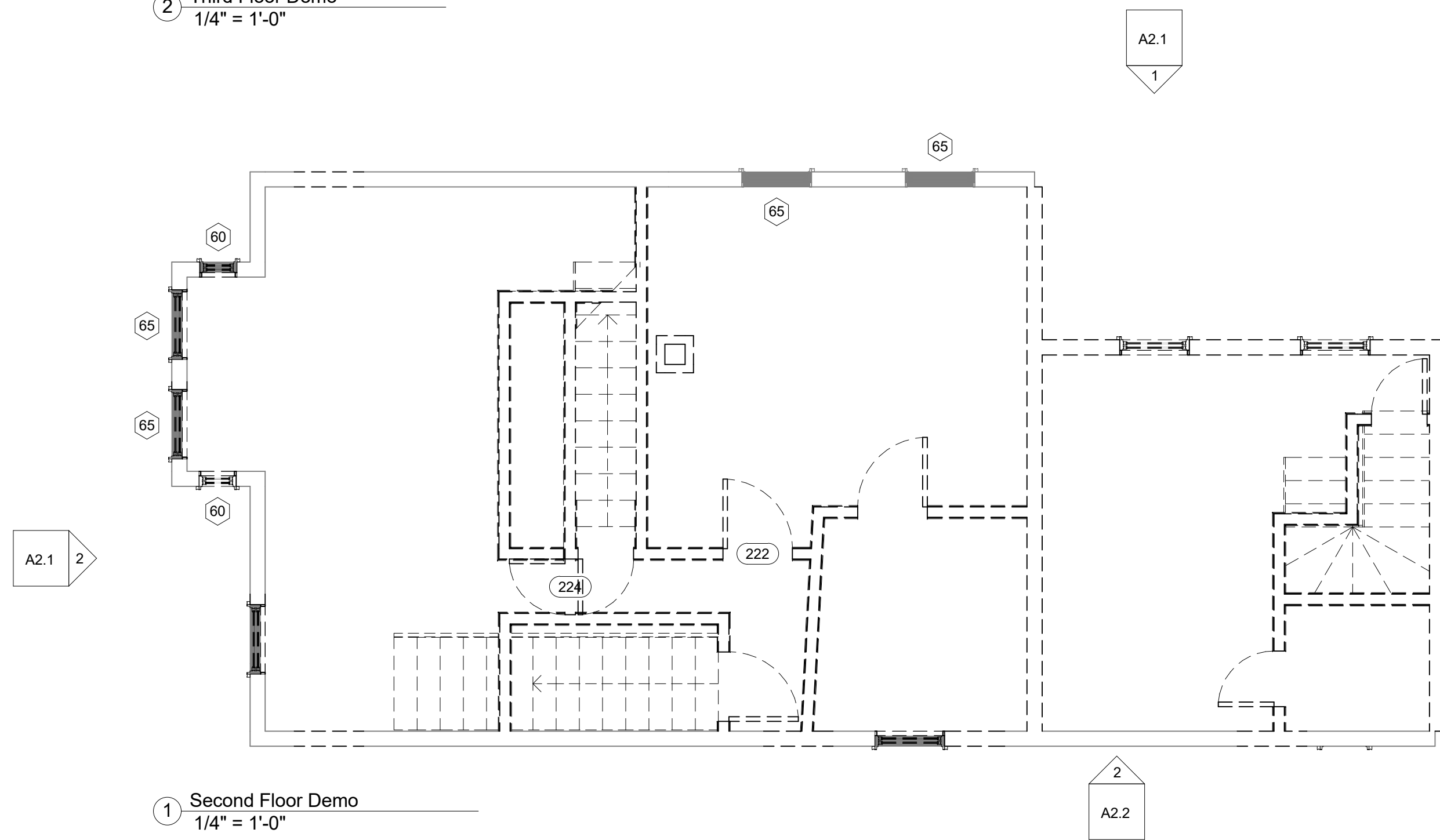
Demo Basement and First Floor

Project number 214101
 Date 8 Nov. 2018
 Drawn by Author
 Checked by Checker Scale 1/4" = 1'-0"

D1.1



② Third Floor Demo
1/4" = 1'-0"



① Second Floor Demo
1/4" = 1'-0"

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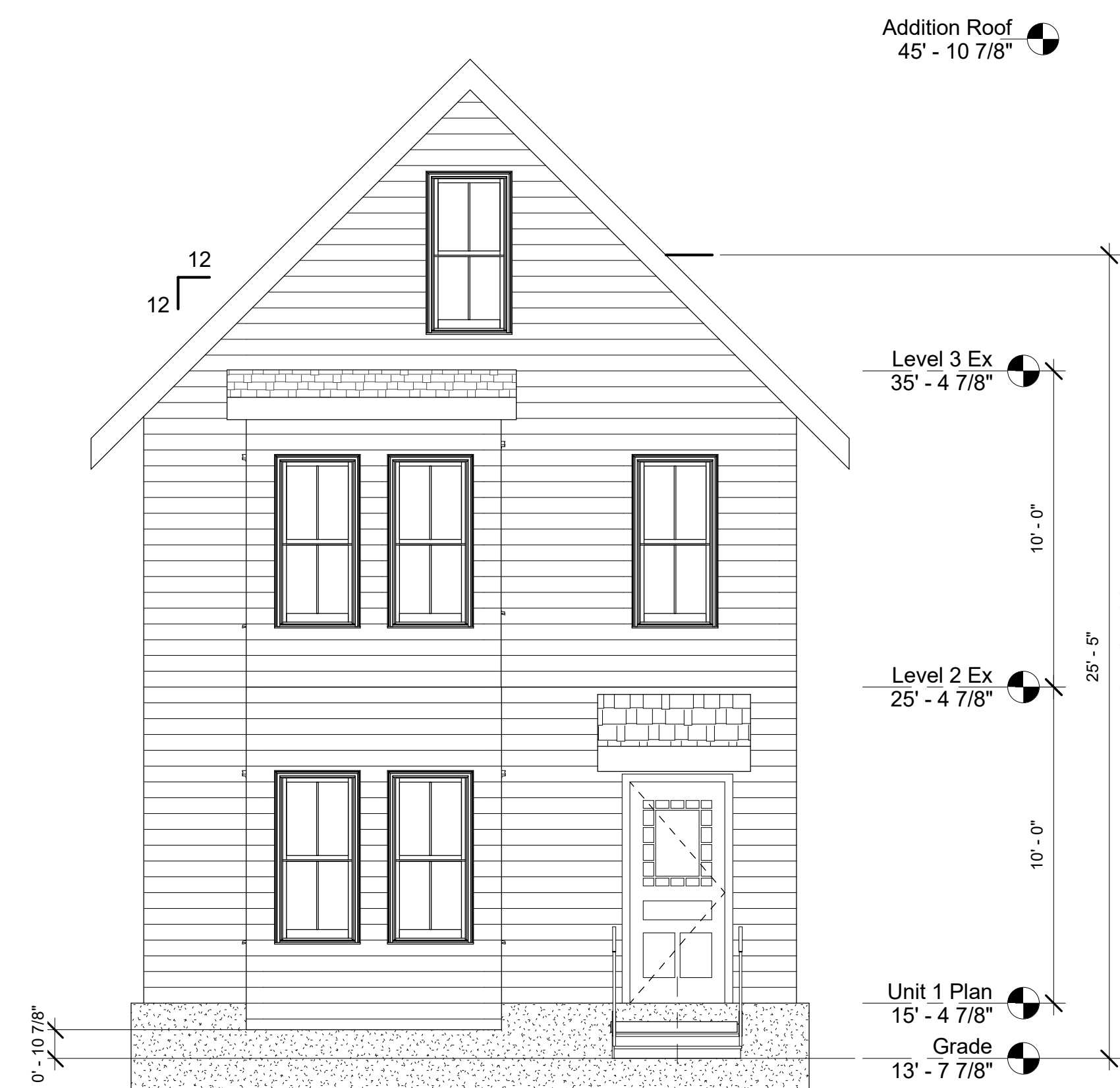
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**24 Dane Ave
 Residential Project**

No.	Description	Date

Second and Third Floor Demo

Project number 214101	D1.2
Date 8 Nov. 2018	
Drawn by Author	
Checked by Checker Scale 1/4" = 1'-0"	



① South Existing
1/4" = 1'-0"



② West Existing
1/4" = 1'-0"

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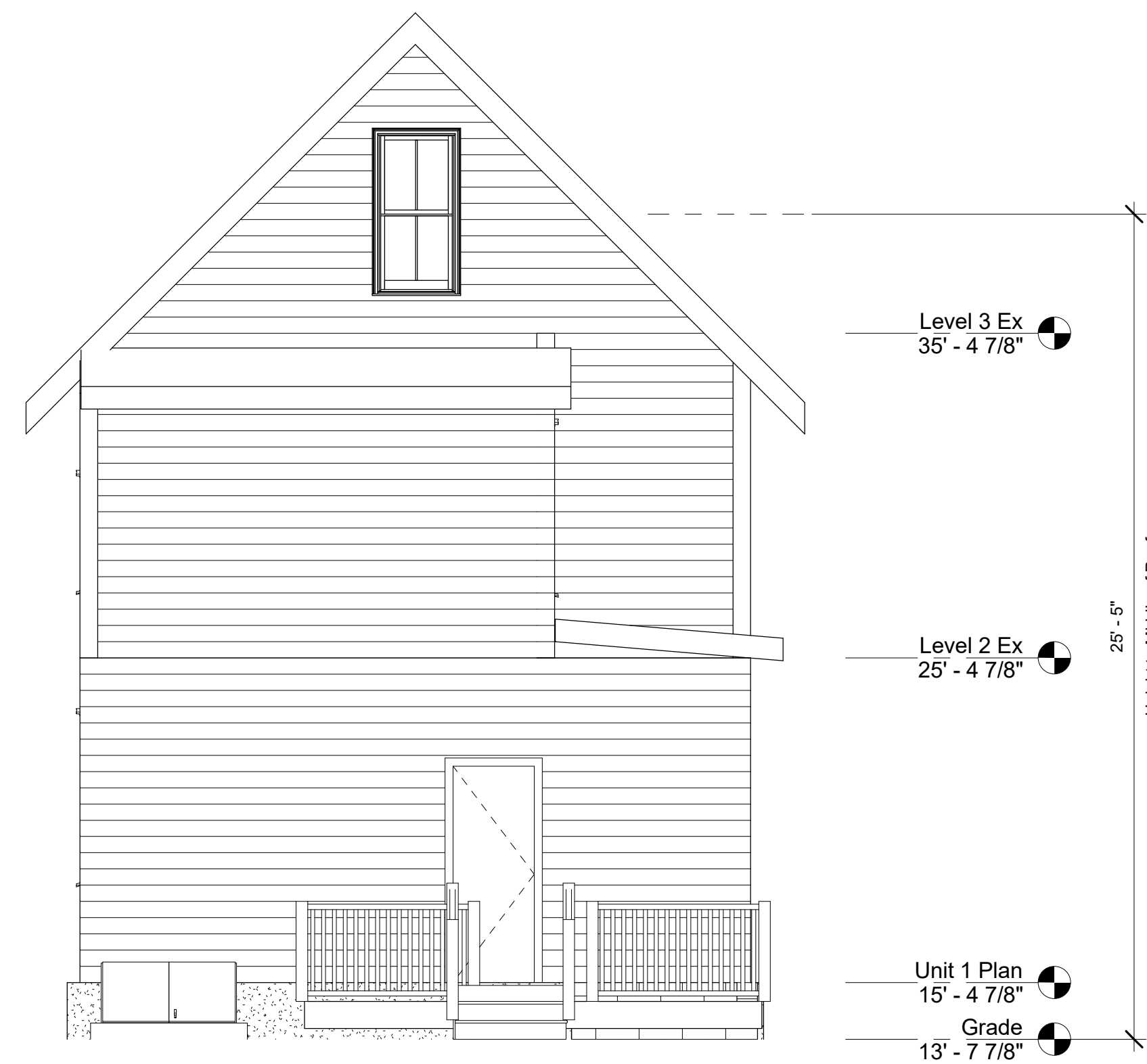
24 Dane Ave
Residential Project

No.	Description	Date

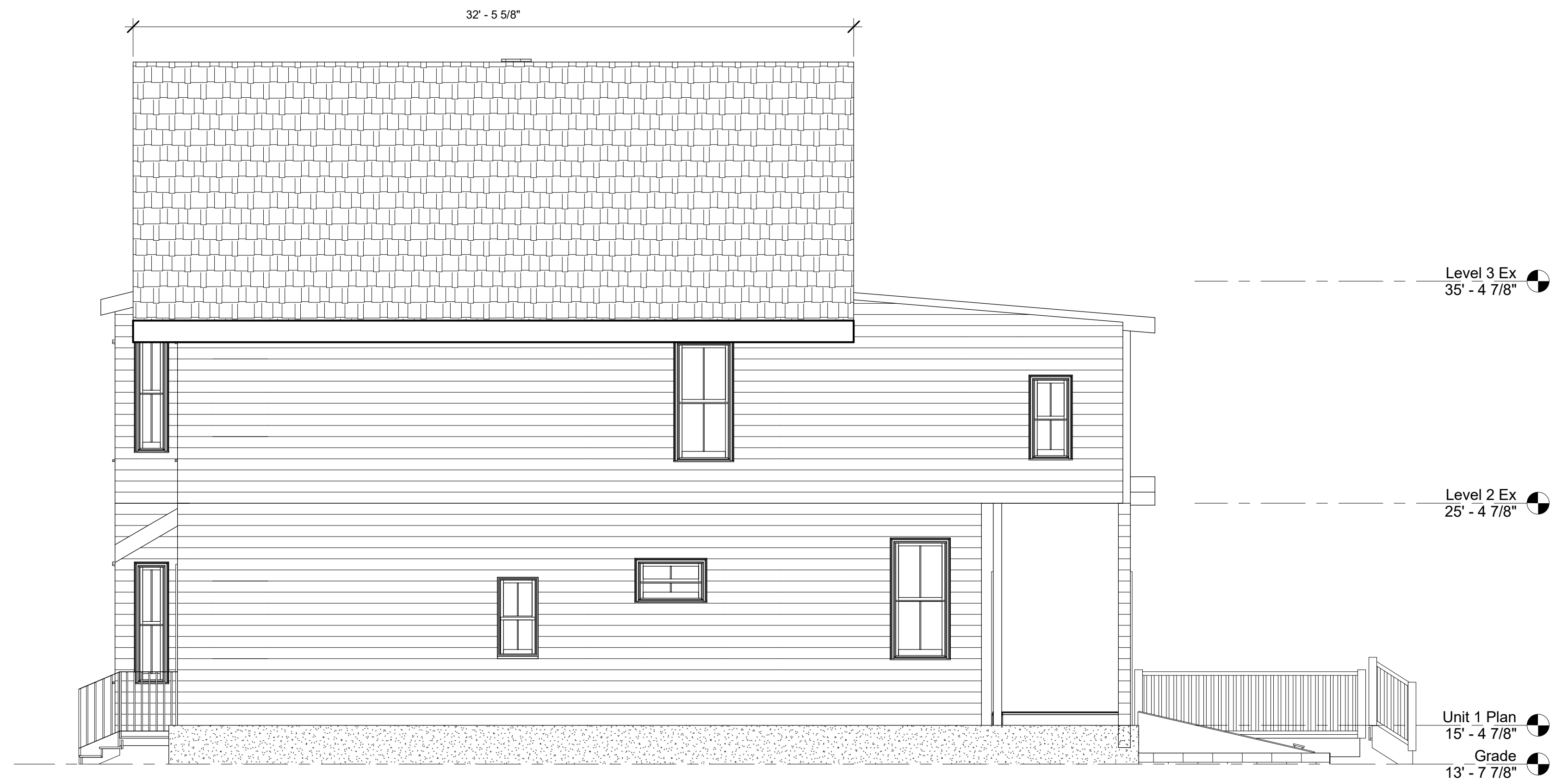
Existing Elevations

Project number 214101
Date 8 Nov. 2018
Drawn by Author
Checked by Checker Scale 1/4" = 1'-0"

D2.1



② North Existing
1/4" = 1'-0"



① East Existing
1/4" = 1'-0"

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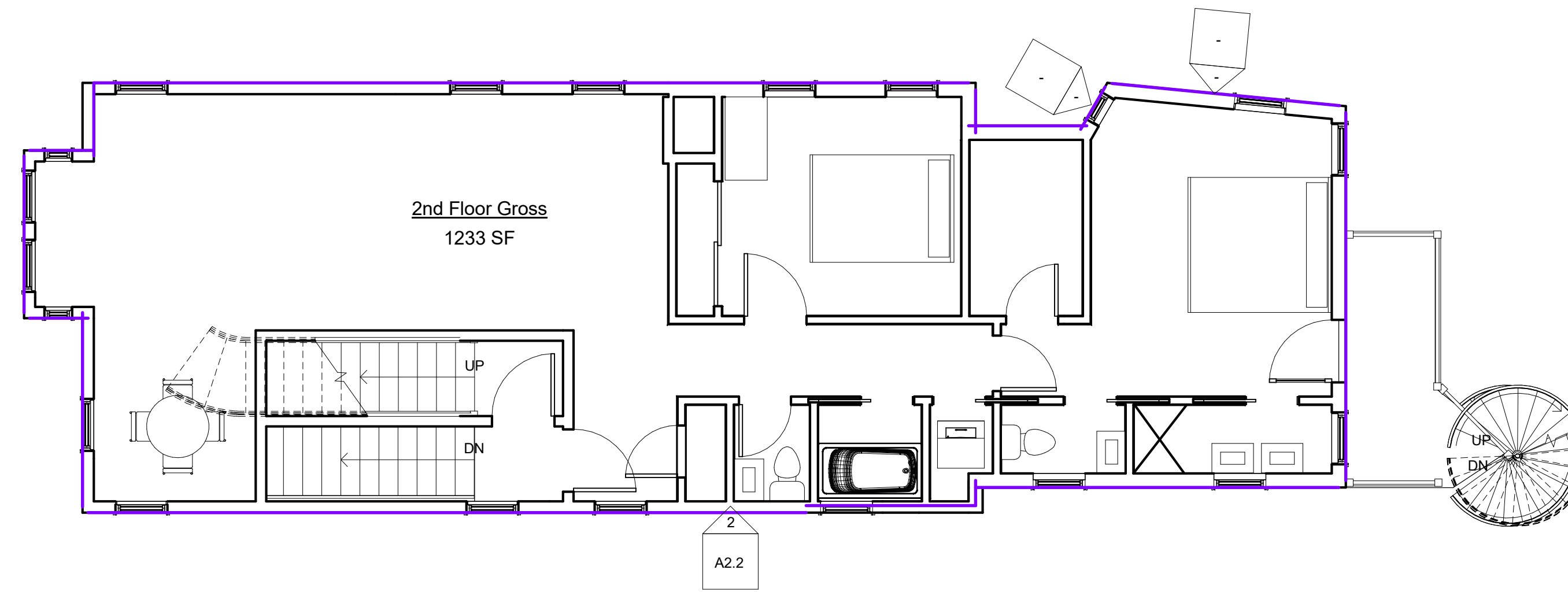
**24 Dane Ave
Residential Project**

No.	Description	Date

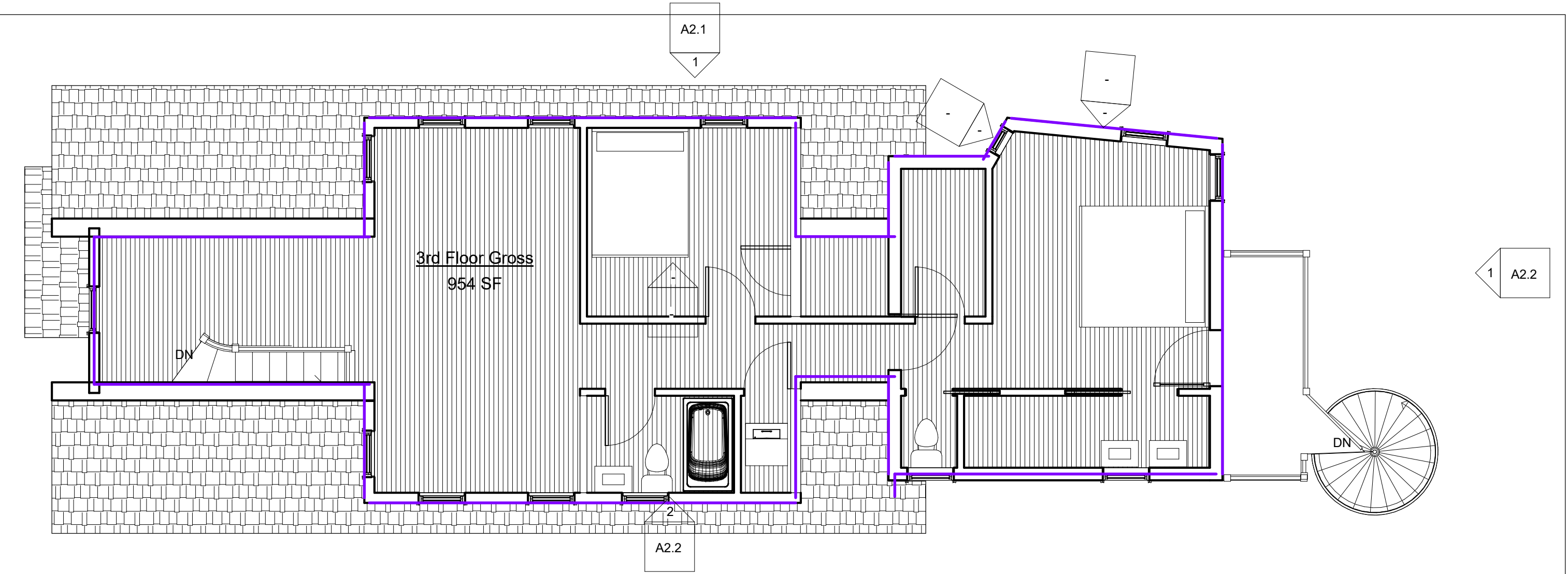
Existing Elevations

Project number 214101
Date 8 Nov. 2018
Drawn by Author
Checked by Checker Scale 1/4" = 1'-0"

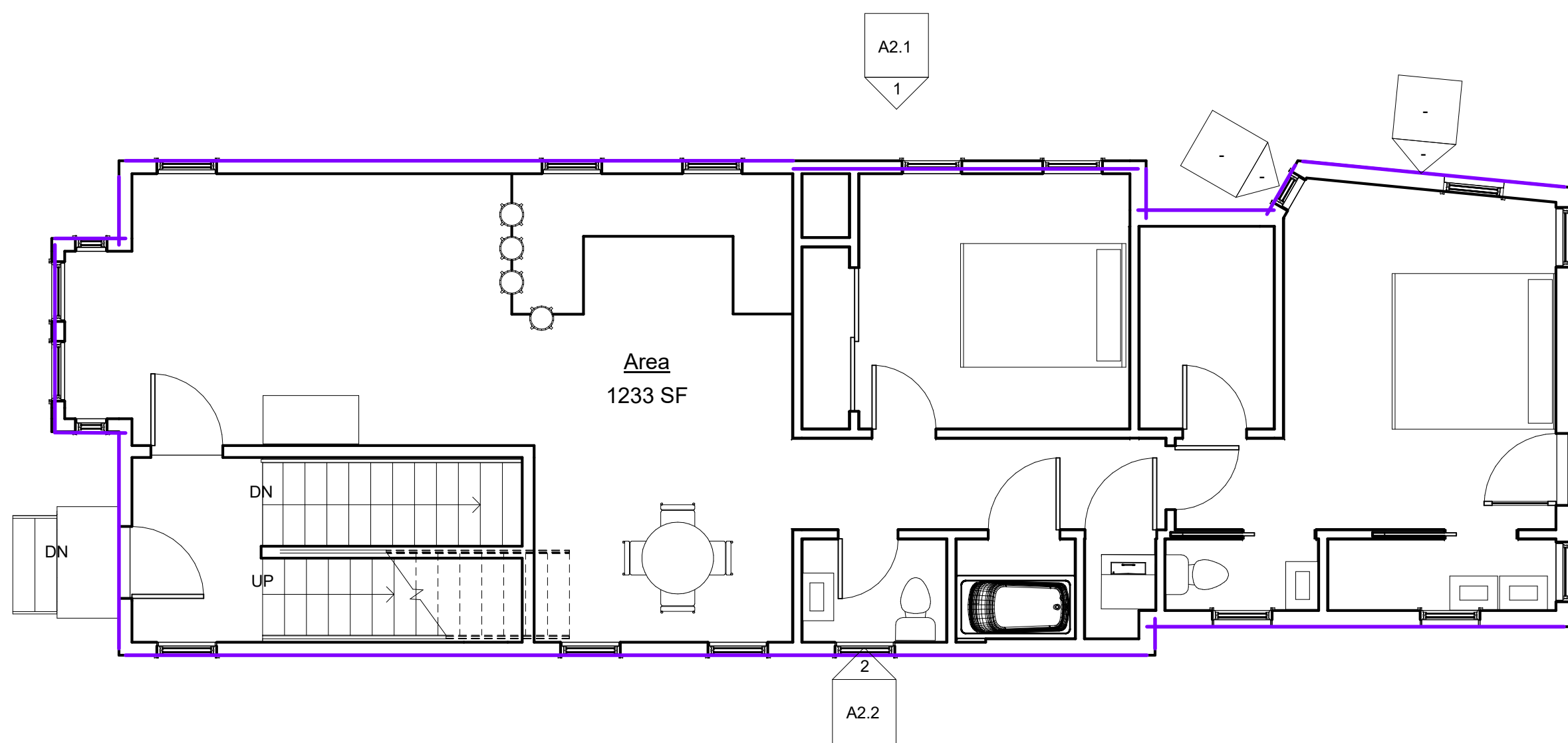
D2.2



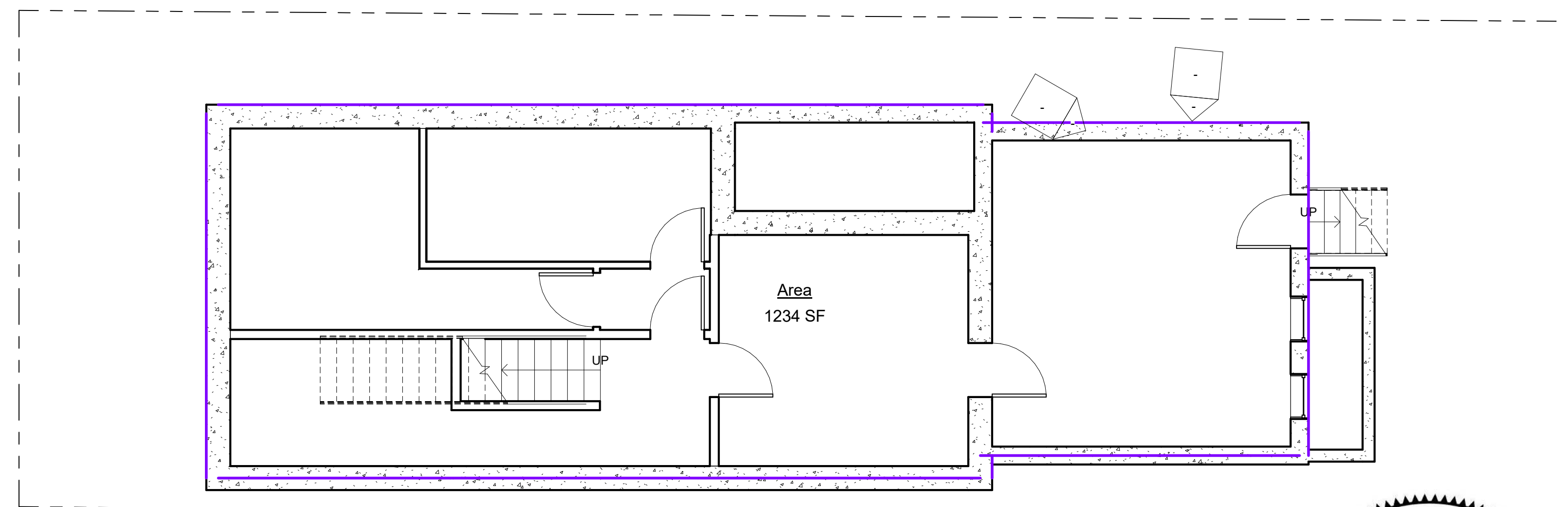
② Unit 2 Area
3/16" = 1'-0"



③ Unit 3 Area
3/16" = 1'-0"



① Unit 1 Area
3/16" = 1'-0"



④ Unit 1 Basement Area
3/16" = 1'-0"



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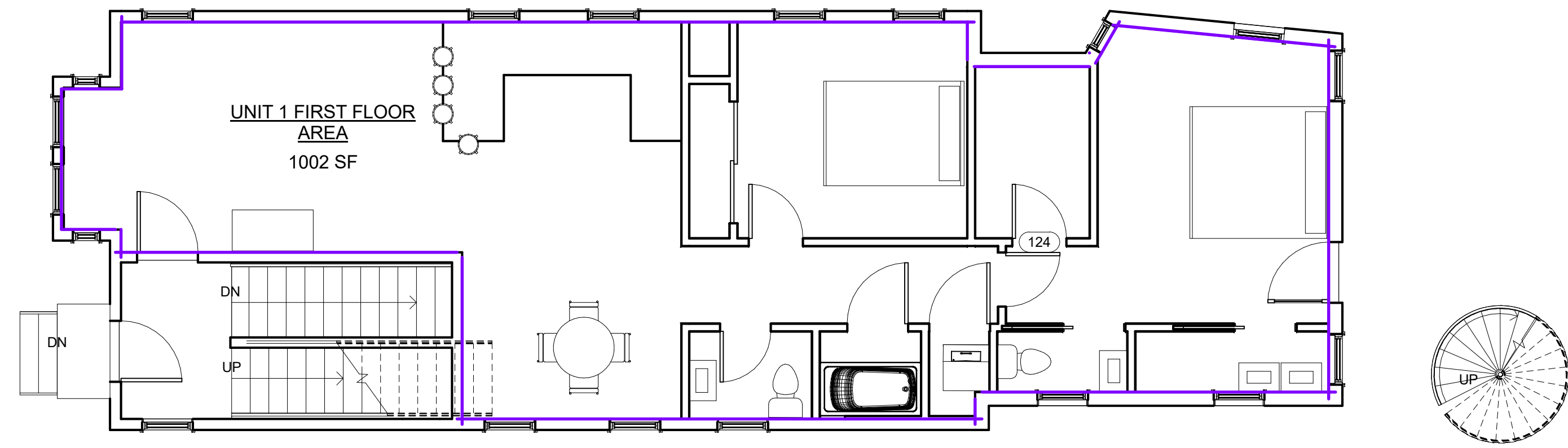
24 Dane Ave
Residential Project

No.	Description	Date

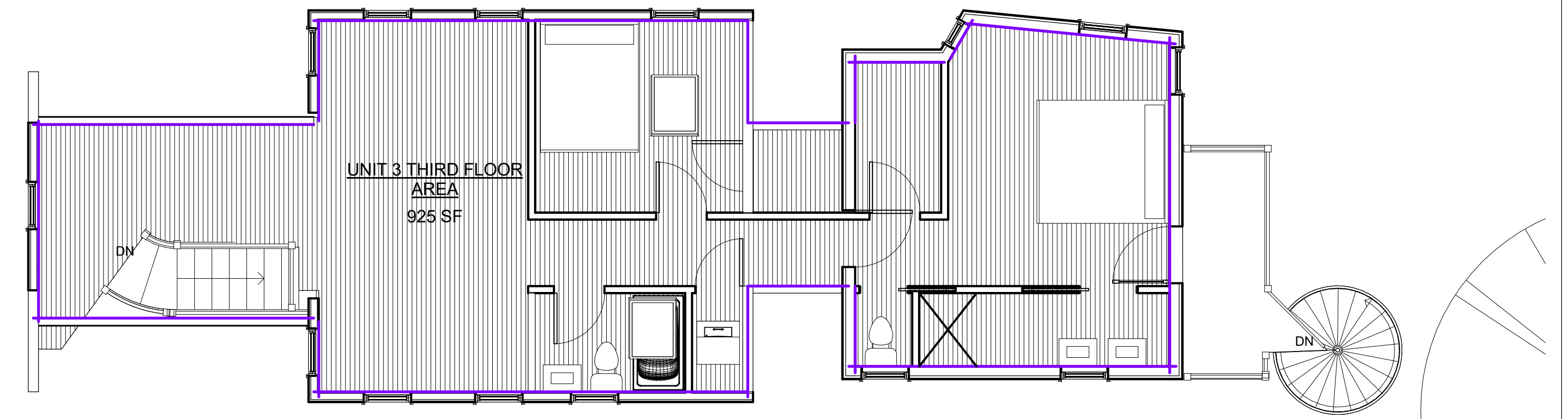
Gross Area Plans

Project number 214101
Date 8 Nov. 2018
Drawn by Author
Checked by Checker Scale 3/16" = 1'-0"

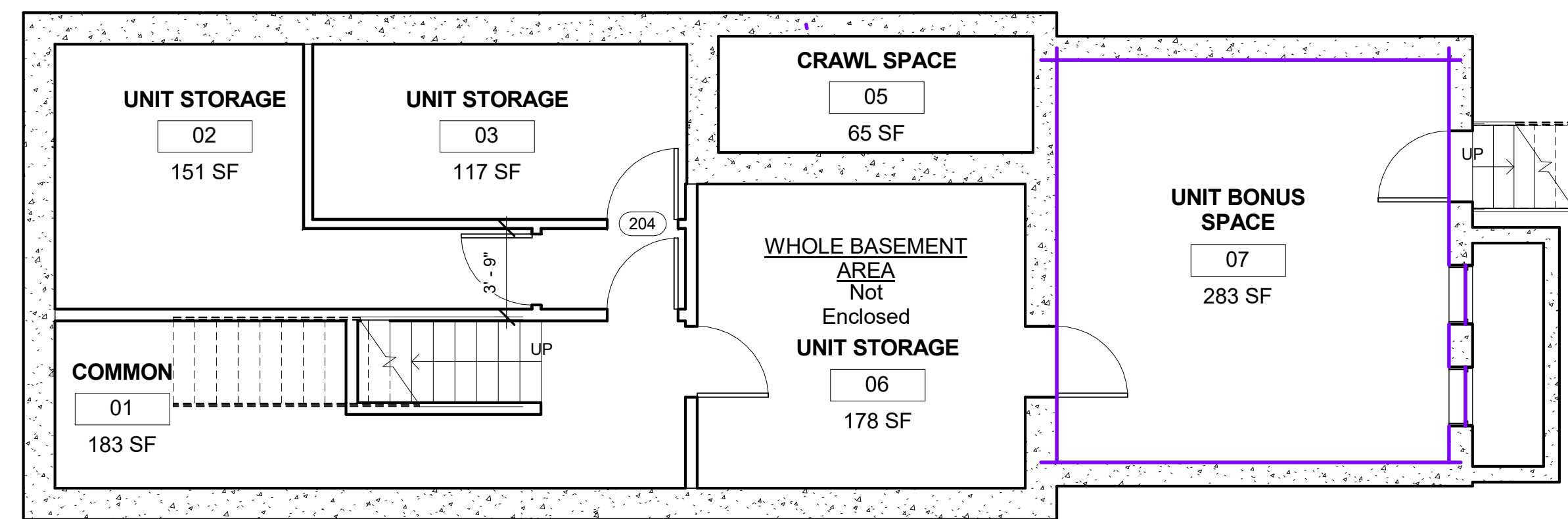
A0.3



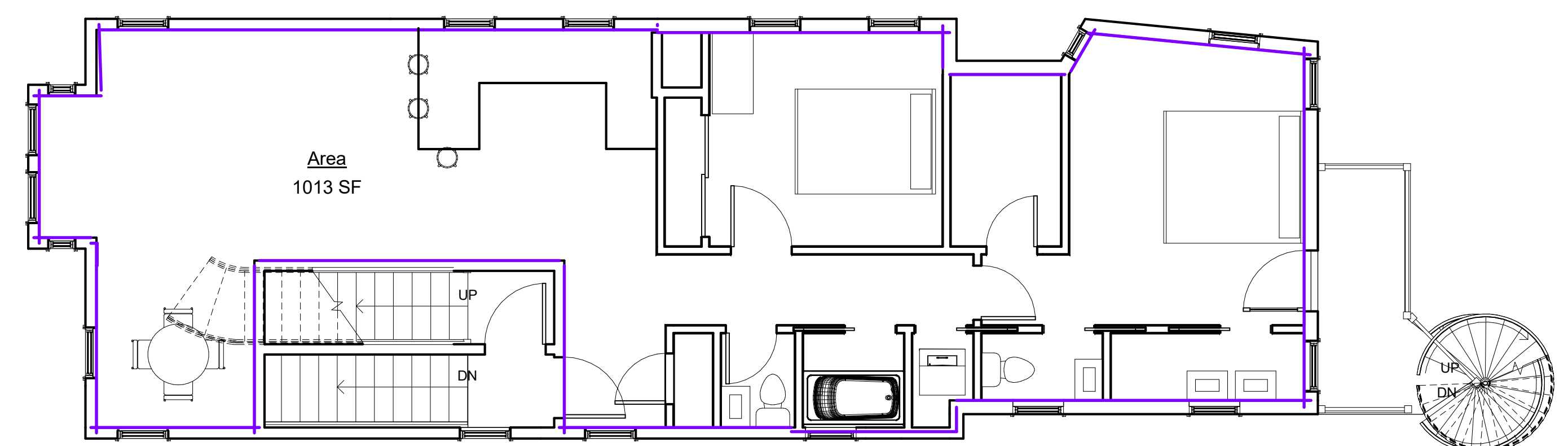
② Unit 1 Rentable Area
3/16" = 1'-0"



④ Unit 3 Rentable Area
3/16" = 1'-0"



① Unit 1 Basement Rentable Area
3/16" = 1'-0"



③ Unit 2 Rentable Area
3/16" = 1'-0"



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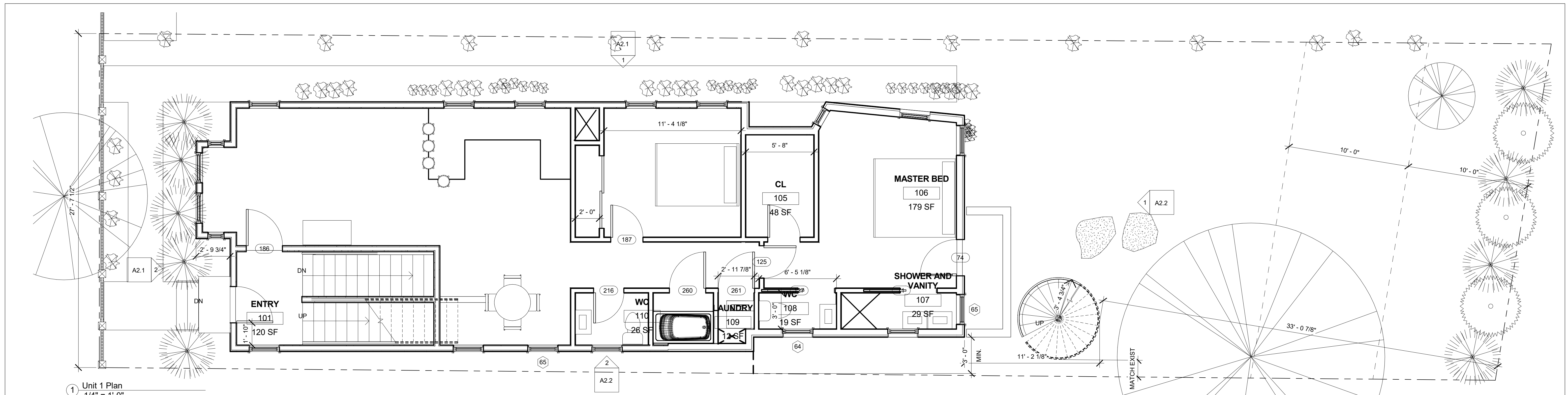
24 Dane Ave Residential Project

No.	Description	Date

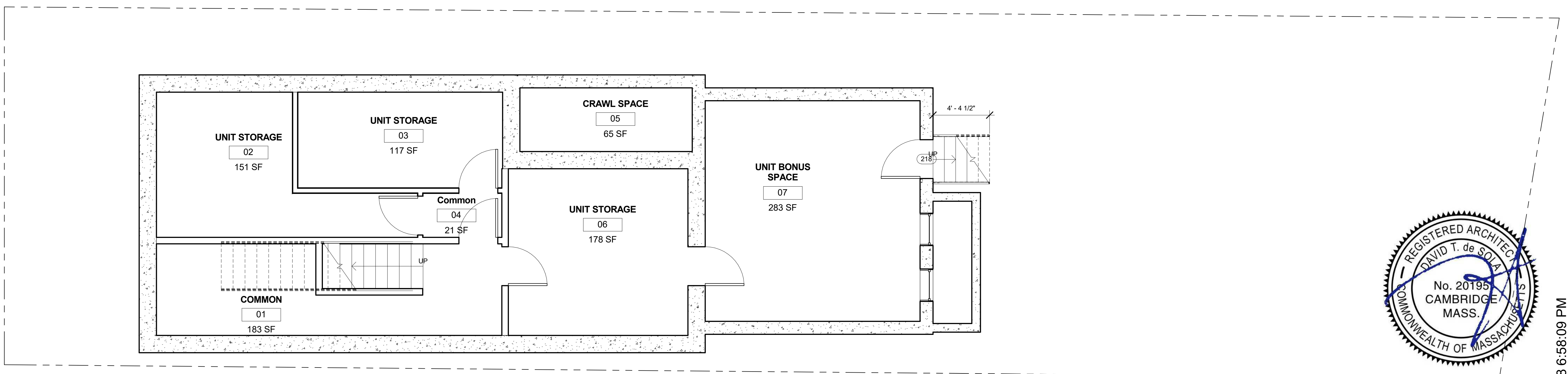
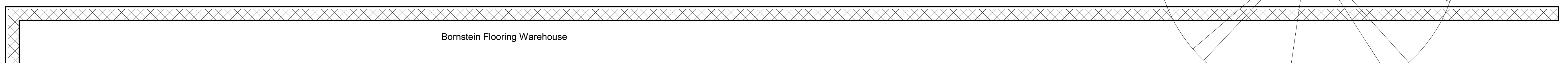
Rentable Areas

Project number 214101
Date 8 Nov. 2018
Drawn by Author
Checked by Checker Scale 3/16" = 1'-0"

A0.4



1 Unit 1 Plan
1/4" = 1'-0"



2 Unit 0 Plan
1/4" = 1'-0"



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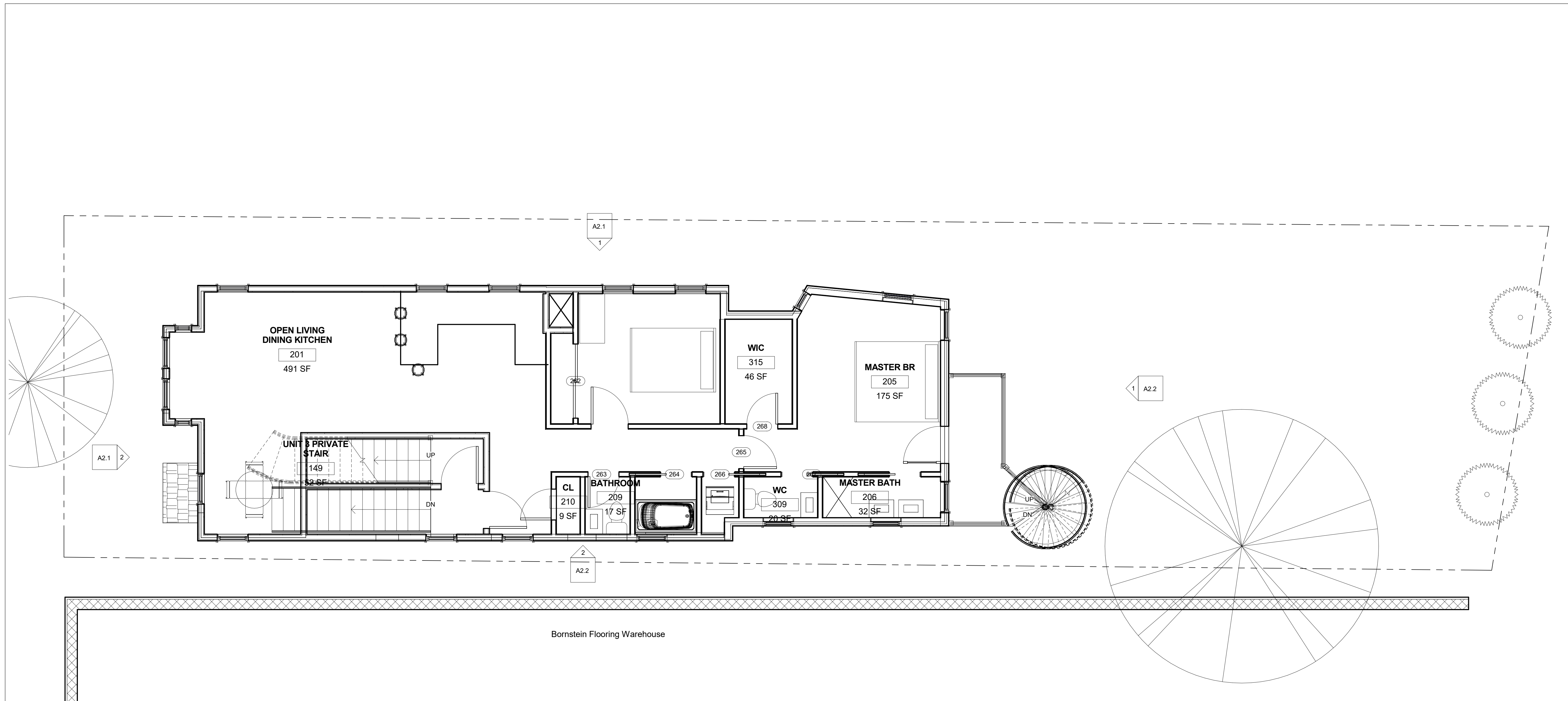
No.	Description	Date

Unit 1 and Basement Plan

Project number 214101
Date 8 Nov. 2018
Drawn by DdS
Checked by Checker Scale 1/4" = 1'-0"

A1.1

?
?
?



1 Unit 2 Plan
1/4" = 1'-0"



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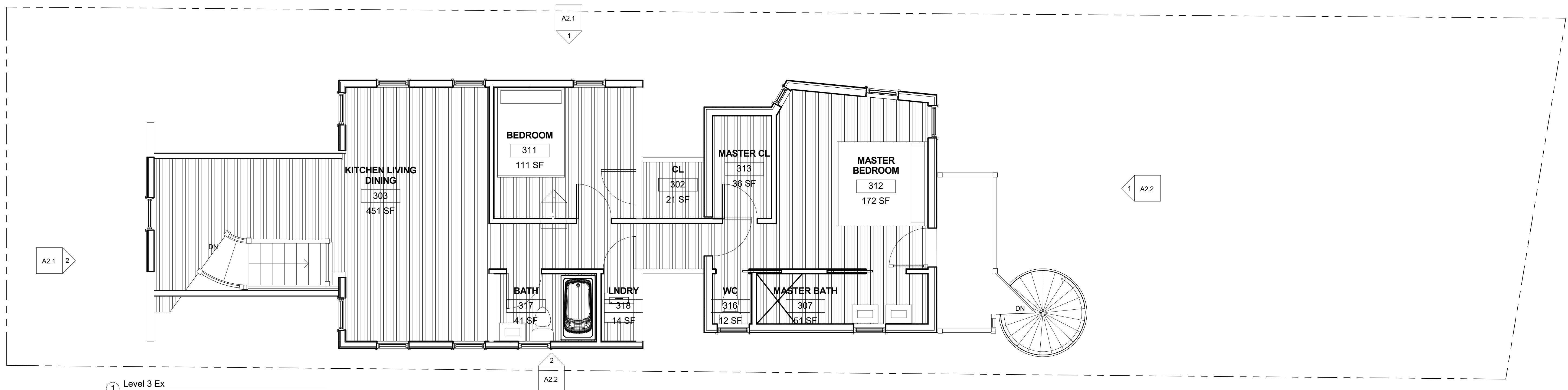
24 Dane Ave
Residential Project

No.	Description	Date

Unit 2 Plan

Project number 214101
Date 8 Nov. 2018
Drawn by DdS
Checked by Checker Scale 1/4" = 1'-0"

A1.2



① Level 3 Ex
1/4" = 1'-0"

Bornstein Flooring Company



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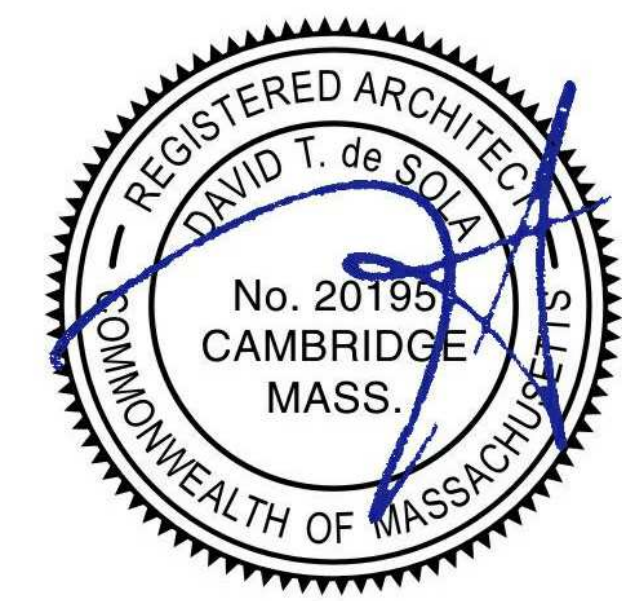
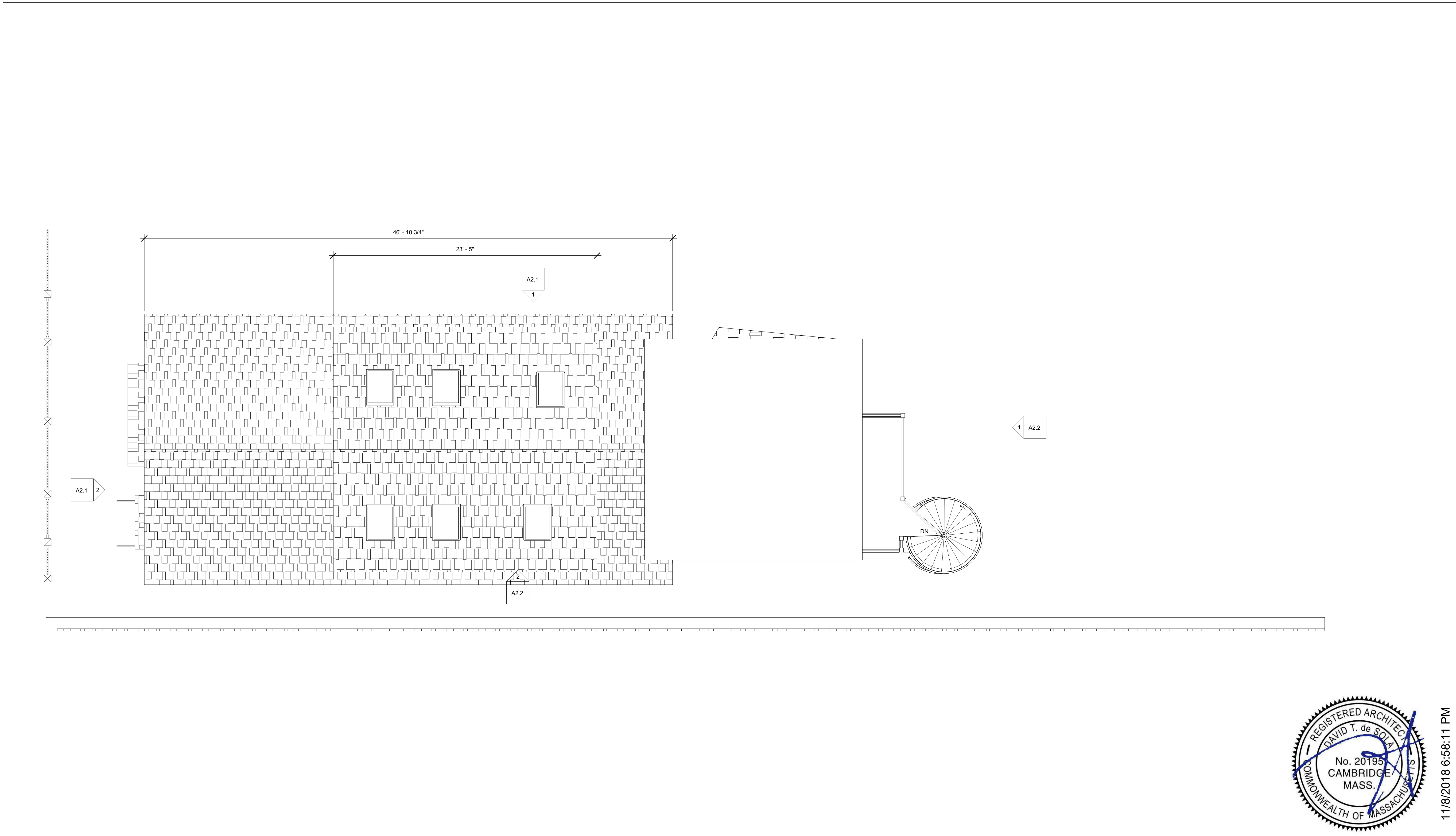
**24 Dane Ave
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No.	Description	Date

Unit 3 Plan

Project number 214101
 Date 8 Nov. 2018
 Drawn by Author
 Checked by Checker Scale 1/4" = 1'-0"

A1.3



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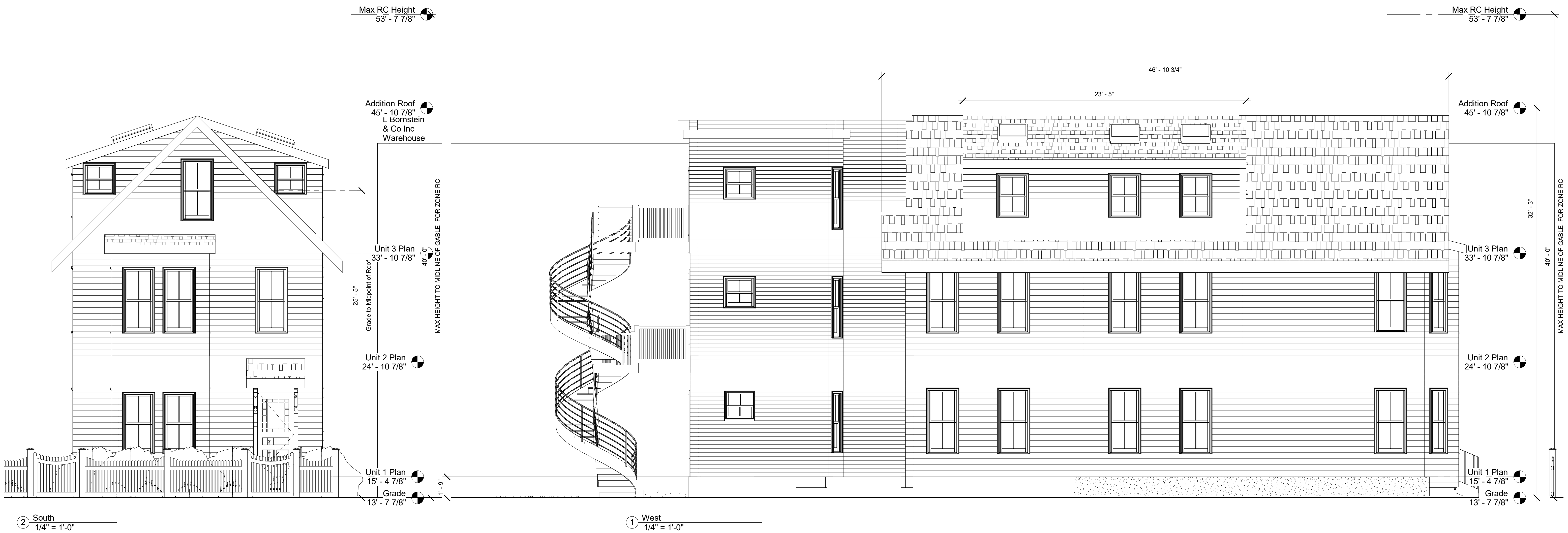
24 Dane Ave
Residential Project

No.	Description	Date

Roof Plan

Project number 214101
 Date 8 Nov. 2018
 Drawn by DdS
 Checked by Checker Scale 1/4" = 1'-0"

A1.4



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**24 Dane Ave
Residential Project**

No.	Description	Date

Elevations

Project number 214101
Date 8 Nov. 2018
Drawn by Author
Checked by Checker Scale 1/4" = 1'-0"

A2.1



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24 Dane Ave
Residential Project

No.	Description	Date

Elevations

Project number 214101
 Date 8 Nov. 2018
 Drawn by DdS
 Checked by DdS Scale 1/4" = 1'-0"

A2.2



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24 Dane Ave
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No.	Description	Date

Street View of Addition

Project number 214101
Date 8 Nov. 2018
Drawn by Author
Checked by Checker Scale

A10.1



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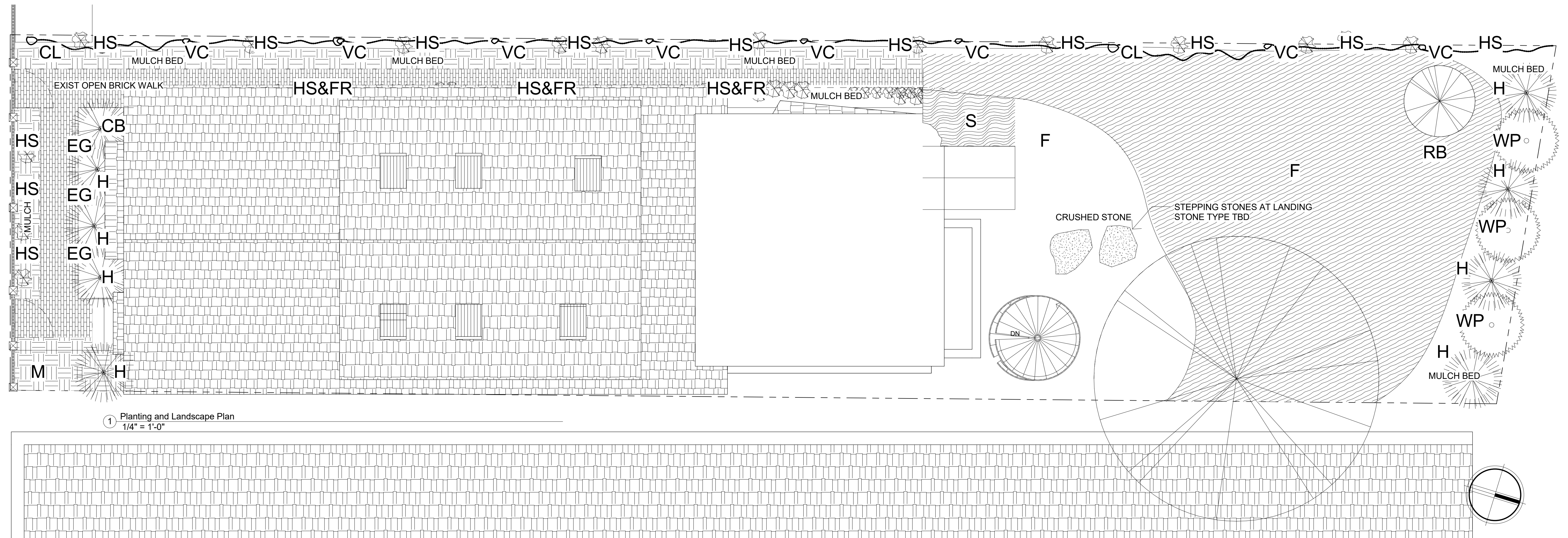
24 Dane Ave Residential Project

No.	Description	Date

View From Front

Project number 214101
Date 8 Nov. 2018
Drawn by Author
Checked by Checker Scale

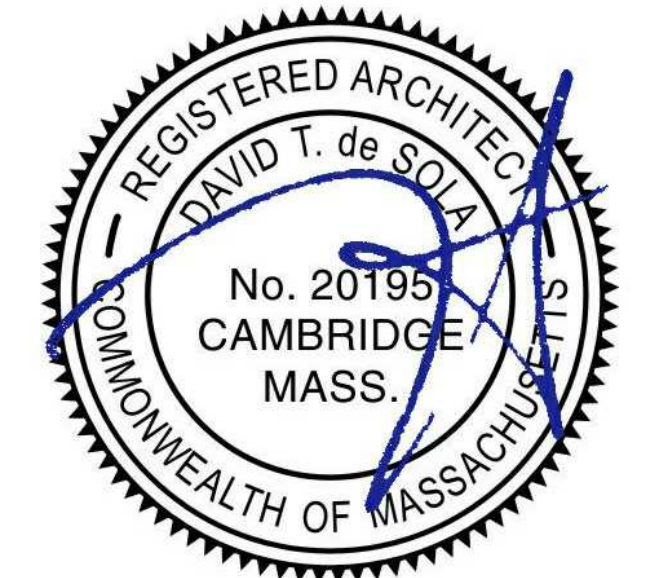
A10.2



1 Planting and Landscape Plan
1/4" = 1'-0"

PLANTING KEY

SYMBOL	NAME	LATIIN NAME
CB	CORALS BELLS	HEUCHERA
EG	EVERGREEN GRASS	LIRIOPE
FR	FERN	FEM
F	FESCUE	FESTUCA
H	HOLLY	ILEX GALABRA
HS	HOSTA	HOSTA
RB	REDBUD	CERCIS CANADENSIS
S	SEDGE	CAREX PENNSYLVANIA
CL	SWEET AUTUMN	CLEMATUS PENTICULATA
VC	VIRGINIA CREEPER	PARTHENOSISSUS QUINQUEFOLIA
WP	WHITE PINE	PINUS STROBUS
M	MULCH	



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24 Dane Ave
Residential Project

No.	Description	Date

Landscape Plan

Project number 214101
Date 8 Nov. 2018
Drawn by DdS
Checked by Checker Scale 1/4" = 1'-0"

L1.2