

2 AREA PLAN

SCALE: N/A

GENERAL NOTES

- DEFINITIONS
 - THE TERMS "BUILDER" SHALL BE THE SAME AS THE "GENERAL CONTRACTOR". THE "BUILDER IS THE PARTY RESPONSIBLE FOR THE WORK" AND FOR WHICH A PRIME CONTRACT IS WRITTEN WITH THE "OWNER". SUBCONTRACTORS ANSWER TO THE "BUILDER".
 - THE TERM "ARCHITECT" WHERE REFERENCED IN THIRD PARTY DOCUMENTS SHALL MEAN "MAXWELL DEHNE (DESIGNER)" AS DEFINED IN MASSACHUSETTS STATUTES AND SHALL BE "MAXWELL DEHNE (DESIGNER)".
 - THE TERM "OWNER" SHALL MEAN THE PRIME PARTY RESPONSIBLE FOR THE PAYMENTS TO THE "BUILDER" AND "MAXWELL DEHNE". THE TERM MAY OR MAY NOT REFER TO THE LEGAL OWNER OF THE PROPERTY WHICH THE STRUCTURES WILL BE ERRECTED.
 - THE TERM "WORK" SHALL MEAN ALL LABOR, TRANSPORTATION, MATERIAL, EQUIPMENT, TOOLS, INSTALLATION, SYSTEMS, SUPERVISION, AND ANY OTHER INCIDENTAL ITEMS OR SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE PROJECT AND A COMPLETED STRUCTURE READY FOR HUMAN OCCUPANCY WHETHER OR NOT SPECIFICALLY INDICATED OR NOTED. "WORK" SHALL ALSO INCLUDE ANY DEMOLITION OR REPAIR REQUIRED AS A PROCESS OF THE CONSTRUCTION.
 - THE TERM "CONTRACT DOCUMENTS" SHALL MEAN ALL DRAWINGS & SPECIFICATIONS OR CORRESPONDANCE ISSUED BY THE DESIGNER OR DESIGNERS ENGINEERS.
 - ANY TERM NOT DEFINED SHALL BE FIRST REFERENCES IN ACCORDANCE WITH THE STANDARD AIA OWNER-CONTRACTOR AGREEMENT & ALSO GENERAL CONDITIONS FOR THE CONTRACT FOR THE CONSTRUCTION WHEN APPLICABLE.
- RELATED - REFERENCED DOCUMENTS
 - ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS OF MATERIAL MANUFACTURERS ARE MADE PART OF THIS SPECIFICATION AND HAVE THE SAME EFFECT AS IF COMPLETELY REPRODUCED.
 - ALL WORK SHALL BE CONDUCTED BY THE BUILDER IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF THE BUILDING CODES AS OF THE DATE OF PERMIT IS ISSUED OF THIS PROJECT. BUILDER SHALL REPORT ANY DISCREPANCIES BETWEEN CURRENT CODE AND THE DRAWINGS OR SPECIFICATIONS TO THE DESIGNERS PRIOR WORK.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARDS, INDUSTRY STANDARDS SHALL BE AS DETERMINED BY MANUAL OR HANDBOOK OF THE PRIMARY ASSOCIATION OF EACH TRADE. THE MANUAL SHALL INCLUDE, BUT NOT LIMITED TO:
 - GYPSUM ASSOCIATION
 - APA - ENGINEERED WOOD ASSOCIATION
 - NATIONAL TILE CONTRACTORS ASSOCIATION
 - AMERICAN CONCRETE ASSOCIATION
 - SHOP DRAWINGS OR DRAWINGS PROVIDED BY OTHERS ARE NOT PART OF THE CONTRACT DOCUMENTS BUT SHALL BE PREPARED IN OBTAINANCE OF THE CONTRACT DOCUMENTS AND THE BUILDER SHALL CERTIFY THE SHOP DRAWINGS.
- AGREEMENTS
 - THE BUILDER SHALL VERIFY EXISTING CONDITIONS AND REPORT ANY INCONSISTENCIES WHICH INTERFERE OR CONFLICT WITH THE WORKING DRAWINGS.
- QUALIFICATIONS & ASSURANCES
 - WHERE THE OWNER ACTS ON HIS/HER OWN BEHALF WITH HIS/HER OWN FORCES, THE OWNER WARRANTS THAT HE/SHE HAS THE QUALIFICATIONS AND EXPERIENCE NECESSARY FOR THE ORGANIZATION AND COMPLETION OF THE WORK TO THE SAME STANDARDS AS THAT OF A HIRED CONTRACTOR.
 - BUILDER WILL FURNISH AND PLACE ALL SUPPORTS, TEMPORARY AND PERMANENT, WHETHER SHORING, BRACING, NEEDLING, UNDERPINNING OR SHEET PILING, NECESSARY TO BRACE EXISTING WALLS OR FRAMING TO REMAIN, SO THAT NO HORIZONTAL OR VERTICAL SETTLEMENT OCCURS TO THE EXISTING STRUCTURES. TEMPORARY SUPPORTS SHALL BE MAINTAINED IN PLACE UNTIL PERMANENT SUPPORTS ARE INSTALLED. DESIGN OF THESE SUPPORTS SHALL BE BY A REGISTERED STRUCTURAL ENGINEER IN THE PROJECT STATE, IN THE EMPLOY OF THE CONTRACTOR.
 - THE CONTRACTOR OR WHEN NO CONTRACTOR IS EMPLOYED, THE OWNER, SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT STRUCTURES, PROPERTY, HIS WORKMEN, AND THE PUBLIC AS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, DIMENSIONS ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK AND SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES AFFECTING PROPER COMPLETION OF CONTRACT WORK.
- PERMITS AND FEES
 - ALL PERMITS AND FEES SHALL BE RESPONSIBILITY OF THE BUILDER.
 - BUILDER SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS.
- AS-BUILT DRAWINGS
 - BUILDER SHALL KEEP AND MAINTAIN AS-BUILT DRAWINGS OF THE CONSTRUCTION AT THE PROJECT SITE IN PROFESSIONAL AND READABLE MANNER.
 - AS-BUILT DRAWINGS SHALL INCLUDE BUT AND NOT LIMITED TO CIVIL, ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING OR SPECIALTY DRAWINGS.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE.
- MISCELLANEOUS
 - BUILDER SHALL HAVE A SAFETY PROGRAM IN PLACE AND SHALL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION OF SUCH POLICY.
 - THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH ALL BUILDING CODES, INCLUDING LOCAL AMENDMENTS, AT THE TIME OF PRODUCTION. DESIGNER ASSUMES IMMEDIATE SUBMITTAL OF DRAWINGS TO THE BUILDING DEPARTMENT UPON COMPLETION. DESIGNER IS NOT RESPONSIBLE FOR CODE CHANGES OCCURRING MORE THAN 6 MONTHS AFTER COMPLETION OF THESE DRAWINGS.
 - DO NOT SCALE DIMENSIONS FROM DRAWINGS. THE CONTRACTOR SHALL REQUEST, FROM THE ARCHITECT, NECESSARY DIMENSIONS NOT SHOWN ON THE DRAWINGS.

SYMBOLS LEGEND

	EXISTING WALL CONSTRUCTION TO REMAIN
	NEW WALL CONSTRUCTION; SEE WALL TYPE MARKERS FOR CONSTRUCTION
	DEMO LINE
	NEW DOOR
	ELEVATION SYMBOL
	SECTION SYMBOL
	PLAN DETAIL MARKER
	WALL TYPE MARKER
	DOOR NUMBER. RE A4.1 FOR SCHEDULES
	APPLIANCE N/A
	PLUMBING FIXTURE TAG. N/A

DRAWING LIST

T 001	INDEX & MAP WALL TYPES & LEGEND GENERAL NOTES
ARCHITECTURAL:	
A 100	EXISTING BASEMENT PLAN
A 101	EXISTING 1ST FLOOR PLAN
A 102	DEMO PLANS
A 103	PROPOSED BASEMENT PLAN
A 104	PROPOSED 1ST FLOOR PLAN
A 105	STRUCTURAL PLAN

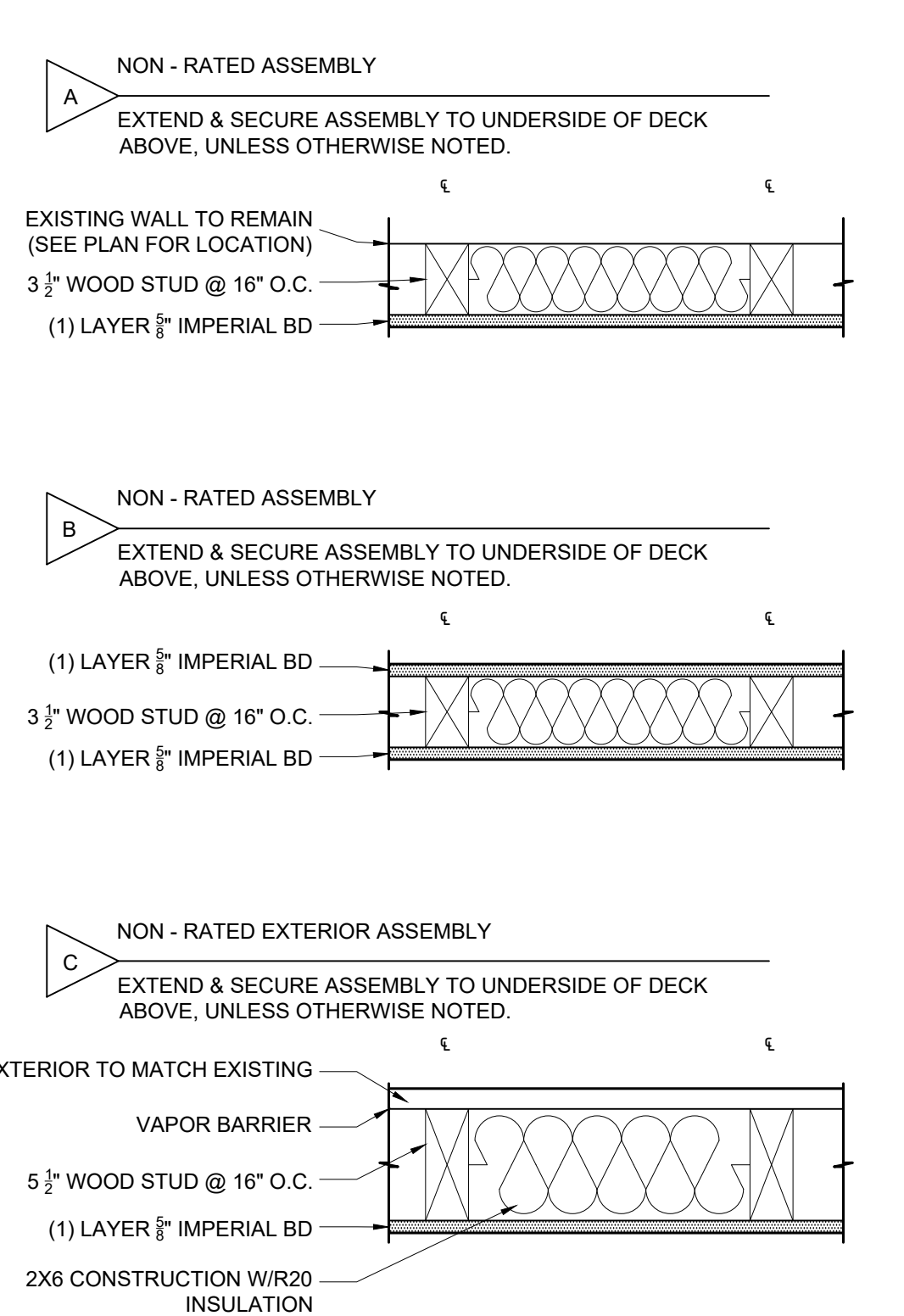
CODES AND REGULATIONS

CODES & ORDINANCES UTILIZED:

2009 IBC
780 CMR - MA

Code Review:
SOMERVILLE ZONING : R-3
Occupancy Class: R-3
Constructions Type: Type 1
Lot Size: 3329 FT²
Allowed: 1.5 stories / 30'

WALL TYPES



FLOOR AREA RATIO

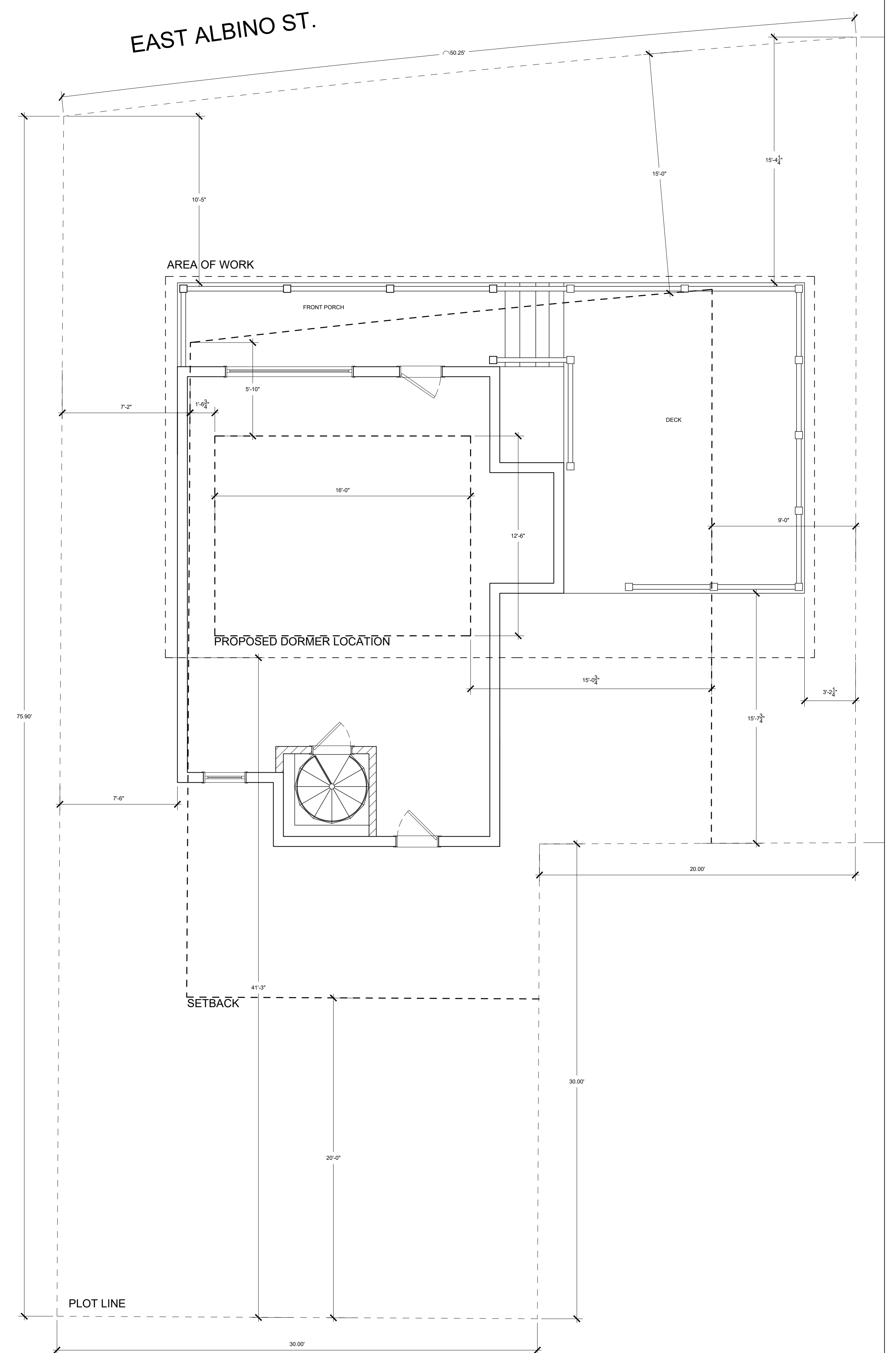
LOT AREA:	3329 SQ/FT	
	TOTAL AREA	FAR
NET FLOOR AREA	2116 SQ/FT	.645
GROSS FLOOR FOOT PRINT	623 SQ/FT	

SETBACKS

FRONT:	15'
SIDE:	8' MIN - 17' SUM
BACK:	20'

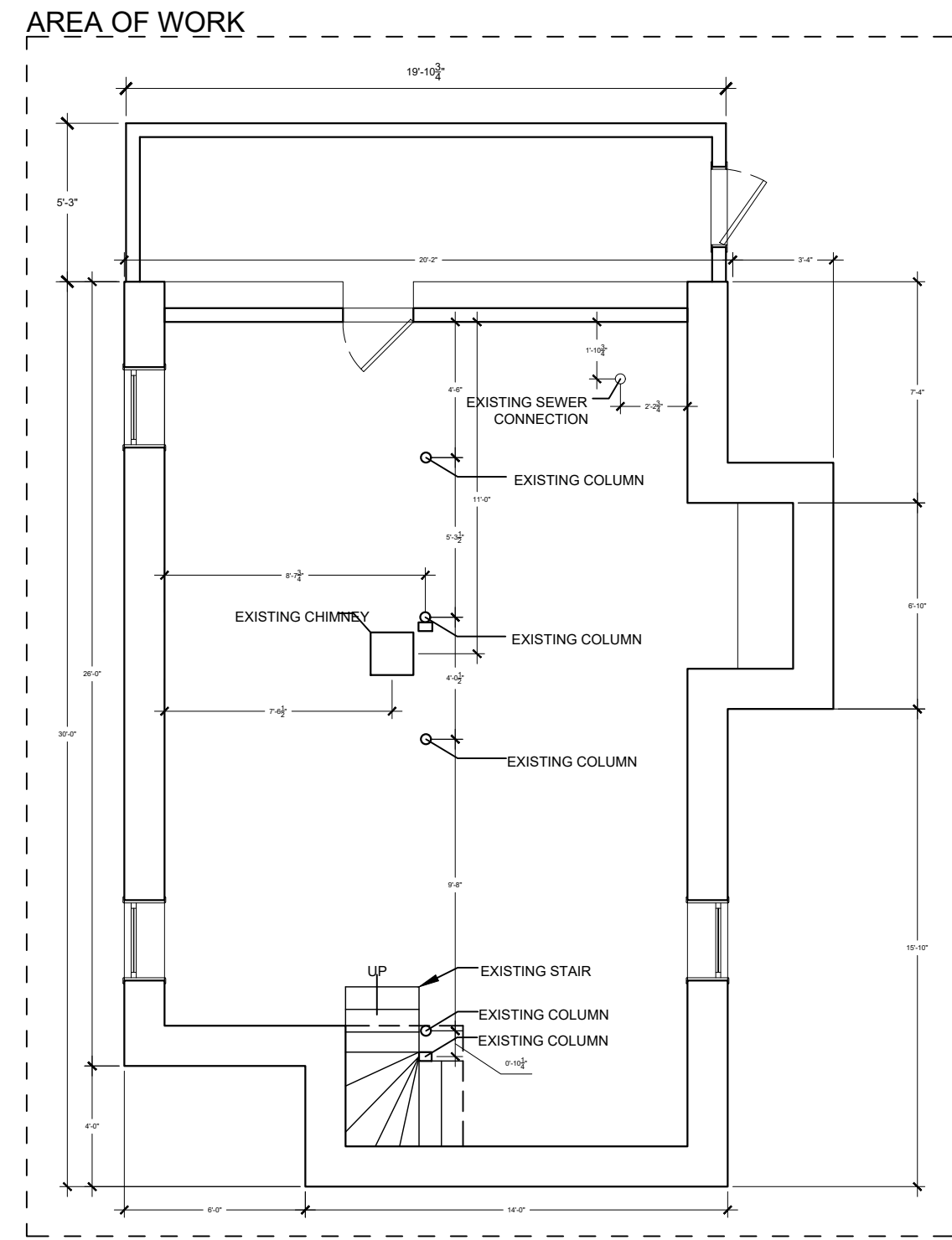
LANDSCAPE

FRONT:	15'
SIDE:	8' MIN - 17' SUM
BACK:	20'

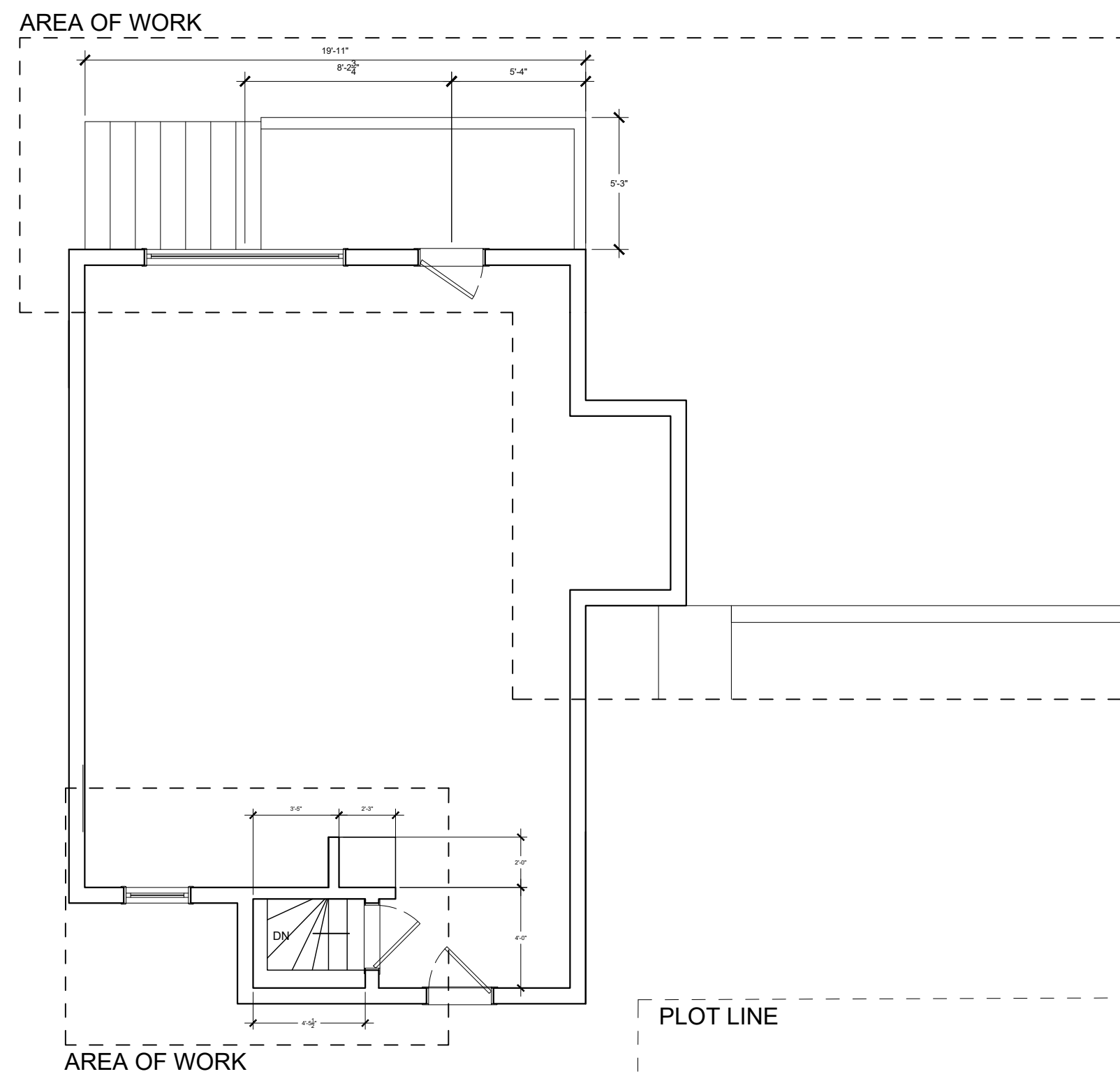


2 SITE PLAN

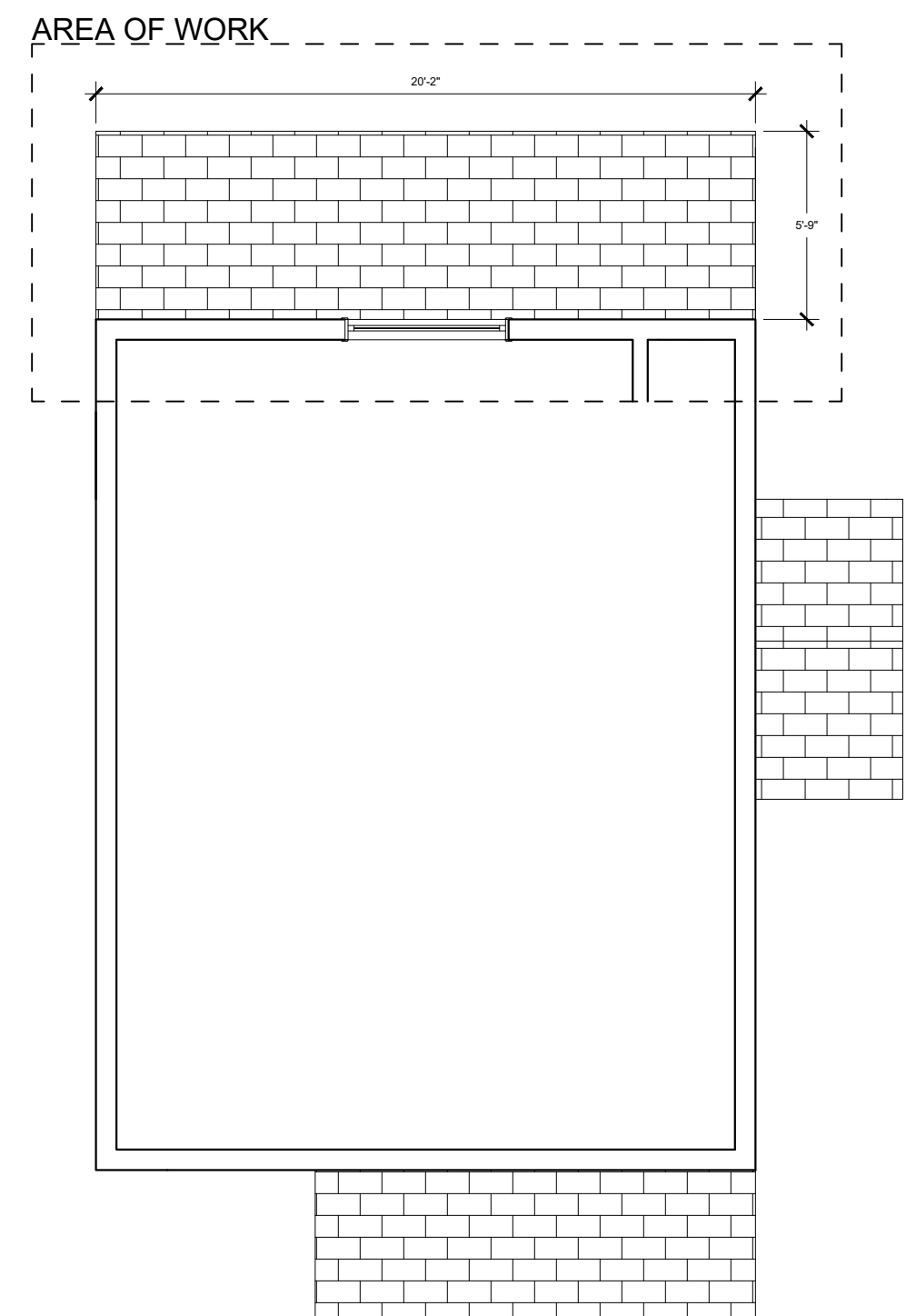
SCALE: 1/4" = 1'



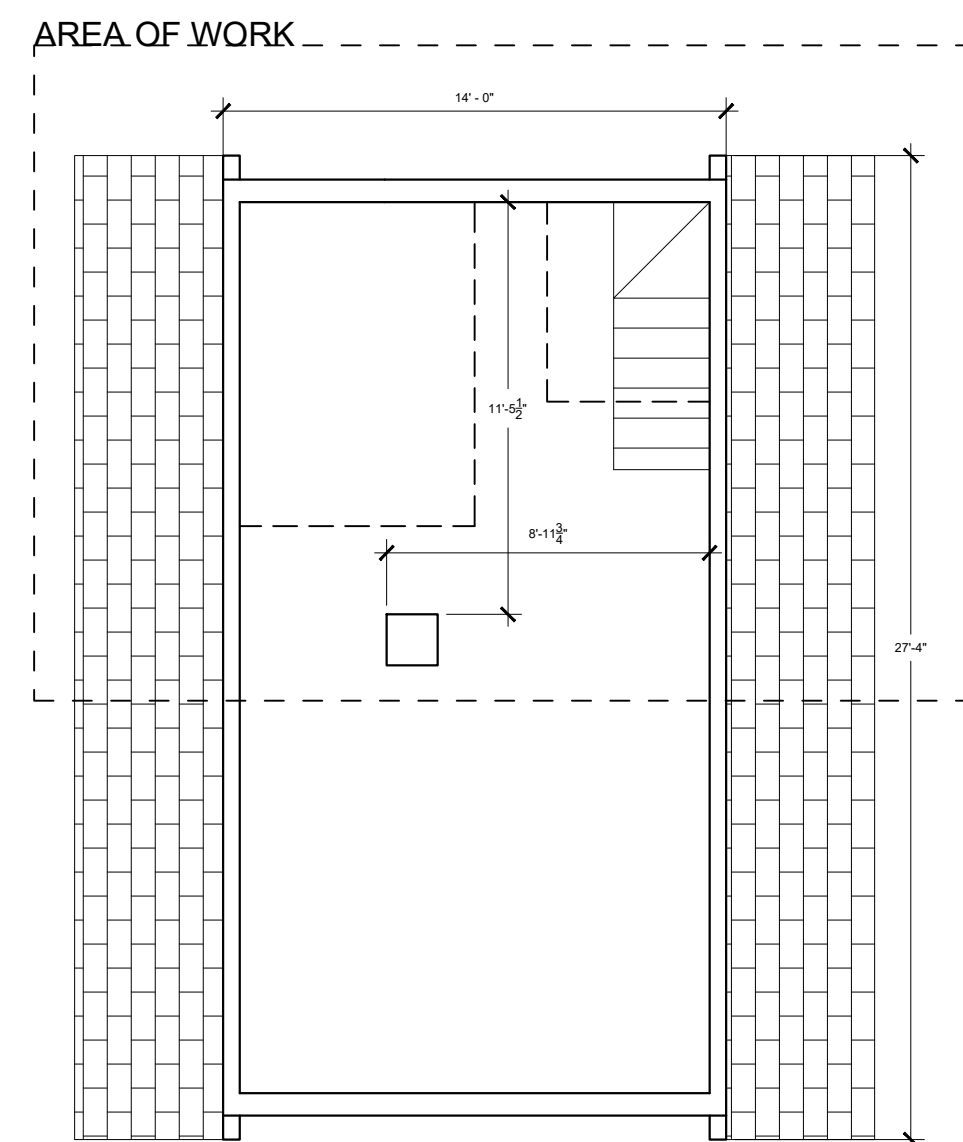
1 EXISTING BASEMENT PLAN
SCALE: $\frac{3}{16}'' = 1'$



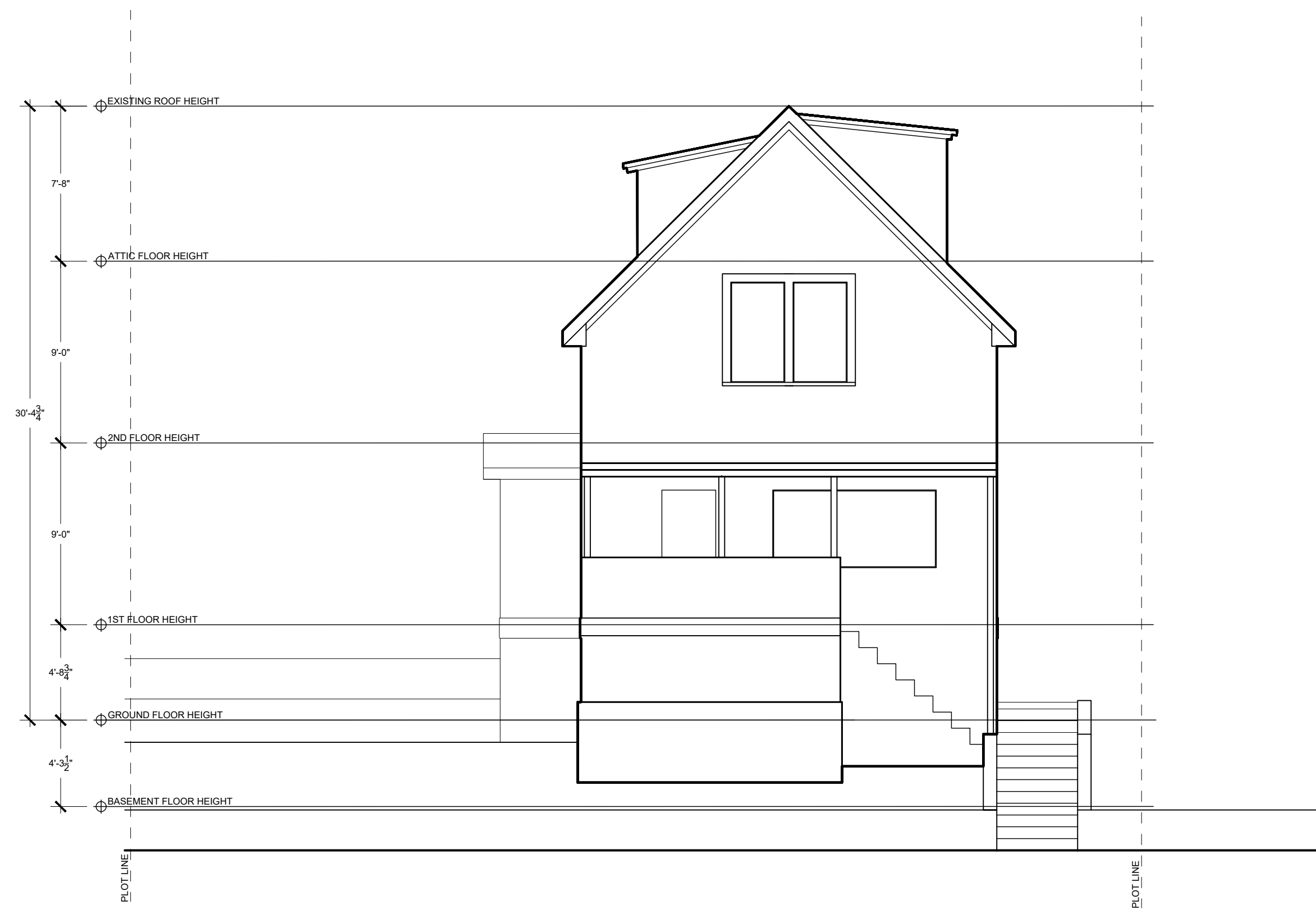
2 EXISTING 1ST FLOOR PLAN
SCALE: $\frac{3}{16}'' = 1'$



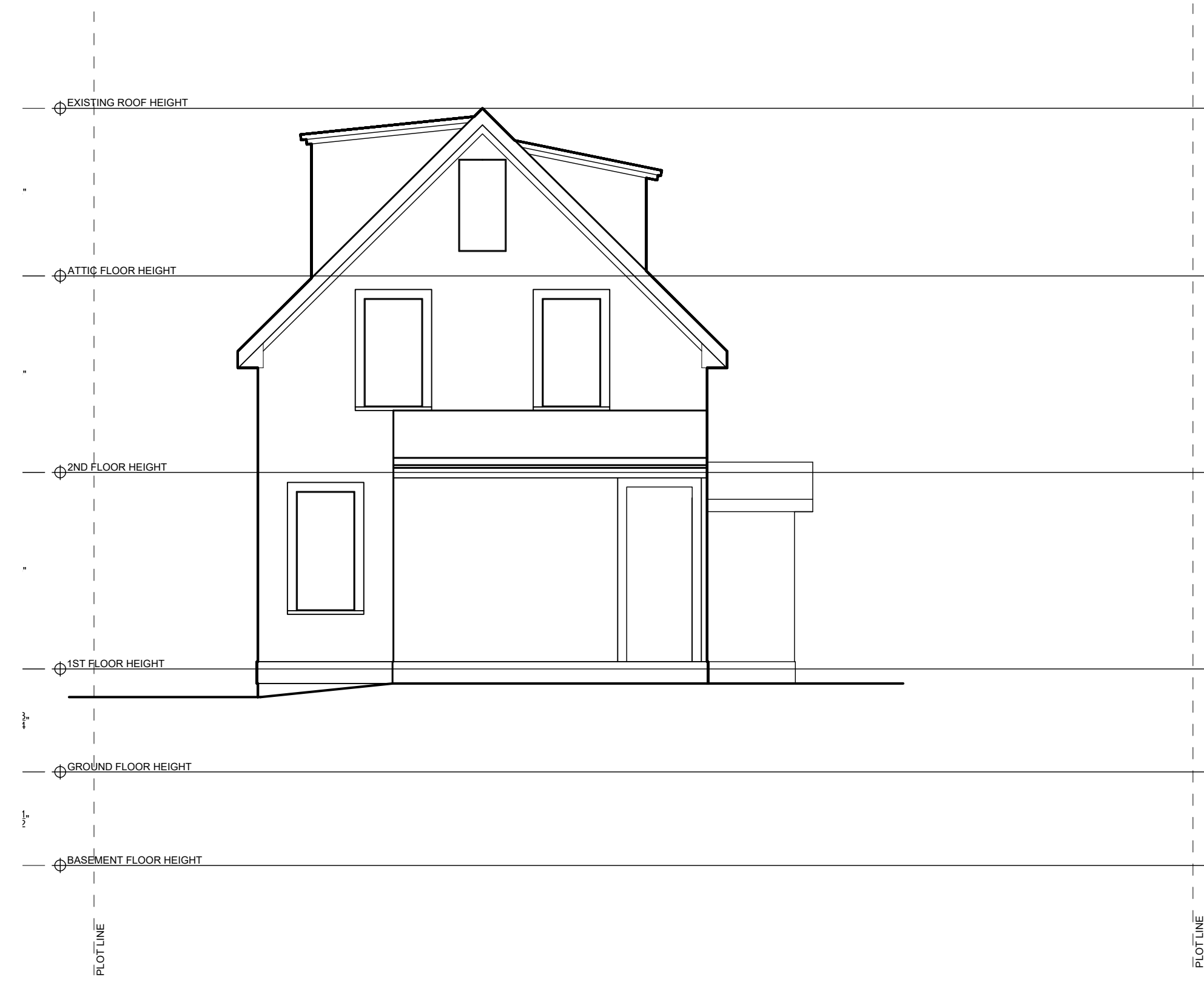
3 EXISTING BASEMENT PLAN
SCALE: $\frac{3}{16}'' = 1'$



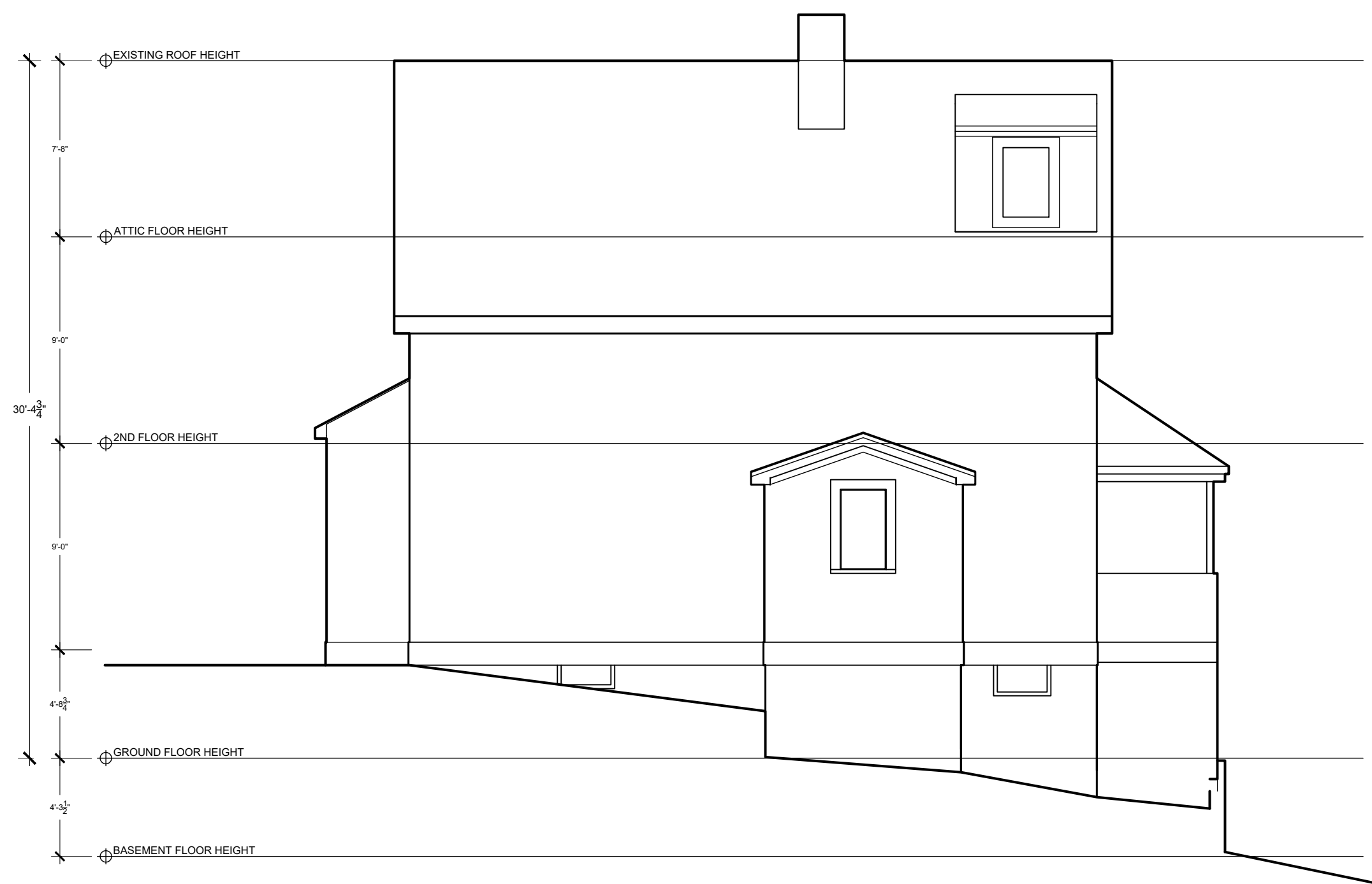
4 EXISTING ATTIC PLAN
SCALE: $\frac{3}{16}'' = 1'$



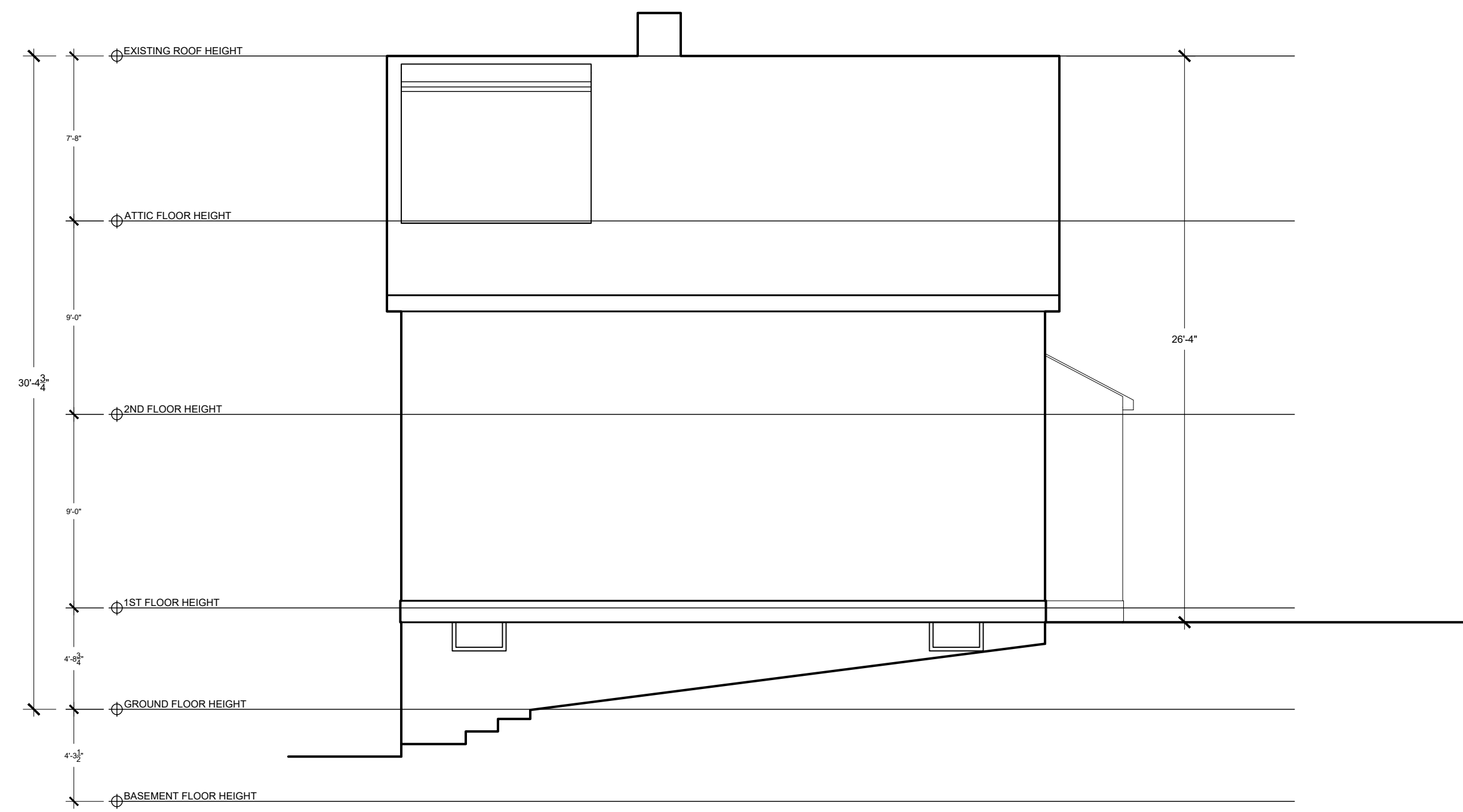
1 EXISTING FRONT ELEVATION
 SCALE: $\frac{3}{16}'' = 1'$



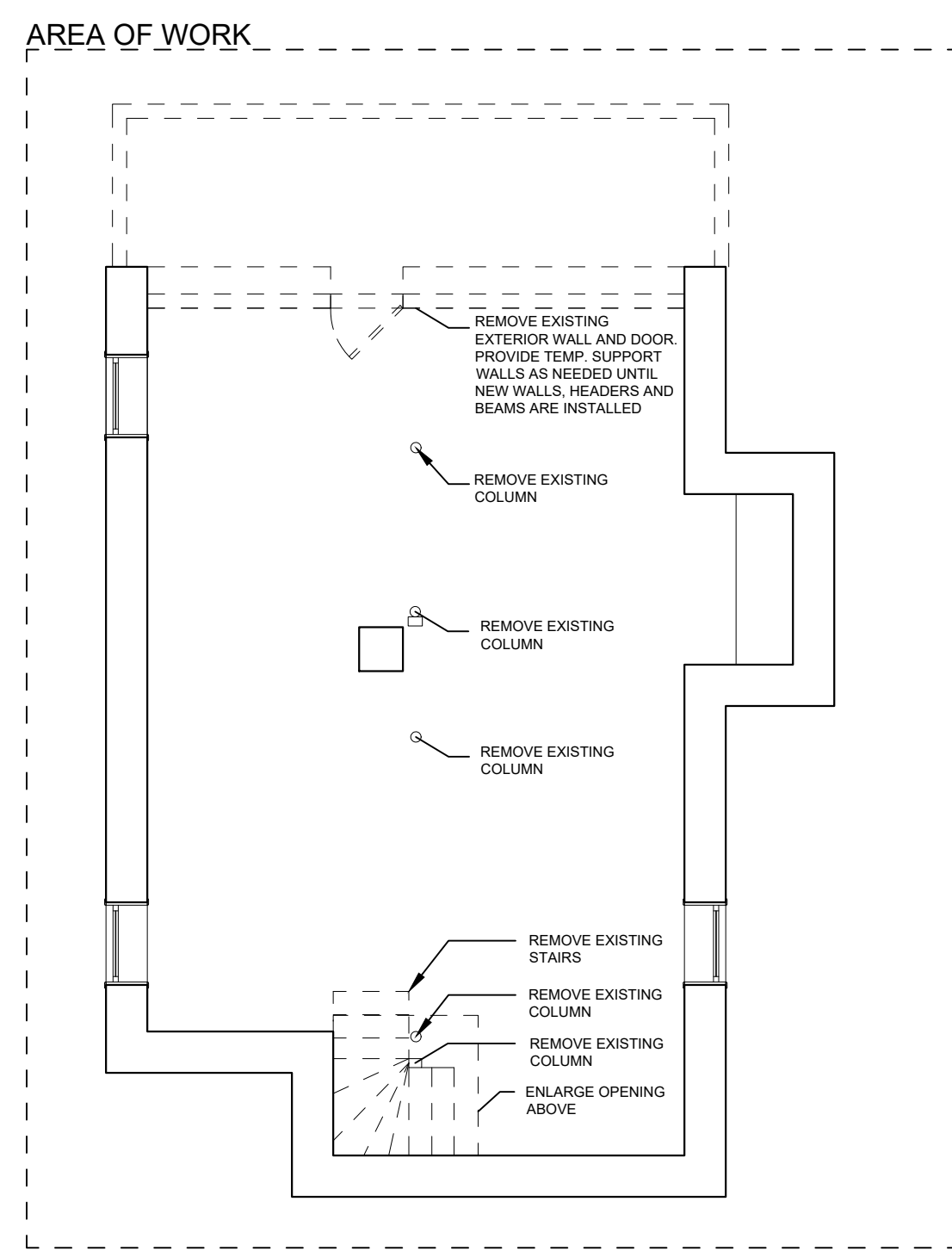
2 EXISTING REAR ELEVATION
 SCALE: $\frac{3}{16}'' = 1'$



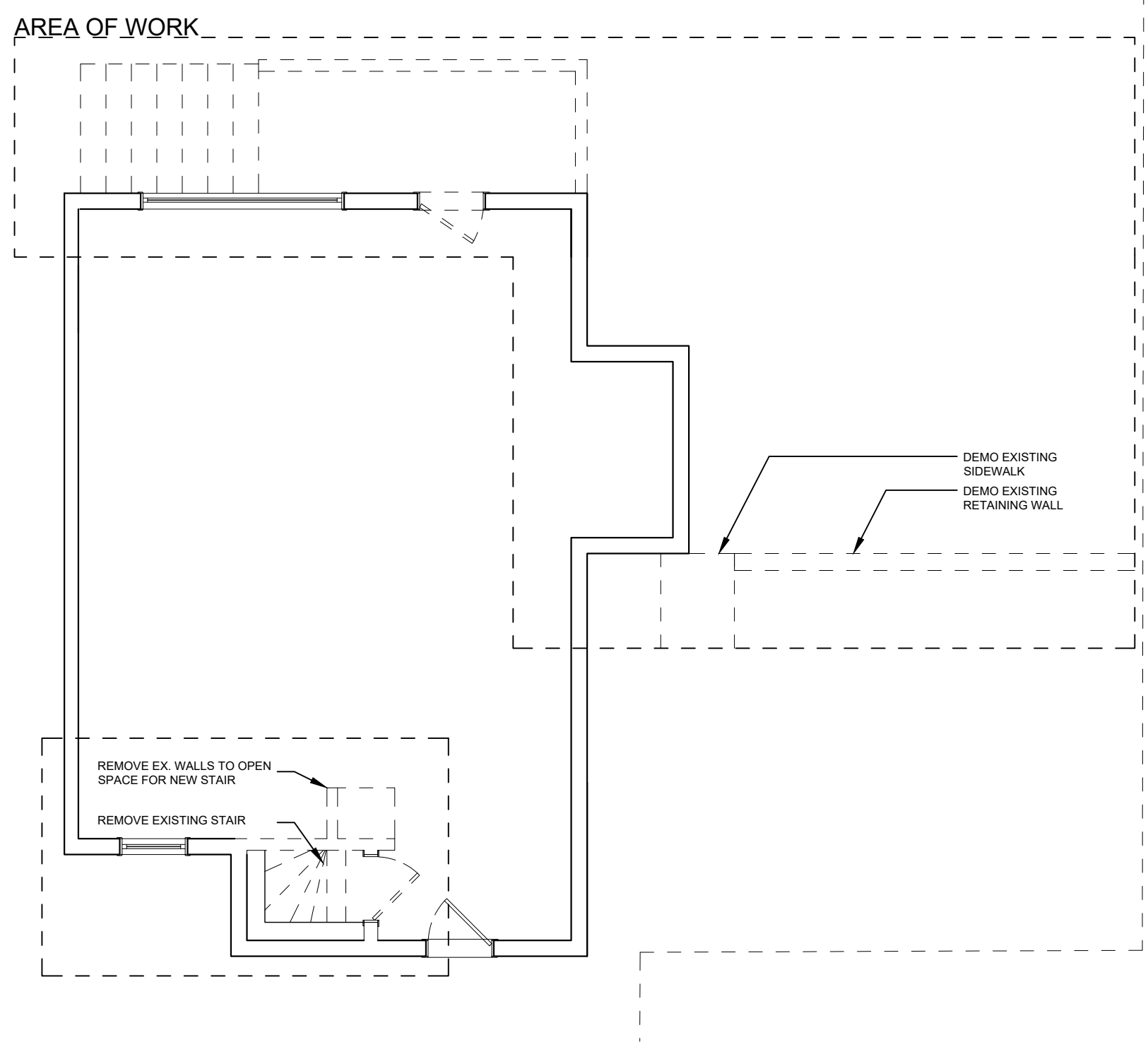
3 EXISTING SIDE ELEVATION
 SCALE: $\frac{3}{16}'' = 1'$



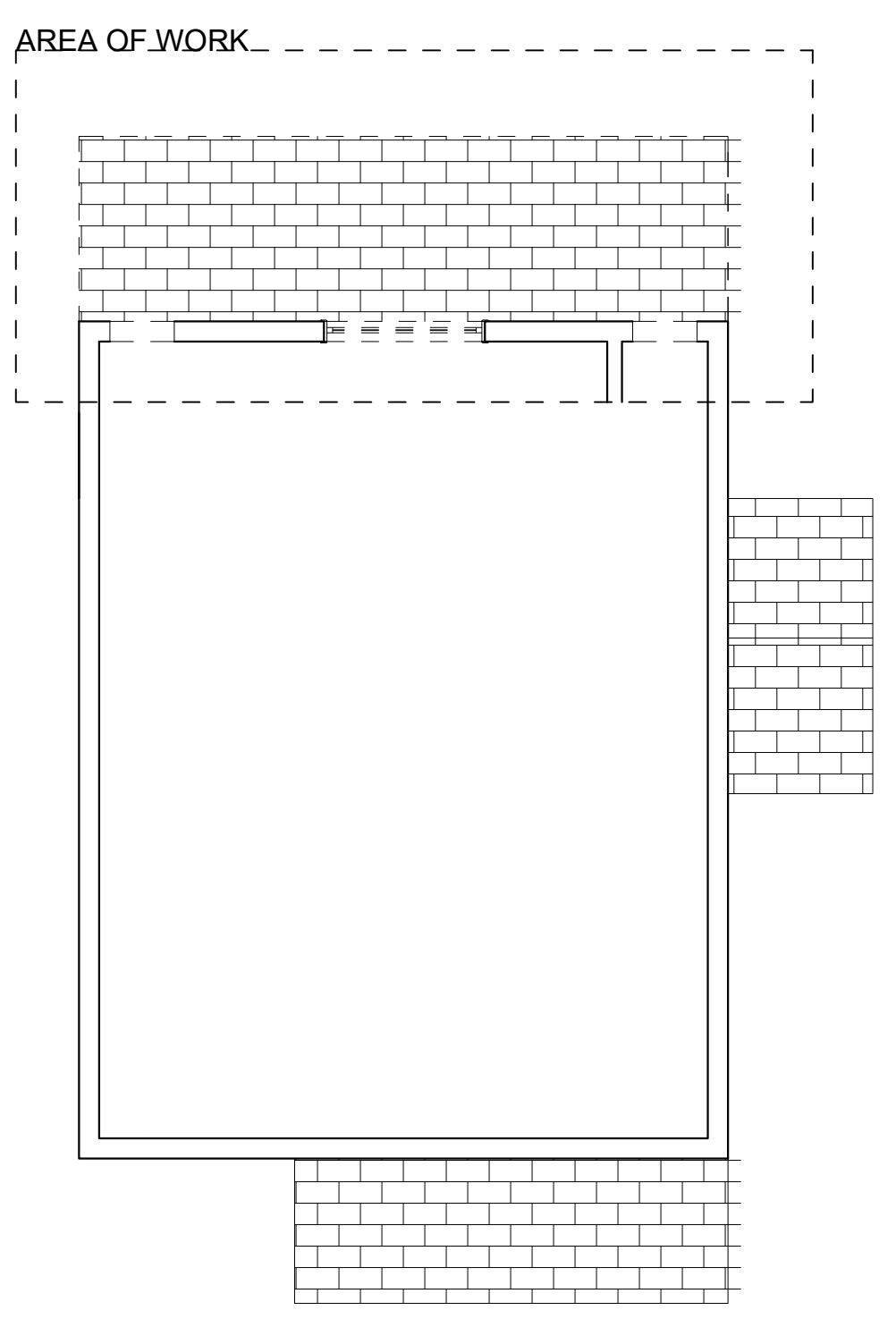
4 EXISTING SIDE ELEVATION
 SCALE: $\frac{3}{16}'' = 1'$



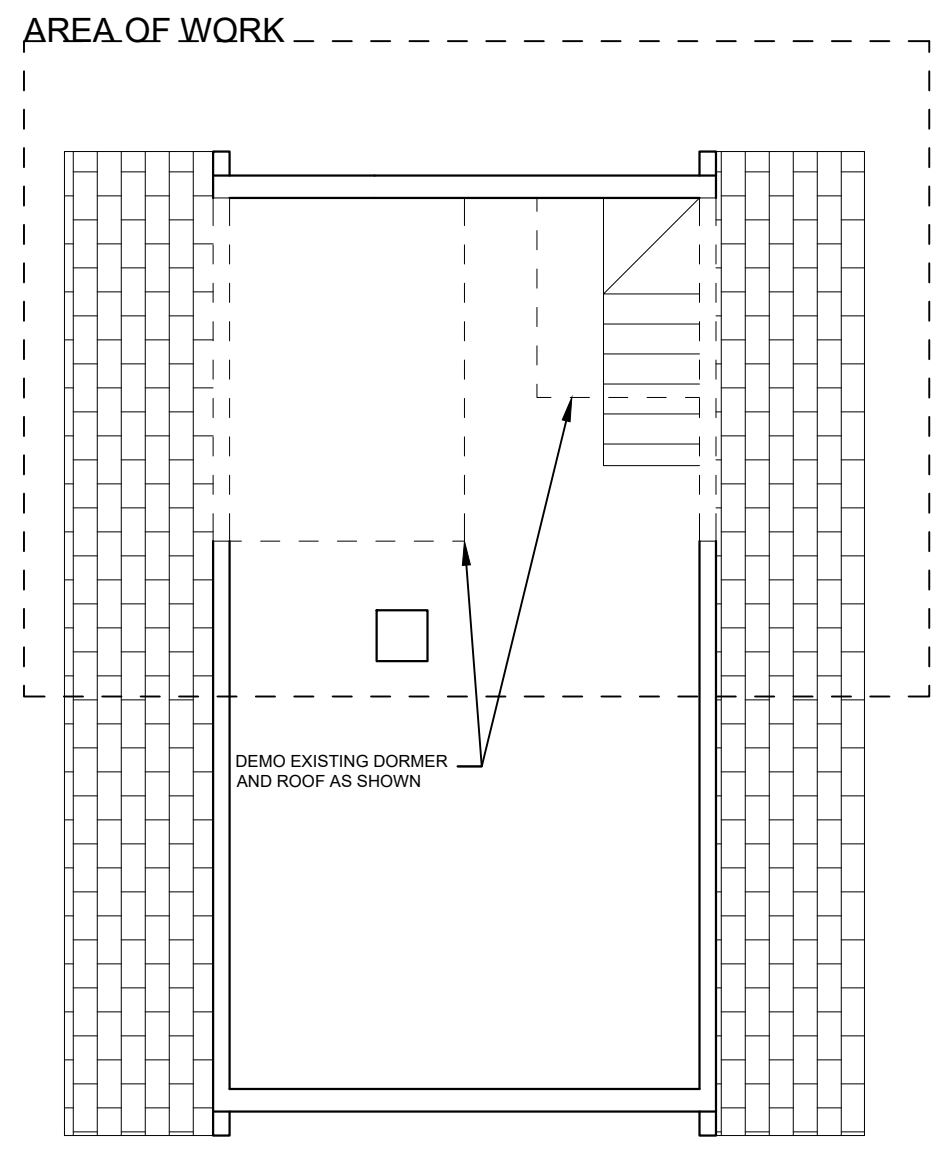
1 BASEMENT DEMO PLAN
 SCALE: 1/4" = 1'



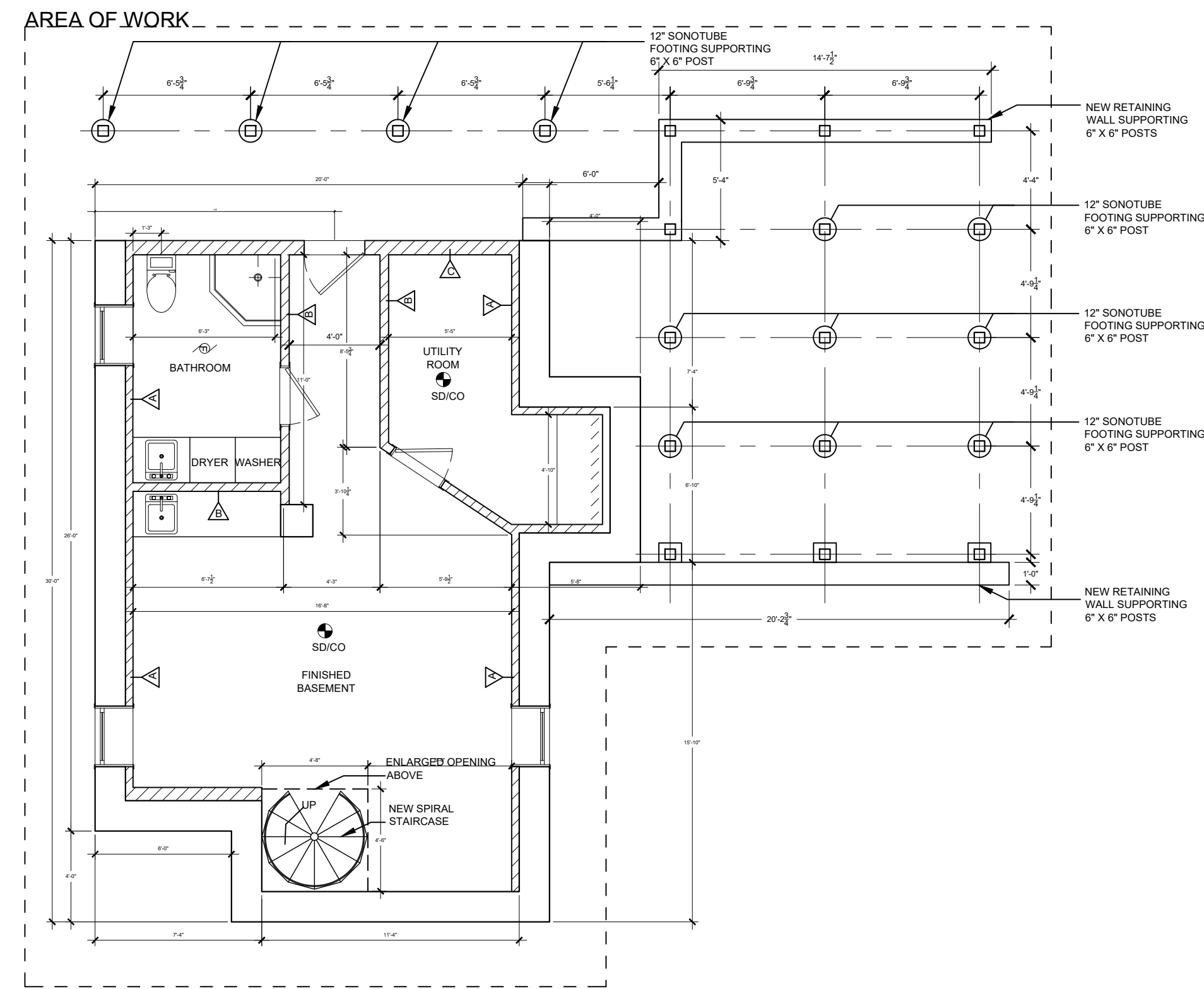
2 FIRST FLOOR DEMO PLAN
 SCALE: 1/4" = 1'



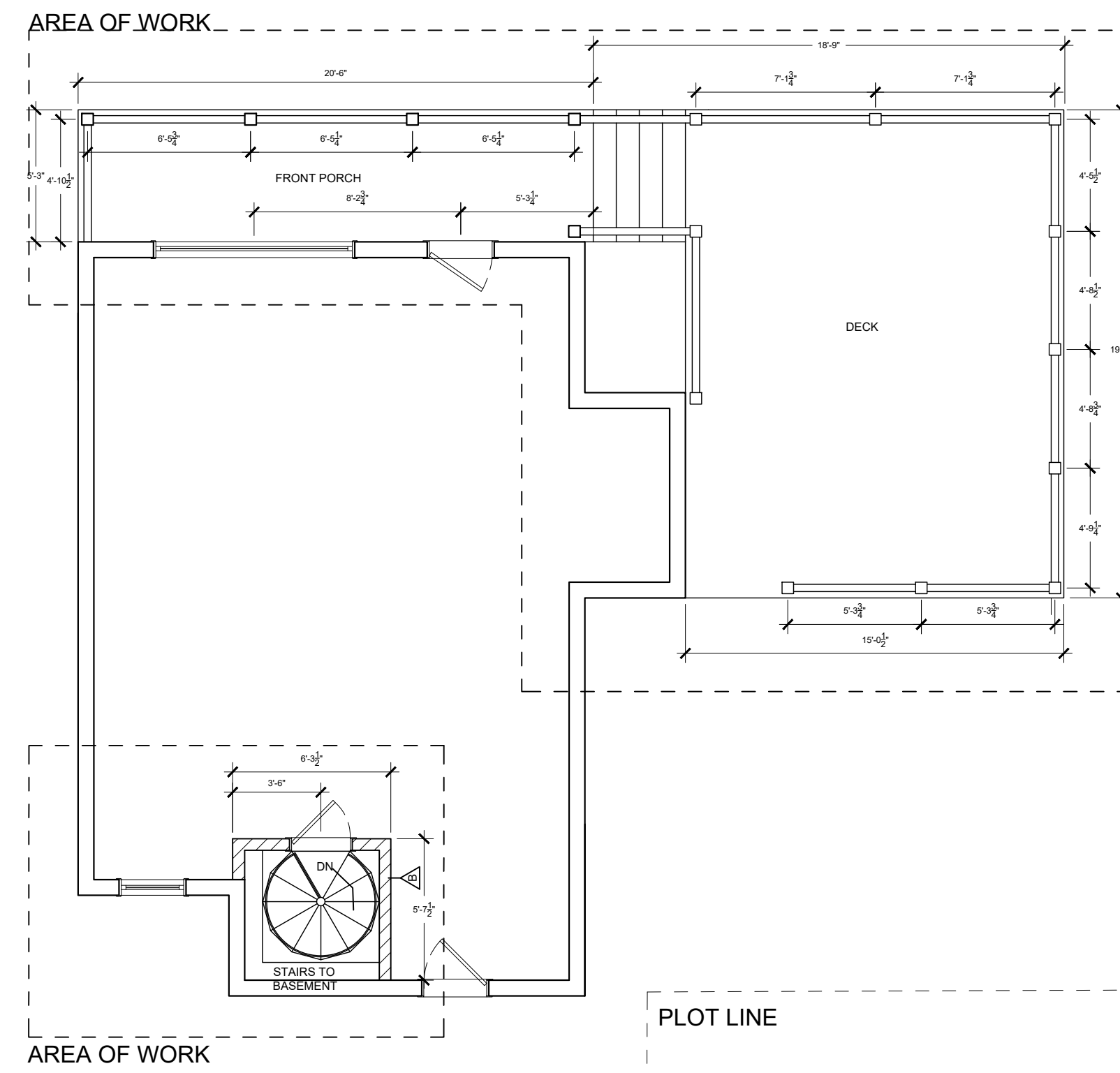
3 2ND FLOOR DEMO PLAN
 SCALE: 1/4" = 1'



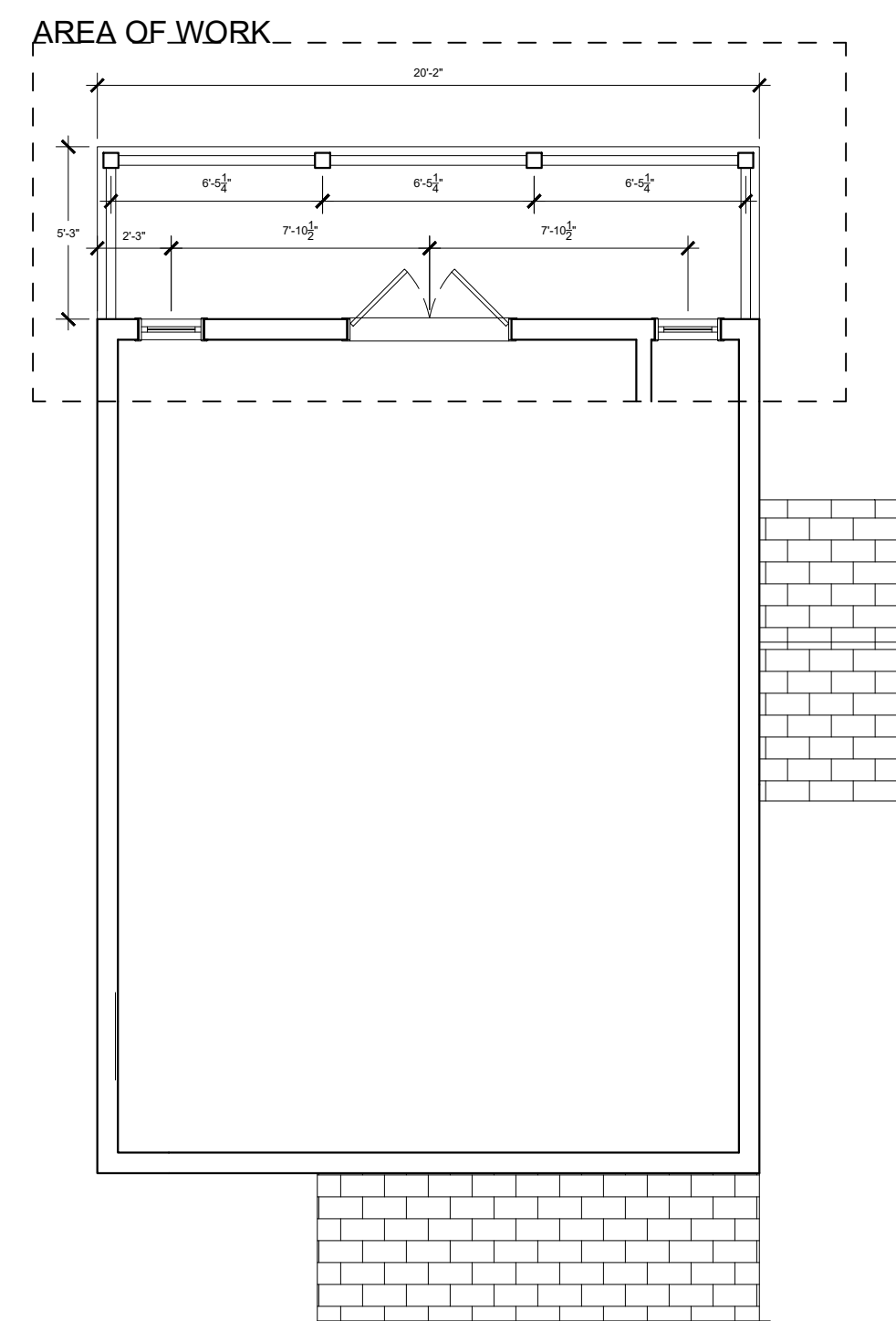
4 ATTIC DEMO PLAN
 SCALE: 1/4" = 1'



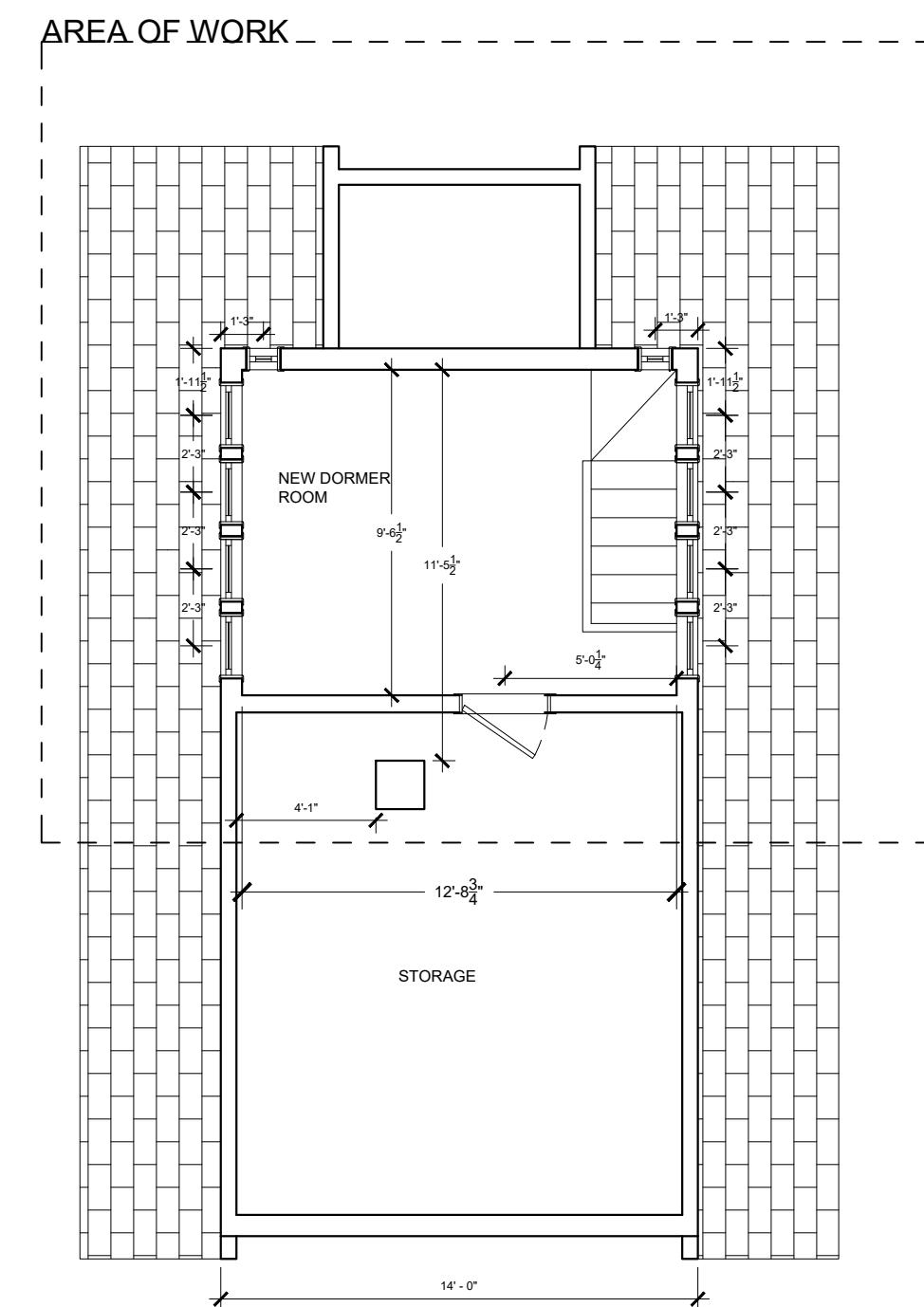
1 PROPOSED BASEMENT PLAN
 SCALE: $\frac{3}{16}'' = 1'$



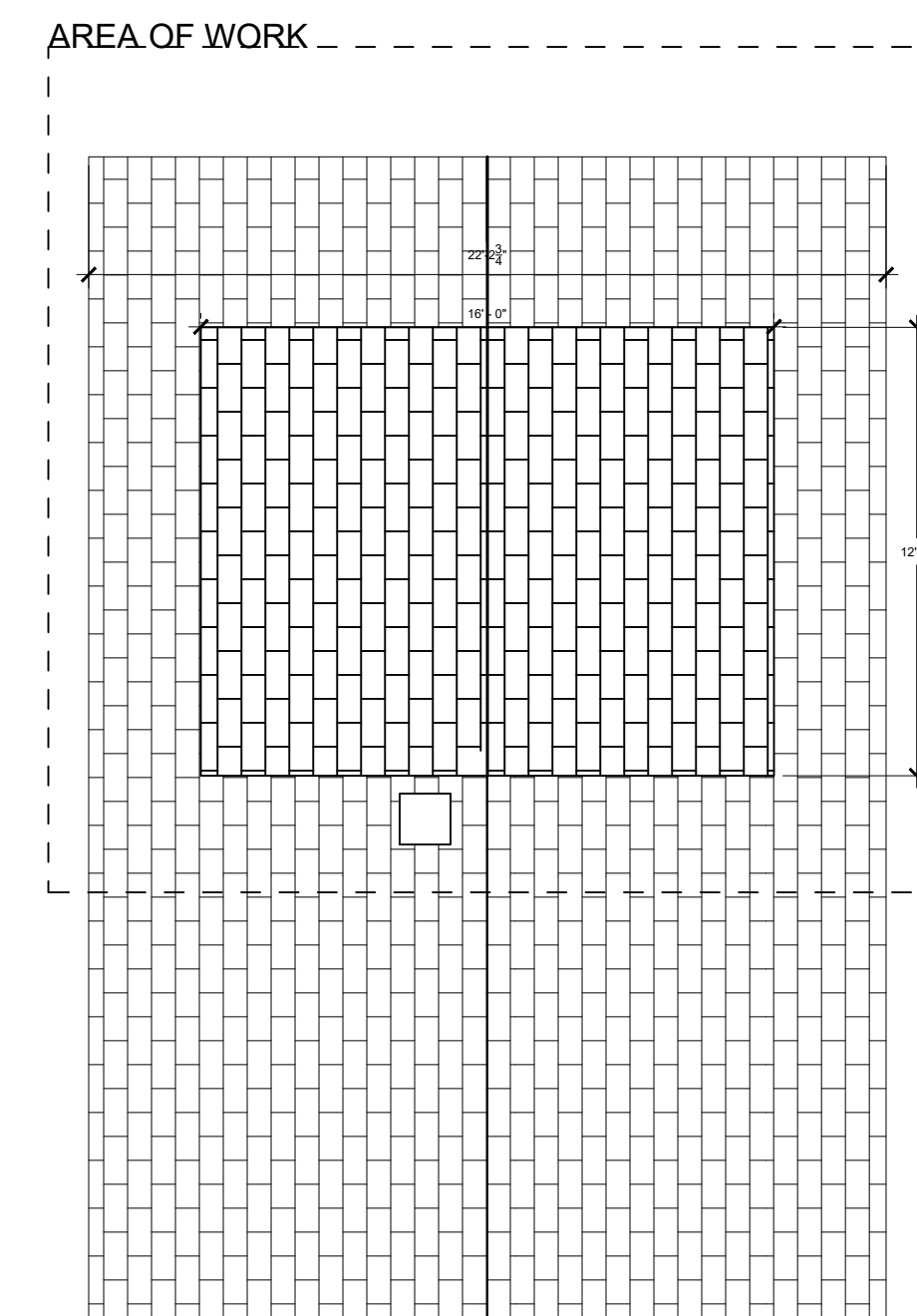
2 PROPOSED FIRST FLOOR PLAN
 SCALE: $\frac{3}{16}'' = 1'$



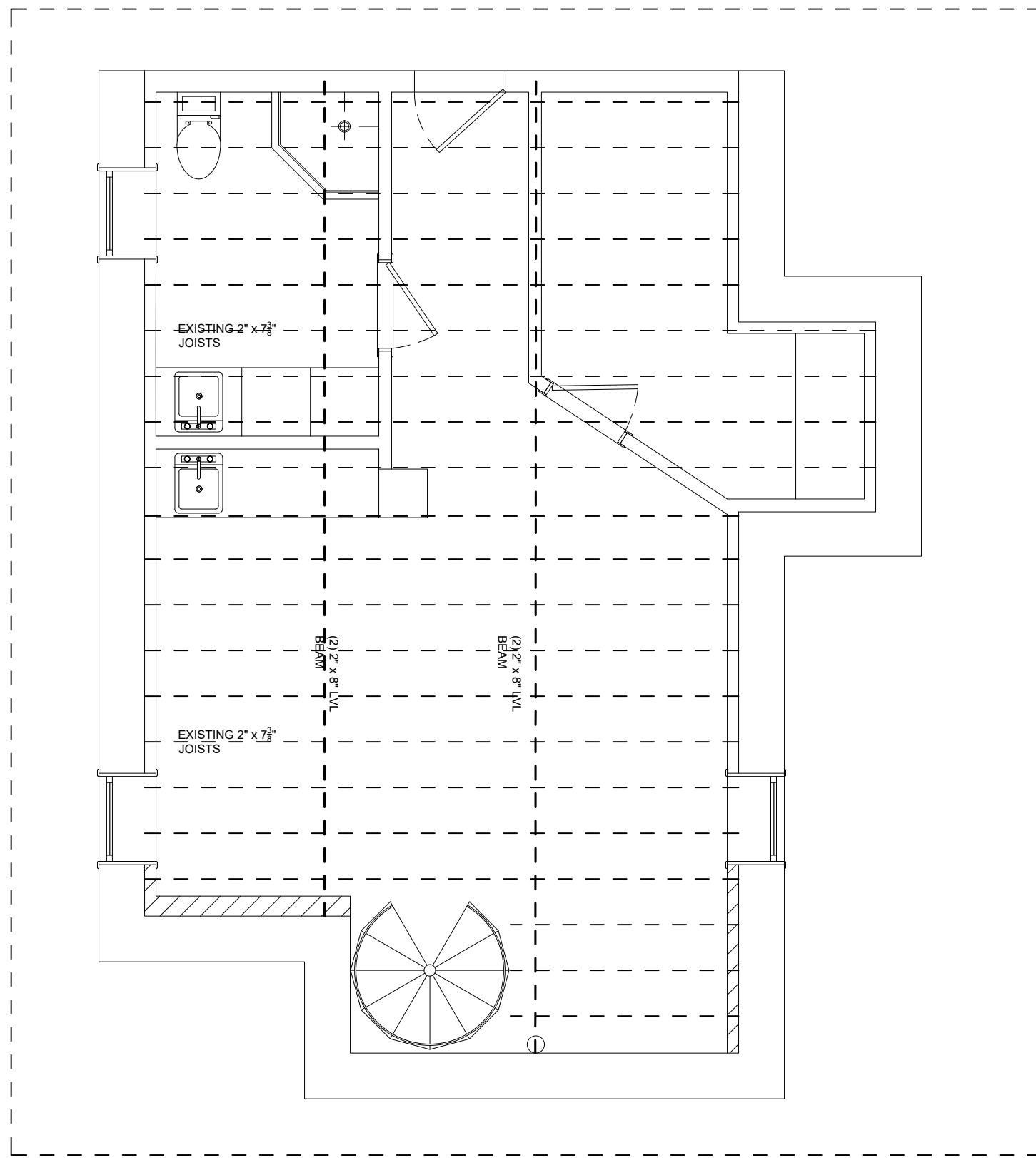
3 PROPOSED SECOND FLOOR PLAN
 SCALE: $\frac{3}{16}'' = 1'$



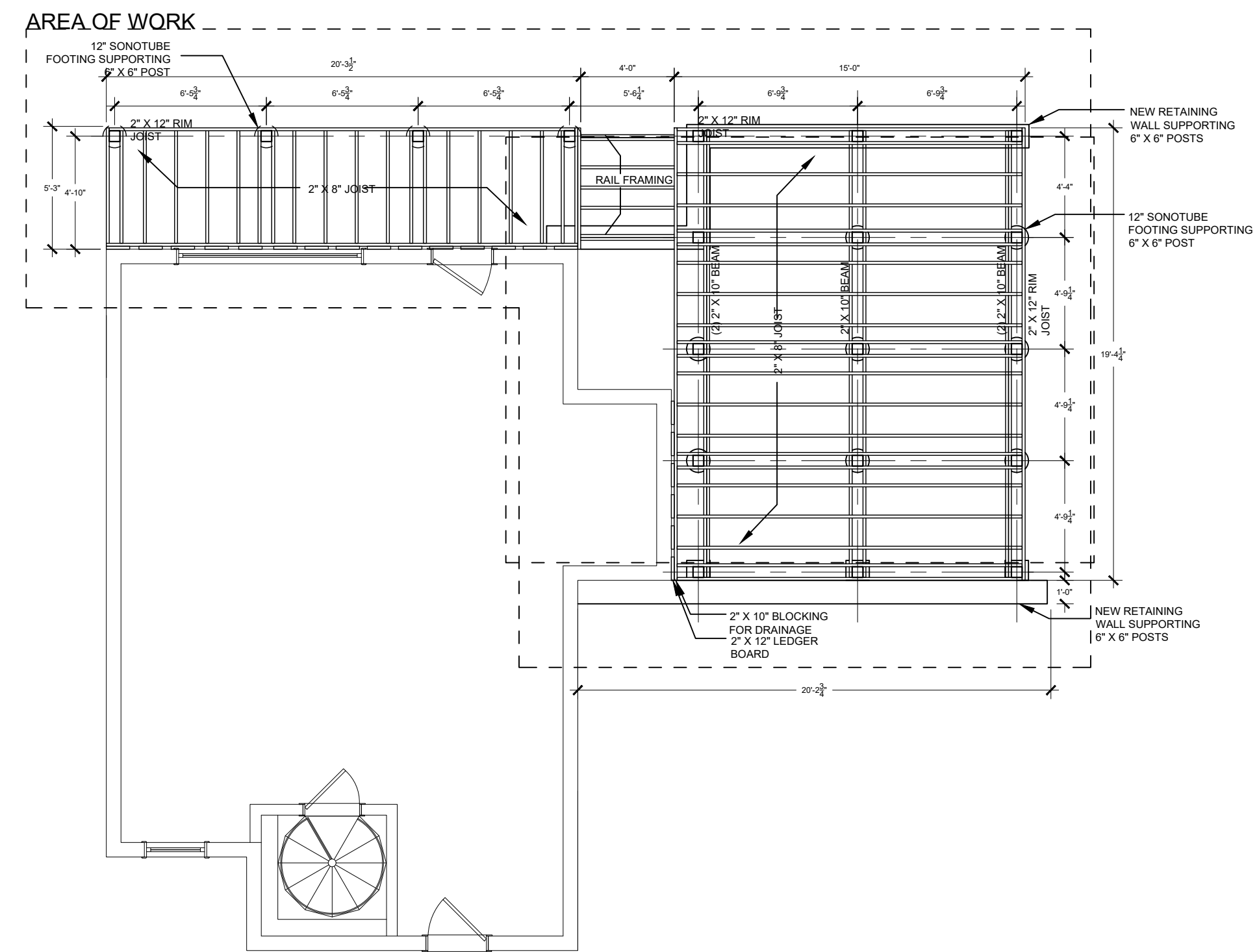
4 PROPOSED ATTIC FLOOR PLAN
 SCALE: $\frac{3}{16}'' = 1'$



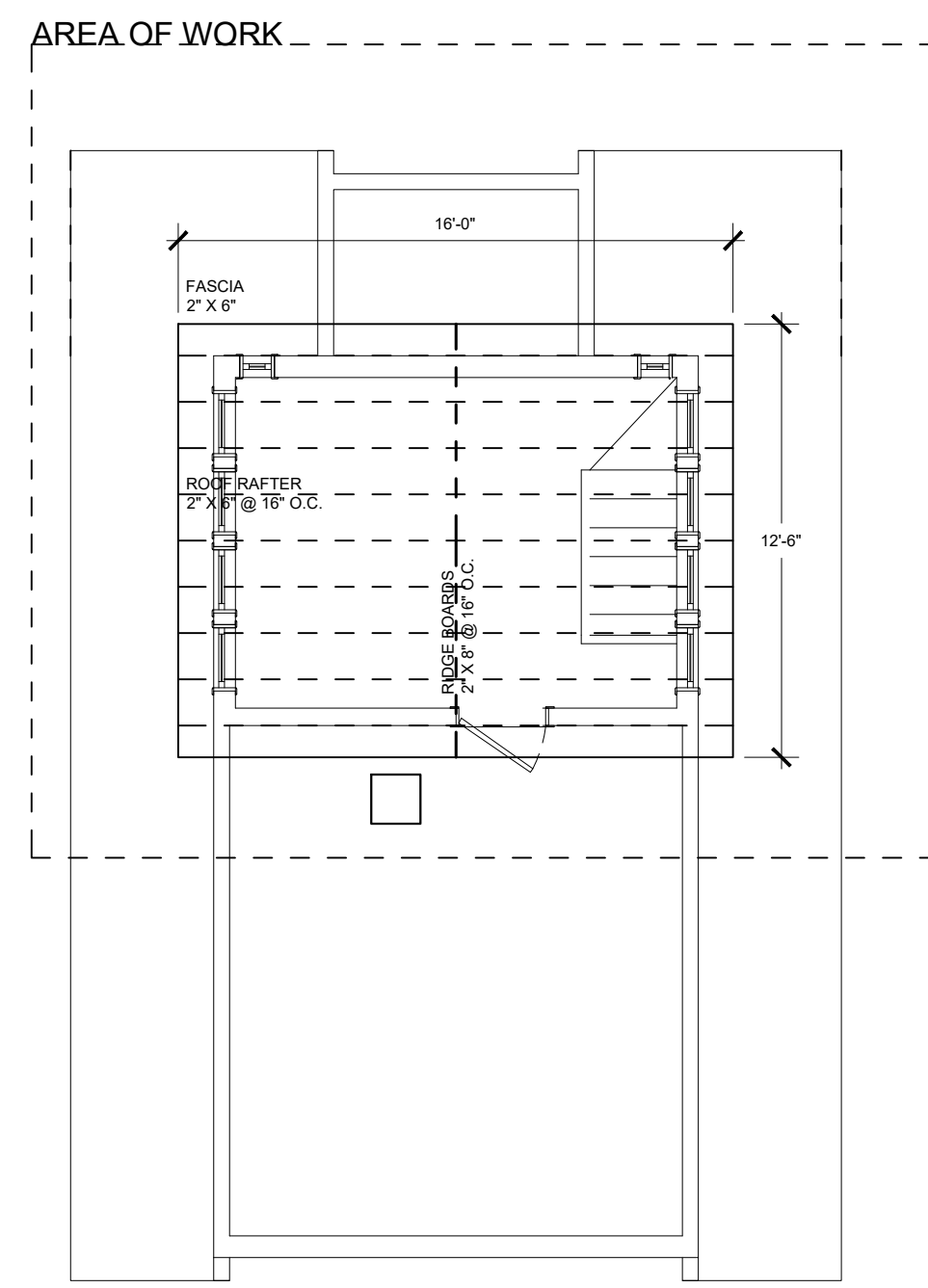
5 PROPOSED ROOF PLAN
 SCALE: $\frac{3}{16}'' = 1'$



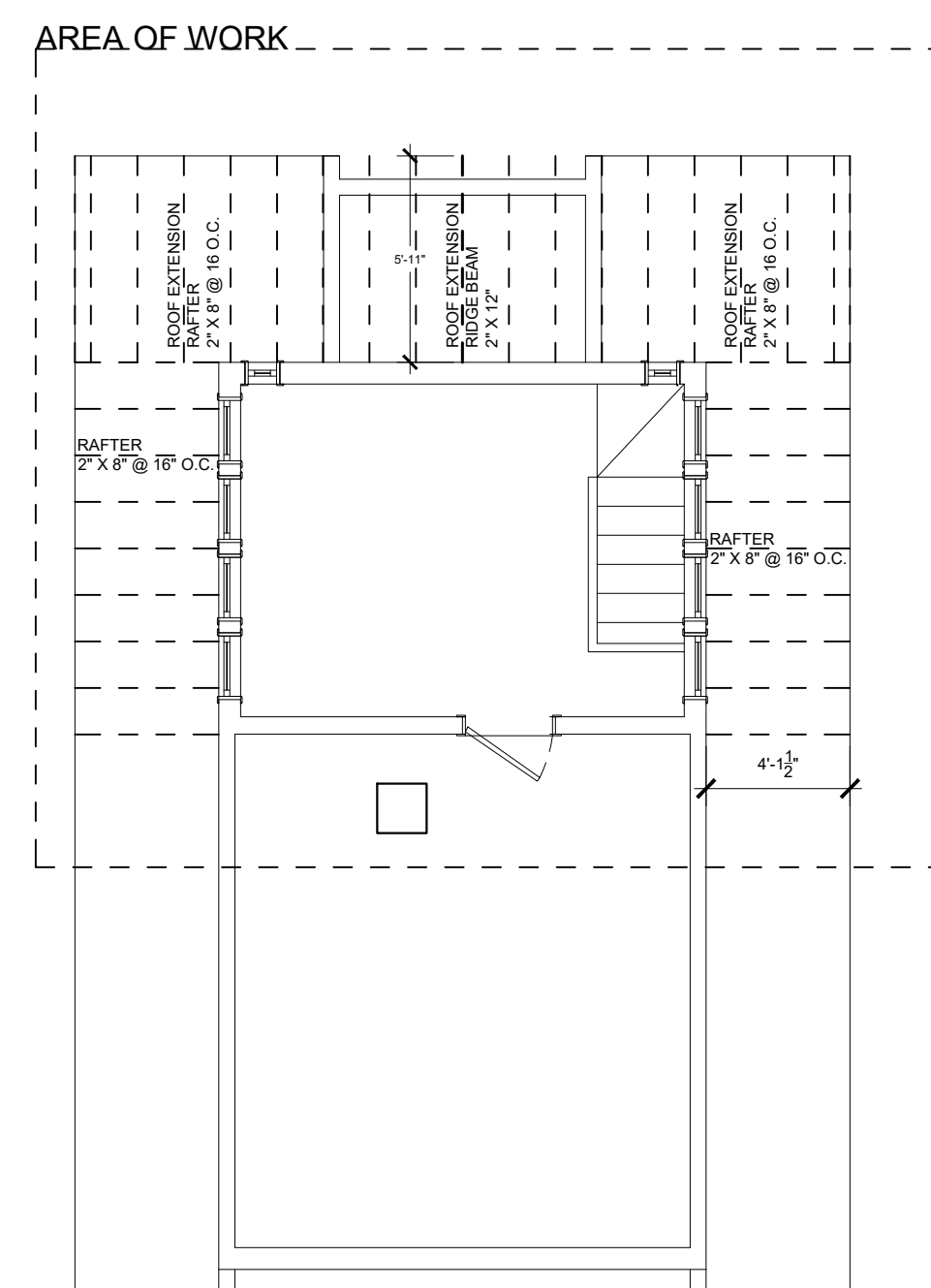
1 PROPOSED BASEMENT PLAN
SCALE: $\frac{1}{16}" = 1'$



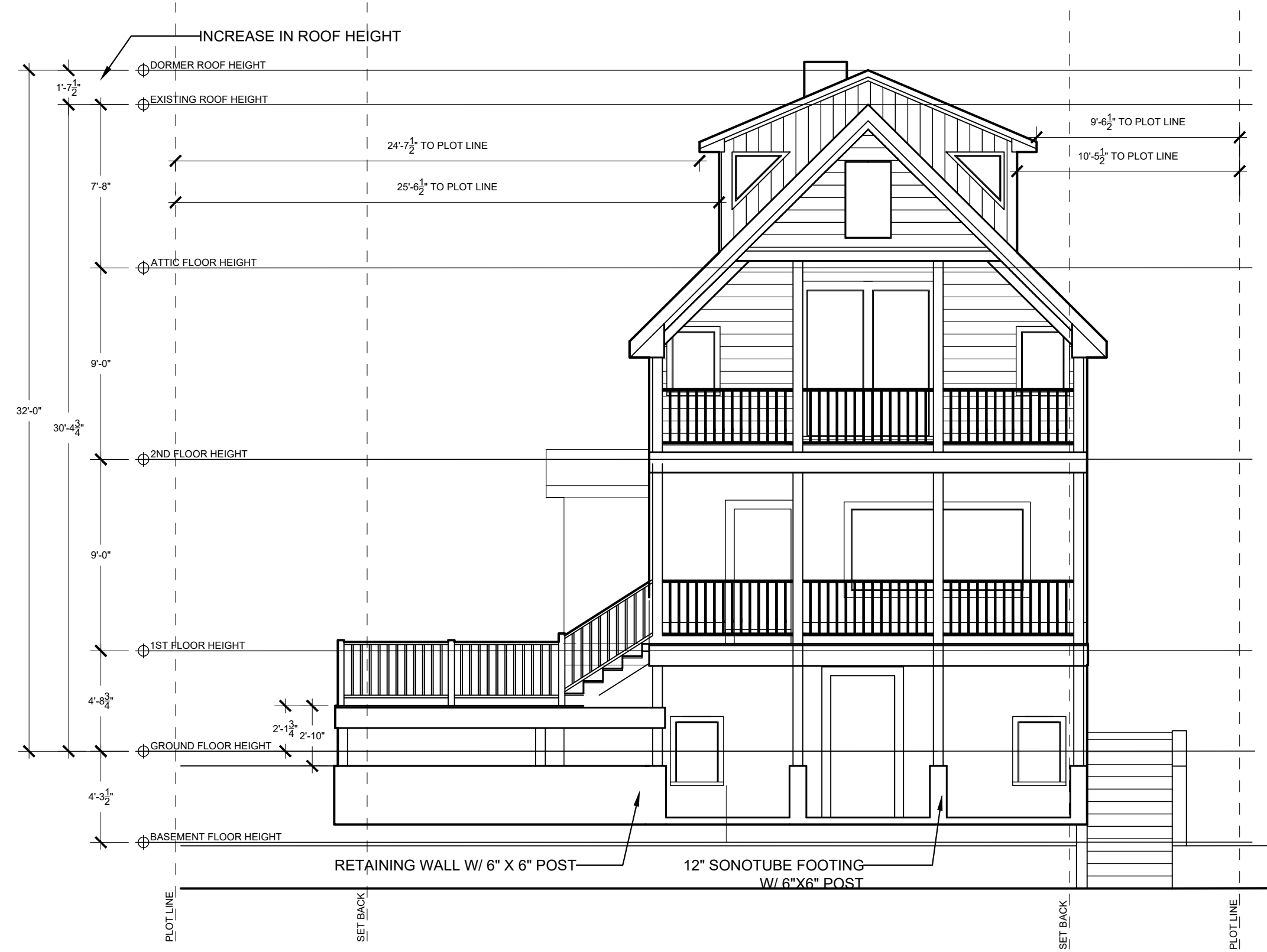
2 PROPOSED FIRST FLOOR PLAN
SCALE: $\frac{1}{16}" = 1'$



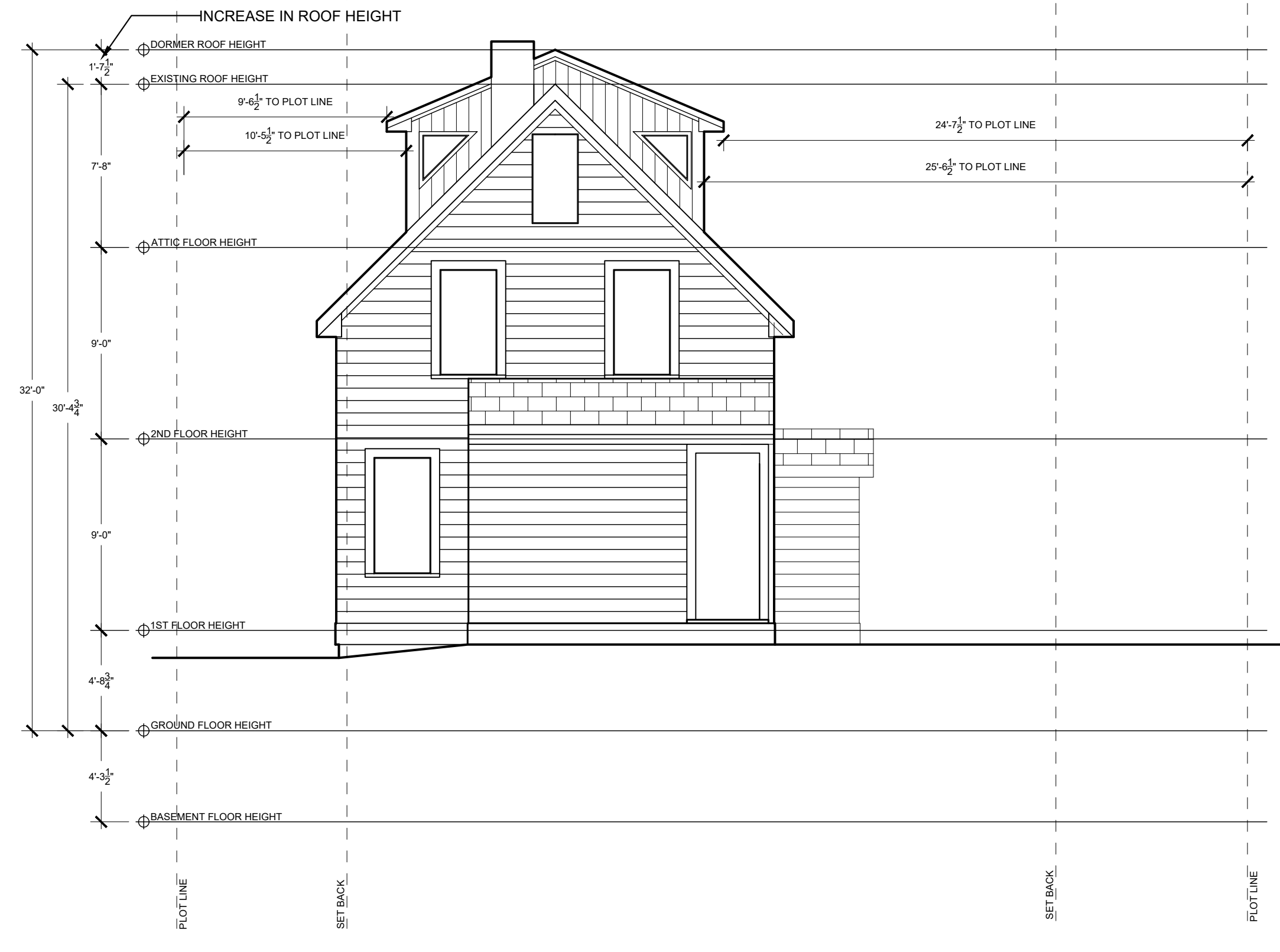
3 DORMER FRAMING PLAN
SCALE: $\frac{1}{16}" = 1'$



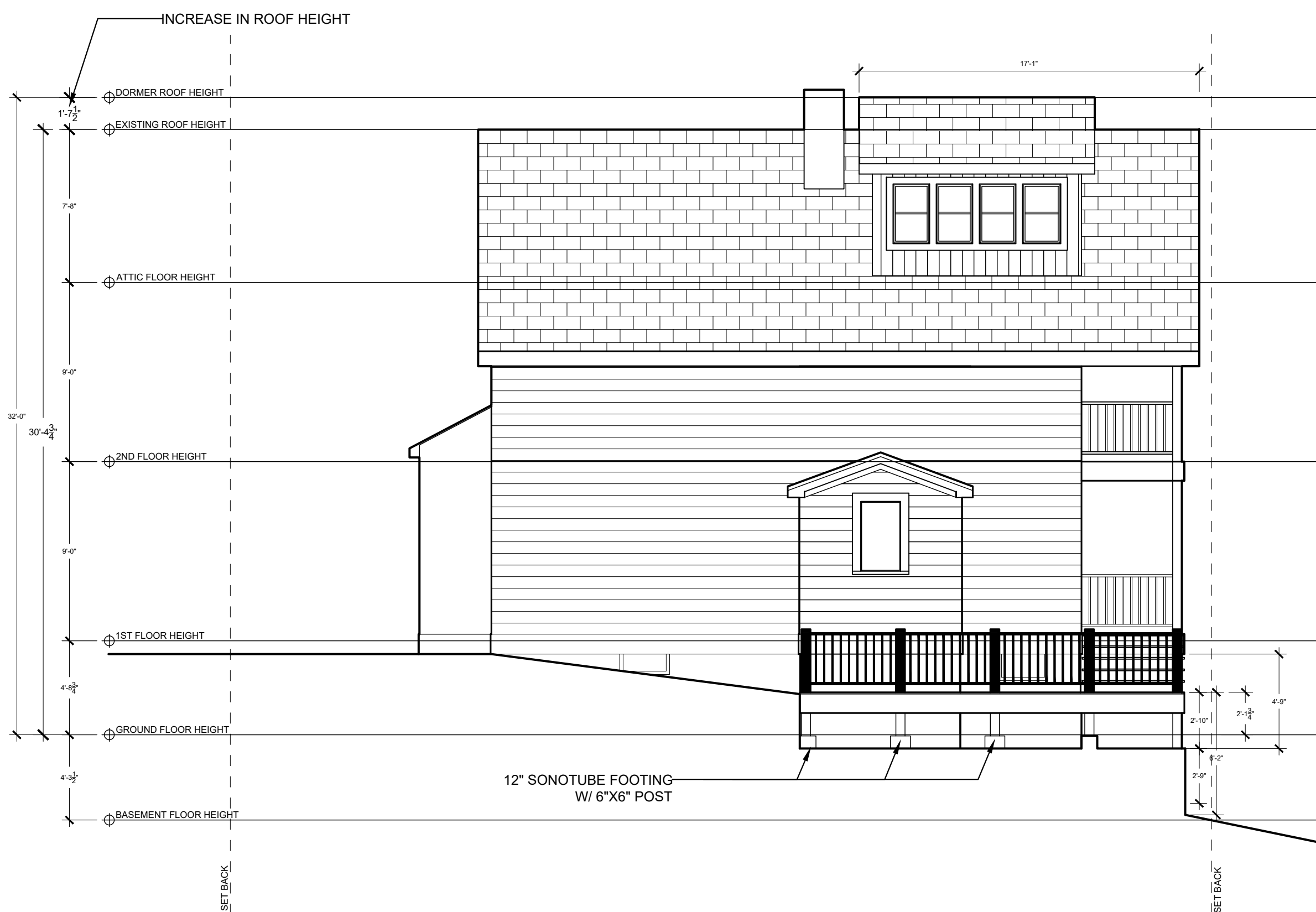
4 DECK EXTENSION AND ROOF FRAMING PLAN
SCALE: $\frac{1}{16}" = 1'$



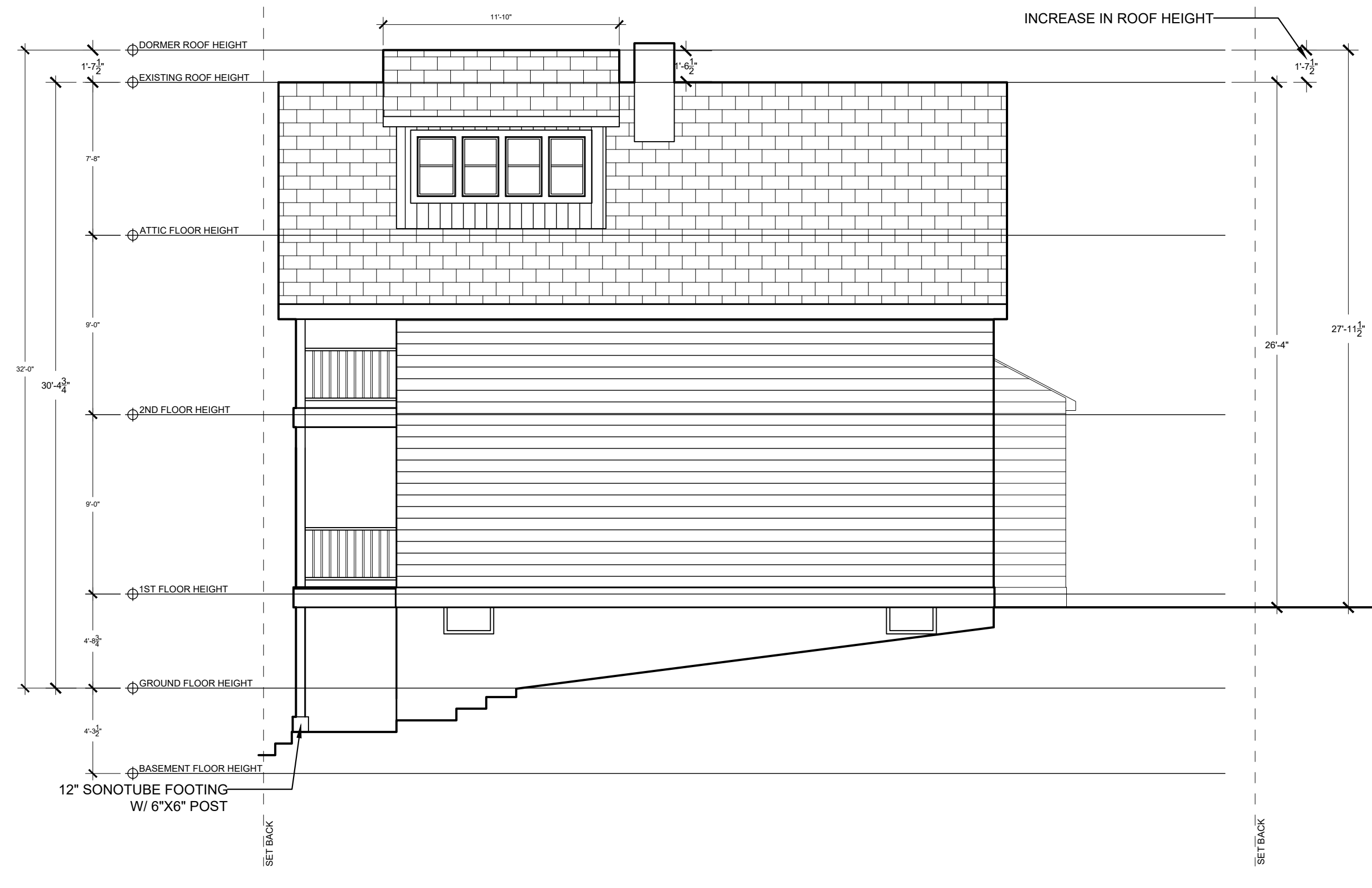
1 FRONT ELEVATION
 SCALE: $\frac{3}{16}'' = 1'$



2 REAR ELEVATION
 SCALE: $\frac{3}{16}'' = 1'$



3 SIDE ELEVATION
 SCALE: $\frac{3}{16}'' = 1'$



4 SIDE ELEVATION
 SCALE: $\frac{3}{16}'' = 1'$