

NOTE:
1. TOPOGRAPHICAL INFORMATION AS TAKEN FROM MASS GIS LIDAR DATA OBTAINED IN 2011. ELEVATIONS REFERRED TO NAVD88 VERTICAL DATUM.

117 Summer Street
Somerville, Massachusetts

**Riverside
Community
Care**
THE HELP YOU NEED
CLOSE TO HOME

Riverside Community Care
270 Bridge Street
Dedham, Ma 02026

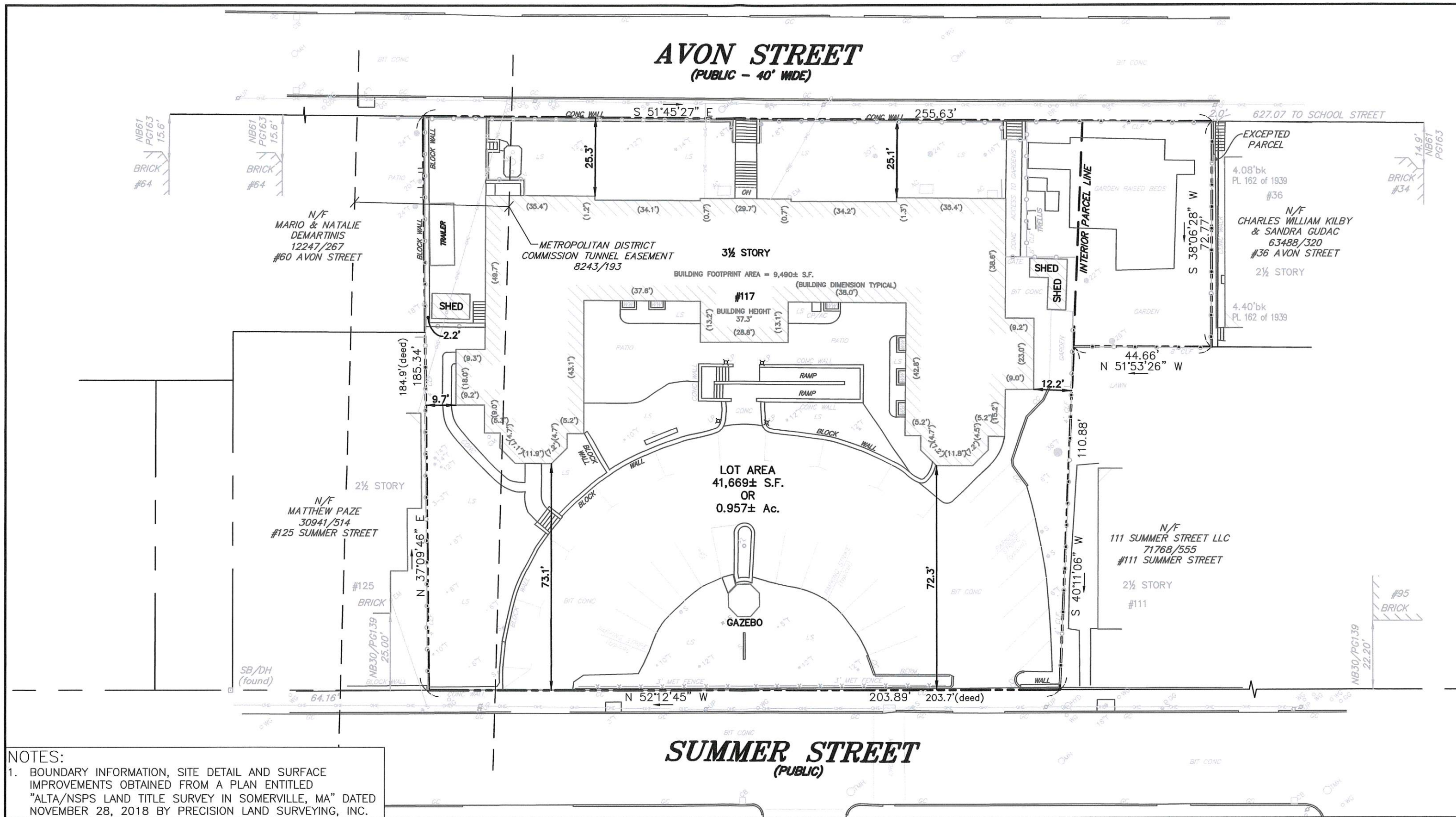
BEALS ASSOCIATES INC.
2 PARK PLAZA SUITE 200 BOSTON, MA 02116
PHONE: 617-242-1120
•PLANNING •ENGINEERING •PERMITTING •MANAGEMENT

0 5 10 20 SCALE: 1"=10'



Topography P
March





PATH:H:\C996 Somerville\Autocad\Site Plan with Survey.dwg

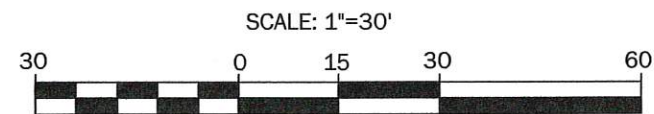
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**Riverside
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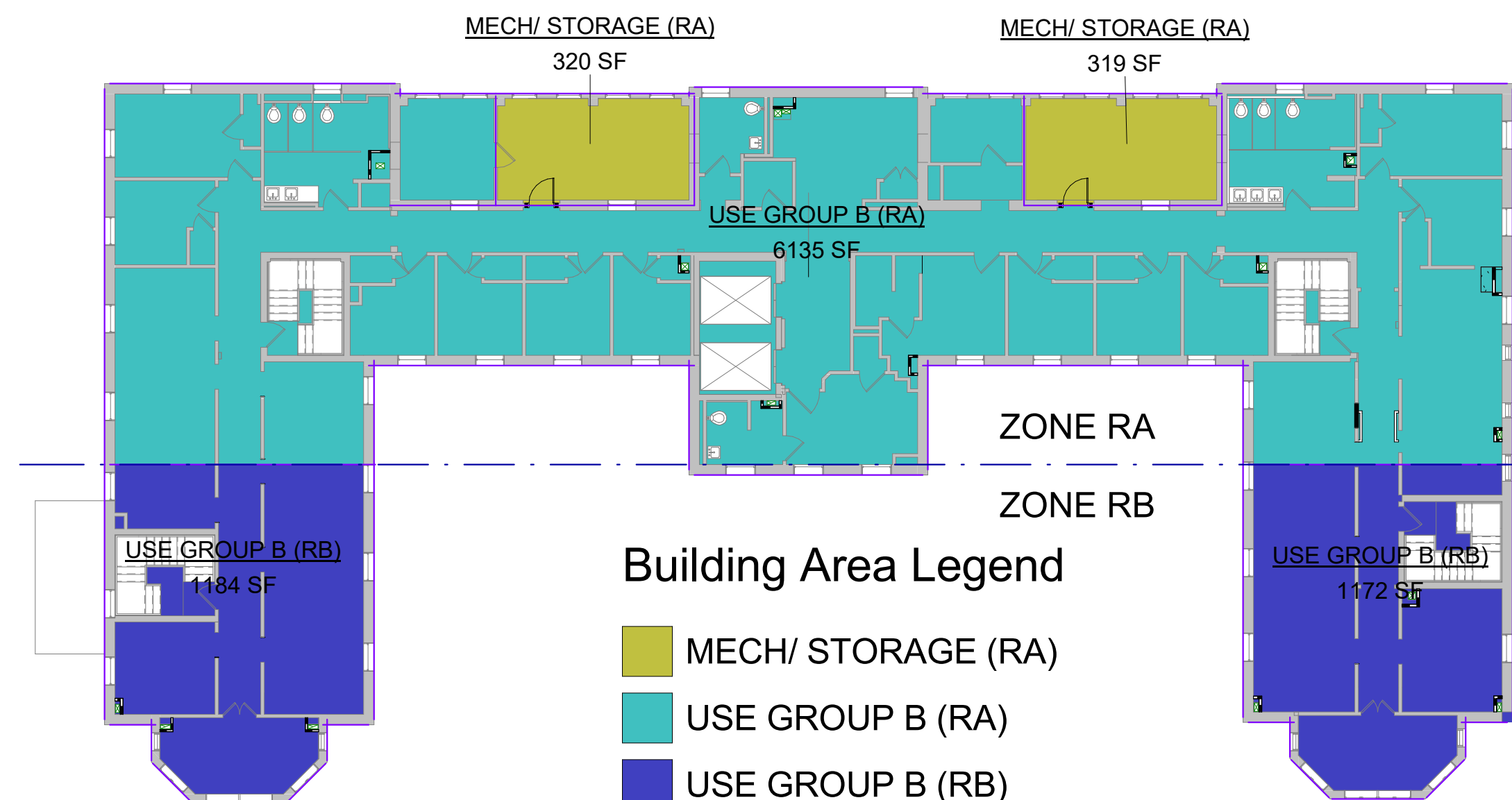
117 Summer Street
Somerville, MA



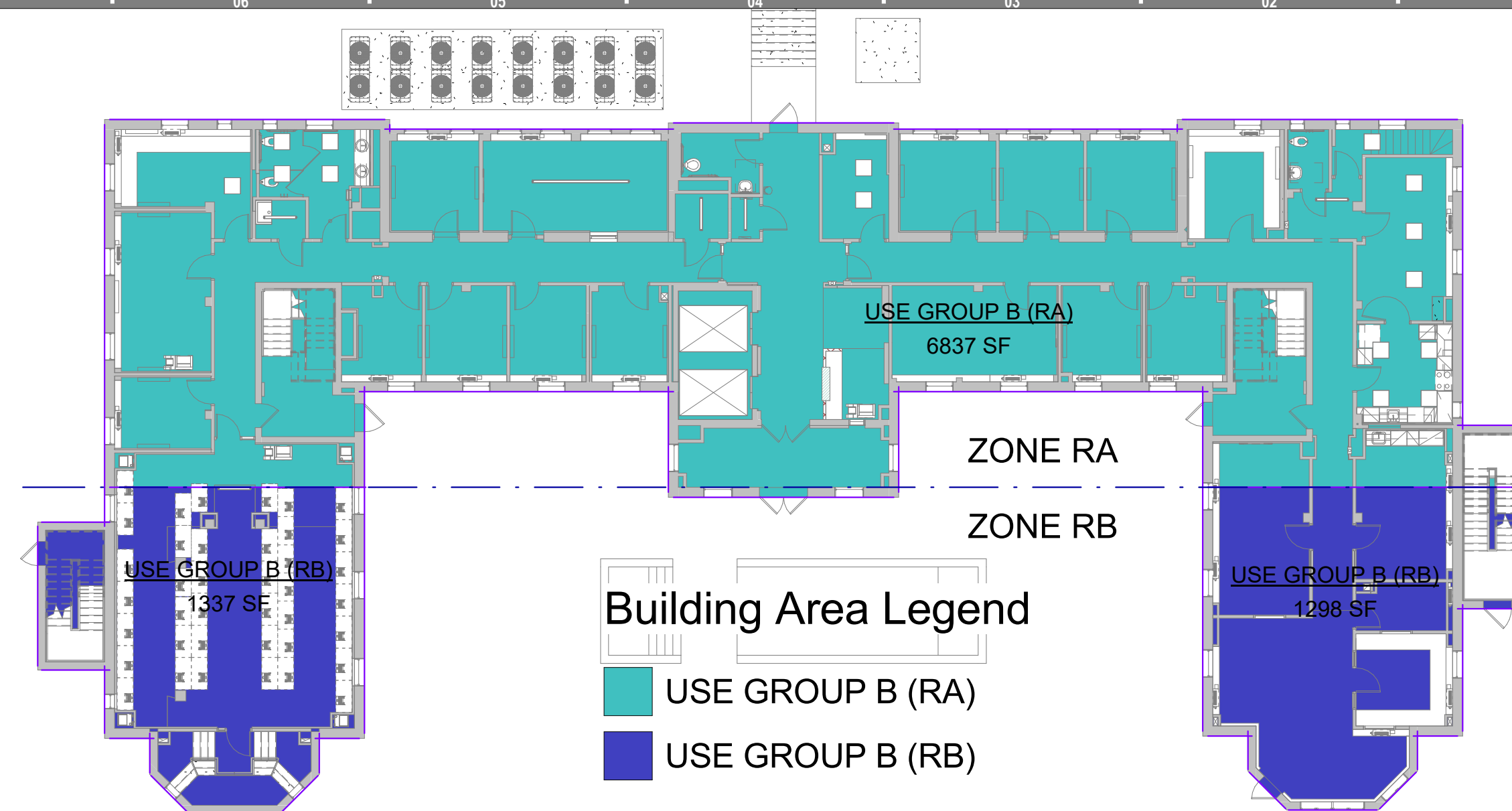
Sheet Title:
**Existing
Conditions Plan**

Sheet No.
C10
Date:
April 4, 20

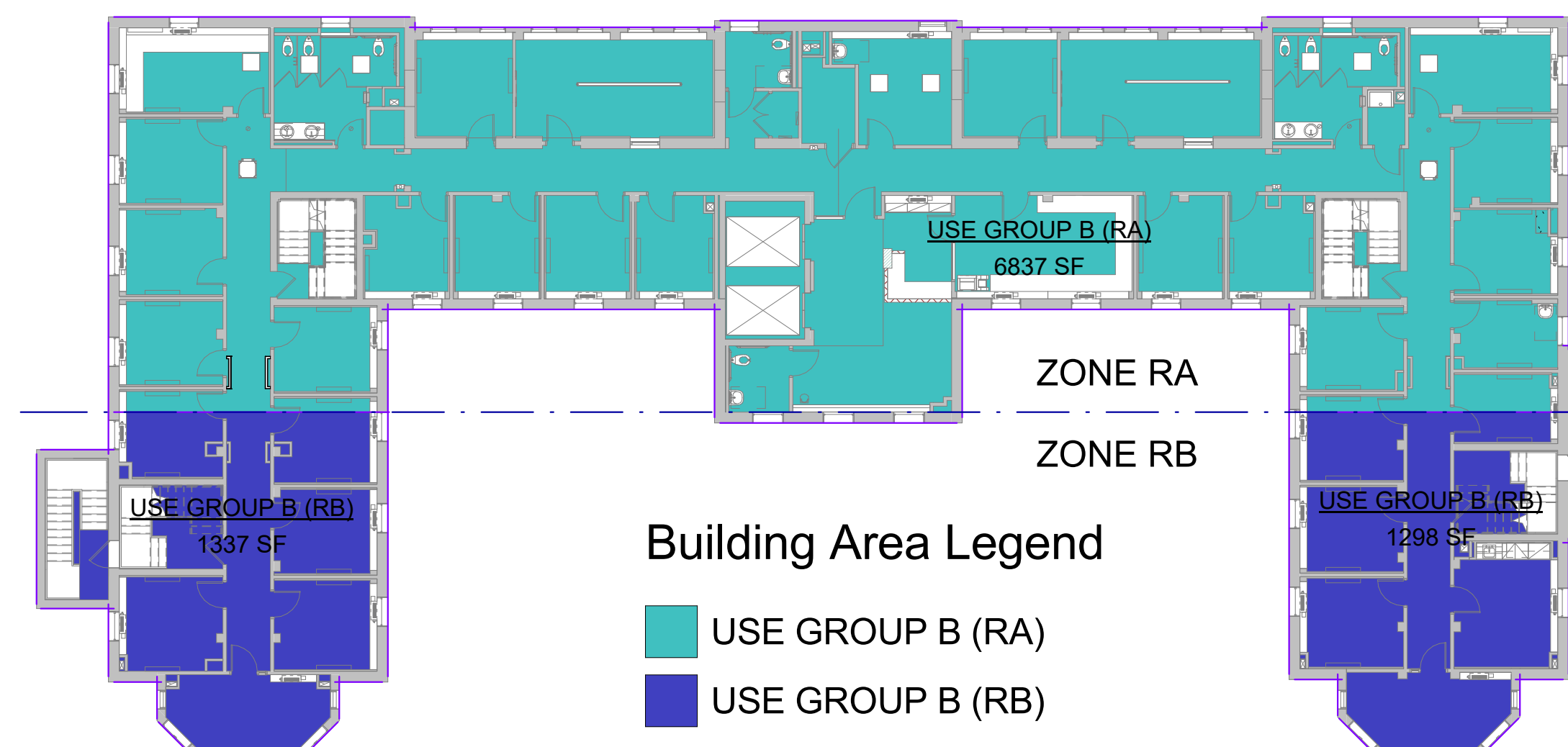
BUILDING GROOS AREA SCHEDULE (RA)					
Level	Name	Area	Load Factor	Occupancy	Perimeter
ZONE RA					
LEVEL 0	MECH STORAGE (RA)	2750 SF	300	9	334' - 7 1/2"
LEVEL 0	MECH STORAGE (RA)	979 SF	300	3	192' - 4"
LEVEL 0	MECH STORAGE (RA)	192 SF	300	1	51' - 9 1/2"
LEVEL 0	MECH STORAGE (RA)	147 SF	300	0	44' - 5 1/2"
LEVEL 3	MECH STORAGE (RA)	320 SF	100	3	70' - 5"
LEVEL 3	MECH STORAGE (RA)	319 SF	100	3	71' - 0"
MECH STORAGE (RA): 6					
LEVEL 0	USE GROUP B (RA)	4706 SF	19	18	366' - 10 1/2"
LEVEL 1	USE GROUP B (RA)	1298 SF	100	68	493' - 0"
LEVEL 2	USE GROUP B (RA)	6837 SF	100	68	493' - 0"
LEVEL 3	USE GROUP B (RA)	6135 SF	100	61	555' - 5"
USE GROUP B (RA): 4					
LEVEL 0	USE GROUP B (RA)	21651 SF	215	12	133' - 10"
ZONE RA: 10					
LEVEL 0	MECH STORAGE (RB)	1184 SF	300	4	133' - 6"
MECH STORAGE (RB): 1					
LEVEL 0	USE GROUP B (RB)	1184 SF	100	13	150' - 2"
LEVEL 1	USE GROUP B (RB)	1298 SF	100	13	151' - 0"
LEVEL 1	USE GROUP B (RB)	1298 SF	100	13	150' - 2"
LEVEL 2	USE GROUP B (RB)	1298 SF	100	13	151' - 0"
LEVEL 2	USE GROUP B (RB)	1298 SF	100	13	150' - 2"
LEVEL 3	USE GROUP B (RB)	1184 SF	100	12	133' - 10"
LEVEL 3	USE GROUP B (RB)	1172 SF	100	12	133' - 0"
USE GROUP B (RB): 7					
LEVEL 0	USE GROUP B (RB)	8923 SF	89	89	555' - 5"
ZONE RB: 8					
LEVEL 0	USE GROUP B (RB)	10107 SF	93	93	555' - 5"
Grand total: 18					
36464 SF					
327					



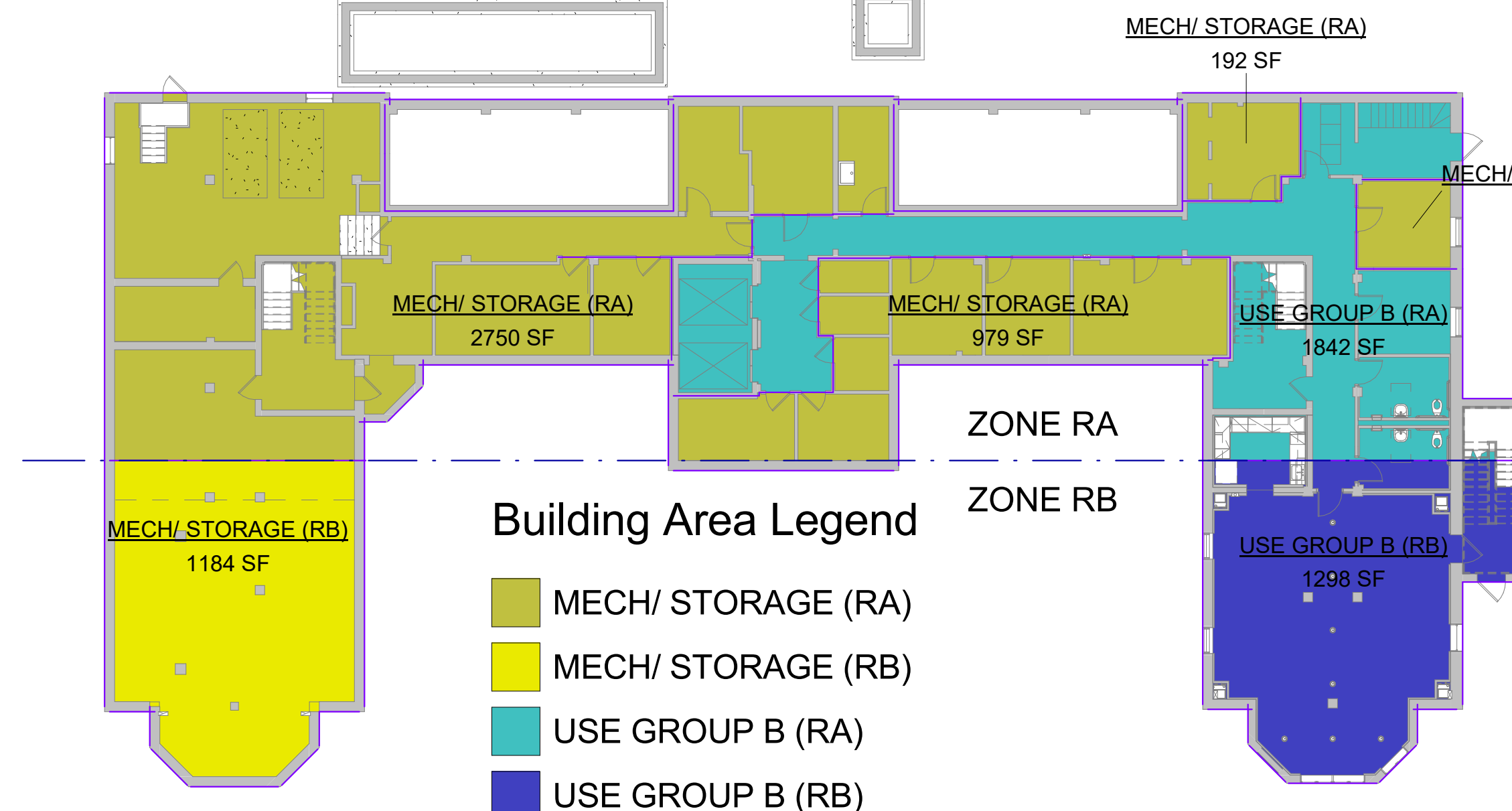
4 LEVEL 3
1/16" = 1'-0"



2 LEVEL 1
1/16" = 1'-0"



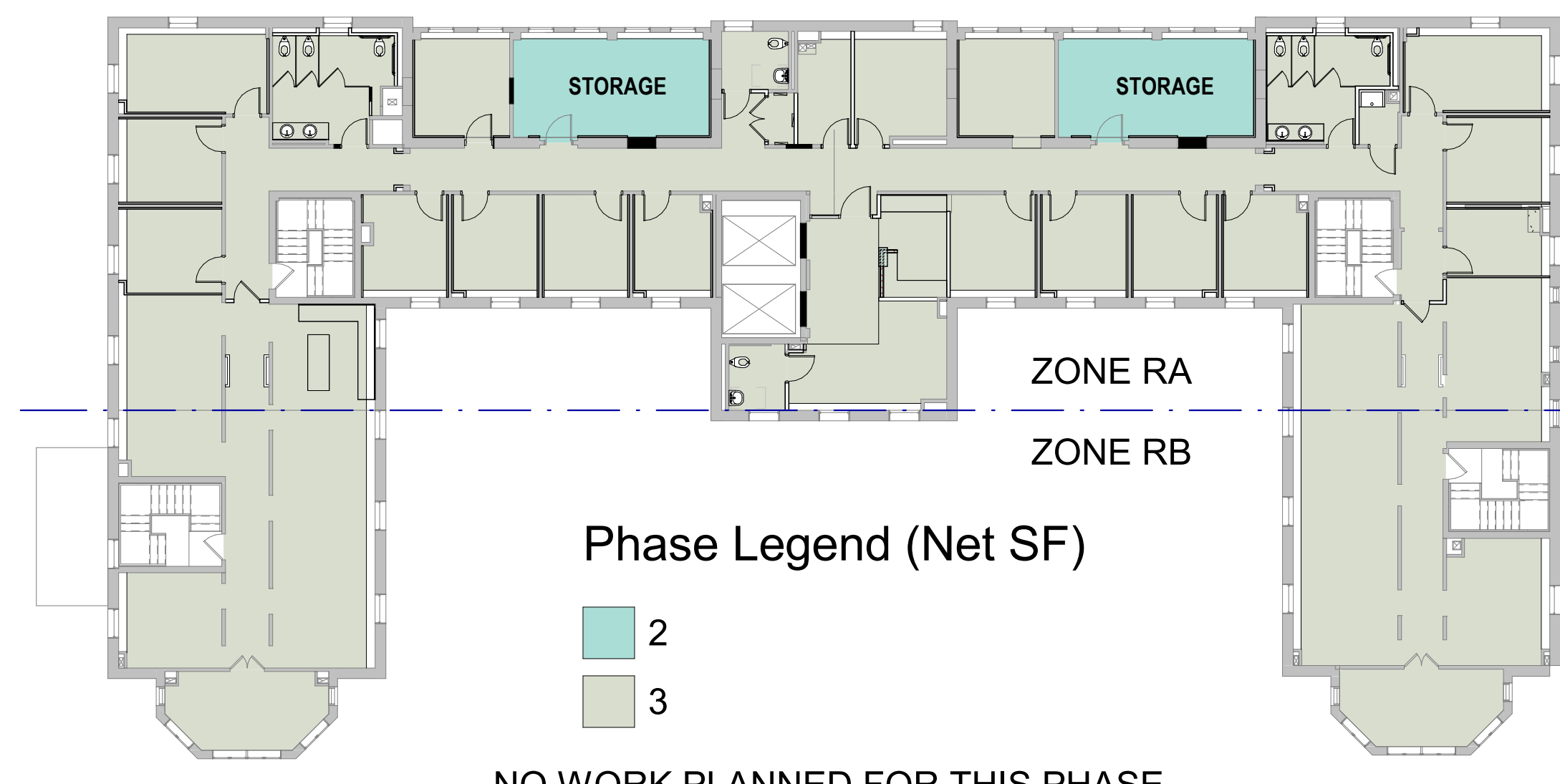
3 LEVEL 2
1/16" = 1'-0"



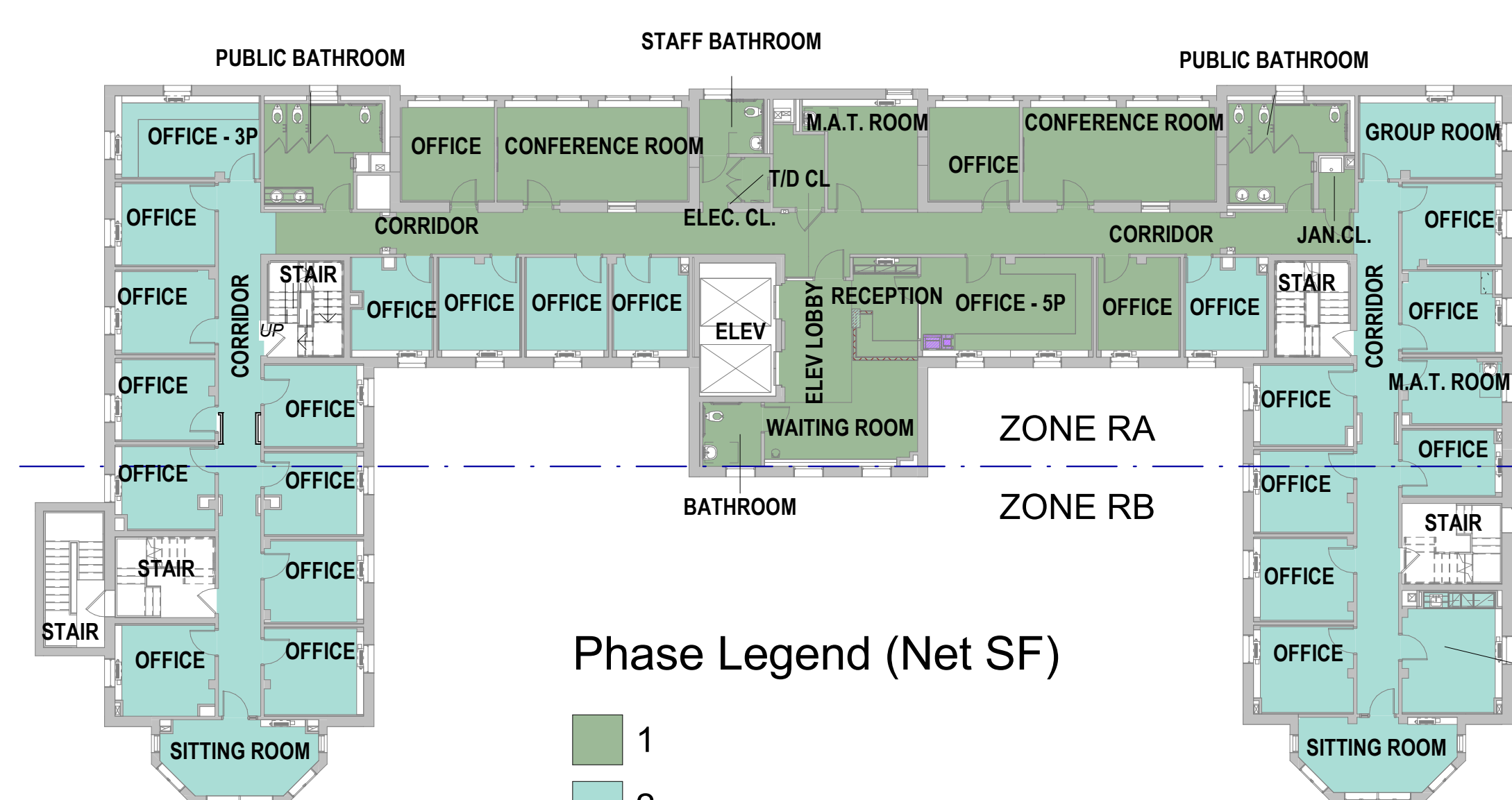
1 LEVEL 0
1/16" = 1'-0"

NET FLOOR AREA - PROPOSED (ALL PHASES)				
Phase	Level	Department	Name	Area
ZONE RA				
1	LEVEL 0	CIRCULATION	CORRIDOR	559 SF
1	LEVEL 0	CIRCULATION	ELEVATOR LOBBY	128 SF
1	LEVEL 0	LIFE SKILLS	QUIET ROOM	119 SF
1	LEVEL 0	SHARED	BATHROOM	84 SF
1	LEVEL 0	SHARED	KITCHENETTE	62 SF
1	LEVEL 0	SHARED	BATHROOM	45 SF
1	LEVEL 1	BUILDING SERVICES	T/D CL	37 SF
1	LEVEL 1	BUILDING SERVICES	JAN CL	30 SF
1	LEVEL 1	BUILDING SERVICES	ELEC. CL	18 SF
1	LEVEL 1	CIRCULATION	VESTIBULE	196 SF
1	LEVEL 1	CIRCULATION	CORRIDOR	439 SF
1	LEVEL 1	CIRCULATION	CORRIDOR	412 SF
1	LEVEL 1	CIRCULATION	CORRIDOR	99 SF
1	LEVEL 1	COMMON SPACE	PUBLIC BATHROOM	138 SF
1	LEVEL 1	COMMON SPACE	WAITING	58 SF
1	LEVEL 1	COMMON SPACE	BATHROOM	37 SF
1	LEVEL 1	COMMON SPACE	KITCHEN	146 SF
1	LEVEL 1	COMMON SPACE	BATHROOM	61 SF
1	LEVEL 1	COMMON SPACE	RECEPTION	67 SF
1	LEVEL 1	COMMON SPACE	LOBBY	309 SF
1	LEVEL 1	DOMESTIC VIOLENCE	OFFICE - 2P	123 SF
1	LEVEL 1	DOMESTIC VIOLENCE	OFFICE	96 SF
1	LEVEL 1	FASP	OFFICE - 2P	134 SF
1	LEVEL 1	FASP	OFFICE	105 SF
1	LEVEL 1	FASP	OFFICE - 3P	142 SF
1	LEVEL 1	FASP	CAFETERIA	212 SF
1	LEVEL 1	FASP	GROUP ROOM	99 SF
1	LEVEL 1	FASP	GROUP ROOM	75 SF
1	LEVEL 1	IHT	OFFICE - 5P	159 SF
1	LEVEL 1	IHT	OFFICE - 5P	220 SF
1	LEVEL 1	IHT	OFFICE	98 SF
1	LEVEL 1	IHT	OFFICE	106 SF
1	LEVEL 1	IHT	OFFICE	102 SF
1	LEVEL 1	IHT	OFFICE	112 SF
1	LEVEL 1	IHT	OPEN OFFICE	134 SF
1	LEVEL 1	LIFE SKILLS	OFFICE - 3P	125 SF
1	LEVEL 1	LIFE SKILLS	OFFICE	113 SF
1	LEVEL 1	LIFE SKILLS	COUNSELING ROOM	120 SF
1	LEVEL 1	MEETING PLACE	WORK COUNSELING	138 SF
1	LEVEL 1	SHARED	CONF / COUNSELING	228 SF
1	LEVEL 1	SHARED	CONFERENCE ROOM	260 SF
1	LEVEL 2	BUILDING SERVICES	T/D CL	57 SF
1	LEVEL 2	BUILDING SERVICES	JAN CL	25 SF
1	LEVEL 2	BUILDING SERVICES	ELEC. CL	16 SF
1	LEVEL 2	CIRCULATION	ELEV LOBBY	121 SF
1	LEVEL 2	CIRCULATION	CORRIDOR	342 SF
1	LEVEL 2	CIRCULATION	CORRIDOR	359 SF
1	LEVEL 2	COMMON SPACE	PUBLIC BATHROOM	152 SF
1	LEVEL 2	COMMON SPACE	PUBLIC BATHROOM	148 SF
1	LEVEL 2	COMMON SPACE	BATHROOM	54 SF
1	LEVEL 2	COMMON SPACE	STAFF BATHROOM	50 SF
1	LEVEL 2	OUTPATIENT	OFFICE	125 SF
1	LEVEL 2	OUTPATIENT	OFFICE	108 SF
1	LEVEL 2	OUTPATIENT	OFFICE - 5P	108 SF
1	LEVEL 2	OUTPATIENT	OFFICE	123 SF
1	LEVEL 2	OUTPATIENT	WAITING ROOM	167 SF
1	LEVEL 2	OUTPATIENT	M.A.T. ROOM	142 SF
1	LEVEL 2	OUTPATIENT	RECEPTION	84 SF
1	LEVEL 2	OUTPATIENT	CONFERENCE ROOM	260 SF
1	LEVEL 2	SHARED	CONFERENCE ROOM	262 SF
1: 60				
2	LEVEL 2	CIRCULATION	CORRIDOR	8659 SF
2	LEVEL 2	CIRCULATION	CORRIDOR	178 SF
2	LEVEL 2	CIRCULATION	CORRIDOR	168 SF
2	LEVEL 2	OUTPATIENT	OFFICE	108 SF
2	LEVEL 2	OUTPATIENT	OFFICE	107 SF
2	LEVEL 2	OUTPATIENT	OFFICE	109 SF
2	LEVEL 2	OUTPATIENT	OFFICE	102 SF
2	LEVEL 2	OUTPATIENT	OFFICE	108 SF
2	LEVEL 2	OUTPATIENT	OFFICE	108 SF
2	LEVEL 2	OUTPATIENT	OFFICE	97 SF
2	LEVEL 2	OUTPATIENT	GROUP ROOM	146 SF
2	LEVEL 2	OUTPATIENT	OFFICE	105 SF
2	LEVEL 2	OUTPATIENT	OFFICE	109 SF
2	LEVEL 2	OUTPATIENT	OFFICE - 3P	148 SF
2	LEVEL 2	OUTPATIENT	OFFICE	48 SF
2	LEVEL 2	OUTPATIENT	M.A.T. ROOM	90 SF
2	LEVEL 2	OUTPATIENT	OFFICE	107 SF
2	LEVEL 2	OUTPATIENT	OFFICE	109 SF
2	LEVEL 2	OUTPATIENT	OFFICE	103 SF
2	LEVEL 2	OUTPATIENT	OFFICE	18 SF
2	LEVEL 2	OUTPATIENT	OFFICE	27 SF
2	LEVEL 2	OUTPATIENT	OFFICE	20 SF
2	LEVEL 3	SHARED STORAGE	STORAGE	261 SF
2	LEVEL 3	SHARED STORAGE	STORAGE	260 SF
2: 23				
2639 SF				

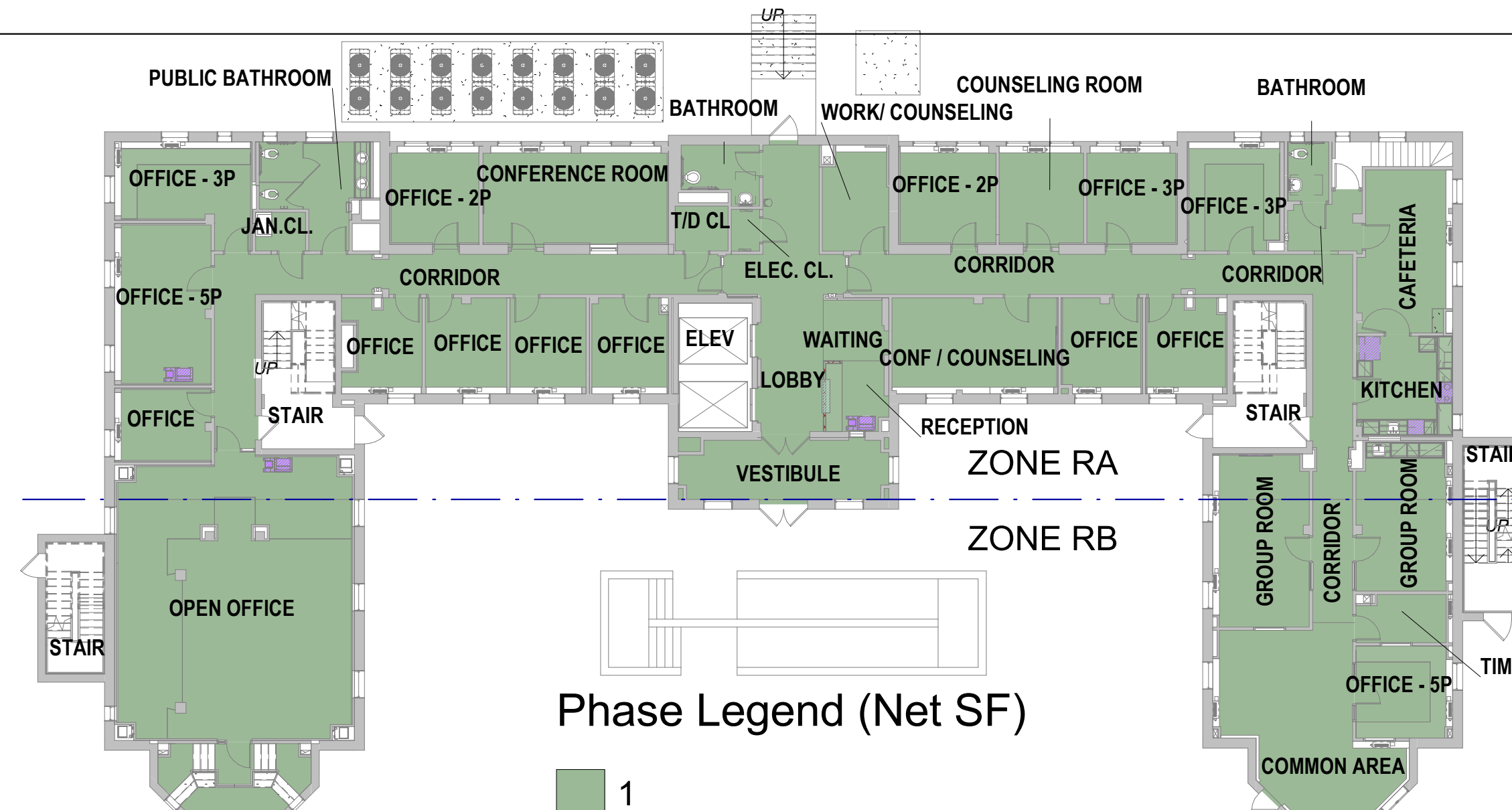
NET FLOOR AREA - PROPOSED (ALL PHASES)				
Phase	Level	Department	Name	Area
ZONE RA				
3	LEVEL 3	4 UNIT APT	APARTMENT	346 SF
3	LEVEL 3	4 UNIT APT	APARTMENT	367 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE	126 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE	96 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE	109 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE	109 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE	105 SF
3	LEVEL 3	<NOT DESIGNATED>	WAITING ROOM	161 SF
3	LEVEL 3	<NOT DESIGNATED>	RECEPTION	95 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE	110 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE	109 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE	108 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE	106 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE - 2P	148 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE	107 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE	108 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE	125 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE	131 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE - 2P	148 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE	109 SF
3	LEVEL 3	<NOT DESIGNATED>	OFFICE	85 SF
3	LEVEL 3	BUILDING SERVICES	T/D CL	75 SF
3	LEVEL 3	BUILDING SERVICES	ELEC. CL	18 SF
3	LEVEL 3	BUILDING SERVICES	JAN. CL	27 SF
3	LEVEL 3	CIRCULATION	ELEVATOR LOBBY	121 SF
3	LEVEL 3	CIRCULATION	CORRIDOR	476 SF
3	LEVEL 3	CIRCULATION	CORRIDOR	448 SF
3	LEVEL 3	COMMON SPACE	BATHROOM	50 SF
3	LEVEL 3	COMMON SPACE	BATHROOM	160 SF
3	LEVEL 3	COMMON SPACE	BATHROOM	52 SF
3	LEVEL 3	COMMON SPACE	BATHROOM	151 SF
3: 31				
4476 SF				
ZONE RA: 114				
15774 SF				
ZONE RB				
1	LEVEL 0	CIRCULATION	CORRIDOR	18 SF
1	LEVEL 0	SHARED	LOUNGE/ TRAINING	884 SF
1	LEVEL 0	SHARED	KITCHENETTE	36 SF
1	LEVEL 0	SHARED	BATHROOM	39 SF
1	LEVEL 1	CIRCULATION	VESTIBULE	152 SF
1	LEVEL 1	CIRCULATION	CORRIDOR	77 SF
1	LEVEL 1	FASP	TIME-OUT ROOM	64 SF
1	LEVEL 1	FASP	GROUP ROOM	178 SF
1	LEVEL 1	FASP	GROUP ROOM	127 SF
1	LEVEL 1	FASP	OFFICE - 5P	129 SF
1	LEVEL 1	FASP	COMMON AREA	370 SF
1	LEVEL 1	IHT	OPEN OFFICE	852 SF
1: 12				
2626 SF				
2	LEVEL 2	CIRCULATION	CORRIDOR	150 SF
2	LEVEL 2	CIRCULATION	CORRIDOR	149 SF
2	LEVEL 2	COMMON SPACE	SITTING ROOM	147 SF
2	LEVEL 2	COMMON SPACE	SITTING ROOM	148 SF
2	LEVEL 2	COMMON SPACE	STAFF LOUNGE	155 SF
2	LEVEL 2	OUTPATIENT	OFFICE	118 SF
2	LEVEL 2	OUTPATIENT	OFFICE	114 SF
2	LEVEL 2	OUTPATIENT	OFFICE	109 SF
2	LEVEL 2	OUTPATIENT	OFFICE	87 SF
2	LEVEL 2	OUTPATIENT	OFFICE	79 SF
2	LEVEL 2	OUTPATIENT	OFFICE	114 SF
2	LEVEL 2	OUTPATIENT	OFFICE	108 SF
2	LEVEL 2	OUTPATIENT	OFFICE	98 SF
2	LEVEL 2	OUTPATIENT	OFFICE	39 SF
2: 14				
1602 SF				
3	LEVEL 3	4 UNIT APT	SITTING ROOM	152 SF
3	LEVEL 3	4 UNIT APT	SITTING ROOM	154 SF
3	LEVEL 3	4 UNIT APT	APARTMENT	690 SF
3	LEVEL 3	4 UNIT APT	APARTMENT	681 SF
3: 4				
1677 SF				
ZONE RB: 30				
6204 SF				
Grand total: 144				
21978 SF				



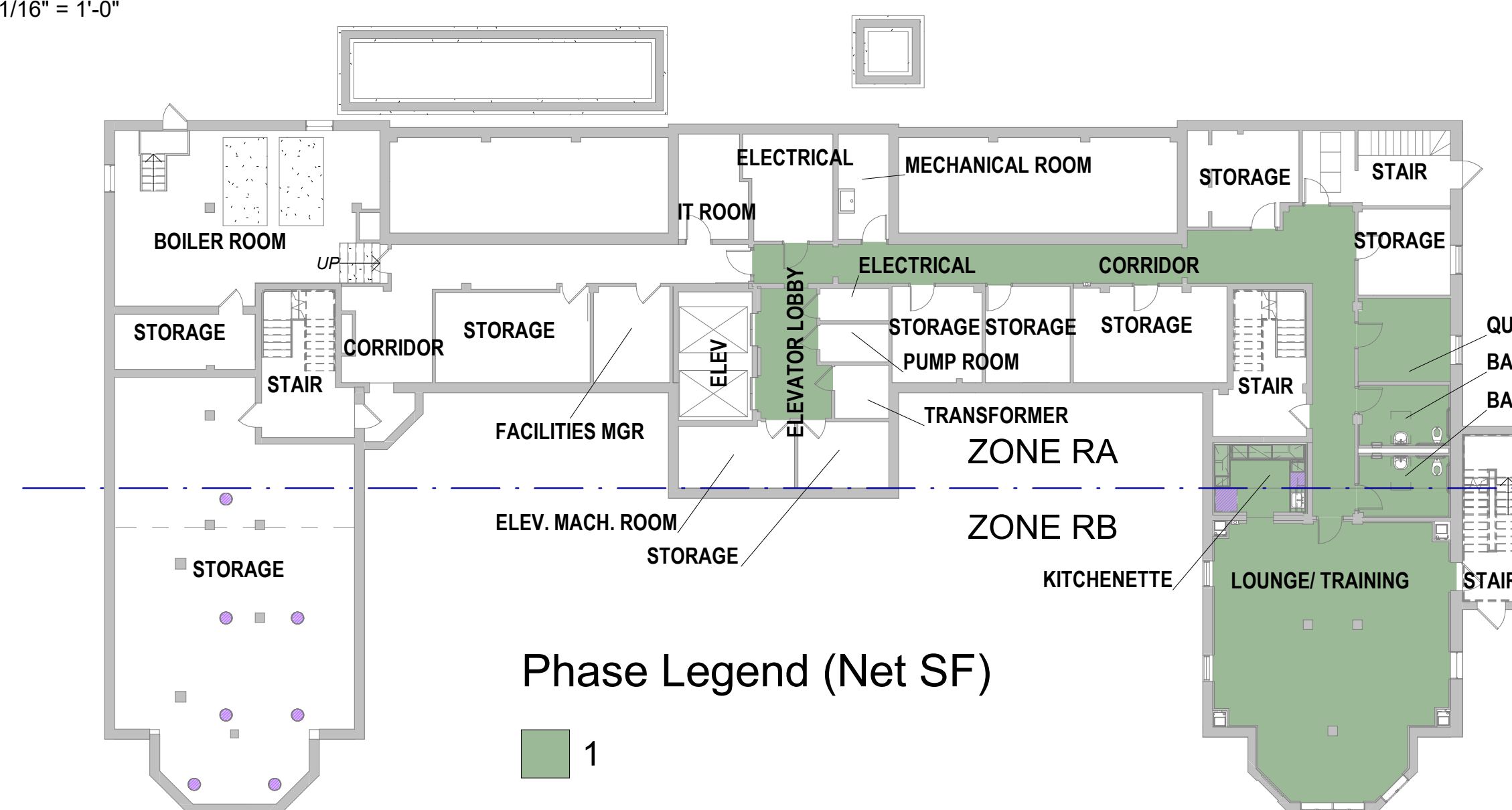
8 PLAN - LEVEL 3
1/16" = 1'-0"



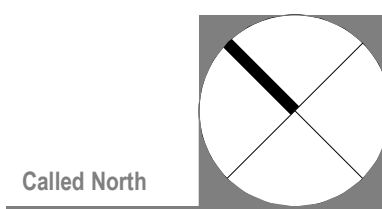
7 RENOVATION PLAN - LEVEL 2
1/16" = 1'-0"



6 RENOVATION PLAN - LEVEL 1
1/16" = 1'-0"



5 RENOVATION PLAN - LEVEL 0
1/16" = 1'-0"



Stamp

SOMERVILLE HOME RENOVATION
RIVERSIDE COMMUNITY CARE
117 Summer Street
Somerville, MA

CONSTRUCTION DOCUMENTS

2019.05.22

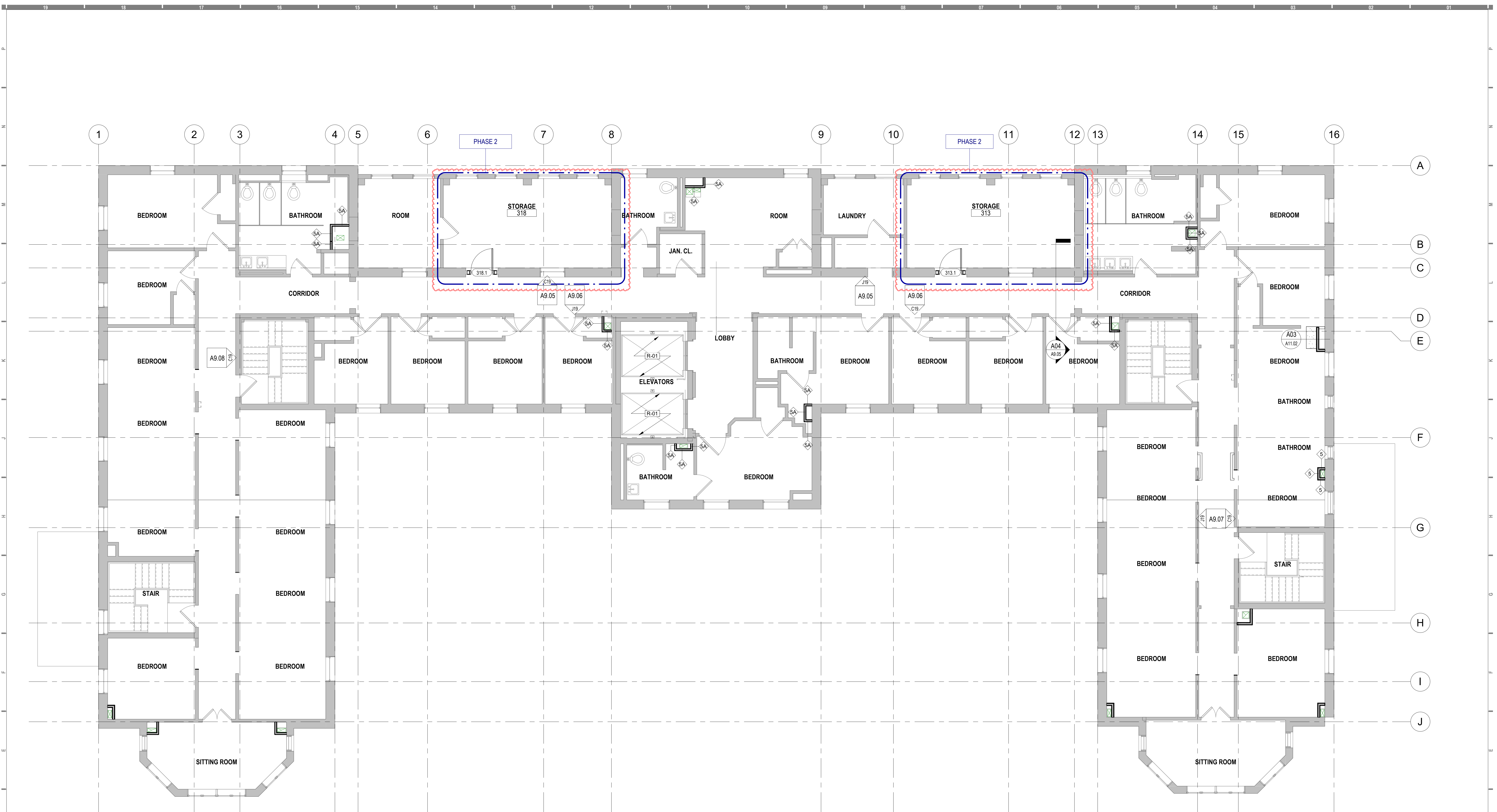
ISSUED FOR PERMIT & CONSTRUCTION

LSI Job No	11815.00
Owner Job No	
Drawn By	RG, AN
Checked By	JG
Date Issued	2019.03.22
Scale	As indicated

NO	ISSUE	DATE
A	ADDENDUM 01	2019.04.05
1	BULLETIN 01	2019.05.15
2	CONFORMED	2019.05.22
	PERMIT 3	2019.08.19

Sheet Name
**RENOVATION
PLAN - LEVEL 3**

Sheet Number



D19 RENOVATION PLAN - LEVEL 3
3/16" = 1'-0"

RENOVATION NOTES AND SYMBOL LEGEND	
SEE GENERAL INFORMATION PAGE FOR TYPICAL SYMBOLS & ABBREVIATIONS	
	EXISTING WALL
	NEW WALL
	INFILLED OPENING IN EXISTING WALL
	COUNTER DEPTH (INCHES)
	30" A1.1 NOSING TYPE
	CONSTRUCTION TYPE REFER TO CASEWORK NOSING DETAILS
	NOSING TYPE REFER TO CASEWORK NOSING DETAILS
	CONSTRUCTION TYPE A - PLASTIC LAMINATE B - SOLID SURFACE C - EPOXY D - STAINLESS STEEL
	PARTITION TYPE
	DESK GROMMET
	MATERIAL TAG
	F.E.C. FIRE EXTINGUISHER CABINET
	OWNER PROVIDED SPECIALTY EQUIPMENT
	INDICATES PHASE 2 SCOPE

GENERAL PLAN NOTES	
1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMIT FOR ALL SURFACE SCHEDULED TO REMAIN. PATCH ALL FINISHES TO MATCH EXISTING THAT DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH, STRUCTURAL QUALITIES. PATCH SURFACE TO COMPLY WITH FIRE RATING, SMOKE-TIGHT RATINGS, ACOUSTICAL CRITERIA AND OTHER PERFORMANCE CRITERIA INDICATED. REFER TO SPECIFICATION CUTTING AND PATCHING AND SELECTIVE DEMOLITION.	10. ALL MEP SERVICES (PIPING, CONDUIT, RACEWAYS, DUCTWORK, ETC.) TO BE HIDDEN IN-WALL OR GWB ENCLOSURES. FRAME ENCLOSURES TIGHT TO MEP SERVICES, U.N.O. NO EXPOSED MEP SERVICES WILL BE ACCEPTED. CONSTRUCT PARTITIONS AT COLUMNS AS CLOSE AS POSSIBLE TO COLUMN AND ANY ADJACENT PIPES U.N.O.
2. SEE GENERAL INFORMATION SHEET FOR ABBREVIATIONS, LEGENDS AND PROJECT GENERAL NOTES.	11. PREPARE ALL SURFACES FOR NEW FINISHES.
3. REFER TO EQUIPMENT, FURNITURE, AND FINISH PLANS FOR ALL RELATED INFORMATION.	12. PATCH AND REPAIR ALL EXISTING FINISHES TO REMAIN DAMAGED DURING CONSTRUCTION.
4. GC TO COORDINATE, IDENTIFY AND INFORM THE ARCHITECT OF ANY CONFLICTS AMONG ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND LOW VOLTAGE TRADES PRIOR TO COMMENCEMENT OF WORK OR AS SOON AS CONFLICTS ARE IDENTIFIED.	13. PROVIDE FIRE TREATED WOOD BLOCKING OR METAL STRAPPING AS REQUIRED AT ALL WALL MOUNTED CASEWORK, MILLWORK AND EQUIPMENT, INCLUDING BUT NOT LIMITED TO COUNTERTOP SUPPORTS, WALL MOUNTED SHELVING, WALL AND CORNER GUARDS, CABINETS BRACED AT WALLS, WALL MOUNTED EQUIPMENT, GUARDRAILS AND HANDRAILS, TACK BOARDS, MARKER BOARDS, WHITEBOARD, ETC.
5. SEE ENLARGED PLAN CALL OUTS WHERE APPLICABLE FOR DETAILED INFORMATION OF CERTAIN AREAS.	14. GC TO COORDINATE ASSOCIATED MEP SCOPE ON THE FLOOR BELOW. WHERE CEILING REMOVAL IS REQUIRED TO EXECUTE THE WORK, GC SHALL PROVIDE NEW CEILING TO MATCH EXISTING.
6. MAINTAIN ALL EXISTING SMOKE AND FIRE RATINGS THROUGHOUT BUILDING. SEE CODE COMPLIANCE PLANS.	15. PATCH/FILL, SAND, PREP AND PAINT ALL EXISTING DOORS AND FRAMES TO REMAIN. PROVIDE NEW HARDWARE TO MATCH NEW BUILDING INSTALLATION.
7. ALL INTERIOR PARTITIONS TO BE TYPE 2 U.N.O.	
8. GC SHALL LAYOUT ALL WALLS AND FRAMING IN CHALK ON THE FLOOR ON SITE FOR ARCHITECT REVIEW PRIOR TO PROCEEDING WITH ANY FRAMING.	
9. ALL WALLS ALONG CORRIDORS ARE ASSUMED IN ALIGNMENT UNLESS DIMENSIONED OTHERWISE.	

KEYED NOTES	
R-01	NEW INTERIOR ELEVATOR SKINS, CEILINGS, LIGHTING, AND FLOORING.