

LOCUS: 399 HIGHLAND STREET - SOMERVILLE, MA

EXISTING CONDITIONS NOTE:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE SITE CONDITIONS FOUND AT THE TIME OF FIELD SURVEY CONDUCTED BY CAVANARO CONSULTING, INC.

CAVANARO CONSULTING, INC. HAS NOT PREPARED AND/OR PROVIDED ANY PERMIT PLANS FOR THIS PROJECT TO DATE; THE STATUS OF ANY OPEN PERMITS IS NOT KNOWN. THIS PLAN DOES NOT EXPRESS OR IMPLY COMPLIANCE WITH CURRENT ZONING BYLAWS AND/OR OTHER REGULATORY AGENCY THRESHOLDS.

FEMA:

LOCUS LIES IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25017C 0438E DATED JUNE 4, 2010.

OWNER OF RECORD:

CENTRAL CO-OPERATIVE BANK
399 HIGHLAND AVENUE
SOMERVILLE, MA
ASSESSOR'S PARCEL: MAP 21 PLOT D9 & D10
DEED BOOK: 12315, PAGE: 439

PLAN REFERENCES:

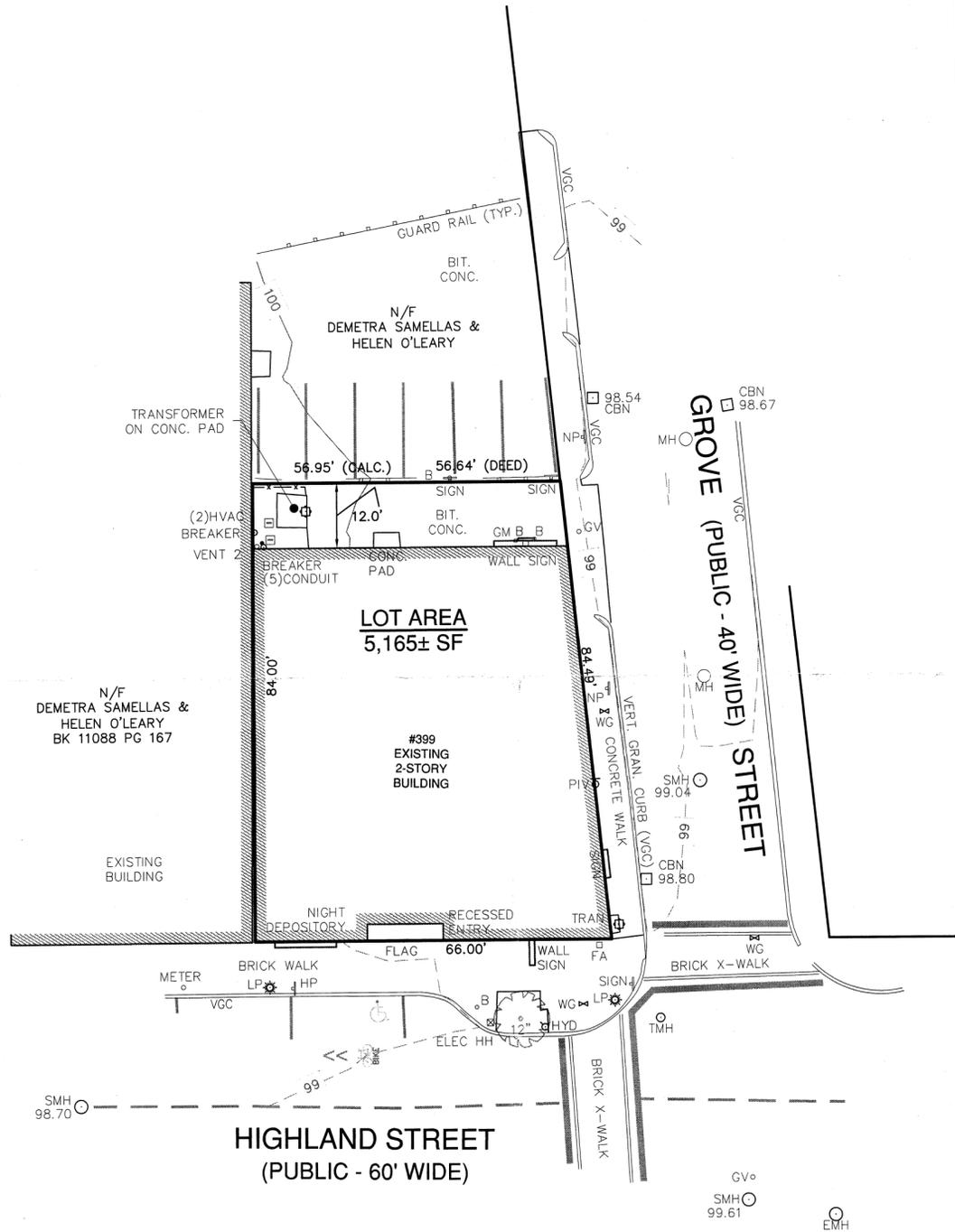
1. PLAN BOOK 197 PAGE 33
2. PLAN IN BOOK 10985 PAGE 319

UTILITIES:

UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

SURVEY NOTES:

1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING ON JUNE 21, 2012.
2. EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT RECORD DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD.



SCALE: 1" = 20'



ZONING REQUIREMENTS
CENTRAL BUSINESS DISTRICT CBD

	REQUIRED	EXISTING
AREA	NA	5,165± SF
FRONTAGE	NA	66± FEET
BUILDING HEIGHT	4 STORIES	20± FEET
MAXIMUM GROUND COVERAGE	80%	86.7%
MINIMUM LANDSCAPE AREA	10%	0%
MINIMUM YARDS:		
FRONT	NA	0.0 FEET
SIDE	NA	0.0 FEET
REAR	NA	12.0± FEET

ALL YARD LOCATIONS TO BE CONFIRMED WITH BUILDING INSPECTOR PRIOR TO COMPLETION OF FINAL PERMIT PLANS.

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN
CENTRAL COOPERATIVE BANK
399 HIGHLAND STREET
SOMERVILLE, MA

PREPARED FOR:

ROCKLAND TRUST
288 UNION STREET
ROCKLAND, MA02370

CAVANARO CONSULTING

687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



EC

DRAWING NO.

SCALE : AS SHOWN	DESIGNED BY : -	PROJECT NO. : 12.069
DATE : 7/11/12	DRAWN BY : BPS	FILENAME: X:\PROJECTS\2012\12069\DWG\12069_ECP
SURVEY : JLR	CHECKED BY : DB	SHEET NO. 1 OF 1

General Notes

- PARTITION LAYOUT IS TO BE APPROVED BY THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS FOR APPROVAL BY THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- ALL NEW PARTITIONS SHALL BE PARALLEL OR PERPENDICULAR TO CORE WALLS UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR SHALL PROVIDE ROUGH AND FINAL FLASH PATCH OF THE FLOOR SLAB, FOR AN EVEN CARPET AND TILE INSTALLATION.
- THE CONTRACTOR IS TO PROTECT ALL FINISHES THAT ARE EXPOSED THROUGHOUT THE LIFE OF THE CONSTRUCTION
- THE G.C. IS TO PATCH PENETRATIONS THRU WALL, FLOOR & CEILING CONSTRUCTION TO MAINTAIN RATINGS AND OR CLASSIFICATIONS.
- REFER TO PLAN DRAWINGS FOR WALL TYPE KEYS AND WALL TYPE DETAILS.
- ALL FURNITURE SHOWN ON PLANS IS CONCEPTUAL ONLY AND IS NOT IN THE CONTRACT FOR CONSTRUCTION HOWEVER THE GC IS TO HANDLE ALL SCHEDULING TO AVOID ANY DELAYS.

DOOR HARDWARE NOTES:

ALL NEW LOCKSETS TO BE SCHLAGE AL SERIES NEPTUNE COMMERCIAL BORED TYPE. ALL DEVICES, TRIMS AND ACCESSORIES TO BE 626 SATIN CHROME FINISH.

ALL DEVICES WITH LOCKS ARE TO BE PROVIDED W/ CONSTRUCTION CYLINDERS AND ACCEPT THE BANKS STANDARD MEDICO CYLINDER THAT WILL BE PROVIDED BY THE BANKS LOCKSMITH AFTER THE PROJECT IS TURNED OVER.

ALL EXISTING DOORS THAT REMAIN ARE TO RECEIVE NEW LOCKSETS TO MATCH NEW HARDWARE AS REQUIRED. AND ARE TO BE SANDED PRIMED AND PAINTED TWO FINISH COATS OF PAINT.

INTERIOR LIGHTING

IN AREAS WHERE EXISTING LIGHTING IS NOT BEING REPLACED CLEAN AND RE-LAMP FIXTURES AS REQUIRED.

CEILING

GC TO REPLACE ANY DAMAGED CEILING TILES WITH NEW TILES THAT MATCH EXISTING UNLESS NOTED OR DIRECTED OTHERWISE.

Partition Types

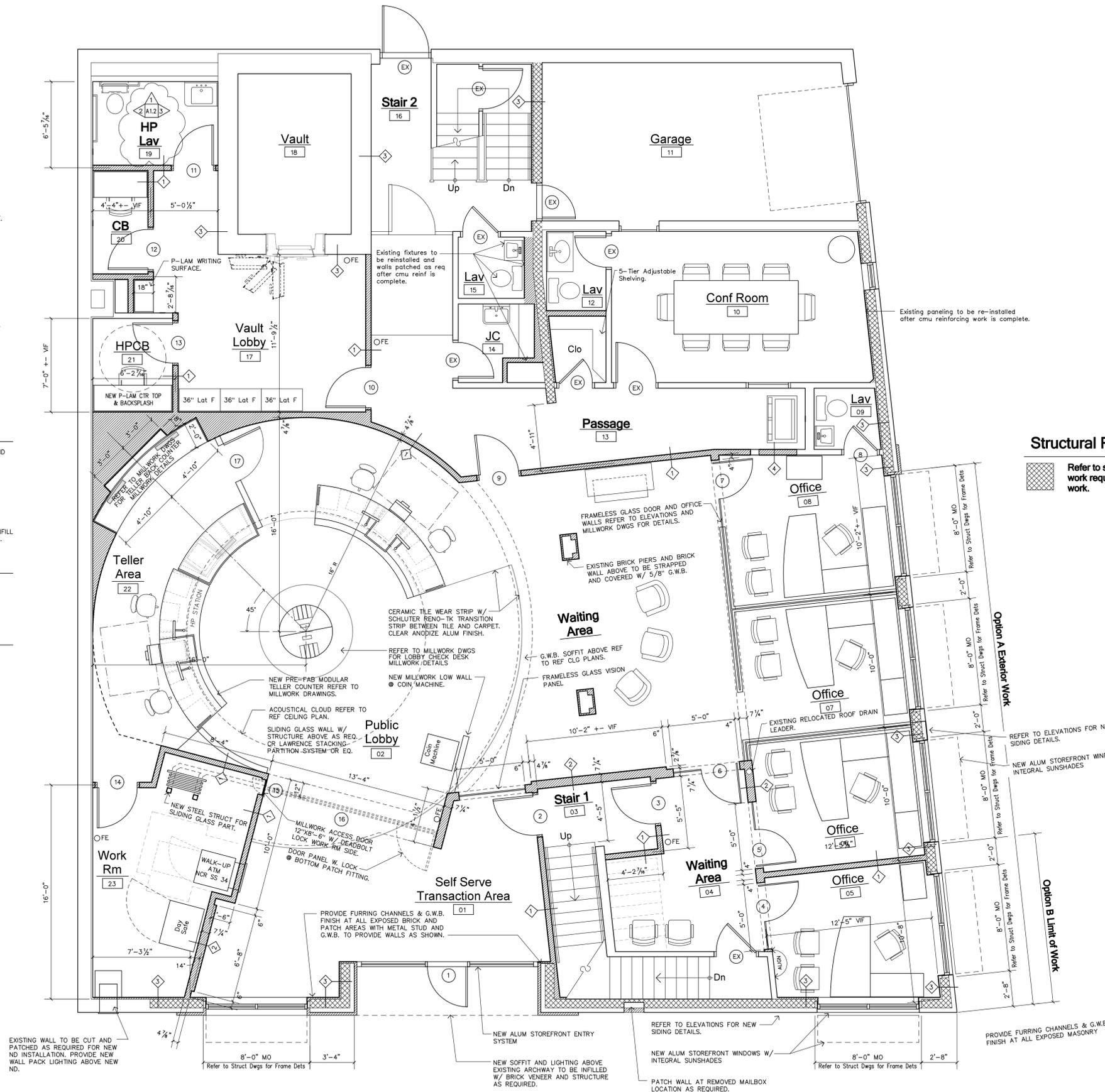
- WALL TYPE \diamond 3 5/8" LT. GA. METAL STUD FRAMING @ 16" O.C. W/ SOUND ATTENUATING BATT INSULATION AND 5/8" G.W.B. EA. SIDE.
- WALL TYPE \diamond 6" LT. GA. METAL STUD FRAMING @ 16" O.C. W/ SOUND ATTENUATING BATT INSULATION AND 5/8" G.W.B. EA. SIDE.
- WALL TYPE \diamond 7/8" METAL FURRING CHANNELS @ 16" O.C. WITH 5/8" G.W.B..
- WALL TYPE \diamond LT GA METAL FRAMING @ 16" O.C. MAX AS REQUIRED TO INFILL EXIST & MATCH EXIST WALL WIDTH WITH 5/8" G.W.B. FINISH.

GWB Finish Note:

New and existing walls in rooms scheduled to receive new ptd finish are to be prepared as required to provide a Level 5 drywall finish. Other areas to receive a Level 4 finish.

Floor Preparation Note:

GC to ensure proper floor preparation is included in contract price to provide a level surface through areas receiving new floor finishes.



Structural Reinforcing Note:

Refer to structural drawings for masonry reinforcing work required. Cross hatch indicates areas of required work.

DRL ARCHITECTS
 2 WEST STREET, SUITE G
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No.	Description	Date
	Planning Comments	4-1-14
	Issued for Permit	1-28-14
Add2	Bid Addendum 3	1-2-14
Add1	Bid Addendum 1	12-16-13

ROCKLAND TRUST
 Where Each Relationship Matters[®]

Proposed Alterations
 399 Highland Ave., Somerville, MA

Project Number	12054
Date	12-6-13
Drawn By	GFB
Checked By	GFB

A1

AS NOTED

DO NOT SCALE DRAWING. USE DIMENSIONS SHOWN. VERIFY ALL DIMENSIONS ON SITE.

Proposed Ground Floor Plan
 Scale: 1/4"=1'-0"
 Gross Square Footage: 4,429 SF

