SHEET INDEX

G000 G001	Cover Sheet Keynotes, Tags & Symbols
V100 V101	Existing Survey Proposed Survey
D100	Demolition - Plans & Elevations
S1.0	Plans, Sections, Notes
A100 A120 A500	Plans Sections & Elevations Assemblies & Details

PROJECT SUMMARY

ADDRESS:	340 Beacon Street
EXISTING USE:	Multi-Family Residential
PROPOSED USE:	Multi-Family Residential
LOT AREA:	3750 sq. ft.

ZONING ANALYSIS

	Allowable	Proposed	Compliance
/lin Lot Size	-	-	
/lin Area/Unit	-	-	
lin Lot Width	-	-	
leight	65ft.	No Change	Yes
tories	-	-	
AR	3	No Change	Yes
lin Usable Open	50/Unit sq.ft.	No Change	Yes
in Front Yard	20 ft./Building Alignment	No Change	Yes
in Side Yard	-	-	
n Rear Yard	25% of depth	No Change	Yes
ear Yard % Occ.	!	No Change	Yes



ABBREVIATIONS

L Lam

Lav

Lb(s)

LCC

Laminated

Lavatory

Pound(s)

Left Hand

Live Load

Light(ing)

Masonry

Maximum

Mechanical Medium

Membrane

Manhole

Minimum

Mounted

Number

Nominal

Not to Scale

On Center(s)

Open Item Opening

Opposite

Ounce

Perforated

Plaster

Plumbing

Plywood

Polish(ed)

Power Panel

Panel

Project

Painted

Pavement

Quarry Tile Quantity

Rubber Base

Roof Drain

Receptacle

Reference Reinforce(d)/(ing)

Required

Resilient

Right Hand

Rough Opening

Right of Way

Roof Top Unit

Rain Water Leader

Suspended Acoustical Tile

Restroom

Roof Vent

Solid Core

Storm Drain

Square Feet

Sanitary Manhole

Spray on Vinyl

Specifications

Solid Surface

Standard

Storage

Top Of

Telephone

Threshold **Toilet Partition**

Typical

Television

Underground

Unit Heater

Unfinished

Ultra Violet

Verify in Field

Water Closet Wood Water Heater Waterproof

Work Point

Weight Water Valve

Yard

Water Resistant Wainscot

Welded Wire Fabric

Vinyl Wall Covering

Vertical Ventilator

With

Transition Strip

Structural

Suspended

Symmetrical System

Tongue and Groove

Temperature, Tempered

Unless Noted Otherwise

Vinyl Composition Tile

Steel

Stainless Steel

Schedule

Section

Service

Similar

Revisions, Revised

Reflected Ceiling Plan

Radius

Plumbing Vent

Polyvinyl Chloride

Outside Diameter

Overflow Roof Drain

Project Architect

Plastic Laminate

Pounds Per Cubic Foot

Pounds Per Linear Foot

Pounds Per Square Foot

Pounds Per Square Inch

Miscellaneous

Not In Contract

Masonry Opening

Metal Manufacturer

Lightweight

Linear Feet

Lead Coated Copper

Long Leg Horizontal Long Leg Vertical

Main Distribution Panel

A A/C

ACT

Addn

Air Conditioning

Acoustical Ceiling Tile

Above Finished Floors

Acoustical

Adjacent

Al Aluminum Anch Anch Anch Anch Anch Anch Anch Anch	AFF AHU Alt	Above Finished Floors Air Handling Unit Alternate	LH LL LLH
Anoda Anodized Archive	Anch	Anchor	LLV LP
Architect Massociated Bottom Bassociated Bottom Mech BBBB Balled and Bur Lapped Mech BBB Balled and Bur Lapped Mech BBB Balled and Bur Lapped Mech BBC Building Ine Min BBC Building Ine Nin BBC Building Ine	Anod	Anodized	
Bottom	Arch	Architect	Max
B.O.			Mech
BL Building Line Building Blidg Blidg Block(Ing) Misc Block(Ing)	B.O.	Bottom of Board	Memb
Birkg Block(ing)	BL	Building Line	MH
Bright Bearing No. Barth Basch No. Barth Basche No. Bubl Built-up Roofing No. Bubl Built-up Roofing No. Comment Opp Occord Call Cabren Opp Call Cabren Opp Call Cabren Opp Cemen Comp Opp Cerr Clean Opp Cerr Clean Opp Concertee Perf Perf Control Joint Perf Control Joint Perf Control Joint Perf Control Joint Perf	Blk'g	Block(ing)	Misc
Bamt Blassment NIC BUR Bulk up Roofing No. CC Door Contact No. Cab Cabinet O C Cab Cabinet O D Cab Cabinet Op. Cal Calper Op. CB Cather Op. CB Calper Op. CB Calper Op. CB Calper Op. CG Calider Op. CG Calider Op. CG Calider PP. CI Cast fron Op. CJ Cast fron PP. CO Clourn PP. Conne Control Lond<	Brg	Bearing	
Card Reader	Bsmt	Basement	NIC
Cab Cabiner O CC Cal Caliper OI CB Catin Basin OI CD Celling Diffuser Opp CEM Cuber Feet Per Minute Opp CGM Cuber Feet Per Minute ORD CG Comer Guard Oz CG Colling PP CG Comer Guard Oz CI Cast fron PP CJ Celling PPF CH Clar PPP CG Celling PPF CH Clar PPP CO Clean Out Plan CO Clean Out Plan CO Clean Out Plan CO Clean Out Plan CO Concrete Masonry Unit PI CO Contraction Plan CO Contraction Plan Contraction PP Plan Cott Center PP	С	Door Contact	Nom
CB Catin Basin OI CD Celling Diffuser Opp CFM Cubic Feet Per Minute Opp CGM Cubic Feet Per Minute ORD CG Corner Guard Oz CI Cast Iron PP CJ Celling PPCF CIV Control Joint PP CIV Clear Per PP CIV Clear PPF CIV Clear PPF CO Clear Out Plan CO Clear Out Plan CON Collean Out Plan COL Collean Out Plan COL Collean Out Plan COL Contractor PP COL Contractor PP COT Center PP CT Center PP CT Contractor PP CT Contractor PP CT Center PP <	Cab	Cabinet	
CFM Cubic Feet Per Minute OFD CG Corner Guard Oz CI Cast Iron Oz CJ Control Joint PP PA CIg Ceiling PCF CMU Concrotel Plas COD Colam Out Plas Conc Concrete Plbg Conn Contract(or) Pol Cont Contract(or) Pol Cont Contract(or) Pol Cott Cott Cott Cott Cott	CB CD	Catch Basin Ceiling Diffuser	OI
CI Cast Iron CJ Control Joint P PA CIg Celling PCF CIr Clear Peff CMU Concreted PIP CONC Concrete PIP Conc Concrete PIP Conn Concrete PIP Conn Concrete PIP Conn Concrete PIP Conn Concrete PIP Cont Contract(or) Pol Cont Contract(or) Pol Cont Contract(or) Pol Cot Cell Gramit Tille Prol CT Center Prol CT Center Prol CUH Contract Mark Prol CUH Contract Mark Prol CUH Contract Prol Dbl Deuble PVC Dbl Deuble PVC Dbl Detail PR Culy </td <td>CFM</td> <td>Cubic Feet Per Minute</td> <td>ORD</td>	CFM	Cubic Feet Per Minute	ORD
Cir Clear Perf COM Concrete Masonry Unit PI CO Colean Out Plam Col Column Plam Conc Concrete Pibg Conne Connection PLF Cont Continuous Pn Cont Continuous Pn Cont Continuous Pn Cont Continuous Pn Cont Contract(or) Pol Cott Carmic Pr Cott Carmic Pr Cut Condensing Unit PSF CU Condensing Unit PSF CUB Cubic Put Cusp Cuspidor Pt CUB Dedail PV DbI Dudate PV DbI Diraking Fountain Port Dia Diameter Q Q Dim Dimanage Manhole R R B R	CI CJ	Cast Iron Control Joint	_
CO Clean Out Plam conc Col Column Pilas (conn) Concrete Conn Concrete Pibg (conn) Connection PLF Cont Continuous Pnl Cont Continuous Pnl Cont Continuous Pnl Cont Continuous Pnl Cont Contract(or) Pol Cot Capral PP Cot Condensing Unit PSF CUP Count Heater Propi CUP Count Heater PP CUB Cusp Cuspidor Pt CUB Cuspidor Pt CUSP Cuspidor Pt CUSP Cuspidor Pt CUB Datail PVC Db1 Duble PVC	Clr	Clear	Perf
Conc Concrete PIbg Conn Connection PLF Cont Contituous Pol Cont Continuous Pol Cot Capet PP Cot Capet PP CR Ceiling Register Pr CT Ceramic Tile Pro CU Codensing Unit PSF CUB Cubinet Unit Heater PSI Cusp Cuspidor Pt CUB Cubinet Unit Heater PVC Cusp Cuspidor Pt CUB Cuspidor Pt Cusp Cuspidor Pt CUB Datail Pvm Db Dusble PVC Db Dusble PVC Db Dusble PVC Db Datail Pvm Db Diriking Fountain Dustain Disp Dispenser Q DL Ead Load R	CO	Clean Out	Plam Plas
Cont Continuous Pal Cont Contract(r) Pol Cot Carpiet PP CR Cailing Register Pr CT Cereamic Tile Pr CT Cereamic Tile Pr CU Cold Condensing Unit PSF CUW Cold Water Prd CUS Cold Water Prd Dbl Double PVC CW Cold Water Prd Db Double PVC Db Dead Load R R R R DD Down RC	Conn	Connection	PLF
Cot Capida PPC CR Celling Register Pr CT Ceramic Tile Proj CT Ceramic Tile Proj CUH Canden Unit Heater PSF CUW Cold Water PI CW Cold Water PV Dbl Double PVC Dbl Damaeter Q Dbl Diameter Q Dbl Distribution Panel R Bcl	Cont	Continuous	Pnl
Ctr	CR	Ceiling Register	Pr
CUH Cabinet Unit Heater PSI CUS Cold Water Pt CW Cold Water Pt DbI Double PVC DE Disp Disp Dim Dimession Qty Disp Dispenser Qty DL Dead Load R BMH Drainage Manhole RB Dn Down RCP DP Distribution Panel RD Dr Door Re DS Downspout Recpt DS Downspout Recpt DWg Drawing Ref E East Read Ea East Req EB Ejevation R	Ctr	Center	Prtn
Dob	CUH Cusp	Cabinet Unit Heater Cuspidor	PSI Pt
Detail			PV
Dim Disp Dispensor Qty DLSP Dead Load R R R R DMH Drainage Manhole RCP DN Down RCP DP Distribution Panel RCP DN Downspout Recpt DS Downspout Recpt DW Drawing Ref E East Recpt Ea East Ref Ea Each Ref EF Epoxy Flooring Rev EIF Epoxy Flooring Rev EJ Exertion RR Eng Engineer RT <td>Det DF</td> <td>Detail Drinking Fountain</td> <td>Pvmt</td>	Det DF	Detail Drinking Fountain	Pvmt
DL' Dead Load R R R B R B R B R CP DOM DOWN DO Po Do Po P	Dim	Dimension	
DP Door Door Recpt DN Downspout Recpt DN Downspout Recpt Rec	DL	Dead Load	
DS Downspout Recpt Ref Reinf Ref Reinf Ref East Each Resil EF Epoxy Flooring Rev Epox Epox Epox Row Row Encl Enclosure Rr Rm Electrical Panel Rw Epox Epox Epox Epox Epox Epox Epox Epox	DP	Distribution Panel	RD
East Each Reg Resil F Epoxy Flooring Rev IFS Exterior Insulation Finish System EJ Expansion Joint Rh EI Elevation Rn Row Elec Electrical Row Row End Ferrica Plane Row Elec Electrical Row Emergency Emergency Row End Emergency Row	DS	Downspout	Recpt
EF Epoxy Flooring			Req
EJ Expansion Joint RH EI Elevation RN Elec Electrical RO Emerg Emergency ROW Encl Enclosure Rr Engr Englineer RTU EP Electrical Panel RWL EPDM Ethylene Propylene Diene Monomer EQ EQ Equil RWL EPDM Ethylene Propylene Diene Monomer RV EQ Equil RWL EPDM Electric Water Cooler SS EWC Electric Water Heater SAT SX San SAT EWC Electric Water Heater SAT EXH Exhaust SC Ext Existing Sched EXP Expansion SC Ext Existing Sched Exp Expansion SC Exp Expansion SC Exp Expansion Sch Sx	EF	Epoxy Flooring	Rev
Emerg Encl Emergency ROW Rr Engr Engineer Engineer RTU EPD Electrical Panel RWL EPDM Edupiper Ethylene Propylene Diene Monomer EQ Equal Equipment EWC Electric Water Cooler San EWH Electric Water Heater SAT Exh Exhaust SC Exist Existing Expansion SD Ext Exterior FA Fire Alarm FAPOP Fire Alarm Control Panel FD Floor Drain FD Floor Drain FD Floor Drain FB Fire Alarm Control Panel FD Floor Drain FD Floor Drain FD Floor Drain FB Fire Alarm FB Fire Ploor Drain FB Fire Extinguisher FB Fire Extinguisher Cabinet FE Firinshed Floor FE Finished Grade FB Firinshed Floor	EJ El	Expansion Joint Elevation	RH Rm
Engr EP Electrical Panel EPDM Ethylene Propylene Diene Monomer EQ Equal Equip Equip Equip Equip Equip Equip Exh Exh Exh Exh Exh Exhaust Exp Expansion Ext Exterior FA Fire Alarm FACP Fire Alarm Control Panel FD Floor Drain Fdn Foundation FE Fire Extinguisher Cabinet FF Finished Floor FF Finished Floor FF FInished Grade FIL Flow Line Flur Fluor Escent Flur Fluor Flow Cabinet Fix Fix Fixture Flur Fluor Flor (ing) Fix Fire Proof FRP Fire Proof FRP Fire Proof FRP Fire Proof FRP Fire Pooting Frum Furning FWC Fabrica Wall Covering FW	Emerg	Emergency	ROW
EQU Equip Equipment EWC Electric Water Cooler EWH Electric Water Cooler EWH Electric Water Heater Exh Exhaust Exist Existing Sched Expansion SD Sect Exterior Set Set Set Exterior Set Set Set Exterior Set Set Set Set Exterior Set Set Set Set Set Exterior Set Set Set Set Exterior Set	Engr EP	Engineer Electrical Panel	RTU RWL
EWC Electric Water Gooler EWH Electric Water Heater Exh Exhaust Exist Existing Exp Expansion Ext Exterior FA Fire Alarm FACP Fire Alarm Control Panel FD Floor Drain Fdn Foundation FE Fire Extinguisher Cabinet FF Finished Floor FG Finished Grade FHC Fire Hose Cabinet Fin Finish(ed) Fixt Fixture FL Flow Line Flash Flashing Fluror Fluorescent FO Face Of FPR Fire Proof FPR Fire Proof FPR Fire Proof FRP Fire Foot, Feet Ftg Foot, Feet Ftg Galv Galvanized GC General Contractor GFI Ground Fault Interrupter Gyp Gypsum HB Hose Bibb HC Hollow Core HdW Hardwood HdWr Hardwood HdWr Hardwore Hg Height HD High Point HOR Days Ag WW HNAC HOLLOW Py Jd Joint K Kip (1,000 Pounds) Y Yd Y Yd VY Y	EQ	Equal	
Exist Expansion Sched Expansion Sched Expansion SD Sched Expansion SD Sect Exterior Sect Sect Sterior Sect Serv FACP Fire Alarm Control Panel Sht FACP Fire Alarm Control Panel Sht FACP Fire Extinguisher Solv Sect Spec Fire Extinguisher Solv FEC Fire Extinguisher Cabinet Spec FG Fire Extinguisher Cabinet Spec FG Finished Grade SS FHC Fire Hose Cabinet SSTL Stid Fixt Fixture Stid Fix Fix Fixture Stid Fix	EWC EWH	Electric Water Cooler Electric Water Heater	San
Ext Exterior Sect Serv FA Fire Alarm FACP Fire Alarm Control Panel Sht FACP Fire Alarm Control Panel Sht Sht Fdn Foundation Sim Fdn Foundation SMH FE Fire Extinguisher Cabinet FF Finished Floor Sq Finished Grade SS FHC Fire Extinguisher Cabinet FF Finished Floor FG Finished Grade SS FHC Fire Finished Grade SS SS FHC FIRE Flow Line Stor Flashing Struce FL Floor Flashing Struce FL Floor	Exist	Existing	Sched
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ID Inside Diameter W/o In Inch WC In Inch Wd Incand Incandescent WH Incl Include(d)/(ing) WP Insul Insulat(ed)/(ion) WPT Int Interior WR Inv Invert WSCT JB Junction Box Jt Joint WWF K Kip (1,000 Pounds)	Horiz HVAC	Horizontal Heat, Vent, A/C	w w
In Inch Wd Incand Incandescent WH Incl Include(d)/(ing) WP Insul Insulat(ed)/(ion) WPT Int Interior WR Inv Invert WSCT JB Junction Box WV Jt Joint WWF K Kip (1,000 Pounds) Y Yd			w/o
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i i i i i i i i i i i i i i i i i i i			WV
			Y Yd

General Notes

- 1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCALS BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
- 2. CONTRACTOR SHALL EXAMINE THE PREMISES AND SITE SO AS TO COMPARE THEM TO THE CONTRACT DRAWINGS AND WILL BE FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING PRIOR TO SUBMISSION OF BID NUMBER. ALLOWANCES ARE TO BE MADE TO INCLUDE ALL ITEMS OF WORK INCLUDING BOTH LABOR OR MATERIALS FOR ALL NOTED, DETAILED, OR IMPLIED ITEMS REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS AND
- 3. ALL SUBCONTRACTORS SHALL INSPECT THE SITE AND CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE GENERAL CONTRACTOR WHO WILL CONVEY THESE TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PRIOR TO COMMENCING WORK. 4. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS AND SHALL
- BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OR PERSON DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- 5. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING THE SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT
- 6. CONTRACTOR SHALL CONFORM TO ALL NEIGHBORHOOD ASSOCIATION RULES AND GUIDELINES. 7. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD TIME ITEMS AND OF APPROXIMATE DELIVERY DATES.
- 8. ALL CONSTRUCTION MATERIALS AND SUPPLIES ARE TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- 9. IF ERRORS OR OMISSIONS ARE FOUND IN THE CONTRACT DOCUMENTS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 10. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHALL ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- 11. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- 12. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS.
- 13. THESE NOTES ARE TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED THAT ARE APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE GENERAL NOTES IN THE INDIVIDUAL SUBSECTIONS OF CONTRACT DOCUMENTS FOR
- ADDITIONAL INFORMATION. 14. ALL DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED.
- DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2015, THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015, AND THE MASSACHUSETTS BUILDING CODE 2015 AMENDMENTS. CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE SECTIONS.

RCP Notes

- 1. ALL CEILINGS TO BE GWB. FLOOR ASSEMBLY SHOULD BE CONTINUOUS AND MAINTAINED REGARDLESS OF CEILING HEIGHT.
- 2. MOUNT ALL CLOSET LIGHTING ABOVE DOOR HEAD WHERE POSSIBLE UNLESS OTHERWISE NOTED.
- 3. ALL SWITCHING SHALL BE DIMMABLE WHERE POSSIBLE WITH THE EXCEPTION OF CLOSETS STORAGE ROOMS, LAUNDRY ROOMS, STAIRWAYS, EXTERIOR SPACES, AND OTHER SUCH ROOMS
- 4. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS BASED ON THE CEILING PLAN.
- 5. ALL SOFFITS TO BE OUT OF NON-COMBUSTABLE MATERIALS

Electrical Notes

- 1. ELECTRICAL SERVICE POWER IS TO BE EVALUATED FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS. PROPER POWER LEVEL SHALL BE PROVIDED. ALL NEW ELECTRICAL ITEMS ARE TO BE U.L. RATED.
- 2. LIVING AREAS, DINING AREAS, AND ALL BEDROOM ARE TO RECEIVE 3-WIRE JUNCTION BOXES.
- 3. OUTLETS IN BATHROOMS AND KITCHENS SHALL HAVE GROUND FAULT INTERCEPTORS.
- 4. ALL SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCE OF POWER FROM BUILDING WIRING WITH BATTERY BACK-UP.
- 5. MOUNT ALL OUTLETS, PHONE JACKS, AND TELEVISION CABLE JACKS VERTICALLY AT 18" TO CENTERLINE ABOVE THE FINISH FLOOR UNLESS OTHERWISE NOTED. WHERE BASE AND TRIM IS LARGER THAN 9-1/2" TALL PROVIDE 6" CLEARANCE FROM BOTTOM OF PLATE TO TOP OF
- 6. MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
- 7. VERTICALLY ALIGN ALL SWITCH & OUTLETS IF POSSIBLE & COMBINE SWITCHES TO SINGLE PLATE WHEN POSSIBLE.
- 8. OUTLET BEHIND REFRIGERATOR SHALL BE RECESSED OUTLET
- 9 TV OUTLET AND DATA BOX SHALL BE RECESSED.

Glazing System Notes

- 1. ALL GLAZING ASSEMBLIES TO COMPLY WITH THERMAL & ENERGY PERFORMANCE REQUIREMENTS OF APPLICABLE CODES. SEE CHART BELOW.
- 2. ENGINEERING OF ASSEMBLIES TO BE PERFORMED BY MANUFACTURER
- 3. MEMBER SIZES AND SPACINGS SHOWN ARE TO CONVEY DESIGN INTENT. MANUFACTURER TO
- VERIFY SELECTED PRODUCTS WILL MEET DESIGN INTENT. 4. EXISTING HISTORICAL WINDOWS TO REMAIN, RESTORE AND PAINT TO MATCH ORIGINAL

Partition Notes

1. SEE FLOOR PLANS FOR PARTITION TAGS AND LOCATIONS.

2. SEE FLOOR PLANS FOR LOCATIONS OF SOUND INSULATION.

- 3. PARTITION TYPE DETAILS SHOW ONLY PRINCIPLE COMPONENTS AND REQUIREMENTS; RATED PARTITIONS WITH U.L. DESIGN NUMBERS MAY HAVE ADDITIONAL COMPONENTS AND
- REQUIREMENTS; REFER TO U.L. FIRE RESISTANCE DIRECTORY. 4. RATED PARTITIONS SHALL HAVE U.L. HEAD DESIGNS, SEALANT, AND FILL MATERIAL OF THE SAME
- 5. ALL THROUGH-WALL PENETRATIONS MUST BE COMPLETED TO PREVENT DIRECT CONTACT WITH FRAMING MEMBERS AND SHALL BE ACOUSTICALLY SEALED WITH A RESILIENT, NON-HARDENING CAULK. IF THE PENETRATION IS THOUGH A FIRE-RATED PARTITION, AN ACOUSTICAL FIRE-RATED
- CAULK SHALL BE USED. 6. SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS FOR REINFORCING, BRACING AND OTHER SPECIAL REQUIREMENTS.
- 7. PROVIDE LATERAL BRACING AND CROSS-BRIDGING AS RECOMMENDED BY STUD MANUFACTURER FOR EACH CONDITION.
- 8. COORDINATE FINISHES APPLIED TO PARTITIONS AS INDICATED IN THE FINISH SCHEDULE, INTERIOR ELEVATIONS AND ELSEWHERE IN THE CONTRACT DOCUMENTS.
- 9. PROVIDE BLOCKING AT LOCATIONS INCLUDING BUT NOT LIMITED TO CASEWORK, SHELVING, COUNTERS, CABINETS, DOOR STOPS, HANDRAIL BRACKETS, TELEVISION LOCATIONS, BATHROOM ACCESSORIES, ETC. WHERE INDICATED, SPECIFIED OR REQUIRED TO PROVIDE A SOLID BASE.
- 10. SUBSTITUTE MOISTURE-RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND LAUNDRY ROOMS & CEMENTIOUS BACKER @ ALL TILE LOCATIONS.
- 11. WHERE TWO OR MORE LAYERS OF GYPSUM BOARD ARE USED, BOTH HORIZONTAL AND VERTICAL JOINTS SHALL BE STAGGERED.
- 12. FIBER INSULATION SHOULD BE UN-FACED AND SECURED TO STRUCTURE TO PREVENT SAGGING.

Structural Notes

- 1.1 ELEVATIONS & DIMENSIONS A. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD
- BY THE CONTRACTORS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. IMENSIONS AND ELEVATIONS NOTED IN THE CONTRACT DOCUMENTS AS (+/-) AND ALL FIELD CONDITIONS SHALL BE VERIFIED IN THE
- FIELD BY THE CONTRACTOR PRIOR TO SUBMISSIONS OFSHOP DRAWINGS 1.2 BUILDING CODE AND REFERENCE STANDARD A. MASSACHUSETTS STATE BUILDING CODE 780 CMR - NINTH EDITION B. INTERNATIONAL BUILDING CODE 2015 W/ MASS. AMENDMENTS
- 1.3 DESIGN LOADS A. DEAD LOADS: ALL PERMANENT STATIONARY CONSTRUCTION.
- B. FLOOR LIVE LOAD (UNIFORM) 1. RESIDENTIAL 2. ROOF SNOW LOAD PARAMETERS: WHERE APPROPRIATE DRIFTING SNOW LOADS HAVE BEEN CONSIDERED IN ACCORDANCE WITH SECTION 7.7 OF

C. ASCE/SEI 7-05, MINIMUM DESIGN LOADS FOR BUILDINGS AND STRUCTURES

- A) GROUND SNOW LOAD, PG 45 PSF B)FLAT ROOF SNOW LOAD, PF 30 PSF C. WIND LOAD PARAMETERS 1. BASIC WIND SPEED (3 SEC GUST) V=105 MPH 2. WIND IMPORTANCE FACTOR, I 1.0
- PART 2- WOOD FRAMING

EXPOSURE

- 2.1 SAWN LUMBER A. ALL LUMBER TO BE SPRUCE-PINE-FIR (NLGA) #2 OR BETTER AND KILN DRIED. B. ALL LUMBER NOTED AS PT TO BE PRESSURÉ TREATED C. ALL PT LUMBER MUST BE REDRIED AFTER TREATMENT TO A MAXIMUM MOISTURE CONTENT OF 19% AND BEAR A STAMP INDICATING KDAT OR ADAT.
- 2.2 LAMINATED VENEER LUMBER LVL A. LVL SHALL BE APPROVED EQUAL OR BETTER GRADE AS FOLLOWS: 1. DOULGAS FIR OR SOUTHERN PINE VENEERS 2. E >= 2,000,000 PSI 3. FB >= 2,600 PSI
- 4. FV >= 285 PSI B. ONLY LVL PRODUCTS WITH THE ABOVE MINIMUM PROPERTIES WILL BE APPROVED. DO NOT USE LVL PRODUCTS THAT HAVE BEEN STORED OUTDOORS PRIOR TO DELIVERY TO THE JOB SITE.LVL MUST BE STORED FLAT AND LEVEL OFF THE GROUND, COVERED AND PROTECTED FROM WEATHER.
- 2.3 PARALLEL STRAND LUMBER PSL A. PSL SHALL BE APPROVED EQUAL OR BETTER GRADE AS FOLLOWS: 1. E >= 1,800,000 PSI
- 2. FCLL >= 2,500 PSI B. ONLY PSL PRODUCTS WITH THE ABOVE MINIMUM PROPERTIES WILL BE APPROVED. DO NOT USE PSL PRODUCTS THAT HAVE BEEN STORED OUTDOORS PRIOR TO DELIVERY TO THE JOB SITE. PSL MUST BE STORED FLAT AND LEVEL OFF THE GROUND, COVERED AND PROTECTED FROM WEATHER.
- 2.4 VENEER PLYWOOD A. ROOF SHEATHING: 3/4" APA RATED STURD-I-FLOOR SHEATHING, EXPOSURE 1.
- A. NAILS COMMON WIRE, HOT-DIPPED GALVANIZED PER ASTM A153 B. BOLTS: ASTM A307 C. SELF DRIVING SCREWS: SDS WOOD SCREWS BY SIMPSON STRONG - TIE OR APPROVED EQUAL D. CONNECTORS: SIMPSON STRONG-TOE PR APPROVED EQUAL. PROVIDE NAILING SPECIFIED BY MANUFACTURER TO ACHIEVE FULL CAPACITY OF ALL CONNECTIONS
- AND HANGERS.E. CONSTRUCTION ADHESIVE: CONFORM TO APA AFG-01 A. COMPLY WITH ALL THE RELEVANT PRESCRIPTIVE REQUIREMENTS OF 780 CMR 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE (UON) AND THE INTERNATIONAL BUILDING CODE. B. LAG SCREW INSTALLATION: DRILL CLEARANCE HOLES FOR LAG SCREWS TO DEPTH
- EQUAL TO LENGTH OF UNTHREADED SHANK, LEAD HOLES FOR THREADED PORTION SHALL BE 60% THE DIAMETER OF THE UNTHREADED SHANK (CLEARANCE HOLE). ALWAYS DRILL CLEARANCE HOLE TO PROPER DEPTH BEFORE DRILLING LEAD HOLE. TURN LAG SCREWS IN PLACE; DO NOT DRIVE WITH A HAMMER. C. SET CARPENTRY TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB, TRUE TO LINE, CUT AND FITTED.
- D. PRODUCE JOINTS WHICH ARE TIGHT, SQUARE AND TRUE WITH MEMBERS ASSEMBLED IN ACCORDANCE WITH THE DRAWINGS. E. DO NOT USE DEFECTIVE OR DAMAGED MATERIALS, SUCH AS CRACKED, SPLIT. WARPED, KINKED, TWISTED, GOUGED OR DENTED FRAMING. DO NOT USE BENT CRACKED OR RUSTED CONNECTORS OR FASTENERS.
- F. INSTALL HORIZONTALLY-ORIENTED MEMBERS WITH HIGH SIDE "CROWN" UP. G. CLEARANCE HOLES FOR BOLTS SHALL BE A MAXIMUM OF 1/16" GREATER THAN BOLT H. FASTEN ROOF SHEATHING TO FRAMING WITH 10D NAILS @ 4 IN. OC AT EDGES AND 12 IN OC IN FIELD.
- 2.7 STANDARD SPEC A. AF&PA NDS-05 NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH

ZEPHYR 15 A Street, Ste A, Boston, MA 02210 617-838-008

PROJECT TEAM:

340 Beacon Street, Unit 4, Boston MA 02116 781 296 9825

ARCHITECT: 315 Á Street, Ste A, Boston, MA 02210 617 838 0083

STRUCTURAL Davidson Engineering Associates, Inc 241 Mount Vernon St West Newton, MA 02465

KEY PLAN:

SEAL:



PROJECT INFORMATION: 340 Beacon Street, Unit 4, Boston, MA 02116

PROJECT#: PROJECT ISSUE DATE: 05/05/2023 PROJECT STATUS:

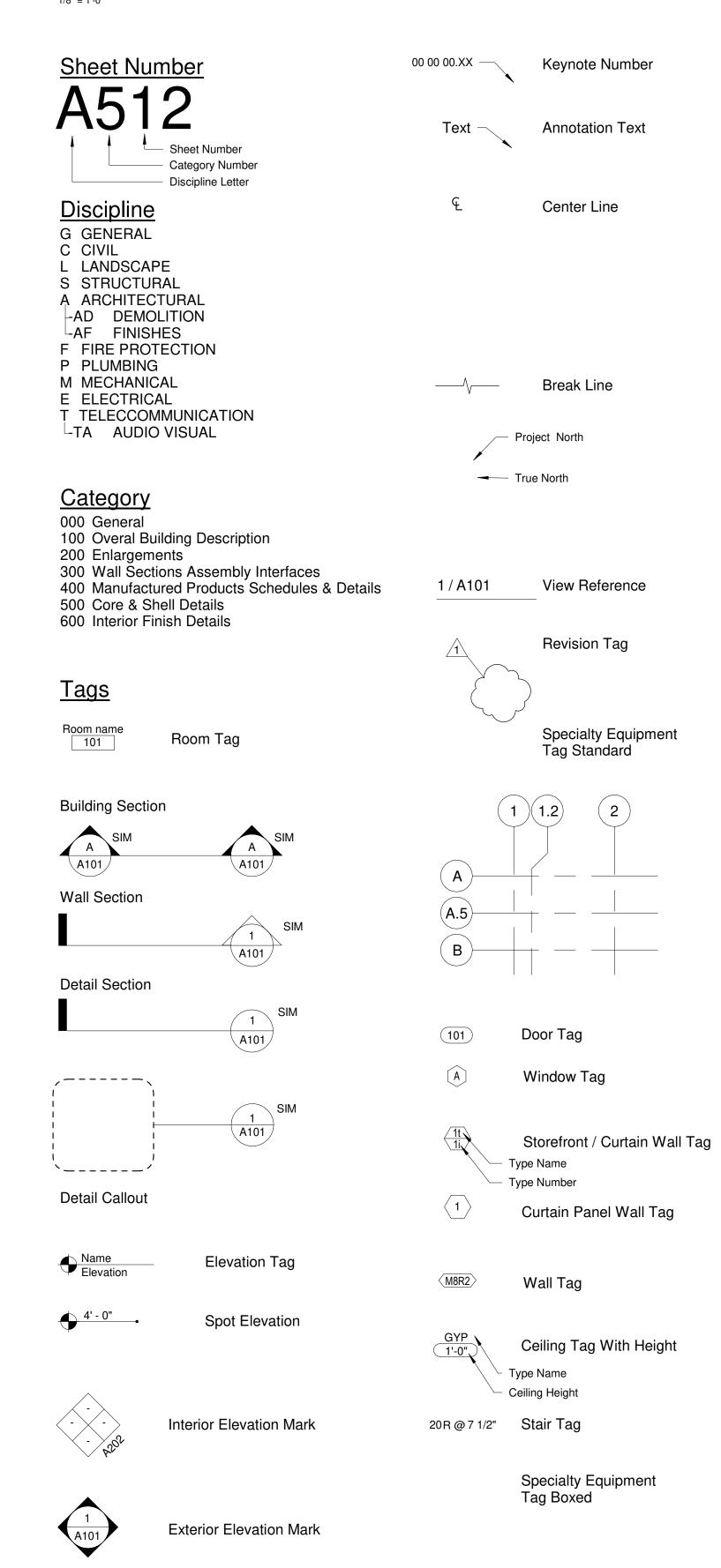
SHEET NAME:

Cover Sheet

Project Keynotes

Project Keynotes CSI Number.Tag Description 05 52 00.81 Moteal Guardrail to 36° AFF, Typ See Type Indicated 05 52 00.81 33° 8° 114° Steel Flat Bar 05 52 00.88 6° Composite Drink Rail 05 52 00.11 Extend all Posts to Mounting Surface. Provide 1/4° Thick Steel Base Plates with pre-drilled holes for counter-sunk fasteners 05 52 00.01 Anchor - 1/4° Steel Base Plate wi Predrilled Hole for Counter Sunk Fasteners 06 10 00.A1 Wood Blocking 06 11 00.A1 224 Nominal SPF Wood Lumber 06 11 00.A2 246 Nominal SPF Wood Lumber 06 11 00.A2 256 Nominal SPF Pressure Treated Wood Lumber 06 11 00.A2 210 Nominal SPF Pressure Treated Wood Lumber 06 11 00.A3 221 Nominal SPF Pressure Treated Wood Lumber 06 10 00.A4 221 Nominal SPF Pressure Treated Wood Lumber 06 10 00.B4 221 Nominal SPF Pressure Treated Wood Lumber 06 10 00.B4 221 Nominal SPF Pressure Treated Wood Lumber 06 16 00.A2 1/12° Plywood Sheathing 06 16 00.A3 3/4° Plywood Sheathing 06 16 00.B2 1/2° CSB Sheathing 06 16 00.B2 1/2° SB Sheathing 06 17 31 3.A1 4/4 x 6 Nominal SPF Board 06 73 13.A1 4/4 x 6 Nominal SPF Pressure Treated SPF Board 06 73 13.A1 4/4 x 6 Nominal SPF Pressure Treated SPF Board 07 21 16.A7 9 1/2° UsB Sheathing 07 25 00.A5 Weather Resistive Barrier - Fully Adhered 07 25 00.C1 Butyl Self-Adhering Tape 07 27 19.A1 Polyethetene Air Barrier; Overlapped and Taped Seams 07 27 19.A1 Polyethetene Air Barrier; Overlapped and Taped Seams 07 33 23.B3 EPDM Roofing Membrane: Fully Adhered 07 53 23.B1 EPDM Bonding Adhesive: Manufacturer's standard. 07 53 23.B4 EPDM Roofing Membrane: Fully Adhered 07 53 23.B1 EPDM Bonding Adhesive: Manufacturer's standard. 07 53 23.B4 EPDM Roofing Seam - See Exterior Finish Schedule for Type, Profile and Finish 07 71 00.A2 Composite Adjustable Deck Pedestals 07 92 00.C3 My Polymer Lagsalant - Slope to Shed Water 07 92 00.C5 My Polymer Lagsalant - Slope to Shed Water 07 92 00.C5 My Polymer Lagsalant - Slope to Shed Water 07 92 00.C5 My Polymer Lagsalant - Slope to Shed Water 07 92 00.C5 My Polymer Lagsa
Metal Cuardrail to 36" AFF, Typ See Type Indicated 38" x 1 1/4" Steel Flat Bar 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for
Metal Cuardrail to 36" AFF, Typ See Type Indicated 38" x 1 1/4" Steel Flat Bar 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" x 1 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 36" x 1 1/4" Steel Base Plate w/ Predrilled Hole for
0.5 52 00.B1 3/8" x 1 1/4" Steel Flat Bar 0.5 52 00.B1 0.5 cm Composite Drink Rail 0.5 52 00.C1 Extend all Posts to Mounting Surface. Provide 1/4" Thick Steel Base Plates with pre-drilled holes for counter-sunk fasteners 0.5 52 00.D1 Anchor - 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 0.5 0.0 0.D1 Anchor - 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 0.5 0.0 0.D1 Anchor - 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 0.5 0.0 0.D1 Anchor - 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 0.5 0.0 0.D1 Anchor - 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 0.5 0.0 0.D1 Anchor - 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 0.5 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
65 2 0 0.8 6° Composite Drink Rail 65 2 0 0.C1 Extend all Posts to Mounting Surface. Provide 1/4" Thick Steel Base Plates with pre-drilled holes for counter-sunk fasteners 65 52 0 0.D1 Anchor - 1/4" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 66 10 0 0.A1 Wood Blocking 66 11 0 0.A1 2x4 Nominal SPF Wood Lumber 66 11 0 0.A2 2x5 Nominal SPF Wood Lumber 66 11 0 0.A2 2x6 Nominal SPF Wood Lumber 66 11 0 0.B2 2x6 Nominal SPF Pressure Treated Wood Lumber 66 11 0 0.B2 2x6 Nominal SPF Pressure Treated Wood Lumber 67 11 0 0.B2 2x6 Nominal SPF Pressure Treated Wood Lumber 68 10 0 0.A2 1/2" Plywood Sheathing 68 16 0 0 0.A2 1/2" Plywood Sheathing 69 16 0 0 0.A2 1/2" Plywood Sheathing 69 16 0 0 0.A2 1/2" Plywood Sheathing 60 16 0 0.B2 1/2" OSB Sheathing 60 10 0.B2 1/2" OSB Sheathing 60 10 0.B2 1/2" OSB Sheathing 60 10 0.B2 1/2" Use Special Specia
Extend all Posts to Mounting Surface. Provide 1/4" Thick Steel Base Plates with pre-drilled holes for counter-sunk fasteners
05 52 00 D1 Anchor - 1.14" Steel Base Plate w/ Predrilled Hole for Counter Sunk Fasteners 06 10 00.A1 Wood Blocking 06 11 00.A2 2x6 Nominal SPF Wood Lumber 06 11 00.A4 2x10 Nominal SPF Wood Lumber 06 11 00.B2 2x6 Nominal SPF Pressure Treated Wood Lumber 06 11 00.B2 2x10 Nominal SPF Pressure Treated Wood Lumber 06 16 00.B2 1/2" Plywood Sheathing 06 16 00.A2 1/2" Plywood Sheathing 06 16 00.B2 1/2" OSB Sheathing 06 40 00.D0 1x3 Pressure Treated SPF Board 06 73 00.A2 Composite Fascia Board - Length to Cover Lumber 06 73 13.A1 4/4 x 6 Nominal Composite Decking Board w/ Hidden Fasterns - See Finish Schedule for make and color. 07 13 26.A1 Self Adhering Rubberized Asphalt Waterproofing Membrane 07 21 16.A7 9 1/2" Unfaced Fiberglass Batt Insulation. 07 25 00.C3 Weather Resistive Barrier - Fully Adhered 07 25 00.C3 Weather Resistive Barrier - Fully Adhered 07 25 00.C1 Buty Self-Adhering Tape 07 75 3 23.B1 Polyethelene Air Barrier; Overlapped and Taped Seams 07 53 23.B1 EPDM Bonding Adhesive: Manufacturer's standard.
06 11 00.A1 2x4 Nominal SPF Wood Lumber 06 11 00.A2 2x6 Nominal SPF Wood Lumber 06 11 00.A4 2x10 Nominal SPF Wood Lumber 06 11 00.B2 2x6 Nominal SPF Pressure Treated Wood Lumber 06 11 00.B4 2x10 Nominal SPF Pressure Treated Wood Lumber 06 16 00.A2 1/2" Plywood Sheathing 06 16 00.A2 1/2" Plywood Sheathing 06 16 00.B2 1/2" OSB Sheathing 06 40 00.D0 1x3 Pressure Treated SPF Board 06 73 00.A2 Composite Fascia Board - Length to Cover Lumber 06 73 13.A1 4/4 x 6 Nominal Composite Decking Board w/ Hidden Fasterns - See Finish Schedule for make and color. 07 13 26.A1 Self Adhering Rubberized Asphait Waterproofing Membrane 07 22 16.A1 9 1/2" Unfaced Fiberglass Batt Insulation. 07 25 00.A5 Weather Resistive Barrier - Fully Adhered 07 25 00.C1 Butyl Self-Adhering Tape 07 27 19.A1 Polyethelene Air Barrier; Overlapped and Taped Seams 07 45 46.21 Bug Screen 07 53 23.B1 EPDM Bonding Adhesive: Manufacturer's standard. 07 53 23.B3 EPDM Bonding Adhesive: Manufacturer's standard. 07 53 23.B3 EPDM Bonding
06 11 00.A2 2x6 Nominal SPF Wood Lumber 06 11 00.A4 2x10 Nominal SPF Wood Lumber 06 11 00.B2 2x6 Nominal SPF Pressure Treated Wood Lumber 06 11 00.B4 2x10 Nominal SPF Pressure Treated Wood Lumber 06 16 00.A2 1/2" Plywood Sheathing 06 16 00.B2 1/2" OSB Sheathing 06 16 00.B2 1/2" OSB Sheathing 06 40 00.D0 1x3 Pressure Treated SPF Board 06 73 00.A2 Composite Fascia Board - Length to Cover Lumber 06 73 00.A2 Composite Fascia Board - Length to Cover Lumber 06 73 13.A1 4/4 x 6 Nominal Composite Decking Board w/ Hidden Fasterns - See Finish Schedule for make and color. 07 13 26.A1 Self Adhering Rubberized Asphalt Waterproofing Membrane 07 25 10.A5 Weather Resistive Barrier - Fully Adhered 07 25 00.A5 Weather Resistive Barrier - Fully Adhered 07 27 19.A1 Polyethelene Air Barrier; Overlapped and Taped Seams 07 46 46.21 Bug Screen 07 53 23.A1 EPDM Bonding Adhesive: Manufacturer's standard. 07 53 23.B3 EPDM Bonding Adhesive: Manufacturer's standard. 07 53 23.B3 EPDM Self-Adhering Sealing Strip 07 52 00.A0
06 11 00.A4 2x10 Nominal SPF Wood Lumber 06 11 00.B2 2x6 Nominal SPF Pressure Treated Wood Lumber 06 11 00.B4 2x10 Nominal SPF Pressure Treated Wood Lumber 06 16 00.A2 1/2" Plywood Sheathing 06 16 00.B4 3/4" Plywood Sheathing 06 16 00.B2 1/2" OSB Sheathing 06 73 00.A2 Composite Fascia Board - Length to Cover Lumber 06 73 13.A1 4/4 x 6 Nominal Composite Decking Board w/ Hidden Fasterns - See Finish Schedule for make and color. 07 13 26.A1 Self Adhering Rubberized Asphalt Waterproofing Membrane 07 21 16.A7 9 1/2" Unfaced Fiberglass Batt Insulation. 07 25 00.A5 Weather Resistive Barrier - Fully Adhered 07 25 00.C1 Butyl Self-Adhering Tape 07 27 19.A1 Polyethelene Air Barrier; Overlapped and Taped Seams 07 46 46.21 Bug Screen 07 53 23.B1 EPDM Roofing Membrane: Fully Adhered 07 53 23.B1 EPDM Bonding Adhesive: Manufacturer's standard. 07 53 23.B1 EPDM Bonding Adhesive: Manufacturer's standard. 07 53 23.B1 EPDM Roof Pad 07 53 23.B1 EPDM Roof Pad 07 62 00.A0 Brake Metal Profile - Alum. Verify
06 11 00.82 2x6 Nominal SPF Pressure Treated Wood Lumber 06 11 00.84 2x10 Nominal SPF Pressure Treated Wood Lumber 06 16 00.A2 1/2" Plywood Sheathing 06 16 00.82 1/2" OSB Sheathing 06 40 00.D0 1x3 Pressure Treated SPF Board 06 73 00.A2 Composite Fascia Board - Length to Cover Lumber 06 73 01.3.A1 4/4 x 6 Nominal Composite Decking Board wi Hidden Fasterns - See Finish Schedule for make and color. 07 13 15.A1 Self Adhering Rubberized Asphalt Waterproofing Membrane 07 21 16.A7 9 1/2" Unfaced Fiberglass Batt Insulation. 07 25 00.45 Weather Resistive Barrier - Fully Adhered 07 25 00.C1 Butyl Self-Adhering Tape 07 27 19.A1 Polyethelene Air Barrier; Overlapped and Taped Seams 07 46 46.Z1 Bug Screen 07 53 23.81 EPDM Bonding Membrane: Fully Adhered 07 53 23.81 EPDM Bonding Adhesive: Manufacturer's standard. 07 53 23.81 EPDM Primer 07 53 23.81 EPDM Primer 07 53 23.81 EPDM Primer 07 50 20.A0 Brake Metal Profile - Alum. Verify Color w/ Architect if Not Noted. 07 64 13.A1 0.040" Alum. Standing Sea
06 11 00.84 2x10 Nominal SPF Pressure Treated Wood Lumber 06 16 00.A2 1/2" Plywood Sheathing 06 16 00.A4 3/4" Plywood Sheathing 06 16 00.B2 1/2" OSB Sheathing 06 40 00.D0 1x3 Pressure Treated SPF Board 06 73 00.A2 Composite Fascia Board - Length to Cover Lumber 06 73 00.A2 Composite Fascia Board - Length to Cover Lumber 06 73 13.A1 4/4 x 6 Nominal Composite Decking Board w/ Hidden Fasterns - See Finish Schedule for make and color. 07 13 26.A1 Self Adhering Rubberized Asphalt Waterproofing Membrane 07 21 16.A7 9 1/2" Unfaced Fiberglass Batt Insulation. 07 25 00.A5 Weather Resistive Barrier - Fully Adhered 07 25 00.C1 Butyl Self-Adhering Tape 07 27 19.A1 Polyethelene Air Barrier; Overlapped and Taped Seams 07 46 46.Z1 Bug Screen 07 53 23.B1 EPDM Boofing Membrane: Fully Adhered 07 53 23.B1 EPDM Bonding Adhesive: Manufacturer's standard. 07 53 23.B1 EPDM Primer 07 53 23.P1 3/8" EPDM Roof Pad 07 62 00.A0 Brake Metal Profile - Alum. Verify Color w/ Architect if Not Noted. 07 92 00.C3 Uretha
06 16 00.A2 1/2" Plywood Sheathing 06 16 00.B2 3/4" Plywood Sheathing 06 16 00.B2 1/2" OSB Sheathing 06 40 00.D0 1x3 Pressure Treated SPF Board 06 73 00.A2 Composite Fascia Board - Length to Cover Lumber 06 73 13.A1 4/4 x 6 Nominal Composite Decking Board w/ Hidden Fasterns - See Finish Schedule for make and color. 07 13 26.A1 Self Adhering Rubberized Asphalt Waterproofing Membrane 07 21 16.A7 9 1/2" Unfaced Fiberglass Batt Insulation. 07 25 00.A5 Weather Resistive Barrier - Fully Adhered 07 25 00.C1 Butyl Self-Adhering Tape 07 27 19.A1 Polyethelene Air Barrier; Overlapped and Taped Seams 07 46 46.Z1 Bug Screen 07 53 23.B1 EPDM Roofing Membrane: Fully Adhered 07 53 23.B1 EPDM Bonding Adhesive: Manufacturer's standard. 07 53 23.B4 EPDM Primer 07 53 23.B1 EPDM Roof Pad 07 52 00.A0 Brake Metal Profile - Alum. Verify Color w/ Architect if Not Noted. 07 62 00.A0 Brake Metal Profile - Alum. Verify Color w/ Architect if Not Noted. 07 92 00.C2 Acrylic Latex Elastomeric Joint Sealant w/ Open Cell Backer Rod. 0
06 16 00.A4
06 16 00.A4
1/2" OSB Sheathing 1/2" Osb Shea
06 73 00.A2 Composite Fascia Board - Length to Cover Lumber 06 73 13.A1 4/4 x 6 Nominal Composite Decking Board w/ Hidden Fasterns - See Finish Schedule for make and color. 07 13 26.A1 Self Adhering Rubberized Asphalt Waterproofing Membrane 07 21 16.A7 9 1/2" Unfaced Fiberglass Batt Insulation. 07 25 00.A5 Weather Resistive Barrier - Fully Adhered 07 25 00.C1 Butyl Self-Adhering Tape 07 27 19.A1 Polyethelene Air Barrier; Overlapped and Taped Seams 07 46 46.Z1 Bug Screen 07 53 23.A1 EPDM Roofing Membrane: Fully Adhered 07 53 23.B1 EPDM Bonding Adhesive: Manufacturer's standard. 07 53 23.B3 EPDM Self-Adhering Sealing Strip 07 53 23.B4 EPDM Primer 07 53 23.P1 3/6" EPDM Roof Pad 07 62 00.A0 Brake Metal Profile - Alum. Verify Color w/ Architect if Not Noted. 07 64 13.A1 0.040" Alum. Standing Seam - See Exterior Finish Schedule for Type, Profile and Finish 07 71 00.A2 Composite Adjustable Deck Pedestals 07 92 00.C2 Acrylic Latex Elastomeric Joint Sealant w/ Open Cell Backer Rod. 07 92 00.C5 MS Polymer Lap Sealant - Slope to Shed Water 07 92 00.C5 MS Polymer Lap Sealant - Slope to Shed Water 07 92 00.S1 Silconized Acrylic Latex Caulk
06 73 13.A1
06 73 13.A1
07 21 16.A7 9 1/2" Unfaced Fiberglass Batt Insulation. 07 25 00.A5 Weather Resistive Barrier - Fully Adhered 07 25 00.C1 Butyl Self-Adhering Tape 07 27 19.A1 Polyethelene Air Barrier; Overlapped and Taped Seams 07 46 46.Z1 Bug Screen 07 53 23.A1 EPDM Roofing Membrane: Fully Adhered 07 53 23.B1 EPDM Bonding Adhesive: Manufacturer's standard. 07 53 23.B3 EPDM Self-Adhering Sealing Strip 07 53 23.B4 EPDM Primer 07 53 23.B4 EPDM Roof Pad 07 62 00.A0 Brake Metal Profile - Alum. Verify Color w/ Architect if Not Noted. 07 64 13.A1 0.040" Alum. Standing Seam - See Exterior Finish Schedule for Type, Profile and Finish 07 71 00.A2 Composite Adjustable Deck Pedestals 07 92 00.C2 Acrylic Latex Elastomeric Joint Sealant w/ Open Cell Backer Rod. 07 92 00.C3 Urethane Elastomeric Joint Sealant, w/ OC Backer Rod. Paint after fully cured. 07 92 00.C5 MS Polymer Lap Sealant - Slope to Shed Water 07 92 00.S1 Silconized Acrylic Latex Caulk
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08 14 23.A1 Aluminum Clad Wood Patio Doors: See Door Schedule
08 50 00.S1 Shim
08 52 13.A1 Aluminum Clad Wood Window: See Window Schedule
09 29 00.A3 5/8" Gypsum Board, Type X
EF-01
EF-02
EF-03
IF-01
LW-01

Tags & Symbols



Material Patterns

4	Concrete
	Earth Compacted
	Earth Undisturbed
	Gravel
	Gypsum Wall Board
	Insulation Rigid
	Masonry Brick
	Masonry Concrete Block
	Masonry-stone
	Metal- Steel
	Wood-finish
	Veneer Core Plywood

ZEPHYR
ARCHITECTS

315 A Street, Ste A, Boston, MA 02210 617-838-0083

315 A Street, Ste A, Boston, MA
PROJECT TEAM:

ARCHITECT:

OWNER:

David Bau
340 Beacon Street, Unit 4, Boston MA 02116
781 296 9825

STRUCTURAL:

Davidson Engineering Associates, Inc
241 Mount Vernon St West Newton, MA 02465
617 775 7250

Zephyr Architects 315 A Street, Ste A, Boston, MA 02210

SEAL:

KEY PLAN:



PROJECT INFORMATION:

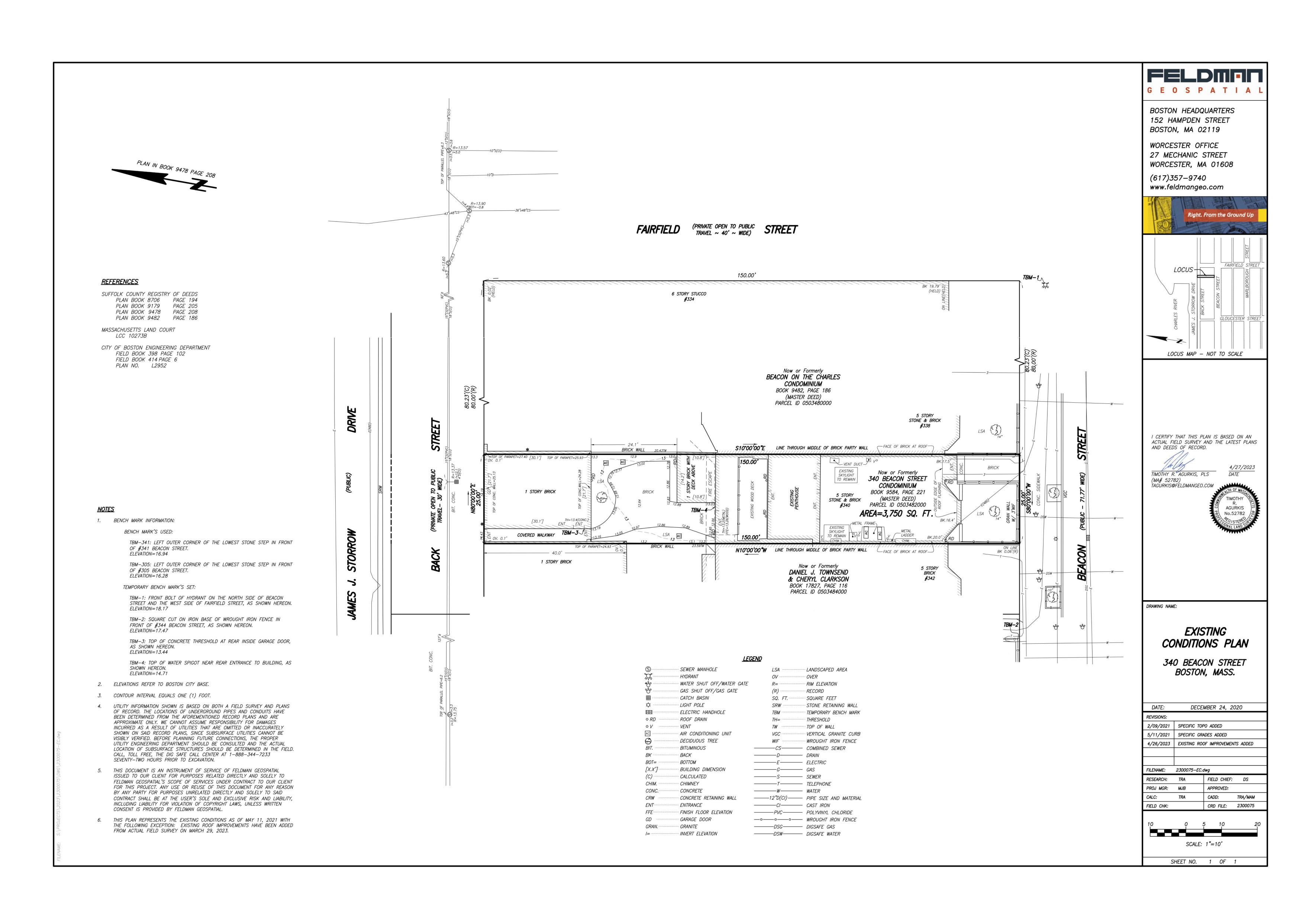
340 Beacon Street, Unit 4,
Boston, MA 02116

PROJECT #: 21013
PROJECT ISSUE DATE: 05/05/2023
PROJECT STATUS: Permit

SHEET NAME:
Keynotes, Tags & Symbols

DRAWING HISTORY:

HEET#:



ZEPHYR

PROJECT TEAM:

OWNER:

340 Beacon Street, Unit 4, Boston MA 02116 781 296 9825 ARCHITECT:

Zephyr Architects 315 A Street, Ste A, Boston, MA 02210

STRUCTURAL: Davidson Engineering Associates, Inc 241 Mount Vernon St West Newton, MA 02465 617 775 7250

SEAL:

KEY PLAN:

PROJECT INFORMATION: 340 Beacon Street, Unit 4,

PROJECT#: PROJECT ISSUE DATE: 05/05/2023

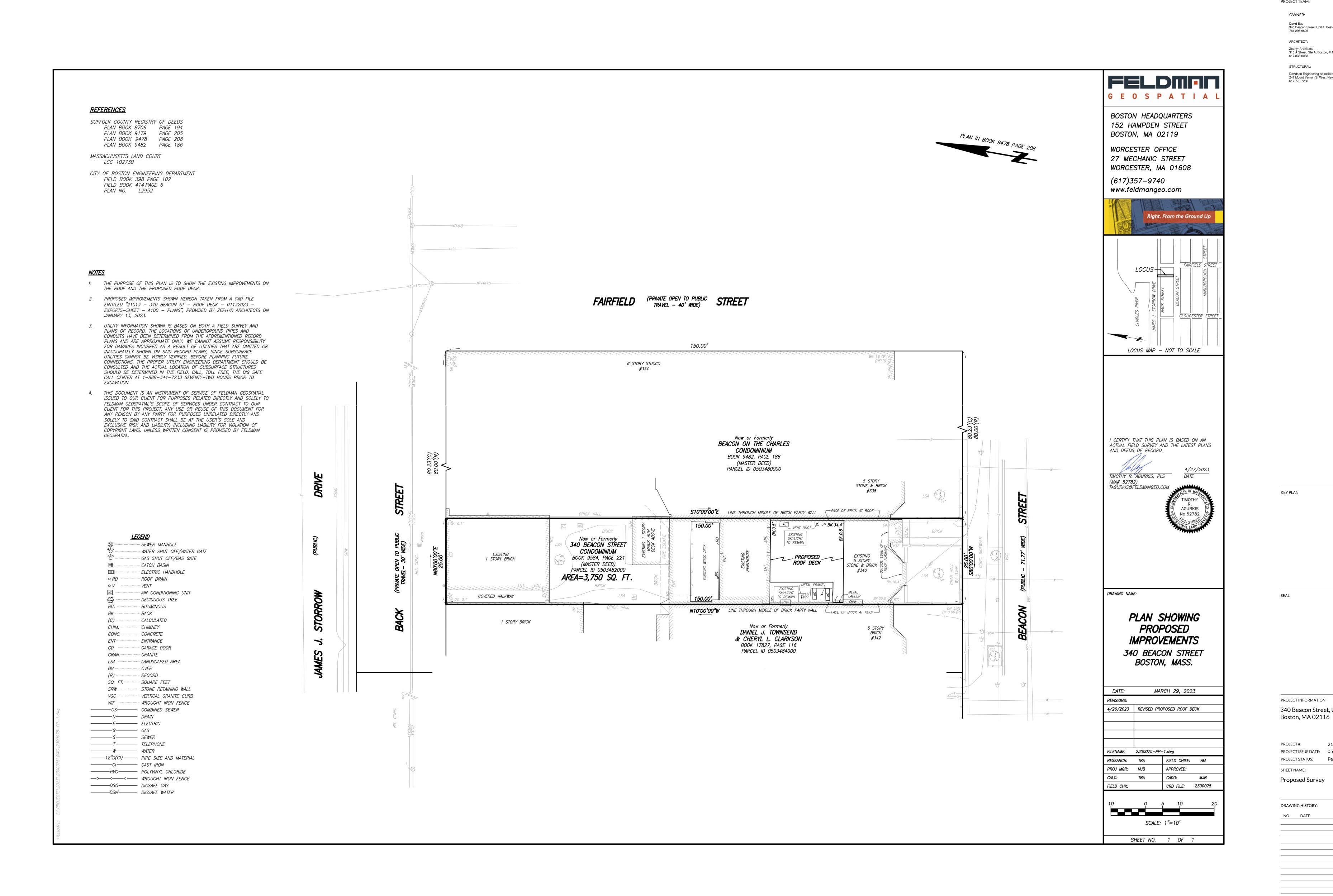
Boston, MA 02116

SHEET NAME:

Existing Survey

PROJECT STATUS:

DRAWING HISTORY: NO. DATE REVISION



ZEPHYR

315 A Street, Ste A, Boston, MA 02210 617-838-0083 PROJECT TEAM:

OWNER:

340 Beacon Street, Unit 4, Boston MA 02116 781 296 9825 ARCHITECT:

Zephyr Architects 315 A Street, Ste A, Boston, MA 02210 617 838 0083 STRUCTURAL:

Davidson Engineering Associates, Inc 241 Mount Vernon St West Newton, MA 02465 617 775 7250

SHEET NAME: Proposed Survey

PROJECT STATUS: Permit

PROJECT ISSUE DATE: 05/05/2023

PROJECT INFORMATION:

PROJECT#:

340 Beacon Street, Unit 4,

KEY PLAN:

SEAL:

315 A Street, Ste A, Boston, MA 02210 617-838-0083

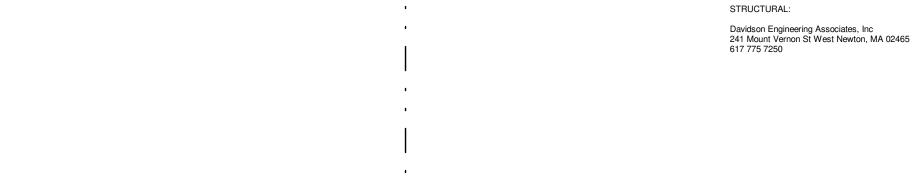
PROJECT TEAM:

OWNER:

ARCHITECT:

David Bau 340 Beacon Street, Unit 4, Boston MA 02116 781 296 9825

Zephyr Architects 315 A Street, Ste A, Boston, MA 02210 617 838 0083 STRUCTURAL:



(E) finish floor, subfloor to be removed.

(E) platform to be demolished.

- (E) sliders to be removed.

(E) skylight to be removed.
 Maintain opening for replacement.

KEY PLAN:

D100

24' - 0 1/2"

14' - 6 3/4"

Replace EPDM roofing

as required

8' - 0"

Skylight

5' - 8 1/2"

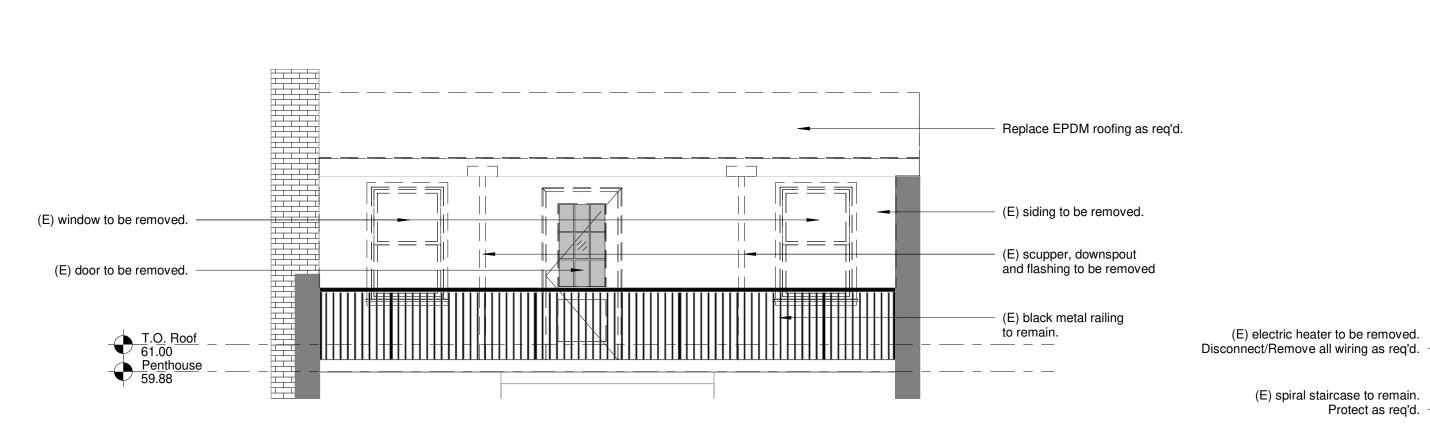
4' - 9"

(E) steps to be demolished.

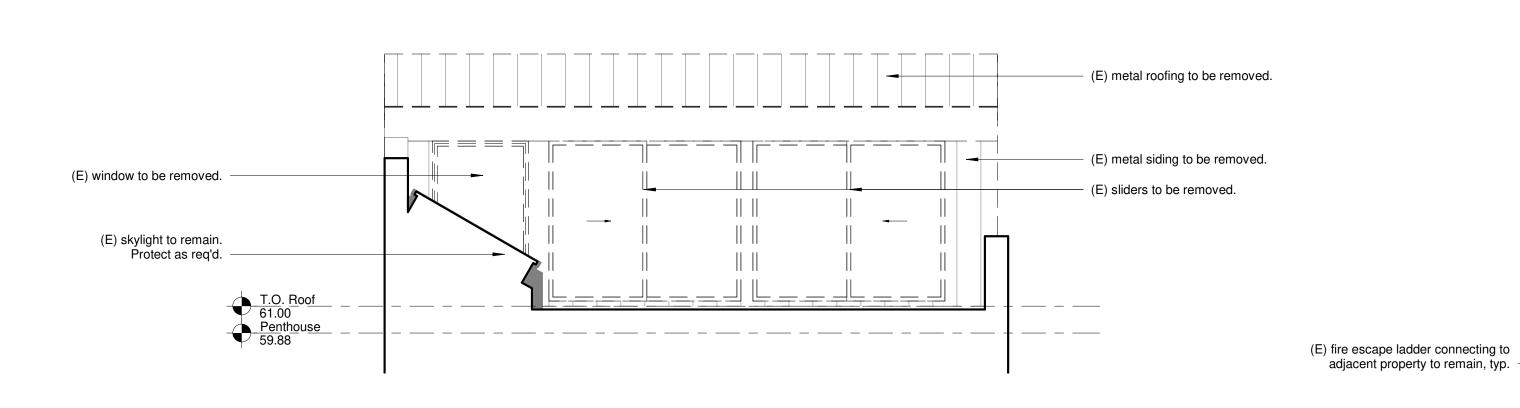
(E) window to be removed.

(E) skylight to remain.

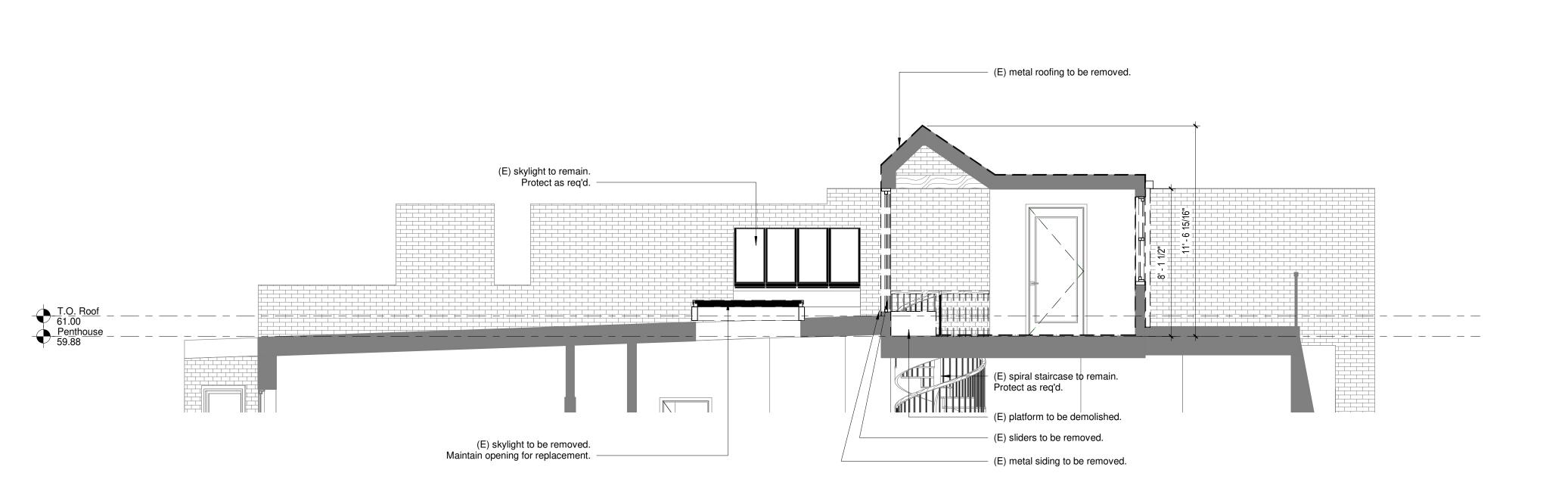
Protect as req'd.



4 Demolition - Rear Elevation



3 Demolition - Front Elevation





PROJECT INFORMATION:

340 Beacon Street, Unit 4,
Boston, MA 02116

PROJECT#: 21013

PROJECT ISSUE DATE: 05/05/2023

PROJECT STATUS: Permit

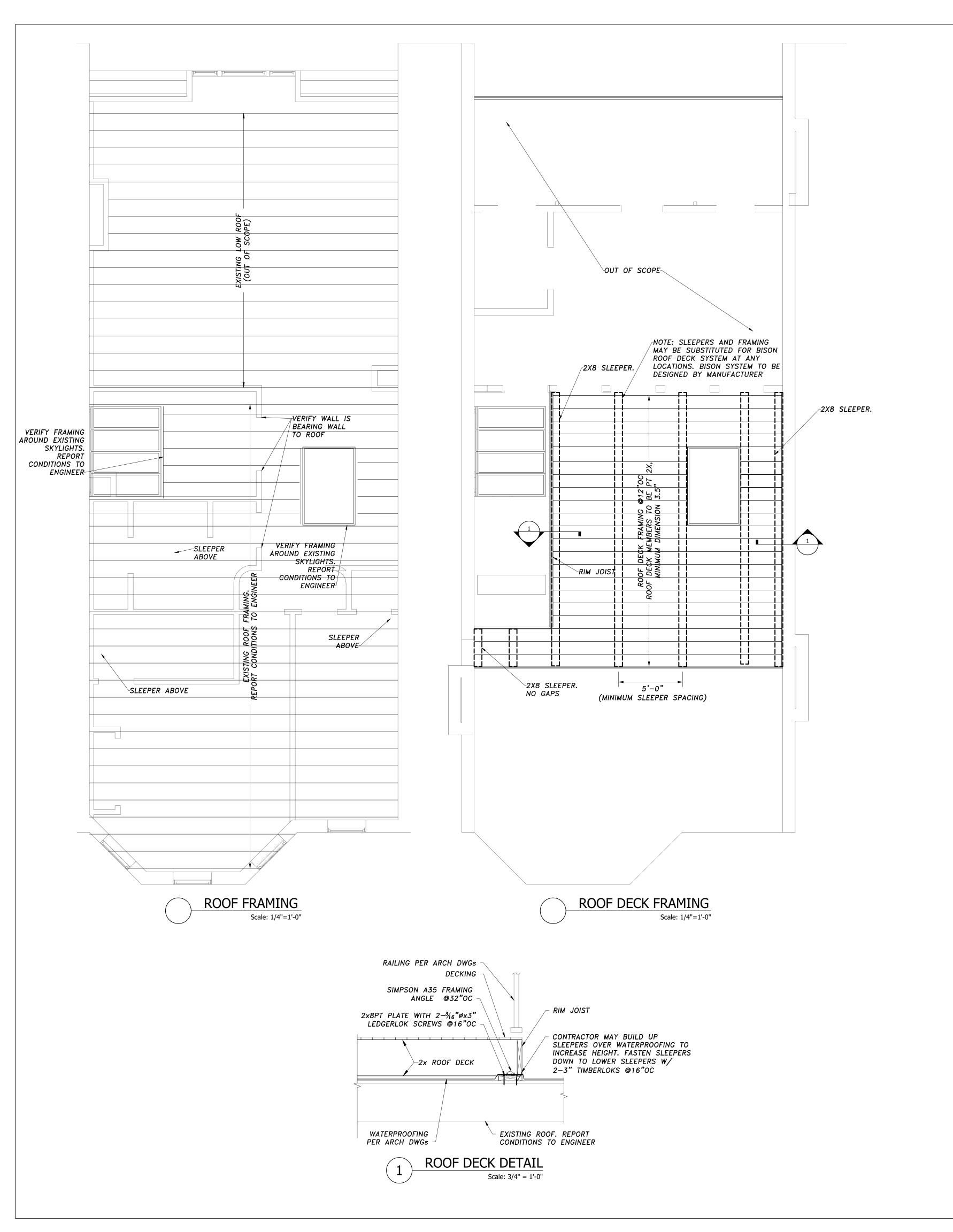
SHEET NAME:

Demolition - Plans & Elevations

DRAWING HISTORY:

NO. DATE REVISION

16' - 2 1/2"



GENERAL CONDITIONS

- 1. G. C. MUST BUILD EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- 2. THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES
- BETWEEN ENGINEERING AND ARCHITECTURAL DOCUMENTS. 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. THE ENGINEER IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
- 4. FOR RENOVATION WORK STRUCTURAL DRAWINGS PRODUCED WITH ASSUMPTIONS MADE REGARDING EXISTING CONDITIONS. IF CONTRACTOR FINDS EXISTING CONDITIONS NOT AS ASSUMED CONTACT ENGINEER IMMEDIATELY. REVISIONS TO THE STRUCTURAL FRAMING MAY BE REQUIRED. 5. FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE

ROUGH CARPENTRY

ARCHITECTURAL DRAWINGS.

- 1. ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS BUILDING CODE (MBC) AND THE
- INTERNATIONAL BUILDING CODE (IBC). 2. REFER THE MBC AND IBC FOR FRAMING COMPONENTS NOT SPECIFIED IN PLANS AND SECTIONS. NOTIFY THE ENGINEER OF ANY COMPONENT NOT DEFINED IN EITHER THE
- MBC AND IBC OR IN THESE DRAWINGS. REFER TO IBC FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 2304.9.1 FOR CONNECTION FASTENING NOT IDENTIFIED IN THESE PLANS OR DETAILS.
- ENGINEER MAKES NO CLAIMS TOWARDS EXISTING CONDITIONS.
- WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLS SHALL BE SPRUCE PINE FIR #2 OR BETTER, WITH A MINIMUM Fb = 875 PSI (SINGLE USE) AND Fb = 1000 PSI (REPETITIVE USE), AND E SHALL BE 1,4000,000 PSI OR BETTER.
- WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2 OR BETTER.
- 7. ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 8" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESSURE TREATED.
- 8. ALL METAL CONNECTORS INCLUDING JOIST AND BEAM HANGERS AND COLUMN CAP AND BASES SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO FRAMING ELEMENTS BEFORE ORDERING.
- MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPLICED OVER SUPPORTS.
- 10. PROVIDE SIMPSON H1 OR H2.5 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND
- 11. CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUT, BORED OR NOTCHED IN FRAMING LUMBER. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE BUILDING CODE WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
- 12. MINIMUM BEAM BEARING TO BE 3 INCHES UNLESS NOTED OTHERWISE ON PLAN.

	IOED CELEOT	ION TABLE						
HANGER SELECTION TABLE								
QT MEMBER	1	2	3					
2X8	LUS28	LUS28-2	LUS28-3					
2X10	LUS210	LUS210-2	LUS210-3					
2X12	LUS210	LUS210-2	LUS210-3					
9½"LVL	HU9	HHUS410	HHUS610					
1 17/8 "LVL	HU11	HHUS410	HHUS610					
14"LVL	HU14	HHUS410	HHUS610					
25/16"FLG I-JOIST	IUS 2.37							
2√2"FLG I−JOIST	IUS 2.56							
3√2"FLG I−JOIST	IUS 3.56							
NOTE:	·	·						

1. USE HANGERS ABOVE FOR PROPOSED STRUCTURE UNLESS OTHERWISE NOTED ON FRAMING PLANS. 2. INSTALL ALL HANGERS WITH MAXIMUM NUMBER OF FASTENERS.

DESIGN LOADS PER MASSACHUSETTS STATE BUILDING CODE

LIVE LOADS

GROUND SNOW LOAD:	40 PSF
UNINHABITABLE ATTICS WITHOUT STORAGE:	10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE:	20 PSF
HABITABLE ATTICS AND SLEEPING AREAS:	30 PSF
ALL OTHER AREAS	40 PSF

<u>WIND LOADS</u>

MASSACHUSETTS STATE BUILDING CODE 128 MPH, EXPOSURE B

<u>DEAD LOAD</u>

WEIGHTS OF MATERIALS AND CONSTRUCTION





DESIGN STREET , MA $\overline{\mathbf{0}}$ $\mathbf{0}$ DECAC ROOF 340 BE B(

Rev:	Date:

<u>LEGEND</u> BW = BEARING WALL

FVP = FLAT VALLEY PLATE (E) = EXISTING(N) = NEW TBR = TO BE REMOVED LOCATION POSTELLINE

<u>DIM. LUMBER POST</u> -NUMBER OF STUDS P3-26 SIZE OF STUD LTYPE OF POST:

ENGINEERED POST $LC 3\frac{1}{2} \varnothing SIZE$

 $^{\perp}$ TYPE OF POST: VC-VERSA COLUMN. LC-LALLY COLUMN, HSS-TUBE STEEL

FOR CONST.

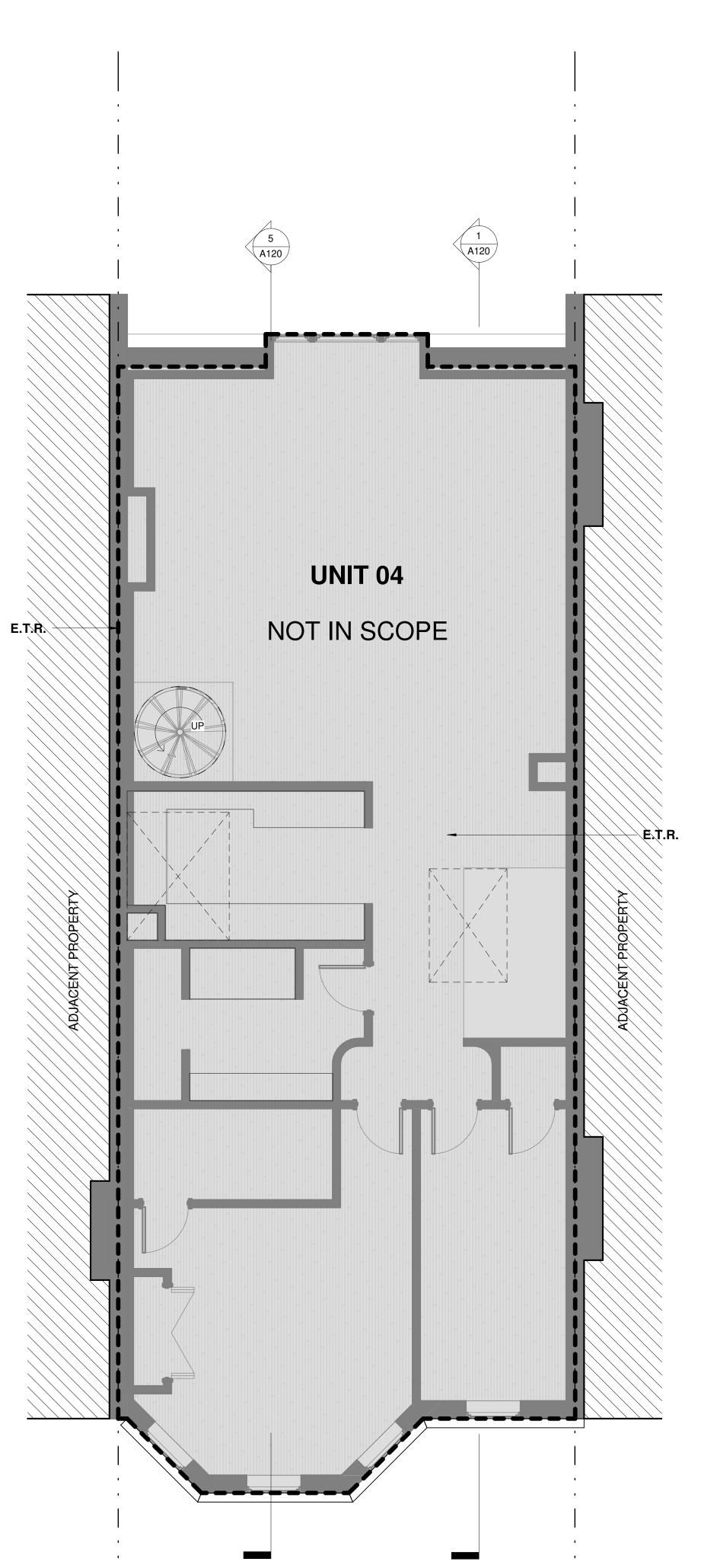
JAN 23, 2023 DRAWING SCALES

SHOWN ARE BASED ON AN 24x36 SIZE DRAWING

PLANS, SECTIONS, **NOTES** P-POST, J-JACK,

ADDITIONAL INFO GC to Verify All Products with Ownership Prior to Purchase

MATERIAL LEGEND



Davidson Engineering Associates, Inc 241 Mount Vernon St West Newton, MA 02465 617 775 7250

David Bau 340 Beacon Street, Unit 4, Boston MA 02116 781 296 9825

Zephyr Architects 315 A Street, Ste A, Boston, MA 02210

PROJECT TEAM:

ARCHITECT:

617 838 0083

STRUCTURAL:

KEY PLAN:



PROJECT INFORMATION: 340 Beacon Street, Unit 4, Boston, MA 02116

PROJECT ISSUE DATE: 05/05/2023 PROJECT STATUS:

SHEET NAME: Plans

DRAWING HISTORY:

3 Deck Framing

1/4" = 1'-0"

2 Penthouse 1/4" = 1'-0"

Skylights

5' - 10 1/2"

Property Line

E.T.R.

E.T.R. -

A120

(E) Beams Overhead. Locations to be Verified

(E) Spiral Staircase To Remain. Protect as req'd. –

(E) skylight to remain. Protect as req'd.

(E) Condenser To Remain -

(E) Fire Escape Ladder to Adjacent Property -

EF-01

EF-02

Deck on Pedestal System, 24" O.C. Min., per Manu.

Location of Transition TBD,

Wood Framed Deck on

Sleepers, See Structural

See Structural

EXISTING DECK TO REMAIN

24' - 0 1/2"

 $\frac{11}{11}$ (N) Subfloor and Flooring $\frac{11}{11}$

2' - 0" 2' - 0" 1

ROOF DECK

Exclusive Use of Unit 04

Replace EPDM roofing as req'd.

16' - 2 1/2"

EF-01

7' - 10"

IF-01

(N) Built-In Bench and Storage

- 48"x72" Walk-on Skylight.

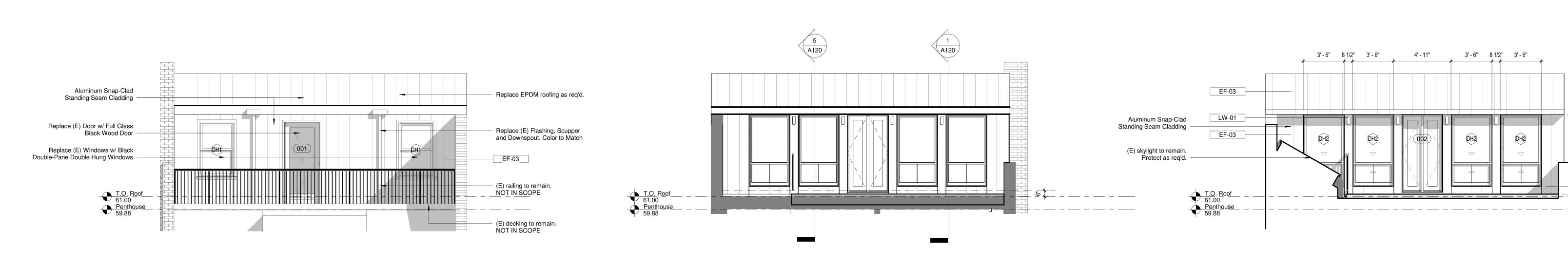
Gate @ Guardrail for Mech. Access

42" AFF Black Metal Guardrail w/ Drink Rail

Flush to deck.

1 Level 04

PRIVATE PROPERTY BEACON STREET (71.77') 5 Sight Section

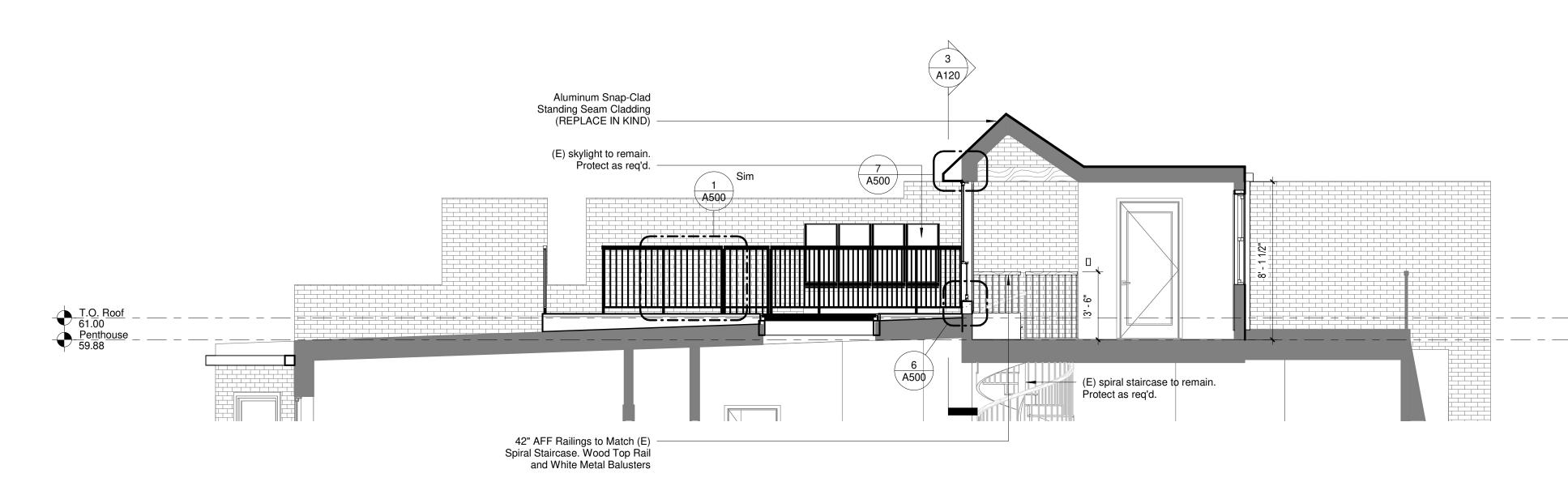


3 Front Section 1/4" = 1'-0"

4 Rear Elevation

IF-01	LW-01	
DESCRIPTION: Engineered Wood Flooring	DESCRIPTION: Exterior Wall-Mounted Light Fixture	DESCRIPTION:
MANUFACTURER: Kahrs or Approved Equal MAKE/MODEL:	MANUFACTURER: WAC Lighting MAKE/MODEL: WS-W36610-BK	MANUFACTURER: MAKE/MODEL:
FINISH/COLOR: TBD	FINISH/COLOR: Black	FINISH/COLOR:
NOTES: GC to Provide Samples	NOTES: LED	NOTES:
	+	-+
DESCRIPTION: Composite Decking	DESCRIPTION : Guardrail	DESCRIPTION: Aluminum Standing Seam Cladding
MANUFACTURER: Trex or Approved Equal	MANUFACTURER: Fortress Fe26 or Approved Equal	MANUFACTURER: PAC-CLAD or Approved Equal
MAKE/MODEL: Hidden Fastener	MAKE/MODEL:	MAKE/MODEL: Snap-clad 10" Smooth Panel
FINISH/COLOR: TBD NOTES: GC to Provide Samples	FINISH/COLOR: Black NOTES: Drink Rail to Match Deck	FINISH/COLOR: Graphite . NOTES: GC to Provide Samples
none campio		
	L	

MATERIAL LEGEND



1 Building Section

1/4" = 1'-0"

2 Front Elevation 1/4" = 1'-0"

PROJECT TEAM:

David Bau 340 Beacon Street, Unit 4, Boston MA 02116 781 296 9825

ARCHITECT: Zephyr Architects 315 A Street, Ste A, Boston, MA 02210 617 838 0083

STRUCTURAL: Davidson Engineering Associates, Inc 241 Mount Vernon St West Newton, MA 02465 617 775 7250

KEY PLAN:

SEAL:



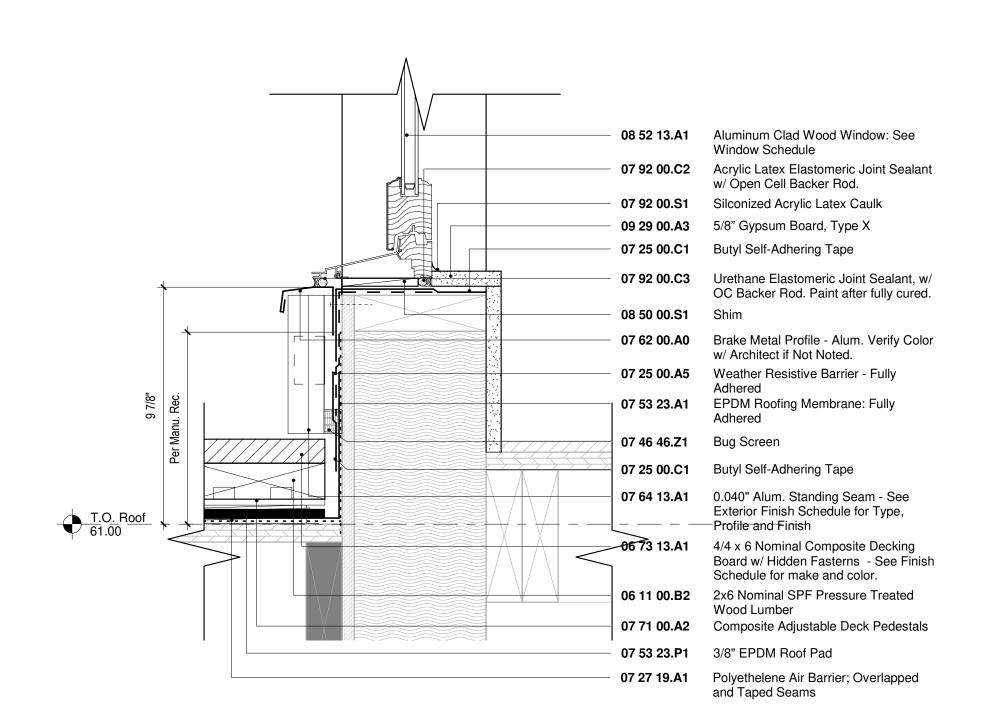
PROJECT INFORMATION: 340 Beacon Street, Unit 4, Boston, MA 02116

PROJECT STATUS: SHEET NAME:

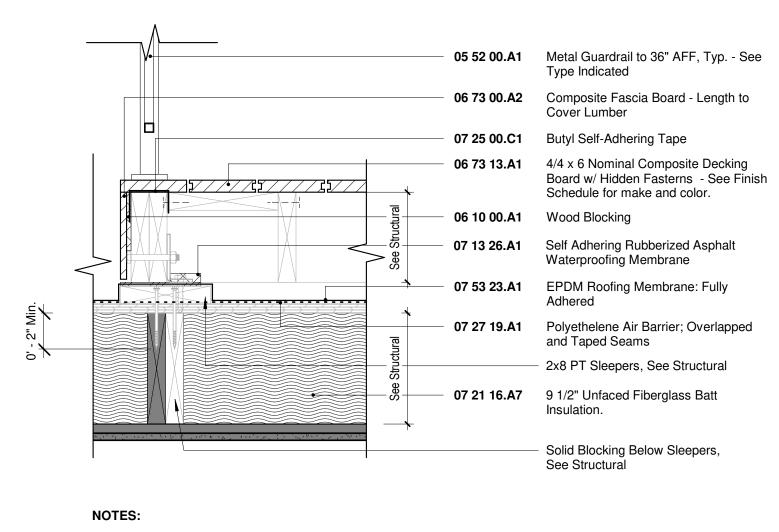
Sections & Elevations

DRAWING HISTORY:

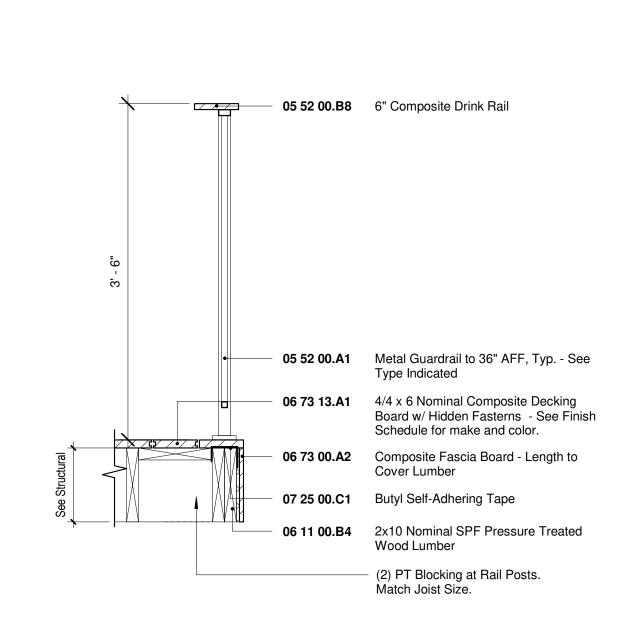
7 Section Detail - Header



6 Section Detail - Sill



GC to verify existing conditions
 See structural for connection details



5 Plan Detail - Jamb

of BEAM ABOVE

08 52 13.A1 Aluminum Clad Wood Window: See

07 92 00.C3 Urethane Elastomeric Joint Sealant, w/

07 92 00.C3 Urethane Elastomeric Joint Sealant, w/

07 62 00.A0 Brake Metal Profile - Alum. Verify Color

w/ Architect if Not Noted.

Exterior Finish Schedule for Type,

07 25 00.A5 Weather Resistive Barrier - Fully

06 40 00.D0 1x3 Pressure Treated SPF Board

07 64 13.A1 0.040" Alum. Standing Seam - See

Profile and Finish

06 11 00.A2 2x6 Nominal SPF Wood Lumber

07 25 00.C1 Butyl Self-Adhering Tape

OC Backer Rod. Paint after fully cured.

OC Backer Rod. Paint after fully cured.

Window Schedule

09 29 00.A3 5/8" Gypsum Board, Type X

07 92 00.S1 Silconized Acrylic Latex Caulk

06 10 00.A1 Wood Blocking

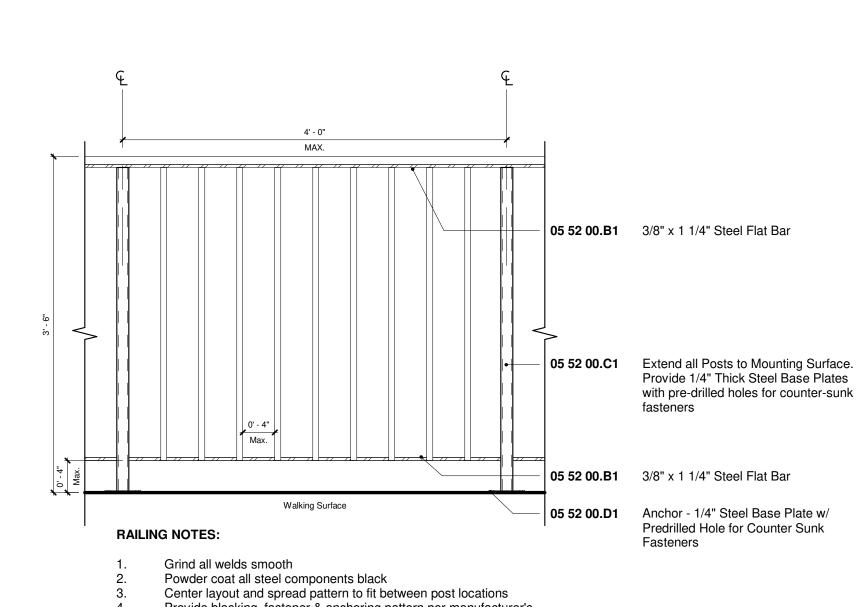
06 16 00.B2 1/2" OSB Sheathing

08 50 00.S1 Shim

4 Plan Detail - Jamb @ Existing Post

of BEAM ABOVE

8 1/2"



Provide blocking, fastener & anchoring pattern per manufacturer's

ZEPHYR 315 A Street, Ste A, Boston, MA 02210 617-838-0083

PROJECT TEAM:

07 53 23.A1 EPDM Roofing Membrane: Fully

07 27 19.A1 Polyethelene Air Barrier; Overlapped

and Taped Seams

06 11 00.A4 2x10 Nominal SPF Wood Lumber

08 14 23.A1 Aluminum Clad Wood Patio Doors:

See Door Schedule

08 52 13.A1 Aluminum Clad Wood Window: See

Window Schedule

- **07 92 00.C3** Urethane Elastomeric Joint Sealant, w/ OC Backer Rod. Paint after fully cured.

- **07 92 00.C3** Urethane Elastomeric Joint Sealant, w/

- **07 25 00.A5** Weather Resistive Barrier - Fully

07 25 00.C1 Butyl Self-Adhering Tape

06 40 00.D0 1x3 Pressure Treated SPF Board

07 62 00.A0 Brake Metal Profile - Alum. Verify Color

07 64 13.A1 0.040" Alum. Standing Seam - See

Profile and Finish

w/ Architect if Not Noted.

Exterior Finish Schedule for Type,

(E) Structural Post to Remain

OC Backer Rod. Paint after fully cured.

09 29 00.A3 5/8" Gypsum Board, Type X

- 07 92 00.S1 Silconized Acrylic Latex Caulk

06 10 00.A1 Wood Blocking

- **06 16 00.B2** 1/2" OSB Sheathing

- **08 50 00.S1** Shim

07 21 16.A7 9 1/2" Unfaced Fiberglass Batt

06 16 00.A4 3/4" Plywood Sheathing

OWNER: David Bau 340 Beacon Street, Unit 4, Boston MA 02116 781 296 9825

ARCHITECT: 617 838 0083

Zephyr Architects 315 A Street, Ste A, Boston, MA 02210 STRUCTURAL: Davidson Engineering Associates, Inc

FIRE UL STC RATING DESIGN RATING

(E) Roof Joist

(E) 1x3 Nominal Wood Furring -

(E) 5/8" Gypsum Board

GC to verify

KEY PLAN:

SEAL:

PROJECT INFORMATION: 340 Beacon Street, Unit 4, Boston, MA 02116

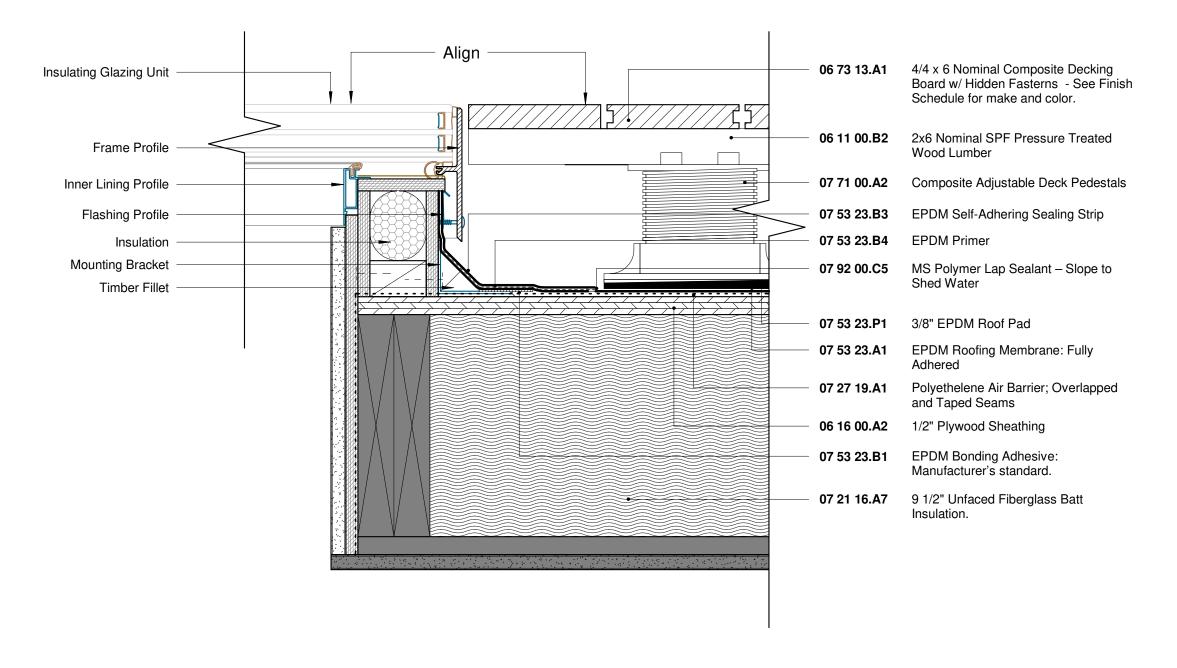
PROJECT#: PROJECT ISSUE DATE: 05/05/2023

PROJECT STATUS: Permit SHEET NAME:

Assemblies & Details

DRAWING HISTORY: NO. DATE

3 Deck Sleeper Detail **1** Railing Elevation, Typ. **2** Railing Section, Typ.



Detail Note: All Gasket Locations Per Manufacturer Recommendations

1 Walkable Skylight, Typ.

Climate Zone 5 Residential Fenestration Skylight	U-Value (Max) 0.30 0.55 SHGC (Max) NR
Residential	R-Value (Min)
Ceiling	49
Wood Framed Wall	20 or 13+5*
Mass Wall	13/17
Floor	30**

Basement Wall

Slab (depth)

* R-13 cavity w/ R-5 continuous outboard insulation **Or insulation sufficient to fill framing cavity, R-19 Min

15/19 10 (2')

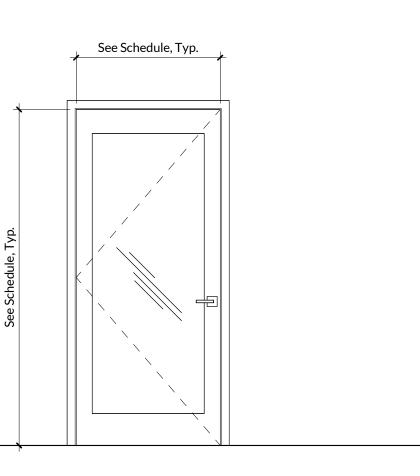
					٧	Vindow Schedul	е					
Туре		Dir	nensions	Rough D	imensions					Details		
Mark	Count	Width	Height	Rough Height	Rough Width	Sill Height	STC	Operation	Sill	Head	Jamb	Comments
DH1	2	3' - 0"	4' - 8"	4' - 8 1/2"	3' - 0 1/2"	<varies></varies>		Vent				Aluminum-Clad Wood Double-Hung
DH2	4	3' - 6"	6' - 2"	6' - 2 3/4"	3' - 6 3/4"	1' - 11 3/4"		Vent				Aluminum-Clad Wood Double-Hung
S1	2	4' - 0"	6' - 0"	6' - 0 1/2"	4' - 0 1/2"			Fixed				Walkable Skylight - Velux Vario or Best

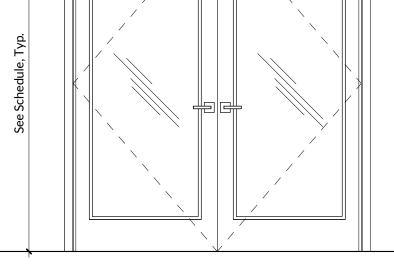
Door Schedule														
	Frame			Panel		Details			Hardware					
			Frame	Frame	Panel Type	Panel			Threshold	Panic		Hardware		
Mark	Width	Height	Type Mark	Finish	Mark	Finish	Frame Throat Jamb Type	Head Type	Type	Hardware	Closer	Set	Comments	
001	3' - 0"	7' - 0"	WD1	Stained	FG	Stained	6"			No	No	Balcony		
002	3' - 6"	6' - 8"	WD1	Stained	FGFG	Stained				No	No	Balcony		

Door Panel Types

DOOR PANEL GENERAL NOTES

- Frame Illustrations in door panel type drawings are for context only.
 Refer to schedule for frame types for each opening.
 Height & Width in door panel type drawings refer to nominal scheduled door sizes.

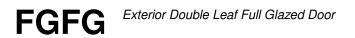




See Schedule, Typ.

Exterior Single Leaf Full Glazed Door

Pella Architect Aluminum-Clad Wood or Approved Equal Exterior Finish to be Black Aluminum Interior Finish to be Factory Prefinished Natural Stain Refer to schedule for required fire ratings



Pella Architect Aluminum-Clad Wood or Approved Equal Exterior Finish to be Black Aluminum Interior Finish to be Factory Prefinished Natural Stain Refer to schedule for required fire ratings



KEY PLAN:



ZEPHYR

315 A Street, Ste A, Boston, MA 02210 617-838-0083

David Bau 340 Beacon Street, Unit 4, Boston MA 02116 781 296 9825

Zephyr Architects 315 A Street, Ste A, Boston, MA 02210 617 838 0083

Davidson Engineering Associates, Inc 241 Mount Vernon St West Newton, MA 02465 617 775 7250

PROJECT TEAM:

OWNER:

ARCHITECT:

STRUCTURAL:

PROJECT INFORMATION: 340 Beacon Street, Unit 4, Boston, MA 02116

PROJECT#: PROJECT ISSUE DATE: 05/05/2023

PROJECT STATUS:

SHEET NAME:

Door & Window Schedules