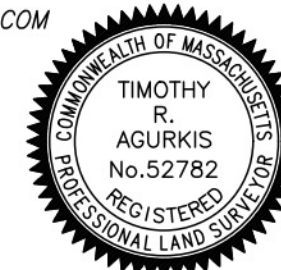


I CERTIFY THAT THIS PLAN IS BASED ON AN  
ACTUAL FIELD SURVEY AND THE LATEST PLANS  
AND DEEDS OF RECORD.

TIMOTHY R. AGURKIS, PLS 4/27/2023  
(MA# 52782) DATE  
TAGURKIS@FELDMANGE.COM



**KEY PLAN:**

**EAL:**

DRAWING NAME

**EXISTING  
CONDITIONS PLAN**

**340 BEACON STREET  
BOSTON, MASS.**

DATE: DECEMBER 24, 2020

REVIEWS:	
2/09/2021	SPECIFIC TOPO ADDED
5/11/2021	SPECIFIC GRADES ADDED
4/26/2023	EXISTING ROOF IMPROVEMENTS ADDED
FILENAME: 2300075--EC.dwg	
RESEARCH: TRA	FIELD CHIEF: DS
PROJ MGR: MJB	APPROVED:
CALC: TRA	CADD: TRA/MAM
FIELD CHK:	ORD FILE: 2300075

SHEET NO. 1 OF

## PROJECT INFORMATION

340 Beacon Street, Unit 4,  
Boston, MA 02116

PROJECT #: 21013

PROJECT ISSUE DATE: 05/05/2023

PROJECT STATUS: Permit

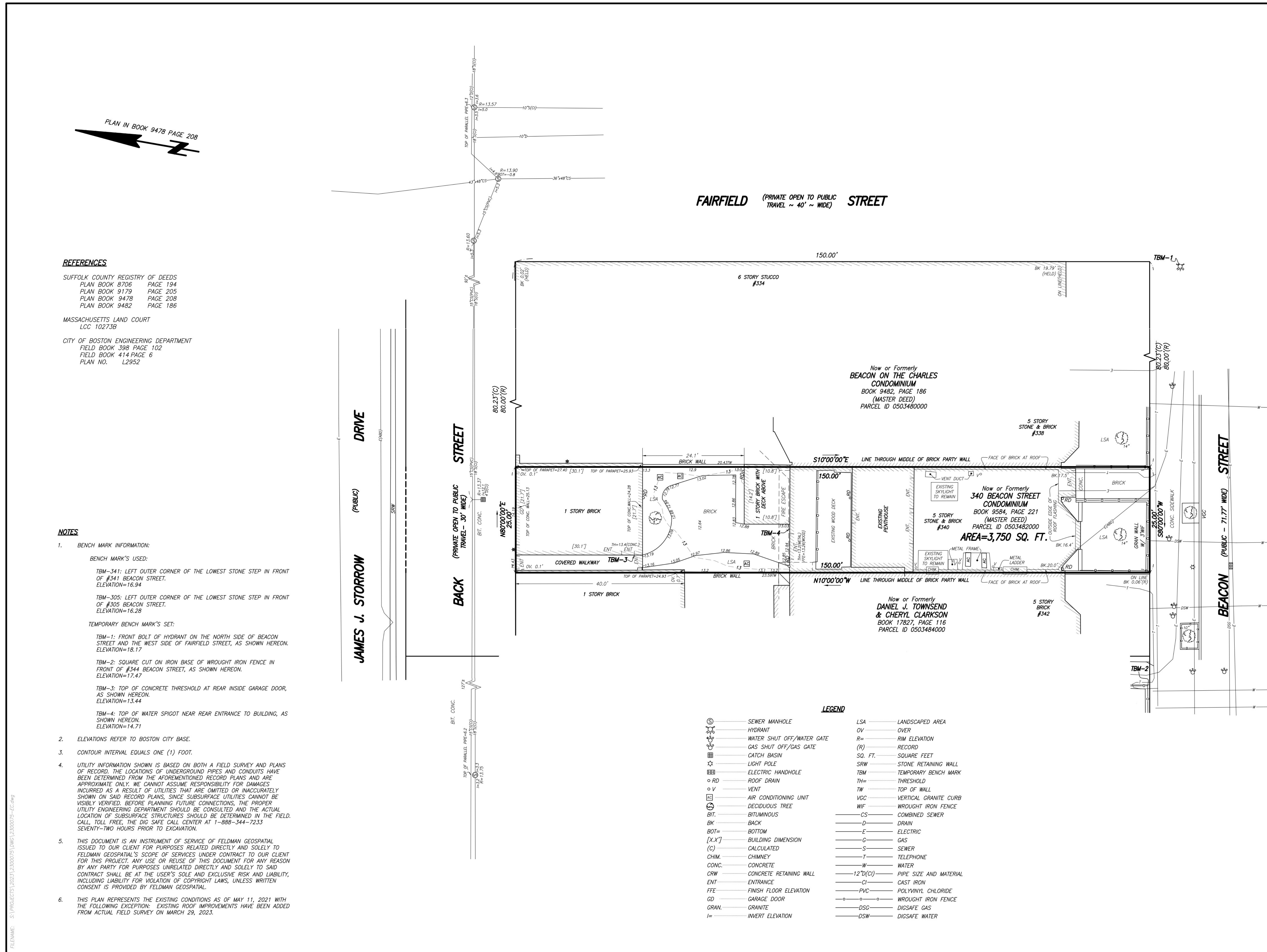
HEET NAME:

### Existing Survey

#### DRAWING HISTORY

NO.	DATE	REVISION
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HEET #:





REFERENCES

SUFFOLK COUNTY REGISTRY OF DEEDS  
PLAN BOOK 8706 PAGE 194  
PLAN BOOK 9179 PAGE 205  
PLAN BOOK 9478 PAGE 208  
PLAN BOOK 9482 PAGE 186

MASSACHUSETTS LAND COURT  
LOC 102738

CITY OF BOSTON ENGINEERING DEPARTMENT  
FIELD BOOK 398 PAGE 102  
FIELD BOOK 414 PAGE 6  
PLAN NO. L2952

NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING IMPROVEMENTS ON THE ROOF AND THE PROPOSED ROOF DECK.
- PROPOSED IMPROVEMENTS SHOWN HEREON TAKEN FROM A CAD FILE ENTITLED "21013 - 340 BEACON ST - ROOF DECK - 01132023 - EXPORTS-SHEET - A100 - PLANS", PROVIDED BY ZEPHYR ARCHITECTS ON JANUARY 13, 2023.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED BEFORE PLANNING FUTURE CONNECTIONS. THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL, ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

LEGEND

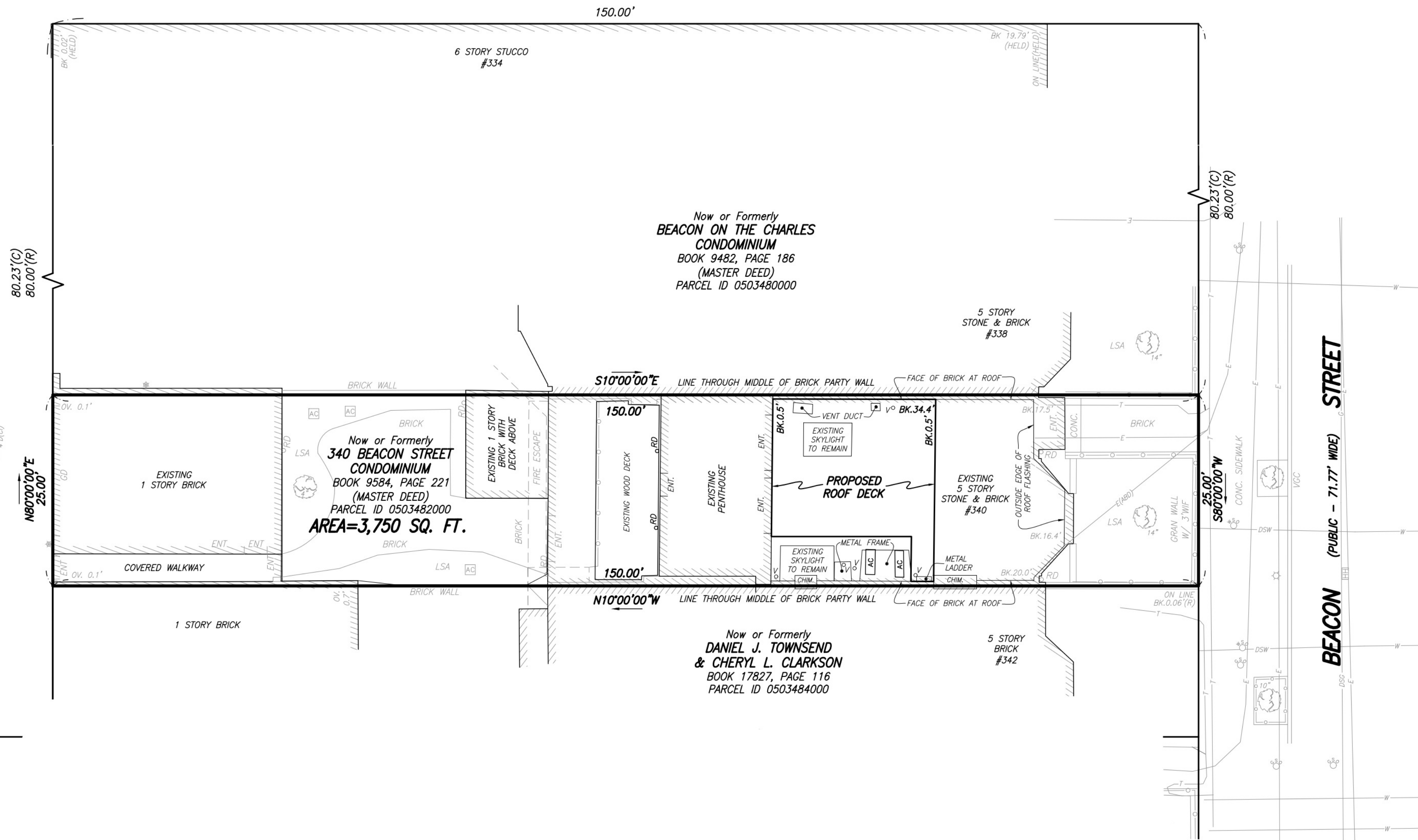
- SEWER MANHOLE
- WATER SHUT OFF/WATER GATE
- GAS SHUT OFF/GAS GATE
- CATCH BASIN
- ELECTRIC HANDHOLE
- RD ROOF DRAIN
- V VENT
- AIR CONDITIONING UNIT
- DECIDUOUS TREE
- BIT. BITUMINOUS
- BK BACK
- (C) CALCULATED
- CHIM. CHIMNEY
- CONC. CONCRETE
- ENT. ENTRANCE
- GD GARAGE DOOR
- GRAN. GRANITE
- LSA LANDSCAPED AREA
- OV OVER
- (R) RECORD
- SQ. FT. SQUARE FEET
- SRW STONE RETAINING WALL
- VGC VERTICAL GRANITE CURB
- WIF WROUGHT IRON FENCE
- CS COMBINED SEWER
- D DRAIN
- E ELECTRIC
- G GAS
- S SEWER
- T TELEPHONE
- W WATER
- 12"(C) PIPE SIZE AND MATERIAL
- C CAST IRON
- PVC POLYVINYL CHLORIDE
- WROUGHT IRON FENCE
- DSG DIGSAFE GAS
- DSW DIGSAFE WATER

JAMES J. STORROW  
(PUBLIC)

DRIVE

BACK STREET  
(PRIVATE OPEN TO PUBLIC TRAVEL - 30' WIDE)

FAIRFIELD STREET  
(PRIVATE OPEN TO PUBLIC TRAVEL - 40' WIDE)



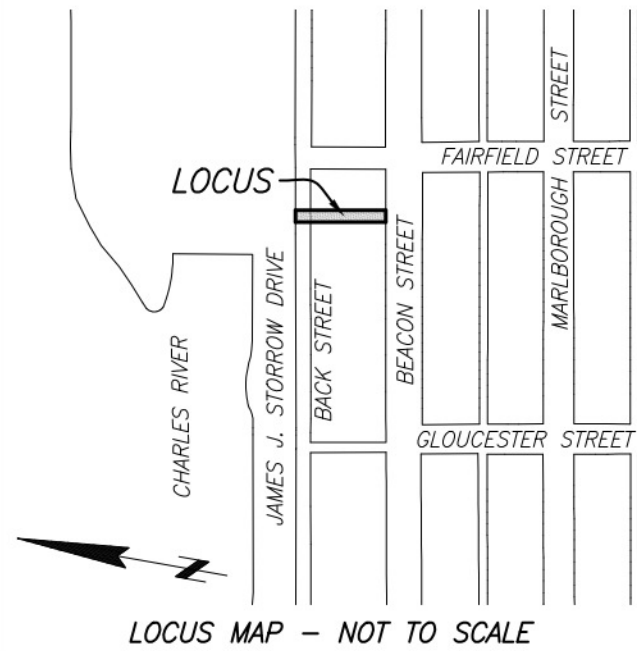
FELDMAN  
GEOSPATIAL

BOSTON HEADQUARTERS  
152 HAMPDEN STREET  
BOSTON, MA 02119

WORCESTER OFFICE  
27 MECHANIC STREET  
WORCESTER, MA 01608

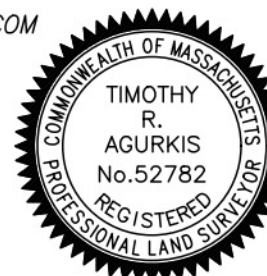
(617)357-9740  
www.feldmangeo.com

Right, From the Ground Up



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

TIMOTHY R. AGURKIS, PLS  
(MA# 52782)  
TAGURKIS@FELDMANGEO.COM  
DATE  
4/27/2023



DRAWING NAME:

PLAN SHOWING  
PROPOSED  
IMPROVEMENTS  
340 BEACON STREET  
BOSTON, MASS.

DATE: MARCH 29, 2023

REVISIONS:  
4/26/2023 REVISED PROPOSED ROOF DECK

FILENAME: 2300075-PP-1.dwg  
RESEARCH: TRA FIELD CHIEF: AM  
PROJ MGR: MJB APPROVED:  
CALC: TRA CADD: MJB  
FIELD CHK: CRD FILE: 2300075

10 0 5 10 20  
SCALE: 1"=10'

SHEET NO. 1 OF 1

KEY PLAN:

SEAL:

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

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

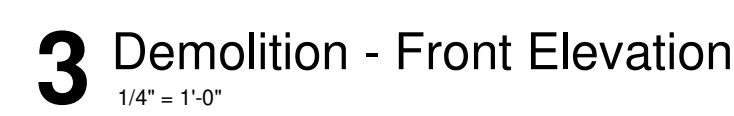
SHEET NAME:  
Proposed Survey

DRAWING HISTORY:  
NO. DATE REVISION

SHEET #:

V101





**KEY PLAN:**

SEAL:



## PROJECT INFORMATION

340 Beacon Street, Unit 4,  
Boston, MA 02116

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

SHEET NAME:

#### DRAWING HISTORY

NO.	DATE	REVISION
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SHEET #:

# D100



**ROOF DECK DESIGN  
340 BEACON STREET  
BOSTON, MA**

Rev:                      Date:

**FOR CONST.**

Date :                      JAN 23, 2023

DRAWING SCALES  
SHOWN ARE BASED ON  
AN 24x36 SIZE DRAWING

**PLANS,  
SECTIONS,  
NOTES**

**S1.0**

**GENERAL CONDITIONS**

- 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.
- 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.
- 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.
- FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.

**ROUGH CARPENTRY**

- 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).
- 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 1,400,000 PSI OR BETTER.
- WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2 OR BETTER.
- 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.
- 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.
- PROVIDE SIMPSON H1 OR H2.5 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND ITS BEARING POINT.
- 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.
- MINIMUM BEAM BEARING TO BE 3 INCHES UNLESS NOTED OTHERWISE ON PLAN.

HANGER SELECTION TABLE			
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
11½"LVL	HU11	HHUS410	HHUS610
14"LVL	HU14	HHUS410	HHUS610
2½"FLG I-JOIST	IUS 2.37		
2½"FLG I-JOIST	IUS 2.56		
3½"FLG I-JOIST	IUS 3.56		

- NOTE:
- USE HANGERS ABOVE FOR PROPOSED STRUCTURE UNLESS OTHERWISE NOTED ON FRAMING PLANS.
  - 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

**WIND LOADS**

MASSACHUSETTS STATE BUILDING CODE                      128 MPH, EXPOSURE B

**DEAD LOAD**

WEIGHTS OF MATERIALS AND CONSTRUCTION

VERIFY FRAMING  
AROUND EXISTING  
SKYLIGHTS.  
REPORT  
CONDITIONS TO  
ENGINEER

EXISTING LOW ROOF  
(OUT OF SCOPE)

VERIFY WALL IS  
BEARING WALL  
TO ROOF

VERIFY FRAMING  
AROUND EXISTING  
SKYLIGHTS.  
REPORT  
CONDITIONS TO  
ENGINEER

EXISTING ROOF FRAMING.  
REPORT  
CONDITIONS TO  
ENGINEER

**ROOF FRAMING**

Scale: 1/4"=1'-0"

OUT OF SCOPE

NOTE: SLEEPERS AND FRAMING  
MAY BE SUBSTITUTED FOR BISON  
ROOF DECK SYSTEM AT ANY  
LOCATIONS. BISON SYSTEM TO BE  
DESIGNED BY MANUFACTURER

2X8 SLEEPER.

RIM JOIST

ROOF DECK FRAMING @12"OC  
ROOF DECK MEMBERS TO BE PT 2X  
MINIMUM DIMENSION 3.5"

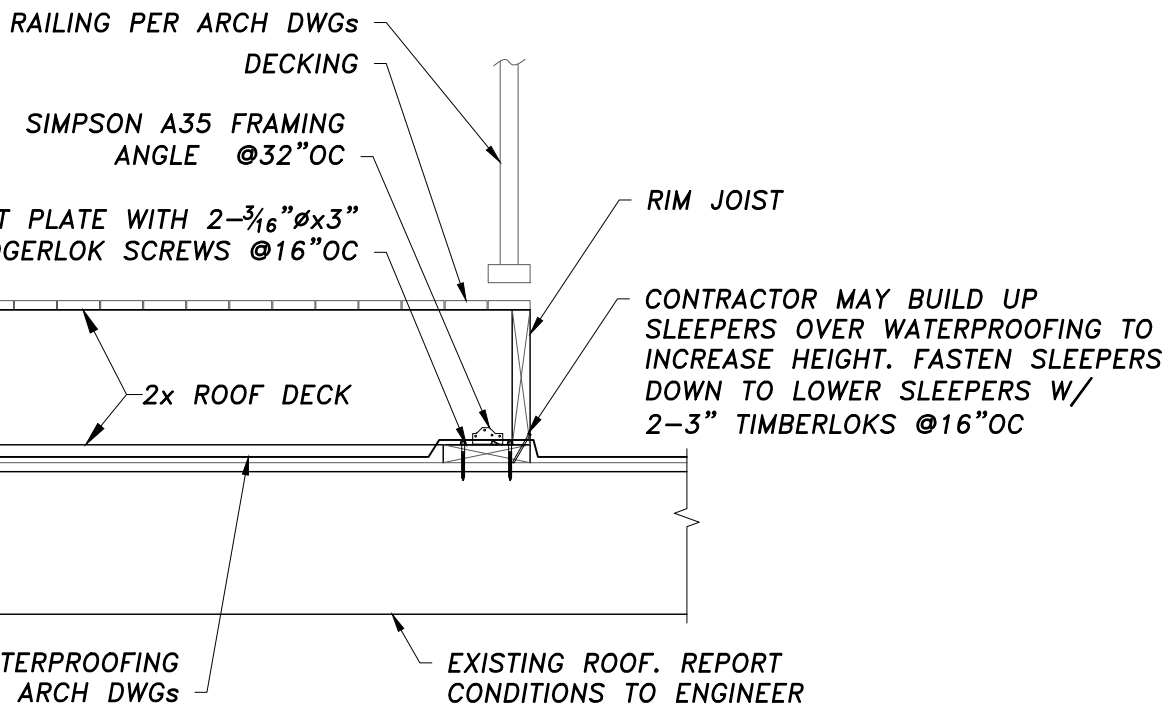
2X8 SLEEPER.

2X8 SLEEPER.  
NO GAPS

5'-0"  
(MINIMUM SLEEPER SPACING)

**ROOF DECK FRAMING**

Scale: 1/4"=1'-0"



**ROOF DECK DETAIL**

Scale: 3/4" = 1'-0"

**LEGEND**

BW = BEARING WALL  
FVP = FLAT VALLEY PLATE  
(E) = EXISTING  
(N) = NEW  
TBR = TO BE REMOVED

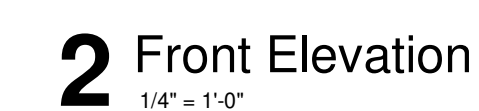
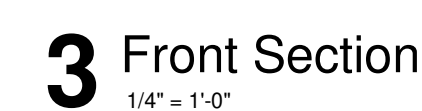
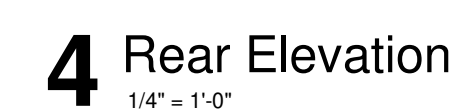
POST LOCATION POST UP (ABOVE LINE) POST DOWN (BELOW LINE)

DIM. LUMBER POST  
NUMBER OF STUDS  
P3-26 SIZE OF STUD  
TYPE OF POST:  
P-POST, J-JACK,

ENGINEERED POST  
LC 3½ SIZE  
TYPE OF POST:  
VC-VERSA COLUMN,  
LC-LALLY COLUMN,  
HSS-TUBE STEEL







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

## 1 Building Section

**KEY PLAN:**

SEAL:



PROJECT INFORMATION:

340 Beacon Street, Unit 4,  
Boston, MA 02116

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

SHEET NAME:

### Sections & Elevations

**DRAWING HISTORY:**

NO.	DATE	REVISION
1	10/10/2018	1

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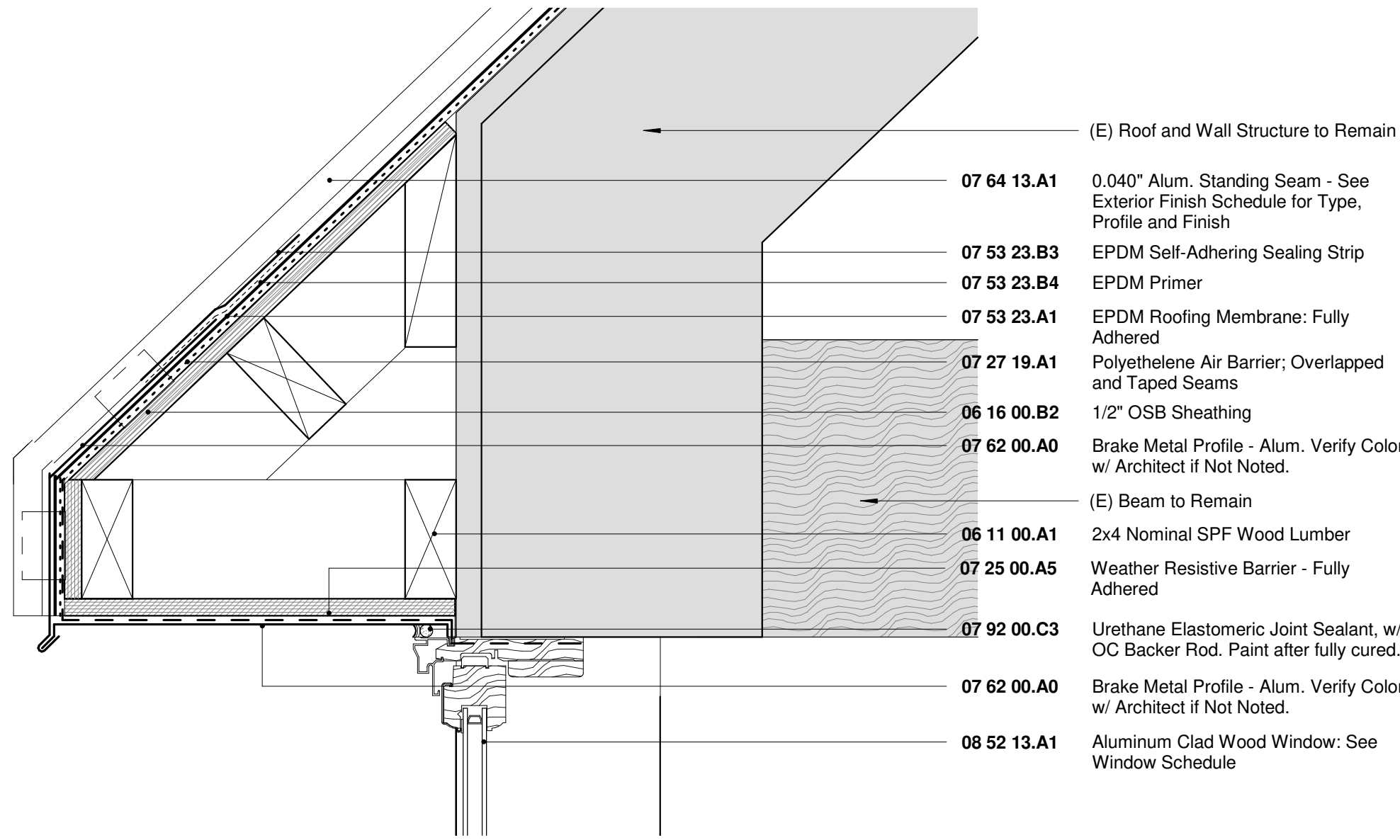
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SHEET #: **A10**

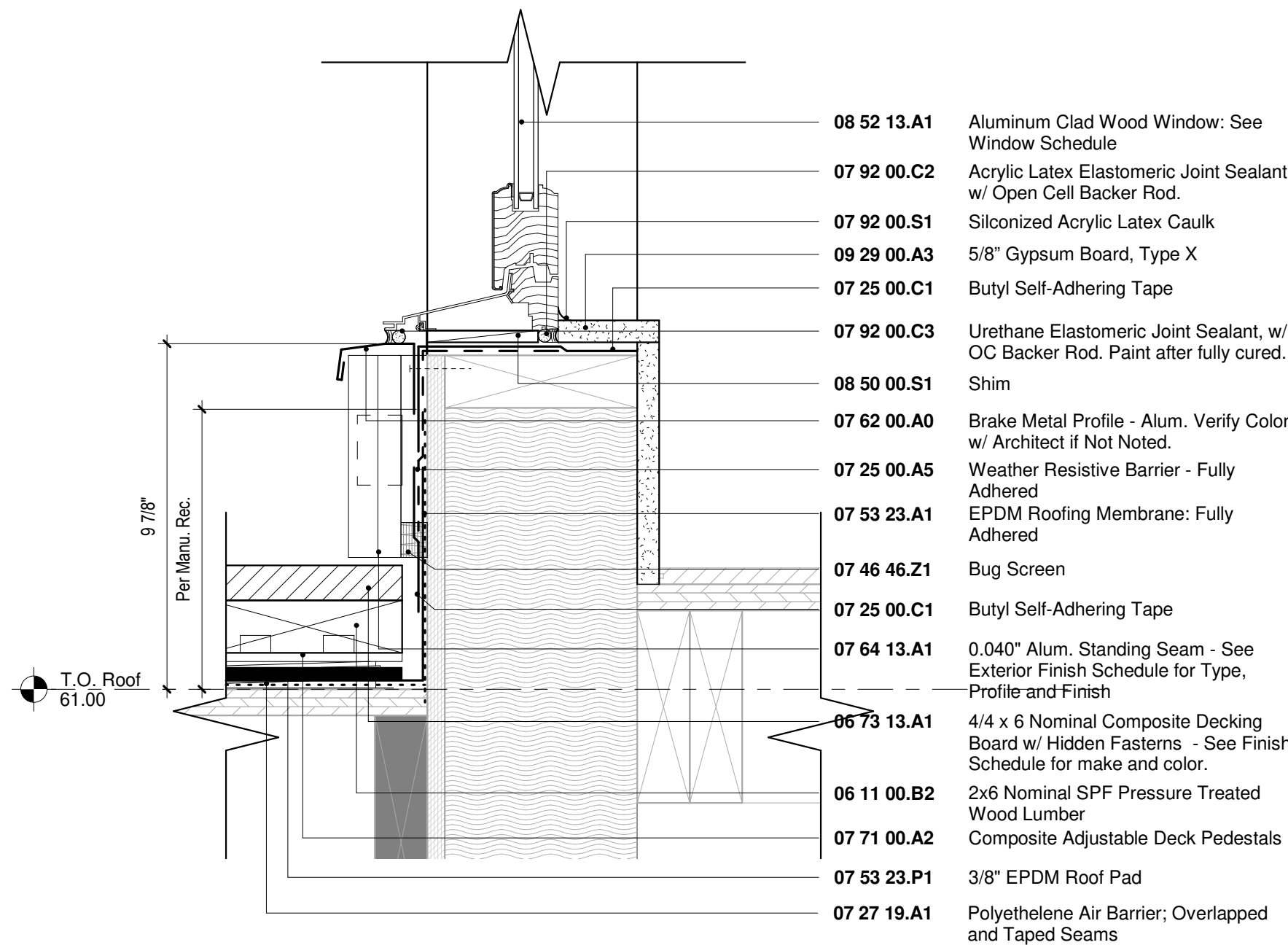
# A1

# A120

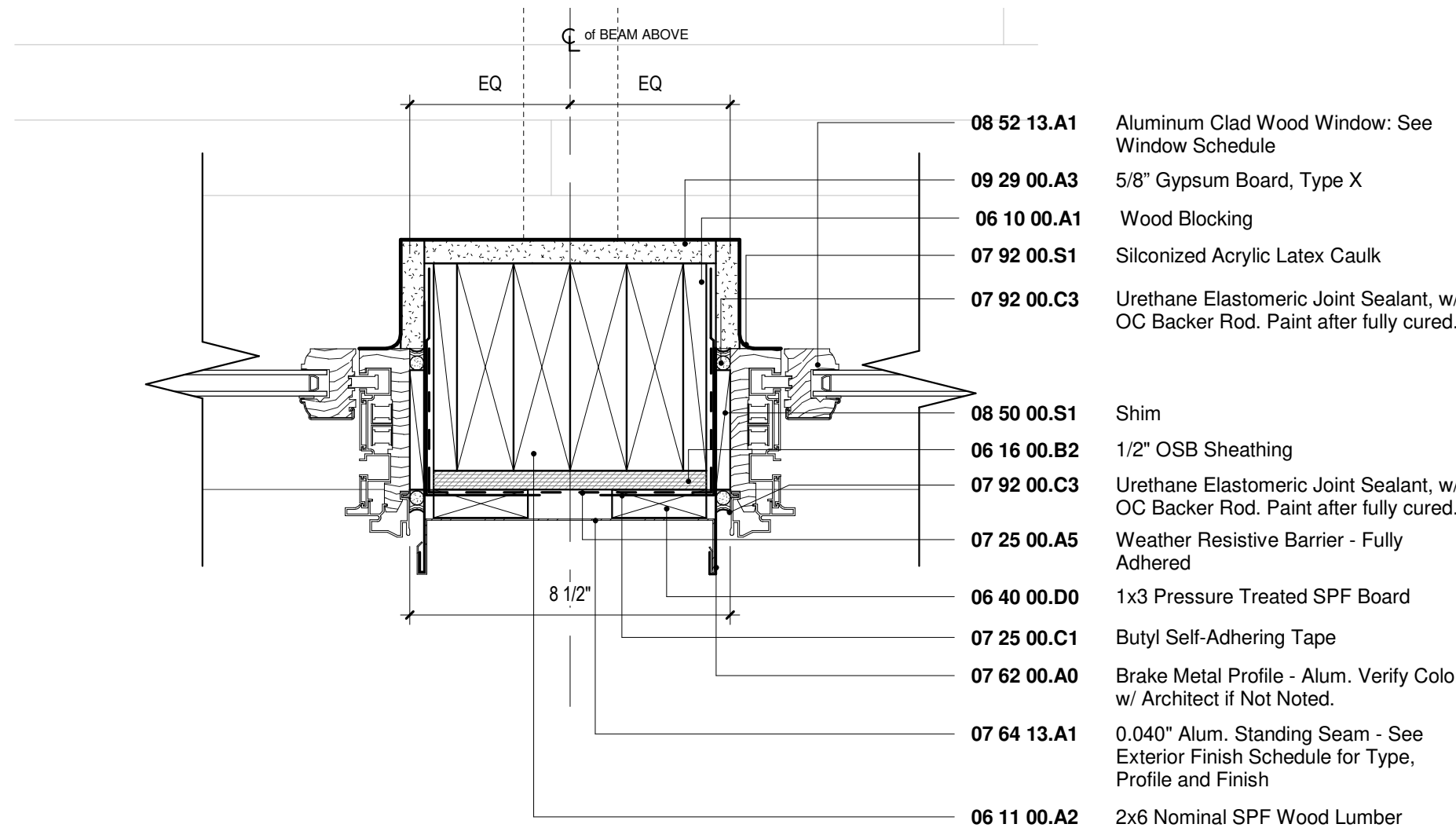




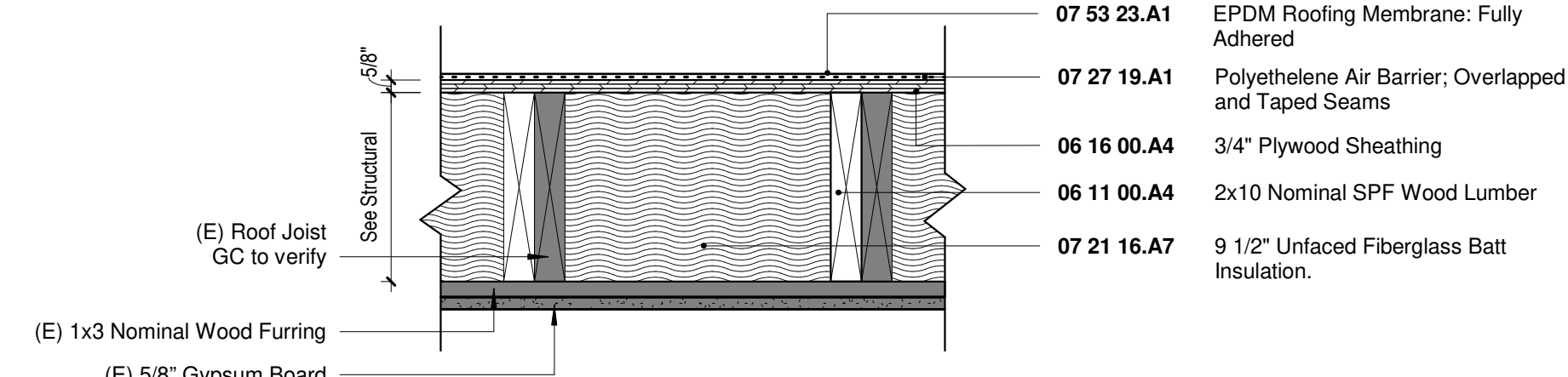
7 Section Detail - Header  
3" = 1'-0"



6 Section Detail - Sill  
3" = 1'-0"

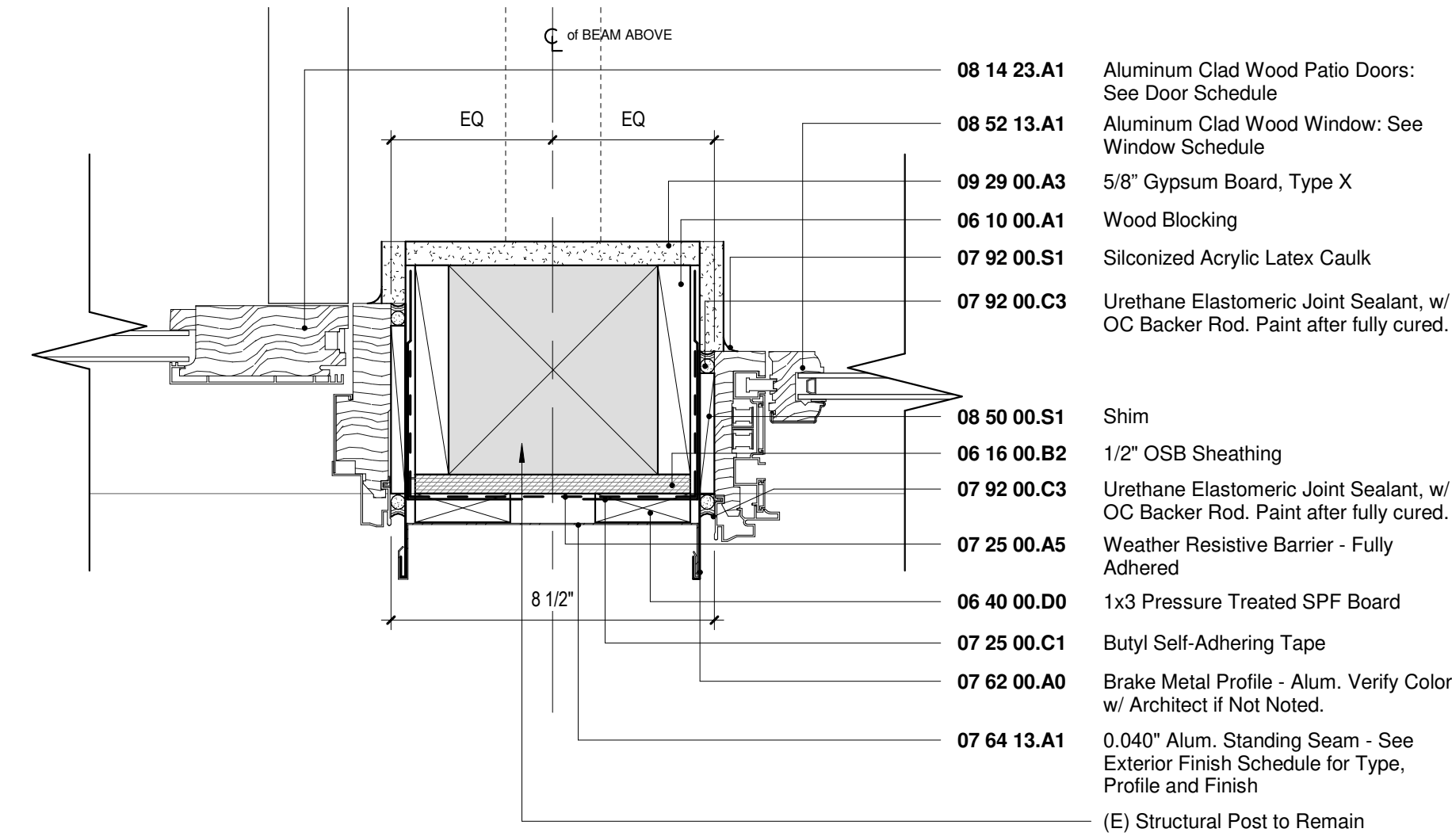


5 Plan Detail - Jamb  
3" = 1'-0"



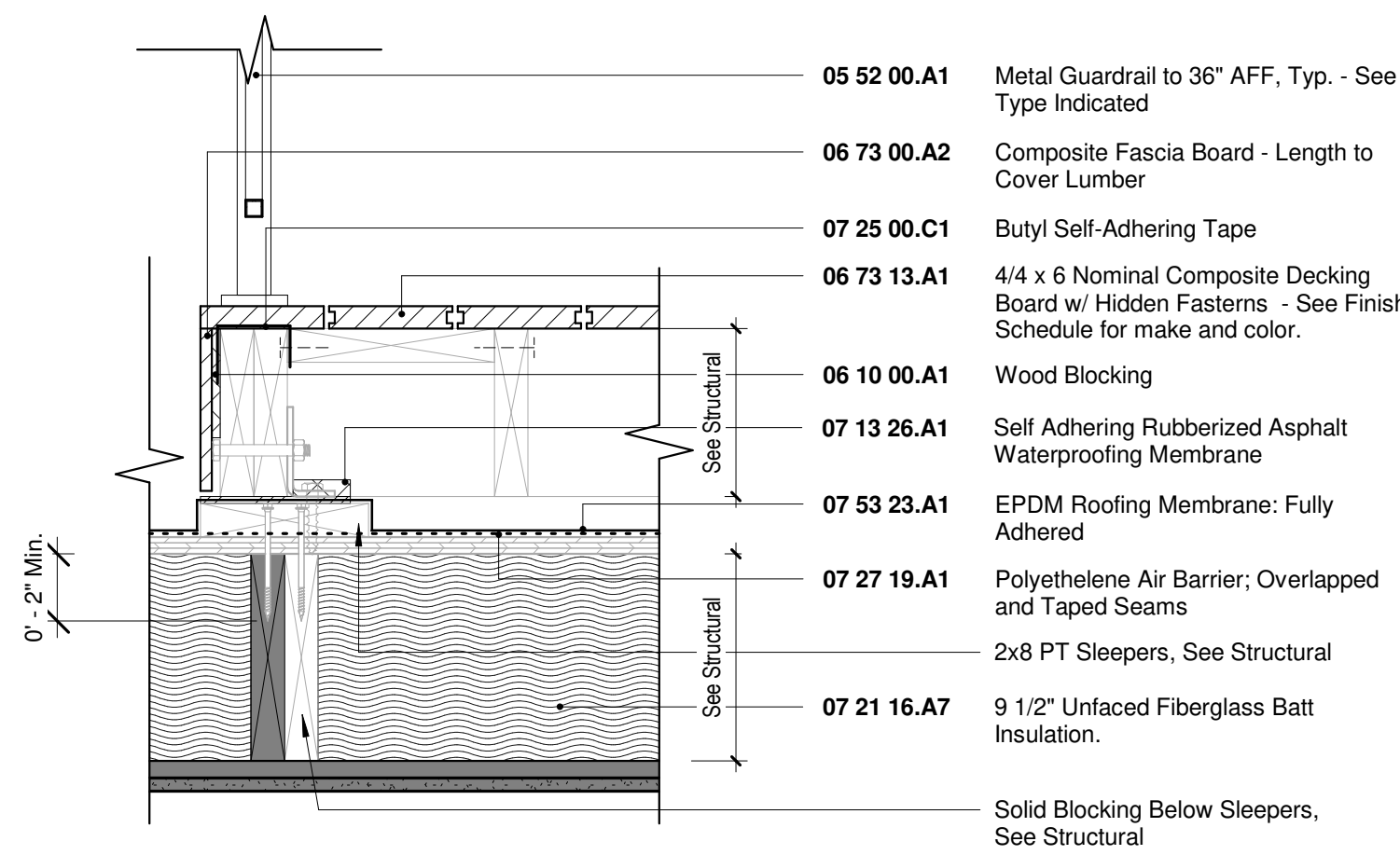
ROOF ASSEMBLY  
RW10A

FIRE RATING  
UL DESIGN  
STC RATING



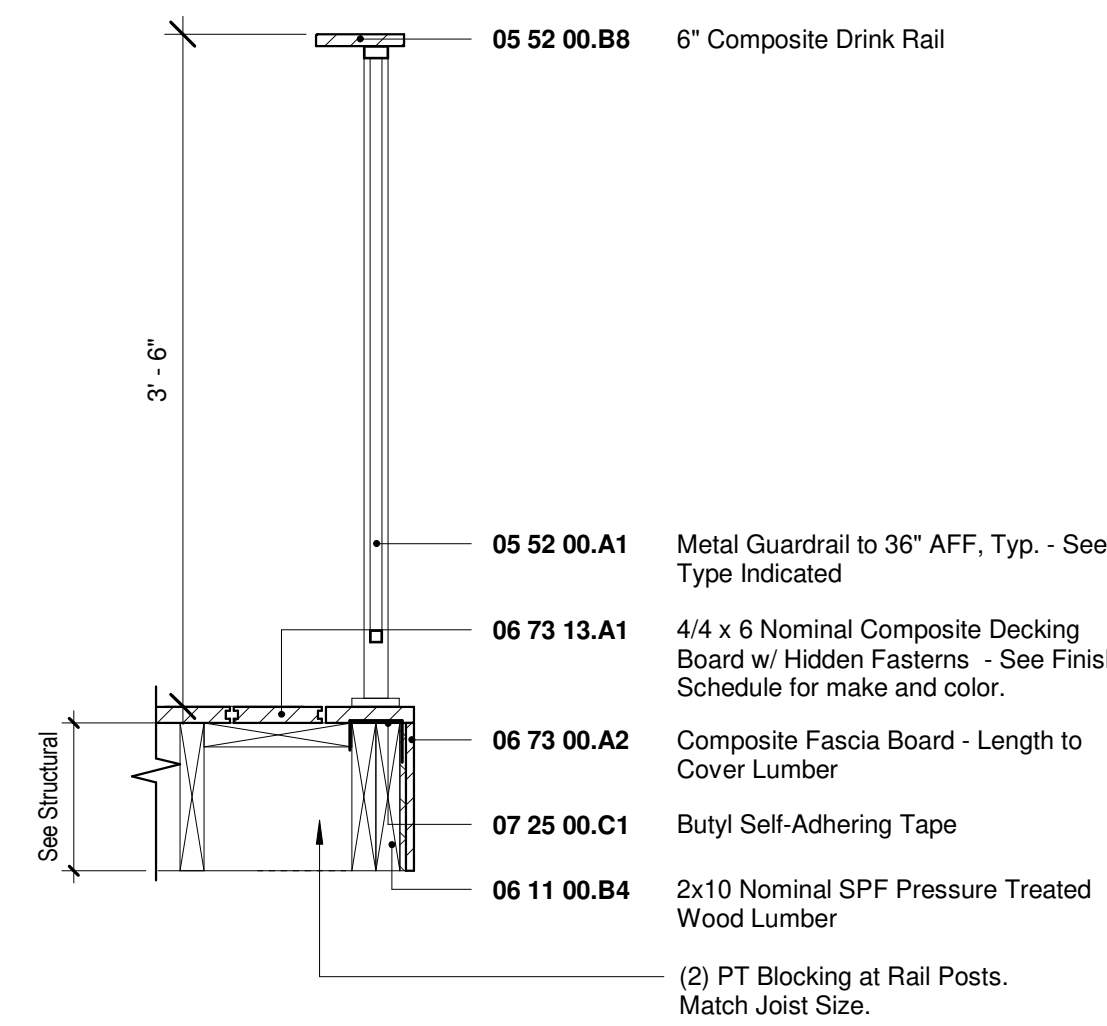
KEY PLAN:

4 Plan Detail - Jamb @ Existing Post  
3" = 1'-0"

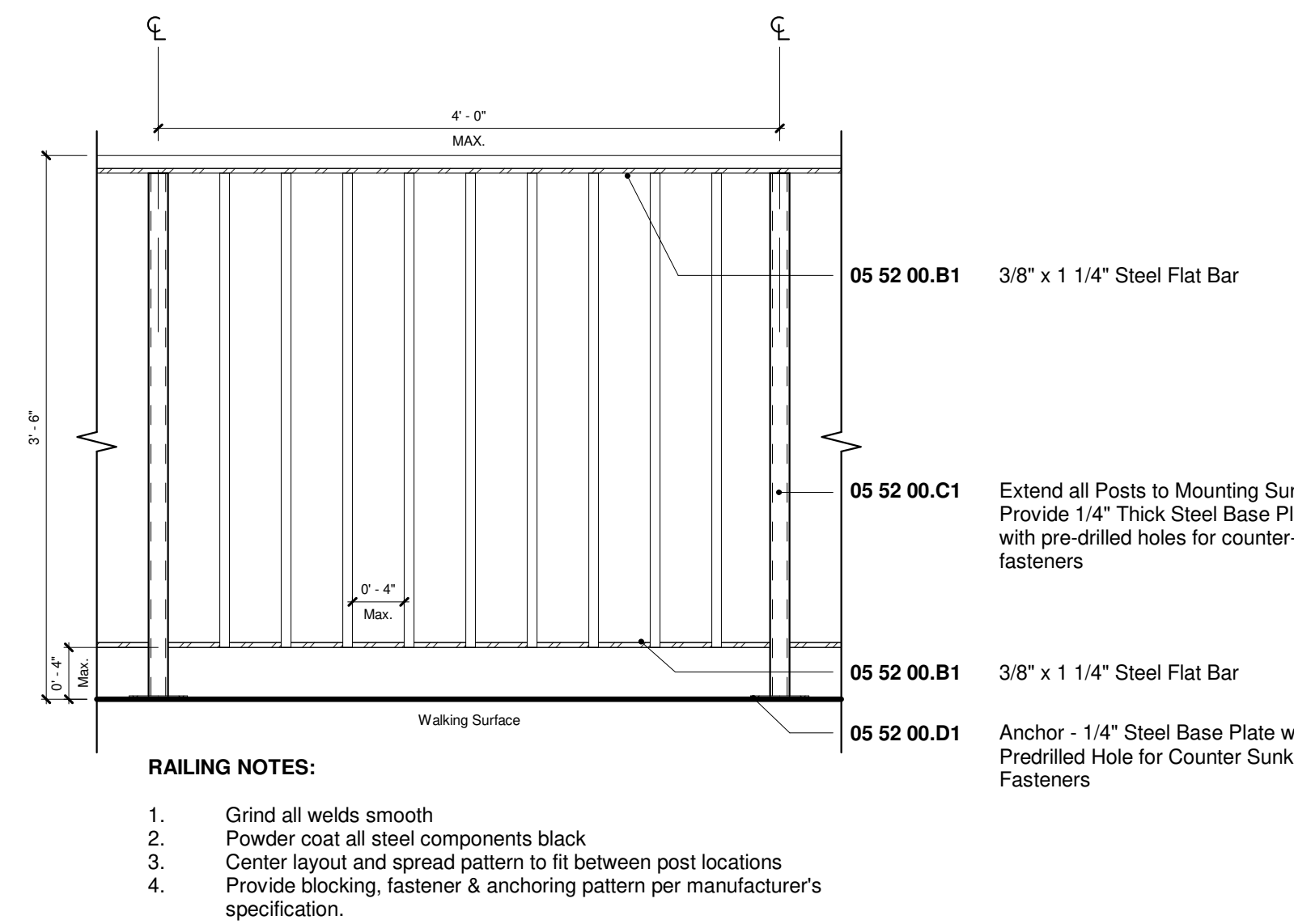


NOTES:  
1. GC to verify existing conditions  
2. See structural for connection details

3 Deck Sleeper Detail  
1 1/2" = 1'-0"



2 Railing Section, Typ.  
1" = 1'-0"



1 Railing Elevation, Typ.  
1" = 1'-0"

SEAL:



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

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

SHEET NAME:  
Assemblies & Details

DRAWING HISTORY:

NO. DATE REVISION

SHEET #:

A500





3" = 1'-0"

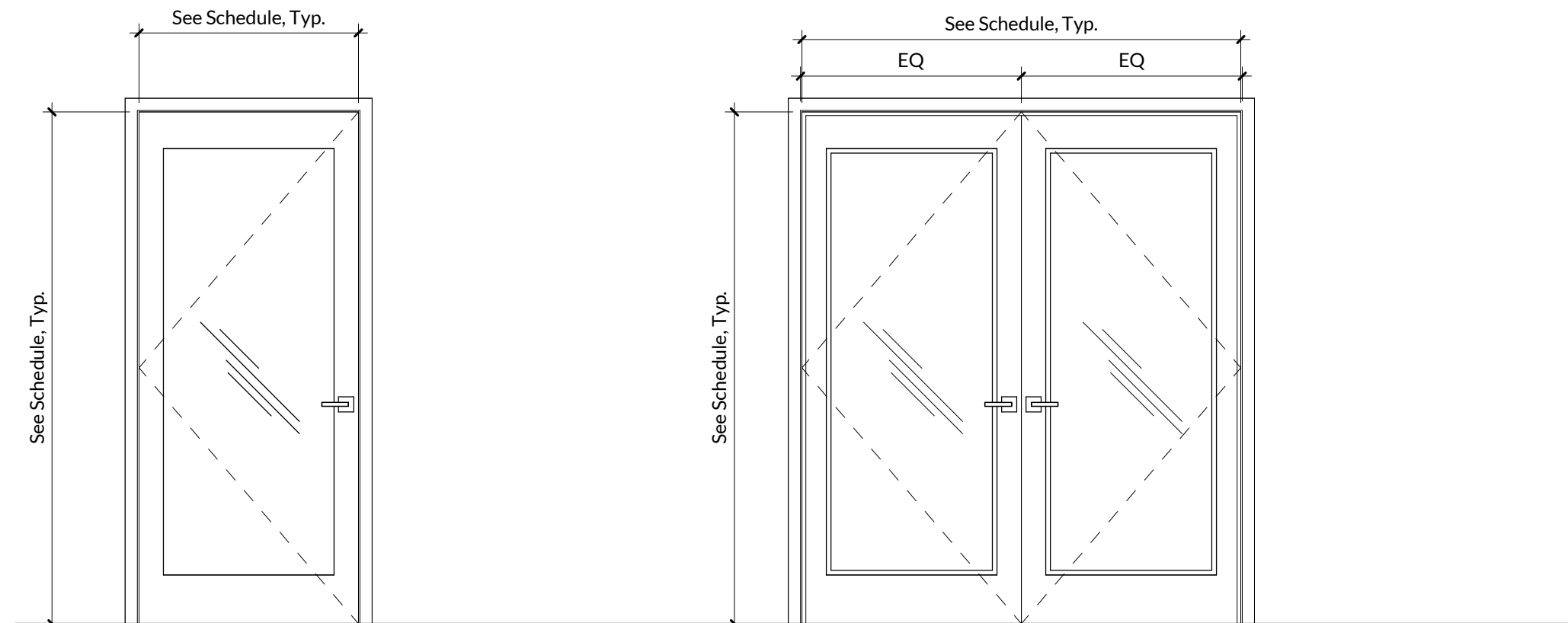
\* R-13 cavity w/ R-5 continuous outboard insulation  
\*\*Or insulation sufficient to fill framing cavity, R-19 Min

Type Mark	Count	Dimensions		Rough Dimensions			STC	Operation	Details			Comments
		Width	Height	Rough Height	Rough Width	Sill Height			Sill	Head	Jamb	
DH1	2	3' - 0"	4' - 8"	4' - 8 1/2"	3 - 0 1/2"	<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 Bid	

Mark	Width	Height	Frame		Panel		Details				Hardware			Comments
			Frame Type Mark	Frame Finish	Panel Type Mark	Panel Finish	Frame Throat	Jamb Type	Head Type	Threshold Type	Panic Hardware	Closer	Hardware Set	
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	

 $1\frac{1}{2}'' = 1'-0''$ 

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



*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

*Exterior Double 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

**KEY PLAN:**



## PROJECT INFORMATION

340 Beacon Street, Unit 4,  
Boston, MA 02116

PROJECT #: 21013  
PROJECT ISSUE DATE: 05/05/202  
PROJECT STATUS: Permit

SHEET NAME:

Door & Window Schedules

#### DRAWING HISTORY

NO.	DATE	REVISION
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SHEET #:

# A700