

PROPOSED PENTHOUSE

195 BEACON STREET
APT #10
BOSTON MA 02116

DRAWING LIST

A0.0 COVER SHEET

Architectural

A1.0 FLOOR PLANS

A1.1 FLOOR PLANS

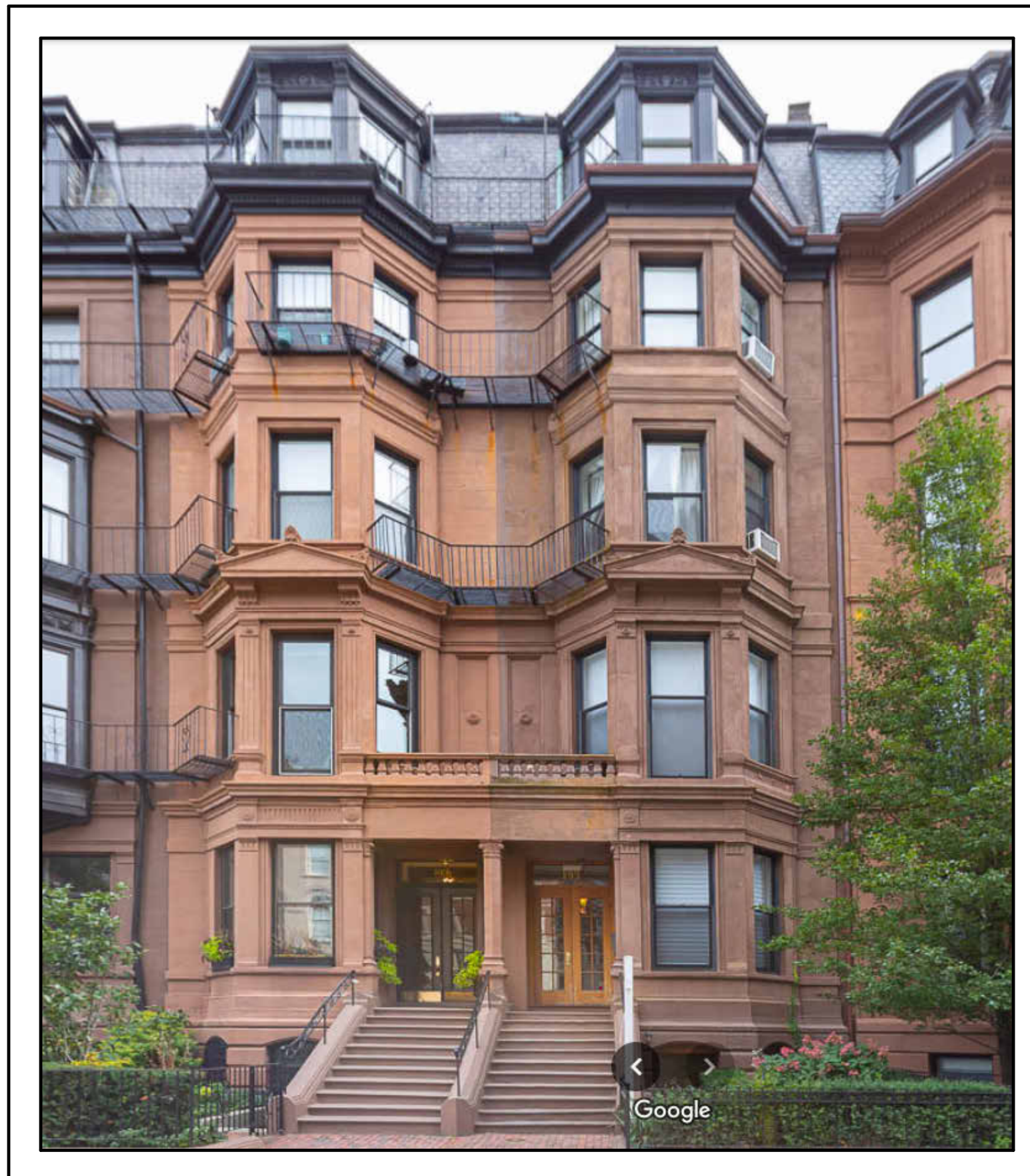
A2.0 SECTION, ELEVATIONS &
DETAILS

A2.1 DIAGRAM

A2.2 SECTION

A3.0 EXISTING PHOTOGRAPHS

Grand total: 7



GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO MASSACHUSETTS BUILDING CODE AND ALL FEDERAL, STATE, AND TOWN LAWS, CODES, AND REGULATIONS AS EACH MAY APPLY.
2. THE TOTAL LIABILITY OF MATNAH STUDIO FOR ANY CLAIMS ARISING OUT OF THE SERVICES PERFORMED UNDER THIS CONTRACT SHALL BE LIMITED TO A MAXIMUM OF THE NET FEES RECEIVED BY MATNAH STUDIOS.
3. ALL EXISTING CONDITIONS MUST BE VERIFIED IN FIELD. IF DISCREPANCIES ARE FOUND, THEY HAVE TO BE REPORTED TO THE ARCHITECT PRIOR TO START OF WORK. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF SUCH WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING AND WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO BRACING AND SHORING.
6. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
7. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS AND WORKMANLIKE MANNER IN CONFORMITY WITH THE PLANS AND SPECIFICATIONS, AND SHALL BE IN GOOD USABLE CONDITION AT THE COMPLETION OF THE PROJECT.
8. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND STRUCTURE PLACEMENT, PRIOR TO START OF THE WORK. THE CONTRACTOR WILL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGE TO SAME. ANY DAMAGE TO EXISTING STRUCTURES AND UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWINGS, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
9. PRIOR TO BIDDING THE WORK THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS AND QUANTITIES, IF ANY. NO CLAIM AGAINST THE OWNER OR ARCHITECT WILL BE ALLOWED FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
10. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RELOCATION WORK, IF ANY.

STRUCTURAL NOTES:

1. ALL LOADS AND LOADING CONDITIONS ARE PER IRC 2015 (9TH EDITION OF MASSACHUSETTS BUILDING CODE).
2. ALL EXTERIOR WALLS SHALL BE 2X6 @ 16" O.C.
3. ALL MEMBERS DESIGNATED AS 1.75"X_ " SHALL BE LVL BEAMS.
4. ALL MEMBERS DESIGNATED AS 2X_ SHALL BE DIMENSIONAL LUMBER.
5. ALL DIMENSIONAL LUMBER SHALL BE SPRUCE-PINE-FIR:
 - 5.1 FB=875 PSI
 - 5.2 FV=135 PSI
 - 5.3 FCPAR=425 PSI
 - 5.4 NO. 1/NO.2 OR BETTER
6. LVL PLIES SHALL BE FB=3100 PSI, PSL'S SHALL BE FB=2650 PSI, MIN.
7. ALL HEADER SIZES SHALL BE IN ACCORDANCE WITH TABLES 602.7(1), 602.7(2) AND 602.7(3) OF 2015 IRC, U.N.O.
8. NUMBER OF JACK STUDS SHALL BE IN ACCORDANCE WITH TABLES 602.7(1) AND 602.7(2) OF 2015 IRC, U.N.O.
9. EXTERIOR WALLS SHALL BE SHEATHED W/7/16" PLYWOOD OR OSB, U.N.O.
10. ALL FLOORS AND ROOFS SHALL BE SHEATHED W23/32" PLYWOOD OR OSB, U.N.O. ALL LVL HEADERS SHALL BE SUPPORTED BY 4X6 PSL POSTS, U.N.O.
11. ALL LVL GIRDERS AND HEADERS SHALL BE SUPPORTED BY 4X6 PSL POSTS, U.N.O.
12. APPLY (2) 2X JOISTS UNDER NEW PARTITION WALLS WHICH ARE PARALLEL TO FRAMING.
13. PROVIDE BLOCKING UNDER PARTITION WALLS WHICH ARE PERPENDICULAR TO DIRECTION OF FRAMING.

Permit Set

No.	Description	Date

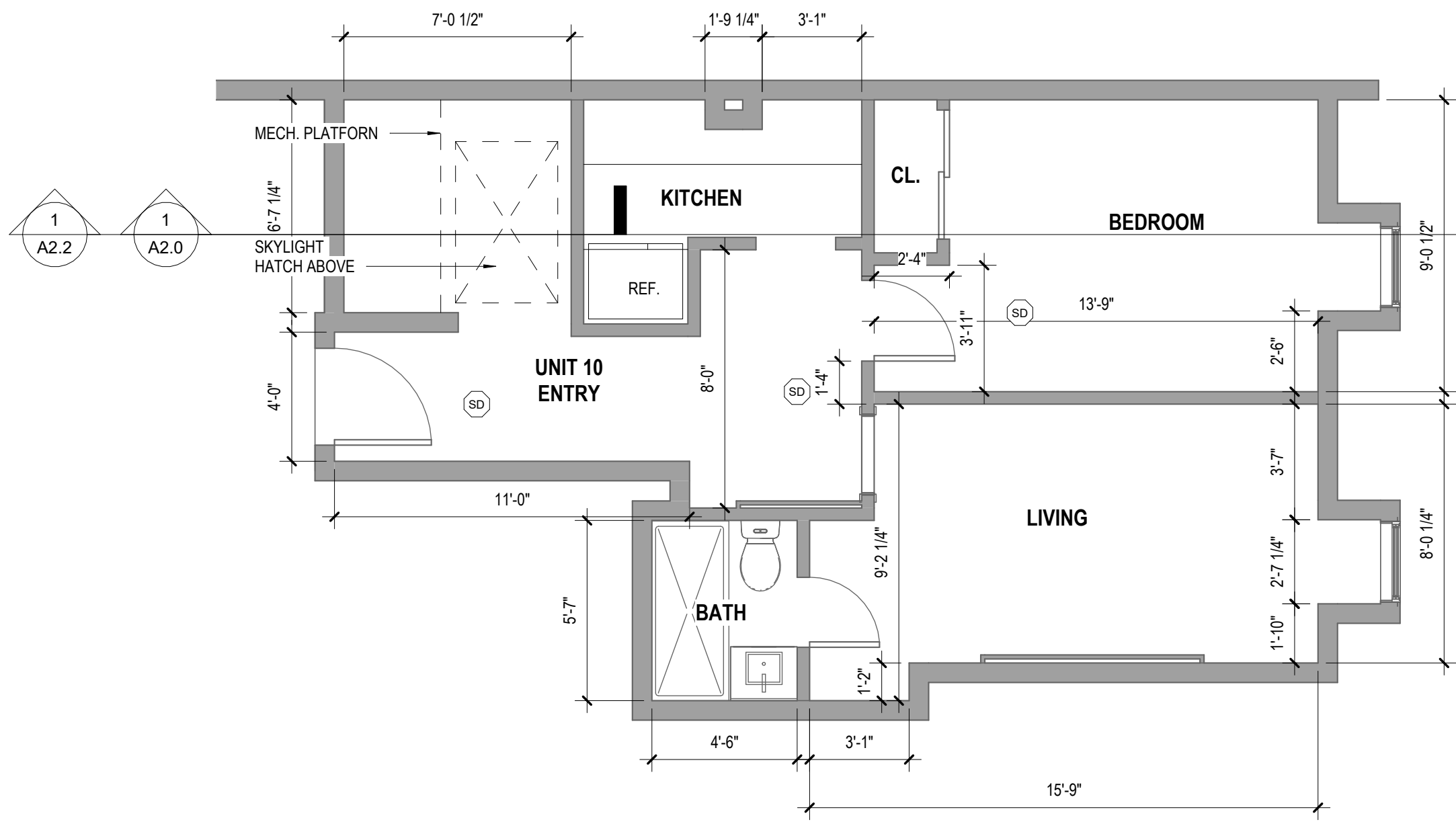
195 BEACON STREET
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COVER SHEET

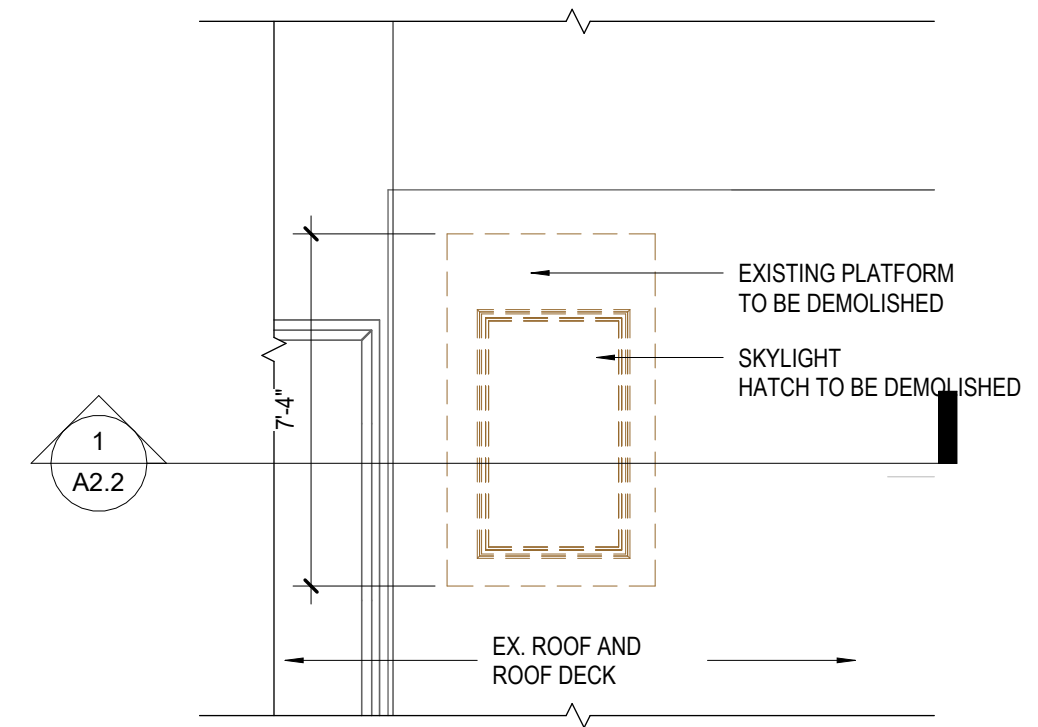
Project number	2024.10
Date	OCT. 08th, 2024
Drawn by	MATNAH
Checked by	Checker

A0.0

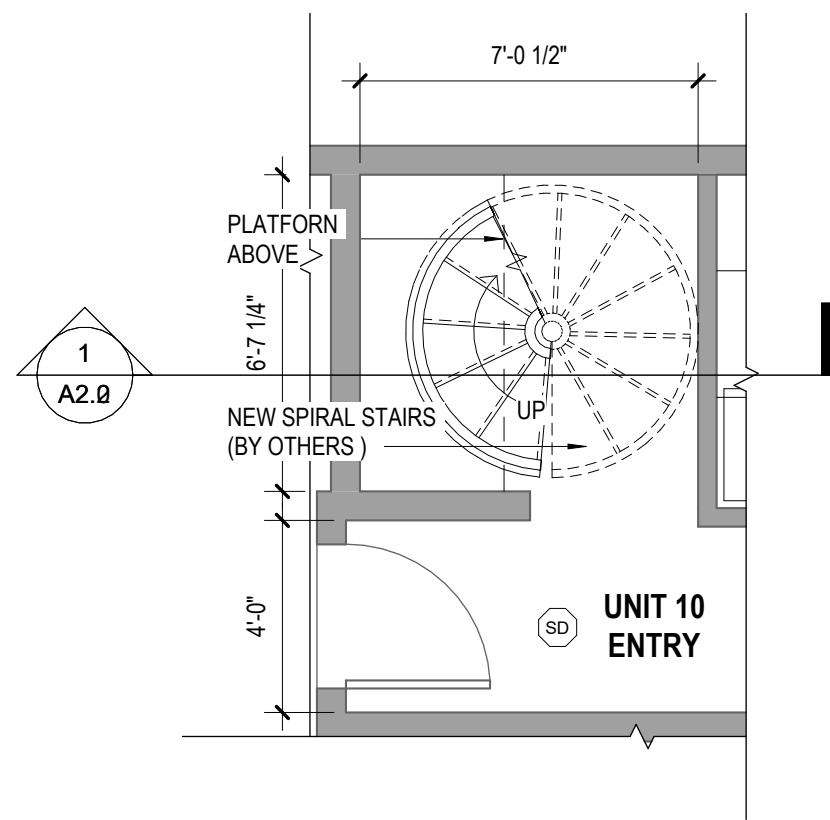
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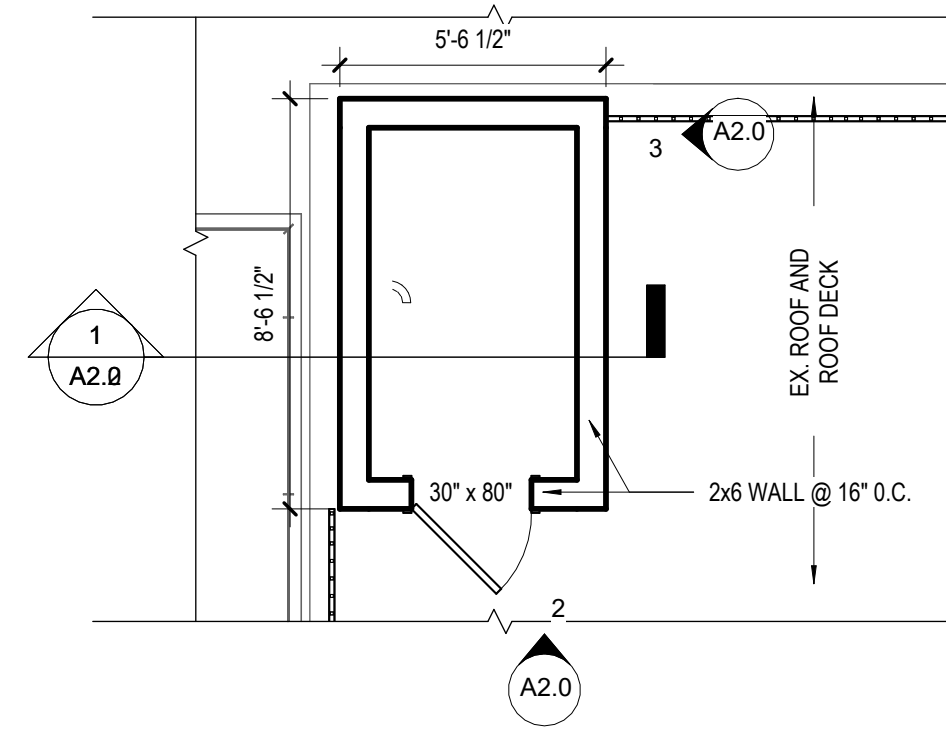
1 EX. FLOOR PLAN
1/4" = 1'-0"



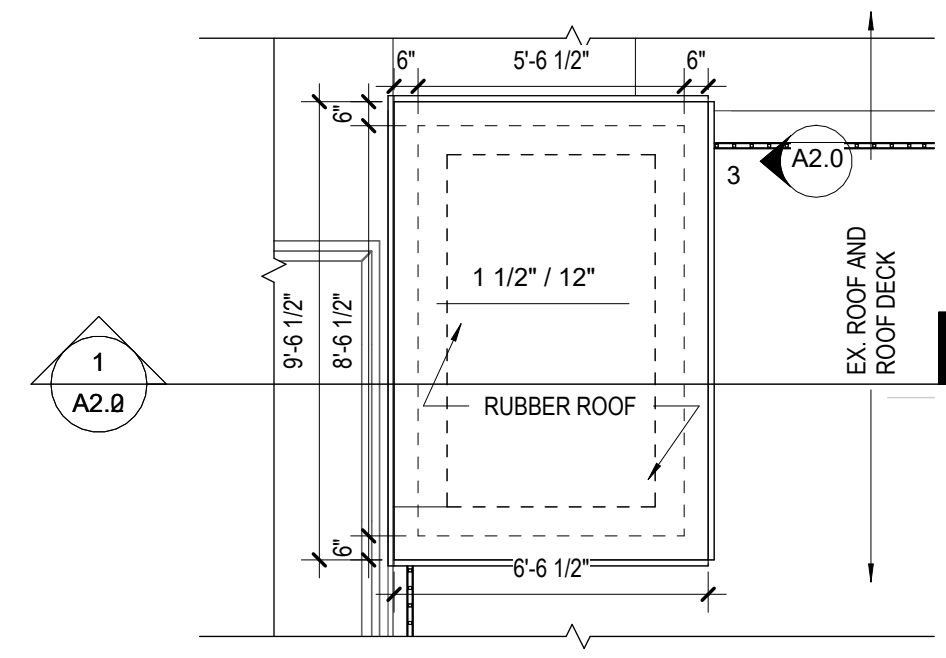
2 EX. ROOF DEMO
1/4" = 1'-0"



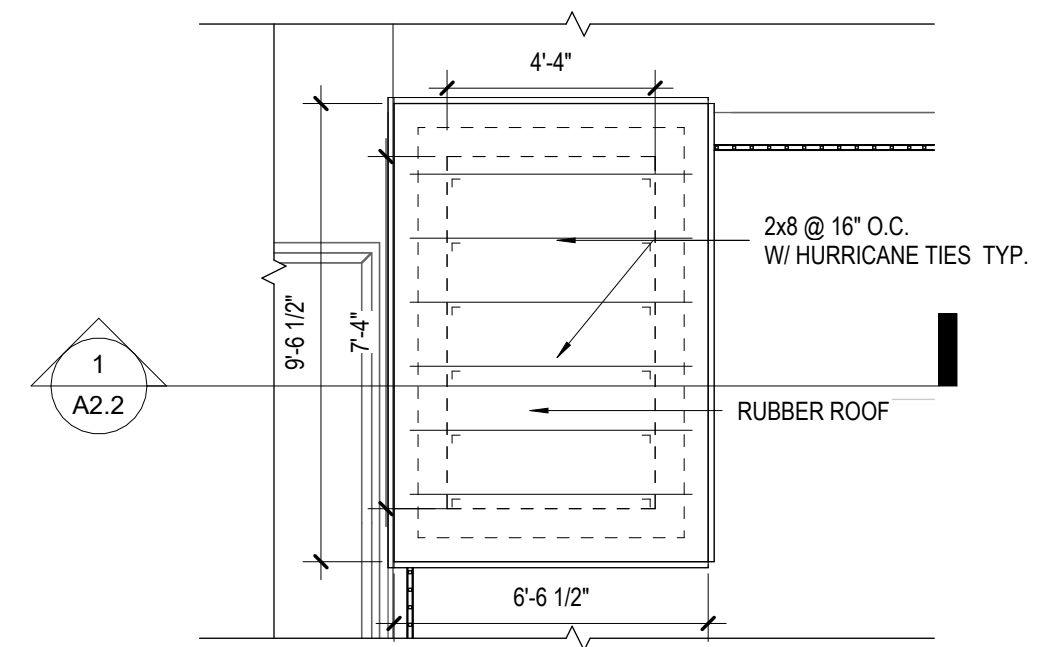
3 PROPOSED FLOOR PLAN
1/4" = 1'-0"



4 PROPOSED PENTHOUSE
1/4" = 1'-0"



5 PROPOSED PENTHOUSE ROOF
1/4" = 1'-0"



6 PENTHOUSE ROOF FRAMING PLAN
1/4" = 1'-0"

LIFE SAFETY LEGEND

SYMBOL	DESCRIPTION
(SD)	CEILING SURFACE-MOUNTED COMBINED SMOKE & CARBON MONOXIDE DETECTOR W/ AUDIO/VISUAL ALARM, HARD-WIRED

NOTE: DEVICES TO COMPLY W/ NFPA RULE 720, MOST CURRENT EDITION

PHASING LEGEND

(Solid line)	EXISTING TO REMAIN
(Dashed line)	NEW
(Dotted line)	DEMOLISH

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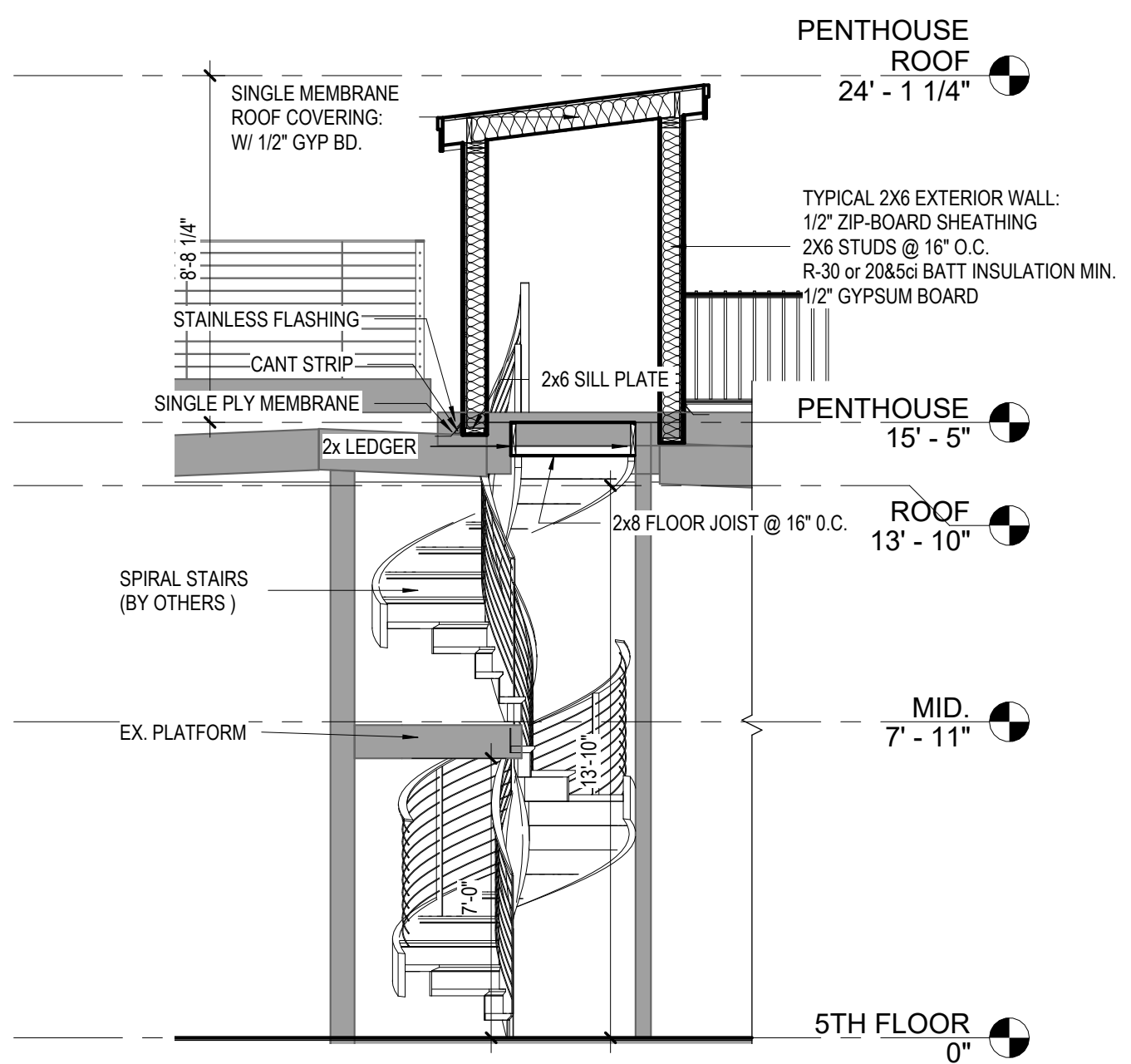
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FLOOR PLANS

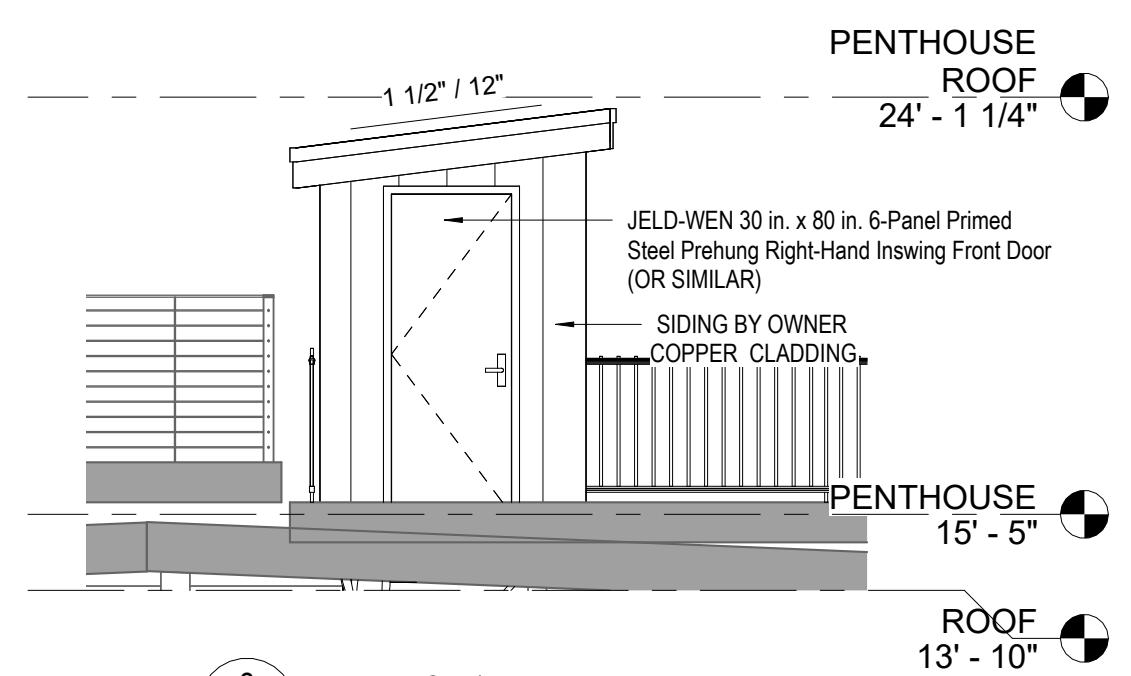
Project number 2024.10
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Drawn by M.STUDIOS
Checked by Checker

A1.0

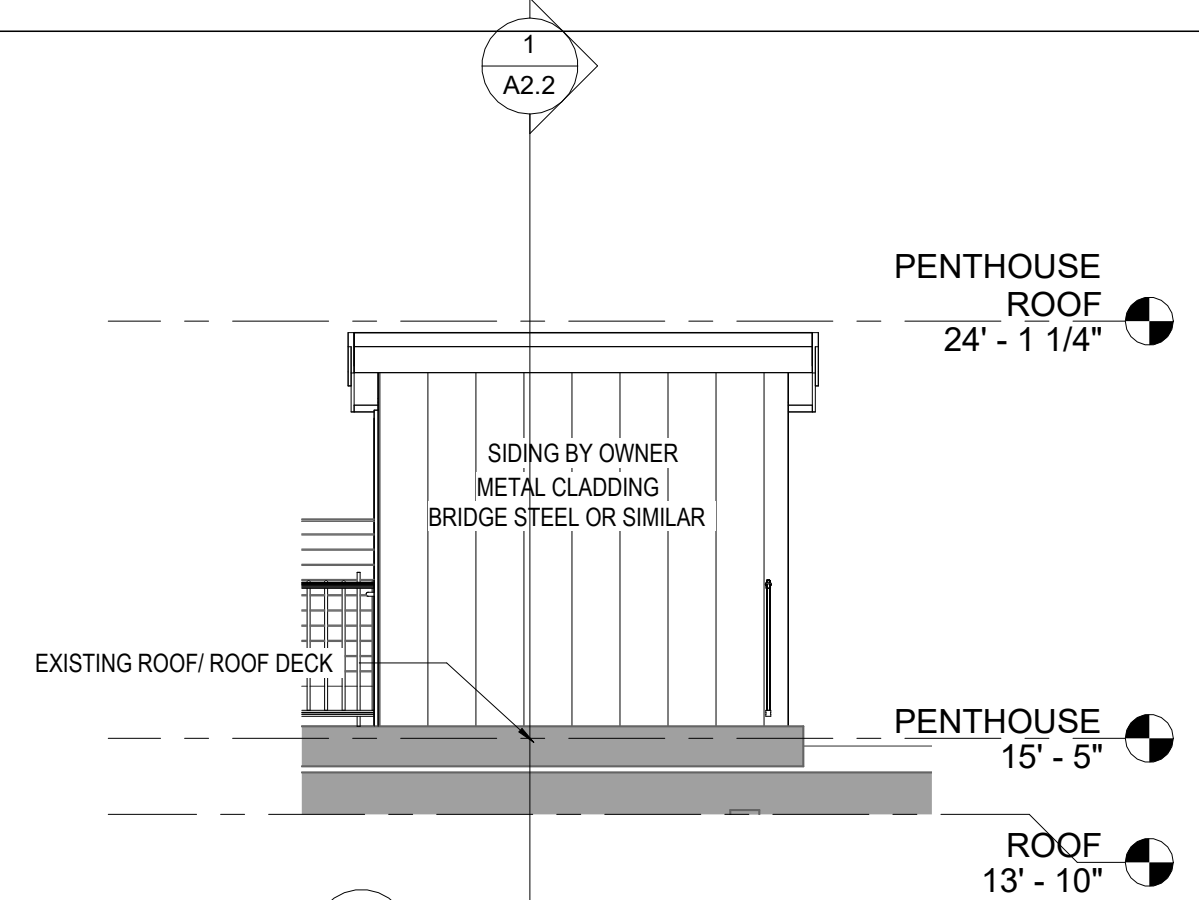
Scale 1/4" = 1'-0"



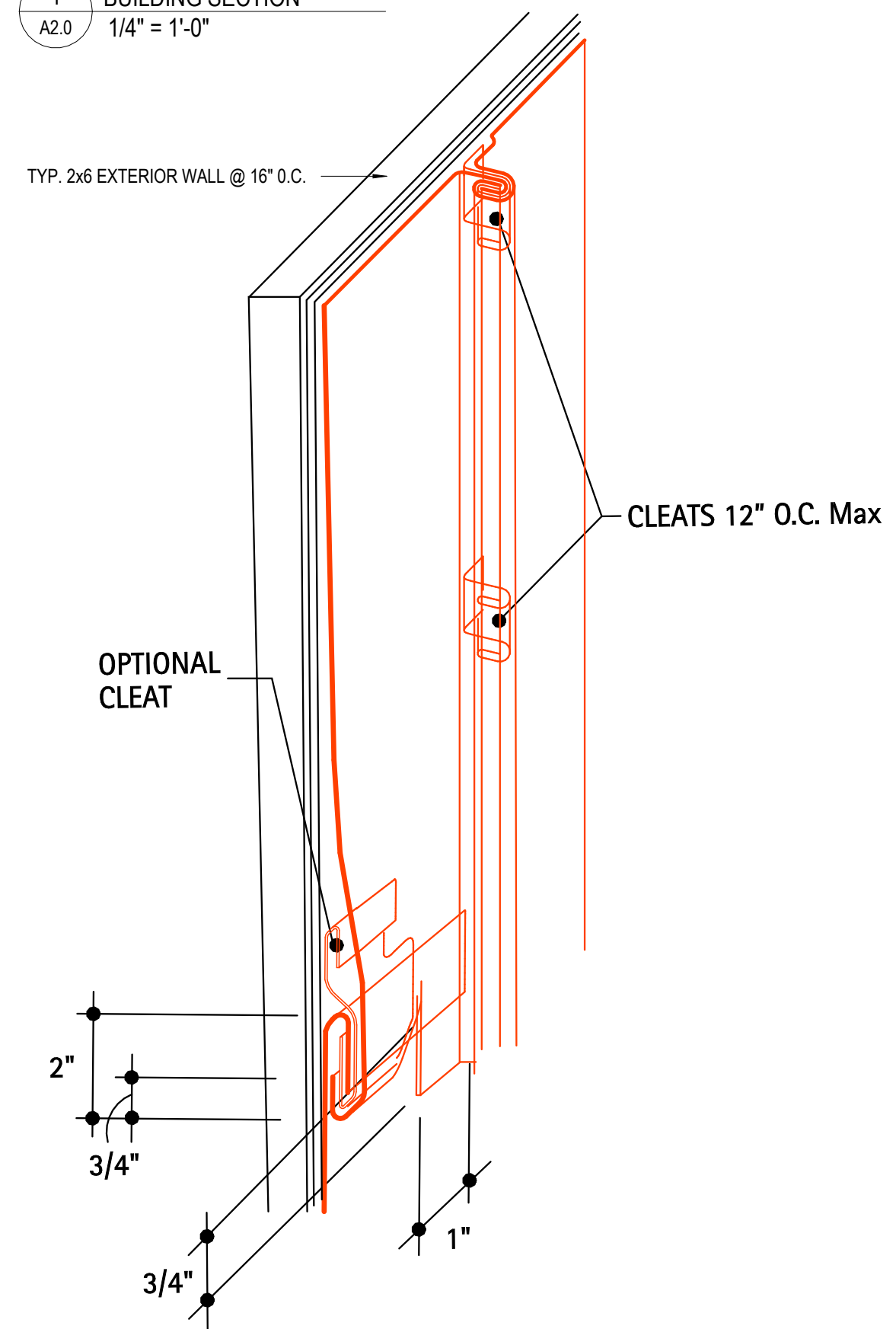
1 BUILDING SECTION
A2.0 1/4" = 1'-0"



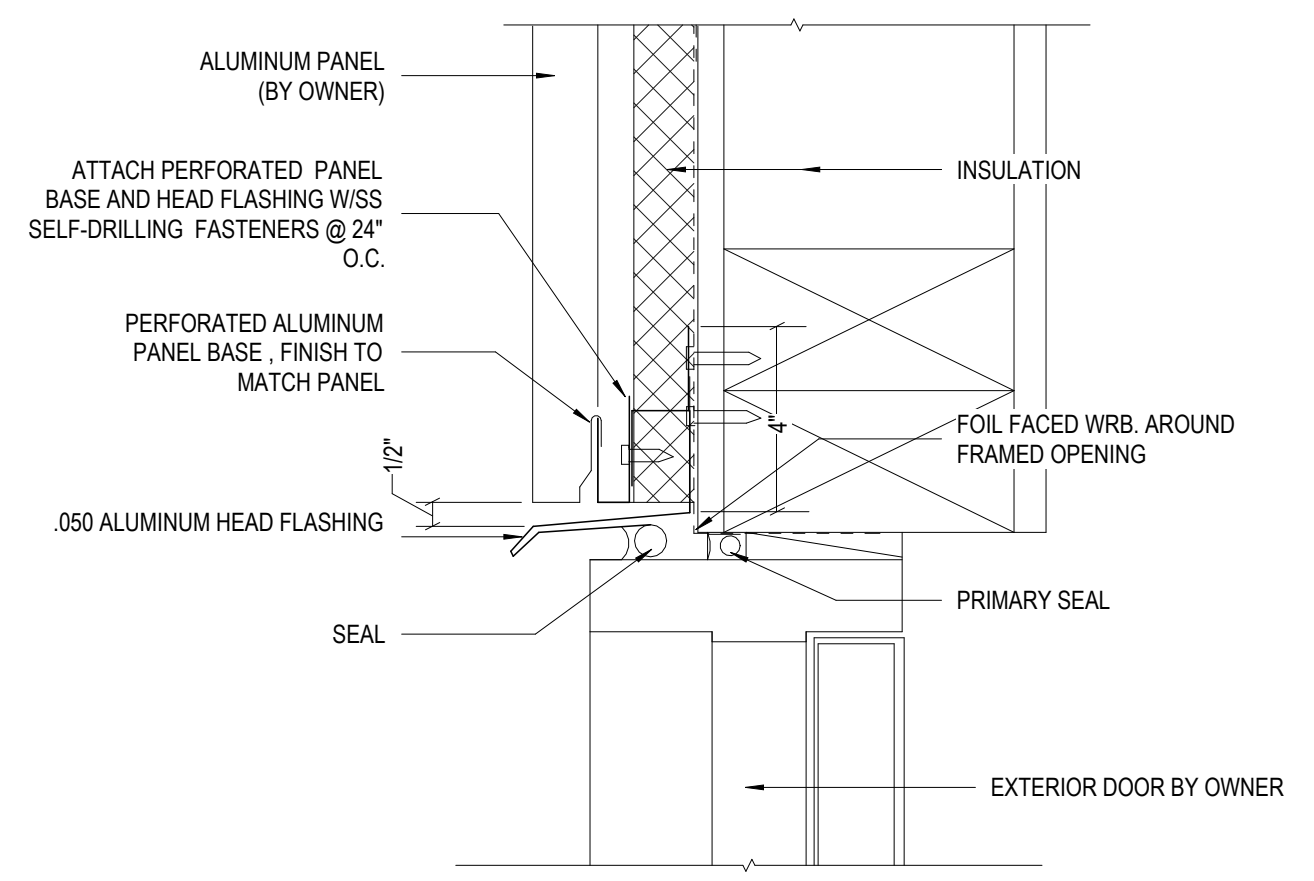
2 ELEVATION 1
A2.0 1/4" = 1'-0"



3 ELEVATION 2
A2.0 1/4" = 1'-0"



4 WALL CLADDING STANDING SEAM DETAIL
A2.0 1/8" = 1'-0"



5 DOOR HEADER DETAIL WITH CLADDING
A2.0 1/8" = 1'-0"

Permit Set

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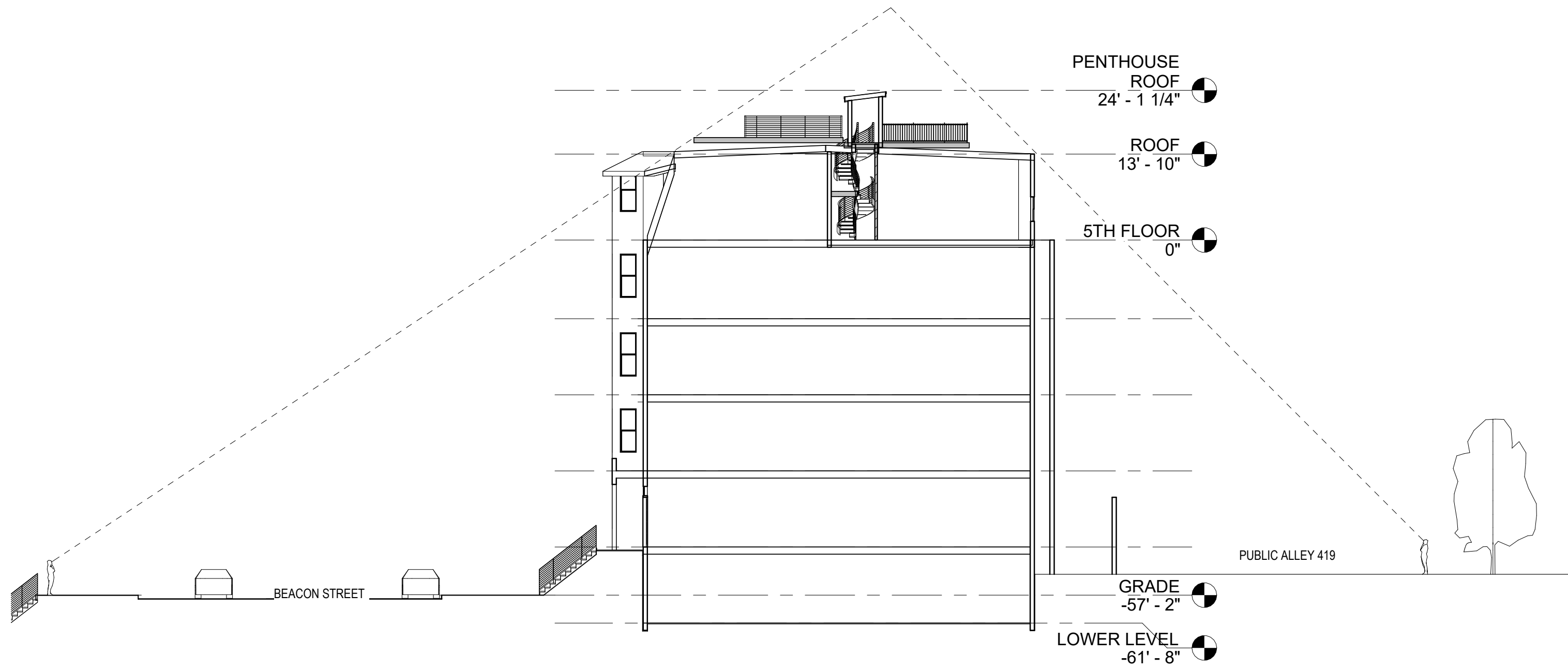
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SECTION, ELEVATIONS & DETAILS

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A2.0
Scale As indicated

24/10/2024 13:33:50



1 SIGHTLINE SECTION
A2.1 1/16" = 1'-0"



PHOTO 1: VIEW FROM BEACON ST



PHOTO 2: VIEW FROM ALLEY 419

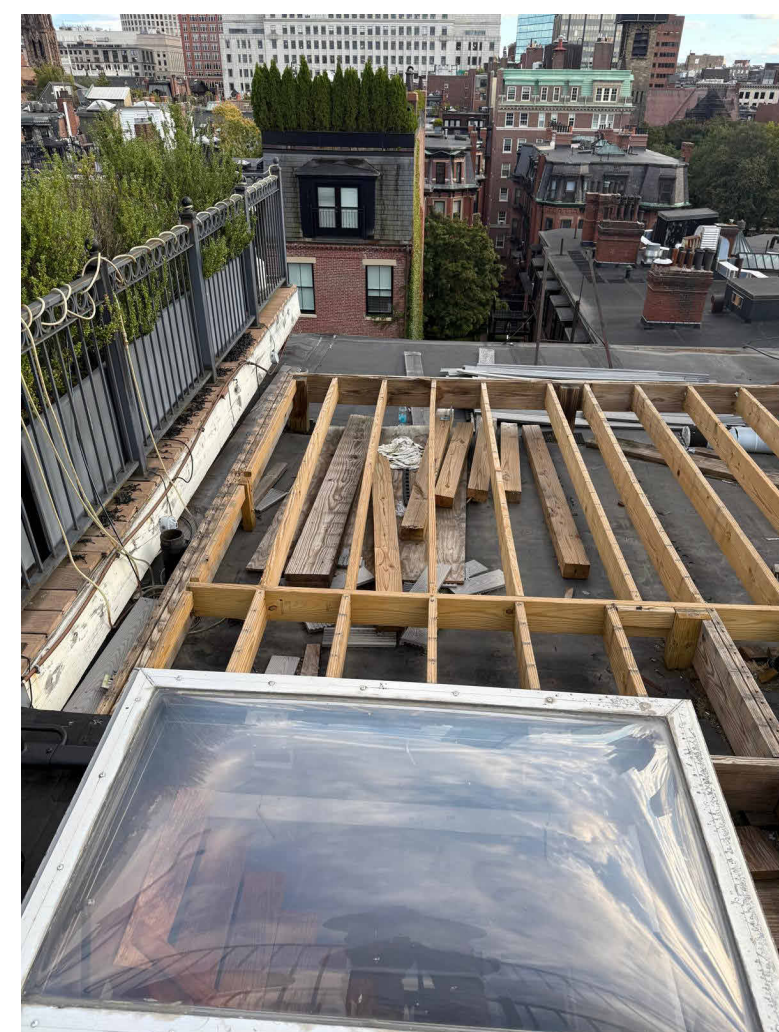


PHOTO 3: VIEW TOWARDS ALLEY 419

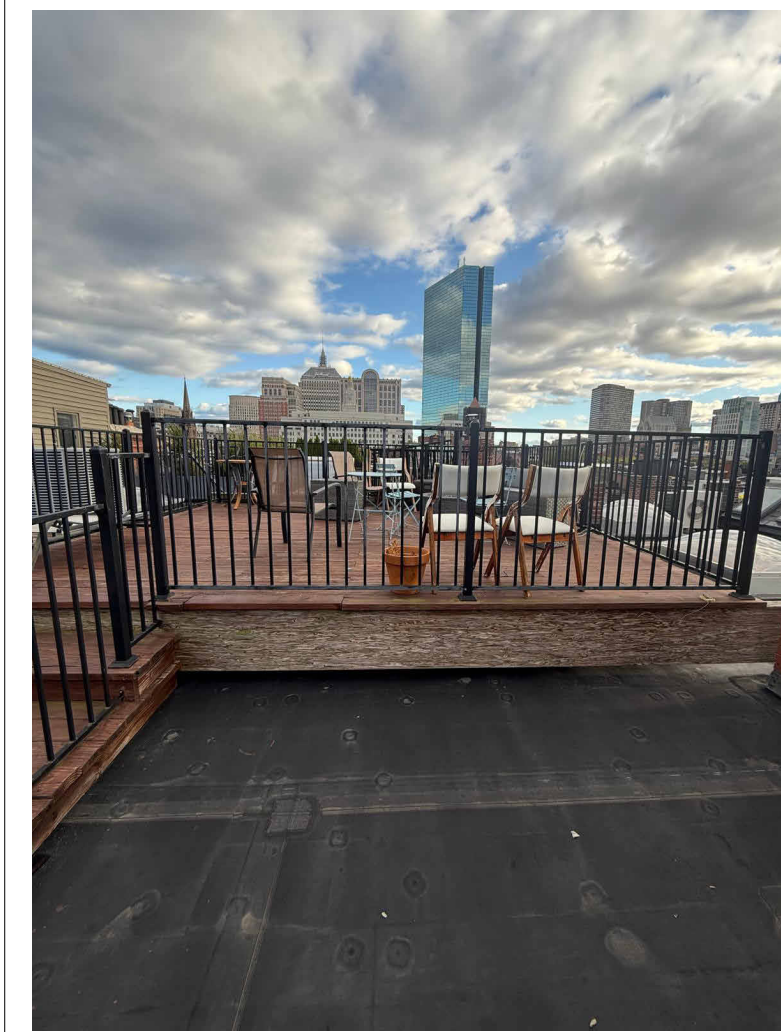


PHOTO 4: VIEW TOWARDS BEACON ST

Permit Set

No.	Description	Date

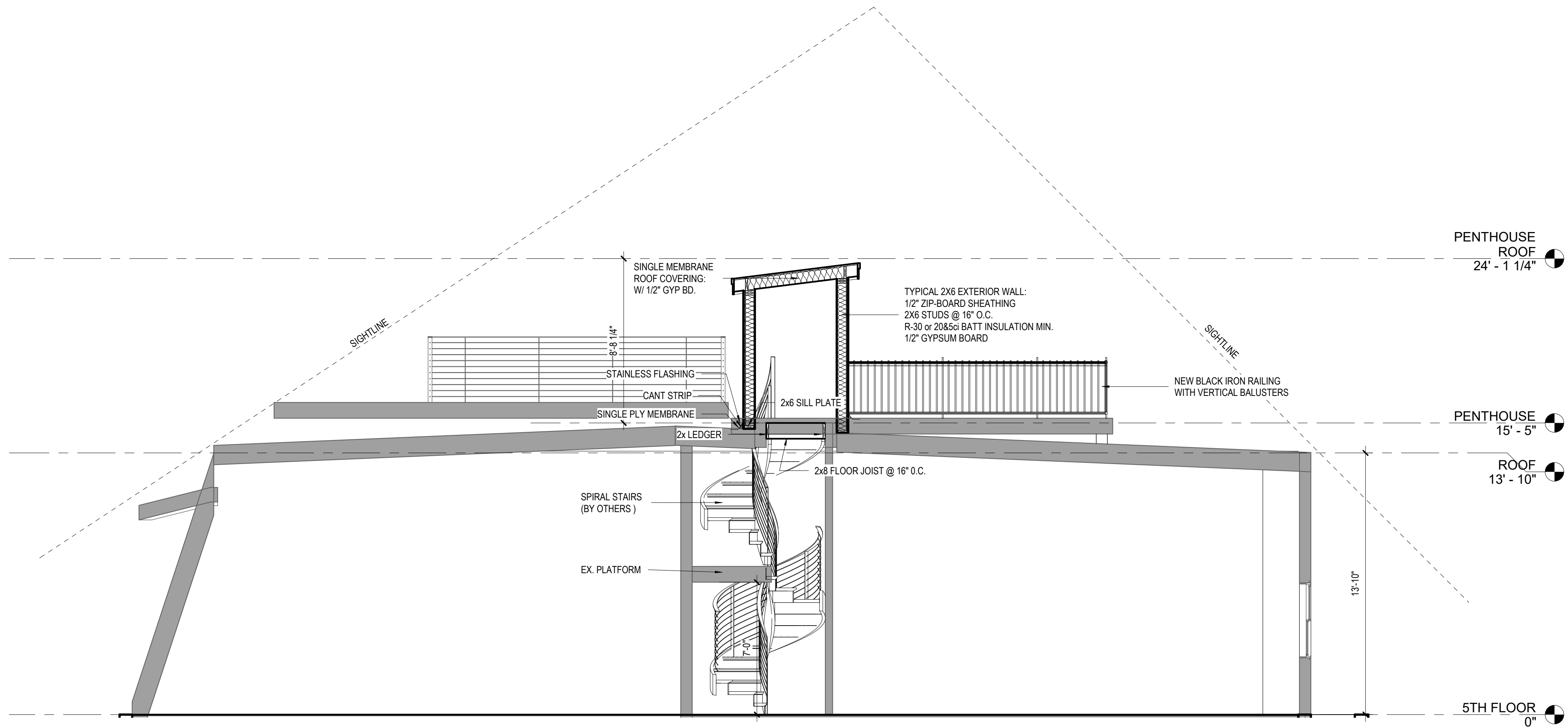
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Checked by Checker

A2.1

Scale 1/16" = 1'-0"



1 PENTHOUSE SECTION
A2.2 1/4" = 1'-0"

PENTHOUSE ROOF
24' - 1 1/4"

PENTHOUSE
15' - 5"

ROOF
13' - 10"

5TH FLOOR
0"

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A2.2

Scale 1/4" = 1'-0"



PHOTO 1



PHOTO 2

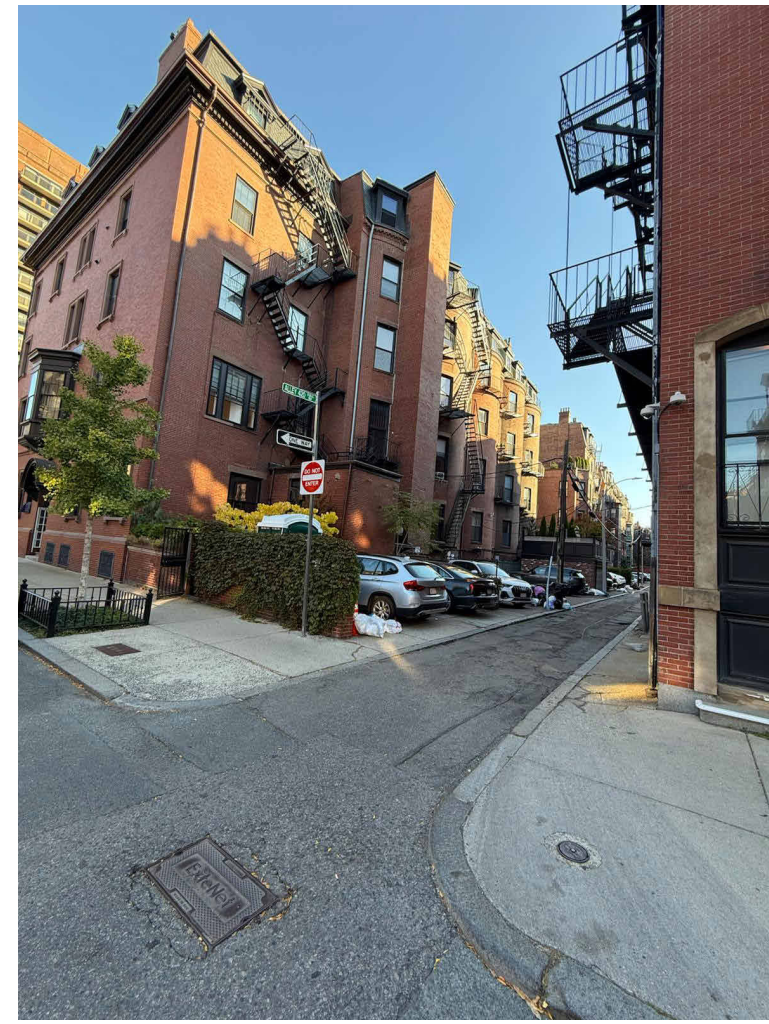


PHOTO 3



PHOTO 4

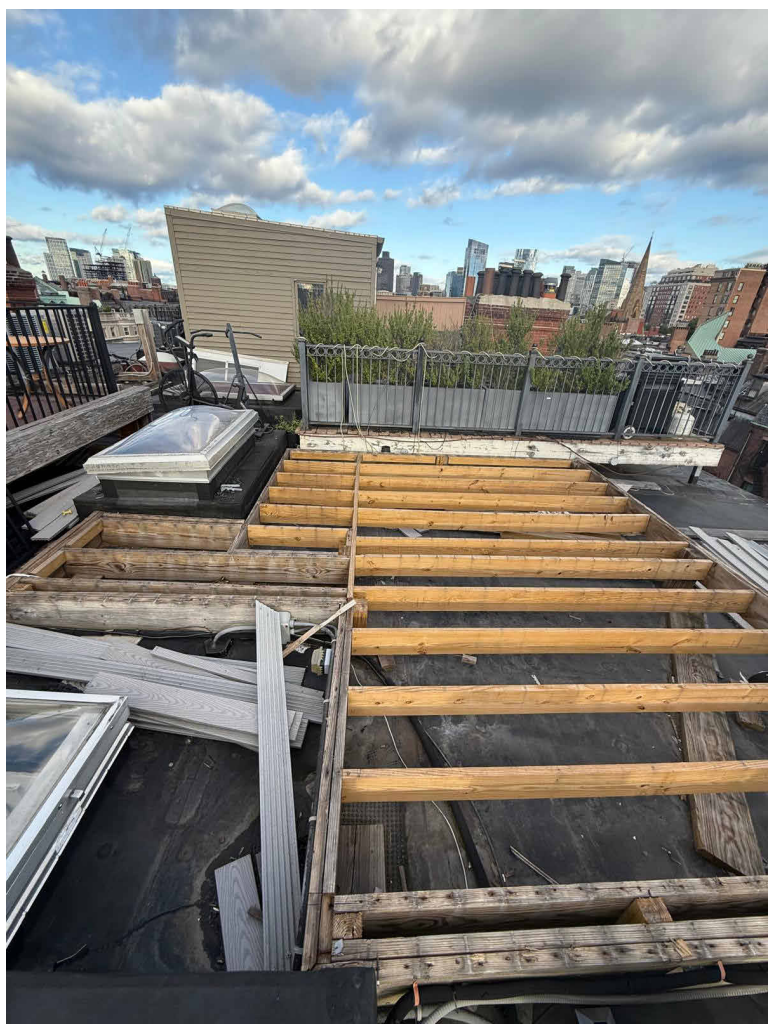


PHOTO 5

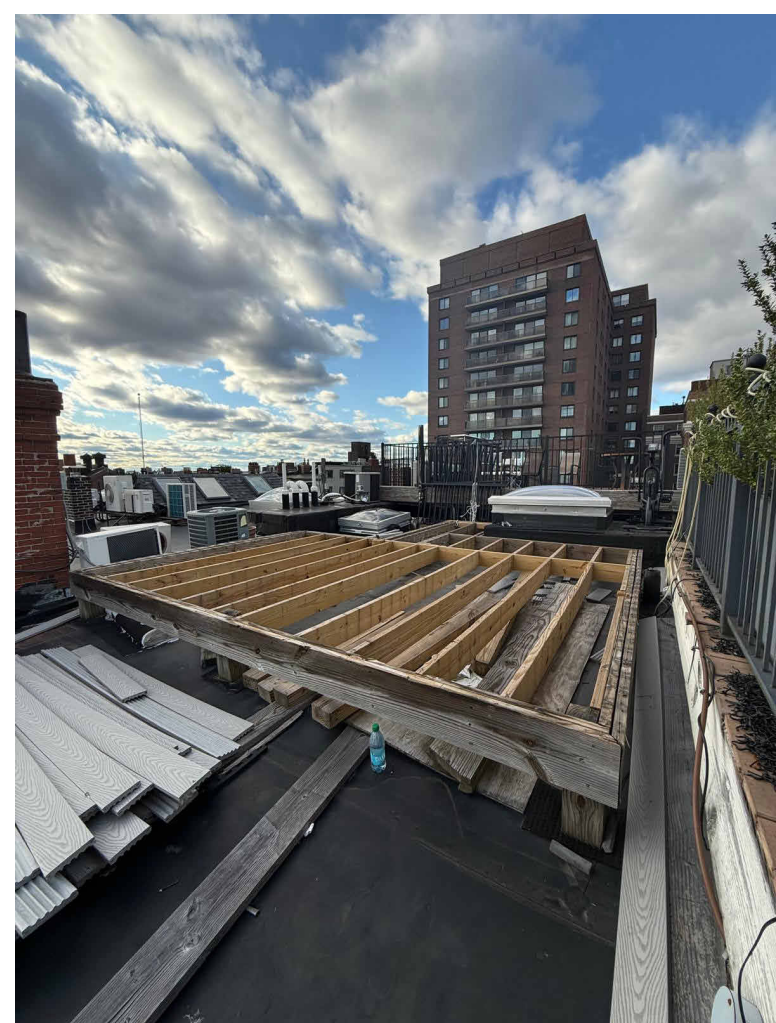


PHOTO 6



PHOTO 7

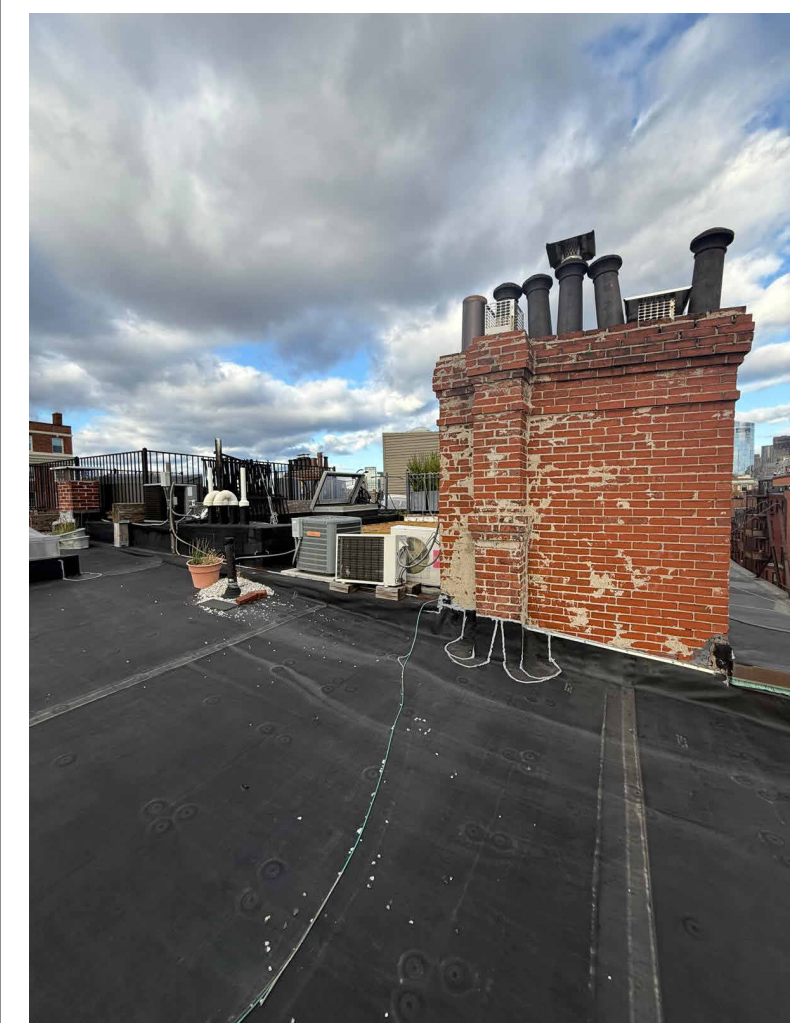


PHOTO 8

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A3.0

Scale