

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE LATEST EDITION OF THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
- THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY AQUATINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
- THE CONTRACTOR SHALL GIVE A WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

EPOXY ANCHORS:

- EXPANSION BOLTS USED IN CONCRETE SHALL BE SIMPSON STRONG BOLT 2 OR EQUAL. BOLTS NEED TO BE INSTALLED IN ACCORDANCE WITH ICC-REPORT ESR-3037.
- EPOXY ANCHORS AND DOWELS INSTALLED INTO CONCRETE SHALL BE A THREADED ROD OR REINFORCING BAR DOWEL WITH THE HILTI "RE-500SD" ADHESIVE SYSTEM AND BE INSTALLED ACCORDING TO ICC-REPORT ESR-2322. CONTRACTOR MAY SUBSTITUTE EXPANSION BOLTS OR EPOXY ADHESIVES OF EQUAL VALUE IN THE SPECIFIED MATERIAL WITH A CURRENT ICC-REPORT FOR REVIEW. EXPANSION BOLTS SHALL NOT BE USED IN MASONRY.

STEEL NOTES:

- ALL COLUMNS: A36, STEEL PIPE, A46 STEEL TUBE.
- BOLTS: A325, ANCHOR BOLTS: A307.

STRUCTURAL STEEL NOTES:

- ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 SPECIFICATIONS, EXCEPT SQUARE STEEL TUBE COLUMNS.
- ALL SQUARE STEEL TUBE COLUMNS SHALL CONFORM TO ASTM A500, WITH A MINIMUM YIELD STRESS OF 46,000 PSI.
- ALL SHOP CONNECTIONS SHALL BE WELDED.
- FIELD CONNECTION SHALL BE MADE WITH HIGH STRENGTH FRICTION BOLTS MEETING A325-X SPECIFICATIONS.
- ALL BOLTS SHALL BE 3/4" IN DIAMETER, OR AS NOTED ON DRAWINGS. HOLES SHALL BE 1/16" LARGER.
- ALL STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT OF RUST INHIBITIVE PAINT; SUCH AS TNEMEC-99, OR RUST INHIBITOR BY "MAINLINE". OR, PAINT, AS NOTED IN THE SPECIFICATIONS.
- AFTER STRUCTURAL STEEL ERECTION IS IN PLACE, ALL EXPOSED AREAS SHALL BE TOUCHED UP. SEE SPECIFICATIONS ON PAINTING FOR ADDITIONAL REQUIREMENTS.
- PROVIDE 3/4" GROUT, 3,000 PSI, AND 1/4" THICK LEVELING PLATES UNDER ALL COLUMN BASE PLATES, WITH FOUR (4) 3/4" DIAMETER x 16" LONG ANCHOR BOLTS; OR AS NOTED.
- PROVIDE A MINIMUM OF 8" BEARING ON EACH SIDE OF LINTELS AND HEADERS OVER DOORS, WINDOWS, LOUVERS, AND OPENINGS, ETC.
- THE CONTRACTOR SHALL SUBMIT A REPRODUCIBLE SEPIA AND FOUR PRINTS OF SHOP DRAWINGS; SHOWING ALL STRUCTURAL STEEL SIZES, CONNECTIONS AND DETAILS, TO THE ARCHITECT FOR HIS APPROVAL. FABRICATION OF STRUCTURAL STEEL MEMBERS SHALL NOT BEGIN WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT OR HIS ENGINEER.
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST COMMONWEALTH OF MASSACHUSETTS BUILDING CODE AND THE STRUCTURAL STEEL INSTITUTE SPECIFICATIONS FOR BUILDINGS AND BRIDGES.

MASONRY REPAIR SCOPE

- Remove all grouting from cornice, sills, repoint all joints.
- Pressure wash facade with "sureclean", by Waldo.
- Repair areas as noted on drawings.
- Tuck point entire masonry facade, caulk all exposed joints with sealant.
- Caulk any exposed joints with a high performance, low modulus, multi-component, chemically cured polyurethane joint sealant conforming to Federal Specification TT-S-00227E, Class A, Type II and ASTM C920-79, Type M, Grade NS, Class 25 standards. Sealant shall be by Dymeric 511 as manufactured by Tremco or approved equal.

MASONRY LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows; or as noted on drawings.

Span of opening:	8" walls	10"-12" walls
less than 3'-0"	2L'S 3 1/2 x 3 1/2 x 1/4	3L'S 3 1/2 x 3 1/2 x 1/4
up to 4'-0"	2L'S 4 x 3 1/2 x 1/4	3L'S 4 x 3 1/2 x 1/4
up to 5'-0"	2L'S 5 x 3 1/2 x 1/4	3L'S 5 x 3 1/2 x 1/4
up to 6'-0"	2L'S 6 x 3 1/2 x 3/8	3L'S 6 x 3 1/2 x 3/8

LIGHT GAGE METAL FRAMING :

- ALL WORK SHALL CONFORM TO THE FOLLOWING STANDARDS, LATEST EDITIONS:
 - AMERICAN IRON AND STEEL INSTITUTE (A.I.S.I.). DESIGN OF COLD FORM STRUCTURAL STEEL.
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION. MANUAL OF STEEL CONSTRUCTION.
 - AMERICAN WELDING SOCIETY (A.W.S.), STURCTURAL WELDING CODE-SHEET STEEL.
 - AMERICAN SOCIETY OF TESTING AND MATERIALS, (A.S.T.M.).
- THE MORE STRINGENT REQUIREMENTS SHALL GOVERN IN CONFLICTS BETWEEN SPECIFIED CODES AND STANDARDS.

WOOD NOTES:

- ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
 - ALL FRAMING LUMBER SHALL BE #2 HEM-FIR, OR BETTER, HAVING A MINIMUM:
 - FB=1,200 PSI, FV=70 PSI, E=1,300,000 PSI.
 - ALL L.V.L. LUMBER DENOTED ON PLANS SHALL HAVE A MINIMUM:
 - FB=2,650 PSI, FV=285 PSI, E=1,900,000 PSI - FOR STUDS COLUMNS
 - FB-3100 PSI, FV=285 PSI, E=2,000,000 PSI - FOR BEAMS
- ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3" CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-0" O.C.
- ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-0" O.C. MAXIMUM.
- PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
- PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
- PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
- PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
- PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
- PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWB" STRAP, OR EQUAL.
- ALL BUILT-UP BEAMS SHALL BE BOLTED WITH 1/2" Ø THRU BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

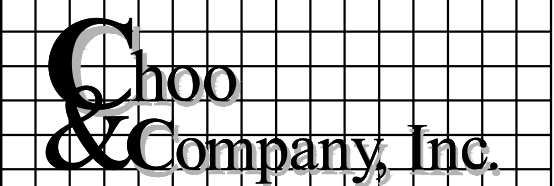
WOOD LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows; or as noted on drawings.

Span of opening:	Size: 2x6 studs	Size: 2x4 studs
less than 4'-0"	3 - 2x4	2 - 2x4
up to 6'-0"	3 - 2x6	2 - 2x6
up to 8'-0"	3 - 2x8	2 - 2x8
up to 10'-0"	3 - 2x10	2 - 2x10

**PROPOSED
ROOF DECK
288 MARLBOROUGH ST
BOSTON,
MASSACHUSETTS**

Location
**PROPOSED ROOF DECK
UNIT 3
288 MARLBOROUGH ST
BOSTON, MA**



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 17121
Scale: AS NOTED
Date: 5/17/2017
Drawn By: SL

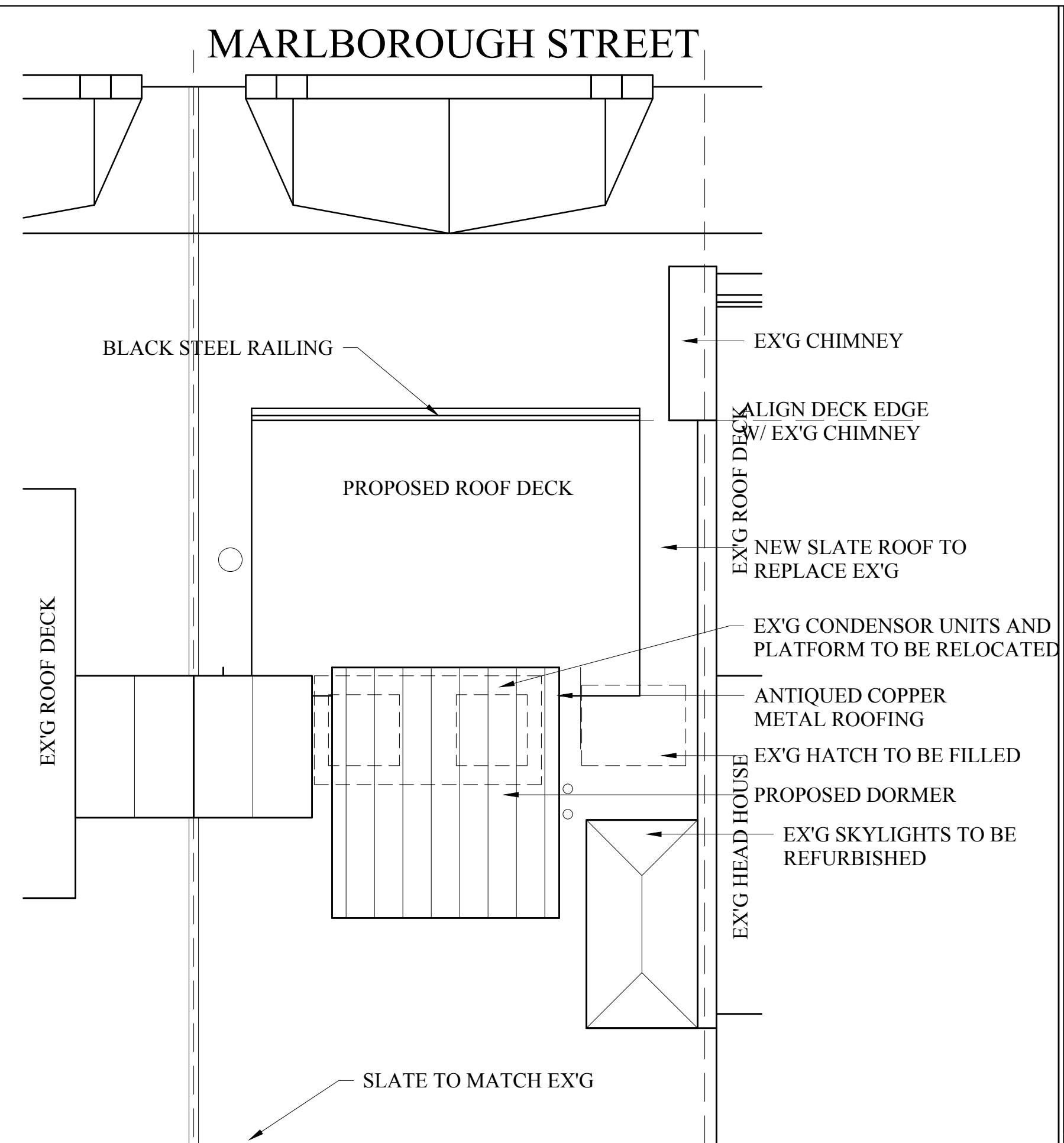
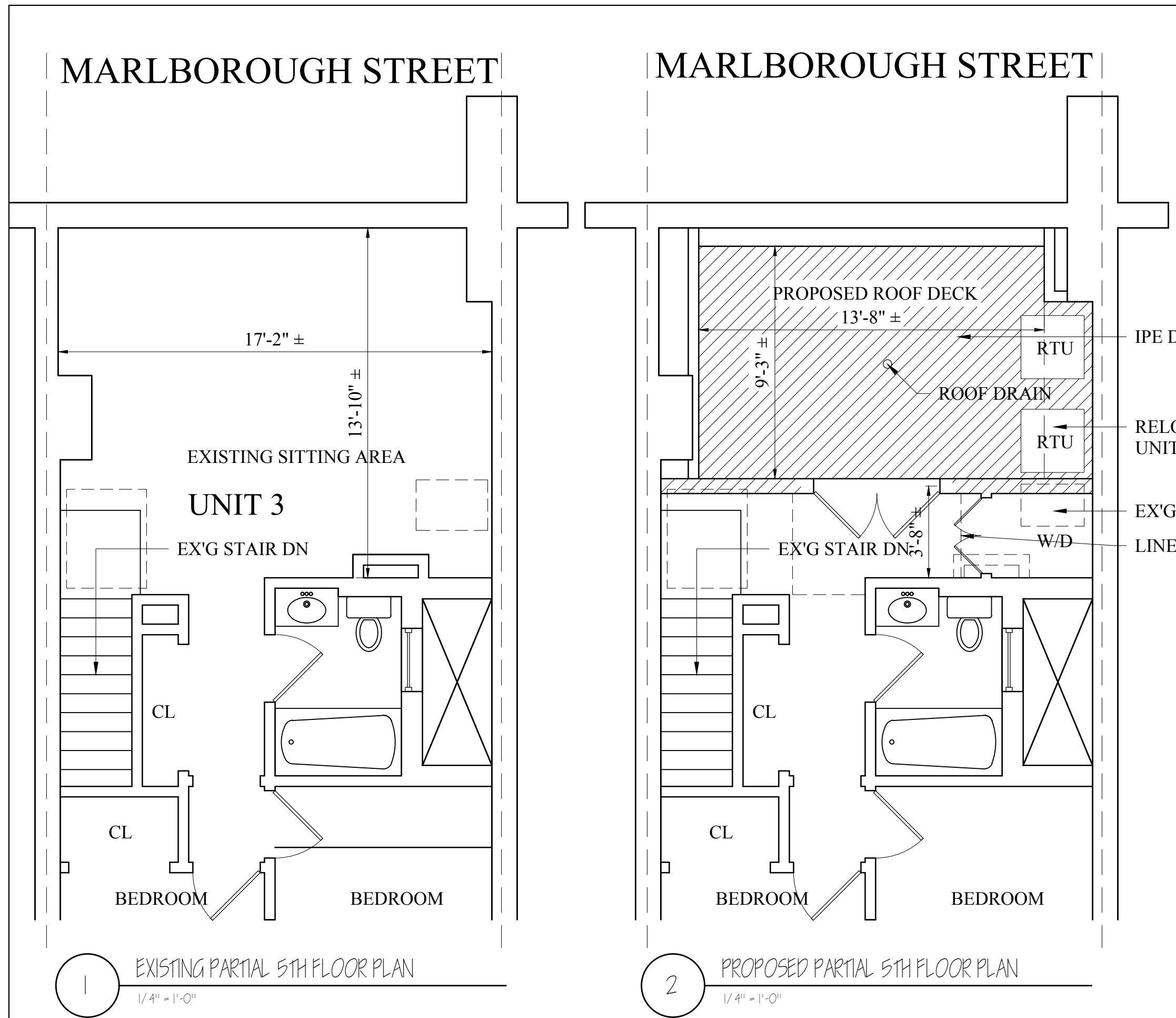
Drawing Name
COVER SHEET

Sheet No.
A-0

KEY

- EMERGENCY LIGHT
- 1 HOUR WALL(SEE W.T.1/A-3.1)
- 2 HOUR WALL(SEE W.T.2/A-3.1)
- FAN
- 45 MIN. DOOR
- 1-1/2 HOUR DOOR
- 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
- 2 HOUR CLG. WALL(SEE C.T.2/A-3.1)
- FIRE EXTINGUISHER
- NEW WALL
- EX'G WALL TO REMAIN
- WALL TO BE REMOVED

CODE SUMMARY
EX'G TYPE 3B CONSTRUCTION
REMAINS
EX'G 5 STORIES
EX'G R-2
EX'G NON SPRINKLED



PROPOSED ROOF DECK
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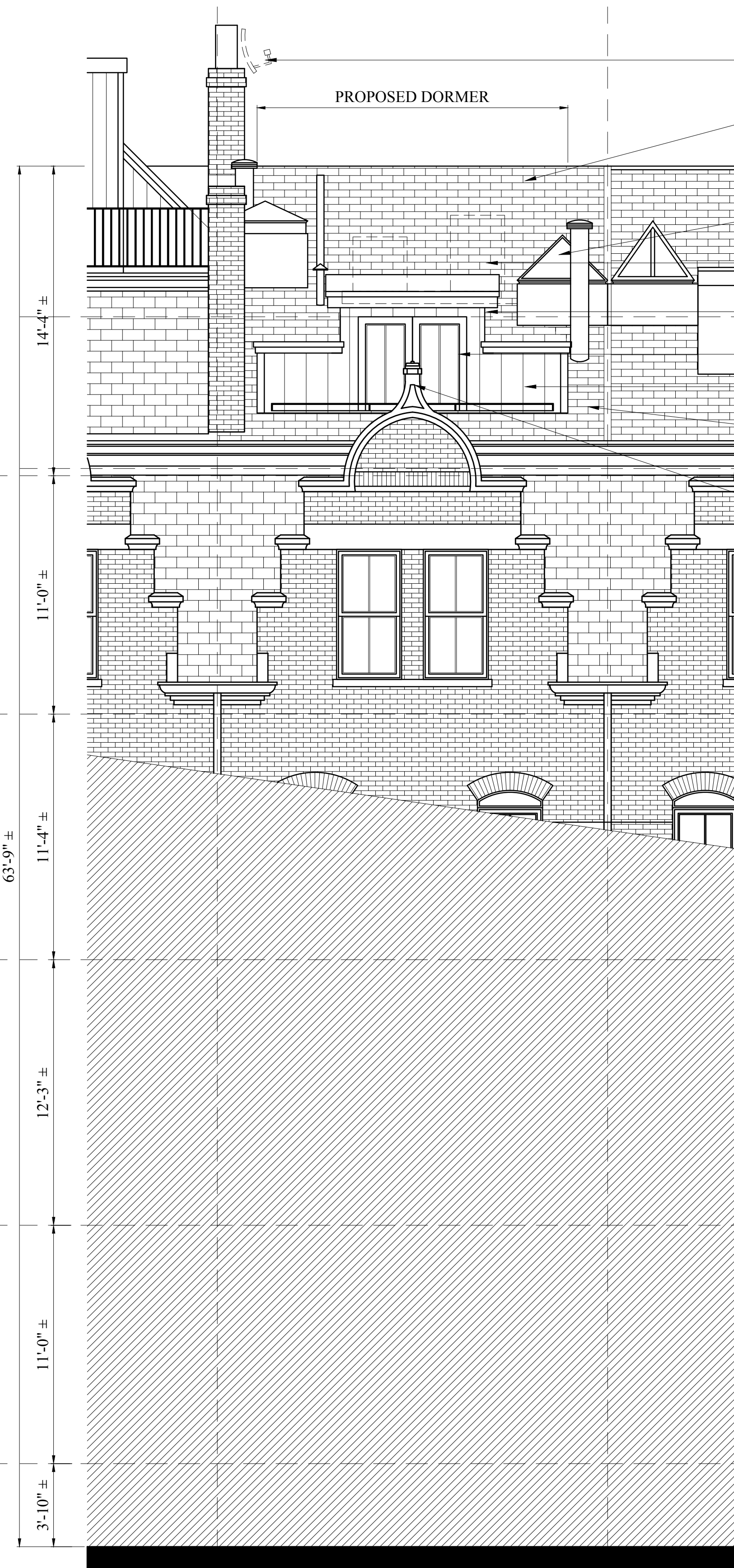
Project No: 17121
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 Drawn By: SL

Drawing Name:
PROPOSED PLANS

Sheet No:
A-1.1



1 EXISTING FRONT ELEVATION
1/4" = 1'-0"

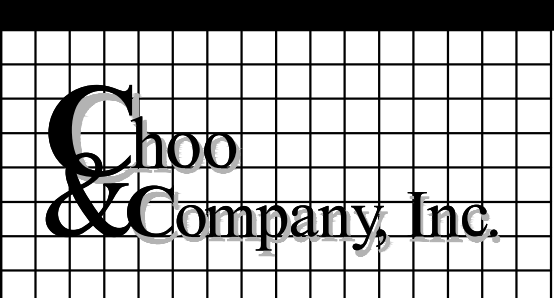


2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

- SATELLITE DISH TO BE REMOVED
- SLATE TO MATCH EX'G
- EX'G SKYLIGHTS TO BE REFURBISHED
- EX'G CONDENSOR UNITS AND PLATFORM TO BE RELOCATED
- ANTIQUED COPPER METAL TRIM
- WOOD DOORS
- ANTIQUED COPPER METAL SIDING
- PROPOSED SLATE TO MATCH ADJACENT BUILDING
- FINIAL TO BE REBUILT TO MATCH ADJACENT BUILDING

Location

**PROPOSED ROOF DECK
UNIT 3
288 MARLBOROUGH ST
BOSTON, MA**



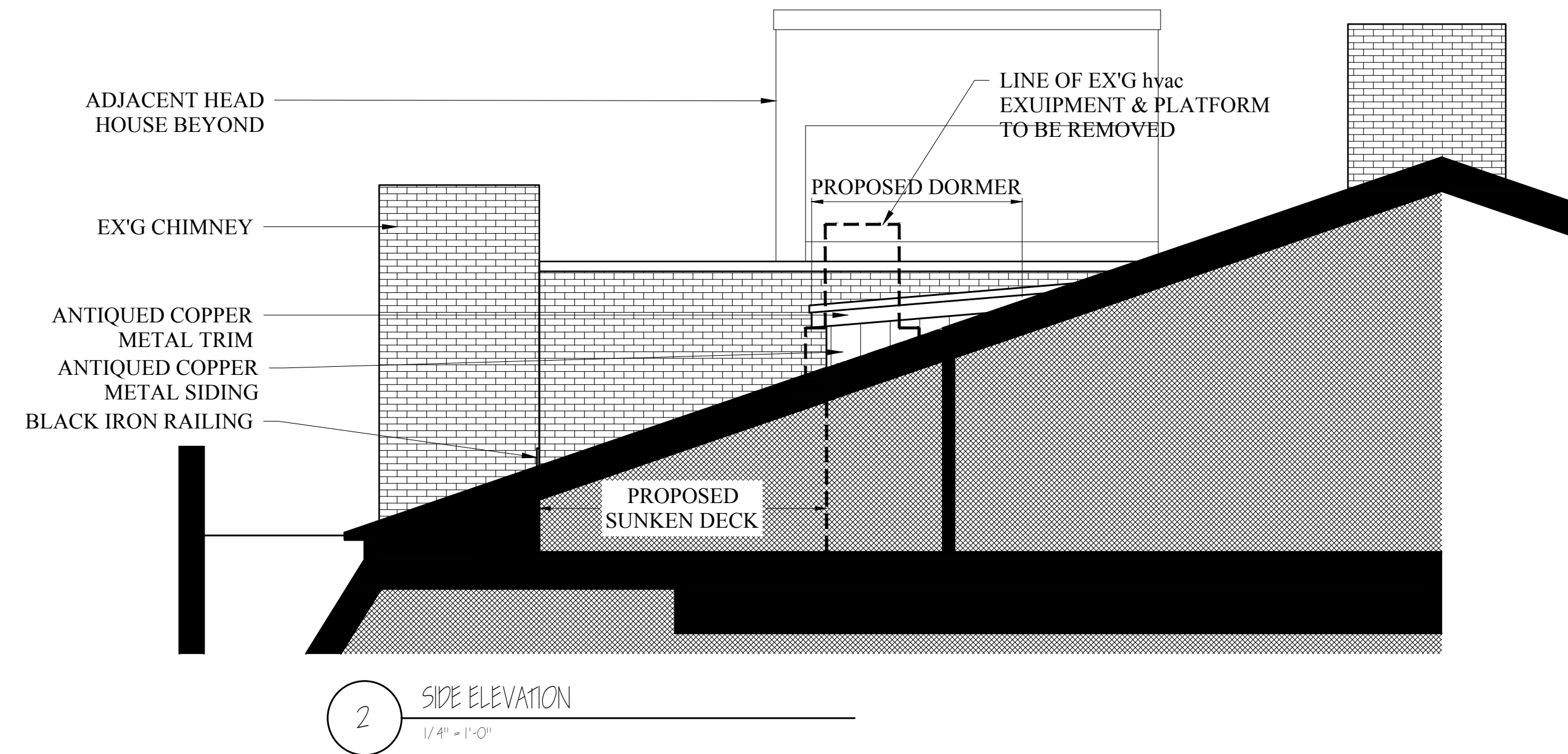
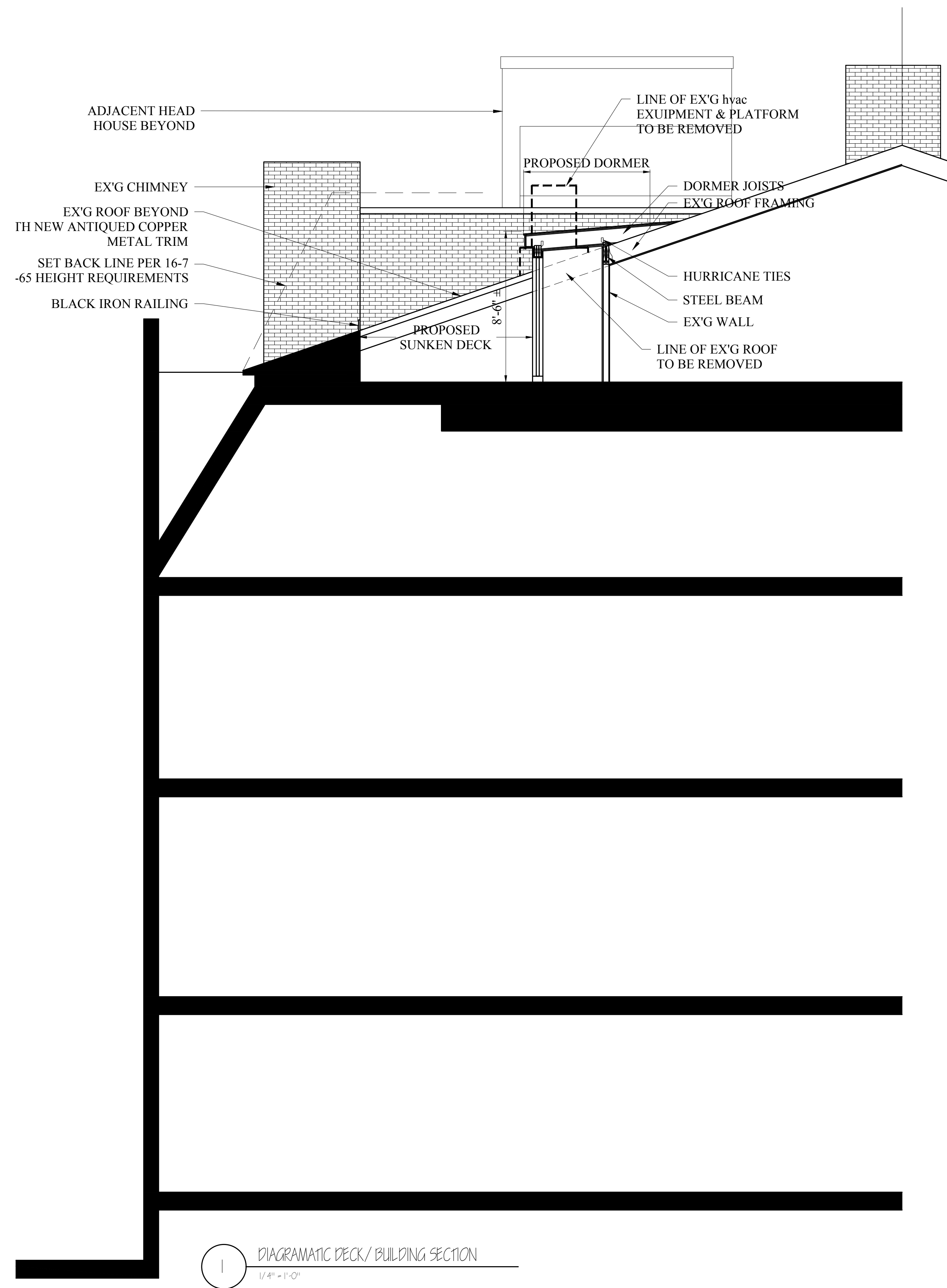
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Drawing Name
PROPOSED PLANS

Sheet No.
A-1.2



Location

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BOSTON, MA

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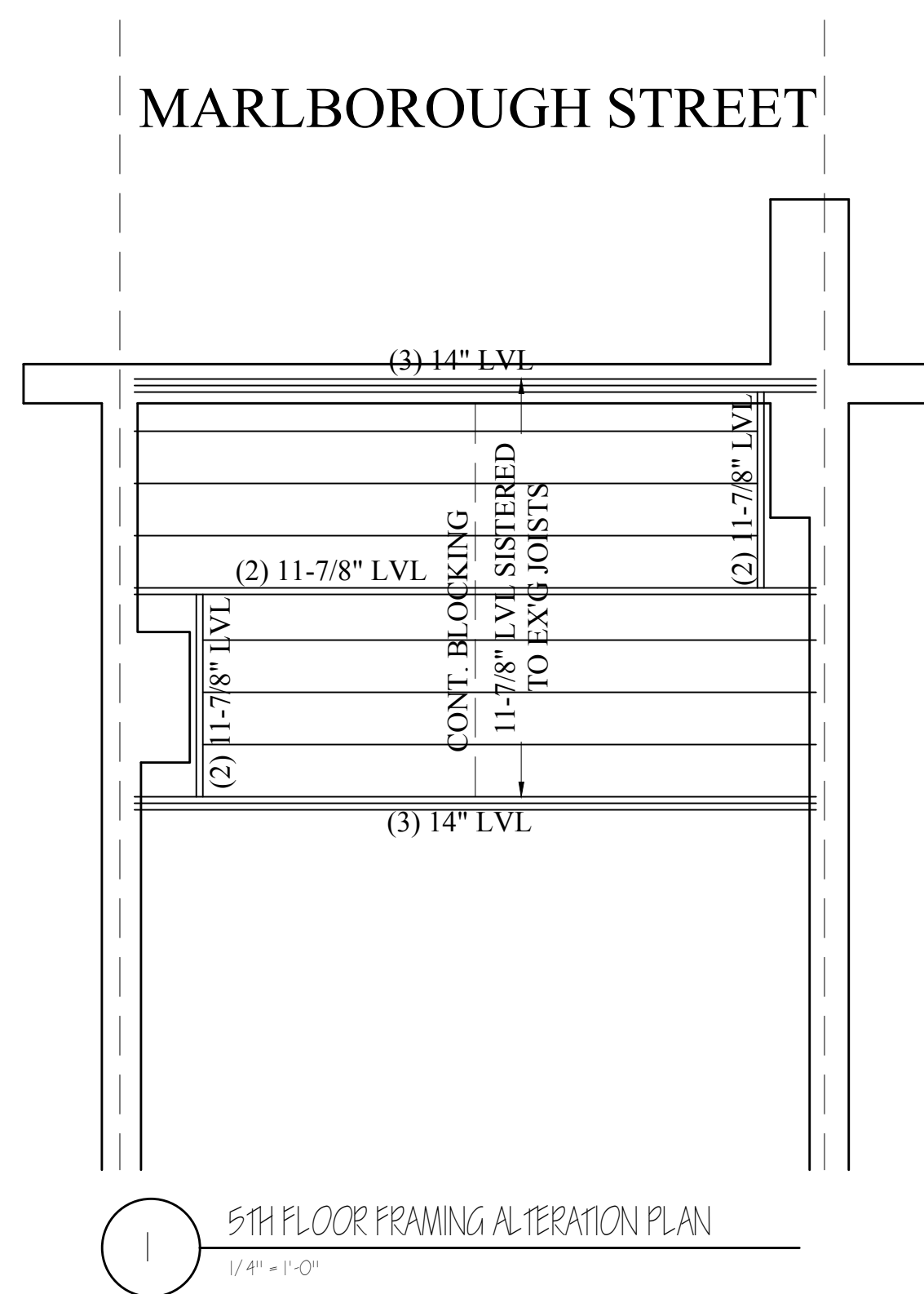
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 Scale: AS NOTED
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 Drawn By: SL

Drawing Name

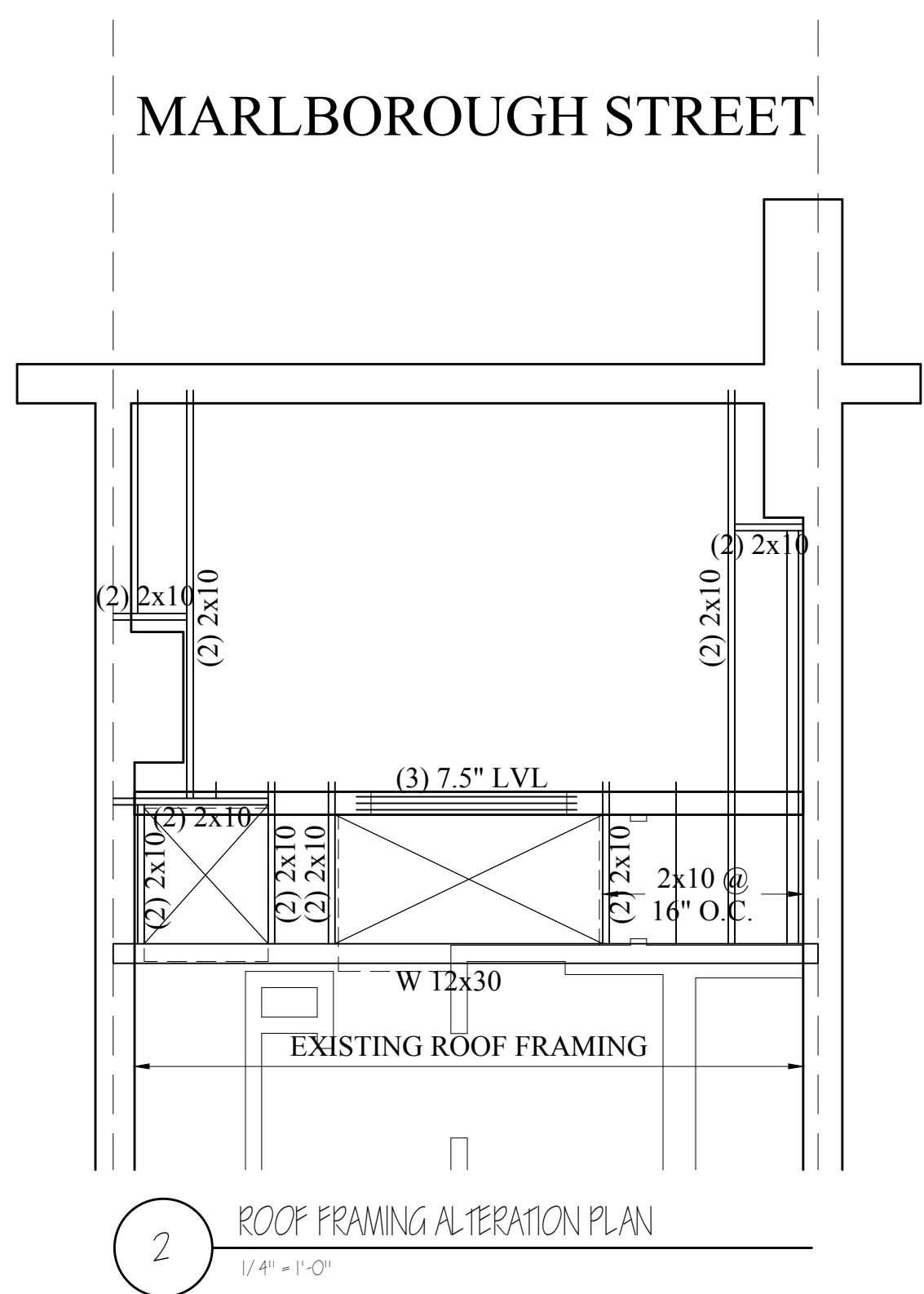
PROPOSED PLANS

Sheet No.

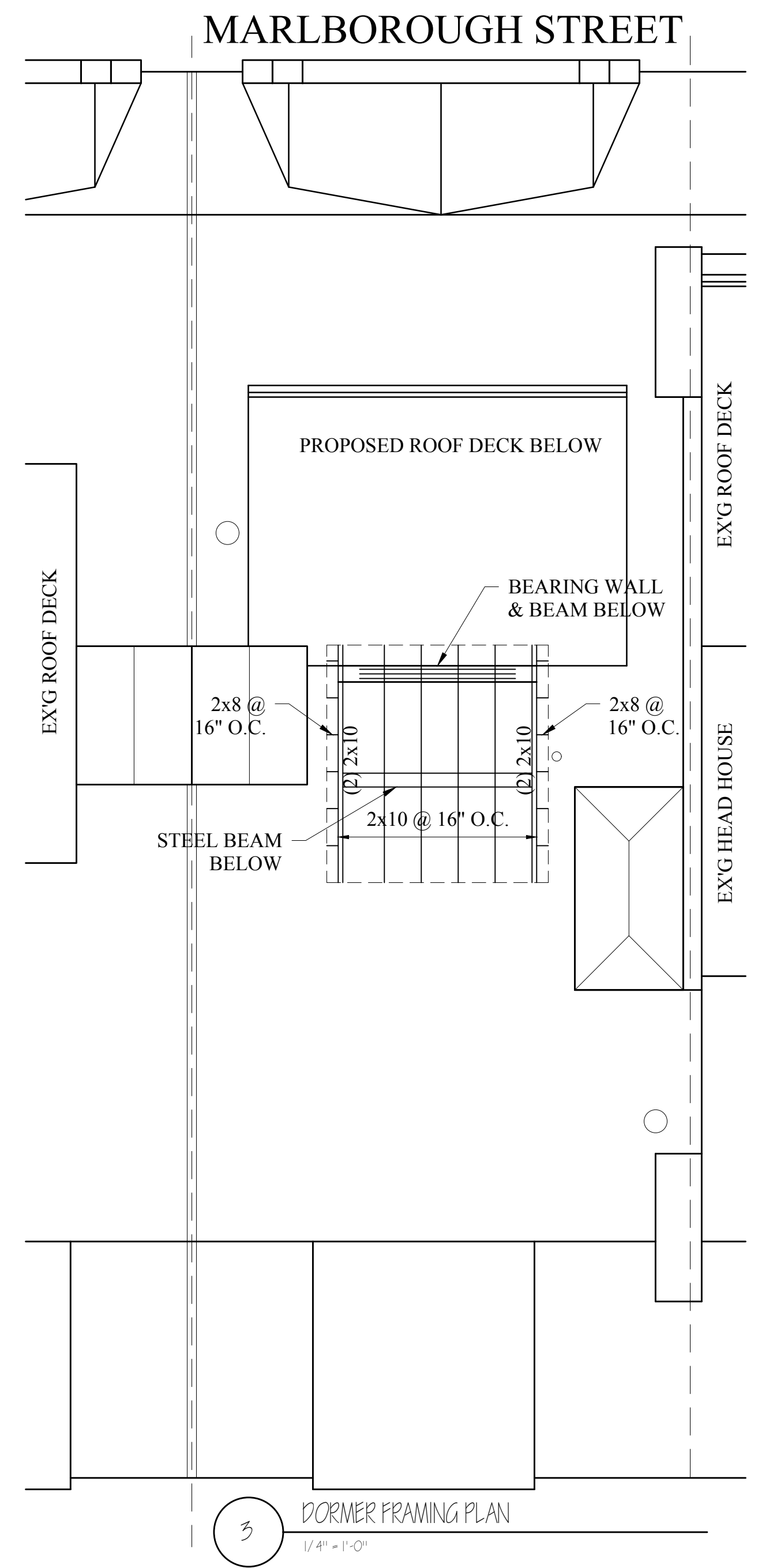
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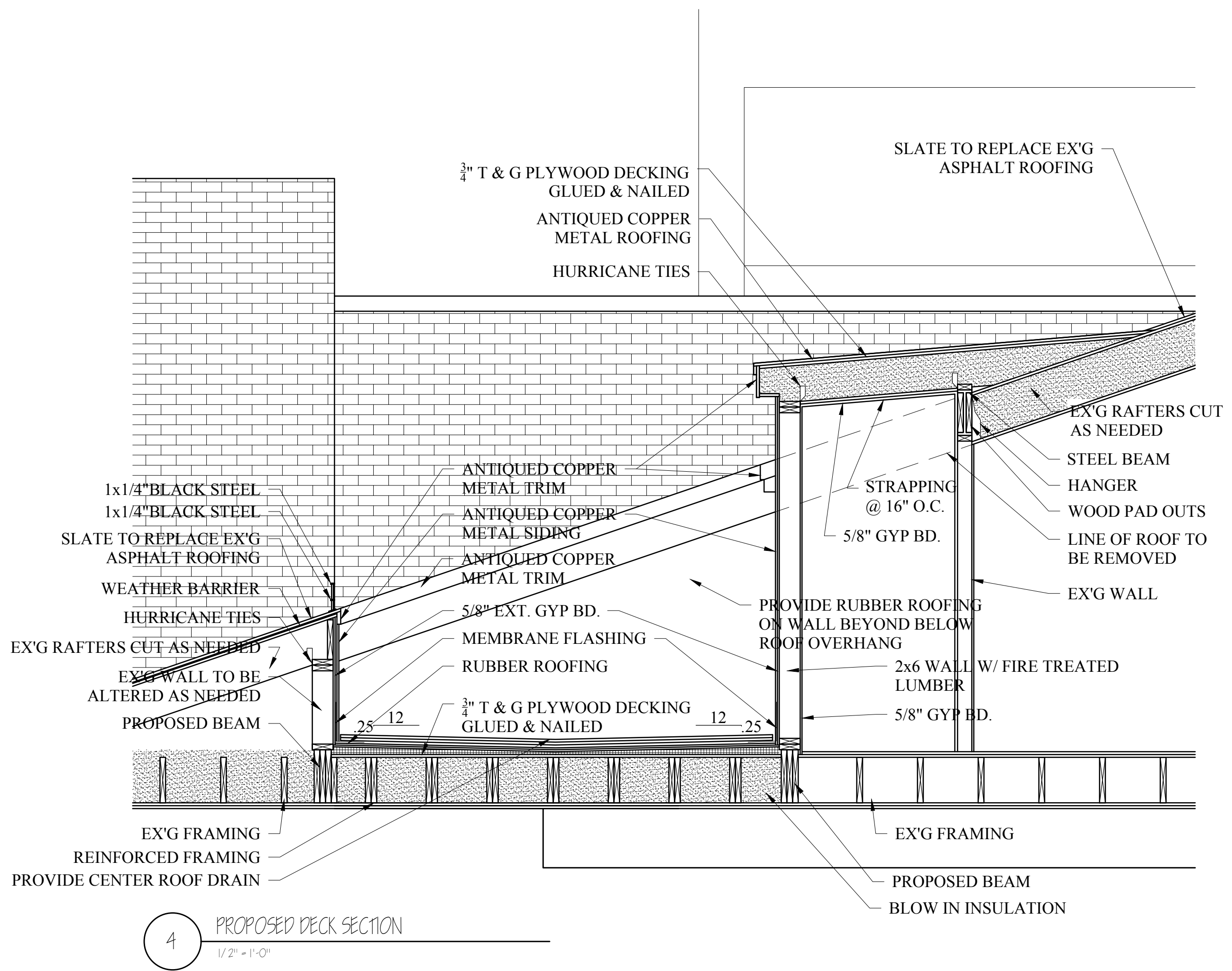
1 5TH FLOOR FRAMING ALTERATION PLAN
1/4" = 1'-0"



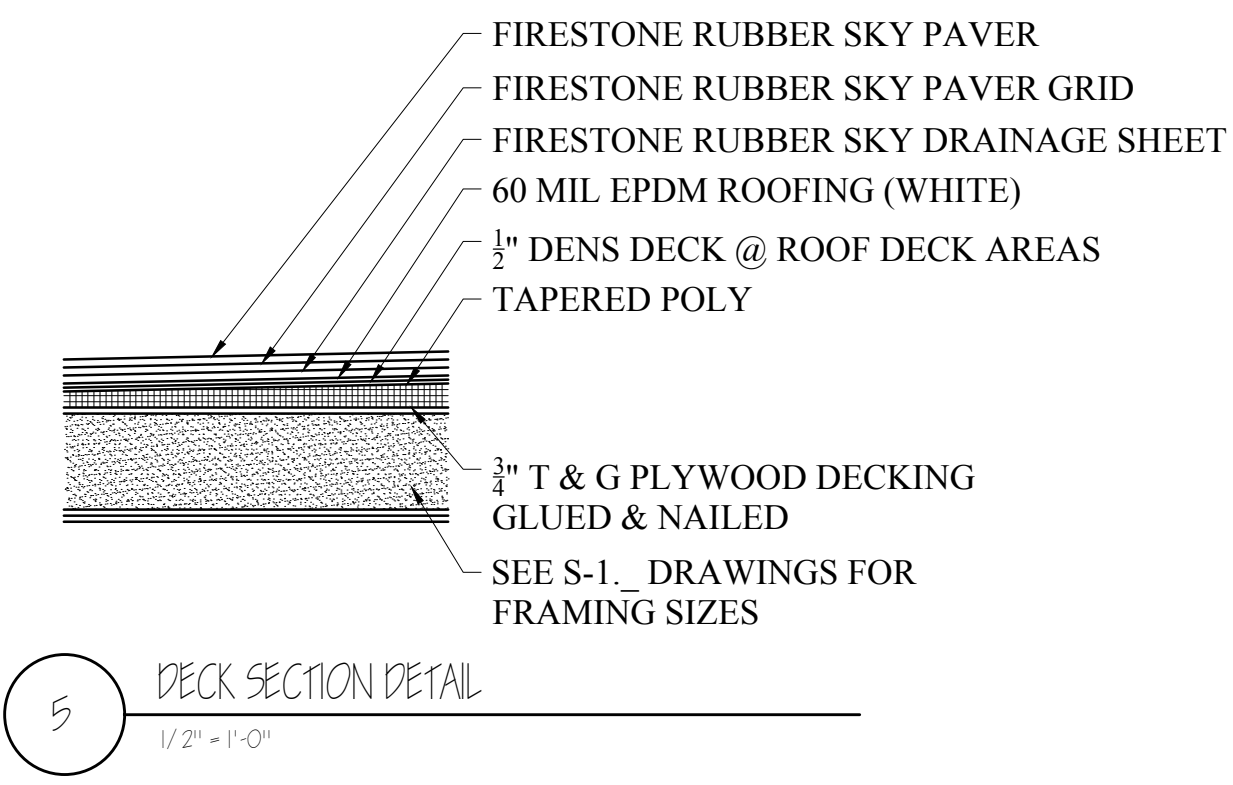
2 ROOF FRAMING ALTERATION PLAN
1/4" = 1'-0"



3 DORMER FRAMING PLAN
1/4" = 1'-0"



4 PROPOSED DECK SECTION
1/2" = 1'-0"



5 DECK SECTION DETAIL
1/2" = 1'-0"

Location
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No.	Revision Date
	10-10-2013
	11-22-2013
	1-09-2013

Project No: 13211
Scale: AS NOTED
Date: 09-03-2013
Drawn By: SL

Drawing Name
**PROPOSED
PLANS**

Sheet No.
S-1.1



1 FRONT ELEVATION



2 BIRDS EYE FRONT



3 BIRDS EYE REAR

Location

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No.	Revision Date
	10-10-2013
	11-22-2013
	1-09-2013

Project No: 13211
Scale: AS NOTED
Date: 02-05-2018
Drawn By: SL

Drawing Name
PHOTOGRAPHS

Sheet No.
PH-1.1



1 CONDENSOR LOCATION



1 CONDENSOR LOCATION



2 CONDENSOR (VIEW TOWARDS STREET)

Location

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 BOSTON, MA

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 & Company, Inc.

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No.	Revision Date
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	11-22-2013
	1-09-2013

Project No: 13211
 Scale: AS NOTED
 Date: 02-05-2018
 Drawn By: SL

Drawing Name
 PHOTOGRAPHS

Sheet No.
 PH-1.2