

MURPHY RESIDENCE

EXTERIOR IMPROVEMENTS

106 APPLETON STREET, BOSTON, MA 02116

NOMAD

nomad design collaborative

86 Joy Street
Studio 2
Somerville, MA 02143

PROJECT INFORMATION

PROPERTY ID: 0400191000
ADDRESS: 106 APPLETON STREET, BOSTON, MA 02116
CLASSIFICATION CODE: 0140

OWNER

Doug + Janine Murphy
106 Appleton Street
Boston, MA 02116

ARCHITECT + BUILDER

NOMAD Design Collaborative
278 Main Street
Mashpee, MA 02649
(508) 776 4938

STRUCTURAL ENGINEER

Daniel Bonardi Consulting Engineers
Daniel Bonardi
1165R Massachusetts Avenue
(781) 483 3336

LIST OF DRAWINGS

GENERAL

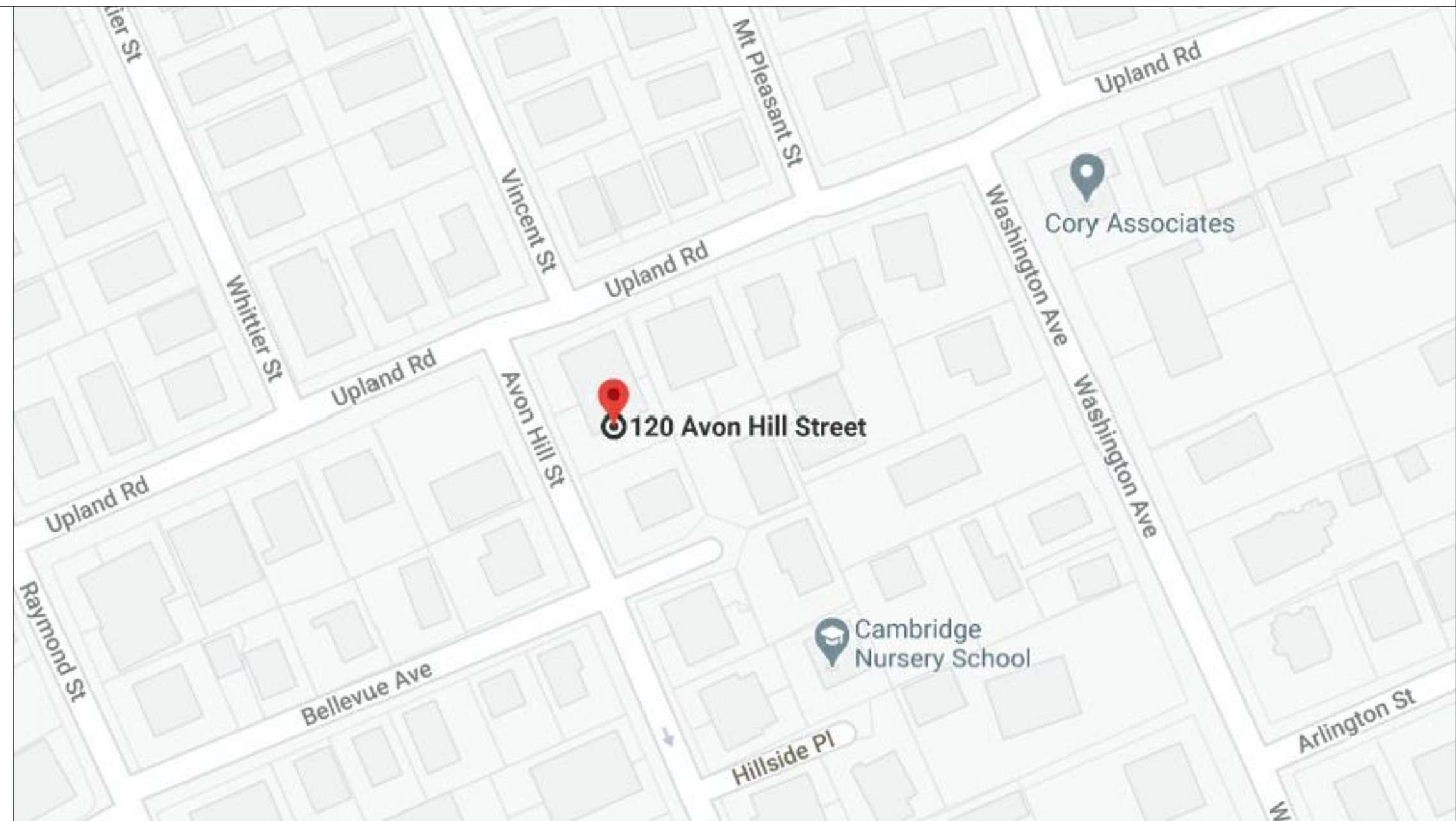
- A0.1 TITLE SHEET
- A0.2 NOTES + PROJECT INFORMATION

ARCHITECTURAL

- A1.1 ROOF DECK DEMOLITION + ARCHITECTURAL PLAN
- A7.0 EXTERIOR ELEVATIONS + BUILDING SECTIONS

STRUCTURAL

- S1.0 FRAMING PLAN + MISC. DETAILS



LOCATION MAP (NTS)

PROJECT

106 APPLETON ST
BOSTON, MA 02116

ISSUE DATE

JUNE 18, 2021
AUGUST 16, 2021

REMARKS

PROGRESS SET
LANDMARK SET

TITLE SHEET

DATE: AUGUST 16, 2021 SG

SCALE: SEE DWG

TITLE SHEET

A0.1

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PROJECT

106 APPLETON ST
BOSTON, MA 02116

NOTES + PROJECT INFORMATION

DATE: AUGUST 16, 2021 SG

SCALE: SEE DWG

A0.2

ABBREVIATIONS:

| | |
|-------|---|
| AFF | above finish floor |
| ARCH | architectural |
| BLDG | building |
| BS | both sides |
| CL | center line |
| COL | column |
| CONC | concrete |
| CONT | continuous |
| CPT | carpet |
| DIA | diameter |
| DIM | dimension |
| DN | down |
| DWG | drawing |
| EA | each |
| ELEC | electrical |
| EQ | equal |
| EQUIP | equipment |
| EXIST | existing |
| GC | general contractor |
| GYP | gypsum |
| HORIZ | horizontal |
| HT | height |
| HVAC | heating ventilation air conditioning |
| INSUL | insulated |
| LT | light |
| MAX | maximum |
| MIN | minimum |
| MTL | metal |
| NIC | not in contract |
| NTS | not to scale |
| OC | on center |
| OPNG | opening |
| OPP | opposite |
| PLY | plywood |
| PT | pressure treated |
| PTD | painted |
| REQ'D | required |
| RO | rough opening |
| SF | square feet |
| SIM | similar |
| STD | standard |
| STL | steel |
| STR | structural |

GENERAL NOTES:

- All construction work, Architectural, Mechanical, Electrical, etc., shall conform to Massachusetts State Building Code, 9th Edition, and all other applicable Codes and Regulations of any other authorities having jurisdiction.
- The Contractor shall verify all dimensions and existing conditions in the field.
- If any work shown is unclear or ambiguous, the General Contractor shall, in a timely manner so as not to delay the work, contact the architectural designer for clarification prior to proceeding.
- Contractor shall secure all permits, approvals and inspections required for construction.
- Work not included is noted "NOT IN CONTRACT" or "NIC".
- Work included is all work on drawings and in the specifications.
- All work listed, shown or implied on any Construction Drawings shall be supplied and installed by the General Contractor, unless otherwise noted.
- Shop drawings and/or submittals must be provided for the architectural designer's review prior to ordering materials and commencement of fabrication.
- The General Contractor shall install and clean all equipment, materials and appliances according to manufacturer specifications and instructions. The General Contractor shall verify that all clear opening dimensions in cabinetry adequately accommodate the specified equipment and shall notify the architectural designer of any discrepancies prior to installation.
- The General Contractor shall provide all necessary blocking, stiffeners, bracing, framing, hangers or other support[s] for all fixtures, equipment, cabinetry, accessories, furnishing and all other items in the contract. Items denoted "NIC" that are to be installed only by the General Contractor are noted as such in the construction documents.
- All rigid conduit, ducting, plumbing pipes and appliance vents shall be isolated from building construction by means of resilient sleeves, mounts, or minimum 1/4" thick approved resilient material [gas piping need not be isolated].
- 'ALIGN' shall mean to accurately locate finish faces in the same plane.
- 'TYPICAL' or 'TYP' shall mean that the condition is representative for similar conditions throughout, unless noted otherwise. All details and references are usually keyed and noted once, when they first appear, but are typical for similar conditions elsewhere, unless noted otherwise.
- 'SIMILAR' or 'SIM' means comparable characteristics for the condition noted. Verify dimensions and orientation on plans.
- 'CLEAR' or 'CLR' dimensions shall be maintained and allow for thickness of all finishes incl. carpet and pad, tile, drywall, etc.
- General Contractor must limit his/her work and that of his/her trades to hours and days permitted by the Building Department of Town that work is being performed in, and any other authorities with jurisdiction.
- Comply with all requirements set forth by the property owner.
- These notes, as specified above, are general and may not necessarily apply to all aspects of the particular project.

DEMOLITION NOTES:

- Demolition work shown on these drawings is general and is not intended to represent the entire scope of work. The Contractor shall inspect the site to determine full scope of demolition.
- Demolition of any structural members will require temporary building support. It is the Contractor's responsibility for temporary building support and the sequencing of work must preserve the structural integrity of the building at all times. Any site conditions that appear structurally unsound before, during or after demolition should be reported to the architectural designer, who will determine if a review by a structural engineer is required.
- Remove walls, doors, frames, conduit, equipment, wiring, hangers, fasteners, finishes, fixtures, and debris that is not to be reused in the final work. Retain and store items as noted for reinstallation per future construction plans.
- Protect all original construction to remain during demolition; as necessary, remove any items off-site or store in such a way as to avoid damage.
- Perform no work in areas designated as "NIC" and/or "no demo"
- All existing work designated for removal, including but not limited to walls, floors, ceilings, mechanical, etc. shall be legally disposed of by the Contractor. "Remove" shall mean remove completely and entirely from the building.
- The Contractor shall be responsible for terminating plumbing and electrical work where items are removed, by dead-ending piping and wires in safe, code conforming and permanent manner.
- During demolition, Contractors shall provide adequate temporary protection and shall secure adjacent areas from dust and debris.
- All floors, walls, ceilings etc. shall be patched and repaired in a workmanship-like manner to match the surrounding surface areas where there is damage because of removal or replacement of existing construction, or where gaps, damage or holes exist that are to be covered by the new work. The intent is to restore the existing structural systems to comply with the building codes with respect to structural integrity and fire resistance.
- Minimize disturbances to abutters to the highest degree possible.
- Request clarification from architectural designer on demolition of items not covered in these drawings, or for new items discovered during the demolition process.
- Develop a construction and demolition waste management plan to be shared with the architectural designer, Owner, that diverts debris from disposal in landfills and incinerators.
- All demolition work shall conform to the most current Massachusetts State Building Code and all other applicable Codes and Regulations of any other authorities having jurisdiction including the Town of Newton, Massachusetts.
- Contractor must limit his/her work and that of his/her trades to hours and days as permitted by the Building Department of the Town of Newton, and any other authorities with jurisdiction. Special permits, police details, etc. shall be obtained by the Contractor on a limited and as-need basis.
- Contractor to ensure site is secured and monitored at all times.
- Contractor to obtain demolition permit on behalf of the Owner.

CODES:

building
plumbing
gas
electrical
mechanical
health

MA Building Code Ninth Edition 780 CMR
MA Uniform State Plumbing Code 248 CMR
MA Uniform State Plumbing Code 248 CMR
MA Electrical Code 527 CMR
International Mechanical Code 2009
MA Sanitary Code 105 CMR

ROOF DECK RENOVATION

106 APPLETON STREET, BOSTON, MA

PROJECT SCOPE:

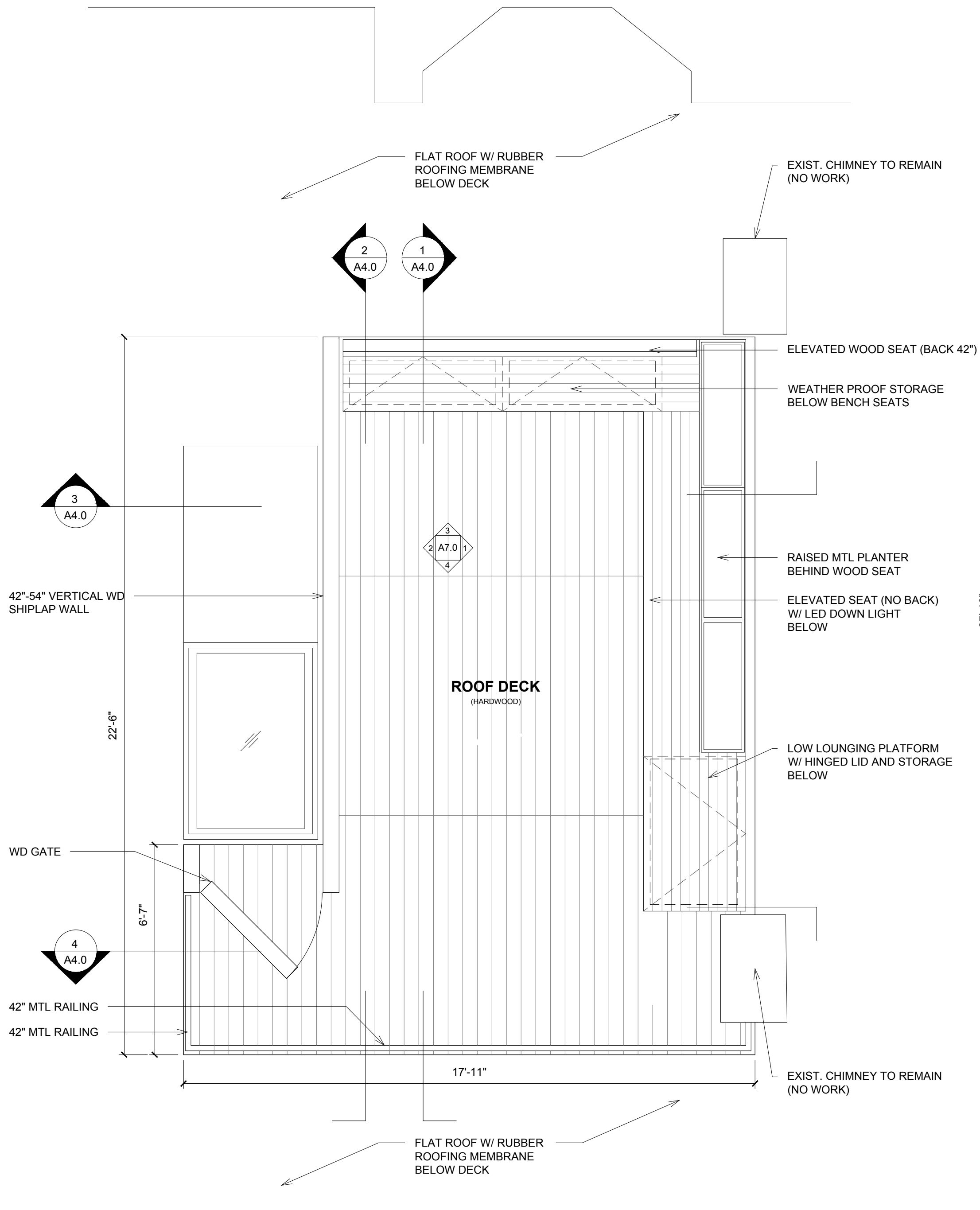
Remove existing roof deck in order to perform proper roof repair work. Rebuild roof deck utilizing existing roof hatch. All architectural elements involved in this renovation will meet appropriate building + historic code requirements.

APPLETON STREET

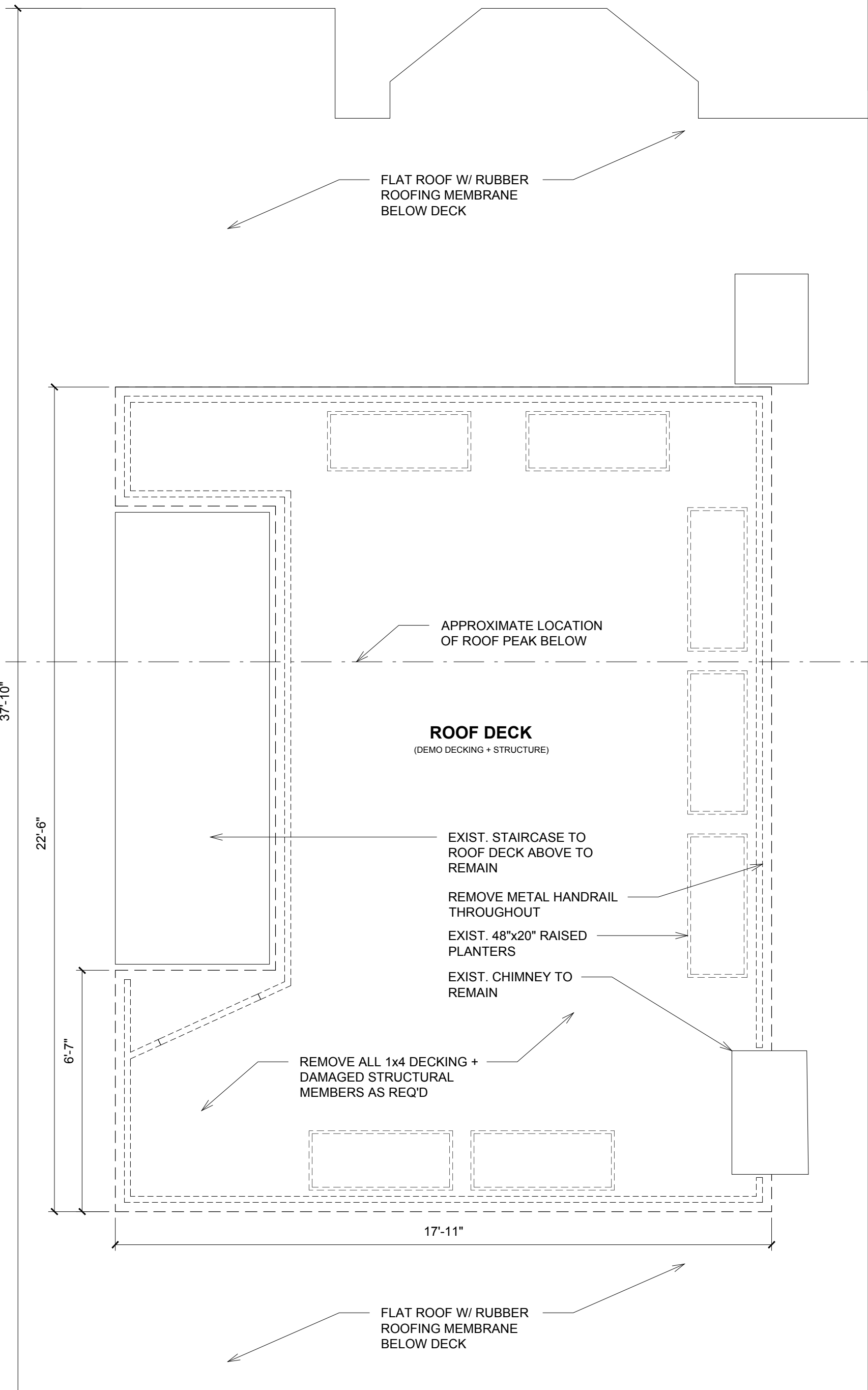
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2 ROOF DECK PLAN
SCALE: 3/8" = 1'-0"



1 DEMOLITION - ROOF PLAN
SCALE: 3/8" = 1'-0"

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ARCHITECTURAL DRAWINGS

DATE: AUGUST 16, 2021 SG
SCALE: SEE DWG

DARTMOUTH PL

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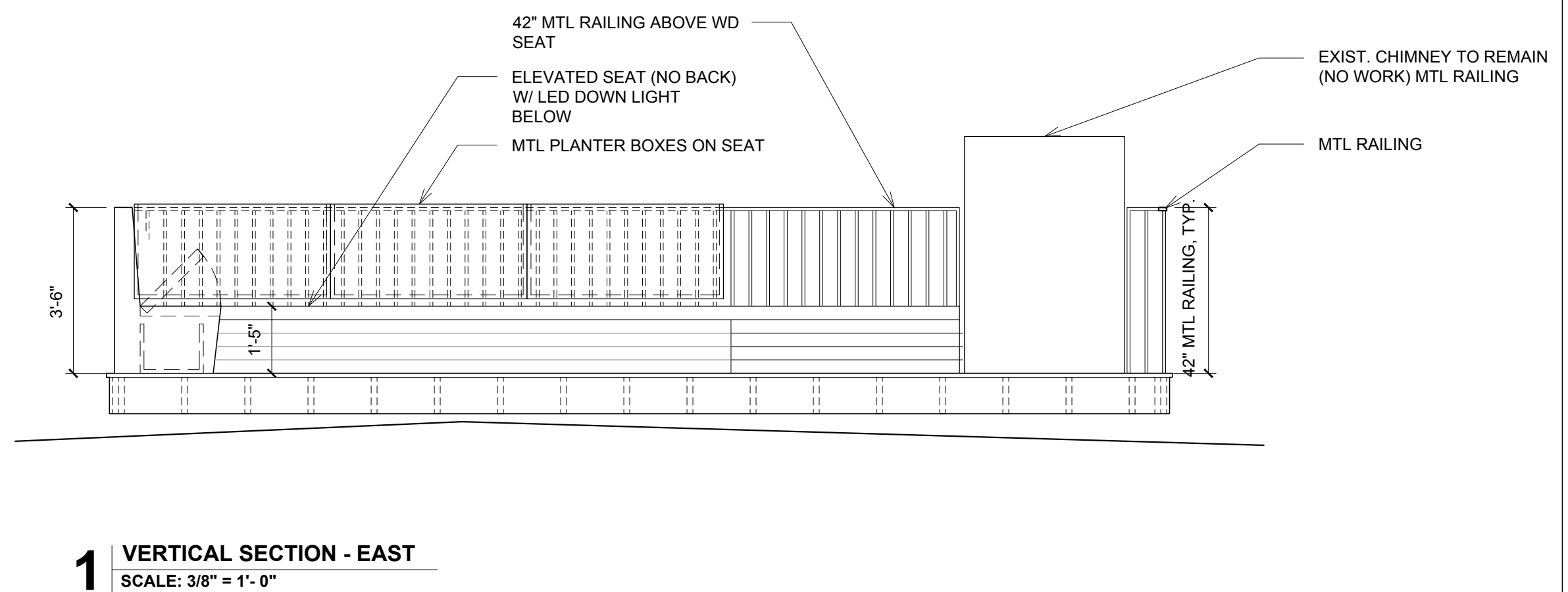
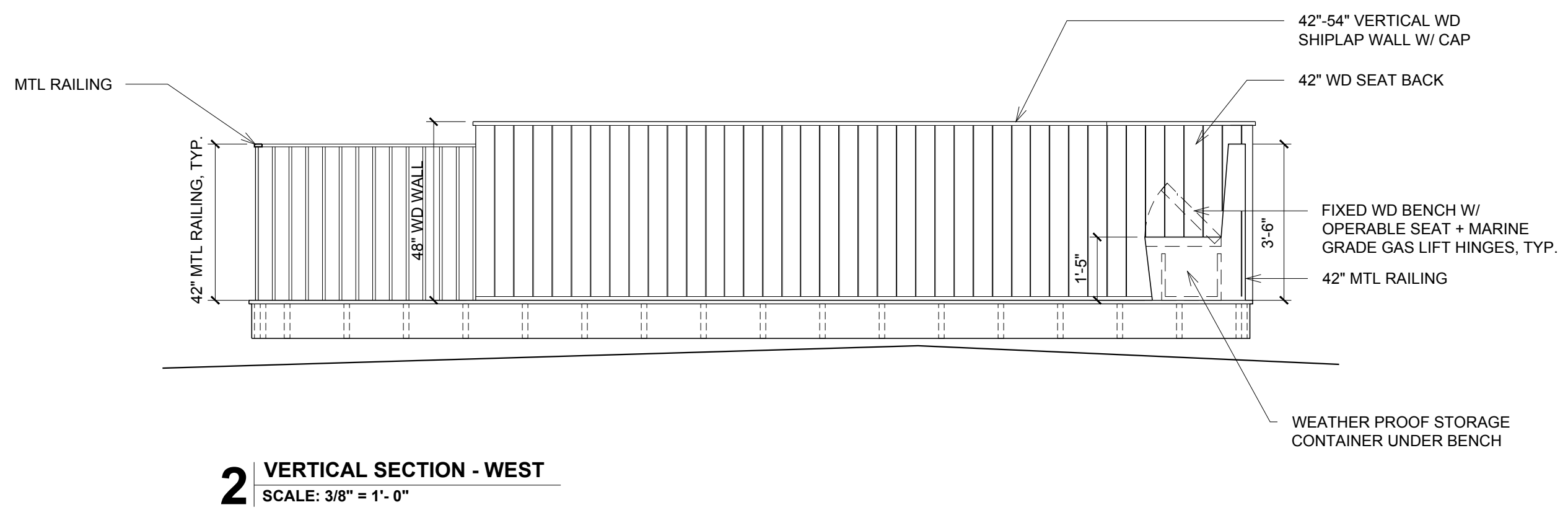
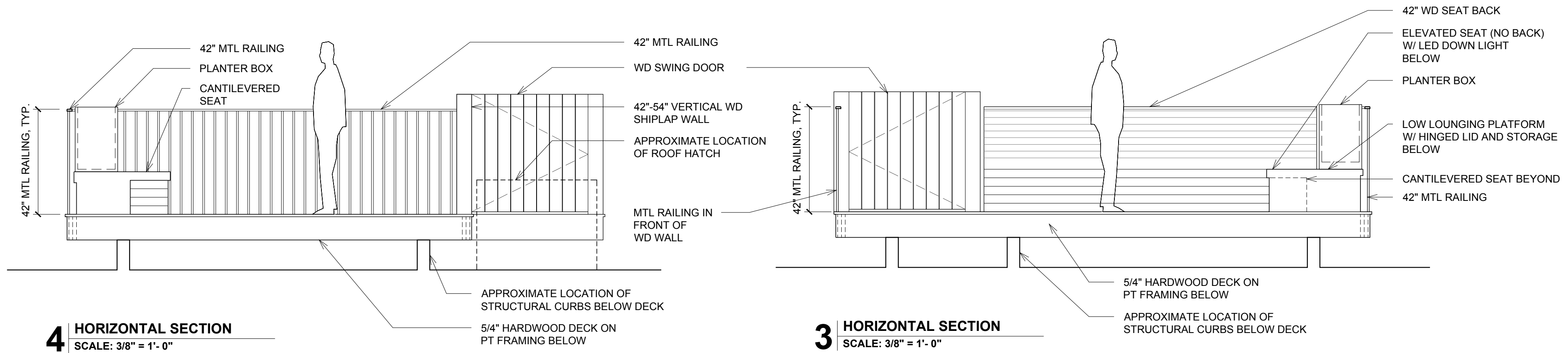
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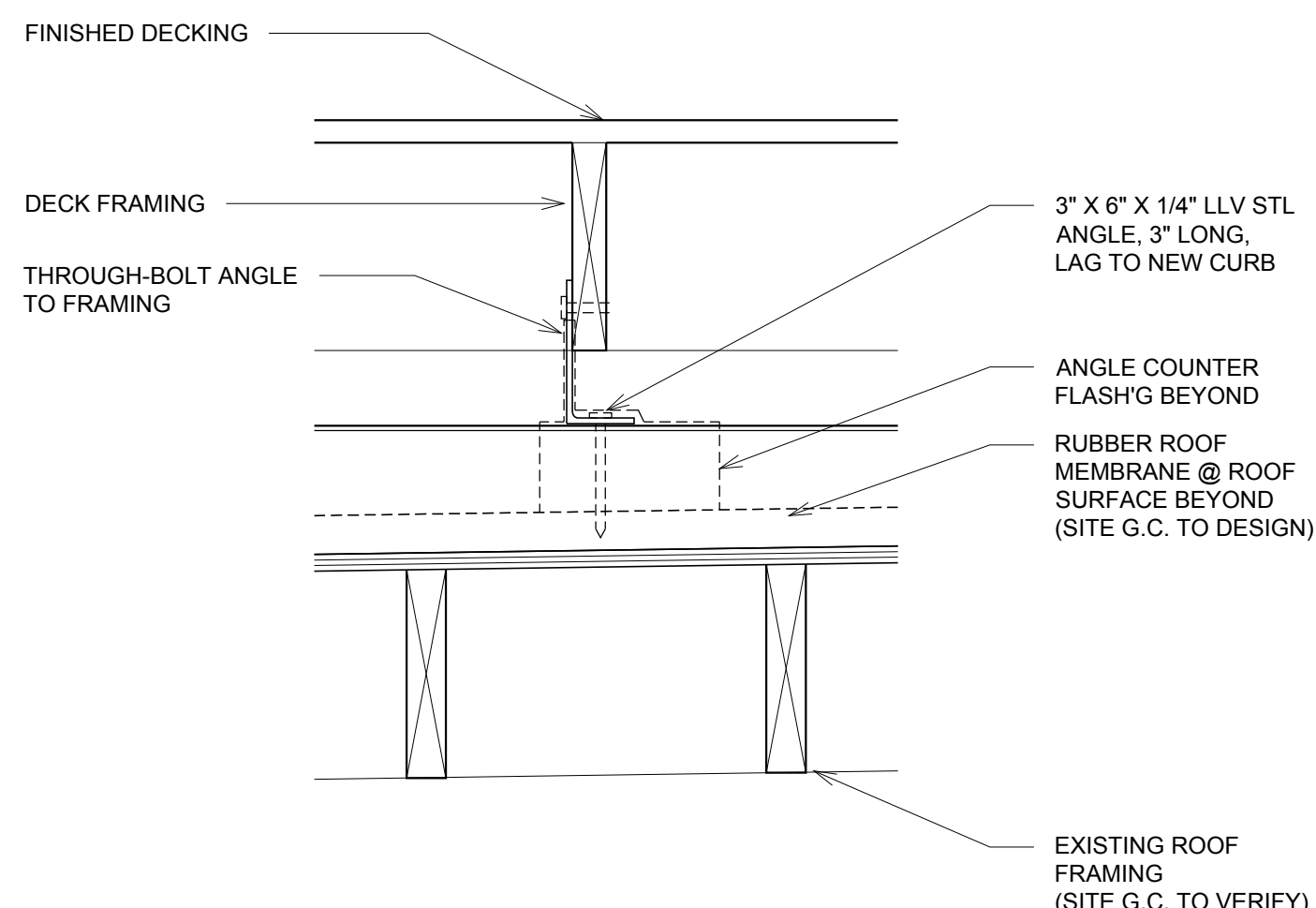
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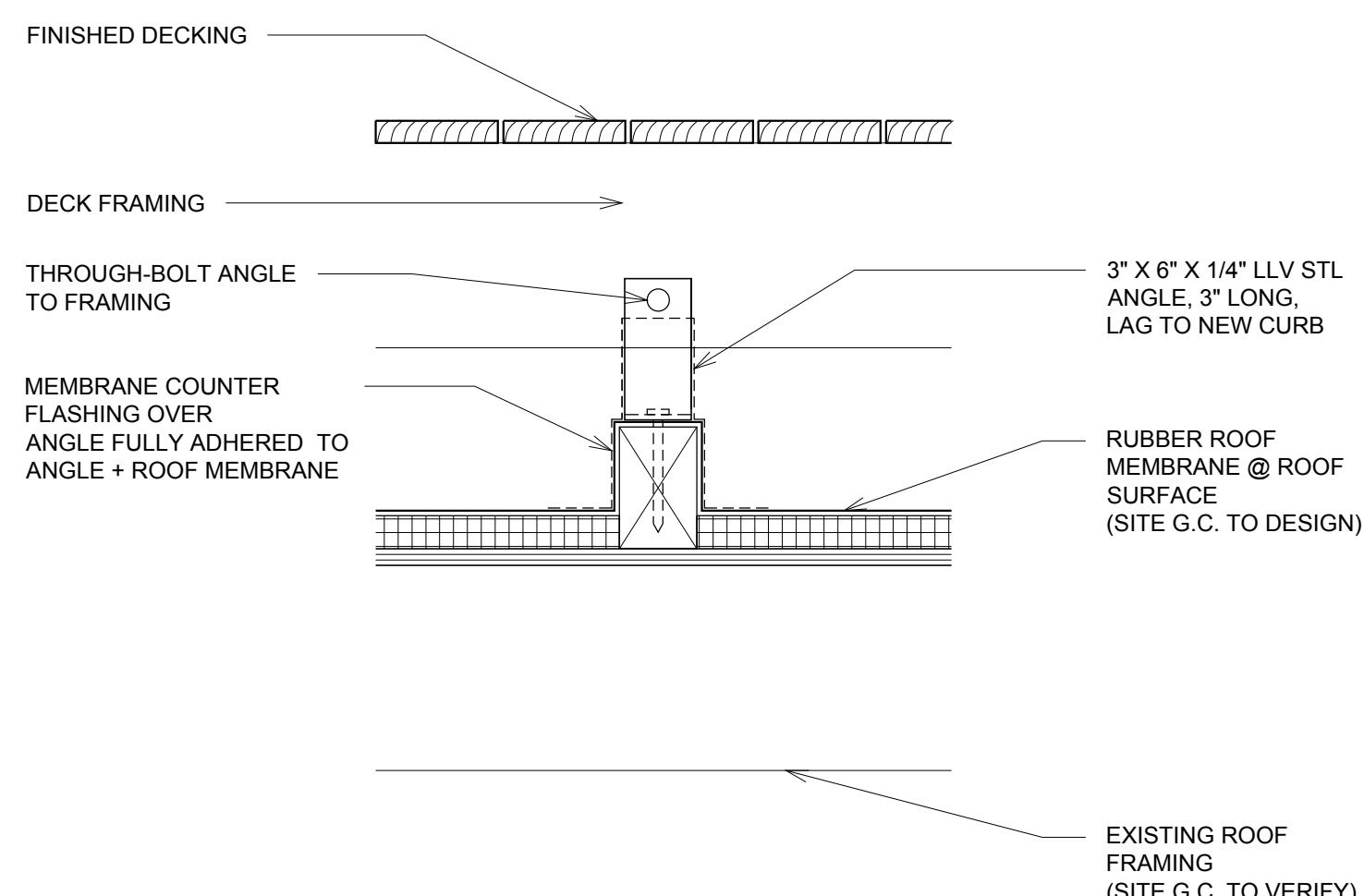
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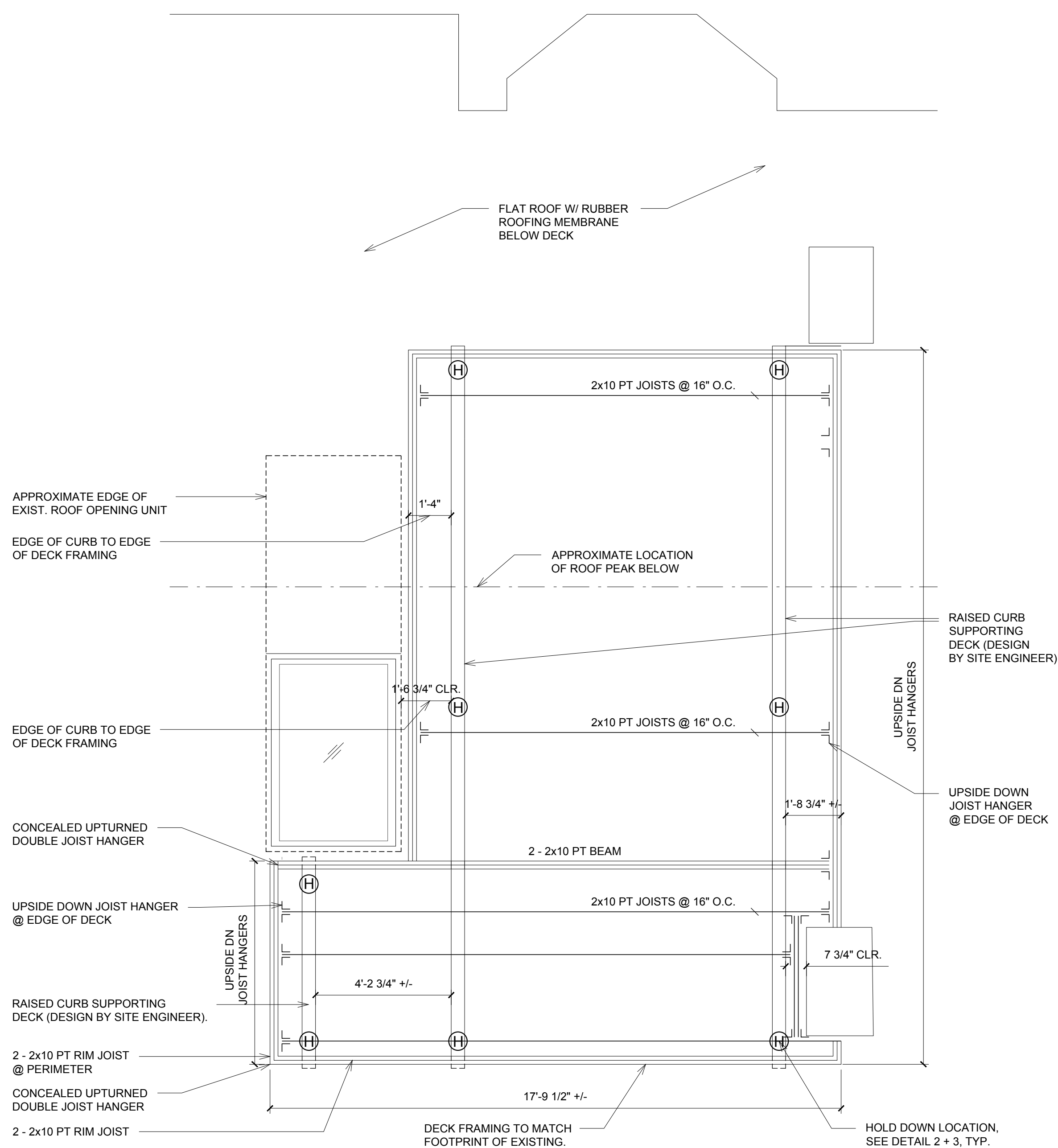
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3 HOLD DOWN DETAIL - SIDE
SCALE: 1 1/2" = 1'-0"



2 HOLD DOWN DETAIL - FRONT
SCALE: 1 1/2" = 1'-0"





1 STRUCTURAL FRAMING PLAN
SCALE: 3/8" = 1'-0"

REQUIRED DOCUMENTATION: Please include all required documentation with this application; review instructions carefully for details.

ESTIMATED COST OF PROPOSED WORK: _____

IV. DULY AUTHORIZED SIGNATURES (both required)

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT  OWNER*  _____
 *(If building is a condominium or cooperative, the chairman must sign.)

PRINT Shane Gibbons PRINT Ronald Douglas Murphy

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

UNSIGNED OR PARTIALLY SIGNED FORMS WILL BE REJECTED

THIS APPLICATION IS NOT COMPLETE WITHOUT SIGNATURES, FEES AND REQUIRED DOCUMENTATION.

The checklist below is for reference only: Please refer to the detailed application instructions for deadlines, fee schedule and required documentation specific to your proposal.

COMPLETED APPLICATION FORM

APPLICATION FEE (Check or money order made payable to City of Boston; see fee schedule in Instructions)

DESCRIPTION OF WORK (A brief description must be included on the front page; additional pages of detailed information may be attached. **Applications that only note "see attached" will not be accepted.**)

PHOTOS OF EXISTING CONDITIONS

DRAWINGS AND SPECIFICATIONS AS REQUIRED (See "documentation requirements" in instructions)