

33 MT VERNON

BOSTON, MA 02108

DECEMBER 13, 2018

ISSUED FOR CONSTRUCTION

ARCHITECT
EMBARC

60 K STREET, 3RD FLOOR
BOSTON, MA 02127
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www.embarcstudio.com

OWNER
HIGH STREET PROPERTIES

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS W/ DISABILITIES ACT
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURE
AV.	AUDIO VISUAL
BLDG.	BUILDING
BLKG.	BLOCKING
B.O.	BOTTOM OF
CAB.	CABINET
C.H.	CEILING HEIGHT
CLR.	CLEAR
CL	CENTERLINE
COL.	COLUMN
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
C.J.	CONTROL JOINT
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DWG.	DRAWING
(E)	EXISTING
EL.	ELEVATION
ELEC.	ELECTRICAL
EQ	EQUAL
FD.	FLOOR DRAIN
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
GFIC	GROUND FAULT INTERCEPTOR CIRCUIT
GSM.	GALVANIZED SHEET METAL
GWB	GYPSON WALL BOARD
H OR HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
H.B.	HOSE BIB
HM	HOLLOW METAL
MAX.	MAXIMUM
M.O.	MASONRY OPENING
MECH.	MECHANICAL
MEP	MECHANICAL ELECTRICAL PLUMBING
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P.G.	PAINT GRADE
PLYWD.	PLYWOOD
PTD.	PAINTED
R.D.	ROOF DRAIN
REQD.	REQUIRED
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
S.G.	STAIN GRADE
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
SQ.	SQUARE
SPEC.	SPECIFICATION
S.S.D.	SEE STRUCTURAL DRAWINGS
SSTL	STAINLESS STEEL
STL	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
T.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THK.
T.O.	TOP OF
T.S.	TUBULAR STEEL
TYP.	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD.	WOOD
WPM.	WATERPROOFING MEMBRANE

SYMBOLS

	REFERENCE NUMBER BUILDING SECTION DRAWING SHEET
	REFERENCE NUMBER DETAIL DRAWING SHEET
	REFERENCE NUMBER DRAWING DRAWING SHEET
	REFERENCE NUMBER INTERIOR ELEVATION DRAWING SHEET
	REFERENCE NUMBER EXTERIOR ELEVATION DRAWING SHEET
	NORTH ARROW
	WINDOW TAG
	DOOR TAG
	WALL TYPE TAG
	APPLIANCE TAG
	REVISION TAG
	CENTER LINE

GENERAL REQUIREMENTS

PROJECT OVERVIEW:

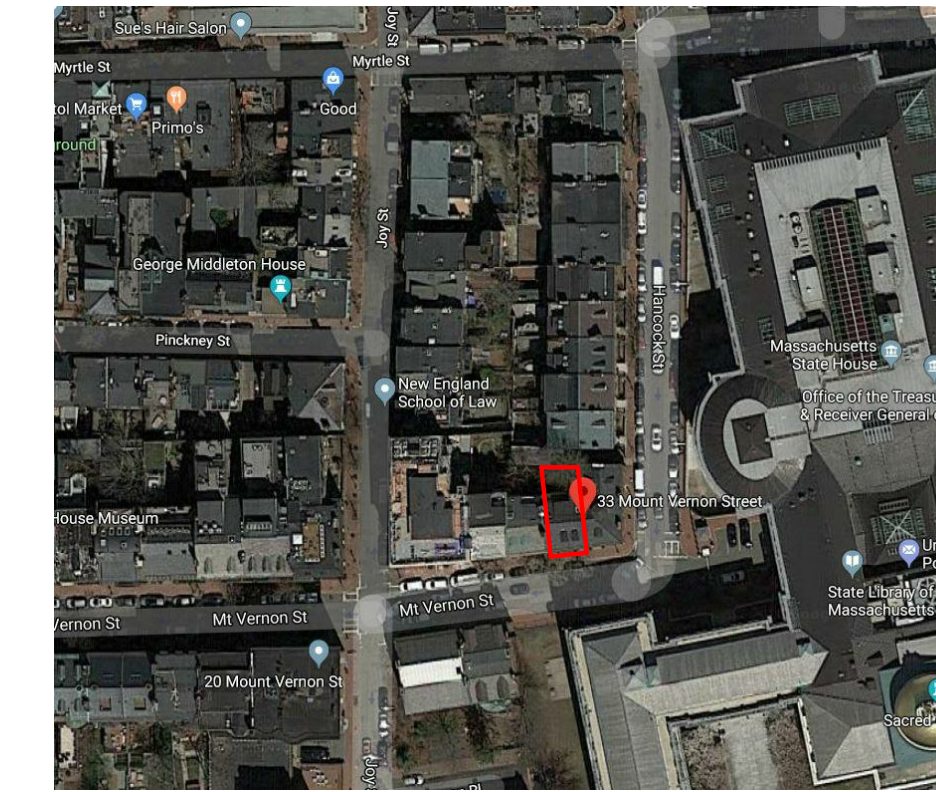
RENOVATION OF AN EXISTING BUILDING INTO 3-FAMILY RESIDENTIAL BUILDING INCLUDING CONSTRUCTION OF NEW REAR DECKS AND EXPANSION OF EXISTING REAR SHED DORMER.

BUILDING TO BE SPRINKLERED PER NFPA 13.

APPLICABLE CODES

BUILDING ACCESSIBILITY	781 CMR: MASSACHUSETTS BUILDING CODE (9TH EDITION) 521 CMR 12.00: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS FAIR HOUSING ACT (FHA), 2006 IBC SAFE HARBOR ADA: AMERICANS WITH DISABILITIES ACT, 2010 ADAAG
PLUMBING FIRE PREVENTION	248 CMR: MASSACHUSETTS PLUMBING CODE (2014) 527 CMR: MASSACHUSETTS FIRE PREVENTION REGULATIONS (2015 NFPA-1, AMENDED) NFPA 10 FOR PLACEMENT OF FIRE EXTINGUISHERS NFPA 13 FOR FIRE PROTECTION SYSTEMS
SANITARY MECHANICAL ENERGY	105 CMR 400: MASSACHUSETTS STATE SANITARY CODE (1998) 2015 INTERNATIONAL MECHANICAL CODE (IMC) 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - AS AMENDED BY THE "STRETCH CODE"
ELECTRICAL	527 CMR 12.00: MASSACHUSETTS ELECTRICAL CODE (2017 NATIONAL ELECTRICAL CODE, AMENDED)
ELEVATOR	MASSACHUSETTS BOARD OF ELEVATOR REGULATIONS 524 CMR

VICINITY MAP



NUMBER	NAME	12.13.2018
A000	COVER	✓
A001	BUILDING INFORMATION	✓
A002	BUILDING DIAGRAM	✓
D101	DEMOLITION PLANS	✓
D102	DEMOLITION PLANS	✓
A101	CONSTRUCTION PLANS	✓
A102	CONSTRUCTION PLANS	✓
A201	ELEVATIONS	✓
A501	INTERIOR DETAILS	✓
A502	EXTERIOR DETAILS	✓

PROJECT DATA

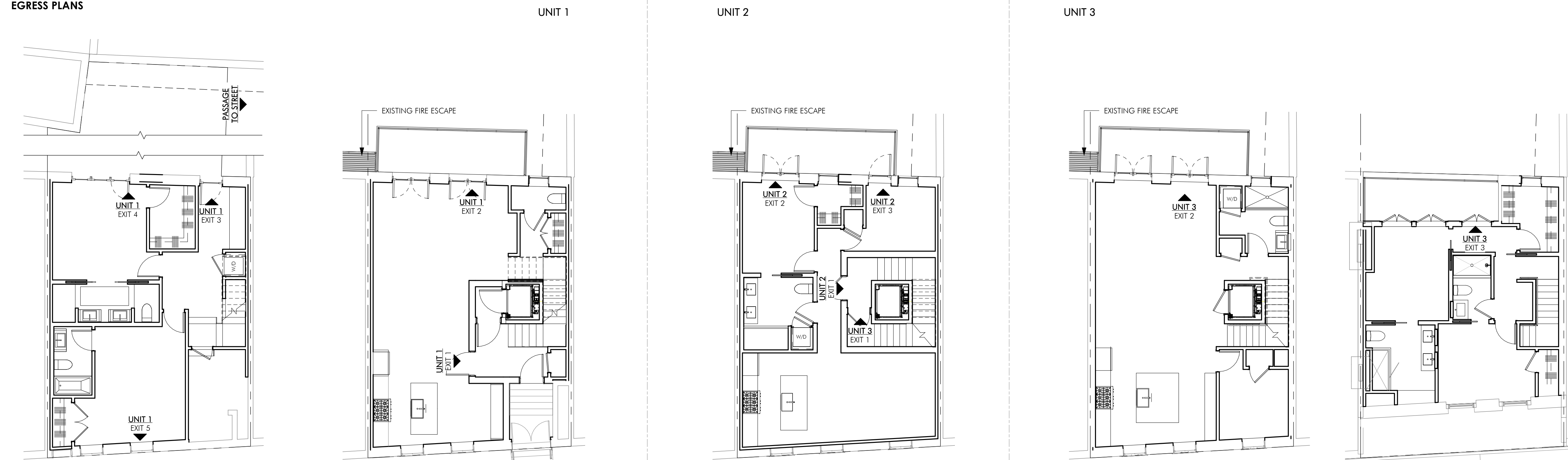
LEVEL	RESIDENTIAL
BASEMENT	505
GARDEN	972
FIRST	972
SECOND	972
THIRD	972
FOURTH	687
TOTAL GSF =	5,080 GSF

- A. CONVERSION OF AN EXISTING FIVE (5) STORY BUILDING FROM OFFICE USE TO RESIDENTIAL
- B. USE GROUP: R-2 (RESIDENTIAL, MORE THAN TWO DWELLING UNITS)
- C. CONSTRUCTION CLASSIFICATION: TYPE 3-B CONSTRUCTION
- D. FULLY SPRINKLERED

ZONING REVIEW

BOSTON PROPER ZONING DISTRICT/ H-2-65 SUB-DISTRICT			
	ALLOWABLE	EXISTING	PROPOSED
LOT SIZE	NONE	1,612 S.F.	NO CHANGE
LOT WIDTH	NONE	26' - 8" AVG	NO CHANGE
F.A.R. (2.0)	3,224 S.F. (2.0)	5,080 S.F. (3.15)	NO CHANGE
BUILDING HEIGHT	65'-0"	± 53'-6"	NO CHANGE
OPEN SPACE	150 S.F. PER UNIT	N/A	337 S.F. AVG
FRONT YARD	20'	0'-0"	NO CHANGE
SIDE YARD	11'-10" (10' + 36/20)	0'-0"	NO CHANGE
REAR YARD	30' MIN (NO SIDE YARD)	30'-0" AVG	NO CHANGE

EGRESS PLANS



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BOSTON, MA 02108

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REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE

COVER

DRAWING NUMBER

A000

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DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	DECEMBER 13, 2018
PROJECT #	18081
SCALE:	As indicated

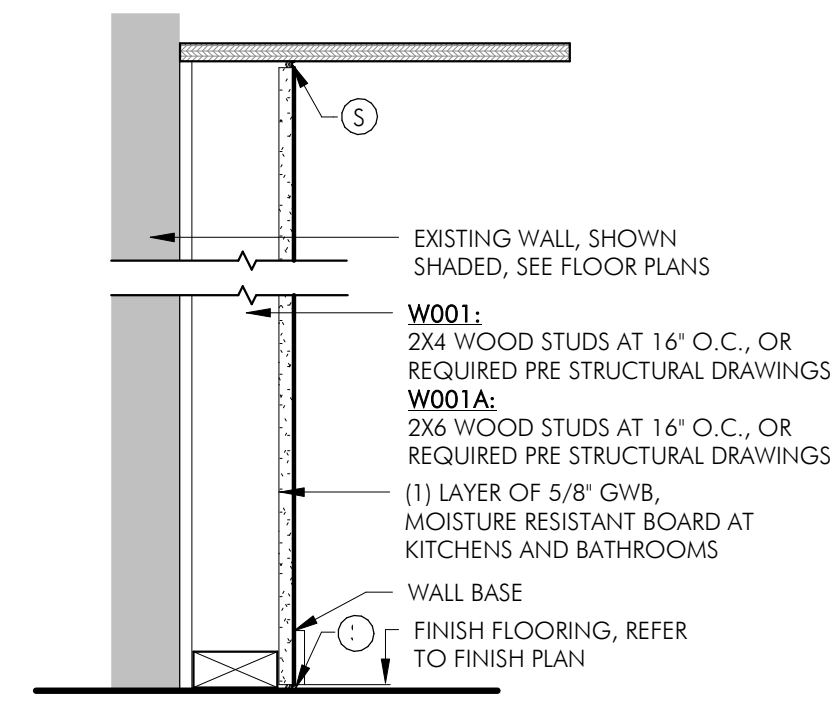
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COVER

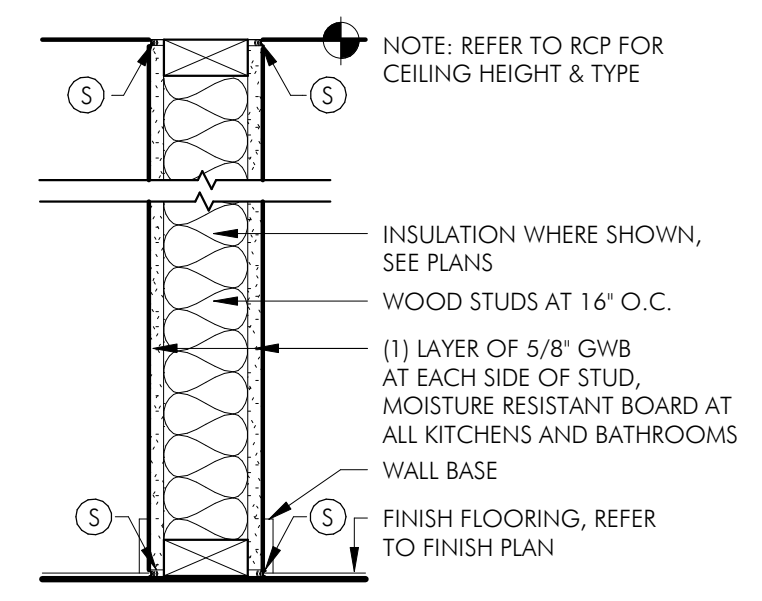
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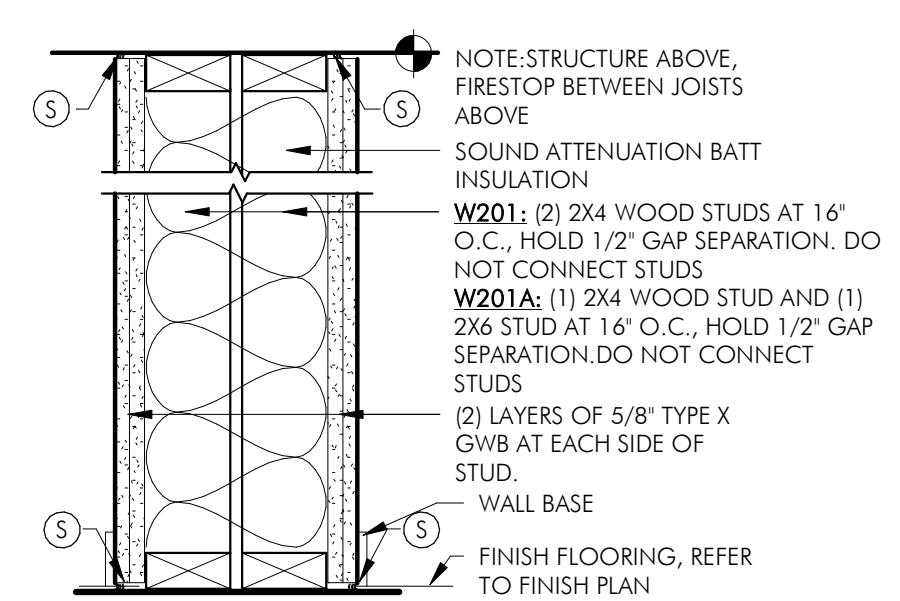
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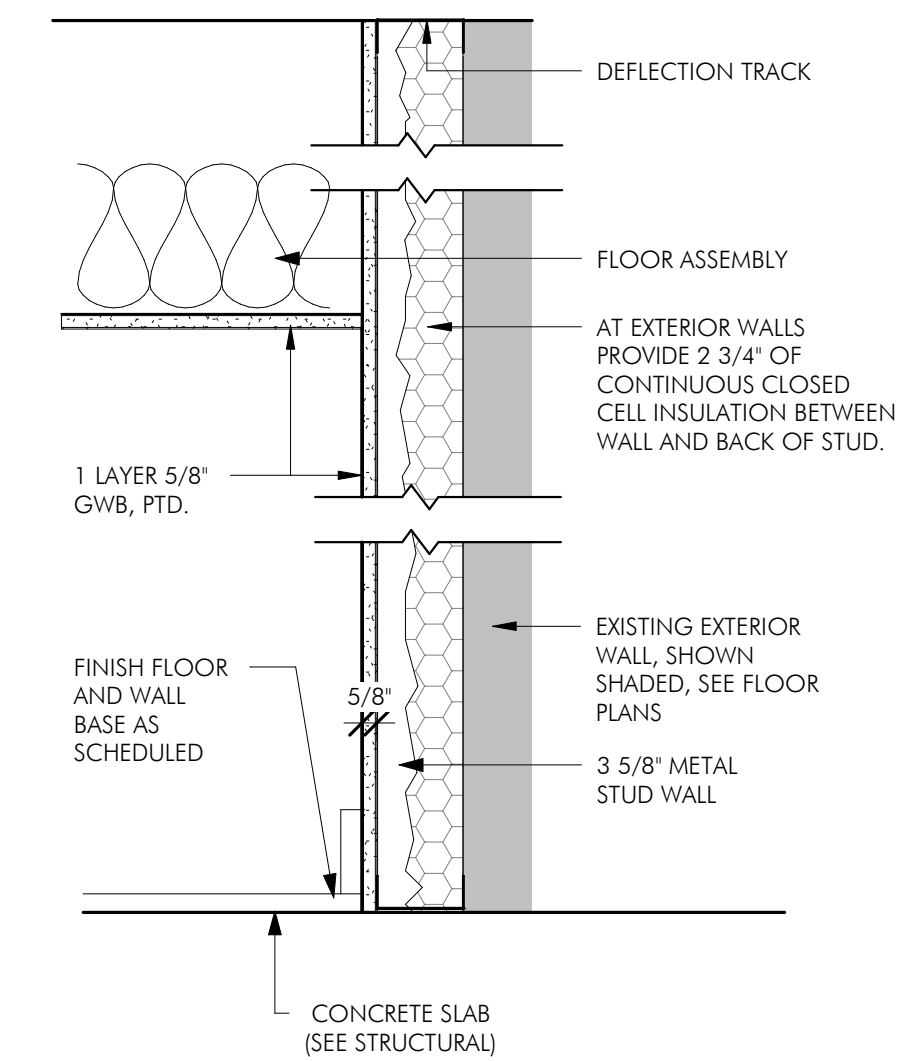
W001: WOOD FURRING PARTITION WITH 2x4 STUDS AT EXTERIOR PARTY WALLS
W002: WOOD FURRING PARTITION WITH 2x6 STUDS AT EXTERIOR PARTY WALLS WITH PLUMBING



W010: TYPICAL PARTITION - 2x4 STUD
W011: TYPICAL PARTITION - 2x6 STUD



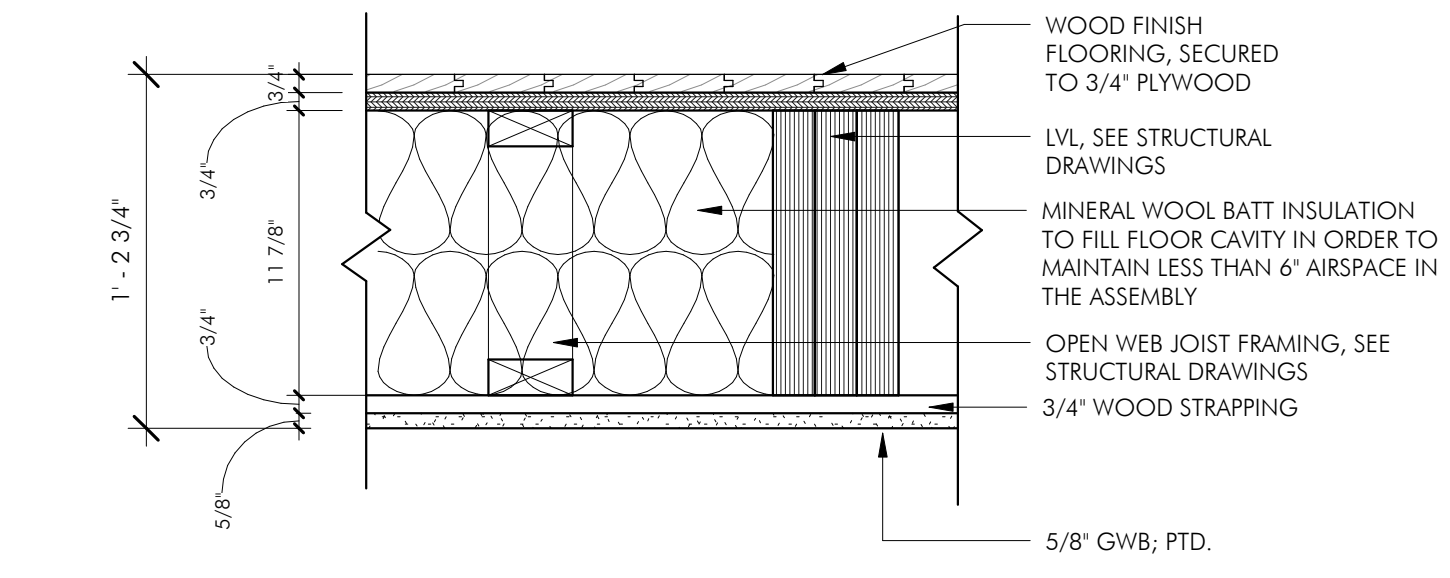
W101: 2x4 STUD



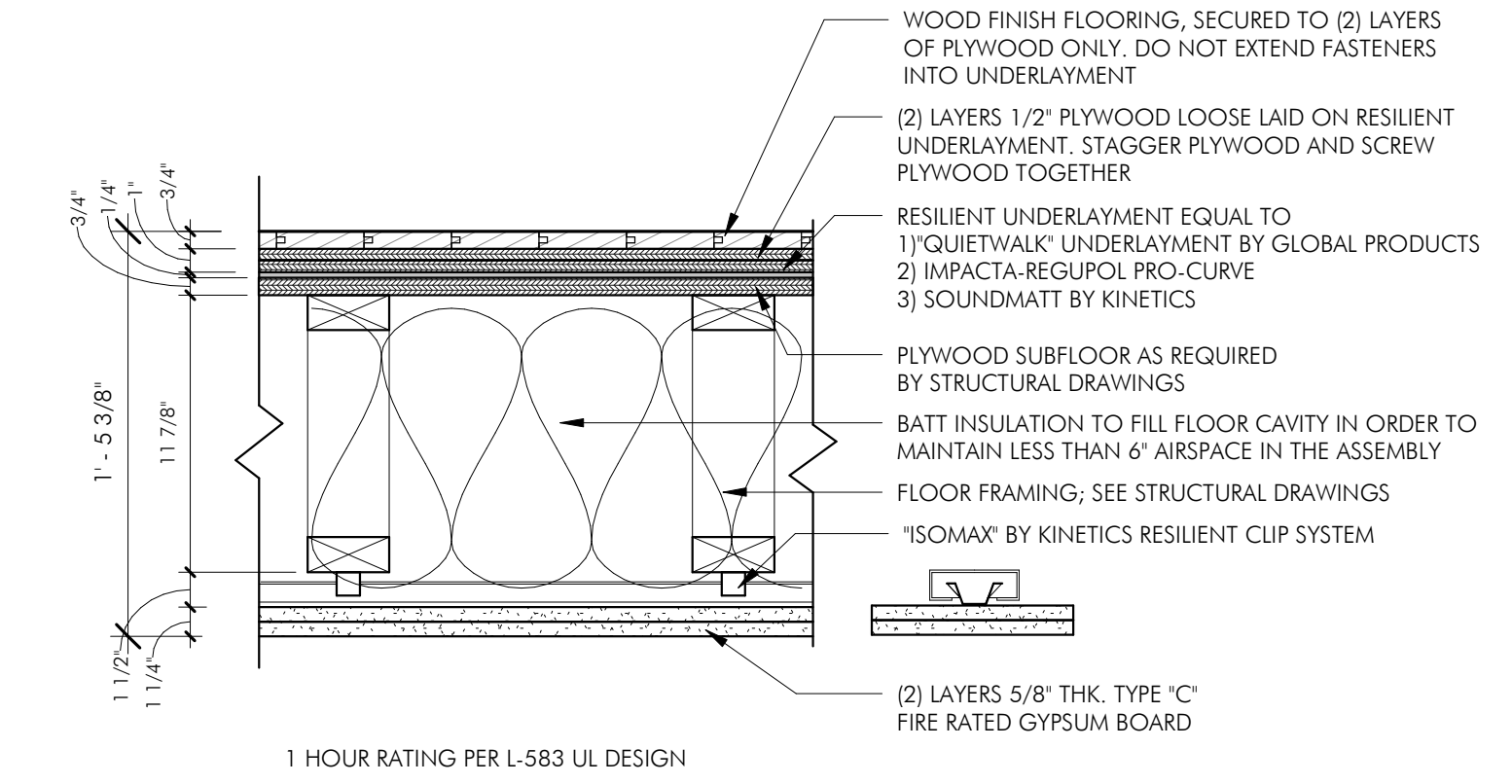
M001: METAL FURRING WITH 3 5/8\"/>

- SEE FLOOR PLANS FOR PARTITION TAGS AND LOCATIONS.
- SEE FLOOR PLANS FOR LOCATIONS OF SOUND INSULATION.
- 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.
- RATED PARTITIONS SHALL HAVE U.L. HEAD DESIGNS, SEALANT, AND FILL MATERIAL OF THE SAME RATING.
- 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 THROUGH A FIRE-RATED PARTITION, AN ACOUSTICAL FIRE-RATED CAULK SHALL BE USED.
- SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS FOR REINFORCING, BRACING AND OTHER SPECIAL REQUIREMENTS.
- PROVIDE LATERAL BRACING AND CROSS-BRIDGING AS RECOMMENDED BY STUD MANUFACTURER FOR EACH CONDITION.
- COORDINATE FINISHES APPLIED TO PARTITIONS AS INDICATED IN THE FINISH SCHEDULE, INTERIOR ELEVATIONS AND ELSEWHERE IN THE CONTRACT DOCUMENTS.
- 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.
- SUBSTITUTE MOISTURE-RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND LAUNDRY ROOMS.
- WHERE TWO OR MORE LAYERS OF GYPSUM BOARD ARE USED, BOTH HORIZONTAL AND VERTICAL JOINTS SHALL BE STAGGERED.
- FIBER INSULATION SHOULD BE UN-FACED AND SECURED TO STRUCTURE TO PREVENT SAGGING.

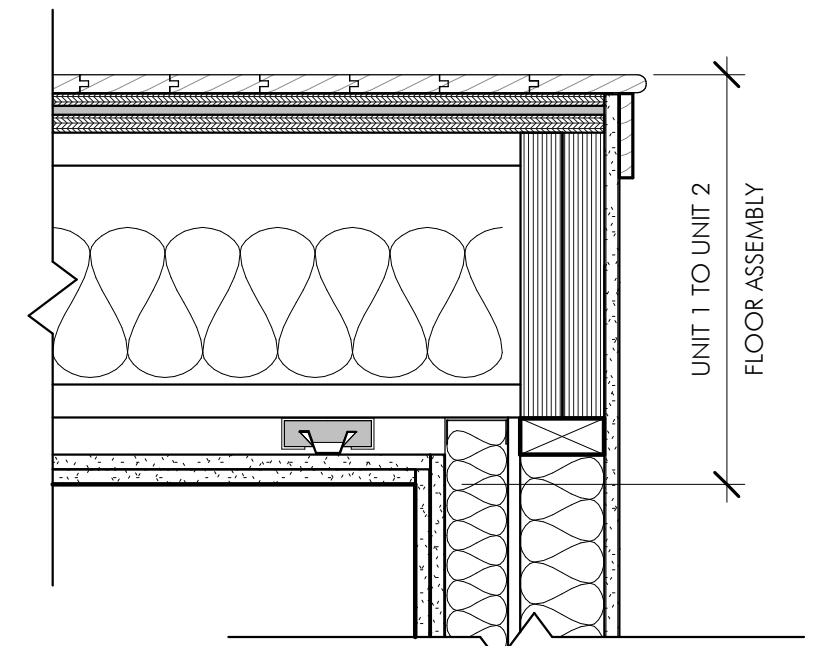
1 PARTITION SCHEDULE
 1 1/2" = 1'-0"



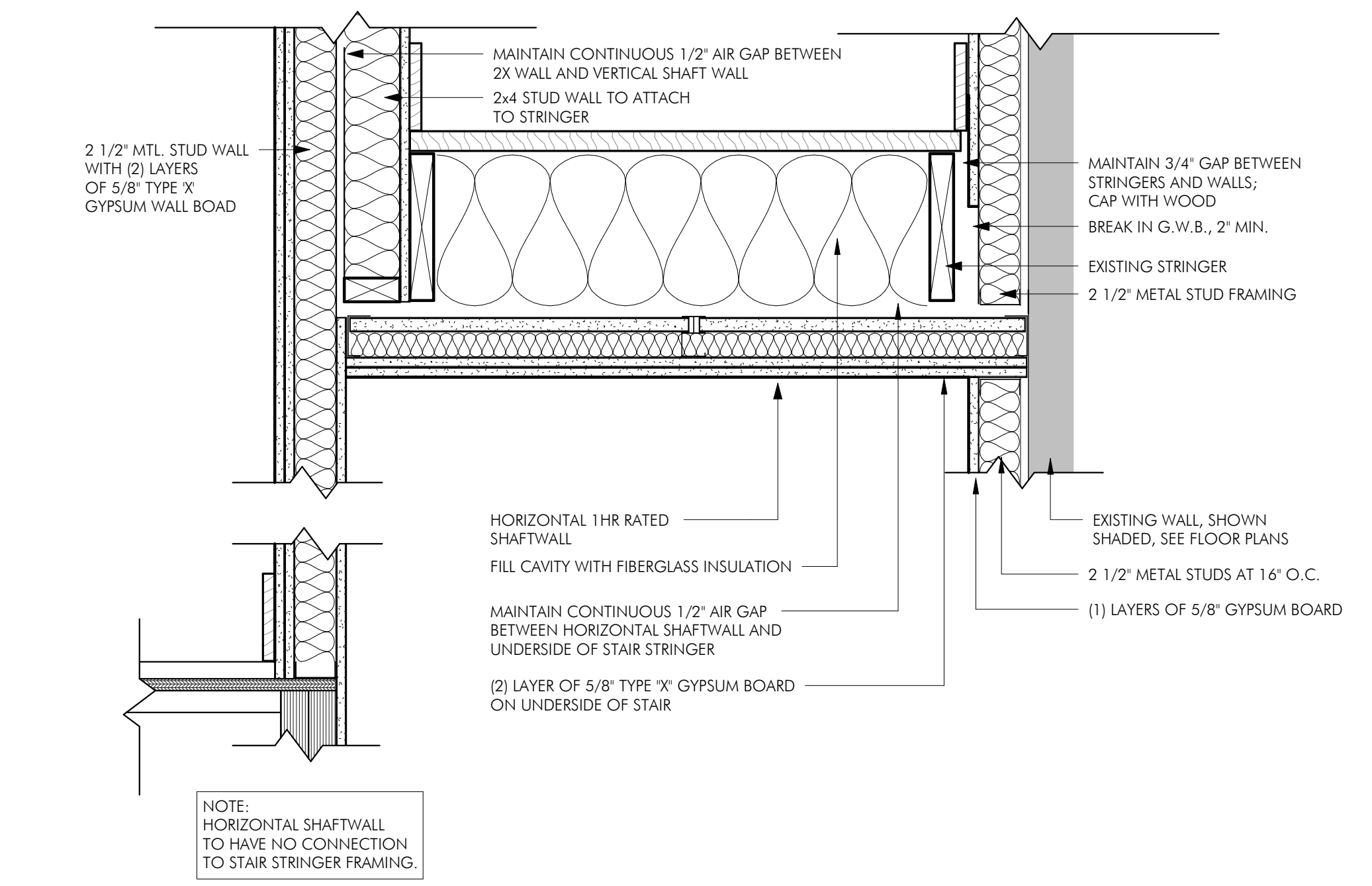
3 FLOOR TYPE 'A' - TYPICAL IN-UNIT FLOOR ASSEMBLY
 1 1/2" = 1'-0"



4 FLOOR TYPE 'B' - TYPICAL DEMISING FLOOR ASSEMBLY
 1 1/2" = 1'-0"

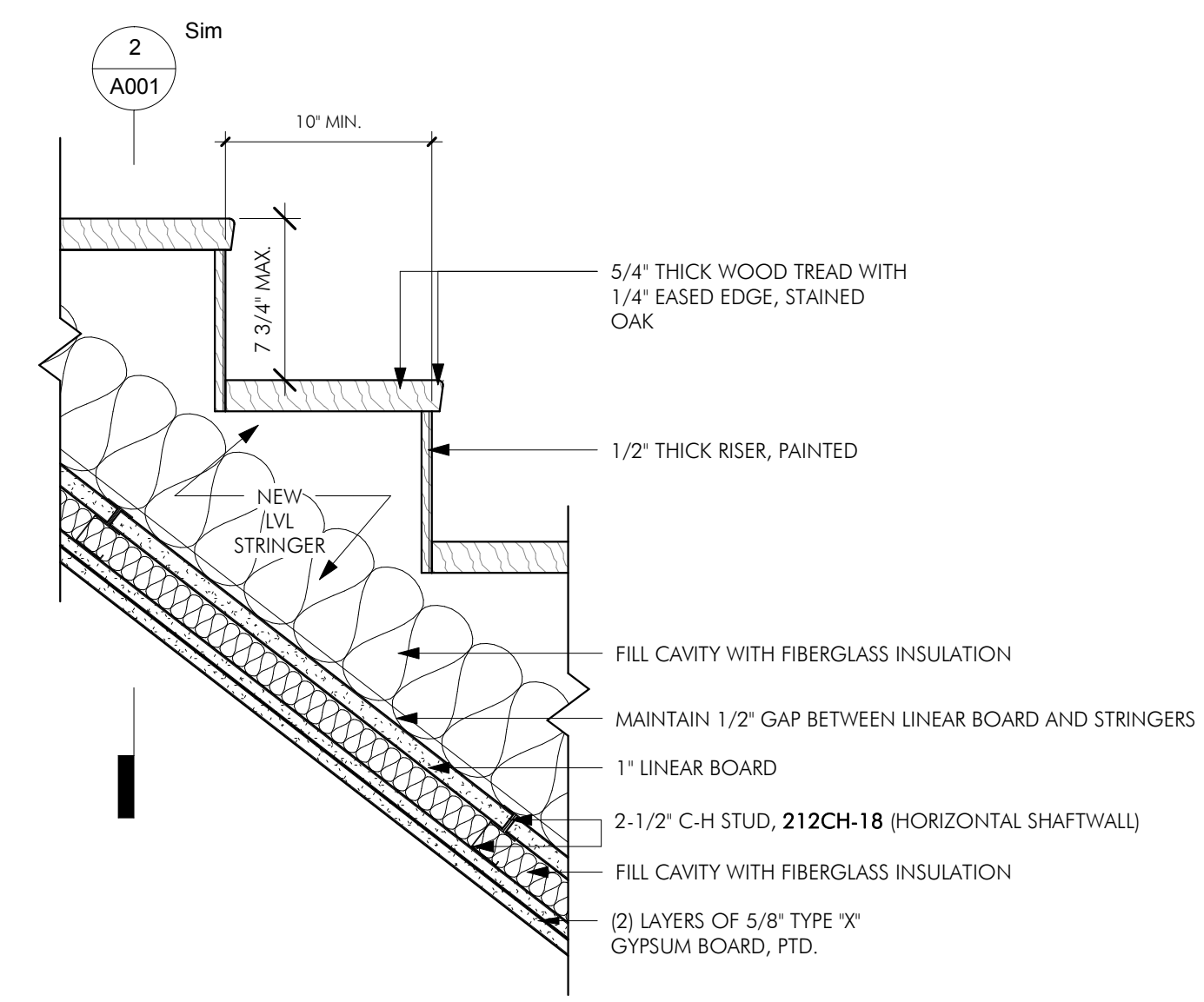


2 DEMISING WOOD STAIR ASSEMBLY - SECTION
 1 1/2" = 1'-0"



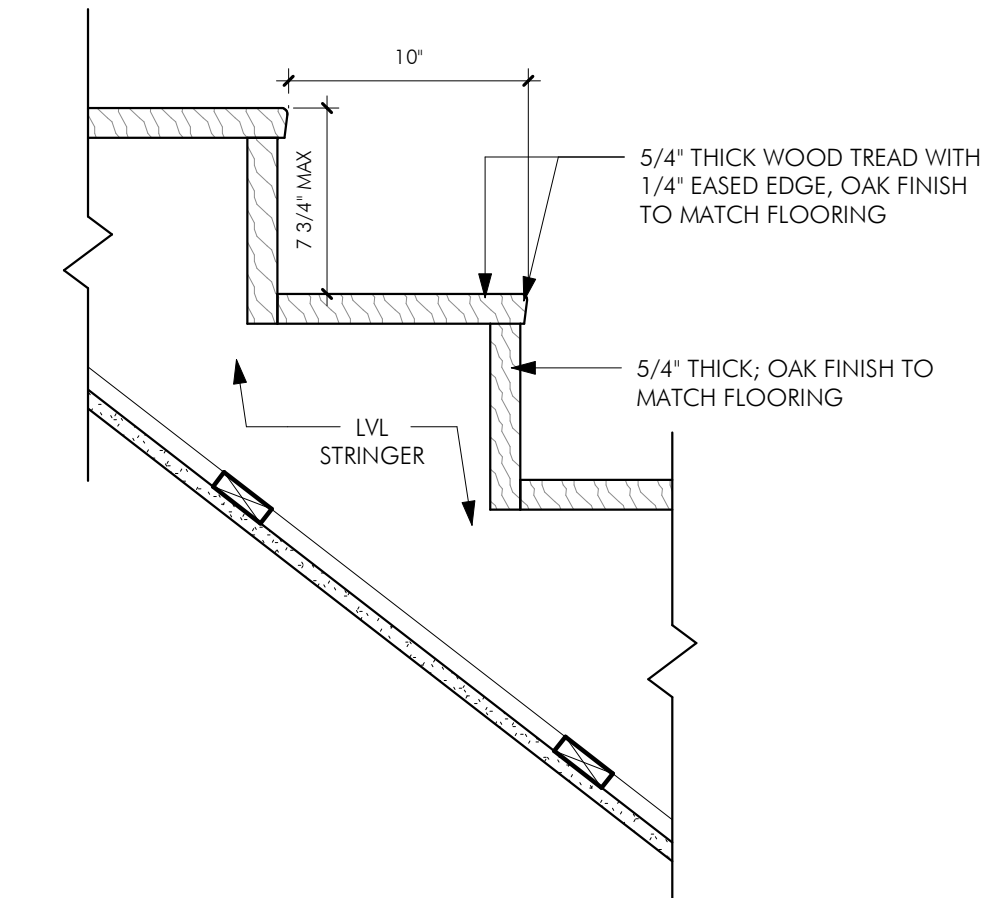
NOTE: HORIZONTAL SHAFTWALL TO HAVE NO CONNECTION TO STAIR STRINGER FRAMING.

2 DEMISING WOOD STAIR ASSEMBLY - SECTION
 1 1/2" = 1'-0"



NOTE: HORIZONTAL SHAFTWALL TO HAVE NO CONNECTION TO STAIR STRINGER FRAMING.

5 WOOD STAIRS - SHAFT WALL DEMISING STAIR
 1 1/2" = 1'-0"



6 WOOD STAIRS - TYPICAL IN UNIT
 1 1/2" = 1'-0"

REVISIONS

MARK	ISSUE	DATE



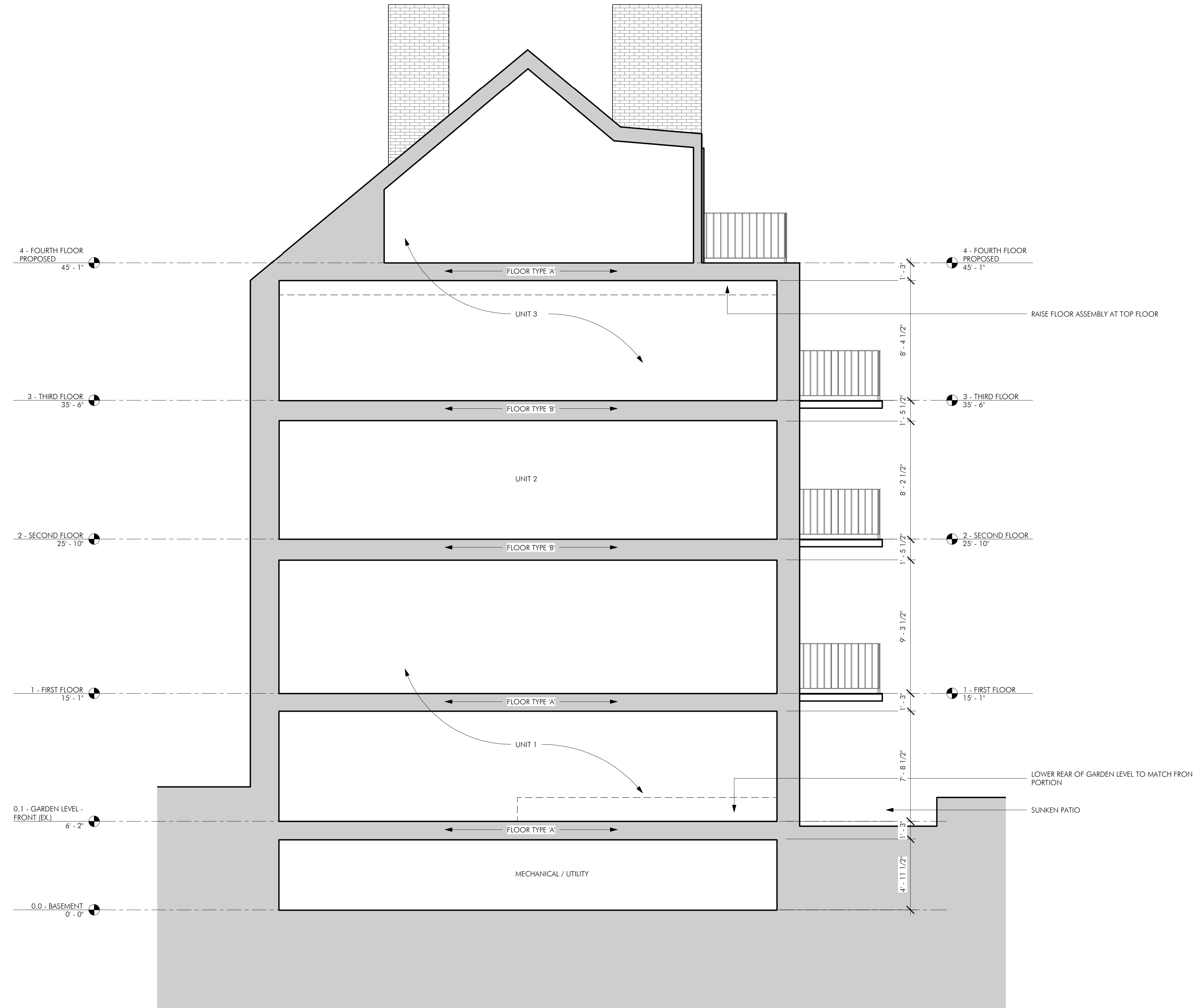
DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	DECEMBER 13, 2018
PROJECT #:	18081
SCALE:	1 1/2" = 1'-0"

DRAWING TITLE
BUILDING INFORMATION

DRAWING NUMBER
A001
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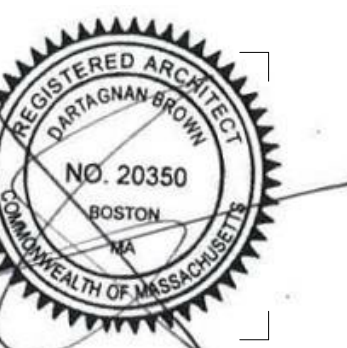
1 BUILDING DIAGRAM
1/4" = 1'-0"

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DRAWING TITLE

BUILDING
DIAGRAM

DRAWING NUMBER

A002

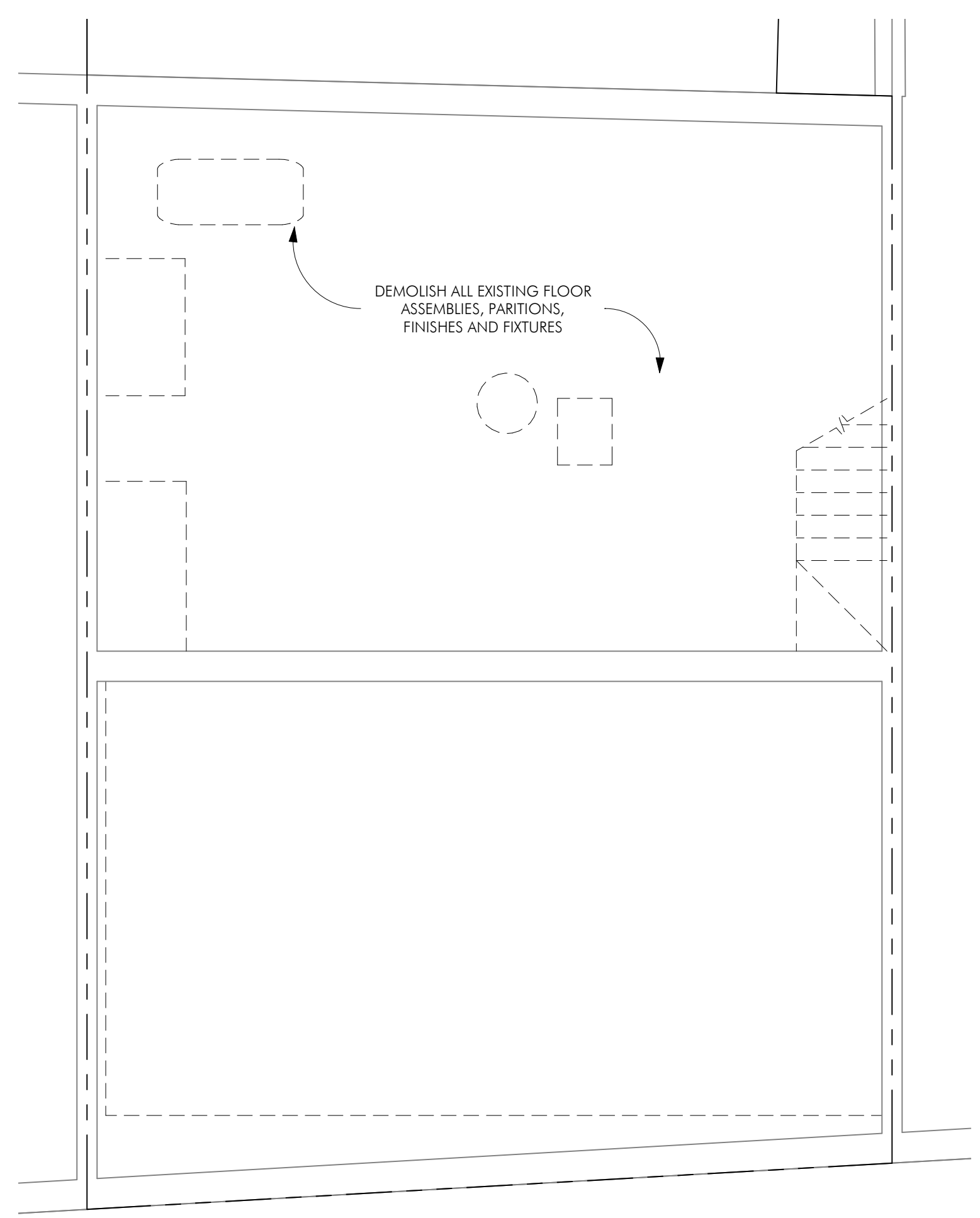
MARK	ISSUE	DATE
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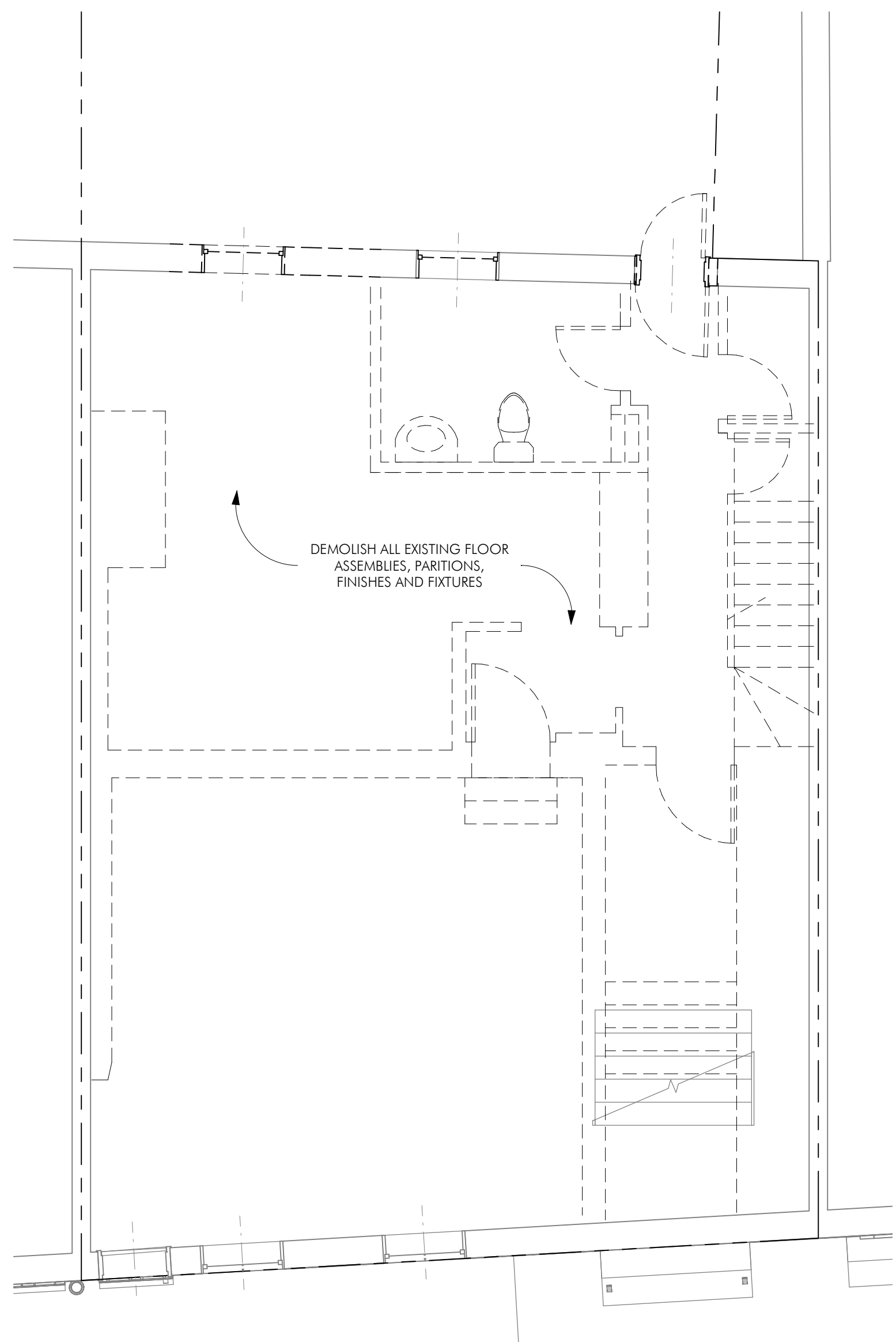
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DEMOLITION
PLANS

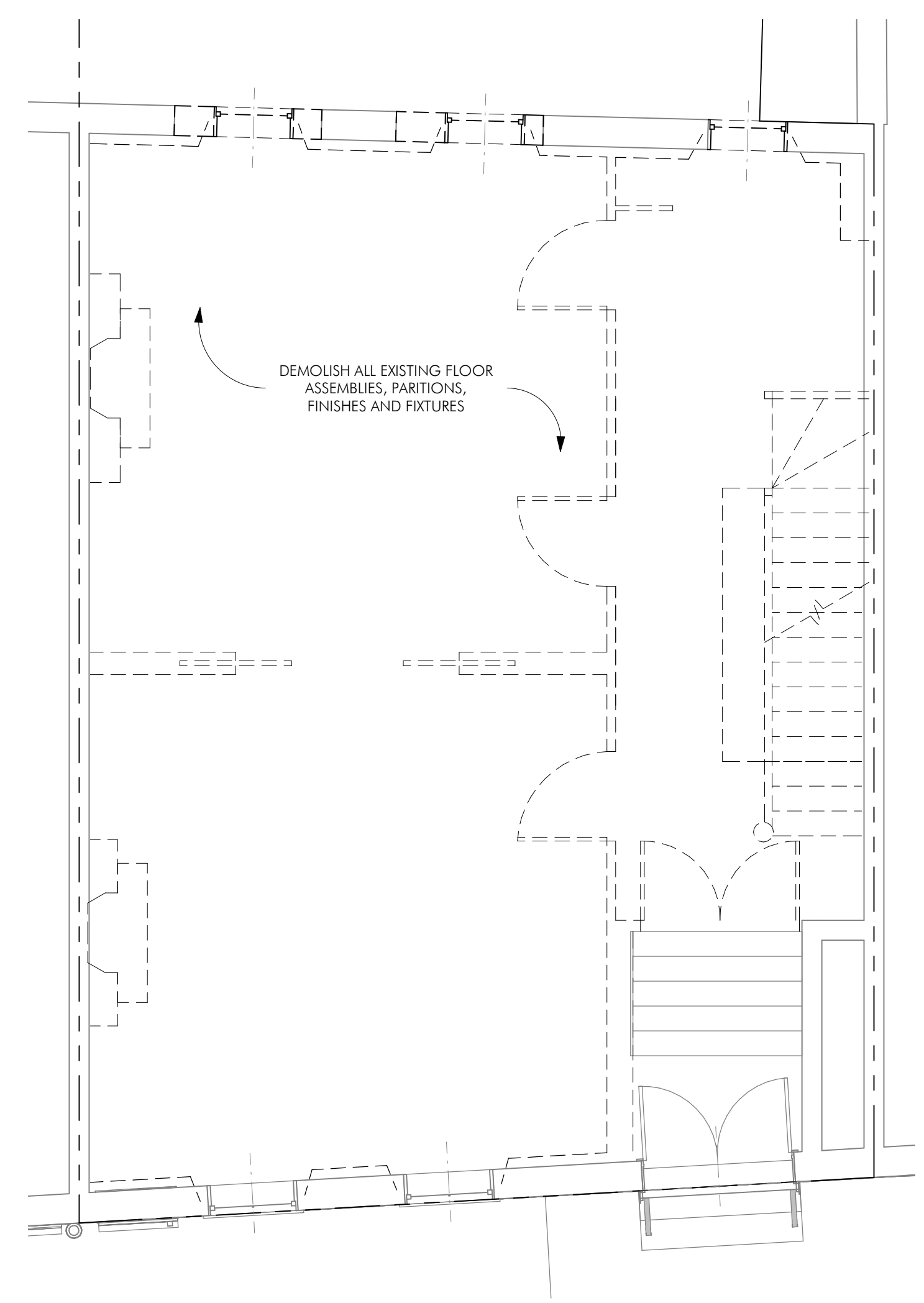
D101



1 0.0 - DEMO PLAN - BASEMENT
1/4" = 1'-0"



2 0.2 - DEMO PLAN - GARDEN LEVEL
1/4" = 1'-0"



3 1 - DEMO PLAN - FIRST FLOOR
1/4" = 1'-0"

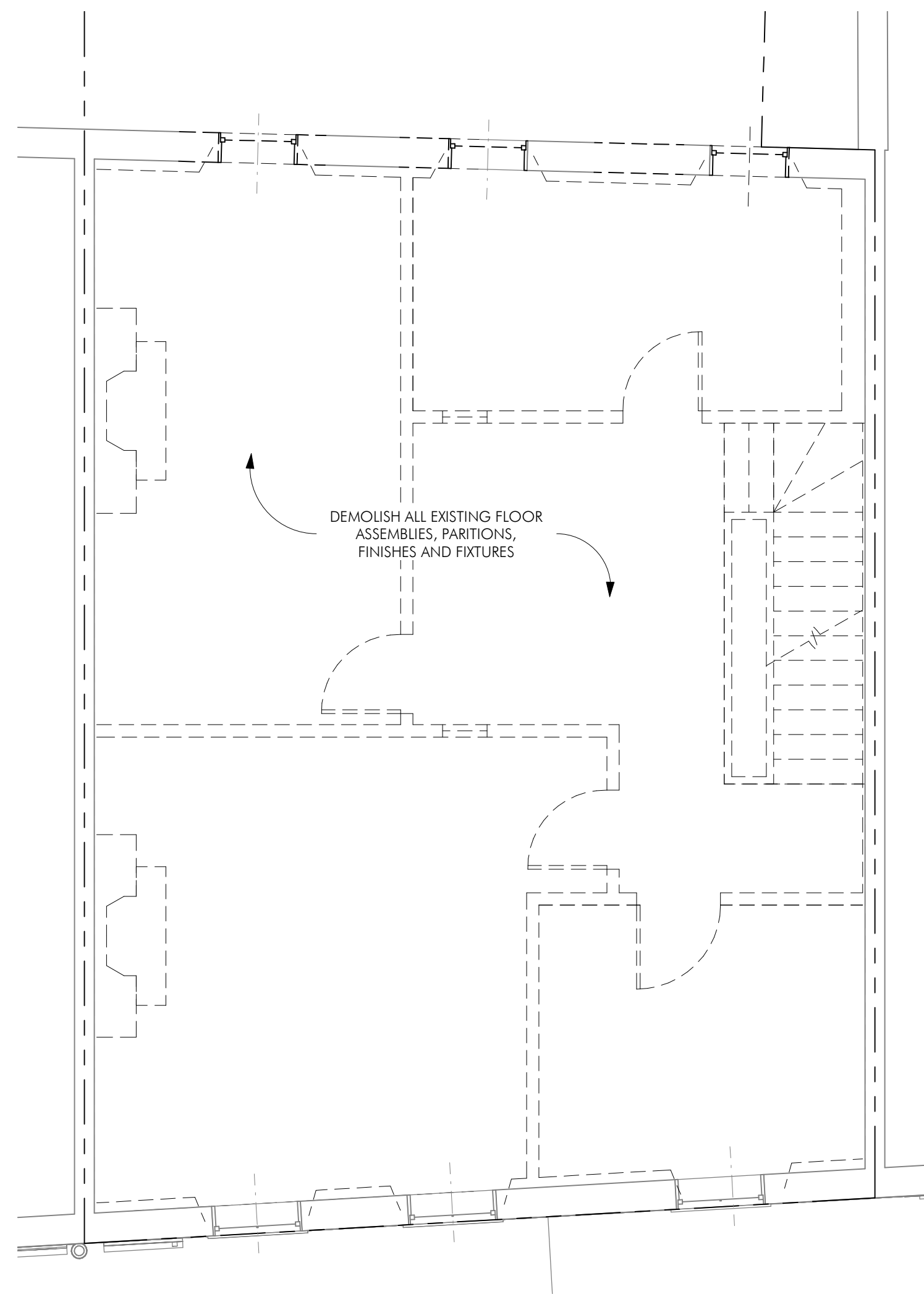
MARK	ISSUE	DATE
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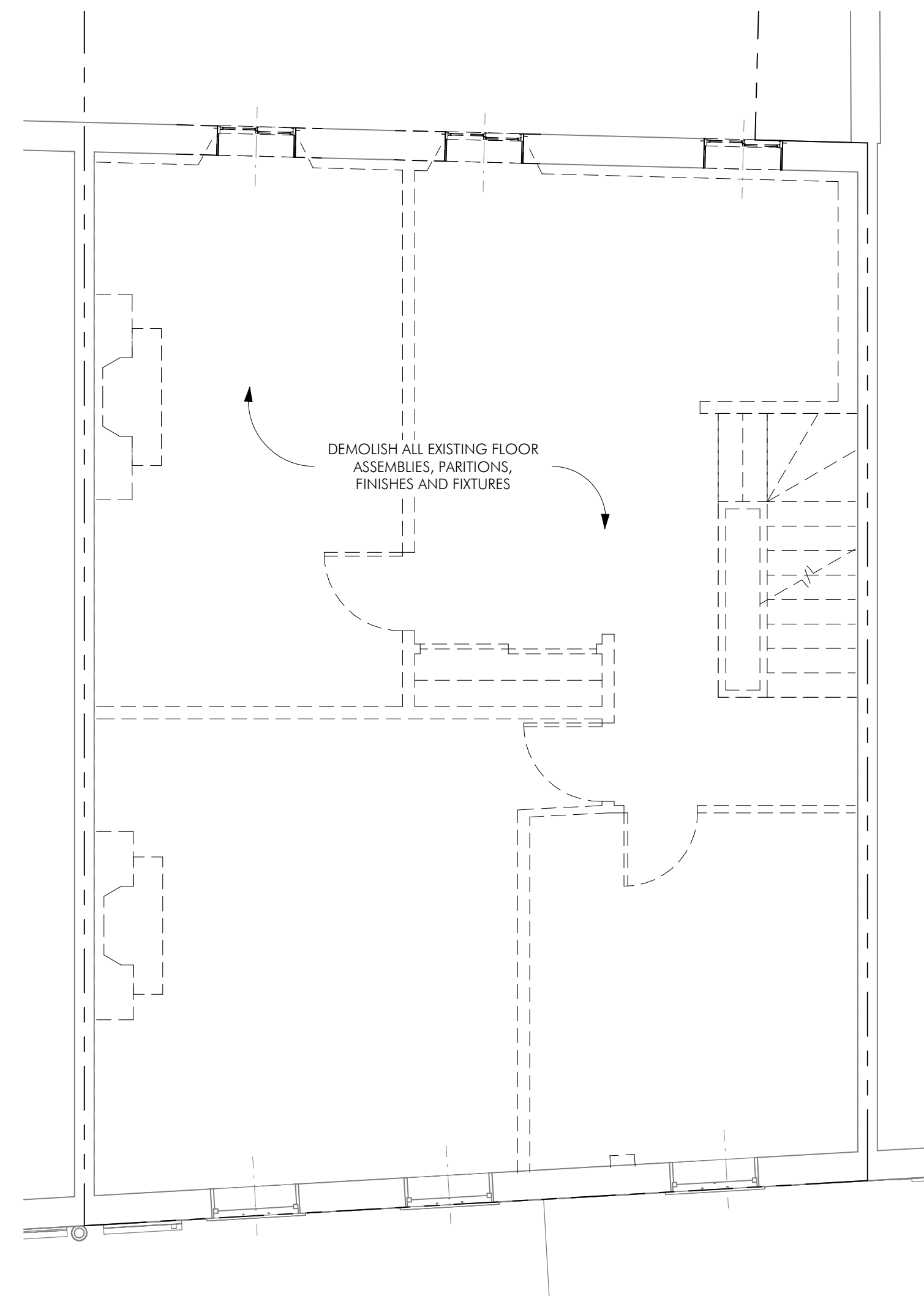
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DEMOLITION
PLANS

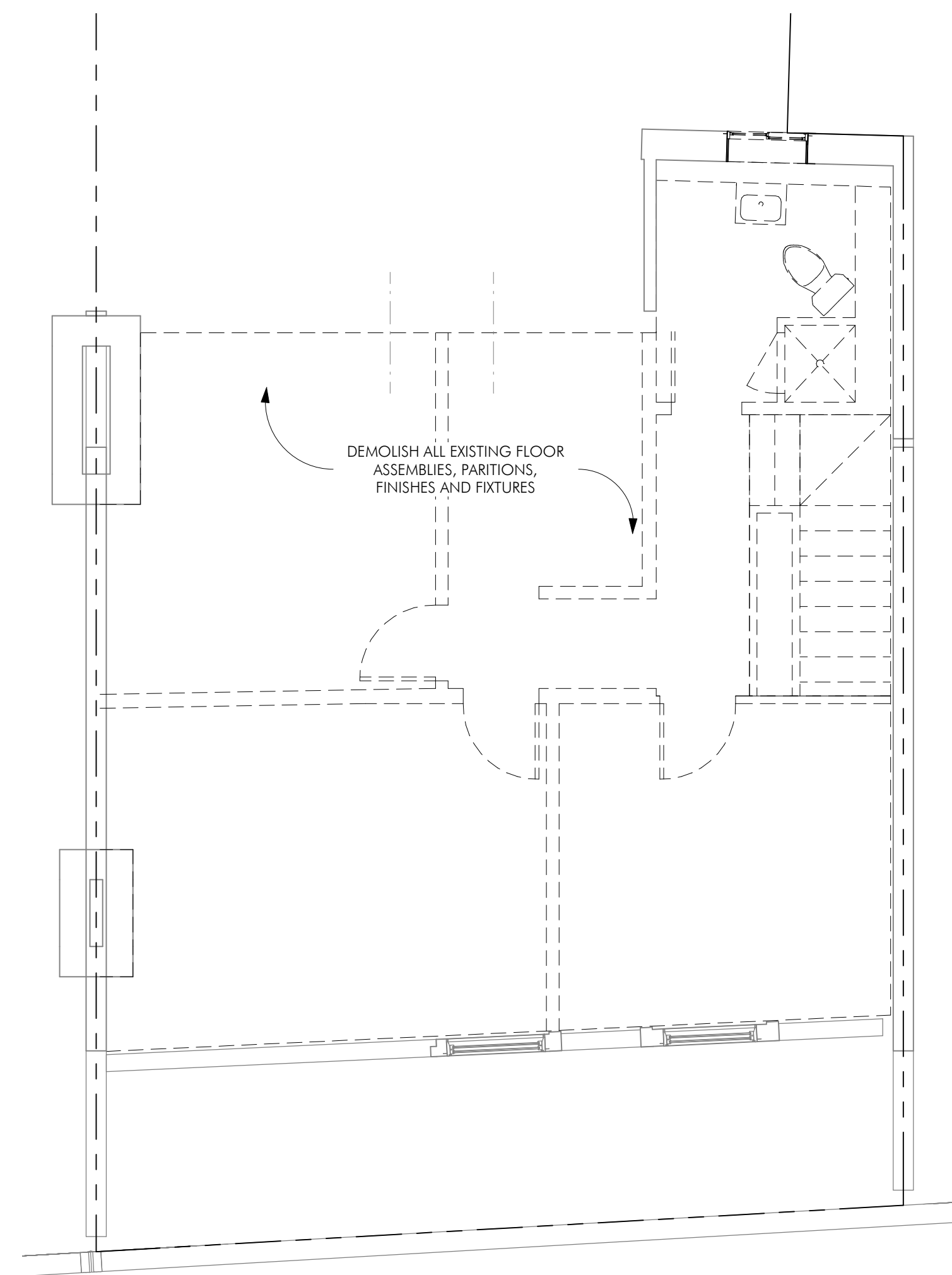
D102



1 2 - DEMO PLAN - SECOND FLOOR
1/4" = 1'-0"



2 3 - DEMO PLAN - THIRD FLOOR
1/4" = 1'-0"



3 4 - DEMO PLAN - FOURTH FLOOR
1/4" = 1'-0"

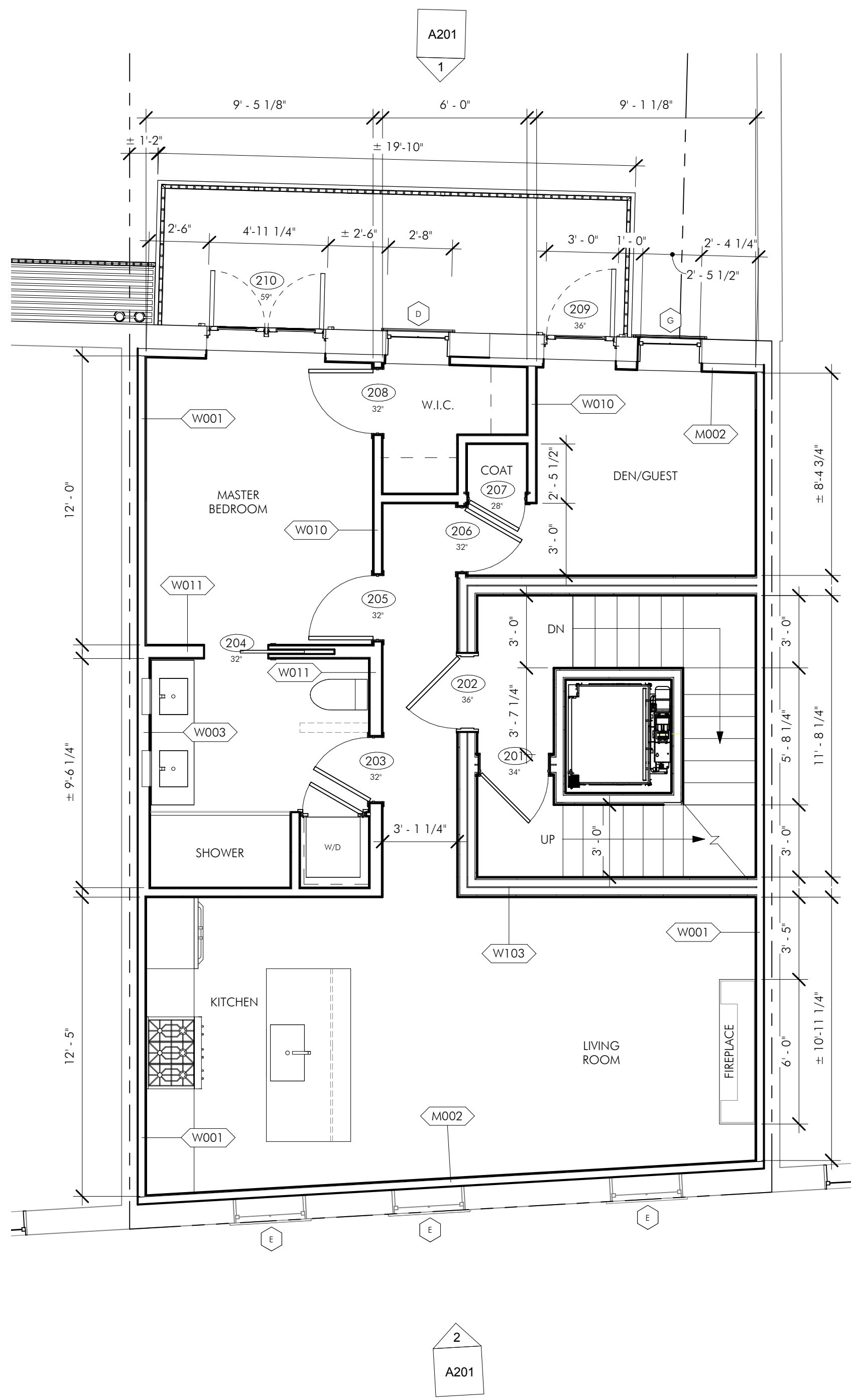
MARK	ISSUE	DATE



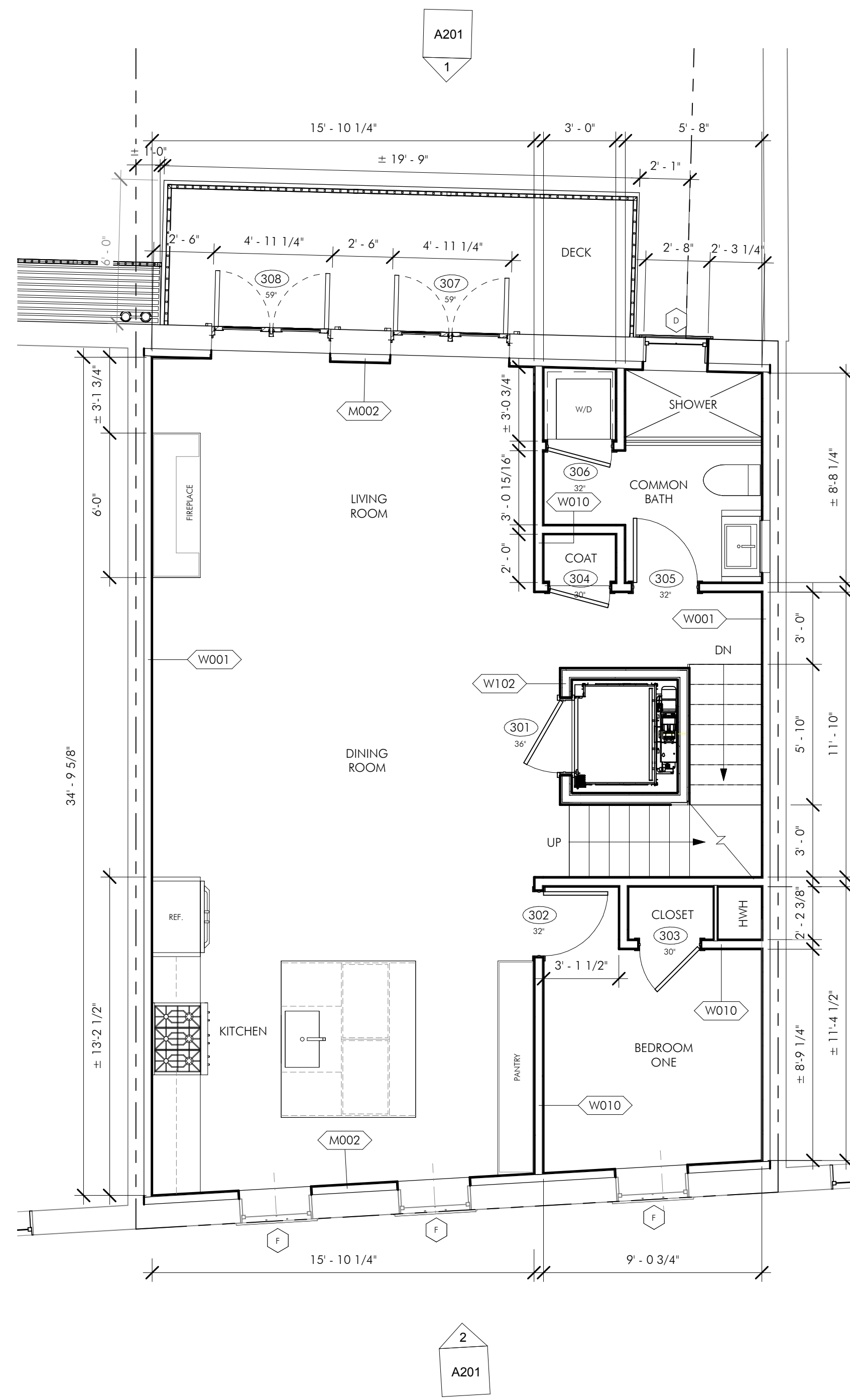
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CONSTRUCTION PLANS

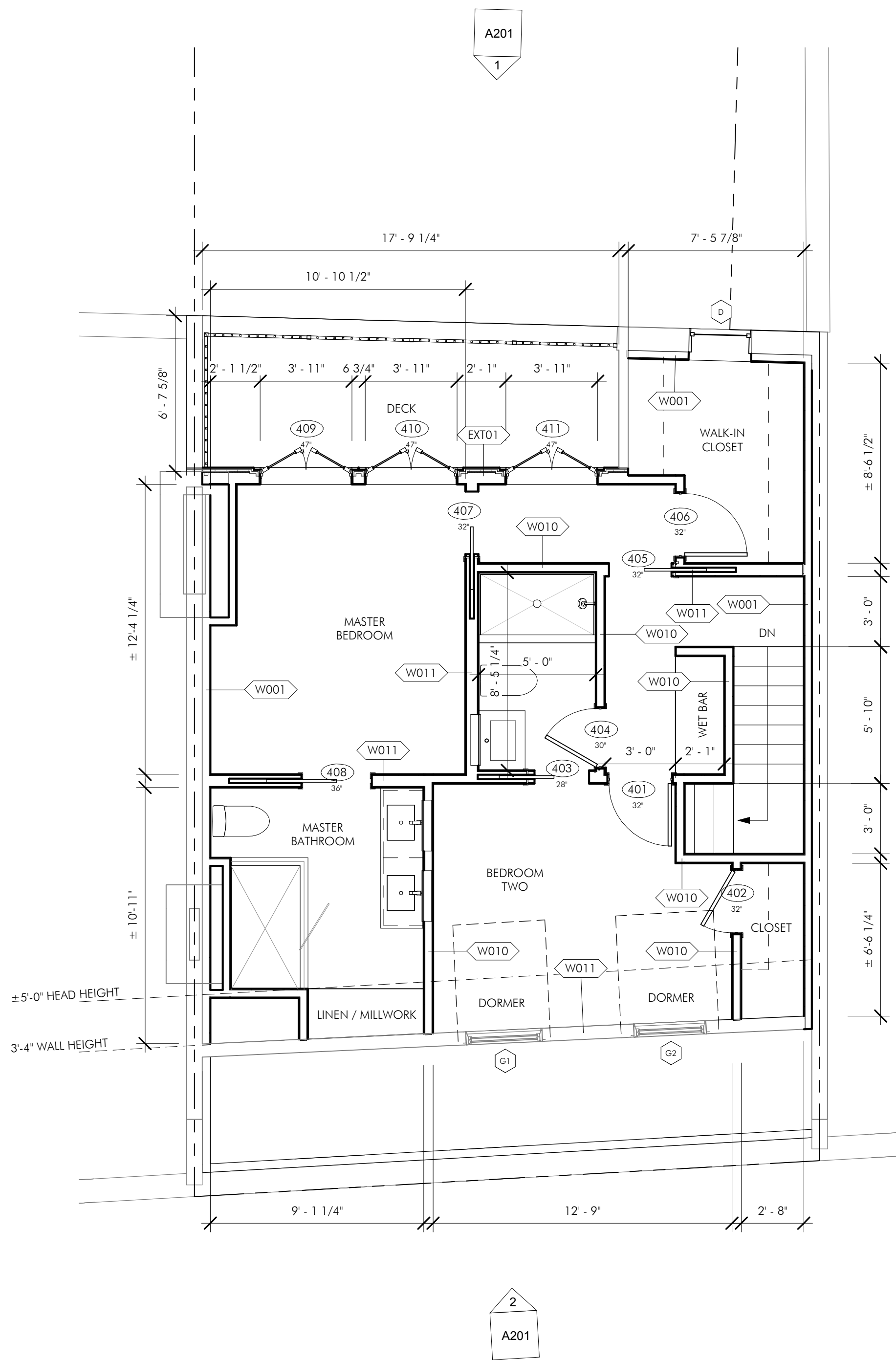
A102



1 2 - FLOOR THROUGH UNIT
1/4" = 1'-0"



2 3 - PENTHOUSE DUPLEX LOWER FLOOR
1/4" = 1'-0"



3 4 - PENTHOUSE DUPLEX UPPER FLOOR
1/4" = 1'-0"

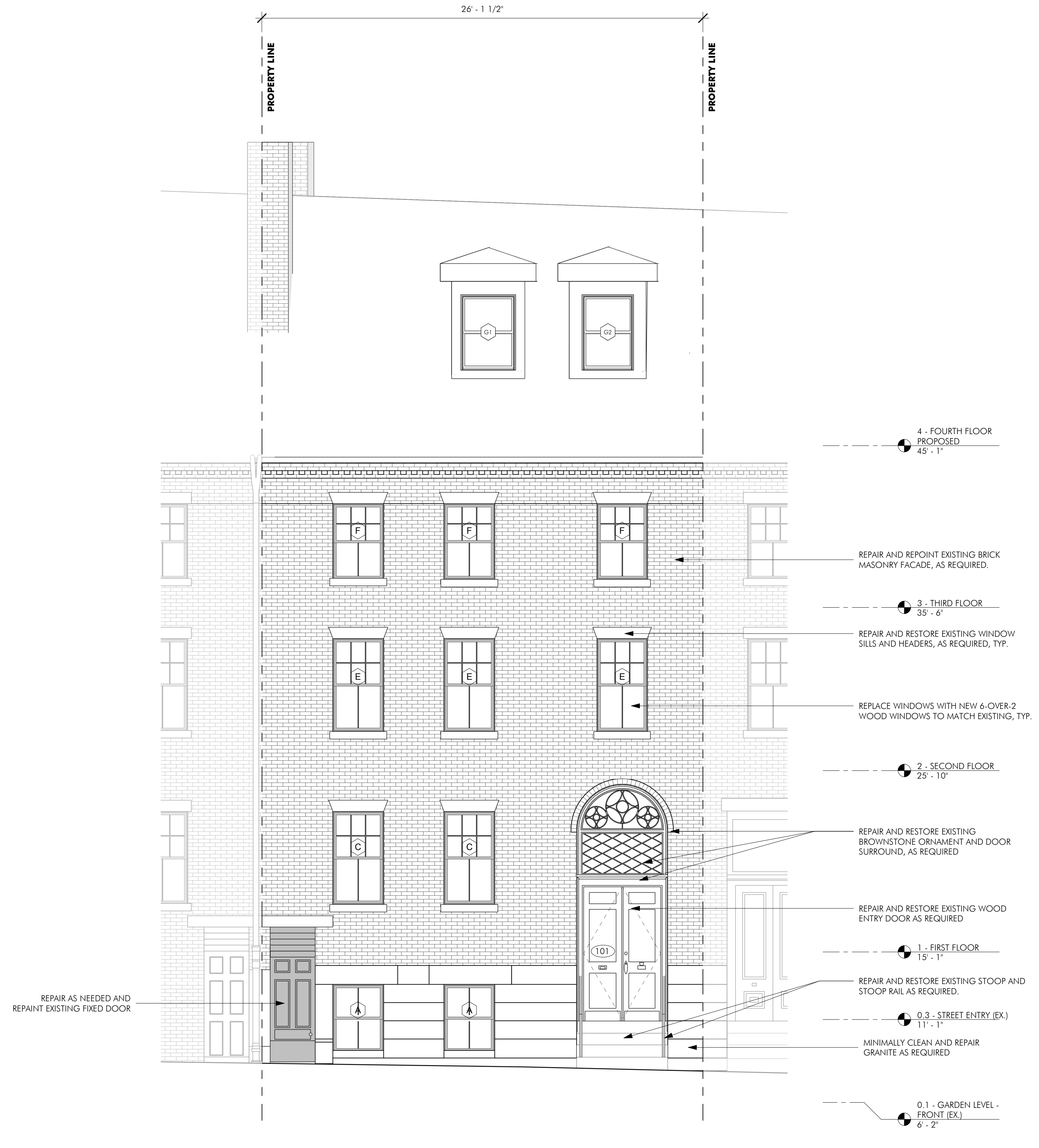
MARK	ISSUE	DATE



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1 REAR ELEVATION - NORTH
1/4" = 1'-0"



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

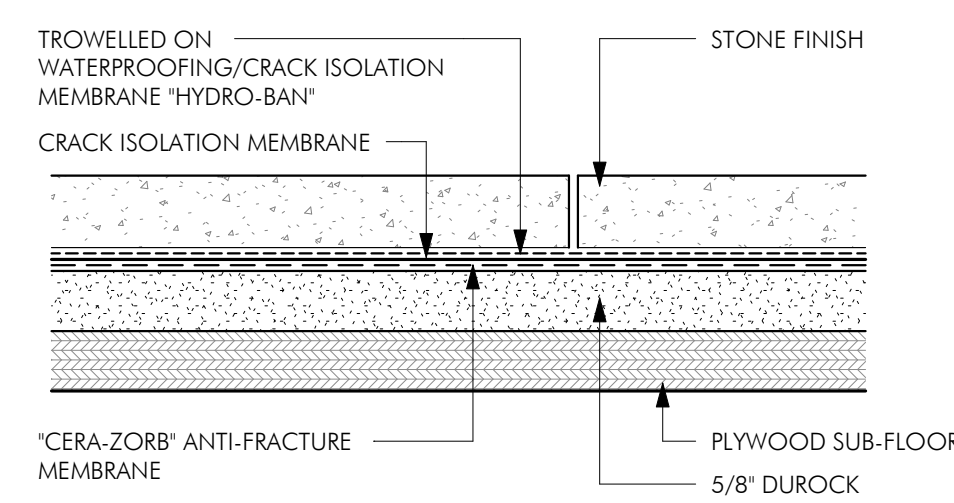
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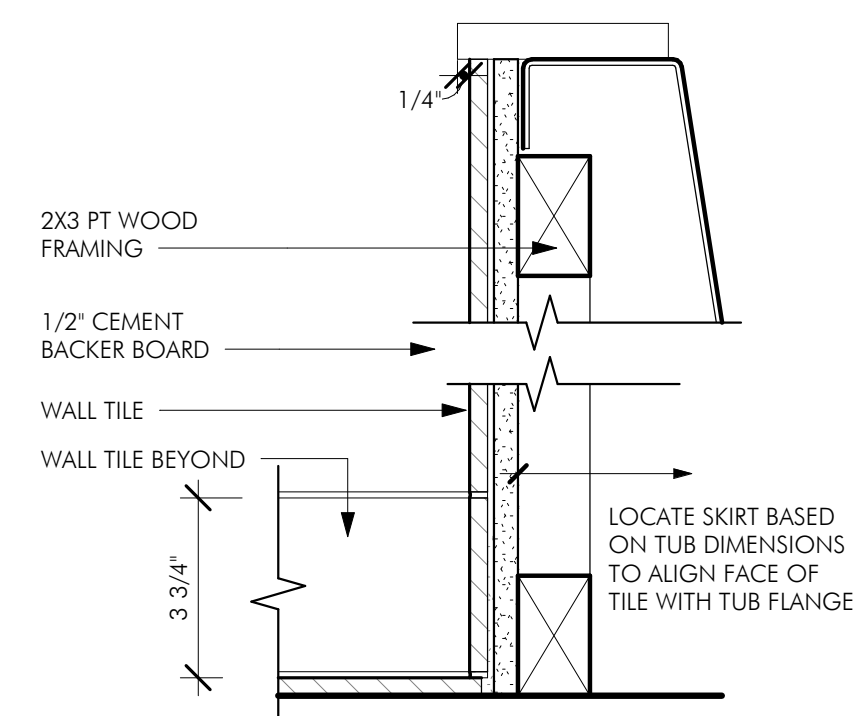
INTERIOR DETAILS

A501

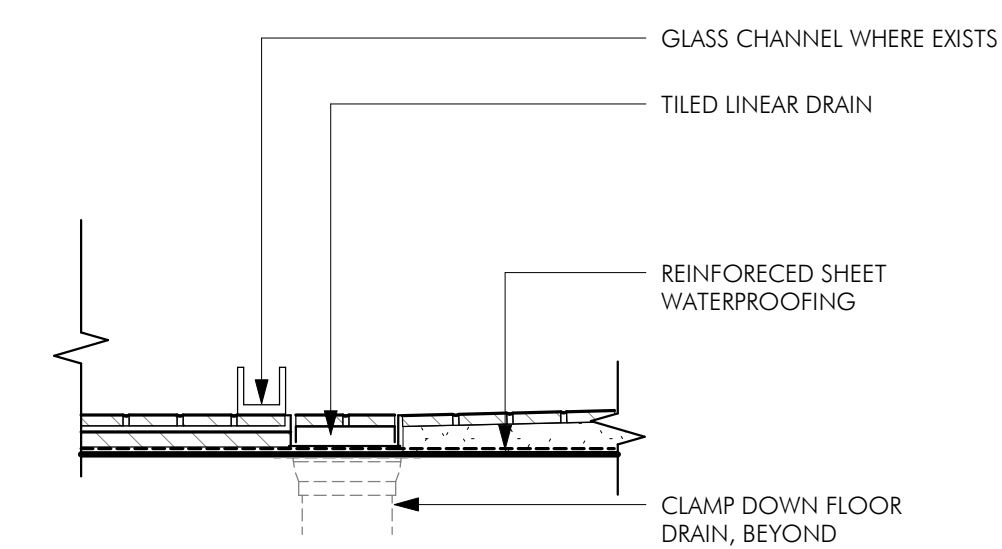


BATHROOM FLOOR ASSEMBLY

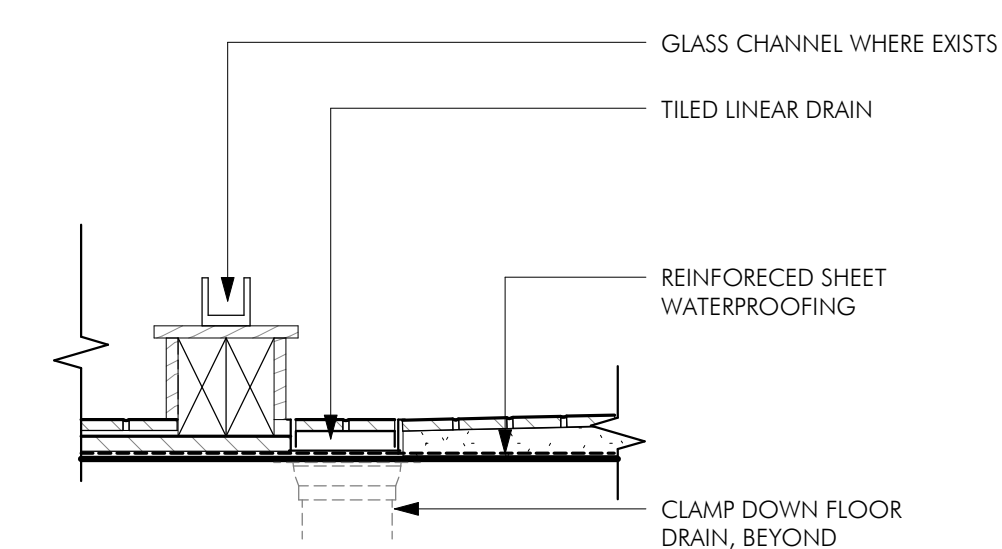
1 BATHROOM FLOOR ASSEMBLY
6" = 1'-0"



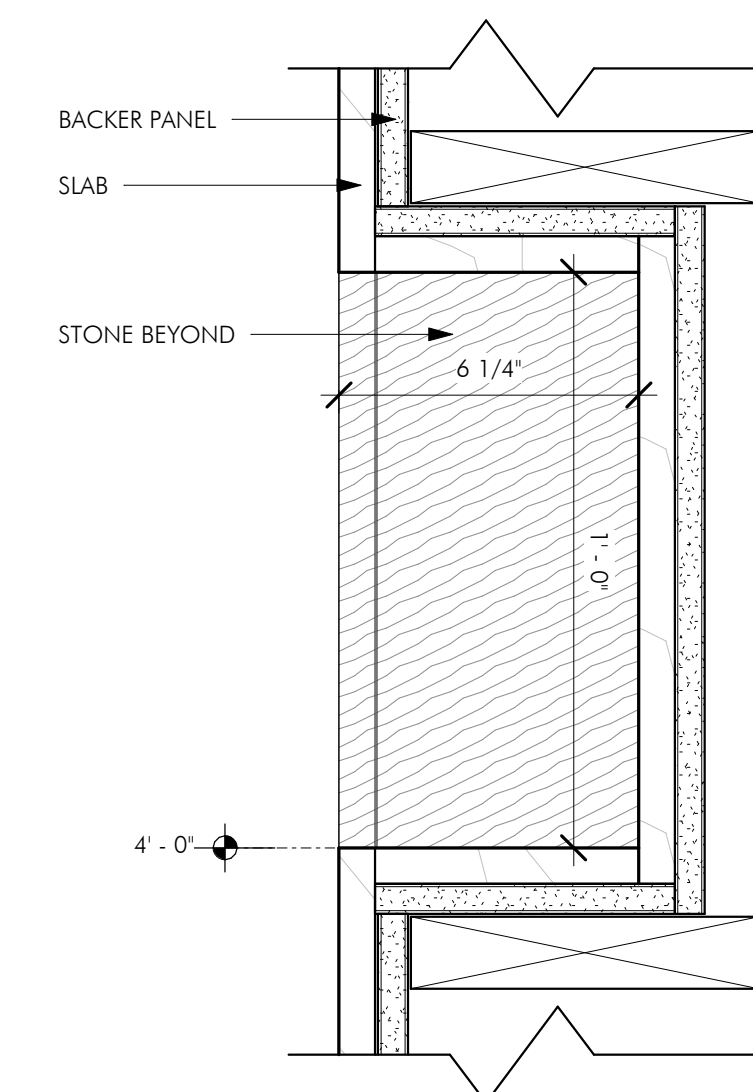
2 TUB SKIRT
3" = 1'-0"



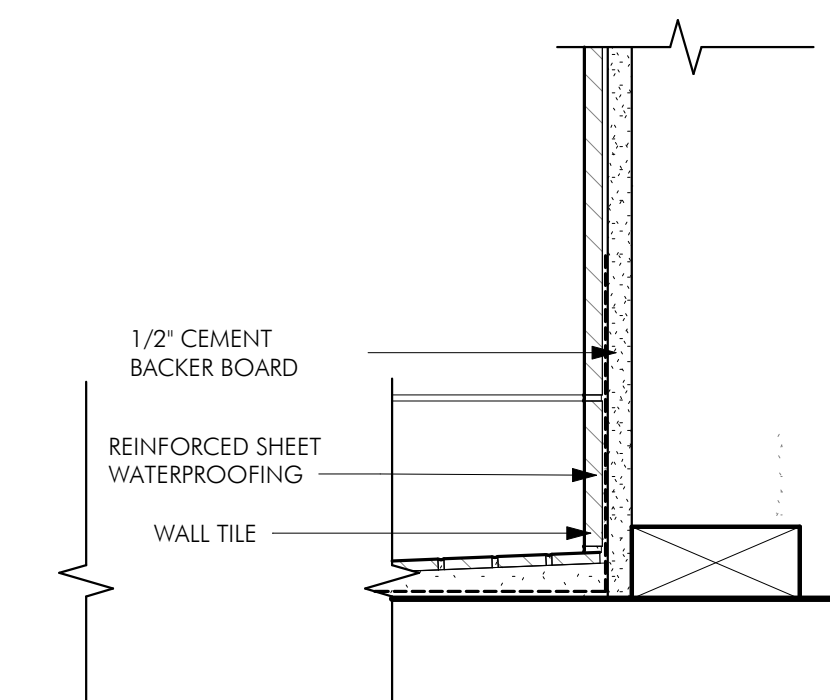
5 SHOWER CURBLESS
3" = 1'-0"



3 SHOWER CURB
3" = 1'-0"



6 SECTION AT BATH NICHE
3" = 1'-0"



4 SHOWER WATERPROOFING
3" = 1'-0"

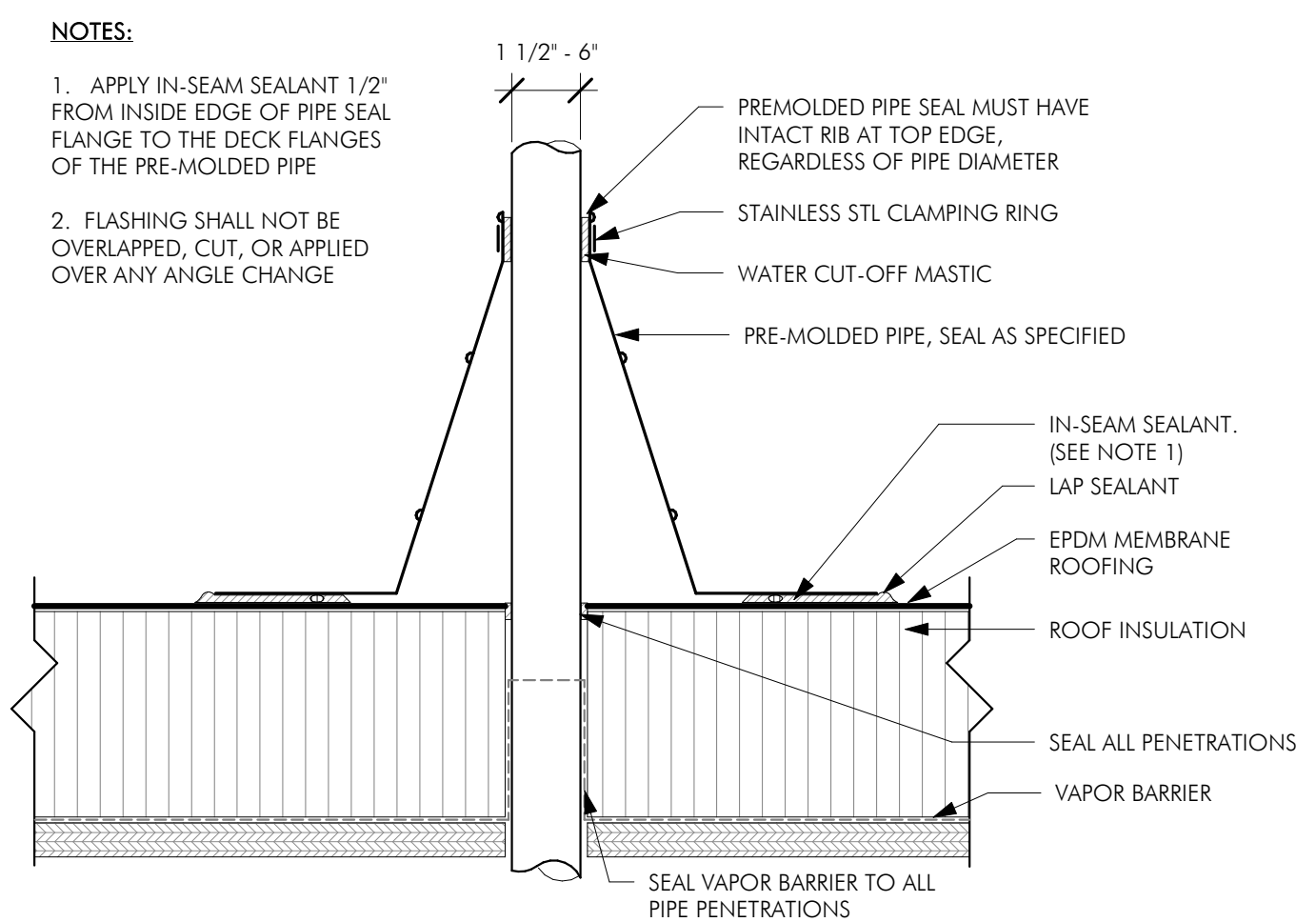
MARK	ISSUE	DATE



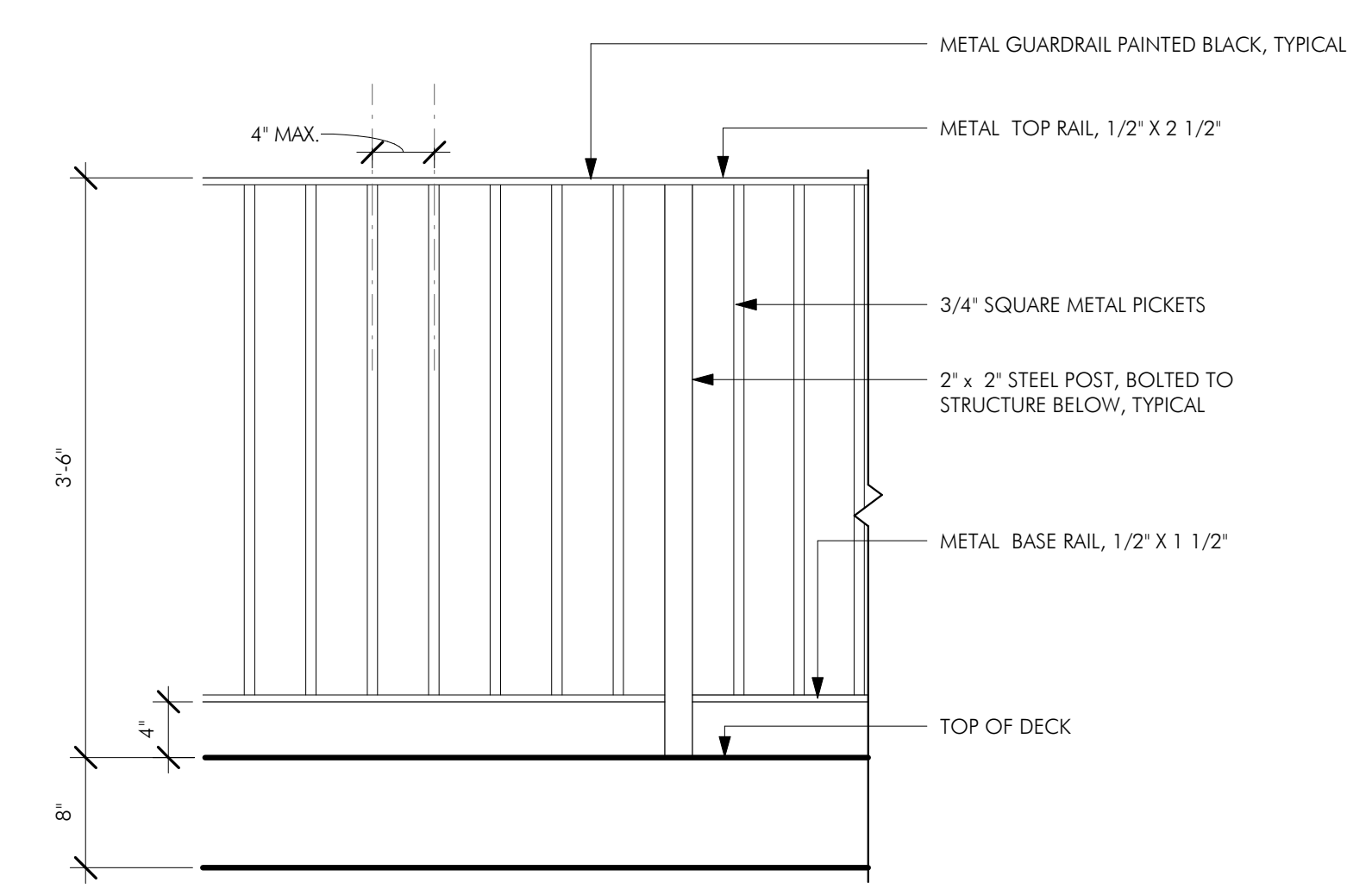
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EXTERIOR DETAILS

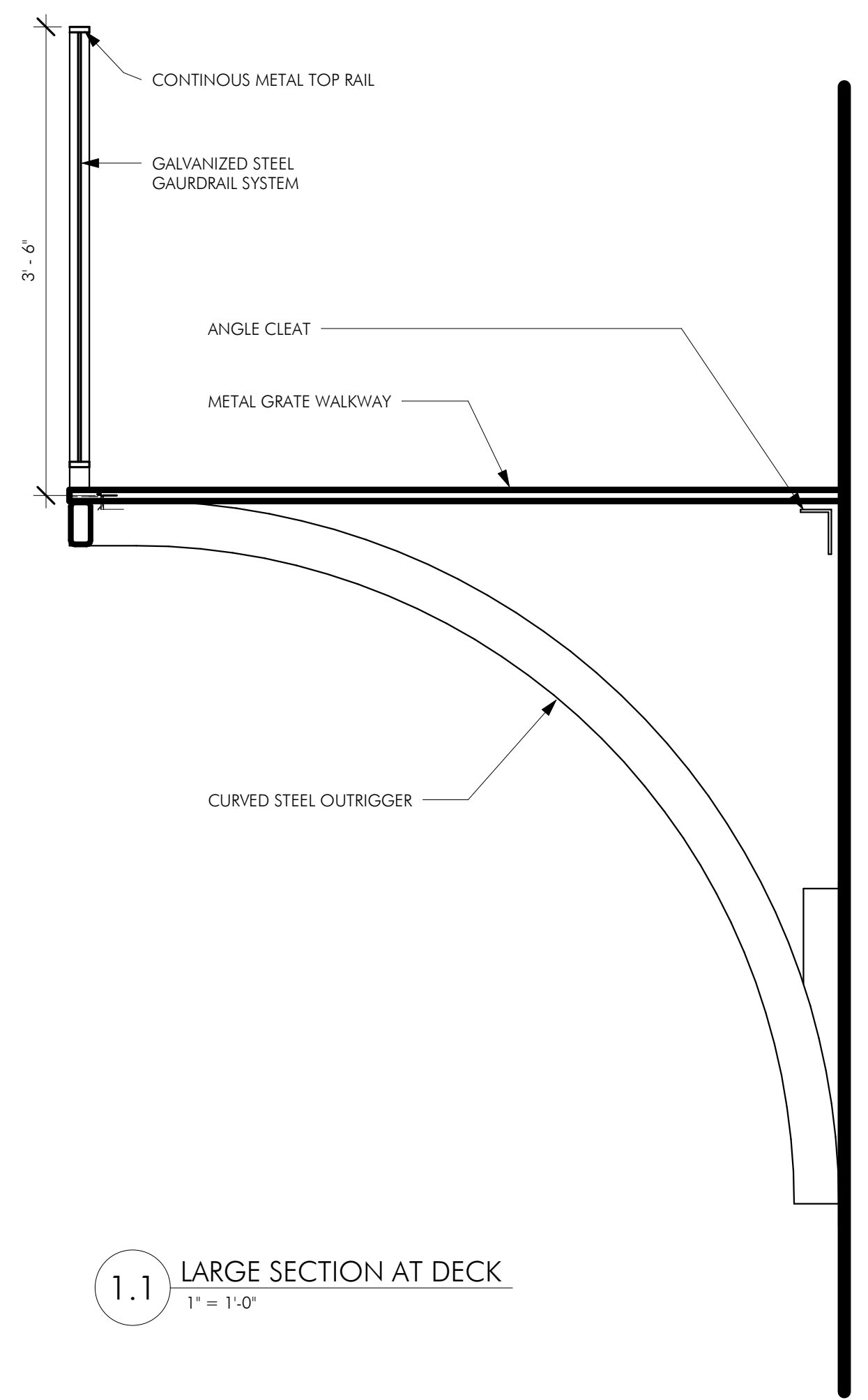
A502



2 SECTION AT PIPE FLASHING AT MEMBRANE ROOFING
3" = 1'-0"



1.2 DECK RAILING
1" = 1'-0"



1.1 LARGE SECTION AT DECK
1" = 1'-0"