

LEGEND:

- BC BOTTOM OF CURB
- BFF BASEMENT FINISH FLOOR
- EL ELEVATION
- EMH ELECTRIC MANHOLE
- ENT. ENTRANCE
- FF FINISH FLOOR
- GG GAS GATE
- GRAN. GRANITE
- LP LIGHT POLE
- MH MANHOLE
- RDR ROOF DRAIN
- T TREE
- TC TOP OF CURB
- TOW TOP OF WALL
- WG WATER GATE

REFERENCE

OWNER OF RECORD: N/F PETER J. WOOD
21863/137 (1997)
AREA = 1,740 SQ. FT.
PARCEL ID: 0501840000

PLAN REFERENCE

- 1) SUFFOLK COUNTY REGISTRY OF DEEDS
PLAN 4474/386 (1923)
" 312/217 (1826)

NOTES

- 1) FIELD SURVEY PERFORMED: JULY 11, 23, 2018 AND FEBRUARY 1, 2019.
- 2) ELEVATIONS SHOWN REFER TO BOSTON CITY BASE.

BENCHMARKS USED:

- #89 PINCKNEY ST LOCLSS EL=61.68
- #93 PINCKNEY ST LOCLSS EL=57.17

I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.



[Signature]
7. FEB 2019
PROFESSIONAL LAND SURVEYOR DATE

PINCKNEY (PUBLIC) STREET

RESEARCH: D. CLIFFORD		DATE: 1-FEB-2019		PREPARED FOR: PETER J. WOOD		PREPARED BY: DGT Associates Surveying & Engineering		85 PINCKNEY ST		
FIELD: K.G., G.T., D.C.		JOB NO. S-1408.01		SCALE: 1" = 10'		617.275.0541 www.DGTassociates.com		PLOT PLAN OF LAND		
BY: DESCRIPTION:	DATE:	REV:	CALCULATION: B. TALEB	CHECK: M.A. CLIFFORD	0 5 10 20		5403 SUMMER STREET, 1ST FLOOR, BOSTON, MA 02127		IN BOSTON, MASSACHUSETTS SUFFOLK COUNTY	
DRAWING NO.: S-1408_01PL.DWG		DRAFTING: M.T. CLIFFORD		PROJ. MANAGER: B. TALEB						

85 Pinckney St

Boston, MA

ZONING DIMENSIONAL REGULATIONS

ZONING DISTRICT H-2-65	Any Dwelling/Other	(E) Any Dwelling/Other	(N) Any Dwelling/Other
TYPE OF USE	Residential	Residential	No change
LOT SIZE	None/None	1,740 SF	No change
LOT AREA (Min for add dwelling)	None/None	7,501 SF (E) Floor Area	No change
LOT WIDTH (Min)	None/None	24.0'	No change
GROSS FLOOR AREA		7,143 SF	7,388SF
FAR (Max)	2.0/2.0	NC, 4.11	NC, 4.25
HEIGHT OF BUILDING (Stories)	None/None	6	No change
HEIGHT OF BUILDING (Feet)	65.0'/65.0'	NC, 67.8'	No change
USABLE OPEN SPACE (Min per dwelling)	150/None	416 SF	No change
FRONT YARD	20.0'/20.0'	NC, 0.0'	No change
SIDE YARD	0.0'/0.0'	0.0'	No change
REAR YARD	10.0'+L/20	NC (Ivaded by bay)	No change

NC*** = Existing Non-Conforming Condition



Project Team

OWNER
 Sir Peter Wood
 Rick Burns, Owners Representative
 85 Pinckney Street
 Boston, MA, 02114
 Phone: 561-820-1400
 Email: rick@davisgeneralcontracting.com

ARCHITECT
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 396 Commonwealth Avenue
 Boston, MA 02215
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INTERIOR DESIGNER
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 720 West Morse Boulevard
 Winter Park, FL 32789
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 670 Main Street
 Reading, MA 01867
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 Email: dan@webbss.net

MECHANICAL ENGINEER
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 Attn: Sean Fennessy
 491 Maple Street
 Suite 209
 Danvers, MA 01923
 Phone: 978-777-7765
 Email: sean@sunengineering.net

Fire Protection Engineer
 Corneliusen Consulting Inc.
 Attn: Joel Corneliusen
 Phone: 781-248-7497
 Email: joel@fpeconsulting.com

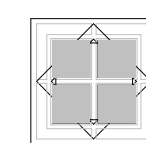
780 CMR BUILDING CODE (IBC2015) & MA AMENDMENTS

CODE REFERENCE	CODE DESCRIPTION	EXISTING CONDITION	PROPOSED CONDITION
521 CMR 9.2.1, 9.4. 521 CMR 10.1	Renovation and Reuse exempt from Group I Dwelling Units and Group II Dwelling Units Public and Common Areas for existing buildings with less than 12 units not required to be accessible	Contains less than 20 units Contains less than 12 units	1 unit, no change 1 unit, no change
780 CMR 34 2.02 780 CMR 34 301.2	Type of Addition, Alteration, or Repair Prescriptive Compliance Method		Interior alteration Prescriptive Compliance Method
780 CMR 310.1 780 CMR Table 503 780 C 3	Use Group Height Limitations Stories * Height Limitations Area Limitations	R-3 6 stories 67.8' 1361 sf (R-2 24,000 sf)	R-3, no change 6 stories, no change 67.8', no change 1361 sf, no change
780 CMR 504.2	Sprinkler Height Increase +20ft Sprinkler Height Increase + 1 Story		
780 CMR Table 601	Building Type Primary structural frame Bearing Walls EXT Bearing Walls INT Non-Bearing walls and partitions INT Floor Construction Roof Construction	III B 0 2 0 0 0 0	III B, No change 1 2 0 0 1 0
780 CMR Table 602	Fire Separation X<5c Fire Separation 5<X<10 Fire Separation 10<X<30 Fire Separation X<=30	1 1 1 0	1 1 1 0
780 CMR 903.3.1.1 780 CMR 903.3.3.2	NFPA 13 Sprinkler System Quick Response or Residential automatic sprinklers required.	NA** NA**	13 Yes

* Group R limited to 75ft and 5 stories

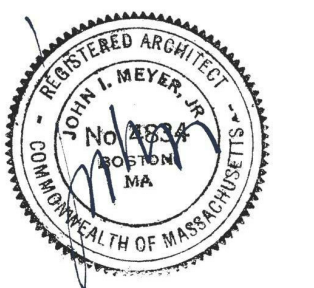
**NA = Non- Applicable

MEYER & MEYER, INC.
 ARCHITECTURE ◦ INTERIORS
 396 COMMONWEALTH AVENUE BOSTON, MASSACHUSETTS 02215



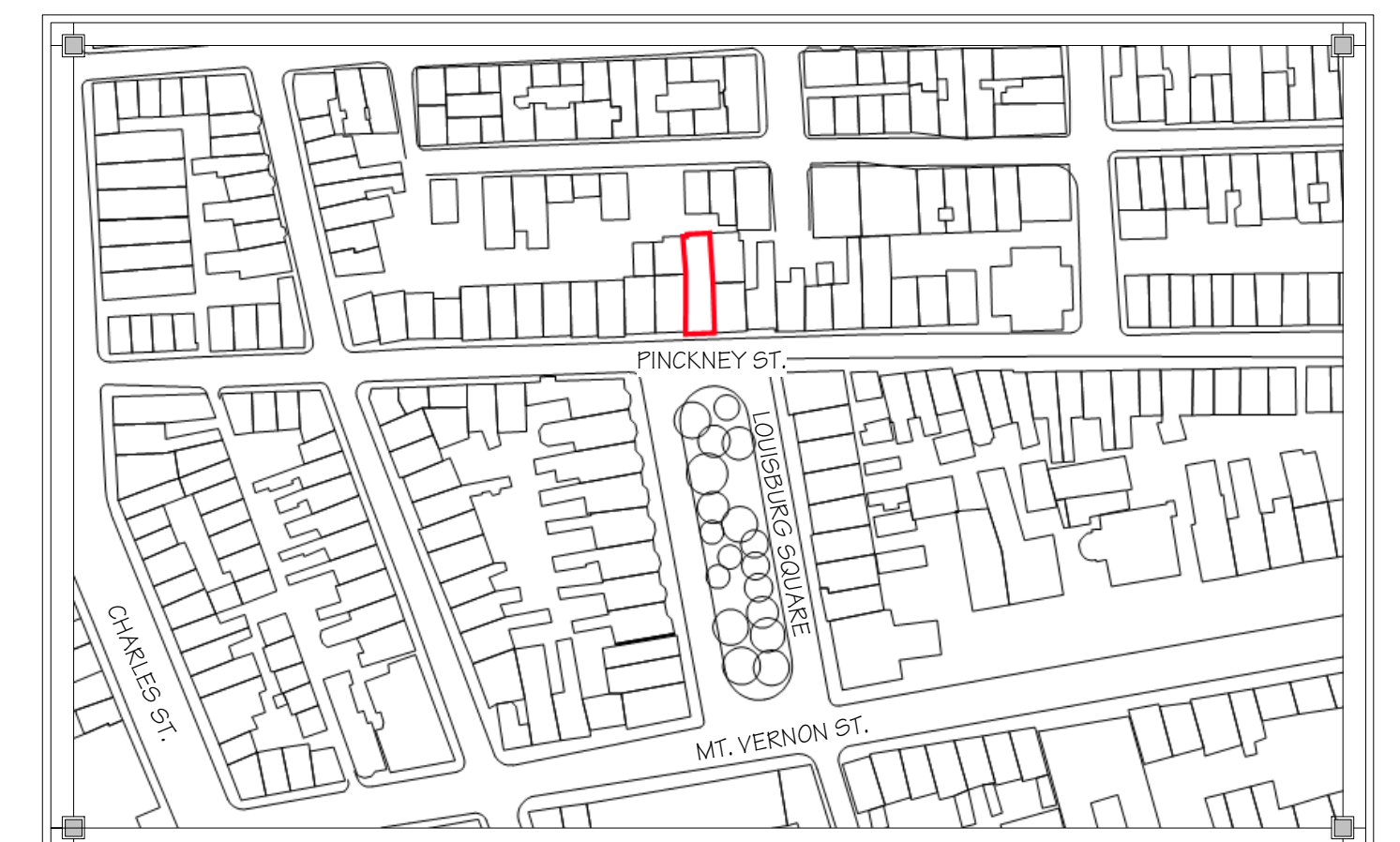
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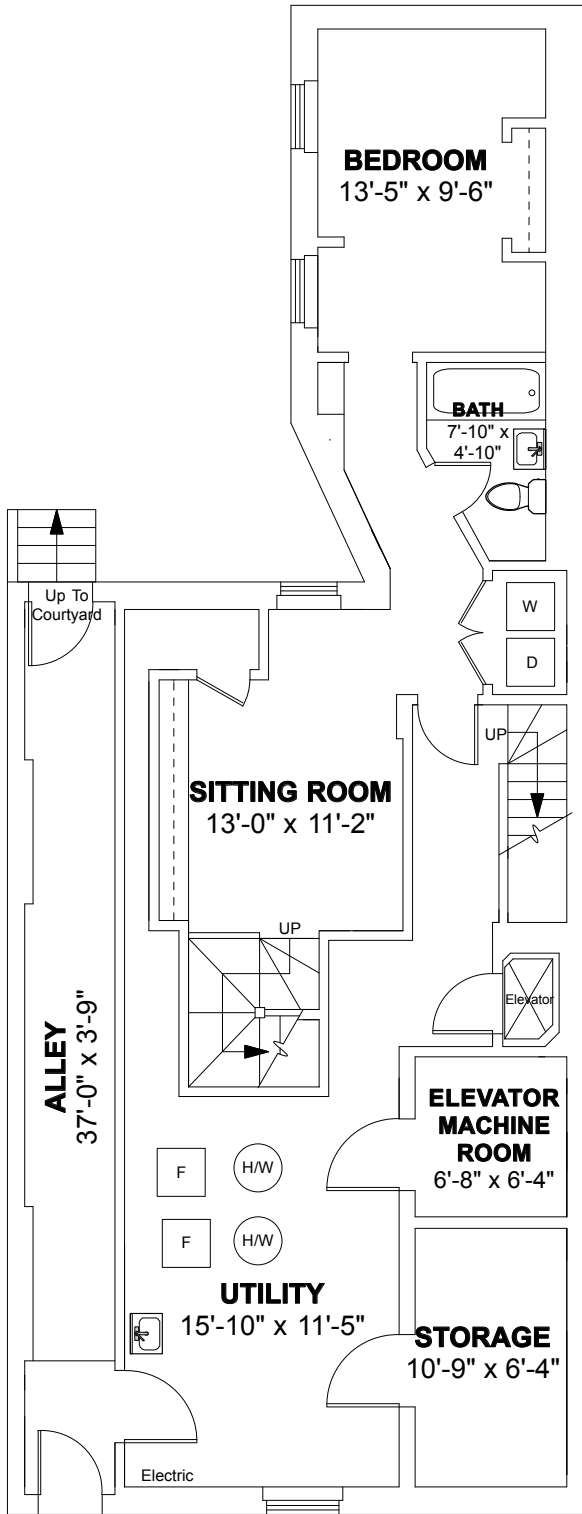
Amended Permit Set
 February 7, 2019



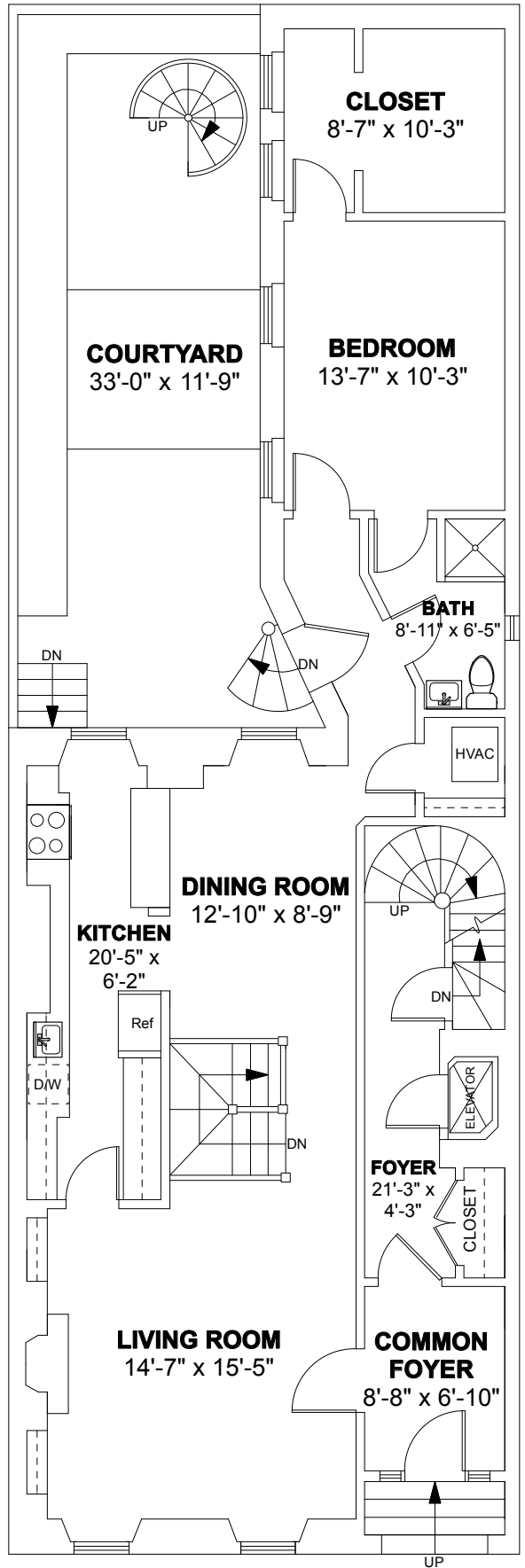
LOCATION MAP

Boston, Massachusetts





GARDEN LEVEL PLAN
Ceiling Height = 7'-0"

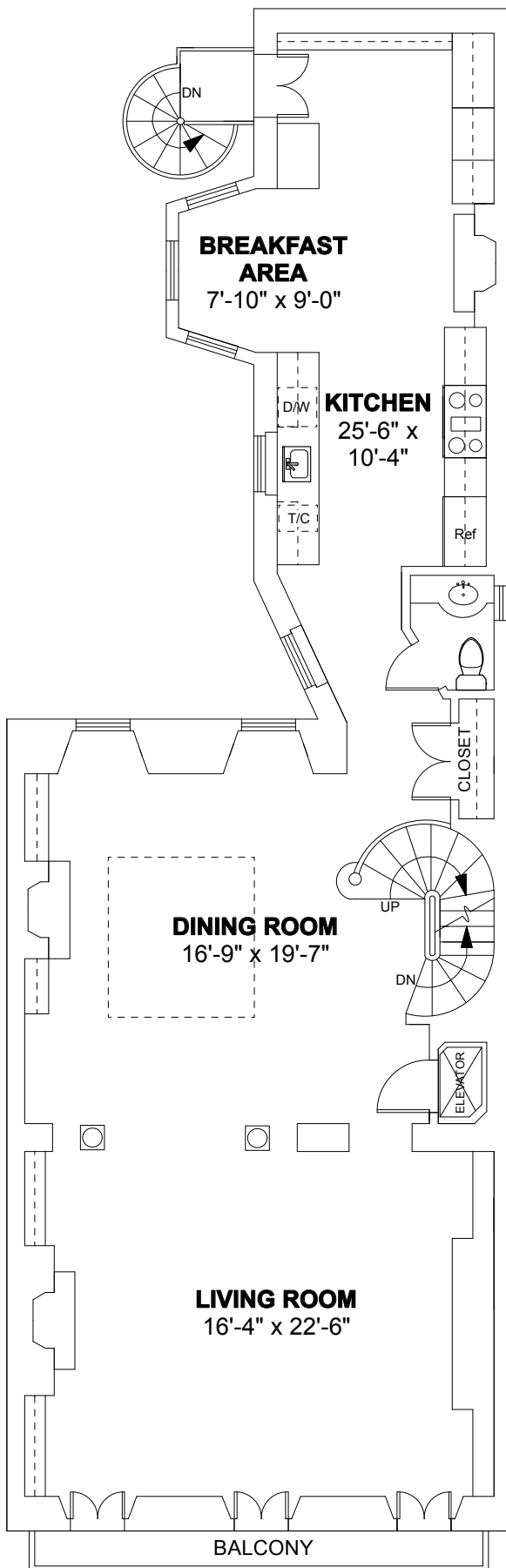


FIRST FLOOR PLAN
Ceiling Height = 9'-5"

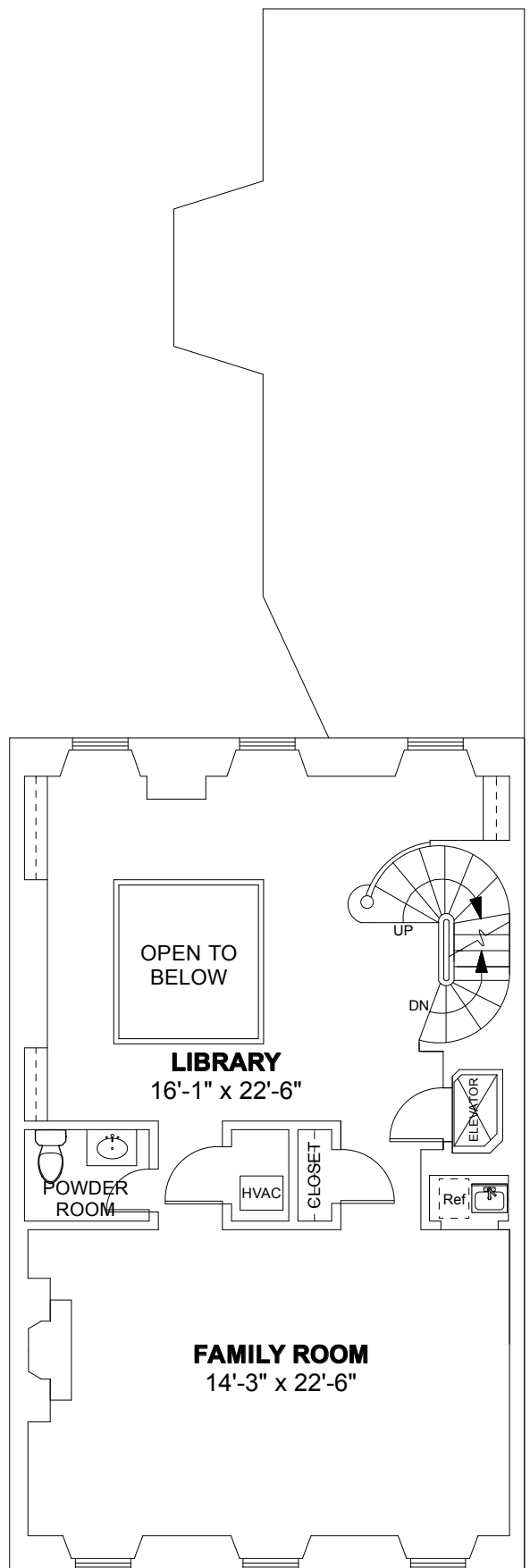


Scale 1/8" = 1'-0"

EXISTING CONDITIONS FLOOR PLANS			1
JOB NO.	DATE: MARCH 2018	SCALE: 1/8" = 1'-0"	
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		85 PINCKNEY STREET BOSTON, MA	



SECOND FLOOR PLAN
Ceiling Height = 10'-9"

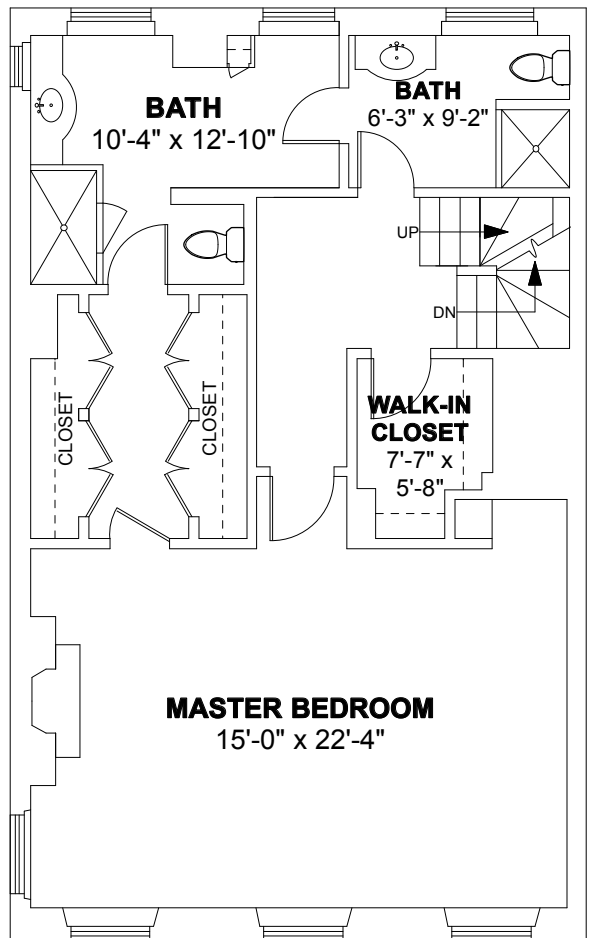
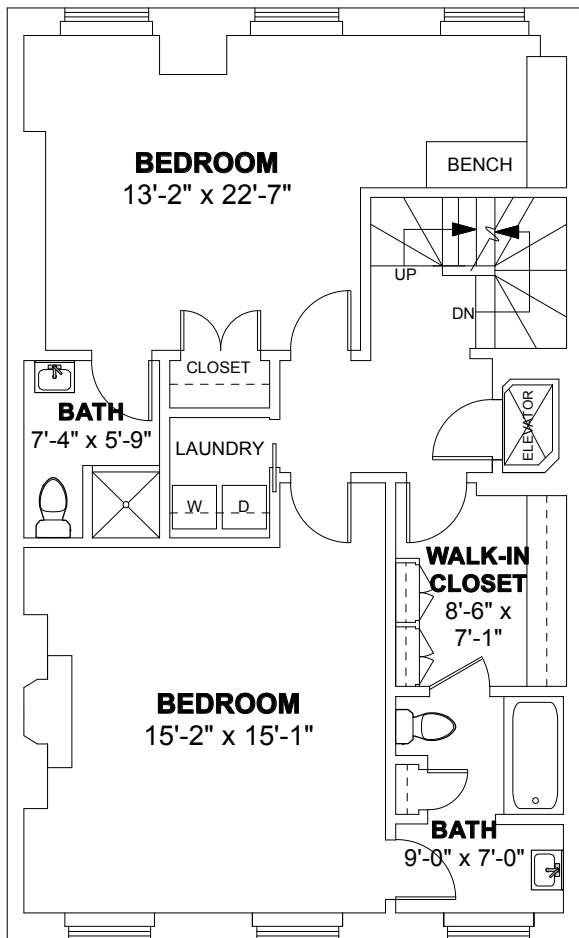


THIRD FLOOR PLAN
Ceiling Height = 9'-3"



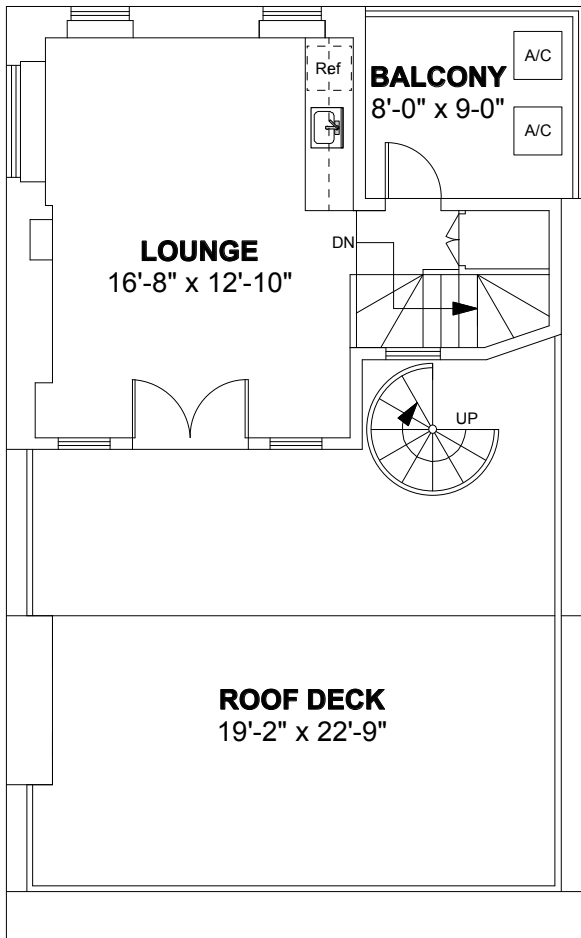
Scale 1/8" = 1'-0"

EXISTING CONDITIONS FLOOR PLANS			2
JOB NO.	DATE: MARCH 2018	SCALE: 1/8" = 1'-0"	
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		85 PINCKNEY STREET BOSTON, MA	

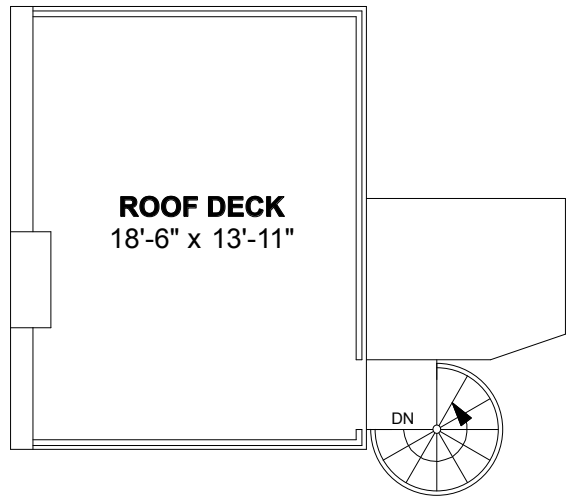


Scale 1/8" = 1'-0"

EXISTING CONDITIONS FLOOR PLANS			3
JOB NO.	DATE: MARCH 2018	SCALE: 1/8" = 1'-0"	
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		85 PINCKNEY STREET BOSTON, MA	



SIXTH FLOOR PLAN
Ceiling Height = 8'-0"



ROOF PLAN



Scale 1/8" = 1'-0"

EXISTING CONDITIONS FLOOR PLANS			4
JOB NO.	DATE: MARCH 2018	SCALE: 1/8" = 1'-0"	
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		85 PINCKNEY STREET BOSTON, MA	

Project:

85 Pinckney St

85 Pinckney Street
Boston, MA

Issue Dates and Revisions:

Permit Set	10/23/2018
Bid Set	11/01/2018
50% CD Set	12/12/2018
100% CD Set	01/11/2019
1 ASI-001	02/14/2019
2 ASI-002	TBD

General Notes:
General Contractor shall make all Subcontractors and Suppliers aware of the requirements of these notes.

All work shall be performed in compliance with all applicable Local, State and National Building, Life Safety and Electrical Codes.

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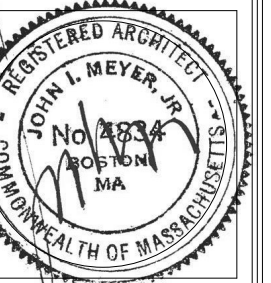
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All dimensions to interior/exterior walls indicated are to face of stud wall or concrete/c.m.u. unless noted otherwise.

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Registration:



Drawing Title:

Basement Floor Plan

Drawn:

Author

Checked:

Checker

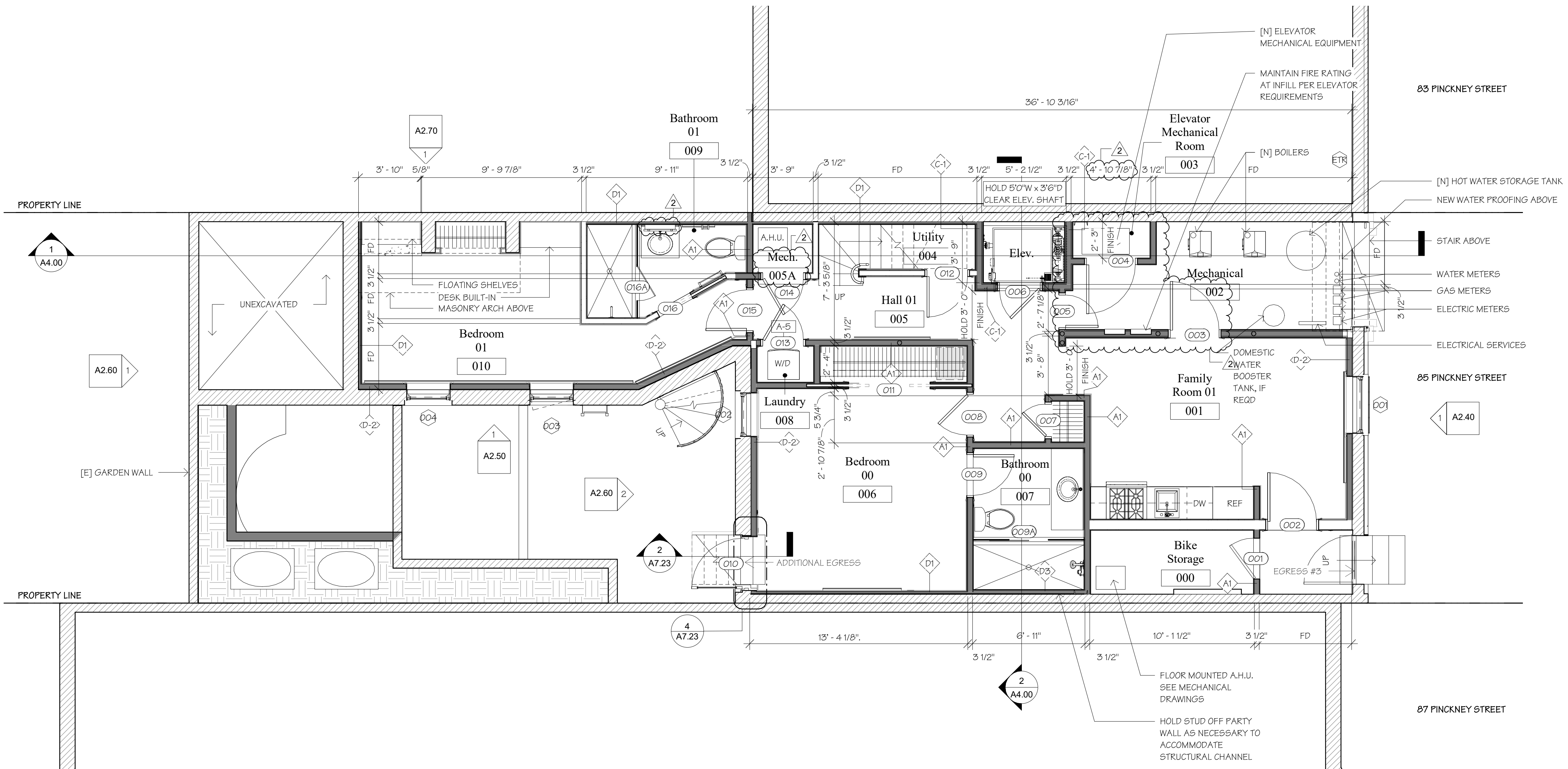
Project Number:

85740

Date:

Drawing Number:

A1.00



1 Basement Floor Plan
1/4" = 1'-0"

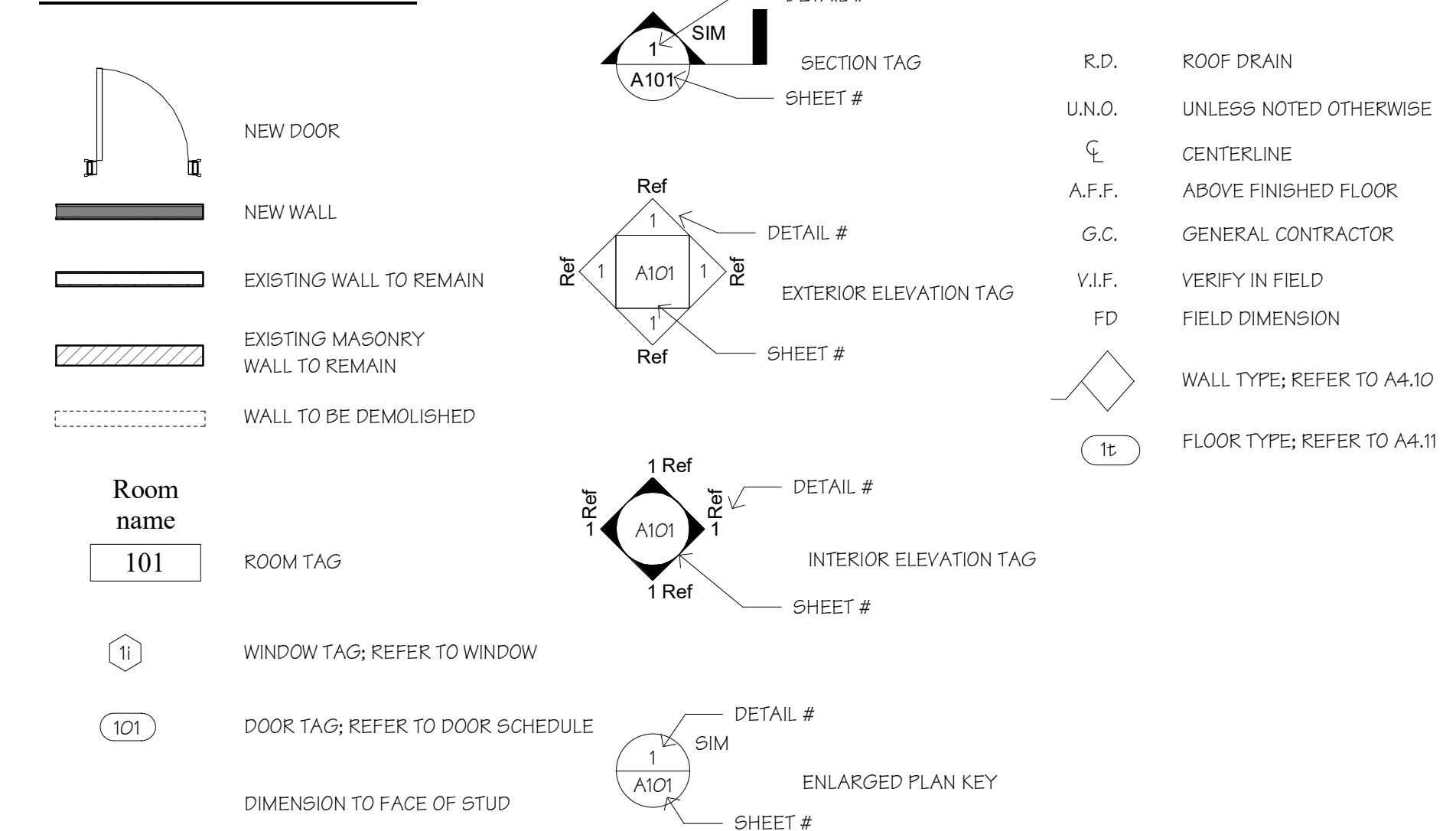
GENERAL CONSTRUCTION NOTES

- TYPICAL WALL ASSEMBLIES:
A. UNLESS OTHERWISE NOTED, ALL NEW AND/OR PATCHED INTERIOR WALL CONSTRUCTION SHALL BE 2" X 4" (UNLESS OTHERWISE NOTED, SEE PLAN) WOOD STUDS @ 16" O.C. WITH 1/2" GWB AND 1/8" SKIM COAT PLASTER FINISH ON BOTH SIDES OF STUDS, TYP. REFER TO FINISH SCHEDULE FOR TRIM & WALL FINISHES
- G.C. SHALL BE RESPONSIBLE FOR PROVIDING WOOD BLOCKING AS REQUIRED FOR ALL ITEMS INCLUDING BUT NOT LIMITED TO CLOSET POLES, BUILT-INS, CABINETS SHELVING, BATHROOM ACCESSORIES AND DECORATIVE LIGHTING.
- ALL NEW WALL CONSTRUCTION AND/OR WALL, CEILING, AND FLOOR INFILL THAT TIES INTO EXISTING CONSTRUCTION SHALL BE FURRED OUT AS REQUIRED TO ALIGN WITH EXISTING ADJACENT OR ABUTTING. ALL SEAMS AND JOINTS SHALL BE FULLY CONCEALED, TYPICAL THROUGHOUT.
- ATCHED WOOD FLOORING SHALL BE TOOTHED INTO EXISTING ADJACENT FLOORING, TYPICAL THROUGHOUT U.N.O
- ALL GWB AT NON SHOWER WET WALLS SHALL BE MOISTURE RESISTANT WITH 1/8" SKIM COAT PLASTER FINISH. ALL SHOWER WALLS TO HAVE CEMENTIOUS BACKER BOARD
- SEE TYPICAL WALL TYPE SHEET AND PLANS FOR WALL INSULATION INFORMATION.
- ALL FLOORS TO HAVE 6" MINIMUM MINERAL WOOL BATT ACOUSTIC INSULATION
- INTERIOR PAINTING SHALL INCLUDE ALL PREP WORK, ONE COAT PRIMER, AND TWO COATS FINISH. WALLS AND CEILINGS SHALL BE LATEX, U.N.O.
- AT ALL STONE/TILE WORK, G.C. SHALL FULLY COORDINATE ALL JOINT AND SEAM LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION. ALL TILE TO BE PROVIDED AND INSTALLED BY G.C. PER OWNER'S SELECTIONS.
- AT ALL CLOSETS AND COAT CLOSETS, DASHED LINE INDICATES SHELF WITH ROD UNLESS OTHERWISE DETAILED.
- G.C. IS RESPONSIBLE FOR REPAIRS FOR ANY DAMAGE TO NEW OR EXISTING ITEMS DUE TO CONSTRUCTION WORK, TYPICAL. FULLY PROTECT EXISTING WOOD FLOOR FINISH TO REMAIN DURING CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR REPAIRING ANY DAMAGES, NICKS, SCRATCHES.
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- LEVEL ALL SUBFLOORS
- REPAIR AND REPAINT EXISTING INTERIOR SHUTTERS
- ALL FURRED EXTERIOR (AND PARTY) WALL CAVITIES TO BE FILLED WITH OPEN CELL INSULATION; SEE WALL TYPES.
- PROVIDE ALL NEW WINDOW HARDWARE; SEE HARDWARE SCHEDULE

TYPICAL PLAN NOTES

- ELECTRICAL**
- RELOCATE THREE METERS TO NEW MECH ROOM, MAINTAIN ONE METER FOR MAIN HOUSE, ONE METER FOR BASEMENT UNIT AND ONE METER FOR BUILDING COMMON AREAS
 - ALL NEW ELECTRICAL SERVICE AT BUILDING INTERIOR
 - ALL NEW ELECTRICAL SUB PANELS
 - ALL NEW ELECTRICAL WIRING
 - ALL NEW ELECTRICAL DEVICES
 - ALL NEW ADDITIONAL ELECTRICAL DEVICES REQUIRED BY CODE
 - SMOKE/CO DETECTORS HARD WIRED WITH BATTERY BACKUP
 - PROVIDE JAMB SWITCHES AT ALL CLOSET DOORS, UNLESS OTHERWISE NOTED
 - ELECTRIC RADIANT HEAT IN HIS AND HERS BATHROOMS
- PLUMBING**
- RELOCATE WATER METER (AND BOOSTER UNIT) TO NEW MECH ROOM, PROVIDE FOR FUTURE 5" SIDE SUB METER TO BASEMENT UNIT
 - ALL NEW HOT AND COLD WATER SUPPLIES
 - ALL NEW DRAIN LINES AND DRAIN STACKS AT BUILDING INTERIOR
 - ALL NEW DOMESTIC WATER HEATING EQUIPMENT
 - ALL NEW AREA HEATING WATER HEATING EQUIPMENT
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- MECHANICAL**
- ALL NEW HEATING AND COOLING EQUIPMENT AT INTERIOR OF BUILDING
 - ALL NEW DUCT, INSULATE PER CODE
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 - NEW GAS LOG INSERTS WHERE NOTED, INSTALL NEW CONCENTRIC CHIMNEY LINERS THESE LOCATIONS
 - SUPPLY GRILLES TO BE TITUS 301FL, RETURN GRILLES TO BE TITUS 350FL
- FIRE PROTECTION**
- ALL NEW SPRINKLER NFPA 13 SYSTEM
 - ALL NEW FIRE ALARM SYSTEM
 - NEW DEDICATED 1 1/2" (OR 2") WATER SUPPLY LINE FROM STREET MAIN TO BUILDING
- ELEVATOR**
- NEW ROPED HYDRAULIC ELEVATOR AND ASSOCIATED EQUIPMENT IN ENLARGED EXISTING SHAFT

PLAN LEGEND



Project:
85 Pinckney St

85 Pinckney Street
Boston, MA

Issue Dates and Revisions:

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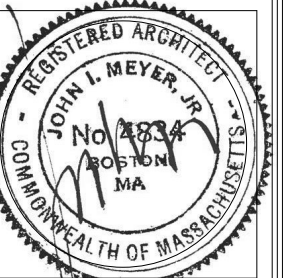
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Registration:



Drawing Title:
First Floor Plan

Drawn: _____ Author

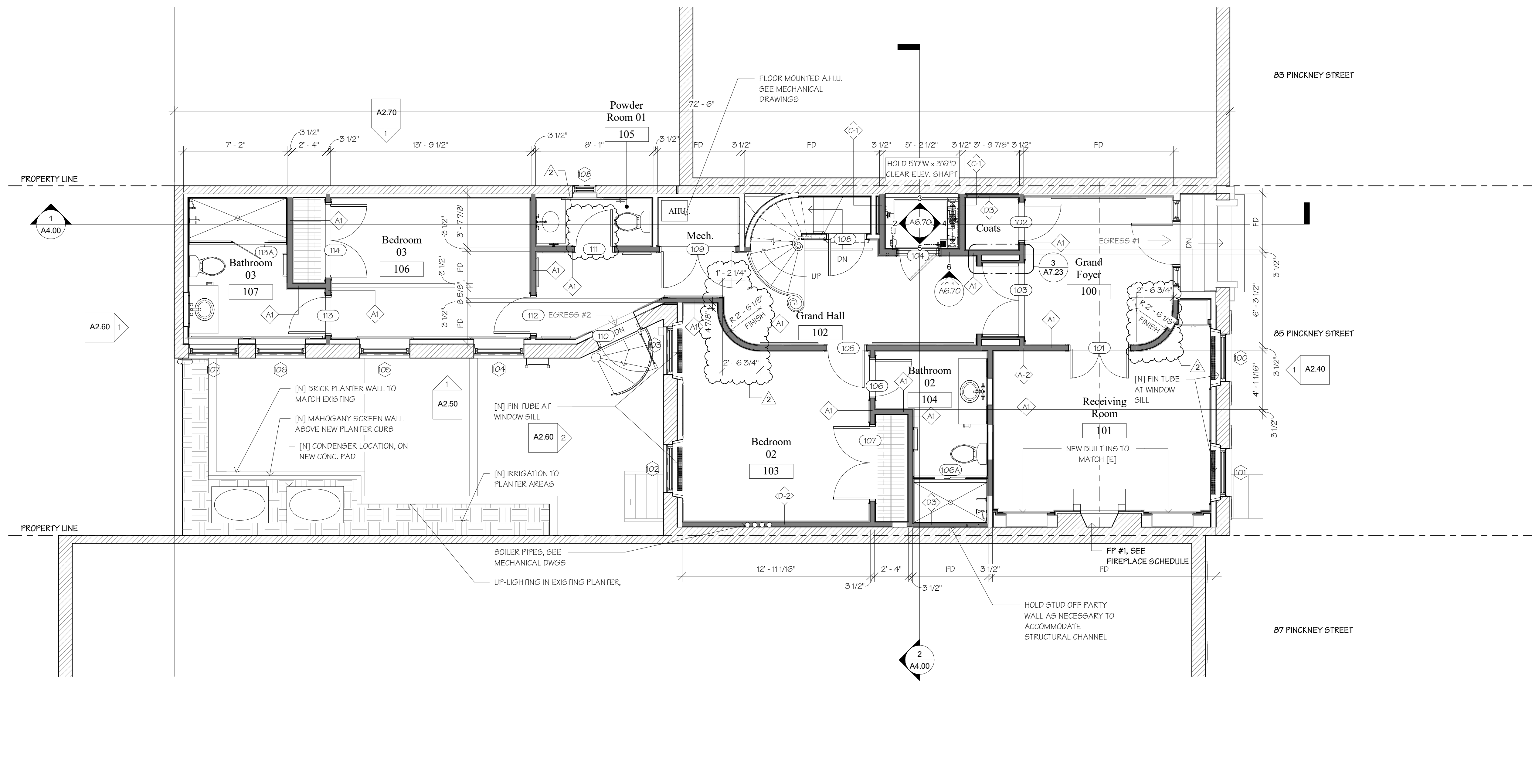
Checked: _____ Checker

Project Number: 85740

Date: _____

Drawing Number:

A1.10



1 First Floor Plan
1/4" = 1'-0"

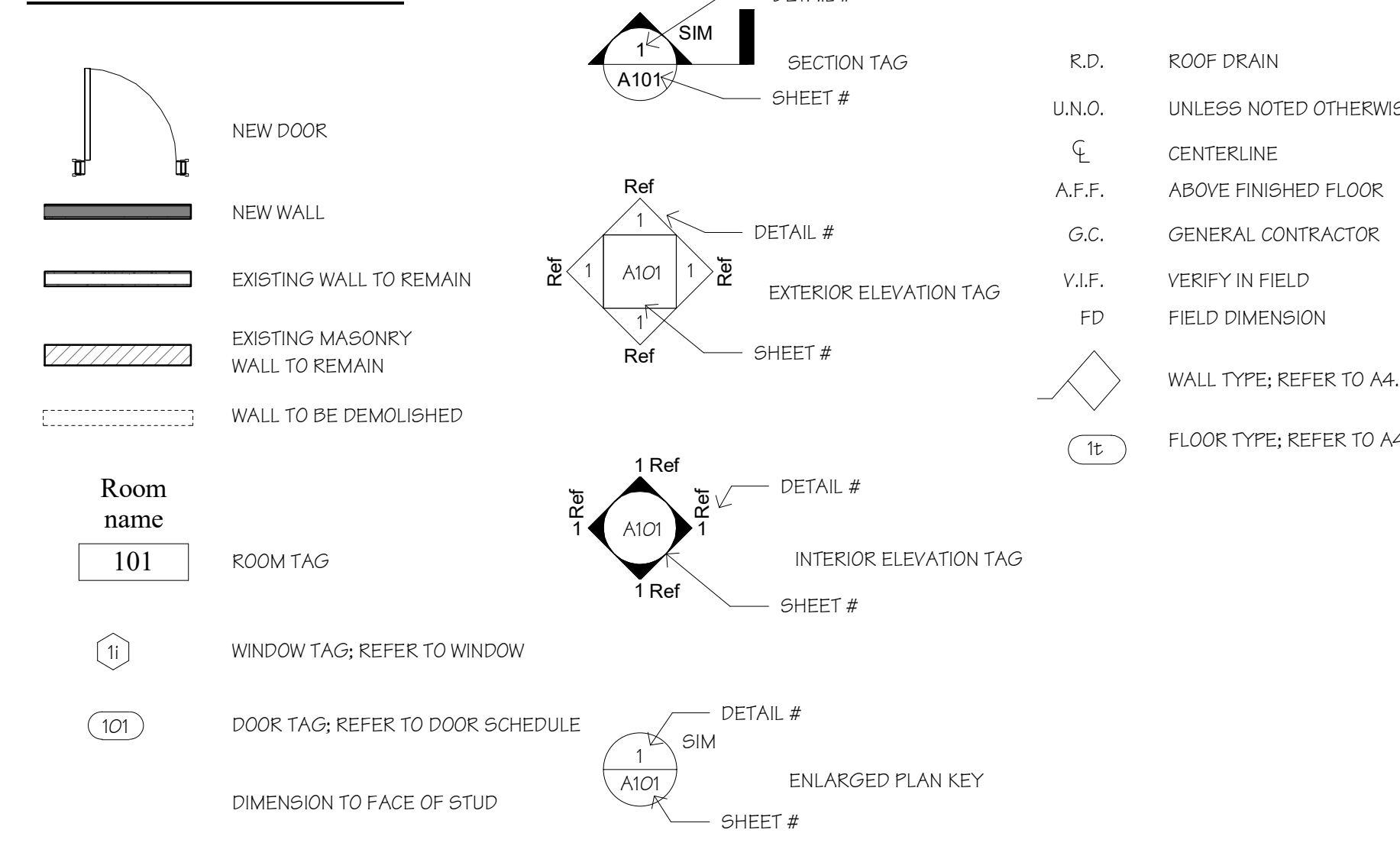
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- NEW ROPED HYDRAULIC ELEVATOR AND ASSOCIATED EQUIPMENT IN ENLARGED EXISTING SHAFT

PLAN LEGEND



Project:
85 Pinckney St

85 Pinckney Street
Boston, MA

Issue Dates and Revisions:

Permit Set	10/23/2018
Bid Set	11/01/2018
50% CD Set	12/12/2018
100% CD Set	01/11/2019
1 ASI-001	02/14/2019
2 ASI-002	TBD

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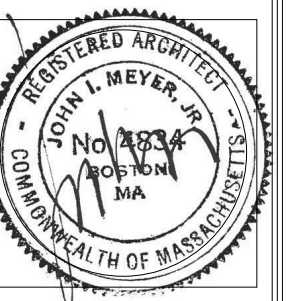
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Registration:



Drawing Title:
Second Floor Plan

Drawn: _____ Author

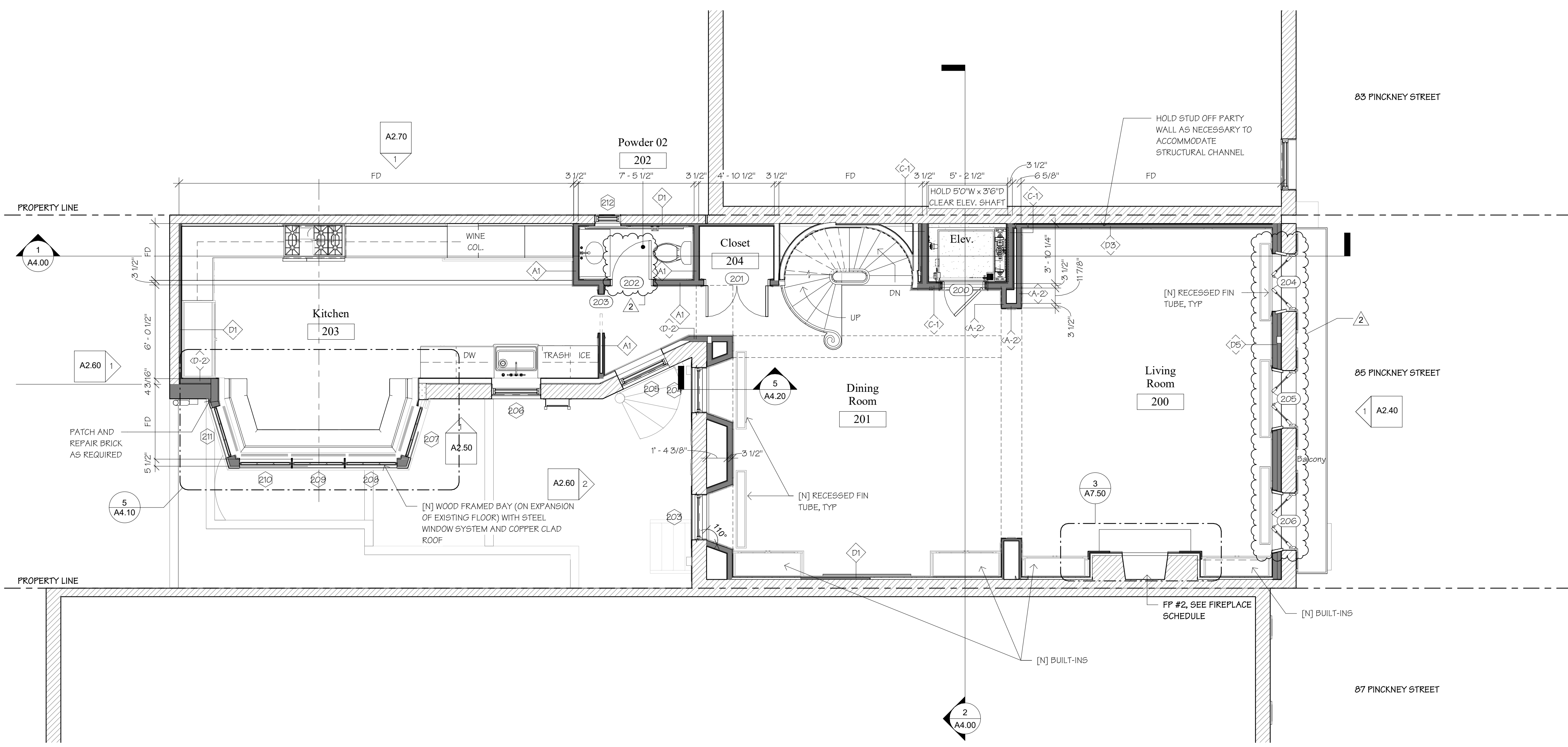
Checked: _____ Checker

Project Number: 85740

Date: _____

Drawing Number:

A1.20



1 Second Floor Plan
1/4" = 1'-0"

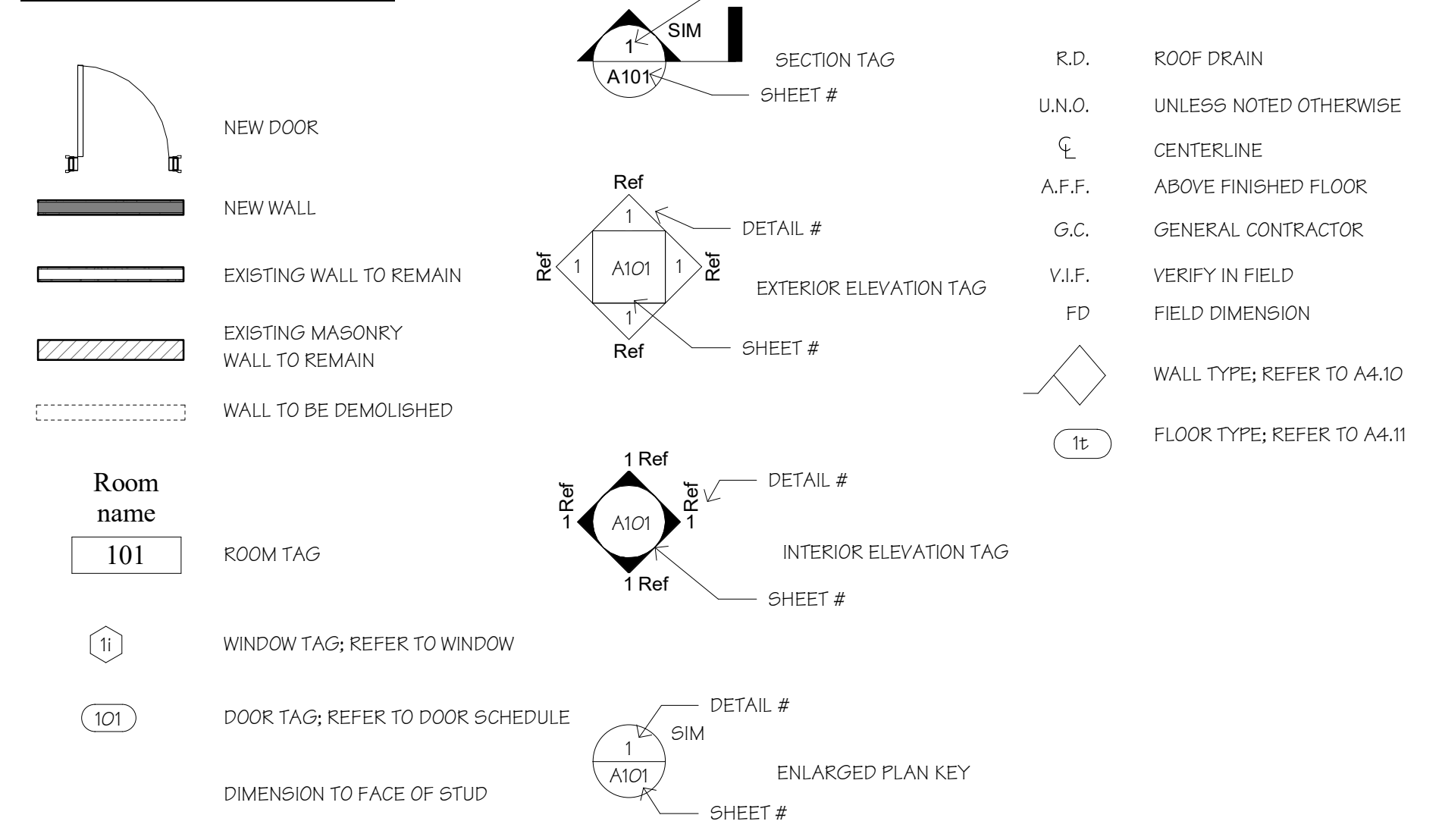
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- G.C. SHALL BE RESPONSIBLE FOR PROVIDING WOOD BLOCKING AS REQUIRED FOR ALL ITEMS INCLUDING BUT NOT LIMITED TO CLOSET POLES, BUILT-INS, CABINETS SHELVING, BATHROOM ACCESSORIES AND DECORATIVE LIGHTING.
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- PATCHED WOOD FLOORING SHALL BE TOOTHED INTO EXISTING ADJACENT FLOORING, TYPICAL THROUGHOUT U.N.O
- ALL GWB AT NON SHOWER WET WALLS SHALL BE MOISTURE RESISTANT WITH 1/8" SKIM COAT PLASTER FINISH, ALL SHOWER WALLS TO HAVE CEMENTIOUS BACKER BOARD
- SEE TYPICAL WALL TYPE SHEET AND PLANS FOR WALL INSULATION INFORMATION.
- ALL FLOORS TO HAVE 6" MINIMUM MINERAL WOOL BATT ACOUSTIC INSULATION
- INTERIOR PAINTING SHALL INCLUDE ALL PREP WORK, ONE COAT PRIMER, AND TWO COATS FINISH. WALLS AND CEILING SHALL BE LATEX, U.N.O. AT ALL STONE/TILE WORK, G.C. SHALL FULLY COORDINATE ALL JOINT AND SEAM LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION. ALL TILE TO BE PROVIDED AND INSTALLED BY G.C. PER OWNER'S SELECTIONS.
- AT ALL CLOSETS AND COAT CLOSETS, DASHED LINE INDICATES SHELF WITH ROD UNLESS OTHERWISE DETAILED.
- G.C. IS RESPONSIBLE FOR REPAIRS FOR ANY DAMAGE TO NEW OR EXISTING ITEMS DUE TO CONSTRUCTION WORK, TYPICAL. FULLY PROTECT EXISTING WOOD FLOOR FINISH TO REMAIN DURING CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR REPAIRING ANY DAMAGES, NICKS, SCRATCHES.
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- UNLESS OTHERWISE NOTED, DOOR JAMBS SHALL BE LOCATED 5" FROM ADJACENT WALL AND DOOR JAMB (FRAME TO FRAME)
- LEVEL ALL SUBFLOORS
- REPAIR AND REPAINT EXISTING INTERIOR SHUTTERS
- ALL FURRED EXTERIOR (AND PARTY) WALL CAVITIES TO BE FILLED WITH OPEN CELL INSULATION; SEE WALL TYPES.
- PROVIDE ALL NEW WINDOW HARDWARE; SEE HARDWARE SCHEDULE

TYPICAL PLAN NOTES

- ELECTRICAL**
- RELOCATE THREE METERS TO NEW MECH ROOM, MAINTAIN ONE METER FOR MAIN HOUSE, ONE METER FOR BASEMENT UNIT AND ONE METER FOR BUILDING COMMON AREAS
 - ALL NEW ELECTRICAL SERVICE AT BUILDING INTERIOR
 - ALL NEW ELECTRICAL SUB PANELS
 - ALL NEW ELECTRICAL WIRING
 - ALL NEW ELECTRICAL DEVICES
 - ALL NEW ADDITIONAL ELECTRICAL DEVICES REQUIRED BY CODE
 - SMOKE/CO DETECTORS HARD WIRED WITH BATTERY BACKUP
 - PROVIDE JAMB SWITCHES AT ALL CLOSET DOORS, UNLESS OTHERWISE NOTED
 - ELECTRIC RADIANT HEAT IN HIS AND HERS BATHROOMS
- PLUMBING**
- RELOCATE WATER METER (AND BOOSTER UNIT) TO NEW MECH ROOM, PROVIDE FOR FUTURE 5P SIDE SUB METER TO BASEMENT UNIT
 - ALL NEW HOT AND COLD WATER SUPPLIES
 - ALL NEW DRAIN LINES AND DRAIN STACKS AT BUILDING INTERIOR
 - ALL NEW DOMESTIC WATER HEATING EQUIPMENT
 - ALL NEW AREA HEATING WATER HEATING EQUIPMENT
 - ALL NEW PLUMBING FIXTURES
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- ALL NEW HEATING AND COOLING EQUIPMENT AT INTERIOR OF BUILDING
 - ALL NEW DUCT, INSULATE PER CODE
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- AV-PER AV CONSULTANT**
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PLAN LEGEND



Project:

85 Pinckney St

85 Pinckney Street
Boston, MA

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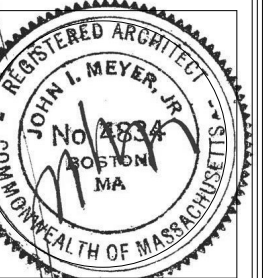
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Registration:



Drawing Title:

Third Floor Plan

Drawn:

Author

Checked:

Checker

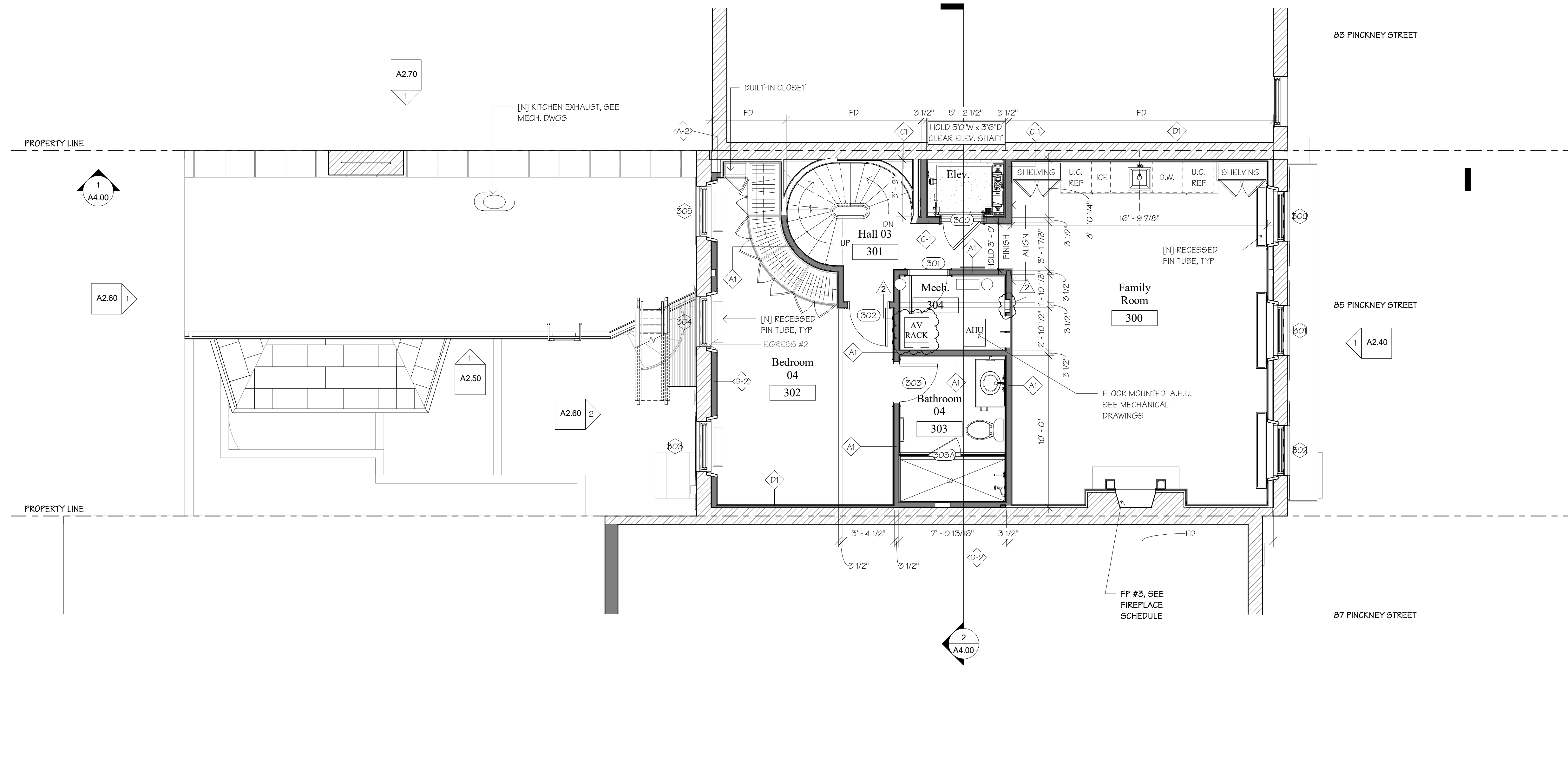
Project Number:

85740

Date:

Drawing Number:

A1.30



1 Third Floor Plan
1/4" = 1/8"

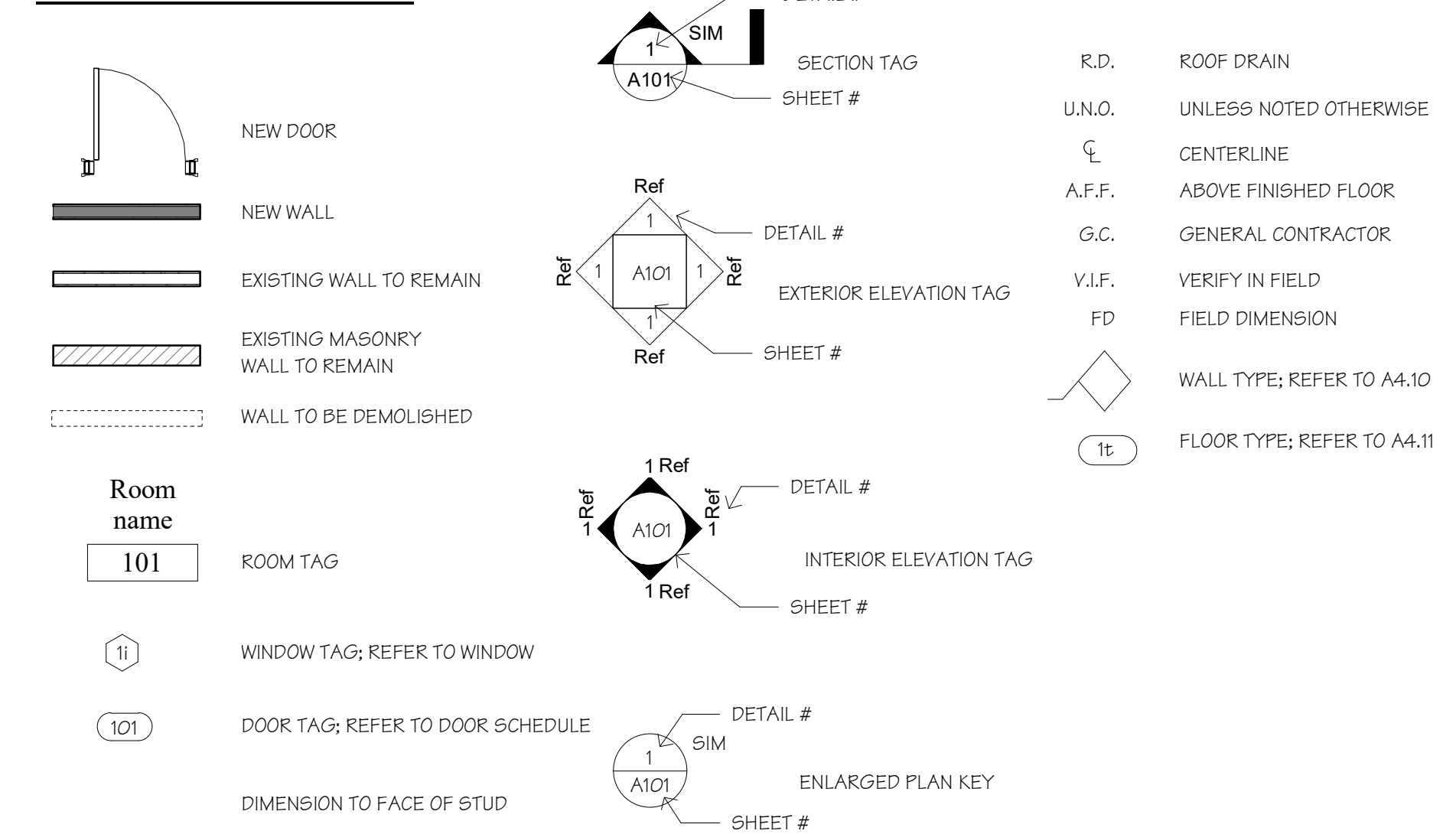
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PLAN LEGEND



Project:
85 Pinckney St

85 Pinckney Street
Boston, MA

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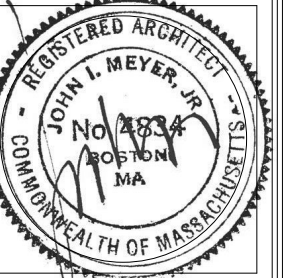
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Registration:



Drawing Title:
Fourth Floor Plan

Drawn: _____ Author

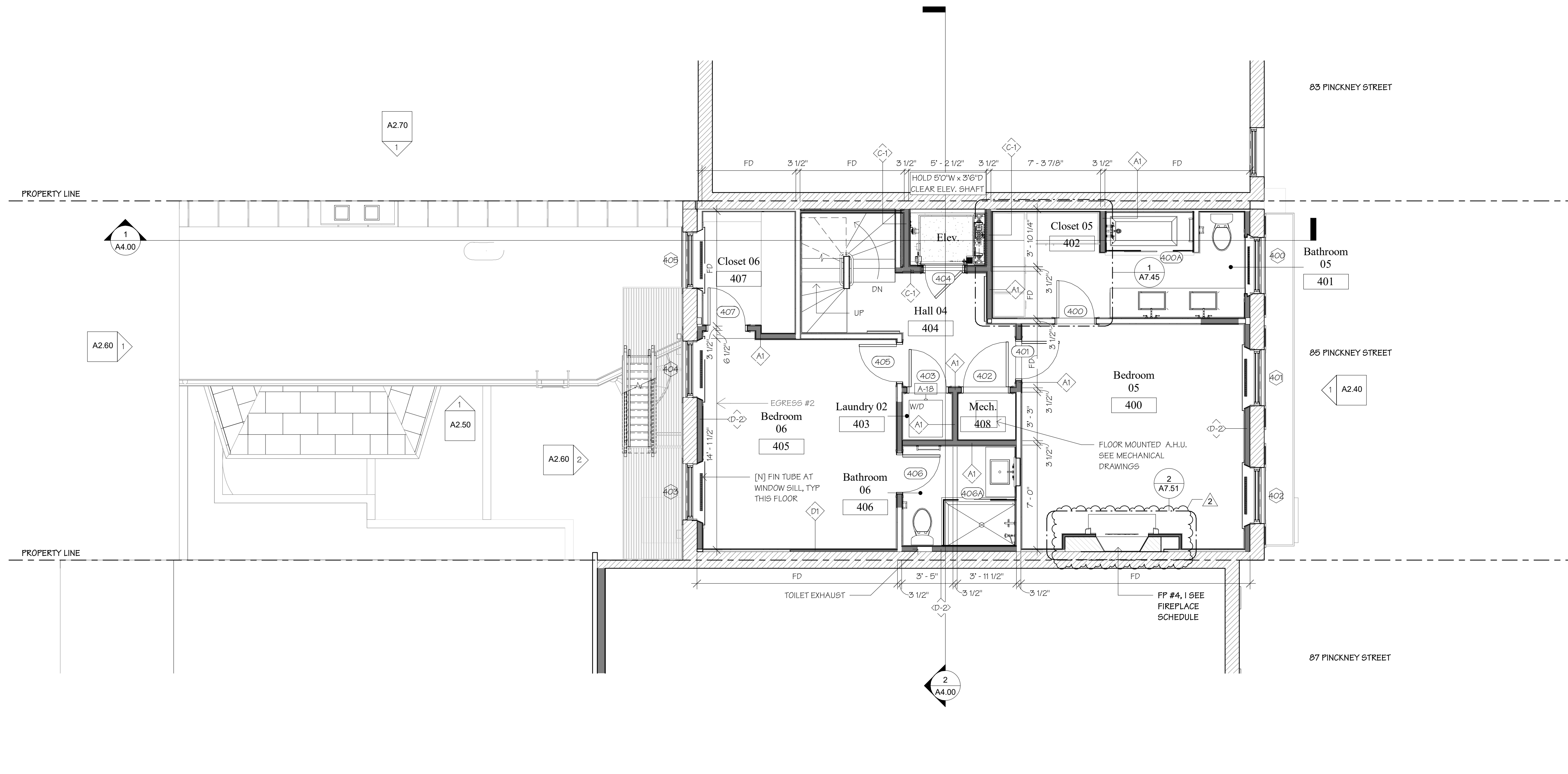
Checked: _____ Checker

Project Number: 85740

Date: _____

Drawing Number:

A1.40



1 Fourth Floor Plan

1/4" = 1'-0"

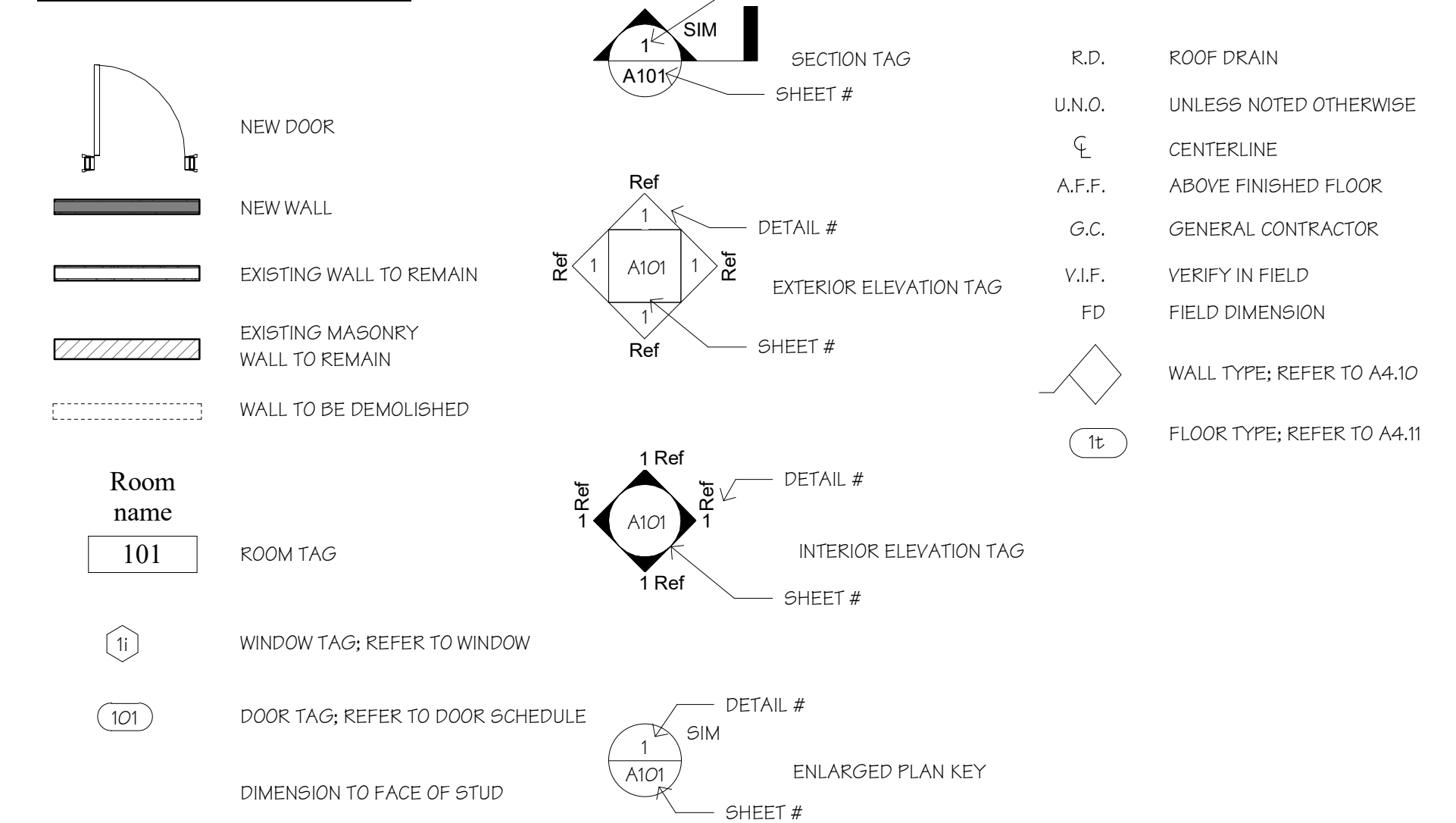
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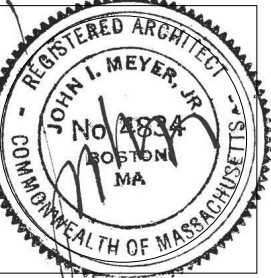
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Registration:



Drawing Title:
Fifth Floor Plan

Drawn: _____ Author

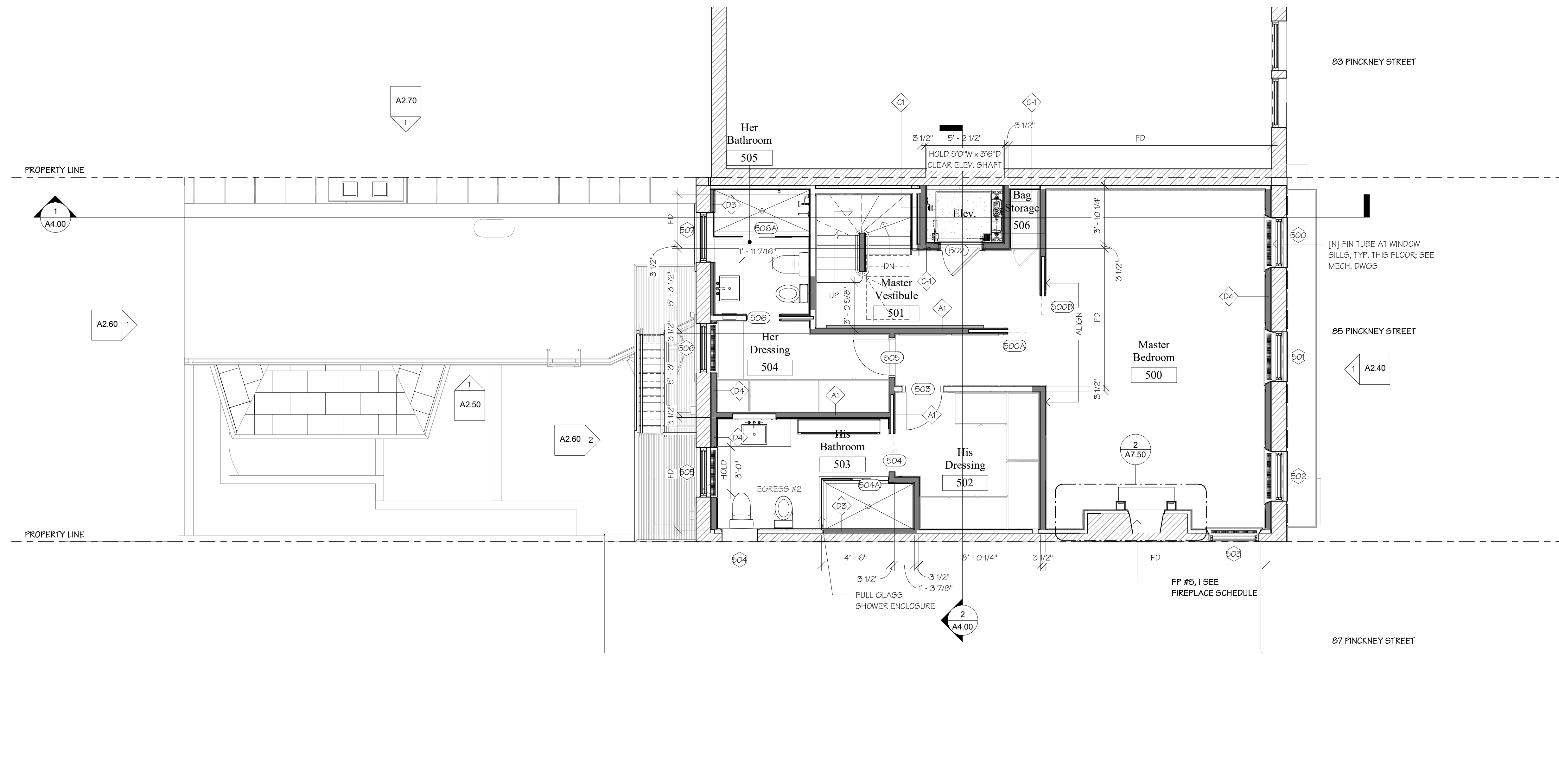
Checked: _____ Checker

Project Number: 85740

Date: _____

Drawing Number:

A1.50



1 Fifth Floor Plan
1/4" = 1'-0"

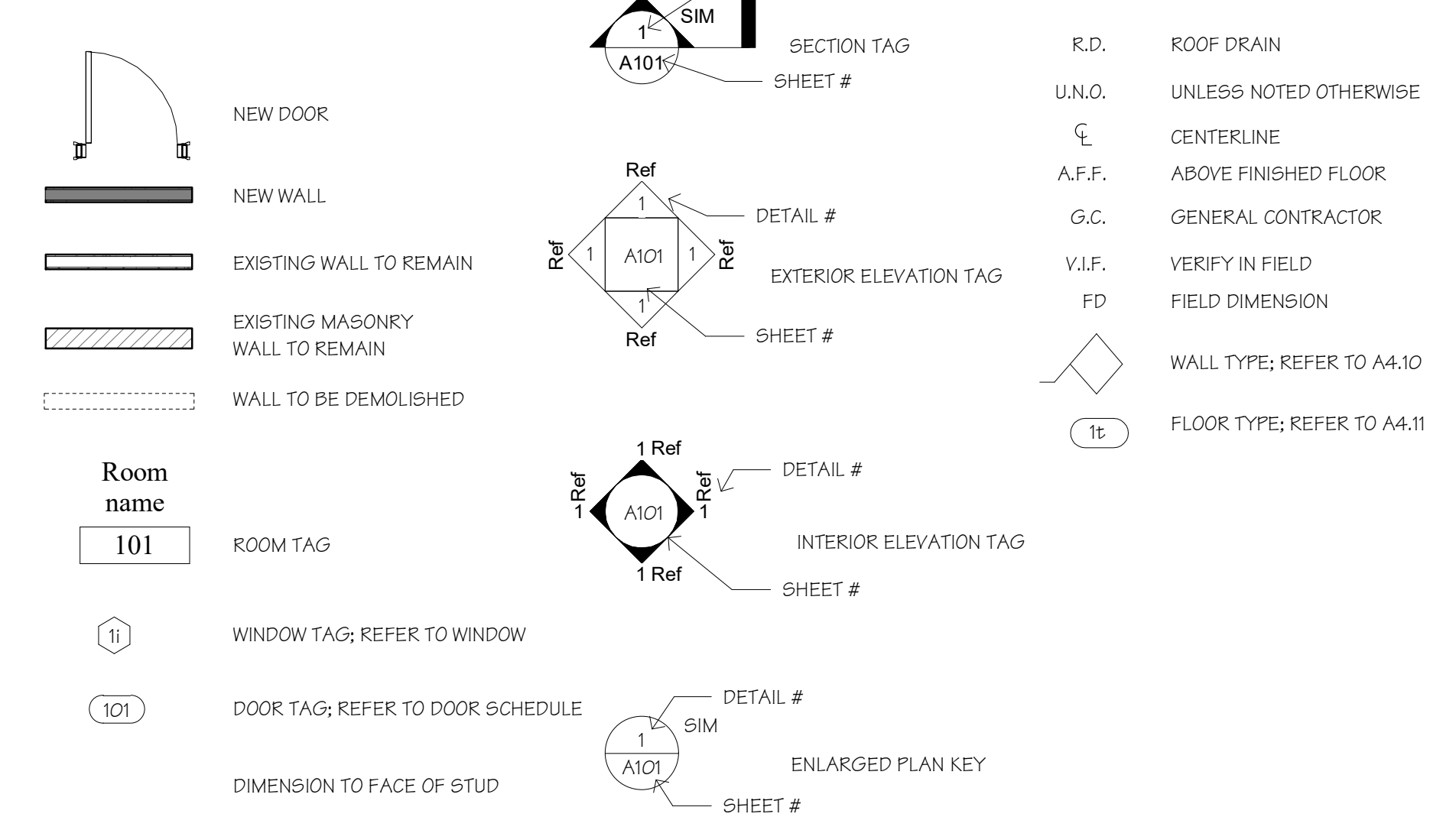
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- G.C. SHALL BE RESPONSIBLE FOR PROVIDING WOOD BLOCKING AS REQUIRED FOR ALL ITEMS INCLUDING BUT NOT LIMITED TO CLOSET POLES, BUILT-INS, CABINETS SHELVING, BATHROOM ACCESSORIES AND DECORATIVE LIGHTING.
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- ALL G.W.B. AT NON SHOWER WET WALLS SHALL BE MOISTURE RESISTANT WITH 1/8" SKIM COAT PLASTER FINISH, ALL SHOWER WALLS TO HAVE CEMENTIOUS BACKER BOARD
- SEE TYPICAL WALL TYPE SHEET AND PLANS FOR WALL INSULATION INFORMATION.
- ALL FLOORS TO HAVE 6" MINIMUM MINERAL WOOL BATT ACOUSTIC INSULATION
- INTERIOR PAINTING SHALL INCLUDE ALL PREP WORK, ONE COAT PRIMER, AND TWO COATS FINISH. WALLS AND CEILINGS SHALL BE LATEX, U.N.O. AT ALL STONE/TILE WORK, G.C. SHALL FULLY COORDINATE ALL JOINT AND SEAM LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION. ALL TILE TO BE PROVIDED AND INSTALLED BY G.C. PER OWNER'S SELECTIONS.
- AT ALL CLOSETS AND COAT CLOSETS, DASHED LINE INDICATES SHELF WITH ROD UNLESS OTHERWISE DETAILED.
- G.C. IS RESPONSIBLE FOR REPAIRS FOR ANY DAMAGE TO NEW OR EXISTING ITEMS DUE TO CONSTRUCTION WORK, TYPICAL. FULLY PROTECT EXISTING WOOD FLOOR FINISH TO REMAIN DURING CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR REPAIRING ANY DAMAGES, NICKS, SCRATCHES.
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- LEVEL ALL SUBFLOORS
- REPAIR AND REPAINT EXISTING INTERIOR SHUTTERS
- ALL FURRED EXTERIOR (AND PARTY) WALL CAVITIES TO BE FILLED WITH OPEN CELL INSULATION; SEE WALL TYPES.
- PROVIDE ALL NEW WINDOW HARDWARE; SEE HARDWARE SCHEDULE

TYPICAL PLAN NOTES

- ELECTRICAL**
- RELOCATE THREE METERS TO NEW MECH ROOM, MAINTAIN ONE METER FOR MAIN HOUSE, ONE METER FOR BASEMENT UNIT AND ONE METER FOR BUILDING COMMON AREAS
 - ALL NEW ELECTRICAL SERVICE AT BUILDING INTERIOR
 - ALL NEW ELECTRICAL SUB PANELS
 - ALL NEW ELECTRICAL WIRING
 - ALL NEW ELECTRICAL DEVICES
 - ALL NEW ADDITIONAL ELECTRICAL DEVICES REQUIRED BY CODE
 - SMOKE/CO DETECTORS HARD WIRED WITH BATTERY BACKUP
 - PROVIDE JAMB SWITCHES AT ALL CLOSET DOORS, UNLESS OTHERWISE NOTED
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- PLUMBING**
- RELOCATE WATER METER (AND BOOSTER UNIT) TO NEW MECH ROOM, PROVIDE FOR FUTURE GP SIDE SUB-METER TO BASEMENT UNIT
 - ALL NEW HOT AND COLD WATER SUPPLIES
 - ALL NEW DRAIN LINES AND DRAIN STACKS AT BUILDING INTERIOR
 - ALL NEW DOMESTIC WATER HEATING EQUIPMENT
 - ALL NEW AREA HEATING WATER HEATING EQUIPMENT
 - ALL NEW PLUMBING FIXTURES
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 - ALL NEW DUCT, INSULATE PER CODE
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- ALL NEW SPRINKLER NFPA 13 SYSTEM
 - ALL NEW FIRE ALARM SYSTEM
 - NEW DEDICATED 1 1/2" (OR 2") WATER SUPPLY LINE FROM STREET MAIN TO BUILDING
- ELEVATORS**
- NEW ROPED HYDRAULIC ELEVATOR AND ASSOCIATED EQUIPMENT IN ENLARGED EXISTING SHAFT
- PER AV CONSULTANT**
- LIGHTING CONTROL SYSTEM
 - FULL BUILDING WIFI COVERAGE
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 - TELEVISION DISTRIBUTION SYSTEM
 - MOTORIZED SHADES

PLAN LEGEND



Project:
85 Pinckney St

85 Pinckney Street
Boston, MA

Issue Dates and Revisions:

Permit Set	10/23/2018
Bid Set	11/01/2018
50% CD Set	12/12/2018
100% CD Set	01/11/2019
1 ASI-001	02/14/2019

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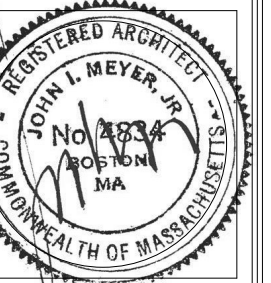
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Registration:



Drawing Title:
Sixth Floor Plan

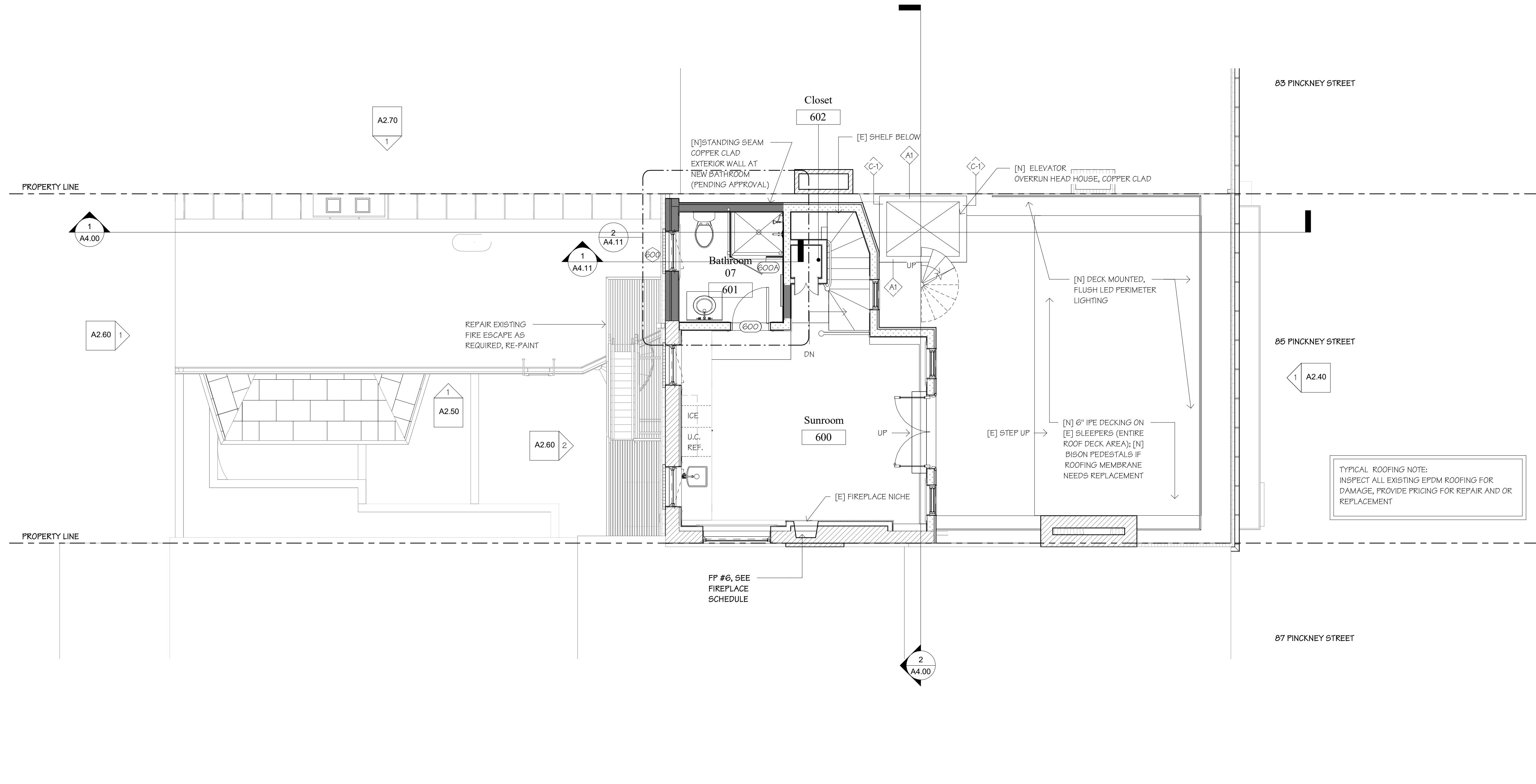
Drawn: _____ Author

Checked: _____ Checker

Project Number: 85740

Date:
Drawing Number:

A1.60



1 Sixth Floor Plan
1/4" = 1'-0"

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- SEE TYPICAL WALL TYPE SHEET AND PLANS FOR WALL INSULATION INFORMATION.
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TYPICAL PLAN NOTES

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- ALL NEW ELECTRICAL DEVICES
- ALL NEW ADDITIONAL ELECTRICAL DEVICES REQUIRED BY CODE
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- ELECTRIC RADIANT HEAT IN HIS AND HERS BATHROOMS

PLUMBING

- RELOCATE WATER METER (AND BOOSTER UNIT) TO NEW MECH ROOM, PROVIDE FOR FUTURE SP SIDE SUB METER TO BASEMENT UNIT
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- ALL NEW GAS LINES AT BUILDING INTERIOR
- NEW WATER SOFTENER, SUMP PUMP AND PRESSURE BOOSTER PUMP

MECHANICAL

- ALL NEW HEATING AND COOLING EQUIPMENT AT INTERIOR OF BUILDING
- ALL NEW DUCT, INSULATE PER CODE
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FIRE PROTECTION

- ALL NEW SPRINKLER NFPA 13 SYSTEM
- ALL NEW FIRE ALARM SYSTEM
- NEW DEDICATED 1 1/2" (OR 2") WATER SUPPLY LINE FROM STREET MAIN TO BUILDING

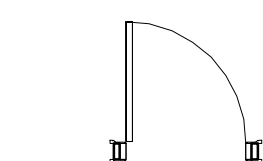
ELEVATOR

- NEW ROPED HYDRAULIC ELEVATOR AND ASSOCIATED EQUIPMENT IN ENLARGED EXISTING SHAFT

AV - PER AV CONSULTANT

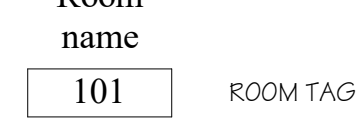
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- BASIC TELEPHONE SYSTEM WITH ENTRY DOOR INTERCOM CONNECTIVITY
- TELEVISION DISTRIBUTION SYSTEM
- MOTORIZED SHADES

PLAN LEGEND

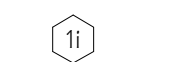


- NEW DOOR
- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING MASONRY WALL TO REMAIN
- WALL TO BE DEMOLISHED

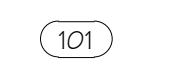
Room name



101 ROOM TAG



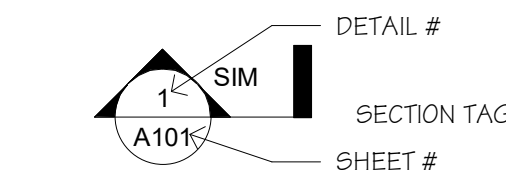
WINDOW TAG; REFER TO WINDOW



DOOR TAG; REFER TO DOOR SCHEDULE

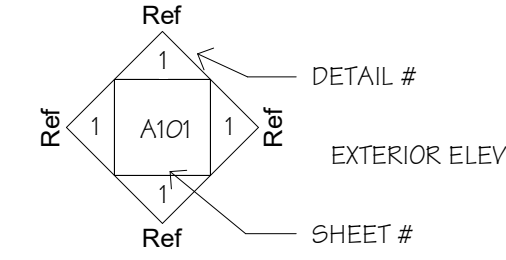


DIMENSION TO FACE OF STUD



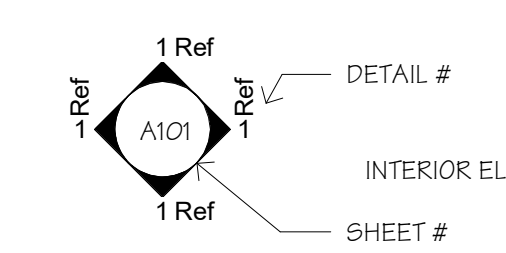
DETAIL # SECTION TAG

A101 SHEET #



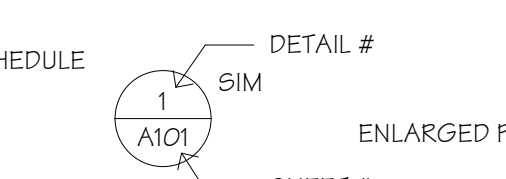
DETAIL # EXTERIOR ELEVATION TAG

A101 SHEET #



DETAIL # INTERIOR ELEVATION TAG

A101 SHEET #



DETAIL # ENLARGED PLAN KEY

A101 SHEET #

- R.D. ROOF DRAIN
- U.N.O. UNLESS NOTED OTHERWISE
- C CENTERLINE
- A.F.F. ABOVE FINISHED FLOOR
- G.C. GENERAL CONTRACTOR
- V.I.F. VERIFY IN FIELD
- FD FIELD DIMENSION
- WALL TYPE; REFER TO A4-10
- FLOOR TYPE; REFER TO A4-11

Project:
85 Pinckney St

85 Pinckney Street
Boston, MA

Issue Dates and Revisions:

Permit Set	10/23/2018
Bid Set	11/01/2018
50% CD Set	12/12/2018
100% CD Set	01/11/2019

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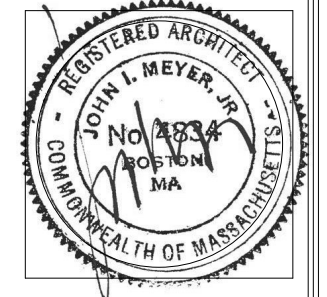
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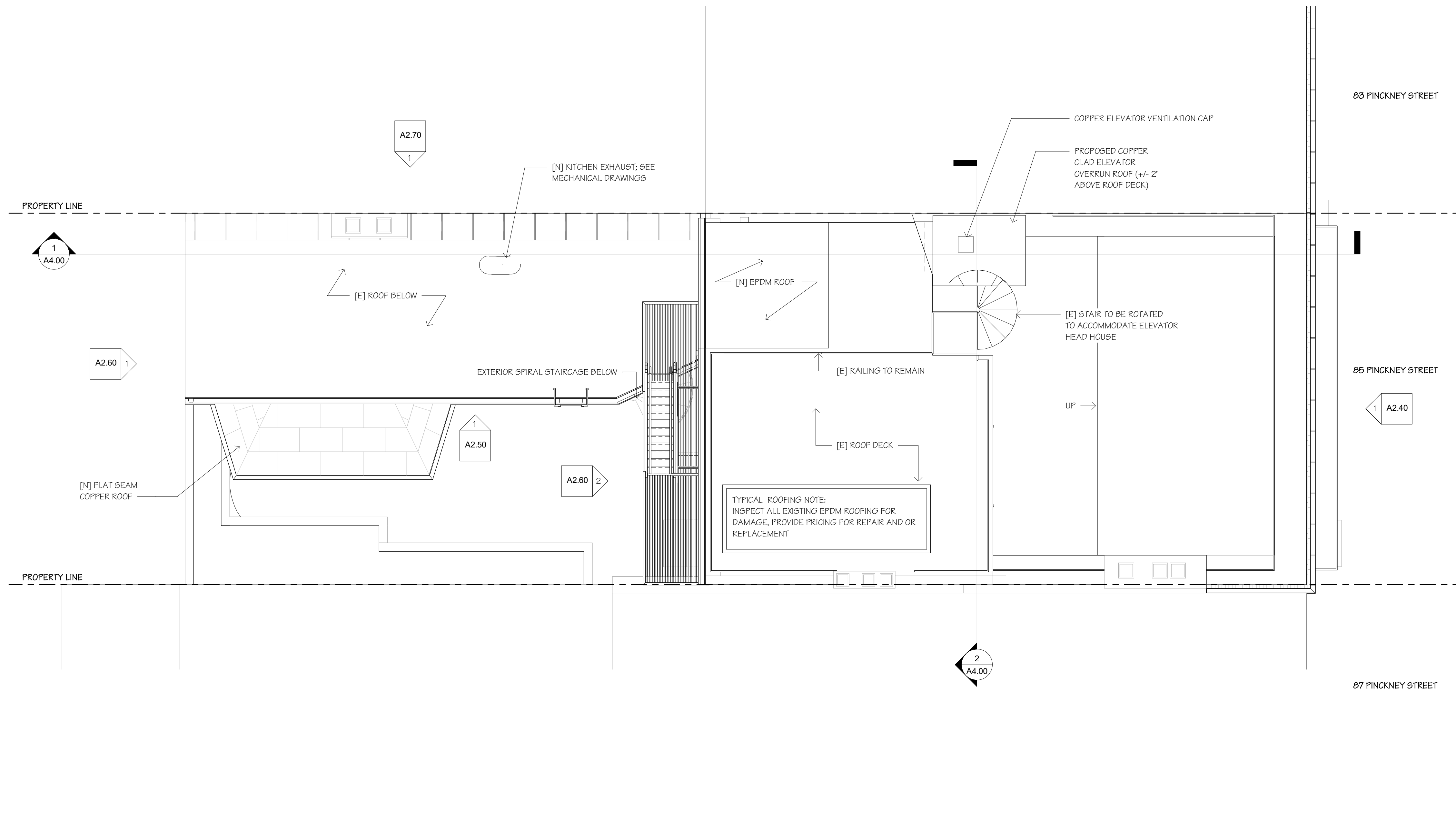
Drawing Title:
Roof Plan

Drawn: _____ Author
Checked: _____ Checker

Project Number: 85740

Date: _____
Drawing Number:

A1.70



1 Roof Plan
1/4" = 1'-0"

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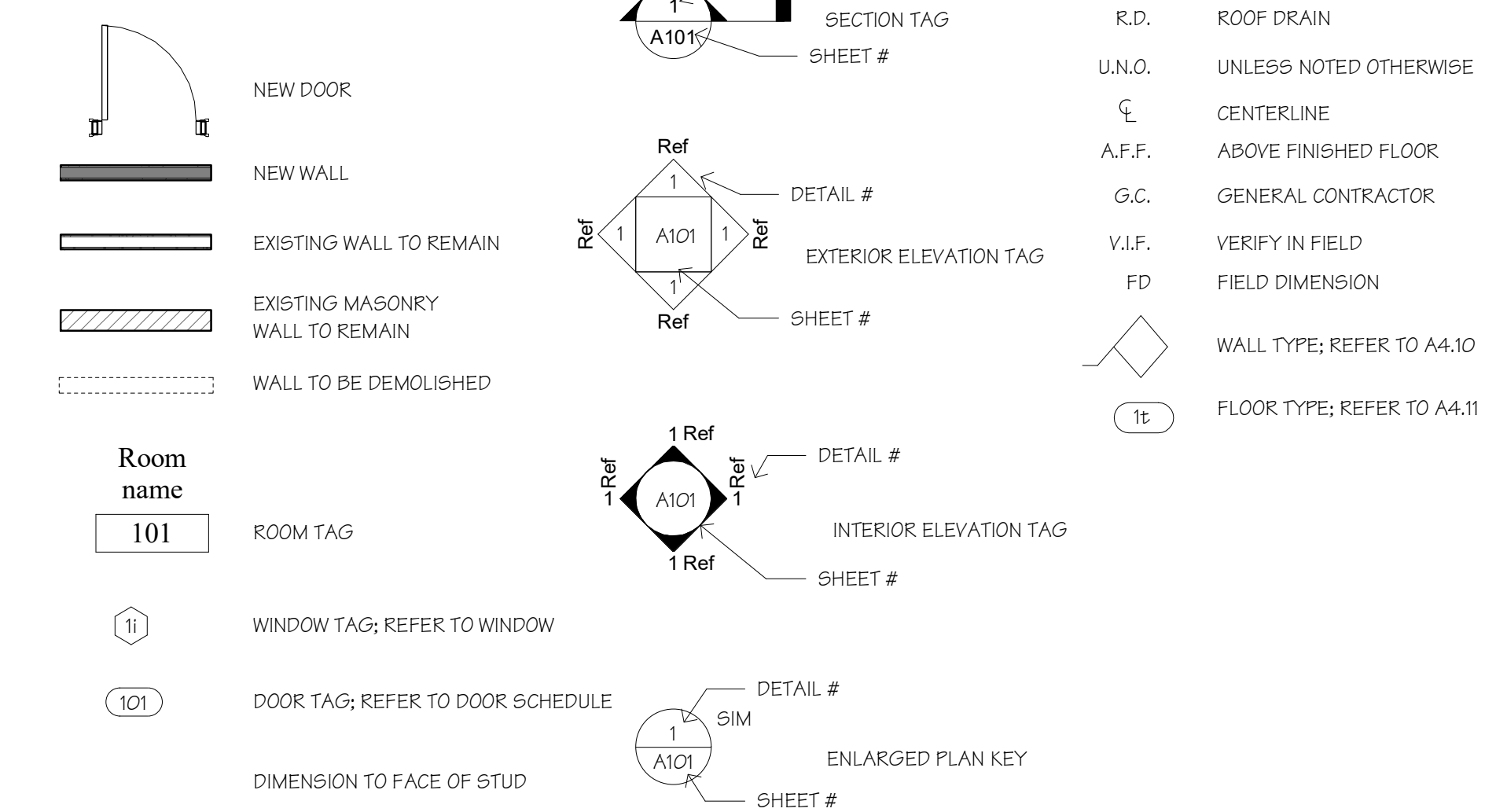
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PLAN LEGEND



DIMENSION TO FACE OF STUD

Project:
85 Pinckney St

85 Pinckney Street
Boston, MA

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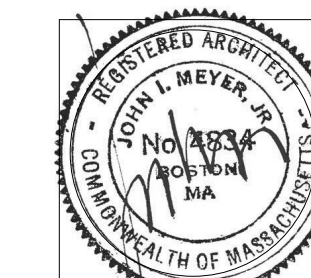
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Registration:



Drawing Title:
Existing Building Elevations

Drawn: _____ Author

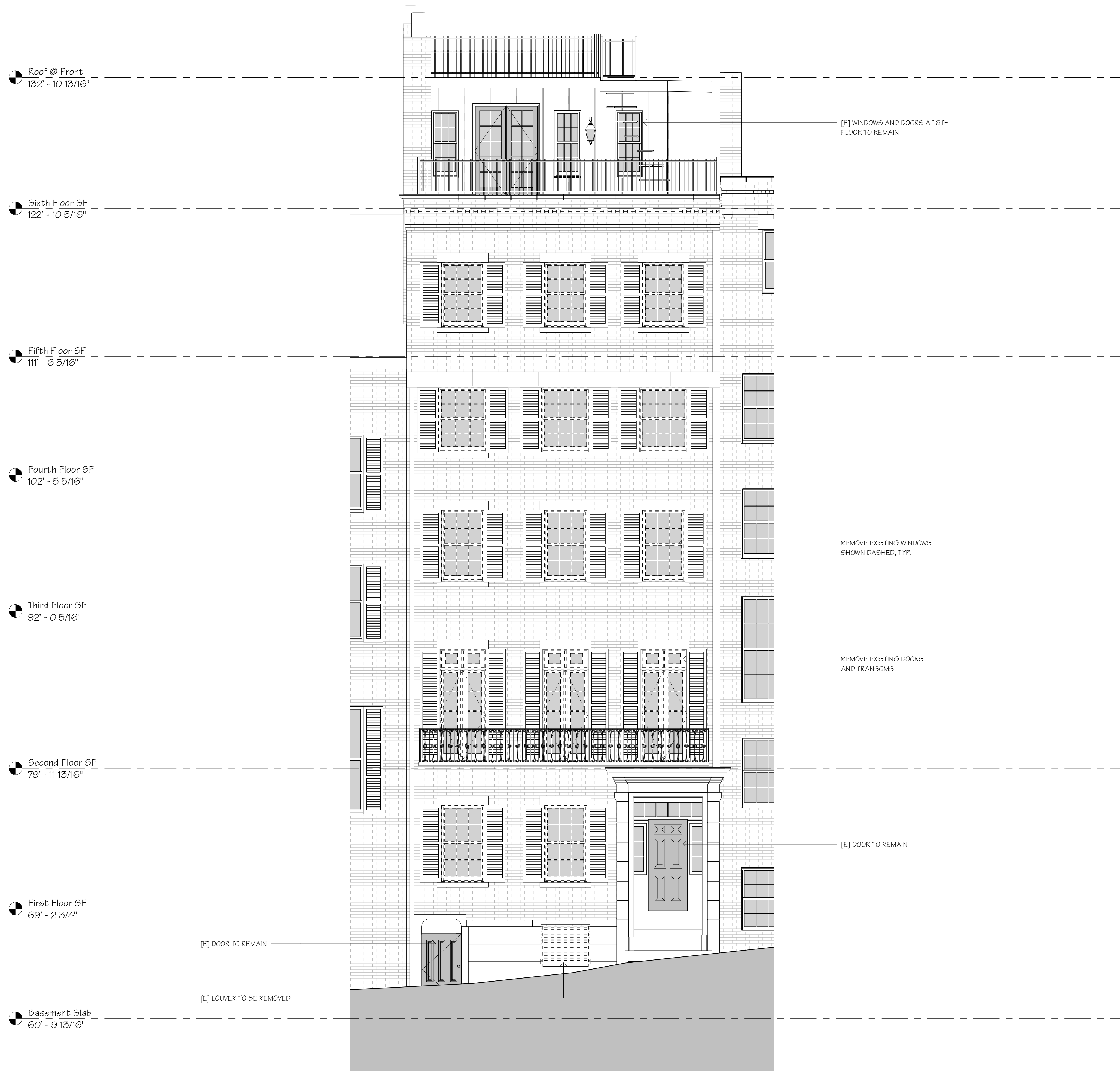
Checked: _____ Checker

Project Number: 85740

Date:

Drawing Number:

A2.00



Project:
85 Pinckney St

85 Pinckney Street
Boston, MA

Issue Dates and Revisions:

Permit Set	10/23/2018
Bid Set	11/01/2018
50% CD Set	12/12/2018
100% CD Set	01/11/2019
1 ASI-001	02/14/2019

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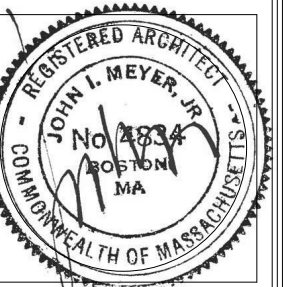
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Existing Building Elevations

Drawn: _____ Author

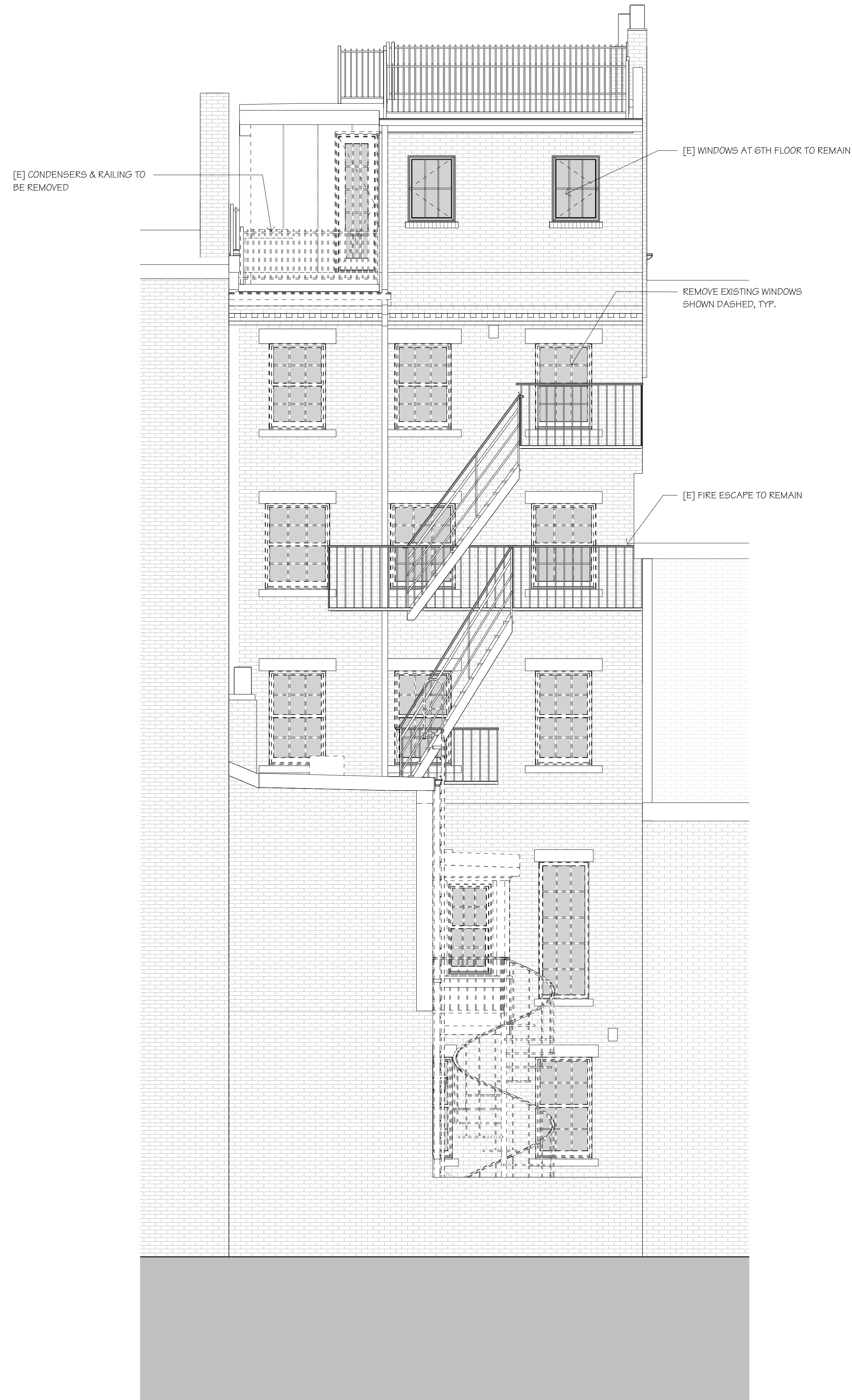
Checked: _____ Checker

Project Number: 85740

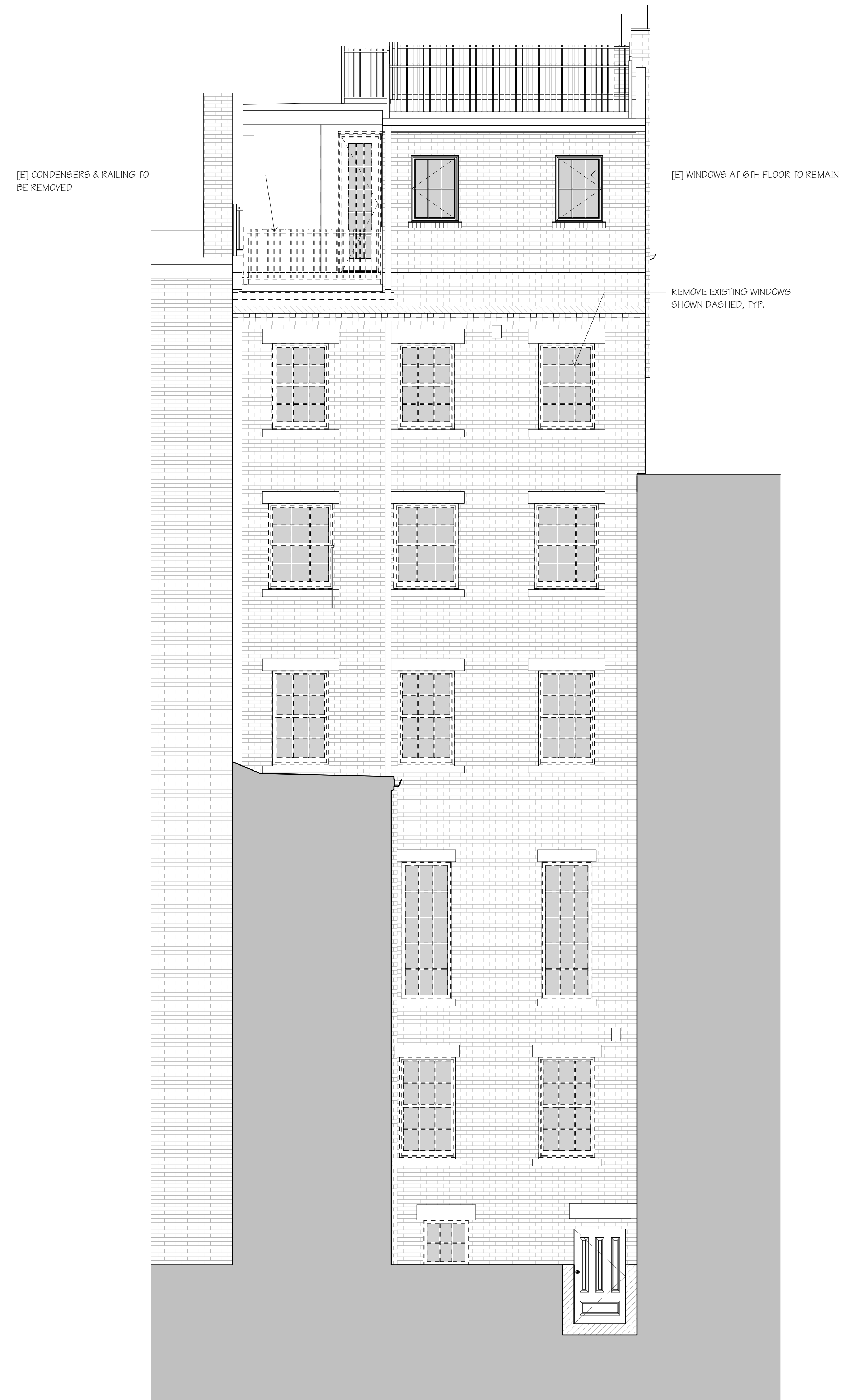
Date: _____

Drawing Number: _____

A2.10



① Existing North Elevation at Property Line
1/4" = 1'-0"



② Existing North Elevation at Main Building
1/4" = 1'-0"

Project:
85 Pinckney St

85 Pinckney Street
Boston, MA

Issue Dates and Revisions:

Permit Set	10/23/2018
Bid Set	11/01/2018
50% CD Set	12/12/2018
100% CD Set	01/11/2019

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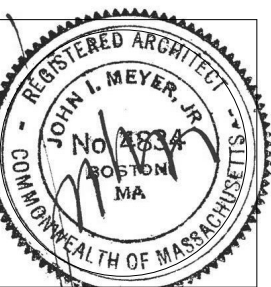
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Registration:



Drawing Title:
Existing Building Elevations

Drawn: _____ Author

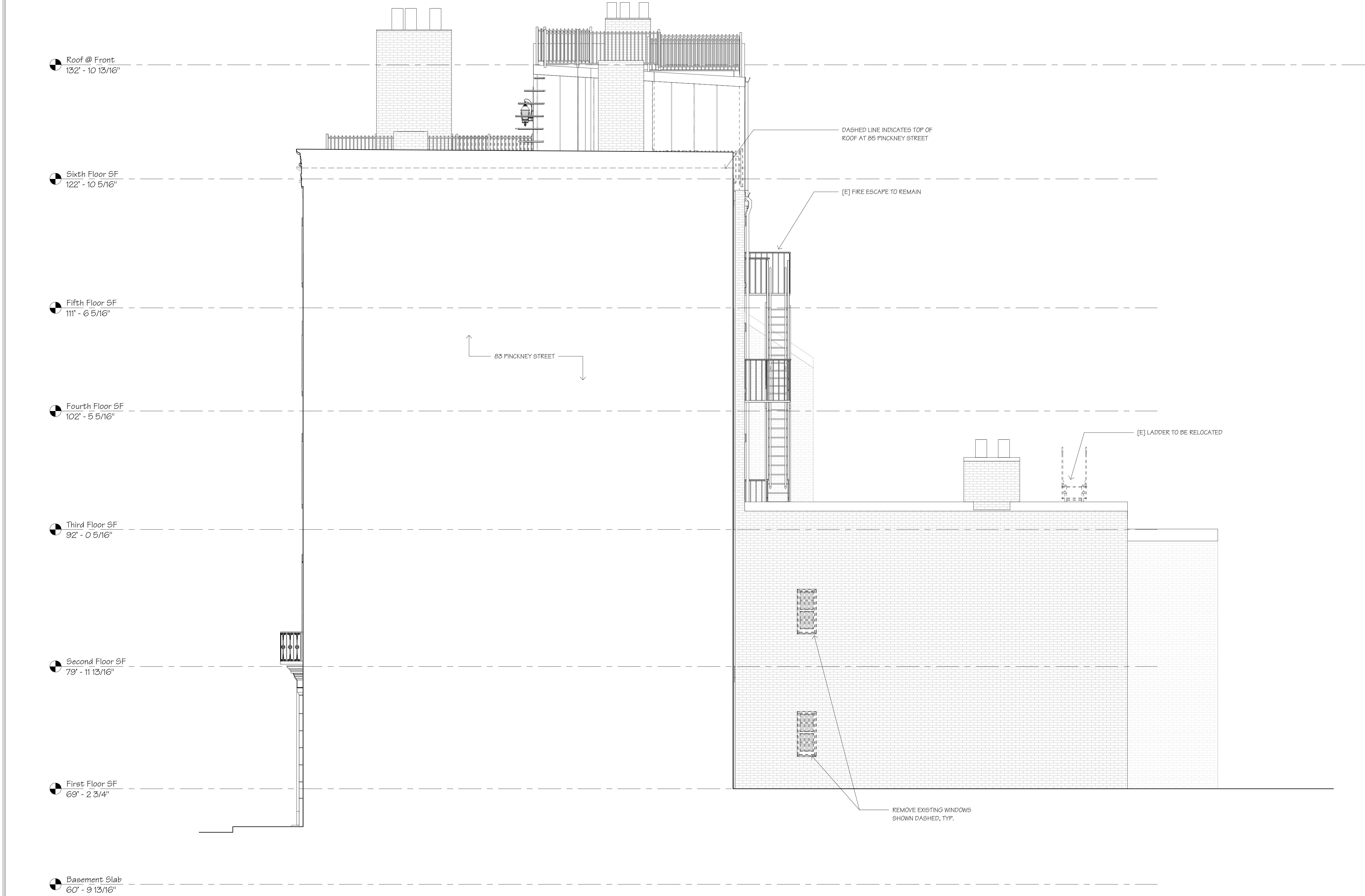
Checked: _____ Checker

Project Number: 85740

Date: _____

Drawing Number: _____

A2.20



Project:
85 Pinckney St

85 Pinckney Street
Boston, MA

Issue Dates and Revisions:

Permit Set	10/23/2018
Bid Set	11/01/2018
50% CD Set	12/12/2018
100% CD Set	01/11/2019

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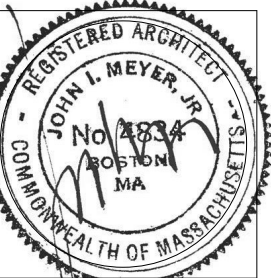
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Registration:



Drawing Title:
Existing Building Elevations

Drawn: _____ Author

Checked: _____ Checker

Project Number: 85740

Date: _____

Drawing Number:

A2.30

Roof @ Front
132' - 10 13/16"

Sixth Floor SF
122' - 10 5/16"

Fifth Floor SF
111' - 6 5/16"

Fourth Floor SF
102' - 5 5/16"

Third Floor SF
92' - 0 5/16"

Second Floor SF
79' - 11 13/16"

First Floor SF
69' - 2 3/4"

Basement Slab
60' - 9 13/16"

[E] WINDOW AT 6TH FLOOR
TO REMAIN

REMOVE EXISTING WINDOWS
SHOWN DASHED, TYP.

[E] LADDER TO BE RELOCATED

[E] DOWNSPOUT TO BE RELOCATED

HATCH INDICATES AREA OF BRICK TO
BE REMOVED FOR NEW BAY
PROJECTION; SEE STRUCTURAL DWGS

[E] BAY PROJECTION TO BE REMOVED

[E] DOOR TO BE REMOVED

[E] STAIR TO BE REMOVED

87 PINCKNEY STREET

Project:
85 Pinckney St

85 Pinckney Street
Boston, MA

Issue Dates and Revisions:

Bid Set	11/01/2018
50% CD Set	12/12/2018
100% CD Set	01/11/2019
2 ASI-002	TBD

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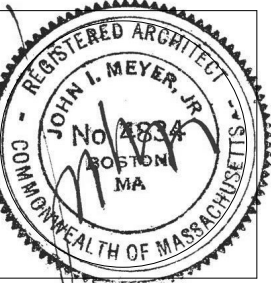
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Registration:



Drawing Title:
**Proposed
Building
Elevations**

Drawn: _____ Author

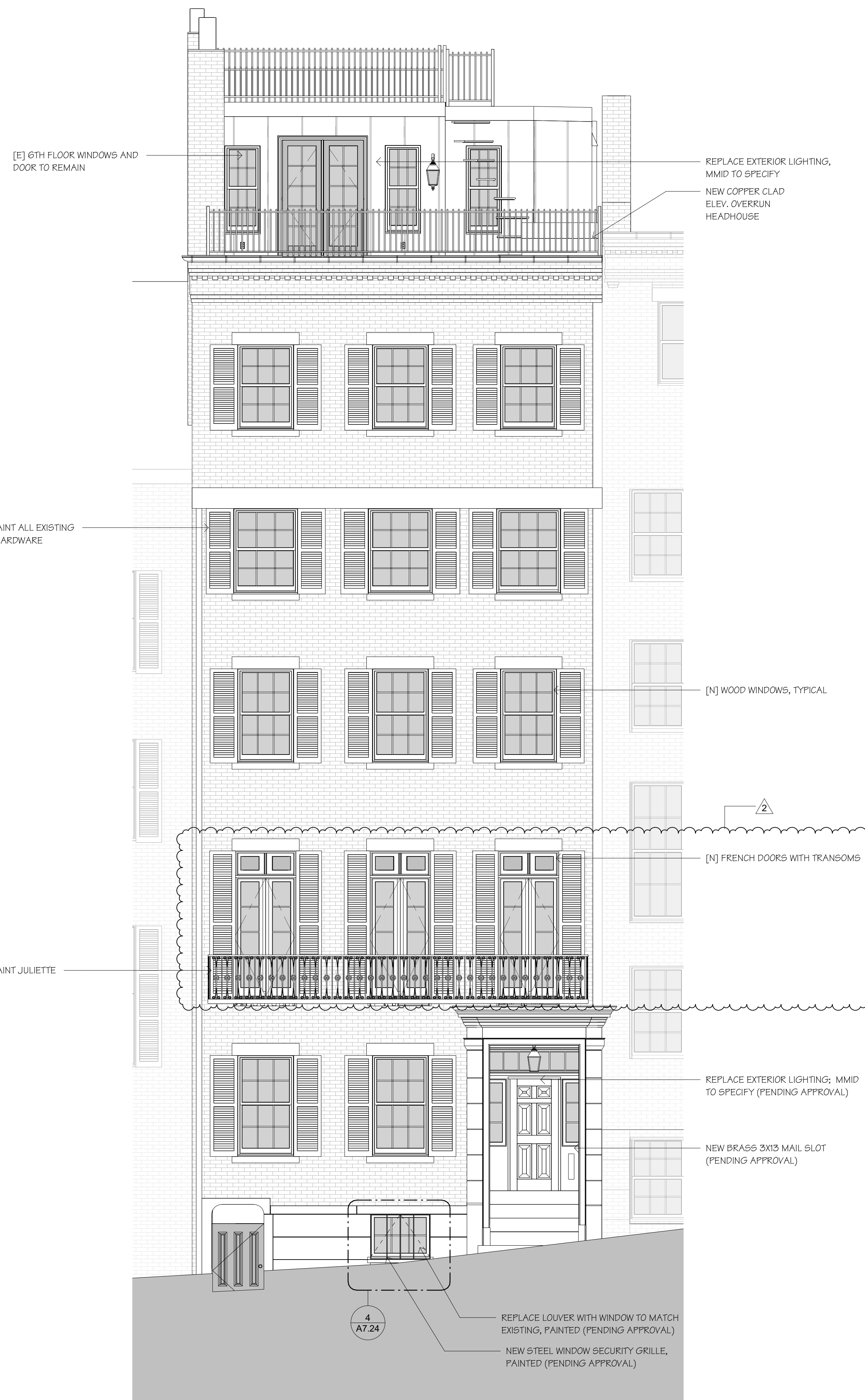
Checked: _____ Checker

Project Number: 85740

Date: _____

Drawing Number:

A2.40



Project:
85 Pinckney St

85 Pinckney Street
Boston, MA

Issue Dates and Revisions:

Bid Set	11/01/2018
50% CD Set	12/12/2018
100% CD Set	01/11/2019

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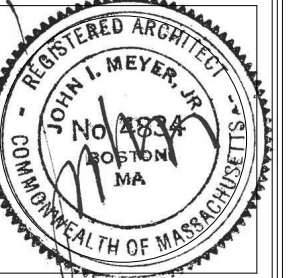
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Registration:



Drawing Title:
**Proposed
Building
Elevations**

Drawn: _____ Author

Checked: _____ Checker

Project Number: 85740

Date: _____

Drawing Number:

A2.50

Roof @ Front
132' - 10 13/16"

Sixth Floor SF
122' - 10 5/16"

Fifth Floor SF
111' - 6 5/16"

Fourth Floor SF
102' - 5 5/16"

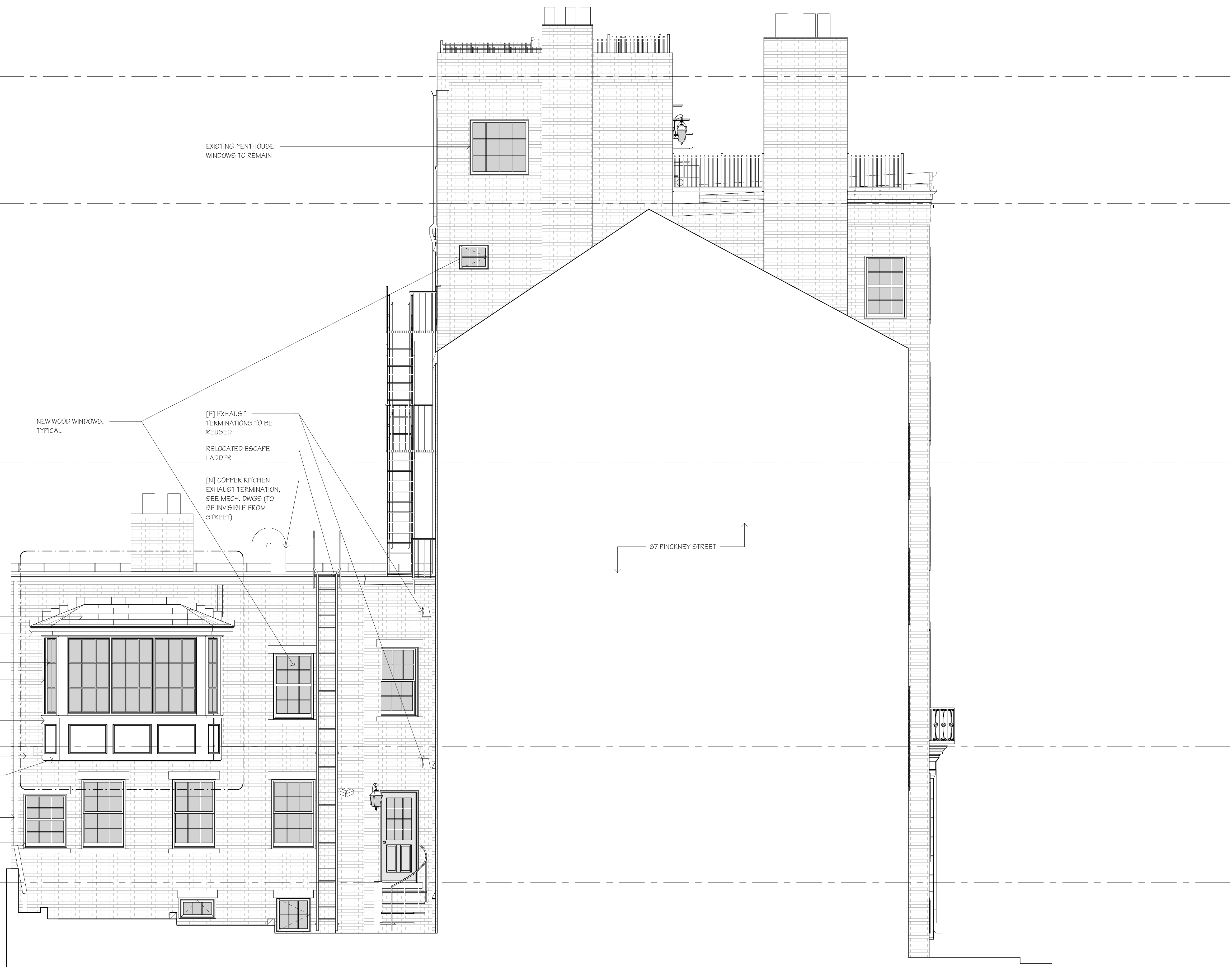
Third Floor SF
92' - 0 5/16"

Second Floor SF
79' - 11 13/16"

First Floor SF
69' - 2 3/4"

Basement Slab
60' - 9 13/16"

1 Proposed West Elevation
1/4" = 1'-0"



EXISTING PENTHOUSE
WINDOWS TO REMAIN

NEW WOOD WINDOWS,
TYPICAL

[E] EXHAUST
TERMINATIONS TO BE
REUSED

RELOCATED ESCAPE
LADDER

[N] COPPER KITCHEN
EXHAUST TERMINATION,
SEE MECH. DWGS (TO
BE INVISIBLE FROM
STREET)

4
A4.10

FLAT SEAM COPPER

WOOD FASCIA WITH
CROWN, PTD

STEEL WINDOWS AS SCHEDULED

2X6 WOOD WALL
FRAMING WITH 1/2" PLY
SHEATHING AND WRB

WOOD STILE AND RAIL
FLAT PANEL WITH
COLLECTION MOULD, PTD

[N] TOILET EXHAUST

NEW EXPANDED LVL BAY FLOOR
STRUCTURE, FILL JOIST BAYS
WITH CLOSED CELL SPRAY FOAM
INSULATION

[N] COPPER DOWNSPOUT

[N] WOOD WINDOW TO REPLACE
EXISTING, TYP.

87 PINCKNEY STREET

Project:
85 Pinckney St

85 Pinckney Street
Boston, MA

Issue Dates and Revisions:

Bid Set	11/01/2018
50% CD Set	12/12/2018
100% CD Set	01/11/2019
1 ASI-001	02/14/2019

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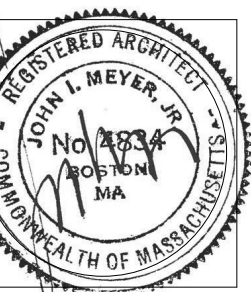
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Drawing Title:
**Proposed
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Elevations**

Drawn: _____ Author

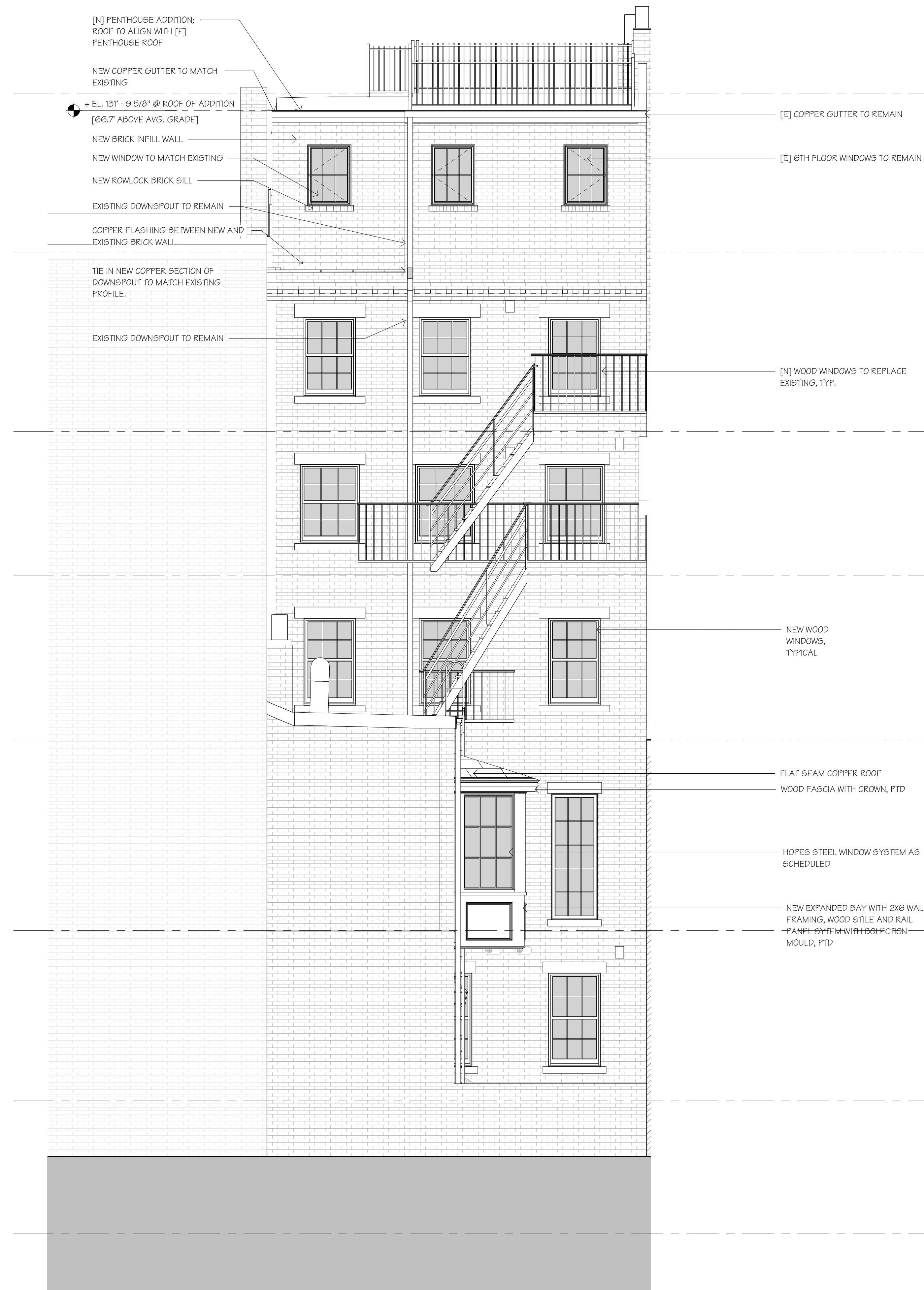
Checked: _____ Checker

Project Number: 85740

Date: _____

Drawing Number:

A2.60



① Proposed North Elevation at Property Line
1/4" = 1'-0"

② Proposed North Elevation at Main Building
1/4" = 1'-0"

Project:

85 Pinckney St

85 Pinckney Street
Boston, MA

Issue Dates and Revisions:

Bid Set	11/01/2018
50% CD Set	12/12/2018
100% CD Set	01/11/2019
1 ASI-001	02/14/2019

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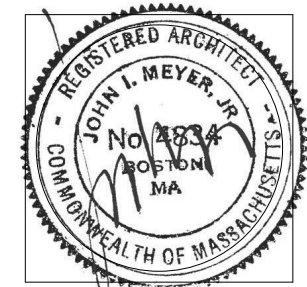
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Registration:



Drawing Title:
**Proposed
Building
Elevations**

Drawn: _____ Author

Checked: _____ Checker

Project Number: 85740

Date: _____

Drawing Number: _____

A2.70

Roof @ Front
132' - 10 13/16"

Sixth Floor SF
122' - 10 5/16"

Fifth Floor SF
111' - 6 5/16"

Fourth Floor SF
102' - 5 5/16"

Third Floor SF
92' - 0 5/16"

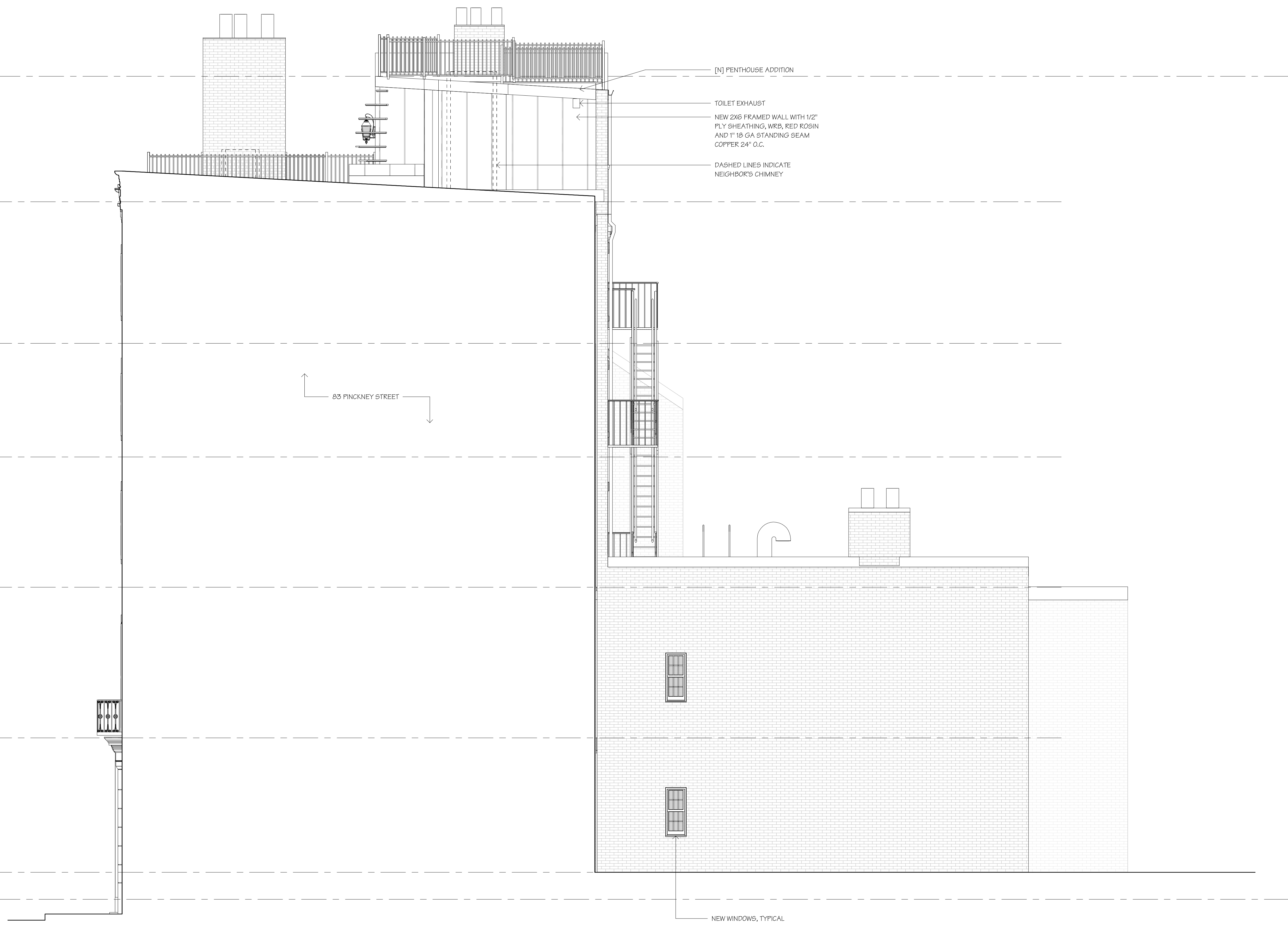
Second Floor SF
79' - 11 13/16"

First Floor SF
69' - 2 3/4"

Ground
67' - 0 13/16"

Basement Slab
60' - 9 13/16"

1 Proposed East Elevation
1/4" = 1'-0"



NEW WINDOWS, TYPICAL