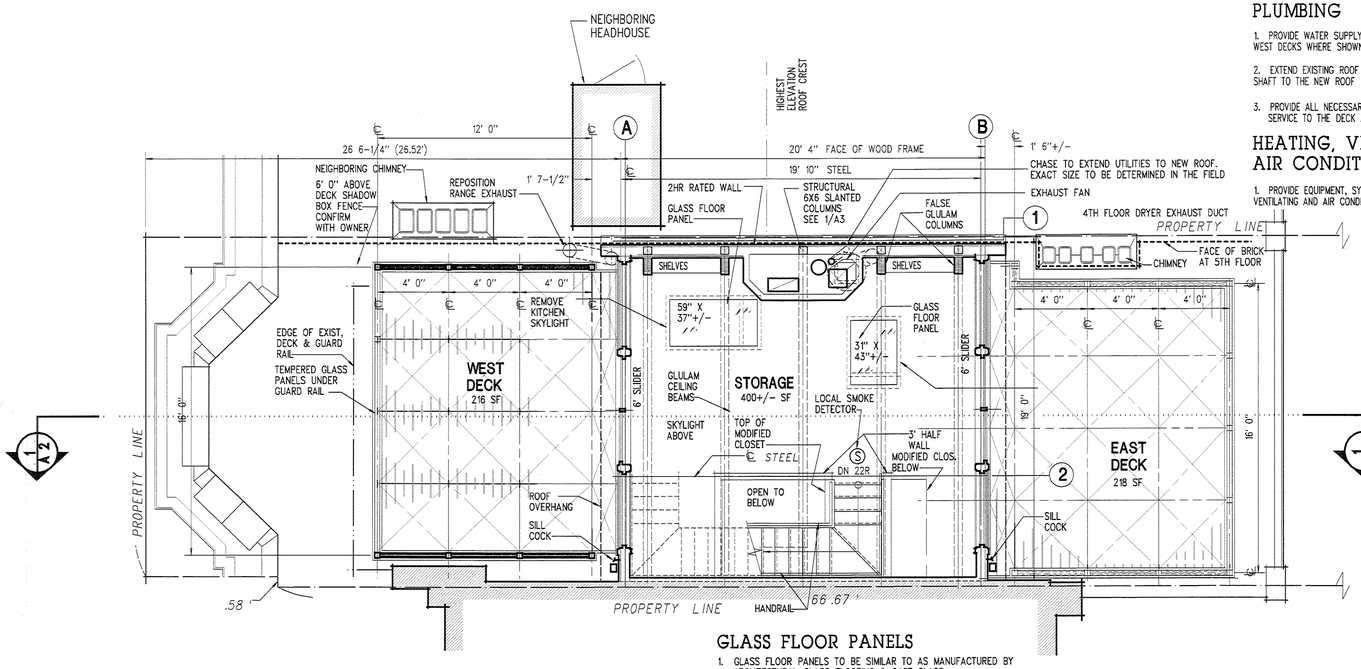


ROOF/FLOOR PLAN

1/A1 SCALE: 1/4" = 1' 0"

GLASS FLOOR PANELS

1. GLASS FLOOR PANELS TO BE SIMILAR TO AS MANUFACTURED BY ARCHITECTURAL GLASS FLOORING & CAST GLASS.
2. PANELS TO BE "SERVO CAST TEXTURE," CLEAR OR LOW IRON, MONOLITHICALLY POLISHED INCLUDING ALL EDGES, SLIP-RESISTANT MEETING UL 410 TEST1-5/8" THICK, THREE LAYERS LAMINATED GLASS, 20 LBS/SF
3. INSTALL GLASS FLOOR PANELS TO SET IN STEEL PERIMETER FRAMES WITH WELDED CORNERS AND PRE-DRILLED TO RECEIVE FASTENERS. FASTEN WITH #12 FLAT HEAD STEEL SCREWS 6" O.C.
1. SIZES SHOWN ARE APPROXIMATE. CONFIRM EXACT DIMENSIONS IN THE FIELD.

PLUMBING

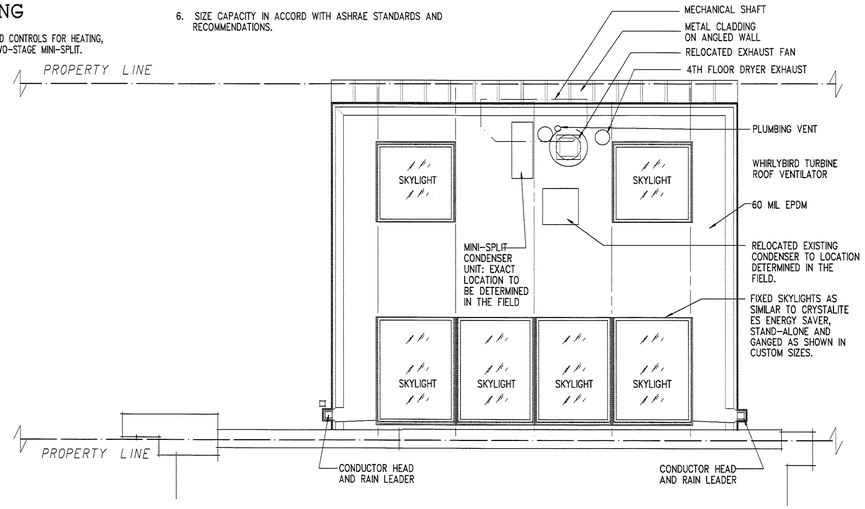
1. PROVIDE WATER SUPPLY TO SILL COCKS TO EAST AND WEST DECKS WHERE SHOWN WITH FREEZE-PROOF SILL COCKS.
2. EXTEND EXISTING ROOF PLUMBING VENT THROUGH UTILITY SHAFT TO THE NEW ROOF
3. PROVIDE ALL NECESSARY ACCESSORIES FOR THE WATER SERVICE TO THE DECK AND ATTENDANT TO HVAC.

HEATING, VENTILATING & AIR CONDITIONING

1. PROVIDE EQUIPMENT, SYSTEMS, AND CONTROLS FOR HEATING, VENTILATING AND AIR CONDITIONING TWO-STAGE MINI-SPLIT.
2. MODIFY RELOCATED AND EXTEND EXISTING SERVICE TO ACCOMODATE NEW WORK.
3. COORDINATE WITH OWNER'S ROOM USE TO PROVIDE AN ADEQUATE SYSTEM WITH SPECIAL ATTENTION TO AESTHETIC CONSIDERATIONS FOR ANY EXPOSED EQUIPMENT, WIRING AND CONDENSATE LINES.
4. COORDINATE LOCATION OF THERMOSTATS AND CONTROLS WITH OWNER'S REQUIREMENTS.
5. INSPECT AMD ASSESS EXISTING HVAC IN ROOF SPACE FOR THE MODIFICATIONS REQUIRED TO RELOCATE EXISING CONDENSER UNIT TO THE NEW HEADHOUSE ROOF
6. SIZE CAPACITY IN ACCORD WITH ASHRAE STANDARDS AND RECOMMENDATIONS.

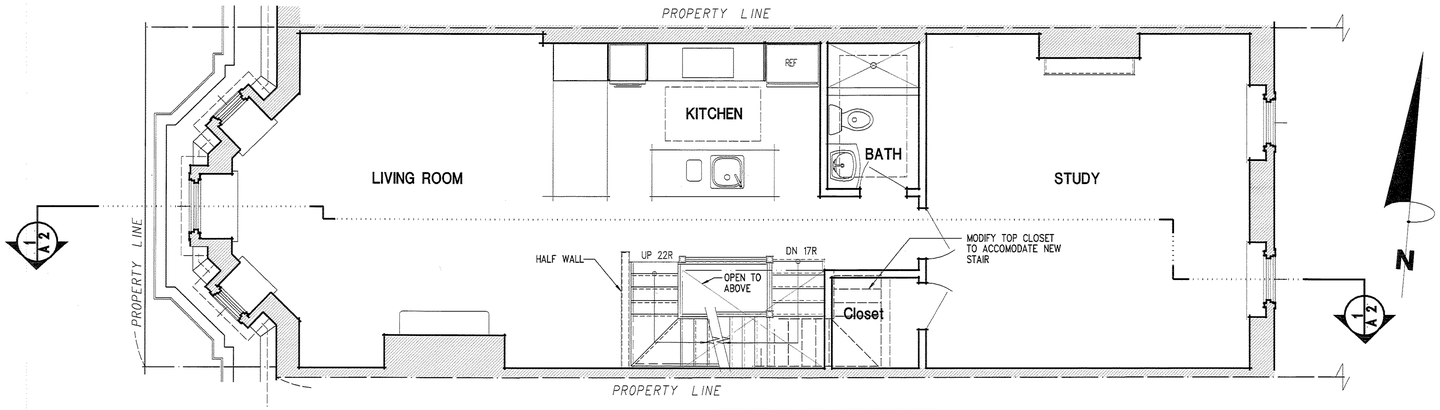
ELECTRICAL

1. PROVIDE ELECTRICAL SYSTEMS FOR THE FOLLOWING: POWER, LIGHTING, INTERIOR AND EXTERIOR, SMOKE DETECTOR, HVAC.
2. MODIFY, RELOCATE AND EXTEND EXISTING SERVICE TO ACCOMODATE NEW WORK. PROVIDE SUB-PANEL AS REQUIRED IN LOCATION APPROVED BY OWNER.
3. REVIEW WITH OWNER PREFERRED LOCATIONS OF LIGHT SWITCHES, CONVENIENCE OUTLETS, DATA WIRING, ETC.
4. INSTALL LIGHTING FIXTURES PROVIDED BY OWNER.



HEADHOUSE ROOF PLAN

3/A1 SCALE: 1/4" = 1' 0"



SECOND LEVEL

2/A1 SCALE: 1/4" = 1' 0"

GENERAL SCOPE OF WORK

1. GENERAL SCOPE OF WORK INCLUDES CONSTRUCTION OF A NEW STAIR ACCESS TO REPLACE THE EXISTING SPIRAL STAIR; NEW HEADHOUSE STORAGE ROOM OF APPROXIMATELY 400 SQUARE FEET; REPLACEMENT AND EXPANSION OF WEST DECK AND NEW EAST DECK

2. EXTERIOR WALLS: NORTH WALL UL U308 TWO HOUR, TWO LAYERS 5/8" GYPSUM GLASS MAT SHEATHING FIRE CORE CORE, R-19 KRAFT-FACED FIBERGLASS INSULATION, 2X6 WOOD STUDS AT NOMINAL 16" O.C., 1" POLYISOSYANURITE FOIL-FACED R-6.5. TWO LAYERS 5/8" TYPE X GYPSUM BOARD BOARD WITH TAPED SEAMS, TAPED AND COMPOUNDED. TOTAL THERMAL ASSEMBLY = R-25.5.

3. EAST AND WEST GLAZING WALLS SIMILAR TO WESTERN WINDOW SYSTEMS WITH THERMO-BRAKE, DOUBLE PANE, LOW-E ALUMINUM FRAME WITH U-0.42.

4. FLOOR STUCTURE IS STEEL FRAME SPANNING BETWEEN BEARING PARTY WALLS WITH WOOD FRAME INFILL. SUPER STRUCTURE WOOD POST AND STUD WALLS, GLULAM ROOF BEAMS AND WOOD PLANK ROOF DECK.

CODES & STANDARDS

1. APPLICABLE CODES INCLUDE
   - 1.1 INTERNATIONAL BUILDING CODE (IBC), 2009, FOR MULTI-FAMILY (3 OR MORE DWELLINGS AS AMENDED BY CMR 780, EIGHTH EDITION,
   - 1.2 INTERNATIONAL ENERGY CONSERVATION CODE, (IECC) 2009
   - 1.3 MASSACHUSETTS STATE PLUMBING CODE 248CMR.
   - 1.4 NATIONAL ELECTRIC CODE NFPA 70-2014
   - 1.5 MASSACHUSETTS STATE ELECTRIC CODE 527 CMR, CHAPTER 12
   - 1.5 CITY OF BOSTON, MA, ZONING BYLAWS
   - 1.6 APPENDIX 115 AA 780 CMR "STRETCH ENERGY CODE."
   - 1.7 OTHER CODES AS PRESCRIBED BY AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
2. DESIGN LOADS FOR STORAGE AREA IS 40LBS/SF LIVE LOAD & 10LB. DEAD LOAD; DEFLECTION NOT EXCEED 1/360 OF CLEAR SPAN FOR JOISTS, WHEN INCORPORATED. ROOF LIVE LOAD 30LB. GROUND SNOW LOAD, 10LB. DEAD, MAX. DEFLECTION L/180. DECK LIVE LOAD 40PSF, DEAD LOAD 10PSF. TAB;E 1607.1.27.

GENERAL REQUIREMENTS

1. PERMITS: APPLY AND PAY FOR BUILDING PERMITS, OTHER PERMITS AND UTILITY COMPANY BACKCHARGES REQUIRED TO PERFORM THE WORK. SUBMIT COPIES TO THE ARCHITECT.
2. DRAWINGS AND SPECIFICATION NOTES ARE INTENDED TO PROVIDE THE BASIS FOR THE PROPER COMPLETION OF THE PROJECT SUITABLE FOR THE INTENDED USE OF THE OWNER.
3. ITEMS NOT EXPRESSLY SET FORTH BUT WHICH ARE REASONABLY IMPLIED OR NECESSARY FOR THE PROPER PERFORMANCE OF THIS WORK SHALL BE INCLUDED.
4. COORDINATE THE WORK OF ALL TRADES AND VENDORS.
5. VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS.
6. CUTTING & PATCHING:
   6.1 PROVIDE CUTTING AND PATCHING WORK TO PROPERLY COMPLETE THE PROJECT

   6.2 DO NOT REMMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT WRITTEN APPROVAL.

   6.3 PATCH WITH MATEIALS AND METHODS TO PRODUCE PATCH WHICH IS NOT VISABLE FROM A DISTANCE OF FIVE FEET.

   6.4 CUT WITH TOOLS APPROPRIATE FOR MATERIALS TO BE CUT.

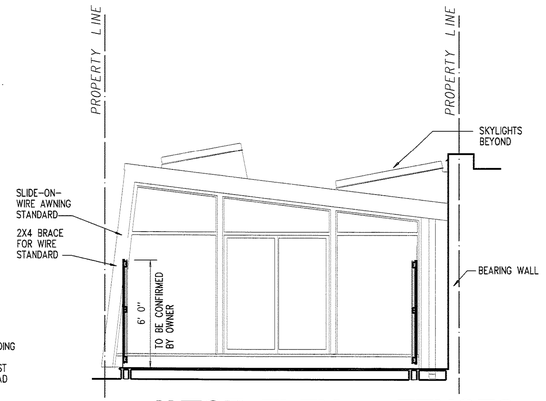
   6.5 DO NOT CUT AND PATCH IN A MANNER THAT WOULD RESULT IN A FAILURE OF THE WORK TO PERFORM AS INTENDED, DECREASE FIRE, ACCOUSTICAL, ENERGY PERFORMANCE, OPERATIONAL LIFE OR SAFETY FACTORS.
7. FIELD ENGINEERING:
   7.1 VERIFY AND LOCATE UTILITIES, EXISTING FACILITIES AND EQUIPMENT

   7.2 SURVEY AND LAYOUT IMPROVEMENTS, UTILITIES, STRUCTURES AND COMPONENTS.
8. PROVIDE TEMPORARY PROTECTION FOR ADJACENT AREAS TO PREVENT CONTAMINATION BY CONSTRUCTION DUST AND DEBRIS.
9. SUPERIMPOSE NO LOADING OF STAGED CONSTRUCTION EQUIPMENT OR MATERIALS ON THE EXISTING ROOF STRUCTURE OR IMPAIR THE ROOFING MEMBRANE.

SELECTIVE DEMOLITION

1. WHEN DEMOLITION TAKES PLACE, SHOULD ANY WORK AFFECT THE INTEGRITY OF THE STRUCTURE, WORK MUST STOP IMMEDIATELY. NOTIFY THE ARCHITECT.
2. CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS FROM THE CITY OF BOSTON AND ANY OTHER AGENCY HAVING JURISDICTION OVER DEMOLITION AND DISPOSAL.
3. PROCURE THE NECCESSARY DUMPSTER FROM A RECOGINIZED, INSURED, SCAVANGER SERVICE IN BUSINESS FOR NOT LESS THAN FIVE YEARS. IF STAGING A DUMPSTER IS UNFEASIBLE REMOVE DAILY DEMOLISHED MATERIALS FROM THE SITE.
4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO MAINTAIN FIRE PROTECTED ACCESS OF ALL TENANTS IN THE BUILDING, THROUGH AND AROUND AREAS INVOLVED.
5. MAINTAIN SEPERATION BETWEEN AREAS WITHIN THE SCOPE OF WORK AND AREAS OUTSIDE OF THE SCOPE OF WORK BY PROVIDING PLASTIC SHEETING BETWEEN CONTIGUOUS SPACES AND/OR TEMPORARILY BY TAPING OF JOINTS AND GAPS TO PREVENT DUST MIGRATION. USE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST TO ADJACENT AREAS NOT UNGOING DEMOLITION.
6. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
7. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREAS IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING DEMOLITION. NOTIFY OWNER FOR FURTHER INSTRUCTION BEFORE PROCEDING WITH OTHER WORK.
8. SCHEDULE ALL SERVICE SHUT-DOWNS WITH THE OWNER. NOTIFY OWNER A MINIMUM TIME OF THREE DAYS AHEAD OF PLANNED SHUTDOWN WITH APPROXIMATE DURATION OF INTERUPTION AND ONE HOUR BEFORE ACTUAL SHUT DOWN.
9. UPON COMPLETION OF DEMOLITION, CLEAN THE ENTIRE DEMOLITION AREA TO A TIDY, UNIFORM CONDITION REMOVING ALL DEBRIS, DUST PARTITIONS AND ASSOCIATED MATERIALS USED DURING THE DEMOLITION. CLEAN TO A "BROOM CLEAN" CONDITION ALL AREAS AFFECTED BY DEMOLITION INCLUDING, BUT NOT LIMITED TO ADJACENT OCCUPIED AREAS AND AREAS NOT WITHIN THE SCOPE OF DEMOLITION.
10. TAKE ALL MEASURES PRACTICABLE TO KEEP THE KITCHEN CEILING INTACT THROUGH ITS ALTERATION,

LEGEND



WEST ELEV. @ FENCES

4/A1 SCALE: 1/4" = 1' 0"

20 JUNE 2016

PERMIT

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SECOND LEVEL & ROOF PLANS

NUMBER	DATE	REVISION
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DATE: 20 JUNE 2016
PROJECT #1320