

McDougal Architects
Architecture and Interior Design

Babbin Residence

615 MASSACHUSETTS AVE. UNIT 5
BOSTON, MASSACHUSETTS 02118.

PERMIT SET
NOVEMBER 6th, 2018

PROJECT DIRECTORY

OWNER
Andrew Babbin
615 Massachusetts Ave. Unit 5
Boston, MA 02465
T. (617) 253.2181

ARCHITECTS
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DRAWING INDEX

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GENERAL NOTES

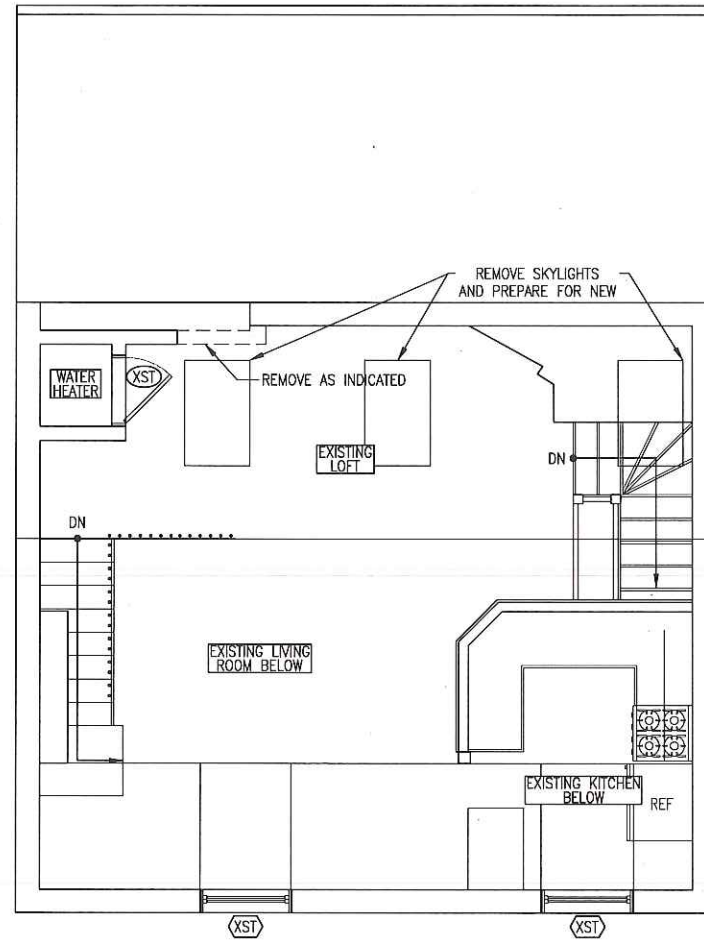
- ALL WORK PERFORMED, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, AND MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE AND THE LATEST REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE AND THE APPLICABLE CITY OR TOWNSHIP, ALL LOCAL AND STATE HANDICAP AND FEDERAL REQUIREMENTS, AND GENERAL CONDITIONS FOR AIA DOCUMENT #A205 AND OWNER/CONTRACTOR AGREEMENT DOCUMENT #A105.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE OWNER AND THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH THE INFORMATION SHOWN ON THE DRAWINGS. ANY CONFLICTS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF ANY WORK. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE ARCHITECT FOR ANY ADDITIONAL EXPENSES WHICH ARE INCURRED DUE TO NEGLIGENCE OR WHICH COULD HAVE BEEN REASONABLY FORESEEN BY PRIOR INSPECTION OF EXISTING CONDITIONS.
- PRIOR TO COMMENCING WORK, ORDERINGS OF MATERIALS AND SHOP FABRICATION OF ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS INDICATED ON THE DRAWINGS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
- DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECTS FOR CLARIFICATION AND/OR SIMILAR DETAIL.
- THE SCOPE OF WORK INCLUDES ALTERATION TO EXISTING FACILITIES. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED OR PROVIDE A COMPLETE AND FINISHED PRODUCT WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE CONTRACT DOCUMENTS, SHALL BE PERFORMED BY THE CONTRACTOR AND BE INCLUDED IN THE BID. CONTRACTOR TO INSPECT AT TIME OF DELIVERY ALL FIXTURES PROVIDED BY OWNER TO INSURE PROPER QUANTITY, THAT ITEMS ARE DEFECT FREE, AND MATCH INVOICE. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, WHICH MAY INCLUDE BLOCKING, SHIMMING, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL ITEMS SUPPLIED BY OWNERS VENDORS AND TO VERIFY THAT ALL MATERIALS RECEIVED ARE IN ACCORDANCE WITH THE SPECIFICATIONS, HEREIN. ANY DAMAGED ITEMS OR DISCREPANCIES BETWEEN MATERIALS SPECIFIED AND MATERIALS SHIPPED, SHALL BE REPORTED TO THE ARCHITECT PROMPTLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS MATERIALS AND FINISHES WITH THE PROPOSED CONSTRUCTION AREA AND ALL ADJOINING PROPERTY AFFECTED BY CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING FOR STRUCTURAL OR REGIONAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. ANY EXISTING MATERIALS AND FINISHES WHICH ARE DAMAGED, SHALL BE REPLACED AS NECESSARY WITH NEW MATCHING MATERIALS AT THE CONTRACTOR'S OWN COST AND EXPENSE.
- THE CONTRACTOR SHALL DO ALL CUTTING, CHASING, CORE DRILLING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL THE WORK THAT MAY BE INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PATCHING SHALL MATCH ADJACENT SYSTEMS, MATERIALS AND FINISHES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY DAILY LICENSED PROFESSIONALS AND AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE, (PLUMBING, ELECTRICAL, ETC), WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGN-OFFS.
- THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.
- CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.
- CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ASSIGNED TO OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR'S EMPLOYEES, SUBCONTRACTOR OR THEIR WORK.
- CONTRACTOR SHALL ASSIST DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS, AND DISPOSE OF ANY RESULTING TRASH.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR/FINISHES FOR ARCHITECT'S APPROVAL ON ANY DEVIATION/SUBSTITUTION FROM CONTRACT DOCUMENTS.
- CONTRACTOR TO VERIFY ALL FIXTURE COUNTS, AS APPLICABLE TO THEIR CONTRACT, WITH OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSEOUT, PRIOR TO FINAL PAYMENT, INCORPORATING ALL STANDARD WARRANTIES AND WARRANTIES AND ORIGINALS OF ALL APPLICABLE CERTIFICATES OF TESTING, INSPECTION, TEMPORARY FINAL CERTIFICATE OF OCCUPANCY, COORDINATE WITH OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE. ALL EXPOSED HORIZONTAL AND VERTICAL SURFACES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MUST BE WIPED CLEAN AND FREE OF DUST; WALLS, EXPOSED STRUCTURAL MEMBERS, STAIRS AND RAILINGS, CABINETRY. ALL FLOORS MUST BE MOPPED CLEAN.
- CONTRACTOR TO PROVIDE 3 COPIES OF AS BUILT INFORMATION, OPERATION AND MAINTENANCE MANUALS, INCLUDING ALL PRODUCT GUARANTEES AND WARRANTIES.
- CONTRACTOR TO KEEP A SET OF THE MOST CURRENT DRAWINGS ON SITE AT ALL TIMES.

MECHANICAL DOCUMENTS:
MECHANICAL DOCUMENTS FOR THIS PROJECT ARE TO BE BIDDER/DESIGNED. MECHANICAL DOCUMENTS ARE NOT PART OF THIS SET AND WILL BE SUBMITTED AT A LATER DATE. MECHANICAL BIDDER/DESIGNER IS RESPONSIBLE FOR OBTAINING A PERMIT FROM THE LOCAL JURISDICTION BUILDING DEPARTMENT PRIOR TO INSTALLATION. DEFERRED SUBMITTAL PER STATE APPROVED BUILDING CODE.

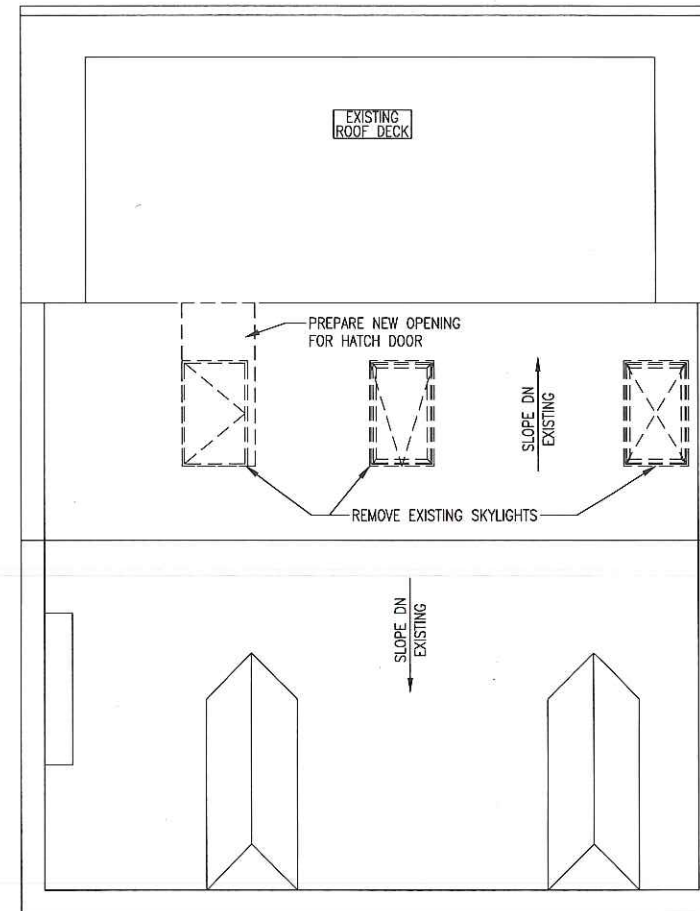
ELECTRICAL DOCUMENTS:
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PLUMBING DOCUMENTS:
PLUMBING DOCUMENTS FOR THIS PROJECT ARE TO BE BIDDER/DESIGNED. PLUMBING DOCUMENTS ARE NOT PART OF THIS SET AND WILL BE SUBMITTED AT A LATER DATE. PLUMBING BIDDER/DESIGNER IS RESPONSIBLE FOR OBTAINING A PERMIT FROM THE LOCAL JURISDICTION BUILDING DEPARTMENT PRIOR TO INSTALLATION. DEFERRED SUBMITTAL PER STATE APPROVED BUILDING CODE.

--- REMOVES AREAS TO BE DEMOLISHED
 --- REMOVES EXISTING CONSTRUCTION TO REMAIN UNTIL FURTHER CONSTRUCTION



1 DEMO LOFT PLAN
 SCALE: 1/4" = 1'-0"



2 DEMO ROOF PLAN
 SCALE: 1/4" = 1'-0"



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DRAWING ISSUED AS
PERMIT SET
 11.06.2018

Issues #	Date	Description
#1	11.06.2018	Permit Set

Revisions #	Date	Description

Checked by: JJ
 Drawn by: FA

Babbins Residence
 615 Massachusetts Ave.
 Boston, MA. 02118.

Demo Upper Plan and Roof Plan

Drawing Scale:
 ASSNOTED

Project Number:
 18013

Date Issued:
 11.06.2018 **AD100**





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Babbin Residence
615 Massachusetts Ave.
Boston, MA. 02118.

Existing Entry Vestibule and Main Floor Plan

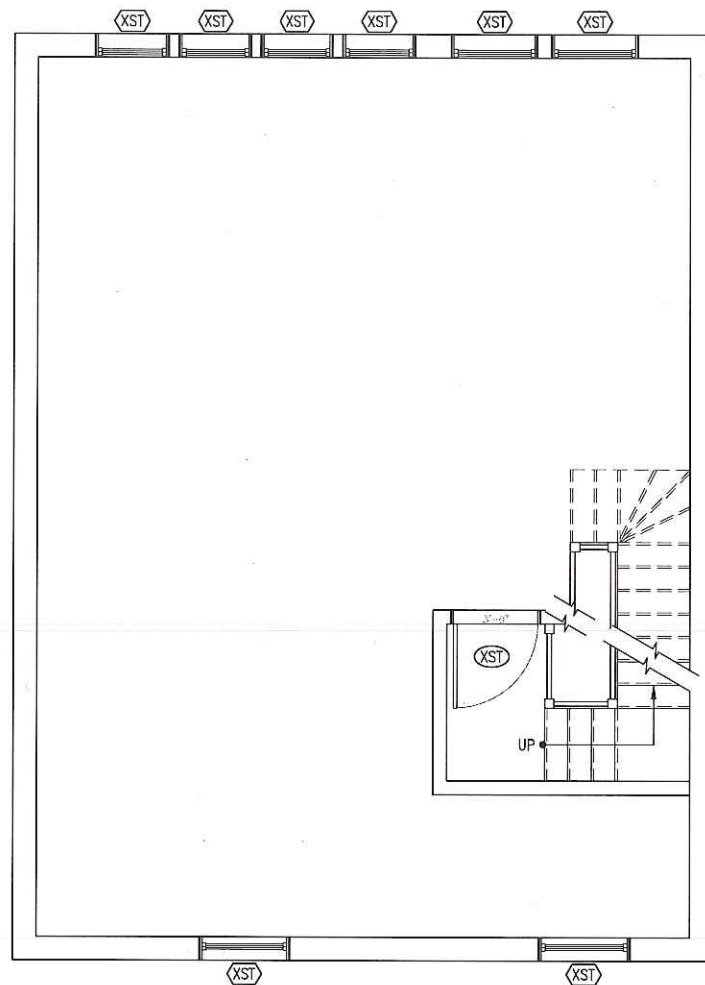
Drawing Scale:
AS NOTED

Project Number:
18013

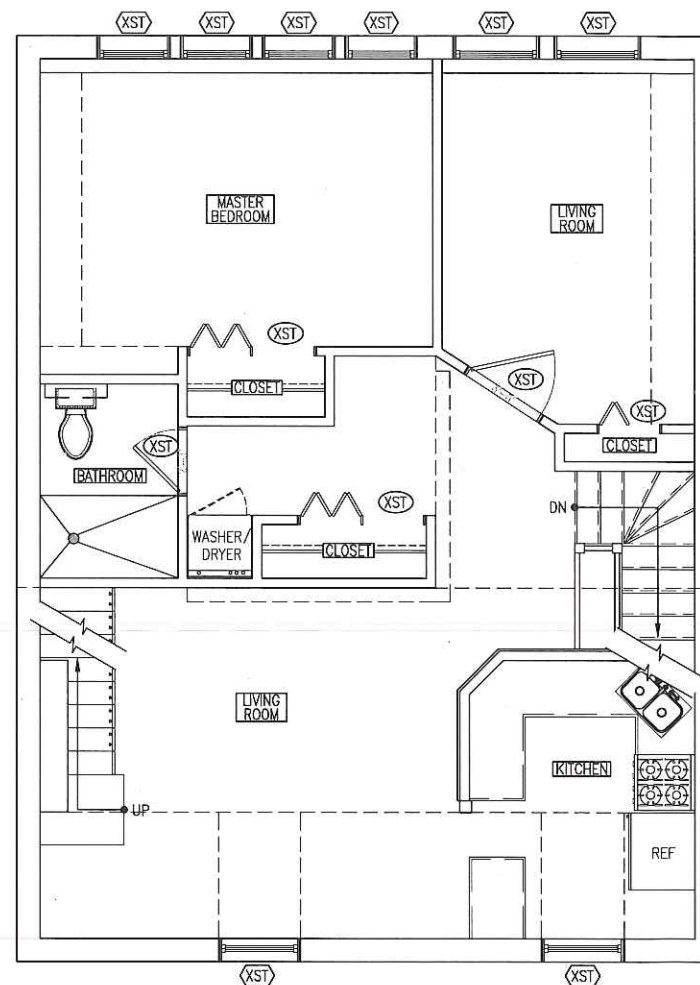
Date Issued:
11.06.2018

A100

INDICATES EXISTING CONSTRUCTION TO REMAIN PROTECT DURING CONSTRUCTION.
INDICATES NEW STUD WALL CONSTRUCTION WATCH STUD NOTED AT EXISTING WALLS.



① EXISTING ENTRY VESTIBULE
SCALE: 1/4"=1'-0"



② EXISTING MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"





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Drawn by : FA

Babbin Residence
615 Massachusetts Ave.
Boston, MA. 02118.

Proposed Upper Floor Plan and
Roof plan

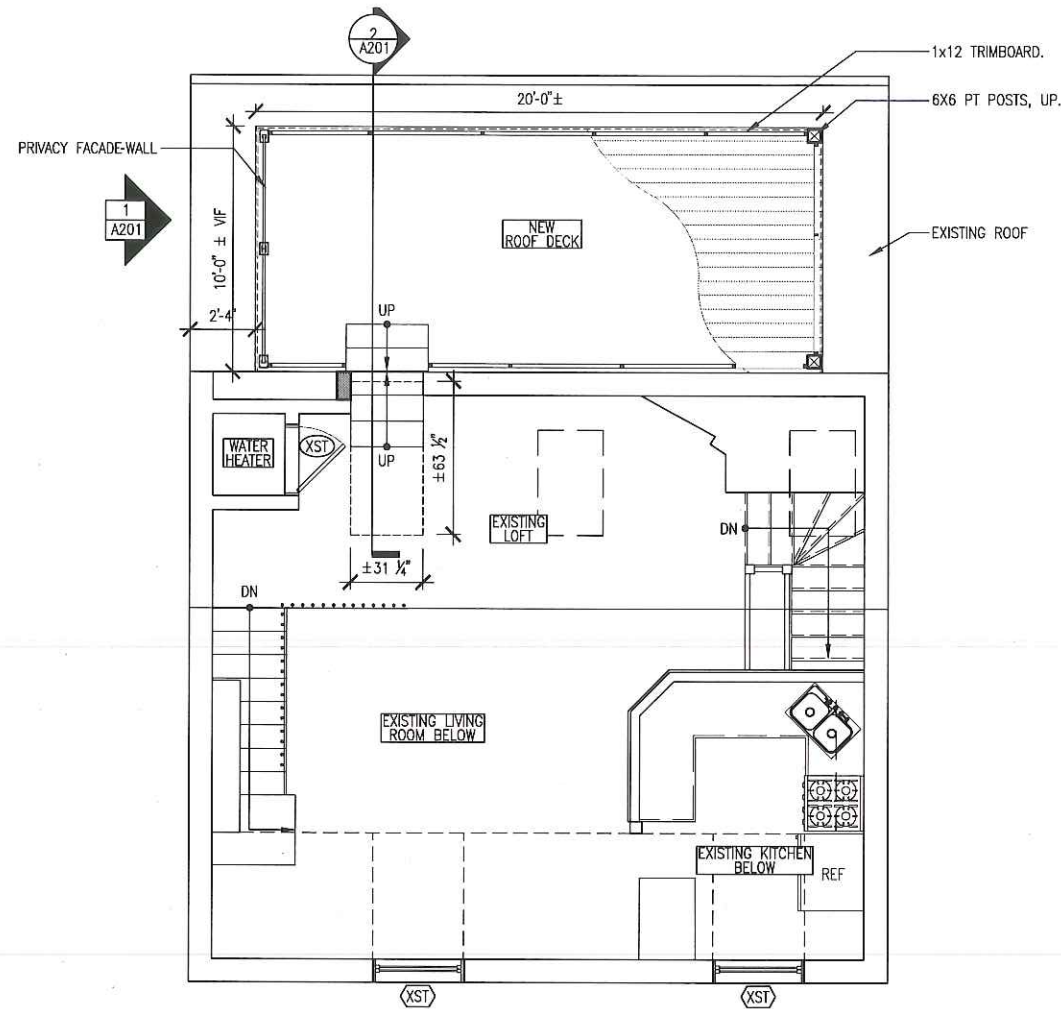
Drawing Scale:
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Project Number:
18015

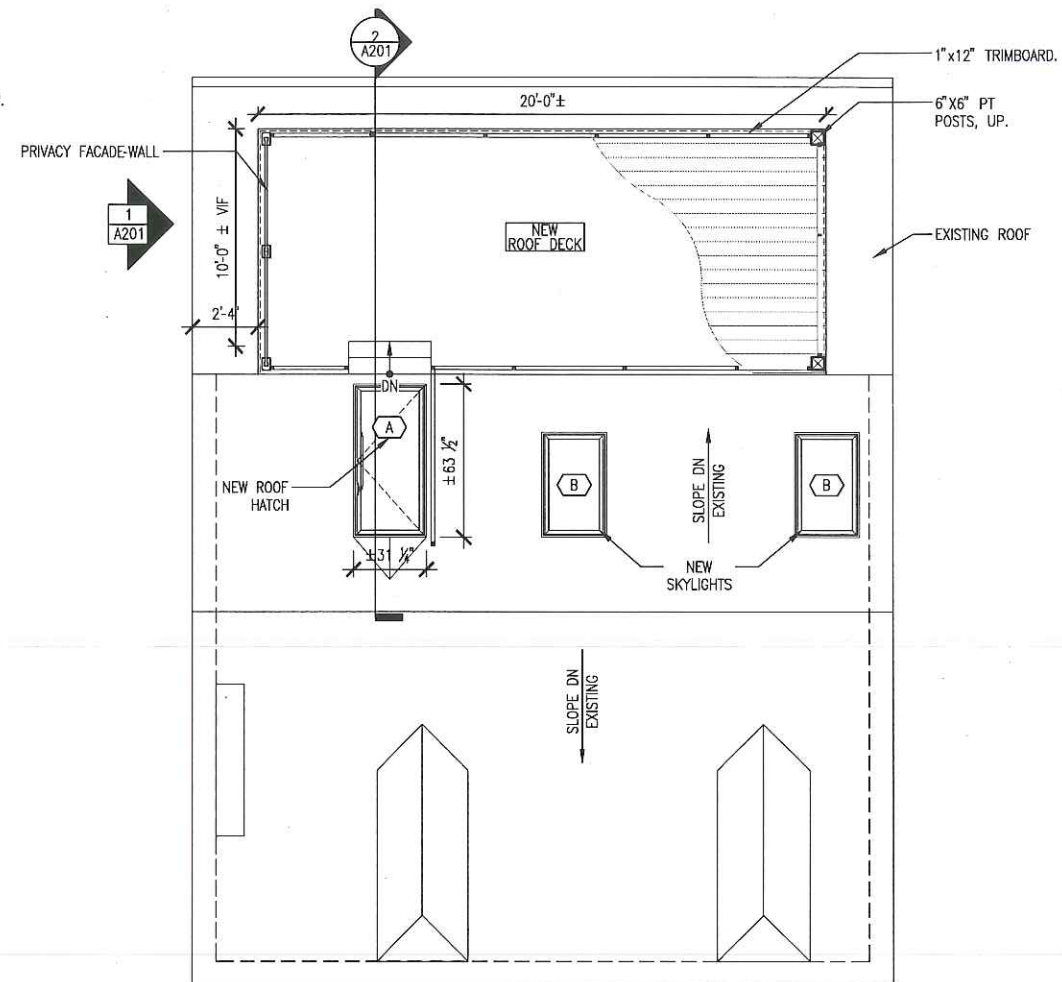
Date Issued:
11.06.2018

A101

INDICATES EXISTING CONSTRUCTION TO REMAIN PROTECTED DURING CONSTRUCTION.
INDICATES NEW STUD WALL CONSTRUCTION WHICH STAYS WITH AT EXISTING WALLS.

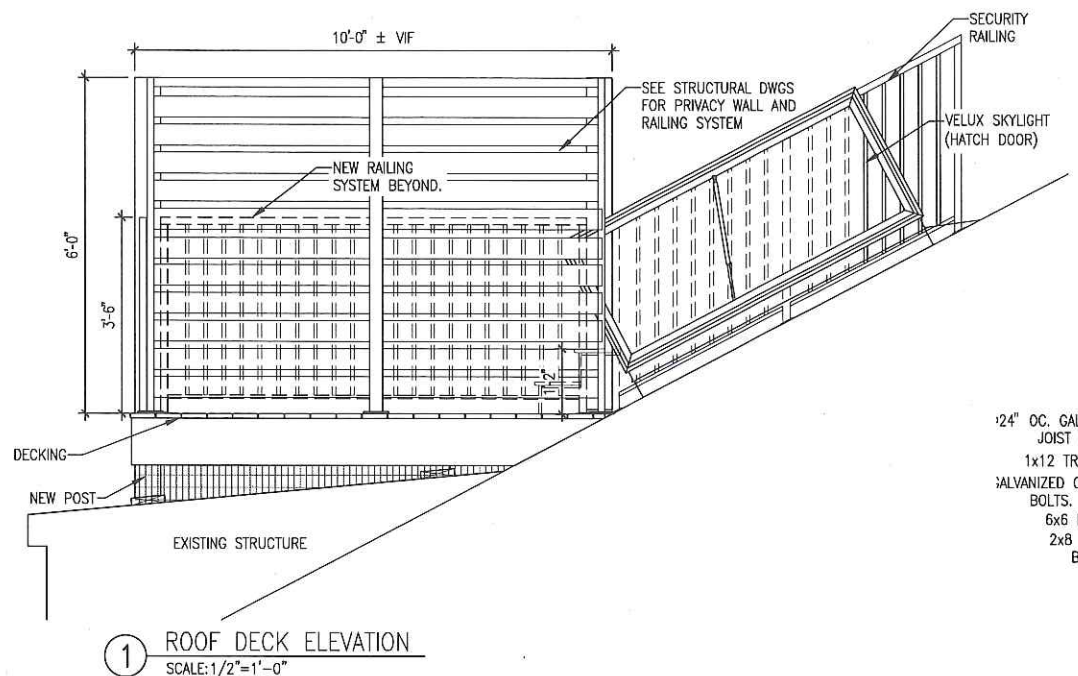


1 PROPOSED UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"

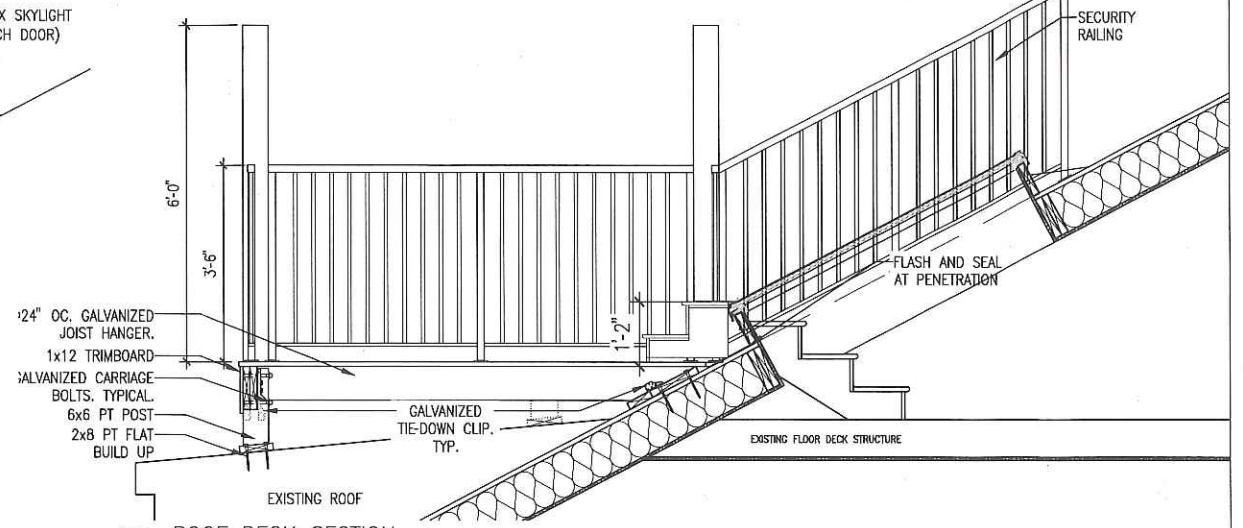


2 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

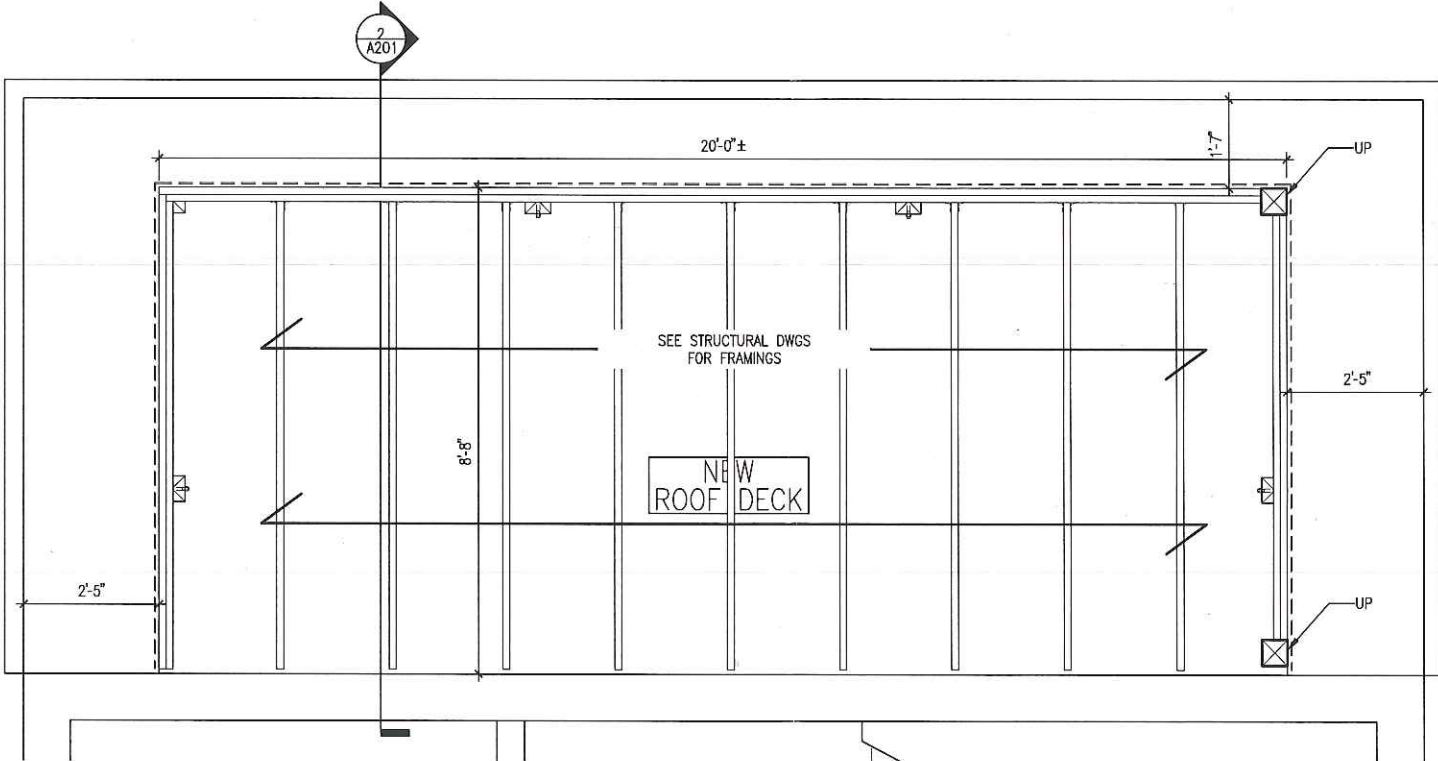




1 ROOF DECK ELEVATION
SCALE: 1/2" = 1'-0"



2 ROOF DECK SECTION
SCALE: 1/2" = 1'-0"



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

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615 MASSACHUSETTS AVE												
BOSTON, MA												
08.17.2018												
KEY	SIZE		MANUFACTURER STYLE#	TYPE	MATERIAL	FRAME	THRES.	THICK	SWING	FIRE RATING	HDWR. SET #	REMARKS
#	WIDTH	HEIGHT										(SEE REMARK NOTES BELOW)
A	31 1/4"	63 1/2"	VELUX GXU MK10	SKYLIGHT	GLASS/METAL	METAL	-	-	-	-	-	ROOF ACCESS HATCH.
B	XST	XST	VELUX GGU	SKYLIGHT	GLASS/METAL	METAL	-	-	-	-	-	SIZE TO MATCH EXISTING.



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Checked by: JJ
Drawn by: FA

Babbins Residence
615 Massachusetts Ave.
Boston, MA. 02118.

Roof Deck Section, Elevation and Schedule

Drawing Scale:
AS NOTED

Project Number:
18015

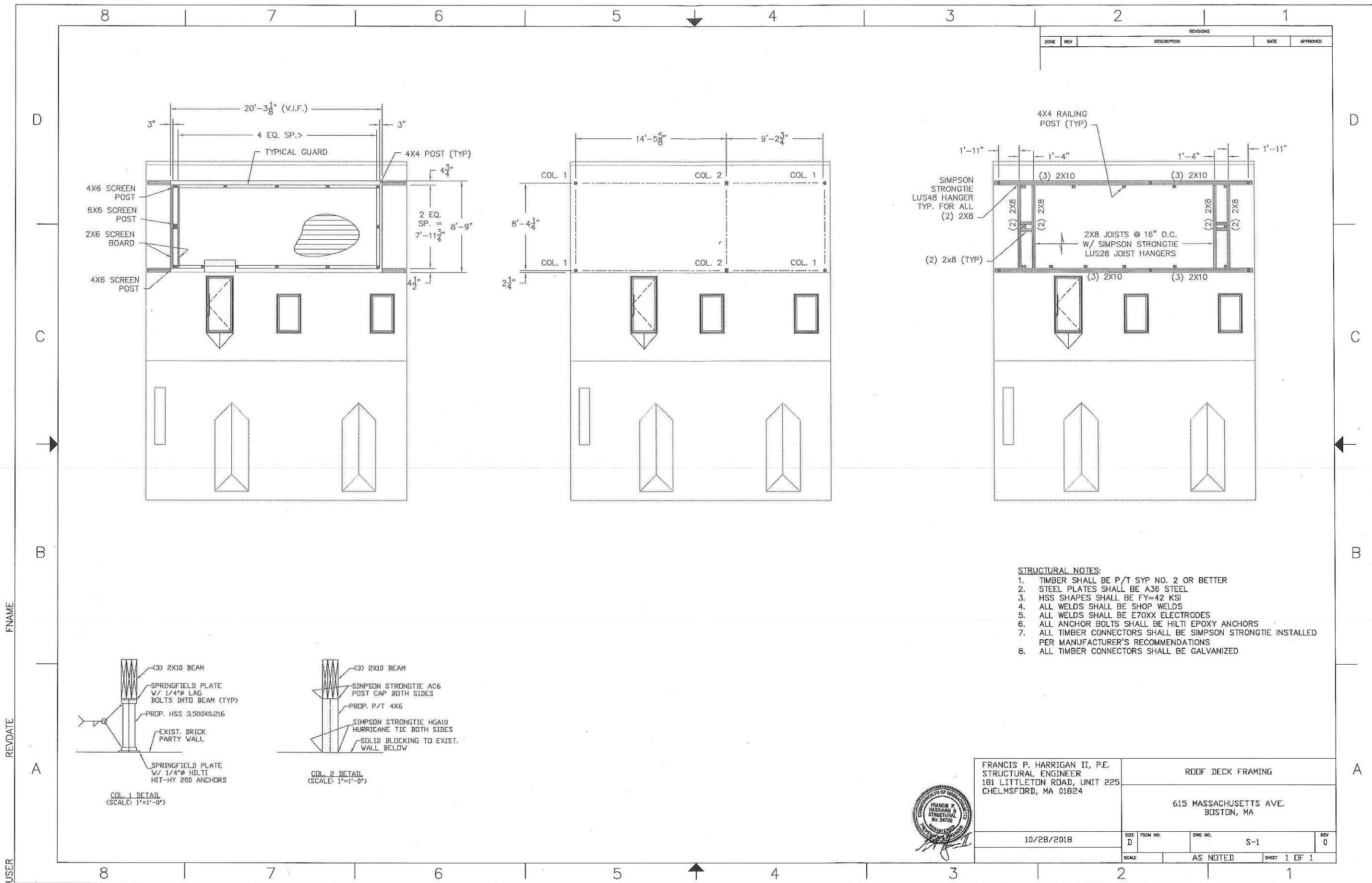
Date Issued:
11.06.2018

A201



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REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

STRUCTURAL NOTES:

1. TIMBER SHALL BE P/T SYP NO. 2 OR BETTER
2. STEEL PLATES SHALL BE A36 STEEL
3. HSS SHAPES SHALL BE FY=42 KSI
4. ALL WELDS SHALL BE SHOP WELDS
5. ALL WELDS SHALL BE E70XX ELECTRODES
6. ALL ANCHOR BOLTS SHALL BE HILTI EPOXY ANCHORS
7. ALL TIMBER CONNECTORS SHALL BE SIMPSON STRONGTIE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
8. ALL TIMBER CONNECTORS SHALL BE GALVANIZED

FRANCIS P. HARRIGAN II, P.E.
 STRUCTURAL ENGINEER
 181 LITTLETON ROAD, UNIT 225
 CHELMSFORD, MA 01824

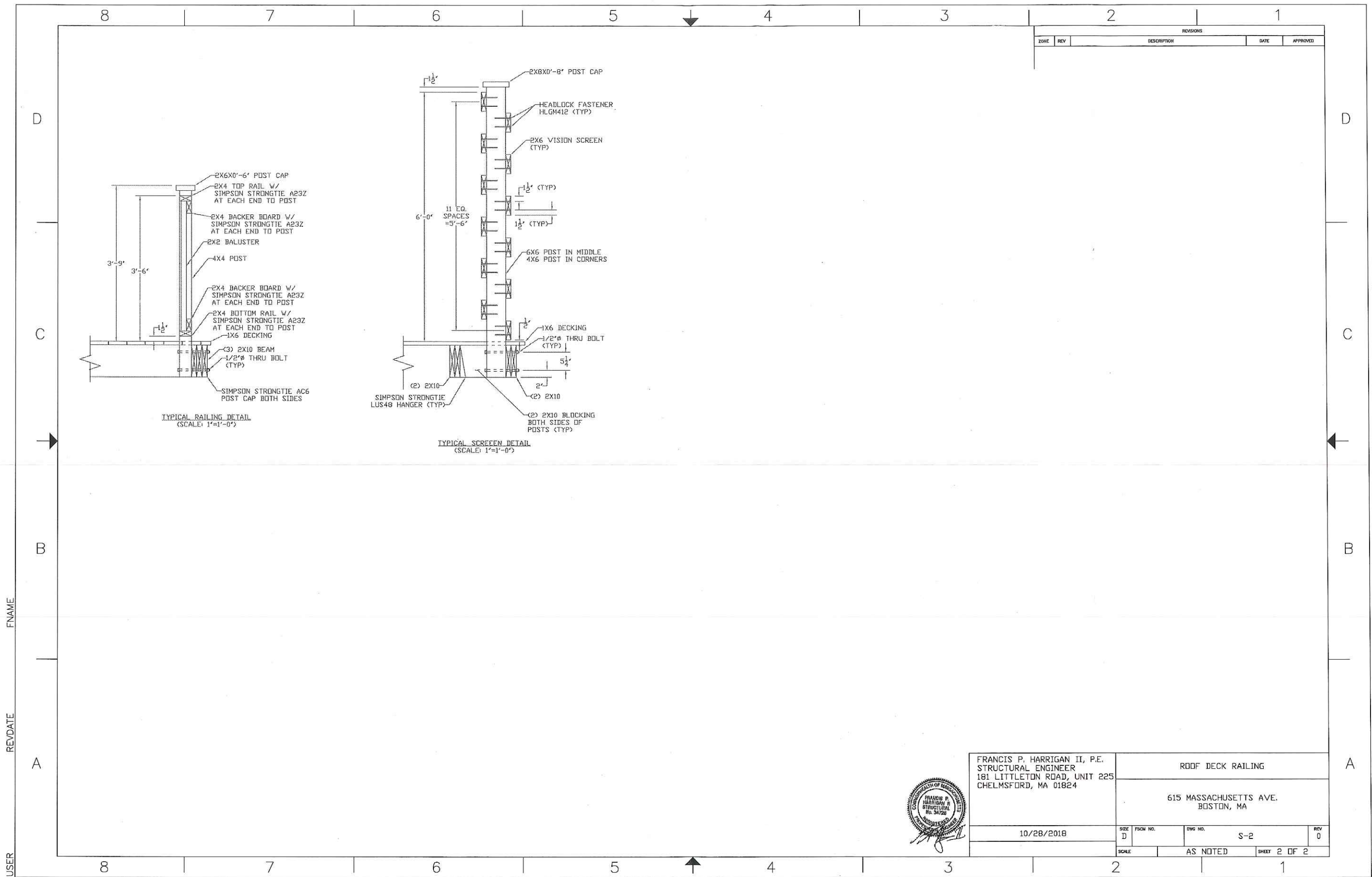


ROOF DECK FRAMING

615 MASSACHUSETTS AVE.
 BOSTON, MA

10/28/2018

SIZE D	FSCH NO.	ENG NO. S-1	REV 0
SCALE	AS NOTED		
SHEET			1 OF 1

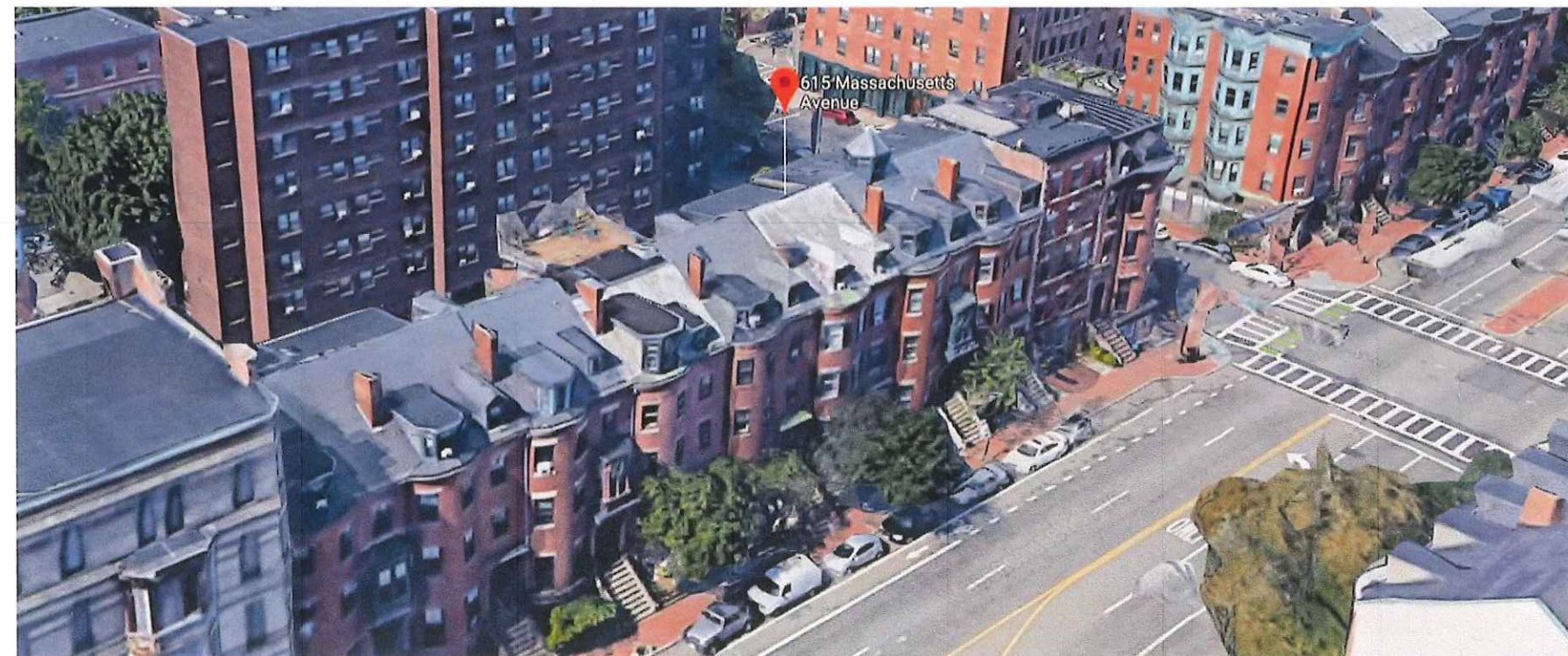
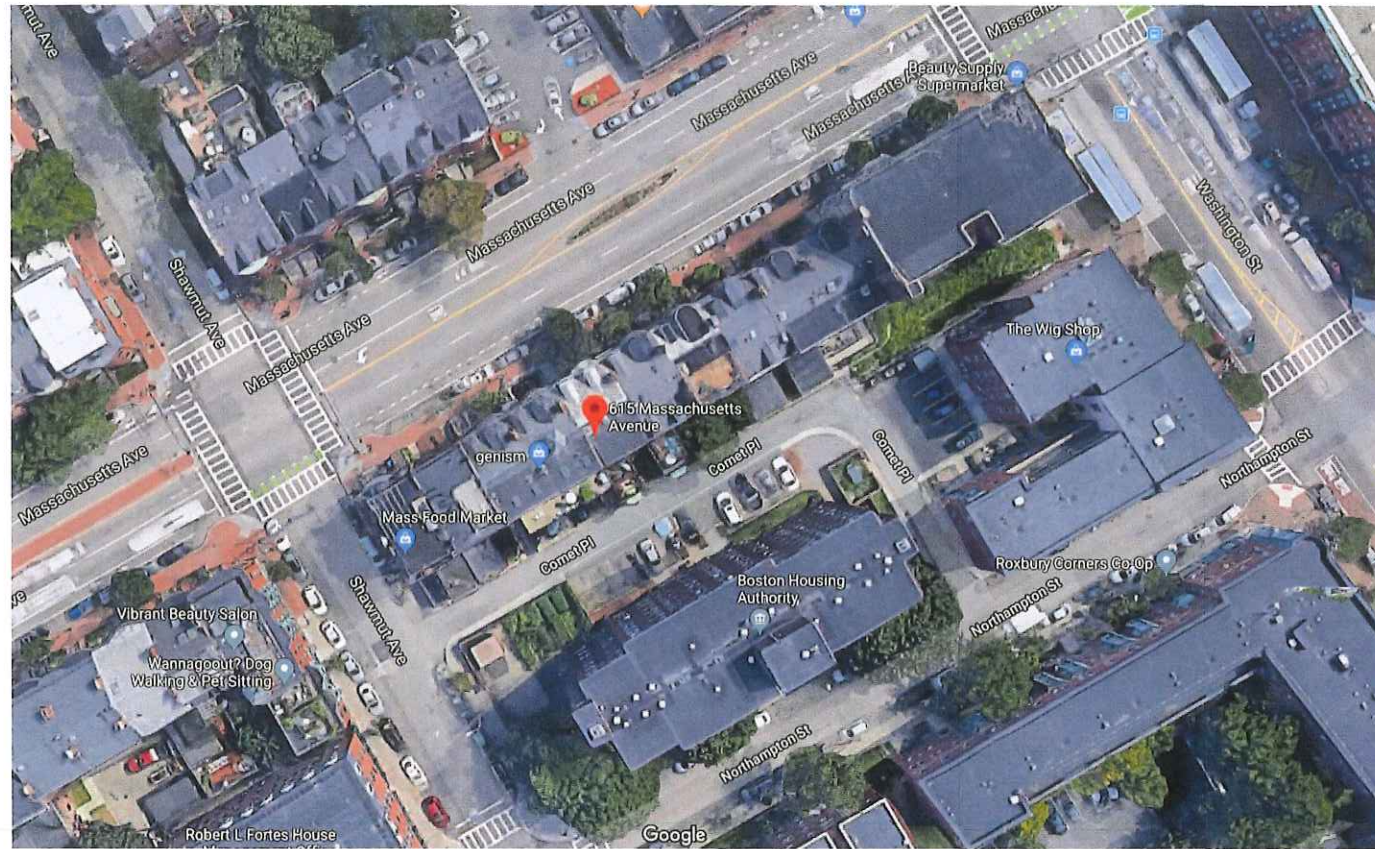


USER REVD/DATE FNAME

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

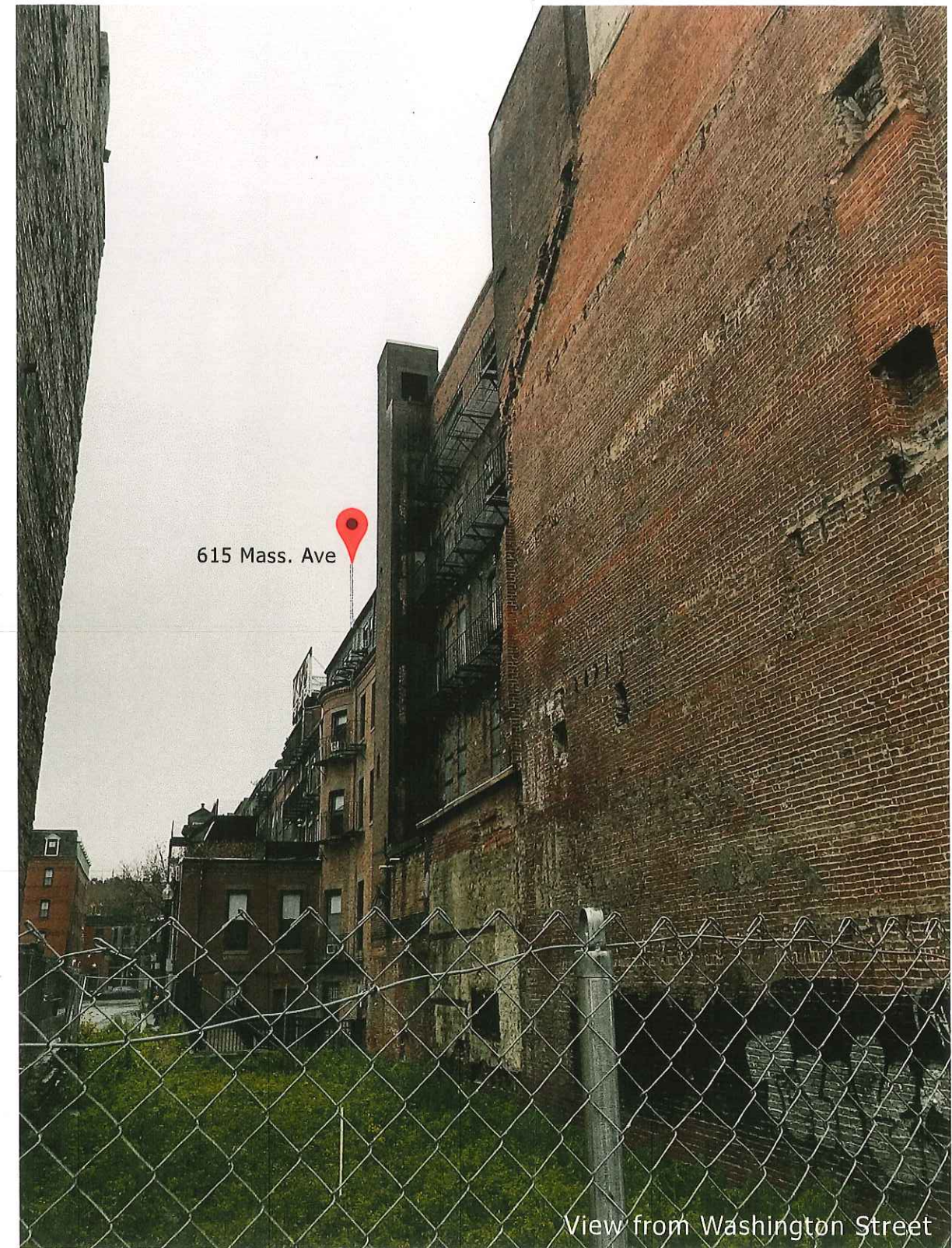


FRANCIS P. HARRIGAN II, P.E. STRUCTURAL ENGINEER 181 LITTLETON ROAD, UNIT 225 CHELMSFORD, MA 01824		ROOF DECK RAILING		
615 MASSACHUSETTS AVE. BOSTON, MA				
10/28/2018	SIZE D	FROM NO.	DWG NO. S-2	REV 0
	SCALE	AS NOTED		SHEET 2 OF 2

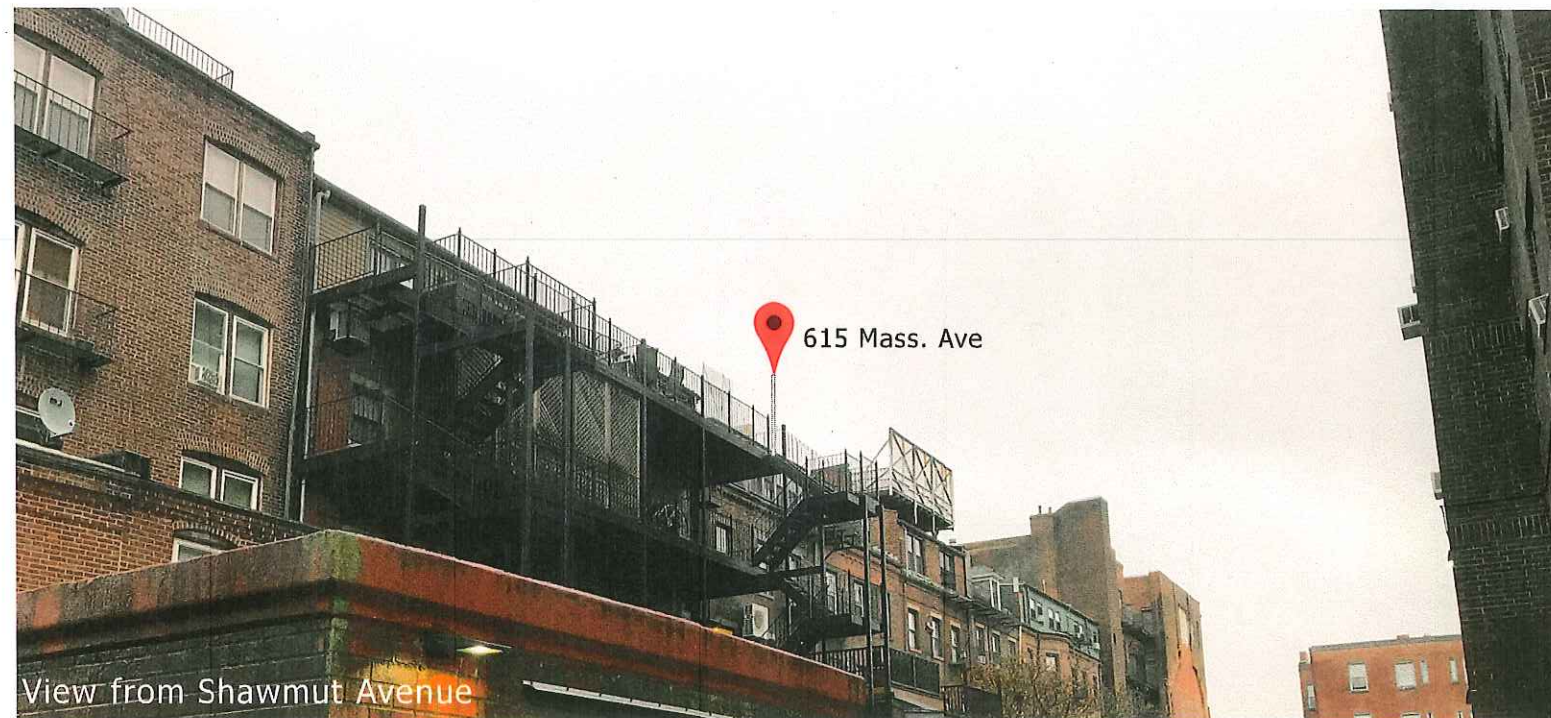




View from Commet Place



View from Washington Street



View from Shawmut Avenue