

11 BRADFORD STREET

BOSTON, MA 02118



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General Notes

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Project Name and Address
 11 BRADFORD STREET
 BOSTON, MA 02118
 ALTERATION & ADDITION
 2-FAMILY TO SINGLE FAMILY

Project 11 BRADFORD ST	Sheet 0
Date 4-27-20	COVER
Scale 1/4"=1'-0"	1/8"=1'-0" FOR 11X17" SHEET

11 BRADFORD STREET LOCATION

General Notes

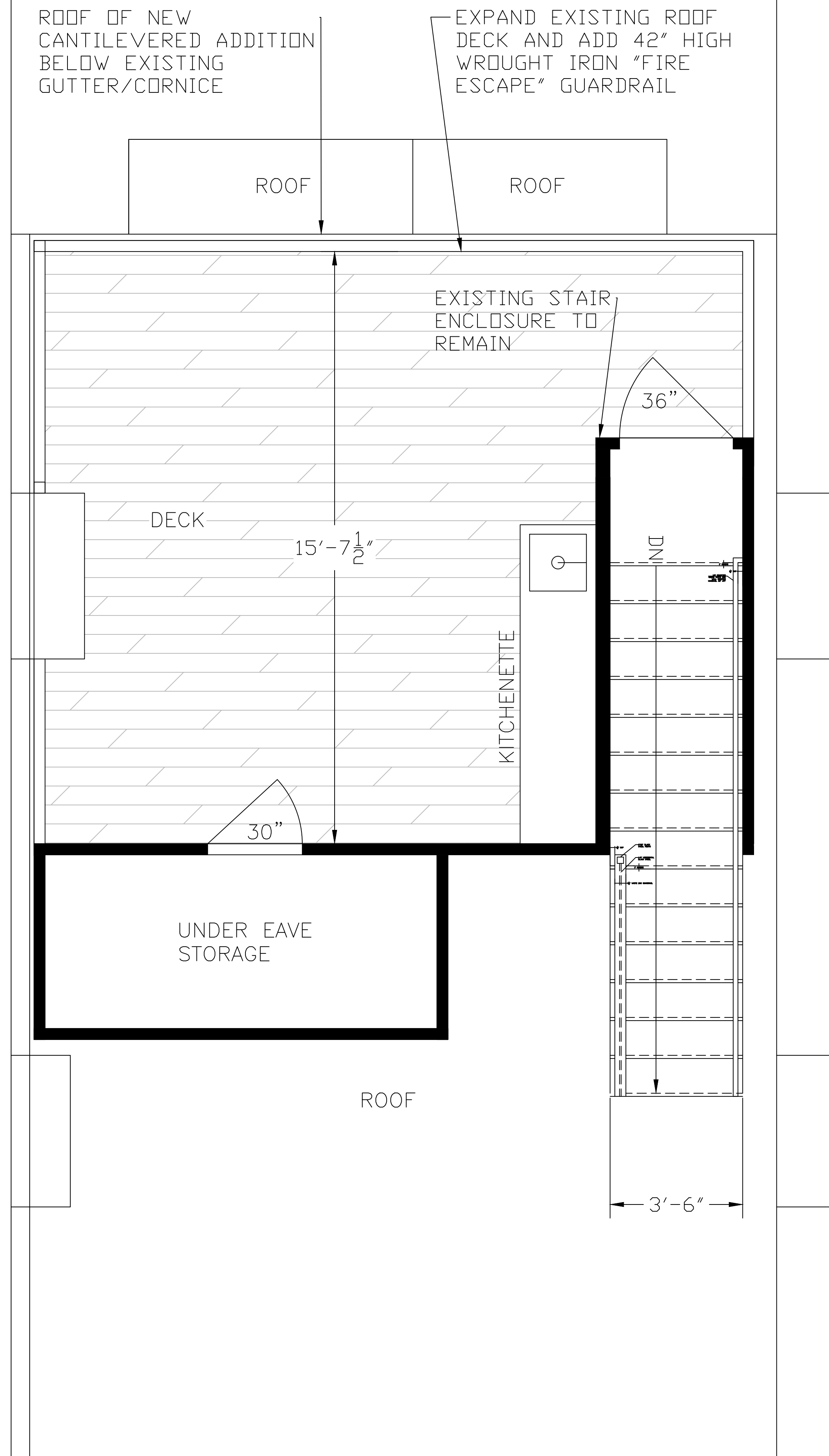
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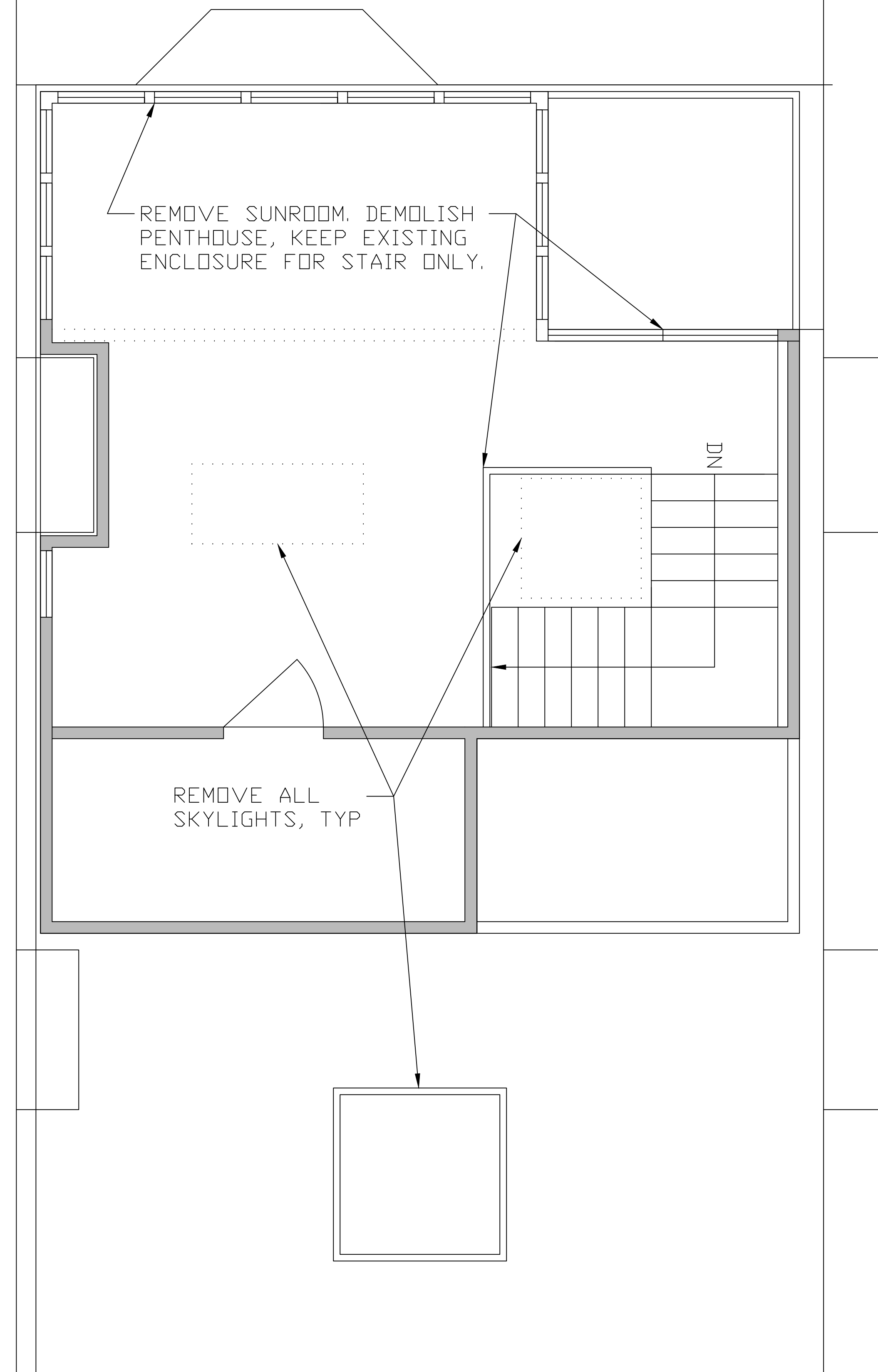
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Date 4-27-20	SATELLITE MAP
Scale NOT TO SCALE	



EXISTING PENTHOUSE/ROOF PLAN



EXISTING PENTHOUSE/ROOF PLAN

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Project	11 BRADFORD ST	Sheet	2
Date	4-27-20	EXISTING & PROPOSED ROOF PLAN	
Scale	1/4"=1'-0"	1/8"=1'-0" FOR 11X17" SHEET	



EXISTING CONDITION

REMOVE ALL SKYLIGHTS, TYP

REMOVE SUNROOM. DEMOLISH PENTHOUSE, KEEP EXISTING ENCLOSURE FOR STAIR ONLY.

REMOVE SLIDER AND REPLACE WITH NEW 36"x80" SWING DOOR

REMOVE EXISTING ROOF DECKING AND RAILING

REMOVE EXISTING WINDOWS. CREATE NEW OPENINGS FOR NEW WINDOWS ALIGNED WITH EXISTING BELOW

REMOVE & REPLACE 2 EXISTING VENTS

REMOVE ONE VENT AND REPLACE WITH BRICK TO MATCH EXISTING

REMOVE AND REPLACE ALL ALUMINUM CLAD WINDOWS (NOT HISTORIC - 1980S)

REMOVE EXISTING LIGHT

REMOVE WINDOW AND BAY WINDOW. OPEN UP WALL & SHORE FLOOR ABOVE, EXTEND & SQUARE OFF BAY

REMOVE & REPLACE EXISTING FRONT DOOR & TRANSOM

REMOVE ALL EXISTING PLASTIC SHUTTERS

REMOVE & REPLACE EXISTING WINDOWS (REUSE EXISTING BLACK WROUGHT IRON SECURITY GRATES)

REMOVE EXISTING PLANTERS

REMOVE DOOR AND BAY WINDOW. OPEN UP WALL & SHORE FLOOR ABOVE

EXISTING FIRE ESCAPES TO REMAIN. REPAIR/REPLACE AS NEEDED

EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION

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Project 11 BRADFORD ST	Sheet 3
Date 4-27-20	EXISTING ELEVATIONS
Scale 3/8"=1'-0"	
3/16"=1'-0" FOR 11X17" SHEET	

NEW PROPOSED CONDITION



PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

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EXISTING CONDITION



REAR VIEW 2 – WALK-OUT PATIO (PRIVATE)



FRONT VIEW 1 – BRADFORD STREET (PUBLIC)

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NEW PROPOSED CONDITION



REAR VIEW 2 — WALK-OUT PATIO (PRIVATE)



FRONT VIEW 1 — BRADFORD STREET (PUBLIC)

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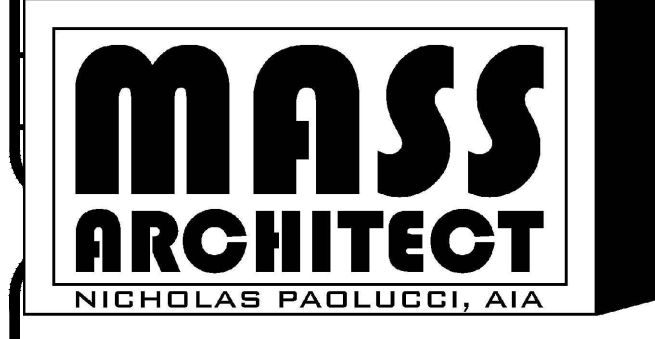
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6. THE CONTRACTOR SHALL MAKE NO CHANGES TO THE WORK AS SHOWN ON THE DRAWINGS WITHOUT THE PRIOR APPROVAL OF ARCHITECT AND THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY CHANGES MADE IN THE WORK WITHOUT PRIOR APPROVAL
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND RELATED INSPECTIONS
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB-SITE SAFETY AND REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS
9. DRAWINGS INDICATE GENERAL CONSTRUCTION, DIMENSIONS, DETAILS AND STYLES FOR MATERIALS, PRODUCTS, AND EQUIPMENT INDICATED. FIELD VERIFY ALL CONDITIONS AND REQUIREMENTS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
10. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS TO BE VERIFIED IN FIELD. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL MEMBER SIZING/VERIFICATION
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13. ANY REPRODUCTION OF PLANS WITHOUT WRITTEN PERMISSION FROM MASS ARCHITECT, LLC IS PROHIBITED
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16. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS. NO FOUNDATION SHALL BE PLACED IN WATER OR FROZEN GROUND.



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 ALTERATION & ADDITION
 2-FAMILY TO SINGLE FAMILY

Project 11 BRADFORD ST	Sheet 7
Date 4-27-20	BLOCK PLAN
Scale NOT TO SCALE	



EXISTING VIEW 3 FROM WALTHAM STREET



ENLARGED EXISTING VIEW 3 FROM WALTHAM STREET



ENLARGED RENDERING VIEW 3 FROM WALTHAM STREET



PROPOSED GUARDRAIL SUPERIMPOSED ON EXISTING VIEW PHOTO

General Notes

1. DRAWINGS ILLUSTRATE THE DESIGN INTENT OF THE FINAL APPEARANCE OF THE BUILDING ONLY
2. ALL CONSTRUCTION IS TO CONFORM TO THE IBC, MASSACHUSETTS STATE BUILDING CODE SUPPLEMENT, WOOD FRAME CONSTRUCTION MANUAL, AND ALL APPLICABLE LAWS & REGULATIONS
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Project 11 BRADFORD ST	Sheet 8
Date 4-27-20	EXISTING & PROPOSED VIEW 3
Scale NOT TO SCALE	



General Notes

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Project 11 BRADFORD ST	Sheet 8.1
Date 4-27-20	MOCK UP ROOF DECK RAILING PHOTO
Scale NOT TO SCALE	