

General Notes

ALL PERMITS FOR ALL DISCIPLINES OF WORK SHALL BE APPLIED FOR AND SECURED BY THE APPROPRIATE TRADESMAN. SAID TRADESMEN SHALL BE RESPONSIBLE FOR ALL INSPECTION AND SUBSEQUENT REINSPECTION FEES AND/OR FINES.

DRAWINGS INDICATE WORK TO BE PERFORMED USING STANDARD ARCHITECTURAL CONVENTION.

ALL WORK, EQUIPMENT AND MATERIALS INDICATED IN THE CONSTRUCTION DOCUMENTS IS NEW UNLESS SPECIFICALLY LABELED AS "EXISTING" OR "RETR" (EXISTING TO REMAIN). ALL INSTALLED SYSTEMS AND DEVICES SHALL BE NEW, TESTED IN PLACE AND GUARANTEED FOR 1 YEAR AFTER ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

EVALUATE THE CONDITION OF ITEMS INDICATED TO BE REUSED. G.C. SHALL VERIFY THE REUSE OF ALL ITEMS WITH THE TENANT REPRESENTATIVE PRIOR TO REINSTALLATION.

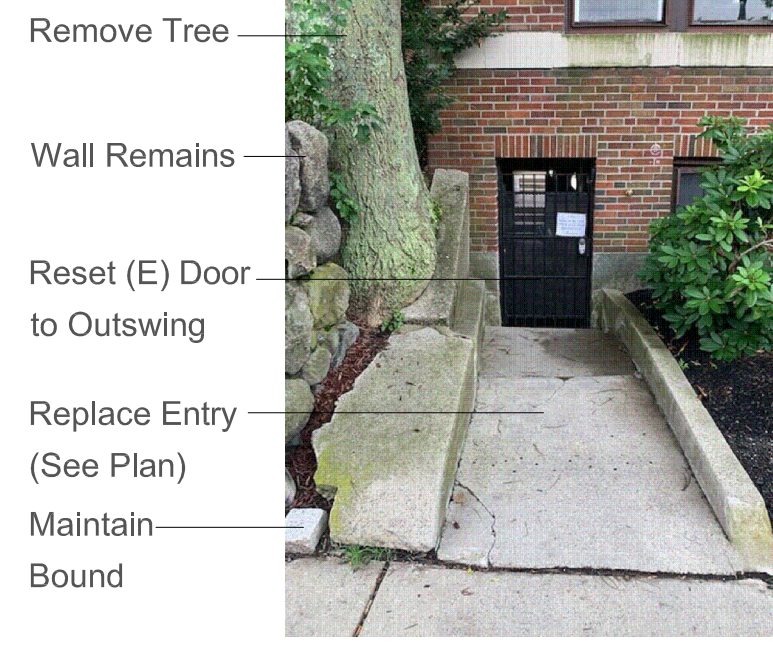
VERIFY EXISTING CONDITIONS AND DIMENSIONS AS THEY RELATE TO THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION.

THE WORK SITE SHALL BE CORDONED OFF TO PREVENT UNAUTHORIZED ACCESS AND ADEQUATE SIGNAGE SHALL BE POSTED DURING CONSTRUCTION.

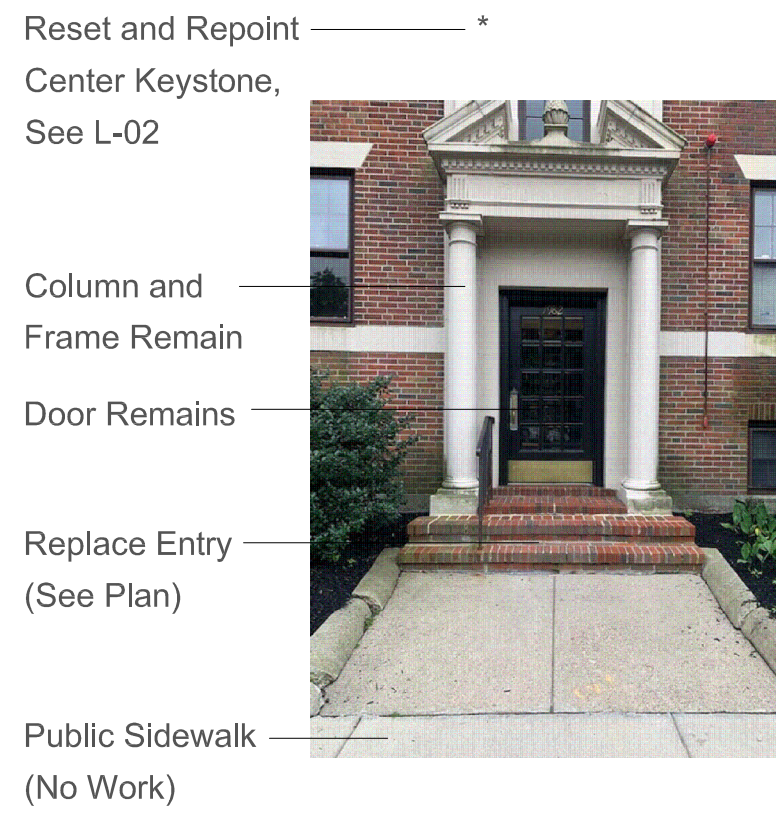
PROTECT EXISTING FINISHES AND AREAS ADJACENT TO THE WORK WITH TEMPORARY PARTITIONS, BARRIERS AND/OR COVERINGS TO PREVENT ACCIDENTAL DAMAGE.

PERFORM WORK SO AS TO NOT IMPEDE MEANS OF EGRESS. ASSURE BUILDING TENANTS HAVE ADEQUATE ACCESS TO COMPLIANT ALTERNATE MEANS OF EGRESS WHILE WORK IS PERFORMED. RESTORE MEANS OF EGRESS TO OPERATION AS QUICKLY AND SAFELY AS POSSIBLE.

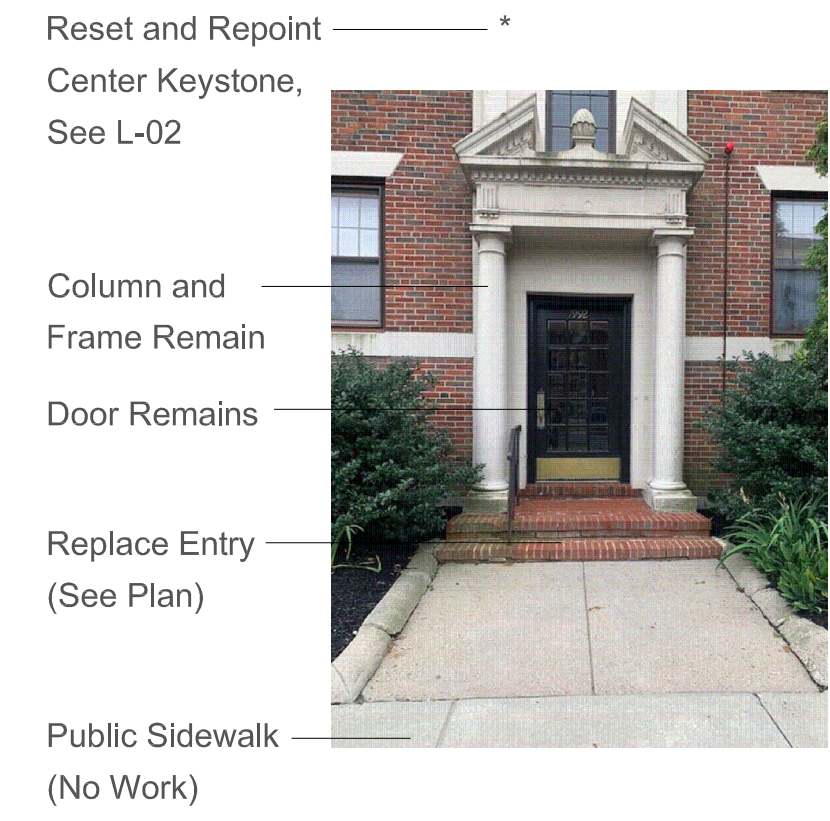
WORK SHALL BE PERFORMED SO AS TO MINIMIZE THE RISK OF DISTURBANCE TO THE BUILDING OCCUPANTS. G.C. SHALL VERIFY APPROVED HOURS OF OPERATIONS.



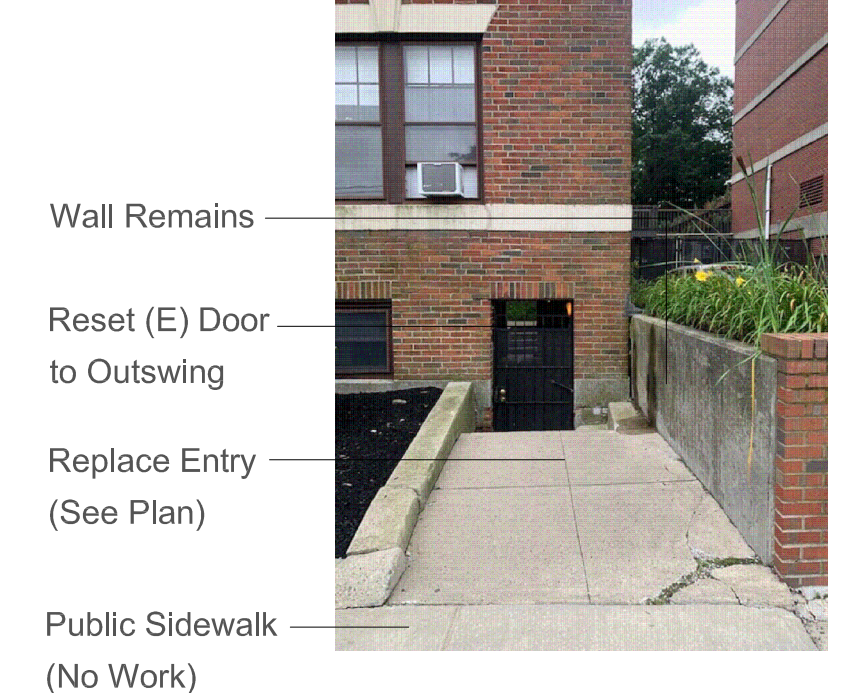
LOW LEFT ENTRY



1982 COMM. AVE ENTRY



1992 COMM. AVE ENTRY



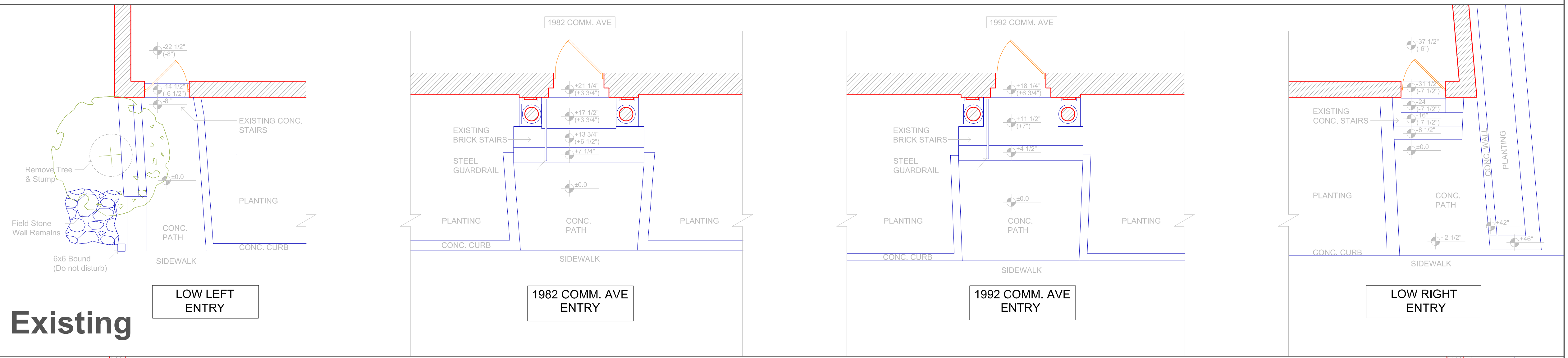
LOW RIGHT ENTRY

Photos

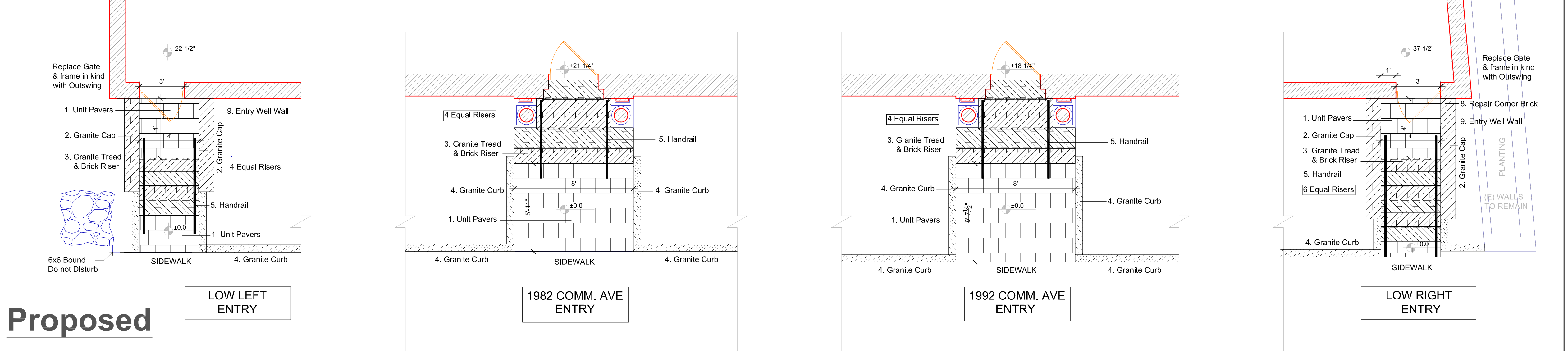
Key/Material Notes

- A. All work to maintain integrity of Historical Architectural features of the building and grounds in accordance with owners and local city ordinance set forth by The City of Boston.
- B. Reference is made to recent work and materials insofar as matching existing materials, patterns, colors, railings, fixtures. Replace in kind unless specifically noted on plan.
- C. At 1982 & 1992 Entries: Remove existing brick pavers at entry steps and landing, maintain existing geometry and location of steps, thresholds etc. Do not disturb existing door frames, columns & column bases.
- D. At Left and Right Low Entries: Remove existing concrete steps as shown on L-01, salvage existing metal doors and reverse to swing outward. Do not disturb survey bound at Left Entry and existing planter walls at Right Entry.
- E. No work or encroachment to occur in the public sidewalk.
- F. Reference is made to numbered notes on L-01 as follows:
 1. UNIT PAVERS: Unilock Beacon Hill Tuscan to match existing pattern and color, set on 1/2" stone dust on 4" crushed stone. Ref Photo D&E/L-02
 2. GRANITE CAP: 12"x2" Granite Cap at Stair Wells and Unit Paver Tread Threshold Set in Type N Mortar Bed.
 3. GRANITE TREAD & BRICK RISER: 12"x2" Granite Tread set in Type S Mortar, Red lay facing brick per ASTM C216, min 4 1/2" max 7" riser, 1" toe kick. Ref Photo C/L-02
 4. GRANITE CURB: Sawn or Thermal 6" curb, set in min 2" concrete bed. 6" to 8" reveal varies in accordance with existing sidewalk profile. Replace entire frontage and entryways ~240lf.
 5. HANDRAIL: Wrought Iron Handrail, match existing, reuse where possible. Handrail to IBC Section 1014, Min 34", Max 38" from stair tread. Set Handrail on cored hole thru granite, 10" embed, non-shrink grout.
 6. WALL MOUNTED LIGHT: Wall mounted lights RAB LFP38A PAR38 Flood Light Bronze typical of 12, 3 equally spaced in 4 walls each side of entries.
 7. REPAIR KEYSTONE OVER ENTRYWAY: At 1982 & 1992 Reset Keystone over doorway and locally re-point and repair masonry as required. See A & B on L-02
 8. REPAIR AND REPOINT CORNER: During demo and reworking at Low Right Entry, repair and repoint corner brickwork at gate. See Note 8 on Low Right Entry L-01
 9. ENTRY WELL WALLS: 6" or 8" CMU Block walls, grouted with #4 vertical rebar in cells with facing brick veneer. Match existing facade.

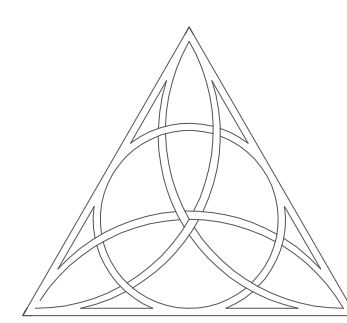
Existing



Proposed



Fergal Brennock P.E.
 71 Lovell Road
 Watertown, MA 02472
 617 828 0376
 fergalbrennock@hotmail.com



Drawing Title
PERMIT PLAN

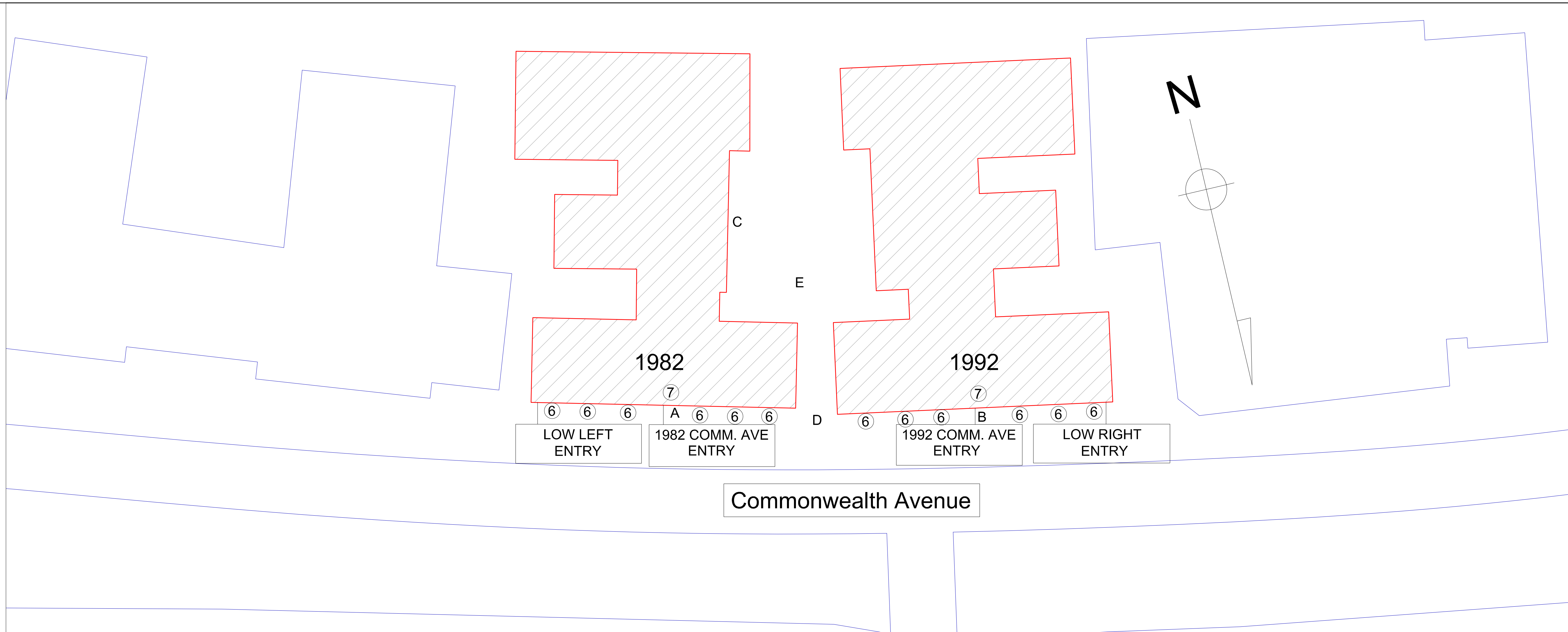
Project:
 Front Entry Masonry & Landscape Curb Repair
 1982-1992 Commonwealth Ave., Brighton, MA

Sheet: L-01
Notes: 1/4" - 1'-0"
Date: 07-20-21

Notes:

Revisions:

Stamp:



Commonwealth Avenue

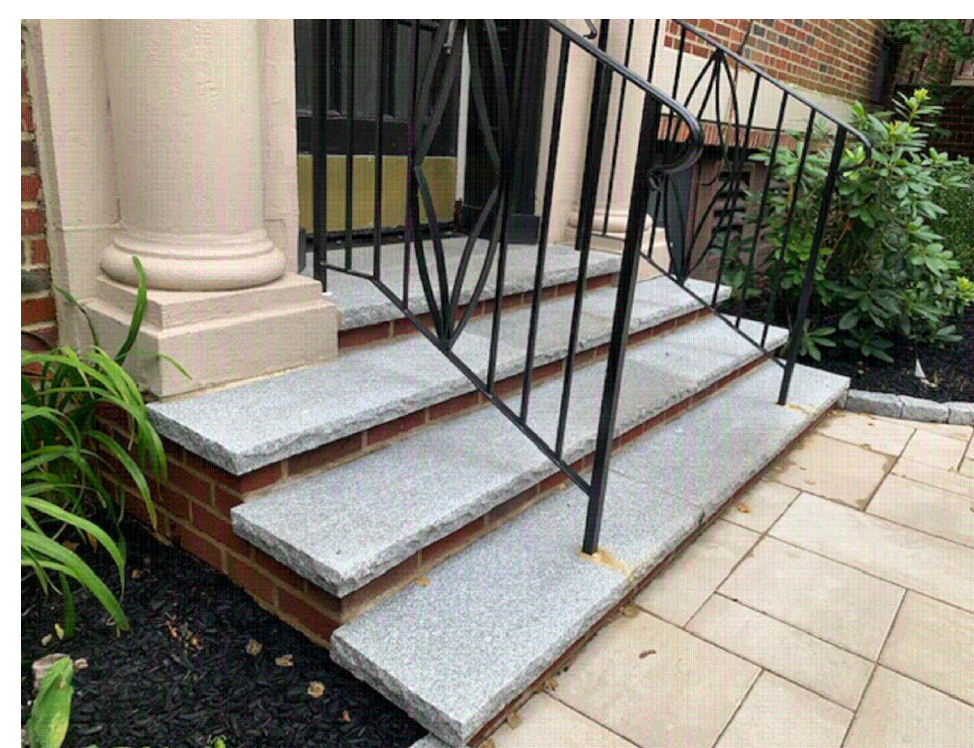
Locus & Reference



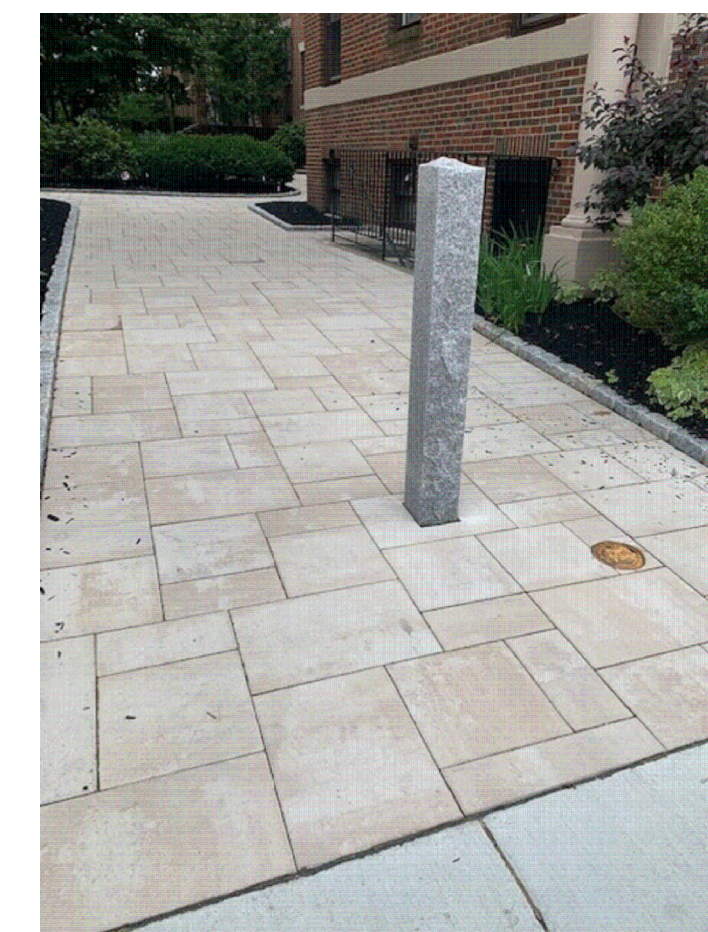
A. 1982 Entry Keystone Repair



B. 1992 Entry Keystone Repair



C. (E) Courtyard Entry Layout

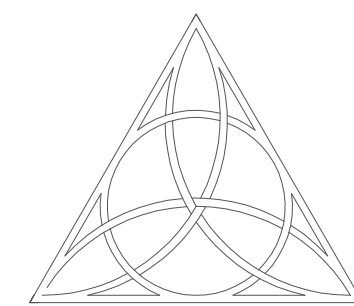


D. (E) Paver Pattern & Colour



E. Unilock Beacon Hill Tuscany

Fergal Brennock P.E.
71 Lovell Road
Watertown, MA 02472
617 828 0376
fergalbrennock@hotmail.com



Drawing Title
PERMIT LOCUS PLAN & PHOTOS

Project:
Front Entry Masonry & Landscape Curb Repair
1982-1992 Commonwealth Ave., Brighton, MA

Sheet: **L-02**
Notes: **1/4" - 1'-0"**
Date: **07-20-21**

Notes:
Revisions:

Revisions:

Stamp: