R-2 ADDITION

PROJECT ADDRESS:
111 FLATHOUSE STREET
BOSTON, MA 02119

617.502.1120

10/4/2018
SCHEMATIC DESIGN

11/5/2018
DESIGN DEVELOPMENT

11/26/2018
CONSTRUCTION DOCUMENTS

- BID DOCUMENTS
- IFC

- SCHEMATIC PRICING
- VALUE ENGINEERING

- AS BUILT

VANKOSTUDIO
ARCHITECTS

COLUMBIA DESIGN GROUP

GEORGE HOROWITZ STRUCTURAL ENGINEERING

PROMETHEUS LIFE SAFETY

17 MILL RUN ROAD
BOXFORD, MA 01921

PERSPECTIVE VIEW

1 AERIAL VIEW

2 SIDE VIEW

3 WALK UP VIEW
DEMO LAUNCHS:

1. PRESENCE OF HAZARDOUS MATERIAL IS UNKNOWN. GENERAL CONTRACTOR TO PROCEIVE ENVIRONMENTAL SERVICES AS REQ'D FOR SUSPICIOUS MATERIALS

2. PROTECT ALL EXISTING WALLS, MOLDINGS, CEILINGS, FLOORS, DOORS, WINDOWS, LIGHTS, COLUMNS, PLUMBING, HVAC, ETC. TO REMAIN

3. AFTER REMOVAL/DEMOLITION, LEAVE ADJACENT AND REMAINING SURFACES READY FOR NEW WORK

4. REMOVE ANY APPLIED FLOORING (EX: SHEETGOOD, TILE, CARPET) ORIGINAL HARDWOOD TO BE EXPOSED

5. REMOVE ALL INTERIOR SWITCHES, RECEPTACLES/OUTLETS, AND LIGHT FIXTURES. PREPARE FOR REPLACEMENT SWITCHES, RECEPTACLES/OUTLETS, AND LIGHT FIXTURES

6. FOR TERMINATED OR ABANDONED CIRCUITS, REMOVE ASSOCIATED WIRING (INCLUDING COMMUNICATIONS CABLING) BACK TO BUILDING PANEL.

7. REMOVE ALL EQUIPMENT WITHIN RESIDENTIAL UNITS INCLUDING BOILERS, RADIATORS, WATER HEATERS, ETC.

LIFESAFTY FjXURES:

- EXIT SIGN
  1. ARROW(S) DESIGNATE(S) EGRESS DIRECTION
  2. SOLID HATCH DENOTES FIXTURE IS A COMPONENT OF THE EM LIGHTING SYSTEM

- MATE EXTERIOR LIGHT FIXTURE AT EXTERIOR EGRESS LOCATIONS

- FIRE EXTINGUISHER
  - SURFACE MOUNT

- ALARM PULL STATION
  - SURFACE MOUNT

- HORN STROBE
  - SURFACE MOUNT

- DETECTOR
  - CARBON MONOXIDE
  - SMOKE
DEMOLITION NOTES

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LIFESAFTY FIXTURES

- EXIT SIGN
- SOLID HATCH DENOTES FIXTURE IS A COMPONENT OF THE EM LIGHTING SYSTEM LIFESAFTY FIXTURES
- EM LIGHT PACK - BATTERY BACKED UNLESS NOTED OTHERWISE BY ENGINEER
- MATE EXTERIOR LIGHT FIXTURE AT EXTERIOR EGRESS LOCATIONS
- FIRE EXTINGUISHER - SURFACE MOUNT
- ALARM PULL STATION - SURFACE MOUNT
- HORN STROBE - SURFACE MOUNT
- DETECTOR - CARBON MONOXIDE DETECTOR - SMOKE
- 42" GUARDRAIL

Scale Date
407 DUDLEY STREET, SUITE #8 BOSTON, MA 02119 617.502.1120
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EXISTING SETBACK

- 18' - 9 5/8"
- 37' - 2 3/4"
- 18' - 2 7/8"
- 16' - 9 1/2"
- 11' - 3 3/4"
- 14' - 3 7/8"
- 36' - 6 5/8"
- 41' - 2 1/8"
- 6" / 1'-0"
- 6" / 1'-0"
- 6" / 1'-0"
- 6" / 1'-0"
- 4" / 1'-0"
- 4" / 1'-0"
- 10' - 0"
- 11' - 11 1/8"
- 11' - 5 1/2"
- 13' - 1 1/2"
- 42' - 2 3/8"
- 42' - 1 1/4"
- 17' - 4 3/8"
- 2' - 11"
- 5' - 6 1/8"
- 14' - 8 3/4"
- R1
- R2
- 4" / 1'-0"

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PROJECT NAME: 111 HUTCHINGS STREET
PROJECT ADDRESS: 407 DUDLEY STREET, SUITE #8
ARCHITECT: VANKOSTUDIO ARCHITECTS
CONSULTANT(S): COLUMBIA DESIGN GROUP, GEORGE HOROWITZ STRUCTURAL ENGINEERING, PROMETHEUS LIFE SAFETY

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As indicated

R-2 ADDITION
111 HUTCHINGS STREET
BOSTON, MA

4/2/2019

1/8" = 1'-0" 04 - ROOF DEMO PLAN
1/8" = 1'-0" 04 - PROPOSED ROOF PLAN
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