





**ZONING INFORMATION - 111 HUTCHINGS ST**

ZONING	USE	MAX FAR	BUILDING HEIGHT	LOT SIZE	LOT SIZE PER DU UNIT	LOT RESD FOR EA ADD DU UNIT	OPEN SPACE PER DU UNIT	LOT WIDTH	LOT FRONTAGE	FRONT YARD	SIDE YARD	REAR YARD	PARKING
ZONING	RFR	L0	4 ST 45'-0"	-	4,000 SF FOR FIRST 3 UNITS	1,000	200 SF	40'-0"	40'-0"	20'-0"	10'-0"	20'-0"	1DU
EXISTING	1 FAMILY	010 8134 (LAND) 9,844 (BUILDING)	2-1/2 ST 35'-0"	8134 SF	4,000 SF FOR FIRST 3 UNITS	-	5,535 SF	60'-1"	60'-1"	1'-0"	2'-10" 12'-0"	68'-5"	1DU
PROPOSED	RFR (1 UNIT)	011 8134 (LAND) 1,854 (BUILDING)	4 ST 43'-0"	8134 SF	4,000 SF FOR FIRST 3 UNITS	1,000 8,000 SF RESD LOT SIZE = 8,134 SF	342 SF (1,395 SF TOTAL)	60'-1"	60'-1"	1'-0"	2'-10" 10'-0"	24'-2"	1DU 5 STANDARD 2 COMPACT 1 TOTAL
VIOLATIONS										PROPOSED DOES NOT INCREASE EXISTING NON-COMFORMITY	PROPOSED DOES NOT INCREASE EXISTING NON-COMFORMITY		

ZONING DISTRICT - DORCHESTER NEIGHBORHOOD  
ZONING SUB-DISTRICT - RFR  
ARTICLE - 15-P  
OVERLAYS - NEIGHBORHOOD DESIGN REVIEW

**PROPOSED AREA SUMMARY**

LEVEL	NAME	AREA	BEDS	BATHS
GARDEN	COMMON	130 SF	0	0
LEVEL 1	COMMON	460 SF	0	0
LEVEL 2	COMMON	98 SF	0	0
LEVEL 2	COMMON	117 SF	0	0
LEVEL 3	COMMON	119 SF	0	0
		923 SF	0	0
LEVEL 1	UNIT 1	650 SF	0	0.5
LEVEL 2	UNIT 1	531 SF	2	2
		1181 SF	2	2.5
GARDEN	UNIT 2	554 SF	2	2
LEVEL 1	UNIT 2	679 SF	0	0.5
		1234 SF	2	2.5

**PROPOSED AREA SUMMARY**

LEVEL	NAME	AREA	BEDS	BATHS
LEVEL 2	UNIT 3	813 SF	1	1
		813 SF	1	1
LEVEL 2	UNIT 4	57 SF	0	0
LEVEL 3	UNIT 4	961 SF	2	2
		1018 SF	2	2
LEVEL 1	UNIT 5	895 SF	2	2
LEVEL 2	UNIT 5	895 SF	2	2
LEVEL 2	UNIT 6	895 SF	2	2
		895 SF	2	2
LEVEL 3	UNIT 1	895 SF	2	2
		895 SF	2	2
		1854 SF	13	14

PROJECT ADDRESS  
111 HUTCHINGS STREET  
BOSTON MA

**PROJECT DRAWING SETS**

ID	DESCRIPTION	DATE
01	SCHEMATIC DESIGN	10/2018
02A	2A SUBMITTAL SET	NA
02B	SCHEMATIC DESIGN	NA
03	DESIGN DEVELOPMENT	10/2019
04	VALUE ENGINEERING	NA
05	CONTRACT DOCUMENTS	11/2019
06	ISSUE FOR PERMIT	-
07	ISSUE FOR CONSTRUCTION	-
08	AS-BUILT	-

**ARCHITECT**



**CONSULTANT(S)**  
COLUMBIA DESIGN GROUP  
14 UPHAM AVENUE  
DORCHESTER, MA 02125  
GEORGE HOROWITZ STRUCTURAL ENGINEERING  
169 ROSEMARY ROAD  
DEDHAM, MA 02026  
PROMETHEUS LIFE SAFETY  
17 MILL RUN ROAD  
BOSTON, MA 02192

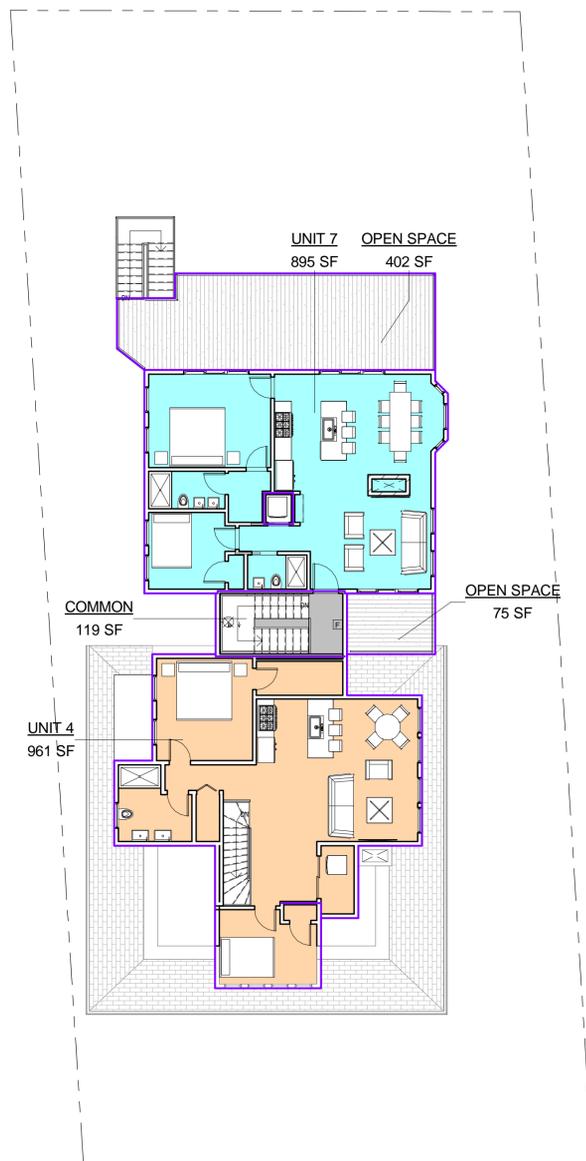
**APPROVAL(S)**

**REGISTERED PROFESSIONAL**

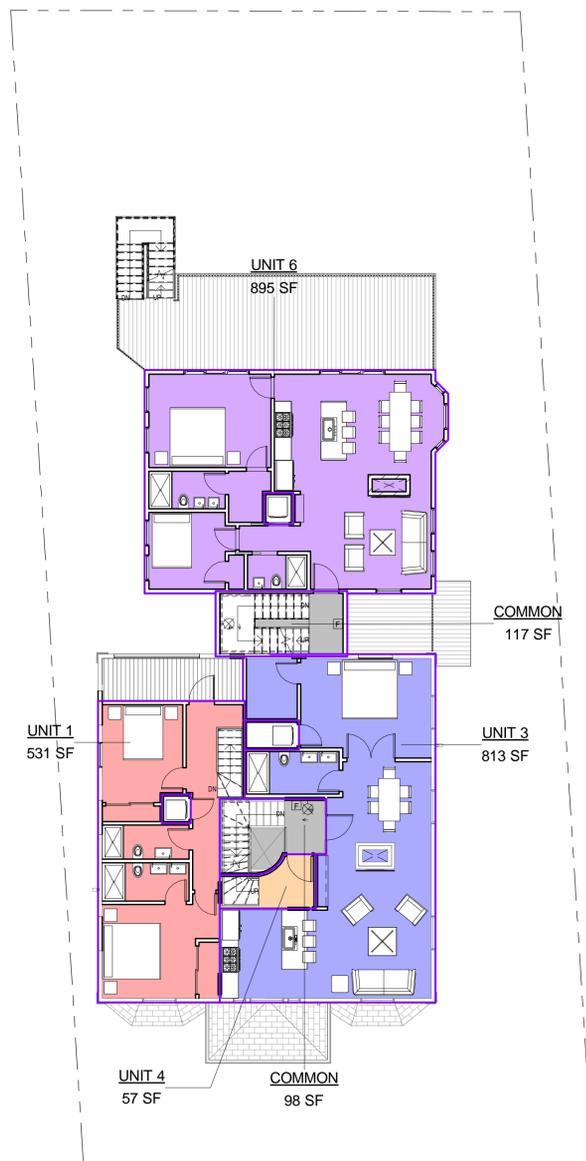


SHEET NAME  
PROPOSED AREA SUMMARY

Date 4/2/2019  
Scale As indicated  
Revision  
Rev Issue



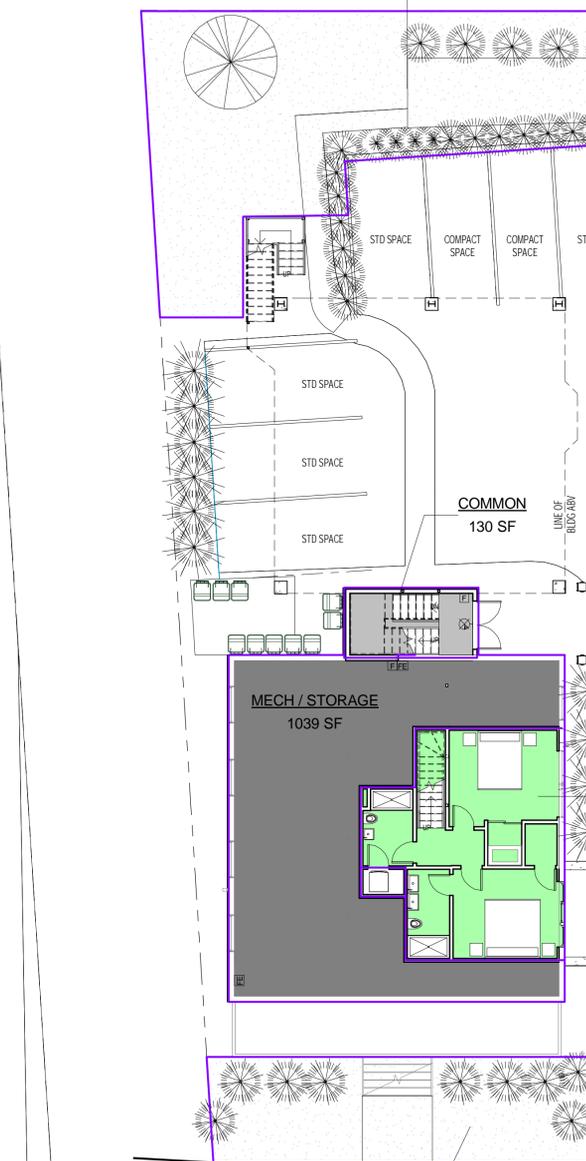
④ 03 - LEVEL 3  
1" = 10'-0"



③ 02 - LEVEL 2  
1" = 10'-0"



② 01 - LEVEL 1  
1" = 10'-0"



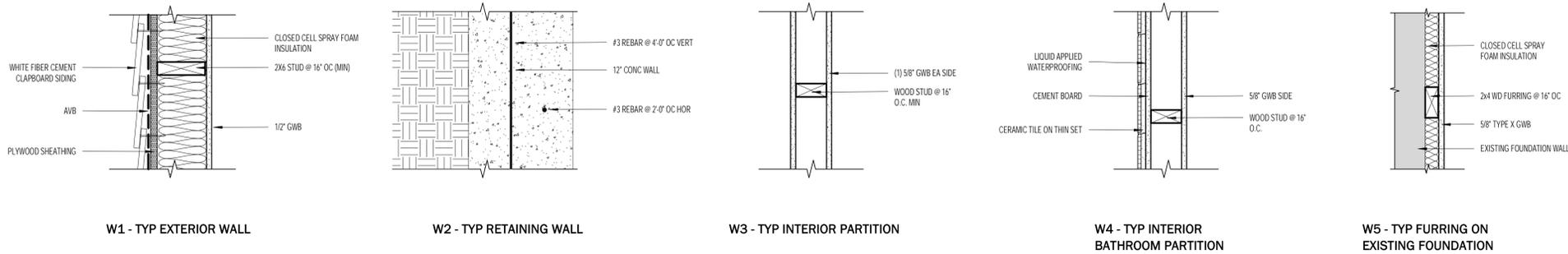
① -01 - GARDEN  
1" = 10'-0"

PROJECT DRAWING SETS

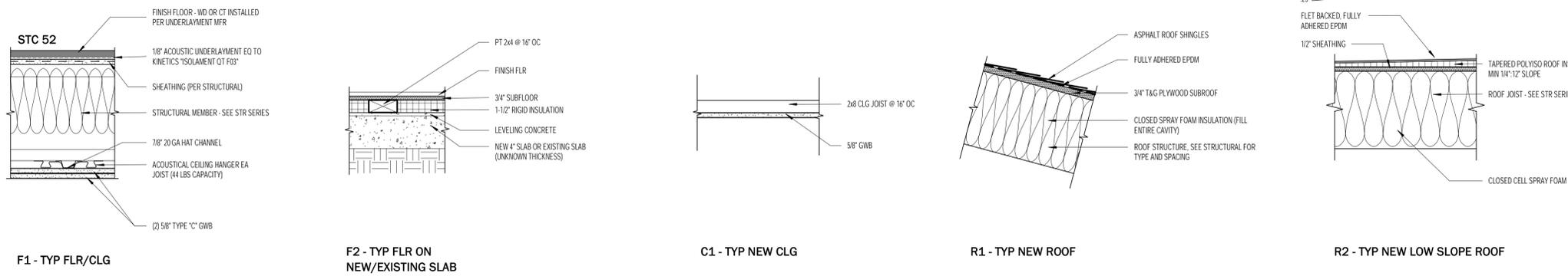
SD	SCHEMATIC DESIGN	10/2018
DA	20% DEVELOPMENT SET	NA
PRDNG	SCHEMATIC PRDNG	NA
DD	DESIGN DEVELOPMENT	11/2018
CD	VALUE ENGINEERING	NA
CD	CONTRACT DOCUMENTS	11/2018
BD	ISSUE FOR BIDDING	
FC	ISSUE FOR CONSTRUCTION	
AS	AS BUILT	

ARCHITECT  
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617.502.1120

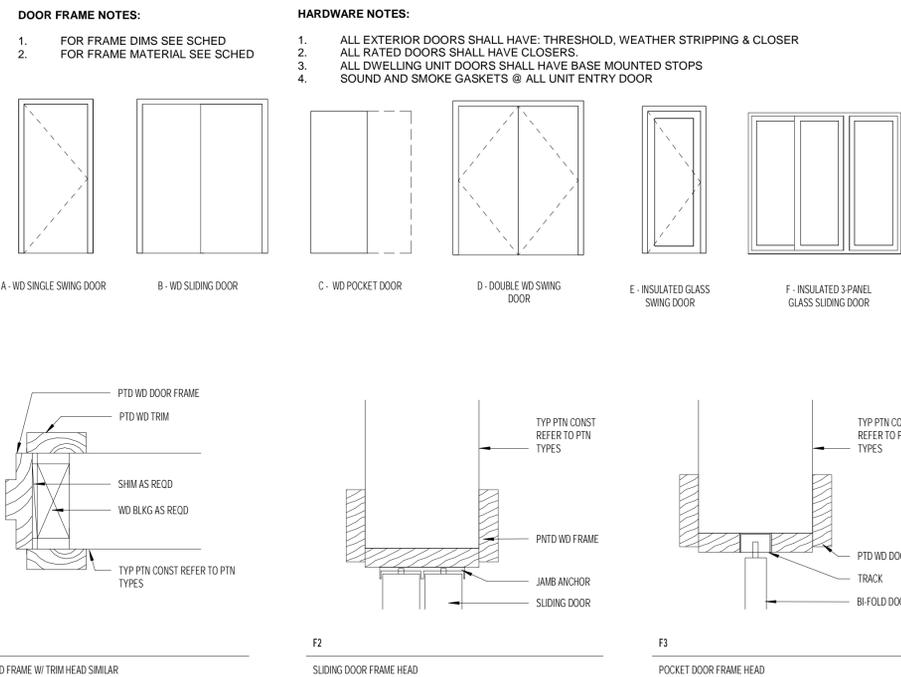
CONSULTANT(S)  
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14 UPHAM AVENUE  
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169 ROSEMARY ROAD  
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BOSTON, MA 02191



**WALLS**



**FLOORS, CEILINGS, ROOFS**

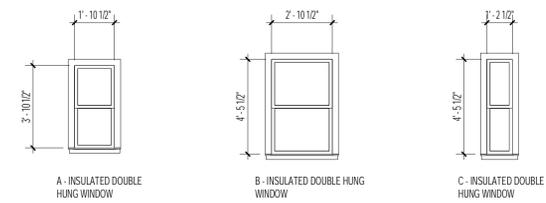


**DOOR SCHEDULE**

LEVEL	NUMBER	PANEL TYPE	FRAME TYPE	WIDTH	HEIGHT
GARDEN	0-1	F	F2	7'-8 1/2"	6'-7 1/2"
GARDEN	0-2	A	F1	2'-6"	6'-8"
GARDEN	0-3	A	F1	2'-6"	6'-8"
GARDEN	0-4	A	F1	2'-6"	6'-8"
GARDEN	0-5	A	F1	2'-6"	6'-8"
GARDEN	0-6	A	F1	2'-6"	6'-8"
GARDEN	0-7	A	F1	2'-6"	6'-8"
GARDEN	0-8	B	F2	4'-0"	6'-8"
GARDEN	0-9	A	F1	3'-0"	6'-8"
LOW GRADE	0-10	D	F1	5'-8"	6'-8"
LEVEL 1	1-1	A	F1	3'-0"	6'-8"
LEVEL 1	1-2	A	F1	3'-0"	6'-8"
LEVEL 1	1-3	A	F1	2'-6"	6'-8"
LEVEL 1	1-4	A	F1	2'-6"	6'-8"
LEVEL 1	1-5	B	F2	5'-0"	6'-8"
LEVEL 1	1-6	A	F1	3'-0"	6'-8"
LEVEL 1	1-7	C	F1	2'-6"	6'-8"
NEW LEVEL 1	1-9	E	F1	3'-0"	7'-0"
NEW LEVEL 1	1-10	A	F1	3'-0"	6'-8"
NEW LEVEL 1	1-11	F	F2	7'-2 1/2"	6'-7 1/2"
NEW LEVEL 1	1-12	A	F1	2'-6"	6'-8"
NEW LEVEL 1	1-13	C	F3	3'-0"	7'-0"
NEW LEVEL 1	1-14	A	F1	2'-6"	6'-8"
NEW LEVEL 1	1-15	C	F3	2'-6"	7'-0"
NEW LEVEL 1	1-16	F	F2	7'-8 1/2"	6'-7 1/2"
NEW LEVEL 1	1-17	A	F1	2'-6"	6'-8"
NEW LEVEL 1	1-18	F	F2	7'-8 1/2"	6'-7 1/2"
NEW LEVEL 1	1-19	A	F1	2'-6"	6'-8"
NEW LEVEL 1	1-20	A	F1	2'-6"	6'-8"
LEVEL 2	2-1	A	F1	3'-0"	6'-8"
LEVEL 2	2-2	A	F1	3'-0"	6'-8"
LEVEL 2	2-3	A	F1	2'-6"	6'-8"
LEVEL 2	2-4	D	F1	5'-8"	6'-8"
LEVEL 2	2-5	A	F1	2'-6"	6'-8"
LEVEL 2	2-6	A	F1	2'-6"	6'-8"
LEVEL 2	2-7	A	F1	2'-6"	6'-8"
LEVEL 2	2-8	A	F1	2'-6"	6'-8"
LEVEL 2	2-9	B	F3	5'-8"	6'-8"
LEVEL 2	2-10	A	F1	2'-6"	6'-8"
LEVEL 2	2-11	A	F1	2'-6"	6'-8"

**DOOR SCHEDULE**

LEVEL	NUMBER	PANEL TYPE	FRAME TYPE	WIDTH	HEIGHT
LEVEL 2	2-12	B	F2	5'-8"	6'-8"
LEVEL 2	2-13	A	F1	2'-6"	6'-8"
LEVEL 2	2-14	E	F1	3'-0"	6'-8"
NEW LEVEL 2	2-15	A	F1	3'-0"	6'-8"
NEW LEVEL 2	2-16	C	F3	3'-0"	7'-0"
NEW LEVEL 2	2-17	A	F1	2'-6"	6'-8"
NEW LEVEL 2	2-18	A	F1	2'-6"	6'-8"
NEW LEVEL 2	2-19	C	F3	2'-6"	7'-0"
NEW LEVEL 2	2-20	F	F2	7'-8 1/2"	6'-7 1/2"
NEW LEVEL 2	2-21	A	F1	2'-6"	6'-8"
NEW LEVEL 2	2-22	F	F2	7'-8 1/2"	6'-7 1/2"
NEW LEVEL 2	2-23	A	F1	2'-6"	6'-8"
NEW LEVEL 2	2-24	A	F1	2'-6"	6'-8"
LEVEL 3	3-3	A	F1	5'-0"	6'-8"
LEVEL 3	3-7	A	F1	2'-6"	6'-8"
LEVEL 3	3-8	A	F1	2'-6"	6'-8"
NEW LEVEL 3	3-9	A	F1	3'-0"	6'-8"
NEW LEVEL 3	3-10	C	F3	3'-0"	7'-0"
NEW LEVEL 3	3-11	C	F3	2'-6"	7'-0"
NEW LEVEL 3	3-12	A	F1	2'-6"	6'-8"
NEW LEVEL 3	3-13	A	F1	2'-6"	6'-8"
NEW LEVEL 3	3-14	F	F2	7'-8 1/2"	6'-7 1/2"
NEW LEVEL 3	3-15	A	F1	2'-6"	6'-8"
NEW LEVEL 3	3-16	F	F2	7'-8 1/2"	6'-7 1/2"
NEW LEVEL 3	3-17	A	F1	2'-6"	6'-8"
NEW LEVEL 3	3-18	A	F1	2'-6"	6'-8"



APPROVAL(S)

REGISTERED PROFESSIONAL



SHEET NAME  
TYPICAL ASSEMBLIES

Date 4/2/2019  
Scale As indicated  
Revision  
Rev Issue

**DOORS**

**WINDOWS**



② SIDE VIEW



③ WALK UP VIEW



① AERIAL VIEW

PROJECT NAME  
**R-2 ADDITION**

PROJECT ADDRESS  
111 HUTCHINGS STREET  
BOSTON MA

PROJECT DRAWING SETS

SD	SCHEMATIC DESIGN	10/2018
DA	DEVELOPMENT SET	NA
PRD	SCHEMATIC PRELIM	NA
DD	DESIGN DEVELOPMENT	11/2018
IC	VALUE ENGINEERING	NA
CD	CONTRACT DOCUMENTS	11/2018
BD	BIDDING SETS	NA
CC	CONSTRUCTION	NA
AS	AS BUILT	NA

ARCHITECT

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17 MILL RUN ROAD  
BOSTON, MA 02191

APPROVAL(S)

REGISTERED PROFESSIONAL



SHEET NAME  
PERSPECTIVE VIEW

Date 4/2/2019  
Scale  
Revision  
Rev' Issue

**A004**

PROJECT DRAWING SETS

SD	SCHEMATIC DESIGN	10/2018
DA	DEVELOPMENT SET	NA
PRD	SCHEMATIC PRELIM	NA
DD	DEVELOPMENT PRELIM	11/2018
VE	VALUE ENGINEERING	NA
CD	CONSTRUCTION DOCUMENTS	11/2018
BD	BIDDING DOCUMENTS	NA
EC	EXECUTION CONSTRUCTION	NA
AS	AS-BUILT	NA

ARCHITECT



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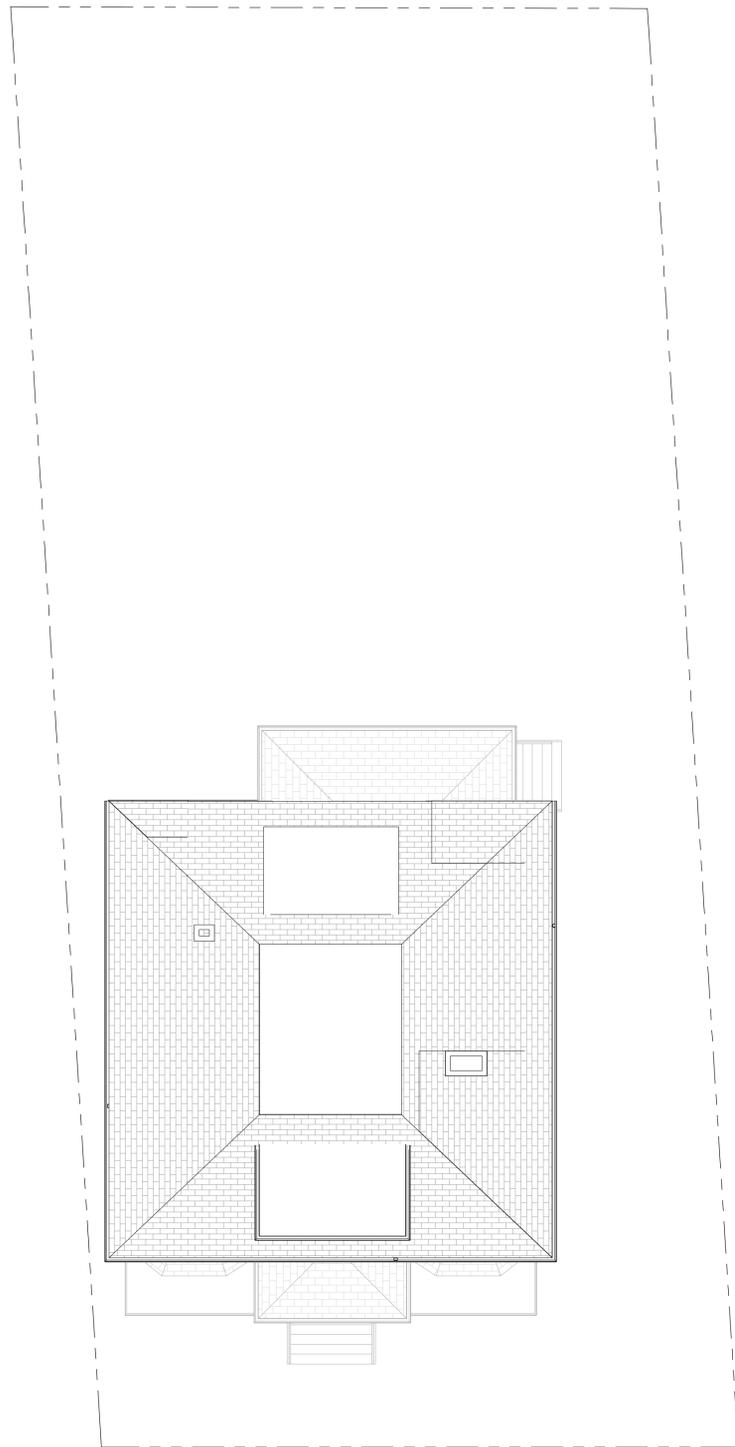
APPROVAL(S)

REGISTERED PROFESSIONAL

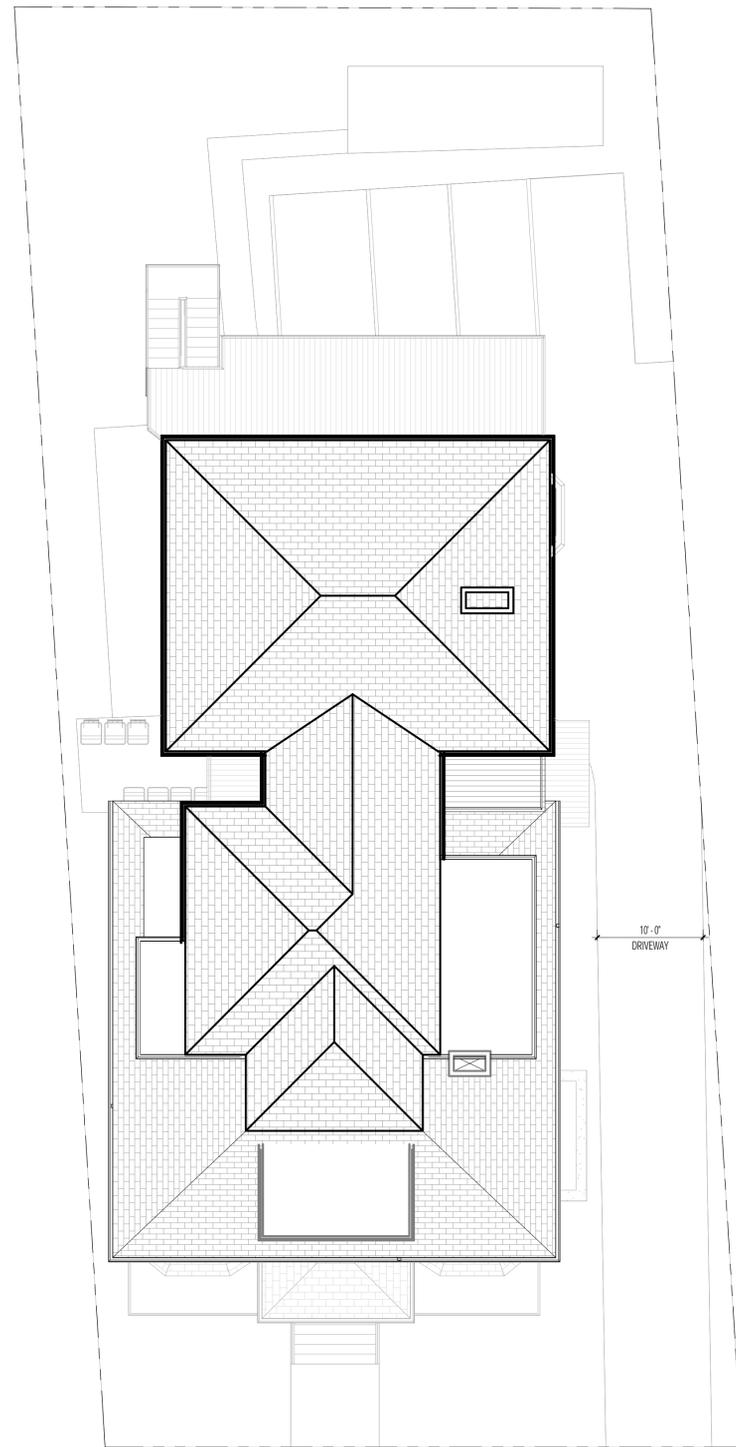


SHEET NAME  
ARCHITECTURAL SITE PLAN

Date	4/2/2019
Scale	1/8" = 1'-0"
Revision	
Rev Issue	



② 00 - EXISTING SITE PLAN  
1/8" = 1'-0"



① 00 - PROPOSED SITE PLAN  
1/8" = 1'-0"



③ 00 - PROPOSED LANDSCAPE PLAN  
1/8" = 1'-0"

PROJECT DRAWING SETS

SD	SCHEMATIC DESIGN	10/2018
SA	20% SUBMITTAL SET	NA
PRCNG	SCHEMATIC PRELIM	NA
DD	DESIGN DEVELOPMENT	11/2018
VE	VALUE ENGINEERING	NA
CD	CONSTRUCTION DOCUMENTS	11/2018
NO	NOTIFICATION	NA
EC	ERECTOR CONSTRUCTION	NA
AS	AS-BUILT	NA



**DEMOLITION NOTES**

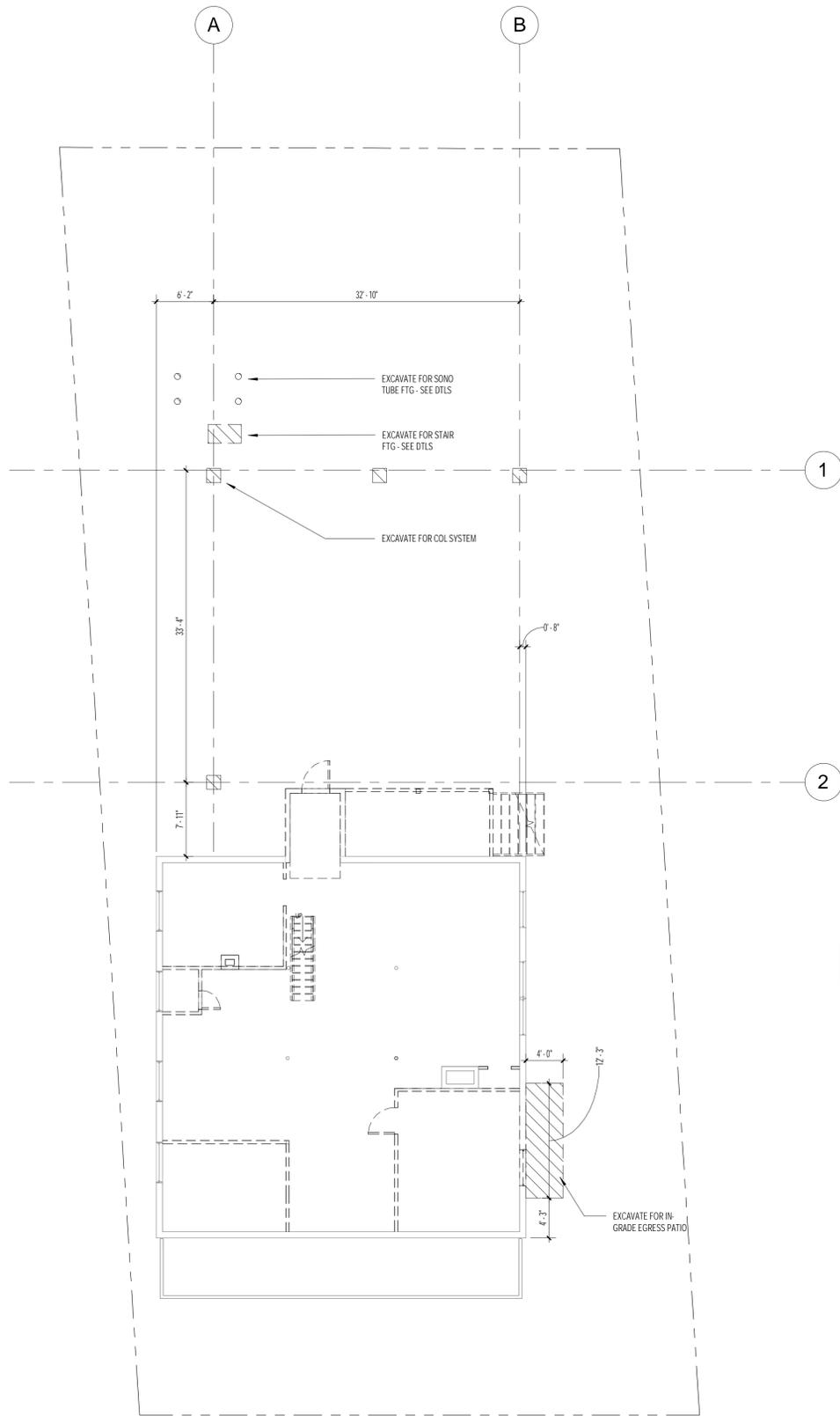
1. PRESENCE OF HAZARDOUS MATERIAL IS UNKNOWN. GENERAL CONTRACTOR TO PROCURE ENVIRONMENTAL SERVICES AS NEEDED FOR SUSPICIOUS MATERIALS.
2. PROTECT ALL EXISTING WALLS, MOLDINGS, CEILINGS, FLOORS, DOORS, WINDOWS, LIGHTS, COLUMNS, PLUMBING, HVAC, ETC. TO REMAIN.
3. AFTER REMOVAL/DEMOLITION, LEAVE ADJACENT AND REMAINING SURFACES READY FOR NEW WORK.
4. REMOVE ANY APPLIED FLOORING (EX. SHEETGOOD, TILE, CARPET/OBJECT 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 PANELS.
7. REMOVE ALL EQUIPMENT WITHIN RESIDENTIAL UNITS INCLUDING BOILERS, RADIATORS, WATER HEATERS, ETC.

**DEMOLITION LINETYPE**

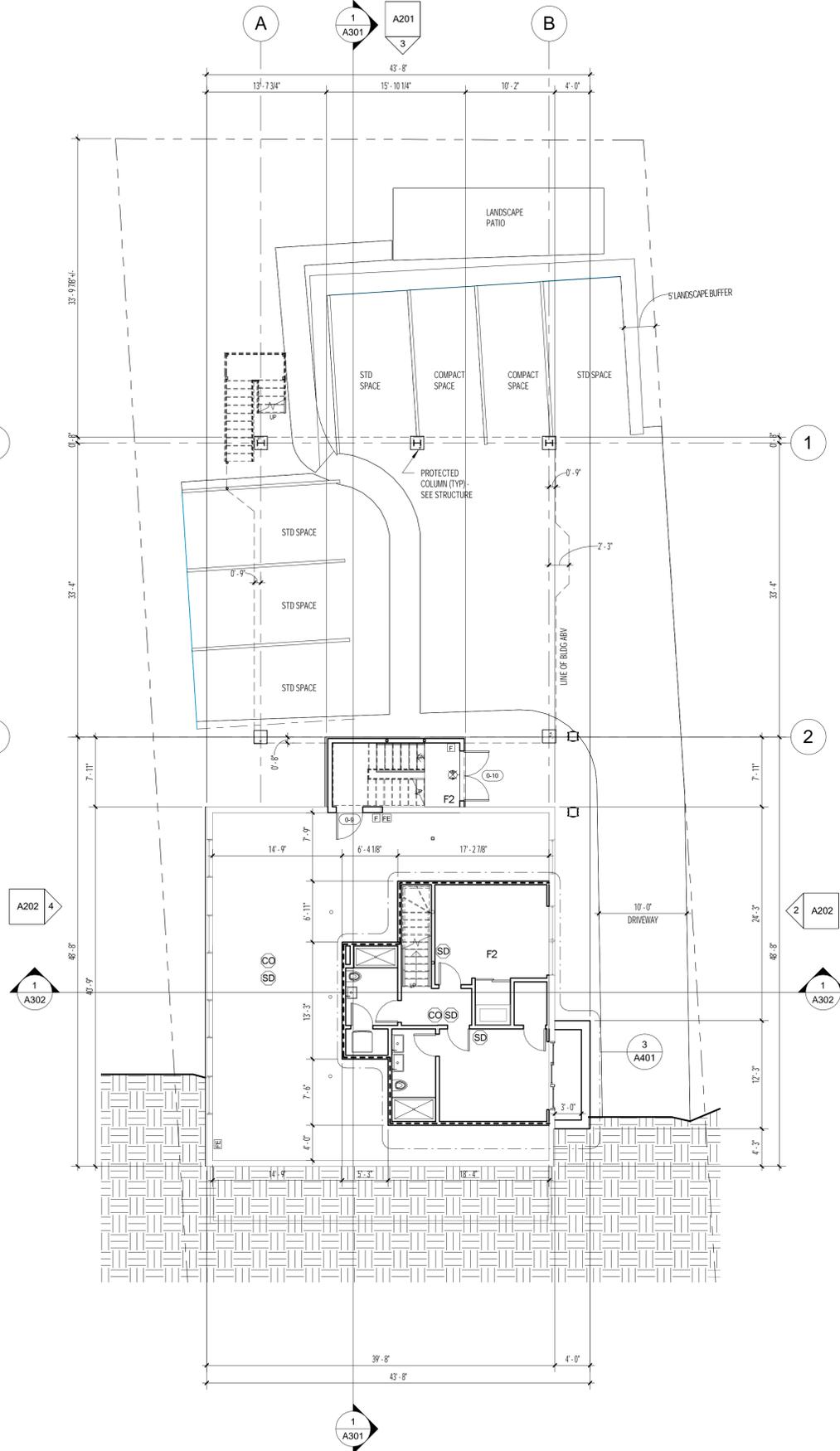


**LIFESAFETY FIXTURES**

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



**00 - GARDEN DEMO PLAN**  
1/8" = 1'-0"



**00 - PROPOSED GARDEN PLAN**  
1/8" = 1'-0"

PROJECT DRAWING SETS

SD	SCHEMATIC DESIGN	10/2018
SA	20% SUBMITTAL SET	NA
PRD	SCHEMATIC PRELIM	NA
DD	DESIGN DEVELOPMENT	11/2018
VE	VALUE ENGINEERING	NA
CD	CONSTRUCTION DOCUMENTS	11/2018
BD	BIDDING SET	NA
EC	EXECUTION CONSTRUCTION	NA
AS	AS BUILT	NA

**DEMOLITION NOTES**

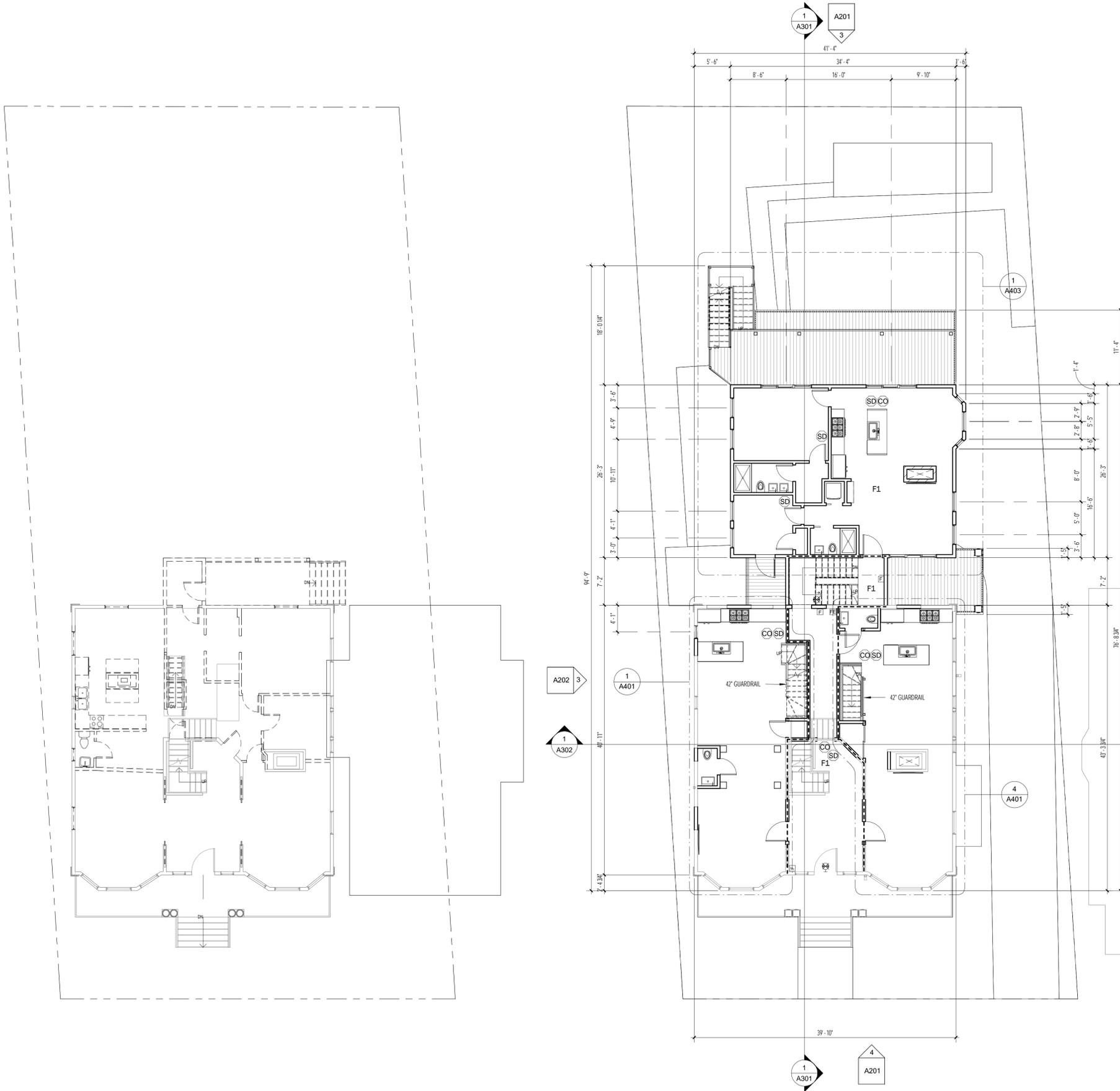
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3. AFTER REMOVAL/DEMOLITION, LEAVE ADJACENT AND REMAINING SURFACES READY FOR NEW WORK.
4. REMOVE ANY APPLIED FLOORING (EXC. SHEETGOOD, TILE, CARPET)/ORIGINAL HARDWOOD TO BE EXPOSED.
5. REMOVE ALL INTERIOR SWITCHES, RECEPTACLES/OUTLETS, AND LIGHT FIXTURES. PREPARE FOR REPLACEMENT SWITCHES, RECEPTACLES/OUTLETS, AND LIGHT FIXTURES.
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**DEMOLITION LINETYPE**



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- HORN STROBE - SURFACE MOUNT
- DETECTOR - CARBON MONOXIDE
- DETECTOR - SMOKE



② 01 - LEVEL 1 DEMO PLAN  
1/8" = 1'-0"

① 01 - PROPOSED LEVEL 1 PLAN  
1/8" = 1'-0"

PROJECT DRAWING SETS

SD	SCHEMATIC DESIGN	10/2019
DA	DEVELOPMENT SET	NA
PR	SCHEMATIC PRELIM	NA
DD	DEVELOPMENT PRELIM	10/2019
VE	VALUE ENGINEERING	NA
CD	CONSTRUCTION DOCUMENTS	10/2019
BD	BIDDING SET	
EC	EXECUTION CONSTRUCTION	
AS	AS BUILT	

ARCHITECT  
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BOSTON, MA 02192

APPROVAL(S)

REGISTERED PROFESSIONAL

SHEET NAME  
LEVEL 2 PLANS

Date 4/2/2019  
Scale As indicated  
Revision  
Rev Issue

**A103**

**DEMOLITION NOTES**

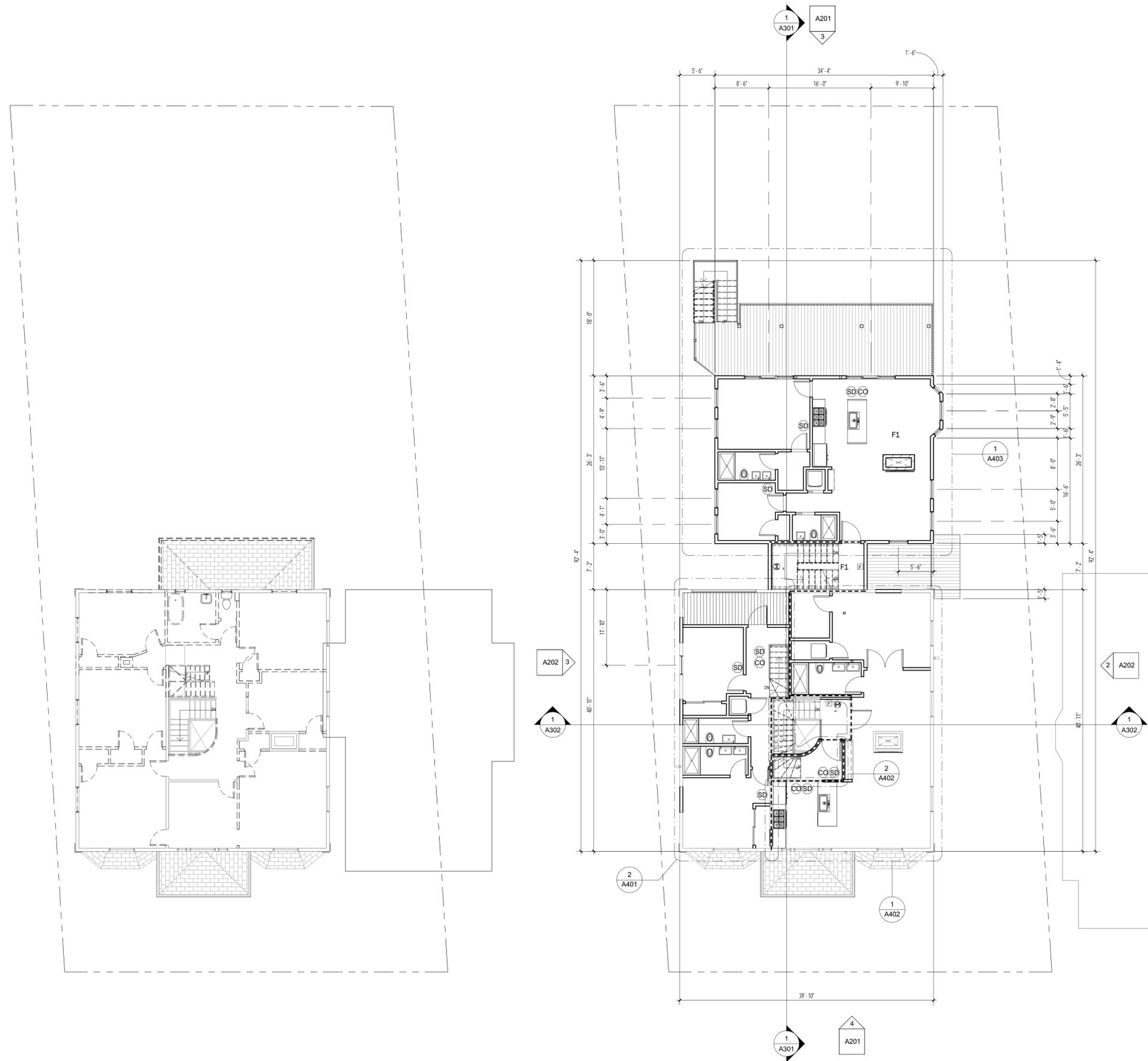
1. PRESENCE OF HAZARDOUS MATERIAL IS UNKNOWN. GENERAL CONTRACTOR TO PROCURE ENVIRONMENTAL SERVICES AS RECD FOR SUSPICIOUS MATERIALS.
2. PROTECT ALL EXISTING WALLS, MOLDINGS, CEILINGS, FLOORS, DOORS, WINDOWS, LIGHTS, COLUMNS, PLUMBING, HVAC, ETC. TO REMAIN.
3. AFTER REMOVAL/DEMOLITION, LEAVE ADJACENT AND REMAINING SURFACES READY FOR NEW WORK.
4. REMOVE ANY APPLIED FLOORING (EX: SHEETGOOD, TILE, CARPET/OIGINAL HARDWOOD TO BE EXPOSED).
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7. REMOVE ALL EQUIPMENT WITHIN RESIDENTIAL UNITS INCLUDING BOILERS, RADIATORS, WATER HEATERS, ETC.

**DEMOLITION LINETYPE**



**LIFESAFETY FIXTURES**

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



1 02 - LEVEL 2 DEMO PLAN  
1/8" = 1'-0"

2 02 - PROPOSED LEVEL 2 PLAN  
1/8" = 1'-0"

PROJECT DRAWING SETS

SD	SCHEMATIC DESIGN	10/2018
DA	20% SUBMITTAL SET	NA
PR	SCHEMATIC PRELIM	NA
DD	DESIGN DEVELOPMENT	11/2018
VE	VALUE ENGINEERING	NA
CD	CONTRACT DOCUMENTS	11/2018
BD	BIDDING SET	NA
EC	EXECUTION CONSTRUCTION	NA
AS	AS BUILT	NA

**DEMOLITION NOTES**

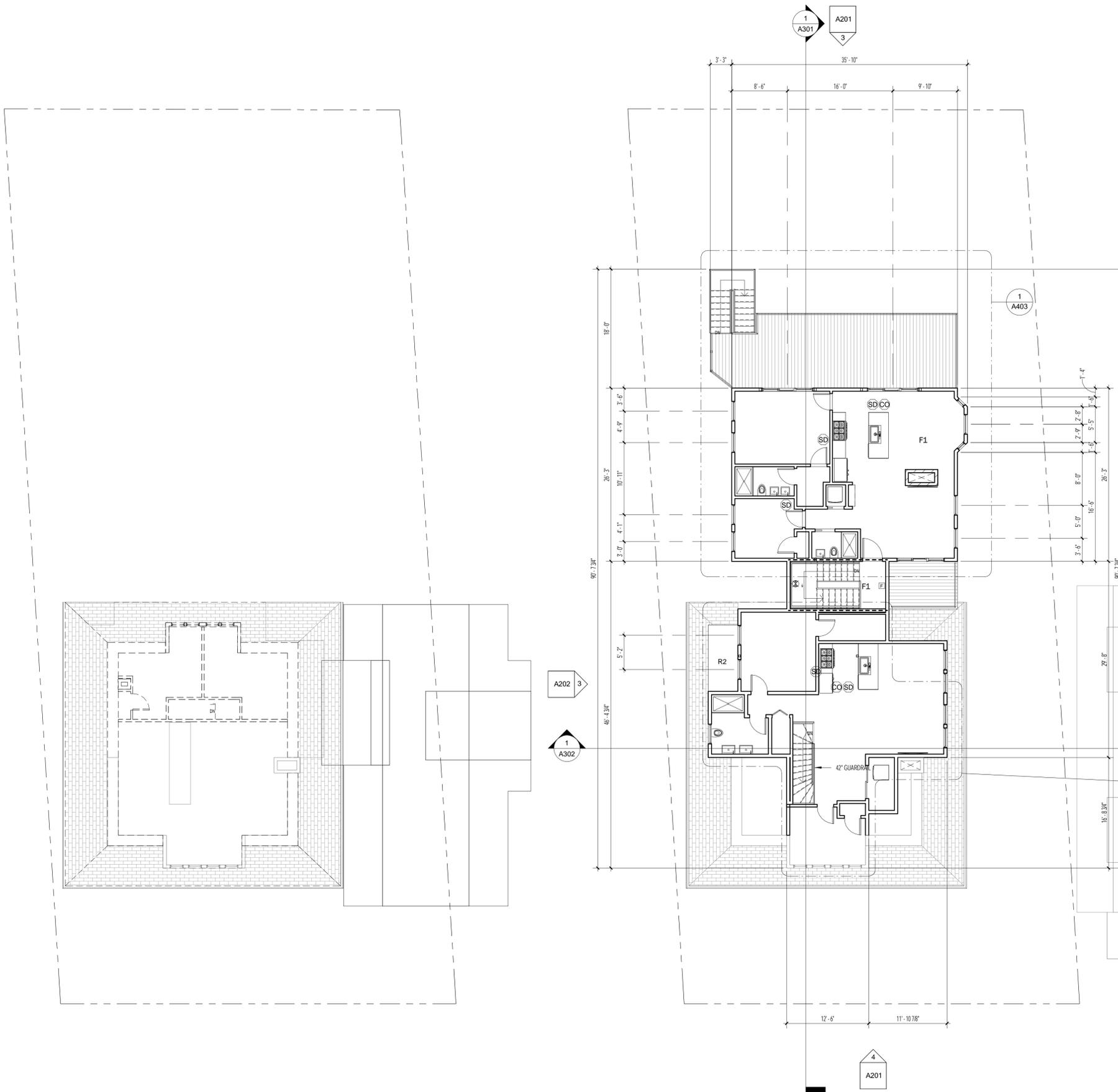
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**DEMOLITION LINETYPE**



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  2. SOLID HATCH DENOTES FIXTURE IS A COMPONENT OF THE EM LIGHTING SYSTEM
- EM LIGHT PACK - BATTERY BACKED UNLESS NOTED OTHERWISE BY ENGINEER
- MATE EXTERIOR LIGHT FIXTURE AT EXTERIOR EGRESS LOCATIONS
- FE FIRE EXTINGUISHER - SURFACE MOUNT
- ES ALARM PULL STATION - SURFACE MOUNT
- ES-H HORN STROBE - SURFACE MOUNT
- CO DETECTOR - CARBON MONOXIDE
- SD DETECTOR - SMOKE



① 03 - LEVEL 3 DEMO PLAN  
1/8" = 1'-0"

② 03 - PROPOSED LEVEL 3 PLAN  
1/8" = 1'-0"

PROJECT DRAWING SETS

SD	SCHEMATIC DESIGN	10/2018
DA	DEVELOPMENT SET	NA
PR	SCHEMATIC PRELIM	NA
DD	DESIGN DEVELOPMENT	11/2018
VE	VALUE ENGINEERING	NA
CD	CONSTRUCTION DOCUMENTS	11/2018
BD	BIDDING SET	NA
RC	RECORD FOR CONSTRUCTION	NA
AS	AS BUILT	NA

ARCHITECT  
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617.502.1120

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DORCHESTER, MA 02125  
GEORGE HOROWITZ STRUCTURAL ENGINEERING  
169 ROSEMARY ROAD  
DEDHAM, MA 02026  
PROMETHEUS LIFE SAFETY  
17 MILL RUN ROAD  
BOSTON, MA 02192

APPROVAL(S)

REGISTERED PROFESSIONAL



SHEET NAME  
ROOF PLANS

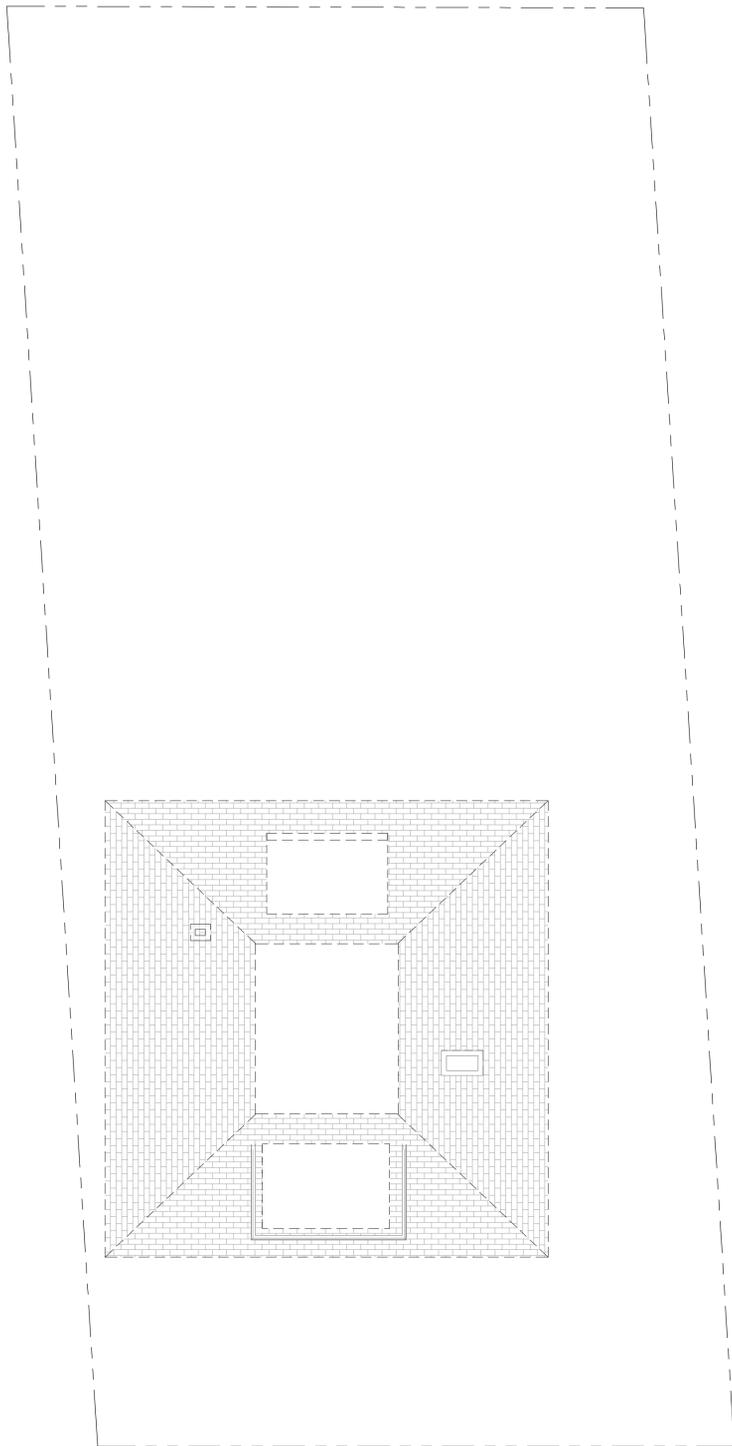
Date	4/2/2019
Scale	As indicated
Revision	
Rev' Issue	

**A105**

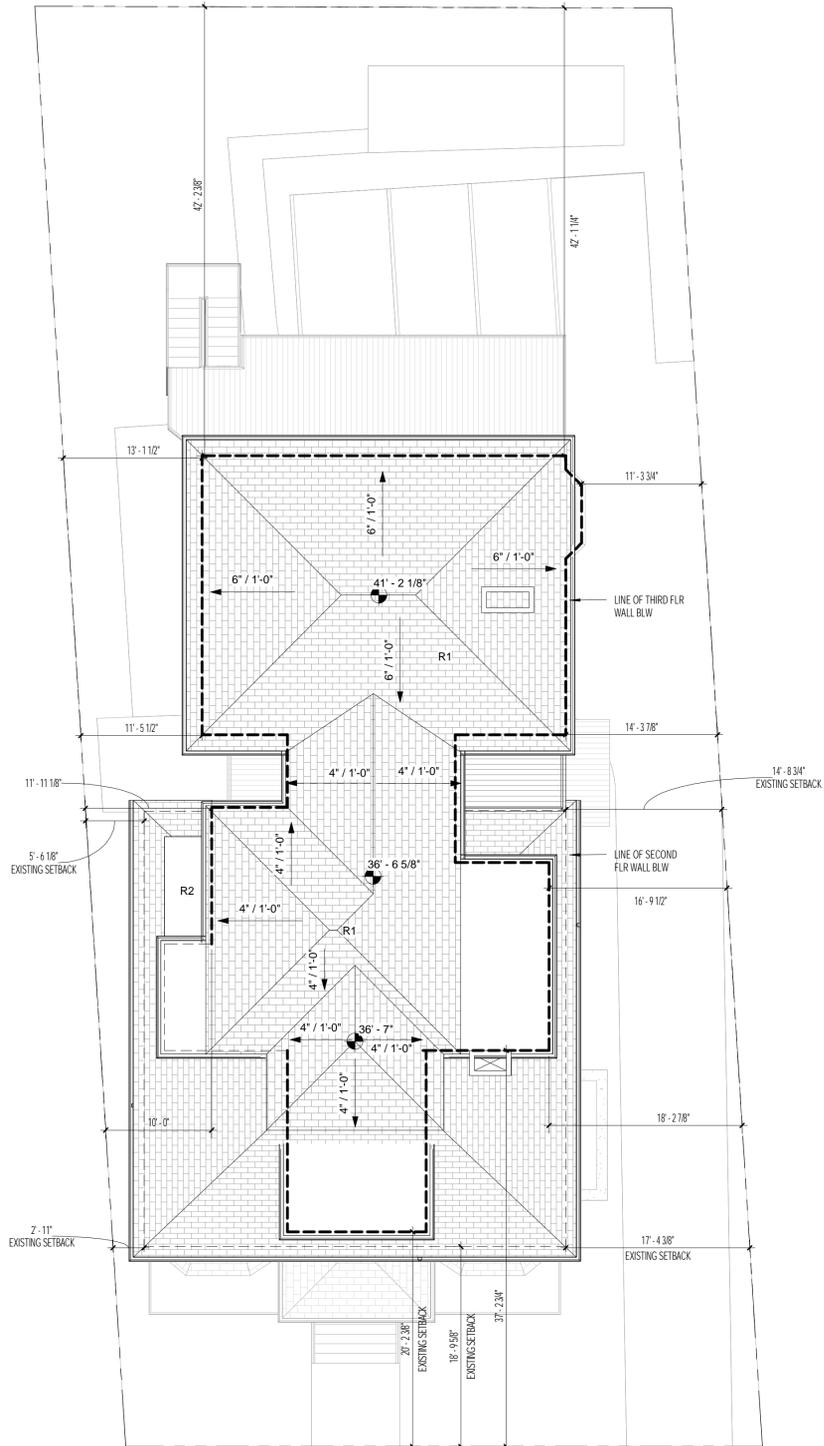
DEMOLITION NOTES

1. PRESENCE OF HAZARDOUS MATERIAL IS UNKNOWN. GENERAL CONTRACTOR TO PROCURE ENVIRONMENTAL SERVICES AS RECD 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 PANELS.
7. REMOVE ALL EQUIPMENT WITHIN RESIDENTIAL UNITS INCLUDING BOILERS, RADIATORS, WATER HEATERS, ETC.

DEMOLITION LINETYPE



① 04 - ROOF DEMO PLAN  
1/8" = 1'-0"



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

PROJECT DRAWING SETS

ID	DESCRIPTION	DATE
01	SCHEMATIC DESIGN	10/2018
02	2A SUBMITTALS SET	NA
03	SCHEMATIC DESIGN	NA
04	DESIGN DEVELOPMENT	10/2018
05	VALUE ENGINEERING	NA
06	CONSTRUCTION DOCUMENTS	10/2018
07	ISSUE FOR BIDDING	NA
08	ISSUE FOR CONSTRUCTION	NA
09	AS BUILT	NA

ARCHITECT



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169 ROSEMARY ROAD  
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PROMETHEUS LIFE SAFETY  
17 MILL RUN ROAD  
BOSTON, MA 02192

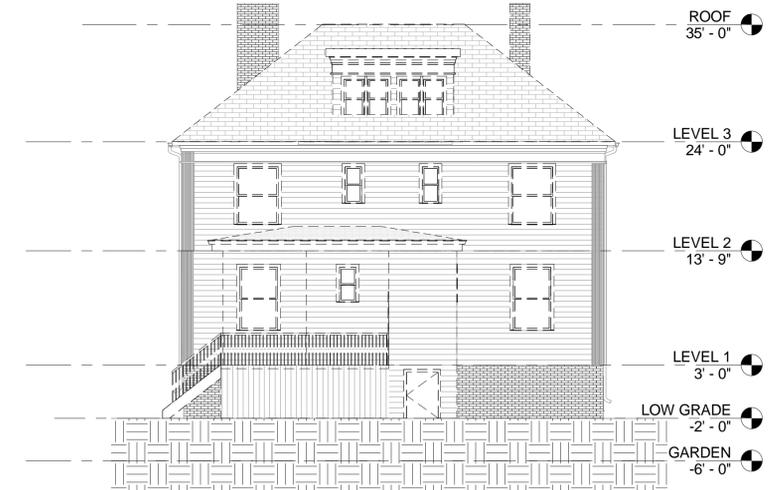
APPROVAL(S)

REGISTERED PROFESSIONAL



SHEET NAME  
NORTH AND SOUTH ELEVATIONS

Date	4/2/2019
Scale	As indicated
Revision	
Rev' Issue	



3 NORTH DEMO ELEVATION  
1/8" = 1'-0"



1 PROPOSED NORTH ELEVATION  
1/8" = 1'-0"

DEMOLITION NOTES

1. PRESENCE OF HAZARDOUS MATERIAL IS UNKNOWN. GENERAL CONTRACTOR TO PROCURE ENVIRONMENTAL SERVICES AS RECD 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 PANELS.
7. REMOVE ALL EQUIPMENT WITHIN RESIDENTIAL UNITS INCLUDING BOILERS, RADIATORS, WATER HEATERS, ETC.

DEMOLITION LINETYPE



4 SOUTH DEMO ELEVATION  
1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"

PROJECT DRAWING SETS

SD	SCHEMATIC DESIGN	10/2018
DA	DEVELOPMENT SET	NA
PRCNG	SCHEMATIC PRELIM	NA
DD	DEVELOPMENT PRELIM	10/2018
VE	VALUE ENGINEERING	NA
CD	CONSTRUCTION DOCUMENTS	10/2018
BD	BIDDING SET	NA
EC	EXECUTION CONSTRUCTION	NA
AS	AS-BUILT	NA

ARCHITECT



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DEDHAM, MA 02026  
PROMETHEUS LIFE SAFETY  
17 MILL RUN ROAD  
BOSTON, MA 02192

APPROVAL(S)

REGISTERED PROFESSIONAL



SHEET NAME  
EAST AND WEST ELEVATIONS

Date	4/2/2019
Scale	As indicated
Revision	
Rev Issue	

DEMOLITION NOTES

1. PRESENCE OF HAZARDOUS MATERIAL IS UNKNOWN. GENERAL CONTRACTOR TO PROCURE 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 PANELS.
7. REMOVE ALL EQUIPMENT WITHIN RESIDENTIAL UNITS INCLUDING BOILERS, RADATORS, WATER HEATERS, ETC.

DEMOLITION LINETYPE



3 WEST DEMO ELEVATION  
1/8" = 1'-0"



4 PROPOSED WEST ELEVATION  
1/8" = 1'-0"



2 EAST DEMO ELEVATION  
1/8" = 1'-0"



1 PROPOSED EAST ELEVATION  
1/8" = 1'-0"

PROJECT DRAWING SETS

ID	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	10/2018
DA	DEVELOPMENTAL	NA
PR	SCHEMATIC PRELIM	NA
DD	DESIGN DEVELOPMENT	11/2018
VE	VALUE ENGINEERING	NA
CD	CONSTRUCTION DOCUMENTS	11/2018
BD	BIDDING	NA
EC	EXECUTION CONSTRUCTION	NA
AS	AS BUILT	NA

ARCHITECT



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 169 ROSEMARY ROAD  
 DEHAM, MA 02026  
 PROMETHEUS LIFE SAFETY  
 17 MILL RUN ROAD  
 BOWFORD, MA 01921

APPROVAL(S)

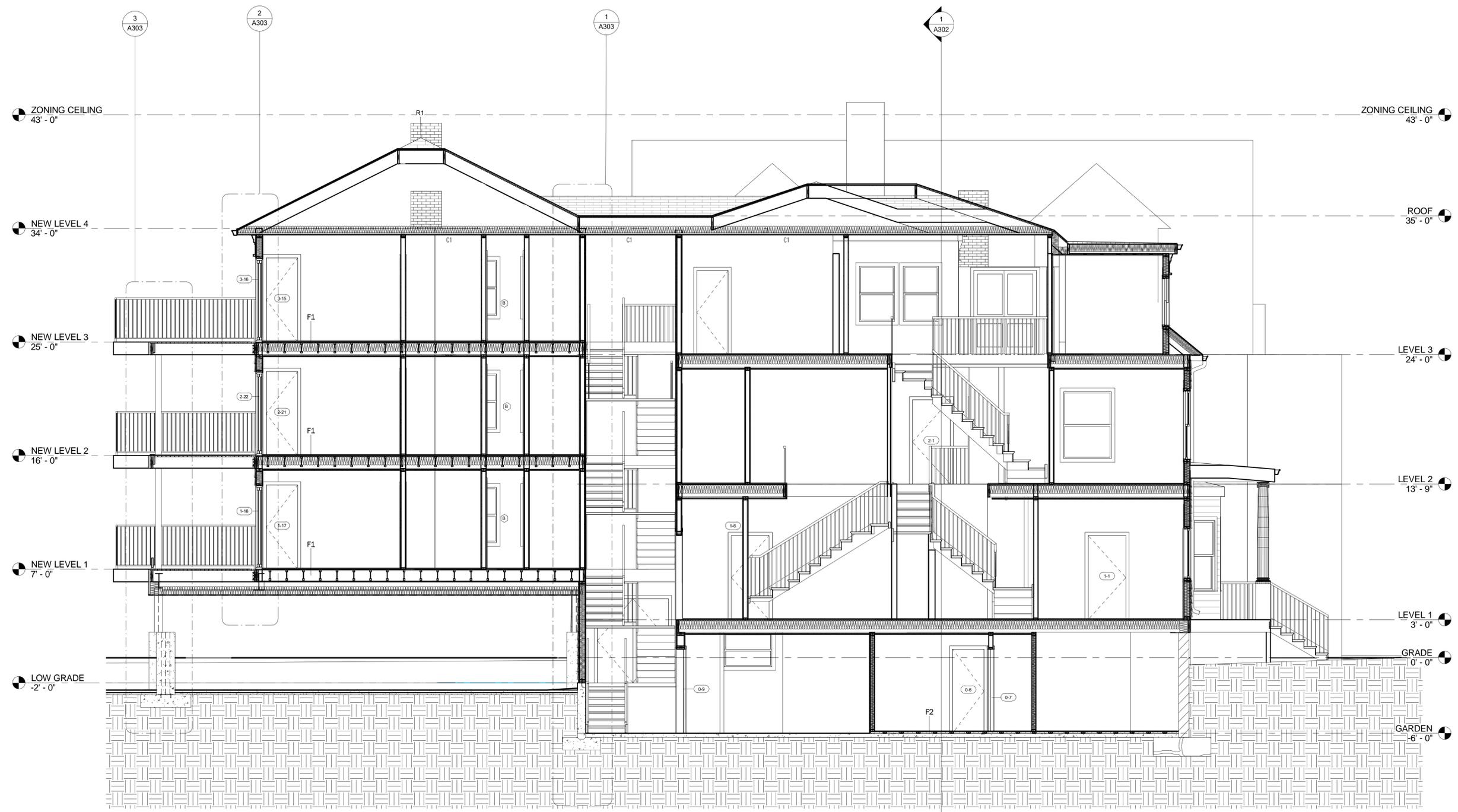
REGISTERED PROFESSIONAL



SHEET NAME  
 BUILDING SECTION A-A

Date	4/2/2019
Scale	1/4" = 1'-0"
Revision	
Rev' Issue	

**A301**



PROJECT NAME  
**R-2 ADDITION**

PROJECT ADDRESS  
 111 HUTCHINGS STREET  
 BOSTON MA

PROJECT DRAWING SETS

SD	SCHEMATIC DESIGN	10/2018
DA	DEVELOPMENT SET	NA
PR	SCHEMATIC PRELIM	NA
DD	DEVELOPMENT PRELIM	10/2018
VE	VALUE ENGINEERING	NA
CD	CONTRACT DOCUMENTS	10/2018
BD	BIDDING SETS	NA
EC	EXECUTION CONSTRUCTION	NA
AS	AS BUILT	NA

ARCHITECT



CONSULTANT(S)  
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 GEORGE HOROWITZ STRUCTURAL ENGINEERING  
 169 ROSEMARY ROAD  
 DEDHAM, MA 02026  
 PROMETHEUS LIFE SAFETY  
 17 MILL RUN ROAD  
 BOWFORD, MA 01921

APPROVAL(S)

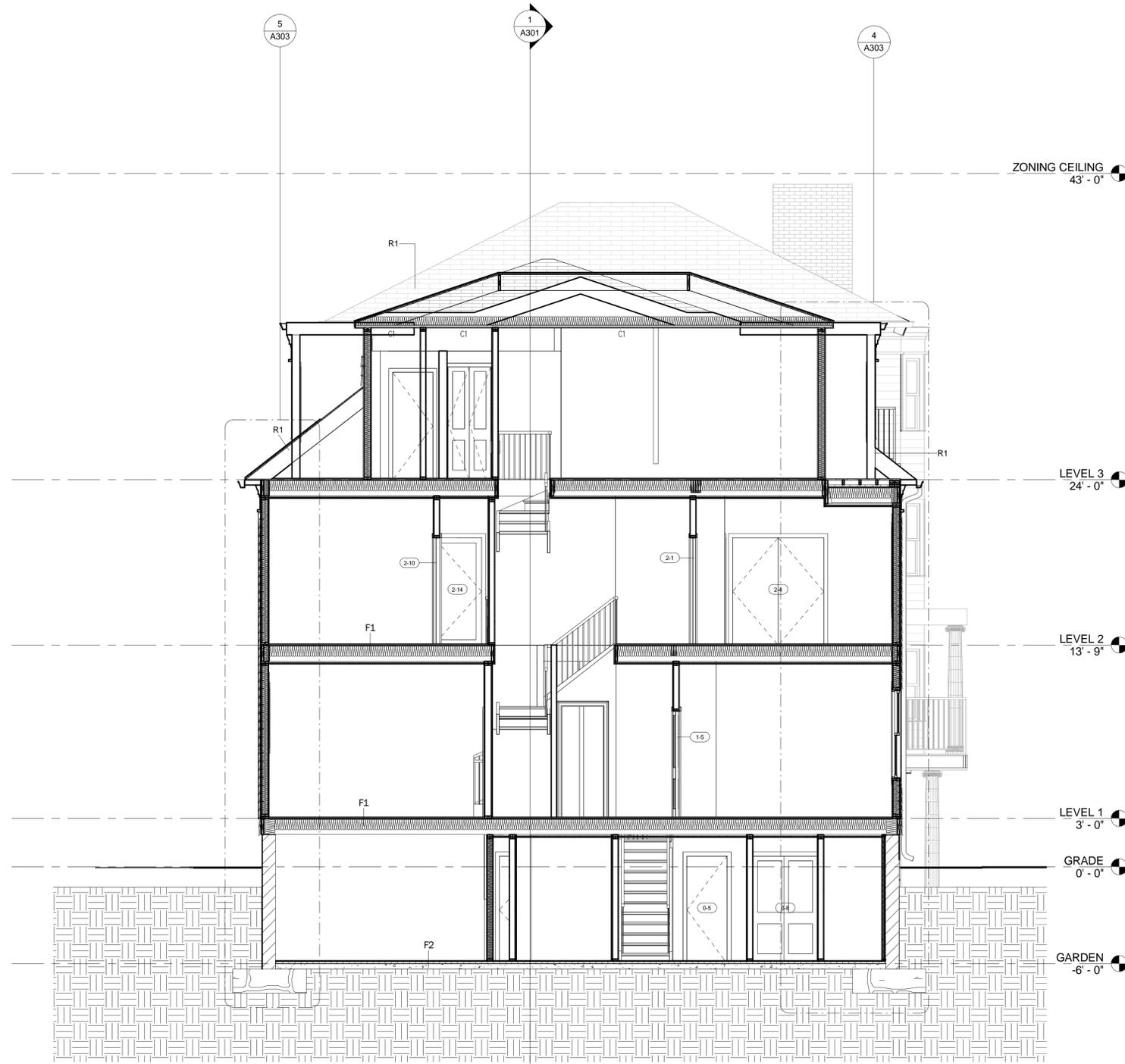
REGISTERED PROFESSIONAL



SHEET NAME  
 BUILDING SECTION B-B

Date 4/2/2019  
 Scale 1/4" = 1'-0"  
 Revision  
 Rev Issue

**A302**



PROJECT DRAWING SETS

SD	SCHEMATIC DESIGN	10/2018
DA	DEVELOPMENT SET	NA
PR	SCHEMATIC PRELIM	NA
DD	DESIGN DEVELOPMENT	10/2018
VI	VALUE ENGINEERING	NA
CD	CONTRACT DOCUMENTS	10/2018
RI	ISSUE FOR PERMIT	NA
RC	ISSUE FOR CONSTRUCTION	NA
RS	AS BUILT	NA

ARCHITECT



CONSULTANT(S)

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 GEORGE HOROWITZ STRUCTURAL ENGINEERING  
 169 ROSEMARY ROAD  
 DEDHAM, MA 02026  
 PROMETHEUS LIFE SAFETY  
 17 MILL RUN ROAD  
 BOSTON, MA 02192

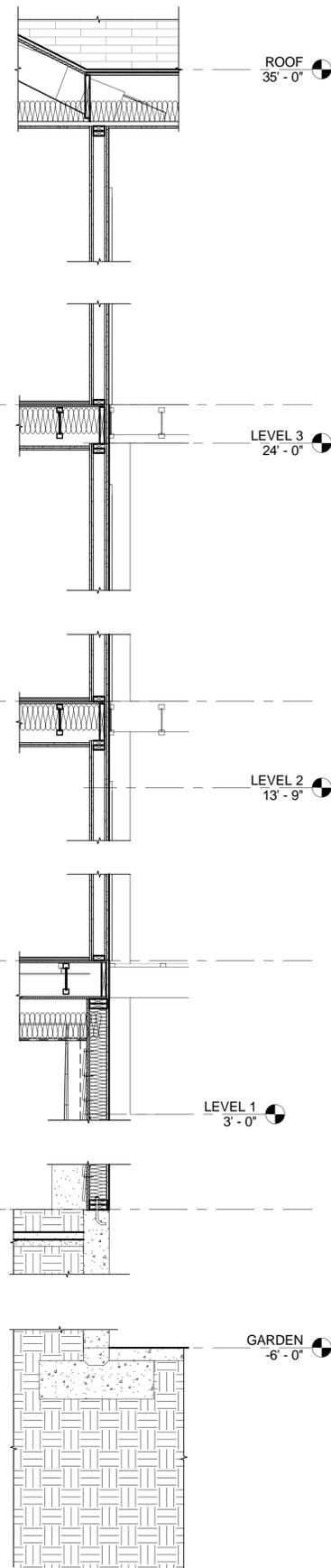
APPROVAL(S)

REGISTERED PROFESSIONAL

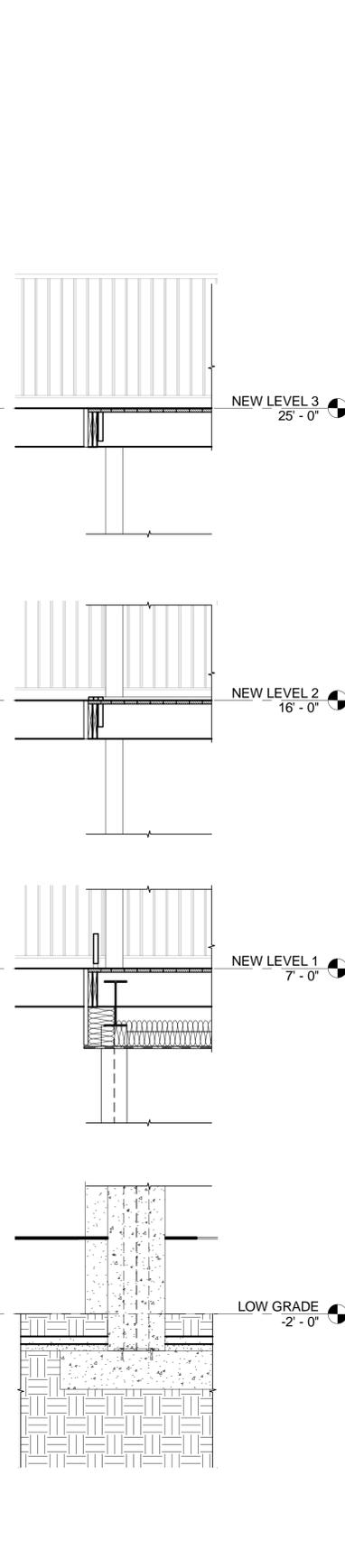


SHEET NAME  
 WALL SECTIONS

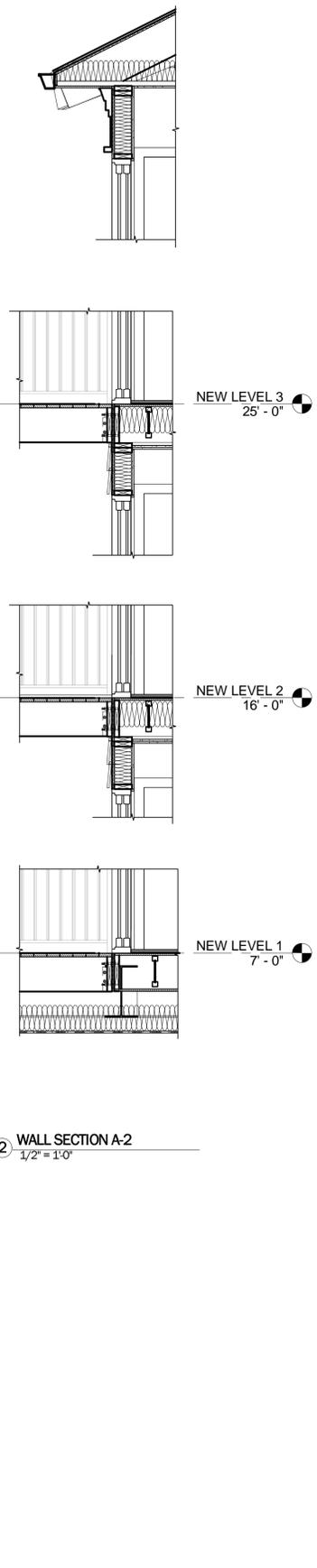
Date	4/2/2019
Scale	1/2" = 1'-0"
Revision	
Rev' Issue	



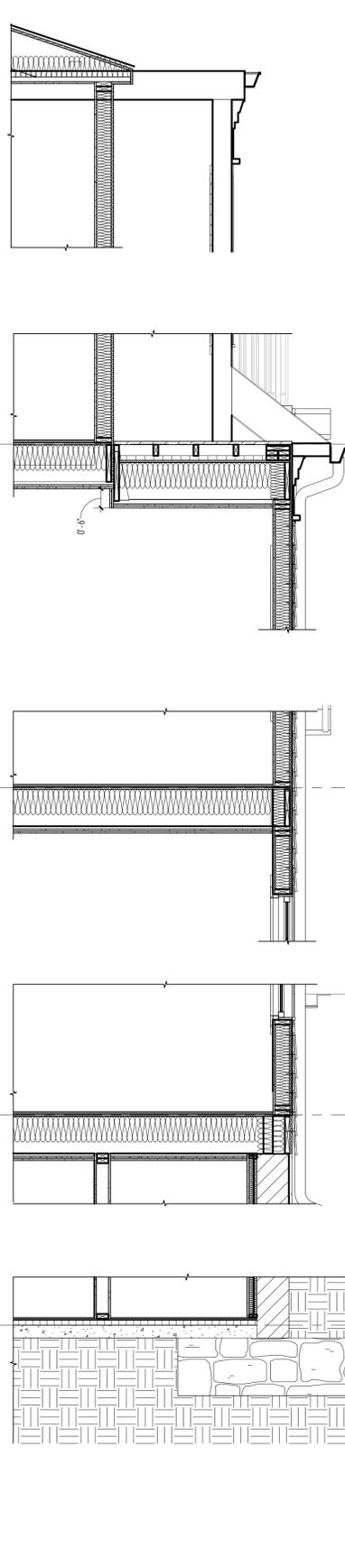
1 WALL SECTION A-1  
 1/2" = 1'-0"



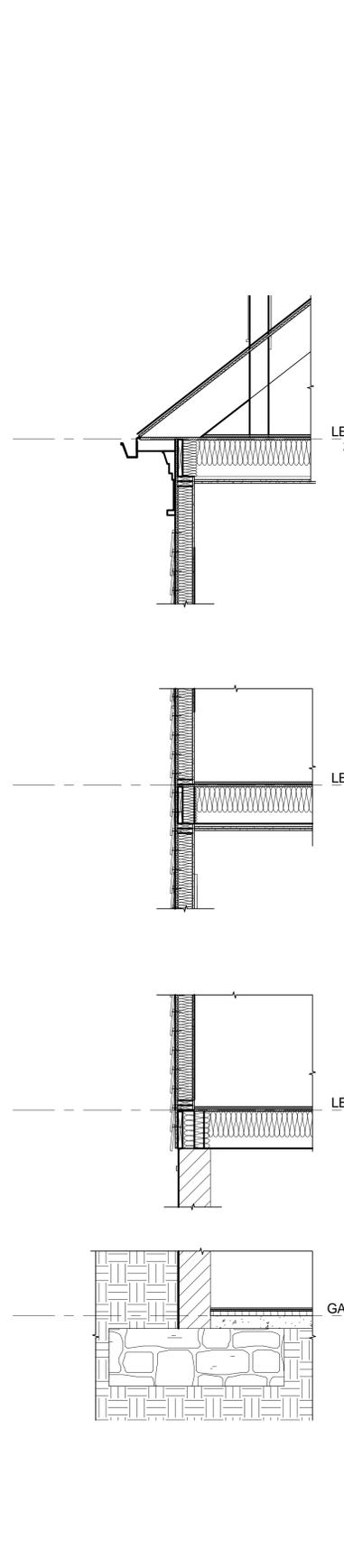
3 WALL SECTION A-3  
 1/2" = 1'-0"



2 WALL SECTION A-2  
 1/2" = 1'-0"



4 WALL SECTION B-1  
 1/2" = 1'-0"



5 WALL SECTION B-2  
 1/2" = 1'-0"

PROJECT DRAWING SETS

SD	SCHEMATIC DESIGN	10/2018
DA	DATA SUBMISSION SET	NA
PR	SCHEMATIC PRELIM	NA
DD	DESIGN DEVELOPMENT	10/2018
VI	VALUE ENGINEERING	NA
CD	CONTRACT DOCUMENTS	11/2018
BD	BIDDING SETS	NA
EC	EXECUTION CONSTRUCTION	NA
AS	AS BUILT	NA

ARCHITECT



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BOSTON, MA 02192

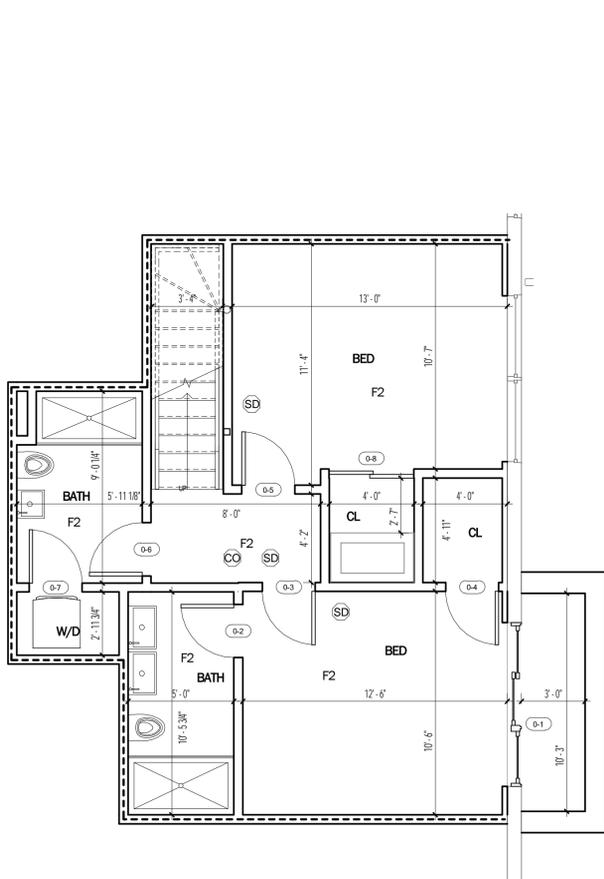
APPROVAL(S)

REGISTERED PROFESSIONAL

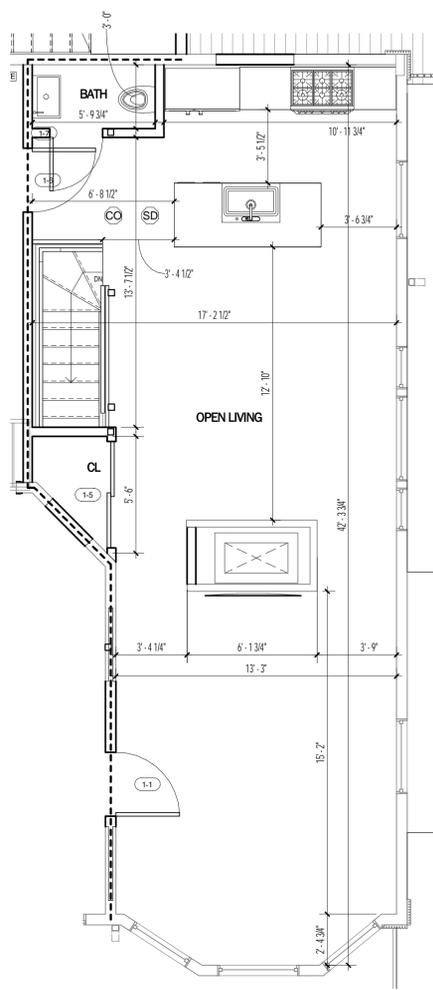


SHEET NAME  
ENLARGED UNIT PLANS

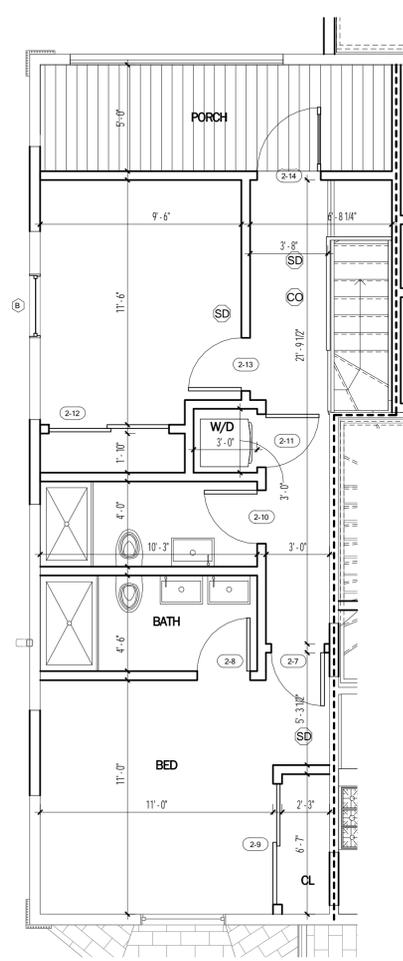
Date 4/2/2019  
Scale 1/4" = 1'-0"  
Revision  
Rev Issue



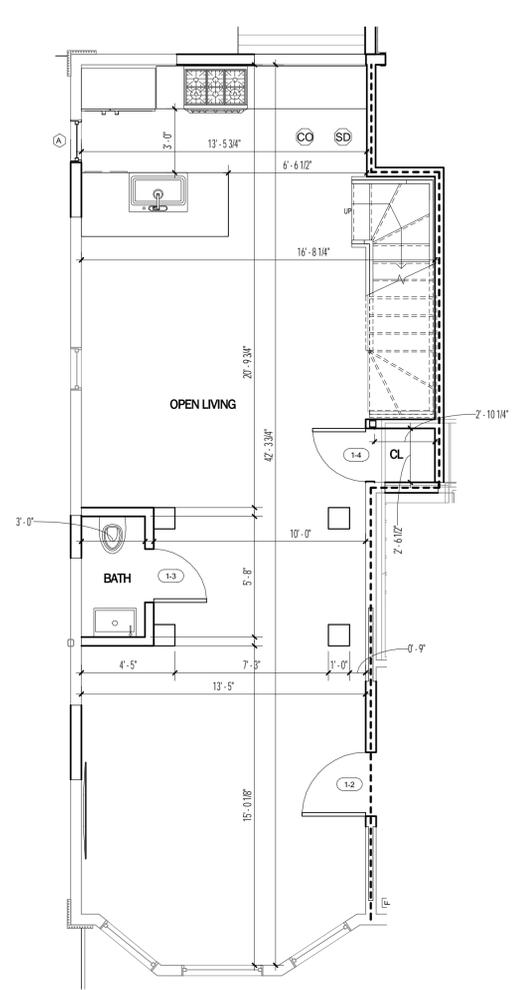
3 ENLARGED UNIT 2 GARDEN PLAN  
1/4" = 1'-0"



4 ENLARGED UNIT 2 LEVEL 1 PLAN  
1/4" = 1'-0"



2 ENLARGED UNIT 1 LEVEL 2 PLAN  
1/4" = 1'-0"



1 ENLARGED UNIT 1 LEVEL 1 PLAN  
1/4" = 1'-0"

UNIT 2

UNIT 1

A401

PROJECT DRAWING SETS

SD	SCHEMATIC DESIGN	10/2018
DA	DEVELOPMENT SET	NA
PR	SCHEMATIC PRELIM	NA
DD	DESIGN DEVELOPMENT	10/2018
VI	VALUE ENGINEERING	NA
CD	CONSTRUCTION DOCUMENTS	10/2018
BD	BIDDING SETS	
EC	EXECUTION CONSTRUCTION	
AS	AS BUILT	

ARCHITECT  
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 BOSTON, MA 02119  
 617.502.1120

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 169 ROSEMARY ROAD  
 DEHAM, MA 02026  
 PROMETHEUS LIFE SAFETY  
 17 MILL RUN ROAD  
 BOSTON, MA 02121

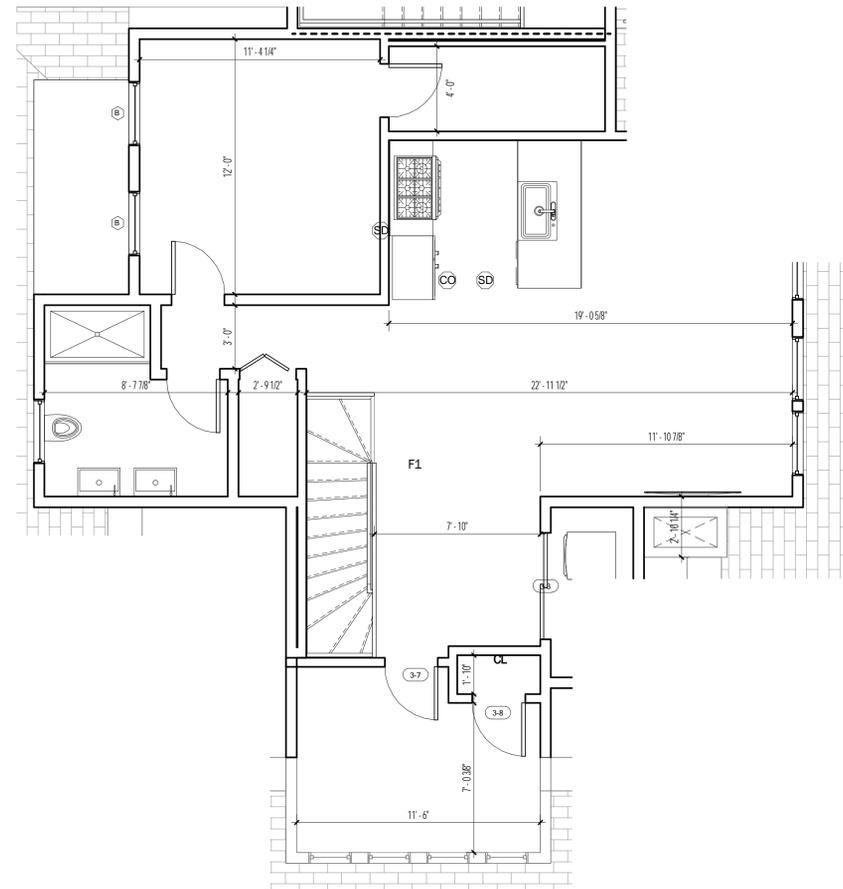
APPROVAL(S)

REGISTERED PROFESSIONAL

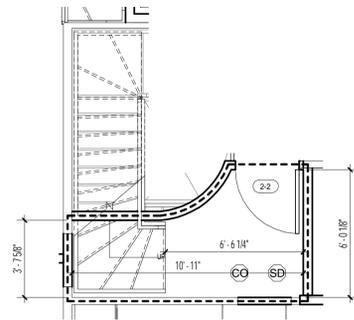


SHEET NAME  
 ENLARGED UNIT PLANS

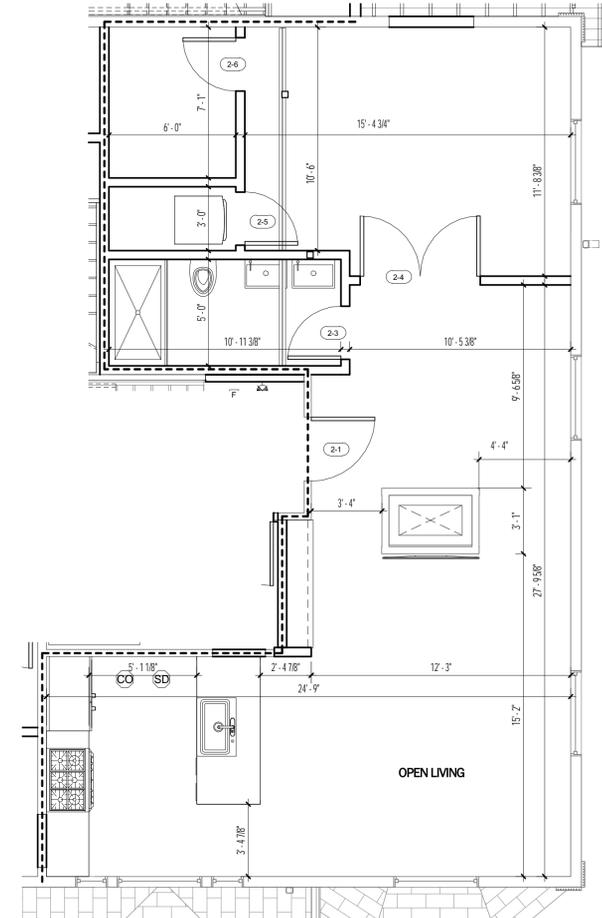
Date 4/2/2019  
 Scale 1/4" = 1'-0"  
 Revision  
 Rev Issue



③ ENLARGED UNIT 4 LEVEL 3 PLAN  
 1/4" = 1'-0"



② ENLARGED UNIT 4 LEVEL 2 PLAN  
 1/4" = 1'-0"



① ENLARGED UNIT 3 PLAN  
 1/4" = 1'-0"

UNIT 4

UNIT 3

A402

PROJECT NAME  
**R-2 ADDITION**

PROJECT ADDRESS  
111 HUTCHINGS STREET  
BOSTON MA

PROJECT DRAWING SETS

ID	DESCRIPTION	DATE
SD	SCHEMATIC DESIGN	10/2018
DA	DEVELOPMENTAL SET	NA
PR	SCHEMATIC PRELIM	NA
DD	DESIGN DEVELOPMENT	11/2018
VE	VALUE ENGINEERING	NA
CD	CONSTRUCTION DOCUMENTS	11/2018
BD	BIDDING SET	-
EC	ERECTOR CONSTRUCTION	-
AS	AS-BUILT	-

ARCHITECT

**VANKO**  
**STUDIO**  
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169 ROSEMARY ROAD  
DEDHAM, MA 02026  
PROMETHEUS LIFE SAFETY  
17 MILL RUN ROAD  
BOSTON, MA 02121

APPROVAL(S)

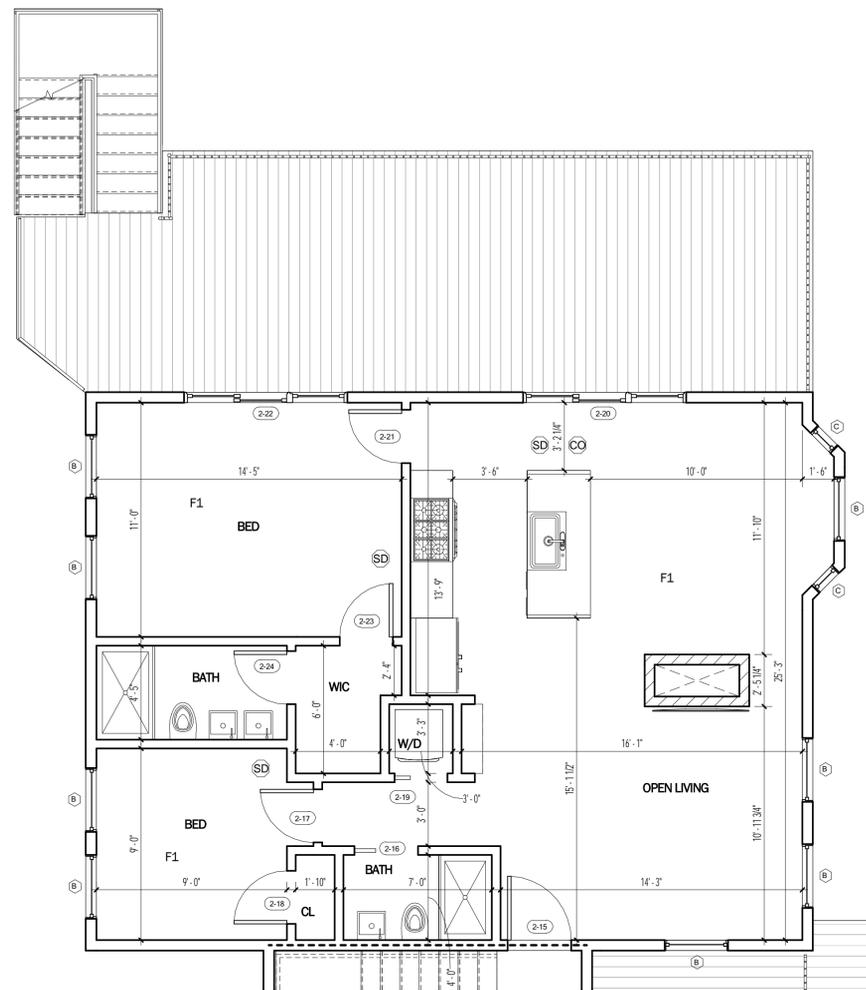
REGISTERED PROFESSIONAL



SHEET NAME  
ENLARGED UNIT PLANS

Date 4/2/2019  
Scale 1/4" = 1'-0"  
Revision  
Rev Issue

**A403**



1 ENLARGED TYPICAL ADDITION UNIT PLAN  
1/4" = 1'-0"

**UNITS 5, 6, & 7**

PROJECT DRAWING SETS

SD	SCHEMATIC DESIGN	10/2018
SA	20% SUBMITTAL SET	NA
PREAC	SCHEMATIC PRELIM	NA
DD	DECK DEVELOPMENT	11/2018
VE	VALUE ENGINEERING	NA
CD	CONSTRUCTION DOCUMENTS	11/2018
BD	ISSUE FOR BIDDING	
IC	ISSUE FOR CONSTRUCTION	
AS	AS BUILT	

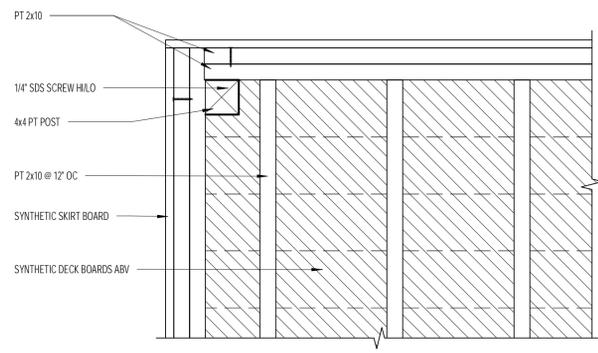
APPROVAL(S)

REGISTERED PROFESSIONAL

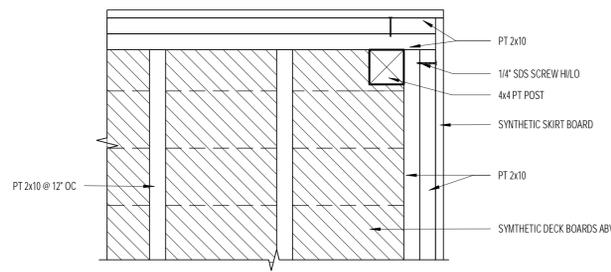


SHEET NAME  
**REAR DECK & STAIR DETAILS**

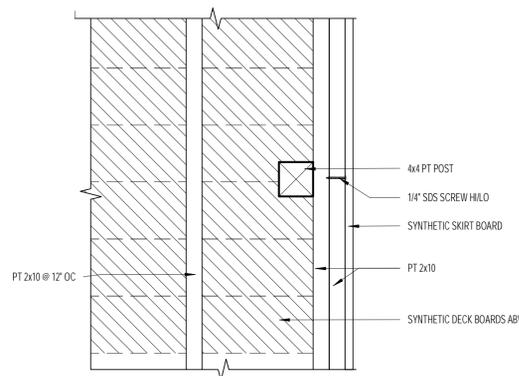
Date	4/2/2019
Scale	As indicated
Revision	
Rev' Issue	



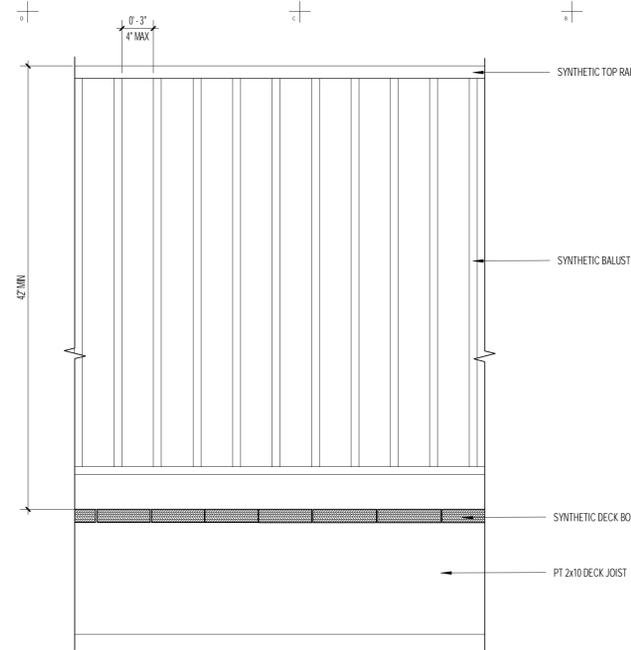
7 TYP STAIR LANDING TO COL  
1 1/2" = 1'-0"



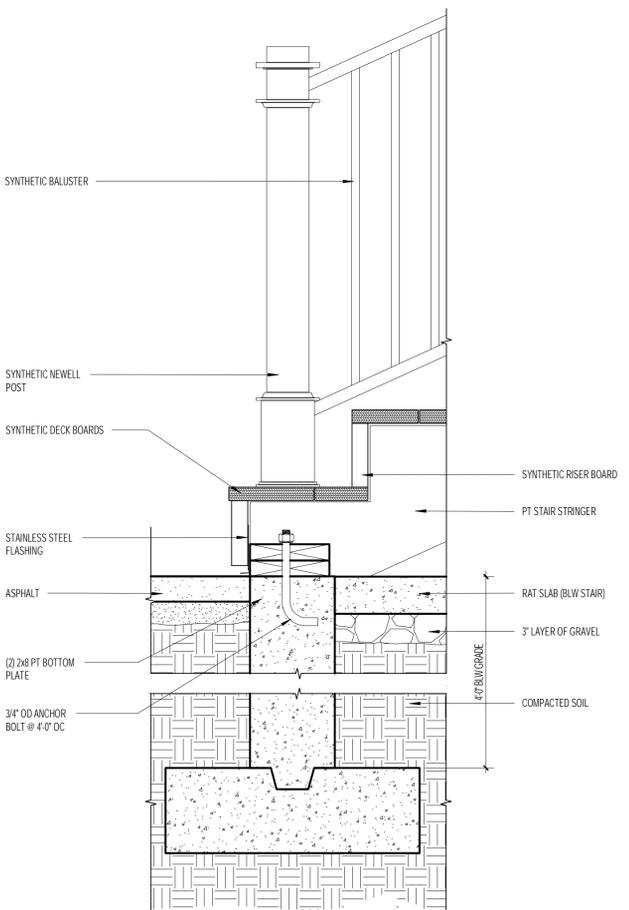
3 TYP DECK CORNER PLAN  
1 1/2" = 1'-0"



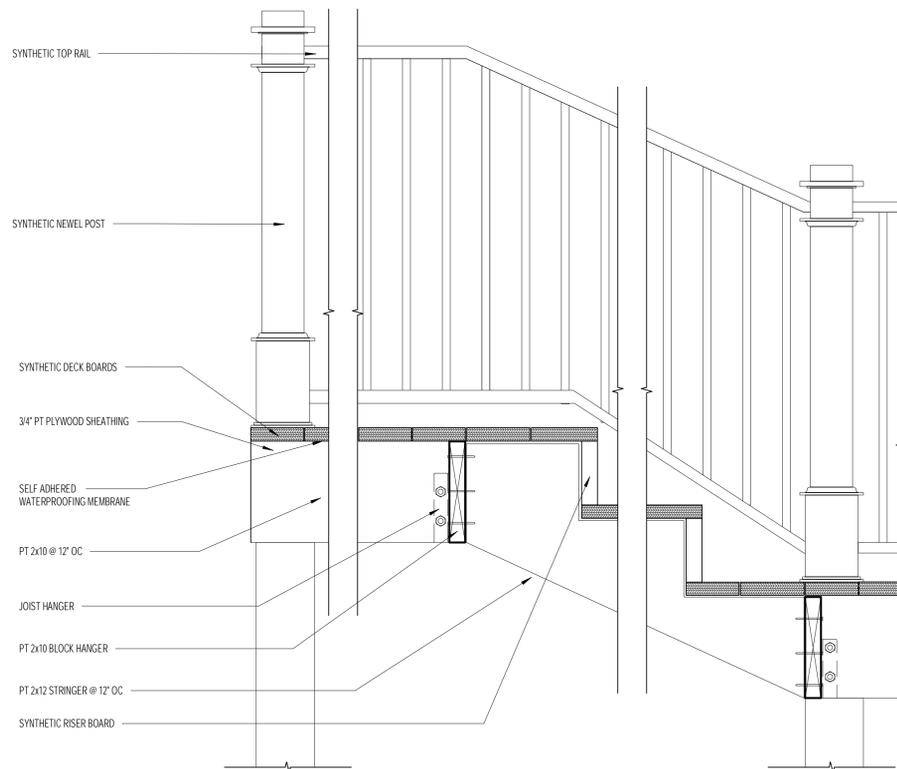
2 TYP DECK COL PLAN  
1 1/2" = 1'-0"



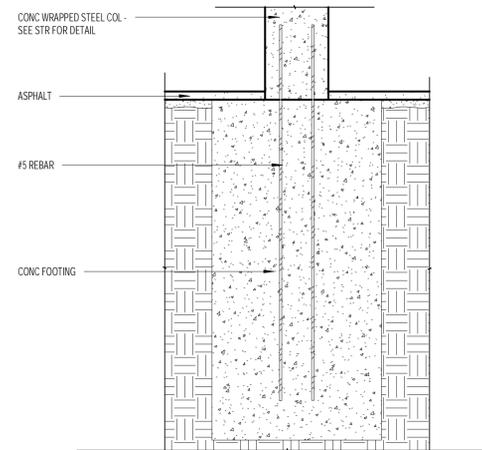
6 TYP RAILING TO DECK A  
1 1/2" = 1'-0"



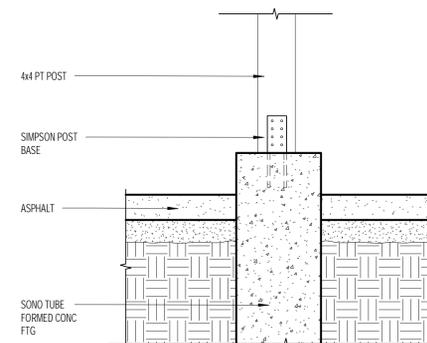
8 TYP STAIR TO GROUND SECTION  
1 1/2" = 1'-0"



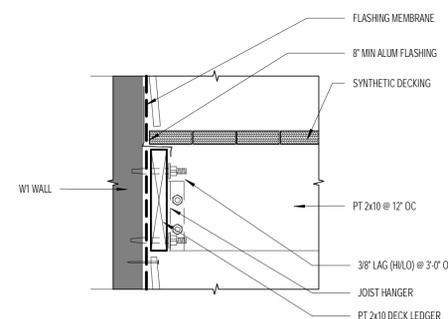
5 TYP DECK TO STAIR SECTION  
1 1/2" = 1'-0"



4 TYP COL FTG  
1/2" = 1'-0"



9 TYP STAIR POST TO GROUND  
1 1/2" = 1'-0"



1 NEW DECK TO NEW STRUCTURE  
1 1/2" = 1'-0"