

# 152 CHARLES ST

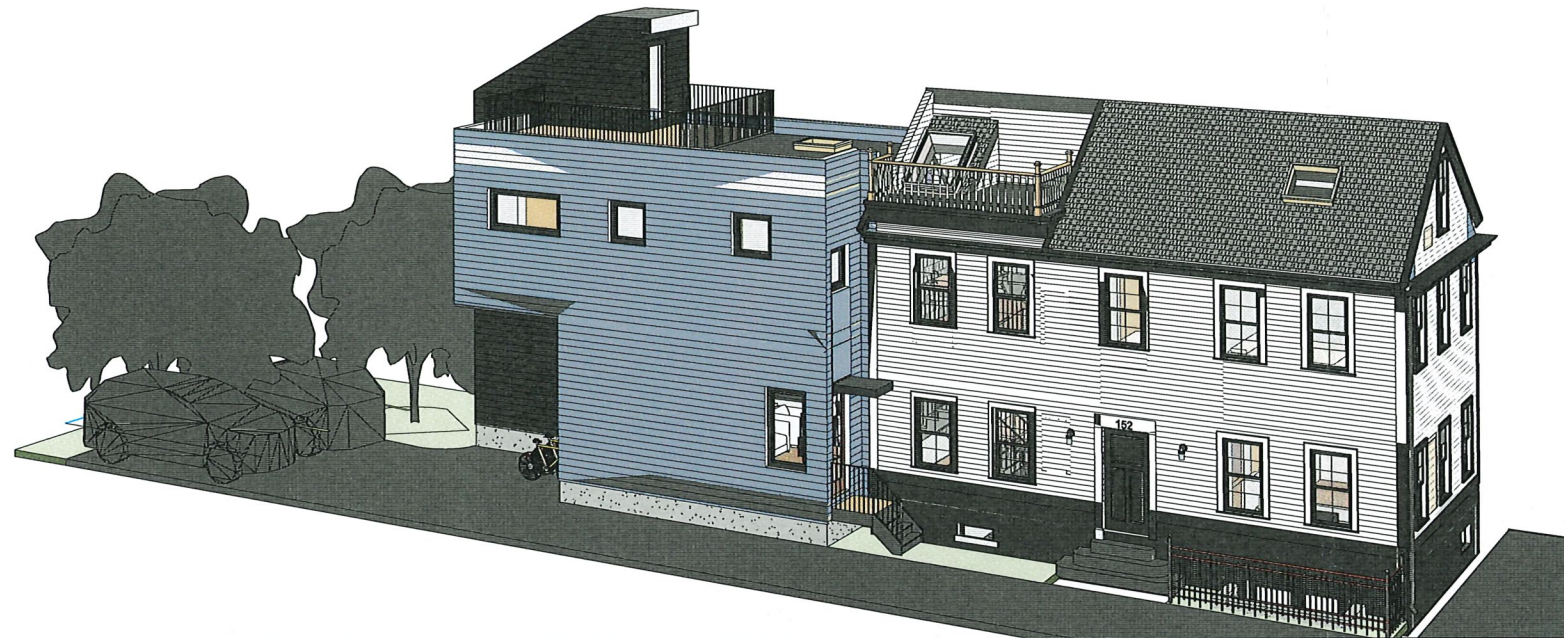
152 CHARLES ST, CAMBRIDGE MA 02141



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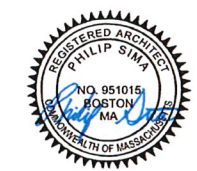
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## CONSTRUCTION DOCUMENTS

Project number	20.038
Date	2/9/2021
Drawn by	PS
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Scale	1/4" = 1'-0"

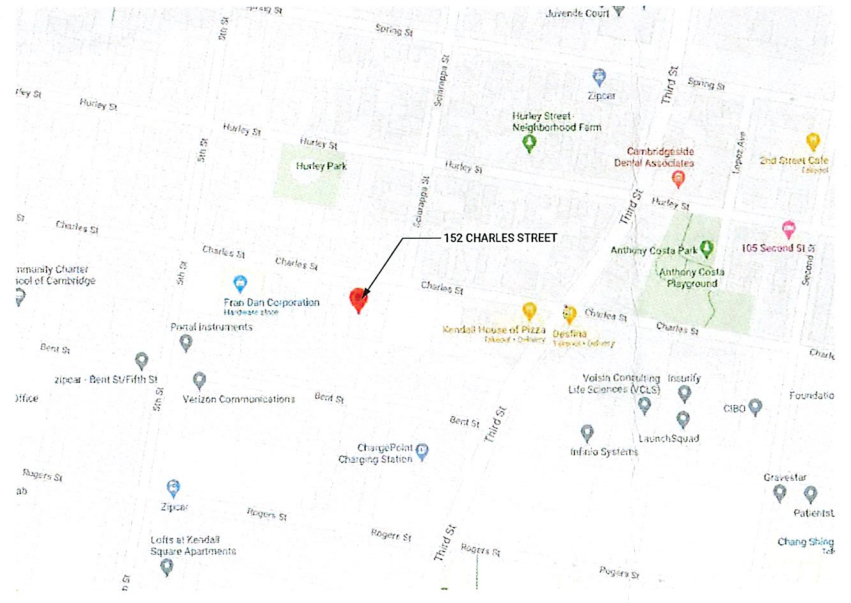
COVER

**A0.0**

### SYMBOL LEGEND

	DOOR TO BE REMOVED		DOOR TAG
	WALL TO BE REMOVED		ROOM TAG
	EXISTING WALL		WINDOW TAG
	NEW WALL		ELEVATION SHEET REFERENCE
	EXISTING DOOR		ELEVATION VIEW REFERENCE
	NEW DOOR		OVERALL SECTION - NUMBER/SHEET
	DOOR TAG		DETAIL SECTION - NUMBER/SHEET
	NEW MILLWORK		DETAIL VIEW - NUMBER/SHEET

### LOCUS MAP



### GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ALL DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS.
- THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS THAT MAY APPLY TO THE CONSTRUCTION OF THE PROJECT.
- ALL WORK OF THIS PROJECT SHALL COMPLY WITH ACCEPTED BUILDING PRACTICES AND ALL CODES HAVING JURISDICTION OVER THIS PROJECT.
- ALL DOCUMENTS ARCHITECTURAL AND ENGINEERING ARE BINDING AND SHOULD BE ISSUED TO ALL SUBS - ANY DISCREPANCY SHOULD BE BROUGHT TO THE ARCHITECTS DIRECTION BEFORE THE BID IS COMPLETE AND/OR BEFORE THE START OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE AND ALL SURROUNDING AREAS IN FINAL CLEAR CONDITION, INCLUDING THE REMOVAL OF ALL DEBRIS RESULTING FROM CONSTRUCTION.
- THE CONTRACTOR SHALL AT ALL TIMES DURING THE PROGRESS OF THE WORK REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A DUST FREE ENVIRONMENT FOR ALL ADJACENT AREAS.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY THAT ALL CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IS PROPERLY EXECUTED.
- THE CONTRACTOR SHALL UTILIZE THE AREAS WITHIN THE SCOPE OF WORK FOR STORAGE OF MATERIALS AND TOOLS.
- ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL OTHERS, DO NOT SCALE DRAWINGS. IF THERE IS A QUESTION OR CONFLICT IN DIMENSIONS, NOTIFY THE ARCHITECT FOR CLARIFICATION.
- VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. THE CONTRACT DRAWINGS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK.
- ALL GYPSUM WALL BOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS, PRACTICES, STANDARDS, AND INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY IN THE GYPSUM CONSTRUCTION HANDBOOK.
- ALL FINISHED WORK SHALL BE FREE OF DEFECTS. THE OWNER RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP WHICH ARE NOT CONSIDERED TO BE AT THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED. NO CHANGES OR SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED BY THE ARCHITECT
- ANY MODIFICATION OF THESE CONSTRUCTION DOCUMENTS MUST BE APPROVED BY BALANCE ARCHITECTS IN WRITING
- IF VARIANCE FROM THE EXISTING DRAWING OCCURS, NOTIFY THE ARCHITECT PRIOR TO COMMENCING ANY RELATED WORK. WHERE CONCEALED WD BLOCKING OR FRAME IS REQ. CONTRACTOR SHALL USE ONLY FIRE-RETARDANT TREATED WOOD. WHERE FIRE-RATED AND FULL HEIGHT PARTITIONS ARE PENETRATED BY STRUCTURAL MEMBERS, DUCTWORK, PIPING, AND CONDUIT, THE GYPSUM BOARD SHALL BE SCRIBED TO FIT TIGHT AGAINST THE PENETRATING ITEM AND CAULKED WITH THE APPROPRIATE SEALANT, OR CONSTRUCTED OTHERWISE TO PROVIDE A U.L. APPROVED ASSEMBLY DETAIL APPROPRIATE TO THE CONDITION. COORDINATE WITH MECHANICAL AND ELECTRICAL WORK AND DETAILS.
- THE WORD "FEC" INDICATES FIRE EXTINGUISHERS AND CABINETS, WHERE AND AS INDICATED AND AS REQD BY THE GOVERNING LAWS AND CODES. FIRE EXTINGUISHERS AND CABINETS SHALL CONFORM TO CODE REQUIREMENTS. EXTINGUISHERS FOR GENERAL USE SHALL BE 10 LB ABC CHEMICAL TYPE AND AT KITCHENS CARBON DIOXIDE TYPE. ALL UL RATED, CABINET FACES SHALL BE SATIN FINISHED STAINLESS STEEL. CABINETS SHALL BE FULLY RECESSED. HEIGHT LOCATION OF ALL FIRE EXTINGUISHER CABINETS MUST COMPLY WITH THE ADA REQUIREMENTS. VERIFY IF EXISTING EQUIPMENT IN FIELD IS COMPLIANT. GC TO COORDINATE DEPTH OF WALL CAVITY REQUIRED FOR RECESSED UNITS.
- LOCATE ALL DOOR FRAMES 4" OFF ADJACENT WALL U.O.N. IN ALL CASES. PROVIDE ADA CLEARANCES OF 18" ON PULL SIDE AND 12" ON PUSH SIDE OF DOORS. BRING ANY DISCREPANCIES TO ARCHITECTS ATTENTION PRIOR TO FRAMING OF DOOR.



**EX00**

Existing 3D View

Project number 20.038  
Date 1/17/2021  
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Scale

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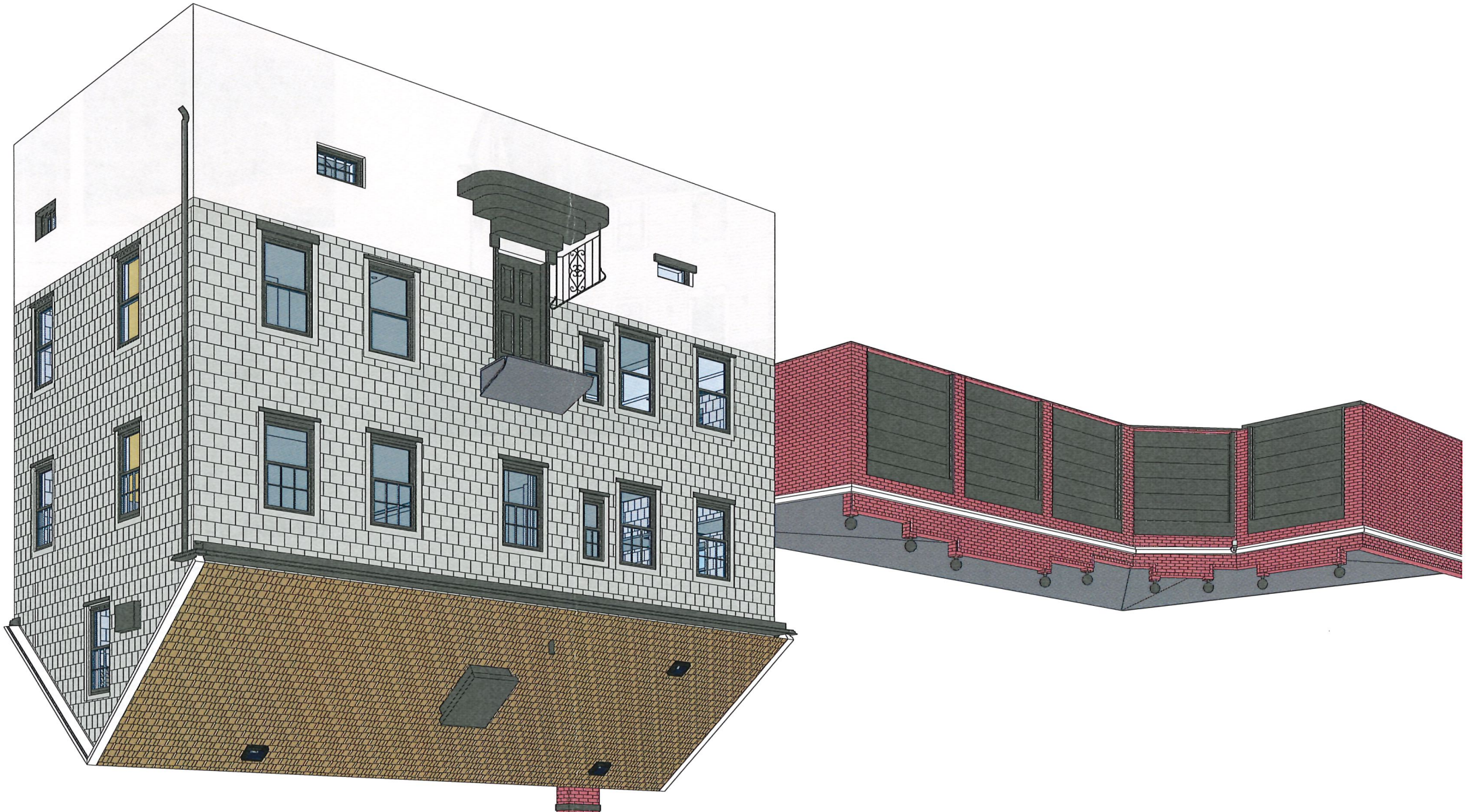
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PROJECT NAME:  
152 CHARLES STREET

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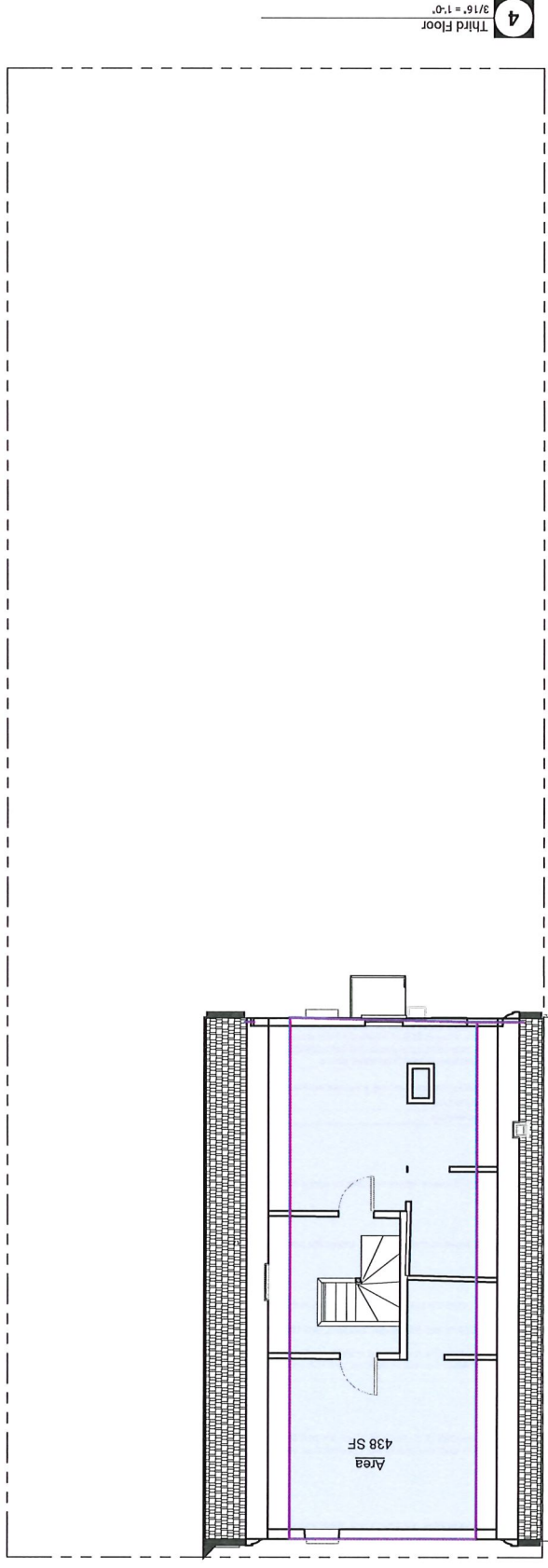
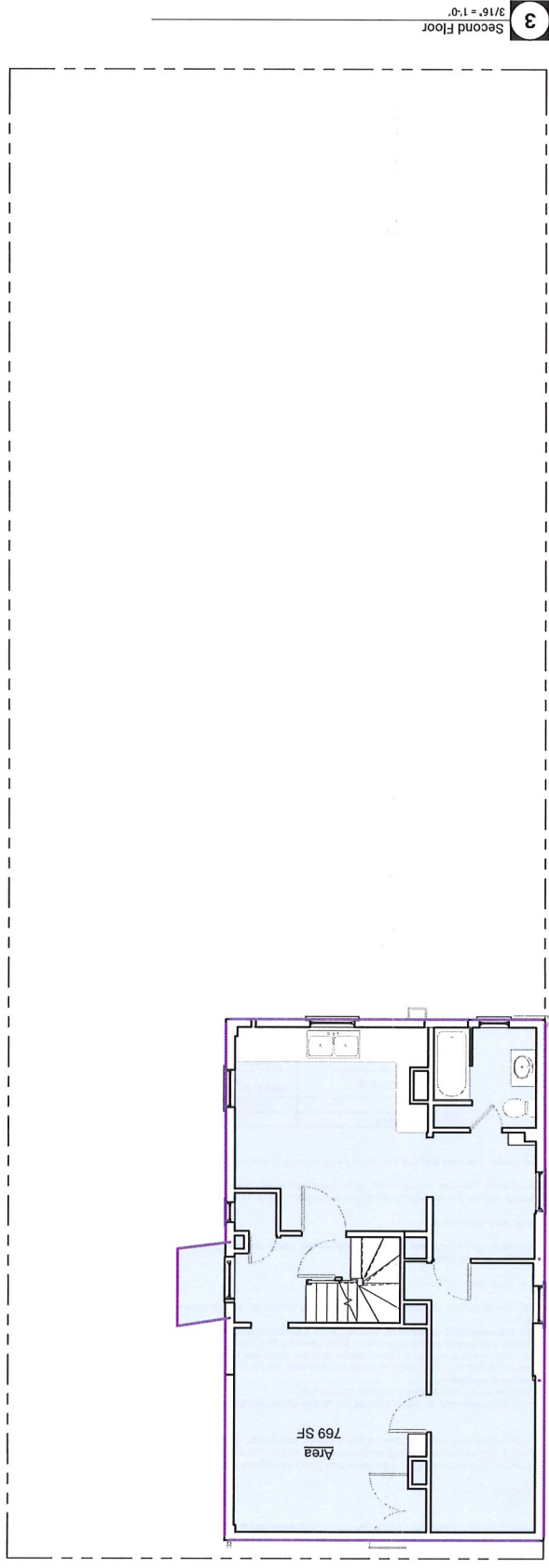
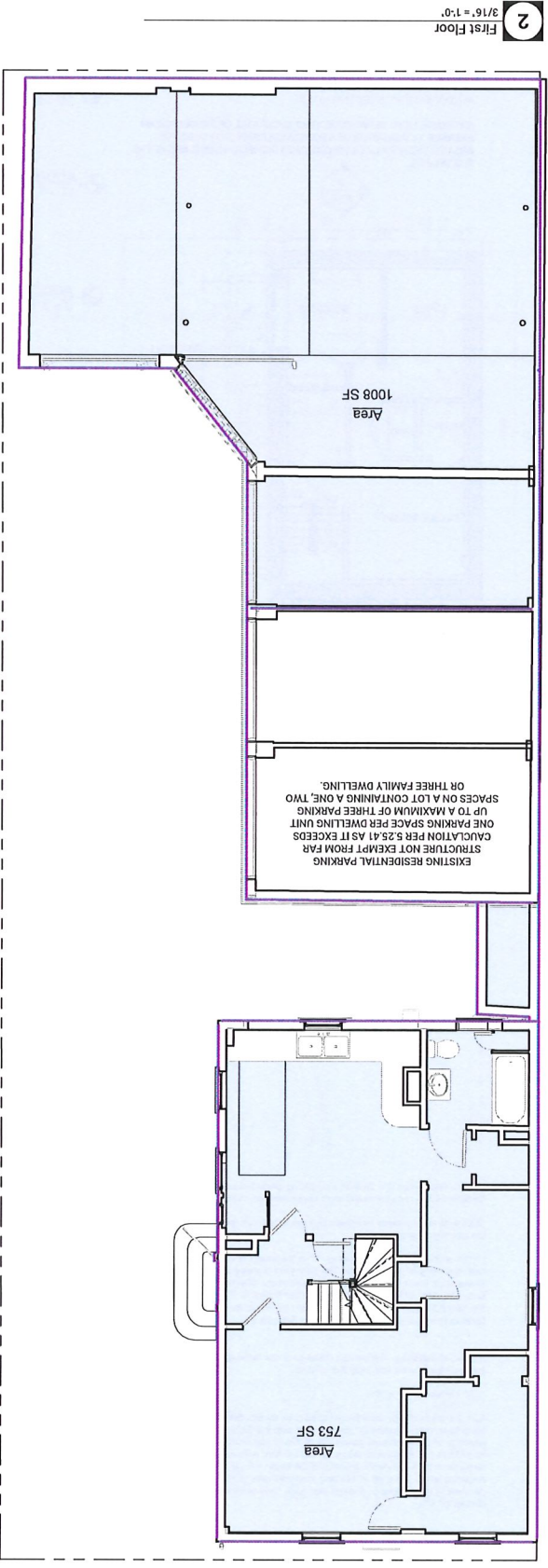
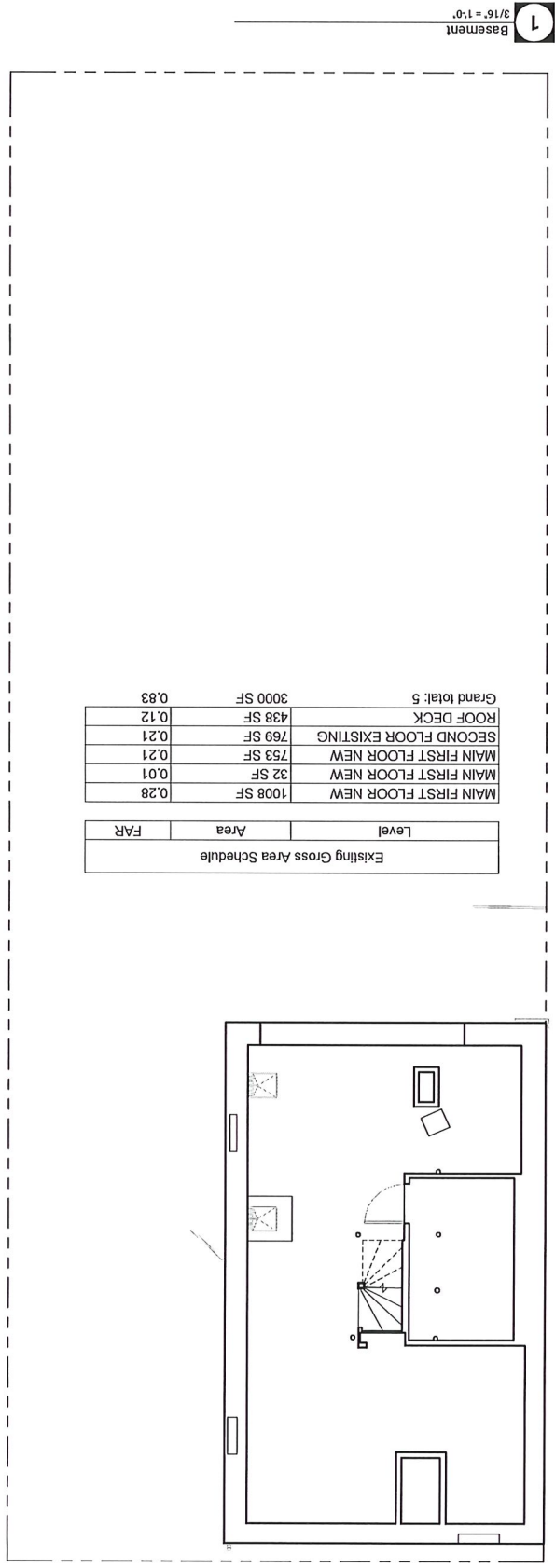












A1.1

EXISTING AREA PLANS

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Date: 2/9/2021  
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**CONSTRUCTION DOCUMENTS**

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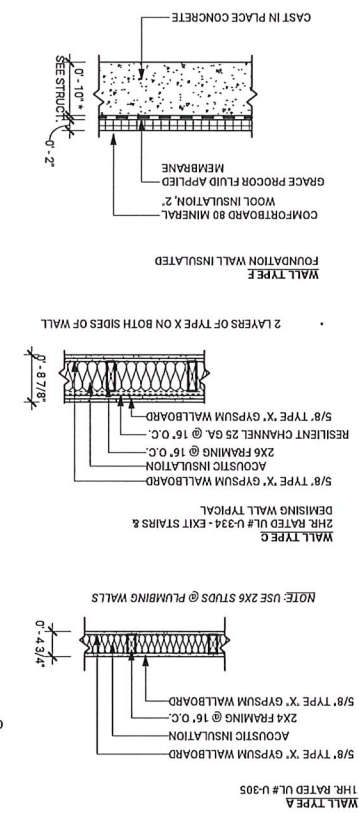
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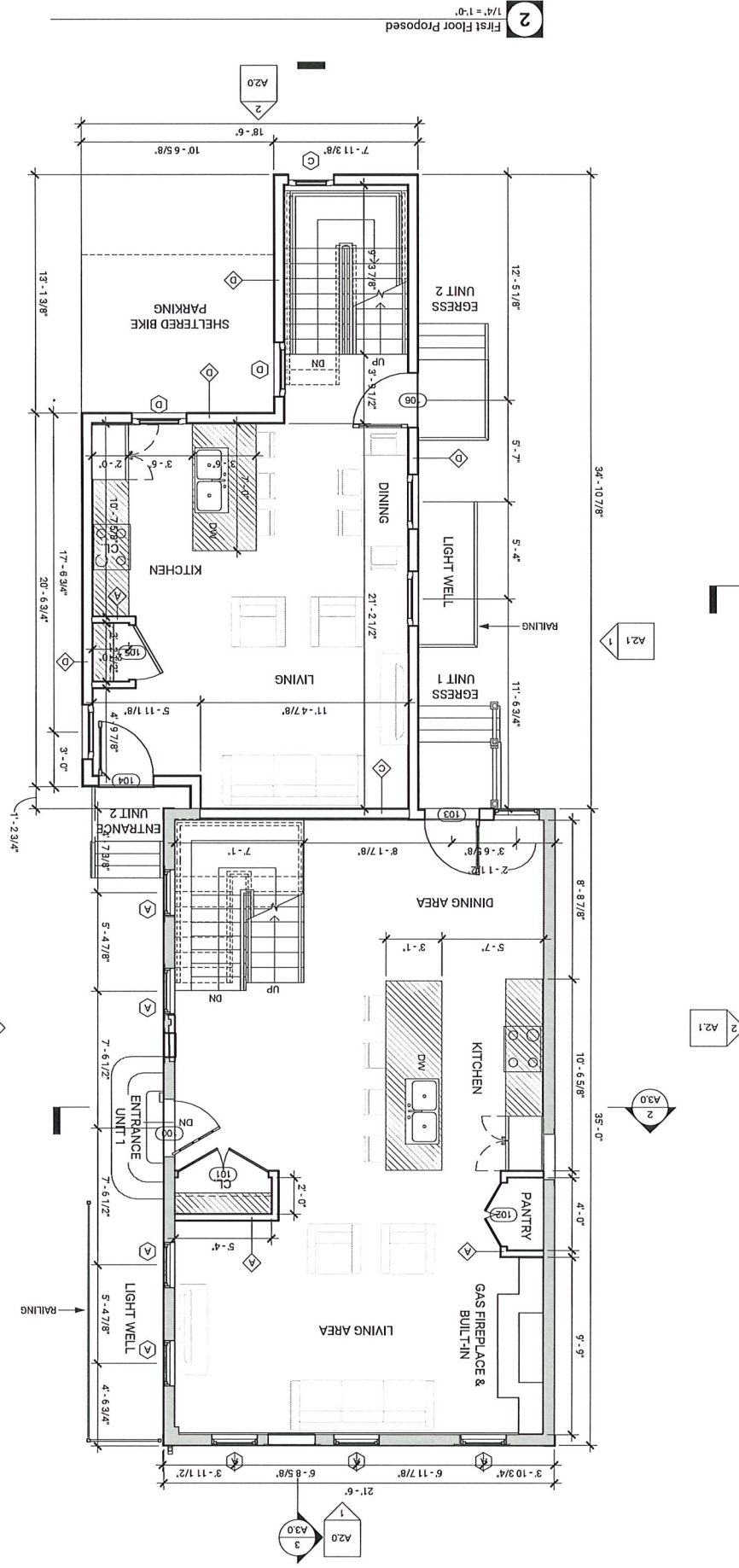
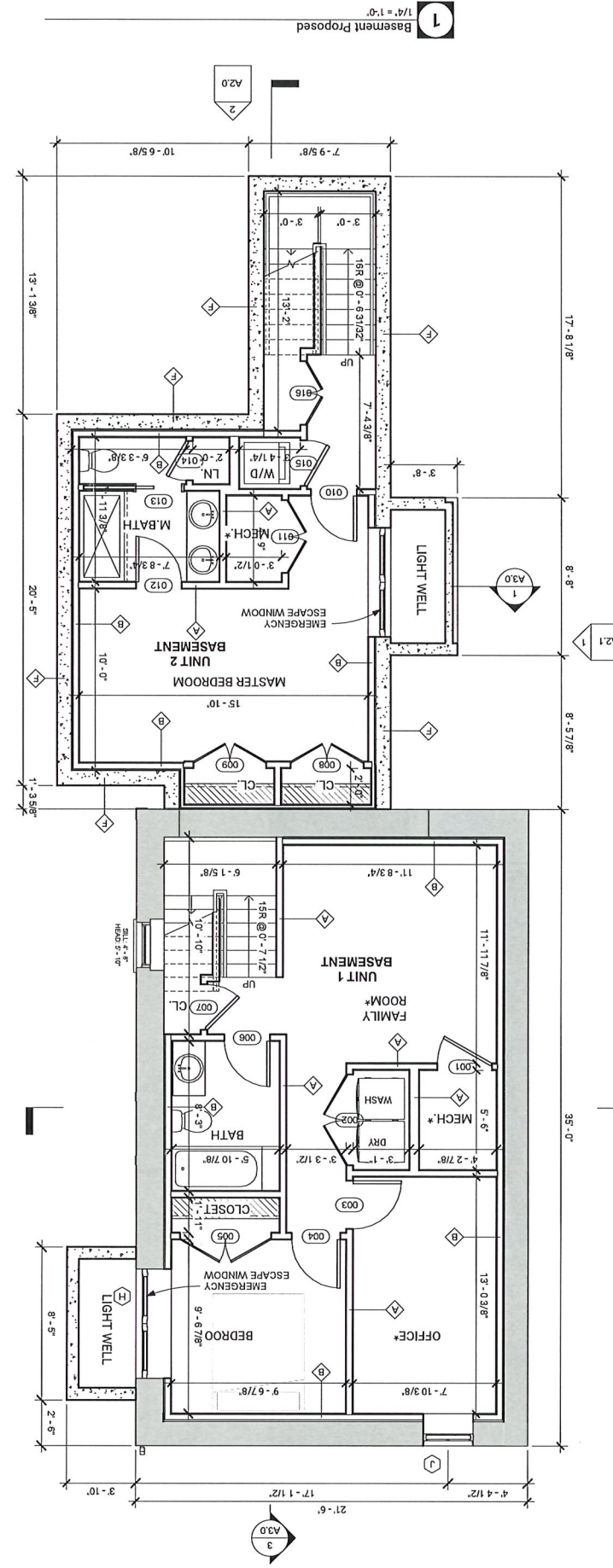


- WINDOW SCHEDULE NOTES:**
1. ALL WINDOWS TO HAVE HIGH PERFORMANCE, LOW-E GLASS, PAINTED FINISH INSIDE, FULL SCREEN
  2. INSULATED GLASS TO BE LOW-E WITH ARGON TO MEET ENERGY STAR REQUIREMENTS
  3. PROVIDE INTERIOR WOOD CASING @ ALL WINDOW LOCATIONS
  4. WINDOW CONTROL OPENING DEVICES TO BE INSTALLED ON ANY WINDOW WITH A SILL LOWER THAN 24"

Window Schedule	Type	Mark	Width	Height	Description	Count
A	2	2'-6"	4'-8"	4'-8"	ANDERSON T.W. DOUBLE-HUNG CLAD WITH BLACK RIGID VINYL	17
B	2	2'-6"	5'-6"	5'-6"	ANDERSON FIXED	2
C	2	2'-6"	4'-0"	4'-0"	ANDERSON FIXED	1
D	3	3'-0"	5'-6"	5'-6"	ANDERSON CASSEMENT	8
E	3	3'-0"	3'-0"	3'-0"	ANDERSON TRANSOM	1
F	3	3'-0"	3'-0"	3'-0"	ANDERSON TRANSOM	1
G	3	3'-0"	3'-0"	3'-0"	ANDERSON CASSEMENT	2
H	3	3'-0"	4'-0"	4'-0"	ANDERSON CASSEMENT	4
I	3	3'-0"	3'-0"	3'-0"	ANDERSON CASSEMENT	1
J	1	2'-9"	1'-6"	1'-6"	ANDERSON FIXED	1
SL.1	3	3'-3 1/8"	3'-3 1/8"	3'-3 1/8"	SKYLIGHT VELUX	4
SL.2	2	2'-1 1/8"	4'-3 1/8"	4'-3 1/8"	SKYLIGHT VELUX	1

Door Schedule A1.3	Mark	Width	Height	Comments
001	3'-0"	6'-8"	6'-8"	MAIN BASEMENT NEW
002	5'-0"	6'-8"	6'-8"	Double Door
003	2'-8"	6'-8"	6'-8"	Double Door
004	2'-8"	6'-8"	6'-8"	Double Door
005	5'-0"	6'-8"	6'-8"	Double Door
006	2'-6"	6'-8"	6'-8"	ADDITION First Floor
007	2'-6"	6'-8"	6'-8"	Double Door
008	4'-0"	6'-8"	6'-8"	ADDITION Basement

Door Schedule A1.3	Mark	Width	Height	Comments
100	3'-0"	6'-8"	6'-8"	Unit 1 Entry Door
101	5'-0"	6'-8"	6'-8"	Double Door
102	3'-6"	6'-8"	6'-8"	Double Door
103	3'-0"	7'-0"	7'-0"	Unit 1 Entry Door
104	3'-0"	7'-0"	7'-0"	Unit 2 Entry Door
105	3'-0"	6'-8"	6'-8"	Unit 2 Entry Door
106	3'-0"	7'-0"	7'-0"	Unit 2 Entry Door



**BA**

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NO. DATE DESCRIPTION  
1. 2/9/2021 JMB PS As indicated

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CONSTRUCTION DOCUMENTS

BASEMENT & FIRST FLOOR PLANS

A1.3





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**SECOND FLOOR & ROOF PLAN**

**A1.4**

**Door Schedule A1.4**

Mark	Width	Height	Comments
<b>MAIN SECOND FLOOR NEW</b>			
200	2' - 8"	6' - 8"	
201	2' - 8"	6' - 8"	
202	2' - 8"	6' - 8"	
203	5' - 0"	6' - 8"	Double Door
204	2' - 8"	6' - 8"	
205	2' - 8"	6' - 8"	
206	3' - 6"	6' - 8"	Angled Doors Under Stairs, VIF
<b>ADDITION Second Floor</b>			
207	5' - 0"	6' - 8"	Double Door
208	5' - 0"	6' - 8"	Double Door
209	2' - 8"	6' - 8"	
210	2' - 8"	6' - 8"	
211	5' - 0"	6' - 8"	Double Door
212	2' - 8"	6' - 8"	
213	2' - 8"	6' - 8"	
214	2' - 8"	6' - 8"	
<b>Rear Roof Deck</b>			
301	3' - 0"	6' - 8"	Roof Deck Entry Door

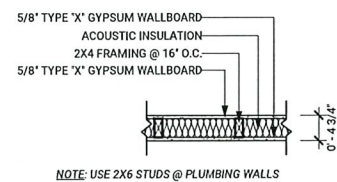
**Window Schedule**

Type Mark	Width	Height	Description	Count
A	2' - 6"	4' - 8"	ANDERSON TW DOUBLE-HUNG CLAD WITH BLACK RIGID VINYL	17
B	2' - 6"	5' - 6"	ANDERSEN FIXED	2
C	2' - 6"	4' - 0"	ANDERSEN FIXED	1
D	3' - 0"	5' - 6"	ANDERSEN CASEMENT	8
E	6' - 0"	3' - 0"	ANDERSEN TRANSOM	1
F	6' - 0"	3' - 0"	ANDERSEN TRANSOM	1
G	3' - 0"	3' - 0"	ANDERSEN CASEMENT	2
H	3' - 0"	4' - 0"	ANDERSEN CASEMENT	4
I	3' - 2"	3' - 0"	ANDERSEN CASEMENT	1
J	2' - 9"	1' - 6"	ANDERSEN FIXED	1
SL.1	3' - 3 1/8"	3' - 3 1/8"	SKYLIGHT VELUX	4
SL.2	2' - 11 1/8"	4' - 3 1/8"	SKYLIGHT VELUX	1

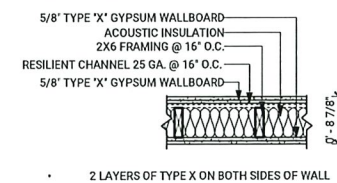
**WINDOW SCHEDULE NOTES:**

1. ALL WINDOWS TO HAVE HIGH PERFORMANCE, LOW-E GLASS, PAINTED FINISH INSIDE, FULL SCREEN
2. INSULATED GLASS TO BE LOW-E WITH ARGON TO MEET ENERGY STAR REQUIREMENTS
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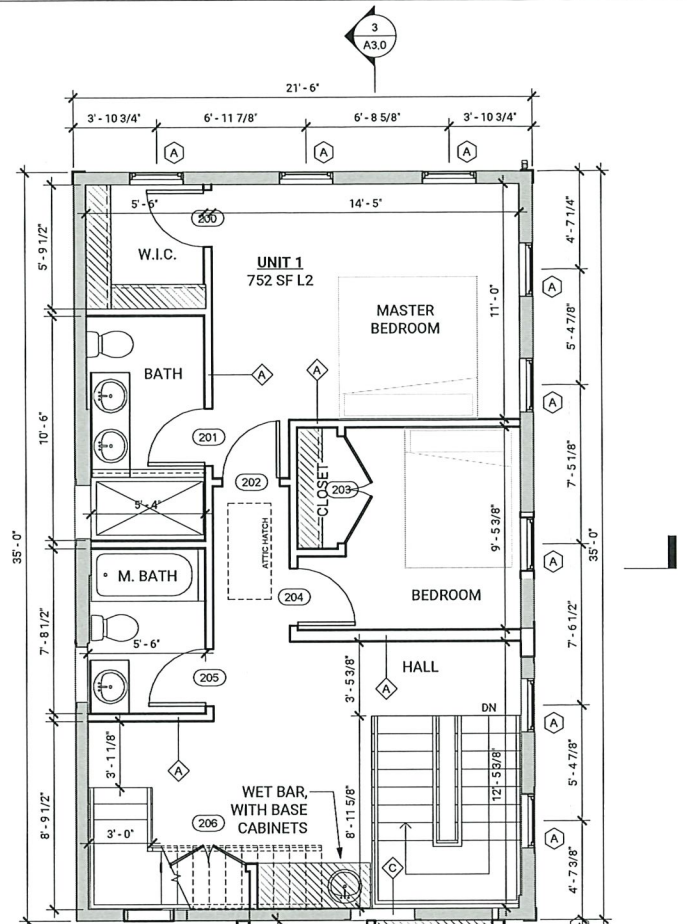
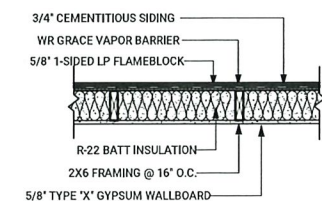
**WALL TYPE A**  
 1HR. RATED UL# U-305



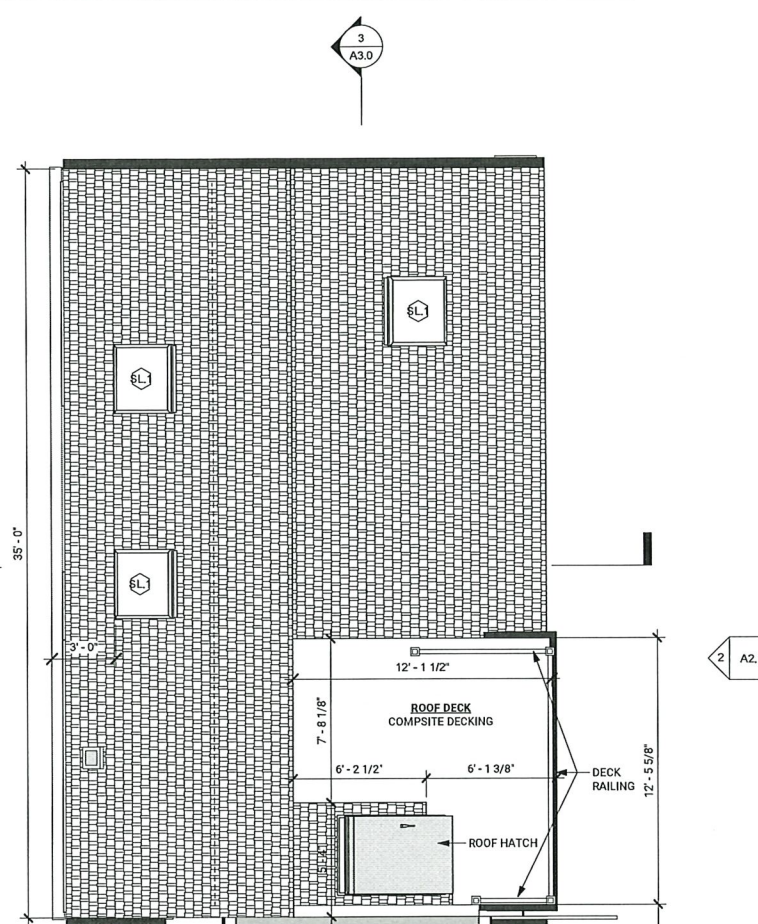
**WALL TYPE C**  
 2HR. RATED UL# U-334 - EXIT STAIRS & DEMISING WALL TYPICAL



**WALL TYPE D**  
 1HR. RATED BOTH SIDES UL# U418 R-22 CAVITY SEE ELEVATIONS FOR EXTERIOR CLADDING TYPE



**1** Second Floor Proposed  
 1/4" = 1'-0"



**2** Third Floor Proposed  
 1/4" = 1'-0"









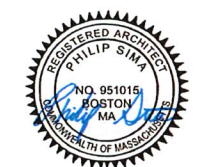
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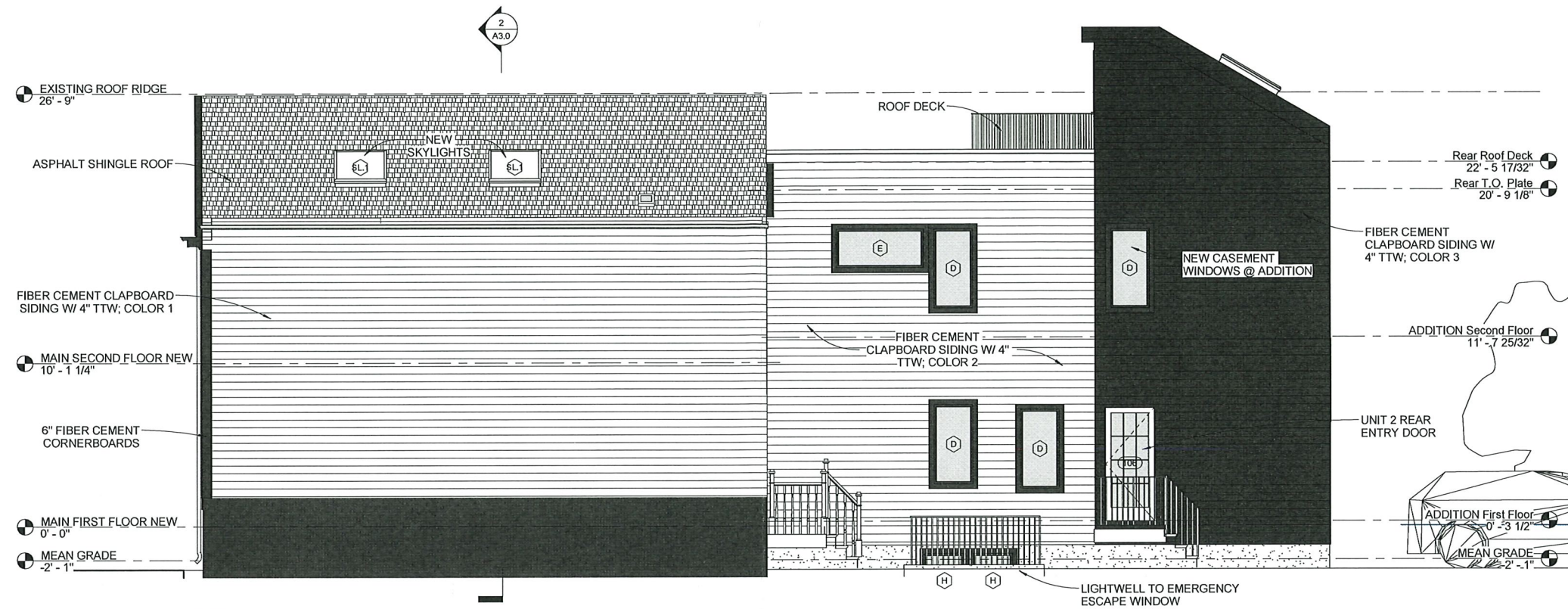
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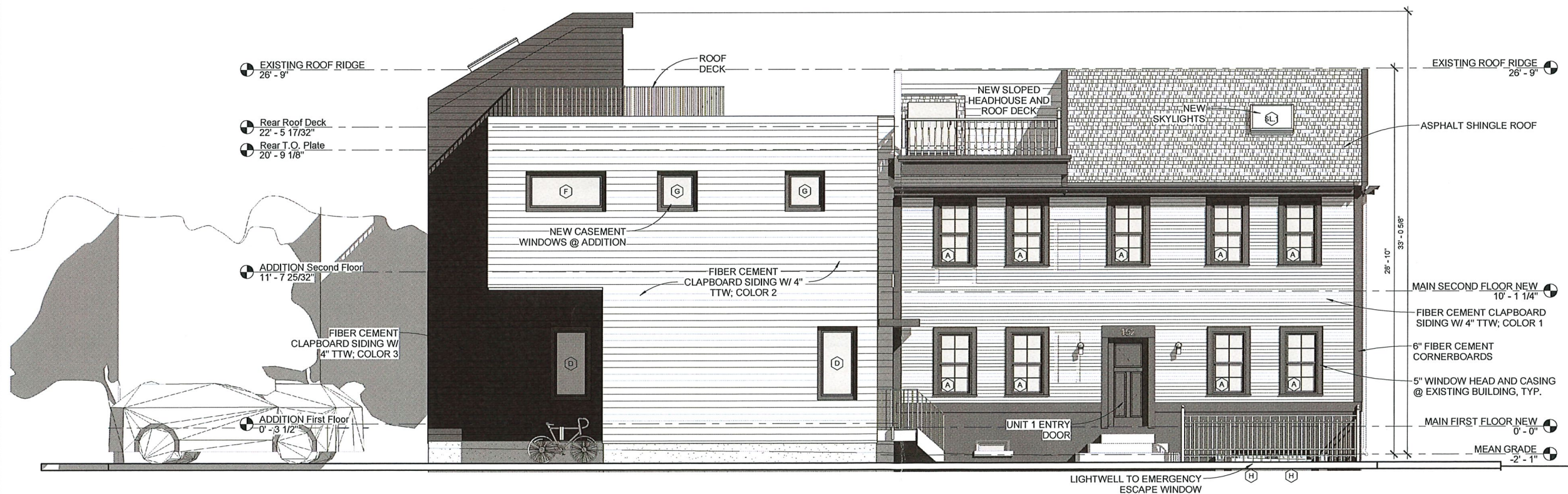
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Scale	1/4" = 1'-0"

**ELEVATIONS**

**A2.1**



**1** SIDE ELEVATION - WEST  
1/4" = 1'-0"



**2** DRIVEWAY ELEVATION - EAST  
1/4" = 1'-0"









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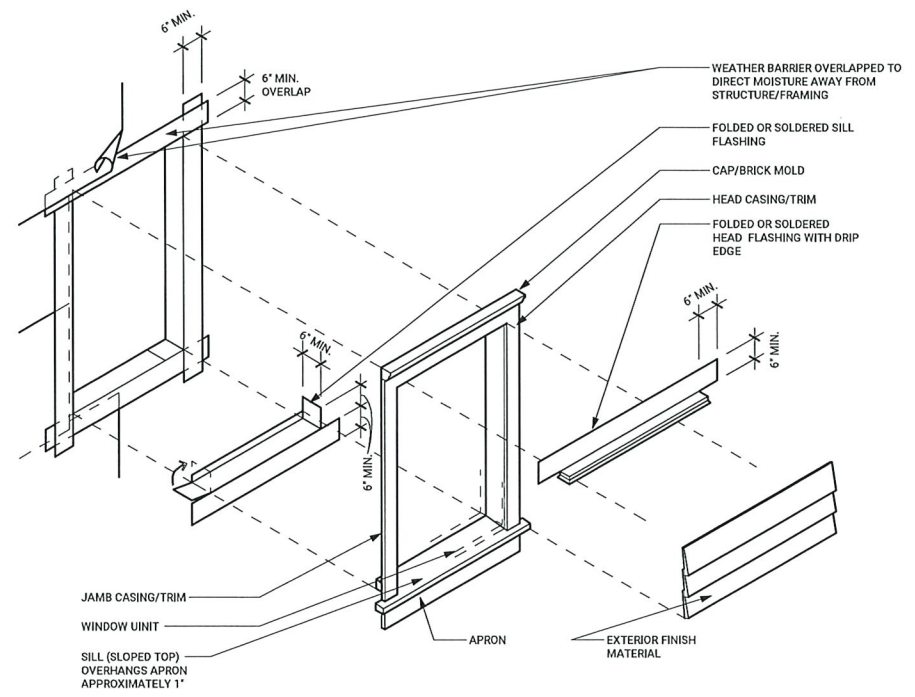
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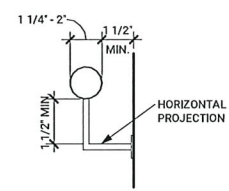
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**WALL SECTION & DETAILS**

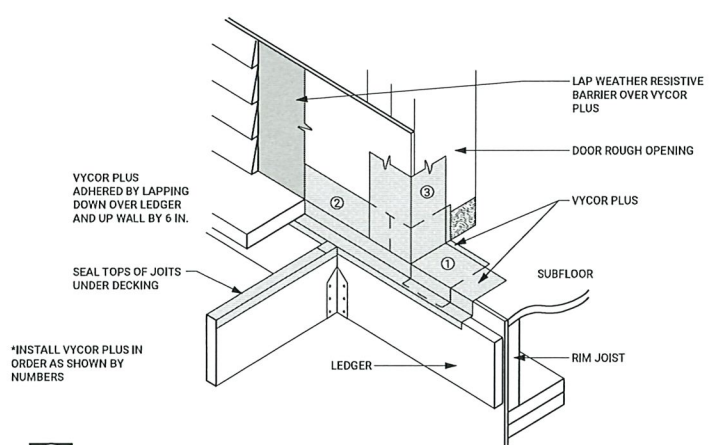
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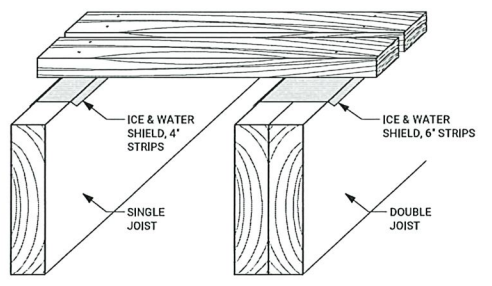
**2** Window Flashing Detail  
1/2" = 1'-0"



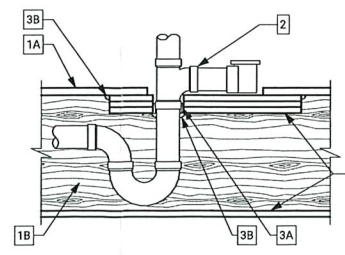
**3** Typical Handrail Detail  
3" = 1'-0"



**4** Typical Deck Detail @ Door  
1/2" = 1'-0"

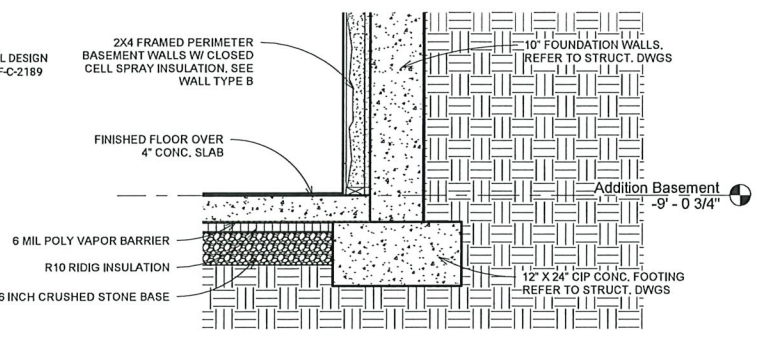
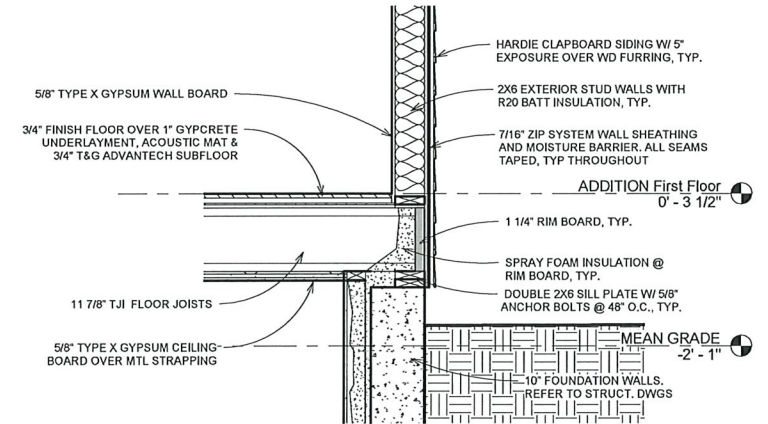
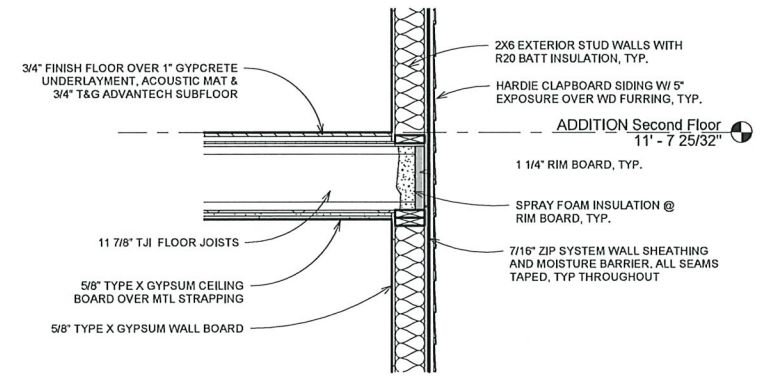
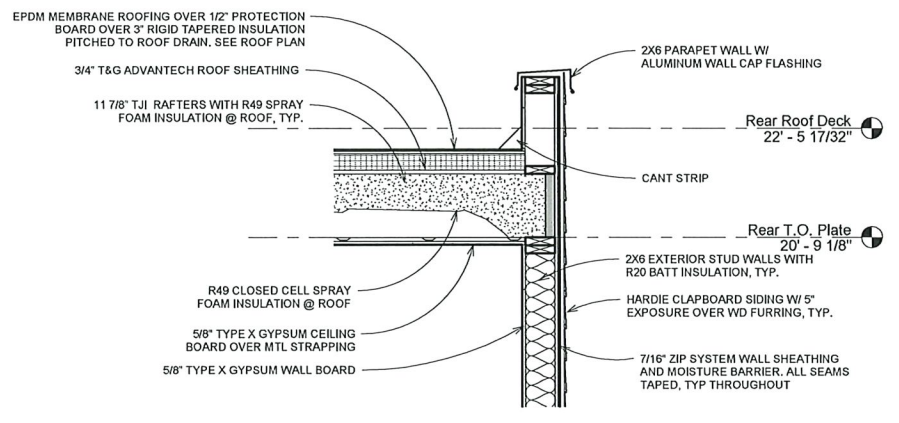


**5** Deck Detail  
1/2" = 1'-0"



- FLOOR CEILING ASSEMBLY
  - FLOORING SYSTEM.
  - FLOOR JOIST
  - 5/8" GWB
- DRAIN ASSEMBLY - 2" DIA PVC
- FIRESTOP SYSTEM:
  - FILL VOID OR CAVITY MATERIAL - WRAP STRIP - NOM. 3/16" THICK BY 1" WIDE INTUMESCENT STRIP HILTI INC. - CP648 - E W25/1" WRAP STRIP
  - CAULK
  - HILTI INC. - FS - ONE SEALANT

**6** Tub Drain Detail  
1/2" = 1'-0"



**1** Wall Section at Addition  
3/4" = 1'-0"



