

PROPOSED RENOVATION/ADDITION

290-292 TAPPAN STREET BROOKLINE, MA 02445

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RENOVATION/
ADDITION

290-292 TAPPAN STREET
BROOKLINE, MA 02445

FINESPACES
ARCHITECTURE, LLC
175 MAPLE STREET SHERBORN, MA 01770
ph 508.653.5223 fax 508.650.4849

CODE SUMMARY:

IBC 2015

USE TYPE:
R3 with U Private Garage

CONSTRUCTION TYPE: VB Sprinklered

ZONING SUMMARY

ZONED T-6
FAR: .75
LOT SIZE: 6258 sf
6258 x .75 = 4693.5 sf allowable

EXISTING FAR

Basement:	181.32 (excludes garages)
Lower Level:	+1063.65 (excludes mechanical areas)
1st fl:	1819.38sf
2nd fl:	1775.95sf
GROSS SF:	4840.3sf
	4840.3-4693.5

PROPOSED FAR

Basement:	100.25 (excludes garages & mechanical)
Lower Level:	1718.57 (excludes mechanical)
1st fl:	1830.6
2nd fl:	1787.06
Attic:	1431.13
GROSS SF:	6867.61sf

SEE PLOT PLAN FOR SETBACKS

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
A.S.F.	ABOVE SUBFLOOR
BET	BETWEEN
BLDG	BUILDING
B.O.	BOTTOM OF
BOTT	BOTTOM
BM	BEAM
CL	CLOSET
CLG	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DET	DETAIL
DN	DOWN
EA	EACH
ELEC	ELECTRIC/ELECTRICAL
EX'G	EXISTING
FIN	FINISHED
FTG	FOOTING
H	HEIGHT; HIGH
HD	HOLDDOWN
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
NO	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OP'NG	OPENING
PLYWD	PLYWOOD
PT	PRESSURE TREATED
PTD	PAINTED
R	RISER
REQ'D	REQUIRED
REINF	REINFORCING; REINFORCE
R.O.	ROUGH OPENING
SCHED	SCHEDULE
SIM	SIMILAR
SQ	SQUARE
STL	STEEL
STRUCT	STRUCTURE; STRUCTURAL
SYM	SYMMETRICAL
T	TREAD
T&G	TONGUE AND GROOVE
TMP	TEMPERED
T.O.	TOP OF
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
VL	VERSA-LAM
W	WIDTH
W/	WITH
WD	WOOD

GENERAL NOTES:

All work is to be performed in accordance with all applicable codes, regulations, ordinances and requirements of authorities having jurisdiction, including 780CMR 8th Edition and the Stretch Energy Code, and in accordance with local building practices. Contractor shall obtain and pay for all permits.
Drawings and specifications are intended to provide the basis for the proper completion of the Project suitable for the intended use of the Owner. Items not expressly set forth but which are reasonably implied or necessary for the proper performance of this work shall be included.

The Contractor shall field verify all existing dimensions and conditions shown on drawings and shall notify the Architect immediately of any discrepancies between documents and field measurements. Do not scale drawings. Refer to written dimensions only. Any questions concerning the layout of the building, missing dimensions, dimensional inaccuracy, or any other questions or inconsistencies are to be referred directly to the Architect. All dimensions are to centerline or face of stud, unless otherwise noted.

The Contractor shall coordinate the work of all trades and use experienced installers.

Provide cutting and patching work to properly complete the Project. Cut with tools appropriate for materials to be cut. Patch with materials and methods to produce patch which is not visible from a distance of five feet. Do not cut and patch in a manner that would result in a failure of the work to perform as intended, decrease fire performance, decrease acoustical performance, decrease energy performance, decrease operational life, or decrease safety factors.

Deliver, handle, store and install materials in strict accordance with manufacturer's instructions. Inspect substrates and report unsatisfactory conditions in writing. Do not proceed until unsatisfactory conditions have been corrected. Take field measurements prior to fabrication where practical. Form to required shapes and sizes with true edges, lines and angles. Provide inserts and templates as needed for work of other trades. Install materials in exact accordance with manufacturer's instructions and approved submittals. Install materials in proper relation with adjacent construction and with proper appearance. Remove and replace work which does not conform to the contract documents at no additional expense to the Owner. Restore units damaged during installation. Replace units which cannot be restored at no additional expense to the Owner.

Prepare punch list for remaining work for review by the Owner. Complete punch list items promptly at no additional expense to the Owner. Submit operating manuals, maintenance manuals, and warranty information. Obtain and submit copy of occupancy permits. Remove temporary facilities and provide final cleaning and touch-up. Restore portions of building, site improvements, landscaping and other items damaged by construction operations to the satisfaction of the Owner at no additional expense to the Owner.

SHEET INDEX

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A1	EX'G CONDITIONS
A2	FLOOR PLANS
A3	FLOOR PLANS
A4	FLOOR PLAN
A5	ELEVATIONS
A6	ELEVATIONS

KEY

	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	WALL TYPE TAG
	CEILING TYPE TAG
	WINDOW TAG
	REVISION TAG
	TEMPERED GLAZING
	CENTER LINE
	BUILDING SECTION
	DETAIL
	FIRE BARRIER/FIRE PARTITION
	ELEVATION

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CONSULTANT:

DATE:

21 MAY 2019

SCALE:

AS NOTED

DRAWN BY:

KGL

CHECKED BY:

KGL

SHEET TITLE:

COVER SHEET
NOTES

SHEET NUMBER:

A0

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21 MAY 2019

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KGL

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SHEET TITLE:
EXISTING CONDITIONS/
DEMOLITION PLANS

SHEET NUMBER:

A1

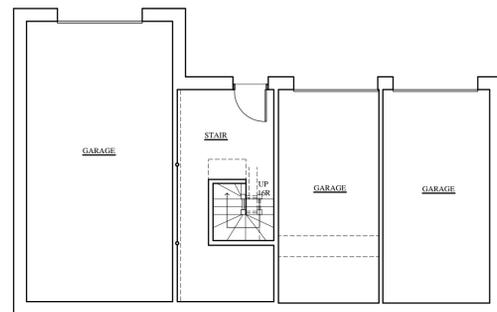


5 LEFT SIDE ELEVATION
1/8" = 1'-0"

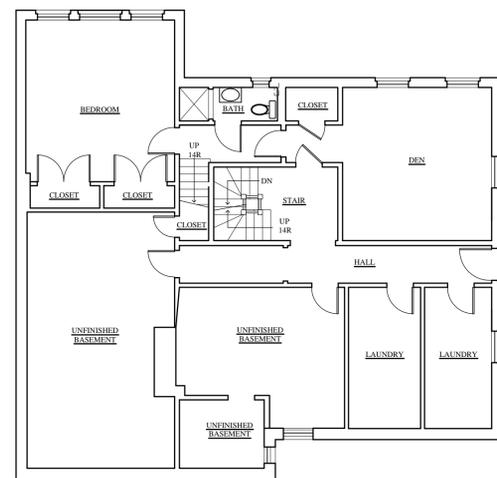
6 FRONT ELEVATION
1/8" = 1'-0"

7 RIGHT SIDE ELEVATION
1/8" = 1'-0"

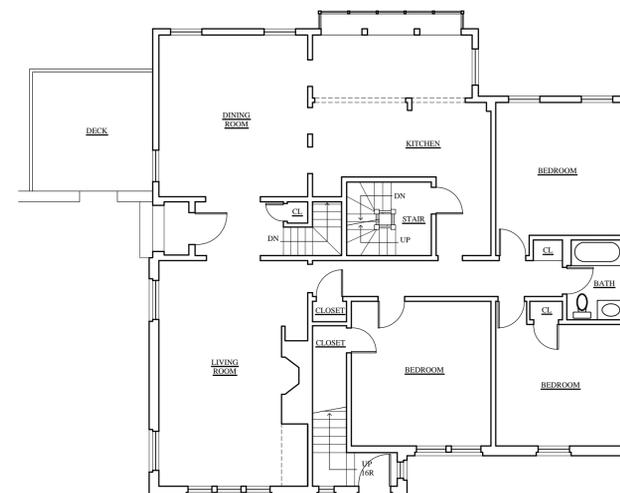
8 REAR ELEVATION
1/8" = 1'-0"



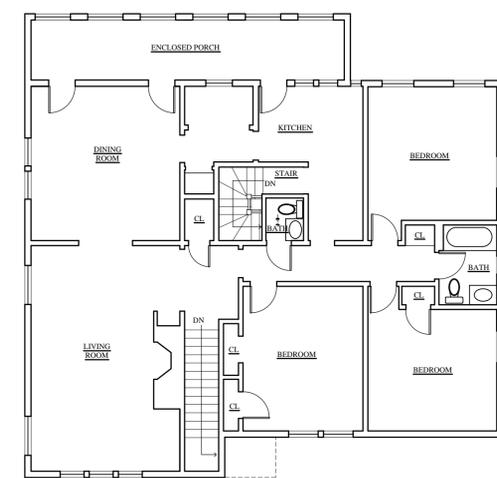
1 BASEMENT/GARAGE PLAN
1/8" = 1'-0"



2 LOWER LEVEL PLAN
1/8" = 1'-0"



3 FIRST FLOOR PLAN
1/8" = 1'-0"



4 SECOND FLOOR PLAN
1/8" = 1'-0"

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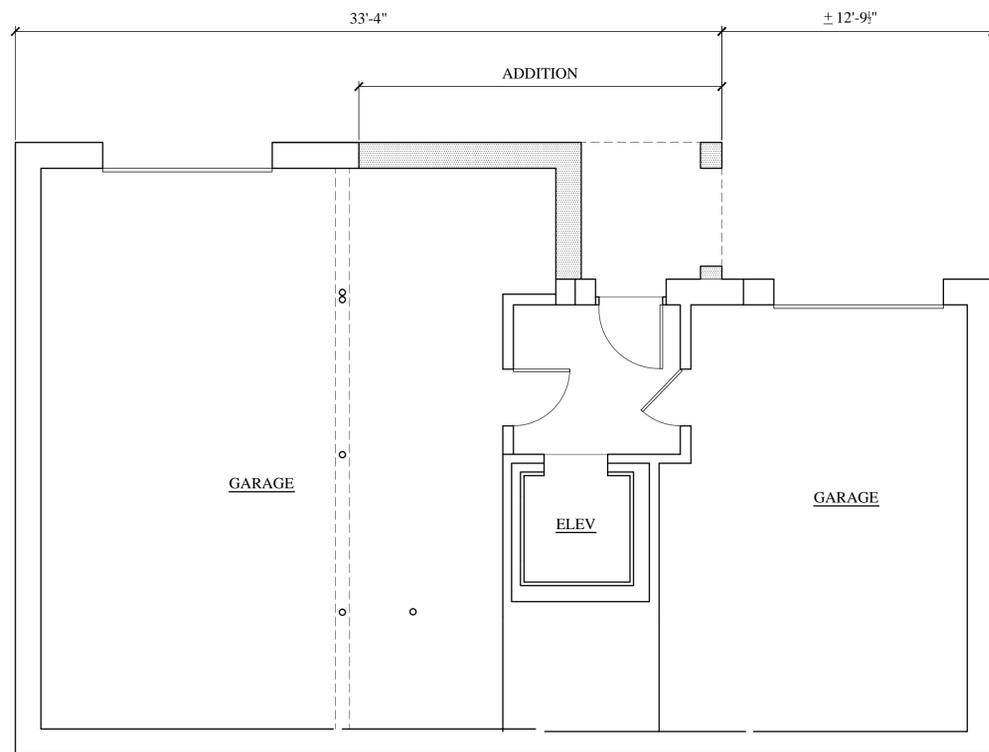
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KGL

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KGL

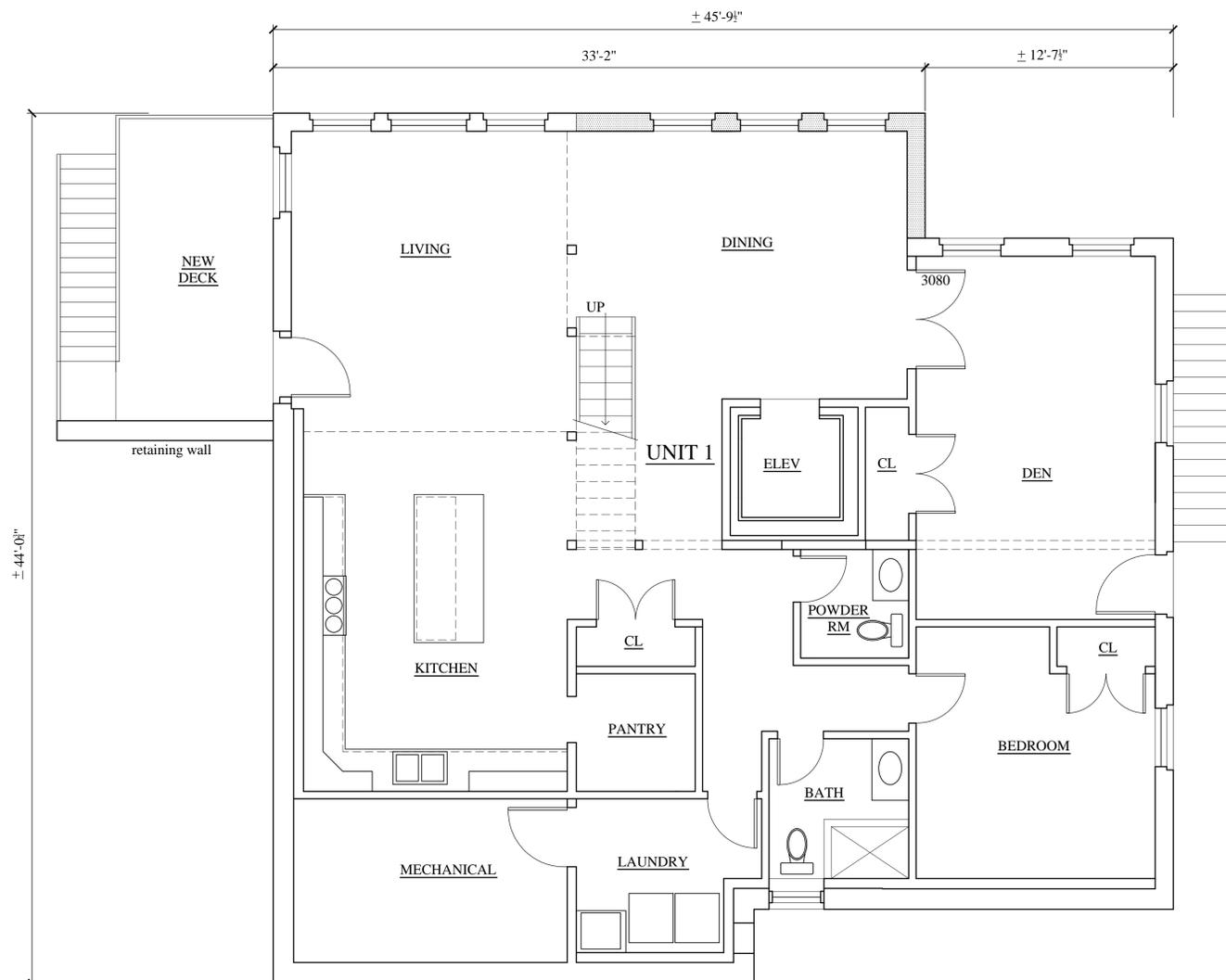
SHEET TITLE:
PLANS

SHEET NUMBER:

A2



1 BASEMENT/GARAGE PLAN
1/4" = 1'-0"



2 LOWER LEVEL PLAN
1/4" = 1'-0"

Expanded Footprint

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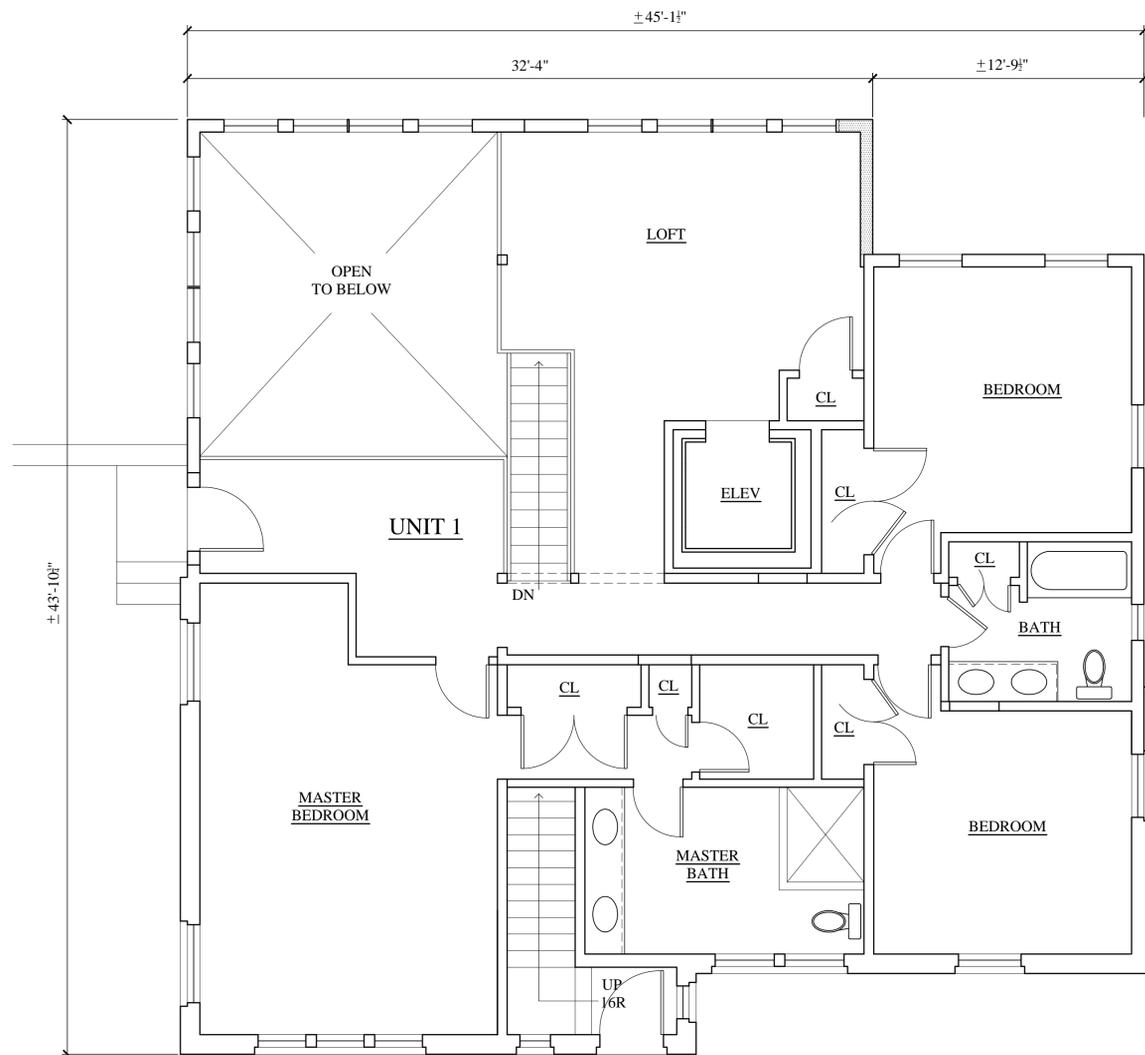
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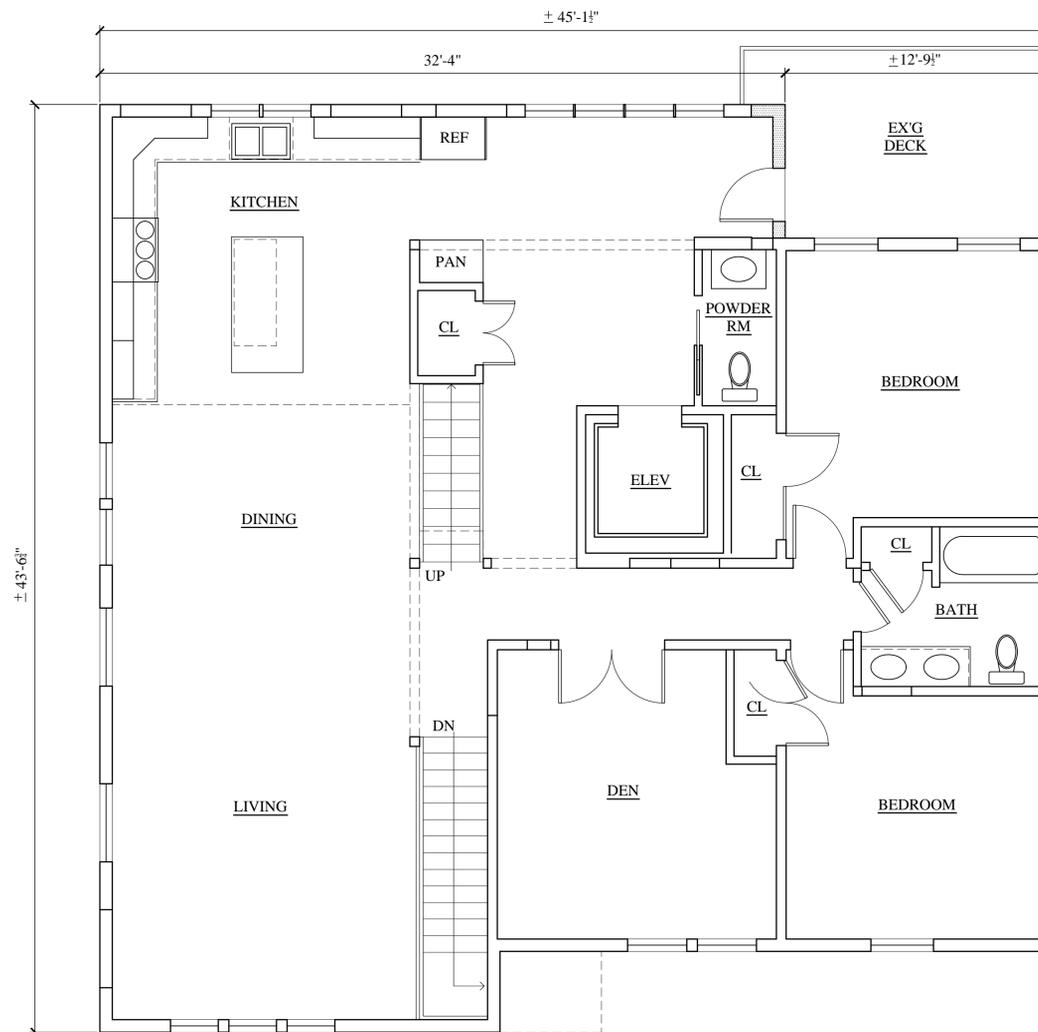
SHEET TITLE:
PLANS

SHEET NUMBER:

A3



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"

Expanded Footprint

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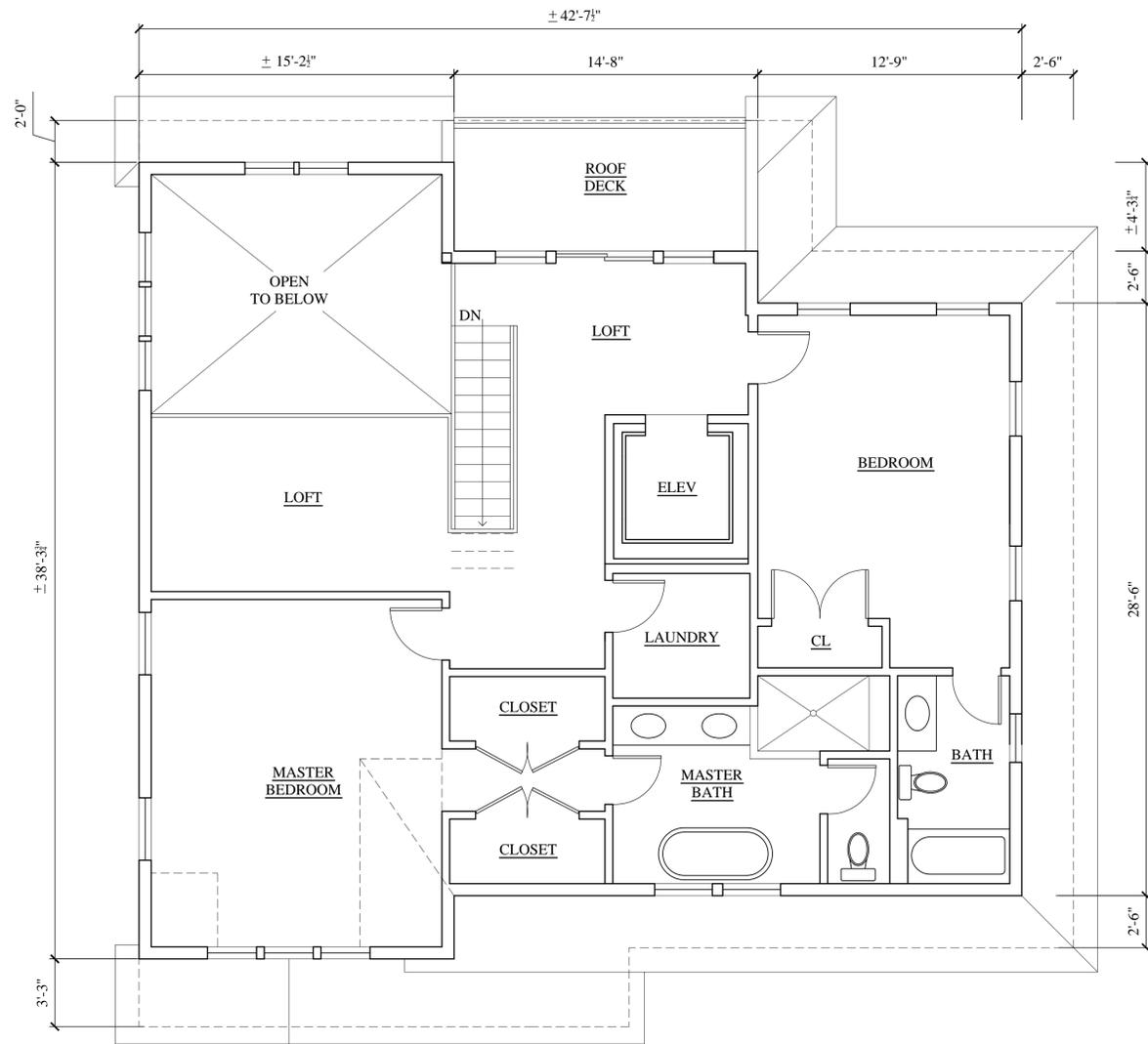
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SHEET TITLE:
PLANS

SHEET NUMBER:

A4



1 THIRD FLOOR PLAN
1/4" = 1'-0"

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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A5



1 LEFT SIDE ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"

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ELEVATIONS

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A6



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"