Garden House

Scope of Work:
Redesign front entry, small addition at rear, partial interior renovation
1. BUILDING WRAP, VAPOR BARRIER OR SIMILAR MEMBRANE SHALL BE INSTALLED OVER ALL MINIMUM 15# FELT PAPER OR EQ., ROOFS SHALL HAVE MINIMUM 30# ASPHALT IMPREGNATED FELT PAPER OR EQ, WITH NOT LESS THAN 4" HORIZONTAL DRAINAGE TO RIDGE, AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER’S INSTRUCTIONS AND DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

PLUMBING MECHANICAL NOTES:
1. ALL UNDERGROUND SYSTEMS ARE TO BE AS SPECIFIED ON THE STRUCTURAL DRAWINGS UNLESS OTHERWISE NOTED.
2. ALL WATER HEATING SYSTEMS TO BE AS SPECIFIED ON THE STRUCTURAL DRAWINGS UNLESS OTHERWISE NOTED.
3. ALL DRains TO BE AS SPECIFIED ON THE STRUCTURAL DRAWINGS UNLESS OTHERWISE NOTED.
4. ALL WORKSHOPS/APD IS CONTRACTED TO SERVE AS THE OWNER’S REPRESENTATIVE.

FOUNDATION NOTES:
1. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
2. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD OR FOOTING SET ON A 4" MIN THICKNESS COMPACTED GRAVEL BASE ON LEVEL MATERIAL OR OPEN SPACE PER DETAIL.
3. ALL EXTERIOR POSTS SHALL BE 4X4 STRUCT. CORE WRAPPED W/ 5 1/4" SQ. NATURAL CEDAR.

EXTERIOR FINISH NOTES:
1. WINDOW AND DOOR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. JOB MANUFACTURER'S SPECIFICATIONS.
2. ALL JOINTS SHALL BE TOOLED AS SOON AS POSSIBLE AFTER INITIAL SET. FLUSH JOINTS SHALL NOT BE PERMITTED.
3. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE AS SPECIFIED IN THE DOOR AND WINDOW SCHEDULE.

MATERIAL SYMBOLS:
1. COAT
2. ALUM
3. FRAMES
4. CONCRETE
5. METAL
6. GLASS (ELEVATION)

ABBREVIATIONS:
- B.O.: BUILDING OWNER
- CONC.: CONCRETE
- C.T.: CERAMIC TILE
- MTL.: METAL
- C.T.: CERAMIC TILE
- MULLI: MULLION
- VAPOR BARRIER
- STRUCTURAL GRADE
- B.O.: BUILDING OWNER
- MTL.: METAL
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ACCESSIBILITY COMPLIANCE NOTES

PROPOSED WORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF 521 CMR, ARCHITECTURAL ACCESS BOARD REGULATIONS.

CONNECTING ACCESSIBLE SPACES AND ELEMENTS INSIDE AND OUTSIDE A FACILITY. AN ACCESSIBLE ROUTE SHALL HAVE A MINIMUM CLEAR WIDTH OF 36 INCHES EXCEPT AT DOORS AND AT OPENINGS LESS THAN 24 INCHES DEEP WHERE IT SHALL COMPLY WITH 521 CMR 26.00.

ALL DOORWAYS AND OPENINGS THAT ARE REQUIRED TO BE ACCESSIBLE SHALL MAX.

CHANGES IN LEVEL ALONG AN ACCESSIBLE ROUTE GREATER THAN ¼" AND LESS MAX.

CHANGES IN LEVEL GREATER THAN ½ INCH ARE NOT ALLOWED UNLESS A RAMP, WALKWAY, OR MEANS OF VERTICAL ACCESS COMPLYING WITH 521 CMR IS PROVIDED.

DOORS AND GATES. A MINIMUM OF 18" OF CLEAR FLOOR SPACE SHALL BE PROVIDED X > 8

THE SPACE REQUIRED FOR A WHEELCHAIR TO MAKE A 180-DEGREE TURN IS A CLEAR FLOOR SPACE: FORWARD APPROACH, PUSH SIDE X > 8

PAPER

SIGNAGE MOUNTING HEIGHT

MIN   MAX

MIN. TOE CLEARANCE

MIN. TOE CLEARANCE

MIN. TOE CLEARANCE

MIN. TOE CLEARANCE

CLEARANCE IN AN ALCOVE: PARALLEL

SIZE OF DOOR HARDWARE LOCATED BETWEEN 34" AND 48" ABOVE FLOOR

DOWNSTAIRS TOILET UNLIMITED

UPSTAIRS TOILET UNLIMITED

WATER CLOSET

MIRROR

SLIDING DOOR: FRONT APPROACH, PULL SIDE

SLIDING DOOR: STOP OR LATCH APPROACH

SLIDING DOOR: POCKET OR HINGE

FOLDING DOOR

HINGED DOOR

SLIDING DOOR

DOORWAYS WITHOUT

DOORWAYS WITH PROJECTIONS 

UPSTAIRS TOILET UNLIMITED

DOWNSTAIRS TOILET UNLIMITED

WATER CLOSET

FOOTPRINT

MIN.

MAX.

MIN.

MAX.

MIN.

MAX.

MIN.

MAX.

MIN.

MAX.

MIN.

MAX.

MIN.

MAX.

MIN.

MAX.
NEW OPENING IN EXISTING WALL PARTITION FOR NEW CONNECTING DOORS.

REMOVE EXG. TUB.

Garden House
105 NEWBURY ST.
BOSTON, MA 02116
T: (617) 314-9003

ARCHITECT
ROOM 306
WORKSHOP/APD ARCHITECTURE DPC
T: (212) 273-9712  info@workshopapd.com

CONTRACTOR
ROOM 302

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Vineyard Haven, MA 02568
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T: (617) 314-9003

LANDSCAPE ARCHITECT
MIROSLAVA AHERN LLC
6 Windy Way
Nantucket, MA, 02554

Copyright © 2021 WORKSHOP/APD ARCHITECTURE DPC
EXISTING RUBBER ROOF TO BE REMOVED AND REPLACED WITH NEW ASPHALT SHINGLE
EXISTING VINYL SIDING TO BE REMOVED AND REPLACED WITH NEW PAINTED CLAPBOARD SIDING
EXISTING SHUTTERS TO BE REPLACED WITH NEW SHUTTERS WITH HINGES & STAYS.
REPLACE EXISTING RAILING
REMOVE WINDOWS, DOORS, SIDING, ROOFING, TRIM, GUTTERS, SIGNAGE FROM ENTRY MASS
REMOVE EXISTING ROOFING AND ROOF STRUCTURE IN THIS SECTION - REPLACE WITH NEW
EXISTING GUTTERS AND LEADERS TO BE REMOVED AND REPLACED
EXISTING BRICK CHIMNEY TO REMAIN
REPLACE EXISTING RAILING

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SCALE:
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DATE:
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OWNER
MEP ENGINEER
STRUCTURAL ENGINEER
CONTRACTOR
BLUEFLAG CONSTRUCTION, LLC
105 Newbury Street, 4th Flr
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T: (508) 257-1325

SITE/CIVIL ENGINEER
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Vineyard Haven, MA 02568
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BLW ENGINEERING INC.
311 Great Road, Post Office Box 1551
Littleton, MA 01460
P: 978.486.4301
F: 978.428.0067

3/16" = 1'-0"
NEW ACCESSIBLE SHOWER PAN AND GLASS ENCLOSURE
NEW WALL PARTITION AND DOORS
GLASS ENCLOSURE

23 Kelley St, Edgartown, MA 02539

Boston / Back Bay HQ
105 Newbury St.
Boston, MA 02116

17’ - 6” VIF
14’ - 5” V.I.F
8-IN

Boston, MA 02116

06/10/2021 HDC SUBMISSION
2 08/06/2021 100 % DD SET
3 08/26/2021 25 % CD SET
4 09/02/2021 DOB/MVC REFERRAL SET

1' - 6”

100.00

09/02/2021

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Not For Construction

1ST FLOOR - CONSTRUCTION FLOOR PLAN

A-110.00

1ST FLOOR CONSTRUCTION PLAN

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