

client  
**Inman Square Lofts, LLC**  
24 Crafts Road  
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TEL# (617) 733-5112  
FAX# (617) 738-8810

structural engineer  
**Roome & Guarracino**  
48 Grove Street  
Cambridge, MA 02144  
TEL# (617) 628-1700  
FAX# (617) 628 1711

general contractor  
**Essex Builders Corp**  
400 Blue Hill Drive Suite 2C  
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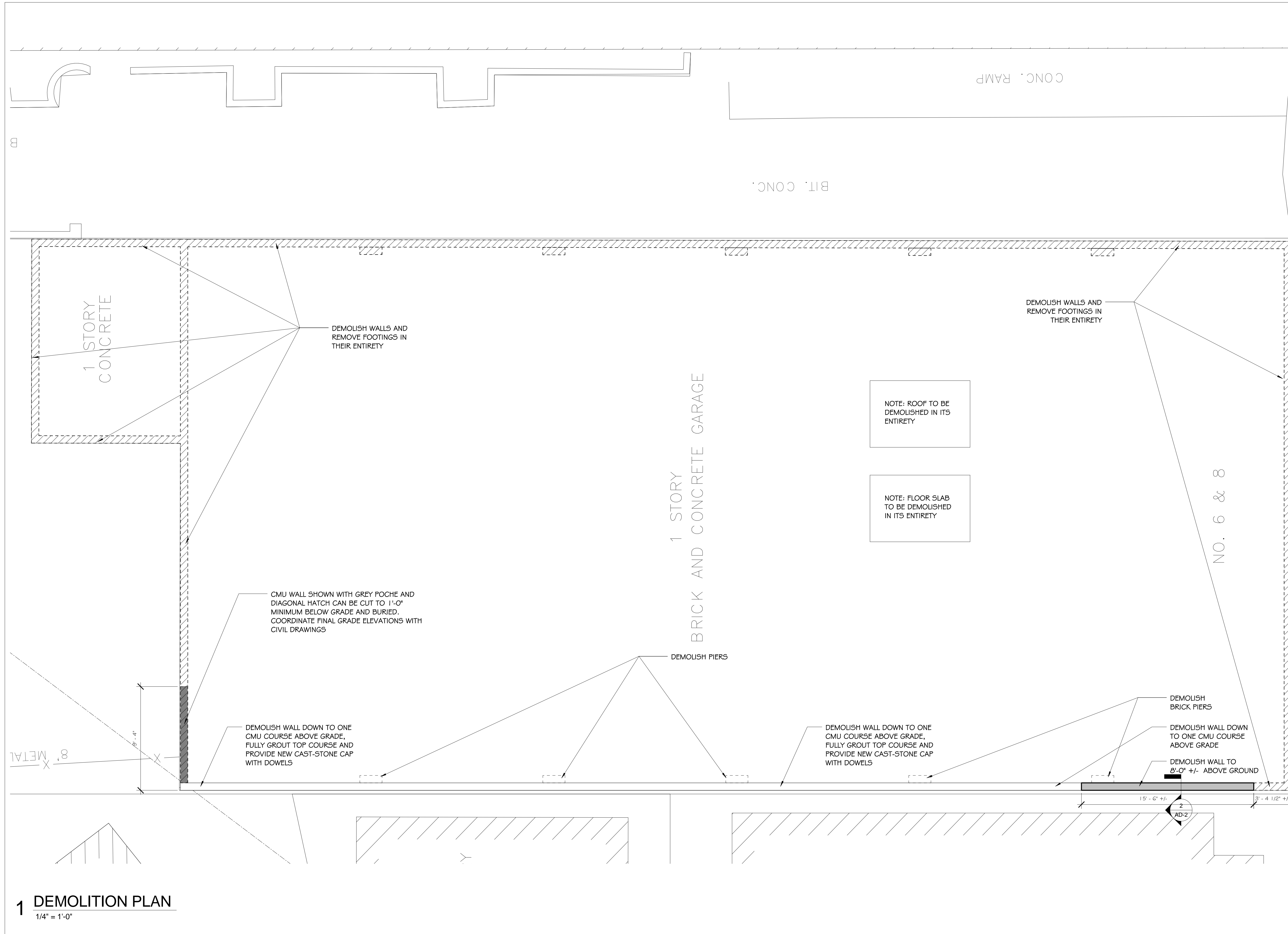
6 - 8 Beacon Street

Revisions:


Date: 03/15/2012  
Scale: 1/4" = 1'-0"  
Drawn by: MMS Checked by: LH  
Project: 10081.00

Title:  
**DEMOLITION  
PLANS**

Drawing:  
**AD-1**



**1 DEMOLITION PLAN**  
1/4" = 1'-0"

**DEMO NOTES**

**1. PERMITS, CODES AND REGULATIONS:**

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF SOMERVILLE AND DEPARTMENT OF ENVIRONMENTAL PROTECTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, FEDERAL AND STATE CODES, LAWS AND REGULATIONS.

**2. WORK:**

WORK INCLUDES DEMOLITION, REMOVAL AND DISPOSAL OF EXISTING CONSTRUCTION, MATERIALS, PRODUCTS AND SYSTEMS WITH IN THE BUILDING FOOTPRINT AS INDICATED INCLUDING WORK NOT INDICATED BUT NEEDED TO COMPLETE THE WORK OF THE CONTRACT. WITHOUT LIMITATION, WORK INCLUDES:

- COORDINATE UTILITY DISCONNECTION, CUTTING AND CAPPING.
- CONFIRM ELECTRICALLY CONNECTED ITEMS AND ELECTRICAL CONDUCTORS ARE DEENERGIZED
- SALVAGE ITEMS INDICATED
- PROVIDE EXPLORATORY SELECTIVE DEMOLITION TO EXPOSE CONCEALED CONDITIONS AND DETAILS
- TEMPORARY SHORING AND BRACING

**3. CUTTING / CAPPING OF UTILITIES:**

PRIOR TO DEMOLITION, ELECTRIC, GAS, TELEPHONE AND CABLE CONNECTIONS ARE TO BE CUT AND CAPPED AT THE MAIN. CONTRACTOR SHALL NOTIFY ELECTRIC, GAS, TELEPHONE AND CABLE COMPANIES. IF ANY OTHER EXISTING SERVICES ARE ENCOUNTERED, THEY ARE TO BE CUT AND CAPPED. CONFIRM ELECTRICALLY CONNECTED ITEMS AND ELECTRICAL CONDUCTORS ARE DE-ENERGIZED.

**4. TEMPORARY SHORING AND BRACING:**

TEMPORARY SHORING AND BRACING IS CONSIDERED "MEANS, METHODS AND TECHNIQUES", AND IS THEREFORE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**5. SITE CLEANLINESS AND DUST CONTROL:**

CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL - WET DOWN DEBRIS TO PREVENT AIR POLLUTION BY DUST ARISING FROM DEMOLITION WORK.

**6. STORAGE AND PROTECTION OF SALVAGED MATERIALS:**

CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER STORAGE AND PROTECTION OF ALL MATERIALS INDICATED TO BE SALVAGED.

**7. DISPOSAL OF DEMOLISHED MATERIALS:**

ALL MATERIALS SCHEDULED FOR REMOVAL MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, FEDERAL AND STATE LAWS AND REGULATIONS. BURIAL OR BURNING ON-SITE IS NOT PERMITTED.

**8. DISPOSAL OF REGULATED MATERIALS:**

THROUGHOUT THE WORK LIMITS, REMOVE AND DISPOSE OF EXISTING MATERIALS, WHICH MAY BE REGULATED AND WHICH MAY REQUIRE SPECIAL HANDLING AND DISPOSAL, INCLUDING, WITHOUT LIMITATION:

- ITEMS COATED WITH COATINGS CONTAINING LEAD.
- LIGHT FIXTURE BALLASTS WHICH MAY CONTAIN PCB'S.
- LIGHT FIXTURE LAMPS WHICH MAY CONTAIN MERCURY.
- THERMOSTATS AND OTHER SPECIAL SWITCHES WHICH MAY CONTAIN MERCURY.
- REFRIGERATION EQUIPMENT WHICH MAY CONTAIN CFC REFRIGERANTS.
- SMOKE DETECTORS WHICH MAY CONTAIN RADIOACTIVE MATERIALS.
- LEAD ACID BATTERIES INCLUDING EMERGENCY LIGHT FIXTURES AND OTHER BACK-UP POWER SOURCES.
- POWER TRANSFORMERS WHICH MAY CONTAIN PCB'S.
- FIRE SUPPRESSION SYSTEMS WHICH MAY CONTAIN HALON OR OTHER REGULATED GASES.
- FUEL AND OIL WHICH MAY BE IN PIPES, SYSTEMS, AND EQUIPMENT TO BE DEMOLISHED.
- OTHER ITEMS WHICH MAY BE REGULATED AND WHICH MAY REQUIRE SPECIAL HANDLING AND DISPOSAL.

**9. LOOSE AND ATTACHED ITEMS:**

THROUGHOUT THE WORK LIMITS, REMOVE AND DISPOSE OF EXISTING LOOSE AND ATTACHED ITEMS INCLUDING, WITHOUT LIMITATION: DEBRIS, TRASH, FURNISHINGS, SIGNS, TELEPHONE BOOTHS AND OTHER LOOSE ITEMS AND ATTACHED ITEMS.

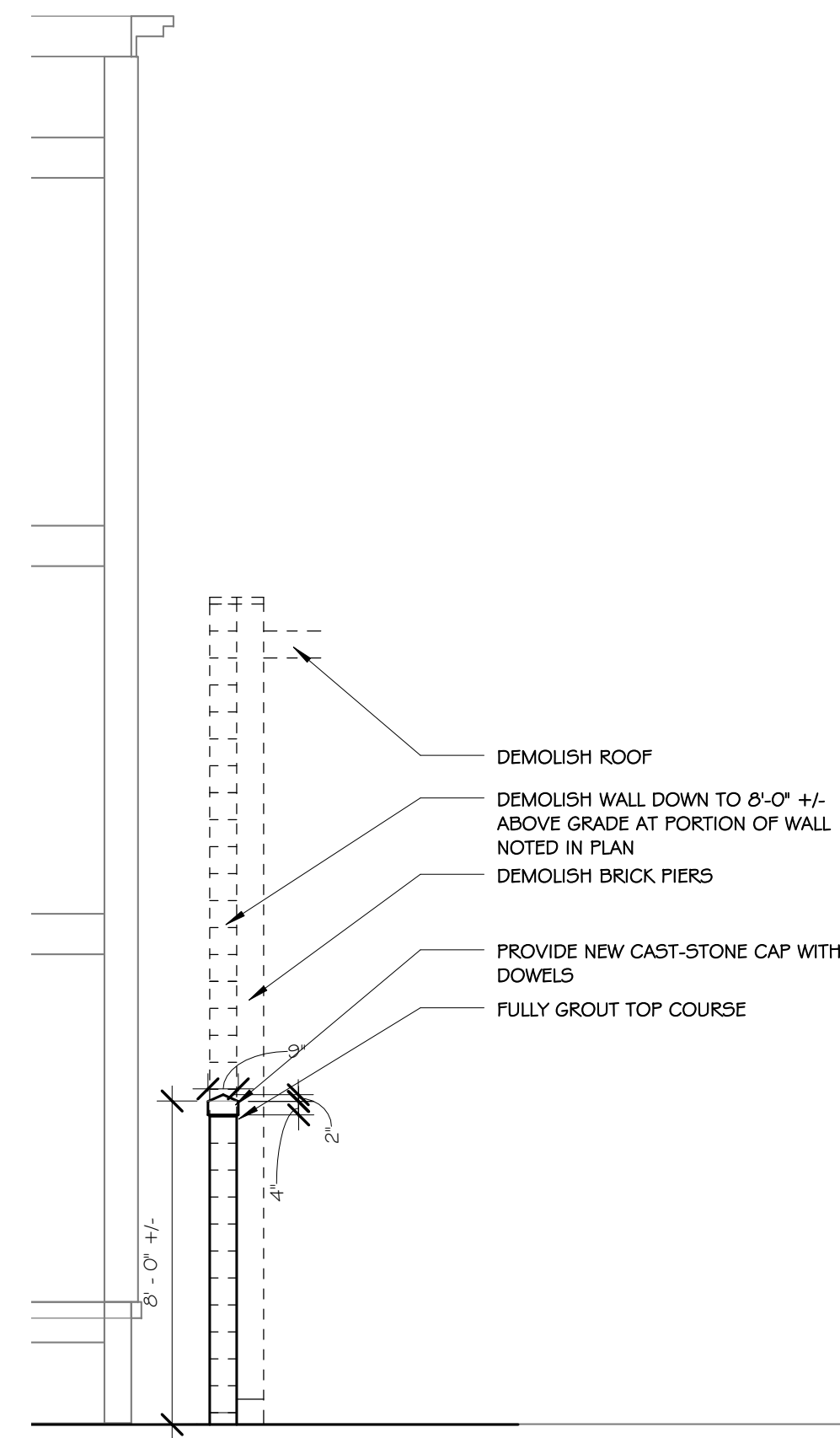
**10. SAFETY:**

ALL DEMOLITION MUST BE DONE IN A SAFE MANNER. DEMOLISH IN SMALL CONTROLLED SECTIONS. DO NOT OVERLOAD STRUCTURES BY CONCENTRATING DEBRIS OR WITH DEMOLITION CARTS OR MACHINERY. DO NOT CAUSE OR ALLOW UNCONTROLLED COLLAPSE. IF THE CONTRACT DOCUMENTS GIVE SPECIFIC INSTRUCTIONS CONCERNING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, THE CONTRACTOR SHALL EVALUATE THE JOBSITE SAFETY THEREOF AND, EXCEPT AS STATED BELOW, SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE JOBSITE SAFETY OF SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. IF THE CONTRACTOR DETERMINES THAT SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES MAY NOT BE SAFE, THE CONTRACTOR SHALL GIVE TIMELY WRITTEN NOTICE TO THE OWNER AND ARCHITECT AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK WITHOUT FURTHER WRITTEN INSTRUCTIONS FROM THE ARCHITECT.

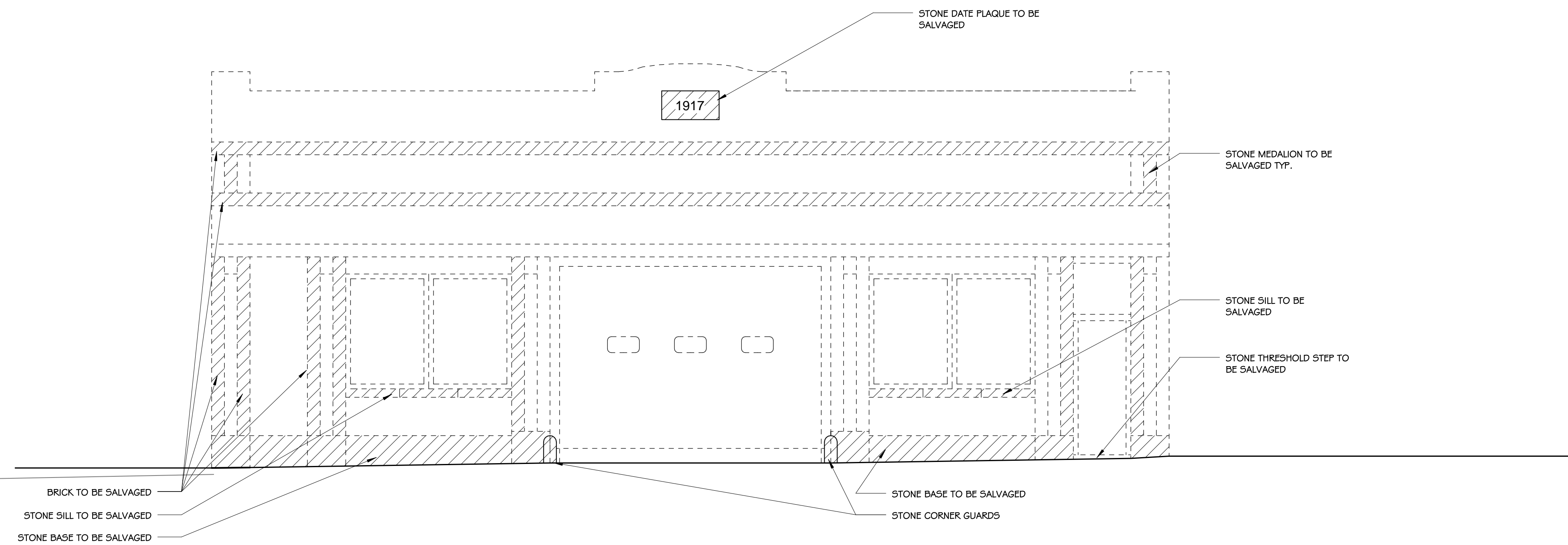
**11. WEATHER PROTECTION:**

KEEP INTERIOR AREAS DRY AND WEATHER PROTECTED DURING DEMOLITION. ENSURE THAT ALL INTERIOR AREAS ARE PROTECTED AT THE END OF EACH WORK DAY.

NOTE: ELEMENTS SHADED WITH DIAGONAL CROSSHATCHING TO BE SALVAGED AND PROTECTED FROM DAMAGE FOR LATER USE IN THE LANDSCAPE OF NEW BUILDING



**2 DEMO SECTION**  
1/4" = 1'-0"



**1 DEMO ELEVATION**  
1/4" = 1'-0"

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6 - 8 Beacon Street

Revisions:


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Title:  
**DEMO NOTES,  
ELEVATION AND  
SECTION**

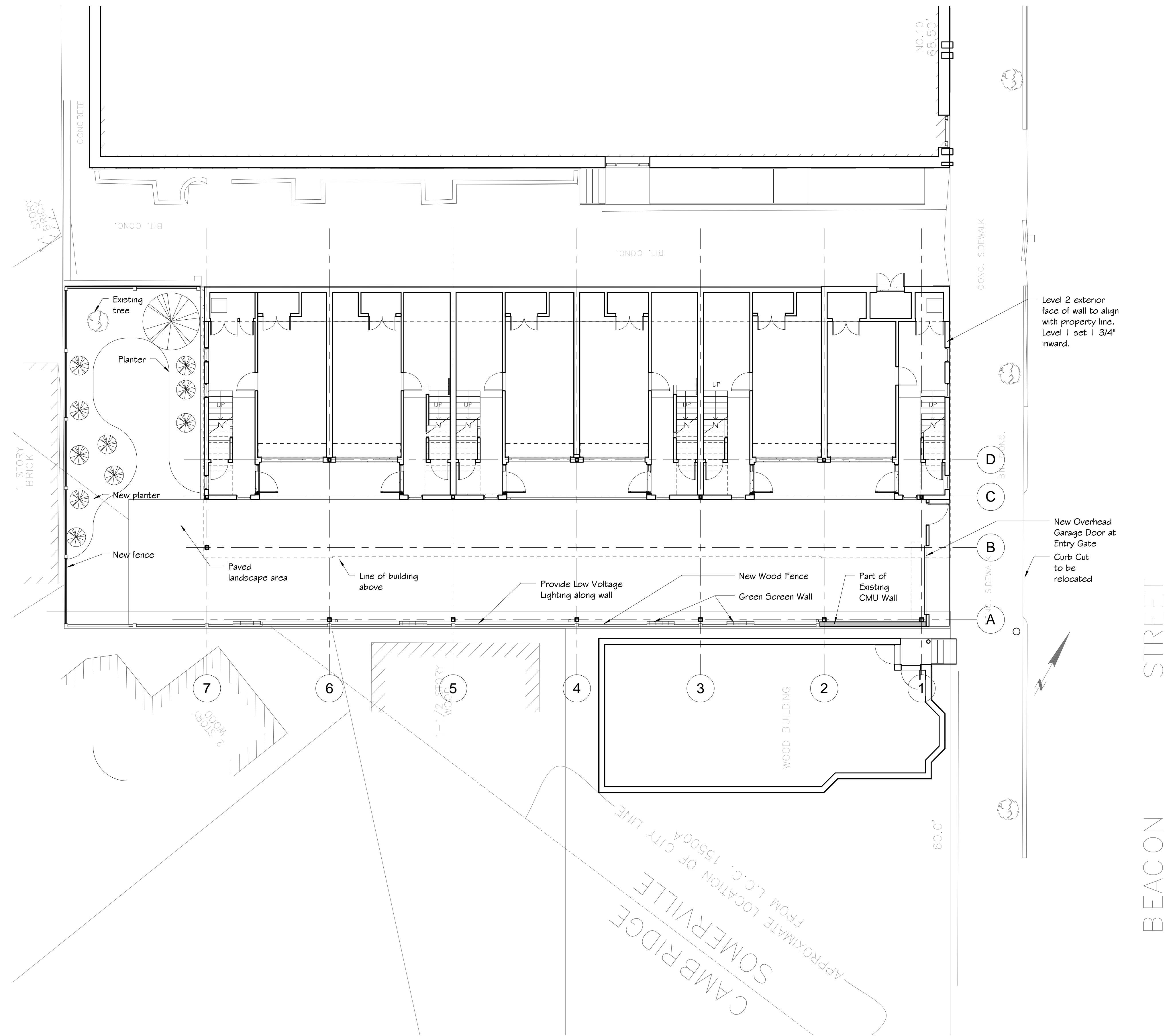
Drawing:

**AD-2**

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BEACON STREET

6 - 8 Beacon Street

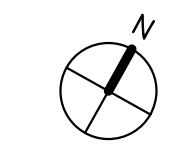
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Date: 03/15/2012  
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Title:  
**SITE PLAN**

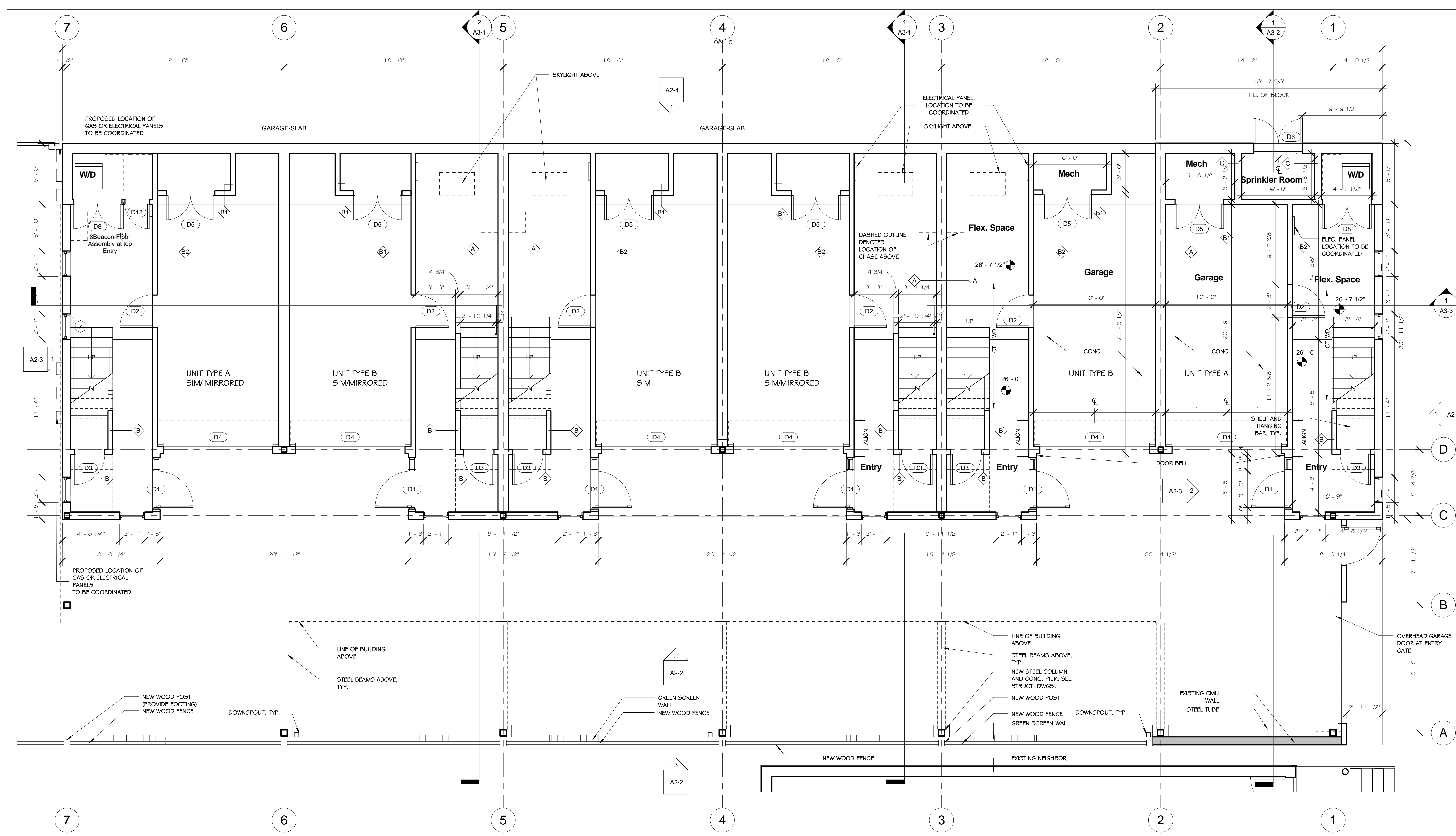
Drawing:  
**A1-0**

**1 SITE PLAN**  
1/8" = 1'-0"



APPROXIMATE LOCATION OF CITY LINE  
SOMERVILLE  
CAMBRIDGE  
FROM L.C.C. 1550A

6 - 8 Beacon Street



FLOOR FINISH LEGEND:

CONC.	SEALED CONCRETE
CT	CERAMIC TILE
WD	WOOD FLOOR

NOTES:

1. FIELD VERIFY DIMENSIONS TO ALL EXISTING STRUCTURE AND / OR EXTERIOR WALLS.
2. DOORS RETURNS TO BE 3" MINIMUM OR CENTERED FROM FACE OF SHEATHING UNLESS NOTED OTHERWISE.
3. CLEAN AND SEAL OR PAINT ALL EXPOSED STRUCTURE PER SPECIFICATIONS.
4. FLOOR TRANSITIONS ARE NOTED ON PLAN WITH A LINE AND ARROW. REVIEW ORIENTATION OF WOOD FLOORING WITH ARCHITECT PRIOR TO INSTALLATION. REFER TO FINISH SCHEDULE FOR MORE INFORMATION.
5. ALL INTERIOR UNIT PARTITION WALLS AND CEILINGS TO RECEIVE VENEER PLASTER AND PAINT.
6. EXTERIOR DIMENSIONS TO EXTERIOR FINISH FACE OF WALLS. CONCRETE FOUNDATION AT NORTH WALL ALIGNS WITH FACE OF BLOCK. CONCRETE FOUNDATION SET 1 1/2" INWARD FROM FINISH FACE AT OTHER WALLS.
7. ALL WINDOWS AND EXTERIOR DOORS ARE DIMENSIONED TO FRAME OF UNIT

**1 LEVEL 1**  
1/4" = 1'-0"

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Title:  
**LEVEL 1 PLAN**

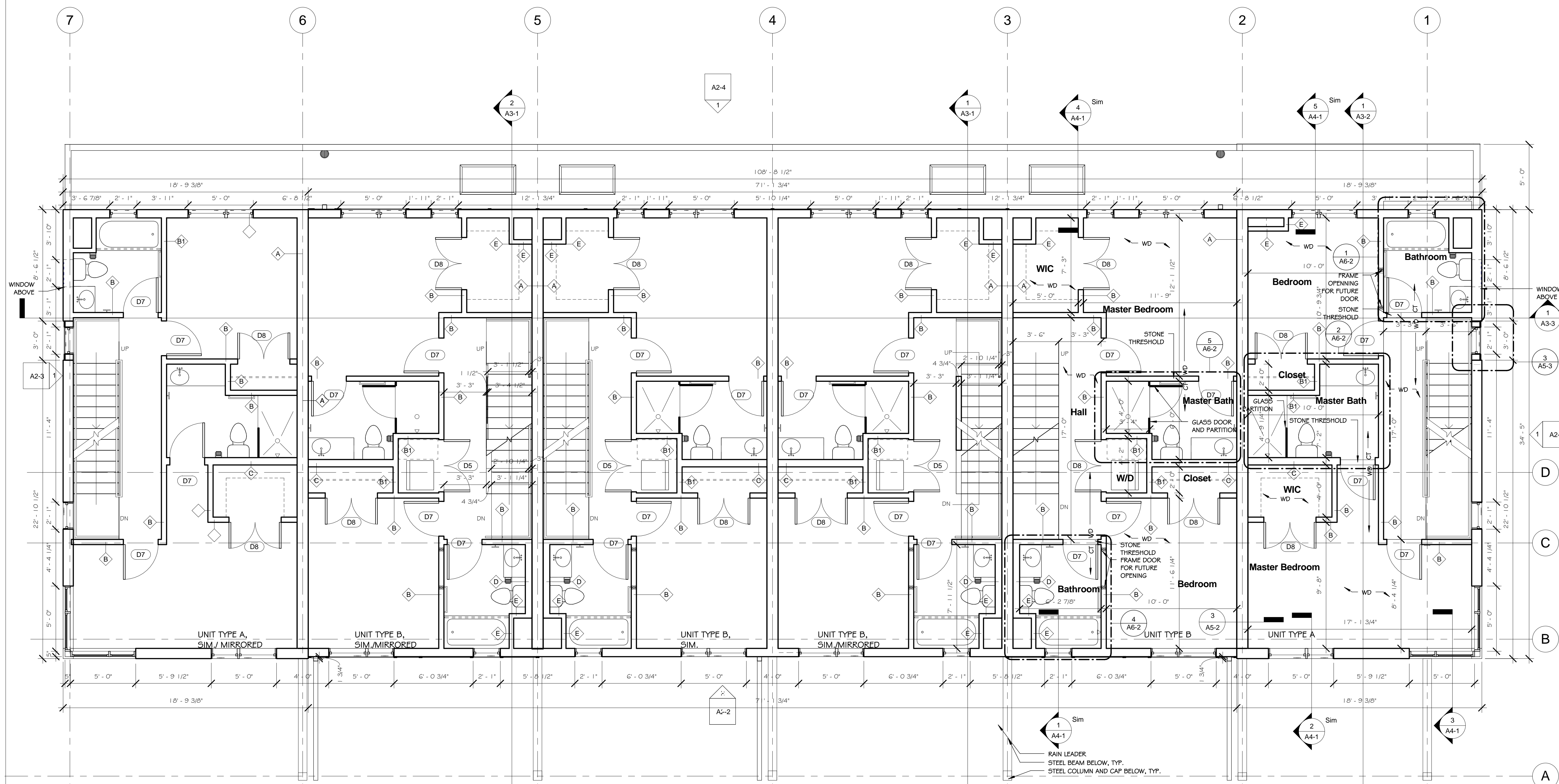
Drawing:  
**A1-1**

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6 - 8 Beacon Street



FLOOR FINISH LEGEND:

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CT	CERAMIC TILE
WD	WOOD FLOOR

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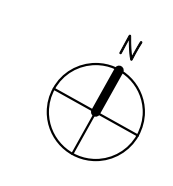
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**LEVEL 2 PLAN**

Drawing:  
**A1-2**

**1 LEVEL 2**  
1/4" = 1'-0"



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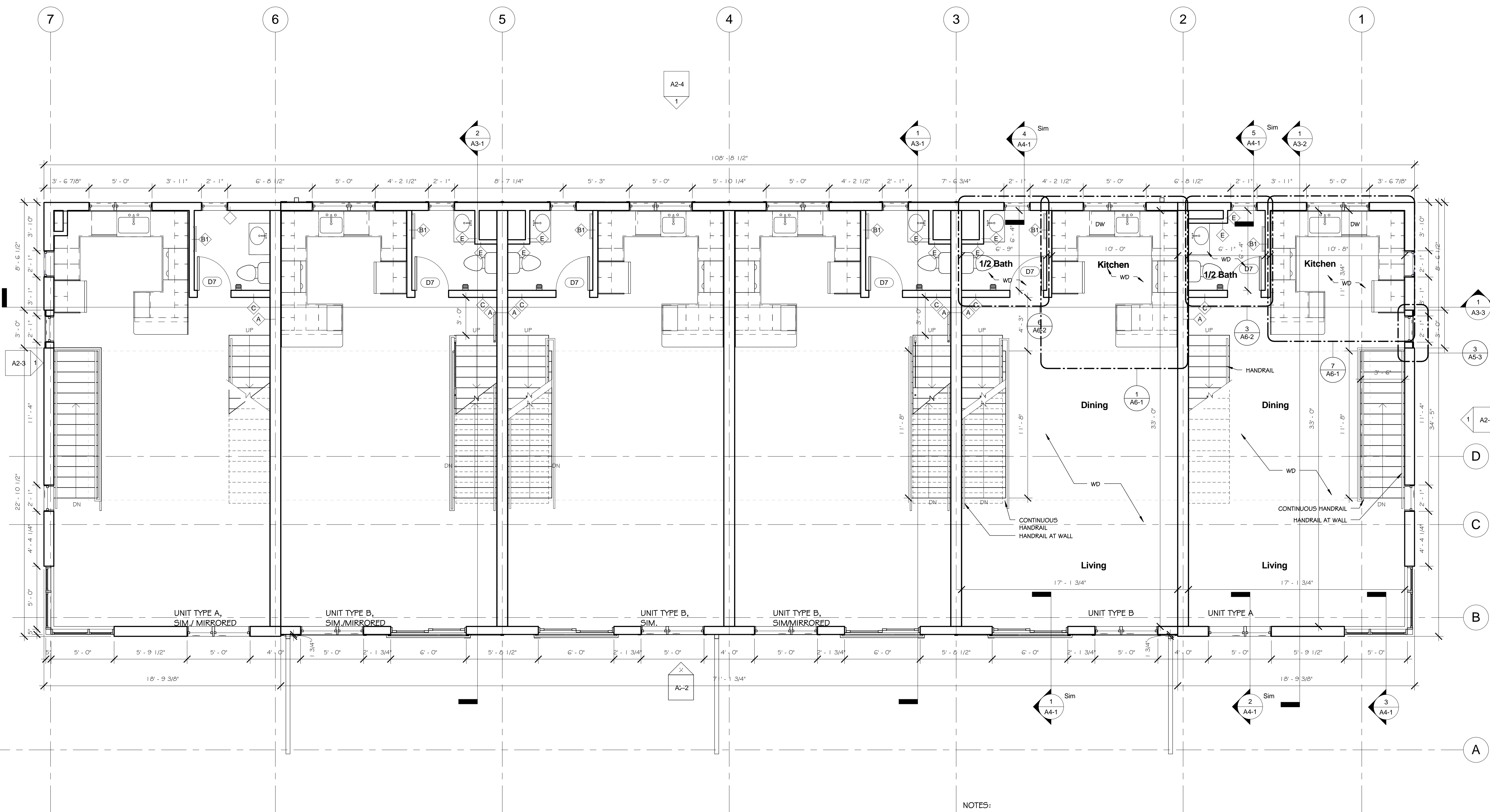
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Title:  
**LEVEL 3 PLAN**

Drawing:

**A1-3**



FLOOR FINISH LEGEND:

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CT	CERAMIC TILE
WD	WOOD FLOOR

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**1 LEVEL 3**  
1/4" = 1'-0"

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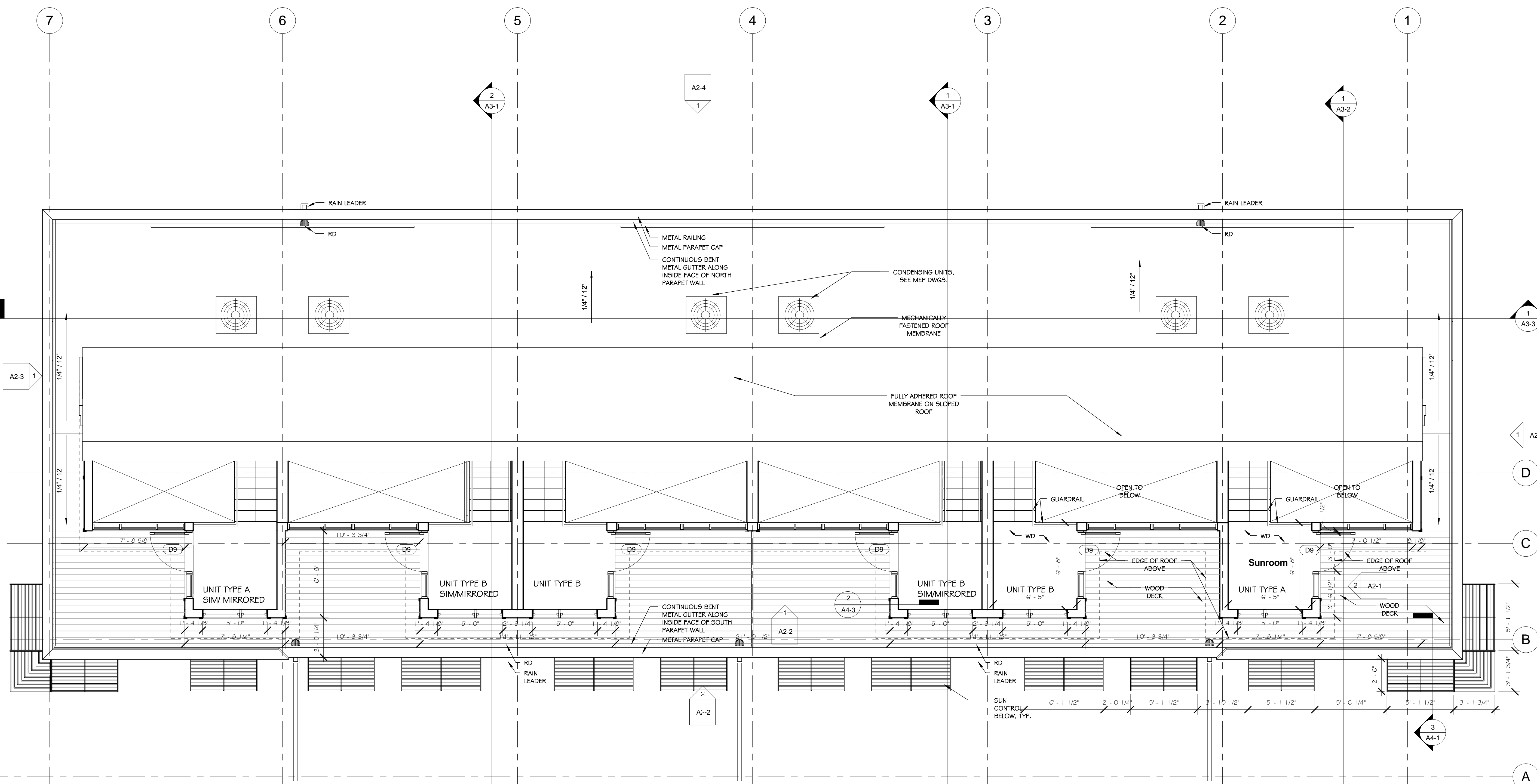
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**ROOF DECK LEVEL PLAN**

Drawing:

**A1-4**



**1 ROOF DECK LEVEL**  
1/4" = 1'-0"

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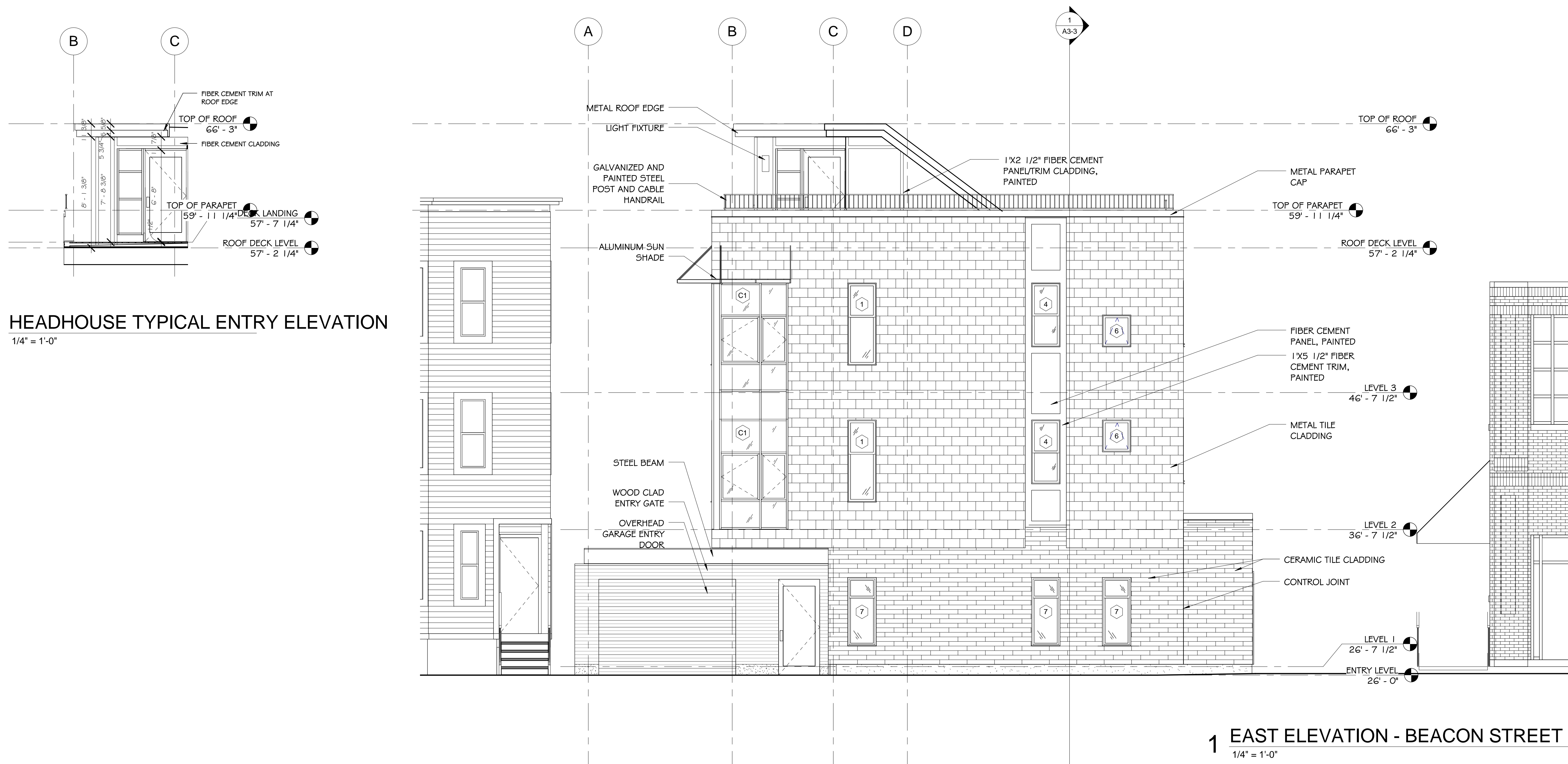
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Title:  
**EAST ELEVATION**

Drawing:

**A2-1**



**2 HEADHOUSE TYPICAL ENTRY ELEVATION**  
1/4" = 1'-0"

**1 EAST ELEVATION - BEACON STREET**  
1/4" = 1'-0"



6 - 8 Beacon Street

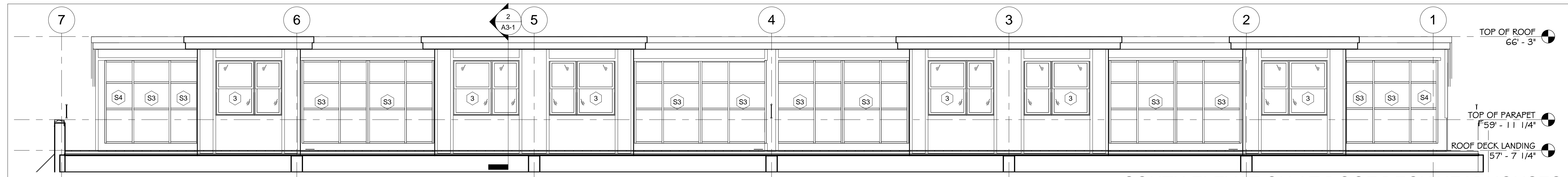
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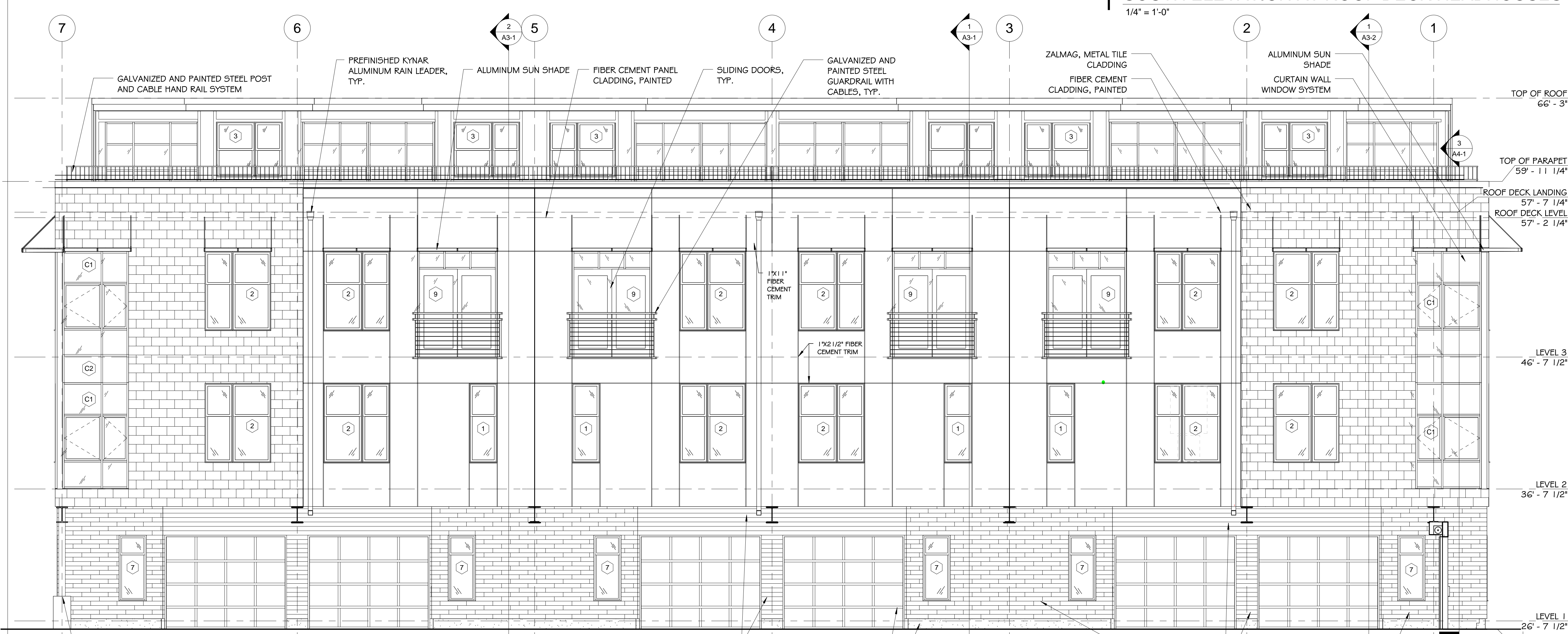
Title:  
**SOUTH ELEVATION**

Drawing:

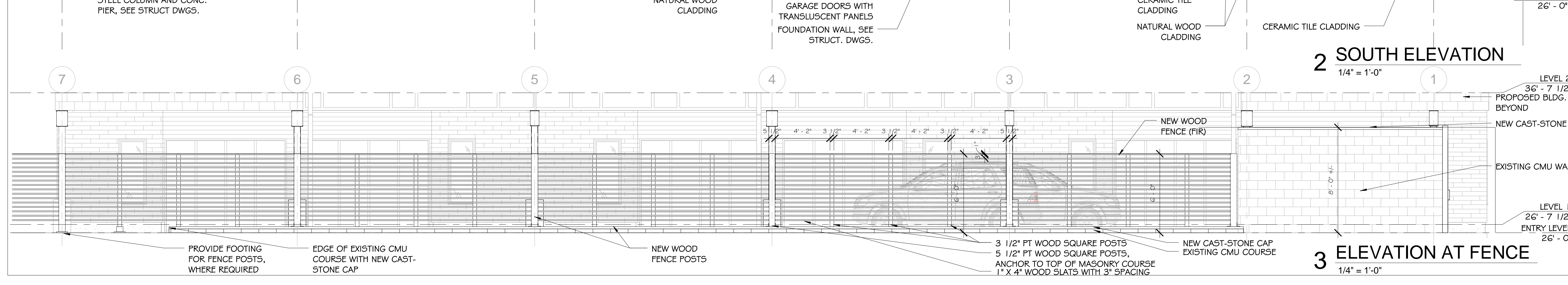
**A2-2**



**1 SOUTH ELEVATION AT ROOF DECK HEADHOUSES**  
1/4" = 1'-0"



**2 SOUTH ELEVATION**  
1/4" = 1'-0"



**3 ELEVATION AT FENCE**  
1/4" = 1'-0"

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Title:  
**WEST ELEVATION**

Drawing:

**A2-3**

1  
A3-3

D C B A

METAL ROOF  
EDGE TRIM  
LIGHT FIXTURE  
TOP OF ROOF  
66' - 3"

ALUMINUM  
WINDOW/DOOR SYSTEM  
FIBER CEMENT CLADDING  
PAINTED  
TOP OF PARAPET  
59' - 11 1/4"

GALVANIZED AND PAINTED STEEL  
POST AND CABLE HAND RAIL SYSTEM  
ROOF DECK LEVEL  
57' - 2 1/4"

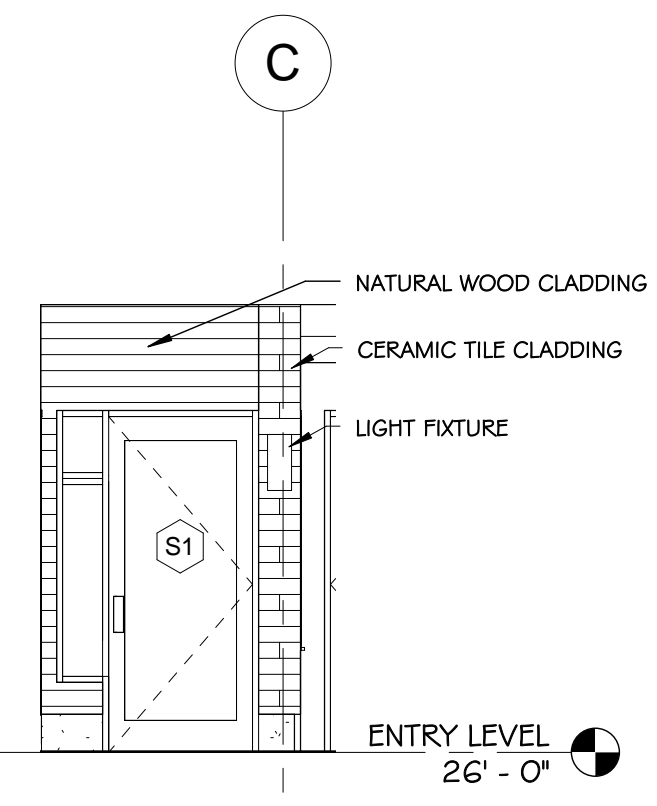
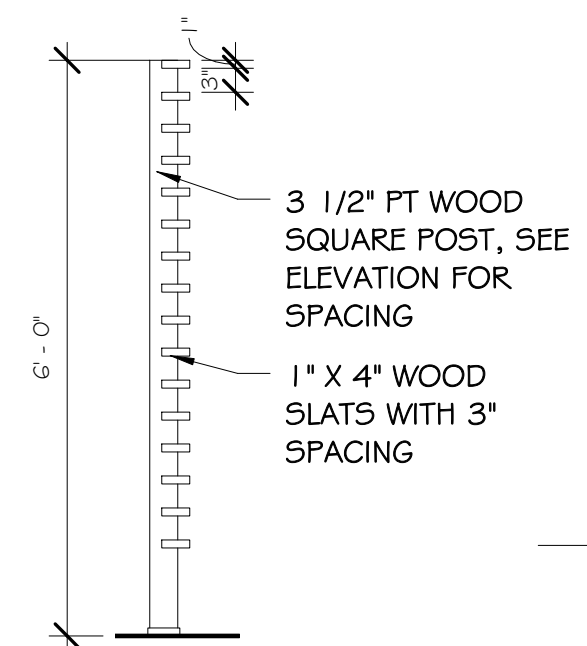
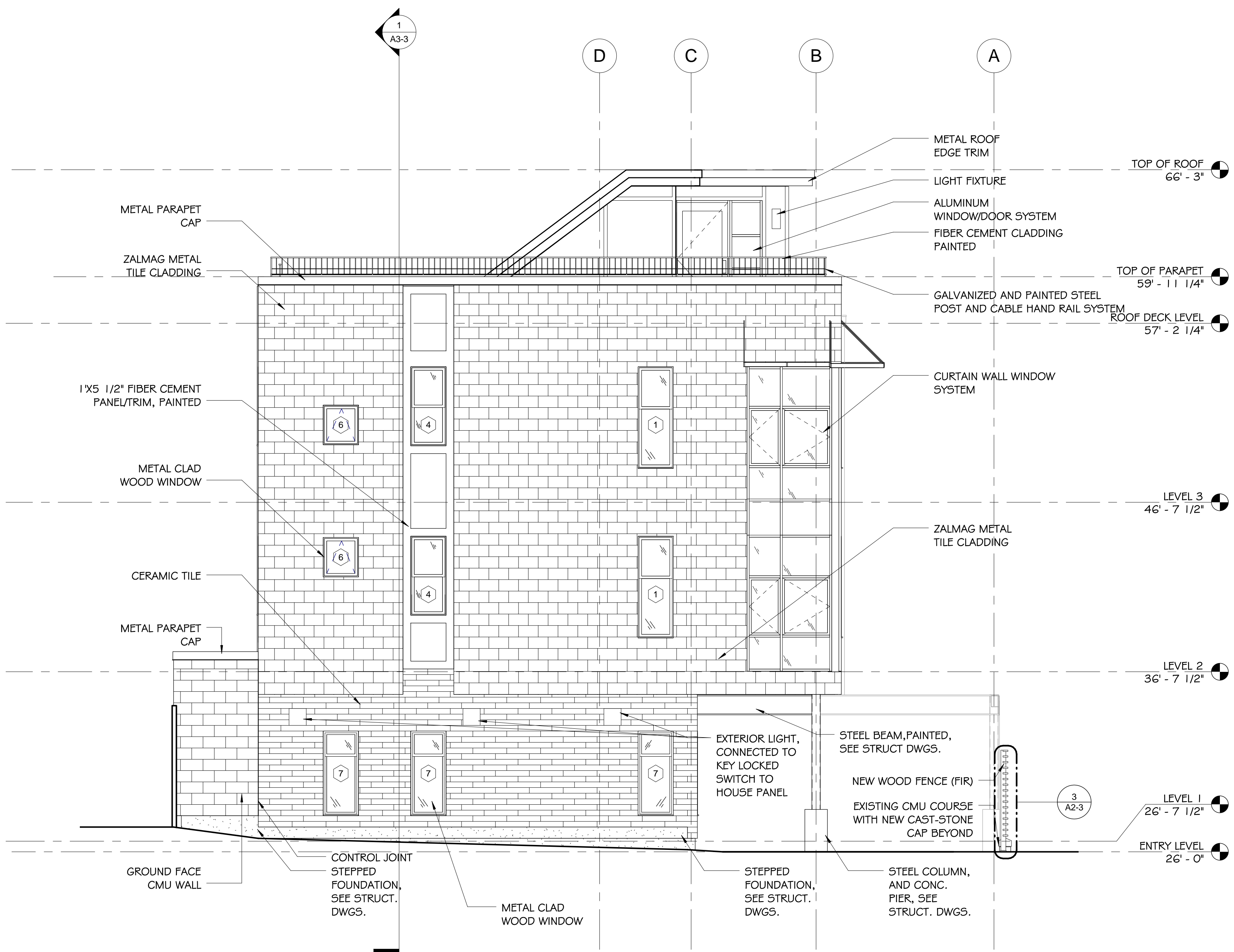
LEVEL 3  
46' - 7 1/2"

LEVEL 2  
36' - 7 1/2"

LEVEL 1  
26' - 7 1/2"

ENTRY LEVEL  
26' - 0"

3  
A2-3



**3 SECTION AT FENCE**  
1/2" = 1'-0"

**2 ENTRY ELEVATION**  
1/4" = 1'-0"

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

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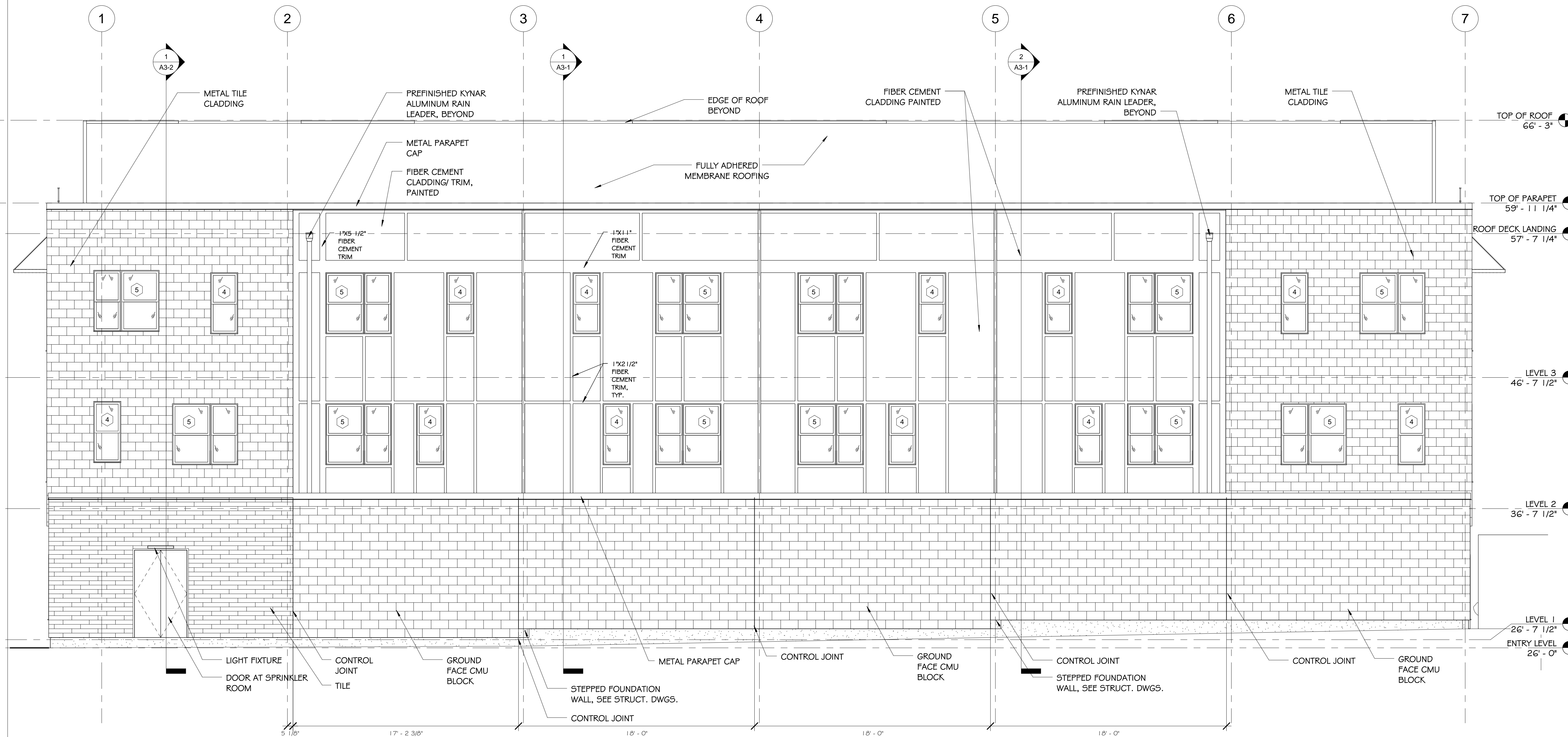
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Title:  
**NORTH ELEVATION**

Drawing:

**A2-4**



**1 NORTH ELEVATION**  
1/4" = 1'-0"