



FRONT ELEVATION - Commonwealth Avenue



REAR ELEVATION - Public Alley 434

DRAWING INDEX

- T-1 COVER SHEET, FRONT & REAR PHOTOGRAPHS
- T-2 SITE PLAN AND PHOTOGRAPHS
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- S-0.2 STRUCTURAL DETAILS
- S-1.1 STRUCTURAL PLANS
- C-1 SURVEY

PHOTOGRAPHS - EXISTING

SHEET 1 OF 13



29 Williams Street  
 Watertown, MA 02472  
 Telephone 617.926.8282  
 Web www.hajian.com

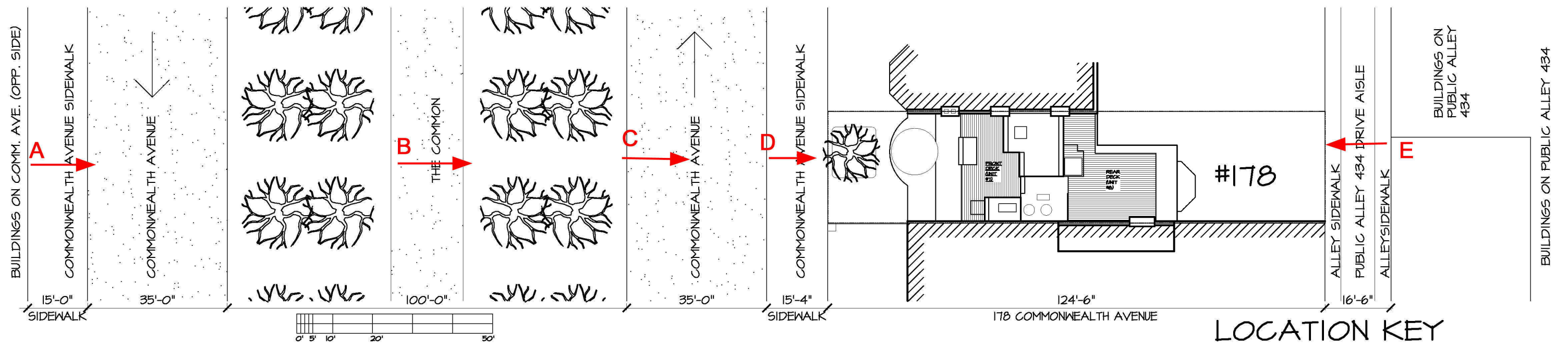
178 Comm Ave. UNIT 7  
 Boston, MA

UNIT 7  
 Deck Replacement

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|             |         |
|-------------|---------|
| SCALE       | none    |
| DATE        | 2-14-18 |
| JOB NO.     | 1802    |
| DRAWING NO. | T-1     |



A

B

C

D

E

PHOTOGRAPHS - SITE VIEWS

SHEET 2 OF 13



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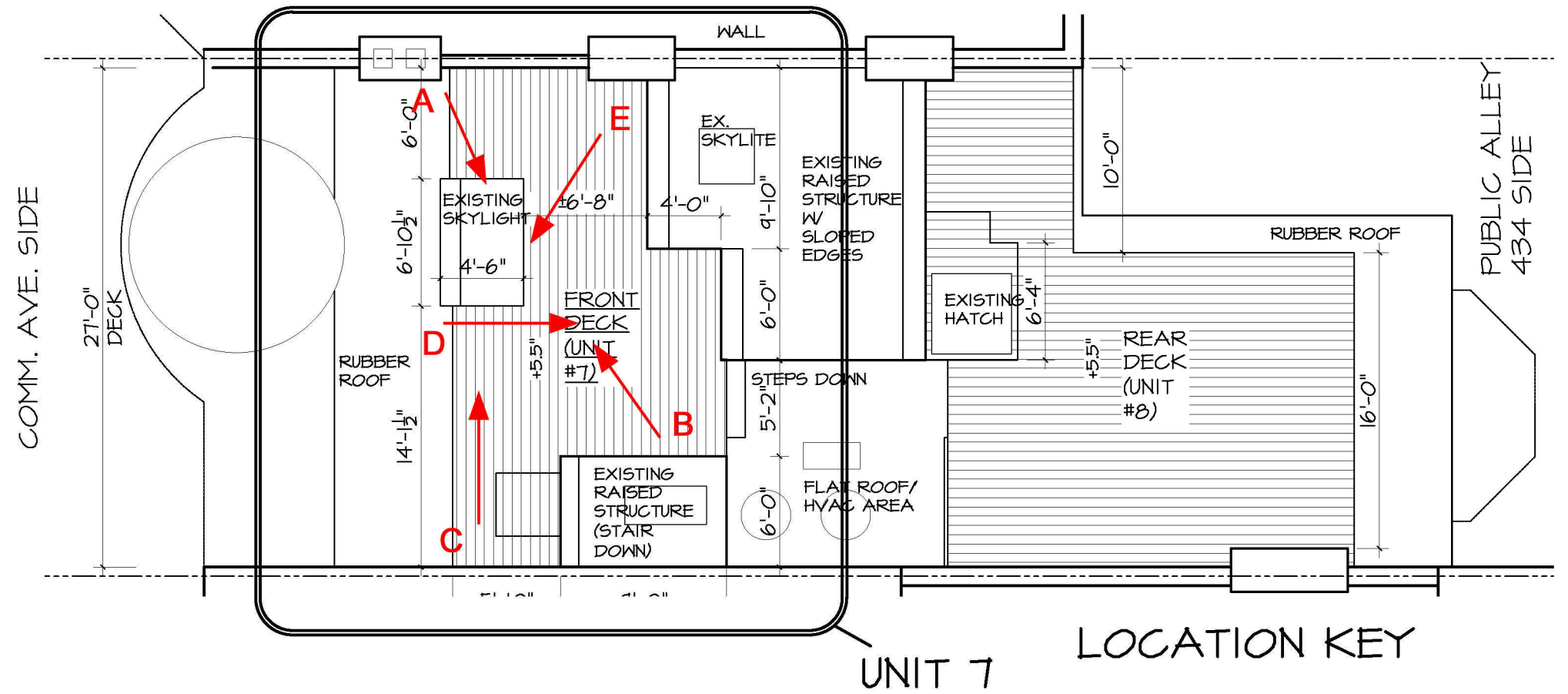
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SCALE none  
 DATE 2-14-18  
 JOB NO. 1802

DRAWING NO.  
 T-2



A



B



C



D



E

PHOTOGRAPHS - EXISTING FRONT DECK-UNIT 7

SHEET 3 OF 13



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SCALE 1"=8'-0"  
 DATE 2-14-18  
 JOB NO. 1802

DRAWING NO.  
 T-3

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Roof Deck  
Replacement

EXISTING CHIMNEY BEYOND  
NEW 42" H. RAILING AT DECK PERIMETER, TYPICAL

CHIMNEY - HEIGHT 6'-4" ABOVE DECK

LINE OF ADJACENT BUILDING

**1 DECK ELEVATION WITH NEW RAILINGS**

CHIMNEY - HEIGHT 7'-2" ABOVE RUBBER ROOF

CHIMNEY - HEIGHT 6'-4" ABOVE DECK

STEPPED PARAPET WALL

CHIMNEY - HEIGHT 6'-4" ABOVE DECK

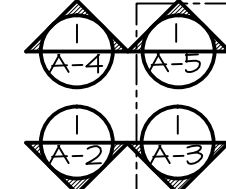
OUTLINE OF BUILDING BELOW

LINE OF ADJACENT BUILDING

NEW 42" H. RAILING AT DECK PERIMETER, TYPICAL

RUBBER ROOF (sloped)

COMMONWEALTH AVENUE SIDE



EXISTING SPIRE

EXISTING TREX DECKING ON PT FRAMING

NEW 42" H. RAILING AT DECK PERIMETER, TYPICAL

EXISTING TREX LANDING

EXISTING COPPER GLAD HEAD HOUSE

COMM. AVE. PROPERTY LINE (15' FROM COMM. AVE.)

HIGH WALL OF ADJACENT BUILDING

WOOD LATTICE (4'-2" ABOVE DECK)

UNIT 7

ADJACENT PROPERTY

10'-8"± DECK

8'-0"± DECK

WALL

EX. SKYLITE

A-1

EXISTING RAISED STRUCTURE W/ SLOPED EDGES

RUBBER ROOF

EXISTING GUTTER B-B

LINE OF BAY BELOW

ALLEY 434 SIDE

±6'-8"

6'-10"

6'-10"

4'-6"

6'-0"

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FRONT DECK (UNIT #7)

EXISTING HATCH

6'-4"

6'-4"

6'-4"

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FLAT ROOF/ HYAC AREA

±11'-2"

±11'-2"

±11'-2"

±11'-2"

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ADJACENT PROPERTY

14'-10"± DECK

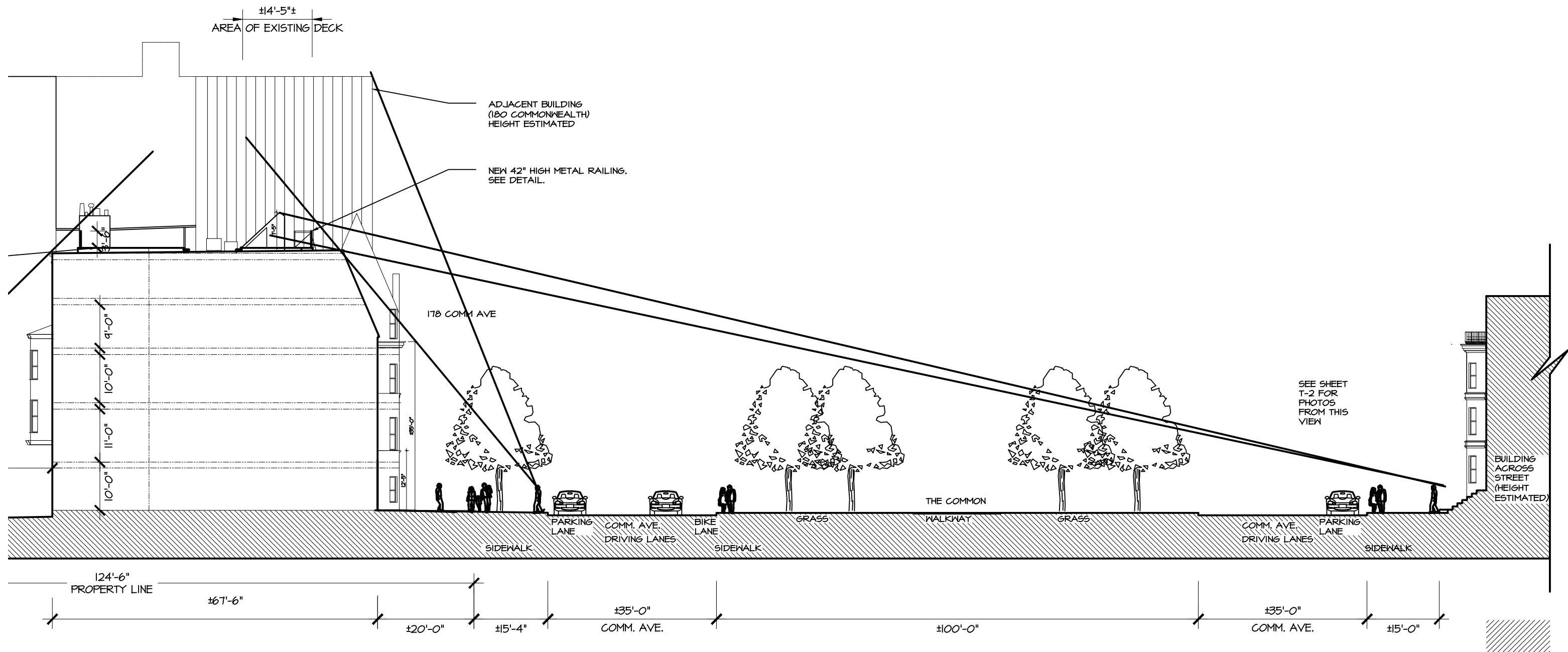
±22'-0" DECK  
OPEN TO BELOW (ADJACENT LIGHT WELL)

4'-2" HIGH PARAPET WALL (SLOPING)

CHIMNEY STACK (6'-8" H.)

LIGHT WELL OF ADJACENT BUILDING

**2 EXISTING ROOF PLAN WITH NEW RAILINGS**



① BUILDING SECTION A-A WITH SIGHTLINES - COMM. AVE. SIDE

SHEET 5 OF 13



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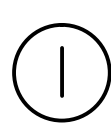
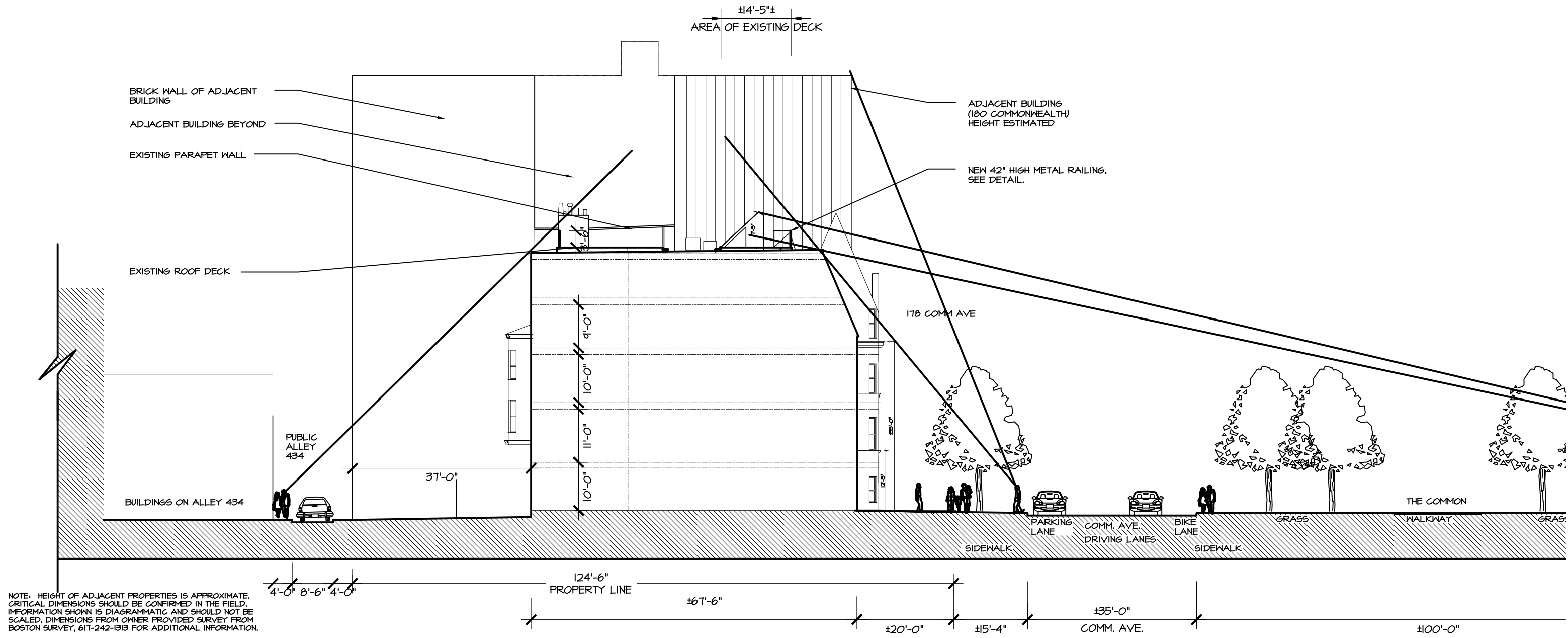
178 Comm Ave. UNIT 7  
 Boston, MA

Roof Deck UNIT 7  
 Replacement

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|             |           |
|-------------|-----------|
| SCALE       | 1"=20'-0" |
| DATE        | 2-14-18   |
| JOB NO.     | 18802     |
| DRAWING NO. | A-2       |



BUILDING SECTION A-A WITH SIGHTLINES - ALLEY 434 SIDE

SHEET 6 OF 13



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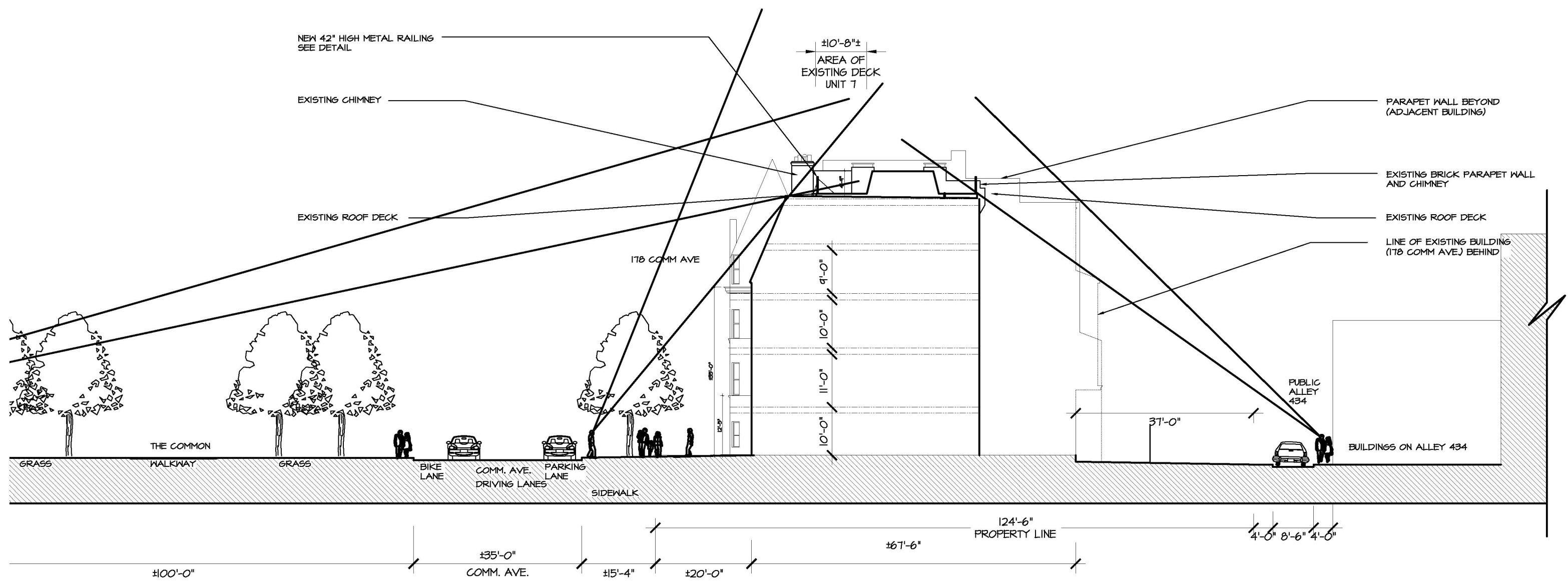
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| DATE        | 2-14-18   |
| JOB NO.     | 1802      |
| DRAWING NO. | A-3       |



① BUILDING SECTION B-B WITH SIGHTLINES - ALLEY 434 SIDE



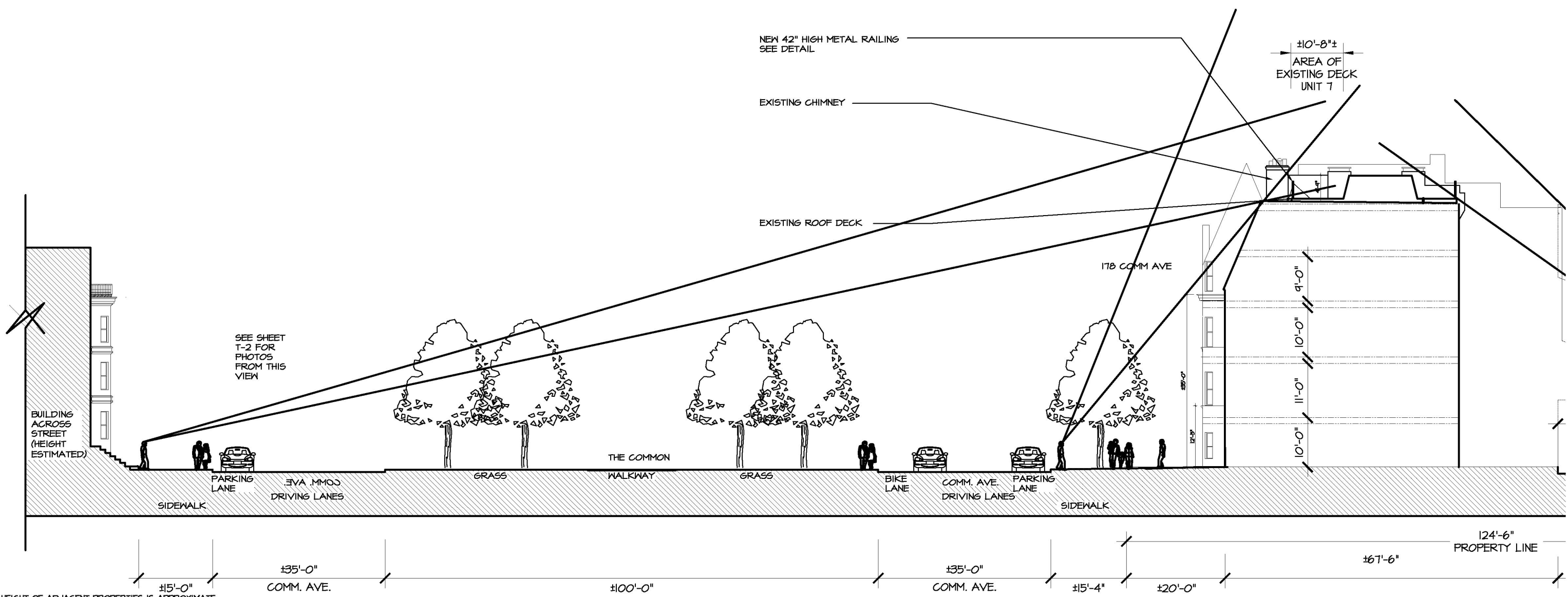
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|             |           |
|-------------|-----------|
| SCALE       | 1"=20'-0" |
| DATE        | 2-14-18   |
| JOB NO.     | 1802      |
| DRAWING NO. | A-4       |



NOTE: HEIGHT OF ADJACENT PROPERTIES IS APPROXIMATE. CRITICAL DIMENSIONS SHOULD BE CONFIRMED IN THE FIELD. INFORMATION SHOWN IS DIAGRAMMATIC AND SHOULD NOT BE SCALED. DIMENSIONS FROM OWNER PROVIDED SURVEY FROM BOSTON SURVEY, 617-242-1313 FOR ADDITIONAL INFORMATION.

① BUILDING SECTION B-B WITH SIGHTLINES - COMM. AVE. SIDE

SHEET 8 OF 13



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Roof Deck UNIT 7  
 Replacement

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|             |           |
|-------------|-----------|
| SCALE       | 1"=20'-0" |
| DATE        | 2-14-18   |
| JOB NO.     | 18802     |
| DRAWING NO. | A-5       |

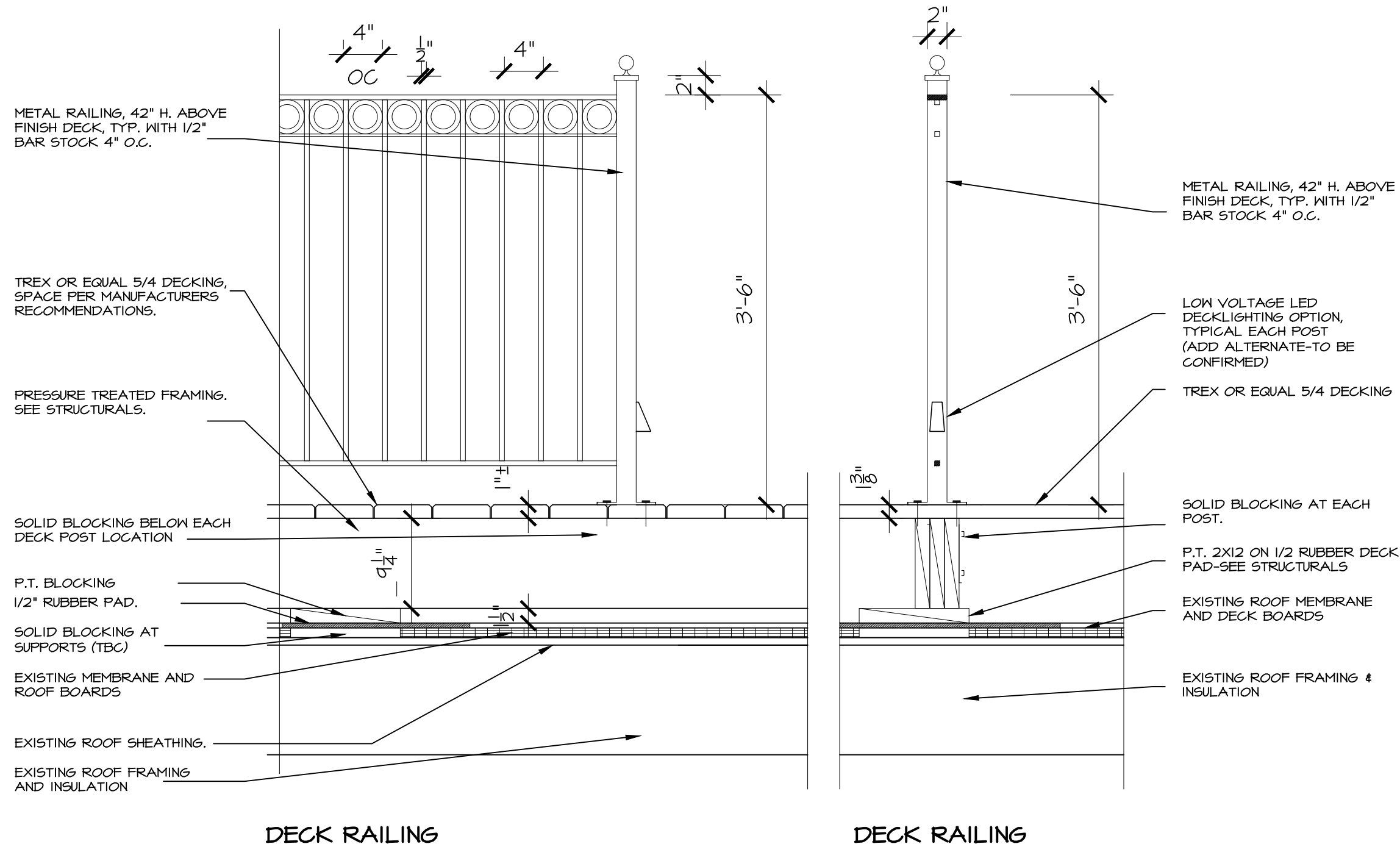


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178 Comm Ave  
Boston, MA

Roof Deck  
Replacement



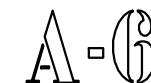
① TYPICAL RAILING/GUARD DETAILS  
SCALE: 1"=1'-0"

SCALE 1"=1'-0"

DATE 2-14-18

JOB NO. 1802

DRAWING NO.



## GENERAL

- Structural work shall conform to the requirements of "The Commonwealth of Massachusetts State Building Code", 9<sup>th</sup> Edition.
- Examine architectural, mechanical, plumbing and electrical drawings for verification of location and dimensions of chases, inserts, openings, sleeves, washes, drips, reveals, depressions and other project requirements not shown on structural drawings.
- Verify and coordinate dimensions related to this project.
- Openings in slabs and walls less than 12" maximum dimension are generally not shown on structural drawings shall not be revised without prior written approval of the architect.
- Typical details and notes shown on structural drawings shall be applicable to all parts of the structural work except where specifically required otherwise by contract documents.
- Details not specifically shown shall be similar to those shown for the most nearly similar condition as determined by the architect.

## STRUCTURAL TIMBER CONSTRUCTION

- Timber construction shall conform to Part II "Design" as published in the "Timber Construction Manual" (AITC 4<sup>th</sup> Edition) and to "National Design Specification for Wood Construction" (NF.PA, 2001 Edition).
- New timber for structural use shall have a moisture content as specified in the "National Design Specification for Wood Construction (NF.PA, 2001 Edition).
- Timber construction shall conform to Article 23, "Wood" of the Mass. Code, latest edition
- Material properties for timber shall conform to the following:
  - For members with nominal 2" thickness. S-P-F #1/#2 or better (15% max MC).  
Allowable bending stress:  
Fb = 875 PSI (single member use)  
Fb = 1000 PSI (multiple member use)  
Allowable shear stress Fv = 135 PSI  
Compression parallel to grain = 1100 PSI  
Compression perpendicular to grain = 425 PSI  
Modulus of elasticity = 1,400,000 PSI
  - For pressure-treated members with nominal 2" thickness, Southern Pine #1 or better (19% max MC).  
Allowable bending stress Fb = 1300 PSI  
Allowable shear stress Fv = 90 PSI  
Compression parallel to grain = 1550 PSI  
Compression perpendicular to grain = 565 PSI  
Modulus of elasticity = 1,500,000 PSI
- "PT" indicates pressure-treated lumber (to be used when in contact with concrete, masonry or weather).
- Joist support by nailing is forbidden unless used with an approved hanger. Unless noted otherwise on plans, all flush framed joists and beams shall be framed with Simpson hangers as follows (or approved equals):
 

|                    |                |
|--------------------|----------------|
| (A) 2x6; 2x8       | Type 'U26'     |
| (B) 2-2x6; 2-2x8   | Type 'U26 - 2' |
| (C) 3-2x6; 3-2x8   | Type 'U26-3'   |
| (D) 2x10; 2x12     | Type 'U210'    |
| (E) 2-2x10; 2-2x12 | Type 'U210-2'  |
| (F) 3-2x10; 3-2x12 | Type 'U210-3'  |

(It is the contractor's responsibility to determine correct hangers for all sloped and/or skewed conditions.)
- Minimum bearing for all joists and rafters shall be 4".
- No joist shall be notched or drilled with holes without the specific approval of the architect.
- No joist shall be repaired or reinforced in any way without the specific approval of the architect.
- Beams built up of timbers shall be firmly nailed or bolted together.
- Timber shall be generally knot-free, with only small tight knots permitted and generally straight-grained.
- Structural timber shall be identified by the grade mark of or certificate of inspection issued by a grading or inspection bureau or agency recognized as being competent.
- Structural timber shall be visually stress-graded lumber in accordance with the provisions of ASTM designation D245-74, "Methods for Establishing Structural Grades and Related Allowable Properties for Visually Graded Lumber".
- Timber shall be so handled and covered as to prevent marring and moisture absorption from snow or rain.

## RENOVATION AND RESTORATION

- The contractor shall notify the architect when, in the course of construction or demolition, conditions are uncovered which are unanticipated or otherwise appear to present a dangerous condition.
- Damaged load bearing masonry shall be removed and replaced or repaired as directed by the architect.
- Information regarding existing construction or conditions is based on available record drawings which may or may not truly reflect existing conditions. Such information is included on assumption that it may be of interest to the contractor, but the architect assumes no responsibility for its accuracy or completeness.
- Verify all dimensions and conditions on the job. Discrepancies shall be brought immediately to the attention of the architect before proceeding with that part of the work.
- Where new work will be adjacent to or framing existing construction, verify dimensions of existing construction prior to fabrication of new members.
- Provide all labor and material for any framing required to connect new framing to existing construction. Wherever it is necessary to remove existing construction in order to construct new work, the affected area shall be patched and rebuilt to match existing adjacent work to satisfaction of the architect.
- Notify architect of any contemplated structural alteration in reasonable time to render and document the architect's decision.
- Structural materials and components shall have prior approval of the architect.
- Structural alteration shall be preceded by adequate shoring and bracing.
- Screw-type shoring posts shall be provided for existing work during the removal of existing bearing walls and structural members and the installation of new structural work.
- Temporary shores shall be placed as close as practicable to the existing structural work being removed.
- Headers shall be placed across top of shoring posts and shall be snug tight against underside of the structure above.
- Shoring shall bear on sleepers to prevent damage to the structure below.
- Shores shall be released gradually and left loosely in place for at least 2 days to allow for structural shake out.
- Existing roof joists in a damaged condition (as determined by the architect) must be replaced.

## STRUCTURAL DESIGN LOADS

- Dead loads
  - Weight of building components
- Live loads
  - Deck load – 100 PSF
  - Roof snow load – 32.5 PSF plus drift  
Pg = 45 psf; Is = 1.0; Ce = 1.0; Ct = 1.0;
- Wind loads – Per Mass. Building Code and ASCE7-05; Wind Speed 100 mph, Exposure B; Importance Factor = 1.0

# R&G

Roome & Guarracino LLC  
STRUCTURAL ENGINEERS  
48 Grove Street, Somerville, MA  
T: 617-628-1700 F: 617-628-1711

seal:

|            |  |  |  |  |  |  |  |
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| revisions: |  |  |  |  |  |  |  |
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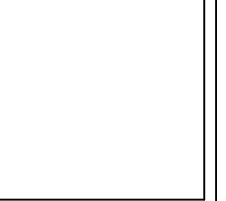
project:  
**ROOF DECK REPLACEMENT  
UNIT 7  
178 COMMONWEALTH AVENUE  
BOSTON, MA**

drawing title:  
**GENERAL NOTES**

drawn: BSM  
scale: NTS  
date: 02/14/2018

dwg no:  
**S0.1**

seal:

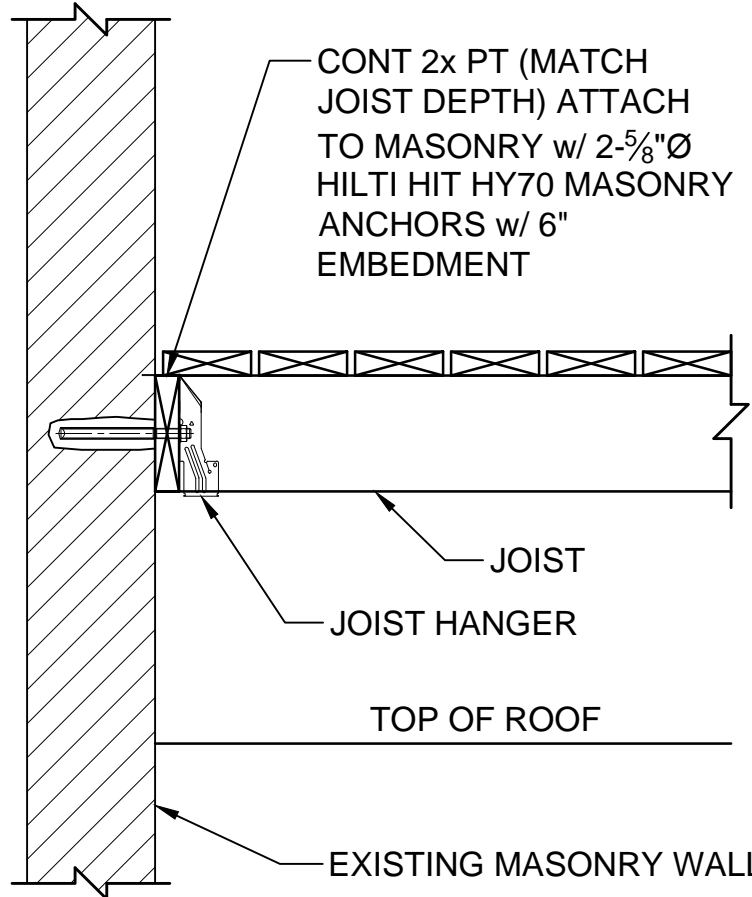
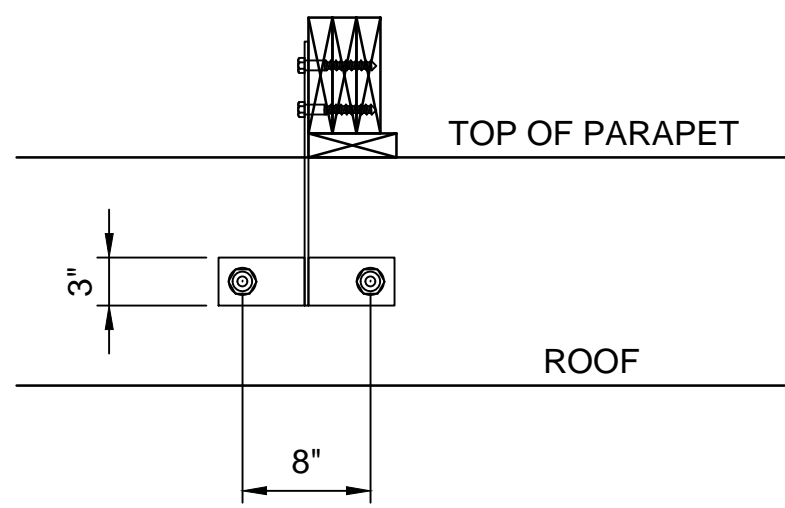
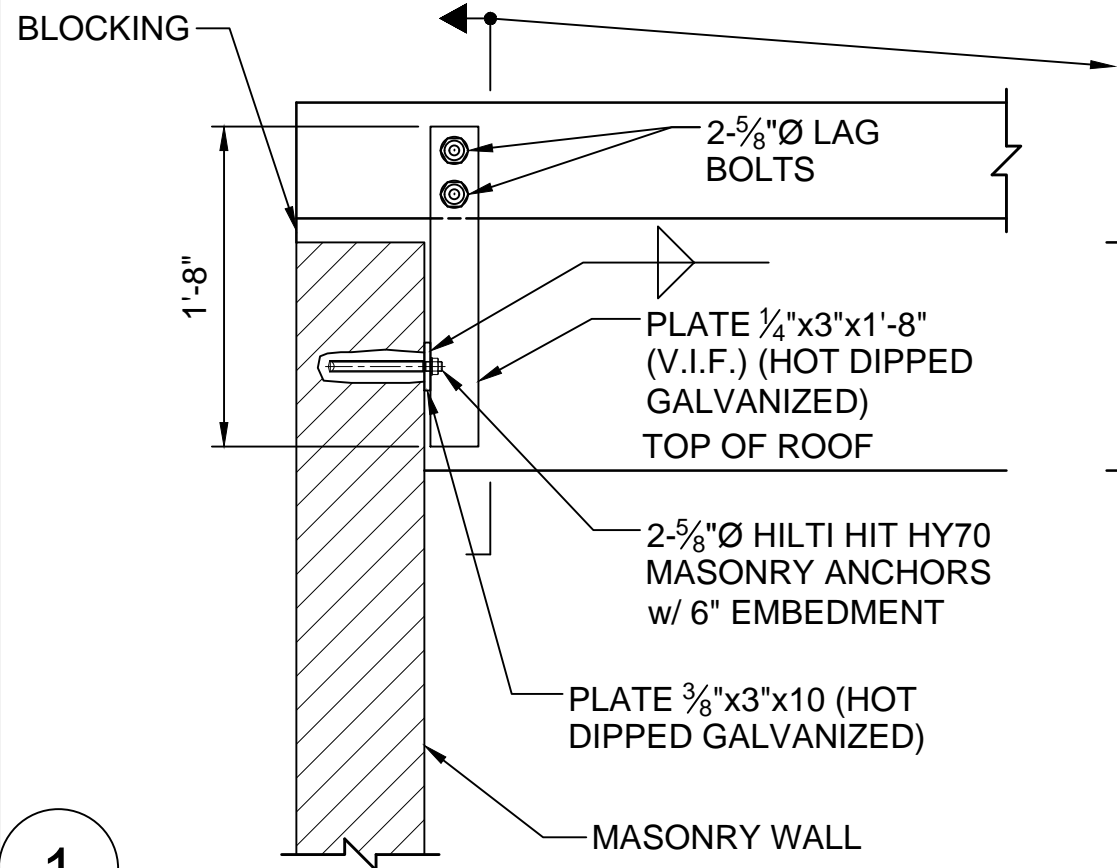
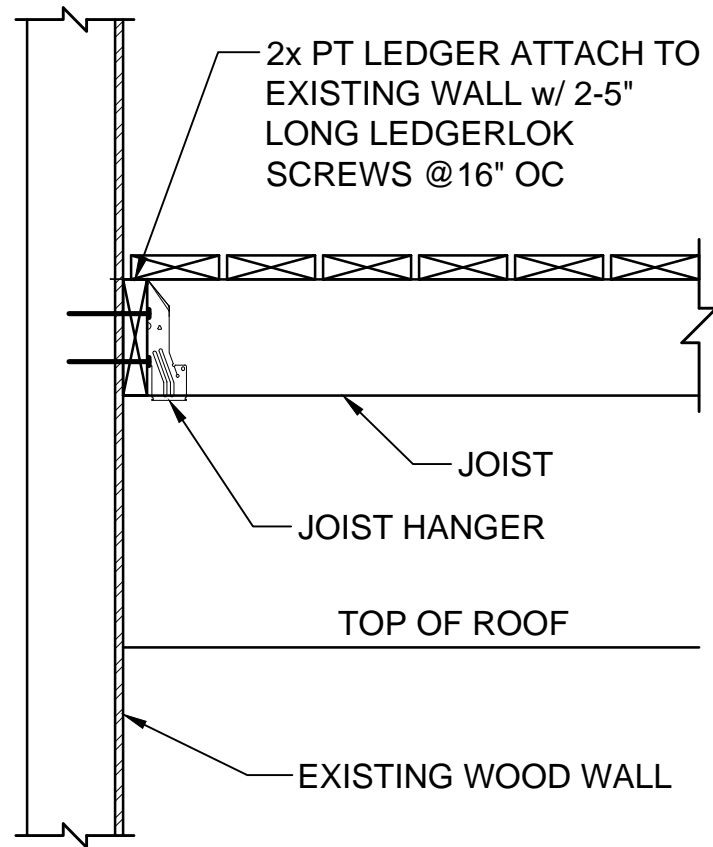


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project: **ROOF DECK REPLACEMENT  
UNIT 7  
178 COMMONWEALTH AVENUE  
BOSTON, MA**

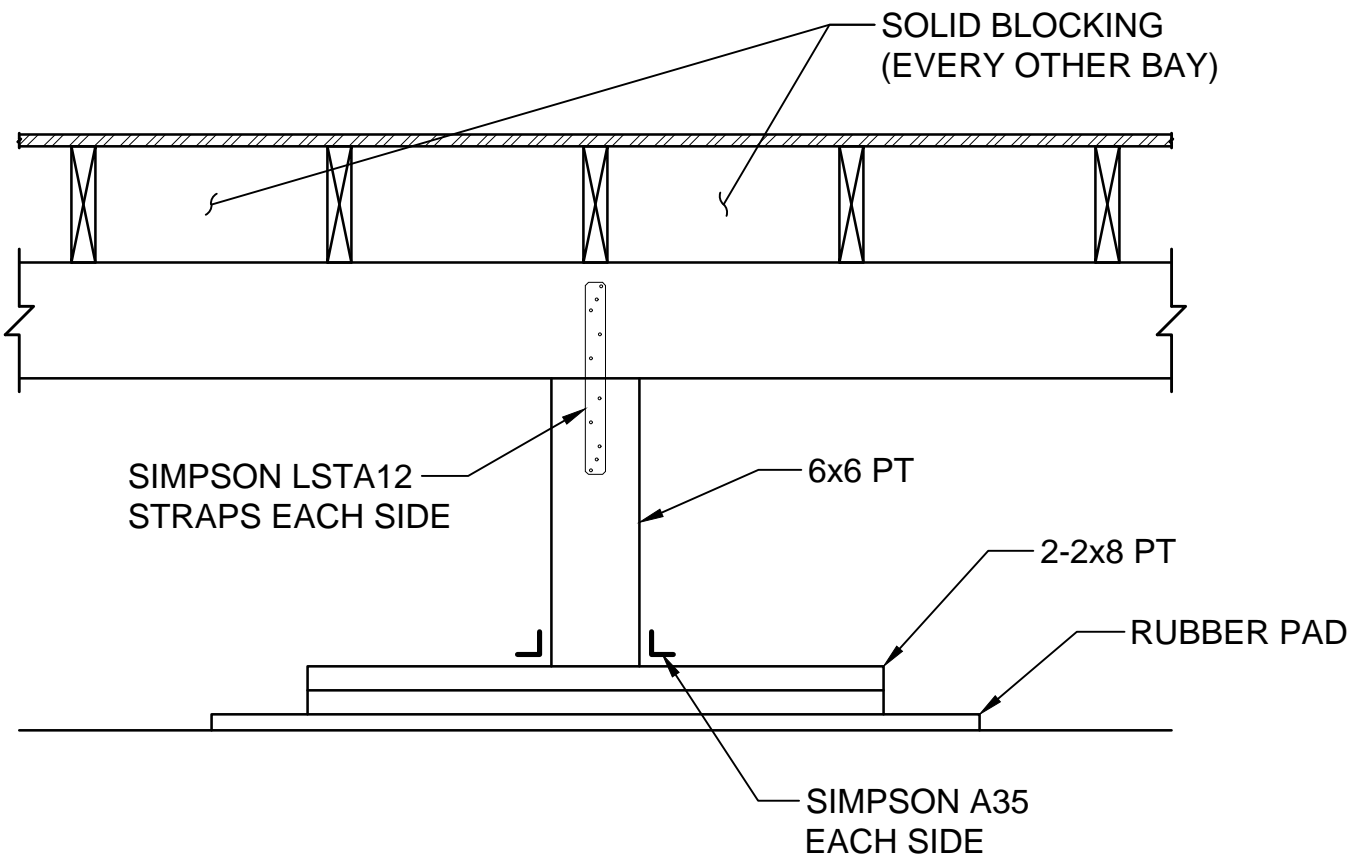
drawing title: **SECTIONS**  
scale: AS NOTED  
date: 02/14/2018  
drawn: BSM

dwg no: **S0.2**



1

SCALE: 1" = 1'-0"



3

SCALE: 1" = 1'-0"

SCALE: 1" = 1'-0"

2

seal:

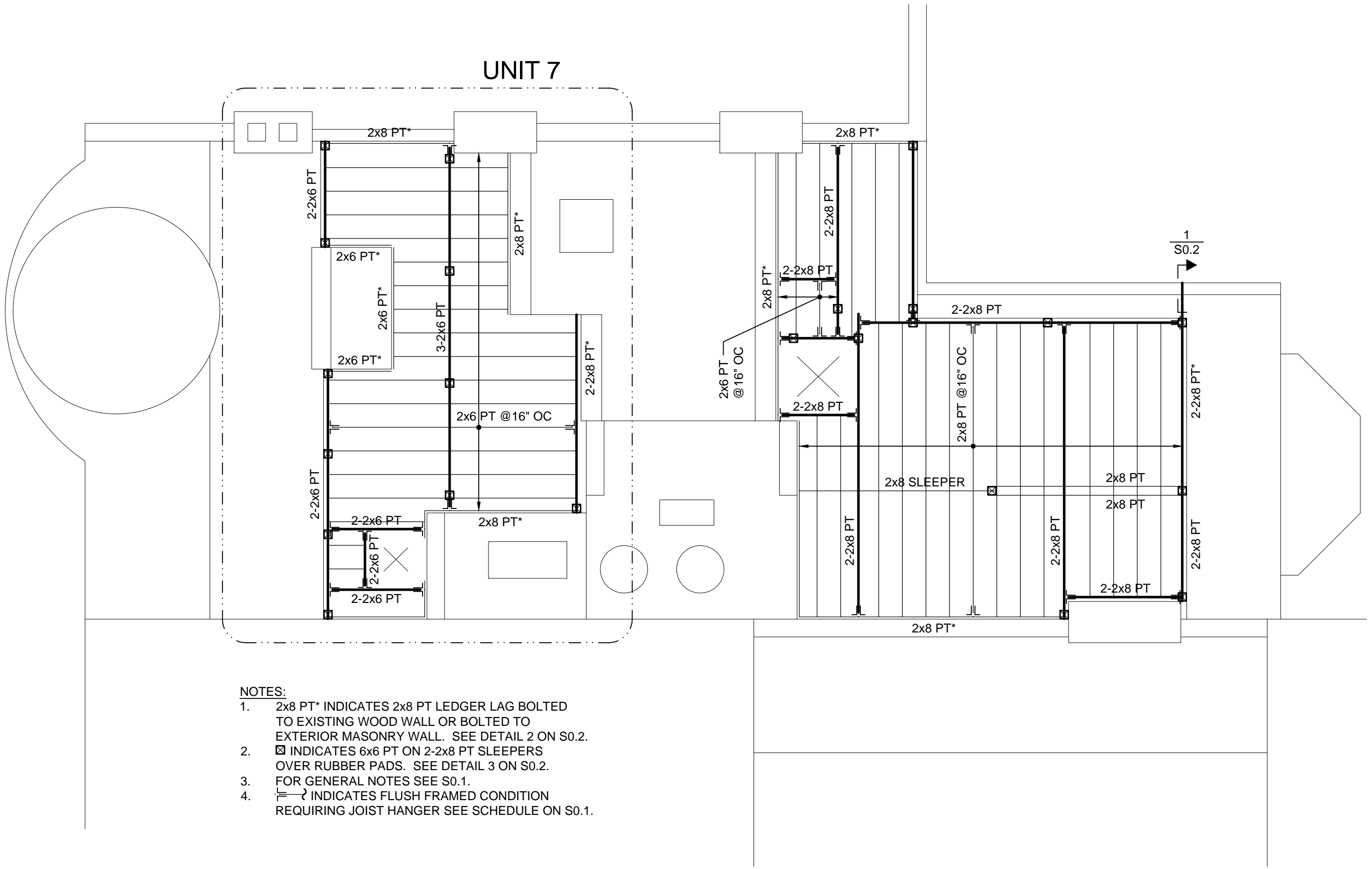
revisions:

project:  
**ROOF DECK REPLACEMENT  
 UNIT 7  
 178 COMMONWEALTH AVENUE  
 BOSTON, MA**

drawing title:  
**DECK FRAMING PLAN**  
 drawn: BSM scale: 3/16" = 1'-0" date: 02/14/2018

dwg no:  
**S1.1**

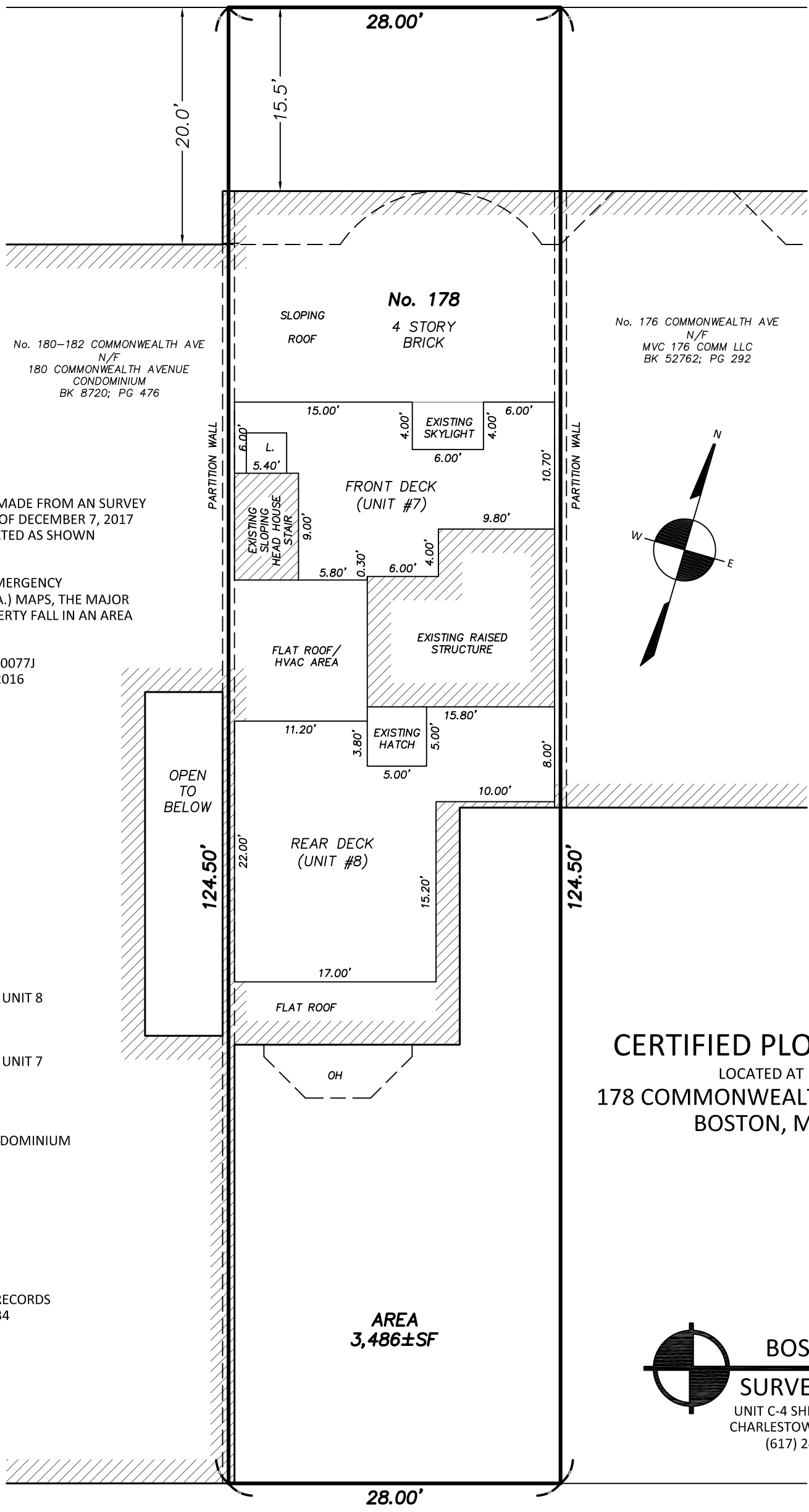
## UNIT 7



**NOTES:**

1. 2x8 PT\* INDICATES 2x8 PT LEDGER LAG BOLTED TO EXISTING WOOD WALL OR BOLTED TO EXTERIOR MASONRY WALL. SEE DETAIL 2 ON S0.2.
2. [Symbol] INDICATES 6x6 PT ON 2-2x8 PT SLEEPERS OVER RUBBER PADS. SEE DETAIL 3 ON S0.2.
3. FOR GENERAL NOTES SEE S0.1.
4. [Symbol] INDICATES FLUSH FRAMED CONDITION REQUIRING JOIST HANGER SEE SCHEDULE ON S0.1.

COMMONWEALTH AVENUE



No. 180-182 COMMONWEALTH AVE  
N/F  
180 COMMONWEALTH AVENUE  
CONDOMINIUM  
BK 8720; PG 476

No. 176 COMMONWEALTH AVE  
N/F  
MVC 176 COMM LLC  
BK 52762; PG 292

I CERTIFY THAT THIS PLAN WAS MADE FROM AN SURVEY ON THE GROUND ON THE DATE OF DECEMBER 7, 2017 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
ZONE: X  
COMMUNITY PANEL: 25025C0077J  
EFFECTIVE DATE: 03-16-2016

PREPARED FOR:  
GROVANTAGE LLC  
178 COMMONWEALTH AVENUE, UNIT 8  
BOSTON, MA 02116

JOE CALLAHAN  
178 COMMONWEALTH AVENUE, UNIT 7  
BOSTON, MA 02116

REFERENCES:  
OWNER OF RECORD:  
THE 178 COMMONWEALTH CONDOMINIUM  
178 COMMONWEALTH AVENUE  
BOSTON, MA 02116

DEED: BK 9215; PG 230  
PLAN: BK 9215; PG 230  
BK 8462; PG 664  
BK 8720; PG 476  
BK 33796; PG 174

CITY OF BOSTON ENGINEERING RECORDS  
L-3051 PUBLIC ALLEY No. 434

NOTES:  
PARCEL ID: 05013821000

**CERTIFIED PLOT PLAN**  
LOCATED AT  
**178 COMMONWEALTH AVENUE**  
BOSTON, MA

**AREA**  
**3,486±SF**

**BOSTON**  
**SURVEY, INC.**  
UNIT C-4 SHIPWAY PLACE  
CHARLESTOWN, MA 02129  
(617) 242-1313

**PUBLIC ALLEY No. 434**  
(16' WIDE ~ PUBLIC)

|        |          |
|--------|----------|
| FIELD: | GCC      |
| DRAFT: | RAP      |
| CHECK: | GCC      |
| DATE:  | 12/07/17 |
| JOB #  | 17-00683 |

