

44 FARNSWORTH STREET EXTERIOR

44 FARNSWORTH STREET, BOSTON MA

ISSUED FOR PRICING

08/26/2020



LOCATION MAP 



VICINITY MAP 

CONSULTANTS:

Seal/Signature

ISSUE	DATE	DESCRIPTION	BY	CHECK
1	08/27/20	ISSUED FOR PRICING	OG	RS/CM

ADDRESS:
44 FARNSWORTH STREET
1ST FLOOR LOBBY
BOSTON, 02210

OWNER:
OWNER NAME

DRAWING TITLE:
DEMOLITION & CONSTRUCTION PLAN

PROJECT NUMBER 20.012	DATE 08/27/20
DRAWN BY OG	CHECKED BY RS/JP
SHEET NUMBER	

A04.01

SHEET NOTES

DEMOLITION

- REMOVE ALL DASHED PARTITIONS, DOORS, FRAMES, COMPONENTS, MILLWORK, FURNITURES, BUILDING EQUIPMENT, AND FIXTURES IN THE SCOPE OF WORK.
- REFER TO ENGINEERS DRAWINGS FOR ALL MEP/FP INFORMATION.
- IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, GC TO RESTORE AFFECTED AREA TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO OWNER.
- COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSON, PROPERTY AND ENVIRONMENT PROTECTION.
- PROTECT EXISTING FINISHES TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
- PREP ALL DAMAGED EXISTING PARTITIONS TO RECEIVE SCHEDULED PAINT FINISH.
- REMOVE ALL UNUSED WIRING AND CONDUIT.
- REMOVE / RELOCATE EXISTING ELECTRICAL PANELS, CABLES & CONDUITS AS REQUIRED.
- EXISTING ELECTRICAL CIRCUITS TO REMAIN WHERE NO DEMOLITION OCCURS. GC TO VERIFY EXTENT OF POSSIBLE REUSE.
- SALVAGE ALL LIGHT FIXTURES FOR POSSIBLE REUSE OR FOR OWNER/MANAGEMENT.
- REMOVE AND SALVAGE ALL FIRE EXTINGUISHER CABINETS.
- REMOVE ALL EXISTING FLOORING AND WALL BASE. TYPICAL THROUGH OUT. CLEAN AND PREP SUB FLOOR FOR NEW FINISH.
- SALVAGE ALL DOORS AND HARDWARE FOR POSSIBLE REUSE.
- ALL SURFACES TO BE CLEANED AT THE COMPLETION OF DEMOLITION.

CONSTRUCTION

- COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSON, PROPERTY AND ENVIRONMENT PROTECTION.
- REFER TO ENGINEERS DRAWINGS FOR ALL MEP/FP INFORMATION.
- GENERAL / MECHANICAL CONTRACTORS AND TENANT TO DETERMINE AND COORDINATE ANY SUPPLEMENTAL AIR SUPPLY / COOLING REQUIREMENTS. GC TO PROVIDE ALTERNATE PRICING FOR SUPPLEMENTAL EQUIPMENT & INSTALLATION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS IN FIELD.
- DIMENSIONS ARE CLEAR, FINISH-TO-FINISH, U.N.O.
- GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS AND SUBMITTALS FOR ALL SPECIFIED MATERIALS, MILLWORK, GLASS, FITTINGS & FIXTURES ASSOCIATED WITH THIS PROJECT FOR ARCHITECTURAL REVIEW. PROVIDE ALL CLOSE-OUT DOCUMENTATION INCLUDING WARRANTIES, AS BUILTS, AND OPERATION AND MAINTENANCE MANUALS.
- BUILD TEMPORARY WALLS USED FOR PHASING OR FOR TEMPORARY SPACE TO THE DECK AND SEAL TO MITIGATE NOISE AND DUST MIGRATION.
- USE CONSTRUCTION FILTERS SHOULD BE USED DURING CONSTRUCTION ON ALL HVAC EQUIPMENT, REPLACE PRIOR TO OCCUPANCY.
- MAINTAIN ALL REQUIRED FIRE RATINGS IN ALL DEMISING WALLS, FLOORS AND CEILINGS.
- INSTALL FIRE STOPPING AT ALL EXISTING PENETRATIONS AS REQUIRED AT RATED WALLS, FLOORS, AND CEILINGS WITHIN AREA OF WORK.
- PATCH/REPAIR ALL EXISTING PARTITIONS TO REMAIN WHERE DEMOLITION OCCURS. PREP FOR NEW FINISH. REFER TO FINISH PLAN FOR SPECIFICATIONS.
- PROVIDE EMERGENCY LIGHTING, FIRE ALARM STROBES & HORNS, AND EXIT SIGNS AS REQUIRED BY LOCAL, STATE, AND FEDERAL BUILDING CODES.
- ADDITIONAL SECURITY / SECURITY ALARM SYSTEM REQUIREMENTS TO BE PROVIDED AND INSTALLED BY OWNER AND COORDINATED WITH GC.
- PROVIDE FLOOR PREP WORK PRIOR TO INSTALLATION OF SPECIFIED FLOOR FINISH IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.
- COORDINATE EXACT LOCATION OF FIRE EXTINGUISHER CABINETS WITH ARCHITECT IN FIELD.
- N INDICATES NEW
EX INDICATES EXISTING
R INDICATES RELOCATED
- CLEAN ALL EXISTING SURFACES AT THE COMPLETION OF THE PROJECT.

DEMOLITION KEYNOTES

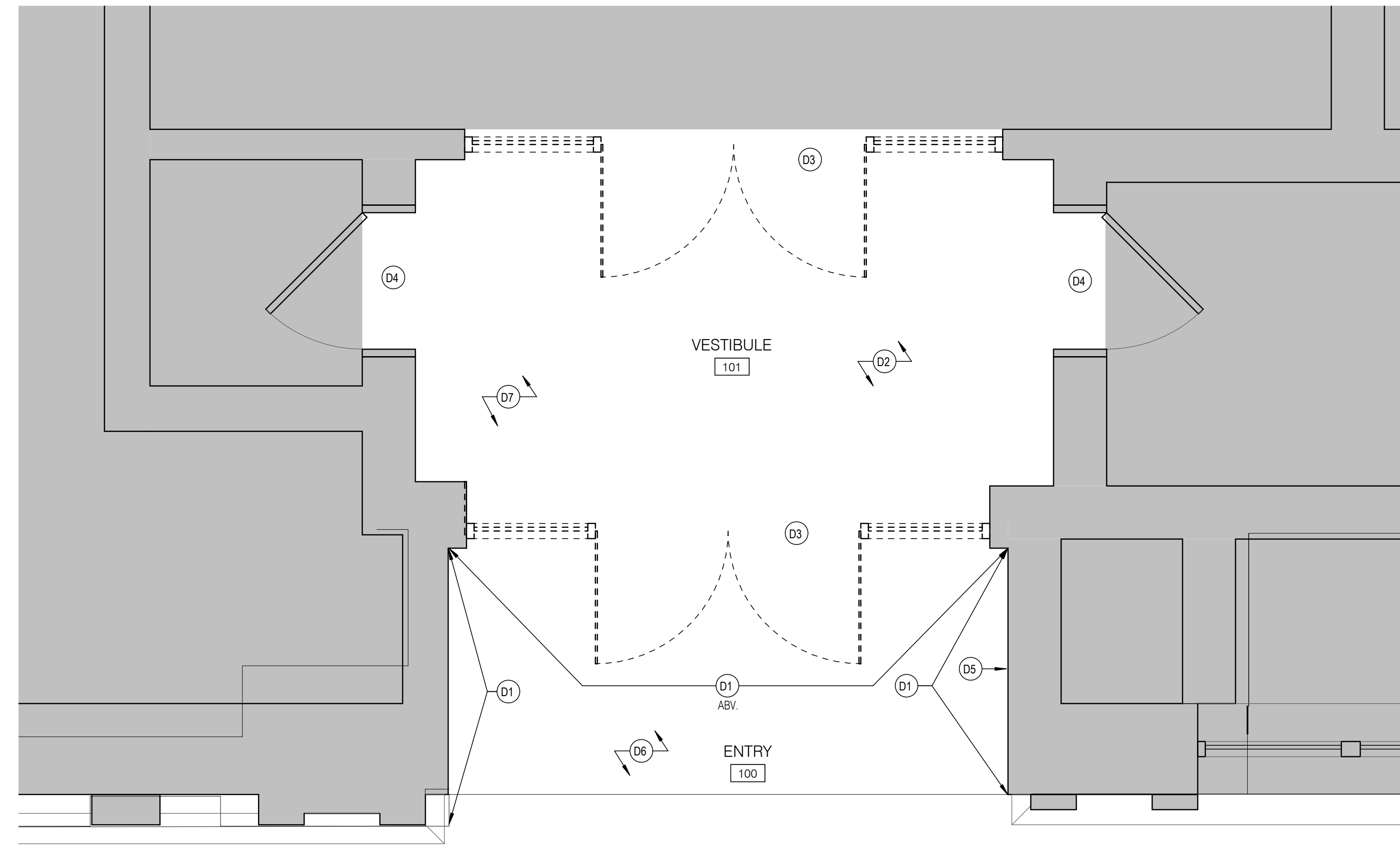
(X) → PLAN KEYNOTES - SEE SCHEDULE BELOW

- D1 REMOVE EXISTING GRANITE WALL PANELS. PRESERVE Z-CLIP ATTACHMENTS FOR RE-USE.
- D2 REMOVE EXISTING GRANITE FLOOR TILES. PREP FOR NEW FLOOR FINISH.
- D3 REMOVE GLASS ENTRY DOORS AND SIDELITES.
- D4 EXISTING DOOR, FRAME AND HARDWARE TO REMAIN. PROTECT DURING DEMOLITION.
- D5 REMOVE EXISTING CARD READER AND COORDINATE NEW SECURITY REQUIREMENTS WITH OWNER.
- D6 REMOVE EXISTING GRANITE FLOOR TILES. PREP FOR NEW GRANITE FLOOR FINISH.
- D7 EXISTING WOOD WALL BASE TO REMAIN. PROTECT DURING DEMOLITION.

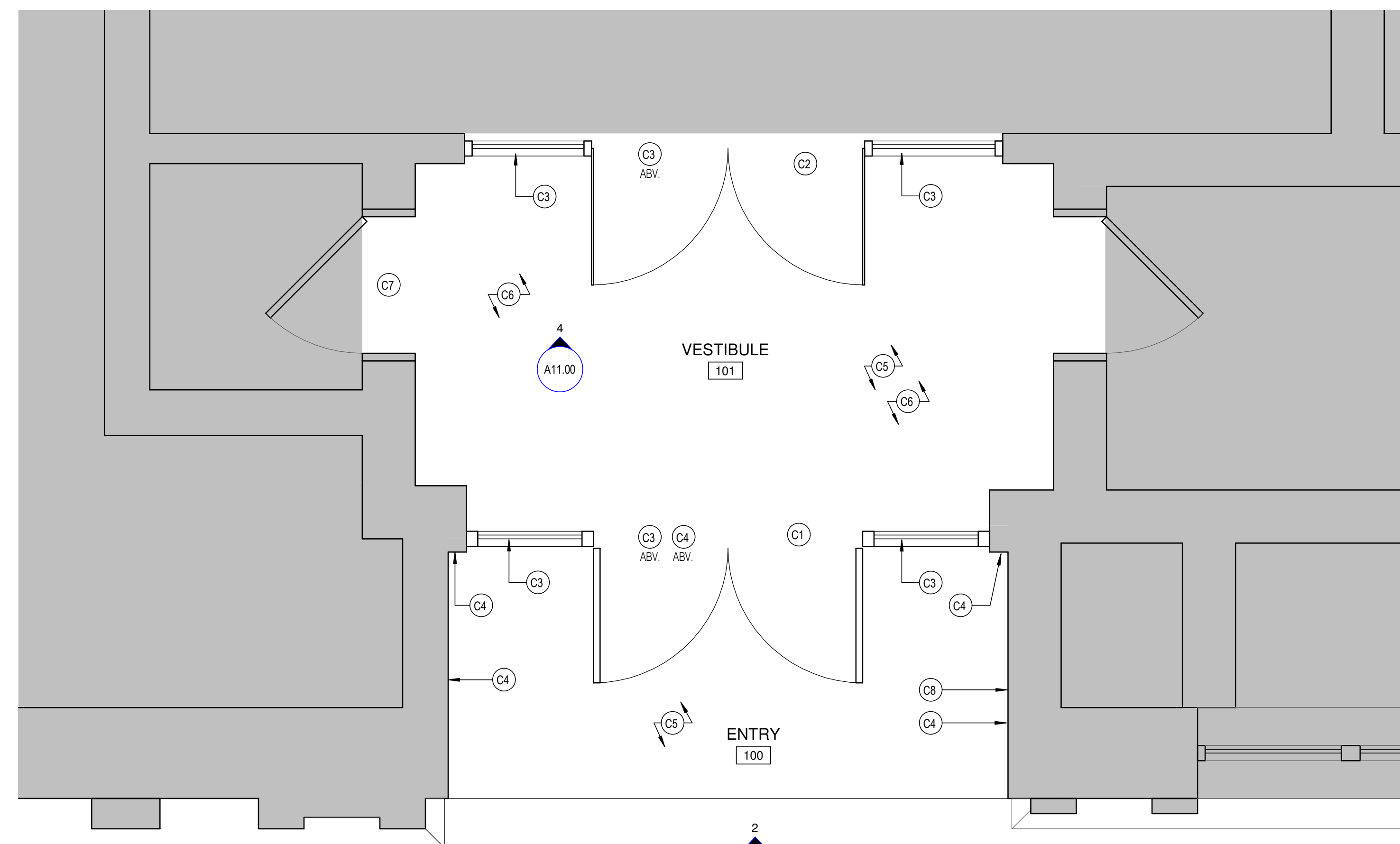
CONSTRUCTION KEYNOTES

(X) → PLAN KEYNOTES - SEE SCHEDULE BELOW

- C1 EXTERIOR DOORS:
-6" LADDER PULLS
-PASSAGE DOOR SET
-HEAVY DUTY PIVOT SETS
-ALUMINUM DOOR TRANSITION
-MAG LOCK, COORDINATE TO BE OPEN IN FAIL SAFE MODE
-PUSH TO EXIT BUTTON
-NEED CARD READER
-PUSH BUTTON DOOR OPERATOR (INSIDE AND OUTSIDE)
-RE-INSTALL EXISTING DOOR OPENERS
-GASKETING AROUND DOORS - WEATHER TYPE DOOR GASKET
- C2 INTERIOR DOORS:
-6" LADDER PULLS
-PASSAGE DOOR SET
-HEAVY DUTY PIVOT SETS
-ALUMINUM DOOR TRANSITION
-PUSH BUTTON DOOR OPERATOR (INSIDE AND OUTSIDE)
-RE-INSTALL EXISTING DOOR OPENERS
-GASKETING AROUND DOORS - WEATHER TYPE DOOR GASKET
- C3 STORE FRONT SYSTEM:
-THERMALLY BROKEN ALUMINUM FRAME
-TEMPERED 1" INSULATING GLASS AT SIDELIGHTS TRANSOM AND DOORS.
- C4 INSTALL REPLACEMENT Z-CLIPS FOR GRANITE INSTALLATION AS NEEDED.
- C5 PREP SUB-FLOOR TO RECEIVE NEW FLOORING FINISH. SEE FINISH PLAN FOR MORE INFORMATION.
- C6 PATCH/REPAIR WALLS WHERE NECESSARY. PROTECT DURING DEMOLITION.
- C7 PAINT EXISTING DOORS-TO-REMAIN PT-1.
- C8 LOCATION OF NEW BUTTERFLYMX INTERCOM SYSTEM.



2 DEMOLITION PLAN
1/2" = 1'-0"



3 CONSTRUCTION PLAN
1/2" = 1'-0"

CONSULTANTS:

Seal/Signature

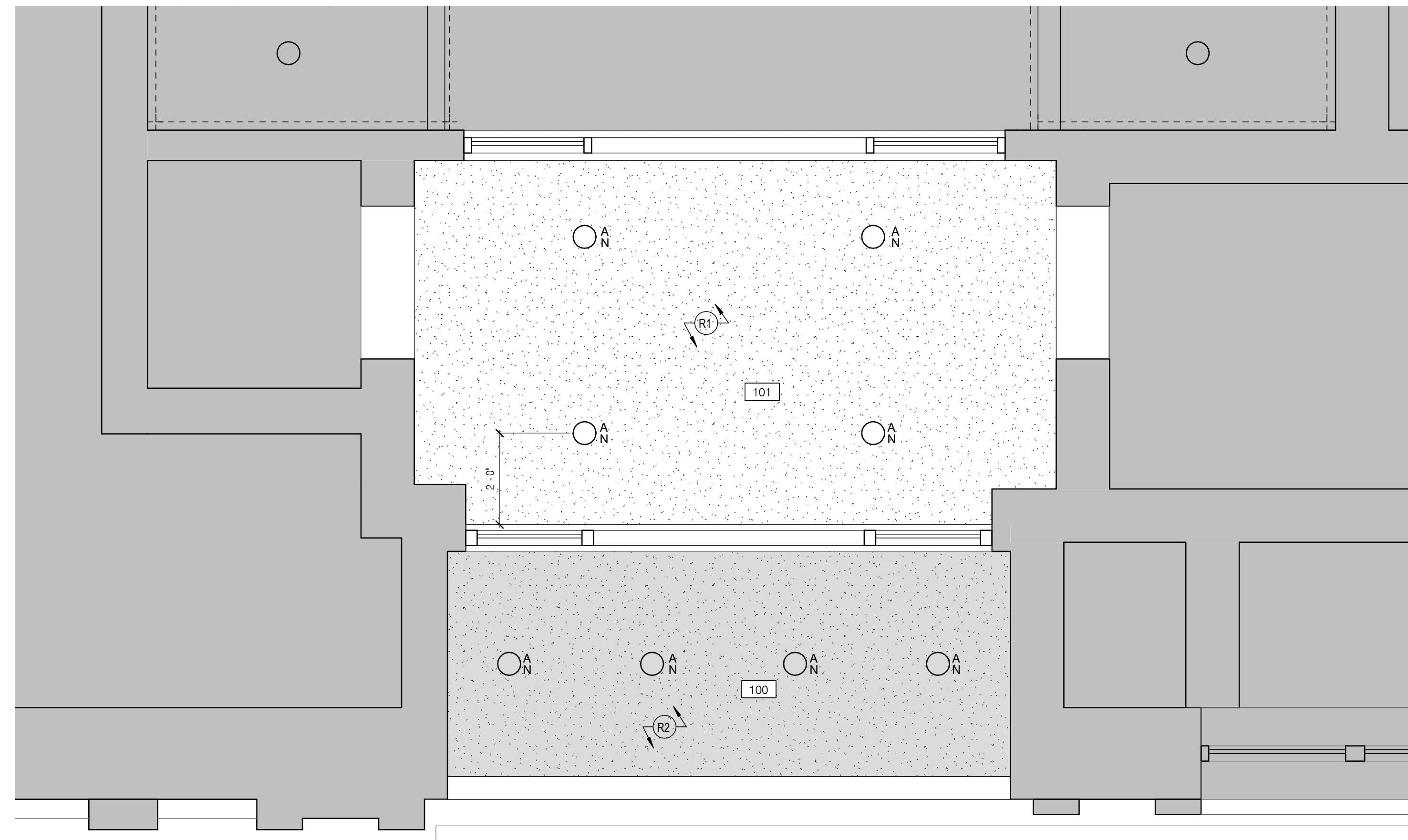
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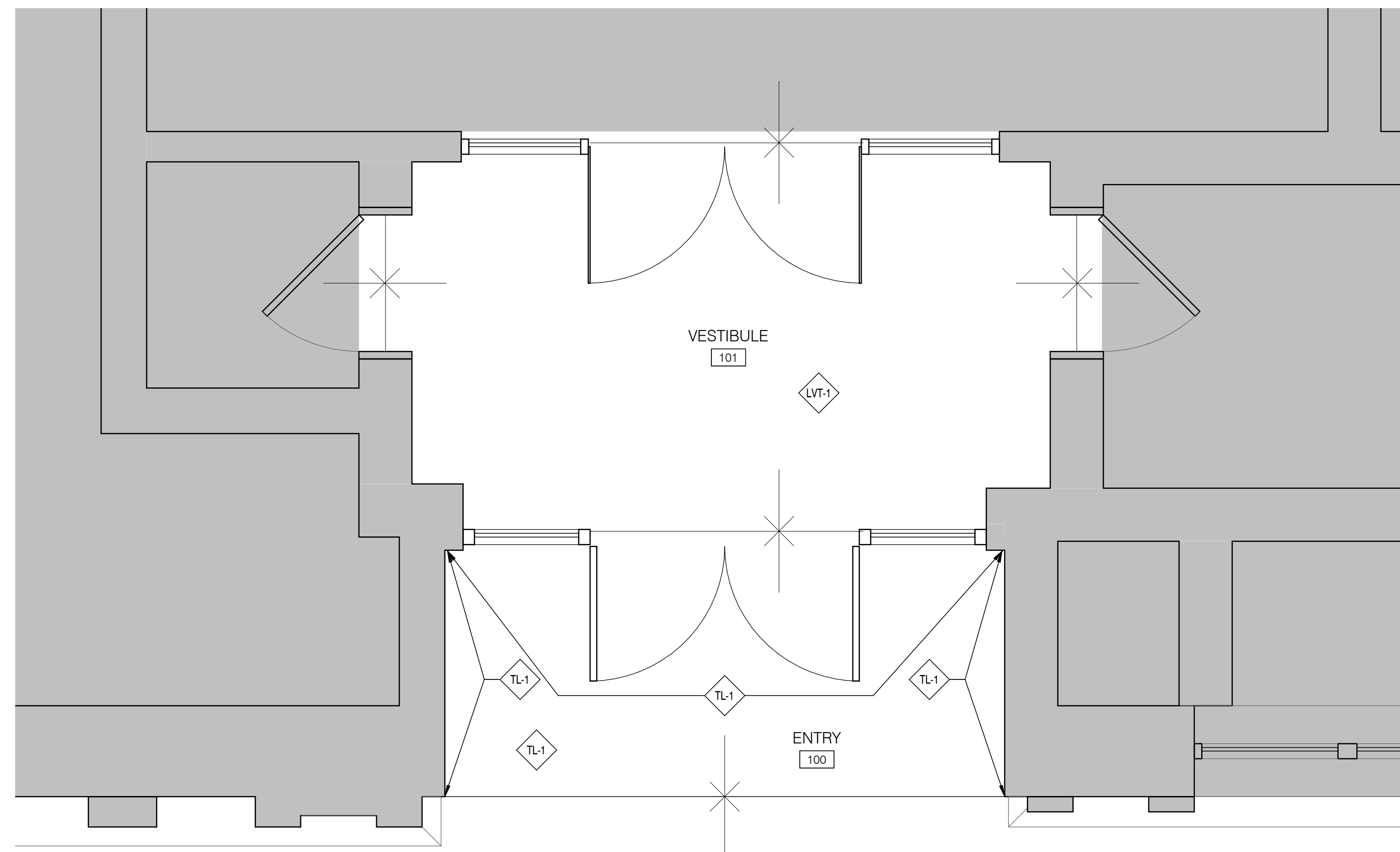
DRAWING TITLE:
REFLECTED CEILING & FINISH PLAN

PROJECT NUMBER 20.012	DATE 08/27/20
DRAWN BY OG	CHECKED BY RS/JP
SHEET NUMBER	

A05.01



2 REFLECTED CEILING PLAN
1/2" = 1'-0"



1 FINISH PLAN
1/2" = 1'-0"

RCP KEYNOTES

- (X) → PLAN KEYNOTES - SEE SCHEDULE BELOW
- R1 NEW GWB CEILING PAINTED PT-1.
- R2 NEW WEATHER RESISTANT GWB CEILING PAINTED PT-2.

FINISH KEYNOTES

- (X) → PLAN KEYNOTES - SEE SCHEDULE BELOW
- F1 PAINT ALL CEILINGS PT-1.
- F2 PAINT ALL WALLS AND EXISTING WOOD WALL BASE PT-2 U.N.O.
- F3 RE-FINISH ELEVATOR CAB EXTERIOR WITH PT-3.
- F4 PREP COLUMNS FOR PAINT FINISH. PATCH WHERE NECESSARY.
- F5 PROVIDE AND INSTALL 3M TRANSLUCENT FILM ON GLASS AS INDICATED ON ELEVATIONS. EXACT SPEC AND DESIGN TBD.TYP.

CEILING LEGEND

- GWB-1**
NEW GWB SOFFIT/CEILING
- GWB-2**
NEW EXTERIOR GWB SOFFIT/CEILING
- FIXTURE 'A' - RECESSED ROUND LED**
MANUFACTURER: ACCO
STYLE: ORA RC12I
SPEC: ORA RC12I 1200-830 M WH

FINISH LEGEND

- FLOORING:**
* PROVIDE CARPET TILE MOCK-UP FOR ARCHITECT AND CLIENT APPROVAL PRIOR TO FINAL INSTALLATION
- LVT-1 - LUXURY VINYL PLANKS**
MANUFACTURER - MOHAWK
STYLE/COLOR - TRENTA WOOD, NICE FINNISH
SIZE - 9x48
INSTALLATION - HERRINGBONE
- TL-1 - EXTERIOR GRANITE**
MANUFACTURER - DAL TILE
STYLE - GRANITE
COLOR - TBD
- WALLS:**
* ALL WALL PAINT SHALL BE EGGSHELL.
* WD DOORS AND DOOR FRAMES TO BE PAINTED SEMI GLOSS UNLESS NOTED OTHERWISE.
* ALL PAINT TO BE LOW VOC.
- PT-1 - GENERAL CEILING, WALLS, WD DOORS & DOOR FRAMES PAINT**
MANUFACTURER - BENJAMIN MOORE
COLOR - WHITE DOVE
- PT-2 - WOODEN BASE PAINT**
MANUFACTURER - BENJAMIN MOORE
COLOR - STORM
- PT-3 - EXTERIOR CEILING PAINT**
MANUFACTURER - BENJAMIN MOORE, AURA EXTERIOR PAINT
COLOR - WHITE DOVE

SYMBOLS LEGEND

- INDICATES DIRECTION OF FLOORING/CARPET PATTERN, UNLESS NOTED OTHERWISE.

SHEET NOTES

- CEILING**
1. ARCHITECTURAL DRAWING TO BE USED PRIMARILY FOR CEILING LAYOUT AND LIGHT FIXTURE LOCATIONS. REFER TO ENGINEERS' DOCUMENTS FOR FURTHER INFORMATION REGARDING MEP/FP.
 2. REFER TO ARCHITECTURAL DRAWING A00.00 FOR MOUNTING HEIGHTS. VERIFY ALL SWITCHES, OCCUPANCY SENSORS, FIRE STROBES ETC. ALIGN WITH ALL OTHER MECHANICAL DEVICES.
 3. PROVIDE NEW EXIT SIGNS, FIRE HORN STROBES AND EMERGENCY LIGHTS AS REQUIRED TO MEET LOCAL AND STATE CODES. REFER TO ENGINEERS DRAWINGS FOR FINAL QUANTITIES AND LAYOUTS. LOCATIONS TO BE COORDINATED WITH ARCHITECT BEFORE INSTALLATION.
 4. EXISTING MEP/FP REWORKED AS REQUIRED FOR NEW LAYOUT. PROVIDE NEW HEATING/COOLING UNITS AS REQUIRED TO ADEQUATELY SERVE EACH AREA OF THE BUILD OUT FOR ITS INTENDED USE. A FULL HVAC BALANCING REPORT TO BE PROVIDED FOR DESIGN ENGINEERS APPROVAL ON COMPLETION.
 5. ALL LIGHT FIXTURE SPECIFICATIONS ARE TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO ORDER
 6. ANY CEILING MOUNTED EQUIPMENT AND FIXTURES SHALL BE SUPPORTED INDEPENDENT OF ALL NEW AND EXISTING PIPES, DUCTS, CONDUITS, ETC. WHERE REQUIRED, CONTRACTOR SHALL PROVIDE SELF-SUPPORTED CHANNEL IRON TIED TO THE STRUCTURE USING 3/8" THREADED ROD SUPPORTS.
 7. RELOCATE SPRINKLER HEADS AS REQUIRED TO MEET FEDERAL, STATE AND LOCAL CODES. CENTER IN CEILING TILES. REFER TO ENGINEERS' DRAWINGS.
 8. INSTALL SCHEDULED LIGHTS AS SHOWN.
 9. PROVIDE OCCUPANCY SENSORS AS REQUIRED TO CONTROL ARTIFICIAL LIGHTING.
 10. CEILING MOUNTED SPEAKERS BY OTHERS. COORDINATE LOCATION WITH TENANT.
 11. 'N' = NEW
'EX' = EXISTING
'R' = RELOCATED
- FINISH**
1. GC TO PROVIDE FLOOR PROTECTION AT EXISTING FLOORING TO REMAIN AND NEW FLOORING FOR DURATION OF PROJECT.
 2. PROVIDE AND INSTALL NEW FINISHES THROUGHOUT LIMIT OF WORK UNLESS OTHERWISE NOTED.
 3. PREP SUB-FLOOR FOR SPECIFIED FINISH.
 4. GC TO PROVIDE CARPET SEAMING DIAGRAM FOR ARCHITECTS APPROVAL
 5. RUBBER BASE TO BE STRAIGHT AT CARPET AND COVE AT RESILIENT.
 6. SKIM COAT WALLS WHERE REQUIRED TO ENSURE EVEN SURFACE FOR PAINT FINISH. TYPICAL THROUGHOUT AT EXISTING AND NEW.
 7. GC TO PROVIDE MOCK-UP OF ALL PAINT COLORS FOR ARCHITECTS APPROVAL
 8. PAINT GWB WALLS PT1 UNLESS OTHERWISE INDICATED.
 9. REFER TO FINISH PLAN & ELEVATIONS FOR ACCENT PAINT LOCATIONS.
 10. CUT-IN PAINT AT ALL CORNERS WHERE DIFFERENT COLORS MEET.
 11. GRAPHIC COST ALLOWANCE INCLUDES MATERIALS ONLY. GRAPHIC DESIGN FEE, PROOFS, AND INSTALLATION NOT INCLUDED.

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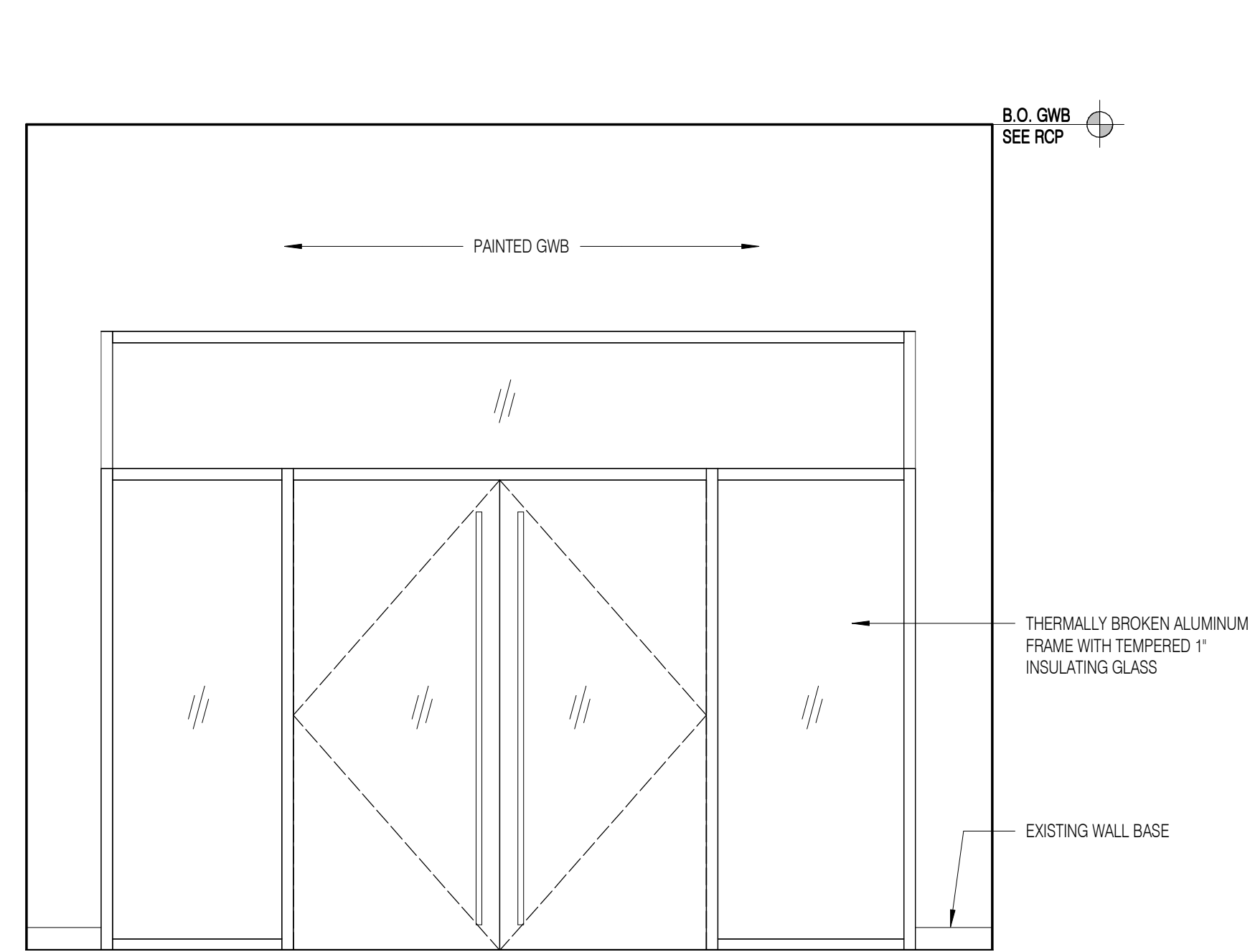
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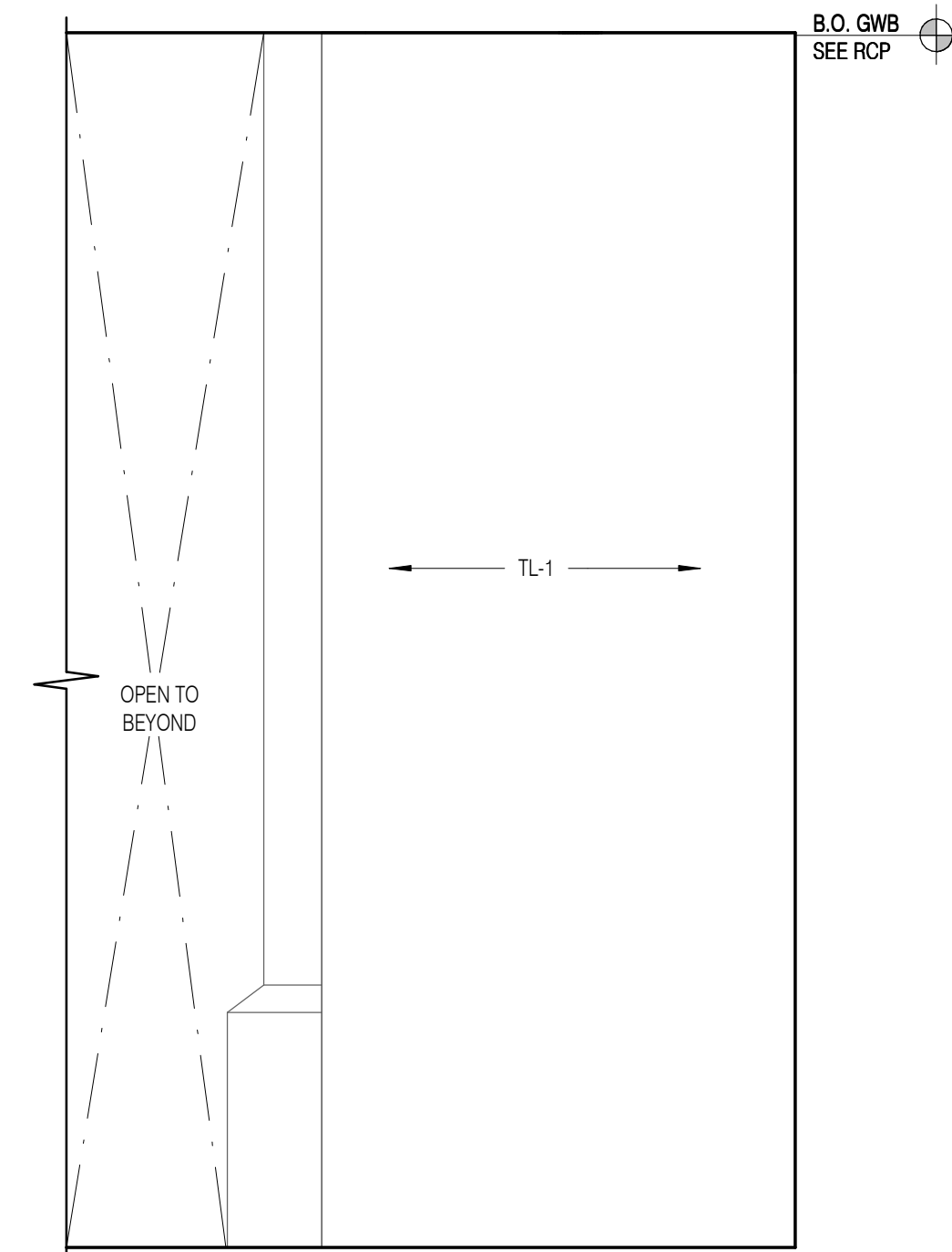
DRAWING TITLE
INTERIOR ELEVATIONS

PROJECT NUMBER 20.012	DATE 08/26/2020
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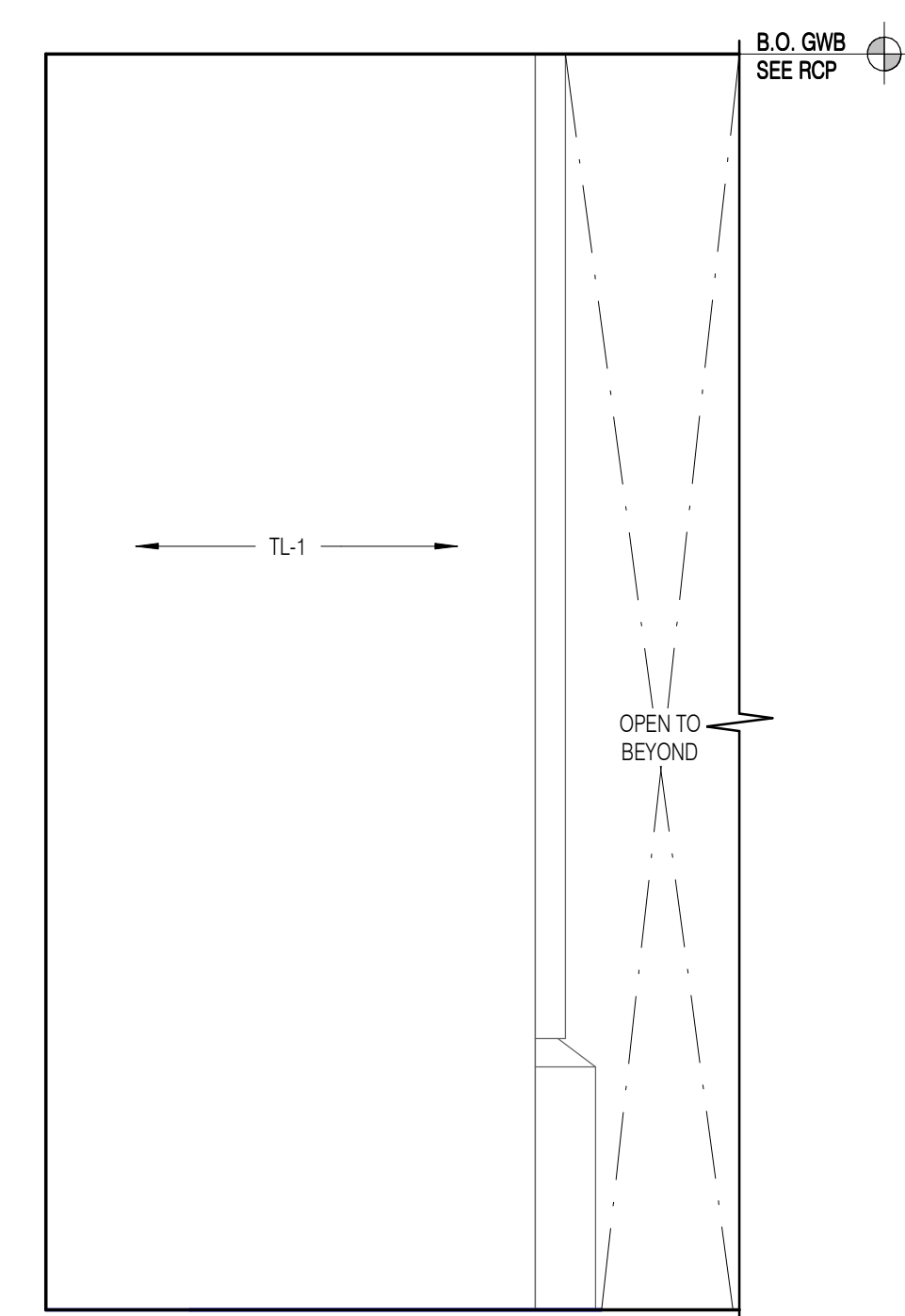
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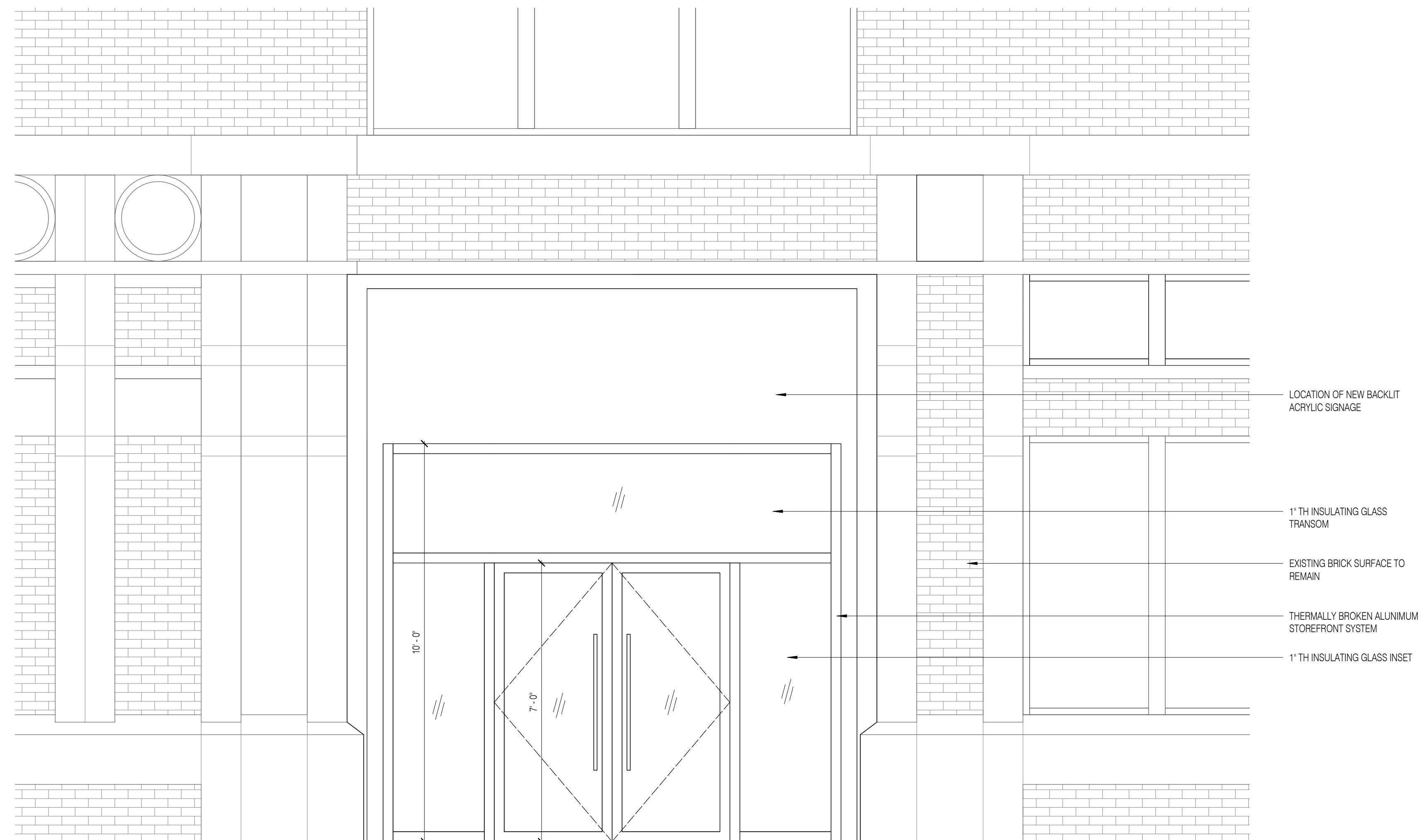
4 VESTIBULE DOORS ELEVATION
1/2" = 1'-0"



3 ENTRY ELEVATION B
1/2" = 1'-0"



01 ENTRY ELEVATION A
1/2" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION
1/2" = 1'-0"