

THE RANGE

306 WHITING STREET, HINGHAM, MA 02043

INTERIOR RENOVATIONS

PERMIT SET - FEBRUARY 11, 2020

ARCHITECT:



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ARCHITECTURE PC

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DRAWING LIST:

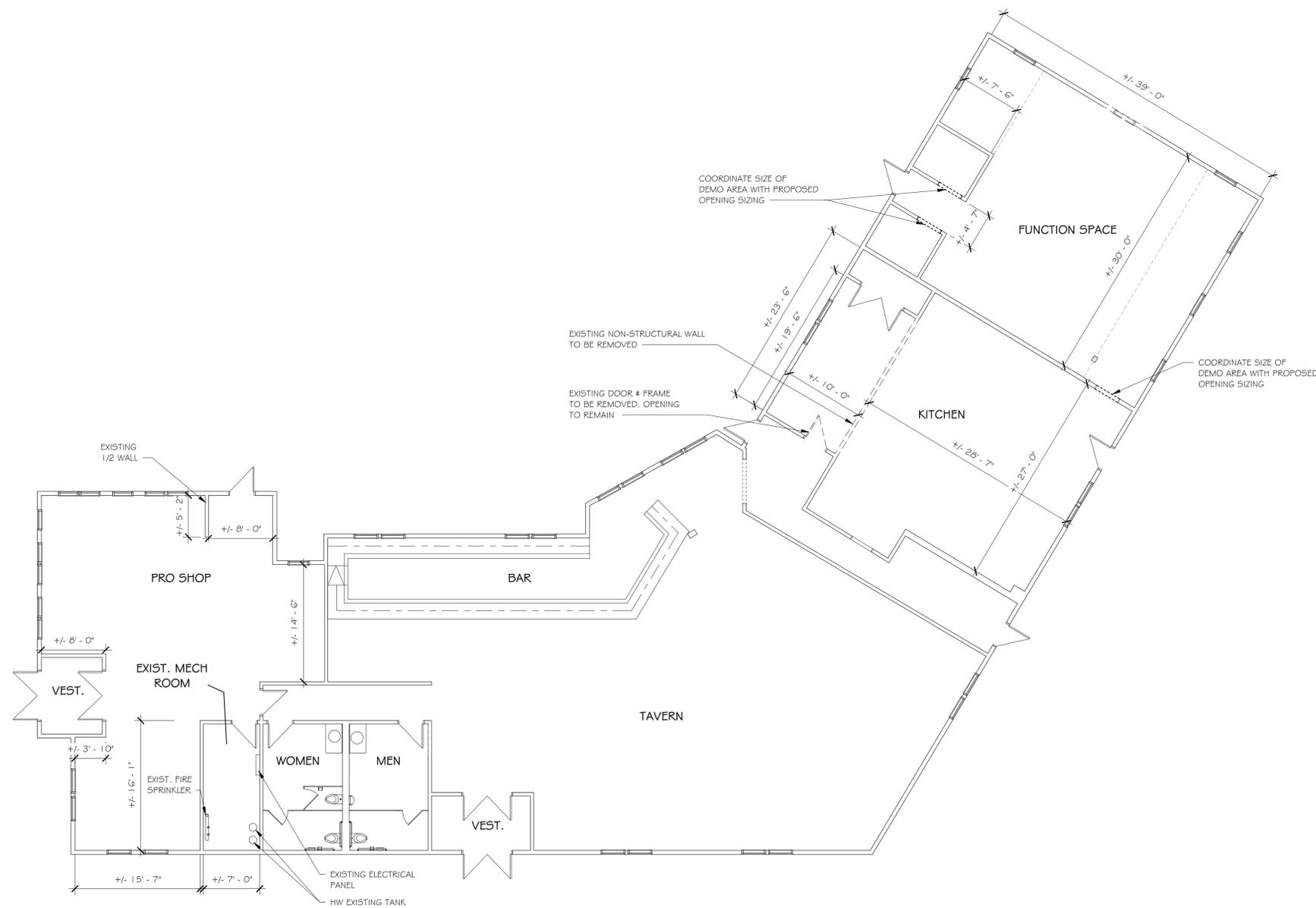
	PROJECT COVER
D1.01	FIRST FLOOR DEMOLITION PLAN
A1.01	PROPOSED FLOOR PLAN



DESCRIPTION	PERMIT SET
DATE	02/11/2020

THE RANGE - INTERIOR RENOVATIONS
306 WHITING STREET, HINGHAM MA
FIRST FLOOR DEMOLITION PLAN
Scale: As indicated

Project Number:	20-010
Date:	02/11/2020
PROJECT	TRUE
D1.01	



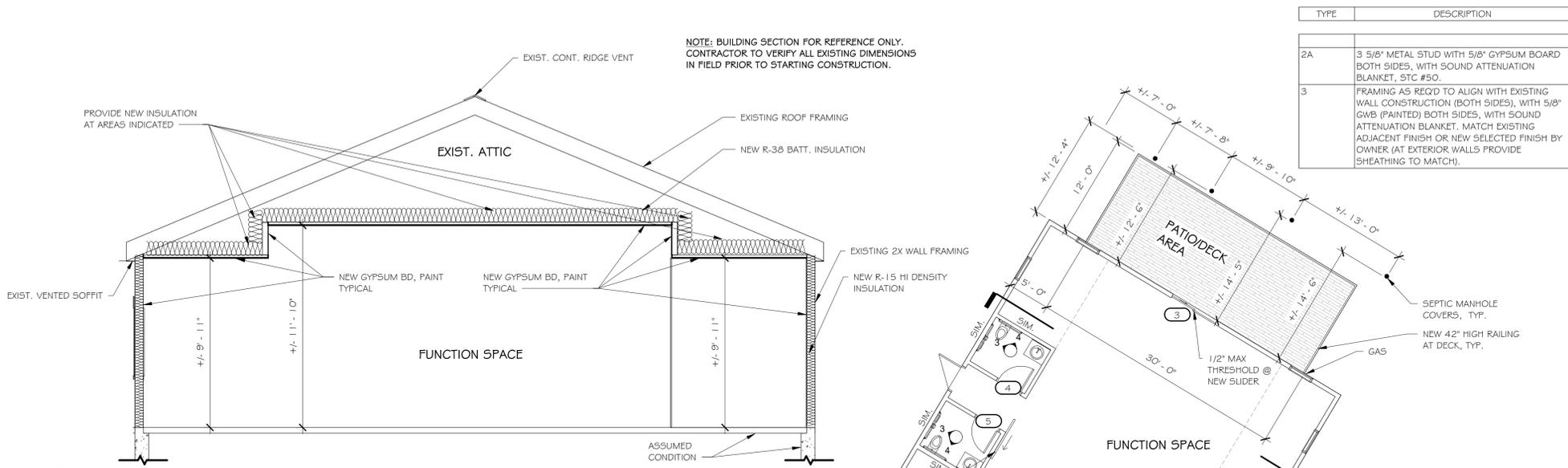
DEMOLITION LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL OR COMPONENT TO BE REMOVED
- REMOVE WALL APPLIED MATERIAL
- EXISTING STUD WALLS TO REMAIN - REMOVE ALL EXISTING FINISHES
- REMOVE EXISTING DOOR, FRAME AND FRAME ANCHORS, UNLESS NOTED W/ KEY NOTE**
- EXISTING DOOR TO REMAIN
- REMOVE EXISTING WINDOW AND FRAME ASSEMBLIES

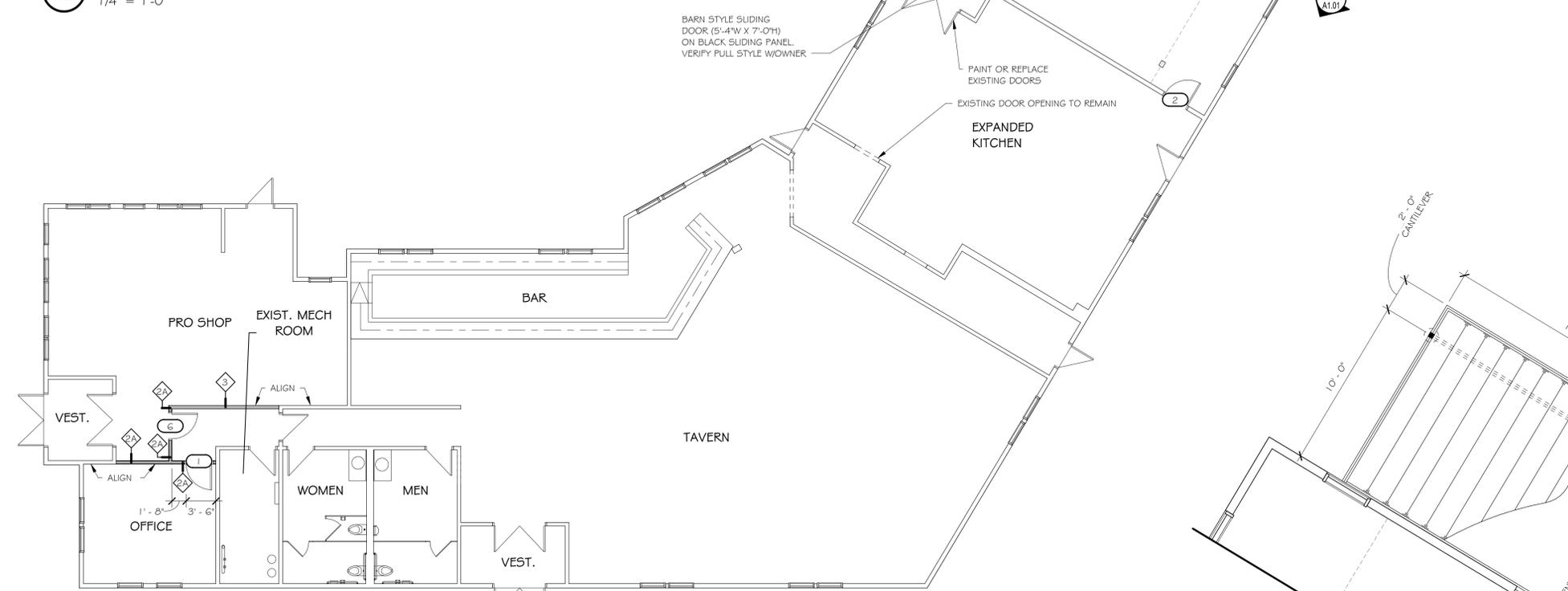
DEMOLITION NOTES:

1. THIS PLAN REPRESENTS THE GENERAL LOCATION OF WALLS TO BE REMOVED. ALL OTHER ITEMS INCLUDING HVAC, PLUMBING, AND ELECTRICAL TO BE REMOVED AS REQUIRED TO ACHIEVE NEW WORK AND MEET ALL APPLICABLE CODES. THE CONTRACTOR SHALL INCLUDE ALL DEMOLITION, WHETHER SPECIFICALLY CALLED FOR OR NOT, THAT IS NECESSARY TO ACCOMPLISH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. TEMPORARY SHORING NOTES: THE CONTRACTOR MUST PROVIDE TEMPORARY STRUCTURAL SUPPORT OR SHORING AS REQUIRED. ALL MEANS AND METHODS TO ACCOMPLISH THE REPAIR WORK IS THE CONTRACTORS RESPONSIBILITY.
3. ALL OPENINGS WHERE EXISTING DUCTS, VENTS, PIPING ELECTRICAL CONDUIT, OR EQUIPMENT HAVE BEEN REMOVED SHALL BE FILLED OR PATCHED TO MATCH EXISTING OR NEW FINISH DESIGNATION, INCLUDING FIRE RATINGS.
4. WHEREVER NEW OPENINGS ARE CREATED, ALL SURROUNDING FINISHES SHALL BE PATCHED TO MATCH ADJACENT FINISH, OR NEW FINISH DESIGNATED, INCLUDING ALL FLOOR PATCHING, REPAIR OR FILLING THAT IS REQUIRED.
5. RELOCATE AS NECESSARY ANY PIPING, ELECTRICAL CONDUIT OR OTHER MECH OR ELEC DEVICES EXPOSED WHEN EXISTING WALLS, CEILINGS OR FLOORS ARE ALTERED OR PUNCTURED FOR NEW OPENINGS.
6. ALL AREAS OF FLOORS, WALLS AND CEILINGS DISTURBED FROM DEMOLITION SHALL BE FILLED OR PATCHED TO MATCH EXIST. OR NEW FINISH DESIGNATED. SPECIAL ATTENTION SHALL BE GIVEN TO AREAS BEHIND CASWORK AND PLUMBING CHASES WHICH ARE PRESENTLY CONCEALED.
7. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD.
8. CONTRACTOR TO COORDINATE & FIELD VERIFY THE EXTENT OF ALL NEW OPENINGS IN EXISTING ROOF, FLOORS & WALLS PRIOR TO ANY RELATED DEMOLITION.

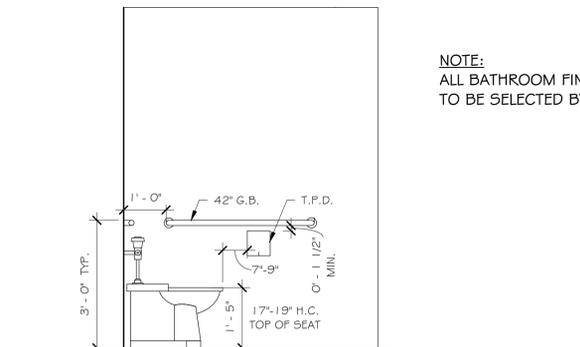
1 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"



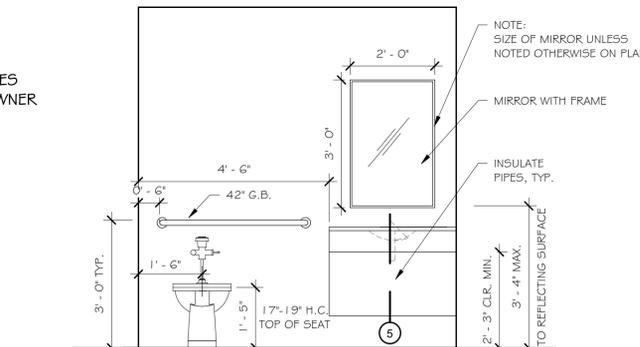
2 BUILDING SECTION - EXISTING
1/4" = 1'-0"



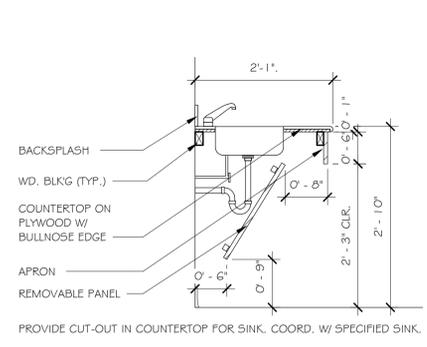
1 PROPOSED FLOOR PLAN
1/8" = 1'-0"



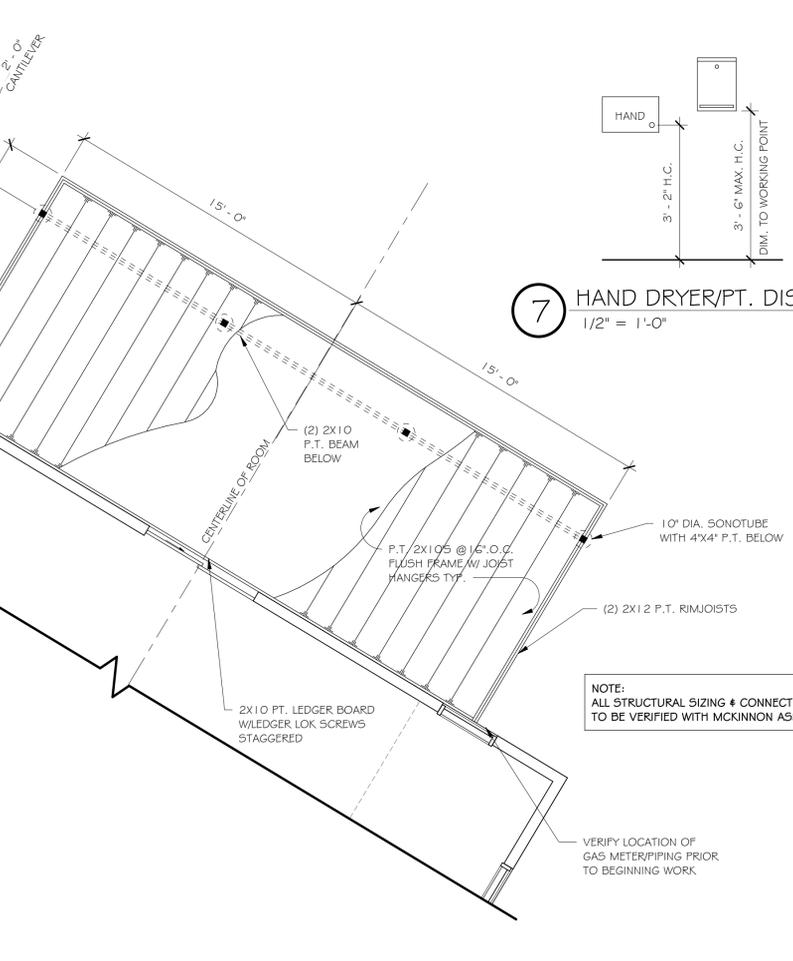
3 TYP. FUNCTION SPACE WATER CLOSET (SIDE)
1/2" = 1'-0"



4 TYP. FUNCTION SPACE WET WALL ELEVATION
1/2" = 1'-0"



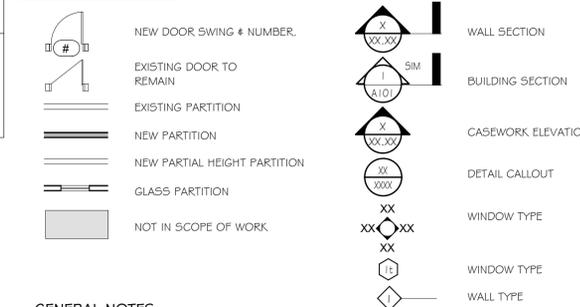
5 ADA. SINK BASE CABINET VANITY
3/4" = 1'-0"



6 DECK FRAMING PLAN
1/4" = 1'-0"

TYPE	DESCRIPTION
2A	3 5/8" METAL STUD WITH 5/8" GYPSUM BOARD BOTH SIDES, WITH SOUND ATTENUATION BLANKET, STC #50.
3	FRAMING AS REQ'D TO ALIGN WITH EXISTING WALL CONSTRUCTION (BOTH SIDES), WITH 5/8" GWB (PAINTED) BOTH SIDES, WITH SOUND ATTENUATION BLANKET. MATCH EXISTING ADJACENT FINISH OR NEW SELECTED FINISH BY OWNER (AT EXTERIOR WALLS PROVIDE SHEATHING TO MATCH).

FLOOR PLAN LEGEND:



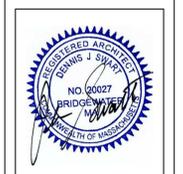
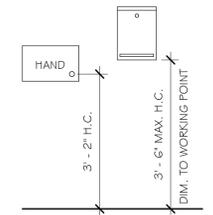
GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD. THIS PLAN REPRESENTS THE GENERAL LOCATION OF EXISTING WALLS.
- ALL WORK SHALL COMPLY WITH THE MA STATE BUILDING CODE 9TH EDITION 780 CMR - 2015 IBC, ALL MUNICIPALITY ORDINANCES AND BY-LAWS.
- ALL WORKMANSHIP AND BUILDING MATERIALS SHALL MEET OR EXCEED RECOGNIZED INDUSTRY STANDARDS FOR EACH APPLICABLE TRADE.
- PROVIDE ELECTRICAL OUTLETS, SWITCHES, FIXTURES, DEVICES, INCLUDING TEL. AND CABLE JACKS AS REQUIRED BY CODE AND LOCAL AUTHORITIES.
- COORDINATE ALL FINAL MATERIALS, FINISHES, AND TRIM SELECTIONS WITH OWNER PRIOR TO CONSTRUCTION.
- ANY DEFICIENCIES OR DAMAGE AS A RESULT OF NEW WORK SHALL BE THE CONTRACTORS RESPONSIBILITY AND SHALL BE RESTORED TO THE ORIGINAL CONDITION.

DOOR SCHEDULE

LOCATION	DOOR					COMMENTS
	MARK	WIDTH	HEIGHT	THICK	MATL	
1	3'-0"	7'-0"	0'-1 3/4"			SWING AS INDICATED IN PLAN
2	3'-0"	7'-0"	0'-1 3/4"			SWING AS INDICATED IN PLAN
3	6'-0"	7'-0"	0'-1 3/4"			SLIDING/FRENCH DOOR
4	3'-0"	7'-0"	0'-1 3/4"			SWING AS INDICATED IN PLAN
5	3'-0"	7'-0"	0'-1 3/4"			SWING AS INDICATED IN PLAN
6	3'-0"	7'-0"	0'-1 3/4"			SWING AS INDICATED IN PLAN

7 HAND DRYER/PT. DISP ELEV
1/2" = 1'-0"



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