

1511/12  
HAC/12  
APP.

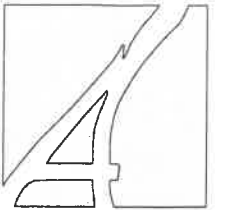
Applying Special Permit  
120140  
Check Gate House media \$54.11  
TOWN OF Weymouth \$150.00

Box 151112, 3RD Floor

# PANARELLO RESIDENCE

## ADDITION & INTERIOR RENOVATIONS

3 CHARLES EVERETT WAY, MASSACHUSETTS  
SET DATE: 12-9-20



**Alan Kearney Architects**  
222 North ST. Hingham, MA. 02043  
Office: 781 - 740 - 4556  
Cell: 781 - 710 - 3956

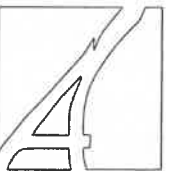
### GENERAL NOTES

- 1- THE FOLLOWING NOTES ARE TYPICAL FOR ALL DRAWINGS OF THE CONTRACT DOCUMENTS
- 2- ALL WORK SHOULD BE DONE IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE, NFPA LIFE SAFETY CODE 101, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, REGULATIONS, ORDINANCES, LAWS, ETC.
- 3- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY DISCREPANCY OR CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS WHICH MAY AFFECT THE SCOPE OF THE WORK, PRIOR TO THE COMMENCEMENT OF THE WORK.
- 4- DIMENSIONS, CONDITIONS AND INSTRUCTIONS INDICATED IN THE DRAWINGS DESCRIBE THE INTENT AND SCOPE OF THE WORK. ACTUAL FIELD CONDITIONS MAY VARY FROM THESE CONTRACT DOCUMENTS DESCRIPTIONS.
- 5- DO NOT SCALE THESE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING THE WORK.
- 6- IN THE CASE OF DISCREPANCIES:
  - a. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE MEASUREMENT OF DRAWINGS.
  - b. LARGER SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS AND DETAILS
  - c. DRAWINGS AND NOTES ARE SUPPLEMENTARY TO EACH OTHER. IN THE CASE OF DISCREPANCIES, THE MORE RESTRICTIVE AND COSTLY SHALL APPLY, UNLESS OTHERWISE APPROVED BY ARCHITECT.
- 7- WHEN A MATERIAL OR ITEM IS INDICATED ON THE DRAWINGS, THE MATERIAL OF ITEM SHALL BE USED UNLESS OTHERWISE NOTED AS FOLLOWS:
  - a. THROUGHOUT THE ENTIRE LENGTH AND HEIGHT OF WALL, PARTITIONS, PANELS, WINDOWS, ETC.
  - b. IN THE DETAIL FOR WHICH IT OCCURS IN OTHER SIMILAR FUNCTIONAL AREAS AND OTHER SIMILAR LOCATIONS THROUGHOUT THE PROJECT.
  - c. IN THE DETAIL FOR WHICH IT OCCURS IN THE OTHER SIMILAR LOCATIONS THROUGHOUT THE PROJECT.
- 8- ALL PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS SHOWN ON THESE DRAWINGS ARE FOR THE PURPOSES OF GENERAL INFORMATION AND COORDINATION PURPOSES ONLY. THE DESIGN OF THESE SYSTEMS SHALL BE BY OTHERS. ALL WORK SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, NFPA LIFE SAFETY CODE 101, AND ALL OTHER APPLICABLE REGULATIONS, CODES, ETC.
- 9- FRAMING SHALL BE IN ACCORDANCE WITH THE AFPA / AWC WOOD FRAME CONSTRUCTION MANUAL, GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS, 110 MPH, EXPOSURE B
- 10- RAFTER TIES SHALL BE SIMPSON H1 OR EQUAL AT EACH RAFTER END. RIDGE STRAPS SHALL BE SIMPSON LSTA24 OR EQUAL

### LIST OF DRAWINGS:

A0 - COVER  
A101 - FLOOR PLANS  
A201 - ELEVATIONS  
A301 - BUILDING SECTIONS / DETAILS  
S101 - STRUCTURAL

### ARCHITECT:



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### STRUCTURAL ENGINEER:

JESSE KROPELNICKI, PE  
SSB ENGINEERING, LLC.  
BOSTON, MA.

Photo Electric Detector

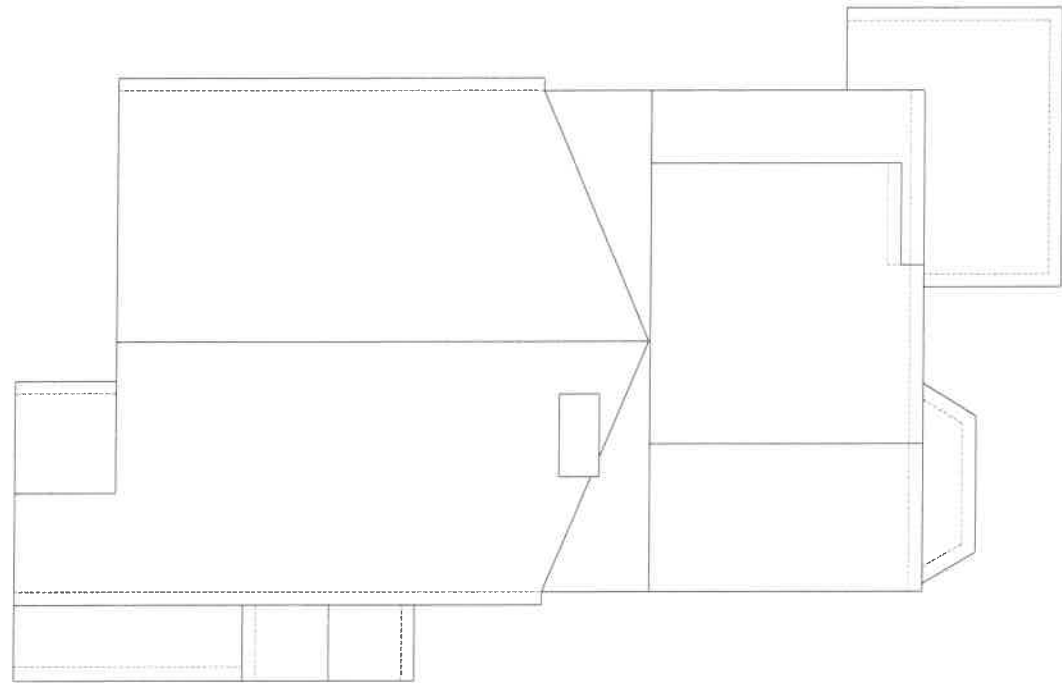
CO Detector

PLANS REVIEWED

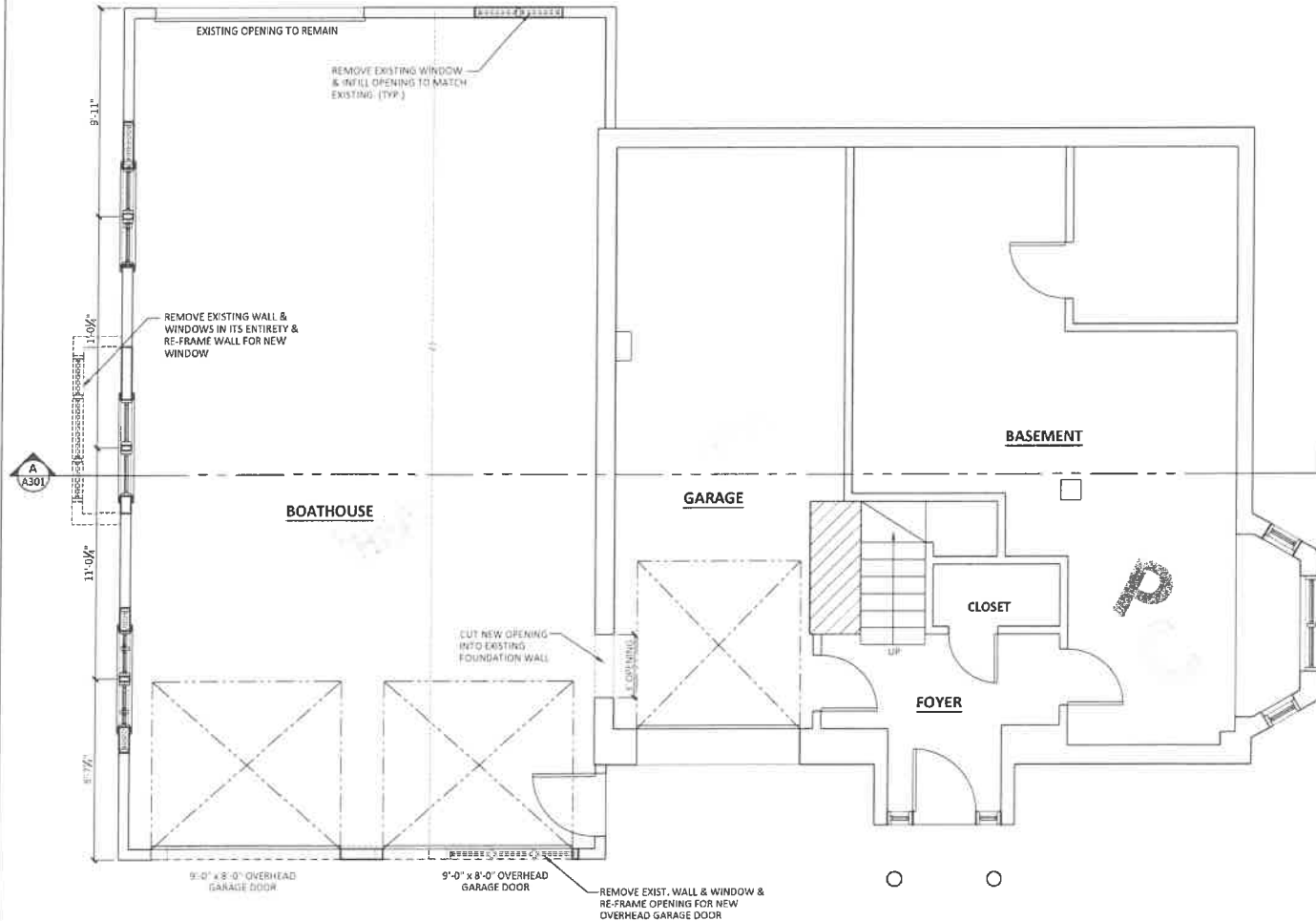
V.F.D DATE

*John*

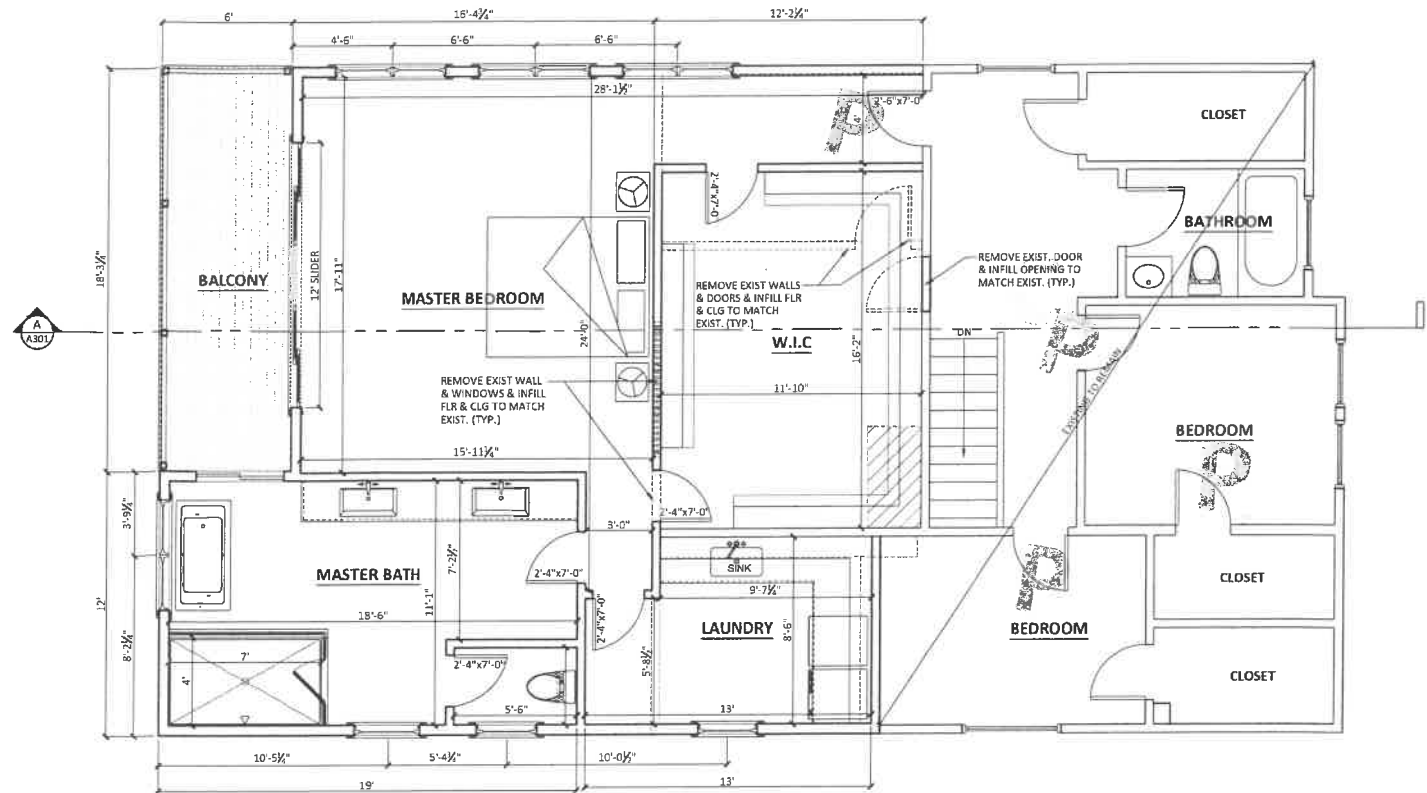
1/10/2021



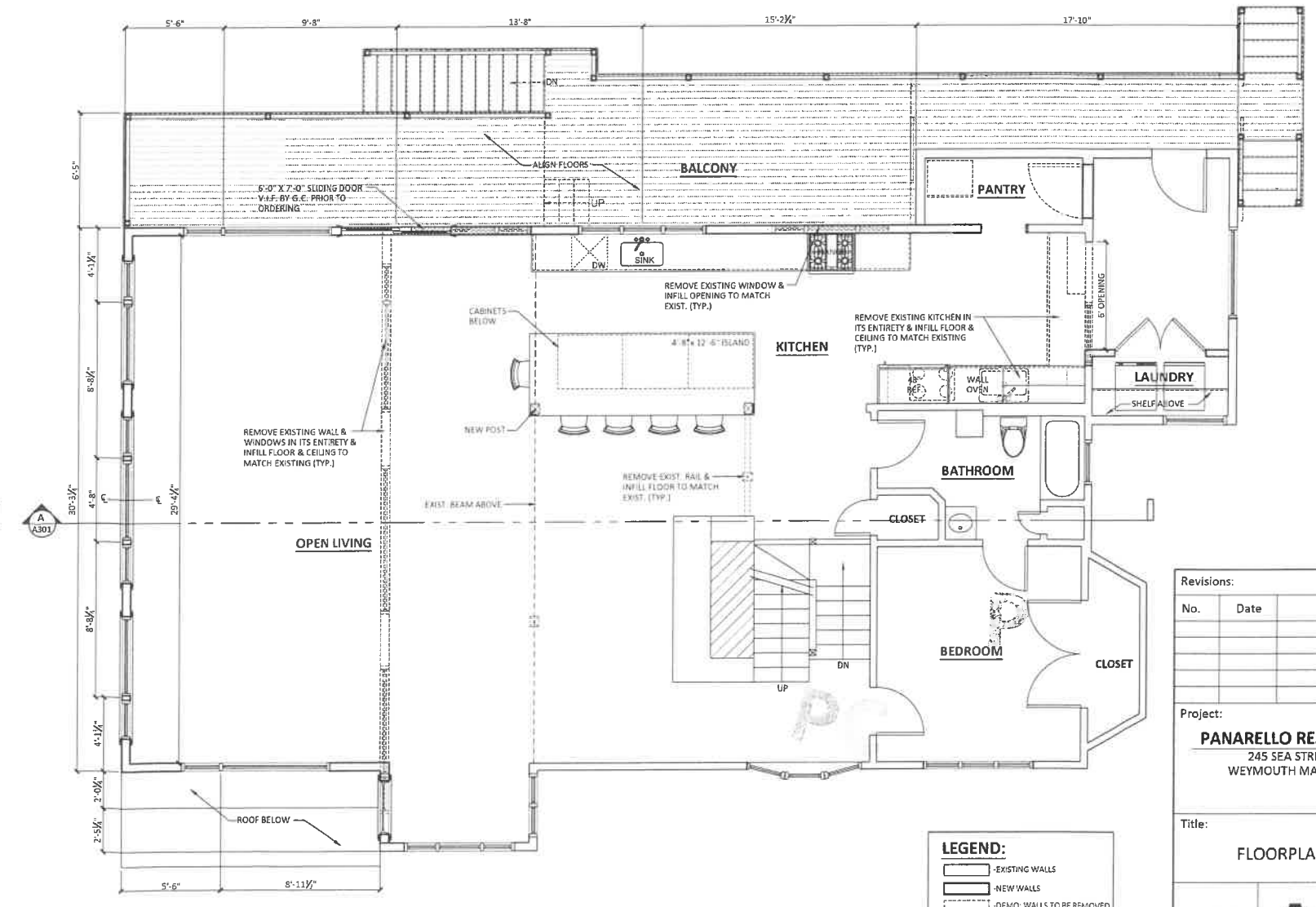
ROOF PLAN  
SCALE: 3/16"= 1'-0"



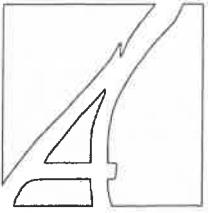
BASEMENT LEVEL  
SCALE: 1/4"= 1'-0"



SECOND FLOOR  
SCALE: 1/4"= 1'-0"



FIRST FLOOR  
SCALE: 1/4"= 1'-0"



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Revisions:

| No. | Date | Description |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

Project:

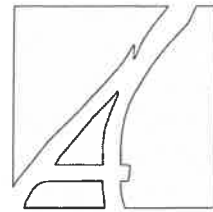
**PANARELLO RESIDENCE**  
245 SEA STREET  
WEYMOUTH MA 02191

Title:

FLOORPLANS

Scale: AS NOTED  
Drawn: GJC/DB  
Set Date: 12-9-20

**A101**



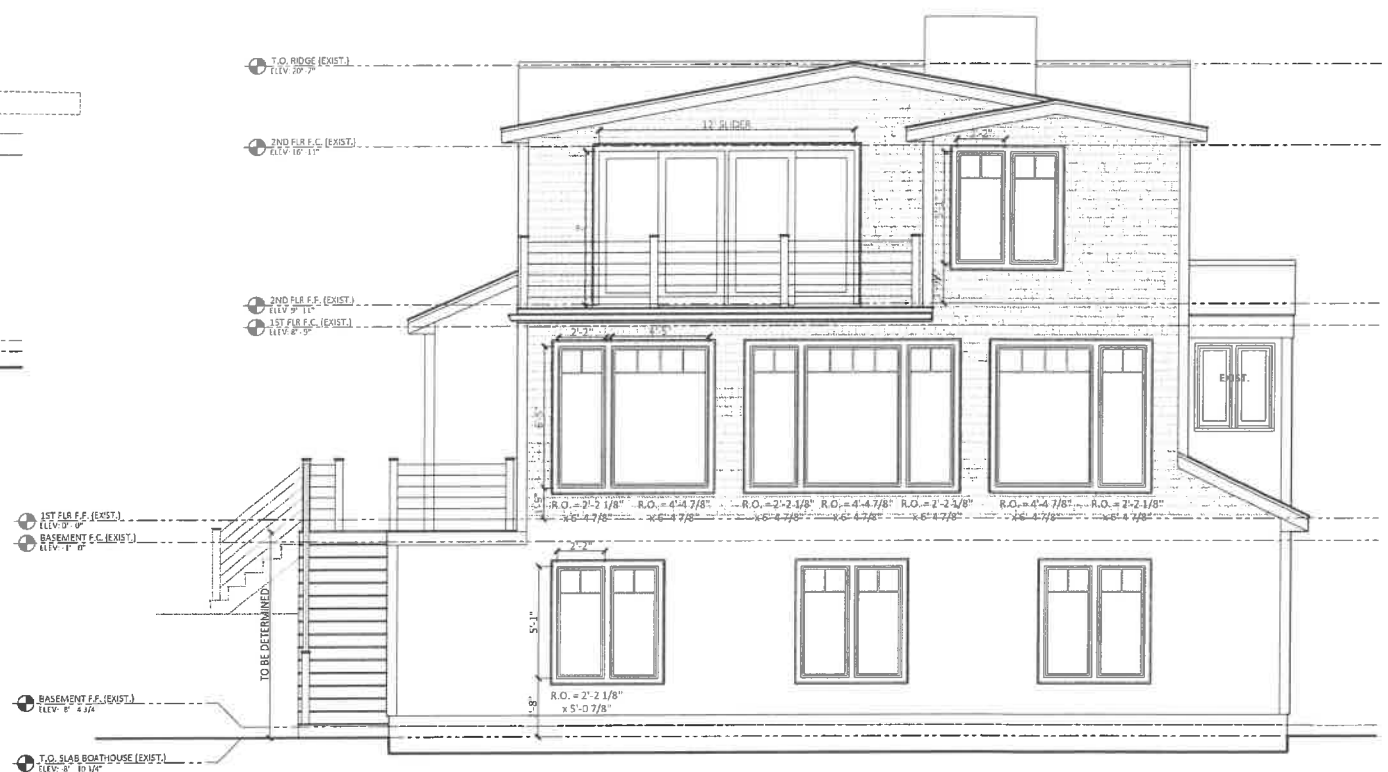
**Alan Kearney Architects**  
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**SIDE ELEVATION**  
SCALE: 1/4"= 1'-0"

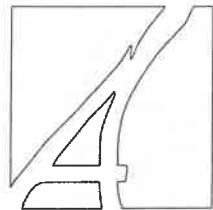


**SIDE ELEVATION**  
SCALE: 1/4"= 1'-0"



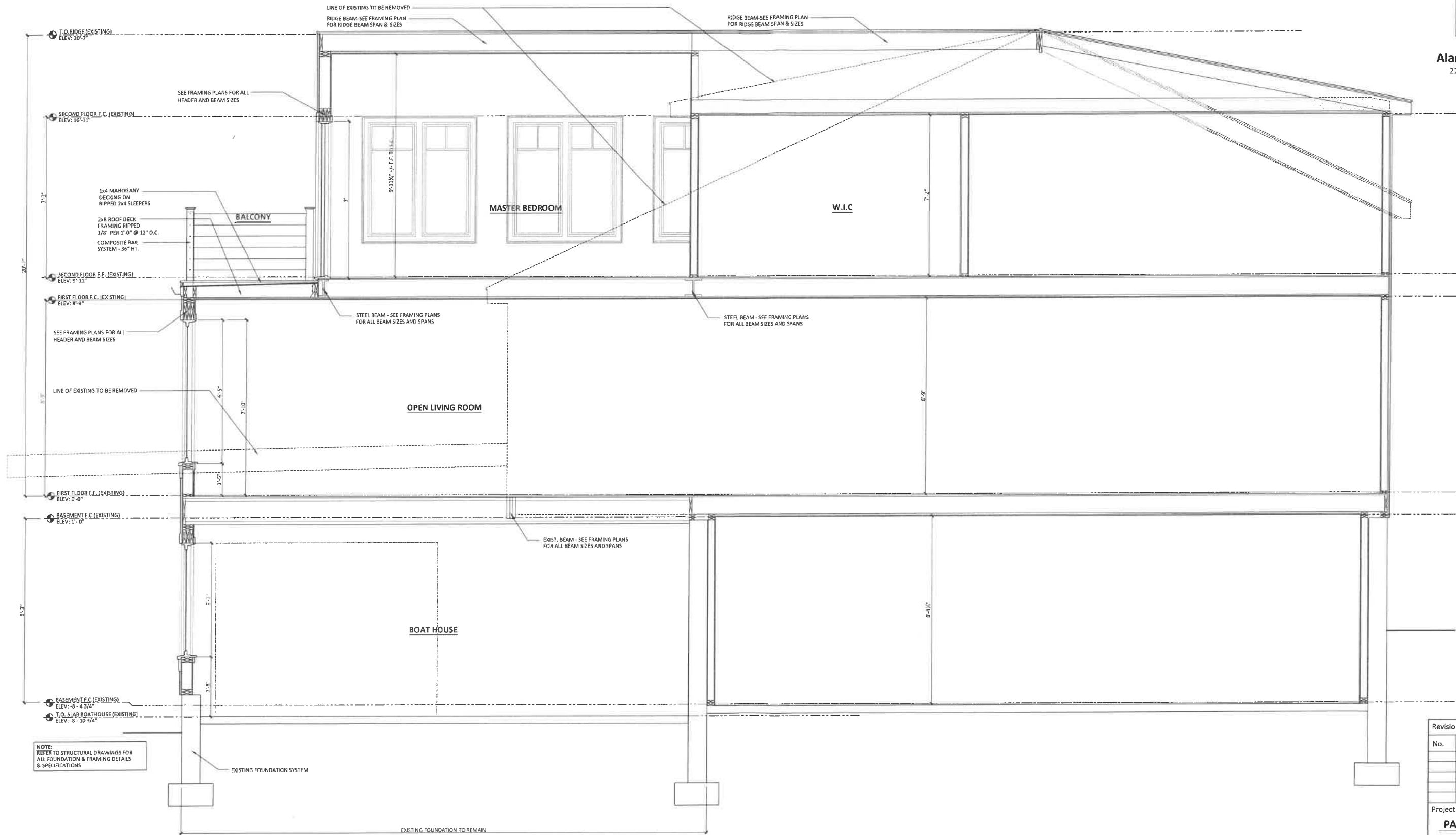
**FRONT ELEVATION**  
SCALE: 1/4"= 1'-0"

| Revisions:   |      |             |
|--|------|-------------|
| No.  | Date | Description |
|  |      |             |
|  |      |             |
|  |      |             |
| Project:   |      |             |
| PANARELLO RESIDENCE                                  |      |             |
| 245 SEA STREET                                       |      |             |
| WEYMOUTH MA 02191                                    |      |             |
| Title:   |      |             |
| ELEVATIONS   |      |             |
| Scale: AS NOTED<br>Drawn By: DB<br>Set Date: 12-9-20 |      | A201        |



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**SECTION A**

SCALE: 1/2"= 1'-0"

| Revisions:   |      |             |
|--|------|-------------|
| No.  | Date | Description |
|  |      |             |
|  |      |             |
|  |      |             |
|  |      |             |
| Project:   |      |             |
| <b>PANARELLO RESIDENCE</b>                           |      |             |
| 245 SEA STREET                                       |      |             |
| WEYMOUTH MA 02191                                    |      |             |
| Title:   |      |             |
| <b>SECTION</b>                                       |      |             |
| Scale: AS NOTED<br>Drawn By: DB<br>Set Date: 12-9-20 |      | <b>A301</b> |