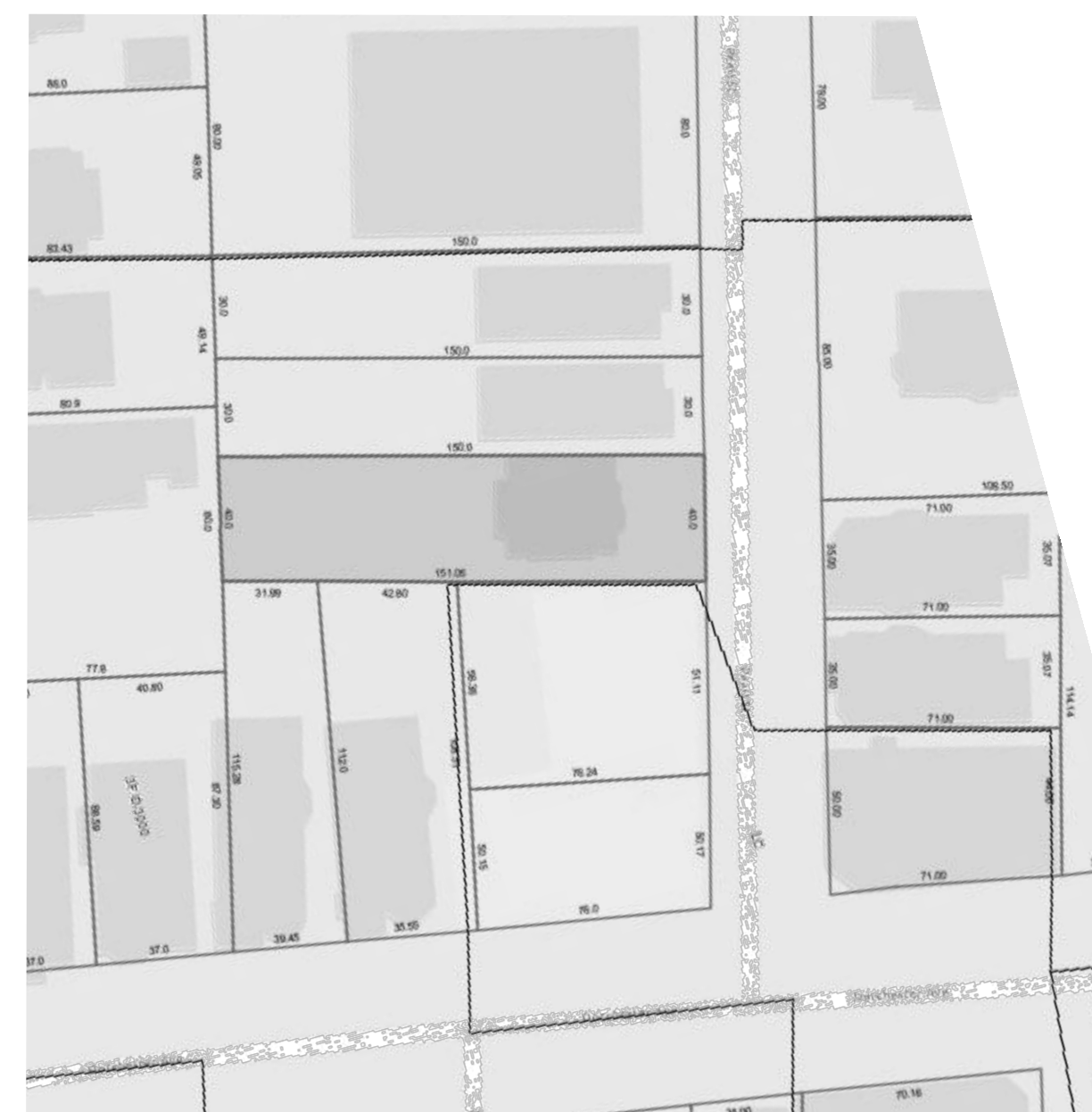




1 1 DORCHESTER ST VIEW



BPDA MAP



SATELLITE

Project:	New 3 Multi Family Building for 6 Pearl St., Dorchester, MA	DATE:	Aug-23-20 Sept-19-20 Jan-28-21
Owner:	DROKNAR'S FORGE LLC		
Architect:	Sangiolo Associates Architects www.sangioloassociates.com 617 272 5402		
Structural:	GREGORIAN ENGINEERS CONSULTING STRUCTURAL ENGINEERS CANTON, MA 617 484 3585		
Drawing:	COVER AND SPECIFICATIONS		A0

DRAWING LIST

- A0 - SPECIFICATIONS & COVER
- A1 - FOUNDATION PLAN & WALLS
- A2 - GROUND FLOOR PLAN
- A3 - SECOND & THIRD FLOOR PLANS
- A4 - HEAD HOUSE AND ROOF PLANS
- A5 - ELEVATIONS
- A6 - BUILDING SECTIONS
- A7 - DEMISING WALLS & DETAILS
- S0.1 - STRUCTURAL NOTES
- S1.0 - FOUNDATION PLAN
- S1.1 - FIRST FLOOR FRAMING PLAN
- S1.2 - SECOND FLOOR FRAMING PLAN
- S1.3 - THIRD FLOOR FRAMING PLAN
- S1.4 - ROOF FRAMING PLAN
- S2.1 - STRUCTURAL DETAILS
- S2.2 - STRUCTURAL DETAILS

3F-D-3000

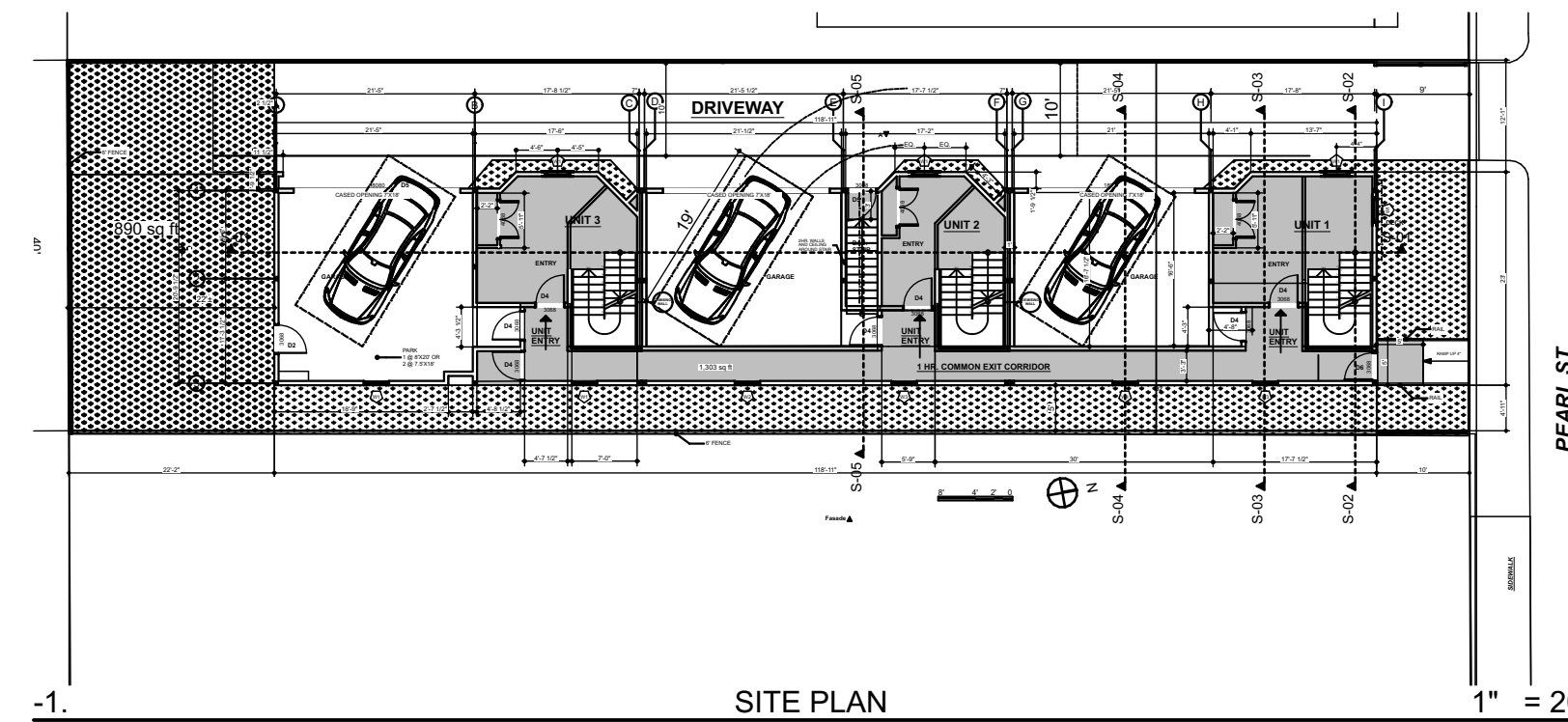
	LOT AREA MIN. FOR DWELLING UNITS	for each additional dwelling unit	LOT WIDTH	FRONTAGE	FLOOR AREA	STORIES	HEIGHT	USABLE OPEN SPACE/DWELLING UNIT	FRONT YARD	SIDE YARD	REAR YARD
REQUIRED	3000	1500	30	30	1.3	3	40	300	5	5	20
PROPOSED	6047 total lot area	extra lot area 47	40	40	1.13	3	40	333*	9.8'	5	20

* 812sf @ Rear Yard + 188 sf Front Yard. Decks not included

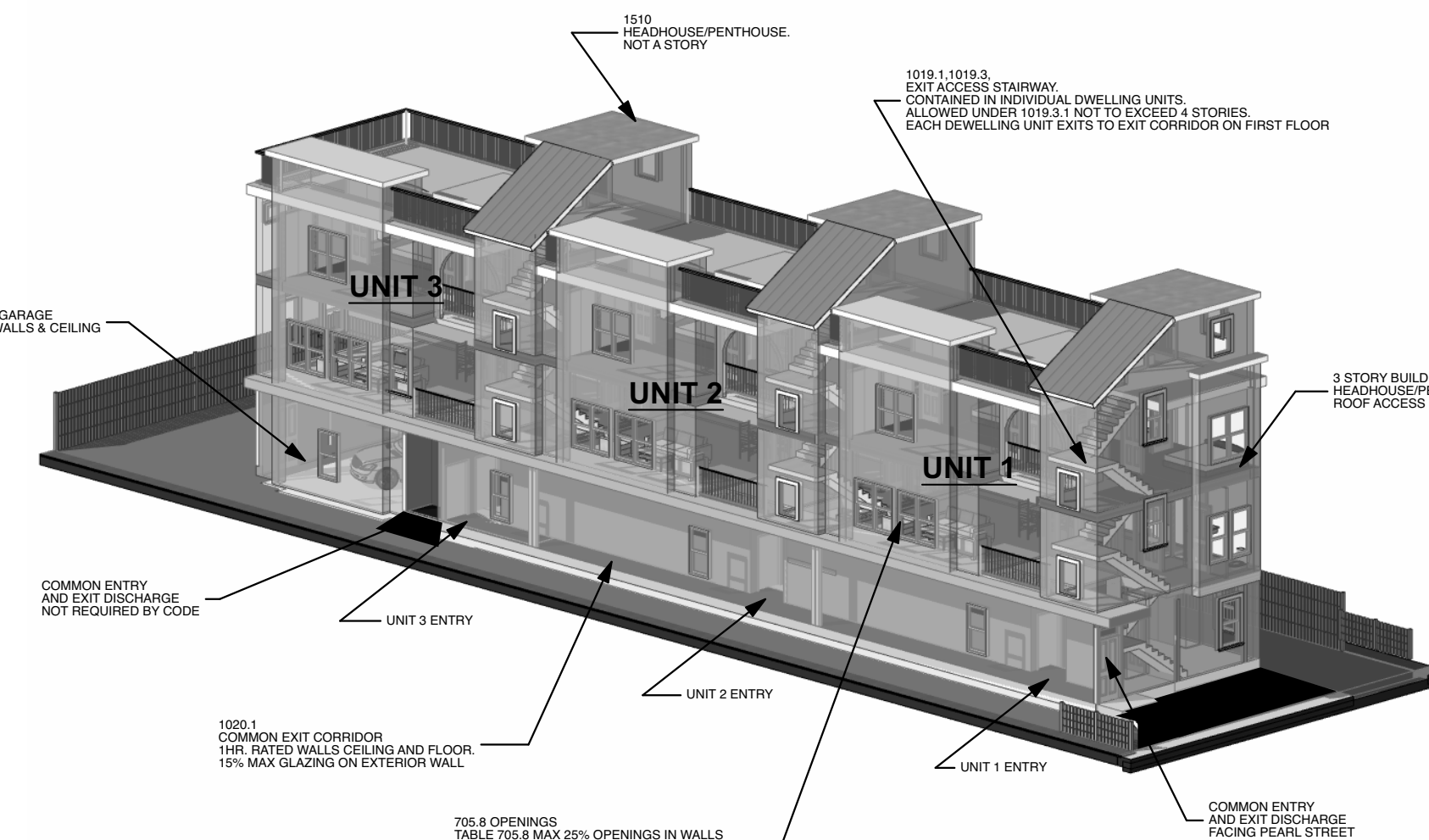
Ground Floor gsf	1303	PENTHOUSE CALC.		OPEN SPACE PROVIDED CALC.	
Second Floor	2398	Total Penthouse Sf	627	Open Space Front yard	890
Third Floor	2492	Total Roof	2801	Open Space Rear Yard	360
Penthouse	627	% Penthouse of Roof	0.22	Open Space Roof Decks	90
Total GSF	6820 NIC Garages			25% Of Roof Decks	90
Lot Size	6047			Total Open Space	980
FAR	1.13			Open Space/Unit	326.67

Zoning Chart 1-26-21

1" = 1'-0"



SITE PLAN



BUILDING CODE DIAGRAM

GENERAL REQUIREMENTS

- CONTRACTOR TO REVIEW ALL DRAWINGS AND DIMENSIONS AND BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
- NOTIFY ARCHITECT PRIOR TO PLACING CONCRETE & COMPLETION OF STRUCTURAL FRAME.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION WAYS AND MEANS.
- COORDINATE WITH STRUCTURAL DRAWINGS AND SPECIFICATIONS.

FOUNDATION

- ALLOWABLE SOIL STRESS, 2000 LBS / SF
- ALL FOOTINGS TO BE PLACED ON UNFROZEN, UNDISTURBED OR COMPACTED SOIL.
- ALL FOOTINGS TO BE 4' BELOW GRADE MIN.
- DAMPPOOF ALL EXTERIOR CONCRETE IN CONTACT WITH SOIL
- PROTECT FOOTINGS AGAINST FROST

UNTIL BACKFILLED

- PROVIDE PERIMETER PERFORATED DRAIN.
- PROVIDE VAPOR BARRIER UNDER ALL SLABS & PERIMETER UNDERSLAB PERFORATED DRAIN.
- EXTERIOR FOOTINGS MINIMUM 4' BELOW GRADE. INTERIOR FOOTINGS JUST UNDER SLAB.

CONCRETE

- COMPRESSIVE STRENGTH OF CONCRETE TO BE 3000 PSI AT 28 DAYS
- SLABS ON GRADE TO BE PLACED IN 1,200 SF PANELS MAX. ON MIN. 4" COMPACTED CRUSHED STONE AND 10 MIL VAPOR BARRIER & 2" RIGID TYPE IX EPS INSULATION.
- SLABS TO BE REINFORCED WITH 6X6 WWF.
- CONTROL JOINTS TO BE CUT OR TROWEL 1/4" DEEP AT 20'X20' MIN. SPACING.
- MINIMUM CONCRETE COVER FOR REBAR IN AREAS IN CONTACT WITH GROUND TO BE 3" MIN.
- MINIMUM CONCRETE COVER FOR OTHER

AREAS TO BE 2" MIN.

- SLOPE GARAGE FLOOR 1/4" /FT TO DOOR.

STRUCTURAL STEEL CONSTRUCTION

- ALL STEEL TO BE A36, PRIMED
- BASEMENT COLUMNS TO BE 4X4X1/4" TUBE OR PIPE WITH 5/8" X 9" X 4" TOP PLATE AND 6"X9"X5/8" BOTTOM PLATE, LAG BOLTED TO BEAMS WITH 4 5/8" LAG BOLTS OR LALLY COLUMNS W/ HEAVY GRADE STEEL JACKET. 5/8" GWB WRAP MIN. FOR FIRE PROTECTION OF HOLLOW COLUMNS.

STRUCTURAL WOOD CONSTRUCTION

- ALL FRAMING LUMBER KD OR ENGINEERED.
- NEW FRAMING TO HAVE THE FOLLOWING MINIMUM ALLOWABLE BENDING STRESS (Fb), SHEAR (Fv) AND MODULUS OF ELASTICITY (E)
2" WIDE JOIST FB = 1,200 MIN. , E = 1,500,000, FV = 150 PSI
- STUDS - Fb = 1,000 PSI, E = 1,200,000 , FV = 75PSI

- LAMINATED VENEER LUMBER - BENDING Fb = 2,800 PSI, E = 2,000,000 PSI, SHEAR = 290 PSI.
- SILLS TO BE 2 - 2X6 PT WITH 5/8" X 1" ANCHORS BOLTS @ 4' O.C.
- BEARING PARTITIONS SHALL BE BRIDGED @ MID HEIGHT.
- FLOOR SPANS > 10' SHALL BE BRIDGED.
- BUILT UP WOOD BEAMS SHALL BE BOLTED WITH TIMBER LOCK 3/16" BOLTS AT 16" O.C. STAGGARD.
- LEDGERS SHALL BE LAGED TO STUDS OR JOIST BAND @ 32" O.C. MIN. WITH LEGER LOCK 3/8" LAGS. SPANS GREATER THAN 8' TO BE 2 - 3/8" LAGS @ 32" O.C.
- NO JOIST SHALL BE NOTCHED AT TOP OR BOTTOM.
- PROVIDE DOUBLE JOIST UNDER ALL NON LOAD BEARING PARTITIONS PARALLEL TO FLOOR FRAMING.
- PROVIDE SOLID BLOCKING WHERE JOIST ENDS ARE UNRESTRAINED FROM ROTATION.
- MINIMUM BEARING FOR ALL JOIST OR RAFTERS TO BE 3"

- MINIMUM BEARING FOR ALL BEAMS TO BE 3.5"
- LINTELS TO BEAR ON MINIMUM OF 2 JACK STUDS.
- PLYWOOD OR OSB FOR SUBFLOOR TO BE 3/4" T&G GLUED AND GUN NAILED 8" X16".
- COLUMNS TO BEAR ON SOLID WOOD BLOCKING. METAL CONNECT OR LAG TOPS & BOTTOMS WITH FOUR - 3/8" LAGS 2" TARGET EMBEDMENT FOR CONTINUOUS RESISTANCE TO UPLIFT.

- ALL RAFTERS TO BEAM & RAFTER TO PLATE CONNECTIONS TO BE METAL CONNECTED W/ SIMPSON H2.5 HURRICANE CLIPS.
- RESOLVE LOADS ON CLOUMNS TO FOUNDATION OR BEAM BELOW. SOLID BLOCK ALL CAVITIES FOR CONTINUOUS BEARING.
- PRESSURE TREATED WOOD TO BE USED AT ALL WOOD TO CONCRETE CONTACT.
- PROVIDE SHOP DRAWINGS FROM FRAMING LUMBER SUPPLIER

OUTLINE SPECIFICATIONS COORDINATE WITH STRUCTURAL SPECIFICATIONS

BUILDING INFORMATION

USE
3 UNIT MULTI FAMILY
CONSTRUCTION TYPE
5A, WOOD FRAME PROTECTED

FIRE RESISTANCE RATING REQUIREMENTS

BUILDING TO BE FULLY SPRINKLED

EXTERIOR BEARING WALLS 1 HR.
INTERIOR BEARING WALLS 1 HR.

INTERIOR PARTITIONS 0 HR.

DEMISING WALLS 2 HR. (FOR SOUND)

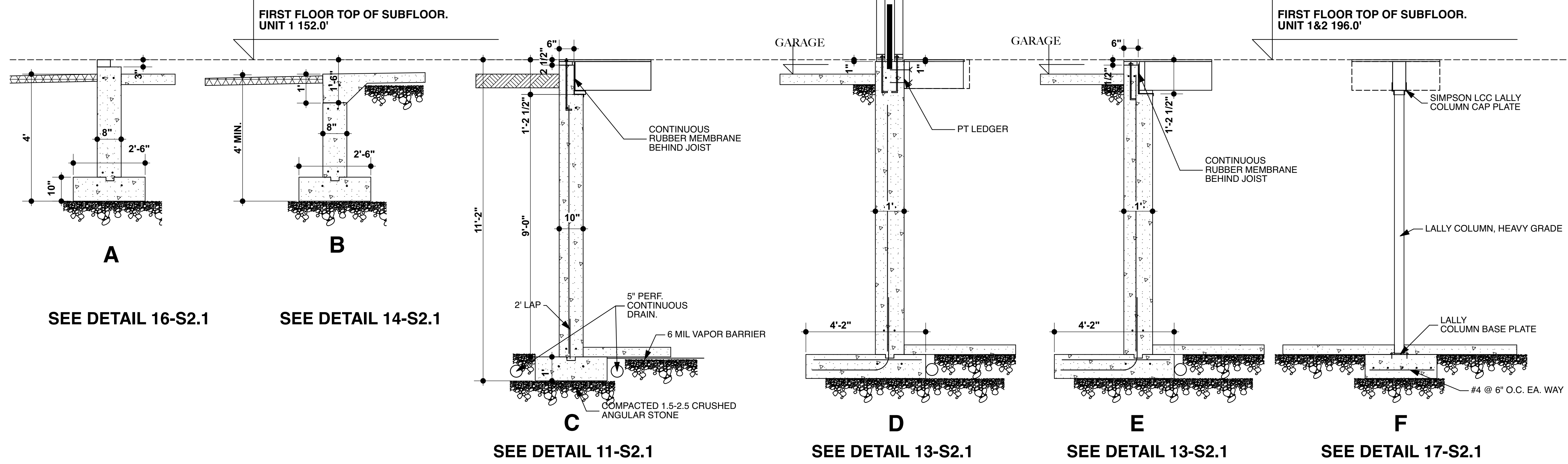
STRUCTURAL FRAME 1 HR.
FLOOR CONSTRUCTION 1 HR.
ROOF CONSTRUCTION 1 HR.

SOUND TRANSMISSION

STC 50 DEMISING WALLS

ENERGY REQUIREMENTS

STRECH ENERGY CODE,
HERS RATER REQUIRED.
FENESTRATION, U=.35 MAX
ROOF, R=49 MIN.
EXTERIOR WALLS, R=20 MIN.
FLOORS OVER HEATED SPACE, R=19 MIN.



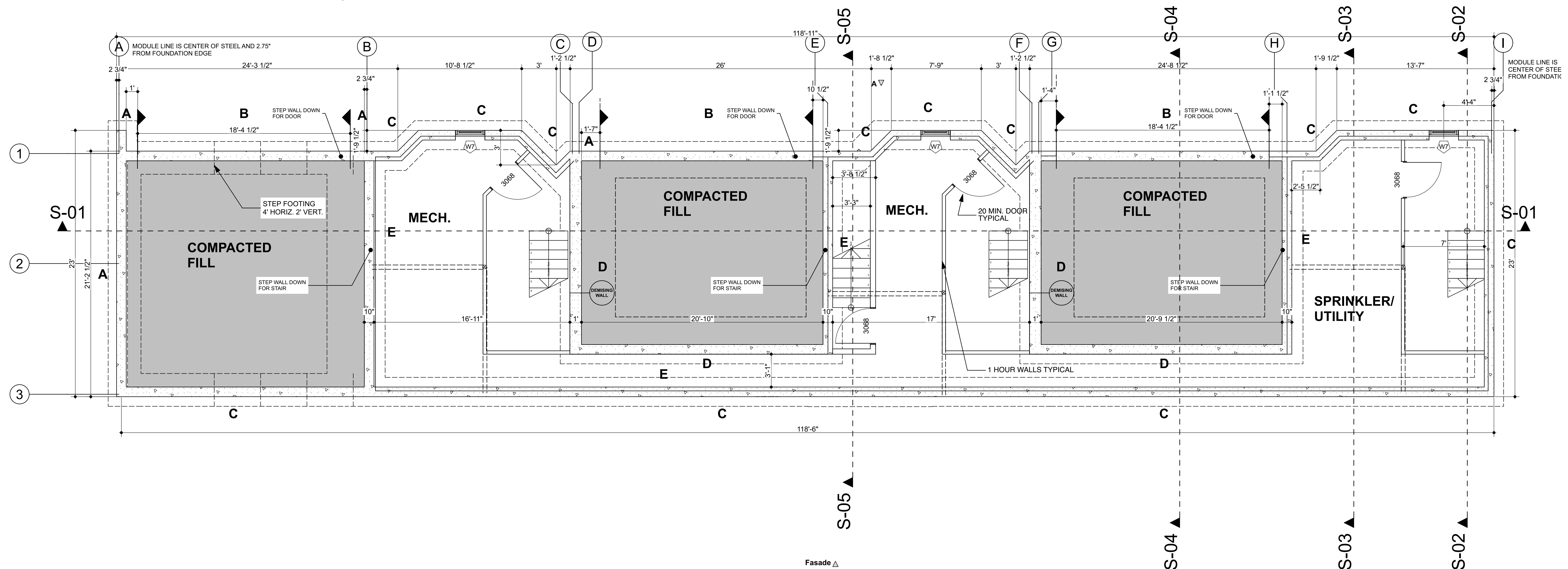
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Drawing: FOUNDATION PLAN	A1

WALL SECTIONS ARE FOR CONCRETE HEIGHTS ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STEEL, REQUIRED FOOTING AND WALL SIZES

-2-

FOUNDATION WALLS

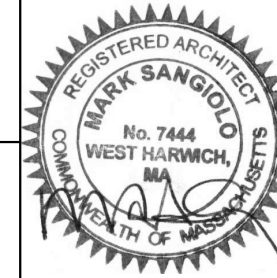
1/2" = 1'-0"

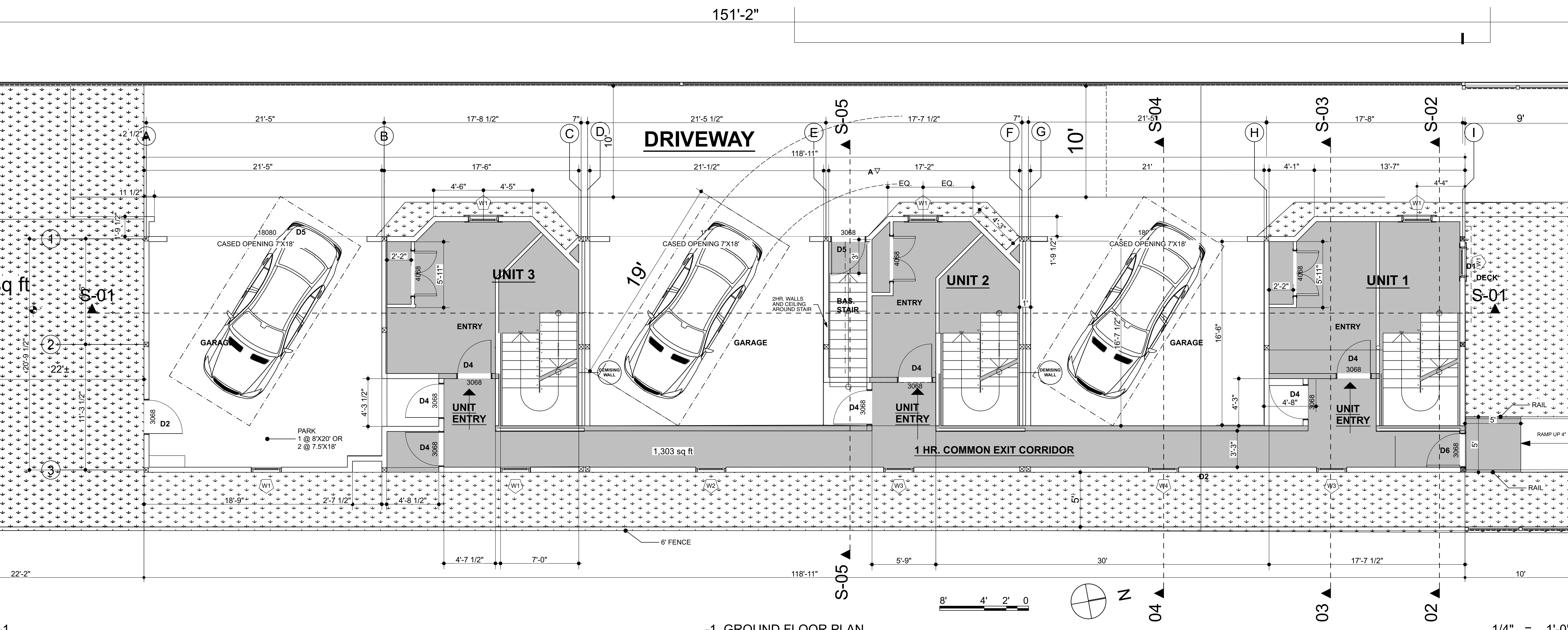
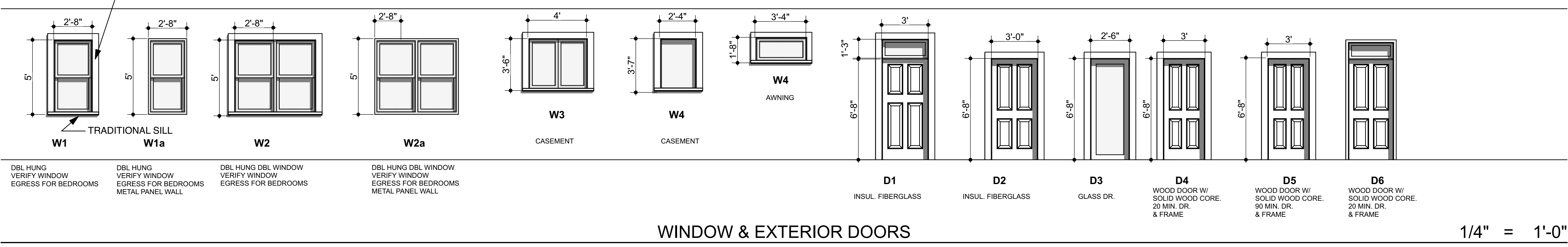


FOUNDATION PLAN

1/4" = 1'-0"

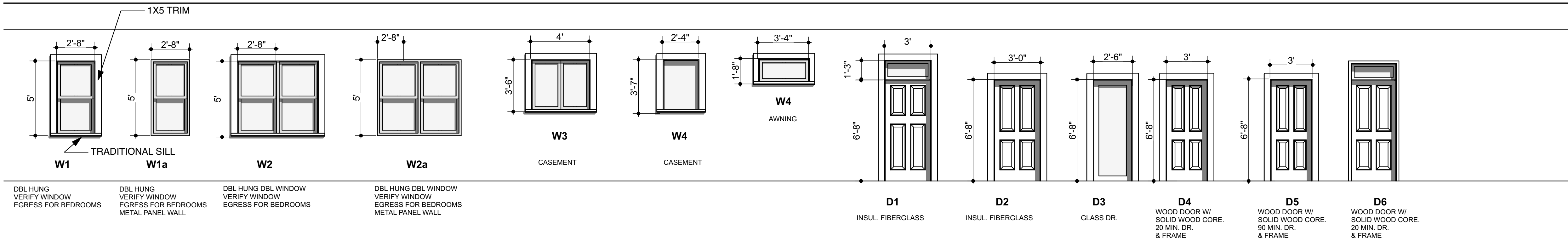
-2-

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Drawing: GROUND FLOOR PLAN	A2



WINDOW & EXTERIOR DOORS

1/4" = 1'-0"



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Drawing: SECOND & THIRD FLOOR PLAN	
A3	

