boston planning & development agency

BPDA Design Review Provisos
58 Burbank Street, Fenway
Neighborhood Design Overlay District
1/12/23

General

1. All changes to the exterior and/or site plans shall be submitted to the Boston Planning & Development Agency ("BPDA") for review and approval.
2. All building improvements shall be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA.
3. All site improvements, including but not limited to hardscape and plantings, must be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA for a delay in completing the site improvements.

Building

4. Typical section and plan details of a window opening in the bay shall be submitted for review and approval.
5. The soffit of the bay shall be the clad in the same metal panel as the rest of the bay.
6. Details of the recessed entry shall be submitted for review and approval.

Mechanical

7. The final location of the HVAC compressors, gas meters, electric meters, generators, switchgear, and transformers shall be adequately screened from public view and will not be allowed in the front yard.
8. All mechanical vents shall be through the roof or rear wall and shall not be visible from the public street. Vents located on elevations that do not directly face a public way should be composed on the facade so as to minimize their appearance.

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DS

APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY

SIGNATURE M. Cannizzo

01/12/2023

Neighborhood
Design Overlay
District. Approved
 with attached
provisos.



MF
DS
A+P

58 BURBANK

SINGLE FAMILY TOWNHOUSE

58 BURBANK STREET
BOSTON, MA 02115

Issue for Permit

04 JANUARY 2023

PROJECT TEAM:

ARCHITECT:
MONTE FRENCH DESIGN STUDIO
650 COLUMBUS AVE, STE A
BOSTON, MA 02118
(617)-606-4496

BUILDER:
HAYCON INC.
35 BATCHELDER ST
BOSTON, MA 02119
(857)-308-2104

STRUCTURAL ENGINEER:
H+O STRUCTURAL ENGINEERING
100 SUMMER STREET, SUITE 1600
BOSTON, MA 02110
(617)-938-3349

MECHANICAL ENGINEER:
BLW ENGINEERS
311 GREAT RD
LITTLETON, MA 01460
(978) 486-4301

FIRE PROTECTION ENGINEER:
MASS FIRE PREVENTION
96 RESERVOIR PARK DRIVE
ROCKLAND, MA
(781) 871-0131

DRAWING INDEX - FOR ZONING & CODE REVIEW

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G-003	LEGEND, GENERAL NOTES, ABBREVIATIONS	○	●
G-004	CODE SUMMARY & DIAGRAMS	●	●
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PP001	PROPOSED PLOT PLAN	●	●
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C2.0	WATER, SEWER DRAINAGE DETAILS	●	●
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A-102	FLOOR PLAN	●	●
A-103	FLOOR PLAN	●	●
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A-122	REFLECTED CEILING PLANS	○	●
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A-202	REAR & WEST BUILDING ELEVATION	●	●
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A-402	STAIR 01 & STAIR 02 SECTIONS	○	●
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A-610	EXTERIOR DETAILS - FOUNDATION	○	●
A-611	EXTERIOR DETAILS - EXTERIOR WALL	○	●
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S0.3	GNERAL NOTES III	○	●
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S1.3	LEVEL 3 & 4 FRAMING PLANS	○	●
S1.4	LEVEL 5 & 6 FRAMING PLANS	○	●
S1.5	ROOF & HEADHOUSE FRAMING PLANS	○	●
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S3.0	LATERAL FRAMING ELEVATIONS	○	●
S4.1	TYPICAL CONCRETE DETAILS I	○	●
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S5.3	TYPICAL STEEL DETAILS III	○	●
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FP.2	SPRINKLER PLANS	○	●

PROJECT SUMMARY

ZONING OVERVIEW	(Subject to Small Project Review: Section 80B-2)			REMARKS
ZONING DISTRICT	FENWAY NEIGHBORHOOD (WARD 4)			Article 66
ZONING SUBDISTRICT	MULTIFAMILY RESIDENTIAL (MFR-2)			
OVERLAY DISTRICTS	NEIGHBORHOOD DESIGN OVERLAY (NDOD)			Sec. 50-38 to 50-44
	GROUNDWATER CONSERVATION			Sec. 32
	RESTRICTED PARKING			
PROPOSED USE	TOWNHOUSE - SINGLE FAMILY			
LOT AREA	1,660sf			
PARCEL #s	401478000			

DIMENSIONAL REGULATIONS	Article 66, Table C,F		MFR2 Subdistrict
DIMENSIONAL REGULATIONS	REQUIRED	PROPOSED	COMPLIANCE
MINIMUM LOT SIZE	none	1,660sf (existing)	COMPLIANT
MINIMUM LOT AREA PER DWELLING UNIT	none	-	COMPLIANT
LOT WIDTH MINIMUM	none	20' (existing)	COMPLIANT
LOT FRONTAGE MINIMUM	none	20' (existing)	COMPLIANT
FLOOR AREA RATIO MAXIMUM	4.00	3.94	COMPLIANT
BUILDING HEIGHT MAXIMUM STORIES	N/A	6	COMPLIANT
BUILDING HEIGHT MAXIMUM FEET	75'	74'-11"	COMPLIANT
MINIMUM USABLE OPEN SPACE PER DWELLING UNIT (1)	100sf	732sf	COMPLIANT
MINIMUM FRONT YARD (2)	3' (or Modal)	5'-11' (Modal)	COMPLIANT
MINIMUM SIDE YARD	none	0'	COMPLIANT
MINIMUM REAR YARD	11'-6" (per 66-43.10)	11'-6"	COMPLIANT
MAX REAR YARD OCCUP.	25%	0%	COMPLIANT
OFF STREET PARKING (3)	1 space	1 space	COMPLIANT
Residential Housing	0.75/Unit	-	-
Other Uses	none	-	-
BICYCLE PARKING (3b)	.5/Unit	> .5 spaces	COMPLIANT
OFF STREET LOADING	1.0 (if>15,001gsf)	0 Spaces	COMPLIANT

FOOTNOTES:

(1) The minimum usable open space requirement is applicable only to Residential Uses and Dormitory/Fraternity Uses.

For any lot that exceeds the minimum lot area specified in this Table C, the required number of square feet of usable open space per dwelling unit shall be calculated by adding: (a) the minimum usable open space per dwelling unit specified in this Table C, and (b) twenty-five percent (25%) of the lot area in excess of the required minimum lot area specified in this Table C for the lot.All or a portion of the usable open space requirement may be met by unenclosed porches (with or without roofs) or by suitably designed and accessible space on the roofs of Main Buildings, or on the roofs of Accessory Buildings.

(2) See Section 50-44.2 (Conformity with Existing Building Alignment). If at any time in the same Block as a Lot required by this Article to have a minimum Front Yard there exist two or more buildings fronting on the same side of the same Street as such Lot, instead of the minimum Front Yard depth specified in this Article, the minimum Front Yard depth shall be in conformity with the Existing Building Alignment of the Block. A bay window may protrude into a Front Yard.

(3) The provisions of this Table F shall apply to all Proposed Projects. See Section 66-42 (Off-Street Parking and Loading Requirements). Proposed Projects subject to Large Project Review with Transportation Access Plans that include a Parking Management Element, pursuant to Section 80B-2.1a, shall assess in such Parking Management Element the need for alternative parking options, including car sharing, bicycle parking, and carpool/vanpool parking, as a means of minimizing the number of accessory spaces, promoting a more sustainable pattern of development and efficient use of land, and promoting good design. The following guidelines shall apply in determining the need for alternative parking spaces:

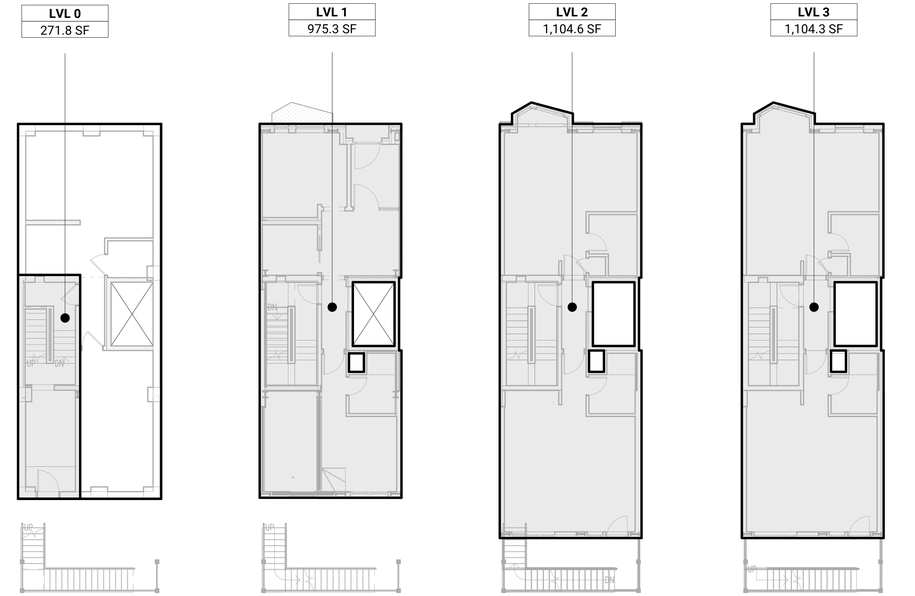
(a) Proposed projects with a gross floor area of 100,000 square feet or more should provide at least two (2) car sharing spaces;

(b) Proposed Projects should provide bicycle parking spaces, in compliance with Boston Transportation Department (BTD) standards, equal to at least 0.5 spaces per Dwelling Unit (see Footnote 2, below), in the case of Residential Uses, or, in the case of other uses, ten percent (10%) of the number of vehicular spaces. Bicycle parking shall include both short- and long-term spaces, as defined by BTD; and

(c) Carpool/vanpool parking spaces should be provided, as needed, in accordance with BTD standards.

FAR AREAS

Level	Area
BASEMENT	271.8 SF
LEVEL 1	975.3 SF
LEVEL 2	1,104.6 SF
LEVEL 3	1,104.3 SF
LEVEL 4	1,109.3 SF
LEVEL 5	1,062.6 SF
LEVEL 6	916.0 SF
	6,543.9 SF



1 BASEMENT FAR — SCALE: 1" = 10'-0"
2 LEVEL 1 FAR — SCALE: 1" = 10'-0"
3 LEVEL 2 FAR — SCALE: 1" = 10'-0"
4 LEVEL 3 FAR — SCALE: 1" = 10'-0"



6 LEVEL 4 FAR — SCALE: 1" = 10'-0"
7 LEVEL 5 FAR — SCALE: 1" = 10'-0"
8 LEVEL 6 FAR — SCALE: 1" = 10'-0"
9 ROOF FAR — SCALE: 1" = 10'-0"

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650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ISSUE FOR PERMIT

REGISTERED ARCHITECT — EDWARD J. MONTE FRENCH — No. 50088 BOSTON MA — COMMONWEALTH OF MASSACHUSETTS

MARK:	DATE:	DESCRIPTION:
ISSUE LOG:		

PROJECT NAME:
58 BURBANK

ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 04 JAN 2023
PROJECT #: 21012
SCALE: 1" = 10'-0"
DRAWN BY: ED, MN, AY

PROJECT SUMMARY, DRAWING LIST

G-002

ABBREVIATIONS

A	
A/E	ARCHITECT/ENGINEER
ACC	ACCESSIBLE
ACOUS INSUL	ACOUSTICAL INSULATION
ACOUS PNL	ACOUSTICAL PANEL
ACS DR	ACCESS DOOR
ACS FLR	ACCESS FLOOR
ACS PNL	ACCESS PANEL
ACST	ACOUSTIC
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADDM	ADDENDUM
ADH	ADHESIVE
ADJ	ADJUSTABLE
ADMIN	ADMINISTRATION
AFC	ABOVE FINISHED COUNTER
AFF	ABOVE FINISHED FLOOR
AFS	ABOVE FINISHED SLAB
ALLOW	ALLOWANCE
ALNMT	ALIGNMENT
ALT	ALTERNATE
ALTRN	ALTERATION
ALUM	ALUMINUM
ANOD	ANODIZE
APPOX	APPROXIMATE
AR	AS REQUIRED
ARCH	ARCHITECT
ASC	ABOVE SUSPENDED CEILING
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AV	AUDIO VISUAL
AWI	ARCHITECTURAL WOODWORKING INSTITUTE
AWP	ACOUSTICAL WALL PANEL
B	
BAF	BAFFLE
BALC	BALCONY
BATTIN	BATT INSULATION
BF	BOTH FACES
BFF	BELOW FINISH FLOOR
BI FLD DR	BIFOLDING DOORS
BITUM	BITUMINOUS
BKBD	BACKBOARD
BKG	BACKING
BLDG	BUILDING
BLT IN	BUILT-IN
BLW	BELOW
BLW CLG	BELOW CEILING
BOT	BOTTOM
BRKT	BRACKET
BRZ	BRONZE
BS	BOTH SIDES
BSMT	BASEMENT
BTWN	BETWEEN
C	
CAB	CABINET
CER	CERAMIC
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLG DIFF	CEILING DIFFUSER
CLG HT	CEILING HEIGHT
CLKJ	CALKED JOINT
CLOS	CLOSET
CMU	CONCRETE MASONRY UNIT
CNR	CORNER
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CSWK	CASEWORK
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
CTF	CERAMIC TILE FLOOR
CTV	CABLE TELEVISION
D	
DEMO	DEMOLISH
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DMR	DIMMER
DPTN	DEMOUNTABLE PARTITION
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	
E	EAST
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATOR
EMER	EMERGENCY
ENAM	ENAMEL
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
ERL	EXISTING TO BE RELOCATED
ERM	EXISTING TO BE REMOVED
ESCAL	ESCALATOR
ETR	EXISITNG TO REMAIN
EX	EXISITNG
EXP	EXPOSED
EXT	EXTERIOR
F	

FA	FIRE ALARM
FAR	FLOOR AREA RATIO
FD	FLOOR DRAIN
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF BATT	FOIL BACKED BATT INSULATION
FGL	FIBERGLASS
FIN	FINISH
FIN FLR	FINISH FLOOR
FIXT	FIXTURE
FLMT	FLUSH MOUNT
FLR	FLOOR
FLUOR	FLUORESCENT
FOF	FACE OF FINISH
FOS	FACE OF STUD
FR	FIRE RESISTANT
FRP	FIBERGLASS REINFORCED PLASTIC
FRZ	FREEZER
FT	FEET
FTG	FOOTING
FURN	FURNITURE
FWC	FABRIC WALLCOVERING
G	
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GFRG	GLASS-FIBER-REINFORCED GYPSUM
GL	GLASS
GLZ	GLAZING
GPC	GYPSUM PLASTER CEILING
GRAN	GRANITE
GROM	GROMMET
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
H	
H PLAM	HIGH PRESSURE PLASTIC LAMINATE
HC	HANDICAP
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HMDF	HOLLOW METAL DOOR AND FRAME
HMF	HOLLOW METAL FRAME
HO	HOLD OPEN
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
HWH	HOT WATER HEATER
I	
ID	INSIDE DIAMETER
INCAND	INCANDESCENT
INCL	INCLUDED
INFO	INFORMATION
INSTL	INSTALL
INSUL	INSULATION
INT	INTERIOR
J	
J-BOX	JUNCTION BOX
JAN	JANITOR
JAN CLO	JANITOR CLOSET
JT	JOINT
K	
KB	KNEE BRACE
KD	KNOCKED DOWN
KIT	KITCHEN
KPL	KICKPLATE
L	
LAB	LABORATORY
LAM	LAMINATE
LAM GL	LAMINATED GLASS
LAV	LAVATORY
LF	LINEAR FEET (FOOT)
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LIN	LINEAR
LINO	LINOLEUM
LT	LIGHT
LVR	LOUVER
M	
MACH RM	MACHINE ROOM
MATL	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MECH RM	MECHANICAL ROOM
MED	MEDIUM
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFR	MANUFACTURER
MID	MIDDLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MLWK	MILLWORK
MO	MASONRY OPENING
MOD	MODIFY
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MTLF	METAL FLASHING
MVBL	MOVABLE
MW	MICROWAVE
MWP	MEMBRANE WATERPROOFING
N	
N	NORTH
NA	NOT APPLICABLE
NE	NOT EXCEEDING
NIC	NOT IN CONTRACT
NOM	NOMINAL
NORM	NORMAL
NR	NOISE REDUCTION
NRC	NOISE REDUCTION COEFFICIENT

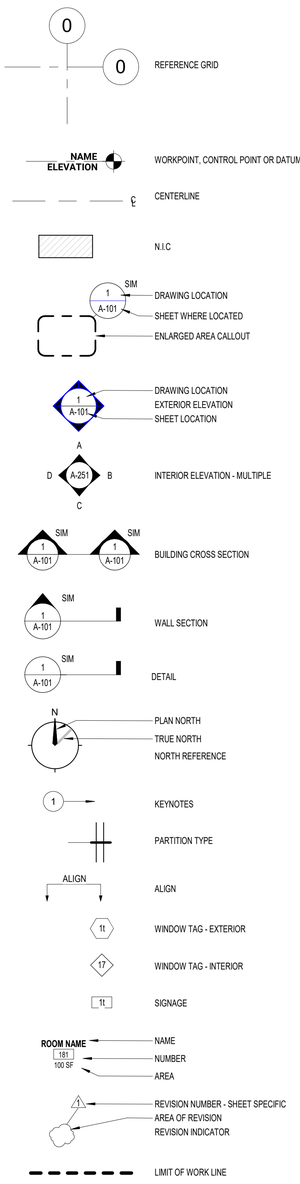
NTS	NOT TO SCALE
NUM	NUMERAL
O	
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF/CI	OWNER FURNISHED/CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED/OWNER INSTALLED
OFF	OFFICE
OH	OVERHEAD
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OPR	OPERABLE
OPT	OPTIMUM
ORIG	ORIGINAL
P	
PART	PARTIAL
PAT	PATTERN
PBD	PARTICLEBOARD
PEND	PENDANT
PERF	PERFORATED
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLT	PLATE
PLYWD	PLYWOOD
PM	PRESSED METAL
PMTL	PAINTED METAL
PNL	PANEL
PORC	PORCELAIN
PR	PAIR
PROJ	PROJECT
PT	PAINT
PTN	PARTITION
Q	
QT	QUARRY TILE
QTB	QUARRY TILE BASE
QTR	QUARTER
QTY	QUANTITY
R	
R	RADIUS
R	RISER
RAD	RADIATOR
RB	RESILIENT BASE
RB	RUBBER BASE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RCPTN	RECEPTION
REC	RECESSED
RECD	RECEIVED
RECPT	RECEPTACLE
REF	REFRIGERATOR
REF	REFERENCE
REFR	REFRIGERATION
REP	REPAIR
REPL	REPLACE
REQ	REQUIRE
REQD	REQUIRED
RES	RESILIENT
REST	RESTROOM
RET	RETURN
REV	REVISION
RF	RESILIENT FLOORING
RFI	REQUEST FOR INFORMATION
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RL	ROOF LEADER
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
RTF	RUBBER TILE FLOOR
RTG	RATING
S	
S	SOUTH
SALV	SALVAGE
SAMP	SAMPLE
SBSTR	SUBSTRATE
SCHED	SCHEDULE
SCRN	SCREEN
SECT	SECTION
SEP	SEPARATE
SF	SQUARE FOOT (FEET)
SHR	SHOWER
SHV	SHELVING
SIM	SIMILAR
SK	SKETCH
SLNT	SEALANT
SMLS	SEAMLESS
SNSR	SENSOR
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SQ YD	SQUARE YARD
SST	STAINLESS STEEL
STAG	STAGGERED
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STRINGERS
STRUCT	STRUCTURAL
SV	SHEET VINYL
SYS	SYSTEM
T	
T	TREAD
T&G	TONGUE AND GROOVE
TA	TOILET ACCESSORIES
TEL	TELEPHONE
TEMP	TEMPORARY
TER	TERRAZZO
THK	THICKNESS
THRUOUT	THROUGHOUT
TK BD	TACKBOARD

TME	TO MATCH EXISITNG
TMPD GL	TEMPERED GLASS
TN	TRUE NORTH
TOS	TOP OF STEEL
TRANS	TRANSOM
TSTAT	THERMOSTAT
TV	TELEVISION
TVOUT	TELEVISION OUTLET
TYP	TYPICAL
U	
UL	UNDERWRITERS LABORATORIES
UNFIN	UNFINISH
UNIF	UNIFORM
UOD	UNDERSIDE OF DECK
UON	UNLESS OTHERWISE NOTED
UOS	UNDERSIDE OF STRUCTURE ABOVE
UTIL	UTILITY
V	
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VFAT	VINYL FACED ACOUSTICAL TILE
VID	VIDEO
VIF	VERIFY IN FIELD
VNR	VENEER
VP	VENEER PLASTER
VRFY	VERIFY
VWC	VINYL WALL COVERING
W	
W	WEST
W	WIDE
W/	WITH
W/O	WITHOUT
WB	WOOD BASE
WBL	WOOD BLOCKING
WC	WALL COVERING
WD	WOOD
WDP	WOOD PANELLING
WDW	WINDOW
WSCT	WAINSCOT
WT	WEIGHT
Y	
YD	YARD
YR	YEAR
Grand total: 361	

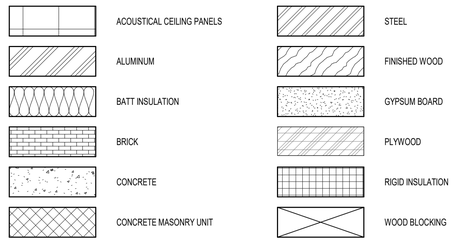
GENERAL NOTES

1. **CODE COMPLIANCE:** WORK SHALL CONFORM TO FEDERAL, STATE AND MUNICIPAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN CONTRACT DOCUMENTS AND CODE NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY.
2. **PERMITS:** OBTAIN PERMITS PRIOR TO STARTING WORK.
3. **CONTRACT DOCUMENTS:** THE CONTRACT DOCUMENTS CONSIST OF THE DRAWINGS AND SPECIFICATIONS; GENERAL CONDITIONS OF THE CONTRACT, OWNER-CONTRACTOR AGREEMENTS AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT.
4. **THE WORK:** THE TERM "WORK" AS USED IN CONSTRUCTION DOCUMENTS SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE ARCHITECT IN THE FORM OF DRAWINGS, SPECIFICATIONS, OR WRITTEN AND OTHER INSTRUCTIONS ISSUED BY THE ARCHITECT.
5. **REQUIREMENTS FOR THE WORK:** PROVIDE LABOR, SUPERVISION, TOOLS, EQUIPMENT, MATERIALS AND SUPPLIES FOR DEMOLITION, TEMPORARYAND NEW CONSTRUCTION REQUIRED BY THE CONTRACT DOCUMENTS.
   a UNLESS INDICATED IN THE CONSTRUCTION DOCUMENTS AS NOT IN CONTRACT (N.I.C.) OR EXISTING; ALL ITEMS, MATERIALS AND THEIR INSTALLATION ARE A PART OF THE CONSTRUCTION DOCUMENTS. PROVIDE ACCESSORIES, COMPONENTS AND ASSEMBLIES NECESSARY FOR THE WORK.
   b THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, FOR ACTS OR OMISSIONS BY CONTRACTOR, OR SUBCONTRACTORS, AND FOR THE FAILURE OF EITHER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
   c NOTIFY THE OWNER AND ARCHITECT OF DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS PRIOR TO START OF WORK.
   d IN THE EVENT OF DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS, THE COSTLIER OR MORE RESTRICTIVE CONDITION SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED IN WRITING, BY THE OWNER.
   e CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY EXAMINING DRAWINGS, SPECIFICATIONS AND APPLICABLE CODES, AS WELL AS MAKING ACTUAL MEASUREMENTS AND ESTABLISHING ACTUAL DIMENSIONS FOR EACH PARTICULAR TYPE OF WORK, AND FOR COORDINATING THE WORK.
   f DRAWINGS GRAPHICALLY DEPICT THE DESIGN INTENT OF THE PROJECT. LOCATIONS AND DIMENSIONS SHOWN ON DRAWINGS ARE DIAGRAMMATIC, AND SHOW THE GENERAL ARRANGEMENT, AND EXTENT OF WORK. DO NOT SCALE DRAWINGS OR USE AS SHOP DRAWINGS.
   g CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT SCOPE OF WORK FOR EACH SPECIFICATION SECTION.
6. **ACCEPTANCE OF CONDITIONS:** STARTING WORK CONSTITUTES ACCEPTANCE OF THE JOB SITE CONDITIONS.
7. **DIMENSIONS:** DIMENSIONS ARE TO THE FACE OF FINISH OR MASONRY UNLESS NOTED OTHERWISE.
8. **LAYOUT:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER LAYOUT OF THE WORK.
9. **SCHEDULES:** PRIOR TO START OF CONSTRUCTION, PROVIDE THE OWNER AND ARCHITECT WITH A SCHEDULE OF WORK AND A LIST OF SUBCONTRACTORS WITH ADDRESS, PHONE/FAX NUMBER AND E-MAIL ADDRESS OF EACH SUBCONTRACTOR
   a SUBMIT CONSTRUCTION SCHEDULE IN EASY-TO-READ GRAPHIC TERMS (GANTT CHART) AT THE PRECONSTRUCTION CONFERENCE.
      1. SHOW START DATE AND FINAL COMPLETION DATE FOR EACH PHASE.
      2. SHOW START DATES AND COMPLETION DATES FOR MAJOR ELEMENTS OF THE WORK WITHIN EACH PHASE.
   b SUBMIT REVISED CONSTRUCTION SCHEDULE SHOWING MODIFIED ACTIVITIES, CHANGES IN SCOPE, AND CHANGES TO PROJECTIONS OF PROGRESS AND COMPLETION DATES.
   c SUBMIT SCHEDULE OF SUBMITTALS SHOWING TIME ALLOTED FOR REVIEW, AND LONG LEAD ITEMS.
   d SUBMIT A REVISED COPY OF CONSRUCTION SCHEDULE AND SUBMITTAL SCHEDULE AT PROGRESS MEETINGS. INCLUDE DATES OF OWNER SUPPLIED ITEMS AND SERVICES IN UPDATED SCHEDULES.
10. **SUBMITTALS:** SUBMIT THREE SETS OF SAMPLES, SHOP DRAWINGS, DATA SHEETS AND SCHEDULES FOR REVIEW AND APPROVAL. INCLUDE:
   a FINISH MATERIALS
   b DOORS, FRAMES AND HARDWARE
   c CEILING SYSTEMS
   d MILLWORK
   e PLUMBING FIXTURES AND EQUIPMENT
   f LIGHT FIXTURES
   g REFER TO MEP/FP DRAWINGS FOR ADDITIONAL SUBMITTAL REQUIREMENTS
11. **SUBSTITUTIONS:** NO SUBSTITUTIONS WILL BE CONSIDERED.
12. **SHOP DRAWING REVIEW:** APPROVAL OF SHOP DRAWINGS, PRODUCT DATA AND SAMPLES DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA OR SAMPLES. IN SUBMITTING SHOP DRAWINGS, PRODUCT DATA OR SAMPLES CONTRACTOR REPRESENTS THAT MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA HAVE BEEN VERIFIED, AND THAT INFORMATION CONTAINED IN SUBMITTALS HAS BEEN COORDNATED WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. MARK SUBMITTALS WITH CONTRACTOR'S REVIEW STAMP PRIOR TO SUBMISSION TO ARCHITECT. ARCHITECT WILL NOT REVIEW SUBMITTALS THAT DO NOT BEAR CONTRACTOR'S STAMP AND WILL RETURN THEM WITHOUT ACTION.
13. COORDINATE DEMOLITION, AND TEMPORARY AND PERMANENT CONSTRUCTION SO THAT OWNER'S OPERATIONS ARE NOT DISRUPTED.
14. PROVIDE TELEPHONE AND FAX LINES TO THE PROJECT SITE.
15. **DEMOLITION:** COORDINATE DEMOLITION, AND TEMPORARY AND PERMANENT CONSTRUCTION SO THAT OWNER'S OPERATIONS ARE NOT DISRUPTED.
16. **LANDLORDS REQUIREMENTS:** COORDINATE WITH LANDLORD'S BUILDING STANDARDS AND REQUIREMENTS.
17. **UTILITIES:** PRIOR TO WORK ON EXISTING UTILITIES OR MECHANICAL SYSTEMS THAT WILL DISRUPT BUILDING SERVICES NOTIFY THE BUILDING MANAGEMENT AND OWNER. OBTAIN WRITTEN APPROVAL IN WRITING AT LEAST 7 DAYS IN ADVANCE. PRIOR TO START OF WORK PROVIDE A 24-HOUR ADVANCED NOTICE TO THE BUILDING MANAGEMENT/OWNER.
18. **SUPERVISION:** FURNISH FULLTIME CONTINUOUS PROJECT SUPERVISION. SUPERINTENDENT SHALL REMAIN ON SITE WHILE WORK IS IN PROGRESS, THROUGH COMPLETION OF THE PUNCHLIST.
19. **PROJECT MEETINGS:** CONDUCT WEEKLY SITE MEETINGS. WRITE AND DISTRIBUTE MEETING MINUTES WITHIN THREE DAYS OF THE PREVIOUS MEETING. CONTRACTOR AND ALL SUB-CONTRACTORS MUST BE PRESENT, UNLESS REQUIREMENT IS WAIVED BY OWNER.
20. **MANUFACTURER'S INSTRUCTIONS:** COMPLY WITH MANUFACTURER'S PRINTED INSTRUCTIONS UNLESS MORE STRINGENT REQUIREMENTS ARE SHOWN IN THE CONTRACT DOCUMENTS.
21. **MATERIALS AND WORKMANSHIP:** WHERE NEW AND OLD WORK JOIN, REMOVE, PATCH, REPAIR OR REFINISH ADJACENT SURFACES TO MATCH EXISTING CONDITION AS SPECIFIED. MATERIALS AND WORKMANSHIP, UNLESS OTHERWISE SHOWN OR SPECIFIED, SHALL COMPLY WITH THAT OF THE ORIGINAL WORK. WORK SHALL BE PERFORMED BY TRADES NORMALLY EXPECTED TO PERFORM PARTICULAR ITEMS OR TYPES OF WORK.
22. **DETERIORATION AND DAMAGE:** REPORT DETERIORATION OR DAMAGE FOUND DURING THE COURSE OF THE WORK. OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH REVISIONS TO AFFECTED WORK.
23. **DEFECTIVE WORK:** CORRECT DEFECTIVE WORK, WHICH IS DEFINED AS WORK THAT DOES NOT CONFORM TO THE CONTRACT DOCUMENTS, OR WORK THAT IS IN VIOLATION OF ANY ORDINANCE, RULE, REGULATION, LAW, OR ORDER IN EFFECT AT THE TIME THE WORK IS PERFORMED, EVEN IF THE WORK CONFORMS TO THE CONTRACT DOCUMENTS EXCEPT FOR SUCH VIOLATION. BEGIN CORRECTION WITHIN FIVE (5) DAYS AFTER NOTICE BY THE ARCHITECT. PAY FOR CORRECTION AND REPLACEMENT OF THE DEFECTIVE WORK, INCLUDING COST OF NECESSARY ADDITIONAL DESIGN WORK. NEITHER FINAL PAYMENT, NOR USE, OCCUPANCY, OR ACCEPTANCE OF ALL OR ANY PART OF THE WORK BY THE OWNER, NOR INSPECTIONS, TESTS, OR APPROVALS BY THE OWNER, NOR ANY PROVISION OF THE CONTRACT SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DEFECTIVE WORK, AND NO SPECIAL GUARANTEE TIME PERIOD SHALL LIMIT THE CONTRACTOR'S LIABILITY WITH RESPECT TO THE DEFECTIVE WORK.
24. **TEMPORARY FACILITIES AND CONTROLS:**
   a PROVIDE TEMPORARY CONSTRUCTION TO PROTECT ADJOINING PROPERTIES, THE PUBLIC, CONSTRUCTION PERSONNEL, AND BUILDING OCCUPANTS. DO NOT OBSTRUCT MEANS OF EGRESS FROM BUILDING OR SITE.
   b PROVIDE TEMPORARY CONNECTIONS, LIGHTING AND POWER DISTRIBUTION REQUIRED FOR THE WORK, REMOVE TEMPORARY LIGHTING, CONNECTIONS AND POWER DISTRIBUTION AT COMPLETION OF WORK.
   c PROVIDE TEMPORARY HEATING AND VENTILATION FOR COMFORT, SAFETY AND PROTECTION OF THE WORK, WORKERS, AND INHABITANTS OF OCCUPIED AREAS.
   d PROVIDE TEMPORARY FIRE EXTINGUISHERS REQUIRED BY STATE AND LOCAL BUILDING AND SAFETY CODES.
   e PROVIDE AND MAINTAIN SANITARY FACILITIES REQUIRED FOR EXECUTION OF THE WORK. COORDINATE WITH BUILDING OWNER FOR PERMISSION TO ACCESS TO EXISTING SANITARY FACILITIES.
   f PROVIDE TELEPHONE AND FAX LINES TO THE PROJECT SITE.
   g STORAGE SPACE AT JOB SITE IS LIMITED TO AREA OF CONSTRUCTION. ADDITIONAL OFF-SITE STORAGE REQUIREMENTS ARE CONTRACTOR'S RESPONSIBILITY. PROTECT MATERIALS STORED ON SITE FROM DAMAGE.
   h MAINTIAN SECURE CONSTRUCTION SITE. LOCK ENTRANCES TO PREVENT UNAUTHORIZED ENTRY TO SITE.
   i KEEP JOB SITE NEAT AND ORDERLY, FREE FROM ACCUMULATIONS OF DEMOLITION AND CONSTRUCION WASTE. CLEAN SITE DAILY. SCHEDULE TRASH REMOVAL ON A REGULAR BASIS, SUBJECT TO THE OWNER'S AND LOCAL AUTHORITIES' REGULATIONS AND APPROVAL.
   j CONTAIN DUST AND DEBRIS WITHIN AREA OF CONSTRUCTION. LIMIT CONSTRUCTION NOISE SO THAT OWNER'S OPERATIONS ARE NOT DISRUPTED.
   k NO ALCOHOLIC BEVERAGES, ILLEGAL DRUGS, OR SMOKING SHALL BE ALLOWED ON THE JOB SITE.
25. FIRE-RATED ASSEMBLIES SHALL BE INSTALLED, LABELED, AND INSPECTED ACCORDING TO APPLICABLE BUILDING CODES. IF RATED ASSEMBLIES ARE ALTERED, EXISTING RATINGS SHALL BE MAINTAINED BY GENERAL CONTRACTOR.
26. POST APPLICABLE BUILDING PERMITS IN A VISIBLE LOCATION READY FOR INSPECTION BY THE AUTHORITIES HAVING JURISDICTION.
27. **RECORD DOCUMENTS:** MAINTAIN PROJECT RECORD DOCUMENTS AT THE JOB SITE. LABEL EACH ONE "PROJECT RECORD."
   a INCLUDE THE FOLLOWING:
      1 DRAWINGS AND ADDENDA
      2 CHANGE ORDERS AND OTHER MODIFICATIONS
      3 ARCHITECT'S FIELD ORDERS AND ANY WRITTEN INSTRUCTIONS
      4 RFIs
      5 FIELD TEST RECORDS
      6 MEETING MINUTES
      7 PROGRESS SCHEDULE
      8 SUBMITTALS
      9 SAMPLES
   b KEEP RECORD DOCUMENTS SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION AND AVAILABLE FOR ARCHITECT'S INSPECTION.
   c MARK RECORD DRAWINGS, SPECIFICATIONS AND ADDENDA NEATLY AND LEGIBLY, WITH COLORED PENCIL OR FELT TIP MARKER, TO SHOW ACTUAL CONSTRUCTION AND PRODUCTS USED. KEEP RECORD CURRENT WITH CONSTRUCTION PROGRESS. DO NOT COVER UP WORK UNTIL INFORMATION IS RECORDED.
28. **INSPECTIONS:** OBTAIN INSPECTIONS AS REQUIRED BY CODE.
29. **TESTING:** PROVIDE SERVICES OF APPROVED TESTING LABORATORIES, OR AGENCIES REQUIRED FOR TESTS AND INSPECTIONS OF MATERIALS AND CONSTRUCTION METHODS SUBJECT TO CONTROLLED INSPECTIONS MANDATED BY LOCAL AND STATE CODES, AND ORDINANCES.
30. **DETERIORATION AND DAMAGE:** REPORT DETERIORATION OR DAMAGE FOUND DURING THE COURSE OF THE WORK. OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH REVISIONS TO AFFECTED WORK.
31. **CLOSEOUT DOCUMENTS:** PROVIDE THREE (3) SETS OF THE FOLLOWING IN THREE (3) RING BINDERS PRIOR TO APPLYING FOR FINAL PAYMENT:
   a WARRANTIES
   b FINAL WAIVERS OF LIEN
   c OPERATIONS & MAINTENANCE MANUALS (INCLUDING ARCHITECTURAL ELEMENTS I.E. SPECIAL LIGHT FIXTURES, SHOP DRAWINGS, ETC.)
   d WARRANTIES FROM SUBCONTRACTORS
   e COPY OF PERMITS (BUILDING PERMITS, OCCUPANCY PERMITS, ETC.)
   f RECORD DRAWINGS (ARCHITECTURAL/ENGINEERING)
   g CONTACT LIST FOR GENERAL CONTRACTOR AND SUBCONTRACTORS
   h LETTER OF WARRANTY FROM GENERAL CONTRACTOR
   i AIR BALANCING REPORTS
   j FIRE ALARM CERTIFICATION
   k FINAL PUNCHLIST
32. **WARRANTIES:** GUARANTEE WORK, INCLUDING LABOR, MATERIALS AND EQUIPMENT, FOR ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION (FINAL COMPLETION FOR PUNCH LIST/INCOMPLETE WORK).
33. **FINAL ACCEPTANCE:** TURN OVER PROJECT TO THE OWNER IN A COMPLETE, FULLY OPERATIONAL AND CLEAN CONDITION.

GENERAL SYMBOLS



MATERIAL CONVENTIONS



MFDS A+P

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T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ISSUE FOR PERMIT

REGISTERED ARCHITECT — PATRICK RAYNOR — NO. 50008 — BOSTON, MA — COMMONWEALTH OF MASSACHUSETTS

MARK:	DATE:	DESCRIPTION:

ISSUE LOG:

PROJECT NAME:
58 BURBANK

ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 04 JAN 2023
PROJECT #: 21012
SCALE: As indicated
DRAWN BY: ED, MN, AY

LEGEND, GENERAL NOTES, ABBREVIATIONS

G-003

BUILDING CODE SUMMARY

BUILDING CODE: MASSACHUSETTS STATE BUILDING CODE: 780 CMR, 9TH EDITION (MSBC)

ACCESSIBILITY: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD, 521 CMR

ELECTRICAL: MASSACHUSETTS ELECTRICAL CODE, 527 CMR 12.00
(AMENDMENT OF 2020 NATIONAL ELECTRIC CODE (NFPA 70)

ELEVATORS: MASSACHUSETTS ELEVATOR REGULATIONS, 524 CMR.
(AMENDMENT OF 2013 EDITION OF ASME A17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS)

ENERGY: 2018 INTERNATIONAL ENERGY CONSERVATION CODE, AS AMENDED BY 780 CMR, EFFECTIVE NOVEMBER 7,2020

FIRE PREVENTION: MASSACHUSETTS FIRE PREVENTION REGULATIONS, 527 CMR
(527 CMR ADOPTS AND AMENDS NFPA 1, 2015 EDITION)

MECHANICAL: INTERNATIONAL MECHANICAL CODE, 2015 (IMC)

MASSACHUSETTS FUEL GAS AND PLUMBING CODES, 248 CMR.

CONSTRUCTION TYPE: BUILDING 1 - PODIUM: BASEMENT, LEVEL 1 — TYPE IA
BUILDING 2 - (ABOVE PODIUM) LEVELS 2-6 — TYPE IIIA

OCCUPANCY CLASSIFICATION SINGLE FAMILY — R-3

BUILDING HEIGHT 69'-2 1/2"

BUILDING STORIES 6

SPRINKLERS APPROVED AUTOMATED SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13 PROVIDED

601 FIRE RESISTANCE RATINGS

	TYPE IA CONSTRUCTION	TYPE IIIA CONSTRUCTION
PRIMARY STRUCTURAL FRAME	3 HRS	1 HR
EXTERIOR BEARING WALLS	3 HRS	2 HR
INTERIOR BEARING WALLS	3 HRS	1 HR
EXTERIOR NON BEARING WALLS	PER TABLE 602	PER TABLE 602
INTERIOR NON BEARING WALLS	0 HRS	0 HRS
FLOOR CONSTRUCTION	2 HRS	1 HR
ROOF CONSTRUCTION	1 1/2 HRS	1 HR

NOTE A: SHAFT CONSTRUCTION MUST BE SUPPORTED BY CONSTRUCTION EQUIVALENT TO THE FIRE RATING OF THE SHAFT

602 FIRE RESISTANCE RATING REQ'S FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (FSD)

FSD (FT)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP R
X < 5	ALL	1
5 ≤ X < 10	IA	1
	OTHERS	1
10 ≤ X < 30	IA, IB,	1
	IIB, VB	0
	OTHERS	1
X ≥ 30	ALL	0

MEANS OF EGRESS 1006.3.3 SINGLE EXITS, PROVISION 4
GROUP R-3 AND R-4 OCCUPANCIES SHALL BE PERMITTED TO HAVE ONE EXIT OT ACCESS TO A SINGLE EXIT, SINGLE EXIT TO BE 2HR RATED

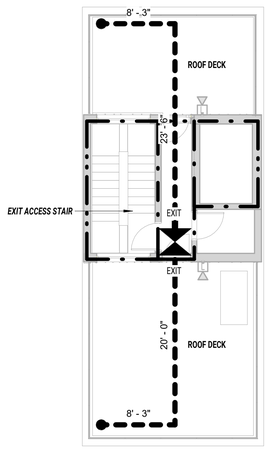
RISER HEIGHT & TREAD DEPTH 1011.5.2 EXCEPTION 3
IN GROUP R-3 OCCUPANCIES...THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES; THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES; THE MINIMUM WINDER TREAD DEPTH AT THE WALKLINE SHALL BE 10 INCHES; AND THE MINIMUM WINDER TREAD DEPTH SHALL BE 6 INCHES...A NOSING PROJECTION NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES.

GROSS AREA

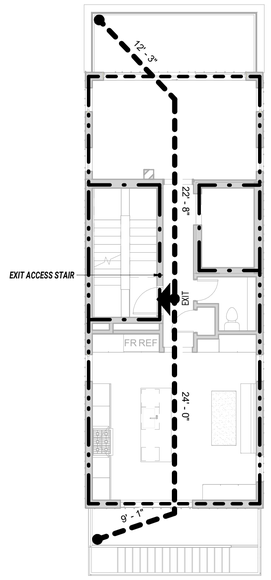
LEVEL	Area
LVL 0	1,048.8 SF
LVL 1	1,048.8 SF
LVL 2	1,187.9 SF
LVL 3	1,187.9 SF
LVL 4	1,187.9 SF
LVL 5	1,158.3 SF
LVL 6	976.6 SF
HEADHOUSE	298.4 SF
Grand total	8,094.3 SF

RATED ASSEMBLIES & EGRESS LEGEND

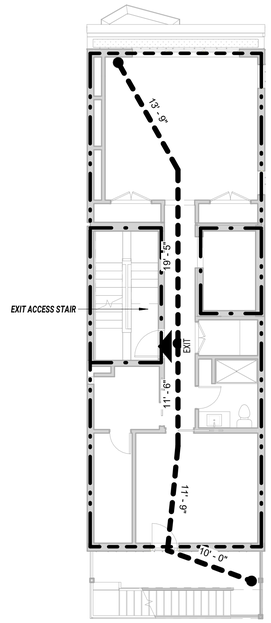
- 1 HR RATED PARTITION
- 2 HR RATED EXTERIOR PARTITION
- 1 HR RATED EXTERIOR / 2 HR RATED INTERIOR PARTITION
- 3 HR RATED SEPARATION
- EGRESS PATH AND DIRECTION
- EXIT



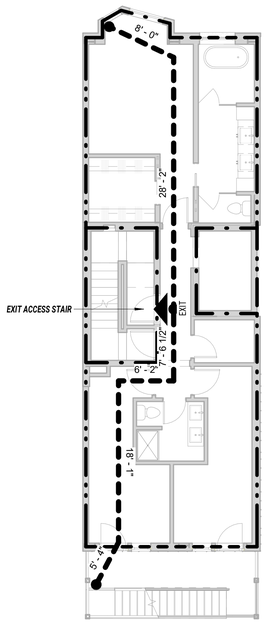
7 LEVEL 7 ROOF STRUCT
SCALE: 1/8" = 1'-0"



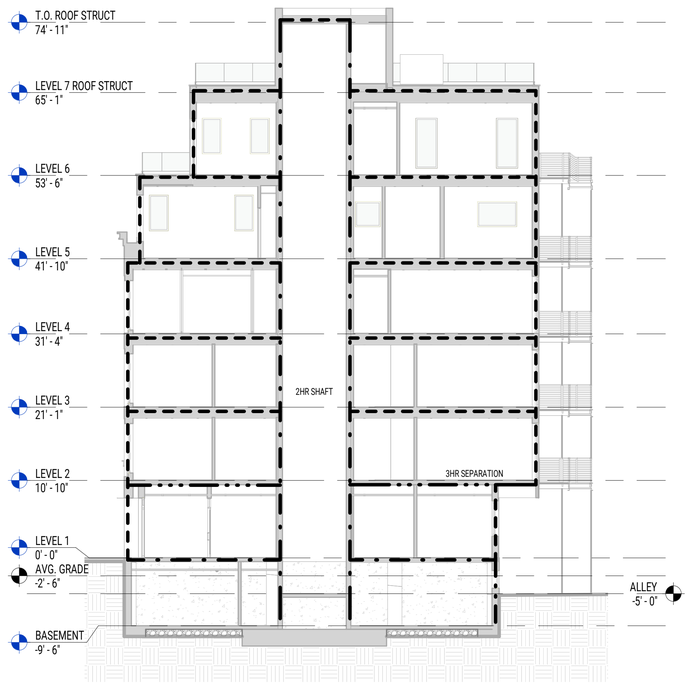
6 LEVEL 6
SCALE: 1/8" = 1'-0"



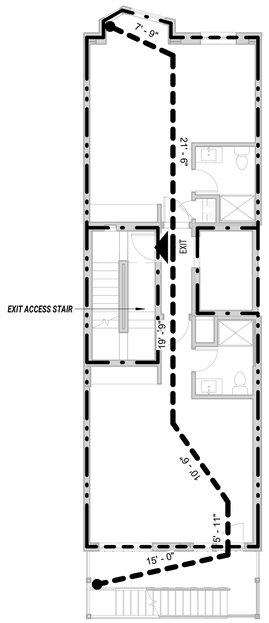
5 LEVEL 5
SCALE: 1/8" = 1'-0"



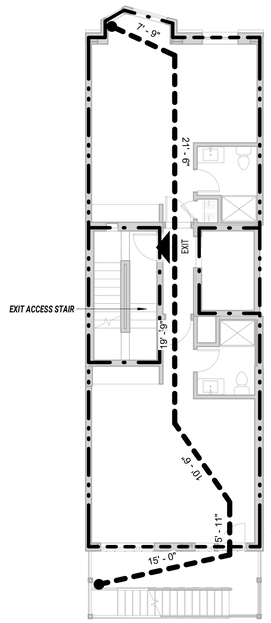
4 LEVEL 4
SCALE: 1/8" = 1'-0"



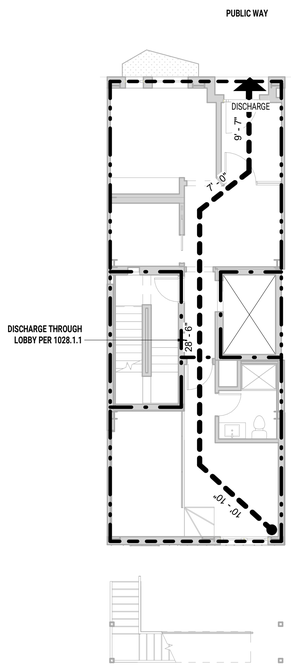
8 RATED ASSEMBLIES - BLDG SECTION
SCALE: 1" = 10'-0"



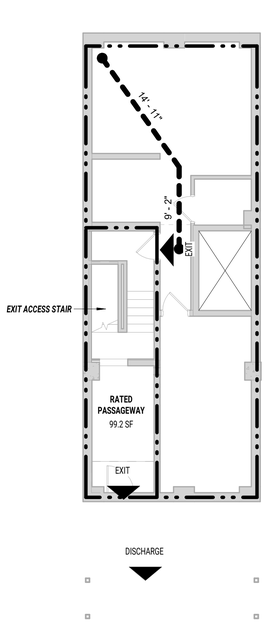
3 LEVEL 3
SCALE: 1/8" = 1'-0"



2 LEVEL 2
SCALE: 1/8" = 1'-0"



1 LEVEL 1
SCALE: 1/8" = 1'-0"



0 BASEMENT / ALLEY LEVEL
SCALE: 1/8" = 1'-0"

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CONSULTANTS:

ISSUE FOR PERMIT

REGISTERED ARCHITECT — PATRICK ANTHES — No. 50998 — BOSTON MA — COMMONWEALTH OF MASSACHUSETTS

MARK: DATE: DESCRIPTION:
ISSUE LOG:

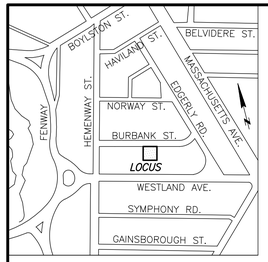
PROJECT NAME:
58 BURBANK

ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 04 JAN 2023
PROJECT #: 21012
SCALE: As indicated
DRAWN BY: ED, MN, AY

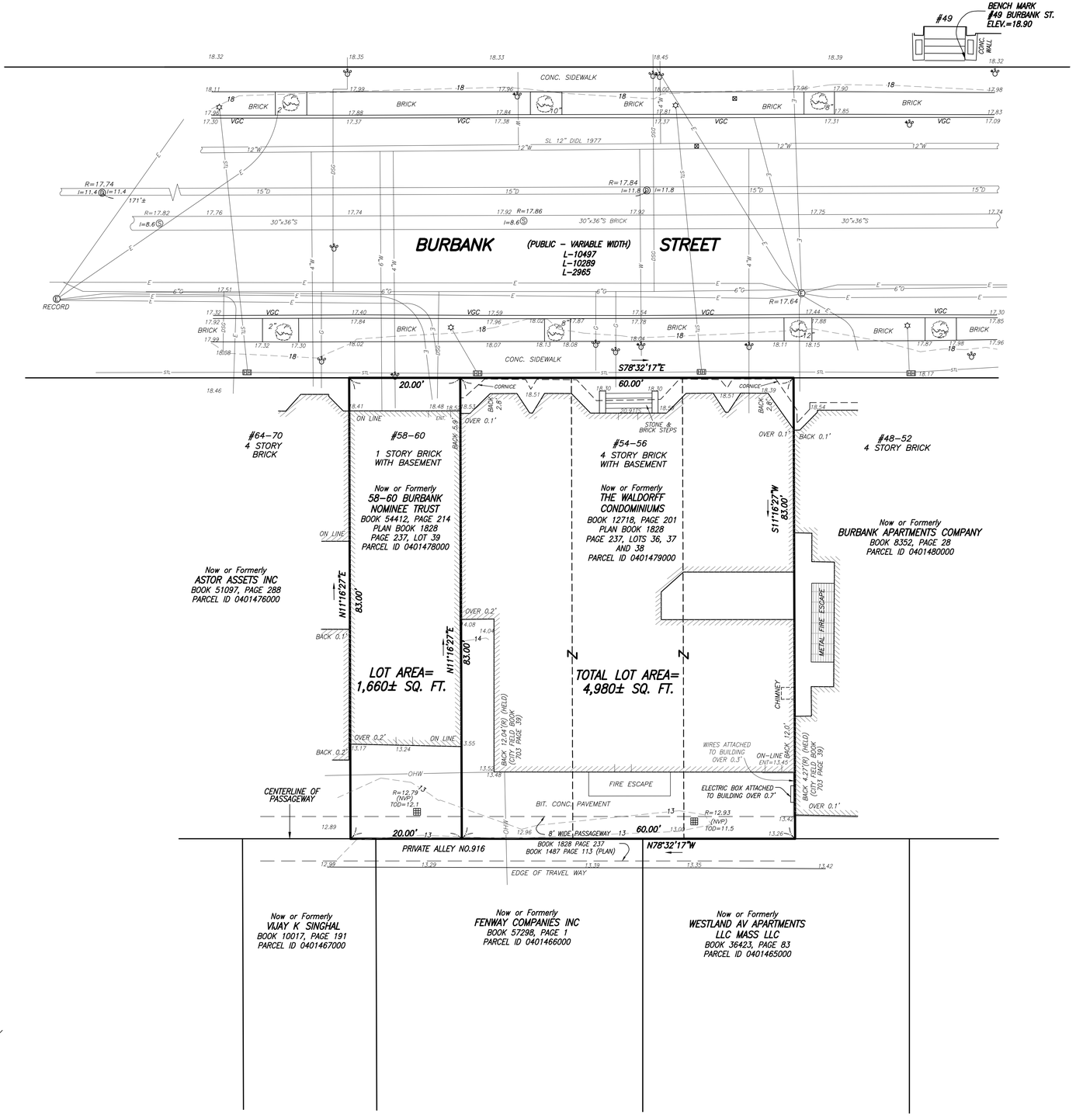
CODE SUMMARY & DIAGRAMS

G-004



LOCUS MAP – NOT TO SCALE

(STREET LAYOUT PLAN L-10497)



REFERENCES

SUFFOLK COUNTY REGISTRY OF DEEDS

DEED BOOK 12718, PAGE 201(LOCUS)
DEED BOOK 54412, PAGE 214(LOCUS)

PLAN IN BOOK 1487, PAGE 113
PLAN IN BOOK 1828, PAGE 237
PLAN IN BOOK 2013 PAGE 73

CITY OF BOSTON ENGINEERING DEPARTMENT

L-2965
L-3359
L-10497
FIELD BOOK 334 PAGE 58
FIELD BOOK 703 PAGE 39

NOTES:

1) BENCH MARK INFORMATION:

BENCH MARK USED:

TBM-1: RIGHT OUTER CORNER OF LOWER SLATE STEP AT #49 BURBANK STREET. FELDMAN LAND SURVEYORS JOB NO. 12349.
ELEVATION=18.90

TEMPORARY BENCH MARKS USED: (SEE FLS JOB#15663)

TBM-3: RIGHT OUTER CORNER OF LOWER CONCRETE STEP AT #48-52 BURBANK STREET.
ELEVATION=18.88

TBM-4: RIGHT OUTER CORNER OF LOWER CONCRETE STEP AT #63 BURBANK STREET.
ELEVATION=18.99

2) ELEVATIONS REFER TO BOSTON CITY BASE.

3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

4) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS, ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.

5) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUB-SURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

6) RECORD CABLE TV INFORMATION NOT PLOTTABLE.

7) RECORD TELEPHONE INFORMATION NOT AVAILABLE AT THIS TIME.

LEGEND

- (S) SEWER MANHOLE
- (D) DRAIN MANHOLE
- (E) ELECTRIC MANHOLE
- (T) TELEPHONE MANHOLE
- WSO WATER SHUT OFF/WATER GATE
- GSO GAS SHUT OFF/GAS GATE
- SIGN
- CATCH BASIN
- GP GATE POST
- DECIDUOUS TREE
- UTILITY POLE
- LIGHT POLE
- WALK LIGHT
- ELECTRIC HANDHOLE
- AC AIR CONDITIONING UNIT
- BIT BITUMINOUS
- BC BOTTOM OF CURB
- BK BACK
- BOT BOTTOM
- BW BOTTOM OF WALL
- (C) CALCULATED
- CLF CHAINLINK FENCE
- CONC CONCRETE
- ENT ENTRANCE
- FOD FULL OF DEBRIS
- GD GARAGE DOOR
- M&S MULCH & SHRUBS
- NVP NO VISIBLE PIPE
- OV OVER
- R= RIM ELEVATION
- I= INVERT
- (R) RECORD
- SQ. FT. SQUARE FEET
- TC TOP OF CURB
- TH= THRESHOLD ELEVATION
- TR CENTER OF THROUGH
- TT TOP OF TRAP
- TW TOP OF WALL
- VGC VERTICAL GRANITE CURB
- NVP NO VISIBLE PIPE
- TOD TOP OF DEBRIS
- C CABLE TELEVISION
- D DRAIN
- DSG DIG SAFE GAS
- E ELECTRIC
- G GAS
- OHW OVERHEAD WIRES
- S SEWER
- SL STREET LIGHTING
- T TELEPHONE
- W WATER
- X X METAL FENCE
- WOOD FENCE

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

COMMONWEALTH OF MASSACHUSETTS
JOHN L. McDONAGH No.56280
PROFESSIONAL LAND SURVEYOR

John L. McDonagh
JOHN L. McDONAGH, PLS (MA# 56280)
SMCDONAGH@FELDMANSURVEYORS.COM

5-13-2021
DATE

EXISTING CONDITIONS PLAN OF LAND
54-60 BURBANK STREET
BOSTON, MASS.

FELDMAN LAND SURVEYORS
152 HAMPDEN STREET
BOSTON, MASS. 02119
PHONE: (617)357-9740
www.feldmansurveyors.com

APRIL 20, 2021

FELDMAN LAND SURVEYORS

10 0 5 10 20 40

SCALE: 1"=10'

RESEARCH GL	FIELD CHIEF SSW	PROJ MGR GL	APPROVED	SHEET NO. 1 OF 1
CALC TI	CADD TI	FIELD CHECKED	CRD FILE 18010	JOB NO. 18010

FILENAME: S:\PROJECTS\18000\18010\DWG\18010-EC.dwg

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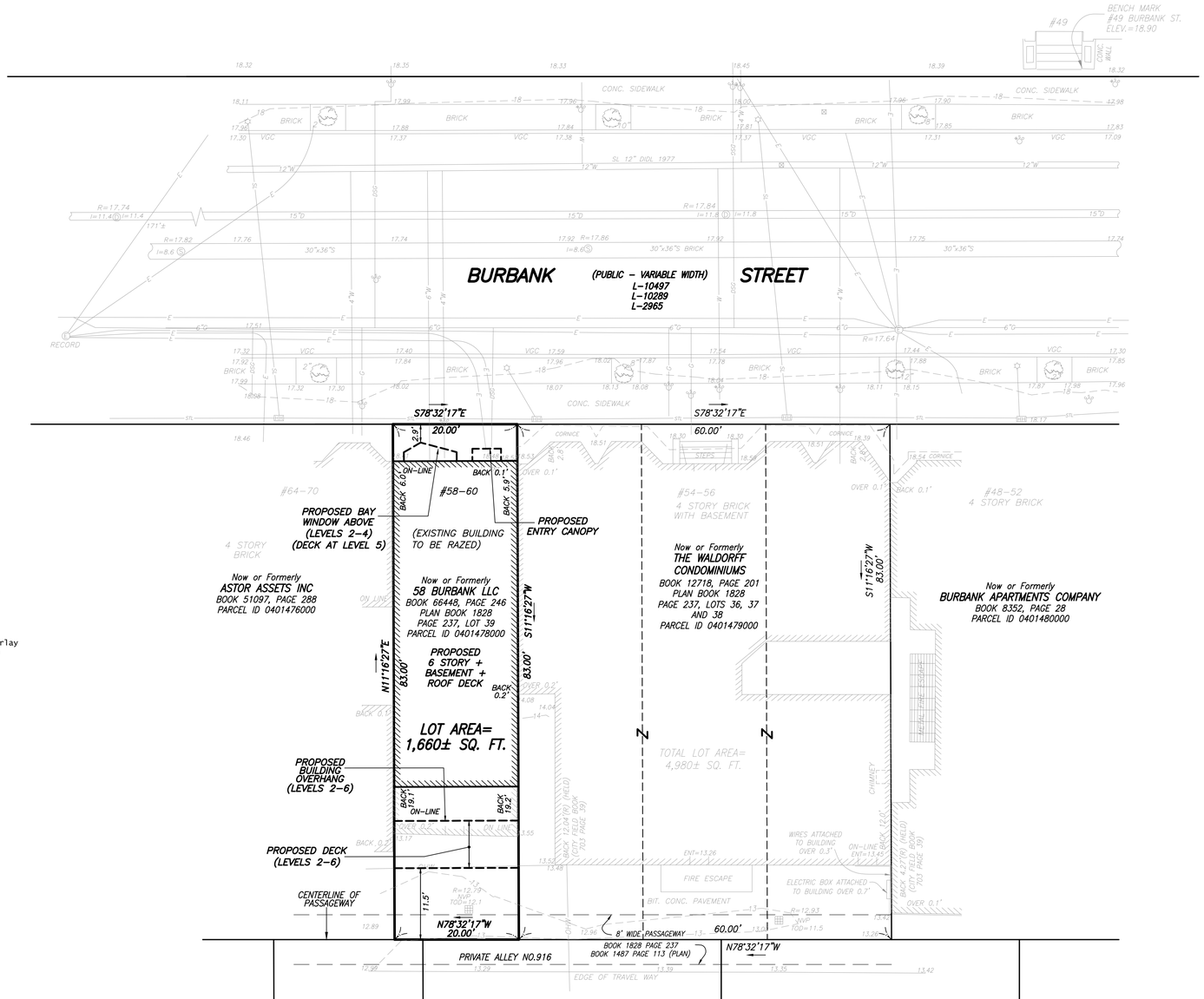
LOCUS MAP – NOT TO SCALE

(STREET LAYOUT PLAN L-10497)



REFERENCES

SUFFOLK COUNTY REGISTRY OF DEEDS

DEED BOOK 12718, PAGE 201(LOCUS)
DEED BOOK 54412, PAGE 214(LOCUS)
DEED BOOK 66448, PAGE 246(LOCUS)

PLAN IN BOOK 1487, PAGE 113
PLAN IN BOOK 1828, PAGE 237
PLAN IN BOOK 2013 PAGE 73

CITY OF BOSTON ENGINEERING DEPARTMENT

L-2965
L-3359
L-10497
FIELD BOOK 334 PAGE 58
FIELD BOOK 703 PAGE 39

Neighborhood Design Overlay District. Approved with attached provisos.

NOTES:

1) BENCH MARK INFORMATION:

BENCH MARK USED:

TBM-1: RIGHT OUTER CORNER OF LOWER SLATE STEP AT #49 BURBANK STREET. FELDMAN LAND SURVEYORS JOB NO. 12349.
ELEVATION=18.90

TEMPORARY BENCH MARKS USED: (SEE FLS JOB#15663)

TBM-3: RIGHT OUTER CORNER OF LOWER CONCRETE STEP AT #48-52 BURBANK STREET.
ELEVATION=18.88

TBM-4: RIGHT OUTER CORNER OF LOWER CONCRETE STEP AT #63 BURBANK STREET.
ELEVATION=18.99

2) ELEVATIONS REFER TO BOSTON CITY BASE.

3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

4) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS, ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.

5) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUB-SURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

6) RECORD CABLE TV INFORMATION NOT PLOTTABLE.

7) RECORD TELEPHONE INFORMATION NOT AVAILABLE AT THIS TIME.

8) PROPOSED BUILDING TAKEN FROM REFERENCE CAD FILE "AS001.DWG", PROVIDED BY MONTE FRENCH DESIGN STUDIO ON 10-7-2022.

9) EXISTING CONDITIONS SURVEY COMPETED ON APRIL 20, 2021.

LEGEND

(S)	SEWER MANHOLE
(D)	DRAIN MANHOLE
(E)	ELECTRIC MANHOLE
(T)	TELEPHONE MANHOLE
	WATER SHUT OFF/WATER GATE
	GAS SHUT OFF/GAS GATE
	SIGN
	CATCH BASIN
GP	GATE POST
	DECIDUOUS TREE
	UTILITY POLE
	LIGHT POLE
	WALK LIGHT
	ELECTRIC HANDHOLE
AC	AIR CONDITIONING UNIT
BIT	BITUMINOUS
BC	BOTTOM OF CURB
BK	BACK
BOT	BOTTOM
BW	BOTTOM OF WALL
(C)	CALCULATED
CLF	CHAINLINK FENCE
CONC	CONCRETE
ENT	ENTRANCE
FOD	FULL OF DEBRIS
GD	GARAGE DOOR
M&S	MULCH & SHRUBS
NVP	NO VISIBLE PIPE
OV	OVER
R=	RIM ELEVATION
I=	INVERT
(R)	RECORD
SQ. FT.	SQUARE FEET
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D	DRAIN
DSG	DIG SAFE GAS
E	ELECTRIC
G	GAS
OHW	OVERHEAD WIRES
S	SEWER
SL	STREET LIGHTING
T	TELEPHONE
W	WATER
X	METAL FENCE
	WOOD FENCE

DS

APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY
SIGNATURE M. Cannizzo

01/12/2023

TO: PATRIOT COMMUNITY BANK

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

COMMONWEALTH OF MASSACHUSETTS
JOHN L. McDONAGH No.56280
PROFESSIONAL LAND SURVEYOR

John L. McDonagh
JOHN L. McDONAGH, PLS (MA# 56280)
SMCDONAGH@FELDMANSURVEYORS.COM

10-11-2022
DATE

PLOT PLAN SHOWING PROPOSED BUILDING
58-60 BURBANK STREET
BOSTON, MASS.

FELDMAN GEOSPATIAL
152 HAMPDEN STREET
BOSTON, MASS. 02119
PHONE: (617)357-9740
www.feldmansurveyors.com

OCTOBER 5, 2022

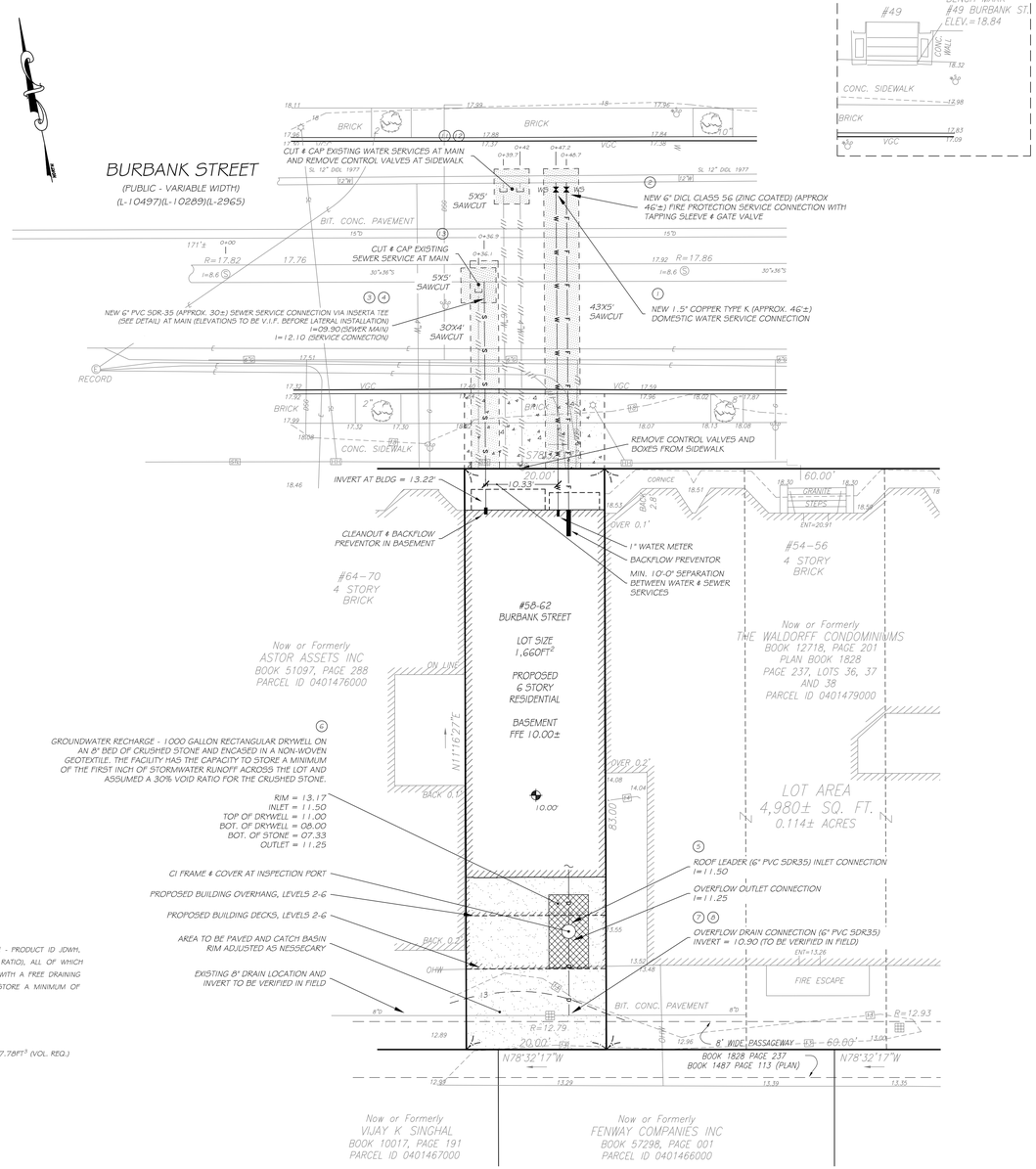
FELDMAN GEOSPATIAL

10 0 5 10 20 40

SCALE: 1"=10'

RESEARCH GL	FIELD CHIEF SSW	PROJ MGR GL	APPROVED	SHEET NO. 1 OF 1
CALC TI	CADD TI	FIELD CHECKED	CRD FILE 18010	JOB NO. 18010

FILENAME: 18010A (PLOT PLAN)\DWG\18010A-PLOTPLAN (rev-2).dwg



GROUNDWATER RECHARGE FACILITY DESIGN

I. IMPERVIOUS AREAS

PWS 1660FT² (ENTIRE LOT)

II. STORAGE VOLUME REQUIRED (1" OF RUNOFF)

PWS 1660FT² x (0.083FT) = 137.78FT³ VOL. REQ.

III. PWS-GROUNDWATER RECHARGE FACILITY

PROPOSED SYSTEM SHALL BE A 1000 GALLON RECTANGULAR DRY WELL (SHEA CONCRETE - PRODUCT ID JDWH, OR APPROVED EQUAL) A TOP AN 8" LAYER OF CRUSHED STONE (ASSUMED 30% VOID RATIO), ALL OF WHICH SHALL BE ENCASED WITH A NON-WOVEN GEOTEXTILE. THE SYSTEM SHALL BE BACKFILLED WITH A FREE DRAINING MATERIAL TO FACILITATE INFILTRATION. THE PROPOSED FACILITY HAS THE CAPACITY TO STORE A MINIMUM OF THE FIRST INCH OF STORMWATER RUN OFF ACROSS THE 58 BURBANK STREET LOT.

PROPOSED SYSTEM	=	1000 GALLON JUMBO DRY WELL (H20 LOADING)
VOLUME OF DRYWELL	=	133.68FT³ (1000 GALLONS)
TOTAL STONE VOLUME	=	(10.50 x 5.66' x 0.666') X 30% = 11.89FT³
TOTAL FACILITY STORAGE	=	133.68 + 11.89 = 145.57FT³ (VOL. PROVIDED) > 137.78FT³ (VOL. REQ.)
TOTAL FACILITY AREA	=	10.50(L) x 5.66(W) = 877.50FT² (4.001I)

LEGEND

WATER/FIRE/HYDRANT/GAS VALVE	W W	WATER LINE	WS WATER SERVICE VALVE
HYDRANT (HYD)	F F	FIRE SERVICE	HV HYDRANT VALVE
CATCH BASIN (CB)	S S	SEWER LINE	GV GAS VALVE
DRAIN MANHOLE (DMH)	D D	DRAIN LINE	CONCRETE SURFACE
SEWER MANHOLE (SMH)	G G	GAS LINE	BITUMINOUS SURFACE
ELECTIC MANHOLE (EMH)	UE UE	UNDERGROUND ELECTRIC LINE	APPROXIMATE FINISH GRADE
TELECOMUNICATIONS MANHOLE (TELE)	TELC	TELECOMMUNICATIONS LINE	SURFACE FLOW
UTILITY POLE (UP)	OHW	OVERHEAD POWER LINE	R&D REMOVE & DISPOSE
STREET/SITE LIGHTING (SL)		WOODEN FENCE	R&R REMOVE & REPLACE
ELECTRIC HANDHOLE (BTD)		CHAIN LINK/CONSTRUCTION FENCE	STATIONING
19.89 SPOT HEIGHT ELEVATION		SILT FENCE	
HP HIGH POINT		CONTOUR LINE	

INSPECTION SIGN-OFF SCHEDULE (CONSTRUCTION)

ITEM #	DESCRIPTION	QTY.	BWSC INSPECTOR/DATE	COMMENTS
1	1.5" COPPER TYPE K DOMESTIC WATER SERVICE	1		
2	6" DICL CLASS 56 (ZINC COATED) FIRE SERVICE	1		
3	6" PVC (SDR35) SEWER CONNECTION	1		
4	DYE TEST 6" PVC (SDR35) SEWER	1		
5	6" PVC (SDR35) ROOF LEADER	1		
6	GROUNDWATER RECHARGE FACILTY	1		
7	6" PVC (SDR35) DRAIN OVERFLOW CONNECTION	1		
8	DYE TEST 6" PVC (SDR35) DRAIN OVERFLOW	1		
9	AS-BUILT PLAN FEE	1		
10	CUT & CAP EXISTING 4" WATER SERVICE	1		
11	CUT & CAP EXISTING 6" FIRE SERVICE	1		
12	CUT & CAP EXISTING 4" SEWER SERVICE	1		

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 INCH = 10 FEET

GENERAL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON A FIELD SURVEY PERFORMED BY FELDMAN LAND SURVEYORS INC. (04/20/2021), AS WELL AS SURFACE & SUBSURFACE INDICATORS AND AVAILABLE RECORD PLANS FROM UTILITY & PUBLIC AGENCIES. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE.

2. AS A RESULT THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE EXACT FIELD LOCATION OF SERVICES. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES WHICH INTERFERE WITH PROPOSED CONSTRUCTION AND THE APPROPRIATE REMEDIAL ACTION TAKEN BEFORE CONTINUING WITH THE WORK.

3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE DEVELOPMENT AS OUTLINED IN THIS CIVIL DRAWING SET (PARCEL# 0700544000) FALLS IN AN AREA DESIGNATED AS ZONE X, AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMUNITY PANEL #: 25025C0077J
EFFECTIVE DATE: MARCH 16TH, 2016

4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE AND CONSTRUCTION SAFETY AS IT PERTAINS TO THE PROJECT AND SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE & LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN ALL ASPECTS OF CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, ALSO REFERRED TO AS "JACKIES LAW", AS DETAILED IN SECTION 520 CMR 14.00 OF THE CODE OF MASSACHUSETTS REGULATIONS.

5. PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND CONSTRUCTION DOCUMENTS TO DEVELOP A THOROUGH UNDERSTANDING OF THE PROJECT, INCLUDING ANY SPECIAL CONDITIONS AND RESTRAINTS.

6. THE CONTRACTOR IS RESPONSIBLE FOR AND WILL ESTABLISH AND MAINTAIN CONTROL POINTS AND BENCH MARKS FOR THE WORK.

7. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY CONSTRUCTION NOTIFICATIONS AS WELL AS OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THIS SITE WORK, INCLUDING BUT NOT LIMITED TO DEMOLITION.

8. THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS, AND SITE DETAILS OUTSIDE OF THE LIMIT OF WORK AS DEFINED ON THE DRAWINGS AND SHALL REPAIR, REPLACE, OR OTHER WISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNERS DESIGNATED REPRESENTATIVE ANY SUCH OTHER DAMAGE SO CAUSED.

9. DISPOSAL OF ALL MATERIALS MUST BE OFFSITE AND IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL MUNICIPAL REQUIREMENTS.

10. ELEVATIONS REFER TO BOSTON CITY BASE (BCB)

BWSC & CONTRACTOR NOTES

1. THE ESTIMATED SANITARY SEWAGE DISCHARGE IS 1,320 GALLONS PER DAY (GPD) BASED ON 12 BEDROOMS (110 GPD PER BEEDROOM). THIS SEWER FLOW DESIGN CALCULATION IS BASED ON THE STATE ENVIRONMENTAL CODE 310CMR15.000, "TITLE 5: STANDARD REQUIREMENTS FOR THE SITING, CONSTRUCTION, INSPECTION, UPGRADE, AND EXPANSION OF ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS AND FOR THE TRANSPORT AND DISPOSAL OF SEPTAGE."

2. THE ESTIMATED DAILY WATER USE IS APPROXIMATELY 1,452GPD BASED ON THE ESTIMATED SANITARY SEWAGE DISCHARGE WITH A 10% PEAKING FACTOR. THE PEAK DOMESTIC WATER FLOW BASED ON FIXTURE COUNT IS APPROXIMATELY 41 GPM.

3. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE (IN PARTICULAR, MASS. GENERAL LAWS CHAPTER 82A, ALSO REFERRED TO AS JACKIES LAW, AS DETAILED IN SECTION 520 CMR 14.00 OF THE CODE OF MASS. REGULATIONS) & LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN ALL ASPECTS OF CONSTRUCTION. THE CONTRACTOR MUST NOTIFY, IN WRITING, THE DIRECTOR OF THE BWSC CONSTRUCTION DIVISION 7 DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

4. BACKWATER VALVES SHALL BE PROVIDED BY THE PLUMBER AT ALL GRAVITY SANITARY SEWER AND STORM DRAIN CONNECTIONS FOR ANY FIXTURE LOCATED AT AN ELEVATION BELOW THE TOP OF THE SEWER OR DRAIN MANHOLE. ONCE INSTALLED, DYE TESTING SHALL BE PERFORMED ON ALL NEW STORM DRAIN AND SANITARY SEWER CONNECTIONS AND WITNESSED BY THE BWSC. THE CONTRACTOR SHALL NOTIFY THE BWSC CROSS-CONNECTION DEPARTMENT AT 617 989 7283 ONCE BACKWATER VALVES ARE INSTALLED AT WATER SERVICES FOR BWSC INSPECTION.

5. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRENCHING, BACKFILLING AND RESTORATION OF ROADWAYS & SIDEWALKS IN ACCORDANCE WITH BWSC CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR ALL UTILITIES. ALL WATER, SEWER AND DRAIN SERVICE WORK TO BE CARRIED OUT BE A BONDED CONTRACTOR AND TO THE BWSC AND CITY OF BOSTON'S REGULATIONS. THE BWSC SHALL ALSO BE CONTACTED 72 BUSINESS HOURS (3 BUSINESS DAYS) IN ADVANCE FOR A MARK-OUT REQUEST OF THEIR UTILITY LOCATIONS.

UTILITY, GRADING & CONTRACTOR NOTES

1. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE LOCAL MUNICIPALITY AND IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS RELATED TO UTILITY WORK PRIOR TO COMMENCEMENT OF THEIR CONSTRUCTION. ALL GAS, ELECTRIC AND TELECOMMUNICATION DISCONNECTIONS / CONNECTIONS SHALL BE PERFORMED BY THE APPLICABLE PUBLIC OR PRIVATE AGENCIES. THE EXISTING LOCATIONS AS SHOWN HEREIN ARE FOR ILLUSTRATION AND PERMITTING PURPOSES ONLY AND ARE TO BE CONFIRMED PRIOR TO THE COMMENCEMENT OF ANY WORK. .

2. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES OF ALL NEW UTILITIES WITH GAS, ELECTRICAL AND TELECOMMUNICATION SERVICES. THESE SERVICES SHALL BE DESIGNED BY EACH RESPECTIVE UTILITY COMPANY AND IN COORDINATION WITH THE MECHANICAL, ELECTRICAL AND PLUMBING CONSULTANTS.

3. THE CONTRACTOR SHALL MAINTAIN UTILITIES SERVICING BUILDINGS AND FACILITIES WITHIN OR OUTSIDE THE PROJECT LIMIT UNLESS THE INTERRUPTION SERVICE IS COORDINATED WITH OWNER AND SHALL MAINTAIN ALL EXISTING UTILITIES EXPECT THOSE NOTED TO BE ABANDONED AND/OR REMOVED & DISPOSED.

4. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO STARTING THE WORK.

5. ALL EXISTING AND PROPOSED MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, CASTINGS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL GRADING AND PAVING CONSTRUCTION. ALL GRATES IN WALKWAYS SHALL BE ADA COMPLIANT.

6. THE CROSS SLOPES OF ALL PEDESTRIAN WALKWAYS SHALL NOT EXCEED 1.5% WITH RUNNING SLOPES NOT EXCEEDING 4.5% UNLESS OTHERWISE NOTED. GRADES WITHIN HANDICAP PARKING SPACES AND ACCESS ISLES SHALL NOT EXCEED 1.5% IN ANY DIRECTION.

7. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED BY THE CONTRACTOR TO THE PRE-CONSTRUCTION CONDITION/GRADE.

PROJECT INFORMATION

PROJECT LOCATION:	58-60 BURBANK STREET., BOSTON (FENWAY), MA., 02115
CURRENT OWNER:	C. P. HAYDON 652 MASS. AVE., BOSTON, MA., 02118 P: (617) 216-8443
WATER ACCOUNT #:	133006
METER SIZE:	¾" EXISTING
METER SIZE:	1" PROPOSED
WARD:	04
PARCEL ID:	0401478000
LAND USE CODE:	A-RESIDENTIAL 7 OR MORE UNITS

BOSTON WATER AND SEWER COMMISSION
Reviewed and approved as to proposed connection(s) to existing water and sewer mains as shown, for issue of Building Permit only. Additional Permits must be obtained from BWSC prior to Connection to BWSC facilities. Site Plan is valid for a period of one (1) year from date of approval.
Date: 5/16/22
John P. Sullivan, Jr. P.E.
Chief Engineer
BWSC USE ONLY

BOSTON WATER & SEWER COMMISSION
Backwater Valve Installation
Approved: Date: 5/18/22

BOSTON WATER & SEWER COMMISSION
Cross Connection
Approval: Date: 5/13/22
Discharge Enforcement
Approval: Date:

ALL WATER, SEWER AND DRAIN SERVICE CONNECTIONS TO BOSTON WATER AND SEWER COMMISSION FACILITIES MUST BE PERFORMED BY A BONDED DRAIN LAYER LICENSED BY THE BOSTON WATER AND SEWER COMMISSION.

MONTE FRENCH DESIGN STUDIO (MDFS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617.606.4496
WWW.MFDS-BOS.COM

CONSULTANTS:

SURVEYING:
FELDMAN LAND SURVEYORS
152 HAMPDEN STREET
BOSTON, MA., 02119
PHONE: 617.357.9740
WWW.FELDMANSURVEYORS.COM

CIVIL ENGINEERING:
NORTHEAST EARTHWORKS
25 BATCHELDER STREET
BOSTON, MA., 02119
PHONE: 617.336.1460
WWW.NORTHEASTEARTHWORKS.COM

ISSUED FOR PERMIT

RICHARD A. VOLPE JR. 24992 REGISTERED PROFESSIONAL ENGINEER

#2	03/01/22	PLAN REV.	
#1	05/13/21	BWSC REVIEW	
MARK:	DATE:	DESCRIPTION:	

ISSUE LOG:

PROJECT NAME:

58 BURBANK

58-60 Burbank St
Boston, MA 02115

DATE ISSUED: 05/05/2021

PROJECT #:

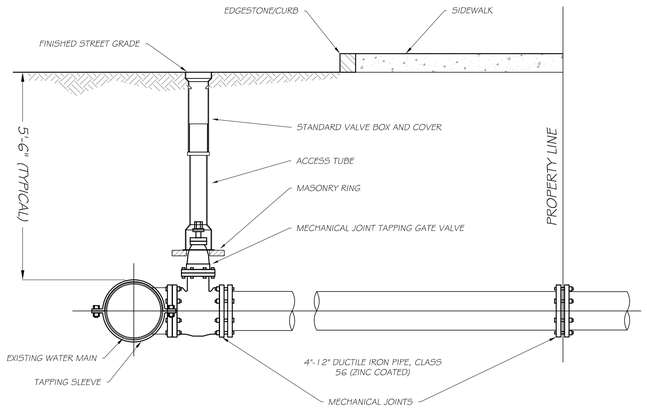
SCALE: 1" = 10'

DRAWN BY: RP

DRAINAGE, GRADING & UTILITY PLAN

BWSC SP#21193

C1.0



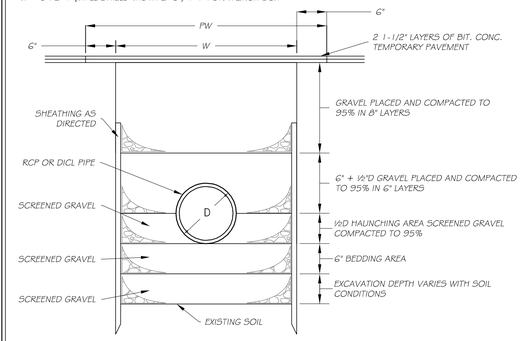
GENERAL NOTES

1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
2. USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
3. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.
4. GATE VALVE AT MAIN SHALL BE BURIED IN THE "ON" POSITION AND AN ADDITIONAL GATE VALVE SHALL BE ADDED IN SIDEWALK.
5. THE ROADWAY BOX IN THE STREET SHALL NOT BE RAISED TO GRADE

TYPICAL WATER PIPE CONNECTION WITH TAPPING SLEEVE AND GATE VALVE (BWSC)

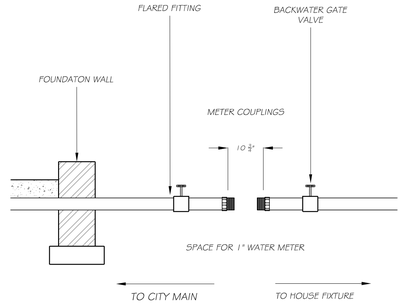
N.T.S.

W = MAXIMUM TRENCH WIDTH
PW = MAXIMUM PAVING WIDTH = W+1'-0"
D = OUTSIDE DIAMETER
UNSHEATHED TRENCH: W = D+2'(3'-0" MIN.)
SHEATHED TRENCH: W = D+2'+SHEATHING WIDTH:
4'-2"MIN. W/O WALERS
5'-0" MIN. W/WALERS
TRENCH BOX OR HYDRAULIC SHORING:
W = D+2' + [WALL SHIELD WIDTH ± 8"] + 1' FOR TRENCH BOX



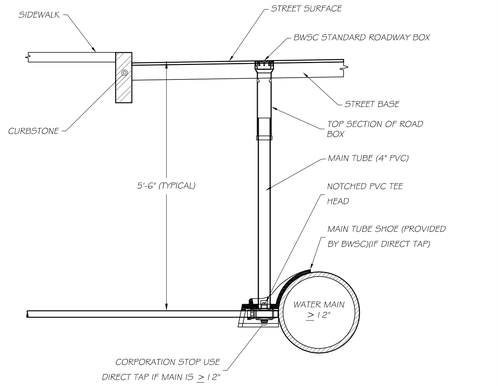
TRENCH DETAIL FOR RCP OR DICL PIPE

N.T.S.



PLUMBING FOR METER INSTALLATION DETAIL (BWSC)

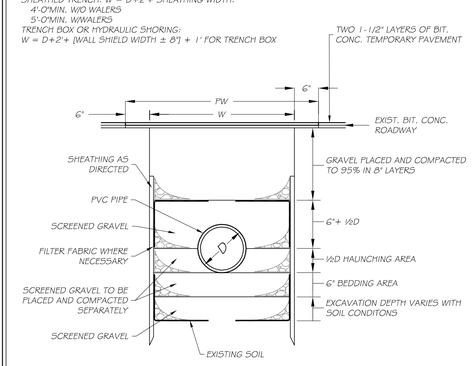
N.T.S.



TYPICAL WATER CONNECTION FOR 1-1/2" AND 2" SERVICE PIPES

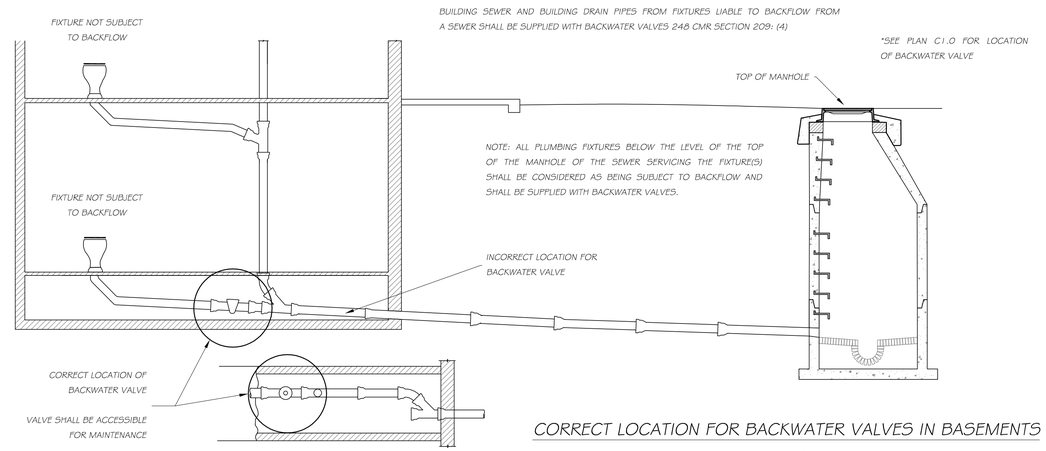
N.T.S.

W = MAXIMUM TRENCH WIDTH
PW = MAXIMUM PAVING WIDTH = W+1'-0"
D = OUTSIDE DIAMETER
UNSHEATHED TRENCH: W = D+2' (3'-0"MIN.)
SHEATHED TRENCH: W = D+2'+ SHEATHING WIDTH:
4'-0"MIN. W/O WALERS
5'-0"MIN. W/WALERS
TRENCH BOX OR HYDRAULIC SHORING:
W = D+2'+ [WALL SHIELD WIDTH ± 8"] + 1' FOR TRENCH BOX



TRENCH DETAIL FOR P.V.C. PIPE

N.T.S.



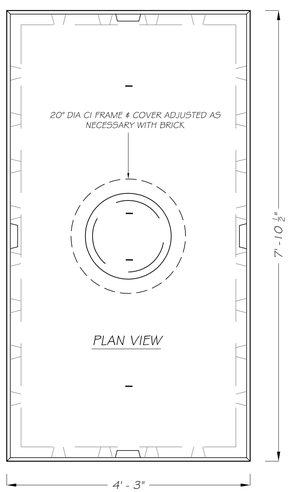
BUILDING SEWER AND BUILDING DRAIN PIPES FROM FIXTURES LIABLE TO BACKFLOW FROM A SEWER SHALL BE SUPPLIED WITH BACKWATER VALVES 248 CMR SECTION 209: (4)

*SEE PLAN C1.0 FOR LOCATION OF BACKWATER VALVE

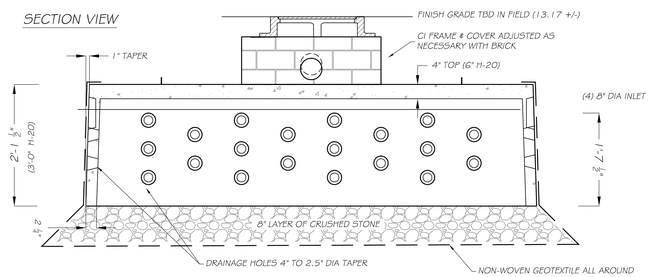
NOTE: ALL PLUMBING FIXTURES BELOW THE LEVEL OF THE TOP OF THE MANHOLE OF THE SEWER SERVICING THE FIXTURE(S) SHALL BE CONSIDERED AS BEING SUBJECT TO BACKFLOW AND SHALL BE SUPPLIED WITH BACKWATER VALVES.

CORRECT LOCATION FOR BACKWATER VALVES IN BASEMENTS

N.T.S.



PLAN VIEW



4' - 3"

DRYWELL ELEVATIONS & INVERTS SUMMARY		
ELEV. ID	ELEVATION	NOTES
INSP. PORT RIM	13.17	ADJUSTED AS NECESSARY
INLET	11.50	ROOF LEADER INLET
OUTLET	11.25	OVERFLOW OUTLET
TOP OF DRYWELL	08.00	-
BOTTOM OF DRYWELL	07.33	-
BOTTOM OF STONE	11.25	-

GENERAL NOTES

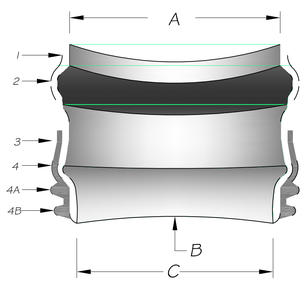
1. DRYWELL STRUCTURE AS WELL AS ITS CI FRAME AND COVER SHALL BE ADEQUATELY DESIGNED FOR H-20 LOADING
2. CONCRETE 4000 PSI MINIMUM AFTER 28 DAYS
3. GROUNDWATER RECHARGE FACILITY SHALL BE BACKFILLED WITH A WELL DRAINING MATERIAL UPON COMPLETION TO FURTHER FACILITATE STORMWATER INFILTRATION

1000 GALLON JUMBO DRYWELL

N.T.S.

A. BELL END ACCEPTS PIPE WITH SDR 26, SDR 35 AND ASTM D3034 OR EQUIVALENT O.D. SPECIFICATION IN 4" AND 6" SIZES.
B. CURVATURE VARIES WITH MAINLINE DIAMETERS.
C. SPIGOT END SDR 26, PVC SDR 35, ASTM D3034 DIAMETERS: 4" AND 6"

PART	PART NAME
1	HUB ADAPTOR
2	RUBBER GASKET
3	SECURING CLAMP*
4	RUBBER SLEEVE
4A	UPPER SEGMENT**
4B	LOWER SEGMENT***



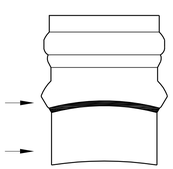
MATERIALS
PVC SDR 26 ASTM D3034
ASTM F477
BAND SS #301
SCREW SS #305
HOUSING SS #301
ASTM F477

* OPTIONAL: #316 STAINLESS STEEL BAND, SCREW AND HOUSING
** DISTANCE BETWEEN 4A AND 4B WILL VARY BY PRODUCT TYPE
*** WILL NOT APPEAR ON RUBBER SLEEVES FOR CONCRETE OR CLAY PIPE

INSERTA TEE SIZE	HOLE DIAMETER
4" (100 mm)	4 ½" (114 mm)
6" (150 mm)	6 ½" (165 mm)

BUILT IN STOP FOLLOWS CONTOUR OF MAINLINE PIPE (PATENT PENDING)

CUSTOM MADE TO MATCH THE INTERIOR RADIUS OF THE MAINLINE PIPE OR STRUCTURE



FATBOY, SDR 26, SDR 35 GASKETED BELL GRAVITY APPLICATIONS

N.T.S.

BWSC USE ONLY

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SURVEYING:
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152 HAMPDEN STREET
BOSTON, MA., 02119
PHONE: 617.357.9740
WWW.FELDMANSURVEYORS.COM

CIVIL ENGINEERING:
NORTHEAST EARTHWORKS
25 BATCHELDER STREET
BOSTON, MA., 02119
PHONE: 617.336.1460
WWW.NORTHEASTEARTHWOKS.COM

ISSUED FOR PERMIT

#2	03/01/22	PLAN REV.
#1	05/13/21	BWSC REVIEW

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
58 BURBANK

58-60 Burbank St
Boston, MA 02115

DATE ISSUED: 05/05/2021

PROJECT #:

SCALE: 1" = 10'

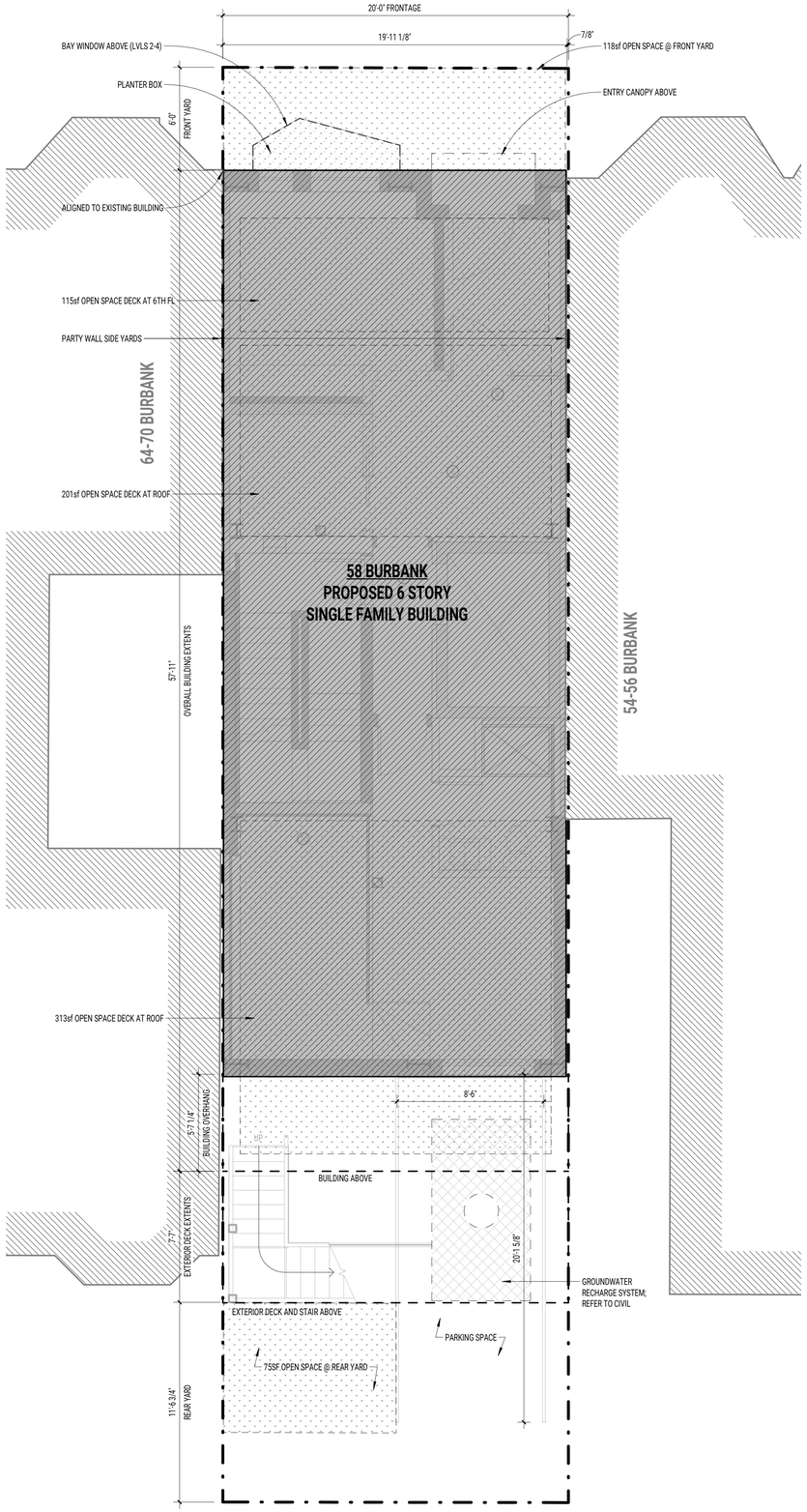
DRAWN BY: RP

WATER, SEWER & DRAINAGE DETAILS

BWSC SP#21193

C2.0

DocuSign Envelope ID: 36101967-C948-4433-8896-19D6D4CB9572



DS

APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY

SIGNATURE M. Cannizzo

01/12/2023

Neighborhood Design Overlay District. Approved with attached provisos.

PROJECT NORTH

NORTH ARROW

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PATRICK RAPP
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MARK: DATE: DESCRIPTION:
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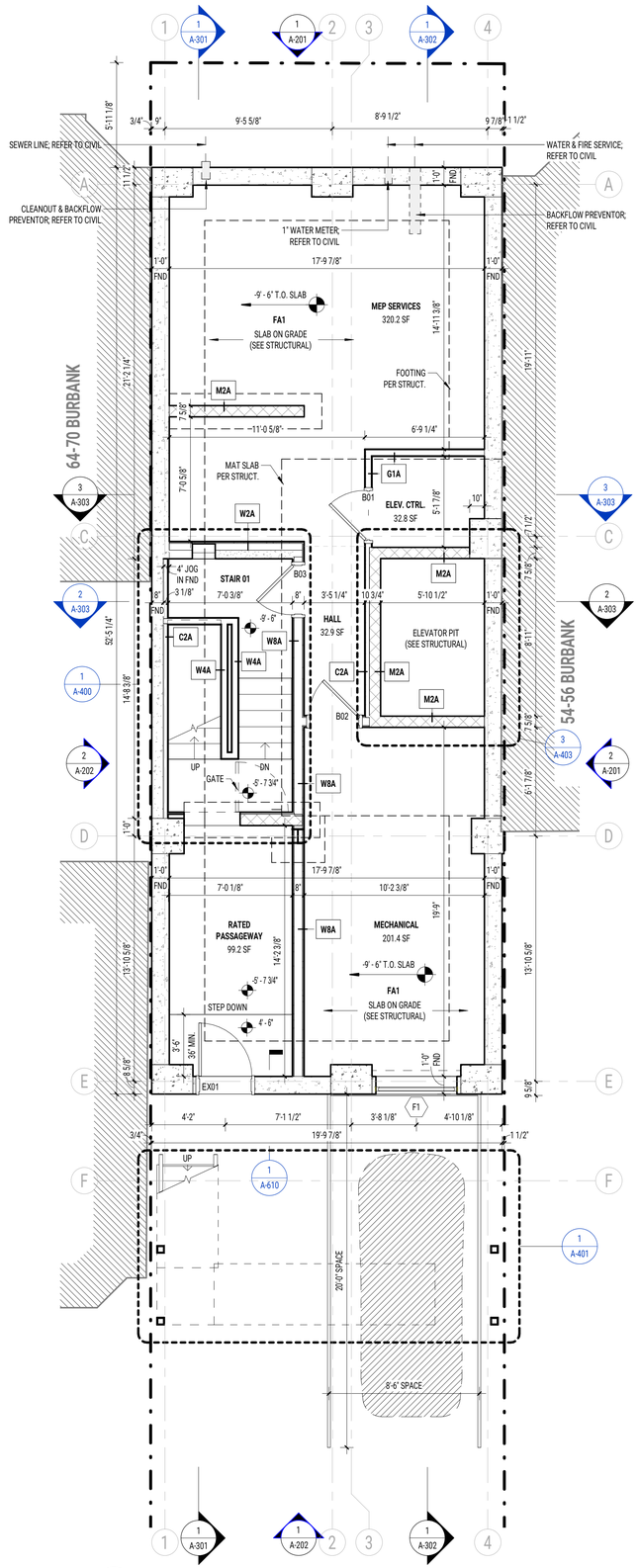
PROJECT NAME:
58 BURBANK

ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 04 JAN 2023
PROJECT #: 21012
SCALE: 1/4" = 1'-0"
DRAWN BY: ED, MN, AY

ARCHITECTURAL SITE PLAN

AS001



1 BASEMENT LEVEL
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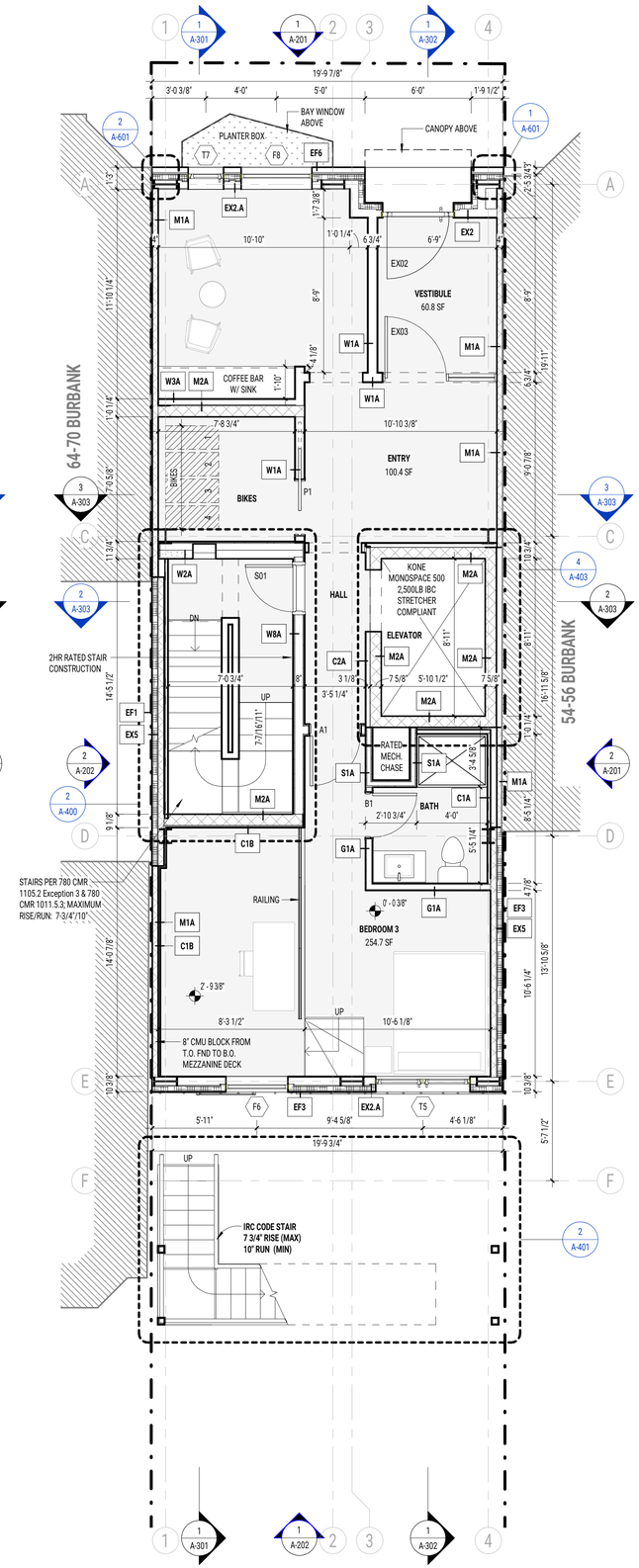

2 LEVEL 1 - FLOOR PLAN
SCALE: 1/4" = 1'-0"

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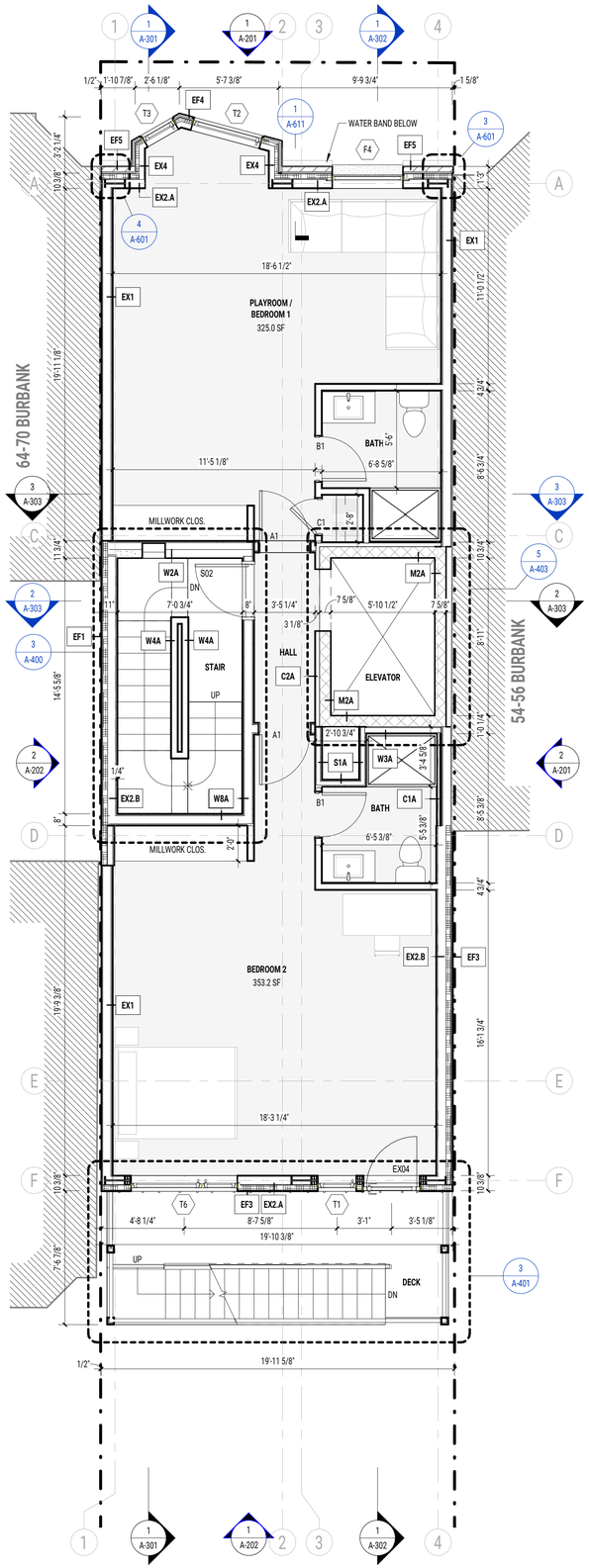
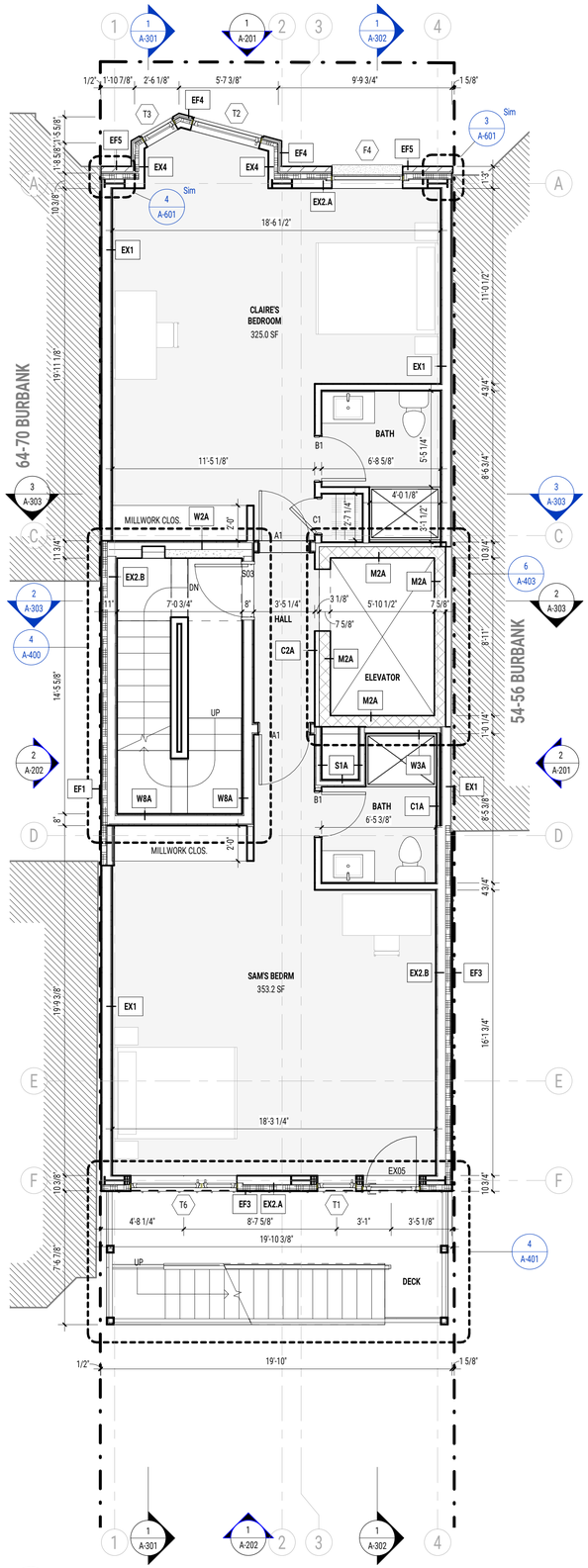
DRAWN BY: ED, MN, AY

FLOOR PLAN

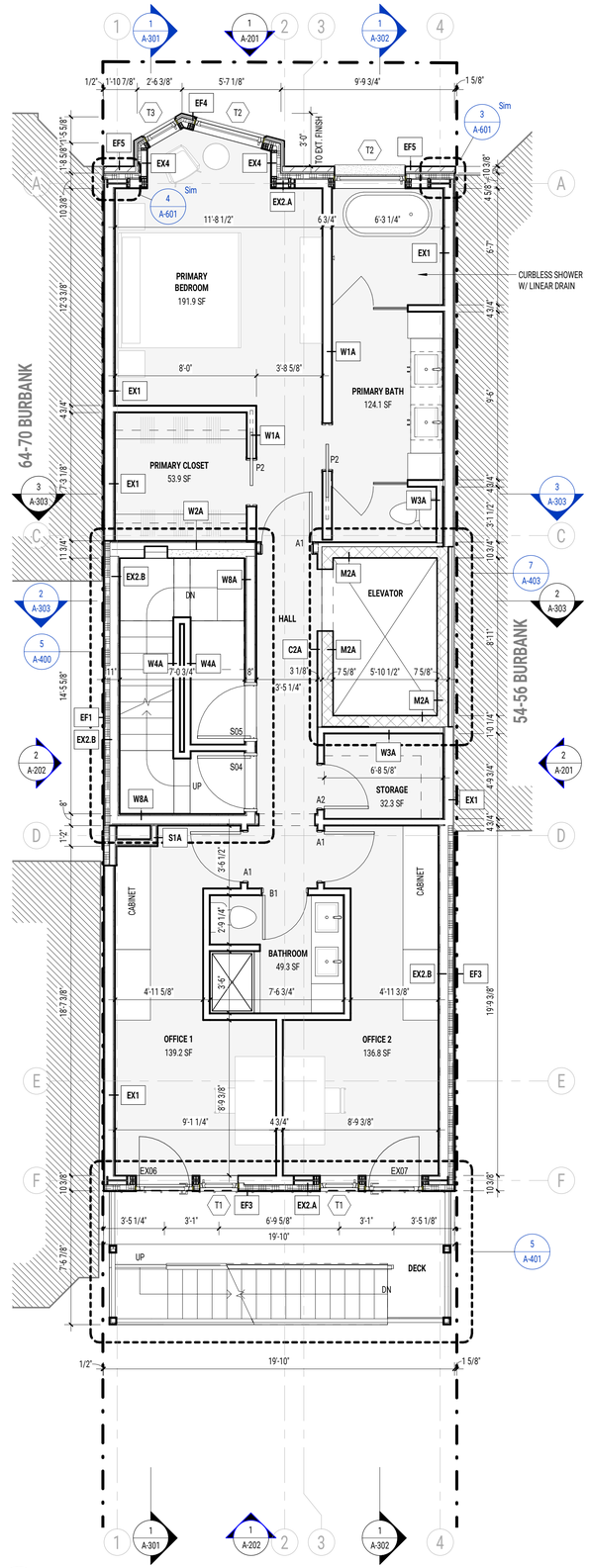
A-101



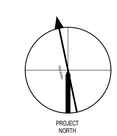
1 LEVEL 2 - FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 LEVEL 3 - FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 LEVEL 4 - FLOOR PLAN
SCALE: 1/4" = 1'-0"



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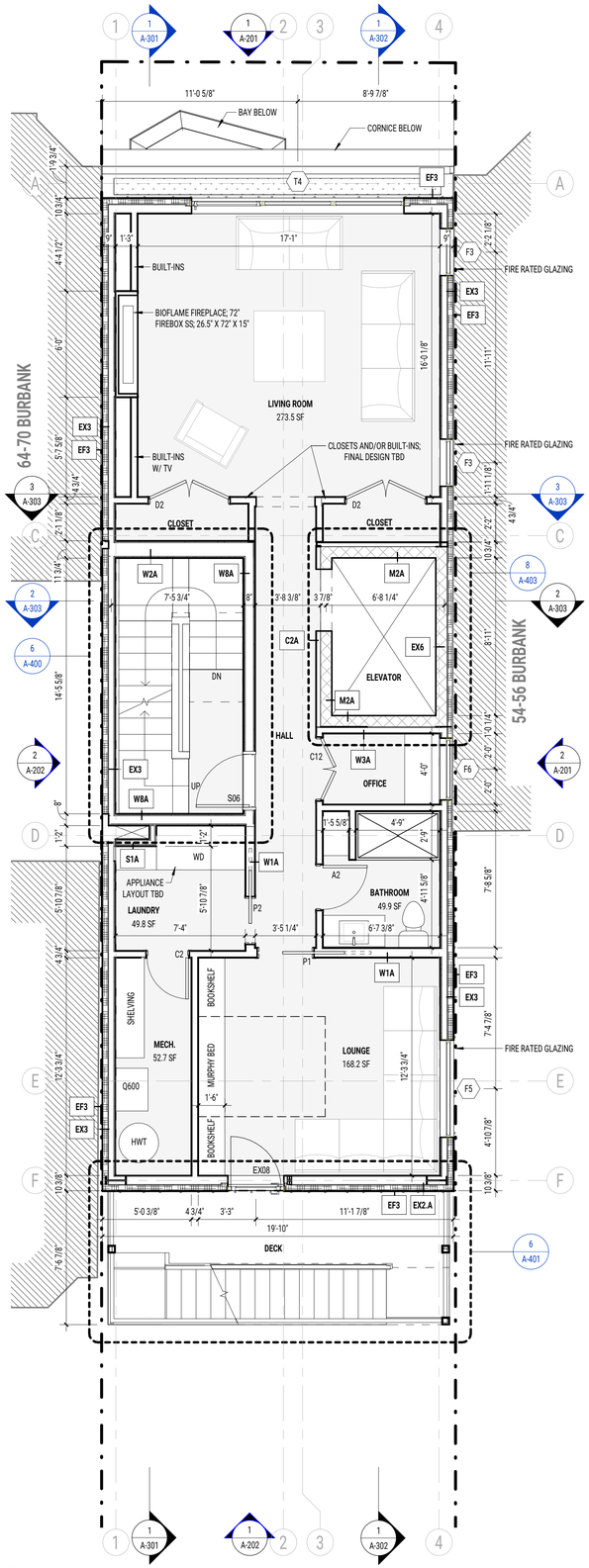
SCALE: 1/4" = 1'-0"

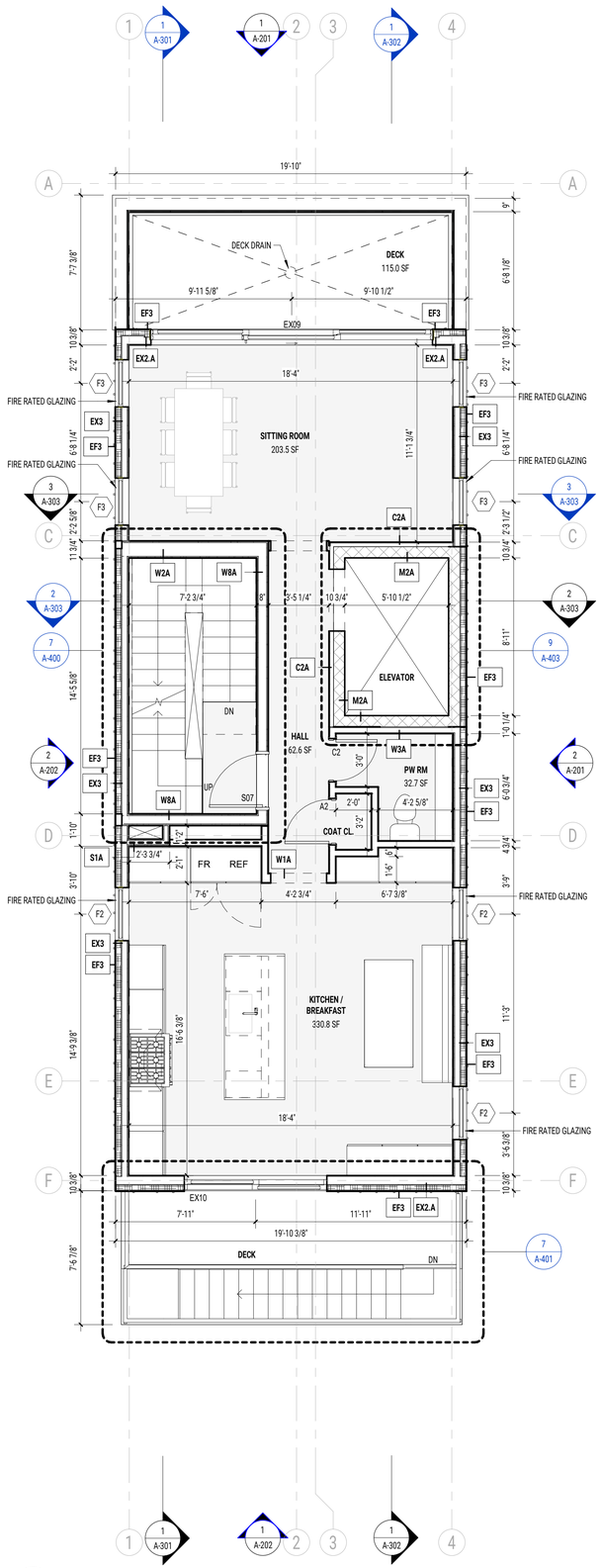
DRAWN BY: ED, MN, AY

FLOOR PLAN

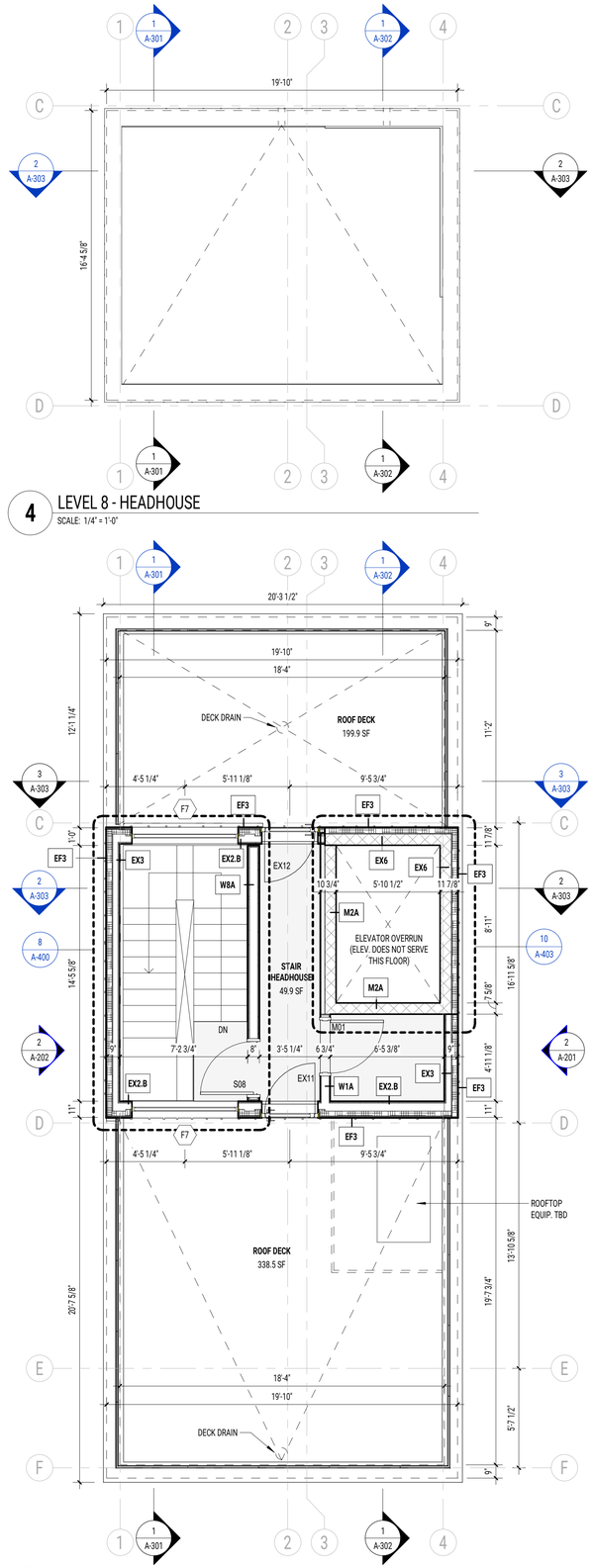
A-102



1 LEVEL 5 - FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 LEVEL 6 - FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 LEVEL 7 - ROOF
SCALE: 1/4" = 1'-0"

4 LEVEL 8 - HEADHOUSE
SCALE: 1/4" = 1'-0"

NORTH ARROW

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REGISTERED ARCHITECT PATRICK RAFTERY No. 50008 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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BOSTON, MA, 02115

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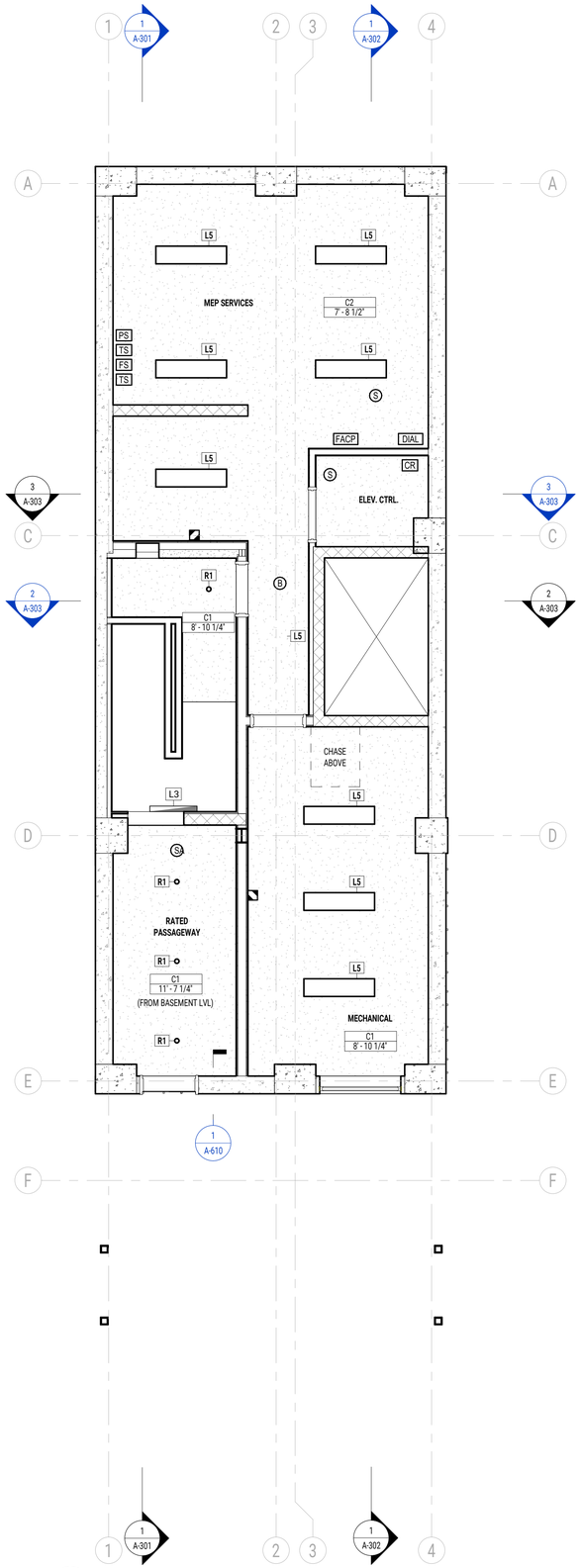
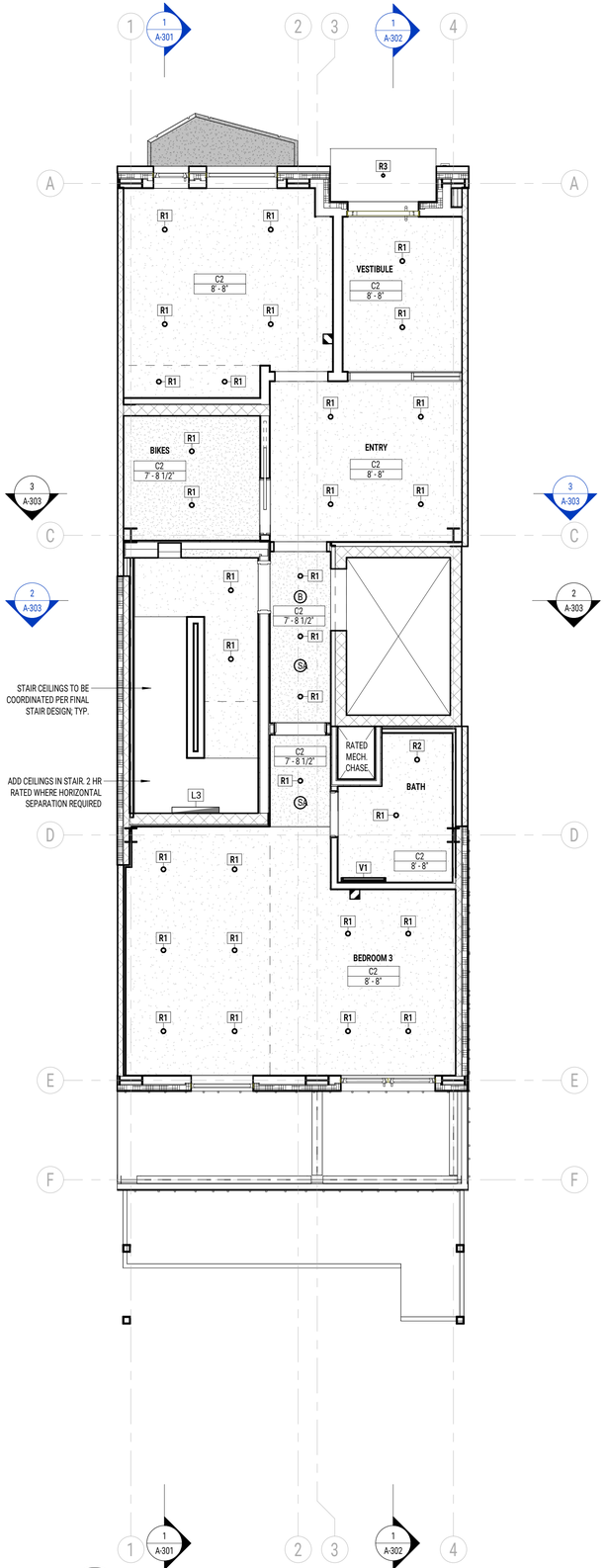
FLOOR PLAN

A-103



1 LEVEL 0 - CEILING PLAN
SCALE: 1/4" = 1'-0"



2 LEVEL 1 - CEILING PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. SEE HVAC DRAWINGS FOR VENTILATION AND AIR CONDITIONING SCOPE.
2. SEE FA DRAWINGS FOR FIRE ALARM SCOPE.
3. SEE FP DRAWINGS FOR FIRE PROTECTION SCOPE.

MECHANICAL FIXTURES:

- SUPPLY DIFFUSER
- RETURN DIFFUSER
- EXHAUST DIFFUSER
- MINI SPLIT
- EUH — CEILING MOUNTED UNIT HEATER
- EWH — WALL MOUNTED UNIT HEATER

FIRE PROTECTION & ALARM FIXTURES:

- RECESSED SPRINKLER
- UPRIGHT SPRINKLER
- SMOKE DETECTOR
- SMOKE/CARBON DETECTOR
- MINI STROBE
- EMERGENCY BATTERY UNIT
- EXIT SIGN - CEILING MOUNTED
- EXIT SIGN - CEILING MOUNTED W/ EMERGENCY HEADS
- FIRE ALARM PULL STATION
- COMBINATION HORN AND STROBE
- STROBE
- FIRE ALARM INDICATING BEACON
- FACP — FIRE ALARM PANEL
- KB — FIRE ALARM KNOX BOX

LIGHTING FIXTURES & DEVICES:

LIGHTING FIXTURES:

- R1 — 3" RECESSED FIXTURE (DIMMABLE)
- R1E — 3" RECESSED FIXTURE W/ EMERGENCY BACKUP (DIMMABLE)
- R2 — 3" RECESSED FIXTURE WATERPROOF (DIMMABLE)
- R3 — 2" MOUNTED PUCK LIGHT
- L1 — 4' SURFACE MOUNTED LINEAR FIXTURE
- L2 — 2' SURFACE MOUNTED LINEAR FIXTURE
- L3 — STAIR FIXTURE W/ INTEGRATED OCCUPANCY SENSOR AND BATTER BACKUP
- L4 — UNDER CABINET OR SHELF LED STRIP LIGHT, 12V OR 24V DIMMABLE
- V — WALL MOUNTED VANITY LIGHT
- T — RECESSSED WALL MOUNTED FIXTURE
- S — EXTERIOR WALL SCONCE
- P — PENDANT FIXTURE (DIMMABLE)
- L5 — 48" LED SURFACE MOUNTED LINEAR FIXTURE

LIGHTING DEVICES:

- CEILING MOUNTED OCCUPANCY SENSOR
- WALL MOUNTED OCCUPANCY SENSOR

ACCESS PANELS:

- AP1 — 28" X 30" ACCESS PANEL
- AP2 — 30" X 40" ACCESS PANEL

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PATRICK RAYDEN
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COMMONWEALTH OF MASSACHUSETTS

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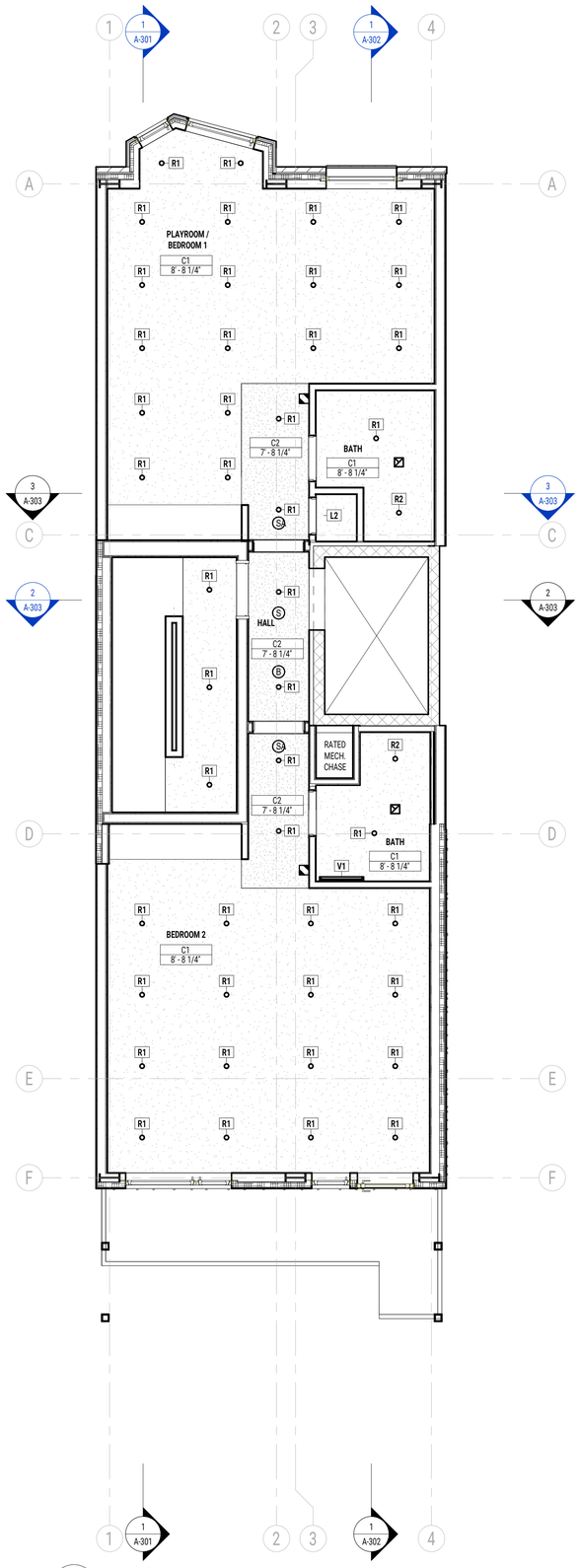
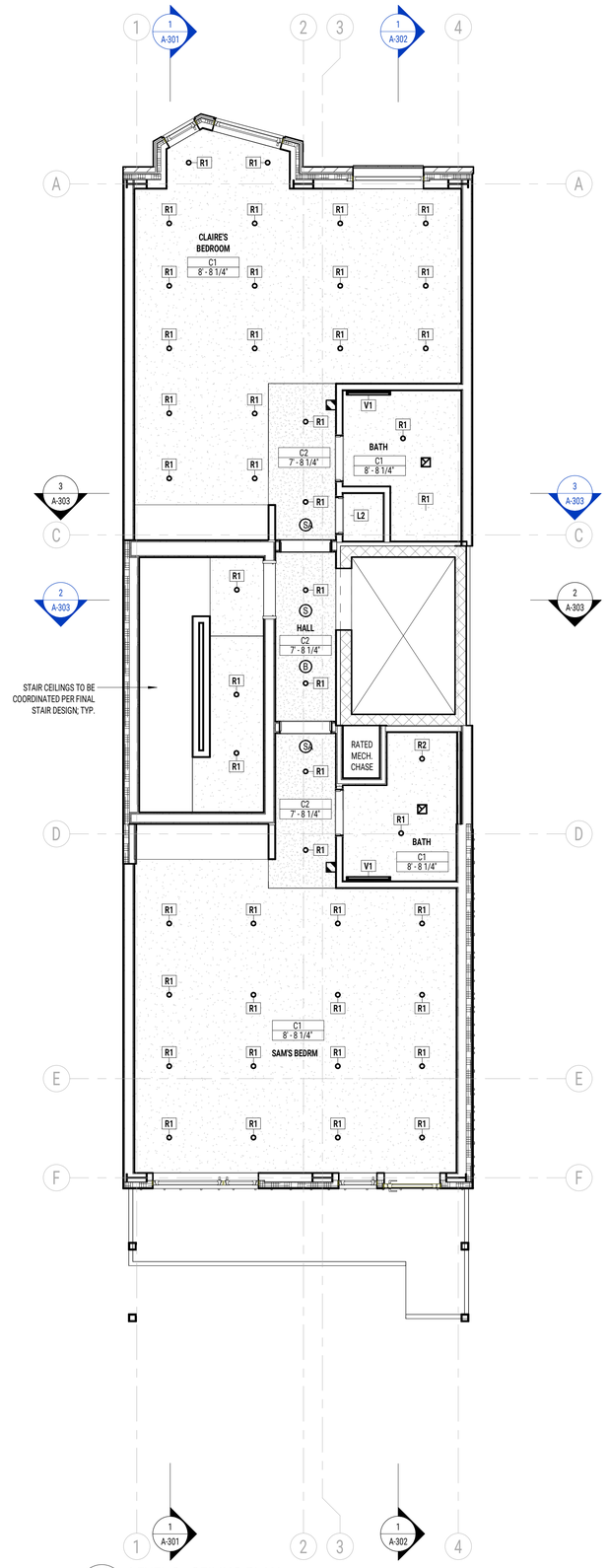
PROJECT NORTH
NORTH ARROW

REFLECTED CEILING PLANS

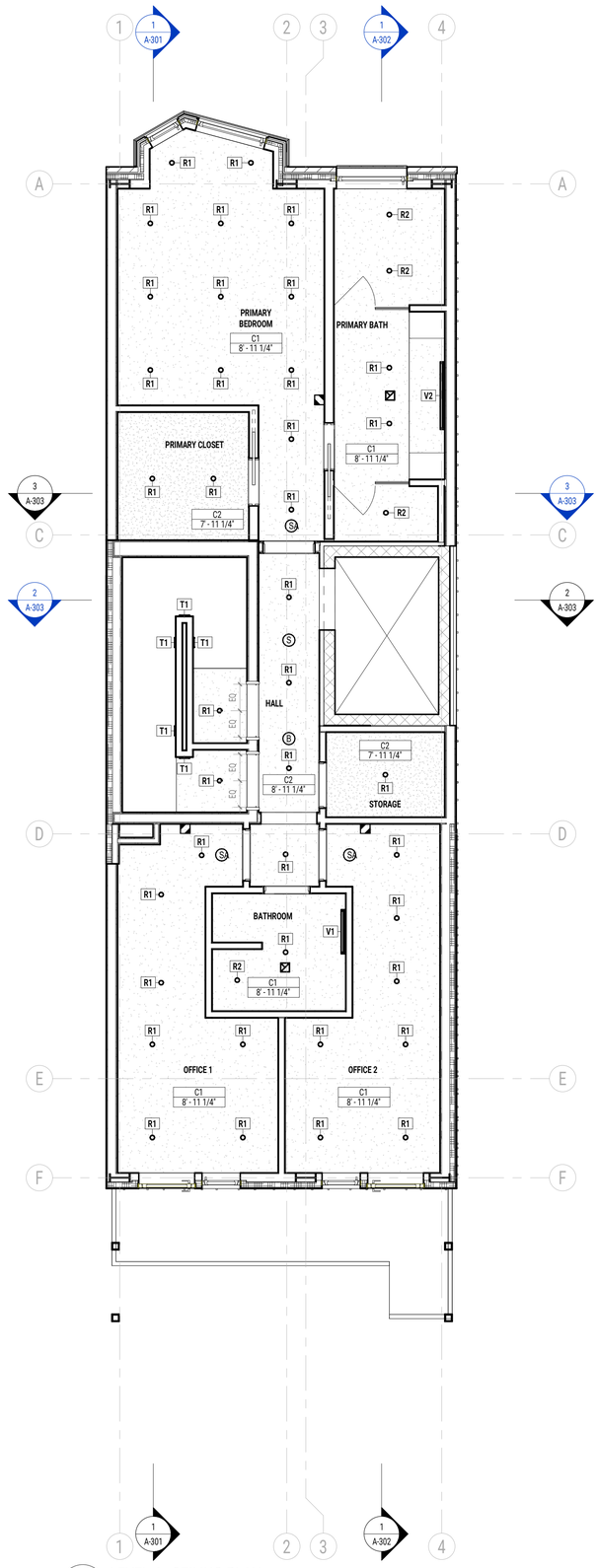
A-121



1 LEVEL 2 - CEILING PLAN
SCALE: 1/4" = 1'-0"



2 LEVEL 3 - CEILING PLAN
SCALE: 1/4" = 1'-0"



3 LEVEL 4 - CEILING PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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- UPRIGHT SPRINKLER
- SMOKE DETECTOR
- SMOKE/CARBON DETECTOR
- MINI STROBE
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- EXIT SIGN - CEILING MOUNTED
- EXIT SIGN - CEILING MOUNTED W/ EMERGENCY HEADS
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CONSULTANTS:

ISSUE FOR PERMIT

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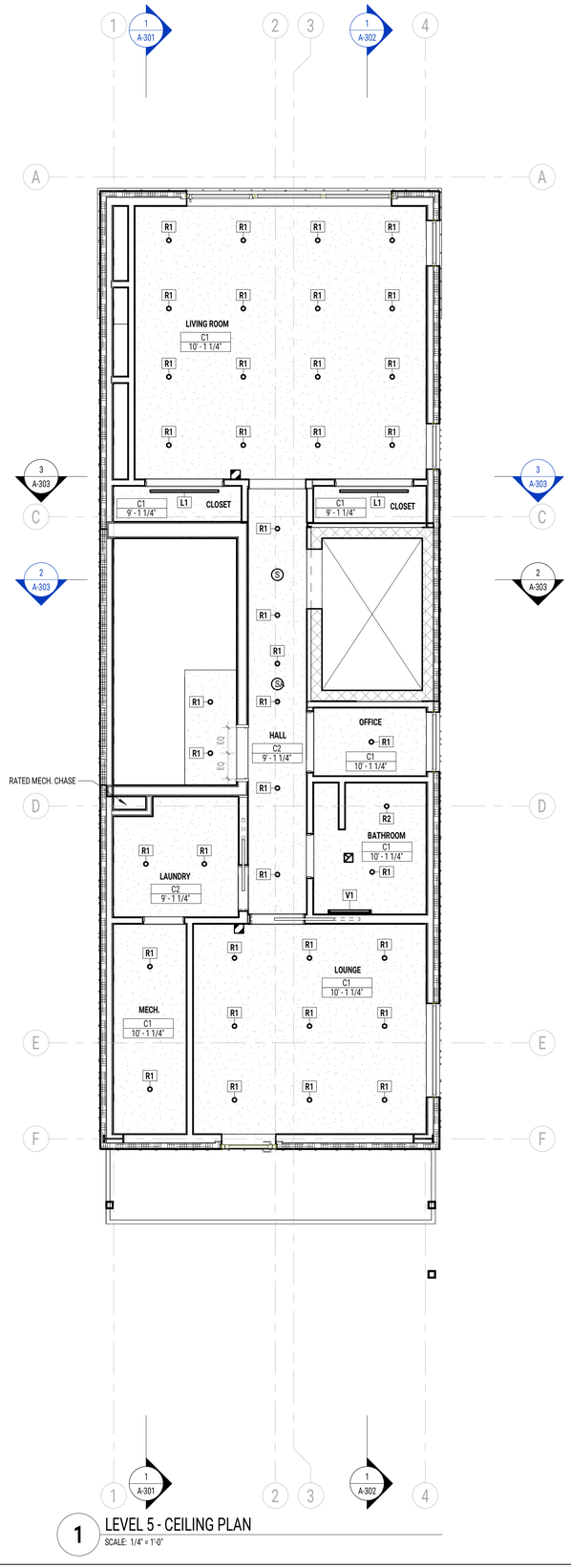
DRAWN BY: ED, MN, AY

PROJECT NORTH

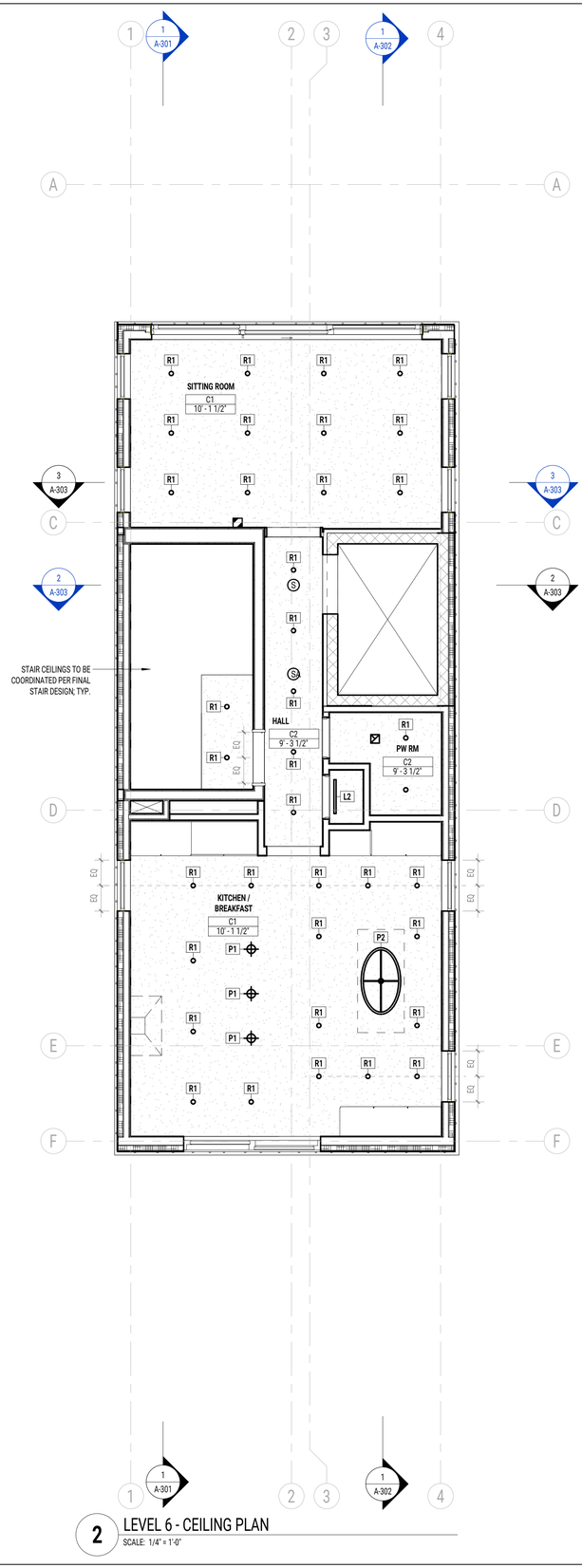
NORTH ARROW

REFLECTED CEILING PLANS

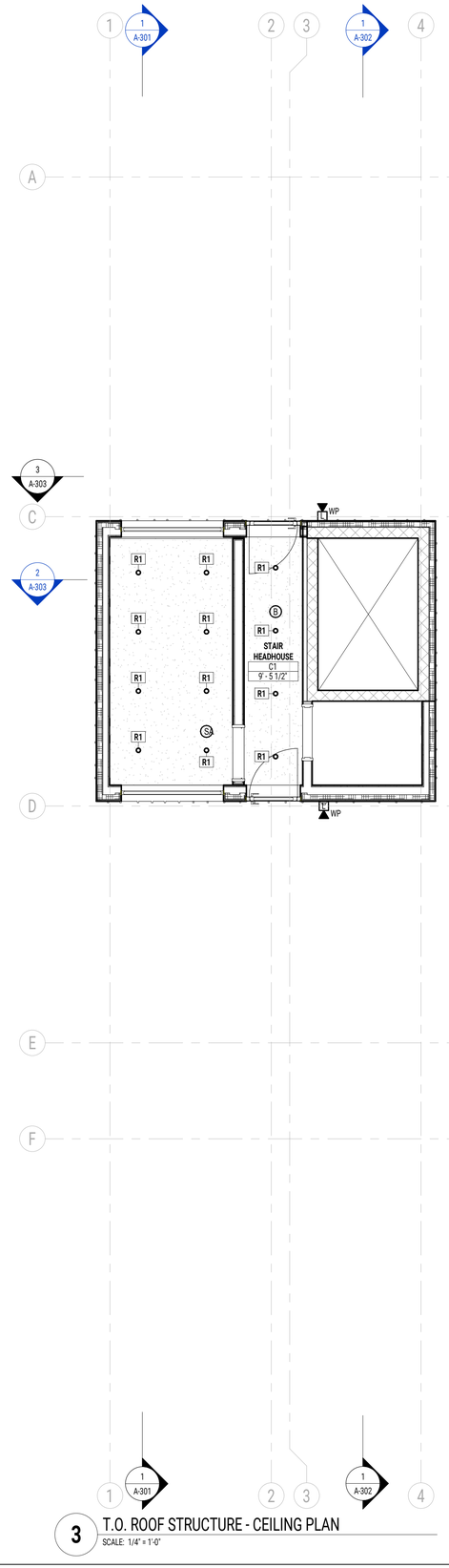
A-122



1 LEVEL 5 - CEILING PLAN
SCALE: 1/4" = 1'-0"



2 LEVEL 6 - CEILING PLAN
SCALE: 1/4" = 1'-0"



3 T.O. ROOF STRUCTURE - CEILING PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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- EXIT SIGN - CEILING MOUNTED
- EXIT SIGN - CEILING MOUNTED W/ EMERGENCY HEADS
- F — FIRE ALARM PULL STATION
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LIGHTING FIXTURES:

- R1 — 3" RECESSED FIXTURE (DIMMABLE)
- R1E — 3" RECESSED FIXTURE W/ EMERGENCY BACKUP (DIMMABLE)
- R2 — 3" RECESSED FIXTURE WATERPROOF (DIMMABLE)
- R3 — 2" MOUNTED PUCK LIGHT
- L1 — 4' SURFACE MOUNTED LINEAR FIXTURE
- L2 — 2' SURFACE MOUNTED LINEAR FIXTURE
- L3 — STAIR FIXTURE W/ INTEGRATED OCCUPANCY SENSOR AND BATTER BACKUP
- L4 — UNDER CABINET OR SHELF LED STRIP LIGHT, 12V OR 24V DIMMABLE
- V — WALL MOUNTED VANITY LIGHT
- T — RECESSSED WALL MOUNTED FIXTURE
- S — EXTERIOR WALL SCONCE
- P — PENDANT FIXTURE (DIMMABLE)
- L5 — 48" LED SURFACE MOUNTED LINEAR FIXTURE

LIGHTING DEVICES:

- CEILING MOUNTED OCCUPANCY SENSOR
- WALL MOUNTED OCCUPANCY SENSOR

ACCESS PANELS:

- AP1 — 28" X 30" ACCESS PANEL
- AP2 — 30" X 40" ACCESS PANEL

NORTH ARROW

MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ISSUE FOR PERMIT

REGISTERED ARCHITECT — CHRISTOPHER J. PRATT — No. 54008 BOSTON MA — COMMONWEALTH OF MASSACHUSETTS

MARK: DATE: DESCRIPTION:
ISSUE LOG:

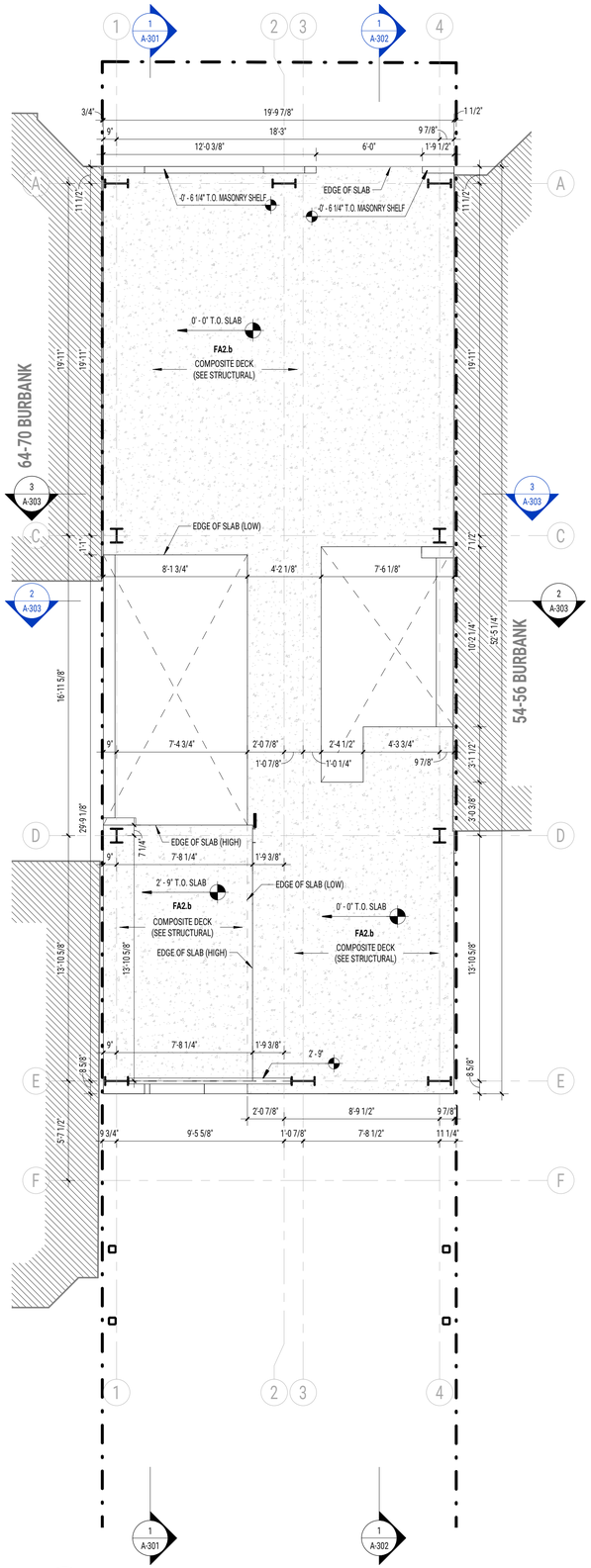
PROJECT NAME:
58 BURBANK

ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 04 JAN 2023
PROJECT #: 21012
SCALE: 1/4" = 1'-0"
DRAWN BY: ED, MN, AY

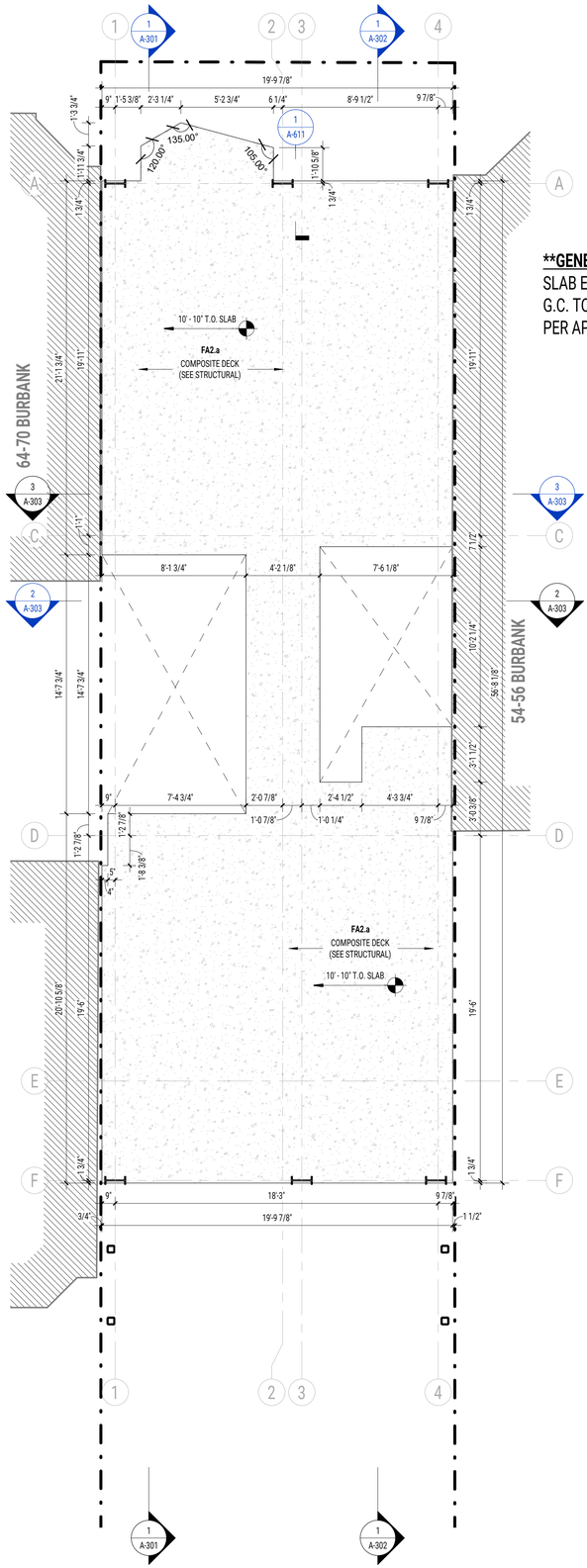
REFLECTED CEILING PLANS

A-123



1 LEVEL 1 - SLAB EDGE PLAN

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



2 LEVEL 2 - SLAB EDGE PLAN

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

****GENERAL NOTE:**

SLAB EDGE DRAWINGS PROVIDED FOR DESIGN INTENT ONLY. G.C. TO VERIFY ALL DIMENSIONS PER FIELD CONDITIONS, AND PER APPROVED STEEL AND SHAFT SHOP DRAWINGS.

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PATRICK RAYMOND
No. 50068
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

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ISSUE LOG:

PROJECT NAME:

58 BURBANK

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PROJECT #: 21012

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

DRAWN BY: ED, MN, AY

1ST FLOOR SLAB EDGE PLAN

PROJECT NORTH

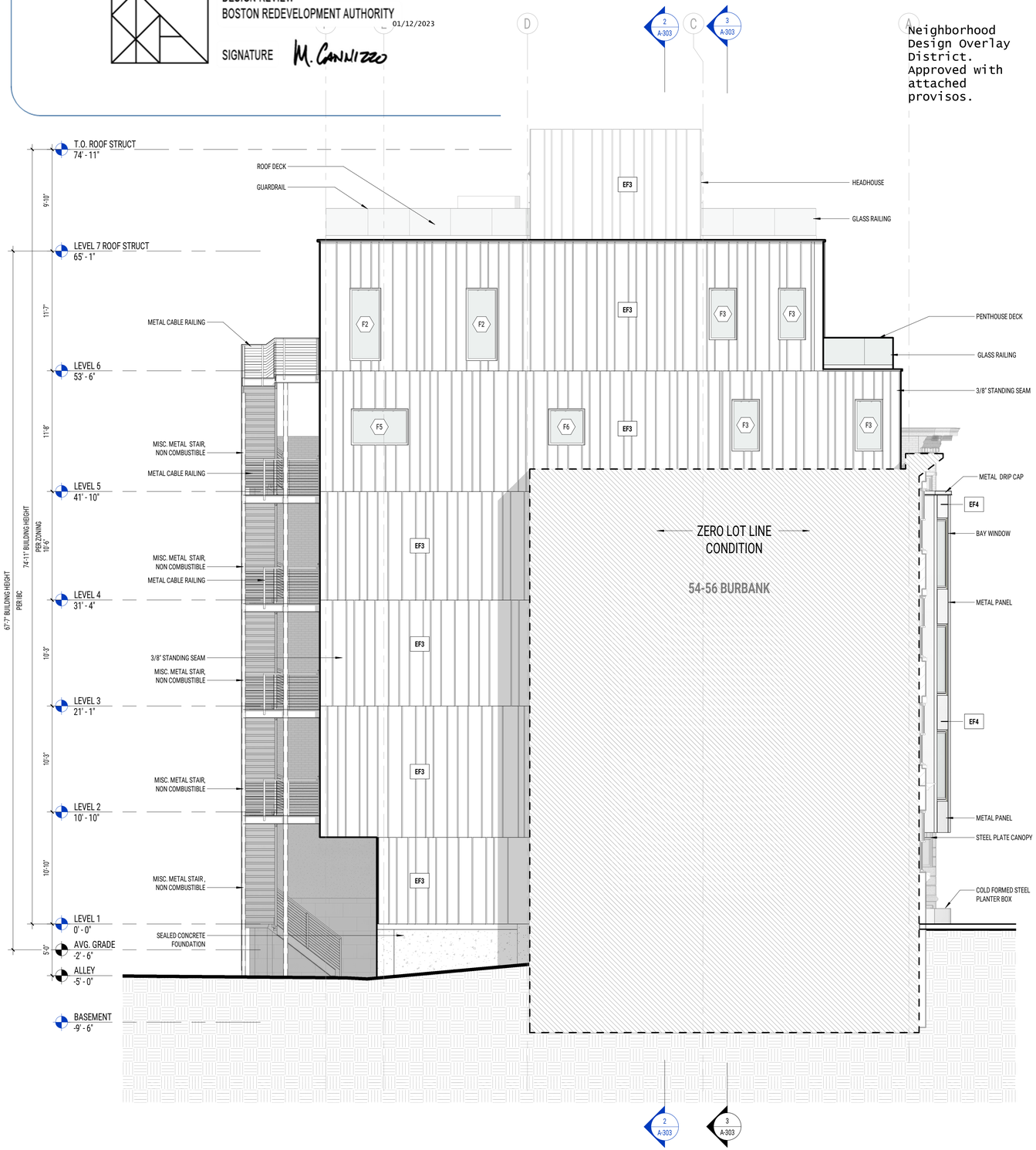
NORTH ARROW

A-141

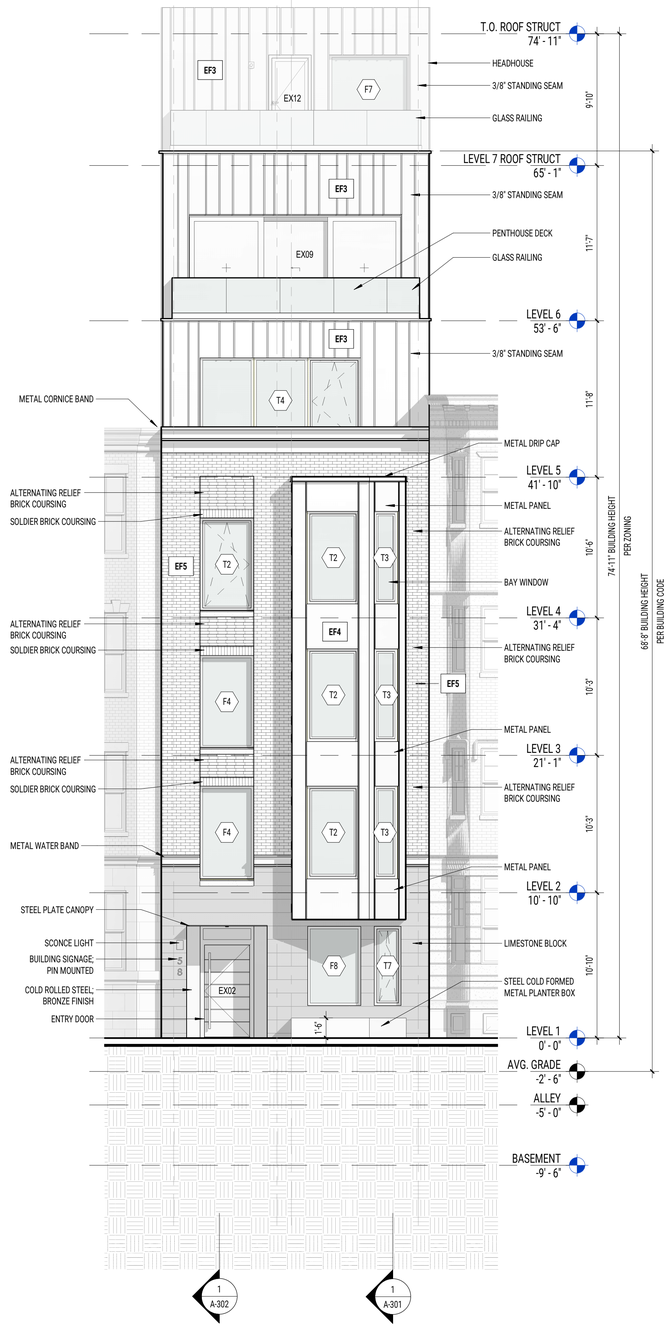
DocuSign Envelope ID: B4F38AD0-082D-4090-8323-D5406DCDDE9A

APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY
SIGNATURE M. Cannizzo
01/12/2023

Neighborhood Design Overlay District. Approved with attached provisos.



2 EAST ELEV.
SCALE: 3/16" = 1'-0"



1 BURBANK STREET ELEV.
SCALE: 3/16" = 1'-0"

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REGISTERED ARCHITECT PATRICK RAFTERY No. 50088 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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1	TBD	PERMIT SET

ISSUE LOG:

PROJECT NAME:
58 BURBANK

ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 04 JAN 2023
PROJECT #: 21012
SCALE: 3/16" = 1'-0"
DRAWN BY: ED, MN, AY

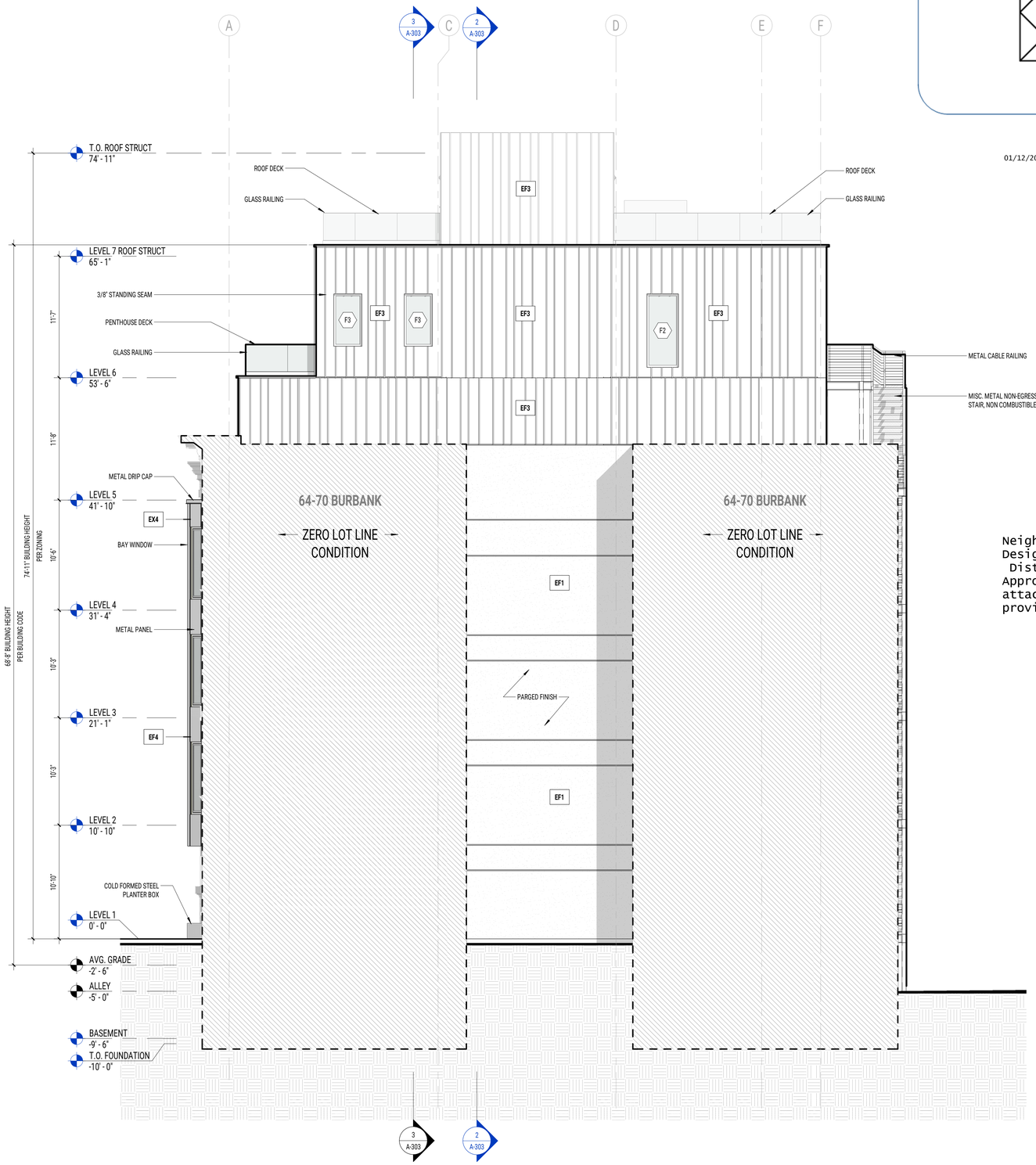
FRONT & EAST BUILDING ELEVATION

A-201

DocuSign Envelope ID: 1005F34D-A54C-451B-A9FD-C87C756B24B5

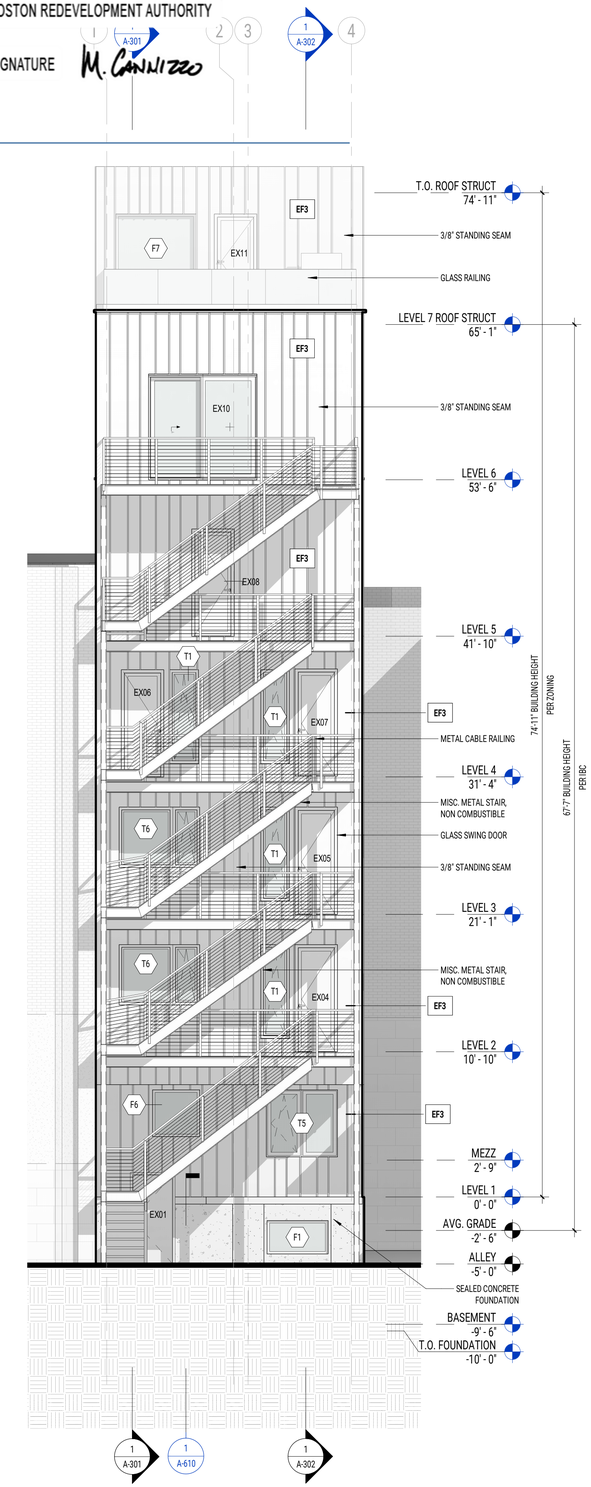
APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY
SIGNATURE M. Cannizzo

01/12/2023



2 WEST ELEV.
SCALE: 3/16" = 1'-0"

Neighborhood Design Overlay District. Approved with attached provisos.



1 ALLEY ELEV.
SCALE: 3/16" = 1'-0"

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ISSUE FOR PERMIT

REGISTERED ARCHITECT C. PATRICK RAYDEN No. 50065 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
58 BURBANK

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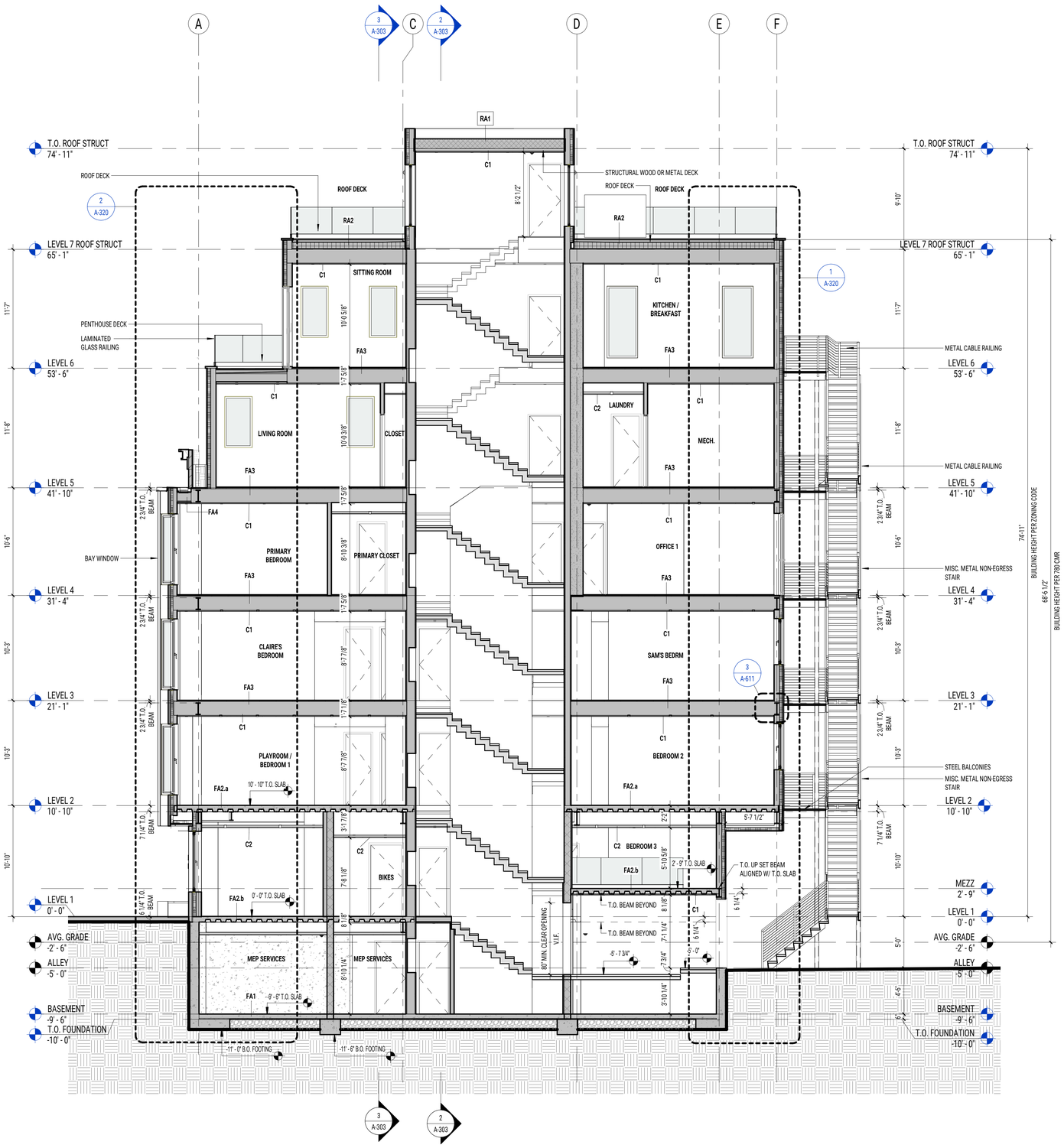
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 04 JAN 2023
PROJECT #: 21012
SCALE: 3/16" = 1'-0"
DRAWN BY: ED, MN, AY

REAR & WEST BUILDING ELEVATION

A-202



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CONSULTANTS:

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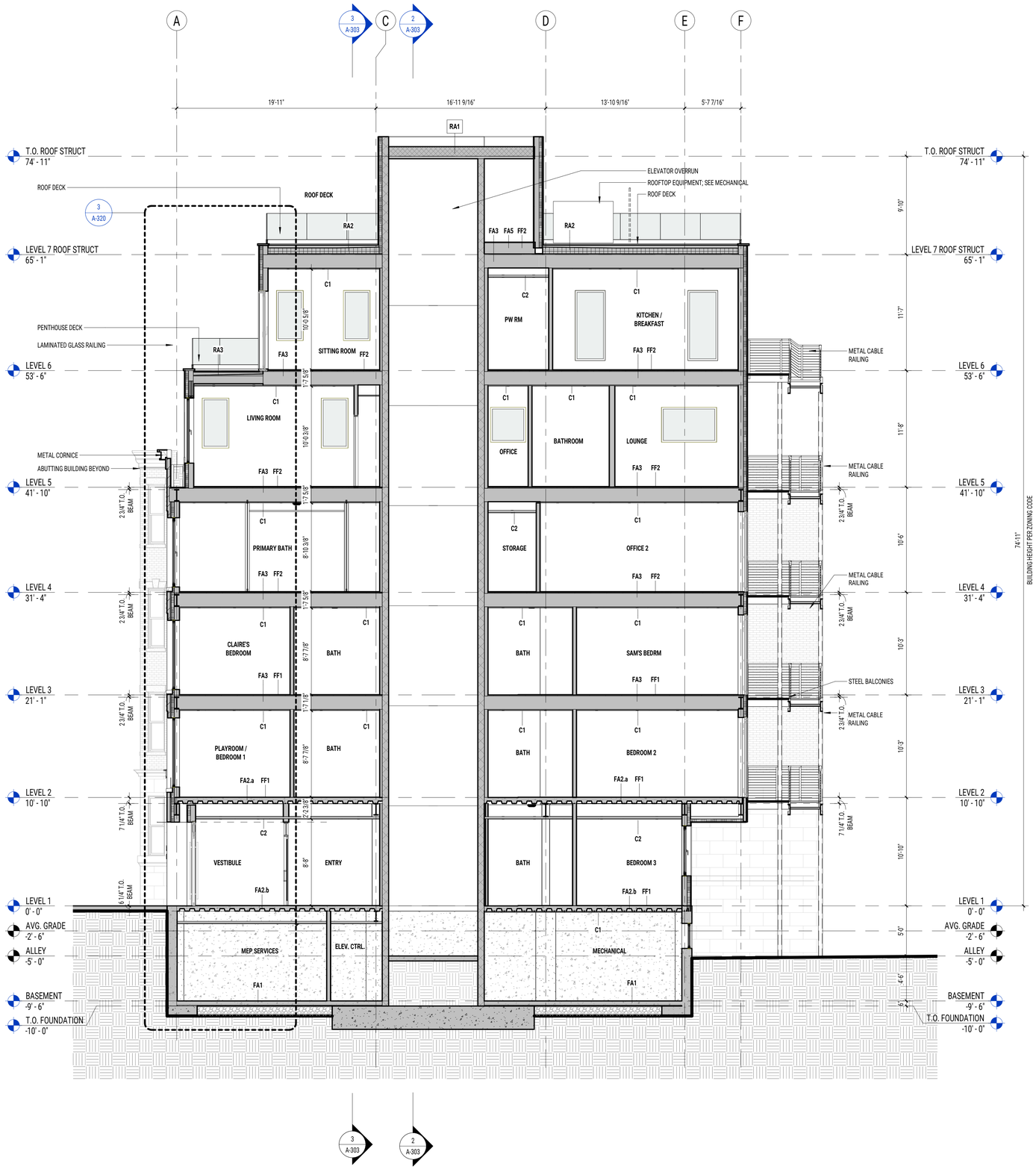
PROJECT #: 21012

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

DRAWN BY: ED, MN, AY

BUILDING SECTION

A-301



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DATE ISSUED: 04 JAN 2023

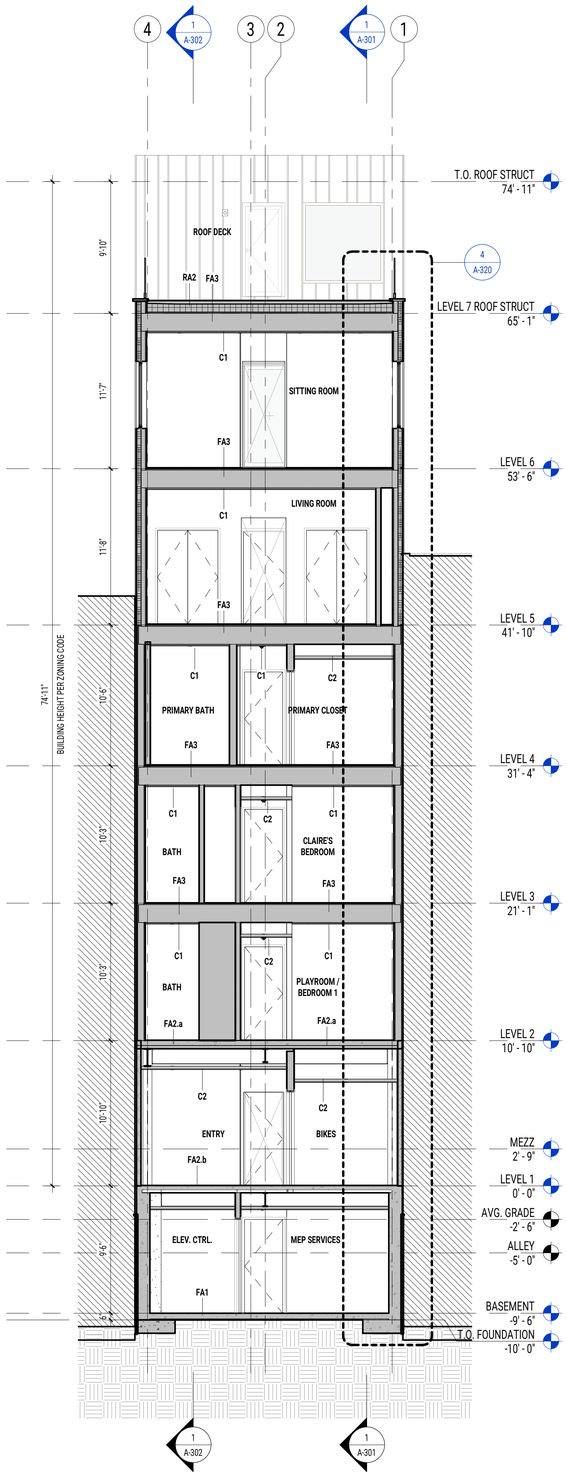
PROJECT #: 21012

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

DRAWN BY: ED, MN, AY

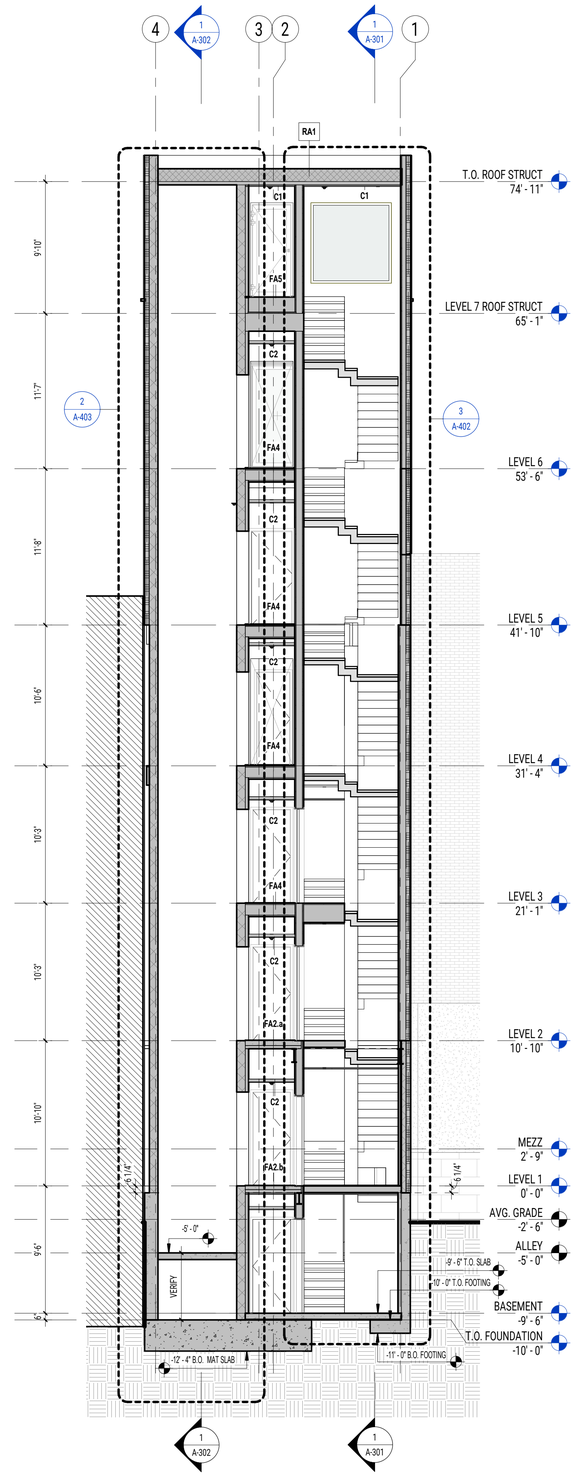
BUILDING SECTION

A-302



3 BUILDING SECTION - SHORT 1

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



2 BUILDING SECTION - SHORT 2

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

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DATE ISSUED: 04 JAN 2023

PROJECT #: 21012

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

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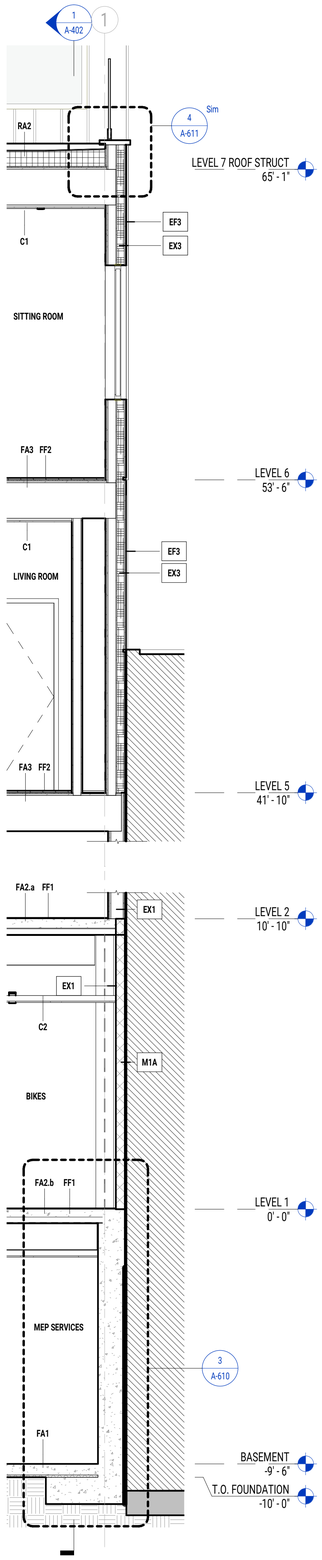
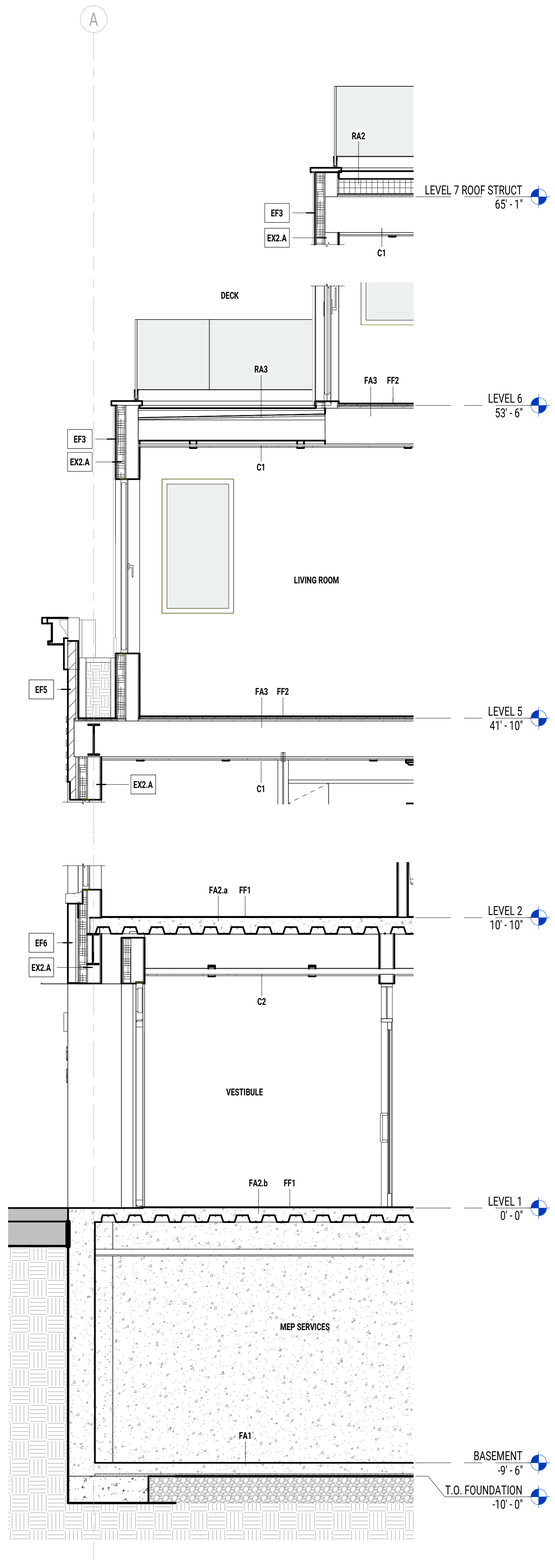
BUILDING SECTION

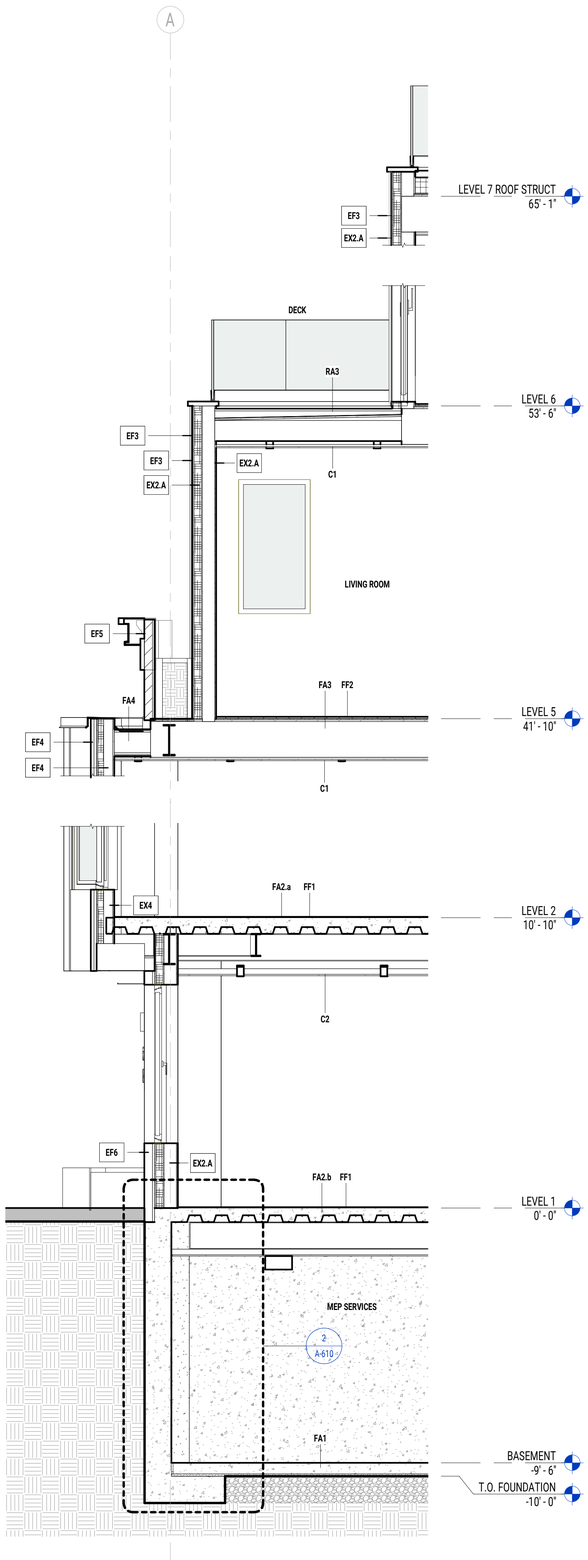
A-303



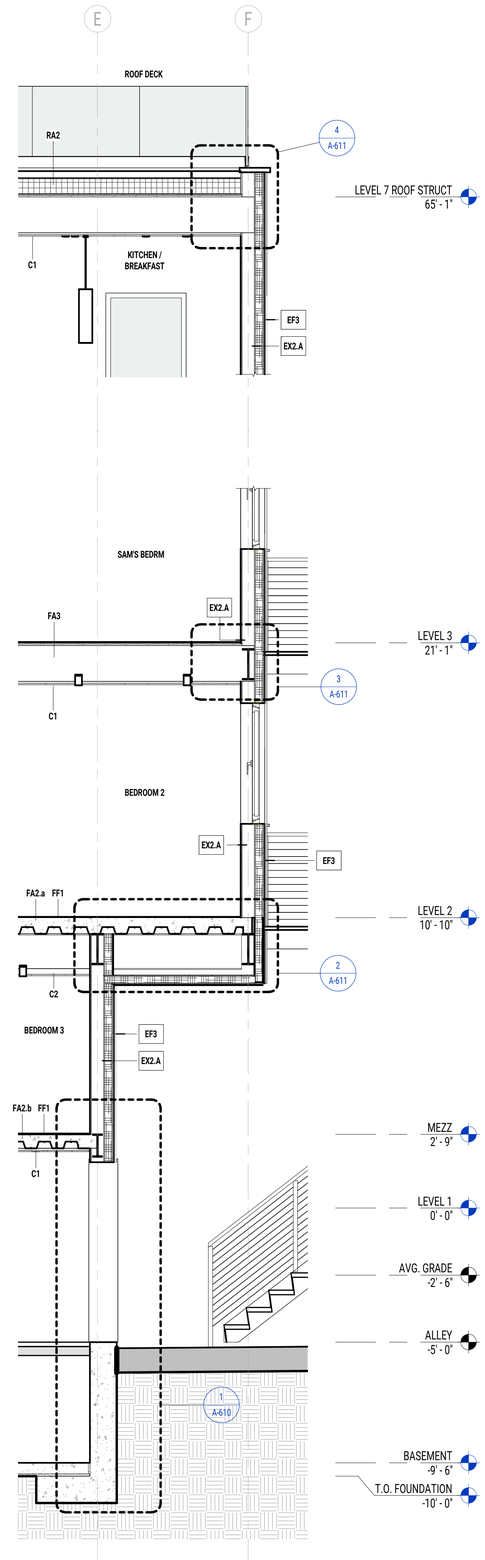
4 WALL SECTION 1
SCALE: 3/8" = 1'-0"



3 WALL SECTION - FRONT ENTRY
SCALE: 3/8" = 1'-0"



2 WALL SECTION - BAYS @ FRONT
SCALE: 3/8" = 1'-0"



1 WALL SECTION - DECKS @ REAR
SCALE: 3/8" = 1'-0"

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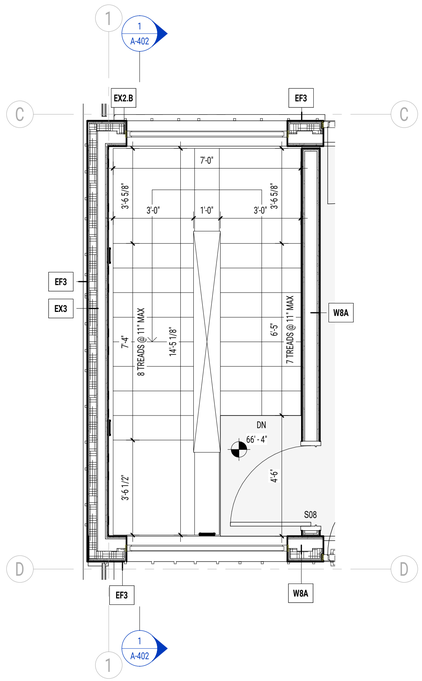
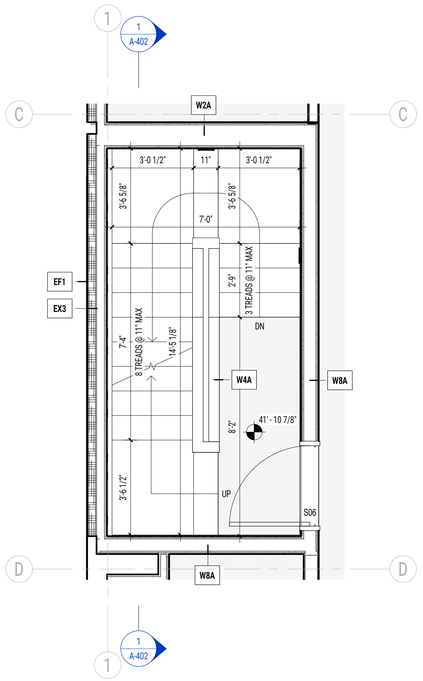
WALL SECTIONS

A-320

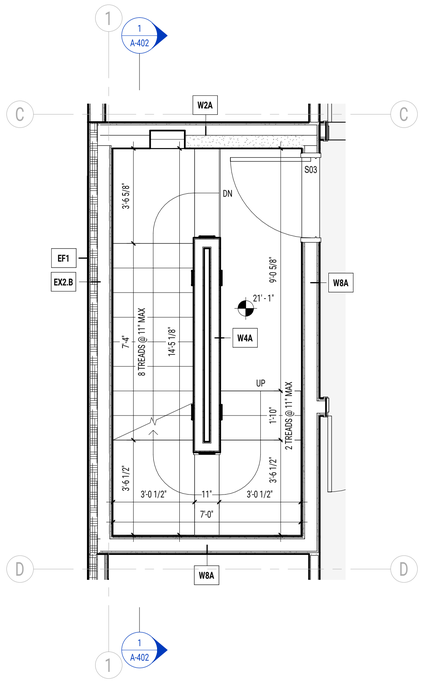
STAIRS PER 780 CMR - 1011.2 EXCEPTION 1, 1011.5.2 EXCEPTION 3 & 780 CMR 1011.5.3; MAXIMUM RISE/RUN: 7-3/4" /10", STAIR WIDTH 36"



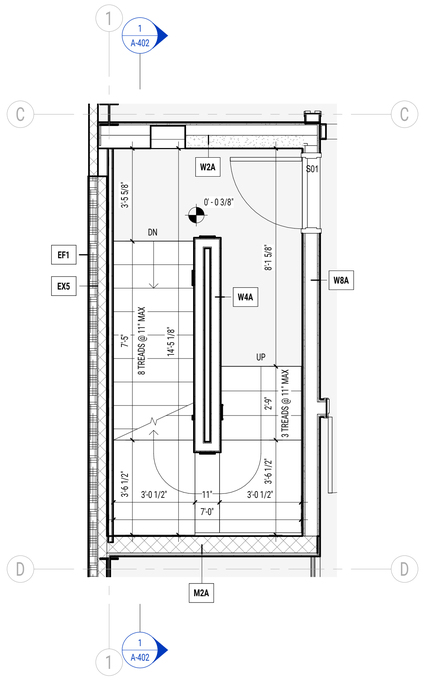
8 STAIR 01 - LEVEL 7
SCALE: 3/8" = 1'-0"



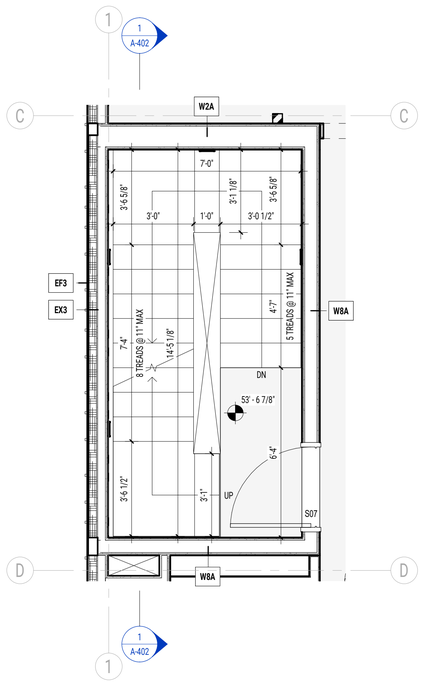
6 STAIR 01 - LEVEL 5
SCALE: 3/8" = 1'-0"



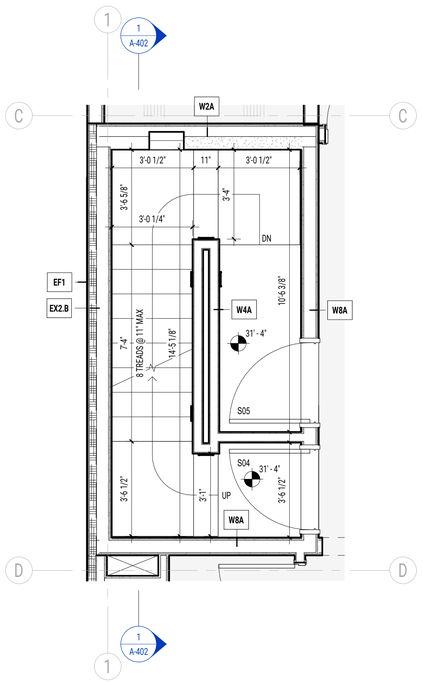
4 STAIR 01 - LEVEL 3
SCALE: 3/8" = 1'-0"



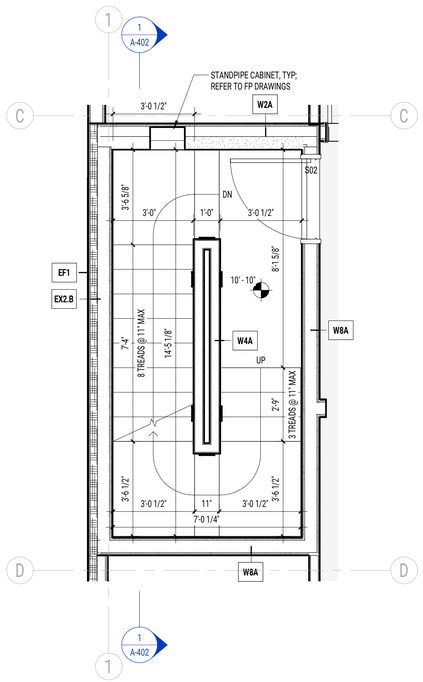
2 STAIR 01 - LEVEL 1
SCALE: 3/8" = 1'-0"



7 STAIR 01 - LEVEL 6
SCALE: 3/8" = 1'-0"



5 STAIR 01 - LEVEL 4
SCALE: 3/8" = 1'-0"



3 STAIR 01 - LEVEL 2
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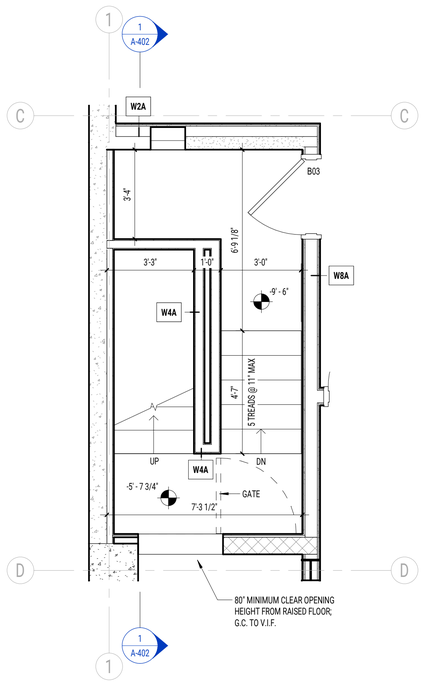

1 STAIR 01 - LEVEL 0
SCALE: 3/8" = 1'-0"

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58 BURBANK

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58 BURBANK STREET
BOSTON, MA, 02115

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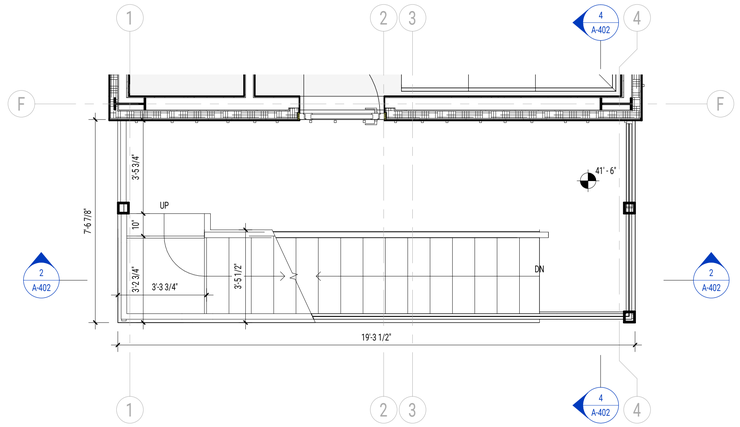
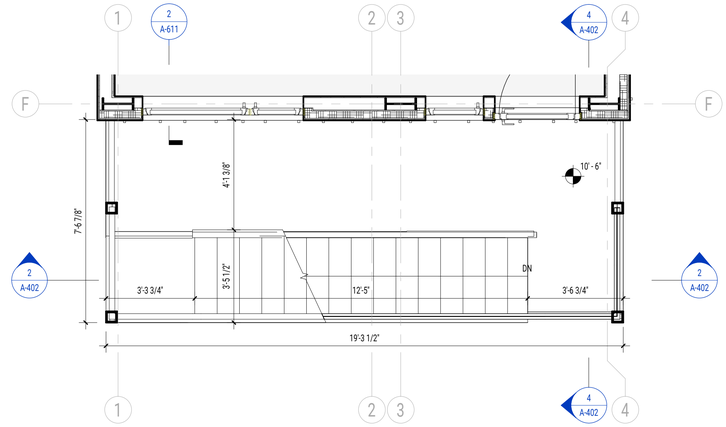
STAIR 01 PLANS

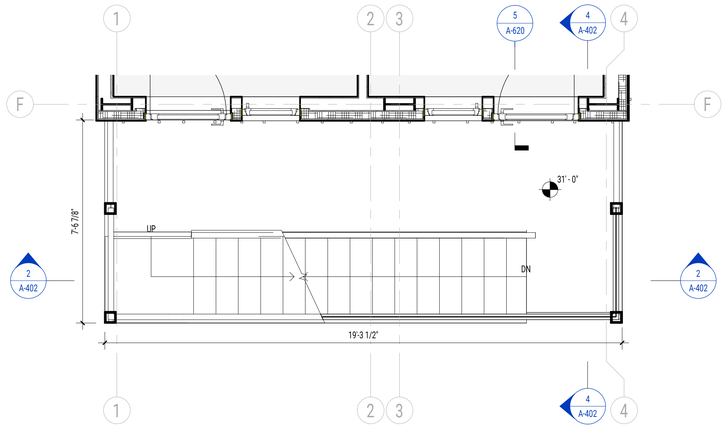
A-400



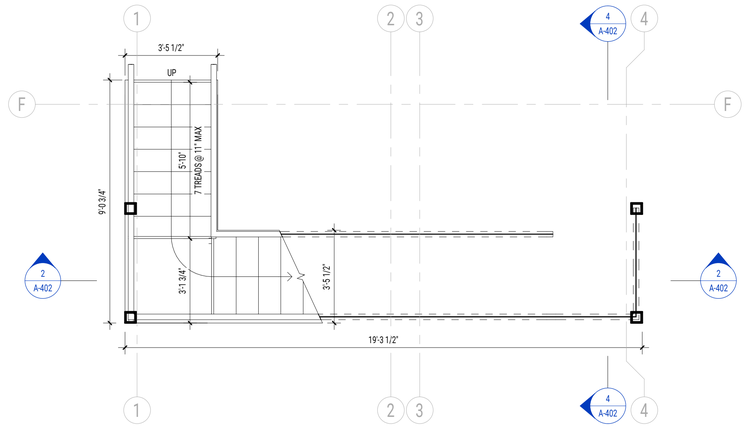
6 STAIR 02 - LEVEL 5
SCALE: 3/8" = 1'-0"



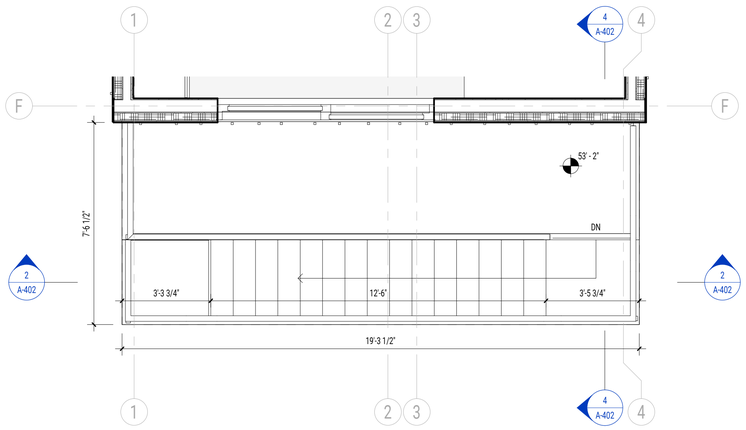
3 STAIR 02 - LEVEL 2
SCALE: 3/8" = 1'-0"



5 STAIR 02 - LEVEL 4
SCALE: 3/8" = 1'-0"



2 STAIR 02 - LEVEL 1
SCALE: 3/8" = 1'-0"



7 STAIR 02 - LEVEL 6
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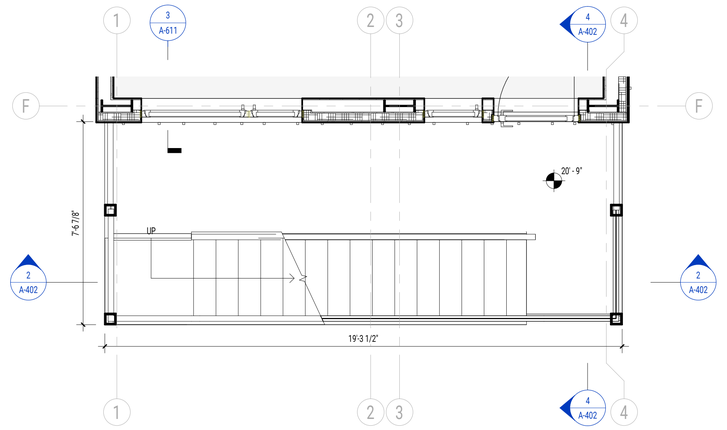

4 STAIR 02 - LEVEL 3
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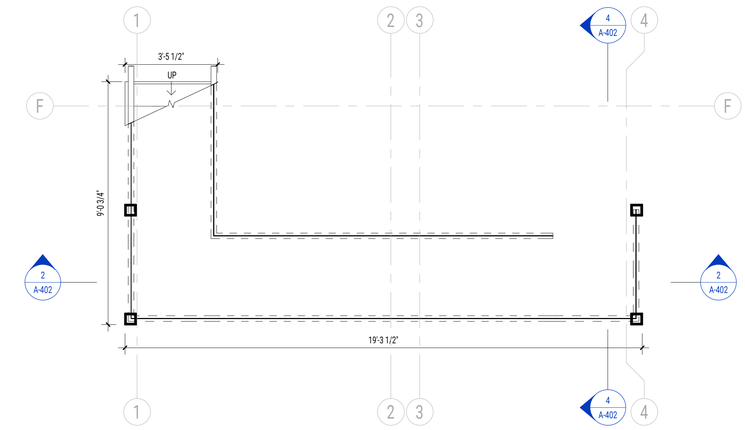

1 STAIR 02 - LEVEL 0
SCALE: 3/8" = 1'-0"

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CONSULTANTS:

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REGISTERED ARCHITECT
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BOSTON
MA
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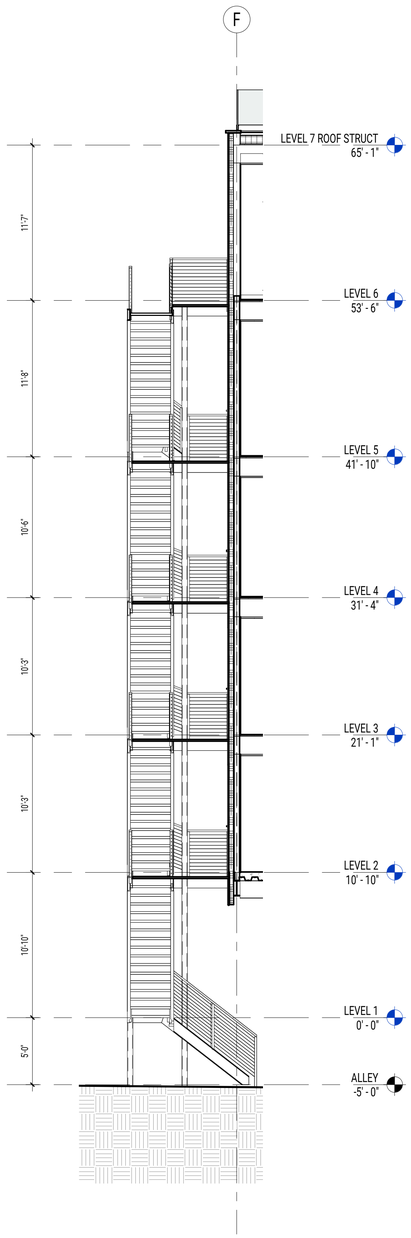
STAIR 02 PLANS

A-401



4 STAIR 02 - SHORT SECTION
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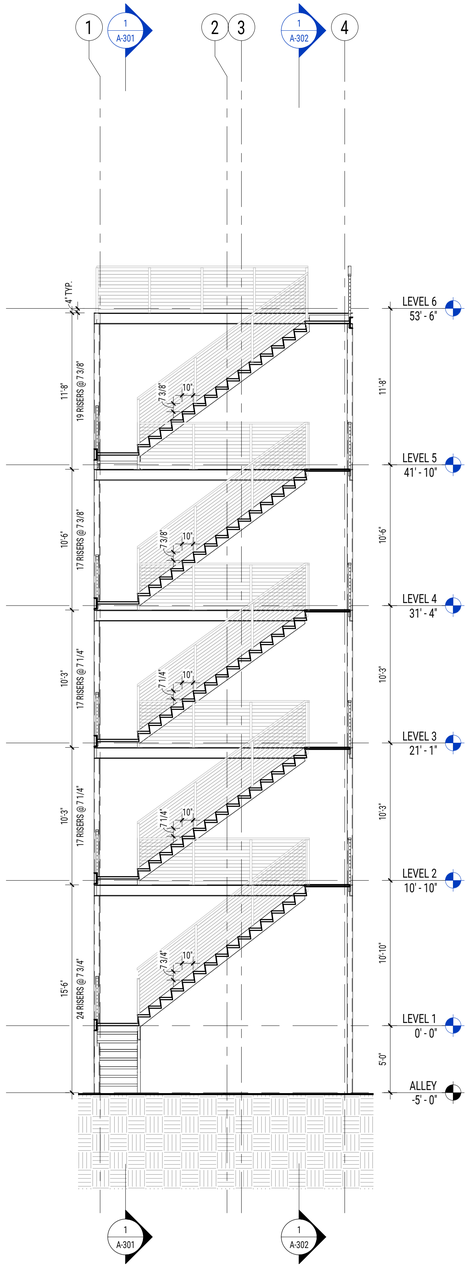
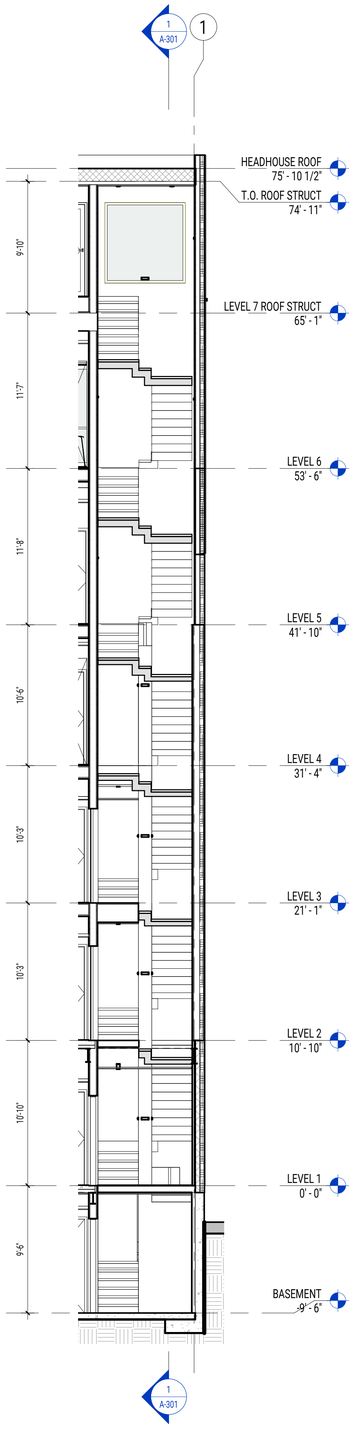
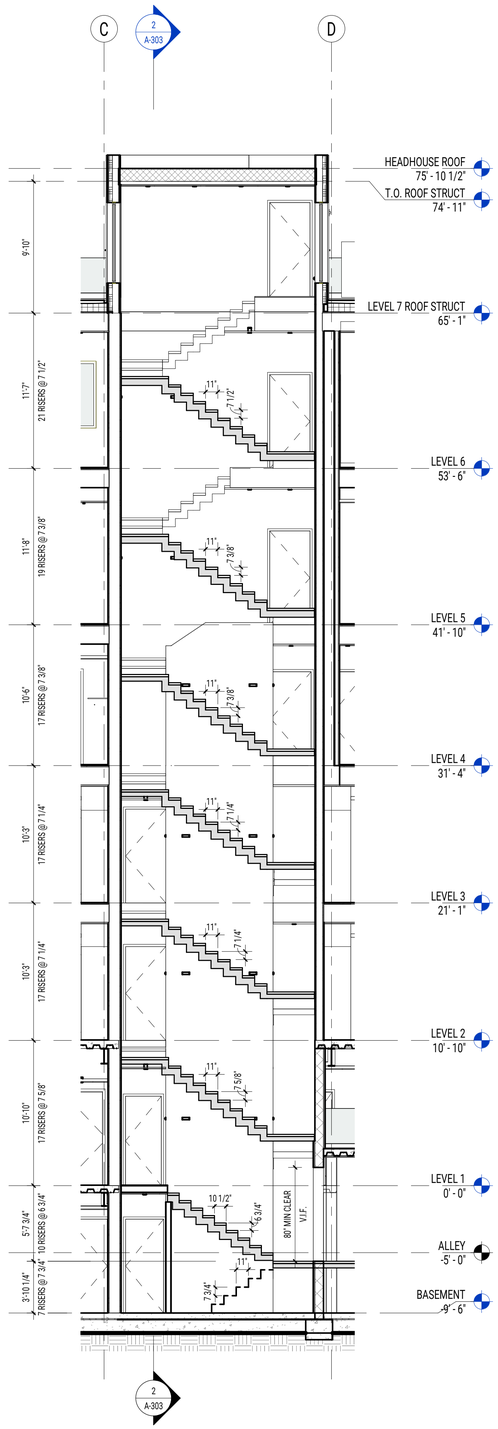


2 STAIR 02 - LONG SECTION
SCALE: 3/16" = 1'-0"



3 STAIR 01 - SHORT SECTION
SCALE: 3/16" = 1'-0"



1 STAIR 01 - LONG SECTION
SCALE: 3/16" = 1'-0"

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NO. 5-0098
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COMMONWEALTH OF MASSACHUSETTS

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ISSUE LOG:

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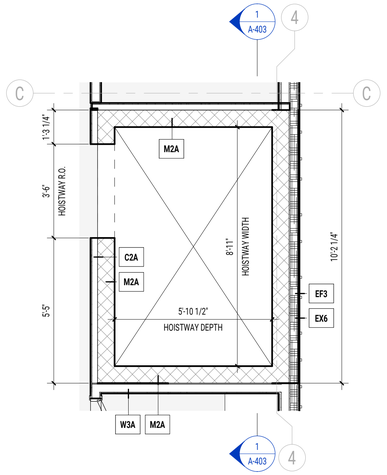
BOSTON, MA, 02115

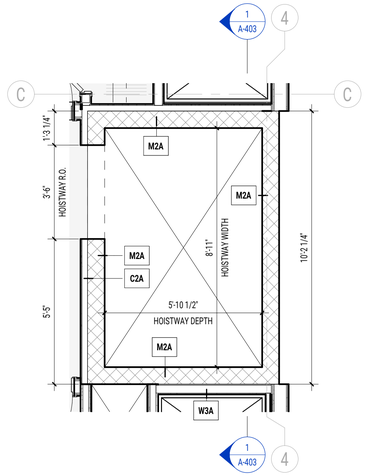
DATE ISSUED: 04 JAN 2023
PROJECT #: 21012
SCALE: 3/16" = 1'-0"
DRAWN BY: ED, MN, AY

STAIR 01 & STAIR 02 SECTIONS

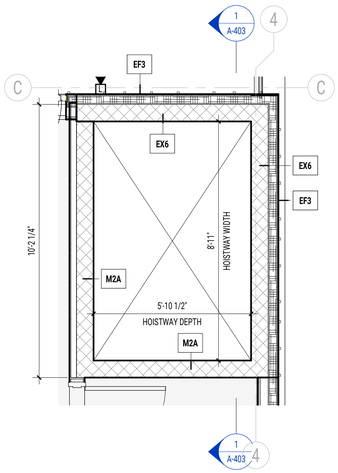
A-402



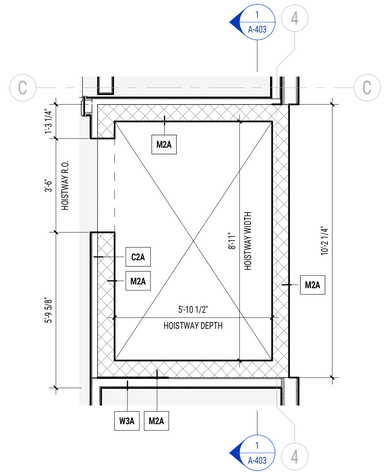
8 ELEVATOR - LEVEL 5
SCALE: 3/8" = 1'-0"



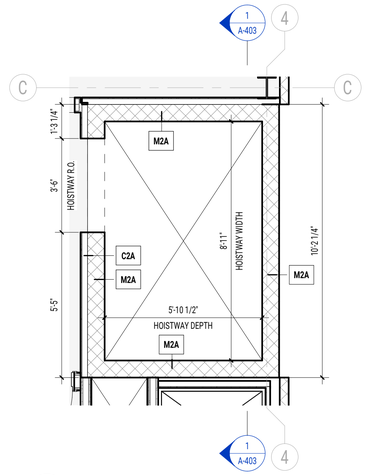
5 ELEVATOR - LEVEL 2
SCALE: 3/8" = 1'-0"



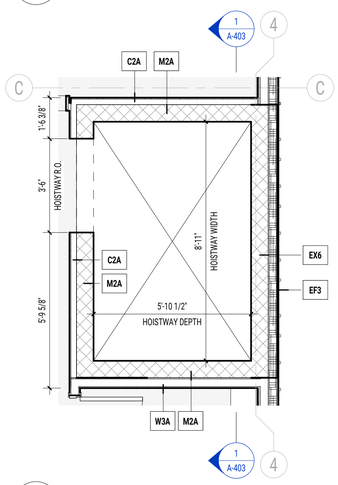
10 ELEVATOR - LEVEL 7
SCALE: 3/8" = 1'-0"



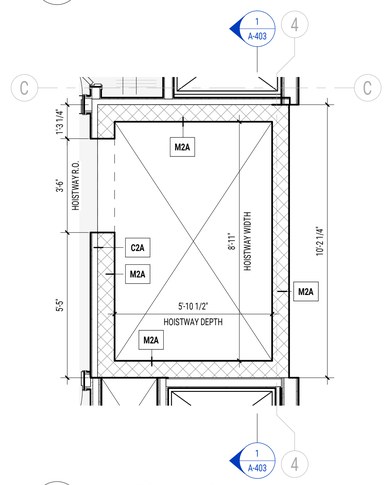
7 ELEVATOR - LEVEL 4
SCALE: 3/8" = 1'-0"



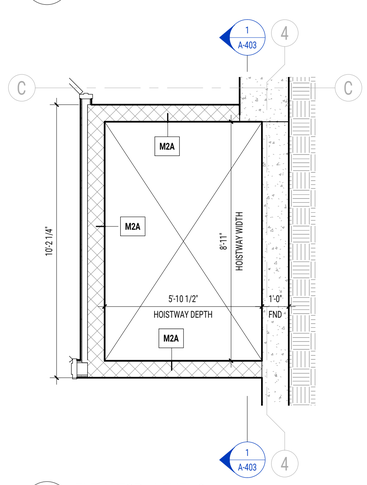
4 ELEVATOR - LEVEL 1
SCALE: 3/8" = 1'-0"



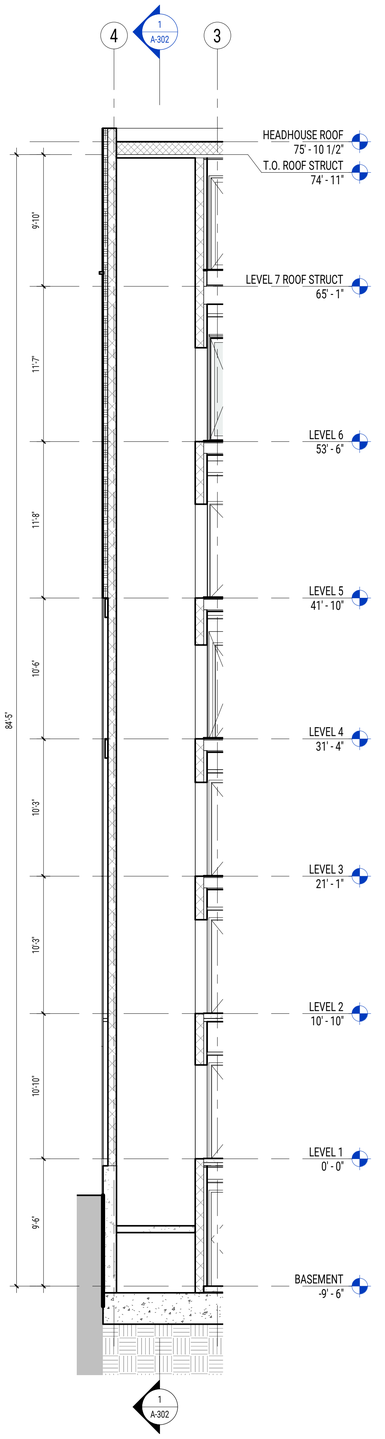
9 ELEVATOR - LEVEL 6
SCALE: 3/8" = 1'-0"



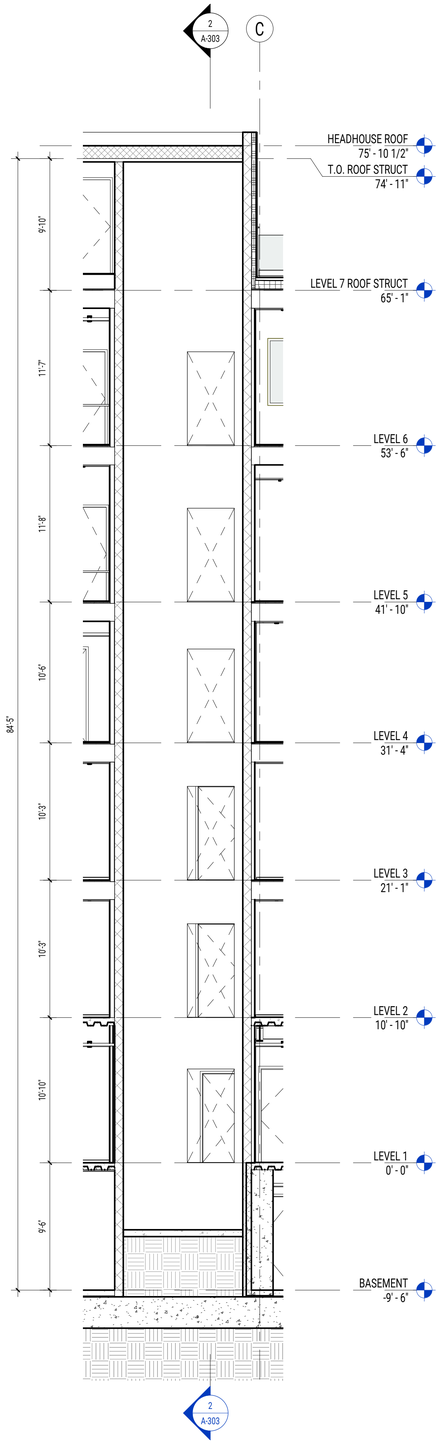
6 ELEVATOR - LEVEL 3
SCALE: 3/8" = 1'-0"



3 ELEVATOR - LEVEL 0
SCALE: 3/8" = 1'-0"



2 ELEVATOR - SHORT SECTION
SCALE: 3/16" = 1'-0"



1 ELEVATOR - LONG SECTION
SCALE: 3/16" = 1'-0"

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PATRICK RAYNOR
No. 50095
BOSTON
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COMMONWEALTH OF MASSACHUSETTS

MARK:	DATE:	DESCRIPTION:

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58 BURBANK

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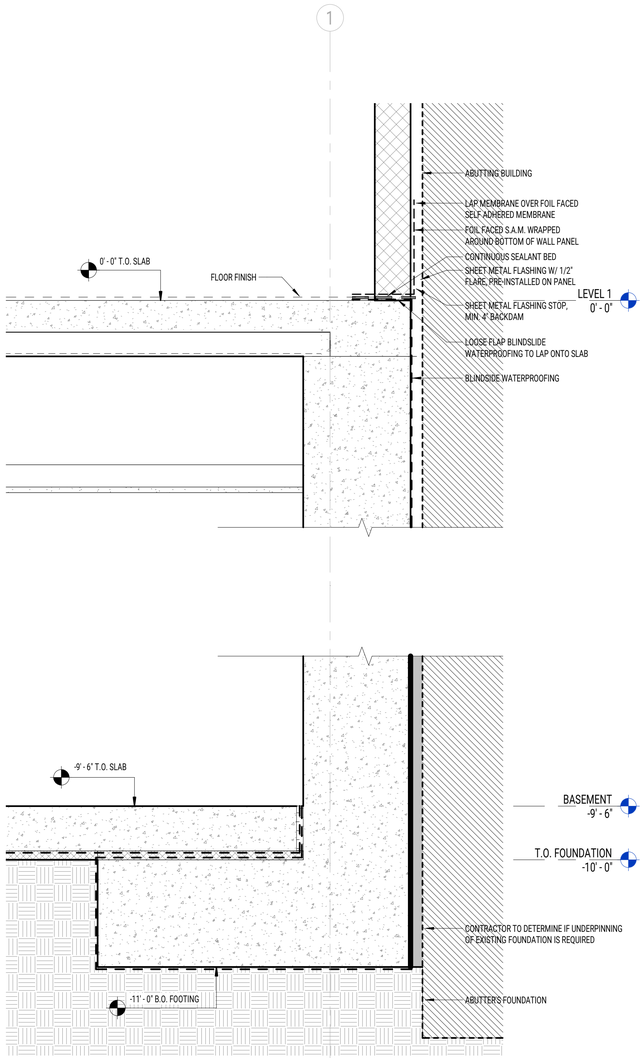
BOSTON, MA, 02115

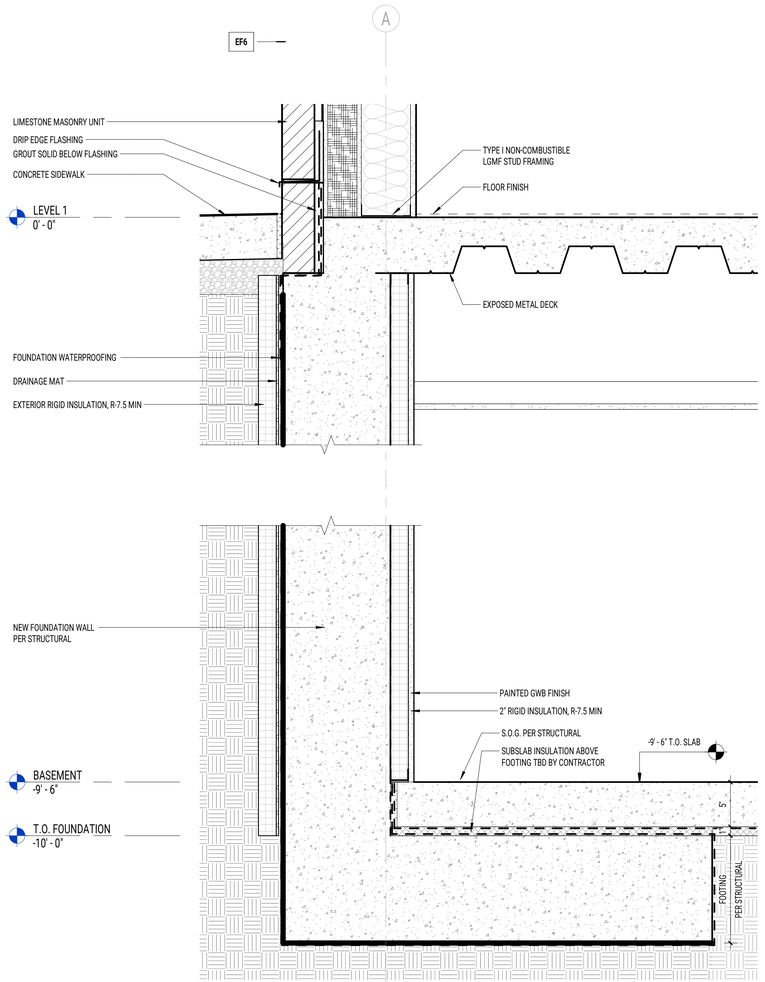
DATE ISSUED: 04 JAN 2023
PROJECT #: 21012
SCALE: As indicated
DRAWN BY: ED, MN, AY

ELEVATOR PLANS AND SECTIONS

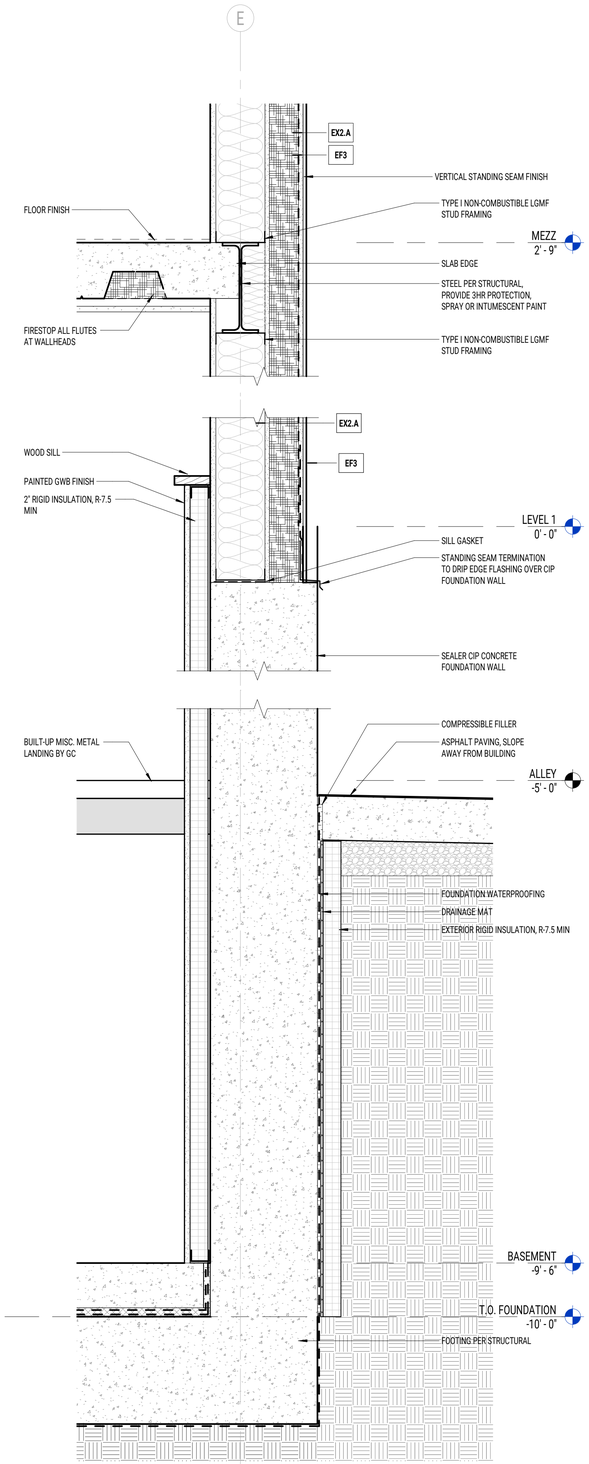
A-403



3 DETAIL - FND @ SIDE
SCALE: 1 1/2" = 1'-0"



2 TYP. OFFSET FOUNDATION DTL
SCALE: 1 1/2" = 1'-0"



1 TYP. FOUNDATION DETAIL AT REAR
SCALE: 1 1/2" = 1'-0"

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REGISTERED ARCHITECT PATRICK ANTON No. 50095 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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58 BURBANK

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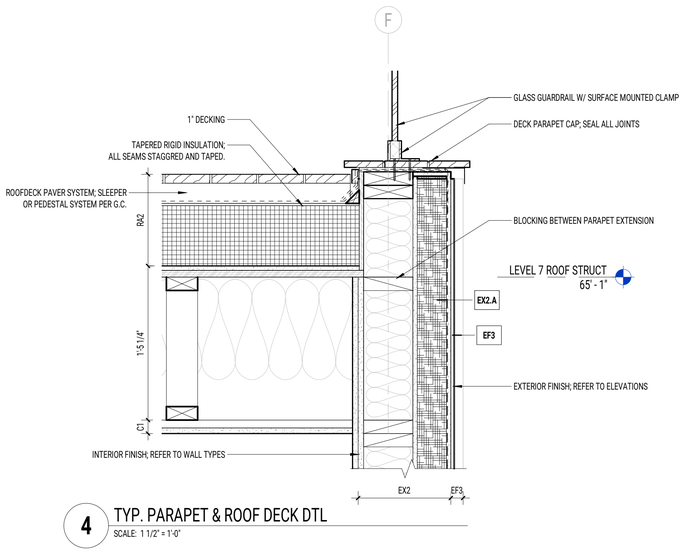
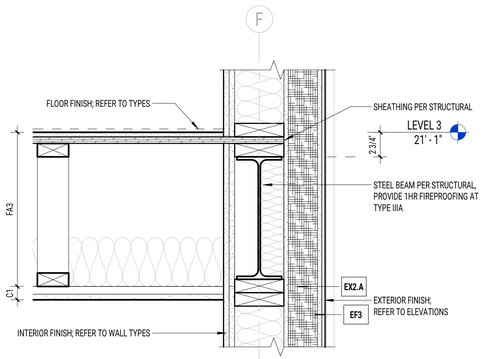
DATE ISSUED: 04 JAN 2023
PROJECT #: 21012
SCALE: 1 1/2" = 1'-0"
DRAWN BY: ED, MN, AY

EXTERIOR DETAILS - FOUNDATION

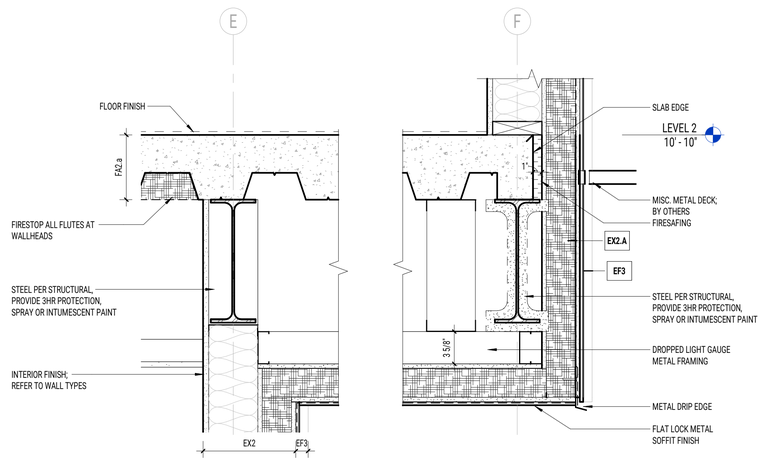
A-610



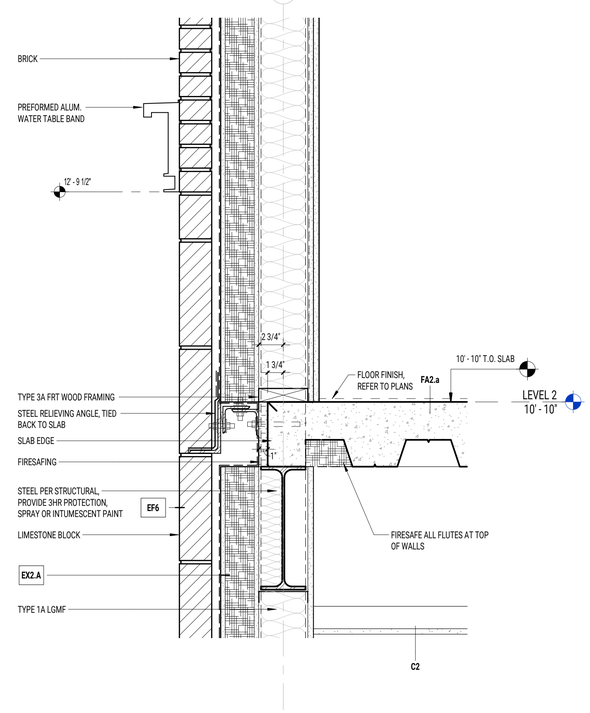
4 TYP. PARAPET & ROOF DECK DTL
SCALE: 1 1/2" = 1'-0"



3 TYP. MOMENT FRAME @ EXTERIOR WALL
SCALE: 1 1/2" = 1'-0"



2 CANTILEVERED DECK @ REAR
SCALE: 1 1/2" = 1'-0"



1 TYP. PODIUM SLAB EDGE DTL
SCALE: 1 1/2" = 1'-0"

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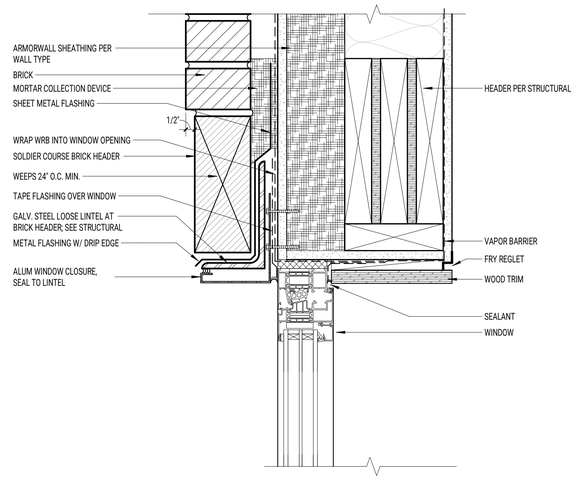
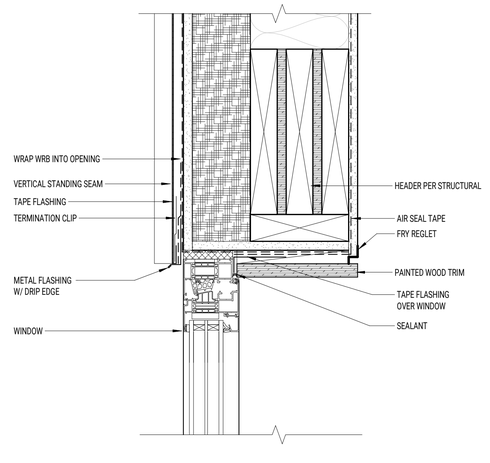
DATE ISSUED: 04 JAN 2023
PROJECT #: 21012
SCALE: 1 1/2" = 1'-0"
DRAWN BY: ED, MN, AY

EXTERIOR DETAILS - EXTERIOR WALL

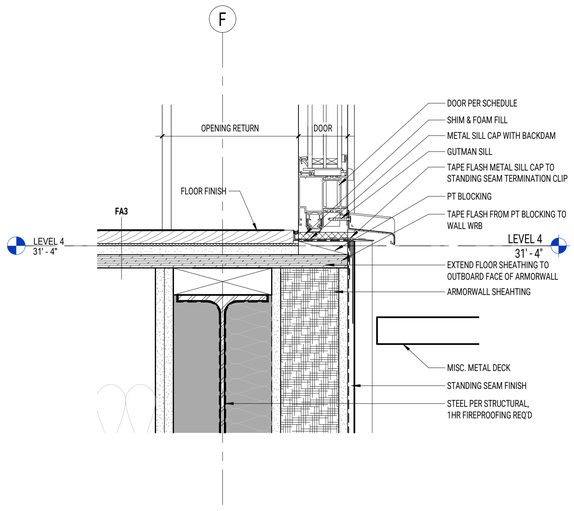
A-611



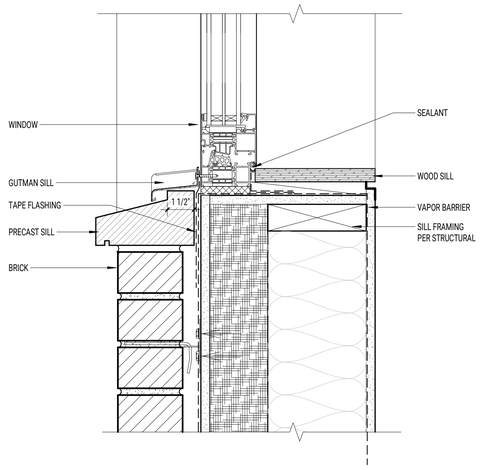
4 TYP. WINDOW HEAD @ BRICK
SCALE: 3" = 1'-0"



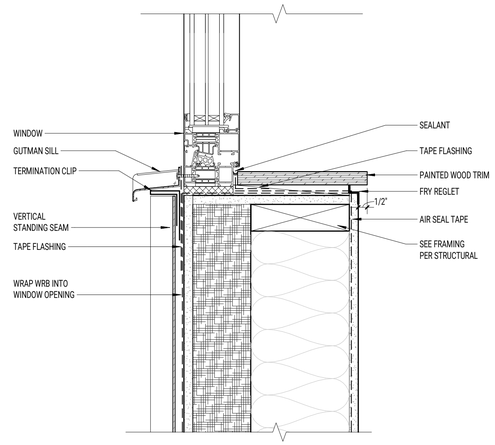
2 TYP. WINDOW HEAD @ STANDING SEAM
SCALE: 3" = 1'-0"



5 TYP. DOOR SILL DTL
SCALE: 3" = 1'-0"



3 TYP. WINDOW SILL @ BRICK
SCALE: 3" = 1'-0"



1 TYP. WINDOW SILL @ STANDING SEAM
SCALE: 3" = 1'-0"

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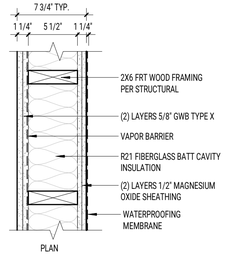
PROJECT #: 21012
SCALE: 3" = 1'-0"
DRAWN BY: ED, MN, AY

TYPICAL DOOR & WINDOW DETAILS

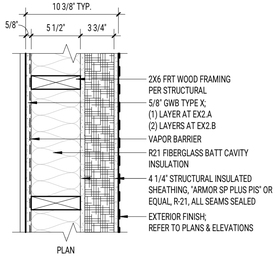
A-620

EXTERIOR WALL ASSEMBLIES



EX1	
FIRE RATING:	**2 HR SYMMETRICAL**
UL NO.:	**UL U301**
STC RATING:	

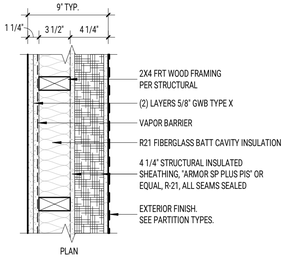
TYP. ZERO FSD WALL



EX2.A	
FIRE RATING:	**1 HR SYMMETRICAL**
UL NO.:	**EEV 10727d**
STC RATING:	

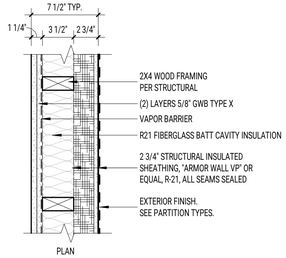
EX2.B	
FIRE RATING:	**2 HR INT, 1 HR EXT**
UL NO.:	**EEV 10727d**
STC RATING:	

FRONT & REAR EXTERIOR WALL
*LGMF AT BASEMENT & LVL 1



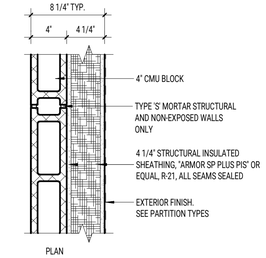
EX3	
FIRE RATING:	**2HR INT, 1 HR EXT**
UL NO.:	**EEV 10727d**
STC RATING:	

TYP. EXTERIOR WALL (FL 5 & ABOVE)



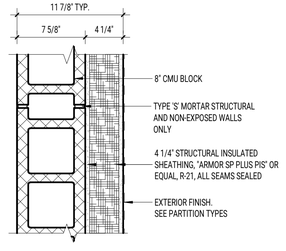
EX4	
FIRE RATING:	**2 HR INT, 1 HR EXT**
UL NO.:	**EEV 10727d**
STC RATING:	

TYP. EXTERIOR AT BAY



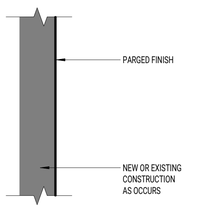
EX5	
FIRE RATING:	**2 HR**
UL NO.:	
STC RATING:	

TYP. 4" CMU EXTERIOR AT FL 1

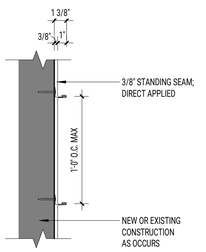


EX6	
FIRE RATING:	**2 HR**
UL NO.:	**EEV 10727d**
STC RATING:	

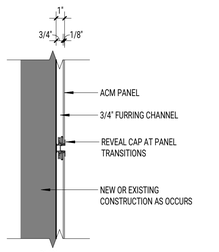
TYP. ELEVATOR EXTERIOR (FL 5 & ABOVE)



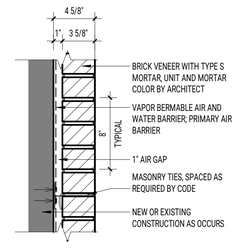
EF1	
FIRE RATING:	
UL NO.:	
STC RATING:	



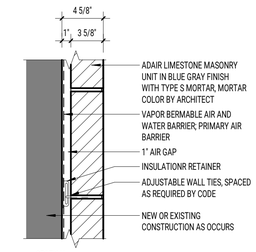
EF3	
FIRE RATING:	
UL NO.:	
STC RATING:	



EF4	
FIRE RATING:	
UL NO.:	
STC RATING:	

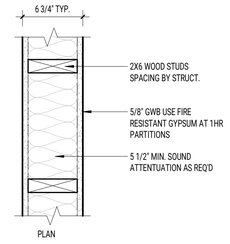


EF5	
FIRE RATING:	
UL NO.:	
STC RATING:	



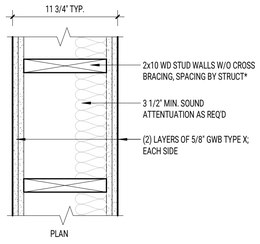
EF6	
FIRE RATING:	
UL NO.:	
STC RATING:	

WOOD PARTITIONS



W1A	
FIRE RATING:	**NONE**
UL NO.:	**NONE**
STC RATING:	**NONE**

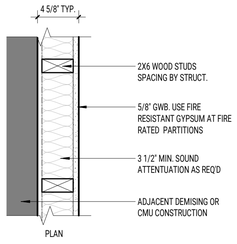
W1B	
FIRE RATING:	**NONE**
UL NO.:	**NONE**
STC RATING:	**STC: 40-43**



W2A	
FIRE RATING:	**NONE**
UL NO.:	**NONE**
STC RATING:	**NONE**

W2B	
FIRE RATING:	**2 HOUR**
UL NO.:	**309**
STC RATING:	**NONE**

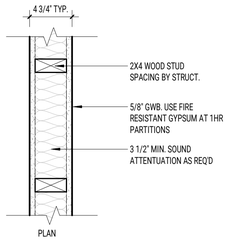
STAIR SHEAR WALL W/ INCREASED DEPTH
*LGMF AT BASEMENT & LVL 1



W3A	
FIRE RATING:	**NONE**
UL NO.:	**NONE**
STC RATING:	**NONE**

W3B	
FIRE RATING:	**NONE**
UL NO.:	**NONE**
STC RATING:	**NONE**

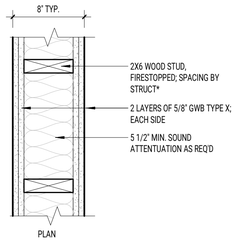
SINGLE SIDED FURRING WALL



W4A	
FIRE RATING:	**NONE**
UL NO.:	**NONE**
STC RATING:	**NONE**

W4B	
FIRE RATING:	**NONE**
UL NO.:	**NONE**
STC RATING:	**43 - 44**

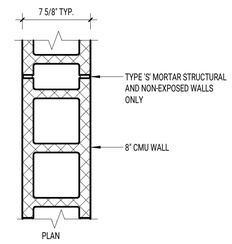
TYPICAL UNIT INTERIOR NON-BEARING WALL



W8A	
FIRE RATING:	**2 HOUR**
UL NO.:	**U301**
STC RATING:	**NONE**

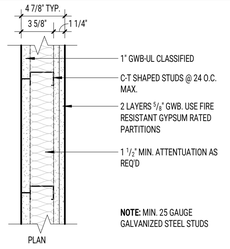
STAIR SHEAR WALL
*LGMF AT BASEMENT & LVL 1

MASONRY PARTITIONS



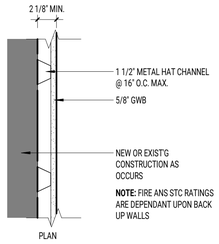
M2A	
FIRE RATING:	**NONE**
UL NO.:	**NONE**
STC RATING:	**NONE**

SHAFT PARTITIONS

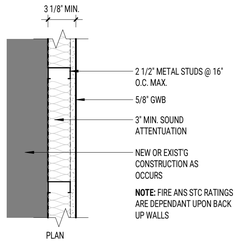


S1A	
FIRE RATING:	**2 HOUR**
UL NO.:	**417 SYSTEM C**
STC RATING:	**NONE**

CHASE PARTITIONS

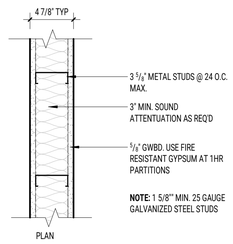


C1A	
FIRE RATING:	**NONE**
UL NO.:	**NONE**
STC RATING:	**NONE**



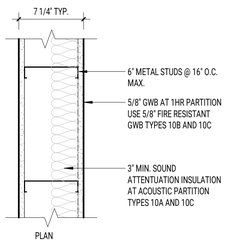
C2A	
FIRE RATING:	**NONE**
UL NO.:	**NONE**
STC RATING:	**NONE**

GENERAL PARTITIONS



G1A	
FIRE RATING:	**NONE**
UL NO.:	**NONE**
STC RATING:	**NONE**

G1B	
FIRE RATING:	**NONE**
UL NO.:	**NONE**
STC RATING:	**43 - 44**



G4A	
FIRE RATING:	**NONE**
UL NO.:	**NONE**
STC RATING:	**STC: 40**

G4B	
FIRE RATING:	**NONE**
UL NO.:	**NONE**
STC RATING:	**STC: 48**

PARTITION GENERAL NOTES

1. ALL PARTITIONS ARE TYPE W4B UNLESS OTHERWISE NOTED. PARTITIONS TYPES ARE KEYED ON FLOOR PLANS.

2. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS.

3. VERIFY RATED WALLS WITH CODE PLANS.

4. REVIEW ALL DRAWINGS AND COORDINATE WALL CONSTRUCTION INCLUDING LOCATION OF FRAMING MEMBERS WITH PENETRATIONS, RECESSED AND SURFACE MOUNTED ITEMS. PROVIDE FRAMING AND OR BACKING AS REQUIRED TO SUPPORT WALL MOUNTED OR RECESSED ITEMS AND WALL CONSTRUCTION AROUND ITEMS.

6. PARTITIONS ENCLOSING SPACES WITHOUT CEILINGS ARE TO EXTEND TO UNDERSIDE OF SLAB ABOVE.

7. ALL FIRE RATED PARTITION ASSEMBLIES ARE TO CONTINUE FROM FLOOR TO DECK ABOVE.

8. ALL FIRE AND SMOKE RATED PARTITIONS ARE TO HAVE ANY/ALL GAPS FILLED WITH A MATERIAL THAT WILL MEET OR EXCEED THE RATING AND/OR CONSTRUCTION REQUIREMENTS OF THE WALL.

9. THE ENVELOPE CREATED BY FIRE RATED PARTITIONS AND SHAFTS IS REQUIRED TO BE CONTINUOUS AND UNINTERRUPTED EXCEPT BY TESTED THROUGH-PENETRATION FIRE STOP ASSEMBLIES AS SPECIFIED. REFER TO THE CODE PLAN FOR DIAGRAMS

10. PROJECT IS BASED ON QUOTED UL DESIGNS. OTHER DESIGNS ACCEPTABLE TO ALL AGENCIES WITH JURISDICTION MAY BE SUBMITTED FOR APPROVAL

11. WALL TYPES DESCRIBED ON THIS SHEET DO NOT ACCOUNT FOR REQUIRED BACKING AND /OR SUPPORT FOR WALL MOUNT FIXTURES, EQUIPMENT, CASEWORK AND/OR SYSTEMS FURNITURE. COORDINATE WITH ENLARGED FLOOR PLANS, INTERIOR ELEVATIONS, AND EQUIPMENT PLANS PRIOR TO THE COVERING OF STUD FRAMING. REFER TO MANUFACTURER'S RECOMMENDATIONS.

12. ALL PARTITIONS DIMENSIONS PROVIDED ARE TO FINISHED FACE UNLESS OTHERWISE NOTED.

13. LOCATE HINGE SIDE OF DOOR AT 4" FROM FINISHED FACE OF ADJACENT WALL UNLESS OTHERWISE NOTED OR DIMENSIONED.

14. WALL TYPES AND RATINGS INDICATED ON PLAN CONTINUE ABOVE/BELOW ADJACENT WINDOW OR DOOR OPENINGS.

15. MAINTAIN FIRE RATING AROUND RECESSED FIXTURES.

16. AT PARTITIONS SCHEDULED TO RECEIVE CERAMIC OR STONE TILE FINISH, USE CEMENT BOARD AT THE OUTER LAYER AND MOISTURE/MOLD RESISTANT BOARD IN THE REMAINING LAYERS OF THAT SIDE OF THE PARTITION, INSTALLATION OF CEMENT BOARD AND MOISTURE/MOLD RESISTANT BOARD SHALL CONFORM TO REQUIREMENT FOR FIRE RESISTANCE RATINGS INDICATED.

17. DO NOT LOCATE OUTLET BOXES (INCLUDING TELECOM/DATA AND ELECTRICAL) OPPOSITE ONE ANOTHER IN ACOUSTICALLY RATED PARTITIONS. LOCATE OUTLETS AT LEAST ONE STUD BAY APART. SEAL THE OUTLET BOXES WITH PUTTY PADS AND CAULK THE PERIMETER USING ACOUSTIC SEALANT. AT RATED PARTITIONS, LOCATE OUTLET BOXES 24" APART, MIN. UNLESS AT SHAFT WALLS.

18. AT ALL ACOUSTICALLY RATED PARTITIONS USE ACOUSTICAL SEALANT APPLIED PER MANUFACTURERS INSTRUCTIONS.

19. ON CONTINUOUS WALL SURFACE WHERE CONSTRUCTION INVOLVES MORE THAN ONE MATERIAL, FINISH, OR MATERIAL THICKNESS ALIGN FACE OF FINISH UNLESS OTHERWISE NOTED.

20. REFER TO REFLECTED CEILING PLAN FOR CEILING MATERIALS AND HEIGHTS; REFER TO ROOM FINISH SCHEDULE FOR FINISHES AND SPECIAL INSTRUCTIONS.

21. PROVIDE CEMENTIOUS BOARD AT TILED WALLS. REFER TO FINISH PLAN FOR LOCATIONS.

PARTITION TYPE LEGEND



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ISSUE FOR PERMIT

REGISTERED ARCHITECT PATRICK ANTHES No. 50098 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
58 BURBANK

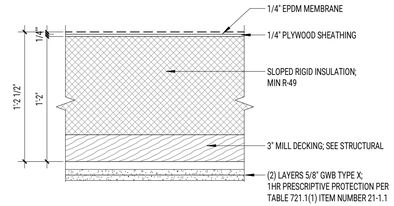
ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 04 JAN 2023
PROJECT #: 21012
SCALE: As indicated
DRAWN BY: ED, MN, AY

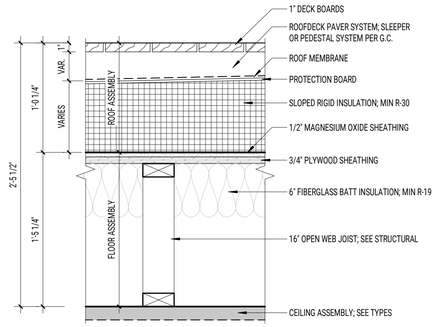
PARTITION TYPES

A-700

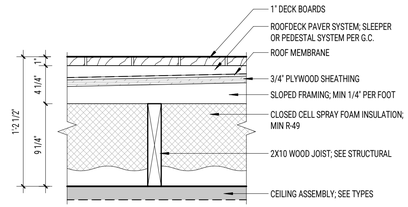
ROOF ASSEMBLIES



RA1	
	FIRE RATING: **1 HR PRESCRIPTIVE**
	UL NO.:
	R-VALUE: **R-49**

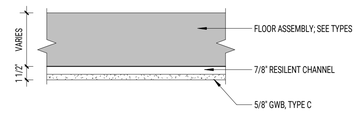


RA2	
	FIRE RATING: **1 HR TESTED ASSEMBLY**
	UL NO.: **LS28**
	STC/IIC RATING:
	R-VALUE: **R-49**

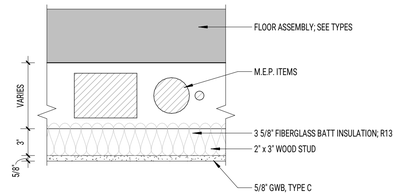


RA3	
	FIRE RATING: **1 HR TESTED ASSEMBLY**
	UL NO.: **L501**
	STC/IIC RATING:
	R-VALUE: **R-49**

CEILING ASSEMBLIES

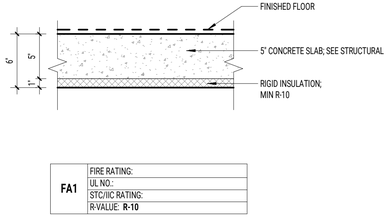


CEILING TYPE - C1

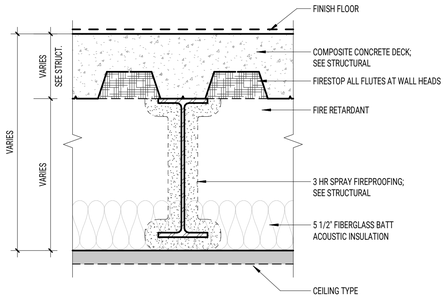


CEILING TYPE - C2

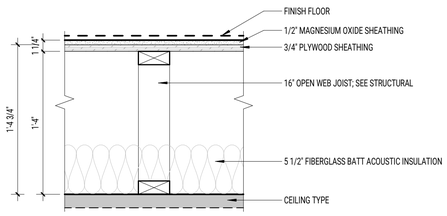
FLOOR ASSEMBLIES



FA1	
	FIRE RATING:
	UL NO.:
	STC/IIC RATING:
	R-VALUE: **R-10**

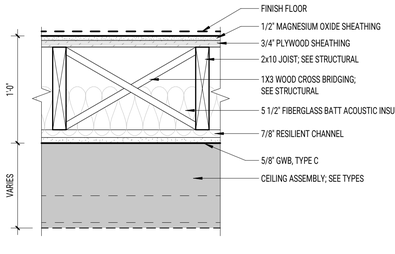


FA2.a	
	FIRE RATING: **3 HR**
	UL NO.: **UL D918**
	STC/IIC RATING:
	R-VALUE:



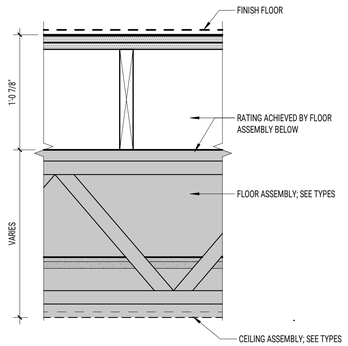
FA3	
	FIRE RATING: **1 HR TESTED ASSEMBLY**
	UL NO.: **L528**
	STC/IIC RATING: **60 / 56 MINIMUM**
	R-VALUE:

*UL GUIDE BXUV.L528 - DESIGN L528; SYSTEM NO. 22
*EXACOR SOUND & FIRE ASSEMBLIES HANDBOOK



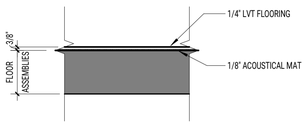
FA4	
	FIRE RATING: **1 HR TESTED ASSEMBLY**
	UL NO.: **L525**
	STC/IIC RATING:
	R-VALUE:

*UL GUIDE BXUV.L525 - DESIGN L525; SYSTEM NO. 16
*EXACOR SOUND & FIRE ASSEMBLIES HANDBOOK

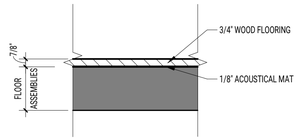


FA5	
	FIRE RATING:
	UL NO.:
	STC/IIC RATING:
	R-VALUE:

FINISH FLOOR ASSEMBLIES



FF1	
	FIRE RATING:
	UL NO.:
	STC/IIC RATING:
	R-VALUE:



FF2	
	FIRE RATING:
	UL NO.:
	STC/IIC RATING:
	R-VALUE:

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BOSTON, MA, 02115

DATE ISSUED: 04 JAN 2023
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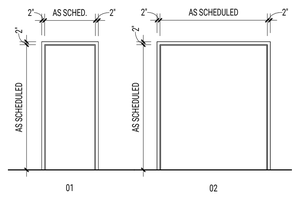
DRAWN BY: ED, MN, AY

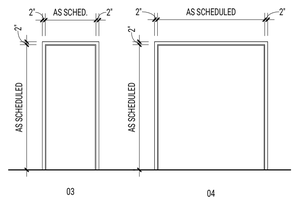
FLOOR AND ROOF TYPES

A-701

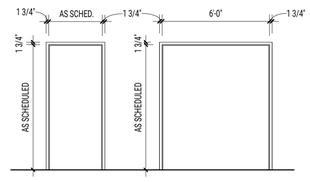
WOOD FRAME TYPES



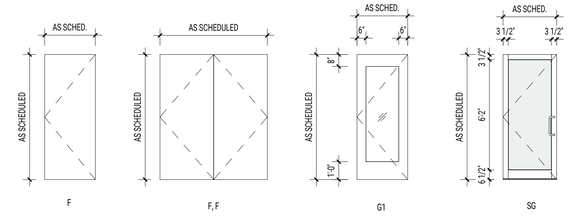
HOLLOW METAL FRAME TYPES



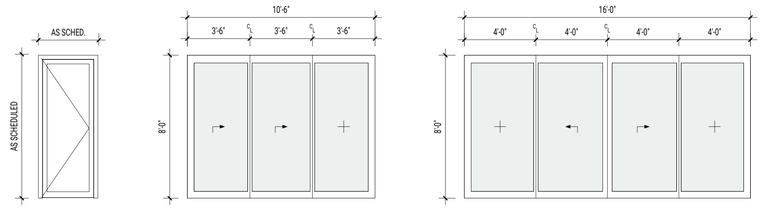
ALUMINUM FRAME TYPES



PANEL TYPES



EXTERIOR PANEL TYPES



DOOR SCHEDULE

MARK	FRAME DETAILS MATL	FRAME DETAILS TYPE	DOOR DETAILS PANEL	DOOR DETAILS MATL	DOOR DETAILS WIDTH	DOOR DETAILS HEIGHT	DOOR DETAILS THK	FIRE RATING	HDWR SET	REMARKS
BASEMENT										
B01	HM	03	F	MTL	2' - 10"	7' - 0"				
B02	HM	03	F	MTL	2' - 10"	7' - 0"				
B03	HM	03	F	MTL	2' - 10"	7' - 0"		90MIN		RATED DOOR, W/ CLOSER
ALLEY										
EX01	HM	03	F	MTL	3' - 0"	6' - 8"		90MIN		RATED DOOR, W/ CLOSER
LEVEL 1										
EX03	AL	01	SG2 : SG 2	ALU/GL	3' - 5 3/4"	6' - 11 1/4"				
S01	HM	03	F	MTL	2' - 8"	6' - 8"		45MIN		RATED DOOR, W/ CLOSER
LEVEL 2										
EX04	AL	05	SG	ALU/GL	3' - 2"	8' - 0"				
S02	HM	03	F	MTL	3' - 0"	7' - 0"		45MIN		RATED DOOR, W/ CLOSER
LEVEL 3										
EX05	AL	05	SG	ALU/GL	3' - 2"	8' - 0"				
S03	HM	03	F	MTL	3' - 0"	7' - 0"		45MIN		RATED DOOR, W/ CLOSER
LEVEL 4										
EX06	AL	05	SG	ALU/GL	3' - 2"	8' - 0"				
EX07	AL	05	SG	ALU/GL	3' - 2"	8' - 0"				
S04	HM	03	F	MTL	3' - 0"	7' - 0"		45MIN		RATED DOOR, W/ CLOSER
S05	HM	03	F	MTL	3' - 0"	7' - 0"		45MIN		RATED DOOR, W/ CLOSER
LEVEL 5										
EX08	AL	05	SG	ALU/GL	3' - 2"	8' - 0"				
S06	HM	03	F	MTL	3' - 0"	7' - 0"		45MIN		RATED DOOR, W/ CLOSER
LEVEL 6										
EX10	AL	05	SG	ALU/GL	8' - 0 27/32"	7' - 10 11/16"				
S07	HM	03	F	MTL	3' - 0"	7' - 0"		45MIN		RATED DOOR, W/ CLOSER
			SG							
LEVEL 7 ROOF STRUCT										
EX11	AL	05	SG	ALU/GL	3' - 2"	7' - 0"				
EX12	AL	05	SG	ALU/GL	3' - 2"	7' - 0"				
S08	HM	03	F	MTL	3' - 0"	7' - 0"		45MIN		RATED DOOR, W/ CLOSER

DOOR TYPE SCHEDULE

MARK	FRAME DETAILS MATL	FRAME DETAILS TYPE	DOOR DETAILS PANEL	DOOR DETAILS MATL	DOOR DETAILS WIDTH	DOOR DETAILS HEIGHT	DOOR DETAILS THK	FIRE RATING	HDWR SET	REMARKS
A1	WD	01	F	WD	2' - 10"	7' - 0"				TYPICAL IN-UNIT DOOR
A2	WD	01	F	WD	2' - 6"	7' - 0"				STORAGE
B1	WD	01	F	WD	2' - 6"	7' - 0"				BATHROOM
C1	WD	01	F	WD	2' - 0"	7' - 0"				CLOSET
C2	WD	01	F	WD	2' - 4"	7' - 0"				CLOSET
C12	WD	02	F, F	WD	3' - 6"	7' - 0"				DOUBLE DOOR
D2	WD	02	F, F	WD	4' - 6"	7' - 0"				DOUBLE CLOSET
P1	WD	01	P	WD	3' - 0"	7' - 0"				POCKET DOOR
P2	WD	01	P	WD	2' - 6"	7' - 0"				POCKET DOOR

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No. 50008
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DATE ISSUED: 04 JAN 2023
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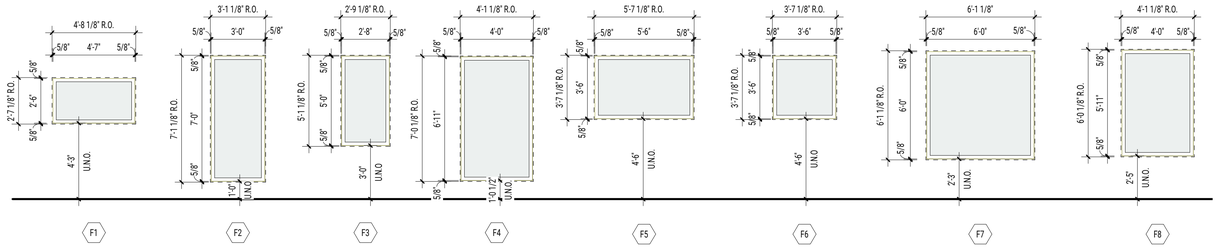
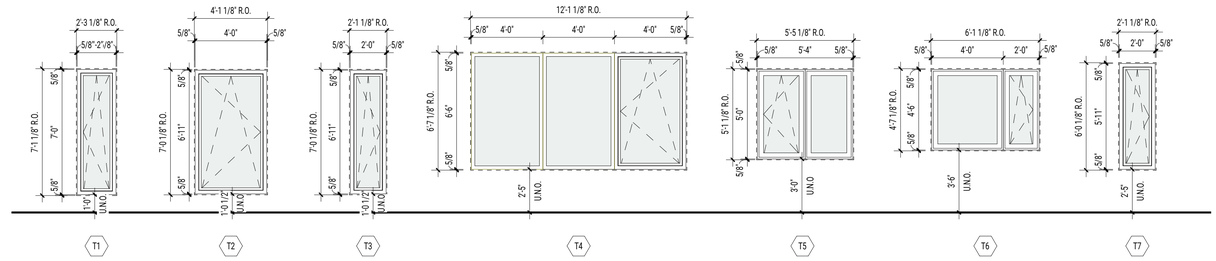
SCALE: As indicated
DRAWN BY: ED, MN, AY

DOOR TYPES AND SCHEDULE

A-710

WINDOW TYPES





REFER TO ELEVATIONS FOR SWING DIRECTIONS

WINDOW SCHEDULE

TYPE MARK	HEIGHT	WIDTH	SILL HEIGHT	MATERIAL	OPERATION	MODEL	MANUFACTURER	FINISH	COMMENTS
F1	2' - 6"	4' - 7"	5' - 3"	ALUMINUM	FIXED	MB-79N SI	ALUPROF S.A.		
F2	7' - 0"	3' - 0"	1' - 0"	ALUMINUM	FIXED	MB-79N SI	ALUPROF S.A.		FIRE RATED GLAZING
F3	5' - 0"	2' - 8"	3' - 0"	ALUMINUM	FIXED	MB-79N SI	ALUPROF S.A.		FIRE RATED GLAZING
F3	5' - 0"	2' - 8"	3' - 11"	ALUMINUM	FIXED	MB-79N SI	ALUPROF S.A.		FIRE RATED GLAZING
F4	6' - 11"	4' - 0"	0' - 6 1/2"	ALUMINUM	FIXED	MB-79N SI	ALUPROF S.A.		
F4	6' - 11"	4' - 0"	1' - 0 1/2"	ALUMINUM	FIXED	MB-79N SI	ALUPROF S.A.		
F5	3' - 6"	5' - 6"	4' - 6"	ALUMINUM	FIXED	MB-79N SI	ALUPROF S.A.		FIRE RATED GLAZING
F6	3' - 6"	3' - 6"	4' - 6"	ALUMINUM	FIXED	MB-79N SI	ALUPROF S.A.		
F6	3' - 6"	3' - 6"	4' - 6"	ALUMINUM	FIXED	MB-79N SI	ALUPROF S.A.		FIRE RATED GLAZING
F7	6' - 0"	6' - 0"	2' - 3"	ALUMINUM	FIXED	MB-79N SI	ALUPROF S.A.		
F8	5' - 11"	4' - 0"	2' - 5"	ALUMINUM	FIXED	MB-79N SI	ALUPROF S.A.		
T1	7' - 0"	2' - 2"	1' - 0"	ALUMINUM	TILT/TURN	MB-79N SI	ALUPROF S.A.		
T2	6' - 11"	4' - 0"	0' - 6 1/2"	ALUMINUM	TILT/TURN	MB-79N SI	ALUPROF S.A.		
T2	6' - 11"	4' - 0"	1' - 0 1/2"	ALUMINUM	TILT/TURN	MB-79N SI	ALUPROF S.A.		
T3	6' - 11"	2' - 0"	1' - 0 1/2"	ALUMINUM	TILT/TURN	MB-79N SI	ALUPROF S.A.		GLASS JULIET SPACED OFF FRAME
T4	6' - 6"	3' - 0"	2' - 5"	ALUMINUM	3X TILT/TURN & FIXED	MB-79N SI	ALUPROF S.A.		
T5	5' - 0"	5' - 4"	3' - 0"	ALUMINUM	2X TILT/TURN & FIXED	MB-79N SI	ALUPROF S.A.		
T6	4' - 6"	6' - 0"	3' - 6"	ALUMINUM	2X TILT/TURN & FIXED	MB-79N SI	ALUPROF S.A.		
T7	5' - 11"	2' - 0"	2' - 5"	ALUMINUM	TILT/TURN	MB-79N SI	ALUPROF S.A.		

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BOSTON
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ISSUE LOG:

PROJECT NAME:
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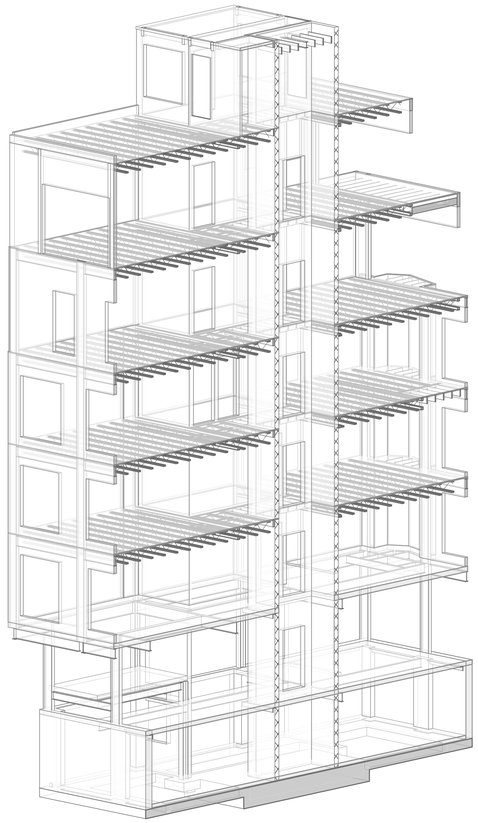
ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 04 JAN 2023
PROJECT #: 21012
SCALE: As indicated
DRAWN BY: ED, MN, AY

WINDOW TYPES AND SCHEDULE

A-720



SECTION ISOMETRIC
SCALE:



FULL ISOMETRIC
SCALE:

ISOMETRIC VIEWS

1. ISOMETRIC VIEWS ARE PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.
2. CERTAIN ELEMENTS MAY BE OMITTED FROM ISOMETRIC VIEWS, REFER TO PLANS, SECTIONS, AND DETAILS FOR ALL INFORMATION.

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STRUCTURAL ENGINEERING

CD SET

MARK: DATE: DESCRIPTION:

ISSUE LOG:

PROJECT
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BOSTON, MA, 02115

DATE ISSUED: 23 NOV 2022
PROJECT NO. 21012
SCALE: 3/8" = 1'-0"
DRAWN BY: WFL, ASY

ISOMETRIC VIEWS

S0.0

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STATE BUILDING CODE OF THE COMMONWEALTH OF MASSACHUSETTS, NINTH EDITION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. WHERE DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION COULD AFFECT THE NEW CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE FIELD MEASUREMENTS IN TIME FOR THEIR INCORPORATION IN THE SHOP DRAWINGS. THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES THAT MAY EXIST.
3. SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, SLOPES, LOCATIONS OF DEPRESSED FLOOR AREAS, AND FLOOR OPENINGS. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
4. PRINCIPAL OPENINGS THROUGH THE FRAMING ARE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE STRUCTURAL, ARCHITECTURAL AND MECHANICAL DRAWINGS FOR THE REQUIRED OPENINGS AND SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH THE MECHANICAL CONTRACTOR. PROVIDING ALL OPENINGS REQUIRED BY THE MECHANICAL, ELECTRICAL, OR PLUMBING TRADES SHALL BE A PART OF THE GENERAL CONTRACT, WHETHER OR NOT SHOWN IN THE STRUCTURAL DRAWINGS. ANY DEVIATION FROM THE OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR REVIEW.
5. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE INCLUDED IN THE CONTRACTOR'S WORK.
6. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT STRUCTURES, PROPERTY, HIS WORKMEN, AND THE PUBLIC, AS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
7. STRUCTURAL DRAWINGS MAY REPRESENT CONSTRUCTION WITH A REFERENCE SCALE. DUE TO THE INHERENT PROCESS OF DRAWING DEVELOPMENT AND PRESENTATION NOT ALL WORK MAY BE SHOWN "EXACT" IN THAT SCALE. DO NOT "SCALE" DRAWINGS TO OBTAIN ANY MISSING INFORMATION OR TO INTERPRET ANY INFORMATION NOT SPECIFICALLY DIMENSIONED FOR "EXACT" DETAILING OR CONSTRUCTION PURPOSES.
8. THE CONTRACT DOCUMENTS REPRESENT FINAL CONDITIONS. STABILITY OF THE STRUCTURE DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY, INCLUDES, BUT IS NOT LIMITED TO, THE DESIGN AND FURNISH OF TEMPORARY SUPPORTS, SHORING AND/OR BRACING REQUIRED FOR SAFETY AND STABILITY DURING CONSTRUCTION.

FOUNDATIONS:

1. THE FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY KMM GEOTECHNICAL CONSULTANT, INC. DATED MAY 9, 2022.
2. THE FOUNDATION DESIGN IS BASED ON AN ALLOWABLE BEARING CAPACITY OF 6,000 PSF. ALL EXCAVATIONS FOR FOOTINGS SHALL EXTEND DOWN TO SUITABLE BEARING SUBGRADE AS DETERMINED BY A GEOTECHNICAL ENGINEER.
3. UNSUITABLE MATERIAL SHALL BE REMOVED DOWN TO SOUND BEARING AND REPLACED WITH WELL COMPACTED FILL. THE GEOTECHNICAL ENGINEER SHALL BE CONSULTED TO DETERMINE WHAT IS DEEMED SUITABLE MATERIAL.
4. EXTERIOR FOOTINGS THAT WILL BE EXPOSED TO FREEZE THAW CYCLES SHALL EXTEND A MINIMUM OF 4'-0" BELOW FINISHED GRADE.
5. FOUNDATIONS SHALL NOT BE PLACED ON FROZEN GROUND OR IN PUDDLED WATER.
6. UNLESS DIRECTED OTHERWISE BY THE GEOTECHNICAL ENGINEER, ALL FOOTINGS EXCAVATIONS SHALL BE FINISHED BY HAND.
7. ALL FOOTINGS AND PIERS SHALL BE CENTERED BELOW THE MEMBERS THEY SUPPORT, UNLESS NOTED OTHERWISE.
8. ALL DOWELS INTO FOUNDATIONS SHALL MATCH THE SIZE, QUANTITY, AND SPACING OF THE WALL, COLUMN, PIER, ETC. ABOVE, UNLESS NOTED OTHERWISE.
9. ALL WALLS SHALL BE TEMPORARILY BRACED UNTIL THE PERMANENT WALL BRACING IS IN PLACE. THE WALL SHALL NOT BE BACKFILLED UNTIL THE PERMANENT BRACING IS IN-PLACE, UNLESS THE CONTRACTOR HAS PROVIDED BRACING SPECIFICALLY DESIGNED FOR THOSE LOADS. AT WALLS THAT HAVE FILL ON BOTH SIDES, THE WALL SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES, IN ORDER TO NOT CREATE AN UNBALANCED SOIL LOADING ON THE WALL.
10. CONTRACTOR SHALL COORDINATE ALL UNDERFLOOR DRAINAGE AND PLUMBING WITH THE MEP AND GEOTECHNICAL DRAWINGS.
11. THE CONTRACTOR SHALL PROVIDE CONTROL OF GROUNDWATER LEVELS (DEWATERING) AS REQUIRED TO COMPLETE THE FOUNDATION WORK IN THE DRY. THE METHOD OF DEWATERING SHALL NOT ADVERSELY IMPACT THE GROUND WATER LEVEL OF ADJACENT STRUCTURES.

DRAWING LIST

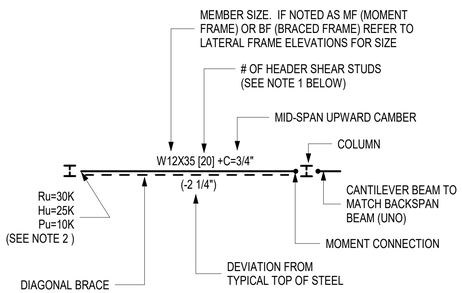
DRAWING #	DRAWING NAME
S0.0	ISOMETRIC VIEWS
S0.1	GENERAL NOTES I
S0.2	GENERAL NOTES II
S0.3	GENERAL NOTES III
S0.4	LOADING PLANS
S1.1	FOUNDATION PLAN
S1.2	LEVEL 1 & 2 FRAMING PLANS
S1.3	LEVEL 3 & 4 FRAMING PLANS
S1.4	LEVEL 5 & 6 FRAMING PLANS
S1.5	ROOF & HEADHOUSE FRAMING PLANS
S2.0	COLUMN SCHEDULE
S3.0	LATERAL FRAME ELEVATIONS
S4.1	TYPICAL CONCRETE DETAILS I
S4.2	TYPICAL CONCRETE DETAILS II
S4.3	TYPICAL CONCRETE DETAILS III
S4.4	TYPICAL CONCRETE DETAILS IV
S5.1	TYPICAL STEEL DETAILS I
S5.2	TYPICAL STEEL DETAILS II
S5.3	TYPICAL STEEL DETAILS III
S5.4	TYPICAL STEEL DETAILS IV
S5.5	TYPICAL STEEL DETAILS V
S6.1	WOOD DETAILS I
S6.2	WOOD DETAILS II
S6.3	WOOD DETAILS III
S6.4	WOOD DETAILS IV
S6.5	WOOD DETAILS IV
S6.6	WOOD DETAILS V
S6.7	WOOD DETAILS VI
S6.8	WOOD DETAILS VIII
S6.9	WOOD DETAILS VIII
S8.1	CMU DETAILS I
S8.2	CMU DETAILS II

WOOD FRAMING:

1. LUMBER AND ITS FASTENINGS, SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS OF STRESS-GRADE LUMBER AND ITS FASTENINGS, CURRENT EDITION, AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. CURRENT EDITION OF WOOD GRADING RULES ARE TO BE FOLLOWED. ALL CONNECTIONS SHALL CONFORM TO THE CURRENT EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AND THE CONTRACT DOCUMENTS.
2. UNLESS OTHERWISE NOTED, ALL JOISTS, STUDS, LINTELS/HEADERS AND PLATES SHALL BE SPRUCE-PINE-FIR (SPF) NO.2 WITH Fc=1,150PSI; Fb=875PSI; Fv=135PSI; E=1,400,00PSI (MC19). SOLID WOOD POSTS SHALL BE DOUGLAS-FIR LARCH NO.2 WITH Fc=1,350 PSI. LUMBER SIZES SHOWN IN THE DRAWINGS ARE NOMINAL SIZE. ACTUAL SIZES SHALL CONFORM TO AMERICAN LUMBER STANDARD PS-20-70.
3. MATERIALS MUST BE GRADE MARKED.
4. FOR OVERLAY FRAMING AT ROOFS OR OTHER CONVENTIONAL ROOF FRAMING, CONTRACTOR SHALL PROVIDE 2X FRAMING IN ACCORDANCE WITH ROOF RAFTER TABLE IN THE APPLICABLE BUILDING CODE.
5. POSTS SUPPORTING HEADERS AND BEAMS SHALL CONTINUE FROM POINT OF LOAD APPLICATION TO THE FOUNDATION.
6. ALL FLUSH CONNECTIONS SHALL HAVE METAL BEAM OR JOIST HANGERS.
7. ALL BEAM OVER POST CONNECTIONS SHALL HAVE A METAL POST CAP, SUCH AS SIMPSON LPC OR BC TYPE POST CAPS, U.N.O.
8. BOLT HOLES THROUGH WOOD SHALL BE DRILLED 1/16" MAXIMUM LARGER THEN THE DIAMETER OF THE BOLTS TO BE INSTALLED.
9. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS AT HEAD AND NUT ENDS.
10. EDGE OF A BORED HOLE SHALL NOT BE WITHIN 5/8 INCH OF THE STUDS EDGE. BORED HOLES SHALL NOT BE LOCATED AT CUT OR NOTCH IN THE STUDS.
11. ALL WOOD FRAMING EXPOSED TO WEATHER SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE NO. 2 OR BETTER.
12. PRESERVATIVE-TREATED PSLs MAY BE DRILLED OR CUT TO LENGTH (IF APPROVED BY EOR), BUT SHALL NOT BE RIPPED, NOTCHED, OR RESIZED ALONG THE LENGTH OF THE MEMBER.
13. FRAMING LUMBER SHALL BE SOUND, THOROUGHLY SEASONED, SURFACED FOUR SIDES, WELL MANUFACTURED AND FREE FROM WARP NOT CORRECTABLE BY BRIDGING, BLOCKING OR NAILING. MOISTURE CONTENT SHALL BE A MAXIMUM OF 19 PERCENT.
14. WOOD STRUCTURAL PANELS SHALL BE INSTALLED WITH A 1/8" GAP BETWEEN PANEL ENDS AND EDGES.
15. ALL INTERIOR LOAD BEARING WALLS SHALL HAVE ONE ROW OF BLOCKING AT THE MID-HEIGHT OF THE STUDS. ANY WALL THAT IS NOT SHEATHED ON BOTH SIDES WITH EITHER WOOD STRUCTURAL PANELS OR GYPSUM BOARD, SHALL HAVE WOOD BLOCKING SPACED AT NO MORE THAN 4'-0" O.C.
16. WOOD JOISTS JOISTS SHALL BE TOE NAILED TO WOOD SUPPORT WITH TWO 10D NAILS.
17. WOOD JOISTS SHALL HAVE MINIMUM BEARING OF 1 1/2".
18. WOOD JOIST ENDS SHALL BE LAPPED OVER BEARING AND NAILED TOGETHER WITH 3-16D NAILS; MINIMUM LAP, 4".
19. JOIST OVERHANG SHALL NOT EXCEED 12" UNLESS OTHERWISE NOTED.
20. JOIST BRIDGING SHALL BE PROVIDED AT ALL JOIST SPANS EXCEEDING 8FT AND BE INSTALLED IN AN OFFSET FASHION. MAXIMUM SPACING = 8FT. JOIST BLOCKING SHALL BE FULL DEPTH TO MATCH THE JOIST DEPTH.
21. AT FLOOR OPENING UP TO 2'-0" IN WIDTH, DOUBLE THE JOISTS AT EACH SIDE OF THE OPENING. AT LARGER OPENINGS NOT SHOWN ON THE FRAMING PLAN SHALL BE CALLED TO THE ATTENTION OF THE E.O.R.
22. BUILT-UP STUDS COLUMNS SHALL BE NAILED TOGETHER AS FOLLOWS (D=NAIL DIAMETER):
23. POST NAILING - ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF COLUMN.
24. POST NAILING - ALL NAILS SHALL PENETRATE ALL LAMINATIONS AND AT LEAST 3/4 THE THICKNESS OF THE OUTERMOST LAMINATION.
25. POST NAILING - THE NAIL END DISTANCE FROM THE END OF COLUMN SHALL BE BETWEEN 15D AND 18D
26. POST NAILING - THE SPACING BETWEEN ADJACENT NAILS IN A ROW SHALL NOT BE GREATER THAN EITHER 20D OR 6"TMIN (WHERE TMIN=THICKNESS OF THE THINNEST LAMINATION)
27. POST NAILING - THE SPACING BETWEEN ROWS OF NAILS SHALL BE BETWEEN 10D AND 20D
28. POST NAILING - THE NAIL EDGE DISTANCE SHALL BE BETWEEN 5D AND 20D
29. POST NAILING - PROVIDE 2 LONGITUDINAL ROWS OF NAILS MINIMUM.
30. SOLE PLATES SHALL BE NAILED TO SUBFLOOR AND JOISTS WITH 16D NAILS AT EACH JOIST. SEE SHEAR WALL NAILING SCHEDULES FOR ADDITONAL NAILING REQUIREMENTS.
31. TOP PLATES FOR BEARING PARTITIONS SHALL BE TWO 2x (STUD WALL DEPTH) OR A CONTINUOUS HEADER. PLATE MEMBERS OF PRINCIPAL PARTITIONS SHALL BE LAPPED A MINIMUM OF 48" AND NAILED WITH (16)-16D STAGGERED. WHERE 48" LAP CANNOT BE ACHIEVED, A CS16 STRAP WITH (22)-10D NAILS SHOULD BE USED TO SPLICE THE PLATE.
32. TOP PLATES FOR NON-BEARING PARTITIONS TO BE DOUBLE. NAIL PLATE TO STUD WITH TWO 16D NAILS. WHEN TOP PLATE IS PARALLEL TO CEILING OR FLOOR FRAMING INSTALL 2 X 4 CROSS BLOCKING NOT MORE THAN 4'-0"O.C.
33. WHEN TOP PLATES ARE CUT FOR PIPING OR DUCT WORK, REINFORCE WITH STEEL STRAPS.
34. SILL PLATES AT BEARING DIRECTLY ON CONCRETE SHALL BE PRESSURE TREATED LUMBER, 0.25CCA MINIMUM SOUTHERN PINE NO.2 OR BETTER.
35. BEAMS AND GIRDERS WILL NOT REST LESS THAN 4" ON SUPPORTS.
36. WHERE BEAMS AND GIRDERS OF NOMINAL 2" MEMBERS ARE SPECIFIED, NAIL TOGETHER WITH TWO ROWS OF 16D NAILS SPACED NOT MORE THAN 24"O.C., LOCATE END JOISTS IN MEMBERS OVER SUPPORTS.
37. ALL BEAMS MUST SPLICE ONLY OVER SUPPORTS UNLESS SPECIFICALLY INSTRUCTED OTHERWISE BY STRUCTURAL ENGINEER.
38. ALL BUILT-UP WOOD BEAMS WIDER THAN 6"WILL BE BOLTED WITH 5/8"DIAMETER THROUGH-BOLTS AT 2'-0" O.C. STAGGERED SPACING, UNLESS OTHERWISE NOTED.
39. ALL INTERIOR WALLS SHALL HAVE A JOIST LOCATED DIRECTLY BELOW (AT PARALLEL WALLS) OR CONTINUOUS BLOCKING (AT PERPENDICULAR WALLS).
40. NAILING INSTALLATION AND MATERIAL ARE TO BE IN COMPLIANCE WITH A.I.T.C., NDS AND IN ACCORDANCE WITH THE APPLICABLE LOCAL BUILDING CODE.
41. NAILS SHALL HAVE A MINIMUM PENETRATION OF 6 TIMES THE WIRE DIAMETER UNLESS OTHERWISE NOTED ON PLANS.
42. EDGE DISTANCE FOR ALL NAILS SHALL BE MINIMUM OF 2 TIMES THE WIRE DIAMETER UNLESS OTHERWISE NOTED ON PLANS.
43. ALL NAILS SHOWN IN NAILING SCHEDULE SHALL BE COMMON. THREADED, HARDENED STEEL NAILS MAY BE SUBSTITUTED FOR COMMON SIZE NAILS OF CORRESPONDING SIZE FOR PLYWOOD. USE ANNULAR-RING, COMMON WIRE, GALVANIZED NAILS FOR PLYWOOD. GALVANIZED NAILS SHALL BE HOT-DIP GALVANIZED, ASTM-A153.
44. ALL FASTENERS USED IN PRESSURE TREATED WOOD SHALL BE COATED, TREATED, AND APPROVED FOR USE IN PRESSURE TREATED WOOD.
45. ALL FASTENERS USED IN FIRE TREATED LUMBER SHALL BE COATED AND APPROVED FOR THAT USE BY THE MANUFACTURER.
46. BORED HOLES IN WOOD STUD WALLS SHALL NOT EXCEED A DIAMETER GREATER THAN 40% OF THE STUD DEPTH, I.E. 2x4 SHALL NOT HAVE A HOLE GREATER THAN 1 3/8" DIAMETER. HOLE EDGE SHALL BE 5/8" CLEAR OF STUD EDGE. WOOD POSTS SHALL NOT HAVE BORED HOLES WITHOUT APPROVAL FROM E.O.R.

LVL, PSL, GLULAM (GL) LUMBER:

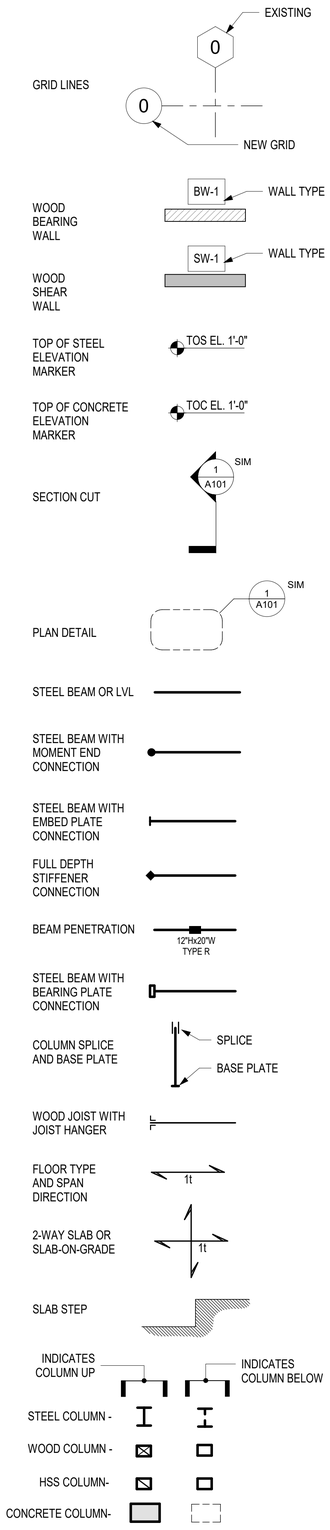
1. "LVL" LUMBER SHALL BE FABRICATED FROM ULTRASONICALLY GRADED SOUTHERN PINE VENEERS IN ACCORDANCE WITH NER 126.
2. "PSL" LUMBER SHALL BE FABRICATED FROM LONG, THIN STRANDS OF EITHER EASTERN OR WESTERN SPECIES WOOD BONDED TOGETHER WITH A MICROWAVE PROCESS.
3. EASTERN "PSL" LUMBER (ES) MAY INCLUDE SOUTHERN PINE OR YELLOW POPLAR. WESTERN "PS LUMBER (WS) MAY INCLUDE DOUGLAS FIR, LODGEPOLE PINE, WESTERN HEMLOCK OR WHITE FIR.
4. "PSL" LUMBER SHALL BE FABRICATED IN PARALLEL STRANDS (PSL) IN CONFORMANCE WITH NER 292.
5. "GL" LUMBER SHALL BE FABRICATED FROM LAMINATED 2X LUMBER ACCORDING TO STANDARDS SET FORTH IN NDS AND OTHER APPLICABLE CODES.
6. HEAL CUTS ON BEAMS MUST NOT OVERHANG INSIDE FACE OF SUPPORT MEMBER.
7. "LVL" AND "PSL" MEMBERS SHALL BE FABRICATED WITHOUT CAMBER. GLULAM MEMBERS MAY BE CAMBERED TO REMOVE DEAD LOAD DEFLECTION.
8. THE "LVL", "PSL" AND "GL" MEMBERS SHALL BE PROTECTED FROM THE WEATHER WHILE IN STORAGE. CARE SHALL BE EXERCISED DURING HANDLING TO PREVENT DAMAGE TO THE SAME.
9. ADHESIVES SHALL COMPLY WITH ASTM D2559-76 ADHESIVES FOR STRUCTURAL LAMINATED PRODUCTS FOR USE UNDER EXTERIOR (WET USE) EXPOSURE CONDITIONS.
10. PRIOR TO START OF ERECTION, VERIFY THE LOCATIONS AND ELEVATION OF ALL BEARING SURFACES AND EMBEDDED ANCHORS. REPORT ANY DEVIATIONS TO THE GENERAL CONTRACTOR. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED. TAKE MEASUREMENTS ON SITE AS REQUIRED FOR CORRECT FABRICATION AND INSTALLATION.
11. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM DESIGN STRESSES:
    - A. SHEAR MODULUS OF ELASTICITY (G)
        - a. LVL=125,000 PSI
        - b. PSL (COLUMN)=112,500 PSI
        - c. PSL (BEAM)=112,500 PSI
        - d. GL=125,000 PSI
    - B. MODULUS OF ELASTICITY (E)
        - a. LVL=2.0X10^6 PSI
        - b. PSL (COLUMN)=1.8X10^6 PSI
        - c. PSL (BEAM)=2.0X10^6 PSI
        - d. GL=2.0X10^6 PSI
    - C. FLEXURAL STRESS (F'B)
        - a. LVL=2,600 PSI
        - b. PSL (COLUMN)=2,400 PSI
        - c. PSL (BEAM)=2,900 PSI
        - d. GL=2,400 PSI
    - D. COMPRESSION PERPENDICULAR TO THE GRAIN (F'CPERP)
        - a. LVL=750 PSI
        - b. PSL (COLUMN)=545 PSI
        - c. PSL (BEAM)=625 PSI
        - d. GL=740 PSI
    - E. COMPRESSION PARALLEL TO GRAIN (F'CPARALLEL)
        - a. LVL=2,510 PSI
        - b. PSL (COLUMN)=2,500 PSI
        - c. PSL (BEAM)=2,900 PSI
        - d. GL=2,400 PSI
    - F. HORIZONTAL SHEAR (FV)
        - a. LVL=285 PSI
        - b. PSL (COLUMN)=190 PSI
        - c. PSL (BEAM)=290 PSI
        - d. GL=290 PSI



BEAM LEGEND

NOTES:

1. STUD COUNTS ARE SHOWN ON PLAN. THE FOLLOWING MINIMUMS SHALL BE PROVIDED AT ALL BEAMS: (a) AT MOMENT FRAME AND BRACED FRAME BEAMS PROVIDE A MINIMUM OF (1) SHEAR STUD PER 1 FT ; (b) AT ALL OTHER BEAMS PROVIDE A MINIMUM OF (1) SHEAR STUD PER 2 FT
2. THE GENERAL NOTES PROVIDE END SHEAR REACTIONS FOR BEAM CONNECTION DESIGN. WHERE BEAM END REACTIONS ARE POSTED ON PLAN, THE GREATER OF THE GENERAL NOTES AND THE POSTED VALUE SHALL BE USED FOR DESIGN. BEAM END REACTIONS POSTED ON PLANS ARE FACTORED.
    - Ru= FACTORED SHEAR REACTION (VERTICAL DIRECTION)
    - Hu= FACTORED SHEAR REACTION (HORIZONTAL DIRECTION)
    - Pu= FACTORED AXIAL LOAD
    - Tu= FACTORED TORSION LOAD
    - Mux= FACTORED STRONG AXIS MOMENT
    - Muy= FACTORED WEAK AXIS MOMENT



ABBREVIATIONS:

ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
AISC	AMERICAN INSTIT. OF STEEL CONSTR.
ALT	ALTERNATE
ARCH	ARCHITECT
ASD	ALLOWABLE STRESS DESIGN
AWS	AMERICAN WELDING SOCIETY
BF	BRACED FRAME
BOT	BOTTOM
BOF	BOTTOM OF FOOTING
BRG	BEARING
BLDG	BUILDING
CB	CONCRETE BEAM
CIP	CAST-IN-PLACE
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CJ	CONSTRUCTION JOINT
CONT	CONTINUOUS
CNTR	CENTERED
D&E	DRILL AND EPOXY
DEPR	DEPRESSION
DET	DETAIL
DIA	DIAMETER
Ø	DIAMETER
DIM	DIMENSION
DIR	DIRECTION
DN	DOWN
DO	DITTO
DWG	DRAWING
DWLS	DOWELS
(E)	EXISTING
EA	EACH
EE	EACH END
EF	EACH FACE
EL	ELEVATION
ELEV	ELEVATOR
EQ	EQUAL
EF	EACH FACE
EW	EACH WAY
EXP ANC	EXPANSION ANCHOR
EXP JT	EXPANSION JOINT
FND	FOUNDATION
FIN FLR	FINISHED FLOOR
FLR	FLOOR
FRT	FIRE-RETARDANT TREATED
FT	FEET
FTG	FOOTING
FV	FIELD VERIFY
GT	GIRDER TRUSS
HORIZ	HORIZONTAL
HP	HIGH POINT
HSS	HOLLOW STRUCTURAL SECTION
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IN	INCH
K	KIP=1000 LBS
LLV	LONG LEG VERTICAL
LLH	LONG LEG HORIZONTAL
LP	LOW POINT
LRFD	LOAD RESISTANCE FACTOR DESIGN
LSV	LONG SIDE VERTICAL
LSH	LONG SIDE HORIZONTAL
LWC	LIGHTWEIGHT CONCRETE
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ	MEZZANINE
MF	MOMENT FRAME
(N)	NEW
NIC	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPG	OPENING
OWJ	OPEN-WEB JOIST/TRUSS (PREFABRICATED)
PT	POST-TENSIONED
PC	PILE CAP
PCI	PRECAST CONCRETE INSTITUTE
PL	PLATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
REF	REFERENCE
REINF	REINFORCING
RETG	RETAINING
SHT	SHEET
SIM	SIMILAR
SOG	SLAB-ON-GRADE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
T	TOP
T.O.	TOP OF
T&B	TOP AND BOTTOM
TB	TIE-BEAM
THK	THICK
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
WP	WORKPOINT
WWF	WELDED WIRE FABRIC

MONTE FRENCH DESIGN STUDIO (MFDS)
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STRUCTURAL ENGINEERING

CD SET

MARK: DATE: DESCRIPTION:

ISSUE LOG:

PROJECT
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GENERAL NOTES I

S0.1

REINFORCEMENT:

1. REINFORCEMENT DETAILING, FABRICATION, AND INSTALLATION SHALL CONFORM TO ACI 318-14, ACI DETAILING MANUAL LATEST EDITION (SP-66), AND CRSI MANUAL OF STANDARD PRACTICE LATEST EDITION.
2. STEEL REINFORCEMENT FOR REBARS, STIRRUPS, AND TIES SHALL CONFORM TO ASTM A615 GRADE 60. REBARS GREATER THAN #10 IN SIZE SHALL BE GRADE 75.
3. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185.
4. PROVIDE THE NECESSARY ACCESSORIES TO SUPPORT ALL REINFORCEMENT IN ITS INTENDED POSITION.
5. REFER TO CONCRETE COVER TABLE FOR MINIMUM PROTECTIVE COVERING FOR REINFORCEMENT.
6. WHERE CONTINUOUS REINFORCEMENT IS CALLED FOR, IT SHALL BE EXTENDED AROUND CORNERS, HOOKED AT DISCONTINUOUS ENDS, AND LAPPED WITH CLASS B TENSION SPLICES BETWEEN BAR SEGMENTS.
7. WWF FABRIC LAPS SHALL BE 8" OR 1.5 PANELS, WHICHEVER IS GREATER.
8. ALL HOOKS SHOWN ON DRAWINGS SHALL BE STANDARD HOOKS, UNLESS NOTED OTHERWISE.
9. PRIMARY BEAM FLEXURAL REINFORCEMENT SHALL BE PLACED IN A SINGLE TOP AND BOTTOM LAYER, U.N.O.
10. AT BEAMS DEEPER THAN 18", PROVIDE CONTINUOUS #4 SIDE BARS (EACH FACE) SPACED NO MORE THAN 12" O.C.
11. BEAMS SHALL HAVE A MINIMUM STIRRUP SIZE AND SPACING OF: #3 SPACED AT (BEAM DEPTH-3")/2 OR 24" MAX.
12. REINFORCEMENT SHOWN IN SECTIONS AND DETAILS IS INTENDED TO BE TYPICAL WHERE THAT SECTION APPLIES.
13. MINIMUM ADDITIONAL REINFORCEMENT SHALL BE PROVIDED AS FOLLOWS: (2)-#5 EACH SIDE OF OPENING (EXTEND 24" BEYOND OPENING EDGE), (2)-#4 x 48" LG AT EACH CORNER OF AN OPENING. SEE TYPICAL OPENING DETAILS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
14. DOWELS SHALL MATCH BAR SIZE AND NUMBER OF THE MAIN REINFORCING.
15. REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS.

METAL DECKING:

1. FABRICATE STEEL DECKING FROM STEEL TYPE ASTM A653 HAVING A MINIMUM YIELD STRENGTH OF 50 KSI, EXCEPT 16GA DECKING AND ROOF DECKING SHALL BE 33 KSI. ALL DECK SHALL BE DESIGNED, DETAILED, FABRICATED, AND INSTALLED IN ACCORDANCE WITH THE STEEL DECK INSTITUTE.
2. DECK GALVANIZING SHALL BE IN ACCORDANCE WITH ASTM A653. DECK COATINGS SHALL BE AS FOLLOWS: ROOF DECK - G60, PARKING DECKS - G90, DECKS EXPOSED TO WEATHER - G90, ALL OTHER LOCATIONS -G30.
3. SUBMIT ENGINEERED SHOP DRAWINGS INDICATING THE SIZE, GAGE, GRADE, AND FINISH OF ALL DECKING. INDICATE SIDELAP FASTENERS AND DECK WELDS. CLEARLY INDICATE ANY LOCATIONS THAT REQUIRE TEMPORARY SHORING.
4. DECK SUPPLIER SHALL DESIGN METAL DECKING TO SAFELY SUPPORT THE WET WEIGHT OF CONCRETE INCLUDING AN ALLOWANCE FOR PONDING AND AN INDUSTRY STANDARD CONSTRUCTION LIVE LOADING OF 20 PSF OR 150-LBS POINT LOAD ON A 1'-0" STRIP OF DECK. ANY SPANS WHICH REQUIRE TEMPORARY SHORING SHALL BE CLEARLY NOTED IN THE SHOP DRAWINGS, AND SHORING INSTALLED BY THE GENERAL CONTRACTOR. THE CONCRETE SUB SHALL PLACE THE SLAB IN A MANNER TO NOT EXCEED THESE CONSTRUCTION LIVE LOADS UNLESS ADDITIONAL MEASURES AND SHORING ARE UTILIZED.
5. COMPOSITE METAL DECK SHALL HAVE ADEQUATE COMPOSITE STRENGTH TO SAFELY SUPPORT THE PERMANENT FLOOR LOADING LISTED IN THE GENERAL NOTES.
6. THE DEFLECTION OF METAL DECK FROM THE WET WEIGHT OF CONCRETE SHALL NOT BE GREATER THAN 3/4" OR L/180, WHICHEVER IS SMALLER.
7. AT METAL ROOF DECK, THE MAXIMUM CEILING LOAD THAT CAN BE HUNG FROM THE DECK IS 50 LBS, PROVIDED THAT NO OTHER LOADS ARE HUNG FROM THE DECK IN A 30" RADIUS. DUCTWORK, PIPE, ETC SHALL BE HUNG DIRECTLY FROM STRUCTURAL STEEL BEAMS. PROVIDE SUPPLEMENTARY STEEL AS REQUIRED TO SPAN THE MEP LOADS DIRECTLY TO STEEL BEAMS.
8. DECK SHALL SPAN THREE OF MORE SUPPORTS WHERE POSSIBLE.
9. COMPOSITE METAL DECK SHALL BE FASTENED TO SUPPORTING BEAMS WITH 3/4" DIA. PUDDLE WELDS OR SHEAR CONNECTORS SPACED NO MORE THAN 12" O.C. SIDELAPS SHALL BE FASTENED AT NO MORE THAN 36" O.C. OR AT THE MIDSPAN, WHICHEVER IS LESS.
10. **************METAL ROOF DECK SHALL BE FASTENED AT SUPPORTS USING A 24/4 PATTERN WITH 5/8" DIA. PUDDLE WELDS. SIDELAPS SHALL BE FASTENED WITH #10 SCREWS AT 6" O.C.*************
11. COORDINATE FLOOR AND ROOF OPENINGS WITH THE ARCH AND MEP DRAWINGS. PROVIDE SUPPLEMENTAL FRAMING/REINFORCING PER THE TYPICAL DETAILS. OPENINGS THROUGH COMPOSITE METAL DECK THAT DO NOT HAVE A SUPPLEMENTAL STEEL SUPPORT FRAME SHALL NOT BE CUT UNTIL AFTER THE SLAB HAS BEEN POURED AND IS FULLY CURED.

STEEL JOISTS AND JOIST GIRDERS:

1. STEEL JOISTS AND JOIST GIRDERS SHALL BE DESIGNED, DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE CODE OF STANDARD PRACTICE AND SPECIFICATIONS OF THE STEEL JOIST INSTITUTE (SJI).
2. ALL JOISTS AND JOIST GIRDERS SHALL BE COATED WITH STANDARD SHOP PRIMER.
3. HORIZONTAL BRIDGING, WIND UPLIFT BRIDGING, AND ERECTION BRIDGING SHALL BE PROVIDED, SIZED, AND SPACED PER SJI SPECIFICATIONS. LINES OF BRIDGING SHALL BE TERMINATED WITH A MINIMUM OF ONE BAY CROSS BRIDGING. JOIST SUPPLIER SHALL BE RESPONSIBLE FOR SIZING AND SPECIFYING SPACING OF JOIST BRIDGING. BRIDGING SIZE AND SPACING SHALL BE NOTED ON THE JOIST PLACEMENT PLANS.
4. JOIST GIRDERS BRIDGING SHALL BE DESIGNED AND PROVIDED TO RESIST THE UPLIFT PRESSURES SPECIFIED.
5. ALL BRIDGING SHALL BE IN PLACE PRIOR TO APPLICATION OF LOADS.
6. BOTTOM CHORD CONNECTIONS SHALL ONLY BE MADE AFTER THE APPLICATION OF THE SUPERIMPOSED DEAD LOADS.
7. MINIMUM JOIST BEARING REQUIREMENTS ON STRUCTURAL STEEL SUPPORTS SHALL BE AS FOLLOWS: K-TYPE=2 1/2", LH-TYPE=4", JOIST GIRDERS=4".
8. MINIMUM JOIST BEARING REQUIREMENTS ON CONCRETE OR MASONRY SHALL BE AS FOLLOWS: K-TYPE=4", LH-TYPE=6", JOIST GIRDERS=6".
9. JOIST SEATS SHALL HAVE MINIMUM 1.9K ALLOWABLE ROLLOVER CAPACITY U.N.O.
10. JOIST TOP CHORD EXTENSIONS SHALL TYPE "R" U.N.O.
11. JOIST SUPPLIER SHALL DESIGN JOISTS AND SUBMIT CALCULATIONS FOR EACH JOIST TYPE. CALCULATIONS SHALL IDENTIFY ALL MEMBER SIZES AND MEMBER WELD LENGTHS AND WELD SIZES. CALCULATIONS SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT STATE.

CMU MASONRY:

1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", (ACI 530) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1), LATEST EDITIONS.
2. PROVIDE A CONCRETE MASONRY SYSTEM WITH A COMPRESSIVE STRENGTH (f'm) OF ***[2000, 2500, 3000]**** PSI AT 28 DAYS.
3. HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N TYPE 1 WITH A MINIMUM COMPRESSIVE STRENGTH OF ***[2000, 3250, 4500]*** PSI.
4. PROVIDE GROUT FOR REINFORCED MASONRY IN ACCORDANCE WITH ASTM C476 WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF AT LEAST f'm (PSI).
5. PROVIDE TYPE S MORTAR FOR REINFORCED MASONRY IN ACCORDANCE WITH ASTM C270.
6. PROVIDE REINFORCING BARS CONFORMING TO ASTM A615, GRADE 60.
7. PROVIDE CONTINUOUS 9 GAUGE DUR-O-WAL LADUR TRUSS TYPE HORIZONTAL JOINT REINFORCEMENT AT 16" VERTICAL SPACING TYPICALLY AND 8" VERTICAL SPACING IN PARAPETS. AT 10" AND 12" CMU WALLS, PROVIDE 3/16" DUR-O-WAL LADUR IN LIEU OF 9 GAGE.
8. PROVIDE BOND BEAMS WITH (2)-#5 CONTINUOUS AT THE TOP OF PARAPETS, EACH FLOOR LEVEL, AT MID-HEIGHT OF FLOORS WHERE FLOOR-FLOOR EXCEEDS 12'-0", AT ELEVATOR RAIL TIE-IN ELEVATIONS, AND WHERE SHOWN ON DRAWINGS.
9. USE PREFABRICATED "L" AND "T" HORIZONTAL JOINT REINFORCEMENT AT WALL INTERSECTIONS.
10. PROTECT CONCRETE MASONRY UNITS FROM ABSORBING MOISTURE AND WATER WHILE AT THE PLANT, DURING SHIPMENT, AND AT THE SITE DURING CONSTRUCTION.
11. LAY MASONRY UNITS WITH FULL MORTAR COVERAGE AT HEAD AND BED JOINTS OF FACE SHELLS AND AT WEBS ADJACENT TO CELLS FILLED WITH GROUT, IN THE STARTING COURSE ON FOOTINGS, SOLID FOUNDATION WALLS, AND PIERS, PILASTERS AND COLUMNS.
12. GROUT SOLID CELLS CONTAINING REINFORCING BARS, ANCHOR RODS OR HARDWARE. CONSOLIDATE GROUT IN PLACE BY VIBRATION TO INSURE COMPLETE FILLING OF THE CELLS. LIMIT HEIGHT OF GROUT PLACEMENTS TO FOUR (4) FOOT LIFTS UNLESS SPECIFIC HIGH LIFT GROUTING PROCEDURES ARE FOLLOWED.
13. PROVIDE ADEQUATE TEMPORARY BRACING DURING CONSTRUCTION TO WITHSTAND LATERAL LOADS AND THE PRESSURES OF THE FLUID GROUT. BRACE WALLS AS REQUIRED UNTIL PERMANENT LATERAL BRACING HAS BEEN INSTALLED.
14. TAKE NECESSARY PRECAUTIONS FOR MIXING AND PLACING MORTAR AND GROUT IN EITHER HOT OR COLD WEATHER, AS SET FORTH IN THE ACI "MASONRY STRUCTURE BUILDING CODE COMMENTARY".
15. PLACE POINTS OF BEARING ON TWO (2) COURSES OF HOLLOW MASONRY GROUTED SOLID OR TWO COURSES OF SOLID MASONRY.
16. TOOTH AND PATCH IN NEW MASONRY THAT INTERFACES WITH EXISTING MASONRY CONSTRUCTION. TOOTH EVERY OTHER COURSE AND PROVIDE A MINIMUM DEPTH OF THE TOOTH EQUAL TO 1/2 THE LENGTH OF THE NEW OR EXISTING MATERIAL, WHICHEVER IS LONGER.
17. PROVIDE A MINIMUM OF ONE #5 BAR AROUND OPENINGS IN MASONRY CONSTRUCTION. EXTEND HORIZONTAL BARS A MINIMUM OF 24 INCHES BEYOND THE CORNER OF THE OPENING. EXTEND VERTICAL BARS TO THE TOP AND BOTTOM OF THE WALL.
18. REINFORCING BARS ARE TO BE CENTERED IN CELLS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
19. REBAR SHALL HAVE A MINIMUM LAP LENGTH OF 48 BAR DIAMETERS UNLESS INDICATED OTHERWISE.

WOOD TRUSSES:

1. DESIGN AND FABRICATION OF WOOD TRUSSES SHALL CONFORM WITH THE FOLLOWING STANDARDS, "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION AND THE "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES" PUBLISHED BY THE TRUSS PLATE INSTITUTE.
2. WOOD TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THIS PROJECT. THEY SHALL BE DESIGNED FOR THE LOADS POSTED ON THE PLANS USING THE APPROPRIATE LOAD COMBINATIONS. IN ADDITION TO DEAD AND SNOW LOADING, ROOF TRUSSES SHALL BE DESIGNED FOR + AND - WIND LOADING.
3. STAMPED SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW PRIOR FABRICATION AND SHALL INCLUDE THE FOLLOWING INFORMATION. (1) PLAN LAYOUT WITH TRUSS IDENTIFICATION, (2) CALCULATIONS CLEARLY INDICATING APPLIED LOADING (3) INDIVIDUAL TRUSS DIAGRAMS INDICATING EACH MEMBER SIZE, GRADE, AND STRESSES (4) TRUSS DEFLECTIONS INCLUDING CREEP FOR DEAD LOADS (5) CONNECTOR TYPE. (6) ALL TRUSS END HANGERS SHALL BE CLEARLY INDICATED ON SHOP DRAWINGS (7) INCLUDE DETAILS SHOWING END BEARING CONDITIONS, INFRAMING BEAM CONNECTIONS, ETC (8) ALL TEMPORARY AND PERMANENT BRIDGING (9) ALL OTHER INFORMATION REQUIRED TO PROPERLY CONSTRUCT AND INSTALL THE WOOD TRUSSES.
4. TRUSS CONNECTORS SHALL BE GALVANIZED CONNECTORS AND BE A MINIMUM OF 20GA THICKNESS.
5. ENGINEER TO SPECIFY HURRICANE TIES AT ALL SUPPORT POINTS OF ROOF TRUSSES SIZED FOR THE CALCULATED UPLIFT LOADS.
6. ALL TRUSSES SHALL BEAR DIRECTLY ABOVE THE STUD BELOW SUCH THAT THE TRUSS REACTION IS TRANSFERRED DIRECTLY THROUGH THE TOP PLATE INTO THE STUD BELOW. THE TOP PLATES HAVE NOT BEEN SIZED TO SPAN BETWEEN STUDS AND THEREFORE SHALL NOT BE PLACED INTO BENDING.
7. ALL TRUSSES SHALL BE SECURELY BRACED DURING ERECTION AND FOR THE PERMANENT CONDITION PER THE TRUSS PLATE INSTITUTE RECOMMENDATIONS. ERECTION BRACING SHALL HOLD THE TRUSSES STRAIGHT AND PLUMB UNTIL THE DECKING AND PERMANENT BRACING HAS BEEN INSTALLED. ROOF TRUSSES SHALL BE BRACED AS REQUIRED FOR WIND UPLIFT LOADING CONDITIONS.
8. ALL TRUSSES SHALL BE STRONG BACKED PER THE MANUFACTURERS RECOMMENDATION BUT NO LESS THAN (1)-2x6 ON EDGE @ 10FT O.C.
9. THE GENERAL CONTRACTOR SHALL COORDINATE THE TRUSS GEOMETRY AS REQUIRED TO ACCOMMODATE THE MEP DUCT, PIPE, ETC REQUIREMENTS. ADDITIONALLY, ALL WOOD FLOOR TRUSSES SHALL HAVE A CENTER VIERENDEEL DUCT OPENING. COORDINATE SIZE AND LOCATION WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS.
10. AT SLOPED TOP CHORD ROOF TRUSSES, THE TOP CHORD SHALL NOT BE DEEPER THAN 4" (I.E. 2x4 TOP CHORD) IN ORDER TO ALLOW FOR CPVC FIRE PROTECTION LINES. IF 2X4 TOP CHORDS ARE NOT VIABLE, GC SHALL NOTIFY DEISGN TEAM DURING BIDDING AS FIRE PROTECTION LINES MAY REQUIRE A MATERIAL CHANGE.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL DESIGN CONFORMS TO THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDING, FOURTEENTH EDITION.
2. STRUCTURAL STEEL WORK SHALL CONFORM TO AISC 360-10 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", AISC 303-10 "CODE OF STANDARD PRACTICE FOR STEEL BUILDING & BRIDGES", AND AISC 341-10 AND SUPPLEMENTS "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS".
3. STRUCTURAL STEEL SHALL BE NEW MATERIAL THAT SATIFIES THE PROPERTY REQUIREMENTS INDICATED IN THE "STRUCTURAL STEEL MATERIAL PROPERTIES" SCHEDULE.
4. ALL STEEL SHALL BE COATED WITH SHOP PRIMER UNLESS STEEL IS TO BE FIREPROOFED (SEE ARCH DRAWINGS).
5. ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIP GALVANIZED. FIELD WELDS OF GALVANIZED MEMBERS SHALL BE TOUCHED UP USING A ZINC RICH PRIMER AFTER COMPLETION AND INSPECTION OF THE WELD.
6. INFILL BEAMS SHALL BE SPACED EQUALLY BETWEEN ESTABLISHED DIMENSIONS, U.N.O.
7. ALL SHOP AND FIELD WELDS TO CONFORM TO AWS D1.1-04 "STRUCTURAL WELDING CODE"
8. WELDED CONNECTIONS SHALL BE MADE BY CERTIFIED WELDERS USING FILLER METAL CONFORMING TO E70XX OR F7X-EXXX WITH LOW HYDROGEN.
9. WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIALS BEING WELDED, U.N.O.
10. ALL WELD SIZES SHALL BE THE MINIMUM REQUIRED SIZE BASED ON THE THICKNESS OF THE THICKER PART ACCORDING TO AISC TABLE J2.3 & J2.4.
11. ALL FILLET WELDS SHALL BE 1/4" THICK MINIMUM.
12. ALL AROUND WELDS SHALL BE DISCONTINUOUS AT THE FLANGE TIPS OF OPEN SECTIONS.
13. MEMBER SPLICES SHALL BE DESIGNED AND DETAILED TO DEVELOP THE FULL STRENGTH OF THE MEMBER OR COMPONENTS BEING CONNECTED.
14. STRUCTURAL STEEL DETAILS NOT SPECIFICALLY SHOWN SHALL BE TAKEN AS BEING SIMILAR TO THAT SHOWN IN CORRESPONDING CONDITIONS.
15. DETAILS AND CONNECTIONS EXPLICITLY DETAILED IN THE CONTRACT DRAWINGS MAY NOT BE ALTERED WITHOUT WRITTEN APPROVAL BY THE ENGINEER. ALTERED CONNECTIONS SHALL BE COMPLETELY DETAILED AND DESIGNED BY THE FABRICATOR'S ENGINEER AND CLEARLY MARKED ON THE SHOP DRAWINGS.
16. SUBMIT CALCULATIONS FOR CONNECTION DESIGNS NOT FULLY DETAILED ON DRAWINGS. DESIGN CONNECTIONS UNDER SUPERVISION OF REGISTERED PROFESSIONAL ENGINEER, REGISTERED IN THE STATE WHERE PROJECT IS BEING CONSTRUCTED, EMPLOYED BY THE STEEL FABRICATOR. DESIGN CALCULATIONS TO BE SEALED BY FABRICATOR'S REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SUBMITTED WITHOUT COMPLETE DESIGN CALCULATIONS WILL NOT BE REVIEWED.
17. WIDE FLANGE BEAM-TO-BEAM AND BEAM-TO-COLUMN CONNECTIONS SHALL MEET OR EXCEED THE FACTORED SHEAR DESIGN STRENGTH REQUIREMENTS (LRFD)(KIPS) INDICATED IN THE "WF BEAM FACTORED SHEAR DESIGN STRENGTH" SCHEDULE.
18. BEAM REACTIONS (Ru = "XX" KIPS INDICATED IN THE DRAWINGS SUPERSEDE THE TABLE ABOVE.
19. SEATED BEAM CONNECTIONS ARE NOT ALLOWED UNLESS USED FOR ERECTION PURPOSES ONLY.
20. THE MINIMUM THICKNESS FOR A STRUCTURAL CONNECTION PLATE IS 3/8".
21. BEAM AND GIRDER SHEAR CONNECTIONS TO COLUMNS SHALL BE DESIGNED AND DETAILED TO BE CAPABLE OF END ROTATION PER AISC.
22. CONNECTIONS WITH AXIAL LOAD THROUGH-FORCES AS INDICATED ON PLAN, SHALL BE DESIGNED FOR SHEAR AND AXIAL FORCES SIMULTANEOUSLY.
23. TENSION AND COMPRESSION MEMBER END CONNECTIONS SHALL DEVELOP THE FORCE DUE TO THE POSTED DESIGN LOAD, BUT NOT LESS THAN 100% OF THE TENSION CAPACITY OF THE MEMBER WHERE NO DESIGN LOAD IS POSTED. THE TENSION CAPACITY SHALL BE APPLIED AS A LOAD IN BOTH TENSIONS AND COMPRESSION.
24. ALL BOLTED STRUCTURAL CONNECTIONS SHALL BE MADE WITH 3/4" DIAMETER A325 BOLTS, MINIMUM.
25. ALL STRUCTURAL BOLTS SHALL BE TENSION CONTROLLED AS SPECIFIED IN AISC MANUAL TABLE J3.1 (14TH ED).
26. STRUCTURAL BOLTS CONFINED BY STRUCTURE GEOMETRY THAT CANNOT BE INSTALLED USING CONTROLLED BOLT TENSION, SHALL BE HAND TIGHTENED USING A WRENCH AND CLEARLY MARKED ON THE STRUCTURAL STEEL AS "HT".
27. PROVIDE FULL-DEPTH WELDED STIFFENER PLATES ON BOTH SIDES OF A BEAM WEB UNDER CONCENTRATED LOAD DUE TO A BEAM OVER COLUMN, COLUMN UP, OR STRUCTURAL HANGER CONDITION.
28. ALL CONNECTIONS AT HSS SECTIONS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC "LRFD SPECIFICATIONS FOR STEEL HOLLOW STRUCTURAL SECTIONS".
29. RECTANGULAR HSS MEMBERS ARE TO BE ORIENTED LLV U.N.O
30. ALL HSS SHAPES, EXCEPT DIAGONAL BRACING MEMBERS, ARE TO HAVE 1/4" CAP PLATES, FULLY SEAL WELDED ALL AROUND.
31. ALL STRUCTURAL STEEL, INCLUDING BASEPLATES AND TOP OF ANCHOR BOLTS, TO BE EXPOSED TO SOIL OR TO BE ENCASED IN CONCRETE SHALL BE COATED WITH 16 MILS COAL TAR EPOXY.
32. FIELD MODIFICATIONS OF STRUCTURAL STEEL MEMBERS AND CONNECTIONS, SHALL NOT BE MADE WITHOUT APPROVAL FROM THE ENGINEER.
33. BEAMS ARE NOT DESIGNED TO SUPPORT LATERAL LOADS, OR OUT-OF-PLANE BENDING, AT THE BOTTOM FLANGE THAT MAY RESULT OTHER TRADES. BEAMS SHALL BE BRACED OR SUPPORTED TO RESIST SUCH FORCES.
34. BEAM WEB PENETRATIONS OR COPES REQUIRED FOR COORDINATION WITH OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWINGS AND MADE IN THE SHOP WHENEVER POSSIBLE.
35. SPLICING OF STRUCTURAL MEMBERS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE ENGINEER UNLESS SPECIFICALLY INDICATED IN THE CONTRACT DRAWINGS.
36. DOUBLE ANGLE OR CHANNEL MEMBERS SHALL HAVE BOLTS PLATE SPACERS AT NO MORE THAN 4'-0" O.C. ALONG THE MEMBER LENGTH.

LIGHT GAGE STEEL FRAMING:

1. LIGHT GAGE STEEL FRAMING SHALL BE ENGINEERED AND DETAILED BY THE LIGHT GAGE SUBCONTRACTOR. SUBMIT SHOP DRAWINGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THIS PROJECT.
2. INFORMATION SHOWN ON THESE DRAWINGS THAT PERTAINS TO LIGHT GAGE METAL FRAMING IS ONLY SHOWN TO CONCEPTUALLY CONVEY ATTACHMENT POINTS TO THE BUILDING STRUCTURE OR TO INDICATE SPECIAL CONFIGURATIONS THAT ARE IMPORTANT TO THE FINISHED BUILDING.
3. REFER TO ARCHITECTURAL DRAWINGS FOR LIGHT GAGE LOCATIONS, CONFIGURATIONS, AND ASSEMBLIES.
4. ALL NON-LOAD BEARING LIGHT GAGE METAL FRAMING THAT FRAMES BETWEEN TWO SEPARATE FLOOR LEVELS SHALL BE INSTALLED WITH A SLIP CONNECTION TO ALLOW FOR DIFFERENTIAL VERTICAL MOVEMENT BETWEEN THE FLOORS. PROVIDE FOR VERTICAL DEFLECTION OF 3/4" OR L/360, WHICHEVER IS GREATER.

CONCRETE:

1. ALL CONCRETE WORK SHALL CONFORM TO THE 2014 EDITION OF THE ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) AND THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE. IN CASE OF CONFLICT, THE MASSACHUSETTS STATE BUILDING CODE SHALL GOVERN.
2. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE UNLESS OTHERWISE NOTED WITH SAND AND GRAVEL AGGREGATE, TYPE I OR TYPE II PORTLAND CEMENT AND MINIMUM COMPRESSIVE STRENGTH (F'C) IN 28 DAYS AS SPECIFIED IN CONCRETE STRENGTH TABLE.
3. ALL CONCRETE EXPOSED TO THE WEATHER OR POSSIBLE FREEZE/THAW ACTION SHALL CONTAIN AN AIR ENTRAINMENT ADMIXTURE, AIR CONTENT = 6% +/-1.5%.
4. GROUT UNDER COLUMN BASE PLATES AND UNDER OTHER BEARING PLATES SHALL BE NON-SHRINK, NONMETALLIC GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 3 DAYS.
5. ALL EXPOSED EDGES OF CONCRETE MEMBERS SHALL BE CHAMFERED 3/4" UNLESS SHOWN OTHERWISE ON ARCHITECTURAL DRAWINGS.
6. SEE ARCHITECTURAL DRAWINGS FOR DOOR AND WINDOW OPENINGS, DRIPS, WASHES, REGLETS, CONCRETE FINISHES, MASONRY ANCHORS, AND FOR MISCELLANEOUS EMBEDDED PLATES, BOLTS, ANCHORS, ANGLES, ETC.
7. CONCRETE CLEAR COVER ON REINFORCEMENT SHALL BE AS SPECIFIED IN THE CONCRETE COVER TABLE.
8. SEE TYPICAL DETAIL FOR SAWCUT CONTROL JOINTS IN SLABS-ON-GRADE. THE SAWCUTTING OPERATION SHALL BEGIN AS SOON AS THE SAW WILL NOT RAVEL EDGES OR DISLODGE THE AGGREGATE, BUT IN NO CASE LONGER THAN 12 HOURS AFTER PLACING THE SLAB.
9. U.N.O. PROVIDE DOWELS TO MATCH MAIN REINFORCEMENT SIZE AND SPACING. PROVIDE A CLASS B LAP SPLICE U.N.O.
10. PROVIDE EPOXY COATED REBAR IN ALL EXTERIOR CONCRETE AND PARKING SLABS.
11. REFER TO ACI 305 FOR REQUIREMENTS WHEN PLACING CONCRETE IN HOT WEATHER. REFER TO ACI 306 FOR REQUIREMENTS WHEN PLACING CONCRETE IN COLD WEATHER.
12. ON STEEL FRAMED FLOORS, PROVIDE ADDITIONAL CONCRETE AS NECESSARY TO FINISH THE FLOORS TO WITHIN THE TOLERANCES IN THE SPECIFICATION, WHILE ACCOUNTING FOR DECK AND STEEL BEAM DEFLECTION. ALLOW FOR AN AVERAGE OF 1/2" ADDITIONAL CONCRETE FOR EACH FLOOR. *****IF NO SPECIFICATIONS ARE PROVIDED, FINISH FLOOR TO FF=25 [20,30] AND TO WITHIN A 1/4" IN 10FT ENVELOPE.*****
13. SUBMIT ENGINEERED CONCRETE MIXES INCLUDING REQUIRED BACKUP DATA FOR EACH TYPE OF CONCRETE TO BE USED TO THE ARCHITECT/ENGINEER FOR REVIEW. CLEARLY NOTE WHERE EACH MIX WILL BE USED.

POST-INSTALLED ANCHORS:

1. POST-INSTALLED ANCHORS SHALL BE USED ONLY WHERE SPECIFIED ON THE DRAWINGS.
2. CONTRACTOR SHALL OBTAIN APPROVAL FROM E.O.R. PRIOR TO USING POST-INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.
3. CARE SHALL BE GIVEN TO AVOID CONFLICTS WITH EXISTING REINFORCEMENT.
4. HOLES SHALL BE DRILLED AND CLEANED PER THE MANUFACTURER'S APPROVED INSTALLATION INSTRUCTIONS.
5. ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S APPROVED INSTALLATION INSTRUCTIONS AT NOT LESS THAN THE MINIMUM EDGE DISTANCES AND/OR SPACING INDICATED IN THE MANUFACTURER'S PUBLISHED TECHNICAL LITERATURE.
6. CONTRACTOR SHALL CONTACT MANUFACTURER PRIOR TO ANY ANCHOR INSTALLATION TO DETERMINE IF INSTALLATION TRAINING IS REQUIRED.
7. UNLESS SPECIFIED OTHERWISE, ANCHORS SHALL BE EMBEDDED IN THE APPROPRIATE SUBSTRATE WITH A MINIMUM EMBEDMENT OF (8) TIMES THE NORMAL ANCHOR DIAMETER OR THE EMBEDMENT REQUIRED TO SUPPORT THE SPECIFIED LOAD.
8. SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE LISTED BELOW, SHALL BE SUBMITTED TO THE E.O.R. WITH THE APPROVED ESR REPORT, AND WITH CALCULATIONS PREPARED AND SEALED BY A COMMONWEALTH-OF-MASSACHUSETTS LICENSED PROFESSIONAL ENGINEER SHOWING THAT THE SUBSTITUTED PRODUCT WILL ACHIEVE AN EQUIVALENT CAPACITY USING THE APPROPRIATE DESIGN PROCEDURE REQUIRED BY THE APPLICABLE BUILDING CODE(S) SPECIFIED IN THESE PLANS.
9. ACCEPTABLE PRODUCTS ARE:
   - A. "CRACKED CONCRETE" ADHESIVE ANCHORS:
     - a. "HILTI HIT-HY 200" BY HILTI.
     - b. "SET-XP STRUCTURAL EPOXY" BY SIMPSON STRONG-TIE.
   - B. UNREINFORCED BRICK AND CMU MASONRY:
     - a. "HILTI HIT-HY 270" BY HILTI.
     - b. "ET-HP" BY SIMPSON STRONG-TIE.

WOOD FRAMED STRUCTURE SHRINKAGE ESTIMATES

LEVEL	2	3	4	5	ROOF
TOTAL SHRINKAG...	1/4"-3/8"	1/2"-3/4"	3/4"-1 1/8"	1"-1 1/2"	1 1/4"-1 7/8"

NOTES:

1. THE VALUES ABOVE ARE AN ESTIMATE OF THE TOTAL SHRINKAGE A GIVEN FLOOR WILL EXPERIENCE FROM THE INITIAL WOOD INSTALLATION TO THE POINT OF FINAL EQUILIBRIUM. THE ESTIMATED SHRINKAGE VALUES WITHIN THIS TABLE ARE BASED ON VARIOUS ASSUMPTIONS SUCH AS STARTING MOISTURE CONTENT OF LUMBER. ACTUAL LUMBER AND ENVIRONMENTAL CONDITIONS WILL IMPACT THE ACTURAL SHRINKAGE WHICH WE HAVE ATTEMPTED TO ENVELOPE BY...

2. ALL PLUMBING SHOULD BE INSTALLED AND DETAILED TO BE ABLE TO ACCOMMODATE THIS MOVEMENT. EXAMPLES ARE USING FLEXIBLE COUPLINGS ON VERTICAL PLUMBING RISERS BETWEEN FLOORS AND WHERE T-JOISTS FROM A RISER PENETRATE A WOOD STUD. THESE JOINTS ARE INTENDED TO ALLOW THE MEP SYSTEMS TO COMPENSATE FOR THE...

3. AT FACADES WITH BRICK VENEER THE SETTLEMENTS ABOVE SHALL BE CONSIDERED IN WINDOW DETAILING. THE WINDOW ASSEMBLY WILL MOVE WITH THE WOOD WALL, MEANING IT WILL MOVE DOWN IN ELEVATION AS THE WOOD SHRINKS. CONVERSELY, THE BRICK VENEER WILL NOT SHRINK, IN FACT WILL EXPAND AS IT ABSORBS MOISTURE FROM THE ATMOSPHERE. THIS DIFFERENTIAL MOVEMENT NEEDS TO BE ACCOMMODATED IN THE DETAILING OF THE WINDOW HEAD AND SILL. WE RECOMMEND THAT THE GC OR OWNER CARRY AN ALLOWANCE TO RECAULK ALL WINDOWS PENETRATING A BRICK VENEER APPROXIMATELY 1 YEAR AFTER THE INSTALLATION WHEN THE MAJORITY OF THE WOOD...

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DATE ISSUED: 23 NOV 2022
PROJEC

INSPECTIONS - CONCRETE:

1. TESTING AND INSPECTIONS SHALL BE CONDUCTED BY AN APPROVED TESTING AGENCY RETAINED BY AND PAID BY THE OWNER.
2. THE TESTING AGENCY SHALL BE SUPPLIED WITH (1) A FINAL SET OF REBAR SHOP DRAWINGS (2) ADEQUATE NOTICE OF CONCRETE POUR TO PERFORM REBAR INSPECTION AND BE PRESENT AS REQUIRED FOR CONCRETE TESTING
3. THE TESTING AGENCY SHALL INSPECT REBAR AND TEST CONCRETE AS FOLLOWS TO CONFIRM THEY CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND DESIGN STANDARDS.
4. REINFORCING STEEL – ALL REINFORCING SHALL BE INSPECTED PRIOR TO CLOSING FORMWORK. INSPECTOR SHALL INSPECT FOR REBAR SIZE, SPACING, QUANTITY, AND CONFIGURATION.
5. CONCRETE PLACEMENT – CONCRETE SHALL BE TESTED FOR SLUMP, AIR CONTENT, TEMPERATURE, UNIT WEIGHT, AND CONFIRMATION THAT THE CORRECT MIX IS BEING USED. TESTING AGENCY SHALL ALSO CONFIRM THAT NO WATER IS ADDED TO THE MIX ON-SITE UNLESS IT HAS SPECIFICALLY BEEN NOTED AS HOLD BACK WATER.
6. TIME TO PLACEMENT – TESTING AGENCY SHALL CONFIRM THAT ALL CONCRETE IS PLACED WITHIN 90 MINUTES OF BEING BATCHED AT THE PLANT.
7. CONCRETE CYLINDERS – TESTING AGENCY SHALL TAKE AT LEAST ONE SET OF CONCRETE CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED FOR EACH CLASS OF CONCRETE POURED EACH DAY. FOR PUMPED CONCRETE CYLINDERS SHALL BE TAKEN AT THE POINT OF PLACEMENT. SAMPLES SHALL BE TAKEN IN ACCORDANCE WITH ASTM C172. MARKING, CURING, AND HANDLING OF CYLINDERS SHALL BE IN ACCORDANCE WITH ASTM C31. TESTING OF CYLINDERS SHALL BE IN ACCORDANCE WITH ASTM C39. 4 CYLINDERS SHALL BE OBTAINED AND TESTED AS FOLLOWS: (1) CYLINDER AT 7 DAYS, (2) CYLINDERS AT 28 DAYS. IF THE CYLINDERS AT 28 DAYS DO NOT REACH THE DESIGN STRENGTH, THE 4TH CYLINDER SHALL BE TESTED AT 56 DAYS.
8. REPORTS – THE TESTING AGENCY SHALL DISTRIBUTE REPORTS AS EARLY AS POSSIBLE TO NOTIFY ALL PARTIES OF ANY DEFICIENCIES. IF DEFICIENCIES REQUIRE IMMEDIATE ATTENTION THE ENGINEER SHALL BE NOTIFIED AS SOON AS POSSIBLE VIA PHONE.

INSPECTIONS - STRUCTURAL STEEL:

1. TESTING AND INSPECTIONS SHALL BE CONDUCTED BY AN APPROVED TESTING AGENCY RETAINED BY AND PAID BY THE OWNER.
2. THE TESTING AGENCY SHALL BE SUPPLIED WITH (1) A FINAL SET OF STEEL SHOP DRAWINGS (2) ADEQUATE NOTICE OF FIREPROOFING OPERATIONS OR OTHER OPERATIONS THAT WILL IMPEDE ADEQUATE STEEL INSPECTIONS (3) ADEQUATE ASSISTANCE WITH SCAFFOLDING, LIFTS, LADDERS, ETC. TO FULLY INSPECT THE STEEL AS REQUIRED.
3. THE TESTING AGENCY SHALL INSPECT THE STRUCTURAL STEEL FOR THE FOLLOWING TO CONFIRM THAT THE INSTALLATION CONFORMS TO THE DRAWINGS, SPECIFICATIONS, AND DESIGN STANDARDS.
4. FITUP AND ALIGNMENT – TESTING AGENCY SHALL REVIEW THE STRUCTURAL STEEL FOR PROPER FITUP AND ALIGNMENT.
5. GENERAL WELDING – TESTING AGENCY SHALL OBSERVE AND CONFIRM THE FOLLOWING (1) THAT THE APPROVED WELDING PROCEDURE AND SEQUENCE IS FOLLOWED (2) THAT ALL WELDING IS PERFORMED BY WELDERS THAT ARE PROPERLY CERTIFIED PER AWS (3) THAT ALL JOINT PREP, WELD SIZE, AND WELD TYPES CONFORM TO THE CONTRACT DOCUMENTS (4) THAT ALL WELDS HAVE BEEN COMPLETED AND NO WELDS HAVE BEEN ADDED WITHOUT PROPER APPROVAL.
6. WELD INSPECTION – FIELD WELDING SHALL BE TESTED PER AWS D1.1 AS FOLLOWS (1) ALL FIELD WELDS SHALL BE 100% VISUALLY INSPECTED (2) FILLET WELDS SHALL HAVE ONE SPOT TEST PER MEMBER USING MAGNETIC PARTICLE TESTING (3) PARTIAL PENETRATION WELDS SHALL HAVE ONE SPOT TEST PER MEMBER USING MAGNETIC PARTICLE TESTING (4) FULL PENETRATION WELDS SHALL BE 100% TESTED USING ULTRASONIC TESTING (5) 10% OF ALL OTHER WELDS SHALL BE TESTED USING MAGNETIC PARTICLE TESTING. (6) IN THE CASE THAT DEFECTIVE WELDS ARE FOUND, THE REMAINING UNTESTED WELDS SHALL BE TESTED USING THE SAME MEANS DESCRIBED ABOVE.
7. BOLTS – THE TESTING AGENCY SHALL INSPECT ALL BOLTED CONNECTIONS TO CONFIRM THAT ALL BOLTS HAVE BEEN INSTALLED AND PROPERLY TORQUED PER THE APPROVED SHOP DRAWINGS.
8. REPORTS – THE TESTING AGENCY SHALL DISTRIBUTE REPORTS AS EARLY AS POSSIBLE TO NOTIFY ALL PARTIES OF ANY DEFICIENCIES. IF DEFICIENCIES REQUIRE IMMEDIATE ATTENTION THE ENGINEER SHALL BE NOTIFIED AS SOON AS POSSIBLE VIA PHONE.

SUBMITTALS:

1. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMISSIONS SHALL BE SUBMITTED TO PROVIDE AMPLE TIME FOR REVIEW (A MINIMUM OF 2 WEEKS).
2. AS A MINIMUM THE FOLLOWING STRUCTURAL SUBMITTALS SHALL BE PROVIDED:
   - A. EACH CONCRETE MIX DESIGN SHALL BE SUBMITTED FOR REVIEW WITH THE FOLLOWING INFORMATION (AS A MINIMUM):
     - a. INTENDED USE OF MIX (I.E. WHERE ON THE PROJECT WILL MIX BE USED.
     - b. MIX PROPORTIONS, INCLUDING ALL ADMIXTURES USED.
     - c. MANUFACTURE'S DATA AND/OR CERTIFICATIONS VERIFYING CONFORMANCE OF ALL MIX MATERIALS, INCLUDING ADMIXTURES, WITH SPECIFIED REQUIREMENTS.
     - d. UNIT WEIGHT.
     - e. SLUMP.
     - f. REQUIRED AVERAGE STRENGTH QUALIFICATION DATA PER ACI 301 3.9.1 AND 3.9.2.
   - B. REBAR SHOP DRAWINGS – DRAWINGS SHALL INDICATE BAR SIZE, BAR GRADE, BAR LAYOUT, BAR SPACING, CHAIR SUPPORTS, AND BENDING DETAILS. DETAILING SHALL COMPLY WITH ACI DETAILING MANUAL.
   - C. STRUCTURAL STEEL SHOP DRAWINGS. CLEARLY INDICATE PROFILES, SIZES, SPACING AND LOCATIONS OF STRUCTURAL MEMBERS, CONNECTIONS ATTACHMENTS, ANCHORAGES, FRAMED OPENINGS, SIZE AND TYPE OF FASTENERS, CAMBERS, AND CLEARANCES. INDICATE WELDED CONNECTIONS USING STANDARD AWS WELDING SYMBOLS. CLEARLY INDICATE NET WELD LENGTHS, SIZES, AND WELDING SEQUENCES. CLEARLY IDENTIFY ALL HIGH STRENGTH BOLTS NOT REQUIRED TO BE TENSIONED (INSTALLED "SNUG TIGHT AS IDENTIFIED BY AISC).
   - D. METAL DECK SHOP DRAWINGS. INDICATE DECKING PLAN, DECK PROFILE, DECK GAGE, ATTACHMENT FASTENING AND SPACING, SUPPORT LOCATIONS, DECK OVERHANGS, POUR STOPS, OPENINGS, FINISHES, DETAILS AND SECTIONS AS REQUIRED.
   - E. WOOD TRUSS SHOP DRAWINGS. REFER TO WOOD TRUSS NOTES SECTION FOR SUBMITTAL REQUIREMENTS.
   - F. LIGHT GAUGE STEEL FRAMING SHOP DRAWINGS. CLEARLY INDICATE PROFILES, SIZES, SPACING AND LOCATIONS OF MEMBERS, CONNECTIONS ATTACHMENTS, ANCHORAGES, FRAMED OPENINGS, SIZE AND TYPE OF FASTENERS. INDICATE WELDED CONNECTIONS USING STANDARD AWS WELDING SYMBOLS.
   - G. PANELIZED WOOD WALL SHOP DRAWINGS, INCLUDING PLAN VIEW KEY PLAN AND INDIVIDUAL WALL PANEL DRAWINGS. INDICATE STUD SIZE AND SPACING, SHEATHING INCLUDING NAILING, WOOD POST SIZE, WOOD HEADER SIZE. WALL PANEL SHOP DRAWINGS SHALL BE COORDINATED WITH WOOD TRUSS SHOP DRAWINGS TO PROVIDE CONTINUOUS LINES OF BEARING DOWN TO THE FOUNDATION. ROUGH OPENINGS SHALL BE CLEARLY DIMENSIONED. HOLD-DOWN LOCATIONS SHALL BE INDICATED ON PLAN VIEW.

INSPECTIONS - METAL DECK:

1. TESTING AND INSPECTIONS SHALL BE CONDUCTED BY AN APPROVED TESTING AGENCY RETAINED BY AND PAID BY THE OWNER.
2. THE TESTING AGENCY SHALL BE SUPPLIED WITH (1) A FINAL SET OF METAL DECK SHOP DRAWINGS (2) ADEQUATE NOTICE OF COMPLETION TO PERFORM INSPECTION PRIOR TO SLAB PLACEMENT.
3. THE TESTING AGENCY SHALL INSPECT THE METAL DECK AND SHEAR STUD INSTALLATION AS FOLLOWS TO CONFIRM THEY CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND DESIGN STANDARDS.
4. METAL DECKING – TESTING AGENCY SHALL VISUALLY INSPECT ALL METAL DECK TO CONFIRM IT HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS. ADDITIONALLY, DECK WELDS SHALL BE VISUALLY INSPECTED FOR SIZE AND SPACING TO CONFIRM THEY MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
5. SHEAR STUDS – THE TESTING AGENCY SHALL INSPECT SHEAR STUDS FOR SPACING, QUANTITY, AND CLEARANCES. ADDITIONALLY, ALL STUDS SHALL BE INSPECTED ACOUSTICALLY. STUDS THAT DO NOT RING WHEN STRUCK WITH A HAMMER SHALL STUCK UNTIL BENT TO 15 DEGREES. AT A MINIMUM 1 IN 100 STUDS SHALL BE BENT TO 15 DEGREES, AND CONSIDERED ACCEPTABLE IF NO FRACTURE OCCURS. IF AT ANY POINT THE FAILURE RATE EXCEEDS 3%, THE TESTING RATE SHALL BE INCREASED TO 1 IN 25 UNTIL THE FAILURE RATE FALLS BELOW 3%.
6. REPORTS – THE TESTING AGENCY SHALL DISTRIBUTE REPORTS AS EARLY AS POSSIBLE TO NOTIFY ALL PARTIES OF ANY DEFICIENCIES. IF DEFICIENCIES REQUIRE IMMEDIATE ATTENTION THE ENGINEER SHALL BE NOTIFIED AS SOON AS POSSIBLE VIA PHONE.

CONCRETE COVER

BAR TYPE	CONCRETE COVER
SURFACES CAST AGAINST EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER	@ #5 BARS AND SMALLER = 1 1/2" @ #6 BARS AND GREATER = 2"
FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER AT SLABS, WALLS, JOISTS	@ #11 BARS AND SMALLER = 3/4" @ #11 BARS AND GREATER = 1 1/2"
FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER AT BEAMS AND COLUMNS	1 1/2"
SLABS-ON-GRADE (FROM TOP OF SLAB)	1 1/2"
SLABS-ON-METAL DECK	3/4" @ TOP 3/4" @ BOTTOM
SLABS-ON-METAL DECK (AT PARKING LEVELS)	1 1/2" @ TOP 3/4" @ BOTTOM

CONCRETE STRENGTH

MIX USE	f'c (PSI) (28-DAY)	NOTES
SPREAD FOOTINGS	4000	
PIERS	4000	
GRADE BEAMS	4000	
FOUNDATION WALLS	4000	
SLABS-ON-GRADE	4000	
OTHER FOUNDATION CONCRETE	4000	
STRUCTURAL SLABS AND BEAMS	5000	
SLABS ON METAL DECK	4000	
SLABS EXPOSED TO FREEZE THAW	5000	W/ AIR ENTRAINMENT
FILL CONCRETE	3000	
MUD MATS	2000	
STEEL MEMBER ENCASEMENT	3000	

STRUCTURAL STEEL MATERIAL PROPERTIES

STRUCTURAL SECTION	MATERIAL PROPERTIES (U.N.O.)
WF, S & M	ASTM 992 or A572, GRADE 50
HSS	ASTM A-500 GRADE C
MC, C	ASTM A-36
ANGLE	ASTM A-36
PLATE	ASTM A-36
BARS	ASTM A-36
PIPE	ASTM A-53 GRADE B
HIGH STRENGTH BOLTS	ASTM A325
ANCHOR BOLTS	ASTM F-1554 GRADE 36

MASONRY STEEL LINTEL SCHEDULE

OPENING WIDTH	4" WALL	6" WALL	8" WALL	12" WALL
L < 5'-0"	L4x3 1/2x5/16	L6x6x5/16	(2)-L4x3 1/2x5/16	(2)-L6x6x5/16
5'-0" < L < 7'-0"	L5x3 1/2x5/16	L6x6x5/16	(2)-L5x3 1/2x5/16	(2)-L6x6x5/16
7'-0" < L < 9'-0"	L6x3 1/2x3/8	L6x6x3/8	(2)-L6x3 1/2x3/8	(2)-L6x6x3/8
9'-0" < L < 12'-0"	L6x3 1/2x1/2	L6x6x1/2	(2)-L6x3 1/2x1/2	(2)-L6x6x1/2

1. LINTELS THAT ARE PART OF THE EXTERIOR WALL ASSEMBLY OR EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.
2. LINTELS SHALL HAVE A MINIMUM 8" BEARING ON EACH SIDE OF OPENING.
3. LINTELS IN PAIRS SHALL BE STITCH WELDED TOGETHER AT 18" O.C.
4. PROVIDE LINTELS FOR MASONRY OPENINGS IN ACCORDANCE WITH THIS SCHEDULE UNLESS SHOWN OTHERWISE ON DRAWINGS.
5. AT WALLS THICKER THAN 12" PROVIDE ONE LINTEL PER EACH 4" OR 6" OF WALL THICKNESS PER THE TABLE ABOVE. FOR EXAMPLE, AN 18" THICK WALL WITH AN 6'-0" OPENING REQUIRES (3)-L6X6X5/16.

MINIMUM CMU WALL REINFORCING

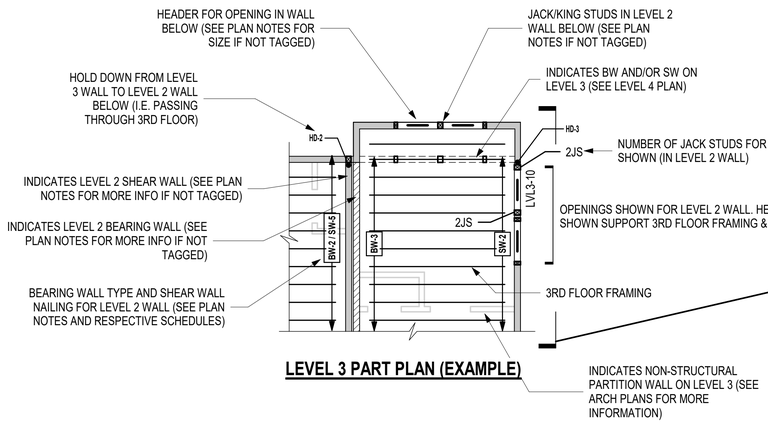
WALL DEPTH	HEIGHT<=8FT	8FT<HEIGHT<=12FT	12FT<HEIGHT<=20FT
6" INTERIOR	#4@48" O.C.	#4@48" O.C.	NOT PERMITTED
8" INTERIOR	#4@48" O.C.	#4@48" O.C.	#5@48" O.C.
8" EXTERIOR	#4@48" O.C.	#5@32" O.C.	NOT PERMITTED
10" EXTERIOR	#4@48" O.C.	#5@32" O.C.	#5@8" O.C.
8" PARKING (W/ POTENTIAL VEHICLE IMPACT)	#6@24" O.C.	#6@24" O.C.	#6@24" O.C. UP TO 16FT TALL

NOTES:

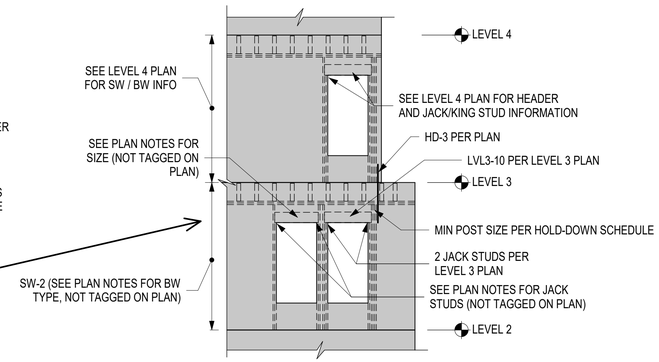
1. REINFORCING APPLIES TO NON-LOAD BEARING CMU WALLS ONLY. FOR STRUCTURAL LOAD BEARING WALLS (SEE PLANS)

WF BEAM FACTORED SHEAR DESIGN STRENGTH

BEAM DESIGN	BOLT ROWS	SHEAR DESIGN (KIPS)
W8X10, W10X12	2	18.5
W8X13-15, W10X15	2	24.0
W8X18-24, W10X17-26	2	26.9
W8≥28, W10≥30	2	34.8
W12X14-16	3	33.0
W12X19-30, W14X22-30	3	40.2
W12X35-45, W14X34-48	3	52.1
W12≥50, W14≥53	3	63.0
W16X26-31	4	60.0
W16X36-40, W18X35-40	4	71.9
W16≥45, W18X46-55	4	84.2
W18≥60, W21X44-62, W24X55	5	106.7
W21≥68, W24X62-76	5	126.5
W24≥84, W27X84	6	151.8
W27≥94, W30X90-99	7	195.0
W30≥108	8	230.0
W33	9	260.0
W36	10	290.0
W40, W44	11	319.0



LEVEL 3 PART PLAN (EXAMPLE)



PART ELEVATION (EXAMPLE)

WOOD FRAMING KEY PLAN

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

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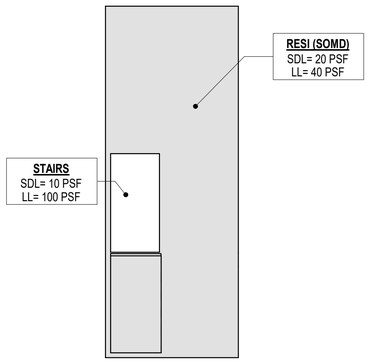
DATE ISSUED: 23 NOV 2022
PROJECT #: 21012
SCALE: As indicated
DRAWN BY: WFL, ASY

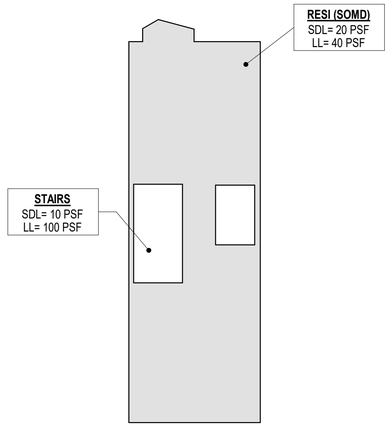
GENERAL NOTES III

S0.3



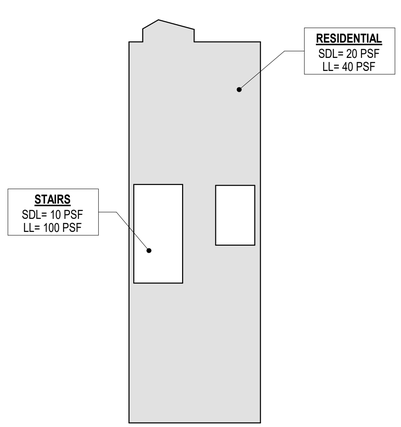
LEVEL 1 LOAD PLAN

SCALE: 3/32" = 1'-0"



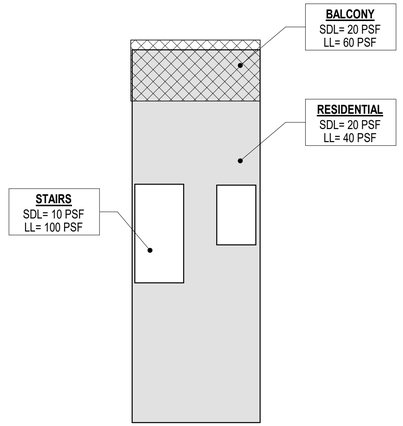
LEVEL 2 LOAD PLAN

SCALE: 3/32" = 1'-0"



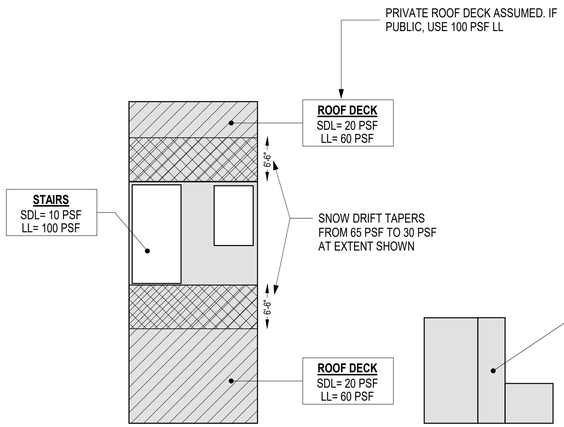
LEVEL 3,4,5 LOAD PLAN

SCALE: 3/32" = 1'-0"



LEVEL 6 LOAD PLAN

SCALE: 3/32" = 1'-0"

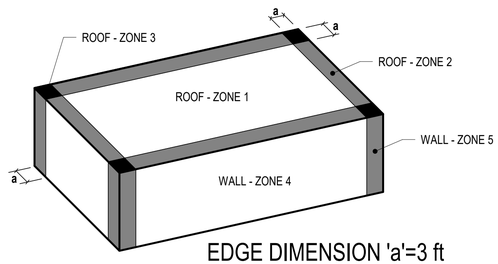


ROOF FRAMING LOAD PLAN

SCALE: 3/32" = 1'-0"

T.O. ROOF LOAD PLAN

SCALE: 3/32" = 1'-0"



EDGE DIMENSION 'a'=3 ft

COMPONENT & CLADDING WIND PRESSURES

SCALE: N.T.S.

COMPONENTS & CLADDING WIND PRESSURES

CLADDING ZONE	ZONE 1 - ROOF INTERIOR		ZONE 2 - ROOF EDGE		ZONE 3 - ROOF CORNER		ZONE 4 - WALL INTERIOR		ZONE 5 - WALL EDGE	
10 SF	-51.4	-	-80.7	-	-109.9	-	-35.1	35.1	-64.4	35.1
20 SF	-48.5	-	-76.6	-	-104.7	-	-35.1	35.1	-64.4	35.1
50 SF	-44.7	-	-71.3	-	-97.9	-	-33.3	32.3	-57.0	32.3
100 SF	-41.8	-	-67.3	-	-92.7...	-	-31.9...	30.2...	-51.4...	30.2

1. CLADDING PRESSURES ARE CALCULATED PER ASCE 7-10 AND ARE ULTIMATE LOADS. PRESSURES CAN BE CONVERTED TO ASD WIND PRESSURES BY MULTIPYING THE ULTIMATE PRESSURES BY 0.6.

2. POSITIVE PRESSURES ARE TOWARD THE SURFACE. NEGATIVE PRESSURES ARE AWAY FROM THE SURFACE.

WOOD TRUSS LOADING SCHEDULE

AREA	LIVE LOAD	TOP CHORD DEAD LOAD	BOTTOM CHORD DEAD LOAD	TOTAL	WIND
RESIDENTIAL	40 PSF	25 PSF	5 PSF	70 PSF	-
ROOF	30 PSF (SNOW) + ALLOW. FOR DRIFT	15 PSF	5 PSF	50 PSF	SEE DIAGRAM
ROOF @ SOLAR	30 PSF (SNOW) + ALLOW. FOR DRIFT	20 PSF	5 PSF	55 PSF	SEE DIAGRAM
ROOF @ MECHANICAL (SEE NOTES 3 AND 4)	30 PSF (SNOW) + ALLOW. FOR DRIFT	30 PSF	5 PSF	65 PSF	SEE DIAGRAM

NOTES:

1. xx" OWJ @ 2'-0" O.C. INDICATES OVERALL TRUSS DEPTH AND SPACING. TRUSS MFG. TO DECREASE TRUSS SPACING AS NEEDED TO MAINTAIN SHOWN TRUSS DEPTH AND MEET LOADING AND DEFLECTION REQUIREMENTS.

2. U.N.O. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LIVE LOAD DEFLECTION REQUIREMENTS: @ROOFS - L/360, @FLOORS - L/480. TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/240 OR 1" TOTAL MAXIMUM. TOTAL LOAD CALCULATIONS SHALL ACCOUNT FOR CREEP DUE TO DEAD LOADS. AT ADJACENT ROOF TRUSSES, THE DIFFERENTIAL VERTICAL LIVE LOAD DEFLECTION SHALL NOT EXCEED 1/2", FOR INSTANCE, WHERE A ROOF DRAG TRUSS IS LOCATED ABOVE A SHEAR WALL (I.E. ZERO DEFLECTION), THE ADJACENT TRUSS SHALL NOT DEFLECT MORE THAN 1/2"...

3. TRUSS MFG. TO COORDINATE FLOOR TRUSS SPACING W/MECHANICAL UNITS. DUNNAGE POSTS FOR MECHANICAL UNITS TO BE CENTERED BETWEEN (2) - FLOOR/ROOF TRUSSES. ADDITIONALLY, THE TRUSS SHIOP DRAWINGS SHALL BE SUBMITTED WITH ALL MEP FLOOR PENETRATIONS OVERLAYED IN ORDER TO PROPERLY COORDINATE TRUSS LOCATION.

4. GC SHALL COORDINATE MECHANCIAL UNIT WEIGHTS WITH THE TRUSS MANUFACTURER TO ACCOMODATE THESE LOADS IN THE TRUSS DESIGNS. TRUSSES SUPPORTING MECHANICAL DUNNAGE POSTS SHALL BE DESIGNED TO RESIST A 300 LBS POINT LOAD AT ANY LOCATION APPLIED TO THE TOP CHORD.

5. TRUSS ENGINEER IS RESPONSIBLE FOR CALCULATING TRUSS LINE LOADS PER THE UNIFORM FLOOR LOADING PROVIDED ABOVE. ADDITIONALLY, THE TRUSS ENGINEER IS RESPONSIBLE FOR CALCULATING TRUSS POINT LOADS USING THE UNIFORM FLOOR LOADINGS ABOVE AT ALL POST, BEAM, HEADER, ETC LOCATIONS SHOWN ON PLAN. LOADINGS SHALL BE CLEARLY SHOWN ON SUBMITTED CALCULATIONS.

LOADING PLAN NOTES:

1. LOADING PLANS ARE SHOWN DIAGRAMMATICALLY, REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATIONS OF SPACES CORRESPONDING TO EACH LOADING SHOWN.
2. SDL - INDICATES SUPERIMPOSED DEAD LOAD. WHEN NO PARTITION LOADING IS INCLUDED IN THE LIVE LOAD, IT IS INCLUDED AS PART OF THE SUPERIMPOSED DEAD LOAD.
3. LL - INDICATES LIVE LOAD OR SNOW LOAD. WHEN NOTED AS "50+15 PSF" THE +15 PSF IS AN ALLOWANCE FOR PARTITION LIVE LOAD.

STRUCTURAL LOADS:

BUILDING CODE - COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, 780 CMR 9TH EDITION

RISK CATEGORY = **II**

BUILDING DESIGNED FOR ADDITIONAL VERTICAL EXPANSION = NO
BUILDING DESIGNED FOR ADDITIONAL HORIZONTAL EXPANSION = NO

DEAD LOADS
WEIGHT OF BUILDING MATERIALS BEAMS, SLABS, COLUMNS, ETC.

SUPERIMPOSED DEAD LOADS
SEE LOADING PLANS
NOTE - SLAB-ON-DECK FLOORS ARE DESIGNED TO ACCOMODATE AN ADDITIONAL 1/2" AVERAGE THICKNESS OF CONCRETE TO ALLOW FOR OVERPOURING TO MITIGATE METAL DECK DEFLECTION.

SUPERIMPOSED LIVE LOADS
SEE LOADING PLANS

SNOW LOADS
SEE LOADING PLANS, SNOW LOADS SHOWN ARE FLAT ROOF SNOW LOADS (Pf) AND SNOW DRIFTS CALCULATED PER ASCE 7-10.

WIND LOADS
BASIC WIND SPEED = **128** MPH
WIND EXPOSURE CATEGORY = **B**
WIND LOADS HAVE BEEN CALCULATED PER ASCE 7-10

SEISMIC LOADS
SEISMIC IMPORTANCE FACTOR =**1.0**
SITE CLASSIFICATION = **D**
DESIGN SPECTRAL RESPONSE ACCELERATIONS
SDS = **0.23**
SD1 = **0.11**
SEISMIC DESIGN CATEGORY= **B**

N-S SEISMIC LATERAL SYSTEM = **LIGHT-FRAMED WOOD SHEAR WALLS AND STRUCTURAL STEEL SYSTEM NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE**
RESPONSE MODIFICATION COEFFICIENT, R = **3.0**
SEISMIC BASE SHEAR = **30** KIPS

E-W SEISMIC LATERAL SYSTEM = **INTERMEDIATE REINFORCED MASONARY SHEAR WALLS**
RESPONSE MODIFICATION COEFFICIENT, R = **3.5**
SEISMIC BASE SHEAR = **25** KIPS

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STRUCTURAL ENGINEERING

CD SET

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ADDRESS
58 BURBANK STREET
BOSTON, MA, 02115

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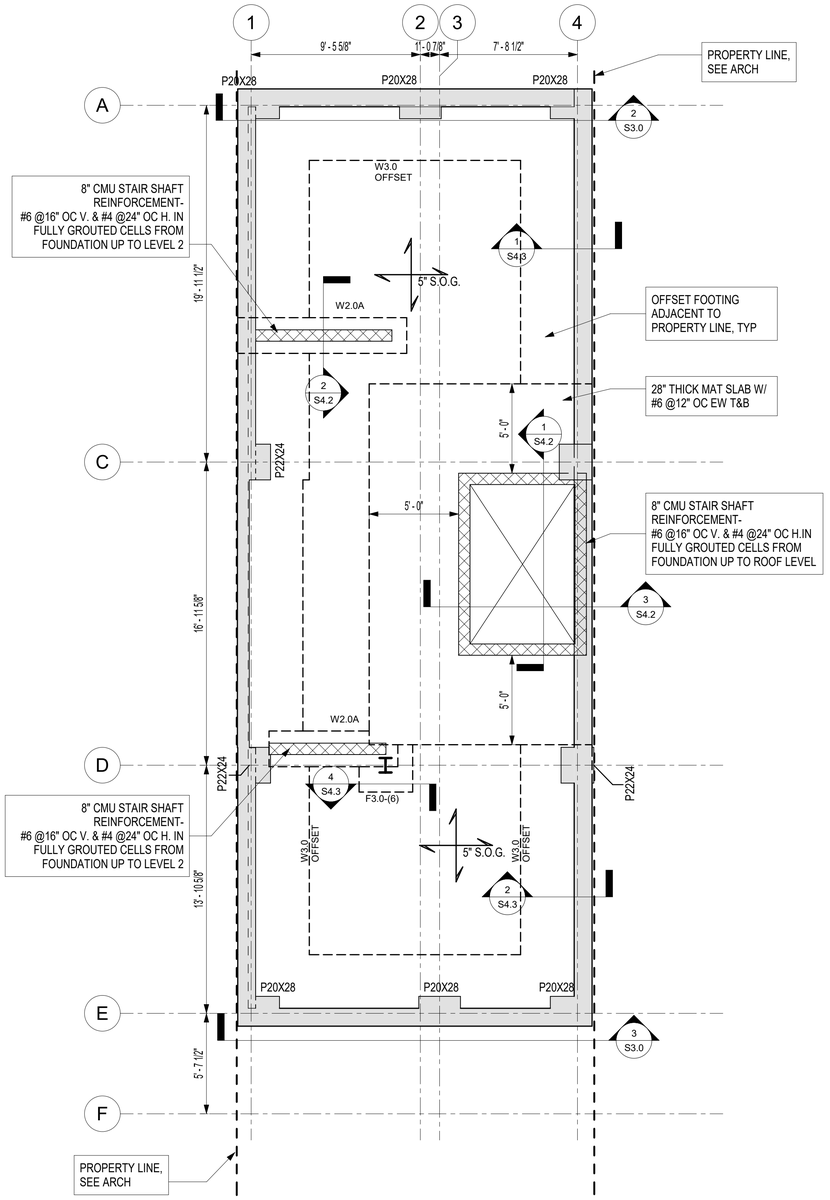
LOADING PLANS

S0.4



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

PIER SCHEDULE

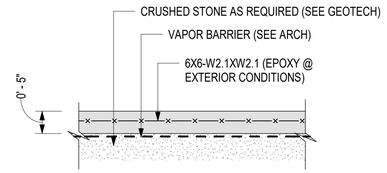
TYPE MARK	PIER DEPTH	PIER WIDTH	PIER LONGITUDINAL REINF.	PIER STIRRUP SIZE AND SPACING
P20X28	1' - 8"	2' - 4"	(8)-#6	#4@12" O.C.
P22X24	2' - 0"	1' - 10"	(8)-#6	#4@12" O.C.

WALL FOOTING SCHEDULE

TYPE	WIDTH	THICKNESS	LONG REINFORCEMENT	SHORT REINFORCEMENT	COMMENTS
W2.0A	2' - 0"	1' - 6"	(3) - #5 BOT.	#5 @ 18" O.C.	
W3.0 OFFSET	3' - 0"	1' - 0"	(4) - #5 BOT.	#5 @ 18" O.C.	

FOOTING SCHEDULE

TYPE	WIDTH	LENGTH	THICKNESS	REINFORCING	COMMENTS
F3.0-(6)	3' - 0"	3' - 0"	1' - 0"	(4)-#4 BOT. E.W.	



NOTES:
1. CUT CONTROL JOINTS SPACE NO FURTHER THAN 10'-0" O.C.

TYPICAL 5" SLAB-ON-GRADE (5" SOG)
SCALE: 3/4" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE S0 SERIES FOR GENERAL NOTES
2. SEE S2 SERIES FOR COLUMN SCHEDULE
3. SEE S3 SERIES FOR LATERAL FRAME ELEVATIONS
4. SEE S4 SERIES FOR TYPICAL CONCRETE DETAILS
5. SEE S5 SERIES FOR TYPICAL STEEL DETAILS
6. SEE S6 SERIES FOR TYPICAL WOOD DETAILS
7. F3.0-(3) (-2'-0") - INDICATES SPREAD FOOTING TYPE, SOIL BEARING CAPACITY (KSF), AND BOTTOM OF FOOTING ELEVATION. SEE SCHEDULE FOR SIZE AND REINFORCING. ALL FOOTINGS EXPOSED TO FREEZE THAW SHALL BEAR A MINIMUM OF 4'-0" BELOW GRADE REGARDLESS OF NOTED ELEVATION.
8. W2.0 (-2'-0") - INDICATES WALL STRIP FOOTING TYPE AND BOTTOM OF FOOTING ELEVATION. SEE SCHEDULE FOR SIZE AND REINFORCING. ALL FOOTINGS EXPOSED TO FREEZE THAW SHALL BEAR A MINIMUM OF 4'-0" BELOW GRADE REGARDLESS OF NOTED ELEVATION.
9. P20X20 - INDICATES CONCRETE PIER. SEE SCHEDULE FOR SIZE AND REINFORCING REQUIREMENTS.
10. ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION AND CONSTRUCTION.

CMU MASONARY SHEAR WALL NOTES:

1. NO CONTROL JOINTS ARE TO OCCUR IN CMU SHEAR WALLS
2. PROVIDE 3/16" DUR-O-WALL LADUR REINF. @24" O.C.
3. PROVIDE BOND BEAMS REINF. W/(2) #4 @24" O.C.
4. f'm =3250 PSI
5. MASONARY LINK BEAMS OVER DOORS/OPENINGS ARE TO BE REINFORCED AS FOLLOWS:
   A. (2) #6 TOP & BOTTOM
   B. #3 @ 6" O.C. STIRRUPS (2 LEGS)

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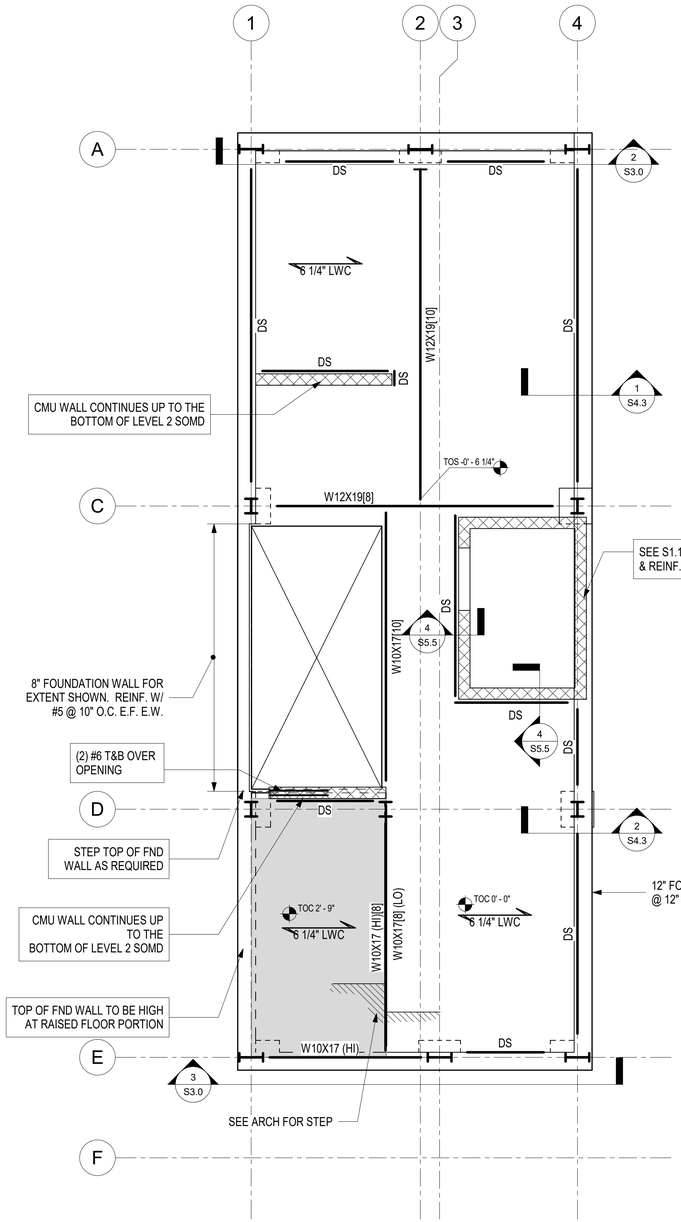
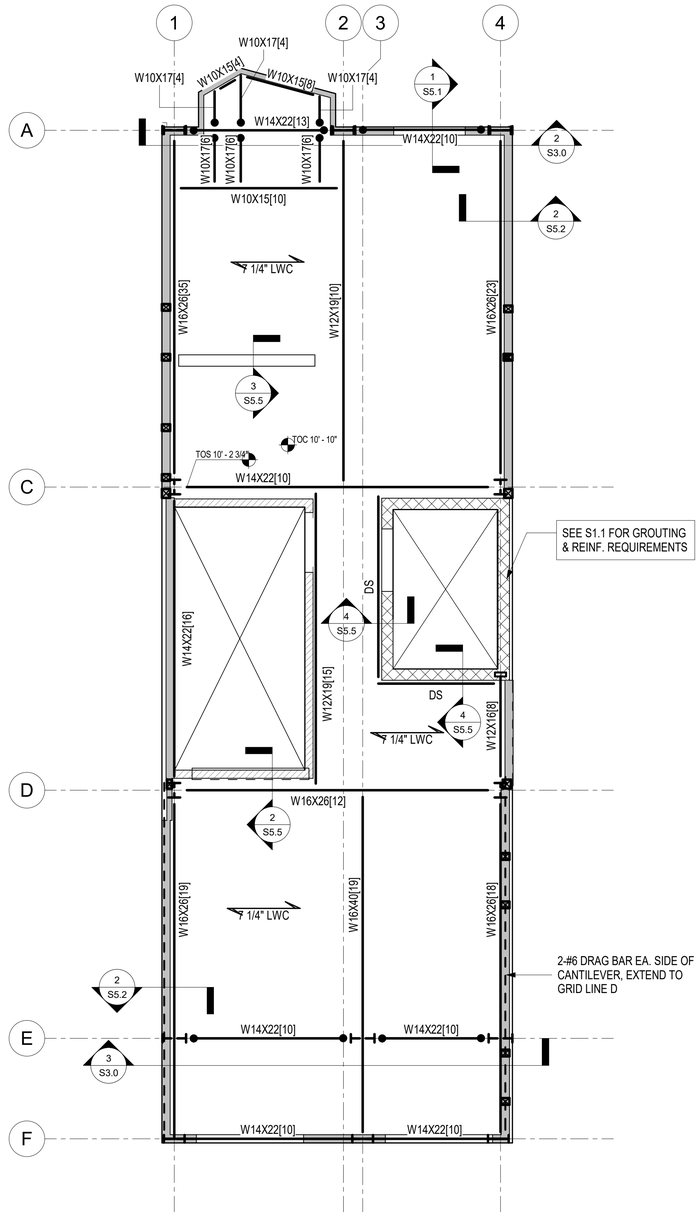
FOUNDATION PLAN

S1.1



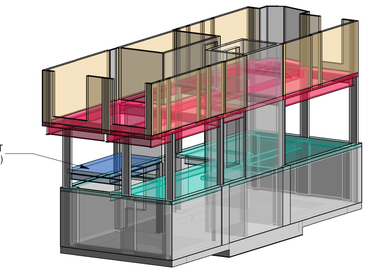
LEVEL 1 FRAMING PLAN

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



LEVEL 2 FRAMING PLAN

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



1ST & 2ND FLOOR ISO

SCALE:

PLAN NOTES:

1. SEE S0 SERIES FOR GENERAL NOTES
2. SEE S2 SERIES FOR COLUMN SCHEDULE
3. SEE S3 SERIES FOR LATERAL FRAME ELEVATIONS
4. SEE S4 SERIES FOR TYPICAL CONCRETE DETAILS
5. SEE S5 SERIES FOR TYPICAL STEEL DETAILS
6. SEE S6 SERIES FOR TYPICAL WOOD DETAILS
7. ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION AND CONSTRUCTION.
8. ONLY MAJOR FLOOR OPENINGS ARE SHOWN ON STRUCTURAL PLANS. REFER TO THE ARCHITECTUAL AND MECHANICAL DRAWINGS FOR ALL OTHER FLOOR OPENINGS. SEE THE TYPICAL FLOOR OPENING REINFORCING DETAILS FOR STRUCTURAL REQUIREMENTS. LOCATIONS SHOWN ON STRUCTURAL PLANS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS. SUBMIT COORDINATION DRAWINGS FOR ALL SLAB OPENINGS AND BOXOUTS FOR REVIEW.
9. DO NOT USE THE STRUCTURAL PLANS AS ERECTION DRAWINGS.
10. STEEL JOISTS, JOIST GIRDERS, AND BRIDGING SHALL BE DESIGNED, FABRICATED, AND INSTALLED IN ACCORDDANCE WITH THE STEEL JOIST INSTITUTE (SJI) SPECIFICATIONS. ALL JOISTS SUBJECT TO WIND UPLIFT SHALL HAVE UPLIFT BRIDGING IN ACCORDANCE WITH SJI. JOIST SUPPLIER SHALL SUBMIT CALCULATIONS FOR EACH JOIST TYPE AND INDICATE ALL JOIST MEMBER SIZES AND WELD SIZES.
11. (DS) - INDICATES DECK SUPPORT ANGLE, PROVIDE AT ALL METAL DECK EDGES AT CONCRETE WALLS. REFER TO DECK SUPPORT ANGLE DETAIL FOR ADDITIONAL INFORMATION.
12. (EP-1A) - INDICATES EMBED PLATE TYPE. REFER TO TYPICAL STEEL DETAILS FOR ADDITIONAL INFORMATION.

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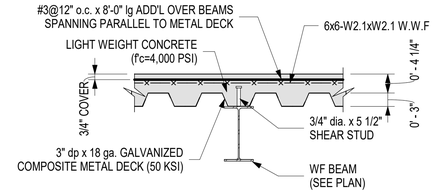
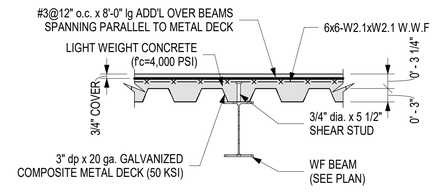
2. PROVIDE 3/16" DUR-O-WALL LADUR REINF. @24" O.C.
3. PROVIDE BOND BEAMS REINF. W/(2) #4 @24" O.C.
4. f'm =3250 PSI
5. MASONARY LINK BEAMS OVER DOORS/OPENINGS ARE TO BE REINFORCED AS FOLLOWS:
   A. (2) #6 TOP & BOTTOM
   B. #3 @ 6" O.C. STIRRUPS (2 LEGS)



7 1/4" LWC COMPOSITE SLAB (7 1/4" LWC)

SCALE: 3/4" = 1'-0"



6 1/4" LWC COMPOSITE SLAB (6 1/4" LWC)

SCALE: 3/4" = 1'-0"

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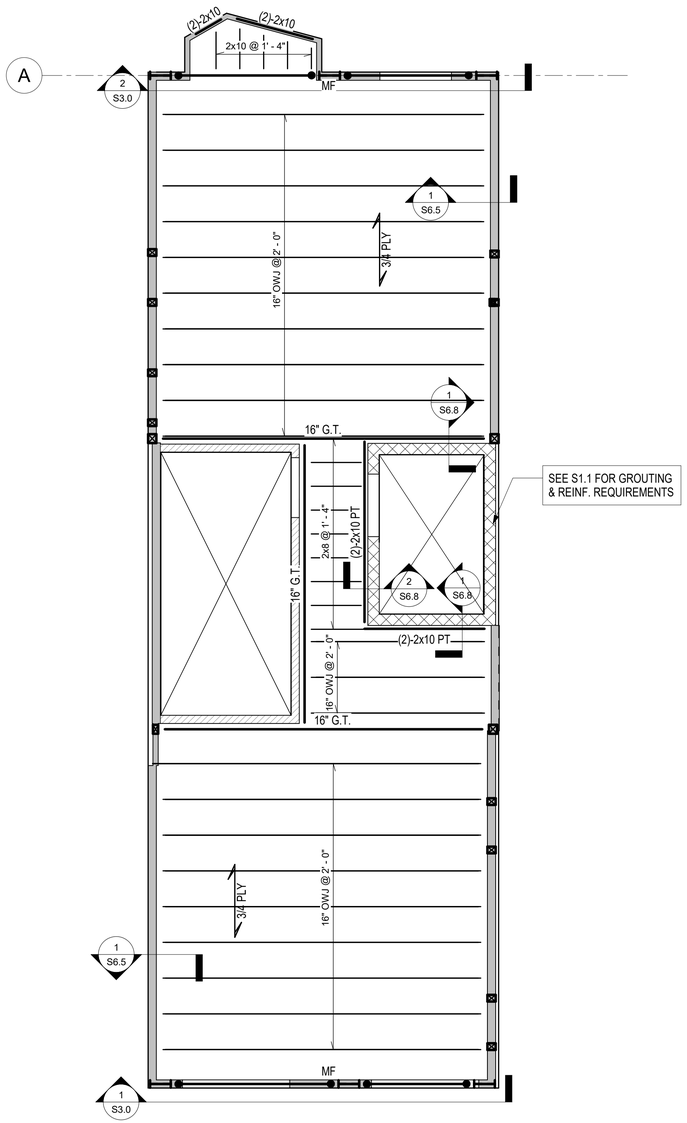
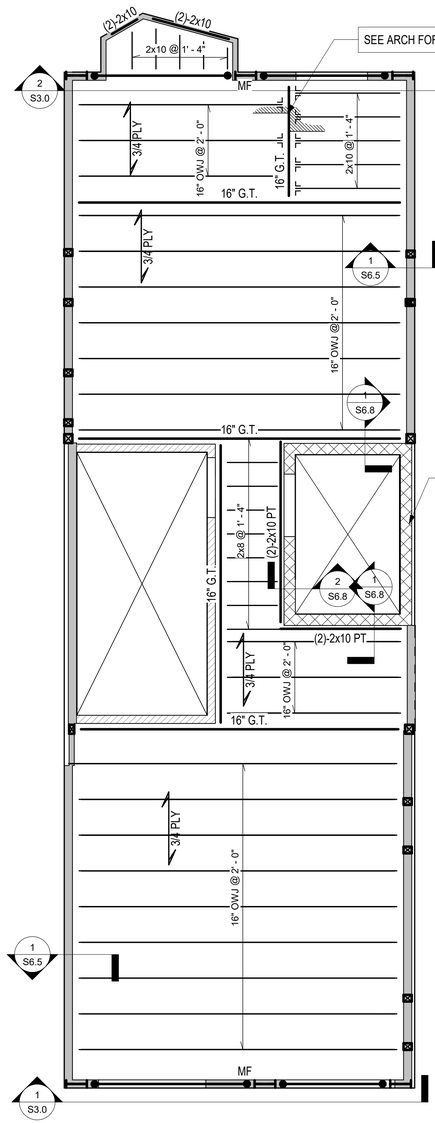
LEVEL 1 & 2 FRAMING PLANS

S1.2



LEVEL 3 FRAMING PLAN

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

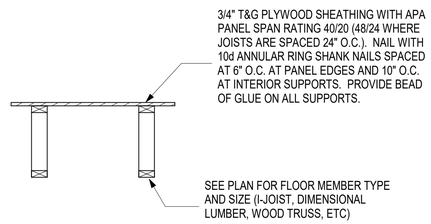


LEVEL 4 FRAMING PLAN

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

PLAN NOTES:

1. SEE S0 SERIES FOR GENERAL NOTES
2. SEE S2 SERIES FOR COLUMN SCHEDULE
3. SEE S3 SERIES FOR LATERAL FRAME ELEVATIONS
4. SEE S4 SERIES FOR TYPICAL CONCRETE DETAILS
5. SEE S5 SERIES FOR TYPICAL STEEL DETAILS
6. SEE S6 SERIES FOR TYPICAL WOOD DETAILS
7. ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECT AND ARCHITECTURAL DRAWINGS
8. ALL HEADERS AT 2X4 WALLS SHALL BE (2)-2X10, UNLESS OTHERWISE NOTED.
9. ALL HEADERS AT 2X6 WALLS SHALL BE (3)-2X10, UNLESS OTHERWISE NOTED
10. xJS - INDICATES NUMBER OF JACK STUDS. REFER TO TYPICAL HEADER DETAIL FOR CONFIGURATION AND KING STUD QUANTITIES. TOTAL STUD COUNT= JACK STUD QUANTITY + KING STUD QUANTITY. IF JACK STUD QUANTITY IS NOT NOTED ON PLAN, HEADER SHALL BE SUPPORTED BY (1) JACK STUD (REFER TO DETAIL FOR KING STUD QUANTITY).
11. WOOD FLOOR BEAMS SHALL BE SUPPORTED WITH THE FOLLOWING MINIMUM POST SIZES (U.N.O.ON PLAN): DOUBLE 2x BEAM=(2)-2x4 POST OR (2)-2x6 POST, TRIPLE 2x BEAM=(3)-2x4 POST OR (3)-2x6 POST, DOUBLE LVL BEAMS=(3)-2x4 POST OR (3)-2x6 POST, TRIPLE LVL BEAMS=(4)-2x4 POST OR (4)-2x6 POST. ALL POSTS SHALL BE CONNECTED TO BEAMS WITH POST CAPS SUCH AS SIMPSON BCS OR LPCZ. POST SIZE SHALL MATCH WALL STUD DEPTH, (I.E. 2x4 POSTS AT 2x4 WALLS).
12. WITH THE EXCEPTION OF HEADERS OVER DOOR AND WINDOW OPENINGS, ALL BEAMS SHOWN ON PLAN ARE TO BE FLUSH WITH FLOOR FRAMING UNLESS NOTED OTHERWISE.
13. ONLY MAJOR FLOOR OPENINGS ARE SHOWN ON STRUCTURAL PLANS. REFER TO THE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL OTHER FLOOR OPENINGS. SEE THE TYPICAL FLOOR OPENING REINFORCING DETAILS FOR STRUCTURAL REQUIREMENTS. LOCATIONS SHOWN ON STRUCTURAL PLANS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS.
14. LVL3-12 - INDICATES THE NUMBER AND DEPTH OF LVL BEAM (FOR INSTANCE LVL3-12 INDICATES 3-PLY 1 3/4"X11 7/8"). ALL LVL PLYS SHALL BE 1 3/4" THICK. LVL DEPTH SHALL BE AS NOTED IN CALLOUT EXCEPT: 6=5 1/2" ACTUAL DEPTH, 8=7 1/4" ACTUAL DEPTH, 10=9 1/2" ACTUAL DEPTH, 12=11 7/8" ACTUAL DEPTH.
15. SW-'x' - INDICATES WOOD SHEAR WALL TYPE. UNLESS NOTED OTHERWISE WOOD SHEAR WALLS SHALL BE TYPE SW-6. REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION. SHEAR WALL STUD PATTERNS SHALL MATCH THE TYPICAL BEARING WALL CALLOUTS BELOW.
16. HDU-'x' - INDICATES HOLD-DOWN SIZE. REFER TO HOLD DOWN SCHEDULE FOR ADDITIONAL INFORMATION.
17. BW-'x' - INDICATES BEARING WALL TYPE. UNLESS NOTED OTHERWISE WOOD BEARING WALLS SHALL BE AS FOLLOWS: (REFER TO BEARING WALL SCHEDULE FOR ADDITIONAL INFORMATION)
    - -FLOOR 2-3: BW-7@2x4 WALLS, BW-3@2x6 WALLS (INTERIOR), BW-3@2x6 WALLS (EXTERIOR)
    - -FLOOR 3-4: BW-7@2x4 WALLS, BW-2@2x6 WALLS (INTERIOR), BW-2@2x6 WALLS (EXTERIOR)
    - -FLOOR 4-5: BW-7@2x4 WALLS, BW-2@2x6 WALLS (INTERIOR), BW-2@2x6 WALLS (EXTERIOR)
    - -FLOOR 5-6: BW-6@2x4 WALLS, BW-1@2x6 WALLS (INTERIOR), BW-1@2x6 WALLS (EXTERIOR)
    - -FLOOR 6-R: BW-5@2x4 WALLS, BW-1@2x6 WALLS (INTERIOR), BW-1@2x6 WALLS (EXTERIOR)



3/4" T&G FLOOR (3/4" PLY)

SCALE: 3/4" = 1'-0"

CMU MASONRY SHEAR WALL NOTES:

1. NO CONTROL JOINTS ARE TO OCCUR IN CMU SHEAR WALLS
2. PROVIDE 3/16" DUR-O-WALL LADUR REINF. @24" O.C.
3. PROVIDE BOND BEAMS REINF. W/(2) #4 @24" O.C.
4. f'm =3250 PSI
5. MASONRY LINK BEAMS OVER DOORS/OPENINGS ARE TO BE REINFORCED AS FOLLOWS:
   A. (2) #6 TOP & BOTTOM
   B. #3 @ 6" O.C. STIRRUPS (2 LEGS)

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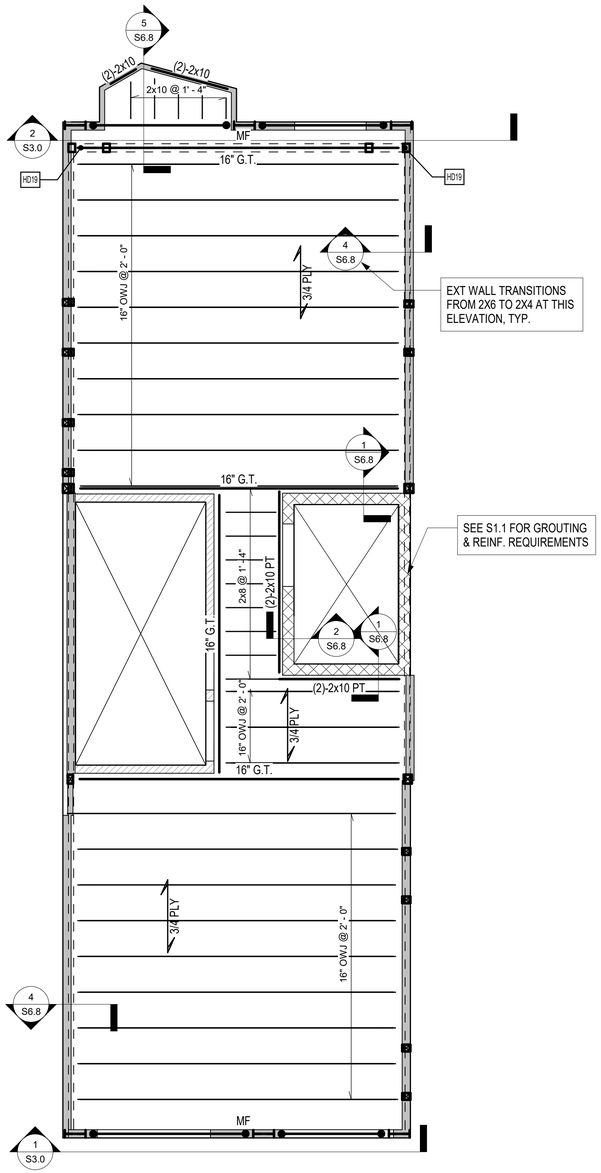
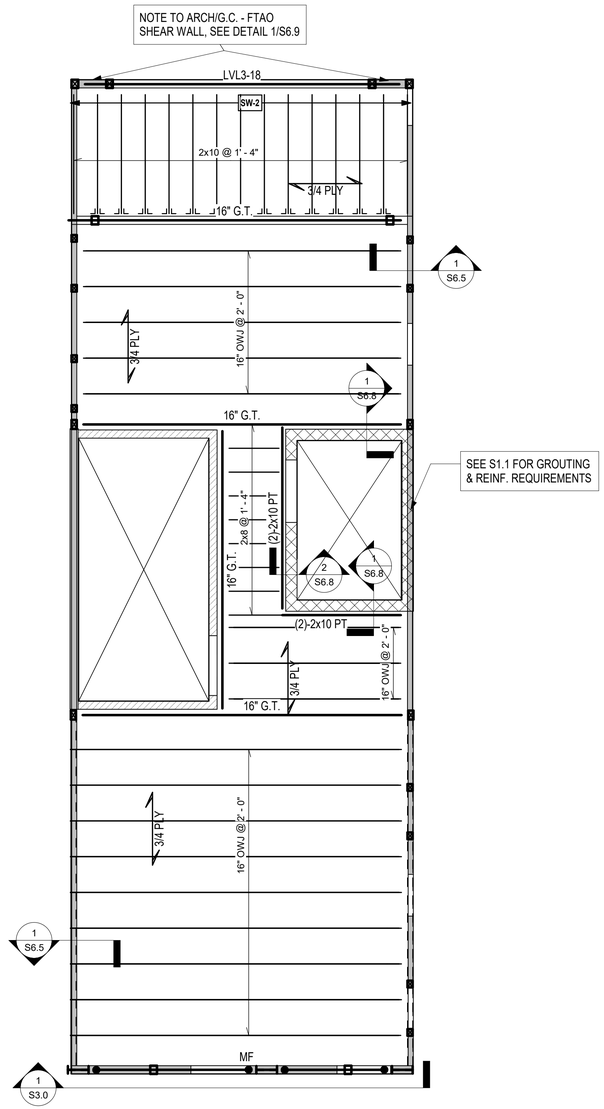
LEVEL 3 & 4 FRAMING PLANS

S1.3



LEVEL 5 FRAMING PLAN

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

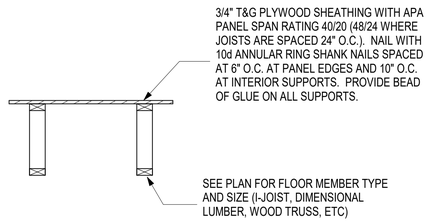


LEVEL 6 FRAMING PLAN

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

PLAN NOTES:

1. SEE S0 SERIES FOR GENERAL NOTES
2. SEE S2 SERIES FOR COLUMN SCHEDULE
3. SEE S3 SERIES FOR LATERAL FRAME ELEVATIONS
4. SEE S4 SERIES FOR TYPICAL CONCRETE DETAILS
5. SEE S5 SERIES FOR TYPICAL STEEL DETAILS
6. SEE S6 SERIES FOR TYPICAL WOOD DETAILS
7. ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECT AND ARCHITECTURAL DRAWINGS
8. ALL HEADERS AT 2X4 WALLS SHALL BE (2)-2X10, UNLESS OTHERWISE NOTED.
9. ALL HEADERS AT 2X6 WALLS SHALL BE (3)-2X10, UNLESS OTHERWISE NOTED
10. xJS - INDICATES NUMBER OF JACK STUDS. REFER TO TYPICAL HEADER DETAIL FOR CONFIGURATION AND KING STUD QUANTITIES. TOTAL STUD COUNT= JACK STUD QUANTITY + KING STUD QUANTITY. IF JACK STUD QUANTITY IS NOT NOTED ON PLAN, HEADER SHALL BE SUPPORTED BY (1) JACK STUD (REFER TO DETAIL FOR KING STUD QUANTITY).
11. WOOD FLOOR BEAMS SHALL BE SUPPORTED WITH THE FOLLOWING MINIMUM POST SIZES (U.N.O.ON PLAN): DOUBLE 2x BEAM=(2)-2x4 POST OR (2)-2x6 POST, TRIPLE 2x BEAM=(3)-2x4 POST OR (3)-2x6 POST, DOUBLE LVL BEAMS=(3)-2x4 POST OR (3)-2x6 POST, TRIPLE LVL BEAMS=(4)-2x4 POST OR (4)-2x6 POST. ALL POSTS SHALL BE CONNECTED TO BEAMS WITH POST CAPS SUCH AS SIMPSON BCS OR LPCZ. POST SIZE SHALL MATCH WALL STUD DEPTH, (I.E. 2x4 POSTS AT 2x4 WALLS).
12. WITH THE EXCEPTION OF HEADERS OVER DOOR AND WINDOW OPENINGS, ALL BEAMS SHOWN ON PLAN ARE TO BE FLUSH WITH FLOOR FRAMING UNLESS NOTED OTHERWISE.
13. ONLY MAJOR FLOOR OPENINGS ARE SHOWN ON STRUCTURAL PLANS. REFER TO THE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL OTHER FLOOR OPENINGS. SEE THE TYPICAL FLOOR OPENING REINFORCING DETAILS FOR STRUCTURAL REQUIREMENTS. LOCATIONS SHOWN ON STRUCTURAL PLANS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS.
14. LVL3-12 - INDICATES THE NUMBER AND DEPTH OF LVL BEAM (FOR INSTANCE LVL3-12 INDICATES 3-PLY 1 3/4"X11 7/8"). ALL LVL PLYS SHALL BE 1 3/4" THICK. LVL DEPTH SHALL BE AS NOTED IN CALLOUT EXCEPT: 6=5 1/2" ACTUAL DEPTH, 8=7 1/4" ACTUAL DEPTH, 10=9 1/2" ACTUAL DEPTH, 12=11 7/8" ACTUAL DEPTH.
15. SW-'x' - INDICATES WOOD SHEAR WALL TYPE. UNLESS NOTED OTHERWISE WOOD SHEAR WALLS SHALL BE TYPE SW-6. REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION. SHEAR WALL STUD PATTERNS SHALL MATCH THE TYPICAL BEARING WALL CALLOUTS BELOW.
16. HDU-'x' - INDICATES HOLD-DOWN SIZE. REFER TO HOLD DOWN SCHEDULE FOR ADDITIONAL INFORMATION.
17. BW-'x' - INDICATES BEARING WALL TYPE. UNLESS NOTED OTHERWISE WOOD BEARING WALLS SHALL BE AS FOLLOWS: (REFER TO BEARING WALL SCHEDULE FOR ADDITIONAL INFORMATION)
    - -FLOOR 2-3: BW-7@2x4 WALLS, BW-3@2x6 WALLS (INTERIOR), BW-3@2x6 WALLS (EXTERIOR)
    - -FLOOR 3-4: BW-7@2x4 WALLS, BW-2@2x6 WALLS (INTERIOR), BW-2@2x6 WALLS (EXTERIOR)
    - -FLOOR 4-5: BW-7@2x4 WALLS, BW-2@2x6 WALLS (INTERIOR), BW-2@2x6 WALLS (EXTERIOR)
    - -FLOOR 5-6: BW-6@2x4 WALLS, BW-1@2x6 WALLS (INTERIOR), BW-1@2x6 WALLS (EXTERIOR)
    - -FLOOR 6-R: BW-5@2x4 WALLS, BW-1@2x6 WALLS (INTERIOR), BW-1@2x6 WALLS (EXTERIOR)



3/4" T&G FLOOR (3/4" PLY)

SCALE: 3/4" = 1'-0"

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4. f'm =3250 PSI
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   A. (2) #6 TOP & BOTTOM
   B. #3 @ 6" O.C. STIRRUPS (2 LEGS)

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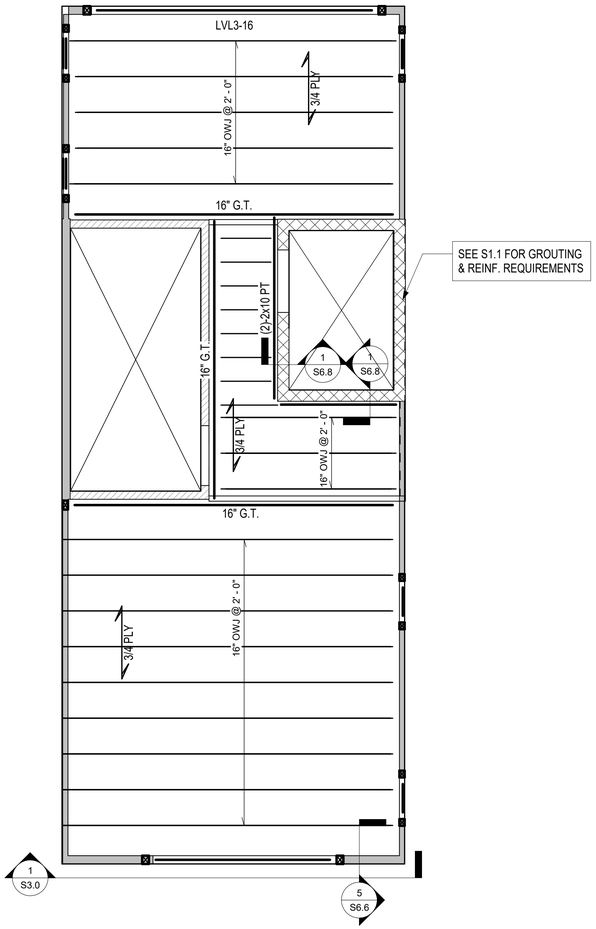
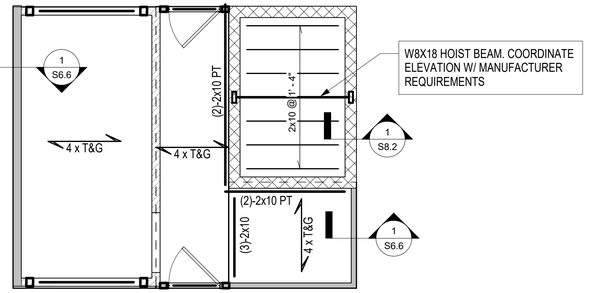
LEVEL 5 & 6 FRAMING PLANS

S1.4



ROOF FRAMING PLAN

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

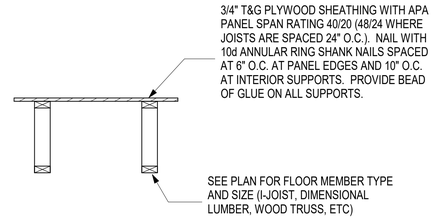


HEADHOUSE ROOF FRAMING PLAN

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

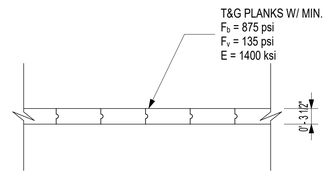
PLAN NOTES:

1. SEE S0 SERIES FOR GENERAL NOTES
2. SEE S2 SERIES FOR COLUMN SCHEDULE
3. SEE S3 SERIES FOR LATERAL FRAME ELEVATIONS
4. SEE S4 SERIES FOR TYPICAL CONCRETE DETAILS
5. SEE S5 SERIES FOR TYPICAL STEEL DETAILS
6. SEE S6 SERIES FOR TYPICAL WOOD DETAILS
7. ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECT AND ARCHITECTURAL DRAWINGS
8. ALL HEADERS AT 2X4 WALLS SHALL BE (2)-2X10, UNLESS OTHERWISE NOTED.
9. ALL HEADERS AT 2X6 WALLS SHALL BE (3)-2X10, UNLESS OTHERWISE NOTED
10. xJS - INDICATES NUMBER OF JACK STUDS. REFER TO TYPICAL HEADER DETAIL FOR CONFIGURATION AND KING STUD QUANTITIES. TOTAL STUD COUNT= JACK STUD QUANTITY + KING STUD QUANTITY. IF JACK STUD QUANTITY IS NOT NOTED ON PLAN, HEADER SHALL BE SUPPORTED BY (1) JACK STUD (REFER TO DETAIL FOR KING STUD QUANTITY).
11. WOOD FLOOR BEAMS SHALL BE SUPPORTED WITH THE FOLLOWING MINIMUM POST SIZES (U.N.O.ON PLAN): DOUBLE 2x BEAM=(2)-2x4 POST OR (2)-2x6 POST, TRIPLE 2x BEAM=(3)-2x4 POST OR (3)-2x6 POST, DOUBLE LVL BEAMS=(3)-2x4 POST OR (3)-2x6 POST, TRIPLE LVL BEAMS=(4)-2x4 POST OR (4)-2x6 POST. ALL POSTS SHALL BE CONNECTED TO BEAMS WITH POST CAPS SUCH AS SIMPSON BCS OR LPCZ. POST SIZE SHALL MATCH WALL STUD DEPTH, (I.E. 2x4 POSTS AT 2x4 WALLS).
12. WITH THE EXCEPTION OF HEADERS OVER DOOR AND WINDOW OPENINGS, ALL BEAMS SHOWN ON PLAN ARE TO BE FLUSH WITH FLOOR FRAMING UNLESS NOTED OTHERWISE.
13. ONLY MAJOR FLOOR OPENINGS ARE SHOWN ON STRUCTURAL PLANS. REFER TO THE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL OTHER FLOOR OPENINGS. SEE THE TYPICAL FLOOR OPENING REINFORCING DETAILS FOR STRUCTURAL REQUIREMENTS. LOCATIONS SHOWN ON STRUCTURAL PLANS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS.
14. LVL3-12 - INDICATES THE NUMBER AND DEPTH OF LVL BEAM (FOR INSTANCE LVL3-12 INDICATES 3-PLY 1 3/4"X11 7/8"). ALL LVL PLYS SHALL BE 1 3/4" THICK. LVL DEPTH SHALL BE AS NOTED IN CALLOUT EXCEPT: 6=5 1/2" ACTUAL DEPTH, 8=7 1/4" ACTUAL DEPTH, 10=9 1/2" ACTUAL DEPTH, 12=11 7/8" ACTUAL DEPTH.
15. SW-'x' - INDICATES WOOD SHEAR WALL TYPE. UNLESS NOTED OTHERWISE WOOD SHEAR WALLS SHALL BE TYPE SW-6. REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION. SHEAR WALL STUD PATTERNS SHALL MATCH THE TYPICAL BEARING WALL CALLOUTS BELOW.
16. HDU-'x' - INDICATES HOLD-DOWN SIZE. REFER TO HOLD DOWN SCHEDULE FOR ADDITIONAL INFORMATION.
17. BW-'x' - INDICATES BEARING WALL TYPE. UNLESS NOTED OTHERWISE WOOD BEARING WALLS SHALL BE AS FOLLOWS: (REFER TO BEARING WALL SCHEDULE FOR ADDITIONAL INFORMATION)
    - -FLOOR 2-3: BW-7@2x4 WALLS, BW-3@2x6 WALLS (INTERIOR), BW-3@2x6 WALLS (EXTERIOR)
    - -FLOOR 3-4: BW-7@2x4 WALLS, BW-2@2x6 WALLS (INTERIOR), BW-2@2x6 WALLS (EXTERIOR)
    - -FLOOR 4-5: BW-7@2x4 WALLS, BW-2@2x6 WALLS (INTERIOR), BW-2@2x6 WALLS (EXTERIOR)
    - -FLOOR 5-6: BW-6@2x4 WALLS, BW-1@2x6 WALLS (INTERIOR), BW-1@2x6 WALLS (EXTERIOR)
    - -FLOOR 6-R: BW-5@2x4 WALLS, BW-1@2x6 WALLS (INTERIOR), BW-1@2x6 WALLS (EXTERIOR)



3/4" T&G FLOOR (3/4" PLY)

SCALE: 3/4" = 1'-0"



4 X T&G PLANKS

SCALE: 3/4" = 1'-0"

CMU MASONARY SHEAR WALL NOTES:

1. NO CONTROL JOINTS ARE TO OCCUR IN CMU SHEAR WALLS
2. PROVIDE 3/16" DUR-O-WALL LADUR REINF. @24" O.C.
3. PROVIDE BOND BEAMS REINF. W/(2) #4 @24" O.C.
4. f'm =3250 PSI
5. MASONARY LINK BEAMS OVER DOORS/OPENINGS ARE TO BE REINFORCED AS FOLLOWS:
   A. (2) #6 TOP & BOTTOM
   B. #3 @ 6" O.C. STIRRUPS (2 LEGS)

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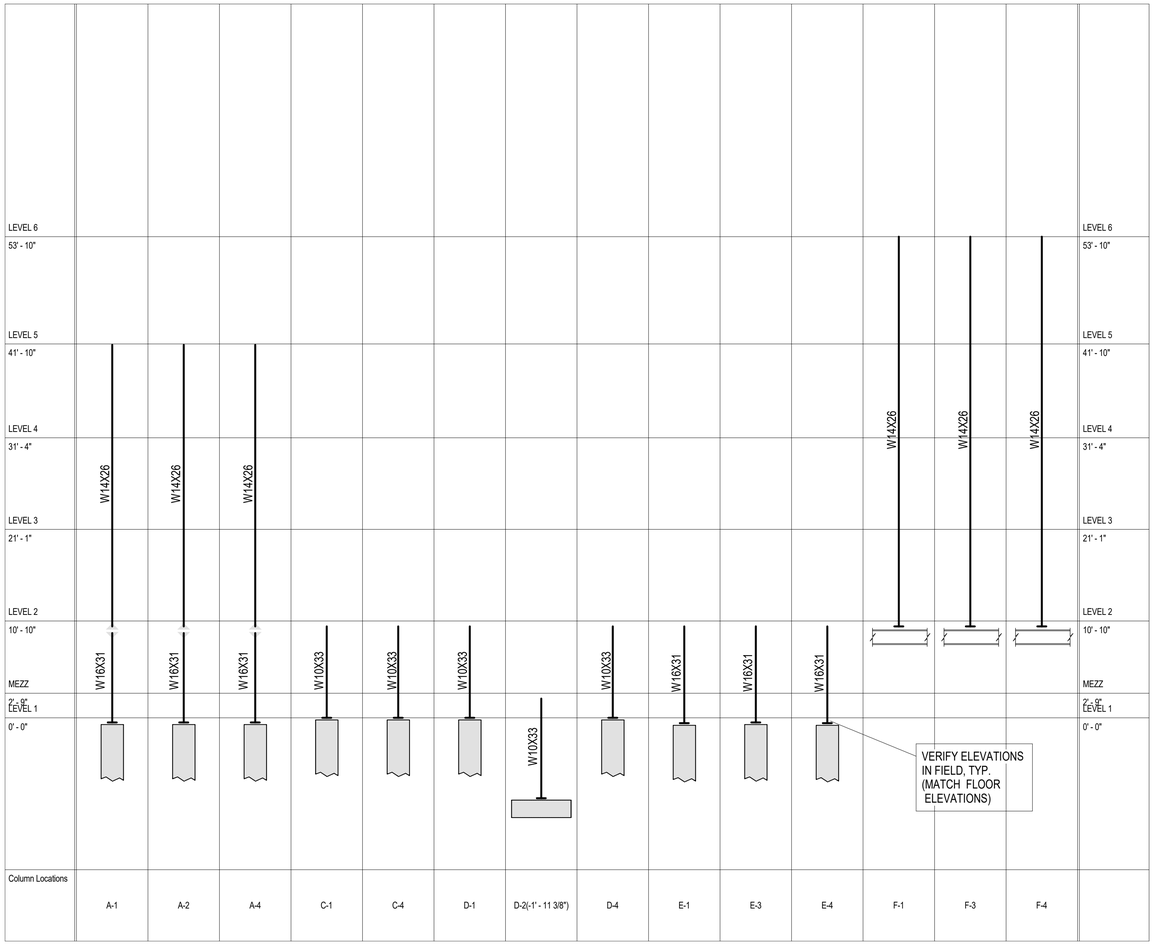
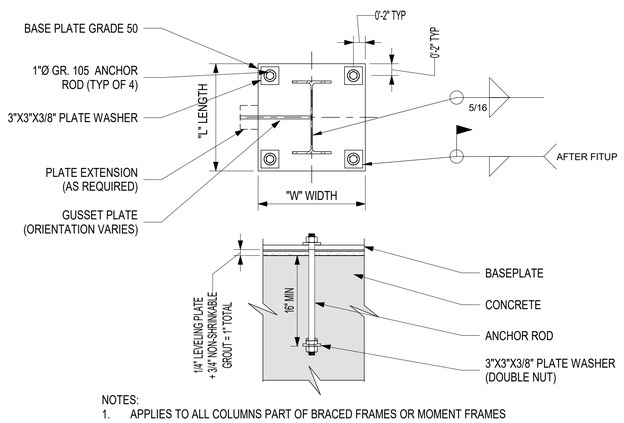
ROOF & HEADHOUSE FRAMING PLANS

S1.5



COLUMN SCHEDULE

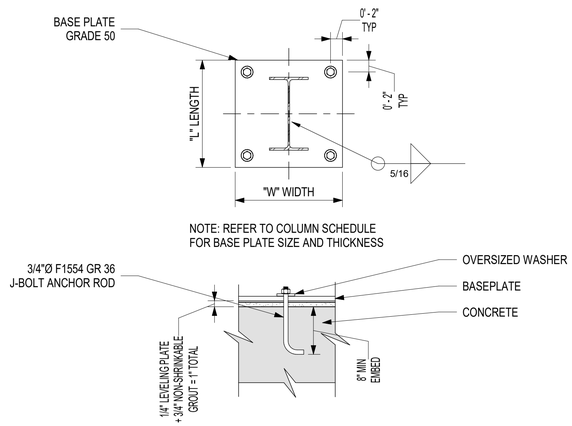
SCALE: 1/8" = 1'-0"



NOTES:
1. APPLIES TO ALL COLUMNS PART OF BRACED FRAMES OR MOMENT FRAMES
2. REFER TO COLUMN SCHEDULE FOR BASE PLATE SIZE AND THICKNESS

2 TYPICAL LATERAL COLUMN BASEPLATE DETAIL

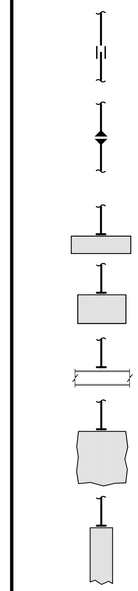
SCALE: 1" = 1'-0"



1 TYPICAL GRAVITY COLUMN BASEPLATE DETAIL

SCALE: 1" = 1'-0"

COLUMN SCHEDULE SYMBOLS



NOTE: SYMBOLS ARE SHOWN DIAGRAMATICALLY. REFER TO PLANS FOR ACTUAL SUPPORT CONDITIONS AND SIZES.

COLUMN SCHEDULE NOTES:

1. SEE S0 SERIES FOR GENERAL NOTES
2. SEE S2 SERIES FOR COLUMN SCHEDULE
3. SEE S3 SERIES FOR LATERAL FRAME ELEVATIONS
4. SEE S4 SERIES FOR TYPICAL CONCRETE DETAILS
5. SEE S5 SERIES FOR TYPICAL STEEL DETAILS
6. SEE S6 SERIES FOR TYPICAL WOOD DETAILS
7. ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION AND CONSTRUCTION.
8. SEE TYPICAL STEEL DETAILS FOR COLUMN SPLICE REQUIREMENTS. COLUMNS PART OF THE LATERAL SYSTEM SHALL BE SPLICED IN ACCORDANCE WITH THE LATERAL COLUMNS SPLICE DETAILS.
9. FOR COLUMN SIZES NOT SHOWN REFER TO THE LATERAL FRAME ELEVATIONS OR PLANS.
10. SEE TYPICAL STEEL DETAILS FOR BASE PLATE INFORMATION.
11. BASE PLATES SIZES ARE NOTED AS 'LENGTH' x 'WIDTH' x 'THICKNESS', WHERE THE LENGTH IS PARALLEL TO THE COLUMN WEB.
12. UNLESS COLUMN BASE PLATE SIZE IS SPECIFICALLY TAGGED ON THE COLUMN SCHEDULE, THE TYPICAL SCHEDULED BASE PLATE SIZES SHALL APPLY.

TYPICAL BASEPLATE SCHEDULE

COLUMN SIZE	BASEPLATE SIZE (LxWxT)
W10X33	18"x18"x1"
W14X26	12"x20"x1"
W16X31	12"x20"x1"

NOTE- OFFSET BASEPLATE AS REQUIRED TO FIT ON THE PIER

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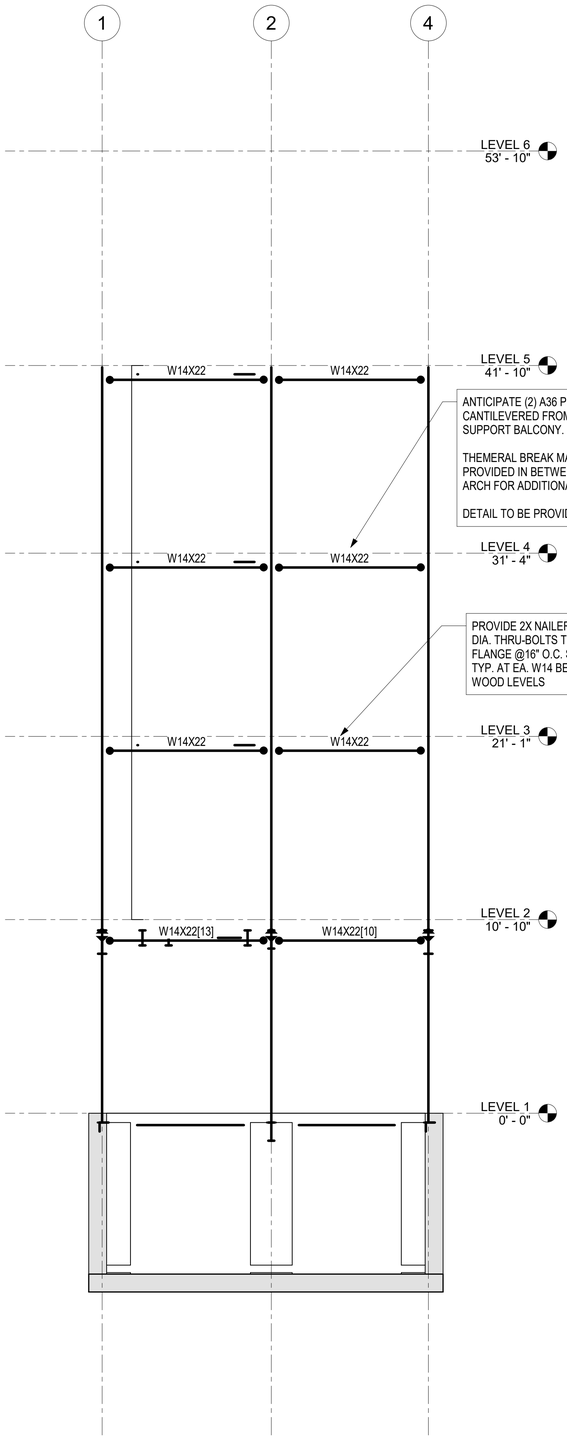
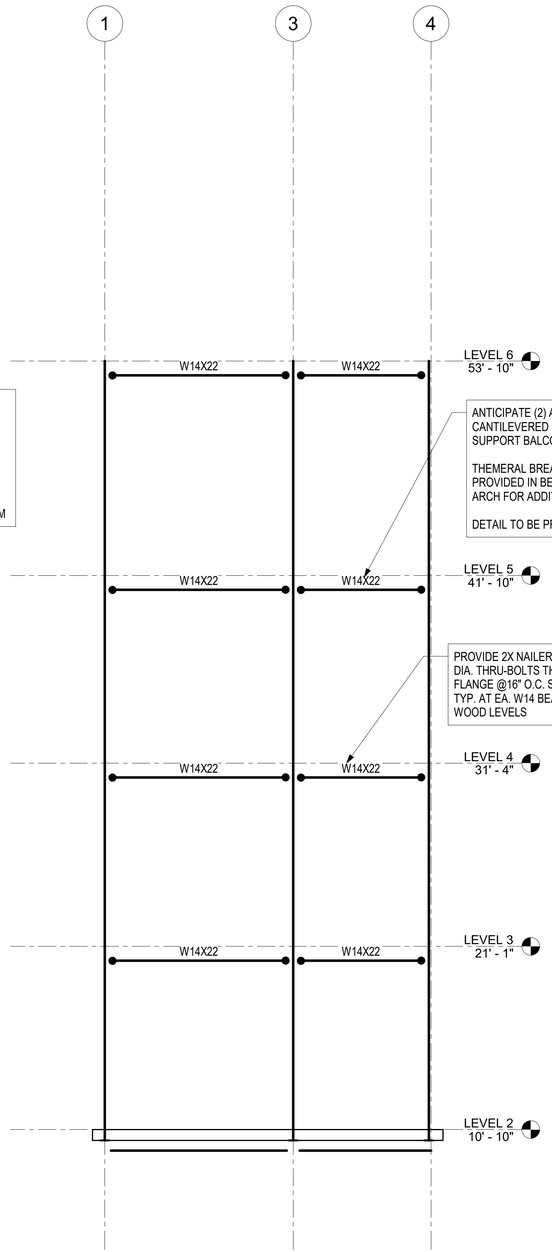
COLUMN SCHEDULE

S2.0



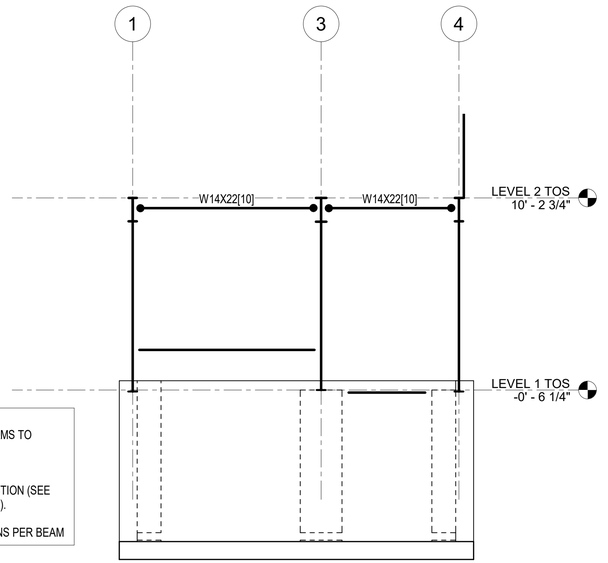
MOMENT FRAME GRIDLINE A

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



MOMENT FRAME GRIDLINE F

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



MOMENT FRAME GRIDLINE E

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

LATERAL FRAME NOTES:

1. SEE S0 SERIES FOR GENERAL NOTES.
2. SEE S2 SERIES FOR COLUMN SCHEDULE
3. SEE S3 SERIES FOR LATERAL FRAME ELEVATIONS
4. SEE S4 SERIES FOR TYPICAL CONCRETE DETAILS
5. SEE S5 SERIES FOR TYPICAL STEEL DETAILS
6. SEE S6 SERIES FOR TYPICAL WOOD DETAILS
7. ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION AND CONSTRUCTION.
8. SEE TYPICAL STEEL DETAILS FOR COLUMN SPLICE REQUIREMENTS. COLUMNS PART OF THE LATERAL SYSTEM SHALL BE SPLICED IN ACCORDANCE WITH THE LATERAL COLUMNS SPLICE DETAILS.
9. REFER TO COLUMN SCHEDULE OR PLANS FOR MEMBER SIZES NOT SHOWN.
10. SEE TYPICAL STEEL DETAILS AND COLUMN SCHEDULE FOR BASE PLATE INFORMATION.

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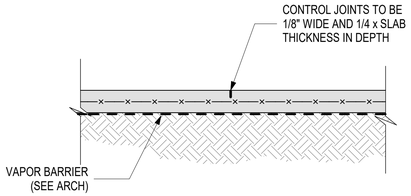
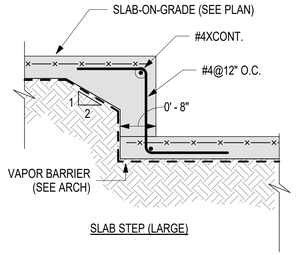
LATERAL FRAME ELEVATIONS

S3.0

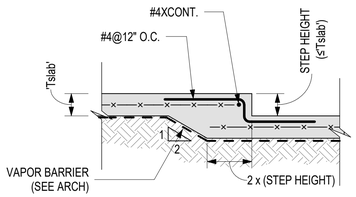


NOTES:
1. SPACE CONTROL JOINTS AT NO FARTHER THAN 15'-0" O.C.
2. PLACE JOINTS TO CONNECT COLUMN CENTERLINES AND AT EQUAL SPACING BETWEEN CENTERLINES TO ACHIEVE THE MAX SPACING IN NOTE 1.
3. EACH JOINT PANEL SHALL HAVE A MAXIMUM ASPECT RATIO OF 1:1.5.
4. JOINTS SHALL BE CUT AS SOON AS SLAB CAN SUPPORT A MANS WEIGHT WITHOUT DEFORMATION

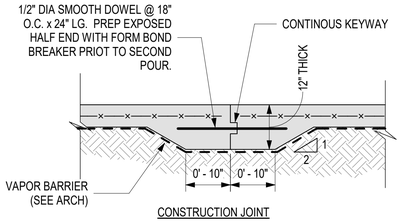
CONTROL JOINTS



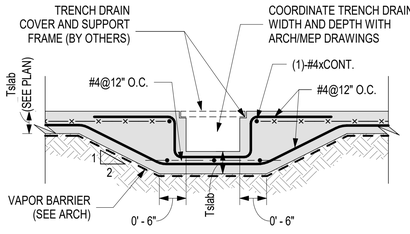
SLAB STEP (LARGE)



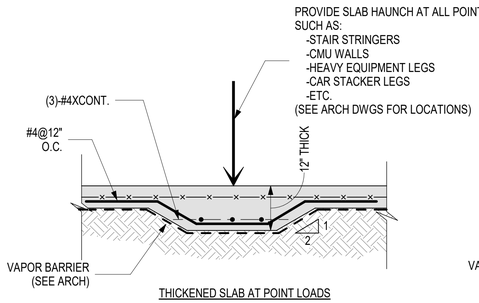
SLAB STEP (SMALL)



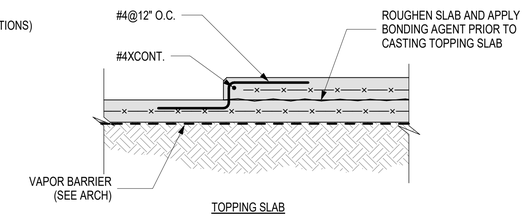
CONSTRUCTION JOINT



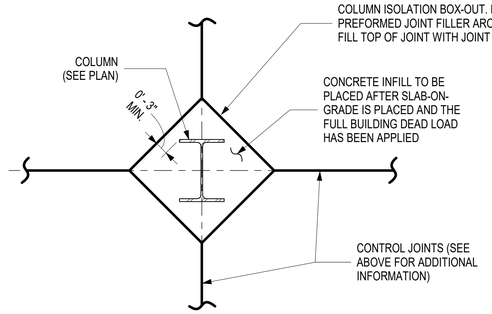
TRENCH DRAIN



THICKENED SLAB AT POINT LOADS

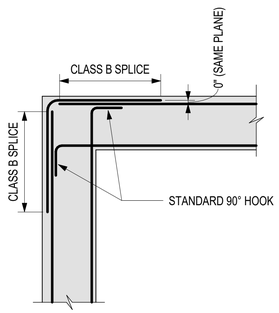


TOPPING SLAB

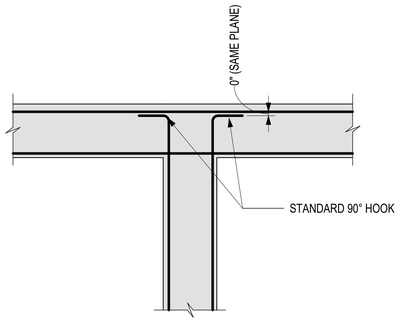


ISOLATION JOINTS

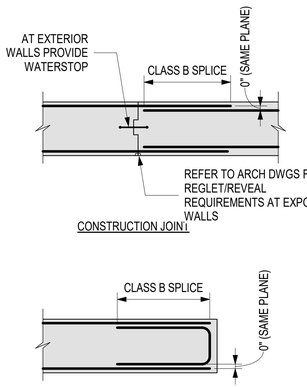
1 TYPICAL SLAB-ON-GRADE DETAILS
SCALE: 3/4" = 1'-0"



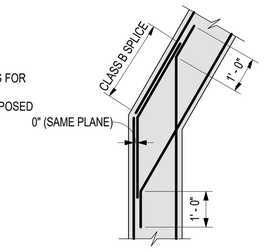
WALL
CORNER



WALL
INTERSECTION



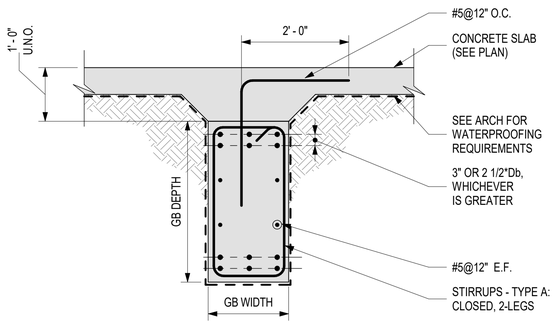
DISCONTINOUS END



SKEWED WALL

NOTES:
1. ONLY HORIZONTAL BARS SHOWN FOR CLARITY.
2. ALL SPLICES SHALL BE CLASS B TENSION LAP SPLICES
3. ALL HOOKS SHALL BE STANDARD HOOKS

2 TYPICAL HORIZ. REINFORCING DETAILS
SCALE: 1/2" = 1'-0"



TYPICAL SECTION

3 TYPICAL GRADE BEAM DETAILS
SCALE: 3/4" = 1'-0"

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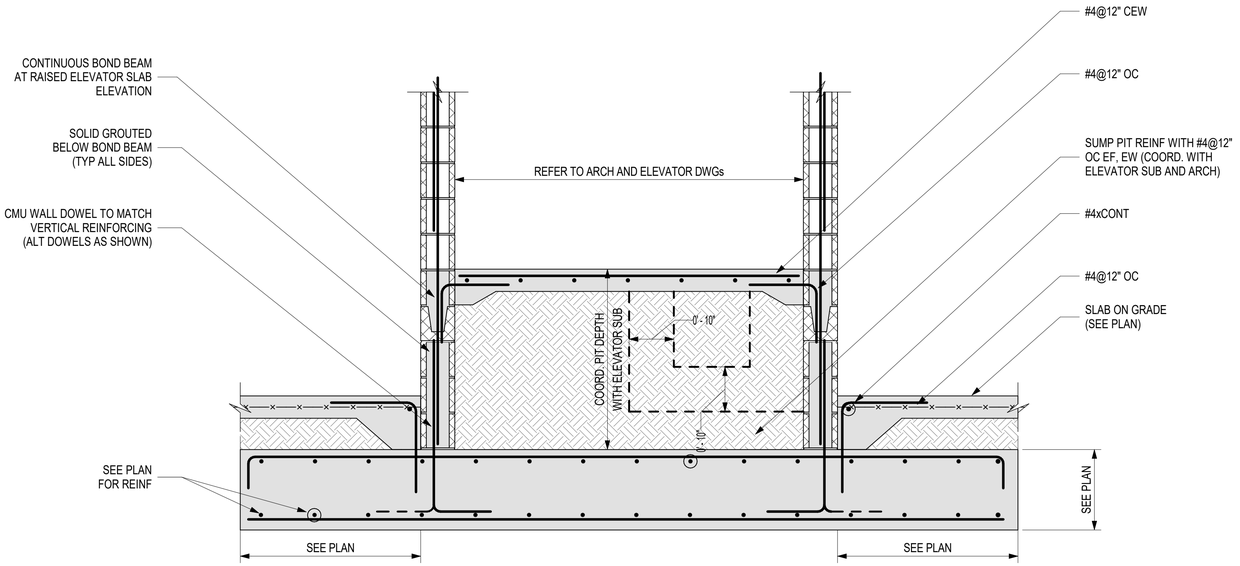
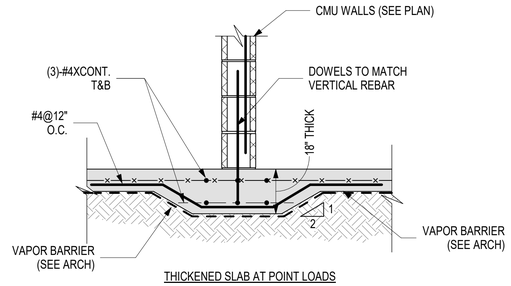
TYPICAL CONCRETE DETAILS I

S4.1



1 S1.1 ELEVATOR PIT (W/ MAT SLAB & CMU WALL)

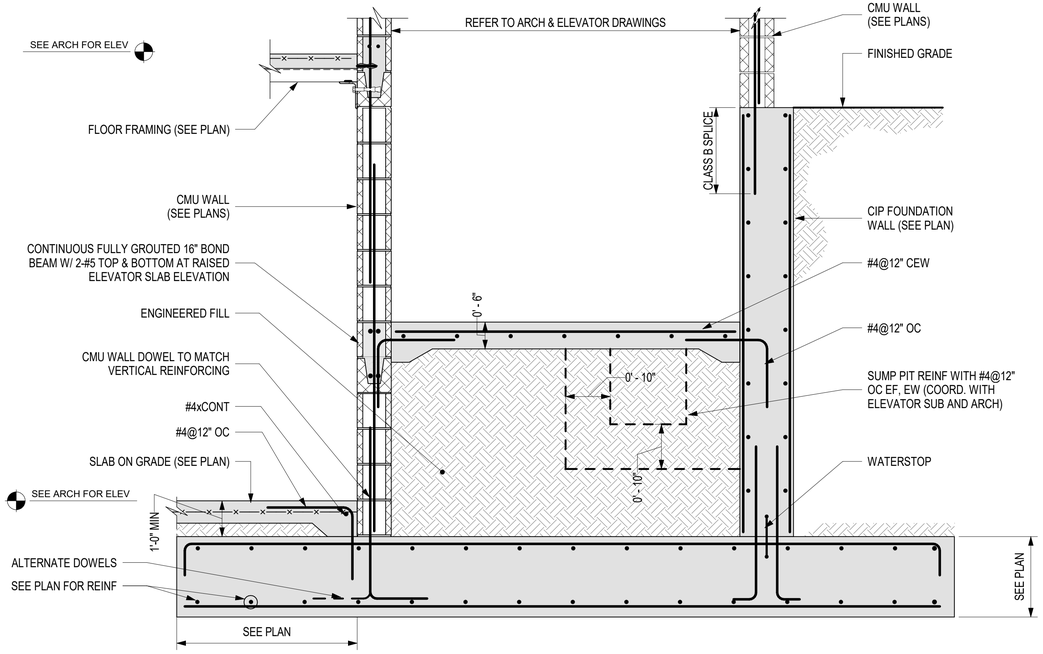
SCALE: 3/4" = 1'-0"



THICKENED SLAB AT POINT LOADS

2 S1.1 FOUNDATION UNDER THE CMU WALL

SCALE: 3/4" = 1'-0"



3 S1.1 ELEVATOR PIT (W/ MAT SLAB & CMU WAL & HIGH FND WALL)

SCALE: 3/4" = 1'-0"

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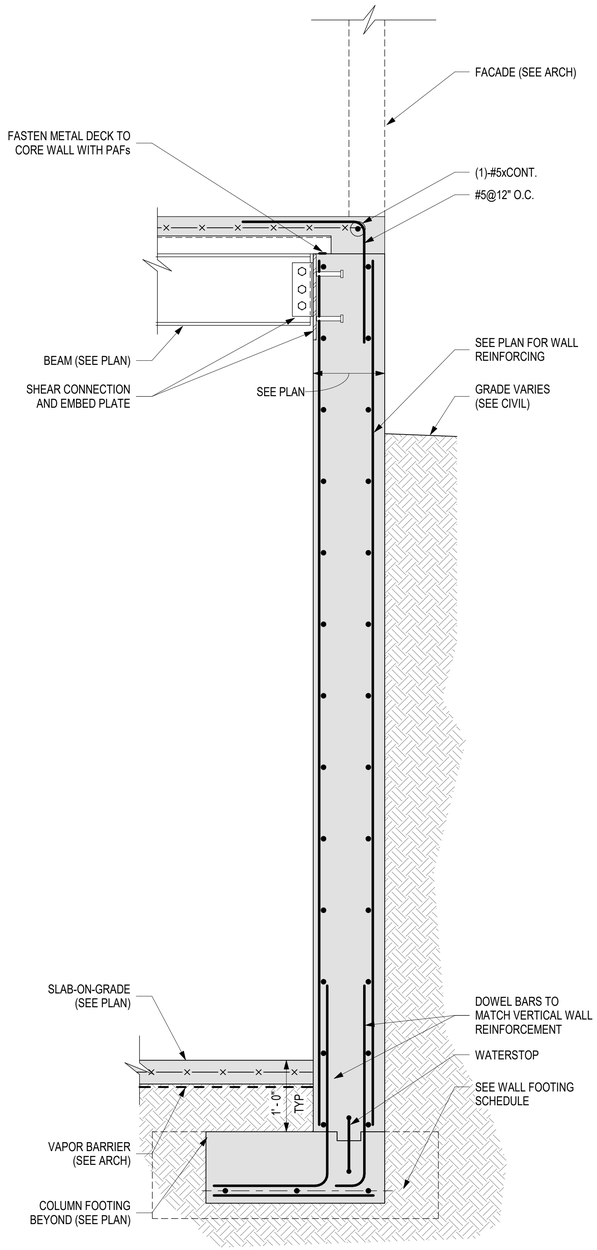
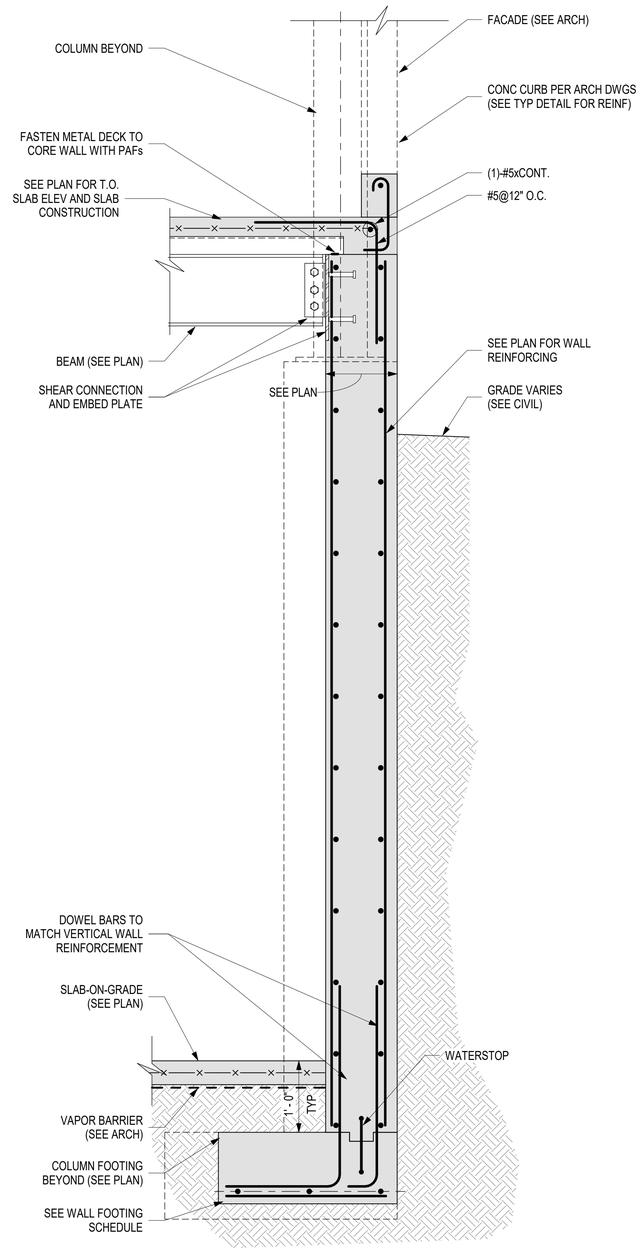
TYPICAL CONCRETE DETAILS II

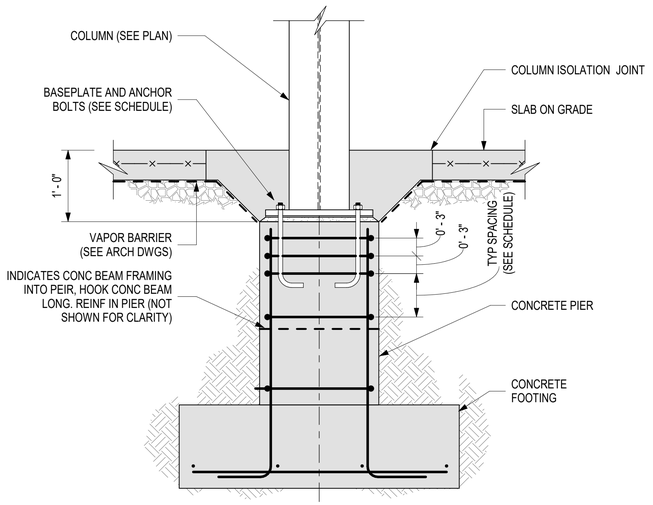
S4.2



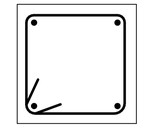
1 S1.1 TYPICAL FOUNDATION WALL SECTION
SCALE: 1" = 1'-0"



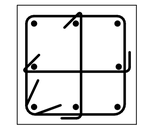
2 S1.1 TYPICAL FOUNDATION WALL SECTION W/ PIER
SCALE: 1" = 1'-0"



NOTES:
1. SEE PIER AND FOOTING SCHEDULE FOR GEOMETRY AND REINFORCING SIZE/SPACING.
2. AT EXTERIOR CONDITIONS OR WHERE THE FOOTING IS EXPOSED TO FREEZE THAW, THE BOTTOM OF FOOTING SHALL EXTEND A MINIMUMN OF 4'-0" BELOW FINISHED GRADE.
3. REFER TO GEOTECH REPORT FOR SUBGRACE PREPARATION AND OVEREXCAVATE AND REPLACE REQUIREMENTS.

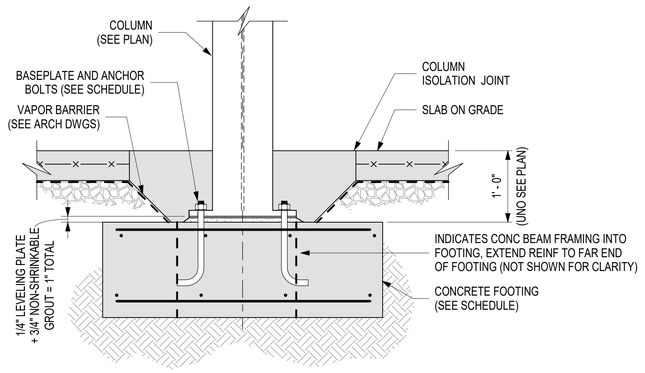


4-BAR CONFIGURATION



8-BAR CONFIGURATION

3 TYPICAL INTERIOR COLUMN PIER AND FOOTING DETAIL
SCALE: 1" = 1'-0"



4 S1.1 TYPICAL INTERIOR COLUMN FOOTING DETAIL
SCALE: 1" = 1'-0"

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STRUCTURAL ENGINEERING

CD SET

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT
58 BURBANK

ADDRESS
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 23 NOV 2022
PROJECT #: 21012
SCALE: 1" = 1'-0"
DRAWN BY: WFL, ASY

TYPICAL CONCRETE DETAILS III

S4.3

REBAR DEVELOPMENT TABLE

1. FOR USE WITH GRADE 60 DEFORMED REBARS
2. TOP BARS ARE BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS (PER ACI)
3. FOR GR 75 KSI REBAR, SPLICES IN TABLE BELOW SHALL BE INCREASE BY 25%.

f'c=4000 PSI - LWC

NWC=NORMAL WEIGHT CONCRETE
C=BAR CLEAR COVER (in)
E=EPOXY COATED REBAR

LWC=LIGHTWEIGHT CONCRETE
S=CLEAR BAR SPACING (in)
U=UNCOATED REBAR

REBAR SIZE	CLASS A SPLICE = TENSION DEVELOPMENT LENGTH	C ≥ 0.75 in				C ≥ 1.0 in				C ≥ 1.25 in				C ≥ 1.50 in				C ≥ 2.00 in				C ≥ 3.00 in			
		S ≥ 1.50 in				S ≥ 2.0 in				S ≥ 2.50 in				S ≥ 3.0 in				S ≥ 4.0 in				S ≥ 6.0 in			
		U		E		U		E		U		E		U		E		U		E		U		E	
	CLASS B SPLICE = LAP SPLICE LENGTH	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	A	15	12	19	17	15	12	19	17	15	12	18	14	15	12	18	14	15	12	18	14	15	12	18	14
	B	19	15	25	22	19	15	25	22	19	15	23	18	19	15	23	18	19	15	23	18	19	15	23	18
#4	A	25	19	32	28	20	15	26	23	20	15	26	23	20	15	24	18	20	15	24	18	20	15	24	18
	B	32	25	41	37	26	20	33	29	26	20	33	29	26	20	31	24	26	20	31	24	26	20	31	24
#5	A	36	28	47	41	29	23	38	34	25	19	32	28	25	19	32	28	25	19	29	23	25	19	29	23
	B	46	36	61	54	38	29	49	43	32	25	41	37	32	25	41	37	32	25	38	29	32	25	38	29
#6	A	49	37	63	56	40	31	52	46	34	26	44	39	29	23	38	34	29	23	38	34	29	23	35	27
	B	63	49	82	73	52	40	67	60	44	34	57	50	38	29	50	44	38	29	50	44	38	29	46	35
#7	A	78	60	102	90	65	50	84	74	55	42	72	63	48	37	63	55	43	33	56	49	43	33	51	39
	B	101	78	132	117	84	65	109	97	71	55	93	82	62	48	81	72	55	43	72	64	55	43	66	51
#8	A	97	74	126	111	81	62	105	93	69	53	90	80	61	47	79	70	49	37	63	56	49	37	58	45
	B	126	97	164	145	105	81	137	121	90	69	117	104	79	61	103	91	63	49	82	73	63	49	76	58
#9	A	117	90	153	135	98	76	128	113	85	65	111	98	75	58	97	86	60	46	79	69	55	42	71	63
	B	152	117	198	175	128	98	167	147	110	85	144	127	97	75	127	112	78	60	102	90	71	55	93	82
#10	A	141	108	184	162	119	92	156	137	103	80	135	119	91	70	119	105	74	57	97	85	62	47	80	71
	B	183	141	239	211	155	119	202	178	134	103	175	155	119	91	155	137	96	74	126	111	80	62	104	92
#11	A	165	127	215	190	141	108	184	162	123	95	160	142	109	84	142	126	89	68	116	102	68	53	89	79
	B	214	165	280	247	183	141	239	211	159	123	208	184	141	109	185	163	115	89	151	133	89	68	116	102

REBAR DEVELOPMENT TABLE

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		S ≥ 1.50 in				S ≥ 2.0 in				S ≥ 2.50 in				S ≥ 3.0 in				S ≥ 4.0 in				S ≥ 6.0 in			
		U		E		U		E		U		E		U		E		U		E		U		E	
	CLASS B SPLICE = LAP SPLICE LENGTH	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	A	12	12	15	13	12	12	15	13	12	12	14	12	12	12	14	12	12	12	14	12	12	12	14	12
	B	15	12	19	17	15	12	19	17	15	12	18	14	15	12	18	14	15	12	18	14	15	12	18	14
#4	A	19	15	25	22	15	12	20	18	15	12	20	18	15	12	18	14	15	12	18	14	15	12	18	14
	B	25	19	32	28	20	15	26	23	20	15	26	23	20	15	24	18	20	15	24	18	20	15	24	18
#5	A	28	21	36	32	23	17	29	26	19	15	25	22	19	15	25	22	19	15	23	18	19	15	23	18
	B	36	28	47	41	29	23	38	34	25	19	32	28	25	19	32	28	25	19	29	23	25	19	29	23
#6	A	37	29	49	43	31	24	40	35	26	20	34	30	23	18	30	26	23	18	30	26	23	18	27	21
	B	49	37	63	56	40	31	52	46	34	26	44	39	29	23	38	34	29	23	38	34	29	23	35	27
#7	A	60	46	78	69	50	38	65	57	42	33	55	49	37	29	48	43	33	25	43	38	33	25	39	30
	B	78	60	102	90	65	50	84	74	55	42	72	63	48	37	63	55	43	33	56	49	43	33	51	39
#8	A	74	57	97	86	62	48	81	72	53	41	70	61	47	36	61	54	37	29	49	43	37	29	45	35
	B	97	74	126	111	81	62	105	93	69	53	90	80	61	47	79	70	49	37	63	56	49	37	58	45
#9	A	90	69	118	104	76	58	99	87	65	50	85	75	58	44	75	66	46	36	61	53	42	33	55	49
	B	117	90	153	135	98	76	128	113	85	65	111	98	75	58	97	86	60	46	79	69	55	42	71	63
#10	A	108	83	141	125	92	71	120	106	80	61	104	92	70	54	92	81	57	44	75	66	47	37	62	55
	B	141	108	184	162	119	92	156	137	103	80	135	119	91	70	119	105	74	57	97	85	62	47	80	71
#11	A	127	98	166	146	108	83	142	125	95	73	124	109	84	65	110	97	68	53	89	79	53	41	69	61
	B	165	127	215	190	141	108	184	162	123	95	160	142	109	84	142	126	89	68	116	102	68	53	89	79

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		S ≥ 1.50 in				S ≥ 2.0 in				S ≥ 2.50 in				S ≥ 3.0 in				S ≥ 4.0 in				S ≥ 6.0 in			
		U		E		U		E		U		E		U		E		U		E		U		E	
	CLASS B SPLICE = LAP SPLICE LENGTH	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	A	12	12	13	12	12	12	13	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
	B	13	12	17	15	13	12	17	15	13	12	16	12	13	12	16	12	13	12	16	12	13	12	16	12
#4	A	17	13	22	20	14	12	18	16	14	12	18	16	14	12	16	13	14	12	16	13	14	12	16	13
	B	22	17	29	25	18	14	23	20	18	14	23	20	18	14	21	16	18	14	21	16	18	14	21	16
#5	A	25	19	32	29	20	16	26	23	17	13	22	20	17	13	22	20	17	13	20	16	17	13	20	16
	B	32	25	42	37	26	20	34	30	22	17	29	25	22	17	29	25	22	17	26	20	22	17	26	20
#6	A	34	26	44	39	28	21	36	32	23	18	30	27	20	16	26	23	20	16	26	23	20	16	24	19
	B	44	34	57	50	36	28	47	41	30	23	39	35	26	20	34	30	26	20	34	30	26	20	31	24
#7	A	54	42	70	62	45	34	58	51	38	29	50	44	33	26	43	38	29	23	38	34	29	23	35	27
	B	70	54	91	81	58	45	75	67	49	38	64	57	43	33	56	50	38	29	50	44	38	29	46	35
#8	A	67	51	87	77	56	43	73	64	48	37	62	55	42	32	55	48	34	26	44	39	34	26	40	31
	B	87	67	113	100	72	56	94	83	62	48	81	71	54	42	71	63	44	34	57	50	44	34	52	40
#9	A	81	62	105	93	68	52	89	78	59	45	76	67	52	40	67	59	42	32	54	48	38	29	49	44
	B	105	81	137	121	88	68	115	101	76	59	99	88	67	52	87	77	54	42	70	62	49	38	64	56
#10	A	97	75	126	112	82	63	107	95	71	55	93	82	63	49	82	73	51	39	67	59	43	33	55	49
	B	126	97	164	145	107	82	139	123	93	71	121	107	82	63	107	94	66	51	87	76	55	43	72	64
#11	A	114	87	148	131	97	75	127	112	85	65	111	98	75	58	98	87	61	47	80	71	47	36	62	54
	B	147	114	193	170	126	97	164	145	110	85	144	127	97	75	127	112	80	61	104	92	61	47	80	70

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STRUCTURAL ENGINEERING

CD SET

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ISSUE LOG:

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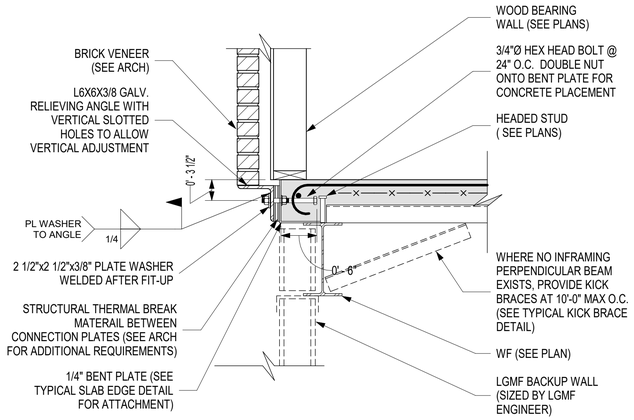
ADDRES S:
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 23 NOV 2022
PROJECT #: 21012
SCALE: 1/8" = 1'-0"
DRAWN BY: WFL, ASY

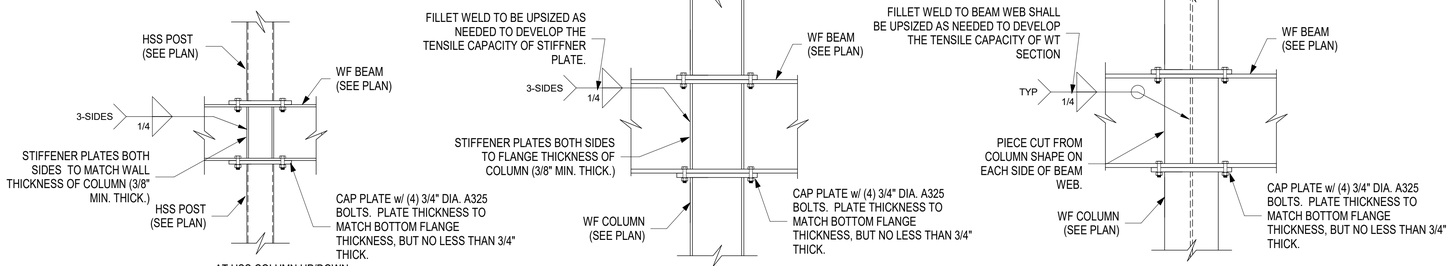
TYPICAL CONCRETE DETAILS IV

S4.4



1 S1.2 TYPICAL RELIEVING ANGLE ATTACHMENT TO SLAB EDGE

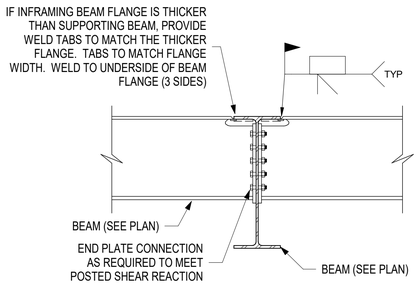
SCALE: 1" = 1'-0"



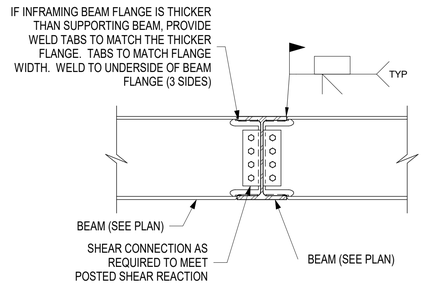
2 TYPICAL COLUMN UP AND COLUMN DOWN DETAILS

SCALE: 3/4" = 1'-0"

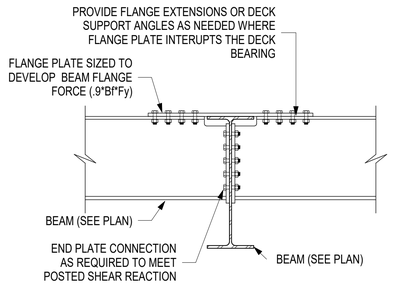
NOTES:
1. SEE PLAN AND COLUMN SCHEDULE FOR COLUMN CONFIGURATIONS. IN SCENARIOS WHERE ONLY A COLUMN UP OR COLUMN DOWN EXISTS, THESE DETAILS SHALL APPLY IN FULL.
2. AT LOCATIONS WHERE THE COLUMN BASE PLATE OR CAP PLATE IS WIDER THAN THE BEAM FLANGE, FLANGE EXTENSION PLATES SHALL BE PROVIDED ON THE BEAM TO PROVIDE FULL SUPPORT TO THE COLUMN BASE PLATE. FLANGE EXTENSION PLATES SHALL MATCH THE BEAM FLANGE THICKNESS AND BE FULL PENETRATION WELDED TO THE FLANGE.



END PLATE WELDED OPTION

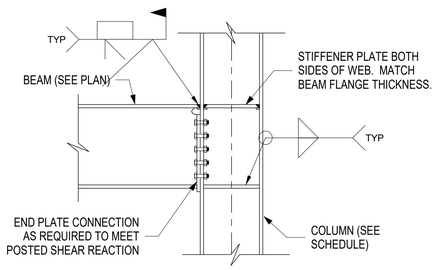


FULL WELDED OPTION

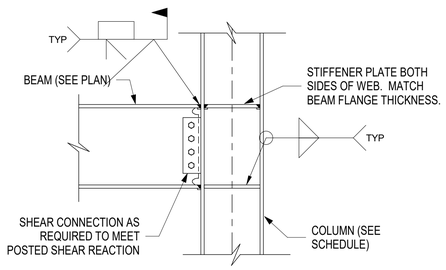


END PLATE BOLTED OPTION

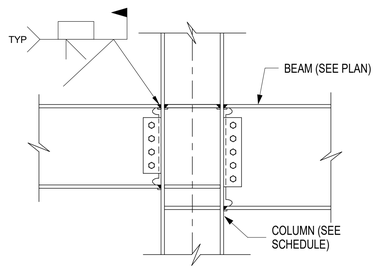
NOTES:
1. GRAVITY MOMENT CONNECTION DETAILS SHALL ONLY BE USED WHEN CONNECTION IS NOT SUBJECTED TO REVERSAL LOADINGS SUCH AS WIND AND SEISMIC LOADS. THESE CONNECTIONS SHALL NOT BE USED FOR CANTILEVER BEAMS SUPPORTING SHEAR WALL HOLD DOWNS.
2. ALL BOLTS USED IN MOMENT CONNECTIONS SHALL BE DESIGNED AS SLIP-CRITICAL.
3. ALL SHEAR CONNECTIONS SHALL BE DESIGNED BY THE FABRICATORS ENGINEER FOR THE POSTED SHEAR REACTION.
4. THE STIFFENER PLATE WELD SHALL BE SIZED TO DEVELOP THE FLANGE FORCE (.9*Fy*Bf)
5. WHERE BEAM OCCURS ON BOTH SIDES OF COLUMN THE THICKER FLANGE SHALL GOVERN THE STIFFENER PLATE THICKNESS.



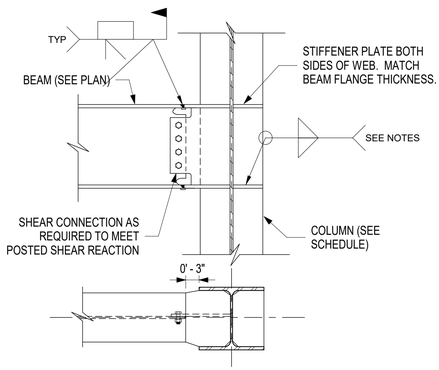
END PLATE OPTION



SHEAR TAB OPTION



VARYING BEAM DEPTH (SEE DETAILS AT LEFT FOR ADDITIONAL INFO)



BEAM-COLUMN WEB CONNECTION

3 TYPICAL GRAVITY MOMENT CONNECTIONS (NON-LATERAL)

SCALE: 3/4" = 1'-0"

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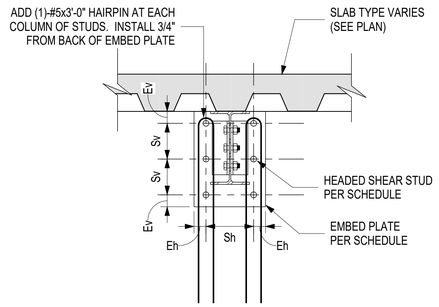
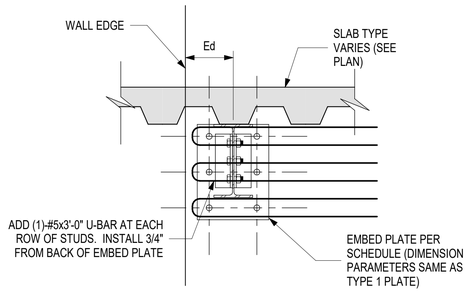
TYPICAL STEEL DETAILS I

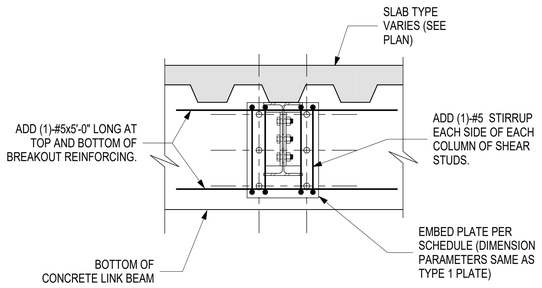
S5.1



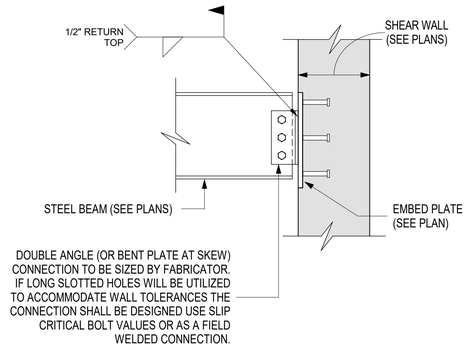
EMBED AT SOLID WALL (TYPE 1)



EMBED AT WALL EDGE (TYPE 2)



EMBED AT WALL EDGE (TYPE 3)



TYPICAL EMBED CONNECTION DETAIL

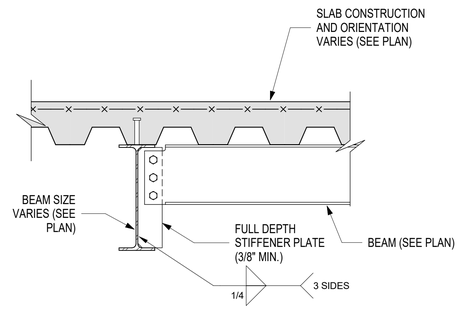
EMBED PLATE SCHEDULE

EMBED TYPE	STUD SIZE AND QUANTITY	# STUD ROWS	# STUD COLUMNS	EMBED THICKNESS	Sv (in.)	Sh (in.)	Ev (in.)	Eh (in.)	Ed (in.)	COMMENTS
EP-1A	(4)-3/4"Øx6" LG.	2	2	3/4"	12"	6"	3"	3"	-	ADD'L REBAR PER DETAIL
EP-2	(6)-3/4"Øx8" LG.	3	2	1"	8"	8"	3"	3"	-	ADD'L REBAR PER DETAIL

NOTES:
1. ALL EMBEDS SHALL BE Fy=50ksi UNO
2. REFER TO PLANS FOR EMBED TYPE.
3. REFER TO DETAILS THIS SHEET FOR EMBED DETAILS AND ADDITIONAL REINFORCING REQUIREMENTS.

1 TYPICAL EMBED PLATE DETAILS

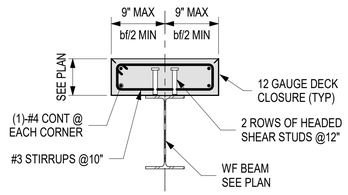
SCALE: 1" = 1'-0"



NOTES:
1. INFRAMING BEAM CONNECTION SHALL BE SIZED FOR THE POSTED END REACTION. BOLTS SHALL BE PROVIDED FOR THE FULL DEPTH OF THE INFRAMING BEAM AS SHOWN ABOVE.
2. STIFFENER PLATE SHALL BE 3/8" MIN. THICKNESS OR AS REQUIRED TO MEET END REACTION.
3. BOLT HOLES SHALL BE STANDARD HOLES (I.E. NOT SLOTTED OR OVERSIZED).

3 TYPICAL FULL DEPTH STIFFENER CONNECTION

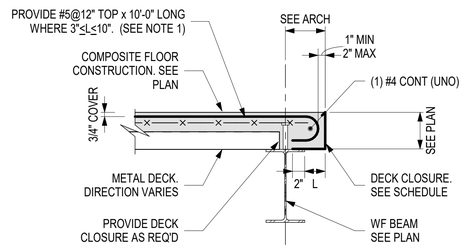
SCALE: 1" = 1'-0"



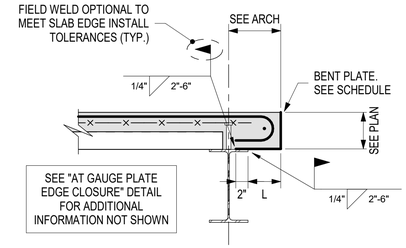
NOTES:
1. SHEAR STUD SIZE AND LENGTH TO MATCH TYPICAL SHEAR STUD SPECIFIED FOR SLAB LEVEL AT DETAIL

4 TYPICAL SLAB DETAIL AT ADJACENT OPENINGS

SCALE: 1" = 1'-0"



AT GAUGE PLATE EDGE CLOSURE



AT BENT PLATE EDGE CLOSURE

NOTE 1: IN SLABS WITH TOP REBAR IN LIEU OF WWF, EDGE CLOSURE REBAR SIZE TO BE THE LARGER OF THE TYPICAL SLAB TOP REINF AND THE SIZES SHOWN ABOVE

SLAB EDGE CLOSURE

	NORMAL WEIGHT CONCRETE			LIGHT WEIGHT CONCRETE		
POUR STOP SIZE	6" NWC	7 1/2" NWC	9" NWC	5 1/4" LWC	6 1/4" LWC	7 1/4" LWC
20 GA.	-	-	-	1"	-	-
18 GA.	1"	-	-	3"	1"	-
16 GA.	3"	-	-	5"	3"	1"
14 GA.	5"	2"	-	7"	5"	3"
12 GA.	8"	6"	3"	9"	9"	7"
10 GA.	10"	9"	6"	11"	11"	10"
1/4" BENT PLATE	15"	14"	13"	16"	15"	15"
5/16" BENT PLATE	17"	16"	15"	19"	18"	17"
3/8" BENT PLATE	20"	19"	18"	21"	21"	20"

NOTES:
1. THE LENGTHS IN THE TABLE ABOVE INDICATE THE MAXIMUM POUR STOP OVERHANG LENGTH (L) FOR EACH SLAB THICKNESS. REFER TO "TYPICAL SLAB EDGE DETAIL FOR ADDITIONAL INFORMATION"

2 TYPICAL SLAB EDGE DETAIL AT INTERIOR OPENING OR EXTERIOR EDGE

S1.2 SCALE: 1" = 1'-0"

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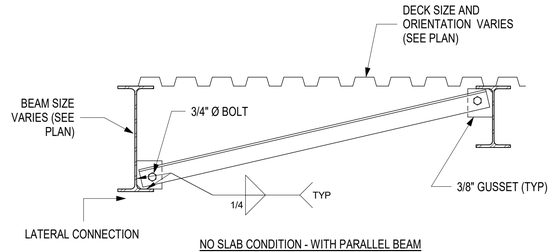
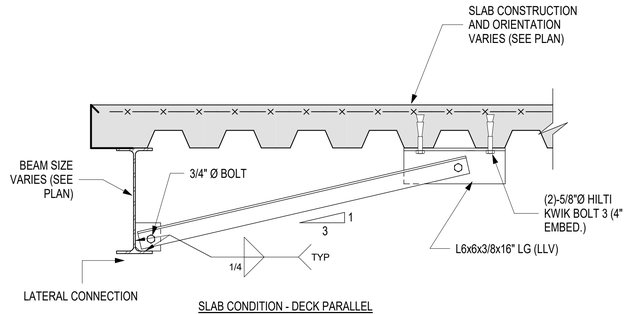
TYPICAL STEEL DETAILS II

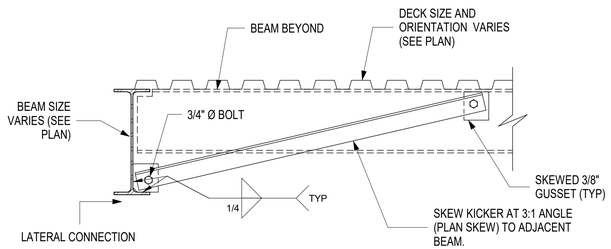
S5.2



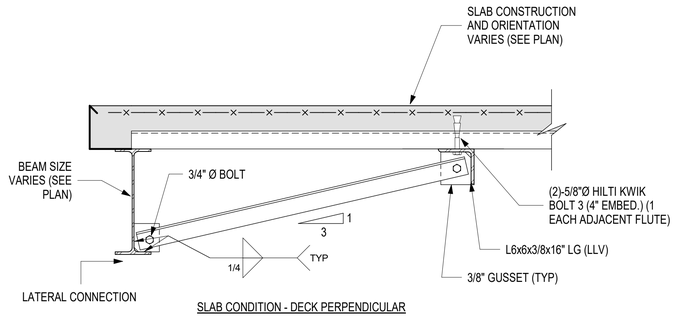
NO SLAB CONDITION - WITH PARALLEL BEAM



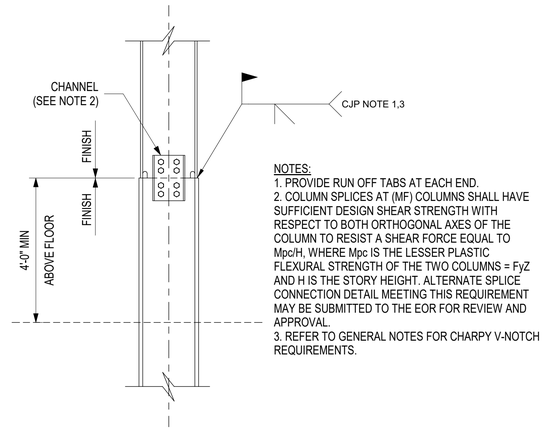
SLAB CONDITION - DECK PARALLEL



NO SLAB CONDITION - WITH PERPENDICULAR BEAM



SLAB CONDITION - DECK PERPENDICULAR



NOTES:
1. PROVIDE RUN OFF TABS AT EACH END.
2. COLUMN SPLICES AT (MF) COLUMNS SHALL HAVE SUFFICIENT DESIGN SHEAR STRENGTH WITH RESPECT TO BOTH ORTHOGONAL AXES OF THE COLUMN TO RESIST A SHEAR FORCE EQUAL TO Mpc/H, WHERE Mpc IS THE LESSER PLASTIC FLEXURAL STRENGTH OF THE TWO COLUMNS = FyZ AND H IS THE STORY HEIGHT. ALTERNATE SPLICE CONNECTION DETAIL MEETING THIS REQUIREMENT MAY BE SUBMITTED TO THE EOR FOR REVIEW AND APPROVAL.
3. REFER TO GENERAL NOTES FOR CHARPY V-NOTCH REQUIREMENTS.

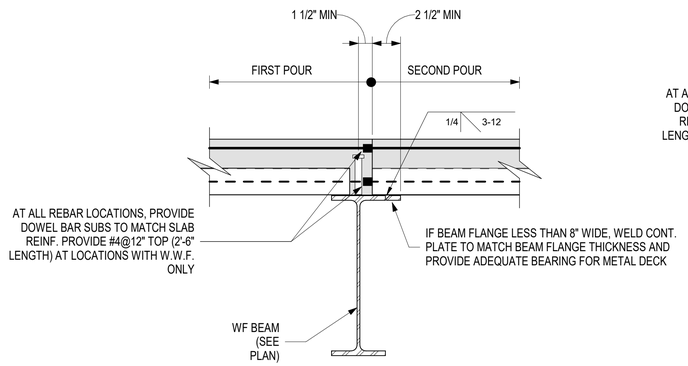
3 TYPICAL WF MOMENT COLUMN SPLICE DETAILS (R=3)

SCALE: 1" = 1'-0"

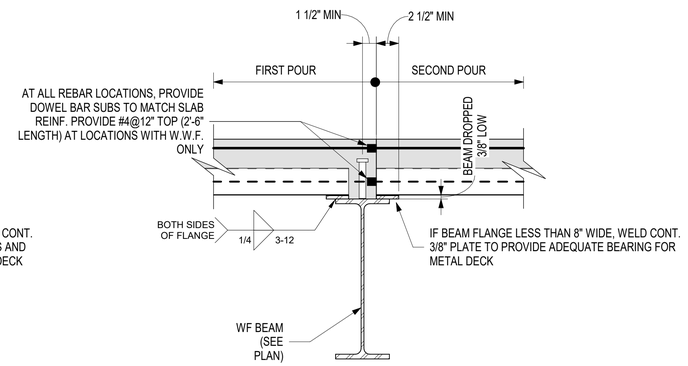
NOTES:
1. KICKER ANGLE SIZING AS FOLLOWS:
   -WHERE KICKER LENGTH <= 6 FT USE L3X3X3/8
   -WHERE KICKER LENGTH <= 12 FT USE L4X4X3/8
2. KICKERS SHALL BE USED AT ALL LOCATIONS WHERE A LATERAL LOAD IS APPLIED TO THE BOTTOM FLANGE OF A BEAM OR THE BOTTOM 2/3 OF THE BEAM WEB. THE FOLLOWING ARE COMMON CASES WHERE THIS OCCURS, HOWEVER THIS IS NOT AN ALL INCLUSIVE LIST:
   a. EXTERIOR WALL LATERAL CLIP
   b. CURTAIN WALL LATERAL TIE-BACK
   c. PRECAST LATERAL TIE
   d. ECCENTRIC STAIR HANGER LOAD
   e. OTHER INSTANCES THAT IMPART A LATERAL OR ECCENTRIC LOAD TO THE BEAM
3. AT LOCATIONS WHERE THERE IS AN INFRAMING PERPENDICULAR BEAM WITHIN 12" OF THE LATERAL LOAD, THE KICKER MAY BE OMITTED. THE IN-FRAMING BEAM SHALL UTILIZE A FULL DEPTH STIFFNER CONNECTION TO BRACE THE BOTTOM BEAM FLANGE.

1 TYPICAL KICK-BRACE DETAIL

SCALE: 1" = 1'-0"



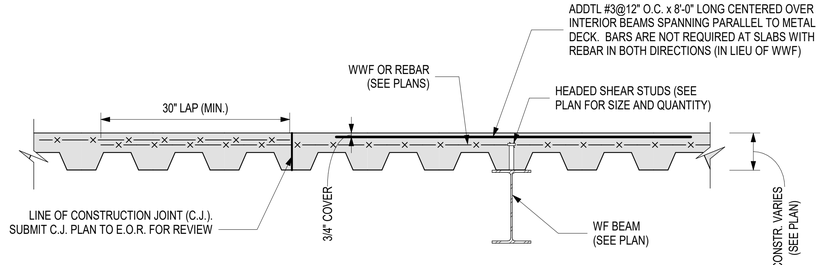
OPTION #1 - FLUSH BEAM



OPTION #2 - DROPPED BEAM

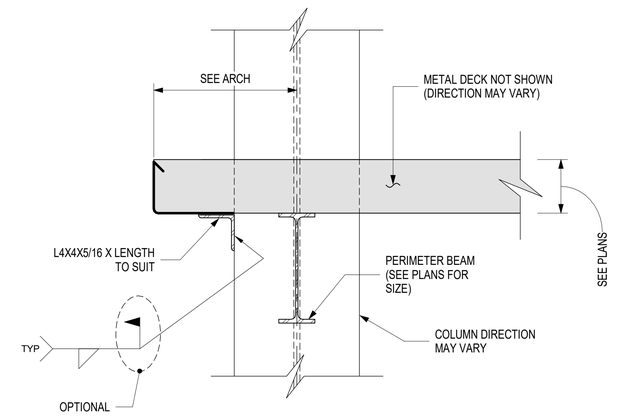
2 SECTION AT SLAB-ON-DECK CONSTRUCTION BREAK

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



4 TYPICAL SLAB-ON-DECK CONSTRUCTION

SCALE: 1" = 1'-0"



5 TYPICAL DECK SUPPORT AT COLUMNS (EDGE OF SLAB CONDITION)

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

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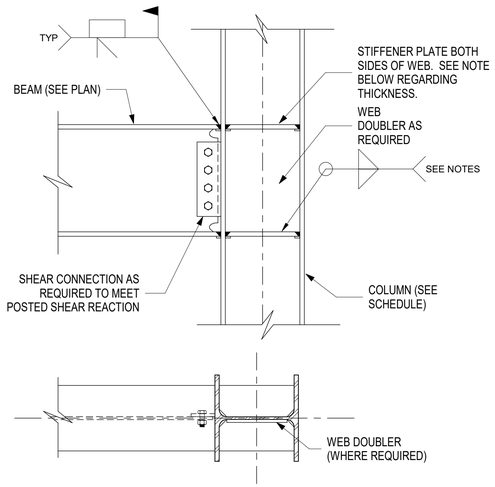
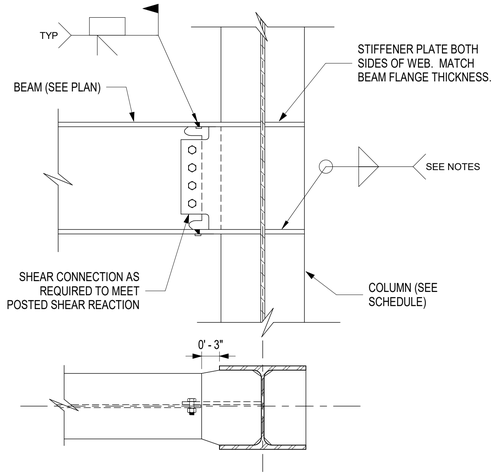
TYPICAL STEEL DETAILS III

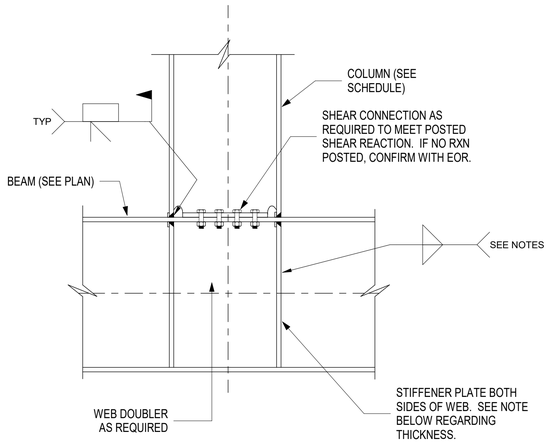
S5.3



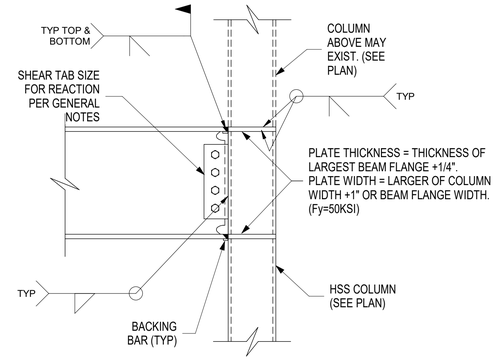
BEAM-COLUMN FLANGE CONNECTION



BEAM-COLUMN WEB CONNECTION



COLUMN -BEAM CONNECTION

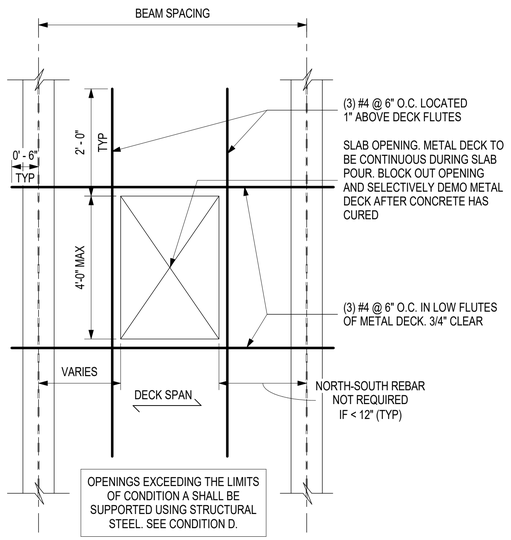


HSS COLUMN - WF BEAM CONNECTION

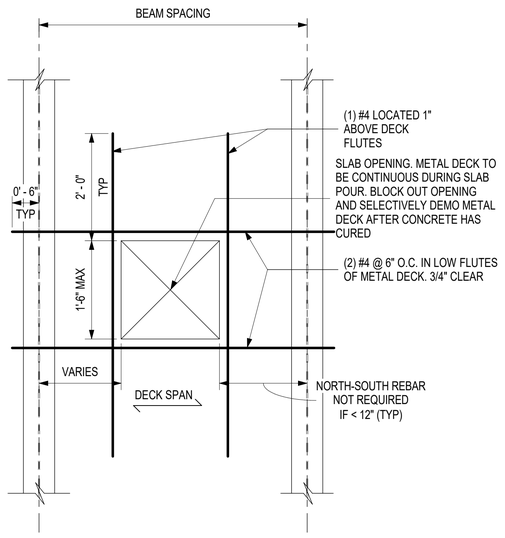
NOTES:
1. MOMENT CONNECTIONS SHALL BE DESIGNED BY THE FABRICATORS ENGINEER FOR A MOMENT OF 1.1*Ry*My (LRFD) OF THE BEAM.
2. ALL BOLTS USED IN MOMENT CONNECTIONS SHALL BE DESIGNED AS SLIP-CRITICAL.
3. ALL SHEAR CONNECTIONS SHALL BE DESIGNED BY THE FABRICATORS ENGINEER FOR THE POSTED SHEAR REACTION.
4. STIFFENER PLATE WELDS MUST BE SIZED TO DELIVER THE FULL FLANGE FORCE TO THE COLUMN SECTION.
5. IN GENERAL STIFFENER PLATE THICKNESS SHALL MATCH THE INFRAMING BEAM FLANGE THICKNESS. IN BEAM TO COLUMN WEB TYPE CONNECTIONS, THE STIFFENER PLATES SHALL BE INCREASED IN THICKNESS BY 1/4" TO ACCOMODATE FABRICATION AND ROLLING TOLERANCES AND FIELD FIT-UP. ALIGN THE CENTERLINE OF STIFFENER WITH THE BEAM FLANGE CENTERLINE.
6. AT BEAM-COLUMN WEB CONNECTIONS, THE HORIZONTAL WELDS BETWEEN THE EXTENDED SHEAR PLATE AND THE COLUMN STIFFENERS SHALL BE DESIGNED FOR THE SHEAR STRESS ASSOCIATED WITH THE BOLT GROUP ECCENTRICITY TO THE COLUMN CENTERLINE.
7. WHERE DOUBLER PLATES ARE REQUIRED, THE WELD TO THE COLUMN WEB SHALL DEVELOP THE CAPACITY OF THE DOUBLER PLATE.

1 TYPICAL LATERAL MOMENT CONNECTIONS (R=3)

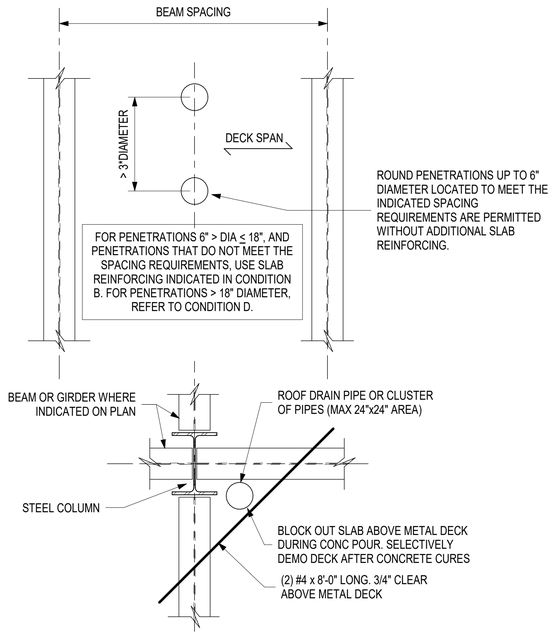
SCALE: 1" = 1'-0"



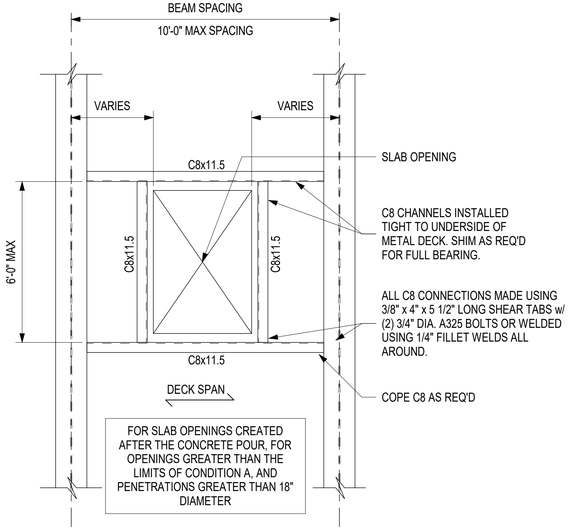
CONDITION A



CONDITION B



CONDITION C



CONDITION D

2 TYPICAL COMPOSITE SLAB OPENING REINFORCEMENT DETAILS

SCALE: 3/4" = 1'-0"

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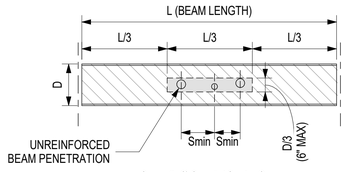
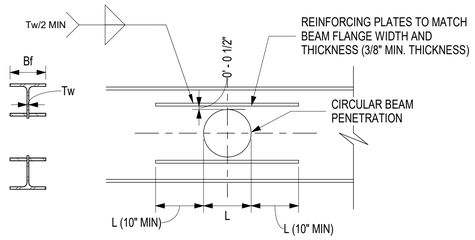
TYPICAL STEEL DETAILS IV

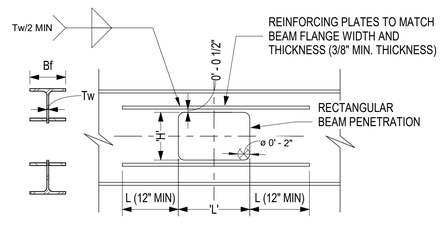
S5.4



TYPE U - UNREINFORCED



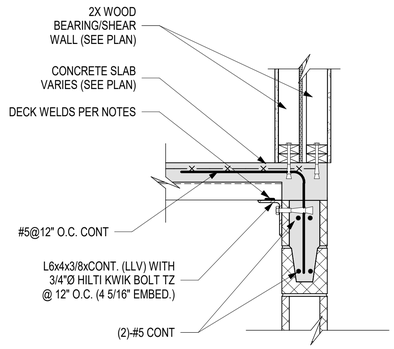
TYPE R - REINFORCED @ CIRCULAR



TYPE R - REINFORCED @ RECTANGULAR

NOTES:
1. UNLESS BEAM PENETRATION SIZE AND LOCATION IS SPECIFICALLY SHOWN ON PLAN, ALL PENETRATIONS SHALL BE SUBMITTED OT THE ARCHITECT/ENGINEER FOR APPROVAL.
2. REINFORCING PLATES TO BE Fy=50 KSI.
3. FINISH LAST 1/8" OF HOLE BY REAMING OR GRINDING.
4. FOR PRICING, THE BASE BID SHALL INCLUDE THE PENETRATIONS SHOWN ON PLAN PLUS THOSE QUANITITIES LISTED BELOW. ADDITIONALLY, THE FABRICATOR SHALL PROVIDE BEAM PENETRATION UNIT COSTS FOR EACH BEAM PENETRATION TYPE, FOR BOTH SHOP INSTALLED AND FIELD INSTALLED. CONTRACTOR SHALL RECONCILE THE ACTUAL BEAM PEN QUANITTY AFTER MEP COORDINATION USING THE UNIT COSTS PROVIDED. IF THE BEAM PEN QUANTITY IS LESS THAN THAT CARRIED IN THE BASE BID, THE OWNER SHALL BE CREDITED BASED ON THE UNIT COSTS.
   * (20) - 6" Ø TYPE R
   * (10) - 6" Ø TYPE U

1 TYPICAL BEAM PENETRATION DETAILS
SCALE: 1" = 1'-0"



2 S1.2 TYPICAL DECK SUPPORT ANGLE AT CMU WALL
SCALE: 1" = 1'-0"

3 S1.2 SECTION AT SLAB-ON-DECK ON CMU WALL1
SCALE: 1" = 1'-0"

4 S1.2 TYPICAL DECK SUPPORT ANGLE AT CMU WALL
SCALE: 1" = 1'-0"

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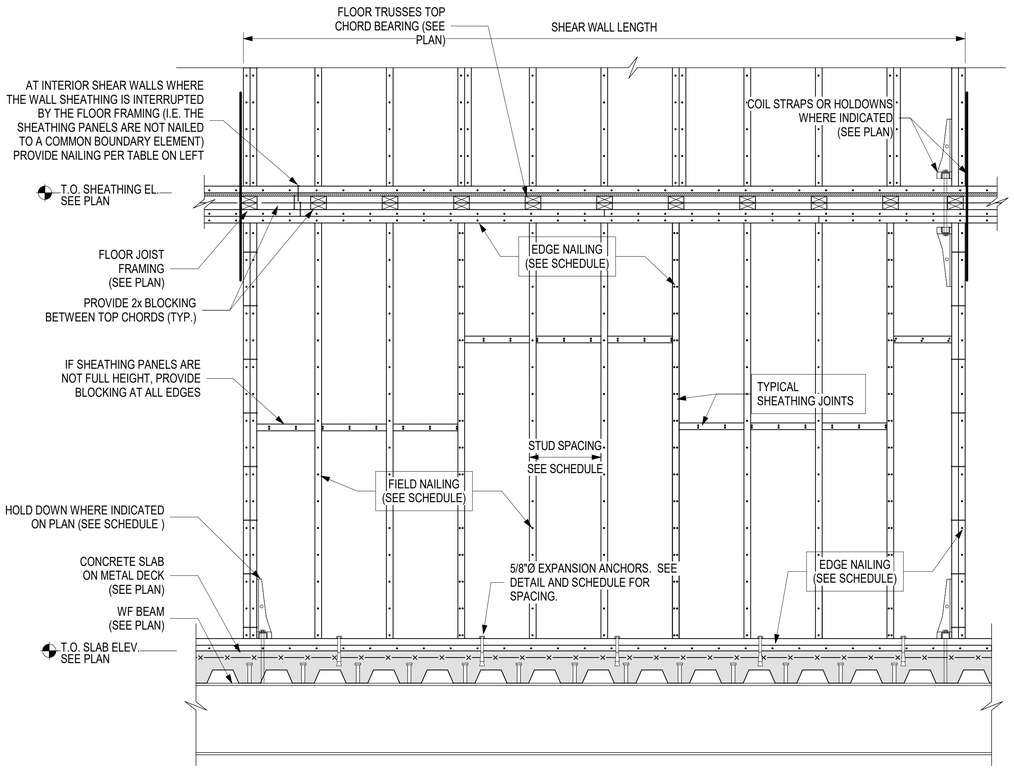
TYPICAL STEEL DETAILS V

S5.5



1 TYPICAL SHEAR WALL ELEVATION PERPENDICULAR TO FLOOR TRUSSES
SCALE: 3/4" = 1'-0"

WOOD SHEAR WALL SCHEDULE

SHEAR WALL TYPE	SHEATHING	EDGE NAILING	FIELD NAILING	MIN END POST (NOTE 4)	MAX BOLT SPACING @ BOTTOM PLATE	NOTES
SW-6	ARMORWALL SP PIS	8d@6" O.C.	8d@12" O.C.	(3)-2x	32" O.C.	
SW-4	ARMORWALL SP PIS	8d@4" O.C.	8d@12" O.C.	(3)-2x	32" O.C.	
SW-3	ARMORWALL SP PIS	8d@3"O.C.	8d@12" O.C.	(5)-2x	24" O.C.	
SW-2	ARMORWALL SP PIS	8d@2" O.C.	8d@12" O.C.	(5)-2x	16" O.C.	SEE NOTE 6

NOTES:

1. ALL STUDS ARE SPF NO. 1/NO. 2 OR BETTER U.N.O.

2. ALL SHEAR WALLS ARE DESIGNED AS BLOCKED. PROVIDE 2x BLOCKING AT ALL SHEATHING PANEL EDGES.

3. ALL NAILS SHALL BE COMMON WIRE NAILS (8d=0.131"Øx2 1/2"). USE HOT DIPPED GALVANIZED NAILS WHEN NAILING INTO PRESSURE TREATED LUMBER.

4. PROVIDE AN END POST AT EACH END OF SHEAR WALL. REFER TO HOLD DOWN REQUIREMENTS ON PLAN. USE THE LARGER OF THE HOLD DOWN POST SIZE OR THE END POST SIZE NOTED ABOVE.

5. SHEATHING SHALL BE INSTALLED ON (1) FACE OF WALL U.N.O. AT EXTERIOR WALLS, SHEATHING SHALL BE ON THE EXTERIOR WALL FACE. AT INTERIOR WALLS, REFER TO THE ARCH DRAWINGS FOR THE PREFERRED SHEATHING SIDE.

6. WHERE NOTED ABOVE, ALL MEMBERS (BOTH STUDS AND BLOCKING) ALONG THE NAILED EDGES OF ADJOINING SHEATHING PANEL EDGES SHALL BE 3" NOMINAL (I.E. 3x) IN WIDTH AND THE NAILING SHALL BE STAGGERED. IN LIEU OF 3x FRAMING, (2)-2x MEMBERS NAILED TOGETHER PER NDS SHALL BE PERMITTED.

7. ANCHORS TO BE EITHER 5/8" DIA. EXPANSION ANCHOR (3 1/8" MIN EMBEDMENT) OR 5/8" DIA. J-BOLT (8" MIN EMBEDMENT INTO WALL). ALL ANCHORS TO HAVE 3"X3"X1/4" (MIN) PLATE WASHERS.

INTERIOR SHEAR WALL PLATE NAILING

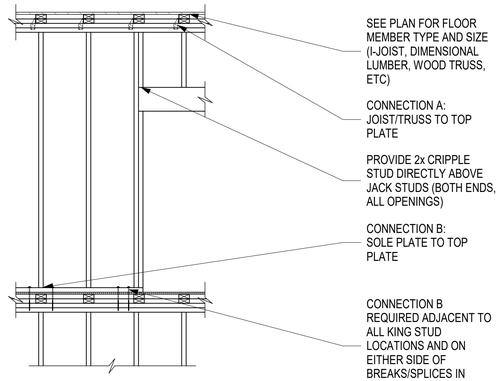
SHEAR WALL BOUNDARY NAILING (SEE SCHEDULE)	NAIL SPACING (SEE NOTE 1)
8d@6", 8d@4"	2 ROWS @ 6" O.C. (I.E. 4 NAILS/FT)
8d@3"	2 ROWS @ 4" O.C. (I.E. 6 NAILS/FT)
8d@2"	2 ROWS @ 3" O.C. (I.E. 8 NAILS/FT)

NOTES:
1. ALL NAILS TO BE 0.131"Øx3 1/4"
2. AT TOP-CHORD BEARING CONDITIONS, PROVIDE TWO LAYERS OF 2X BLOCKING BETWEEN TRUSSES, AND PROVIDE NAILING ABOVE
   A. FROM LOWER PIECE OF BLOCKING TO TOP PLATES OF WALL BELOW
   B. FROM THE UPPER BLOCKING INTO LOWER BLOCKING.
   C. FROM SOLE PLATE OF WALL ABOVE INTO UPPER BLOCKING

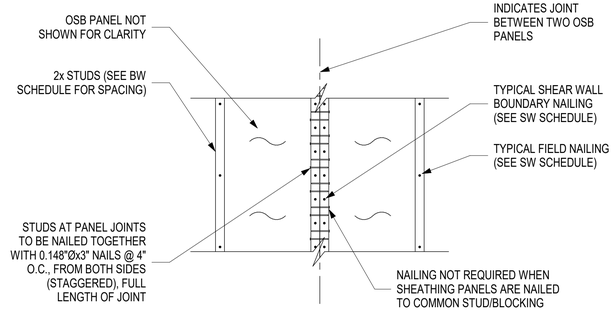
WIND UPLIFT CONNECTIONS

CONNECTION LOCATION (SEE DIAGRAM AT RIGHT)	REQUIREMENTS AT SHEAR WALLS (I.E. SHEATHED WITH OSB)
A - JOIST/TRUSS TO TOP PLATE	H2.5a AT EACH JOIST/TRUSS END
B - SOLE PLATE TO TOP PLATE	(2) SDWS22800 @ 48" O.C. (SEE NOTES 4-5)

NOTES:
1. ALL CONNECTIONS ARE ONLY REQUIRED AT WALLS SUPPORTING ROOF FRAMING. WALLS PARALLEL TO ROOF FRAMING AND WALLS WHICH DO NOT EXTEND UP TO ROOF LEVEL DO NOT REQUIRE WIND UPLIFT FASTENING.
2. CONNECTION B IS REQUIRED TO EXTEND TWO LEVELS BELOW THE ROOF.
3. TIES SHALL BE PROVIDED ON EITHER SIDE OF STUD FOR BEARING WALLS SUPPORTING JOISTS ON BOTH SIDES OF THE WALL.
4. FOR "TALL WALLS" WHERE TOP PLATES ARE DIRECTLY BENEATH FLOOR SHEATHING (TOTAL FLOOR ASSEMBLY INCLUDING TOP AND BOTTOM PLATES <=6"), CONNECTION B SHALL BE REPLACED WITH SDWS22500DB SCREWS.
5. REFER TO THE 'TYPICAL SHEAR WALL ELEVATION' FOR ADDITIONAL SOLE PLATE NAILING REQUIREMENTS

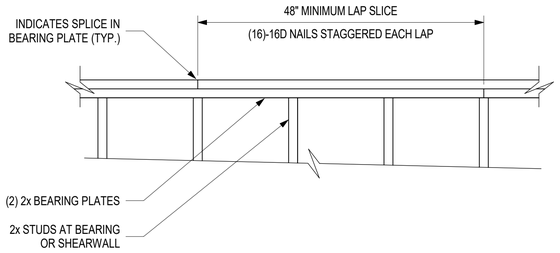


2 WIND UPLIFT FASTENING AT SHEATHED WALLS
SCALE: 1/2" = 1'-0"



NOTE - DETAIL APPLIES AT:
1) JOINTS BETWEEN PRE-FABRICATED WALL PANELS WITHIN CONTINUOUS SHEAR WALLS
2) LOCATIONS WHERE NAIL SPACING REQUIRES (2)-2x STUDS AND BLOCKING AT ALL PANEL EDGES (SEE SW SCHEDULE)

3 TYPICAL DETAIL AT SHEAR WALL PANEL JOINTS
SCALE: 1" = 1'-0"



NOTES:
1. WHERE SHEAR WALL SPACING EXCEEDS 40FT, BUT NOT GREATER THAN 60 FT, THE SPLICE LENGTH SHALL BE INCREASED TO 6FT LONG WITH (24)-16d NAILS STAGGERED.

4 TYPICAL TOP PLATE SPLICE DETAIL
SCALE: 1" = 1'-0"

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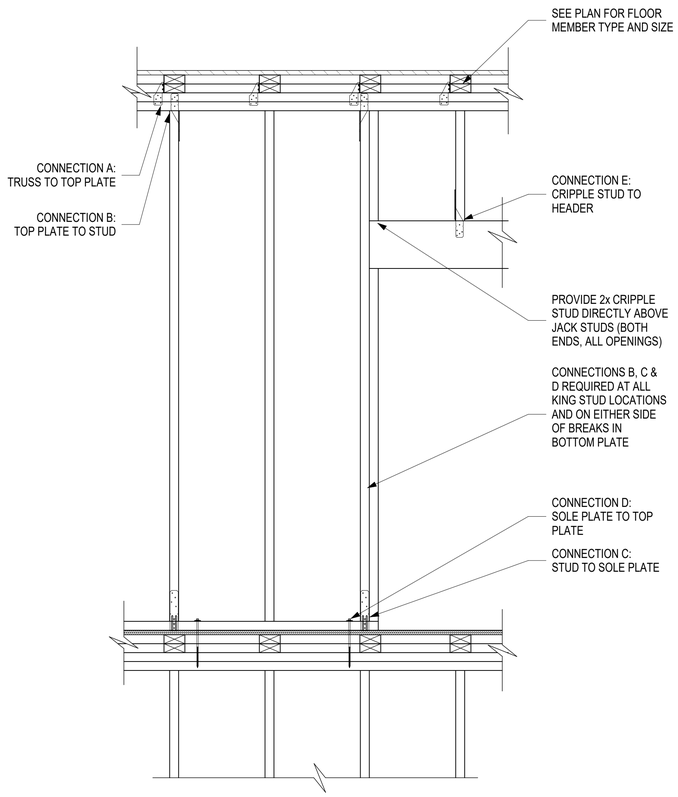
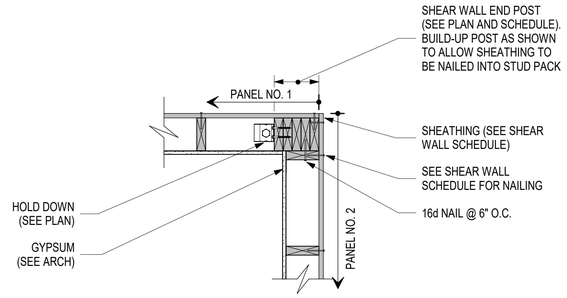
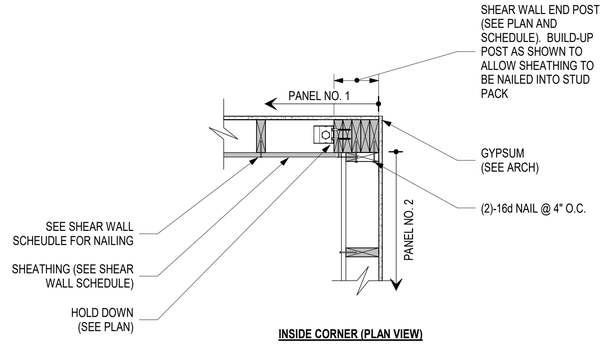
WOOD DETAILS I

S6.1

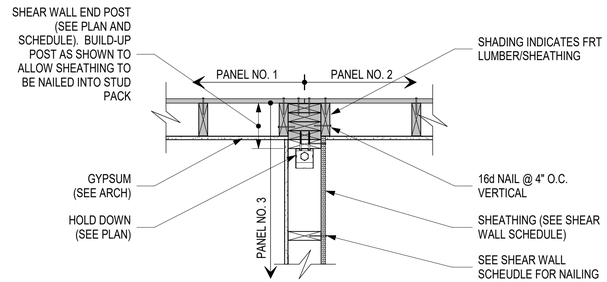




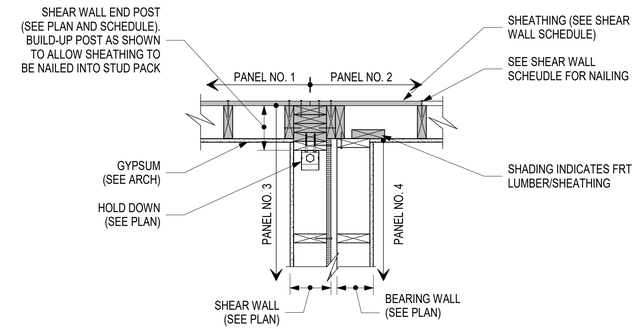
OUTSIDE CORNER (PLAN VIEW)



INSIDE CORNER (PLAN VIEW)



INTERSECTION WITH EXTERIOR WALL (PLAN VIEW)



DOUBLE WALL INTERSECTION WITH EXTERIOR WALL (PLAN VIEW)

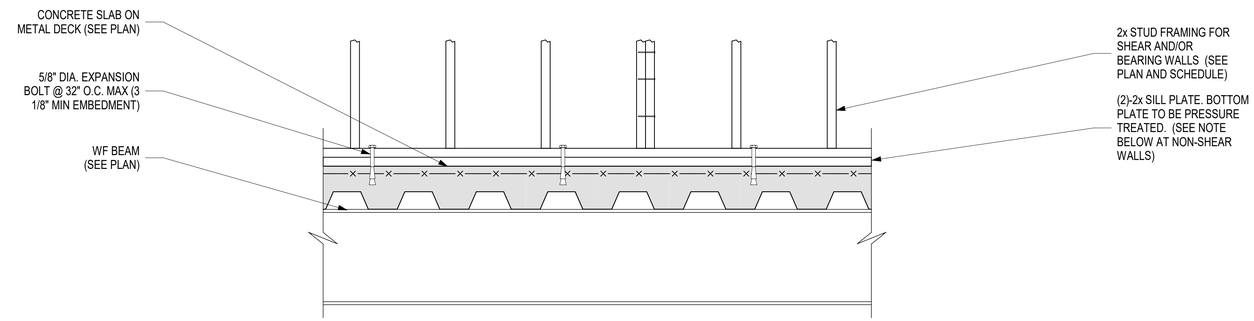
BW WIND UPLIFT CONNECTIONS

CONNECTION LOCATION (SEE DIAGRAM AT RIGHT)	REQUIREMENTS AT BEARING WALLS (I.E. NOT SHEATHED)
A - JOIST/TRUSS TO TOP PLATE	H2.5a AT EACH JOIST/TRUSS END
B - TOP PLATE TO STUD	H8 @ 48" O.C. MAX (SEE NOTE 2)
C - STUD TO BOTTOM PLATE	SSP @ 48" O.C. MAX (SEE NOTE 2)
D - SOLE PLATE TO TOP PLATE	(2) SDWS22800 @ 48" O.C. (SEE NOTES 3 & 4)
E - CRIPPLE TO HEADER	H8 @ 48" O.C. MAX (SEE NOTE 2)

NOTES:
1. ALL CONNECTIONS ARE ONLY REQUIRED AT WALLS SUPPORTING ROOF FRAMING, WALLS PARALLEL TO ROOF FRAMING AND WALLS WHICH DO NOT EXTEND UP TO ROOF LEVEL DO NOT REQUIRE WIND UPLIFT FASTENING.
2. CONNECTIONS B-E ARE REQUIRED TO EXTEND ONE LEVEL BELOW THE ROOF.
3. TIES SHALL BE PROVIDED ON EITHER SIDE OF STUD FOR BEARING WALLS SUPPORTING JOISTS ON BOTH SIDES OF THE WALL.
4. FOR "TALL WALLS" WHERE TOP PLATES ARE DIRECTLY BENEATH FLOOR SHEATHING (TOTAL FLOOR ASSEMBLY INCLUDING TOP AND BOTTOM PLATES <=6"), CONNECTION D SHALL BE REPLACED WITH SDWS22500DB SCREWS.

1 WIND UPLIFT FASTENING AT NON-SHEATHED WALLS
SCALE: 1" = 1'-0"

2 TYPICAL SHEAR WALL INTERSECTION DETAILS
SCALE: 1" = 1'-0"



NOTE: 0.177" PAFs @ 24" O.C. MAX (1" MIN EMBEDMENT) MAY BE USED IN LIEU OF 5/8" DIA. EXPANSION BOLTS AT NON-SHEAR WALLS, IN WHICH CASE SINGLE BOTTOM PLATE CAN BE USED.

3 TYPICAL BEARING WALL ATTACHMENT TO SOD
SCALE: 1" = 1'-0"

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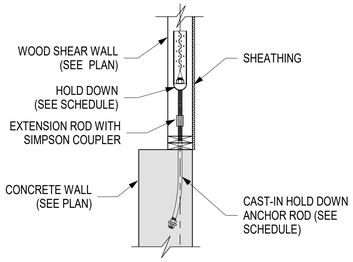
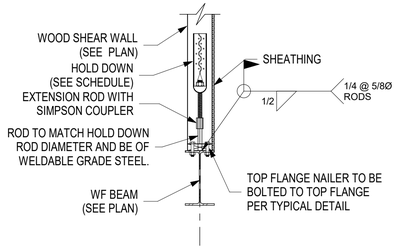
WOOD DETAILS II

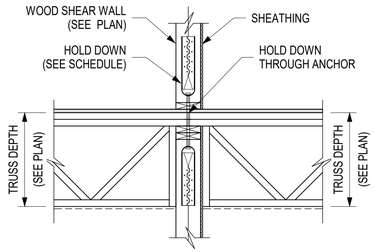
S6.2



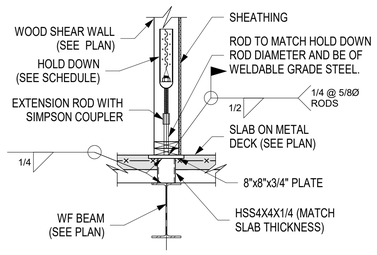
AT CONCRETE WALL



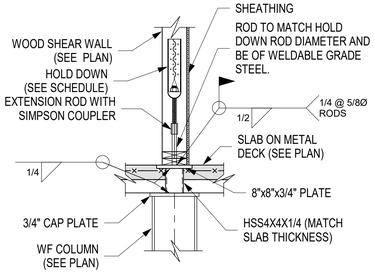
AT STEEL BEAM NO SLAB



AT THROUGH FLOOR



AT STEEL BEAM W/ SLAB



AT STEEL COLUMN W/ SLAB

WOOD HOLD DOWN SCHEDULE

HOLD DOWN CALLOUT	HOLD DOWN TYPE	END POST MIN. SIZE	POST FASTENERS	THRU ROD	ANCHOR BOLT
HDU2	HDU2-SDS2.5	(3)-2x	(6)-SDS SCREWS	5/8"Ø ROD	SB5/8x24
HDU4	HDU4-SDS2.5	(3)-2x	(10)-SDS SCREWS	5/8"Ø ROD	SB5/8x24
HDU5	HDU5-SDS2.5	(3)-2x	(14)-SDS SCREWS	5/8"Ø ROD	SB5/8x24
HDU8	HDU8-SDS2.5	(3)-2x	(20)-SDS SCREWS	7/8"Ø ROD	SB7/8x24
HDU11	HDU11-SDS2.5	(5)-2x	(30)-SDS SCREWS	1"Ø ROD	SB1x30
HDU14	HDU14-SDS2.5	(5)-2x	(36)-SDS SCREWS	1"Ø ROD	SB1x30

NOTES:

1. ALL STUDS ARE SPF NO. 1/NO. 2 OR BETTER U.N.O.

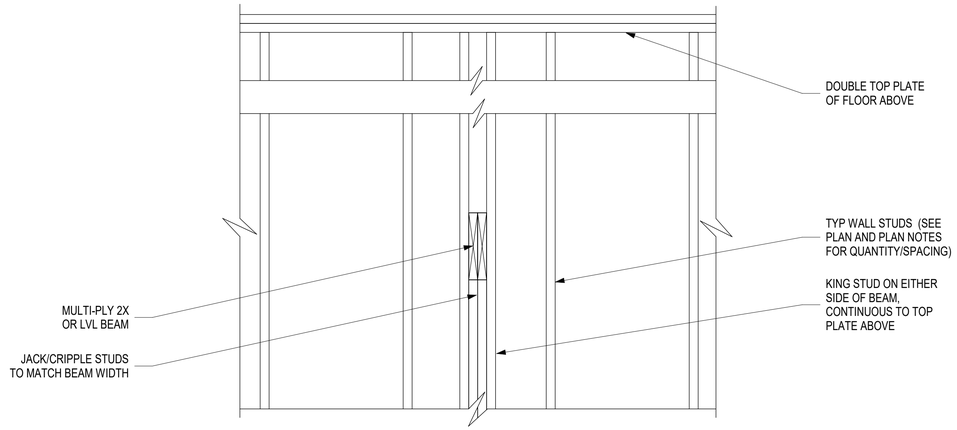
2. REFER TO PLANS FOR HOLD DOWN LOCATIONS. REFER TO HOLD DOWN DETAILS FOR VARIOUS ANCHOR CONDITIONS.

3. HOLD DOWN ANCHOR/THRU ROD SHALL BE FINAL TIGHTENED AS LATE AS POSSIBLE IN THE CONSTRUCTION PROCESS TO ALLOW FOR WOOD MOISTURE SHRINKAGE AND SETTLEMENT TO TAKE PLACE.

4. ALL SDS SCREWS TO BE 3 1/2" IN LENGTH

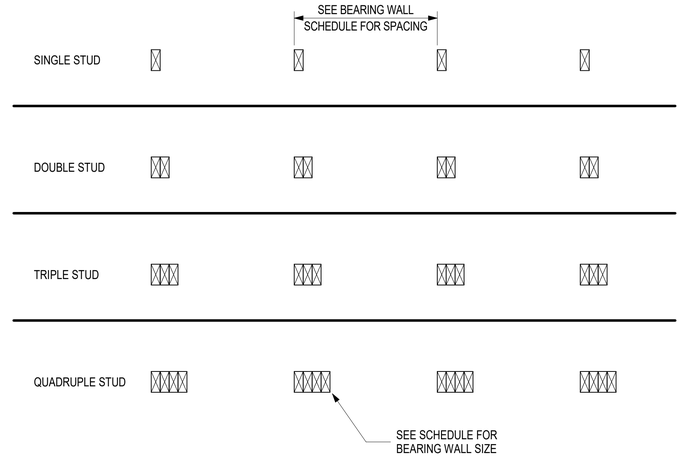
1 TYPICAL SHEAR WALL HOLD-DOWN DETAILS

SCALE: 3/4" = 1'-0"



2 TYPICAL DETAIL AT BEAM SUPPORT BETWEEN FLOOR LEVELS

SCALE: 1" = 1'-0"



WOOD BEARING WALL SCHEDULE

WALL TYPE	WALL CONSTRUCTION
BW-1	2x6@24" O.C.
BW-2	(2) 2x6@24" O.C.
BW-3	(3) 2x6@24" O.C.
BW-4	(4) 2x6@24" O.C.
BW-5	2x4@24" O.C.
BW-6	(2) 2x4@24" O.C.
BW-7	(3) 2x4@24" O.C.
BW-8	(4) 2x4@24" O.C.
BW-9	(5) 2x4@24" O.C.
BW-10	2x6@16" O.C.
BW-11	(2) 2x6@16" O.C.

NOTES:

1. ALL STUDS ARE SPF NO. 1/NO. 2 OR BETTER U.N.O.

2. ALL SILL PLATES AND TOP PLATES ARE SPF NO. 1/NO. 2 U.N.O.

3. ALL BEARING WALLS SHALL BE SHEATHED WITH GYPSUM BOARD OR SHEATHING ON BOTH FACES. WHERE A BEARING WALL WILL BE SHEATHED ON A SINGLE FACE ONLY, PROVIDE BLOCKING AT 48" O.C. MAX. REFER TO SHEAR WALL SCHEDULE FOR BLOCKING REQUIREMENTS.

4. ALL FLOOR JOISTS/TRUSSES WITH A SPAN GREATER THAN 8 FT SHALL HAVE A WALL STUD LOCATED DIRECTLY BELOW THE END BEARING POINT. AT 2x4 BEARING WALLS ALL FLOOR JOISTS/TRUSSES SHALL HAVE A WALL STUD LOCATED DIRECTLY BELOW THE END BEARING POINT. IF THE FLOOR JOIST/FLOOR TRUSS SPACING IS LESS THAN THE BEARING WALL STUD SPACING, THE STUD SPACING SHALL BE REDUCED AS NEEDED.

3 TYPICAL BEARING WALL LAYOUT AND SCHEDULE

SCALE: 1" = 1'-0"

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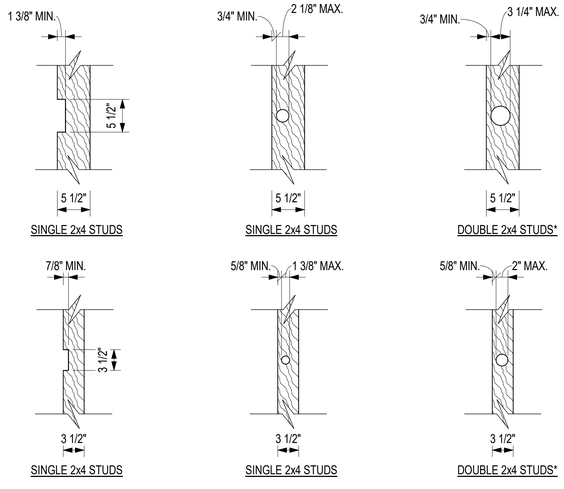
WOOD DETAILS III

S6.3

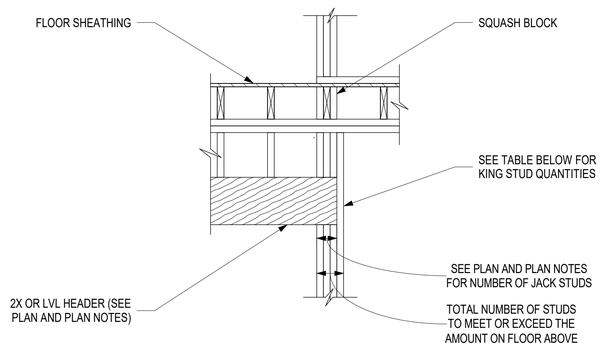


2015 INTERNATIONAL BUILDING CODE

SECTION 2308.5.9 CUTTING AND NOTCHING
IN EXTERIOR WALLS AND BEARING PARTITIONS, WOOD STUDS ARE PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF THE WIDTH OF THE STUD. CUTTING OR NOTCHING STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN NONBEARING PARTITIONS SUPPORTING NO
LOADS OTHER THAN THE WEIGHT OF THE PARTITION.

SECTION 2308.5.10 BORED HOLES
BORED HOLES NOT GREATER THAN 40% OF THE STUD WIDTH ARE PERMITTED TO BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60 PERCENT OF THE STUD WIDTH ARE PERMITTED IN NONBEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

1 ALLOW. NOTCHES & BORINGS IN WOOD STUDS
SCALE: 1" = 1'-0"

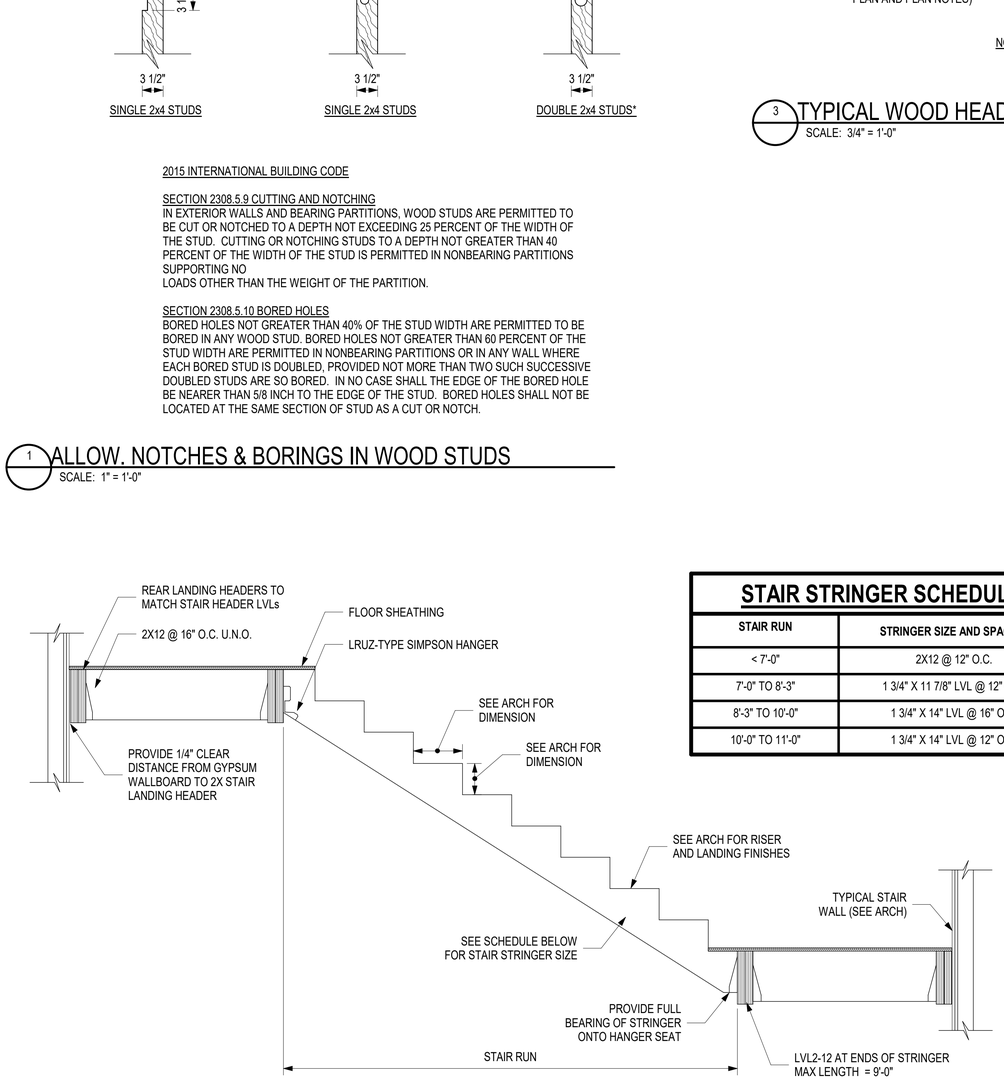


NOTE 1. JACK STUDS AND HEADERS ARE MARKED ON PLANS

KING STUD QUANTITIES

INTERIOR OPENINGS	1 KING STUD (MIN)
EXTERIOR OPENINGS ≤ 3'-4"	1 KING STUD (MIN)
EXTERIOR OPENINGS > 3'-4" AND < 8'-0"	2 KING STUD (MIN)
EXTERIOR OPENINGS > 8'-0"	3 KING STUD (MIN)

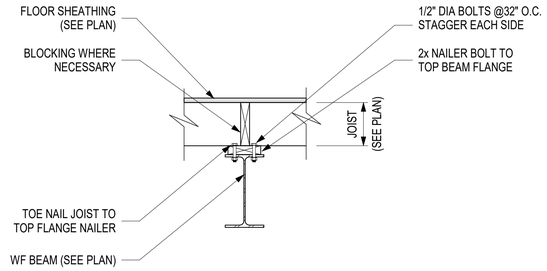
3 TYPICAL WOOD HEADER DETAIL
SCALE: 3/4" = 1'-0"



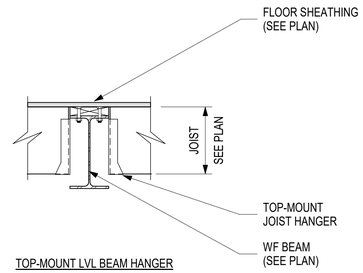
STAIR STRINGER SCHEDULE

STAIR RUN	STRINGER SIZE AND SPACING
< 7'-0"	2X12 @ 12" O.C.
7'-0" TO 8'-3"	1 3/4" X 11 7/8" LVL @ 12" O.C.
8'-3" TO 10'-0"	1 3/4" X 14" LVL @ 16" O.C.
10'-0" TO 11'-0"	1 3/4" X 14" LVL @ 12" O.C.

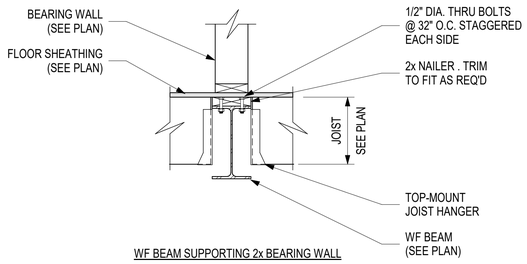
2 TYPICAL STAIR STRINGER DETAIL
SCALE: 3/4" = 1'-0"



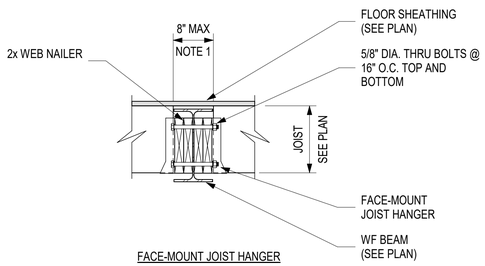
WOOD JOIST OVER WF BEAM



TOP-MOUNT LVL BEAM HANGER



WF BEAM SUPPORTING 2x BEARING WALL



FACE-MOUNT JOIST HANGER

NOTES:
1. IF DIMENSION EXCEEDS 8", PROVIDE HARDWOOD SHIM FOR FLOOR SHEATHING SUPPORT ABOVE THE WF BEAM.
2. IF JOIST SPAN EXCEEDS 16'-0", DO NOT USE THIS CONNECTION TYPE, USE TOP FLANGE NAILER AND HANGER.
3. LVL BEAMS OR BUILT-UP 2X BEAMS SHALL NOT USE THIS DETAIL. THEY SHALL UTILIZE A TOP FLANGE HANGER.
4. WHERE STEEL BEAM IS PART OF A MOMENT FRAME OR BRACED FRAME, A TOP FLANGE NAILER IS REQUIRED.

4 TYPICAL JOIST ATTACHMENT TO STEEL BEAM
SCALE: 1" = 1'-0"

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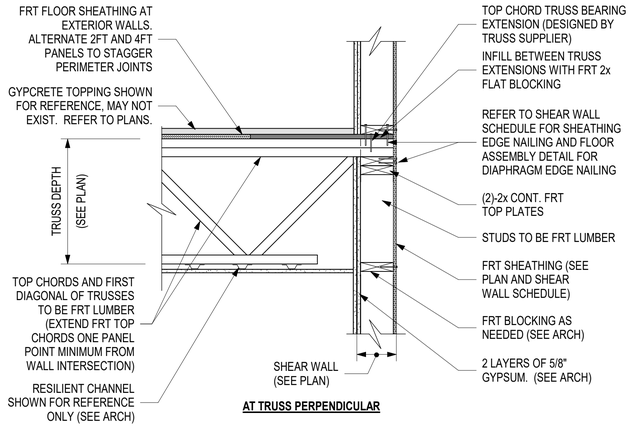
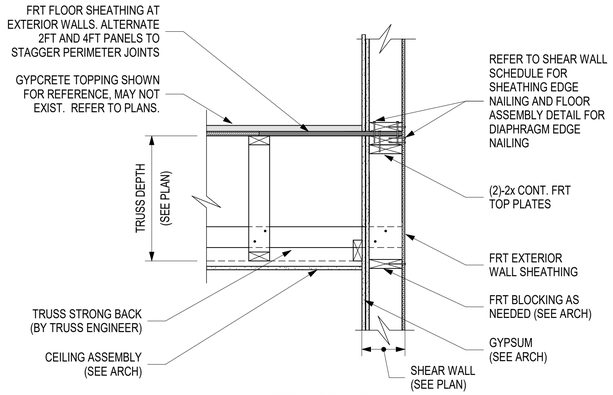
WOOD DETAILS IV

S6.4



AT TRUSS PERPENDICULAR

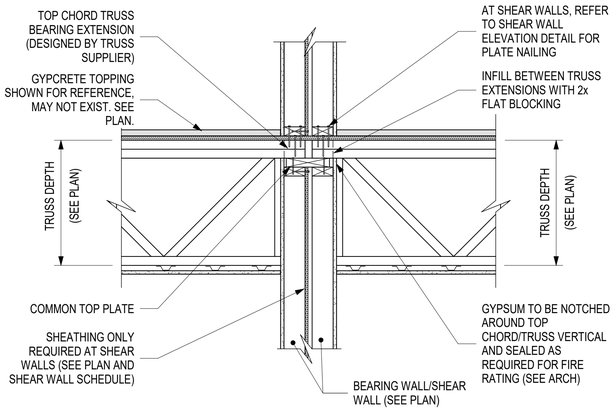


AT TRUSS PARALLEL

1 TYPICAL WOOD TRUSS AT EXTERIOR WALL SECTION

1 / S1.3

SCALE: 1" = 1'-0"



2 TYPICAL DOUBLE DEMISING WALL SECTION (TOP CHORD BEARING)

SCALE: 1" = 1'-0"

AT TRUSS PERPENDICULAR

3 TYPICAL WOOD TRUSS AT DOUBLE STAIR WALL

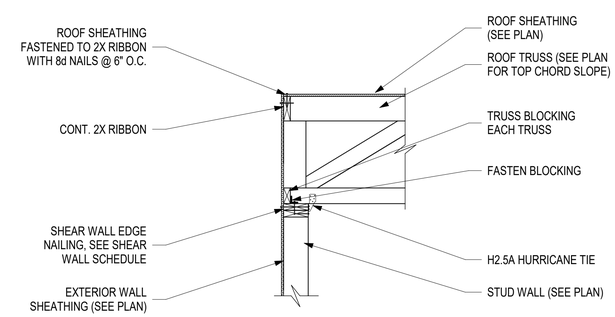
SCALE: 1" = 1'-0"

PERPENDICULAR - PERPENDICULAR CONDITION

4 TYPICAL WOOD TRUSS BEARING @ CORRIDOR WALL

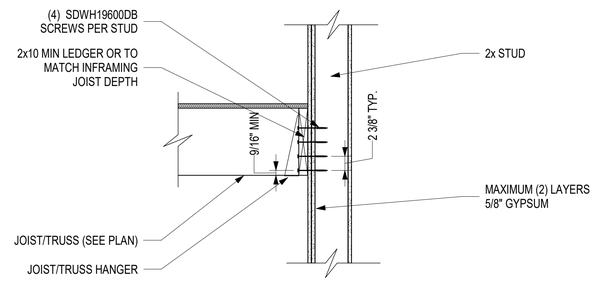
SCALE: 1" = 1'-0"

PERPENDICULAR - PARALLEL CONDITION



5 SECTION AT ROOF TRUSS EXTERIOR WALL

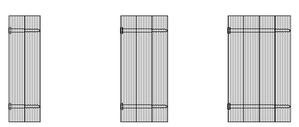
SCALE: 3/4" = 1'-0"



NOTES:
1. SCREWS TO BE CENTERED IN STUD
2. MAX SUPPORTED JOIST SPAN IS 9'-0".

6 TYPICAL SECTION AT INTERIOR WOOD LEDGER

SCALE: 1" = 1'-0"



NOTES:
1. ALL SCREWS ARE STRONG-DRIVE SDW EWP SCREWS SPACED AT 16" O.C.
2. SCREW LENGTHS ARE AS FOLLOWS:
   -2 PLY=3 3/8"
   -3 PLY=5"
   -4 PLY=6 3/4"
3. PROVIDE NUMBER OF FASTENER ROWS AS FOLLOWS:
   -9 1/2" LVL=2 ROWS
   -11 1/2" OR 11 7/8" LVL=3 ROWS
   -14" LVL=3 ROWS
   -16" LVL AND GREATER=4 ROWS

7 TYPICAL ATTACHMENT OF MULTI-PLY LVLS

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

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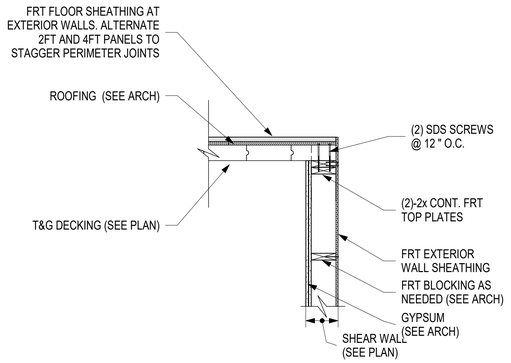
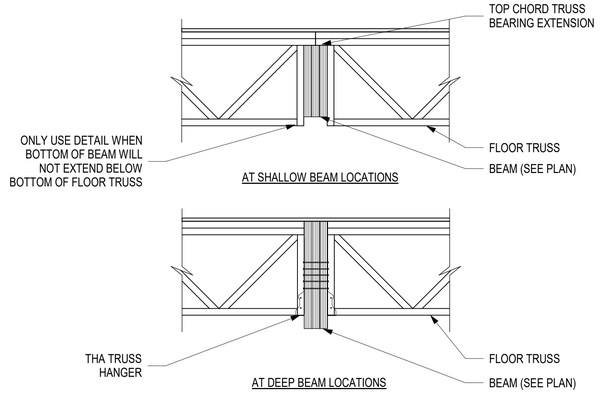
WOOD DETAILS IV

S6.5



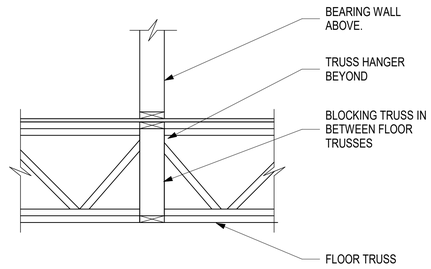
1 S1.5 TYPICAL T&G FLOOR AT EXTERIOR WALL

SCALE: 3/4" = 1'-0"



2 TYPICAL TRUSS TO BEAM CONNECTIONS

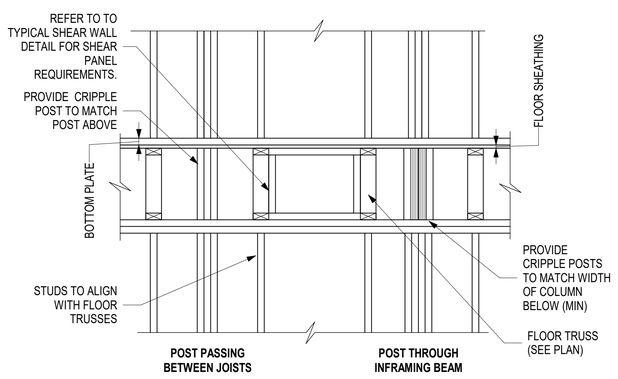
SCALE: 3/4" = 1'-0"



NOTES:
1. THE INTENTION IS FOR BEARING WALL STUDS TO BE COORDINATED TO LAND DIRECTLY ON FLOOR TRUSSES BELOW, IN WHICH CASE THE DROPPED WOOD BEAM BETWEEN TRUSSES IS NOT REQUIRED.
2. BEAM CAN CONNECT TO TRUSS BY BEARING IN A BEAM POCKET OR A TRUSS STRAP HANGER APPROPRIATELY SIZED FOR THE WALL LOAD.

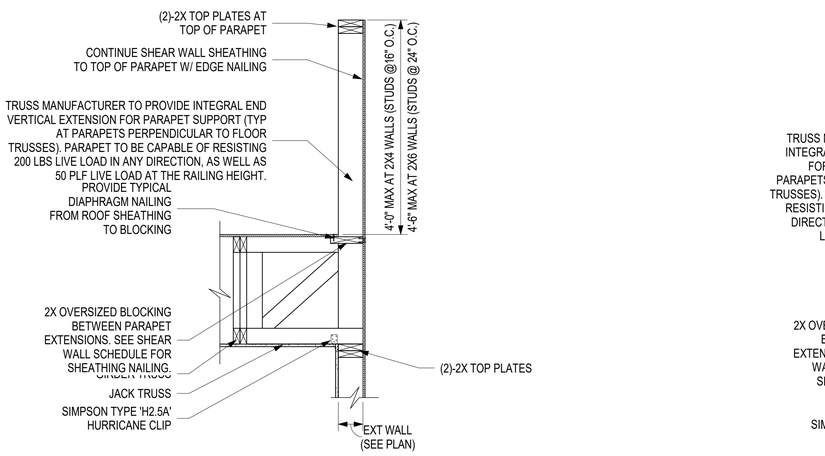
3 TYPICAL TRUSS WITH POINT/WALL LOAD DETAIL

SCALE: 3/4" = 1'-0"



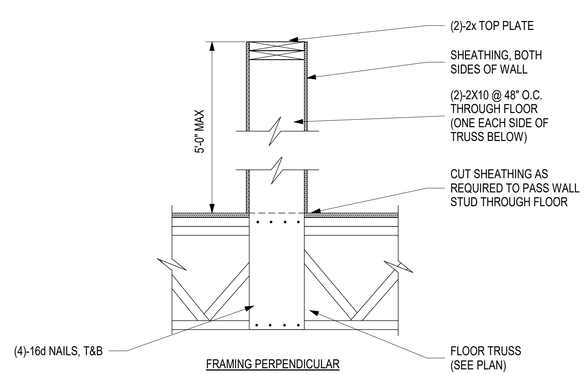
4 TYPICAL SECTION AT POST THROUGH FLOOR TRUSSES

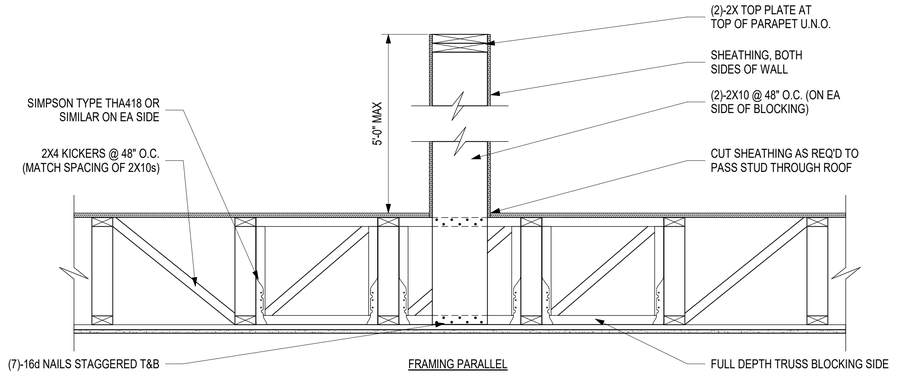
SCALE: 3/4" = 1'-0"



5 S1.5 TYPICAL DETAIL AT WOOD ROOF PARAPETS

SCALE: 3/4" = 1'-0"





6 TYP DETAIL AT FREE-STANDING MECH SCREEN WALL

SCALE: 1" = 1'-0"

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BOSTON, MA, 02115

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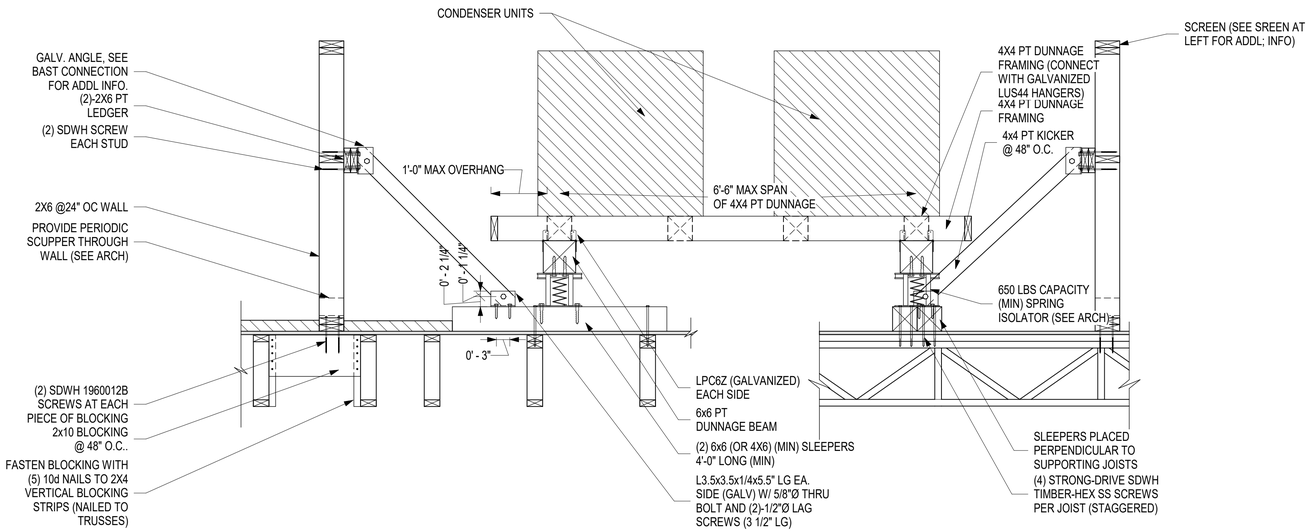
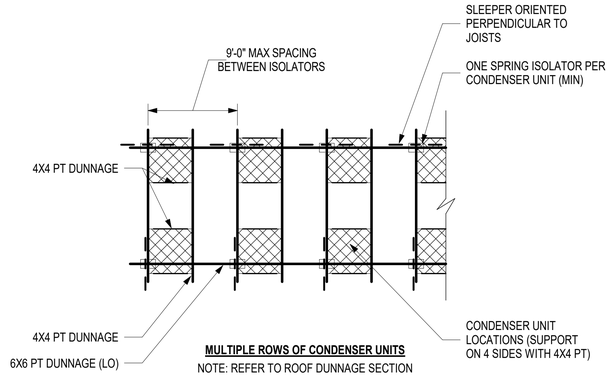
WOOD DETAILS V

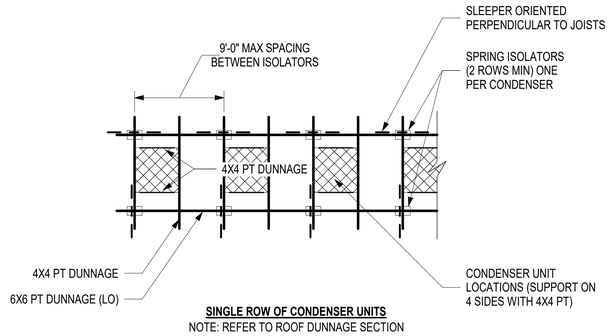
S6.6



1 TYPICAL ROOF WOOD DUNNAGE SECTION

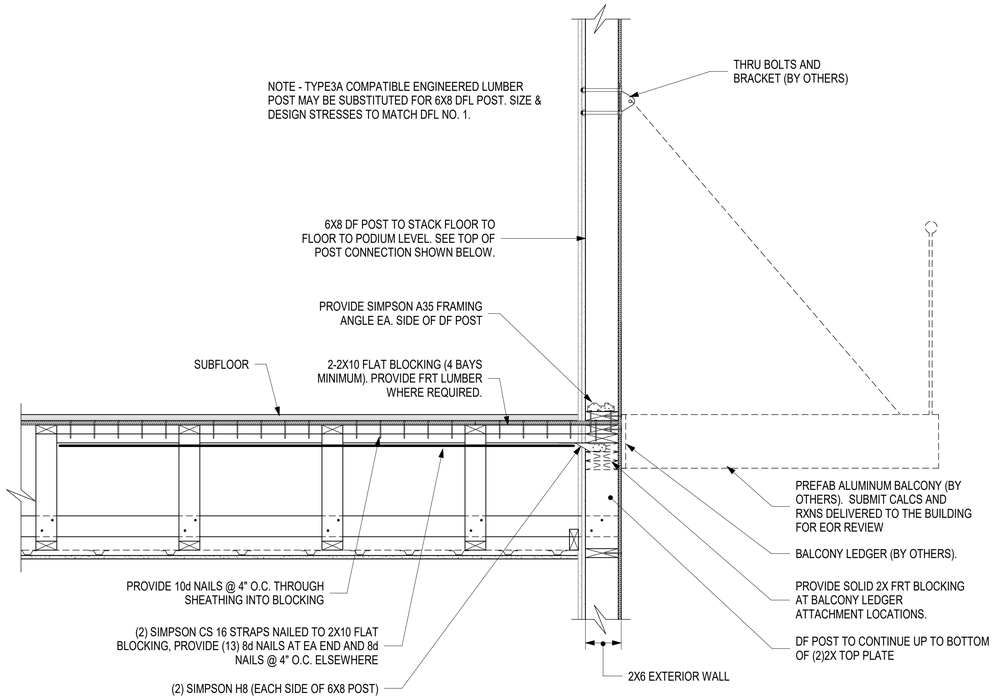
SCALE: 3/4" = 1'-0"





2 TYPICAL ROOF DUNNAGE FRAMING PLAN

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



3 TYPICAL PREFAB BALCONY DETAIL

SCALE: 1" = 1'-0"

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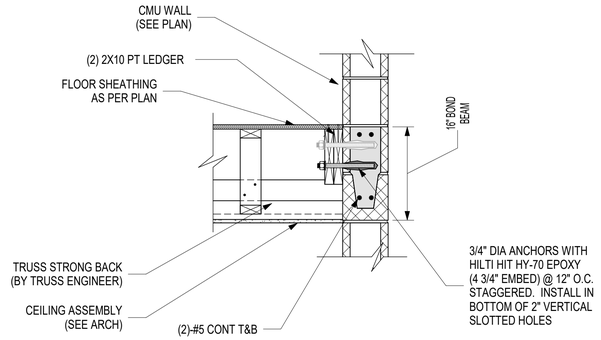
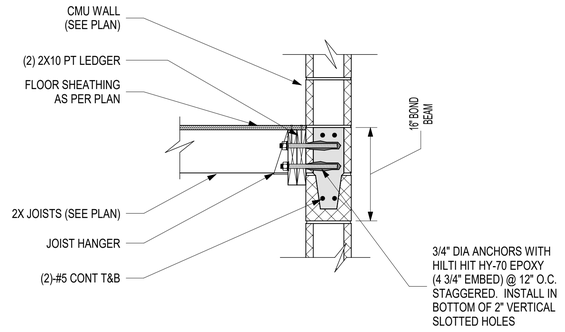
WOOD DETAILS VI

S6.7



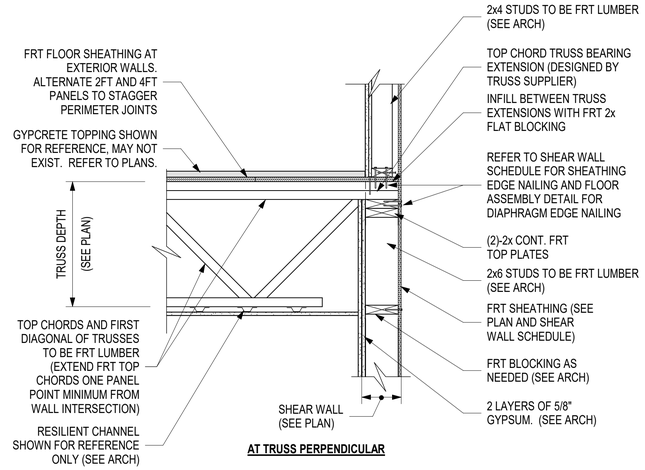
1 S1.3 TYPICAL WOOD LEDGER AT CMU WALL

SCALE: 1" = 1'-0"

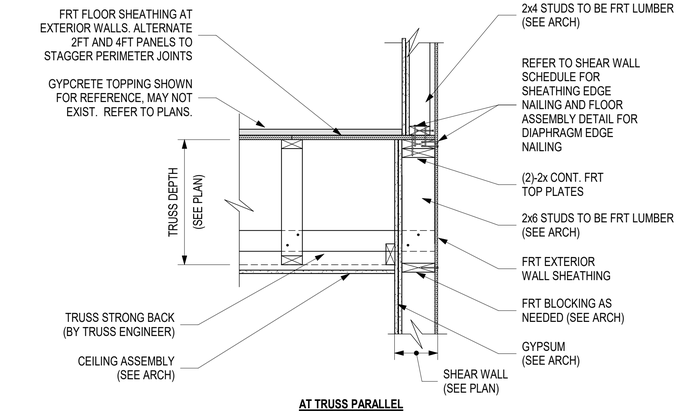


2 S1.3 TYPICAL WOOD LEDGER AT CMU WALL W/ 2X FRAMING

SCALE: 1" = 1'-0"



AT TRUSS PERPENDICULAR



AT TRUSS PARALLEL

TYPICAL WOOD TRUSS AT EXTERIOR WALL SECTION TRANSITION FROM 2X6 WALL TO 2X4 WALL

4 S1.4 SCALE: 1" = 1'-0"

WOOD JOIST OVER WF BEAM

TOP-MOUNT LVL BEAM HANGER

WF BEAM SUPPORTING 2x BEARING WALL

FACE-MOUNT JOIST HANGER

NOTES:
1. IF DIMENSION EXCEEDS 8", PROVIDE HARDWOOD SHIM FOR FLOOR SHEATHING SUPPORT ABOVE THE WF BEAM.
2. IF JOIST SPAN EXCEEDS 16'-0", DO NOT USE THIS CONNECTION TYPE, USE TOP FLANGE NAILER AND HANGER.
3. LVL BEAMS OR BUILT-UP 2X BEAMS SHALL NOT USE THIS DETAIL. THEY SHALL UTILIZE A TOP FLANGE HANGER.
4. WHERE STEEL BEAM IS PART OF A MOMENT FRAME OR BRACED FRAME, A TOP FLANGE NAILER IS REQUIRED.

3 TYPICAL JOIST ATTACHMENT TO STEEL BEAM

SCALE: 1" = 1'-0"

5 S1.4 TYPICAL WOOD TRUSS AT STEEL BEAM

SCALE: 1" = 1'-0"

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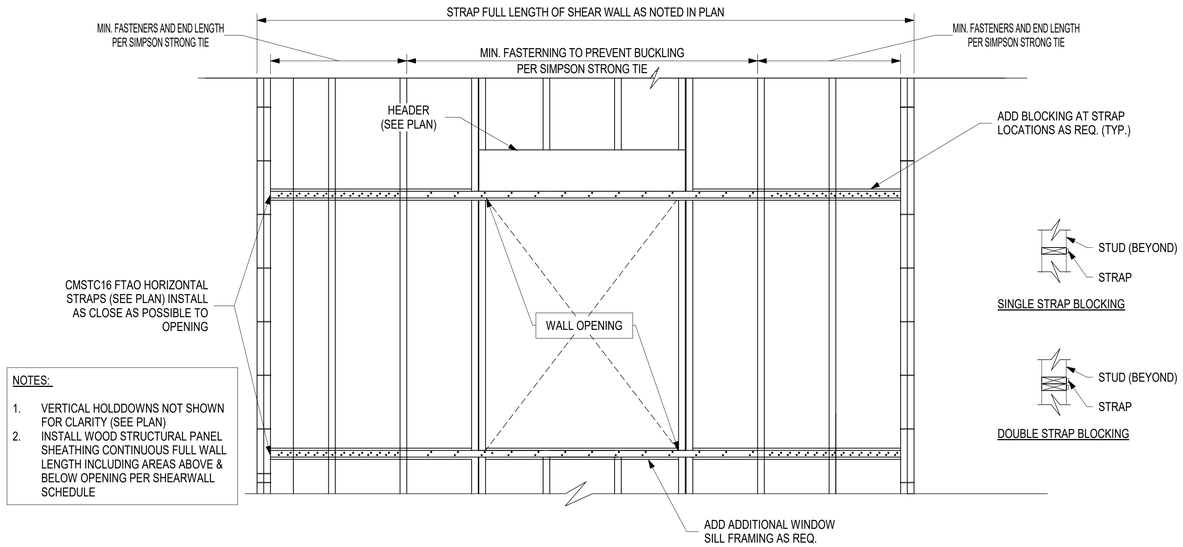
WOOD DETAILS VIII

S6.8



NOTES:

1. VERTICAL HOLDDOWNS NOT SHOWN FOR CLARITY (SEE PLAN)
2. INSTALL WOOD STRUCTURAL PANEL SHEATHING CONTINUOUS FULL WALL LENGTH INCLUDING AREAS ABOVE & BELOW OPENING PER SHEARWALL SCHEDULE

1 TYPICAL FORCE TRANSFER AROUND OPENINGS (FTAO) STRAPPING DETAIL

SCALE: 3/4" = 1'-0"

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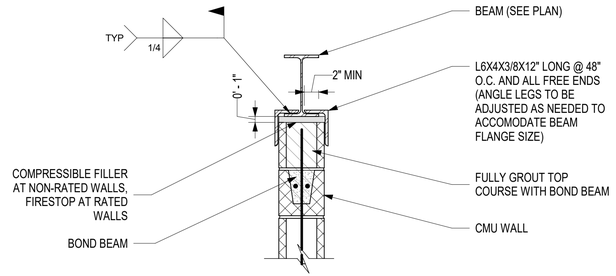
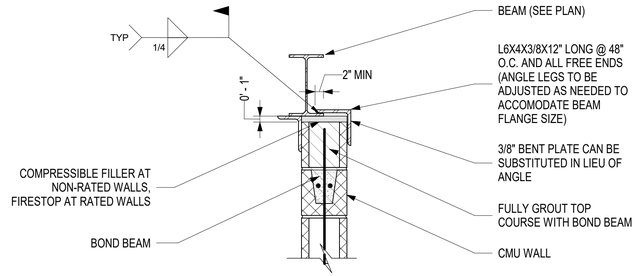
WOOD DETAILS VIII

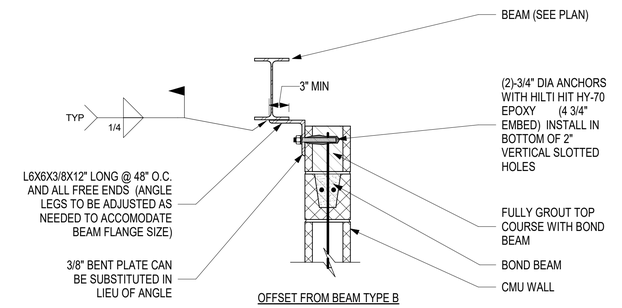
S6.9



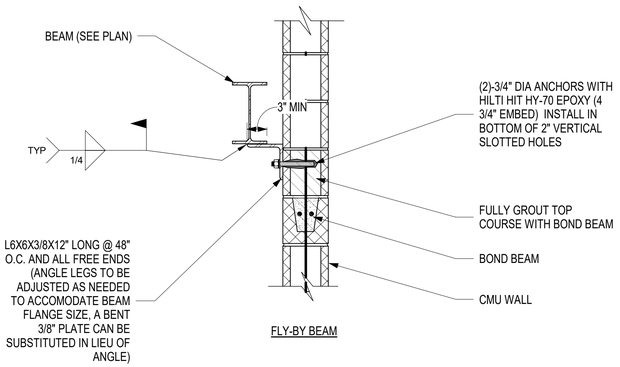
CENTERED ON BEAM



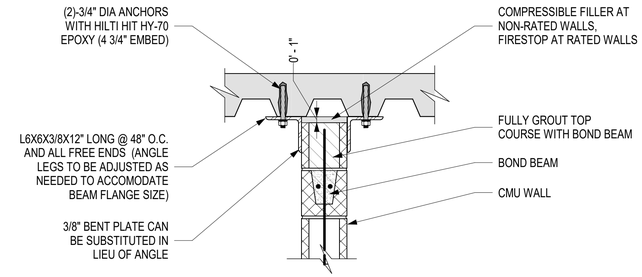
OFFSET FROM BEAM TYPE A



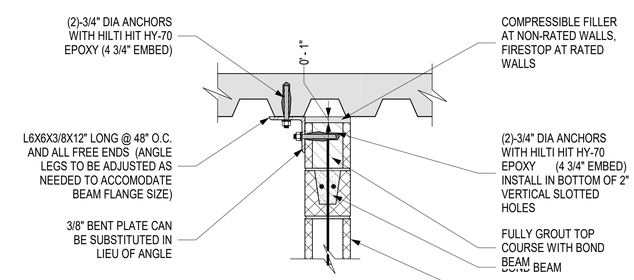
OFFSET FROM BEAM TYPE B



FLY-BY BEAM



TO DECK - 2 SIDED

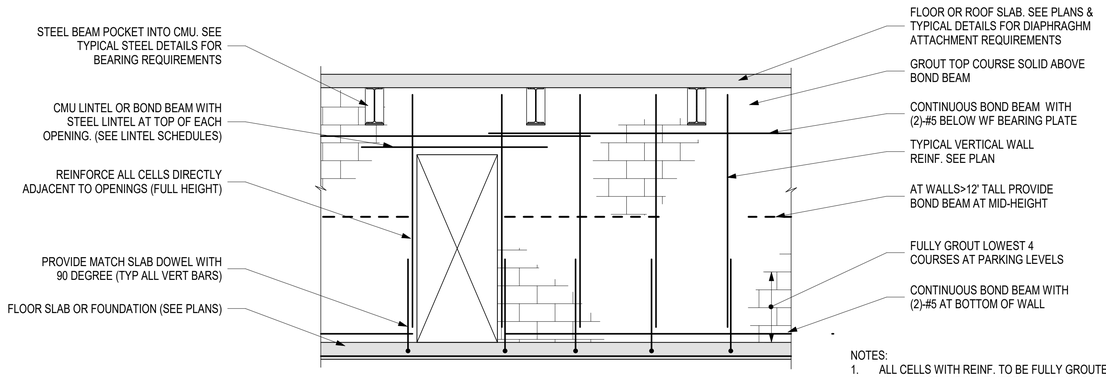


TO DECK - 1 SIDED

NOTE:
1. MAX SPACING OF CLIPS IS 48" O.C. IF WALL REINFORCING IS SPACED LESS THAN 48" THE CLIP SPACING SHALL BE REDUCED TO MATCH THE REBAR SPACING
2. ALL CLIPS SHALL BE LOCATED AT VERTICALLY REINFORCED CELLS.
3. 1" COMPRESSIBLE FILLER SHALL BE MAINTAINED BETWEEN THE CMU WALL AND THE STRUCTURE ABOVE (SLABS, BEAMS, ETC.)

1 TYPICAL CMU WALL CLIPS (TYP @ INTERIOR PARTITION WALLS)

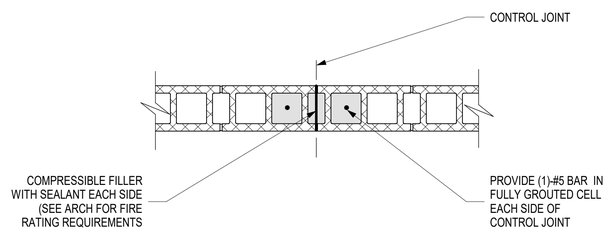
SCALE: 1" = 1'-0"



NOTES:
1. ALL CELLS WITH REINF. TO BE FULLY GROUTED
2. CMU CORES WITHOUT VERTICAL REINFORCING MAY NEED TO BE GROUTED. SEE PLAN FOR GROUTING REQUIREMENTS.

2 TYPICAL CMU CORE (ELEVATION)

SCALE: 3/8" = 1'-0"



3 TYPICAL MASONRY CONTROL JOINT1

SCALE: 1" = 1'-0"

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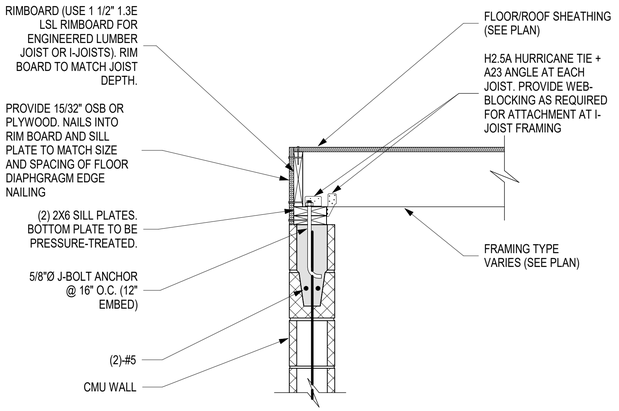
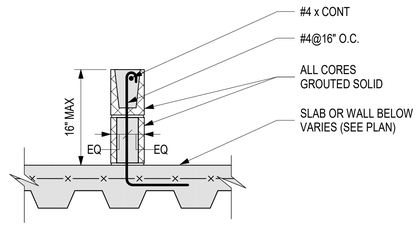
CMU DETAILS I

S8.1



1 S1.5 TYPICAL WOOD SILL CONNECTION TO CMU WALL

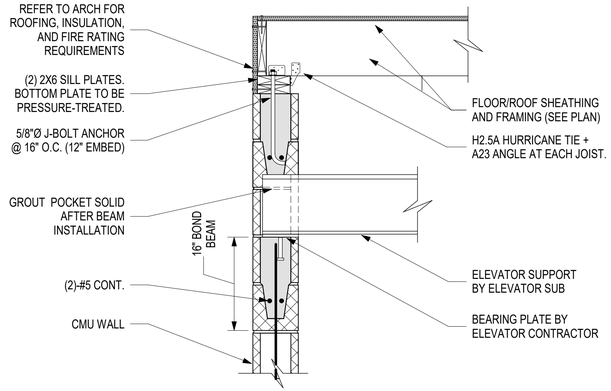
SCALE: 1" = 1'-0"



NOTES:
1. REFER TO ARCH. DWGS FOR CURB LOCATIONS, HEIGHTS, AND WIDTH.
2. THE BASE SLAB CONSTRUCTION VARIES, SEE PLAN FOR SLAB TYPE.

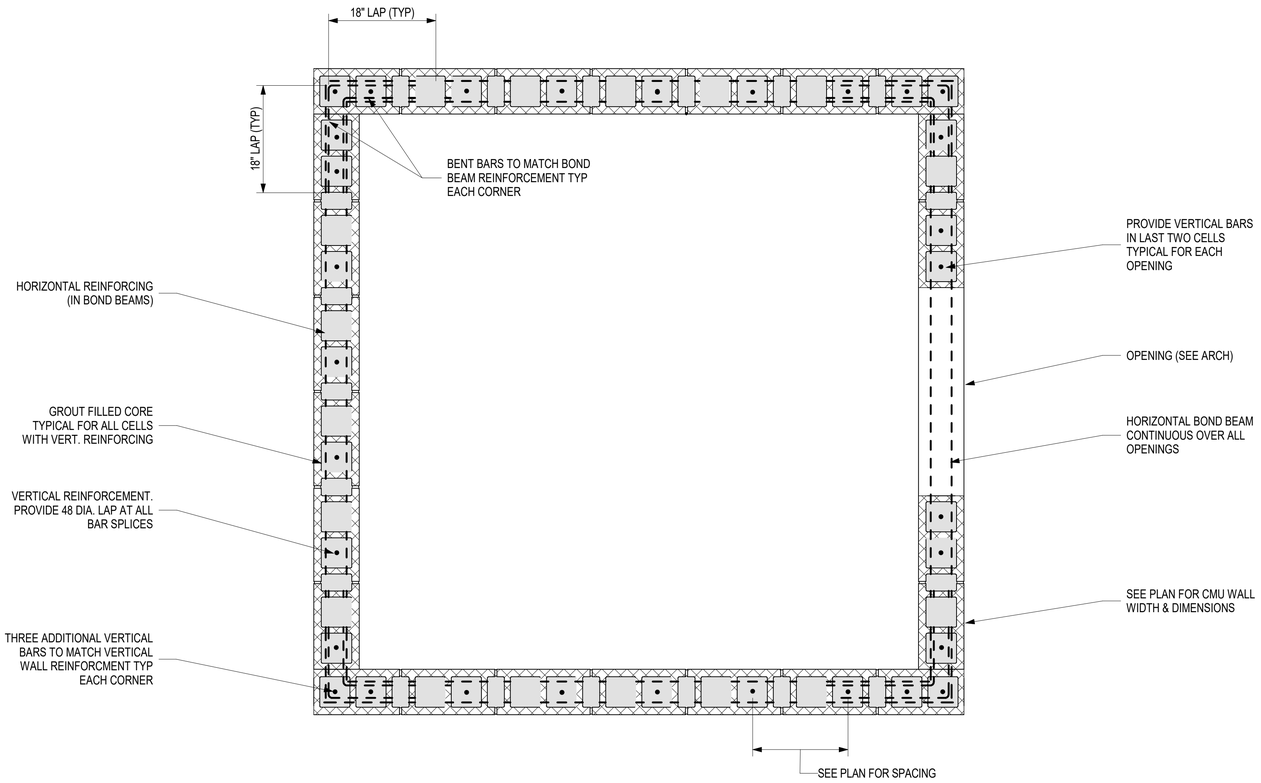
2 TYPICAL 6" CMU CURB DETAIL

SCALE: 1" = 1'-0"



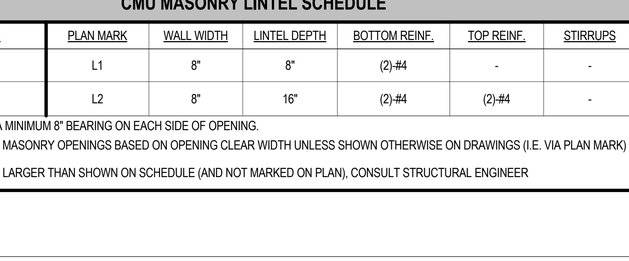
3 TYPICAL SECTION AT CMU ELEVATOR OVERRUN

SCALE: 1" = 1'-0"



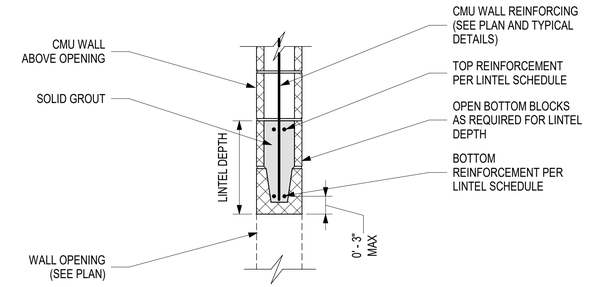
4 TYPICAL CMU CORE DETAIL (PLAN VIEW)

SCALE: 1" = 1'-0"



5 SECTION AT WIDE FLANGE LINTEL1

SCALE: 1" = 1'-0"



6 TYPICAL CMU MASONRY LINTEL DETAIL

SCALE: 1" = 1'-0"

CMU MASONRY LINTEL SCHEDULE

OPENING WIDTH	PLAN MARK	WALL WIDTH	LINTEL DEPTH	BOTTOM REINF.	TOP REINF.	STIRRUPS
L ≤ 6'-0"	L1	8"	8"	(2)-#4	-	-
6'-0" < L ≤ 10'-0"	L2	8"	16"	(2)-#4	(2)-#4	-

1. LINTELS SHALL HAVE A MINIMUM 8" BEARING ON EACH SIDE OF OPENING.
2. PROVIDE LINTELS FOR MASONRY OPENINGS BASED ON OPENING CLEAR WIDTH UNLESS SHOWN OTHERWISE ON DRAWINGS (I.E. VIA PLAN MARK)
3. FOR OPENING WIDTHS LARGER THAN SHOWN ON SCHEDULE (AND NOT MARKED ON PLAN), CONSULT STRUCTURAL ENGINEER

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CMU DETAILS II

S8.2

GENERAL NOTES

1. MECHANICAL WORK INDICATED (PIPING, DUCT, ETC.) IS DIAGRAMMATIC. EXACT LOCATIONS OF ALL COMPONENTS ARE TO BE DETERMINED IN THE FIELD (SPACING SUBJECT TO ARCHITECT'S REVIEW AND APPROVAL) TO AVOID CONFLICT WITH OTHER TRADES AND EXISTING SITE CONDITIONS.
2. THE CONTRACTOR SHALL VISIT AND CAREFULLY EXAMINE THE SITE TO IDENTIFY EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT THE WORK OF THIS SECTION. REPORT IN WRITING (THROUGH THE GENERAL CONTRACTOR) TO THE OWNER AND ARCHITECT ANY CONDITIONS WHICH MIGHT ADVERSELY AFFECT WORK. NO EXTRA PAYMENT WILL BE PROVIDED FOR ADDITIONAL WORK CAUSED BY UNFAMILIARITY WITH SITE CONDITIONS THAT ARE VISIBLE OR READILY CONSTRUED BY AN EXPERIENCED OBSERVER.
3. WORK REQUIRING INTERRUPTION OF BUILDING SERVICES SHALL BE CAREFULLY REVIEWED AND COORDINATED WITH THE OWNER TO MINIMIZE FREQUENCY AND DURATION OF SERVICE INTERRUPTIONS.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF CEILING GRID, DIFFUSERS, AND GRILLES.
5. ALL INSTALLATIONS SHALL PERMIT AND PROVIDE ACCESSIBILITY FOR SERVICE AND REPLACEMENT OF ALL NEW EQUIPMENT AND EXISTING EQUIPMENT IMPACTED BY THIS WORK.
6. COORDINATE ALL OPENINGS IN FLOORS WITH STRUCTURAL DRAWINGS AND GENERAL CONTRACTOR.
7. COORDINATE ALL ROOF OPENINGS WITH ARCHITECT AND STRUCTURAL ENGINEER.
8. REFER TO STRUCTURAL FRAMING PLANS FOR EXACT LOCATION OF ALL ROOF MOUNTED EQUIPMENT.
9. ALL MECHANICAL EQUIPMENT, PIPING, AND DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF GOVERNING LOCAL, STATE, AND FEDERAL SEISMIC CODES. PARTICULAR ATTENTION SHALL BE MADE TO VIBRATION ISOLATION, ANCHORING, AND BALANCING REQUIREMENTS.
10. ALL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH CODES AND STANDARDS SET FORTH IN NFPA, SMACNA, AND ASHRAE FOR MEDIUM AND LOW PRESSURE DUCTWORK SYSTEMS.
11. ALL EXPOSED DUCTWORK SHALL BE PAINTED TO MATCH CEILING. REFER TO ARCHITECTURAL DRAWINGS.
12. PROVIDE MANUAL VOLUME DAMPERS AT ALL BRANCH DUCTS FOR AIR BALANCING. ALL VOLUME DAMPERS LOCATED ABOVE INACCESSIBLE CEILING OR BEHIND INACCESSIBLE WALL SHALL BE PROVIDED WITH REMOTE WIRE DAMPER AT THE AIR OUTLETS.
13. ALL SHEET METAL PLENUMS AT OUTSIDE AIR LOUVERS SHALL BE INSULATED WITH RIGID INSULATION, AS PER SPECIFICATION.
14. RUN-OUTS TO RETURN AND EXHAUST REGISTERS, OR GRILLES ABOVE GYP BOARD CEILINGS, SHALL BE RIGID DUCTED. NO FLEXIBLE DUCT WORK SHALL BE ALLOWED ON RETURN OR EXHAUST REGISTERS.
15. ALL DUCTS, PIPES, AND EQUIPMENT SHALL BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE WITH PROPER ALLOWANCES FOR CONTRACTION, EXPANSION, AND VIBRATION ELIMINATION.
16. PROVIDE COPPER 1" RUN-OUTS TO HOT WATER REHEAT COILS, CABINET HEATERS AND UNIT HEATERS UNLESS NOTED OTHERWISE.
17. PROVIDE SWING JOINTS AT ALL BRANCH CONNECTIONS TO HYDRONIC EQUIPMENT.
18. ROOM THERMOSTATS SHALL BE MOUNTED 4'-0" ABOVE FINISHED FLOOR UNLESS OTHERWISE SHOWN OR DIRECTED.
19. COORDINATE EXACT LOCATION OF UNIT HEATERS WITHIN ELECTRIC ROOMS WITH ELECTRICAL CONTRACTOR.
20. REFER TO SPECIFICATIONS FOR TYPE OF VALVE TO BE USED. VALVES ARE SHOWN ON PLANS FOR PLACEMENT ONLY.
21. ALL DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR FREE AREA REQUIRED.
22. ALL DIFFUSER, REGISTER, AND GRILLE SIZES INDICATED ON FLOOR PLANS ARE NECK SIZE REQUIRED.
23. ALL PIPING IS TO BE SLOPED A MINIMUM OF 1/4" PER HUNDRED FEET IN THE DIRECTION OF DRAINAGE.
24. NOT ALL SYMBOLS OR ABBREVIATIONS ARE USED ON THIS PROJECT.
25. COORDINATE ENTIRE INSTALLATION WITH THE WORK OF ALL OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATIONS.
26. OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES RELATED TO SAME.
27. REVIEW ALL ARCHITECTURAL, STRUCTURAL, PLUMBING, ELECTRICAL, FIRE PROTECTION AND SITE DRAWINGS BEFORE STARTING ANY WORK TO BECOME FAMILIAR WITH THE DETAILS OF CONSTRUCTION, AND COORDINATE WITH OTHER TRADES.
28. PROVIDE ALL NECESSARY PIPING, EQUIPMENT AND SUPPORTS AS WELL AS ANY ADDITIONAL EQUIPMENT, ETC. NOT SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS BUT NECESSARY TO PROVIDE COMPLETE AND WORKABLE SYSTEMS.
29. PROVIDE ACCESS TO ALL EQUIPMENT REQUIRING PERIODIC SERVICE AND MAINTENANCE.
30. DO NOT SCALE THESE DRAWINGS. TAKE ALL MEASUREMENTS IN THE FIELD IN COORDINATION WITH ALL EQUIPMENT AS APPROVED AND WITH ALL OTHER TRADES.
31. FOR EQUIPMENT SCHEDULES, SEE DRAWING H-002 AND H-003
32. ALL DUCTWORK SHALL BE INSTALLED ON ACCORDANCE WITH THE LATEST EDITION OF SMACNA
33. ALL HOT WATER, REFRIGERANT AND CONDENSATE PIPING SHALL BE INSULATED IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE.
34. ALL PIPING HIGH POINTS SHALL HAVE 3/4 INCH VENTS AND LOW POINTS SHALL HAVE 3/4" DRAINS.
35. ALL ROTATING EQUIPMENT SHALL HAVE FLEXIBLE PIPE ON DUCT CONNECTIONS AND APPROVED VIBRATION ISOLATORS.
36. DETAILS SHOWN ON SHEET H-004, H-005 AND H-006 ARE APPLICABLE TO ALL EQUIPMENT, EXCEPT WHERE INDICATED.
37. PROVIDE AIRTIGHT ACCESS DOOR FOR INSPECTION OF FIRE DAMPERS, FILTERS, AND COILS.
38. CONTRACTOR SHALL VERIFY DUCT, PIPING AND EQUIPMENT LOCATIONS FOR INTERFERENCES BEFORE INSTALLATION.
39. PROVIDE VERTICAL SUPPORTS FOR HOT WATER, REFRIGERANT AND CONDENSATE PIPING AT THE FOLLOWING MAXIMUM INTERVALS; 15' FOR 6"& 5" DIAMETER PIPE; 12' FOR 4" DIAMETER PIPE; 10' FOR 3" & 2-1/2" DIAMETER PIPE; 8' FOR 2" DIAMETER PIPE; 7' FOR 1-1/2 & 1-1/4" DIAMETER PIPE; 5' FOR 1" & 3/4" DIAMETER PIPE.
40. REFERENCE DRAWING H-007 FOR SEQUENCE OF OPERATION OF NEW EQUIPMENT.
41. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

DRAWING NOTES

10"□, 12"x12" SG-A, RG-A or EG-A
200 CFM
(TYP. OF 3)

NECK SIZE OR LENGTH IF LINEAR DIFFUSER
SUPPLY/RETURN/EXHAUST REGISTER OR GRILLE
AIR VOLUME (CFM)
QUANTITY

12"x12", SD
200 CFM
(TYP. OF 3)

NECK SIZE OR LENGTH IF LINEAR DIFFUSER
SUPPLY DIFFUSER DESIGNATION
AIR VOLUME (CFM)
QUANTITY

ACCU-1 — EQUIPMENT DESIGNATION

DRAWING REVISION NOTE

DRAWING WORK NOTE

CONNECT TO EXISTING

CAP EXISTING

LIMIT OF DEMOLITION

DEMOLITION SCOPE

REVISION CLOUD

DUCTWORK LEGEND

12"x8" — RECTANGULAR DUCTWORK - FIRST DIMENSION IS SIDE SHOWN (IN.)

12"□ — ROUND DUCTWORK - DIMENSION IS DUCT DIAMETER (IN.)

EX. 12"x8" — EXISTING DUCTWORK

EXISTING DUCTWORK TO BE REMOVED

RECTANGULAR SUPPLY DUCTWORK UP

RECTANGULAR SUPPLY DUCTWORK DOWN

RECTANGULAR RETURN/EXHAUST DUCTWORK UP

RECTANGULAR RETURN/EXHAUST DUCTWORK DOWN

ROUND DUCTWORK UP

ROUND DUCTWORK DOWN

BEAM PENETRATION BY DUCTWORK

CAPPED DUCTWORK

ACOUSTICALLY LINED DUCTWORK

FLEXIBLE CONNECTION

RECTANGULAR TRANSITION

RECTANGULAR TO ROUND DUCTWORK TRANSITION

MITERED ELBOW WITH TURNING VANES

CHANGE OF ELEVATION UP IN DIRECTION OF AIRFLOW

CHANGE OF ELEVATION DOWN IN DIRECTION OF AIRFLOW

CONTROL SCHEMATIC LEGEND

CO — CO SENSOR

CO2 — CO2 SENSOR

SP — STATIC PRESSURE SENSOR

DPS — DIFFERENTIAL PRESSURE SENSOR

T — HEAT/COOL THERMOSTAT

T R — REVERSE ACTING THERMOSTAT

SWITCH CONTROLLER

TC — TIME CLOCK CONTROLLER

H — HUMIDITY SENSOR

T — TEMPERATURE SENSOR

FSW — FLOW SWITCH

F — FLOW RATE SENSOR

DPT — DIFFERENTIAL PRESSURE SENSOR

DPS — DIFFERENTIAL PRESSURE SWITCH

HH — HIGH HUMIDITY LIMIT SWITCH

SP — HIGH STATIC PRESSURE SWITCH, MANUAL RESET

SP — LOW STATIC PRESSURE SWITCH, MANUAL RESET

FZ — FREEZESTAT

HL — HIGH LIMIT THERMOSTAT

ET — ENTHALPY CONTROL

AFS — AIR FLOW MEASURING STATION

VFD — VARIABLE FREQUENCY DRIVE

DSD — DUCT SMOKE DETECTOR

FILTER GAUGE

CAPILLARY TUBE

NORMALLY OPEN CONTACT

NORMALLY CLOSED CONTACT

COIL

CONTROL LINE

PIPING LEGEND

LPS	LPS	LOW PRESSURE STEAM
LPC	LPC	LOW PRESSURE STEAM CONDENSATE
HWS	HWS	HOT WATER SUPPLY
HWR	HWR	HOT WATER RETURN
CHS	CHS	CHILLED WATER SUPPLY
CHR	CHR	CHILLED WATER RETURN
CWS	CWS	CONDENSER WATER SUPPLY
CWR	CWR	CONDENSER WATER RETURN
RS	RS	REFRIGERANT SUCTION
RL	RL	REFRIGERANT LIQUID
RHG	RHG	REFRIGERANT HOT GAS
D	CD	A.C. CONDENSATE DRAIN
MUW	MUW	MAKE UP WATER
PC	PC	PUMPED CONDENSATE
V	V	VENT

PIPING TO BE REMOVED

EXISTING PIPING TO REMAIN

PIPE OFF BOTTOM

PIPE OFF TOP

RUN-OUT OFF TOP

RUN-OUT OFF BOTTOM

BRANCH CONNECTION
(DIRECTION TO BE FIELD DETERMINED)

PIPE UP

PIPE DOWN

STUB UP TO TERMINAL

DIRECTION OF FLOW

PIPE BREAK

DRAIN PIPE PITCH AND FLOW

VALVE LEGEND

IS	ISOLATION VALVE REFER TO DETAILS AND SPEC.
GV	GATE VALVE
GLV	GLOBE VALVE
BLV	BALL VALVE
BFV	BUTTERFLY VALVE
DV	DRAIN VALVE
SCV	SWING CHECK VALVE
LCV	LIFT CHECK VALVE
BC	BALANCE COCK
BV	BALANCE VALVE
PRV	PRESSURE REDUCING VALVE
RV	RELIEF VALVE
ACV	TWO WAY AUTOMATIC CONTROL VALVE
ACV	THREE WAY AUTOMATIC CONTROL VALVE
SC	SELF CONTAINED CONTROL VALVE
	UNION
FLG	FLANGE
PLS	PIPE LINE STRAINER
BKS	BASKET STRAINER
CRD	CONCENTRIC REDUCER (ENLARGER)
ERD	ECCENTRIC REDUCER (ENLARGER)
TRM	THERMOMETER
PG	PRESSURE GAUGE
FSW	FLOW SWITCH
AAV	AUTOMATIC AIR VENT
MAV	MANUAL AIR VENT
	MULTI-PURPOSE VALVE
FMS	FLOW MEASURE STATION
AN	PIPE ANCHOR
GD	PIPE GUIDE
EC	EXPANSION COMPENSATOR
PFC	PIPE FLEXIBLE CONNECTION
PT	PRESSURE/TEMPERATURE PLUG

PIPE CAP

STRAINER WITH DRAIN VALVE AND CAP

MAV — MANUAL AIR VENT

LUBE TYPE TEST COCK

TRIPLE DUTY VALVE

HOSE END DRAIN VALVE

OS&Y GATE VALVE

AIR DEVICE LEGEND

SG	SIDEWALL SUPPLY REGISTER
SD	SUPPLY DIFFUSER
RG	RETURN GRILLE
EG	EXHAUST REGISTER OR GRILLE
EG/RG	SIDEWALL EXHAUST/RETURN REGISTER
SD/R	SUPPLY DIFFUSER OR REGISTER BELOW DUCT
RG	RETURN REGISTER OR GRILLE BELOW DUCT
EG	EXHAUST REGISTER OR GRILLE BELOW DUCT

SUPPLY AIR

RETURN OR EXHAUST AIR

UNDERCUT DOORWAY (BY G.C.)

DOOR LOUVER (BY G.C.)

DAMPER LEGEND

M	ACD	MOTORIZED OR AUTOMATIC CONTROL DAMPER
S	SD	SMOKE DAMPER
BD	BD	BACK DRAFT DAMPER
FD	FD	FIRE DAMPER
FS	FS	FIRE & SMOKE DAMPER
	RD	RADIATION DAMPER
	VD	VOLUME DAMPER
	ZD	ZONE DAMPER

EQUIPMENT TAGS

AC	AIR CONDITIONING UNIT
ACCU	AIR COOLED CONDENSING UNIT
AFS	AIR FLOW STATION
AHU	AIR HANDLING UNIT
AS	AIR SEPARATOR
B	BOILER
CP	CONDENSATE PUMP
CUH	CABINET UNIT HEATER
CV	CONVECTOR
EB	ELECTRIC BASEBOARD
EDH	ELECTRIC DUCT HEATER
EF	EXHAUST FAN
EG	EXHAUST GRILLE
ER	EXHAUST REGISTER
ET	EXPANSION TANK
EUH	ELECTRIC UNIT HEATER
FCU	FAN COIL UNIT
FTR	FIN TUBE RADIATION
H	HUMIDIFIER
HWP	HOT WATER PUMP
HP	HEAT PUMP
HS	HYDRAULIC SEPARATOR
HX	HEAT EXCHANGER
KF	KITCHEN EXHAUST FAN
LU	LOUVER
P	PUMP
RF	RETURN FAN
RG	RETURN GRILLE
RR	RETURN REGISTER
SD	SUPPLY DIFFUSER
SG	SUPPLY GRILLE
SR	SUPPLY REGISTER
TF	TOILET EXHAUST FAN
TG	TRANSFER AIR GRILLE
UH	UNIT HEATER (WATER OR STEAM)
UV	UNIT VENTILATOR
VB	VACUUM BREAKER
VI	VIBRATION ISOLATION

ABBREVIATIONS

AAV	AUTOMATIC AIR VENT
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
ARCH.	ARCHITECT
ATC	AUTOMATIC TEMPERATURE CONTROL
BOD	BOTTOM OF DUCT
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNIT PER HOUR
C	CLOSED
CA	COMBUSTION AIR
CAP	CAPACITY
CAR	COMBUSTION AIR RELIEF
CAS	COMBUSTION AIR SUPPLY
CC	COOLING COIL
CFM	CUBIC FEET PER MINUTE
CO	CLEAN OUT

ABBREVIATIONS

CD	CONDENSATE DRAIN
CONN.	CONNECT
CONTR	CONTRACTOR
CT	CURRENT TRANSFORMER
CV	CONTROL VALVE
DB	DRY BULB TEMPERATURE (°F)
DDC	DIRECT DIGITAL CONTROL
DIA.	DIAMETER
DN	DOWN
DO	DIGITAL OUTPUT
DR	DRAIN
DWG	DRAWING
EA.	EACH
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EL	EXPANSION LOOP
EMS	ENERGY MANAGEMENT SYSTEM
ESP	EXTERNAL STATIC PRESSURE
ETBR	EXISTING TO BE REMOVED
ETR	EXISTING TO REMAIN
EWT	ENTERING WATER TEMPERATURE
EX.	EXISTING
EXH	EXHAUST
FA	FREE AREA
FLA	FULL LOAD AMPS
FLD	FLOOR DRAIN
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FSD	COMBINATION FIRE AND SMOKE DAMPER
FT	FEET
GAL	GALLONS
GC	GENERAL CONTRACTOR
GE	GENERAL EXHAUST
GPM	GALLONS PER MINUTE
HC	HEATING COIL
HP	HORSE POWER
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
IN	INCHES
ID	INSIDE DIAMETER
KF	KITCHEN EXHAUST FAN
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LD	LOUVERED DOOR
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSANDS OF BRITISH THERMAL UNITS PER HOUR
MECH	MECHANICAL
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAI	OUTSIDE AIR INTAKE
OAT	OUTSIDE AIR TEMPERATURE
OBD	OPPOSED BLADE DAMPER
OD	OUTSIDE DIAMETER
OED	OPEN END DUCT
PC	PLUMBING CONTRACTOR
PD	PRESSURE DROP
PSI	POUNDS PER SQUARE INCH
RA	RETURN AIR
RM	ROOM
SA	SUPPLY AIR
SAT	SUPPLY AIR TEMPERATURE
SDC	STAND ALONE DIGITAL CONTROLLER
SF	SQUARE FEET
SP	STATIC PRESSURE
SPD	SPEED
SS	STAINLESS STEEL
SST	SATURATED SUCTION TEMPERATURE
TA	TRANSFER AIR
TD	TRANSFER AIR DUCT
TF	TOILET EXHAUST FAN
TSTAT	THERMOSTAT
TYP	TYPICAL
UC	UNDERCUT DOOR
VFD	VARIABLE FREQUENCY DRIVE
WB	WET BULB TEMPERATURE (°F)
WMS	WIRE MESH SCREEN

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CONSULTANTS:

PROGRESS SET

COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. ASY
No. 49445
REGISTERED
PROFESSIONAL ENGINEER

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT
58 BURBANK

ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 5 OCT 2022
PROJECT #: 21012
SCALE: 12" = 1'-0"
DRAWN BY: WFL, ASY

LEGEND, NOTES AND ABBREVIATIONS

H - 001

HVAC SCHEDULES

VRV FAN COIL UNIT SCHEDULE

TAG NO.	MANUFACTURER (AS STANDARD)	MODEL NO. (AS STANDARD)	TYPE	NO. UNITS	LOCATION SERVED	UNIT CAPACITY DATA			FAN DATA					ELECTRICAL DATA					REMARKS
						COOLING (MBH)	HTG-NOM (MBH)	EER	MIN (CFM)	MAX (CFM)	OA (CFM)	ESP (IN.WC.)	FANS	VOLTS	PHASE	HZ	MCA (A)	MOCP (A)	
FCU-2A	DAIKIN	FXSQ07TAVJU	HORIZONTAL	1	LEVEL 2	7.5	8.5	-	230	281	-	0.6	1	208	1	60	0.8	15	[1] [2] [3] [4] [5] [6] [7]
FCU-2B	DAIKIN	FXSQ07TAVJU	HORIZONTAL	1	LEVEL 2	7.5	8.5	-	230	281	-	0.6	1	208	1	60	0.8	15	[1] [2] [3] [4] [5] [6] [7]
FCU-3A	DAIKIN	FXSQ07TAVJU	HORIZONTAL	1	LEVEL 3	7.5	8.5	-	230	281	-	0.6	1	208	1	60	0.8	15	[1] [2] [3] [4] [5] [6] [7]
FCU-3B	DAIKIN	FXSQ07TAVJU	HORIZONTAL	1	LEVEL 3	7.5	8.5	-	230	281	-	0.6	1	208	1	60	0.8	15	[1] [2] [3] [4] [5] [6] [7]
FCU-4A	DAIKIN	FXSQ07TAVJU	HORIZONTAL	1	LEVEL 4	7.5	8.5	-	230	281	-	0.6	1	208	1	60	0.8	15	[1] [2] [3] [4] [5] [6] [7]
FCU-4B	DAIKIN	FXSQ07TAVJU	HORIZONTAL	1	LEVEL 4	7.5	8.5	-	230	281	-	0.6	1	208	1	60	0.8	15	[1] [2] [3] [4] [5] [6] [7]
FCU-5A	DAIKIN	FXTQ09TAVJUD	VERTICAL	1	LEVEL 5	9.5	10.5	-	250	300	-	0.6	1	208	1	60	4.9	15	[1] [2] [3] [4] [5] [6] [7]
FCU-5B	DAIKIN	FXSQ07TAVJU	HORIZONTAL	1	LEVEL 5	7.5	8.5	-	230	281	-	0.6	1	208	1	60	0.8	15	[1] [2] [3] [4] [5] [6] [7]
FCU-6A	DAIKIN	FXSQ07TAVJU	HORIZONTAL	1	LEVEL 6	7.5	8.5	-	230	281	-	0.6	1	208	1	60	0.8	15	[1] [2] [3] [4] [5] [6] [7]
FCU-6B	DAIKIN	FXSQ12TAVJU	HORIZONTAL	1	LEVEL 6	12.0	13.5	-	247	335	-	0.6	1	208	1	60	0.8	15	[1] [2] [3] [4] [5] [6] [7]
FCU-7	DAIKIN	FTX18UVJU	WALL MOUNTED	1	EMR	18.0	21.6	-	360	583	-	-	1	INDOOR UNIT POWERED BY OUTDOOR UNIT					[1] [2] [3] [4] [5] [6] [8] [9] [10]

NOTES:
1) COORDINATE ALL ELECTRICAL REQUIREMENTS WITH EC PRIOR TO INSTALLATION.
2) PROVIDE LOCAL DISCONNECT SWITCH.
3) PROVIDE ALL ASSOCIATED REFRIGERANT PIPING LINESET CONNECTIONS, CONDENSATE PIPING CONNECTIONS, AND ASSOCIATED SYSTEM APPURTENANCES FOR FULLY OPERATIONAL FCU INSTALLATION.
4) PROVIDE WALL MOUNTED THERMOSTAT AND LOW VOLTAGE WIRING FOR COMPLETE FUNCTIONAL SYSTEM. SEE PLANS FOR LOCATIONS.
5) CONFIRM REFRIGERANT PIPE SIZES AND LINE LENGTHS WITH MANUFACTURER PRIOR TO INSTALLATION.
6) PROVIDE REFRIGERANT ISOLATION VALVES AT FAN COIL UNIT CONNECTION.
7) PROVIDE FILTER BOX RETURN WITH MERV-13 FILTERS.
8) PROVIDE CONDENSATE PUMP BY LITTLE GIANT MODEL: VCC-20ULS. SEE HVAC POWERED EQUIPMENT SCHEDULE FOR DETAILS.
9) UNIT TO BE CAPABLE OF LOW AMBIENT COOLING OPERATION.
10) INDOOR UNIT POWERED BY OUTDOOR UNIT.

AIR SOURCE HEAT PUMP UNIT SCHEDULE

TAG NO.	MANUFACTURER (AS STANDARD)	MODEL NO. (AS STANDARD)	TYPE	LOCATION SERVED	INDOOR UNITS SERVED	MOD (NO.)	CAPACITY DATA					ELECTRICAL DATA							WEIGHT (LBS)	REMARKS
							COOLING (MBH)	HTG-NOM (MBH)	HTG @ 0° (MBH)	REFRIG.	EER	VOLTS	PHASE	HZ	MOD (1) MCA (A)	MOD (1) MOCP (A)	MOD (2) MCA (A)	MOD (2) MOCP (A)		
HP-1	DAIKIN	REYQ96XAYDA	AIR COOLED	SEE PLANS	SEE PLANS	1	96.0	108.0	76.0	R-410A	12.5	460	3	60	21.1	25	-	-	727	[1] [2] [3] [5] [6] [7] [8]
HP-2	DAIKIN	RXL18UMVJUA	AIR COOLED	EMR	FCU-23	1	18.0	21.6	21.6 (5°)	R-410A	12.5	208	1	60	18.7	20	-	-	130	[1] [2] [3] [4] [5] [6] [7] [8] [9]

NOTES:
1) COORDINATE ALL ELECTRICAL REQUIREMENTS WITH EC PRIOR TO INSTALLATION.
2) UNIT TO PROVIDE FULL HEATING IN LOW AMBIENT CONDITIONS RATED FOR 0°F AS LISTED ON THIS SCHEDULE.
3) UNIT TO BE MOUNTED ON FULLY ENGINEERED MOUNTING PADS FOR OUTDOOR MODULES BY BIGFOOT OR EQUIVALENT.
4) PROVIDE WALL BRACKET FOR WALL MOUNTING CONFIGURATION OR 18" HIGH STANDS BY QUICKSLING OR EQUAL.
5) ALL EXTERIOR REFRIGERANT PIPING SHALL BE CONCEALED WITHIN LINE-SET ENCLOSURES.
6) ELECTRICAL CONTRACTOR TO PROVIDE LOCAL DISCONNECT SWITCH.
7) CONFIRM REFRIGERANT PIPE SIZES AND LINE LENGTHS WITH MANUFACTURER PRIOR TO INSTALLATION.
8) PROVIDE REFRIGERANT ISOLATION VALES AT HP LINESET CONNECTIONS.
9) OUTDOOR UNIT TO POWER INDOOR UNIT.

ENERGY RECOVERY VENTILATOR SCHEDULE

TAG NO.	MANUFACTURER (AS STANDARD)	MODEL NO. (AS STANDARD)	TYPE	FAN DATA							ELECTRICAL DATA					WEIGHT (LBS)	REMARKS
				TARGET (CFM)	MIN (CFM)	MAX (CFM)	ESP (IN WG)	MOTOR (HP)	WINTER EFF (%)	SUMMER EFF (%)	VOLTS	PHASE	HZ	MCA	MOCP		
ERV-1	ZEHNDER	Q600	CORE	160	50	353	0.4	-	-	-	240	1	60	2.77	15	-	[1] [2] [3] [4] [5] [6] [7] [8]
ERV-2	ZEHNDER	Q600	CORE	150	50	353	0.4	-	-	-	240	1	60	2.77	15	-	[1] [2] [3] [4] [5] [6] [7] [8]

NOTES:
1) INSTALL WITH LINE CORD POWER CONNECTIONS AS PER MANUFACTURERS SPECIFICATIONS.
2) COORDINATE ALL ELECTRICAL REQUIREMENTS WITH EC PRIOR TO INSTALLATION.
3) AIR LEAKAGE FROM THE OUTSIDE AIR AND EXHAUST AIR SHOULD BE LESS THAN 5% FOR ALL ERV'S.
4) PROVIDE WITH ECM MOTOR, LOCAL CONTROLLER, UNIT TO OPPERATE CONTINUOUSLY.
5) PROVIDE LOCAL DISCONNECT SWITCH.
6) PROVIDE AUTOMATICL BALANCING DAMPERS LOCATED AT ERV OA, EA, SA, AND RA OUTLETS. INSTALL PER MANUFACTURERS SPECIFICATIONS.
7) PROVIDE OPTIONAL 8" INTAKE AND EXHAUST LOUVERED WALL VENTS.
8) PROVIDE DEFROST CYCLE CONTROLS IF APPLICABLE.

BRANCH SELECTOR SCHEDULE

TAG NO.	MANUFACTURER (AS STANDARD)	MODEL NO. (AS STANDARD)	REF.TYPE	OUTDOOR UNIT(S)	ELECTRICAL DATA					REMARKS
					VOLTS	PHASE	HZ	MCA (A)	MOCP (A)	
BS-1	DAIKIN	BSF4Q54TVJ	R-410A	HP-1	208	1	60	0.4	15.0	[1] [2] [3] [4]
BS-2	DAIKIN	BSF4Q54TVJ	R-410A	HP-1	208	1	60	0.4	15.0	[1] [2] [3] [4]
BS-3	DAIKIN	BSF4Q54TVJ	R-410A	HP-1	208	1	60	0.4	15.0	[1] [2] [3] [4]

NOTES:
1) COORDINATE ALL ELECTRICAL REQUIREMENTS WITH EC PRIOR TO INSTALLATION.
2) PROVIDE LOCAL DISCONNECT SWITCH.
3) PROVIDE RS & RL LINESETS AS PER MANUFACTURERS REQUIREMENTS.
4) PROVIDE REFRIGERANT ISOLATION VALVES AT LINESET CONNECTIONS TO BC.

ELECTRIC WALL HEATER SCHEDULE

TAG No.	MANUFACTURER (AS STANDARD)	MODEL No. (AS STANDARD)	TYPE	LOCATION SERVED	QTY.	ELECTRIC CAPACITY		ELECTRIC DATA			REMARK
						MBH	KW	VOLTS	PHASE	AMPS	
EWH-1	QMARK	AWH3150F	WALL HEATER	MECHANICAL	1	5.1	1.5	120	1	12.5	PROVIDE SURFACE MOUNTING KIT, LOCAL DISCONNECT SWITCH, INTEGRAL THERMOSTAT, COORDINATE FINISH WITH ARCHITECT.
EWH-2	QMARK	AWH3150F	WALL HEATER	MEP SERVICES	1	5.1	1.5	120	1	12.5	PROVIDE LOCAL DISCONNECT SWITCH, INTEGRAL THERMOSTAT, RECESSED TRIM KIT, COORDINATE FINISH WITH ARCHITECT.
EWH-3	QMARK	AWH3150F	WALL HEATER	VESTIBULE	1	5.1	1.5	120	1	12.5	PROVIDE LOCAL DISCONNECT SWITCH, INTEGRAL THERMOSTAT, RECESSED TRIM KIT, COORDINATE FINISH WITH ARCHITECT.
EWH-4	QMARK	AWH3150F	WALL HEATER	STAIRS	2	5.1	1.5	120	1	12.5	PROVIDE SURFACE MOUNTING, LOCAL DISCONNECT SWITCH, INTEGRAL THERMOSTAT, COORDINATE FINISH WITH ARCHITECT.

ROOF MOUNTED RELIEF VENT SCHEDULE

TAG NO.	MANUFACTURER (AS STANDARD)	MODEL NO. (AS STANDARD)	TYPE	LOCATION SERVED	MAX THROAT VEL. (FPM)	THROAT SIZE (SQ FT)	DIMENSIONS			REMARKS
							L(IN)	W(IN)	TSP ("W.C.)	
PEV-1	GREENHECK	PEV-400	PENTHOUSE	ELEVATOR SHAFT	-	-	38	38	-	PROVIDE ROOF CURB, ESJ-401 LOUVERS, BIRD SCREEN & MOTORIZED DAMPER INTERLOCKED W/ FACP

HVAC POWER EQUIPMENT SCHEDULE

TAG NO.	DESCRIPTION	LOCATION	MANUFACTURER (AS STANDARD)	MODEL No. (AS STANDARD)	SERVING EQUIPMENT TAG	FIRE ALARM CONNECTION	ELECTRICAL DATA			REMARKS
							VOLTS	PHASE	HZ	
M	MOTORIZED DAMPER	SEE PLANS	-	-	-	NO	120	1	60	PROVIDE MODULATING OPERATION ACTUATORS (0-10 V) FOR ALL MOTORIZED DAMPERS
CP-1	CONDENSATE PUMP	SEE PLANS	LITTLE GIANT	VCC-20ULS	SEE PLANS	NO	120	1	60	CONDENSATE PUMPS TO BE HARD WIRED TO FACILITATE PLENUM RATED RESIDENTIAL AIR HANDLER CLOSET.
SFD	FIRE/SMOKE DAMPER	SEE PLANS	RUSKIN	-	-	YES	120	1	60	

REGISTER, GRILLE & DIFFUSER SCHEDULE

TAG NO.	MANUFACTURER (AS STANDARD)	MODEL NO. (AS STANDARD)	SYSTEM SERVED	CFM RANGE	NECK SIZE	FRAME TYPE	MOUNTING	MATERIAL	DAMPER	FINISH	MAX NC LEVEL	MAX VELOCITY (FPM)	REMARKS
SD	PRICE	AMD	SUPPLY	SEE PLANS	-	SQUARE	CEILING	AL	YES	BY ARCH.	25	~500	[1] [2] [3] [4] [5] [6]
SR	PRICE	620	SUPPLY	SEE PLANS	-	RECTANG.	FLOOR	AL	YES	BY ARCH.	25	~500	[1] [2] [3] [4] [5] [6]
LD	PRICE	SDS150	SUPPLY	SEE PLANS	-	RECTANG.	CEILING	AL	YES	BY ARCH.	25	~500	[1] [2] [3] [4] [5] [6]
RR	PRICE	630	RETURN	SEE PLANS	-	RECTANG.	CEILING	AL	YES	BY ARCH.	25	~500	[1] [2] [3] [4] [5] [6]
RG	PRICE	630	RETURN	SEE PLANS	-	RECTANG.	SIDEWALL	AL	YES	BY ARCH.	25	~500	[1] [2] [3] [4] [5] [6]
ER	PRICE	630	EXHAUST	SEE PLANS	-	RECTANG.	CEILING	AL	YES	BY ARCH.	25	~500	[1] [2] [3] [4] [5] [6]

NOTES:
1) COORDINATE MOUNTING REQUIREMENTS WITH ARCHITECTURAL REFLECTED CEILING PLANS.
2) PROVIDE FRAME SUITABLE FOR SURFACE MOUNTING, CEILING OR SIDEWALL.
3) PROVIDE SQUARE TO ROUND TRANSITIONS WHERE NEEDED.
4) REFER TO DRAWINGS FOR NECK SIZES & CFM UNLESS NOTED ABOVE.
5) PROVIDE OPPOSED BLADE DAMPERS, AIR SCOOP, OR OTHER MEANS OF BALANCING ACCESSIBLE FROM REGISTER / DIFFUSER FACE.
6) PROVIDE RADIATION DAMPER AT PENETRATION OF UL LISTED FLOOR/CEILING ASSEMBLY.

PIPE MATERIAL TABLE

SYSTEM/SERVICE	LOCATION	PIPING	FITTINGS	JOINTS
REFRIGERANT (RLL & RLS)	ABOVE GRADE	COPPER - ARC	COPPER, NO LEAD	BRAZED
CONDENSATE DRAIN (CD)	ABOVE GRADE	TYPE 'L' COPPER	WROUGHT COPPER, NO LEAD	95/5 NO-LEAD SOLDER

PIPE INSULATION SCHEDULE

SYSTEM/SERVICE	INSULATION TYPE	FITTINGS INSULATION TYPE	INSULATION WALL THICKNESS (IN.)			
			PIPE DIAMETER (IN.)			
			▯ < 1	1 ≤ ▯ ≤ 1-½	1-½ < ▯ ≤ 4	4 < ▯
REFRIGERANT PIPING (RLL & RLS)	ELASTOMERIC	ELASTOMERIC	3/4"	1"	1"	1"
CONDENSATE PIPING (CD)	ELASTOMERIC	ELASTOMERIC	1/2"	1/2"	3/4"	3/4"

DUCT INSULATION SCHEDULE

SYSTEM/SERVICE	LOCATION	INSULATION TYPE	MINIMUM INSTALLED R-VALUE	REMARKS
SUPPLY, RETURN & OUTDOOR AIR	CONDITIONED SPACE	2" FIBERGLASS WRAP WITH FSK FACING	6	--
ERV EXHAUST (FROM UNIT TO OUTLET)	CONDITIONED SPACE	2" FIBERGLASS WRAP WITH FSK FACING	6	
GENERAL EXHAUST	CONDITIONED SPACE	NONE ———		

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WILLIAM F. LEE
REGISTERED
PROFESSIONAL ENGINEER
No. 49449
MECHANICAL

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ISSUE LOG:

PROJECT
58 BURBANK

ADDRESS:
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BOSTON, MA, 02115

DATE ISSUED: 5 OCT 2022
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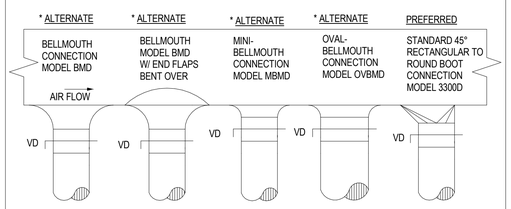
SCALE: 12" = 1'-0"
DRAWN BY: WFL, ASY

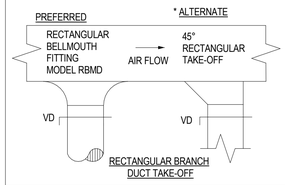
SCHEDULE SHEET 1

H - 002



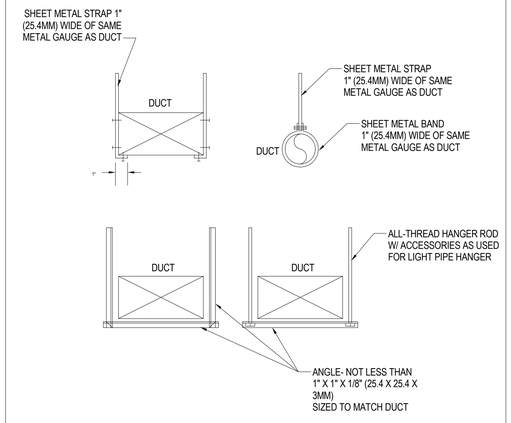
ROUND BRANCH DUCT TAKE-OFFS

*ALTERNATIVE FITTINGS TO BE USED WHEN DUCT HEIGHT DOES NOT PERMIT THE USE OF THE FULL SIZE BELLMOUTH

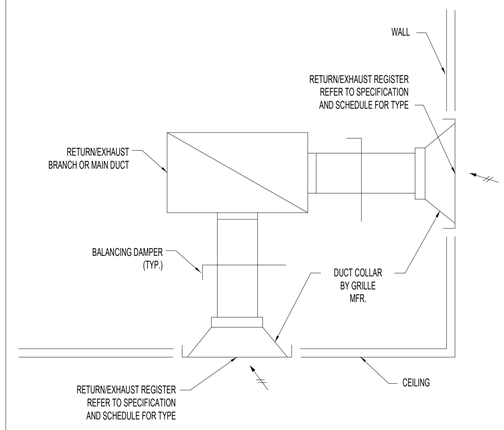


NOTES:
1. TO MATCH DUCT & HOLE SIZE RELATIVE TO DUCT HEIGHT, REFER TO FITTING MANUFACTURER'S RECOMMENDATION.
2. ALL ROUND AND RECTANGULAR BELLMOUTH FITTINGS SHALL BE INCLUDED WITH THE FOLLOWING STANDARD FEATURES:
   2.1. NEOPRENE GASKET TO MINIMIZE AIR LEAKAGE.
   2.2. PRE-DRILLED HOLES FOR QUICK MOUNTING.
   2.3. CONSTRUCTED OF HEAVY DUTY GALVANIZED STEEL.
   2.4. 26 GAUGE GALV. LOCKING INDICATING QUADRANT VOLUME DAMPER W/ TIGHT FITTING GASKETING TO MINIMIZE LEAKAGE AT DAMPER PIVOT POINTS.

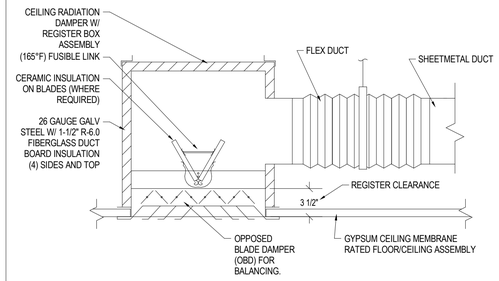
1 BRANCH TAKE-OFF'S N.T.S.



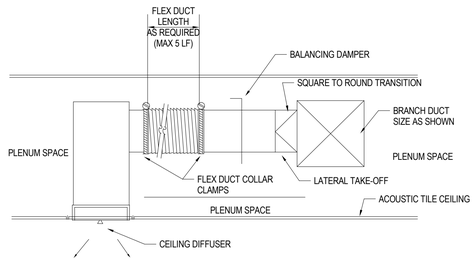
2 SHEET-METAL DUCT HANGER DETAIL N.T.S.



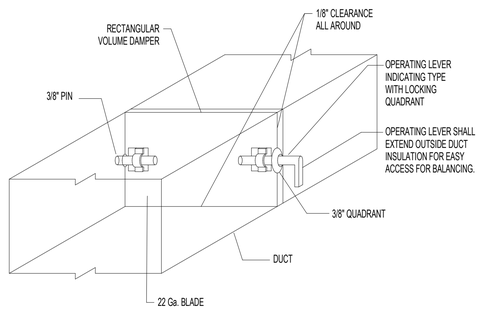
3 TYPICAL RETURN / EXHAUST REGISTER DETAIL N.T.S.



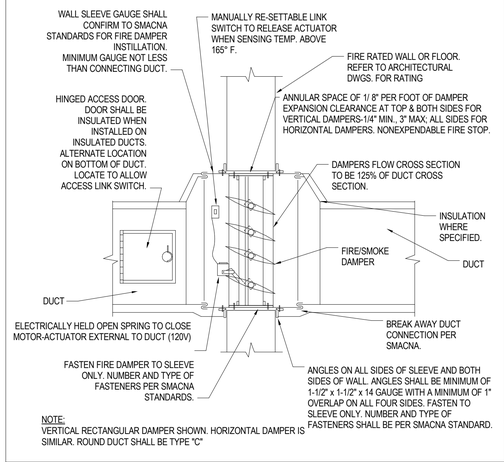
4 CEILING RADIATION DAMPER BOX ASSEMBLY DETAIL N.T.S.



5 CEILING DIFFUSER CONNECTION DETAIL N.T.S.

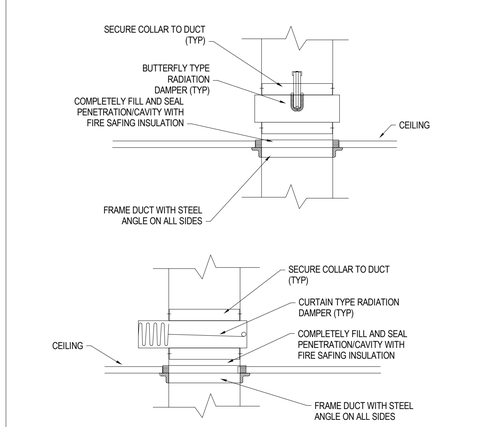


6 TYPICAL VOLUME DAMPER DETAIL N.T.S.



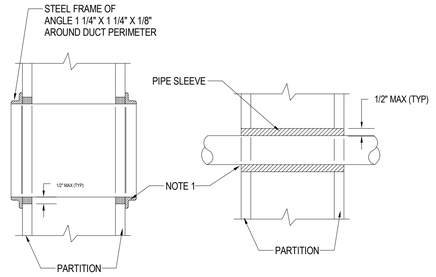
NOTE:
VERTICAL RECTANGULAR DAMPER SHOWN. HORIZONTAL DAMPER IS SIMILAR. ROUND DUCT SHALL BE TYPE "C"

7 COMBINATION FIRE/SMOKE DAMPER DET. N.T.S.



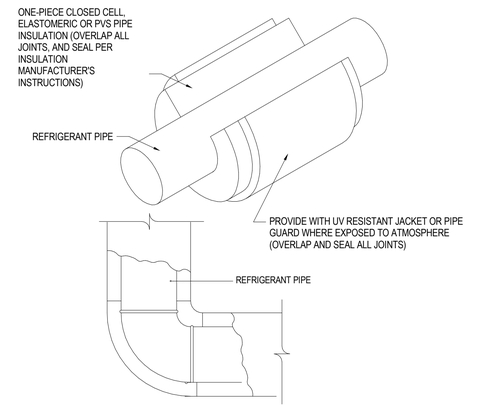
8 TYPICAL RADIATION DAMPER CONNECTIONS N.T.S.

NOTE:
DUCT PENETRATION SHOWN IS WHERE FIRE DAMPER IS NOT REQUIRED BY CODE.

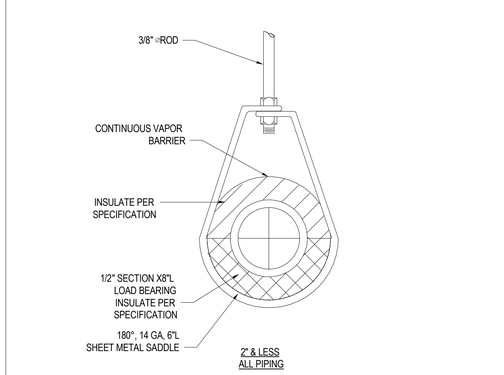


NOTES:
1.AT FIRE RATED PARTITIONS, ADD ADDITIONAL LAYER OF FIRE SAFING INSULATION AROUND PENETRATION SO AS TO FILL CAVITY.
2.DUCT AND PIPE PENETRATIONS THRU CORRIDOR WALLS ABOVE THE CEILING ARE TO BE FIRE STOPPED AROUND THE PENETRATION.

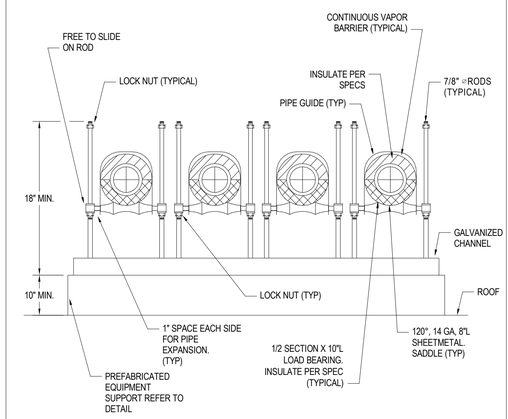
9 TYPICAL DUCT AND PIPE PENETRATION DETAIL N.T.S.



10 REFRIGERANT PIPING INSULATION DETAIL N.T.S.



11 2" OR LESS PIPE HANGER DETAIL N.T.S.



9 ROOF MOUNTED PIPE SUPPORT DETAIL N.T.S.

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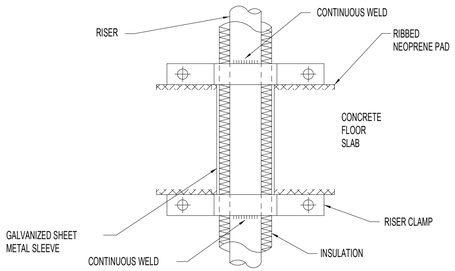
DETAIL SHEET 1

H - 003



PLAN VIEW

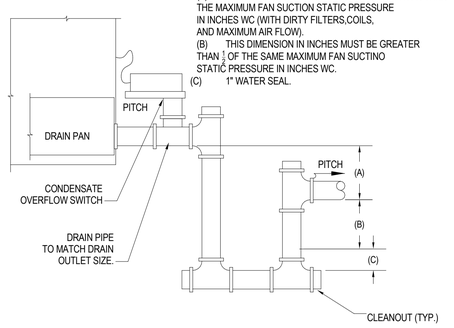


13 TYPICAL PIPE RISER ANCHOR DETAIL

N.T.S.

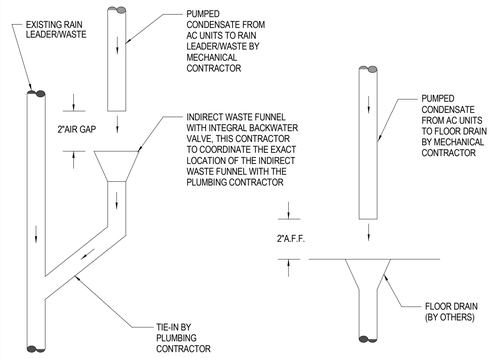
NOTES:
1. CONDENSATE OVERFLOW SWITCH MAY BE INLINE OR ATTACHED TO DRAIN PAN HIGHER THAN THE CONDENSATE DRAIN CONNECTION.
2. OVERFLOW SWITCH SHALL TURN OFF UNIT AND EMIT AUDIBLE SIGNAL.
3. ALLOW SUFFICIENT SPACE BELOW DRAIN PAN FOR TRAP.
4. PITCH DRAIN FOR PROPER RUNOFF.
5. MANUALLY PRIME FILL TRAP BEFORE STAR-UP TO FORM INITIAL DRAIN SEAL.
6. SUPPORT LENGTHY DRAIN LINES TO PREVENT SAG AND CONDENSATE OVERFLOW.

(A) THIS DIMENSION IN INCHES MUST BE GREATER THAN THE MAXIMUM FAN SUCTION STATIC PRESSURE IN INCHES WC (WITH DIRTY FILTERS,COILS, AND MAXIMUM AIR FLOW).
(B) THIS DIMENSION IN INCHES MUST BE GREATER THAN ½ OF THE SAME MAXIMUM FAN SUCTINO STATIC PRESSURE IN INCHES WC.
(C) 1" WATER SEAL.



14 CONDENSATE DRAIN DETAIL

N.T.S.

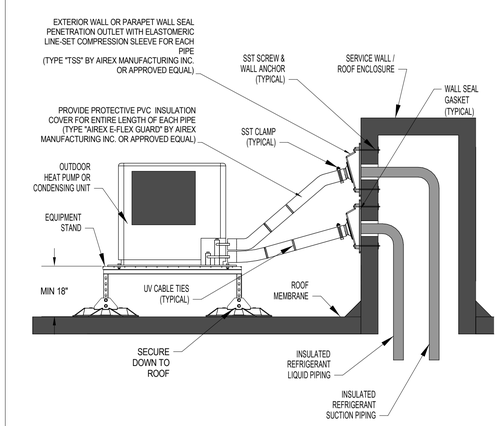


CONDENSATE TIE-IN TO SANITARY
NOT TO SCALE

CONDENSATE TIE-IN ABOVE FLOOR DRAINS
NOT TO SCALE

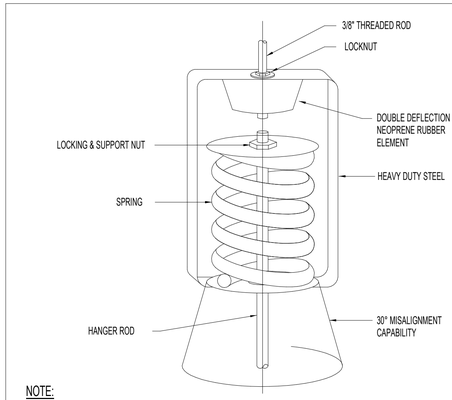
15 INDIRECT CONDENSATE DRAIN DETAIL

N.T.S.



16 TYPICAL REFRIG. PIPING ROOF PENETRATION DETAIL

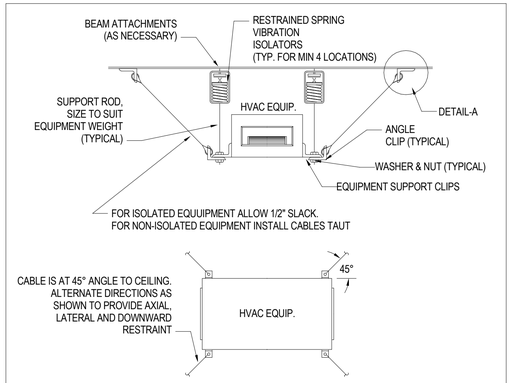
N.T.S.



NOTE:
1. ALL AIR HANDLING EQUIPMENT SUSPENDED FROM STRUCTURES AND ALL STEAM AND CHILLED WATER PIPING IN MECHANICAL ROOMS SHALL BE HUNG WITH VIBRATION ISOLATORS.
2. HANGER SIZE SHALL BE AS PER MANUFACTURER'S RECOMMENDATION AND ACCORDING TO THE LOAD OF THE EQUIPMENT.

17 TYPICAL SPRING VIBRATION ISOLATION DETAIL

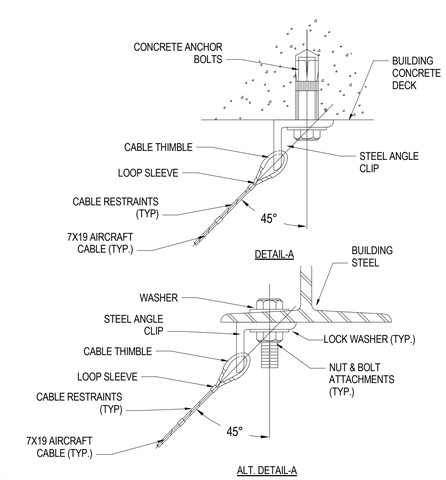
N.T.S.



NOTES:
1) CONTRACTOR SHALL PROVIDE SUPPLEMENTARY STEEL ANGLE(S) OR CHANNEL SUPPORT(S) WELDED TO BEAM FLANGE AS NECESSARY.
2) ALL CONNECTED DUCTWORK AND PIPING SHALL BE INDEPENDENTLY SUPPORTED FROM STRUCTURE.

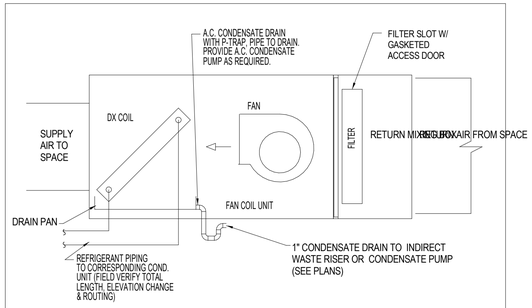
18 TYPICAL HVAC EQUIPMENT SUSPENSION DETAIL

N.T.S.



19 "DETAIL-A" RESTRAINTS

N.T.S.



NOTES:
1) ALL PIPING SHALL BE INSULATED IN ACCORDANCE WITH 780 CMR.
2) PROVIDE RETURN AIR MIXING BOX W/ DISPOSABLE RETURN AIR FILTER (ACCESSED VIA PANEL)
3) PROVIDE MIN 24"X24" ACCESS PANEL WHERE UNIT IS CONCEALED ABOVE CEILING OR WITHIN WALL.
4) SIZE PIPING PER EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
5) ALL INTERIOR PIPING SHALL BE CONCEALED IN CEILINGS AND WALLS.
6) FURNISH AND INSTALL ALL REFRIGERANT VALVES AND SPECIALTIES REQUIRED BY MANUFACTURER.
7) CONTRACTOR SHALL INSTALL FAN COIL UNITS IN ACCORDANCE WITH ALL MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND REQUIREMENTS.
8) CONTRACTOR SHALL PROVIDE ALL NECESSARY HANGERS, SUPPORTS AND VIBRATION ISOLATION COMPONENTS FOR COMPLETE INSTALLATION OF UNITS PER CONNECTION DETAIL.

20 TYPICAL VERTICAL DUCTED FAN COIL UNIT DETAIL

N.T.S.

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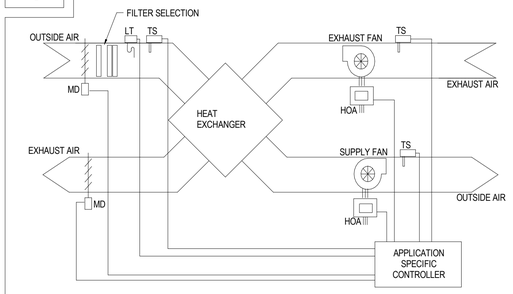
DETAIL SHEET 2

H - 004

HVAC SEQUENCE OF OPERATIONS

1



APPLICATION TABLE
ENERGY RECOVERY VENTILATOR
ERV-1,2

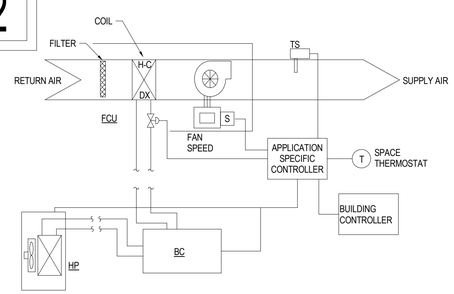
ENERGY RECOVERY VENTILATOR SEQUENCE OF OPERATION

THE ENERGY RECOVERY VENTILATOR SHALL BE CONTROLLED THROUGH THE ASC. THE SEQUENCE LISTED BELOW IS REVERSIBLE UNLESS NOTED OTHERWISE.

THE UNITS SUPPLY AND EXHAUST FANS SHALL BE ENERGIZED AND OPERATE CONTINUOUSLY; AND THE OUTDOOR AIR AND EXHAUST AIR DAMPERS SHALL BE OPEN.

ALARM:
WHEN THE UNIT'S FREEZESTAT SENSES A LOW TEMPERATURE CONDITION AND/OR THE SMOKE DETECTOR SENSES A SMOKE CONDITION, THE UNIT'S FANS SHALL BE DE-ENERGIZED; THE UNIT'S OUTDOOR AIR DAMPER SHALL CLOSE.

2



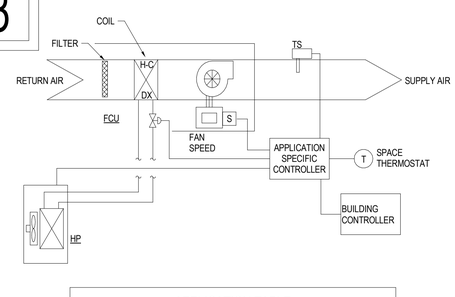
APPLICATION TABLE
HEAT PUMP & FAN COIL UNITS
HP-1; FCU-1:6A,B; BS-1,2,3

HEAT PUMP, FAN COIL UNITS, & BRANCH CONTROLLER SEQUENCE OF OPERATION

THE FAN COIL UNITS SHALL BE CONTROLLED THROUGH A CORRESPONDING SPACE THERMOSTAT AND THE MASTER CONTROL UNIT. THE HEAT PUMP UNIT SHALL BE CONTROLLED THROUGH THE APPLICATION SPECIFIC CONTROLLER. THE SEQUENCE LISTED BELOW IS REVERSIBLE UNLESS NOTED OTHERWISE.

THE HEAT PUMP UNIT SHALL ENERGIZE AND OPERATE PER THE MANUFACTURER'S SEQUENCES. THE FAN COIL UNITS' SUPPLY FANS SHALL BE ENERGIZED AND OPERATE CONTINUOUSLY AT LOW SPEED.
HEATING MODE:
UPON A CALL FOR HEATING FROM THE SPACE THERMOSTAT THE FAN COIL SHALL OPERATE PER THE MANUFACTURER'S SEQUENCES TO MAINTAIN THE SPACE TEMPERATURE SETPOINT (ADJ.). UPON FURTHER CALL FOR HEAT, THE UNITS FAN SPEED SHALL BE INCREASED FROM LOW TO MEDIUM AND MEDIUM TO HIGH, AS REQUIRED TO MAINTAIN THE SPACE TEMPERATURE SETPOINT.
COOLING MODE:
UPON A CALL FOR COOLING FROM THE SPACE THERMOSTAT THE FAN COIL UNIT SHALL OPERATE PER THE MANUFACTURER'S SEQUENCES TO MAINTAIN SPACE TEMPERATURE SETPOINT (ADJ.). UPON A FURTHER CALL FOR COOLING THE UNIT SUPPLY FAN SPEED SHALL BE INCREASED FROM LOW TO MEDIUM AND MEDIUM TO HIGH, AS REQUIRED TO MAINTAIN THE SPACE TEMPERATURE SETPOINT.

3



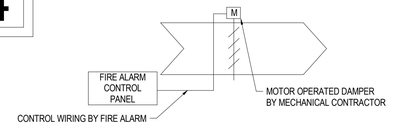
APPLICATION TABLE
HEAT PUMP & FAN COIL UNITS
HP-2; FCU-7

HEAT PUMP & FAN COIL UNITS SEQUENCE OF OPERATION

THE FAN COIL UNITS SHALL BE CONTROLLED THROUGH A CORRESPONDING SPACE THERMOSTAT AND THE MASTER CONTROL UNIT. THE HEAT PUMP UNIT SHALL BE CONTROLLED THROUGH THE APPLICATION SPECIFIC CONTROLLER. THE SEQUENCE LISTED BELOW IS REVERSIBLE UNLESS NOTED OTHERWISE.

THE HEAT PUMP UNIT SHALL ENERGIZE AND OPERATE PER THE MANUFACTURE'S SEQUENCES. THE FAN COIL UNITS' SUPPLY FANS SHALL BE ENERGIZED AND OPERATE CONTINUOUSLY AT LOW SPEED.
HEATING MODE:
UPON A CALL FOR HEATING FROM THE SPACE THERMOSTAT THE FAN COIL SHALL OPERATE PER THE MANUFACTURER'S SEQUENCES TO MAINTAIN THE SPACE TEMPERATURE SETPOINT (ADJ.). UPON FURTHER CALL FOR HEAT, THE UNITS FAN SPEED SHALL BE INCREASED FROM LOW TO MEDIUM AND MEDIUM TO HIGH, AS REQUIRED TO MAINTAIN THE SPACE TEMPERATURE SETPOINT.
COOLING MODE:
UPON A CALL FOR COOLING FROM THE SPACE THERMOSTAT THE FAN COIL UNIT SHALL OPERATE PER THE MANUFACTURER'S SEQUENCES TO MAINTAIN SPACE TEMPERATURE SETPOINT (ADJ.). UPON A FURTHER CALL FOR COOLING THE UNIT SUPPLY FAN SPEED SHALL BE INCREASED FROM LOW TO MEDIUM AND MEDIUM TO HIGH, AS REQUIRED TO MAINTAIN THE SPACE TEMPERATURE SETPOINT.

4

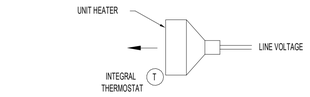


APPLICATION TABLE
COMBINATION FIRE/SMOKE DAMPER
FSD

COMBINATION FIRE/SMOKE DAMPER SEQUENCE OF OPERATION

THE DAMPER ACTUATOR SHALL BE CONTROLLED THROUGH THE FIRE ALARM. THE SEQUENCE LISTED BELOW SHALL BE REVERSIBLE.
UPON A SMOKE CONDITION IN THE DUCTWORK AS SENSED BY THE FIRE ALARM CONTROL PANEL, THE MOTOR OPERATED DAMPER SHALL CLOSE. THE DAMPER SHALL BE ABLE TO BE CONTROLLED MANUALLY THROUGH THE FIRE ALARM CONTROL PANEL.

5



APPLICATION TABLE
ELECTRIC WALL HEATER(S)
EWH-1,2,3,4

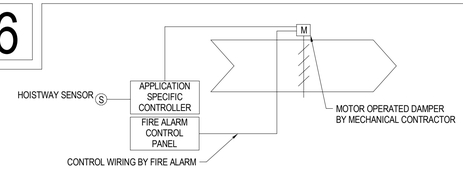
ELECTRIC WALL HEATER SEQUENCE OF OPERATION

ELECTRIC HEATERS SHALL BE CONTROLLED THROUGH INTEGRAL THERMOSTAT. THE SEQUENCE LISTED BELOW IS REVERSIBLE UNLESS NOTED OTHERWISE.

HEATING MODE:

UPON SENSING SPACE TEMPERATURE BELOW SET POINT OF 55°F THE UNIT FAN AND HEATING ELEMENT SHALL ENERGIZE AND OPERATE TO MAINTAIN SETPOINT. UPON SATISFYING A CALL FOR HEAT, THE HEATING ELEMENT SHALL DE-ENERGIZE, AND AFTER A SHORT DELAY, THE FAN SHALL DE-ENERGIZE.

6



APPLICATION TABLE
ELEVATOR HOISTWAY RELIEF VENT
PEV-1

ELEVATOR HOISTWAY VENT SEQUENCE OF OPERATION

THE ELEVATOR HOISTWAY VENT SHALL BE CONTROLLED THROUGH THE FIRE ALARM. THE SEQUENCE LISTED BELOW SHALL BE REVERSIBLE. THE ASC SHALL MONITOR DAMPER POSITION.
UPON A SMOKE CONDITION IN THE ELEVATOR HOISTWAY AND/OR THE ELEVATOR MACHINE ROOM AS SENSED BY THE FIRE ALARM CONTROL PANEL, THE MOTOR OPERATED DAMPER SHALL OPEN. THE HOISTWAY DAMPER SHALL BE ABLE TO BE CONTROLLED MANUALLY THROUGH THE FIRE ALARM CONTROL PANEL.

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CONSULTANTS:

PROGRESS SET

COMMONWEALTH OF MASSACHUSETTS
WILLIAM F. LOVETT
REGISTERED
MECHANICAL
No. 44449
REGISTERED PROFESSIONAL ENGINEER

MARK:	DATE:	DESCRIPTION:

ISSUE LOG:

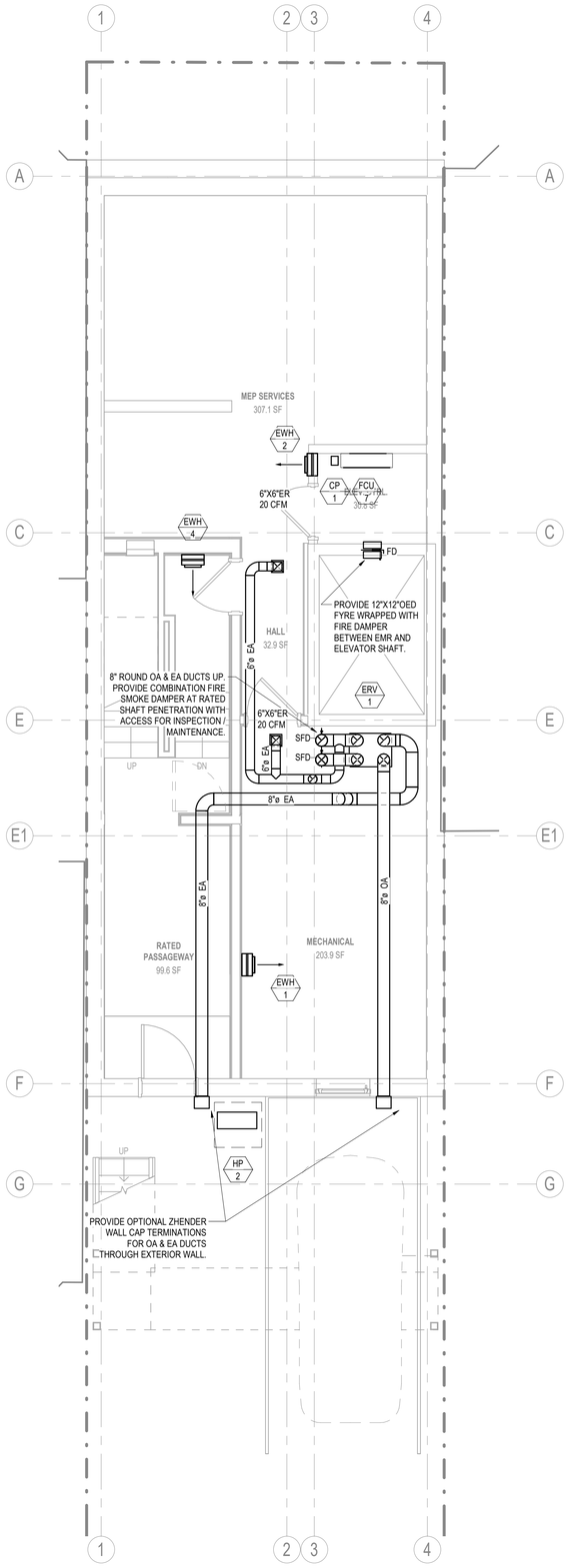
PROJECT
58 BURBANK

ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

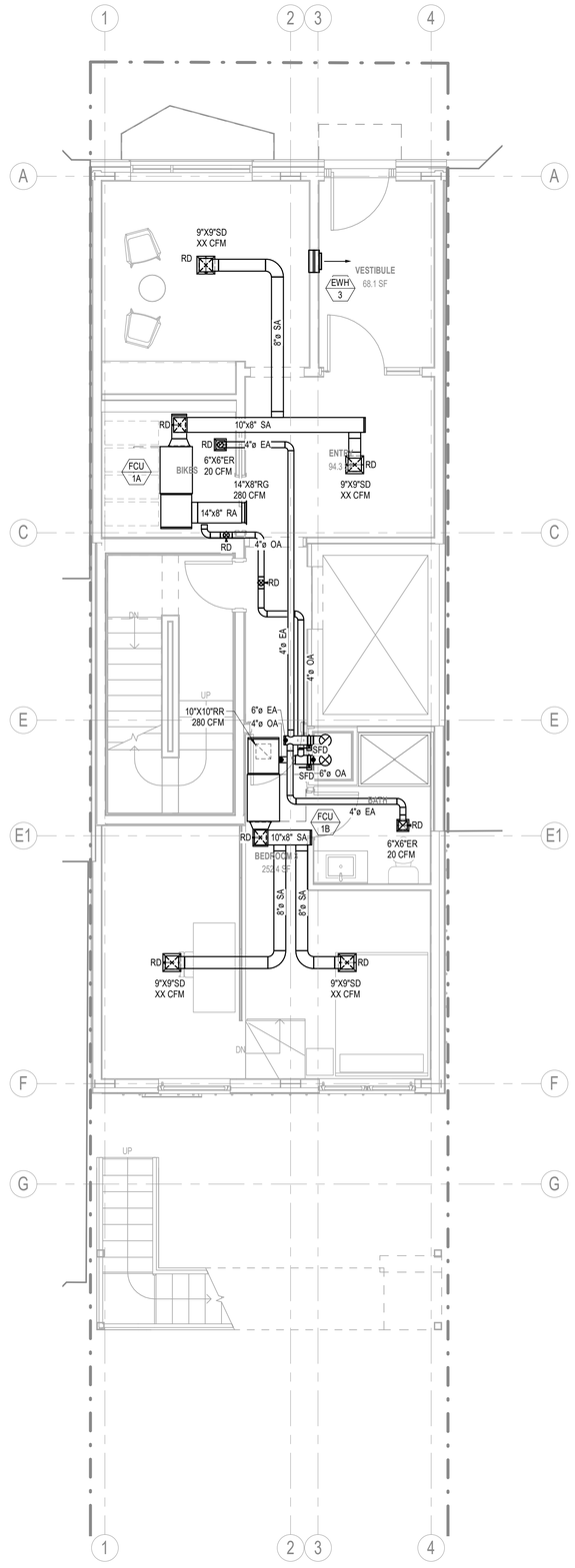
DATE ISSUED: 5 OCT 2022
PROJECT #: 21012
SCALE: 12" = 1'-0"
DRAWN BY: WFL, ASY

SEQUENCES OF OPERATION

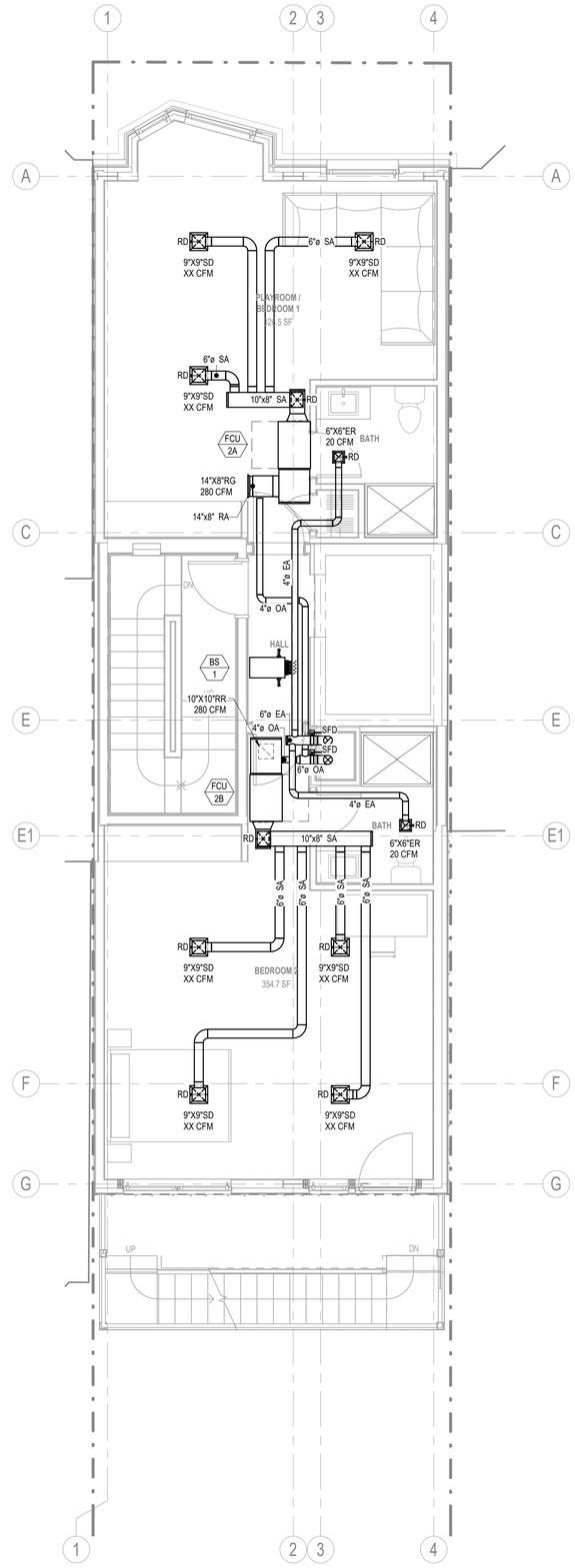
H - 005



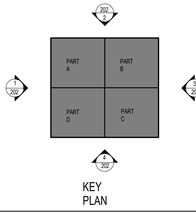
1 LEVEL 0
1/4" = 1'-0"



2 LEVEL 1
1/4" = 1'-0"



3 LEVEL 2
1/4" = 1'-0"



KEY PLAN



NORTH ARROW

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No. 44457
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MARK:	DATE:	DESCRIPTION:

ISSUE LOG:

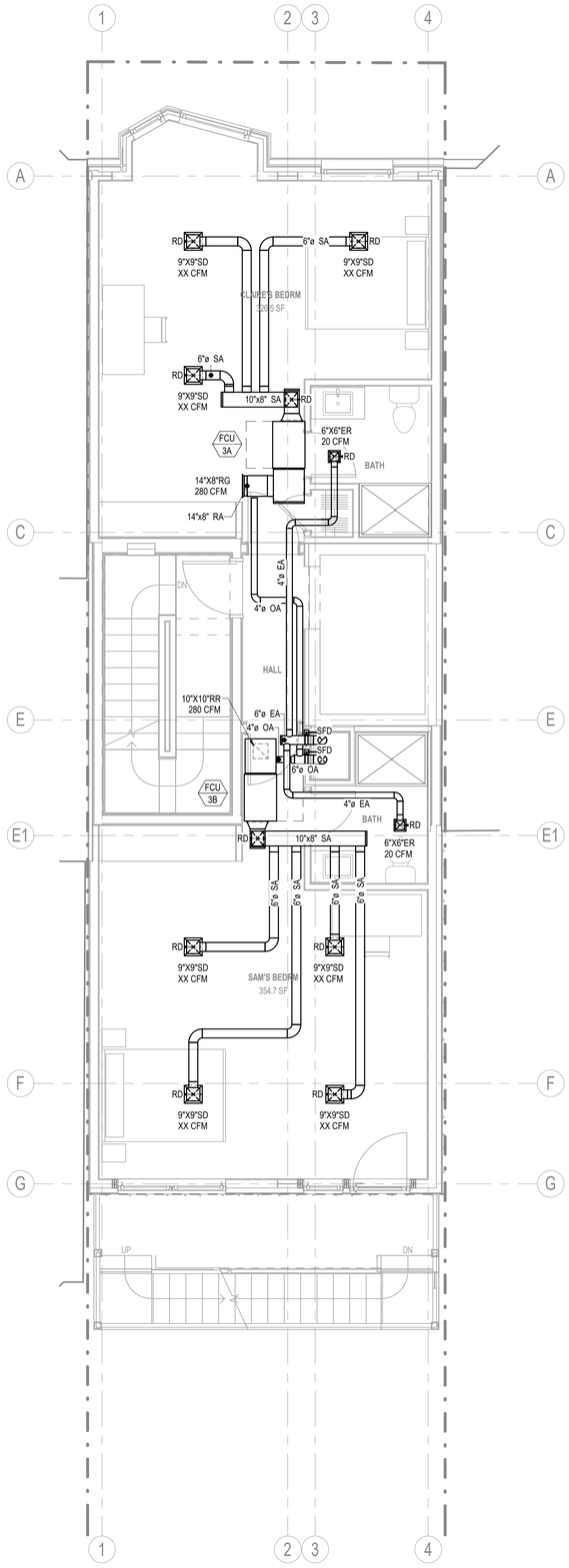
PROJECT
58 BURBANK

ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

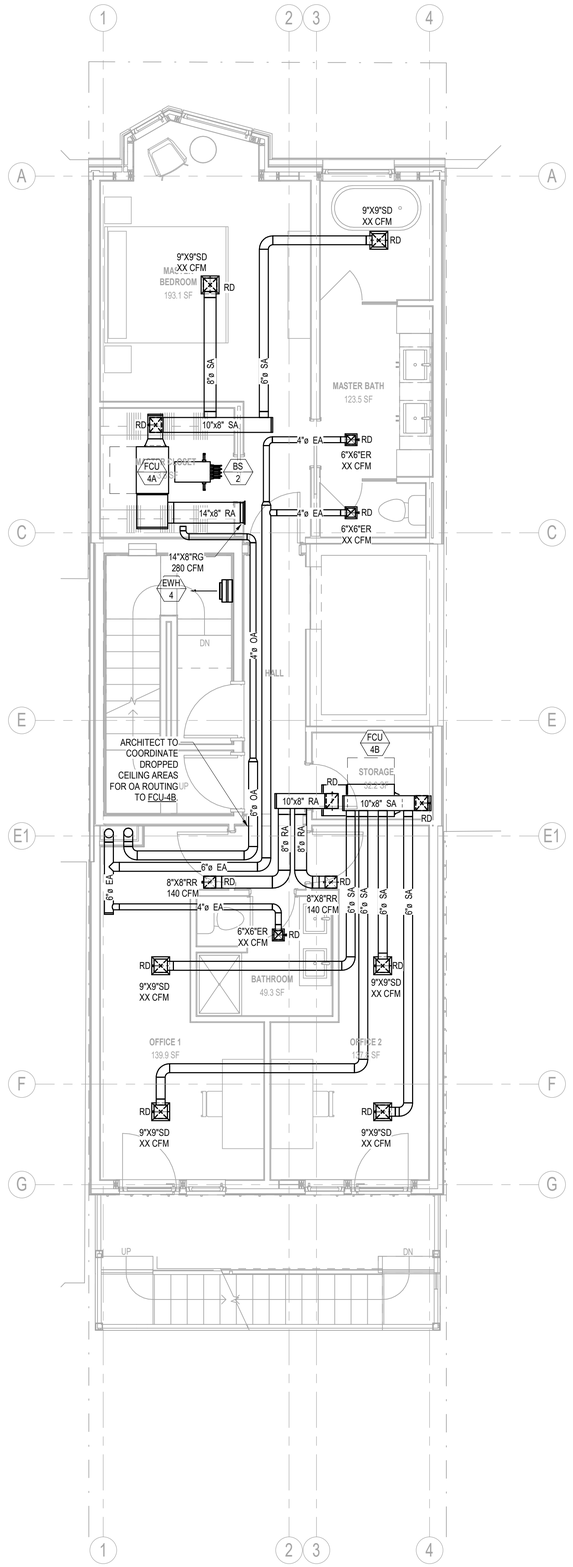
DATE ISSUED: 5 OCT 2022
PROJECT #: 21012
SCALE: 1/4" = 1'-0"
DRAWN BY: WFL, ASY

LEVEL 0,1,2
DUCTWORK

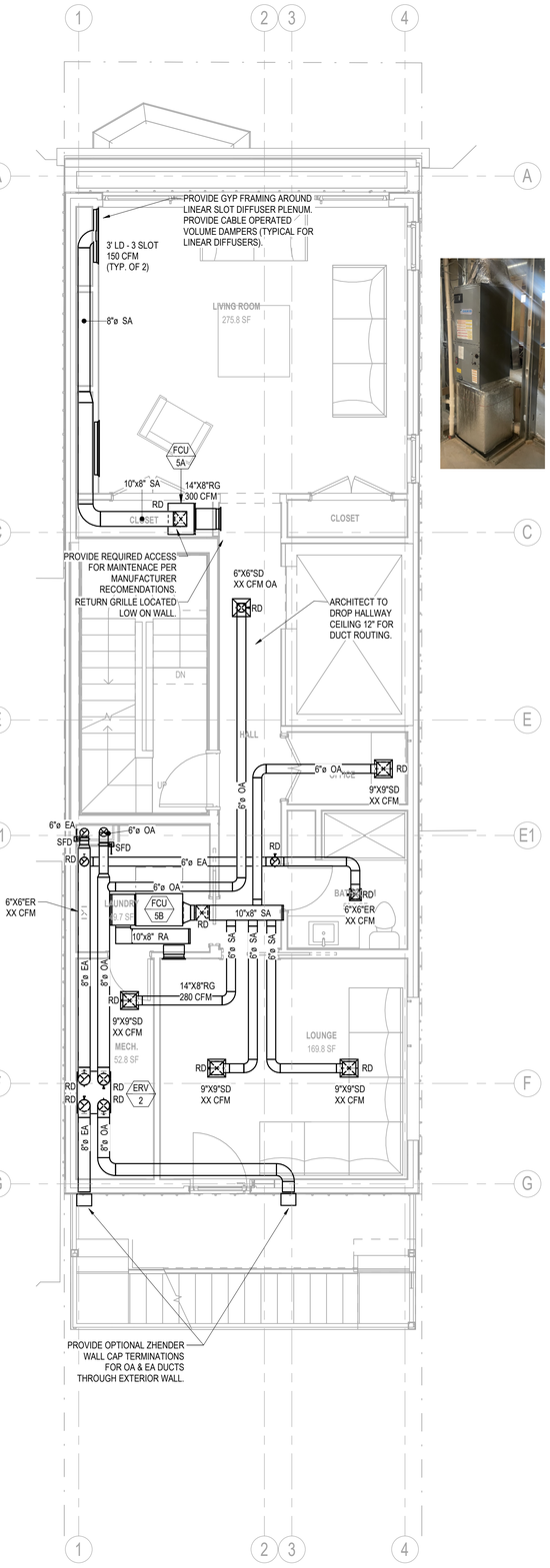
H - 100



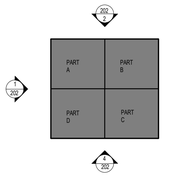
1 LEVEL 3
1/4" = 1'-0"



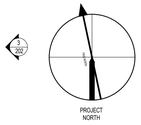
2 LEVEL 4
1/4" = 1'-0"



3 LEVEL 5
1/4" = 1'-0"



KEY PLAN



NORTH ARROW

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CONSULTANTS:

PROGRESS SET

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ALLEN CARLSON
MECHANICAL
No. 44449
REGISTERED PROFESSIONAL ENGINEER

MARK:	DATE:	DESCRIPTION:

ISSUE LOG:

PROJECT
58 BURBANK

ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 5 OCT 2022

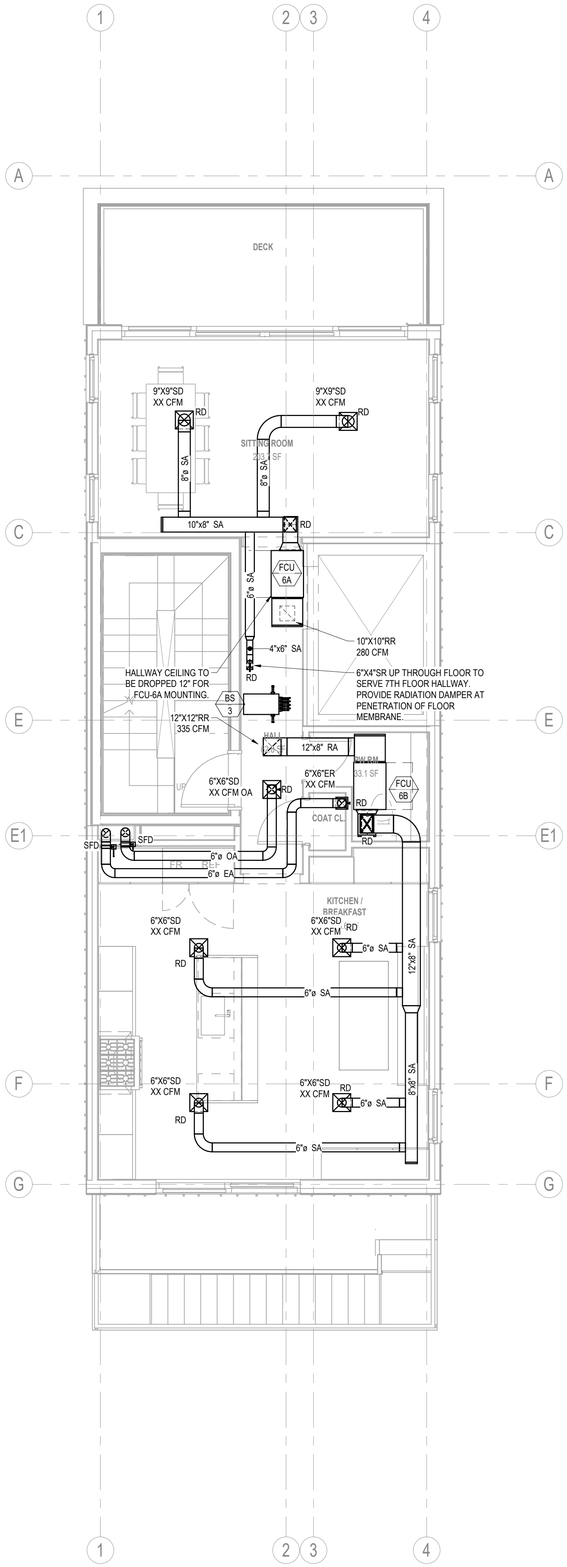
PROJECT #: 21012

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

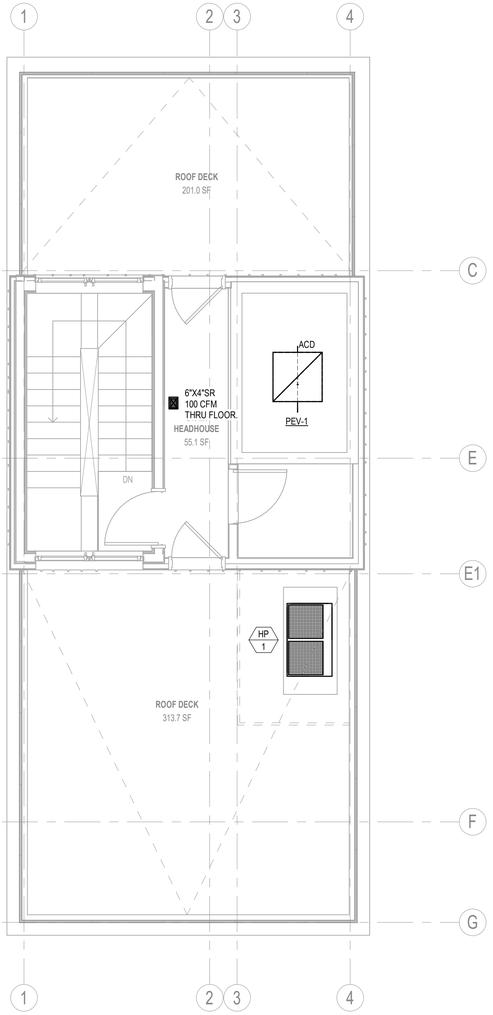
DRAWN BY: WFL, ASY

LEVEL 3,4,5
DUCTWORK

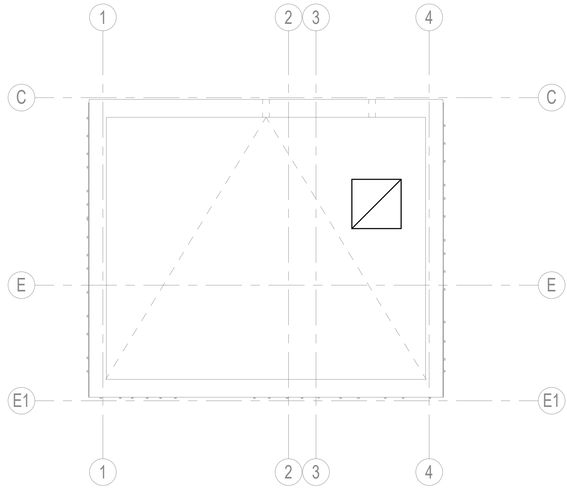
H - 101



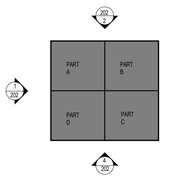
1 LEVEL 6
1/4" = 1'-0"



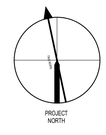
2 ROOF
1/4" = 1'-0"



3 HEADHOUSE
1/4" = 1'-0"



KEY PLAN



NORTH ARROW

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WILLIAM F. LEVIN
MECHANICAL
44972
REGISTERED
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MARK: DATE: DESCRIPTION:

ISSUE LOG:

PROJECT
58 BURBANK

ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 5 OCT 2022

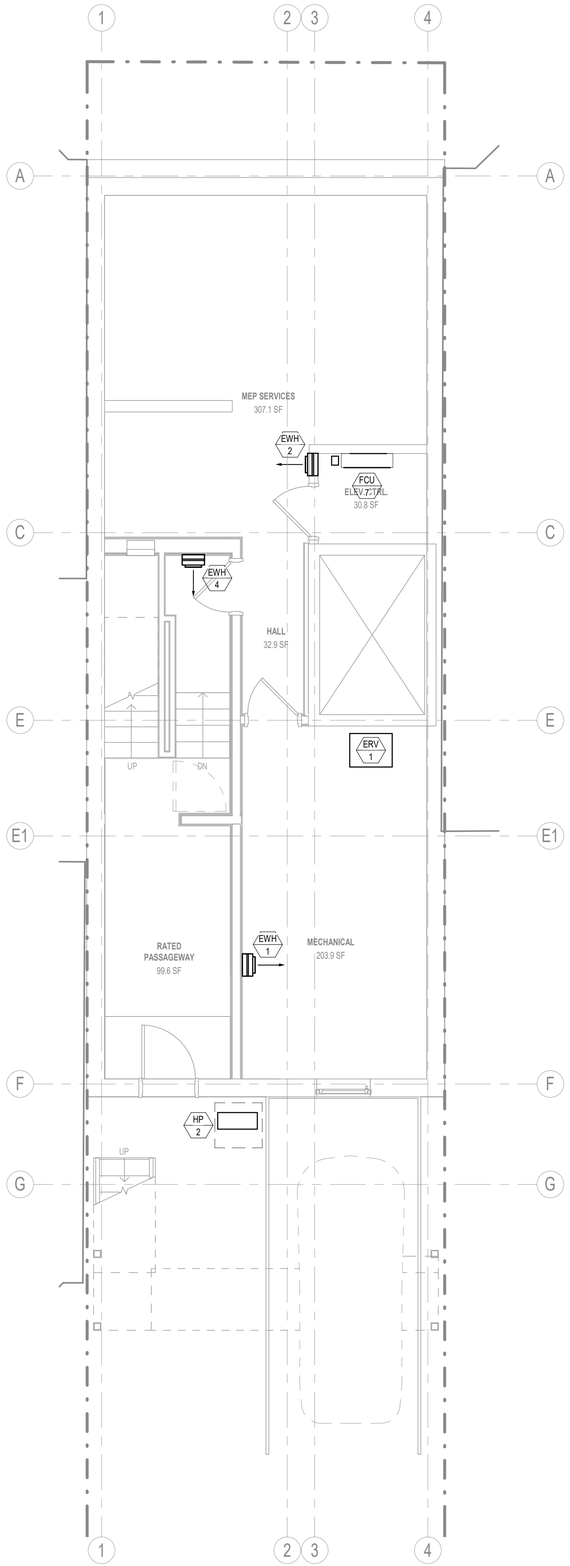
PROJECT #: 21012

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

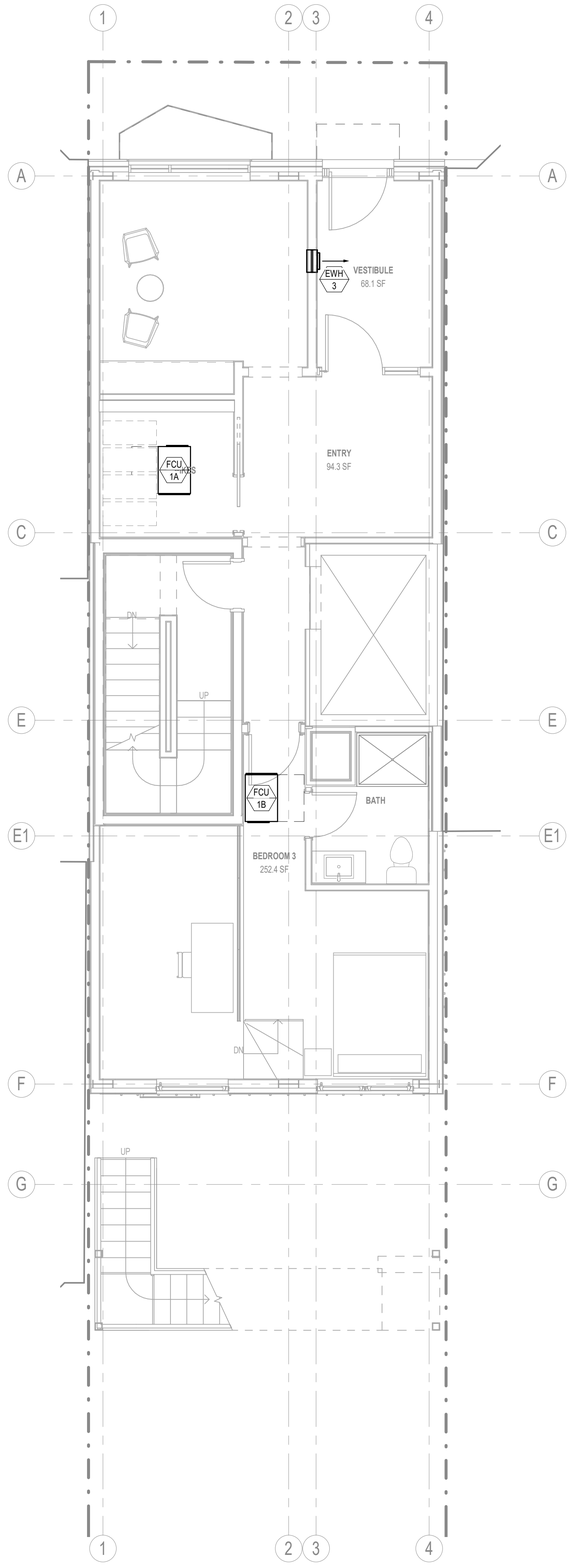
DRAWN BY: WFL, ASY

LEVEL 6, ROOF, AND HEADHOUSE DUCTWORK

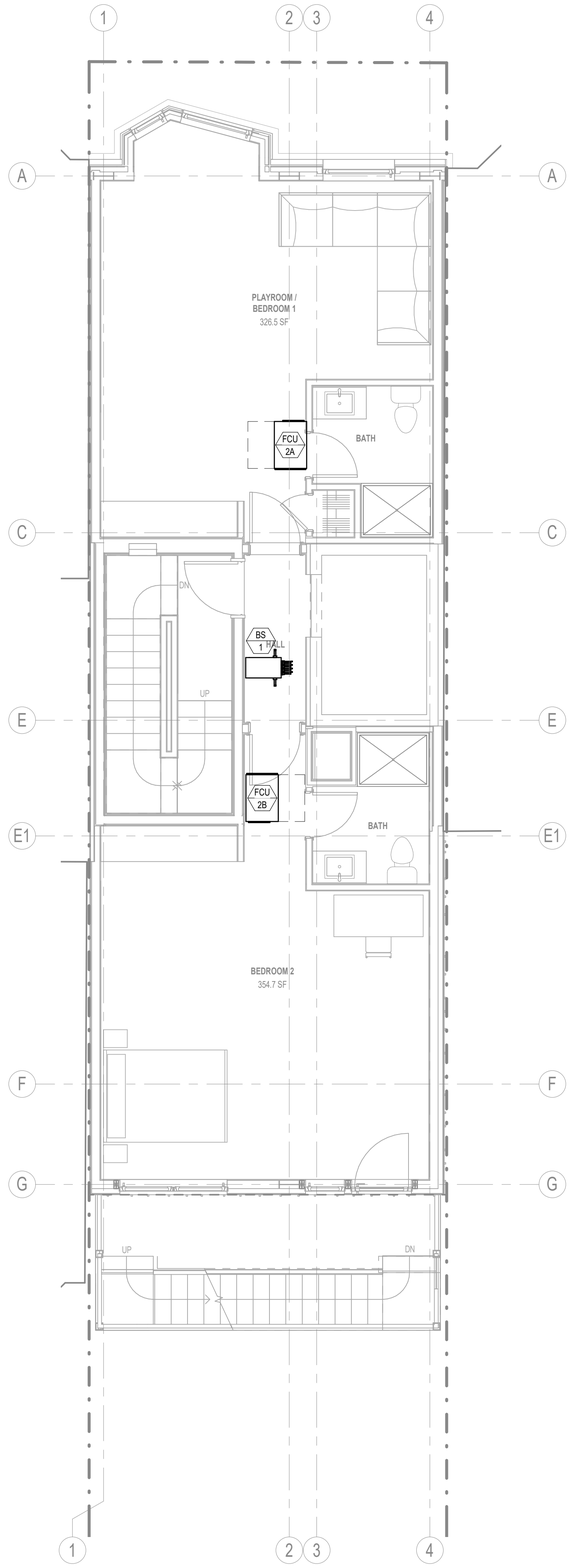
H - 102



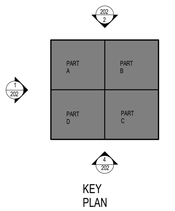
1 LEVEL 0
1/4" = 1'-0"



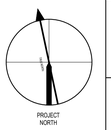
2 LEVEL 1
1/4" = 1'-0"



3 LEVEL 2
1/4" = 1'-0"



KEY PLAN



NORTH ARROW

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CONSULTANTS:

PROGRESS SET



MARK:	DATE:	DESCRIPTION:

ISSUE LOG:

PROJECT
58 BURBANK

ADDRESS:
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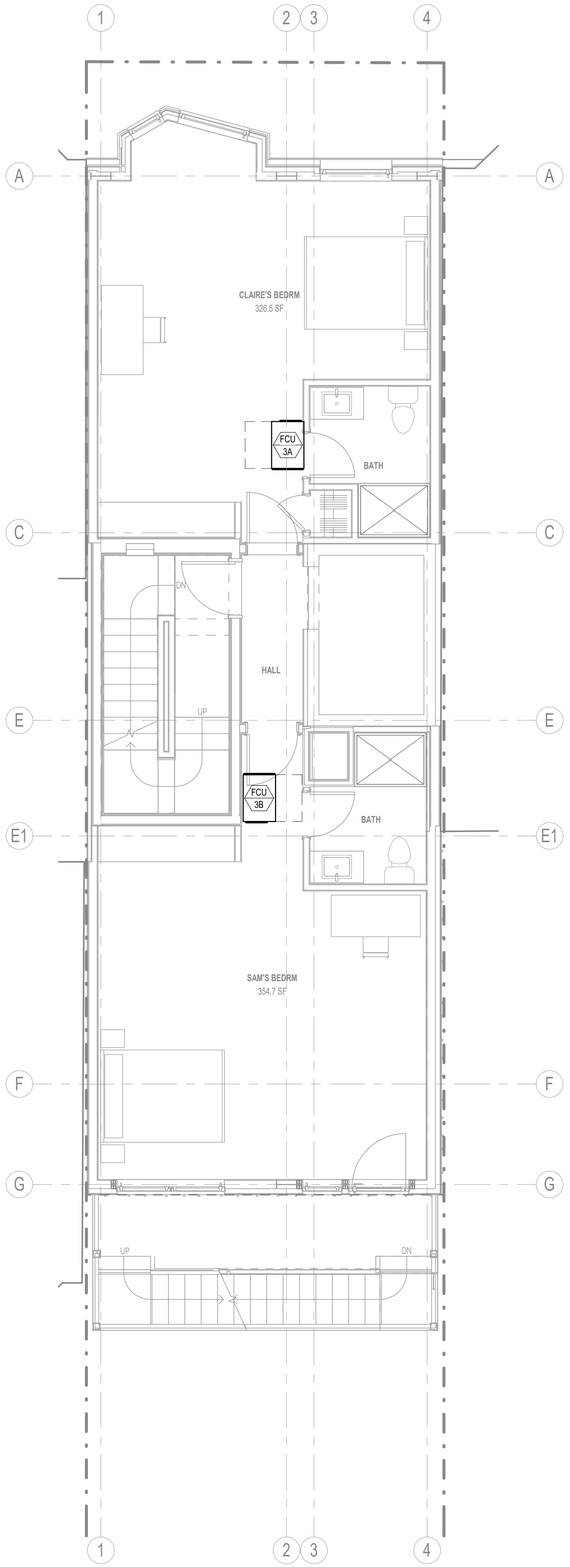
BOSTON, MA, 02115

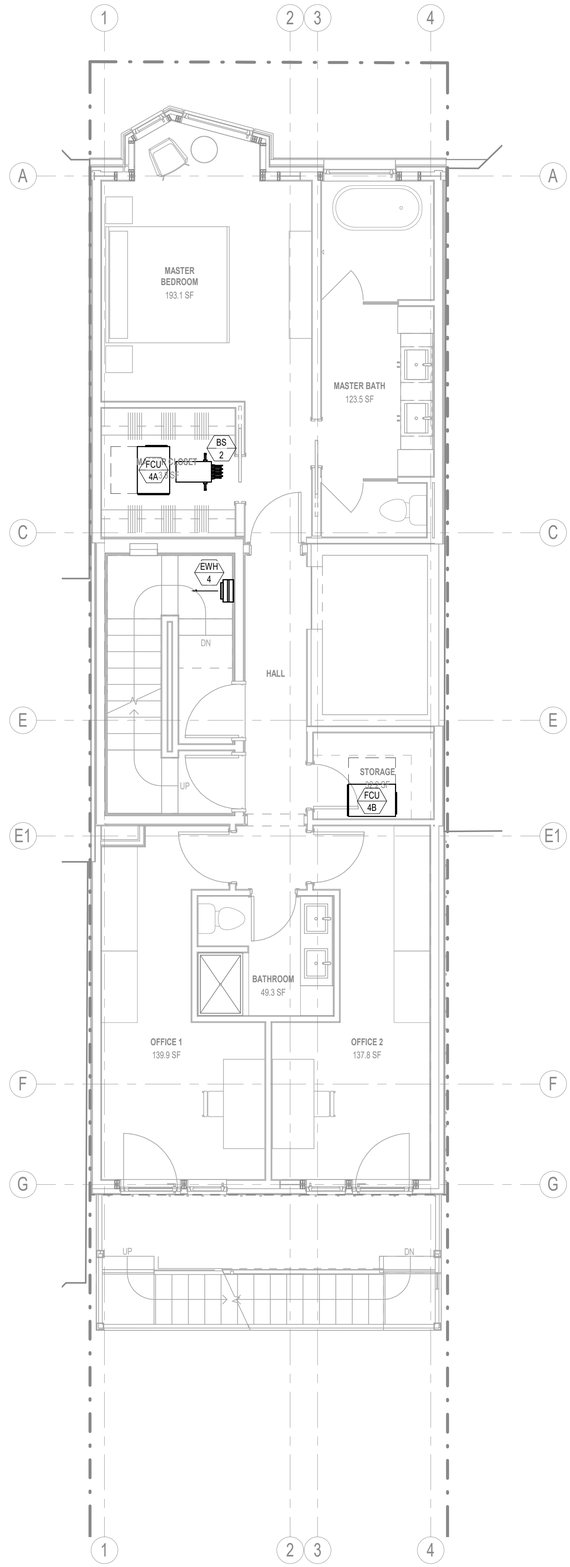
DATE ISSUED: 5 OCT 2022
PROJECT #: 21012
SCALE: 1/4" = 1'-0"
DRAWN BY: WFL, ASY

LEVEL 0,1,2
PIPING

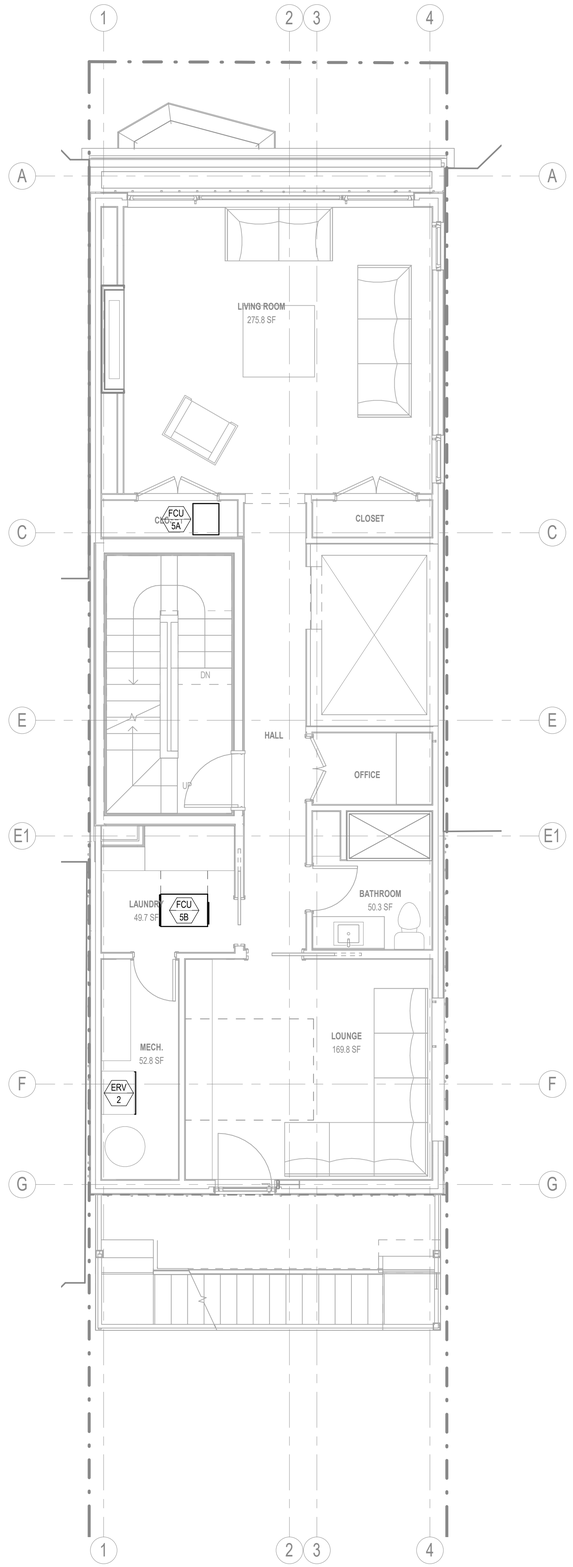
H - 200



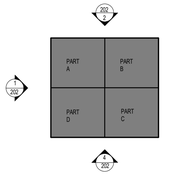
1 LEVEL 3
1/4" = 1'-0"



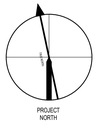
2 LEVEL 4
1/4" = 1'-0"



3 LEVEL 5
1/4" = 1'-0"



KEY PLAN



NORTH ARROW

MFDS A+P
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CONSULTANTS:

PROGRESS SET

COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. CAHILL, JR.
CAHILL MECHANICAL
No. 13449
REGISTERED PROFESSIONAL ENGINEER

MARK: DATE: DESCRIPTION:
ISSUE LOG:

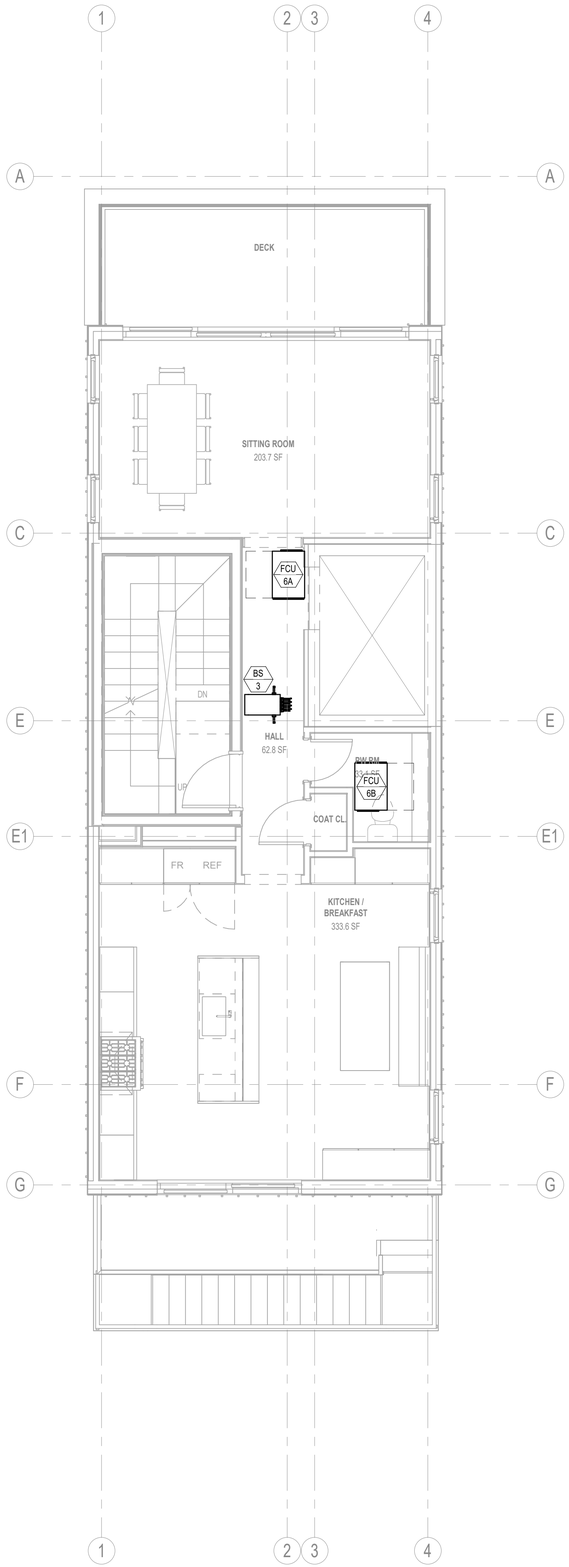
PROJECT
58 BURBANK

ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

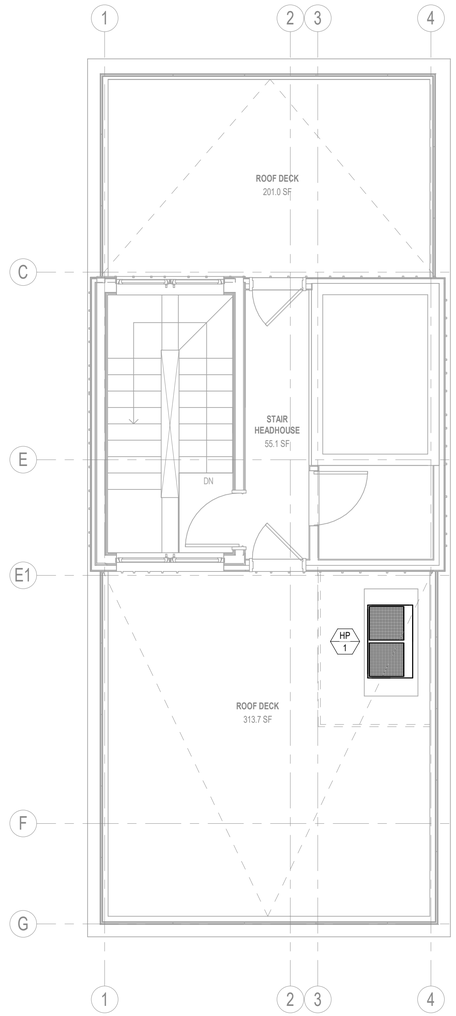
DATE ISSUED: 5 OCT 2022
PROJECT #: 21012
SCALE: 1/4" = 1'-0"
DRAWN BY: WFL, ASY

LEVEL 3,4,5
PIPING

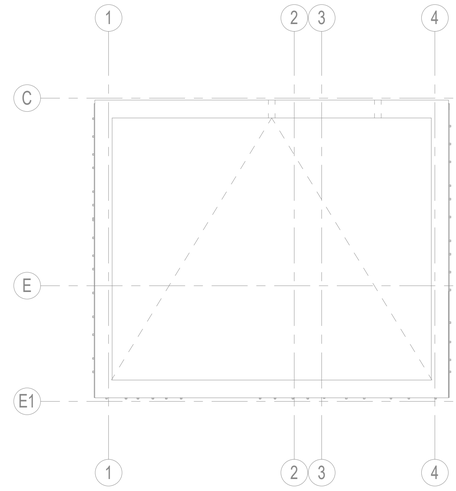
H - 201



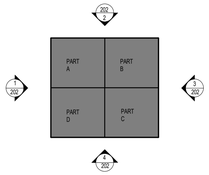
1 LEVEL 6
1/4" = 1'-0"



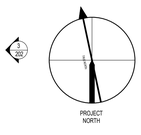
2 ROOF
1/4" = 1'-0"



3 HEADHOUSE
1/4" = 1'-0"



KEY PLAN



NORTH ARROW

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CONSULTANTS:

PROGRESS SET



MARK: DATE: DESCRIPTION:

ISSUE LOG:

PROJECT
58 BURBANK

ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 5 OCT 2022

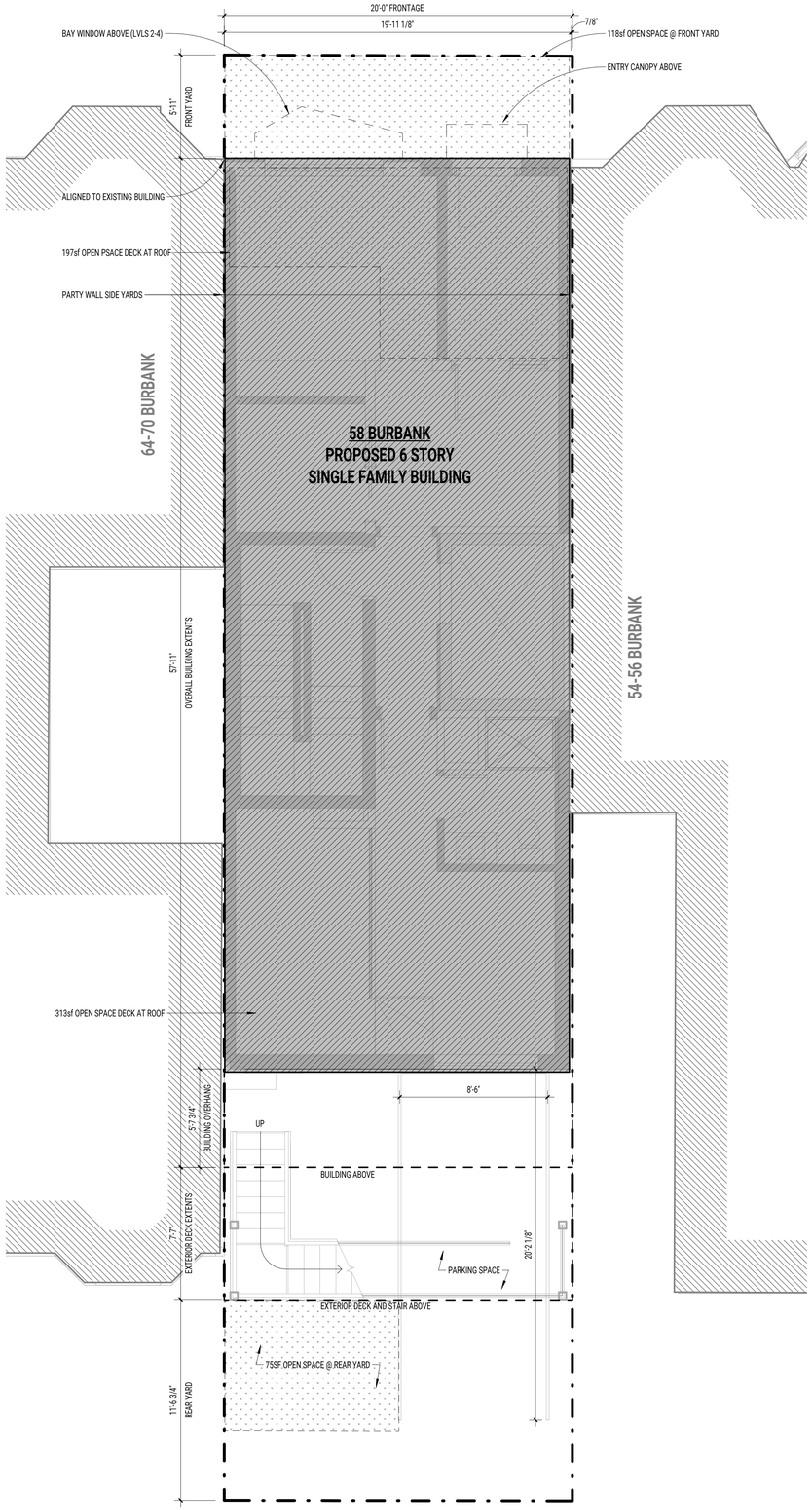
PROJECT #: 21012

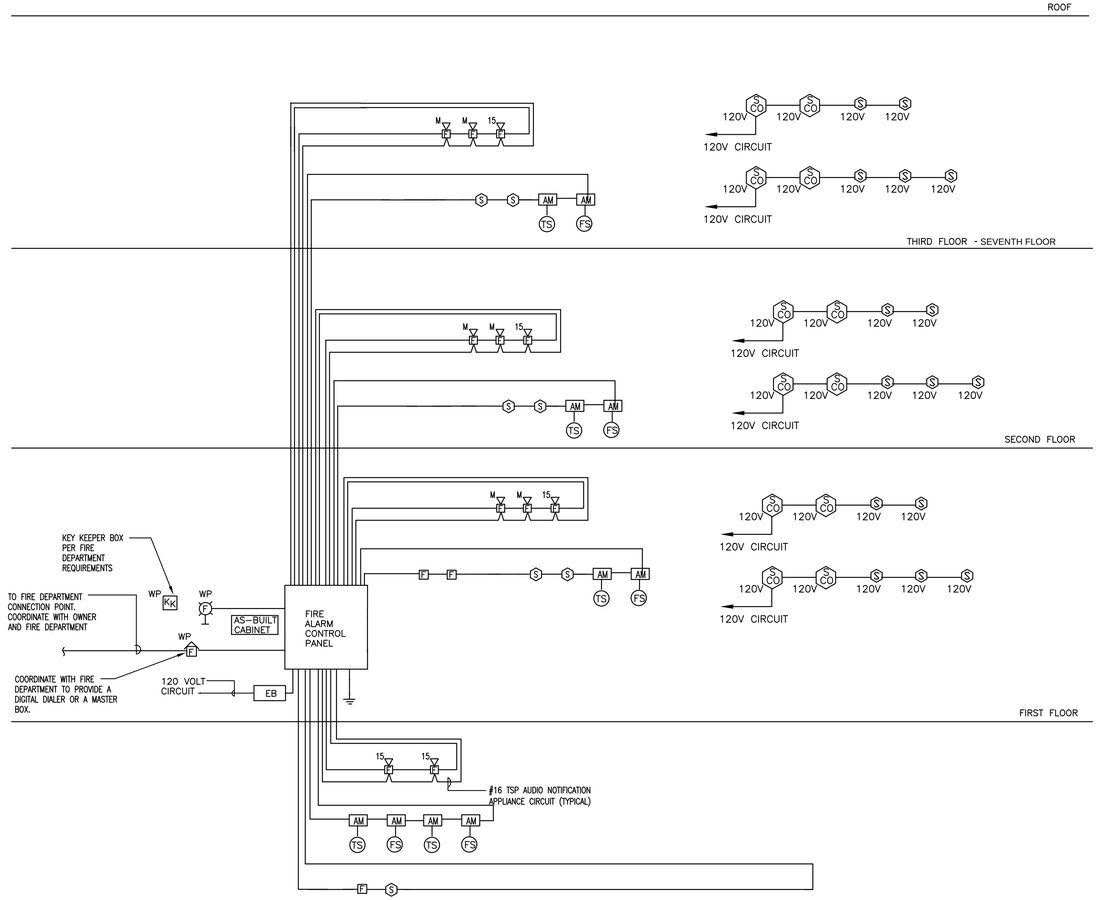
SCALE: 1/4" = 1'-0"

DRAWN BY: WFL, ASY

LEVEL 6, ROOF, AND HEADHOUSE PIPING

H - 202





FIRE ALARM RISER DIAGRAM

NTS.

LEGEND

B	BELL
OB	OUTDOOR BEACON
S	SYSTEM TYPE SMOKE DETECTOR. ANALOG ADDRESSABLE
H	HEAT DETECTOR. ADDRESSABLE TYPE
F	FIRE ALARM PULL AND HORN/LIGHT DEVICE. PER NFPA 72/.SYCHRONIZED. 15CD IN CORR., 60CD IN COMMON AREAS
F	FIRE ALARM PULL STATION. ADDRESSABLE, MOUNTED AT 4'-0" AFF.
F WP	FIRE ALARM HORN/LIGHT(SYCHRONIZED). MTD AT 6'-8" AFF 15 CD IN CORRIDORS, 60 CD IN COMMON AREAS
	OUTDOOR RATED HORN STROBE (SYNCRONIZED)
FS	SPRINKLER SYSTEM FLOW SWITCH, WIRING ONLY.
TS	SPRINKLER SYSTEM TAMPER SWITCH, WIRING ONLY.
PS	LOW PRESSURE SWITCH WIRED AS SUPERVISORY
FACP	FIRE ALARM CONTROL PANEL.
ANN	FIRE ALARM REMOTE ANNUNCIATOR WITH TROUBLE BUZZER.
DIAL	DIALER BY E.C. WIRED TO UL LISTED ALARM CO.
SA	LOCAL TYPE 110V SMOKE DETECTOR, PHOTOELECTRIC TYPE WITH BATTERY BACK-UP. "L" INDICATES BUILT-IN STROBE 177CD)TANDEM WIRED WITH OTHER LOCAL DETECTORS IN THE UNIT. WIRED TO LIGHTING CIRCUIT
M	LOW FREQUENCY MINI HORN
SA CO	LOCAL SMOKE AND CARBON MONOXIDE DETECTOR 110 V

		CONTROL UNIT ANN						NOTIFICATION								FIRE SAFETY SYSTEM CONTROLS			
		ACTUATE COMMON ALARM SIGNAL	ACTUATE AUDIBLE ALARM-GLOBAL	ACTUATE COMMON SUPERVISORY SIGNAL	ACTUATE AUDIBLE SUPERVISORY	ACTUATE COMMON SUPERVISORY TROUBLE SIGNAL	ACTUATE AUDIBLE TROUBLE SIGNAL	ACTUATE APPROPRIATE LOCATION INDICATOR	ACTUATE ALL AUDIBLE EVACUATION SIGNALS	ACTUATE ALL VISIBLE ALARM SIGNALS	DISPLAY CHANGE OF STATUS	TRANSMIT ALARM SIGNAL TO SUPERVISORY STATION	TRANSMIT TROUBLE SIGNAL TO SUPERVISORY STATION	TRANSMIT SUPERVISORY SIGNAL TO SUPERVISORY STATION		ACTUATE EXTERIOR BEACON		
1	COMMON AREA SMOKE DETECTORS	●	●					●	●	●	●	●				●		1
2	COMMON AREA HEAT DETECTORS	●	●					●	●	●	●	●				●		2
3	–																	3
4	COMMON AREA MANUAL PULL STATIONS	●	●					●	●	●	●	●				●		4
5																		5
6	SPRINKLER MAIN FLOW	●	●					●	●	●	●	●				●		6
7	SPRINKLER FLOOR FLOW SWITCH	●	●					●	●	●	●	●				●		7
8	SPRINKLER TAMPER SWITCH ACTUATION			●	●								●	●				8
9	PRESSURE SWITCH ACTUATION			●	●								●	●				9
10	FIRE ALARM AC POWER FAILURE					●	●				●	●						10
11	FIRE ALARM SYSTEM LOW BATTERY					●	●				●	●						11
12	OPEN CIRCUIT OR GROUND FAULT					●	●				●	●						12
13	CLASS A NOTIFICATION OR SHORT					●	●				●	●						13
14																		14
15																		15
16																		16



NORTH ARROW

FIRE ALARM DIVISION
firealarms@macelectrics.net
781-206-6586

CONSULTANTS:

FIRE ALARM
Donal Mc Nulty
Master Electrician
License # 21286-A
Cell 617-293-4525

ISSUE FOR PERMIT



MARK: DATE: DESCRIPTION:

ISSUE LOG:

PROJECT NAME:

58 BURBANK

ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 05 OCT 2022

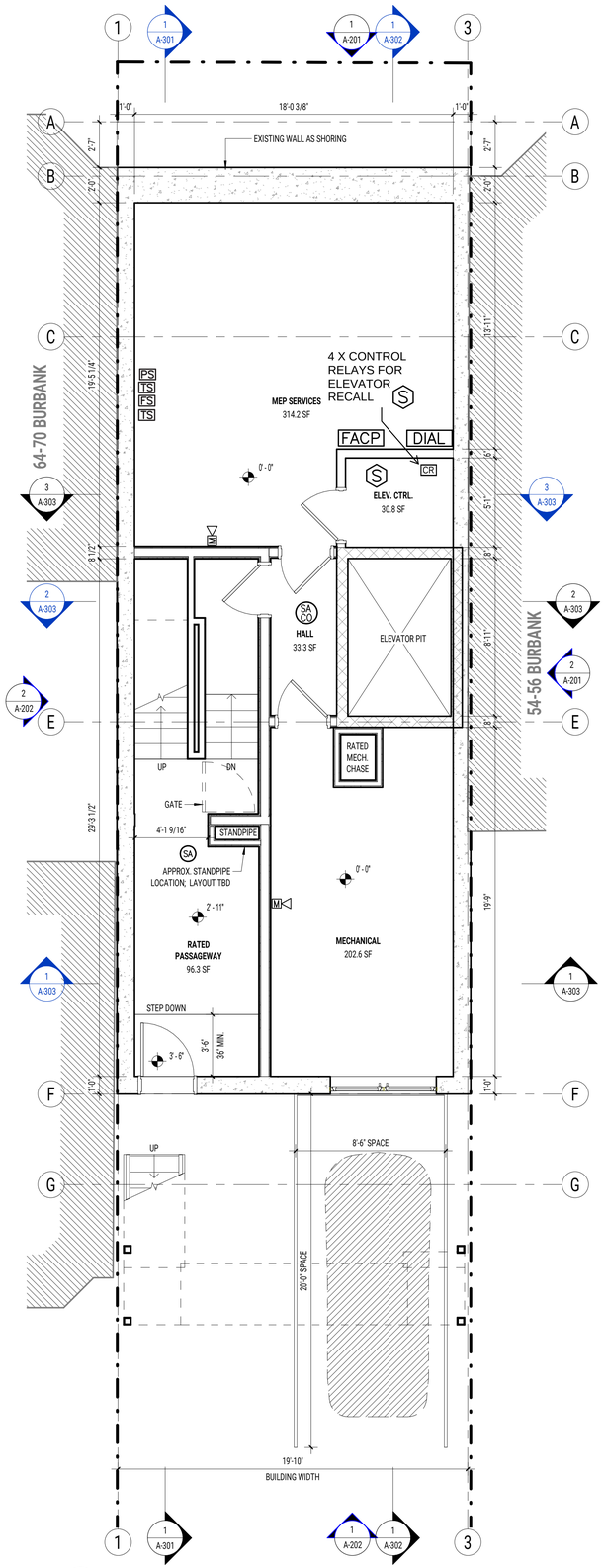
PROJECT #: 21012

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

DRAWN BY:

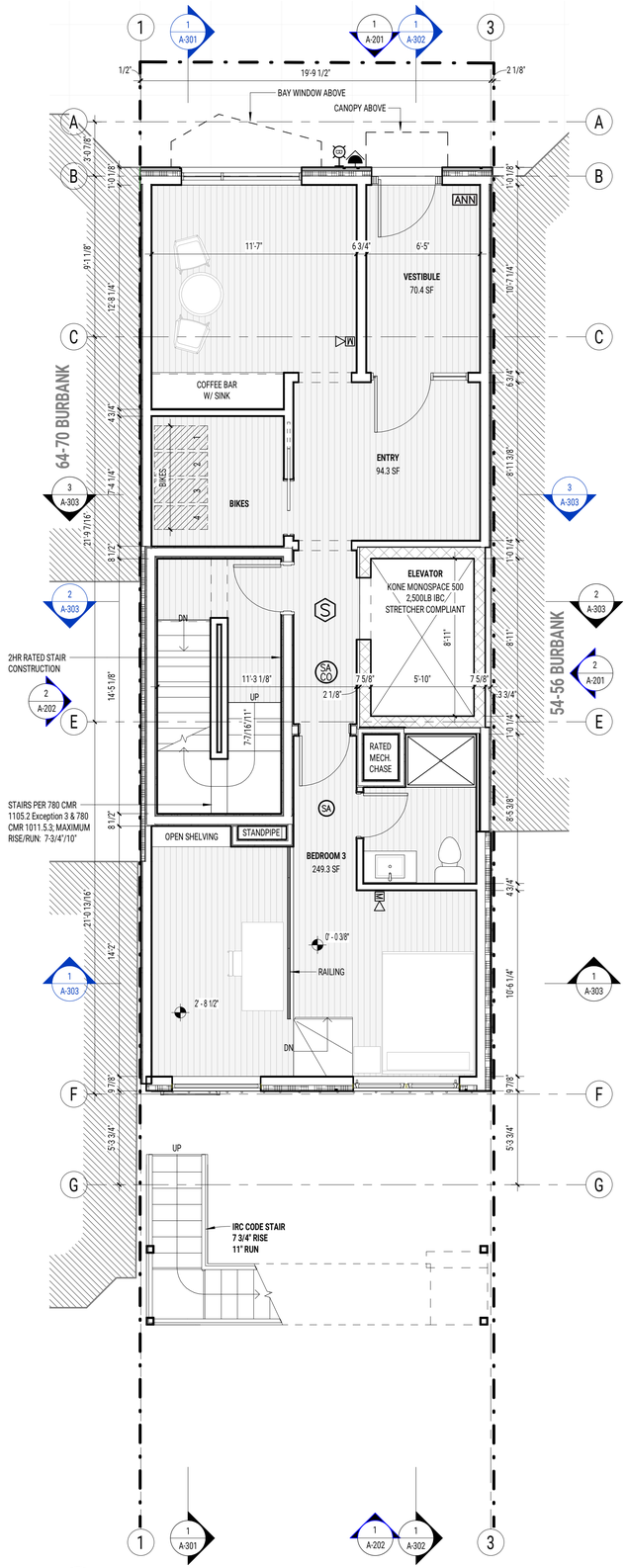
FIRE ALARM PLANS

FA-101



1 BASEMENT LEVEL

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



2 LEVEL 1 - FLOOR PLAN

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

PROJECT NORTH

NORTH ARROW

FIRE ALARM DIVISION
firealarms@macelectrics.net
781-206-6586

CONSULTANTS:

FIRE ALARM
Donal Mc Nulty
Master Electrician
License # 21286-A
Cell 617-293-4525

ISSUE FOR PERMIT

REGISTERED ARCHITECT — PATRICK ANTON — No. 53098 — BOSTON MA — COMMONWEALTH OF MASSACHUSETTS

MARK: DATE: DESCRIPTION:

ISSUE LOG:

PROJECT NAME:

58 BURBANK

ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 05 OCT 2022

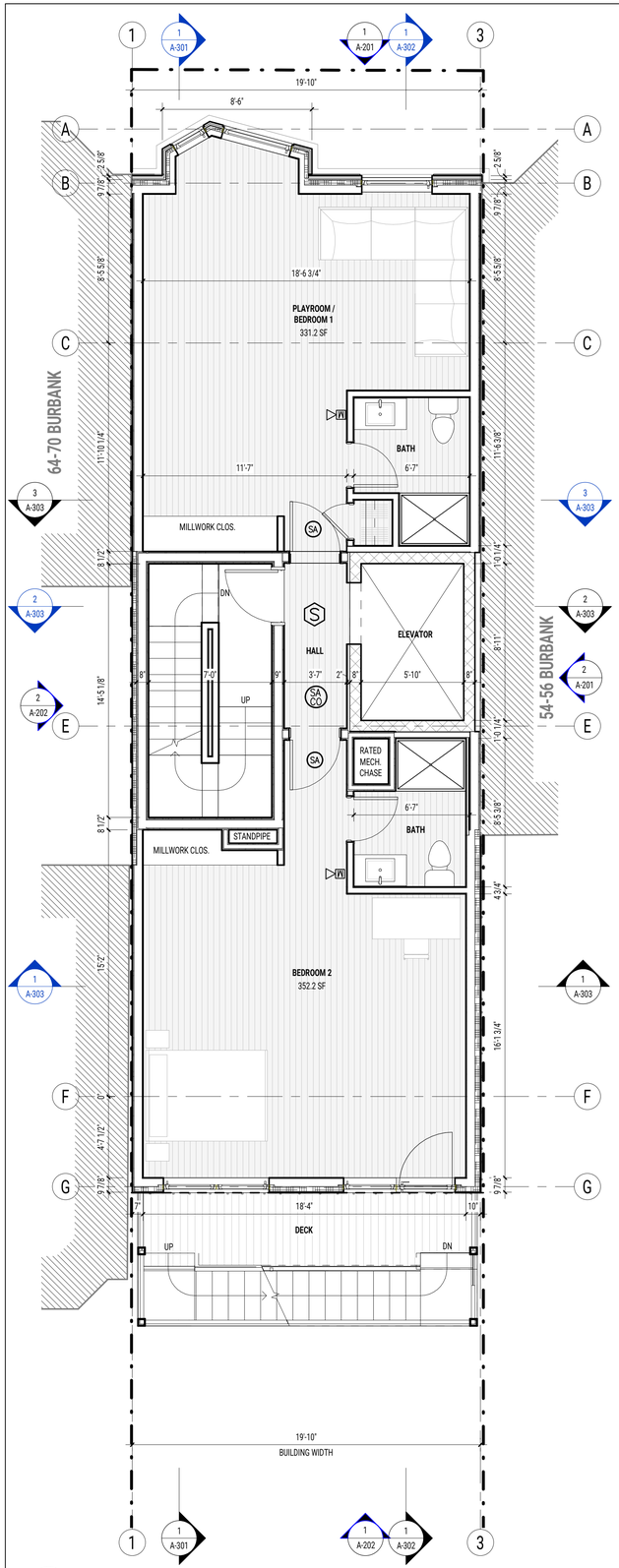
PROJECT #: 21012

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

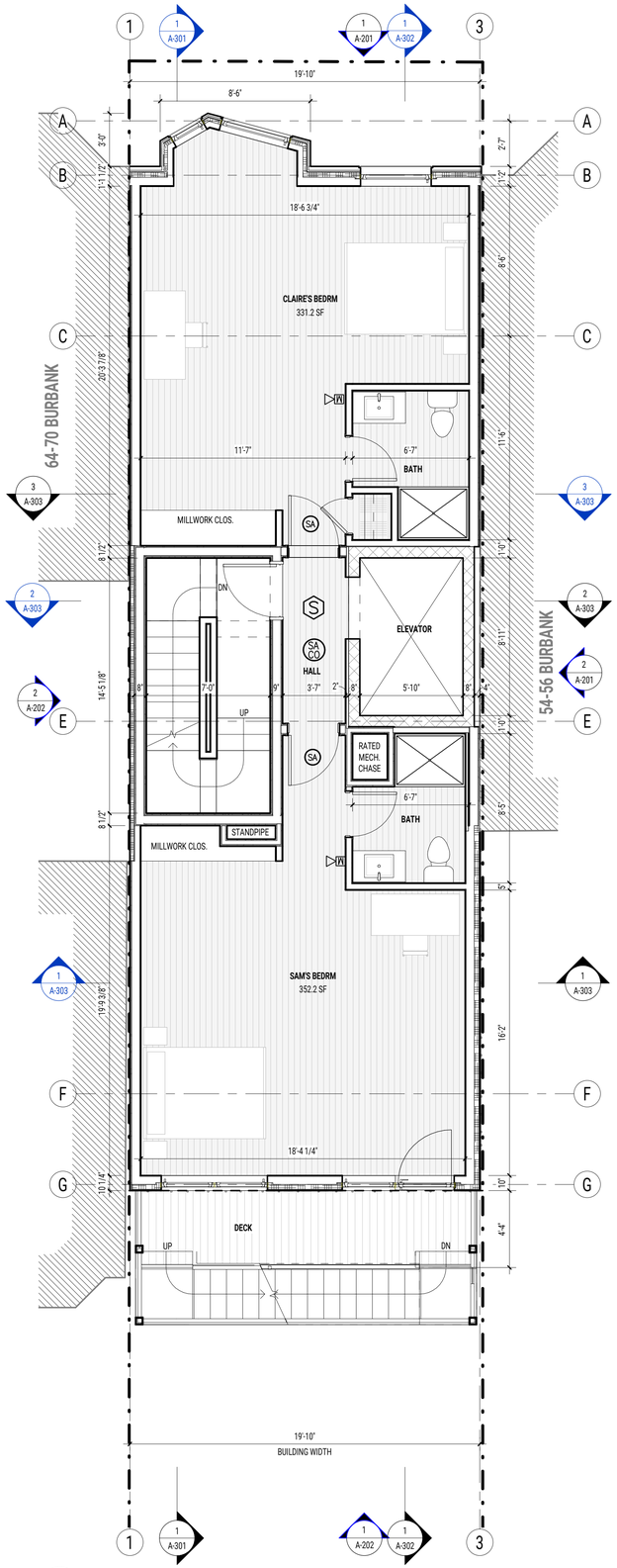
DRAWN BY:

FIRE ALARM PLANS

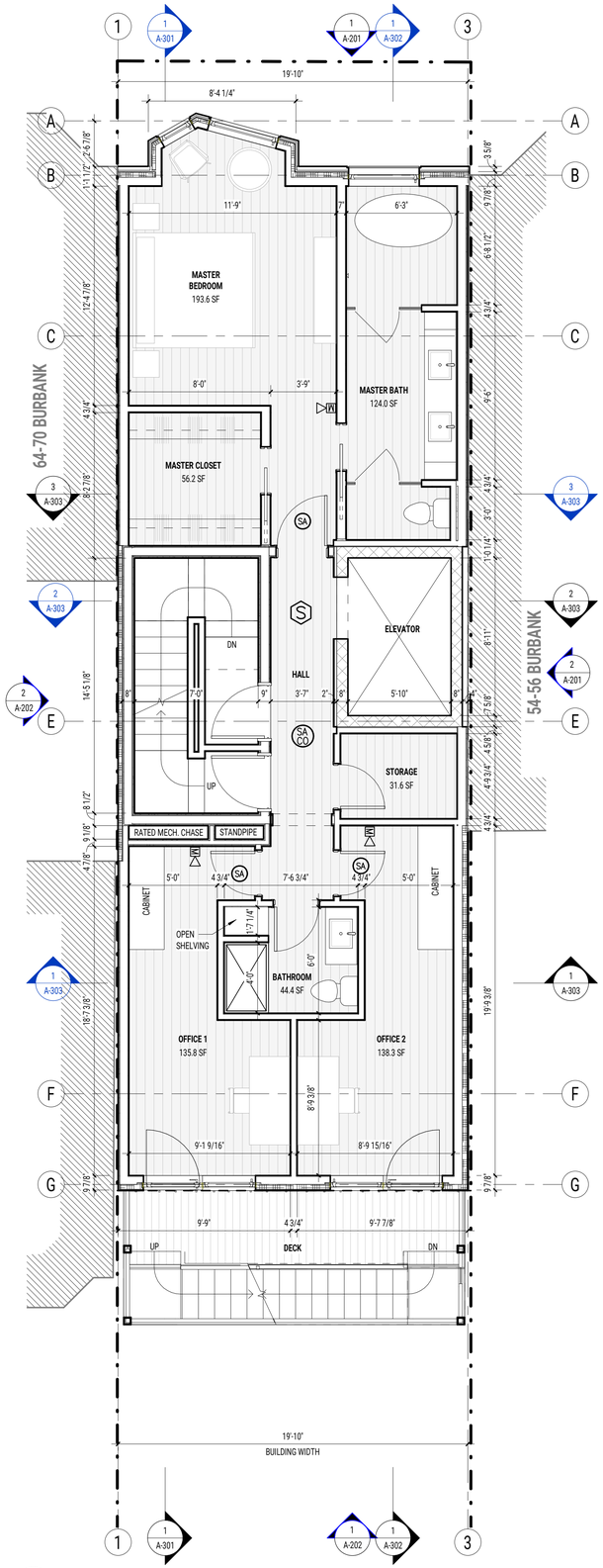
FA-102



1 LEVEL 2 - FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 LEVEL 3 - FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 LEVEL 4 - FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTH ARROW

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firealarms@macelectrics.net
781-206-6586

CONSULTANTS:

FIRE ALARM
Donal Mc Nulty
Master Electrician
License # 21286-A
Cell 617-293-4525

ISSUE FOR PERMIT



MARK: DATE: DESCRIPTION:
ISSUE LOG:

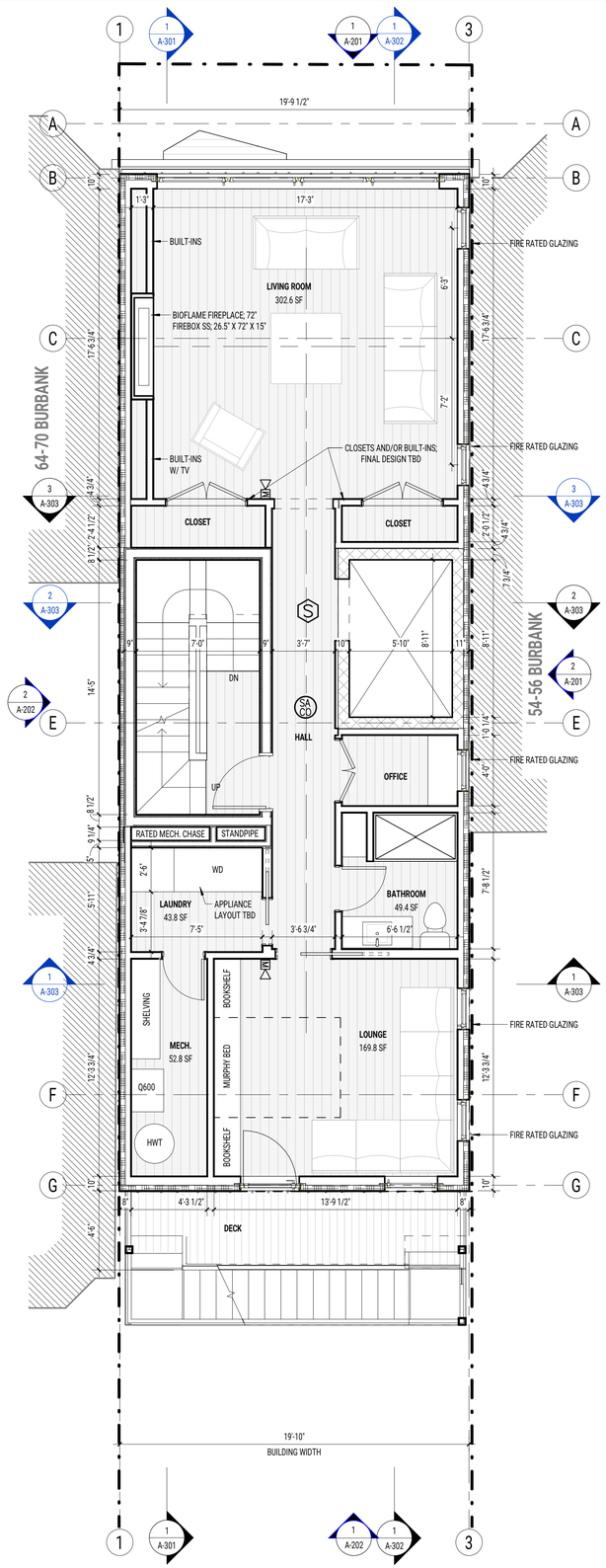
PROJECT NAME:
58 BURBANK

ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

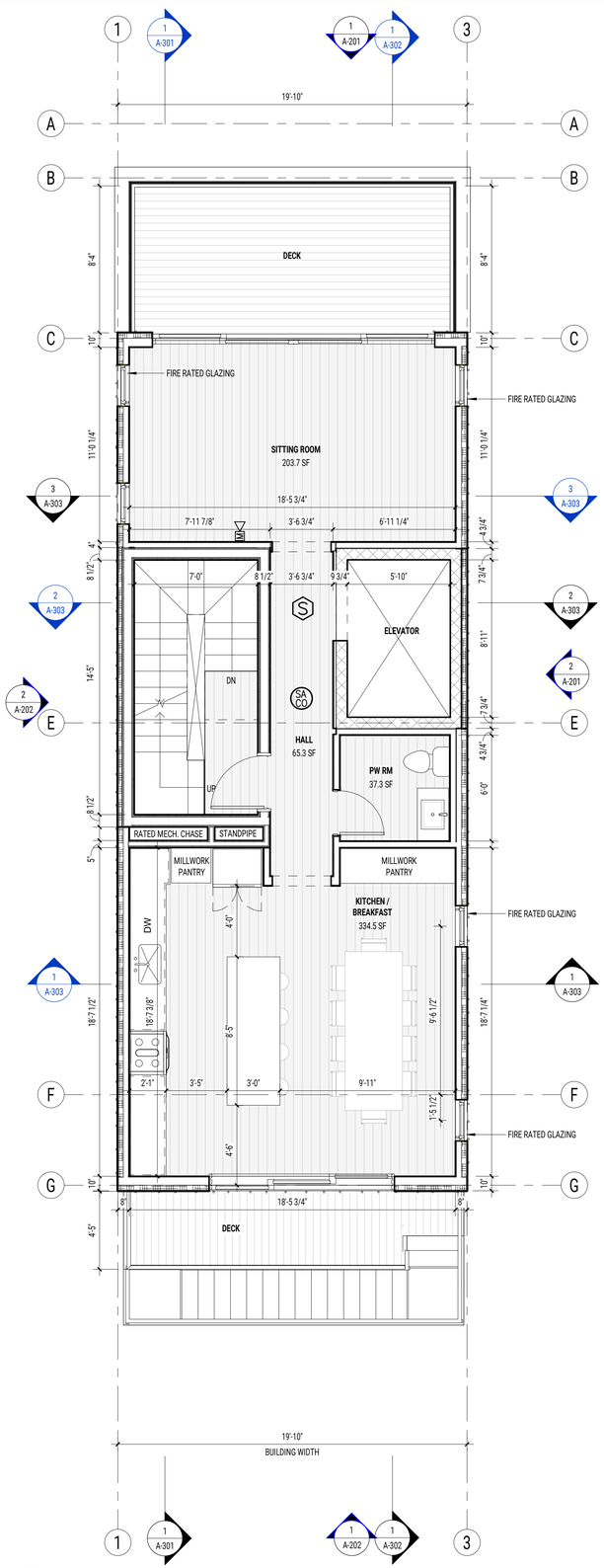
DATE ISSUED: 05 OCT 2022
PROJECT #: 21012
SCALE: 1/4" = 1'-0"
DRAWN BY:

FIRE ALARM PLANS

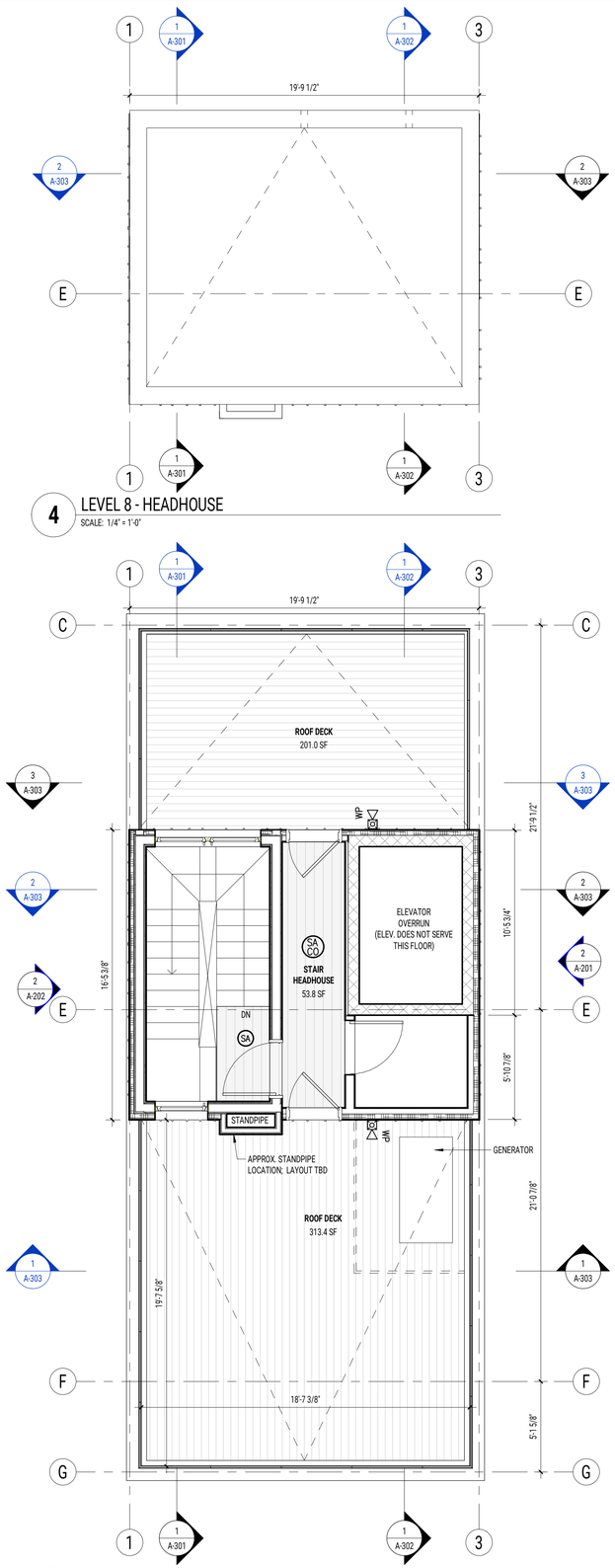
FA-103



1 LEVEL 5 - FLOOR PLAN
SCALE: 1/4" = 1'-0"

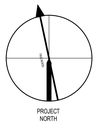


2 LEVEL 6 - FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 LEVEL 8 - HEADHOUSE
SCALE: 1/4" = 1'-0"

3 LEVEL 7 - ROOF
SCALE: 1/4" = 1'-0"



NORTH ARROW

FIRE ALARM DIVISION
firealarms@macelectrics.net
781-206-6586

CONSULTANTS:

FIRE ALARM
Donal Mc Nulty
Master Electrician
License # 21286-A
Cell 617-293-4525

ISSUE FOR PERMIT



MARK: DATE: DESCRIPTION:
ISSUE LOG:

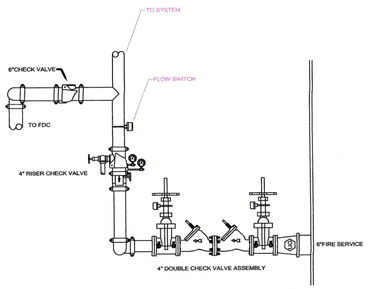
PROJECT NAME:
58 BURBANK

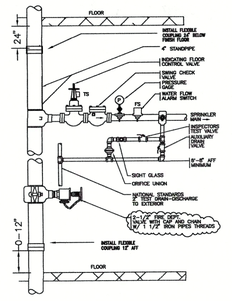
ADDRESS:
58 BURBANK STREET
BOSTON, MA, 02115

DATE ISSUED: 05 OCT 2022
PROJECT #: 21012
SCALE: 1/4" = 1'-0"
DRAWN BY:

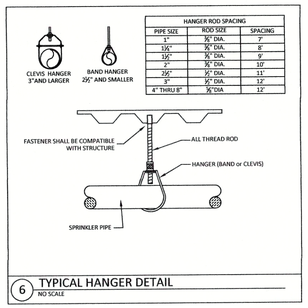
FIRE ALARM PLANS

FA-104



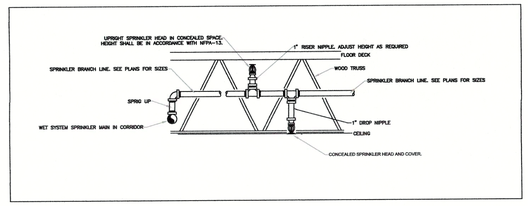


COMBINATION SPRINKLER/STANDPIPE RISER
WITH FLOOR CONTROL VALVE ASSEMBLY
NTS
WILL BE INSTALLED IN RECESSED CABINET
DETAIL IS FOR REFERENCE ONLY.



HANGER ROD SPACING		
PIPE SIZE	ROD SIZE	SPACING
1"	⅜" DIA.	7'
1½"	⅜" DIA.	8'
1½"	⅜" DIA.	9'
2"	⅜" DIA.	10'
2½"	½" DIA.	11'
3"	½" DIA.	12'
4" THRU 8"	⅝"DIA	12'

6 TYPICAL HANGER DETAIL
NO SCALE



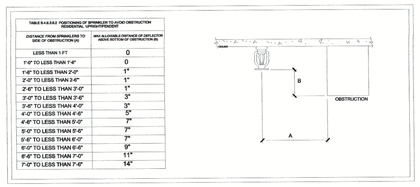
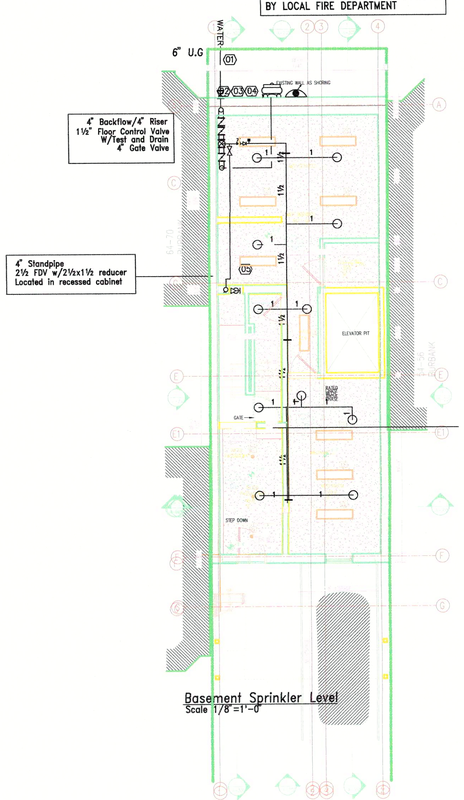


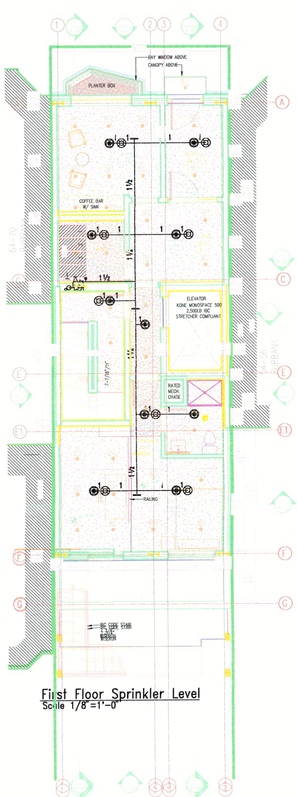
TABLE 8.6.5.3.2 PERCENTAGE OF SPRINKLER TO AVOID OBSTRUCTION (RESIDENTIAL, SUPPLEMENTARY)

DISTANCE FROM SPRINKLER TO SIDE OF OBSTRUCTION (A)	MIN ALLOWABLE DISTANCE OF DEFLECTOR ABOVE BOTTOM OF OBSTRUCTION (B)
LESS THAN 1 FT	0
1'-0" TO LESS THAN 1'-4"	0
1'-4" TO LESS THAN 2'-0"	1"
2'-0" TO LESS THAN 3-0"	1"
2'-6" TO LESS THAN 3'-0"	1"
3'-0" TO LESS THAN 3'-6"	3"
3'-6" TO LESS THAN 4'-0"	5"
4'-0" TO LESS THAN 4'-6"	5"
4'-6" TO LESS THAN 5'-0"	7"
5'-0" TO LESS THAN 5'-6"	7"
5'-6" TO LESS THAN 6'-0"	7"
6'-0" TO LESS THAN 6'-6"	9"
6'-6" TO LESS THAN 7'-0"	11"
7'-0" TO LESS THAN 7'-6"	14"

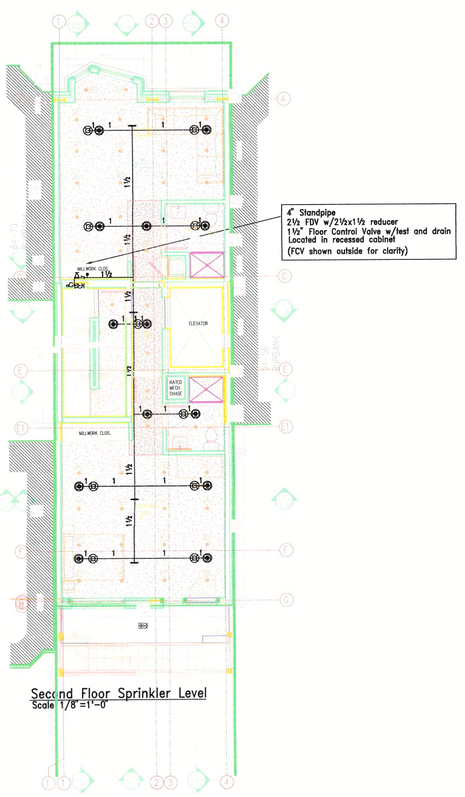
FIRE DEPARTMENT CONN
1/2" BALL DRIP
ELECTRIC BELL (WIRED BY OTHERS)
TYPE AND LOCATION TO BE APPROVED
BY LOCAL FIRE DEPARTMENT



Basement Sprinkler Level
Scale 1/8"=1'-0"



First Floor Sprinkler Level
Scale 1/8"=1'-0"



Second Floor Sprinkler Level
Scale 1/8"=1'-0"

FIRE PROTECTION NARRATIVE

BASIS METHODOLOGY OF DESIGN

SECTION 1 – BUILDING DESCRIPTION

1. BUILDING USE GROUP	9TH EDITION 780 CMR – RESIDENTIAL 310.0
2. NUMBER OF FLOORS	BASEMENT – 7TH FLOORS
3. TYPE OF OCCUPANCIES HAZARDS	LIGHT HAZARD
4. TYPE OF CONSTRUCTION	WOOD FRAMED
5. HEIGHT OF COMMODITIES	N/A
6. SITE ACCESS ARRANGEMENT FOR EMERGENCY RESPONSE VEHICLES	SITE ACCESSIBLE

SECTION 2 – APPLICABLE LAWS AND GOVERNING CODES

1. BUILDING CODE: 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE CMR 780 IBC CODE 2015 AND NFPA-13D 2013
2.THE FOLLOWING SECTIONS OF CHAPTER 9 (FIRE PROTECTION SYSTEMS) RELATE TO THIS FACILITY
3. ALL SECTIONS OF 901-GENERAL
4. LOCAL FIRE PREVENTION REQUIREMENTS
5. APPLICABLE SECTIONS OF MGL, CHAPTER 148 FIRE PROTECTION
6. APPLICABLE FEDERAL LAWS SUCH AS OSHA, ADA, ETC.

SECTION 3 – DESIGN REPONSIBILITY

1. JB ENGINEERING, INC. IS PREVIDING SPRINKLER PLAN, CALCULATIONS AND NARRATIVE THE DESIGN IS BASED ON FIRE PROTECTION SYSTEMS, CHAPTER 9, GUIDELINES FOR THE PREPARATION OF THE NARRATIVE REPORTS.

2. THE PROFESSIONAL FIRE PROTECTION ENGINEER OF RECORD WILL BE JAMES N. MCHUGH MASSACHUSETTS NO. 38572 FOR THE SPRINKLER SYSTEM ONLY.

SECTION 4 – FIRE PROTECTION SYSTEM TO BE INSTALLED (SCOPE OF WORK)

A NEW NFPA-13 2013 WET TYPE SPRINKLER WILL BE INSTALLED. A NEW 4" STANDPIPE WITH FLOOR CONTROL VALVES WILL BE LOCATED ON EACH FLOOR. ALL HEADS WILL BE QR.

SECTION 5 – SPECIAL CONSIDERATIONS AND DESCRIPTIONS

1. THE SPRINKLER SYSTEM WILL BE BASED ON THE PRESCRIPTIVE CODE REQUIREMENTS. NO VARIANCES WILL BE REQUIRED.
2. MAINTENANCE, INSPECTIONS, AND TESTING WILL BE DONE AS PER NFPA-13 2013

SECTION 6 – SEQUENCE OF OPERATIONS

SPRINKLER SYSTEM: WHEN A SINGLE HEAT ACTIVATED SPRINKLER FUSES AND DISCHARGES WATER PRESSURE SWITCH AT THE MAIN SPRINKLER RISE ASSEMBLY IS ACTUATED AND SENDS AN ALARM TO THE MAIN FIRE ALARM CONTROL PANEL AND NOTIFIES THE BOSTON FIRE DEPARTMENT.

SECTION 7 – TESTING CRITERIA

SPRINKLER SYSTEM:

1. NOTIFY THE AUTHERITY HAVING JURISDICTION AND OWNER'S REP. OF THE TIME AND DATE OF ALL TESTING.
2. PRETORM ALL REQUIRED ACCEPTANCE TEST AS REQUIRED BY NFPA 13, 2013
3. COMPLETE AND SIGN THE APPROPRIATE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE (S)

APPROVAL REQUIREMENTS

1. APPROVAL OF SPRINKLER PLANS & PERMIT FROM LOCAL AUTHORITIES NO WORK IS TO PROCEED UNTIL ALL PERMITS HAVE BEEN OBTAINED.
3. ALL SPRINKLER WORK IS TO BE PERFORMED BY A REGISTERED MASSACHUSETTS SPRINKLER CONTRACTOR.

GENERAL NOTES:

1. THIS BUILDING WILL HAVE NEW NFPA-13 2013 SYSTEM INSTALLED THROUGHOUT

2. SPRINKLER SYSTEM IS HYDRAULICALLY DESIGNED PER NFPA 13 "INSTALLATION OF SPRINKLER SYSTEMS AND IN ACCORDANCE WITH MASSACHUSETTS STATE BUILDING CODE.

3. ALL MATERIALS USED ARE TO BE UL LISTED AND COMPLY WITH NFPA13 (2013 EDITION) AND THE MASSACHUSETTS STATE BUILDING CODE (LATEST EDITION).

4. THE DRAWING BACKGROUND, INCLUDING WALL AND DOOR LOCATIONS HAVE BEEN PROVIDED BY OTHERS. ACCURACY OF WALL LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR WITH REGARDS TO PIPE ROUTING AND PROXIMITY TO OBSTRUCTIONS.

5. OWNER IS REQUIRED TO PROVIDE TEMPERATURE OF 40°F MINIMUM FOR ALL AREAS PROTECTED WITH A WET PIPE SPRINKLER SYSTEM. THE SYSTEM IS TO BE MAINTAINED BY THE OWNER AS REQUIRED BY NFPA-25.

6. ELECTRICAL OR ALARM WIRING OF DEVICES PROVIDED UNDER THE SPRINKLER SCOPE IS TO BE DONE BY OTHERS IN ACCORDANCE WITH NFPA72 – LATEST EDITION.

7. PIPING IS TO BE SUPPORTED FROM BUILDING STRUCTURE AS REQUIRED BY NFPA-13.

8. SPRINKLERS ARE REQUIRED BENEATH ALL DUCTWORK EXCEEDING 4'-0" IN WIDTH IN EXPOSED CONSTRUCTION PER NFPA 13 SECTION 8.6.5.3.3

9. SPRINKLER HEAD GUARDS ARE REQUIRED PER NFPA 13 ON ALL HEADS THAT MAY BE PHYSICALLY DAMAGED.

10. ALL PIPING WILL BE HYDROSTATICALLY TESTED AT 200 PSI FOR 2 HOURS.

11. ALL PIPING 1-1/2" AND LARGER SHALL BE BLACK STEEL SCHEDULE 10 GROLLED GROOVED, JOINED BY COMPATIBLE GROOVED-END FITTINGS. ALL PIPING SMALLER THAN 1 ½" SHALL BE BLACK STEEL SCHEDULE 40 WITH THREADED ENDS AND BLACK CAST IRON FITTINGS OR CPVC

COMMONWEALTH OF MASSACHUSETTS – JAMES N. McHUGH – FIRE PROTECTION – NO. 38572 – REGISTERED PROFESSIONAL ENGINEER

James N. McHugh

HYDRAULIC DESIGN DATA

	CALCULATION # 1	CALCULATION # 2	CALCULATION # 3
Hazard Class.			
Hazard Class.			
System Type	WET	WET	WET
Density	GPM/	GPM/	GPM/
Calculated Area			
Area per Sprinkler			
Demand	GPM@ Psi	GPM@ Psi	GPM@ Psi

FLOW TEST INFO: Firepump: GPM@ Psi | Date: | Time: | Test By:
Location:

	Orifice Size	No of Outlet	Pitot Press Psi	Static Psi	Residual Psi	Flow GPM	U/G Pipe: @ @ FT
1							
2							
3							SAFETY(PSI)

SEAL MUST BE SIGNED AND DATED TO BE VALID

CONTRACTOR: Mass Fire Prevention
SC #000408
ADDRESS: 96 Reservoir Park Drive Rockland MA

REVISION

DATE	DESCRIPTION	BY

IMPORTANT
TO PREVENT FREEZING OF WATER IN WET PIPE SPRINKLER PIPING, OWNERS TO PROVIDE SUFFICIENT HEAT THROUGHOUT AREAS WHERE SPRINKLER PIPES ARE INSTALLED, UNLESS AN ANTI-FREEZE SYSTEM.

SPRINKLER SCHEDULE & LEGEND

SYMBOL	SPRINKLER DESCRIPTION	ORIFICE	"K"	TEMP.	FINISH	QTY.
○	Reliable F1FR Upright or EQ	1/2	5.6	155	Brass	12
◉	Reliable Concealed or EQ	1/2	4.9	155	Wht	23
⊕	Reliable KFR-CCS 56 or EQ	1/2	5.6	155	Brass	19

HEAD CAB'T & WRENCH(ES) PROVIDED — TOTAL COUNT THIS SHEET =
FireAcad Design Software

J B ENGINEERING, INC.
96 RESERVOIR PARK DRIVE
ROCKLAND, MA 02370
781-871-8277
J B ENGINEERING,INC

Property Located at:
58 Burbank Street Boston
Sprinkler Plans

Mass Fire Prevention
SC #000408
96 Reservoir Park Drive Rockland MA
PHONE 781-871-0131 FAX 781-878-4799

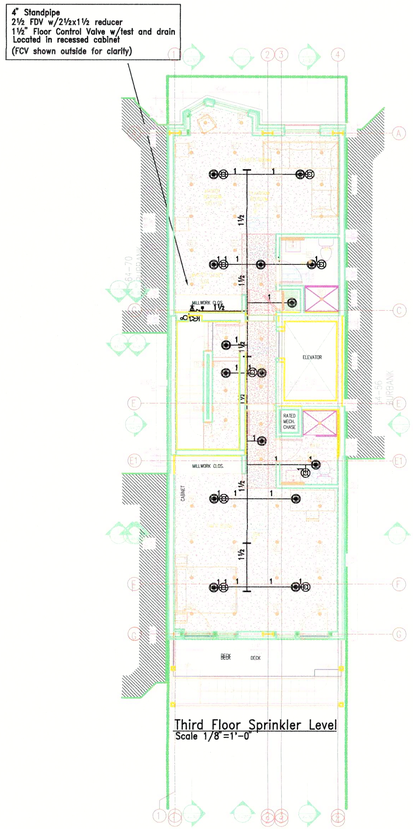
NORTH

DESIGNER	Tracy Mchugh
SCALE	1/8" =1'
CHECK BY	James N. Mchugh
FILE NUMBER	22-079
APPROVAL	Boston
DATE	10-3-22
DRAWING NO.	FP.1

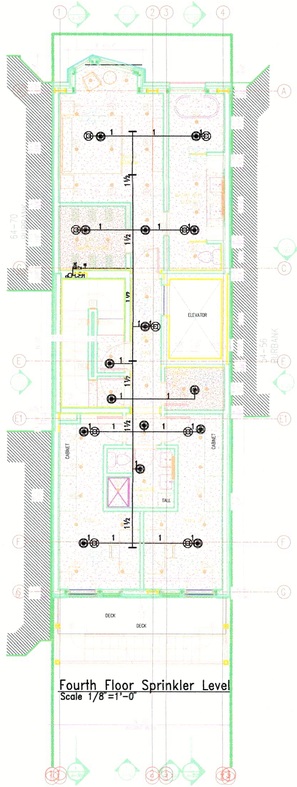
DESIGN AREA CRITERIA HYDRAULICALLY MOST REMOTE AREA #1	
HAZARD	LIGHT HAZARD
DENSITY	.1
AREA	500SQFT
HEADS FLOWING	4
SPRINKLER DEMAND (HOSES NOT INCLUDED)	63.50GPM
OUTSIDE HOSE ALLOWANCE	100 GPM
TOTAL FLOW	163.50 @ 50.78PSI
SAFETY FACTOR	25.19 PSI
HYDRANT FLOW INFORMATION	STATIC: 76PSI RESIDUAL: 73PSI TOTAL FLOW: 1736GPM

DESIGN AREA CRITERIA HYDRAULICALLY MOST REMOTE AREA #2	
HAZARD	LIGHT HAZARD
DENSITY	.1
AREA	950SQFT
HEADS FLOWING	8
SPRINKLER DEMAND (HOSES NOT INCLUDED)	128.88GPM
OUTSIDE HOSE ALLOWANCE	100 GPM
TOTAL FLOW	228.88 @ 59.44PSI
SAFETY FACTOR	16.49PSI
HYDRANT FLOW INFORMATION	STATIC: 76PSI RESIDUAL: 73PSI TOTAL FLOW: 1736GPM

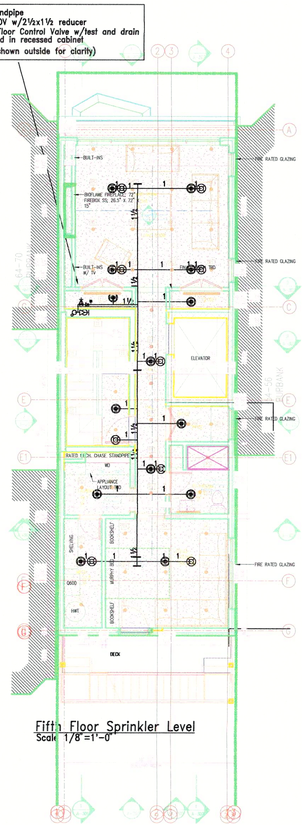
DESIGN AREA CRITERIA HYDRAULICALLY MOST REMOTE AREA #3	
HAZARD	LIGHT HAZARD
DENSITY	N/A
AREA	N/A
HEADS FLOWING	(2) @ 250.00
SPRINKLER DEMAND (HOSES NOT INCLUDED)	500.00
OUTSIDE HOSE ALLOWANCE	0
TOTAL FLOW	64.61PSI/500GPM
SAFETY FACTOR	11.09PSI
HYDRANT FLOW INFORMATION	STATIC: 76PSI RESIDUAL: 73PSI TOTAL FLOW: 1736GPM



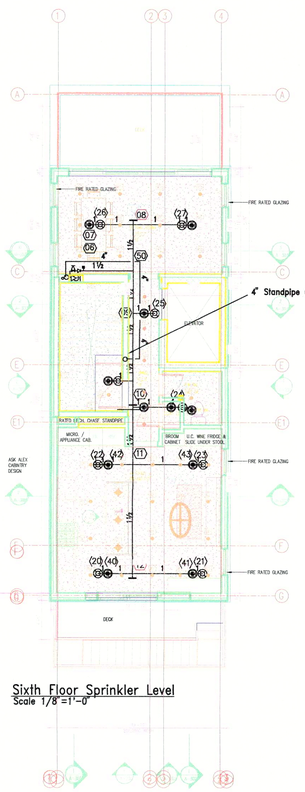
Third Floor Sprinkler Level
Scale 1/8"=1'-0"



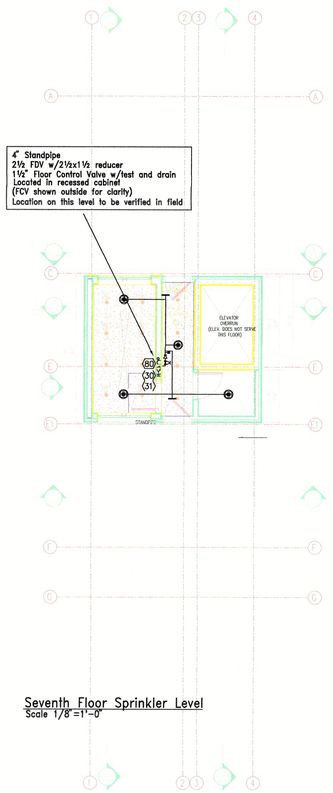
Fourth Floor Sprinkler Level
Scale 1/8"=1'-0"



Fifth Floor Sprinkler Level
Scale 1/8"=1'-0"



Sixth Floor Sprinkler Level
Scale 1/8"=1'-0"



Seventh Floor Sprinkler Level
Scale 1/8"=1'-0"

COMMONWEALTH OF MASSACHUSETTS
JAMES N. McHUGH
FIRE PROTECTION
NO. 38572
REGISTERED
PROFESSIONAL ENGINEER

SEAL MUST BE SIGNED AND DATED TO BE VALID

HYDRAULIC DESIGN DATA

	CALCULATION # 1	CALCULATION # 2	CALCULATION # 3
Hazard Class.			
Hazard Class.			
System Type	WET	WET	WET
Density	GPM/	GPM/	GPM/
Calculated Area			
Area per Sprinkler			
Demand	GPM@ Psi	GPM@ Psi	GPM@ Psi

FLOW TEST INFO: Firepump: GPM@ Psi | Date: | Time: | Test By:
Location:

	Orifice Size	No of Outlet	Pitot Press Psi	Static Psi	Residual Psi	Flow GPM	U/G Pipe:
1							ø@
2							Ft
3							SAFETY(PSI)

CONTRACTOR: Mass Fire Prevention
SC #000408

ADDRESS: 96 Reservoir Park Drive Rockland MA

REVISION

DATE	DESCRIPTION	BY

IMPORTANT
TO PREVENT FREEZING OF WATER IN WET PIPE SPRINKLER PIPING, OWNERS TO PROVIDE SUFFICIENT HEAT THROUGHOUT AREAS WHERE SPRINKLER PIPES ARE INSTALLED, UNLESS AN ANTI-FREEZE SYSTEM.

SPRINKLER SCHEDULE & LEGEND

SYMBOL	SPRINKLER DESCRIPTION	ORIFICE	"K"	TEMP.	FINISH	QTY.
○	Reliable F1FR Upright or EQ	1/2	5.6	155	Brass	0
⊕	Reliable Concealed or EQ	1/2	4.9	155	Wht	58
⊡	Reliable KFR-CCS 56 or EQ	1/2	5.6	155	Brass	40

HEAD CAB'T & WRENCH(ES) PROVIDED TOTAL COUNT THIS SHEET =

FireAcad Design Software

J B ENGINEERING, INC.
96 RESERVOIR PARK DRIVE
ROCKLAND, MA 02370
781-871-8277

J B ENGINEERING,INC

Property Located at:
58 Burbank Street Boston

Sprinkler Plans

Mass Fire Prevention
SC #000408

96 Reservoir Park Drive Rockland MA
PHONE 781-871-0131 FAX 781-878-4799

NORTH

DESIGNER	Tracy Mchugh
SCALE	1/8" =1'
CHECK BY	James N. Mchugh
FILE NUMBER	22-079
APPROVAL	Boston
DATE	10-3-22
DRAWING NO.	FP.2