2817 WASHINGTON STREET BOSTON, MA 02119

BUILDING CODE ANALYSIS

APPLICABLE CODES

CMR 780 MASSACHUSETTS STATE BUILDING CODE. NINTH EDITION CMR 521 ARCHITECTURAL ACCESS BOARD MASSACHUSETTS ENERGY STRETCH CODE INTERNATIONAL RESIDENTIAL CODE 2009 (IRC 2015) INTERNATIONAL ENERGY CONSERVATION CODE 2009 (IECC 2015) INTERNATIONAL EXISTING BUILDING CODE 2009 (IEBC 2015)

BUILDING AREA

BASEMENT (LIVING AREA):	717 GROSS SQ. FT. [±]
BASEMENT (UTILITY)	439 GROSS SQ. F.T $^{\pm}$
FIRST FLOOR:	1156 GROSS SQ. FT. \pm
SECOND FLOOR:	1131 GROSS SQ. FT. [±]
ATTIC LEVEL:	703 GROSS SQ. FT. ±
TOTAL AREA :	4,146 GROSS SQ.FT. \pm

OCCUPANCY

R-3 RESIDENTIAL PER SECTION 310.5 OF THE IBC 2015 OCCUPANT LOAD.

OCCUPANT LOAD PER BUILDING PER TABLE 1004.1.2:

3,707 S.F. DIVIDED BY 200 OCCUPANTS PER S.F. = 18 OCCUPANTS 439 S.F. DIVIDED BY 300 OCCUPANTS PER S.F. = 2 OCCUPANTS TOTAL = 20 OCCUPANTS

R101.2 SCOPE. THE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS SHALL APPLY TO THE CONSTRUCTION. ALTERATION. MOVEMENT. ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, USE AND OCCUPANCY, LOCATION, REMOVAL AND DEMOLITION OF DETACHED ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT WITH A SEPARATE MEANS OF EGRESS AND THEIR ACCESSORY STRUCTURES.

ACCESSIBILITY

521 CMR : ARCHITECTURAL ACCESS BOARD IS NOT APPLICABLE TO EXISTING RESIDENTIAL BUILDINGS.

ENERGY CONSERVATION INTERNATIONAL ENERGY CONSERVATION CODE IECC 2015 ENERGY STRETCH CODE CMR 780: RESIDENTIAL ENERGY EFFICIENCY PER IECC. RESIDENTIAL PROVISIONS, PARAGRAPH R202. TABLE 402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

• CEILING/ROOF:	R=38 MINIMUM
• WALLS:	CAVITY R=20 MINIMUM (SHOWN IN DETAILS PROVIDED)
	OR R= 13 MINIMUM WITH R=5 MINIMUM CONTINUOUS INSULATION.
 BASEMENT WALLS: 	R=15 CONTINUOUS MINIMUM ON INTERIOR OF CONCRETE OR U R-19
	CAVITY.
 UNHEATED SLAB FLOORS: 	R=10 MINIMUM FOR 24" BELOW.

MASSACHUSETTS ENERGY STRETCH CODE-CHAPTER 4 - RESIDENTIAL ENERGY EFFICIENCY. 401.2 "DEMONSTRATE COMPLIANCE WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST."

GENERAL NOTES

- 1. THIS PROJECT IS DESIGNED UPON THE BASIS OF THE MASSACHUSETTS STATE BUILDING CODE, LATEST EDITION AND CURRENT REGULATIONS AS WELL AS LOCAL, STATE AND FEDERAL REGULATIONS REGARDING HEALTH AND SAFETY IN THE WORKPLACE.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND POSTING ALL NECESSARY VALID CONSTRUCTION/DEMOLITION PERMITS FROM ALL NECESSARY LOCAL. STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION PRIOR TO THE START OF ON-SITE CONSTRUCTION.
- 3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, MATERIALS, MEANS AND METHODS. THE CONTRACTOR IS TO COORDINATE ALL SEPARATE SUBCONTRACTORS TO COMPLETE THE FULL SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL KEEP ALL BUILDING MEANS OF EGRESS CLEAR OF ANY OBSTRUCTIONS AT ALL TIMES
- 5. THE CONTRACTOR SHALL NOT OBSTRUCT TRAFFIC OUTSIDE OF THE AUTHORIZED CONSTRUCTION SITE OR ANY ADJACENT RIGHT OF WAY DURING CONSTRUCTION. UNLESS PRIOR APPROVAL IS OBTAINED FROM THE NECESSARY LOCAL GOVERNING AUTHORITIES.
- 6. ALL CONSTRUCTION MATERIALS AND EQUIPMENT ARE TO BE STORED NEATLY WITHIN THE SCOPE OF WORK AREA ONLY.
- ACCESS TO THE WORK AREA IS TO BE RESTRICTED BY THE CONTRACTOR. ENTRANCES ARE NOT TO BE LEFT UNATTENDED AT ANY TIME. DOORS/GATES ARE NOT TO BE LEFT OPEN OR UNLOCKED. THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE AREA AND EQUIPMENT WITHIN THE LIMIT OF WORK AND SITE OF THE BUILDING AS REQUIRED.
- 8. ALL DEBRIS IS TO BE PROPERLY REMOVED FROM THE WORK AREAS, LEAVING THE WORK AREAS BROOM CLEAN. ALL DEBRIS IS TO BE STORED ON SITE IN REFUSE DUMPSTERS. REMOVED PERIODICALLY. AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL. STATE AND FEDERAL GUIDELINES AND LAWS.
- 9. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY TEMPORARY WEATHER PROTECTION FOR THE BUILDING DURING THE FULL SCOPE OF CONSTRUCTION ACTIVITY ON THE PROJECT
- 10. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE REMOVAL OF SNOW, RAINWATER, ICE AND MUD FROM THE CONSTRUCTION SITE DURING THE FULL SCOPE OF CONSTRUCTION ACTIVITY ON THE PROJECT.
- 11. ALL INTERIOR/EXTERIOR FINISHES, COLORS, TILES, FIXTURES, ETC... ARE TO BE SELECTED AND/OR APPROVED BY OWNER PRIOR TO CONSTRUCTION.
- 12. PLUMBING/MECHANICAL/ELECTRICAL/HVAC INTERIOR WORK SHALL BE SEPARATELY PERMITTED.

LIST OF DRAWINGS

T1 TITLE SHEET AND BUILDING CODE ANALYSIS

EXISTING PLOT PLAN PROPOSED PLOT PLAN

- EX1 EXISTING FLOOR PLANS
- EX2 EXISTING FLOOR PLANS
- EX3 EXISTING ROOF PLAN AND BUILDING SECTION
- EX4 EXISTING ELEVATIONS
- EX5 EXISTING ELEVATIONS
- A0 ZONING ANALYSIS AND SITE USE PLAN
- FLOOR PLANS A1
- FLOOR PLANS A2
- **ROOF PLAN & BUILDING SECTION-1** A3
- **BUILDING SECTION-2** A4
- STAIRS SECTIONS AND PLANS A5
- WALL DETAILS, CEILING DETAILS
- ELEVATIONS Α7 A8 ELEVATIONS
- ROOM FINISH SCHEDULE, WINDOW SCHEDULE AND DOOR SCHEDULE A9
- S1-S3 STRUCTURAL

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Description Date 2817 Washington Street Boston, MA 02119

Title Sheet and Building Code Analysis

XXX 02-26-2021 J.O.

T1

Project number

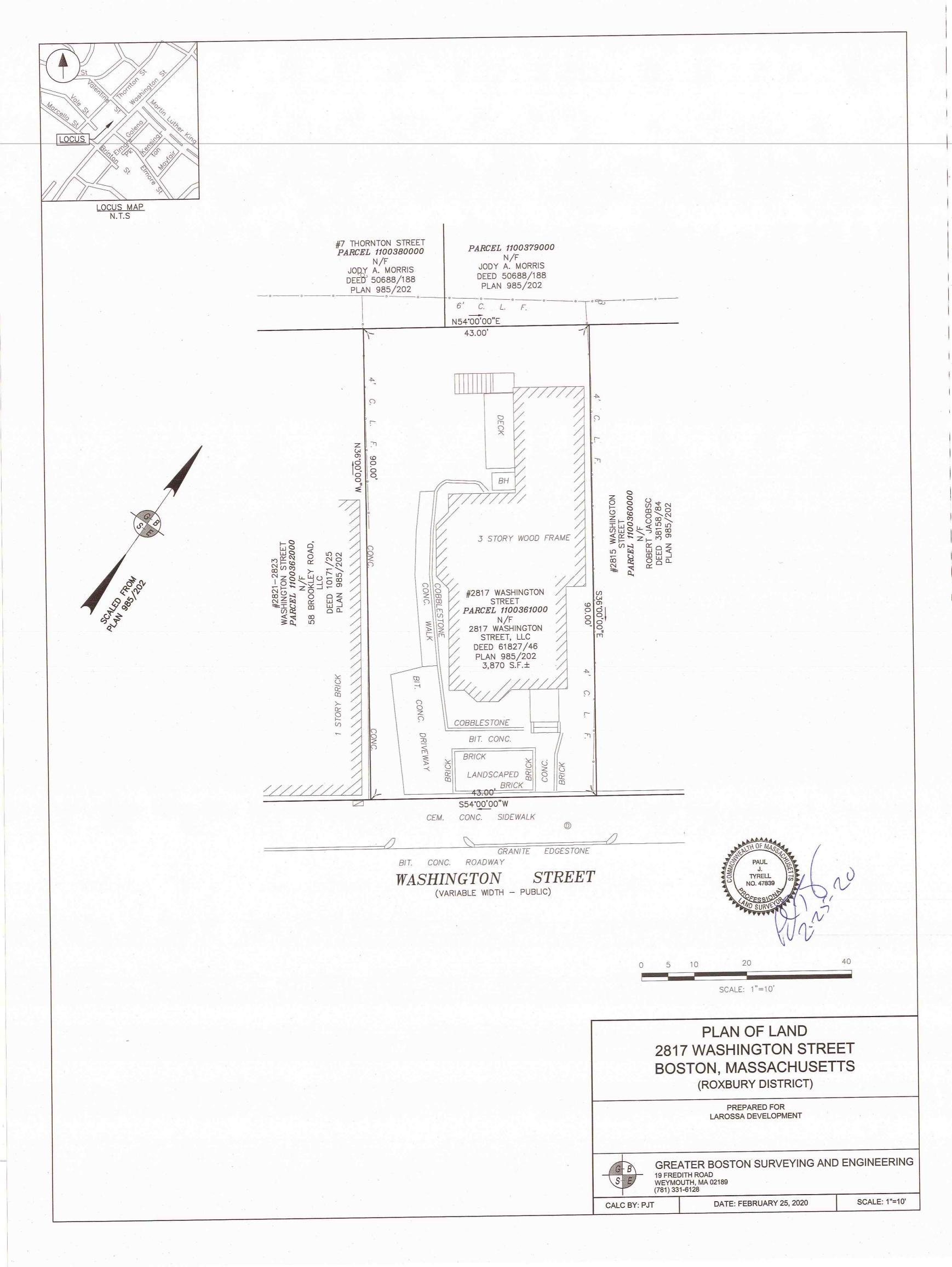
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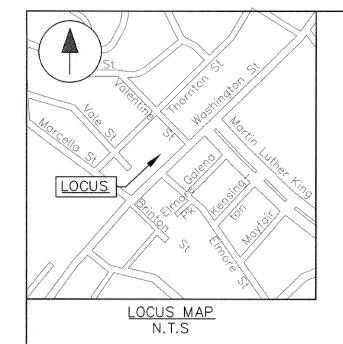
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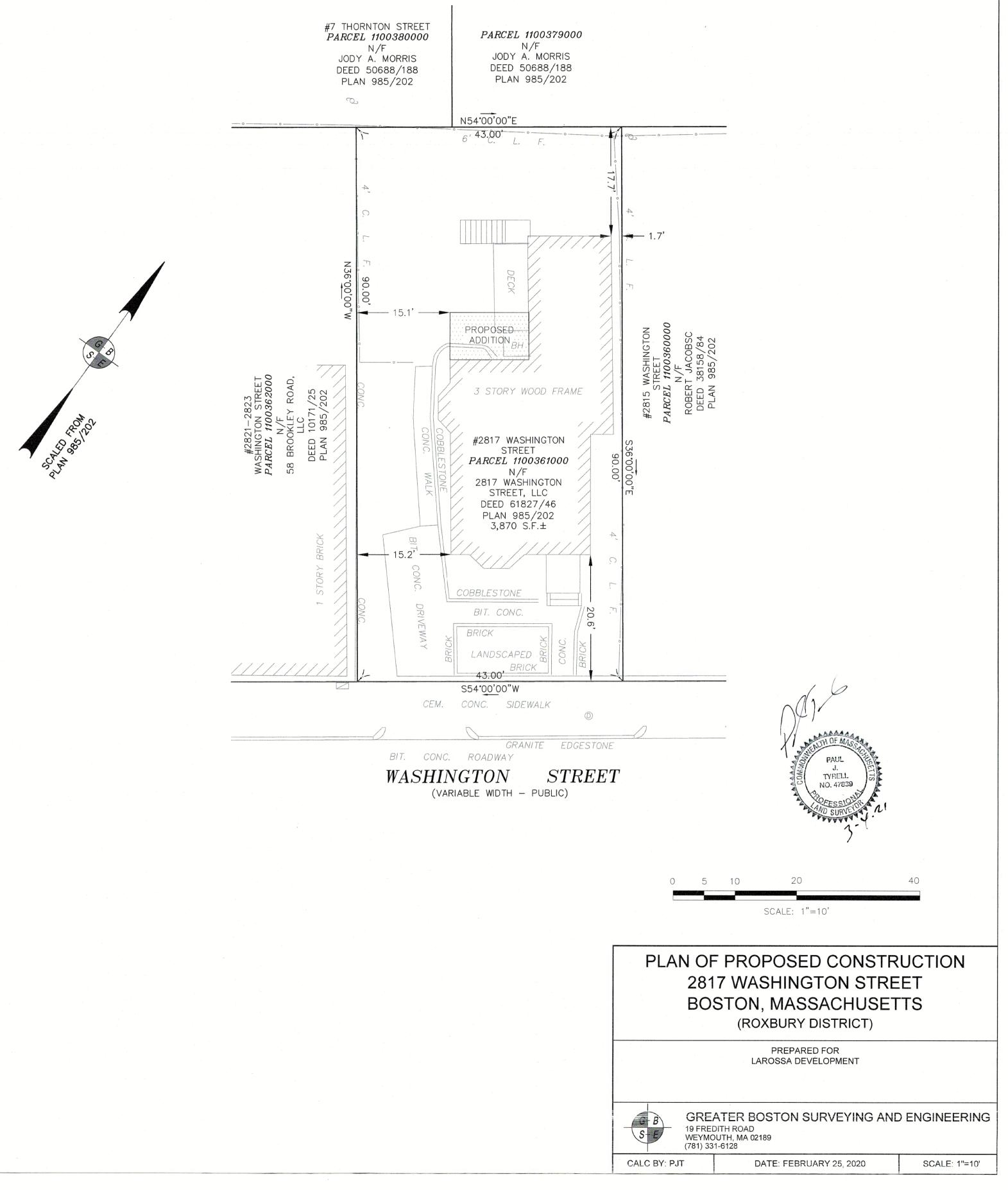
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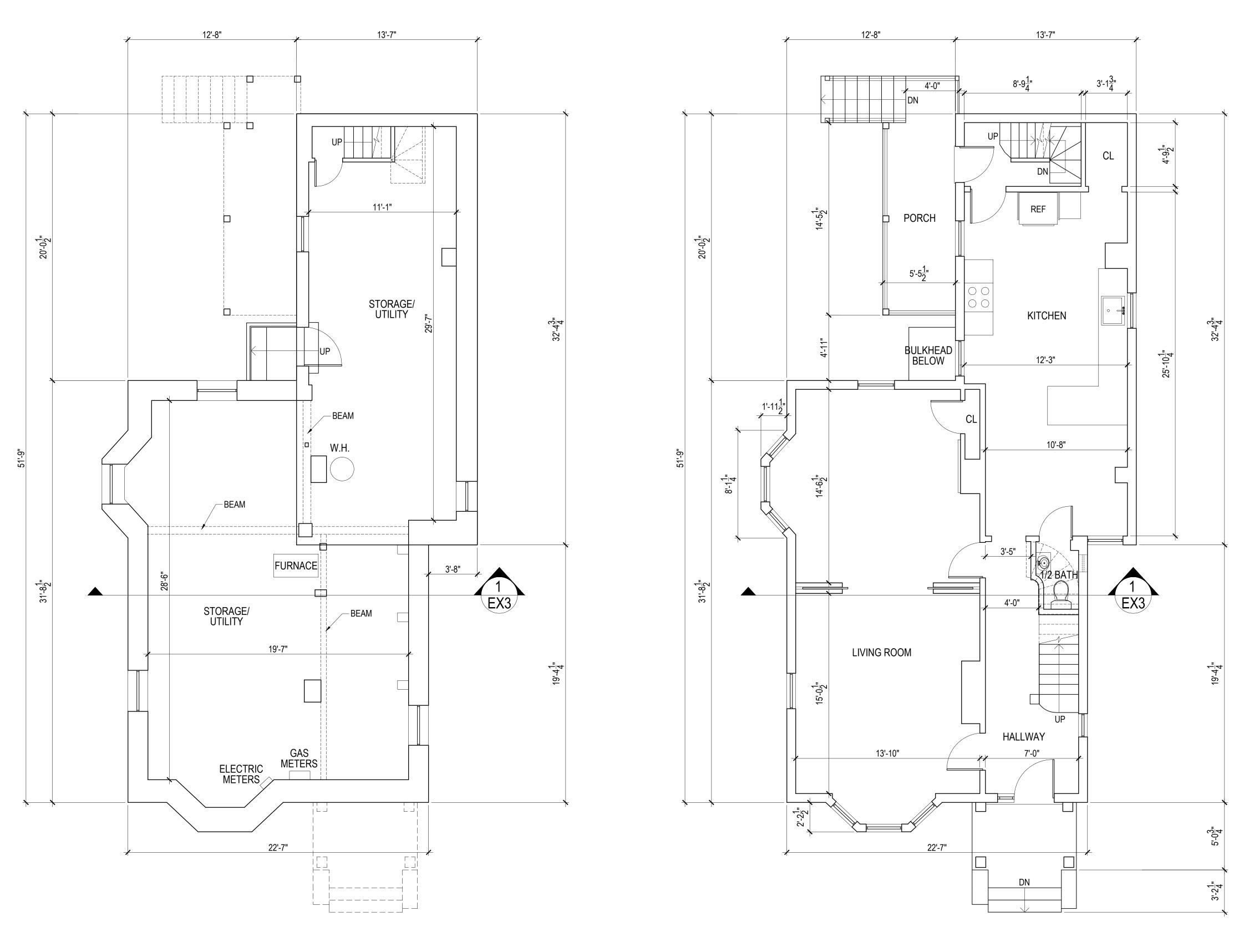
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N/A









BASEMENT PLAN TOTAL GROSS AREA = 1,059 sq.ft.

FIRST FLOOR PLAN TOTAL GROSS AREA = 1,059 sq.ft.

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 Description
 Date

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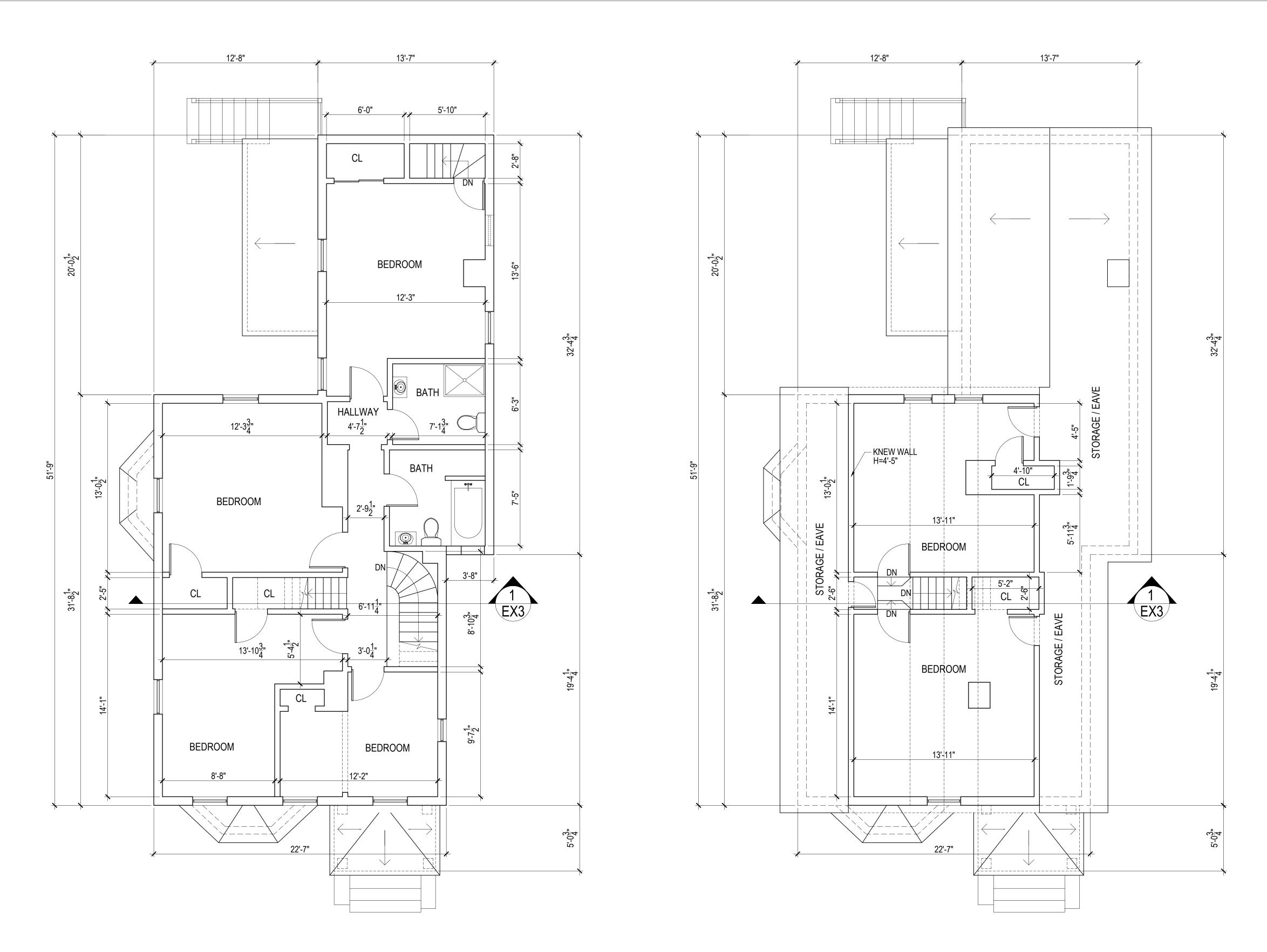
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Existing Floor Plans

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EX-1

Scale



SECOND FLOOR PLAN TOTAL GROSS AREA = 1,033 sq.ft. ATTIC FLOOR PLAN TOTAL GROSS AREA = 473 sq.ft. Consultant Address Address Phone Fax e-mail

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 No.
 Description
 Date

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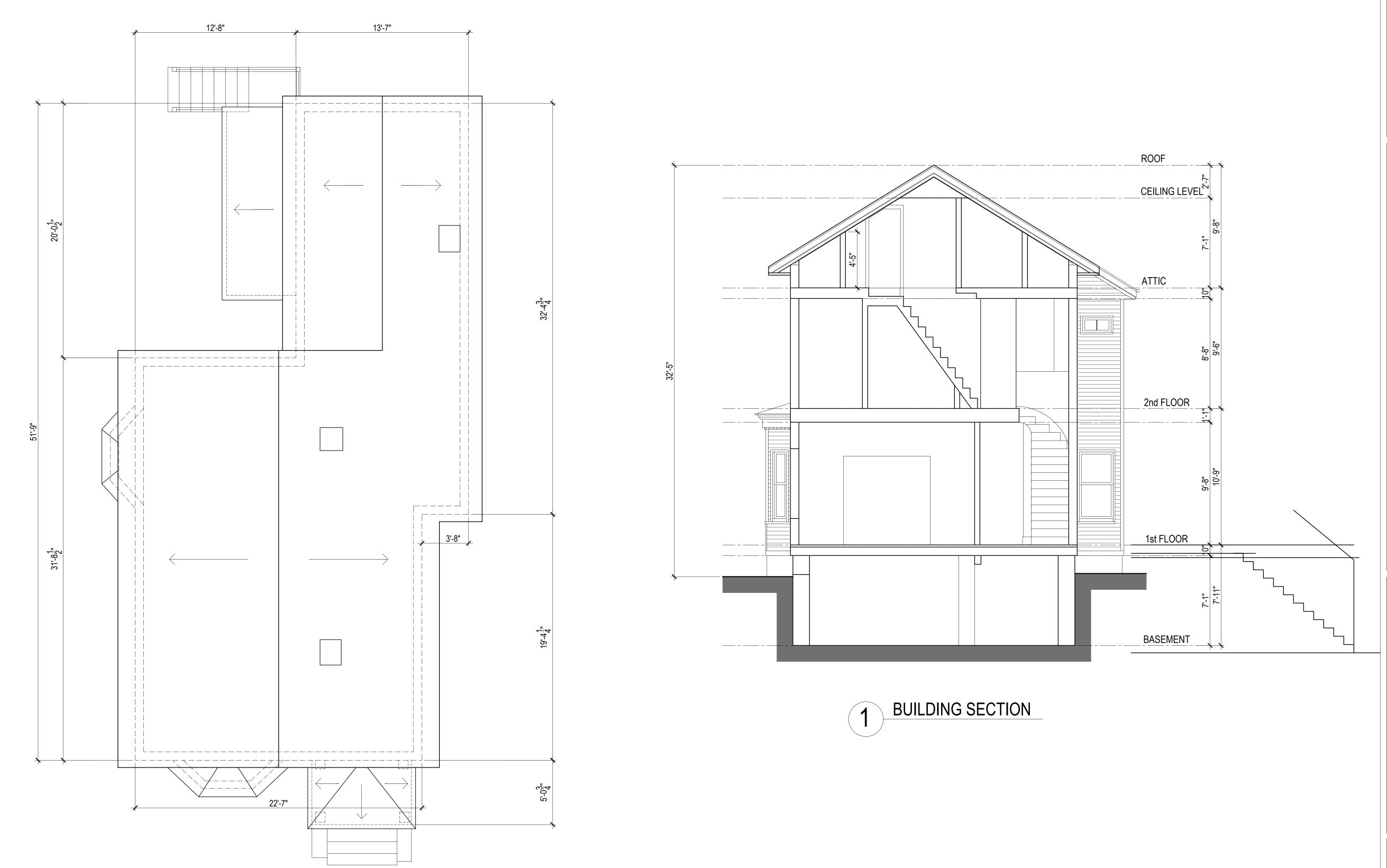
2817 Washington Street Boston, MA 02119

Existing Floor Plans

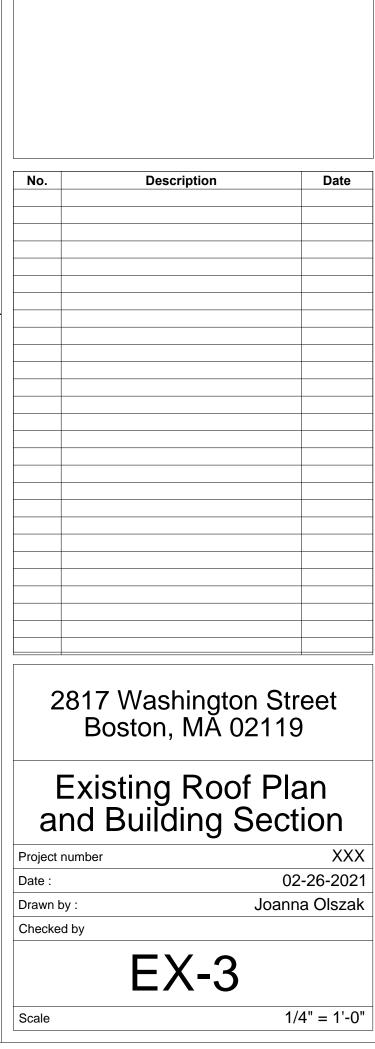
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EX-2

Scale



ROOF PLAN



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FRONT ELEVATION

RIGHT SIDE ELEVATION

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Existing Elevations

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EX-4

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REAR ELEVATION

LEFT SIDE ELEVATION

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Existing Floor Plans

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Scale

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* ON EACH SI EXISTING ST FIFTEEN (15	IDE, THE SIDE YARD SHALL BE A TRUCTURE ON AN ABUTTING LO 5) FEET.	AT LEAST FIVE (5) FEET FRO DT, AND THE AGGREGATE S	M A SIDE LOT LINE AND IDE YARD WIDTH SHALL	TEN (10) FEET FROM A BE NOT LESS THAN	N						
EXISTING CONE	DITION										
	LOT AREA, MIN. FOR DWELL. UNIT(S)	ADDITIONAL LOT AREA FOR EA. ADDIT'L DWELL.	LOT WIDTH MINIMUM	LOT FRONTAGE MIN.	FLOOR AREA RATIO	BUILDING H	IEIGHT MAX	USABLE OPEN SPACE MIN. SQ.FT. PER	FRONT YARD MINIMUM DEPTH	SIDE YARD MINIMUM DEPTH	REAR YARD MINIMUM DEPTH
	(SQ.F.T)	UNIT (SQ.FT.)	(FEET)	(FEET)	MAXIMUM	STORIES	FEET	DWELLING UNIT	(FEET)	(FEET)	(FEET)
1 FAMILY DETACHED	3,870 FOR 1 UNIT	N/A	43	43	2,092 / 3,870 = 0.54	2,5	32'-5" +/-	1,790	20.6'	1.7' - RIGHT 15.2' - LEFT	17.7'
PROPOSED - 2	LOT AREA, MIN. FOR	ADDITIONAL LOT AREA	LOT WIDTH MINIMUM	LOT FRONTAGE MIN.	FLOOR AREA RATIO	BUILDING H	IEIGHT MAX	USABLE OPEN SPACE	FRONT YARD	SIDE YARD	REAR YARD
	DWELL. UNIT(S) (SQ.F.T)	FOR EA. ADDIT'L DWELL. UNIT (SQ.FT.)	(FEET)	(FEET)	MAXIMUM	STORIES	FEET	MIN. SQ.FT. PER DWELLING UNIT	MINIMUM DEPTH (FEET)	MINIMUM DEPTH (FEET)	MINIMUM DEPTH (FEET)
2 FAMILY DETACHED	3,870 SF - TOTAL LOT AREA	N/A	43	43	3,707 / 3,773 = 0.98 FOR MFR/LS	2,5	32'-5" +/-	834 / 2 = 417 PER UNIT + 65 SF - DECK PER UNIT	20.6'	5'-1 3/4" - RIGHT 15'-3 3/4" - LEFT	30'
	3,773 SF +/ MFR/LS 97 SF +/ 3F-4000										

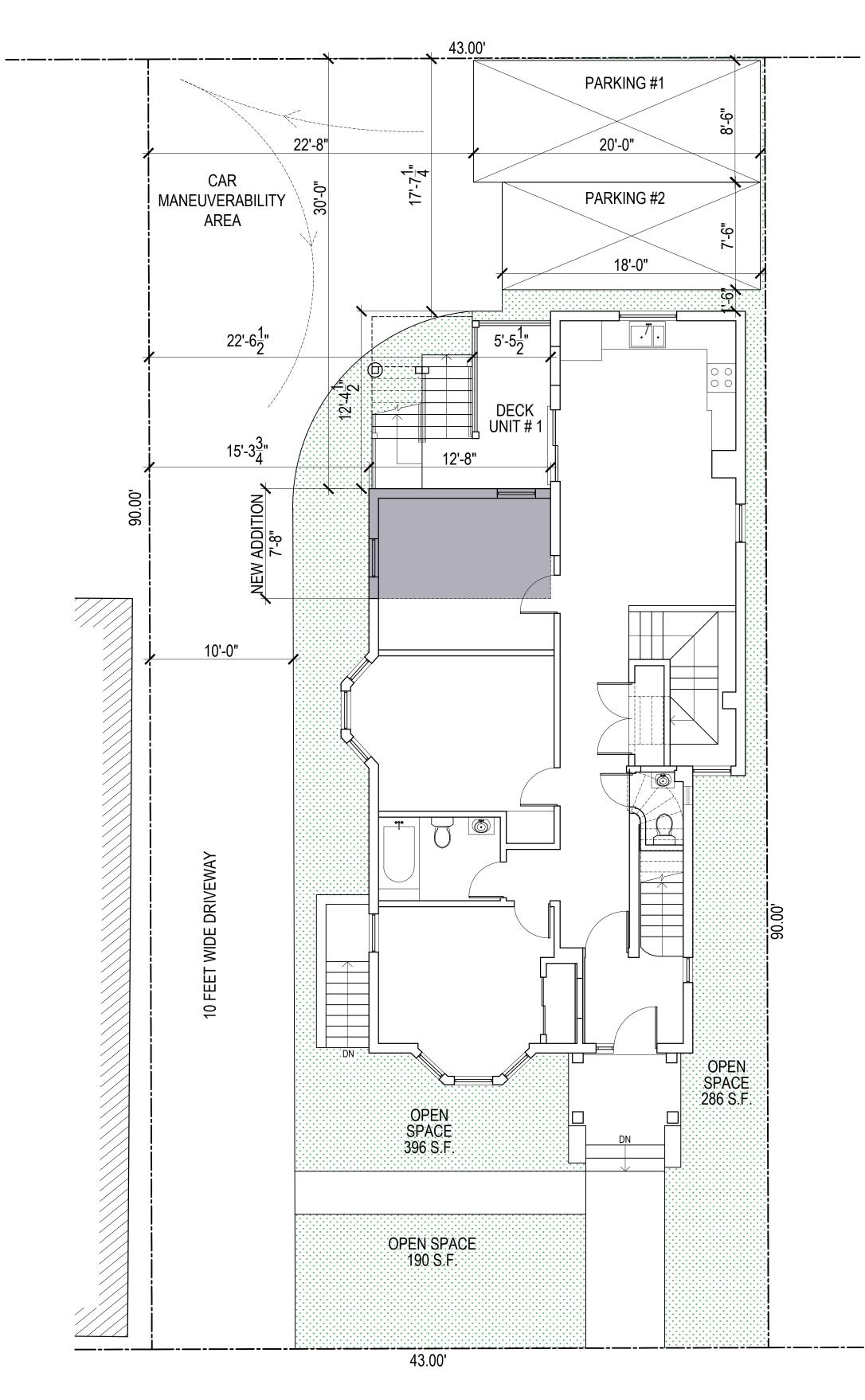
* ON EACH SI EXISTING S FIFTEEN (15	ON EACH SIDE, THE SIDE YARD SHALL BE AT LEAST FIVE (5) FEET FROM A SIDE LOT LINE AND TEN (10) FEET FROM AN EXISTING STRUCTURE ON AN ABUTTING LOT, AND THE AGGREGATE SIDE YARD WIDTH SHALL BE NOT LESS THAN FIFTEEN (15) FEET.											
EXISTING CONI	DITION											
	LOT AREA, MIN. FOR DWELL. UNIT(S)	ADDITIONAL LOT AREA FOR EA. ADDIT'L DWELL.	LOT WIDTH MINIMUM	LOT FRONTAGE MIN.	FLOOR AREA RATIO	BUILDING H	HEIGHT MAX	USABLE OPEN SPACE MIN. SQ.FT. PER	FRONT YARD MINIMUM DEPTH	SIDE YARD MINIMUM DEPTH	REAR YARD MINIMUM DEPTH	
	(SQ.F.T)	UNIT (SQ.FT.)	(FEET)	(FEET)	MAXIMUM	STORIES	FEET	DWELLING UNIT	(FEET)	(FEET)	(FEET)	
1 FAMILY DETACHED	3,870 FOR 1 UNIT	N/A	43	43	2,092 / 3,870 = 0.54	2,5	32'-5" +/-	1,790	20.6'	1.7' - RIGHT 15.2' - LEFT	17.7'	
PROPOSED - 2	UNITS			1				1		1		
	LOT AREA, MIN. FOR DWELL. UNIT(S)	ADDITIONAL LOT AREA FOR EA. ADDIT'L DWELL.	LOT WIDTH MINIMUM	LOT FRONTAGE MIN.	FLOOR AREA RATIO	BUILDING H	HEIGHT MAX	USABLE OPEN SPACE MIN. SQ.FT. PER	FRONT YARD	SIDE YARD	REAR YARD MINIMUM DEPTH	
	(SQ.F.T)	UNIT (SQ.FT.)	(FEET)	(FEET)	MAXIMUM	STORIES	FEET	DWELLING UNIT	(FEET)	(FEET)	(FEET)	
2 FAMILY DETACHED	3,870 SF - TOTAL LOT AREA	N/A	43	43	3,707 / 3,773 = 0.98 FOR MFR/LS	2,5	32'-5" +/-	834 / 2 = 417 PER UNIT + 65 SF - DECK	20.6'	5'-1 3/4" - RIGHT 15'-3 3/4" - LEFT	30'	
	3,773 SF +/ MFR/LS 97 SF +/ 3F-4000							PER UNIT				

INDEET DIMENSI												
	LOT AREA, MIN. FOR DWELL. UNIT(S)	ADDITIONAL LOT AREA FOR EA. ADDIT'L DWELL. UNIT		LOT FRONTAGE MIN.	FLOOR AF	EA RATIO	BUILDING H	EIGHT MAX	USABLE OPEN SPACE MIN. SQ.FT. PER	FRONT YARD MINIMUM DEPTH	SIDE YARD MINIMUM DEPTH	REAR YARD MINIMUM DEPTH
	(SQ.F.T)	(SQ.FT.)	(FEET)	(FEET)	MAXIMUM		STORIES	FEET	DWELLING UNIT	(FEET)	(FEET)	(FEET)
1 OR 2 FAMILY DETACHED OR SEMI-ATTACHED DWELLING	3,000 PER BLDG. OF 1 OR 2 UNITS	3,000 PER BLDG. OF 1 OR 2 UNITS	40	40	MFR/LS 1.0	3F-4000 0.8	3	35	400	20	5*	30

TABLE F - DIMENSIONAL REGULATIONS

ZONING DISTRICT	ROXBURY NEIGHBORHOOD
ZONING SUBDISTRICT	MFR/LS, 3F-4000
SUBDISTRICT TYPE	MULTIFAMILY RESIDENTIAL / LOCAL SERVICES
OVERLAYS :	NEIGHBORHOOD DESIGN REVIEW
	NEIGHBORHOOD DESIGN
	BOULEVARD PLANNING
MAP NO.	6A-6C
ARTICAL	50
LOT AREA	3,870 SF
PROPOSED UNIT #	2 UNITS - RESIDENTIAL
PROPOSED GROSS SF	3,707 SF

2817 WASHINGTON STREET BOSTON, MA 02119



SITE USE PLAN



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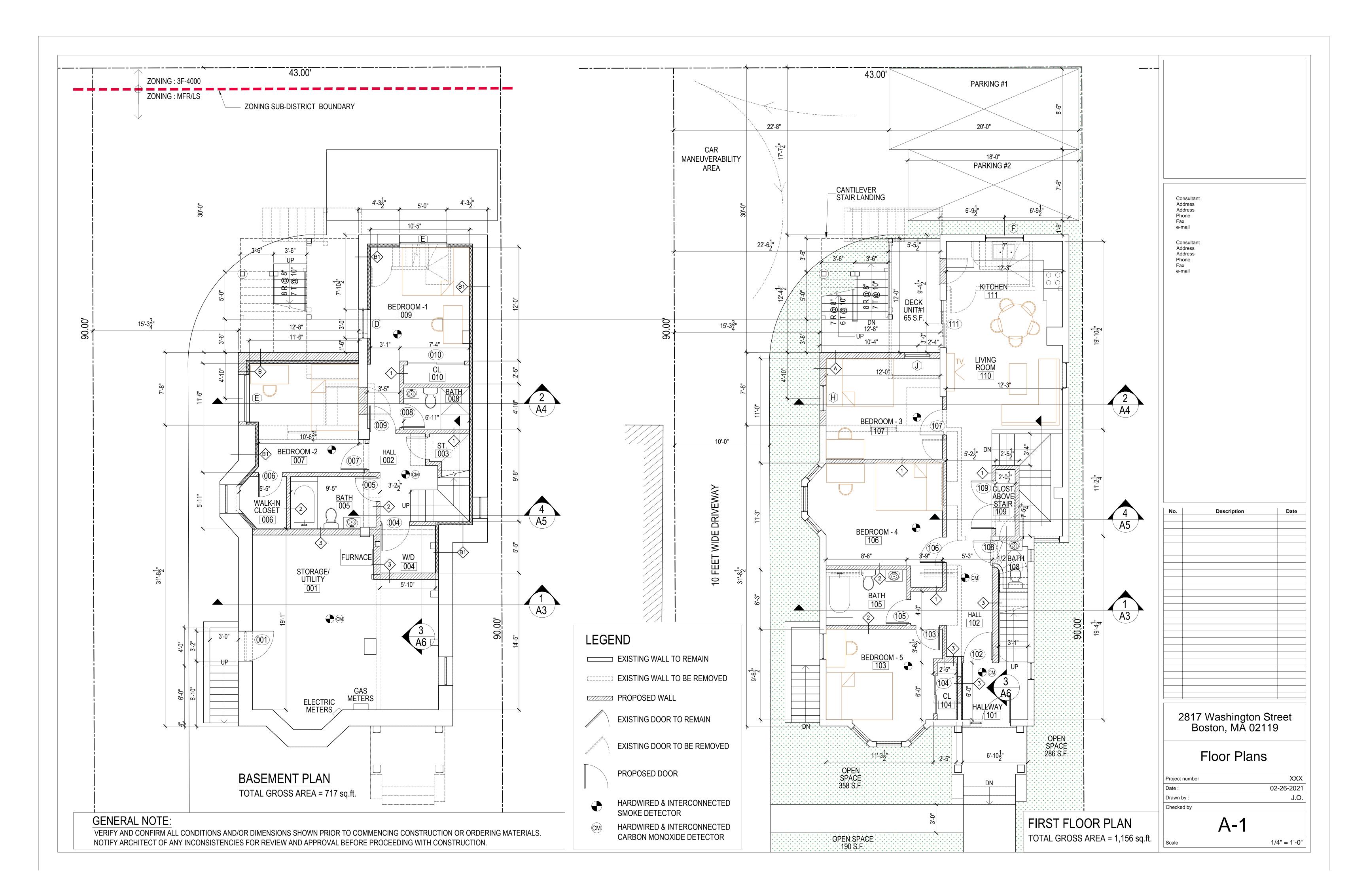
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Date : Drawn by :

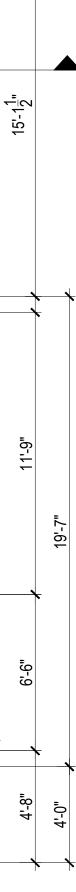
3/16" = 1'-0"





GENERAL NOTE:

VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

PROPOSED WALL

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE REMOVED

PROPOSED DOOR

CM

HARDWIRED & INTERCONNECTED SMOKE DETECTOR

HARDWIRED & INTERCONNECTED CARBON MONOXIDE DETECTOR

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Date

A-2

Scale

NOTES :

PROVIDE BITUTHANE ICE AND WATERSHIELD BY W.R. GRACE. APPLY 3'-0" WIDE AT RAKE EDGE, RIDGE AND VALLEYS. PROVIDE TWO LAYERS OF 3'-0" WIDE PRODUCT AT ROOF EAVE-OVERLAP TO SHED WATER.

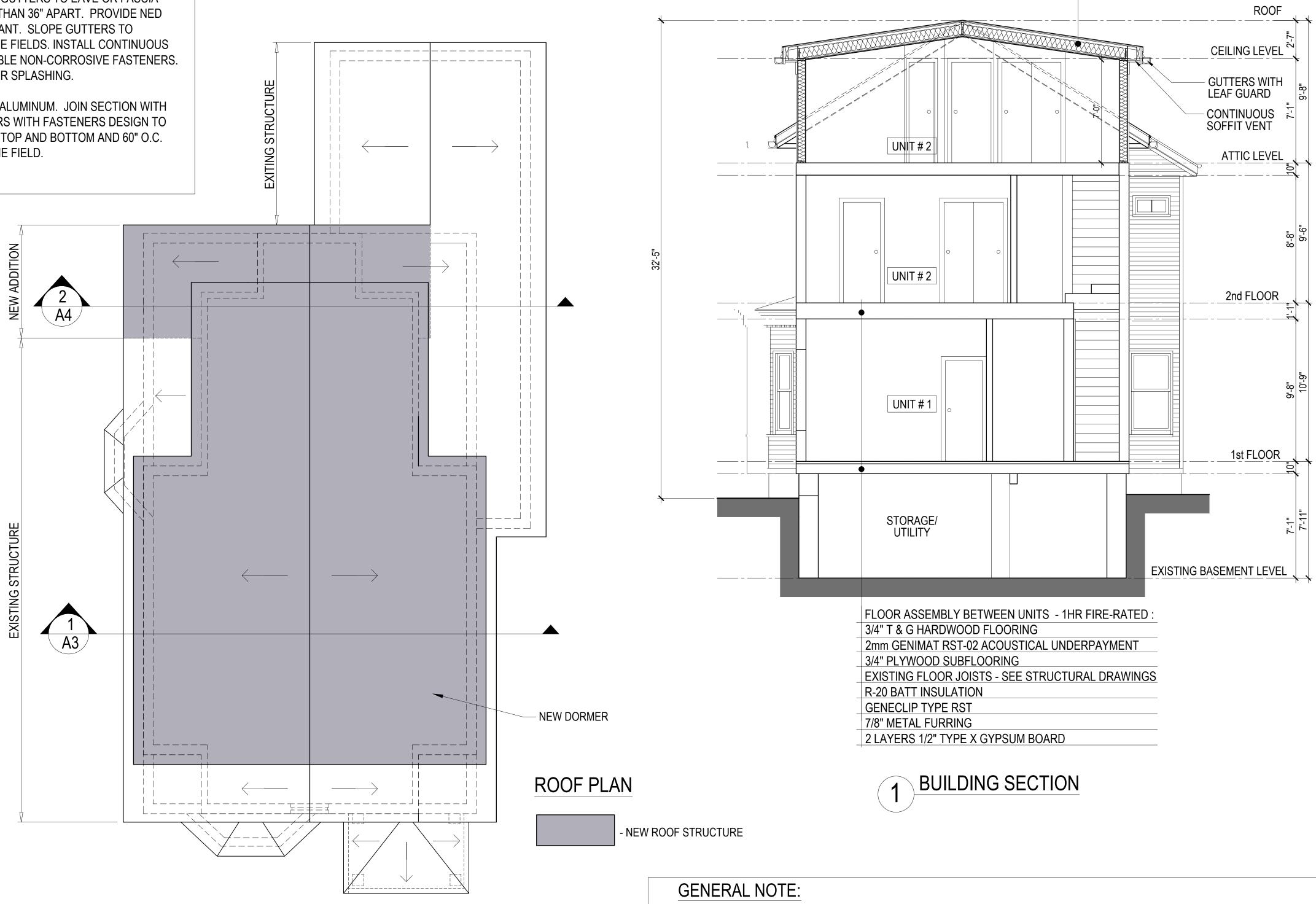
NEW ASPHALT SHINGLE ROOFING: LANDMARK SERIES BY CERTAINTEED. COLOR TO BE SELECTED BY OWNER.

PAINTED ALUMINUM FLASHING: PROVIDE NEW PAINTED ALUMINUM ROOF EDGE TRIM.

GUTTERS AND DOWNSPOUTS. INSTALL ROOFING AND FLASHING IN ACCORDANCE WITH THE NRCA ROOFING MANUAL, CHAPTER 6 FOR ASPHALT SLOPED ROOF SYSTEM.

HANGING GUTTERS SHALL BE 6" WIDE SEAMLESS REFINISHED ALUMINUM. PROVIDE FOR THERMAL EXPANSION. ATTACH GUTTERS TO EAVE OR FASCIA WITH FIRMLY ANCHORED STRAPS NOT MORE THAN 36" APART. PROVIDE NED CLOSURE AND SEAL WATER TIGHT WITH SEALANT. SLOPE GUTTERS TO DOWNSPOUTS. DO NOT PAINT GUTTERS IN THE FIELDS. INSTALL CONTINUOUS GUTTER SCREEN ON GUTTERS WITH REMOVABLE NON-CORROSIVE FASTENERS. PROVIDE SPLASH GUARD TO PREVENT CORNER SPLASHING.

DOWN SPOUTS SHALL BE 2" x 3" PREFINISHED ALUMINUM. JOIN SECTION WITH 1-1/2" TELESCOPING JOINTS. PROVIDE HANGERS WITH FASTENERS DESIGN TO HOLD DOWNSPOUTS SECURELY TO WALLS AT TOP AND BOTTOM AND 60" O.C. MAXIMUM. DO NOT PAINT DOWNSPOUTS IN THE FIELD.



VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

NEW ROOF - TYPICAL 40 YEAR ARCHITECTURAL ASPHALT SHINGLES - TO MATCH EXISTING ICE AND WATER SHIELD 15 LB BUILDING FELT 5/8" ROOF SHEATHING ROOF RAFTERS - SEE STRUCTURAL DRAWINGS WITH R-38 FIBERGLASS BATT INSULATION 2 LAYERS 1/2" GYPSUM BOARD ON 7/8" METAL FURRING

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Roof Plan & Building Section

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Project number

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A-3

Scale

2"x6" STUD PARTITION @ 16" O.C. WITH FIBERGLASS BATT INSULATION R = 20 MINIMUM 5/8" PLYWOOD SHEATHING WEATHER BARRIER WOOD STRAPPING @ 2'-0" O.C. HARDIE FIBER CEMENT SIDING TO MATCH EXISTING FLOOR ASSEMBLY BETWEEN UNITS - 1HR FIRE-RATED 3/4" T & G HARDWOOD FLOORING 2mm GENIMAT RST-02 ACOUSTICAL UNDERPAYMENT 3/4" PLYWOOD SUBFLOORING FLOOR JOISTS - SEE STRUCTURAL DRAWINGS **R-20 BATT INSULATION** GENECLIP TYPE RST 7/8" METAL FURRING ×===== 2 LAYERS 1/2" TYPE X GYPSUM BOARD **NEW FOUNDATION WALL :** WATERPROOFING MEMBRANE 10" THICK CONCRETE FOUNDATION WALL -(SEE STRUCTURAL NOTES) PT 2x3 STUDS AT 16" O.C. ▞╤╤╹╱─ **R-15 UNFACED INSULATION** 1/2" GWB (BOTTOM HELD 2" ABOVE FLOOR) BASED TRIM 4" PERFORATED PIPE W/

FILTER FABRIC AND MIN 2" GRAVEL FILL

OF FTG AND AT LEAST 1'-0" AWAY FROM FTG - TIE IN TO STORM DRAIN SYSTEM

ON ALL SIDES - LOCATED LEVEL W/ BASE

NEW EXTERIOR WALL ASSEMBLY :

4 MIL. POLYETHYLENE VAPOR BARRIER

5/8" GYPSUM WALL BOARD

HARDWOOD FLOORING (FINISHED AREAS ONLY) 3/4 " TONGUE & GROOVE SUBFLOOR SEE FRAMING DRAWINGS FOR FLOOR JOISTS AND BRIDGING **R-20 BATT INSULATION** 1" STRAPPING AT 16" O.C. 3/8" GWB CEILING

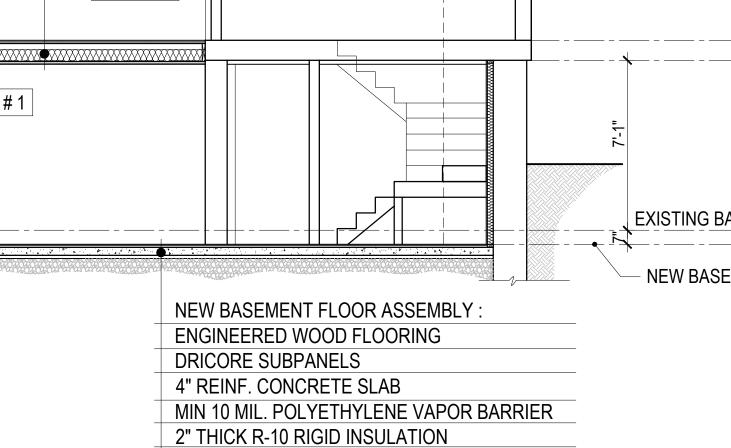
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GENERAL NOTE:

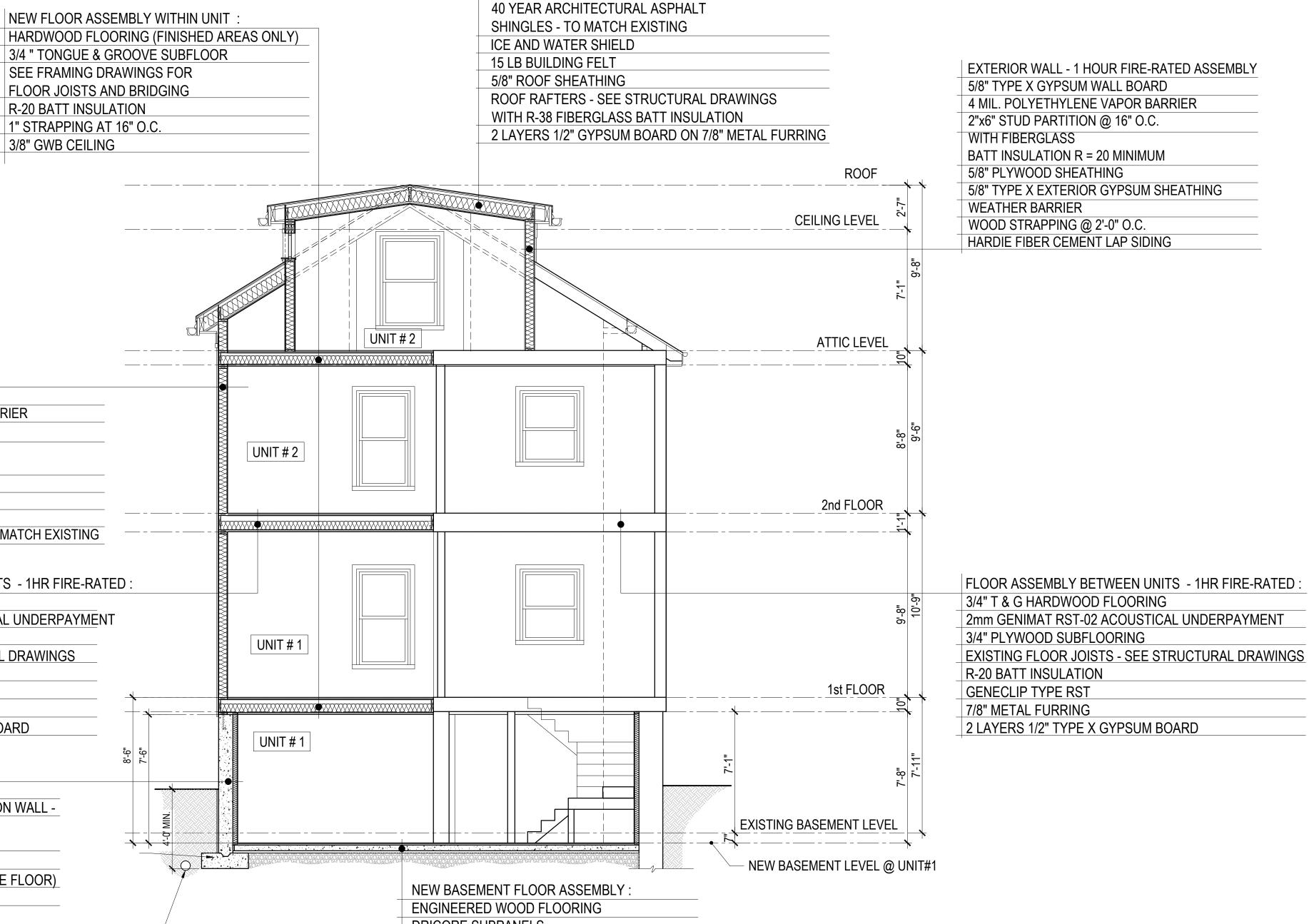
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2 BUILDING SECTION

MIN. 4" COMPACTED GRAVEL FILL



NEW ROOF - TYPICAL



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A-4

Date :

Scale

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1/4" = 1'-0"

2 LAYERS 1/2" TYPE X GYPSUM BOARD

FLOOR ASSEMBLY BETWEEN UNITS - 1HR FIRE-RATED :

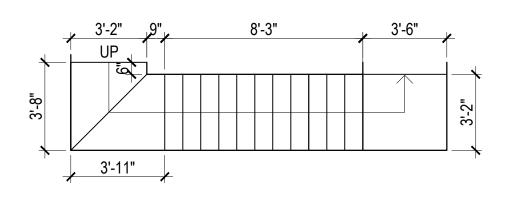
5/8" TYPE X EXTERIOR GYPSUM SHEATHING

EXTERIOR WALL - 1 HOUR FIRE-RATED ASSEMBLY 4 MIL. POLYETHYLENE VAPOR BARRIER

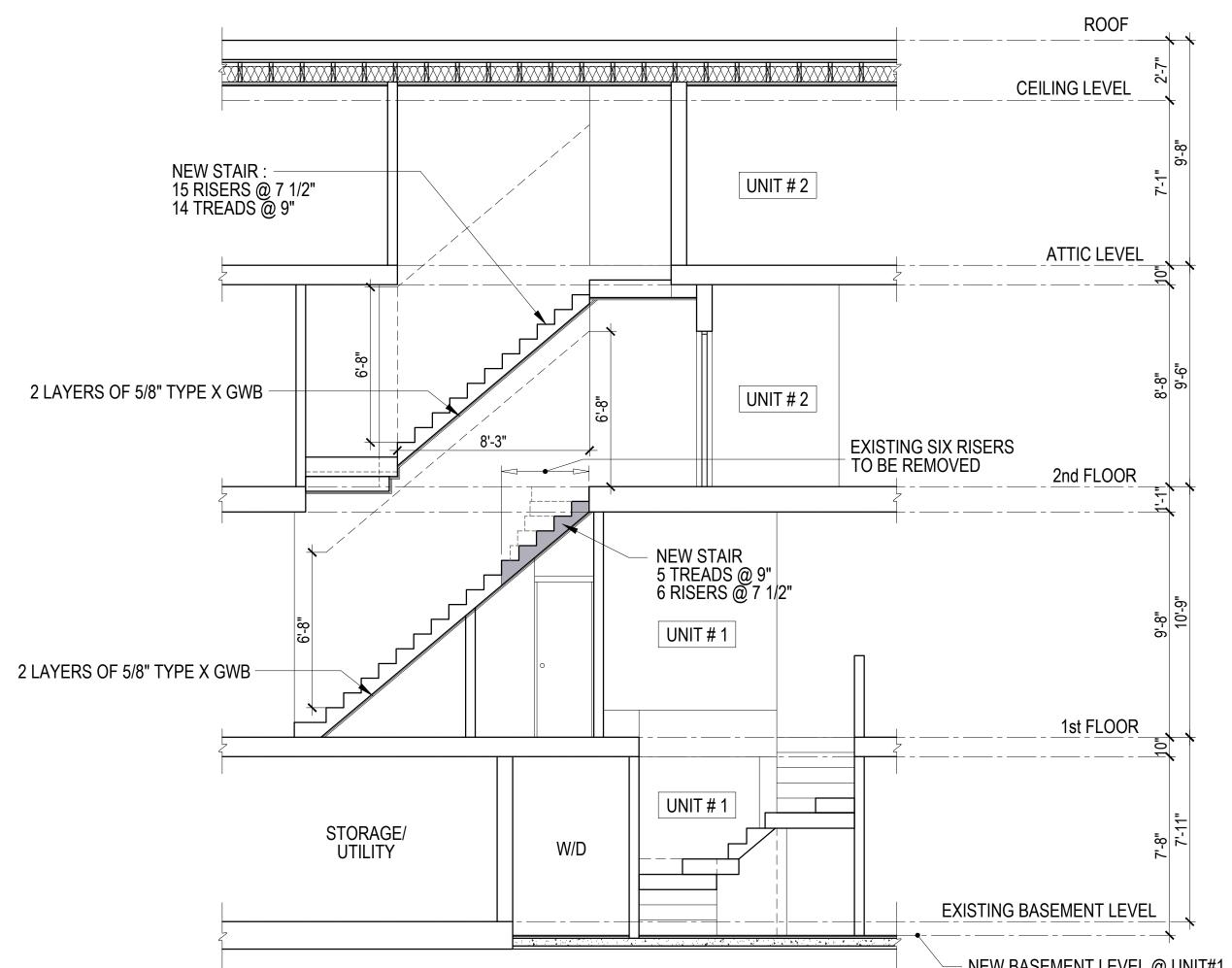
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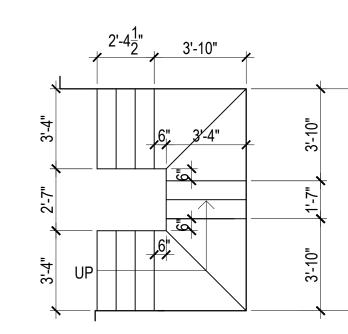
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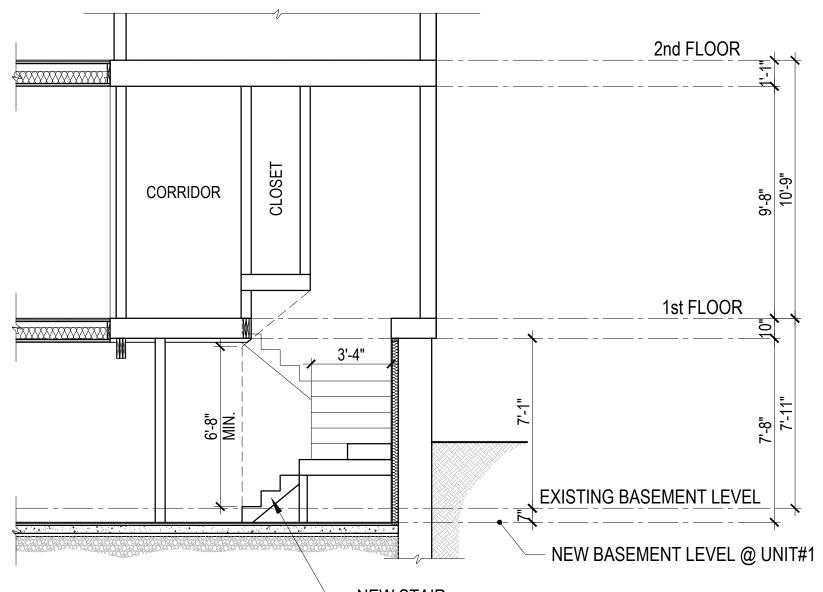
NEW STAIR PLAN - UNIT #2



3 NEW STAIRS SECTION



NEW STAIR PLAN - UNIT #1





4 NEW STAIR SECTION - UNIT #1

- NEW BASEMENT LEVEL @ UNIT#1

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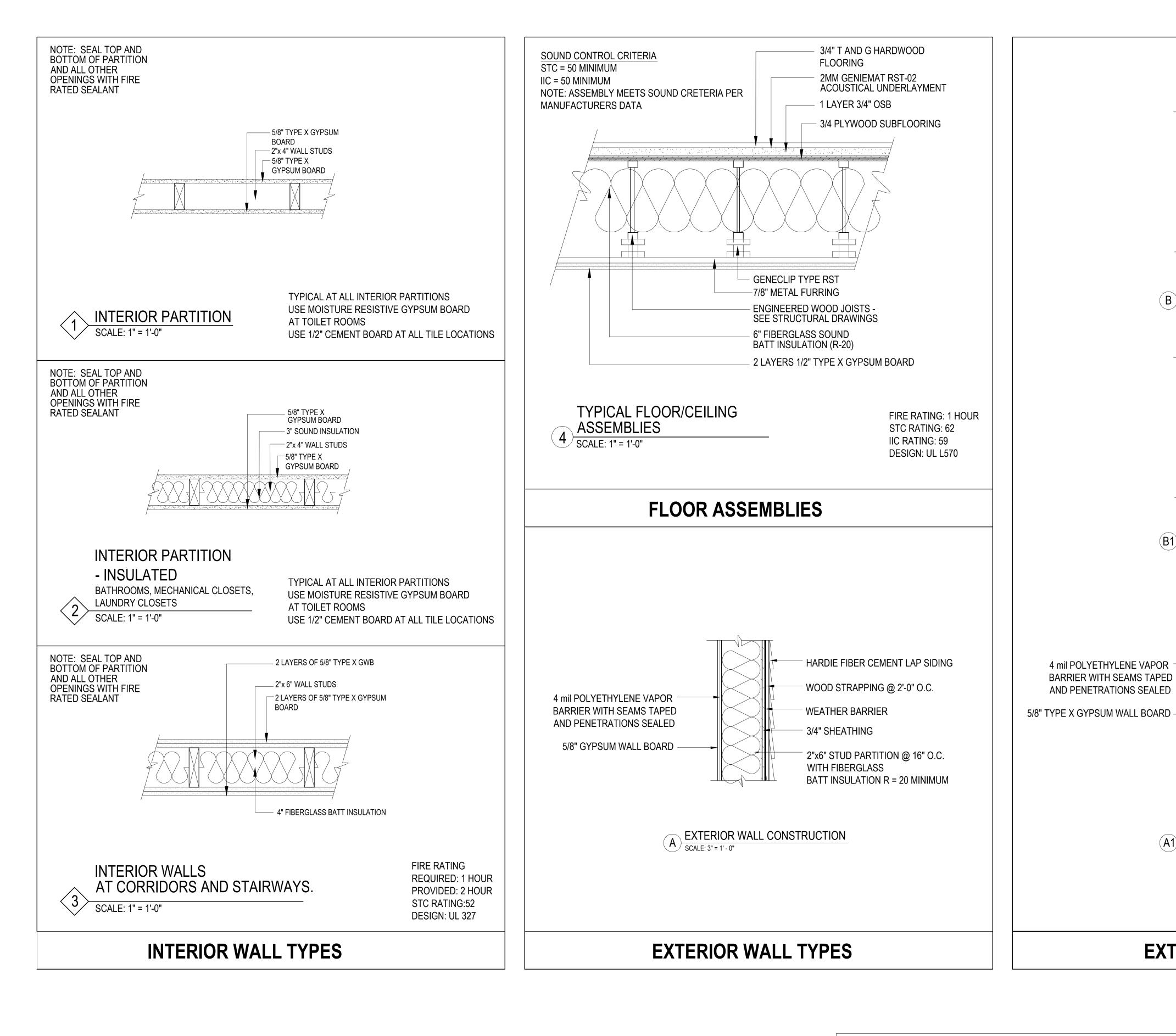
Stair Plans & Sections

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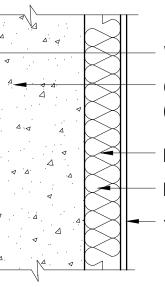
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A-5



GENERAL NOTE:

VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



4' 4

4

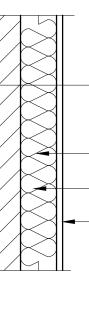
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WATERPROOFING MEMBRANE **CONCRETE FOUNDATION WALL -**(SEE STRUCTURAL NOTES)

- PT 2x3 STUDS AT 16" O.C. - R-15 UNFACED INSULATION 1/2" GWB (BOTTOM HELD 2" ABOVE FLOOR)

B EXTERIOR WALL CONSTRUCTION SCALE: 3" = 1' - 0"



EXISTING FOUNDATION WALL STRUCTURAL

- PT 2x3 STUDS AT 16" O.C. - R-15 UNFACED INSULATION - 1/2" GWB (BOTTOM HELD 2" ABOVE FLOOR)

(B1) EXTERIOR WALL CONSTRUCTION SCALE: 3" = 1' - 0"

	T
\ge	HARDIE FIBER CEMENT LAP SIDING
\mathbf{i}	WOOD STRAPPING @ 2'-0" O.C.
\geq	WEATHER BARRIER
\ge	5/8" PLYWOOD SHEATHING - SEE STRUCTURAL DRAWINGS
\leq	5/8" TYPE X EXTERIOR GYPSUM SHEATHING
	2"x6" STUD PARTITION @ 16" O.C. WITH FIBERGLASS

BATT INSULATION R = 20 MINIMUM

EXTERIOR WALL CONSTRUCTION A1 1-HOUR FIRE-RATED CONSTRUCTION SCALE: 3" = 1' - 0"

EXTERIOR WALL TYPES

Consultant Address Address Phone Fax e-mail

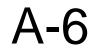
Consultant Address Address Phone Fax e-mail

Date Description No.

2817 Washington Street Boston, MA 02119

Project number Date : Drawn by : Checked by

XXX 02-26-2021 J.O.



Scale

1 1/2" = 1'-0"



B

FRONT ELEVATION

GENERAL NOTE: VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RIGHT SIDE ELEVATION

NEW DORMER	NEW ROOF W/ ARCHITECTURAL ROOF SHINGLES



Consultant Address Address Phone Fax e-mail



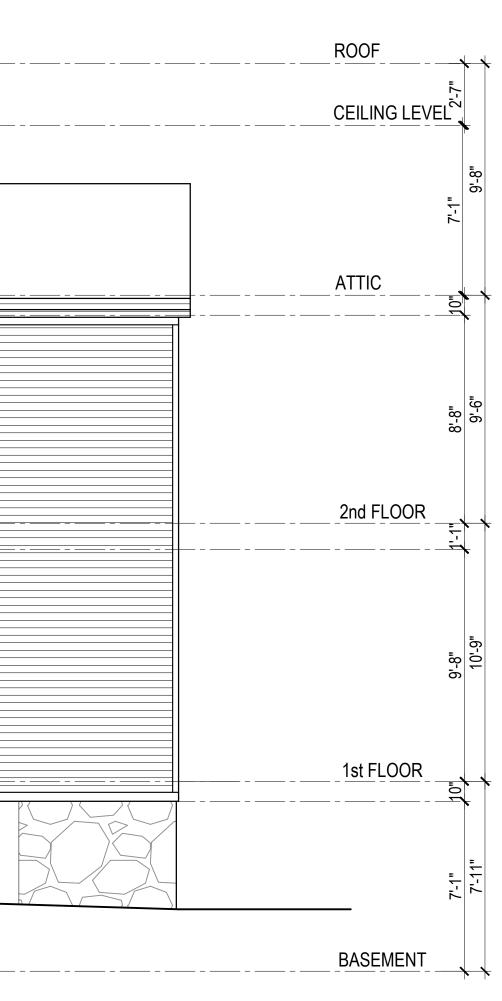
Elevations

Project number Date : Drawn by : Checked by

XXX 02-26-2021 J.O.

A-7

Scale





REAR ELEVATION

LEFT SIDE ELEVATION

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

Date Description No. 2817 Washington Street Boston, MA 02119 Elevations

Project number Date : Drawn by : Checked by

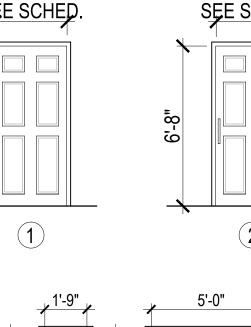
Scale

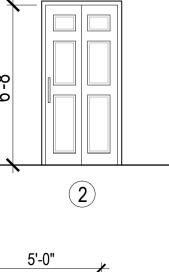
XXX 02-26-2021 J.O.

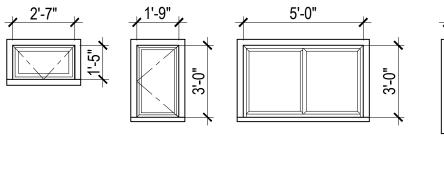
A-8

ROON	I FINISH SCHEDU	JLE					DOOF	R SCHEDULE									
		WALL	S	CEILING	FLOORS			DOOR				DOOR SIZE		FRA	MF	LBL	
ROOM #	ROOM NAME	FINISH	MATERIAL	MATERIAL	HEIGHT MATERIAL	REMARKS :											
			BASE	MENT FLOOR			DOOR.#	ROOM	MAT.	TYPE	WIDTH	HEIGHT	THICK	MATERIAL	TYPE		REMARKS :
001	STORAGE/UTILITY	PAINT	G.W.B.	G.W.B.	HARDWOOD							BASEMENT FLOOR					
002	HALL	PAINT	G.W.B.	G.W.B.	HARDWOOD		001	STORAGE/UTILITY	WOOD	1	3'-2"	6'- 8"	1 3/8"	WOOD			
003	STORAGE	PAINT	G.W.B.	G.W.B.	HARDWOOD		003	STORAGE	WOOD	1	2'-4"	5'- 0"	1 3/8"	WOOD			
004	WASH AND DRYER	TILE	G.W.B.	G.W.B.	HARDWOOD		004	WASH AND DRYER	WOOD	1	3'-0"	6'- 8"	1 3/8"	WOOD			
005	BATH	TILE	G.W.B.	G.W.B.	TILE		005	BATH	WOOD	1	2'-8"	6'- 8"	1 3/8"	WOOD			
006	WALK-IN CLOSET	PAINT	G.W.B.	G.W.B.	HARDWOOD		006	WALK-IN CLOSET	WOOD	1	2'-6"	6'- 8"	1 3/8"	WOOD			
007	BEDROOM	PAINT	G.W.B.	G.W.B.	HARDWOOD		007	BEDROOM	WOOD	1	2'-8"	6'- 8"	1 3/8"	WOOD			
008	BATH	TILE	G.W.B.	G.W.B.	TILE		008	BATH	WOOD	1	2'-6"	6'- 8"	1 3/8"	WOOD			
009	BEDROOM	PAINT	G.W.B.	G.W.B.	HARDWOOD		009	BEDROOM	WOOD	1	2'-8"	6'- 8"	1 3/8"	WOOD			
010	CLOSET	PAINT	G.W.B.	G.W.B.	HARDWOOD		010	CLOSET	WOOD	3	6'-0"	6'- 8"	1 3/8"	WOOD			SLIDING
			FIRST	r floor						I		FIRST FLOOR	· · · ·				
101	HALLWAY	PAINT	G.W.B.	G.W.B.	HARDWOOD		102	HALL	WOOD	1	3'-0"	6'- 8"	1 3/8"	WOOD			
102	HALL	PAINT	G.W.B.	G.W.B.	HARDWOOD		103	BEDROOM	WOOD	1	2'-8"	6'- 8"	1 3/8"	WOOD			
103	BEDROOM	PAINT	G.W.B.	G.W.B.	HARDWOOD		104	CLOSET	WOOD	1	4'-0"	6'- 8"	1 3/8"	WOOD			SLIDING
104	CLOSET	PAINT	G.W.B.	G.W.B.	HARDWOOD		105	BATH	WOOD	1	2'-6"	6'- 8"	1 3/8"	WOOD			
105	BATH	TILE	G.W.B.	G.W.B.	TILE		106	BEDROOM	WOOD	1	2'-8"	6'- 8"	1 3/8"	WOOD			
106	BEDROOM	PAINT	G.W.B.	G.W.B.	HARDWOOD		107	BEDROOM	WOOD	1	2'-8"	6'- 8"	1 3/8"	WOOD			
107	BEDROOM	PAINT	G.W.B.	G.W.B.	HARDWOOD		108	1/2 BATH	WOOD	1	2'-4"	6'- 8"	1 3/8"	WOOD			
108	1/2 BATH	PAINT	G.W.B.	G.W.B.	TILE		109	CLOSET	WOOD	ζ	5'-0"	5'- 0"	1 3/8"	WOOD			FRENCH DOC
109	CLOSET	PAINT	G.W.B.	G.W.B.	HARDWOOD		111	KITCHEN	WOOD	3	5'-0"	6'- 8"	1 3/8"	WOOD			SLIDING
110	LIVING ROOM	PAINT	G.W.B.	G.W.B.	HARDWOOD				WOOD	0		SECOND FLOOR	1 0/0				
111	KITCHEN	PAINT	G.W.B.	G.W.B.	TILE		2.01		WOOD				1 7 /0"				
			SECC	ND FLOOR			201	HALLWAY	WOOD	1	3'-0"	6'- 8"	1 3/8"	WOOD			
201	HALLWAY	PAINT	G.W.B.	G.W.B.	HARDWOOD		202	CLOSET	WOOD	1	3'-0"	6'- 8"	1 3/8"	WOOD			
202	CLOSET	PAINT	G.W.B.	G.W.B.	HARDWOOD		204	BATH	WOOD	1	2'-6"	6'- 8"	1 3/8"	WOOD			
203	HALL	PAINT	G.W.B.	G.W.B.	HARDWOOD		205	BEDROOM	WOOD	1	2'-8"	6'- 8"	1 3/8"	WOOD			
204	BATH	TILE	G.W.B.	G.W.B.	HARDWOOD		206	CLOSET	WOOD	3	4'-0"	6'- 8"	1 3/8"	WOOD			SLIDING
205	BEDROOM	PAINT	G.W.B.	G.W.B.	HARDWOOD		207	BATH	WOOD	1	2'-8"	6'- 8"	1 3/8"	WOOD			
206	CLOSET	PAINT	G.W.B.	G.W.B.	TILE		208	BEDROOM	WOOD	1	2'-8"	6'- 8"	1 3/8"	WOOD			
207	BATH	TILE	G.W.B.	G.W.B.	HARDWOOD		209	CLOSET	WOOD	3	4'-0"	6'- 8"	1 3/8"	WOOD			SLIDING
208	BEDROOM	PAINT	G.W.B.	G.W.B.	HARDWOOD		210	CLOSET	WOOD	1	2'-6"	6'- 8"	1 3/8"	WOOD			
209	CLOSET	PAINT	G.W.B.	G.W.B.	HARDWOOD		211	BEDROOM	WOOD	1	2'-8"	6'- 8"	1 3/8"	WOOD			
210	CLOSET	PAINT	G.W.B.	G.W.B.	HARDWOOD		213	KITCHEN	WOOD	3	5'-0"	6'- 8"	1 3/8"	WOOD			SLIDING
211	BEDROOM	PAINT	G.W.B.	G.W.B.	HARDWOOD			11	1			THIRD FLOOR			I		
212	LIVING ROOM	PAINT	G.W.B.	G.W.B.	HARDWOOD		302	BEDROOM	WOOD	1	2'-8"	6'- 8"	1 3/8"	WOOD			
213	KITCHEN	PAINT	G.W.B.	G.W.B.	TILE		303		WOOD	1	2'-6"	6'- 8"	1 3/8"	WOOD			
	II ·····			D FLOOR			304	EVAISH AND DRYER	WOOD	2	3'-0"	6'- 8"	1 3/8"	WOOD			BI-FOLD
301				G.W.B.	HARDWOOD		- 305	MECHANICAL	WOOD	1	3'-0"	6'- 8"	1 3/8"	WOOD			
	HALLWAY	PAINT	G.W.B.		HARDWOOD		306	CLOSET	WOOD	3	4'-0"	6'- 8"	1 3/8"	WOOD			SLIDING
302	BEDROOM	PAINT	G.W.B.	G.W.B.			- 307	BEDROOM	WOOD	1	2'-6"	6'- 8"	1 3/8"	WOOD			
303	BATH	TILE	G.W.B.	G.W.B.	TILE		- 308	BATH	WOOD	1	2'-8"	6'- 8"	1 3/8"	WOOD			
304	WASH AND DRYER	PAINT	G.W.B.	G.W.B.	HARDWOOD												
305	MECHANICAL	PAINT	G.W.B.	G.W.B.	HARDWOOD		-	SĘE SCHED.	S <u>ĘE SCHE</u> D.								
306	CLOSET	PAINT	G.W.B.	G.W.B.	HARDWOOD		-			. '	✓ SEE SCH						
307	BATH	TILE	G.W.B.	G.W.B.	TILE		-			\mathbf{h}							
308	BEDROOM	PAINT	G.W.B.	G.W.B.	HARDWOOD												

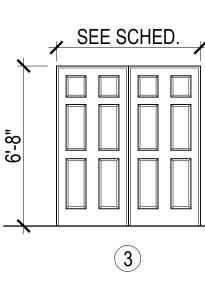
WIND	OW SCI	HEDULE						
	SIZ	Έ	ROUGH OPENING		- TYPE	MODEL		
NO.	WIDTH	HEIGHT	WIDTH	HEIGHT		NUMBER	MFG.	REMARKS
А	2'-7"	1'-5"			AWNING	25CAWN3017	JELD-WEN	
В	1-9"	3'-0"			CASEMENT	25CCMT2036	JELD-WEN	
С	3'-0"	5'-0"			SLIDING	ECS6036	JELD-WEN	EGRESS WINDOW
D	3'-0"	3'-6"			SLIDING	ECS3642	JELD-WEN	
E	3'-6"	5'-0"			SLIDING	ECS6042	JELD-WEN	EGRESS WINDOW
F	3'-2"	4'-0"			DOUBLE-HUNG	25CDH3748	JELD-WEN	
G	3'-2"	5'-1"			DOUBLE-HUNG	25CDH3760	JELD-WEN	EGRESS WINDOW
Н	2'-8"	5'-5"			DOUBLE-HUNG	CUSTOM	JELD-WEN	
J	2'-10"	5'-5"			DOUBLE-HUNG	25CDH3364	JELD-WEN	EGRESS WINDOW



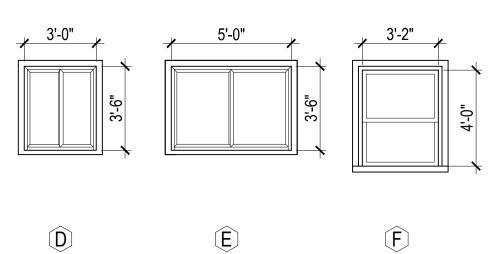




 $\widehat{\mathbf{O}}$







JELD-WEN WINDOWS, W-2500 SERIES FINISH OUTSIDE - ALUMINUM CLADDING FINISH INSIDE - WOOD

 $\widehat{\mathbf{A}}$

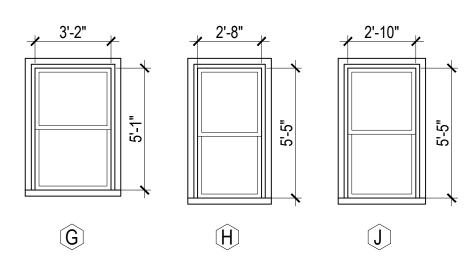
B

GENERAL NOTE:

VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

DOOR SCHEDULE

SCALE ¹/₄"= 1'-0"





Description

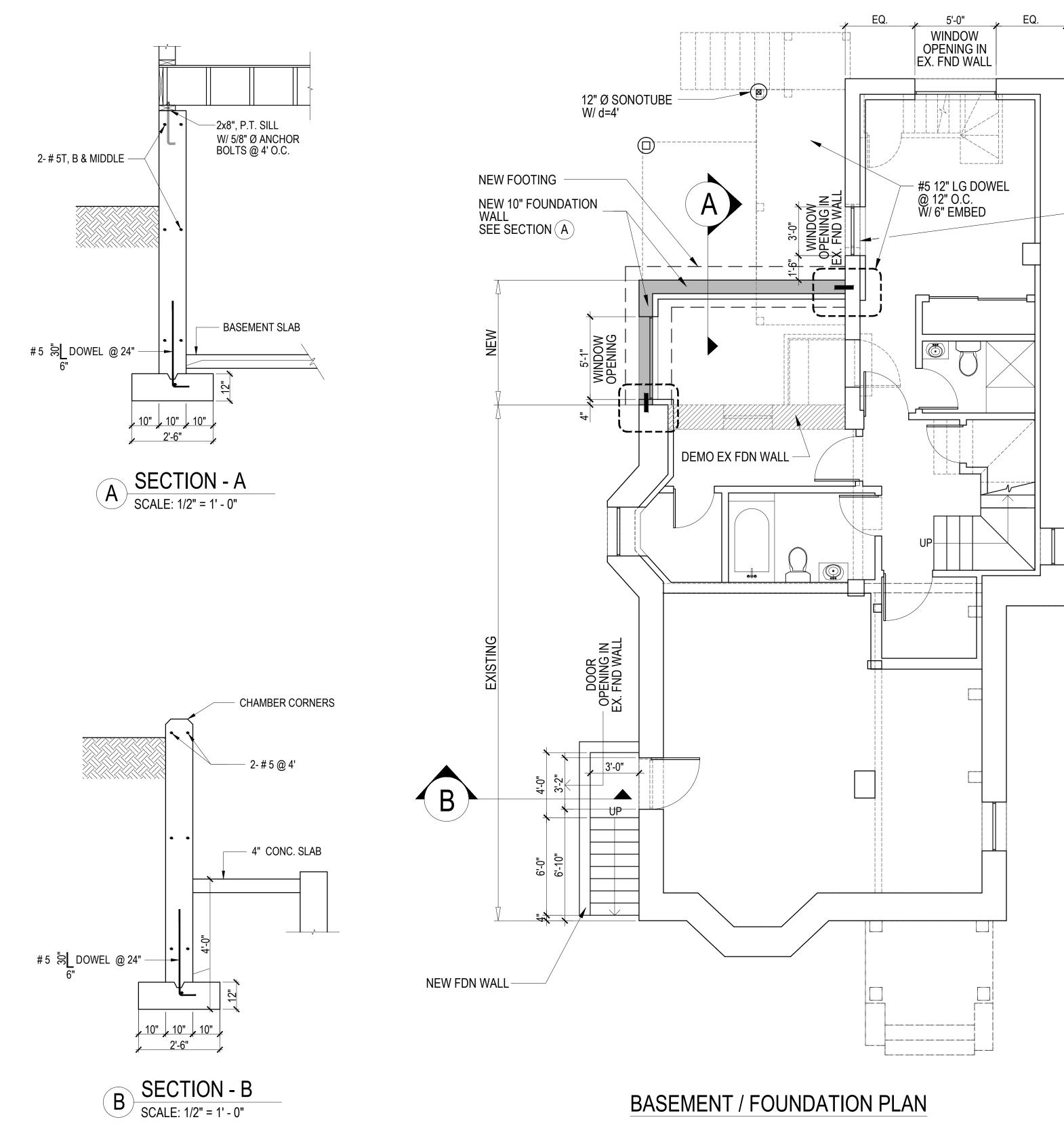
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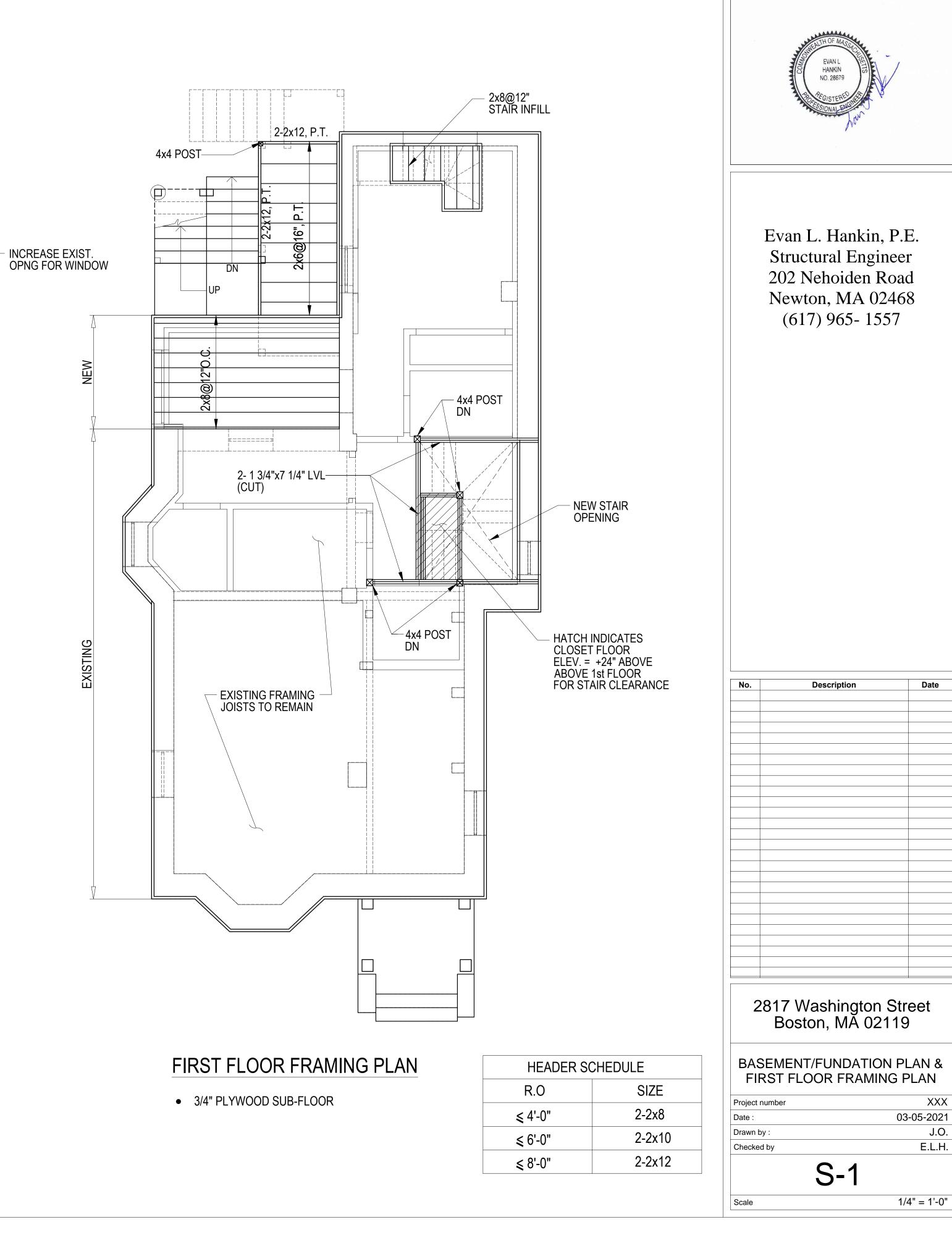
Consultant Address Address

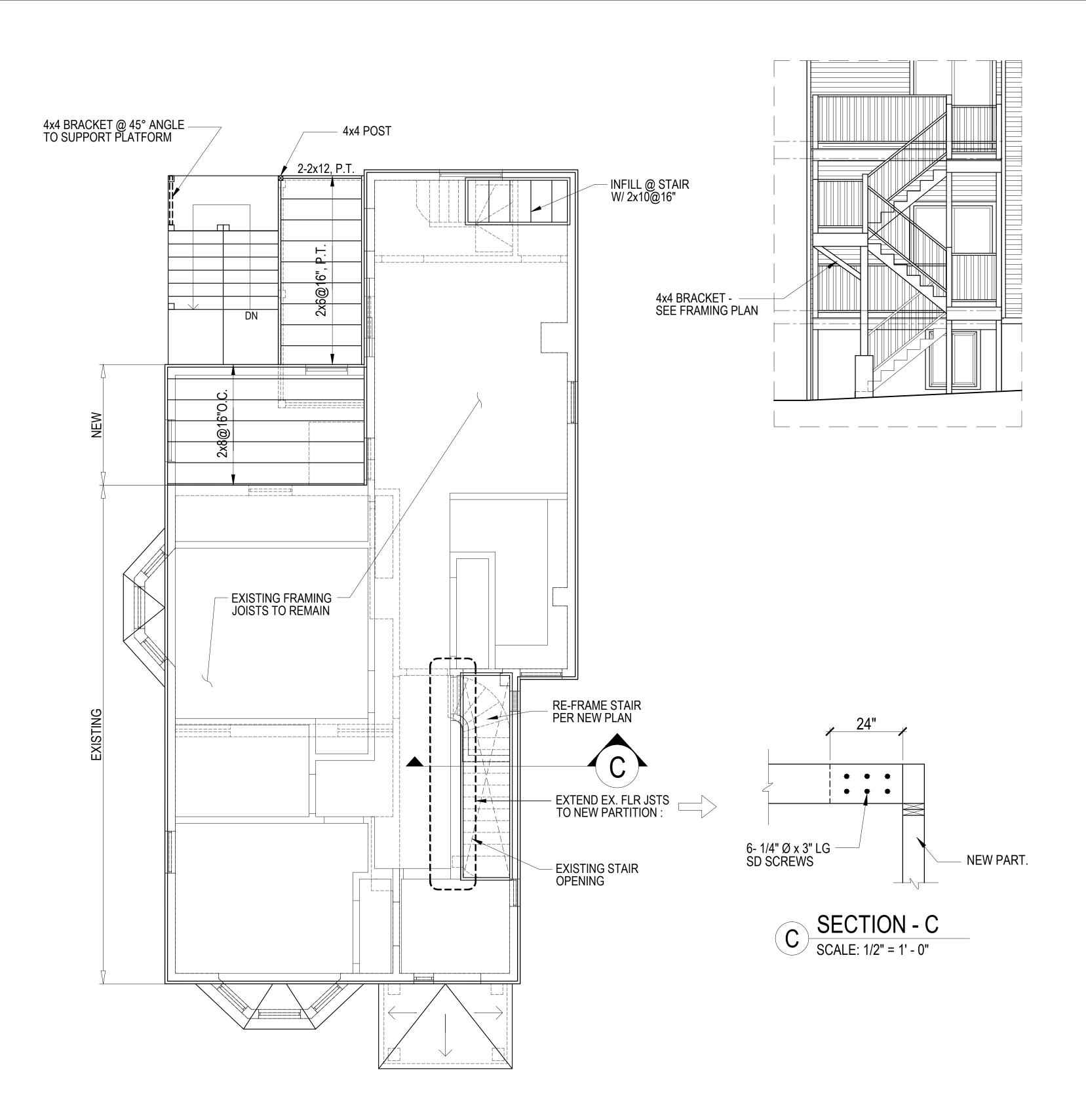
Consultant Address Address Phone Fax e-mail

No.

Phone Fax e-mail

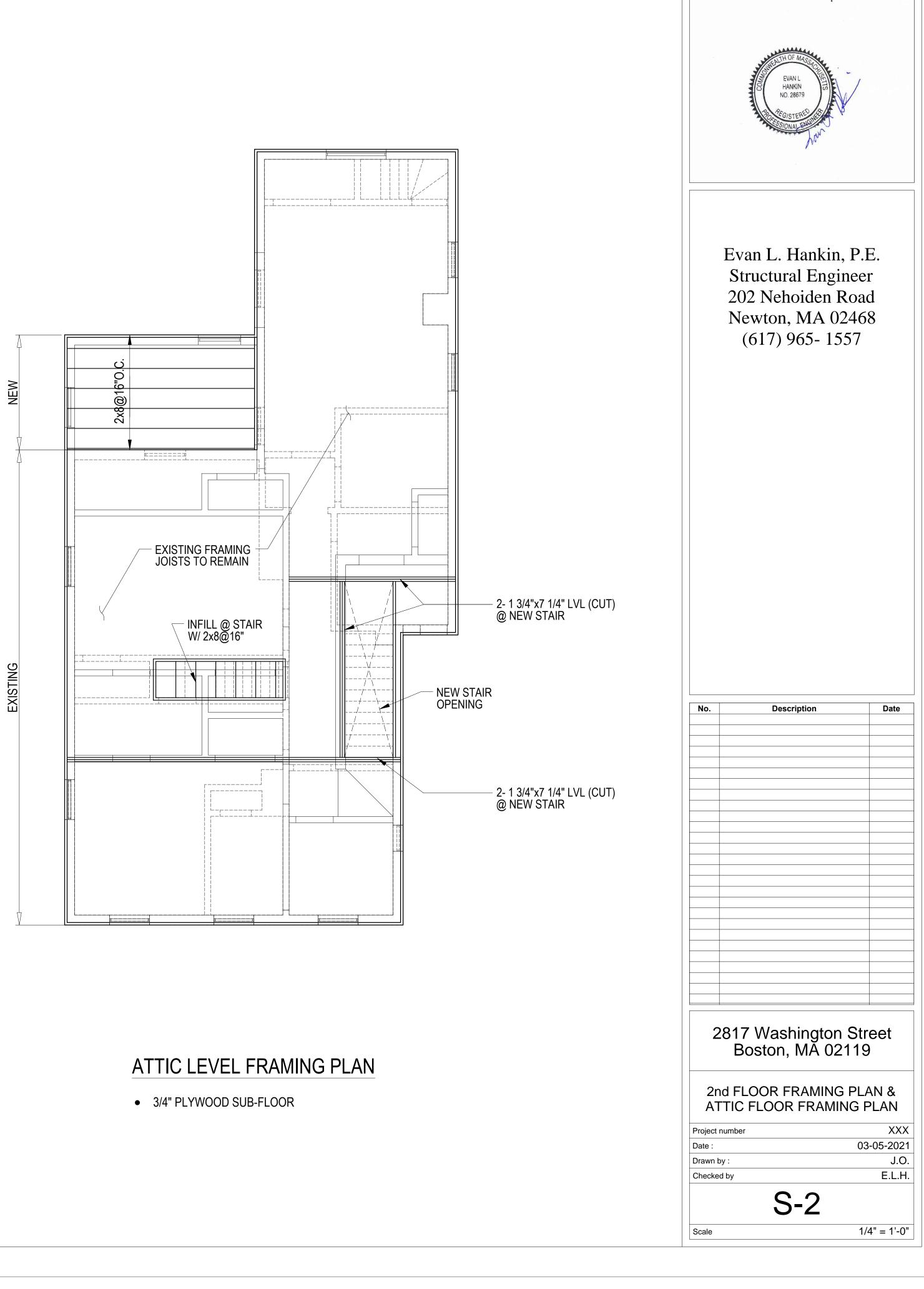






SECOND FLOOR FRAMING PLAN

• 3/4" PLYWOOD SUB-FLOOR



Structural Notes

1. All work shall be done in accordance with the MSBC, 9th edition.

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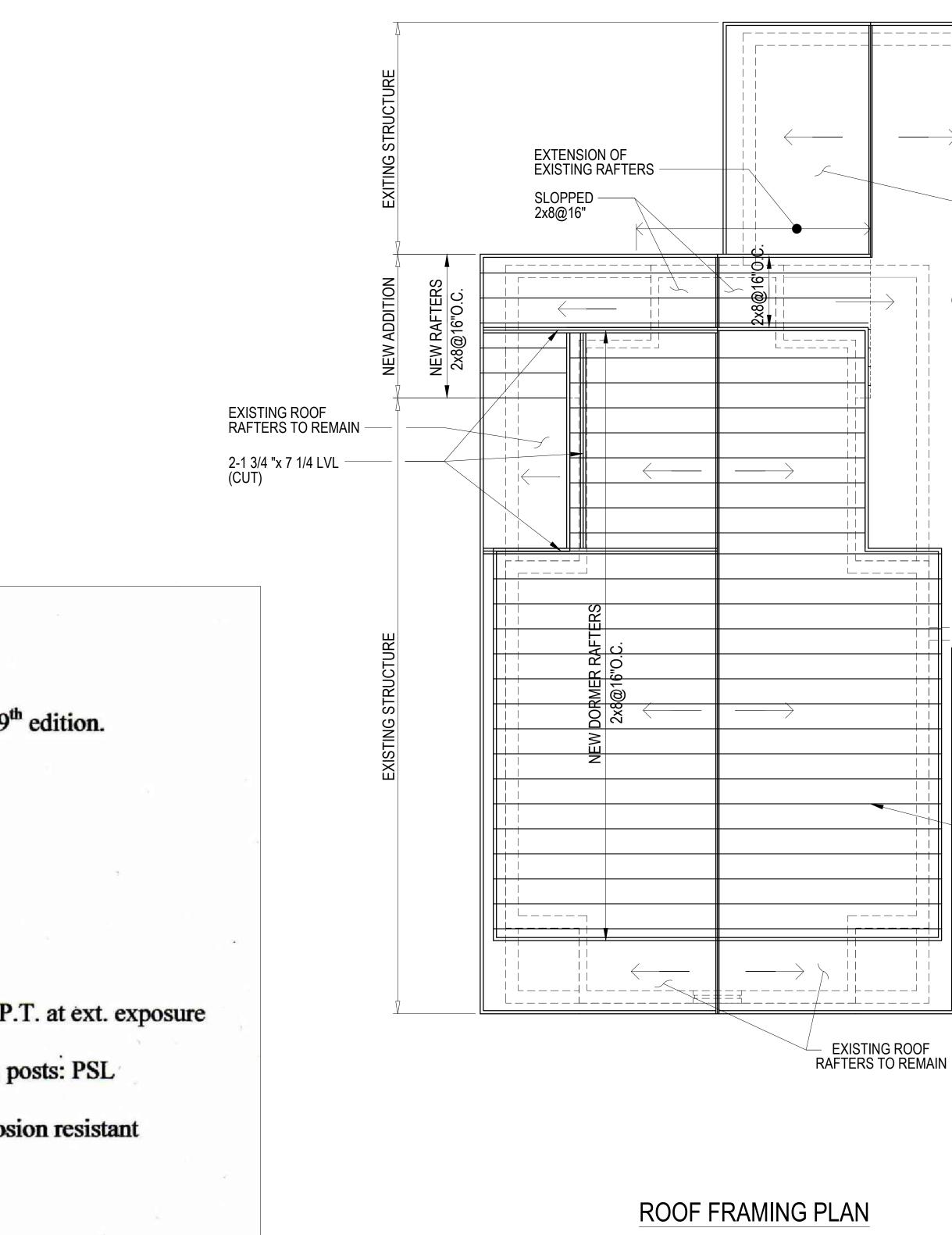
- 2. Provide temporary support prior to demolition.
- 3. Allowable soil bearing pressure = 1.5 ksf.
- 4. Loading: LL = 40 psf.; $P_g = 40 \text{ psf.}$; $P_f = 30 \text{ psf.}$ $V_{ult} = 128$ mph.

5. Material:

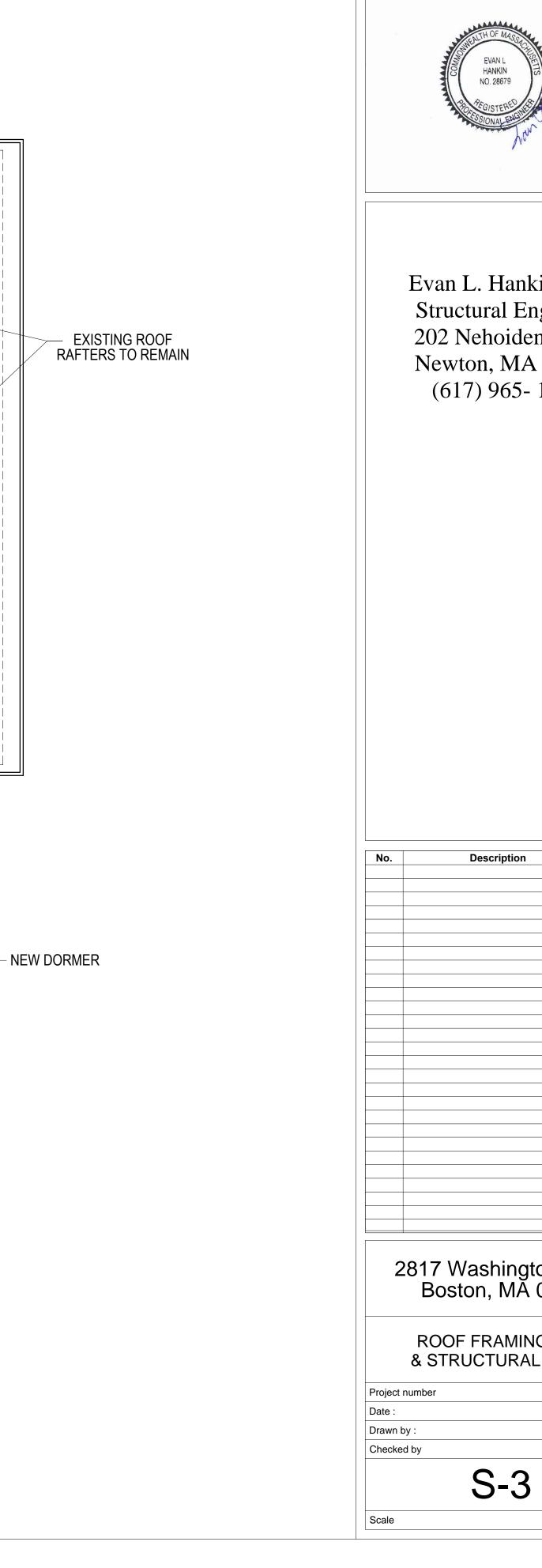
joists and rafters: Hem-Fir No.1 & btr.; P.T. at ext. exposure a. Lumber: bearing wall studs: construction grade LVL: $F_b = 2,800 \text{ psi}$; $E = 2.0 \times 10^6 \text{ psi}$; posts: PSL

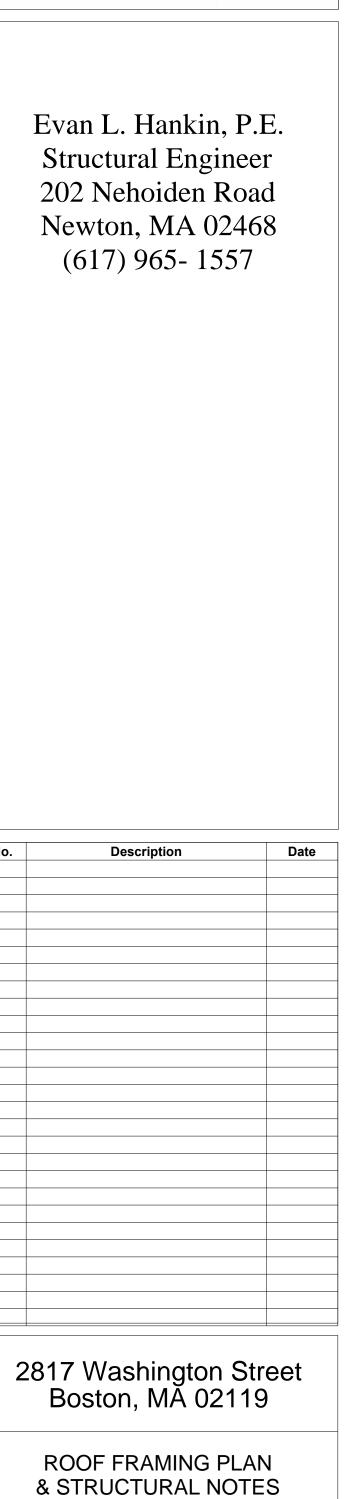
b. Metal connectors: Simpson or approved equal; corrosion resistant @ext. exposure.

c. Concrete: 3,500 psi; Re-bar: GR 60.



5/8" ROOF SHEATHING
HURRICANE TIES @ EA. RAFTER





J.O. E.L.H.

03-05-2021

XXX

1/4" = 1'-0"