Marcella & Highland

95-123 Marcella Street
Roxbury, MA 02119

2nd Package 2

PROJECT INFO

UNIT	BEDS	BATHS	AFFORDABILITY	ACCESSIBLE	GFA	OPEN
BUILDING A						
A-1	3	1.5	AFFORDABLE	YES, ROLL-IN	1113 SF	500 SF
A-2	4	2	AFFORDABLE	NO	1354 SF	500 SF
A-3	4	2	AFFORDABLE	NO	1435 SF	500 SF
A-4	3	2	AFFORDABLE	NO	1076 SF	500 SF
Common					498 SF	
BUILDING B1						
B1-1	4	2.5	MARKET	NO	1781 SF	650 SF
B1-2	3	2.5	MARKET	NO	1718 SF	650 SF
BUILDING B2						
B2-1	4	2.5	MARKET	NO	1781 SF	650 SF
B2-2	3	2.5	MARKET	NO	1718 SF	650 SF
BUILDING C1						
C1-1	3	2	AFFORDABLE	NO	1512 SF	650 SF
C1-2	3	2	AFFORDABLE	NO	1526 SF	650 SF
BUILDING C2						
C2-1	3	2	AFFORDABLE	NO	1512 SF	650 SF
C2-2	3	2	AFFORDABLE	NO	1526 SF	650 SF
				TOTAL	**18,550 SF**	

All units have 1 exterior parking space and trash storage.
Buildings B & C are architecturally the same, but have site variations based on local geography / geology. All buildings are 3 stories / 35' tall.

Buildings B & C: IRC (2 Family Residential)
construction type (IBD Equiv.) 5B
Townhouse Style
no MAAB requirements

Building A: IBC group R2
construction type 5B
1 roll-in unit, 2 handicap parking, CMR 521
sprinkled

ZONING INFO

***Please refer to sheet A001 for detailed information regarding building setbacks, including modal front yard setback data**

Building A: 114 Marcella Street
Roxbury Neighborhood District : Row House Residential
Neighborhood Design Review, Neighborhood Design Overlay

	Allowable	Existing	Proposed	Compliance
Lot Area	2,000 sq ft min	Varies	7,062 sq ft	Yes
Lot Size/Unit	n/a			
Area/Add. Unit	n/a			
Height	35 ft.		30 ft.	Yes
Stories	3		3	Yes
Lot Width	20 ft. min	Varies	75'	Yes
FAR	1.0 max		0.78	Yes
Usable Open	n/a		500	Yes
Min Front Yard	15' min or (e) bldg algn		(e) bldg algn	Yes
Min Side Yard	10' min		10' min	Yes
Min Rear Yard	20' min		20' min	Yes
Parking	N/A		1 per u	Yes
Maneuvering	-	-	-	

Building B1 121 & 123 Marcella Street
Building B2 115 & 117 Marcella Street
Building C1 105 & 109 Marcella Street
Building C2 95 & 97 Marcella Street

Roxbury Neighborhood District : 3F-4000 - Three-Family Residential
Neighborhood Design Review, Neighborhood Design Overlay

	Allowable	Existing	Proposed	Compliance
Lot Area		Varies	39,719 sq ft	Yes
Lot Size/Unit	2,000 sqft / 1 unit			Yes
Area/Add. Unit	2,000 sqft each add.u		5,700 sq ft min / 2 u.	Yes
Height	35 ft.		27-33 ft.	Yes
Stories	3		3	Yes
Lot Width	25 ft.	Varies	70' min	Yes
FAR	0.8 max		0.56 max	Yes
Usable Open	650 sq.ft / unit		2,000 sq ft / u min.	Yes
Min Front Yard	20' min or (e) bldg algn		(e) bldg algn	Yes
Min Side Yard	10' min		10' min	Yes
Min Rear Yard	30' min		30' min	Yes
Parking	N/A		1 per u	Yes
Maneuvering	-	-	-	

SHEET LIST

Sheet List

Sheet Number	Sheet Name
General	
G000	Cover Sheet
G001	Symbol, Standards & Abbreviations
G100	Code Analysis & Notes
G101	Life Safety Plans
G200	Exterior Assemblies
G201	Interior Assemblies
Survey	
V000	Existing Conditions Survey
V001	Lot Consolidation and Subdivision Plan
Civil	
C001	Site Utility Plan #A-D
C002	Site Utility Plan #E
C003	Site Utility Details
C004	Site Utility Details 2
C005	Site Utility Details 3
C006	Site Utility Details 4
Structural	
S010	General Notes I
S020	General Notes II
S100	Type A Framing Plan
S101	Type A Roof Framing Plan
S130	Type B Framing Plan
S160	Type C Framing Plan
S300	Lateral Frame Elevations
S330	Lateral Frame Elevations
S360	Lateral Frame Elevations
S401	Typ Concrete Details I
S402	Typ Concrete Details II
S501	Typical Steel Details I
S601	Typical Wood Details I
S602	Typical Wood Details II
S603	Typical Wood Details III
S604	Typical Wood Details IV
Architectural	
A000	Architectural Site Plan
A001	Building Location Plan
A010	Enlarged Site Details
A100	Bldg Type A - Plans
A101	Bldg Type A - Plans 2
A102	Bldg Type A - Plans 3
A105	Bldg Type A - RCPs
A106	Bldg Type A - RCPs 2
A110	Bldg Type A - Elevations

Sheet List

Sheet Number	Sheet Name
A111	Bldg Type A - Elevations 2
A120	Bldg Type A - Building Sections
A130	Bldg Type B - Plans
A131	Bldg Type B - Plans 2
A135	Bldg Type B - RCPs
A140	Bldg Type B - Elevations
A141	Bldg Type B - Elevations 2
A150	Bldg Type B - Building Sections
A160	Bldg Type C - Plans
A161	Bldg Type C - Plans 2
A165	Bldg Type C - RCPs
A170	Bldg Type C - Elevations
A171	Bldg Type C - Elevations 2
A180	Bldg Type C - Building Sections
A200	Stairs - Bldg A
A201	Stairs - Bldg B
A202	Stairs - Bldg C
A300	Wall Sections
A301	Wall Sections
A400	Door Schedules
A401	Door Types & Details
A411	Window Types, Details and Schedule
A500	Exterior Details - Foundation
A502	Exterior Details - Wall Section Details
A503	Exterior Details - Wall Plan Details
A504	Exterior Details - Roof Details I
A505	Exterior Details - Roof Details II
A600	Interior Details
A640	Room, Fixture, Finish Schedule I
A641	Room, Fixture, Finish Schedule II
Fire Protection	
FP-000	Fire Protection Symbols and Abbreviations
FP-101	Bldg Type A - Fire Protection Plans
FP-500	Fire Protection Details
Plumbing	
P-000	Plumbing Symbols and Abbreviations
P-101	Bldg Type A - Plumbing Plans
P-110	Bldg Type B - Plumbing Plans
P-120	Bldg Type C - Plumbing Plans
P-500	Plumbing Details
P-600	Plumbing Schedules
Mechanical	
M-000	Mechanical Symbols and Abbreviations
M-101	Bldg Type A - Ductwork and Piping Plans

Sheet List

Sheet Number	Sheet Name
M-110	Bldg Type B - Ductwork and Piping Plans
M-120	Bldg Type C - Ductwork and Piping Plans
M-500	Mechanical Details
M-501	Mechanical Details
M-600	Mechanical Schedules
M-700	Mechanical Riser Diagrams
M-800	Mechanical Controls
Electrical	
E-000	Electrical Symbols and Abbreviations
E-001	Electrical Notes
E-101	Bldg Type A - Electrical Power Plans
E-110	Bldg Type B - Electrical Power Plans
E-120	Bldg Type C - Electrical Power Plans
E-201	Bldg Type A - Lighting Plans
E-210	Bldg Type B - Lighting Plans
E-220	Bldg Type C - Lighting Plans
E-301	Bldg Type A - Fire Alarm Plans
E-310	Bldg Type B - Fire Alarm Plans
E-320	Bldg Type C - Fire Alarm Plans
E-600	Electrical Schedules
E-700	Electrical Riser Diagrams
E-701	Fire Alarm Riser Diagram

PROJECT TEAM

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11 Beacon Street Ste 400
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Fraser Polyengineering
35 Norman Street
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ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

PROJECT INFORMATION:
Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:
Cover Sheet

DRAWING HISTORY:

NO.	DATE	REVISION
1	04/30/19	DND Review Set
2	06/04/19	Zoning Review Set
3	02/03/20	90% CD Set
4	08/26/20	Permit Set

SHEET #:
G000

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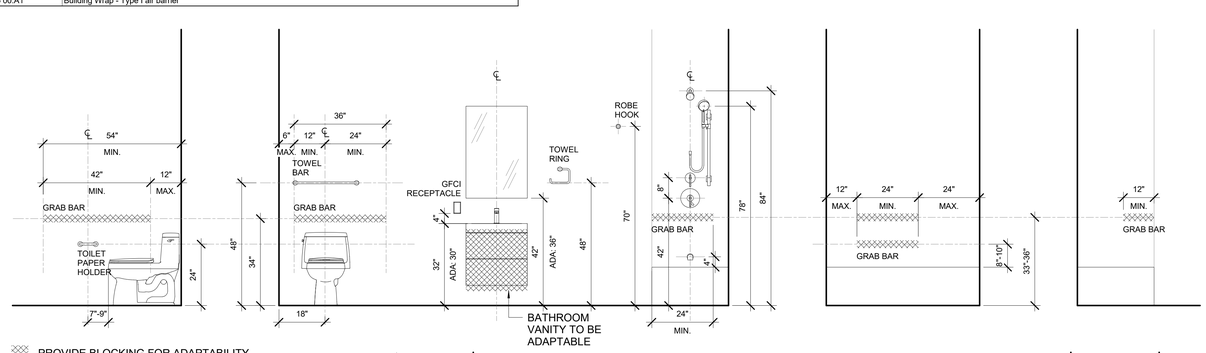
Project Keynotes

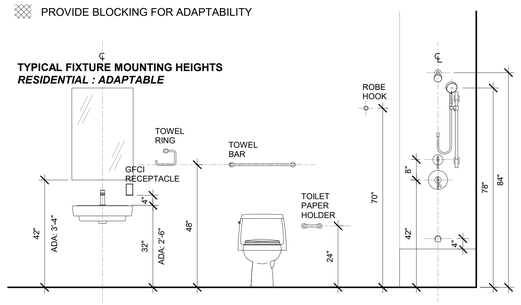
Project Keynotes	
Key Value	Keynote Text
03 30 00.A1	Cast-In-Place Concrete Slab. See Structural
03 30 00.A2	Cast-In-Place Concrete Wall. See Structural
03 30 00.A4	Cast-In-Place Concrete Footing. See Structural.
03 30 00.A6	Cast-In-Place Concrete Stair
05 05 23.D1	3/8" Dia. Bolts w/ 1 3/4" Washers
05 12 00.A2	Steel Column. Refer To Structural
05 40 00.T1	Extruded Aluminum Inside Corner Trim
05 40 00.T2	Extruded Aluminum Open Outside Corner Trim
05 41 00.A5	5 1/2" Metal C Stud
05 52 00.A1	Metal Guardrail System w. 1 1/2" Dia. Stl. Hand Rail, Typ.
05 52 00.A2	Metal Guardrail System w. Top Rail 42" AFF, Typ.
05 52 00.B0	3/4" x 3/4" Rail
05 52 00.B3	1 1/2" Sq. Tube Steel Posts. Space at 4'-0" O.C. Max. and at Corners, Typ.
05 52 00.B7	1 1/2" x 3/8" Steel Bottom and Top Plates. Pre-drill holes for counter-sunk fasteners, Typ.
05 52 00.B8	6" Composite Drink Rail
05 52 00.B9	3/4" Sq. Steel Bar Pickets.
05 52 00.B14	1/4" SS Railing Cable @3" O.C., Typ.
05 52 00.B15	SS Intermediate Post
05 52 00.D2	Anchor - 1/4" Steel Base Plate w/ Predrilled Holes
06 05 23.A1	Galv. Steel Joist Hanger, Typ.
06 05 23.A2	Galv. Steel Stringer Hanger w. Adjustable Seat
06 10 00.A1	Wood Blocking
06 10 00.A2	Pressure Treated Wood Blocking
06 10 00.A3	FRT Wood Blocking
06 10 00.B1	1x3 Nominal Wood Furring
06 10 00.B2	1x3 Nominal Pressure Treated Wood Furring
06 10 00.B5	1x4 Nominal Pressure Treated Wood Furring applied at 45°. Provide Intermittent Gaps
06 11 00.A1	2x4 Nominal SPF Wood Framing
06 11 00.A2	2x6 Nominal SPF Wood Framing
06 11 00.A3	2x8 Nominal SPF Wood Framing
06 11 00.A4	2x10 Nominal SPF Wood Framing
06 11 00.A5	2x12 Nominal SPF Wood Framing
06 11 00.A7	2x3 Nominal SPF Wood Framing
06 11 00.B1	2x4 Nominal SPF Pressure Treated Wood Framing
06 11 00.B2	2x6 Nominal SPF Pressure Treated Wood Framing
06 11 00.B3	2x8 Nominal SPF Pressure Treated Wood Framing
06 11 00.B5	2x12 Nominal SPF Pressure Treated Wood Framing
06 11 00.D1	2X Nominal SPF Pressure Treated Sleeper per Plan. Scribe to Roof Slope, Typ.
06 16 00.A1	1/2" Plywood Sheathing
06 16 00.A2	3/4" Plywood Sheathing
06 16 00.B4	3/4" OSB Sheathing
06 16 00.B6	7/16" OSB Sheathing
06 16 00.C1	1/2" Fire Rated OSB Sheathing
06 16 00.D1	1/2" Pressure Treated OSB Sheathing
06 16 00.E1	1/2" OSB Sheathing with integral water-resistive barrier
06 16 00.E2	5/8" OSB Sheathing with integral water-resistive barrier
06 16 43.A1	5/8" Fire-Rated Fiberglass-Mat Faced Gypsum Sheathing
06 16 43.A3	1/2" Fiberglass Mat Gypsum Roof Board
06 17 00	Shop Fabricated Structural Wood
06 17 00.C2	
06 17 13.A2	1 3/4" x 11 7/8" LVL; See Structural
06 17 13.A3	1 3/4" x 14" LVL; See Structural
06 17 13.A4	1 3/4" x 16" LVL; See Structural
06 17 33.A1	9 1/2" Wood I Joist; See Structural
06 17 33.A3	14" Wood I Joist; See Structural
06 17 53.A3	14" Open Web Wood Truss Joist; See Structural
06 17 53.A4	16" Open Web Wood Truss Joist; See Structural
06 43 13.A1	Wood Stairs: Wood Tread and Risers, 7" Max Riser, 11" Min. Tread
06 43 13.A2	Wood Stairs: Wood Tread and Risers, 7 3/4" Max Riser, 10" Min. Tread
06 43 13.A3	Wood Tread - Match Wood Species, Finish and Nosing of Remaining Stairs
06 43 13.A4	Wood Riser - Match Wood Species.Finish of Remaining Stairs
06 43 13.A5	Wood Stairs: Wood Tread and Risers, 8 1/4" Max Riser, 9" Min. Tread
06 43 16.A1	Wood Hand Rail: Cont. Solid Oak Handrail, Round, 1 ½" Diameter
06 43 16.A2	Wood Picket Guard Rail. Pickets at 4" Max. O.C.
06 43 16.C4	Extend Handrail to Wall
06 46 00.A1	Wood Base. Refer to finish schedule for species and finishes
06 46 13.A1	Wood Jamb Extensions - See Finish Schedule
06 73 13.A1	4/4 x 6 Nominal Composite Decking Board w/ Hidden Fasterns
07 21 13.A2	2" Extruded Polystyrene Insulation Board
07 21 13.A7	2" Extruded Polystyrene Insulation Board with factory applied latex-modified concrete facing
07 21 13.B2	2" Expanded Polystyrene Insulation Board
07 21 13.B4	4" Expanded Polystyrene Insulation Board
07 21 13.C5	Tapered Polyisocyanurate Insulation, minimum depth of 4"
07 21 13.C6	6" Polyisocoyanurate Insulation Board
07 21 13.D2	2" Mineral Wool Insulation Board
07 21 13.E1	80mm Wood Fiber Insulation Board
07 21 13.E2	100mm Wood Fiber Insulation Board
07 21 16.A5	12" Fiberglass Batt Insulation. R-38
07 21 16.A6	14" Fiberglass Batt Insulation. R-49
07 21 16.C0	2 1/2" Mineral Wool Batt Insulation. R-8
07 21 16.C1	3 1/2" Mineral Wool Batt Insulation. R-15
07 21 16.C2	5 1/2" Mineral Wool Batt Insulation. R-23
07 21 16.C3	6 1/4" Mineral Wool Batt Insulation. R-23
07 21 16.C4	7 1/4" Mineral Wool Batt Insulation. R-30
07 21 19.A1	Closed Cell Foamed-In-Place Insulation
07 21 19.A2	2" Closed Cell Foamed-In-Place Insulation. Min R-12
07 21 26	Blown-In Insulation
07 21 26.A2	Blown-In Borate Treated Cellulose Insulation. Min. R-30
07 21 26.A4	Blown-In Borate Treated Cellulose Insulation. Min. R-42
07 21 26.B1	Air and Vapor Permeable Dense-Pack Reinforcement Membrane
07 25 00.A1	Building Wrap - Type I air barrier

Project Keynotes	
Key Value	Keynote Text
07 25 00.A3	Weather Resistive Barrier: Reinforced airtight vapor-open barrier membrane
07 26 00.A1	Polyethelene Vapor Retarder
07 27 19.A1	6 mil Polyethelene Air Barrier
07 27 19.A2	Vapor Variable Air Barrier
07 40 00.A1	High Density Fiber Cement Cladding Panel
07 42 13.A	Metal Composite Material Wall Panels
07 42 13.A1	Metal Composite Coping
07 46 23.A1	4/4 x 4 Nominal Wood Siding with 1/4" Open Reveal
07 46 23.B1	4/4 Nominal T&G Wood Siding
07 46 23.B2	4/4 x 4 Nominal T&G Wood Siding with 1/8" Nickel Gap
07 46 46.A1	Fiber-Cement Siding: Smooth Texture. 6.25" w/ 5" Exposure – Color per Finish Schedule
07 46 46.B1	Fiber-Cement Trim Board: Smooth Texture.
07 46 46.C1	Starter Strip at Siding Base, Typ.
07 53 23.A1	EPDM Roofing Membrane: Fully Adhered
07 53 23.B1	EPDM Bonding Adhesive: Manufacturer's standard.
07 54 23.A1	TPO Roofing Membrane: Fully Adhered
07 54 23.A2	Continuous Bead of Roofing Sealant
07 54 23.A4	Welded Splice, Typ.
07 54 23.A6	Fastener and Seam Plate, Typ
07 54 23.B5	Extend Membrane Roofing Under Sill Flashing and Seal to Frame, Typ.
07 54 23.B7	Extend Membrane Roofing Over Gutter Edge, Typ.
07 62 00.A2	Break Metal Drip: 0.040" Alum. Metal. Verify Color w/ Architect if Not Noted.
07 62 00.A3	Break Metal Trim: 0.040" Alum. Metal. Verify Color w/ Architect if Not Noted.
07 62 00.C1	Counterflashing: 00.040" Alum. Metal.
07 62 00.C3	Break Metal Pan Flashing. 00.040" Alum. Metal. w. Drip. Set in Bed of Sealant. Verify Color w/ Architect if Not Noted.
07 62 00.G1	Seamless Gutter: .027" Alum. Gutter. 6". Enamel Finish
07 62 00.G2	Gutter: 3x4 Inch Enamel Finish
07 62 00.G3	Downspout: 2x3 Inch Enamel Finish
07 65 00.A1	Self Adhered Flexible Flashing
07 65 00.B1	Detail & Joint Tape
07 71 00.A2	Composite Adjustable Deck Pedestals
07 71 00.A5	TPO Molded Sealant Pocket
07 71 00.A6	Pre-Formed Pipe Flashing
07 71 00.A7	Compressible Filler
07 71 00.A8	Stainless Steel Clamping Ring
07 71 00.A9	Fill Completely with Crowned Multi-Purpose Sealant
07 71 00.A10	Rain Collar with Compression Gasket
07 71 00.B1	Multiple Pipe Penetrations (Temperature Not to Exceed 120F)
07 71 00.B2	1/2" to 6 1/2" Pipe (Temperature Not to Exceed 180F)
07 71 00.B3	Pipe (Temperature Not to Exceed 180F)
07 71 00.D1	Pre-Finished Steel Drainage Opening Sleeve with Integral Channels and Rain Chain Leader
07 71 00.D2	Pre-Finished Steel Drainage Channel with Rain Chain Leader.
07 71 00.D3	Slope Roof to Direct Runoff into Drainage Opening/ Channels, Typ.
07 71 00.D4	Pre-Finished 3/8" Rain Chain Attachment Bolt w. Threaded Ends
07 71 00.D5	Pre-Finished Aluminum Double Loop Rain Chain. Extend to Grade, Typ.
07 84 00.A3	Firestop Sealant
07 92 00.A1	Acoustical Joint Sealant
07 92 00.C1	Acrylic Latex Elastomeric Joint Sealant
07 92 00.C2	Acrylic Latex Elastomeric Joint Sealant w/ Open Cell Backer Rod.
07 92 00.C3	Urethane Elastomeric Joint Sealant, w/ OC Backer Rod. Paint after fully cured.
08 14 23.A1	Aluminum Clad Wood Patio Doors: See Door Schedule
08 31 16.A1	Recessed Access Door in GWB Ceiling, Steel 22 gauge, Concealed Hinge
08 52 13.A1	Aluminum Clad Wood Window. See Window Schedule
09 21 16.A1	RC-1, Resilience Channel: 25 Gauge, ½" Deep
09 21 16.A2	RC-2, Resilience Channel: 25 Gauge, ½" Deep
09 22 00.A1	5/8" Galv. Steel Drywall Corner Clip
09 29 00.A	5/8" Gypsum Board, Type X
09 29 00.A1	5/8" Gypsum Board, Type X
09 29 00.A2	5/8" Gypsum Board, Type C
09 29 00.B1	1" Gypsum Shaft Liner Panel
09 30 00.A2	Porcelain Tile; See Finish Schedule
09 30 00.C1	Cleavage Membrane
09 64 00.A2	Engineered Wood Floor: Fully Adhered; See Finish Schedule
09 64 00.C1	Sound Control Underlayment: 3/8" Recycled Rubber
10 55 23.A2	Mailbox, USPS STD-4C Compliant: Recessed, Between 28" Min and 48" Max AFF, Arrow Lock to be between 36" and 48" A.F.F.
22 05 19.A1	Water Meter & Shutoff
22 41 29.A1	
23 81 26	Split-System Air-Conditioners
26 26 53.A1	Electric Vehicle Charging Station, Floor Standing
26 31 00.A1	Photovoltaic Panel
26 50 00	Lighting
28 46 23.A1	Fire Department Beacon
28 46 24.A1	Fire Alarm Annunciation Panel
32 11 00.A1	Compacted Earth
32 11 00.B1	Compacted Gravel; See Geotech Report
33 12 13.13	Water Supply Backflow Preventer Assembly

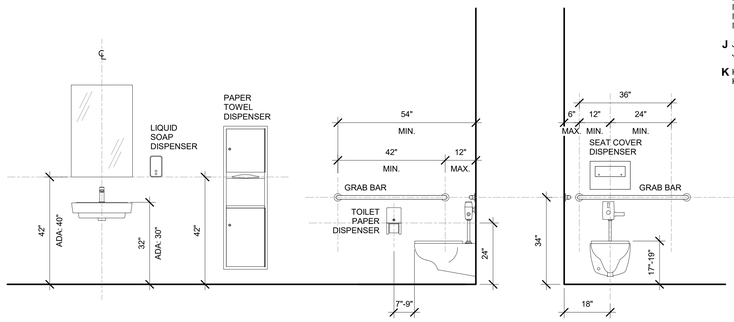


PROVIDE BLOCKING FOR ADAPTABILITY

TYPICAL FIXTURE MOUNTING HEIGHTS
RESIDENTIAL : ADAPTABLE



TYPICAL FIXTURE MOUNTING HEIGHTS
RESIDENTIAL



TYPICAL FIXTURE MOUNTING HEIGHTS
COMMERCIAL

Abbreviations

1/8" = 1'-0"

A
- A/C Air Conditioning
- Acous Acoustical
- ACT Acoustical Ceiling Tile
- Addn Addition
- Adj Adjacent
- AFF Above Finished Floors
- AHU Air Handling Unit
- Alt Alternate
- Al Aluminum
- Anch Anchor
- Ang Angle
- Anod Anodized
- Approx Approximate
- Arch Architect
- Assoc Associated

B
- Bot Bottom
- B&B Balled and Bur Lapped
- B.O. Bottom of
- Bd Board
- Bit Bituminous
- BL Building Line
- Bldg Building
- Blk'g Block(ing)
- Bm Beam
- BM Bench Mark
- Brg Bearing
- Brk Brick
- Bsmt Basement
- BUR Built-up Roofing

C
- C Door Contact
- Ca Card Reader
- Cab Cabinet
- Cal Caliper
- CB Catch Basin
- CD Ceiling Diffuser
- Cem Cement
- CFM Cubic Feet Per Minute
- CG Corner Guard
- CI Cast Iron
- CJ Control Joint
- Clg Ceiling
- Clr Clear
- CMU Concrete Masonry Unit
- CO Clean Out
- Col Column
- Conc Concrete
- Conn Connection
- Const Construction
- Cont Continuous
- Contr Contract(or)
- Cpt Carpet
- CR Ceiling Register
- CT Ceramic Tile
- Ctr Center
- CU Condensing Unit
- CUH Cabinet Unit Heater
- Cuspidor
- CW Cold Water

D
- Dbl Double
- Det Detail
- DF Drinking Fountain
- Dia Diameter
- Dim Dimension
- Disp Dispenser
- DL Dead Load
- DMH Drainage Manhole
- Dn Down
- DP Distribution Panel
- Dr Door
- DS Downspout
- Dwg Drawing

E
- E East
- Ea Each
- EF Epoxy Flooring
- EIFS Exterior Insulation Finish System
- EJ Expansion Joint
- El Elevation
- Elec Electrical
- Emerg Emergency
- Encl Enclosure
- Engr Engineer
- EP Electrical Panel
- EPDM Ethylene Propylene Diene Monomer
- EQ Equal
- Equip Equipment
- EWC Electric Water Cooler
- EWH Electric Water Heater
- Exh Exhaust
- Exist Existing
- Exp Expansion
- Ext Exterior

F
- FA Fire Alarm
- FACP Fire Alarm Control Panel
- FD Floor Drain
- Fdn Foundation
- FE Fire Extinguisher
- FEC Fire Extinguisher Cabinet
- FF Finished Floor
- FG Finished Grade
- FHC Fire Hose Cabinet
- Fin Finish(ed)
- Fixt Fixture
- FL Flow Line
- Flash Flashing
- Flr(g) Floor(ing)
- Fluor Fluorescent
- FO Face Of
- FP Fireproof
- FPR Fire Proof
- FRP Fiber Reinforced Panel
- FS Floor Sink
- Ft Foot, Feet
- Ftg Footing
- Furn Furnish(ed)
- Frr Furring
- FWC Fabric Wall Covering

G
- Ga Gauge, Gage
- Galv Galvanized
- GC General Contractor
- GFI Ground Fault Interrupter
- Gyp Gypsum

H
- HB Hose Bibb
- HC Hollow Core
- Hdwd Hardwood
- Hdwr Hardware
- Hgt Height
- HID High Intensity Discharge
- HM Hollow Metal
- HP High Point
- Horiz Horizontal
- HVAC Heat, Vent, A/C
- HW Hot Water

I
- ID Inside Diameter
- In Inch
- Incand Incandescent
- Incl Include(d)/(ing)
- Insul Insulat(ed)/(ion)
- Int Interior
- Inv Invert

J
- JB Junction Box
- Jt Joint

K
- K Kip (1,000 Pounds)
- K-Ft Kip Feet

L
- Lam Laminated
- Lav Lavatory
- Lb(s) Pound(s)
- LCC Lead Coated Copper
- LF Linear Feet
- LH Left Hand
- LL Live Load
- LLH Long Leg Horizontal
- LLV Long Leg Vertical
- LP Low Point
- Lt(g) Light(ing)
- Ltwt Lightweight

M
- Mas Masonry
- Max Maximum
- MDP Main Distribution Panel
- Mech Mechanical
- Med Medium
- Membr Membrane
- Mtl Metal
- Mfr Manufacturer
- MH Manhole
- Min Minimum
- Misc Miscellaneous
- MO Masonry Opening
- Mtd Mounted

N
- N North
- NIC Not In Contract
- No. Number
- Nom Nominal
- NTS Not to Scale

O
- OC On Center(s)
- OD Outside Diameter
- OI Open Item
- Opng Opening
- Oppo Opposite
- ORD Overflow Roof Drain
- Oz Ounce

P
- PA Project Architect
- PCF Pounds Per Cubic Foot
- Perf Perforated
- Pl Plate
- Plam Plastic Laminate
- Plas Plaster
- Plbg Plumbing
- PLF Pounds Per Linear Foot
- Plywd Plywood
- Pnl Panel
- Pol Polish(ed)
- PP Power Panel
- Pr Pair
- Proj Project
- Prtn Partition
- PSF Pounds Per Square Foot
- PSI Pounds Per Square Inch
- Pt Point
- Ptd Painted
- PV Plumbing Vent
- PVC Polyvinyl Chloride
- Pvmt Pavement

Q
- QT Quarry Tile
- Qty Quantity

R
- R Radius
- RB Rubber Base
- RCP Reflected Ceiling Plan
- RD Roof Drain
- Re Refer
- Recpt Receptacle
- Ref Reference
- Reinf Reinforce(d)/(ing)
- Req Required
- Resil Resilient
- Rev Revisions, Revised
- Rfg Roofing
- RH Right Hand
- Rm Room
- RO Rough Opening
- ROW Right of Way
- Rr Restroom
- RTU Roof Top Unit
- RWL Rain Water Leader
- RV Roof Vent

S
- S South
- San Sanitary
- SAT Suspended Acoustical Tile
- SC Solid Core
- Sched Schedule
- SD Storm Drain
- Sect Section
- Serv Service
- SF Square Feet
- Sht Sheet
- Sim Similar
- SMH Sanitary Manhole
- SOV Spray on Vinyl
- Spec Specifications
- Sq Square
- SS Solid Surface
- SSTL Stainless Steel
- Std Standard
- Stl Steel
- Stor Storage
- Struc Structural
- Susp Suspended
- Sym Symmetrical
- Syst System

T
- T Tread
- T.O. Top Of
- T&G Tongue and Groove
- Tel Telephone
- Temp Temperature, Tempered
- Thk Thick
- Thres Threshold
- TP Toilet Partition
- TS Transition Strip
- Typ Typical
- TV Television

U
- UG Underground
- UH Unit Heater
- UNO Unless Noted Otherwise
- Unfin Unfinished
- UV Ultra Violet

V
- VCT Vinyl Composition Tile
- Vert Vertical
- Vent Ventilator
- VIF Verify in Field
- VWC Vinyl Wall Covering

W
- W West
- w/ With
- w/o Without
- WC Water Closet
- Wd Wood
- WH Water Heater
- WP Waterproof
- WPT Work Point
- WR Water Resistant
- WSCT Wainscot
- Wt Weight
- WV Water Valve
- WWF Welded Wire Fabric

Y
- Yd Yard

Tags & Symbols

1/8" = 1'-0"

Sheet Number

A512

- Sheet Number
- Category Number
- Discipline Letter

Discipline

- G GENERAL
- C CIVIL
- L LANDSCAPE
- S STRUCTURAL
- A ARCHITECTURAL
  - AD DEMOLITION
  - AF FINISHES
- F FIRE PROTECTION
- P PLUMBING
- M MECHANICAL
- E ELECTRICAL
- T TELECCOMMUNICATION
  - TA AUDIO VISUAL

Category

- 000 General
- 100 Overal Building Description
- 200 Enlargements
- 300 Wall Sections Assembly Interfaces
- 400 Exterior Details
- 500 Interior Details
- 600 Doors & Openings
- 700 Assemblies
- 800 User Defined
- 900 3d Representations

Tags

Room name — Room Tag

Building Section — 1 / A101 — SIM

Wall Section — 1 / A101 — SIM

Detail Section — 1 / A101 — SIM

Callout — 1 / A101 — SIM

Name / Elevation — Elevation Tag

4' - 0" — Spot Elevation

XX View Name — 1/8" = 1'-0" — View Title

Interior Elevation Mark — A202

Exterior Elevation Mark — A202

Text — Annotation Text

Center Line

Align Symbol — A

Sealant Symbol — S

Break Line

Project North / True North

1 / A101 — View Reference

Revision Tag — 1

1i — Specialty Equipment Tag Standard

Door Tag — 1 / 1.2 / 2 / A / A.5 / B

Window Tag — A

Storefront / Curtain Wall Tag — Type Name / Type Number

M8R2 — Wall Tag

GYP 1'-0" — Ceiling Tag With Height — Type Name / Ceiling Height

20R @ 7 1/2" — Stair Tag

1i — Specialty Equipment Tag Boxed

1i — Case Work Tag Boxed

Material Patterns

1/8" = 1'-0"

- Concrete
- Earth Compacted
- Earth Undisturbed
- Gravel
- Gypsum Wall Board
- Insulation Rigid
- Masonry Brick
- Masonry Concrete Block
- Masonry-stone
- Metal- Steel
- Wood-finish
- Veneer Core Plywood

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT — JASON T. KENDT — No. 32115 — BOSTON, MASS. — COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Symbol, Standards & Abbreviations

DRAWING HISTORY:

NO.	DATE	REVISION
1	04/30/19	DND Review Set
2	06/04/19	Zoning Review Set
3	02/03/20	90% CD Set
4	08/26/20	Permit Set

SHEET #:

G001

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NOTES

GENERAL NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
2. CONTRACTOR SHALL EXAMINE THE PREMISES AND SITE SO AS TO COMPARE THEM TO THE CONTRACT DRAWINGS AND WILL BE FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE PRIOR TO SUBMISSION OF BID NUMBER. ALLOWANCES ARE TO BE MADE TO INCLUDE ALL ITEMS OF WORK INCLUDING BOTH LABOR AND MATERIALS FOR ALL NOTED, DETAILS, OR IMPLIED ITEMS REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS AND SPECIFICATIONS.
3. ALL SUBCONTRACTORS SHALL INSPECT THE SITE AND CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE GENERAL CONTRACTOR, WHO WILL CONVEY THESE TO THE ARCHITECT PRIOR TO SUBMITTING A BID, AND PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS, AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
5. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
6. CONTRACTOR SHALL CONFORM TO ALL NEIGHBORHOOD ASSOCIATION RULES AND GUIDELINES.
7. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD TIME ITEMS, AND OF APPROXIMATE DELIVERY DATES.
8. ALL CONSTRUCTION MATERIALS AND SUPPLIES ARE TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
9. IF ERRORS OR OMISSIONS ARE FOUND IN THE CONTRACT DOCUMENTS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
10. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHALL ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES, AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
11. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
12. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY. DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS.
13. THESE NOTES ARE TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED THAT ARE APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE GENERAL NOTES IN THE INDIVIDUAL SUBSECTIONS OF CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.
14. ALL DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED.

DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2015, THE INTERNATIONAL RESIDENTIAL (IRC) 2015, THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015, AND THE MASSACHUSETTS BUILDING CODE 2015 AMENDMENTS. CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE SECTIONS.

RCP NOTES

1. ALL CEILINGS TO BE GWB. FLOOR ASSEMBLY SHOULD BE CONTINUOUS AND MAINTAINED REGARDLESS OF CEILING HEIGHT. BATHROOMS, CLOSETS, HALLWAYS, AND KITCHEN HEIGHTS AS INDICATED ON RCP, NOT TO GO BELOW MIN 7'-6".
2. PAINT ALL CEILINGS AND SOFFITS WITH BENJAMIN MOORE REGAL SELECT CEILING WHITE WITH 25% BLEND OF OC-94 WINDSBREATH EGGSHELL REGAL SELECT MATTE.
3. ALL LIGHTING IS TO BE HIGH EFFICACY LIGHTING.
4. MOUNT ALL CLOSET LIGHTING CENTERED ABOVE DOOR HEAD WHERE POSSIBLE UNLESS OTHERWISE NOTED.
5. ALL SWITCHING SHALL BE DIMMABLE WHERE POSSIBLE WITH THE EXCEPTION OF CLOSETS, STORAGE ROOMS, LAUNDRY ROOMS, STAIRWAYS, EXTERIOR SPACES, AND OTHER SUCH ROOMS.
6. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS BASED ON THE CEILING PLAN.
7. ALL WALL MOUNTED DUCTS/VENTS TO BE ALIGNED WITH RCP-DIMENSIONED LIGHTING WHERE POSSIBLE.
8. ALL SOFFITS TO ALIGN WITH ARCHITECTURAL FEATURES AS INDICATED.
9. ALL CEILING AND WALL ACCESS PANELS TO BE OF MATERIAL AND COLOR MATCHING ADJACENT CEILING OR WALL UNLESS OTHERWISE INDICATED.
10. CONTRACTOR SHALL REQUEST INFORMATION FROM ARCHITECT IN ANY INSTANCES WHERE SOFFIT, LIGHTING, VENTILATION, FIRE PROTECTION, LIFE SAFETY, OR OTHER EQUIPMENT LOCATIONS ARE NOT SPECIFICALLY DIMENSIONED IN RCP DRAWINGS.

ELECTRICAL NOTES

1. ELECTRICAL SERVICE POWER IS TO BE EVALUATED FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS. PROPER POWER LEVEL SHALL BE PROVIDED. ALL NEW ELECTRICAL ITEMS ARE TO BE U.L. RATED.
2. LIVING AREAS, DINING AREAS, AND ALL BEDROOMS ARE TO RECEIVE 3-WIRE JUNCTION BOXES.
3. ALL OUTLETS IN BATHROOMS SHALL HAVE GROUND FAULT INTERCEPTORS.
4. ALL SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCE OF POWER FROM BUILDING WIRING WITH BATTERY BACK-UP.
5. MOUNT ALL OUTLETS, PHONE JACKS, DATA JACKS, AND TELEVISION CABLE JACKS VERTICALLY AT 18" TO CENTERLINE ABOVE THE FINISH FLOOR UNLESS OTHERWISE NOTED. WHERE BASE AND TRIM IS LARGER THAN 9-1/2" TALL, PROVIDE 6" CLEARANCE FROM BOTTOM OF PLATE TO TOP OF BASEBOARD TRIM.
6. MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
7. VERTICALLY ALIGN ALL SWITCHES AND OUTLETS IF POSSIBLE, AND COMBINE SWITCHES TO SINGLE PLATE WHEN POSSIBLE.

MECHANICAL NOTES

1. ALL MECHANICAL VENTING TO HAPPEN AT REAR OF BUILDING OR AT ROOF IN BUILDING TYPES B&C

PARTITION NOTES

1. SEE FLOOR PLANS FOR PARTITION TAGS AND LOCATIONS.
2. SEE FLOOR PLANS FOR LOCATIONS OF SOUND INSULATION.
3. PARTITION TYPE DETAILS SHOW ONLY PRINCIPAL COMPONENTS AND REQUIREMENTS; RATED PARTITIONS WITH U.L. DESIGN NUMBERS MAY HAVE ADDITIONAL COMPONENTS AND REQUIREMENTS; REFER TO U.L. FIRE RESISTANCE DIRECTORY.
4. RATED PARTITIONS SHALL HAVE U.L. HEAD DESIGNS, SEALANT, AND FILL MATERIAL OF THE SAME RATING.
5. ALL THROUGH-WALL PENETRATIONS MUST BE COMPLETED TO PREVENT DIRECT CONTACT WITH FRAMING MEMBERS AND SHALL BE ACOUSTICALLY SEALED WITH A RESILIENT, NON-HARDENING CAULK. IF THE PENETRATION IS THOUGH A FIRE-RATED PARTITION, AN ACOUSTICAL FIRE-RATED CAULK SHALL BE USED.
6. SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS FOR REINFORCING, BRACING AND OTHER SPECIAL REQUIREMENTS.
7. PROVIDE LATERAL BRACING AND CROSS-BRIDGING AS RECOMMENDED BY STUD MANUFACTURER FOR EACH CONDITION.
8. COORDINATE FINISHES APPLIED TO PARTITIONS AS INDICATED IN THE FINISH SCHEDULE, INTERIOR ELEVATIONS, AND ELSEWHERE IN THE CONTRACT DOCUMENTS.
9. PROVIDE BLOCKING AT LOCATIONS INCLUDING BUT NOT LIMITED TO CASEWORK, SHELVING, COUNTERS, CABINETS, DOOR STOPS, HANDRAIL BRACKETS, TELEVISION LOCATIONS, BATHROOM ACCESSORIES, ETC., AND WHERE INDICATED, SPECIFIED OR REQUIRED TO PROVIDE A SOLID BASE.
10. SUBSTITUTE MOISTURE-RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND LAUNDRY ROOMS & CEMENTIOUS BACKER @ ALL TILE LOCATIONS.
11. WHERE TWO OR MORE LAYERS OF GYPSUM BOARD ARE USED, BOTH HORIZONTAL AND VERTICAL JOINTS SHALL BE STAGGERED.
12. FIBER INSULATION SHOULD BE UN-FACED AND SECURED TO STRUCTURE TO PREVENT SAGGING.

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BUILDING TYPE A

APPLICABLE CODES

BUILDING:

780 CMR: Massachusetts State Building Code 9th Edition
- Amended 2015 International Building Code (IBC)

FIRE PREVENTION:

527 CMR: Massachusetts Fire Prevention Regulations
- Amended 2015 NFPA 1

ACCESSIBILITY:

521 CMR: Massachusetts Architectural Access Board Regulations

ELECTRICAL:

527 CMR 12.00: Massachusetts Electrical Code
- Amended 2017 National Electrical Code

MECHANICAL:

2015 International Mechanical Code (IMC)

PLUMBING:

248 CMR: Massachusetts Plumbing Code

ENERGY CONSERVATION:

2015 International Energy Conservation Code (IECC)

OCCUPANCY CLASSIFICATION

PROPOSED CLASSIFICATION: Group R-2 (Multi-Family Residential)

CONSTRUCTION TYPE

Building Type A will be Type VB.

HEIGHT & AREA LIMITATIONS

Type A Building is 3 stories above grade at less than 60' above grade plane

FIRE RESISTANCE RATINGS

The following table summarizes the required fire resistance ratings for new building elements of Type VB construction, based on IBC Table 601 and other applicable code provisions:

BUILDING ELEMENT	FIRE RESISTANCE RATING (HRS)	OPENING PROTECTIVES (HRS)
Primary Structural Frame	0	-
Exterior Bearing Walls	0	-
Interior Bearing Walls	0	-
Floor Construction	0	-
Roof Construction	0	-
New Shafts < 4 Stories (IBC 713.4)	1	3/4
New Shafts > 4 Stories (IBC 713.4)	2	1 1/2
Corridor Walls (IBC Table 1018.1)	.5	-

New fire walls, fire barriers, fire partitions, smoke barriers, and smoke partitions, or any other wall required to have protected openings or penetrations must be identified with signs or stenciling within concealed spaces (i.e. floor-ceiling, attic spaces) at 30 ft intervals (IBC 703.6).

MEANS OF EGRESS

Building Type A, Qualifies as a single exit building per IBC 1006.3.2 . Unit areas on Level 3 are contiguous to units originating on Level 2. Occupants loads from level 3 are cumulative for these dwelling units and accounted for on level 2. Dwelling units with an occupant load less than 20 are permitted a single exit from the unit when equiped with an automatic sprinkler system. Per IBC 1006.2.1

The calculated occupant load and egress capacity are shown on the Life Safety Plans and summarized below (IBC Table 1004.1.2, Table 1006.3.1, and Section 1005.3).

MEANS OF EGRESS

LEVEL	OCCUPANT LOAD	NUMBER OF EXITS		EXIT CAPACITY (PERSONS)
		REQUIRED	PROVIDED	
1	5	1	1	170
2	22	1	1	180
3	Cumulative	1	1	-

The required maximum exit access travel distances, common paths of travel and dead-end corridors for a fully sprinklered building are listed below (IBC 1017.2, Table 1006.2.1, 1020.4, and IEBC 805.6):

TRAVEL DISTANCES

OCCUPANCY	EXIT TRAVEL DISTANCE	COMMON PATH OF TRAVEL	DEAD END MAX.
R-2	250'	125'	50'

Means of egress lighting and exit signs throughout the building must be provided with an emergency power supply to assure continued illumination for not less than 1.5 hours in case of primary power loss (IEBC 905.2 & 905.3; and IBC 1008.1 1008.3.4 & 1013.1).

INTERIOR FINISHES

All newly installed wall and ceiling finishes, and interior trim materials must also comply with IBC Table 803.11 (IEBC 702.1, 702.2, 702.3). The requirements are summarized below:

WALLS & CEILINGS (IBC TABLE 803.11)

USE GROUP	R-2
Exit Enclosures	Class C
Exit Access Corridors	Class C
Rooms & Enclosed Spaces	Class C

Since the buildings will be equipped with an automatic sprinkler system, traditional floor coverings such as wood, vinyl, carpeting, and other resilient floor coverings passing the DOC FF-1 pill test are allowed throughout the buildings, including all exits, exit passageways and exit access corridors (IBC Section 804.4.2).

FIRE PROTECTION SYSTEMS

The following fire protection systems are required:

• Buidling A only: Automatic sprinkler system throughout the building (780 CMR Table 903.2, & M.G.L. c. 148 s. 26g)

• Fire alarm system (780 CMR 903.4.2)

ENERGY CONSERVATION

Building Type A is subject to compliance with IECC 2015 and amendments in 780 CMR Chapter 13.00 and MA Stretch Energy Code

ACCESSIBILITY

Building Type A will be composed of 4 residential. As the building will not have an elevator, all ground floor units will be required to be Group 1 dwelling units. Group 2 units are not required, as the units are for sale and the total unit count does not exceed 19 units.

BUILDING TYPES B & C

APPLICABLE CODES

BUILDING:

780 CMR: Massachusetts State Building Code 9th Edition
- Amended 2015 International Residential Code (IRC)

FIRE PREVENTION:

527 CMR: Massachusetts Fire Prevention Regulations
- Amended 2015 NFPA 1

ACCESSIBILITY:

521 CMR: Massachusetts Architectural Access Board Regulations

ELECTRICAL:

527 CMR 12.00: Massachusetts Electrical Code
- Amended 2017 National Electrical Code

MECHANICAL:

2015 International Mechanical Code (IMC)

PLUMBING:

248 CMR: Massachusetts Plumbing Code

ENERGY CONSERVATION:

2015 International Energy Conservation Code (IECC)

OCCUPANCY CLASSIFICATION

PROPOSED CLASSIFICATION: Group R-3 (Residential Two Family Detached)

Type B & C buildings are two family detached buildings and subject to IRC 2015 in lieu of IBC 2015

FIRE RESISTANCE CONSTRUCTION

The following table summarizes the required fire resistance ratings for new One & Two Family Buildings without Fire Sprinklers, based on IRC table R302.1(1)

EXTERIOR WALL ELEMENT		MIN. FIRE RESISTANCE RATING (HRS)	MIN. FIRE SEPARATION DISTANCE
Walls	Rated	1 (both sides)	< 5'
	Not Rated	0	≥ 5'
Projections	Not Allowed	N/A	< 2'
	Rated	1 (underside)[a,b]	≥ 2' to < 5'
	Not Rated	0	≥ 5'
Openings In Walls	Not Allowed	N/A	< 3'
	25% Maximum of Wall Area	0	3'
	Unlimited	0	5'
Penetrations	All	Comply with Section R302.4	< 3'
		None Required	3'

A. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fire blocking is provided from the wall top plate to the underside of the roof sheathing.
B. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.

Per R302.2 Townhouses
Common walls separating townhouses shall be assigned a fire-resistance rating in accordance with Section R302.2, Item 1 or 2...
2. Where a fire sprinkler system in accordance with NFPA 13, 13R, or 13D is not provided, the common wall shall be not less than a two-hour fire-resistance-rated fire wall assembly tested in accordance with ASTM E119 or UL 263.

AUTOMATIC FIRE SPRINKLER SYSTEMS

Not Required per Local Amendments to R313.2

R313.2 One- and Two-family Dwellings Automatic Fire Sprinkler Systems. Only one- and two-family dwellings having an aggregate area greater than 14,400 square feet shall have fire sprinklers installed in accordance with NFPA 13D. Aggregate area for the purpose of this section shall include basements but not garages and unfinished attics. Additions to such dwellings with automatic sprinkler systems shall have automatic sprinklers installed in accordance with NFPA 13D.

MEANS OF EGRESS

Refer to Sheet G101 for Life Safety & Typical Egress Plans

ACCESSIBILITY

Type B & C Buildings are Two Family dwellings without public facilities or common areas and are therefore not subject to compliance with CMR 521.

ENERGY CONSERVATION

Type B & C Buildings are subject to compliance with IECC 2015 and amendments in 780 CMR Chapter 51.00 and MA Stretch Energy Code

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
JASON E. ARNDT
No. 32115
BOSTON
MASS
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Code Analysis & Notes

DRAWING HISTORY:

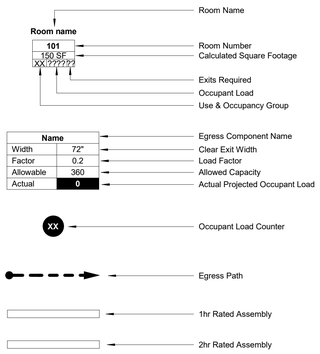
NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

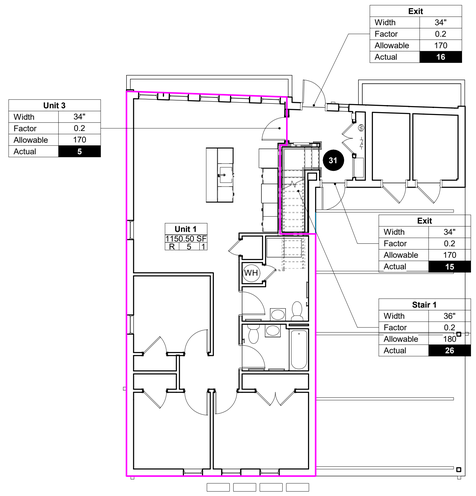
SHEET #:

G100

Life Safety Legend

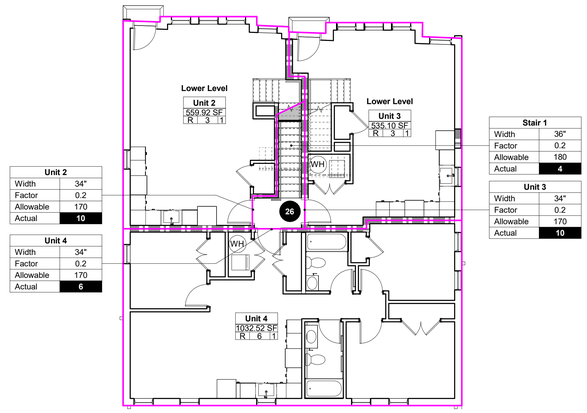
1/8" = 1'-0"





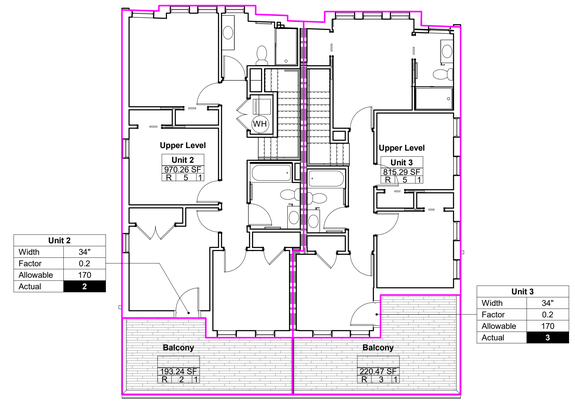
1 Bldg Type A - Level 1

1/8" = 1'-0"



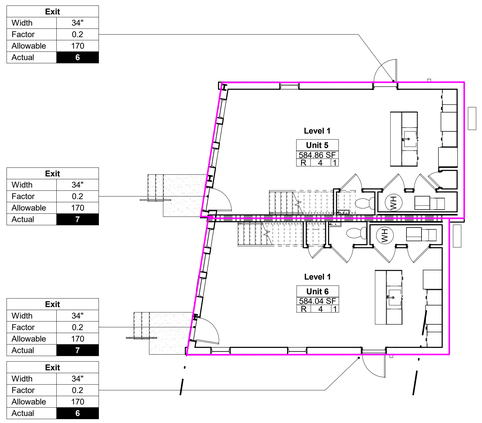
2 Bldg Type A - Level 2

1/8" = 1'-0"



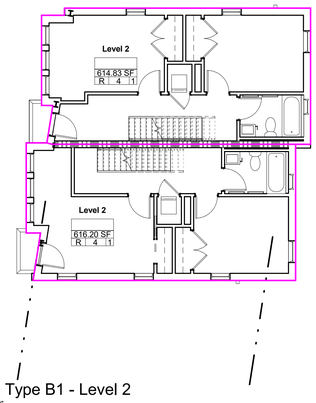
3 Bldg Type A - Level 3

1/8" = 1'-0"



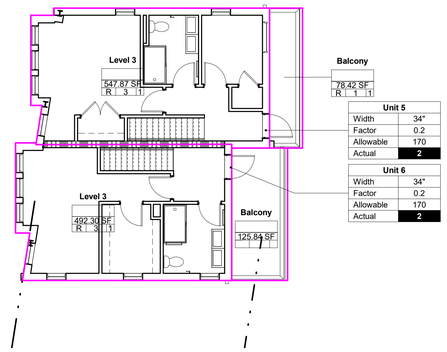
10 Bldg Type B1 - Level 1

1/8" = 1'-0"



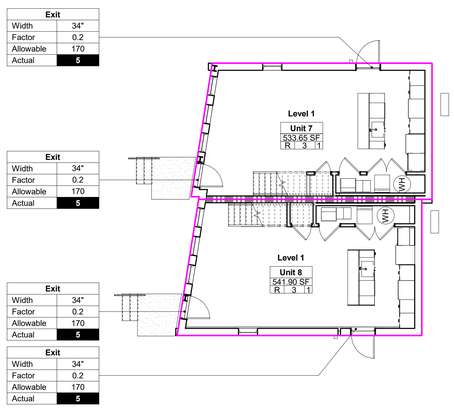
4 Bldg Type B1 - Level 2

1/8" = 1'-0"



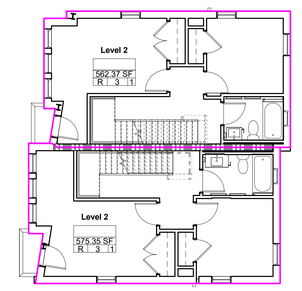
5 Bldg Type B1 - Level 3

1/8" = 1'-0"



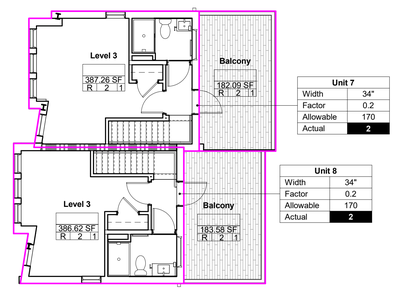
6 Bldg Type C - Level 1

1/8" = 1'-0"



7 Bldg Type C - Level 2

1/8" = 1'-0"



8 Bldg Type C - Level 3

1/8" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
AARON J. ARNDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Life Safety Plans

DRAWING HISTORY:

NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

SHEET #:

G101

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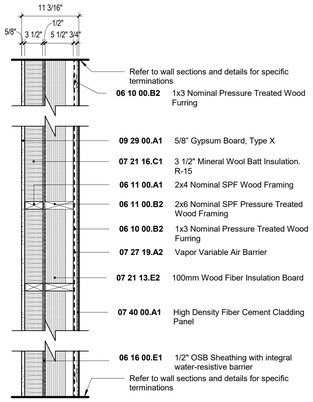
1 Exterior Wall Types

1" = 1'-0"

EXTERIOR WALL GENERAL NOTES

1. Assemblies drawings depict new construction assemblies only. All existing assemblies to be verified in field.
2. All partitions extend to underside of structural deck UNO. Provide sealants, joint & gap fillers, restraining angles at top of wall as required. Provide partitions with integral deflection control measures as required based on partition types.
3. Assembly drawings depict basic assemblies, refer to finish schedules and drawings for modifications to interior finishes.
4. Follow Weather Barrier Manufacturer's guidelines for installation methods, compatible accessory materials, and details for warranteed systems.
5. Refer to wall sections and details for specific application, transition and termination details.



Refer to wall sections and details for specific terminations

06 10 00.B2 1x3 Nominal Pressure Treated Wood Furring

09 29 00.A1 5/8" Gypsum Board, Type X

07 21 16.C1 3 1/2" Mineral Wool Batt Insulation. R-15

06 11 00.A1 2x4 Nominal SPF Wood Framing

06 11 00.B2 2x6 Nominal SPF Pressure Treated Wood Framing

06 10 00.B2 1x3 Nominal Pressure Treated Wood Furring

07 27 19.A2 Vapor Variable Air Barrier

07 21 13.E2 100mm Wood Fiber Insulation Board

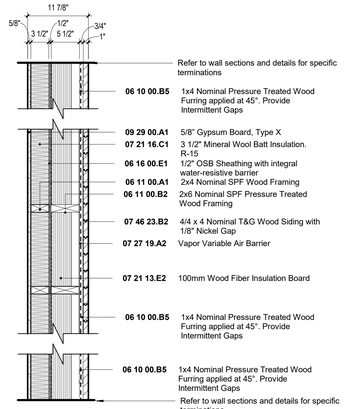
07 40 00.A1 High Density Fiber Cement Cladding Panel

06 16 00.E1 1/2" OSB Sheathing with integral water-resistive barrier

Refer to wall sections and details for specific terminations

EW64A *Composite Panel Siding*

FIRE RATING	UL DESIGN	STC RATING
N/A	N/A	0



Refer to wall sections and details for specific terminations

06 10 00.B5 1x4 Nominal Pressure Treated Wood Furring applied at 45°. Provide Intermittent Gaps

09 29 00.A1 5/8" Gypsum Board, Type X

07 21 16.C1 3 1/2" Mineral Wool Batt Insulation. R-15

06 16 00.E1 1/2" OSB Sheathing with integral water-resistive barrier

06 11 00.A1 2x4 Nominal SPF Wood Framing

06 11 00.B2 2x6 Nominal SPF Pressure Treated Wood Framing

07 46 23.B2 4/4 x 4 Nominal T&G Wood Siding with 1/8" Nickel Gap

07 27 19.A2 Vapor Variable Air Barrier

07 21 13.E2 100mm Wood Fiber Insulation Board

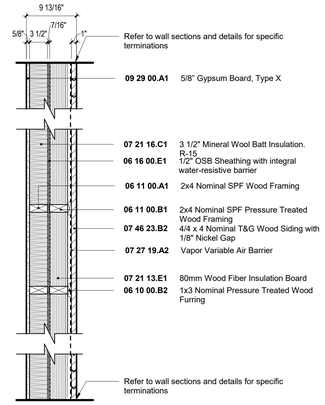
06 10 00.B5 1x4 Nominal Pressure Treated Wood Furring applied at 45°. Provide Intermittent Gaps

06 10 00.B5 1x4 Nominal Pressure Treated Wood Furring applied at 45°. Provide Intermittent Gaps

Refer to wall sections and details for specific terminations

EW64B *Vertical Wood Siding*

FIRE RATING	UL DESIGN	STC RATING
N/A	N/A	0



Refer to wall sections and details for specific terminations

09 29 00.A1 5/8" Gypsum Board, Type X

07 21 16.C1 3 1/2" Mineral Wool Batt Insulation. R-15

06 16 00.E1 1/2" OSB Sheathing with integral water-resistive barrier

06 11 00.A1 2x4 Nominal SPF Wood Framing

06 11 00.B1 2x4 Nominal SPF Pressure Treated Wood Framing

07 46 23.B2 4/4 x 4 Nominal T&G Wood Siding with 1/8" Nickel Gap

07 27 19.A2 Vapor Variable Air Barrier

07 21 13.E1 80mm Wood Fiber Insulation Board

06 10 00.B2 1x3 Nominal Pressure Treated Wood Furring

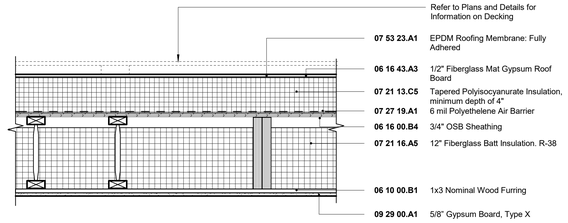
Refer to wall sections and details for specific terminations

EW44C *Horizontal Wood Siding*

FIRE RATING	UL DESIGN	STC RATING
N/A	N/A	0

2 Roof Types

1" = 1'-0"



Refer to Plans and Details for Information on Decking

07 53 23.A1 EPDM Roofing Membrane: Fully Adhered

06 16 43.A3 1/2" Fiberglass Mat Gypsum Roof Board

07 21 13.C5 Tapered Polyisocyanurate Insulation, minimum depth of 4"

07 27 19.A1 6 mil Polyethelene Air Barrier

06 16 00.B4 3/4" OSB Sheathing

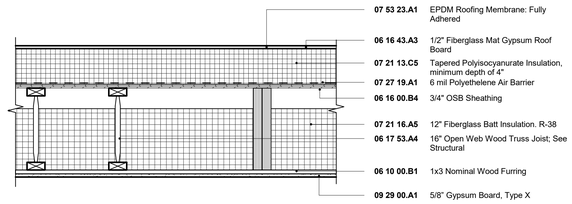
07 21 16.A5 12" Fiberglass Batt Insulation. R-38

06 10 00.B1 1x3 Nominal Wood Furring

09 29 00.A1 5/8" Gypsum Board, Type X

RW14A *Tapered Insulation on 14" Open Web Wood Joists - Rear Decks*

FIRE RATING	UL DESIGN	STC RATING



07 53 23.A1 EPDM Roofing Membrane: Fully Adhered

06 16 43.A3 1/2" Fiberglass Mat Gypsum Roof Board

07 21 13.C5 Tapered Polyisocyanurate Insulation, minimum depth of 4"

07 27 19.A1 6 mil Polyethelene Air Barrier

06 16 00.B4 3/4" OSB Sheathing

07 21 16.A5 12" Fiberglass Batt Insulation. R-38

06 17 53.A4 16" Open Web Wood Truss Joist; See Structural

06 10 00.B1 1x3 Nominal Wood Furring

09 29 00.A1 5/8" Gypsum Board, Type X

RW16A *Tapered Insulation on 16" Open Web Wood Joists*

FIRE RATING	UL DESIGN	STC RATING

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnvilEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Exterior Assemblies

DRAWING HISTORY:

NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

SHEET #:

G200

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1 Interior Partition Types

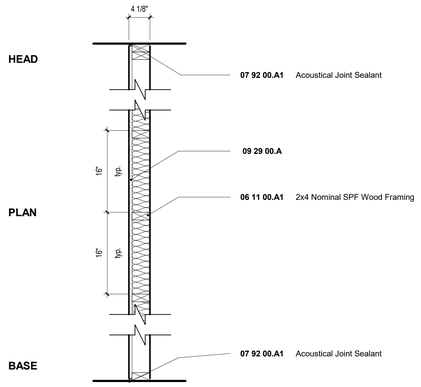
1" = 1'-0"

PARTITION GENERAL NOTES

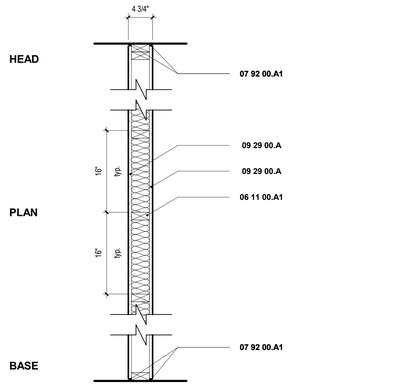
1. Assemblies drawings depict new construction assemblies only. All existing assemblies to be verified in field.
2. All partitions extend to underside of structural deck UNO. Provide sealants, joint & gap fillers, restreaining angles at top of wall as required. Provide partitions with integral deflection control measures as required based on partition types.
3. Assembly drawings depict basic assemblies, refer to finish schedules and drawings for modifications to interior finishes.

Keynote Legend

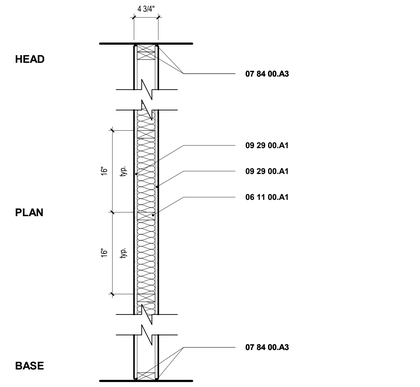
Key Value	Keynote Text
03 30 00.A1	Cast-In-Place Concrete Slab. See Structural
05 41 00.A5	5 1/2" Metal C Stud
06 10 00.B1	1x3 Nominal Wood Furring
06 11 00.A1	2x4 Nominal SPF Wood Framing
06 11 00.A4	2x10 Nominal SPF Wood Framing
06 11 00.B2	2x6 Nominal SPF Pressure Treated Wood Framing
06 16 00.B4	3/4" OSB Sheathing
06 16 43.A3	1/2" Fiberglass Mat Gypsum Roof Board
06 17 13.A4	1 3/4" x 16" LVL; See Structural
06 17 53.A4	16" Open Web Wood Truss Joist; See Structural
07 21 13.A2	2" Extruded Polystyrene Insulation Board
07 21 13.C5	Tapered Polyisocyanurate Insulation, minimum depth of 4"
07 21 16.A5	12" Fiberglass Batt Insulation. R-38
07 21 16.A6	14" Fiberglass Batt Insulation. R-49
07 25 00.A1	Building Wrap - Type I air barrier
07 27 19.A1	6 mil Polyethelene Air Barrier
07 53 23.A1	EPDM Roofing Membrane: Fully Adhered
07 84 00.A3	Firestop Sealant
07 92 00.A1	Acoustical Joint Sealant
07 92 00.C1	Acrylic Latex Elastomeric Joint Sealant
09 21 16.A1	RC-1, Resilience Channel: 25 Gauge, ½" Deep
09 21 16.A2	RC-2, Resilience Channel: 25 Gauge, ½" Deep
09 29 00.A	5/8" Gypsum Board, Type X
09 29 00.A1	5/8" Gypsum Board, Type X
09 29 00.A2	5/8" Gypsum Board, Type C
09 30 00.A2	Porcelain Tile; See Finish Schedule
09 64 00.A2	Engineered Wood Floor: Fully Adhered; See Finish Schedule
09 64 00.C1	Sound Control Underlayment: 3/8" Recycled Rubber
32 11 00.A1	Compacted Earth
32 11 00.B1	Compacted Gravel; See Geotech Report



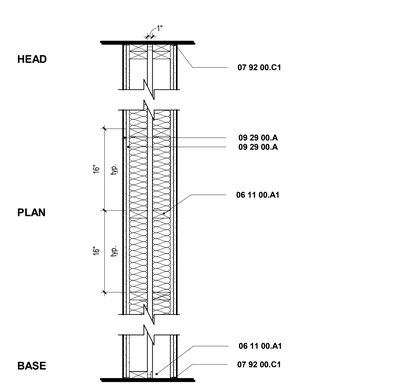
W4A — FIRE RATING — UL DESIGN — STC RATING



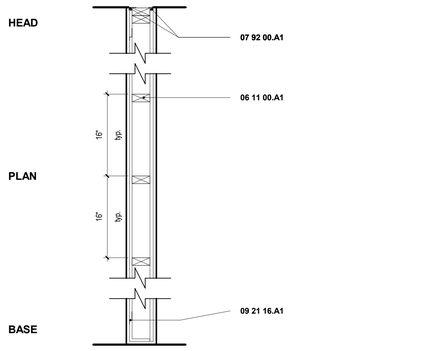
W4C — FIRE RATING — UL DESIGN — STC RATING



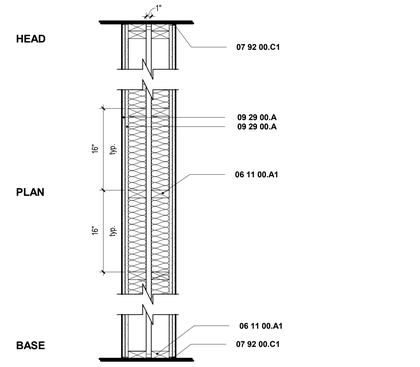
W4C1 — FIRE RATING: 1HR — UL DESIGN: U305 — STC RATING: 36



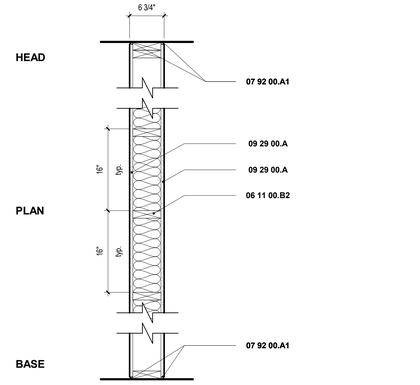
W44C1 — FIRE RATING: 1 HR — UL DESIGN: U341 — STC RATING



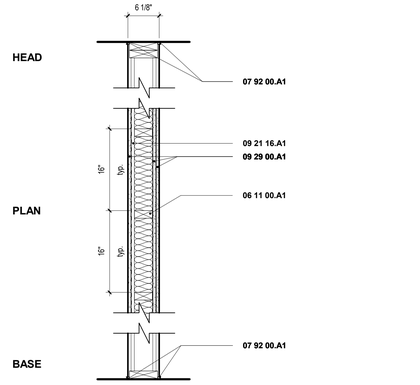
W4F — FIRE RATING — UL DESIGN — STC RATING



W44C2 — FIRE RATING: 2 HR — UL DESIGN: GA WP — STC RATING: 65



W6C — FIRE RATING — UL DESIGN — STC RATING

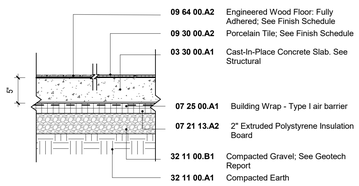


W4F1 — FIRE RATING: 1HR — UL DESIGN: U305 — STC RATING: 51

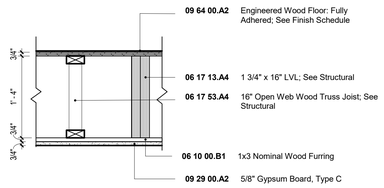
3725

2 Floor Types

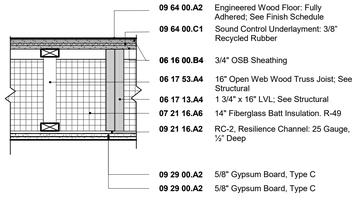
1" = 1'-0"



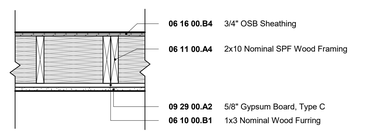
SC5A *5" Concrete Slab on Grade* — FIRE RATING — UL DESIGN — STC RATING



FW16A *Typical Within-Unit Floor* — FIRE RATING — UL DESIGN — STC RATING



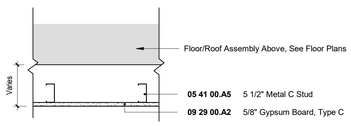
FW16B1 *Base, 1 hr Demising Floor* — FIRE RATING: 1HR — UL DESIGN: L521 — STC RATING: 57



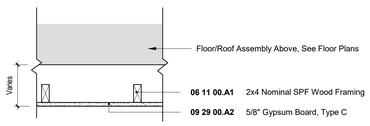
FW10A *Front Decks* — FIRE RATING — UL DESIGN — STC RATING

3 Ceiling Types

1" = 1'-0"



C3 *GWB on Metal Stud* — FIRE RATING — UL DESIGN — STC RATING



C4 *GWB on Wood Stud* — FIRE RATING — UL DESIGN — STC RATING

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnvilEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Interior Assemblies

DRAWING HISTORY:

NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

SHEET #:

G201

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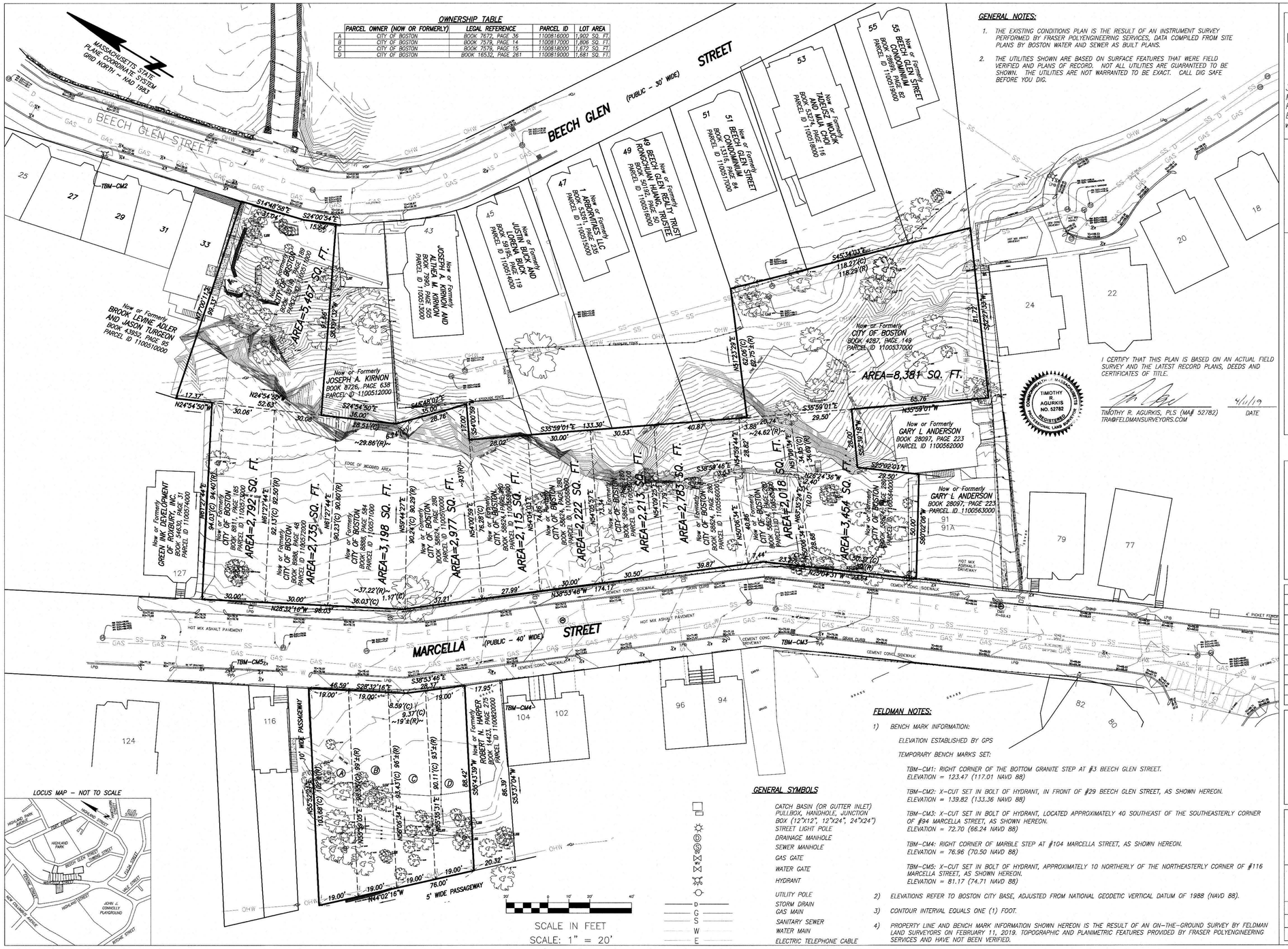

FRASER POLY-ENGINEERING SERVICES
CIVIL ENGINEERING CONSULTANTS
35 NORMAN STREET
MILTON, MA 02186
Phone–617–291–2423
Email: afraser1599@yahoo.com
www.fraserpes.com

CLIENT:
NEW URBAN COLLABRATIVE
183 NEW CANTON STREET
BOSTON, MA, 02116

MARCELLA STREET

EXISTING CONDITIONS SURVEY

Project Number	22018
Date	2-20-2019
Scale	1" = 20'

1 Survey
1" = 20'-0"

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ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT JASON E. ARNDT No. 32115 BOSTON MASS. COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:
Marcella & Highland

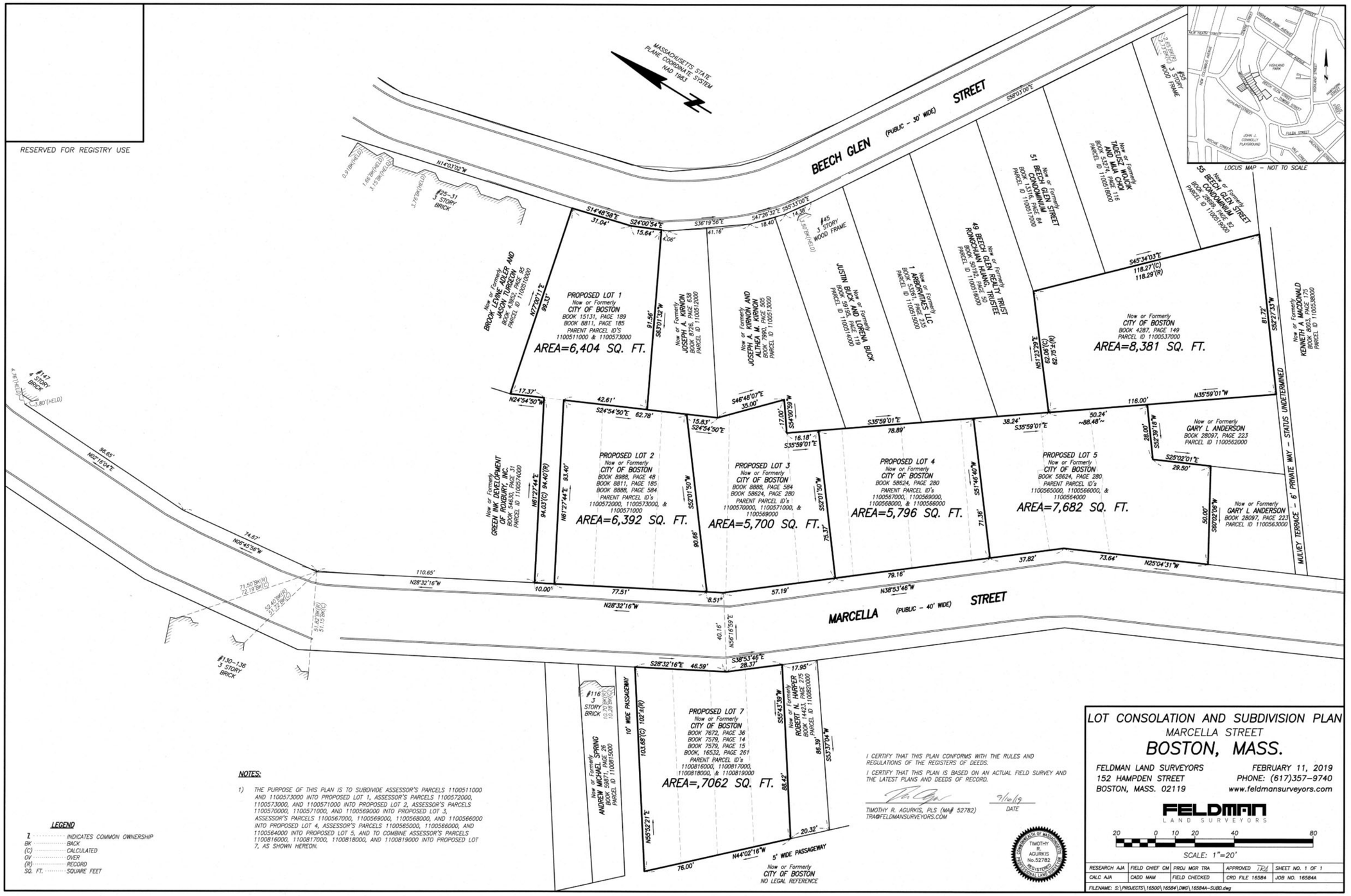
PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:
Existing Conditions Survey

DRAWING HISTORY:

NO.	DATE	REVISION
1	04/30/19	DND Review Set
2	06/04/19	Zoning Review Set
3	02/03/20	90% CD Set
4	08/26/20	Permit Set

SHEET #:
V000



NOTES:

1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ASSESSOR'S PARCELS 1100511000 AND 1100573000 INTO PROPOSED LOT 1, ASSESSOR'S PARCELS 1100572000, 1100573000, AND 1100571000 INTO PROPOSED LOT 2, ASSESSOR'S PARCELS 1100570000, 1100571000, AND 1100569000 INTO PROPOSED LOT 3, ASSESSOR'S PARCELS 1100567000, 1100569000, 1100568000, AND 1100566000 INTO PROPOSED LOT 4, ASSESSOR'S PARCELS 1100565000, 1100566000, AND 1100564000 INTO PROPOSED LOT 5, AND TO COMBINE ASSESSOR'S PARCELS 1100816000, 1100817000, 1100818000, AND 1100819000 INTO PROPOSED LOT 7, AS SHOWN HEREON.

LEGEND

℄	INDICATES COMMON OWNERSHIP
BK	BACK
(C)	CALCULATED
OV	OVER
(R)	RECORD
SQ. FT.	SQUARE FEET

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

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

TIMOTHY R. AGURKIS, PLS (MA# 52782)
TRA@FELDMANSURVEYORS.COM

9/10/19
DATE

COMMONWEALTH OF MASSACHUSETTS — TIMOTHY R. AGURKIS No.52782 — REGISTERED LAND SURVEYOR

1 Subdivision
1 1/2" = 1'-0"

BIM 360://Marcella/18059 - Marcella - Master - Architecture.rvt
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ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS — REGISTERED ARCHITECT — JASON E. ARNDT — No. 32115 — BOSTON, MASS.

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Lot Consolidation and Subdivision Plan

DRAWING HISTORY:

NO.	DATE	REVISION
1	08/26/20	Permit Set

SHEET #:

V001

WARD:
PARCEL ID :
BW&SC ACCOUNT # : NEW
BW&SC SITE PLAN # :
LAND USE CODE (LUC) : RESIDENTIAL

RESERVED FOR BWSC USE.

BWSC INSPECTION			BWSC INSPECTION		
STORMWATER RECHARGE (1)	INSPECTOR:	DATE:	6" HDPE NON-PERF. PIPE	INSPECTOR:	DATE:
STORMWATER RECHARGE (2)	INSPECTOR:	DATE:	6" PVC SEWER	INSPECTOR:	DATE:
STORMWATER RECHARGE (3)	INSPECTOR:	DATE:	6" PVC SEWER	INSPECTOR:	DATE:
8" PVC OVERFLOW	INSPECTOR:	DATE:	2" TYPE K COPPER PIPE	INSPECTOR:	DATE:
8" PVC OVERFLOW	INSPECTOR:	DATE:	2" TYPE K COPPER PIPE	INSPECTOR:	DATE:
CATCH BASINS	INSPECTOR:	DATE:	2" TYPE K COPPER PIPE	INSPECTOR:	DATE:
STORMCEPTOR 4X8	INSPECTOR:	DATE:	2" TYPE K COPPER PIPE	INSPECTOR:	DATE:

GENERAL NOTES

(1) *THE CONTRACTOR MUST NOTIFY "DIG SAFE" AT (800) 322–4844 PRIOR TO COMMENCEMENT OF ANY EXCAVATION, OR DEMOLITION WORK IN PUBLIC OR PRIVATE WAYS OR UTILITY COMPANY RIGHT OF WAY OR EASEMENT.*

(2) *THE LOCATION OF SUBSURFACE UTILITIES SHOWN IS APPROXIMATE AND NOT GUARANTEED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITY LINES AND STRUCTURES PRIOR TO COMMENCEMENT OF WORK.*

(3) *WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR THE RESOLUTION OF THE CONFLICT*

(4) *THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE AND SANITARY STRUCTURES AS NECESSARY FOR THE CHANGES IN GRADE, AND RESET ALL WATER, AND DRAINAGE FRAMES, ANY EXISTING WATER AND SEWER SERVICES UNCOVERED ARE TO BE ABANDONED AND SHALL BE CUT AND CAPPED AT THE MAIN IN THE STREET BY THE GENERAL CONTRACTOR.*

(5) *THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.*

(6) *TREES WITHIN THE LIMITS OF GRADING SHALL NOT BE REMOVED UNLESS APPROVED BY THE ENGINEER.*

(7) *AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.*

(8) *JOINTS BETWEEN NEW HOT MIX ASPHALT (HMA) ROADWAY PAVEMENT AND SAWCUT. EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSANDED.*

(9) *ALL CONSTRUCTION TO MEET OR EXCEED THE CONSTRUCTION SPECIFICATIONS FOR BWSC, CITY OF BOSTON (INSPECTIONAL SERVICES, DPW), MASS. PLUMBING CODE,MASS. FIRE PROTECTION CODE, MWRA REGULATIONS, AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA, .*

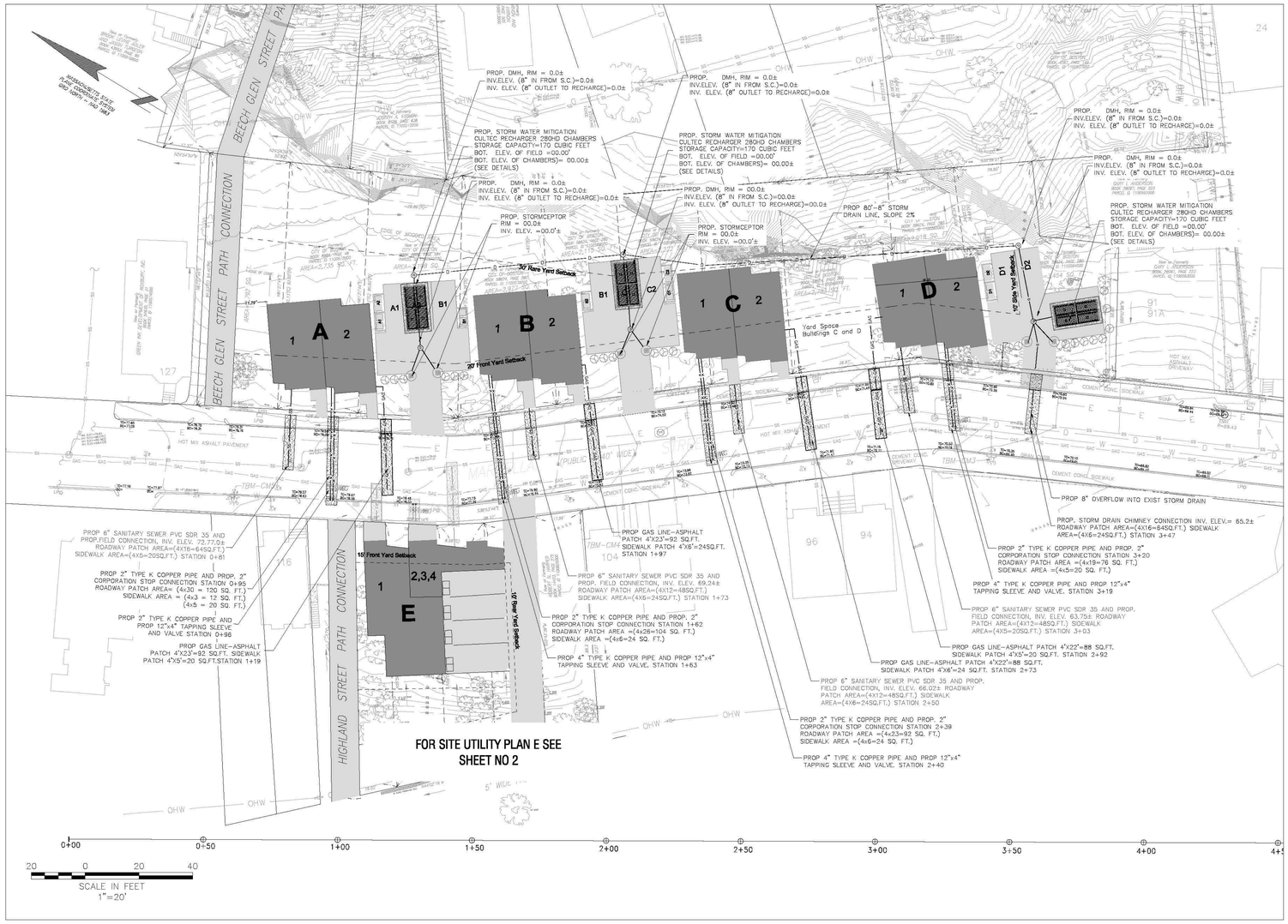
(10) *PIPE MATERIALS: 2" TYPE K COPPER PIPE.*

ESTIMATE OF STREET OPENING FIRE PIPE WATER CUT:
SEE CONSTRUCTION PLAN

(11) *PLANS, REPORTS REFERENCED:*
A. CITY OF BOSTON ASSESSORS MAPS
B. CITY OF BOSTON LAND PLANS I–10954–10955, L–10959, L–10992, L–11053, L–11054
C. MASS DOT SURVEY BY: HNTB DATED JUNE 25, 2010
D. CITY OF BOSTON FIELD NOTES BOOK 122 PAGES 104–111, BOOK 395 PAGES 136–139, BOOK 580 PAGES 117–125, BOOK 187 PAGES 44–45
E. CITY OF BOSTON WATER AND SEWER TIE CARDS
F. BOSTON DPW BUILDING TIES, BENCHMARKS
G. JUDITH NITSCH SURVEY DATED FEBRUARY 17, 2018
H. HYDRANT FLOW TEST DATA PROVIDED BY THE CITY OF BOSTON.
I. SOIL MANAGEMENT REPORT, AND FOUNDATION ENGINEERING REPORT FROM MCPHAIL ASSOCIATES DATED SEPTEMBER 20, 2018, AND SEPTEMBER 21, 2018

(12) *CONTRACTOR TO MAINTAIN A DISTANCE OF 3' TO 5' FROM HYDRANT WHEN EXCAVATING FOR SUBSURFACE UTILITIES.*

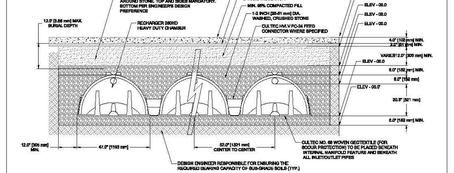
(13) *ALL WORK PERFORMED AT THE BACK OF SIDEWALK ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. WATER LINE SHOWN AT THE BACK OF SIDEWALK IS FOR REFERENCE PURPOSES ONLY.*



LEGEND

MH	MANHOLE	CALC	CALCULATED	D	DRAIN
EM	ELECTRIC MANHOLE	VGC	VERTICAL GRANITE CURB	CS	COMBINED SEWER
TM	TELEPHONE MANHOLE	BIT	BITUMINOUS	W	WATER
HYD	HYDRANT	CONC	CONCRETE	G	GAS
GV	GAS VALVE	TC	TOP OF CURB	E	ELECTRIC
WV	WATER VALVE	BC	BOTTOM OF CURB		STREET LIGHTING
WSO	WATER SHUT OFF	I=	INVERT ELEVATION	BTD	BOSTON TRANSPORTATION DEPARTMENT
GSO	GAS SHUT OFF	TR=	CENTERLINE OF TROUGH	T	TELEPHONE
BWV	BOSTON WATER VALVE	TVP=	TOP OF VERTICAL PIPE	CATV	CABLE TELEVISION
CB	CATCH BASIN	INACC.	INACCESSIBLE	HPFS	HIGH PRESSURE FIRE SERVICE
LP	LIGHT POLE	SQ. FT.	SQUARE FEET	12" RCP D	PIPE SIZE AND MATERIAL
EH	ELECTRIC HANDHOLE	R=	RADIUS OR RIM ELEVATION	RCP	REINFORCED CONCRETE PIPE
	BOLLARD	BK=	BACK	CI	CAST IRON
	SIGN	OV=	OVER	PVC	POLYVINYL CHLORIDE
TBM	TEMPORARY BENCH MARK	X	METAL FENCE		
REC	RECORD	S	SEWER		

RECHARGER 280 HD



GENERAL NOTES
RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 6.25 CU.FT./ LIN. ft/Inch PER DESIGN UNIT.
NOMINAL DESIGN UNIT SIZE IS 45.0" (1143 mm) WIDE X 12.0" (305 mm) TALL
MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 72" (2240 m)
THE CHAMBER SHALL BE OVERBUILT TO WITHSTAND 19KIPS (12KLBF WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

ALL RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A YELLOW STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 280HD CHAMBERS MUST BY INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

SEWERAGE FLOW RATE

TYPE OF DWELLING = ____ CONDOMINIUM BUILDING
NUMBER OF BEDROOMS = ___BEDROOMS PER UNIT – ___ TOTAL BEDROOMS
SEWERAGE RATE = 110 GALLONS PER DAY (GPD) PER BEDROOM
TOTAL SEWERAGE RATE = 110 GPD/BEDROOM X ___ BEDROOMS = 3080GPD

___ GALLONS/DAY X 1DAY/1440 MINUTES = ___ GALLONS/MINUTE

FRASER POLY-ENGINEERING SERVICES
CIVIL ENGINEERING CONSULTANTS
35 NORMAN STREET
MILTON, MA 02186
Phone–617–291–2423
Email: kfraser@fraserpes.com
www.fraserpes.com

PROJECT:

MARCELLA STREET

CLIENT:

NEW URBAN COLLABRATIVE
183 NEW CANTON STREET
BOSTON, MA, 02116

STAMP:

COMMONWEALTH OF MASSACHUSETTS
KURT A. FRASER
CIVIL
NO. 49843
REGISTERED PROFESSIONAL ENGINEER
Kurt R. Fraser

REVISIONS:

NO.	DATE:	DESCRIPTION:
	---	---

ZONING REVIEW SET
25% CD
SITE UTILITY PLAN #A-D

SCALE:	**1"=20'**
DATE:	**06-05-2019**
DRAWN BY:	**T.N**
CHECKED BY:	**K.A.F.**
FILE:	**060519**

DRAWING SHEET NO.
1 OF 6

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
JASON E. ARNITZ
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:
Marcella & Highland

PROJECT #:	18059
PROJECT ISSUE DATE:	August 26, 2020
PROJECT STATUS:	Permit Set

SHEET NAME:
Site Utility Plan #A-D

DRAWING HISTORY:

NO.	DATE	REVISION
1	04/30/19	DND Review Set
2	06/04/19	Zoning Review Set
3	02/03/20	90% CD Set
4	08/26/20	Permit Set

SHEET #:
C001

1 Site Utility Plan #A-D
1" = 20'-0"

BIM 360://Marcella 18059 - Marcella - Master - Architecture.rvt
9/9/2020 12:12:38 PM

WARD:
PARCEL ID :
BW&SC ACCOUNT # : NEW
BW&SC SITE PLAN # :
LAND USE CODE (LUC) : RESIDENTIAL

RESERVED FOR BWSC USE.

BWSC INSPECTION			BWSC INSPECTION		
STORMWATER RECHARGE (4)	INSPECTOR:	DATE:	6" HDPE NON-PERF. PIPE	INSPECTOR:	DATE:
8" PVC OVERFLOW	INSPECTOR:	DATE:	8" PVC SEWER	INSPECTOR:	DATE:
6" PVC OVERFLOW	INSPECTOR:	DATE:	6" PVC SEWER	INSPECTOR:	DATE:
CATCH BASINS	INSPECTOR:	DATE:	2" TYPE K COPPER PIPE	INSPECTOR:	DATE:
STORMCEPTOR 450i	INSPECTOR:	DATE:	2" TYPE K COPPER PIPE	INSPECTOR:	DATE:
			2" TYPE K COPPER PIPE	INSPECTOR:	DATE:
			2" TYPE K COPPER PIPE	INSPECTOR:	DATE:
			2" TYPE K COPPER PIPE	INSPECTOR:	DATE:

GENERAL NOTES

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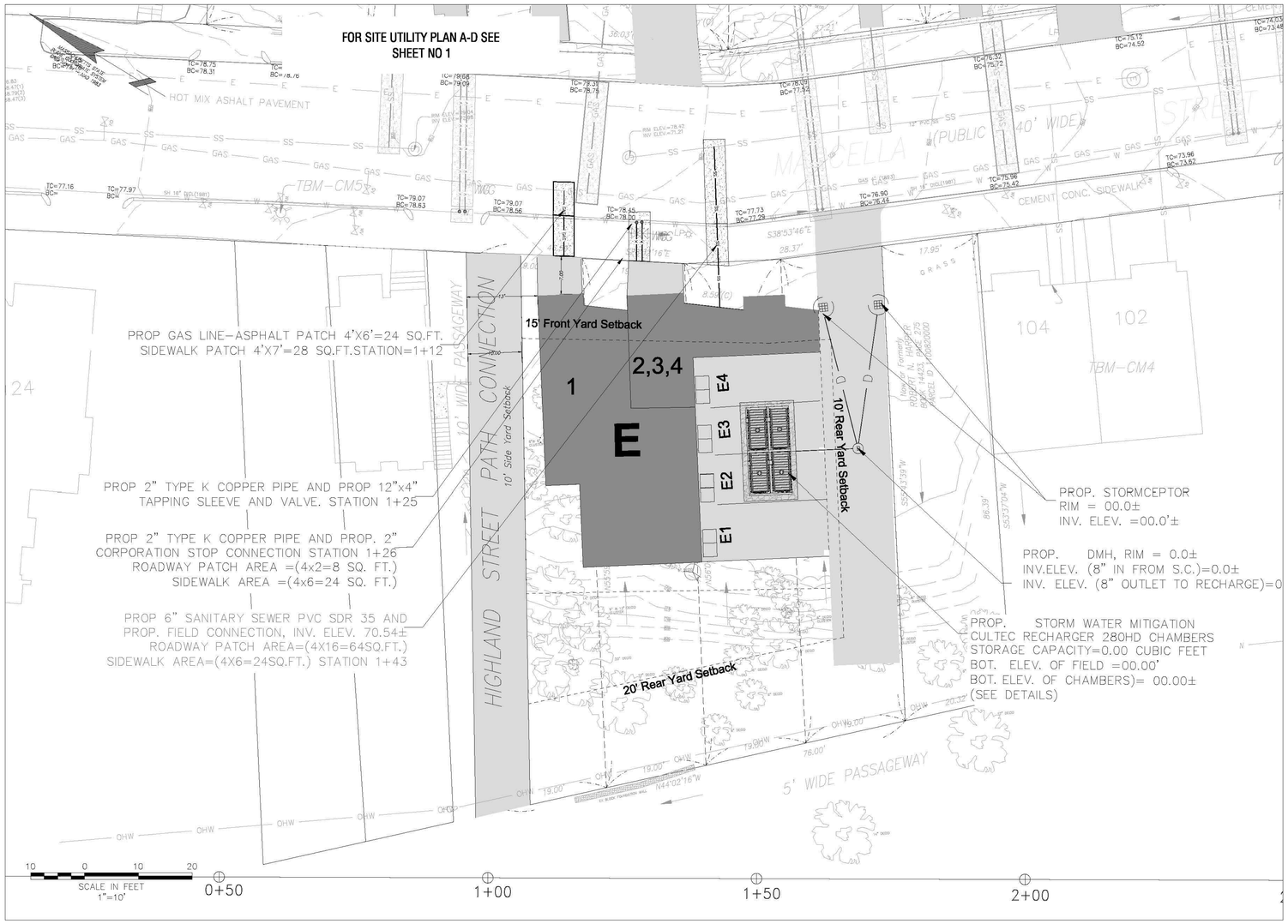

LEGEND

MH	MANHOLE	CALC	CALCULATED	D	DRAIN
EM	ELECTRIC MANHOLE	VGC	VERTICAL GRANITE CURB	CS	COMBINED SEWER
TM	TELEPHONE MANHOLE	BIT	BITUMINOUS	W	WATER
	HYDRANT	CONC	CONCRETE	G	GAS
GV	GAS VALVE	TC	TOP OF CURB	E	ELECTRIC
WV	WATER VALVE	BC	BOTTOM OF CURB	L	STREET LIGHTING
WSO	WATER SHUT OFF	I=	INVERT ELEVATION	BTD	BOSTON TRANSPORTATION DEPARTMENT
GSO	GAS SHUT OFF	TR=	CENTERLINE OF TROUGH	T	TELEPHONE
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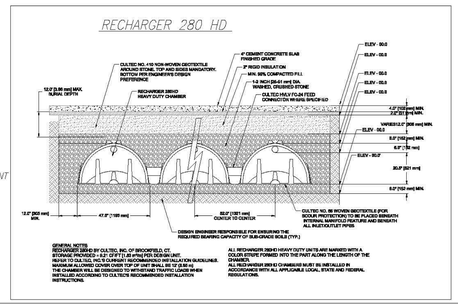
	BOLLARD	BK=	BACK	CI	CAST IRON
	SIGN	OV=	OVER	PVC	POLYVINYL CHLORIDE
TBM	TEMPORARY BENCH MARK	X X	METAL FENCE		
REC	RECORD	S	SEWER		

RECHARGER 280 HD



SEWERAGE FLOW RATE

TYPE OF DWELLING = CONDOMINIUM BUILDING
NUMBER OF BEDROOMS = ____ BEDROOMS PER UNIT – _____ TOTAL BEDROOMS
SEWERAGE RATE = 110 GALLONS PER DAY (GPD) PER BEDROOM
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____ GALLONS/DAY X 1DAY/1440 MINUTES
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FRASER POLY-ENGINEERING SERVICES
CIVIL ENGINEERING CONSULTANTS
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MILTON, MA 02186
Phone-617-291-2423
Email: kfraser@fraserpes.com
www.fraserpes.com

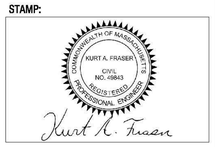
PROJECT:

MARCELLA STREET

CLIENT:

NEW URBAN COLLABRATIVE
183 NEW CANTON STREET
BOSTON, MA, 02116

STAMP:



REVISIONS:

NO.	DATE:	DESCRIPTION:
	---	---

ZONING REVIEW SET
25% CD
SITE UTILITY PLAN #E

SCALE:	**1"=10'**
DATE:	**06-05-2019**
DRAWN BY:	**T.N**
CHECKED BY:	**K.A.F.**
FILE:	**080519**

DRAWING SHEET NO. 2 OF 6

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

PROJECT INFORMATION:
Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:
Site Utility Plan #E

DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set
2	08/26/20	Permit Set

SHEET #:
C002

1 Site Utility Plan #E
1" = 10'-0"

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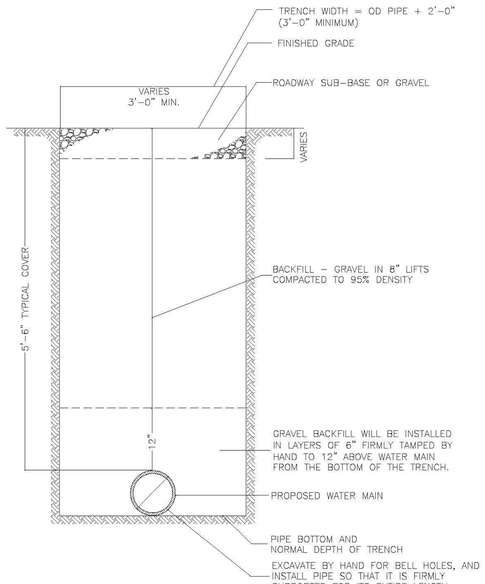
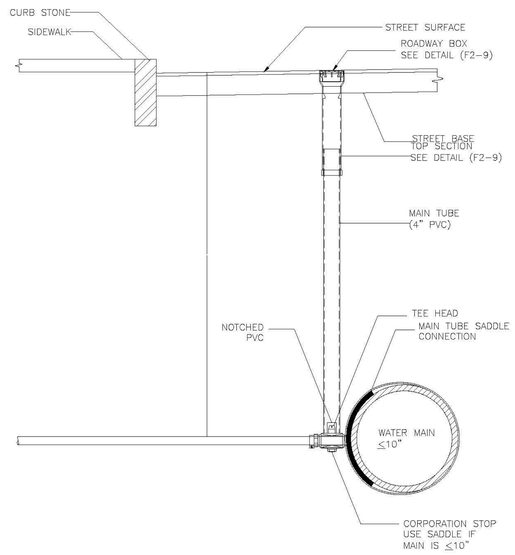
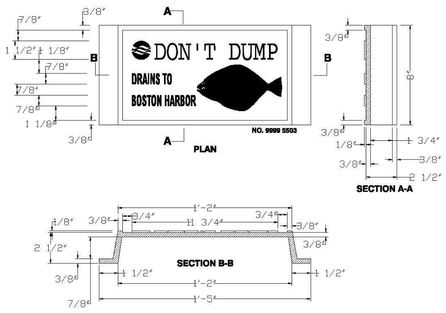


Boston Water and Sewer Commission (980 HARRISON AVE., BOSTON, MA 02119 (617) 989-7000)	TYPICAL TRENCH DETAIL OF WATER MAIN IN FIRM GROUND SCALE: NOT TO SCALE	DETAIL NO. A-05

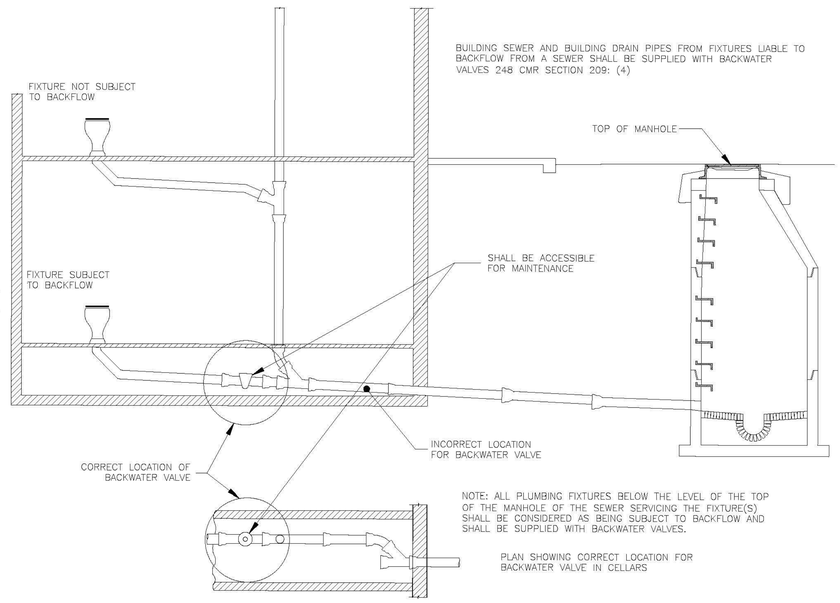


TYPICAL WATER CONNECTION FOR 1-$\frac{1}{2}$" AND 2-INCH SERVICE PIPES TO 4"-10" WATER MAINS

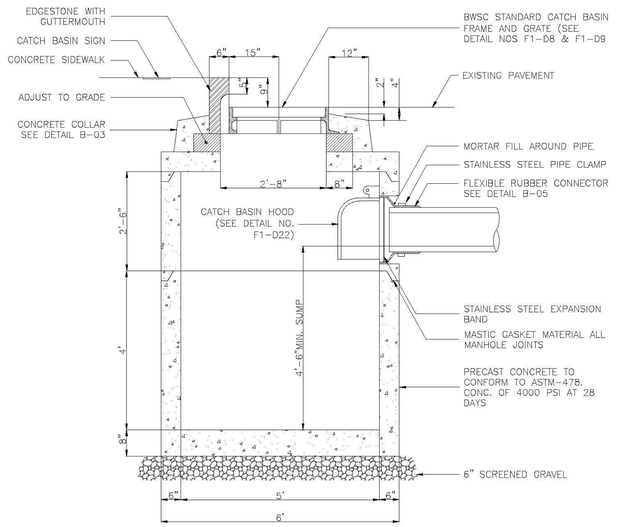
Scale: Not To Scale



Boston Water and Sewer Commission (980 HARRISON AVE., BOSTON, MA 02119 (617) 989-7000)	8"x14" CATCH BASIN SIGN SCALE: NOT TO SCALE	DETAIL NO. F1-D23



Boston Water and Sewer Commission (980 HARRISON AVE., BOSTON, MA 02119 (617) 989-7000)	LOCATION OF BACKWATER VALVES IN CELLARS SCALE: NOT TO SCALE	DETAIL NO. B-14



Boston Water and Sewer Commission (980 HARRISON AVE., BOSTON, MA 02119 (617) 989-7000 www.bwsc.org)	SHALLOW CATCH BASIN Scale: Not To Scale	DETAIL NO. B-01d

FRASER POLY-ENGINEERING SERVICES
CIVIL ENGINEERING CONSULTANTS
35 NORMAN STREET
MILTON, MA 02186
Phone-617-291-2423
Email: kfraser@fraserpes.com
www.fraserpes.com

PROJECT:

MARCELLA STREET

DEVELOPER / OWNER:

NEW URBAN COLLABRATIVE
183 NEW CANTON STREET
BOSTON, MA, 02116

COMMONWEALTH OF MASSACHUSETTS
KURT A. FRASER
CIVIL
NO. 49643
REGISTERED
PROFESSIONAL ENGINEER
Kurt A. Fraser

REVISIONS:

NO.	DATE:	DESCRIPTION:
--	----	----

ZONING REVIEW SET
25% CD
SITE UTILITY DETAILS

SCALE:	NONE
DATE:	06-05-2019
DRAWN BY:	K.A.F
CHECKED BY:	K.A.F.
FILE: 060519	

DRAWING SHEET NO.
3 OF 6

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
JASON A. ARNDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:
Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:
Site Utility Details

DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set
2	08/26/20	Permit Set

SHEET #:
C003

BIM 360://Marcella/18059 - Marcella - Master - Architectural.rvt
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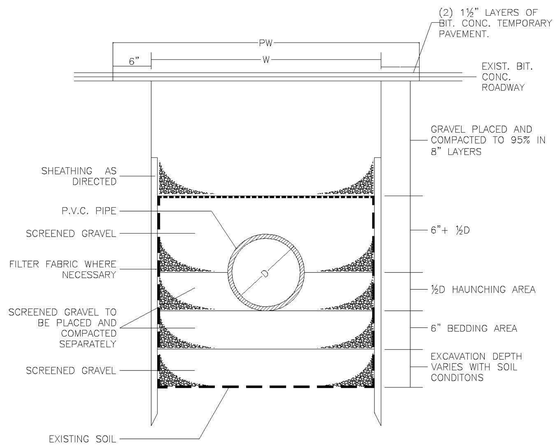
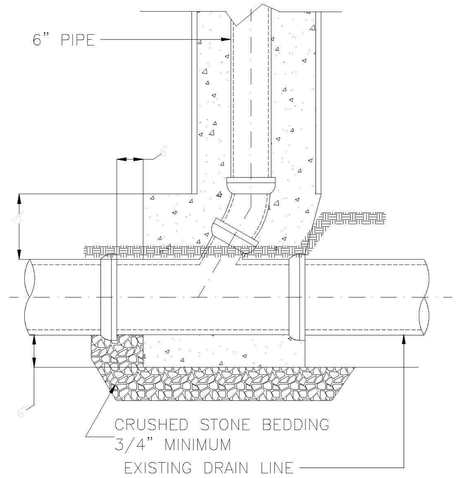
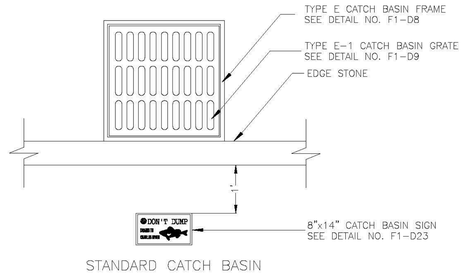


W = MAXIMUM TRENCH WIDTH
PW = MAXIMUM PAVING WIDTH = W+1'-0"
D = OUTSIDE DIAMETER
UNSHEATHED TRENCH: W = D+2' (3'-0"MIN.)
SHEATHED TRENCH: W = D+2'+ SHEATHING WIDTH:
4'-0"MIN. W/O WALERS
5'-0"MIN. W/WALERS
TRENCH BOX OR HYDRAULIC SHORING:
W = D+2'+ [WALL SHIELD WIDTH ± 8"] + 1' FOR TRENCH BOX

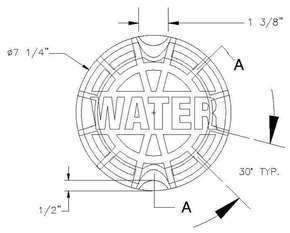
Boston Water and Sewer Commission (980 HARRISON AVE., BOSTON, MA 02119 (617) 989-7000)	TRENCH DETAIL FOR P.V.C. PIPE SCALE: NOT TO SCALE	DETAIL NO. B-09

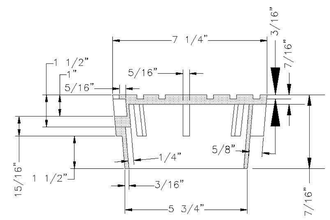




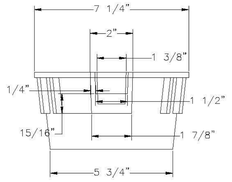
STANDARD CATCH BASIN

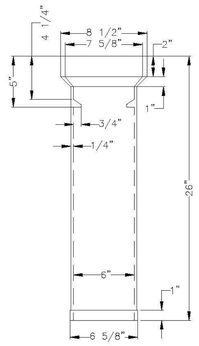
Boston Water and Sewer Commission (980 HARRISON AVE., BOSTON, MA 02119 (617) 989-7000)	CATCH BASIN SIGN INSTALLATION SCALE: NOT TO SCALE	DETAIL NO. B-01f





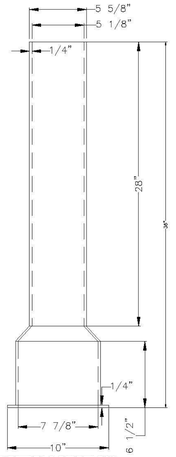
COVER SECTION A-A





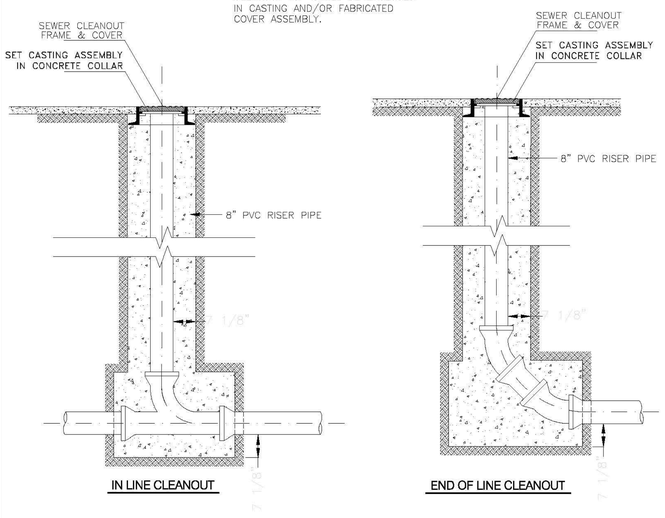
TOP SECTION

ACCESS TUBE



BOTTOM SECTION

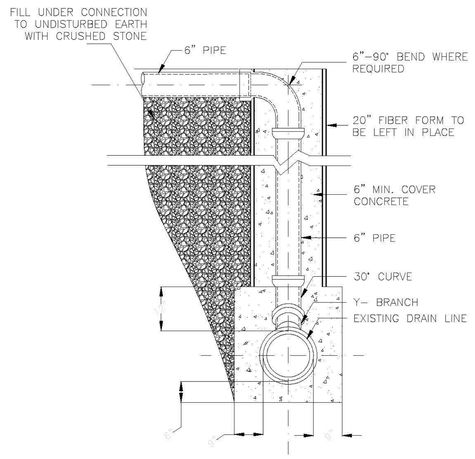
NOTE:
CLEANOUT TOP SHALL BE ENCLOSED IN CASTING AND/OR FABRICATED COVER ASSEMBLY.



IN LINE CLEANOUT

END OF LINE CLEANOUT

Boston Water and Sewer Commission (980 HARRISON AVE., BOSTON, MA 02119 (617) 989-7000)	WYE CLEANOUT DETAIL SCALE: NOT TO SCALE	DETAIL NO. B-17



Boston Water and Sewer Commission (980 HARRISON AVE., BOSTON, MA 02119 (617) 989-7000)	TYPICAL CHIMNEY CONNECTION SCALE: NOT TO SCALE	DETAIL NO. B-15

Boston Water and Sewer Commission (980 HARRISON AVE., BOSTON, MA 02119 (617) 989-7000)	BUFFALO TYPE VALVE BOX SCALE: NOT TO SCALE	DETAIL NO. F2-10

FRASER POLY-ENGINEERING SERVICES
CIVIL ENGINEERING CONSULTANTS
35 NORMAN STREET
MILTON, MA 02186
Phone-617-291-2423
Email: kfraser@fraserpes.com
www.fraserpes.com

PROJECT:

MARCELLA STREET

DEVELOPER / OWNER:

NEW URBAN COLLABRATIVE
183 NEW CANTON STREET
BOSTON, MA, 02116

COMMONWEALTH OF MASSACHUSETTS — KURT A. FRASER — CIVIL — NO. 49643 — REGISTERED PROFESSIONAL ENGINEER
Kurt A. Fraser

REVISIONS:

NO.	DATE:	DESCRIPTION:
--	-----	-----

ZONING REVIEW SET
25% CD
SITE UTILITY DETAILS

SCALE:	NONE
DATE:	06-05-2019
DRAWN BY:	K.A.F
CHECKED BY:	K.A.F.
FILE:	060519

DRAWING SHEET NO. 4 OF 6

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT — JASON E. ARNOLD — No. 32115 — BOSTON — MASS. — COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:
Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:
Site Utility Details 2

DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set
2	08/26/20	Permit Set

SHEET #:
C004

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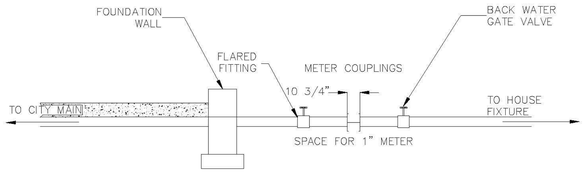
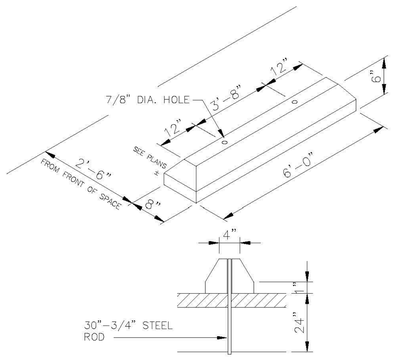


1" METER SPACING DETAIL

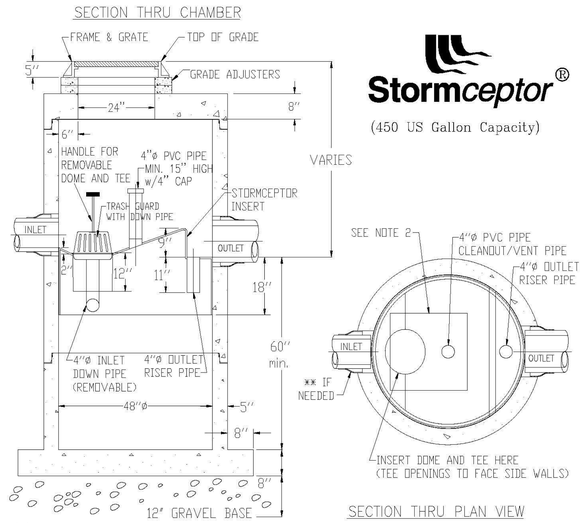
NOT TO SCALE



NOTE:
CONCRETE SHALL BE 3000 PSI 28 DAY STRENGTH

CONCRETE WHEEL STOP

SCALE: NTS



Stormceptor®

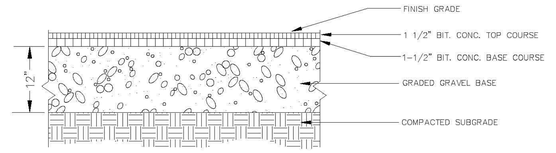
(450 US Gallon Capacity)

NOTE :

1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE 4"ø CLEANOUT/VENT PIPE AND THE 4"ø INLET DOWN PIPE.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OFF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.
4. CONTRACTOR TO PROVIDE CRANE TO SET UNIT (HEAVIEST SECTION WEIGHS 5000 LB)

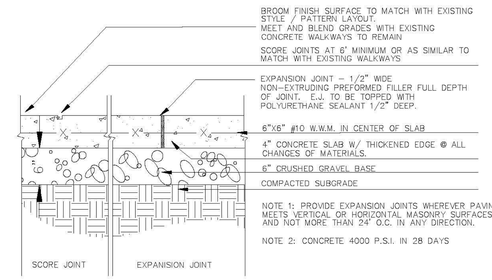
STC 450i PRECAST CONCRETE STORMCEPTOR

SCALE: NTS



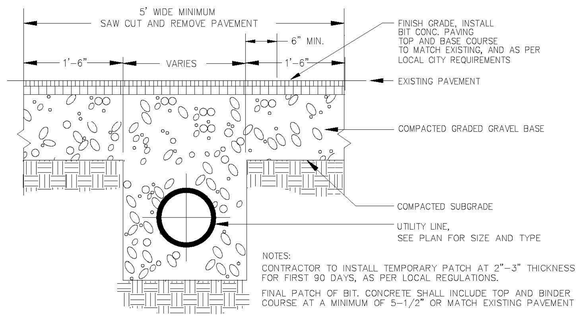
BIT. CONC ROADWAY & PARKING

SCALE: NTS



CONCRETE WALK - PAVEMENT REPAIR

SCALE: NTS



BIT. CONCRETE ROADWAY REPAIR

SCALE: NTS

1 Site Utility Details 3
1" = 80'-0"

BIM 360://Marcella/18059 - Marcella - Master - Architecture.rvt
9/9/2020 12:12:58 PM

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BOSTON, MA, 02116

COMMONWEALTH OF MASSACHUSETTS
KURT A. FRASER
CIVIL
NO. 49843
REGISTERED PROFESSIONAL ENGINEER
Kurt A. Fraser

REVISIONS:

NO.	DATE:	DESCRIPTION:
--	----	----

ZONING REVIEW SET
25% CD
SITE UTILITY DETAILS

SCALE:	NONE
DATE:	06-05-2019
DRAWN BY:	K.A.F
CHECKED BY:	K.A.F.
FILE: 060519	

DRAWING SHEET NO.
5 OF 6

ZEPHYR

PROJECT TEAM:

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Civil
Fraser Polyengineering

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Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
JASON A. TRNDY
No 32115
BOSTON
MASS
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:
Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:
Site Utility Details 3

DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set
2	08/26/20	Permit Set

SHEET #:
C005

CULTEC RECHARGER® 280HD SPECIFICATIONS

GENERAL
CULTEC RECHARGER 280HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS
1. THE CHAMBERS WILL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE).
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 280HD SHALL BE 26.5 INCHES (673 mm) TALL, 47 INCHES (1194 mm) WIDE, AND 8 FEET (2.44 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 280HD SHALL BE 7 FEET (2.13 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 18 INCHES (450 mm).
8. THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. NOMINAL INSIDE DIMENSIONS OF THE SIDE PORTAL SHALL HAVE A WIDTH OF 12" (305 mm) AND HEIGHT OF 11.5" (292 mm). THE SIDE PORTAL CAN ACCEPT A MAXIMUM OUTER DIAMETER (O.D.) PIPE SIZE OF 12.25 INCHES (311 mm).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 280HD CHAMBER WILL BE 6.079 FT3 / FT (0.565 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 280HD SHALL BE 42.663 FT³/ UNIT (1.208 m³/ UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 280HD CHAMBER WILL HAVE EIGHTY-TWO DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 280HD CHAMBER SHALL HAVE 16 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 280HD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER 280HD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (895 mm) WIDE.
17. THE RECHARGER 280HD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (895 mm) WIDE.
18. THE RECHARGER 280HD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER 280HD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
22. THE CHAMBER WILL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
23. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
24. THE CHAMBER SHALL BE MANUFACTURED IN AN IN AN ISO 9001:2008 CERTIFIED FACILITY
25. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S INSTALLATION INSTRUCTIONS.
26. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.66 m).

CULTEC HVLV® FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 280HD STORMWATER CHAMBERS.

CHAMBER PARAMETERS
1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE).
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

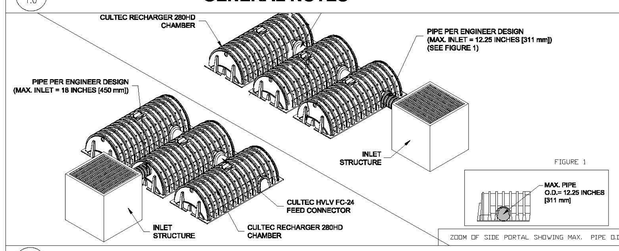
CULTEC NO. 66™ WOVEN GEOTEXTILE

GENERAL
CULTEC NO. 66™ WOVEN GEOTEXTILE IS UTILIZED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE.

GEOTEXTILE PARAMETERS
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 370 LBS (1,400N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A TENSILE ELONGATION RESISTANCE OF 15% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A MULLEN BURST RESISTANCE OF 600PSI (4138 kPA) PER ASTM D3786 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A TEAR RESISTANCE OF 110 LBS (0.61 KN) PER ASTM D4533 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE RESISTANCE OF 150 LBS (0.66 KN) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 600 LBS (4.00 KN) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 70% @ 500 HRS. PER ASTM D4355 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.05 SEC-1 PER ASTM D4491 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 4 GPM/FT2 (160 LPM/M2) PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERCENT OPEN AREA OF 11% PER CW-02215 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
14. THE GEOTEXTILE SHALL CONSIST OF A 100% HIGH-TENACITY, SILT-FILM POLYPROPYLENE YARNS.

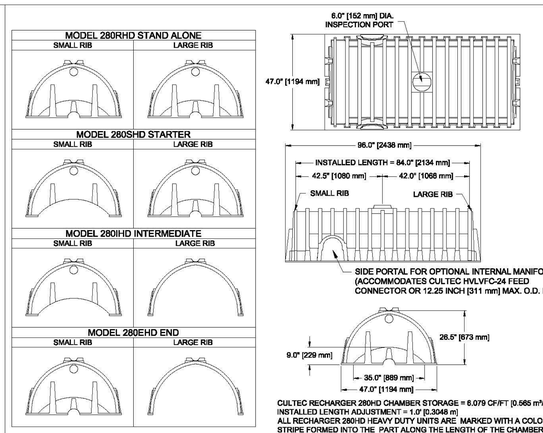
280HD 1.0

GENERAL NOTES

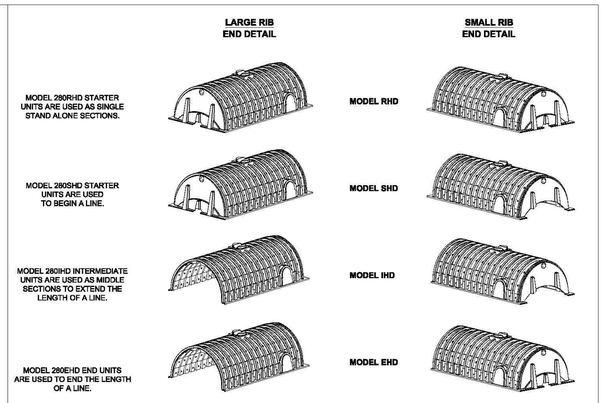


280HD 2.0

CULTEC RECHARGER 280HD HEAVY DUTY THREE VIEW



CULTEC RECHARGER 280HD CHAMBER STORAGE = 6.079 CF/FT [0.565 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.0' [0.3048 m]
ALL RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR.

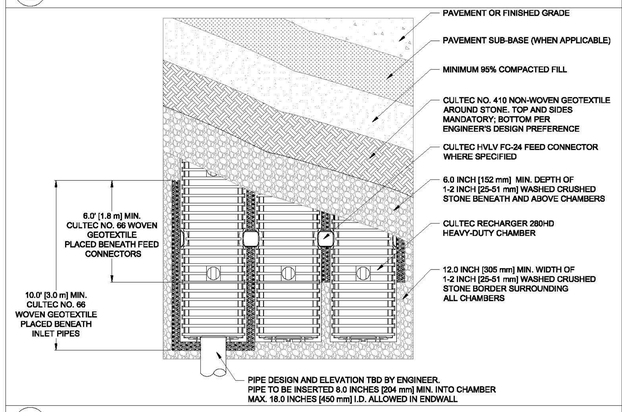


280HD 3.0

CULTEC RECHARGER 280HD HEAVY DUTY END DETAIL INFORMATION

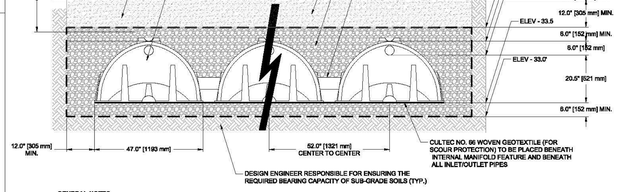
280HD 4.0

CULTEC TYPICAL INLET CONNECTIONS



280HD 5.0

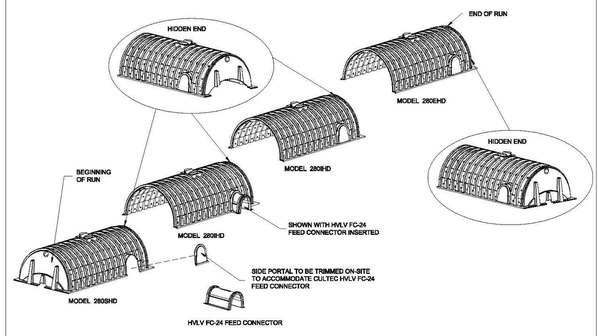
CULTEC RECHARGER 280HD HEAVY DUTY TYPICAL CROSS SECTION



GENERAL NOTES
RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 6.21 CF/FT (1.83 m³/m) PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.65 m)
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION
ALL RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 280HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

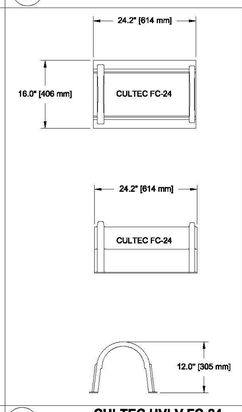
280HD 6.0

CULTEC RECHARGER 280HD HEAVY DUTY TYPICAL INTERLOCK



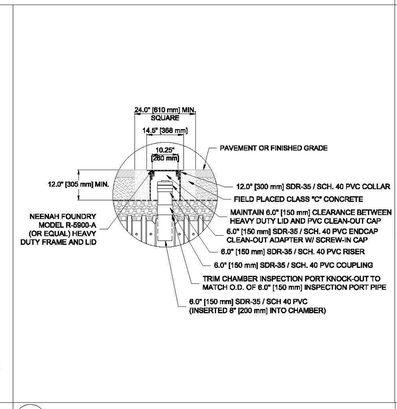
280HD 7.0

CULTEC RECHARGER 280HD HEAVY DUTY PLAN VIEW



280HD

CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW

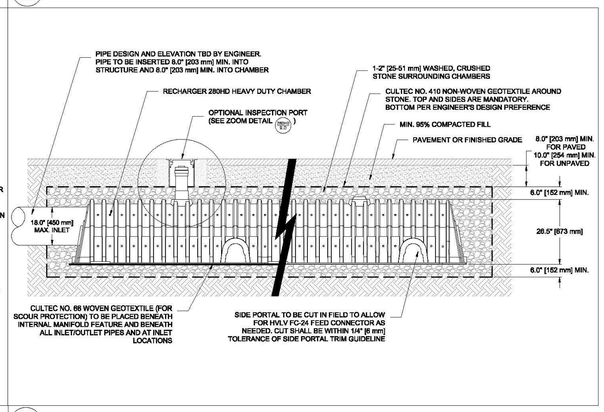


280HD 9.0

OPTIONAL INSPECTION PORT - ZOOM DETAIL

280HD 10.0

CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL



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Email: kfraser@fraserpes.com
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PROJECT:

MARCELLA STREET

DEVELOPER / OWNER:

NEW URBAN COLLABRATIVE
183 NEW CANTON STREET
BOSTON, MA, 02116

COMMONWEALTH OF MASSACHUSETTS — KURT A. FRASER — CIVIL — NO. 49843 — REGISTERED PROFESSIONAL ENGINEER
Kurt A. Fraser

REVISIONS:

NO.	DATE:	DESCRIPTION:
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ZONING REVIEW SET
25% CD
SITE UTILITY DETAILS

SCALE:	NONE
DATE:	05-07-2019
DRAWN BY:	K.A.F
CHECKED BY:	K.A.F.
FILE:	050719

DRAWING SHEET NO.
6 OF 6

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnvilEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT — JASON T. HARDT — No. 32115 — BOSTON, MASS. — COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:
Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:
Site Utility Details 4

DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set
2	08/26/20	Permit Set

SHEET #:
C006

BIM 360://Marcella-19059 - Marcella - Master - Architectural.rvt
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1 Site Utility Details 4
1" = 80'-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 GEOTECHNICAL PARTNERSHIPS, INC DATED SEPTEMBER 26, 2018.
2. THE FOUNDATION DESIGN IS BASED ON AN ALLOWABLE BEARING CAPACITY OF 8000 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.

WOOD FRAMING:

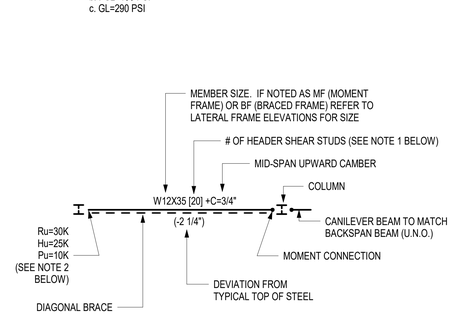
1. LUMBER AND ITS FASTENINGS, SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS OF STRESS-GRADE LUMBER AND ITS FASTENINGS, CURRENT EDITION, AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. CURRENT EDITION OF WOOD GRADING RULES ARE TO BE FOLLOWED. ALL CONNECTIONS SHALL CONFORM TO THE CURRENT 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. 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.
13. WOOD STRUCTURAL PANELS SHALL BE INSTALLED WITH A 1/8" GAP BETWEEN PANEL ENDS AND EDGES.
14. 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.
15. WOOD JOISTS JOISTS SHALL BE TOE NAILED TO WOOD SUPPORT WITH TWO 10D NAILS.
16. WOOD JOISTS SHALL HAVE MINIMUM BEARING OF 1 1/2".
17. WOOD JOIST ENDS SHALL BE LAPPED OVER BEARING AND NAILED TOGETHER WITH 3-16D NAILS; MINIMUM LAP, 4".
18. JOIST OVERHANG SHALL NOT EXCEED 12" UNLESS OTHERWISE NOTED.
19. 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.
20. 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.
21. BUILT-UP STUDS COLUMNS SHALL BE NAILED TOGETHER AS FOLLOWS (D=NAIL DIAMETER):
22. POST NAILING - ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF COLUMN.
23. POST NAILING - ALL NAILS SHALL PENETRATE ALL LAMINATIONS AND AT LEAST 3/4 THE THICKNESS OF THE OUTERMOST LAMINATION.
24. POST NAILING - THE NAIL END DISTANCE FROM THE END OF COLUMN SHALL BE BETWEEN 15D AND 18D
25. 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)
26. POST NAILING - THE SPACING BETWEEN ROWS OF NAILS SHALL BE BETWEEN 10D AND 20D
27. POST NAILING - THE NAIL EDGE DISTANCE SHALL BE BETWEEN 5D AND 20D
28. POST NAILING - PROVIDE 2 LONGITUDINAL ROWS OF NAILS MINIMUM.
29. SOLE PLATES SHALL BE NAILED TO SUBFLOOR AND JOISTS WITH 16D NAILS AT EACH JOIST. SEE SHEAR WALL NAILING SCHEDULES FOR ADDITONAL NAILING REQUIREMENTS.
30. 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.
31. TOP PLATES FOR NON-BEARING PARTITIONS MAY BE SINGLE. 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.
32. WHEN TOP PLATES ARE CUT FOR PIPING OR DUCT WORK, REINFORCE WITH STEEL STRAPS.
33. SILL PLATES AT BEARING DIRECTLY ON CONCRETE SHALL BE PRESSURE TREATED LUMBER, 0.25CCA MINIMUM SOUTHERN PINE NO.2 OR BETTER.
34. BEAMS AND GIRDERS WILL NOT REST LESS THAN 4" ON SUPPORTS.
35. 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.
36. ALL BEAMS MUST SPLICE ONLY OVER SUPPORTS UNLESS SPECIFICALLY INSTRUCTED OTHERWISE BY STRUCTURAL ENGINEER.
37. 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.
38. ALL INTERIOR WALLS SHALL HAVE A JOIST LOCATED DIRECTLY BELOW (AT PARALLEL WALLS) OR CONTINUOUS BLOCKING (AT PERPENDICULAR WALLS).
39. NAILING INSTALLATION AND MATERIAL ARE TO BE IN COMPLIANCE WITH A.I.T.C., NDS AND IN ACCORDANCE WITH THE APPLICABLE LOCAL BUILDING CODE.
40. NAILS SHALL HAVE A MINIMUM PENETRATION OF 6 TIMES THE WIRE DIAMETER UNLESS OTHERWISE NOTED ON PLANS.
41. EDGE DISTANCE FOR ALL NAILS SHALL BE MINIMUM OF 2 TIMES THE WIRE DIAMETER UNLESS OTHERWISE NOTED ON PLANS.
42. 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.
43. ALL FASTENERS USED IN PRESSURE TREATED WOOD SHALL BE COATED, TREATED, AND APPROVED FOR USE IN PRESSURE TREATED WOOD.
44. ALL FASTENERS USED IN FIRE TREATED LUMBER SHALL BE COATED AND APPROVED FOR THAT USE BY THE MANUFACTURER.
45. 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.

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. ENGINEERED 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.

LVL, PSL, GLULAM (GL) LUMBER:

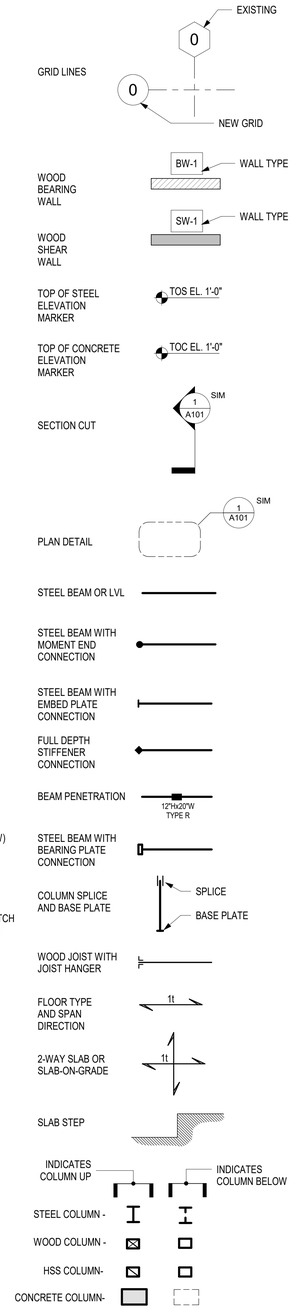
1. "LVL" LUMBER SHALL BE FABRICATED FROM ULTRASONICALLY GRADED SOUTHERN PINE VENEERS IN ACCORDANCE WITH NER 126.
2. "PSL" LUMBER SHALL BE FABRICATED FROM LONG, THIN STRANDS OF EITHER EASTERN OR WESTERN SPECIES WOOD BONDED TOGETHER WITH A MICROWAVE PROCESS.
3. EASTERN "PSL" LUMBER (ES) MAY INCLUDE SOUTHERN 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=112,500 PSI
      - c. GL=125,000 PSI
    - B. MODULUS OF ELASTICITY (E)
      - a. LVL=2.0X106 PSI
      - b. PSL=1.8X106 PSI
      - c. GL=2.0X106 PSI
    - C. FLEXURAL STRESS (F'B)
      - a. LVL=2,600 PSI
      - b. PSL=2,400 PSI
      - c. GL=2,400 PSI
    - D. COMPRESSION PERPENDICULAR TO THE GRAIN (F'CPERP)
      - a. LVL=750 PSI
      - b. PSL=545 PSI
      - c. GL=740 PSI
    - E. COMPRESSION PARALLEL TO GRAIN (F'CPARALLEL)
      - a. LVL=2,510 PSI
      - b. PL=2,500 PSI
      - c. GL=2,400 PSI
    - F. HORIZONTAL SHEAR (FV)
      - a. LVL=285 PSI
      - b. PSL=190 PSI
      - c. 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
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
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&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

8/25/2020 11:45:07 AM

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
BRIAN M. O'NEIL
CIVIL
No. 51974
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 19-118
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

GENERAL NOTES I

DRAWING HISTORY:

NO.	DATE	REVISION

SHEET #:

S010

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 B
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

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

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	

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.

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. TIME TO PLACEMENT – TESTING AGENCY SHALL CONFIRM THAT ALL CONCRETE IS PLACED WITHIN 90 MINUTES OF BEING BATCHED AT THE PLANT.
6. 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.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL DESIGN CONFORMS TO THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDING, THIRTEENTH 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 FABRICATORS 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.

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. 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.

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 #11 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.

SUBMITTALS:

1. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEEER FOR REVIEW PRIOR TO FABIRCATION. 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):
      i. INTENDED USE OF MIX (I.E. WHERE ON THE PROJECT WILL MIX BE USED)
      ii. MIX PROPORTIONS, INCLUDING ALL ADMIXTURES USED.
      iii. MANUFACTURE'S DATA AND/OR CERTIFICATIONS VERIFYING CONFORMANCE OF ALL MIX MATERIALS, INCLUDING ADMIXTURES, WITH SPECIFIED REQUIREMENTS.
      iv. UNIT WEIGHT.
      v. SLUMP
      vi. 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.

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	10 PSF	5 PSF	45 PSF	SEE DIAGRAM
ROOF @ SOLAR	30 PSF (SNOW) + ALLOW. FOR DRIFT	15 PSF	5 PSF	50 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.

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

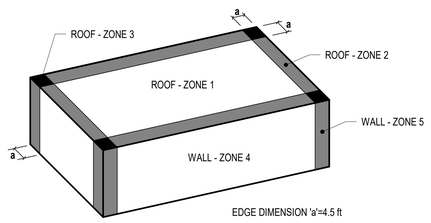
SNOW LOADS
- SEE LOADING PLANS, SNOW LOADS SHOWN ARE FLAT ROOF SNOW LOADS (Pf) AND SNOW DRIFTS CALCULATED PER ASCE 7-10.

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 = **B**
- DESIGN SPECTRAL RESPONSE ACCELERATIONS
  - SDS = **.14**
  - SD1 = **.05**
- SEISMIC DESIGN CATEGORY= **A**

N-S SEISMIC LATERAL SYSTEM = **LIGHT-FRAMED (WOOD) SHEAR WALLS AND STEEL MOMENT FRAMES NOT SPECIFICALLY DESIGNED FOR SEISMIC RESISTANCE**
- RESPONSE MODIFICATION COEFFICIENT, R=6.5 & R=3.0
- SEISMIC BASE SHEAR = **10.5** KIPS

E-W SEISMIC LATERAL SYSTEM= **LIGHT-FRAMED (WOOD) SHEAR WALLS AND STEEL MOMENT FRAMES NOT SPECIFICALLY DESIGNED FOR SEISMIC RESISTANCE**
- RESPONSE MODIFICATION COEFFICIENT, R=6.5 & R=3.0
- SEISMIC BASE SHEAR = **10.5** KIPS



EDGE DIMENSION 'a'=4.5 ft

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	-29.5	12.0	-49.5	12.0	-74.4	12.0	-29.2	27.0	-36.0	27.0
20 SF	-28.7	11.2	-44.2	11.2	-61.6	11.2	-28.0	25.8	-33.6	25.8
50 SF	-27.7	10.2	-37.2	10.2	-44.8	10.2	-26.4	24.2	-30.4	24.2
100 SF	-27.0	9.5	-32.0	9.5	-32.0	9.5...	-25.3...	23.0	-28.0	23.0

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.

8/26/2020 11:45:07 AM

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

PROJECT INFORMATION:
Marcella & Highland

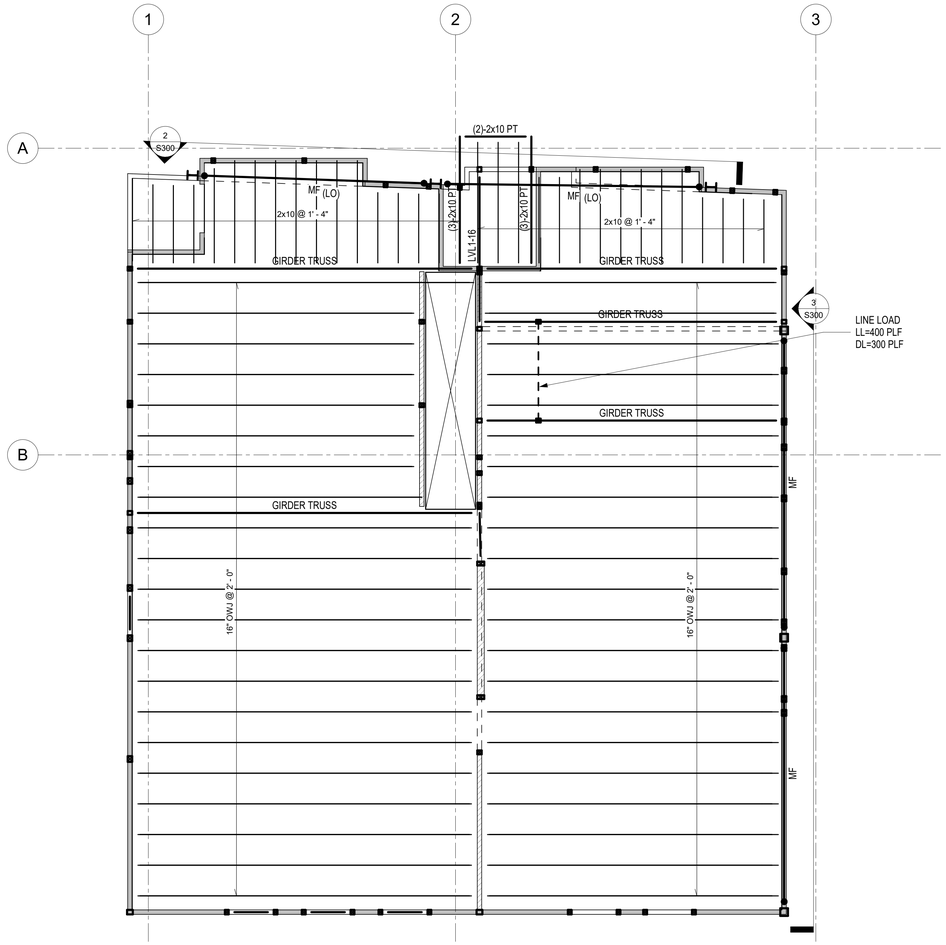
PROJECT #: 19-118
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:
GENERAL NOTES II

DRAWING HISTORY:

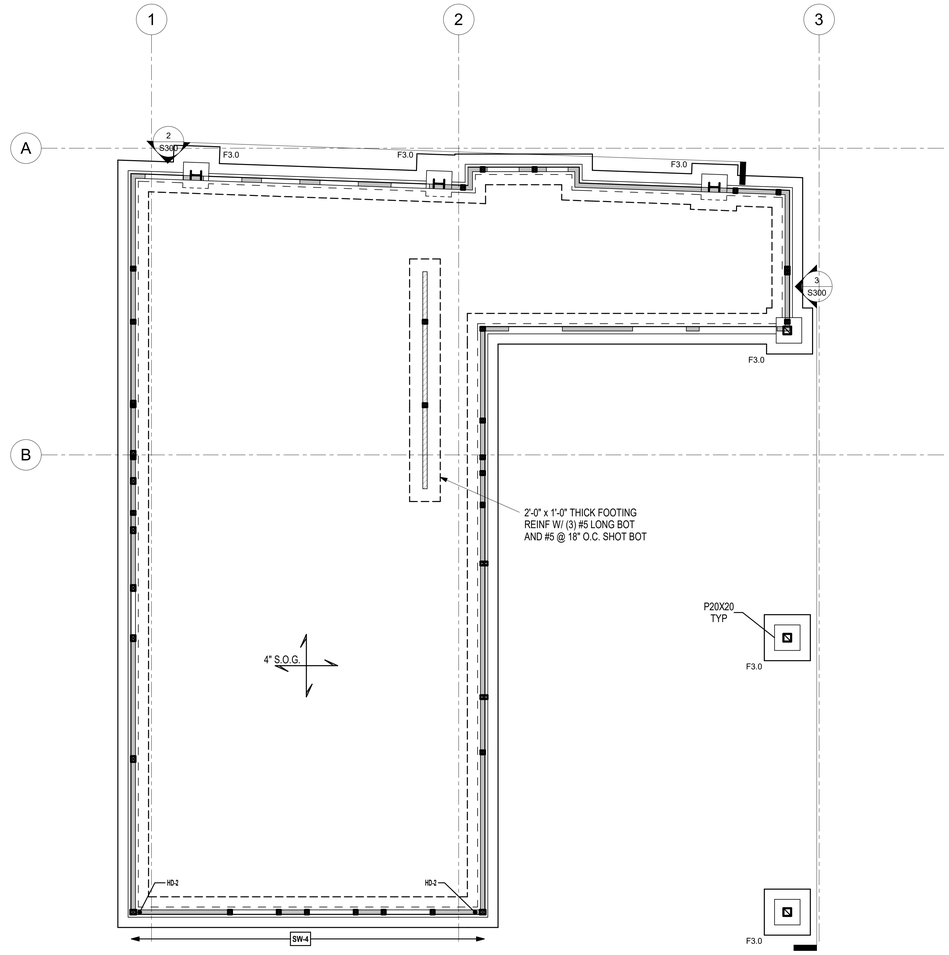
NO.	DATE	REVISION

SHEET #:
S020



1 S300 LEVEL 2 FRAMING PLAN

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



2 S300 FOUNDATION PLAN

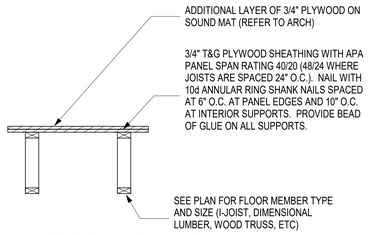
SCALE: 1/4" = 1'-0"

PIER SCHEDULE

TYPE MARK	PIER DEPTH	PIER WIDTH	PIER LONGITUDINAL REINF.	PIER STIRRUP SIZE AND SPACING
P20X20	1' - 8"	1' - 8"	(8)-#6	#4@12" O.C.

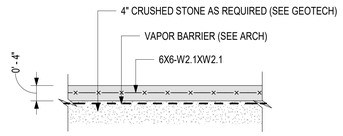
FOOTING SCHEDULE

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



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

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



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

TYPICAL 4" SLAB-ON-GRADE (4" SOG)

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

FOUNDATION PLAN NOTES:

1. SEE S000 SERIES FOR GENERAL NOTES
2. SEE S200 SERIES FOR COLUMN SCHEDULE
3. SEE S300 SERIES FOR LATERAL FRAME ELEVATIONS
4. SEE S400 SERIES FOR TYPICAL CONCRETE DETAILS
5. SEE S500 SERIES FOR TYPICAL STEEL DETAILS
6. SEE S600 SERIES FOR TYPICAL WOOD DETAILS
7. F3.0 (-2'-0") - INDICATES SPREAD 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.
8. P20X20 - INDICATES CONCRETE PIER. SEE SCHEDULE FOR SIZE AND REINFORCING REQUIREMENTS.
9. ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION AND CONSTRUCTION.

PLAN NOTES:

1. SEE S000 SERIES FOR GENERAL NOTES
2. SEE S200 SERIES FOR COLUMN SCHEDULE
3. SEE S300 SERIES FOR LATERAL FRAME ELEVATIONS
4. SEE S400 SERIES FOR TYPICAL CONCRETE DETAILS
5. SEE S500 SERIES FOR TYPICAL STEEL DETAILS
6. SEE S600 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. UNLESS NOTED OTHERWISE WOOD SHEAR WALLS SHALL BE TYPE SW-1. (REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION).
16. UNLESS NOTED OTHERWISE WOOD BEARING WALLS SHALL BE AS FOLLOWS: (REFER TO BEARING WALL SCHEDULE FOR ADDITIONAL INFORMATION)
    - -FLOOR 1-2: BW-6@2x4 WALLS, BW-2@2x6 WALLS
    - -FLOOR 2-3: BW-5@2x4 WALLS, BW-1@2x6 WALLS
    - -FLOOR 3-R: BW-4@2x4 WALLS, BW-1@2x6 WALLS

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
BRENDAN O'NEIL
No. 51754
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

Marcella & Highland

BUILDING A

PROJECT #: 19-118
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

TYPE A FRAMING PLAN

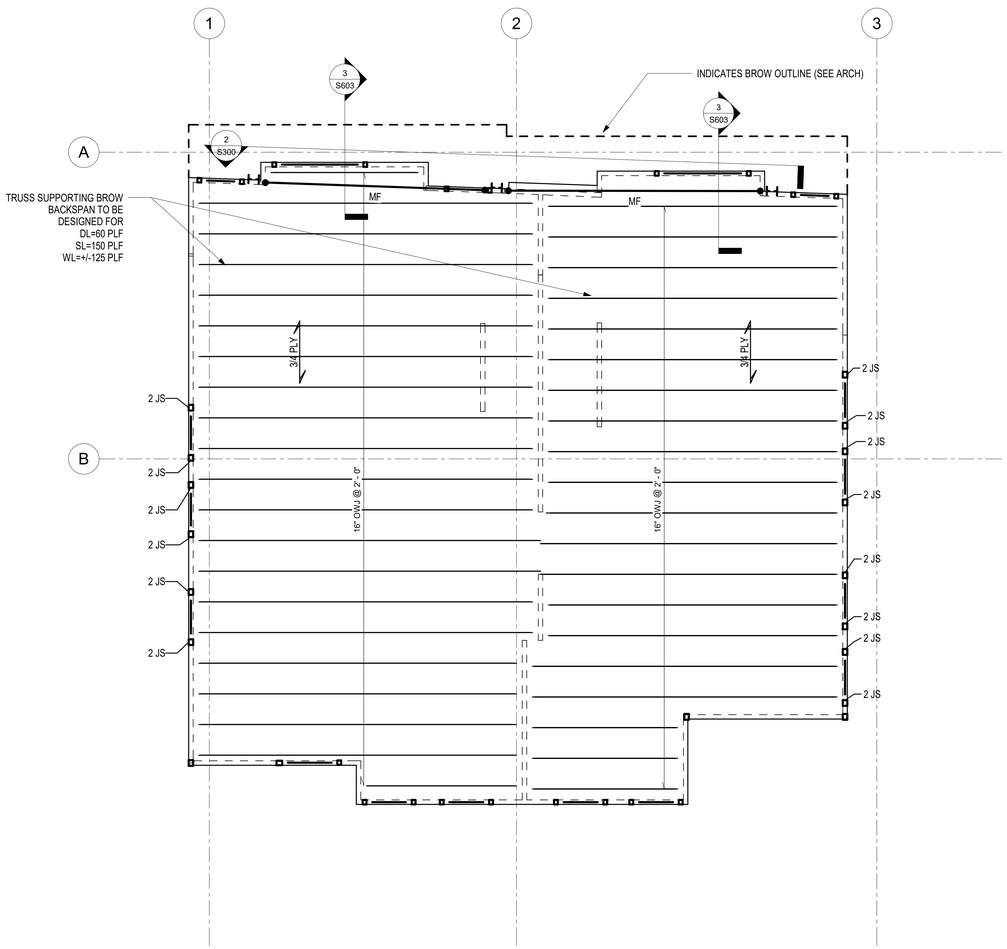
DRAWING HISTORY:

NO.	DATE	REVISION

SHEET #:

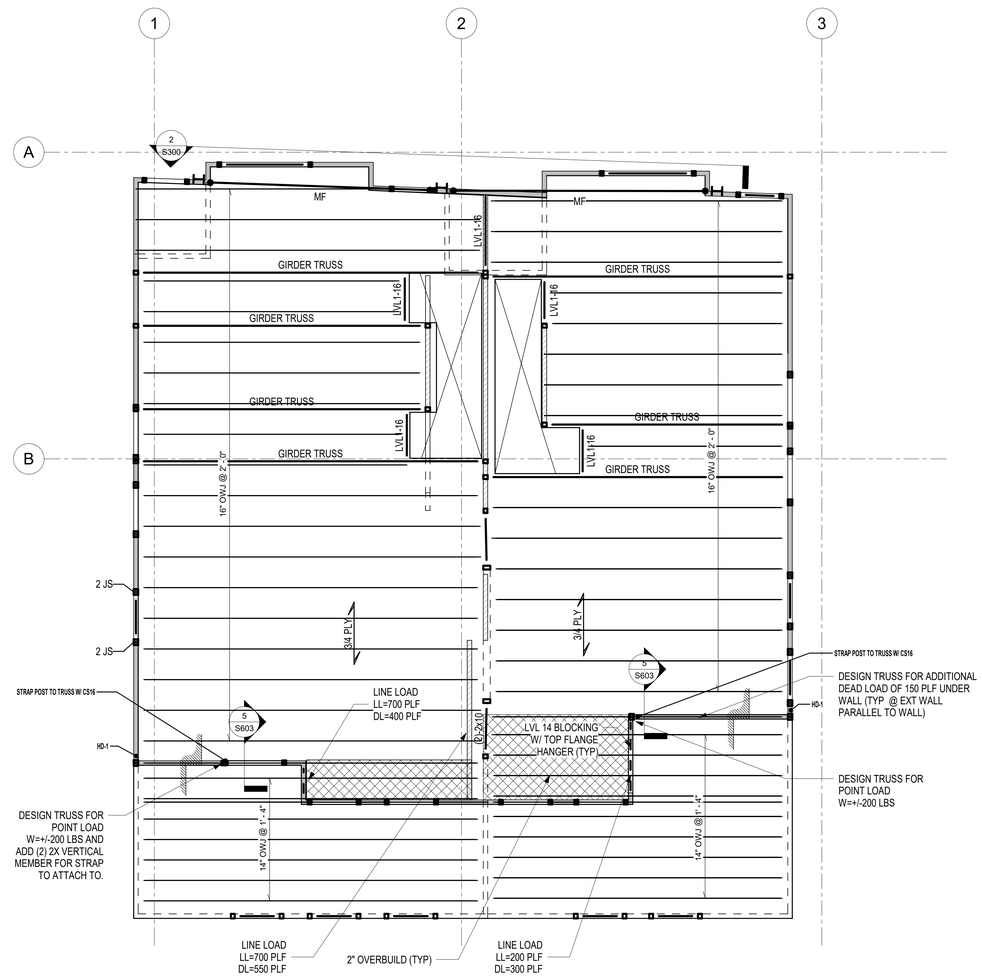
S100

8/26/2020 11:45:09 AM



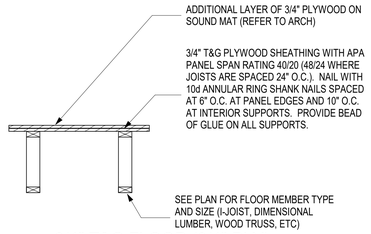
ROOF FRAMING PLAN

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



2 S300 LEVEL 3 FRAMING PLAN

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



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

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

PLAN NOTES:

1. SEE S000 SERIES FOR GENERAL NOTES
2. SEE S200 SERIES FOR COLUMN SCHEDULE
3. SEE S300 SERIES FOR LATERAL FRAME ELEVATIONS
4. SEE S400 SERIES FOR TYPICAL CONCRETE DETAILS
5. SEE S500 SERIES FOR TYPICAL STEEL DETAILS
6. SEE S600 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. UNLESS NOTED OTHERWISE WOOD SHEAR WALLS SHALL BE TYPE SW-1. (REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION).
16. UNLESS NOTED OTHERWISE WOOD BEARING WALLS SHALL BE AS FOLLOWS: (REFER TO BEARING WALL SCHEDULE FOR ADDITIONAL INFORMATION)
    - -FLOOR 1-2: BW-6@2x4 WALLS, BW-2@2x6 WALLS
    - -FLOOR 2-3: BW-5@2x4 WALLS, BW-1@2x6 WALLS
    - -FLOOR 3-R: BW-4@2x4 WALLS, BW-1@2x6 WALLS

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JEREMIAH J. O'NEIL
CIVIL
No. 51914
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

Marcella & Highland

BUILDING A

PROJECT #: 19-118
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

TYPE A - ROOF FRAMING PLAN

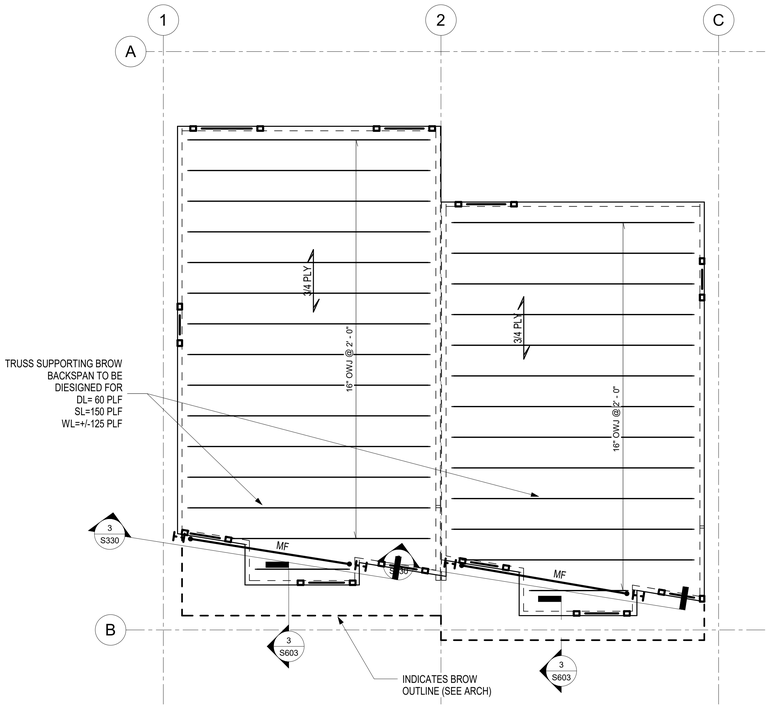
DRAWING HISTORY:

NO.	DATE	REVISION

SHEET #:

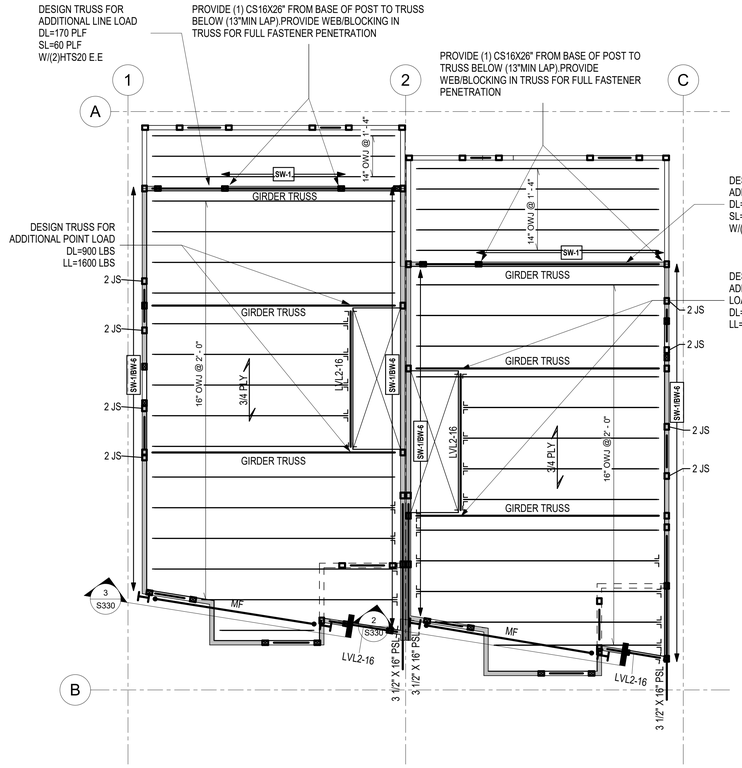
S101

8/26/2020 11:45:10 AM



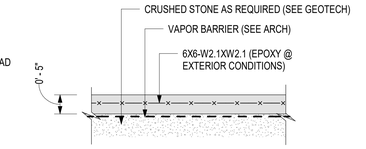
2 ROOF FRAMING PLAN

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



LEVEL 3 FRAMING PLAN

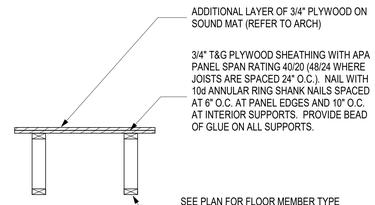
SCALE: 1/4" = 1'-0"



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

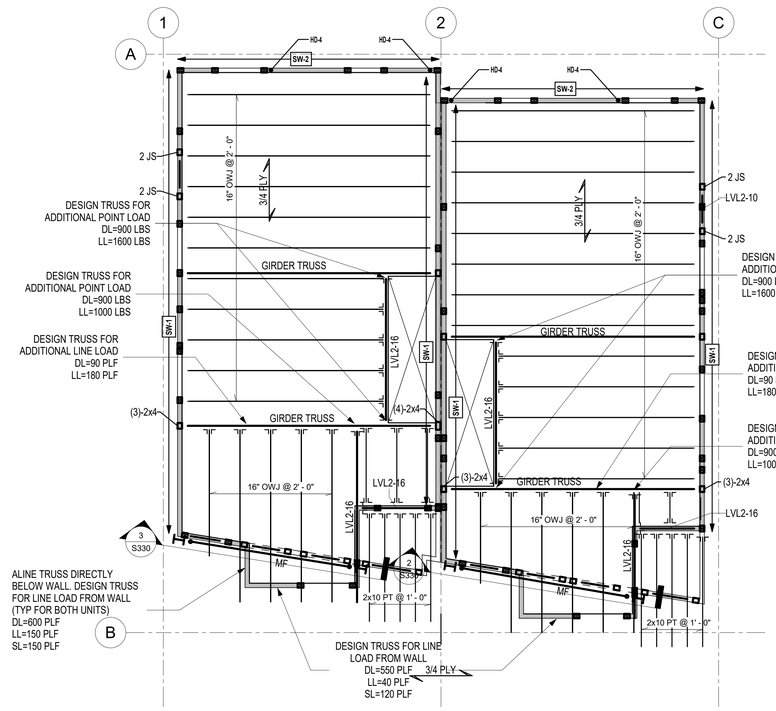
TYPICAL 5" SLAB-ON-GRADE (5" SOG)

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



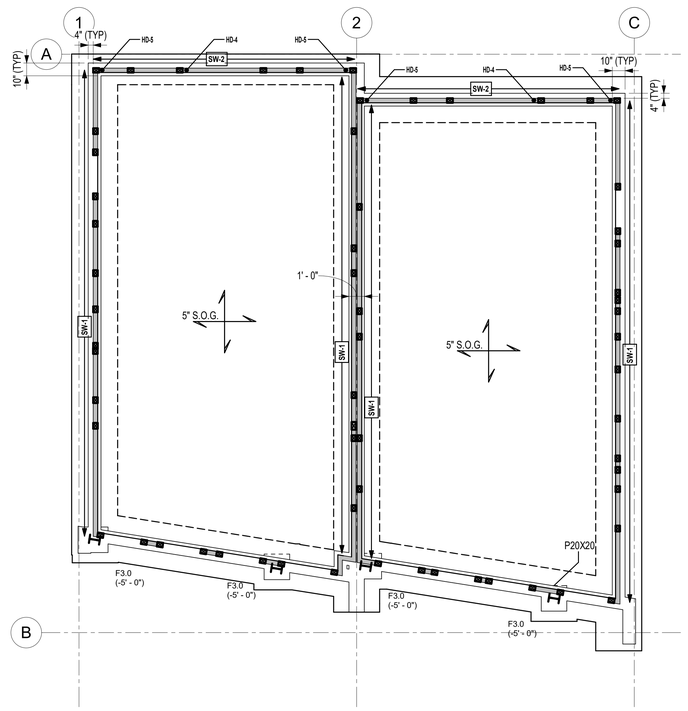
3/4" T&G FLOOR (3/4" PLY)

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



3 LEVEL 2 FRAMING PLAN

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



4 FOUNDATION PLAN

S330 SCALE: 1/4" = 1'-0"

PLAN NOTES:

1. SEE S000 SERIES FOR GENERAL NOTES
2. SEE S200 SERIES FOR COLUMN SCHEDULE
3. SEE S300 SERIES FOR LATERAL FRAME ELEVATIONS
4. SEE S400 SERIES FOR TYPICAL CONCRETE DETAILS
5. SEE S500 SERIES FOR TYPICAL STEEL DETAILS
6. SEE S600 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.

PLAN NOTES:

1. SEE S000 SERIES FOR GENERAL NOTES
2. SEE S200 SERIES FOR COLUMN SCHEDULE
3. SEE S300 SERIES FOR LATERAL FRAME ELEVATIONS
4. SEE S400 SERIES FOR TYPICAL CONCRETE DETAILS
5. SEE S500 SERIES FOR TYPICAL STEEL DETAILS
6. SEE S600 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. UNLESS NOTED OTHERWISE WOOD SHEAR WALLS SHALL BE TYPE SW-1. (REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION).
16. UNLESS NOTED OTHERWISE WOOD BEARING WALLS SHALL BE AS FOLLOWS: (REFER TO BEARING WALL SCHEDULE FOR ADDITIONAL INFORMATION)
    - -FLOOR 1-2: BW-6@2x4 WALLS, BW-2@2x6 WALLS
    - -FLOOR 2-3: BW-5@2x4 WALLS, BW-1@2x6 WALLS
    - -FLOOR 3-R: BW-4@2x4 WALLS, BW-1@2x6 WALLS

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JEREMIAH G. O'NEIL
No. 51714
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

Marcella & Highland

BUILDING C

PROJECT #: 18059
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

TYPE B FRAMING PLAN

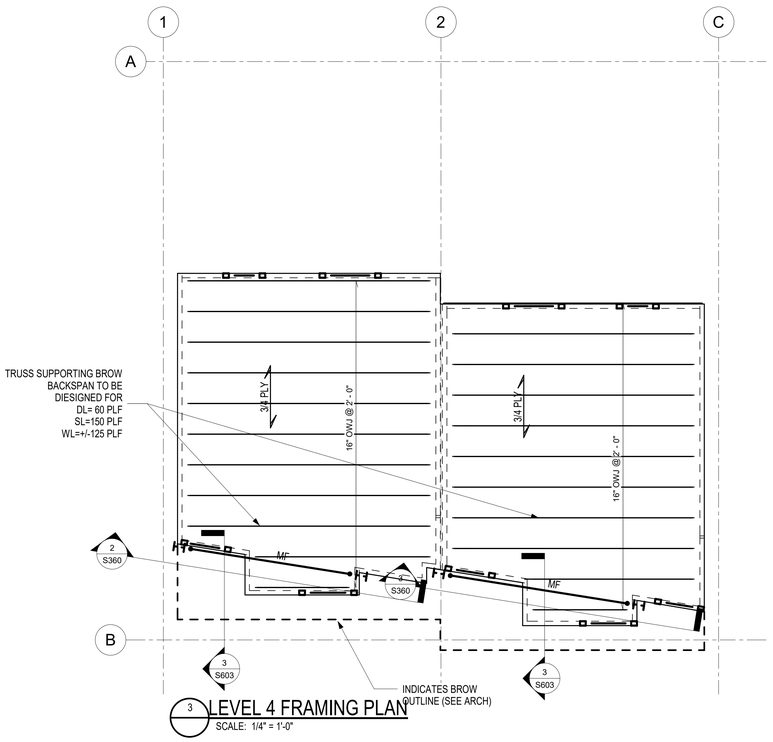
DRAWING HISTORY:

NO.	DATE	REVISION

SHEET #:

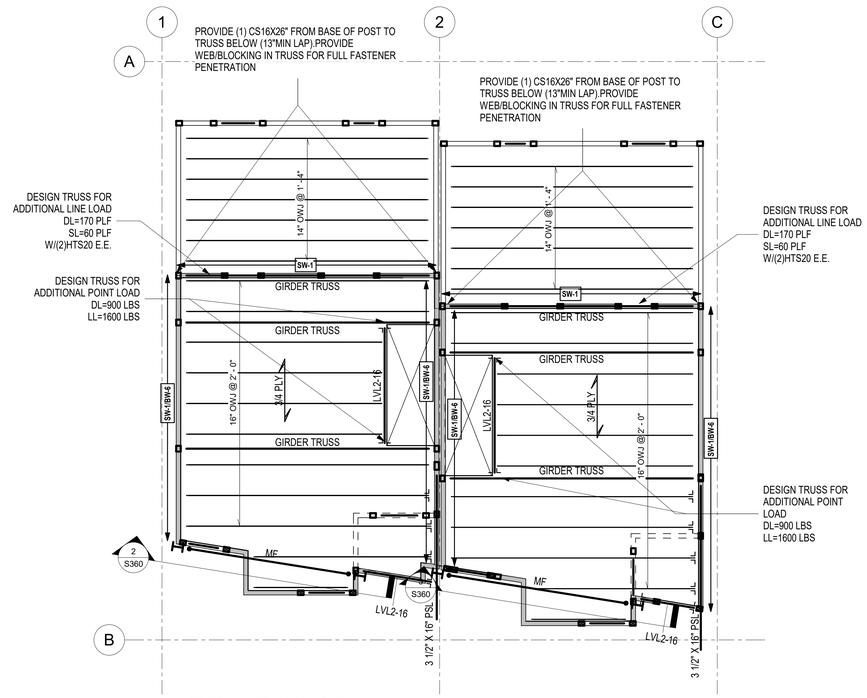
S130

8/26/2020 12:00:48 PM



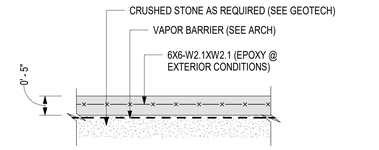
3 LEVEL 4 FRAMING PLAN

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



LEVEL 3 FRAMING PLAN

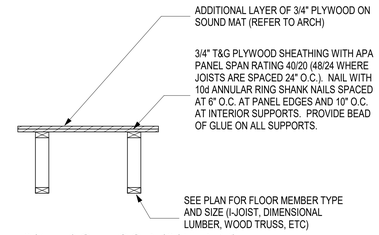
SCALE: 1/4" = 1'-0"



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"

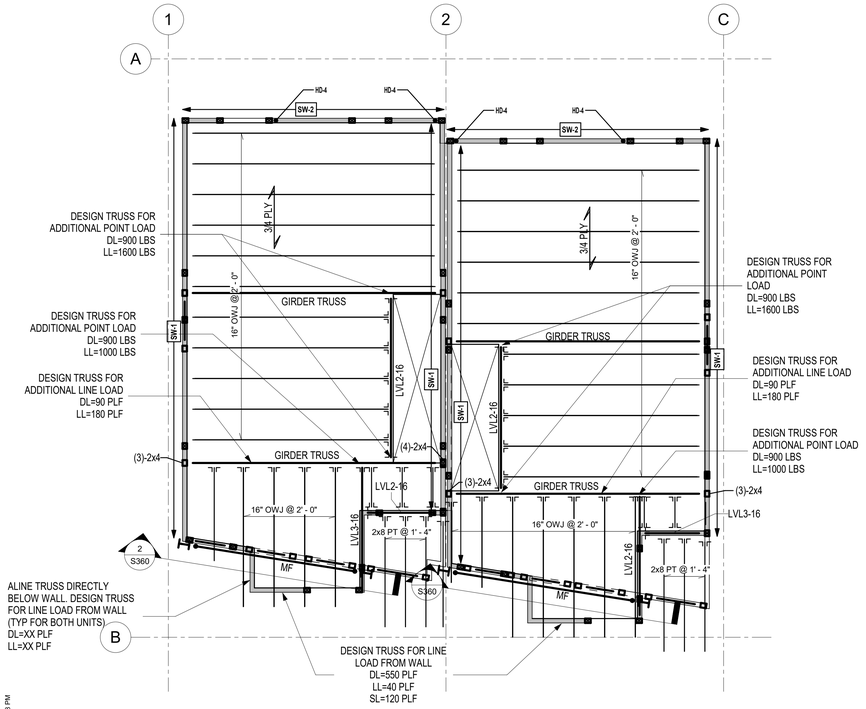


3/4" T&G FLOOR (3/4" PLY)

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

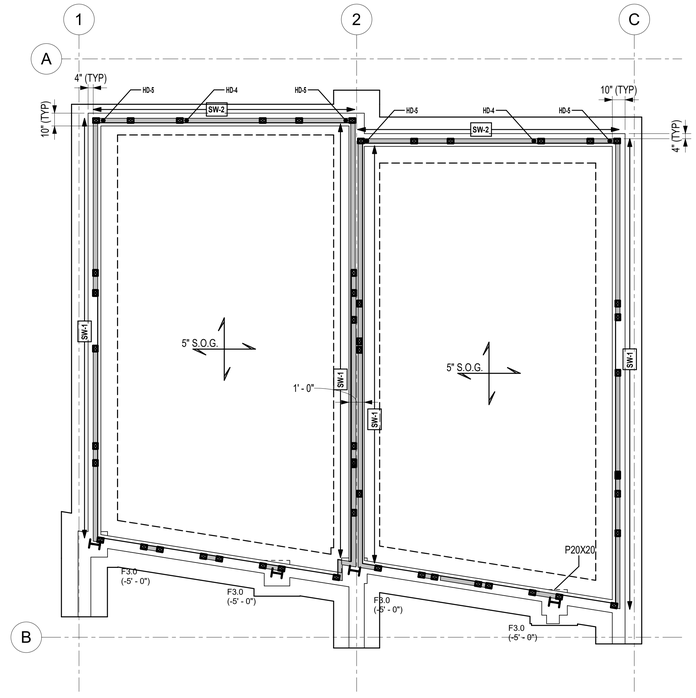
PLAN NOTES:

1. SEE S000 SERIES FOR GENERAL NOTES
2. SEE S200 SERIES FOR COLUMN SCHEDULE
3. SEE S300 SERIES FOR LATERAL FRAME ELEVATIONS
4. SEE S400 SERIES FOR TYPICAL CONCRETE DETAILS
5. SEE S500 SERIES FOR TYPICAL STEEL DETAILS
6. SEE S600 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.



4 S360 LEVEL 2 FRAMING PLAN

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



2 FOUNDATION PLAN

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

PLAN NOTES:

1. SEE S000 SERIES FOR GENERAL NOTES
2. SEE S200 SERIES FOR COLUMN SCHEDULE
3. SEE S300 SERIES FOR LATERAL FRAME ELEVATIONS
4. SEE S400 SERIES FOR TYPICAL CONCRETE DETAILS
5. SEE S500 SERIES FOR TYPICAL STEEL DETAILS
6. SEE S600 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. UNLESS NOTED OTHERWISE WOOD SHEAR WALLS SHALL BE TYPE SW-1. (REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION).
16. UNLESS NOTED OTHERWISE WOOD BEARING WALLS SHALL BE AS FOLLOWS: (REFER TO BEARING WALL SCHEDULE FOR ADDITIONAL INFORMATION)
    - -FLOOR 1-2: BW-6@2x4 WALLS, BW-2@2x6 WALLS
    - -FLOOR 2-3: BW-5@2x4 WALLS, BW-1@2x6 WALLS
    - -FLOOR 3-R: BW-4@2x4 WALLS, BW-1@2x6 WALLS

8/26/2020 12:03:08 PM

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
ABDMAH
O'NEIL
CIVIL
No. 51974
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

Marcella & Highland

BUILDING C

PROJECT #: 18059
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

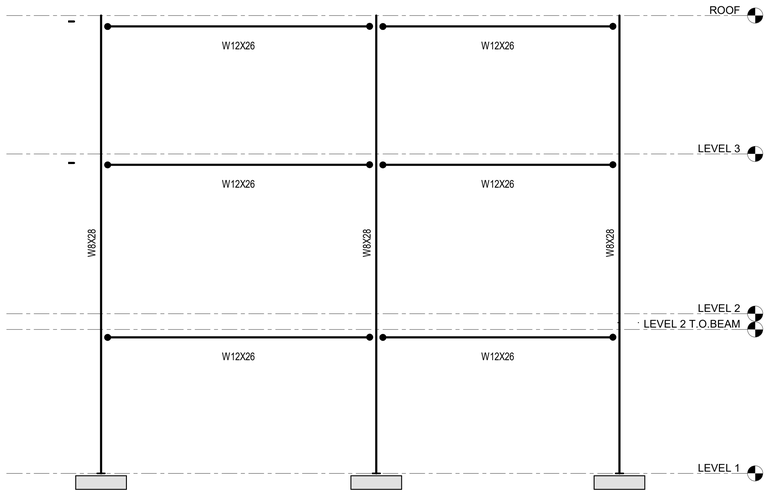
TYPE C FRAMING PLAN

DRAWING HISTORY:

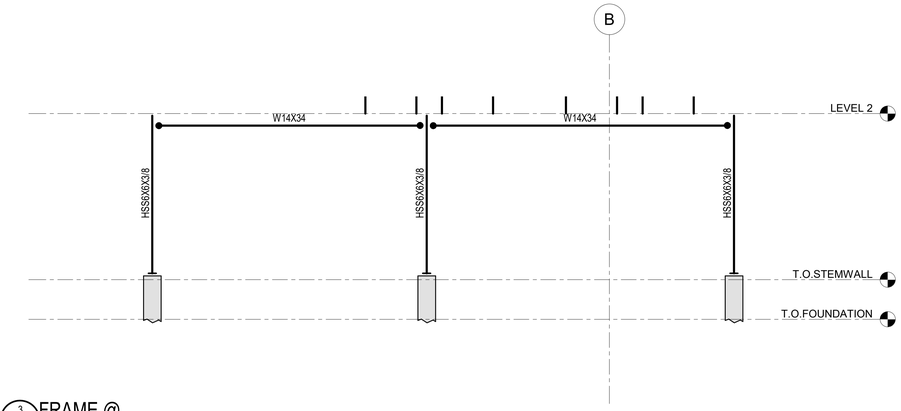
NO.	DATE	REVISION

SHEET #:

S160

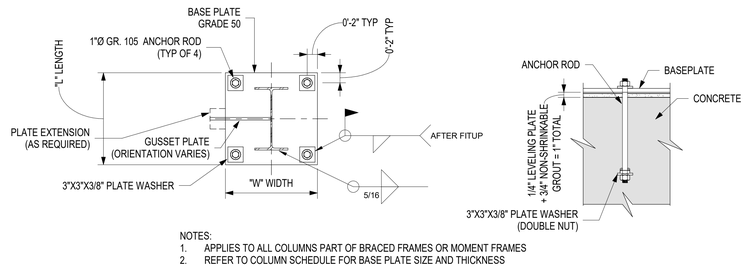


2 S100 FRAME @ GL A
SCALE: 1/4" = 1'-0"



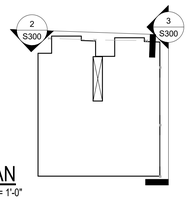
3 S100 FRAME @
SCALE: 1/4" = 1'-0"

TYPICAL BASEPLATE SCHEDULE	
COLUMN SIZE	**BASEPLATE SIZE (LxWxT)**
HSS6X6X3/8	14"x14"x1"
W8X28	16"x16"x1 1/2"



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

4 TYPICAL LATERAL COLUMN BASEPLATE DETAIL
SCALE: 1" = 1'-0"



KEY PLAN
SCALE: 3/64" = 1'-0"

LATERAL FRAME NOTES:

1. SEE S000 SERIES FOR GENERAL NOTES
2. SEE S200 SERIES FOR COLUMN SCHEDULE
3. SEE S300 SERIES FOR LATERAL FRAME ELEVATIONS
4. SEE S400 SERIES FOR TYPICAL CONCRETE DETAILS
5. SEE S500 SERIES FOR TYPICAL STEEL DETAILS
6. SEE S600 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.

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

PROJECT INFORMATION:
Marcella & Highland
BUILDING A

PROJECT #: 19-118
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

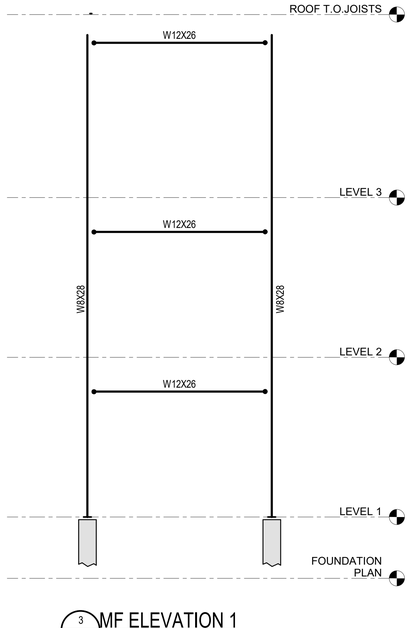
SHEET NAME:
LATERAL FRAME ELEVATIONS

DRAWING HISTORY:

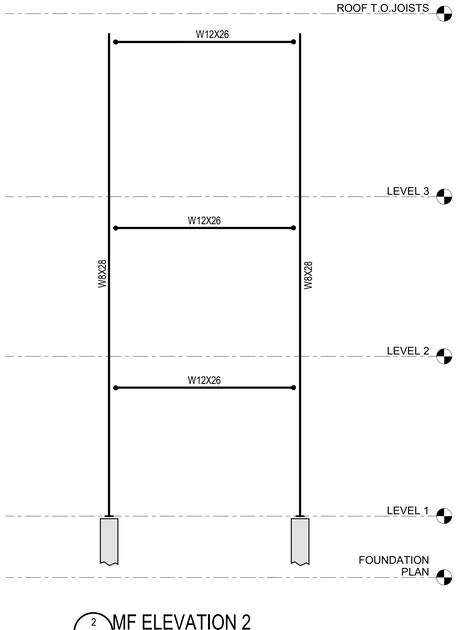
NO.	DATE	REVISION

SHEET #:
S300

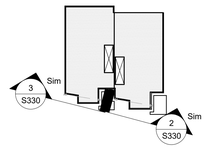
9/26/2020 11:45:12 AM



3 S130 MF ELEVATION 1
SCALE: 1/4" = 1'-0"



2 S130 MF ELEVATION 2
SCALE: 1/4" = 1'-0"



KEY PLAN
SCALE: 3/64" = 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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ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
BRENDAN O'NEILL
CIVIL
No. 51754
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

Marcella & Highland

BUILDING B

PROJECT #: 18059
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

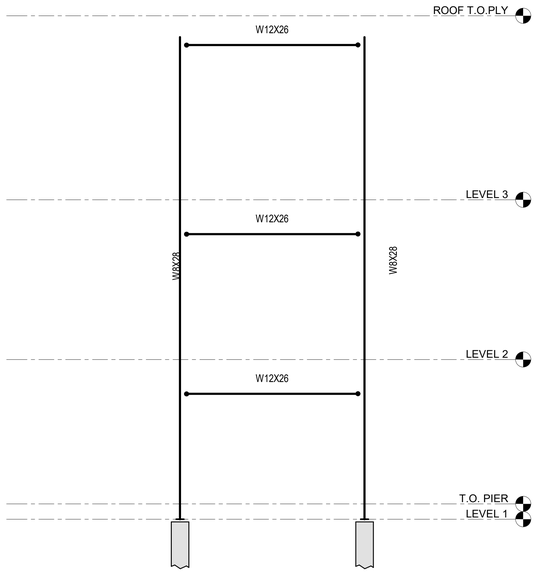
LATERAL FRAME ELEVATIONS

DRAWING HISTORY:

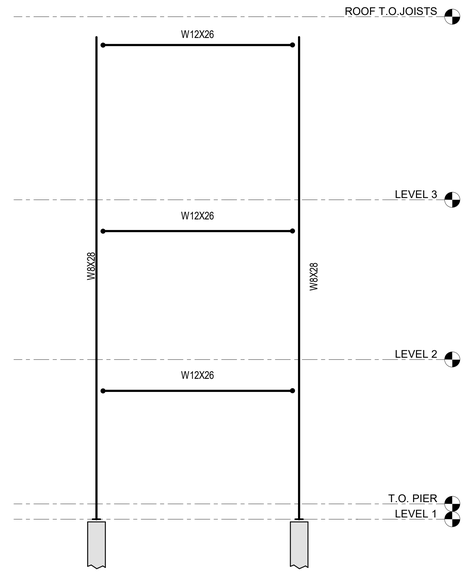
NO.	DATE	REVISION

SHEET #:

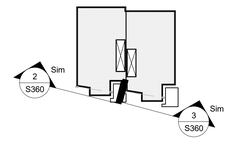
S330



2 S160 **MF ELEVATION 1**
SCALE: 1/4" = 1'-0"



3 S160 **MF ELEVATION 2**
SCALE: 1/4" = 1'-0"



KEY PLAN
SCALE: 3/64" = 1'-0"

LATERAL FRAME NOTES:

1. SEE S000 SERIES FOR GENERAL NOTES
2. SEE S200 SERIES FOR COLUMN SCHEDULE
3. SEE S300 SERIES FOR LATERAL FRAME ELEVATIONS
4. SEE S400 SERIES FOR TYPICAL CONCRETE DETAILS
5. SEE S500 SERIES FOR TYPICAL STEEL DETAILS
6. SEE S600 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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ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JEREMIAH J. O'NEIL
No. 51914
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:
Marcella & Highland
BUILDING C

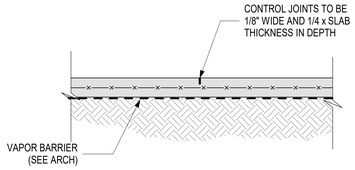
PROJECT #: 18059
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:
LATERAL FRAME ELEVATIONS

DRAWING HISTORY:

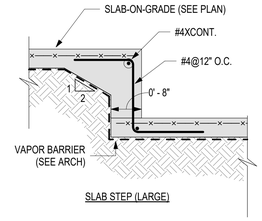
NO.	DATE	REVISION

SHEET #:
S360

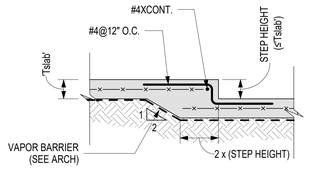


NOTES:
1. SPACE CONTROL JOINTS AT NO FARTHER THAN 15'-0" O.C.
2. PLACE JOINTS TO CONNECT COLUMN CENTERLINES AND AT EQUAL SPACING BETWEEN CENTERLINES TO ACHIEVE THE MAX SPACING IN NOTE 1.
3. EACH JOINT PANEL SHALL HAVE A MAXIMUM ASPECT RATIO OF 1:1.5.
4. JOINTS SHALL BE CUT AS SOON AS SLAB CAN SUPPORT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

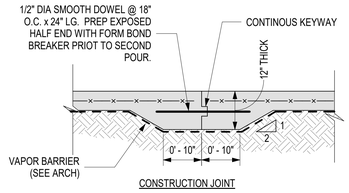
CONTROL JOINTS



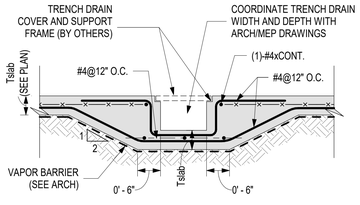
SLAB STEP (LARGE)



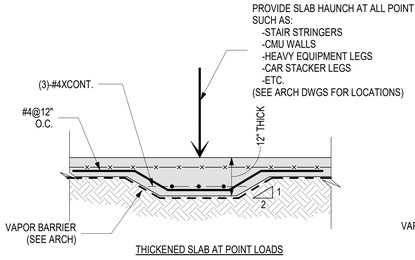
SLAB STEP (SMALL)



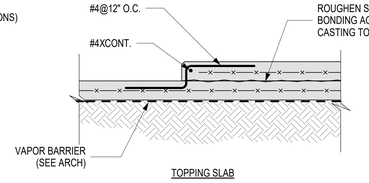
CONSTRUCTION JOINT



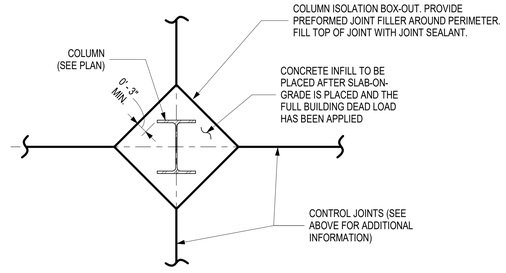
TRENCH DRAIN



THICKENED SLAB AT POINT LOADS

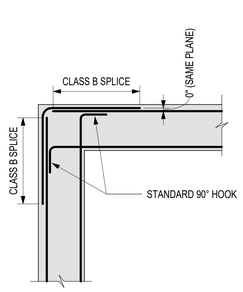


TOPPING SLAB

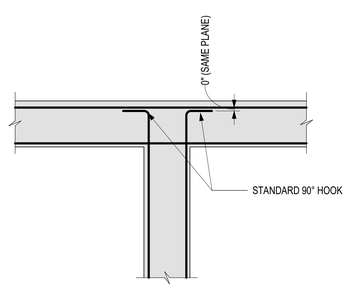


ISOLATION JOINTS

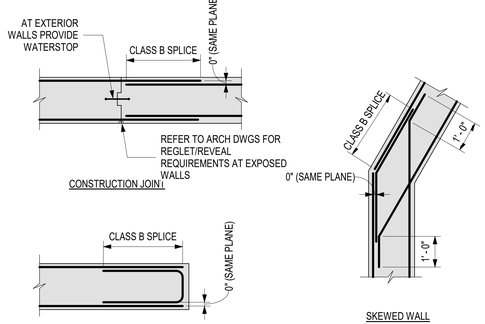
1 TYPICAL SLAB-ON-GRADE DETAILS
SCALE: 3/4" = 1'-0"



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

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

8/26/2020 11:45:13 AM

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JEREMIAH O'NEIL
No. 51974
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 19-118
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

TYP CONCRETE DETAILS I

DRAWING HISTORY:

NO.	DATE	REVISION

SHEET #:

S401

REBAR DEVELOPMENT TABLE

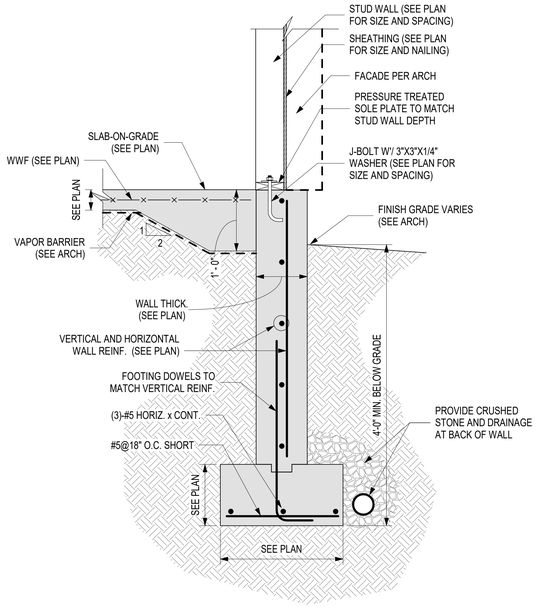
1. FOR USE WITH GRADE 60 DEFORMED REBARS
2. TOP BARS ARE BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS (PER ACI)
3. FOR GR 75 KSI REBAR, SPLICES IN TABLE BELOW SHALL BE INCREASE BY 25%.

f'c=4000 PSI - NWC

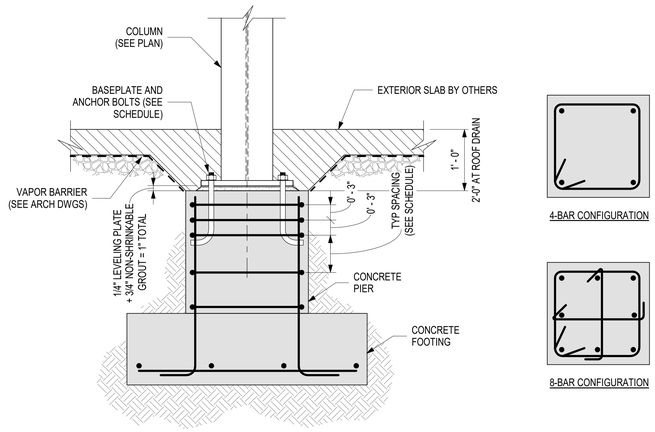
NWC=NORMAL WEIGHT CONCRETE
C=BAR CLEAR COVER (in)
E=EPOXY COATED REBAR

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

REBAR SIZE	CLASS A SPLICE = TENSION DEVELOPMENT LENGTH / CLASS B SPLICE = LAP SPLICE LENGTH	C ≥ 0.75 in, S ≥ 1.50 in				C ≥ 1.0 in, S ≥ 2.0 in				C ≥ 1.25 in, S ≥ 2.50 in				C ≥ 1.50 in, S ≥ 3.0 in				C ≥ 2.00 in, S ≥ 4.0 in				C ≥ 3.00 in, S ≥ 6.0 in			
		U		E		U		E		U		E		U		E		U		E		U		E	
		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

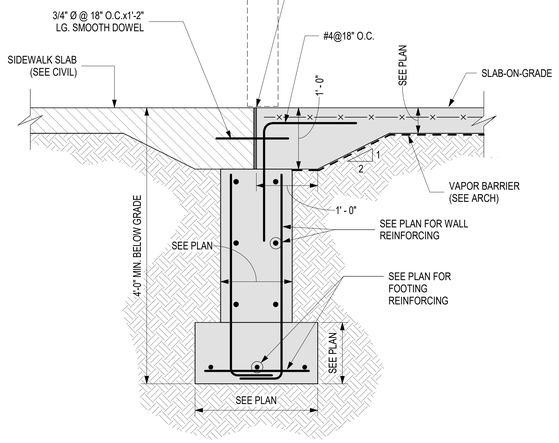


2 TYPICAL FROST WALL SECTION
SCALE: 1" = 1'-0"

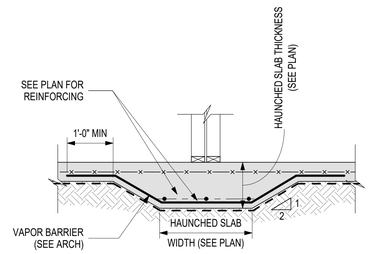


NOTES:
1. SEE PIER AND FOOTING SCHEDULE FOR GEOMETRY AND REINFORCING SIZE/SPACING.
2. AT EXTERIOR CONDITIONS OR WHERE THE FOOTING IS EXPOSED TO FREEZE THAW, THE BOTTOM OF FOOTING SHALL EXTEND A MINIMUM OF 4'-0" BELOW FINISHED GRADE.
3. REFER TO GEOTECH REPORT FOR SUBGRACE PREPARATION AND OVEREXCAVATE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

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



3 TYPICAL FROST WALL DETAIL AT DOORWAY
SCALE: 1" = 1'-0"



4 RESID - WOOD WALL ON SLAB HAUNCH FOOTING
SCALE: 3/4" = 1'-0"

9/26/2020 11:45:15 AM

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JEREMIAH O'NEILL
No. 51914
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:
Marcella & Highland

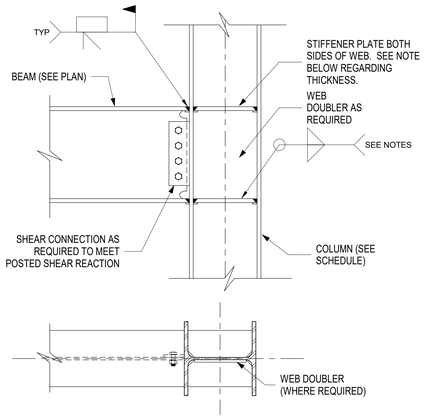
PROJECT #: 19-118
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:
TYP CONCRETE DETAILS II

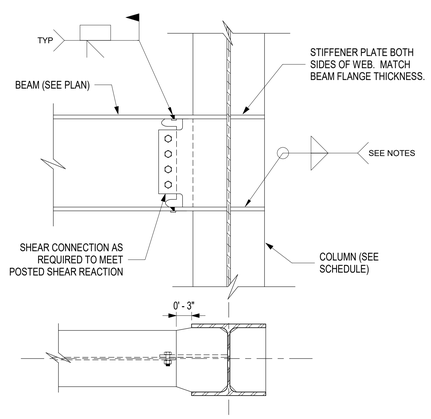
DRAWING HISTORY:

NO.	DATE	REVISION

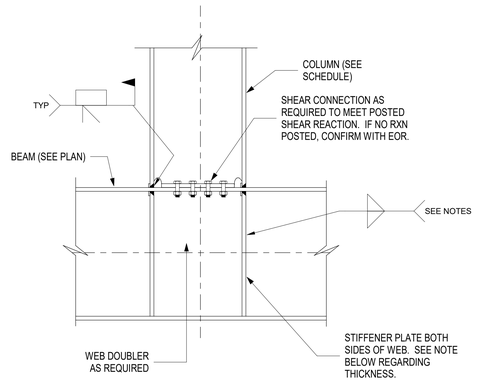
SHEET #:
S402



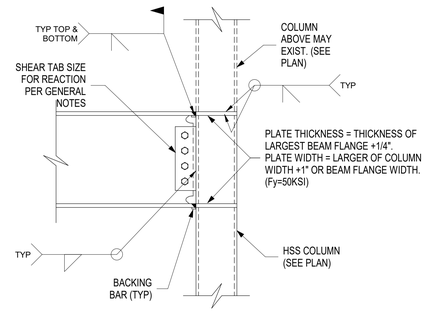
BEAM-COLUMN FLANGE CONNECTION



BEAM-COLUMN WEB CONNECTION



COLUMN -BEAM CONNECTION

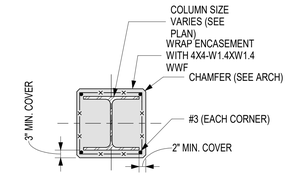


HSS COLUMN - WF BEAM CONNECTION

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.

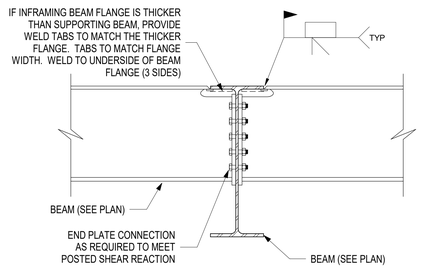
2 TYPICAL LATERAL MOMENT CONNECTIONS (R=3)
SCALE: 1" = 1'-0"

PROVIDE FLANGE EXTENSIONS OR DECK SUPPORT ANGLES AS NEEDED WHERE

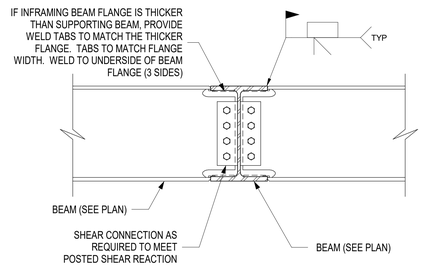


NOTES:
1. SEE ARCH DWGS FOR ENCASEMENT HEIGHT
2. APPLIES TO ALL COLUMNS WITHIN GARAGE THAT ARE SUSCEPTIBLE TO VEHICLE IMPACT AND WHERE SPECIFICALLY SHOWN ON THE ARCH DWGS
3. AT COLUMNS THAT ENGAGE CMU WALLS, PROVIDE FULL HEIGHT ENCASEMENT
4. AT HSS COLUMNS PROVIDE MIN. OF 3" COVER OR GREATER AS REQUIRED TO MEET FIRE RATING REQUIREMENTS.

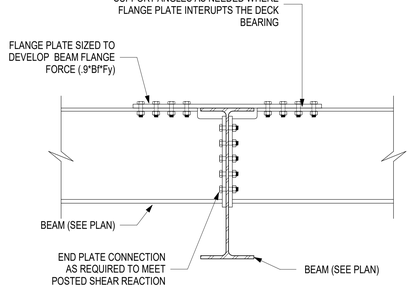
1 TYPICAL COLUMN ENCASEMENT
SCALE: 3/4" = 1'-0"



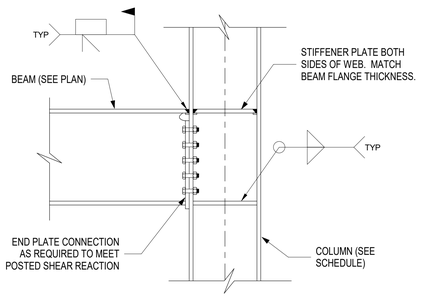
END PLATE WELDED OPTION



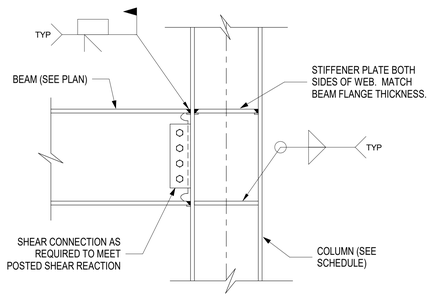
FULL WELDED OPTION



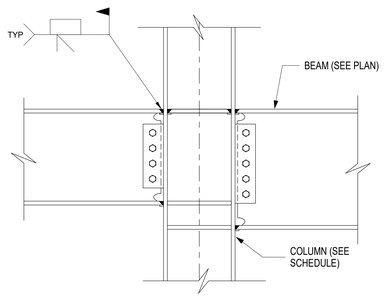
END PLATE BOLTED OPTION



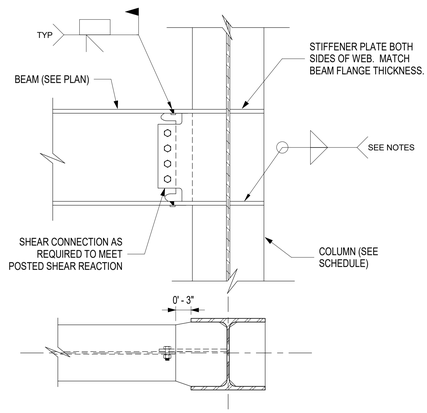
END PLATE OPTION



SHEAR TAB OPTION



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



BEAM-COLUMN WEB CONNECTION

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.

3 TYPICAL GRAVITY MOMENT CONNECTIONS (NON-LATERAL)
SCALE: 1" = 1'-0"

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ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
BRENDAN O'NEIL
No. 51914
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:
Marcella & Highland

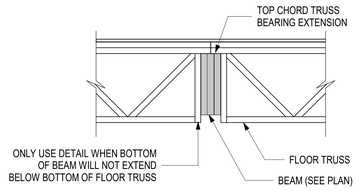
PROJECT #: 19-118
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:
TYPICAL STEEL DETAILS I

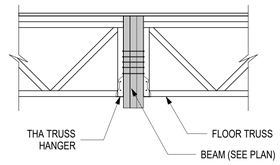
DRAWING HISTORY:

NO.	DATE	REVISION

SHEET #:
S501



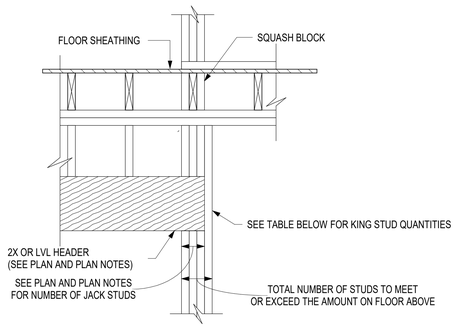
AT SHALLOW BEAM LOCATIONS



AT DEEP BEAM LOCATIONS

4 TYPICAL TRUSS TO BEAM CONNECTIONS

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

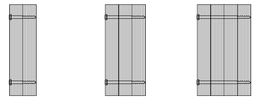


NOTE 1. JACK STUDS AND HEADERS ARE MARKED ON PLAN LEVEL ABOVE OPENING

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)

5 TYPICAL WOOD HEADER DETAIL

SCALE: 1" = 1'-0"

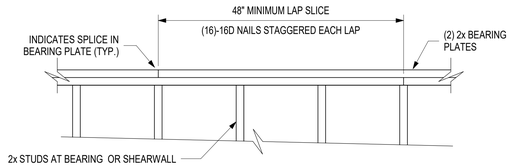


2-PLY 3-PLY 4-PLY

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

1 TYPICAL ATTACHMENT OF MULTI-PLY LVLS

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

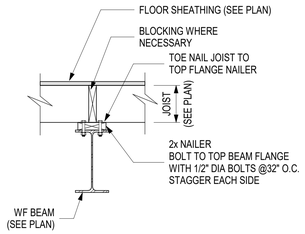


NOTES:
1. WHERE SHEAR WALL SPACING EXCEEDS 40FT, BUT NOT GREATER THAN 60 FT, THE SPLICE LENGTH SHALL BE INCREASED TO 6FT LONG WITH (24)-16d NAILS STAGGERED.

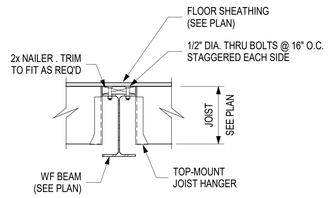
3 TYPICAL TOP PLATE SPLICE DETAIL

SCALE: 1" = 1'-0"

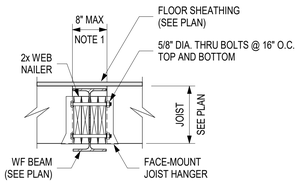
TYPICAL JOIST AND RAFTER HANGERS		
FRAMING TYPE	SIMPSON FASTENER	NOTES
SINGLE JOIST END HANGER TO WOOD BEAM:		
2X4	LUS24	
2X6	LUS26	
2X8	LUS28	
2X10	LUS210	
2X12	LUS212	
DOUBLE JOIST END HANGER TO WOOD BEAM:		
(2)-2X6	LUS26-2	
(2)-2X8	LUS28-2	
(2)-2X10	LUS210-2	
(2)-2X12	LUS214-2	
TRIPLE JOIST END HANGER TO WOOD BEAM:		
(3)-2X6	LUS26-3	
(3)-2X8	LUS28-3	
(3)-2X10	LUS210-3	
(3)-2X12	LUS210-3	
RAFTER END HANGERS:		
2X6	LRU26Z	
2X8	LRU28Z	
2X10	LRU210Z	
2X12	LRU212Z	
I-JOIST END HANGER TO WOOD BEAM:		
ALL SIZES	IUS SERIES	HANGER SIZE TO MATCH JOIST DEPTH AND WIDTH.
TRI-FORCE TRUSS		
ALL SIZES	IUS SERIES	HANGER SIZE TO MATCH TRUSS DEPTH AND WIDTH.
1. JOIST HANGER NAILING SHALL BE IN ACCORDANCE WITH SIMPSON STRONG-TIE REQUIREMENTS. WHERE THERE ARE MINIMUM AND MAXIMUM NAILING PATTERNS THE MAXIMUM PATTERN SHALL BE USED UNLESS NOTED OTHERWISE.		
2. INSTALLATION SHALL BE PER SIMPSON STRNG-TIE RECOMMENDATIONS.		
3. WHERE JOIST HANGER WILL BE USED IN AN EXTERIOR APPLICATION, THE CONNECTOR SHALL HAVE THE SIMPSON ZMAX FINISH AND UTILIZE COMPATIBLE FASTENERS.		



WOOD JOIST OVER WF BEAM

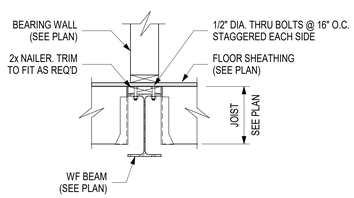


TOP-MOUNT LVL BEAM HANGER



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.

FACE-MOUNT JOIST HANGER



WF BEAM SUPPORTING 2x BEARING WALL

2 TYPICAL JOIST ATTACHMENT TO STEEL BEAM

SCALE: 1" = 1'-0"

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PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

PROJECT INFORMATION:
Marcella & Highland

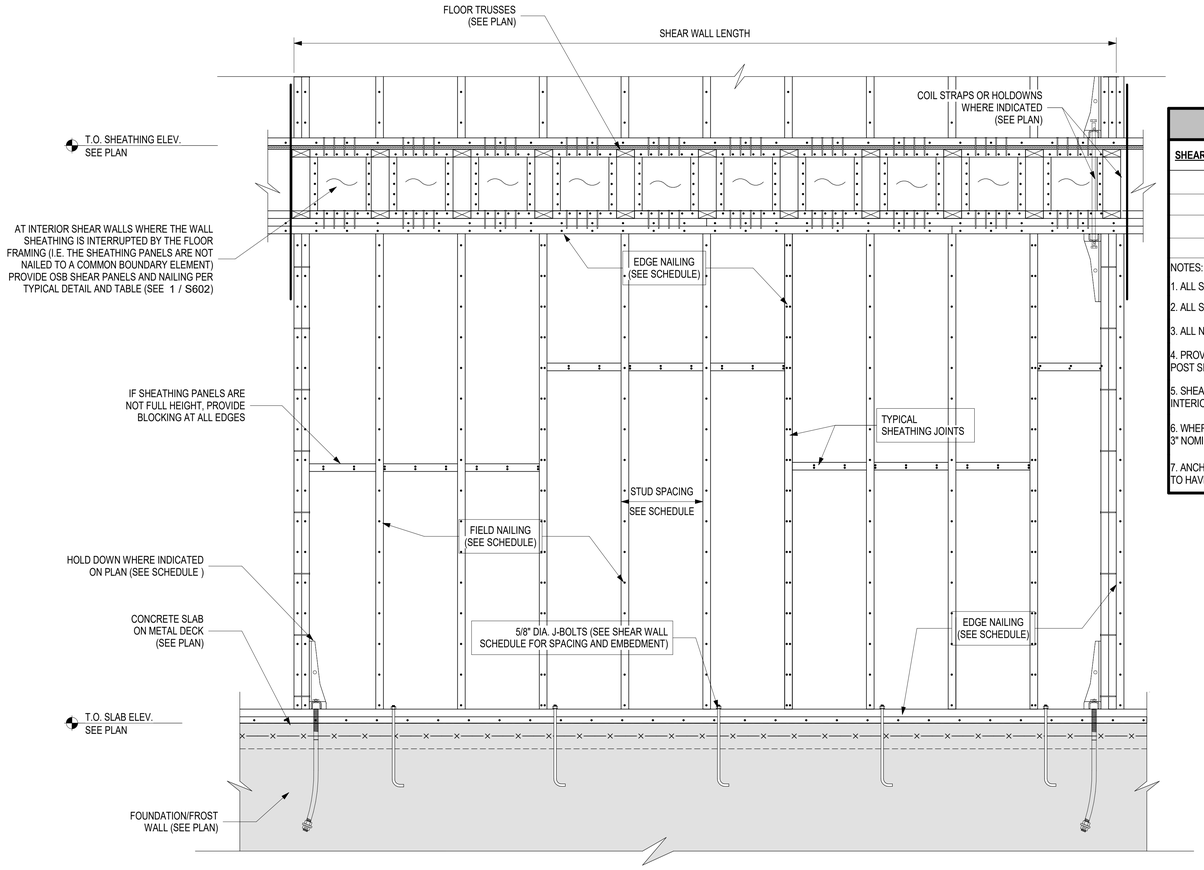
PROJECT #: 19-118
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:
TYPICAL WOOD DETAILS I

DRAWING HISTORY:

NO.	DATE	REVISION

SHEET #:
S601



2 TYPICAL SHEAR WALL ELEVATION PERPENDICULAR TO FLOOR TRUSSES
SCALE: 1" = 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-1	7/16" APA RATED OSB	8d@6" O.C.	8d@12" O.C.	(3)-2x	32" O.C.	
SW-2	7/16" APA RATED OSB	8d@4" O.C.	8d@12" O.C.	(3)-2x	32" O.C.	
SW-3	7/16" APA RATED OSB	8d@3" O.C.	8d@12" O.C.	(3)-2x	24" O.C.	
SW-4	7/16" APA RATED OSB	8d@2" O.C.	8d@12" O.C.	(3)-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...

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...

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

WOOD HOLD DOWN SCHEDULE

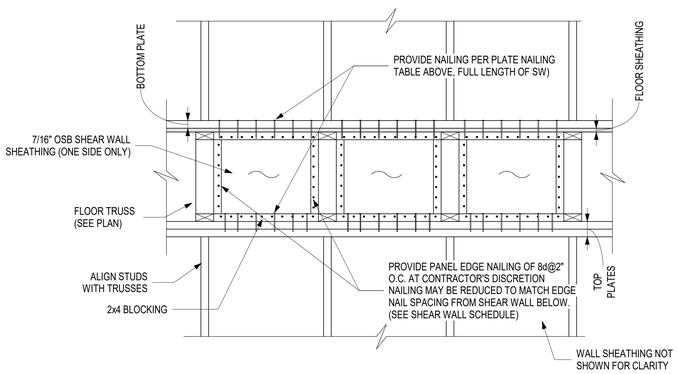
HOLD DOWN CALLOUT	HOLD DOWN TYPE	END POST MIN. SIZE	POST FASTENERS	THRU ROD	ANCHOR BOLT
HD-1	HDU2-SDS2.5	(3)-2x	(6)-SDS SCREWS	5/8"Ø ROD	SB5/8x24
HD-2	HDU4-SDS2.5	(3)-2x	(10)-SDS SCREWS	5/8"Ø ROD	SB5/8x24
HD-3	HDU5-SDS2.5	(3)-2x	(14)-SDS SCREWS	5/8"Ø ROD	SB5/8x24
HD-4	HDU8-SDS2.5	(3)-2x	(20)-SDS SCREWS	7/8"Ø ROD	SB7/8x24
HD-5	HDU11-SDS2.5	(4)-2x	(30)-SDS SCREWS	1"Ø ROD	SB1x30
HD-6	HDU14-SDS2.5	6x6 DF	(36)-SDS SCREWS	1"Ø ROD	SB1x30

NOTES:

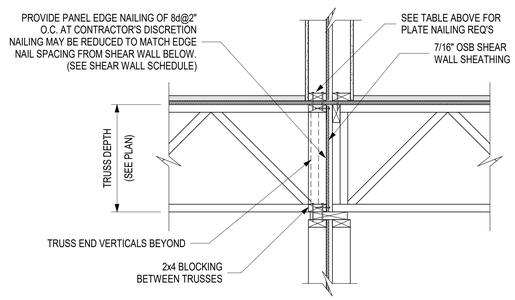
1. ALL STUDS ARE SPF NO. 1/NO. 2 OR BETTER U.N.O.

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.



NOTES:
1. SHEAR PANELS ARE NOT REQUIRED WHEN FLOOR TRUSSES UTILIZE TOP CHORD EXTENSION END BEARING. SEE PLATE NAILING REQUIREMENTS ABOVE FOR TOP CHORD BEARING CONDITIONS.



1 TYPICAL SHEAR WALL DETAIL AT FLOOR ASSEMBLY
SCALE: 1" = 1'-0"

6/26/2020 11:45:20 AM

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
BRENDAN O'NEILL
No. 51974
PROFESSIONAL ENGINEER

PROJECT INFORMATION:
Marcella & Highland

PROJECT #: 19-118
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:
TYPICAL WOOD DETAILS II

DRAWING HISTORY:

NO.	DATE	REVISION

SHEET #:
S602

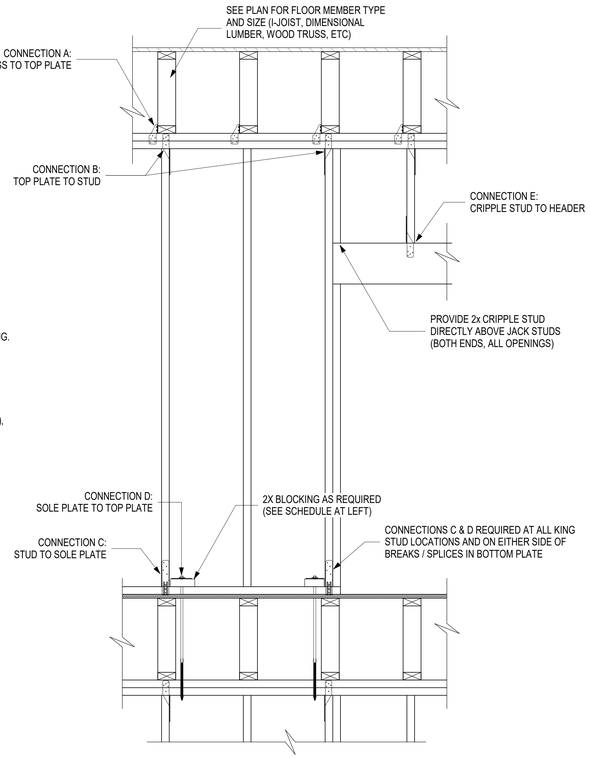
BW WIND UPLIFT CONNECTIONS

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 3)
C - STUD TO BOTTOM PLATE	SSP @ 48" O.C. MAX (SEE NOTE 3)
D - SOLE PLATE TO TOP PLATE	SDWF/TUW @ 48" O.C. (SEE SCHEDULE)
E - CRIPPLE TO HEADER	H8 @ 48" O.C. MAX (SEE NOTE 3)

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 TWO LEVELS BELOW THE ROOF.
3. TIES SHALL BE PROVIDED ON EITHER SIDE OF STUD FOR BEARING WALLS SUPPORTING ROOF 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 (2) SDWS22500DB SCREWS @ 48" O.C.

SDWF/TUW SCHEDULE

JOIST DEPTH	2X BLOCKING REQUIRED ON BOTTOM PLATE?	SDWF SCREW SIZE
9 1/4" TO 9 7/8"	NO	SDWF2716-TUW
11 1/4" TO 12"	YES	SDWF2720-TUW
14"	NO	SDWF2720-TUW
16"	YES	SDWF2724-TUW
18"	NO	SDWF2724-TUW
20"	NO	SDWF2726-TUW

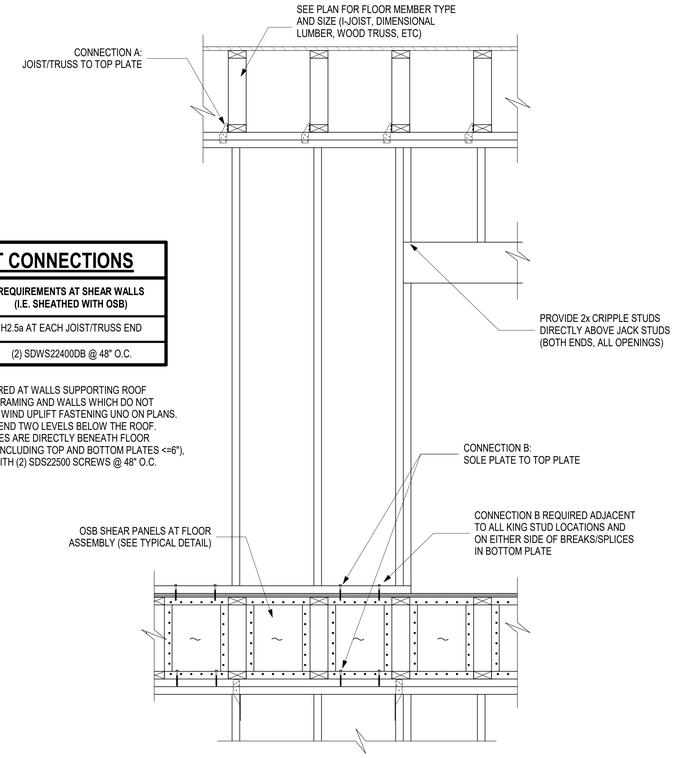


2 WIND UPLIFT FASTENING AT NON-SHEATHED WALLS
SCALE: 1" = 1'-0"

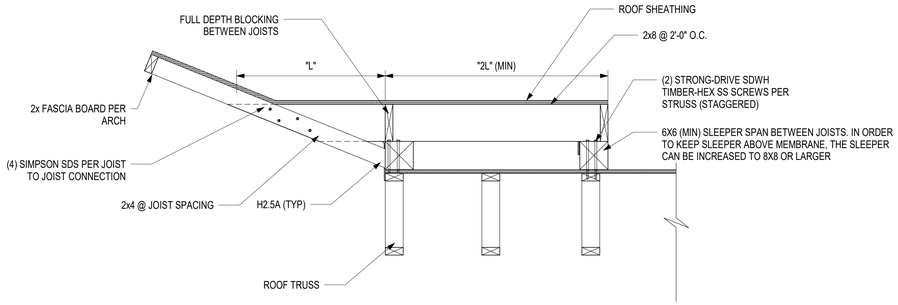
SW WIND UPLIFT CONNECTIONS

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) SDWS22400DB @ 48" O.C.

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 DO NOT REQUIRE WIND UPLIFT FASTENING UNO ON PLANS.
2. CONNECTION B IS REQUIRED TO EXTEND TWO LEVELS BELOW THE ROOF.
3. 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 (2) SDS22500 SCREWS @ 48" O.C.

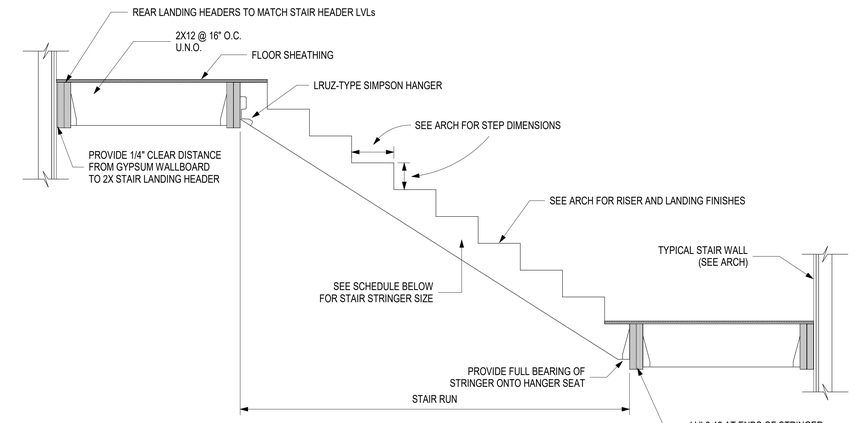


1 WIND UPLIFT FASTENING AT SHEATHED WALLS
SCALE: 1" = 1'-0"



NOTE:
1. BACKSPAN OF FLAT MEMBER TO BE 2x LENGTH OF CANTILEVER.

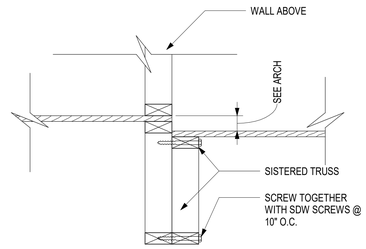
3 S101 BROW DETAIL
SCALE: 1" = 1'-0"



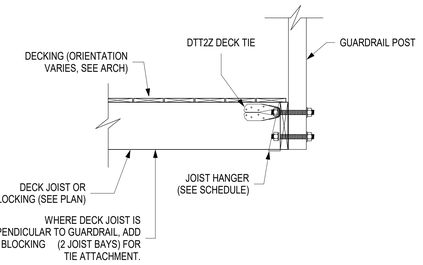
STAIR STRINGER SCHEDULE

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.

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



5 S101 SECTION @ FLOOR STEP
SCALE: 1 1/2" = 1'-0"



4 TYPICAL DECK RAILING ATTACHMENT
SCALE: 1" = 1'-0"

8/26/2020 11:45:21 AM

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
ABRAHAM S. GHENG
No. 51974
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:
Marcella & Highland

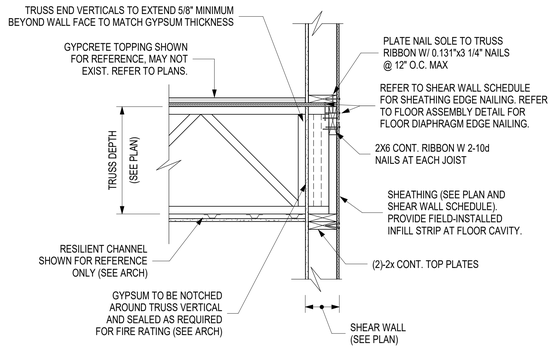
PROJECT #: 19-118
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:
TYPICAL WOOD DETAILS III

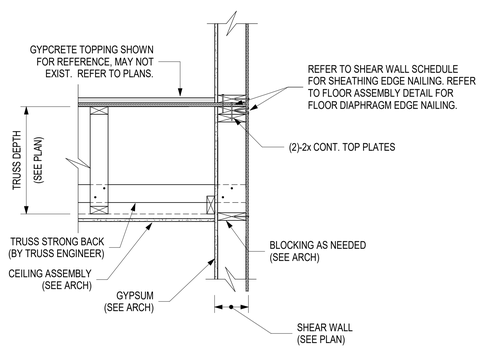
DRAWING HISTORY:

NO.	DATE	REVISION

SHEET #:
S603

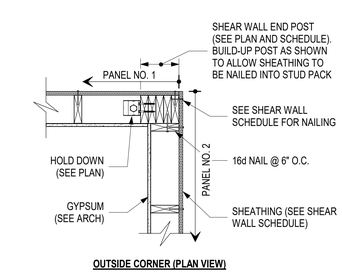


AT TRUSS PERPENDICULAR

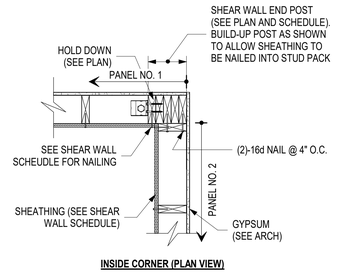


AT TRUSS PARALLEL

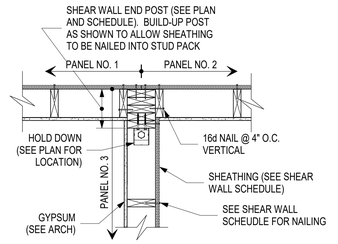
4 TYPICAL WOOD TRUSS AT EXTERIOR WALL SECTION
SCALE: 1" = 1'-0"



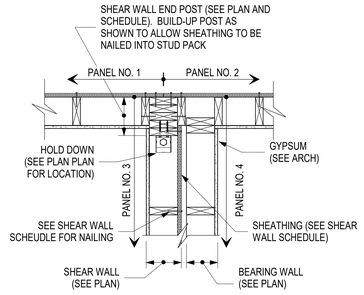
OUTSIDE CORNER (PLAN VIEW)



INSIDE CORNER (PLAN VIEW)

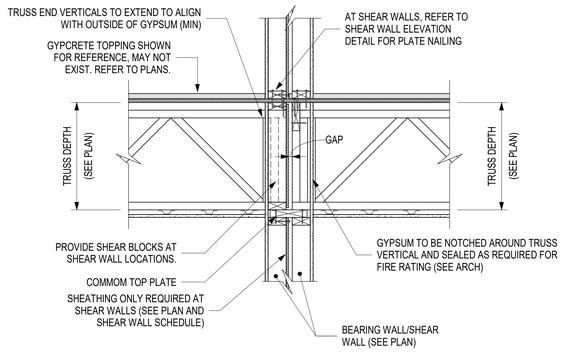


INTERSECTION WITH EXTERIOR WALL (PLAN VIEW)

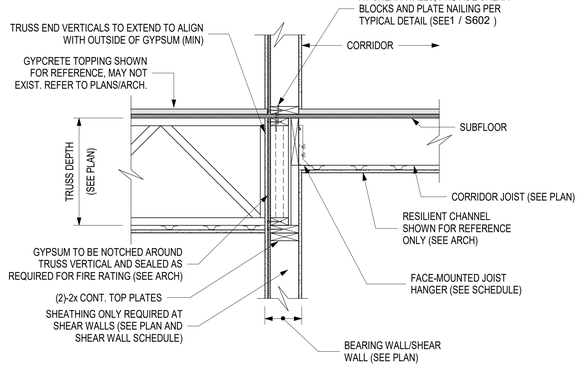


DOUBLE WALL INTERSECTION WITH EXTERIOR WALL (PLAN VIEW)

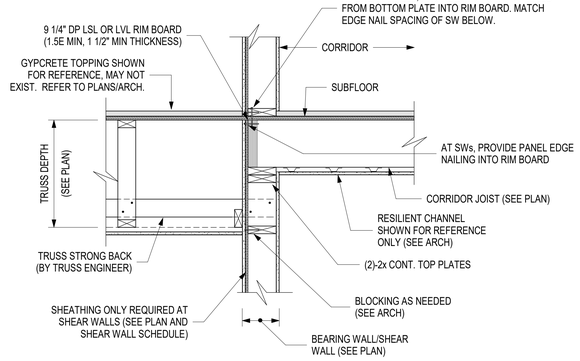
1 TYPICAL SHEAR WALL INTERSECTION DETAILS
SCALE: 1" = 1'-0"



3 TYPICAL WOOD TRUSS AT DOUBLE DEMISING WALL SECTION
SCALE: 1" = 1'-0"



AT TRUSS PERPENDICULAR



AT TRUSS PARALLEL

2 TYPICAL WOOD TRUSS AT CORRIDOR SECTION
SCALE: 1" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
BRENDAN O'NEIL
No. 51914
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 19-118
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

TYPICAL WOOD DETAILS IV

DRAWING HISTORY:

NO.	DATE	REVISION

SHEET #:

S604

8/26/2020 11:45:22 AM

1 Proposed Architectural Site Plan
1" = 20'-0"

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8/27/2020 3:13:31 AM

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

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EnviEnergy

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Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

PROJECT INFORMATION:
Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:
Architectural Site Plan

DRAWING HISTORY:

NO.	DATE	REVISION
1	04/30/19	DND Review Set
2	06/04/19	Zoning Review Set
3	02/03/20	90% CD Set
4	08/26/20	Permit Set

SHEET #:
A000

Modal Building Alignment: East - 13' Setback

Existing Building	Lot Width (ft)	Street Setback (ft)
147 Marcella St	**21**	**13**
145 Marcella St	21	16
143 Marcella St	21	17
139 Marcella St	**21**	**13**
137 Marcella St	27	15
135 Marcella St	**27**	**13**
133 Marcella St	43	18
127 Marcella St	35	18
79 Marcella St	**35**	**13**
77 Marcella St	44	16

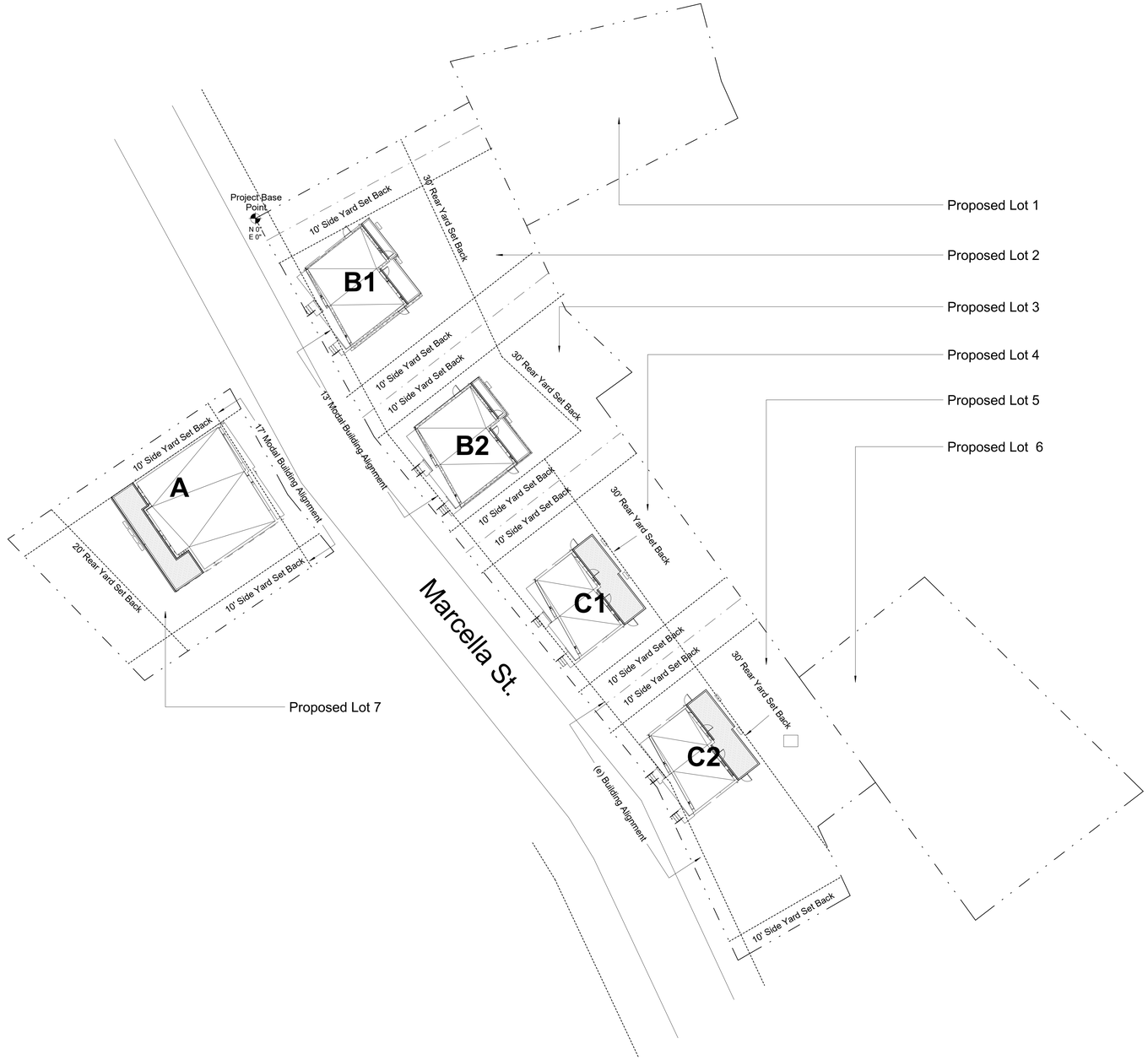
Modal Building Alignment: West - 17' Setback

Existing Building	Lot Width (ft)	Street Setback (ft)
130-138 Marcella St	**74**	**17**
126 Marcella St	50	21
124 Marcella St	**48**	**17**
116 Marcella St	19	18
102-104 Marcella St	38	20
94-96 Marcella St	38	21

Modal Setback Sources: City Of Boston Zoning Viewer (width & address) and City Of Boston CAD Plan Segment 18H (setback)

Level Schedule

Name	Elevation
Bldg A	
Bldg Type A - Level 1	-1.67'
Bldg Type A - Level 2	8.75'
Bldg Type A - Level 3	19.17'
Bldg Type A - Roof	29.74'
Bldg B1	
Bldg Type B1 - Level 1	1.50'
Bldg Type B1 - Level 2	11.92'
Bldg Type B1 - Level 3	22.33'
Bldg Type B1 - Roof	32.91'
Bldg B2	
Bldg B2 - Level 1	-0.50'
Bldg B2 - Level 2	9.92'
Bldg B2 - Level 3	20.34'
Bldg B2 - Roof	30.92'
Bldg C1	
Bldg Type C - Level 1	-2.50'
Bldg Type C - Level 2	7.92'
Bldg Type C - Level 3	18.33'
Bldg Type C - Roof	28.92'
Bldg C2	
Bldg C2 - Level 1	-4.50'
Bldg C2 - Level 2	5.92'
Bldg C2 - Level 3	16.33'
Bldg C2 - Roof	26.91'
Site - Context	
Master Datum	0.00'



1 Building Location Plan
1" = 20'-0"

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9/9/2020 2:04:43 PM

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

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Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
JASON E. ARNDT
No. 32115
BOSTON
MASS
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

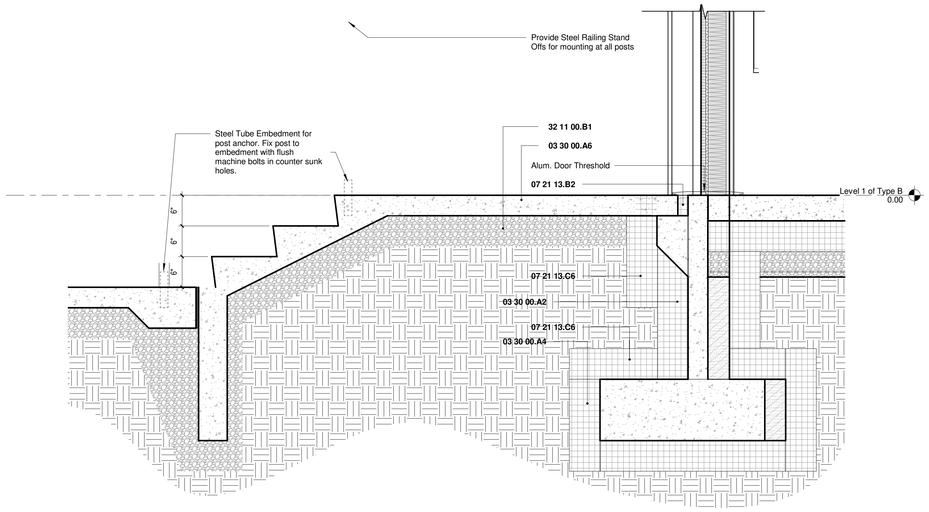
Building Location Plan

DRAWING HISTORY:

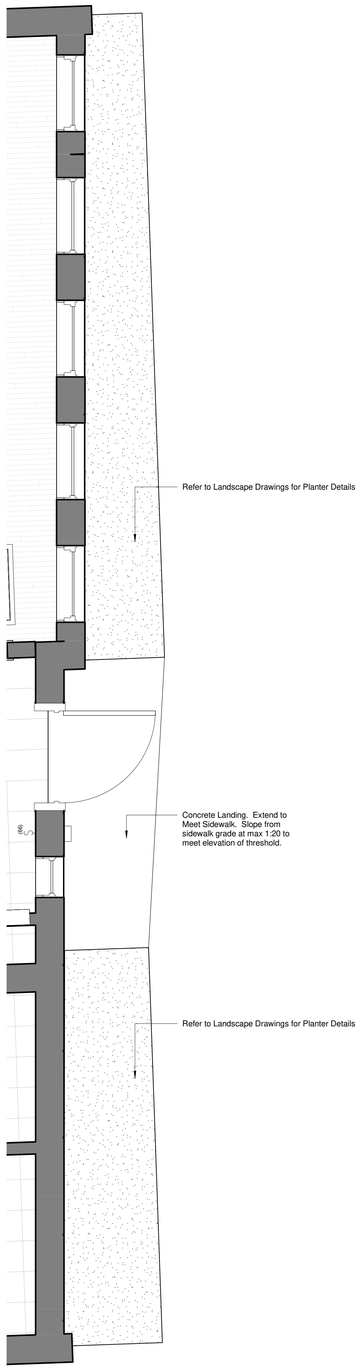
NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

SHEET #:

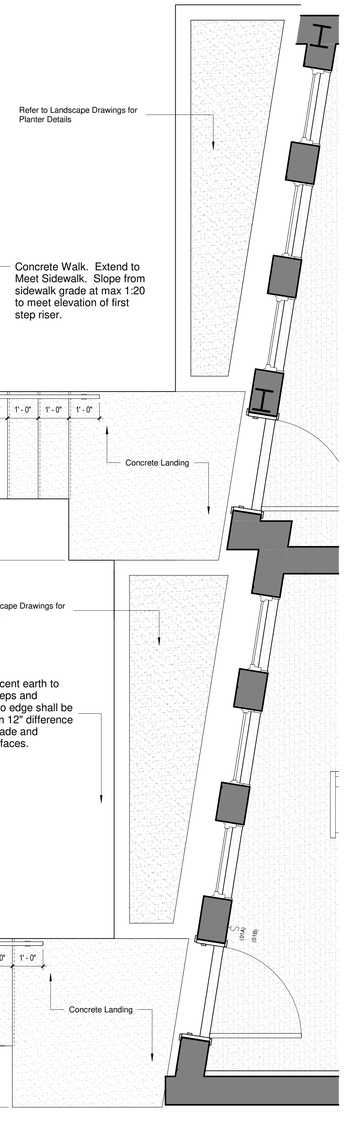
A001



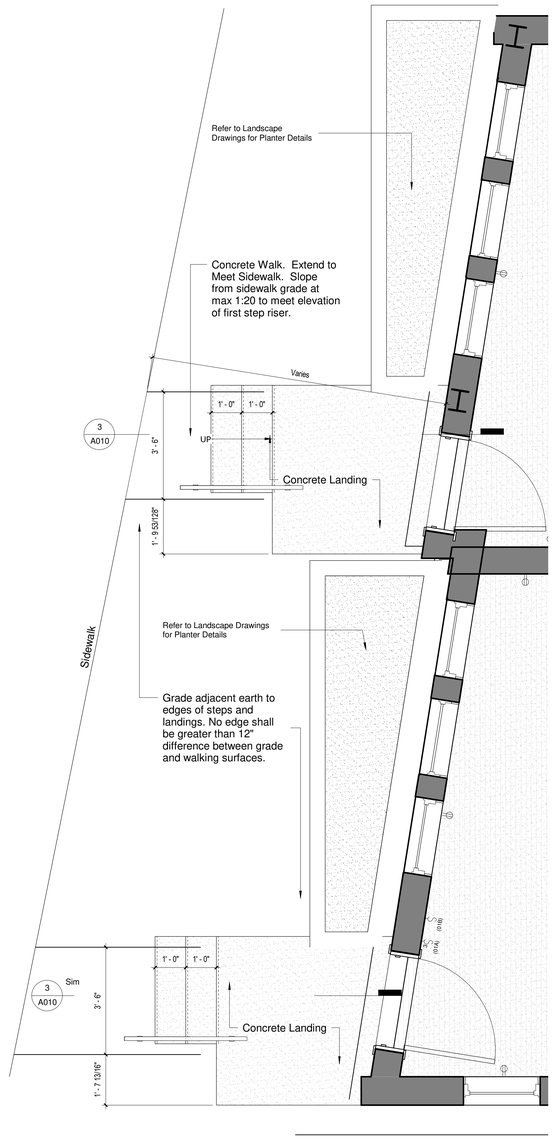
3 Site Detail - Entry Stair & Landing
1" = 1'-0"



4 Proposed Architectural Site Plan - Callout 1
1/2" = 1'-0"



2 Site - Building Type C Entry Plan
1/2" = 1'-0"



1 Site - Building Type B Entry Plan
1/2" = 1'-0"

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ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Enlarged Site Details

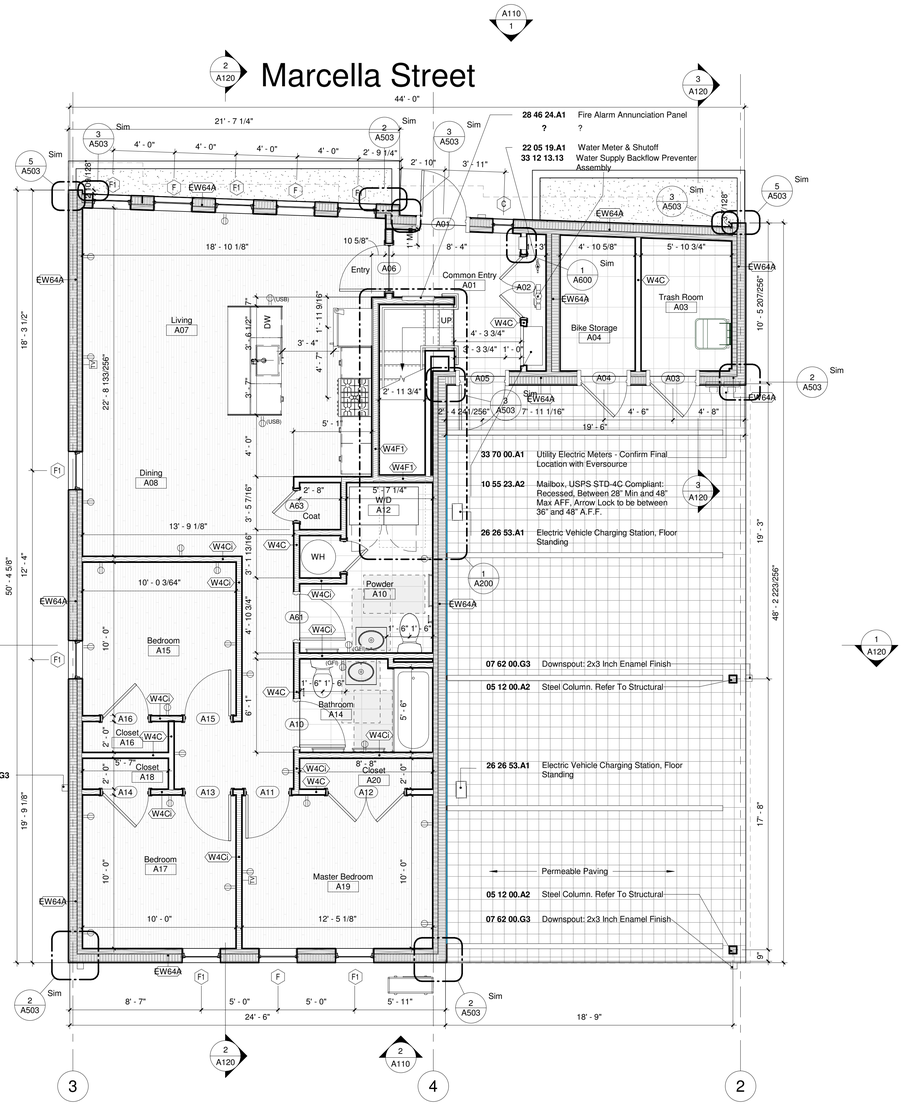
DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set
2	08/26/20	Permit Set

SHEET #:

A010

Legends & Keynotes



2 Bldg Type A - Plan - Level 1
1/4" = 1'-0"

Downspout: 2x3 Inch Enamel Finish **07 62 00.G3**

BIM 360://Marcella-18059 - Marcella - Master - Architectural.rvt
8/27/2020 4:17:20 AM

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
JASON T. KENDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type A - Plans

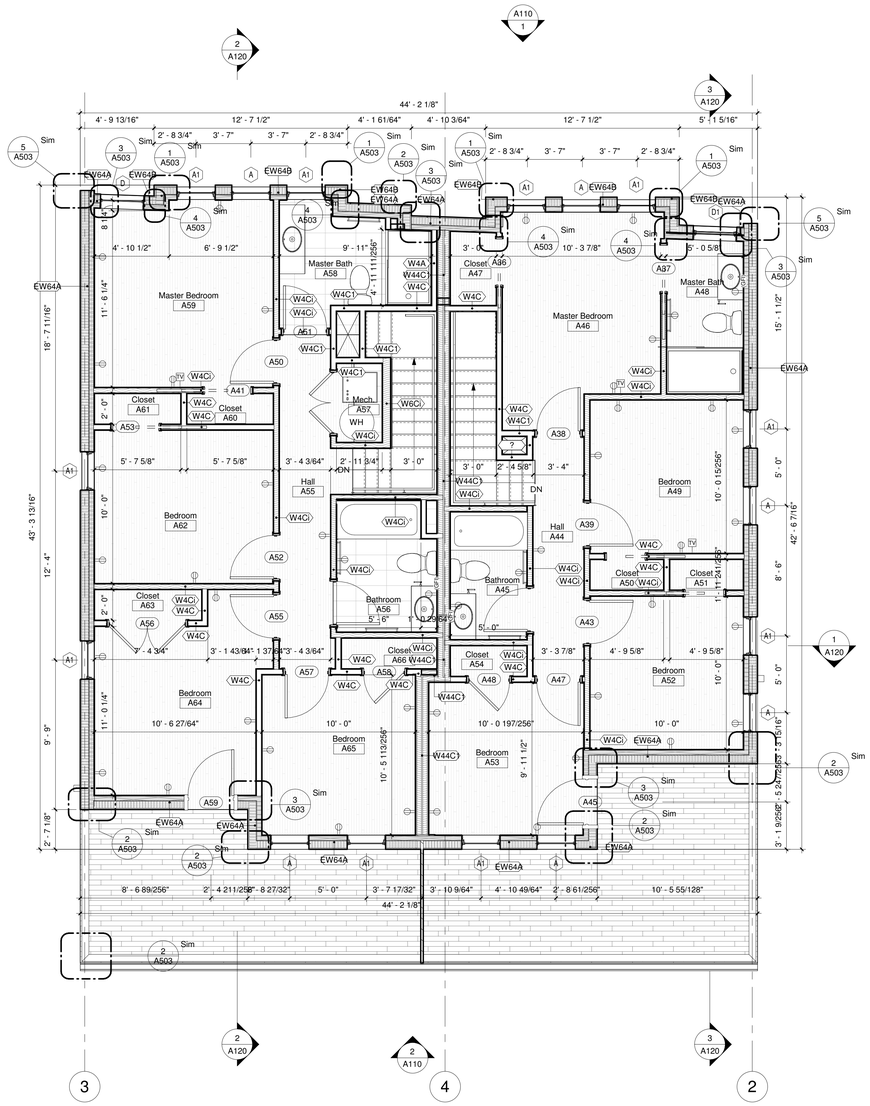
DRAWING HISTORY:

NO.	DATE	REVISION
1	04/30/19	DND Review Set
2	06/04/19	Zoning Review Set
3	02/03/20	90% CD Set
4	08/26/20	Permit Set

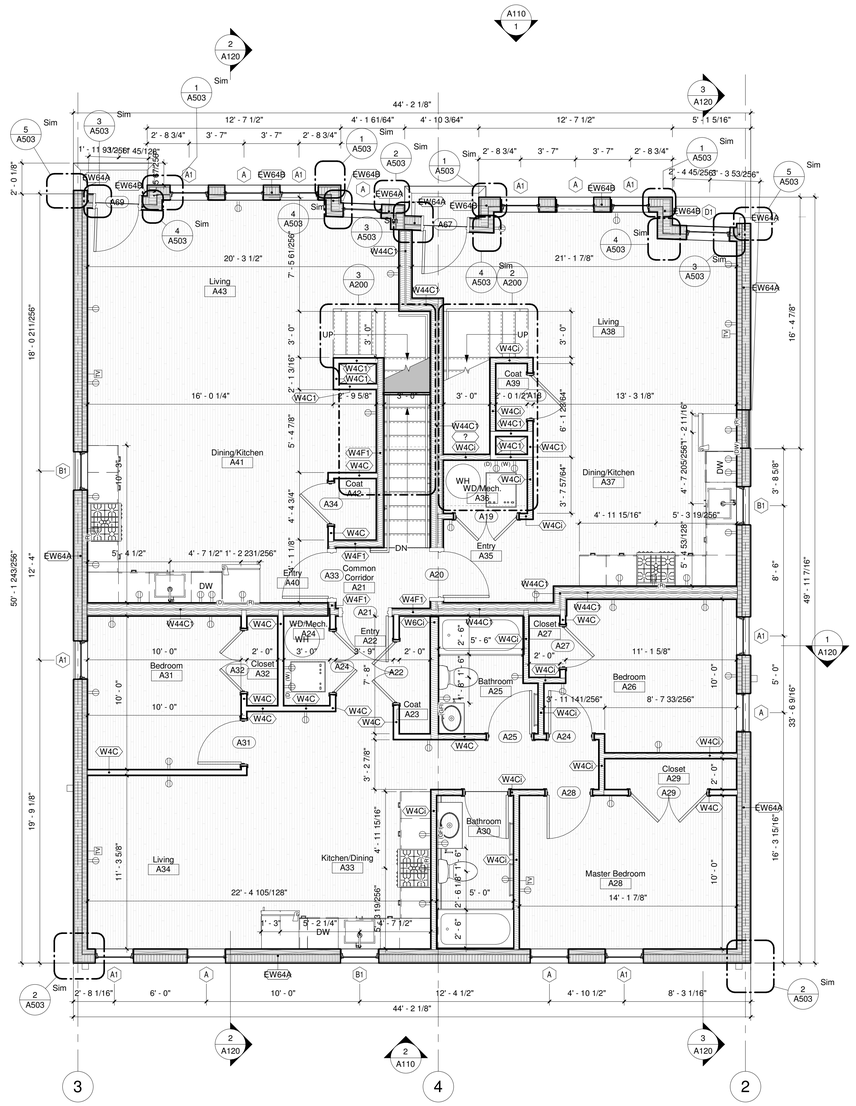
SHEET #:

A100

Legends & Keynotes



2 Bldg Type A - Plan - Level 3
1/4" = 1'-0"



1 Bldg Type A - Plan - Level 2
1/4" = 1'-0"

BIM 360://Marcella-18059 - Marcella - Master - Architectural.rvt
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ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS — REGISTERED ARCHITECT — No. 32115 BOSTON MASS — JASON M. ARNDT

PROJECT INFORMATION:

Marcella & Highland

PROJECT #:	18059
PROJECT ISSUE DATE:	August 26, 2020
PROJECT STATUS:	Permit Set

SHEET NAME:

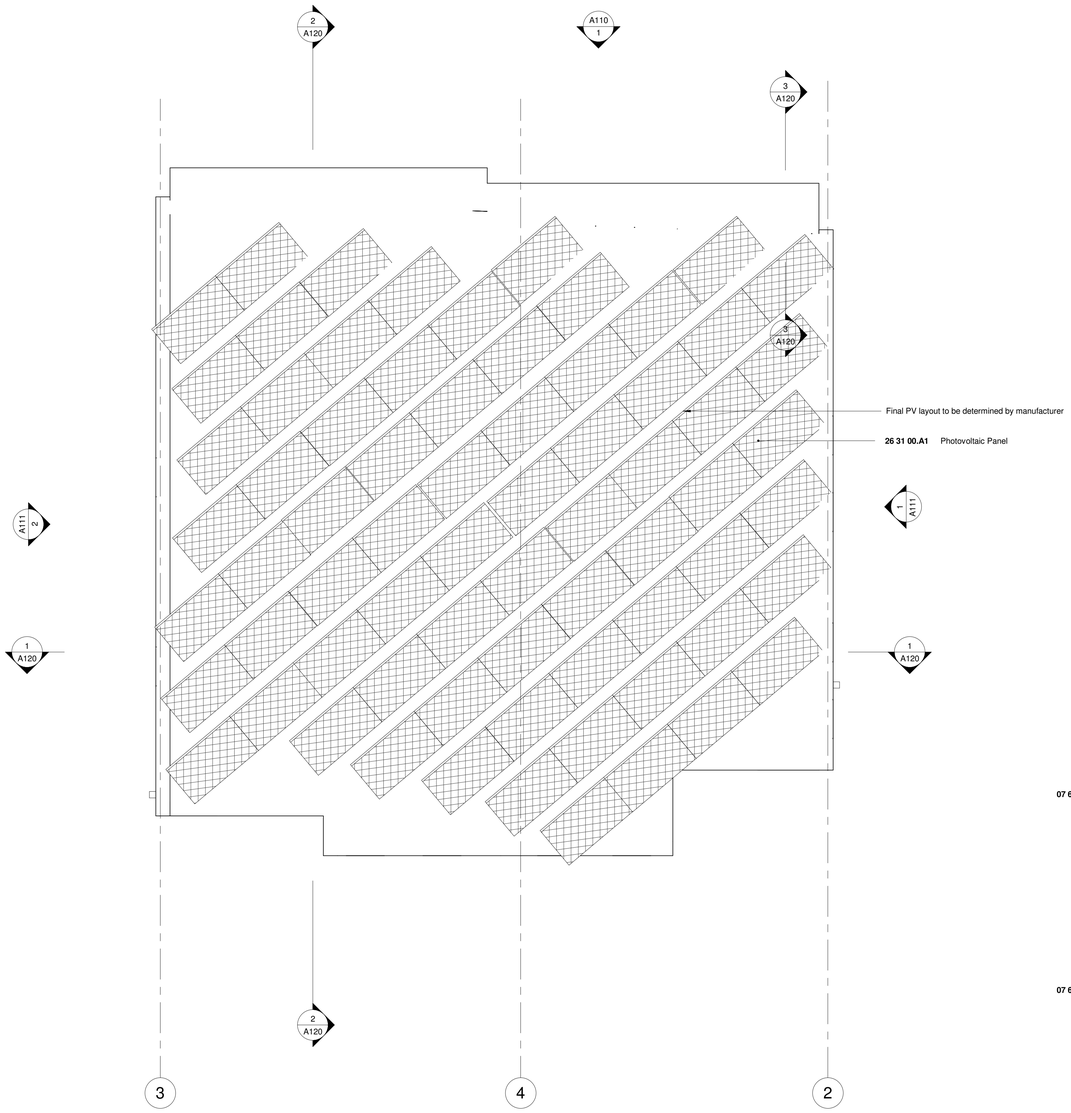
Bldg Type A - Plans 2

DRAWING HISTORY:

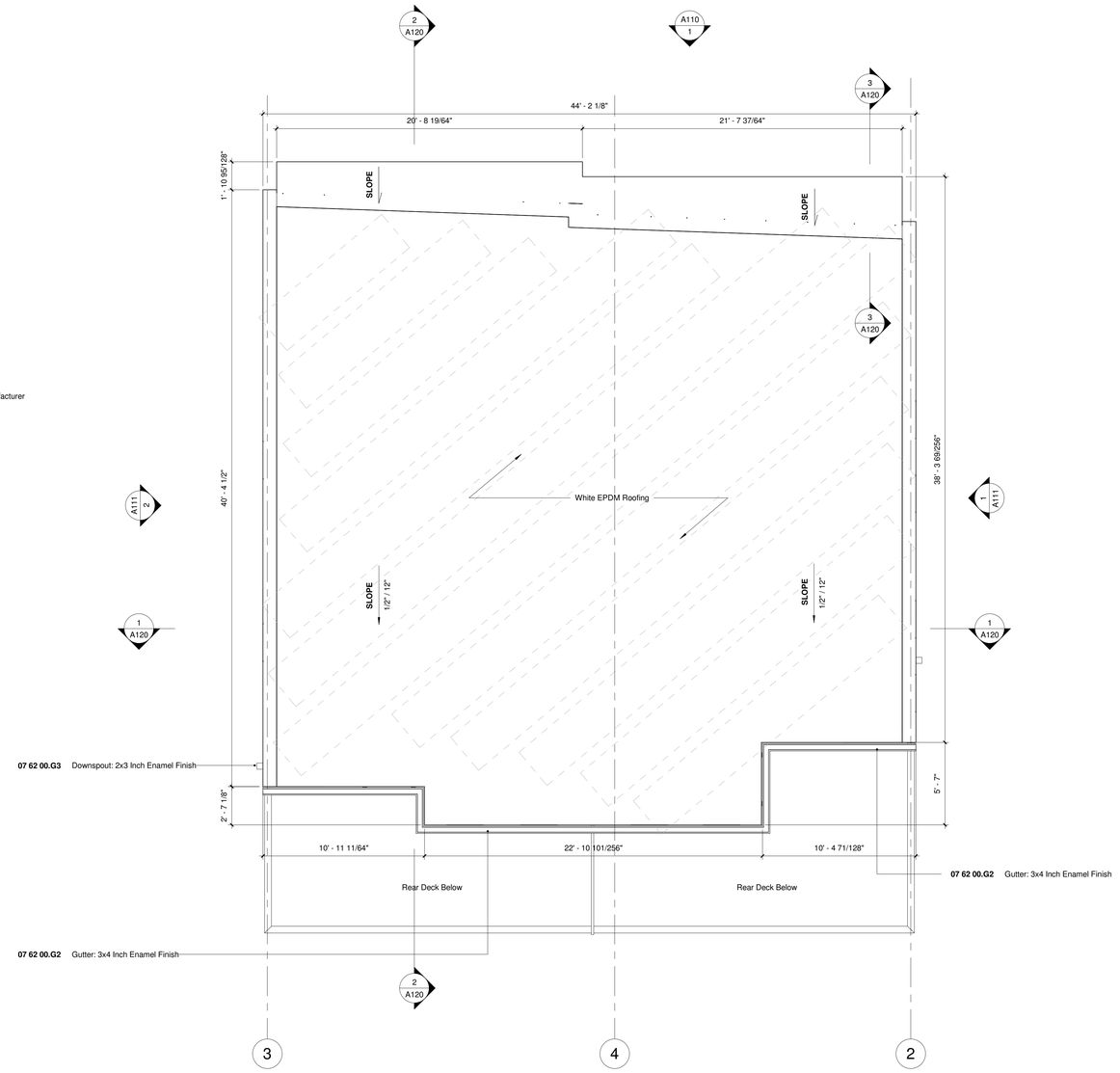
NO.	DATE	REVISION
1	04/30/19	DND Review Set
2	06/04/19	Zoning Review Set
3	02/03/20	90% CD Set
4	08/26/20	Permit Set

SHEET #:

A101



2 Bldg Type A - Plan - PV
1/4" = 1'-0"



1 Bldg Type A - Plan - Roof
1/4" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
AARON T. ERNDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type A - Plans 3

DRAWING HISTORY:

NO.	DATE	REVISION
1	08/26/20	Permit Set

SHEET #:

A102

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8/27/2020 9:54:27 AM

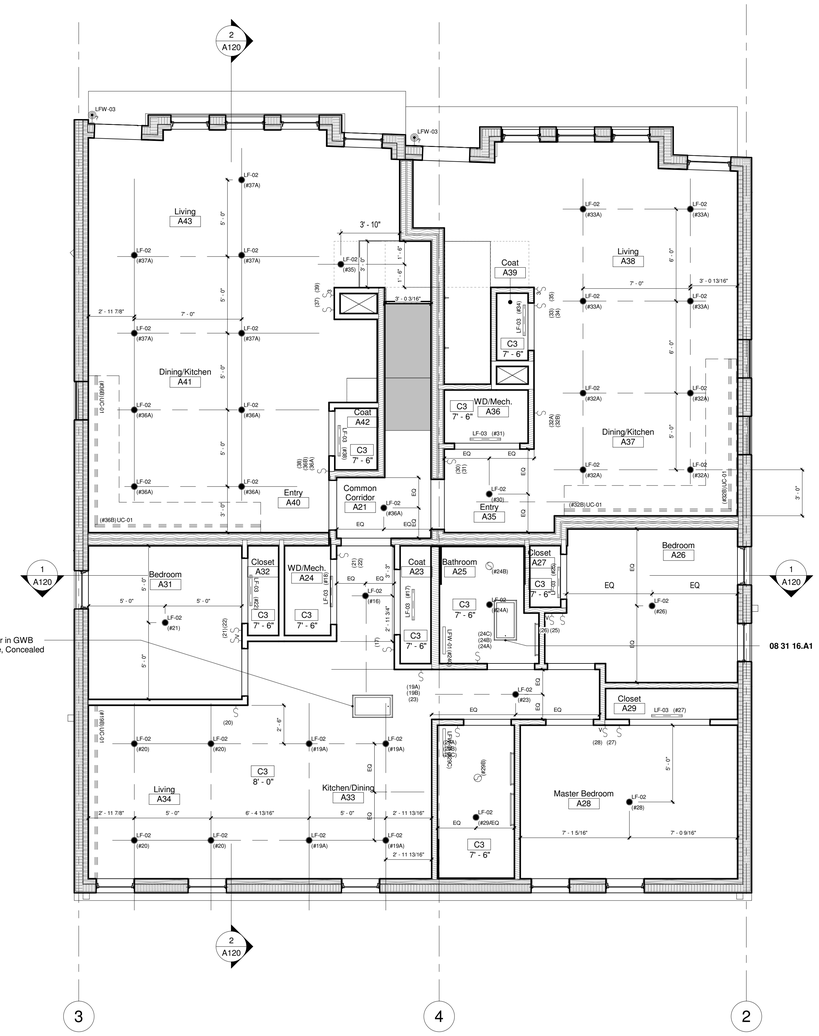
Legends & Keynotes

LIGHTING FIXTURES

LF-01 (#)	**Recessed Can Light** Manufacturer: Halo LED Model No.: H457ICAT1E Finish: White Bulb: LED	
LF-02 (#)	**Recessed Can Light (Ultra-Thin)** Manufacturer: Halo LED Model No.: HLB4 Finish: White Bulb: LED	
LF-03 (#)	**Ceiling Mounted Light (Motion Sensor)** Manufacturer: Lithonia Model No.: WL - 2' Finish: N/A Bulb: LED	
LF-04 (#)	**Ceiling Mounted Light (Motion Sensor)** Manufacturer: Lithonia Model No.: WL - 4' Finish: N/A Bulb: LED	
UC-01 (#)	**Under Cabinet Light** Manufacturer: Aspect LED Model No.: AL-SL-NN-U-NW-12 Finish: Provide S.S. Channel & Diffuser Bulb: LED	
LFW-01 (#)	**Wall Mounted Vanity Light** Manufacturer:Kuzco Lighting Model No.: VL10323-WH - 23" Finish: White Bulb: LED	
LFW-02 (#A)	**Wall Mounted Sconce** Manufacturer: Kuzco Lighting Model No.: WS10324-WH - 24" Finish: White Bulb: LED	
LFW-03 (#A)	**Outdoor Sconce** Manufacturer: Kuzco Lighting Model No.: EW22109-BK Finish: Black Bulb: LED	
LFW-04	**Flood Lights (Motion Activated)** Manufacturer: IQ America Model No.: LM-1802-WH Finish: White Bulb: LED	

CEILING FIXTURES

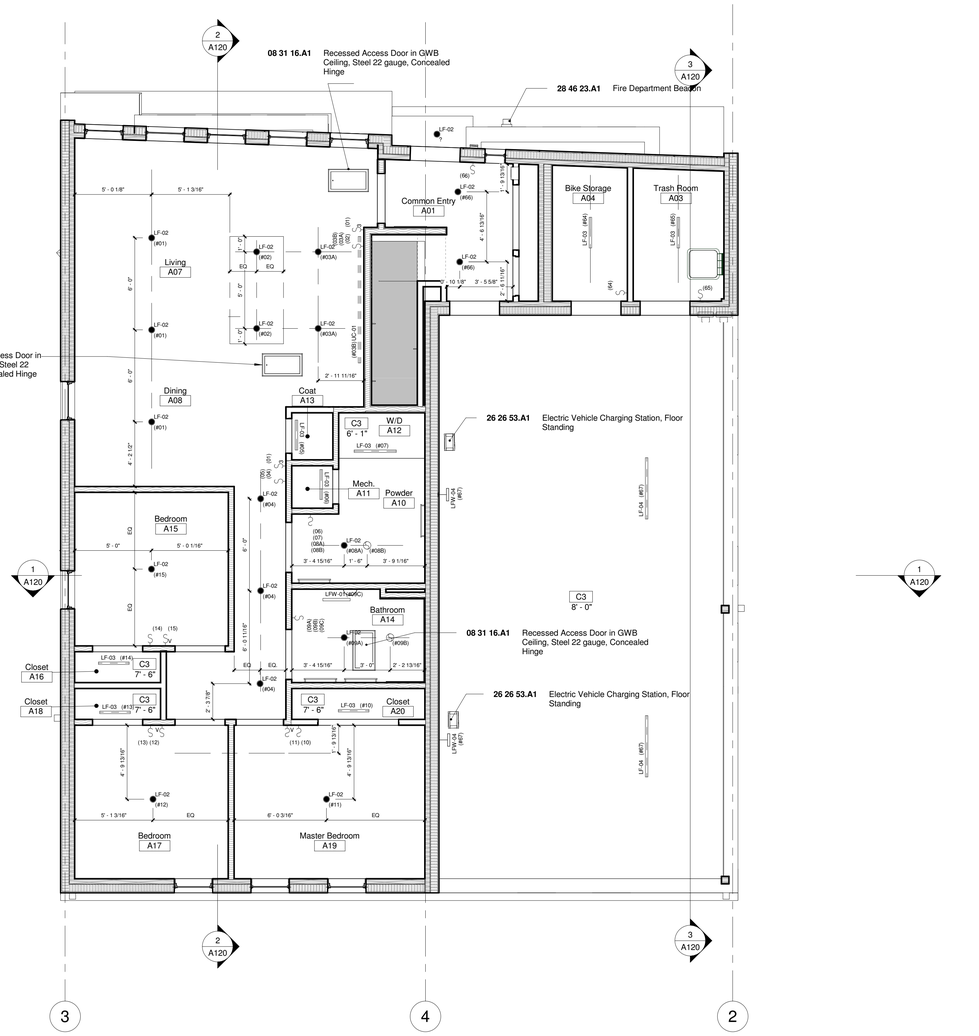
(#)	**Bathroom Exhaust** Manufacturer: TBD Model No.: TBD	
SD	**Smoke Detector/Carbon Monoxide** Manufacturer: TBD Model No.: TBD	
JB	**Junction Box** Manufacturer: TBD Model No.: TBD	
	Air Diffuser Manufacturer: TBD Model No.: TBD	



08 31 16.A1 Recessed Access Door in GWB Ceiling, Steel 22 gauge, Concealed Hinge

08 31 16.A1 Recessed Access Door in GWB Ceiling, Steel 22 gauge, Concealed Hinge

2 Bldg Type A - RCP - Level 2
1/4" = 1'-0"



1 Bldg Type A - RCP - Level 1
1/4" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT JASON E. ARNDT No. 32115 BOSTON, MASS. COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #:	18059
PROJECT ISSUE DATE:	August 26, 2020
PROJECT STATUS:	Permit Set

SHEET NAME:

Bldg Type A - RCPs

DRAWING HISTORY:

NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

SHEET #:

A105

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Legends & Keynotes

LIGHTING FIXTURES

LF-01 (#)	**Recessed Can Light** Manufacturer: Halo LED Model No.: H457ICAT1E Finish: White Bulb: LED	
LF-02 (#)	**Recessed Can Light (Ultra-Thin)** Manufacturer: Halo LED Model No.: HLB4 Finish: White Bulb: LED	
LF-03 (#)	**Ceiling Mounted Light (Motion Sensor)** Manufacturer: Lithonia Model No.: WL - 2' Finish: N/A Bulb: LED	
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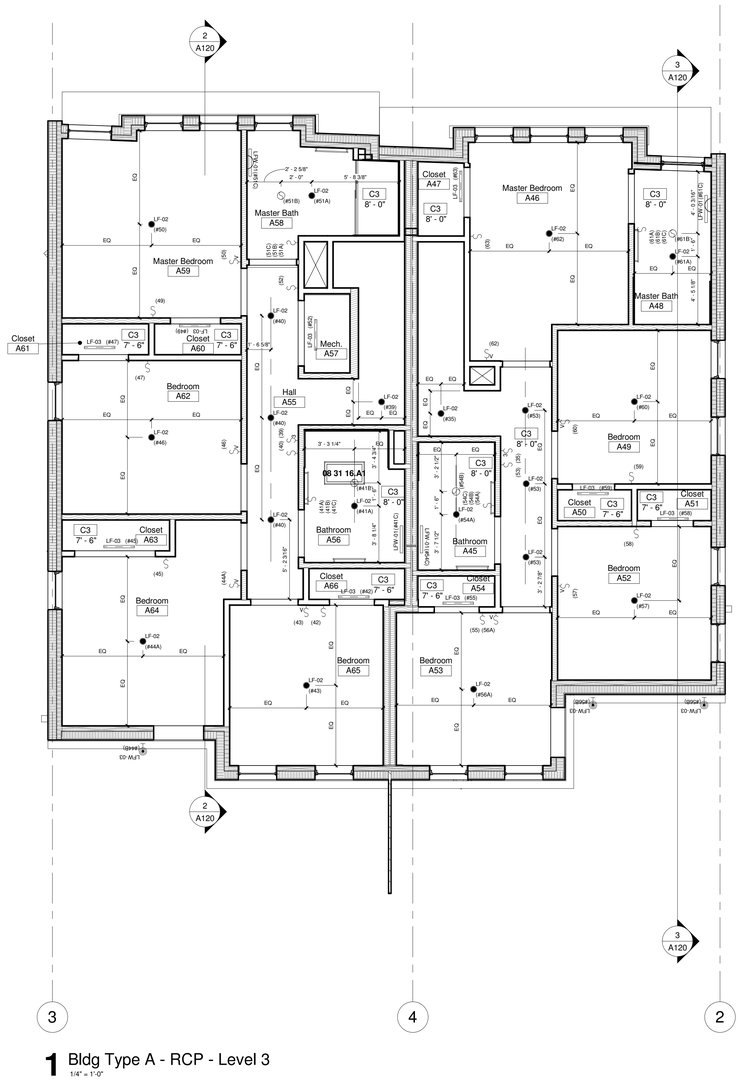
LFW-04	**Flood Lights (Motion Activated)** Manufacturer: IQ America Model No.: LM-1802-WH Finish: White Bulb: LED	

CEILING FIXTURES

(#)	**Bathroom Exhaust** Manufacturer: TBD Model No.: TBD	
SD	**Smoke Detector/Carbon Monoxide** Manufacturer: TBD Model No.: TBD	
JB	**Junction Box** Manufacturer: TBD Model No.: TBD	
	Air Diffuser Manufacturer: TBD Model No.: TBD	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Master Bath
A58
Master Bedroom
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Closet
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Bedroom
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Closet
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A64
Closet
A60
Mech.
A57
Hall
A55
Bathroom
A56
Closet
A66
Bedroom
A65
Closet
A47
Master Bedroom
A46
Master Bath
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08 31 16.A1
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7' - 6"
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4' - 4 3/4"
3' - 4 1/4"
5' - 2 3/16"
3' - 2 11/16"
1' - 6"
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2' - 2 7/8"
4' - 0 3/16"
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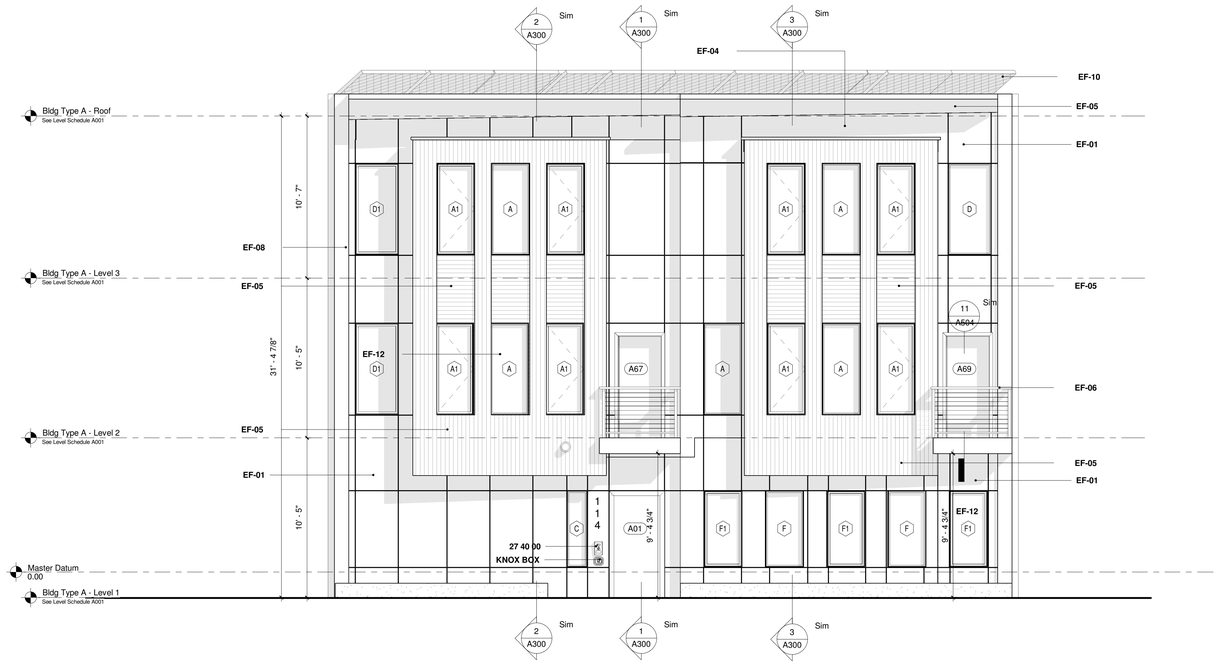
Keynotes

EF-10 **DESCRIPTION :** Solar Panels **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** **NOTES :**	**EF-11** **DESCRIPTION :** Cedar Planter Box **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** **NOTES :**	**EF-12** **DESCRIPTION :** Windows and Doors **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** Factory Applied Black **NOTES :**
EF-07 **DESCRIPTION :** Deck **MANUFACTURER :** Trex or Approved Equal **MAKE/MODEL :** **FINISH/COLOR :** Gravel Path **NOTES :** GC to Provide Sample	**EF-08** **DESCRIPTION :** Brake Metal Trim **MANUFACTURER :** **MAKE/MODEL :** Alum. **FINISH/COLOR :** Pre Finished Black **NOTES :**	**EF-09** **DESCRIPTION :** Gutter & Downspout **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** Factory Applied Black **NOTES :**
EF-04 **DESCRIPTION :** Metal Panel Cladding **MANUFACTURER :** **MAKE/MODEL :** Alum **FINISH/COLOR :** Factory Applied Black **NOTES :**	**EF-05** **DESCRIPTION :** Cedar Wood Siding **MANUFACTURER :** Thermory or Approved Equal **MAKE/MODEL :** Ash 4/4 Wood **FINISH/COLOR :** **NOTES :** 1/4" Gap	**EF-06** **DESCRIPTION :** Guard Rails **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** Black **NOTES :** Drink Rail to Match Deck
EF-01 **DESCRIPTION :** Fiber Cement Siding **MANUFACTURER :** Hardiplank or Approved Equal **MAKE/MODEL :** Smooth **FINISH/COLOR :** Arctic White **NOTES :** Verify Color on Site w/ Ownership and Architect before purchase.	**EF-02** **DESCRIPTION :** Wood Screen **MANUFACTURER :** Thermory or Approved Equal **MAKE/MODEL :** **FINISH/COLOR :** **NOTES :**	**EF-03** **DESCRIPTION :** Fiber Cement Trim **MANUFACTURER :** Tamlyn Xtreme Trim **MAKE/MODEL :** **FINISH/COLOR :** Primed - Painted Black **NOTES :**

EXTERIOR

3 Building A Perspective

2 Bldg Type A - Elevation Back
1/4" = 1'-0"



1 Bldg Type A - Elevation Front
1/4" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
AARON J. ARNDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type A - Elevations

DRAWING HISTORY:

NO.	DATE	REVISION
1	04/30/19	DND Review Set
2	06/04/19	Zoning Review Set
3	02/03/20	90% CD Set
4	08/26/20	Permit Set

SHEET #:

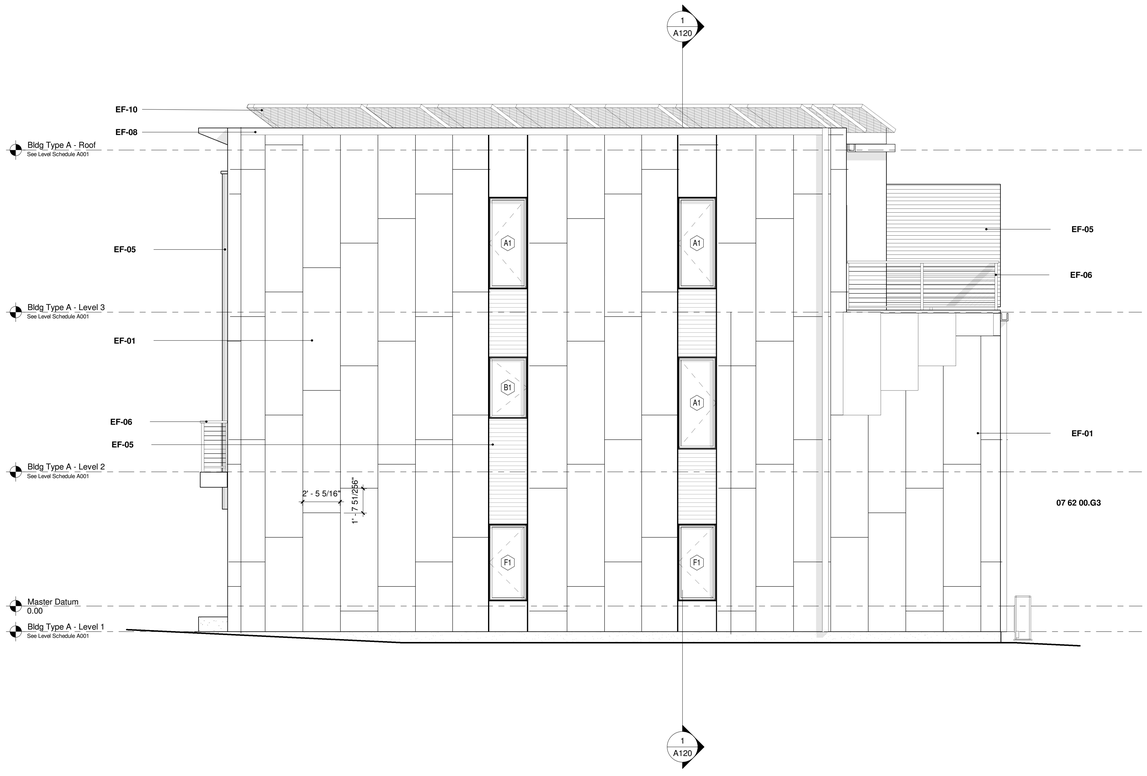
A110

BIM 360://Marcella-18059 - Marcella - Master - Architectural.rvt
8/27/2020 11:09:11 AM

Keynotes

EF-10 **DESCRIPTION :** Solar Panels **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** **NOTES :**	**EF-11** **DESCRIPTION :** Cedar Planter Box **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** **NOTES :**	**EF-12** **DESCRIPTION :** Windows and Doors **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** Factory Applied Black **NOTES :**
EF-07 **DESCRIPTION :** Deck **MANUFACTURER :** Trex or Approved Equal **MAKE/MODEL :** **FINISH/COLOR :** Gravel Path **NOTES :** GC to Provide Sample	**EF-08** **DESCRIPTION :** Brake Metal Trim **MANUFACTURER :** **MAKE/MODEL :** Alum. **FINISH/COLOR :** Pre Finished Black **NOTES :**	**EF-09** **DESCRIPTION :** Gutter & Downspout **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** Factory Applied Black **NOTES :**
EF-04 **DESCRIPTION :** Metal Panel Cladding **MANUFACTURER :** **MAKE/MODEL :** Alum **FINISH/COLOR :** Factory Applied Black **NOTES :**	**EF-05** **DESCRIPTION :** Cedar Wood Siding **MANUFACTURER :** Thermory or Approved Equal **MAKE/MODEL :** Ash 4/4 Wood **FINISH/COLOR :** **NOTES :** 1/4" Gap	**EF-06** **DESCRIPTION :** Guard Rails **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** Black **NOTES :** Drink Rail to Match Deck
EF-01 **DESCRIPTION :** Fiber Cement Siding **MANUFACTURER :** HardiSplank or Approved Equal **MAKE/MODEL :** Smooth **FINISH/COLOR :** Arctic White **NOTES :** Verify Color on Site w/ Ownership and Architect before purchase.	**EF-02** **DESCRIPTION :** Wood Screen **MANUFACTURER :** Thermory or Approved Equal **MAKE/MODEL :** **FINISH/COLOR :** **NOTES :**	**EF-03** **DESCRIPTION :** Fiber Cement Trim **MANUFACTURER :** Tamlyn Xtreme Trim **MAKE/MODEL :** **FINISH/COLOR :** Primed - Painted Black **NOTES :**

EXTERIOR



2 Bldg Type A - Elevation Side B
1/4" = 1'-0"

1 Bldg Type A - Elevation Side A
1/4" = 1'-0"

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8/27/2020 11:09:19 AM

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
REGISTERED ARCHITECT
AARON T. ARNDT
No. 32115
BOSTON
MASS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type A - Elevations 2

DRAWING HISTORY:

NO.	DATE	REVISION
1	04/30/19	DND Review Set
2	06/04/19	Zoning Review Set
3	02/03/20	90% CD Set
4	08/26/20	Permit Set

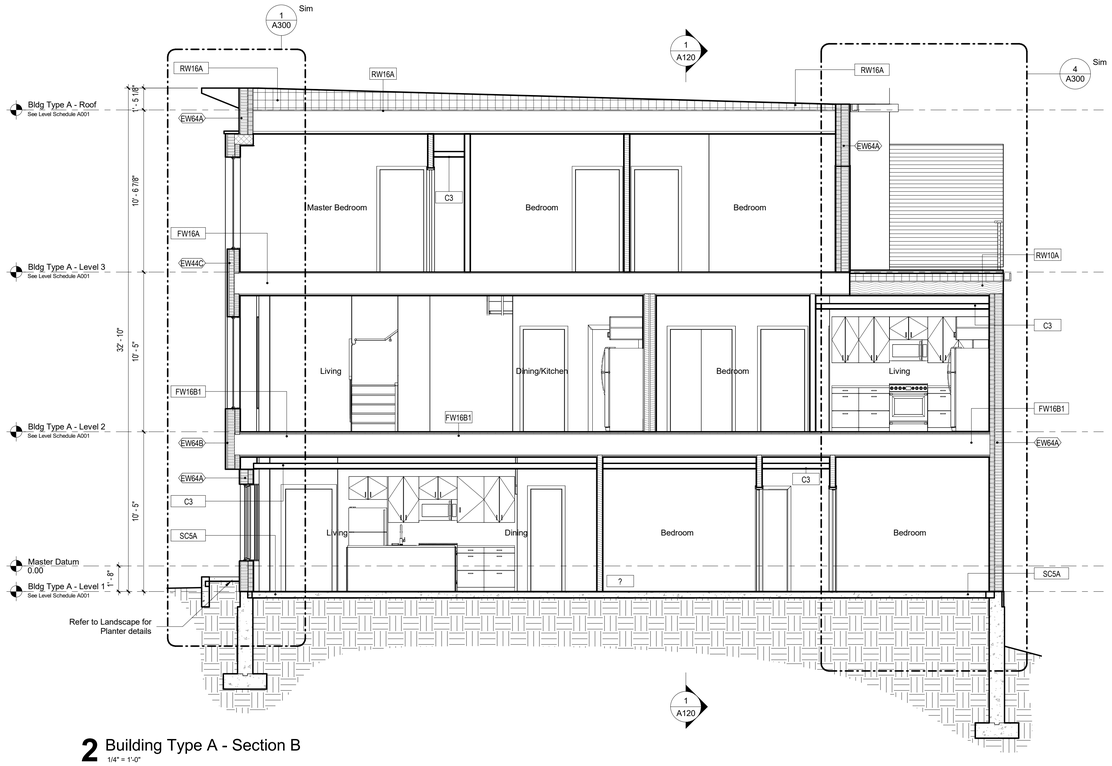
SHEET #:

A111

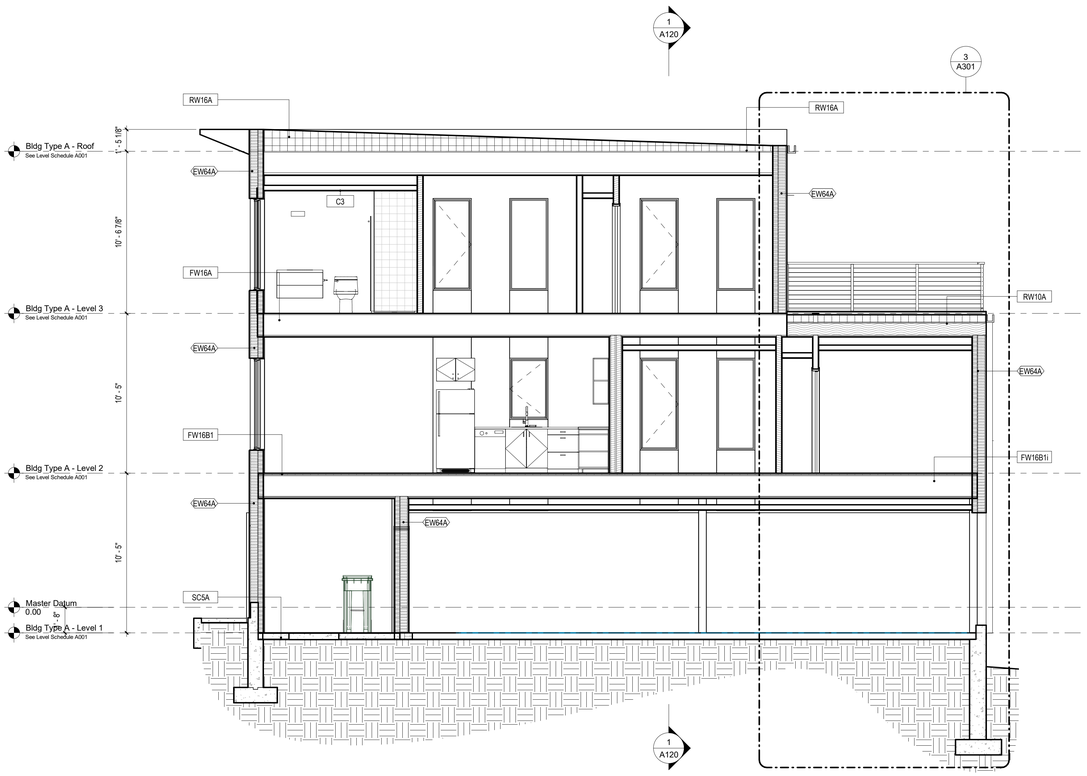
Keynotes

Keynote Legend

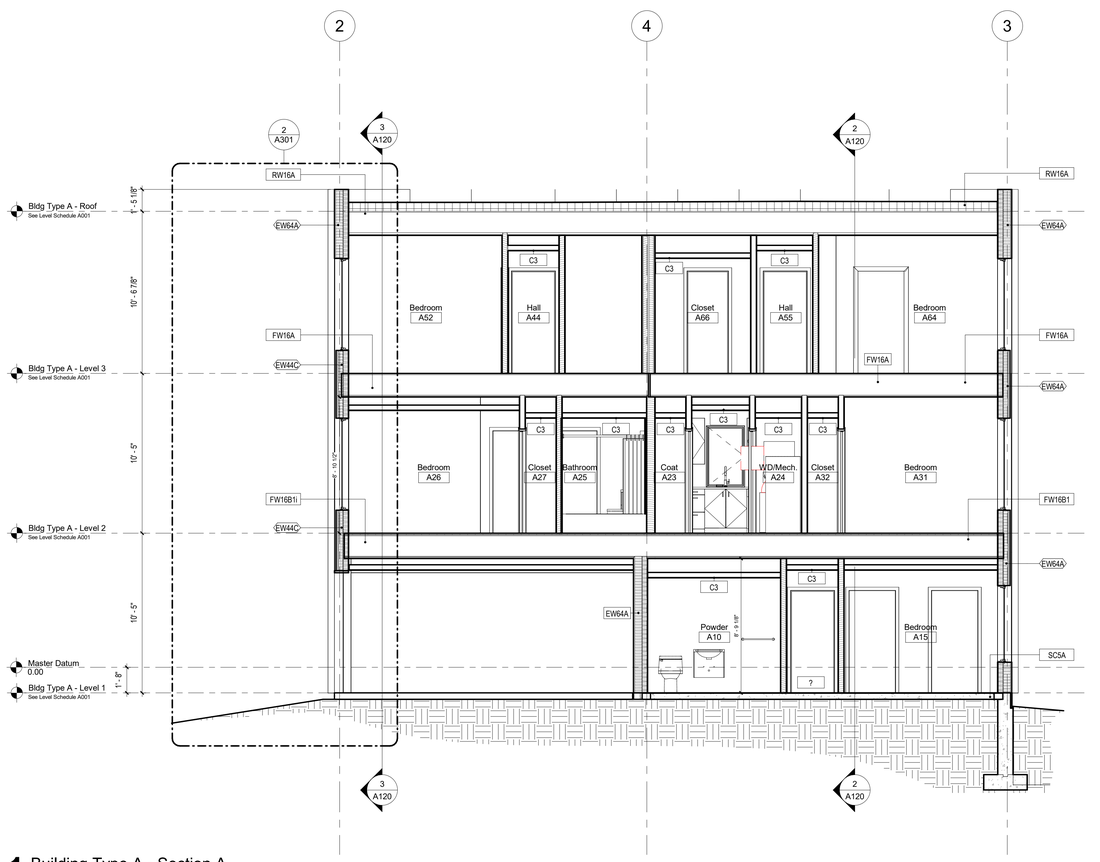
Key Value	Keynote Text



2 Building Type A - Section B
1/4" = 1'-0"



3 Building Type A - Section C
1/4" = 1'-0"



1 Building Type A - Section A
1/4" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

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Fraser Polyengineering

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Geotechnical Partnership, Inc.

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KEY PLAN:

SEAL:

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type A - Building Sections

DRAWING HISTORY:

NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

SHEET #:

A120

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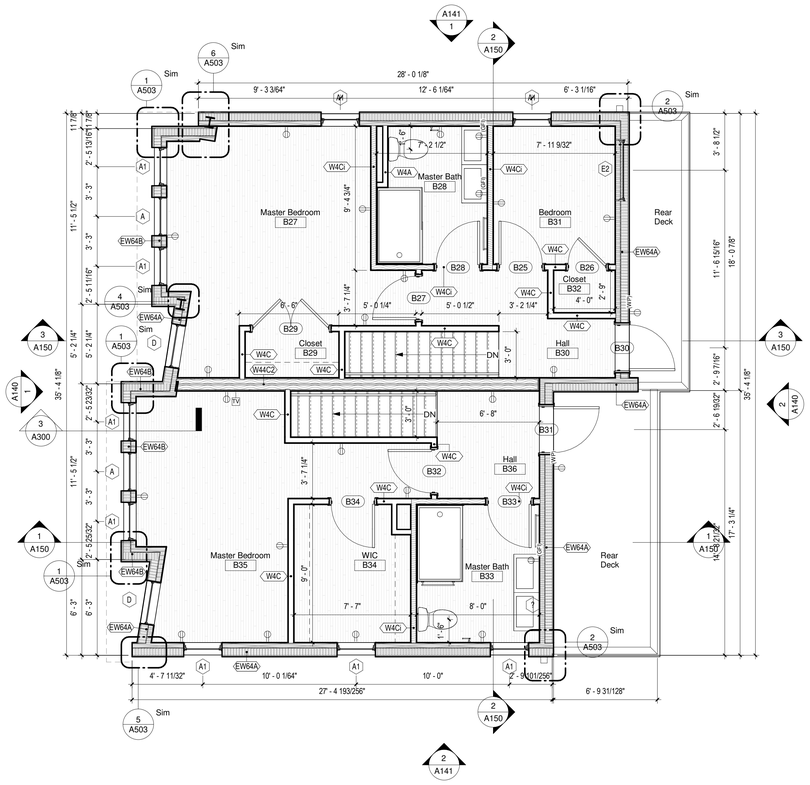
8/26/2020 11:35:43 PM

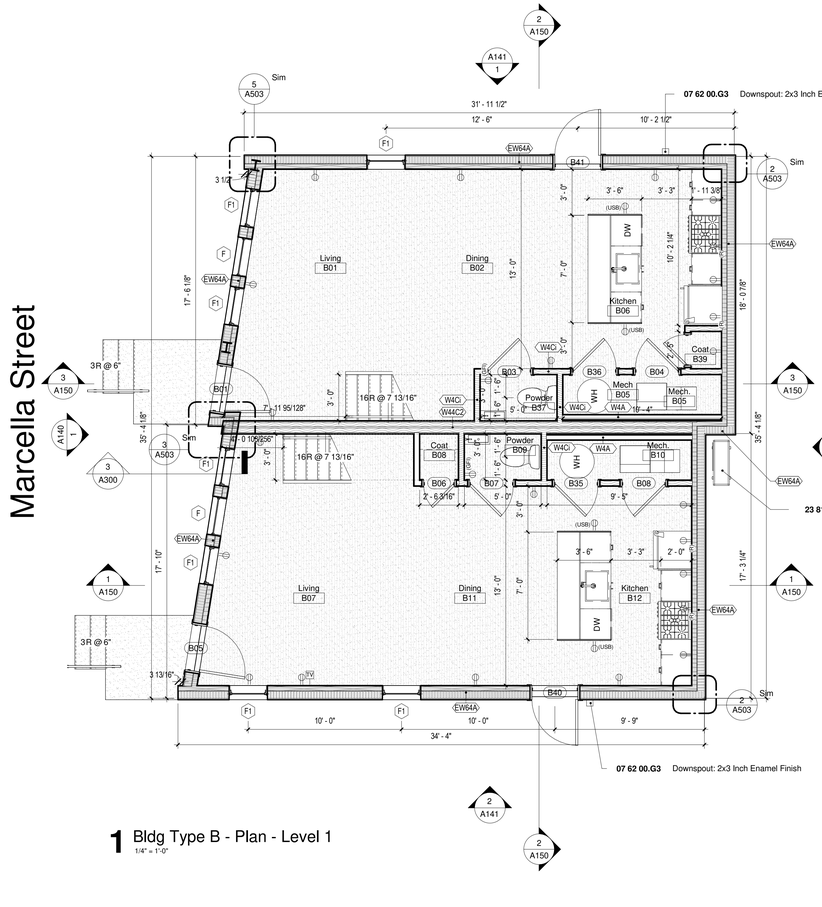
Keynotes

Keynote Legend

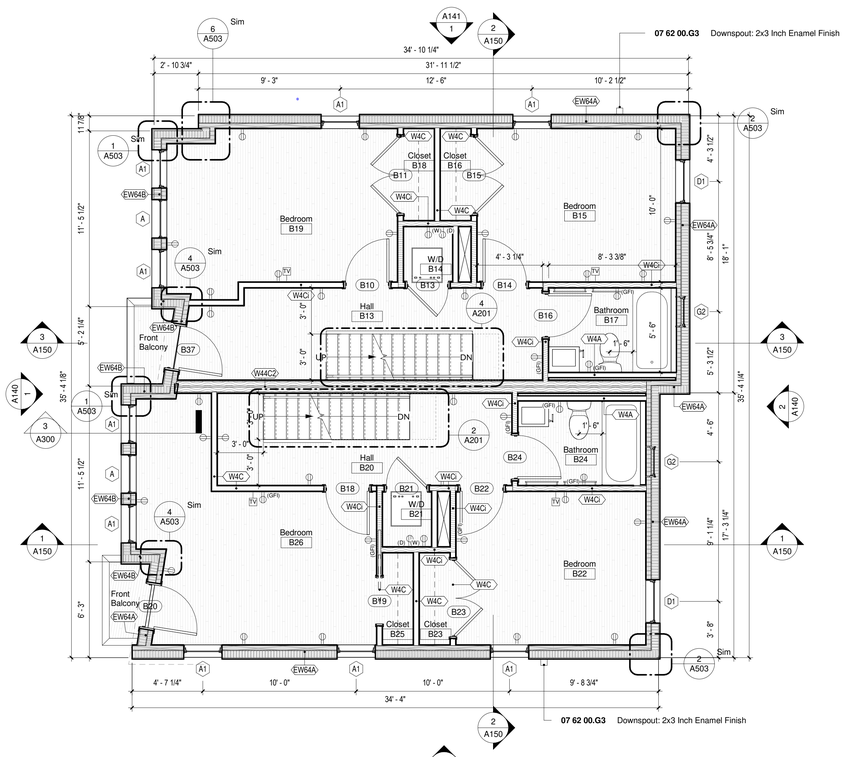
Key Value	Keynote Text
07 62 00.G3	Downspout: 2x3 Inch Enamel Finish
23 81 26	Split-System Air-Conditioners



3 Bldg Type B - Plan - Level 3
1/4" = 1'-0"



1 Bldg Type B - Plan - Level 1
1/4" = 1'-0"



2 Bldg Type B - Plan - Level 2
1/4" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

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Hayes & O'Neill

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KEY PLAN:

SEAL:

REGISTERED ARCHITECT
AARON T. ERNDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type B - Plans

DRAWING HISTORY:

NO.	DATE	REVISION
1	04/30/19	DND Review Set
2	06/04/19	Zoning Review Set
3	02/03/20	90% CD Set
4	08/26/20	Permit Set

SHEET #:

A130

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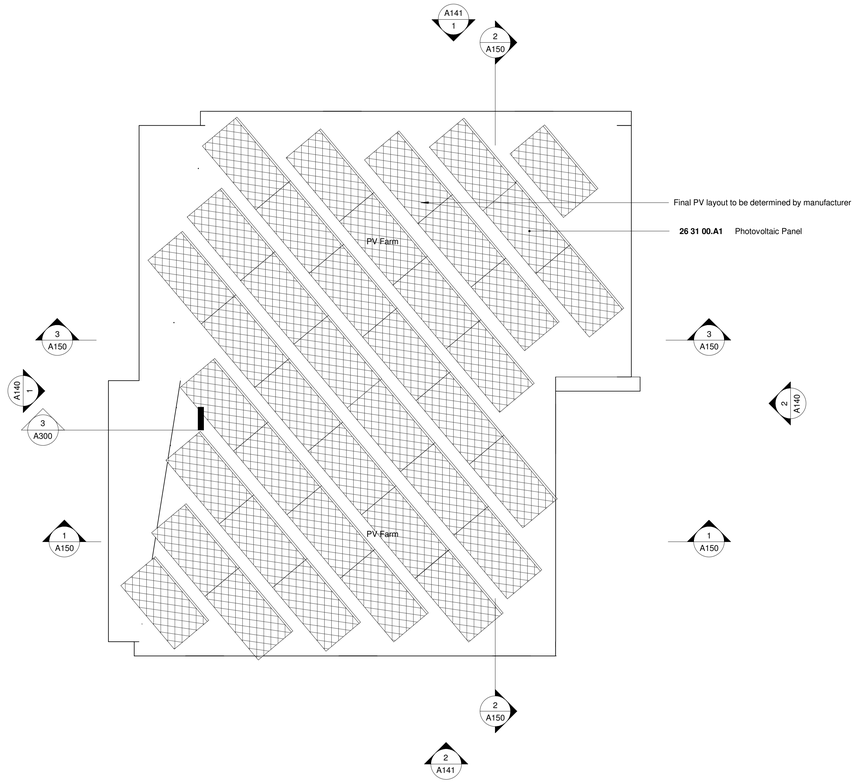
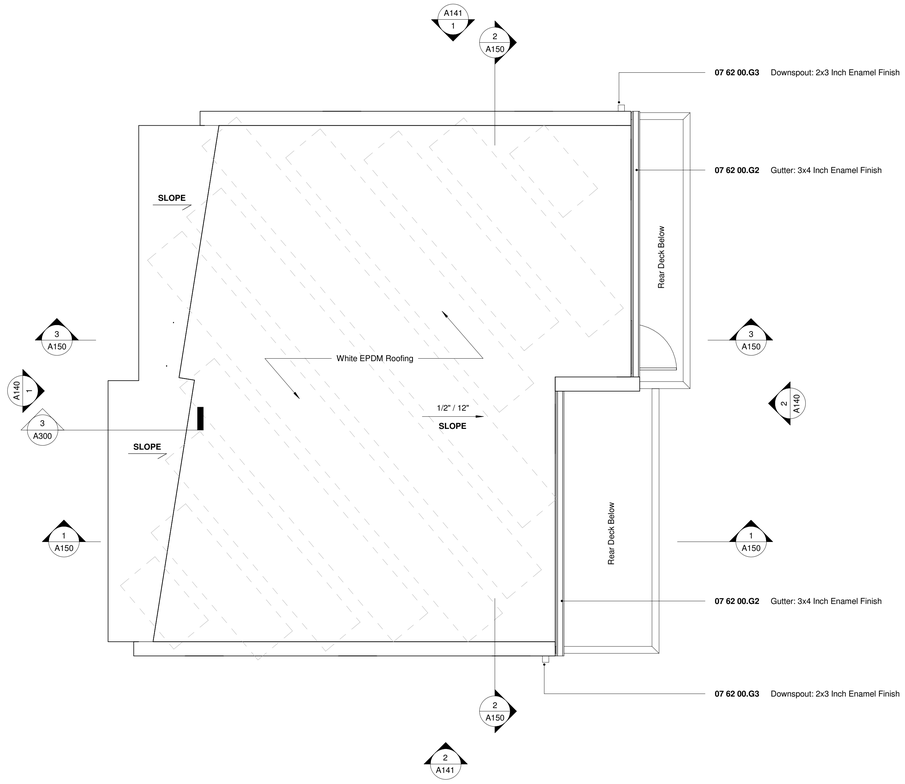
8/27/2020 10:32:28 AM



2 Bldg Type B - Plan - PV
1/4" = 1'-0"



1 Bldg Type B - Plan - Roof
1/4" = 1'-0"

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8/27/2020 9:54:29 AM

ZEPHYR
ARCHITECTS

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

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Hayes & O'Neill

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EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type B - Plans 2

DRAWING HISTORY:

NO.	DATE	REVISION
1	08/26/20	Permit Set

SHEET #:

A131

Keynotes

Keynote Legend

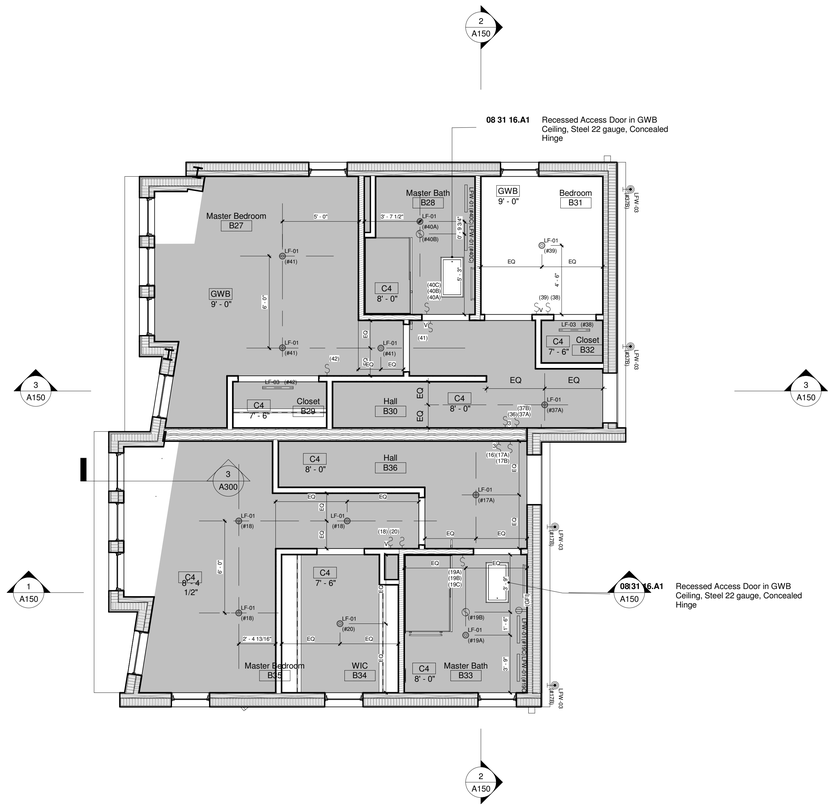
Key Value	Keynote Text
08 31 16.A1	Recessed Access Door in GWB Ceiling, Steel 22 gauge, Concealed Hinge

LIGHTING FIXTURES

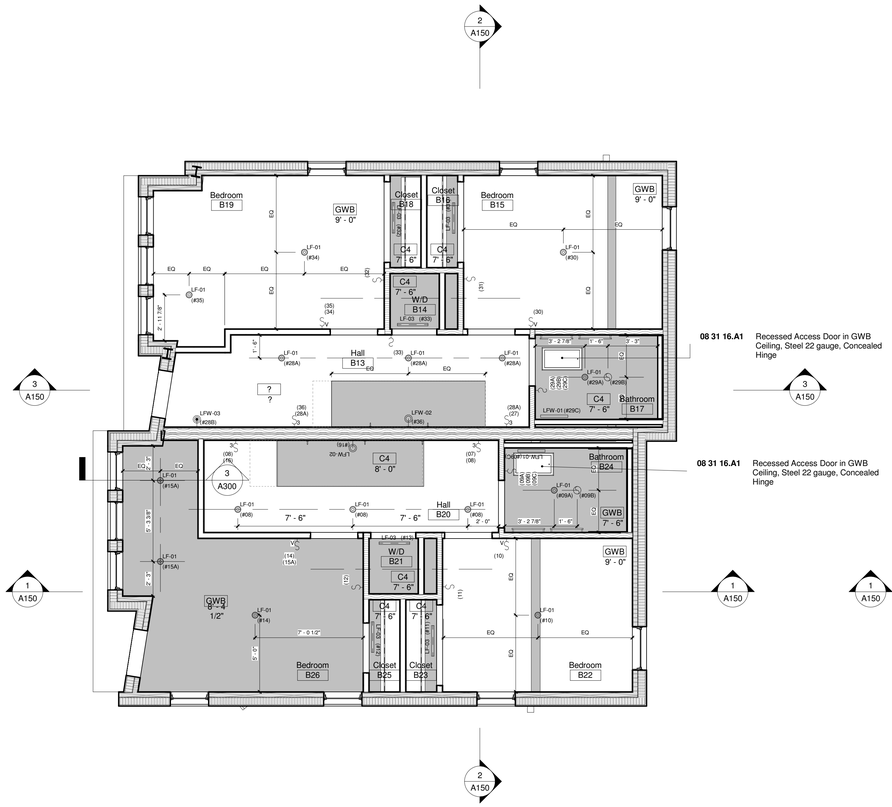
LF-01 (#)	**Recessed Can Light** Manufacturer: Halo LED Model No.: H457ICAT1E Finish: White Bulb: LED	
LF-02 (#)	**Recessed Can Light (Ultra-Thin)** Manufacturer: Halo LED Model No.: HLB4 Finish: White Bulb: LED	
LF-03 (#)	**Ceiling Mounted Light (Motion Sensor)** Manufacturer: Lithonia Model No.: WL - 2' Finish: N/A Bulb: LED	
LF-04 (#)	**Ceiling Mounted Light (Motion Sensor)** Manufacturer: Lithonia Model No.: WL - 4' Finish: N/A Bulb: LED	
UC-01 (#)	**Under Cabinet Light** Manufacturer: Aspect LED Model No.: AL-SL-NN-U-NW-12 Finish: Provide S.S. Channel & Diffuser Bulb: LED	
LFW-01 (#)	**Wall Mounted Vanity Light** Manufacturer:Kuzco Lighting Model No.: VL10323-WH - 23" Finish: White Bulb: LED	
LFW-02 (#A)	**Wall Mounted Sconce** Manufacturer: Kuzco Lighting Model No.: WS10324-WH - 24" Finish: White Bulb: LED	
LFW-03 (#A)	**Outdoor Sconce** Manufacturer: Kuzco Lighting Model No.: EW22109-BK Finish: Black Bulb: LED	
LFW-04	**Flood Lights (Motion Activated)** Manufacturer: IQ America Model No.: LM-1802-WH Finish: White Bulb: LED	

CEILING FIXTURES

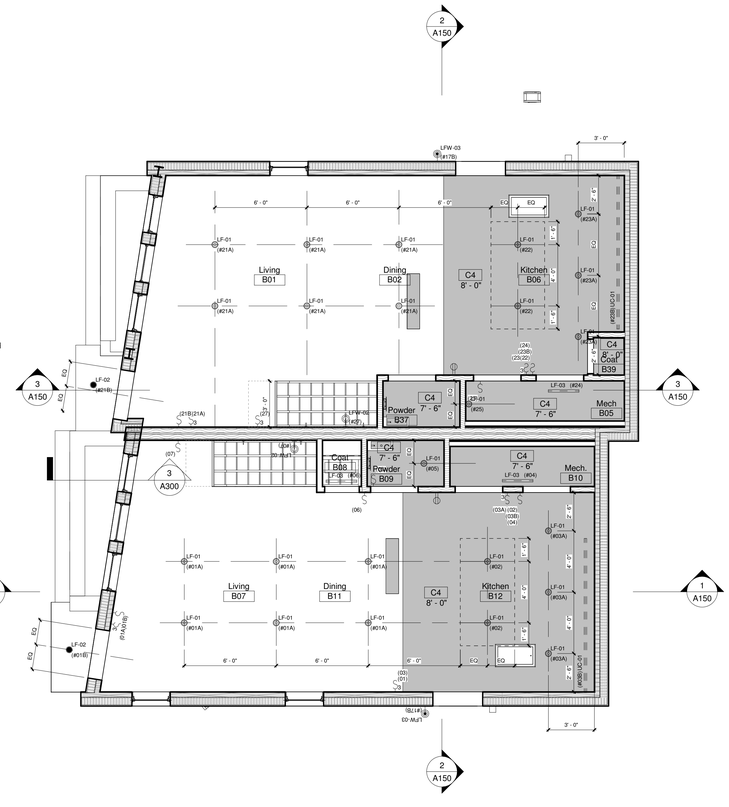
(F)	**Bathroom Exhaust** Manufacturer: TBD Model No.: TBD	
SD	**Smoke Detector/Carbon Monoxide** Manufacturer: TBD Model No.: TBD	
JB	**Junction Box** Manufacturer: TBD Model No.: TBD	
	Air Diffuser Manufacturer: TBD Model No.: TBD	



3 Bldg Type B - RCP - Level 3
1/4" = 1'-0"



2 Bldg Type B - RCP - Level 2
1/4" = 1'-0"



1 Bldg Type B - RCP - Level 1
1/4" = 1'-0"

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9/9/2020 2:43:30 PM

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
JASON T. KENDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:
Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:
Bldg Type B - RCPs

DRAWING HISTORY:

NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

SHEET #:
A135

Keynotes

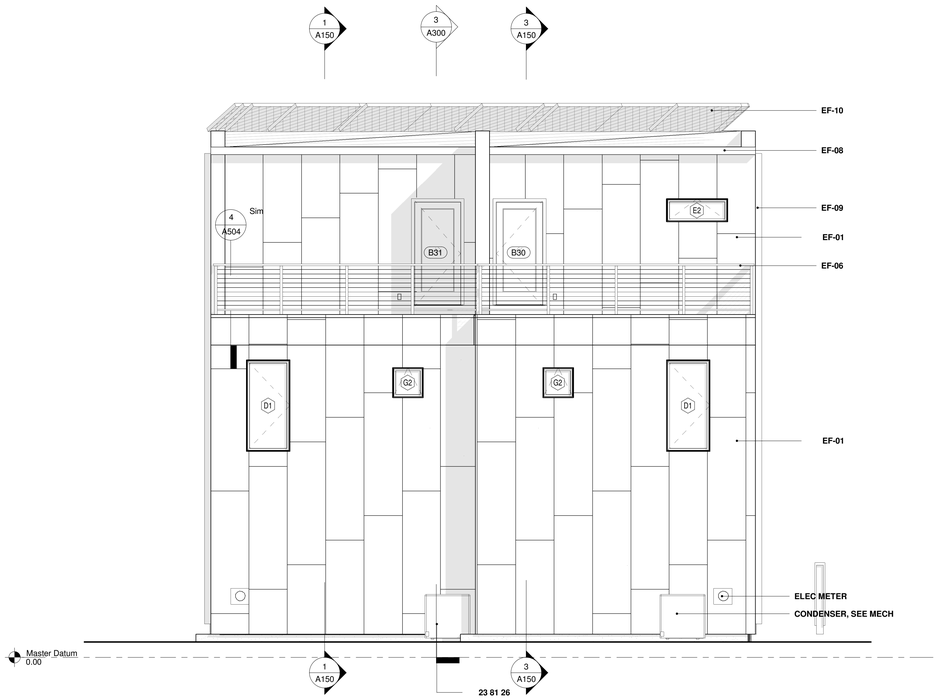
Keynote Legend

Key Value	Keynote Text
23 81 26	Split-System Air-Conditioners

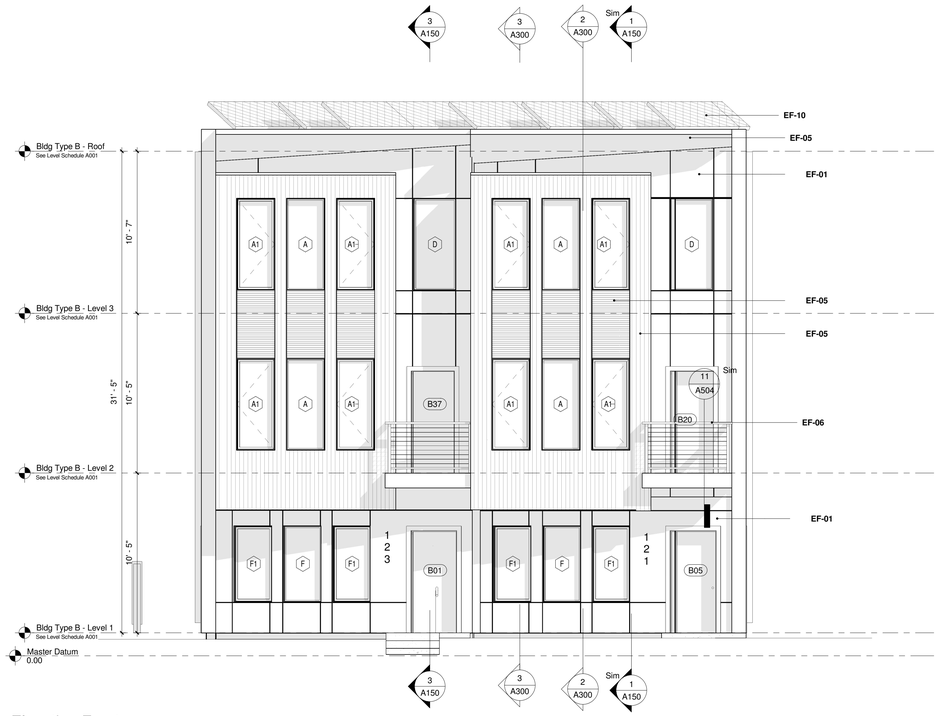
EF-10 **DESCRIPTION :** Solar Panels **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** **NOTES :**	**EF-11** **DESCRIPTION :** Cedar Planter Box **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** **NOTES :**	**EF-12** **DESCRIPTION :** Windows and Doors **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** Factory Applied Black **NOTES :**
EF-07 **DESCRIPTION :** Deck **MANUFACTURER :** Trex or Approved Equal **MAKE/MODEL :** **FINISH/COLOR :** Gravel Path **NOTES :** GC to Provide Sample	**EF-08** **DESCRIPTION :** Brake Metal Trim **MANUFACTURER :** **MAKE/MODEL :** Alum. **FINISH/COLOR :** Pre Finished Black **NOTES :**	**EF-09** **DESCRIPTION :** Gutter & Downspout **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** Factory Applied Black **NOTES :**
EF-04 **DESCRIPTION :** Metal Panel Cladding **MANUFACTURER :** **MAKE/MODEL :** Alum **FINISH/COLOR :** Factory Applied Black **NOTES :**	**EF-05** **DESCRIPTION :** Cedar Wood Siding **MANUFACTURER :** Thermory or Approved Equal **MAKE/MODEL :** Ash 4/4 Wood **FINISH/COLOR :** **NOTES :** 1/4" Gap	**EF-06** **DESCRIPTION :** Guard Rails **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** Black **NOTES :** Drink Rail to Match Deck
EF-01 **DESCRIPTION :** Fiber Cement Siding **MANUFACTURER :** Hardiplank or Approved Equal **MAKE/MODEL :** Smooth **FINISH/COLOR :** Arctic White **NOTES :** Verify Color on Site w/ Ownership and Architect before purchase.	**EF-02** **DESCRIPTION :** Wood Screen **MANUFACTURER :** Thermory or Approved Equal **MAKE/MODEL :** **FINISH/COLOR :** **NOTES :**	**EF-03** **DESCRIPTION :** Fiber Cement Trim **MANUFACTURER :** Tamlyn Xtreme Trim **MAKE/MODEL :** **FINISH/COLOR :** Primed - Painted Black **NOTES :**

EXTERIOR

3 Bldg Type B - Perspective



2 Bldg Type B - Elevation Back
1/4" = 1'-0"



1 Bldg Type B - Elevation Front
1/4" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
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Geotechnical Partnership, Inc.

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MDLA

KEY PLAN:

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REGISTERED ARCHITECT
JASON E. ARNDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type B - Elevations

DRAWING HISTORY:

NO.	DATE	REVISION
1	04/30/19	DND Review Set
2	06/04/19	Zoning Review Set
3	02/03/20	90% CD Set
4	08/26/20	Permit Set

SHEET #:

A140

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8/27/2020 11:09:27 AM

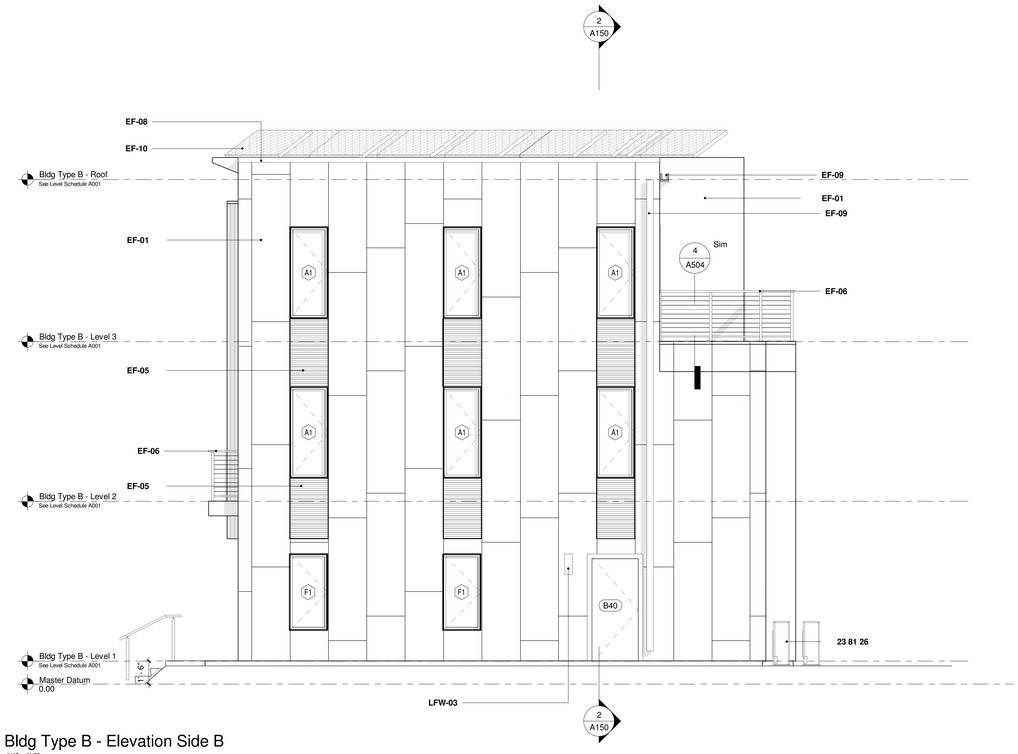
Keynotes

Keynote Legend

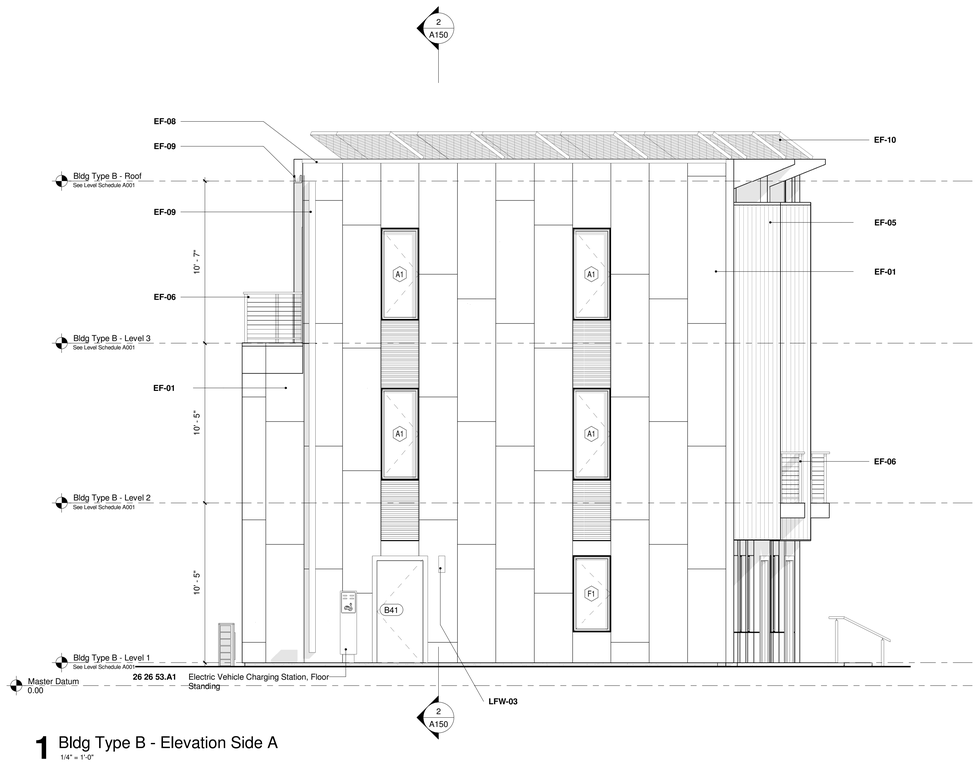
Key Value	Keynote Text
23 81 26	Split-System Air-Conditioners
26 26 53.A1	Electric Vehicle Charging Station, Floor Standing

EF-10 DESCRIPTION : Solar Panels MANUFACTURER : MAKE/MODEL : FINISH/COLOR : NOTES :	**EF-11** DESCRIPTION : Wood Planter Box MANUFACTURER : MAKE/MODEL : FINISH/COLOR : NOTES :	**EF-12** DESCRIPTION : Windows and Doors MANUFACTURER : MAKE/MODEL : FINISH/COLOR : Factory Applied Black NOTES :
EF-07 DESCRIPTION : Deck MANUFACTURER : Trex or Approved Equal MAKE/MODEL : FINISH/COLOR : Gravel Path NOTES : GC to Provide Sample	**EF-08** DESCRIPTION : Brake Metal Trim MANUFACTURER : MAKE/MODEL : Alum. FINISH/COLOR : Pre Finished Black NOTES :	**EF-09** DESCRIPTION : Gutter & Downspout MANUFACTURER : MAKE/MODEL : FINISH/COLOR : Factory Applied Black NOTES :
EF-04 DESCRIPTION : Metal Panel Cladding MANUFACTURER : MAKE/MODEL : Alum FINISH/COLOR : Factory Applied Black NOTES :	**EF-05** DESCRIPTION : Cedar Wood Siding MANUFACTURER : Thermory or Approved Equal MAKE/MODEL : Ash 4/4 Wood FINISH/COLOR : NOTES : 1/4" Gap	**EF-06** DESCRIPTION : Guard Rails MANUFACTURER : MAKE/MODEL : FINISH/COLOR : Black NOTES : Drink Rail to Match Deck
EF-01 DESCRIPTION : Fiber Cement Siding MANUFACTURER : Hardiplank or Approved Equal MAKE/MODEL : Smooth FINISH/COLOR : Arctic White NOTES : Verify Color on Site w/ Ownership and Architect before purchase.	**EF-02** DESCRIPTION : Wood Screen Wall MANUFACTURER : Thermory or Approved Equal MAKE/MODEL : FINISH/COLOR : NOTES :	**EF-03** DESCRIPTION : Fiber Cement Trim MANUFACTURER : Tamlyn Xtreme Trim MAKE/MODEL : FINISH/COLOR : Primed - Painted Black NOTES :

EXTERIOR



2 Bldg Type B - Elevation Side B
1/4" = 1'-0"



1 Bldg Type B - Elevation Side A
1/4" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

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Geotechnical Partnership, Inc.

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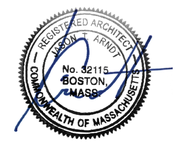
KEY PLAN:

SEAL:



PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type B - Elevations 2

DRAWING HISTORY:

NO.	DATE	REVISION
1	04/30/19	DND Review Set
2	06/04/19	Zoning Review Set
3	02/03/20	90% CD Set
4	08/26/20	Permit Set

SHEET #:

A141

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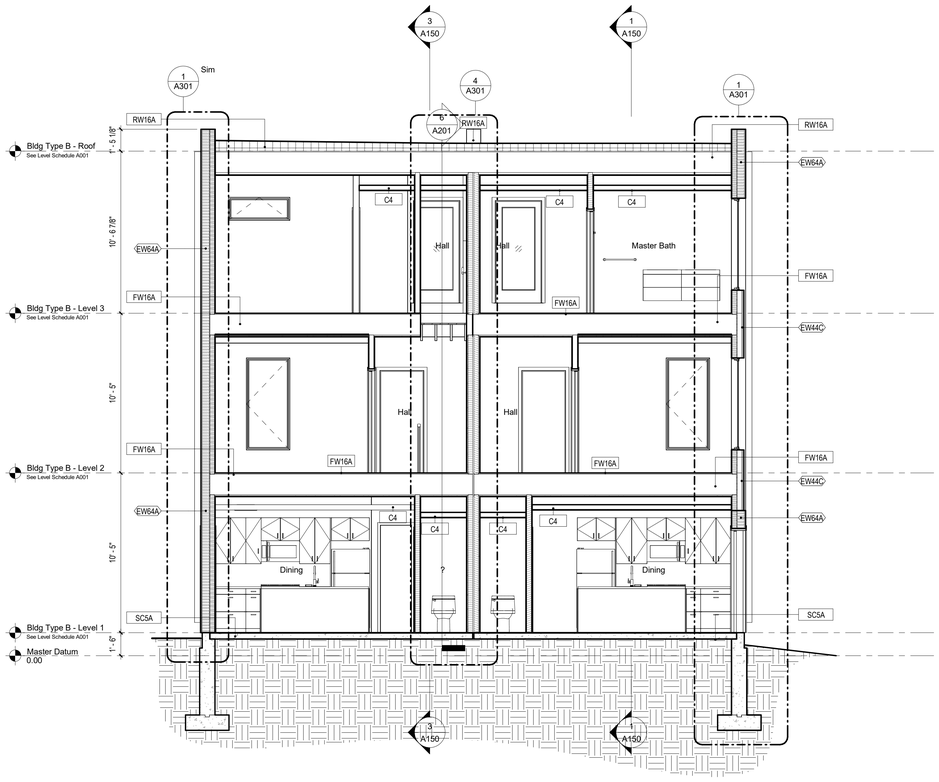
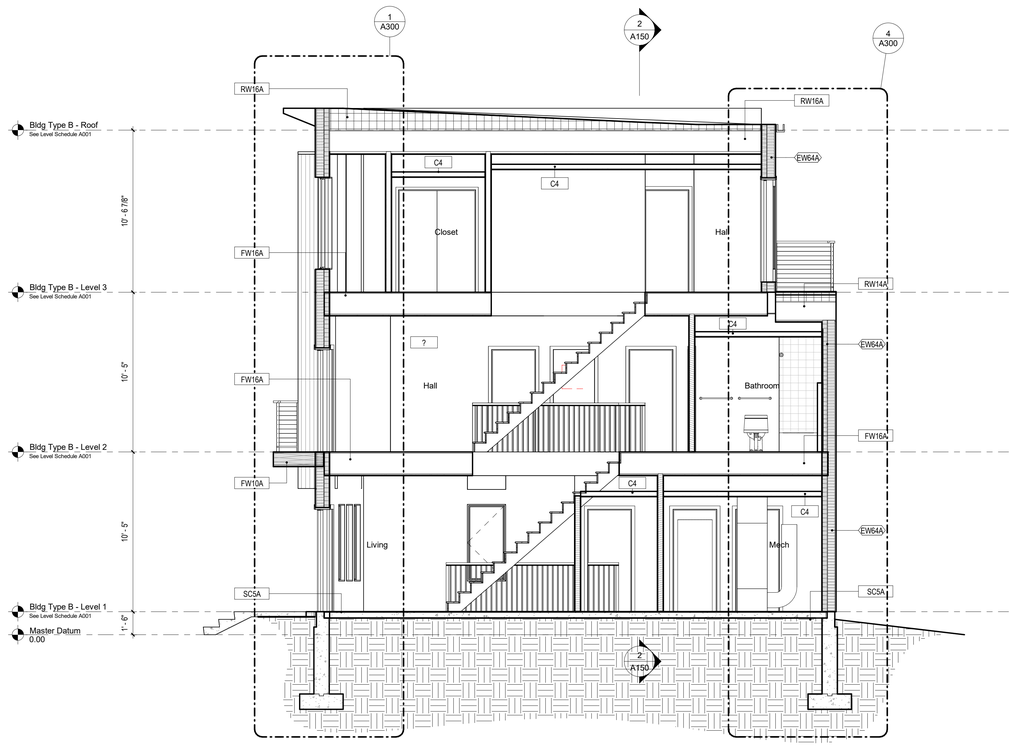
Keynotes

Keynote Legend

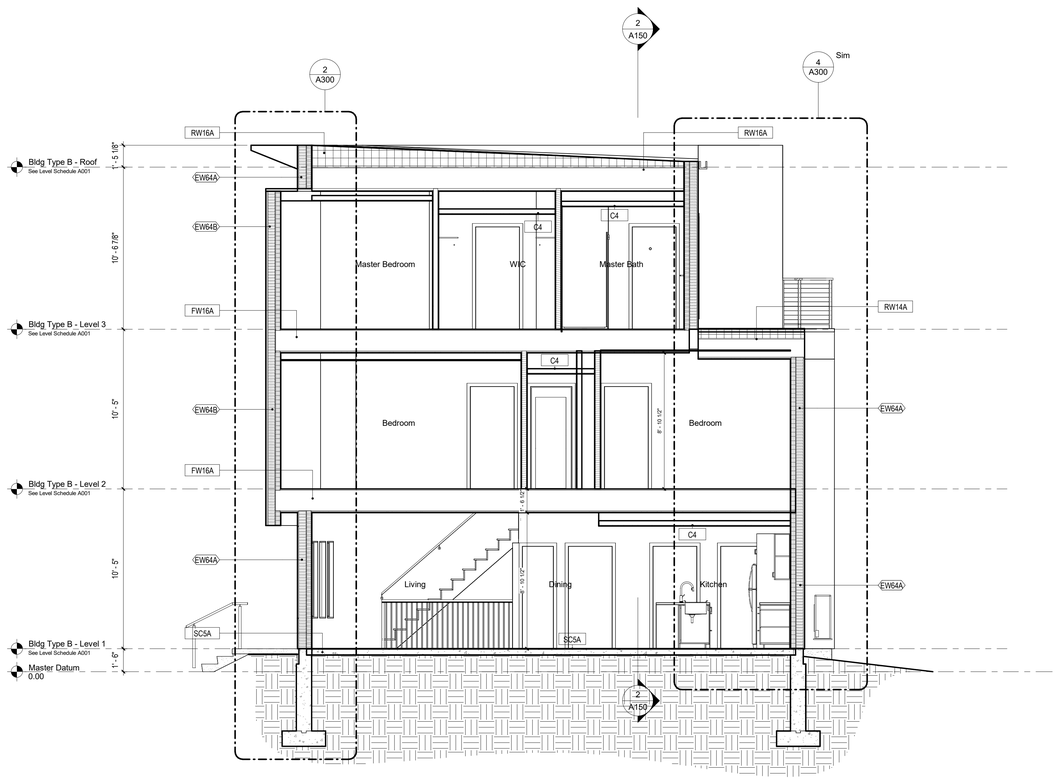
Key Value	Keynote Text



2 Building Type B - Section D
1/4" = 1'-0"



3 Building Type B - Section C
1/4" = 1'-0"



1 Building Type B - Section B
1/4" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
AARON J. ARNDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type B - Building Sections

DRAWING HISTORY:

NO.	DATE	REVISION
1	04/30/19	DND Review Set
2	06/04/19	Zoning Review Set
3	02/03/20	90% CD Set
4	08/26/20	Permit Set

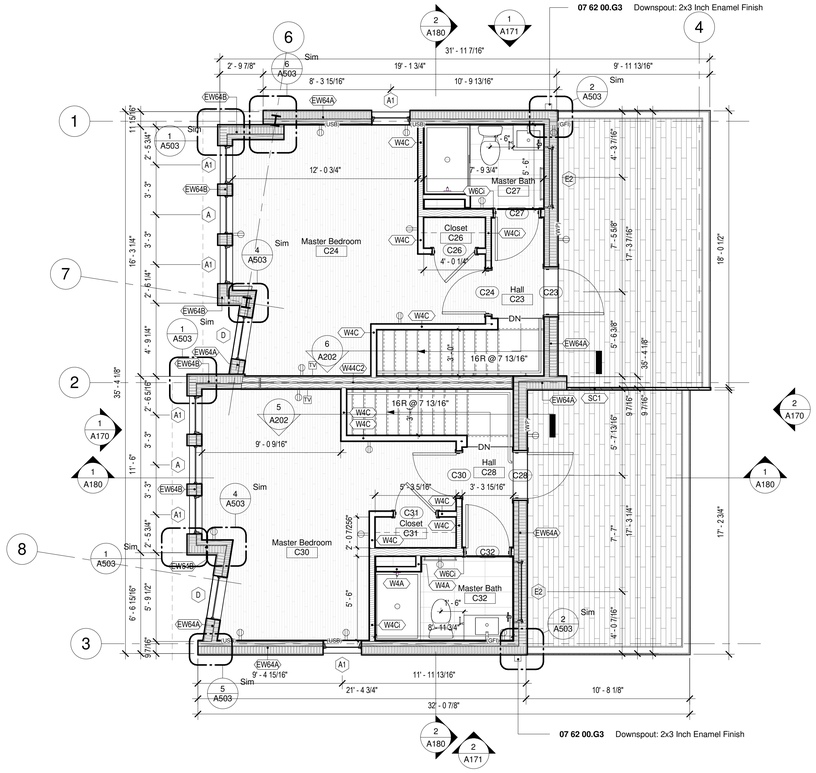
SHEET #:

A150

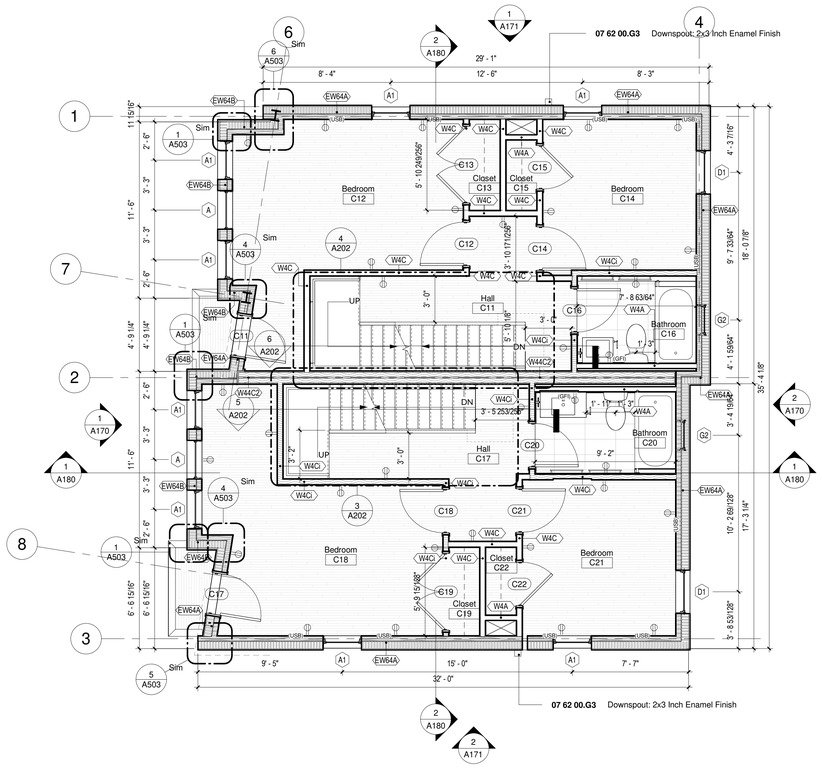
BIM 360://Marcella/18059 - Marcella - Master - Architectural.rvt
8/26/2020 11:55:59 PM

Keynote Legend

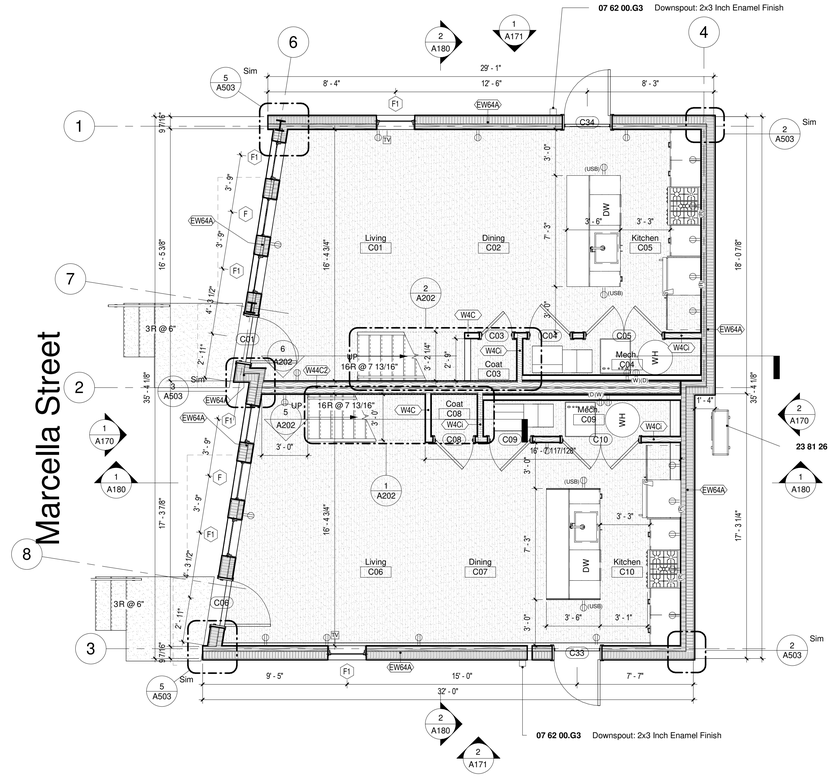
Key Value	Keynote Text
07 62 00.G3	Downspout: 2x3 Inch Enamel Finish
23 81 26	Split-System Air-Conditioners



3 Bldg Type C - Plan - Level 3
1/4" = 1'-0"



2 Bldg Type C - Plan - Level 2
1/4" = 1'-0"



1 Bldg Type C - Plan - Level 1
1/4" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

PROJECT INFORMATION:

Marcella & Highland

PROJECT #:	18059
PROJECT ISSUE DATE:	August 26, 2020
PROJECT STATUS:	Permit Set

SHEET NAME:

Bldg Type C - Plans

DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set
2	08/26/20	Permit Set

SHEET #:

A160

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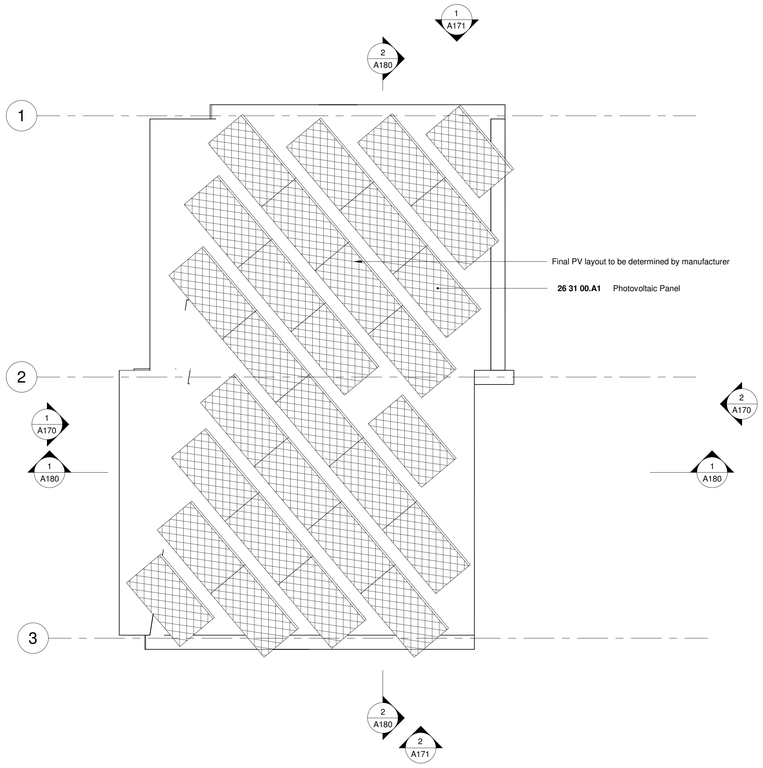
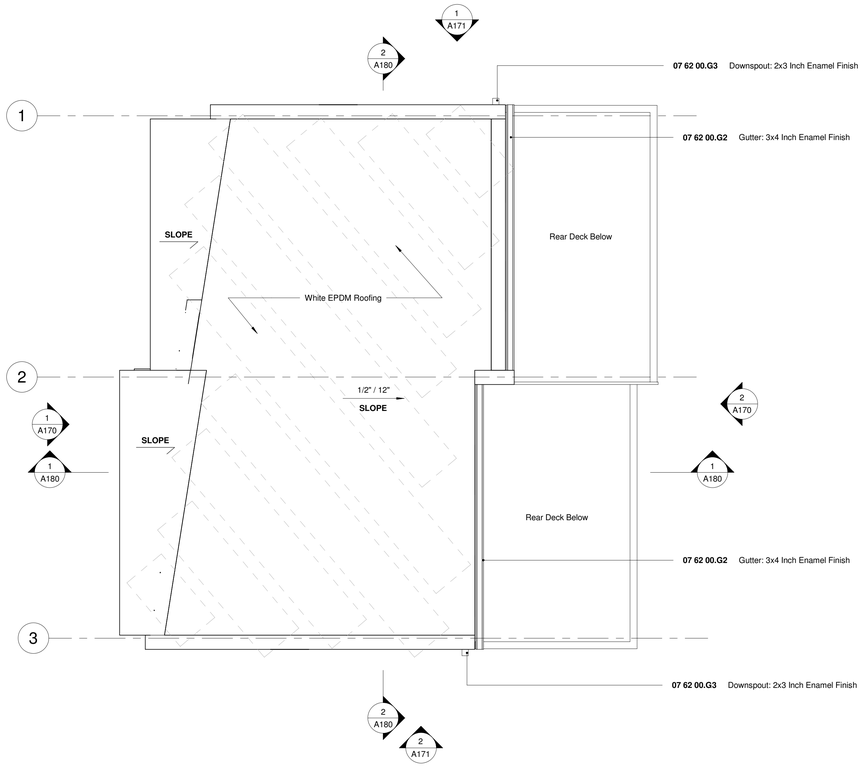


2 Bldg Type C - Plan - PV
1/4" = 1'-0"



1 Bldg Type C - Plan - Roof
1/4" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
JASON T. ARNDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type C - Plans 2

DRAWING HISTORY:

NO.	DATE	REVISION
1	08/26/20	Permit Set

SHEET #:

A161

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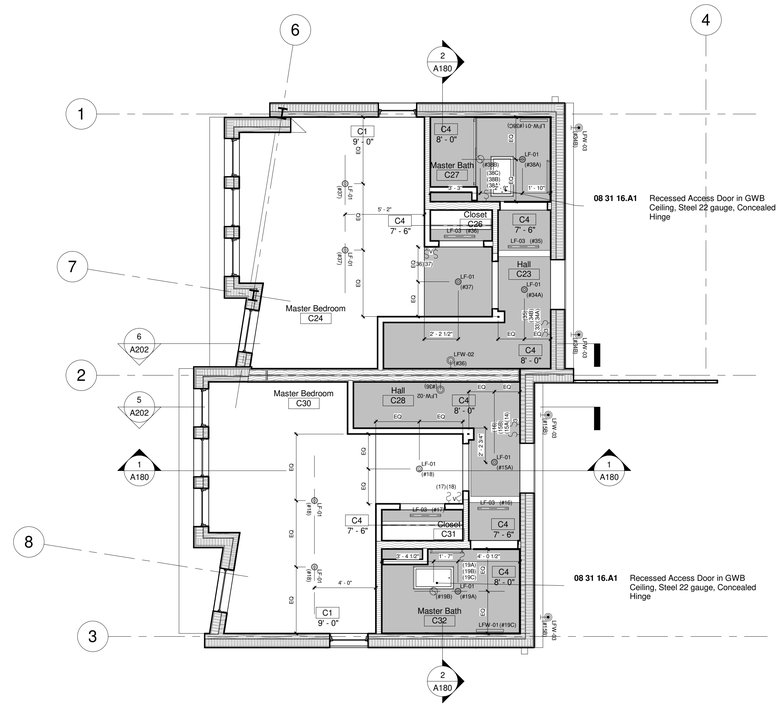
8/27/2020 9:54:31 AM

LIGHTING FIXTURES

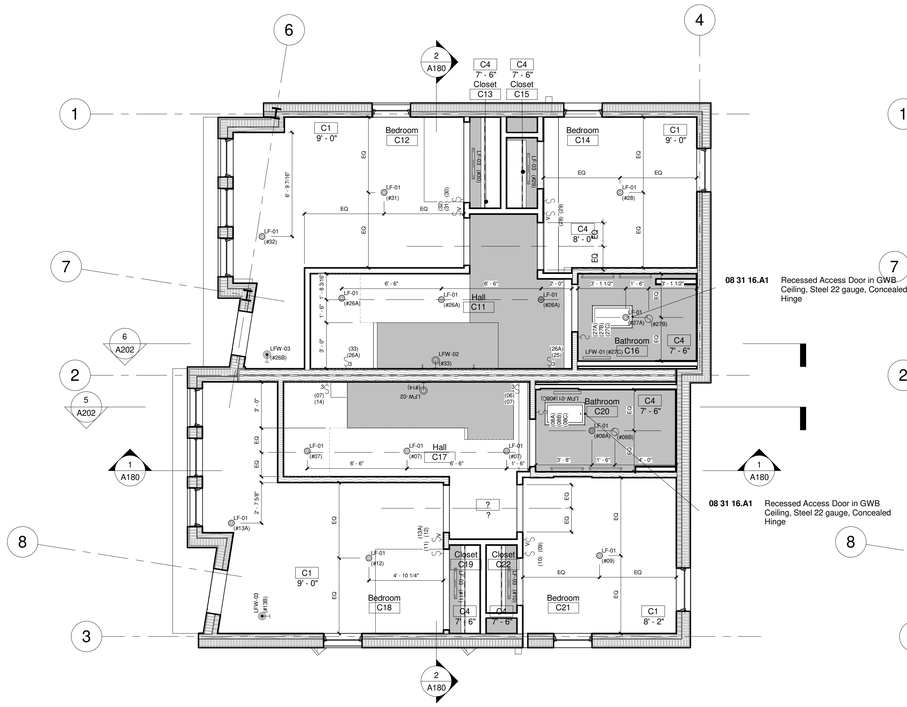
LF-01 (#)	**Recessed Can Light** Manufacturer: Halo LED Model No.: H457ICAT1E Finish: White Bulb: LED	
LF-02 (#)	**Recessed Can Light (Ultra-Thin)** Manufacturer: Halo LED Model No.: HLB4 Finish: White Bulb: LED	
LF-03 (#)	**Ceiling Mounted Light (Motion Sensor)** Manufacturer: Lithonia Model No.: WL - 2' Finish: N/A Bulb: LED	
LF-04 (#)	**Ceiling Mounted Light (Motion Sensor)** Manufacturer: Lithonia Model No.: WL - 4' Finish: N/A Bulb: LED	
UC-01 (#)	**Under Cabinet Light** Manufacturer: Aspect LED Model No.: AL-SL-NN-U-NW-12 Finish: Provide S.S. Channel & Diffuser Bulb: LED	
LFW-01 (#)	**Wall Mounted Vanity Light** Manufacturer:Kuzco Lighting Model No.: VL10323-WH - 23" Finish: White Bulb: LED	
LFW-02 (#A)	**Wall Mounted Sconce** Manufacturer: Kuzco Lighting Model No.: WS10324-WH - 24" Finish: White Bulb: LED	
LFW-03 (#A)	**Outdoor Sconce** Manufacturer: Kuzco Lighting Model No.: EW22109-BK Finish: Black Bulb: LED	
LFW-04	**Flood Lights (Motion Activated)** Manufacturer: IQ America Model No.: LM-1802-WH Finish: White Bulb: LED	

CEILING FIXTURES

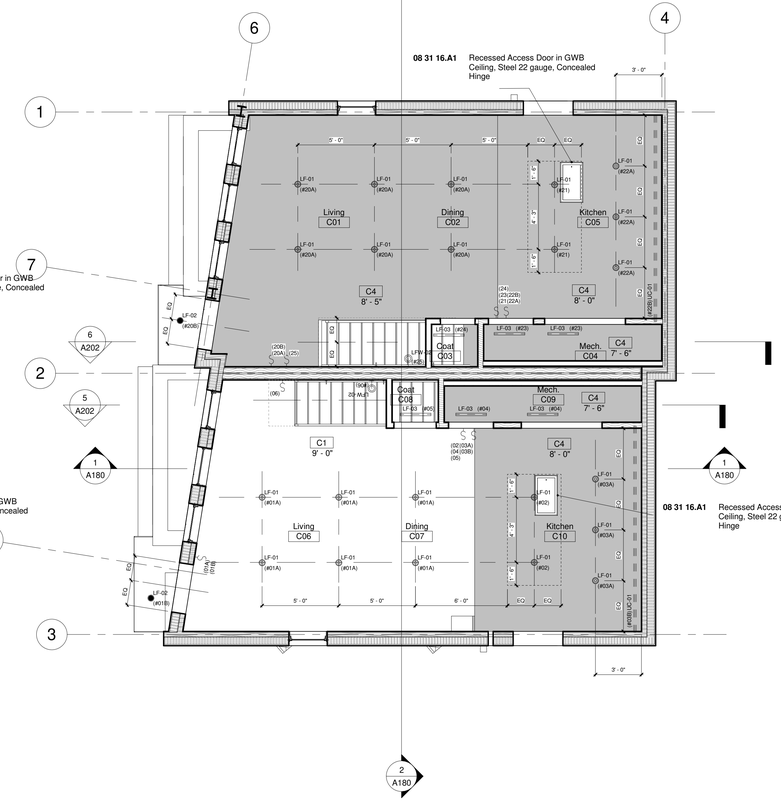
(B)	**Bathroom Exhaust** Manufacturer: TBD Model No.: TBD	
SD	**Smoke Detector/Carbon Monoxide** Manufacturer: TBD Model No.: TBD	
JB	**Junction Box** Manufacturer: TBD Model No.: TBD	
	Air Diffuser Manufacturer: TBD Model No.: TBD	



3 Bldg Type C - Level 3
1/4" = 1'-0"



2 Bldg Type C - Level 2
1/4" = 1'-0"



1 Bldg Type C - Level 1
1/4" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

PROJECT INFORMATION:
Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:
Bldg Type C - RCPs

DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set
2	08/26/20	Permit Set

SHEET #:
A165

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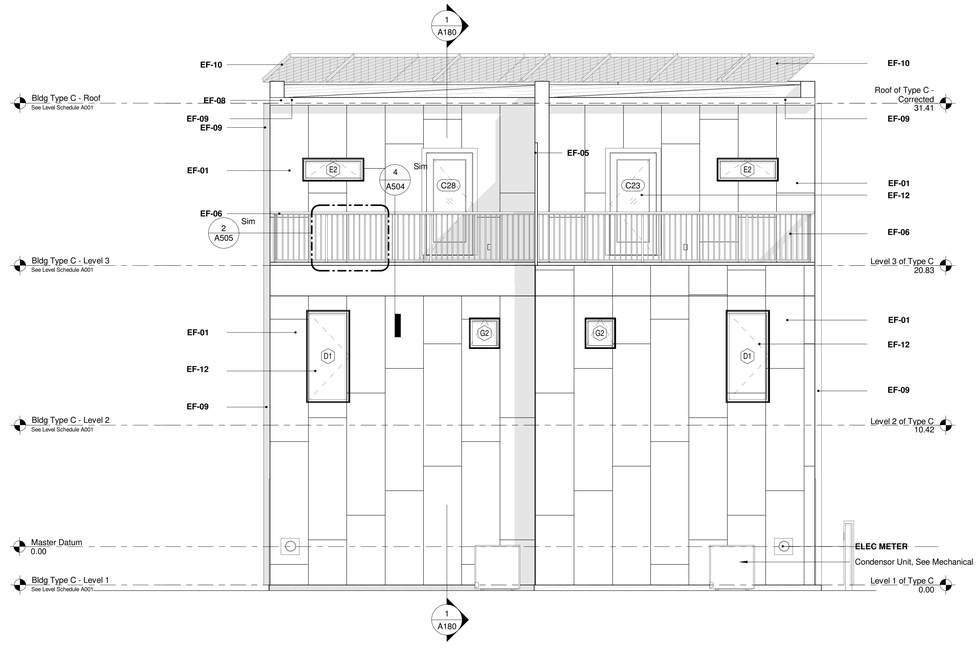
8/27/2020 10:32:47 AM

Keynote Legend

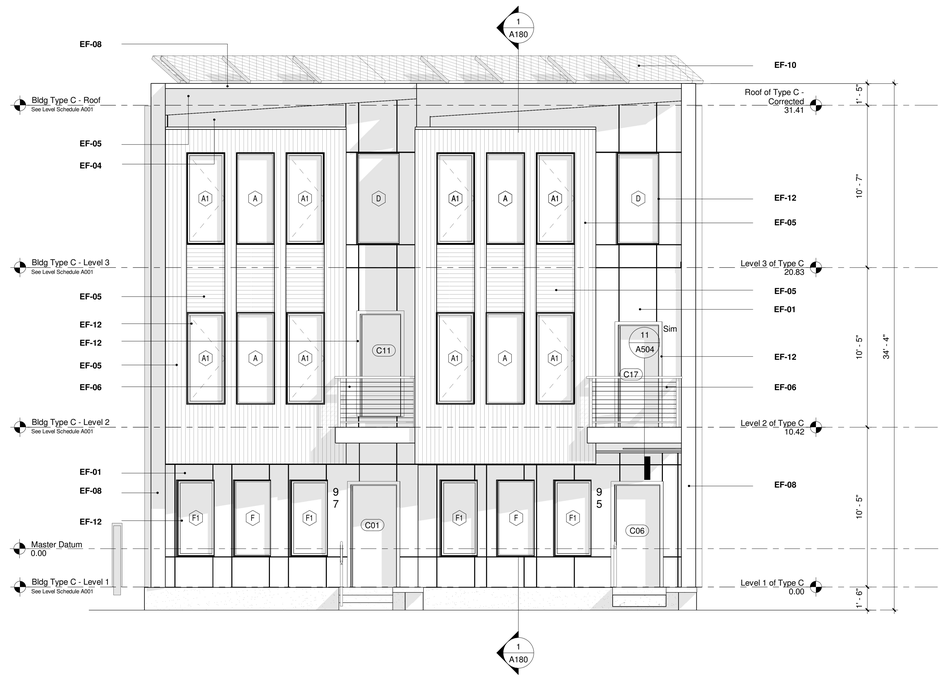
Key Value	Keynote Text

EF-10 **DESCRIPTION :** Solar Panels **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** **NOTES :**	**EF-11** **DESCRIPTION :** Wood Planter Box **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** **NOTES :**	**EF-12** **DESCRIPTION :** Windows and Doors **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** Factory Applied Black **NOTES :**
EF-07 **DESCRIPTION :** Deck **MANUFACTURER :** Trex or Approved Equal **MAKE/MODEL :** **FINISH/COLOR :** Gravel Path **NOTES :** GC to Provide Sample	**EF-08** **DESCRIPTION :** Brake Metal Trim **MANUFACTURER :** **MAKE/MODEL :** Alum. **FINISH/COLOR :** Pre Finished Black **NOTES :**	**EF-09** **DESCRIPTION :** Gutter & Downspout **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** Factory Applied Black **NOTES :**
EF-04 **DESCRIPTION :** Fiber Cement Panels **MANUFACTURER :** **MAKE/MODEL :** Fiber Cement Panels **FINISH/COLOR :** Dark Grey **NOTES :**	**EF-05** **DESCRIPTION :** Cedar Wood Siding **MANUFACTURER :** Thermory or Approved Equal **MAKE/MODEL :** Ash 4/4 Wood **FINISH/COLOR :** **NOTES :** 1/4" Gap	**EF-06** **DESCRIPTION :** Guard Rails **MANUFACTURER :** **MAKE/MODEL :** **FINISH/COLOR :** Black **NOTES :** Drink Rail to Match Deck
EF-01 **DESCRIPTION :** Fiber Cement Siding **MANUFACTURER :** Hardiplank or Approved Equal **MAKE/MODEL :** Smooth **FINISH/COLOR :** Arctic White **NOTES :** Verify Color on Site w/ Ownership and Architect before purchase.	**EF-02** **DESCRIPTION :** Wood Screen Wall **MANUFACTURER :** Thermory or Approved Equal **MAKE/MODEL :** **FINISH/COLOR :** **NOTES :**	**EF-03** **DESCRIPTION :** Fiber Cement Trim **MANUFACTURER :** Tamlyn Xtreme Trim **MAKE/MODEL :** **FINISH/COLOR :** Primed - Painted Black **NOTES :**

EXTERIOR



2 Bldg Type C - Elevation Back
1/4" = 1'-0"



1 Bldg Type C - Elevation Front
1/4" = 1'-0"

3 Bldg Type C - Perspective

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8/27/2020 11:09:42 AM

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
JASON E. ARNDT
No. 32115
BOSTON, MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type C - Elevations

DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set
2	08/26/20	Permit Set

SHEET #:

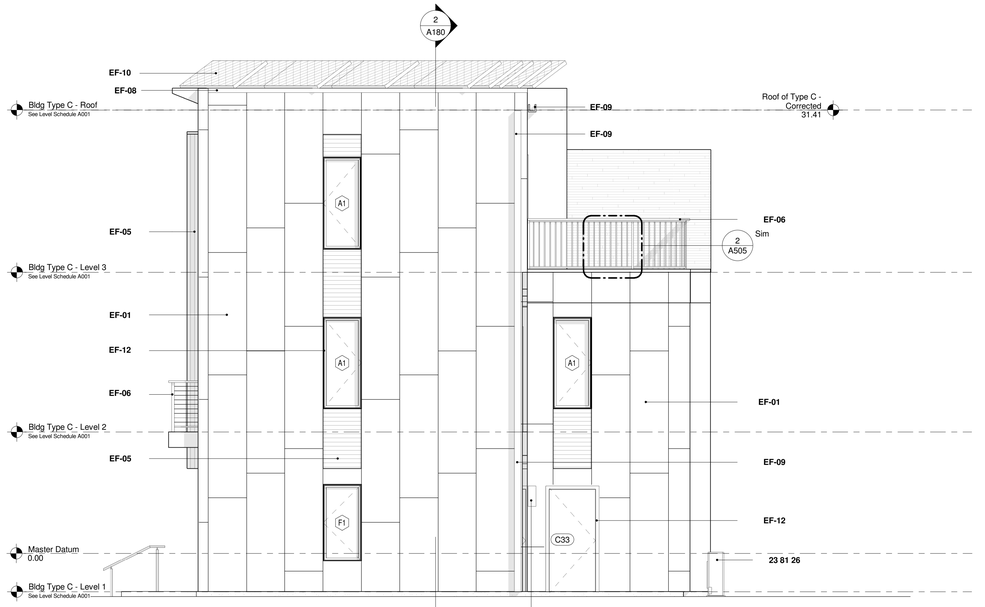
A170

Keynote Legend

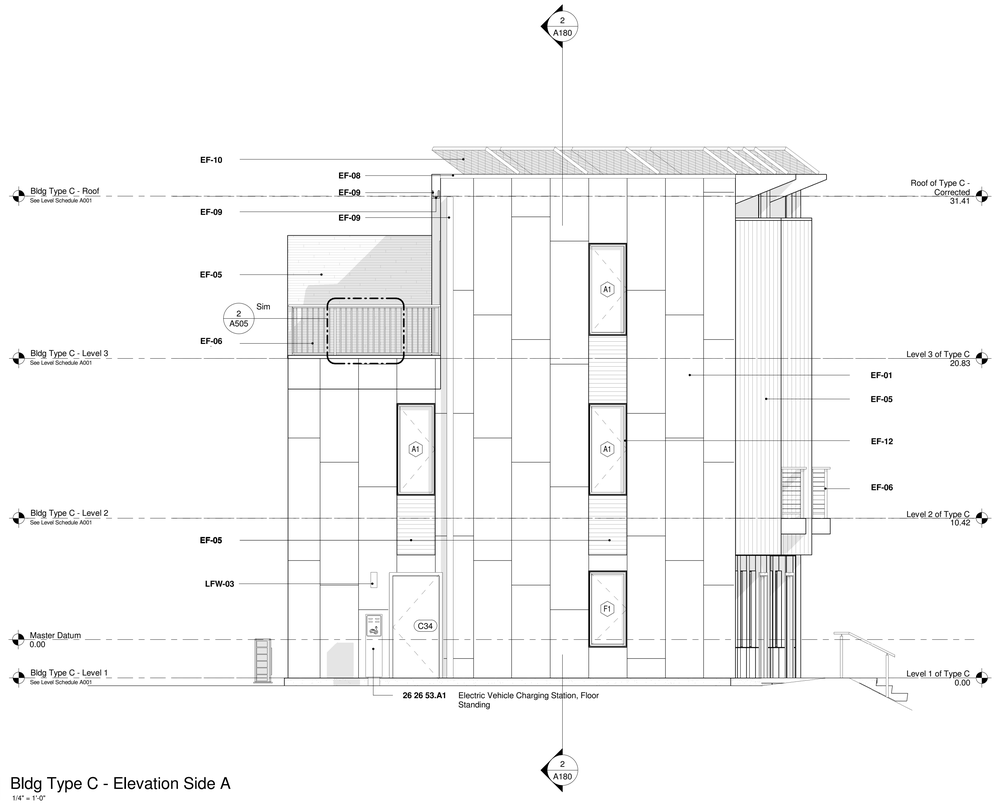
Key Value	Keynote Text
23 81 26	Split-System Air-Conditioners
26 26 53.A1	Electric Vehicle Charging Station, Floor Standing

EF-10 DESCRIPTION : Solar Panels MANUFACTURER : MAKE/MODEL : FINISH/COLOR : NOTES :	**EF-11** DESCRIPTION : Wood Planter Box MANUFACTURER : MAKE/MODEL : FINISH/COLOR : NOTES :	**EF-12** DESCRIPTION : Windows and Doors MANUFACTURER : MAKE/MODEL : FINISH/COLOR : Factory Applied Black NOTES :
EF-07 DESCRIPTION : Deck MANUFACTURER : Trex or Approved Equal MAKE/MODEL : FINISH/COLOR : Gravel Path NOTES : GC to Provide Sample	**EF-08** DESCRIPTION : Brake Metal Trim MANUFACTURER : MAKE/MODEL : Alum. FINISH/COLOR : Pre Finished Black NOTES :	**EF-09** DESCRIPTION : Gutter & Downspout MANUFACTURER : MAKE/MODEL : FINISH/COLOR : Factory Applied Black NOTES :
EF-04 DESCRIPTION : Metal Panel Cladding MANUFACTURER : MAKE/MODEL : Alum FINISH/COLOR : Factory Applied Black NOTES :	**EF-05** DESCRIPTION : Cedar Wood Siding MANUFACTURER : Thermory or Approved Equal MAKE/MODEL : Ash 4/4 Wood FINISH/COLOR : NOTES : 1/4" Gap	**EF-06** DESCRIPTION : Guard Rails MANUFACTURER : MAKE/MODEL : FINISH/COLOR : Black NOTES : Drink Rail to Match Deck
EF-01 DESCRIPTION : Fiber Cement Siding MANUFACTURER : Hardiplank or Approved Equal MAKE/MODEL : Smooth FINISH/COLOR : Arctic White NOTES : Verify Color on Site w/ Ownership and Architect before purchase.	**EF-02** DESCRIPTION : Wood Screen Wall MANUFACTURER : Thermory or Approved Equal MAKE/MODEL : FINISH/COLOR : NOTES :	**EF-03** DESCRIPTION : Fiber Cement Trim MANUFACTURER : Tamlyn Xtreme Trim MAKE/MODEL : FINISH/COLOR : Primed - Painted Black NOTES :

EXTERIOR



2 Bldg Type C - Elevation Side B
1/4" = 1'-0"



1 Bldg Type C - Elevation Side A
1/4" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
JASON T. ARNDT
No. 32115
BOSTON, MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type C - Elevations 2

DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set
2	08/26/20	Permit Set

SHEET #:

A171

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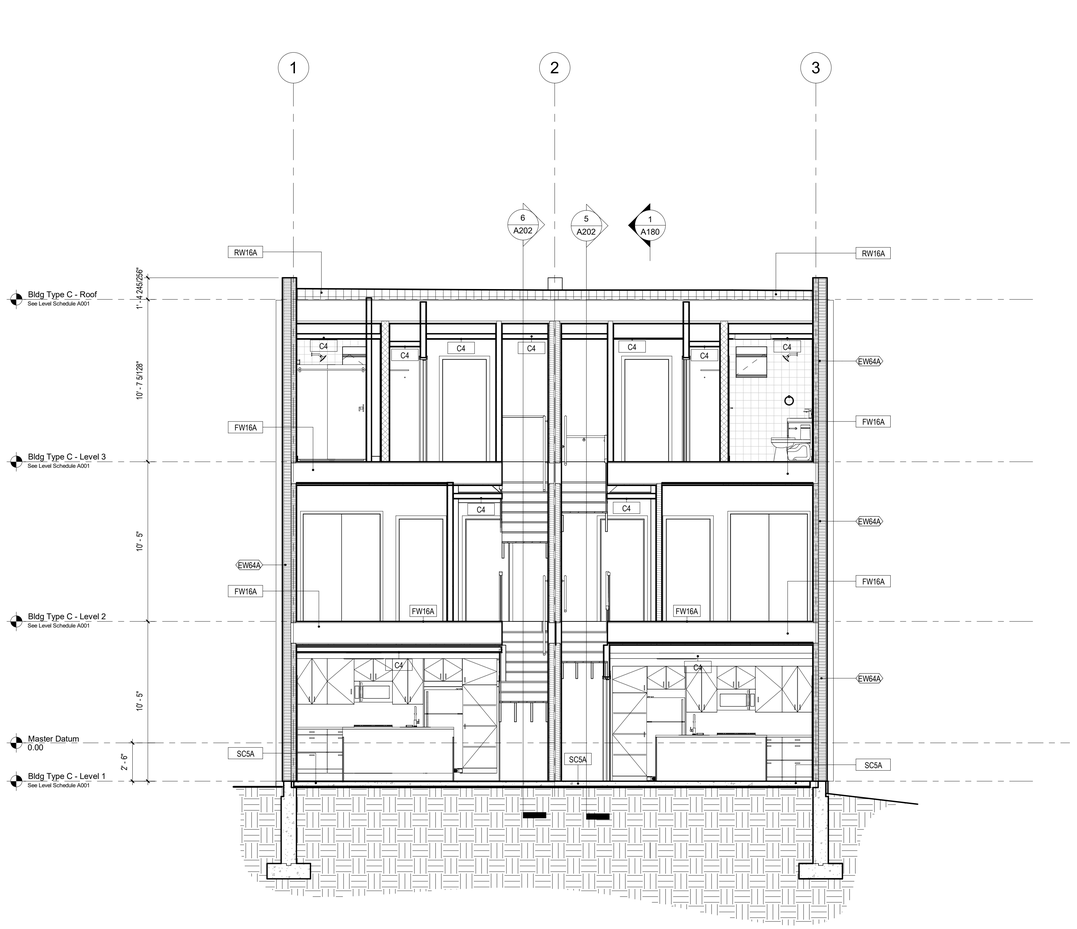
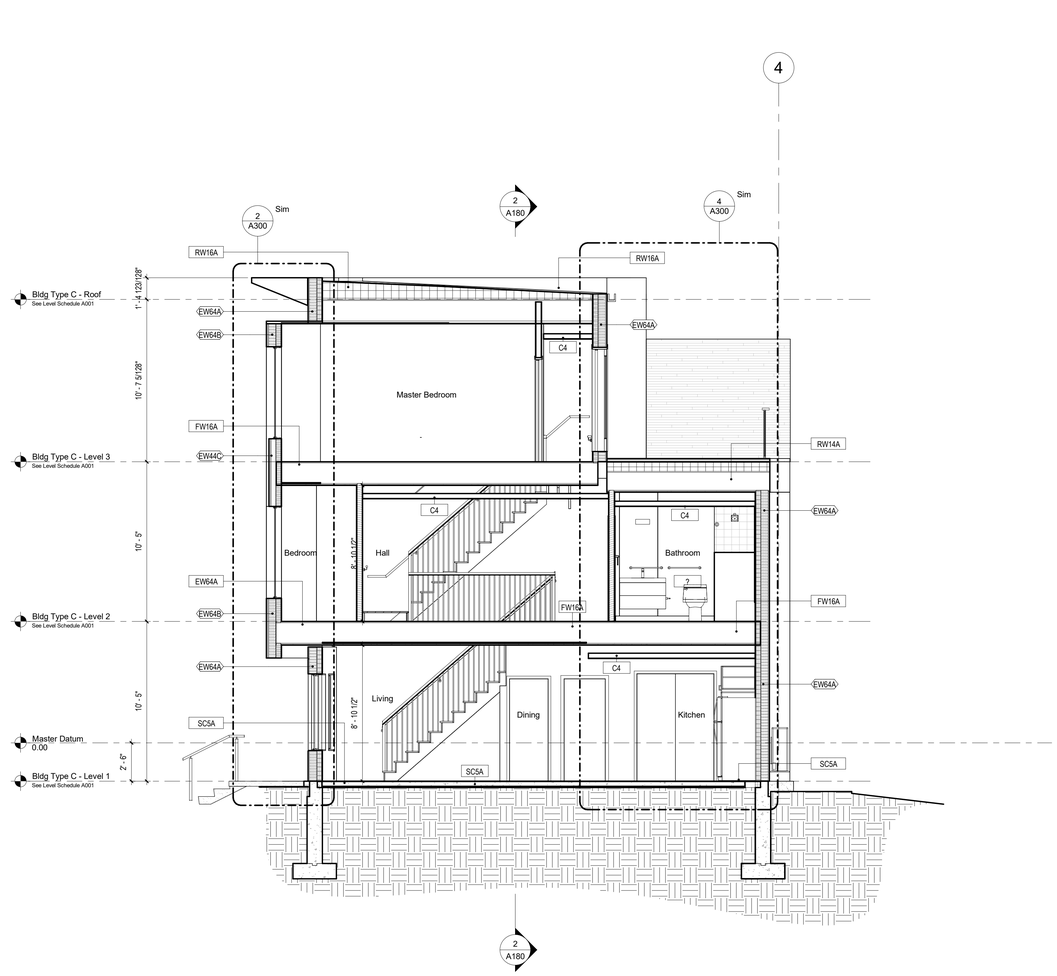
8/27/2020 11:09:46 AM



2 Building Type C - Section D
1/4" = 1'-0"



1 Building Type C - Section B
1/4" = 1'-0"

ZEPHYR ARCHITECTS

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
JASON T. TRNDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type C - Building Sections

DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set
2	08/26/20	Permit Set

SHEET #:

A180

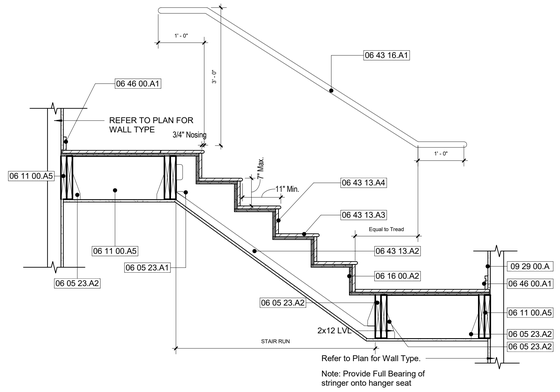
BIM 360://Marcella 18059 - Marcella - Master - Architectural.rvt
8/26/2020 11:55:59 PM

Keynote Legend

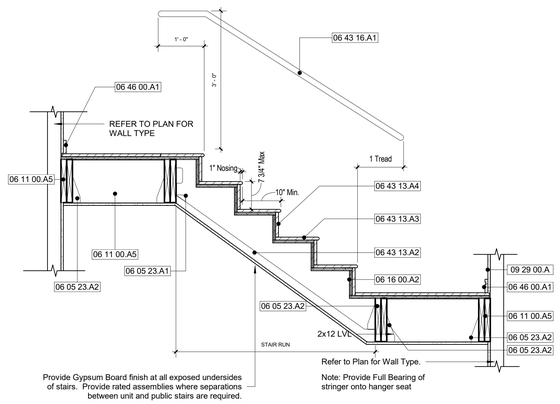
Key Value	Keynote Text
06 05 23.A1	Galv. Steel Joist Hanger, Typ.
06 05 23.A2	Galv. Steel Stringer Hanger w. Adjustable Seat
06 11 00.A5	2x12 Nominal SPF Wood Framing
06 16 00.A2	3/4" Plywood Sheathing
06 43 13.A1	Wood Stairs: Wood Tread and Risers, 7" Max Riser, 11" Min. Tread
06 43 13.A2	Wood Stairs: Wood Tread and Risers, 7 3/4" Max Riser, 10" Min. Tread
06 43 13.A3	Wood Tread - Match Wood Species, Finish and Nosing of Remaining Stairs
06 43 13.A4	Wood Riser - Match Wood Species,Finish of Remaining Stairs
06 43 16.A1	Wood Hand Rail: Cont. Solid Oak Handrail, Round, 1 ½" Diameter
06 43 16.A2	Wood Picket Guard Rail. Pickets at 4" Max. O.C.
06 43 16.C4	Extend Handrail to Wall
06 46 00.A1	Wood Base. Refer to finish schedule for species and finishes
09 29 00.A	5/8" Gypsum Board, Type X

STAIR STRINGER SCHEDULE

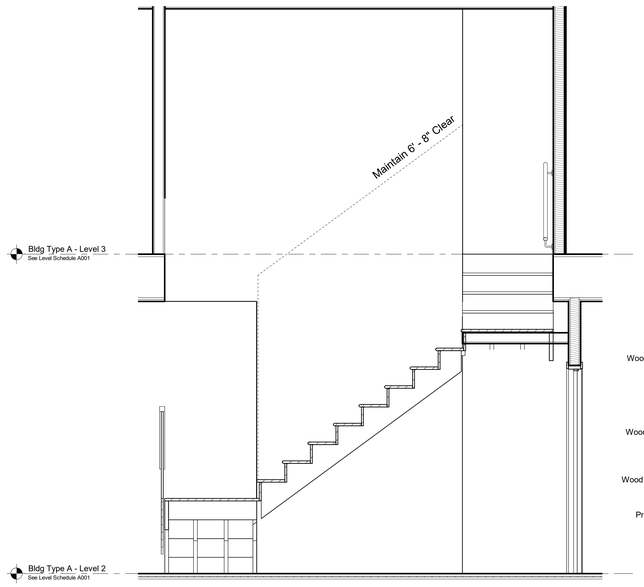
STAIR RUN	STRINGER SIZE AND SPACING
<7'-0"	2X12 @ 12" O.C.
7'-0" TO 8'-3"	1 3/4" X 11 7/8" LVL @ 12" O.C.
8'-3" TO 10'-0"	1 3/4" X 14" LVL @ 16" O.C.
10'-0" TO 11'-0"	1 3/4" X 14" LVL @ 12" O.C.



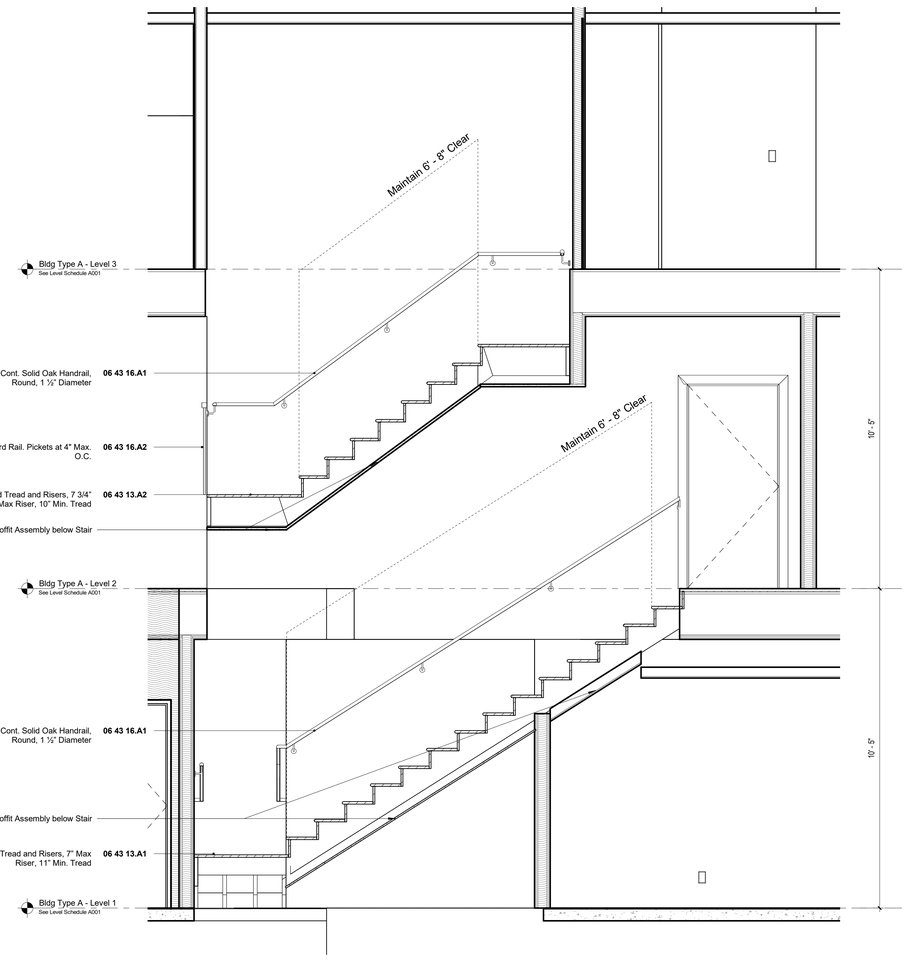
7 Typical Common Stair Stringer Detail
3/4" = 1'-0"



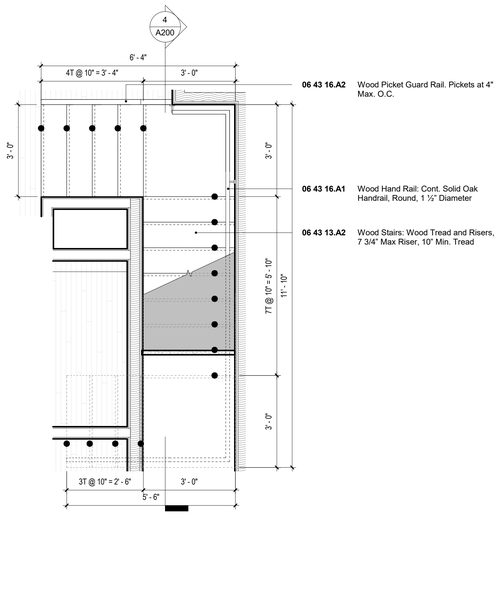
6 Typical Private Stair Stringer Detail
3/4" = 1'-0"



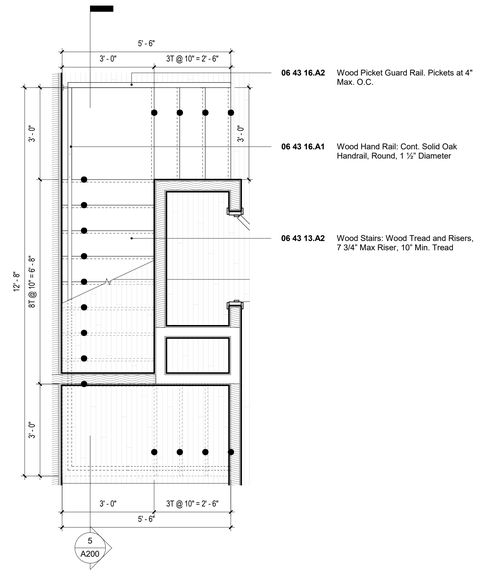
5 Stair 1 Section 1
1/2" = 1'-0"



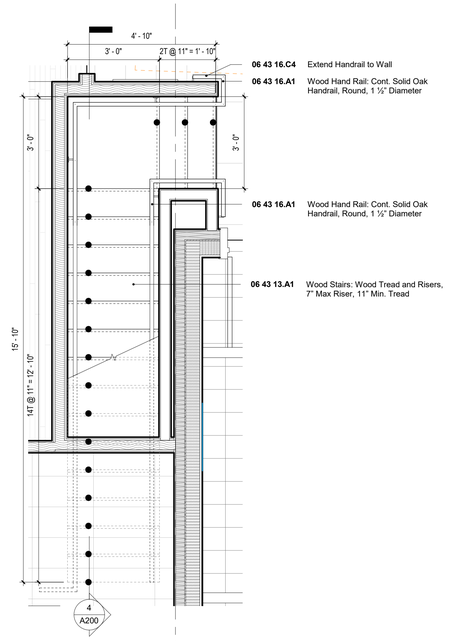
4 Stair 2 Section 1
1/2" = 1'-0"



3 Bldg Type A - Level 2 - Stair 2
1/2" = 1'-0"



2 Bldg Type A - Level 2 - Stair 1
1/2" = 1'-0"



1 Bldg Type A - Level 1 - Stair 1
1/2" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnvilEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
JASON S. ARNDT
No. 32115
BOSTON, MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Stairs - Bldg A

DRAWING HISTORY:

NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

SHEET #:

A200

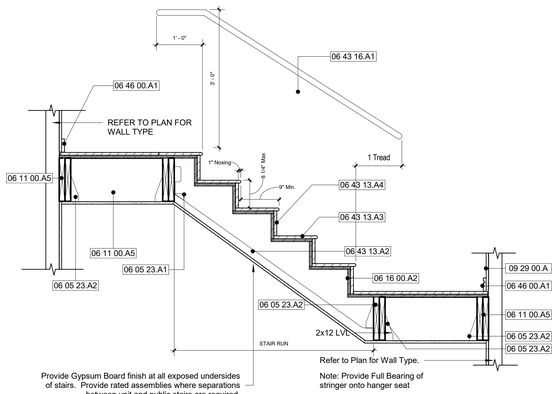
BIM 360://Marcella/18059 - Marcella - Master - Architectural.rvt
8/27/2020 11:08:14 AM

Keynote Legend

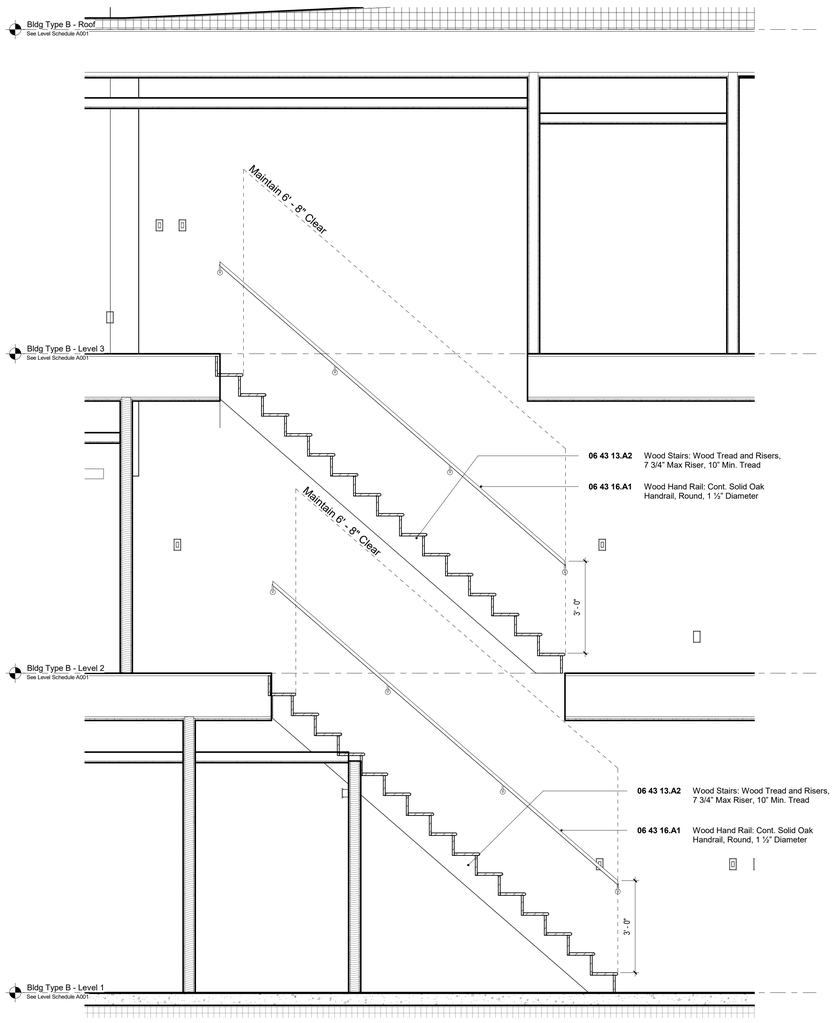
Key Value	Keynote Text
06 05 23.A1	Galv. Steel Joist Hanger, Typ.
06 05 23.A2	Galv. Steel Stringer Hanger w. Adjustable Seat
06 11 00.A5	2x12 Nominal SPF Wood Framing
06 16 00.A2	3/4" Plywood Sheathing
06 43 13.A2	Wood Stairs: Wood Tread and Risers, 7 3/4" Max Riser, 10" Min. Tread
06 43 13.A3	Wood Tread - Match Wood Species, Finish and Nosing of Remaining Stairs
06 43 13.A4	Wood Riser - Match Wood Species,Finish of Remaining Stairs
06 43 13.A5	Wood Stairs: Wood Tread and Risers, 8 1/4" Max Riser, 9" Min. Tread
06 43 16.A1	Wood Hand Rail: Cont. Solid Oak Handrail, Round, 1 ½" Diameter
06 43 16.A2	Wood Picket Guard Rail. Pickets at 4" Max. O.C.
06 46 00.A1	Wood Base. Refer to finish schedule for species and finishes
09 29 00.A	5/8" Gypsum Board, Type X

STAIR STRINGER SCHEDULE

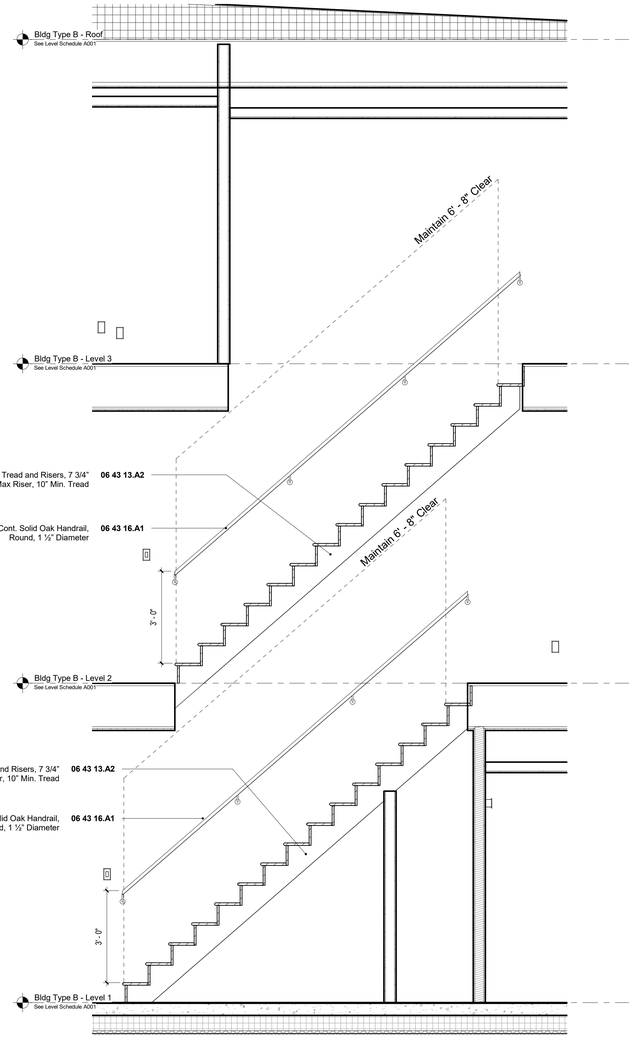
STAIR RUN	STRINGER SIZE AND SPACING
<7'-0"	2X12 @ 12" O.C.
7'-0" TO 8'-3"	1 3/4" X 11 7/8" LVL @ 12" O.C.
8'-3" TO 10'-0"	1 3/4" X 14" LVL @ 16" O.C.
10'-0" TO 11'-0"	1 3/4" X 14" LVL @ 12" O.C.



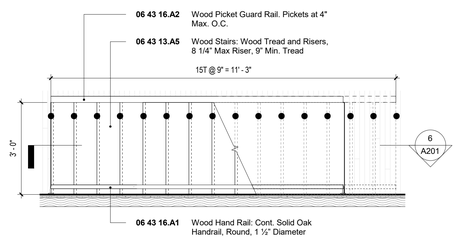
7 Typical Private IRC Stair Stringer Detail I
3/4" = 1'-0"



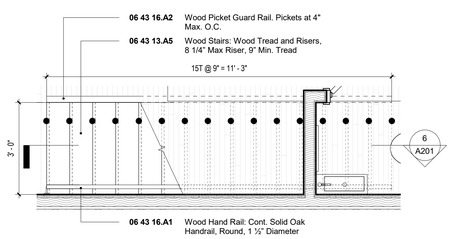
6 Bldg B - Stair 2 Section
1/2" = 1'-0"



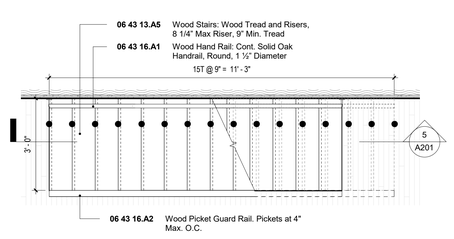
5 Bldg B - Stair 1 Section
1/2" = 1'-0"



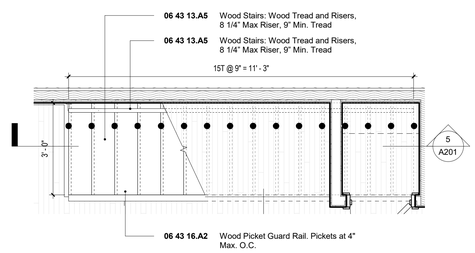
4 Bldg Type B - Plan - Level 2 - Stair 2
1/2" = 1'-0"



3 Bldg Type B - Plan - Level 1 - Stair 2
1/2" = 1'-0"



2 Bldg Type B - Plan - Level 2 - Stair 1
1/2" = 1'-0"



1 Bldg Type B - Plan - Level 1 - Stair 1
1/2" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnvilEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
JASON T. ARNDT
No. 32115
BOSTON, MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Stairs - Bldg B

DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set
2	08/26/20	Permit Set

SHEET #:

A201

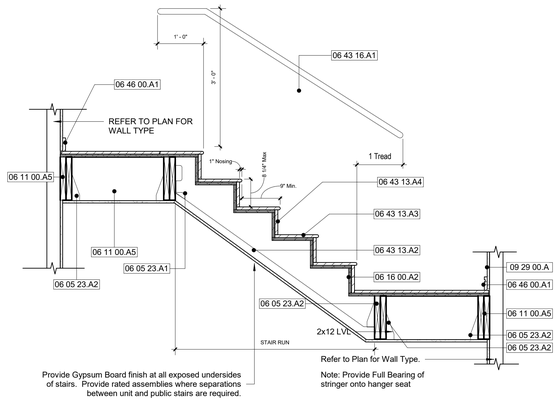
BIM 360://Marcella/18059 - Marcella - Master - Architectural.rvt
8/27/2020 11:07:53 AM

Keynote Legend

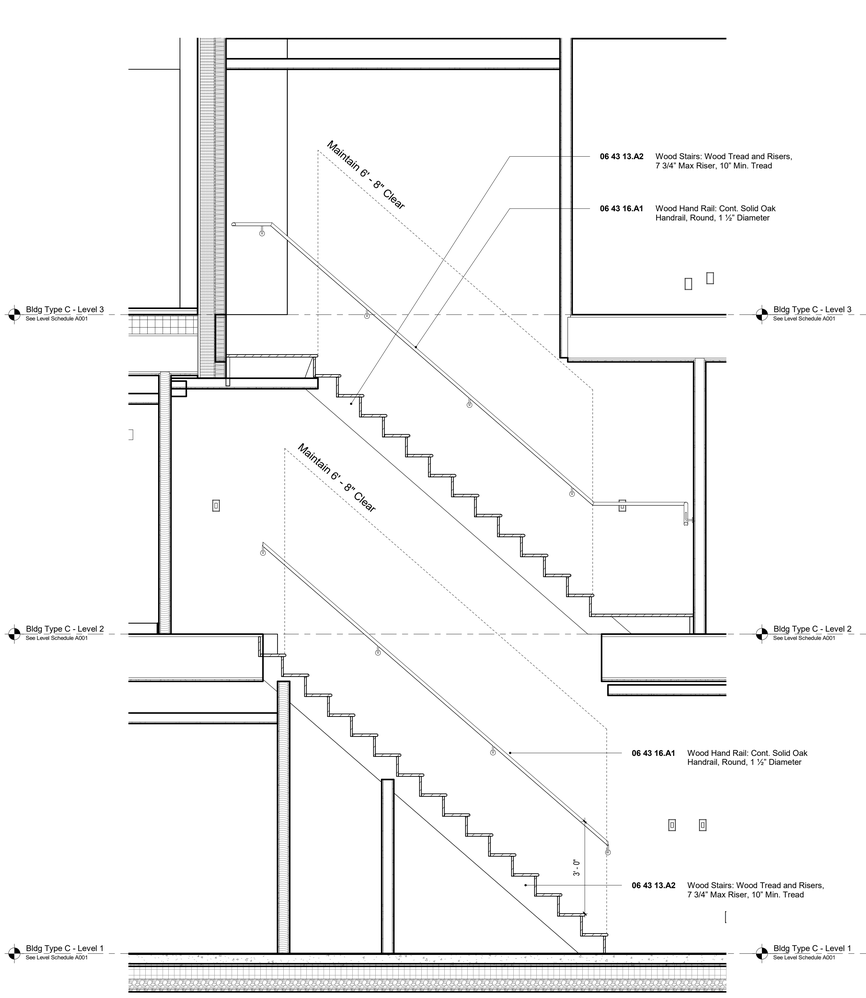
Key Value	Keynote Text
06 05 23.A1	Galv. Steel Joist Hanger, Typ.
06 05 23.A2	Galv. Steel Stringer Hanger w. Adjustable Seat
06 11 00.A5	2x12 Nominal SPF Wood Framing
06 16 00.A2	3/4" Plywood Sheathing
06 43 13.A2	Wood Stairs: Wood Tread and Risers, 7 3/4" Max Riser, 10" Min. Tread
06 43 13.A3	Wood Tread - Match Wood Species, Finish and Nosing of Remaining Stairs
06 43 13.A4	Wood Riser - Match Wood Species,Finish of Remaining Stairs
06 43 13.A5	Wood Stairs: Wood Tread and Risers, 8 1/4" Max Riser, 9" Min. Tread
06 43 16.A1	Wood Hand Rail: Cont. Solid Oak Handrail, Round, 1 ½" Diameter
06 43 16.A2	Wood Picket Guard Rail. Pickets at 4" Max. O.C.
06 46 00.A1	Wood Base. Refer to finish schedule for species and finishes
09 29 00.A	5/8" Gypsum Board, Type X

STAIR STRINGER SCHEDULE

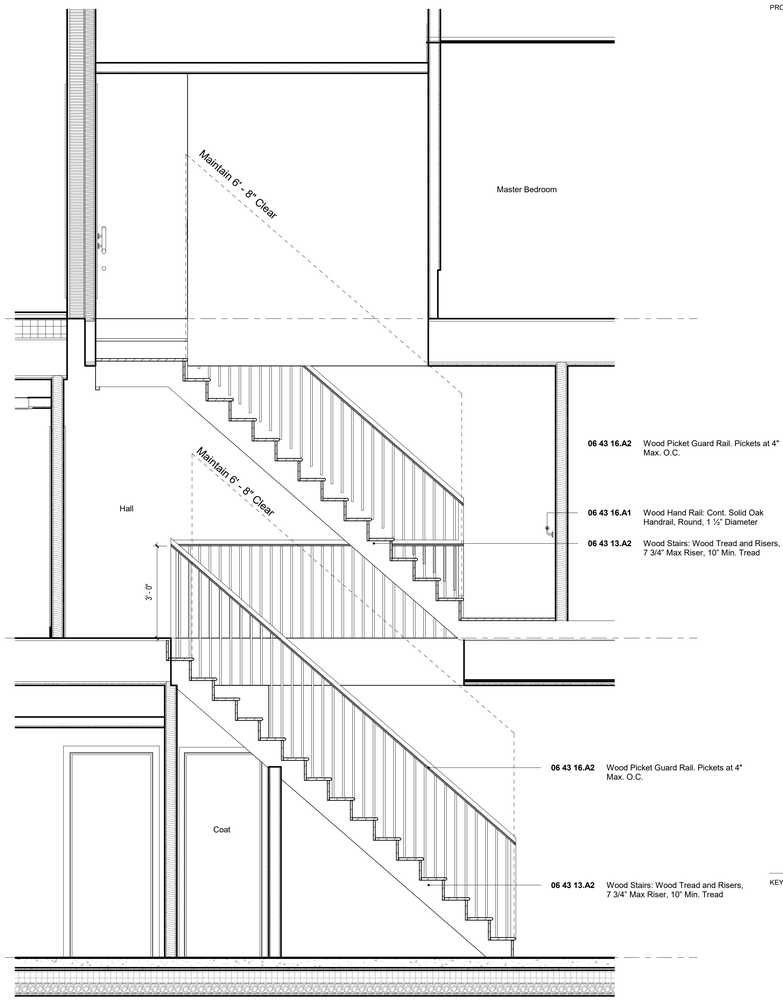
STAIR RUN	STRINGER SIZE AND SPACING
<7'-0"	2X12 @ 12" O.C.
7'-0" TO 8'-3"	1 3/4" X 11 7/8" LVL @ 12" O.C.
8'-3" TO 10'-0"	1 3/4" X 14" LVL @ 16" O.C.
10'-0" TO 11'-0"	1 3/4" X 14" LVL @ 12" O.C.



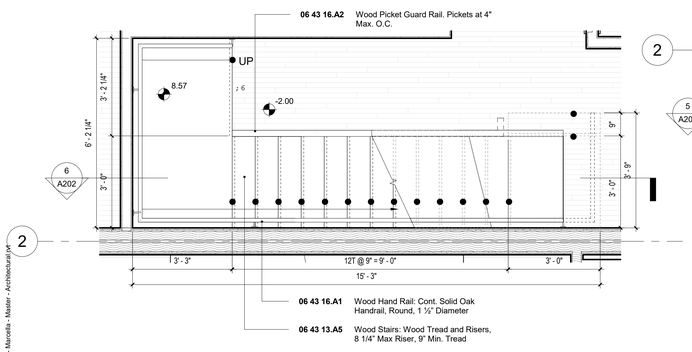
7 Typical Private IRC Stair Stringer Detail
3/4" = 1'-0"



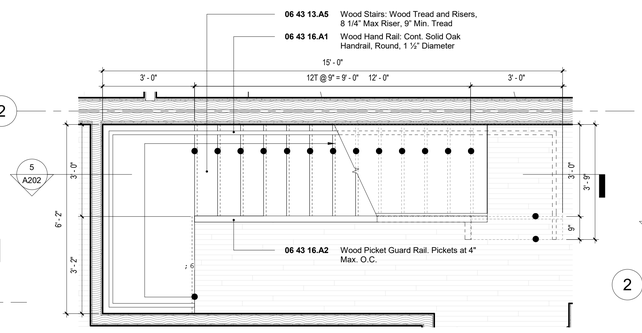
6 Bldg Type C - Stair 2 Section
1/2" = 1'-0"



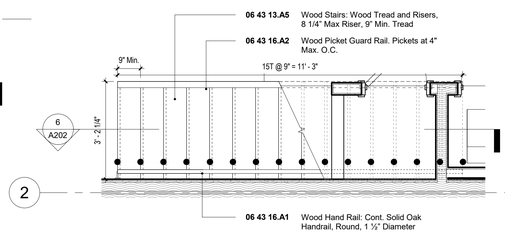
5 Bldg Type C - Stair 1 - Section
1/2" = 1'-0"



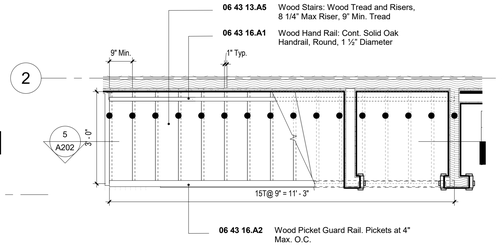
4 Bldg Type C - Plan - Level 2 - Stair 2
1/2" = 1'-0"



3 Bldg Type C - Plan - Level 2 - Stair 1
1/2" = 1'-0"



2 Bldg Type C Plan - Level 1 Stair 2
1/2" = 1'-0"



1 Bldg Type C Plan - Level 1 Stair 1
1/2" = 1'-0"

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS — REGISTERED ARCHITECT — AARON A. ARNDT — No. 32115 — BOSTON — MASS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:
Stairs - Bldg C

DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set
2	08/26/20	Permit Set

SHEET #:
A202

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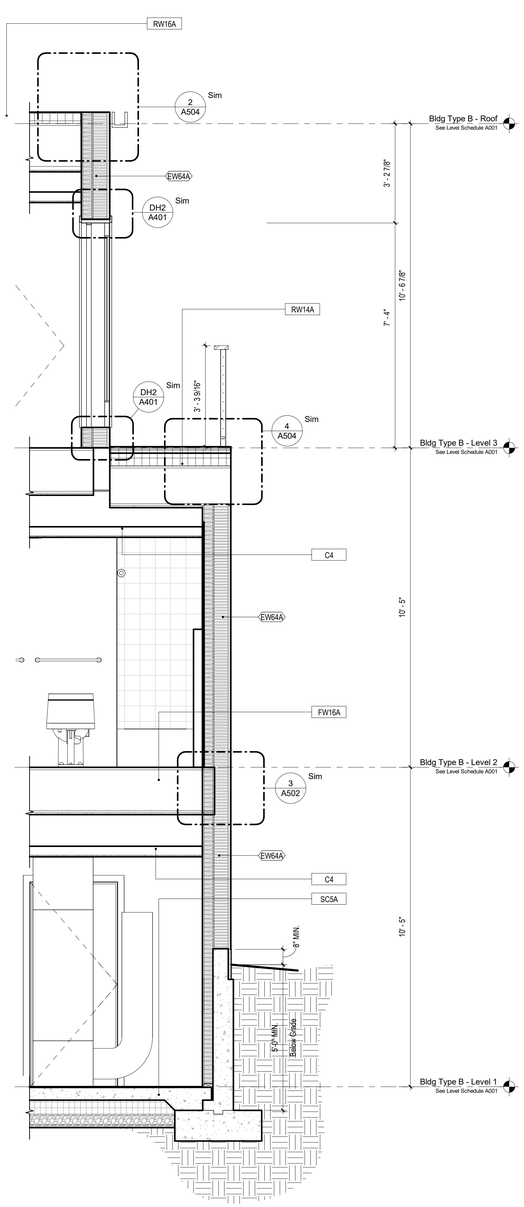
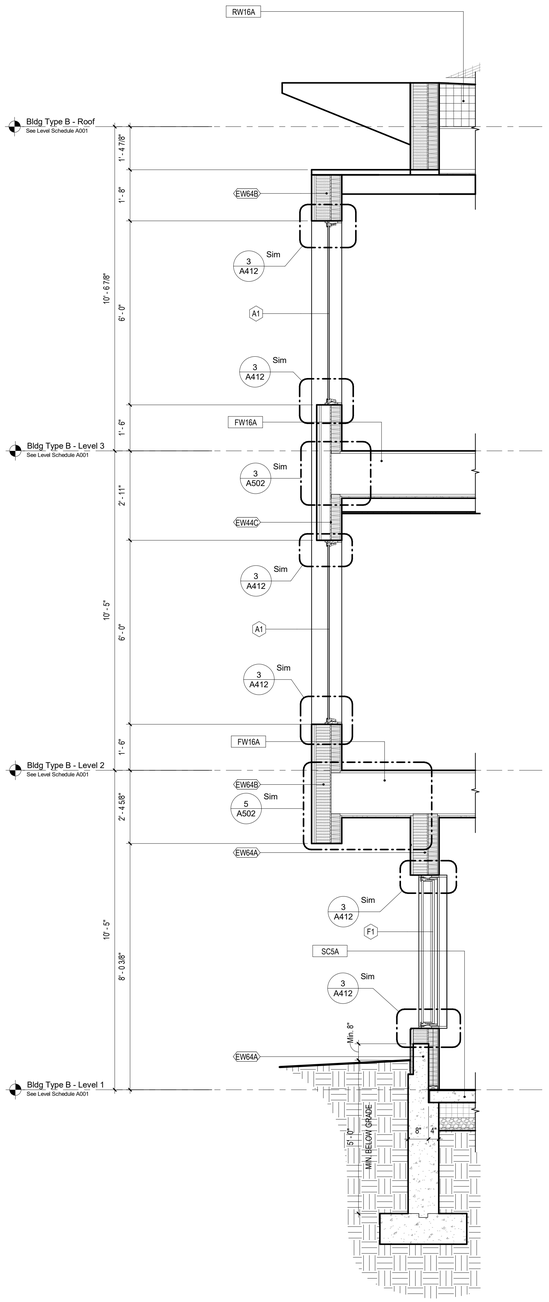
Keynotes

Keynote Legend

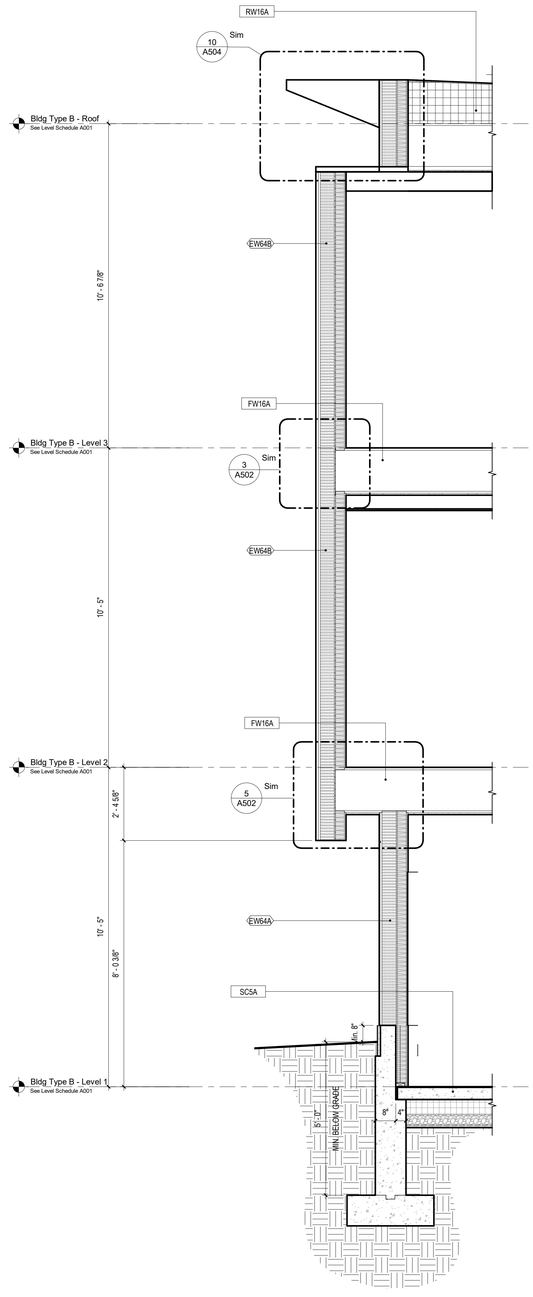
Key Value	Keynote Text



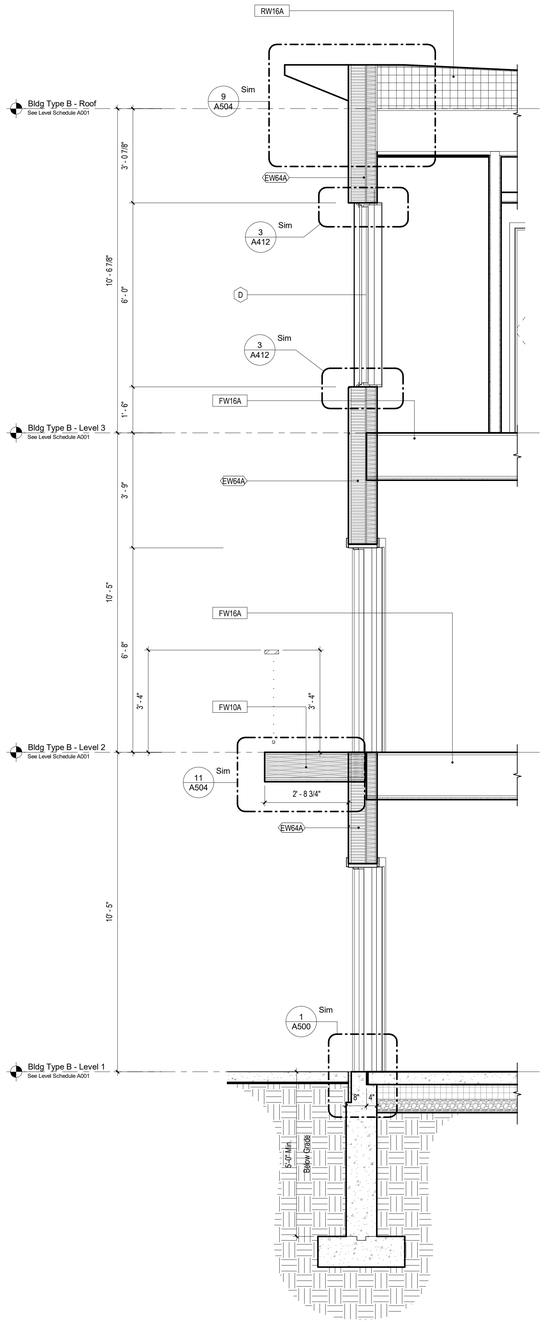
4 Typical Wall Section - Rear Wall
1/2" = 1'-0"



3 Typical Wall Section - Recessed Windows
1/2" = 1'-0"



2 Typical Wall Section - Bay
1/2" = 1'-0"



1 Typical Wall Section - Entry
1/2" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
JASON E. ARNDT
No. 32115
BOSTON, MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #:	18059
PROJECT ISSUE DATE:	August 26, 2020
PROJECT STATUS:	Permit Set

SHEET NAME:

Wall Sections

DRAWING HISTORY:

NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

SHEET #:

A300

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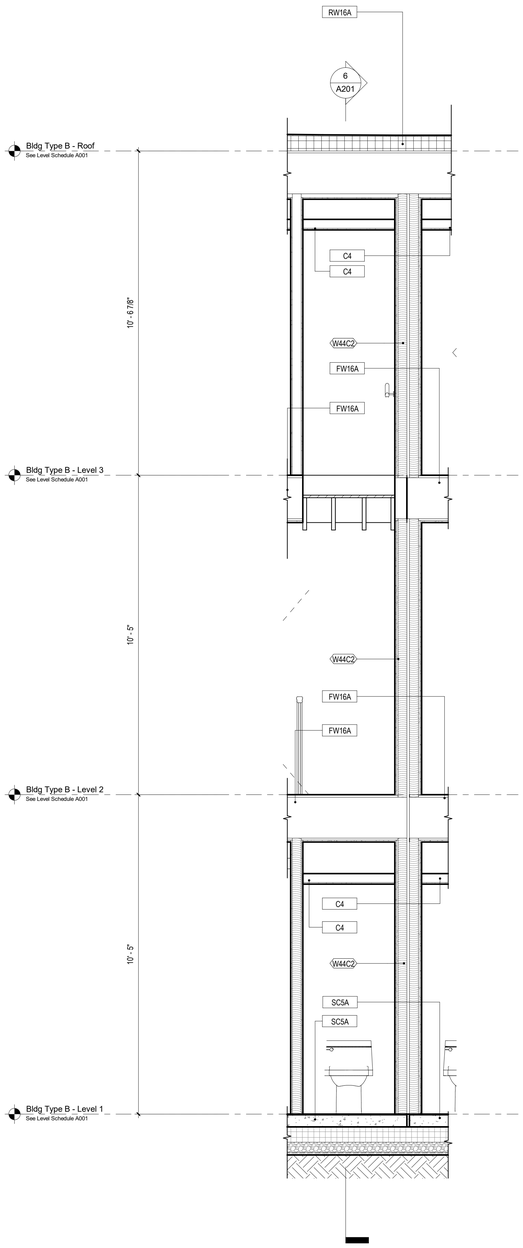
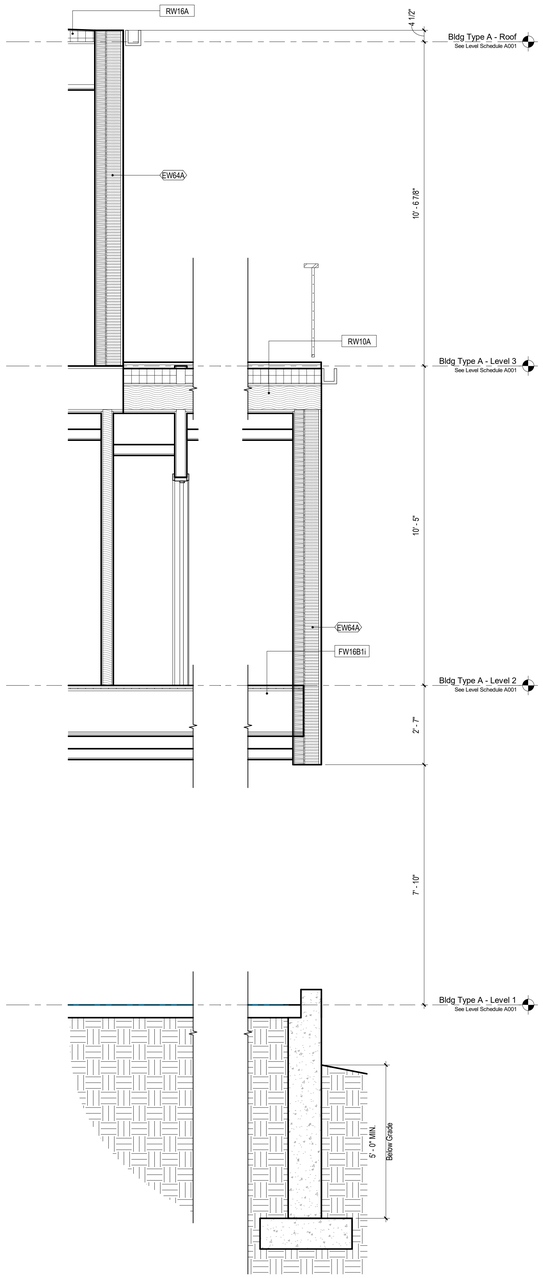
Keynotes

Keynote Legend

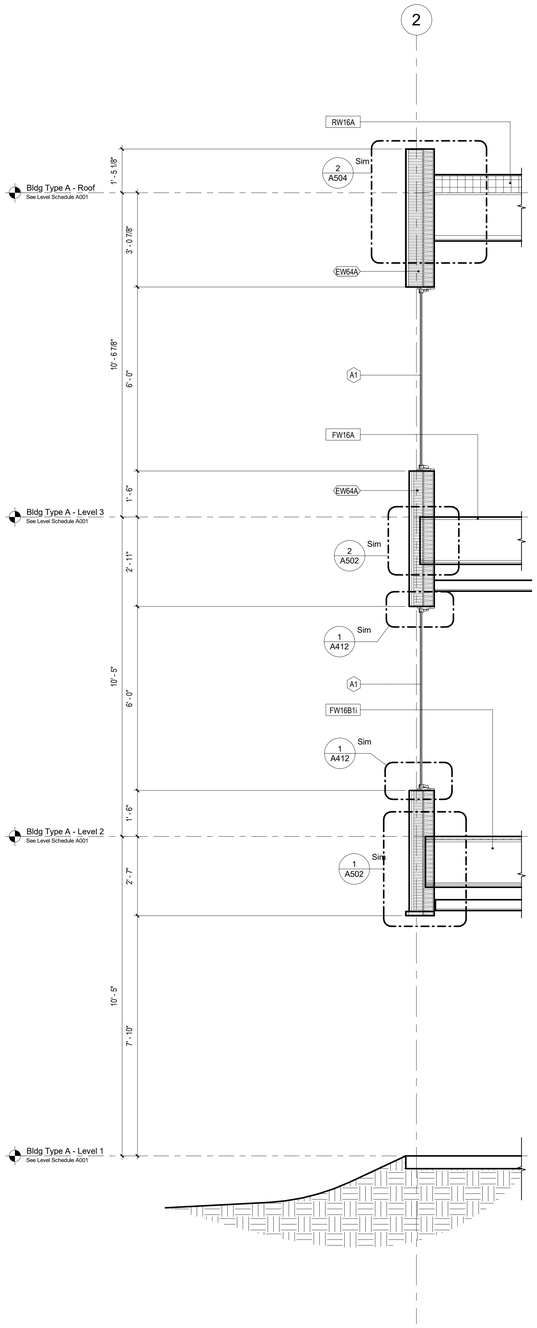
Key Value	Keynote Text



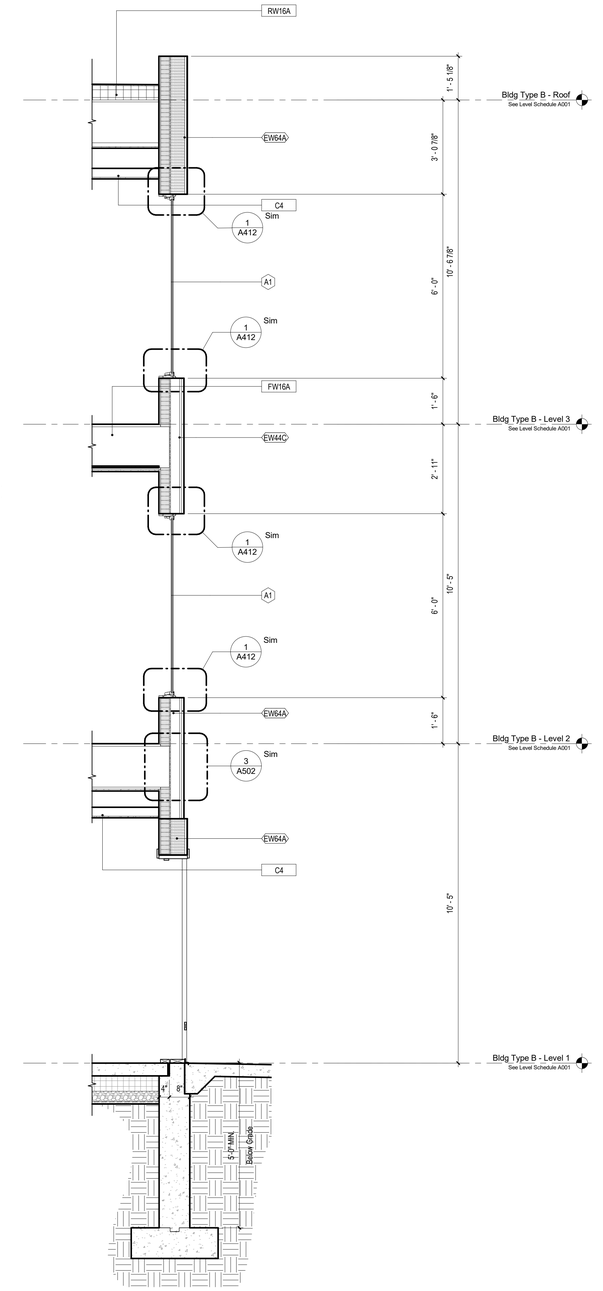
4 Buildings B and C - Demising Wall
1/2" = 1'-0"



3 Building Type A - Rear Deck Section Over Parking
1/2" = 1'-0"



2 Building Type A - Section Above Parking
1/2" = 1'-0"



1 Typical Wall Section - Side Wall
1/2" = 1'-0"

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
AARON T. ARNDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Wall Sections

DRAWING HISTORY:

NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

SHEET #:

A301

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8/26/2020 7:38:09 PM

Door Schedule

Tag	Width	Height	Frame		Panel		Details				Hardware			Comments
			Frame Type Mark	Frame Finish	Panel Type Mark	Panel Finish	Frame Throat	Jamb Type	Head Type	Threshold Type	Panic Hardware	Closer	Hardware Set	
A01	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	J1	H1	T3	No	Yes	HW 05	MAIN ENTRY; INCLUDE GBF WIFI VIDEO DOORBELL INTERCOM (4-UNIT)
A02	4' - 0"	6' - 8"	HM1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 08	UTILITY SHUTOFF
A03	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	J1	H1	T2	No	Yes	HW 09	TRASH ROOM
A04	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	J1	H1	T2	No	Yes	HW 07	BIKE STORAGE; INCLUDE INTEGRATED DOOR STOP; INCLUDE LOUVERED VENT
A05	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	J1	H1	T3	No	No	HW 05	EXTERIOR
A06	3' - 0"	6' - 8"	WD1	Painted	F	Painted	6 1/8"	J1	H1	T3	No	No	HW 03	INTERIOR UNIT DOOR TO VESTIBULE; ADA COMPLIANT PEEPHOLE
A10	3' - 0"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BATHROOM; 1/2" UNDERCUT
A11	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
A12	5' - 0"	6' - 8"	WD1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 12	CLOSET
A13	3' - 0"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
A14	3' - 0"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET
A15	3' - 0"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
A16	3' - 0"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET
A18	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET - COAT
A19	4' - 0"	6' - 8"	WD1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 12	LAUNDRY + WH
A20	3' - 0"	6' - 8"	HM1	Painted	F	Painted	10 1/2"	J1	H1	T1	No	No	HW 03	ENTRY - FROM CORRIDOR
A21	3' - 0"	6' - 8"	HM1	Painted	F	Painted	6 1/8"	J1	H1	T1	No	No	HW 03	ENTRY - FROM CORRIDOR
A22	4' - 0"	6' - 8"	WD1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 12	CLOSET - COAT
A23	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BATHROOM; 1/2" UNDERCUT
A24	4' - 0"	6' - 8"	WD1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 12	LAUNDRY + WH
A25	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BATHROOM; 1/2" UNDERCUT
A26	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
A27	2' - 8"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET
A28	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
A29	5' - 0"	6' - 8"	WD1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 12	CLOSET
A31	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
A32	4' - 0"	6' - 8"	WD1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 12	CLOSET
A33	3' - 0"	6' - 8"	HM1	Painted	F	Painted	6 1/8"	J1	H1	T1	No	No	HW 03	ENTRY - FROM CORRIDOR
A34	2' - 8"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET - PANTRY
A36	3' - 0"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 13	CLOSET
A37	3' - 0"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 14	BATHROOM; 1/2" UNDERCUT
A38	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
A39	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
A41	3' - 0"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 13	CLOSET
A42	2' - 6"	7' - 0"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 13	CLOSET
A43	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
A44	2' - 6"	7' - 0"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 13	CLOSET
A45	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	J1	H1	T2	No	No	HW 10	EXTERIOR TO BACK DECK
A46	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BATHROOM; 1/2" UNDERCUT
A47	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
A48	2' - 8"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET
A49	4' - 0"	6' - 8"	WD1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 12	LAUNDRY + WH
A50	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
A51	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 14	BATHROOM; 1/2" UNDERCUT
A52	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
A53	3' - 0"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 13	CLOSET
A54	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BATHROOM; 1/2" UNDERCUT
A55	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
A56	5' - 0"	6' - 8"	WD1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 12	CLOSET
A57	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
A58	2' - 8"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET
A59	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	J1	H1	T2	No	No	HW 10	EXTERIOR TO BACK DECK
A61	3' - 0"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	POWDER + LAUNDRY
A63	2' - 0"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET - COAT
A67	2' - 10"	6' - 8"	WD1	Painted	F	Painted	11 1/8"	J1	H1	T1	No	No	HW 10	EXTERIOR TO FRONT DECK
A68	2' - 0"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	WATER HEATER
A69	2' - 10"	6' - 8"	WD1		F		11 1/8"							
B01	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	J1	H1	T2	No	No	HW 04	EXTERIOR - ENTRY
B02	2' - 0"	7' - 0"	HM1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET - COAT
B03	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	POWDER ROOM; 1/2" UNDERCUT
B04	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	MECHANICAL ROOM - ERV ONLY
B05	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	J1	H1	T2	No	No	HW 04	EXTERIOR - ENTRY
B06	2' - 0"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET - COAT
B07	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	POWER ROOM
B08	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	MECHANICAL ROOM - ERV ONLY
B10	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
B11	5' - 0"	6' - 8"	WD1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 12	CLOSET
B13	2' - 8"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	LAUNDRY ROOM
B14	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
B15	5' - 0"	6' - 8"	WD1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 12	CLOSET
B16	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BATHROOM; 1/2" UNDERCUT
B18	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
B19	3' - 0"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 13	CLOSET
B20	2' - 10"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	DJ1	DH1	DS2	No	No	HW 04	EXTERIOR BALCONY
B21	2' - 8"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	LAUNDRY ROOM
B22	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
B23	5' - 0"	6' - 8"	WD1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 12	CLOSET
B24	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BATHROOM; 1/2" UNDERCUT
B25	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
B26	2' - 6"	6' - 8"	HM1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET
B27	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
B28	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BATHROOM; 1/2" UNDERCUT
B29	5' - 0"	6' - 8"	WD1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 12	CLOSET
B30	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	J1	H1	T2	No	No	HW 10	EXTERIOR - TO BACK DECK
B31	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	J1	H1	T2	No	No	HW 10	EXTERIOR - TO BACK DECK
B32	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
B33	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BATHROOM; 1/2" UNDERCUT
B34	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 01	CLOSET - WALK-IN
B35	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	MECHANICAL ROOM - ERV ONLY
B36	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	MECHANICAL ROOM - ERV ONLY
B37	2' - 10"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	DJ1	DH1	DS2	No	No	HW 04	EXTERIOR BALCONY
B40	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	DJ1	DH1	DS1	No	No	HW 04	EXTERIOR - ENTRY
B41	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	DJ1	DH1	DS1	No	No	HW 04	EXTERIOR - ENTRY
C01	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	J1	H1	T2	No	No	HW 04	EXTERIOR - ENTRY
C03	2' - 0"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET - COAT
C04	2' - 8"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	WH CLOSET
C05	5' - 0"	6' - 8"	HM1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 12	MECHANICAL ROOM
C06	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	J1	H1	T2	No	No	HW 04	EXTERIOR - ENTRY
C08	2' - 6"	6' - 8"	HM1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET - COAT
C09	2' - 8"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	WH CLOSET
C10	5' - 0"	7' - 0"	HM1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 12	MECHANICAL ROOM
C11	2' - 8"	6' - 8"	WD1	Painted	F	Painted	11 1/8"	J1	H1	T2	No	No	HW 10	EXTERIOR - TO FRONT DECK
C12	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
C13	5' - 0"	7' - 0"	HM1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET
C14	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
C15	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET
C16	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BATHROOM - 1/2" UNDERCUT
C17	2' - 8"	6' - 8"	WD1	Painted	F	Painted	11 1/8"	J1	H1	T2	No	No	HW 10	EXTERIOR - TO FRONT DECK
C18	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
C19	5' - 0"	7' - 0"	HM1	Painted	FF	Painted	4 3/4"	J1	H1	T1	No	No	HW 13	CLOSET
C20	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BATHROOM - 1/2" UNDERCUT
C21	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
C22	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET
C23	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	J1	H1	T2	No	No	HW 10	EXTERIOR - TO BACK DECK
C24	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
C26	2' - 8"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET
C27	2' - 10"	6' - 8"	WD1	Painted	F	Painted	6 3/4"	J1	H1	T1	No	No	HW 02	BATHROOM - 1/2" UNDERCUT
C28	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	J1	H1	T2	No	No	HW 10	EXTERIOR - TO BACK DECK
C30	2' - 10"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 02	BEDROOM
C31	2' - 8"	6' - 8"	WD1	Painted	F	Painted	4 3/4"	J1	H1	T1	No	No	HW 11	CLOSET
C32	2' - 10"	6' - 8"	WD1	Painted	F	Painted	6 3/4"	J1	H1	T1	No	No	HW 02	BATHROOM - 1/2" UNDERCUT
C33	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	DJ1	DH1	DS1	No	No	HW 04	EXTERIOR - ENTRY
C34	3' - 0"	6' - 8"	HM1	Painted	F	Painted	11 1/8"	DJ1	DH1	DS1	No	No	HW 04	EXTERIOR - ENTRY

DOOR HARDWARE SETS

HW 01
Interior Passage
Handle: SCHLAGE F10LAT622 16-080 10-027
Rosette: SCHLAGE ADDISON
Hinge: IVES 5BB1 4 1/2" X 4 1/2" F-BLK
Floor Stop: IVES FS439 MATTE BLACK
Hardware Finish: FLAT BLACK

HW 02
Interior Privacy
Handle: SCHLAGE F40LAT622 16-080 10-027
Rosette: SCHLAGE ADDISON
Hinge: IVES 5BB1 4 1/2" X 4 1/2" F-BLK
Floor Stop: IVES FS439 MATTE BLACK
Hardware Finish: FLAT BLACK

HW 03
Interior Unit Entry (Bldg A)
Lockset + Handle: SCHLAGE FE410F LAT 10-121
Rosette: SCHLAGE ADDISON
Hinge: IVES 5BB1 4 1/2" X 4 1/2" F-BLK
Hardware Finish: FLAT BLACK
Kick Plate: IVES 8400 B-CS 8" X 34"
Floor Stop: IVES FS439 MATTE BLACK
Gasketing: ZERO INTNL 8144S-BK
Sweep: PLANET X3-SET WESER ZERO 88
Threshold: GUTMANN WESER ZERO 88

HW 04
Exterior Unit Entry (Bldgs B and C)
Lockset + Handle: SCHLAGE FE410F ADD 10-121
Rosette: SCHLAGE ADDISON
Hinge: IVES 5BB1 4 1/2" X 4 1/2" F-BLK
Hardware Finish: FLAT BLACK
Kick Plate: IVES 8400 B-CS 8" X 34"
Floor Stop: IVES FS439 MATTE BLACK
Gasketing: ZERO INTNL 8144S-BK
Sweep: PLANET X3-SET WESER ZERO 88
Threshold: GUTMANN WESER ZERO 88

HW 05
Exterior Multi-family Entry (Bldg A)
Lockset + Handle: SCHLAGE FE410F ADD 10-121
Rosette: SCHLAGE ADDISON
Hinge: IVES 5BB1 4 1/2" X 4 1/2" F-BLK
Hardware Finish: FLAT BLACK
Kick Plate: IVES 8400 B-CS 8" X 34"
Floor Stop: IVES FS439 MATTE BLACK
Gasketing: ZERO INTNL 8144S-BK
Sweep: PLANET X3-SET WESER ZERO 88
Threshold: GUTMANN WESER ZERO 88

HW 06
Storeroom - Interior
Handle: SCHLAGE F80LAT622 16-080 10-027
Rosette: SCHLAGE ADDISON
Hinge: IVES 5BB1 4 1/2" X 4 1/2" F-BLK
Hardware Finish: FLAT BLACK

HW 07
Storeroom - Exterior
Handle: SCHLAGE F80LAT622 16-080 10-027
Rosette: SCHLAGE ADDISON
Hinge: IVES 5BB1 4 1/2" X 4 1/2" F-BLK
Hardware Finish: FLAT BLACK

HW 08
Double Storeroom - Interior
Handle: SCHLAGE F80LAT622 16-080 10-027
Rosette: SCHLAGE ADDISON
Hinge: IVES 5BB1 4 1/2" X 4 1/2" F-BLK
Hardware Finish: FLAT BLACK
Throw Bolt: DELTANA 6" HD 6FBS19, BLACK TOP AND BOTTOM

HW 09
Double Storeroom - Exterior
Handle: SCHLAGE F80LAT622 16-080 10-027
Rosette: SCHLAGE ADDISON
Hinge: IVES 5BB1 4 1/2" X 4 1/2" F-BLK
Throw Bolt: DELTANA 6" HD 6FBS19, BLACK TOP AND BOTTOM
Hardware Finish: FLAT BLACK

HW 10
Exterior Deck
Deadbolt + Handle: SCHLAGE F59LAT622
Rosette: SCHLAGE ADDISON
Hinge: IVES 5BB1 4 1/2" X 4 1/2" F-BLK
Hardware Finish: FLAT BLACK
Floor Stop: IVES FS439 MATTE BLACK
Gasketing: ZERO INTNL 8144S-BK
Sweep: PLANET X3-SET WESER ZERO 88
Threshold: GUTMANN WESER ZERO 88

HW 11
Dummy
Handle: SCHLAGE F170LAT622 16-080 10-027
Rosette: SCHLAGE ADDISON
Hinge: IVES 5BB1 4 1/2" X 4 1/2" F-BLK
Ball Catch: BALDWIN 0425190 SATIN BLACK
Hardware Finish: FLAT BLACK

HW 12
Dual Dummy
Handle: SCHLAGE F172LAT622 16-080 10-027
Rosette: SCHLAGE ADDISON
Hinge: IVES 5BB1 4 1/2" X 4 1/2" F-BLK
Ball catch: BALDWIN 0425190 SATIN BLACK QTY: 2
Hardware Finish: FLAT BLACK

HW 13
Pocket - Closet
Handle Set: BALDWIN PD005190PASS
Hardware Finish: SATIN BLACK
Framing Kit: BROSCO JOHNSON 1500 SERIES
Hardware: BROSCO JOHNSON 1050SOFT SOFT CLOSE POCKET DOOR HARDWARE

HW 14
Pocket - Privacy
Handle Set: BALDWIN PD005190PRIV
Hardware Finish: SATIN BLACK
Framing Kit: HAFELE HAWA JR 940.94.005
Hardware: HAFELE 405.10.075 SOFT CLOSE KIT

KEYING SCHEDULE

KEY 1 - BUILDINGS A, B, C MANAGEMENT MASTER
1. Opens all unit doors in Building A
2. Opens Bicycle Storage Room in Building A
3. Opens Trash Room in Building A
4. Opens all doors in Building Type B
5. Opens all doors in Building Type C

KEY 2 - BUILDING A - TYPICAL UNIT OWNER
1. Opens Owner's Unit
2. Opens Shared Bicycle Storage Room
3. Opens Shared Trash Room

KEY 3 - BUILDING TYPES B AND C - TYPICAL UNIT OWNER
1. Opens Owner's Unit

General Notes - Doors

1" = 1'-0"

1. ENTRY DOORS TO BE STEEL WITH PEEPHOLE
2. ALL INTERIOR DOORS TO BE SOLID CORE WOOD DOORS
3. HARDWARE: ALL INT DOORS TO HAVE BASEBOARD-MOUNTED DOOR STOPS, MATCH DOOR HW
4. EXT DOORS: 2 3/4 BACKSET, LEVER HANDLE
5. ALUMINUM AND HARDWOOD ADJUSTABLE THRESHOLDS
6. BATH/MBR: PRIVACY SET
7. CAULK AT DOORS AND WINDOWS: ETHYLENE COPOLYMER CAULK
8. SECURITY: DOOR AND WINDOW CONTACTS @ GROUND FLOORS AND EASILY ACCESSIBLE LOWER FLOORS;

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
JASON T. ARNDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:
Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:
Door Schedules

DRAWING HISTORY:

NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

SHEET #:
A400

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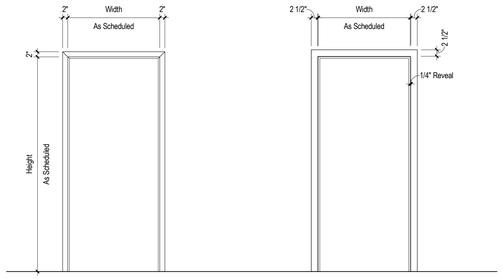
Frame Types

1/2" = 1'-0"

DOOR FRAME GENERAL NOTES

1. Height & Width in frame type drawings refer to nominal scheduled door sizes.
2. Refer to Jamb & Head details to establish proper rough openings.
3. All metal frames to receive reinforcment ,per HMMA or SDI, at hardware and accessory locations. Refer to Hardware Schedule for appropriate hardware manifest at each opening.



HM1 *Hollow Metal Frame. Mitered & Fully Welded. 2" Frame Face at Jamb & Head*

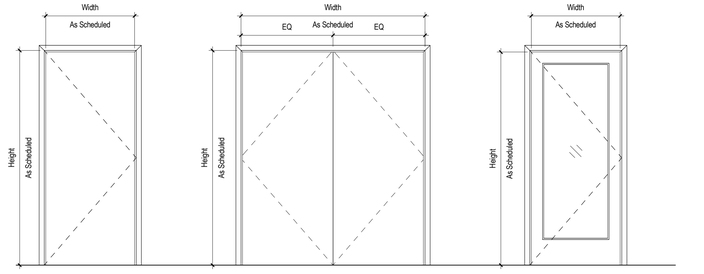
WD1 *Built-Up Wood Frame with 2 1/2" Wood Casing*

Door Panel Types

1/2" = 1'-0"

DOOR PANEL GENERAL NOTES

1. Frame Illustrations in door panel type drawings are for context only. Refer to schedule for frame types for each opening.
2. Height & Width in door panel type drawings refer to nominal scheduled door sizes.



F *Single Leaf Flush Panel Door.*

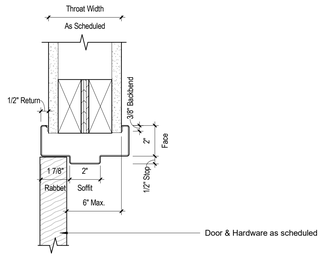
Panel material and finish varies, refer to schedule
Refer to schedule for required fire ratings

FF *Double Leaf Flush Panel Door*

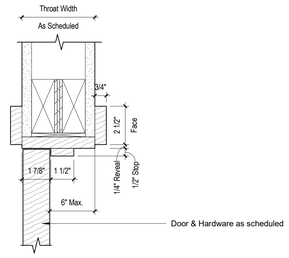
Panel material and finish varies, refer to schedule
Refer to schedule for required fire ratings

FG *Single Leaf Full Glazed Panel Door.*

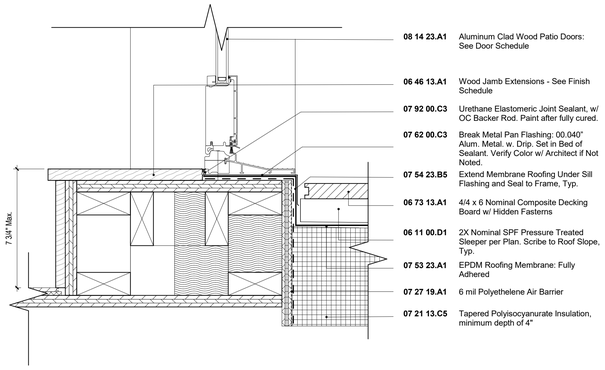
Panel material and finish varies, refer to schedule
Refer to schedule for required fire ratings



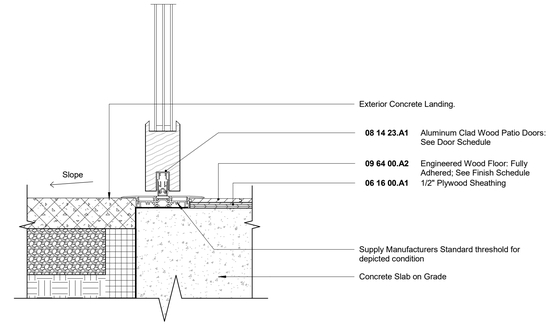
H2 Head - Hollow Metal Frame at Wood Stud Partition
3" = 1'-0"



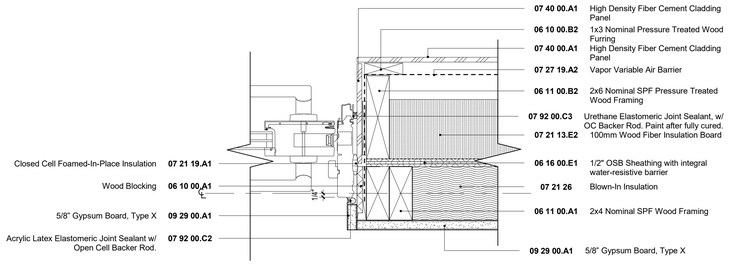
H1 Head - Wood Frame at Wood Stud Partition
3" = 1'-0"



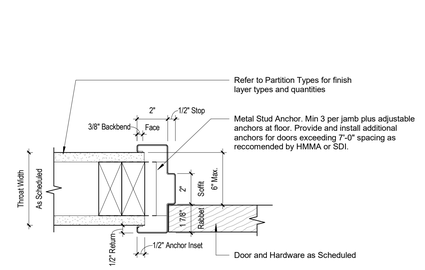
DS2 Exterior Door Sill 2
3" = 1'-0"



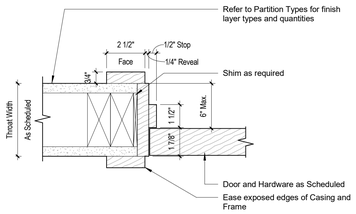
DS1 Exterior Door Sill 1
3" = 1'-0"



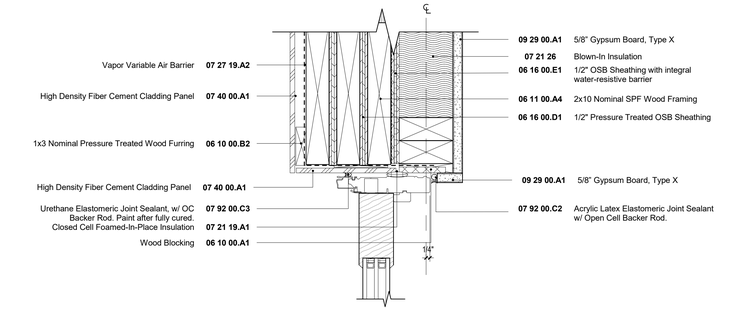
DJ2 Exterior Door Jamb 1
3" = 1'-0"



J2 Jamb - Hollow Metal Frame at Wood Stud Partition
3" = 1'-0"



J1 Jamb - Wood Frame at Wood Stud Partition
3" = 1'-0"



DH2 Exterior Door Head 1
3" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
AARON A. ARNDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Door Types & Details

DRAWING HISTORY:

NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

SHEET #:

A401

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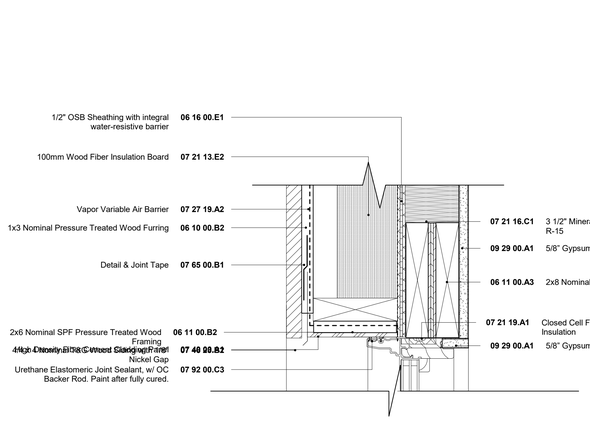
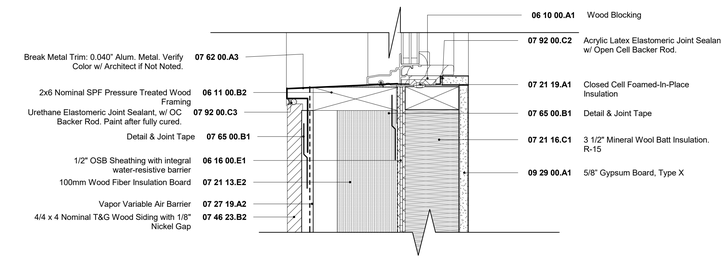
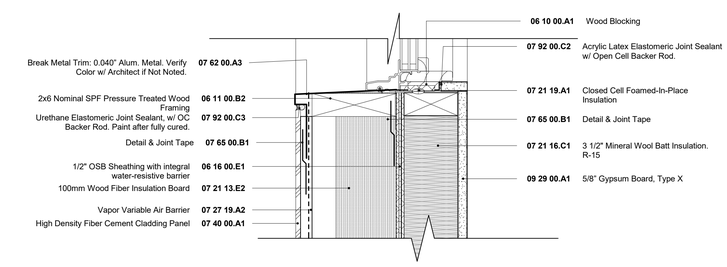




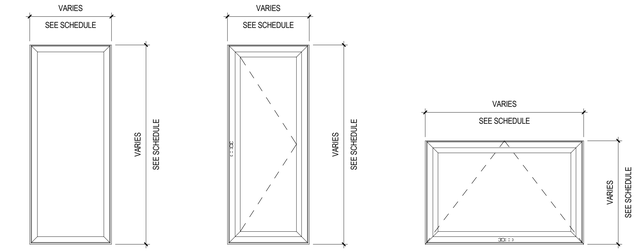
2 WHS2 - Window Head + Sill B
3" = 1'-0"



3 WHS3 - Window Head + Sill C
3" = 1'-0"

General Notes - Windows

1. WINDOW APRONS AND CASINGS TO BE PTD PINE. MIN 11/16" X 2.5", BACK PRIMED ALL WINDOW TRIM
2. BASEBOARD TRIM: FINGER JOINTED, PRIMED; MDF OK
3. PAN FLASHING AT ALL SILLS AND SIDES
4. POLYURETHANE CAULK
5. EXT. TRIM: 5/4 MIN THICKNESS
6. CAULK AT DOORS AND WINDOWS: ETHYLENE COPOLYMER CAULK
7. CORDLESS WINDOW TREATMENTS; ROLLER SHADES
8. WINDOW GUARDS OR LIMITERS; GUARDS: OPERABLE TYPE INTERIOR ALUMINUM OR STEEL BARS W/QUICK RELEASE MECHANISM; LOC. WHERE SILL HT. IS > 10' ABOVE FINISHED GRADE
9. SECURITY: DOOR AND WINDOW CONTACTS @ GROUND FLOORS AND EASILY ACCESSIBLE LOWER FLOORS;



WINDOW TYPE A, C, D, F (FIXED)

FIXED CASEMENT WINDOW
ALUM CLAD WOOD FRAME

WINDOW TYPES A1, B1, D1, F1 (CASEMENT)

OPERABLE CASEMENT WINDOW
ALUM CLAD WOOD FRAME

WINDOW TYPES E2, G2 (AWNING)

OPERABLE AWNING WINDOW
ALUM CLAD WOOD FRAME

1 Window Types
1/2" = 1'-0"

Climate Zone 5

Residential	**U-Value (Max)**
Fenestration	0.32
Skylight	0.55
	SHGC (Max)
	NR

Residential	**R-Value (Min)**
Ceiling	49
Wood Framed Wall	20 or 13+5*
Mass Wall	13/17
Floor	30**
Basement Wall	15/19
Slab (depth)	10 (2')

* R-13 cavity w/ R-5 continuous outboard insulation
**Or insulation sufficient to fill framing cavity, R-19 Min

Window Schedule

Type	Count	Width	Height	Rough Width	Rough Height	Sill Height	Assembly U-value (min.)	SHGC	Function	Comments
A	28	2' - 6"	6' - 0"	2' - 6 3/4"	6' - 0 3/4"		0.2800 BTU/(h·ft²·°F)	0.35	FIXED	
A1	82	2' - 6"	6' - 0"	2' - 6 3/4"	6' - 0 3/4"		0.2800 BTU/(h·ft²·°F)	0.35	CASEMENT	
B1	3	2' - 6"	4' - 0"	2' - 6 3/4"	4' - 0 3/4"		0.2800 BTU/(h·ft²·°F)	0.35	CASEMENT	
C	1	1' - 4"	5' - 0"	1' - 4 3/4"	5' - 0 3/4"	2' - 0"	0.2800 BTU/(h·ft²·°F)	0.35	FIXED	
D	9	2' - 10"	6' - 0"	2' - 10 3/4"	6' - 0 3/4"	1' - 6"	0.2800 BTU/(h·ft²·°F)	0.35	FIXED	
D1	10	2' - 10"	6' - 0"	2' - 10 3/4"	6' - 0 3/4"	1' - 6"	0.2800 BTU/(h·ft²·°F)	0.35	CASEMENT	
E2	6	4' - 0"	1' - 6"	4' - 0 3/4"	1' - 6 3/4"		0.2800 BTU/(h·ft²·°F)	0.35	AWNING	
F	11	2' - 6"	5' - 0"	2' - 6 3/4"	5' - 0 3/4"	2' - 0"	0.2800 BTU/(h·ft²·°F)		FIXED	
F1	33	2' - 6"	5' - 0"	2' - 6 3/4"	5' - 0 3/4"	2' - 0"	0.2800 BTU/(h·ft²·°F)	0.35	CASEMENT	
G2	8	2' - 0"	2' - 0"	2' - 0 3/4"	2' - 0 3/4"	5' - 0"	0.2800 BTU/(h·ft²·°F)	0.35	AWNING	

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Window Types, Details and Schedule

DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set
2	08/26/20	Permit Set

SHEET #:

A411

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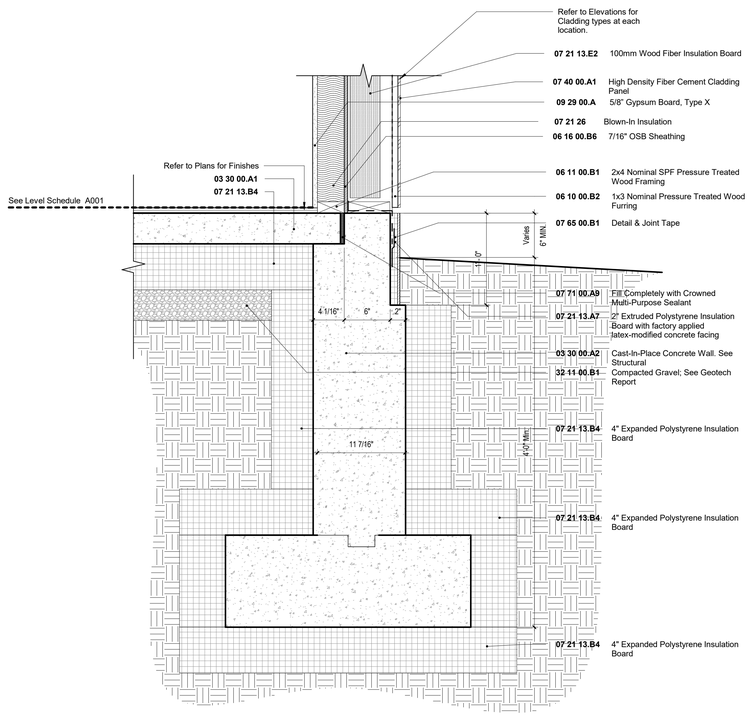

1 Detail Section - Bldg Type B & C Foundation
1 1/2" = 1'-0"

ZEPHYR ARCHITECTS

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
AARON T. ARNDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Exterior Details - Foundation

DRAWING HISTORY:

NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

SHEET #:

A500

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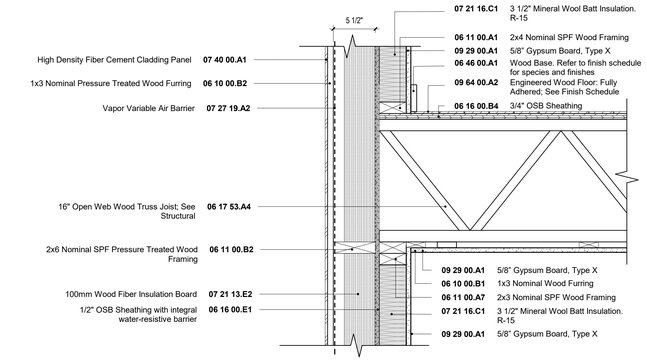
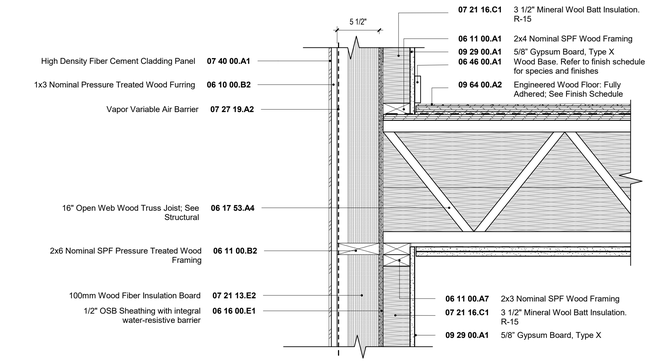
8/27/2020 2:28:39 AM

Keynote Legend

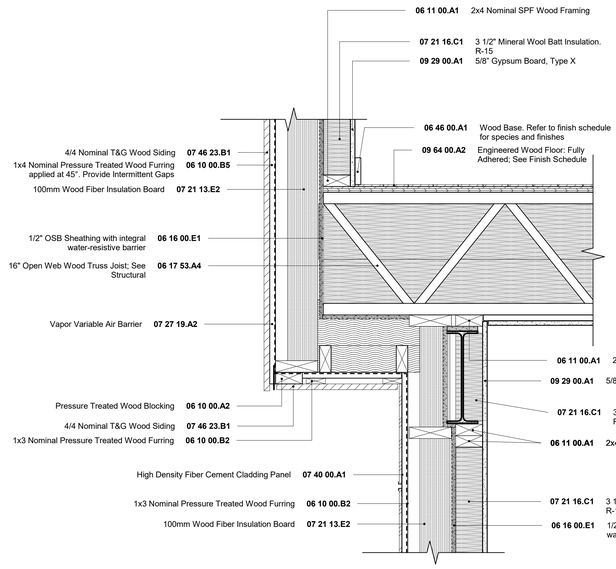
Key Value	Keynote Text
06 10 00.A2	Pressure Treated Wood Blocking
06 10 00.B1	1x3 Nominal Wood Furring
06 10 00.B2	1x3 Nominal Pressure Treated Wood Furring
06 10 00.B5	1x4 Nominal Pressure Treated Wood Furring applied at 45°. Provide Intermittent Gaps
06 11 00.A1	2x4 Nominal SPF Wood Framing
06 11 00.A7	2x3 Nominal SPF Wood Framing
06 11 00.B2	2x6 Nominal SPF Pressure Treated Wood Framing
06 16 00.B4	3/4" OSB Sheathing
06 16 00.E1	1/2" OSB Sheathing with integral water-resistive barrier
06 17 53.A4	16" Open Web Wood Truss Joist; See Structural
06 46 00.A1	Wood Base. Refer to finish schedule for species and finishes
07 21 13.E2	100mm Wood Fiber Insulation Board
07 21 16.C1	3 1/2" Mineral Wool Batt Insulation. R-15
07 21 16.C4	7 1/4" Mineral Wool Batt Insulation. R-30
07 27 19.A2	Vapor Variable Air Barrier
07 40 00.A1	High Density Fiber Cement Cladding Panel
07 46 23.B1	4/4 Nominal T&G Wood Siding
07 62 00.A2	Break Metal Drip: 0.040" Alum. Metal. Verify Color w/ Architect if Not Noted.
09 29 00.A1	5/8" Gypsum Board, Type X
09 64 00.A2	Engineered Wood Floor: Fully Adhered; See Finish Schedule



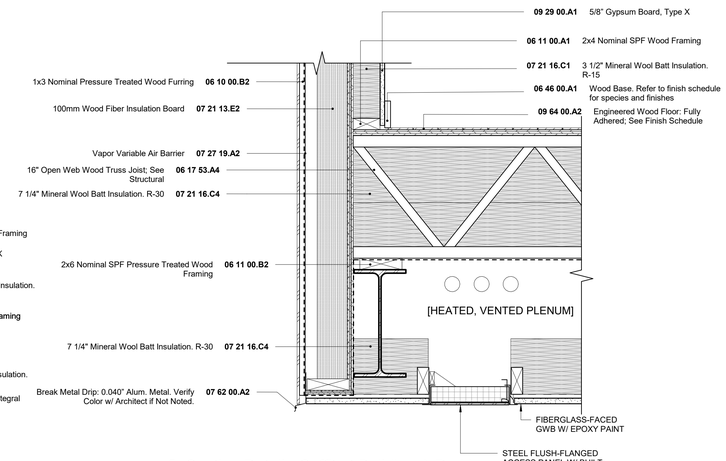
3 Section Detail - Typical Platform Frame - Buildings B and C



2 Section Detail - Typical Platform Frame - Building A
1/2" = 1'-0"



5 Section Detail - Bay Soffit
1 1/2" = 1'-0"



1 Section Detail - Soffit at Building A Parking
1 1/2" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT JASON E. ARNDT No. 32115 BOSTON MASS COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Exterior Details - Wall Section Details

DRAWING HISTORY:

NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

SHEET #:

A502

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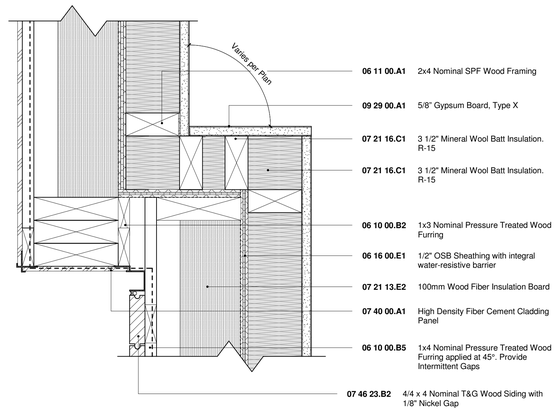
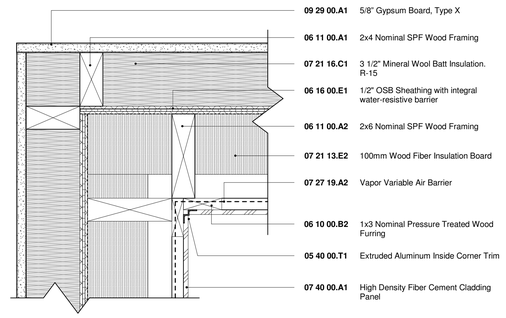
Keynote Legend

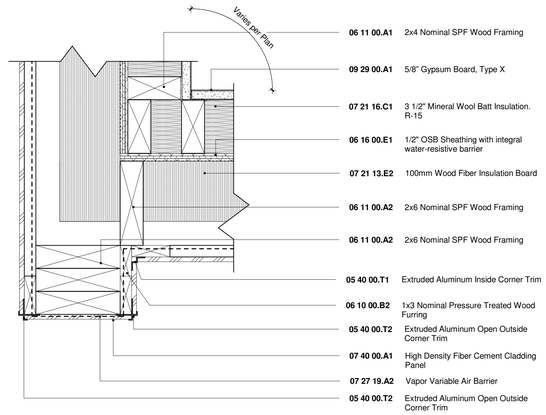
Key Value	Keynote Text
05 40 00.T1	Extruded Aluminum Inside Corner Trim
05 40 00.T2	Extruded Aluminum Open Outside Corner Trim
06 10 00.B1	1x3 Nominal Wood Furring
06 10 00.B2	1x3 Nominal Pressure Treated Wood Furring
06 10 00.B5	1x4 Nominal Pressure Treated Wood Furring applied at 45°. Provide Intermittent Gaps
06 11 00.A1	2x4 Nominal SPF Wood Framing
06 11 00.A2	2x6 Nominal SPF Wood Framing
06 11 00.B2	2x6 Nominal SPF Pressure Treated Wood Framing
06 16 00.C1	1/2" Fire Rated OSB Sheathing
06 16 00.E1	1/2" OSB Sheathing with integral water-resistive barrier
07 21 16.C1	3 1/2" Mineral Wool Batt Insulation. R-15
07 27 19.A2	Vapor Variable Air Barrier
07 40 00.A1	High Density Fiber Cement Cladding Panel
07 46 23.B2	4/4 x 4 Nominal T&G Wood Siding with 1/8" Nickel Gap
09 29 00.A1	5/8" Gypsum Board, Type X



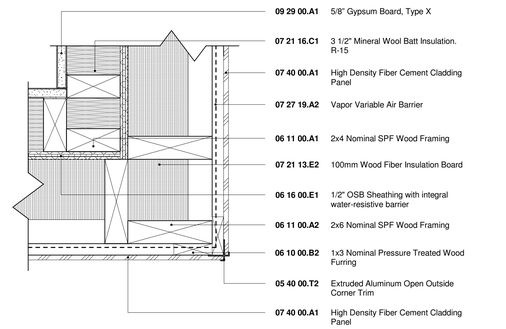
6 Plan Detail - Perimeter Fin to Wood Bay
3" = 1'-0"



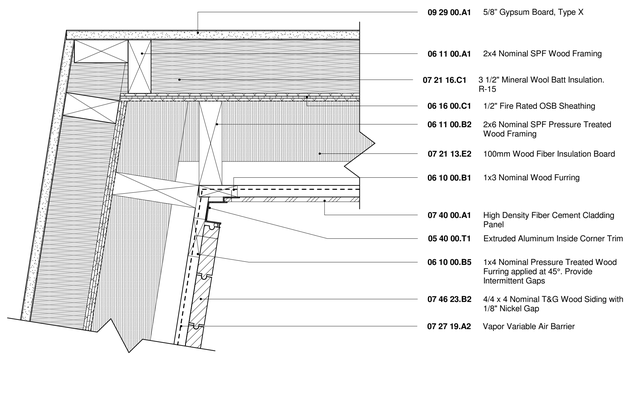
3 Plan Detail - Typ. Siding Inside Corner
3" = 1'-0"



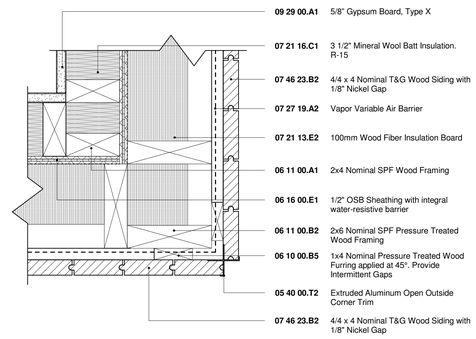
5 Plan Detail - Perimeter Fin
3" = 1'-0"



2 Plan Detail - Typ. Siding Outside Corner
3" = 1'-0"



4 Plan Detail - Bay Inside Corner
3" = 1'-0"



1 Plan Detail - Bay Wood to Wood Outside Corner
3" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
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Geotechnical Partnership, Inc.

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KEY PLAN:

SEAL:

REGISTERED ARCHITECT
JASON T. ARNDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Exterior Details - Wall Plan Details

DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set
2	08/26/20	Permit Set

SHEET #:

A503

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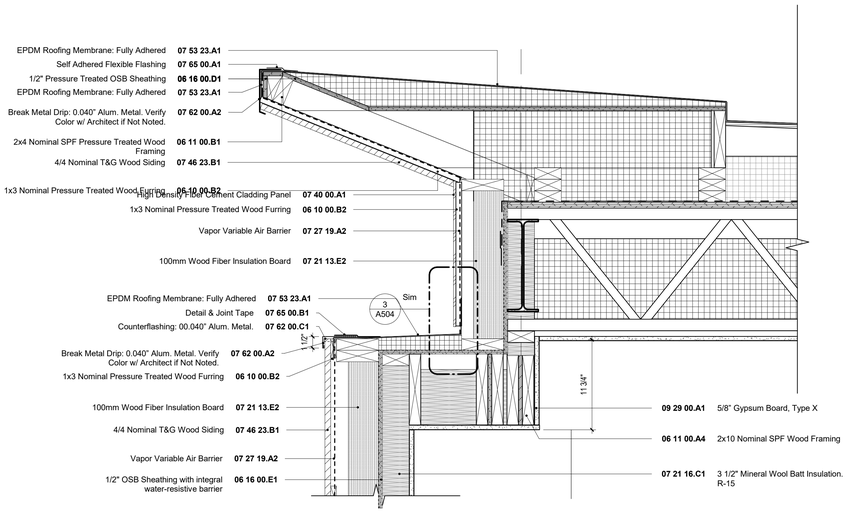
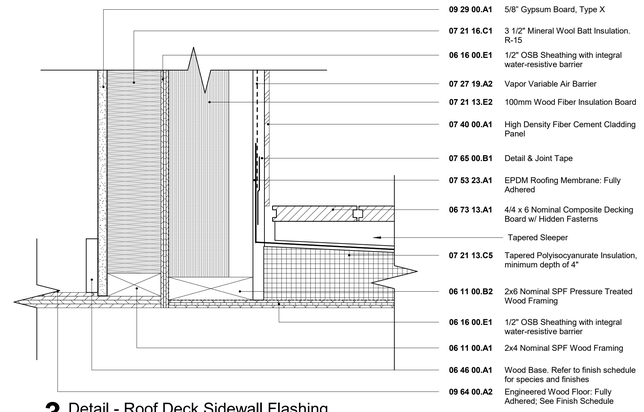
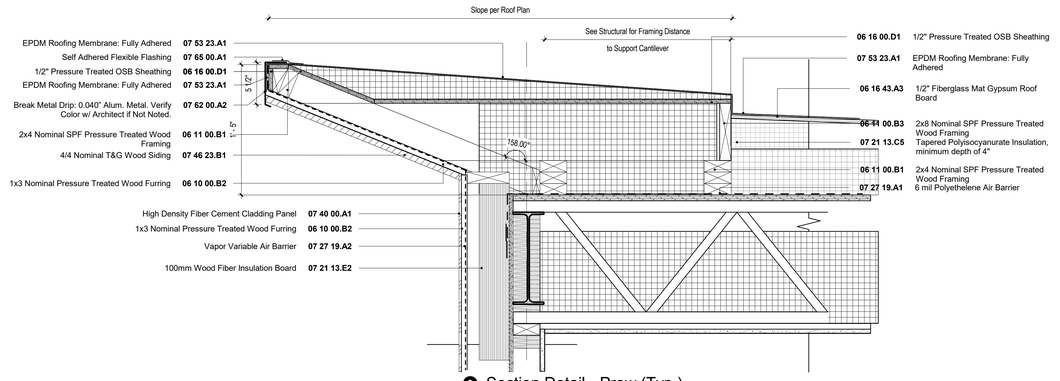


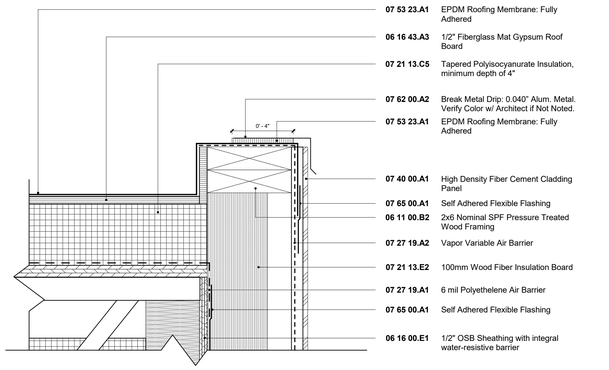
10 Section Detail - Prow (Above Bay)
1 1/2" = 1'-0"



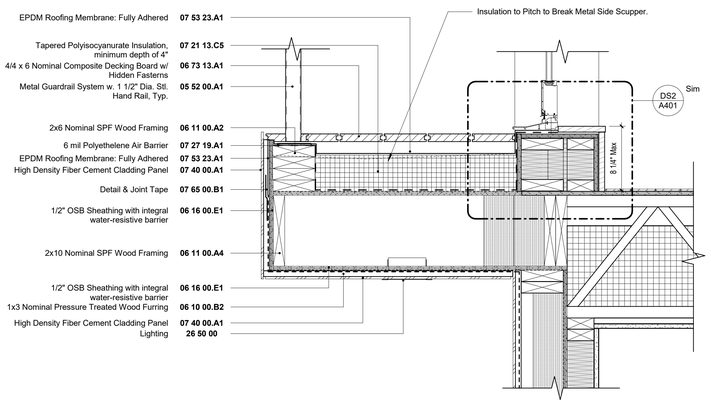
3 Detail - Roof Deck Sidewall Flashing
3" = 1'-0"



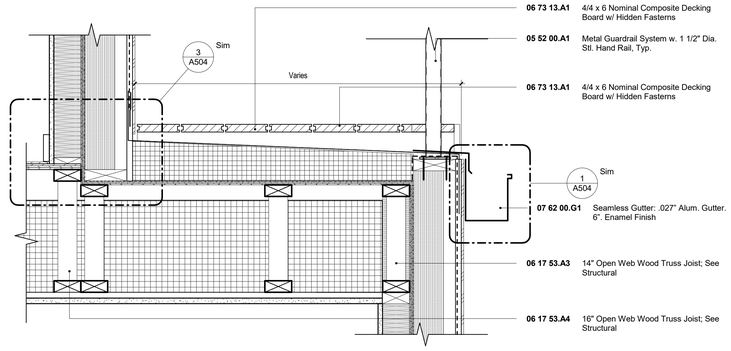
9 Section Detail - Prow (Typ.)
1 1/2" = 1'-0"



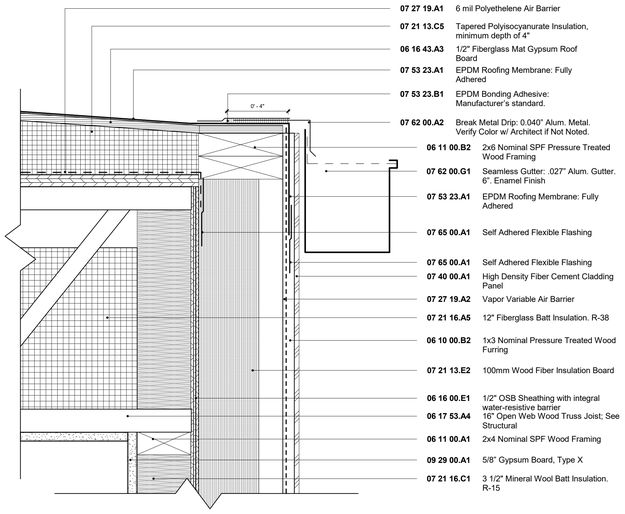
2 Detail Section - Parapet
3" = 1'-0"



11 Section Detail - Front Deck - Typical
1 1/2" = 1'-0"



4 Section Detail - Rear Deck - Typical
1 1/2" = 1'-0"



1 Detail Section - Gutter
3" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnvilEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

REGISTERED ARCHITECT
LARSON · KRNDT
No. 32115
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Exterior Details - Roof Details I

DRAWING HISTORY:

NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

SHEET #:

A504

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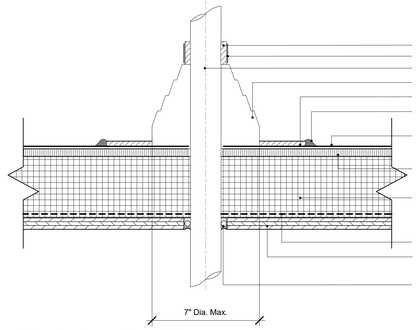
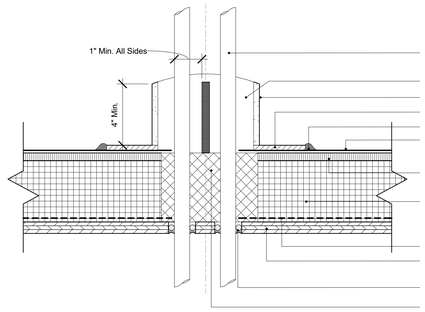


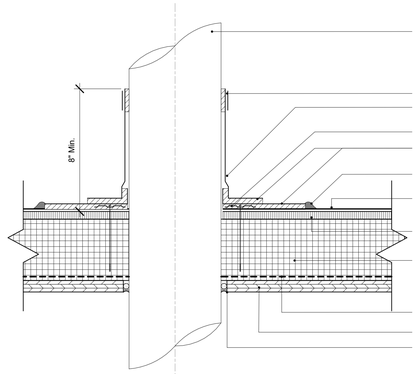
07 92 00.C1 Acrylic Latex Elastomeric Joint Sealant
07 71 00.A8 Stainless Steel Clamping Ring
07 71 00.B2 1/2" to 6 1/2" Pipe (Temperature Not to Exceed 180F)
07 71 00.A6 Pre-Formed Pipe Flashing
07 54 23.A4 Welded Splice, Typ.
07 54 23.A2 Continuous Bead of Roofing Sealant
07 53 23.A1 EPDM Roofing Membrane: Fully Adhered
06 16 43.A3 1/2" Fiberglass Mat Gypsum Roof Board
07 21 13.C5 Tapered Polyisocyanurate Insulation, minimum depth of 4"
07 26 00.A1 Polyethelene Vapor Retarder
06 16 00.B4 3/4" OSB Sheathing
07 92 00.C3 Urethane Elastomeric Joint Sealant, w/ OC Backer Rod. Paint after fully cured.

5 Roof Penetration - Small Pipe
3" = 1'-0"



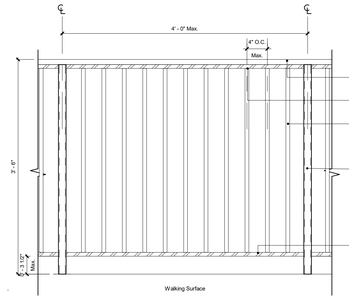
07 71 00.B1 Multiple Pipe Penetrations (Temperature Not to Exceed 120F)
07 71 00.A9 Fill Completely with Crowned Multi-Purpose Sealant
07 71 00.A5 TPO Molded Sealant Pocket
07 54 23.A4 Welded Splice, Typ.
07 54 23.A2 Continuous Bead of Roofing Sealant
07 53 23.A1 EPDM Roofing Membrane: Fully Adhered
06 16 43.A3 1/2" Fiberglass Mat Gypsum Roof Board
07 21 13.C5 Tapered Polyisocyanurate Insulation, minimum depth of 4"
07 26 00.A1 Polyethelene Vapor Retarder
06 16 00.B4 3/4" OSB Sheathing
07 92 00.C3 Urethane Elastomeric Joint Sealant, w/ OC Backer Rod. Paint after fully cured.
07 71 00.A7 Compressible Filler

4 Roof Penetration - Sealant Pocket
3" = 1'-0"



07 71 00.B3 Pipe (Temperature Not to Exceed 180F)
07 71 00.A8 Stainless Steel Clamping Ring
07 65 00.A1 Self Adhered Flexible Flashing
07 54 23.A6 Fastener and Seam Plate, Typ
07 54 23.A4 Welded Splice, Typ.
07 54 23.A2 Continuous Bead of Roofing Sealant
07 53 23.A1 EPDM Roofing Membrane: Fully Adhered
06 16 43.A3 1/2" Fiberglass Mat Gypsum Roof Board
07 21 13.C5 Tapered Polyisocyanurate Insulation, minimum depth of 4"
07 26 00.A1 Polyethelene Vapor Retarder
06 16 00.B4 3/4" OSB Sheathing
07 92 00.C3 Urethane Elastomeric Joint Sealant, w/ OC Backer Rod. Paint after fully cured.

3 Roof Penetration - Large Pipe
3" = 1'-0"

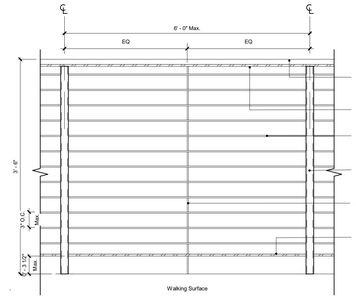


05 52 00.B8 6" Composite Drink Rail
05 52 00.B0 3/4" x 3/4" Rail
05 52 00.B9 3/4" Sq. Steel Bar Pickets.
05 52 00.B3 1 1/2" Sq. Tube Steel Posts. Space at 4'-0" O.C. Max. and at Corners, Typ.
05 52 00.B0 3/4" x 3/4" Rail

RAILING NOTES:

1. Grind all welds smooth
2. Powder coat all steel posts and rails black
3. Center layout and spread pattern to fit between post locations

2 Railing Detail - Metal Picket
1" = 1'-0"



05 52 00.B8 6" Composite Drink Rail
05 52 00.B7 1 1/2" x 3/8" Steel Bottom and Top Plates. Pre-drill holes for counter-sunk fasteners, Typ.
05 52 00.B14 1/4" SS Railing Cable @3" O.C., Typ.
05 52 00.B3 1 1/2" Sq. Tube Steel Posts. Space at 4'-0" O.C. Max. and at Corners, Typ.
05 52 00.B15 SS Intermediate Post
05 52 00.B7 1 1/2" x 3/8" Steel Bottom and Top Plates. Pre-drill holes for counter-sunk fasteners, Typ.

RAILING NOTES:

1. Grind all welds smooth
2. Powder coat all steel posts and rails black
3. Center layout and spread pattern to fit between post locations

1 Railing Detail - Cable
1" = 1'-0"

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ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

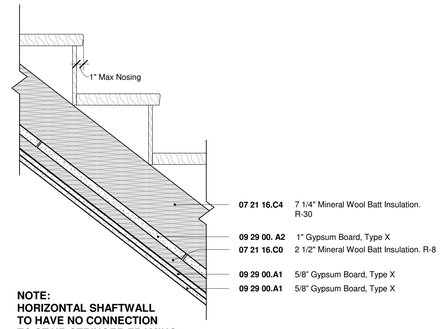
Exterior Details - Roof Details II

DRAWING HISTORY:

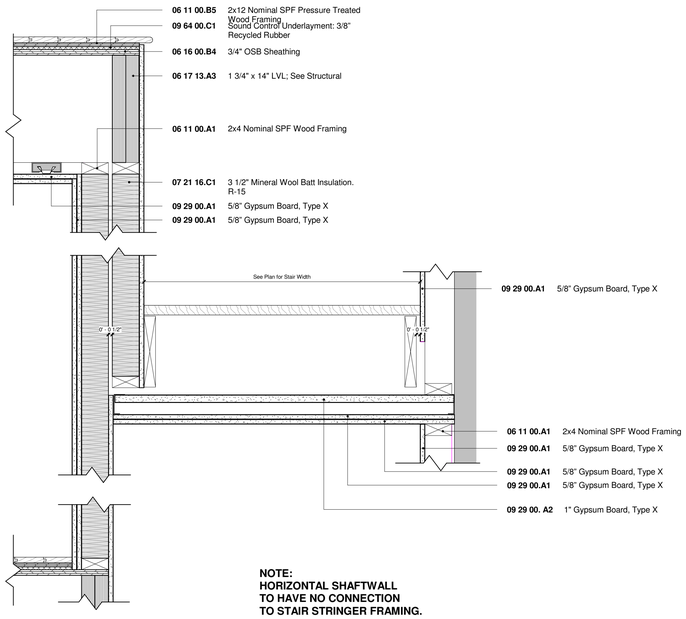
NO.	DATE	REVISION
1	02/03/20	90% CD Set
2	08/26/20	Permit Set

SHEET #:

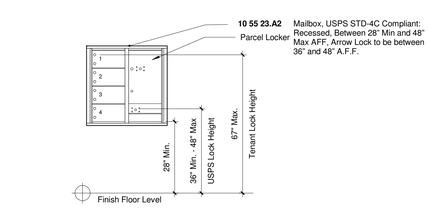
A505



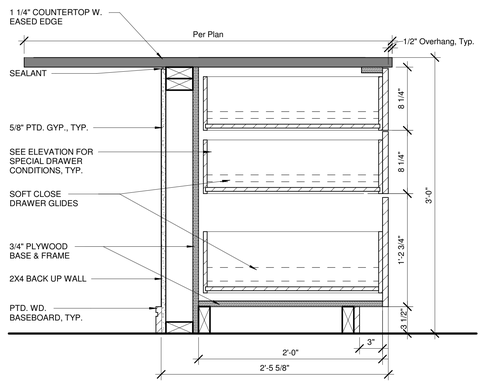
5 Stair Demising Soffit Section
1 1/2" = 1'-0"



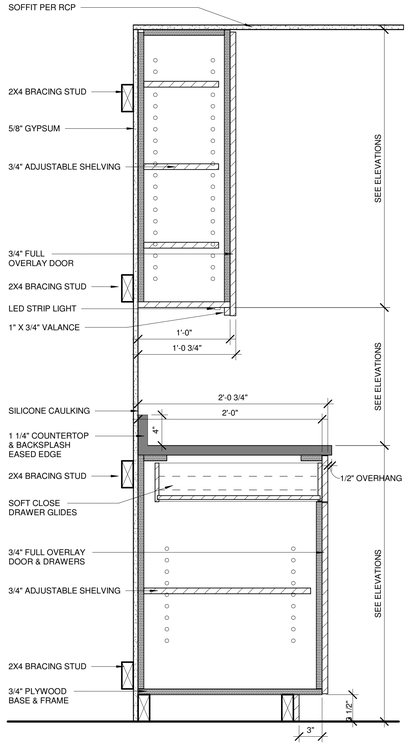
2 Stair Soffit Demising Detail
1 1/2" = 1'-0"



4 Mailbox Elevation
1/2" = 1'-0"

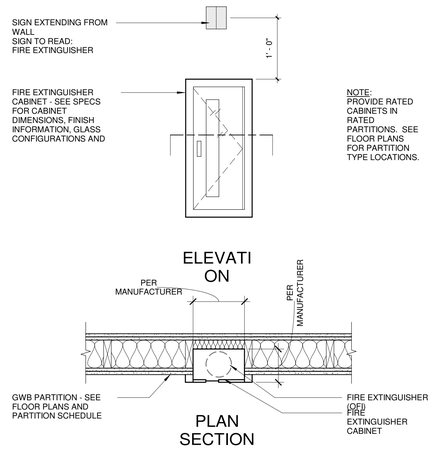


ISLAND CABINET
FULL OVERLAY TYP. SECTION



TYP. KITCHEN CABINET
FULL OVERLAY TYP. SECTION

3 Typ. Casework
1 1/2" = 1'-0"



1 Fire Extinguisher Cabinet Detail
1" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS — REGISTERED ARCHITECT — JASON S. ARNDT — No. 32115 — BOSTON, MASS

PROJECT INFORMATION:

Marcella & Highland

PROJECT #:	18059
PROJECT ISSUE DATE:	August 26, 2020
PROJECT STATUS:	Permit Set

SHEET NAME:

Interior Details

DRAWING HISTORY:

NO.	DATE	REVISION
1	06/04/19	Zoning Review Set
2	02/03/20	90% CD Set
3	08/26/20	Permit Set

SHEET #:

A600

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ALL

MLD-01
DESCRIPTION : Floor Trim
MANUFACTURER : Best Bid
MAKE/MODEL : .75" x 3.5" Square - Paint Grade
FINISH/COLOR : PT-01
NOTES : Except Bike Storage/Trash/Closet Laundry

MS-01
DESCRIPTION : Window Shades
MANUFACTURER : Select Blinds or Approved Equal
MAKE/MODEL : Vinyl Blackout Roller
FINISH/COLOR : White
NOTES : At All Window, Inside Mount

PT-02
DESCRIPTION : Wall Paint, Typ
MANUFACTURER : Benjamin Moore
MAKE/MODEL : Eggshell
FINISH/COLOR : Grey Owl
NOTES :

WD-01
DESCRIPTION : Engineered Wood Floor
MANUFACTURER : Kahrs
MAKE/MODEL : Thin Flooring
FINISH/COLOR : Oak Dome
NOTES : All Interior Spaces - Except Bathrooms/Laundry

PT-01
DESCRIPTION : Trim Paint
MANUFACTURER : Benjamin Moore
MAKE/MODEL : Semi-Gloss
FINISH/COLOR : Simply White
NOTES : All Interior Trim

PT-03
DESCRIPTION : Ceiling Paint
MANUFACTURER : Benjamin Moore
MAKE/MODEL : Flat
FINISH/COLOR : White
NOTES :

LAUNDRY

LD-03
DESCRIPTION : Stacking Kit
MANUFACTURER : Samsung
MAKE/MODEL : SKK-6K
FINISH/COLOR :
NOTES :

LD-01
DESCRIPTION : Washer
MANUFACTURER : Samsung
MAKE/MODEL : WF45M5500AW
FINISH/COLOR : White
NOTES : Provide Plumbing Box

LD-02
DESCRIPTION : Dryer
MANUFACTURER : Samsung
MAKE/MODEL : DVE45M5500W
FINISH/COLOR : White
NOTES : Provide Vent Box

VT-01
DESCRIPTION : VCT Tile
MANUFACTURER : Armstrong
MAKE/MODEL : TraficMaster
FINISH/COLOR : Carrara Marble 12x24
NOTES : Only in Non-Walk in Laundry

ADDITIONAL INFO
Each Laundry Room to have overflow pan and drain

POWDER ROOM I

ROOM NUMBERS:

BA-07
DESCRIPTION : Toilet
MANUFACTURER : American Standard
MAKE/MODEL : 2795.204.020 - Studio Dual Flush
FINISH/COLOR : White
NOTES : GC to Coordinate with Joist Location

BA-08
DESCRIPTION : Toilet Paper Holder
MANUFACTURER : Delta
MAKE/MODEL : 75950 - TRINSIC Tissue Holder
FINISH/COLOR : Chrome
NOTES :

BA-02
DESCRIPTION : 24" Vanity
MANUFACTURER : Moreno Bath
MAKE/MODEL : MOF24-GW - 24W Bathroom Vanity
FINISH/COLOR : High Gloss White
NOTES : Reinforce Acrylic Vanity and White Basin - Single Hole

BA-14
DESCRIPTION : Recessed Medicine Cabinet
MANUFACTURER : Pegasus
MAKE/MODEL : SP4582 24"x 36" Frameless Medicine Cabinet
FINISH/COLOR : Chrome
NOTES : GC to Coordinate Plumbing and Framing- Center Mirror on Vanity

BA-04
DESCRIPTION : Towel Bar
MANUFACTURER : Delta
MAKE/MODEL : 75918 - TRINSIC® 18" Towel Bar
FINISH/COLOR : Chrome
NOTES :

ADDITIONAL INFO
GC to Provide Blocking for All Fixtures/Vanities Attaching to Wall

POWDER ROOM II

ROOM NUMBERS:

BA-07
DESCRIPTION : Toilet
MANUFACTURER : American Standard
MAKE/MODEL : 2795.204.020 - Studio Dual Flush
FINISH/COLOR : White
NOTES : GC to Coordinate with Joist Location

BA-08
DESCRIPTION : Toilet Paper Holder
MANUFACTURER : Delta
MAKE/MODEL : 75950 - TRINSIC Tissue Holder
FINISH/COLOR : Chrome
NOTES :

BA-11
DESCRIPTION : Powder Room Sink
MANUFACTURER : Elementi Renova Collection
MAKE/MODEL : Bissonnet 272140
FINISH/COLOR : White
NOTES : Provide Chrome Trap (Exposed)

BA-14
DESCRIPTION : Recessed Medicine Cabinet
MANUFACTURER : Pegasus
MAKE/MODEL : SP4582 24"x 36" Frameless Medicine Cabinet
FINISH/COLOR : Chrome
NOTES : GC to Coordinate Plumbing and Framing- Center Mirror on Vanity

BA-04
DESCRIPTION : Towel Bar
MANUFACTURER : Delta
MAKE/MODEL : 75918 - TRINSIC® 18" Towel Bar
FINISH/COLOR : Chrome
NOTES :

ADDITIONAL INFO
GC to Provide Blocking for All Fixtures/Vanities Attaching to Wall

KITCHEN TYPE A

WD-04
DESCRIPTION : Upper Cabinets
MANUFACTURER :
MAKE/MODEL :
FINISH/COLOR :
NOTES :

TL-03
DESCRIPTION : Tile Backsplash
MANUFACTURER :
MAKE/MODEL :
FINISH/COLOR :
NOTES :

SS-01
DESCRIPTION : Solid Surface Counter
MANUFACTURER :
MAKE/MODEL :
FINISH/COLOR :
NOTES :

WD-03
DESCRIPTION : Lower Cabinets
MANUFACTURER :
MAKE/MODEL :
FINISH/COLOR :
NOTES :

KI-05
DESCRIPTION : Microwave/Hood
MANUFACTURER : GE
MAKE/MODEL : JVM6175SKSS
FINISH/COLOR :
NOTES :

KI-06
DESCRIPTION : Dishwasher
MANUFACTURER : GE 24"
MAKE/MODEL : GDT565SSNSS
FINISH/COLOR :
NOTES :

KI-01
DESCRIPTION : Range
MANUFACTURER : GE 30"
MAKE/MODEL : JS645SLSS
FINISH/COLOR :
NOTES :

KI-03
DESCRIPTION : Refrigerator
MANUFACTURER : GE 36"
MAKE/MODEL : GBE21DSKSS
FINISH/COLOR :
NOTES :

KI-02
DESCRIPTION : Kohler
MANUFACTURER : Kohler
MAKE/MODEL : K-596-VS
FINISH/COLOR :
NOTES : 1.5 GPM

KI-04
DESCRIPTION : Sink
MANUFACTURER :
MAKE/MODEL :
FINISH/COLOR :
NOTES :

BA-20
DESCRIPTION : Towel Ring
MANUFACTURER : Delta
MAKE/MODEL : 759460 Trinsic Towel Ring
FINISH/COLOR : Chrome
NOTES :

BA-05
DESCRIPTION : Shower Enclosure
MANUFACTURER : DreamLine
MAKE/MODEL : Infinity-Z 50-54 in
FINISH/COLOR : Chrome, Clear Glass
NOTES :

BA-14
DESCRIPTION : Recessed Medicine Cabinet
MANUFACTURER : Pegasus
MAKE/MODEL : SP4582 24"x 36" Frameless Medicine Cabinet
FINISH/COLOR : Chrome
NOTES : GC to Coordinate Plumbing and Framing- Center Mirror on Vanity

TL-02
DESCRIPTION : Bathroom Floor Tile
MANUFACTURER : Florida Tile
MAKE/MODEL : Home Collection
FINISH/COLOR : 12"x24" Brilliance White Rectified
NOTES : Mapei - 'Timberwolf' or Approved Equal Grout - GC to Provide Sample of both Tile and Grout Prior to Install

BA-04
DESCRIPTION : Towel Bar
MANUFACTURER : Delta
MAKE/MODEL : 75918 - TRINSIC® 18" Towel Bar
FINISH/COLOR : Chrome
NOTES :

BA-17
DESCRIPTION : Shower Basin
MANUFACTURER : Dreamline
MAKE/MODEL : Slimline Shower Base - Left Drain 36" x 54"
FINISH/COLOR : White
NOTES :

TL-01
DESCRIPTION : Bathroom Wall Tile
MANUFACTURER : Daltile
MAKE/MODEL : 4" x 16" Ceramic Tile
FINISH/COLOR : Bright White
NOTES : Grout to Be Same as Floor, Schluter Matte White Edge Transitions

BA-02
DESCRIPTION : 24" Vanity
MANUFACTURER : MORENO BATH
MAKE/MODEL : MOF24-GW- 24W BATHROOM VANITY
FINISH/COLOR : HIGH GLOSS WHITE
NOTES : REINFORCE ACRYLIC VANITY AND WHITE BASIN - SINGLE HOLE

BA-08
DESCRIPTION : Toilet Paper Holder
MANUFACTURER : Delta
MAKE/MODEL : 75950 - TRINSIC Tissue Holder
FINISH/COLOR : White
NOTES :

BA-18
DESCRIPTION : Shower Set
MANUFACTURER : Symmons
MAKE/MODEL : S-3501-CYL-B-1.5 - Shower Trim Package
FINISH/COLOR : Chrome
NOTES : GC to Verify Required Rough Valves

BA-10
DESCRIPTION : Bathroom Faucet
MANUFACTURER : Symmons
MAKE/MODEL : SLS-3512-0.5
FINISH/COLOR : Chrome
NOTES : 0.5 gpm w/ Flow Restrictor

BA-07
DESCRIPTION : Toilet
MANUFACTURER : American Standard
MAKE/MODEL : 2795.204.020 - Studio Dual Flush
FINISH/COLOR : White
NOTES :

BA-16
DESCRIPTION : Robe Hook
MANUFACTURER : Delta
MAKE/MODEL : 75935 - TRINSIC® Robe Hook
FINISH/COLOR : Chrome
NOTES :

ADDITIONAL INFO
GC to Provide Blocking for All Fixtures/Vanities Attaching to Wall

KITCHEN TYPE B

WD-04
DESCRIPTION : Upper Cabinets
MANUFACTURER :
MAKE/MODEL :
FINISH/COLOR :
NOTES :

TL-03
DESCRIPTION : Tile Backsplash
MANUFACTURER :
MAKE/MODEL :
FINISH/COLOR :
NOTES :

SS-01
DESCRIPTION : Solid Surface Counter
MANUFACTURER :
MAKE/MODEL :
FINISH/COLOR :
NOTES :

WD-03
DESCRIPTION : Lower Cabinets
MANUFACTURER :
MAKE/MODEL :
FINISH/COLOR :
NOTES :

KI-05
DESCRIPTION : Microwave/Hood
MANUFACTURER : GE
MAKE/MODEL : JVM6175SKSS
FINISH/COLOR :
NOTES :

KI-06
DESCRIPTION : Dishwasher
MANUFACTURER : GE 24"
MAKE/MODEL : GDT565SSNSS
FINISH/COLOR :
NOTES :

KI-01
DESCRIPTION : Range
MANUFACTURER : GE 30"
MAKE/MODEL : JS645SLSS
FINISH/COLOR :
NOTES :

KI-03
DESCRIPTION : Refrigerator
MANUFACTURER : GE 36"
MAKE/MODEL : GBE21DSKSS
FINISH/COLOR :
NOTES :

KI-02
DESCRIPTION : Kohler
MANUFACTURER : Kohler
MAKE/MODEL : K-596-VS
FINISH/COLOR :
NOTES : 1.5 GPM

KI-04
DESCRIPTION : Sink
MANUFACTURER :
MAKE/MODEL :
FINISH/COLOR :
NOTES :

BA-20
DESCRIPTION : Towel Ring
MANUFACTURER : Delta
MAKE/MODEL : 759460 Trinsic Towel Ring
FINISH/COLOR : Chrome
NOTES :

BA-08
DESCRIPTION : Toilet Paper Holder
MANUFACTURER : Delta
MAKE/MODEL : 75950 - TRINSIC Tissue Holder
FINISH/COLOR : Chrome
NOTES :

BA-14
DESCRIPTION : Recessed Medicine Cabinet
MANUFACTURER : Pegasus
MAKE/MODEL : SP4582 24"x 36" Frameless Medicine Cabinet
FINISH/COLOR : Chrome
NOTES : GC to Coordinate Plumbing and Framing- Center Mirror on Vanity

TL-02
DESCRIPTION : Bathroom Floor Tile
MANUFACTURER : Florida Tile
MAKE/MODEL : Home Collection
FINISH/COLOR : 12" x 24" Brilliance White Rectified
NOTES : Mapei - 'Timberwolf' or Approved Equal Grout - GC to Provide Sample of both Tile and Grout Prior to Install

BA-09
DESCRIPTION : Shower Set - Head, Diverter Trim, Tub Filler
MANUFACTURER : Symmons
MAKE/MODEL : S-3502-CYL-B Dia Tub/Shower System
FINISH/COLOR : Chrome
NOTES :

BA-10
DESCRIPTION : Bathroom Faucet
MANUFACTURER : Symmons
MAKE/MODEL : SLS-3512-0.5
FINISH/COLOR : Chrome
NOTES : 0.5 gpm W/ flow restrictor

BA-12
DESCRIPTION : Shower Curtain Rod
MANUFACTURER : Kohler
MAKE/MODEL : Expanse Curved Shower Rod - Polished Stainless
NOTES :

BA-04
DESCRIPTION : Towel Bar
MANUFACTURER : Delta
MAKE/MODEL : 75918 - TRINSIC® 18" Towel Bar
FINISH/COLOR : Chrome
NOTES :

BA-23
DESCRIPTION : Bathtub
MANUFACTURER : Kohler
MAKE/MODEL : 32" x 66" Archer
FINISH/COLOR : White
NOTES : GC to Verify Drain Side Before Purchase - All associated fixtures to be chrome.

BA-02
DESCRIPTION : 24" Vanity
MANUFACTURER : Moreno Bath
MAKE/MODEL : MOF24-GW - 24W Bathroom Vanity
FINISH/COLOR : High Gloss White
NOTES : Reinforce Vanity and White Basin - Single Hole

BA-07
DESCRIPTION : Toilet
MANUFACTURER : American Standard
MAKE/MODEL : 2795.204.020 - Studio Dual Flush
FINISH/COLOR : White
NOTES :

TL-01
DESCRIPTION : Bathroom Wall Tile
MANUFACTURER : Daltile
MAKE/MODEL : 4" x 16" Ceramic Tile
FINISH/COLOR : Bright White
NOTES : Grout to Be Same as Floor, Schluter Matte White Edge Transitions

BA-16
DESCRIPTION : Robe Hook
MANUFACTURER : Delta
MAKE/MODEL : 75935 - TRINSIC® Robe Hook
FINISH/COLOR : Chrome
NOTES :

ADDITIONAL INFO
GC to Provide Blocking for All Fixtures/Vanities Attaching to Wall

BATHROOM - TYPE I

ROOM NUMBERS: C16

BA-20
DESCRIPTION : Towel Ring
MANUFACTURER : Delta
MAKE/MODEL : 759460 Trinsic Towel Ring
FINISH/COLOR : Chrome
NOTES :

BA-22
DESCRIPTION : Shower Enclosure
MANUFACTURER : Dreamline
MAKE/MODEL : Infinity-Z 60 in
FINISH/COLOR : Chrome, Clear Glass
NOTES :

BA-15
DESCRIPTION : Frameless Mirror
MANUFACTURER : Best Bid
MAKE/MODEL : Width of Vanity, Bottom @ Counter, 6' - 6" AFF
FINISH/COLOR : Height
NOTES : GC to Verify Dimensions - Provide J-Channel Top & Bottom

TL-02
DESCRIPTION : Bathroom Floor Tile
MANUFACTURER : Florida Tile
MAKE/MODEL : Home Collection
FINISH/COLOR : 12"x24" Brilliance White Rectified
NOTES : Mapei - 'Timberwolf' or Approved Equal Grout - GC to Provide Sample of both Tile and Grout Prior to Install

BA-04
DESCRIPTION : Towel Bar
MANUFACTURER : Delta
MAKE/MODEL : 75918 - TRINSIC® 18" Towel Bar
FINISH/COLOR : Chrome
NOTES :

BA-21
DESCRIPTION : Shower Basin
MANUFACTURER : Dreamline
MAKE/MODEL : Slimline Shower Base - 36" x 60"
FINISH/COLOR : White
NOTES : GC to Verify Drain Location Prior to Purchase

TL-01
DESCRIPTION : Bathroom Wall Tile
MANUFACTURER : Daltile
MAKE/MODEL : 4" x 16" Ceramic Tile
FINISH/COLOR : Bright White
NOTES : Grout to Be Same as Floor, Schluter Matte White Edge Transitions

BA-03
DESCRIPTION : 60" Vanity
MANUFACTURER : MORENO BATH
MAKE/MODEL : MOF60-GW -60W BATHROOM VANITY
FINISH/COLOR : HIGH GLOSS WHITE
NOTES : REINFORCE ACRYLIC VANITY AND WHITE BASIN - SINGLE HOLE

BA-08
DESCRIPTION : Toilet Paper Holder
MANUFACTURER : Delta
MAKE/MODEL : 75950 - TRINSIC Tissue Holder
FINISH/COLOR : White
NOTES :

BA-18
DESCRIPTION : Shower Set
MANUFACTURER : Symmons
MAKE/MODEL : S-3501-CYL-B-1.5 - Shower Trim Package
FINISH/COLOR : Chrome
NOTES : GC to Verify Required Rough Valves

BA-10
DESCRIPTION : Bathroom Faucet
MANUFACTURER : Symmons
MAKE/MODEL : SLS-3512-0.5
FINISH/COLOR : Chrome
NOTES : 0.5 gpm w/ Flow Restrictor

BA-07
DESCRIPTION : Toilet
MANUFACTURER : American Standard
MAKE/MODEL : 2795.204.020 - Studio Dual Flush
FINISH/COLOR : White
NOTES :

BA-16
DESCRIPTION : Robe Hook
MANUFACTURER : Delta
MAKE/MODEL : 75935 - TRINSIC® Robe Hook
FINISH/COLOR : Chrome
NOTES : GC to Verify Required Rough Valves

ADDITIONAL INFO
GC to Provide Blocking for All Fixtures/Vanities Attaching to Wall

MASTER BATHROOM - TYPE II

ROOM NUMBERS: C32

BA-20
DESCRIPTION : Towel Ring
MANUFACTURER : Delta
MAKE/MODEL : 759460 Trinsic Towel Ring
FINISH/COLOR : Chrome
NOTES :

BA-05
DESCRIPTION : Shower Enclosure
MANUFACTURER : DreamLine
MAKE/MODEL : Infinity-Z 50-54"
FINISH/COLOR : Chrome, Clear Glass
NOTES :

BA-19
DESCRIPTION : Recessed Medicine Cabinet
MANUFACTURER : Pegasus
MAKE/MODEL : SP4587 36"x 30" Frameless Medicine Cabinet
FINISH/COLOR : Chrome
NOTES : GC to Coordinate Plumbing and Framing- Center Mirror on Vanity

TL-02
DESCRIPTION : Bathroom Floor Tile
MANUFACTURER : Florida Tile
MAKE/MODEL : Home Collection
FINISH/COLOR : 12" x 24" Brilliance White Rectified
NOTES : Mapei - 'Timberwolf' or Approved Equal Grout - GC to Provide Sample of both Tile and Grout Prior to Install

BA-04
DESCRIPTION : Towel Bar
MANUFACTURER : Delta
MAKE/MODEL : 75918 - TRINSIC® 18" Towel Bar
FINISH/COLOR : Chrome
NOTES :

BA-01
DESCRIPTION : 36" Vanity
MANUFACTURER : MORENO BATH
MAKE/MODEL : MOF36-GW -36W BATHROOM VANITY
FINISH/COLOR : HIGH GLOSS WHITE
NOTES : REINFORCE ACRYLIC VANITY AND WHITE BASIN - SINGLE HOLE

BA-08
DESCRIPTION : Toilet Paper Holder
MANUFACTURER : Delta
MAKE/MODEL : 75950 - TRINSIC Tissue Holder
FINISH/COLOR : White
NOTES :

BA-13
DESCRIPTION : Bathtub
MANUFACTURER : Kohler
MAKE/MODEL : 32" x 60"
FINISH/COLOR : White
NOTES : GC to Verify Drain Side Before Purchase - All associated fixtures to be chrome.

BA-18
DESCRIPTION : Shower Set
MANUFACTURER : Symmons
MAKE/MODEL : S-3501-CYL-B-1.5 - Shower Trim Package
FINISH/COLOR : Chrome
NOTES : GC to Verify Required Rough Valves

BA-10
DESCRIPTION : Bathroom Faucet
MANUFACTURER : Symmons
MAKE/MODEL : SLS-3512-0.5
FINISH/COLOR : Chrome
NOTES : 0.5 gpm w/ Flow Restrictor

BA-07
DESCRIPTION : Toilet
MANUFACTURER : American Standard
MAKE/MODEL : 2795.204.020 - Studio Dual Flush
FINISH/COLOR : White
NOTES :

BA-16
DESCRIPTION : Robe Hook
MANUFACTURER : Delta
MAKE/MODEL : 75935 - TRINSIC® Robe Hook
FINISH/COLOR : Chrome
NOTES :

ADDITIONAL INFO
GC to Provide Blocking for All Fixtures/Vanities Attaching to Wall

MASTER BATHROOM - TYPE III

ROOM NUMBERS: C27

BA-20
DESCRIPTION : Towel Ring
MANUFACTURER : Delta
MAKE/MODEL : 759460 Trinsic Towel Ring
FINISH/COLOR : Chrome
NOTES :

BA-05
DESCRIPTION : Shower Enclosure
MANUFACTURER : DreamLine
MAKE/MODEL : Infinity-Z 50-54 in
FINISH/COLOR : Chrome, Clear Glass
NOTES :

BA-14
DESCRIPTION : Recessed Medicine Cabinet
MANUFACTURER : Pegasus
MAKE/MODEL : SP4582 24"x 36" Frameless Medicine Cabinet
FINISH/COLOR : Chrome
NOTES : GC to Coordinate Plumbing and Framing- Center Mirror on Vanity

TL-02
DESCRIPTION : Bathroom Floor Tile
MANUFACTURER : Florida Tile
MAKE/MODEL : Home Collection
FINISH/COLOR : 12"x24" Brilliance White Rectified
NOTES : Mapei - 'Timberwolf' or Approved Equal Grout - GC to Provide Sample of both Tile and Grout Prior to Install

BA-04
DESCRIPTION : Towel Bar
MANUFACTURER : Delta
MAKE/MODEL : 75918 - TRINSIC® 18" Towel Bar
FINISH/COLOR : Chrome
NOTES :

BA-17
DESCRIPTION : Shower Basin
MANUFACTURER : Dreamline
MAKE/MODEL : Slimline Shower Base - Left Drain 36" x 54"
FINISH/COLOR : White
NOTES :

TL-01
DESCRIPTION : Bathroom Wall Tile
MANUFACTURER : Daltile
MAKE/MODEL : 4" x 16" Ceramic Tile
FINISH/COLOR : Bright White
NOTES : Grout to Be Same as Floor, Schluter Matte White Edge Transitions

BA-02
DESCRIPTION : 24" Vanity
MANUFACTURER : MORENO BATH
MAKE/MODEL : MOF24-GW- 24W BATHROOM VANITY
FINISH/COLOR : HIGH GLOSS WHITE
NOTES : REINFORCE ACRYLIC VANITY AND WHITE BASIN - SINGLE HOLE

BA-08
DESCRIPTION : Toilet Paper Holder
MANUFACTURER : Delta
MAKE/MODEL : 75950 - TRINSIC Tissue Holder
FINISH/COLOR : White
NOTES :

BA-18
DESCRIPTION : Shower Set
MANUFACTURER : Symmons
MAKE/MODEL : S-3501-CYL-B-1.5 - Shower Trim Package
FINISH/COLOR : Chrome
NOTES : GC to Verify Required Rough Valves

BA-10
DESCRIPTION : Bathroom Faucet
MANUFACTURER : Symmons
MAKE/MODEL : SLS-3512-0.5
FINISH/COLOR : Chrome
NOTES : 0.5 gpm w/ Flow Restrictor

BA-07
DESCRIPTION : Toilet
MANUFACTURER : American Standard
MAKE/MODEL : 2795.204.020 - Studio Dual Flush
FINISH/COLOR : White
NOTES :

BA-16
DESCRIPTION : Robe Hook
MANUFACTURER : Delta
MAKE/MODEL : 75935 - TRINSIC® Robe Hook
FINISH/COLOR : Chrome
NOTES :

ADDITIONAL INFO
GC to Provide Blocking for All Fixtures/Vanities Attaching to Wall

BATHROOM - TYPE IV

ROOM NUMBERS: B24, B17, A14, A25, C20

BA-20
DESCRIPTION : Towel Ring
MANUFACTURER : Delta
MAKE/MODEL : 759460 Trinsic Towel Ring
FINISH/COLOR : Chrome
NOTES :

BA-08
DESCRIPTION : Toilet Paper Holder
MANUFACTURER : Delta
MAKE/MODEL : 75950 - TRINSIC Tissue Holder
FINISH/COLOR : Chrome
NOTES :

BA-14
DESCRIPTION : Recessed Medicine Cabinet
MANUFACTURER : Pegasus
MAKE/MODEL : SP4582 24"x 36" Frameless Medicine Cabinet
FINISH/COLOR : Chrome
NOTES : GC to Coordinate Plumbing and Framing- Center Mirror on Vanity

TL-02
DESCRIPTION : Bathroom Floor Tile
MANUFACTURER : Florida Tile
MAKE/MODEL : Home Collection
FINISH/COLOR : 12" x 24" Brilliance White Rectified
NOTES : Mapei - 'Timberwolf' or Approved Equal Grout - GC to Provide Sample of both Tile and Grout Prior to Install

BA-09
DESCRIPTION : Shower Set - Head, Diverter Trim, Tub Filler
MANUFACTURER : Symmons
MAKE/MODEL : S-3502-CYL-B Dia Tub/Shower System
FINISH/COLOR : Chrome
NOTES :

BA-10
DESCRIPTION : Bathroom Faucet
MANUFACTURER : Symmons
MAKE/MODEL : SLS-3512-0.5
FINISH/COLOR : Chrome
NOTES : 0.5 gpm W/ flow restrictor

BA-12
DESCRIPTION : Shower Curtain Rod
MANUFACTURER : Kohler
MAKE/MODEL : Expanse Curved Shower Rod
FINISH/COLOR : Polished Stainless
NOTES :

BA-04
DESCRIPTION : Towel Bar
MANUFACTURER : Delta
MAKE/MODEL : 75918 - TRINSIC® 18" Towel Bar
FINISH/COLOR : Chrome
NOTES :

BA-23
DESCRIPTION : Bathtub
MANUFACTURER : Kohler
MAKE/MODEL : 32" x 66" Archer
FINISH/COLOR : White
NOTES : GC to Verify Drain Side Before Purchase - All associated fixtures to be chrome.

BA-02
DESCRIPTION : 24" Vanity
MANUFACTURER : Moreno Bath
MAKE/MODEL : MOF24-GW - 24W Bathroom Vanity
FINISH/COLOR : High Gloss White
NOTES : Reinforce Vanity and White Basin - Single Hole

BA-07
DESCRIPTION : Toilet
MANUFACTURER : American Standard
MAKE/MODEL : 2795.204.020 - Studio Dual Flush
FINISH/COLOR : White
NOTES :

TL-01
DESCRIPTION : Bathroom Wall Tile
MANUFACTURER : Daltile
MAKE/MODEL : 4" x 16" Ceramic Tile
FINISH/COLOR : Bright White
NOTES : Grout to Be Same as Floor, Schluter Matte White Edge Transitions

BA-16
DESCRIPTION : Robe Hook
MANUFACTURER : Delta
MAKE/MODEL : 75935 - TRINSIC® Robe Hook
FINISH/COLOR : Chrome
NOTES :

ADDITIONAL INFO
GC to Provide Blocking for All Fixtures/Vanities Attaching to Wall

MASTER BATHROOM - TYPE V

ROOM NUMBERS: B28, B33, A58

BA-20
DESCRIPTION : Towel Ring
MANUFACTURER : Delta
MAKE/MODEL : 759460 Trinsic Towel Ring
FINISH/COLOR : Chrome
NOTES :

BA-22
DESCRIPTION : Shower Enclosure
MANUFACTURER : Dreamline
MAKE/MODEL : Infinity-Z 60 in
FINISH/COLOR : Chrome, Clear Glass
NOTES :

BA-15
DESCRIPTION : Frameless Mirror
MANUFACTURER : Best Bid
MAKE/MODEL : Width of Vanity, Bottom @ Counter, 6' - 6" AFF
FINISH/COLOR : Height
NOTES : GC to Verify Dimensions - Provide J-Channel Top & Bottom

TL-02
DESCRIPTION : Bathroom Floor Tile
MANUFACTURER : Florida Tile
MAKE/MODEL : Home Collection
FINISH/COLOR : 12"x24" Brilliance White Rectified
NOTES : Mapei - 'Timberwolf' or Approved Equal Grout - GC to Provide Sample of both Tile and Grout Prior to Install

BA-04
DESCRIPTION : Towel Bar
MANUFACTURER : Delta
MAKE/MODEL : 75918 - TRINSIC® 18" Towel Bar
FINISH/COLOR : Chrome
NOTES :

BA-21
DESCRIPTION : Shower Basin
MANUFACTURER : Dreamline
MAKE/MODEL : Slimline Shower Base - 36" x 60"
FINISH/COLOR : White
NOTES : GC to Verify Drain Location Prior to Purchase

TL-01
DESCRIPTION : Bathroom Wall Tile
MANUFACTURER : Daltile
MAKE/MODEL : 4" x 16" Ceramic Tile
FINISH/COLOR : Bright White
NOTES : Grout to Be Same as Floor, Schluter Matte White Edge Transitions

BA-03
DESCRIPTION : 60" Vanity
MANUFACTURER : MORENO BATH
MAKE/MODEL : MOF60-GW -60W BATHROOM VANITY
FINISH/COLOR : HIGH GLOSS WHITE
NOTES : REINFORCE ACRYLIC VANITY AND WHITE BASIN - SINGLE HOLE

BA-08
DESCRIPTION : Toilet Paper Holder
MANUFACTURER : Delta
MAKE/MODEL : 75950 - TRINSIC Tissue Holder
FINISH/COLOR : White
NOTES :

BA-18
DESCRIPTION : Shower Set
MANUFACTURER : Symmons
MAKE/MODEL : S-3501-CYL-B-1.5 - Shower Trim Package
FINISH/COLOR : Chrome
NOTES : GC to Verify Required Rough Valves

BA-10
DESCRIPTION : Bathroom Faucet
MANUFACTURER : Symmons
MAKE/MODEL : SLS-3512-0.5
FINISH/COLOR : Chrome
NOTES : 0.5 gpm w/ Flow Restrictor

BA-07
DESCRIPTION : Toilet
MANUFACTURER : American Standard
MAKE/MODEL : 2795.204.020 - Studio Dual Flush
FINISH/COLOR : White
NOTES :

BA-16
DESCRIPTION : Robe Hook
MANUFACTURER : Delta
MAKE/MODEL : 75935 - TRINSIC® Robe Hook
FINISH/COLOR : Chrome
NOTES :

ADDITIONAL INFO
GC to Provide Blocking for All Fixtures/Vanities Attaching to Wall

BATHROOM - TYPE VI

ROOM NUMBERS: A30, A45

BA-20
DESCRIPTION : Towel Ring
MANUFACTURER : Delta
MAKE/MODEL : 759460 Trinsic Towel Ring
FINISH/COLOR : Chrome
NOTES :

BA-08
DESCRIPTION : Toilet Paper Holder
MANUFACTURER : Delta
MAKE/MODEL : 75950 - TRINSIC Tissue Holder
FINISH/COLOR : Chrome
NOTES :

BA-19
DESCRIPTION : Recessed Medicine Cabinet
MANUFACTURER : Pegasus
MAKE/MODEL : SP4587 36"x 30" Frameless Medicine Cabinet
FINISH/COLOR : Chrome
NOTES : GC to Coordinate Plumbing and Framing- Center Mirror on Vanity

TL-02
DESCRIPTION : Bathroom Floor Tile
MANUFACTURER : Florida Tile
MAKE/MODEL : Home Collection
FINISH/COLOR : 12" x 24" Brilliance White Rectified
NOTES : Mapei - 'Timberwolf' or Approved Equal Grout - GC to Provide Sample of both Tile and Grout Prior to Install

BA-09
DESCRIPTION : Shower Set - Head, Diverter Trim, Tub Filler
MANUFACTURER : Symmons
MAKE/MODEL : S-3502-CYL-B Dia Tub/Shower System
FINISH/COLOR : Chrome
NOTES :

BA-10
DESCRIPTION : Bathroom Faucet
MANUFACTURER : Symmons
MAKE/MODEL : SLS-3512-0.5
FINISH/COLOR : Chrome
NOTES : 0.5 gpm W/ flow restrictor

BA-12
DESCRIPTION : Shower Curtain Rod
MANUFACTURER : Kohler
MAKE/MODEL : Expanse Curved Shower Rod - Polished Stainless
NOTES :

BA-04
DESCRIPTION : Towel Bar
MANUFACTURER : Delta
MAKE/MODEL : 75918 - TRINSIC® 18" Towel Bar
FINISH/COLOR : Chrome
NOTES :

BA-13
DESCRIPTION : Bathtub
MANUFACTURER : Kohler
MAKE/MODEL : 32" x 60" Archer
FINISH/COLOR : White
NOTES : GC to Verify Drain Side Before Purchase - All associated fixtures to be chrome.

BA-01
DESCRIPTION : 36" Vanity
MANUFACTURER : Moreno Bath
MAKE/MODEL : MOF36-GW - 36W Bathroom Vanity
FINISH/COLOR : High Gloss White
NOTES : Reinforce Vanity and White Basin - Single Hole

BA-07
DESCRIPTION : Toilet
MANUFACTURER : American Standard
MAKE/MODEL : 2795.204.020 - Studio Dual Flush
FINISH/COLOR : White
NOTES :

TL-01
DESCRIPTION : Bathroom Wall Tile
MANUFACTURER : Daltile
MAKE/MODEL : 4" x 16" Ceramic Tile
FINISH/COLOR : Bright White
NOTES : Grout to Be Same as Floor, Schluter Matte White Edge Transitions

BA-16
DESCRIPTION : Robe Hook
MANUFACTURER : Delta
MAKE/MODEL : 75935 - TRINSIC® Robe Hook
FINISH/COLOR : Chrome
NOTES :

ADDITIONAL INFO
GC to Provide Blocking for All Fixtures/Vanities Attaching to Wall

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ZEPHYR

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

KEY PLAN:

SEAL:

PROJECT INFORMATION:
Marcella & Highland

PROJECT #: 19059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:
Room, Fixture, Finish Schedule I

DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set

SHEET #:
A640

ZEPHYR ARCHITECTS

PROJECT TEAM:

OWNER:
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neill

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape
MDLA

BA-20
DESCRIPTION : Towel Ring
MANUFACTURER : Delta
MAKE/MODEL : 75946 Trinsic Towel Ring
FINISH/COLOR : Chrome
NOTES :

BA-08
DESCRIPTION : Toilet Paper Holder
MANUFACTURER : Delta
MAKE/MODEL : 75950 - TRINSIC Tissue Holder
FINISH/COLOR : Chrome
NOTES :

BA-19
DESCRIPTION : Recessed Medicine Cabinet
MANUFACTURER : Pegasus
MAKE/MODEL : SP4587 36"x 30" Frameless Medicine Cabinet
FINISH/COLOR : Chrome
NOTES : GC to Coordinate Plumbing and Framing- Center Mirror on Vanity

TL-02
DESCRIPTION : Bathroom Floor Tile
MANUFACTURER : Florida Tile
MAKE/MODEL : Home Collection
FINISH/COLOR : 12" x 24" Brilliance White Rectified
NOTES : Mapei - "Timberwolf' or Approved Equal Grout - Prior to Install Provide Sample of both Tile and Grout

BA-09
DESCRIPTION : Shower Set - Head, Diverter Trim, Tub Filler
MANUFACTURER : Symmons
MAKE/MODEL : S-3502-CYL-B Dia Tub/Shower System
FINISH/COLOR : Chrome
NOTES :

BA-10
DESCRIPTION : Bathroom Faucet
MANUFACTURER : Symmons
MAKE/MODEL : SLS-3512-0.5
FINISH/COLOR : Chrome
NOTES : 0.5 gpm W/ flow restrictor

BA-12
DESCRIPTION : Shower Curtain Rod
MANUFACTURER : Kohler
MAKE/MODEL : Expanse Curved Shower Rod
FINISH/COLOR : Polished Stainless
NOTES :

BA-04
DESCRIPTION : Towel Bar
MANUFACTURER : Delta
MAKE/MODEL : 75918 - TRINSIC® 18" Towel Bar
FINISH/COLOR : Chrome
NOTES :

BA-23
DESCRIPTION : Bathtub
MANUFACTURER : Kohler
MAKE/MODEL : 60" x 66" Archer
FINISH/COLOR : White
NOTES : GC to Verify Drain Side Before Purchase - All associated fixtures to be chrome.

BA-01
DESCRIPTION : 36 " Vanity
MANUFACTURER : Moreno Bath
MAKE/MODEL : MOF36-GW - 36W Bathroom Vanity
FINISH/COLOR : High Gloss White
NOTES : Reinforce Vanity and White Basin - Single Hole

BA-07
DESCRIPTION : Toilet
MANUFACTURER : American Standard
MAKE/MODEL : 2796.004.020 - Studio Dual Flush
FINISH/COLOR : White
NOTES :

TL-01
DESCRIPTION : Bathroom Wall Tile
MANUFACTURER : Daltile
MAKE/MODEL : 4" x 16" Ceramic Tile
FINISH/COLOR : Bright White
NOTES : Grout to Be Same as Floor, Schluter Matte White Edge Transitions

BA-16
DESCRIPTION : Robe Hook
MANUFACTURER : Delta
MAKE/MODEL : 75935 - TRINSIC® Robe Hook
FINISH/COLOR : Chrome
NOTES :

ADDITIONAL INFO
GC to Provide Blocking for All Fixtures/Vanities Attaching to Wall

MASTER BATHROOM - TYPE VII

ROOM NUMBERS: A56

BA-20
DESCRIPTION : Towel Ring
MANUFACTURER : Delta
MAKE/MODEL : 75946 Trinsic Towel Ring
FINISH/COLOR : Chrome
NOTES :

BA-22
DESCRIPTION : Shower Enclosure
MANUFACTURER : DreamLine
MAKE/MODEL : Infinity-Z 60"
FINISH/COLOR : Chrome, Clear Glass
NOTES :

BA-19
DESCRIPTION : Recessed Medicine Cabinet
MANUFACTURER : Pegasus
MAKE/MODEL : SP4587 36"x 30" Frameless Medicine Cabinet
FINISH/COLOR : Chrome
NOTES : GC to Coordinate Plumbing and Framing- Center Mirror on Vanity

TL-02
DESCRIPTION : Bathroom Floor Tile
MANUFACTURER : Florida Tile
MAKE/MODEL : Home Collection
FINISH/COLOR : 12"x24" Brilliance White Rectified
NOTES : Mapei - "Timberwolf' or Approved Equal Grout - Prior to Install Provide Sample of both Tile and Grout

BA-04
DESCRIPTION : Towel Bar
MANUFACTURER : Delta
MAKE/MODEL : 75918 - TRINSIC® 18" Towel Bar
FINISH/COLOR : Chrome
NOTES :

BA-17
DESCRIPTION : Shower Basin
MANUFACTURER : Dreamline
MAKE/MODEL : Slimline Shower Base - 36" x 60"
FINISH/COLOR : White
NOTES : GC to Verify Drain Location - Prior to Purchase

TL-01
DESCRIPTION : Bathroom Wall Tile
MANUFACTURER : Daltile
MAKE/MODEL : 4" x 16" Ceramic Tile
FINISH/COLOR : Bright White
NOTES : Grout to Be Same as Floor, Schluter Matte White Edge Transitions

BA-01
DESCRIPTION : 36" Vanity
MANUFACTURER : MORENO BATH
MAKE/MODEL : MOF36-GW -36W BATHROOM VANITY
FINISH/COLOR : HIGH GLOSS WHITE
NOTES : REINFORCE ACRYLIC VANITY AND WHITE BASIN - SINGLE HOLE

BA-08
DESCRIPTION : Toilet Paper Holder
MANUFACTURER : Delta
MAKE/MODEL : 75950 - TRINSIC Tissue Holder
FINISH/COLOR : White
NOTES :

BA-18
DESCRIPTION : Shower Set
MANUFACTURER : Symmons
MAKE/MODEL : S-3501-CYL-B-1.5 - Shower Trim Package
FINISH/COLOR : Chrome
NOTES : GC to Verify Required Rough Valves

BA-10
DESCRIPTION : Bathroom Faucet
MANUFACTURER : Symmons
MAKE/MODEL : SLS-3512-0.5
FINISH/COLOR : Chrome
NOTES : 0.5 gpm w/ Flow Restrictor

BA-07
DESCRIPTION : Toilet
MANUFACTURER : American Standard
MAKE/MODEL : 2796.004.020 - Studio Dual Flush
FINISH/COLOR : White
NOTES :

BA-16
DESCRIPTION : Robe Hook
MANUFACTURER : Delta
MAKE/MODEL : 75935 - TRINSIC® Robe Hook
FINISH/COLOR : Chrome
NOTES :

ADDITIONAL INFO
GC to Provide Blocking for All Fixtures/Vanities Attaching to Wall

MASTER BATHROOM - TYPE VIII

ROOM NUMBERS: A48

KEY PLAN:

SEAL:

PROJECT INFORMATION:

Marcella & Highland

PROJECT #: 18059
PROJECT ISSUE DATE: August 26, 2020
PROJECT STATUS: Permit Set

SHEET NAME:

Room, Fixture, Finish Schedule II

DRAWING HISTORY:

NO.	DATE	REVISION
1	02/03/20	90% CD Set

SHEET #:

A641

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PIPING SYMBOLS

S / #	SYSTEM DESCRIPTION RISER NUMBER	SPRINKLER RISER TAG
M400 / XXX	SECTION SHEET No. SECTION NUMBER	DETAIL REFERENCE IN 400 SERIES
F / #	SYSTEM DESCRIPTION RISER NUMBER	FIRE STANDPIPE RISER TAG
	FIRE HOSE RACK	
	AREA, FLOOR OR ROOF DRAIN	
	ARROW INDICATES DIRECTION OF FLOW	
	PIPE UP	
	PIPE DROP	
	NEW TEE CONNECTION	
	NEW ELBOW CONNECTION	
	NEW CONNECTION POINT	
	PIPE DROP OR RISE	
	TOP CONNECTION	
	BOTTOM CONNECTION	
	CAPPED CONNECTION	
	BREAK	
	UNION	
	PIPE SLEEVE	
	WATERPROOF PIPE SLEEVE	

FIRE PROTECTION SYMBOLS

	CONNECT NEW PIPING TO EXISTING
	VALVE ON RISE
F	FIRE MAIN
F	EXISTING FIRE MAIN
F	FIRE MAIN WITH HEAT TRACE
FSP	FIRE STAND PIPE
FSP	EXISTING FIRE STAND PIPE
DFSP	DRY FIRE STAND PIPE
DFSP	EXISTING DRY FIRE STAND PIPE
SP	SPRINKLER PIPING
SP	EXISTING SPRINKLER PIPING
PA	PREACTION SPRINKLER PIPING
PA	EXISTING PREACTION SPRINKLER PIPING
DR	DRAIN PIPING
DR	EXISTING DRAIN PIPING
	REMOVE EXISTING PIPING

FIRE PROTECTION SYMBOLS

DCVA	DOUBLE CHECK VALVE ASSEMBLY
	FLOOR CONTROL VALVE ASSEMBLY WITH TS AND WS
	CHECK VALVE
	GATE VALVE
	BALL VALVE
	SCHEMATIC PUMP
	PRESSURE GAUGE
	FIRE DEPARTMENT VALVE
	FIRE DEPARTMENT VALVE IN CABINET
	FLOW SWITCH
	PUMP
M	MOTORIZED VALVE
	FLOOR CONTROL VALVE ASSEMBLY AND FIRE HOSE VALVE IN FIRE RATED CABINET
	STRAINER
	OS&Y VALVE WITH TAMPER SWITCH
	OS&Y VALVE
	VALVE WITH TAMPER SWITCH
	PRESSURE REDUCING VALVE
	FIRE DEPARTMENT CONNECTION
	FIRE PUMP TEST HEADER (FLUSH TYPE)
	FIRE DEPARTMENT CONNECTION WALL MOUNTED
	FIRE EQUIPMENT CABINET
	FIRE HOSE CABINET
	3 WAY ROOF MANIFOLD
	DRY PIPE VALVE
	ALARM CHECK VALVE
	POINT OF DISCONNECT
	FLOW SWITCH
	SHUT OFF VALVE WITH TAMPER

ABBREVIATIONS

ABD	AUTOMATIC BALL DRIP
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
BFP	BACK FLOW PREVENTER
BOP	BOTTOM OF PIPE
CL	CENTERLINE
CLG	CEILING
COMB	COMBINATION
CP	CONTROL PANEL
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DCV	DOUBLE CHECK VALVE
DN	DOWN
DPS	DRY PIPE SYSTEM
DPV	DRY PIPE VALVE
DR	DRAIN
DWG	DRAWING
EL	ELEVATION
EX	EXISTING
F	FIRE SERVICE
FCA	FLOOR CONTROL VALVE ASSEMBLY
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FHC	FIRE HOSE CABINET
FHR	FIRE HOSE RACK
FHV	FIRE HOSE VALVE
FM	FACTORY MUTUAL
FP	FIRE PUMP
FS	FLOW SWITCH
FSP	FIRE STAND PIPE
FT	FOOT, FEET
HDS	HEADS
HR	HOUR
HZ	HIGH ZONE
IE	INVERT ELEVATION
INV	INVERT
JP	JOCKEY PUMP
LZ	LOW ZONE
MTD	MOUNTED
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OS&Y	OUTSIDE SCREW & YOKE
PG	PRESSURE GAUGE
PLMB	PLUMBING
PO	PLUGGED OUTLET
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
RCV	RISER CONTROL VALVE
RPZ	REDUCED PRESSURE ZONE BFP ASSEMBLY
SQ.FT.	SQUARE FOOT (FEET)
SPECS	SPECIFICATIONS
SPR	SPRINKLER
STD	STANDARD
TEMP	TEMPERATURE
TS	TAMPER SWITCH
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES
VO	VALVED OUTLET
WM	WATER METER
WP	WATER PROOF

ABBREVIATIONS LIST IS PROVIDED FOR CONVENIENCE ONLY. NOT ALL SYMBOLS OR ABBREVIATIONS ARE NECESSARILY USED IN THIS PROJECT.

FIRE PROTECTION GENERAL NOTES:

1. THE FIRE PROTECTION CONTRACTOR SHALL BE FAMILIAR WITH ALL CONTRACT DOCUMENTS FOR ALL TRADES AND SHALL FULLY COORDINATE WITH OTHER CONTRACTORS.

2. DRAWINGS ARE DIAGRAMMATIC ONLY, FINAL ROUTING OF PIPING AND EQUIPMENT LOCATIONS SHALL BE DETERMINED IN THE FIELD. ADDITIONAL OFFSETS, ELBOWS, ETC., SHALL BE PROVIDED AND INSTALLED WITHOUT ADDITIONAL COST TO THE OWNER.

3. THE FIRE PROTECTION CONTRACTOR SHALL COORDINATE ALL ELECTRICAL, PLUMBING & HVAC REQUIREMENTS WITH THE ELECTRICAL, PLUMBING AND HVAC CONTRACTORS. VERIFY ALL ELECTRICAL REQUIREMENTS WITH ELECTRICAL SUBCONTRACTOR PRIOR TO ORDERING ANY ELECTRICALLY POWERED EQUIPMENT AND DEVICES.

4. THE FIRE PROTECTION CONTRACTOR SHALL FURNISH AND INSTALL ALL INCIDENTAL ACCESSORIES NECESSARY TO MAKE THE FIRE PROTECTION WORK COMPLETE AND READY FOR OPERATION.

5. DESIGN CRITERIA IS IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 13, 14, 24 & 25. FIRE PROTECTION PRODUCTS AND MATERIALS TO BE UL LISTED/FM APPROVED.

6. ALL PIPING SHOWN ON FLOOR PLANS IS FOR COORDINATION PURPOSES ONLY. F.P. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LAYOUT, SIZING, AND COORDINATION OF ALL INSTALLED PIPING.

7. COORDINATE SPRINKLER HEAD LOCATIONS WITH LIGHTS, DIFFUSERS & DUCTWORK AND LOCATE ALL HEADS IN CENTER OF CEILING TILES LINED UP IN BOTH DIRECTIONS.

8. FIRE PROTECTION SUB-CONTRACTOR SHALL PERFORM ALL CORES AS REQUIRED FOR THEIR WORK. ALL CORES SHALL BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ANY WORK.

9. HOUSEKEEPING PADS BY G.C. - FIRE PROTECTION TO LAYOUT, LOCATE, AND SIZE.

10. FIRE PROTECTION SUB-CONTRACTOR SHALL PERFORM ALL HYDRAULIC CALCULATIONS NECESSARY FOR PERMITTING.

1 FP001 SYMBOLS

FP - SPRINKLER SCHEDULE

SYMBOL	MANUFACTURER	MODEL NUMBER	NOMINAL THREAD SIZE	K-FACTOR	DEFLECTOR TYPE	RESPONSE	TEMP.RATING	COATINGS AND FINISHES	APPROVALS AND LISTINGS
◄DS	TYCO	DS-1 TY3355	1/2"	5.6	HORIZONTAL SIDEWALL	QUICK	155 °F	CHROME	UL & FM
○	TYCO	TY-FRB-TY3131	1/2"	5.6	UPRIGHT	QUICK	155 °F	BRASS	UL & FM
■	TYCO	RFII - TY3531	1/2"	5.6	CONCEALED	QUICK	155 °F	WHITE	UL & FM
■DP	TYCO	DS-1 TY3255	1/2"	5.6	PENDANT	QUICK	155 °F	WHITE	UL & FM

FP - SPRINKLER SYSTEM DESIGN CRITERIA

AREA DESCRIPTION	NFPA OCCUPANCY CLASSIFICATION	DESIGN DENSITY	CALCULATION AREA	HOSE ALLOWANCE	MAX AREA
BATHROOMS, BEDROOMS, LIVING ROOMS	LIGHT HAZARD	0.05	1500	250	225
MECHANICAL SPACES	ORDINARY HAZARD GROUP II	0.20	1500	250	130
TRASH ROOM	ORDINARY HAZARD GROUP II	0.20	1500	250	130
CLOSETS	LIGHT HAZARD	0.05	1500	250	225
ART ROOMS	LIGHT HAZARD	0.05	1500	250	225

FP - WATER SUPPLY INFORMATION

DATE	CONDUCTED BY	WITNESSED BY	HYDRANT ELEVATIONS	HYDRANT NUMBER	SOURCE TYPE	STATIC	RESIDUAL	FLOW
8/19/19	TAYLOR DOHERY	N/A	79.4 & 71.1	H142 & H140	HYDRANT	80 PSI	77 PSI	2126 GPM

ZEPHYR

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN SWIFT
FIRE PROTECTION
No. 40504
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Fire Protection Symbols and Abbreviations

DRAWING HISTORY:

NO.	DATE	REVISION

SHEET #:

FP-000

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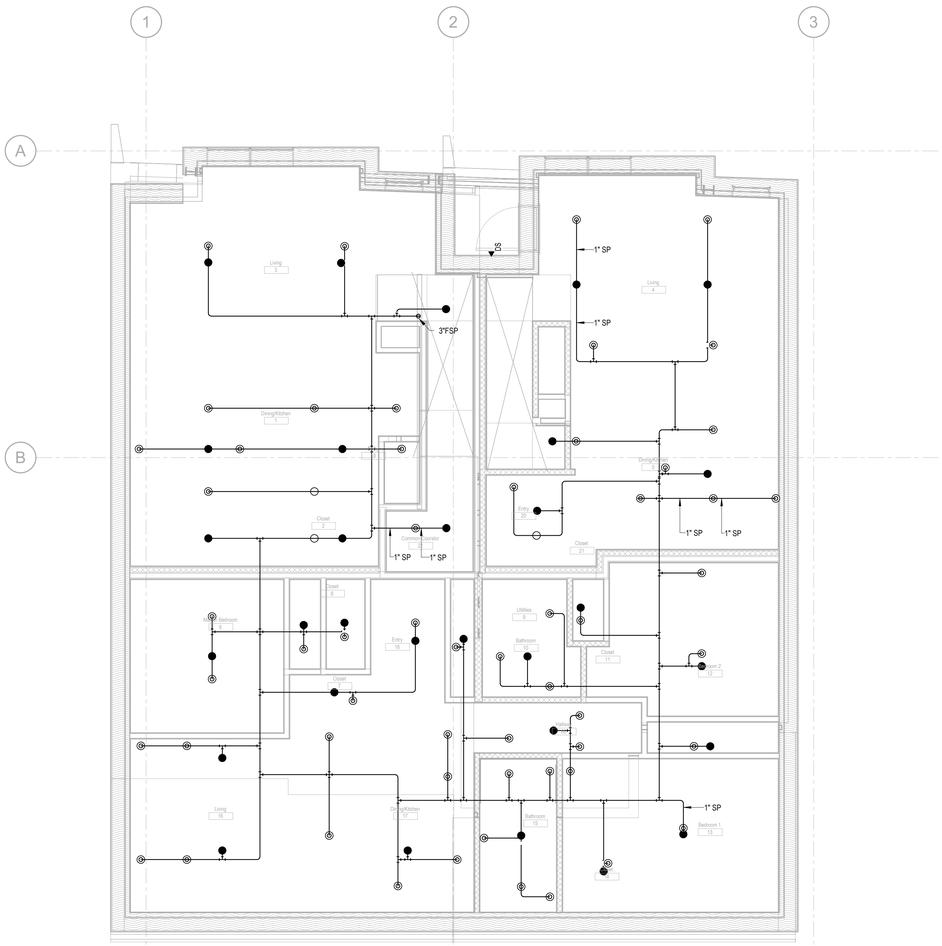
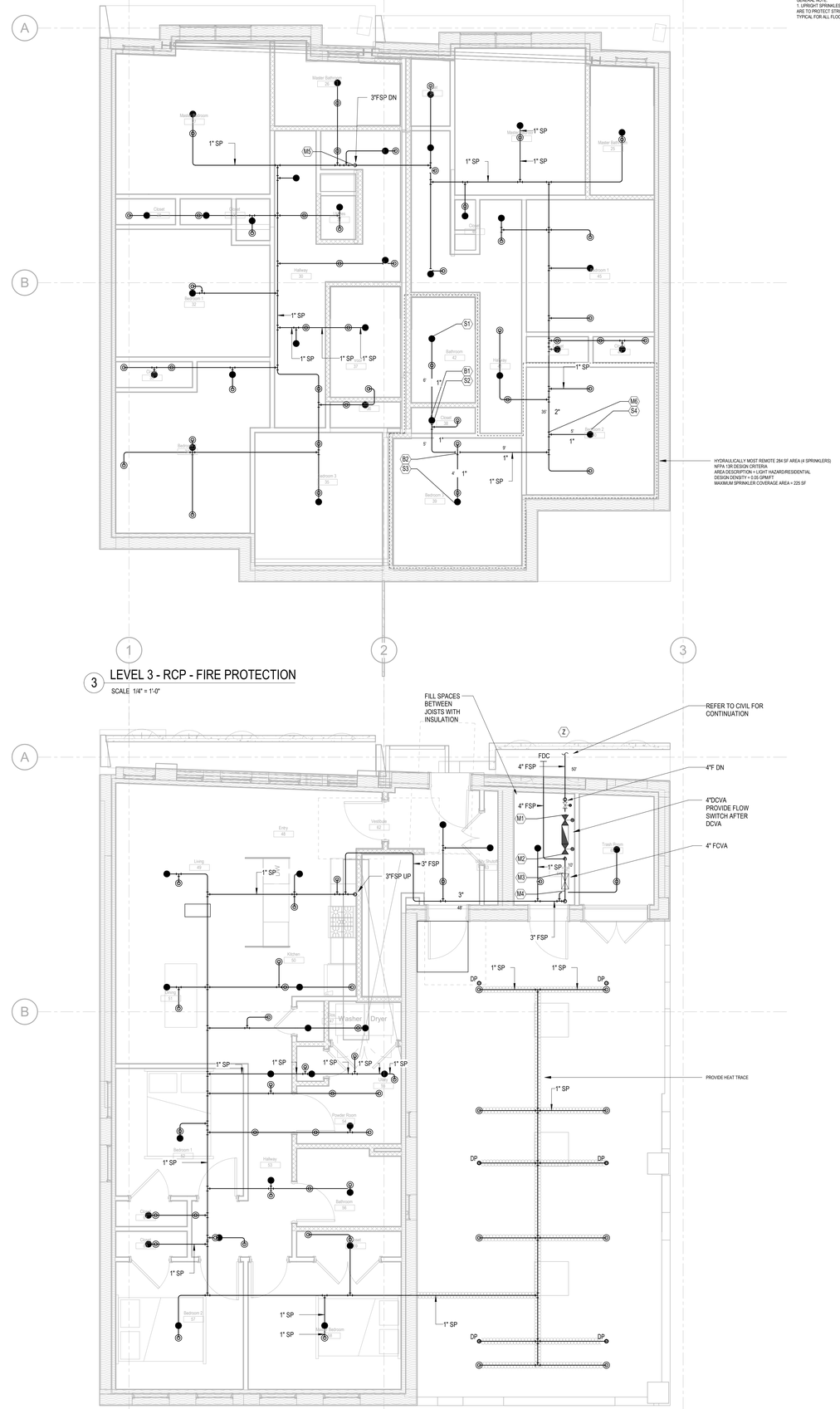


2 LEVEL 2 - RCP - FIRE PROTECTION

SCALE 1/4" = 1'-0"



3 LEVEL 3 - RCP - FIRE PROTECTION

SCALE 1/4" = 1'-0"

1 LEVEL 1 - RCP - FIRE PROTECTION

SCALE 1/4" = 1'-0"

GENERAL NOTE:
1. UPRIGHT SPRINKLES IN DWELLING SPACES ARE TO PROTECT STRUCTURE ABOVE CEILINGS. TYPICAL FOR ALL FLOORS.

ZEPHYR

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
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Green Building
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Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN SWIFT
FIRE PROTECTION
No. 40504
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type A - Fire Protection Plans

DRAWING HISTORY:

NO.	DATE	REVISION

SHEET #:

FP-101

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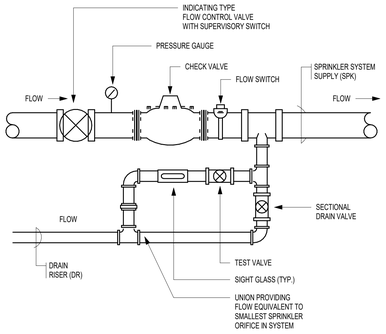
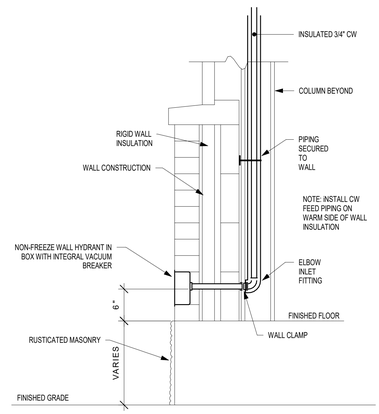


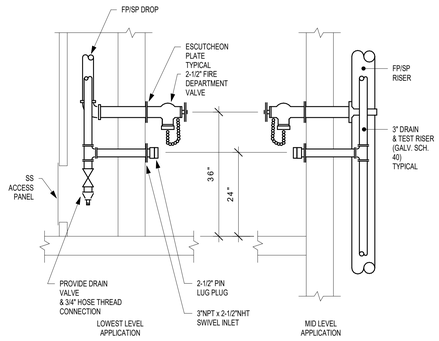
1 FLOOR CONTROL VALVE ASSEMBLY (FCVA) DIAGRAM

NOT TO SCALE



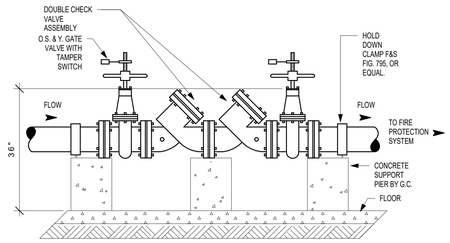
2 WALL HYDRANT DETAIL

NOT TO SCALE



3 FIRE DEPARTMENT VALVE AND TEST DRAIN

NOT TO SCALE

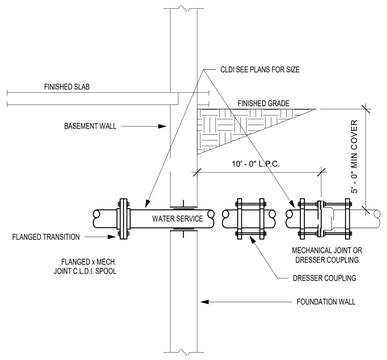


NOTES:

1. DOUBLE CHECK VALVE ASSEMBLY SHALL BE INSTALLED 30" MIN.- 53" MAX. FROM FINISH FLOOR TO TOP OF DEVICE AND A MIN. CLEARANCE OF 12" FROM FACE OF WALL.
2. SUPPORTS AT DEVICE SHALL IN NO MANNER INTERFERE WITH THE OPERATION, TESTING, & SERVICING OF THE DEVICE, INCLUDING THE INTEGRAL RELIEF VALVE & DRAIN.
3. FURNISH TO OWNER ONE TEST KIT AND SPARE PARTS KIT.
4. REFER TO FLOOR PLAN FOR SIZE.
5. LOCATED ON LEVEL 01 MEZZANINE PARKING. REFER TO DRAWING SKP-008 FOR LOCATION.

4 DOUBLE CHECK VALVE ASSEMBLY (DCVA) DIAGRAM

NOT TO SCALE



C.L.D.I. = CEMENT
LINED DUCTILE IRON.

NOTES:

1. ALL INSTALLATIONS SHALL BE IN COMPLIANCE WITH NFPA 24, 13, (AND 20 WHERE THE SERVICE SUPPLIES A FIRE PUMP).

2.ALTERNATE METHODS OF RESTRAINT ARE ACCEPTABLE, PENDING THEIR COMPLIANCE WITH THE ABOVE REFERENCED STANDARDS, AND APPROVAL BY SMMA.

3. SOCKET CLAMP ASSEMBLIES SHALL INCLUDE WASHERS. GRINNELL FIG'S. 595 AND 594, OR APPROVED EQUAL.

4. AFTER INSTALLATION, ALL BURIED RESTRAINT DEVICES SHALL BE CLEANED AND COATED WITH A BITUMINOUS OR OTHER CORROSION RETARDING MATERIAL.

NOMINAL PIPE SIZE, (IN.)	NUMBER & SIZE OF THRUST RODS	SOCKET CLAMP SIZE 3	SLEEVE/CORE SIZE, (IN.)
4	(2) 5/8"	1/2" x 2"	8
6	(2) 5/8"	1/2" x 2"	10
8	(2) 3/4"	5/8" x 2-1/2"	12
10 [1]	(4) 5/8"	N/A	14

[1] MECHANICAL JOINT APPLICATION.

5 FIRE SERVICE ENTRANCE

NOT TO SCALE

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ZEPHYR

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN
SWIFT
FIRE PROTECTION
No. 40504
REGISTERED
PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Fire Protection Details

DRAWING HISTORY:

NO.	DATE	REVISION

SHEET #:

FP-500

ABBREVIATIONS

AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
BOT	BOTTOM
BR VENT	BRANCH VENT
CAB	CABINET
CI	CAST IRON
CL	CENTER LINE
CO	CLEANOUT
CLG	CEILING
CODP	CLEANOUT DECK PLATE
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CP	CIRCULATION PUMP
CR PL	CHROME PLATED
CU FT	CUBIC FEET
CV	CONTROL VALVE
CW	COLD WATER
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DL	DOWN LEADER
DN	PIPE DOWN THRU FLOOR
DR	DRAIN
DROP	PIPE DROPPING BETWEEN FLOORS
DWG	DRAWING
ELEV	ELEVATION
ELEC	ELECTRIC
EXIST	EXISTING
EX	EXTRA HEAVY CAST IRON
EXP	EXPOSED
EXP FV	EXPOSED FLUSH VALVE
FCO	FLOOR CLEANOUT
F	FALL(IN./FT)
FD	FLOOR DRAIN
FIN FL	FINISHED FLOOR
FL	FLOOR
FU	FIXTURE UNIT
FV	FLUSH VALVE
FS	FLOOR SINK
FPV	FOUNDATION PIT VENT
G	GAS
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GCO	GRADE CLEANOUT
GM	GAS METER
GV	GATE VALVE
GW	GREASE WASTE
GWE	GREASE WASTE EJECT
HB	HOSE BIB
SS	SOLAR SUPPLY PIPING
SR	SOLAR RETURN PIPING

HC	HUNG CEILING
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HP	HIGH PRESSURE
HW	HOT WATER
HWR	HOT WATER RETURN
IG	IRRIGATION PIPING
INCR	INCREASER
INS	INSULATION
INV	INVERT ELEVATION
IPS	IRON PIPE SIZE
JS	JANITOR SINK
L	LEADER
LAV	LAVATORY
LP	LOW PRESSURE
MAX	MAXIMUM
MIN	MINIMUM
NC	NEW CONNECTION
NFGH	NON-FREEZE GROUND HYDRANT
NFWH	NON-FREEZE WALL HYDRANT
NIC	NOT IN CONTRACT
NPS	NOMINAL PIPE SIZE
OD	OVERFLOW PIPING
OS&Y	OUTSIDE SCREW & YOKE
PART	PARTITION
PG	PRESSURE GAUGE
RED	REDUCER
RISE	PIPE RISING BETWEEN FLOORS
RM	ROOM
S	SOIL
SAN	SANITARY
ST	STORM DRAIN
SE	SEWAGE EJECT
SP	SUMP PUMP
SH	SHOWER
SPEC	SPECIFICATIONS
SQ. FT.	SQUARE FEET
S/S	STAINLESS STEEL
SWR	SOLAR WATER RETURN
SWS	SOLAR WATER SUPPLY
TMV	THERMOSTATIC MIXING VALVE
TR	TRAP
TYP.	TYPICAL
UP	PIPE RISING THRU FLOOR
UR	URINAL
V	VENT
VTR	VENT THROUGH ROOF
W	WASTE
WC	WATER CLOSET
WH	WALL HUNG
W&T	WASTE & TRAP
WHA	WATER HAMMER ARRESTER
XHCI	EXTRA HEAVY

PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
	SANITARY PIPING
——ST——	STORM PIPING
— — — — —	SEWER EJECTOR PIPING
— — — — —	SUMP DISCHARGE PIPING
——GW——	GREASE WASTE PIPING
— — — — —	VENT PIPING
——— – ———	DOMESTIC COLD WATER PIPING
——— – – ———	DOMESTIC HOT WATER PIPING
——— – – – ———	DOMESTIC HOT WATER RETURN PIPING
——G——	NATURAL GAS SUPPLY
	PIPING INTERRUPTED OR TO BE CONTINUED
	CAP OR END OF PIPE
S #	SYSTEM DESCRIPTION / RISER NUMBER — RISER TAG
P400 / XXX	SECTION SHEET No. / SECTION NUMBER — DETAIL DESIGNATION TAG
	ELBOW DN OR DROP
	ELBOW UP OR RISE
	TEE LOOKING DOWN
	TEE LOOKING UP
	DRAIN
	CLEANOUT
	CLEANOUT DECK PLATE
M	METER
	P-TRAP
	HOSE BIB
	TRAP PRIMER
	PRESSURE GAUGE
	REDUCED PRESSURE BACK FLOW PREVENTER
	BALL VALVE
NC	BALL VALVE NORMALLY CLOSED
NO	BALL VALVE NORMALLY OPEN
	BUTTERFLY VALVE
	CHECK VALVE
	MIXING VALVE
	PLUG VALVE
	PRESSURE REDUCING VALVE
	SOLENOID VALVE
	OS&Y VALVE
	GATE VALVE

1 P001 SYMBOLS

PLUMBING GENERAL NOTES:

1. THE PLUMBING CONTRACTOR SHALL BE FAMILIAR WITH ALL CONTRACT DOCUMENTS FOR ALL TRADES AND COORDINATE WITH OTHER CONTRACTORS.

2. DRAWINGS ARE DIAGRAMMATIC ONLY, FINAL ROUTING OF PIPING AND EQUIPMENT LOCATIONS SHALL BE DETERMINED IN THE FIELD. ADDITIONAL OFFSETS, ELBOWS, ETC., SHALL BE PROVIDED AND INSTALLED WITHOUT ADDITIONAL COST TO THE OWNER.

3. THE PLUMBING CONTRACTOR SHALL COORDINATE ALL ELECTRICAL, FIRE PROTECTION & HVAC REQUIREMENTS WITH THE ELECTRICAL, FIRE PROTECTION AND HVAC CONTRACTORS PRIOR TO ANY INSTALLATION. PROVIDE ANY AND ALL NECESSARY OFFSETS OR RELOCATION FOR COORDINATION WITH OTHER TRADES AND OR STRUCTURE.

4. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL INCIDENTAL ACCESSORIES NECESSARY TO MAKE THE PLUMBING WORK COMPLETE AND READY FOR OPERATION.

5. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL PLUMBING PRODUCTS SHALL BE APPROVED BY STATE AND LOCAL AUTHORITIES.

6. PLUMBING CONTRACTOR SHALL PROVIDE ALL CORES REQUIRED FOR THEIR WORK. ALL CORES SHALL BE PRODUCED FOR APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO ANY WORK.

7. HOUSEKEEPING PADS BY G.C., PLUMBER TO LOCATE, LAYOUT, COORDINATE AND SIZE.
8. LOCATE ALL BVS ABOVE LAY IN CEILING. PROVIDE PIPING OFFSETS AS REQUIRED TO ACCOMMODATE THIS. IN LOCATIONS WHERE IMPRACTICAL TO LOCATED ABOVE LAY IN CEILING LOCATED WITHIN 12" OF ACCESS DOOR. PROVIDE ACCESS DOORS AS REQUIRED BY INSTALLATION

9. P.C. SHALL PERFORM AND BE RESPONSIBLE FOR ALL HOT WATER CIRCULATION SYSTEM BALANCING TO THE FULL SATISFACTION OF THE OWNER, ARCHITECT, AND ENGINEER. P.C. TO PROVIDE CALCULATIONS IN SHOP DRAWING SUBMITTTALS

10. PROVIDE ADEQUATELY SIZED ACCESS PANELS FOR ALL VALVES, SHOCK ABSORBERS, AND OTHER DEVICES REQUIRING ACCCESS FOR OPERATION OR MAINTENANCE. COORDINATE SIZES, STYLES, AND LOCATIONS WITH ARCHITECT PRIOR TO ANY PIPE OR DEVICE INSTALLATION

11.PROVIDE 1" INSULATION FOR ALL ABOVE GROUND SANITARY PIPING (REFER TO SPECS

ZEPHYR

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN SWIFT
MECHANICAL
No. 36840
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Plumbing Symbols and Abbreviations

DRAWING HISTORY:

NO.	DATE	REVISION

SHEET #:

P-000

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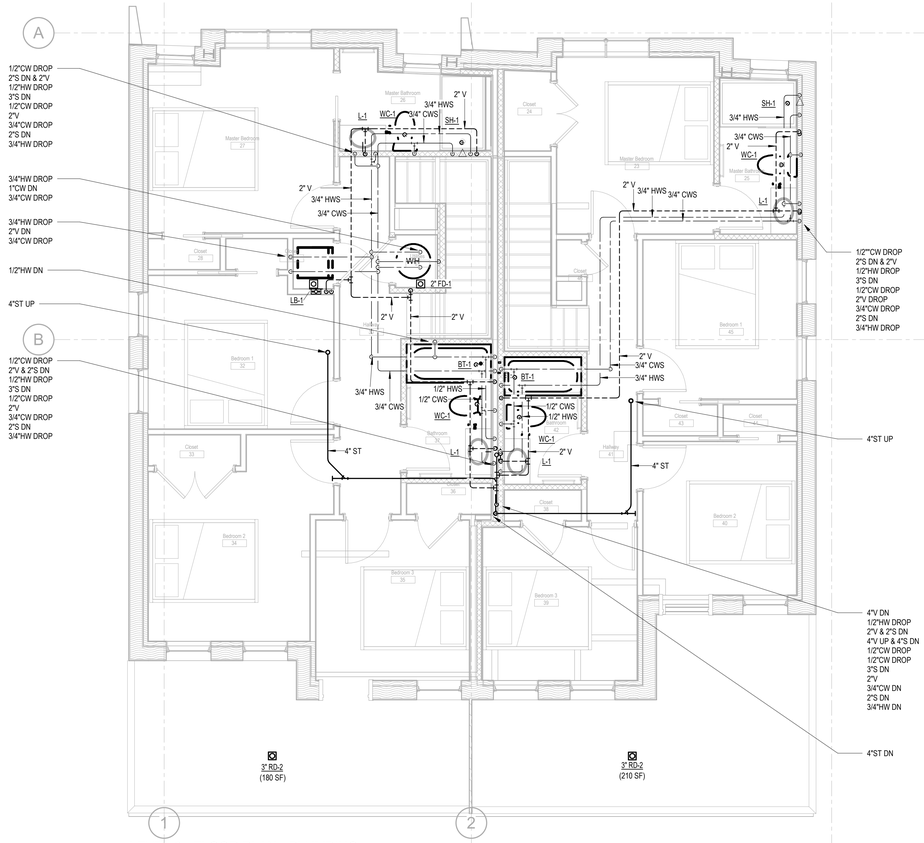
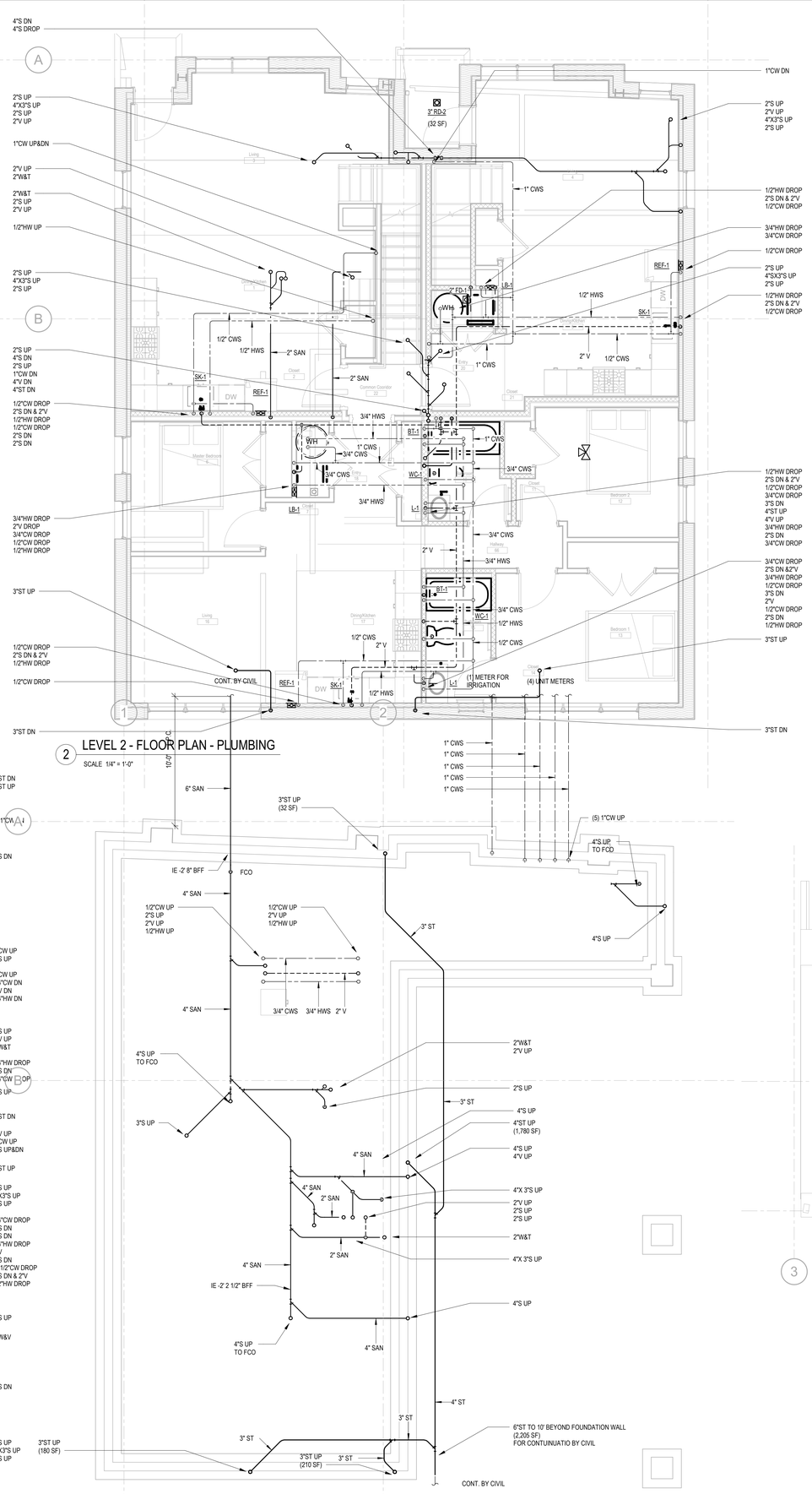


3 LEVEL 3 - FLOOR PLAN - PLUMBING

SCALE 1/4" = 1'-0"



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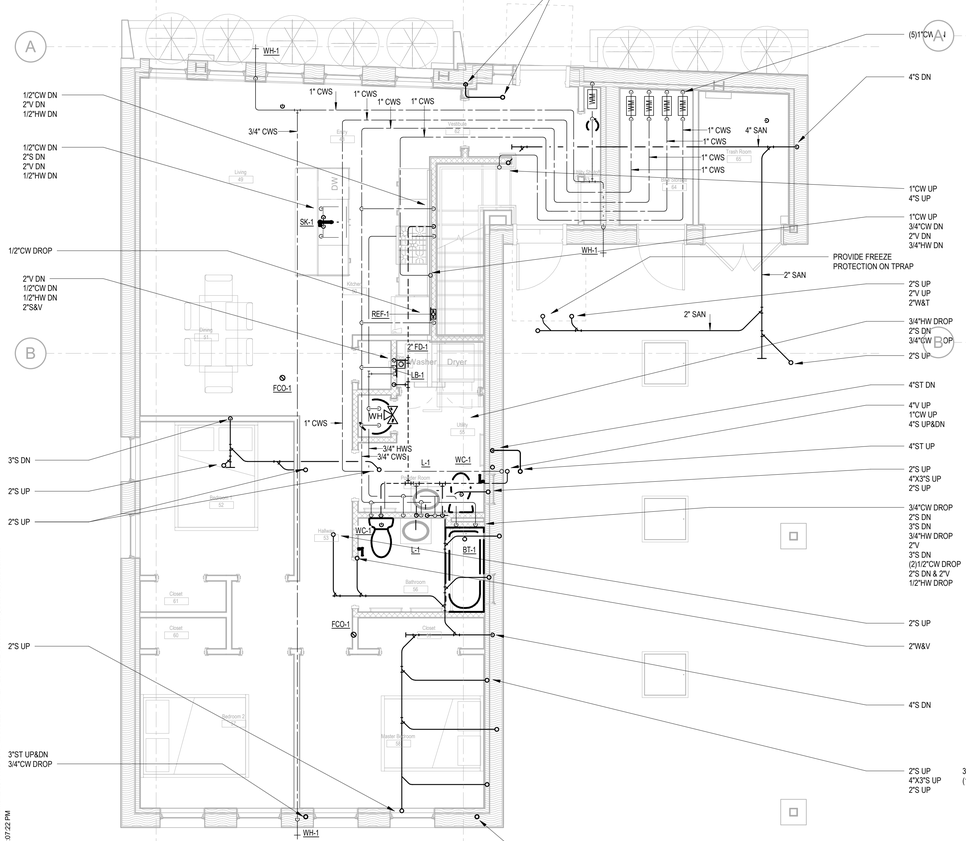
SCALE 1/4" = 1'-0"

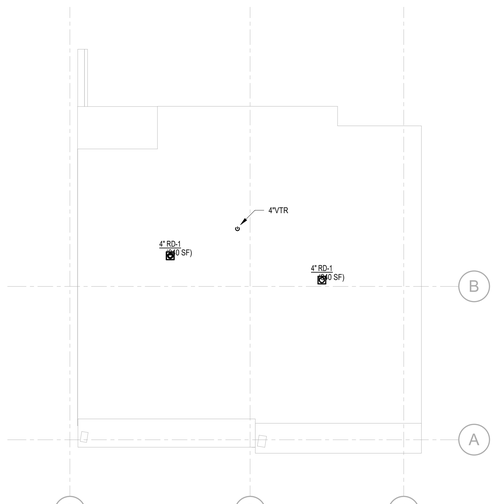


1 LEVEL 1 - FLOOR PLAN - PLUMBING

SCALE 1/4" = 1'-0"

0 LEVEL 0 - FLOOR PLAN - PLUMBING

NOT TO SCALE



4 ROOF - FLOOR PLAN - PLUMBING

NOT TO SCALE

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ZEPHYR

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN SWIFT
MECHANICAL
No. 36840
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

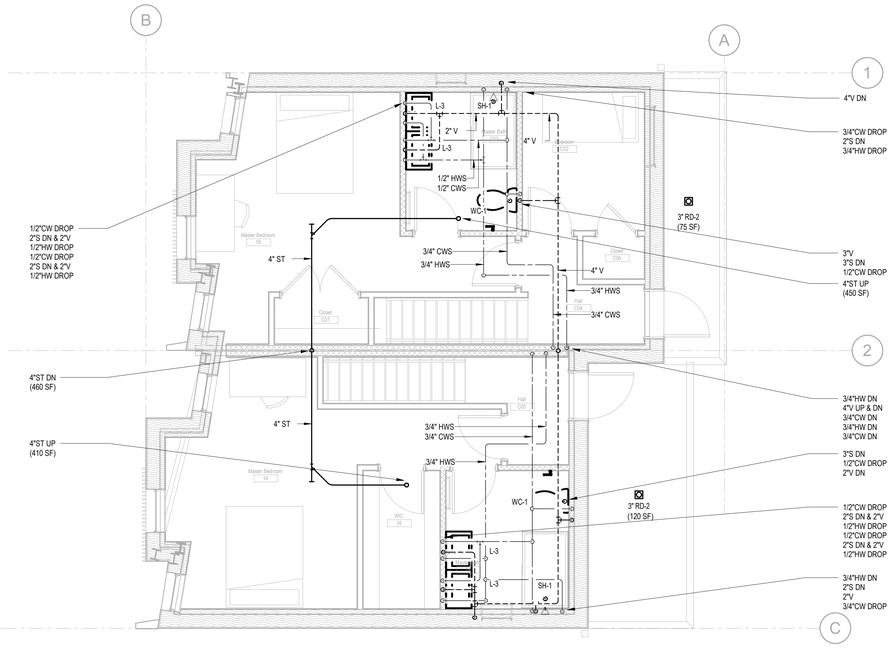
Bldg Type A - Plumbing Plans

DRAWING HISTORY:

NO.	DATE	REVISION

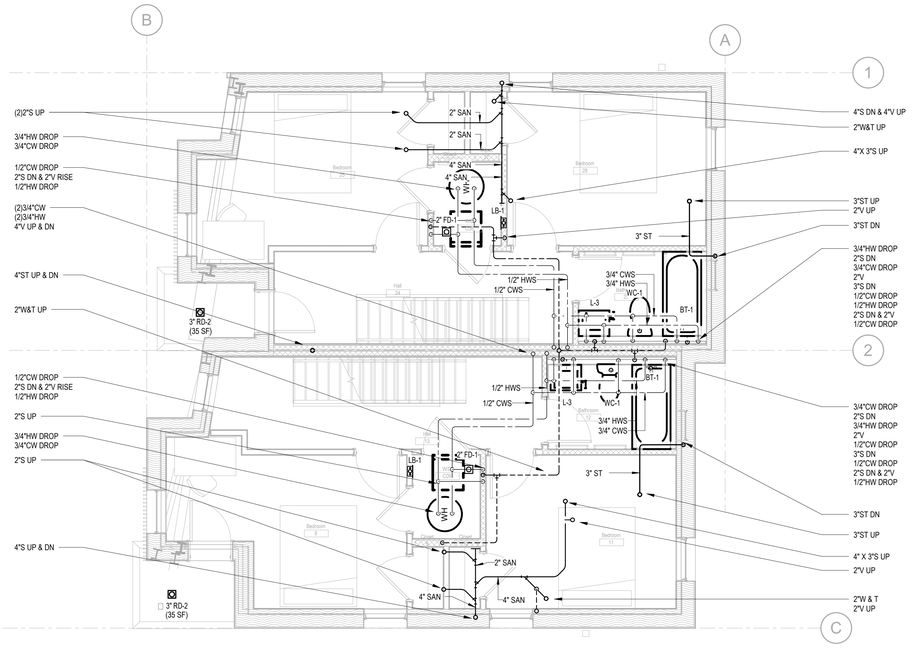
SHEET #:

P-101



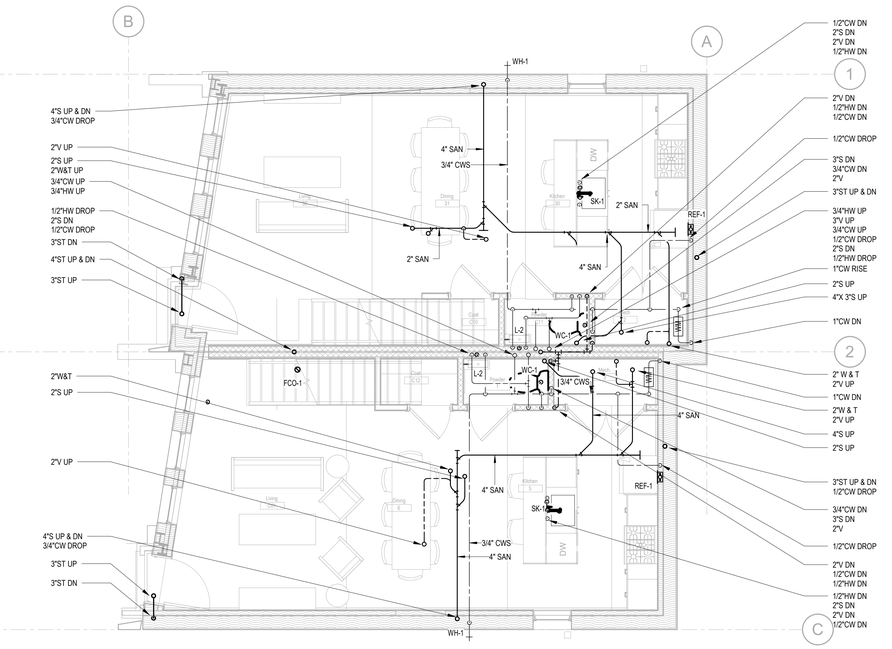
3 Level 3 - FLOOR PLAN - PLUMBING

SCALE 1/4" = 1'-0"



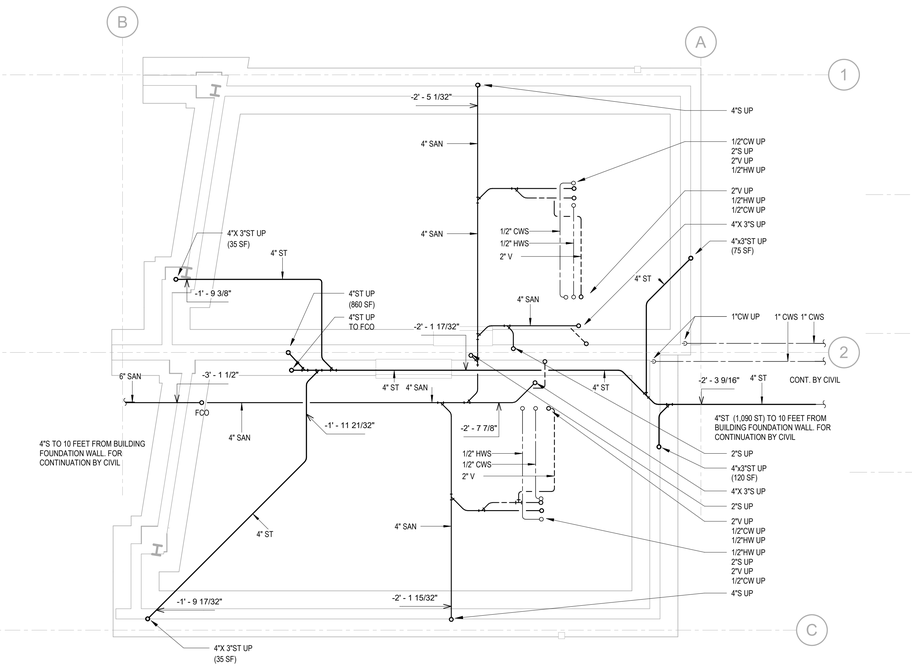
2 Level 2 - FLOOR PLAN - PLUMBING

SCALE 1/4" = 1'-0"



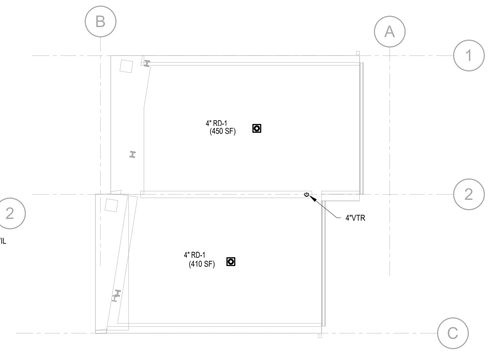
1 Level 1 - FLOOR PLAN - PLUMBING

SCALE 1/4" = 1'-0"



0 Level 0 - FLOOR PLAN - PLUMBING

SCALE 1/4" = 1'-0"



4 ROOF - ROOF PLAN - PLUMBING

SCALE 1/8" = 1'-0"

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PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN CWIFT
MECHANICAL
No. 36840
REGISTERED
PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 18059
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type B - Plumbing Plans

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P-110

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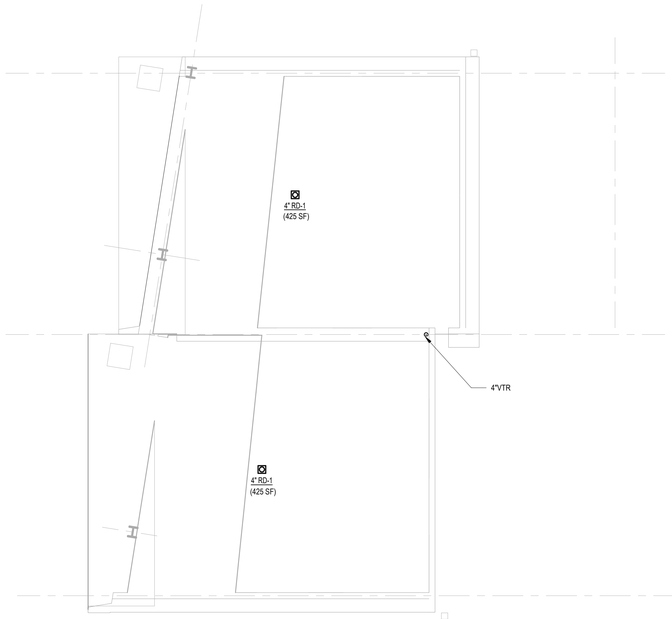

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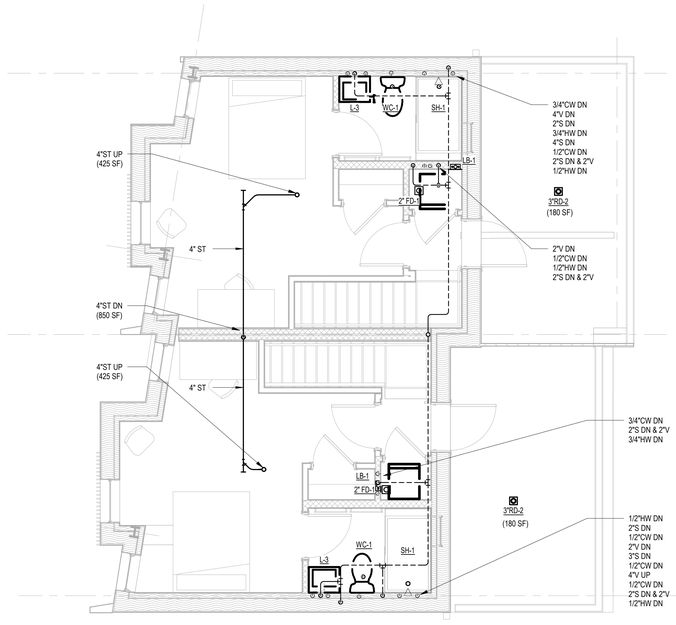

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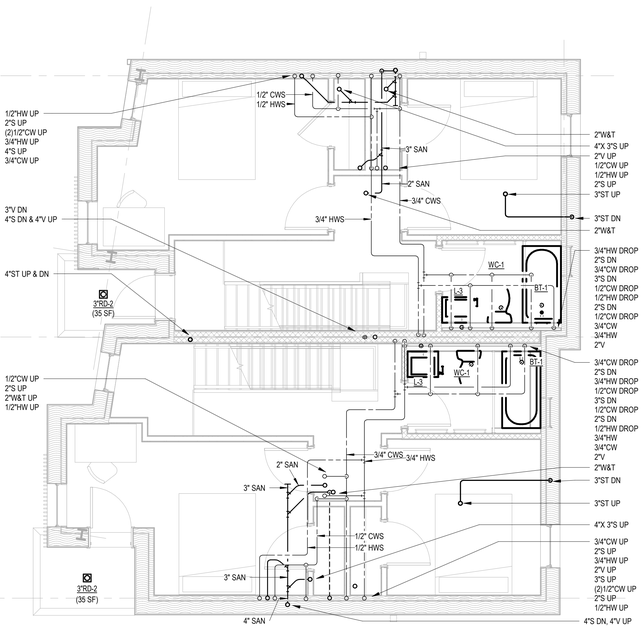

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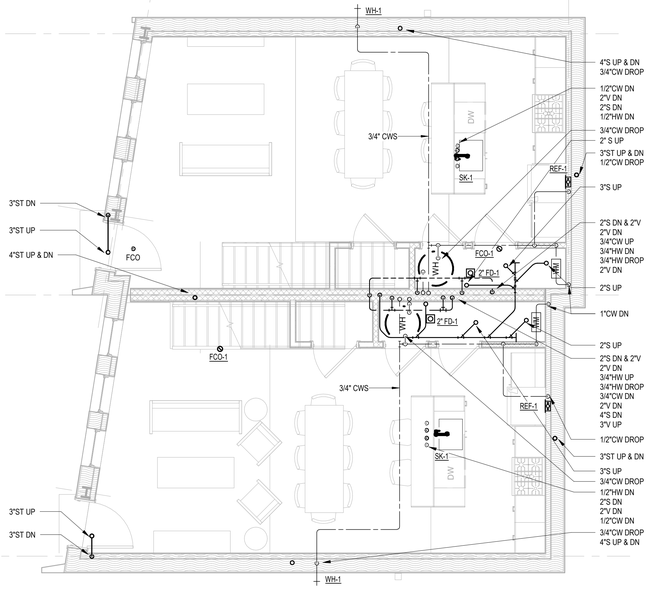

1 Level 1 - FLOOR PLAN - PLUMBING

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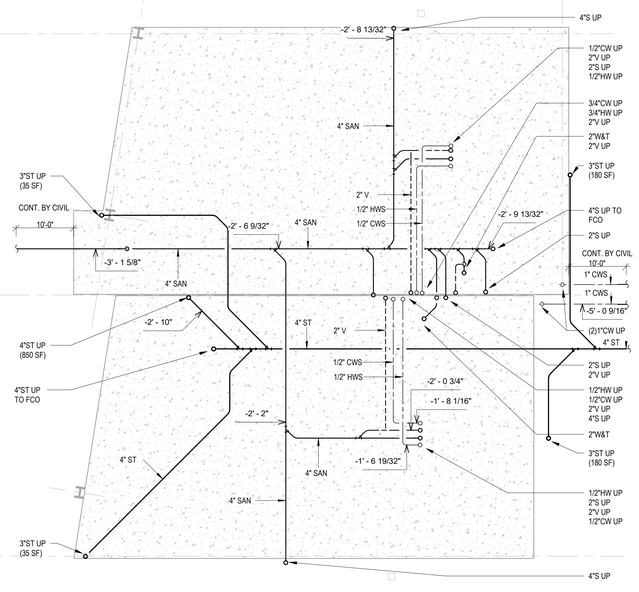

0 Level 0 - FLOOR PLAN - PLUMBING

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PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 18059
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type C - Plumbing Plans

DRAWING HISTORY:

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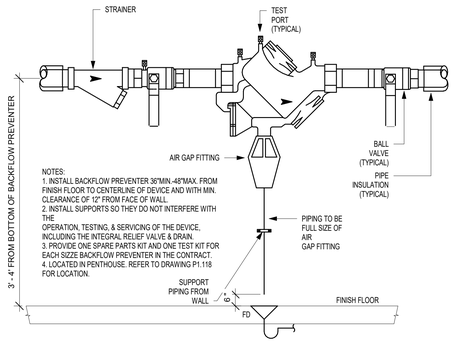
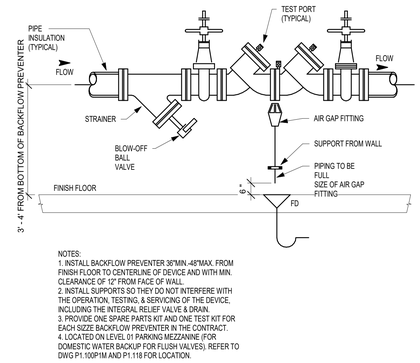
SHEET #:

P-120



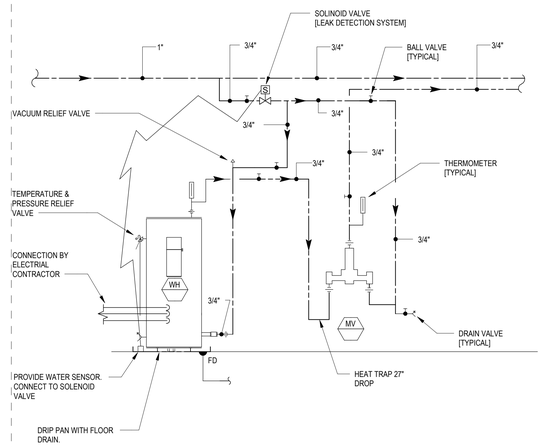
1 REDUCED PRESSURE BACKFLOW PREVENTER 2" & SMALLER (TYPICAL)

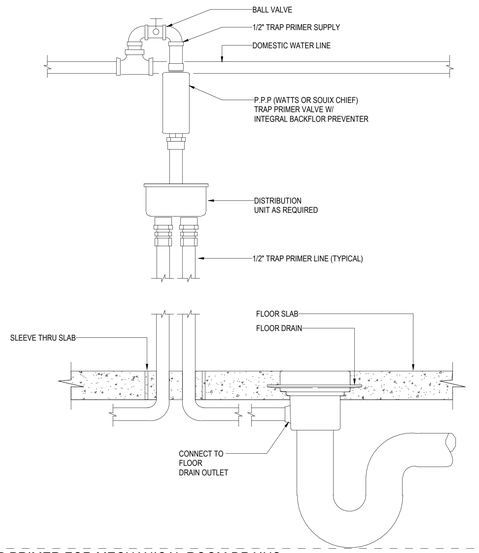
NOT TO SCALE



2 REDUCED PRESSURE BACKFLOW PREVENTER 2-1/2"& LARGER (TYPICAL)

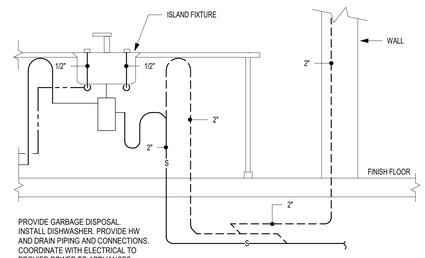
NOT TO SCALE





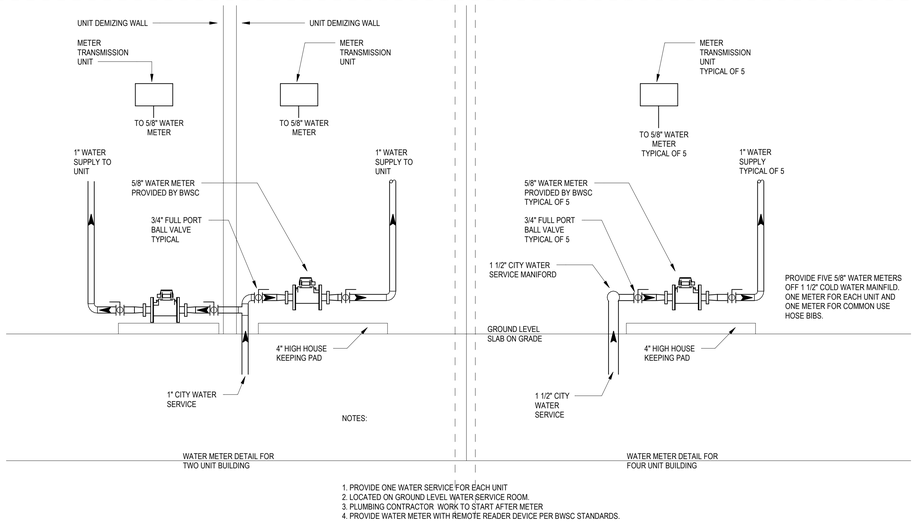
5 TRAP PRIMER FOR MECHANICAL ROOM DRAINS

NOT TO SCALE



6 BOW VENT (TYPICAL) w/GD&DW

NOT TO SCALE



7 WATER HEATER DIAGRAM

NOT TO SCALE

1. PROVIDE ONE WATER SERVICE FOR EACH UNIT
2. LOCATED ON GROUND LEVEL WATER SERVICE ROOM.
3. PLUMBING CONTRACTOR WORK TO START AFTER METER
4. PROVIDE WATER METER WITH REMOTE READER DEVICE PER BWSC STANDARDS.

8 WATER METER DETAILS FOR MULTI UNIT - Residential

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SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN SWIFT
MECHANICAL
No. 36840
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Plumbing Details

DRAWING HISTORY:

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SHEET #:

P-500

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P - FIXTURE SCHEDULE

Fixture Designation	Description	Manufacturer	Model	Mounting	Trim	Flow Rate	Stop	Trap	Carrier	Waste	Vent	Cold Water	Hot Water	Remarks
BT-1	BATH TUB	AMERICAN STANDARD	60" X 30" ENAMELED STEEL	FLOOR	SYMMONS S-3502-CYL-B-IPS-CHKS-1.5	1.500 GPM	INTEGRAL WITH MIXING VALVE	2"CAST IRON		2"	2"	1/2"	1/2"	
L-1	LAVATORY OVAL	AMERICAN STANDARD	20"X 15" WITH OVERFLOW	UNDER COUNTER	SYMMONS SLS-3512-0.5	0.500 GPM	1/2"IPSX3/8" ANGLE STOP MCGUIRE LFST02 WITH 127050 FLANGE AND N050030 NIPPLE	1-1/4"X 1-1/2" CP TRAP, TAILPIECE AND WALL FLANGE MCGUIRE B8902		2"	2"	1/2"	1/2"	
L-2	LAVATORY RECTANGULAR	AMERICAN STANDARD	18"X 13" WITH OVERFLOW	UNDER COUNTER	SYMMONS SLS-3512-0.5	0.500 GPM	1/2"IPSX3/8" ANGLE STOP MCGUIRE LFST02 WITH 127050 FLANGE AND N050030 NIPPLE	1-1/4"X 1-1/2" CP TRAP, TAILPIECE AND WALL FLANGE MCGUIRE B8902		2"	2"	1/2"	1/2"	
L-3	LAVATORY RECTANGULAR	AMERICAN STANDARD	24"X 15" WITH OVERFLOW	UNDER COUNTER	SYMMONS SLS-3512-0.5	0.500 GPM	1/2"IPSX3/8" ANGLE STOP MCGUIRE LFST02 WITH 127050 FLANGE AND N050030 NIPPLE	1-1/4"X 1-1/2" CP TRAP, TAILPIECE AND WALL FLANGE MCGUIRE B8902		2"	2"	1/2"	1/2"	
LB-1	LAUNDRY BOX	OATEY	WM0B/38982	WALL						2"	2"	1/2"	1/2"	PROVIDE A SET OF FLOODCHEK LAUNDRY HOSES WITH 45 DEGREE GOOSENECK ADAPTERS
REF-1	REFRIGERATOR BOX	OATEY	39141	WALL								1/2"		PROVIDE 6 FEET 1/4" SOFT COPPER TUBING
SH-1	SHOWER	BUILT IN PLACE	BY ARCHITECT		SYMMONS S-3501-CYL-B-IPS-CHKS-1.5	1.500 GPM	INTEGRAL WITH MIXING VALVE	2"CAST IRON		2"	2"	1/2"	1/2"	
SK-1	KITCHEN SINK	ELKEY LUSTERTONE	24"X 18"X 6"DEEP 18G	UNDER COUNTER	KOHLER SIMPLICE K-596	1.500 GPM	1/2"IPSX3/8" ANGLE STOP MCGUIRE LFST02 WITH 127050 FLANGE AND N050030 NIPPLE	1-1/2"X 2" CP TRAP, TAILPIECE AND WALL FLANGE MCGUIRE 8903C		2"	2"	1/2"	1/2"	GARBAGE DISPOSER IN-SINK-ERATOR EVOLUTION 3/4HP 120V
WC-1	WATER CLOSET	AMERICAN STANDARD	STUDIO 2795.204	FLOOR	DUAL FLUSH 1.6/ 1.1 GPF		1/2"IPSX3/8" ANGLE STOP MCGUIRE LF2166FN3			3"	2"	1/2"		INCLUDES DUROPLAST SEAT WITH COVER
WH-1	NON-FREEZE WALL HYDRANT	PRIER	478 SERIES	WALL	3/4"MPT X 1/2"FPT					0"	0"	1/2"	0"	

P - MIXING VALVE SCHEDULE

FIXTURE DESIGNATION	SYSTEM TYPE	LOCATION	MANUFACTURER AND MODEL	HW INLET	CW INLET	OUTLET SIZE	MINIMUM FLOW	MAXIMUM FLOW	OPERATING TEMPERATURE HW INLET	OPERATING TEMPERATURE HW OUTLET	REMARKS
MV-1	MIXING VALVE	AT WATER HEATER	LEONARD 210-LF-F	1/2"	1/2"	1/2"	0.50 GPM	9 GPM	140 °F	120 °F	REFER TO WATER HEATER DETAIL

P - DRAIN SCHEDULE

Fixture Designation	Description	Manufacturer	Model	Waste	Vent	Remarks
2" FD-1	ADJUSTABLE FLOOR/SHOWER DRAIN DUCO CAST IRON BODY WITH FLASHING COLLAR WITH SQUARE S.S. ADJUSTABLE STRAINER HEAD			2"	2"	CAULK (BURIED) OR NO-HUB
3" RD-2	CAST IRON BODY AND DOME GRATE	Zurn Industries	Z-100-4IC	3"		NO-HUB OUTLET
4" RD-1	CAST IRON BODY AND DOME GRATE	Zurn Industries	Z-100-4IC	4"		NO-HUB OUTLET

P - WATER HEATER SCHEDULE

FIXTURE DESIGNATION	STORAGE	RECOVERY RATE	INPUT	V/Ø/HZ	MANUFACTURER AND MODEL	REMARKS
MV-1					LEONARD 210-LF-F	REFER TO WATER HEATER DETAIL
WH	80.0 gal	87 GAL	4.5 KW	230/1/60	RE2H80T10	4500W UPPER ELEMENT AND 4000W LOWER ELEMENT

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OWNER
New Urban Collaborative

Civil
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PROJECT STATUS: Permit Set

SHEET NAME:

Plumbing Schedules

DRAWING HISTORY:

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SHEET #:

P-600

ABBREVIATIONS

ACHP	AIR COOLED HEAT PUMP
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AL	ACOUSTICAL LINING
ALD	AUTOMATIC LOUVER DAMPER (MOTORIZED)
ATC	AUTOMATIC TEMPERATURE CONTROL
B.D.D.	BACK DRAFT DAMPER
BMS	BUILDING MANAGEMENT SYSTEM
BOD	BOTTOM OF DUCT
BHP	BRAKE HORSE POWER
BTU	BRITISH THERMAL UNIT
CC	COOLING COIL
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
CO2	CARBON DIOXIDE
CHW	CHILLED WATER
CO	CLEAN OUT
COD	CABLE OPERATED VOLUME DAMPER
CDP	CONDENSATE DRAIN PIPING
CP	CONDENSATE PUMP RETURN
CAV	CONSTANT AIR VOLUME TERMINAL
DN	DOWN
EAT	ENTERING AIR TEMPERATURE
EXH FN	EXHAUST FAN
EHC	ELECTRIC HEATING COIL
EWT	ENTERING WATER TEMPERATURE
ETK	EXPANSION TANK
EUH	ELECTRIC UNIT HEATER
FC	FLEXIBLE CONNECTION
FCU	FAN COIL UNIT
FD/AD	FIRE DAMPER/ACCESS DOOR
FD/GA	FIRE DAMPER/GRILLE ACCESS
FTR	FIN TUBE RADIATOR
FL	FLOOR
FLA	FULL LOAD AMPS
FSD	FIRE SMOKE DAMPER
FSD/AD	FIRE SMOKE DAMPER/ACCESS DOOR
GPM	GALLONS PER MINUTE
GX	GENERAL EXHAUST
HC	HEATING COIL
HHW	HEATING HOT WATER
HP	HORSE POWER
HX	HEAT EXCHANGER (SHELL & TUBE)
ID	INSIDE DIMENSION
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LRD	LINEAR RETURN DIFFUSER (CEILING, WALL, SILL, OR FLOOR)
LSD	LINEAR SUPPLY DIFFUSER (CEILING, WALL, SILL, OR FLOOR)
LVL	LEVEL
LWS	LOUVER WITH WIRE SCREEN
LWT	LEAVING WATER TEMPERATURE
MAT	MIXED AIR TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MBTU	BRITISH THERMAL UNIT (1000 BTU)
MIN	MINIMUM
MO (WO)	MASONRY OPENING (WALL OPENING)
NC	NORMALLY CLOSED
NFA	NET FREE AREA
NIC	NOT IN THIS CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAT	OUTSIDE AIR TEMPERATURE
OBD	OPPOSED BLADE DAMPER
OED	OPEN ENDED DUCT
P	PUMP
PSI	POUNDS PER SQUARE INCH (GAUGE)
RA	RETURN AIR
RF	RETURN FAN
RHC	REHEAT COIL
RPM	REVOLUTIONS PER MINUTE
RR	RETURN REGISTER
SA	SUPPLY AIR
SD	SMOKE DAMPER
SD/ALD	SMOKE DAMPER AND AUTOMATIC LOUVER COMBINATION
SF	SUPPLY FAN
SG	SUPPLY GRILLE
TOD	TOP OF DUCT
TF	TRANSFER FAN
TD	TRANSFER DUCT
TX	TOILET EXHAUST
UH	UNIT HEATER
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VFD	VARIABLE FREQUENCY DRIVE
WMS	WIRE MESH SCREEN
(300)	CUBIC FEET OF AIR PER MINUTE OR GALLONS PER MINUTE

HVAC SYMBOLS (DUCTWORK)

	RECTANGULAR DUCT SUPPLY
	RECTANGULAR DUCT RETURN
	RECTANGULAR DUCT EXHAUST
	ROUND DUCT SUPPLY
	ROUND DUCT RETURN
	ROUND DUCT EXHAUST
	FALT OVAL DUCT SUPPLY
	FLAT OVAL DUCT RETURN
	FLAT OVAL DUCT EXHAUST
	DOUBLE WALL DUCTWORK
	DUCT WITH ACOUSTIC LINING
	DUCT WRAPPED WITH FIRE RATED INSULATION
X" TH	BRANCH DUCT WITH RADIUSED SIDE SPLIT - RECTANGULAR DUCT
	BRANCH DUCT TAP, SINGLE BOOT - RECTANGULAR DUCT
	BRANCH DUCT TAP, DOUBLE BOOT - RECTANGULAR DUCT
	BRANCH DUCT TAP, SINGLE BOOT - ROUND & FLAT OVAL DUCT
	BRANCH DUCT TAP, DOUBLE BOOT - ROUND & FLAT OVAL DUCT
	FLEXIBLE DUCT
	FLEXIBLE CONNECTION
AD	ACCESS DOOR
C.O.	CLEAN OUT
	DUCT THROUGH BEAM PENETRATION
	AUTOMATIC DAMPER - OPPOSED BLADE
	AUTOMATIC DAMPER - PARALLEL BLADE
FSD	FIRE SMOKE DAMPER
FD	FIRE DAMPER
BD.D	BACKDRAFT DAMPER
BR.D	BAROMETRIC DAMPER
A2	SQUARE CEILING DIFFUSER (SHADED SECTORS INDICATE BLANK OFFS)
B2	ROUND CEILING DIFFUSER (SHADED SECTORS INDICATE BLANK OFFS)
C2	ROUND FLOOR DIFFUSER (UFAD)
	REGISTER - SIDEWALL/CEILING/FLOOR - SUPPLY
	REGISTER/GRILLE - SIDEWALL/CEILING/FLOOR - RETURN/EXHAUST
	WALL TRANSFER GRILLES
	LINEAR DIFFUSER/GRILLE - SUPPLY/RETUN/EXHAUST (UNSHADED SECTIONS INDICATE ACTIVE LINEAR, SHADED SECTIONS INDICATE BLANK OFF)
	PLENUM FOR LINEAR DIFFUSER/GRILLE
SD	DUCT SMOKE DETECTOR
FS	DUCT FIRESTAT
AFS	AIRFLOW STATION
	SOUND TRAP
TR.D.	ACOUSTIC TRANSFER DUCT
	TERMINAL UNIT - VAV BOX - WITH/WITHOUT HEATING COIL
	TERMINAL UNIT - FAN COIL UNIT
	TERMINAL UNIT - FAN POWERED BOX WITH/WITHOUT HEATING COIL
	TERMINAL UNIT - FAN POWERED CHILLED BEAM - WITH HEATING & COOLING COILS

HVAC SYMBOLS (PIPING)

	PIPE TURNING UP
	PIPE TURNING DOWN
	SLOPE RISE IN DIRECTION OF FLOW
	SLOPE DROP IN DIRECTION OF FLOW
	PIPE THROUGH BEAM PENETRATION
	WALL SLEEVE WITH WATER STOP
	ELBOW
	TEE
	BRANCH PIPE TOP CONNECTION
	BRANCH PIPE BOTTOM CONNECTION
	REDUCER/INCREASER CONCENTRIC
	REDUCER/DECREASER ECCENTRIC
	UNION
	FLANGED JOINT
	BLIND FLANGE
	END CAP
	PIPE GUIDE
	PIPE ANCHOR
	BALL VALVE - MANUAL (LEVER HANDLE)
	BALL VALVE - MANUAL (TEE HANDLE)
	BALL VALVE - MOTORIZED
	GENERAL DUTY ISOLATION VALVE (SEE SPEC FOR TYPE)
	GATE VALVE
	GLOBE VALVE
	BUTTERFLY VALVE - MANUAL
	BUTTERFLY VALVE - MOTORIZED
	ORBIT VALVE
	FLOWSETTER VALVE (BALANCING)
	CARTRIDGE FLOW BALANCER
	PRESSURE REDUCING VALVE
	PLUG VALVE
	CHECK VALVE (SWING TYPE)
	CHECK VALVE (SILENT TYPE, CENTER GUIDED)
PICV	PRESSURE INDEPENDENT CONTROL VALVE (PICV)
	2 WAY CONTROL VALVE
	3 WAY CONTROL VALVE (MIXING TYPE)
	3 WAY CONTROL VALVE (DIVERTING TYPE)
S	SOLENOID VALVE
	RELIEF VALVE
BFP	BACKFLOW PREVENTOR
RPZ	BACKFLOW PREVENTER (RPZ TYPE)
	AIR VENT (AUTOMATIC)
	TEMPERATURE GAUGE (DUCT MOUNTED)
	PRESSURE GAUGE W/ PIGTAIL AND PETCOCK

HVAC SYMBOLS (PIPING)

	SIGHTGLASS
	SIGHTGLASS WITH MOISTURE INDICATOR (REFRIGERANT)
	FILTER-DRYER
LD	LEAK DETECTOR, PROBE TYPE
LD	LEAK DETECTOR, CABLE TYPE
M	METER
	AIR VENT (MANUAL)
	Y-STRAINER WITH HOSE END
	Y-STRAINER WITH BLOW OFF BALL VALVE
	Y-STRAINER
	DRAIN VALVE WITH CAPPED HOSE END
	DUPLEX BASKET STRAINER
	NOISE SUPRESSOR (STEAM PRV)
	TEMPERATURE GAUGE
	PRESSURE GAUGE W/ PIGTAIL AND PETCOCK
	FLEXIBLE COUPLING
	PIPE IN PIPE (FUEL OIL)
	HEAT TRACED PIPE

CONTROLS SYMBOLS

T	THERMOSTAT
T	TEMPERATURE SENSOR
H	HUMIDISTAT
H	HUMIDITY SENSOR
CO	CARBON MONOXIDE SENSOR
CO2	CARBON DIOXIDE SENSOR
EPO	EMERGENCY POWER OFF SWITCH
	TEMPERATURE GAUGE WITH PIPE WELL

1 Mechanical Symbols and Abbreviations

A. GENERAL NOTES

1. EXECUTE THE WORK IN THE BEST AND MOST THOROUGH MANNER AND TO THE SATISFACTION OF THE CONSULTING ENGINEER, WHO WILL JOINTLY INTERPRET THE MEANING OF THE DRAWINGS AND SPECIFICATIONS AND SHALL HAVE THE POWER TO REJECT ANY WORK AND MATERIALS, WHICH IN THEIR JUDGMENT ARE NOT IN FULL ACCORDANCE THEREWITH.

2. EXCEPT FOR CHANGES AS MAY BE SPECIFICALLY APPROVED BY THE CONSULTING ENGINEERS, IN ACCORDANCE WITH ALTERNATES OF OPTIONS STATED HEREINAFTER, ALL WORK MUST BE IN FULL ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS, COMPLETE IN EVERY WAY AND READY FOR SATISFACTORY AND EFFICIENT OPERATION WHEN DELIVERED TO THE OWNER.

3. WHERE DISAGREEMENTS OCCUR BETWEEN THE PLANS AND THE SPECIFICATIONS, OR WITHIN EITHER DOCUMENT ITSELF, THE ITEM OR ARRANGEMENT OF BETTER QUALITY, GREATER QUANTITY OR HIGHER COST SHALL BE INCLUDED IN THE BASE BID.

4. THE CONTRACTOR COVENANTS AND AGREES THAT HE AND HIS SUBCONTRACTORS AND HIS AND THEIR AGENTS, SERVANTS AND EMPLOYEES WILL PROVIDE AND MAINTAIN A SAFE PLACE TO WORK AND THAT HE AND THEY WILL COMPLY WITH ALL LAWS AND REGULATIONS OF ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION THEREOF AND THE CONTRACTOR AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CONSULTING ENGINEER, ARCHITECT AND OWNER FROM AND AGAINST ANY LIABILITY, LOSS, DAMAGE OR EXPENSE, INCLUDING ATTORNEY'S FEES ARISING FROM FAILURE OR ALLEGED FAILURE ON THE PART OF THE CONTRACTOR, HIS SUBCONTRACTORS AND HIS AND THEIR AGENTS, SERVANTS AND EMPLOYEES TO PROVIDE AND MAINTAIN A SAFE PLACE TO WORK OR TO COMPLY WITH ALL LAWS AND REGULATIONS OF ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION THEREOF.

5. THE CONTRACTOR AND EACH SUBCONTRACTOR COVENANTS AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CONSULTING ENGINEER, ARCHITECT AND OWNER FROM AND AGAINST ANY LIABILITY, LOSS, DAMAGE OR EXPENSE, INCLUDING ATTORNEY'S ARISING FROM A FAILURE OR ALLEGED FAILURE ON THE PART OF THE CONTRACTOR, HIS SUBCONTRACTORS AND HIS AND THEIR AGENTS, SERVANTS AND EMPLOYEES PROPERLY TO DISCHARGE THE OBLIGATIONS ASSUMED BY HIM OR THEM IN THE PERFORMANCE OF THE WORK, INCLUDING ANY ACT OR OMISSION ALLEGEDLY RESULTING IN DEATH OR PERSONAL INJURY OR PROPERTY DAMAGE OR IMPROPER CONSTRUCTION, CONSTRUCTION TECHNIQUES OR THE USE OF IMPROPER OR INAPPROPRIATE MATERIAL OR TOOLS.

6. THE CONTRACTOR AGREES THAT ANY CONTROVERSY OR DISPUTE TO WHICH THE CONTRACTOR, THE ARCHITECT, AND THE CONSULTING ENGINEERS ARE PARTIES SHALL BE SUBMITTED TO ARBITRATION FOR DECISION IN ACCORDANCE WITH THE RULES OF SUCH ASSOCIATION FOR CONSTRUCTION INDUSTRY DISPUTES. ALL SUBCONTRACTORS LIKEWISE AGREE TO SUBMIT TO SUCH ARBITRATION ANY DISPUTE BETWEEN OR AMONG THEM, THE CONTRACTOR, THE ARCHITECT AND THE CONSULTING ENGINEERS, AND THE CONTRACTOR AGREES TO MAKE AVAILABLE TO THE CONSULTING ENGINEERS ON DEMAND SIGNED COPIES OF THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR AND BETWEEN THE CONTRACTOR AND HIS SUBCONTRACTORS. THE CONTRACTOR AND EACH SUBCONTRACTOR AGREE THAT BY SUBMITTING A BID WHICH IS ACCEPTED, THIS PARAGRAPH SHALL BE DEEMED A WRITTEN AGREEMENT TO SUBMIT ANY CONTROVERSY THEREAFTER ARISING ARBITRATION.

7. ALL WORK SHALL BE DONE IN CONFORMANCE WITH ALL GOVERNING CODES, INCLUDING AMENDMENTS, BULLETINS, ETC., AS WELL AS STANDARDS OF INSTALLATION AND EQUIPMENT ESTABLISHED FOR THE BUILDINGS, AND REQUIREMENTS OF THE OWNER.

8. OBTAIN ALL NECESSARY PERMITS AND APPROVAL FROM GOVERNING AUTHORITIES AND FILE ALL NECESSARY FORMS. PAY ALL INSPECTION FEES.

9. COORDINATE SCHEDULING OF ALL WORK TO BE PERFORMED WITH OWNER AND/OR HIS AGENT AND INCLUDE ALL NECESSARY PREMIUM TIME REQUIRED FOR SHUTDOWNS, WORK IN OCCUPIED AREAS, ETC.

10. BEFORE COMMENCING WORK, EXAMINE ALL ADJOINING WORK ON WHICH THIS WORK IS IN ANY WAY DEPENDENT FOR PERFECT WORKMANSHIP ACCORDING TO THE INTENT OF THIS SPECIFICATION, AND REPORT TO THE CONSTRUCTION MANAGER ANY CONDITION WHICH PREVENTS PERFORMANCE OF FIRST-CLASS WORK. NO "WAIVER OF RESPONSIBILITY" FOR INCOMPLETE, INADEQUATE OR DEFECTIVE ADJOINING WORK WILL BE CONSIDERED UNLESS NOTICE HAS BEEN FILED BEFORE SUBMITTAL OF A PROPOSAL.

11. COORDINATE ALL WORK WITH OTHER TRADES TO INSURE INSTALLATION IS MADE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

12. FURNISH ADEQUATE LIABILITY INSURANCE AND BONDING AS REQUIRED BY OWNER.

13. INCLUDE ALL LABOR, MATERIALS, AND APPURTENANCES REQUIRED FOR THE FURNISHING, INSTALLING AND TESTING OF ALL WORK. COMPLETE AND MAKE READY FOR OPERATION IN A MANNER SATISFACTORY TO THE ARCHITECT AND CONSULTING ENGINEER, ALL WORK SHOWN ON DRAWINGS AND SPECIFIED HEREIN.

14. ALL WORK SHALL BE GUARANTEED FOR TWO (2) FULL YEARS FROM THE DATE WHEN THE OWNER HAS ISSUED A "CERTIFICATE OF SUBSTANTIAL COMPLETION".

15. PROVIDE TEMPERATURE CONTROL DEVICES FOR ALL EQUIPMENT, THERMAL ZONE.

16. DIMENSIONS INDICATED ON THESE DRAWINGS ARE CLEAR, INSIDE DIMENSIONS.

17. CONTRACTOR SHALL ALLOW FOR ADEQUATE FLEXIBLE DUCT AND PIPE CONNECTIONS. CONNECTION SHALL CONFORM TO THE REQUIREMENTS OF THE MECHANICAL DETAILS AND SPECIFICATIONS.

18. IN ADDITION TO ROTATING EQUIPMENT CONNECTIONS, FLEXIBLE ACOUSTIC ISOLATION, BUILDING CONNECTIONS SHALL OCCUR AT ALL MOVEMENT JOINTS, AND AT ALL "BOX-IN BOX" CONSTRUCTION. COORDINATE REQUIREMENTS WITH ALL OTHER DRAWINGS.

19. ALL SUSPENDED EQUIPMENT TO BE HUNG WITH VIBRATION ISOLATORS PER SPECIFICATION SECTION.

20. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE VIBRATION ISOLATION REQUIREMENTS

21. PROVIDE FIRE DAMPERS WHEN CROSSING RATED WALLS. REFER TO RATED WALL LOCATIONS AND ARCHITECTURAL DRAWINGS FOR FIRE TYPES.

22. SUPPORT ANCHORS SECURED TO THE BOTTOM OF FLOOR SLABS SHALL BE OF THE DROP-IN OR SLEEVE ANCHOR VARIETY. POWDER CHARGED ANCHORING METHODS SHALL NOT BE USED.

23. COORDINATE WITH ARCHITECT FOR FINAL LOCATIONS OF ALL APPROVAL PRIOR TO INSTALLATION THERMOSTATS AND SEEK ENGINEERS APPROVAL.

25. ALL CONTROL POWER WIRING AND TRANSFORMERS FOR DAMPERS, ACTUATORS, VAV PANELS, ETC SHALL BE PROVIDED BY THE CONTROLS CONTRACTOR. BOXES, CONTROL POWER FOR CONTROL DEVICES SHALL BE DERIVED FROM SOURCE DESIGNATED BY THE ELECTRICAL CONTRACTOR.

26. PROVIDE ACCESS PANELS IN CEILINGS FOR ACCESS TO EQUIPMENT WHERE NECESSARY. CONTRACTOR SHALL ALLOW FOR ADEQUATE ACCESS FOR ALL BALANCING COMPONENTS AND HVAC EQUIPMENT. ENSURE ALL MECHANICAL ELEMENTS ARE A MINIMUM 8" ABOVE FALSE CEILING.

27. ALL MECHANICAL EQUIPMENT SHALL BE MOUNTED ON HOUSEKEEPING PADS AS INDICATED IN THE DRAWINGS COMPLETE WITH ACOUSTIC AND VIBRATION MOUNTS AS INDICATED IN THE STANDARD DETAILS.

28. ALL SUPPLY & RETURN / EXHAUST GRILLES SHALL BE VISION PROOF WHERE REQUIRED.

29. REFER TO ARCHITECTS DRAWINGS FOR CEILING, FLOOR AND WALL MOUNTED GRILLE & DIFFUSER SETTING OUT DIMENSIONS.

30. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE. REFERENCE ARCHITECTURAL DRAWINGS FOR DIMENSIONS/RELATIONSHIPS OF ALL EXPOSED ELEMENTS. COORDINATE ALL HIDDEN WORK WITH ALL OTHER TRADES AND WITH THE FINAL DIMENSIONED LAYOUT OF ELEMENTS FROM ALL TRADES PRIOR TO THE START OF ANY WORK. REPORT ANY CONFLICTS TO ARCHITECT FOR RESOLUTION PRIOR TO START OF ANY WORK.

31. ALLOW FOR ACCESS GRATINGS TO EQUIPMENT AND DAMPERS HIGHER THAN 10 FEET ABOVE FLOOR LEVEL IN MECHANICAL ROOMS.

32. PROVIDE ACCESS PANEL IN CEILINGS FOR ACCESS TO EQUIPMENT WHERE NECESSARY. REFER TO ARCHITECTS CEILING PLANS AND DETAILS.

B MECHANICAL DUCTWORK

1. COMBINATION FIRE SMOKE DAMPERS SHALL BE INSTALLED WHEREVER DUCTWORK PENETRATES A SHAFT ENCLOSURE.

2. MAXIMUM LENGTH OF FLEXIBLE DUCTWORK BETWEEN BRANCH AND AIR TERMINAL SHALL BE 3'-0".

3. PROVIDE VOLUME DAMPERS IN BRANCH AND RUN OUT DUCTWORK FOR ALL AIR OUTLETS AND INLETS. WHERE DAMPERS ARE ABOVE NON-ACCESSIBLE CEILINGS OR ARE WITHIN CONSTRUCTION, CABLE OPERATED, WORM-GEAR TYPE, REMOTE NON-ACCESSIBLE VOLUME DAMPERS SHALL BE PROVIDED.

4. PROVIDE 1" INTERNAL DUCT ACOUSTICAL & THERMAL LINING (TYPE: JOHNS MANVILLE PERMACOTE LINACOUSTIC R-300 TYPE II BOARD OR EQUAL AND APPROVED) ON ALL SUPPLY AND RETURN DUCTWORK WITHIN THE 10 FEET OF ALL FANS.

5. PROVIDE DUCT ACCESS DOORS AND CEILING ACCESS PANELS FOR ALL FIRE, SMOKE AND. COMBINATION FIRE/SMOKE DAMPERS. CEILING ACCESS PANELS SHALL BE COORDINATED WITH ARCHITECTS REQUIREMENTS.

6. PROVIDE SMOKE DETECTORS IN ALL DUCTWORK WHERE REQUIRED BY CODE. COORDINATE ALL SMOKE DETECTORS WITH THE ELECTRICAL CONTRACTOR AND THE FIRE ALARM.

7. AIR OUTLETS LOCATED IN HIGH CEILINGS SHALL BE FIELD ADJUSTED FOR OPTIMUM DRAFT AND THROW PERFORMANCE.

8. ALL EXPOSED DUCTWORK SHALL BE INTERNALLY LINED, CLEAN, STICKER FREE AND FREE OF DEFORMITIES AND MARKS.

9. MOUNT ALL SIDEWALL REGISTERS AT THE SAME ELEVATION OR AS SHOWN ON ARCHITECTURAL DRAWINGS.

10. ALL SUPPLY AND RETURN GRILLES AND OPENINGS MUST BE COORDINATED WITH ARCHITECTURE USING THE DESIGN REQUIREMENTS SHOWN ON THE MECHANICAL DRAWINGS AND SCHEDULES.

11. APPROVED COORDINATION DRAWINGS TO BE USED FOR ELEVATIONS AND LOCATIONS OF DUCTWORK AND EQUIPMENT.

12. ALL OPEN ENDED DUCTS TO HAVE WIRE MESH SCREENS.

13. OUTDOOR AIR OPENINGS WITHIN 10' OF CONTAMINANTS SHALL POSITIONED TO CONFORM TO ASHRAE 62.1 2007 REQUIREMENTS.

C MECHANICAL PIPEWORK

1. ALL PIPING TO ALLOW FOR EXPANSION BY MEANS OF EXPANSION LOOP AND PIPE ANCHORS.

2. ALL PIPING IN UNHEATED AREAS OR OUTSIDE SHALL BE HEAT TRACED.

3. DRAIN LINES FROM CEILING MOUNTED EQUIPMENT SHALL BE PIPED TO THE NEAREST FLOOR DRAIN OR SANITARY LINE.

4. ALL PIPING PASSING THROUGH MASONRY WALLS SHALL HAVE A SLEEVE, SEE SPECIFICATIONS.

5. ALL PIPING PASSING THROUGH FIRE-RATED WALLS SHALL HAVE A FIRE-RATED SLEEVE - SEE SPECIFICATIONS.

6. REFRIGERANT PIPE INSULATION AND VAPOR BARRIERS SHALL BE CONTINUOUS THROUGH PIPE HANGERS.

7. ALL BLACK STEEL PIPE HANGERS SHALL BE PAINTED PRIOR TO INSTALLATION.

2 General Notes

ZEPHYR

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN SWIFT
MECHANICAL
No. 36840
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:
Mechanical Symbols and Abbreviations

DRAWING HISTORY:

NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:
M-000

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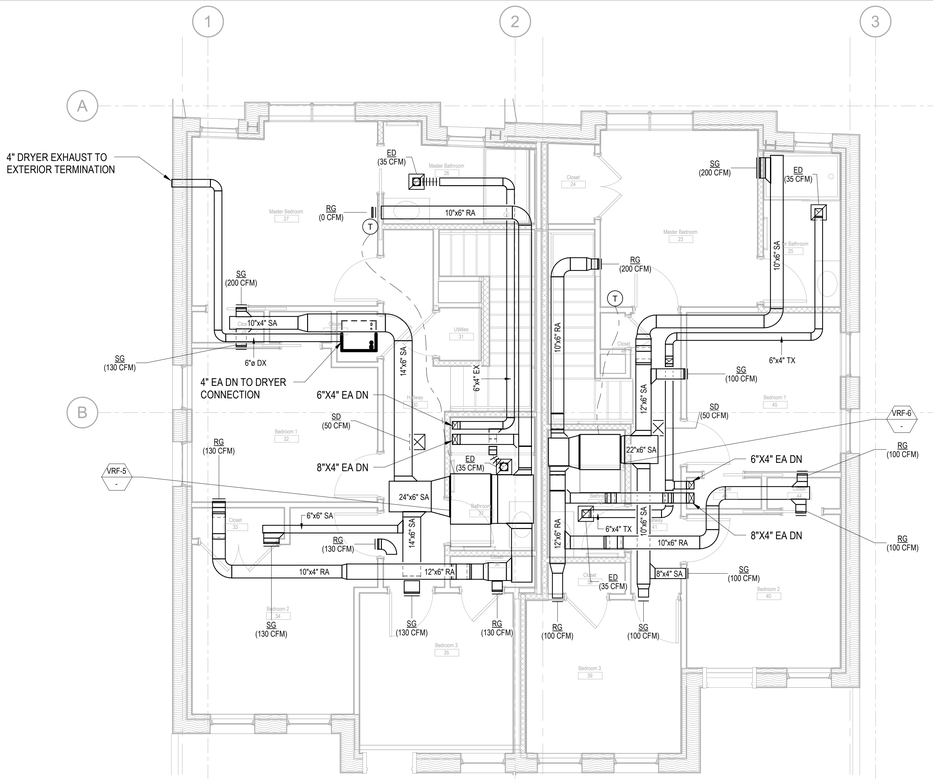
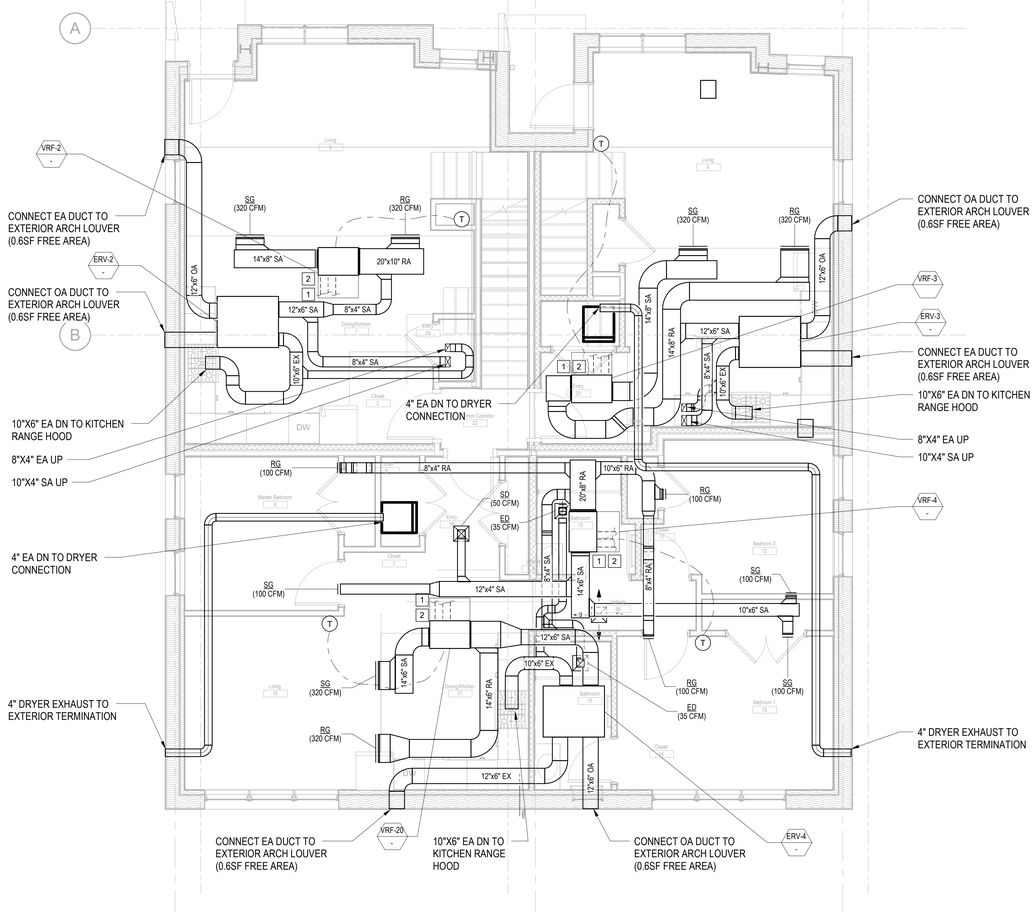
MECHANICAL KEYNOTES

1. INDOOR AC UNIT RS/RL PIPING TO BE ROUTED TO OUTDOOR CONDENSING UNIT. RS/ RL PIPING TO BE SIZED IN STRICT ACCORDANCE WITH MANUFACTURER RECOMENDATION. CONTRACTOR TO COORDINATE FINAL PIPE ROUTING WITH BUILDING OWNER.
2. CONDENSATE PIPING TO BE ROUTED TO NEAREST PLUMBING OPEN END DRAIN. COORDIANTE PLUMBING LOCATION WITH PLUMBING CONTRACTOR. TYPICAL FOR ALL INDOOR VRF UNITS.
3. MECHANICAL ALTERNATE - IF KITCHEN EXHAUST HOOD IS PROVIDED WITH INTEGRAL FAN THAN EXHAUST DUCTWORK FROM ERU TO HOOD SHALL BE REMOVED FROM SCOPE. HOOD WITH INTEGRAL FAN SHALL BE PROVIDED WITH DEDICATED EXHAUST DUCT DIRECTLY CONNECTED TO EXTERIOR TERMINATION.
4. PROVIDE



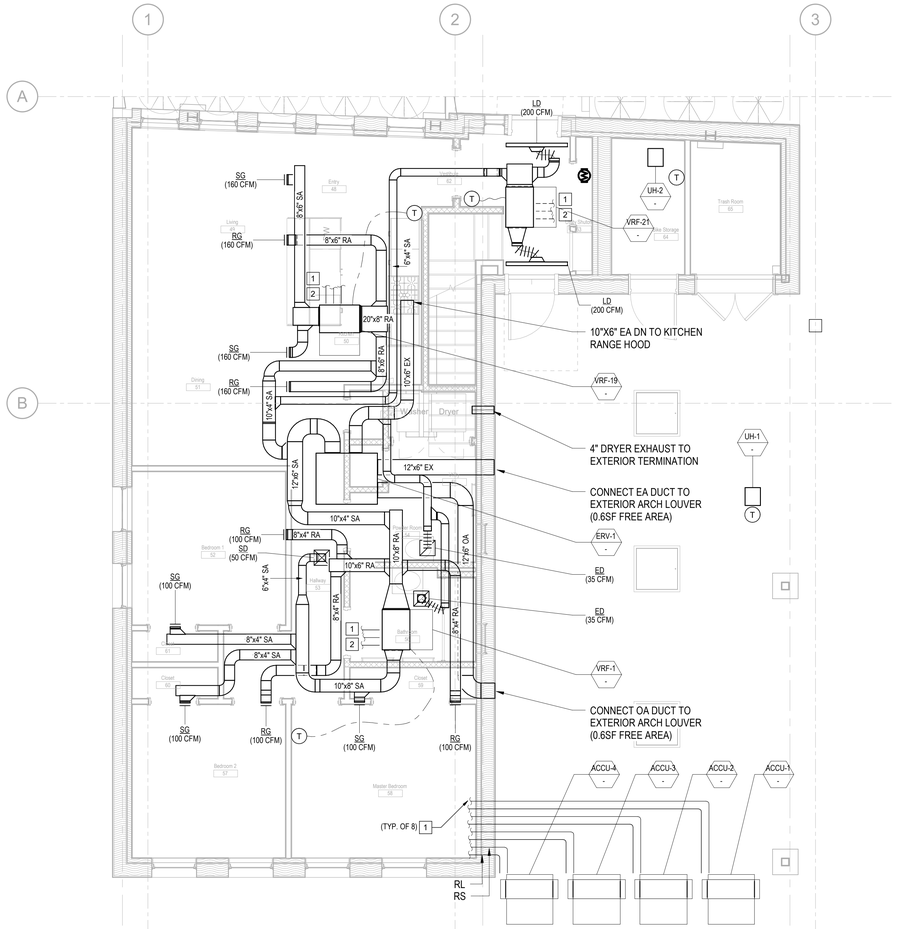
3 LEVEL 3 - FLOOR PLAN - MECHANICAL HVAC

SCALE 1/4" = 1'-0"



2 LEVEL 2 - FLOOR PLAN - MECHANICAL HVAC

SCALE 1/4" = 1'-0"



1 LEVEL 1 - FLOOR PLAN - MECHANICAL HVAC

SCALE 1/4" = 1'-0"

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ZEPHYR

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN SWIFT MECHANICAL No. 36840 REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type A - Ductwork and Piping Plans

DRAWING HISTORY:

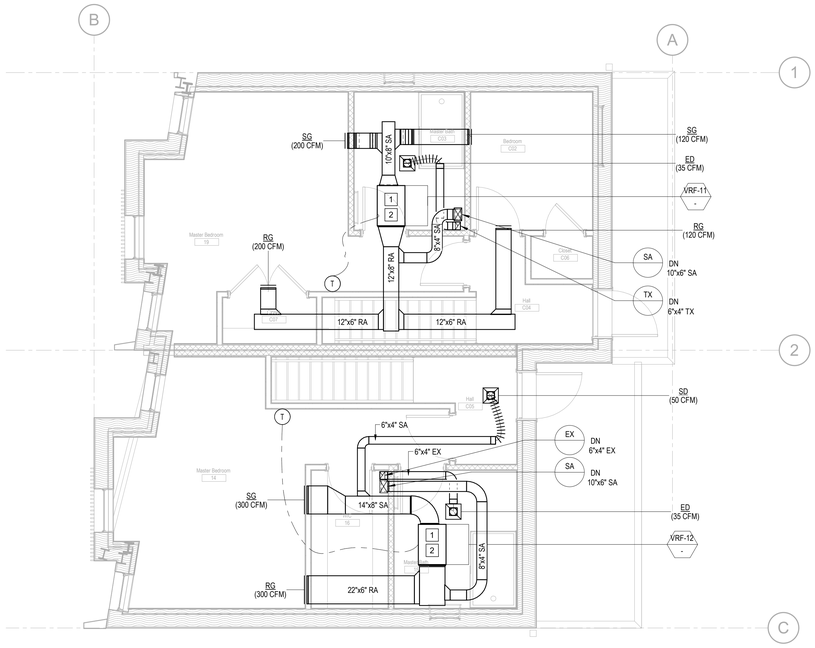
NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:

M-101

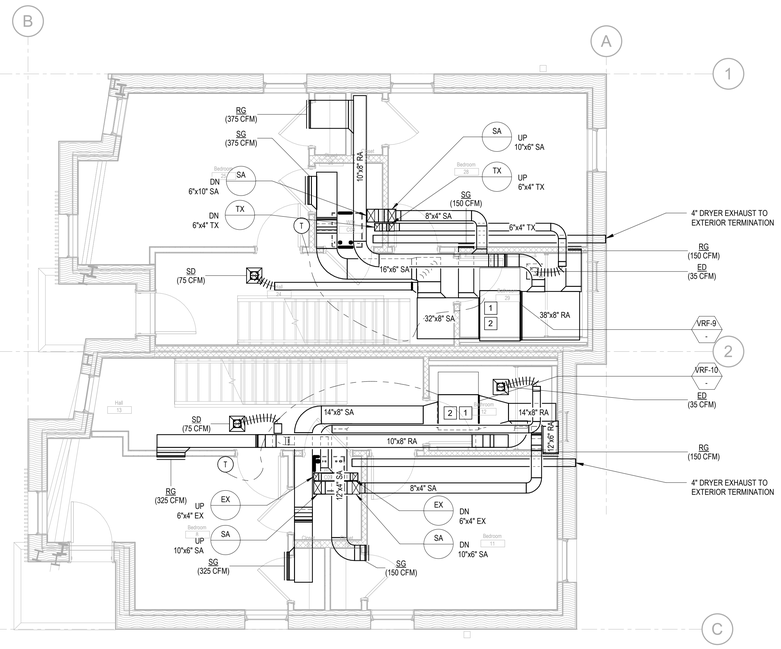
MECHANICAL KEYNOTES

1. INDOOR AC UNIT RS/RL PIPING TO BE ROUTED TO OUTDOOR CONDENSING UNIT. RS/ RL PIPING TO BE SIZED IN STRICT ACCORDANCE WITH MANUFACTURER RECOMENDATION. CONTRACTOR TO COORDINATE FINAL PIPE ROUTING WITH BUILDING OWNER.
2. CONDENSATE PIPING TO BE ROUTED TO NEAREST PLUMBING OPEN END DRAIN. COORDIANTE PLUMBING LOCATION WITH PLUMBING CONTRACTOR. TYPICAL FOR ALL INDOOR VRF UNITS.
3. MECHANICAL ALTERNATE - IF KITCHEN EXHAUST HOOD IS PROVIDED WITH INTEGRAL FAN THAN EXHAUST DUCTWORK FROM ERU TO HOOD SHALL BE REMOVED FROM SCOPE. HOOD WITH INTEGRAL FAN SHALL BE PROVIDED WITH DEDICATED EXHAUST DUCT DIRECTLY CONNECTED TO EXTERIOR TERMINATION.
4. LINEAR DIFFUSERS TO BE CONTINUOUS TYPE. PROVIDE BLANK OFF SECTIONS BETWEEN ACTIVE SUPPLY CONNECTION. COORDINATE CONTINUOUS LINEAR DIFFUSER LENGTH AND EXACT LOCATION WITH ARCHITECTURAL RCP AND SECTIONS.



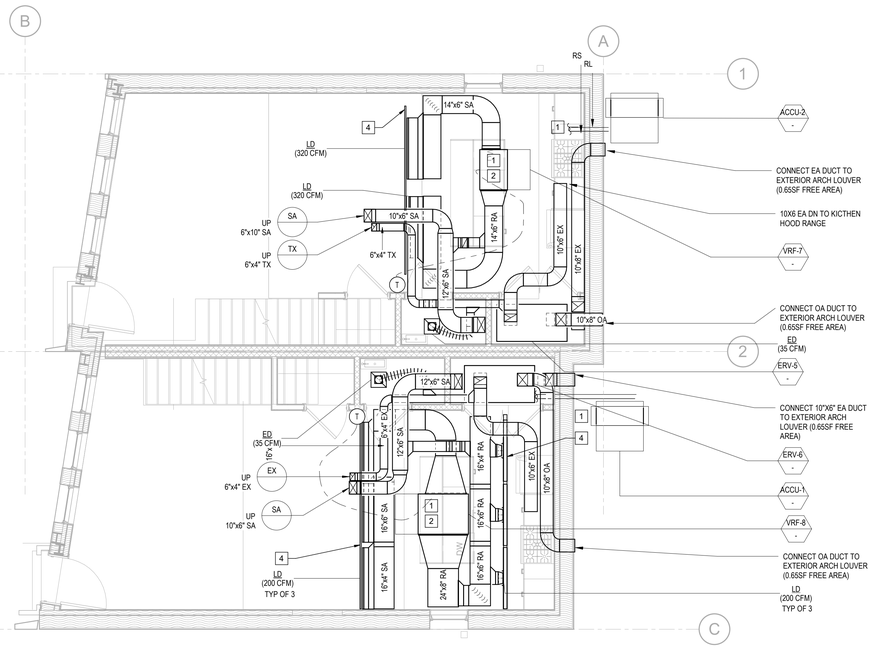
3 Level 3 - FLOOR PLAN - MECHANICAL HVAC

SCALE 1/4" = 1'-0"



2 Level 2 - FLOOR PLAN - MECHANICAL HVAC

SCALE 1/4" = 1'-0"



1 Level 1 - FLOOR PLAN - MECHANICAL HVAC

SCALE 1/4" = 1'-0"

ZEPHYR

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN SWIFT
MECHANICAL
No. 36840
REGISTERED
PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 18059
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type B - Ductwork and Piping Plans

DRAWING HISTORY:

NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:

M-110

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MECHANICAL KEYNOTES

1. INDOOR AC UNIT RS/RL PIPING TO BE ROUTED TO OUTDOOR CONDENSING UNIT. RS/ RL PIPING TO BE SIZED IN STRICT ACCORDANCE WITH MANUFACTURER RECOMENDATION. CONTRACTOR TO COORDINATE FINAL PIPE ROUTING WITH BUILDING OWNER.
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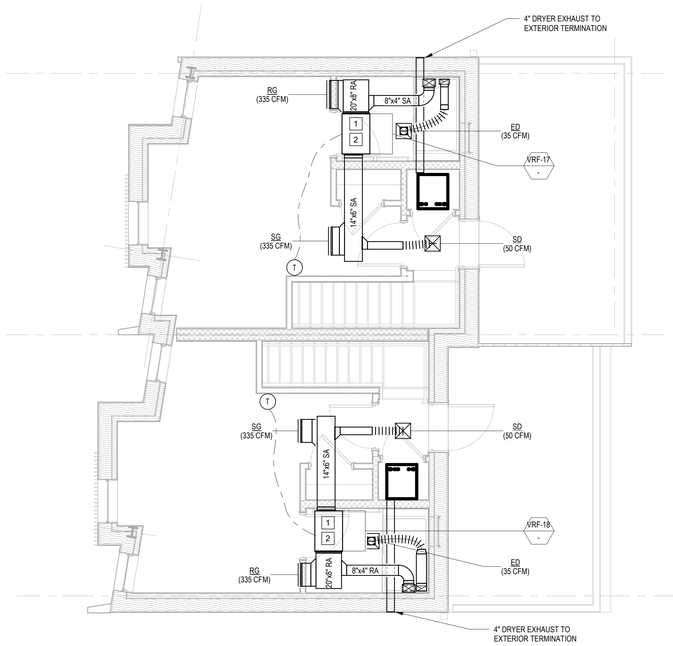
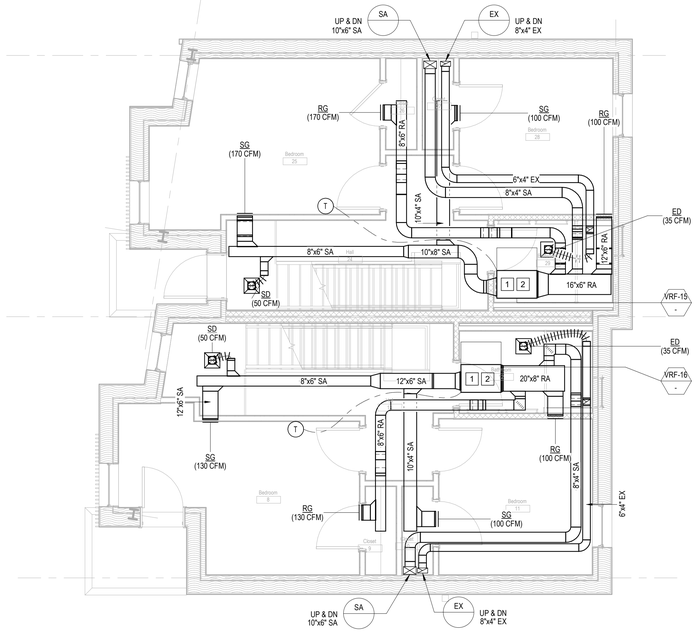


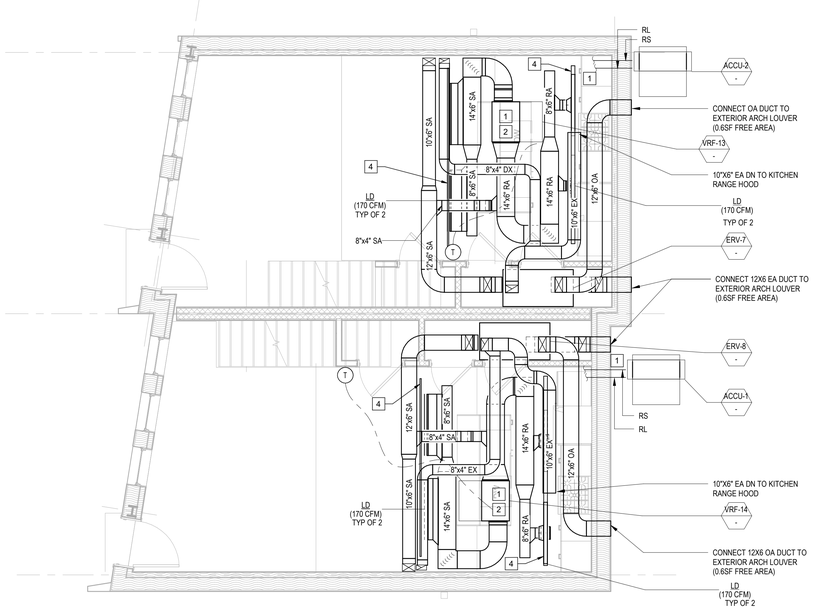
3 Level 3 - FLOOR PLAN - MECHANICAL HVAC

SCALE 1/4" = 1'-0"



2 Level 2 - FLOOR PLAN - MECHANICAL HVAC

SCALE 1/4" = 1'-0"



1 Level 1 - FLOOR PLAN - MECHANICAL HVAC

SCALE 1/4" = 1'-0"

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ZEPHYR

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN SWIFT
MECHANICAL
No. 36840
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 18059
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

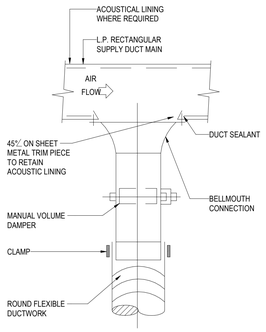
Bldg Type C - Ductwork and Piping Plans

DRAWING HISTORY:

NO.	DATE	REVISION
	08/26/20	Permit Set

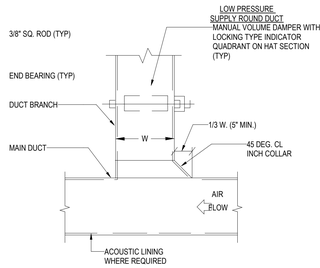
SHEET #:

M-120



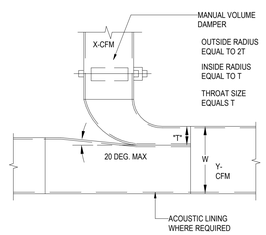
NOTE:

FLEXIBLE DUCT CONNECTIONS ARE ONLY PERMITTED IN AREAS WITH PNC-35 OR GREATER.



NOTE:

FURNISH THIS TYPE CONNECTION WHEN SINGLE-LINE DUCTWORK IS INDICATED AS THIS FOR BRANCHES WITH LESS THAN 25% OF THE TOTAL AIR FLOW.



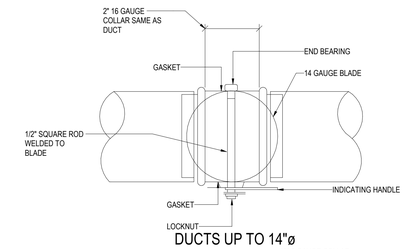
LOW PRESSURE SUPPLY RECTANGULAR DUCT

NOTES:

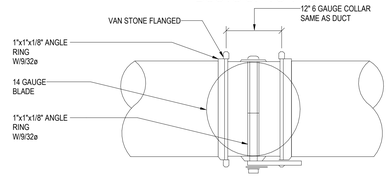
1. FURNISH THIS TYPE CONNECTION WHEN SINGLE-LINE DUCTWORK IS INDICATED AS THIS FOR BRANCHES WITH LESS THAN 25% OF THE TOTAL AIR FLOW.
2. THIS TYPE OF CONNECTION MUST BE USED WHEN W 36 IN.
3. T=X (BRANCH DUCT) x W
   Y (TOTAL CFM)

5 LOW PRESSURE SUPPLY CONNECTION DETAILS

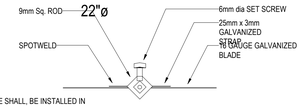
NOT TO SCALE



DUCTS UP TO 14"ø



DUCTS UP TO 22"ø

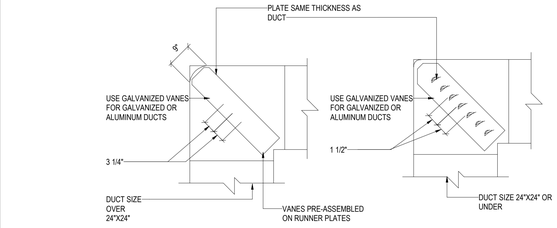


SECTION

NOTES:
1. WHEREVER POSSIBLE, DAMPER BLADE SHALL, BE INSTALLED IN VERTICAL POSITION.
2. FOR DUCTS OVER 22Ø USE OPPOSED BLADE VOLUME DAMPER.
3. ALL QUADRANT OPERATORS SHALL BE EXTENDED TO OUTSIDE OF INSULATION

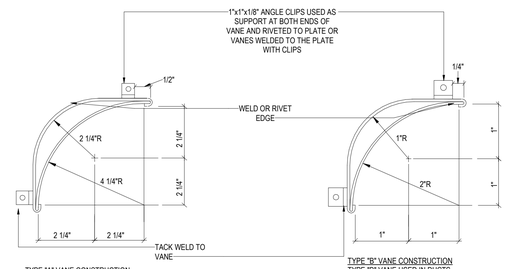
3 ROUND VOLUME DAMPER

NOT TO SCALE



SQUARE ELBOW WITH TYPE "A" DOUBLE THICKNESS VANES

SQUARE ELBOW WITH TYPE "B" DOUBLE THICKNESS VANES

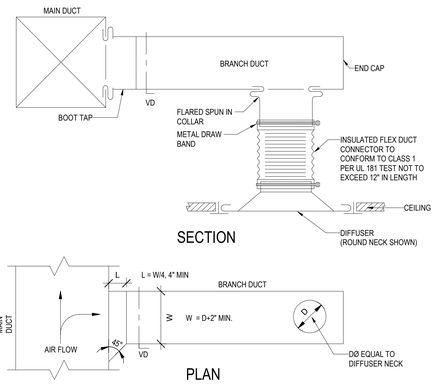


TYPE "A" VANE CONSTRUCTION
TYPE "A" VANE USED IN DUCTS OVER 24"X24" SAME GAGE THICKNESS AS DUCT NOT TO EXCEDE 20 U.S. GAGE

TYPE "B" VANE CONSTRUCTION
TYPE "B" VANE USED IN DUCTS 24"x24" AND UNDER SAME GAGE THICKNESS AS DUCT

1 TURNING VANE CONSTRUCTION (RECTANGULAR)

NOT TO SCALE

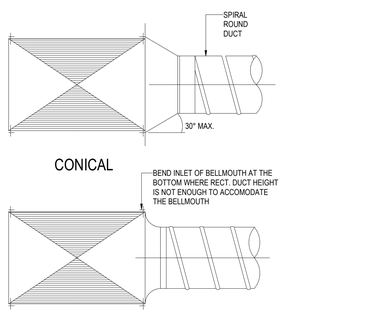


SECTION

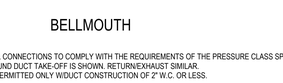
PLAN

9 BRANCH DUCT TO CEILING DIFFUSER

NOT TO SCALE



CONICAL

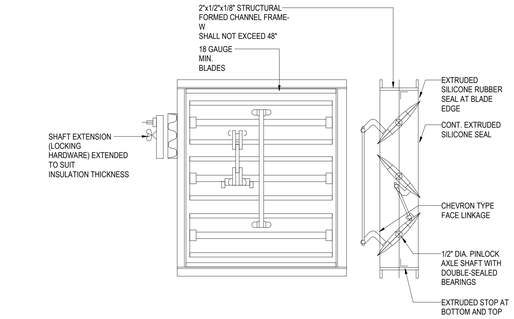


BELLMOUTH

NOTE:
1. SECURE ALL CONNECTIONS TO COMPLY WITH THE REQUIREMENTS OF THE PRESSURE CLASS SPECIFIED.
2. SUPPLY ROUND DUCT TAKE-OFF IS SHOWN. RETURN/EXHAUST SIMILAR.
3. "SPIN-INS" PERMITTED ONLY W/DUCT CONSTRUCTION OF 2" W.C. OR LESS.

6 ROUND TAKE OFF CONNECTION FROM RECTANGULAR

NOT TO SCALE

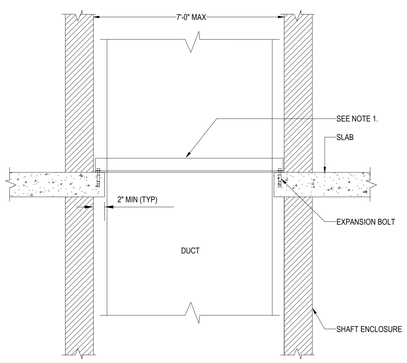


OPPOSED BLADE ACTION DAMPER

NOTES:
1. ALL BRANCH DUCTS SHALL HAVE VOLUME DAMPERS.

2 OPPOSED BLADE ACTION DAMPER

NOT TO SCALE



NOTES:
1. FOR STAINLESS STEEL DUCTWORK (FUME HOOD EXHAUST): WELD DUCT TO STEEL ANGLE. SHEET METAL SCREWS NOT ALLOWED.

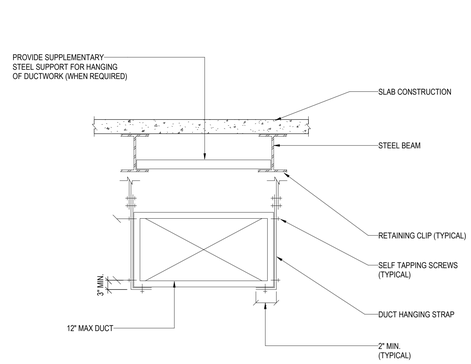
2. FOR GALVANIZED STEEL DUCTWORK: ATTACH DUCT TO STEEL ANGLE WITH SHEET METAL SCREWS AND APPLY DUCT SEALANT AT PENETRATIONS.

3. DUCTWORK SUPPORTS TO BE INSTALLED IN LINE WITH SMACNA GUIDELINES.

4. FINAL CONFIRMATION OF SUPPORTS TO BE AGREED WITH STRUCTURAL ENGINEER.

8 DUCT SUPPORT IN SHAFT ENCLOSURE

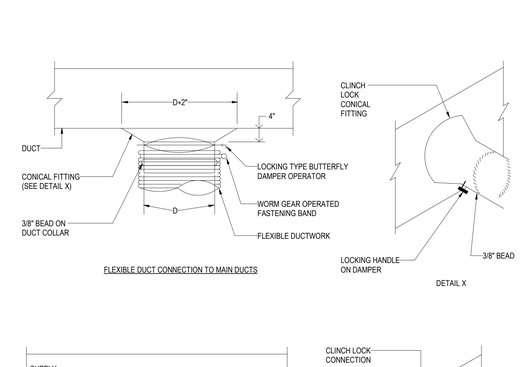
NOT TO SCALE



NOTES:
1. DUCT SHALL BE SUSPENDED WITH GALVANIZED BAND IRON STRAPS SECURELY FASTENED TO THE BOTTOM AND SIDE OF THE DUCT. STRAPS TO BE SIZED IN ACCORDANCE WITH SMACNA TABLE 4-1 OR ACCORDING TO LOCAL CODES, WHICHEVER IS MORE STRINGENT.
2. DUCTS WIDER THEN 60 INCHES TO BE SUPPORTED BY THE TRAPEZE ANGLES IN ACCORDANCE WITH SMACNA TABLE 4-3.
3. REFRENCE SHALL ALSO BE MADE TO SPECIFICATION SECTION 230548

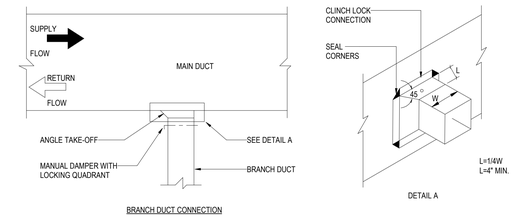
7 DUCT HANGING FROM STRUCTURAL STEEL

NOT TO SCALE



FLEXIBLE DUCT CONNECTION TO MAIN DUCTS

DETAIL X



BRANCH DUCT CONNECTION

DETAIL A

4 LOW PRESSURE BRANCH DUCT CONNECTIONS

NOT TO SCALE

ZEPHYR

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN SWIFT
MECHANICAL
No. 36840
REGISTERED
PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Mechanical Details

DRAWING HISTORY:

NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:

M-500

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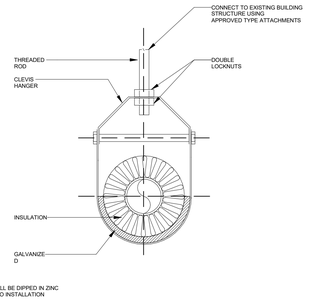
WITHOUT INCOMPRESSIBLE INSULATING BLOCK AT HANGER		
PIPE DIAMETER	SHIELD LENGTH	SHIELD THICKNESS USSG
UP TO 3"	6"	18

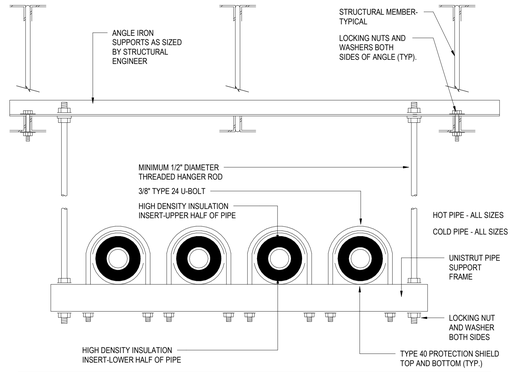
WITHOUT INCOMPRESSIBLE INSULATING BLOCK AT HANGER		
PIPE DIAMETER	SHIELD LENGTH	SHIELD THICKNESS USSG
UP TO 3"	12"	18



NOTE:
HANGER, ROD & INSERT SHALL BE DIPPED IN ZINC CHROMATE PRIMER PRIOR TO INSTALLATION

7 TYPICAL INSULATION OF PIPES SMALLER THAN 3

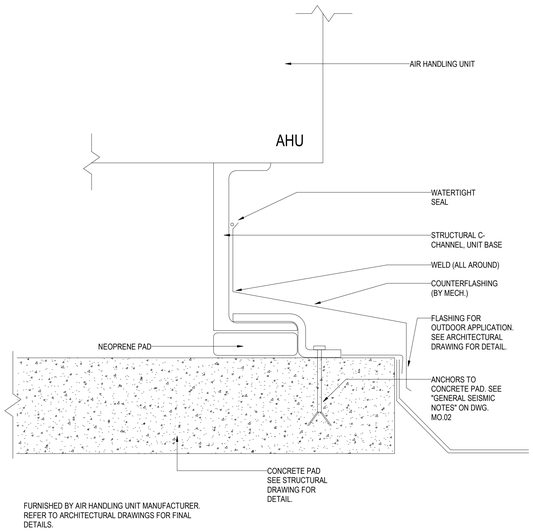
NOT TO SCALE



INDIVIDUAL PIPE HANGER ROD & SPACING SCHEDULE											
NOMINAL PIPE OR TUBE SIZE-INCHES	3/4	1	1 1/2	2	2 1/2	3	4	5	6	8	--
HANGER ROD SIZE-INCHES	3/8	3/8	3/8	3/8	1/2	1/2	5/8	5/8	7/8	7/8	--
MAXIMUM SPACING BETWEEN INCHES	6	7	9	10	11	12	14	16	17	19	--
MAXIMUM SPACING BETWEEN CU, TUBE SUPPORT IN FEET	6	6	8	9	10	10	12	14	14	16	--
NOTES: TRAPEZE HANGER ROD SPACING SHALL BE BASED ON SPACING OF SMALLEST PIPE ON TRAPEZE. TRAPEZE SHALL BE DESIGNED WITH A FACTOR OF SAFETY OF 5 FOR CENTER OF SPAN CONCENTRATED LOAD. METHOD OF HANGING, TYPE OF INSERT, BEAM CLAMP, ROD, ETC. MUST BE APPROVED BY STRUCTURAL ENGINEER PER SHOP DRAWINGS											

4 TRAPEZE PIPE HANGER (MULTIPLE PIPES)

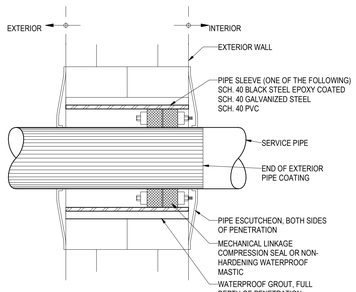
NOT TO SCALE



FURNISHED BY AIR HANDLING UNIT MANUFACTURER. REFER TO ARCHITECTURAL DRAWINGS FOR FINAL DETAILS.

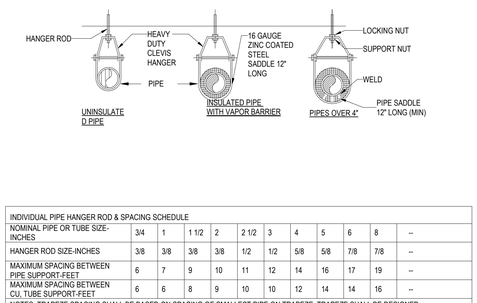
2 AIR HANDLING UNIT MOUNTING

NOT TO SCALE



8 PIPE PENETRATIONS THROUGH EXTERIOR WALLS ABOVE GRADE

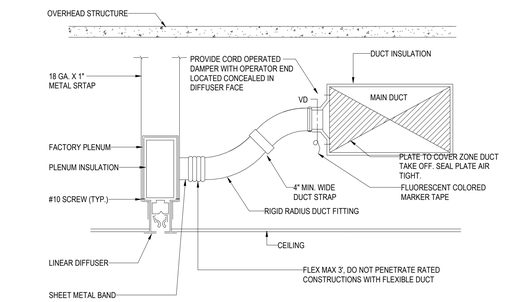
NOT TO SCALE



INDIVIDUAL PIPE HANGER ROD & SPACING SCHEDULE											
NOMINAL PIPE OR TUBE SIZE-INCHES	3/4	1	1 1/2	2	2 1/2	3	4	5	6	8	--
HANGER ROD SIZE-INCHES	3/8	3/8	3/8	3/8	1/2	1/2	5/8	5/8	7/8	7/8	--
MAXIMUM SPACING BETWEEN PIPE SUPPORT-FEET	6	7	9	10	11	12	14	16	17	19	--
MAXIMUM SPACING BETWEEN CU, TUBE SUPPORT-FEET	6	6	8	9	10	10	12	14	14	16	--
NOTES: TRAPEZE SPACING SHALL BE BASED ON SPACING OF SMALLEST PIPE ON TRAPEZE. TRAPEZE SHALL BE DESIGNED WITH A FACTOR OF SAFETY 5 FOR CENTER OF SPAN CONCENTRATED LOAD. METHOD OF HANGING, TYPE OF INSERT, BEAM CLAMP, ROD, ETC. MUST BE APPROVED BY STRUCTURAL ENGINEER PER SHOP DRAWINGS.											

5 TYPICAL CLEVIS HANGER SUPPORTS

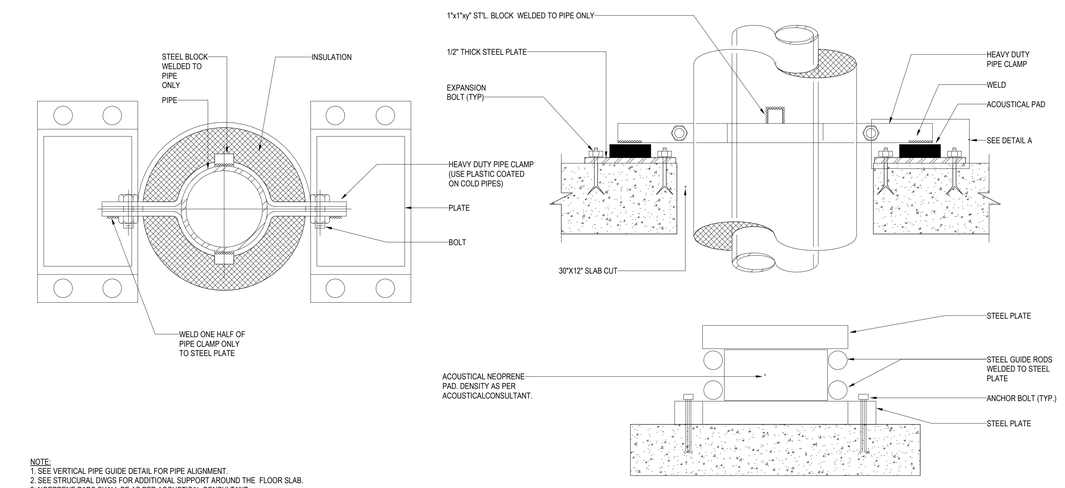
NOT TO SCALE



NOTE:
1. FLEX DUCT INSTALLED PER MANUFACTURERS LISTING.

1 LINEAR DIFFUSER CONNECTION

NOT TO SCALE

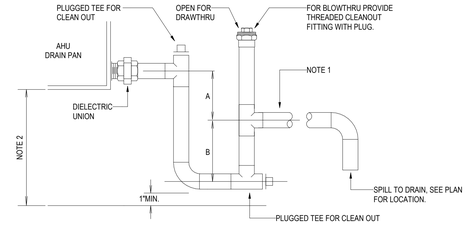


NOTE:
1. SEE VERTICAL PIPE GUIDE DETAIL FOR PIPE ALIGNMENT.
2. SEE STRUCURAL DWGS FOR ADDITIONAL SUPPORT AROUND THE FLOOR SLAB.
3. NOEPRENE PADS SHALL BE AS PER ACOUSTICAL CONSULTANT.
4. SUPPORT DETAIL SHOP DRAWINGS WITH CALCULATIONS SHALL BE SUBMITTED FOR REVIEW BY STRUCURAL ENGINEER
5. HEAVY DUTY PIPE CLAMP SHALL BE EXTENDED AS REQUIRED THE END OR ENDS ARE SUPPORTED FROM STRUCTURAL STEEL.
6. PROVIDE UNIT PRICING FOR THIS DETAIL
7. PIPE SUPPORT DETAIL DRAWINGS SHALL BE SIGNED AND SEALED BY A N.Y. LICENSED PROFESSIONAL ENGINEER

6 VERTICAL PIPE SUPPORT

NOT TO SCALE

CONDENSATE PIPE SIZE	
EQUIPMENT CAPACITY	MIN. PIPE SIZE
TONS	INCH
UP TO 20	3/4
21-40	1
41-90	1 1/4
91-125	1 1/2
126-250	2



DRAWTHRU :

A = GREATER OF 4" OR 1/2" PLUS AHU TOTAL PRESSURE IN INCHES-WC

BLOWTHRU :

B = GREATER OF 4" OR 1/2" PLUS AHU TOTAL PRESSURE IN INCHES-WC

NOTES:

1. REF. PLAN DWG'S FOR CONDENSATE DRAIN PIPE SIZE, (1"MIN. AT EACH AHU DRAIN CONNECTION POINT), REF. SPECIFICATIONS FOR PIPE AND INSULATION MATERIAL REQUIREMENTS.
2. AHU TO BE ELEVATED ON HOUSEKEEPING PAD OR MOUNTING STRUCTURE AS REQUIRED FOR TRAP HEIGHT ABOVE FLOOR

3 MECHANICAL UNIT CONDENSATE DRAIN

NOT TO SCALE

ZEPHYR

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN SWIFT
MECHANICAL
No. 36840
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:
Mechanical Details

DRAWING HISTORY:

NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:
M-501

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M - ENERGY RECOVERY UNIT SCHEDULE

						PERFORMANCE DATA																		SUPPLY FAN DATA			RETURN FAN DATA			ELECTRICAL								
							SUMMER							WINTER																							
							OUTDOOR AIR		SUPPLY AIR		RETURN AIR		EXHAUST AIR		OUTDOOR AIR		SUPPLY AIR		RETURN AIR		EXHAUST AIR																
DESIGNATION	SERVICE	LOCATION	SUPPLY AIR QUANTITY (CFM)	EXHAUST AIR QUANTITY (CFM)	SUPPLY AIR QUANTITY ENTERING WHEEL (CFM)	DB	WB	DB	WB	DB	WB	DB	WB	DB	WB	DB	WB	DB	WB	DB	WB	% EFFECTIVENESS WINTER/SUMMER	CFM	EXTERNAL STATIC PRESSURE (IN WG)	HP	ECM	CFM	EXTERNAL STATIC PRESSURE (IN WG)	HP	ECM	VOLTAGE	PHASE	FREQ	MCA	MOCP	SINGLE POINT CONNECTION	APPROXIMATE WEIGHT (LB)	MANUFACTURER	MODEL NUMBER	REMARKS
ERV-1	BLDG A	BLDG A	330	300	330	86 °F	76 °F	78 °F	69 °F	75 °F	63 °F	83 °F	71 °F	7 °F	5 °F	55 °F	43 °F	70 °F	54 °F	30 °F	28 °F	68/56	330	0.5	0.25	YES	330	0.5	0.25	YES	230 V	1	60	4 A	15	Yes	410	GREENHECK	MINICORE-5-VG-FM	
ERV-2	BLDG A	BLDG A	330	300	330	86 °F	76 °F	78 °F	69 °F	75 °F	63 °F	83 °F	71 °F	7 °F	5 °F	55 °F	43 °F	70 °F	54 °F	30 °F	28 °F	68/56	330	0.5	0.25	YES	330	0.5	0.25	YES	230 V	1	60	4 A	15	Yes	410	GREENHECK	MINICORE-5-VG-FM	
ERV-3	BLDG A	BLDG A	330	300	330	86 °F	76 °F	78 °F	69 °F	75 °F	63 °F	83 °F	71 °F	7 °F	5 °F	55 °F	43 °F	70 °F	54 °F	30 °F	28 °F	68/56	330	0.5	0.25	YES	330	0.5	0.25	YES	230 V	1	60	4 A	15	Yes	410	GREENHECK	MINICORE-5-VG-FM	
ERV-4	BLDG A	BLDG A	330	300	330	86 °F	76 °F	78 °F	69 °F	75 °F	63 °F	83 °F	71 °F	7 °F	5 °F	55 °F	43 °F	70 °F	54 °F	30 °F	28 °F	68/56	330	0.5	0.25	YES	330	0.5	0.25	YES	230 V	1	60	4 A	15	Yes	410	GREENHECK	MINICORE-5-VG-FM	
ERV-5	BLDG B	BLDG B	330	300	330	86 °F	76 °F	78 °F	69 °F	75 °F	63 °F	83 °F	71 °F	7 °F	5 °F	55 °F	43 °F	70 °F	54 °F	30 °F	28 °F	68/56	330	0.5	0.5	YES	330	0.5	0.5	YES	230 V	1	60	8 A	15	Yes	410	GREENHECK	ECV-10L-VG-FM	
ERV-6	BLDG B	BLDG B	330	300	330	86 °F	76 °F	78 °F	69 °F	75 °F	63 °F	83 °F	71 °F	7 °F	5 °F	55 °F	43 °F	70 °F	54 °F	30 °F	28 °F	68/56	330	0.5	0.5	YES	330	0.5	0.5	YES	230 V	1	60	8 A	15	Yes	410	GREENHECK	ECV-10L-VG-FM	
ERV-7	BLDG C	BLDG C	330	300	330	86 °F	76 °F	78 °F	69 °F	75 °F	63 °F	83 °F	71 °F	7 °F	5 °F	55 °F	43 °F	70 °F	54 °F	30 °F	28 °F	68/56	330	0.5	0.5	YES	330	0.5	0.5	YES	230 V	1	60	8 A	15	Yes	410	GREENHECK	ECV-10L-VG-FM	
ERV-8	BLDG C	BLDG C	330	300	330	86 °F	76 °F	78 °F	69 °F	75 °F	63 °F	83 °F	71 °F	7 °F	5 °F	55 °F	43 °F	70 °F	54 °F	30 °F	28 °F	68/56	330	0.5	0.5	YES	330	0.5	0.5	YES	230 V	1	60	8 A	15	Yes	410	GREENHECK	ECV-10L-VG-FM	

NOTES:
1. PROVIDE UNIT WITH SINGLE POINT POWER CONNECTION AND FACTORY MOUNTED DISCONNECT.
2. PROVIDE UNIT WITH EC MOTOR.
3. PROVIDE UNIT WITH MERV 13 FILTERS.
4. PROVIDE UNIT TOTAL ENERGY RECOVERY CORE.

M - VRF OUTDOOR UNIT SCHEDULE

					AMBIENT AIR TEMPERATURE				ELECTRICAL						DIMENSIONS					
DESIGNATION	SERVICE	LOCATION	TOTAL COOLING CAPACITY (MBH)	TOTAL HEATING CAPACITY (MBH)	SUMMER DB (°F)	WINTER DB (°F)	COOLING EER	HEATING HSPF	VOLTAGE	PHASE	FREQUENCY	MCA	MOCP	REFRIGERANT TYPE	LENGTH (IN)	WIDTH (IN)	HEIGHT (IN)	WEIGHT (LB)	MANUFACTURER	MODEL NUMBER	REMARKS
ACCU-1	BLDG A	BLDG A	23.8	23.1	95 °F	0 °F	14.3	10.4	230 V	1	60	17 A	25	R410A	3' - 1"	1' - 6"	3' - 3"	172	DAIKIN	RXSQ24TAVJU	
ACCU-1	BLDG B	BLDG B	47.9	34.0	95 °F	0 °F	10.3	10.0	230 V	1	60	29 A	35	R410A	3' - 1"	1' - 6"	3' - 3"	176	DAIKIN	RXSQ48TAVJU	
ACCU-1	BLDG C	BLDG C	35.9	27.3	95 °F	0 °F	12.0	10.3	230 V	1	60	17 A	25	R410A	3' - 1"	1' - 6"	3' - 3"	172	DAIKIN	RXTQ36TAVJ9	
ACCU-2	BLDG A	BLDG A	35.9	27.3	95 °F	0 °F	12.0	10.3	230 V	1	60	17 A	25	R410A	3' - 1"	1' - 6"	3' - 3"	172	DAIKIN	RXTQ36TAVJ9	
ACCU-2	BLDG B	BLDG B	35.9	27.3	95 °F	0 °F	12.0	10.3	230 V	1	60	17 A	25	R410A	3' - 1"	1' - 6"	3' - 3"	172	DAIKIN	RXTQ36TAVJ9	
ACCU-2	BLDG C	BLDG C	35.9	27.3	95 °F	0 °F	12.0	10.3	230 V	1	60	17 A	25	R410A	3' - 1"	1' - 6"	3' - 3"	172	DAIKIN	RXTQ36TAVJ9	
ACCU-3	BLDG A	BLDG A	36.0	27.5	95 °F	0 °F	12.0	10.3	230 V	1	60	17 A	25	R410A	3' - 1"	1' - 6"	3' - 3"	172	DAIKIN	RXTQ36TAVJ9	
ACCU-4	BLDG A	BLDG A	23.8	23.1	95 °F	0 °F	14.3	10.4	230 V	1	60	17 A	25	R410A	3' - 1"	1' - 6"	3' - 3"	172	DAIKIN	RXSQ24TAVJU	

NOTES:
1. MOUNT UNITS 18' ABOVE GRADE ON SNOW STANDS WITH OPEN BASE.

M - VRF FCU SCHEDULE

			COOLING AT AHRI		HEATING AT AHRI	ELECTRICAL					FAN				
DESIGNATION	SERVICE	LOCATION	TOTAL COOLING CAPACITY (MBH)	SENSIBLE COOLING CAPACITY (MBH)	TOTAL HEATING CAPACITY (MBH)	VOLTAGE	PHASE	FREQUENCY	MCA	MOP	CFM	EXTERNAL STATIC PRESSURE (IN WG)	MANUFACTURER	MODEL NUMBER	REMARKS
VRF-1	BLDG A	BLDG A	9486	6832	10577	230 V	1	60	1 A	15 A	318	0.6	DAIKIN	FXSQ09TAVJU	
VRF-2	BLDG A	BLDG A	9486	6832	10577	230 V	1	60	1 A	15 A	318	0.6	DAIKIN	FXSQ09TAVJU	
VRF-3	BLDG A	BLDG A	12011	9413	13648	230 V	1	60	1 A	15 A	335	0.6	DAIKIN	FXSQ12TAVJU	
VRF-4	BLDG A	BLDG A	9486	6832	10577	230 V	1	60	1 A	15 A	318	0.6	DAIKIN	FXSQ09TAVJU	
VRF-5	BLDG A	BLDG A	18017	13291	20131	230 V	1	60	2 A	15 A	600	0.6	DAIKIN	FXSQ18TAVJU	
VRF-6	BLDG A	BLDG A	15014	11026	17060	230 V	1	60	1 A	15 A	530	0.6	DAIKIN	FXSQ15TAVJU	
VRF-7	BLDG A	BLDG A	9486	6832	10577	230 V	1	60	1 A	15 A	318	0.6	DAIKIN	FXSQ09TAVJU	
VRF-8	BLDG A	BLDG A	18017	13291	20131	230 V	1	60	2 A	15 A	600	0.6	DAIKIN	FXSQ18TAVJU	
VRF-9	BLDG A	BLDG A	18017	13291	20131	230 V	1	60	2 A	15 A	600	0.6	DAIKIN	FXSQ18TAVJU	
VRF-10	BLDG A	BLDG A	18017	13291	20131	230 V	1	60	2 A	15 A	600	0.6	DAIKIN	FXSQ18TAVJU	
VRF-11	BLDG A	BLDG A	9486	6832	10577	230 V	1	60	1 A	15 A	318	0.6	DAIKIN	FXSQ09TAVJU	
VRF-12	BLDG A	BLDG A	9486	6832	10577	230 V	1	60	1 A	15 A	318	0.6	DAIKIN	FXSQ09TAVJU	
VRF-12	BLDG A	BLDG A	12011	9413	13648	230 V	1	60	1 A	15 A	335	0.6	DAIKIN	FXSQ12TAVJU	
VRF-13	BLDG A	BLDG A	12011	9413	13648	230 V	1	60	1 A	15 A	335	0.6	DAIKIN	FXSQ12TAVJU	
VRF-14	BLDG A	BLDG A	12011	9413	13648	230 V	1	60	1 A	15 A	335	0.6	DAIKIN	FXSQ12TAVJU	
VRF-15	BLDG A	BLDG A	9486	6832	10577	230 V	1	60	1 A	15 A	318	0.6	DAIKIN	FXSQ09TAVJU	
VRF-16	BLDG A	BLDG A	7507	5625	8530	230 V	1	60	1 A	15 A	281	0.6	DAIKIN	FXSQ07TAVJU	
VRF-17	BLDG A	BLDG A	12011	9413	13648	230 V	1	60	1 A	15 A	335	0.6	DAIKIN	FXSQ12TAVJU	
VRF-19	BLDG A	BLDG A	9486	6832	10577	230 V	1	60	1 A	15 A	318	0.6	DAIKIN	FXSQ09TAVJU	
VRF-20	BLDG A	BLDG A	9486	6832	10577	230 V	1	60	1 A	15 A	318	0.6	DAIKIN	FXSQ09TAVJU	
VRF-21	BLDG A	BLDG A	7507	5625	8530	230 V	1	60	1 A	15 A	200	0.6	DAIKIN	FXSQ07TAVJU	

NOTES:
1. PROVIDE EACH UNIT WITH CLOUD WIFI ADAPTOR.
2. PROVIDE EACH UNIT WITH MINI CONDENSATE PUMP.

M - DIFFUSERS AND GRILLES

DESIGNATION	SPECIFICATION TYPE	FACE SIZE (IN)	NECK SIZE (IN)	MAX CFM	NC	MANUFACTURER	MODEL NO.	REMARKS
SD	CEILING DIFFUSER	12X12	6"	75	30	PRICE	SPD	1-4
SD	CEILING DIFFUSER	12X12	8"	125	30	PRICE	SPD	1-4
SG	SUPPLY GRILLE	12X6	16X6	225	30	PRICE	510	1-4
SG	SUPPLY GRILLE	22X6	22X6	400	30	PRICE	510	1-4
RG/EG	SUPPLY GRILLE	12X6	16X6	225	30	PRICE	510	1-4
RG/EG	SUPPLY GRILLE	22X6	22X6	400	30	PRICE	510	1-4
ED	CEILING DIFFUSER	12X12	8"	150	30	PRICE	SPD	1-4

NOTES:
1. COORDINATE BORDER TYPE WITH ARCHITECTURAL REFLECTED CEILING PLAN.
2. ALL DIFFUSERS SHALL BE TESTED IN ACCORDANCE WITH ASHRAE STANDARD 70-2006
3. PROVIDE REMOTE ADJUSTABLE BALANCING DAMPER THRU DIFFUSERS WHEN IN AN INACCESSIBLE CEILING.
4. ALL PRODUCTS AND MANUFACTURERS LISTED IN SCHEDULE ABOVE ARE BASIS-OF-DESIGN.

1 DIFFUSERS AND GRILLES

M - LINEAR DIFFUSERS

DESIGNATION	NUMBER OF SLOTS	LENGTH (IN)	NECK SIZE (IN)	CFM / LINEAR FOOT	NC	MANUFACTURER	MODEL NO.	REMARKS
LD	1	48"	6"	40	30	PRICE	AS210	1-4
LD	1	48"	8"	45	30	PRICE	AS210	1-4
LD	1	48"	10"	50	30	PRICE	AS210	1-4
LD	1	48"	12"	85	30	PRICE	AS210	1-4

NOTES:
1. COORDINATE BORDER TYPE WITH ARCHITECTURAL REFLECTED CEILING PLAN.
2. ALL DIFFUSERS SHALL BE TESTED IN ACCORDANCE WITH ASHRAE STANDARD 70-2006
3. PROVIDE REMOTE ADJUSTABLE BALANCING DAMPER THRU DIFFUSERS WHEN IN AN INACCESSIBLE CEILING.
4. ALL PRODUCTS AND MANUFACTURERS LISTED IN SCHEDULE ABOVE ARE BASIS-OF-DESIGN. FOR DETERMINATION OF EQUIVALENTS, REFER TO SPECIFICATIONS FOR COMPLETE FINISH AND PERFORMANCE REQUIREMENTS.

M - UNIT HEATER SCHEDULE

					FAN					ELECTRIC COIL				
DESIGNATION	SERVICE	LOCATION	TYPE	AIR QUANTITY (CFM)	CFM	VOLTAGE	PHASE	FREQUENCY	MCA	CAPACITY (KW)	EAT (°F)	MODEL NUMBER	MANUFACTURER	REMARKS
UH-1	BLDG A	CEILING CAVITY	PLENUM HEATER	150	1880	240 V	1	60	2.5	2.5	50 °F	CHPR25	QMARK	
UH-2	BLDG A	BIKE STORAGE	PLENUM HEATER	150	1880	240 V	1	60	2.5	2.5	50 °F	CHPR25	QMARK	

2 LINEAR DIFFUSER SCHEDULE

ZEPHYR

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN SWIFT MECHANICAL No. 36840 REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:
Mechanical Schedules

DRAWING HISTORY:

NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:
M-600

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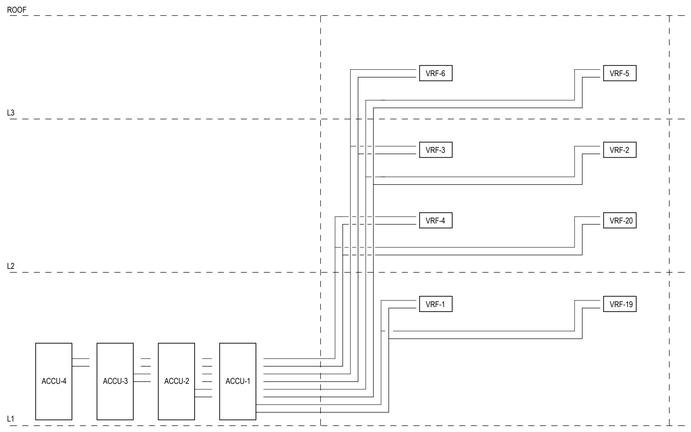
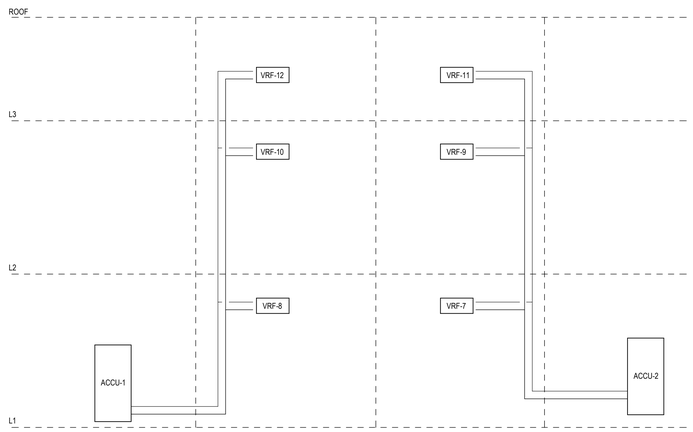
BUILDING A



1 BUILDING A VRF RISER DIAGRAM

NOT TO SCALE

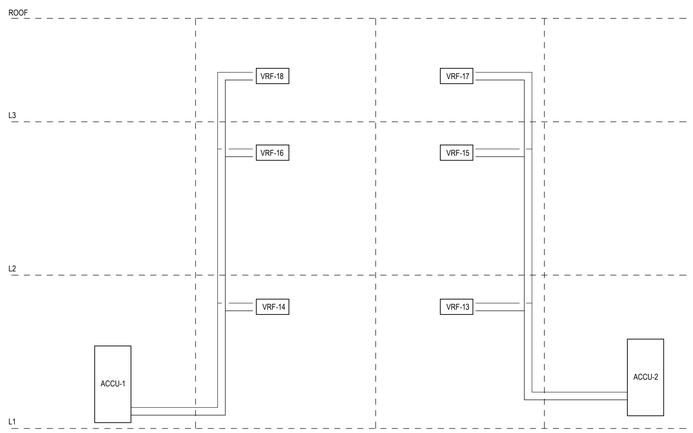
BUILDING B



2 BUILDING B VRF RISER DIAGRAM

NOT TO SCALE

BUILDING C



3 BUILDING C VRF RISER DIAGRAM

NOT TO SCALE

ZEPHYR

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN SWIFT
MECHANICAL
No. 36840
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Mechanical Riser Diagrams

DRAWING HISTORY:

NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:

M-700

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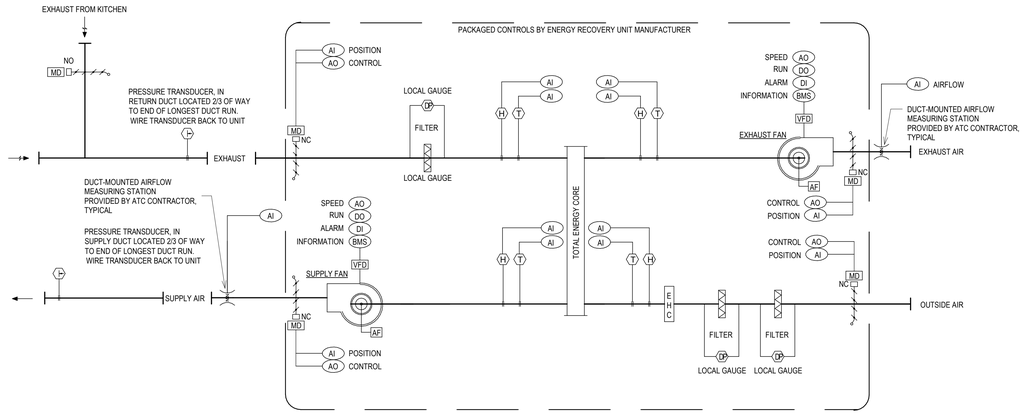
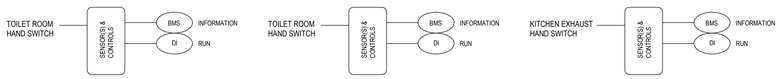
ENERGY RECOVERY AIR HANDLING UNIT CONTROL SCHEMATIC (ERU-1) - VENTILATION

SEQUENCE OF OPERATION
UNIT START COMMAND
· ACTUATORS FOR THE OUTSIDE AIR DAMPER AND SUPPLY AIR DAMPER ARE POWERED.
· DDC CONTROLLER CHECKS DAMPER ACTUATOR END SWITCH STATUS.
· EXHAUST FAN STARTS AFTER DAMPERS ARE OPEN (MIN. OF 120 SEC DELAY, ADJUSTABLE).
· SUPPLY FAN STARTS 5 SEC (ADJUSTABLE) AFTER THE EXHAUST FAN.
· HEATING AND COOLING OPERATION PER BELOW.
UNIT STOP COMMAND (OR DE-ENERGIZED)
· FANS ARE DE-ENERGIZED
· ALL DAMPER ACTUATORS ARE DE-ENERGIZED AND SPRING RETURN TO THEIR FAIL POSITION AFTER A 120 SEC ON DELAY.
HEATING
· LOCKOUT: THE HEATING WILL BE LOCKED OUT WHEN THE OUTSIDE AIR IS > 70°F + 2°F HYSTERESIS, ADJUSTABLE.
· HEAT PUMP HEATING: THE HEATING IS CONTROLLED TO MAINTAIN THE SUPPLY TEMPERATURE SET POINT.
REHEAT
· LOCKOUT: REHEAT IS ONLY ACTIVE WHEN COOLING IS IN DEHUMIDIFICATION MODE.
· HOT GAS REHEAT: THE REHEAT IS CONTROLLED TO MAINTAIN THE SUPPLY TEMPERATURE SET POINT.
SUPPLY TEMPERATURE SET POINT
· THE DDC CONTROLLER WILL RESET THE SUPPLY TEMPERATURE SET POINT UP & DOWN BETWEEN THE VALUES LISTED BELOW, IN ORDER TO MAINTAIN THE ROOM TEMPERATURE SET POINT (SET POINT=72°F, ADJUSTABLE).
· SUPPLY DISCHARGE MINIMUM SET POINT: 55 °F, ADJUSTABLE.
· SUPPLY DISCHARGE MAXIMUM SET POINT: 75 °F, ADJUSTABLE.
SUPPLY FAN CONTROL
· THE SUPPLY FAN SHALL OPERATE AT MINIMUM AIRFLOW AND MODULATE PER THE AIRFLOW SCHEDULE UPON ACTIVATION OF TOILET OR KITCHEN HAND SWITCHES.
EXHAUST FAN CONTROL.
· THE EXHAUST FAN SHALL OPERATE AT MINIMUM AIRFLOW AND MODULATE PER THE AIRFLOW SCHEDULE UPON ACTIVATION OF TOILET OR KITCHEN HAND SWITCHES.
REMOTE ON/OFF.
UNIT DDC SHALL HAVE AN INPUT ALLOWING THE UNIT TO BE STARTED/STOPPED BY OTHERS.
DIRTY FILTER SWITCHES.
IF THE FILTER DIFFERENTIAL PRESSURE RISES ABOVE THE ADJUSTABLE SET POINT OF THE SWITCH, THE DIFFERENTIAL PRESSURE SWITCH SHALL SIGNAL THE DDC TO ACTIVATE AN ALARM.
SUPPLY DISCHARGE LOW LIMIT. IF THE SUPPLY DISCHARGE TEMPERATURE DROPS BELOW 40ºF (ADJUSTABLE), THE DDC SHALL DE-ENERGIZE THE UNIT AFTER A PRESET TIME DELAY.
PHASE MONITOR. A PHASE/VOLTAGE PROTECTION RELAY SHALL BE PROVIDED FOR EACH UNIT. UPON SENSING A LOSS OF PHASE OR VOLTAGE THE UNIT SHALL BE DE-ENERGIZED.
ALARM INDICATION. DDC SHALL HAVE ONE DIGITAL OUTPUT FOR REMOTE INDICATION OF AN ALARM CONDITION. (I.E. BLOWER CURRENT/DIFFERENTIAL PRESSURE SWITCH, DAMPER END SWITCHES, FREEZE STAT, FIRE STAT, SMOKE, DIRTY FILTERS…).

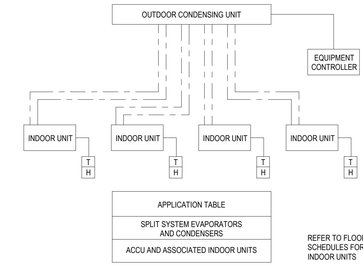


ERU AIRFLOW SCHEDULE				
FAN	MINIMUM AIRFLOW	TOILET EXHAUST HAND SWITCH ACTIVATED	KITCHEN EXHAUST HAND SWITCH ACTIVATED	TOILET EXHAUST AND KITCHEN EXHAUST HAND SWITCH ACTIVATED
SUPPLY FAN	150	180	300	330
EXHAUST FAN	120	150	270	300
KITCHEN ACD	CLOSED	CLOSED	OPEN	OPEN



2 ENERGY RECOVERY UNIT CONTROL DIAGRAM

NOT TO SCALE



REFER TO FLOOR PLANS AND SCHEDULES FOR QUANTITY OF INDOOR UNITS

VRF SYSTEM SEQUENCE OF CONTROL

A. GENERAL
1. THE SEQUENCE APPLIES TO ALL CONDENSING UNITS AND ASSOCIATED INDOOR UNITS.
2. WHENEVER THE UNIT IS SHUT DOWN BECAUSE OF ONE OF THE SAFETIES THE BAS SHALL RETAIN IN ITS MEMORY THE READING AND SETPOINT OF EACH MONITORED DEVICE TO HELP THE OPERATOR IN ISOLATING THE REASON FOR THE FAILURE.
3. IN ALL OPERATING MODES, THE BAS SHALL SEND A "PROHIBIT" COMMAND TO LOCK OUT MODE SELECTION FUNCTIONALITY AT ALL ROOM-LEVEL TEMPERATURE CONTROLLERS.

B. OPERATING MODES
1. OCCUPIED MODE: EACH INDOOR UNIT IS IN OCCUPIED MODE WHEN ANY OF THE FOLLOWING IS TRUE:
a. THE TIME OF DAY IS BETWEEN THE INDOOR UNIT'S SCHEDULED OCCUPIED START AND STOP TIMES.
b. THE SYSTEM HAS BEEN OVERRIDDEN TO OCCUPIED MODE FROM THE BAS.
2. SETBACK MODE: DURING UNOCCUPIED MODE, THE BAS SHALL MONITOR EACH ROOM-LEVEL CONTROLLER. IF THE ROOM TEMPERATURE FALLS BELOW ITS UNOCCUPIED HEATING SETPOINT OR RISES ABOVE ITS UNOCCUPIED COOLING SETPOINT, THE ASSOCIATED INDOOR UNIT(S) SHALL ENTER SETBACK MODE UNTIL THE UNOCCUPIED SETPOINT IS MET.
3. UNOCCUPIED MODE: WHEN THE INDOOR UNIT IS NOT IN ANY OTHER MODE.

C. OCCUPIED MODE
1. ALL INDOOR UNITS SHALL BE SET TO THE FACTORY "AUTO MODE". THE MANUFACTURER'S EQUIPMENT CONTROLLER SHALL MODULATE COIL OPERATION AND FAN SPEED TO MEET THE ROOM SETPOINTS.

D. SETBACK MODE
1. IF THE ROOM TEMPERATURE FALLS BELOW THE UNOCCUPIED HEATING SETPOINT, THE BAS SHALL COMMAND THE INDOOR UNIT(S) TO THE FACTORY "HEAT MODE".
2. IF THE ROOM TEMPERATURE RISES ABOVE THE UNOCCUPIED COOLING SETPOINT, THE BAS SHALL COMMAND THE INDOOR UNIT(S) TO THE FACTORY "COOL MODE".
3. ONCE THE SETPOINTS ARE SATISFIED THE INDOOR UNIT SHALL BE PLACED IN UNOCCUPIED MODE.

E. UNOCCUPIED MODE
1. THE BAS SHALL COMMAND EACH INDOOR UNIT TO BE OFF AT THE START OF UNOCCUPIED MODE AND AT REGULAR TWO-HOUR INTERVALS AFTERWARD.

1 VRF SYSTEM CONTROL DIAGRAM

NOT TO SCALE

BMS M&V NOTES:

1. THE MEASUREMENT & VERIFICATION PLAN HAS BEEN DEVELOPED IN COMPLIANCE WITH LEED EAc5.1 - "MEASUREMENT AND VERIFICATION - BASE BUILDING" AND LEED EAc5.2 - "MEASUREMENT AND VERIFICATION - TENANT SUB-METERING."
2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIREMENTS CONTAINED WITHIN THE MEASUREMENT & VERIFICATION PLAN.
3. THIS MEASUREMENT & VERIFICATION CONTROL DIAGRAM IDENTIFIES SUB-METER DATA TO BE TRENDED / RECORDED THROUGH THE BMS FOR THE PURPOSE OF MEASUREMENT & VERIFICATION OF SYSTEM PERFORMANCE AND ENERGY CONSUMPTION.
4. ELECTRIC SUB-METERS ARE TO BE INSTALLED PER THE SINGLE LINE DIAGRAMS FOR MECHANICAL AND PLUMBING AND AS INDICATED ON THESE DRAWINGS.
5. ALL SYSTEM COMPONENTS AND COMMUNICATION GATEWAYS / DEVISES SHALL BE PROVIDED FOR A COMPLETE SYSTEM TO ALLOW RECORDING OF ELECTRIC DATA BY THE BMS.
6. ALL LOGGED SUB-METER INFORMATION SHALL BE VERIFIED TO RECORD ACCURATE ENERGY AND FLOW INFORMATION WITH DEMONSTRATION OF DATA LOGGING AND DATA RETRIEVAL CAPABILITY.
7. A PRINTED REPORT OF ALL METERS AND SAMPLE HVAC POINTS WILL BE PROVIDED FOR 1 WEEK DURATION.
8. THE BMS SHALL RECORD ALL HVAC AND SUB-METER DATA FOR A MINIMUM OF 2 YEARS.
9. THE BMS SHALL COMMUNICATE TO THE FACILITIES OFFICE FRONT END GRAPHICS DISPLAYS (DASHBOARD) SYSTEM FOR USER FRIENDLY DISPLAY OF ALL INFORMATION.

BUILDING DASHBOARD SYSTEM:

1. THE BUILDING DASHBOARD SYSTEM SHALL BE PROGRAMMED TO DISPLAY ALL THE INCLUDED ELECTRICAL SUB-METERS.
2. THE BUILDING DASHBOARD SYSTEM SHALL BE PROGRAMMABLE FUTURE ANALYSIS OF TRENDED BMS DATA POINTS.
3. THE BUILDING DASHBOARD SYSTEM SHALL BE PROVIDED BY THE CONTROLS VENDOR.
4. COORDINATE THE NUMBER AND LOCATION OF SCREENS AND WORKSTATIONS WITH CLIENT.
5. CONFIRM ADDITIONAL BUILDING DASHBOARD MODULE REQUIREMENTS DIRECTLY WITH THE CLIENT.
6. BMS TO PROVIDE TREND LOGGING (24 MONTHS MINIMUM DATA RECORDING) FOR ALL SYSTEMS FOR THE FOLLOWING:
7. FAN / PUMP ON / OFF
8. FAN / PUMP SPEED
9. AIR / WATER FLOW AND TEMPERATURES
10. THERMOSTATIC SET-POINTS
11. OUTSIDE AIR, TEMPERATURE AND HUMIDITY
12. BMS TO PROVIDE TREND LOGGING (24 MONTHS DATA RECORDING) FOR ELECTRIC SUBMETERS. SYSTEM SHALL BE PROVIDED WITH 10% SPARE CAPACITY FOR FUTURE ALLOCATION BY CLIENT.

3 METER INTEGRATION AND MEASUREMENT AND VERIFICATION DIAGRAM

NOT TO SCALE

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ZEPHYR

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN SWIFT
MECHANICAL
No. 36540
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:
Mechanical Controls

DRAWING HISTORY:

NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:
M-800

WIRED DEVICES

SYMBOL	DESCRIPTION
	20A NEMA 5-20R, WALL MOUNTED SIMPLEX RECEPTACLE OUTLET
	20A NEMA 5-20R, WALL MOUNTED DUPLEX RECEPTACLE OUTLET, PROVIDE TAMPER RESISTANT RECEPTACLES
	20A NEMA 5-20R, WALL MOUNTED SWITCH CONTROLLED DUPLEX RECEPTACLE OUTLET, PROVIDE AFCI PROTECTION AND TAMPER RESISTANT RECEPTACLES
	20A NEMA 5-20R, WALL MOUNTED QUADRUPLEX RECEPTACLE OUTLET, PROVIDE AFCI PROTECTION AND TAMPER RESISTANT RECEPTACLES
	WALL MOUNTED SPECIAL RECEPTACLE OUTLET, NEMA CODE SHOWN ON PLAN
	RECEPTACLE OUTLET MOUNTED ABOVE COUNTER TOP, PROVIDE AFCI PROTECTION AND TAMPER RESISTANT RECEPTACLES
ABBREVIATIONS	DESCRIPTION
AV	DEDICATED OUTLET FOR AUDIO VISUAL EQUIPMENT
TV	TELEVISION
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER
W	WASHER
D	DRYER
WH	WATER HEATER
DW	DISHWASHER
OV	OVEN AND RANGE
MW	MICROWAVE ABOVE OVEN

FIRE ALARM LEGEND

SYMBOL	DESCRIPTION
S	ADDRESSABLE FIRE ALARM SMOKE DETECTOR
S_{SB}	HARD WIRED FIRE ALARM SMOKE DETECTOR: SB: WITH SOUNDER BASE CO: COMBINATION SMOKE AND CARBON MONOXIDE W/ SOUNDER BASE
H	ADDRESSABLE FIRE ALARM HEAT DETECTOR
	ADDRESSABLE FIRE ALARM SPEAKER STROBE DEVICE
FACP	FIRE ALARM CONTROL PANEL WITH GRAPHIC ANNUNCIATOR
WP	WEATHER PROOF

LIGHTING CONTROL DEVICES

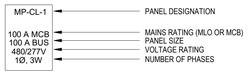
SYMBOL	DESCRIPTION
$ 3 a	LINE VOLTAGE LIGHT SWITCH LOWER CASE LETTER DENOTES LIGHTING ZONE 3 DENOTES THREE WAY SWITCH
ABBREVIATION	DESCRIPTION
a	LOWER CASE LETTER DENOTES LIGHTING ZONE
D	LINE VOLTAGE DIMMER SWITCH
F	FAN CONTROL SWITCH
GD	GARBAGE DISPOSAL SWITCH

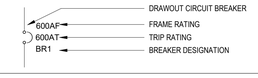
LIGHTING

SYMBOL	DESCRIPTION
L1 # / E a	RECTANGULAR LIGHT FIXTURE
L1 # / E a	CIRCULAR LIGHT FIXTURE
ABBREVIATION	DESCRIPTION
L1	FIXTURE TYPE
E	EMERGENCY LIGHTING
#	CIRCUIT NUMBER
a	LIGHTING CONTROL NOTE
	EXIT SIGN REFER TO ARCHITECTURAL EGRESS DRAWINGS FOR ORIENTATION OF EXIT SIGN ARROWS AND FACES

ONE LINE AND RISER DIAGRAM

SYMBOL	DESCRIPTION

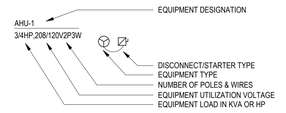




NOTE - REFER TO EQUIPMENT SCHEDULE FOR FUSE, CIRCUIT BREAKER AND DISCONNECT RATING

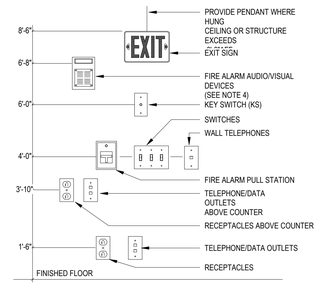
POWER

SYMBOL	DESCRIPTION



	PANELBOARD - DASHED OUTLINE DENOTES WORKING SPACE CLEARANCES.
	DRY TYPE ENERGY EFFICIENT TRANSFORMER PROVIDE PRIMARY AND/OR SECONDARY FUSED DISCONNECT AS REQUIRED COORDINATE CONCRETE HOUSE KEEPING PAD WITH STRUCTURAL CONTRACTOR
FSD / VAV	JUNCTION BOX "FSD" DENOTES FIRE SMOKE DAMPER "VAV" DENOTES VARIABLE AIR VOLUME DEVICE
	HARD-WIRED CONNECTION
	MOTOR
	FUSED DISCONNECT SWITCH
	NON-FUSED DISCONNECT SWITCH
VFD	VARIABLE FREQUENCY DRIVE WITH FUSE DISCONNECT SWITCH
$M / T	DISCONNECT SWITCH "M" DENOTES MANUAL MOTOR STARTER "T" DENOTES HEAVY DUTY TOGGLE SWITCH
	CIRCUIT HOMERUN - SHORT TICK MARKS INDICATES NUMBER OF HOT WIRES, LONG TICK MARK INDICATES NEUTRAL WIRE AND THE DOT INDICATES THE GROUND WIRE.

TYPICAL DEVICE MOUNTING HEIGHTS DETAIL



NOTE:

1. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND ARCH. PLAN ELEVATIONS PRIOR TO ROUGHING IN ANY DEVICES ABOVE COUNTERS. ALL MOUNTING HEIGHTS SHALL BE CONFIRM WITH ARCH. PLANS AND ELEVATIONS.
2. ALL MOUNTING HEIGHTS SHALL BE MEASURED FROM FINISHED FLOOR TO CENTERLINE OF DEVICE EXCEPT EXIT SIGNS AND FIRE ALARM VISUAL DEVICES
3. DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTERLINE WHEREVER POSSIBLE
4. FIRE ALARM AUDIO/VISUAL DEVICE TO BE MOUNTED AT 6'-8" ABOVE FINISHED FLOOR OR AT 6" BELOW FINISHED CEILING, WHICHEVER IS LOWER. DIMENSION IS TO THE BOTTOM OF THE VISUAL PORTION OF THE DEVICE

ELECTRICAL ABBREVIATIONS

ABBREVIATION	DEFINITION
A	AMPERE
AF	AMPERE FRAME
A.F.F.	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
AT	AMPERE TRIP
ATS	AUTOMATIC TRANSFER SWITCH
BKR	BREAKER
C	CONDUIT
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
COMM	COMMUNICATION
CKT	CIRCUIT
DIA	DIAMETER
DISC	DISCONNECT
DN	DOWN
EM	EMERGENCY
EC	EMPTY CONDUIT
EF	EXHAUST FAN
ELEC	ELECTRICAL
EMT	ELECTRICAL METAL TUBING
EX	EXISTING
ETR	EXISTING TO REMAIN
FBO	FURNISHED BY OTHER
FDR	FEEDER
FLEX	FLEXIBLE
FMC	FLEXIBLE METAL CONDUIT
FSD	FIRE SMOKE DAMPER
FT	FEET OR FOOT
GND	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GSC	GALVANIZED STEEL CONDUIT
HP	HORSE POWER
HZ	HERTZ
IMC	INTERMEDIATE METAL CONDUIT
IG	ISOLATED GROUND
KAIC	KILO-AMPS INTERUPTING CAPACITY
KV	KILOVOLT
KVA	KILOVOLT AMPERE
KW	KILOWATT
LTG	LIGHTING
MCB	MAIN CIRCUIT BREAKER
MCM,KCML	THOUSAND CIRCULAR MILS
MD	MOTORIZED DAMPER
ML	MAGNETIC DOOR HOLDER
MLC	MOTOR LOGIC CONTROL
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
N	NORMAL
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PC	PERSONAL COMPUTER
PH,Ø	PHASE
PNL	PANEL
PWR	POWER
RL	RELOCATED EXISTING DEVICE
REF	REFRIGERATOR
SCCR	SHORT CIRCUIT CURRENT RATING
SD	SMOKE DAMPER
SP	SMOKE PURGE
SS	STAINLESS STEEL
TYP	TYPICAL
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
U/C	UNDERCOUNTER
UH	UNIT HEATER
U.O.N.	UNLESS OTHERWISE NOTED
V	VOLTAGE
VB	VIEWBOX
VFD	VARIABLE FREQUENCY DRIVE
W	WIRE
WOS	WITHOUT SUBSTITUTION
WP	WEATHERPROOF
WR	WEATHER-RESISTANT

ZEPHYR TECTS

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Electrical Symbols and Abbreviations

DRAWING HISTORY:

NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:

E-000

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A. CONTRACT PERFORMANCE

1. EXECUTE THE WORK IN THE BEST AND MOST THOUGH MANNER AND TO THE SATISFACTION OF THE CONSULTING ENGINEER, WHO WILL JOINTLY INTERPRET THE MEANING OF THE DRAWINGS AND SPECIFICATIONS AND SHALL HAVE THE POWER TO REJECT ANY WORK AND MATERIALS, WHICH IN THEIR JUDGMENT ARE NOT IN FULL ACCORDANCE THEREWITH.

2. EXCEPT FOR CHANGES AS MAY BE SPECIFICALLY APPROVED BY THE CONSULTING ENGINEERS, IN ACCORDANCE WITH ALTERNATES OF OPTIONS STATED HEREINAFTER, ALL WORK MUST BE IN FULL ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS, COMPLETE IN EVERY WAY AND READY FOR SATISFACTORY AND EFFICIENT OPERATION WHEN DELIVERED TO THE OWNER.

3. WHERE DISAGREEMENTS OCCUR BETWEEN THE PLANS AND THE SPECIFICATIONS, OR WITHIN EITHER DOCUMENT ITSELF, THE ITEM OR ARRANGEMENT OF BETTER QUALITY, GREATER QUANTITY OR HIGHER COST SHALL BE INCLUDED IN THE BASE BID.

4. THE DRAWINGS SHOW THE VARIOUS CONDUIT AND PIPING SYSTEMS SCHEMATICALLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY JUNCTION BOXES, PULL BOXES, SUPPORT AND ACCESSORIES TO MEET APPLICABLE CODES, BUILDING STANDARDS AND FULFILL CONTRACT DOCUMENTS. NO ADDED COMPENSATION WILL BE PERMITTED FOR VARIATIONS DUE TO FIELD CONDITIONS.

5. THE CONTRACTOR COVENANTS AND AGREES THAT HE AND HIS SUBCONTRACTORS AND HIS AND THEIR AGENTS, SERVANTS AND EMPLOYEES WILL PROVIDE AND MAINTAIN A SAFE PLACE TO WORK AND THAT HE AND THEY WILL COMPLY WITH ALL LAWS AND REGULATIONS OF ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION THEREOF AND THE CONTRACTOR AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CONSULTING ENGINEER, ARCHITECT AND OWNER FROM AND AGAINST ANY LIABILITY, LOSS, DAMAGE OR EXPENSE, INCLUDING ATTORNEY'S FEES ARISING FROM FAILURE OR ALLEGED FAILURE ON THE PART OF THE CONTRACTOR, HIS SUBCONTRACTORS AND HIS AND THEIR AGENTS, SERVANTS AND EMPLOYEES TO PROVIDE AND MAINTAIN A SAFE PLACE TO WORK OR TO COMPLY WITH ALL LAWS AND REGULATIONS OF ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION THEREOF.

6. THE CONTRACTOR AND EACH SUBCONTRACTOR COVENANTS AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CONSULTING ENGINEER, ARCHITECT AND OWNER FROM AND AGAINST ANY LIABILITY, LOSS, DAMAGE OR EXPENSE, INCLUDING ATTORNEY'S ARISING FROM A FAILURE OR ALLEGED FAILURE ON THE PART OF THE CONTRACTOR, HIS SUBCONTRACTORS AND HIS AND THEIR AGENTS, SERVANTS AND EMPLOYEES PROPERLY TO DISCHARGE THE OBLIGATIONS ASSUMED BY HIM OR THEM IN THE PERFORMANCE OF THE WORK, INCLUDING ANY ACT OR OMISSION ALLEGEDLY RESULTING IN DEATH OR PERSONAL INJURY OR PROPERTY DAMAGE OR IMPROPER CONSTRUCTION, CONSTRUCTION TECHNIQUES OR THE USE OF IMPROPER OR INAPPROPRIATE MATERIAL OR TOOLS.

7. THE CONTRACTOR AGREES THAT ANY CONTROVERSY OR DISPUTE TO WHICH THE CONTRACTOR, THE ARCHITECT, AND THE CONSULTING ENGINEERS ARE PARTIES SHALL BE SUBMITTED TO ARBITRATION FOR DECISION IN ACCORDANCE WITH THE RULES OF SUCH ASSOCIATION FOR CONSTRUCTION INDUSTRY DISPUTES. ALL SUBCONTRACTORS LIKEWISE AGREE TO SUBMIT TO SUCH ARBITRATION ANY DISPUTE BETWEEN OR AMONG THEM, THE CONTRACTOR, THE ARCHITECT AND THE CONSULTING ENGINEERS, AND THE CONTRACTOR AGREES TO MAKE AVAILABLE TO THE CONSULTING ENGINEER ON DEMAND SIGNED COPIES OF THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR AND BETWEEN THE CONTRACTOR AND HIS SUBCONTRACTORS. THE CONTRACTOR AND EACH SUBCONTRACTOR AGREE THAT BY SUBMITTING A BID WHICH IS SIGNED BY THIS PARAGRAPH SHALL BE DEEMED A WRITTEN AGREEMENT TO SUBMIT ANY CONTROVERSY THEREAFTER ARISING ARBITRATION.

8. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE FOLLOWING STANDARDS:

A. THE MASSACHUSETTS ELECTRICAL CODE.
B. THE MASSACHUSETTS BUILDING CODE.
C. THE REQUIREMENTS OF UNDERWRITERS' LABORATORIES INC.
D. AMERICAN NATIONAL STANDARD INSTITUTE
E. ILLUMINATING ENGINEERING SOCEITY
F. NOT USED
G. O.S.H.A. AND ALL AGENCIES HAVING JURISDICTION.
H. NOT USED

9. OBTAIN ALL NECESSARY PERMITS AND APPROVAL FROM GOVERNING AUTHORITIES AND FILE ALL NECESSARY FORMS. PAY ALL INSPECTION FEES.

10. COORDINATE SCHEDULING OF ALL WORK TO BE PERFORMED WITH OWNER AND/OR HIS AGENT AND INCLUDE ALL NECESSARY PREMIUM TIME REQUIRED FOR SHUTDOWNS, WORK IN OCCUPIED AREAS, ETC.

11. ALL AREAS ASSOCIATED WITH WORK TO BE PERFORMED SHALL BE EXAMINED PRIOR TO BID SUBMISSION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR CONDITIONS FOUND DURING INSTALLATION.

12. BEFORE COMMENCING WORK, EXAMINE ALL ADJOINING WORK ON WHICH THIS WORK IS IN ANY WAY DEPENDENT FOR PERFECT WORKMANSHIP ACCORDING TO THE INTENT OF THIS SPECIFICATION, AND REPORT TO THE CONSTRUCTION MANAGER ANY CONDITION WHICH PREVENTS PERFORMANCE OF FIRST-CLASS WORK. NO "WAIVER OF RESPONSIBILITY" FOR INCOMPLETE, INADEQUATE OR DEFECTIVE ADJOINING WORK WILL BE CONSIDERED UNLESS NOTICE HAS BEEN FILED BEFORE SUBMITTAL OF A PROPOSAL.

13. COORDINATE ALL WORK WITH OTHER TRADES TO INSURE INSTALLATION IS MADE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

14. FURNISH ADEQUATE LIABILITY INSURANCE AND BONDING AS REQUIRED BY OWNER.

15. INCLUDE ALL LABOR, MATERIALS, AND APPURTENANCES REQUIRED FOR THE FURNISHING, INSTALLING AND TESTING OF ALL WORK, COMPLETE AND MAKE READY FOR OPERATION IN A MANNER SATISFACTORY TO THE ARCHITECT AND CONSULTING ENGINEER, ALL WORK SHOWN ON DRAWINGS AND SPECIFIED HEREIN.

16. ALL WORK SHALL BE GUARANTEED FOR TWO (2) FULL YEARS FROM THE DATE WHEN THE OWNER HAS ISSUED A "CERTIFICATE OF SUBSTANTIAL COMPLETION".

INSTALLATION PROCEDURE

1. THIS CONTRACTOR'S WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING: FURNISHING AND INSTALLATION OF ALL ELECTRICAL WORK, INCLUDING ELECTRICAL OUTLETS IN WALLS AND FLOOR, LIGHTING FIXTURES WITH LAMPS, SWITCHES, DIMMERS, ETC., AND ASSOCIATED BRANCH CIRCUIT WIRING, DISCONNECT SWITCHES, SPECIAL RECEPTACLES, ETC. ALL SPECIAL EQUIPMENT, SUCH AS FANS, AIR CONDITIONING UNITS, ETC. WILL BE FURNISHED BY OTHERS (U.O.N.). WHERE EQUIPMENT REQUIRES PERMANENT CONNECTIONS, THESE CONNECTIONS SHALL BE PROVIDED WITH APPROPRIATE DISCONNECTING MEANS.

2. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK SHOWN ON DRAWINGS WITH OTHER TRADES TO ASSURE THAT ALL SYSTEMS ARE COMPLETE AND OPERATIONAL. THIS CONTRACTOR SHALL COORDINATE ALL EQUIPMENT LOCATIONS AND CONDUIT RUNS SUPPLIED AND/OR INSTALLED UNDER THIS SECTION TO AVOID CONFLICTS OR OBSTRUCTIONS TO OTHER TRADES. THIS CONTRACTOR SHALL PROVIDE ALL NECESSARY PULL BOXES, VERTICAL SUPPORT BOXES, AND CONDUIT OFFSETS REQUIRED TO ACCOMPLISH THE ABOVE NOTED COORDINATION AT NO ADDITIONAL COST TO THE OWNER, WHETHER OR NOT INDICATED ON PLANS. ALL VERTICAL SUPPORT BOXES, PULL BOXES, ETC. SHALL BE INSTALLED WHERE REQUIRED TO FACILITATE PULLS AND AT CODE REQUIRED INTERVALS, AT A MINIMUM.

3. CONDUIT RUNS INDICATED ON PLAN ARE FOR REFERENCE ONLY. EXACT LOCATIONS AND ELEVATION SHALL BE DETERMINED AFTER COORDINATION WITH OTHER TRADES. THIS CONTRACTOR SHALL SUPPLY, AS PART OF THEIR SHOP DRAWING SUBMISSION, THE EXACT LOCATION OF ALL CEILING MOUNTED EQUIPMENT AND CONDUIT RUNS INCLUDING PROPOSED LOCATIONS AND MEANS OF SUPPORT AS WELL AS THE EXPECTED LOAD CONCENTRATION AT THE POINTS OF ATTACHMENT. THE ABOVE NOTED INFORMATION SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER BEFORE ANY WORK IS TO COMMENCE.

4. FURNISH AND INSTALL ALL NECESSARY CABLE SUPPORT BOXES, PULL BOXES AND CONDUIT SUPPORTS, WHERE NOTED AND AS REQUIRED BY APPLICABLE CODES. ALL LOW TENSION (COMMUNICATIONS, SECURITY, A/V, ETC.) CONDUIT, FIRE ALARM CONDUIT, ETC., WHICH HAVE RUNS IN EXCESS OF 100 FEET IN LENGTH AND/OR CONTAINING BENDS IN EXCESS OF 180 DEGREES SHALL BE PROVIDED WITH A PULLBOX. ALL PULLBOXES SHALL BE LABELED FOR THEIR INTENDED USE. DECALS SHALL BE PROVIDED TO INDICATE VOLTAGE LEVEL. FIRE ALARM SYSTEM BOXES SHALL BE PAINTED RED, AND ALL WIRE AND CABLE PROVIDED UNDER THIS SECTION SHALL BE TAGGED (WITH FEEDER OR BRANCH CIRCUIT DESIGNATION) AT ALL BOXES. WHERE CONDUIT BENDS ARE REQUIRED IN COMMUNICATIONS RACEWAY SYSTEMS, THE RADIUS OF THE RACEWAY BEND SHALL NOT BE LESS THAN TEN TIMES THE DIAMETER OF THE RACEWAY. PULL BOXES FOR COMMUNICATION RACEWAYS WILL BE PROVIDED IN STRAIGHT PULLS ONLY. LABEL EACH RACEWAY (PER TECHNOLOGY DEPT. REQUIREMENTS) EVERY 50 FEET HORIZONTALLY AND ON EACH FLOOR VERTICALLY. SUBMIT LABELING SYSTEM FOR REVIEW.

5. SURVEY EXISTING SPACE, CLOSETS AND PANELBOARDS TO VERIFY SUITABILITY OF INSTALLATION DESIGN INDICATED. ANY MODIFICATIONS NECESSARY TO COMPLY WITH THE DESIGN INTENT SHALL BE INCLUDED IN BID SUBMITTED AND SHALL BE HIGHLIGHTED SO THAT CONSIDERATION TO SAME IS GIVEN DURING BID EVALUATION. INCLUDED IN THIS REQUIREMENT, SHALL BE THE EVALUATION OF THE AVAILABILITY OF BRANCH CIRCUIT CAPACITY TO ACCOMMODATE THE NUMBER OF BRANCH CIRCUITS REQUIRED ON THE DESIGN DOCUMENTS. REROUTING OF CIRCUITS TO ALTERNATE PANELS WITHIN THE SAME CLOSET OR AREA, SHALL BE INCLUDED IN BID PROPOSAL. CIRCUIT NUMBERS INDICATED ARE FOR REFERENCE ONLY.

6. UNLESS SPECIFICALLY APPROVED, NO WIRES SHALL BE PULLED IN UNTIL THE CONDUIT SYSTEM IS COMPLETED. NO GREASE OR OIL SHALL BE USED TO FACILITATE THE PULLING OF WIRES; ONLY APPROVED PULLING COMPOUND SHALL BE USED. ALL WIRES SHALL BE CONTINUOUS BETWEEN OUTLET AND OUTLET, OR FROM PANELBOARD TO THE FIRST OUTLET. JOINTS THAT BECOME NECESSARY IN CIRCUIT WORK AT THE OUTLETS SHALL BE MADE WITH APPROVED PRESSURE CONNECTORS. ALL JOINTS SHALL BE COVERED WITH AN INSULATION EQUAL TO THAT ON THE CONDUCTORS. APPROVED PRESSURE CONNECTORS, IDEAL WINGNUTS, SCOTCH-LOCK, BUCHANAN, OR AS APPROVED, SHALL BE USED.

7. EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL LIGHTING FIXTURES, SWITCHES, WALL OUTLETS, ETC., SHALL BE IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS. ANY DEVICE OR OUTLET WHICH IS SHOWN ON THE ARCHITECTURAL DRAWINGS AS EXISTING TO REMAIN, WHICH IS NOT SHOWN ON THE ELECTRICAL DRAWINGS, SHALL BE LEFT AS EXISTING AND RELOCATED TO A HEIGHT AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

8. NOT USED

9. NO ELECTRICAL CONNECTIONS SHALL BE MADE TO, OR WORK PERFORMED ON, ENERGIZED EQUIPMENT.

10. FINAL CONNECTIONS TO EQUIPMENT SHALL BE MADE ACCORDING TO VENDOR APPROVED SHOP DRAWINGS OR INSTALLATION INSTRUCTIONS PROVIDED BY MANUFACTURER..

11. VERIFY ELECTRICAL REQUIREMENTS OF ALL NEW EQUIPMENT TO BE USED. ALL SPECIAL PURPOSE OUTLETS INDICATED ON PLAN SHALL BE VERIFIED WITH EQUIPMENT MANUFACTURER PRIOR TO INSTALLATION, TO ENSURE PROPER WIRING AND COMPATIBILITY WITH ATTACHMENT PLUGS OR JUNCTION BOXES THAT MAY BE FURNISHED AS AN INTEGRAL PART OF THE EQUIPMENT.

12. NOT USED

13. NOT USED

14. ALL RECEPTACLES SHALL BE ACCESSIBLE BELOW COUNTERS OR BEHIND EQUIPMENT. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF EQUIPMENT RECEPTACLES WITH EQUIPMENT MANUFACTURER'S REQUIREMENTS AND THE LOCAL INSPECTOR.

15. ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECTS FOR ALL EQUIPMENT PER CODE AND SHALL COORDINATE ALL DISCONNECT SWITCH REQUIREMENTS AND LOCATIONS WITH THE ELECTRICAL INSPECTOR, VENDORS APPROVED SHOP DRAWING AND FINAL EQUIPMENT LOCATIONS.

16. ELECTRICAL CONTRACTOR SHALL VERIFY LOAD BALANCING ON POWER PANELS UPON COMPLETION OF THE ELECTRICAL INSTALLATION. INCLUDE RE-DISTRIBUTION OF CIRCUITS WITHIN PANELS TO BALANCE WITHIN A 10% WINDOW (±5%).

17. ALL CONDUIT AND CABLE "HOMERUNS" SHALL CONSIST OF A SINGLE CIRCUIT PER CONDUIT FOR FEEDERS SERVED BY AN OVERCURRENT PROTECTIVE (OCP) DEVICE IN EXCESS OF 20 AMPERES, SINGLE POLE. WHERE WIRE AND CONDUIT BRANCH CIRCUITS SHARE A CONDUIT HOMERUN, (OCP LESS THAN OR EQUAL TO 20 AMPERES SINGLE POLE) THERE SHALL BE A MAXIMUM OF SIX CIRCUITS COMBINED IN A RACEWAY TO THE PANELBOARD. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE DERATED PER NATIONAL ELECTRICAL CODE (LATEST VERSION). COMBINING OF MULTIPLE HOMERUNS (MORE THAN SIX) IN A SINGLE CONDUIT SHALL NOT BE PERMITTED.6. INTERMEDIATE METAL CONDUIT SHALL BE USED WHERE SUBJECTED TO ANY WATER OR MOISTURE CONDITIONS, OR WHERE BURIED IN SLAB.

18. NOT USED

19. NOT USED

20. TYPE MC CABLE MAY BE UTILIZED FOR BRANCH LIGHTING AND RECEPTACLE CIRCUITRY, WHERE PERMITTED BY CODE AND PROVIDED THAT:
a. T IS IN ACCORDANCE WITH THE BUILDING RULES AND REGULATIONS.
b. CONTAINS AN INSULATED GROUND WIRE.
c. CONDUIT IS RUN TO THE FIRST DEVICE DOWN-LINE OF THE PANEL (I.E. RECEPTACLE, LIGHT FIXTURE, ETC.).

SPLICE BOXES MOUNTED ADJACENT TO THE ELECTRICAL CLOSET SHALL NOT BE PERMITTED TO CONVERT FROM A CONDUIT HOMERUN TO TYPE MC CABLE.

21. INCLUDE ALL LABOR, MATERIALS, AND APPLICATIONS REQUIRED FOR THE FURNISHING, INSTALLING AND TESTING OF ALL WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, IN A MANNER SATISFACTORY TO THE ARCHITECT.

22. NOT USED.

23. ALL WORK AND/OR EQUIPMENT INSTALLED OUTDOORS SHALL BE APPROVED FOR USE IN WET LOCATIONS.

24. NOT USED.

25. WHERE CONDUITS, CABLE TRAY OR OTHER ELECTRICAL EQUIPMENT PENETRATE FIRE OR SMOKE RATED WALLS, PARTITIONS, FLOOR SLABS, ETC., THE SPACE BETWEEN THE SLEEVE OR CUTOUT AND THE ELECTRICAL EQUIPMENT SHALL BE CAULKED WITH A UL LISTED, INTUMESCENT TYPE, APPROVED FIRESTOP SYSTEM. SPACE BETWEEN THE SLEEVE OR CUTOUT AND THE ELECTRICAL EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS FOR CONDUIT SIZE AND DAMMING MATERIAL THICKNESS FOR THE TYPE OF RATED CONSTRUCTION FOR WHICH THE SYSTEM IS TO BE USED. THE FIRESTOP SYSTEM SHALL BE AS MANUFACTURED BY 3M FIRE PROTECTION PRODUCTS OR AS APPROVED. SEE ARCHITECTURAL DRAWINGS FOR FIRE RATING OF WALLS AND FLOORS.

26. WHERE WORK IS ONGOING IN ELECTRICAL PANELS THE COVERS ARE NOT TO BE LEFT OFF UNLESS WORK IS CURRENTLY BEING PERFORMED ON THE PANEL. COVERS SHALL BE REPLACED EACH NIGHT AT THE END OF SHIFT.

27. TEMPORARY POWER FROM EXISTING PANELS FOR LIGHTS, DRILLS, WELDING EQUIPMENT, ETC., SHALL BE LABELED ON THE PANEL AND PRE-APPROVED BY BUILDING OWNER/MANAGER 48 HOURS PRIOR TO INSTALLATION.

C. ARCHITECTS AND/OR ENGINEER'S REVIEW

1. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO THE START OF ANY WORK. ANY WORK OR EQUIPMENT INSTALLED PRIOR TO REVIEW OF SHOP DRAWINGS AND FOUND TO BE UNACCEPTABLE SHALL BE REMOVED AND MODIFIED AT THE CONTRACTOR'S SOLE EXPENSE INCLUDING ANY RESULTANT SCHEDULING DELAYS EXPERIENCED BY ANY TRADE.

2. THE ARCHITECT AND/OR ENGINEER WILL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. THE ARCHITECT'S AND/OR ENGINEER'S REVIEW OF SHOP DRAWINGS AND SAMPLES IS ONLY FOR THE CONVENIENCE OF THE OWNER IN FOLLOWING THE WORK AND DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DEVIATIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S AND/OR ENGINEER'S REVIEW SHALL NOT BE CONSTRUED AS A COMPLETE OR DETAILED CHECK OF THE WORK SUBMITTED, NOR SHALL IT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS AND SAMPLES, OR FROM THE NECESSITY OF FURNISHING ANY WORK REQUIRED BY THE CONTRACT DOCUMENTS WHICH MAY HAVE BEEN OMITTED FROM SHOP DRAWING SUBMITTALS.

3. THE REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE REVIEW OF THE COMPLETE ASSEMBLY IN WHICH IT FUNCTIONS. NOTHING IN THE ARCHITECT'S AND/OR ENGINEER'S REVIEW OF SHOP DRAWINGS AND SAMPLES SHALL BE CONSIDERED AS AUTHORIZING:
a. A DEPARTURE FROM CONTRACT DOCUMENTS OR SPECIFICATIONS, OR,
b. ADDITIONAL COST TO THE OWNER, OR,
c. INCREASED TIME FOR COMPLETION OF THE WORK.

4. NO PART OF THE WORK SHALL BE STARTED IN THE SHOP OR IN THE FIELD UNTIL THE ARCHITECT AND/OR ENGINEER HAS REVIEWED THE SHOP DRAWINGS AND SAMPLES FOR THAT PORTION OF THE WORK. THEREAFTER, THE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE INDICATED STATUS OF THE REVIEWED SHOP DRAWING.

5. SAMPLES SHALL BE SUBMITTED FOR REVIEW WHEN REQUESTED BY THE ARCHITECT AND/OR ENGINEER.

6. TWO WEEKS AFTER AWARD OF CONTRACT SUBMIT A SHOP DRAWING LOG FOR REVIEW WITH SUBMITTAL DATES AND SUBMITTAL TYPE.

7. PROVIDE OPERATIONS AND MAINTENANCE MANUALS FOR ALL EQUIPMENT AND MATERIALS.

D. RECORD DRAWINGS

1. PREPARE AND FURNISH TO OWNER "AS BUILT" PLANS FOR ALL WORK INSTALLED. PROVIDE CAD DRAWINGS AND CAD FILES ON A COMPACT DISC COMPLETED IN THE LATEST VERSION OF AUTOCAD. ALL DRAWINGS SHALL BE IN A STYLE COMMENSURATE WITH THE ENGINEERING DESIGN. THE ENGINEERING DESIGN CAD DRAWINGS OR BACKGROUNDS WILL BE FURNISHED FOR USE TO THIS CONTRACTOR FOR THE PURPOSE OF THIS SUBMISSION (SUBMIT A CAD INDEMNIFICATION AGREEMENT).

2. DURING CONSTRUCTION, KEEP AN ACCURATE RECORD OF ALL DEVIATIONS BETWEEN THE WORK AS SHOWN ON DRAWINGS AND THAT WHICH IS ACTUALLY INSTALLED. THIS RECORD SET OF PRINTS SHALL BE KEPT AT JOB SITE FOR INSPECTION.

3. UPON COMPLETION OF THE INSTALLATION. SUBMIT ONE SET OF BLACK AND WHITE PRINTS OF THESE "AS-BUILT" RECORD DRAWINGS TO THE CONSULTING ENGINEER FOR REVIEW. AFTER REVIEW BY THE CONSULTING ENGINEER, MAKE NECESSARY CHANGES TO THESE PRINTS AND THEN DELIVER THEM TO THE OWNER FOR RECORD. FINAL PAYMENT WILL BE WITHHELD UNTIL COMPLETION OF "AS-BUILT" DRAWINGS.

4. AS-BUILT DRAWINGS SHALL CONTAIN EXACT ROUTING AND ELEVATIONS OF ALL CONDUIT BANKS, ACTUAL PANELBOARD CIRCUIT BREAKER POLE POSITIONS USED FOR EACH CIRCUIT, AND EXACT LOCATION OF ALL EQUIPMENT. ALL DIMENSIONS SHALL BE REFERENCED TO BUILDING STRUCTURE CENTERLINES.

E. EQUIPMENT SPECIFICATIONS

1. ALL EQUIPMENT AND MATERIALS SHALL BE NEW, UL LISTED AND SHALL CONFORM TO ANY ADDITIONAL LABELING, TESTING AND CONSTRUCTION REQUIREMENTS ESTABLISHED BY THE GOVERNING AUTHORITIES. SAME SHALL BE GUARANTEED FOR 1 YEAR SUBSEQUENT TO FINAL ACCEPTANCE.

2. ALL EQUIPMENT (ELECTRICAL AND MECHANICAL) SHALL BE SPECIFIED TO HAVE VOLTAGE RATINGS COMPATIBLE WITH THE PROVISIONS OF ANSI C84.

3. NOT USED.

4. ALL LOW TENSION CONDUIT FOR DATA, TELEPHONE, SECURITY, A/V, TELEVISION, ETC., SHALL BE 1" MINIMUM EMT OR ALUMINUM U.O.N. TERMINATE WITH BUSHED OPENING IN HUNG CEILING OR UNDER RAISED FLOOR. EMPTY FLEXIBLE CONDUIT SHALL NOT BE PERMITTED FOR LOW TENSION CABLING UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE ARCHITECT AND ENGINEER. ALL LOW TENSION EMPTY CONDUIT SHALL BE PROVIDED WITH TRU-MEASURE TYPE DRAG LINES FOR FUTURE CABLE INSTALLATION.

5. ALL WALL MOUNTED TELEPHONE AND COMMUNICATIONS OUTLETS SHALL HAVE THE EMPTY CONDUIT STUBBED AND BUSHED INTO AN ACCESSIBLE AREA IN THE HUNG CEILING OR RAISED FLOOR. (NOTE: ACCESSIBLE AREA MAY BE OUTSIDE THE ROOM/AREA IF AN INACCESSIBLE CEILING IS UTILIZED.)

6. INTERMEDIATE METAL CONDUIT SHALL BE USED WHERE SUBJECTED TO ANY WATER OR MOISTURE CONDITIONS, OR WHERE BURIED IN SLAB.

7. PROVIDE CONDUIT EXPANSION FITTINGS TOGETHER WITH BONDING JUMPER AND SUITABLE SLEEVES WHERE REQUIRED. CONDUIT EXPANSION FITTING SHALL BE INSTALLED IN EACH CONDUIT RUN WHEREVER IT CROSSES AN EXPANSION JOINT IN THE STRUCTURE. THE EXPANSION FITTING SHALL BE INSTALLED ON ONE SIDE OF THE JOINT WITH ITS SLIDING SLEEVE END FLUSH WITH THE JOINT AND WITH A LENGTH OF BONDING JUMPER IN THE EXPANSION JOINT EQUAL TO AT LEAST THREE TIMES THE NORMAL WIDTH OF THE JOINT.

8. ALL 20A, SINGLE POLE, 120 VOLT OR 208 VOLT BRANCH CIRCUIT RUNS IN EXCESS OF 100 FEET FROM THE PANEL TO THE DEVICE SHALL BE PROVIDED WITH #10 MINIMUM AWG WIRE FOR ITS ENTIRE LENGTH.

9. JUNCTION OR PULL BOXES SHALL BE FURNISHED AND INSTALLED WHERE INDICATED ON PLANS AND WHEREVER ELSE SUCH A BOX MAY BE NECESSARY TO FACILITATE INSTALLATION OR CONFORM TO CODE REQUIREMENTS. COORDINATE LOCATIONS OF SAME WITH ARCHITECT FOR ACCESSIBILITY AND AESTHETIC CONSIDERATIONS. GENERALLY, JUNCTION BOXES AND PULL BOXES SHALL BE INSTALLED EVERY 100 FEET IN CONDUIT HORIZONTAL RUNS AND SHALL NOT BE EXPOSED IN FINISHED SPACES. ALL CABLES WITHIN PULL BOXES SHALL BE PROPERLY TAGGED FOR IDENTIFICATION. LABEL ALL CONDUITS WITH FEEDER DESIGNATION, AT ENTRY AND EXIT TO THE BOX.

10. PROVIDE A #10 AWG NEUTRAL FOR ALL 20A CIRCUITS WHERE EITHER TWO OR THREE PHASES SHARE A SINGLE CONDUCTOR NEUTRAL.

11. PROVIDE WIRE TROUGHS WHERE A RACEWAY IS REQUIRED TO ACCESS THE FLOOR SYSTEM.

12. INSULATING BUSHINGS OR INSULATING THROATS SHALL BE INSTALLED ON ALL FITTINGS.

13. COORDINATE WITH PUBLIC ADDRESS SYSTEM VENDOR FOR EMERGENCY CONTROL PANEL REQUIREMENTS.

14. ANY VFDS SHALL HAVE LINE AND LOAD SIDE POWER FILTERING.

F. NOT USED

G. SLEEVES

1. PROVIDE SLEEVES FOR ALL CONDUIT PASSING THROUGH FLOORS, WALLS, PARTITIONS AND ROOFS. SLEEVED ASSEMBLIES SHALL BE APPROVED FOR INTENDED USE FOR ALL WATERPROOF INSTALLATIONS (ROOF, FOUNDATION WALL, ETC.). PROVIDE OZ GEDNEY ASSEMBLIES, OR AS REVIEWED.

2. PROVIDE SLEEVES WITH AN I.D. AT LEAST 1/2 INCH GREATER THAN OUTSIDE OF CONDUIT SERVED.

3. WHERE PLENUM CABLING PENETRATES FIRE OR SMOKE RATED WALLS, PARTITIONS, FLOOR SLAB, ETC., PROVIDE SLEEVES (AS DESCRIBED HEREINBEFORE) THROUGH RATED CONSTRUCTION. ALL CABLING SHALL BE RUN THROUGH THESE SLEEVES. SLEEVES SHALL BE LOCATED AS REQUIRED AND SHALL BE FILLED WITH A UL LISTED, INTUMESCENT TYPE, APPROVED FIRESTOP SYSTEM. QUANTITY OF CABLES, CONFIGURATIONS OF CABLES, ETC., SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS FOR THE TYPE OF RATED CONSTRUCTION FOR WHICH THE SYSTEM IS TO BE USED. THE FIRESTOP SYSTEMS SHALL BE AS MANUFACTURED BY 3M FIRE PROTECTION PRODUCTS, SPEC SEAL FIRE STOP PRODUCTS OR AS APPROVED. SEE ARCHITECTURAL DRAWINGS FOR FIRE RATINGS OF WALLS AND FLOORS.

H. NOT USED

J. NOT USED

K. OCCUPANCY SENSORS

1. OCCUPANCY SENSORS SHALL BE UTILIZED TO AUTOMATICALLY TURN OFF LIGHT FIXTURES WHEN THE AREA SENSED IS NOT OCCUPIED. OCCUPANCY SENSORS SHALL HAVE A TIME DELAY BEFORE TURNING OFF, WHICH SHALL BE CONTINUOUSLY ADJUSTABLE FROM 30 SECONDS TO 12 MINUTES. OCCUPANCY SENSORS SHALL HAVE A SENSITIVITY ADJUSTMENT TO MODIFY THE FIELD OF VIEW.

2. NOT USED

3. CEILING MOUNTED AREA SENSOR SHALL UTILIZE PASSIVE INFRARED OPERATION. WHEN THE SENSOR DETECTS THE PRESENCE OF AN OCCUPANT, THE LIGHTS WILL AUTOMATICALLY TURN ON. IF NO OCCUPANT MOTION OCCURS WITHIN THE ADJUSTABLE TIME DELAY PERIOD, THE LIGHTS SHALL AUTOMATICALLY BE TURNED OFF. THE SENSOR SHALL HAVE A LED INDICATOR TO PROVIDE FEEDBACK TO THE POWER PACK WHEN DETECTING MOVEMENT AND SHALL HAVE A SENSITIVITY AND TIMING ADJUSTMENT. ALL COMPONENTS TO BE CONTAINED WITHIN A 1 INCH HIGH BY 6 INCH LONG WHITE PLASTIC HOUSING, USING FOUR (4) HEAD SENSORS AT FIXED ANGLES. PROVIDE THREE (3) FREQUENCY DEVICES FOR ALTERNATE PATTERN INSTALLATION. PROVIDE ACCOMPANYING SWITCHPACK WITH PROPER HEAD QUANTITY AS SPECIFIED BY MANUFACTURER. UNIT SHALL NOT DETECT MOTION THROUGH GLASS AND SHALL BE MOUNTED A MINIMUM OF SIX (6) FEET FROM STRONG AIR TURBULENT DEVICES.

L. NOT USED

1. NOT USED

M. GENERAL

1. OUTLET BOXES SHALL BE CODE GAUGE GALVANIZED STAMPED STEEL, 4 INCH SQUARE BY 1-1/2 INCHES DEEP FOR POWER AND 4 INCHES SQUARE BY 2-1/2 INCHES DEEP FOR COMMUNICATION, FIRM Y ANCHORED IN PLACE. BOX VOLUME SHALL BE AS REQUIRED BY GOVERNING CODES WITH BLANK COVERS PROVIDED FOR ALL BOXES USED FOR JUNCTION PURPOSES. GEM BOXES SHALL ONLY BE USED WHERE DIMENSIONAL RESTRAINTS EXIST AND WHERE THE CONTRACTOR HAS OBTAINED PERMISSION FROM THE ENGINEER. MULTI-GANG BOXES SHALL BE PROVIDED WITH EXTENSION COLLARS MOUNTED WITHIN 1/8 INCH OF OUTER SURFACE. WHERE OUTLET BOXES ARE SHOWN FOR FLUSH MOUNTED DEVICES, A SINGLE GANG PLASTER RING SHALL BE PROVIDED, AND MOUNTED WITHIN 1/8 INCH OF OUTER SURFACE.

2. DISCONNECT SWITCHES SHALL BE QMQB FUSIBLE OR NONFUSIBLE WITH CURRENT AND VOLTAGE RATING AS INDICATED ON PLANS. SWITCHES SHALL BE HORSEPOWER RATED, ENCLOSED TYPE, LOCKABLE FOR PADLOCKING IN OPEN POSITION.

3. HORSEPOWER RATED THERMAL SWITCHES (BRYANT OR AS APPROVED) SHALL BE USED FOR ALL MOTOR CIRCUITS. ELECTRICAL CONTRACTOR SHALL INSTALL WHERE APPLICABLE TOGGLE SWITCHES FOR USE AS DISCONNECT. THESE SWITCHES SHALL BE "T" RATED FOR RESISTANCE LOADS AND "M" RATED FOR MOTOR LOADS.

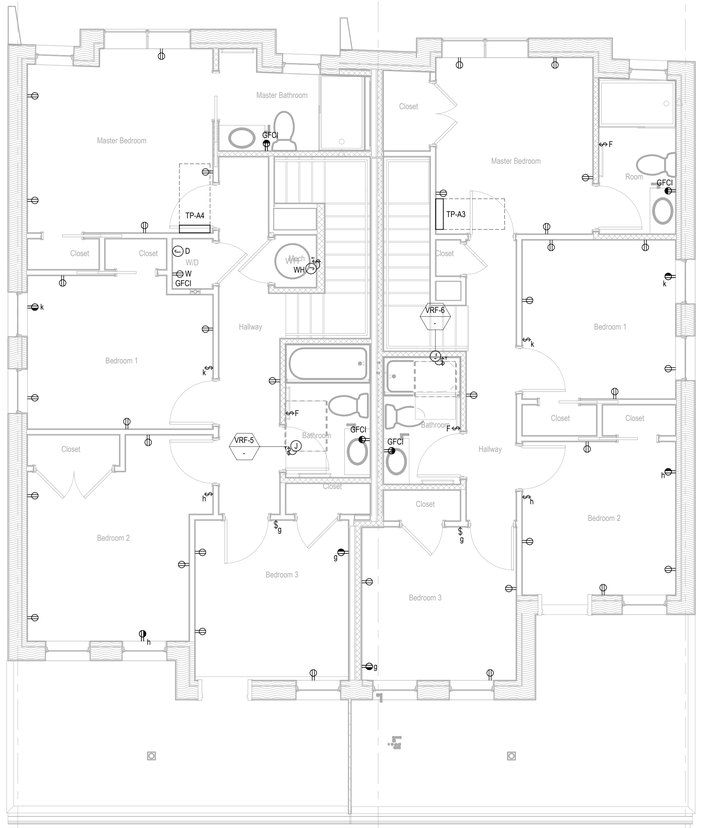
4. STANDARD DUPLEX CONVENIENCE RECEPTACLES SHALL BE SPECIFICATION GRADE NEMA 5-15R, 5-20R, 2 POLE, 3 WIRE, GROUNDED, 15 OR 20 AMPERE RATED FOR DEVICES SHOWN ON A 15 OR 20 AMPERE CIRCUIT (RESPECTIVELY), PROVIDE DEVICES RATED TO THE EQUIVALENT CIRCUIT BREAKER SIZE UNLESS OTHERWISE NOTED. GROUND FAULT TYPE SHALL BE USED WHERE REQUIRED BY GOVERNING CODES INCLUDING ALL DEVICES SHOWN TO BE WITHIN SIX FEET OF

GENERAL NOTES:

1. SEE SHEET E-000 FOR ELECTRICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET E-001 FOR ELECTRICAL NOTES.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHT OF FIXTURES.

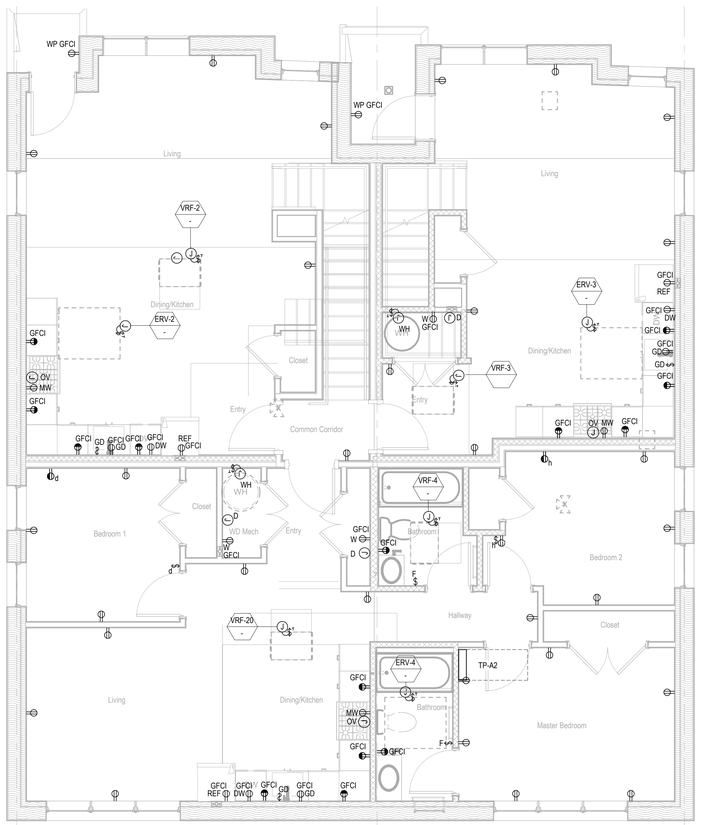
SHEET NOTES:

1 ALL DEVICES IN COMMON AREAS SHALL BE CONNECTED BACK TO HOUSE PANEL 'HP-A1'. SEE MECHANICAL DRAWINGS FOR ANY MECHANICAL EQUIPMENT REQUIREMENTS.



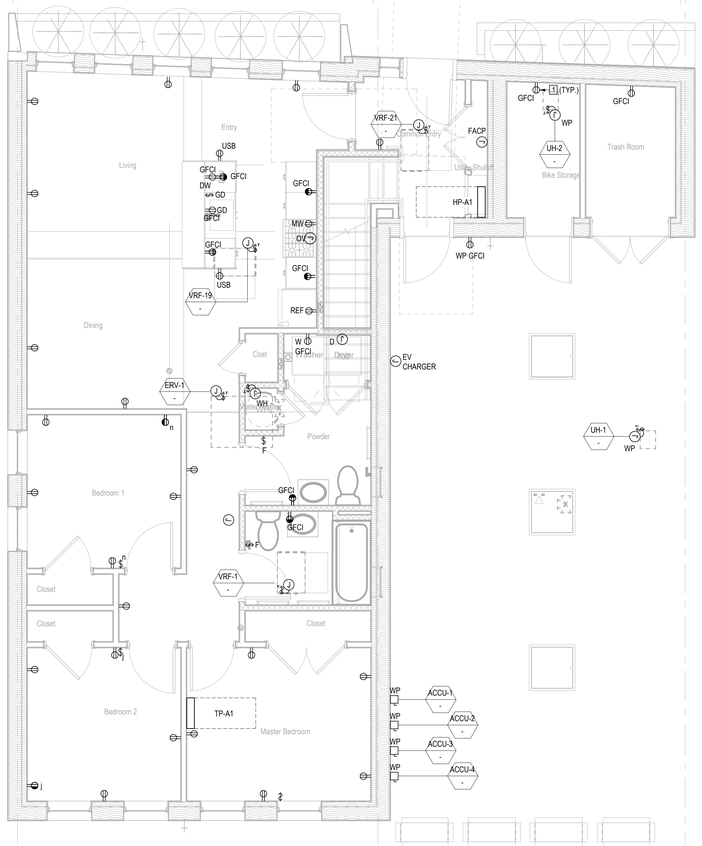
3 LEVEL 3 - FLOOR PLAN - POWER

SCALE 1/4" = 1'-0"



2 LEVEL 2 - FLOOR PLAN - POWER

SCALE 1/4" = 1'-0"



1 LEVEL 1 - FLOOR PLAN - POWER

SCALE 1/4" = 1'-0"

ZEPHYR TECTS

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. COX
ELECTRICAL
No. 40701
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type A - Electrical Power Plans

DRAWING HISTORY:

NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:

E-101

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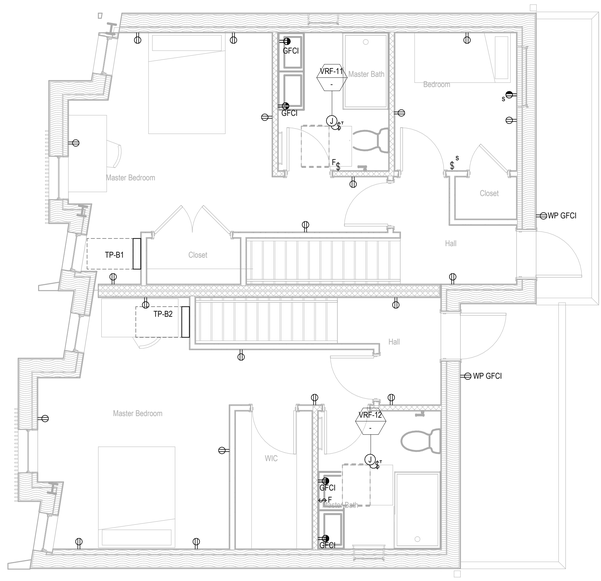
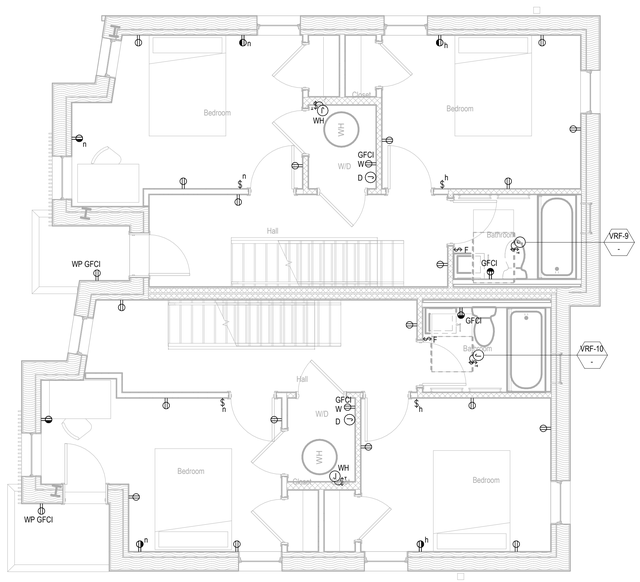
GENERAL NOTES:

1. SEE SHEET E-000 FOR ELECTRICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET E-001 FOR ELECTRICAL NOTES.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHT OF FIXTURES.



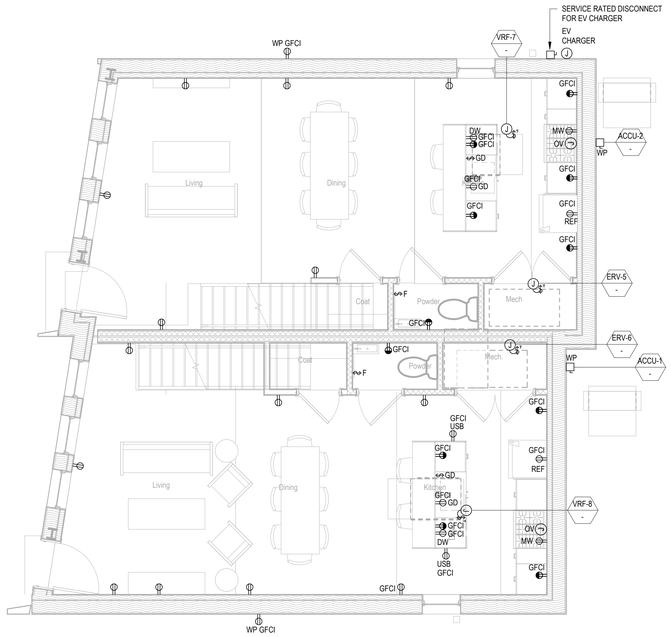
3 Level 3 - FLOOR PLAN - POWER

SCALE 1/4" = 1'-0"



2 Level 2 - FLOOR PLAN - POWER

SCALE 1/4" = 1'-0"



1 Level 1 - FLOOR PLAN - POWER

SCALE 1/4" = 1'-0"

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ZEPHYR TECTS

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. COX
ELECTRICAL
No. 40701
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 18059
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type B - Electrical Power Plans

DRAWING HISTORY:

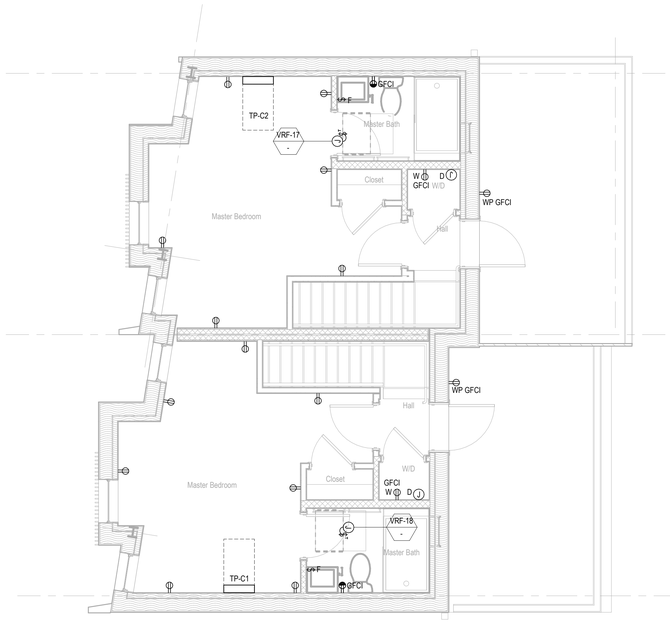
NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:

E-110

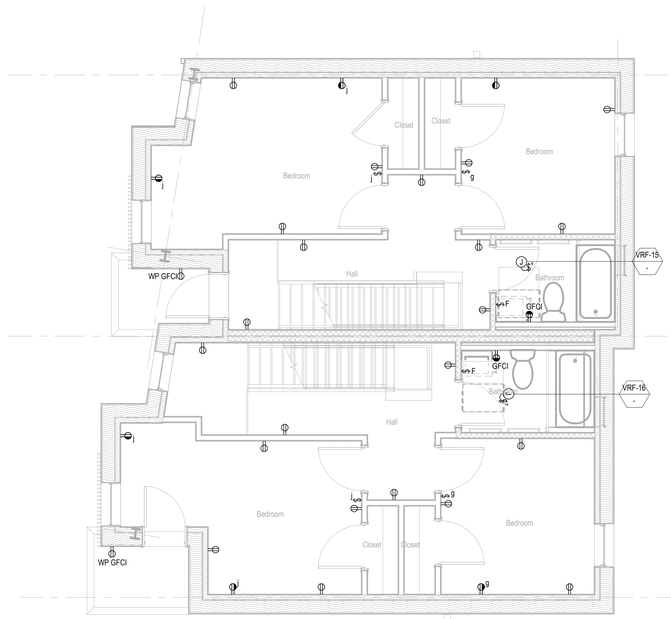
GENERAL NOTES:

1. SEE SHEET E-000 FOR ELECTRICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET E-001 FOR ELECTRICAL NOTES.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHT OF FIXTURES.



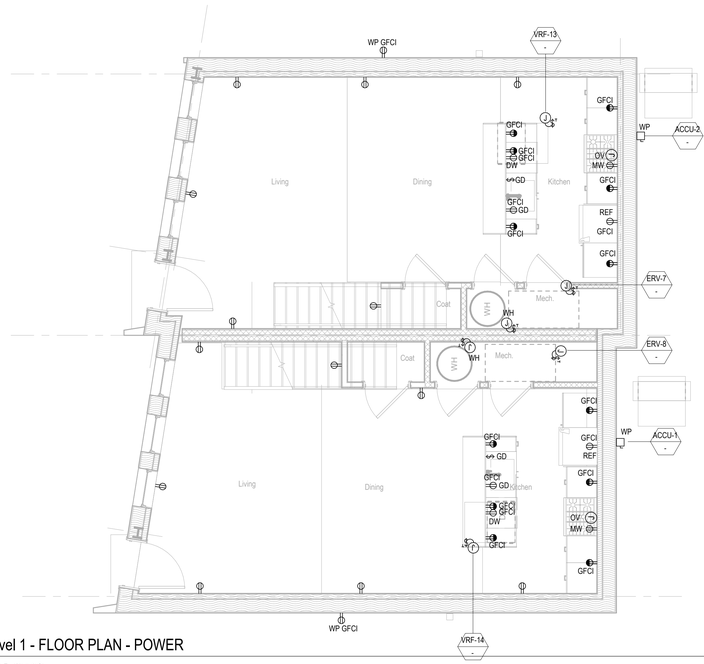
3 Level 3 - FLOOR PLAN - POWER

SCALE 1/4" = 1'-0"



2 Level 2 - FLOOR PLAN - POWER

SCALE 1/4" = 1'-0"



1 Level 1 - FLOOR PLAN - POWER

SCALE 1/4" = 1'-0"

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ZEPHYR TECTS

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. COX
ELECTRICAL
No. 40701
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 18059
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type C - Electrical Power Plans

DRAWING HISTORY:

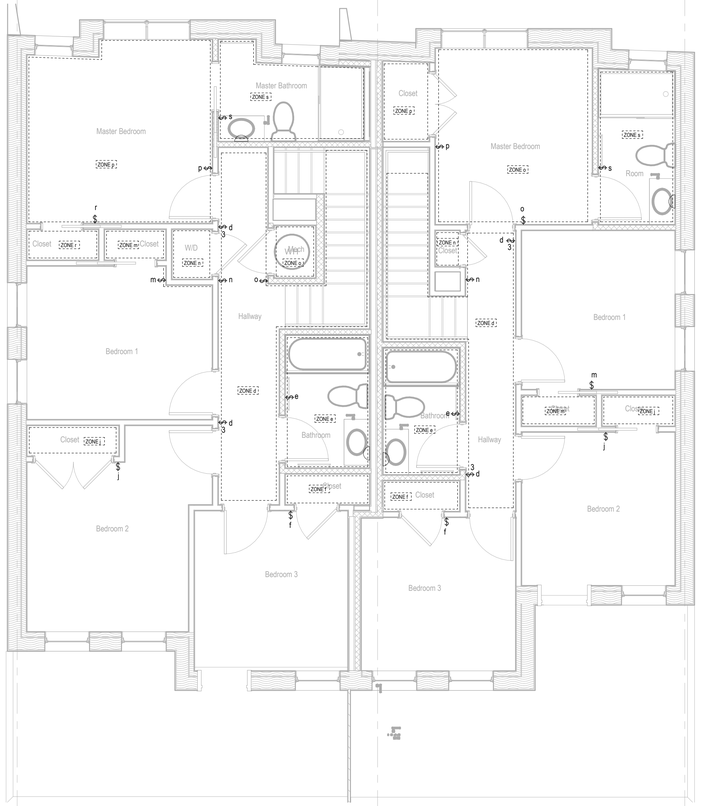
NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:

E-120

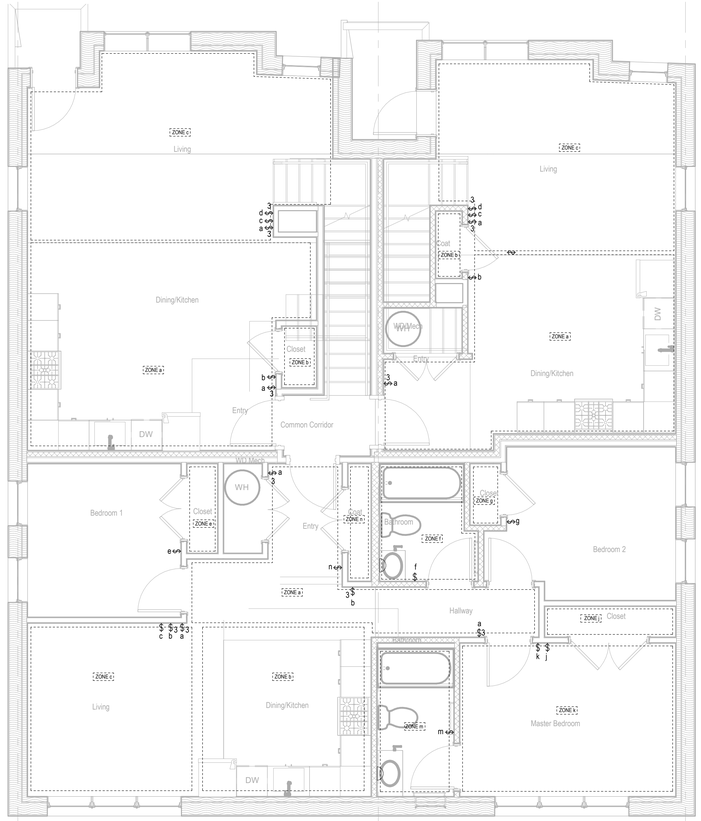
GENERAL NOTES:

1. SEE SHEET E-000 FOR ELECTRICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET E-001 FOR ELECTRICAL NOTES.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHT OF FIXTURES.



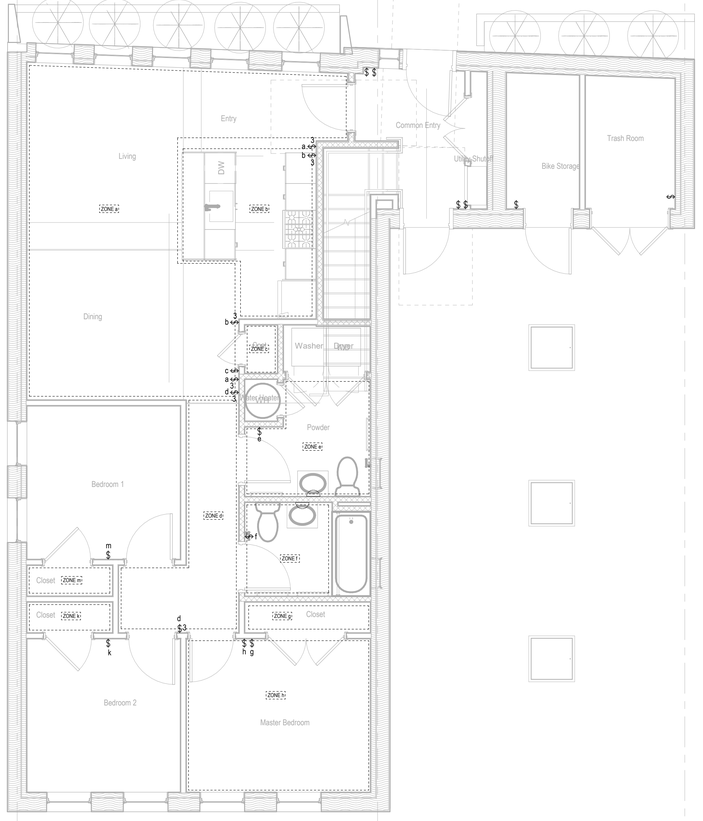
3 LEVEL 3 - FLOOR PLAN - LIGHTING

SCALE 1/4" = 1'-0"



2 LEVEL 2 - FLOOR PLAN - LIGHTING

SCALE 1/4" = 1'-0"



1 LEVEL 1 - FLOOR PLAN - LIGHTING

SCALE 1/4" = 1'-0"

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ZEPHYR TECTS

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. COX
ELECTRICAL
No. 40701
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type A - Lighting Plans

DRAWING HISTORY:

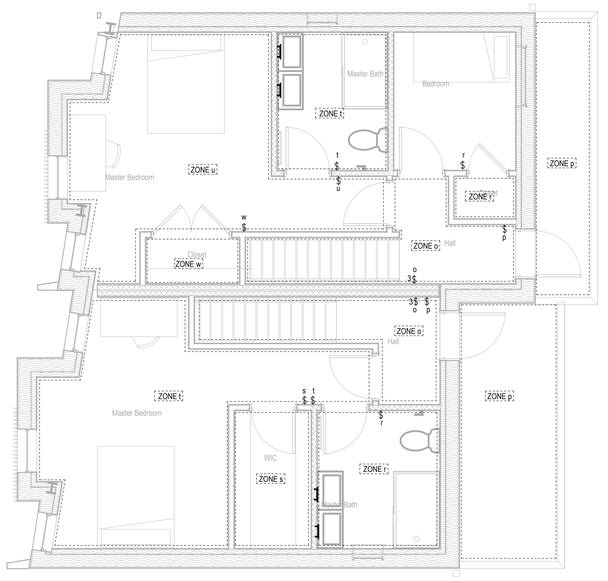
NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:

E-201

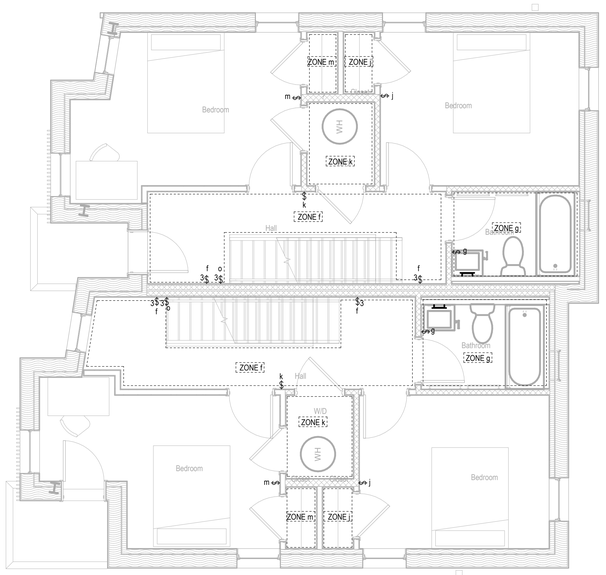
GENERAL NOTES:

1. SEE SHEET E-000 FOR ELECTRICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET E-001 FOR ELECTRICAL NOTES.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHT OF FIXTURES.



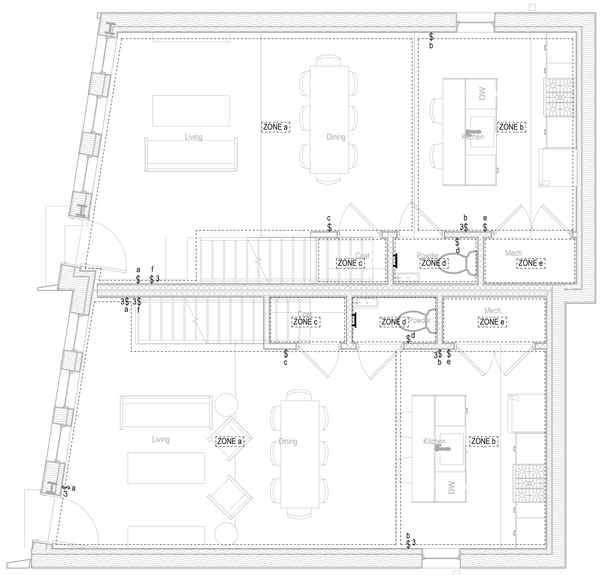
3 Level 3 - FLOOR PLAN - LIGHTING

SCALE 1/4" = 1'-0"



2 Level 2 - FLOOR PLAN - LIGHTING

SCALE 1/4" = 1'-0"



1 Level 1 - FLOOR PLAN - LIGHTING

SCALE 1/4" = 1'-0"

ZEPHYR TECTS

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. COX
ELECTRICAL
No. 40701
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 18059
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type B - Lighting Plans

DRAWING HISTORY:

NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:

E-210

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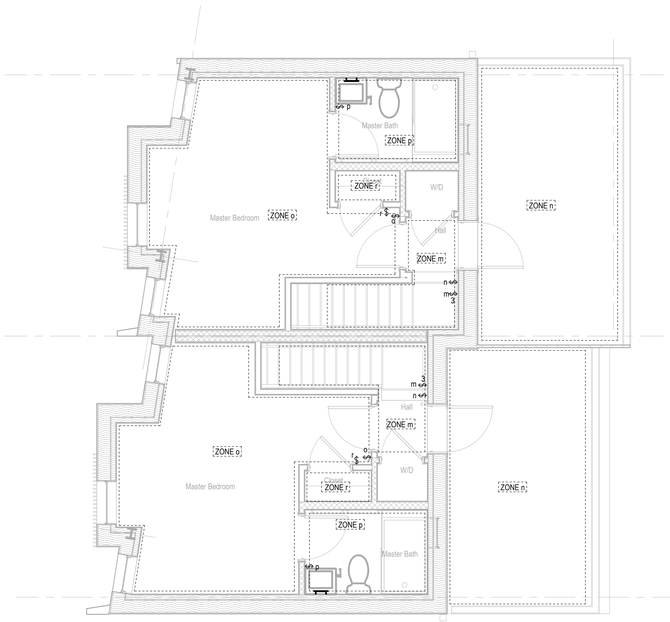
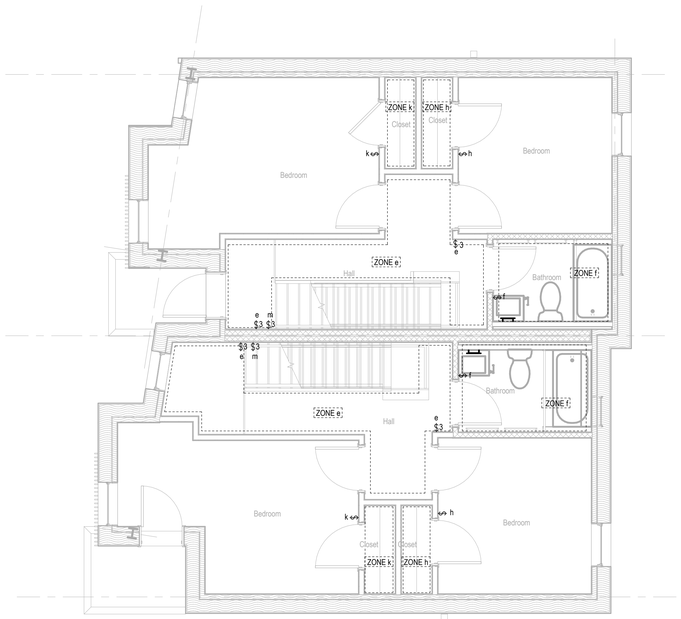
GENERAL NOTES:

1. SEE SHEET E-000 FOR ELECTRICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET E-001 FOR ELECTRICAL NOTES.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHT OF FIXTURES.



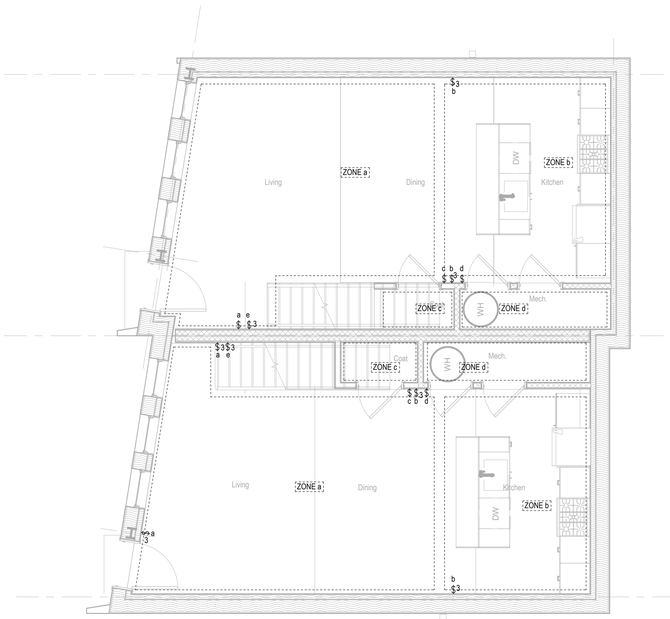
3 Level 3 - FLOOR PLAN - LIGHTING

SCALE 1/4" = 1'-0"



2 Level 2 - FLOOR PLAN - LIGHTING

SCALE 1/4" = 1'-0"



1 Level 1 - FLOOR PLAN - LIGHTING

SCALE 1/4" = 1'-0"

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ZEPHYR TECTS

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. COX
ELECTRICAL
No. 40701
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 18059
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type C - Lighting Plans

DRAWING HISTORY:

NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:

E-220

GENERAL NOTES:

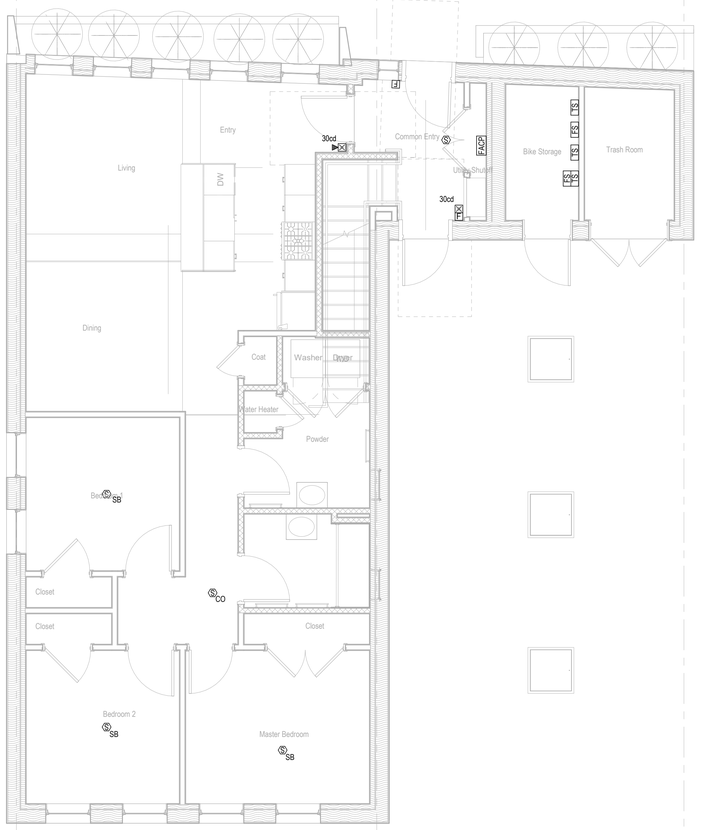
1. SEE SHEET E-000 FOR ELECTRICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET E-001 FOR ELECTRICAL NOTES.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHT OF FIXTURES.

3 LEVEL 3 - FLOOR PLAN - FIRE ALARM

SCALE 1/4" = 1'-0"

2 LEVEL 2 - FLOOR PLAN - FIRE ALARM

SCALE 1/4" = 1'-0"



1 LEVEL 1 - FLOOR PLAN - FIRE ALARM

SCALE 1/4" = 1'-0"

ZEPHYR TECTS

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. COX
ELECTRICAL
No. 40701
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type A - Fire Alarm Plans

DRAWING HISTORY:

NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:

E-301

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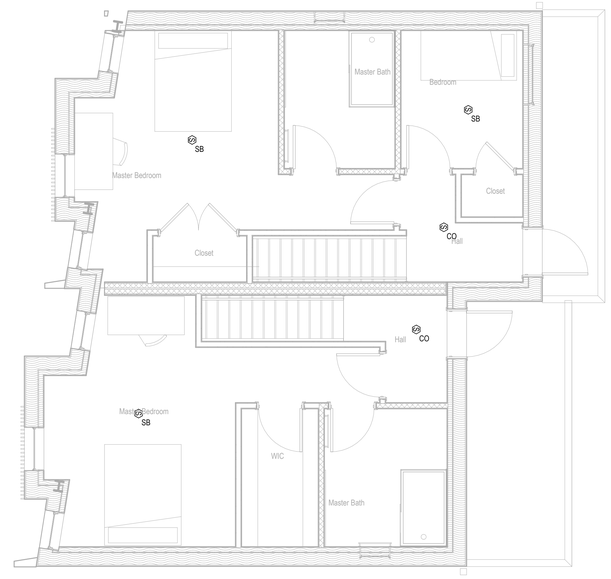
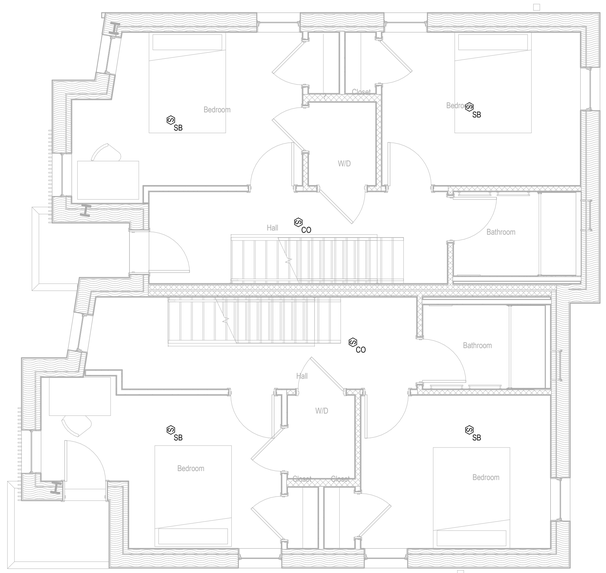
GENERAL NOTES:

1. SEE SHEET E-000 FOR ELECTRICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET E-001 FOR ELECTRICAL NOTES.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHT OF FIXTURES.



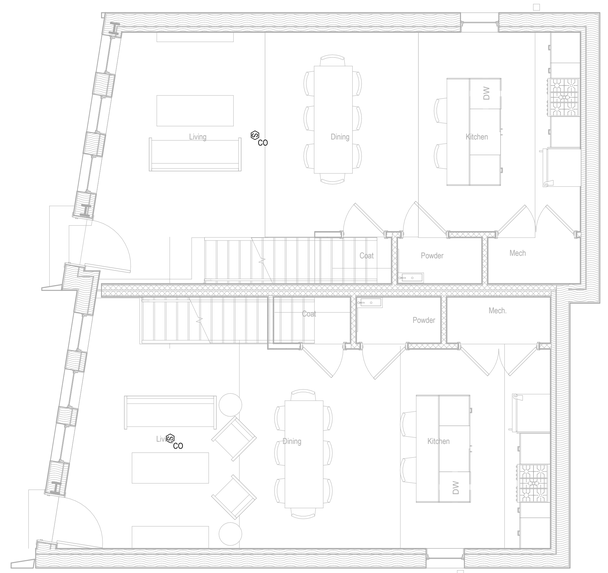
3 Level 3 - FLOOR PLAN - FIRE ALARM

SCALE 1/4" = 1'-0"



2 Level 2 - FLOOR PLAN - FIRE ALARM

SCALE 1/4" = 1'-0"



1 Level 1 - FLOOR PLAN - FIRE ALARM

SCALE 1/4" = 1'-0"

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ZEPHYR TECTS

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. COX
ELECTRICAL
No. 40701
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 18059
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type B - Fire Alarm Plans

DRAWING HISTORY:

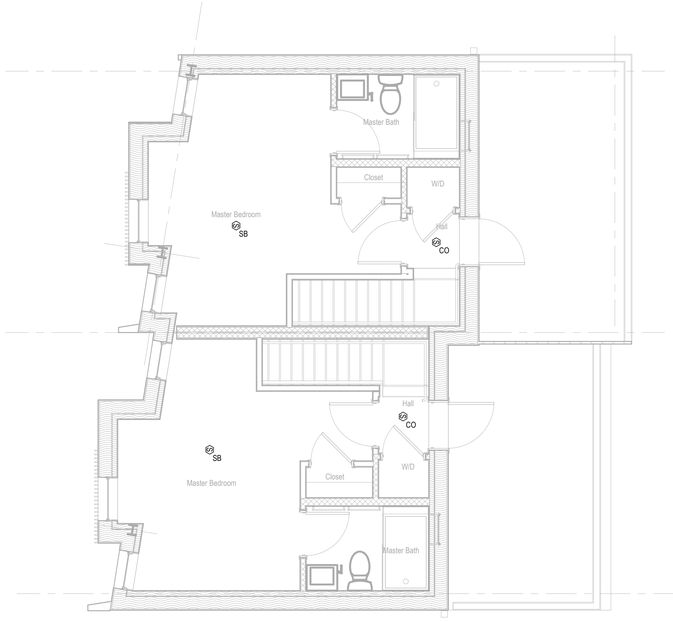
NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:

E-310

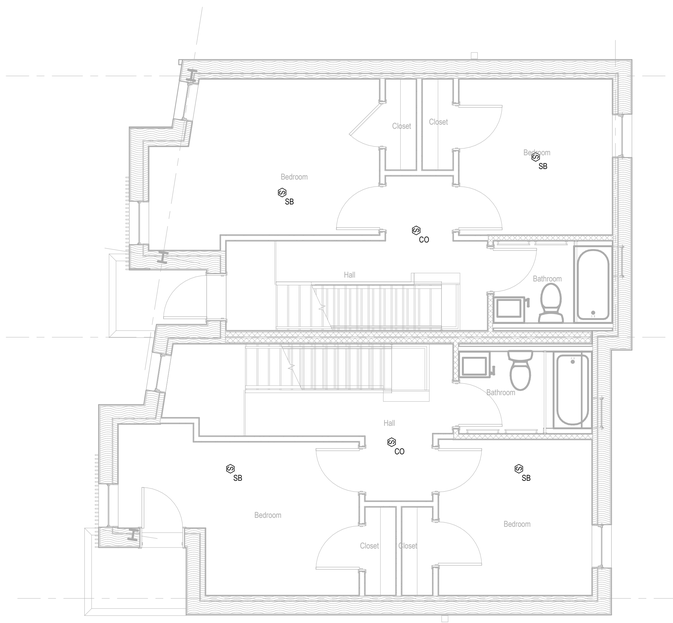
GENERAL NOTES:

1. SEE SHEET E-000 FOR ELECTRICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET E-001 FOR ELECTRICAL NOTES.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHT OF FIXTURES.



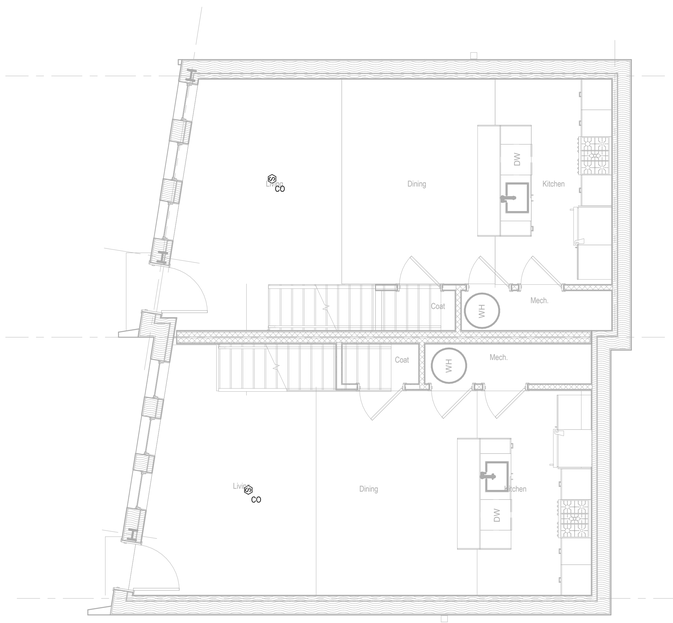
3 Level 3 - FLOOR PLAN - FIRE ALARM

SCALE 1/4" = 1'-0"



2 Level 2 - FLOOR PLAN - FIRE ALARM

SCALE 1/4" = 1'-0"



1 Level 1 - FLOOR PLAN - FIRE ALARM

SCALE 1/4" = 1'-0"

ZEPHYR TECTS

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. COX
ELECTRICAL
No. 40701
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 18059
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Bldg Type C - Fire Alarm Plans

DRAWING HISTORY:

NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:

E-320

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GENERAL NOTES:

1. CONFIRM PANEL AIC PROTECTION RATINGS WITH ELECTRIC UTILITY

HP-A1

ROOM: | **VOLTS:** 120/240V, 1P 3W | **A.I.C.:** 10 kA
MOUNTING: SURFACE | **BUS AMPS:** 100 A | **MCB:** 100 A MCB
FED FROM: | **NEUTRAL:** 100% | **LUGS:** STANDARD
NOTE: PROVIDE ARC FAULT PROTECTION FOR ALL CIRCUIT BREAKERS.

CKT #	CKT BKR	# OF POLES	CIRCUIT DESCRIPTION	A		B		CIRCUIT DESCRIPTION	# OF POLES	CKT BKR	CKT #
1	20 A	1	RECEPTACLES	0	0			RECEPTACLES	1	20 A	2
3	20 A	2	UNIT HEATER - ABOVE PARKING			0	0	EV CHARGER	2	20 A	4
5	--	--	--	0	0			--	--	--	6
7	20 A	1	LIGHTING			0	0	UNIT HEATER - BIKE STORAGE	2	20 A	8
9	20 A	1	FIRE ALARM CONTROL PANEL	0	0			--	--	--	10
11	20 A	1	SPARE			0	0	SPARE	1	20 A	12
13	20 A	1	SPARE	0	0			SPARE	1	20 A	14
15	20 A	1	SPARE			0	0	SPARE	1	20 A	16
17	--	--	SPACE	0	0			SPACE	--	--	18
19	--	--	SPACE			0	0	SPACE	--	--	20
21	--	--	SPACE	0	0			SPACE	--	--	22
23	--	--	SPACE			0	0	SPACE	--	--	24
25	--	--	SPACE	0	0			SPACE	--	--	26
27	--	--	SPACE			0	0	SPACE	--	--	28
29	--	--	SPACE	0	0			SPACE	--	--	30
				0 VA		0 VA					
				0 A		0 A					

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND	CALCULATED DEMAND	TOTALS
LIGHTING	0.000 kVA	125%	0.000 kVA	
MOTORS	0.000 kVA	125% LARGEST + 100% REMAINDER	0.000 kVA	
RECEPTACLES	0.000 kVA	100% FIRST 10kVA, 50% REMAINDER	0.000 kVA	**TOTAL CONNECTED LOAD:** 0 VA
HEATING/COOLING	0.000 kVA	100%	0.000 kVA	**TOTAL CALCULATED DEMAND:** 0 VA
KITCHEN	0.000 kVA	PER NEC TABLE 220.56	0.000 kVA	**BALANCED THREE PHASE AMPS:** 0 A
CONTINUOUS	0.000 kVA	125%	0.000 kVA	
NONCONTINUOUS	0.000 kVA	100%	0.000 kVA	
NONCOINCIDENTAL	0.000 kVA	0%	0.000 kVA	

0.1

KITCHEN EQUIPMENT SCHEDULE

EQUIPMENT	TAG	VOLTAGE	NUMBER OF POLES	LOAD	NEMA TYPE
_DISHWASHER	DW	120 V	1	0.792 kVA	5-20R
_GARBAGE DISPOSAL	GD	120 V	1	1.176 kVA	5-20R
_MICROWAVE	MW	120 V	1	1.580 kVA	5-20R
_OVEN	OV	240 V	2	12.100 kVA	HARD-WIRE
_REFRIGERATOR	REF	120 V	1	1.500 kVA	5-20R

BLDG A 3BR/2BATH

ROOM: | **VOLTS:** 120/240V, 1P 3W | **A.I.C.:** 10 kA
MOUNTING: SURFACE | **BUS AMPS:** 100 A | **MCB:** 100 A MCB
FED FROM: | **NEUTRAL:** 100% | **LUGS:** STANDARD
NOTE: PROVIDE ARC FAULT PROTECTION FOR ALL CIRCUIT BREAKERS.

CKT #	CKT BKR	# OF POLES	CIRCUIT DESCRIPTION	A		B		CIRCUIT DESCRIPTION	# OF POLES	CKT BKR	CKT #
1	20 A	1	RECEPTACLES - LIVING/CORRIDOR	0	0			RECEPTACLES - BEDROOMS	1	20 A	2
3	20 A	1	RECEPTACLES - BEDROOMS			0	0	RECEPT/LIGHTS - BATHROOM	1	20 A	4
5	20 A	1	RECEPT/LIGHTS - BATHROOM	0	0			RECEPTACLES - KITCHEN	1	20 A	6
7	20 A	1	RECEPTACLES - KITCHEN			0	0	WASHER	1	20 A	8
9	30 A	2	DRYER	0	0			GARBAGE DISPOSAL	1	20 A	10
11	--	--	--			0	0	MICROWAVE	1	20 A	12
13	20 A	1	REFRIGERATOR	0	0			RANGE	2	40 A	14
15	20 A	1	DISHWASHER			0	0	--	--	--	16
17	20 A	1	LIGHTS	0	0			VRFs	2	15 A	18
19	25 A	2	ACCU			0	0	--	--	--	20
21	--	--	--	0	0			WATER HEATER	2	30 A	22
23	20 A	1	SPARE			0	0	--	--	--	24
25	20 A	1	SPARE	0	0			SPARE	1	20 A	26
27	20 A	1	SPARE			0	0	SPARE	1	20 A	28
29	--	--	SPACE	0	0			SPARE	1	20 A	30
				0 VA		0 VA					
				0 A		0 A					

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND	CALCULATED DEMAND	TOTALS
LIGHTING	0.000 kVA	125%	0.000 kVA	
MOTORS	0.000 kVA	125% LARGEST + 100% REMAINDER	0.000 kVA	
RECEPTACLES	0.000 kVA	100% FIRST 10kVA, 50% REMAINDER	0.000 kVA	**TOTAL CONNECTED LOAD:** 0 VA
HEATING/COOLING	0.000 kVA	100%	0.000 kVA	**TOTAL CALCULATED DEMAND:** 0 VA
KITCHEN	0.000 kVA	PER NEC TABLE 220.56	0.000 kVA	**BALANCED THREE PHASE AMPS:** 0 A
CONTINUOUS	0.000 kVA	125%	0.000 kVA	
NONCONTINUOUS	0.000 kVA	100%	0.000 kVA	
NONCOINCIDENTAL	0.000 kVA	0%	0.000 kVA	

0.1

BLDG A 4BR/2BATH

ROOM: | **VOLTS:** 120/240V, 1P 3W | **A.I.C.:** 10 kA
MOUNTING: SURFACE | **BUS AMPS:** 100 A | **MCB:** 100 A MCB
FED FROM: | **NEUTRAL:** 100% | **LUGS:** STANDARD
NOTE: PROVIDE ARC FAULT PROTECTION FOR ALL CIRCUIT BREAKERS.

CKT #	CKT BKR	# OF POLES	CIRCUIT DESCRIPTION	A		B		CIRCUIT DESCRIPTION	# OF POLES	CKT BKR	CKT #
1	20 A	1	RECEPTACLES - LIVING	0	0			RECEPTACLES - KITCHEN	1	20 A	2
3	20 A	1	RECEPTACLES - KITCHEN			0	0	RECEPTACLES - BEFROOMS	1	20 A	4
5	20 A	1	RECEPTACLES - BEDROOMS/HALLWAY	0	0			RECEPTACLES - BEDROOMS	1	20 A	6
7	20 A	1	RECEPT/LIGHTS - BATHROOM			0	0	RECEPT/LIGHTS - BATHROOM	1	20 A	8
9	20 A	1	WASHER	0	0			DRYER	2	30 A	10
11	20 A	1	GARBAGE DISPOSAL			0	0	--	--	--	12
13	20 A	1	MICROWAVE	0	0			REFRIGERATOR	1	20 A	14
15	40 A	2	RANGE			0	0	DISHWASHER	1	20 A	16
17	--	--	--	0	0			LIGHTS	1	20 A	18
19	15 A	2	VRFs			0	0	ACCU	2	25 A	20
21	--	--	--	0	0			--	--	--	22
23	30 A	2	WATER HEATER			0	0	SPARE	1	20 A	24
25	--	--	--	0	0			SPARE	1	20 A	26
27	20 A	1	SPARE			0	0	SPARE	1	20 A	28
29	20 A	1	SPARE	0	0			SPARE	1	20 A	30
				0 VA		0 VA					
				0 A		0 A					

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND	CALCULATED DEMAND	TOTALS
LIGHTING	0.000 kVA	125%	0.000 kVA	
MOTORS	0.000 kVA	125% LARGEST + 100% REMAINDER	0.000 kVA	
RECEPTACLES	0.000 kVA	100% FIRST 10kVA, 50% REMAINDER	0.000 kVA	**TOTAL CONNECTED LOAD:** 0 VA
HEATING/COOLING	0.000 kVA	100%	0.000 kVA	**TOTAL CALCULATED DEMAND:** 0 VA
KITCHEN	0.000 kVA	PER NEC TABLE 220.56	0.000 kVA	**BALANCED THREE PHASE AMPS:** 0 A
CONTINUOUS	0.000 kVA	125%	0.000 kVA	
NONCONTINUOUS	0.000 kVA	100%	0.000 kVA	
NONCOINCIDENTAL	0.000 kVA	0%	0.000 kVA	

0.1

BLDG B 3BR/3BATH

ROOM: | **VOLTS:** 120/240V, 1P 3W | **A.I.C.:** 10 kA
MOUNTING: SURFACE | **BUS AMPS:** 100 A | **MCB:** 100 A MCB
FED FROM: | **NEUTRAL:** 100% | **LUGS:** STANDARD
NOTE: ACCU-1 TO RECIEVE 35A BREAKER AND ACCU-2 TO GET 25A BREAKER, SEE SHEET E-110 VIEWPORT 1 FOR LOCATION AND UNIT. PROVIDE ARC FAULT PROTECTION FOR ALL CIRCUIT BREAKERS.

CKT #	CKT BKR	# OF POLES	CIRCUIT DESCRIPTION	A		B		CIRCUIT DESCRIPTION	# OF POLES	CKT BKR	CKT #
1	20 A	1	RECEPTACLES - LIVING	0	0			RECEPTACLES - BEDROOM/HALL	1	20 A	2
3	20 A	1	RECEPTACLES - BEDROOM/HALL			0	0	RECEPTACLES - BEDROOM/HALL	1	20 A	4
5	20 A	1	RECEPTACLES - BEDROOM	0	0			RECEPT/LIGHTS - BATHROOM	1	20 A	6
7	20 A	1	RECEPT/LIGHTS - BATHROOM			0	0	RECEPTACLES - KITCHEN	1	20 A	8
9	20 A	1	RECEPTACLES - KITCHEN	0	0			WASHER	1	20 A	10
11	30 A	2	DRYER			0	0	GARBAGE DISPOSAL	1	20 A	12
13	--	--	--	0	0			MICROWAVE	1	20 A	14
15	20 A	1	REFRIGERATOR			0	0	RANGE	2	40 A	16
17	20 A	1	DISHWASHER	0	0			--	--	--	18
19	20 A	1	LIGHTS			0	0	VRFs	2	15 A	20
21	25 A	2	ACCU	0	0			--	--	--	22
23	--	--	--			0	0	WATER HEATER	2	30 A	24
25	20 A	1	SPARE	0	0			--	--	--	26
27	20 A	1	SPARE			0	0	SPARE	1	20 A	28
29	20 A	1	SPARE	0	0			SPARE	1	20 A	30
				0 VA		0 VA					
				0 A		0 A					

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND	CALCULATED DEMAND	TOTALS
LIGHTING	0.000 kVA	125%	0.000 kVA	
MOTORS	0.000 kVA	125% LARGEST + 100% REMAINDER	0.000 kVA	
RECEPTACLES	0.000 kVA	100% FIRST 10kVA, 50% REMAINDER	0.000 kVA	**TOTAL CONNECTED LOAD:** 0 VA
HEATING/COOLING	0.000 kVA	100%	0.000 kVA	**TOTAL CALCULATED DEMAND:** 0 VA
KITCHEN	0.000 kVA	PER NEC TABLE 220.56	0.000 kVA	**BALANCED THREE PHASE AMPS:** 0 A
CONTINUOUS	0.000 kVA	125%	0.000 kVA	
NONCONTINUOUS	0.000 kVA	100%	0.000 kVA	
NONCOINCIDENTAL	0.000 kVA	0%	0.000 kVA	

0.1

BLDG C 3BR/2BATH

ROOM: | **VOLTS:** 120/240V, 1P 3W | **A.I.C.:** 10 kA
MOUNTING: SURFACE | **BUS AMPS:** 100 A | **MCB:** 100 A MCB
FED FROM: | **NEUTRAL:** 100% | **LUGS:** STANDARD
NOTE: PROVIDE ARC FAULT PROTECTION FOR ALL CIRCUIT BREAKERS.

CKT #	CKT BKR	# OF POLES	CIRCUIT DESCRIPTION	A		B		CIRCUIT DESCRIPTION	# OF POLES	CKT BKR	CKT #
1	20 A	1	RECEPTACLES - LIVING	0	0			RECEPTACLES - BEDROOM	1	20 A	2
3	20 A	1	RECEPTACLES - BEDROOM/HALL			0	0	RECEPTACLES - BEDROOM	1	20 A	4
5	20 A	1	RECEPT/LIGHTS - BATHROOM	0	0			RECEPT/LIGHTS - BATHROOM	1	20 A	6
7	20 A	1	RECEPTACLES - KITCHEN			0	0	RECEPTACLES - KITCHEN	1	20 A	8
9	20 A	1	WASHER	0	0			DRYER	2	30 A	10
11	20 A	1	GARBAGE DISPOSAL			0	0	--	--	--	12
13	20 A	1	MICROWAVE	0	0			REFRIGERATOR	1	20 A	14
15	40 A	2	RANGE			0	0	DISHWASHER	1	20 A	16
17	--	--	--	0	0			LIGHTS	1	20 A	18
19	15 A	2	VRFs			0	0	ACCU	2	25 A	20
21	--	--	--	0	0			--	--	--	22
23	30 A	2	WATER HEATER			0	0	SPARE	1	20 A	24
25	--	--	--	0	0			SPARE	1	20 A	26
27	20 A	1	SPARE			0	0	SPARE	1	20 A	28
29	20 A	1	SPARE	0	0			SPARE	1	20 A	30
				0 VA		0 VA					
				0 A		0 A					

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND	CALCULATED DEMAND	TOTALS
LIGHTING	0.000 kVA	125%	0.000 kVA	
MOTORS	0.000 kVA	125% LARGEST + 100% REMAINDER	0.000 kVA	
RECEPTACLES	0.000 kVA	100% FIRST 10kVA, 50% REMAINDER	0.000 kVA	**TOTAL CONNECTED LOAD:** 0 VA
HEATING/COOLING	0.000 kVA	100%	0.000 kVA	**TOTAL CALCULATED DEMAND:** 0 VA
KITCHEN	0.000 kVA	PER NEC TABLE 220.56	0.000 kVA	**BALANCED THREE PHASE AMPS:** 0 A
CONTINUOUS	0.000 kVA	125%	0.000 kVA	
NONCONTINUOUS	0.000 kVA	100%	0.000 kVA	
NONCOINCIDENTAL	0.000 kVA	0%	0.000 kVA	

0.1

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ZEPHYR TECTS

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Electrical Schedules

DRAWING HISTORY:

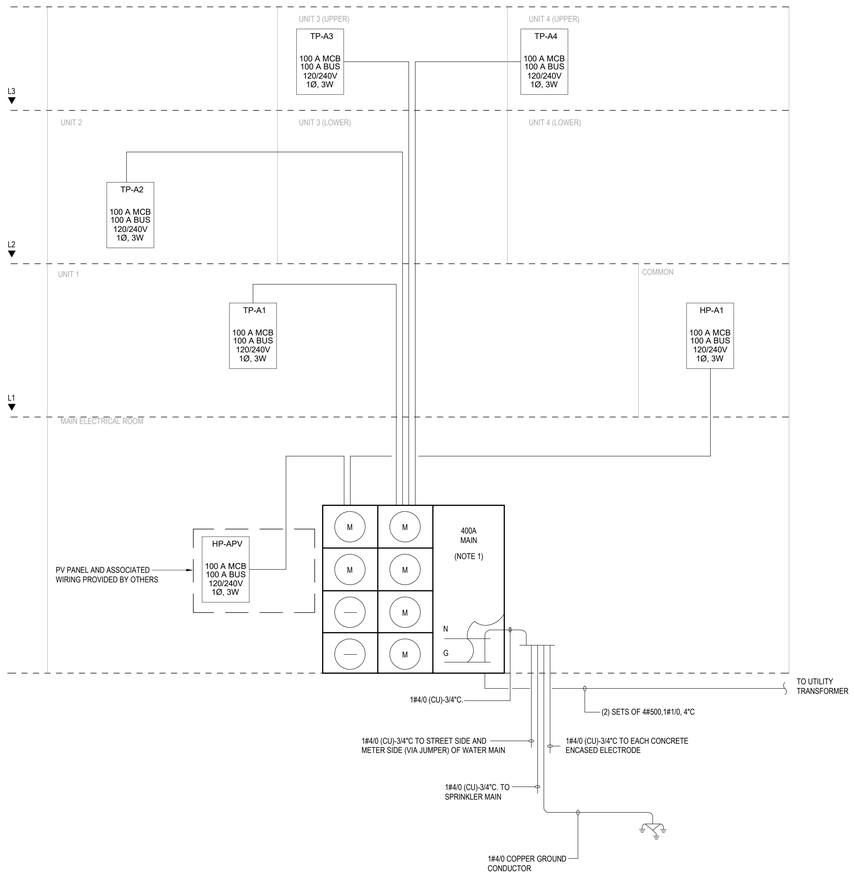
NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:

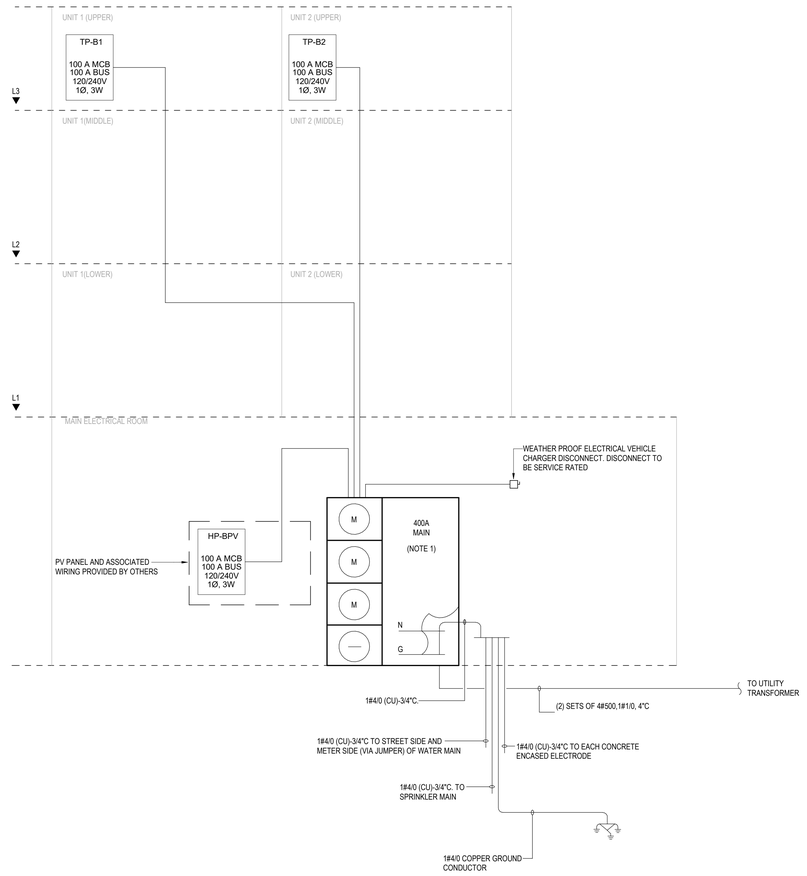
E-600

GENERAL NOTES:
1. CONFIRM PANEL AIC PROTECTION RATINGS WITH ELECTRIC UTILITY

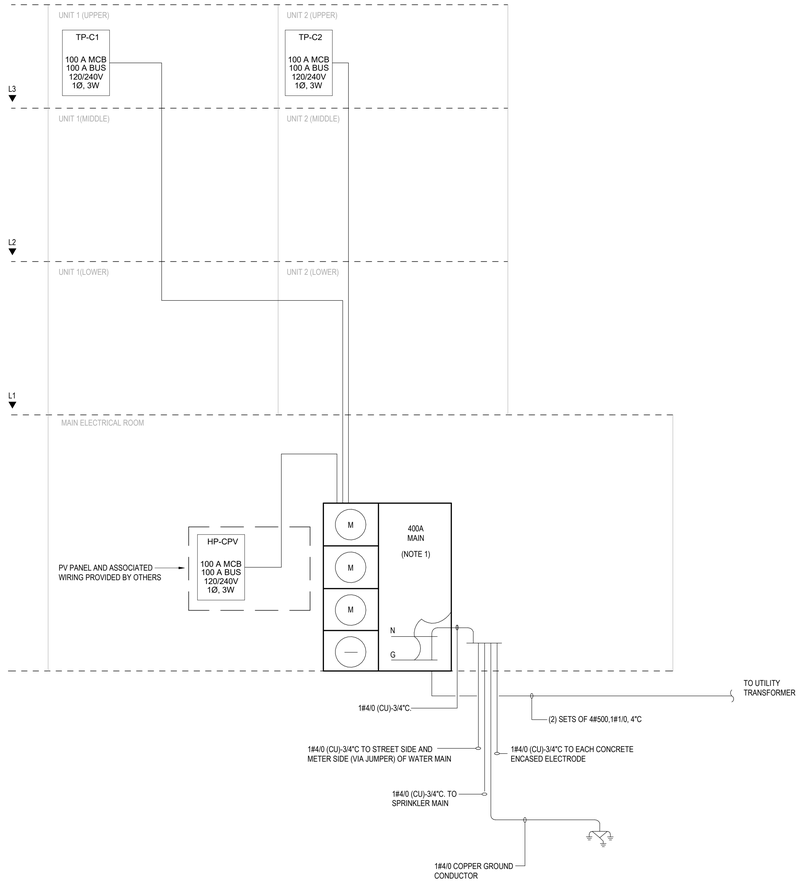
BUILDING A



BUILDING B



BUILDING C



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ZEPHYR TECTS

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Electrical Riser Diagrams

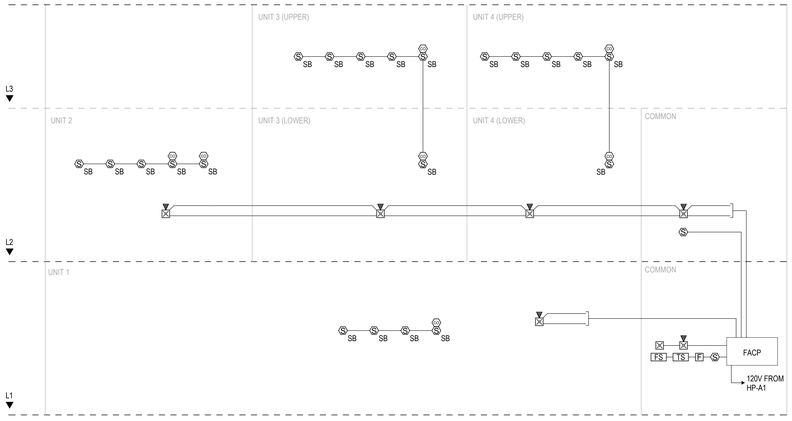
DRAWING HISTORY:

NO.	DATE	REVISION
	08/26/20	Permit Set

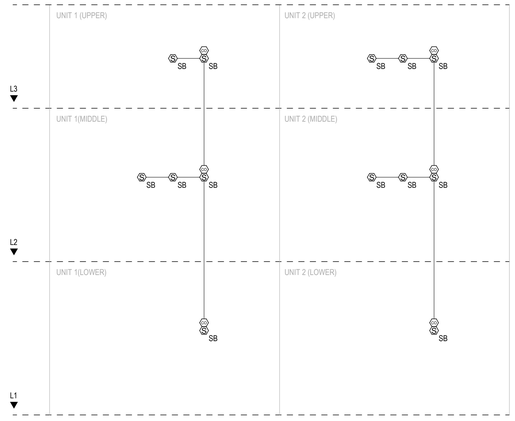
SHEET #:

E-700

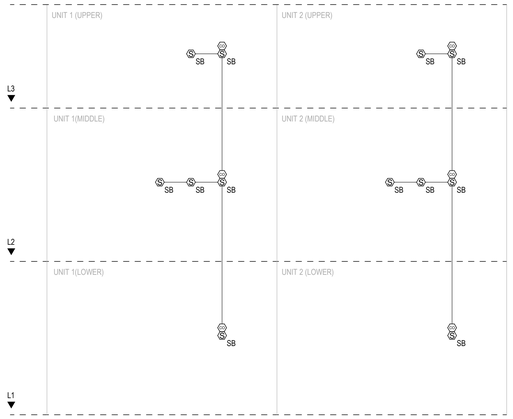
BUILDING A



BUILDING B



BUILDING C



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ZEPHYR TECTS

PROJECT TEAM:

OWNER
New Urban Collaborative

Civil
Fraser Polyengineering

Structural
Hayes & O'Neil

Green Building
EnviEnergy

Geotechnical
Geotechnical Partnership, Inc.

MEP-FP
Buro Happold

Landscape

KEY PLAN:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. COX
ELECTRICAL
No. 40701
REGISTERED PROFESSIONAL ENGINEER

PROJECT INFORMATION:

MARCELLA & HIGHLAND

PROJECT #: 44402
PROJECT ISSUE DATE: 08.26.2020
PROJECT STATUS: Permit Set

SHEET NAME:

Fire Alarm Riser Diagram

DRAWING HISTORY:

NO.	DATE	REVISION
	08/26/20	Permit Set

SHEET #:

E-701