APLICATION FOR SMALL PROJECT REVIEW

45 SPRING STREET
WEST ROXBURY MA,

April 23, 2019

DEVELOPER:

LAROSA DEVELOPMENT CORP.

850 PLEASANT ST.

NORWOOD, MA

RCA, LLC
Architects – Designers – Planners

April 23, 2019

THE BOSTON PLANNING AND DEVELOPMENT AGENCY
ONE CITY HALL SQUARE (9TH) FLOOR
BOSTON, MA 02201

ATTENTION: Director Brian Golden

REFERENCE: 45 Spring St.
West Roxbury, MA

Dear Director Golden,

On behalf of the Project Developer and Property Owner, LaRosa Development Corp. we are pleased to submit this letter as our Notice of our Small Project review Application submission under Article 80E of the City of Boston Zoning Code, in connection with the proposed development at 45 Spring Street in West Roxbury.

This project consists of an approximate 28,004 square feet lot fronted on Spring Street. The Parcel is currently under construction and has a City of Boston "As of Right" Building Permit ERT786021. Which includes the construction of a three-story building, with below grade parking for twenty-five cars, one commercial space, and 13 residential units.

This proposal is to modify the new building, to add five residential units, and a new retail space at grade. The proposed project modifications require BPDA Small Project Review due to unit count, and square footage. No Zoning relief is required.

The development team, have a long and diversified history of projects in the City of Boston. The Project was previously presented to several neighborhood groups and met with support. In addition, there have been several meetings with the BPDA design review staff, BPDA Project Manager Michael Sinatra, and the Mayors Office of Neighborhood Services.

415 Neponset Avenue www.roche-christopher.com Phone: 617-282-0030
Dorchester, Massachusetts 02122 Fax: 617-282-1080

We intend to pursue the Article 80 Small Project Review Process for this proposed project and we look forward to continuing working with the Community, the elected officials, and the BPDA.

Sincerely,

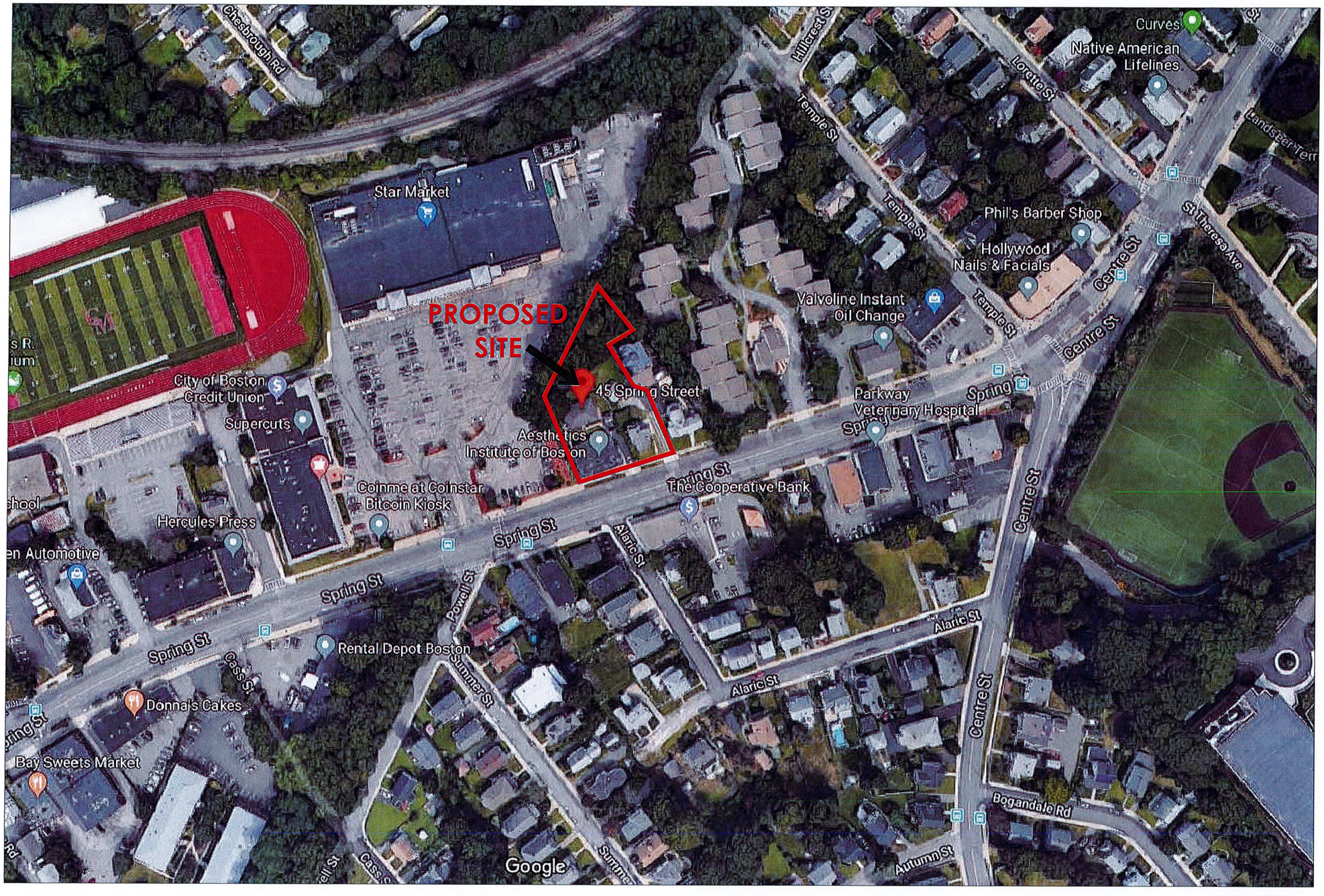
Principal Manager
RCA, LLC

415 Neponset Ave., Second Floor
Dorchester, Massachusetts 02122
www.roche-christopher.com
Phone: 617-282-0030
Fax: 617-282-1080

TABLE OF CONTENTS

PROJECT TEAM

Principal Owner:	**LaRosa Development Corp** **850 Pleasant St.** **Norwood, MA 02062** **781-762-0065**
Contractor:	**Howard Robinson** **Rap General Contracting** **850 Pleasant St.** **Norwood, MA 02062** **617-212-5204**
Architect:	**RCA, LLC** **415 Neponset Ave.** **Dorchester, MA 02122** **617-282-0030**
MEP Engineer:	**Zade Associates, LLC** **140 Beach St.** **Boston, MA 02111** **617-338-4406**
Structural Engineer:	**CM Kirby Engineering, PLLC** **P.O. Box 291** **Norwood MA, 02062** **617-872-5553**



GENERAL NOTE:

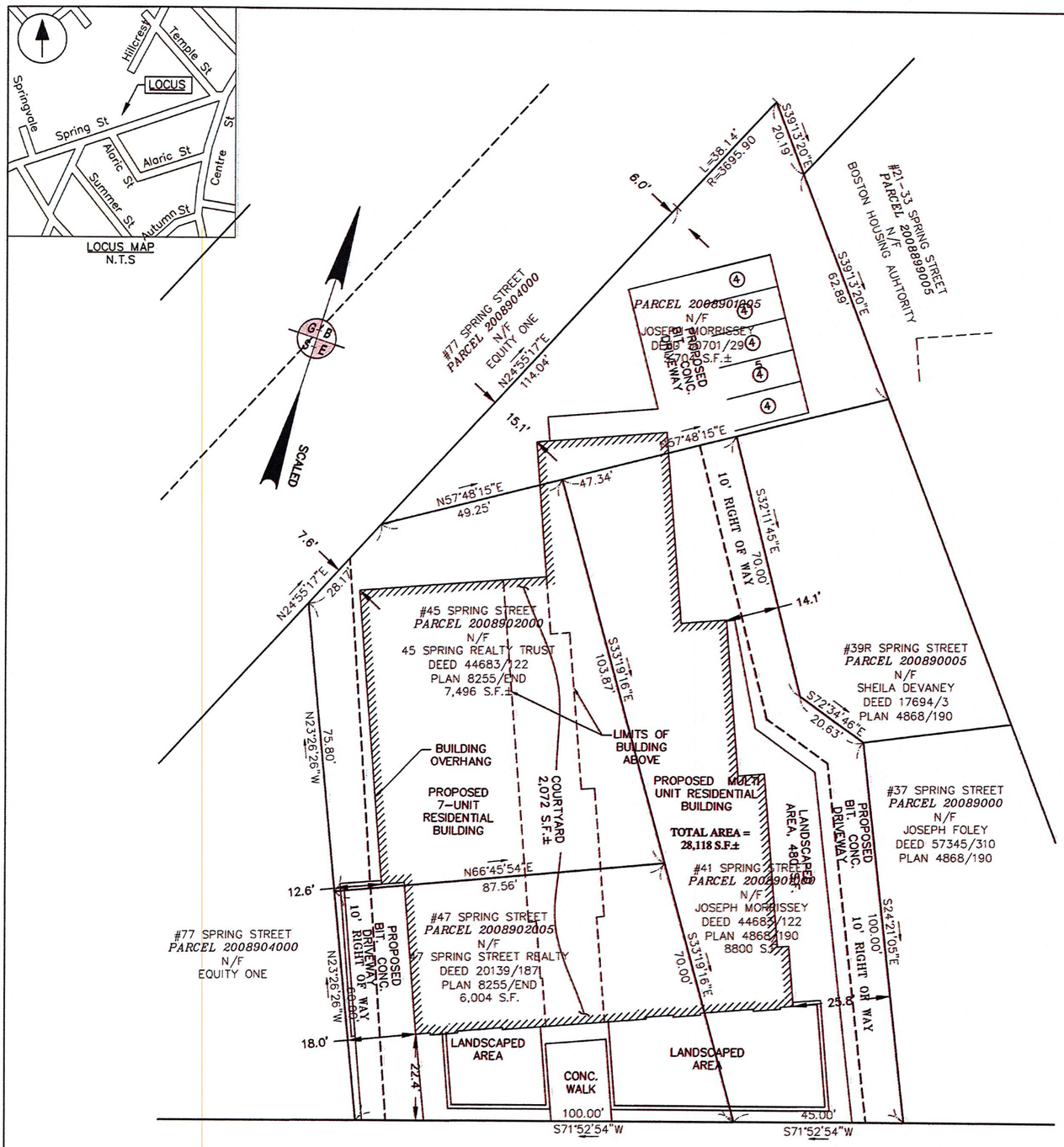
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RCA, LLC
415 Neponset Ave. — www.roche-christopher.com
Dorchester, Massachusetts 02122
Telephone: 617-282-6030
Fax: 617-282-1660

41-47 Spring Street,
West Roxbury, MA 02132

PROJECT # 18-029
DATE: 4-25-19 REV:
SCALE: N.T.S.
DRAWN BY: J.G.
CHECKED BY: R.P.B

ROOF PLAN



SPRING STREET

0 5 10 20 40

SCALE: 1"=10'

COMMONWEALTH OF MASSACHUSETTS
PAUL J. TYRELL
NO. 47839
PROFESSIONAL LAND SURVEYOR

4/22/19

PLAN OF PROPOSED CONSTRUCTION
45 SPRING STREET
BOSTON, MASSACHUSETTS
(WEST ROXBURY DISTRICT)

PREPARED FOR
JOE LAROSSA

GREATER BOSTON SURVEYING AND ENGINEERING
19 FREDITH ROAD
WEYMOUTH, MA 02189
(781) 331-6128

CALC BY: PJT	DATE: JANUARY 31, 2019	SCALE: 1"=10'

Boston Inspectional Services Department

Planning and Zoning Division

1010 Massachusetts Avenue, 5th Floor, Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

MORE INFORMATION REQUEST LETTER

Sean Lydon
Inspector of Buildings

April 10, 2019

JAMES CHRISTOPHER
415 NEPONSET AVE.
DORCHESTER, MA 02122

RE: Application #: **ALT925432**
Location: 45 Spring ST, Ward 20
Zoning District: West Roxbury Neighborhood, NS
Purpose: Revisions to plans as approved under ERT786021 to increase unit count to 18 and office use.

The following information shall be provided to Inspectional Services Department to complete the Building Permit Plan Review:

1. **Construction Documents (two sets and to scale):**
   - Mechanical, Plumbing, Electrical, Fire Alarm and Fire Protection Plans, stamped and signed by MA Registered Design Professional
2. **Supporting Documents:**
   - Fire Alarm/Sprinkler Narrative Report
   - Hydraulic Calculation Report
   - NFPA 241 Report
   - Article 80, Certificate of Compliance - SPR

All construction documents shall be organized in two sets, submitted together (no partial information will be accepted), and dropped off at Inspectional Services Department with the above referenced application number or re-uploaded on the portal if it is an ePlan application. More information may be required. Please be advised that the time limitation of your application shall be 180 days, otherwise it shall be deemed abandoned per 780 CMR. Thank you for your assistance.

Marc A Joseph, Plans Examiner
marc.joseph@boston.gov / (617) 961-3233

Proposed Project Overview

Project Name:	45 Spring St.
Address:	45 Spring Street, West Roxbury, MA 02132
Project Description:	Proposed addition of five (5) residential units and one retail space to ISD permitted building under construction. To create a three-story mixed-use building with Eighteen (18) residential units, one (1) commercial space, and one retail space. With thirty (30) off street parking spaces, nine bicycle spaces, and over 4,600 square feet of open space.
Lot / Site Area:	28,004 square feet
No. of Dwelling Units:	18 Units. 0 One Bedroom, 1 Two Bedroom, and 17 Three bedroom units.

Gross Floor Area

Basement:	509 square feet (excludes parking)
First Floor:	9,967 square feet
Second Floor:	8,990 square feet
Third Floor:	9,220 square feet
Floor Area Ratio:	1.0

Unit Configuration

One Bedroom:	0
Two Bedroom:	1
Three Bedroom:	17
Height:	34'-4 1/2"
Stories:	3
Parking Spaces:	30
Zoning District:	Article 56, West Roxbury Neighborhood – MFR Multifamily Residential / NS Neighborhood Shopping
Zoning Variances:	None

i. Proposed Project:

The site is located at 45 Spring Street, which originally consisted of four parcels. In 2018 the parcels were combined and an "As of Right" building permit was issued to construct a three-story mixed-use building consisting of 13 residential units, one commercial, space and 32 off street parking spaces.

The proposed project change seeks to add five residential units and one retail space. Creating a total of 18 residential units, 1 commercial space, one retail space, with 25 interior off street parking spaces and five surface parking spaces. The project uses two existing curb cuts on Spring Street, which allows 2 driveways for drop off and unloading zones, as well as over 4,678 square feet of viable open space, a vibrant private court yard, and planned outdoor amenities.

The Proponent of the proposed project LaRosa Development Corp. has been involved in the redevelopment of numerous sites in Boston's neighborhoods for over 25 years.

ii. The Neighborhood and Project Location

The Proposed project is located on Spring St. abutting the existing Star Market, and strip mall. The new building currently in construction creates a visual transition from a commercial section of Spring Street to the residential area. It is in close proximity to Catholic Memorial High School, several local shops, and restaurants, and has access to MBTA bus routes.

iii. Development Context

The Proposed Project will contain eighteen (18) residential units of housing, one 474 square foot commercial space, and one 509 retail space. The building consists of 1 two-bedroom unit, and 17 three-bedroom units. The two-bedroom units is 1267 square feet of floor area, gross, and the three-bedroom units average approximately 1,566 square feet of floor area, gross. Units 10, 11, 12, and 13 have individual balconies, and units 8,7,17, and 18 have individual roof decks.

Per the BPDA Zoning Map, the site is situated in the West Roxbury Neighborhood District MFR Multifamily Residential / NS Neighborhood Shopping. Based on the attached design the proposed project does not require relief from the City of Boston's Zoning Board of Appeals.

iv. Urban Design Context

The Development team has met extensively with the BPDA design Reviewers, and had several meetings with local Abutters, Civic, and Business groups. The Overall Aesthetic design of the proposed project has been vastly improved through this process. The design allows for an open court yard, which allows for windows, air and light on all sides of the building. The building height, bays, shadow lines, and first level masonry finishes, create a longin lasting envelope of modern materials that blend well with the diverse buildings in the area.

v. Proposed Project Benefits

a. New Housing Units - These units will be very attractive to those seeking a diverse neighborhood within the urban context of Boston. Additional housing is a priority in the City and the proponent seeks to modestly fill this need with a project that meets all of the required Building and Zoning Codes.

b. Site Enrichment – The currently permitted project has transformed the existing site, from four parcels to one. The new site plan creates large open spaces for the residents of the new building to enjoy.
c. Enlivened Edge – The Proposed Project will enliven this section of Spring Street, bringing more patrons to local businesses, while creating a new attractive architectural edge.
d. Local Business & Taxes – The Proposed Project will create new tax revenue for the City of Boston. AS well as creating two new spaces for local small business.

vi. Zoning Anaylsis

45 Spring Street
New Construction - 18 Residential Units, 1 Commercial Space, One Retail Space 30 off street parking spaces.
Zoning District – West Roxbury Neighborhood, MFR Multifamily / NS Neighborhood Shopping
Lot Area: 28,004 Square Feet

41-47 SPRING STREET, WEST ROXBURY, MA 02132 ZONING REVIEW

ITEM		
ZONING DISTRICT	WEST ROXBURY NEIGHBORHOOD	
SUB DISTRICT	MFR - MULTIFAMILY RESIDENTIAL ARTICLE 56, MAP # 11A-11E	
SUB DISTRICT	NS - NEIGHBORHOOD SHOPPING ARTICLE 56, MAP # 11A-11E	
EXISTING USE	VACANT LOT	
PROPOSED USE	RESIDENTIAL - MULTIFAMILY (18 UNITS)	
LOT SIZE	PARCEL # 2008902000 =7,496 S.F. PARCEL # 2008901000 - 8,800 S.F. PARCEL # 2008901005 - 5,704 S.F.	MFR - MULTIFAMILY RESIDENTIAL
	PARCEL # 2008902005 - 6,004 S.F.	NS - NEIGHBORHOOD SHOPPING
TOTAL LOT SIZE	28,004 S.F.	
PROPOSED GROSS SQ. FOOTAGE	27,907 S.F.	

DIMENSIONAL REGULATIONS TABLE D

ITEM	REQUIRED		PROPOSED
	MFR	NS	
MIN. LOT SIZE	4,000 S.F.for first 3 units 1000 for ea. addit'l unit	NONE	28,004 S.F.
MIN. LOT WIDTH	50'	NONE	145.00'
MIN. LOT FRONTAGE	50'	NONE	145.00'
MAX. FLOOR AREA RATIO	1.0	2.0	0.99
MAX. ALLOWABLE BUILDING HEIGHT	35'-0"	35'-0"	35'-0"
MAX. BLDG STORIES	3 STORIES	N/A	3 STORIES
MIN. SIDE YARD	10'	NONE	12'-7" / 18'-0" / 25'-10"
MIN. FRONT YARD	26' *	NONE	MODULAR
MIN. REAR YARD	20'	40'-0"	7'-7" / 15'-0"
MIN. USABLE OPEN SPACE PER UNIT	150 PER UNIT + 25% addit'l LOT AREA **	50	7,740 TOTAL / 18 = 430 S.F. PER UNIT

* CONFORMITY WITH EXISTING BUILDING ALIGNMENT. A BAY WINDOW MAY PROTRUDE INTO A FRONT YARD

** 25% FOR ANY LOT THAT EXCEEDS THE MINIMUM LOT AREA SPECIFIED IN TABLE D
CALCULATION :
3 UNITS - 4,000 S.F.
15 UNITS x 1,000 S.F. = 15,000 S.F.
TOTAL LOT AREA REQUIRED : 19,000 S.F.
PROPOSED LOT AREA : 28,004 S.F.
28,004 S.F. - 19,000 S.F. = 9,004 S.F.(EXCEED AREA)
15,004 S.F. x 25% = 3,750 S.F.
3,750 S.F. /18 UNITS = 208.3 S.F.
208.3 S.F. + 150 S.F. = 358.3 S.F. REQUIRED OPEN SPACE PER UNIT

41-47 Spring Street,
West Roxbury, MA 02132

BUILDING CODE ANALYSIS

APPLICABLE CODES
CMR 780 MASSACHUSETTS STATE BUILDING CODE, NINTH EDITION
CMR 521 ARCHITECTURAL ACCESS BOARD
MASSACHUSETTS ENERGY STRETCH CODE
INTERNATIONAL BUILDING CODE 2015 (IBC 2015)
INTERNATIONAL ENERGY CONSERVATION CODE 2015 (IECC 2015)

BUILDING AREA

GARAGE LEVEL:	11,368 GROSS SQ. FT. ±
FIRST FLOOR:	
BUILDING A	4,073 GROSS SQ. FT. ±
BUILDING B	5,881 GROSS SQ. FT. ±
SECOND FLOOR:	
BUILDING A	3,121 GROSS SQ. FT. ±
BUILDING B	6,297 GROSS SQ. FT. ±
THIRD FLOOR:	
BUILDING A	3,627 GROSS SQ. FT. ±
BUILDING B	5,780 GROSS SQ. FT. ±
TOTAL AREA :	40,147 GROSS SQ.FT. ±

OCCUPANCY

R-2 RESIDENTIAL PER SECTION 310 OF THE IBC 2009
OCCUPANT LOAD PER UNIT
GARAGE LEVEL :
11,368 S.F./200 S.F. PER OCCUPANT (RESIDENTIAL) = 57 OCCUPANTS

FIRST FLOOR - BUILDING A :
4,073 S.F./200 S.F. PER OCCUPANT (RESIDENTIAL) = 21 OCCUPANTS
FIRST FLOOR - BUILDING B :
5,881 S.F./200 S.F. PER OCCUPANT (RESIDENTIAL) = 30 OCCUPANTS

SECOND FLOOR - BUILDING A :
3,121 S.F./200 S.F. PER OCCUPANT (RESIDENTIAL) = 16 OCCUPANTS
SECOND FLOOR - BUILDING B :
6,297 S.F./200 S.F. PER OCCUPANT (RESIDENTIAL) = 32 OCCUPANTS

THIRD FLOOR - BUILDING A :
3,627 S.F./200 S.F. PER OCCUPANT (RESIDENTIAL) = 18 OCCUPANTS
THIRD FLOOR - BUILDING B :
5,780 S.F./200 S.F. PER OCCUPANT (RESIDENTIAL) = 29 OCCUPANTS

TOTAL BUILDING OCCUPANCY = 203

CONSTRUCTION TYPE
5B PER TABLE 601 OF THE IBC 2009
MAXIMUM AREA PER FLOOR: 7,000 S.F. PER TABLE 503 OF THE IBC 2009
MAXIMUM NUMBER OF STORIES ABOVE GRADE PLANE PER 504.2 OF THE IBC 2009: 3 (IF BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.)

EGRESS
MINIMUM WIDTH FOR EGRESS STAIRS PER 1009.1.1: 36 INCHES WITH
MAXIMUM LENGTH OF EXIT TRAVEL PER TABLE 1016.1: 250 FEET
REQUIRED DOOR EGRESS WIDTH PER 1005.1: 6 x .2 = 1.2" 34" PROVIDED.
BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM

FIRE RATED CONSTRUCTION

SEPARATION WALLS
SEPARATION WALLS PER SECTION 420.02 OF THE IBC 2009: " WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 709."

709.3.2 "DWELLING UNIT AND SLEEPING UNIT SEPARATIONS IN BUILDINGS OF TYPE IIB, IIIB, AND VB CONSTRUCTION SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN ½ HOUR IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

HORIZONTAL SEPARATION
HORIZONTAL SEPARATION PER SECTION 420.03 OF THE IBC 2009: " FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 712"

SECTION 712 OF THE IBC 2009: "HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND HORIZONTAL ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING SHALL BE A MINIMUM OF 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION. EXCEPTION: DWELLING UNIT AND SLEEPING UNIT SEPARATIONS IN BUILDINGS OF TYPE IIB, IIIB AND VB CONSTRUCTION SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THEN ½ HOUR IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.1." 1 HOUR SEPARATION PROVIDED.

ACCESSIBILITY - 521 CMR ARCHITECTURAL ACCESS BOARD

9.3 GROUP 1 DWELLINGS UNITS
IN MULTIPLE DWELLING, FOR WHICH BUILDING PERMIT FOR NEW CONSTRUCTION ARE ISSUED ON OR AFTER SEPTEMBER 1, 1996 THAT ARE FOR RENT, HIRE, LEASE OR SALE AND THAT ARE EQUIPPED WITH AN ELEVATOR, ALL DWELLING UNITS MUST BE CONSTRUCTED AS GROUP 1 DWELLING UNITS.

IN MULTIPLE DWELLINGS, THAT ARE FOR RENT,HIRE, OR LEASE AND CONTAIN 20 OR MORE UNITS, AT LEAST 5% OF THE DWELLING UNITS MUST BE GROUP 2A UNITS.

THERE ARE 13 UNITS. ALL UNITS ARE DESIGNED AS GROUP 1 UNITS.

SPRINKLER
BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM

FIRE EXTINGUISHERS
FIRE EXTINGUISHERS ARE REQUIRED IN NEW R-2 OCCUPANCIES PER 906.1 OF IBC 2009.

TYPE 2 - A FIRE EXTINGUISHERS ARE REQUIRED AND THE MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET PER TABLE 906.3 (1) OF IBC 2009. - CONFIRM LOCATIONS WITH LOCAL FIRE DEPARTMENT.

41-47 SPRING STREET,
WEST ROXBURY, MA 02132
ZONING REVIEW

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DIMENSIONAL REGULATIONS
TABLE D

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3,750 S.F. /18 UNITS = 208.3 S.F.
208.3 S.F. + 150 S.F. = 358.3 S.F. REQUIRED OPEN SPACE PER UNIT

GENERAL NOTES

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

LIST OF DRAWINGS

RONALD BORETTI
No. 7320
WEYMOUTH
MA
12-12-18

RCA, LLC
415 Neponset Ave. www.roche-christopher.com
Dorchester, Massachusetts 02122
Telephone: 617-282-0030
Fax: 617-282-1080

41-47 Spring Street,
West Roxbury, MA 02132

PROJECT # 18-029
DATE: 12-04-18
REV:
SCALE: N/A
DRAWN BY: J.G.
CHECKED BY: R.P.B

TITLE SHEET AND
BUILDING ANALYSIS,
ZONING ANALYSIS

T1

ENERGY REQUIREMENTS

MASSACHUSETTS ENERGY STRETCH CODE

CHAPTER 5 - COMMERCIAL ENERGY EFFICIENCY - RESIDENTIAL
BUILDINGS MORE THAN THREE STORIES ABOVE GRADE
TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION
FENESTRATION U FACTOR: U=0.35 MAXIMUM
SHGC: 040

TABLE 502.2 - BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES
NEW CEILING R-VALUE: R=38 MINIMUM
NEW WOOD FRAME WALL R-VALUE: R-13 IN CAVITY MINIMUM WITH R-7.5 CONTINUOUS INSULATION SHEATHING
NEW MASS WALLS EXTERIOR CONTINUOUS INSULATION R= 13.3 MINIMUM.
NEW MASS WALLS INTERIOR INSULATION R=13.0 MINIMUM.
NEW FLOOR R-VALUE: R=30 MINIMUM

502.4.0 AIR BARRIERS. THE AIR BARRIER SHALL HAVE THE FOLLOWING CHARACTERISTICS:

1. IT MUST BE CONTINUOUS, WITH ALL THE JOINTS MADE AIRTIGHT.
2. MATERIALS USED FOR THE AIR BARRIER SYSTEM SHALL HAVE AN AIR PERMEABILITY NOT TO EXCEED 0.004 CFM/FT^2 UNDER A PRESSURE DIFFERENTIAL OF 0.3 IN. WATER (1.57PSF) (75Pa) WHEN TESTED IN ACCORDANCE WITH ASTM E2178.
3. AIR BARRIER MATERIALS SHALL BE TAPED OR SEALED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

THE AIR BARRIER MATERIAL OF AN ENVELOPE ASSEMBLY SHALL BE JOINED AND SEALED IN A FLEXIBLE MANNER TO THE AIR BARRIER MATERIAL OF ADJACENT ASSEMBLIES, ALLOWING FOR THE RELATIVE MOVEMENT OF ASSEMBLIES DUE TO THERMAL AND MOISTURE VARIATIONS AND CREEP. CONNECTIONS SHALL BE MADE BETWEEN:

a. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
b. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
c. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS AND FLOORS.
d. SITE-BUILT FENESTRATION AND DOORS.
e. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
f. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.

ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

502.4.1 WINDOW AND DOOR ASSEMBLIES: THE AIR LEAKAGE OF WINDOW AND SKYLIGHT ASSEMBLIES THAT ARE PART OF THE BUILDING ENVELOPE SHALL NOT EXCEED 0.2 CFM/FT^2 AT 1.57 POUNDS PER SQUARE FOOT (PSF) (75Pa), OR 0.3 CFM/FT^2 AT 6.24 PSF (300Pa). THE AIR LEAKAGE OF DOOR ASSEMBLIES THAT ARE PART OF THE BUILDING ENVELOPE SHALL NOT EXCEED 0.3 CFM/FT2 FOR ALL OTHER PRODUCTS AT 1.57 PSF (75Pa).

502.4.2 FOR CURTAIN WALLS AND STOREFRONT GLAZING THAT ARE PART OF THE BUILDING ENVELOPE. THE MAXIMUM AIR LEAKAGE RATE SHALL BE 0.06 CUBIC FOOT PER MINUTE PER SQUARE FOOT (CFM/FT^2) (1.M^3/H x M^2) OF FENESTRATION AREA. FOR COMMERCIAL GLAZED SWINGING ENTRANCE DOORS AND REVOLVING DOORS THAT ARE PART OF THE BUILDING ENVELOPE, THE MAXIMUM AIR LEAKAGE RATE SHALL BE 1.00 CFM/FT^2 (18.3 M^3/H x M^2) OF DOOR AREA WHEN TESTED IN ACCORDANCE WITH ASTM E 283

502.4.5 STAIR AND ELEVATOR SHAFT VENTS AND OTHER OUTDOOR AIR INTAKES AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE EQUIPPED WITH NOT LESS THAN A CLASS I MOTORIZED, LEAKAGE-RATED DAMPER WITH A MAXIMUM LEAKAGE RATE OF 4 CFM PER SQUARE FOOT (6.8 L/s . C m^2) AT 1.0 INCH WATER GAUGE (w.g.) (1250 Pa) WHEN TESTED IN ACCORDANCE WITH AMCA 500D. SEE THE HVAC DRAWINGS FOR ADDITIONAL INFORMATION. THESE AIR TIGHT, OPERABLE DAMPERS SHALL BE INSTALLED WHEN THE AIR BARRIER IS PENETRATED BY:

1. FIXED OPEN LOUVERS SUCH AS IN ELEVATOR SHAFTS AND MACHINE ROOMS.
2. MECHANICAL SYSTEM COMPONENTS WHICH ALLOW INFILTRATION OR EXFILTRATION OF AIR WHEN THE SYSTEMS ARE INACTIVE, SUCH AS ATRIUM SMOKE EXHAUST SYSTEMS, ELEVATOR SHAFT SMOKE RELIEF OPENINGS, AND OTHER SIMILAR ELEMENTS.

SUCH DAMPERS SHALL BE SET IN THE CLOSED POSITION AND AUTOMATICALLY OPEN UPON:

1. THE ACTIVATION OF ANY FIRE ALARM INITIATING DEVICE OF THE BUILDING'S FIRE ALARM SYSTEM;
2. THE INTERRUPTION OF POWER TO THE DAMPER.
3. GRAVITY (NON-MOTORIZED) DAMPERS ARE PERMITTED TO BE USED IN BUILDINGS LESS THAN THREE STORIES IN HEIGHT ABOVE GRADE PLANE.

502.5 VAPOR RETARDERS. CLASS I OR II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF WALLS. EXCEPTIONS:

1. BASEMENT WALLS.
2. BELOW GRADE PORTION OF ANY WALL.
3. CONSTRUCTION WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS.

503.2.9 MECHANICAL SYSTEMS COMMISSIONING AND COMPLETION REQUIREMENTS.
503.2.9.1 SYSTEM COMMISSIONING. THE BUILDING SHALL BE COMMISSIONED IN ACCORDANCE WITH 780 CMR 115 AA STRETCH ENERGY CODE.

503.2.9.2 BUILDINGS OR PORTIONS THEREOF, REQUIRED BY THIS CODE TO COMPLY WITH THIS SECTION SHALL NOT BE ISSUED A CERTIFICATE OF OCCUPANCY UNTIL SUCH TIME THAT THE BUILDING OFFICIAL HAS RECEIVED A LETTER OF TRANSMITTAL FROM THE BUILDING OWNER THAT STATES THEY HAVE RECEIVED THE PRELIMINARY COMMISSIONING REPORT.

WITHIN 90 DAYS AFTER THE DATE OF CERTIFICATE OF OCCUPANCY, THE COMMISSIONING DOCUMENTS DESCRIBED IN 780 CMR 115 AA THE ENERGY STRETCH CODE SHALL BE PROVIDED TO THE BUILDING INSPECTOR, INCLUDING DRAWINGS, OPERATING MANUALS, BALANCING REPORTS AND FINAL COMMISSIONING REPORT.

SEE THE HVAC DRAWINGS FOR ADDITIONAL COMMISSIONING REQUIREMENTS.

ACOUSTICAL REQUIREMENTS

SOUND ISOLATION
PER SECTION 1207 OF THE IBC 2009

NOISE CONTROL OF TYPICAL FLOOR-CEILING ASSEMBLIES

- IN CEILING ASSEMBLIES WITH MULTIPLE LAYERS OF GYPSUM BOARD, THE RESILIENT CHANNELS SHOULD ALWAYS BE INSTALLED BETWEEN THE BOTTOM CHORD OF THE TRUSS AND THE GYPSUM BOARD.
- RESILIENT CHANNELS USED IN WALL ASSEMBLIES SHOULD BE INSTALLED WITH THE PERFORATION ON THE TOP.
- UTILIZE SURFACE MOUNTED LIGHT FIXTURES TO THE EXTENT POSSIBLE TO MINIMIZE FLANKING TRANSMISSION.
- FLOOR DEFLECTION SHALL BE LIMITED TO L/540 TO ACHIEVE BETTER AND MORE EFFECTIVE IMPACT NOISE CONTROL.
- IN ACOUSTICAL UNDERLAYMENT AND GYPSUM FLOOR TOPPING FLOOR SYSTEMS, VERIFY THAT ALL SEAMS IN THE ACOUSTICAL UNDERLAYMENT ARE THOROUGHLY TAPED SO THERE IS NO POSSIBILITY OF GYPSUM CONCRETE TOPPING DRIPPING THROUGH TO THE SUB-FLOOR. USE TAPE RECOMMENDED BY GYPSUM CONCRETE FLOOR TOPPING MANUFACTURER.
- LEAVE ¼" GAP AND USE ACOUSTICAL CAULK TO PREVENT DIRECT CONNECTIONS WHERE FINISHED FLOORING SUCH AS WOOD, LAMINATED WOOD, VINYL, CERAMIC TILE, ETC. MEET CABINETS, WALL PARTITIONS AND BUILT-IN FURNITURE. USE PERIMETER WALL STRIPS TO ISOLATE FINISHED FLOOR FLOORING FROM THE WALL PARTITIONS AT ALL LOCATIONS.
- DO NOT ATTACH OR FRAME THE CEILING GYPSUM BOARD TO THE PERIMETER WALL PARTITION. PREVENT THE CEILING GYPSUM BOARD FROM COMING IN DIRECT CONNECTION WITH THE WALL GYPSUM BOARD OR FRAMING. FILL THE GAP BETWEEN THE CEILING GYPSUM BOARD AND THE WALL PARTITION WITH SPONGE ELASTOMER AND SEAL IT WITH NON-HARDENING ACOUSTICAL CAULK.
- NAILERS USED IN THE WOOD FRAME FLOOR-CEILING ASSEMBLY SHALL NOT TOUCH THE UNDERSIDE OF THE SUB-FLOOR OR THE RESILIENT CHANNELS.
- EXTEND THE DEMISING WALL TO THE OUTER LAYER OF THE EXTERIOR WALL. AVOID ANY GAPS BY PLACING THE STUDS CLOSE TO THE DEMISING WALL.
- ALL LAYERS OF THE DEMISING AND CORRIDOR WALL PARTITIONS SHALL BE COMPLETELY SEALED WITH ACOUSTICAL SEALANT AND TAPED ALONG THE PERIMETERS TO REDUCE SOUND LEAKS.
- DO NOT CONNECT TOILETS TO THE UNIT-SEPARATION WALLS. PROVIDE FLOOR-MOUNTED.
- TOILETS AT THE UNIT-SEPARATION WALL PARTITIONS.
- ELECTRICAL BOXES FOR POWER, TV, PHONE, ETC. IN DEMISING WALLS SHOULD BE SEPARATED BY MINIMUM 24" OR ONE STUD SPACE.
- SEAL ALL THE ELECTRICAL BOXES INSTALLED IN UNIT SEPARATION AND UNIT-CORRIDOR PARTITIONS WITH OUTLET PUTTY PADS.
- ALL ENTRY DOORS TO ALL THE DWELLING UNITS SHALL BE PROVIDED WITH ACOUSTICAL GASKETS ALONG THE JAMB.
- CONDENSING UNITS SHALL BE LOCATED OVER THE CORRIDORS TO THE MAXIMUM EXTENT POSSIBLE.

HVAC SYSTEM SOUND NOISE CONTROL

- INSTALL SUPPLY AIR DUCTS IN THE CENTER OF THE TRUSSES AND SUPPORT THEM WITH STRAPS TO AVOID CONTACT WITH THE CEILING OR WALL FRAMING.
- PROVIDE A ¼" CLEARANCE AROUND THE HVAC AND TOILET EXHAUST DUCTS WITHIN DWELLING UNITS.
- SEAL AND TAPE ALL DUCTS AND PIPE PENETRATIONS THRU WALL PARTITIONS WITH ACOUSTICAL CAULK. AVOID UNNECESSARY PENETRATIONS IN THE DEMISING PARTITIONS.
- BATHROOM EXHAUST FANS SHALL MEET LOW NOISE LEVEL (≤3.0 SONES) REQUIREMENTS.

PLUMBING SYSTEM NOISE CONTROL

- ALL DRAIN PIPING SHALL BE WRAPPED WITH FIBERGLASS INSULATION.
- PIPING SHALL NOT COME IN DIRECT CONTACT WITH ANY PARTITION, WALL, CEILING OR STRUCTURAL ELEMENT SUCH AS FLOOR TRUSSES.
- ALL SUPPLY PIPING SHALL BE ISOLATED FROM THE BUILDING STRUCTURE WITH RESILIENT MATERIAL SUCH AS NEOPRENE FOAM PADS OR FIBERGLASS SLEEVES.
- SUPPLY WATER PIPE RISERS SHALL BE ISOLATED WITH ¾" NEOPRENE PAD UNDER THE PIPE CLAMPS. THE NEOPRENE PADS SHALL BE SIZED TO 50lbs/in^2 AND HAVE A ¼" THICK METAL BEARING PLATE BETWEEN PAD AND PIPE CLAMP. PROVIDE A GROMMET AT ALL STUDS, PLATES, BLOCKS AND FRAMING MEMBERS.
- SUPPLY WATER PIPING SHALL BE ISOLATED HORIZONTALLY AND VERTICALLY BY GROMMETS AT ALL STUDS, PLATES AND FRAMING MEMBERS.
- WATER HAMMER ARRESTORS SHALL BE PROVIDED AT THE WASHING MACHINE CONNECTION.
- COMPLETELY SEAL ALL PIPE PENETRATIONS OF WALLS AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND BETWEEN DWELLING UNITS AND COMMON AREAS, INCLUDING THE TOILET PIPE PENETRATION OF THE FLOOR. PROVIDE A SLEEVE AROUND THE PIPES PENETRATING THE FLOOR OR WALL AND COMPLETELY FILL THE GAP WITH ROCK WOOL AND FIRE SEALANT.
- CONDUIT PIPE RISERS RUNNING THROUGH DWELLING UNITS SHALL BE ISOLATED FROM THE FLOOR. ALL PIPES, CABLES AND WIRES PENETRATING THE DEMISING WALL SHALL BE CAULKED.

ELEVATOR NOISE CONTROL

- ELEVATOR MOTOR AND DRIVE ASSEMBLIES SHALL BE SUPPORTED ON 1" THICK NEOPRENE PADS TO REDUCE NOISE AND VIBRATION.
- THE EXHAUST FAN MOUNTED TO THE CAR CANOPY SHALL BE ISOLATED BY RUBBER GROMMETS AND SHALL INCLUDE A BAFFLE TO DIFFUSE AUDIBLE NOISE.
- THE SPEED OF THE CAR DOORS SHALL BE REGULATED TO PREVENT BANGING.

RAILINGS AND GUARDRAILS

RAILING AND GUARDRAIL REQUIREMENTS

A. PROVIDE RAILINGS CAPABLE OF WITHSTANDING THE EFFECTS OF GRAVITY LOADS AND THE FOLLOWING LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED:

1. HANDRAILS:
a. UNIFORM LOAD OF 50 LBF/FT APPLIED IN ANY DIRECTION.
b. CONCENTRATED LOAD OF 200 LBF APPLIED IN ANY DIRECTION.
c. UNIFORM AND CONCENTRATED LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.

2. TOP OF GUARDS:
a. UNIFORM LOAD OF 50 LBF/FT APPLIED IN ANY DIRECTION.
b. CONCENTRATED LOAD OF 200 LBF APPLIED IN ANY DIRECTION.
c. UNIFORM AND CONCENTRATED LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.

3. INFILL OF GUARDS:
a. CONCENTRATED LOAD OF 50 LBF APPLIED HORIZONTALLY ON AN AREA OF 1 SF.
b. UNIFORM LOAD OF 25 LBF/SQ. FT. APPLIED HORIZONTALLY.
c. INFILL LOAD AND OTHER LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.

B. RAILING PROFILES: RAILING PROFILES SHALL MEET THE REQUIREMENTS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD AMERICAN WITH DISABILITIES ACT GUIDELINES FOR BUILDINGS. PREPARE SHOP DRAWINGS INDICATING THE RAILING ELEVATIONS, PROFILES, MOUNTING, AND ATTACHMENT TO STRUCTURE. ALL CONNECTIONS SHALL BE FORMED OR MITERED WITH ALL EDGES SMOOTH.

C. CONTROL OF CORROSION: PREVENT GALVANIC ACTION AND OTHER FORMS OF CORROSION BY INSULATING METALS AND OTHER MATERIALS FROM DIRECT CONTACT WITH INCOMPATIBLE MATERIALS.

D. FINAL SITE INSPECTION: COORDINATE FINAL INSPECTION OF HANDRAIL INSTALLATION AND MOUNTING WITH PROJECT STRUCTURAL ENGINEER PRIOR TO STRUCTURAL CONNECTIONS BEING COVERED BY FINISH WORK.

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PROJECT # 18-029
DATE: 11-19-18 REV:
SCALE: N/A
DRAWN BY: J.G.
CHECKED BY: R.P.B

BUILDING CODE ANALYSIS

T2

WINDOWS AND DOORS SAFETY

SAFETY GLAZING

2406.4 PER IBC PARAGRAPH "HAZARDOUS LOCATIONS".
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS:

1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN IN THOSE LOCATIONS DESCRIBED IN PRECEDING ITEMS 5 AND 6, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
   7.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET ;
   7.2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR;
   7.3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR; AND
   7.4. ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

   EXCEPTION: SAFETY GLAZING FOR ITEM 7 IS NOT REQUIRED FOR THE FOLLOWING INSTALLATIONS:
   1. A PROTECTIVE BAR 1 1/2 INCHES OR MORE IN HEIGHT, CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PLF WITHOUT CONTACTING THE GLASS, IS INSTALLED ON THE ACCESSIBLE SIDES OF THE GLAZING 34 INCHES TO 38 INCHES ABOVE THE FLOOR.
   2. THE OUTBOARD PANE IN INSULATING GLASS UNITS OR MULTIPLE GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE ANY GRADE, ROOF, WALKING SURFACE OR OTHER HORIZONTAL OR SLOPED (WITHIN 45 DEGREES OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR.
8. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   9.1. THE BOTTOM EDGE OFTHE GLAZING ON THE POOL ORSPA SIDE IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING; AND
   9.2. THE GLAZING IS WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE OF A SWIMMING POOL OR SPA.
10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

    EXCEPTION: SAFETY GLAZING FOR ITEM 10 OR 11 IS NOT REQUIRED FOR THE FOLLOWING INSTALLATIONS WHERE:
    1. THE SIDE OF A STAIRWAY, LANDING OR RAMP WHICH HAS A GUARD OR HANDRAIL, INCLUDING BALUSTERS OR IN-FILL PANELS, COMPLYING WITH THE PROVISIONS OF SECTIONS 1013 AND 1607.7; AND
    2. THE PLANE OF THE GLASS IS GREAT.

SASH LIMITERS

ALL WINDOWS ABOVE THE FIRST FLOOR LEVEL SHALL BE EQUIPPED WITH SASH LIMITING DEVICES WHICH LIMIT THE WINDOWS SASH OPERATION SO THAT A 4" SPHERE CANNOT PASS THOUGHT ANY PART OF THE WINDOW OPENING.

EMERGENCY ESCAPE AND RESCUE

1029.1 GENERAL. IN ADDITION TO THE MEANS OF EGRESS REQUIRED BY THIS CHAPTER, PROVISIONS SHALL BE MADE FOR EMERGENCY ESCAPE AND RESCUE IN GROUP R AND 1-1 OCCUPANCIES. BASEMENTS AND SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING IN ACCORDANCE WITH THIS SECTION. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTIONS:

1. IN OTHER THAN GROUP R-3 OCCUPANCIES, BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH IBC SECTION 903.3.1.1 OR 903.3.1.2.
2. IN OTHER THAN GROUP R-3 OCCUPANCIES, SLEEPING ROOMS PROVIDED WITH A DOOR TO A FIRE-RESISTANCE-RATED CORRIDOR HAVING ACCESS TO TWO REMOTE EXITS IN OPPOSITE DIRECTIONS.
3. THE EMERGENCY ESCAPE AND RESCUE OPENING IS PERMITTED TO OPEN ONTO A BALCONY WITHIN AN ATRIUM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 404, PROVIDED THE BALCONY PROVIDES ACCESS TO AN EXIT AND THE DWELLING UNIT OR SLEEPING UNIT HAS A MEANS OF EGRESS THAT IS NOT OPEN TO THE ATRIUM.
4. BASEMENTS WITH A CEILING HEIGHT OF LESS THAN 80 INCHES SHALL NOT BE REQUIRED TO HAVE EMERGENCY ESCAPE AND RESCUE WINDOWS.
5. HIGH-RISE BUILDINGS IN ACCORDANCE WITH SECTION 403.
6. EMERGENCY ESCAPE AND RESCUE OPENINGS ARE NOT REQUIRED FROM BASEMENTS OR SLEEPING ROOMS THAT HAVE AN EXIT DOOR OR EXIT ACCESS DOOR THAT OPENS DIRECTLY INTO A PUBLIC WAY OR TO A YARD, COURT OR EXTERIOR EXIT BALCONY THAT OPENS TO A PUBLIC WAY.
7. BASEMENTS WITHOUT HABITABLE SPACES AND HAVING NO MORE THAN 200 SQUARE FEET IN FLOOR AREA SHALL NOT BE REQUIRED TO HAVE EMERGENCY ESCAPE WINDOWS.

1029.2 MINIMUM SIZE. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.

EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR EMERGENCY ESCAPE AND RESCUE GRADE-FLOOR OPENINGS SHALL BE 5 SQUARE FEET.

1029.2.1 MINIMUM DIMENSIONS. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.

1029.3 MAXIMUM HEIGHT FROM FLOOR. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

1029.4 OPERATIONAL CONSTRAINTS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

1029.5 WINDOW WELLS. AN EMERGENCY ESCAPE AND RESCUE OPENING WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND LEVEL SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH IBC SECTIONS 1029.5.1 AND 1029.5.2.

1029.5.1 MINIMUM SIZE. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET, WITH A MINIMUM DIMENSION OF 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

1029.5.2 LADDERS OR STEPS. WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44 INCHES HALL BE EQUIPPED WITH AN APPROVED PERMANENTLY AFFIXED LADDER OR STEPS. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES, SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER (O.C.) VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. THE LADDER OR STEPS SHALL NOT ENCROACH INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6 INCHES. THE LADDER OR STEPS SHALL NOT BE OBSTRUCTED BY THE EMERGENCY ESCAPE AND RESCUE OPENING. LADDERS OR STEPS REQUIRED BY THIS SECTION ARE EXEMPT FROM THE STAIRWAY REQUIREMENTS OF SECTION 1009.

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12-12-18

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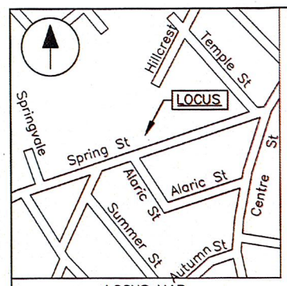
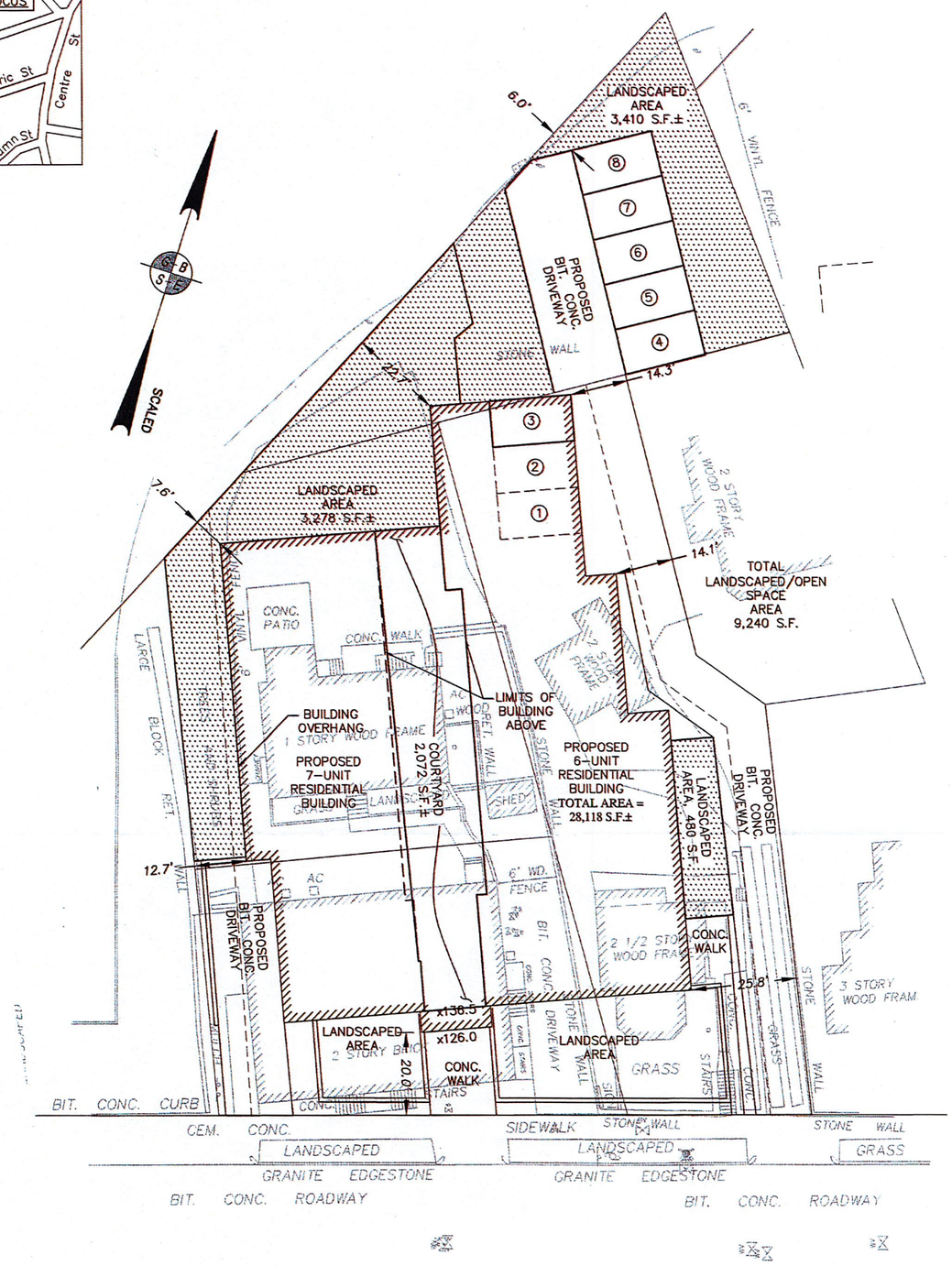
PROJECT # 18-029
DATE: 11-19-18
REV:
SCALE: N/A
DRAWN BY: J.G.
CHECKED BY: R.P.B

BUILDING CODE ANALYSIS

T3



LOCUS MAP
N.T.S



0 5 10 20 40

SCALE: 1"=10'

COMMONWEALTH OF MASSACHUSETTS
PAUL J. TYRELL
No. 47839
PROFESSIONAL LAND SURVEYOR

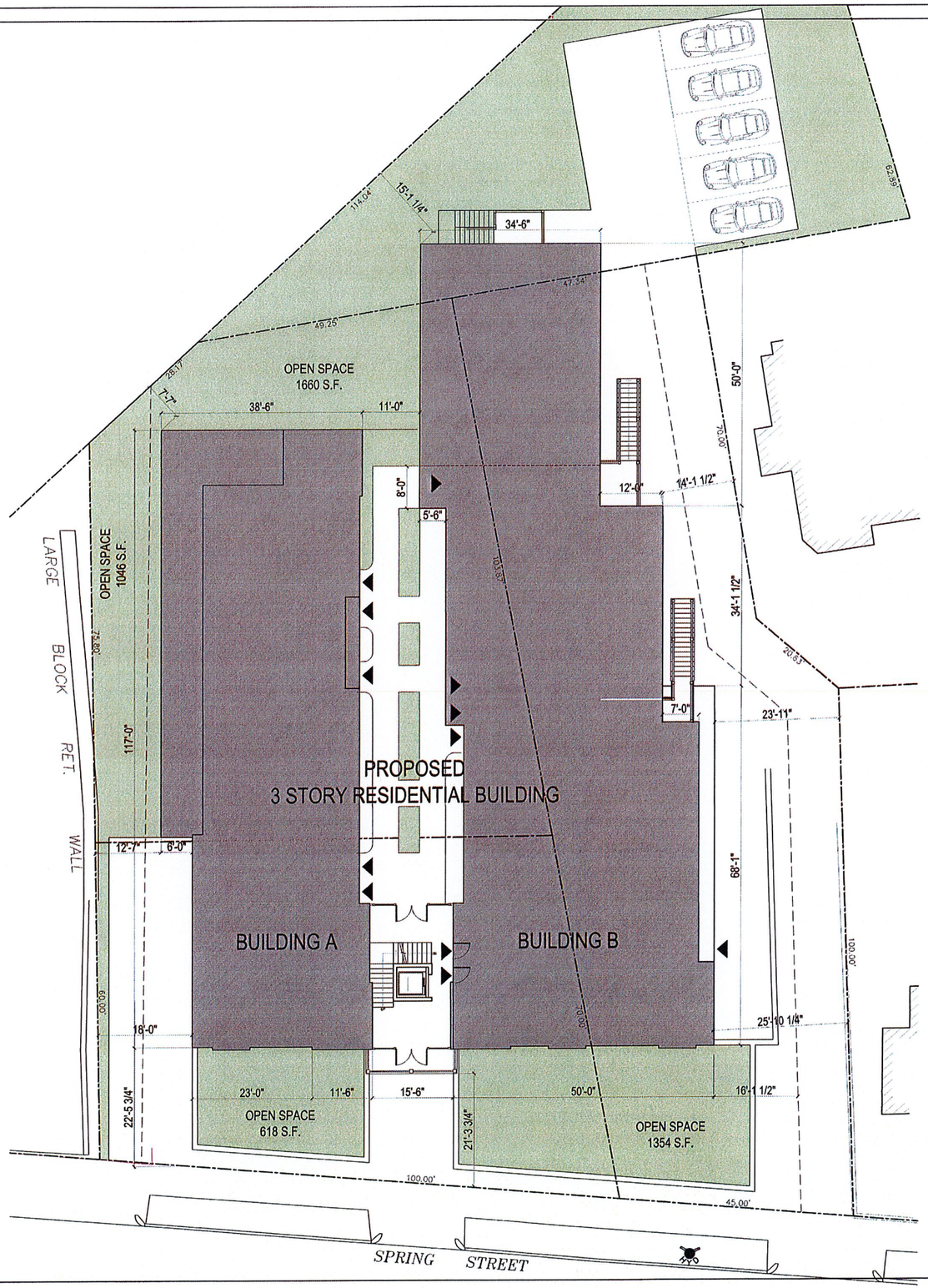
1.31.19

PLAN OF PROPOSED CONSTRUCTION
45 SPRING STREET
BOSTON, MASSACHUSETTS
(WEST ROXBURY DISTRICT)

PREPARED FOR
JOE LAROSSA

GREATER BOSTON SURVEYING AND ENGINEERING
19 FREDITH ROAD
WEYMOUTH, MA 02189
(781) 331-6128

CALC BY: PJT	DATE: JANUARY 31, 2019	SCALE: 1"=10'



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12-12-18

41-47 Spring Street,
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PROJECT # 18-029
DATE:12-03-18 REV:
SCALE: 3/16" = 1'-0"
DRAWN BY: J.G.
CHECKED BY: R.P.B

LANSCAPING PLAN

L1

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

001

GARAGE

BELOW GRADE
(14) 8'-6" X 20'-0" PARKING SPACES
(9) 8'-0" X 18'-0" PARKING SPACES
(1) 8'- 6" X 20'- 0" ACCESSABLE SPACE
(1) 12'- 6" X 20'- 0" ACCESSABLE VAN SPACE
25 PARKING SPACES PROVIDED
(*20 SPACE REQUIRED*)

BICYCLE STORAGE

BUILDING MAINTENANCE AND SUPPLY

ELECTRICAL ROOM 002

ENTRY HALL OPEN TO THE ATMOSPHERE 003

48" x 54" Elevator

ELEVATOR MECH. ROOM 004

OFFICE 005

BATH 006

TRASH & RECYCLE AREA 008

SPRINKLER ROOM 007

W10 W11

1 A9

1 A10

BASEMENT PLAN - GARAGE

GENERAL NOTE:
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4-2-2019

41-47 Spring Street,
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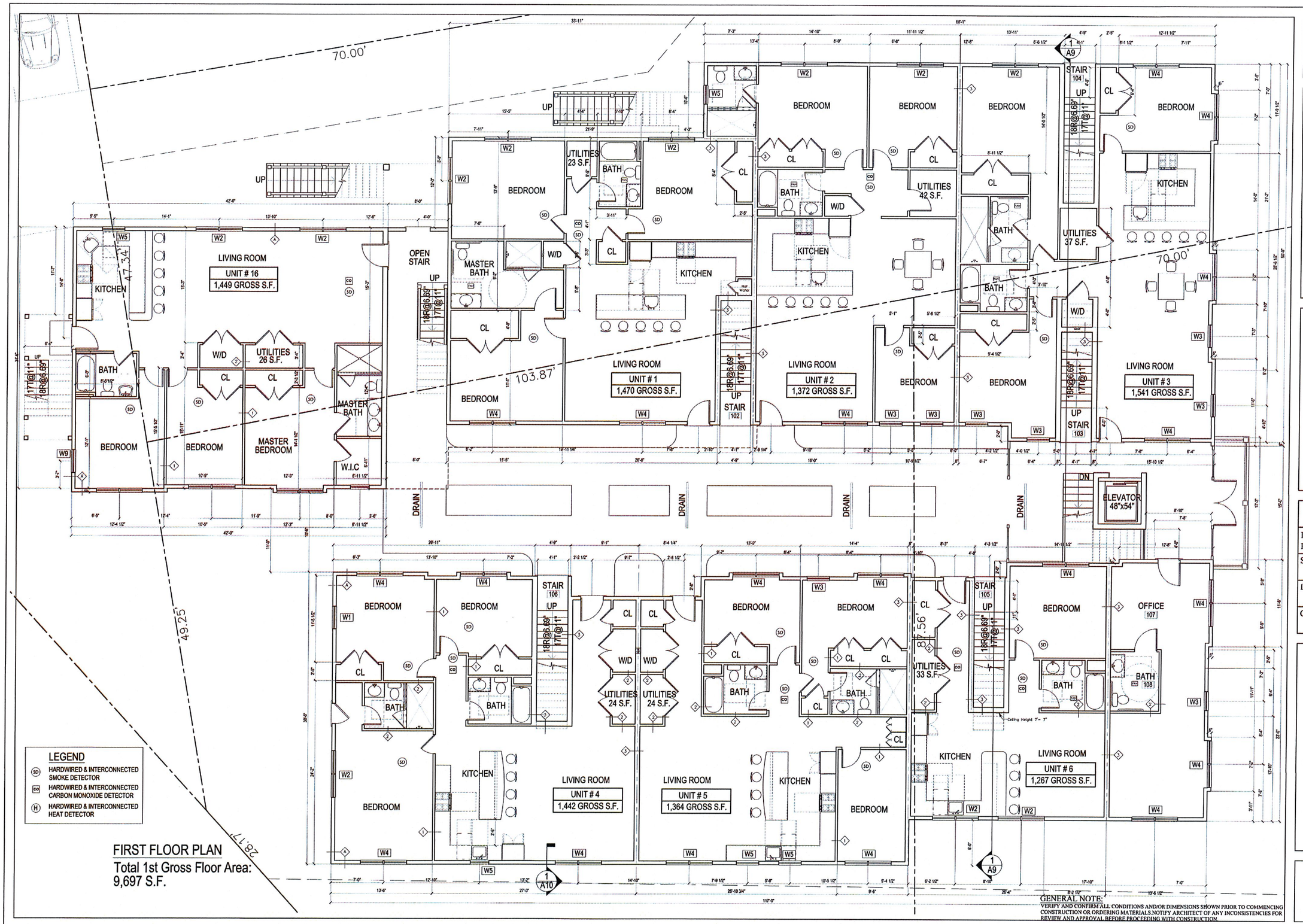
PROJECT # 18-029
DATE: 7-19 REV:
SCALE: 3/16" = 1'-0"
DRAWN BY: J.G./Z.B.
CHECKED BY: R.P.B

UNDERGROUND/GARAGE FLOOR PLAN

A1



LEGEND

- (SD) HARDWIRED & INTERCONNECTED SMOKE DETECTOR
- (CO) HARDWIRED & INTERCONNECTED CARBON MONOXIDE DETECTOR
- (H) HARDWIRED & INTERCONNECTED HEAT DETECTOR

FIRST FLOOR PLAN

Total 1st Gross Floor Area:
9,697 S.F.

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

12.12.18

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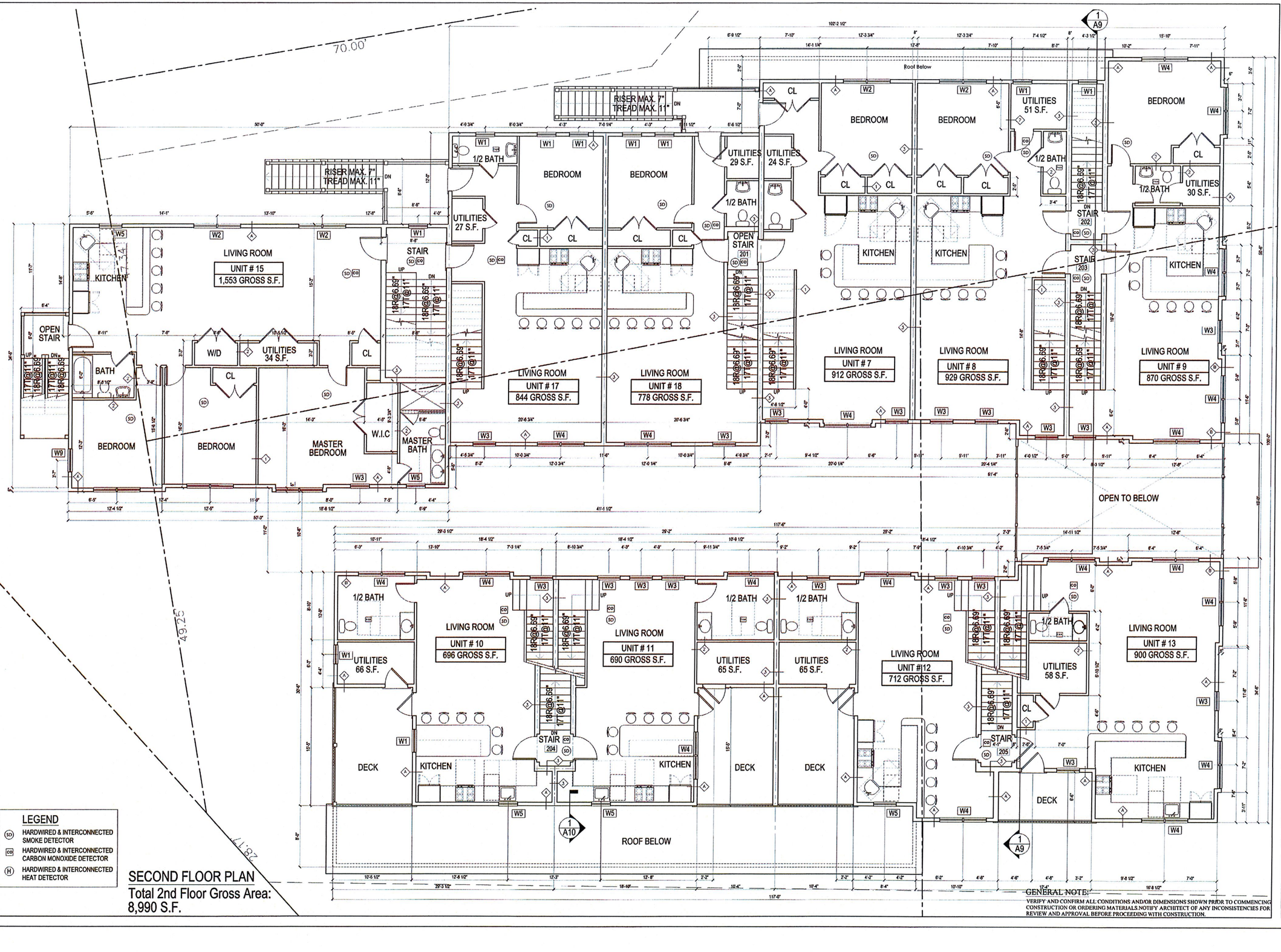
CHECKED BY: R.P.B

FIRST FLOOR PLAN

A2



LEGEND

- (SD) HARDWIRED & INTERCONNECTED SMOKE DETECTOR
- (CO) HARDWIRED & INTERCONNECTED CARBON MONOXIDE DETECTOR
- (H) HARDWIRED & INTERCONNECTED HEAT DETECTOR

SECOND FLOOR PLAN
Total 2nd Floor Gross Area:
8,990 S.F.

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

12-12-18

RCA, LLC
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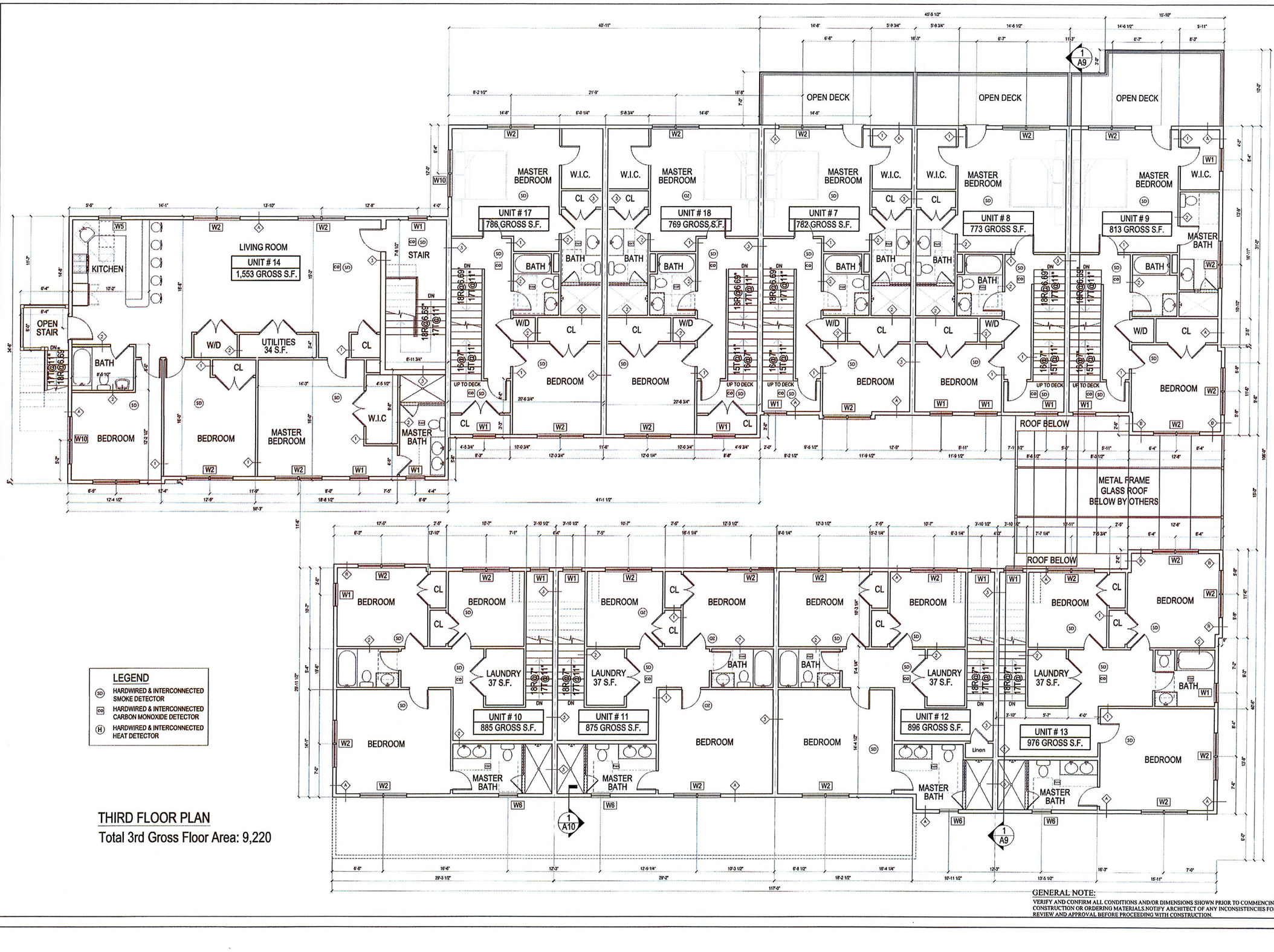
www.rocke-christopher.com

41-47 Spring Street,
West Roxbury, MA 02132

PROJECT # 18-029
DATE: 12-04-18 REV:
SCALE: 3/16" = 1'-0"
DRAWN BY: J.G.
CHECKED BY: R.P.B

SECOND FLOOR PLAN

A3



LEGEND

- (SD) HARDWIRED & INTERCONNECTED SMOKE DETECTOR
- (CO) HARDWIRED & INTERCONNECTED CARBON MONOXIDE DETECTOR
- (H) HARDWIRED & INTERCONNECTED HEAT DETECTOR

THIRD FLOOR PLAN

Total 3rd Gross Floor Area: 9,220

GENERAL NOTE:

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12.6.18

41-47 Spring Street,
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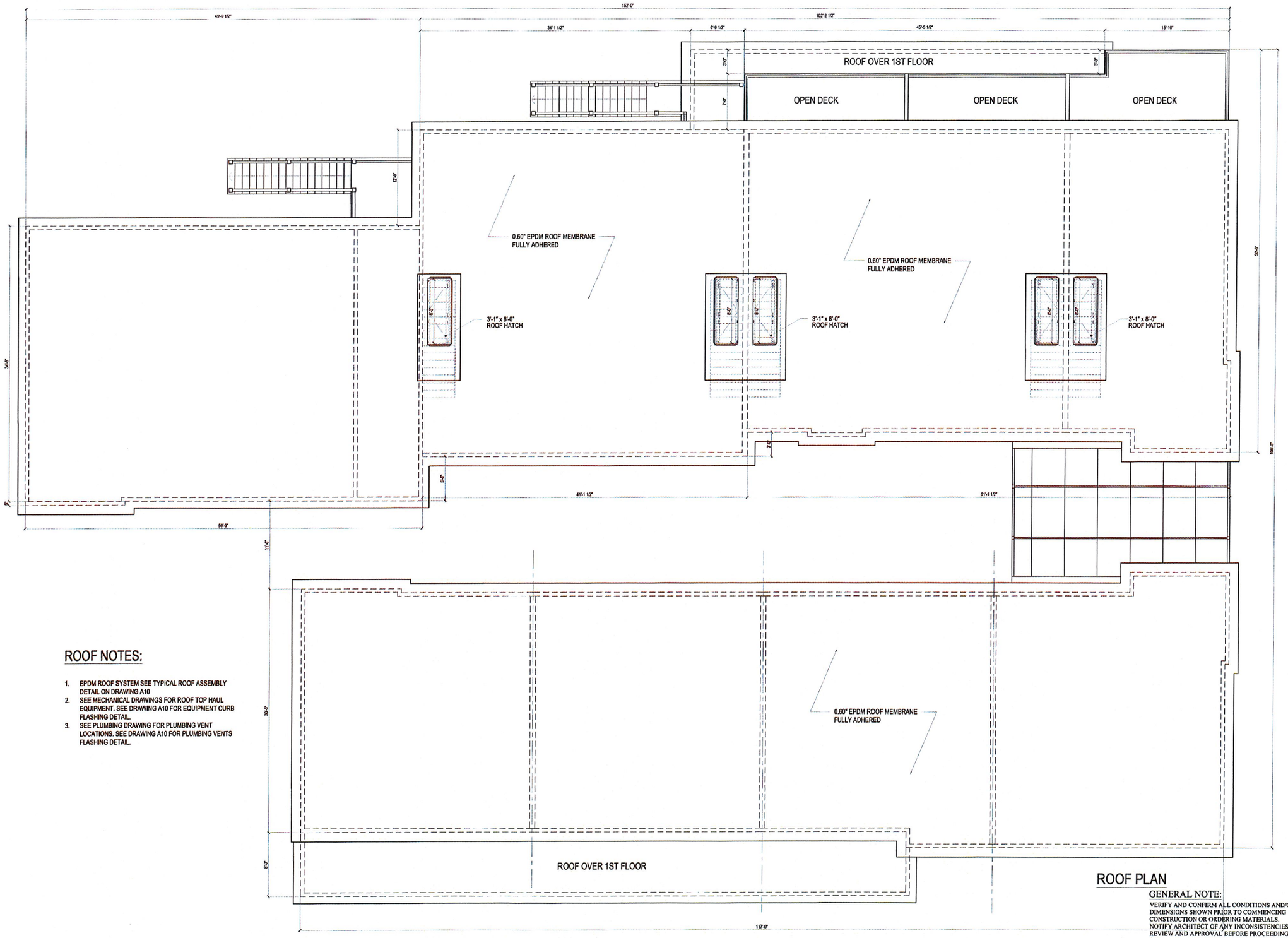
DRAWN BY: J.G.
CHECKED BY: R.P.B

THIRD FLOOR PLAN

A4



ROOF NOTES:

1. EPDM ROOF SYSTEM SEE TYPICAL ROOF ASSEMBLY DETAIL ON DRAWING A10
2. SEE MECHANICAL DRAWINGS FOR ROOF TOP HAUL EQUIPMENT. SEE DRAWING A10 FOR EQUIPMENT CURB FLASHING DETAIL.
3. SEE PLUMBING DRAWING FOR PLUMBING VENT LOCATIONS. SEE DRAWING A10 FOR PLUMBING VENTS FLASHING DETAIL.

ROOF PLAN

GENERAL NOTE:

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12-12-18

41-47 Spring Street, West Roxbury, MA 02132

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DRAWN BY: J.G.
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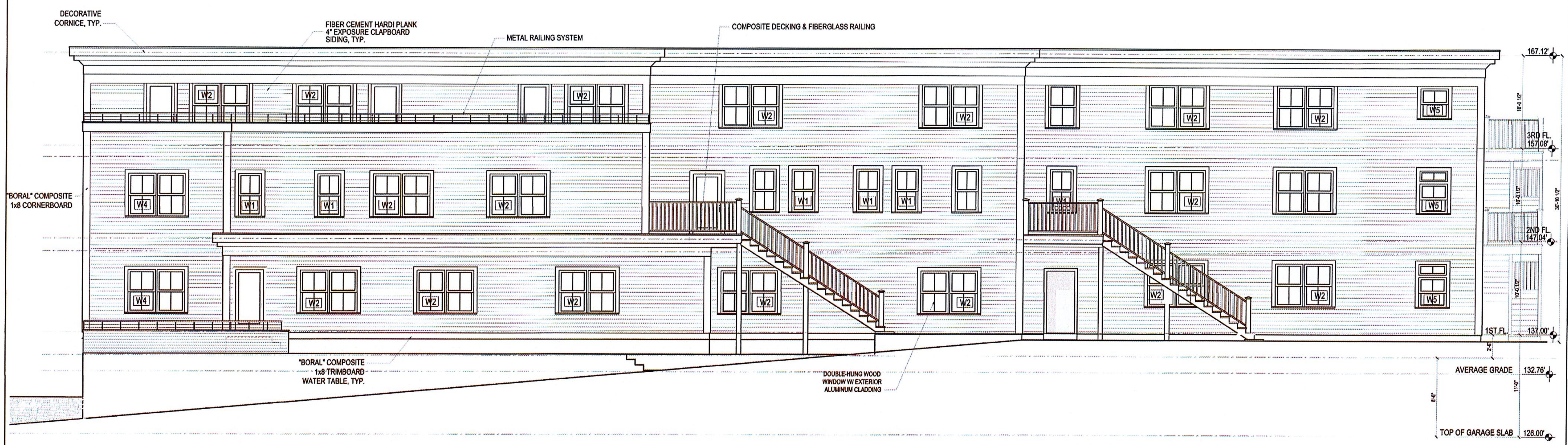
ROOF PLAN

A5



RIGHT SIDE ELEVATION

FRONT ELEVATION

OPTION 2

GENERAL NOTE:
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RONALD BURETTI No. 7320 WEYMOUTH, MA

4-2-2019

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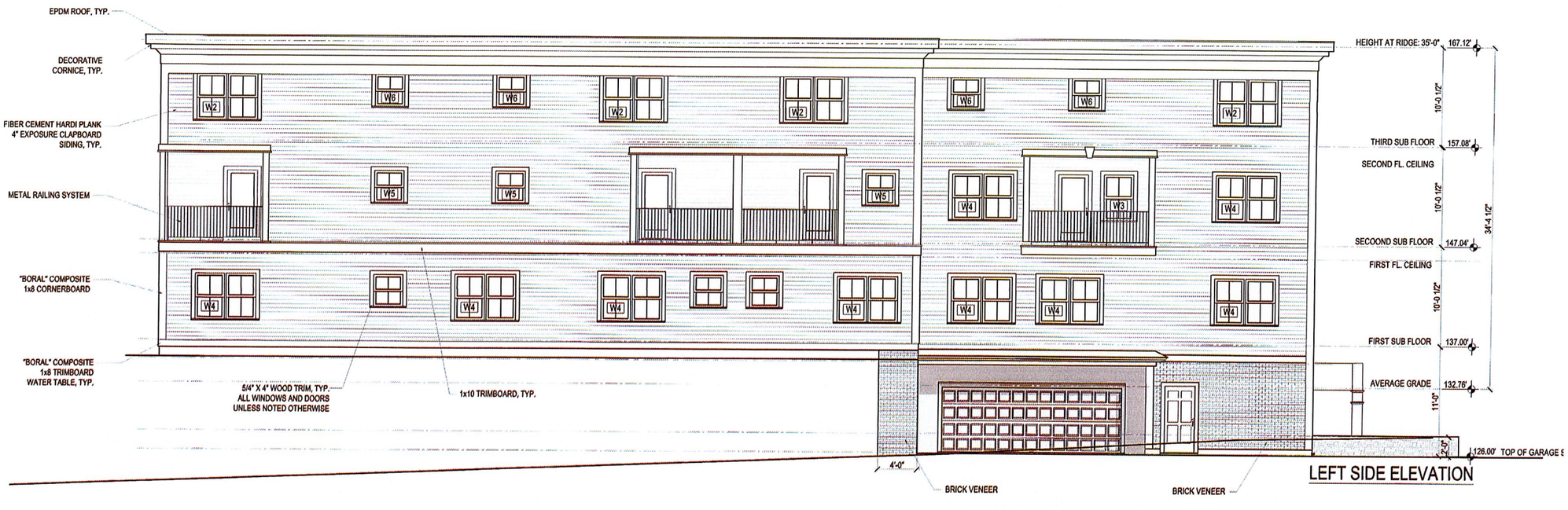
41-47 Spring Street,
West Roxbury, MA 02132

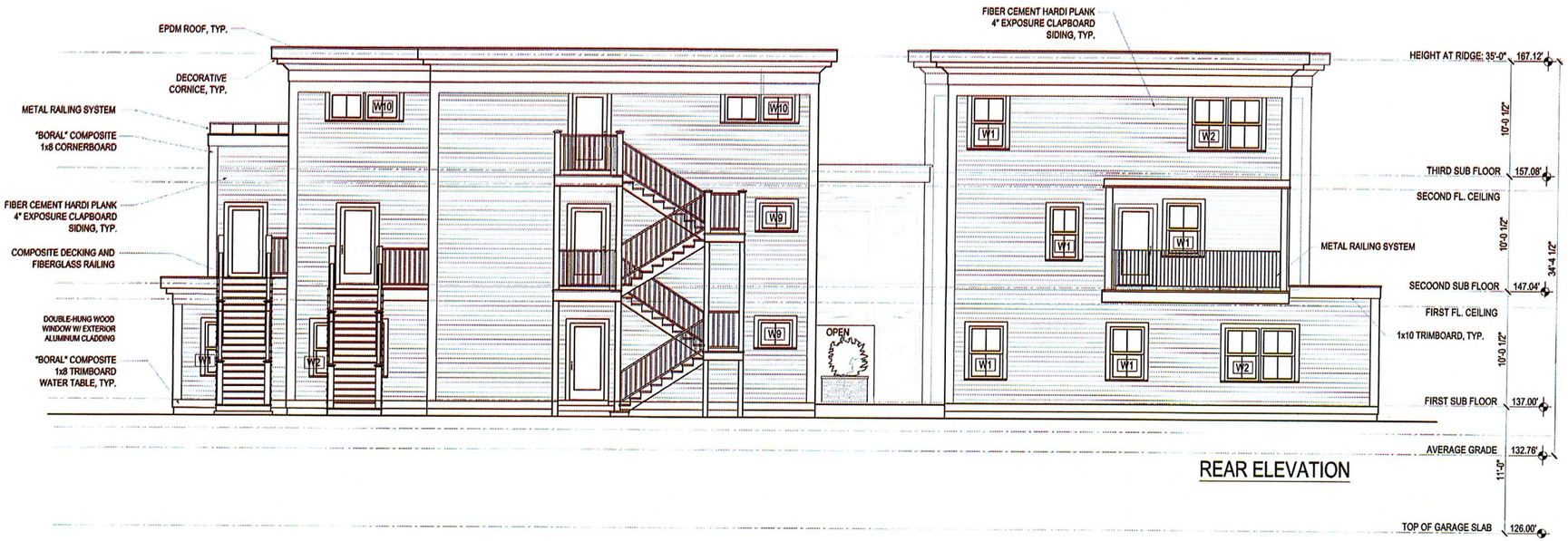
PROJECT # 18-029
DATE: 1-07-19
REV:
SCALE: 3/16" = 1'-0"
DRAWN BY: J.G./Z.B
CHECKED BY: R.P.B

PROPOSED FRONT AND RIGHT SIDE ELEVATIONS

A6



LEFT SIDE ELEVATION



REAR ELEVATION

GENERAL NOTE:

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4-2-19

41-47 Spring Street,
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PROJECT # 18-029
DATE: 12-04-18 REV:
SCALE: 3/16" = 1'-0"
DRAWN BY: J.G.
CHECKED BY: R.P.B

PROPOSED REAR AND LEFT SIDE ELEVATION

A7

RIGHT SIDE COURTYARD ELEVATION

LEFT SIDE COURTYARD ELEVATION

GENERAL NOTE:
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12-12-18

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PROJECT # 18-029
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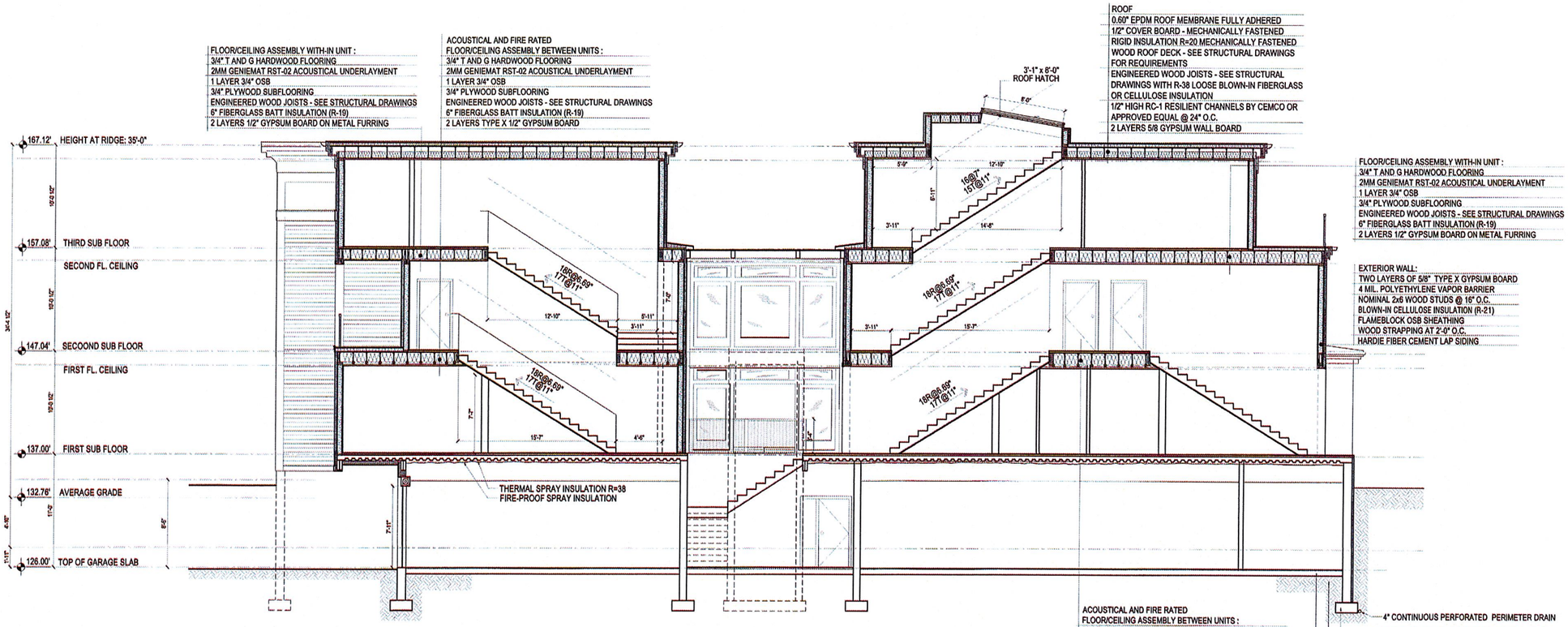
DRAWN BY: J.G.
CHECKED BY: R.P.B

PROPOSED RIGHT AND LEFT SIDE COURT YARD ELEVATIONS

A8



BUILDING SECTION -1

GENERAL NOTE:
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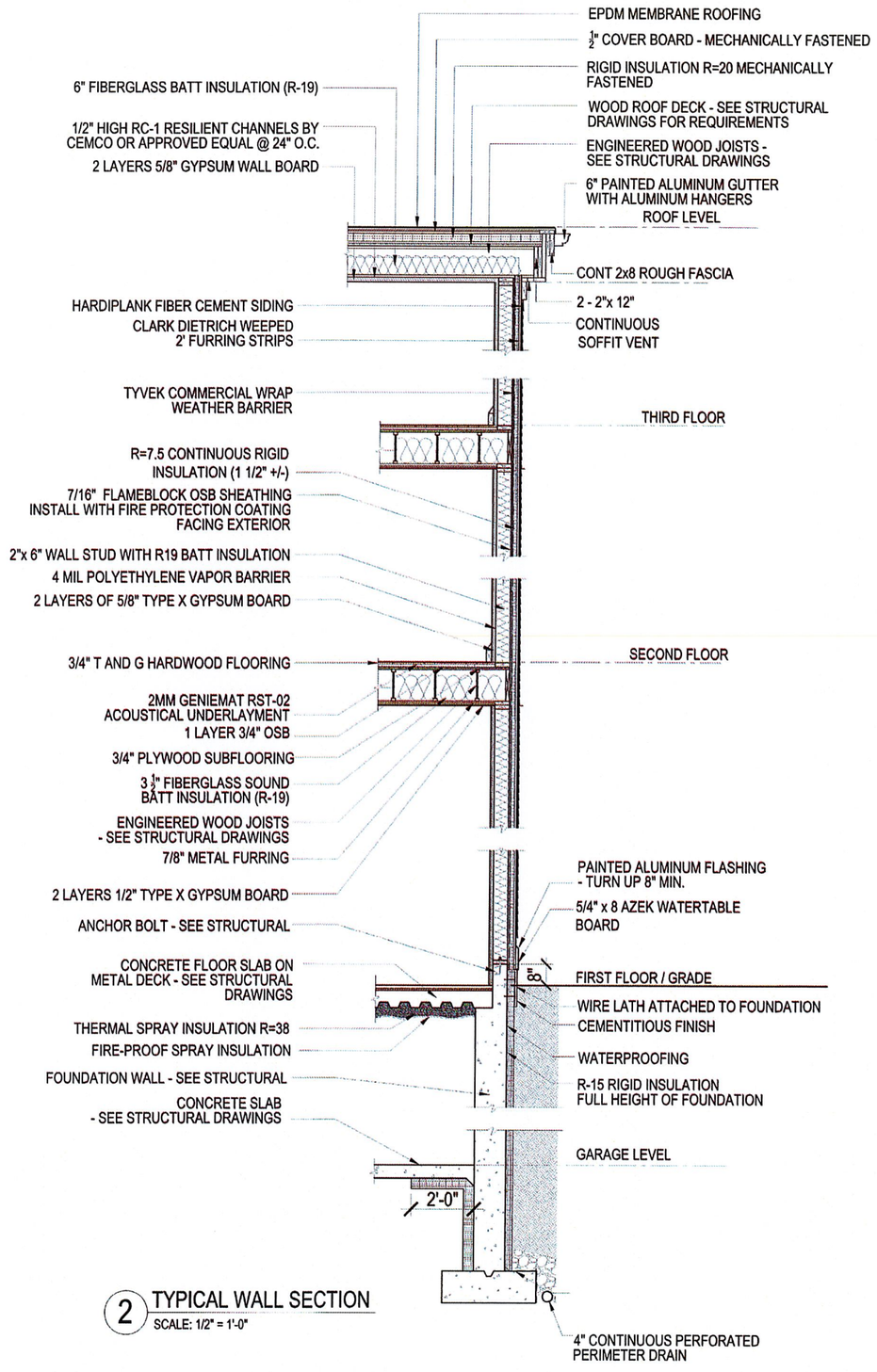
BUILDING SECTION

A9



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

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Telephone: 617-282-0930
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12-12-18

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PROJECT # 18-029
DATE: 9-24-18 REV:
SCALE: AS NOTED
DRAWN BY: J.G.
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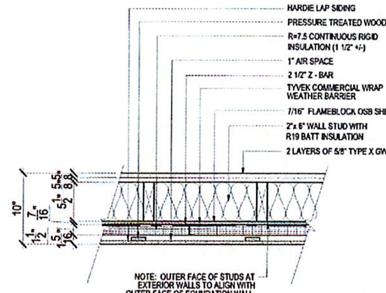
TYPICAL WALL SECTION

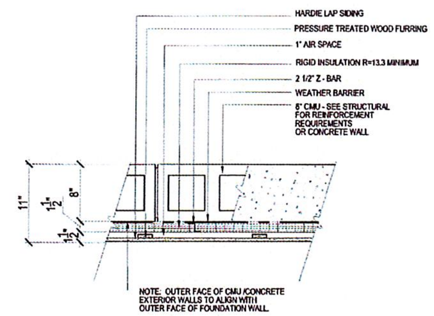
A10

EXTERIOR WALL TYPES

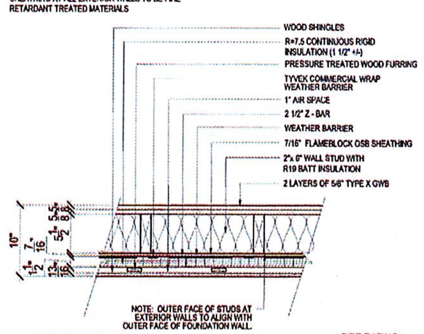


A EXTERIOR WALL - HARDIE LAP SIDING
SCALE: 1" = 1'-0"

FIRE RATING
REQUIRED: 1 HOUR
PROVIDED: 2 HOUR
STC RATING:
DESIGN: WP 8415

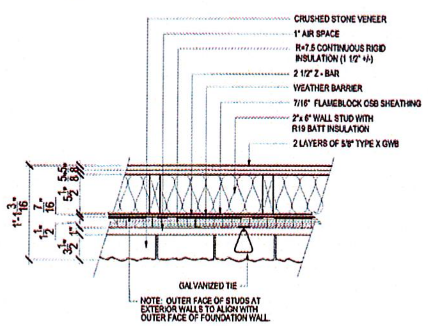


E EXTERIOR WALL - HARDIE LAP SIDIING @ CMU
SCALE: 1" = 1'-0"

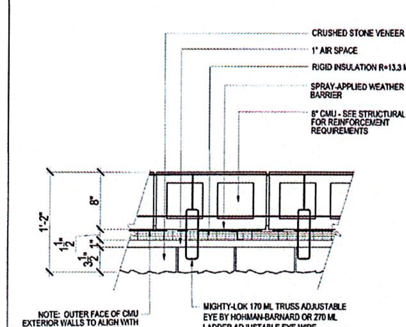


B EXTERIOR WALL - ARCHITECTURAL SHINGLES
SCALE: 1" = 1'-0"

FIRE RATING
REQUIRED: 1 HOUR
PROVIDED: 2 HOUR
STC RATING:
DESIGN: WP 8415



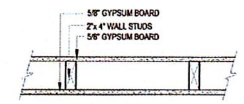
C EXTERIOR WALL - BRICK FACADE @ STUDS
SCALE: 1" = 1'-0"



D EXTERIOR WALL - BRICK FACADE @ CMU
SCALE: 1" = 1'-0"

INTERIOR WALL TYPES

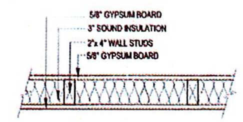
NOTE: SEAL TOP AND BOTTOM OF PARTITION AND ALL OTHER OPENINGS WITH ACOUSTICAL SEALANT



1 INTERIOR PARTITION
SCALE: 1" = 1'-0"

TYPICAL AT ALL INTERIOR PARTITIONS USE MOISTURE RESISTIVE GYPSUM BOARD AT TOILET ROOMS USE 1/2" CEMENT BOARD AT ALL TILE LOCATIONS

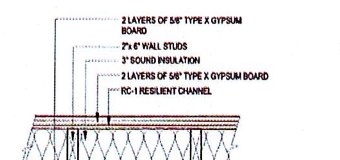
NOTE: SEAL TOP AND BOTTOM OF PARTITION AND ALL OTHER OPENINGS WITH FIRE RATED SEALANT



2 INTERIOR PARTITION - INSULATED
BATHROOMS, MECHANICAL CLOSETS, LAUNDRY CLOSETS
SCALE: 1" = 1'-0"

TYPICAL AT ALL INTERIOR PARTITIONS NOTED USE MOISTURE RESISTIVE GYPSUM BOARD AT TOILET ROOMS USE 1/2" CEMENT BOARD AT ALL TILE LOCATIONS

NOTE: SEAL TOP AND BOTTOM OF PARTITION AND ALL OTHER OPENINGS WITH FIRE RATED SEALANT

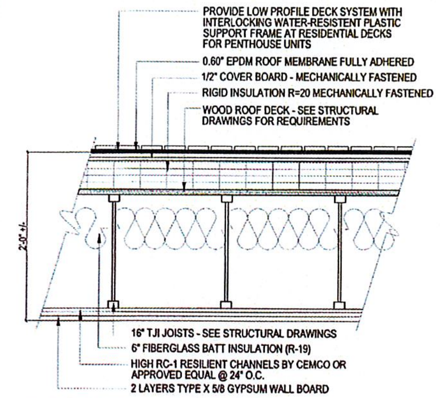


TYPICAL AT ALL INTERIOR PARTITIONS NOTED USE MOISTURE RESISTIVE GYPSUM BOARD AT TOILET ROOMS USE 1/2" CEMENT BOARD AT ALL TILE LOCATIONS

3 INTERIOR WALLS AT CORRIDORS, MECHANICAL ROOMS, BETWEEN UNITS
SCALE: 1" = 1'-0"

FIRE RATING: 2 HOUR
DESIGN: UL U301
STC : 58

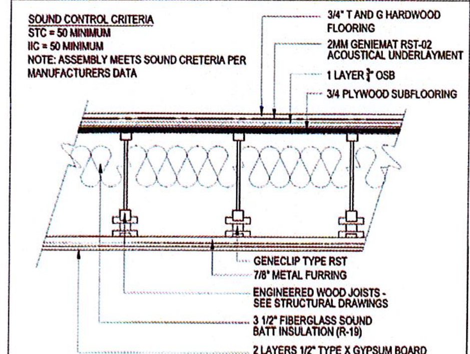
FLOOR ASSEMBLIES



1 TYPICAL LOW SLOPE ROOF DETAIL
SCALE: 1" = 1'-0"

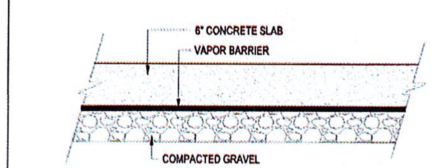
FIRE RATING - 1 HOUR

SOUND CONTROL CRITERIA
STC = 50 MINIMUM
IIC = 50 MINIMUM
NOTE: ASSEMBLY MEETS SOUND CRETERIA PER MANUFACTURERS DATA



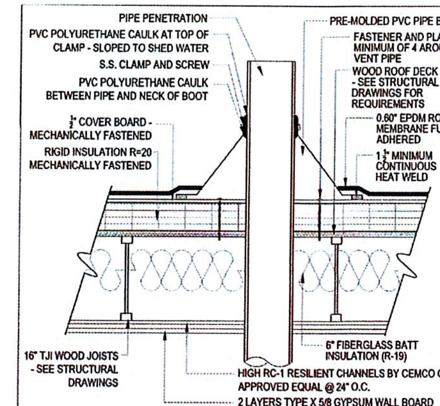
2 3RD AND 4TH FLOOR/CEILING ASSEMBLIES
SCALE: 1" = 1'-0"

FIRE RATING: 1 HOUR
STC RATING: 62
IIC RATING: 59
DESIGN: UL L570

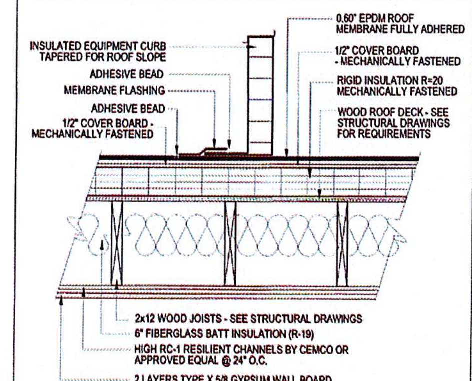


3 SLAB DETAIL
SCALE: 1" = 1'-0"

ROOF ASSEMBLIES & DETAILS



4 TYPICAL LOW SLOPE VENT DETAIL
SCALE: 1" = 1'-0"



5 TYPICAL LOW SLOPE EQUIPMENT CURB DETAIL
SCALE: 1" = 1'-0"

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DRAWN BY: J.G.
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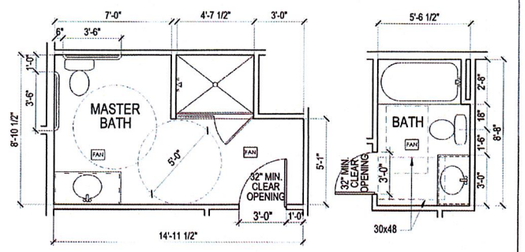
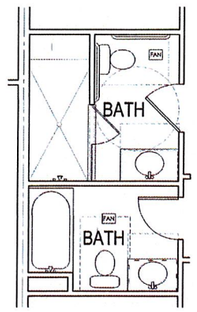
WALL, FLOOR, ROOF ASSEMBLIES DETAILS

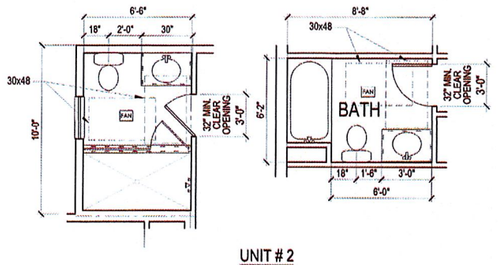
A11



UNIT # 1



UNIT # 3



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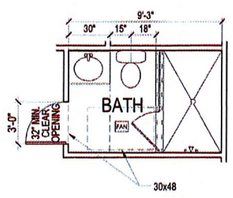

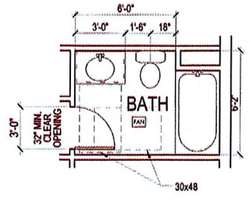

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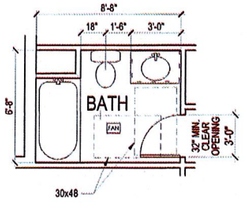
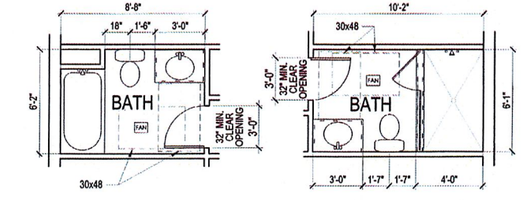
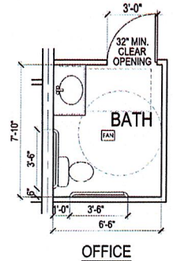


UNIT # 6



UNIT # 5



OFFICE

KITCHEN NOTES:

1. PROVIDE CABINETRY SHOP DRAWINGS FOR EACH KITCHEN LAYOUT. CONFIRM FINISH DIMENSIONS OF APPLIANCES TO BE INSTALLED IN THE CABINETRY.
2. PROVIDE FINISHED END AND BACK PANELS AT ALL EXPOSED LOCATIONS FOR A COMPLETELY FINISHED INSTALLATION.
3. RETURN CROWN MOLDING TRIM AT SIDES AND ENDS OF CABINETRY.
4. PROVIDE ALL NECESSARY FILLER PANELS AND TRIM FOR A COMPLETELY FINISHED INSTALLATION.
5. COUNTERTOPS SHALL BE GRANITE AS A BASE BID WITH AN ALTERNATE PRICE SUBMITTED FOR SUBSTITUTION OF PLASTIC LAMINATE COUNTERTOPS.
6. CABINETRY STYLE AND COLOR TO BE SELECTED BY THE OWNER.

ACCESSIBILITY - 521 CMR ARCHITECTURAL ACCESS BOARD

GROUP 1 UNITS - UNIT #1, 2, 3, 4, 5, 6

1. SINK BASE CABINETS SHALL BE 30" WIDE MINIMUM.
2. COOKTOP BASE CABINETS (IF USED) SHALL BE 30" WIDE MINIMUM.
3. IF A WALL OVEN IS PROVIDED, THE FLOOR OF THE WALL OVEN SHALL BE LOCATED 30" ABOVE THE FLOOR.
4. WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING WALL CABINETS AT ANY LOCATION FROM 42" TO 54" FROM THE FLOOR TO THE BOTTOM INSIDE OF THE CABINET.

BATHROOM NOTES:

1. PROVIDE MIRROR/MEDICINE CABINET, 30" HIGH x 24" WIDE, ABOVE EACH VANITY AND LAVATORY. MOUNT 40" ABOVE THE FLOOR.
2. PROVIDE TOILET TISSUE DISPENSER AT EACH WATERCLOSET.
3. PROVIDE FULL HEIGHT CERAMIC WALL TILE AT TUB ENCLOSURES (3 SIDES). PROVIDE BULL NOSE TILE AT EDGES. SUBMIT SAMPLES TO THE OWNER FOR FINAL WALL TILE SELECTION.
4. PROVIDE CERAMIC TILE SOAP HOLDERS AT TUBS.
5. BATHROOMS SHALL RECEIVE HEXAGONAL CERAMIC FLOOR TILE AND MATCHING CERAMIC BASE INSTALLED BY THIN SET METHOD. SUBMIT SAMPLES TO THE OWNER FOR FINAL FLOOR TILE AND BASE SELECTION.
6. PROVIDE CRACK SUPPRESSION MEMBRANE AT ALL FLOOR LOCATIONS TO RECEIVE CERAMIC TILE.
7. PROVIDE ½" THICK MARBLE THRESHOLDS AT BATHROOM DOORS. COORDINATE MARBLE COLOR WITH TILE COLOR. SUBMIT MARBLE SAMPLES TO THE OWNER FOR FINAL SELECTION.
8. USE MOISTURE RESISTIVE GYPSUM WALL BOARD AT BATHROOM WALLS, EXCEPT USE DENSGUARD TILE BACKER BOARD AT TUB SURROUNDS AND SHOWERS.

BATHROOM NOTES - CONTINUED

ACCESSIBILITY - 521 CMR ARCHITECTURAL ACCESS BOARD

GROUP 1 UNITS - UNITS: #1, 2, 3, 4, 5, 6

42.5.3 WATERCLOSETS
WALL REINFORCEMENT. WALLS ADJACENT TO AND BEHIND THE WATER CLOSET SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 32" TO 38" ABOVE THE FLOOR. THE BACK WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR CORNER TO A DISTANCE BEYOND THE FRONT EDGE OF THE WATER CLOSET, UNLESS INTERRUPTED BY A DOOR OR OTHER FIXTURE, THEN THE REINFORCEMENT SHALL BE INSTALLED AS FAR AS POSSIBLE.

42.7 BATHING FIXTURES
WHEN THE WATER CLOSET IS LOCATED BETWEEN TWO FIXTURES, THE WALL REINFORCEMENT BEHIND THE WATER CLOSET SHALL BE EXTENDED AT LEAST 6" BEYOND THE WIDEST PART OF THE WATER CLOSET.

42.7.1 BATH TUB
WALL REINFORCEMENT: ALL TUB WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALATION OF GRAB BARS FROM 6" ABOVE THE TUB RIM TO A HEIGHT OF 48" ABOVE THE TUB BOTTOM AND SHALL EXTEND THE LENTH AND WIDTH OF THE TUB.

42.7.2.C. SHOWER
WALL REINFORCEMENT: ALL SHOWER WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS, SEATS, ECT., FROM A HEIGHT OF 6" TO 48"ABOVE THE FLOOR AND SHALL EXTEND THE FULL WIDTH AND LENGTH OF THE SHOWER STALL. GRAB BARS SHALL NOT BE LOCATED BEHIND THE SEAT.

42.7.3.
SOAP TRAY SHALL NOT HAVE HOLD FEATURE UNLESS IT CAN SUPPORT 250LBS FOR FIVE MINUTES. SOAP DISPENSERS,HOLDERS,ETC., SHALL BE LOCATED WITHIN THE ZONE OF REACH FROM SEAT.

42.7.4
PREFABRICATED UNITS: IN PREFABRICATED SHOWERS AND TUBS, STRUCTURAL REINFORCEMENT FOR GRAB BARS MUST BE IN FULL CONTACT WITH THE SURFACE OF WALLS OF THE UNIT ON WHICH GRAB BARS MAY BE MOUNTED AS DESCRIBED IN 521 CMR 42.7.1 (C) AND 521 CMR 45.7.2 (C)

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SCALE: 1/4" = 1'-0"
DRAWN BY: J.G.
CHECKED BY: R.P.B

BATHROOMS AND KITCHEN DETAILS AND NOTES

A12

ROOM FINISH SCHEDULE

		WALLS		CEILING		FLOORS	
ROOM #	ROOM NAME	FINISH	MATERIAL	MATERIAL	HEIGHT	MATERIAL	REMARKS :
			BASEMENT – COMMON ACCESS ROOMS				
001	GARAGE	PAINT	G.W.B.	G.W.B.		SEALED CONCRETE	
002	ELEC.ROOM / MAINTANCE	PAINT	G.W.B.	G.W.B.		SEALED CONCRETE	
003	ENTRY HALL	PAINT	G.W.B.	G.W.B.		TILES	
004	ELEVATOR MECH. ROOM	PAINT	G.W.B.	G.W.B.		SEALED CONCRETE	
005	MAIL ROOM	PAINT	G.W.B.	G.W.B.		TILES	
006	SPRINKLER ROOM	PAINT	G.W.B.	G.W.B.		SEALED CONCRETE	
007	TRASH&RECYCLE AREA	PAINT	G.W.B.	G.W.B.		SEALED CONCRETE	
			FIRST FLOOR – COMMON ACCESS ROOMS				
101	STORAGE	PAINT	G.W.B.	G.W.B.		SEALED CONCRETE	
102–106	OFFICE	PAINT	G.W.B.	G.W.B.		RUBBER	
107		PAINT	G.W.B.	G.W.B.		HARDWOOD	
002	BATHROOM	PAINT	G.W.B.	G.W.B.		TILES	
	STAIR		SECOND FLOOR – COMMON ACCESS ROOMS				
201–207		PAINT	G.W.B.	G.W.B.		RUBBER	
			UNIT ROOMS				
	LIVING ROOM	PAINT	G.W.B.	G.W.B.		HARDWOOD	
	DINING AREA	PAINT	G.W.B.	G.W.B.		HARDWOOD	
	KITCHEN	PAINT	G.W.B.	G.W.B.		TILE	
	BATHROOM	PAINT	G.W.B.	G.W.B.		TILE	
	CLOSET	PAINT	G.W.B.	G.W.B.		HARDWOOD	
	WALK-IN CLOSET	PAINT	G.W.B.	G.W.B.		HARDWOOD	
	WASHER AND DRYER	PAINT	G.W.B.	G.W.B.		HARDWOOD	
	STORAGE	PAINT	G.W.B.	G.W.B.		HARDWOOD	
	TV ROOM	PAINT	G.W.B.	G.W.B.		HARDWOOD	

DOOR SCHEDULE

Front Elevation			Egress	QTY
	3'- 0" x 7'- 0" Glass Storefront	RO TBD On Site	Yes	
Right Elevation	Jeldwen Door 2'- 8" x 6'- 8" Full lite		Yes	5
Rear Elevation	None			
Right Elevation	Jeldwen Door 2'- 8" x 6'- 8" Full lite	RO 38" x 82 ½"		
Right Courtyard	Jeldwen Door 3'-0" x 6'-8" Accessible sill 2 lite	RO 38" x 82 ½"	Yes	5
Left Courtyard	Jeldwen Door 3'-0 x 6'-8" Accessible sill 2 lite	RO 38" x 82 ½"		
	Jeldwen Door 3'-0" x 6'-8" Accessible sill 2 lite	RO 38" x 82 ½"	Yes	5

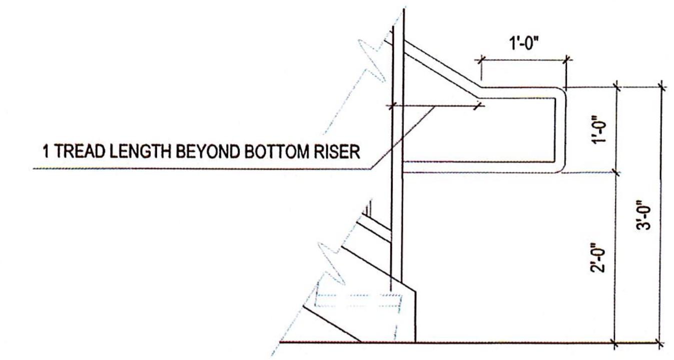
WINDOW SCHEDULE

Type	Qty	Size	Description	Muntins	Glazing	U Factor
W1	32	3'0" x 4'7"	Double Hung	2/2	Low E	0.27
W2	43	(2) 3'0" x 4'7"	Double Hung	2/2	Low E	0.27
W3	3	(3) 3'0" x 4'7"	Double Hung	2/2	Low E	0.27
W4	12	3'0" x 4'7"	Double Hung	2/2	Low E	0.27
W5	18	(2) 3'0" x 4'7"	Double Hung	2/2	Low E	0.27
W6	15	(3) 3'0" x 4'7"	Double Hung	2/2	Low E	0.27
W7	20	2'6" x 2'6"	Awning	None	Low E	0.27
W8	1	(4) 3'0" x 2'4"	Awning	2/2	Low E	0.27
W9	2	3'0" x 2'4"	Sliding	2/2	Low E	0.27
W9	2	(2) 3'0" x 2'4"	Sliding	2/2	Low E	0.27
W10	5	6'2" x 4'	STOREFRONT		Low E	0.27
W11	2	3'0" x 4'	STOREFRONT		Low E	0.27

WINDOW SCHEDULE

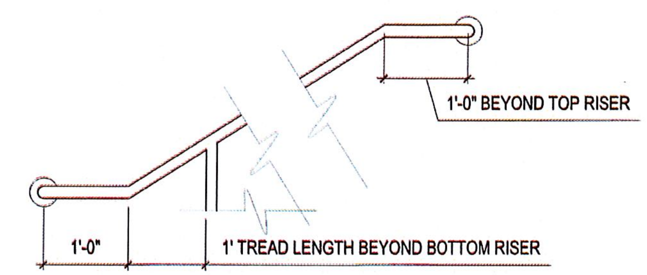
SCALE ¼"= 1'-0"

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



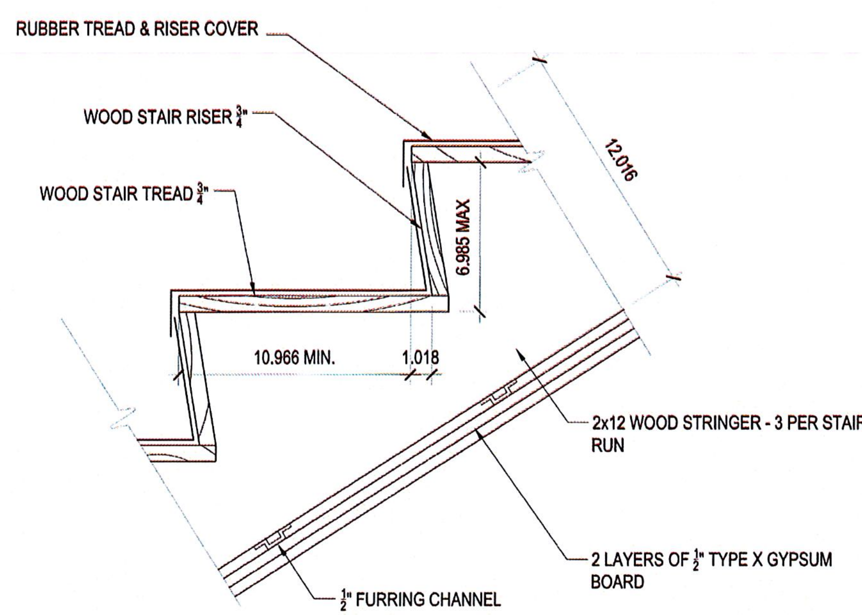
CENTER HAND BOTTOM EXTENSION RAIL DETAIL (TYP.)

SCALE: 1" = 1' - 0"



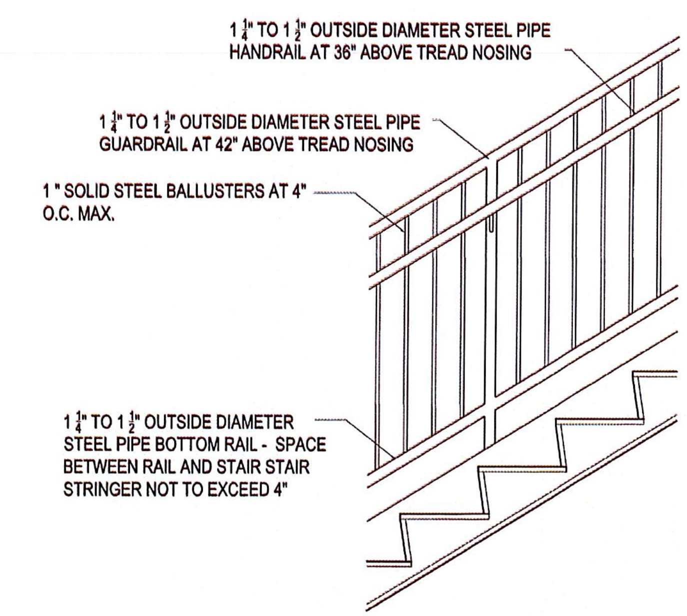
WALL HAND RAIL EXTENSION DETAIL (TYP.)

SCALE: 1" = 1' - 0"



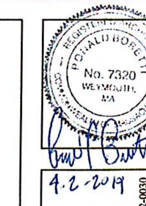
TREAD AND RISER DETAIL

SCALE: 3" = 1' - 0"



INNER HAND RAIL AND GUARDRAIL DETAIL

SCALE: 1" = 1' - 0"



4-2-2019

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PROJECT #
18-029

DATE: 12-04-18
REV:

SCALE:
AS NOTED

DRAWN BY:
J.G.

CHECKED BY:
R.P.B

DOOR, WINDOW AND
ROOM FINISH SCHEDULES
AND STAIR DETAILS

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