03/28/2022

To: BPDA Neighborhood Design Review Overlay District Residents

Re: Construction Management Memo: 43-47 Elm St, Charlestown MA 02129

Hello all,

Thank you for providing your feedback during the comment period for our project at 43-47 Elm St. Below you will find some information regarding construction management during the project, to help address any concerns related to noise, dust, parking, etc.

We will ensure that our demolition contractor takes appropriate measures to alleviate any traffic, noise, and dust related issues during demolition. The demolition and removal of the existing structure is expected to take approximately 1-2 days.

During the day to day construction phase, following demolition, we will be sure to use existing parking spots on site whenever possible before using any legal street parking spots. Also, we will abide by all city regulations regarding construction hours, noise levels, etc. Our goal is to mitigate any negative impacts to the neighborhood as best we can.

Please feel free to contact us directly with any questions or concerns.

Regards,

Lourenco Carminati
617-610-9018
GENERAL NOTES:

CONTRACTOR IS SOLELY RESPONSIBLE FOR:
1. VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS.
2. ENSURING THAT PRIOR TO THE ISSUING OF THE CONTRACT, ALL PERMITS ARE OBTAINED AND THAT THE SITE IS DAMAGED DO NOT CONFORM TO THE SITE PLAN.
3. OBTAINING AND PAYING FOR ALL PERMITS.
4. PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES
5. SCHEDULING AND SECURING THE SITE AND PROPER SCAFFOLDS.
6. SCHEDULING AND SECURING.
7. CONTRACTOR MEANS, METHODS AND TECHNIQUES
8. MAINTAINING DRAWS AND PERMITS ON SITE.
9. PROVIDE MATERIALS, WORKSHOPS AND FACILITIES FOR PROPER CONSTRUCTION.
10. PROVIDE SCHEDULE TO OWNER AND ARCHITECT.
11. TEMPORARY HEAT, ICE AND/OR FLOOFING IN THE RESPONSIBILITY OF THE CONSTRUCTION.
12. SITE CLEANLINESS AND CONFORMITY TO NFPA 241 REQUIREMENTS.
13. RESPONSIBILITY OF ANY WORK DAMAGED BY THE FORCES WHILE PERFORMING THIS CONTRACT.
14. GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

REVIEW OF WORK BY DESIGNER:

CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROCEEDING.

CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:
17. FLOOR CONCRETE
18. INSTALLING
19. TESTING THE CONCRETE
20. CONCRETE SUBBASE

SHOP DRAWINGS:

SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD. GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS PRIOR TO SUBMITTING TO THE ARCHITECT FOR HIS APPROVAL. ALL SHOP DRAWINGS SHALL BE CONFORM TO THE NINTH EDITION OF THE MASSACHUSETTS BUILDING CODE AND CONFORM TO ASTM A185-70 SPECIFICATIONS.

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A CHANGE.

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS.

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS.

CHANGE ORDERS:

CONTRACTOR SHALL VISIT THE SITE AND ADDITIONALLY ACQUAINTED WITH THE LOCATION PRIOR TO THE ISSUING OF THE CONTRACT, ADDITIONAL MONEY WILL BE REGLIUS.

CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CHANGE ORDER TO THE WORK DURING THE PRODUCTION OF THE SHOP DRAWINGS.

ANY CHANGE ORDER IS SUBJECT TO THE ARCHITECT'S APPROVAL TO THE WORK DURING THE PRODUCTION OF THE SHOP DRAWINGS.

ANY PROOF OF CHANGE ORDER SHALL BE APPROVED BY PROVIDING A WRITTEN DESCRIPTION OF THE SECURITY FOR CERTIFICATION.

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMANCE WORK.

CONTRACTOR SHALL BE PAID FOR THE LUMP SUM OR UNIT PRICE ON TIME AND MATERIALS.

ANY SUBSTITUTION REQUESTED TO BE MADE VIA CHANGE ORDER, AND NOT VIA SHOP DRAWING UNLESS AGREED TO.

ANY CHANGE SHALL STATE THE CREDIT TO ADD AND/OR ANY CHANGE TO THE SCHEDULE.

REQUESTS:

ANY REQUESTS REQUIRED TO BE SUBMITTED BY THE ARCHITECTURED SHALL BE SUBMITTED MINIMUM OF ONE WEEK PRIOR TO SUBMITTING TO THE ARCHITECT FOR REVIEW.

ARCHITECTURE SHALL PROVIDE THE REQUEST FOR INSPECTION OF MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

FOUNDATION NOTES:

1. ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT. FOUNDATION DESIGN IS BASED ON ASUMED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL, OR, ON ENGINEERED BACKFILL GRAVEL FILT MATERIAL, WITH A MINIMUM DRY DENSITY OF 95%.
3. ALL FOOTINGS SHALL BE BORED IN THE DRY ONLY. WATER SHALL NOT BE ALLOWED TO FLOW THROUGH THE DEPOSITED CONCRETE.
4. NO WORKING SHALL BE PERFORMED IN DRY HOLES. FOUNDATIONS NEED TO BE PROTECTED FROM FLOODING PRIOR TO BEING SUBMITTED.
5. THE SCHEDULE FOR ALL FOUNDATION WALLS SHALL BE 2-1/2" BAR AT THE TOP AND BOTTOM, CONTINUOUSLY, OR AS SHOWN ON DRAWINGS.

CONCRETE NOTES:

1. ALL FORMS MUST BE AT A MINIMUM COMPRHENSIVE STRENGTH.
2. FORMS FOR FOUNDATIONS, WALLS, EXTERIOR WALLS AND INTERIOR CONCRETE SURFACES EXPOSED TO THE WEATHER SHALL BE STEEL FORMS.
3. MAXIMUM REINFORCEMENT FOR ALL FOUNDATION WALLS SHALL BE 1-1/4" OF DIA. FOR FOUNDATION WALLS.
4. MAXIMUM REINFORCEMENT FOR ALL FOUNDATION WALLS SHALL BE 1-1/4" OF DIA. FOR FOUNDATION WALLS.

REINFORCING NOTES:

1. ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM A 615-69.
2. ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM A 615-69.
3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 615-70 SPECIFICATIONS.
4. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
5. THE CONTRACTOR SHALL SUBMIT FOUR PRINTS OF SHOP DRAWINGS SHOWING ALL REINFORCING DETAILS, CHAIR BARS, HIGH CHAIRS, SLAB BOLSTERS, ETC. TO THE ARCHITECT FOR HIS APPROVAL PRIOR TO THE FABRICATION OF REINFORCEMENT.
6. CLEANUP OF ALL REINFORCEMENT FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:
A. FOOTINGS 3 INCHES
B. REINS OF FOUNDATIONS 3 INCHES
C. EXPOSED BARS OR CHAIR BARS 6 INCHES
D. DESCENDING REINS OF FOUNDATIONS 3 INCHES
E. TIE IRONS, CHAIR BARS, FIREPROOFING IN LOW EXPOSED SURFACES, 1-1/2" IN HEIGHT
F. MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE 1/4" OF DIA. FOR SECTIONS 1" OR LESS, 1/2" FOR SECTIONS GREATER THAN 1".

WOOD NOTES:

1. ALL LUMBER SHALL BE OF #2 SPF, OR BETTER HAVING A MAXIMUM E=1,300,000 PSI, FB=875 PSI, FV=135 PSI.
2. ALL FRAMING LUMBER SHALL BE 1-1/2 INCHES THICK, OR BETTER.
3. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3" CROSS BRACING AT MID SPAN AND ANOTHER ROW AT 9'-0"印记.
4. ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X, HORIZONTAL BLOCKING AT 12" STUD SPACED, AND NOT MORE THAN 12'-0" OF MAXIMUM.
5. PROVIDE AND INSTALL ALL NECESSARY TIERED CONNECTORS WITH APPROPRIATE STRONG BASE.
6. PROVIDE OR JOIN BOLT BOTTOM PORTION PARALLEL TO HILT FRAMING.
7. PROVIDE SLOPE BRIEFING BETWEEN HILT FRAMING AND A SLOPE TO BRIEFING COORDINATION DETAILS.
8. PROVIDE STEEL BRIEFS BETWEEN FOOT FRAMING MEMBERS WHEN BEARING ON STUDS OR PARTITIONS OR BEAMS.
9. PROVIDE A CONTINUOUS BAND BOLT AT EXTERIOR STUD WALLS.
10. PROVIDE DIAGONAL METAL STRAP BEARING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INNER FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREES ANGLE WITH A SIMMON TYPIC "RCWB" STRAP, OR EQUAL.
11. ALL BUILT-IN FORMS SHALL BE BOLTED WITH 1/2" THRU BOLTS, MEETING A307 STANDARDS, OR AS SHOWN ON DRAWINGS.

WOOD Lintel Schedule:

LOADS AND SPANS ARE DETERMINED ACCORDING TO DRAWINGS.

SPLANS OF OPENING:

Zone 1 Width 24" Size 2-2x6
Zone 2 Width 0" Size 2-2x6
Zone 3 Width 10" Size 2-2x6

WIND LOAD:

WIND LOAD = 125 MACHINES PER HOUR.

CLASS DESIGN:

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE NINTH EDITION OF THE MASSACHUSETTS BUILDING CODE.

DESIGN LIVE LOAD = 400 POUNDS PER SQUARE FOOT.

PRIVATE DECK:

DESIGN SNOW LOAD = 400 POUNDS PER SQUARE FOOT

SNOW SHIRT SHOULD BE USED WHERE APPROPRIATE.

WIND LOAD = 125 MACHINES PER HOUR.

ALL LUMBER SHALL BE OF #2 SPF, OR BETTER HAVING A MAXIMUM E=1,300,000 PSI, FB=875 PSI.

CODE SUMMARY:

PROPOSED TYPE 5 CONSTRUCTION

PROPOSED R-3 USE GROUP

PROPOSED 3 STOREYS

PROPOSED FULLY SPRINKLERED AND ALARMAED

SOIL TESTING:

REFER TO THE GEOCHEMICAL REPORT DATED JULY 7, 2023.

PREPARED BY SIMON GEOCHEMICAL CONSULTANTS, LL 7 MARKETING ROAD, HAMPSTEAD, NH 03826
EX'G MAPLE TREE & WELL TO REMAIN GROUND LEVEL
OPEN SPACE
530 SF
47 ELM STREET
EX'G CURB CUT TO REMAIN
3'-2" ± > 2'-6" REQ'D SIDE SETBACK
3'-7" ±
REAR SETBACK
25'-8" ±
LOT WIDTH
49 ELM STREET
25'-4" ±
SARGENT CRABAPPLE TREE
3" MIN. CALIPER
12' TALL MIN.
PROPOSED SINGLE FAMILY TOWNHOUSE
47 ELM STREET
CHARLESTOWN, MA 02129
LOT AREA
1,414± SF
PROPOSED CURB CUT (MATCH EX'G WIDTH)
23'-6"±
EX'G CURB CUT
20'-7" ± > 20' REQ'D OK
RE-PURPOSED
COBBLESTONES
SAND SET OR NEW PERMEABLE PAVERS SELECTED BY OWNER
11'-9" ±
11'-9" ±
RE-PURPOSED COBBLESTONES
SAND SET OR NEW PERMEABLE PAVERS SELECTED BY OWNER
OPEN SPACE (OS) CALCULATION
REQ'D OS:
350 SF + (.25 x 414 SF) = 454 SF
GROUND LEVEL OS:
530 SF
DECK OS:
208 SF,
MAX ALLOWABLE DECK OS  454 SF x .25 = 114 SF
TOTAL OS:
530 SF + 114 SF = 644 SF > 454 REQ'D OK
RHODODENDRON, 5 GAL. POT
HOLLY, 5 GALLON (GAL.) POT
PLANTING SCHEDULE
NAME
SARGENT CRABAPPLE TREE
SYMBOL
MIN. 3" CALIPER & 12' TALL MIN.
QUANTITY
1
8
6
5
1. LOCATE (1,2,OR3/A-5) TERMINATION ABOVE ANTICIPATED WATER LEVEL.

2. WATER CUT-OFF MASTIC MUST BE HELD UNDER CONSTANT COMPRESSION.

3. DO NOT WRAP COMPRESSION TERMINATION AROUND CORNERS.

4. IN-SEAM SEALANT IS REQUIRED ON ALL VERTICAL ADHESIVE SPLICES BETWEEN ADJOINING SPLICES; ESPECIALLY AT SPLICE INTERSECTIONS.

5. IF A CONTINUATION OF THE DECK MEMBRANE IS TO BE USED AS WALL FLASHING, REFER TO DETAIL U-12-C OR U-12-D.

6. SECURING TERMINATION BAR IS RECOMMENDED, USING MECHANICALLY-FASTENED BAR AS FINE AS PRACTICAL, MAX. 12” (300 mm) O.C.

7. MINIMUM SPACE PROCEDURE IS FOR SPACES BETWEEN EPDM MEMBRANE AND SURROUNDING MATERIALS.

8. SPLICING CEMENT MAY BE USED IN LIEU OF SPLICING CEMENT.

9. EXPAND TERMINATION BARS PRIOR TO INSTALLATION, AS PER MANUFACTURER'S INSTRUCTIONS.

10. USE MILL PUNCH TO DEBUR CHAMFERED EDGE.
GENERAL NOTES:
CONTRACTOR IS SOLELY RESPONSIBLE FOR:
1. VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO
PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS.
2. ESTABLISHING THE LOCATION OF THE BOUNDARIES, LINES, AND
LAYOUT.
3. OBTAINING AND PAYING FOR ALL PERMITS.
4. PAYING FOR ALL TEMPORARY UTILITY SERVICES AND FACILITIES
NEEDED TO COMPLETE THE WORK.
5. SCHEDULING AND SEQUENCING.
6. CONTRACTOR MAKES TEMPORARY UTILITY SERVICES.
7. MAINTAINING DRAWINGS AND PERMITS ON SITE.
8. PROTECTION OF PROPERTY, VEHICLES, AND TECHNIQUES
9. PROVIDE SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT.
10. TEMPORARY HEAT, ICE AND INSURANCE THE PROPERTY OF THE
CONTRACTOR.
11. SITE CLEANUP, AND COMPLIANCE TO NEPA REQUIREMENTS.
12. NO WORK WILL START UNLESS THE HOURS OF 6:00 A.M. TO 6:00 P.M.
13. CONTRACTOR IS SOLELY RESPONSIBLE FOR:
14. OBTAINING AND PAYING FOR ALL PERMITS.
15. MAINTAINING DRAWINGS AND PERMITS ON SITE.
16. GIVING WARRANTIES FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE
DATE OF COMPLETION.

CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO STARTING.

PROPOSED SINGLE FAMILY TOWNHOUSE
45 ELM STREET, CHARLESTOWN, MASSACHUSETTS

FOUNDATION NOTES:
1. ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A
MINIMUM OF 4'-0" BELLOWS-FLOOR-GEAR, OR DEEPER IF
NECESSARY, TO OBTAIN A SAFE SHEL READING PRESSURE BE2 RIE 2 TON PER SQUARE
FOOT. FOUNDATION DESIGN IS BASED ON AN ASSUMED SOIL BEARING
CAPACITY OF 2 TONS PER SQUARE FOOT.
2. ALL FOOTINGS SHALL BE PLACED ON UNHEATED ROLL, OR, ON
ENGINEERED BANK RUN GRAVEL. FILL MATERIAL WITH A MINIMUM
DRY DENSITY OF 95%.
3. ALL FOOTINGS SHALL BE POUR ED IN THE DRY ONLY. WATER
SHALL NOT BE ALLOWED TO FLOW THROUGH THE IMPORTED
CONCRETE.
4. ALL FOOTINGS SHALL BE POSSIBLY A REINFORCED CONCRETE.
FOUNDATIONS SHOULD BE PROTECTED FROM FREEZING FOR A MIN. OF 5 DAYS
AFTER THEY WERE POURED.
5. THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE
2-3/4" BAR AT THE TOP AND BOTTOM, CONTINUOUS, OR, AS SHOWN ON
DRAWINGS.
6. ALL REINFORCEMENT SHALL BE CONFORM TO ASTM A615.
7. REINFORCING AND RESTRAINT AT ALL CONCRETE SURFACES
EXPOSED TO THE WEATHER.

REINFORCING NOTES:
1. ALL REINFORCEMENT, EXCEPT FOR TIES AND STRAPPING, SHALL
CONFORM TO ASTM A615.
2. ALL REINFORCEMENT FOR TIES AND STRAPPING SHALL CONFORM TO
ASTM A615.
3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A579-70
SPECIFICATIONS.
4. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE
ARCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY
REINFORCEMENT.
5. THE CONTRACTOR SHALL SUBMIT FOUR SETS OF SHOP DRAWINGS
SHOWING ALL REINFORCEMENT, DETAILS, BAR BARS, LUGS, REBAR,
TO THE ARCHITECT FOR HIS APPROVAL. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS FROM THE
ARCHITECT OR HIS ENGINEER PRIOR TO THE FABRICATION OF REINFORCEMENT.
6. CLEANANCE OF REINFORCING FROM ADJACENT CONCRETE
SURFACES SHALL BE AS FOLLOWS:
   A. FOUNDATION WALL EXTERIOR WALLS
      3 INCHES
   B. FOUNDATION GRADES ON GRADE FROM TOP SURFACE
      2 INCHES
   C. INTERIOR SURFACES ON GRADE TOP REINFORCING IN SLOPES EXPOSED
      TO THE WEATHER
      1-1/2 INCHES
6. MAXIMUM DIAPHRAGM FROM THESE REQUIREMENTS SHALL BE 1/4" OF
SECTIONS 10" OR LESS, 1/2" FOR SECTIONS GREATER THAN 10".

CONCRETE NOTES:
1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPREHENSIVE STRENGTH OF
   1500 PSI FOR FOUNDATION WALL EXTERIOR WALLS
   1500 PSI FOR TOP SURFACE EXPOSED TO THE WEATHER.
2. MAXIMUM SLUMP SHALL NOT EXCEED 3"; AND MAXIMUM COARSE
   AGGREGATE SIZE SHALL NOT EXCEED 1" DIA.

WOOD NOTES:
1. ALL LUMBER SHALL BE 32/LB, P/F $135/115 $135/115

WIND NOTES:
1. ALL LUMBER SHALL BE 32/LB, P/F $135/115 $135/115

CONTRACTOR SHALL NOTIFY Architec T prior to starting. She et Nos:
Project No: DF/TM
Location: PROPOSED SINGLE FAMILY TOWNHOUSE
45 ELM STREET, CHARLESTOWN, MASSACHUSETTS

CODE SUMMARY

SOIL TESTING:

2. PROVIDE DOCUMENTS TO ARCHITECT PRIOR TO SUBMITTING A PRICE.
ADDITIONAL MONEY WILL NOT BE
CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS
ARCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNER OR A SKETCH FOR CLARIFICATION.

GENERAL NOTES:
CONTRACTOR IS SOLELY RESPONSIBLE FOR:
1. VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO
PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS.
2. ESTABLISHING THE LOCATION OF THE BOUNDARIES, LINES, AND
LAYOUT.
3. OBTAINING AND PAYING FOR ALL PERMITS.
4. PAYING FOR ALL TEMPORARY UTILITY SERVICES AND FACILITIES
NEEDED TO COMPLETE THE WORK.
5. SCHEDULING AND SEQUENCING.
6. CONTRACTOR MAKES TEMPORARY UTILITY SERVICES.
7. MAINTAINING DRAWINGS AND PERMITS ON SITE.
8. PROTECTION OF PROPERTY, VEHICLES, AND TECHNIQUES
9. PROVIDE SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT.
10. TEMPORARY HEAT, ICE AND INSURANCE THE PROPERTY OF THE
CONTRACTOR.
11. SITE CLEANUP, AND COMPLIANCE TO NEPA REQUIREMENTS.
12. NO WORK WILL START UNLESS THE HOURS OF 6:00 A.M. TO 6:00 P.M.
13. CONTRACTOR IS SOLELY RESPONSIBLE FOR:
14. OBTAINING AND PAYING FOR ALL PERMITS.
15. MAINTAINING DRAWINGS AND PERMITS ON SITE.
16. GIVING WARRANTIES FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE
DATE OF COMPLETION.
**PROPOSED SINGLE FAMILY TOWNHOUSE**

45 ELM STREET  
CHARLESTOWN, MA 02129

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**RE-PURPOSED COBBLESTONES**

SAND SET OR NEW PERMEABLE PAVERS SELECTED BY OWNER

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**OPEN SPACE (OS) CALCULATION**

<table>
<thead>
<tr>
<th>Req'd OS: 350 SF + (.25 x 213 SF) = 403 SF</th>
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<tbody>
<tr>
<td>Ground Level OS: 453 SF</td>
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<tr>
<td>Deck OS: 208 SF</td>
</tr>
<tr>
<td>Max Allowable Deck OS: 403 SF x .25 = 101 SF</td>
</tr>
<tr>
<td>Total OS: 453 SF + 101 SF = 554 SF &gt; 403 Req'd OK</td>
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**PLANTING SCHEDULE**

<table>
<thead>
<tr>
<th>NAME</th>
<th>SYMBOL</th>
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<tbody>
<tr>
<td>OAK LEAF HYDRANGEA, 5 GAL. POT</td>
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<tr>
<td>CANADIAN HEMLOCK, YEW OR JUNIPER, 5' TALL MIN.</td>
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**DESIGN REVIEWS**

**BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)**

1. All building improvements shall be completed prior to issuance of an occupancy permit by BPDA unless prior approval is granted by the BPDA.
2. All site improvements, including but not limited to landscape and paving, must be completed prior to issuance of an occupancy permit by BPDA unless prior approval is granted by the BPDA for a delay in completing the site improvements.

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**NOTE:**

- No more than 12" of the foundation shall be exposed.
- ChiLLER MIX CONCRETE AND SAND SET OR NEW PERMEABLE PAVERS SELECTED BY OWNER.

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**PROJECT INFORMATION**

- **Plot Plan:** Certified Plot Plan prepared by Boston Survey, Inc., Unit C, Shipway Place, Charlestown, MA 02129.
- **Project Number:** 19-00171
- **Date:** 11-22-21

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**DRAWING SCALE:**

3/16" = 1'-0"
ROOF DECK
208 SF
CLASS B ROOF MEMBRANE ON 2" TAPERED INSULATION (POLYISO)
ON FIRE RATED EXTERIOR 5/8" EXTERIOR GYPSUM SHEATHING ON 3/4" FIRE-RETARDANT PLYWOOD ROOF SHEATHING.
REFER TO DETAIL 2/A-3.1 FOR ASSEMBLY

CLASS B ROOF MEMBRANE ON 2" TAPERED INSULATION (POLYISO)
ON 3/4" T&G ROOF SHEATHING

36" HIGH PAINTED STEEL GUARDRAIL
5/4X6 DECKING SELECTED BY OWNER
GENERAL EXTERIOR FINISH NOTES:

1. THERE CAN BE NO EXPOSED PRESSURE TREATED WOOD (PT). ALL PT MEMBERS NEED TO BE CLAD W/ 1x TRIM.

2. TRIM MATERIAL IS TO BE EITHER FIBER CEMENT OR POLY-ASH (BORAL) TRIM PRODUCT. AZEK & VINYL IS NOT ALLOWED.

3. THE EXPOSED CONCRETE FOUNDATION IS TO HAVE A PORTLAND CEMENT STUCCO FINISH, (TRADITIONAL HARD-COAT EXTERIOR SYSTEM). EIFS (SYNTHETIC STUCCO) IS NOT PERMITTED.

PROPOSED SINGLE FAMILY TOWNHOUSE
45 ELM STREET
CHARLESTOWN, MA 02129

A-2.1

PROPOSED FRONT ELEVATION

1/4" = 1'-0"

PROPOSED REAR ELEVATION

1/8" = 1'-0"
### 1. CAP FLASHING TERMINATION
- Apply on hard smooth surface only; not for use on wood.

### 2. COUNTERFLASHING TERMINATION
- SPLICING CEMENT MAY BE USED IN LIEU OF SecurTAPE.
  - 1/2" (13 mm) MAX.

### 3. PARAPET/CURB CURED EPDM
- If a continuation of the deck membrane is to be used as wall flashing, refer to DETAIL U-12-C or U-12-D.
  - 6" (150 mm) WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE-SENSITIVE FLASHING MUST BE USED.

### 4. INSIDE CORNER CONTINUOUS EPDM WALL FLASHING
- SPLICING CEMENT TO BE USED IN LIEU OF SecurTAPE.
  - 1/8" (3 mm) MIN.

### 5. FIELD FABRICATED PIPE SEAL
- Metal Flashing may be used in lieu of Sure-Seal/Water Cut-Off Mastic or Sure-Seal/Brite-Ply EPDM Flashing.
  - 2.0" (50 mm) MIN.

### 6. MEMBRANE SPLICE WITH SPICING CEMENT
- Sure-Seal/Brite-Ply Lap Sealant or Sure-Seal/Brite-Ply Lap Sealant in lieu of Sure-Seal/Brite-Ply EPDM Flashing or Sure-Seal/Brite-Ply Cured EPDM.
  - 3. Maintain a continuous bead of In-Seam Sealant at all adhesive membrane sections; especially at splice intersections.

### 7. METAL BAR TERMINATION
- Sure-Seal/Brite-Ply sealant lap sealant to be used in lieu of Sure-Seal/Brite-Ply Cured EPDM Flashing.
  - 1.2" (30 mm) MIN.

### 8. CURB FLASHING
- SPLICING CEMENT MAY BE USED IN LIEU OF SecurTAPE.
  - 1/2" (13 mm) MAX.

### NOTES:
- 1. Apply on hard smooth surface only; not for use on wood.
- 2. SPLICING CEMENT MAY BE USED IN LIEU OF SecurTAPE.
  - 1/8" (3 mm) MIN.
- 3. If vertical splice is not located at corner, 6" to 9" (150 - 230 mm) away from corner.
- 4. Metal Flashing may be used in lieu of Sure-Seal/Water Cut-Off Mastic or Sure-Seal/Brite-Ply EPDM Flashing.
  - 2.0" (50 mm) MIN.
- 5. If a continuation of the deck membrane is to be used as wall flashing, refer to DETAIL U-12-C or U-12-D.
  - 6" (150 mm) WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE-SENSITIVE FLASHING MUST BE USED.
- 6. SPLICING CEMENT TO BE USED IN LIEU OF SecurTAPE.
  - 1/2" (13 mm) MAX.
- 7. APPLY PRIMER PRIOR TO INSTALLING SecurTAPE.
- 8. MEMBRANE SPLICE WITH SPLICING CEMENT
  - 3. IN-SEAM SEALANT IS REQUIRED ON ALL VERTICAL SPLICES BETWEEN ADJOINING SECTIONS OF CURED EPDM MEMBRANE.
- 9. IN-SEAM SEALANT SHALL BE CONTINUOUS ALONG THE LENGTH OF THE SPLICE.
- 1. IF VERTICAL SPLICE IS NOT LOCATED AT CORNER, 6" TO 9" (150 - 230 mm) AWAY FROM CORNER.
- 2. SEAL ALL EDGES WITH LAP SEALANT.
- 3. MAINTAIN A CONTINUOUS BEAD OF IN-SEAM SEALANT AT ALL ADHESIVE MEMBRANE SPLICES; ESPECIALLY AT SPLICE INTERSECTIONS.
- 4. Metal Flashing may be used in lieu of Sure-Seal/Water Cut-Off Mastic or Sure-Seal/Brite-Ply EPDM Flashing.
  - 2.0" (50 mm) MIN.
- 5. IF A CONTINUATION OF THE DECK MEMBRANE IS TO BE USED AS WALL FLASHING, REFER TO DETAIL U-12-C OR U-12-D.
GENERAL NOTES:
- CONTRACTOR RESPONSIBILITY:
  - CONTRACTOR IS SOLELY RESPONSIBLE FOR:
  1. Viewing site and including any special conditions necessary to perform the work, as described in the drawings.
  2. Establishing the accuracy of the site survey, in survey and layout.
  3. Obtaining and paying for all permits.
  4. Paying for all temporary utilities and facilities.
  5. Ensuring all temporary utilities and facilities are shut off or disconnected when the work is performed.
  6. Scheduling and sequencing.
  7. Compliance with all legal requirements.
  8. Maintaining drawings and permits on site.
  10. Establishing an effective work area to prevent spills, etc.
  11. Provide suitable means of access and egress.
  12. Provide a schedule of values to the owner and architect.
  13. Temporary heat, ice and snow flowing the responsibility of the contractor.
  15. Any work damaged by the work for which the contractor is responsible.
  16. Giving warranty for his work for a period of one year from the date of final completion.

REVIEW OF WORK BY DESIGNER:
- CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.
- CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:
  1. Pouring concrete.
  2. Erecting.
  3. Installing drywall.
  4. Installing insulation.

SHOP DRAWINGS:
- ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD.
- GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT FOR HIS APPROVAL.
- CONTRACTOR SHALL ACCEPT A MINIMUM OF 2 WEEKS FOR DESIGNER REVIEW TIME.
- ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.
- ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A CHANGE.

CONCRETE:
- ALL CONCRETE SHALL ATTAIN A MINIMUM COMPREHENSIVE STRENGTH OF:

REINFORCING:
- ALL REINFORCEMENT SHALL BE ASTM A615-60, WWF A185.

WOOD LINTEL SCHEDULE:
- LEADS TO ONE STORY: BEARING TO WOOD DRYWALL, TWO STORY: BEARING TO COLUMN.

WOOD LINTEL SCHEDULE:
- LEADS TO ONE STORY: BEARING TO WOOD DRYWALL, TWO STORY: BEARING TO COLUMN.

DESIGN CRITERIA:
- ALL PROPOSED CHANGES UNDER THIS CONTRACT SHALL CONFORM TO THE TENTH EDITION OF THE MASSACHUSETTS BUILDING CODE.
- DESIGNER SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.

ZONING APPROVAL:
- ALL PROPOSED CHANGES UNDER THIS CONTRACT SHALL CONFORM TO THE TENTH EDITION OF THE MASSACHUSETTS BUILDING CODE.

FOUNDATION NOTES:
- ALL FOUNDATIONS SHALL BE CARRIED DOWN TO A MINIMUM OF 4' BELOW FINISH GRADE, OR DEEPER IF NECESSARY, TO OBTAIN A SAFE SLED BEARING PRESSURE OF 2 TONS PER SQUARE FOOT. FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
- ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL, OR, ON ENGINEERED BALLAST OR GRAVEL FILL MATERIAL WITH A MINIMUM DRY DENSITY OF 95%.
- ALL FOOTINGS SHALL BE PORED IN THE DRY STAGE. WATER SHALL NOT BE ALLOWED TO FLOW THROUGH THE IMPORTED CONCRETE.
- NO SANDING SHALL BE PLACED ON HORIZONTAL GROUNDS, FOUNDATIONS NEED TO BE PROTECTED FROM FROZEN FOR A MINIMUM OF 5 DAYS AFTER THEY WERE POURED.
- THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2" X 8" BARS AT THE TOP AND BOTTOM CONTINUOUSLY, OR AS DESIGNED ON DRAWINGS.
- ALL REINFORCEMENT SHALL BE PROTECTED AND PROVIDE CONCRETE BARS.
- ALL RESPONSIBILITY: ASTM A615-60, WWF A185.

WOOD NOTES:
- ALL LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI.
- ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A MAXIMUM OF 19%.
- ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
- ALL framing lumber shall be 0.5" or better, having a minimum of 19%.
- ALL FRAMING LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI.
- ALL FRAMING LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI.
- ALL FRAMING LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI.
- ALL FRAMING LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI.
**EX’G MAPLE TREE & WELL TO REMAIN**

**EX’G CURB CUT TO REMAIN**

**OPEN SPACE (OS) CALCULATION**

- **GROUNDED OS:** 321 SF
- **DECK OS:** 208 SF, **MAX ALLOWABLE DECK OS:** 427 SF x .25 = 107 SF

**TOTAL OS:** 321 SF + 107 SF = 428 SF > 427 REQ’D OK

**PLANTING SCHEDULE**

<table>
<thead>
<tr>
<th>NAME</th>
<th>SYMBOL</th>
<th>QUANTITY</th>
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<tbody>
<tr>
<td>RHODODENDRON, 5 GAL. POT</td>
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**RE-PURPOSED COBBLESTONES**

- SAND SET OR NEW PERMEABLE PAVERS SELECTED BY OWNER

**PROPOSED ARCHITECTURAL LANDSCAPE PLAN**

- 3/16" = 1'-0"
CLASS B ROOF MEMBRANE ON 2" TAPERED INSULATION (POLYISO) ON FIRE RATED EXTERIOR 5/8" EXTERIOR GYPSUM SHEATHING ON 3/4" FIRE-RETARDANT PLYWOOD ROOF SHEATHING.

REFER TO DETAIL 2/A-3.1 FOR ASSEMBLY

CLASS B ROOF MEMBRANE ON 2" TAPERED INSULATION (POLYISO) ON 3/4" T&G ROOF SHEATHING 36" HIGH PAINTED STEEL GUARDRAIL

5/4X6 DECKING SELECTED BY OWNER

SLOPE DN 1:4:12

PROPOSED SINGLE FAMILY TOWNHOUSE
43 ELM STREET CHARLESTOWN, MA 02129

PROPOSED FLOOR PLANS

Sheet No.
Drawing Name
No.
Revision Date
Location
Project No:
Scale:
Date:
Drawn By:

PROPOSED ROOF PLAN
1/4" = 1'-0"
GENERAL EXTERIOR FINISH NOTES:

1. THERE CAN BE NO EXPOSED PRESSURE TREATED WOOD (PT), ALL PT MEMBERS NEED TO BE CLAD IN 1x TRIM.
2. TRIM MATERIAL IS TO BE EITHER FIBER CEMENT OR POLY-ASH (BORA L) TRIM PRODUCT. AZEK & VINYL IS NOT ALLOWED.
3. THE EXPOSED CONCRETE FOUNDATION IS TO HAVE A PORTLAND CEMENT STUCCO FINISH. EIFS (SYNTHETIC STUCCO) IS NOT PERMITTED.
PROPOSED WALL SECTION AT GARAGE & BAY WINDOW

PROPOSED WALL SECTION BETWEEN BUILDINGS

PROPOSED TYP. WALL SECTION

3 #4 CONT. 2x4 KEY
6" COMPACTED GRAVEL

2'-6" 2" RIGID INSULATION
W/ JOINTS LAPPED 10 INCHES
10" 10 MIL STEGOWRAP OR EQUAL
W/ JOINTS LAPPED 10 INCHES

MIN 4' BELOW GRADE
FILTER FABRIC

4" CONC. SLAB W/ ADHERED VAPOR BARRIER
(S) # 5 CONT. COMPACTED BACK FILL

4" T & G PLYWOOD DECKING, W/ JOINTS LAPPED 10 INCHES
6'' X 6'' X 10/10 WWF

V.I.F. 2 TON MIN BEARING CAPACITY
4" FLAT PL. WASHER
W/ 3x3x 1/8" ANCHOR BOLTS @ 24" O.C.
5" ANCHOR BOLTS @ 48" O.C.

SILL SEAL
MEMBRANE FLASHING
BITUMASTIC
DRIVEWAY SLOPES AWAY FROM BLDG
Snymption A35 OR EQUAL
JOINTS AND PENETRATIONS TAPED
RAIN SCREEN BATTENS (OPTIONAL)
IN VERTICAL STEEL STUDS
STUD WALL
FRAMING SIZES
RIM JOIST
HANGER, SEE STRUCTURALS

GLUED & NAILED " T & G PLYWOOD DECKING
SOUND DEADENING FINNISH FLOOR
8" THICK GYPSUM PANEL SHEATHING
R-21 INSULATION
INSULATION, SEE PLANS

SECOND FLOOR FIN.
THIRD FLOOR FIN.
RESILIENT CHANNEL AT 16" O.C.
SECOND FLOOR FS.
3 CANT
1 LAYER OF EXTERIOR GYPSUM, FIRE-RATED
EXTERIOR PL. COMBINED
THRESHOLD
1 LAYER OF AIR BARRIER MEMBRANE.

PROPERTY LINE
FOR FIRE RATED A35
MANUFACTURERS INSTRUCTIONS
ON TAPERED INSULATION
CLASS 'B' RUBBER MEMBRANE ROOF
PT CANT

NOTE:
REFER TO THE GEOTECHNICAL SUMMARY REPORT PREPARED BY KMM GEOTECHNICAL CONSULTANTS, LLC.
DATED JUNE 7, 2021.
REPORT PREPARED BY KMM GEOTECHNICAL CONSULTANTS, LLC.

PROPOSED SINGLE FAMILY TOWNHOUSE
43 ELM STREET
CHARLESTOWN, MA 02129

DRAWING NAME
LOCATION
DRAWN BY
REVISION DATE
SHEET NO.
CHELSEA, MA 02139
12/15/2022
3/1/2022
4-20-2022
19151/19386
AS NOTED
DF/TM

AS NOTED
DF/TM

PROPOSED WALL SECTIONS

1
2
3
A-3.1