MORE INFORMATION REQUEST LETTER

June 11, 2021

ROSA DESIGN AND CONSTRUCTION LLC
17 REVERE STREET UNIT 1
MILTON, MA 02186

RE: Application #: ALT1192549
Location: 60 Mather ST, Ward 17
Zoning District: Dorchester Neighborhood, 2F-5000
Purpose: Confirm occupancy as a single family and change occupancy to a two family. As of right extension of living space to change occupancy from single family to two family dwelling per plans.

eplan

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

1. City Agencies' Approvals:
   ● Boston Planning and Development Agency: Two Sets of Approved Drawings: 1 electronic copy. NDOD

2. Additional Information/Comments:
   - The applicant shall e-mail ISDPZReview@boston.gov copying Jordi.segalesperez@boston.gov after uploading all the requested information and obtaining all the necessary approvals (if requested). Please don’t email until everything requested here is ready. We don’t do partial reviews to be more efficient. If you have any questions, the best way to reach me is through email.

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.

Jordi Segales-Perez, Plans Examiner
jordi.segalesperez@boston.gov / (617) 961-3280
MATHER STREET
(40' R.O.W.)

OPEN SPACE CALCULATION
 REQUIRED:
750 PER UNIT X 2 UNITS = 1500 sq.ft.
1500 sq.ft. + 25% OF AREA OVER MINIMUM LOT SIZE
5476 - 5000 = 476 X 25% = 119 sq.ft.
MINIMUM OPEN SPACE REQUIRED:
1500 + 119 = 1619 sq.ft.
OPEN SPACE PROVIDED 1976 sq.ft.

PROPOSED
OPEN SPACE:
1976 sq.ft.

EXISTING BUILDING
50 MATHER ST.
5,476 sq.ft.
PROPOSED 2 FAMILY DWELLING

EXISTING PARKING AREA
10' X 10'
REMOVED

PROPOSED
ADDITION

EXISTING 2 CAR GARAGE

PROPOSED DRIVEWAY

GRAPHIC SCALE

1 INCH = 20 FT

PROPOSED SITE PLAN
60 MATHER STREET
DORCHESTER, MA
FOR
KNK LLC

CIVIL ENVIRONMENTAL CONSULTANTS LLC
8 OAK STREET PEABODY, MA 01960 (978)531-1191

SHEET NO: 1 OF 1
DATE 5/11/2021
JOB NO: 4325
DRAWN BY: L.J.B.
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE LATEST EDITION OF THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
3. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
6. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
7. THE CONTRACTOR SHALL GIVE A WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
8. ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD-VERIFIED, AND THE ARCHITECT SHALL BE NOTIFIED OF INCONSISTENCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH THE WORK.
9. TAKE FIELD MEASUREMENTS BEFORE FABRICATION WORK TO ENSURE THAT COMPONENTS FIT TOGETHER PROPERLY.

TABLE C - Dorchester Neighborhood District - Residential Subdistricts - Dimensional Regulations Two-Family Residential Subdistrict
PROPOSED ROOF PLAN

A-1.2

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

RUBBER ROOF

B-2.0

3

PROPOSED

DRAWN: NC
CHECKED: EBR
SCALE: AS INDICATED
DATE: 02/26/2021
PROJECT NO.: RDC/00598
REVISIONS:
NOTES:
DATE:

LAYOUT BY: ER

70 WARREN STREET
SUITE 1, BOSTON MA 02119
617.953.4356 - INFO@ROSADC.COM

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OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS
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CONSENT IS PROHIBITED AND SHALL RESULT IN THE
FULLEST EXTENT OF PROSECUTION UNDER LAW.
GENERAL NOTES:
1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE LATEST EDITION OF THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SCHEDULING, AND SAFETY FOR THIS PROJECT.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.
5. THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPARING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
7. THE CONTRACTOR SHALL GIVE A WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
8. ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED, AND THE ARCHITECT SHALL BE NOTIFIED OF INCONSISTENCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH THE WORK.
9. TAKE FIELD MEASUREMENTS BEFORE FABRICATION WORK TO ENSURE THAT COMPONENTS FIT TOGETHER PROPERLY.

WOOD NOTES:
1. ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 16%.
2. ALL FRAMING LUMBER SHALL BE 2 HEM-FIR, OR BETTER.
3. ALL L.V. LUMBER DENOTED ON PLANS SHALL HAVE A MINIMUM:
   - HB=1.100 PSI, V=70 PSI, E=1,100,000 PSI
4. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3" CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 6'-O" O.C.
5. ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X6 STUDS 8" O.C.
6. PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
7. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
8. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
9. PROVIDE A CONTINUOUS BAND JOINT AT EXTERIOR STUD WALLS.
10. PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUD, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWP" STRAP, OR EQUAL.
11. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH 1/2" OR THICKER BOLTS, Meeting ASTM Standards, OR, AS NOTED ON DRAWINGS.

WOOD LINTER SCHEDULE:
Limits of overhangs in bearing walls shall be as follow... See the page on drawings.

REINFORCING NOTES:
1. ALL REINFORCEMENT, EXCEPT FOR TIES AND STUDREPS, SHALL CONFORM TO ASTM 615-60.
2. ALL REINFORCEMENT FOR TIES AND STUDREPS SHALL CONFORM TO ASTM 613-60.
3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A567-70 SPECIFICATIONS.
4. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
5. CLEARANCES OF MAIN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:
   A. FOOTINGS 3 INCHES
   B. SIDES OF FOUNDATIONS 2 INCHES
   C. EXPOSED FACES OF FOUNDATIONS, COLLAR BEAMS, AND INTERIOR WALLS 1 INCHES
   D. TOP STEEL OF INTERIOR SLABS, SLABS ON GRADE FROM TOP SURFACE 2 INCHES
   E. INTERIOR FACES OF FOUNDATIONS, TOP REINFORCING IN SLABS EXPOSED TO THE WEATHER 2-1/2 INCHES
   F. INTERIOR FOOTINGS (WHEN NAILING PERMITTED) 1 INCHES
   G. MAXIMUM CLEARANCE FROM THESE REQUIREMENTS SHALL BE 1/4" OF SECTION 60 OR LESS, 12" FOR SECTIONS GREATER THAN 10".

POXY ANCHORS:
1. EXPANSION BOLTS USED IN CONCRETE SHALL BE SIMPSON STRONG BOLT 2 OR EQUIVALENT BOLTS OR, AS SHOWN ON DRAWINGS.
2. EPoxy ANCHORS AND DOWELS INSTALLED INTO CONCRETE SHALL BE A THREADED BOLT OR REINFORCING BAR BOLT WITH THE BOLT "BE-5060" ADHESIVE SYSTEM AND BE INSTALLED ACCORDING TO ICC-REPORT ESR-222.
3. CONTRACTOR MAY SUBSTITUTE EXPANSION BOLTS OR EPOXY ADHESIVES OF EQUAL VALUE IN THE SPECIFIED MATERIAL, WITH A CURRENT ICC-REPORT FOR REVIEW.

CONCRETE NOTES:
1. ALL CONCRETE SHALL ACHIEVE A MINIMUM COMPRRESSIVE STRENGTH OF:
   - 3000 PSI
   - 2500 PSI
2. MAXIMUM SLUMP SHALL NOT EXCEED 3" AND MAXIMUM COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" DIAMETER.
3. ALL CONCRETE SLAB-IN-GRADE SHALL BE POURED IN 900 SQUARE FOOT AREAS.

FOUNDATION NOTES:
1. ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT.
2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL; OR, ON ENGINEERED BANK RUN GRAVEL FILM MATERIAL, WITH A MINIMUM DRY DENSITY OF 96.
3. ALL FOOTINGS SHALL BE POURED IN THE DRY ONLY. WATER SHALL NOT BE ALLOWED TO FLOW THROUGH THE DEPOSITED CONCRETE.
4. NO FOOTING SHALL BE POURED ON FROZEN GROUND. FOUNDATIONS NEED TO BE PROTECTED FROM FREEZING FOR A MIN OF 5 DAYS AFTER THEY WERE POURED.
5. CLEARANCES OF MAIN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE 3-5 BARS AT THE TOP AND BOTTOM, CONTINUOUS OR, AS SHOWN ON DRAWINGS.
6. LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS.
7. ALL REINFORCEMENT, ASTM A615-60, WWF A185.

RECOMMENDED FASTENING SCHEDULE:

ENERGY AUDIT:

CONSTRUCTION DETAILS

SHEET NUMBER

5-0.0

PERMIT SET

COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENERGY CODE (IRC 2015 WITH MASSACHUSETTS AMENDMENTS SECTION N1 103)

PRESCRIBED OPTION FOR RESIDENTIAL ADDITION (403.3)

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST; INSTALLATION VALUES AS FOLLOWS:
   1.1. FLOOR R-VALUE: R-30
   1.2. WALL R-VALUE: R-20
   1.3. FLOOR R-VALUE: R-20
   1.4. CRAWL-SPACE R-VALUE: R-10

2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS: DOORS, AND SKYLIGHTS - VERSION 5.0.

3. HEATING / COOLING DEVICES TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 403.3

DORCHESTER, MA
6/17/2013
Dorothy B. Welen, MA
FAMILY & FRIENDS WHEELING
PROPOSED FIRST FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"
PROPOSED SECOND FLOOR FRAMING PLAN

PROPOSED ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"
PROPOSED SECTION DETAIL

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