NEW SINGLE FAMILY HOME - ATTACHED DUPLEX
DND - TYPE E

21 MAGNOLIA STREET
BOSTON, MA

ERT804390 (AS OF RIGHT)
COBUCS # 1533238330343
BWSC SITE PLAN # 19348

DESCRIPTION OF THE WORK:

THE WORK ENTAILS INSTALLATION OF A NEW DND - TYPE "E" STRUCTURE

CODE INFORMATION

BUILDING CODE: MA STATE BUILDING CODE
CONSTRUCTION TYPE: W/ UNFINISHED ROOF PLANS

SITE PLAN

LIST OF DRAWINGS:

A-0.0 COVER PAGE/SITE PLAN
A-1.0 BASEMENT & FIRST FLOOR PLANS
A-1.1 SECOND & ATTIC FLOOR PLANS
A-1.2 ROOF PLAN
A-2.0 FRONT & LEFT ELEVATIONS
A-2.1 REAR & RIGHT ELEVATIONS
S-1.0 FOUNDATION & FIRST FLOOR FRAMING PLANS
S-1.1 SECOND FLOOR & ATTIC PLANS
S-1.2 ROOF FRAMING PLAN
E-1.0 ELECTRICAL - GENERAL NOTES
E-1.1 BASEMENT & FIRST FLOOR ELECTRICAL PLANS
E-1.2 SECOND FLOOR & THIRD FLOOR ELECTRICAL PLANS
T-1.0 SYMBOLS, SYSTEMS, ABBREVIATIONS & GENERAL NOTES
T-1.1 GENERAL NOTES
T-1.2 KITCHEN ELEVATION AND DETAILS
T-1.3 DOOR SCHEDULE, DOOR/ WINDOW DETAILS
T-1.4 ROOM FINISH SCHEDULE & PARTITION TYPES
T-1.5 WALL SECTIONS
T-1.6 TYPICAL DETAILS
T-1.7 TYPICAL DETAILS

NOTE:
1. SEE CITY OF BOSTON ASSISTANTS PANEL (3002020202) FOR LOCATION, ADDRESSING AND ACCESSORIES FOR SITE. SITE IS REFERRED TO AS "30-23 MAGNOLIA STREET" AS WORKING STREET NAME. MAGNOLIA STREET (W-E) VPE AND 35.21'.
2. REAR YARD IS FENCED SUITE FOR 35.21' MAX OCCUPIED BY ACCESSORY BUILDING.
3. ZONE DISTRICT: RESIDENTIAL/COMMERCIAL.
4. SUBSEQUENT TYPE: THREE-PHASE RESIDENTIAL ZONING DISTRICT - RESIDENTIAL DESIGN.
5. GROUND NO LOAD: (3080) 24"

GROUND SNOW LOAD (3080) 24"

SNOW LOAD: 24" (3080) 24"

WIND LOAD: (3080) 24"

S-D (3080) 24"

S-D MAX SPEED (3080) 24"

S-D MAX SPEED (3080) 24"

LIST OF DRAWINGS:

A-0.0 COVER PAGE/SITE PLAN
A-1.0 BASEMENT & FIRST FLOOR PLANS
A-1.1 SECOND & ATTIC FLOOR PLANS
A-1.2 ROOF PLAN
A-2.0 FRONT & LEFT ELEVATIONS
A-2.1 REAR & RIGHT ELEVATIONS
S-1.0 FOUNDATION & FIRST FLOOR FRAMING PLANS
S-1.1 SECOND FLOOR & ATTIC PLANS
S-1.2 ROOF FRAMING PLAN
E-1.0 ELECTRICAL - GENERAL NOTES
E-1.1 BASEMENT & FIRST FLOOR ELECTRICAL PLANS
E-1.2 SECOND FLOOR & THIRD FLOOR ELECTRICAL PLANS
T-1.0 SYMBOLS, SYSTEMS, ABBREVIATIONS & GENERAL NOTES
T-1.1 GENERAL NOTES
T-1.2 KITCHEN ELEVATION AND DETAILS
T-1.3 DOOR SCHEDULE, DOOR/ WINDOW DETAILS
T-1.4 ROOM FINISH SCHEDULE & PARTITION TYPES
T-1.5 WALL SECTIONS
T-1.6 TYPICAL DETAILS
T-1.7 TYPICAL DETAILS
GUTTERS AT ALL LEVELS. TYP. ONE DOWN SPOUT AT EACH CORNER AND ONE PER PORCH. EXTENSIONS (4') AND SPLASH BLOCK AT EACH DOWN SPOUT.

10" ROUND WOOD COLUMN WITH BASE & CAPITAL.

WOOD STAIRS & RAILING SQUARE BALUSTERS.

5" GUTTER & DOWNSPOUT, TYP. 5/4 x 8" CORNERBOARD, TYP. METAL, STEP FLASHING AT ALL ROOF-WALL INTERSECTIONS - TYP. METAL FLASHING OVER ALL WINDOW & DOOR HORIZONTAL TRIM TYP.

ARCHITECTURAL ASPHALT SHINGLES, TYP. @ ALL BAYS U.N.O.

WOOD STAIRS & RAILING SQUARE BALUSTERS.

10" ROUND WOOD COLUMN WITH BASE & CAPITAL.

WOOD STAIRS & RAILING SQUARE BALUSTERS.

ARCHITECTURAL ASPHALT SHINGLES, TYP. @ ALL BAYS U.N.O.

WOOD STAIRS & RAILING SQUARE BALUSTERS.

5" GUTTER & DOWNSPOUT, TYP. 5/4 x 8" CORNERBOARD, TYP. METAL, STEP FLASHING AT ALL ROOF-WALL INTERSECTIONS - TYP. METAL FLASHING OVER ALL WINDOW & DOOR HORIZONTAL TRIM TYP.

ARCHITECTURAL ASPHALT SHINGLES, TYP. @ ALL BAYS U.N.O.

WOOD STAIRS & RAILING SQUARE BALUSTERS.

10" ROUND WOOD COLUMN WITH BASE & CAPITAL.

WOOD STAIRS & RAILING SQUARE BALUSTERS.

ARCHITECTURAL ASPHALT SHINGLES, TYP. @ ALL BAYS U.N.O.

WOOD STAIRS & RAILING SQUARE BALUSTERS.

5" GUTTER & DOWNSPOUT, TYP. 5/4 x 8" CORNERBOARD, TYP. METAL, STEP FLASHING AT ALL ROOF-WALL INTERSECTIONS - TYP. METAL FLASHING OVER ALL WINDOW & DOOR HORIZONTAL TRIM TYP.

ARCHITECTURAL ASPHALT SHINGLES, TYP. @ ALL BAYS U.N.O.

WOOD STAIRS & RAILING SQUARE BALUSTERS.

10" ROUND WOOD COLUMN WITH BASE & CAPITAL.

WOOD STAIRS & RAILING SQUARE BALUSTERS.

ARCHITECTURAL ASPHALT SHINGLES, TYP. @ ALL BAYS U.N.O.

WOOD STAIRS & RAILING SQUARE BALUSTERS.

5" GUTTER & DOWNSPOUT, TYP. 5/4 x 8" CORNERBOARD, TYP. METAL, STEP FLASHING AT ALL ROOF-WALL INTERSECTIONS - TYP. METAL FLASHING OVER ALL WINDOW & DOOR HORIZONTAL TRIM TYP.

ARCHITECTURAL ASPHALT SHINGLES, TYP. @ ALL BAYS U.N.O.

WOOD STAIRS & RAILING SQUARE BALUSTERS.

10" ROUND WOOD COLUMN WITH BASE & CAPITAL.

WOOD STAIRS & RAILING SQUARE BALUSTERS.

ARCHITECTURAL ASPHALT SHINGLES, TYP. @ ALL BAYS U.N.O.

WOOD STAIRS & RAILING SQUARE BALUSTERS.

5" GUTTER & DOWNSPOUT, TYP. 5/4 x 8" CORNERBOARD, TYP. METAL, STEP FLASHING AT ALL ROOF-WALL INTERSECTIONS - TYP. METAL FLASHING OVER ALL WINDOW & DOOR HORIZONTAL TRIM TYP.

ARCHITECTURAL ASPHALT SHINGLES, TYP. @ ALL BAYS U.N.O.

WOOD STAIRS & RAILING SQUARE BALUSTERS.

10" ROUND WOOD COLUMN WITH BASE & CAPITAL.

WOOD STAIRS & RAILING SQUARE BALUSTERS.

ARCHITECTURAL ASPHALT SHINGLES, TYP. @ ALL BAYS U.N.O.

WOOD STAIRS & RAILING SQUARE BALUSTERS.

5" GUTTER & DOWNSPOUT, TYP. 5/4 x 8" CORNERBOARD, TYP. METAL, STEP FLASHING AT ALL ROOF-WALL INTERSECTIONS - TYP. METAL FLASHING OVER ALL WINDOW & DOOR HORIZONTAL TRIM TYP.
UNIT TYPE E
SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

UNIT TYPE E
THIRD FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"
HEATING/COOLING SYSTEM:
1. FAJITSU, MITSHUBISHI, OR EQUAL MINI SPLIT HEAT PUMP SYSTEM
   - COMPRESSOR SIZED
   - 4 HEADS.
   - NO DUCTS SHALL BE INSTALLED
   - HSPF OF 12 OR GREATER
   - SEER OF 20 OR GREATER
   OR
2. DUCTED FORCED HOT AIR SYSTEM w/ AC SYSTEM
   - FURNACE TO BE NATURAL GAS, 95% EFFICIENT
   - COMPRESSOR SIZED
   - NO DUCTS OR SOFFITS SHALL BE EXPOSED. DUCT WORK SHALL BE
   INSTALLED IN FLOOR BAYS BETWEEN JOIST OR IN WALLS BETWEEN STUDS
   - AC COMPRESSOR SEER OF 15 OR GREATER

HOT WATER SYSTEM:
GAS DOMESTIC HOT WATER SYSTEM - INSTANTANEOUS GAS DHW SYSTEM EF OF
85% OR GREATER

ERV SYSTEM:
PROVIDE ENERGY RECOVERY SYSTEM (ERV) BY
PANASONIC FV04VE1, VENMAR OR EQUIVALENT
CAPABLE OF MEETING VENTILATION CODE 50-80 CFM THAT MEETS THE
2012 IECC STANDARDS FOR EFFICACY

PASSIVE RADON SYSTEM:
PROVIDE A RADON RESISTANT CONSTRUCTION TECHNIQUES INCLUDING A PASSIVE
SYSTEM WHICH FROM THE PERFORATED PIPE UNDER THE SLAB, UP THROUGH SLAB,
AND HOUSE, TERMINATING ABOVE THE ROOF WITH AN ELECTRICAL OUTLET IN THE
ATTIC FOR INSTALLING A FAN, MAKING IT AN ACTIVE SYSTEM, IF THERE IS A HIGH
READING MEASURED.

ASTM E1465 PRACTICE FOR RADON CONTROL OPTIONS

TO BE SOLAR PV READY:
INSTALL CONDUIT FROM ROOF TO AREA IN BASEMENT IN BASEMENT ROOM FOR A SOLAR METER, AN INVERTER AND A SWITCH BOX
ON EXTERIOR OF BASEMENT ROOM FOLLOWING THE LOCAL ELECTRIC COMPANY
GUIDELINES, AN ACCESSIBLE SAFETY OFF SWITCH BOX

PLUMBING:
WATER SENSE (EPA) FOR ALL INTERIOR PLUMBING DEVICES;
- SHOWERHEAD
- TOILET
- LAVATORY FAUCET

APPLIANCES:
USE ENERGY STAR APPLIANCES
USE NATURAL GAS RANGE AND EXHAUST RANGE TO EXTERIOR
DOOR TYPES

EXTERIOR DOOR HEAD

1. EXTERIOR DOOR JAMB

2. EXTERIOR DOOR SILL

3. INTERIOR DOOR HEAD

4. DOOR SILL

5. INTERIOR DOOR JAMB

6. DOOR

7. WINDOW TYPES

8. WINDOW HEAD

9. WINDOW JAMB

10. WINDOW SILL

All windows are indicated by rush openings adjust to manufacturer closest current unit.

Windows:
1. Double Hung Alum labs additional hung windows with advanced comfort unit to view modern glazed units with weather-stripping or better
2. 3/4 glass kinked or sliding 0.35 63 0.6 kiln glass line
3. Install ice and water shields behind all modern framing as per manufacturer recommendation.
4. Only use siding light in context for
5. For window sized the closest window size available to the sized indicated on the plant list.

Door Schedules:

Door Schedule ABBREVIATIONS

D = Door
I = Interior
E = Exterior
PR = Pair
ST = Steel
HC = Hollow Core
AL = Aluminum
WD = Wood
LY = Linen
ST = Insulated
AV = Above
INSUL/TP = Insulation/Thermal Pans
INS/TP = Insulation/Thermal Panels
W = Water
G = Glass

All doors are indicated by rush openings adjust to manufacturer closest current unit.

Windows:
1. Double Hung Alum labs additional hung windows with advanced comfort unit to view modern glazed units with weather-stripping or better
2. 3/4 glass kinked or sliding 0.35 63 0.6 kiln glass line
3. Install ice and water shields behind all modern framing as per manufacturer recommendation.
4. Only use siding light in context for
5. For window sized the closest window size available to the sized indicated on the plant list.

Door Schedules:

Door Schedule ABBREVIATIONS

D = Door
I = Interior
E = Exterior
PR = Pair
ST = Steel
HC = Hollow Core
AL = Aluminum
WD = Wood
LY = Linen
ST = Insulated
AV = Above
INSUL/TP = Insulation/Thermal Pans
INS/TP = Insulation/Thermal Panels
W = Water
G = Glass

All doors are indicated by rush openings adjust to manufacturer closest current unit.

Windows:
1. Double Hung Alum labs additional hung windows with advanced comfort unit to view modern glazed units with weather-stripping or better
2. 3/4 glass kinked or sliding 0.35 63 0.6 kiln glass line
3. Install ice and water shields behind all modern framing as per manufacturer recommendation.
4. Only use siding light in context for
5. For window sized the closest window size available to the sized indicated on the plant list.

Door Schedules:

Door Schedule ABBREVIATIONS

D = Door
I = Interior
E = Exterior
PR = Pair
ST = Steel
HC = Hollow Core
AL = Aluminum
WD = Wood
LY = Linen
ST = Insulated
AV = Above
INSUL/TP = Insulation/Thermal Pans
INS/TP = Insulation/Thermal Panels
W = Water
G = Glass

All doors are indicated by rush openings adjust to manufacturer closest current unit.

Windows:
1. Double Hung Alum labs additional hung windows with advanced comfort unit to view modern glazed units with weather-stripping or better
2. 3/4 glass kinked or sliding 0.35 63 0.6 kiln glass line
3. Install ice and water shields behind all modern framing as per manufacturer recommendation.
4. Only use siding light in context for
5. For window sized the closest window size available to the sized indicated on the plant list.
### ROOM FINISH SCHEDULE

<table>
<thead>
<tr>
<th>ROOM NAME</th>
<th>WALLS/WAINSCOT</th>
<th>FLOOR</th>
<th>CEILING</th>
<th>BASE</th>
<th>MISC</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIVING ROOM</td>
<td>GWB</td>
<td>WD</td>
<td>GWB</td>
<td>WD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>KITCHEN</td>
<td>GWB</td>
<td>WD</td>
<td>GWB</td>
<td>WD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DINING ROOM</td>
<td>GWB</td>
<td>WD</td>
<td>GWB</td>
<td>WD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BEDROOM 1</td>
<td>GWB</td>
<td>WD</td>
<td>GWB</td>
<td>WD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BATH</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BEDROOM 2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BEDROOM 3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ROOM FINISH SCHEDULE ABBREVIATIONS

- **G.W.B.** (Both Sides) - Painted
- **M.R.** (Moisture Resistant) - Painted
- **CT** (Concrete) - Painted
- **MR BD** (Moisture Resistant Gypsum Wall Board)
- **CMU** (Concrete Masonry Unit)
- **CONC** (Concrete)
- **DS** (Dust Shield)
- **CRPT** (Carpet)
- **VB** (Vinyl Base)
- **VNL** (Sheet Vinyl)
- **WD** (Wood)
- **GWB** (Gypsum Wall Board)

### GENERAL NOTES:

1. TYP. FIRST FLOOR/ BASEMENT CEILING ASSEMBLY - PROVIDE BATT, SPRAY FOAM OR NETTED LOOSE INSULATION R-30 W/ STRAPPING FIRE RATED G.W.B. AT BOILER AREA (TYP.).
2. CLOSET FINISHES AND LAUNDRY CLOSET TO MATCH ROOM CLOSET OPENS INTO.
3. PROVIDE OAK CAP AT STAIR HANDRAIL.
4. STAIR TREAD AND LANDING FINISHES - BASEMENT TREADS - PROVIDE UNPAINTED HARD PINE FIRST FLOOR LANDING - PROVIDE WOOD FLOORING.
5. ALL WASHING MACHINES IN LIVING AREA TO HAVE CONNECTED METAL PAN TO DRAIN.
6. PROVIDE MIN. ONE HAND HANDRAIL AT ALL STAIRS. TWO WHEN SHOWN IN THE DRAWINGS.
7. STAIR HANDRAILS WITH OPEN BALUSTER B-720 BEECH NATURAL FINISH HANDRAIL 1-1/4" SQUARE PAINTED BALUSTER AND 3-1/4" SQUARE FINISHED NEWELL - BY BROSCO OR ARCHITECT APPROVED EQUAL.
8. INTERIOR STAIR RAIL BRACKET: C-3002 BROSCO BRASS FINISH OR ARCHITECT APPROVED EQUAL.
9. WALL HAND RAILS (GRAB) 3-1/2" x 1-1/2" NO. 75 ROUND AT BASEMENT STAIRS ONLY. NO. 66 TAPERED PROFILE PINE WITH INTERIOR STAIR HANDRAIL BRACKETS AT STAIRS WITHIN UNITS METERED RETURN.