NEW DORMER + ROOF

Sheet No. A100

Drawing Name NOVUS

Scale: NOVUS

Date: 06/16/20

Location: 91 ASHMONT STREET TO EXISTING CONDITIONS AFTER A FIRE. THE DWELLING IS A THREE FAMILY - 3F-5000. NO NEW SQUARE FOOTAGE OR ADDITIONAL WORK. EXISTING WINDOWS, TRIM, SIDING, AND LAYOUT WILL REMAIN AND BE RESTORED AS NEEDED.

THIS PERMIT SET IS FOR THE RESTORATION AT 91 ASHMONT STREET TO EXISTING CONDITIONS AFTER A FIRE. THE DWELLING IS A THREE FAMILY - 3F-5000. NO NEW SQUARE FOOTAGE OR ADDITIONAL WORK. EXISTING WINDOWS, TRIM, SIDING, AND LAYOUT WILL REMAIN AND BE RESTORED AS NEEDED.

FIRE RENOVATION
91 ASHMONT STREET
DORCHESTER MA, 02124

91 Ashmont Street

91 Ashmont Street

91 Ashmont Street

91 Ashmont Street

91 Ashmont Street
CONSTRUCTION NOTES

GENERAL:
1. WHERE EVER DESIGNED TO DO SO, STAIR TREADS AND HANDRAILS WITH EDGES THAT ARE HARD TO SEE FROM THE SIDE, MUST BE PAINTED A BRIGHT COLOR OR HAVE AN ELECTROSTATIC FORAMINATION OR AGGREGATE FINISH.
2. WHIRLPOOLS MUST USE BATTERY OPERATED WATER JETS THAT ARE DETECTABLE.
3. ALL AC TRANSLUCENT GLAZING MUST BE CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R
4. ALL BASEMENT WALLS MUST HAVE A MINIMUM INSULATION Thickness of 10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R

SPECIFICATION:

INSULATION AND FENESTRATION REQUIREMENTS

<table>
<thead>
<tr>
<th>CLIMATE ZONE</th>
<th>U-VALUE</th>
<th>R-VALUE</th>
<th>FENESTRATION REQUIREMENTS</th>
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<tr>
<td>1</td>
<td>0.30</td>
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<tr>
<td>2</td>
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<td>5</td>
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IRGC N1102 TABLE N1102.1.2
INSTALLATION AND FENESTRATION REQUIREMENTS

<table>
<thead>
<tr>
<th>SPECIFICATION</th>
<th>MINIMUM</th>
<th>MAXIMUM</th>
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<tbody>
<tr>
<td>HEADROOM</td>
<td>5'</td>
<td>6'</td>
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<tr>
<td>HANDRAILS</td>
<td>34 INCHES</td>
<td>38 INCHES</td>
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<tr>
<td>DOORS</td>
<td>1 FOOT, 8 INCHES</td>
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<tr>
<td>LIGHTING</td>
<td>6 FOOT CANDLES</td>
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</tr>
<tr>
<td>VENTILATION</td>
<td>0.2 INCH W.C. (50 PA)</td>
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<tr>
<td>BLOWER DOOR</td>
<td>0.2 INCH W.C. (50 PA)</td>
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<tr>
<td>INSULATION</td>
<td>5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME</td>
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</tr>
<tr>
<td>FENESTRATION</td>
<td>F</td>
<td>F</td>
</tr>
</tbody>
</table>

IRC R109.1.5

A) G.C. TO VERIFY EXTENT OF WALL DAMAGE.
B) FOLLOW ALL APPLICABLE CODES AND REGULATIONS.
C) REPLACE ANY DAMAGED PIPING, EQUIPMENT, OR MECHANICAL UNITS AS NEEDED.
D) INCLUDE REWIRING BUILDING. INCLUDE NEW PANELS.
E) SLEEVE, FIRESTOP, AND CAULK ALL PENETRATIONS OF FLOORS SO THAT ODORS AND/OR LIQUIDS WILL NOT PENETRATE
F) REPLACE ALL OLD DAMAGED DOORS AND WINDOWS WITH ENERGY CODE REQUIRED REPLACEMENTS
G) DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE 1 FOOT, 8 INCHES
H) MINIMUM LOCAL EXHAUST RATES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION M1507. EXHAUST AIR FROM
I) GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ FT, ONE
J) LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES OVER THE AREA OF THE
K) WALLS AND CEILINGS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'
L) ALL LABORATORY ROOMS AND BASEMENT MECHANICAL STORAGE AREAS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'
**EXISTING FLOOR PLANS**

1. **BASEMENT**
   - 1/4" = 1'-0" Scale: 1/4" = 1'-0"
   - Finish Floor: 5 1/2" Wood Studs, 16" O.C. Max. with R-20 Insulation
   - Exterior Grade Plywood (Zip System)
   - Building Wrap (or Tape Zip System per Manufacturer’s Instructions to Create Air Barrier)

2. **FIRST FLOOR EXISTING**
   - 1/4" = 1'-0" Scale: 1/4" = 1'-0"
   - Lap Siding
   - Ceiling Height
   - (1) Layer of Type C 1/2" GWB on each side, extend to underside of structure above (or patch existing plaster and lath to create a one-hour partition)
   - Underside of Structure
   - Fire Blocking
   - Acoustical Sealant
   - Existing Subfloor
   - Finish Floor
   - Base if required by owner
   - Acoustical Insulation at Bathrooms, Utility Rooms, and Stairwells
   - 3 1/2" Wood Studs, 16" O.C.
   - Ceiling Height
   - (1) Layer of 1/2" GWB on each side, extend to 6" above ceiling use M.R. GWB at wet locations
   - Tile 48" high from floor in bathrooms

3. **EXISTING DECK STRUCTURALLY UNSTABLE**
   - Remove and repair damaged existing deck.

4. **UNFINISHED BASEMENT EXISTING TO REMAIN**
   - Remove and replace existing doors and trim.

5. **DEMO NOTES**
   - (1) Typical note. Remove existing interior partitions as shown. Interiors, appliances, cabinets, cupboards, fireplaces, chimneys, existing cabinets, windows, doors, and lighting fixtures are to be removed unless otherwise noted.
   - (2) Remove existing bathroom fixtures as shown. Cap plumbing. Adjust location of existing pipes and conduit as necessary for new layout.
   - (3) Remove and repair damaged existing rooftop. Maintain existing roof structure and rise. Maintain existing location rise and run.
   - (4) Remove all existing interior partitions, appliances, cabinets, cupboards, fireplaces, chimneys, existing cabinets, windows, doors, and lighting fixtures are to be removed unless otherwise noted.
   - (5) Remove and replace damaged existing roof.
   - (6) Remove and repair damaged existing doors and trim.
   - (7) Remove and replace interior doors as required when noted.
   - (8) Maintain existing foundation unless damaged.

6. **DEMOLITION KEY NOTES**
   - 1. This drawing is diagrammatic and should be used for reference only. Contractor to verify existing conditions before construction.
   - 2. Coordinate the location of construction trash dumpsters with the owner.
   - 3. Verify integrity of fire-rated demising partitions. Any existing or new holes are to be patched to match existing and firestopped. Any existing or new penetrations are to be sealed to maintain fire rating.
   - 4. Maintain existing conditions as deemed safe by contractor or inspector.
   - 5. Patch and repair all areas damaged of firestopping to match existing. Maintain all fire ratings.
   - 6. Provide a clean, smooth, and lever subfloor ready to receive new finish flooring. Any high points are to be knocked/ground down, any cracks, holes, or other depressions are to be flash patched.
   - 7. Repair any damage to building’s facade, sidewalks, finishes, and demising partitions per owner’s direction.
   - 8. Verify width, depth, height, items to remain and anything that may be considered an unanticipated field condition which may alter the intent of these drawings.
DEMOLITION KEY NOTES

(1) TYPICAL NOTE: REMOVE EXISTING INTERIOR PARTITIONS AS SHOWN, EXCEPT FOR DIAMETER. REMOVE EXISTING LIGHT FIXTURES AND WIRING BACK TO PANEL. REMOVE EXISTING PLUMBING PICTURES AND CAP EXISTING PLUMBING. REMOVE EXISTING INTERIOR PARTITIONS AND DEMOLITION REPLACEMENT AS SHOWN OR AS PER CONTRACTOR.

(2) REMOVE AND REPLACE EXISTING INTERIOR DOORS AND TRIM. REMOVE EXISTING LIGHT FIXTURES AND WIRING BACK TO PANEL.

(3) REMOVE AND REPLACE EXISTING LIGHT FIXTURES AND WIRING BACK TO PANEL. REMOVE EXISTING INTERIOR PARTITIONS AND DEMOLITION REPLACEMENT AS SHOWN.

(4) REMOVE AND REPLACE EXISTING STAIR TREAD AND RISES AS NEEDED. MAINTAIN EXISTING LOCATION RISE AND RUN.

(5) REMOVE AND REPLACE EXISTING KITCHEN MILLWORK. MAINTAIN EXISTING LOCATION.

(6) REMOVE AND REPLACE EXISTING BATHROOM FIXTURES. MAINTAIN EXISTING LOCATION.

(7) REMOVE AND REPLACE EXISTING LIGHT FIXTURES AND WIRING BACK TO PANEL. REMOVE AND REPLACE EXISTING INTERIOR DOORS AND TRIM.

DEMOLITION NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE CONSTRUCTION.

2. REMOVE EXISTING INTERIOR PARTITIONS AS SHOWN, EXCEPT FOR DIAMETER. REMOVE EXISTING LIGHT FIXTURES AND WIRING BACK TO PANEL. REMOVE EXISTING PLUMBING PICTURES AND CAP EXISTING PLUMBING.

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7. REMOVE AND REPLACE EXISTING LIGHT FIXTURES AND WIRING BACK TO PANEL. REMOVE AND REPLACE EXISTING INTERIOR DOORS AND TRIM.

FINISH FLOOR

5 1/2" WOOD STUDS, 16" O.C. MAX. WITH 20 INSULATION

1/2" EXTERIOR GRADE PLYWOOD (ZIP SYSTEM)

BUILDING WRAP (OR TAPE ZIP SYSTEM PER MANUFACTURER'S INSTRUCTIONS TO CREATE AIR BARRIER)

UNDERSIDE OF STRUCTURE

5 1/2" STUD

INTERIOR CEMENTITIOUS CLAPBOARDS (MATCH EXISTING)

1/2" GYPSUM WALL BOARD

ACOUSTICAL SEALANT

EXISTING SUBFLOOR

FINISH FLOOR

BASE IF REQUIRED BY OWNER

ACOUSTICAL INSULATION

3 1/2" WOOD STUDS, 16" O.C.

CEILING HEIGHT

(1) LAYER OF TYPE C 1/2" GWB ON EACH SIDE, EXTEND TO UNDERSIDE OF STRUCTURE ABOVE (OR PATCH EXISTING PLASTER AND LATHE TO CREATE A ONE HOUR PARTITION)

UNDERSIDE OF STRUCTURE

FIRE BLOCKING

SEALANT

ONE HOUR PARTITION

3 1/2" STUD, UL U305 OR SIMILAR

0' - 5" 12" - 16" O.C.

ACOUSTICAL INSULATION AT BATHROOMS, UTILITY ROOMS, AND STAIRWELLS

3 1/2" WOOD STUDS, 16" O.C.

CEILING HEIGHT

(1) LAYER OF 1/2" GWB ON EACH SIDE, EXTEND TO 6" ABOVE CEILING USE M.R. GWB AT WET LOCATIONS

TILE 48" HIGH FROM FLOOR IN BATHROOM

UNDERSIDE OF STRUCTURE

5 1/2" STUD

INTERIOR CEMENTITIOUS CLAPBOARDS (MATCH EXISTING)

1/2" GYPSUM WALL BOARD

ACOUSTICAL SEALANT

EXISTING SUBFLOOR

FINISH FLOOR

BASE IF REQUIRED BY OWNER

ACOUSTICAL INSULATION

3 1/2" WOOD STUDS, 16" O.C.

CEILING HEIGHT

(1) LAYER OF 1/2" GWB ON EACH SIDE, EXTEND TO 24" ABOVE CEILING USE M.R. GWB AT WET LOCATIONS

TILE 48" HIGH FROM FLOOR IN BATHROOM

UNDERSIDE OF STRUCTURE

FIRE BLOCKING

SEALANT

ONE HOUR PARTITION

3 1/2" STUD, UL U305 OR SIMILAR

0' - 5" 12" - 16" O.C.

ACOUSTICAL INSULATION AT BATHROOMS, UTILITY ROOMS, AND STAIRWELLS

3 1/2" WOOD STUDS, 16" O.C.

CEILING HEIGHT

(1) LAYER OF 1/2" GWB ON EACH SIDE, EXTEND TO 6" ABOVE CEILING USE M.R. GWB AT WET LOCATIONS

TILE 48" HIGH FROM FLOOR IN BATHROOM

UNDERSIDE OF STRUCTURE

FIRE BLOCKING

SEALANT

ONE HOUR PARTITION

3 1/2" STUD, UL U305 OR SIMILAR

0' - 5" 12" - 16" O.C.
EXISTING ELEVATIONS

DEMO EXISTING ROOF AND DORMER

ONE HOUR SEPARATION BETWEEN UNITS

ONE HOUR SEPARATION BETWEEN UNITS

ONE HOUR SEPARATION BETWEEN UNITS

ONE HOUR SEPARATION BETWEEN UNITS

BASEMENT

2 WEST EXISTING

1 EAST EXISTING

91 ASHMONT ST
DORCHESTER MA, 02124

A105