71-75 SHERIDAN STREET

BOSTON, MA 02130

AUGUST 8, 2019

ISSUED FOR CONSTRUCTION

ERT 987106

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS W/ DISABILITIES ACT
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AV.	AUDIO VISUAL
BLDG.	BUILDING
BLKG.	BLOCKING
B.O.	BOTTOM OF
CAB.	CABINET
C.H.	CEILING HEIGHT
CLR.	CLEAR
CL	CENTERLINE
COL.	COLUMN
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
C.J.	CONTROL JOINT
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DWG.	DRAWING
(E)	EXISTING
EL.	ELEVATION
ELEC.	ELECTRICAL
EQ	EQUAL
FD.	FLOOR DRAIN
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
GFIC	GROUND FAULT INTERCEPTOR CIRCUIT
GSM.	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
H OR HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
H.B.	HOSE BIB
HM	HOLLOW METAL
MAX.	MAXIMUM
M.O.	MASONRY OPENING
MECH.	MECHANICAL
MEP	MECHANICAL ELECTRICAL PLUMBING
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P.G.	PAINT GRADE
PLYWD.	PLYWOOD
PTD.	PAINTED
R.D.	ROOF DRAIN
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
S.G.	STAIN GRADE
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
SQ.	SQUARE
SPEC.	SPECIFICATION
S.S.D.	SEE STRUCTURAL DRAWINGS
SSTL.	STAINLESS STEEL
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
T.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THK.
T.O.	TOP OF
T.S.	TUBULAR STEEL
TYP.	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD.	WOOD
WPM.	WATERPROOFING MEMBRANE

SYMBOLS

- 1 / A201 — REFERENCE NUMBER: BUILDING SECTION / DRAWING SHEET
- 1 / A201 — REFERENCE NUMBER: DETAIL / DRAWING SHEET
- 1 / A201 — REFERENCE NUMBER: DRAWING / DRAWING SHEET
- 1 / A401 — REFERENCE NUMBER: INTERIOR ELEVATION / DRAWING SHEET
- 1 / A401 — REFERENCE NUMBER: EXTERIOR ELEVATION / DRAWING SHEET
- N — NORTH ARROW
- A — WINDOW TAG
- 100 — DOOR TAG
- W101 — WALL TYPE TAG
- 1 — APPLIANCE TAG
- 1 — REVISION TAG
- ℄ — CENTER LINE

GENERAL REQUIREMENTS

1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCALS BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
2. CONTRACTOR SHALL EXAMINE THE PREMISES AND SITE SO AS TO COMPARE THEM TO THE CONTRACT DRAWINGS AND WILL BE FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID NUMBER. ALLOWANCES ARE TO BE MADE TO INCLUDE ALL ITEMS OF WORK INCLUDING BOTH LABOR OR MATERIALS FOR ALL NOTED, DETAILS, OR IMPLIED ITEMS REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS AND SPECIFICATIONS.
3. ALL SUBCONTRACTORS SHALL INSPECT THE SITE AND CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE GENERAL CONTRACTOR WHO WILL CONVEY THESE TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OR PERSON DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
5. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING THE SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
6. ALL CONSTRUCTION MATERIALS AND SUPPLIES ARE TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
7. IF ERRORS OR OMISSIONS ARE FOUND IN THE CONTRACT DOCUMENTS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
8. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHALL ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
9. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
10. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS.
11. THESE NOTES ARE TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED THAT ARE APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK.
12. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2015, THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015, AND THE MASSACHUSETTS BUILDING CODE 2015 AMENDMENTS. CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE SECTIONS.

VICINITY MAP

PROJECT DATA

PROJECT ADDRESS: 71-75 SHERIDAN STREET (PARCEL 1900219000)

ZONING SUBDISTRICT: 3F-5000 ARTICLE 55 TABLE A

DESIGN OVERLAY DISTRICT REGUALTIONS: DESIGN REVIEW BY BPDA REQUIRED, PER ARTICLE 80E, SMALL PROJECT REVIEW

PROJECT DESCRIPTION:
DEVELOPMENT OF THREE, THREE-FAMILY TOWNHOUSES, TWO WITH THREE DWELLINGS AND ONE WITH TWO DWELLINGS. EACH TOWNHOUSE INCLUDES COMMON BASEMENT AND OFF-STREET PARKING SPACES.

USE GROUP	CONSTRUCTION TYPE
R-2 - MULTI-FAMILY RESIDENTIAL	VB

ZONING REVIEW

ARTICLE 55 3F-5000 SUBDISTRICT	ALLOWABLE/REQ'D	PROPOSED	COMPLIANCE	NOTES
USE	3F-5000	2-3 FAMILY TOWNHOUSE	YES	6
MINIMUM LOT AREA	17,000 SF	+/-19,447 SF	YES	1
MINIMUM LOT WIDTH, FRONTAGE	25'-0"	99'-3", 80'-3" (BUILDING)	YES	11
FLOOR AREA RATIO	0.60	0.59	YES	2
BUILDING HEIGHT	3 STORIES, 35'-0"	3 STORIES, 34'-7"	YES	7,8
USABLE OPEN SPACE PER D.U.	9,146 SF	9,402 SF	YES	9,10
MINIMUM FRONT YARD	15'-0" OR EXIST'G STREET WALL ALIGNMENT	19.09'	YES	3
MINIMUM SIDE YARD	17'-0" AGGREGATE	19'-8 1/2"	YES	4,5
MINIMUM REAR YARD	20'-0"	90.5'	YES	-
OFF-STREET PARKING	1.25 SPACES/D.U. = 10 SPACES	10	YES	-

GROSS SQUARE FOOTAGE	SQ. FT. PER FAR	NO DEDUCTIONS
BASEMENT	0	2,117
GROUND FLOOR	4,144	4,208
SECOND FLOOR	3,964	4,016
THIRD FLOOR	3,348	3,402
TOTAL	11,456 SF	13,743 SF

ZONING NOTES

1. 3,000 SF FOR THE FIRST DWELLING UNIT, 2,000 SF FOR EACH ADDITIONAL UNIT.
2. MAX BUILDABLE AREA ON LOT = 11,668 SF. ACTUAL FAR SQ.FT = 11,456 SF. FAR CALCULATION INCLUDES ALL HABITABLE SPACES AND COMMON AREAS. CALCULATION EXCLUDES COMMON UTILITY ROOMS, STORAGE ROOMS, LAUNDRY, AND BASEMENT AREAS. ELEVATOR HOISYWAY SQ. FT. ACCOUNTED FOR ONCE. NOTE: REFER TO 'FAR DEDUCTION ZONES' ON SHEET A002 FOR REQUIREMENTS AT TOP FLOOR UNIT WHERE SLOPED ROOF CONDITION EXISTS.
3. THE EXISTING STREET WALL ALIGNMENT IS TAKEN BETWEEN CRANSTON STREET AND CHESTNUT AVE. BASED ON THE ASSESSMENT, THE SETBACK WITH THE GREATEST AGGREGATE LOT WIDTH IS BETWEEN 5 FEET AND 10 FEET. THE PROPOSED FRONT YARD SETBACK IS 19.09' AND THERE IS NO CODE PROHIBITION EXCEEDING THE MINIMUM FRONT YARD SETBACK.
4. SEVEN (7) FEET FROM A SIDE LOT LINE AND TEN (10) FEET FROM AN EXISTING STRUCTURE ON AN ABUTTING LOT, PROVIDED THAT 1.) THE AGGREGATE WIDTH OF TWO SIDE YARDS SHALL BE NOT LESS THAN SEVENTEEN (17) FEET, AND 2.) THE WIDTH OF ANY SIDE YARD IN WHICH THERE IS A DRIVEWAY PROVIDING ACCESS TO OFF-STREET PARKING SPACES OR OFF-STREET LOADING FACILITIES REQUIRED BY THIS ARTICLE SHALL BE NOT LESS THAN TEN (10) FEET.
5. THE PROPOSED LEFT SIDE YARD IS A MINIMUM OF 12.7', AND WILL BE USED TO ACCESS THE OFF-STREET PARKING IN THE REAR YARD. THE PROPOSED RIGHT SIDE YARD IS 7 FEET IN WIDTH, AND IS <10' FROM THE STRUCTURES ON THE ADJACENT LOT. ALSO TO NOTE, TOWNHOUSE BUILDINGS ARE ONLY REQUIRED TO HAVE SIDE YARDS THAT ARE NOT ATTACHED TO ANOTHER DWELLING.
6. TWO AND THREE FAMILY DWELLINGS ARE "ALLOWED." "TOWNHOUSE" IS ALSO 'ALLOWED', DEFINED AS ONE OF A GROUP OF THREE OR MORE ATTACHED DWELLINGS ON THE SAME LOT. THE MAXIMUM NUMBER OF DWELLINGS ALLOWED IN A TOWNHOUSE IS THREE.
7. BUILDING HEIGHT MEASURED THE HIGHEST POINT OF THE MEAN LEVEL OF THE HIGHEST SLOPED DORMER. SEE A002.
8. "GRADE" IS DEFINED IN ARTICLE 2A, AND IS MEASURED FROM THE SIDEWALK, THE AVERAGE ELEVATION OF THE FRONT LOT LINE, OR A POINT 20' FROM THE BUILDING, WHICHEVER IS NEARER. FOR THE PROPOSED REDEVELOPMENT, THE BUILDINGS ARE EACH SET BACK A MINIMUM OF 21' FROM THE FRONT LOT LINES. "GRADE" IS THE AVERAGE ELEVATION OF THE GROUND, MEASURED 20' FROM THE FRONT OF EACH BUILDING.
9. USABLE OPEN SPACE: 750 SF FIRST UNIT, 500 SF FOR EACH ADDITIONAL UNIT; PLUS, FOR EACH DWELLING UNIT, 25% OF THE LOT AREA IN EXCESS OF THE MINIMUM.
   CALCULATION:
   LOT AREA: 19,447 SF / EXCESS LOT AREA = 2447SF X 25% = 612SF
   UNIT 1: 750+612=1,362SF / UNITS 2-8: 3,500+4,284 = 7,784SF
   TOTAL OPEN SPACE REQUIRED = 9,146 SF
   TOTAL OPEN SPACE PROVIDED = 9,402 SF
10. ALL OPEN SPACE MUST HAVE AN UNOBSTRUCTED LENGTH OF NOT LESS THAN TEN (10) FEET AND AN UNOBSTRUCTED WIDTH OF NOT LESS THAN TEN (10) FEET.
    NOTE: ROOF DECKS AND BALCONIES OVER 6' IN WIDTH ARE PERMITTED TO CONTRIBUTE TO USABLE OPEN SPACE, PER TABLE E, FOOTNOTE E OF THE ZONING CODE, HOWEVER HAVE NOT BEEN INCLUDED IN THIS CALCUATION. REFER TO SHEET A010 FOR OPEN SPACE DIAGRAM.
11. THE LOT FRONTAGE IS +/-99'-3"; THE LOT WIDTH AT THE PROPOSED DWELLINGS' LOCATION IS +/-80'-3 1/2" AND IS COMPLIANT. REFER TO SHEET A010 FOR ADDITIONAL INFO.

SHEET LIST

ARCHITECT
EMBARC
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330
www.embarcstudio.com

OWNER
LEE GOODMAN
WATERMARK DEVELOPMENT, INC.
1705 COLUMBUS AVE BOSTON, MA 02119

CONSULTANTS

STRUCTURAL
BOMBARDIER STRUCTURAL
131 LINCOLN STREET
ABINGTON, MA 02351
(508) 631-3332

CIVIL
GREATER BOSTON SURVEY
9 FREDITH ROAD
WEYMOUTH, MA 02189
(781) 413-7029

LANDSCAPE
VERDANT
318 HARVARD AVE
BROOKLINE, MA 02446
(617) 735-1180

71-75 SHERIDAN STREET
BOSTON, MA 02130
ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
SANTIAGNAN BROWN
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	As indicated

DRAWING TITLE
#71 COVER

DRAWING NUMBER
A000

C:\Users\lsmenanger\Documents\17048_73 Sheridan Street_2.0 single list_lsmenanger@embarcstudio.com.rvt
8/9/2019 10:04:23 AM

MERIDIAN BASIS FROM PLAN RECORDED IN PLAN 172 OF 2013

#43 CRANSTON STREET
PARCEL ID 1900215001
Now or Formerly
PAULA A. CARRANZA
29435/329 (DEED)
3962/390 (PLAN)

#45 CRANSTON STREET
PARCEL ID 1900216000
Now or Formerly
MARY H. WISSEMANN & ANDREW A. KING
51490/310 (DEED)
PLAN 172 OF 2013 (PLAN)

#47–49 CRANSTON STREET
PARCEL ID 1900217000
Now or Formerly
47–49 REALTY TRUST
DENNIS E. HOGAN (trustee)
PATRICIA T. HOGAN (trustee)
30820/49 (DEED)
2221/321 (PLAN)
3286/374 (PLAN)

#51 CRANSTON STREET
#69 SHERIDAN STREET
PARCEL ID 1900218000
Now or Formerly
THE SHERIDAN/CRANSTON CONDOMINIUM
16433/55 (MASTER DEED & PLAN)
3286/374 (PLAN)

N40°00'00"E 218.15'

5' C.L.F.

SHERIDAN STREET
(VARIABLE WIDTH – PUBLIC)

PAUL GORE STREET
PARCEL ID 1900248000
Now or Formerly
CITY OF BOSTON
"PAUL GORE PARK"
L–2781

N62°39'40"W 101.25'

#73 SHERIDAN STREET
PARCEL ID 1900219000
Now or Formerly
SCOTT E. & JAI JOHNSON UNDERHILL
40324/167 (DEED)
940/END (PLAN)

AREA=
19,447± S.F.

#2–4 PAUL GORE TERRACE
PARCEL ID 1900244000
Now or Formerly
2–4 PAUL GORE TERRACE REAL ESTATE TRUST
ROSANA RIVERA (trustee)
52916/125 (DEED)
1831/431 (PLAN)

S39°34'40"W 177.30'

#77 SHERIDAN STREET
PARCEL ID 1900220000
Now or Formerly
BRUCE MARKS & MARISSA LANDRAU–PIRAZZI
40352/221 (DEED)
371/END (PLAN) (NORFOLK COUNTY)

S40°34'04"E 34.47'

S38°24'51"E 64.80'

#73

2 1/2 STORY WOOD

1 STORY GARAGE

PATIO

GARDEN

GRASS

CONC.

COMPOST

AREA

6" WOOD

BIT. CONC.

R=134.25
I=125.2

R=131.19
I=127.15

10" D

10" S

12" S

SH12 Cl 1937 (2003)

LEGEND:

- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- GAS SHUT OFF
- WATER SHUT OFF
- BOSTON WATER VALVE
- CATCH BASIN
- LIGHT POLE

BIT.	BITUMINOUS
CONC.	CONCRETE
DH	DRILL HOLE
SB	STONE BOUND
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
	DECIDUOUS TREE
BS	BOTTOM OF STEPS
TS	TOP OF STEPS
BW	BOTTOM OF WALL
TW	TOP OF WALL
N/F	NOW OR FORMERLY
FFE	FIRST FLOOR ELEVATION
BC	BOTTOM OF CURB
TC	TOP OF CURB
R=	RIM ELEVATION
I=	INVERT ELEVATION

- X — FENCE
- S — SEWER
- D — DRAIN
- G — GAS
- OHW — OVERHEAD WIRE

NOTES
1) ELEVATIONS REFER TO BOSTON CITY BASE.

2) UNDERGROUND UTILITIES ARE ONLY SHOWN FROM LIMITED RESEARCH ONLY. THERE IS EVIDENCE OF ADDITIONAL LINES IN THE AREA.

REFERENCES

1. BOSTON PUBLIC WORKS DEPARTMENT LAYOUT PLAN L–1716, L–2272, L–6843.

2. BOSTON PUBLIC WORKS DEPARTMENT SURVEY FIELD NOTES BK BBS 108/70–77.

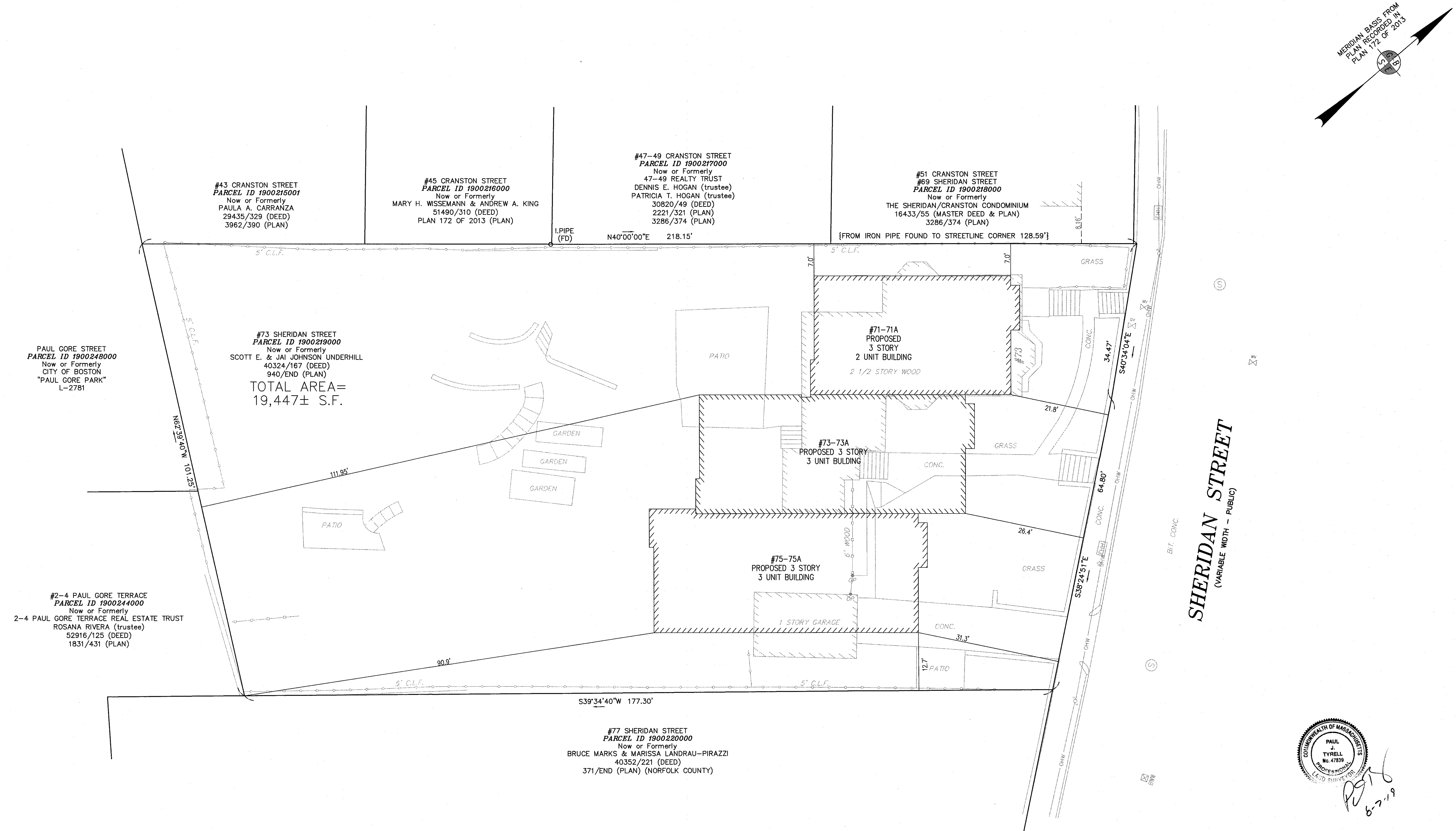
0 5 10 20 40
SCALE: 1"=10'

TOPOGRAPHIC SURVEY
73 SHERIDAN STREET
BOSTON, MASSACHUSETTS
(JAMAICA PLAIN DISTRICT)

PREPARED FOR

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

CALC BY: DGM	CHECK BY:	DATE: OCTOBER 27, 2018	SCALE: 1"=10'



PLAN OF PROPOSED CONSTRUCTION
73 SHERIDAN STREET
BOSTON, MASSACHUSETTS
(JAMAICA PLAIN DISTRICT)

PREPARED FOR
LEE GOODMAN
1705 COLUMBUS AVENUE
BOSTON, MA 02119
617-212-8583

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

CALC BY:DGM	CHECK BY: PJT	DATE:MAY 21, 2019	SCALE: 1"=10'

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

PAUL J. TYRELL, PLS

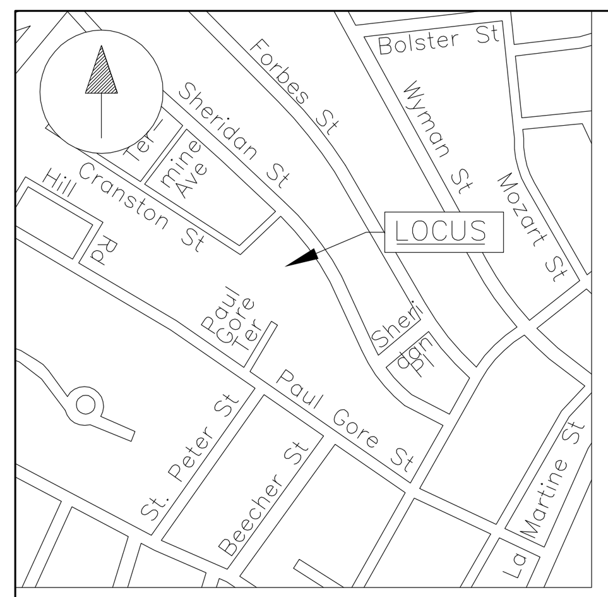
DATE

0 5 10 20 40
SCALE: 1"=10'

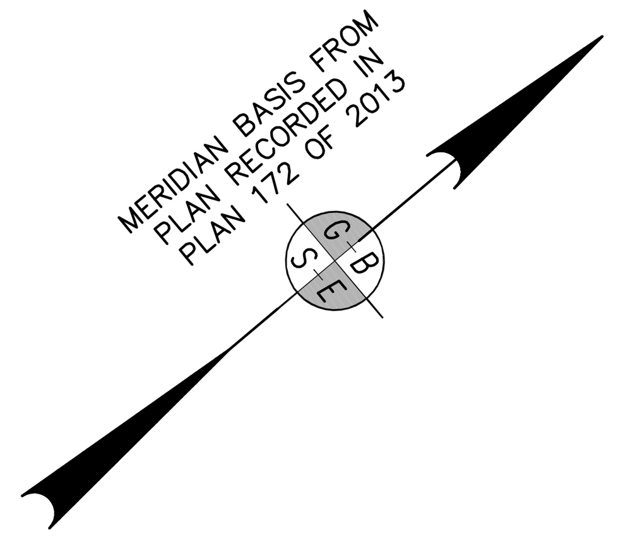
REFERENCES

1. BOSTON PUBLIC WORKS DEPARTMENT LAYOUT PLAN L–1716, L–2272, L–6843.
2. BOSTON PUBLIC WORKS DEPARTMENT SURVEY FIELD NOTES BK BBS 108/70–77.

LAND USE CODE R2



LOCUS MAP
N.T.S



BOSTON WATER & SEWER COMMISSION

Cross Connection

Approval: ______________ ______________
Date:

Discharge Enforcement

Approval: ______________ ______________
Date:

BOSTON WATER AND SEWER COMMISSION INSPECTOR SIGN OFF

1	CUT AND CAP SEWER	INSPECTOR	DATE
2	6" SEWER SERVICE	INSPECTOR	DATE
3	CUT AND CAP WATER	INSPECTOR	DATE
4	2" FIRE PIPE	INSPECTOR	DATE
5	1" WATER SERVICE	INSPECTOR	DATE
6	DOWNSPOUT OVERFLOW	INSPECTOR	DATE
	AS-BUILT FEE	INSPECTOR	DATE

71-71A SHERIDAN STREET, WARD 19 PARCEL 219
ACCOUNT #****** (TO REMAIN)
BWSC SITE PLAN #19160

BOSTON WATER AND SEWER COMMISSION

Reviewed and approved as to proposed connection(s) to existing Water and Sewer facilities as shown, for issue of Building Permit Only. Additional Permits must be obtained from BWSC prior to connection to BWSC facilities. Site Plans are valid for a period of one (1) year from date of approval.

JOHN P. SULLIVAN, JR. P.E.
Chief Engineer

ALL WATER, SEWER AND DRAIN SERVICE CONNECTIONS TO BOSTON WATER AND SEWER COMMISSION FACILITIES MUST BE PERFORMED BY A BONDED DRAIN LAYER LICENSED BY THE BOSTON WATER AND SEWER COMMISSION.

ANTICIPATED SEWAGE FLOW
110 GAL./DAY/BEDROOMx4 BEDROOMS =440 GPD

INFILTRATION STORAGE CALCULATION
REFER TO BWSC SITEPLAN #xxxxxx FOR INFILTRAITON STORAGE CAUCULATIONS

WATER AND SEWER NOTES
1. ALL ELEVATIONS ARE RELATIVE TO BOSTON CITY BASE.

2. ALL WATER AND SEWER CONNECTIONS SHALL CONFORM WITH THE BOSTON WATER AND SEWER COMMISSION RULES AND REGULATIONS.

3. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES IS FROM PLANS AND RECORDS AND SHOULD BE CONSIDERED APPROXIMATE.

4. ALL CONSTRUCTION PERFORMED ON BWSC SYSTEMS, SYSTEMS TRIBUTARY TO BWSC SYSTEMS OR CONSTRUCTION WORK PERFORMED ON SYSTEMS WHOSE OWNERSHIP MAY BE TRANSFERRED TO THE BWSC MUST BE INSPECTED BY A BWSC INSPECTOR AT THE CONTRACTORS EXPENSE.

5. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AT LEAST 72 HOURS BEFORE STARTING ANY EXCAVATION OPERATIONS.

6. WATER CONNECTIONS SHALL BE IN A SEPARATE TRENCH A MINIMUM OF 10 FT. FROM THE SEWER SERVICE.

7. NO BATHROOM FIXTURES ARE TO BE INSTALLED IN THE BASEMENTS. IF PROPOSED IN THE FUTURE A BWSC APPROVED BACKWATER VALVE DEVICE SHALL BE INSTALLED.

8. A DYE TEST WILL BE PERFORMED BY BWSC INSPECTOR(S) BEFORE OCCUPANCY OF BUILDING CAN BE TAKEN.

9. ALL EXISTING AND ABANDONED WATER AND SEWER SERVICES LOCATED IN THE FIELD SHALL BE CUT AND CAPPED AT THE MAIN.

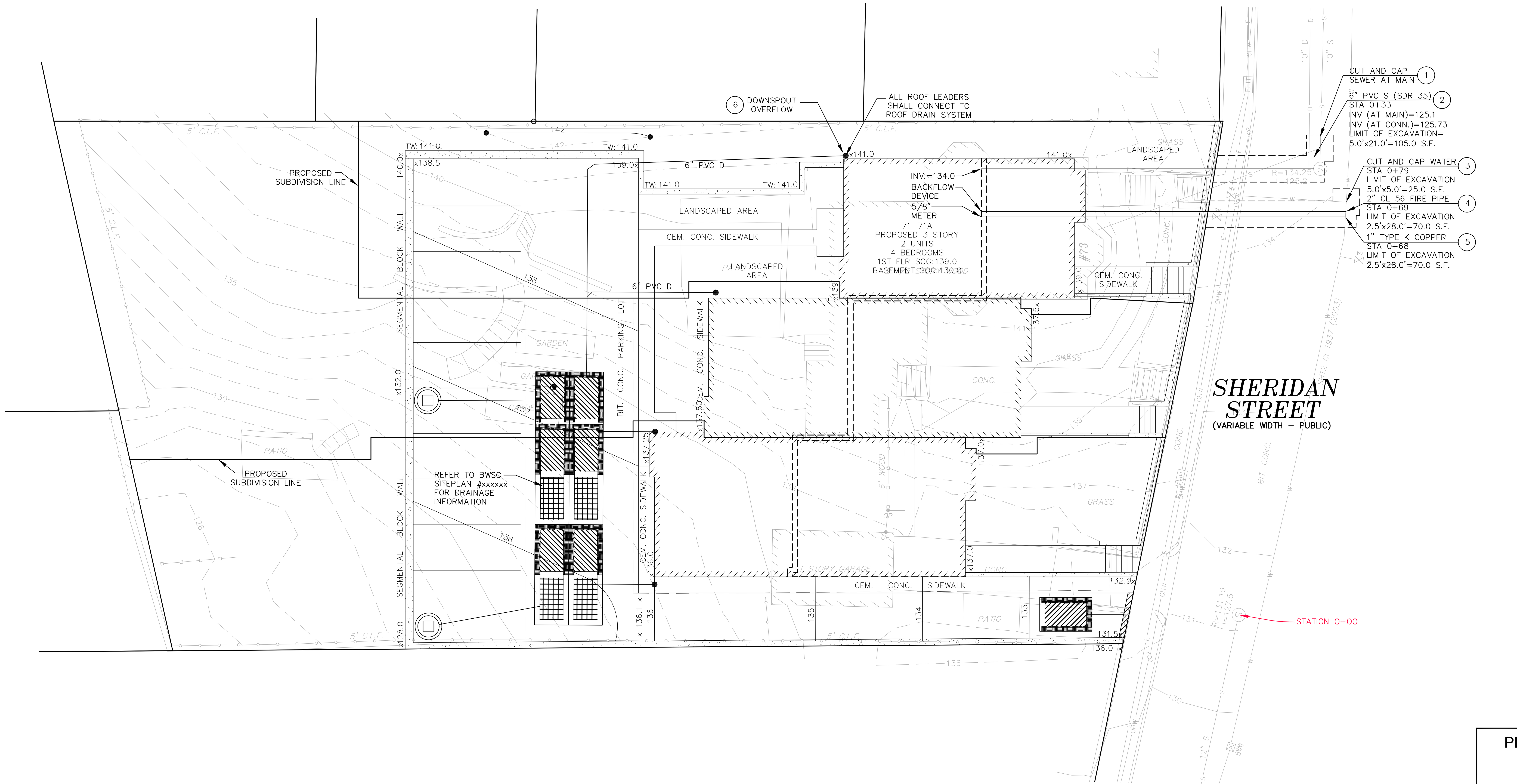
10. ALL EARTHWORK MATERIALS SPECIFIED SHALL COMPLY WITH THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES (LATEST EDITION).

11. A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER AND SEWER COMMISSION FOR NEW CONSTRUCTION IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT.

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A PLAN FOR DEWATERING TO THE BWSC PRIOR TO THE START OF EXCAVATION.

13. BWSC WILL REQUIRE AN AS-BUILT FOR PROPOSED DRAINAGE SYSTEM. ANY VARIATION FROM THE PROPOSED DESIGN REQUIRES BWSC REVIEW AND APPROVAL AND MAY DELAY APPROVAL OF THE NEW WATER, SEWER AND DRAIN.

14. THE FINISHED FLOOR ELEVATION IS TO BE HIGHER THAN ANY ADJACENT PUBLIC SIDEWALK.



0 5 10 20 40

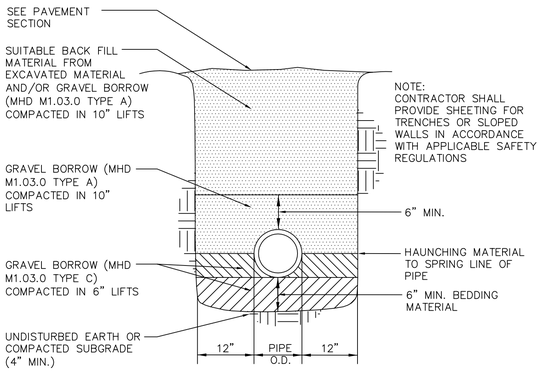
SCALE: 1"=10'

PLAN OF PROPOSED CONSTRUCTION
71-71A SHERIDAN STREET
BOSTON, MASSACHUSETTS
(JAMAICA PLAIN DISTRICT)

OWNER
LEE GOODMAN
1705 COLUMBUS AVENUE
BOSTON, MA 02119
617-445-1971

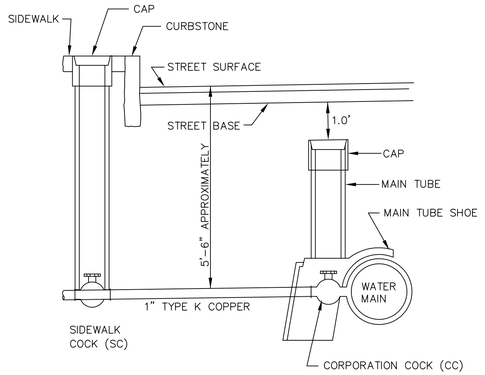
GREATER BOSTON SURVEYING AND ENGINEERING
19 FREDITH ROAD
WEYMOUTH, MA 02189
(781) 331-6128

DESIGN BY: PJT | DATE: MAY 2, 2019 | SCALE: 1" = 10'



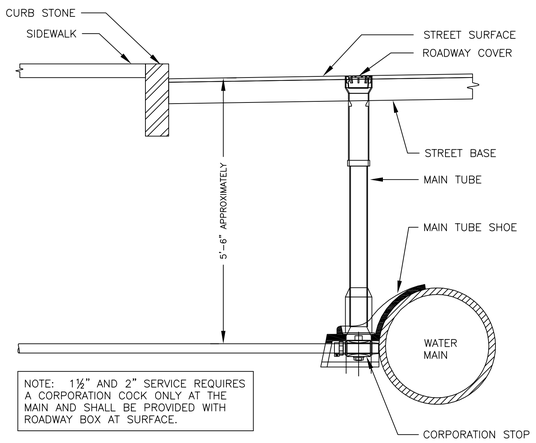
PVC TRENCH DETAIL

NOT TO SCALE



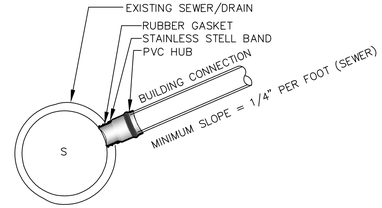
1" WATER SERVICE CONNECTION DETAIL

NOT TO SCALE



2" WATER SERVICE CONNECTION DETAIL

NOT TO SCALE



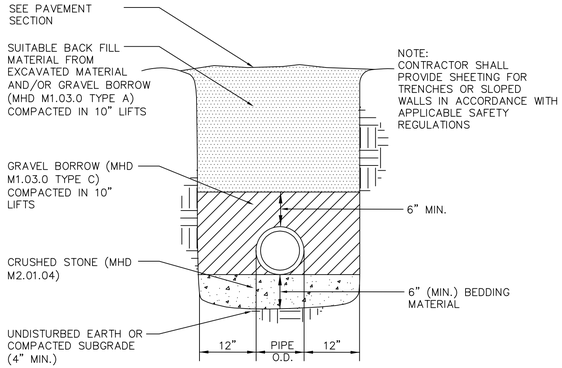
NOTES

1. INSERTA TEE TO BE INSTALLED IN ACCORDIANCE WITH MANUFAFTURER INSTALLATION RECOMMENDATIONS.

2. SERVICE LATERAL SHALL BE FLUSH WITH INSIDE OF MAIN.

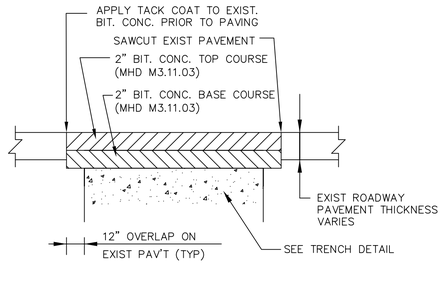
CONNECTION TO EXISTING SEWER/DRAIN

NOT TO SCALE



COPPER PIPE TRENCH DETAIL

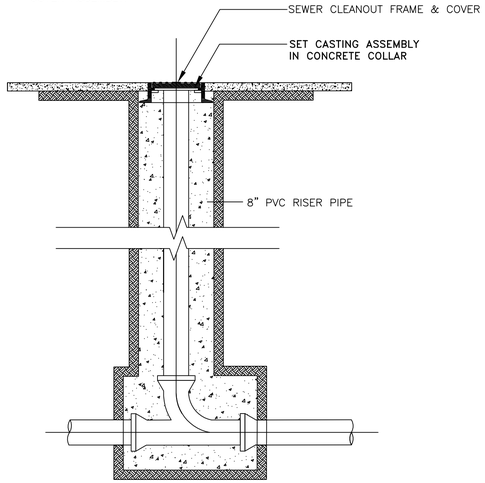
NOT TO SCALE



PAVEMENT PATCH DETAIL

NOT TO SCALE

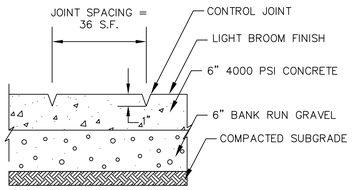
NOTE:
CLEANOUT TOP SHALL BE ENCLOSED IN CASTING AND/OR FABRICATED COVER ASSEMBLY.



IN LINE CLEANOUT

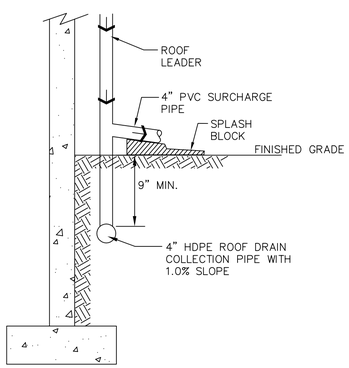
SEWER CLEANOUT DETAIL

NOT TO SCALE



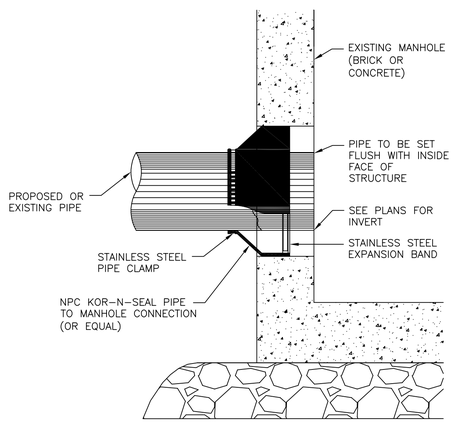
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



ROOF DRAIN COLLECTION SYSTEM DETAIL

NOT TO SCALE

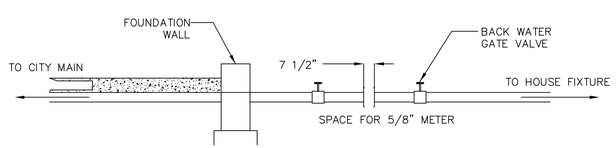


NOTES:

1. ALL METAL FIXTURES SHALL BE STAINLESS STEEL.
2. SERVICE LINE SHALL BE FLUSH WITH THE INSIDE OF THE MANHOLE.
3. FOR PROPOSED MANHOLE INSTALLATION AT EXISTING PIPE, CONTRACTOR SHALL EXTEND PIPE INTO NEW MANHOLE USING A SPOOL PIECE (OF SAME PIPE MATERIAL) WITH FERNCO COUPLES.

CONNECTION TO MANHOLE DETAIL

NOT TO SCALE



5/8" METER SPACING DETAIL

NOT TO SCALE

PLAN OF PROPOSED CONSTRUCTION
71-71A SHERIDAN STREET
BOSTON, MASSACHUSETTS
(JAMAICA PLAIN DISTRICT)

OWNER
LEE GOODMAN
1705 COLUMBUS AVENUE
BOSTON, MA 02119
617-445-1971

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

DESIGN BY: PJT	DATE: MAY 2, 2019	SCALE: 1" = 10'

CODE SUMMARY

PROJECT OVERVIEW:

DEVELOPMENT OF THREE TOWNHOUSES ON SINGLE LOT, TWO WITH THREE DWELLINGS AND ONE WITH TWO DWELLINGS. EACH TOWNHOUSE INCLUDES COMMON BASEMENT, ELEVATOR, AND OFF-STREET PARKING SPACES.

BUILDING WILL BE FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13.

APPLICABLE CODES

BUILDING	780 CMR: MASSACHUSETTS BUILDING CODE (9TH EDITION) (2015 INTERNATIONAL BUILDING CODE, PROPOSED AMMENDMENTS)
ACCESSIBILITY	521 CMR 12.00: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS (2006) FAIR HOUSING ACT (FHA), 2006 IBC SAFE HARBOR ADA: AMERICANS WITH DISABILITIES ACT, 2010 ADAAG
PLUMBING	248 CMR: MASSACHUSETTS PLUMBING CODE (2014)
FIRE PREVENTION	527 CMR: MASSACHUSETTS FIRE PREVENTION REGULATIONS (2015 NFPA-1, AMENDED) NFPA 10 FOR PLACEMENT OF FIRE EXTINGUISHERS NFPA 13 FOR FIRE PROTECTION SYSTEMS
SANITARY	105 CMR 410: MASSACHUSETTS STATE SANITARY CODE (1998)
MECHANICAL	2015 INTERNATIONAL MECHANICAL CODE
ENERGY	2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - AS AMENDED BY THE 'STRETCH CODE'
ELECTRICAL	527 CMR 12.00: MASSACHUSETTS ELECTRICAL CODE (2017 NATIONAL ELECTRICAL CODE, AMENDED)
ELEVATOR	MASSACHUSETTS BOARD OF ELEVATOR REGULATIONS 524 CMR

OCCUPANCY	GROUP R-2 (MULTI-FAMILY DWELLING)
CONSTRUCTION TYPE	TYPE-VB
BUILDING HEIGHT	3 STORIES, 33'-7" (ABOVE AVERAGE GRADE)
BUILDING AREA	3,783 SF

HEIGHT AND AREA LIMITATIONS

	HEIGHT	AREA
TABLES 504.3, 504.4	3 STORIES, 60 FT	
TABLE 506.2 ALLOWABLE AREA FACTOR		21,000 SQ. FT./ FLOOR
TOTAL ALLOWED	3 STORIES, 60 FT	
FRONTAGE INCREASE		NOT NEEDED
ACTUAL	3 STORIES 34 FT. 7 IN.	3,783 SQ. FT. TOTAL

PRIMARY STRUCTURAL FRAME FIRE RESISTANCE RATING: 780 CMR 602.1 (TABLE 601)

BUILDING ELEMENT	TYPE VB
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	0 HOUR
BEARING WALLS, EXTERIOR	0 HOUR (NOTE A)
BEARING WALL, INTERIOR	0 HOUR (NOTE A)
NON-BEARING WALLS AND PARTITIONS, EXTERIOR	0 HOUR (NOTE A)
NON-BEARING WALLS AND PARTITIONS, INTERIOR	0 HOUR
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOIST	0 HOUR (NOTE A)
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0 HOUR

A. NOT LESS THAN RATING BASED ON FIRE SEPARATION DISTANCE (TABLE 602) AND FIRE RESISITANCE ASSEMBLIES.

FIRE RESISTANCE RATING FOR EXTERIOR WALLS: (TABLE 602)

FIRE SPEARATIONS DISTANCE FOR CONSTRUCTION TYPE VB	OCCUPANCY	RATING
<10 FEET	R-2	1 HOUR
>10 FEET	R-2	0 HOUR

FIRE RESISTANCE ASSEMBLIES

BUILDING ELEMENT	WALL TYPE	RATING	OPENING PROTECTIVE RATING
SHAFT ENCLOSURES (713)	FIRE BARRIER	1 HR (NOTE 1)	45 MIN
STAIR AND HOISTWAY ENCLOSURE (1023)	FIRE BARRIER	1 HRS	45 MIN
DWELLING UNIT SEPARATIONS (708.3)	FIRE PARTITION	1/2 HR	N/A
DWELLING UNIT / OTHER OCC. SEPARATIONS	FIRE PARTITION	1/2 HR	N/A
COMMON AREA CORRIDORS SERVING UNITS	FIRE PARTITION	1/2 HR	20 MIN (NOTE 2)
TENANT SEPARATION	N/A	0	N/A
ELECTRICAL/TELECOM CLOSETS	N/A	N/A	N/A
ELEVATOR MACHINE ROOM	FIRE BARRIER	1 HR	60 MIN

1. REDUCED TO 1HR WITH SPRINKER HEADS INSIDE SHAFT
2. DOORS MUST BE SMOKE AND DRAFT CONTROL DOORS (780 CMR 715.4.3.1)

INTERIOR FINISH REQUIREMENTS (780 CMR 803)
- a. VERTICAL EXISTS AND EXIT PASSAGEWAY EXITWAYS
- b. EXIT ACCESSWAY CORRIDORS AND OTHER EXITWAYS (780 CMR 803)
- c. ROOMS AND ENCLOSED SPACES (780 CMR 803)

FIRE PROTECTION REQUIREMENTS
1. FIRE SPRINKLER SYSTEM (903.0)
2. STANDPIPE SYSTEM (905.0)
3. FIRE DEPARTMENT CONNECTIONS (912.0)
4. FIRE ALARM AND DETECTION SYSTEMS (907.0)
5. AUTOMATIC FIRE DETECTION SYSTEM
6. PORTABLE FIRE EXTINGUISHERS (906.6)
7. FIRE STOPPING REQUIREMENTS (720.7)
8. ROOF STRUCTURES / SKYLIGHTS (1506.1.3)

EGRESS REQUIREMENTS (REFER TO EGRESS PLANS)
1. OCCUPANT LOAD (780 CMR 1004.1.1)
2. MAX TRAVEL DISTANCE TO EXIST (780 CMR 1016.1)
3. MAX DEAD END CORRIDORS (780 CMR 1018.4)
4. MIN CORRIDOR WIDTHS (780 CMR 1018.2)

ENERGY CODE
JAMAICA PLAIN IS A STRETCH CODE COMMUNITY.
IECC 2015 R402 (TABLE R402.1.2) = 780 CMR N1102 (TABLE N1102.1.2)
THE BUILDING WILL BE PURSUING AN ENERGY RATING INDEX (ERI) APPROACH, AS DEFINED BY THE HERS. A SCORE OF 55 IS REQUIRED FOR FULL COMPLIANCE.

CLIMATE ZONE 5 BUILDING ELEMENT	REQUIRED	ACTUAL
UNHEATED SLABS	R-10 FOR 24" BELOW	R-10 FOR 24" BELOW
FENESTRATION U-FACTOR	0.30 (STRETCH CODE)	0.30 (STRETCH CODE)
CEILING (ROOF) R-VALUE	R-49	R-38
WOOD FRAME WALL R-VALUE	R-20 or R-13+R-5ci	R-10 + R-13 = R-23
FLOOR R-VALUE	R-30 (OR NOTE 1)	R-19 (NOTE 1)
SLAB R-VALUE & DEPTH	R-10, 2'-0" DEEP	R-10, TO T.O FOOTING

1. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.

ACCESSIBILITY

THE BUILDING MUST COMPLY WITH REQUIREMENTS OF 521 CMR AND, FOR PUBLIC SPACES ONLY, THE ADA 2010 AND THE FAIR HOUSING ACT.

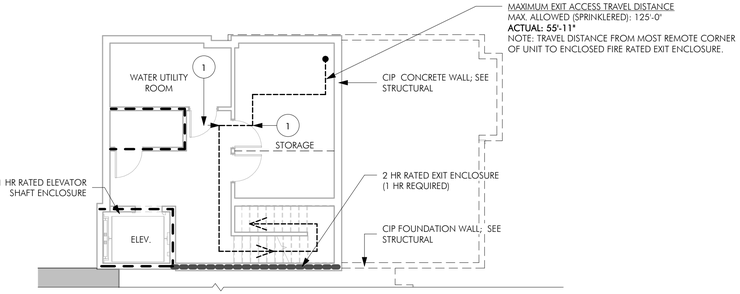
521 CMR 9 ADDRESSES THE REQUIREMENTS FOR WITHIN THE DWELLING UNITS, AND 521 CMR 10 ADDRESS COMMON AREAS.

GROUP I DWELLING UNITS ARE REQUIRED (PER 521 CMR 9.3).
GROUP 2 DWELLING UNITS ARE NOT REQUIRED AS THIS PROJECT IS FOR SALE (PER 521 CR 9.4).

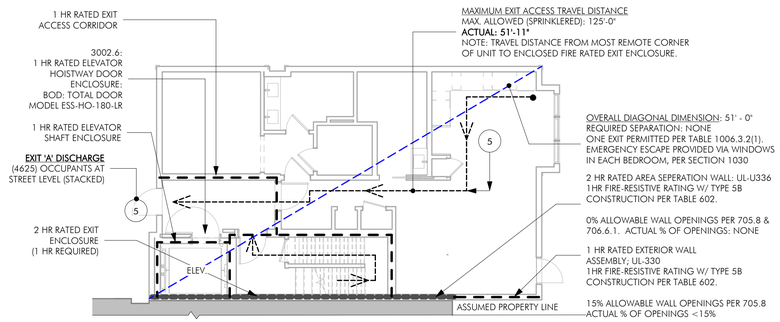
ALL PUBLIC AND COMMON USE AREAS MUST BE ACCESSIBLE (521 CMR SECTION 10)

ALL HALLWAYS, AND OTHER COMMON USE AREAS, OF THE RESIDENTIAL AREAS MUST BE FULLY ACCESSIBLE, INCLUDING STORAGE ROOMS, TRASH ROOMS, THE BUILDING MANAGMENT OFFICE AND THE LIKE.

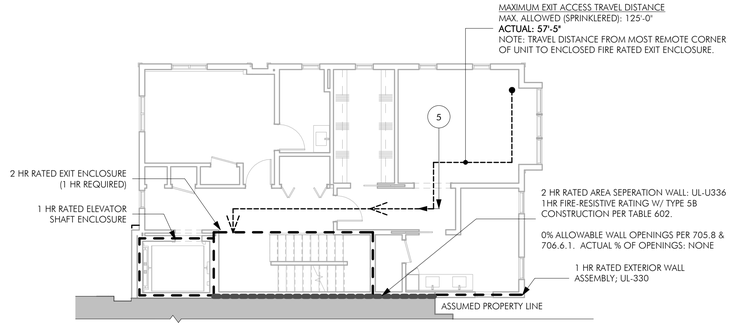
RESIDENTIAL PARKING. ACCESSIBLE PARKING SPACE MUST BE CAPABLE OF BEING PROVIDED IN ACCORDANCE WITH 521 CMR 23, ONE OF WHICH MUST BE A VAN SPACE.



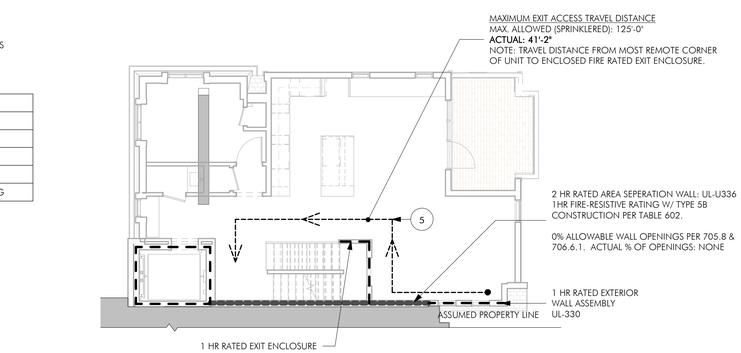
1 #71 - T.O. BASEMENT SLAB EGRESS PLAN
1/8" = 1'-0"
FLOOR AREA: 620 GSF



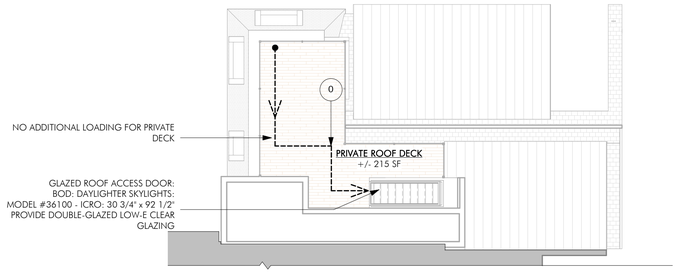
2 #71 - FIRST FLOOR EGRESS PLAN
1/8" = 1'-0"
FLOOR AREA: 1,061 GSF



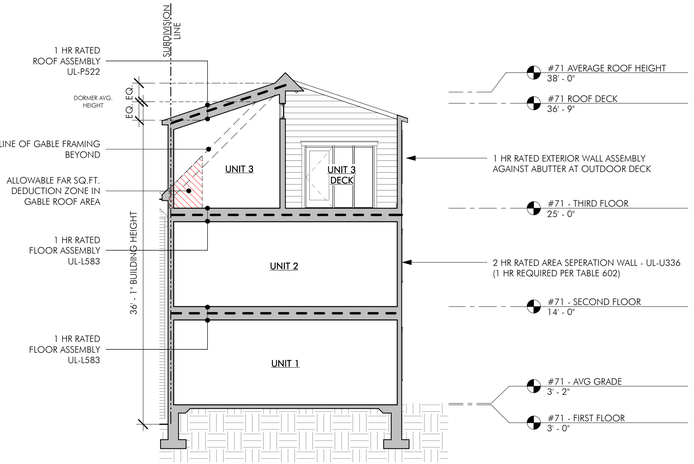
3 SECOND FLOOR PLAN
1/8" = 1'-0"
FLOOR AREA: 1,062 SF



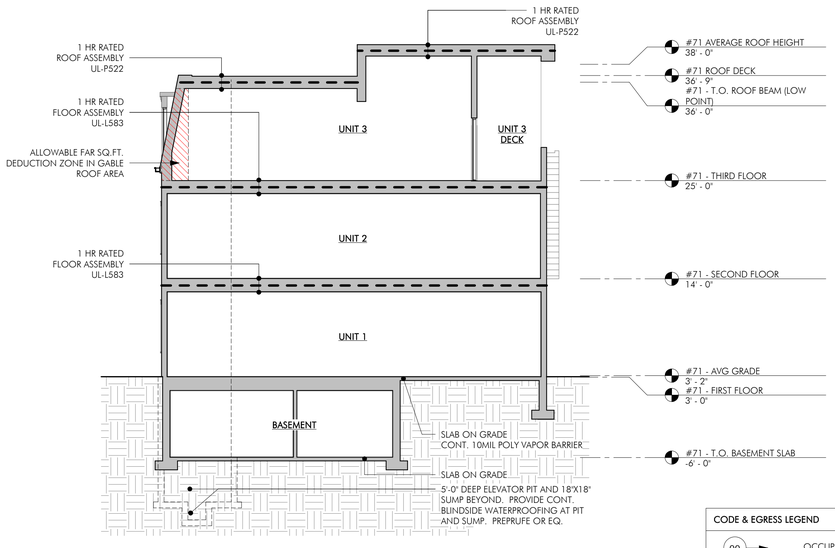
4 THIRD FLOOR PLAN
1/8" = 1'-0"
FLOOR AREA: 1,040 SF



5 ROOF DECK PLAN
1/8" = 1'-0"



6 #71 - TRANSVERSE SECTION_GABLE
1/8" = 1'-0"



7 LONGITUDINAL BUILDING SECTION
1/8" = 1'-0"

CODE & EGRESS LEGEND

00	OCCUPANT LOAD EXIT DISCHARGE DIRECTION
	1 HOUR RATING
	2 HOUR RATING
	SEPARATION DISTANCE
	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
	FAR DEDUCTION AREA ZONE

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71-75 SHERIDAN STREET
BOSTON, MA 02130

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

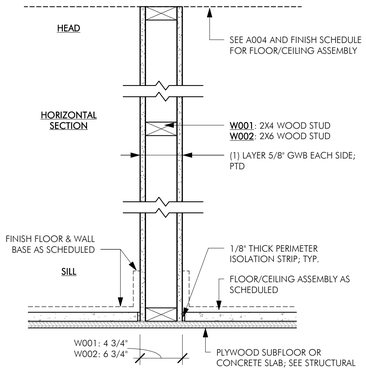
REGISTERED ARCHITECT
SANTIAGNAN BROWN
NO. 20350
BOSTON
MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	As indicated

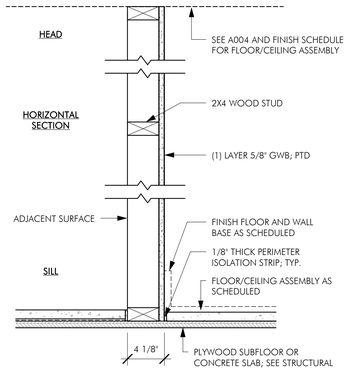
DRAWING TITLE
#71 CODE REVIEW

DRAWING NUMBER
A002

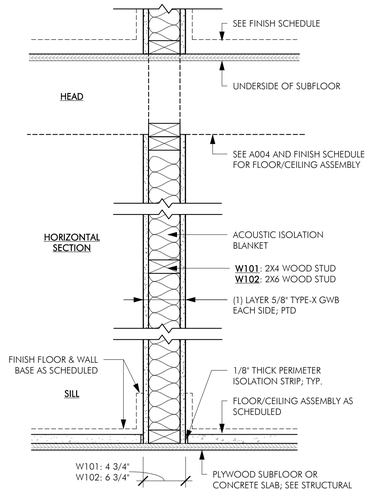


W001 NON-LOAD BEARING PARTITION (2X4)

W002 NON-LOAD BEARING PARTITION (2X6)

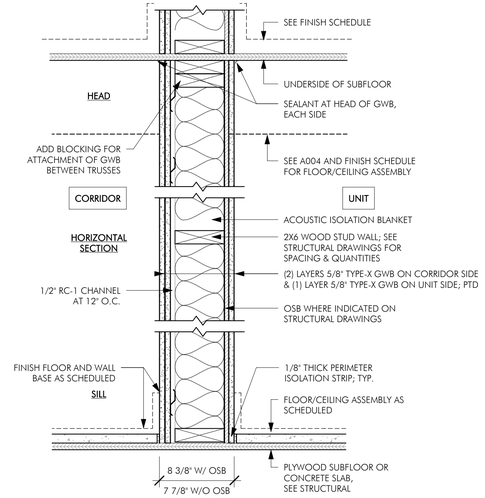


W003 NON-LOAD BEARING FURRING WALL (2X4)

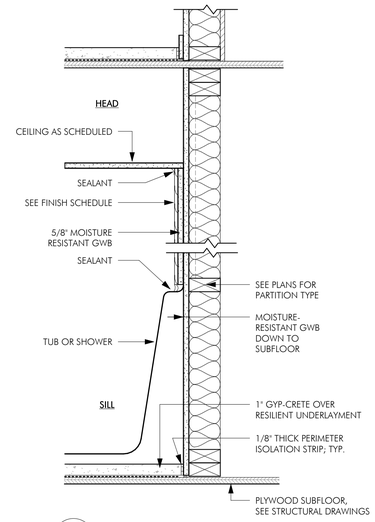


W101 LOAD BEARING PARTITION (2X4)
UL U305 1-HOUR RATED

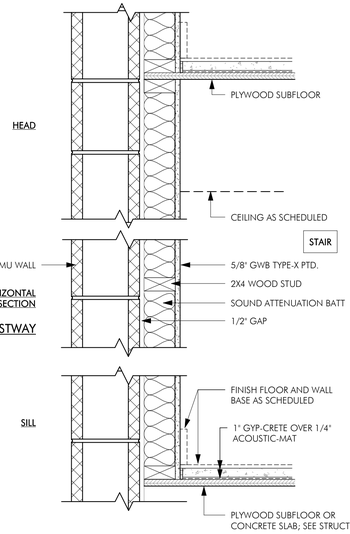
W102 LOAD BEARING PARTITION (2X6)
UL U305 1-HOUR RATED



W103 1 HR RATED PARTITION AT CORRIDOR
UL U311 1-HOUR RATED

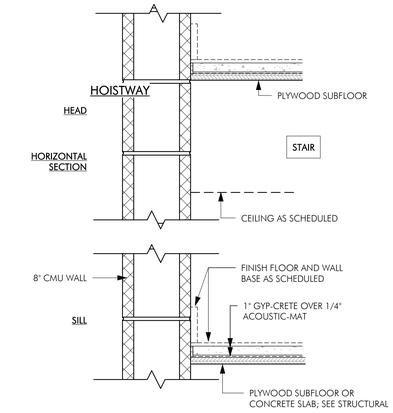


1 DETAIL AT SHOWER/TUB

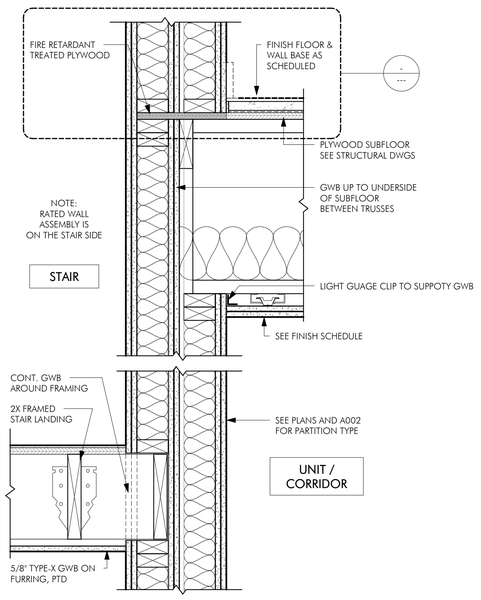


C201 2 HR RATED CMU ELEVATOR WALL (2X4 WOOD STUD)

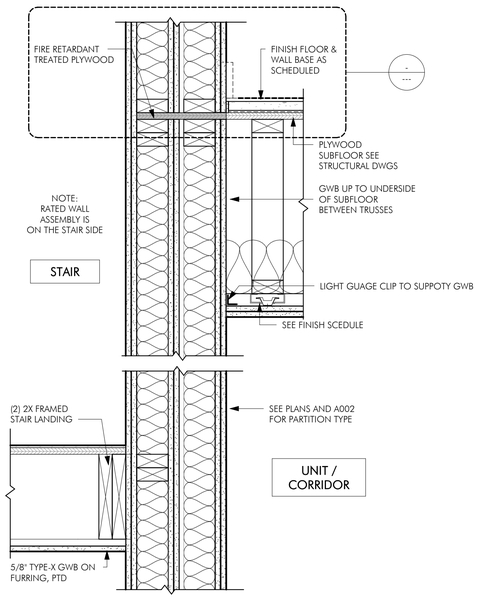
C202 2 HR RATED CMU ELEVATOR WALL (2X6 WOOD STUD)



C203 2 HR RATED CMU ELEVATOR WALL
UL 905

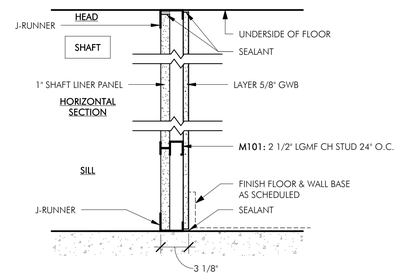


WOOD STAIR LANDING BEARING ON STAIR WALL



WOOD STAIR LANDING, NON BEARING

W201 2 HR RATED UNIT TO STAIR WALL
UL U341



M101 1 HR RATED METAL PARTITION (3 1/8")
UL U415 SYSTEM A - 1 HR RATED

PARTITION TYPE NOTES

1. SEE FLOOR PLANS FOR PARTITION TAGS AND LOCATIONS.
2. SEE FLOOR PLANS FOR LOCATIONS OF SOUND INSULATION.
3. PARTITION TYPE DETAILS SHOW ONLY PRINCIPLE COMPONENTS AND REQUIREMENTS; RATED PARTITIONS WITH U.L. DESIGN NUMBERS MAY HAVE ADDITIONAL COMPONENTS AND REQUIREMENTS; REFER TO U.L. FIRE RESISTANCE DIRECTORY.
4. RATED PARTITIONS SHALL HAVE U.L. HEAD DESIGNS, SEALANT, AND FILL MATERIAL OF THE SAME RATING.
5. ALL THROUGH-WALL PENETRATIONS MUST BE COMPLETED TO PREVENT DIRECT CONTACT WITH FRAMING MEMBERS AND SHALL BE ACOUSTICALLY SEALED WITH A RESILIENT, NON-HARDENING SEALANT. IF THE PENETRATION IS THOUGH A FIRE-RATED PARTITION, AN ACOUSTICAL FIRE-RATED SEALANT SHALL BE USED.
6. SEE STRUCTURAL DRAWINGS FOR REINFORCING, BRACING AND OTHER SPECIAL REQUIREMENTS.
7. PROVIDE LATERAL BRACING AND CROSS-BRIDGING AS RECOMMENDED BY STUD MANUFACTURER FOR EACH CONDITION.
8. COORDINATE FINISHES APPLIED TO PARTITIONS AS INDICATED IN THE FINISH SCHEDULE, INTERIOR ELEVATIONS AND ELSEWHERE IN THE CONTRACT DOCUMENTS.
9. PROVIDE BLOCKING AT LOCATIONS INCLUDING BUT NOT LIMITED TO CASEWORK, SHELVING, COUNTERS, CABINETS, DOOR STOPS, HANDRAIL BRACKETS, TELEVISION LOCATIONS, BATHROOM ACCESSORIES, ETC. WHERE INDICATED, SPECIFIED OR REQUIRED TO PROVIDE A SOLID BASE.
10. SUBSTITUTE MOISTURE-RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND LAUNDRY ROOMS.
11. WHERE TWO OR MORE LAYERS OF GYPSUM BOARD ARE USED, BOTH HORIZONTAL AND VERTICAL JOINTS SHALL BE STAGGERED UNLE4SS OTHERWISE DIRECTED.
12. GLASS FIBER INSULATION SHOULD BE UN-FACED AND SECURED TO STRUCTURE TO PREVENT SAGGING.

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ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

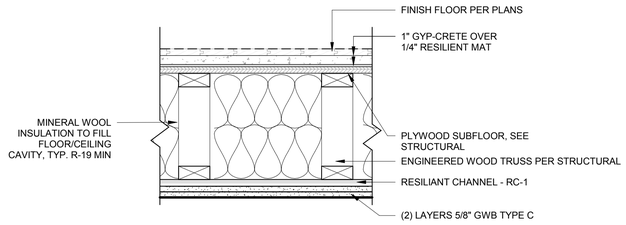
REGISTERED ARCHITECT
SANTIAGNAN-BROWN
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

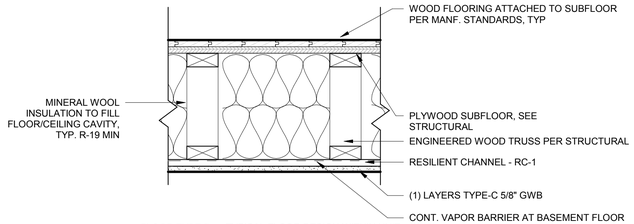
ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	1 1/2" = 1'-0"

DRAWING TITLE
PARTITION TYPES

DRAWING NUMBER
A003

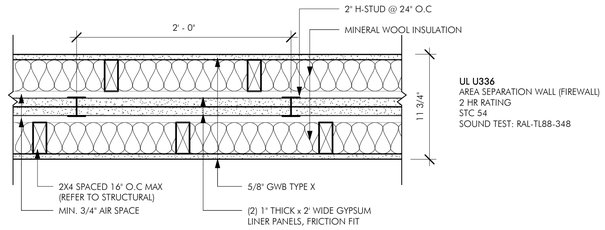


FLOOR TYPE A: RATED FLOOR DESIGN (STC 50 MIN.)
1 HOUR RATING PER L-579 UL DESIGN



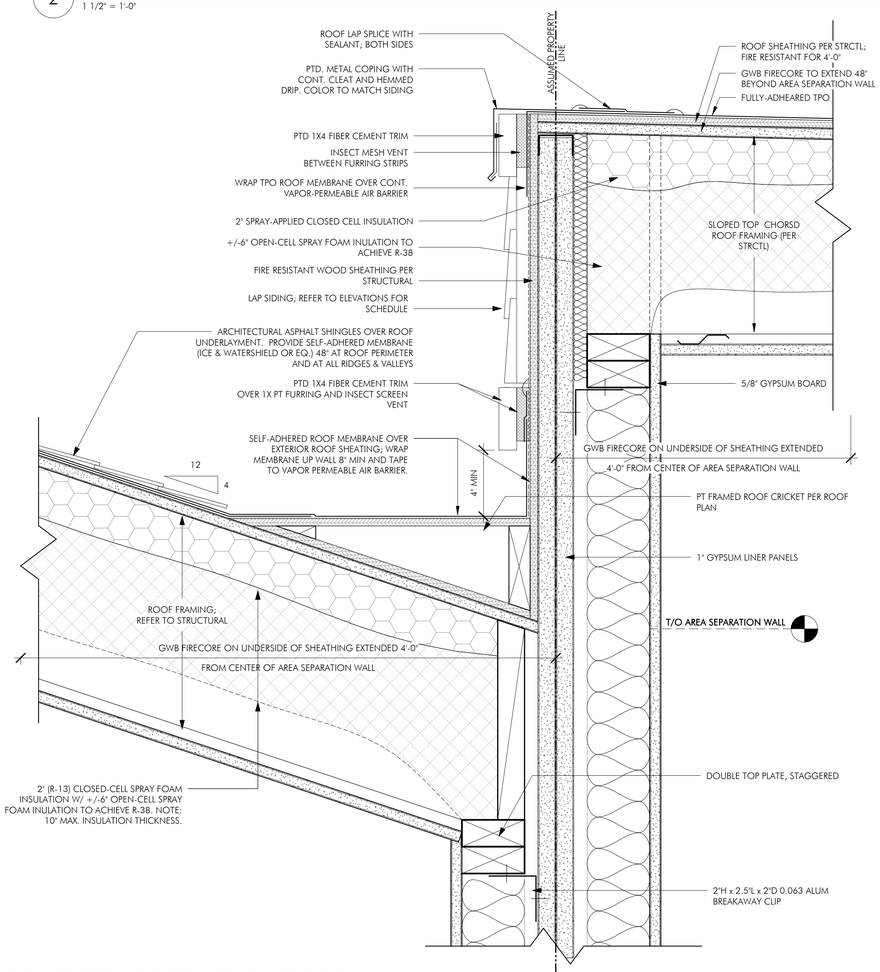
FLOOR TYPE B: TYPICAL FLOOR DESIGN WITHIN UNIT
UNRATED

1 PARTITION TYPES
1 1/2" = 1'-0"

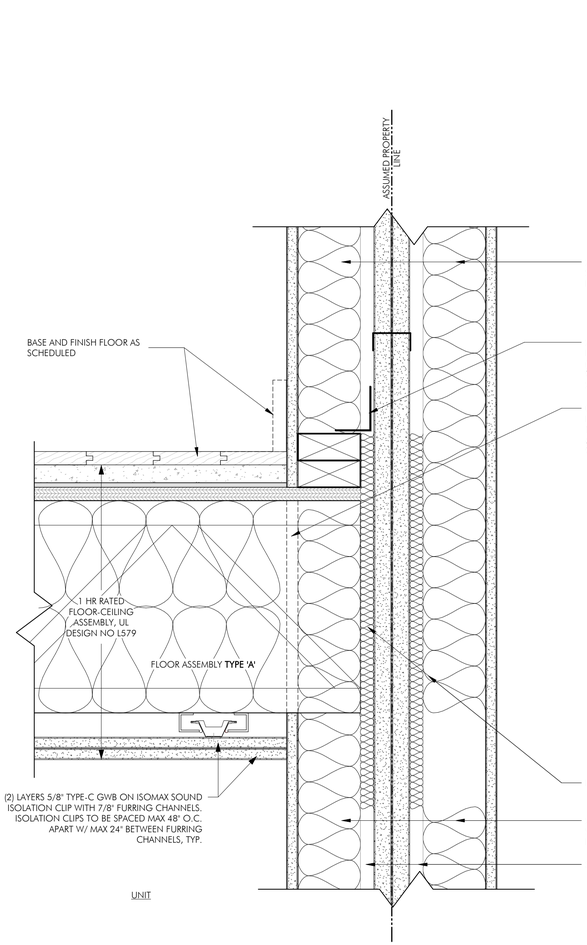


UL U336
AREA SEPARATION WALL (FIREWALL)
2 HR RATING
STC 54
SOUND TEST: RAL-TL88-348

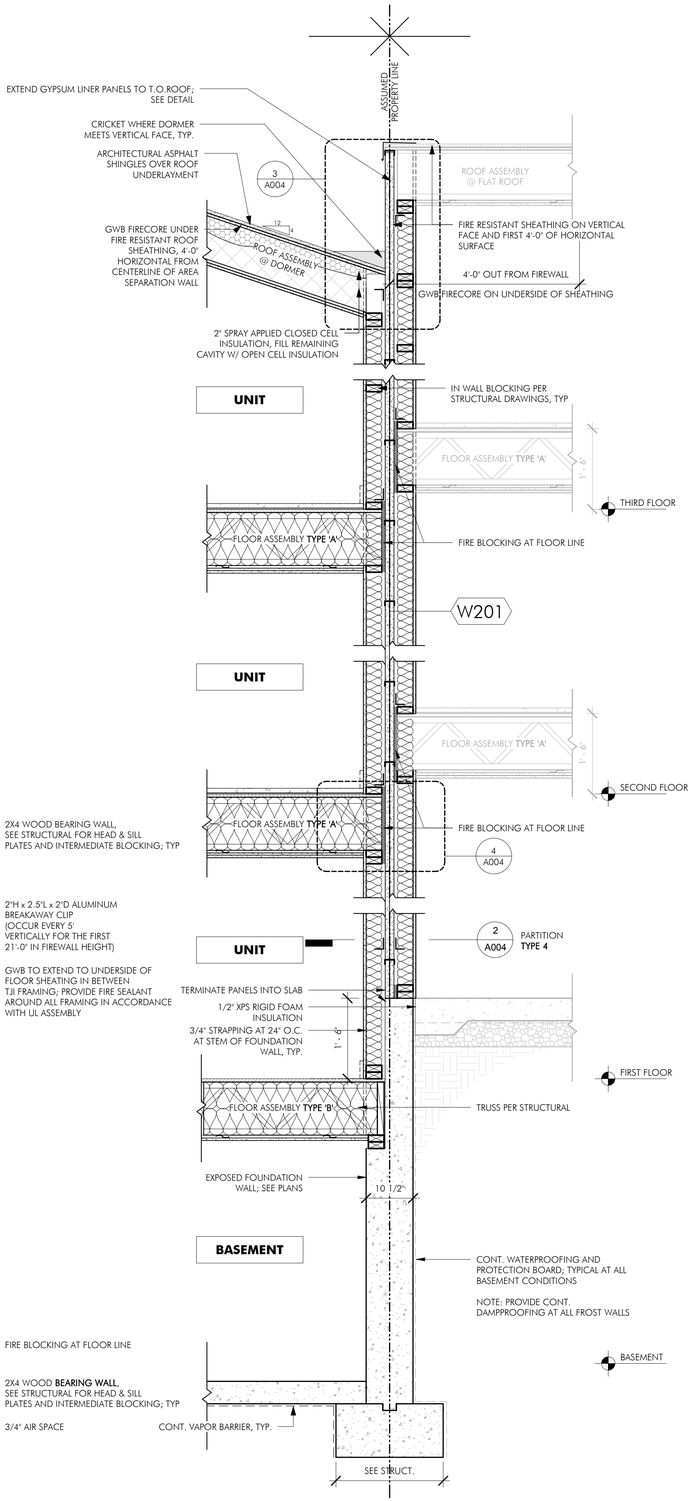
2 AREA SEPARATION WALL - PLAN VIEW
1 1/2" = 1'-0"



3 TYPICAL ROOF FRAMING DETAIL @ AREA SEPARATION WALL
3" = 1'-0"



4 FLOOR/CEILING FRAMING DETAIL @ AREA SEPARATION WALL
3" = 1'-0"



5 BUILDING SECTION @ AREA SEPARATION WALL - UL U336
3/4" = 1'-0"

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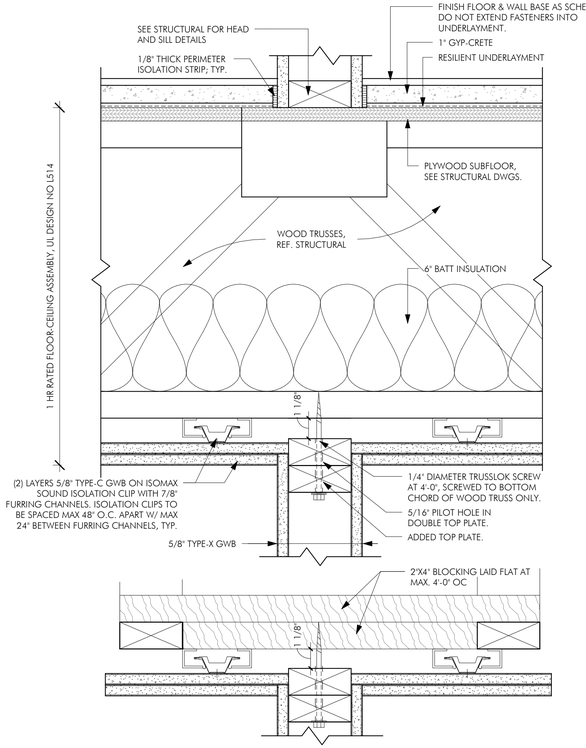
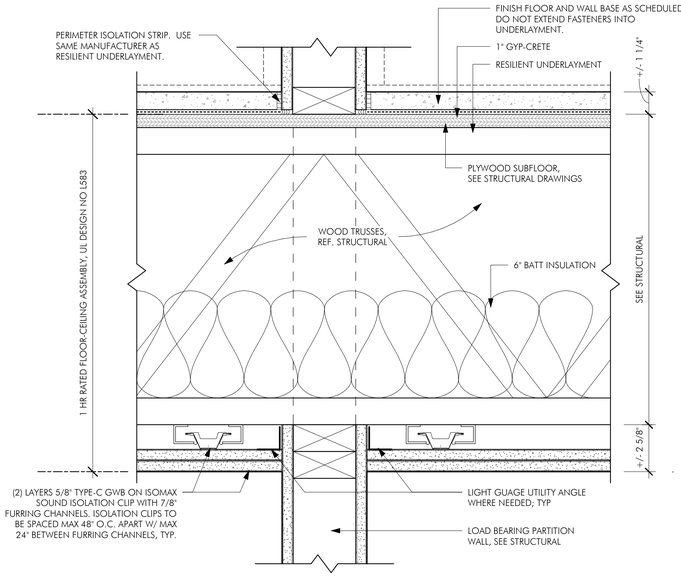
DRAWING TITLE
AREA SEPARATION DETAILS

DRAWING NUMBER
A004



FA-01 SECTION DETAIL AT HEAD OF NON-LOAD BEARING WALL WITHIN UNITS TRUSSLOK

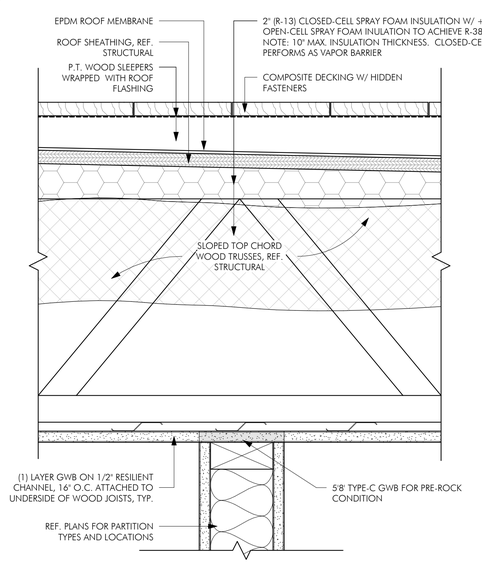
UL L583



FA-02 TYPICAL FLOOR ASSEMBLY @ HEAD OF LOAD BEARING WALL

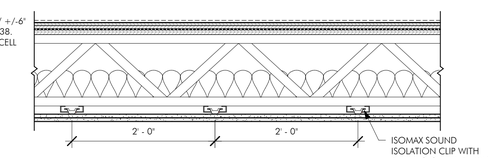
UL L583

NOTE: INSTALL KINETICS 'ISOMAX' SOUND ISOLATION CLIPS IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, INCLUDING SPACING REQUIREMENTS WHEN SUPPORTING (2) LAYERS OF GWB



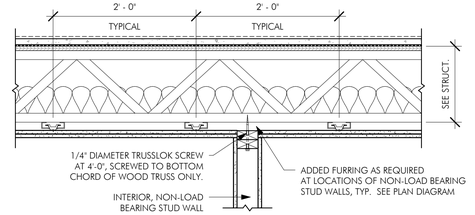
RF-01 RF-01 - TYPICAL FLAT ROOF ASSEMBLY AT HEAD OF NON-LOAD BEARING WALL

1 HOUR CEILING ASSEMBLY : UL P522



1 TYPICAL ISOMAX CUP SPACING

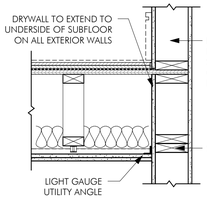
1" = 1'-0"



2 DETAIL @ INTERIOR NON-LOAD BEARING STUD WALL

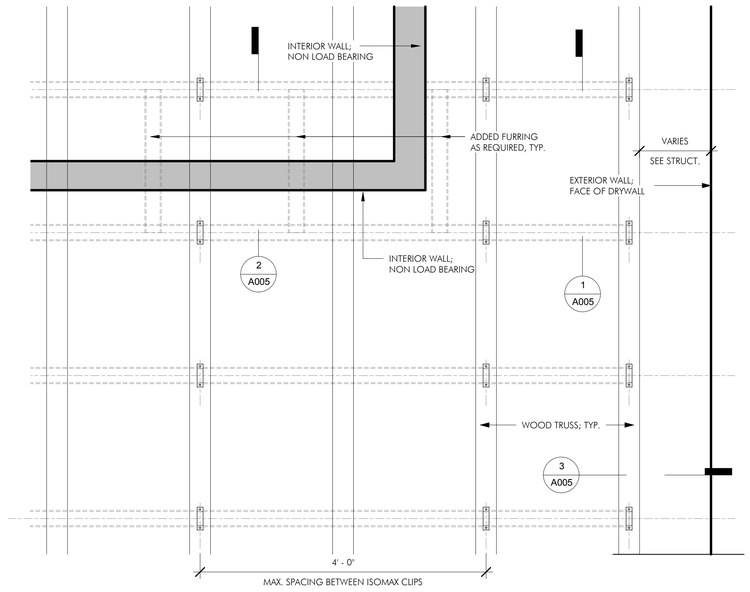
1" = 1'-0"

ISOMAX BY KINETICS NOISE CONTROL	
UL DESIGN:	L583
FIRE RATING:	1 HOUR
SUB-FLOORING:	23/32" PLYWOOD T&G
STRUCTURAL MEMBERS:	PARALLEL CHORD TRUSSES
INSULATION:	6-1/4" FIBER GLASS BLANKET DRAPED OVER FURRING CHANNEL
FURRING CHANNEL SPACING:	24" O.C
CLIP SPACING:	48" O.C ALONG FURRING CHANNEL
CEILING:	(2) LAYERS; 5/8" TYPE 'C'

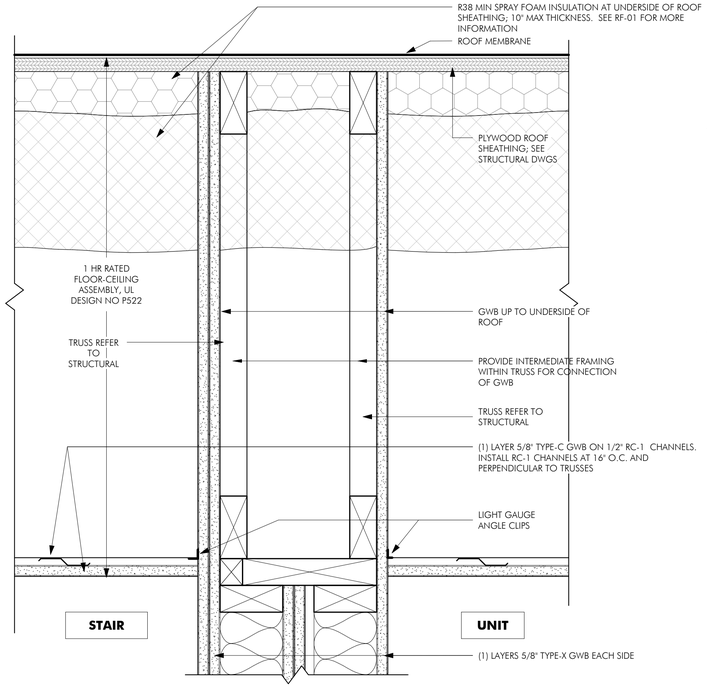


3 TYPICAL ISOMAX CUP DETAIL @ EXTERIOR WALL

1" = 1'-0"

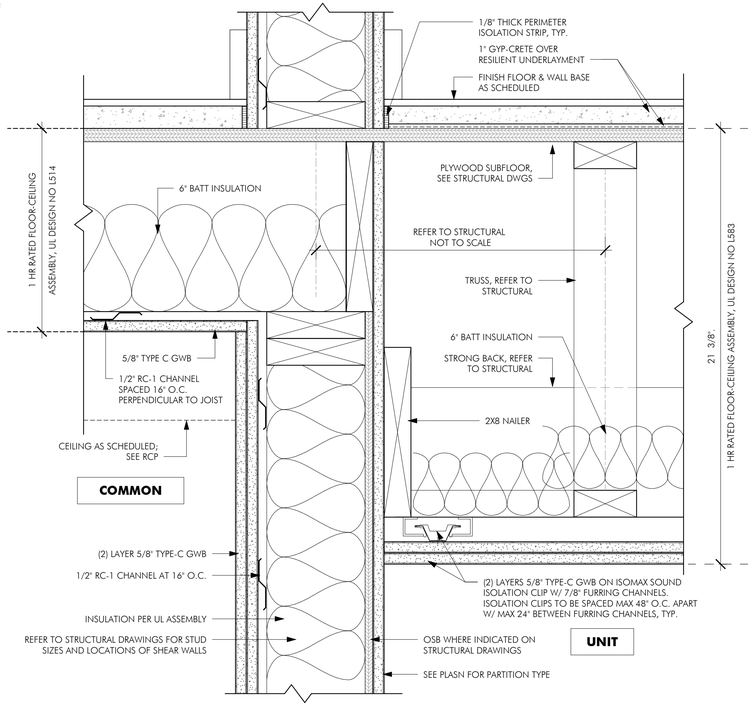


4 DIAGRAMMATIC REFLECTED CEILING PLAN - TYPICAL ISOMAX DETAILS



RF-02 RF-02 - SECTION DETAIL AT DEMISING WALL TO UNDERSIDE OF ROOF SHEATHING

1 HOUR CEILING ASSEMBLY : UL P522



FA-04 SECTION DETAIL AT HEAD OF CORRIDOR - UL-U311

UL L514, UL L583

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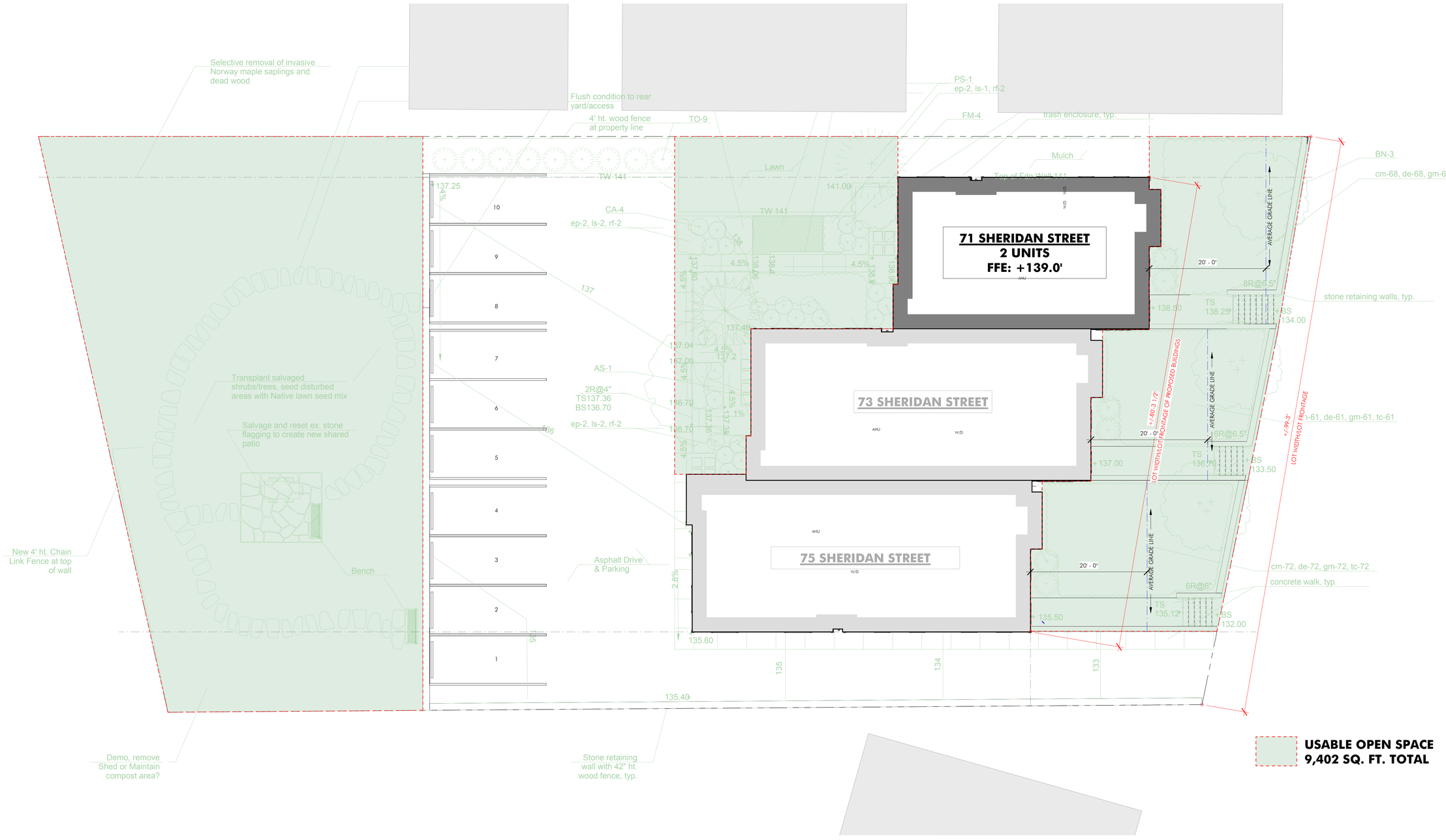
DRAWING TITLE
HORIZONTAL ASSEMBLIES

DRAWING NUMBER
A005



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DRAWING TITLE
#71 SITE PLAN

DRAWING NUMBER
A010.71

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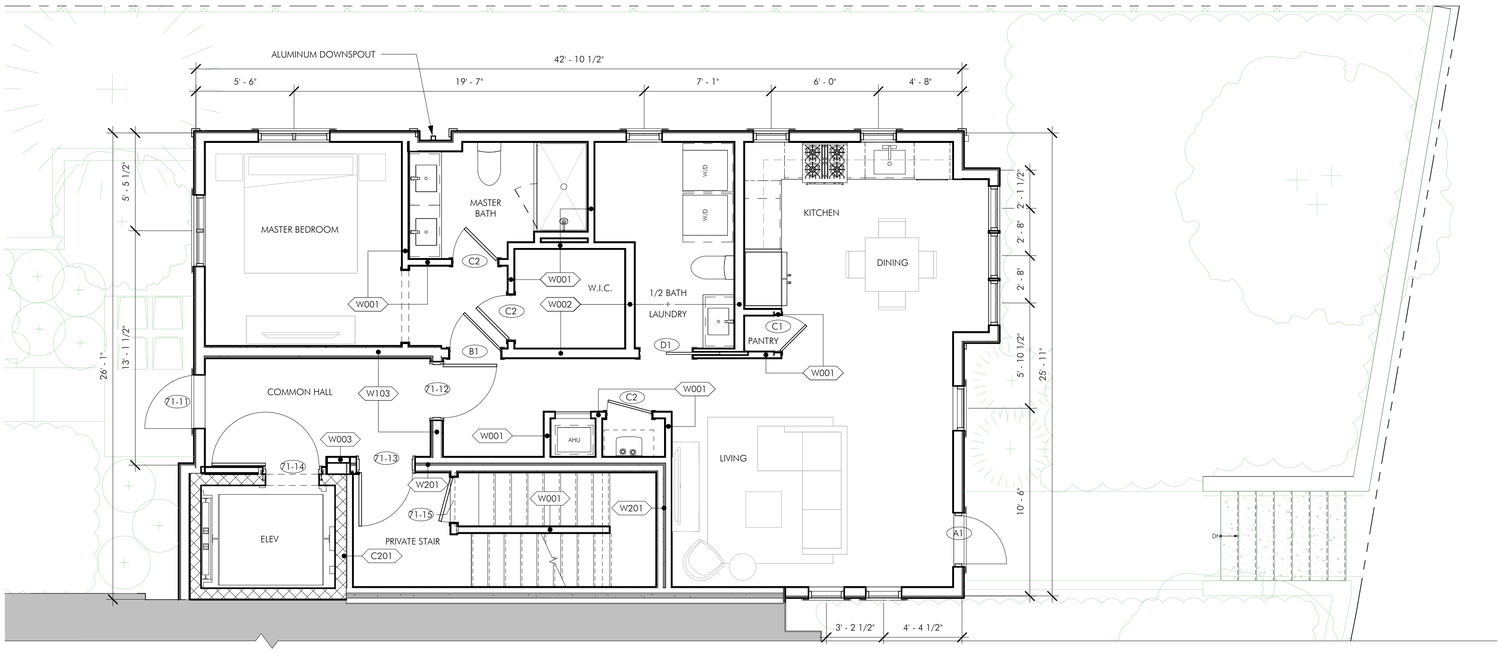
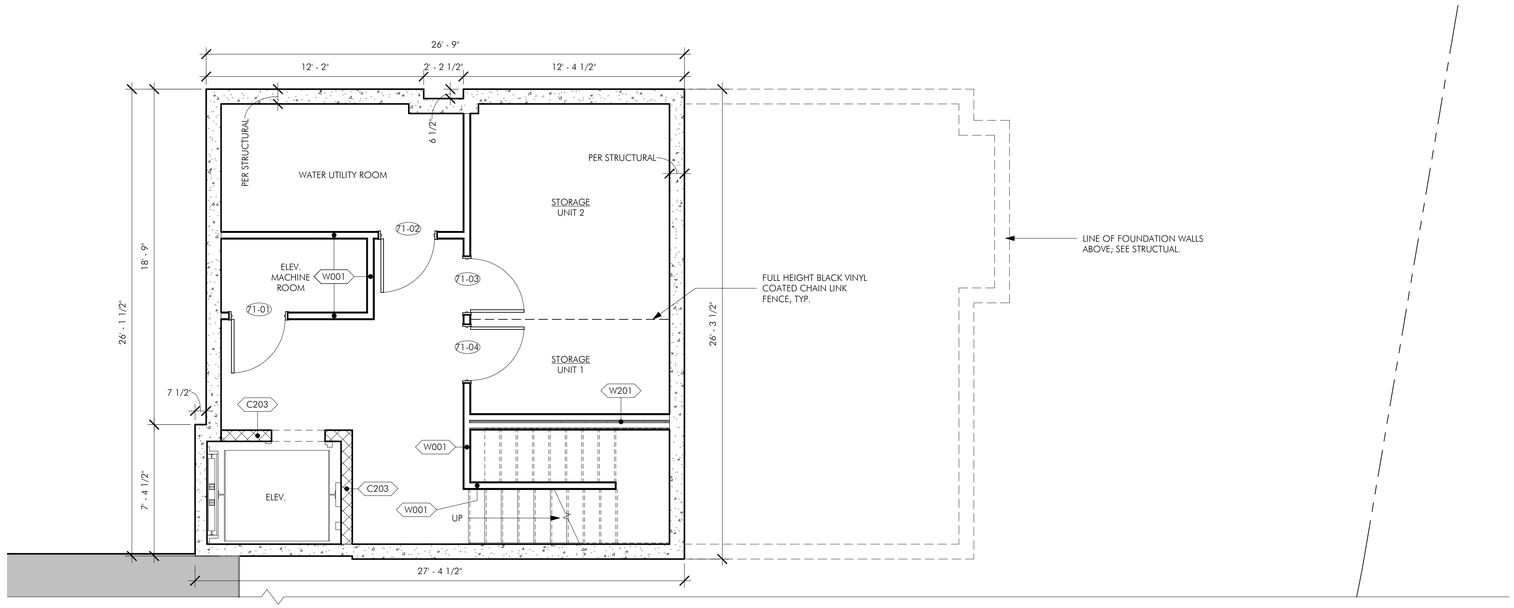


2 FIRST FLOOR PLAN
1/4" = 1'-0"



1 T.O. BASEMENT SLAB
1/4" = 1'-0"

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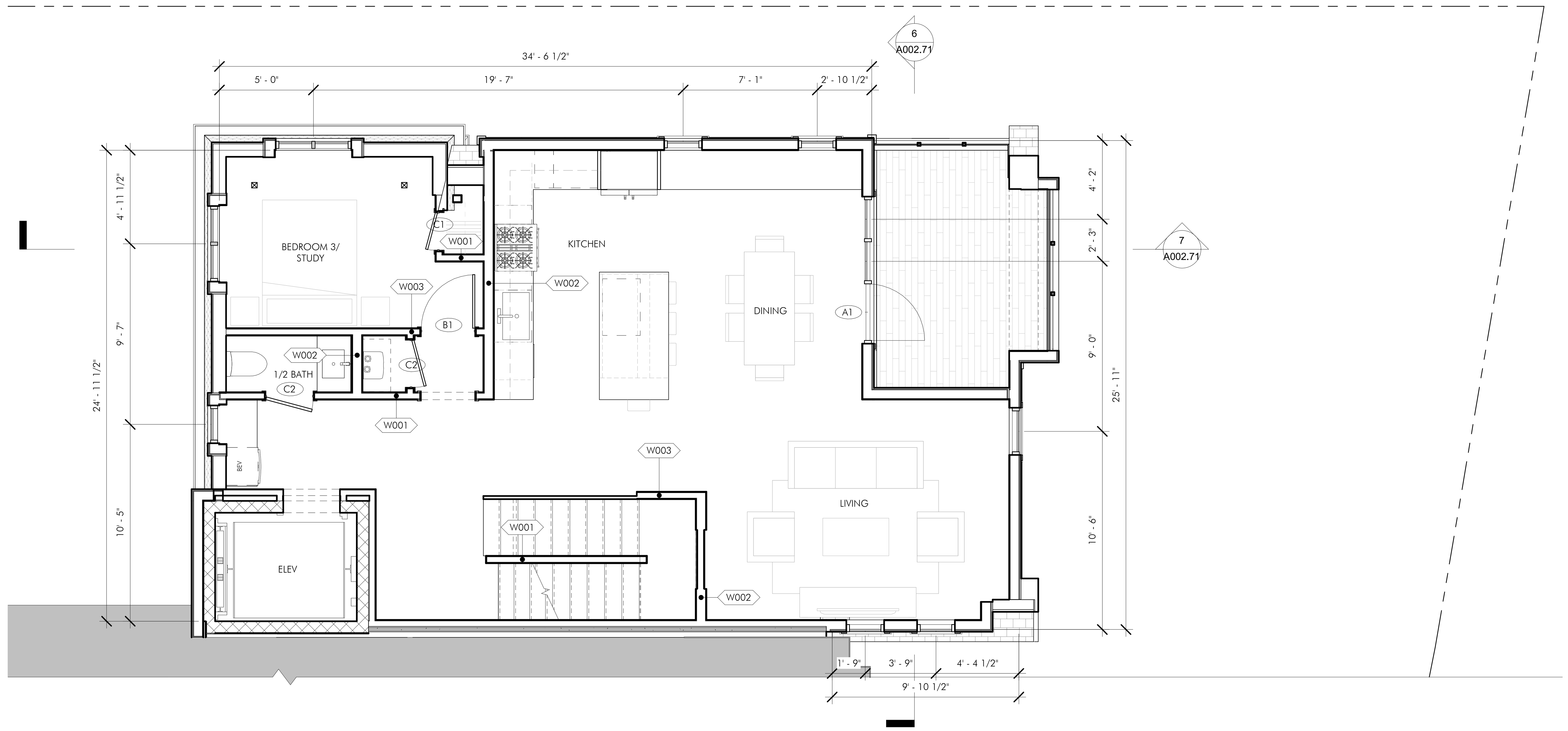
DRAWING TITLE

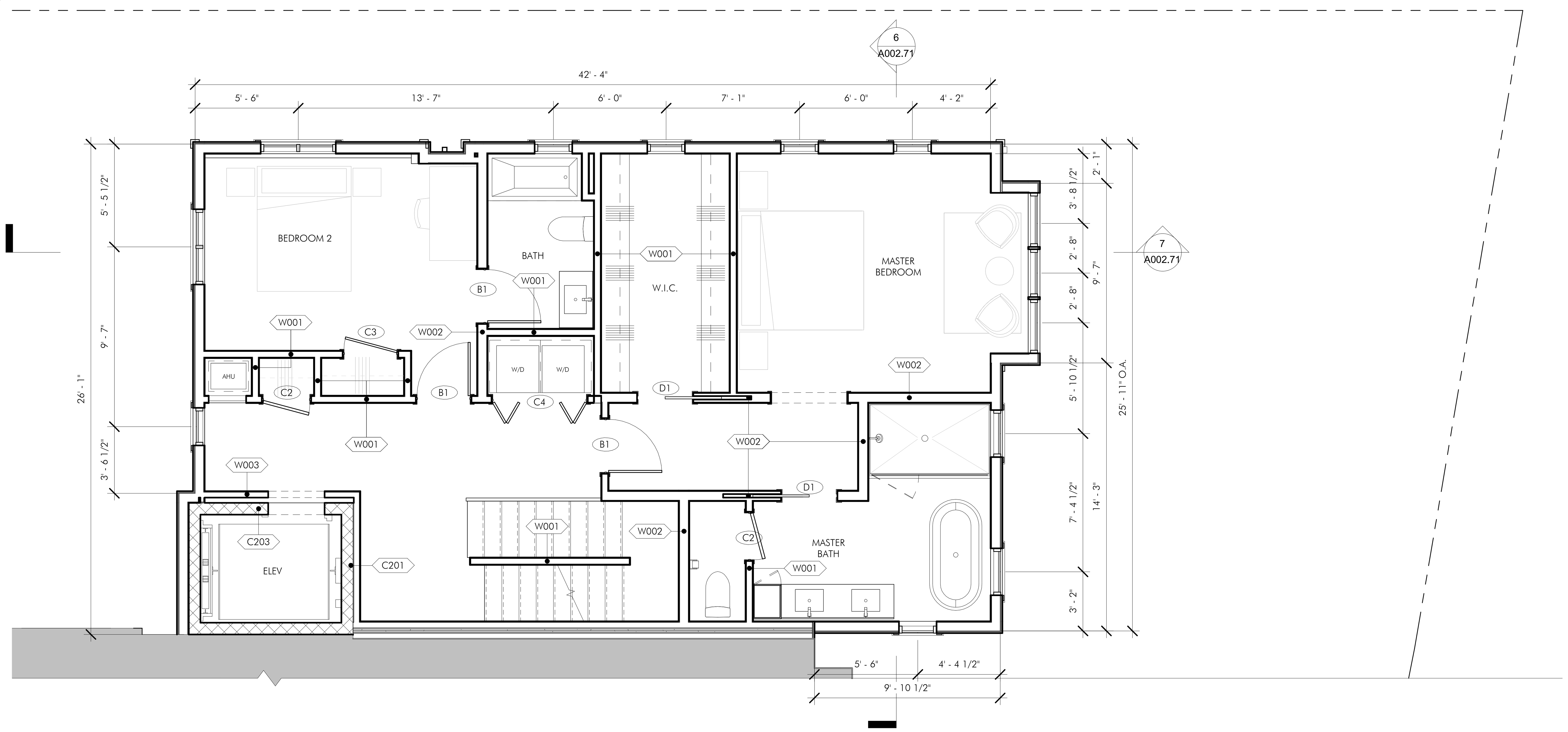
#71 BASEMENT AND FIRST FLOOR PLANS

DRAWING NUMBER

A100



2 THIRD FLOOR PLAN
1/4" = 1'-0"



1 SECOND FLOOR PLAN
1/4" = 1'-0"

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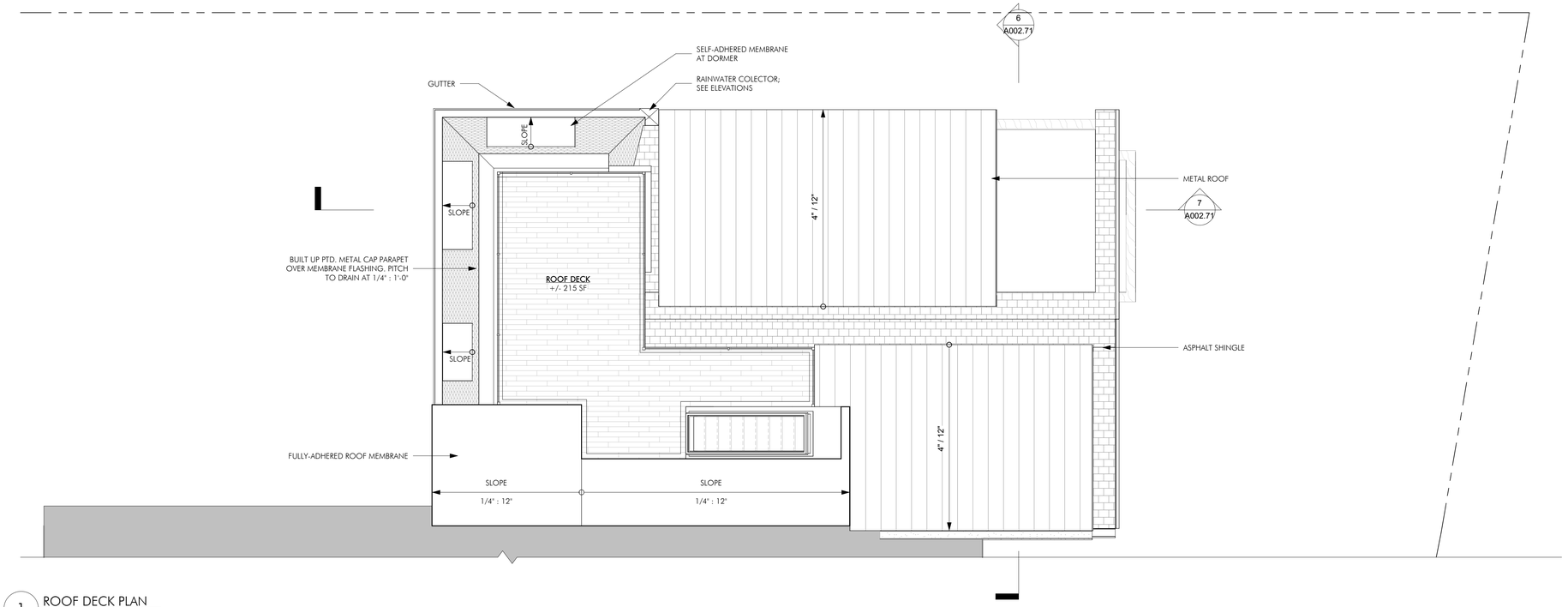
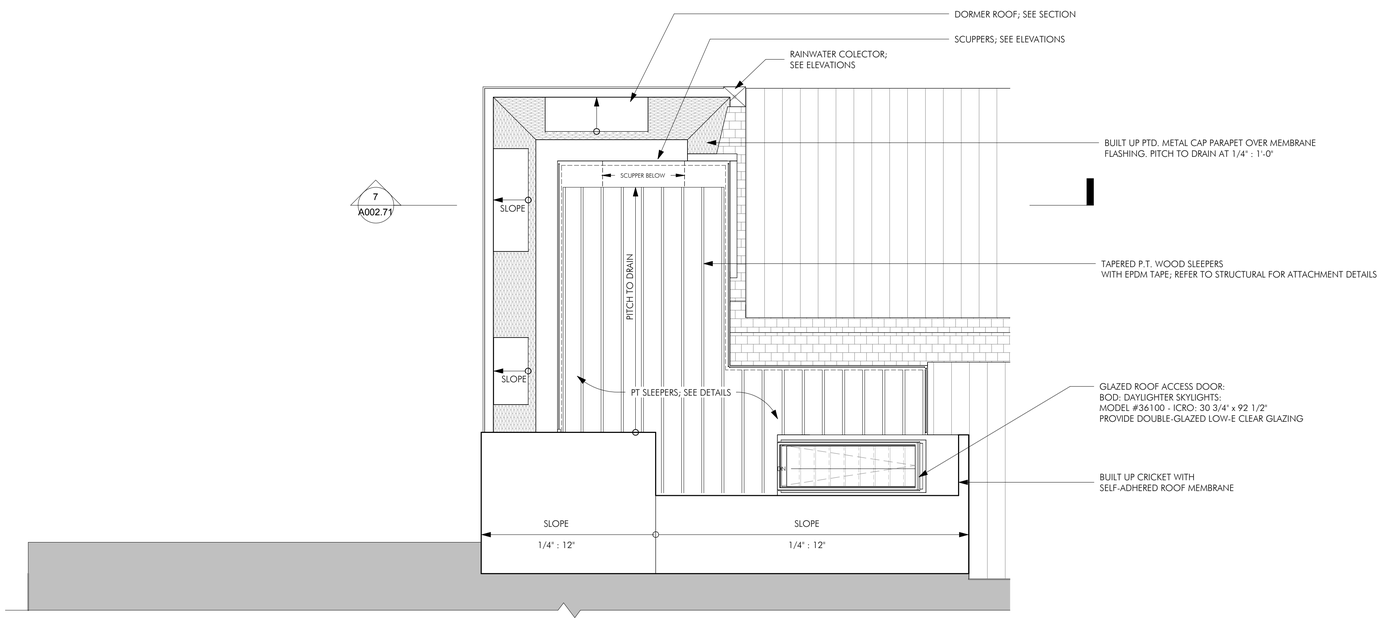
DRAWING TITLE
#71 SECOND AND THIRD FLOOR PLANS

DRAWING NUMBER
A101



1 ROOF DECK PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

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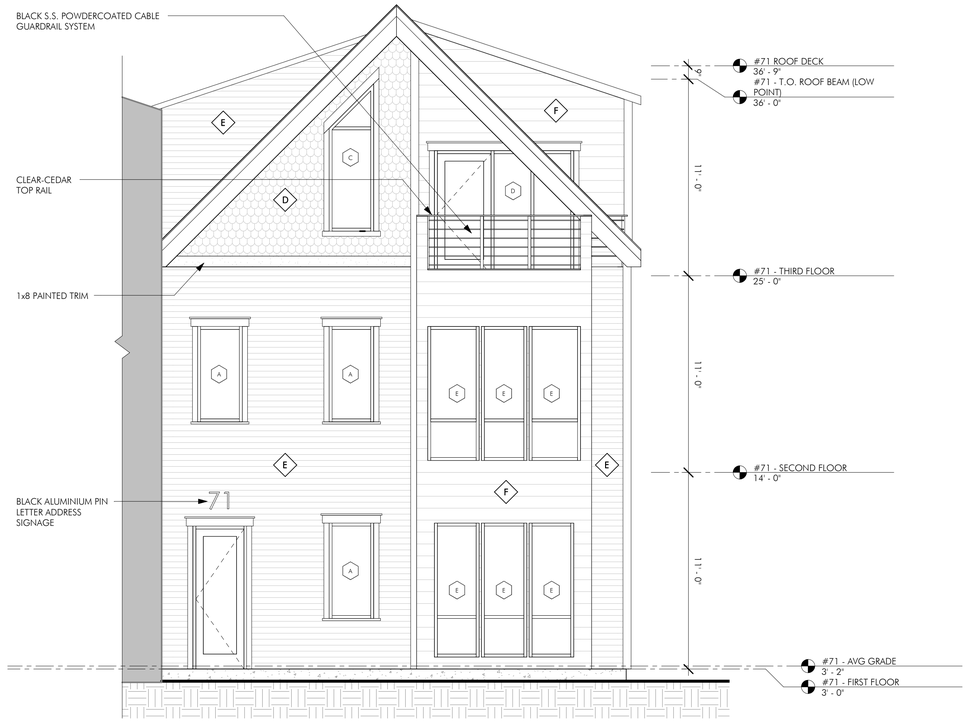
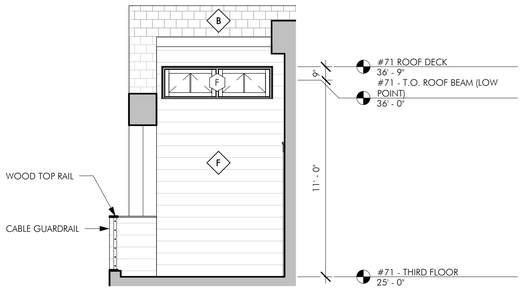
DRAWING TITLE
#71 ROOF AND ROOF DECK PLANS

DRAWING NUMBER
A102

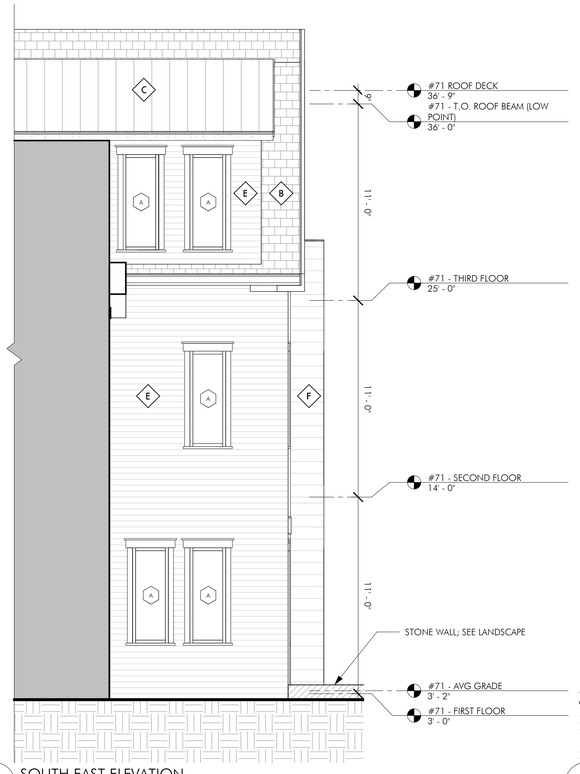


2 #71 - FRONT (NORTH EAST) ELEVATION
1/4" = 1'-0"

3 #71 - REAR (SOUTH WEST) ELEVATION
1/4" = 1'-0"



1 #71 - THIRD FLOOR DECK (NORTH WEST) ELEVATION
1/4" = 1'-0"



4 SOUTH EAST ELEVATION
1/4" = 1'-0"

5 NORTH WEST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND

A		SHINGLE TYPE 1 ROOF TYPE	ASPHALT BOD: PABCO CASCADE DIAMOND SHAPED SHINGLE COLOR: ANTIQUE BLACK
B		SHINGLE TYPE 2 ROOF TYPE	ASPHALT BOD: PABCO PRESTIGE LAMINATED FIBERGLASS SHINGLE COLOR: BLACK
C		METAL ROOF ROOF TYPE	STEEL STANDING SEAM BOD: MBCI SV CRIMP COLOR: BLACK
D		SIDING TYPE 1 WALL TYPE	CEDAR SHINGLE BOD: MAIBEC DIAMOND CUT SHINGLE. GRADE: NANTUCKET COLOR: TBD
E		SIDING TYPE 2 WALL TYPE	FIBER CEMENT CLAPBOARD BOD: JAMESHARDIE LAP SIDING, 4" EXPOSURE, SMOOTH TEXTURE COLOR: TBD
F		SIDING TYPE 3 WALL TYPE	RESIN PANEL SIDING BOD: TRESPA PURA NFC FLUSH SIDING, 7.1" EXPOSURE, SMOOTH TEXTURE COLOR: TBD

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#71 EXTERIOR ELEVATIONS

DRAWING NUMBER
A200

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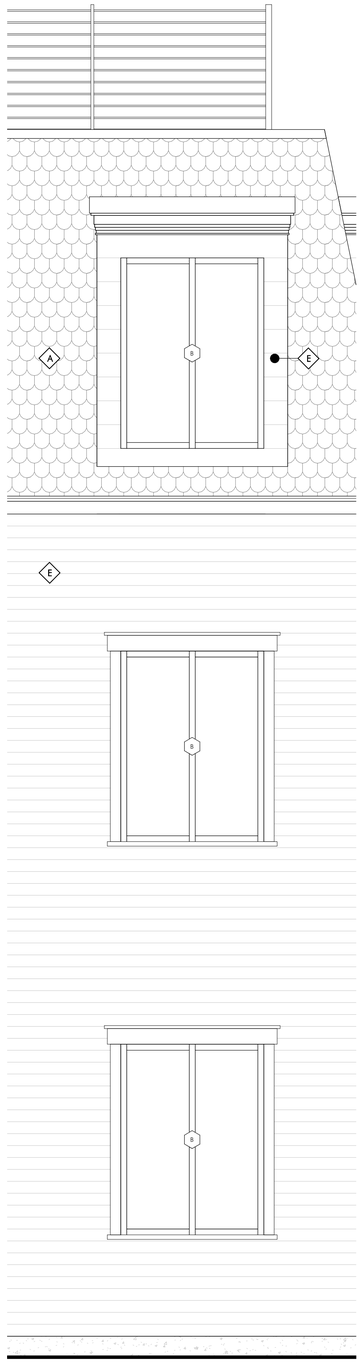

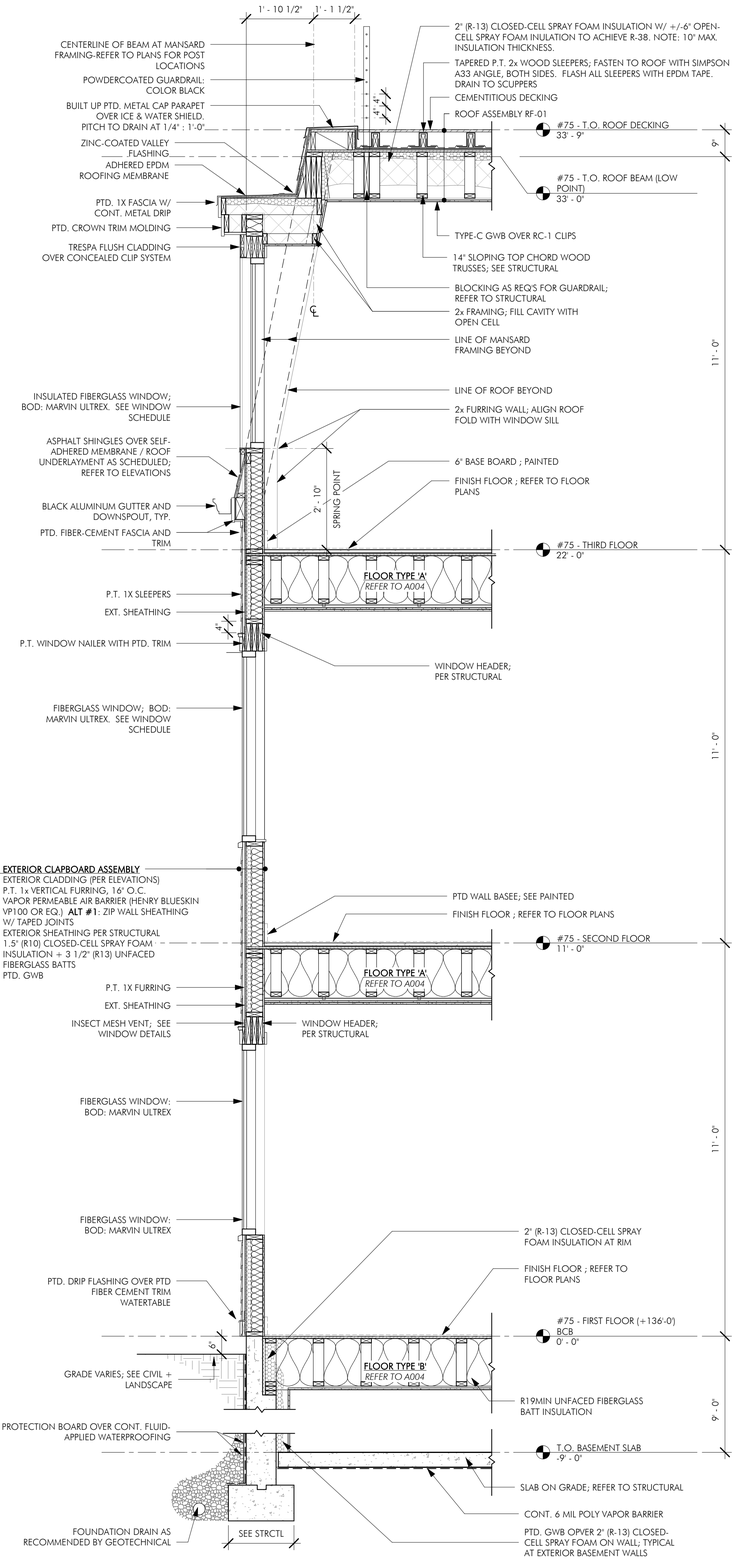

1 TYPICAL WALL SECTION @ ROOF DECK
1/2" = 1'-0"

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WALL SECTIONS

DRAWING NUMBER

A311

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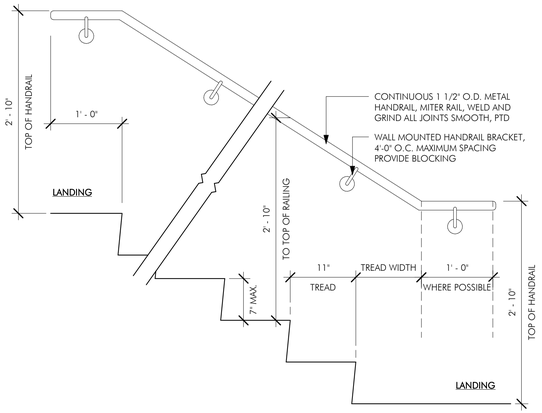
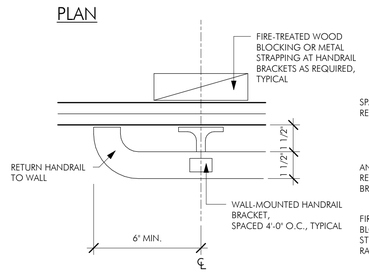
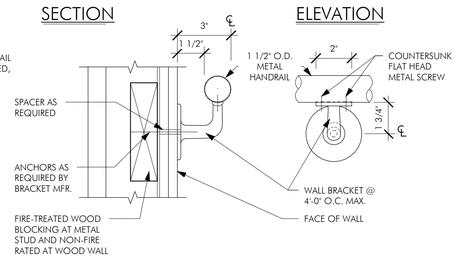
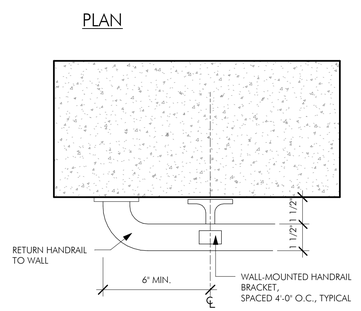
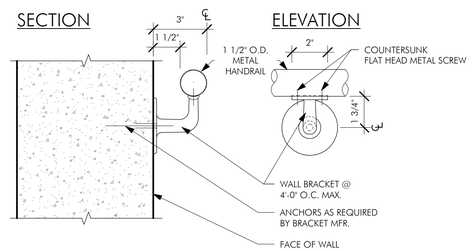


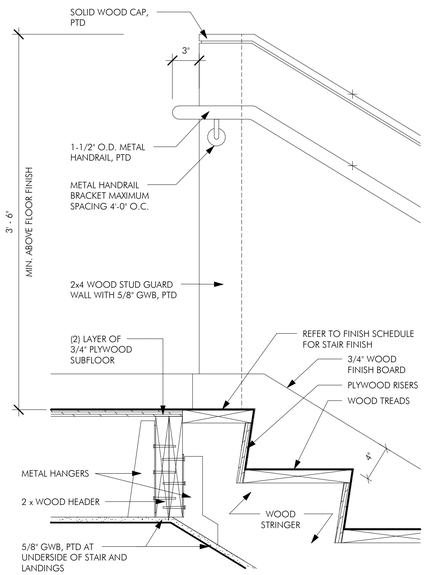




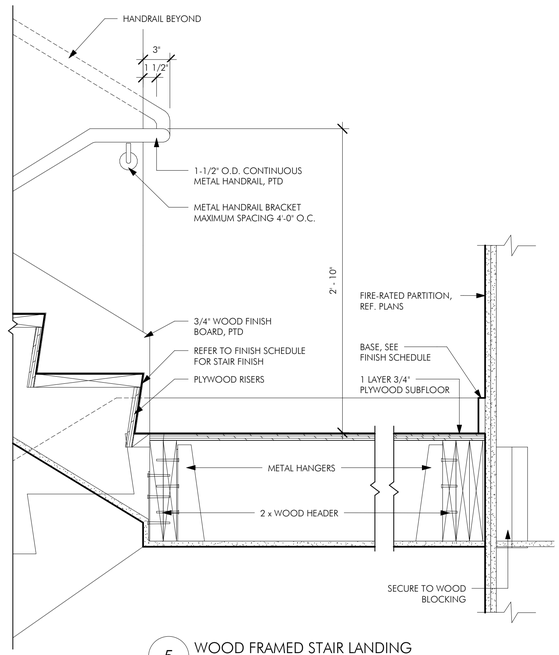


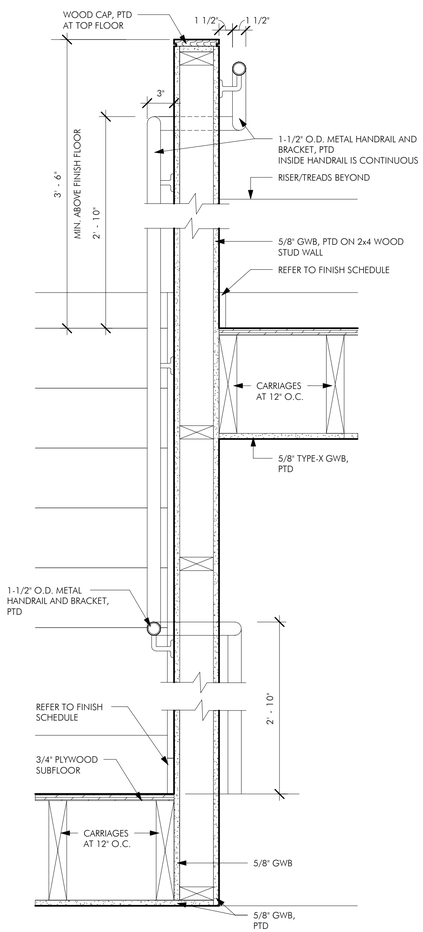


1 TYPICAL HANDRAIL EXTENSIONS
1" = 1'-0"

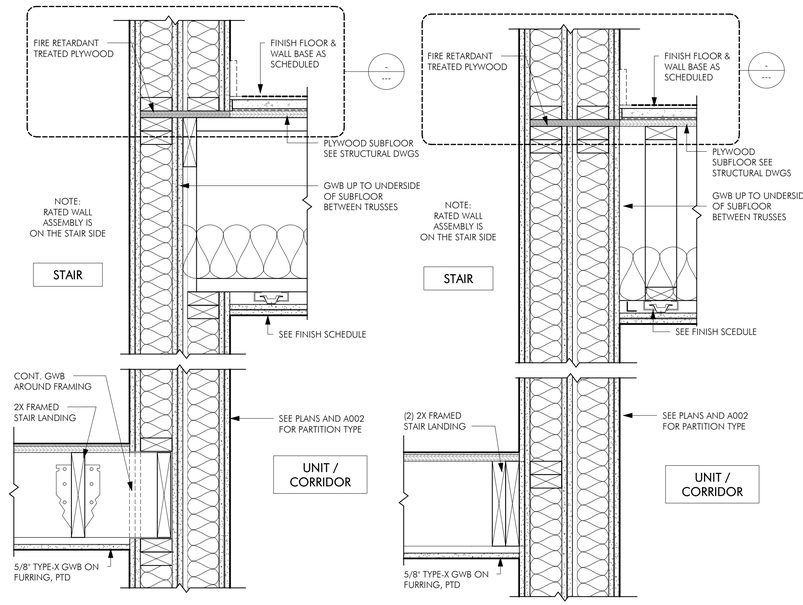


2 HANDRAIL ATTACHMENT AT GYPSUM WALL
3" = 1'-0"





3 HANDRAIL ATTACHMENT AT CONCRETE WALL
3" = 1'-0"



4 LANDING AT TOP OF STAIR
1 1/2" = 1'-0"

5 WOOD FRAMED STAIR LANDING
1 1/2" = 1'-0"

6 WOOD STAIR LANDING BEARING ON STAIR WALL
1 1/2" = 1'-0"

7 WOOD STAIR LANDING, NON BEARING
1 1/2" = 1'-0"

8 GUARDWALL AT STAIR
1 1/2" = 1'-0"

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ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

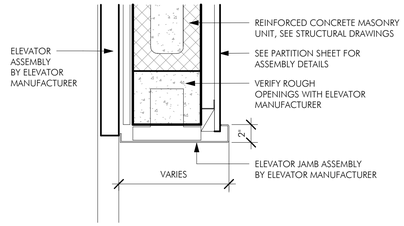
REGISTERED ARCHITECT SAMUNAM BROWN NO. 20350 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

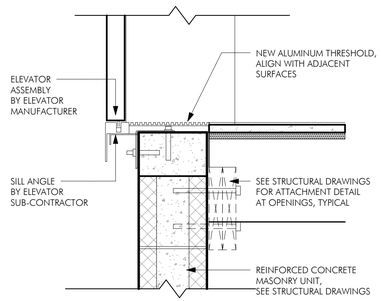
ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	As indicated

DRAWING TITLE
TYPICAL STAIR DETAILS

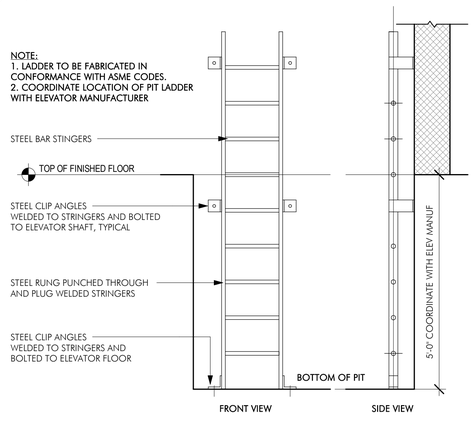
DRAWING NUMBER
A322



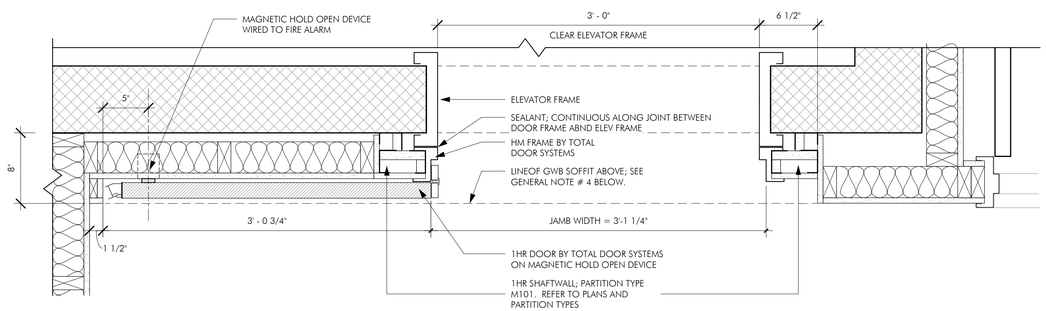
1 TYPICAL ELEVATOR HEAD & JAMB DETAIL AT UPPER FLOORS
1 1/2" = 1'-0"



2 TYPICAL ELEVATOR SILL DETAIL
1 1/2" = 1'-0"



3 ELEVATOR PIT LADDER DETAIL
1/2" = 1'-0"



4 RATED ELEVATOR ACCESS DOOR PLAN DETAIL
1 1/2" = 1'-0"

BASIS OF DESIGN:
TOTAL DOOR STSYEMS ESS-HO-180-LR

GENERAL DOOR NOTES:
1. PROVIDE M52 PUSH SIDE AND M32 ON PULL SIDE HARDWARE BY TOTAL DOOR SYSTEMS.
2. PROVIDE FIELD-APPLIED SMOKE SEAL AT HEAD OF FRAME.
3. PROVIDE CONTINUOUS HINGE BY TOTAL DOOR SYSTEMS.
4. MIN. 1" CLEARANCE REQUIRED FROM TOP OF GYP SOFFIT TO HM FRAME RABBET.
5. PROVIDE MORTISED SWEEP BY TOTAL DOOR SYSTEMS.
6. PROVIDE TDC 96 CONCEALED CLOSER.
7. PROVIDE TDH100 ELECTROMAGNETIC HOLD OPEN DEVICE BY TOTAL DOOR SYSTEMS. GC COORDINATE POWER AND FIRE ALARM REQUIREMENTS.

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REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
SANTIAGNAN BROWN
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	As indicated

DRAWING TITLE
MISC DETAILS

DRAWING NUMBER
A331

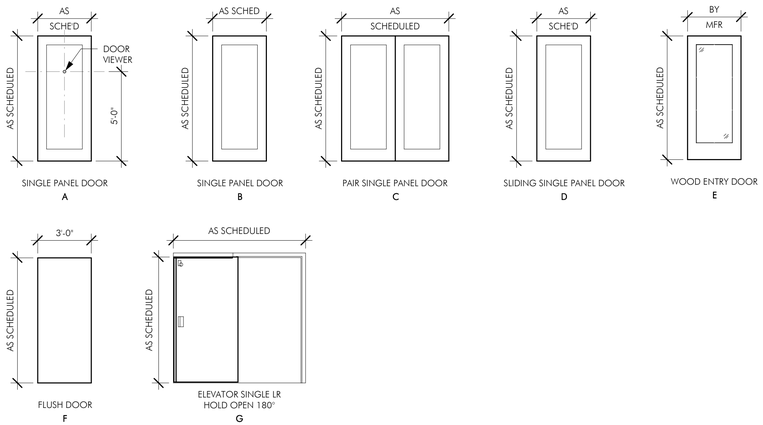
TYPE/STYLE DOOR NO.	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	FIRE RATING (MINS.)	COMMENTS
71-01	3' - 0"	7' - 0"	0' - 1 3/4"	60	
71-02	3' - 0"	7' - 0"	0' - 1 3/4"	0	
71-03	3' - 0"	7' - 0"	0' - 1 3/4"	0	
71-04	3' - 0"	7' - 0"	0' - 1 3/4"	0	
71-11	3' - 0"	8' - 0"	0' - 1 3/4"	0	
71-12	3' - 0"	7' - 0"	0' - 1 3/4"	60	
71-13	3' - 0"	7' - 0"	0' - 1 3/4"	60	
71-14	3' - 0"	7' - 0"	0' - 1 3/4"	60	
71-15	2' - 6"	7' - 0"	0' - 1 3/4"	0	

TYPE/STYLE DOOR NO.	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	FIRE RATING (MINS.)	COMMENTS
73-01	3' - 0"	7' - 0"	0' - 1 3/4"	60	
73-02	3' - 0"	7' - 0"	0' - 1 3/4"	0	
73-11	3' - 0"	8' - 0"	0' - 1 3/4"	0	
73-12	3' - 0"	7' - 0"	0' - 1 3/4"	60	
73-13	3' - 0"	7' - 0"	0' - 1 3/4"	60	
73-14	3' - 0"	7' - 0"	0' - 1 3/4"	60	
73-15	2' - 6"	7' - 0"	0' - 1 3/4"	0	
73-21	3' - 0"	7' - 0"	0' - 1 3/4"	60	
73-31	3' - 0"	7' - 0"	0' - 1 3/4"	60	

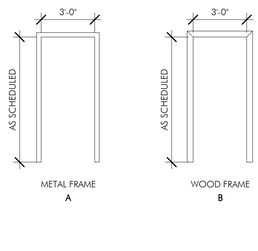
TYPE/STYLE DOOR NO.	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	FIRE RATING (MINS.)	COMMENTS
75-01	3' - 0"	7' - 0"	0' - 1 3/4"	60	
75-02	3' - 0"	7' - 0"	0' - 1 3/4"	0	
75-11	3' - 0"	8' - 0"	0' - 1 3/4"	0	
75-12	3' - 0"	7' - 0"	0' - 1 3/4"	60	
75-13	3' - 0"	7' - 0"	0' - 1 3/4"	60	
75-14	3' - 0"	7' - 0"	0' - 1 3/4"	60	
75-15	2' - 6"	7' - 0"	0' - 1 3/4"	0	
75-21	3' - 0"	7' - 0"	0' - 1 3/4"	60	
75-31	3' - 0"	7' - 0"	0' - 1 3/4"	60	

TYPE/STYLE DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	FIRE RATING (MINS.)	COMMENTS
A1	3' - 0"	8' - 0"	0' - 1 3/4"		
A2	3' - 0"	7' - 0"	0' - 1 3/4"		
B1	2' - 10"	6' - 8"	0' - 1 3/8"		
B2	2' - 10"	6' - 8"	0' - 1 3/8"		
C1	2' - 0"	6' - 8"	0' - 1 3/8"		
C2	2' - 6"	6' - 8"	0' - 1 3/8"		
C3	2' - 10"	6' - 8"	0' - 1 3/8"		
C4	5' - 0"	6' - 8"	0' - 1 3/8"		
C5	4' - 0"	6' - 8"	0' - 1 3/8"		
C6	5' - 0"	6' - 8"	0' - 1 3/8"		
D1	3' - 0"	7' - 0"	0' - 1 3/8"		

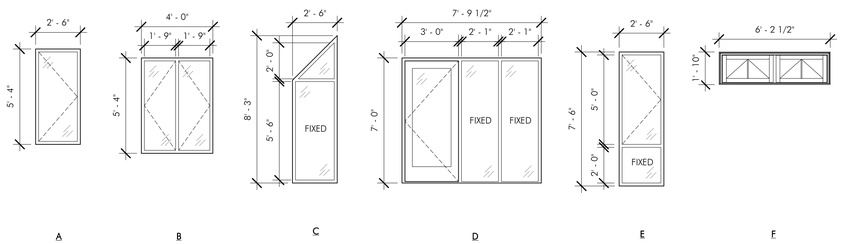
DOOR STYLE



FRAME STYLE



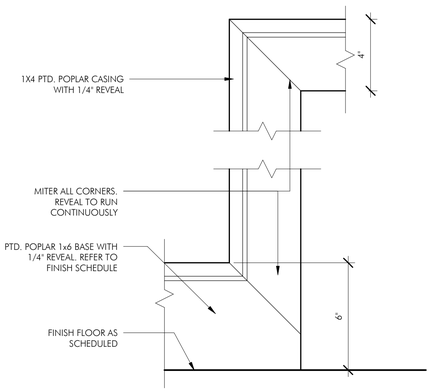
WINDOW TYPES



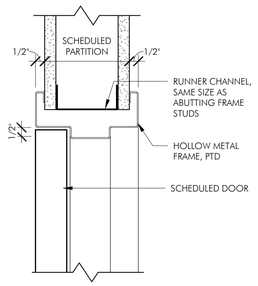
GENERAL NOTES:

1. WINDOW AND DOOR BASIS OF DESIGN: MARVIN ALL-ULTREX CASEMENT/FIXED UNITS.
   LOW E2 ARGON
   U: 0.28
   SHGC: 0.29 (.30 MIN) PER STRETCH CODE
   VT: 0.49
2. G.C. TO COORDINATE ALL FINAL DIMENSIONS AND ROUGH OPENINGS FOR MULLED UNIT WINDOWS IN ACCORDANCE WITH MANUFACTURERS STANDARDS. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY.
3. ALL GLAZING TO BE TEMPERED WHEN ADJACENT TO AN EXTERIOR SWINGING DOOR OR BELOW 18"AFF.
4. PROVIDE FULL SCREEN AT ALL DOOR AND OPERABLE WINDOWS.
5. PROVIDE MANUFACTURER-RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SURE AS EMERGENCY RESCUE.

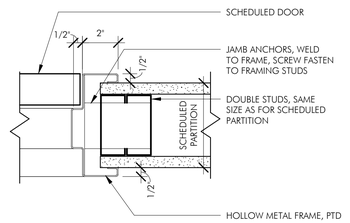
4 TYPICAL WINDOW/DOOR CASING PROFILE
3" = 1'-0"



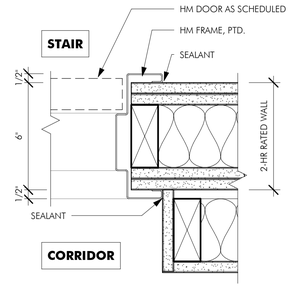
3 BASEBOARD AND DOOR CASING DETAIL ELEVATION
3" = 1'-0"



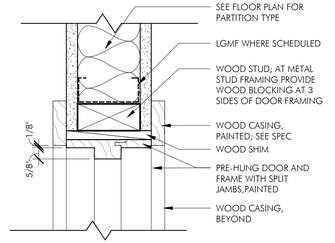
1 DOOR HEAD AT HM FRAME
3" = 1'-0"



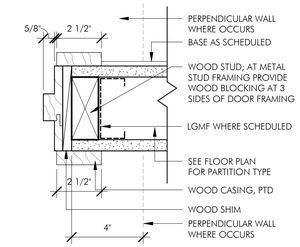
2 DOOR JAMB AT HM FRAME
3" = 1'-0"



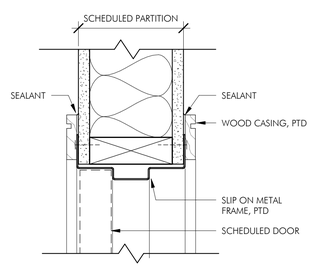
3 DOOR JAMB AT STAIR DOOR
3" = 1'-0"



4 DOOR HEAD AT WOOD FRAME
3" = 1'-0"



5 DOOR JAMB AT WOOD FRAME
3" = 1'-0"



6 SLIP-ON FRAME AT UNIT ENTRY
3" = 1'-0"

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REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
ANTAGHAN BROWN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

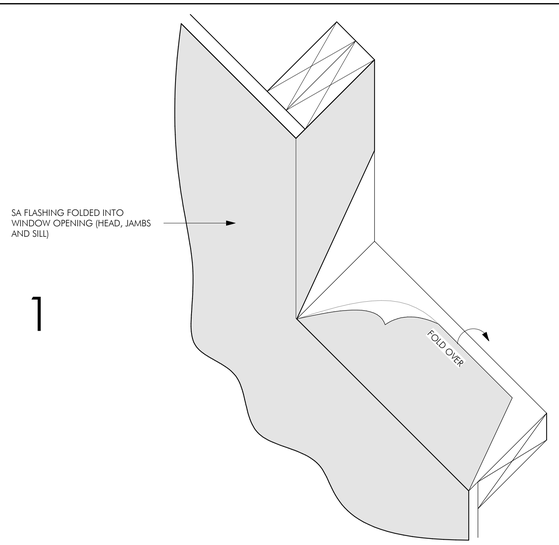
DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	As indicated

DRAWING TITLE
DOOR/WINDOW SCHEDULE AND DETAILS

DRAWING NUMBER
A600

1



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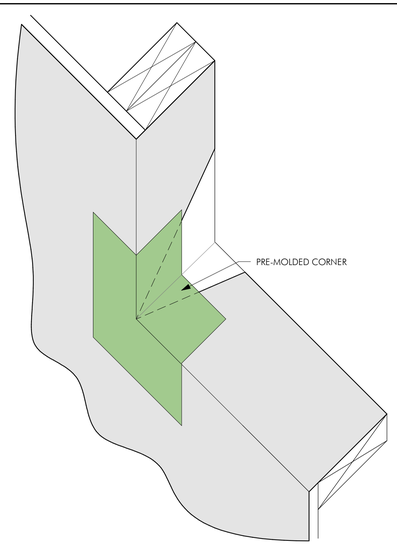

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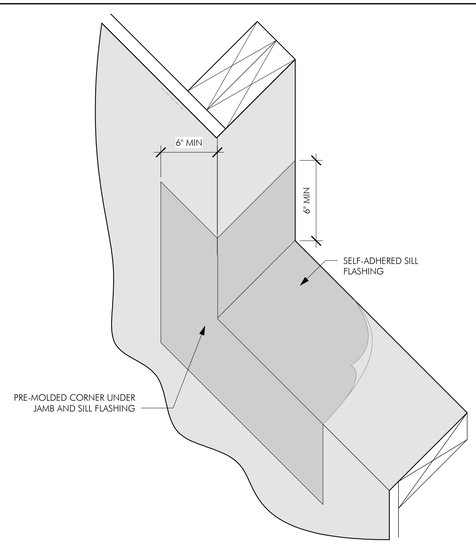

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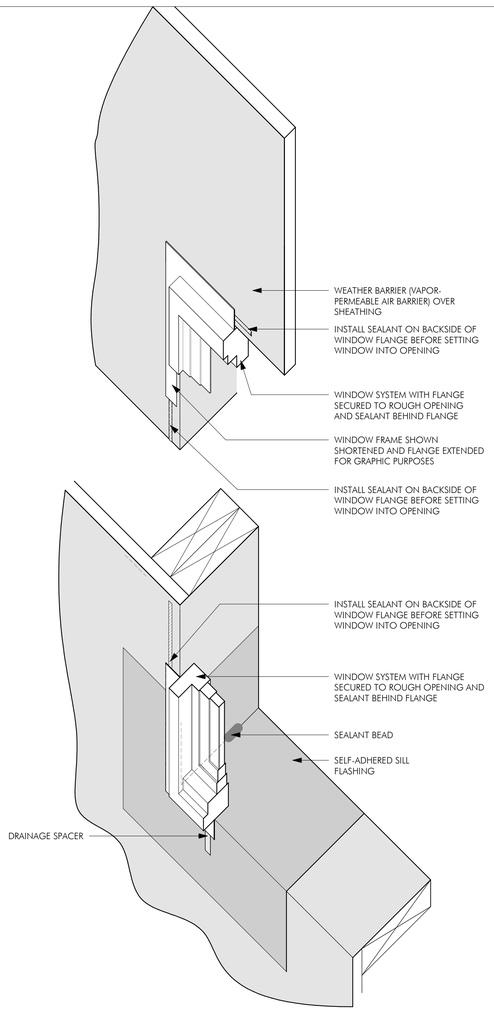

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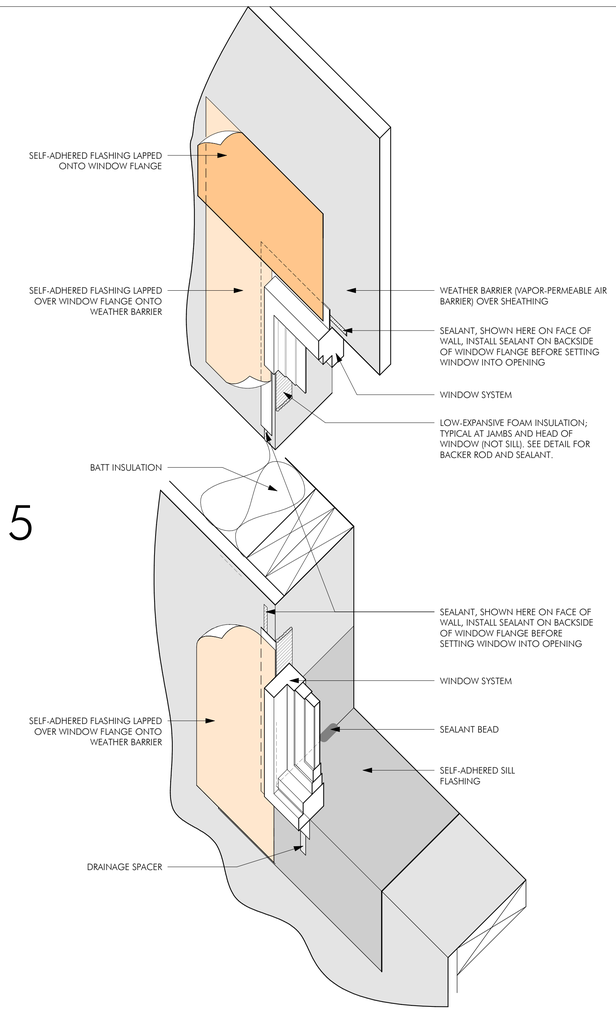

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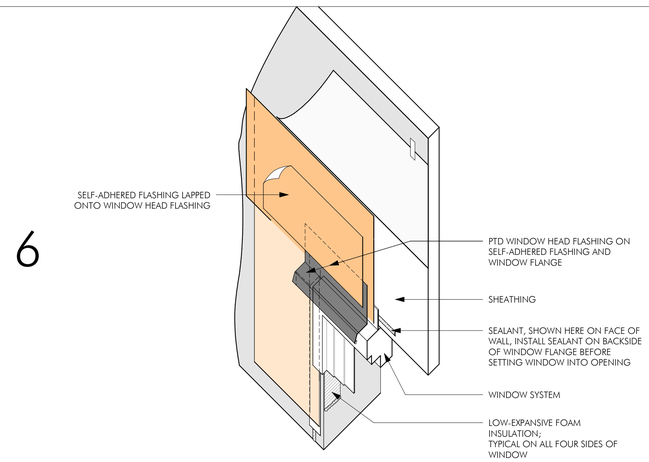

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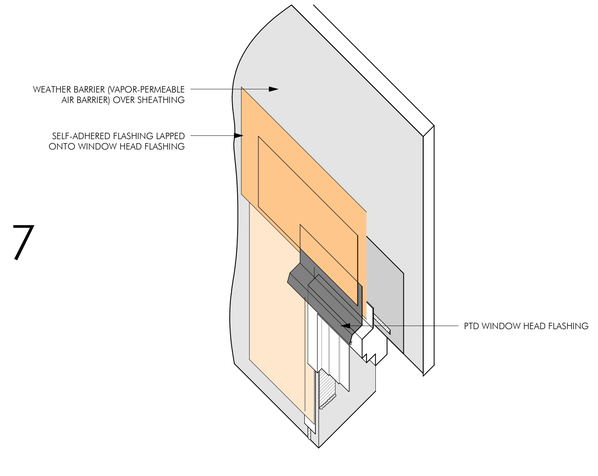

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REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
SARTAJNAN BRAR
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	3" = 1'-0"

DRAWING TITLE

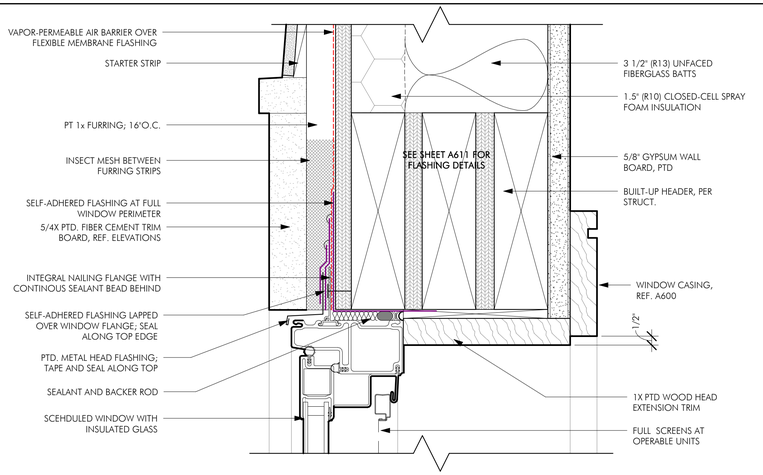
FLASHING DETAILS

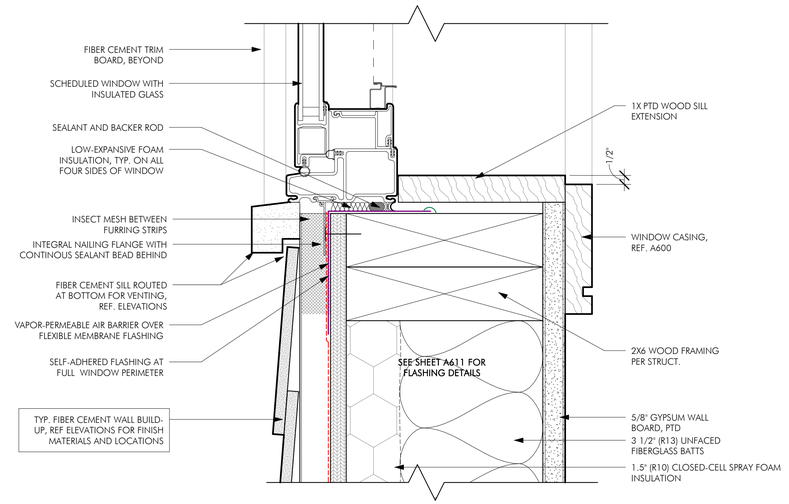
DRAWING NUMBER

A611

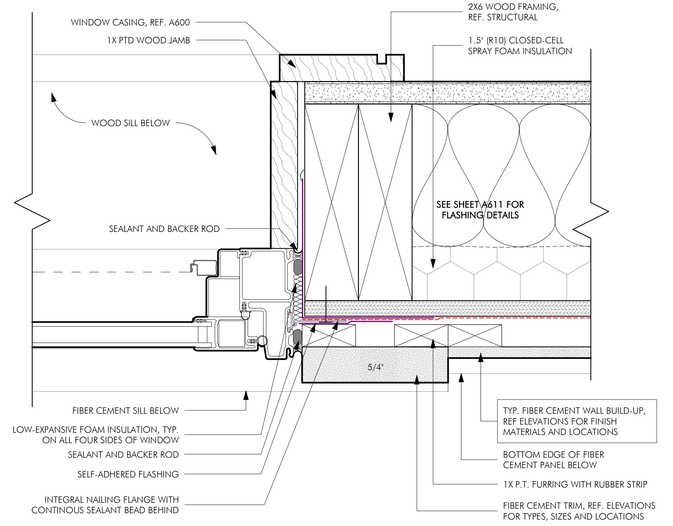
C:\Users\bmensinger\Documents\17048_73 Sheridan Street_2.0 single for_bmensinger@embarcstudio.com.rvt

8/9/2019 10:04:49 AM





1 WINDOW HEAD/SILL DETAIL @ FIBERCEMENT SIDING
6" = 1'-0"



2 WINDOW JAMB DETAIL @ FIBERCEMENT SIDING
6" = 1'-0"

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MARK	ISSUE	DATE

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JONATHAN BROWN
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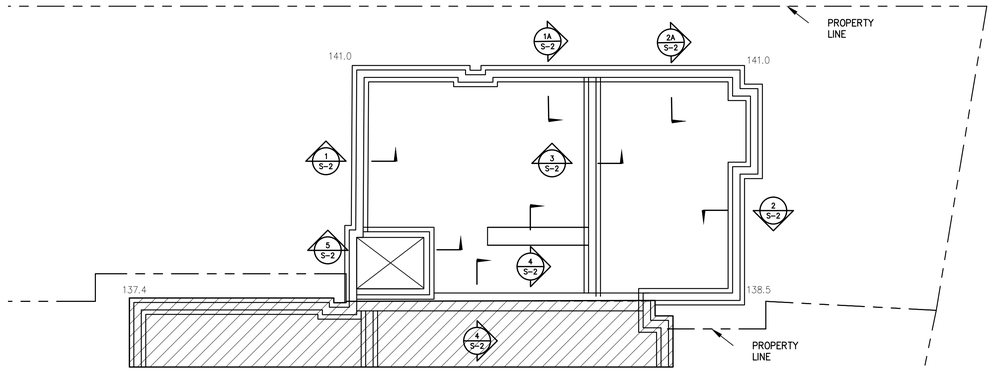
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	6" = 1'-0"

DRAWING TITLE
WINDOW DETAILS

DRAWING NUMBER
A612

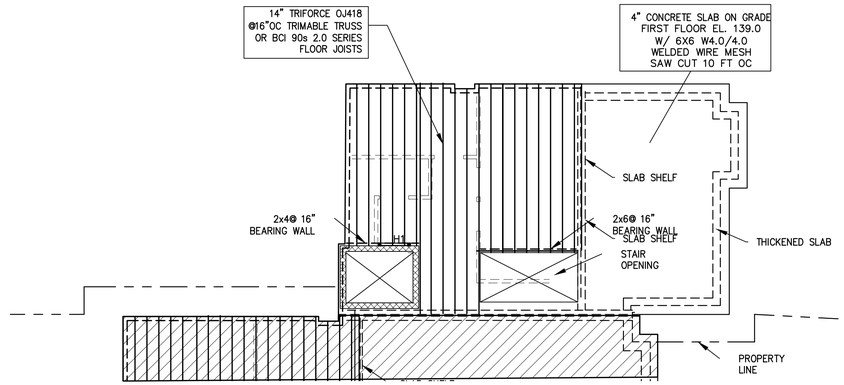


FOUNDATION PLAN

SCALE: 1/8"=1'-0"

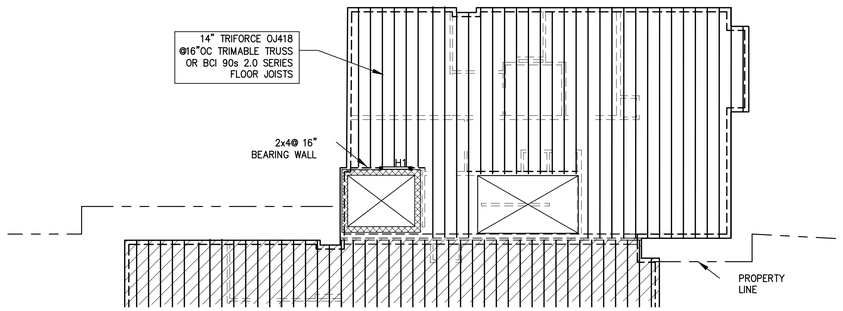
LVL BEAM SCHEDULE (BLOCK ALL POSTS SOLID TO FOUNDATION)	
H1	(2)1 3/4"x7 1/4" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H2	(3)1 3/4"x7 1/4" LVL BEAM, FLUSH FRAMED, 5 1/4"x5 1/2" LVL POSTS
H3	(2)1 3/4"x9 1/2" LVL BEAM, FLUSH FRAMED, 3 1/2"X3 1/2" LVL POSTS
H4	(3)1 3/4"x9 1/2" LVL BEAM, FLUSH FRAMED, 3 1/2"X3 1/2" LVL POSTS
H5	(2)1 3/4"x11 7/8" LVL BEAM, FLUSH FRAMED, 3 1/2"X3 1/2" LVL POSTS
H6	(3)1 3/4"x11 7/8" LVL BEAM, FLUSH FRAMED, 3 1/2"X3 1/2" LVL POSTS
H7	(2)1 3/4"x14" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H8	(3)1 3/4"x14" LVL BEAM, FLUSH FRAMED, 5 1/4"x5 1/2" LVL POSTS
H9	(4)1 3/4"X14" LVL BEAM, FLUSH FRAMED, 5 1/4"X7" LVL POSTS

HORIZONTAL FLOOR DIAPHRAGMS
3/4" TOUNGE AND GROOVE PLYWOOD
W/ 10d NAILS @ 4" ON CENTERS



FIRST FLOOR FRAMING PLAN

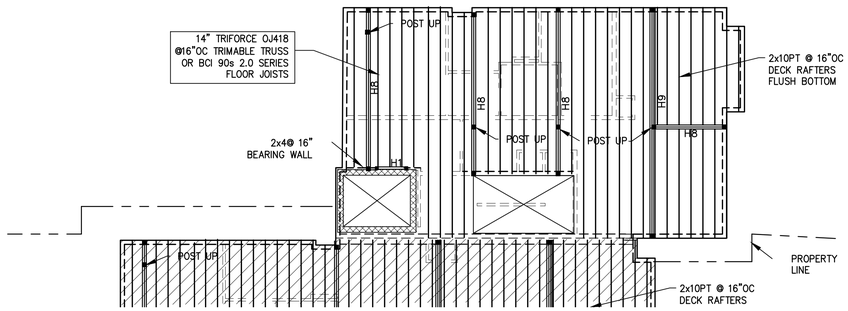
SCALE: 1/8"=1'-0"



SECOND FLOOR FRAMING PLAN

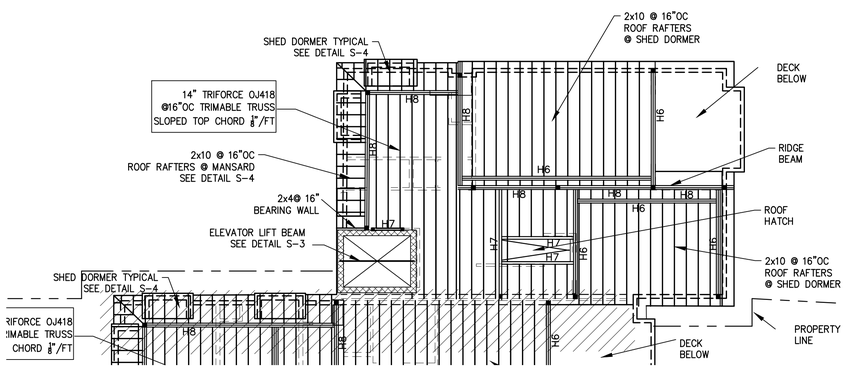
SCALE: 1/8"=1'-0"

=== NEW PARTITIONS FOOR BELOW SHOWN THUS



THIRD FLOOR FRAMING PLAN

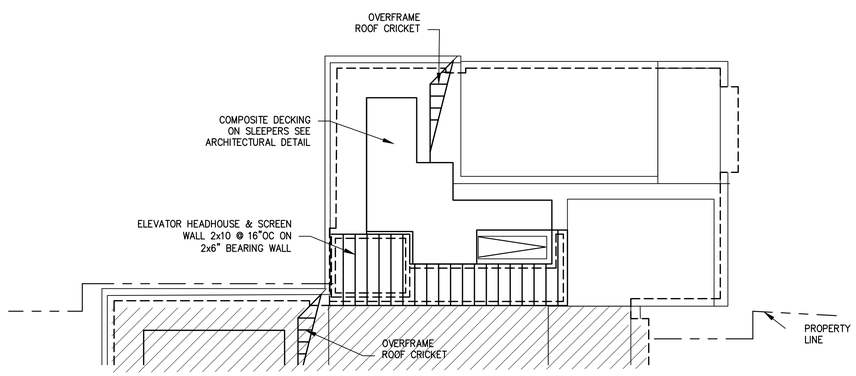
SCALE: 1/8"=1'-0"



ROOF FRAMING PLAN

SCALE: 1/8"=1'-0"

=== NEW PARTITIONS FOOR BELOW SHOWN THUS



ROOF DECK FRAMING PLAN

SCALE: 1/8"=1'-0"

CLIENT:

WATERMARK DEVELOPMENT INC.
MR. LEE GOODMAN

DRAWING NOTES:

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2. THESE PLANS AND SPECIFICATIONS ARE ARE THE PROPERTY OF LEON A. BOMBARDIER, PE ANY USE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ARCHITECT:

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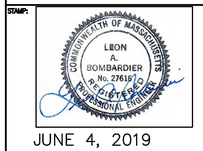
PROJECT:

71 SHERIDAN STREET
BOSTON, MA

DRAWING TITLE:

FOUNDATION & FLOOR FRAMING PLANS

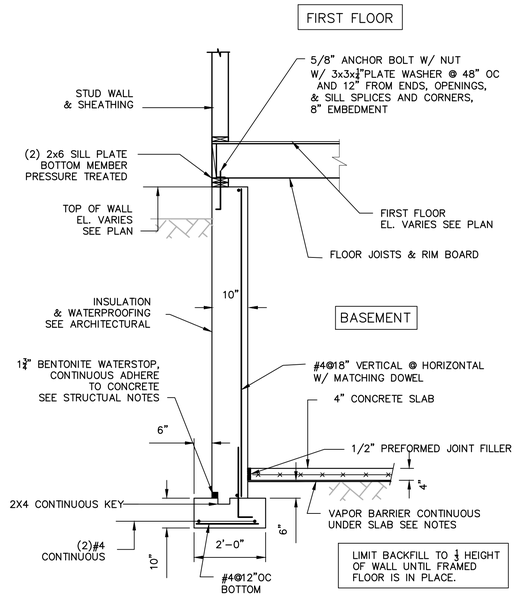
STAMP:



JUNE 4, 2019

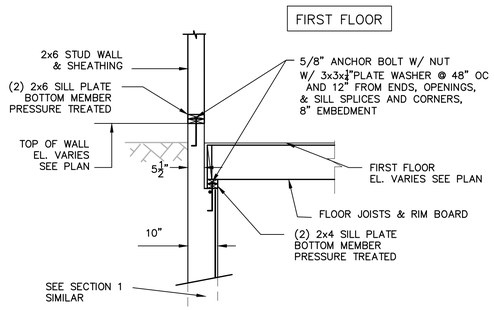
SCALE:	AS NOTED
DATE:	6/04/2019
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2019-16

S-1



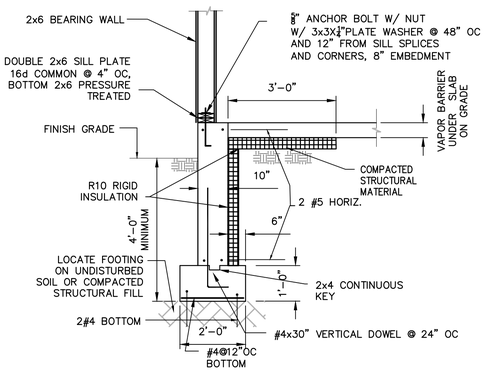
SECTION 1– BASEMENT FOUNDATION WALL

SCALE: ½"=1'–0"



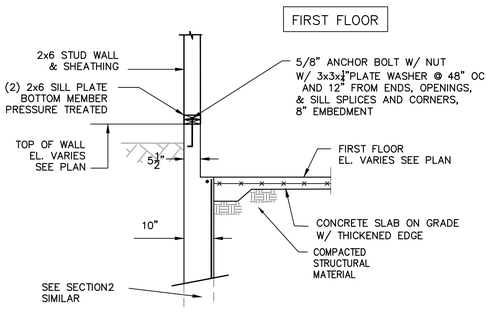
SECTION 1A– BASEMENT FOUNDATION WALL

SCALE: ½"=1'–0"



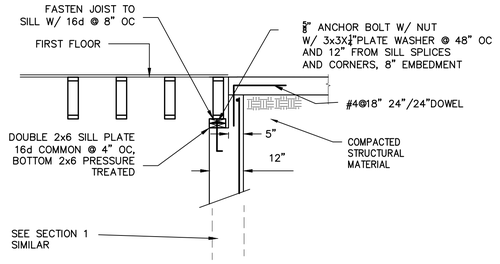
SECTION 2–FOUNDATION WALL
@ SLAB ON GRADE

SCALE: ½"=1'–0"



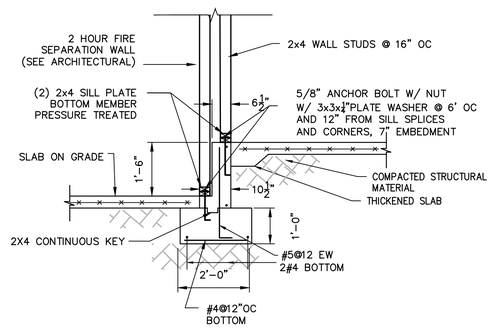
SECTION 2A– BASEMENT FOUNDATION WALL

SCALE: ½"=1'–0"



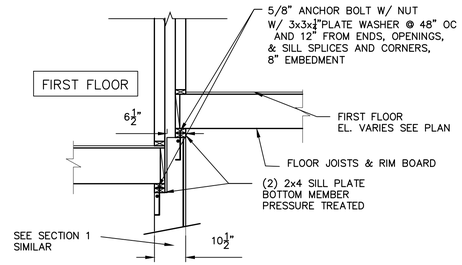
SECTION 3 – FOUNDATION WALL

SCALE: ½"=1'–0"



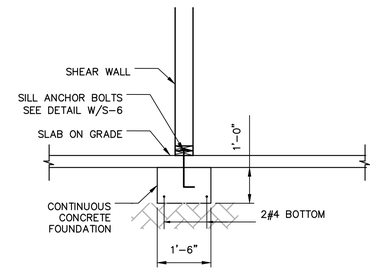
SECTION 4 @ FIREWALL @ SLAB ON GRADE

SCALE: ½"=1'–0"



SECTION 4A– FIRE WALL @ BASEMENT

SCALE: ½"=1'–0"



SECTION 5 – FOOTING
@ BEARING WALLS

SCALE: ½"=1'–0"

CLIENT:

WATERMARK DEVELOPMENT INC.
MR. LEE GOODMAN

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DRAWING TITLE:

CONCRETE
SECTIONS

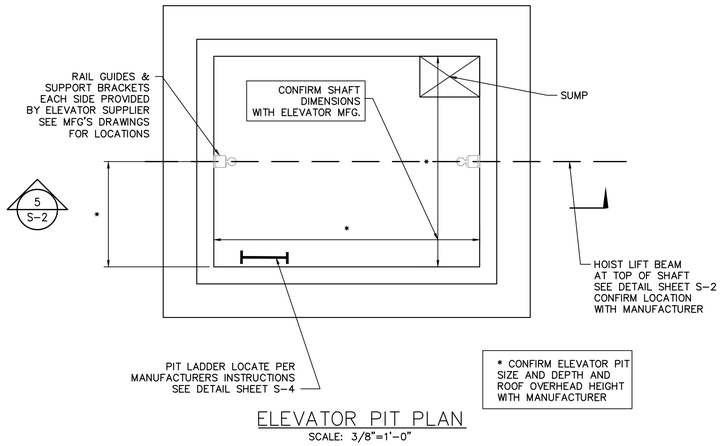
STAMP:

COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER

JUNE 4, 2019

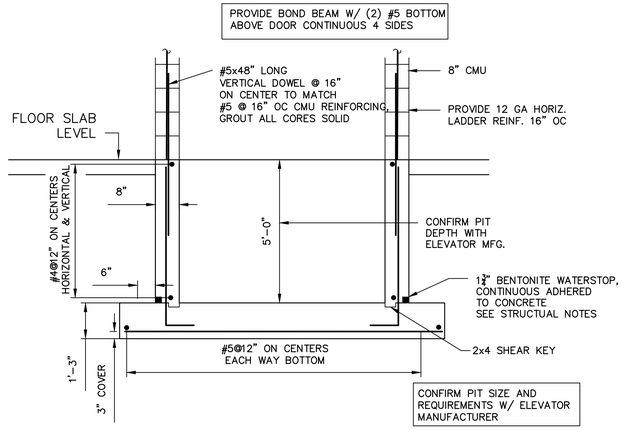
SCALE:	AS NOTED
DATE:	6/04/2019
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2019–16

S-2



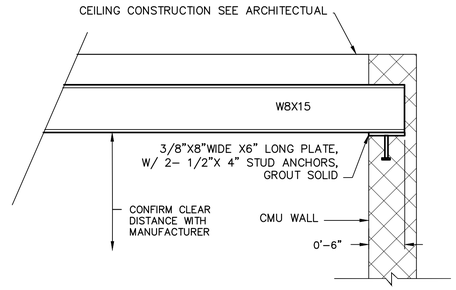
ELEVATOR PIT PLAN

SCALE: 3/8"=1'-0"



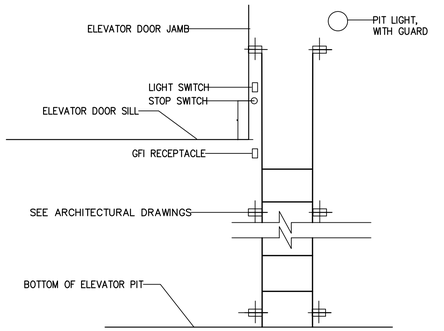
SECTION 5 – ELEVATOR PIT MASONRY SHAFT

SCALE: ½"=1'-0"



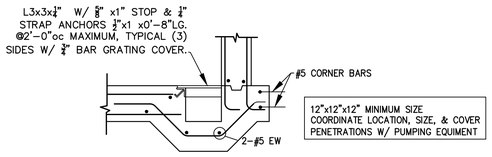
DETAIL ELEVATOR HOIST BEAM

SCALE: 1""=1'-0"



DETAIL – ELEVATOR PIT LADDER

SCALE: ½"=1'-0"



DETAIL – ELEVATOR PIT SUMP

SCALE: ½"=1'-0"

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CLIENT:

WATERMARK DEVELOPMENT INC.
MR. LEE GOODMAN

ARCHITECT:

EMBARC ARCHITECTURE+DESIGN STUDIO

BOMBARDIER
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PROJECT:

71 SHERIDAN STREET
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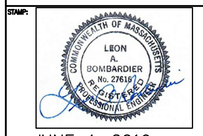
DRAWING TITLE:

ELEVATOR DETAILS

STAMP:



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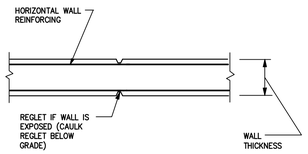
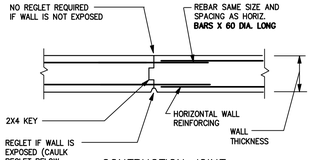
CHECKED BY:	LAB
PROJECT #:	2019–16

S-3



CONTROL JOINT

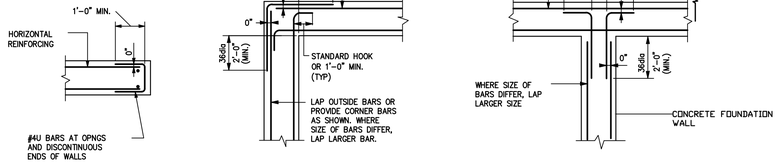


CONTRUCTION JOINT

CONCRETE CONSTRUCTION & CONTROL JOINTS

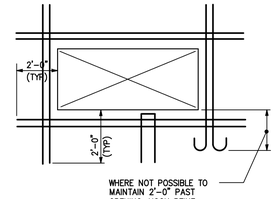
SCALE: 3/8"=1'-0"

CONTROL OR CONSTRUCTION JOINTS SHALL BE LOCATED EVERY 30 FEET HORIZONTAL DIMENSION ALONG THE FOUNDATION WALL.



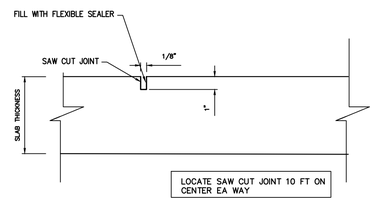
CONCRETE REINFORCING STEEL DETAILS

SCALE: 3/8"=1'-0"



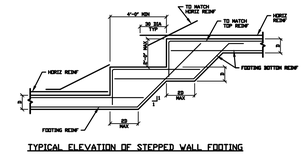
REINFORCING STEEL @ WALL OPENINGS

SCALE: 3/8"=1'-0"



SLAB ON GRADE SAW CUT DETAIL

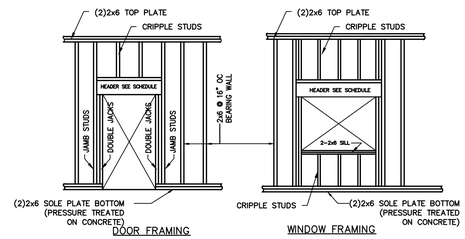
SCALE: 3/8"=1'-0"



TYPICAL ELEVATION OF STEPPED WALL FOOTING

STEPPED CONCRETE GRADE WALL FOOTING DETAIL

SCALE: 3/8"=1'-0"



DOOR FRAMING

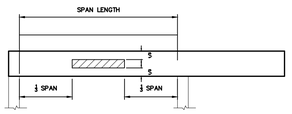
WINDOW FRAMING

FRAMING @ BEARING WALLS

REINFORCING LAP SCHEDULE

BAR SIZE	LAP SPLICES IN ALL CONCRETE	LAP SPLICE IN TENSION ZONE			
		fc =3,000 PSI		fc =4,000 PSI	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	18"	28"	21"	24"	19"
#4	18"	37"	29"	32"	25"
#5	23"	46"	36"	40"	31"
#6	27"	56"	43"	48"	37"
#7	32"	81"	63"	70"	53"
#8	36"	93"	72"	79"	61"
#9	42"	105"	48"	48"	48"
#10	48"	118"	91"	101"	78"
#11	52"	131"	101"	112"	86"

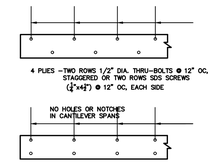
NOTES:
1. ALL SPLICES TO BE "LAP SPLICES" UNLESS NOTED OTHERWISE IN SECTIONS.
2. TENSION LAP SPLICE WILL BE INDICATED ON PLANS AND SECTIONS.
3. A TOP BAR IS A HORIZONTAL WITH AT LEAST 12" OF FRESH CONCRETE BELOW



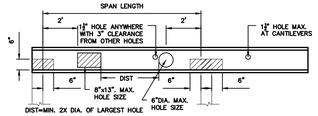
ALLOWABLE HOLES IN BOISE VERSA-LAM BEAMS
HOLE CUTTING NOTES;

1. SQUARE OR RECTANGULAR HOLES NOT PERMITTED
2. ROUND HOLES MAY BE DRILLED OR CUT WITH WITH A HOLE SAW ANYWHERE WITHIN THE SHADED AREA.
3. THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGER HOLE.
4. DO NOT DRILL MORE THAN THREE ACCESS HOLES IN ANY FOUR FOOT LONG SECTION OF BEAM.
5. THE MAXIMUM ROUND HOLE DIAMETER PERMITTED IS 2".
6. FOR LARGER HOLES CONTACT BOISE ENGINEERED WOOD PRODUCT ENGINEERING.

LVL – ALLOWABLE HOLES



MULTIPLE MEMBER FASTENING SIDE AND TOP LOADED LVL

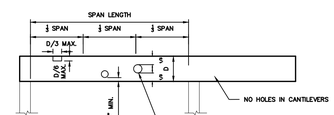


BCI I-JOIST 11 7/8", 14" AND 16" DEPTHS

HOLE CUTTING NOTES;

1. A 12" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE ALLJOIST SPECIFIERS GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A BOISE-CASCADE REPRESENTATIVE AND APPROVED BY THE ENGINEER.

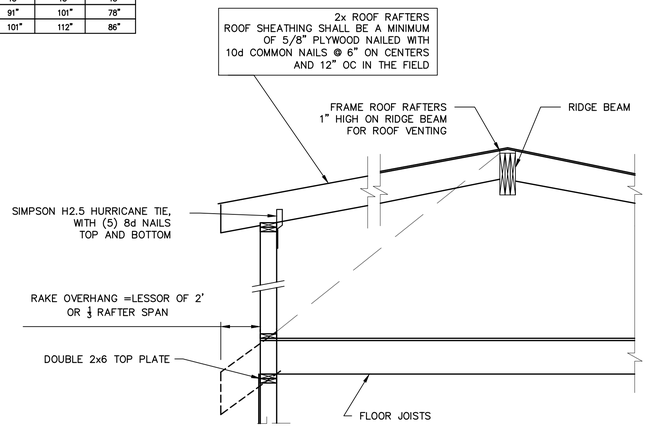
BCI I-JOISTS
ALLOWABLE LARGE RECTANGULAR HOLES



PER IBC 2803.8:

1. ROUND HOLES MAY BE DRILLED OR CUT WITH WITH A HOLE SAW ANYWHERE ALONG THE BEAM A MINIMUM OF 2 INCHES FROM TOP AND BOTTOM OF JOIST
2. THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGER HOLE.
3. THE MAXIMUM ROUND HOLE DIAMETER PERMITTED IS 1/3 THE DEPTH OF THE JOIST
4. RECTANGULAR NOTCHES MAY BE CUT AT THE 1/3 LENGTHS AT END SPANS OF THE JOIST.
5. MAX LENGTH OF NOTCH 1/3 DEPTH OF JOIST AND MAXIMUM DEPTH OF NOTCH 1/6 DEPTH OF JOIST

ALLOWABLE HOLES IN SOLID SAWN LUMBER



TYPICAL WALL SECTION @ SHED DORMER

SCALE: 1/2"=1'-0"

HEADER SCHEDULE AT INTERIOR BEARING WALLS
(UNLESS OTHERWISE NOTED ON DRAWINGS)

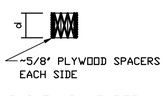
SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x6	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6
3'-1" TO 5'-0"	3-2x10	2-2x6	1-2x6	3-2x12	2-2x6	1-2x6	3-2x12	2-2x6	3-2x6
5'-1" TO 8'-0"	3-2x12	2-2x6	1-2x6	3-1 3/4X 7 1/4" LVL	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	3-2x6	3-2x6
8'-1" TO 10'-0"	3-2x12	2-2x6	1-2x6	3-1 3/4X 14 LVL	2-2x6	2-2x6	3-1 3/4X 18" LVL	3-2x6	3-2x6

HEADER SCHEDULE AT EXTERIOR BEARING WALLS
(UNLESS OTHERWISE NOTED ON DRAWINGS)

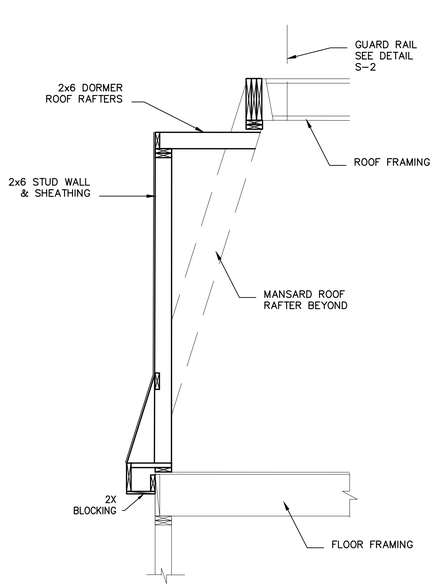
SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x6	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6
3'-1" TO 5'-0"	3-2x10	2-2x6	1-2x6	3-2x12	2-2x6	2-2x6	3-2x12	2-2x6	3-2x6
5'-1" TO 8'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 7 1/4" LVL	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	3-2x6	3-2x6
8'-1" TO 10'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	2-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6

LVL EQUIVALENTS:
(3)-2x6 =(1) 1 3/4"x7 1/4" LVL
(3)-2X8 =(1) 1 3/4"x7 1/4" LVL
(3)-2x10 =(1) 1 3/4"X9 1/4" LVL
(3)-2x12 =(1) 1 3/4"X11 7/8" LVL
(3)-1 3/4"x7 1/4 =(2) 1 3/4"X9 1/4" LVL
(3)-1 3/4"X9 1/4" =(2) 1 3/4"X11 7/8" LVL
(3)-1 3/4"X11 7/8" =(2) 1 3/4"X14" LVL

NOTE: HEADERS AT FLOOR LEVELS ARE SIZED ASSUMING OPENING ABOVE IS EQUAL OR LARGER THAN OPENING BELOW

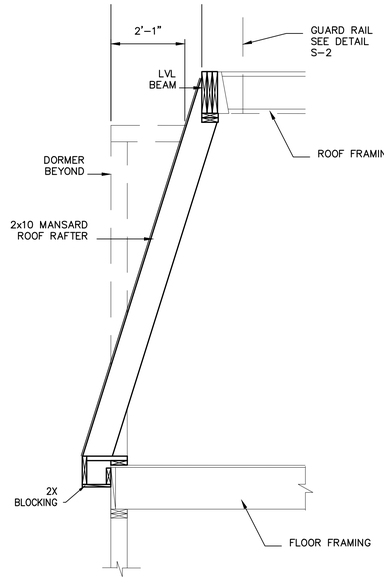


TYPICAL BUILT UP HEADER



DETAIL DORMER @ MANSARD

SCALE: 1/2"=1'-0"



DETAIL MANSARD ROOF

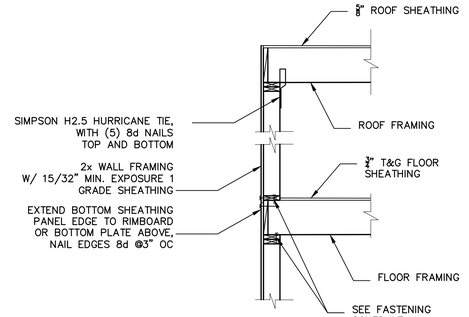
SCALE: 1/2"=1'-0"

TOP WALL PLATE NOTES:

1. ALL EXTERIOR WALL AND INTERIOR BEARING WALLS SHALL HAVE DOUBLE TOP PLATES OVERLAPPED AT CORNERS AND INTERSECTIONS

2. TOP PLATE LAP SPLICES SHALL BE BETWEEN 2'-0" AND 4'-8" LONG WITH (14)16d COMMON NAILS EA. SIDE OF SPLICE

3. ATTACH ALL ROOF RAFTERS TO TOP WALL PLATE WITH HURRICANE TIES



BLOCK ALL EXTERIOR SHEATHING PANEL AND ALL INTERIOR SHEAR WALL EDGES. NAIL W/ 8d @ 6" OC. UNLESS OTHERWISE NOTED IN SHEAR WALL SCHEDULE.

DETAIL EXTERIOR WALL SHEATHING

CLIENT:

WATERMARK DEVELOPMENT INC.
MR. LEE GOODMAN

DRAWING NOTES:

1. EXISTING CONDITIONS MAY VARY FROM THOSE SHOWN. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.

2. THESE PLANS AND SPECIFICATIONS ARE ARE THE PROPERTY OF LEON A. BOMBARDIER, PE ANY USE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ARCHITECT:

EMBARC STUDIO
ARCHITECTURE+DESIGN

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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PROJECT:

71 SHERIDAN STREET
BOSTON, MA

DRAWING TITLE:

ROOF & WALL FRAMING & TYPICAL DETAILS

STAMP:

COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27610
REGISTERED PROFESSIONAL ENGINEER

JUNE 4, 2019

SCALE: AS NOTED
DATE: 6/04/2019
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2019-16

S-4

GENERAL

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH EDITION (IBC 2015 AND MASSACHUSETTS AMENDMENTS)

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS AFFECTING THE WORK. DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN, IN THE COURSE OF THE WORK, CONDITIONS ARE UNCOVERED WHICH ARE UNANTICIPATED OR OTHERWISE APPEAR TO PRESENT A DANGEROUS CONDITION.

4. STRUCTURAL MATERIALS AND COMPONENTS SHALL HAVE PRIOR APPROVAL OF THE ENGINEER. MATERIAL SAMPLES OR CERTIFICATES AND INSTALLATION SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL PARTS OF THE WORK FOR APPROVAL, ALLOWING SUFFICIENT TIME FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

5. MODIFICATIONS TO THE WORK SHALL NOT BE PERFORMED WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.

6. STRUCTURAL CONSTRUCTION SHALL BE PRECEDED BY ADEQUATE SHORING AND TEMPORARY BRACING UNTIL ALL MEMBERS ARE PLACED AND TRUE TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.

7. THE CONTRACTOR SHALL EXAMINE ALL ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS (INCLUDING OWNER FURNISHED EQUIPMENT DRAWINGS) FOR VERIFICATION, LOCATION, AND DIMENSIONS OF EMBEDDED ITEMS, SLEEVES, CHASES, INSERTS, WASHES, DRIPS, REVEALS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS EFFECTING THE STRUCTURAL WORK.

8. OPENINGS SHOWN ON DRAWINGS SHALL NOT BE REVISED OR NEW OPENINGS ADDED TO THE WORK WITHOUT PRIOR APPROVAL OF THE ENGINEER

9. TYPICAL DETAILS AND NOTES ON THE STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE STRUCTURAL WORK.

SHOP DRAWINGS

1 SUBMIT SHOP DRAWINGS, REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR, FOR (WHERE APPLICABLE) HELICAL PILE INSTALLATION, STRUCTURAL STEEL, REINFORCED CONCRETE, AND ENGINEERED WOOD TRUSSES. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR APPROVAL BEFORE FABRICATION, MANUFACTURE, DELIVERY AND ERECTION CAN PROCEED.

TESTING

1. COMPACTION TESTS SHALL BE CONDUCTED ON ALL FILL MATERIAL PLACED UNDER THE BUILDING FOUNDATIONS OR FLOOR SLABS AND SUBMITTED TO THE ENGINEER FOR REVIEW.

2. CONCRETE CYLINDERS SHALL BE TAKEN FOR EVERY DAYS POUR AND FOR EVERY 50 YARDS PLACED PER DAY. CYLINDERS SHALL BE A MINIMUM OF THREE, COMPRESSION TESTED AT 7 AND 28 DAYS.

3. REINFORCING STEEL, STRUCTURAL STEEL BOLTING, AND ALL WELDING SHALL BE VISUALLY INSPECTED. IF REQUIRED BY THE INSPECTION AGENCY, ADDITIONAL TESTING WILL BE CONDUCTED.

STRUCTURAL DESIGN LOADS (BOSTON)

1. SNOW LOADS 40 PSF GROUND SNOW
30 PSF FLAT ROOF SNOW

2. WIND LOADS BASIC WIND SPEED VULTIMATE 128 MPH
RISK CATEGORY II

3. SEISMIC DESIGN
SOIL FACTOR S1=0.068 SS=0.29
SEISMIC HAZARD EXPOSURE GROUP I
SEISMIC PERFORMANCE CATEGORY C
BUILDING STRUCTURE IS LIGHT WOOD FRAMED BEARING WALL SYSTEM WITH WOOD HORIZONTAL DIAPHRAGMS AND WOOD SHEAR WALLS. RESPONSE MODIFICATION FACTOR R=6.5, DEFLECTION AMPLIFICATION FACTOR CD=4.0

SITE CLASS B: ROCK
SPECTRAL RESPONSE ACCELERATION AT SHORT PERIOD, S_s (TABLE 1604.11): 0.217G
SPECTRAL RESPONSE ACCELERATION AT 1 SEC., S_1 (TABLE 1604.11): 0.069G
SITE COEFFICIENT, F_A (TABLE 1613.5.3(1)): 1.0
SITE COEFFICIENT, F_V (TABLE 1613.5.3(2)): 1.0
ADJUSTED SPECTRAL RESPONSE, S_{MS} (EQUATION 16-36): 0.217G
ADJUSTED SPECTRAL RESPONSE, S_{M1} (EQUATION 16-37): 0.069G

4. LIVE LOADS
SLAB-ON-GRADE.....50 PSF
LIVING AREAS & CORRIDORS.....40 PSF
BALCONIES.....60 PSF
UNIT DEDICATED DECKS & BALCONIES.....60 PSF
COMMON DECKS & BALCONIES.....100 PSF
STAIRS AND EXITWAYS.....100 PSF
UNINHABITABLE ATTICS (STORAGE).....20 PSF
HABITABLE ATTICS.....30 PSF

SHORING AND BRACING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SHORING AND BRACING OF EXCAVATIONS, FOUNDATIONS, AND ALL CONSTRUCTION IN THE WORK.

2. TEMPORARY SHORES SHALL BE INDIVIDUALLY DESIGNED, ERECTED, SUPPORTED, BRACED AND MAINTAINED BY THE CONTRACTOR TO SAFELY SUPPORT ALL LOADS BEING CARRIED BY EXISTING STRUCTURE MEMBERS AND THEIR FOUNDATIONS BEING REMOVED, ALTERED, AND/OR UNDERMINED BY THE WORK.

PROJECT GEOTECHNICAL REPORT

1. SITE WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT BY GEOTECHNICAL CONSULTANTS INC DATE FEBRUARY 27, 2019 TEL 508-229-0900. SOIL BEARING CAPACITY IS ESTABLISHED AT 6,000 PSF AND FOUND SOILS SUITABLE FOR EXTERIOR GRADE WALL AND INTERIOR ISOLATED FOOTINGS. BED ROCK IS PRESENT ON SITE. FOUNDATIONS ON ROCK ARE NOT REQUIRED TO EXTEND DOWN 4 FEET BELOW GRADE FOR FROST. GROUNDWATER WAS ENCOUNTERED IN TEST PIT TP-1 5 FEET BELOW GRADE AT THE ROCK SURFACE.

EXCAVATION AND BACKFILL

1. SURFACE AND SUBSURFACE WATER SHALL BE CONTROLLED DURING EXCAVATION TO ENSURE THAT ALL EXCAVATION WORK IS DONE IN DRY CONDITIONS. SUBSURFACE WATER ELEVATIONS ARE IN THE RANGE OF 5 FEET BELOW GRADE.

2. COMPACTED GRAVEL FILL OR CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN SUBGRADE MATERIAL.

3. ALL WATER AND MATERIAL REMOVED FROM THE SITE SHALL BE CONTAINED AS REQUIRED BY LOCAL AND STATE ORDINANCES.

4. SAND-GRAVEL SHALL CONSIST OF HARD, DURABLE, NATURAL SOIL FREE OF CLAY, LOAM, ICE, SNOW, ROOTS, SOD, RUBBISH AND OTHER DELETERIOUS OR ORGANIC MATERIAL GRADED TO THE FOLLOWING LIMITS:

SIEVE SIZE	% FINER BY WEIGHT
3-INCH	100
½ -INCH	50-85
NO. 4	40-75
NO. 50	8-28
NO. 200	0-8

5. GRANULAR FILL SHALL CONSIST OF INORGANIC SOIL FREE OF CLAY, LOAM, ICE, SNOW, ROOTS, SOD, RUBBISH, AND OTHER DELETERIOUS OR ORGANIC MATERIAL, GRADED TO THE FOLLOWING LIMITS:

SIEVE SIZE	% FINER BY WEIGHT
2/3 LOOSE LIFT THICKNESS	100
NO. 10	30-95
NO. 40	10-70
NO. 200	0-15

STRUCTURAL SITE PREPARATION AND EARTHWORK UNDER BUILDING PAD

1. REMOVE ALL EXISTING BUILDING MATERIALS, SURFACE TREATMENTS, EXISTING FILL, AND ORGANICS BELOW THE PROPOSED BUILDING SLABS AND FOUNDATIONS. REPLACE WITH COMPACTED STRUCTURAL FILL PLACED IN 6 INCH LIFTS AND COMPACTED TO AT LEAST 95 PERCENT MODIFIED PROCTOR DRY DENSITY.

2. FOLLOWING EXCAVATION TO FOOTING BEARING ELEVATION, THE EXPOSED SOIL SHALL BE SURFACE COMPACTED WITH A LEAST 6 PASSES, IN A CRISS-CROSS PATTERN, OF A WALK BEHIND VIBRATORY ROLLER HAVING A DYNAMIC FORCE RATED NOT LESS THAN 10,000 POUNDS (MIKASA MVH-306 OR EQUIVALENT)

3. THE CONCRETE SLAB ON GRADE SHALL BEAR ON 15 INCHES OF GRANULAR FILL AND COMPACTED IN LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. LOOSE LIFT THICKNESS SHALL BE 6 INCHES FOR HAND OPERATED EQUIPMENT AND 12 INCHES FOR LARGE VIBRATORY ROLLERS.

COLD WEATHER EARTHWORK PROTECTION

1. ALL FOUNDATIONS EXPOSED TO FREEZING TEMPERATURES WILL BE INSTALLED 4 FEET BELOW FINAL GRADE FOR FROST PROTECTION.

2. DURING CONSTRUCTION EARTHWORK THE CONTRACTOR MUST BE PREPARED TO PROVIDE PROTECTION AND/OR THAWING OF FOUNDATION BEARING SOILS AGAINST FREEZING BEFORE ANY FILL AND/OR PLACEMENT OF THE SLAB BASE IS COMPLETED

A. FOOTINGS: INSULATION BLANKETS AND/OR GROUND HEATING HOSES SHOULD BE UTILIZED IF FOOTING SUBGRADE IS EXPOSED TO FREEZING DURING COLD WEATHER PERIODS.

B. LOWEST LEVEL SLABS: SLAB SUBGRADE AREAS SHALL BE THAWED ONCE BASIC FRAMING IS UP BY PROVIDING HEATERS AFTER ENCLOSING THE LOWEST LEVEL IN PLASTIC SHEETING.

FOUNDATIONS

1. EXTERIOR CONSTRUCTION SHALL BE CARRIED DOWN BELOW FINISHED EXTERIOR GRADE TO A MINIMUM DEPTH OF 4'-0", UNLESS OTHERWISE NOTED.

2. SURFACE AND SUBSURFACE WATER SHALL BE CONTROLLED DURING CONSTRUCTION TO ENSURE THAT ALL FOUNDATION CONCRETE WORK IS DONE IN DRY CONDITIONS. IF REQUIRED, PROVIDE SHEETING, WELL POINTS, AND/OR DE-WATERING WELLS AS REQUIRED FOR PROPER EXCAVATION AND PLACEMENT OF CONCRETE..

3. CONCRETE SHALL BE PLACE ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL MATERIALS, APPROVED BY THE ENGINEER.

4. NO FOUNDATION CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN SUB-GRADE MATERIAL.

5. IN-PLACE FOUNDATIONS AND SLABS SHALL BE PROTECTED FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.

6. SHORING AND DEWATERING IF REQUIRED FOR EXCAVATIONS, TO BE DESIGNED. INSTALLED, AND MAINTAINED BY CONTRACTOR AND HIS STRUCTURAL ENGINEER, REGISTERED IN MASSACHUSETTS AND SPECIALIZED IN THIS TYPE OF WORK.

VAPOR BARRIER, FOUNDATION & UNDER-SLAB INSULATION

1. INSULATION SHALL BE A MINIMUM OF 4 INCH THICK EXTRUDED POLYSTYRENE WITH A MINIMUM R VALUE OF 5.0 PER INCH AND A COMPRESSIVE STRENGTH OF 20 PSI OWENS CORNING "CELLFORT 200" OR APPROVED EQUAL.

2. INHABITED SPACES WITH SLAB ON GRADE SHALL HAVE A VAPOR BARRIER. VAPOR BARRIER SHALL BE GRIFFOLYN F-65 BY REEF INDUSTRIES, INC. OR EQUAL. THE MATERIAL SHALL HAVE A 3-PLY, HIGH DENSITY POLYETHYLENE AND NYLON YARN LAMINATE, WITH SIDE AND END JOINTS SHALL BE LAPPED AT LEAST 6". LAPS SHALL BE SEALED USING FAB TAPE. ANY PUNCTURES OR TEARS ARE TO BE REPAIRED USING GRIFFOLYN'S GRIFF TAPE, FAB TAPE OR EQUAL.

CONCRETE

1. CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE (ACI) – "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI-318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI-301).

2. ALL STRUCTURAL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE NORMAL WEIGHT (145 PCF) AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF:

A) SLAB ON GRADE, SPREAD FOOTINGS, AND FOUNDATION WALLS = 3,500 PSI

3. CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED AND PLACED IN THE PRESENCE OF A REPRESENTATIVE OF AN APPROVED TESTING AGENCY, AS REQUIRED BY STATE CODE.

4. ALL CONCRETE EXPOSED TO WEATHER, INCLUDING FOUNDATION WALLS, SHALL BE AIR ENTRAINED.

5. CONSTRUCTION JOINTS SHALL BE LOCATED AS SHOWN ON DRAWINGS. REQUEST FOR ANY CHANGE SHALL BE IN WRITING TOGETHER WITH DRAWING INDICATING LOCATIONS FOR ENGINEER'S APPROVAL.

6. CONCRETE PLACEMENTS SHALL BE LIMITED TO THE FOLLOWING:

A) FOOTINGS AND WALLS 30 FOOT LENGTH MAXIMUM TO CONSTRUCTION JOINT
B) SLABS ON GRADE NO LIMIT – SAW CUT WITHIN 24 HOURS

7. ADJACENT CONCRETE PLACEMENTS SHALL BE AFTER 72 HOURS OF CURING TIME.

8. HORIZONTAL CONSTRUCTION JOINTS SHALL BE LOCATED ONLY WHERE SHOWN ON DRAWINGS OR AS APPROVED BY THE ENGINEER.

9. CONCRETE SLABS SHALL BE PLACED WITH A UNIFORM SLAB THICKNESS AS SHOWN ON THE DRAWINGS.

10. MINIMUM PROTECTIVE COVER FOR CONCRETE REINFORCING STEEL SHALL BE AS FOLLOWS:

A) UNFORMED SURFACES CAST AGAINST EARTH – 3 INCHES
B) FORMED SURFACES NOT IN CONTACT TO EARTH – 3/4 INCHES
OR EXPOSED TO WEATHER, WALLS AND SLABS,
#11 BARS OR SMALLER
C) FORMED SURFACES IN CONTACT TO EARTH
OR EXPOSED TO WEATHER, WALLS AND SLABS,
#6 TO #18 BARS – 2 INCHES
#5 AND SMALLER – 1 1/2 INCHES

COLD WEATHER CONCRETE WORK

1. COLD WEATHER CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) 306.

2. COLD WEATHER CONCRETE PROCEDURES SHALL BE EMPLOYED WHEN THERE IS A CHANCE OF FREEZING TEMPERATURES WITHIN 24 HOURS OF PLACEMENT AND/OR MEAN DAILY TEMPERATURE LESS THAN 40 DEGREES FAHRENHEIT, AND DURING PERIODS OUTLINED IN ACI 306, SECTIONS 1.3 AND 1.4.

3. DETAILS OF HANDLING AND PROTECTING CONCRETE DURING COLD WEATHER SHALL BE SUBJECT TO ENGINEERS' APPROVAL AND DIRECTION.

4. CONCRETE SHALL NOT BE PLACED ON ICE, SNOW, OR FROZEN GROUND. FROZEN MATERIAL AND MATERIAL CONTAINING ICE SHALL NOT BE EMPLOYED IN CONCRETE.

5. CONCRETE AFTER PLACING SHALL BE PROTECTED BY COVERING, HEATING, OR BOTH. CONCRETE SHALL BE MAINTAINED AT TEMPERATURE EQUAL TO 50 TO 70 DEGREES FAHRENHEIT (10 TO 21 DEGREES CENTIGRADE) FOR REQUIRED CURING PERIOD AND AS INDICATED IN ACI 306, TABLE 1.4.1.

6. ARRANGEMENTS FOR HEATING, COVERING, INSULATING, HOUSING, AND CURING SHALL BE MADE IN ADVANCE OF CONCRETE PLACEMENT.

7. COMBUSTION HEATERS SHALL BE VENTED TO PREVENT EXPOSURE OF CONCRETE TO EXHAUST GASES CONTAINING CARBON DIOXIDE.

8. TEMPERATURE RECORDS SHALL BE MAINTAINED THROUGHOUT CONCRETE PLACEMENT PERIOD DURING COLD WEATHER, LISTING AIR TEMPERATURE INSIDE AND OUTSIDE ENCLOSURE, GENERAL WEATHER CONDITIONS (CALM, WINDY, CLEAR, CLOUDY, ETC.), AND RELATIVE HUMIDITY.

FLOWABLE FILL (CLSM)

1. FLOWABLE FILL IS A CONTROLLED LOW STRENGTH MATERIAL (CLSM) AND A SELF COMPACTING AND SELF LEVELING BACKFILL MATERIAL THAT IS USED IN LIEU OF COMPACTED FILL.

2 THE FLOWABLE FILL SHALL BE A CEMENTICIOUS MIXTURE OF PORTLAND CEMENT, FLY ASH (DEPENDING ON APPLICATION AND MIX DESIGN), FINE AGGREGATE, WATER, AIR ENTRAINMENT, AND APPROPRIATE ADMIXTURES FOR THE PROPOSED APPLICATION. CONTRACTOR TO SUBMIT MIX DESIGN FOR REVIEW.

3. THE MATERIAL SHALL BE NON-SHRINKABLE AND FREE FLOWING WITH A MAXIMUM SLUMP OF 9" AND A MINIMUM 7 DAY STRENGTH STRENGTH OF 35 PSI AND A MINIMUM 28 DAY STRENGTH OF 125 PSI.

4. FLOWABLE FILL SHALL BE PLACE IN THE DRY AND PROTECTED FROM FREEZING FOR 36 HOURS AFTER PLACEMENT.

5. MULTIPLE LIFTS SHALL BE LIMITED TO THREE FEET MAXIMUM HEIGHT PER LIFT. ALLOW EACH LIFT TO SET UNTIL A HARDENED WALKABLE SURFACE IS ACHIEVED.

SLAB ON GRADE SAW CUT JOINTS

1. SLABS SHALL BE SAW CUT WITH 24 HOURS OF PLACEMENT OF CONCRETE.

2. JOINTS SHALL BE CLEANED AND FILLED WITH BASF SONOLASTIC SL1, A ONE-COMPONENT SELF-LEVELING NON-PRIMING POLYURETHANE SEALANT DESIGNED FOR JOINTS IN CONCRETE FLOORS TO PROVIDE FLEXIBILITY AS WELL AS ABRASION AND PUNCTURE RESISTANCE.

CONCRETE SEALER

1. CONCRETE SEALER SHALL BE WATERBASED HARDENER, SEALER KURSEAL 309 FORMULA BY A. H. HARRIS AND SONS, RAYNHAM, MA.

WATER STOP FOR CONCRETE FOUNDATION WALLS

1. WATERSTOP SHALL BE VOLCLAY RX, FORMULATED MIXTURE OF NATURAL SODIUM BENTONITE AND BUTYL RUBBER. IT SHALL CONSIST OF NATURAL SODIUM BENTONITE, A NON-TOXIC, CHEMICALLY INERT SWELLING CLAY OF VOLCANIC ORIGIN, WITH THE CHARACTERISTICS OF SWELLING MANY TIMES ITS DRY VOLUME WHEN IN CONTACT WITH WATER, TO FORM AN IMPENETRABLE GEL.

2. ALTERNATE PVC OR RUBBER WATERSTOPS ARE ACCEPTABLE. WATERSTOP SHALL BE SECURED VERTICALLY OR STEEL REINFORCED TO PREVENT HORIZONTAL BENDING DURING CONCRETE PLACEMENT.

CONCRETE AND MASONRY REINFORCING

1. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.

2. ALL WELDED WIRE MESH (WWF) SHALL BE SMOOTH BARS CONFORMING TO ASTM A185. OVER TWO OR MORE SPANS.

STRUCTURAL STEEL

1. ALL STEEL SHALL BE NEW STEEL AND PRIMED, CONFORMING TO THE FOLLOWING ASTM DESIGNATIONS:
A. SHAPES, PLATES, FITTINGS AND RODS; GRADE 50. fY MIN. = 50 KSI.
B. ANCHOR BOLTS; ASTM F1554 GRADE 36 WITH STANDARD NUTS AND HARDENED WASHERS.
C. HSS MEMBERS AND TUBES; A500 GRADE B, F_Y = 46 KSI.
D. STRUCTURAL STEEL PIPE COLUMNS SHALL BE STANDARD GRADE PIPE.
E. EXPANSION AND EPOXY BOLTS AND SLEEVE ANCHORS; AS MANUFACTURED BY "HILTI CORPORATION"
F. GALVANIZING; HOT-DIPPED A123.
G. SHOP PRIMER; TNEMEC SERIES 10, COLOR GRAY.

2. ALL STEEL EXPOSED TO WEATHER OR MOISTURE, INCLUDING BUT NOT LIMITING TO; LINTELS, BOLTS, NUTS, WASHERS, BOLLARDS, SILL ANGLES, JAMBS AND STEEL EMBEDDED IN EXTERIOR MASONRY OR CONCRETE, SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.

3. CONNECTIONS TO BE DESIGNED FOR ONE HALF OF THE UNIFORM LOAD CAPACITY OF THE BEAM AND MOMENT CONNECTIONS FOR THE FULL MOMENT CAPACITY OF THE BEAM.

4. WELDED CONNECTIONS SHALL BE MADE BY APPROVED CERTIFIED WELDERS USING FILLER METAL CONFORMING TO E70XX.

5. WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIALS BEING WELDED, UNLESS NOTED OTHERWISE, EXCEPT THAT FILLET WELDS SHALL BE A MINIMUM OF 3/16 INCHES.

CARPENTRY

1. ALL STRUCTURAL LUMBER SHALL BE GRADE STAMPED PER STANDARD GRADING RULES. UNLESS OTHERWISE NOTED, ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR.
NO. 2 KD 15%. INTERIOR.

2. NON-BEARING STUD WALLS SHALL BE STUD GRADE.

3. PLYWOOD SHEATHING SHALL BE DFPA GRADE STAMPED, TYPE CDS 5 PLY WITH EXTERIOR GLUE UNLESS OTHERWISE NOTED ON PLANS. WALLS SHALL BE A MINIMUM OF $\frac{15}{32}$ INCH THICK SHEATHING AND FLOORS $\frac{3}{4}$ INCH.

4. PRE-DRILL ALL HOLES FOR 20D AND LARGER NAILS AND LAG BOLTS.

5. DOUBLE TOP PLATES ON ALL EXTERIOR AND BEARING PARTITIONS (NOT OTHERWISE DETAILED). PLATES SHALL LAP 4'-0" MINIMUM AND 8'-0" MAXIMUM AT SPLICES. AND HAVE (14) 16D NAILS MINIMUM THROUGH EACH SIDE OF SPLICE.

6. SILLS AND ROOF BLOCKING SHALL BE PRESSURE TREATED WITH WATERBORNE SALT PRESERVATIVES.

WOOD HORIZONTAL AND VERTICAL SHEAR WALL DIAPHRAGMS

1. ALL METAL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE HOT- DIPPED GALVANIZED METAL SHAPES AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY, INC." AND BE ATTACHED BY THE GENERAL CONTRACTOR AS PER THE "SIMPSON STRONG-TIE" SPECIFICATIONS.

2. ALL EXTERIOR WALL SHEATHING SHALL BE A MINIMUM OF 15/32 INCH O. S. B. EXTERIOR SHEATHING OR $\frac{1}{2}$ INCH PLYWOOD. ZIP SYSTEM EXPOSURE 1 PANELS ARE ACCEPTABLE.

3. SHEAR WALL SHEATHING SHALL BE A MINIMUM OF 15/32 INCH EXPOSURE 1, EXTERIOR APA RATED SHEATHING 32/16. FASTENING SHALL BE PER THE SHEAR WALL FASTENING SCHEDULE ON THE DRAWINGS. SHEATHING MAY BE PLYWOOD, OSB, OR COMPOSITE MATERIAL.

4. ALL ROOF SHEATHING SHALL BE 5/8 INCH APA RATED PLYWOOD SHEATHING 32/16. USE EXPOSURE 1 PANELS, EXCEPT USE EXTERIOR PANELS FOR STARTER STRIPS ALONG EAVES AND WHEN LONG CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. INSTALL PANEL CLIPS ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS. ATTACH PANELS WITH GLUE AND 6D RING OR SCREW SHANK

5. ALL FLOOR SHEATHING SHALL BE 3/4 INCH TONGUE AND GROOVE, APA RATED "STUR-I-FLOOR", 48/24 SPAN RATING. USE EXPOSURE 1 PANELS, APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE JOISTS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS AND ATTACH PANELS BY GLUE-NAILING AS FOLLOWS:

A. SPREAD GLUE IN ACCORDANCE WITH RECOMMENDATIONS OF GLUE MANUFACTURER AND INDUSTRY PRACTICE.
B. STAGGER END JOINTS IN EACH SUCCEEDING ROW, LEAVING 1/8 INCH SPACE BETWEEN ALL END AND EDGE JOINTS, INCLUDING TONGUE AND GROOVE EDGES.
C. COMPLETE ALL NAILING OF EACH PANEL BEFORE GLUE SETS WITH 6D RING OR SCREW-SHANK NAILS AT 12 INCHES ON CENTER AT PANEL EDGES AND INTERMEDIATE SUPPORTS.

ENGINEERED LUMBER CONSTRUCTION

1. ENGINEERED LUMBER SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI AND A BENDING STRESS OF 3,100 PSI FOR BEAMS AND A MINIMUM MODULUS OF ELASTICITY OF 1,700,000 PSI AND A BENDING STRESS OF 2,650 PSI FOR COLUMNS.

2. LVL BEAMS AND PSL COLUMNS SHALL BE BOISE CASCADE VERSALAM OR EQUAL.

3. TIMBER CONNECTORS SHALL BE GALVANIZED SIMPSON STRONG-TIE OR EQUAL.

CLIENT:

WATERMARK DEVELOPMENT INC.
MR. LEE GOODMAN

DRAWING NOTES:

1. EXISTING CONDITIONS MAY VARY FROM THOSE SHOWN. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.

2. THESE PLANS AND SPECIFICATIONS ARE ARE THE PROPERTY OF LEON A. BOMBARDIER, PE ANY USE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ARCHITECT:

EMBARC STUDIO
ARCHITECTURE+DESIGN

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

LEON A. BOMBARDIER, PE
Structural Engineer
131 Lincoln Street
Abington, MA 02351

email. bse05@verizon.net
phone. (508) 631-3332 fax. (781) 878-7986

PROJECT:

71 SHERIDAN STREET
BOSTON, MA

DRAWING TITLE:

STRUCTURAL NOTES

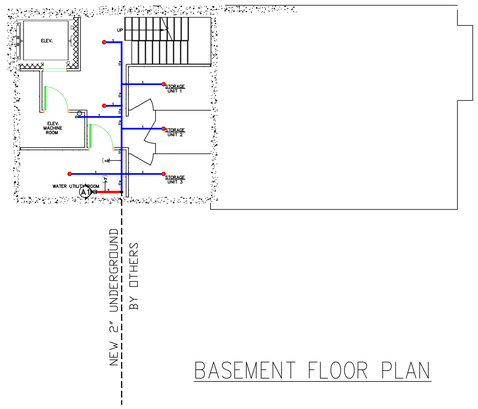
STAMP:

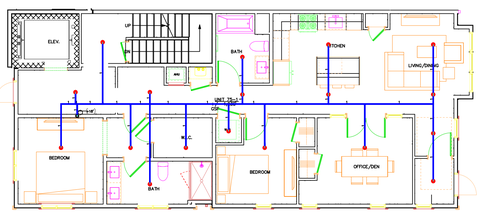
COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER

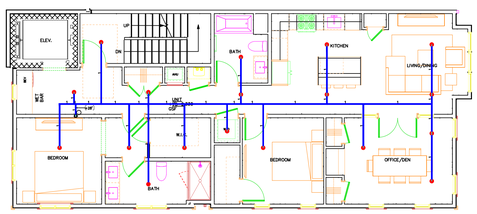
JUNE 4, 2019

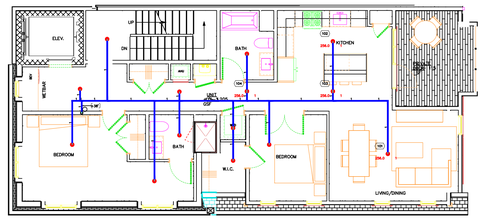
SCALE:	AS NOTED
DATE:	6/04/2019
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2019-16

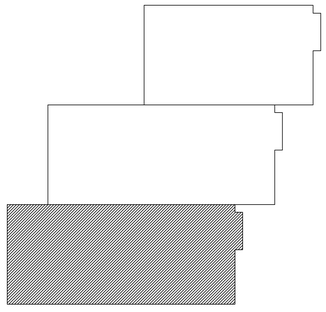
S-5

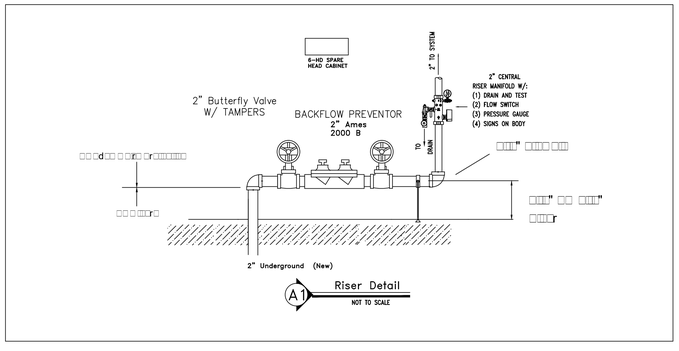












BASEMENT FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

TYPICAL INSTALLATION BASEMENT – THIRD FLOORS

GENERAL NOTES:

1. ALL VALVES, FITTINGS AND EQUIPMENT TO BE UL APPROVED FOR FIRE PROTECTION.
2. ALL SPRINKLERS, FITTINGS, SWITCHES AND VALVES TO COMPLY WITH PROJECT SPECIFICATIONS.
3. ALL WORK SHALL MEET THE REQUIREMENTS OF NFPA–13R AND MA STATE BUILDING CODE 9TH EDITION.
4. ALL PIPING 1 1/4" AND SMALLER TO BE CVPC PLASTIC,
5. ALL PIPING 1 1/2" AND LARGER TO BE SCHEDULE 10 WITH MECH. FITTINGS.
6. ANY NECESSARY WIRING OR ELECTRICAL WORK WILL BE PERFORMED BY OTHERS.
7. HANGER SPACING, TYPE AND LOCATIONS TO COMPLY WITH N.F.P.A. 13R.
8. ALL NEW PIPING TO BE TESTED AT 200 PSI FOR 2 (TWO) HOURS.
9. MATERIAL AND TEST CERTIFICATES TO BE FORWARDED TO THE OWNERS REPRESENTATIVE UPON COMPLETION OF TESTING.
10. OWNER TO PROVIDE SUFFICIENT HEATING TO KEEP ALL PIPING & SPRINKLERS FROM FREEZING. (40 F OR OVER)
11. ALL PIPING TO BE SOFFITED BY OWNER

TYCO Pendent K 4.9 155 F 1/2" Sprinkler		
Coverage Area	Area Sq Ft	Minimum Design Flow (Pressure) Flow / Pressure Density
12' x 12'	144	13 GPM 7 PSI .091
14' x 14'	196	13 GPM 7 PSI .0664
16' x 16'	256	13 GPM 7 PSI .051
18' x 18'	324	17 GPM 12 PSI .053
20' x 20'	400	20 GPM 16.7 PSI .05

AREA 1
4 HEAD CALC

Remote Area 1	Flowing Heads 4				
Wet / Dry	WET	Density	0.051	Start Head PSI	7.10
Hazard	Residential	Area	0.000	Start Head GPM	13.1
Code	NFPA 13R	Len/Wid Ratio	1.20	SQFT per Head	256
Construction		Max Velocity	19.1	Elev–Hd to Riser (")	420
				PSI –Hd to Riser	15.2
Source Name or Location	CITY CONN				
PSI Avail at Source	88.0	GPM Req'd at Source	56.2	Inside Hose	0.000
PSI Req'd at Source	76.0	Duration of Source	0.000	Outside Hose	250
Safety PSI	12.0	Req'd Source Volume	0.000		
Pressure Summary	Available Pressure of 88.0 psi Exceeds Required Pressure of 76.0 psi This is a safety margin of 12.0 psi or 14 % of Supply				
Advanced Summary	Max Density Available	0.055	PSI loss – TOR to Source	7.99	
	GPM at Max Available Density	60.4	Rack Demand	0.000	

Riser Detail

NARRATIVE SPRINKLER SYSTEM DESCRIPTION:

INSTALLATION OF NEW WET SPRINKLER SYSTEM PER NFPA 13R. SPRINKLERS TO BE INSTALLED THROUGHOUT THE PREMISES. A SPRINKLER FLOW SWITCH SHALL BE INSTALLED TO INDICATE SPRINKLER FLOW. FLOW SWITCHES SHALL BE TIED IN TO NEW ELECTRIC BELL(BELL AND WIRING BY OTHERS) SHALL BE INSTALLED BY THIS CONTRACTOR AND WIRED BY OTHERS. ALL FLOW AND CONTROL VAVLES WILL BE MONITORED BY CENTRAL STATION ALARM AND THAT WATERFLOW ALARMS WILL SOUND LOCALLY AND THOUROUGHOUT BUILDING INEACH UNIT PER BUILDING CODE (ALL ALARM WORK DONE BY OTHERS) A NEW FIRE DEPARTMENT CONNECTION SHALL BE INSTALLED IN FRONT OF BUILDING WHERE INDICATED ON DRAWING. ELECTRIC BELL WILL BE INSTALLED IN SAME GENERAL LOCATION AS THE FIRE DEPARTMENT CONNECTION IN ORDER TO IDENTIFY THE LOCATION OF THE FIRE DEPARTMENT CONNECTION. NAMEPLATE ON FIRE DEPARTMENT CONNECTION SHALL BE LABELED AUTO SPRINKLER.

WILLIAM E. NEWELL
#35026

NOTES

Hydraulic Information		System Volume	24.9
Static Pressure	88.0	Flow Test Date	8/22/2018
Residual Pressure	86.0	Flow Test Location	92 Moreland Ave
Residual Flow	1736	Tested by	BW&S
Test Elevation (Relative to Source Elevation)	0.000		
Tank Pressure	0.000	Available Well Flow	0.000
Tank Volume	0.000		
Tank Elevation	0'–0"		
Pump Rated Pressure	0.000	Pump Manufacturer	
Pump Rated Flow	0.000	Pump Model	
Pump Elevation	0'–0"		
Construction	Wood	Occupancy	Residential
Authorities Having Jurisdiction	ISD/BFD		

REVISIONS

DATE	DESCRIPTION	BY

SPRINKLER SYMBOLS

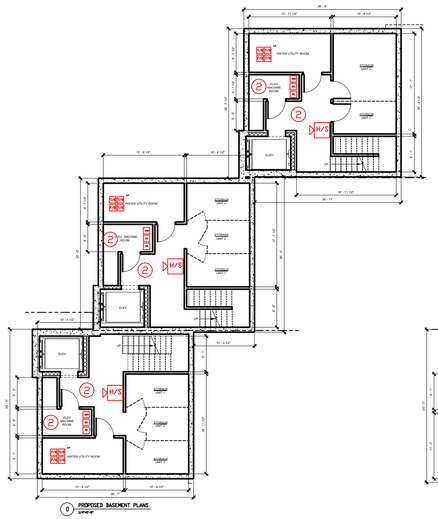
Adams Fire Protection, Inc.
75 First Street Unit #8
Bridgewater, MA 02324
www.adamsfireprotection.com
508–279–0014

71 Sheridan St
Jamaica Plain, MA

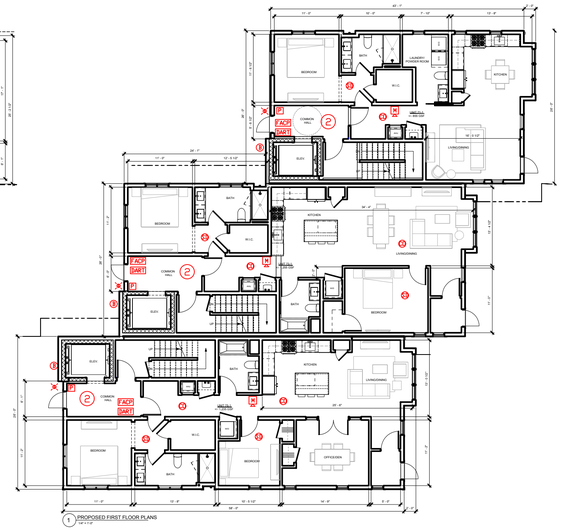
CONTRACTOR:

PIPING PLAN
AREA 1

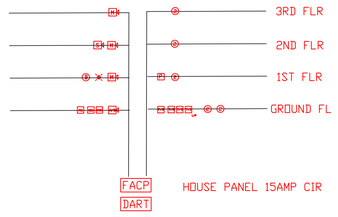
PERMIT NO.	
CONTRACT NO.	
APPROVAL	
DRAWN BY	BP/TI
SCALE	1/8" = 1'–0"
DATE	6/1/2019
REVISED 7/9/2018	FP 1 of1
PLOTTED	



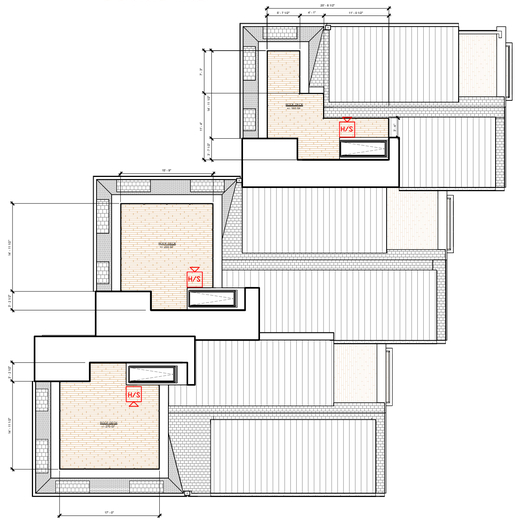
0 PROPOSED BASEMENT PLANS
1/16"=1'



1 PROPOSED FIRST FLOOR PLANS
1/16"=1'



TYPE 2 SYSTEM RISER



	GENERAL ALARM	SUPERVISORY SIGNAL	TROUBLE SIGNAL	CENTRAL STATION SIGNAL	LOCAL SIGNAL ONLY
PULL STATION	X			X	
TYPE 2 SMOKE DET	X			X	
WATERFLOW	X			X	
SPRINKLER TAMPER		X		X	
TYPE 3 SMOKE DET					X
TYPE 3 CO DETECTOR					X
SINGLE OPEN			X	X	
SINGLE SHORT			X	X	
GROUND FAULT			X	X	

GENERAL NOTES & NARRATIVE

THIS PLAN IS FOR THE PROPOSED FIRE NOTIFICATION SYSTEM FOR AN 8 UNIT RESIDENTIAL BUILDING AT 73 SHERIDAN AVE JAMAICA PLAIN MA 02130. USE GROUP R-2. THE BUILDING WILL BE FITTED WITH AN AUTOMATIC WET PIPE SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED PER NFPA 13, 2013 IN ALL AREAS. MA BUILDING CODE 9TH EDITION ALLOWANCE IN CHAPTER 9 FOR A COMMERCIAL USE TO BE HYDRAULICALLY CALCULATED.

THE FIRE SPRINKLER SYSTEM SHALL PROVIDE AN ALARM UPON ACTIVATION OF A FIRE SPRINKLER HEAD OR TEST VALVE. ALL CONTROL VALVES WILL HAVE TAMPER SWITCHES.

OWNER IS RESPONSIBLE FOR MAINTAINING THE SPRINKLER SYSTEM PER NFPA25, AND PROVIDING ADEQUATE HEAT (42°F).

BUILDING OWNER IS RESPONSIBLE TO CONTRACT AN APPROVED BOSTON FIRE DEPARTMENT VENDOR TO CONDUCT A SITE SURVEY TO DETERMINE IF THE BUILDING COMPLIES WITH CMR 780 916.2 TWO WAY COMMUNICATION REQUIREMENTS. A COMPLIANCE CERTIFICATE SHALL BE ISSUED.

THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT AND EXTENT OF WORK TO BE PERFORMED. THE LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY TO MEET STRUCTURAL OR JOB CONDITIONS.

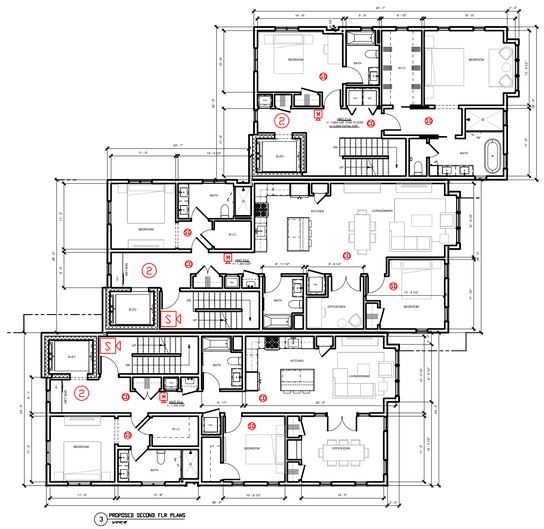
THE FIRE ALARM SYSTEM FOR THIS BUILDING IS MADE UP OF THE FOLLOWING:

1. FIRE ALARM CONTROL PANEL (ADDRESSABLE-TYPE) LOCATED IN FRONT ENTRANCE.
2. HORN AND LIGHT UNITS IN ALL COMMONS SPACES.
3. LOCAL SYSTEM SMOKE DETECTORS IN ALL RESIDENTIAL AREAS
4. FLOW AND TAMPER SWITCHES FOR SPRINKLER SYSTEM.
5. BEACON LOCATOR AND LIGHTS LOCATED ON OUTSIDE OF THE BUILDING NEAR FIRE ALARM CONTROL PANEL
6. GRADE "A" 6" SPRINKLER WATERFLOW BELL
7. ELEVATOR CAPTURE PHASE 1 & 2

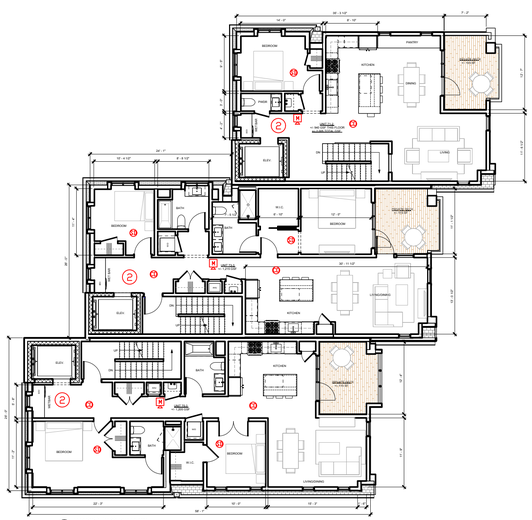
SYSTEM OPERATION
THE ACTIVATION OF ANY MANUAL FIRE ALARM STATION OR THE AUTOMATIC ACTUATION OF ANY SYSTEM SMOKE DETECTOR, SPRINKLER SYSTEM WATER FLOW SWITCH OR ANY OTHER APPROVED ALARM INITIATION DEVICE SHALL IMMEDIATELY RESULT IN THE FOLLOWING:

1. THE DEVICE IN ALARM SHALL BE INDICATED ON A DISPLAY AT THE LOCAL FIRE ALARM ALPHANUMERIC ANNUNCIATOR
2. THE AUDIBLE HORNS SHALL SOUND A TEMPORAL 3 PATTERN AT ALL LOCATIONS. R-2 DEVICES SHALL BE LOW FREQUENCY.
3. ALL VISUAL ALARM SIGNALS SHALL FLASH AT A SYCRONIZED PATTERN.
4. IF ALARM SIGNALS ARE SILENCED FOR ANY REASON, THEY SHALL AUTOMATICALLY RESOUND IF ANOTHER ADDRESS IS TRIPPED.
5. OUTDOOR BEACON LIGHTS WILL ILLUMINATE
6. AN OFF NORMAL TAMPER SWITCH SHALL PRODUCE AN AUDIBLE SUPERVISORY CONDITION ON THE FIRE ALARM PANEL AND TRANSMIT THE CONDITION TO THE CENTRAL STATION
7. IN THE EVENT OF A COMMERCIAL POWER INTERRUPTION, THE SYSTEM SHALL AUTOMATICALLY TRANSFER TO AN EMERGENCY BATTERY SOURCE.
8. ELEVATOR CAPTURE SHALL LATCH EVENT AND RECALL THE PASSENGER CAR TO A FLOOR APPROVED BY THE AHJ

THESE DRAWINGS ARE FOR DIAGRAMMATICAL USE ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE FIRE ALARM CONTRACTOR IS TO SUBMIT DRAWINGS TO BOSTON FIRE DEPARTMENT FOR REVIEW AND APPROVAL.



3 PROPOSED SECOND FLR PLANS
1/16"=1'



4 PROPOSED THIRD FLR PLANS
1/16"=1'

FIRE ALARM LEGEND

FACP	FIRE ALARM CONTROL PANEL
DART	DIGITAL ALARM TRANSMITTER, GSM
S	STROBE ONLY, SYSTEM SENSOR SPECTRALERT
S	TYPE 3 PHOTOELECTRIC 110vac SMOKE DETECTOR
C	TYPE 3 COMBO 110vac CO AND PHOTO SMOKE
B	GRADE A SPRINKLER BELL
P	PULL STATION
	OUTDOOR LOCATOR BEACON
T/S	TAMPER SWITCH
F/S	FLOW SWITCH
H/S	HORN/STROBE SYSTEM SENSOR SPECTRALERT
M	MINI HORN, LOW FREQUENCY 75 DB AT PILLOW
2	TYPE 2 SYSTEM PHOTO SMOKE DET

PRESTIGE ALARM & SERVICE
811 WASHINGTON ST. STE 1
PEMBROKE, MA 02359
prestigealarm@rmsn.com
617.328.6500 o 781.829.1105 f
MA LIC 1019 7/19

NO.	DATE	BY	REVISION

PROJECT NAME	– 8 UNIT RESIDENTIAL R-2
PROJECT ADDRESS	– 73 SHERIDAN AVE JAMAICA PLAIN MA 02130
SHEET TITLE	– CMR 780 FIRE ALARM PLAN 9TH ED
PROJECT NO	
DATE	4/1/19
SCALE	N.T.S
DRAWN BY	JMC
CHECKED BY	JMC

FA 1.0

71-75 SHERIDAN STREET

BOSTON, MA 02130

AUGUST 8, 2019

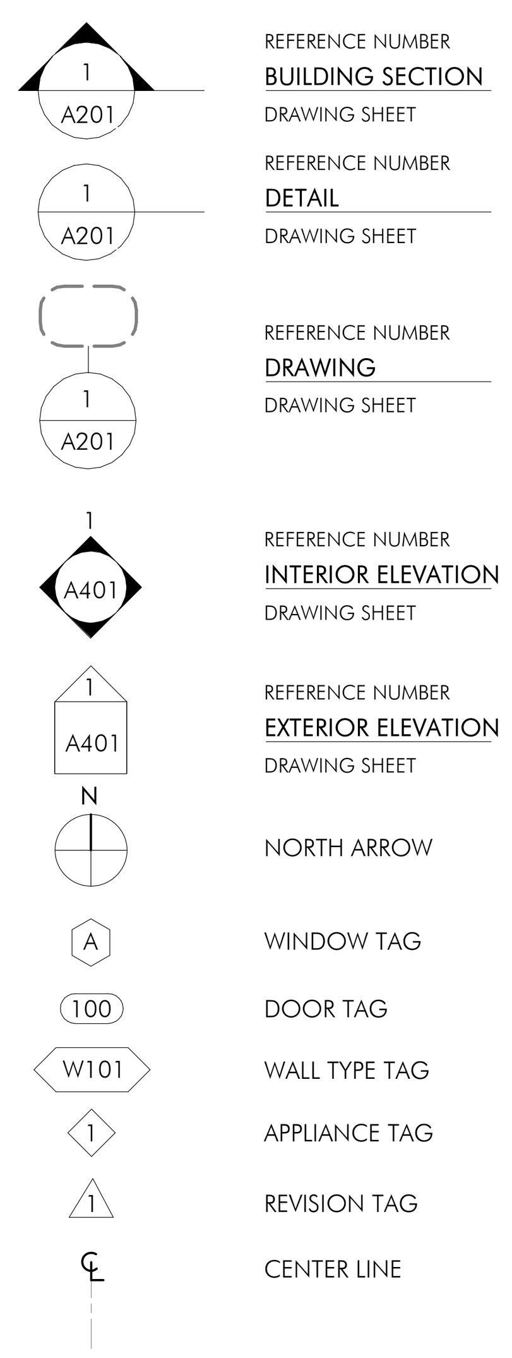
ISSUED FOR CONSTRUCTION

ERT 987106

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS W/ DISABILITIES ACT
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AV.	AUDIO VISUAL
BLDG.	BUILDING
BLKG.	BLOCKING
B.O.	BOTTOM OF
CAB.	CABINET
C.H.	CEILING HEIGHT
CLR.	CLEAR
CL	CENTERLINE
COL.	COLUMN
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
C.J.	CONTROL JOINT
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DWG.	DRAWING
(E)	EXISTING
EL.	ELEVATION
ELEC.	ELECTRICAL
EQ	EQUAL
FD.	FLOOR DRAIN
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
GFIC	GROUND FAULT INTERCEPTOR CIRCUIT
GSM.	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
H OR HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
H.B.	HOSE BIB
HM	HOLLOW METAL
MAX.	MAXIMUM
M.O.	MASONRY OPENING
MECH.	MECHANICAL
MEP	MECHANICAL ELECTRICAL PLUMBING
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P.G.	PAINT GRADE
PLYWD.	PLYWOOD
PTD.	PAINTED
R.D.	ROOF DRAIN
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
S.G.	STAIN GRADE
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
SQ.	SQUARE
SPEC.	SPECIFICATION
S.S.D.	SEE STRUCTURAL DRAWINGS
SSTL.	STAINLESS STEEL
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
T.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THK.
T.O.	TOP OF
T.S.	TUBULAR STEEL
TYP.	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD.	WOOD
WPM.	WATERPROOFING MEMBRANE

SYMBOLS



GENERAL REQUIREMENTS

1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCALS BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
2. CONTRACTOR SHALL EXAMINE THE PREMISES AND SITE SO AS TO COMPARE THEM TO THE CONTRACT DRAWINGS AND WILL BE FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID NUMBER. ALLOWANCES ARE TO BE MADE TO INCLUDE ALL ITEMS OF WORK INCLUDING BOTH LABOR OR MATERIALS FOR ALL NOTED, DETAILS, OR IMPLIED ITEMS REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS AND SPECIFICATIONS.
3. ALL SUBCONTRACTORS SHALL INSPECT THE SITE AND CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE GENERAL CONTRACTOR WHO WILL CONVEY THESE TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OR PERSON DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
5. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING THE SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
6. ALL CONSTRUCTION MATERIALS AND SUPPLIES ARE TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
7. IF ERRORS OR OMISSIONS ARE FOUND IN THE CONTRACT DOCUMENTS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
8. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHALL ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
9. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
10. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS.
11. THESE NOTES ARE TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED THAT ARE APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK.
12. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2015, THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015, AND THE MASSACHUSETTS BUILDING CODE 2015 AMENDMENTS. CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE SECTIONS.

VICINITY MAP

PROJECT DATA

PROJECT ADDRESS: 73 SHERIDAN STREET (PARCEL 1900219000)

ZONING SUBDISTRICT: 3F-5000 ARTICLE 55 TABLE A

DESIGN OVERLAY DISTRICT REGUALTIONS: DESIGN REVIEW BY BPDA REQUIRED, PER ARTICLE 80E, SMALL PROJECT REVIEW

PROJECT DESCRIPTION:
DEVELOPMENT OF THREE, THREE-FAMILY TOWNHOUSES, TWO WITH THREE DWELLINGS AND ONE WITH TWO DWELLINGS. EACH TOWNHOUSE INCLUDES COMMON BASEMENT AND OFF-STREET PARKING SPACES.

USE GROUP	CONSTRUCTION TYPE
R-2 - MULTI-FAMILY RESIDENTIAL	VB

ZONING REVIEW

ARTICLE 55 3F-5000 SUBDISTRICT	ALLOWABLE/REQ'D	PROPOSED	COMPLIANCE	NOTES
USE	3F-5000	3 FAMILY TOWNHOUSE	YES	6
MINIMUM LOT AREA	17,000 SF	+/-19,447 SF	YES	1
MINIMUM LOT WIDTH, FRONTAGE	25'-0"	99'-3", 80'-3" (BUILDING)	YES	11
FLOOR AREA RATIO	0.60	0.59	YES	2
BUILDING HEIGHT	3 STORIES, 35'-0"	3 STORIES, 34'-7"	YES	7,8
USABLE OPEN SPACE PER D.U.	9,146 SF	9,402 SF	YES	9,10
MINIMUM FRONT YARD	15'-0" OR EXIST'G STREET WALL ALIGNMENT	19.09'	YES	3
MINIMUM SIDE YARD	17'-0" AGGREGATE	19'-8 1/2"	YES	4,5
MINIMUM REAR YARD	20'-0"	90.5'	YES	-
OFF-STREET PARKING	1.25 SPACES/D.U. = 10 SPACES	10	YES	-

GROSS SQUARE FOOTAGE	SQ. FT. PER FAR	NO DEDUCTIONS
BASEMENT	0	2,117
GROUND FLOOR	4,144	4,208
SECOND FLOOR	3,964	4,016
THIRD FLOOR	3,348	3,402
TOTAL	11,456 SF	13,743 SF

SHEET LIST

ZONING NOTES

1. 3,000 SF FOR THE FIRST DWELLING UNIT, 2,000 SF FOR EACH ADDITIONAL UNIT.
2. MAX BUILDABLE AREA ON LOT = 11,668 SF. ACTUAL FAR SQ.FT = 11,456 SF. FAR CALCULATION INCLUDES ALL HABITABLE SPACES AND COMMON AREAS. CALCULATION EXCLUDES COMMON UTILITY ROOMS, STORAGE ROOMS, LAUNDRY, AND BASEMENT AREAS. ELEVATOR HOISYWAY SQ. FT. ACCOUNTED FOR ONCE. NOTE: REFER TO "FAR DEDUCTION ZONES" ON SHEET A002 FOR REQUIREMENTS AT TOP FLOOR UNIT WHERE SLOPED ROOF CONDITION EXISTS.
3. THE EXISTING STREET WALL ALIGNMENT IS TAKEN BETWEEN CRANSTON STREET AND CHESTNUT AVE. BASED ON THE ASSESSMENT, THE SETBACK WITH THE GREATEST AGGREGATE LOT WIDTH IS BETWEEN 5 FEET AND 10 FEET. THE PROPOSED FRONT YARD SETBACK IS 19.09' AND THERE IS NO CODE PROHIBITION EXCEEDING THE MINIMUM FRONT YARD SETBACK.
4. SEVEN (7) FEET FROM A SIDE LOT LINE AND TEN (10) FEET FROM AN EXISTING STRUCTURE ON AN ABUTTING LOT, PROVIDED THAT 1.) THE AGGREGATE WIDTH OF TWO SIDE YARDS SHALL BE NOT LESS THAN SEVENTEEN (17) FEET, AND 2.) THE WIDTH OF ANY SIDE YARD IN WHICH THERE IS A DRIVEWAY PROVIDING ACCESS TO OFF-STREET PARKING SPACES OR OFF-STREET LOADING FACILITIES REQUIRED BY THIS ARTICLE SHALL BE NOT LESS THAN TEN (10) FEET.
5. THE PROPOSED LEFT SIDE YARD IS A MINIMUM OF 12.7’, AND WILL BE USED TO ACCESS THE OFF-STREET PARKING IN THE REAR YARD. THE PROPOSED RIGHT SIDE YARD IS 7 FEET IN WIDTH, AND IS <10' FROM THE STRUCTURES ON THE ADJACENT LOT. ALSO TO NOTE, TOWNHOUSE BUILDINGS ARE ONLY REQUIRED TO HAVE SIDE YARDS THAT ARE NOT ATTACHED TO ANOTHER DWELLING.
6. TWO AND THREE FAMILY DWELLINGS ARE “ALLOWED.” "TOWNHOUSE" IS ALSO "ALLOWED", DEFINED AS ONE OF A GROUP OF THREE OR MORE ATTACHED DWELLINGS ON THE SAME LOT. THE MAXIMUM NUMBER OF DWELLINGS ALLOWED IN A TOWNHOUSE IS THREE.
7. BUILDING HEIGHT MEASURED THE HIGHEST POINT OF THE MEAN LEVEL OF THE HIGHEST SLOPED DORMER. SEE A002.
8. “GRADE” IS DEFINED IN ARTICLE 2A, AND IS MEASURED FROM THE SIDEWALK, THE AVERAGE ELEVATION OF THE FRONT LOT LINE, OR A POINT 20’ FROM THE BUILDING, WHICHEVER IS NEARER. FOR THE PROPOSED REDEVELOPMENT, THE BUILDINGS ARE EACH SET BACK A MINIMUM OF 21’ FROM THE FRONT LOT LINES. “GRADE” IS THE AVERAGE ELEVATION OF THE GROUND, MEASURED 20’ FROM THE FRONT OF EACH BUILDING.
9. USABLE OPEN SPACE: 750 SF FIRST UNIT, 500 SF FOR EACH ADDITIONAL UNIT; PLUS, FOR EACH DWELLING UNIT, 25% OF THE LOT AREA IN EXCESS OF THE MINIMUM.
   CALCULATION:
   LOT AREA: 19,447 SF / EXCESS LOT AREA = 2447SF X 25% = 612SF
   UNIT 1: 750+612=1,362SF / UNITS 2-8: 3,500+4,284 = 7,784SF
   TOTAL OPEN SPACE REQUIRED = 9,146 SF
   TOTAL OPEN SPACE PROVIDED = 9,402 SF
10. ALL OPEN SPACE MUST HAVE AN UNOBSTRUCTED LENGTH OF NOT LESS THAN TEN (10) FEET AND AN UNOBSTRUCTED WIDTH OF NOT LESS THAN TEN (10) FEET.
    NOTE: ROOF DECKS AND BALCONIES OVER 6' IN WIDTH ARE PERMITTED TO CONTRIBUTE TO USABLE OPEN SPACE, PER TABLE E, FOOTNOTE E OF THE ZONING CODE, HOWEVER HAVE NOT BEEN INCLUDED IN THIS CALCUATION. REFER TO SHEET A010 FOR OPEN SPACE DIAGRAM.
11. THE LOT FRONTAGE IS +/-99'-3"; THE LOT WIDTH AT THE PROPOSED DWELLINGS' LOCATION IS +/-80'-3 1/2" AND IS COMPLIANT. REFER TO SHEET A010 FOR ADDITIONAL INFO.

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O: 617.766.8330
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OWNER
LEE GOODMAN
WATERMARK DEVELOPMENT, INC.
1705 COLUMBUS AVE BOSTON, MA 02119

CONSULTANTS

STRUCTURAL
BOMBARDIER STRUCTURAL
131 LINCOLN STREET
ABINGTON, MA 02351
(508) 631-3332

CIVIL
GREATER BOSTON SURVEY
9 FREDITH ROAD
WEYMOUTH, MA 02189
(781) 413-7029

LANDSCAPE
VERDANT
318 HARVARD AVE
BROOKLINE, MA 02446
(617) 735-1180

71-75 SHERIDAN STREET
BOSTON, MA 02130
ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE: ISSUED FOR CONSTRUCTION
DATE: AUGUST 8, 2019
PROJECT #: 17048
SCALE: As indicated

DRAWING TITLE

#73 COVER

DRAWING NUMBER

A000

MERIDIAN BASIS FROM PLAN RECORDED IN PLAN 172 OF 2013

#43 CRANSTON STREET
PARCEL ID 1900215001
Now or Formerly
PAULA A. CARRANZA
29435/329 (DEED)
3962/390 (PLAN)

#45 CRANSTON STREET
PARCEL ID 1900216000
Now or Formerly
MARY H. WISSEMANN & ANDREW A. KING
51490/310 (DEED)
PLAN 172 OF 2013 (PLAN)

#47–49 CRANSTON STREET
PARCEL ID 1900217000
Now or Formerly
47–49 REALTY TRUST
DENNIS E. HOGAN (trustee)
PATRICIA T. HOGAN (trustee)
30820/49 (DEED)
2221/321 (PLAN)
3286/374 (PLAN)

#51 CRANSTON STREET
#69 SHERIDAN STREET
PARCEL ID 1900218000
Now or Formerly
THE SHERIDAN/CRANSTON CONDOMINIUM
16433/55 (MASTER DEED & PLAN)
3286/374 (PLAN)

N40°00'00"E 218.15'

5' C.L.F.

SHERIDAN STREET
(VARIABLE WIDTH – PUBLIC)

PAUL GORE STREET
PARCEL ID 1900248000
Now or Formerly
CITY OF BOSTON
"PAUL GORE PARK"
L–2781

N62°39'40"W 101.25'

#73 SHERIDAN STREET
PARCEL ID 1900219000
Now or Formerly
SCOTT E. & JAI JOHNSON UNDERHILL
40324/167 (DEED)
940/END (PLAN)

AREA=
19,447± S.F.

#2–4 PAUL GORE TERRACE
PARCEL ID 1900244000
Now or Formerly
2–4 PAUL GORE TERRACE REAL ESTATE TRUST
ROSANA RIVERA (trustee)
52916/125 (DEED)
1831/431 (PLAN)

S39°34'40"W 177.30'

#77 SHERIDAN STREET
PARCEL ID 1900220000
Now or Formerly
BRUCE MARKS & MARISSA LANDRAU–PIRAZZI
40352/221 (DEED)
371/END (PLAN) (NORFOLK COUNTY)

S40°34'04"E 34.47'

S38°24'51"E 64.80'

#73

2 1/2 STORY WOOD

1 STORY GARAGE

PATIO

GARDEN

GRASS

CONC.

COMPOST

AREA

6" WOOD

BIT. CONC.

R=134.25
I=125.2

R=131.19
I=127.15

10" D

10" S

12" S

SH12 Cl 1937 (2003)

LEGEND:

- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- GAS SHUT OFF
- WATER SHUT OFF
- BOSTON WATER VALVE
- CATCH BASIN
- LIGHT POLE

BIT.	BITUMINOUS
CONC.	CONCRETE
DH	DRILL HOLE
SB	STONE BOUND
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
	DECIDUOUS TREE
BS	BOTTOM OF STEPS
TS	TOP OF STEPS
BW	BOTTOM OF WALL
TW	TOP OF WALL
N/F	NOW OR FORMERLY
FFE	FIRST FLOOR ELEVATION
BC	BOTTOM OF CURB
TC	TOP OF CURB
R=	RIM ELEVATION
I=	INVERT ELEVATION

- X — FENCE
- S — SEWER
- D — DRAIN
- G — GAS
- OHW — OVERHEAD WIRE

NOTES
1) ELEVATIONS REFER TO BOSTON CITY BASE.

2) UNDERGROUND UTILITIES ARE ONLY SHOWN FROM LIMITED RESEARCH ONLY. THERE IS EVIDENCE OF ADDITIONAL LINES IN THE AREA.

REFERENCES

1. BOSTON PUBLIC WORKS DEPARTMENT LAYOUT PLAN L–1716, L–2272, L–6843.

2. BOSTON PUBLIC WORKS DEPARTMENT SURVEY FIELD NOTES BK BBS 108/70–77.

0 5 10 20 40
SCALE: 1"=10'

TOPOGRAPHIC SURVEY
73 SHERIDAN STREET
BOSTON, MASSACHUSETTS
(JAMAICA PLAIN DISTRICT)

PREPARED FOR

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

CALC BY: DGM	CHECK BY:	DATE: OCTOBER 27, 2018	SCALE: 1"=10'

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

PAUL J. TYRELL, PLS

DATE

PLAN OF PROPOSED CONSTRUCTION
73 SHERIDAN STREET
BOSTON, MASSACHUSETTS
(JAMAICA PLAIN DISTRICT)

PREPARED FOR
LEE GOODMAN
1705 COLUMBUS AVENUE
BOSTON, MA 02119
617-212-8583

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

CALC BY:DGM	CHECK BY: PJT	DATE:MAY 21, 2019	SCALE: 1"=10'

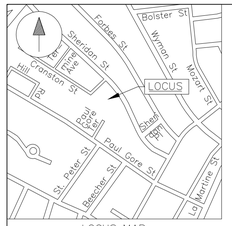
0 5 10 20 40
SCALE: 1"=10'

REFERENCES

1. BOSTON PUBLIC WORKS DEPARTMENT LAYOUT PLAN L-1716, L-2272, L-6843.

2. BOSTON PUBLIC WORKS DEPARTMENT SURVEY FIELD NOTES BK BBS 108/70-77.

LAND USE CODE R3



LOCUS MAP
N.T.S

MERIDIAN BASIS FROM PLAN RECORDED IN PLAN 172 OF 2013

BOSTON WATER & SEWER COMMISSION

Cross Connection

Approval: _____ _____
Date:

Discharge Enforcement

Approval: _____ _____
Date:

BOSTON WATER AND SEWER COMMISSION INSPECTOR SIGN OFF

1	2" FIRE PIPE	INSPECTOR	DATE
2	1" WATER SERVICE	INSPECTOR	DATE
3	6" SEWER SERVICE	INSPECTOR	DATE
4	DOWNSPOUT OVERFLOW	INSPECTOR	DATE
	AS-BUILT FEE	INSPECTOR	DATE

73-73A SHERIDAN STREET, WARD 19 PARCEL 219
NEW ACCOUNT
BWSC SITE PLAN #******

BOSTON WATER AND SEWER COMMISSION

Reviewed and approved as to proposed connection(s) to existing Water and Sewer facilities as shown, for issue of Building Permit Only. Additional Permits must be obtained from BWSC prior to connection to BWSC facilities. Site Plans are valid for a period of one (1) year from date of approval.

JOHN P. SULLIVAN, JR. P.E.
Chief Engineer

ALL WATER, SEWER AND DRAIN SERVICE CONNECTIONS TO BOSTON WATER AND SEWER COMMISSION FACILITIES MUST BE PERFORMED BY A BONDED DRAIN LAYER LICENSED BY THE BOSTON WATER AND SEWER COMMISSION.

ANTICIPATED SEWAGE FLOW
110 GAL./DAY/BEDROOMx7 BEDROOMS =770 GPD

INFILTRATION STORAGE CALCULATION
REFER TO BWSC SITE PLAN #xxxxxx FOR INFILTRATION STORAGE CALCULATIONS

WATER AND SEWER NOTES
1. ALL ELEVATIONS ARE RELATIVE TO BOSTON CITY BASE.

2. ALL WATER AND SEWER CONNECTIONS SHALL CONFORM WITH THE BOSTON WATER AND SEWER COMMISSION RULES AND REGULATIONS.

3. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES IS FROM PLANS AND RECORDS AND SHOULD BE CONSIDERED APPROXIMATE.

4. ALL CONSTRUCTION PERFORMED ON BWSC SYSTEMS, SYSTEMS TRIBUTARY TO BWSC SYSTEMS OR CONSTRUCTION WORK PERFORMED ON SYSTEMS WHOSE OWNERSHIP MAY BE TRANSFERRED TO THE BWSC MUST BE INSPECTED BY A BWSC INSPECTOR AT THE CONTRACTORS EXPENSE.

5. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AT LEAST 72 HOURS BEFORE STARTING ANY EXCAVATION OPERATIONS.

6. WATER CONNECTIONS SHALL BE IN A SEPARATE TRENCH A MINIMUM OF 10 FT. FROM THE SEWER SERVICE.

7. NO BATHROOM FIXTURES ARE TO BE INSTALLED IN THE BASEMENTS. IF PROPOSED IN THE FUTURE A BWSC APPROVED BACKWATER VALVE DEVICE SHALL BE INSTALLED.

8. A DYE TEST WILL BE PERFORMED BY BWSC INSPECTOR(S) BEFORE OCCUPANCY OF BUILDING CAN BE TAKEN.

9. ALL EXISTING AND ABANDONED WATER AND SEWER SERVICES LOCATED IN THE FIELD SHALL BE CUT AND CAPPED AT THE MAIN.

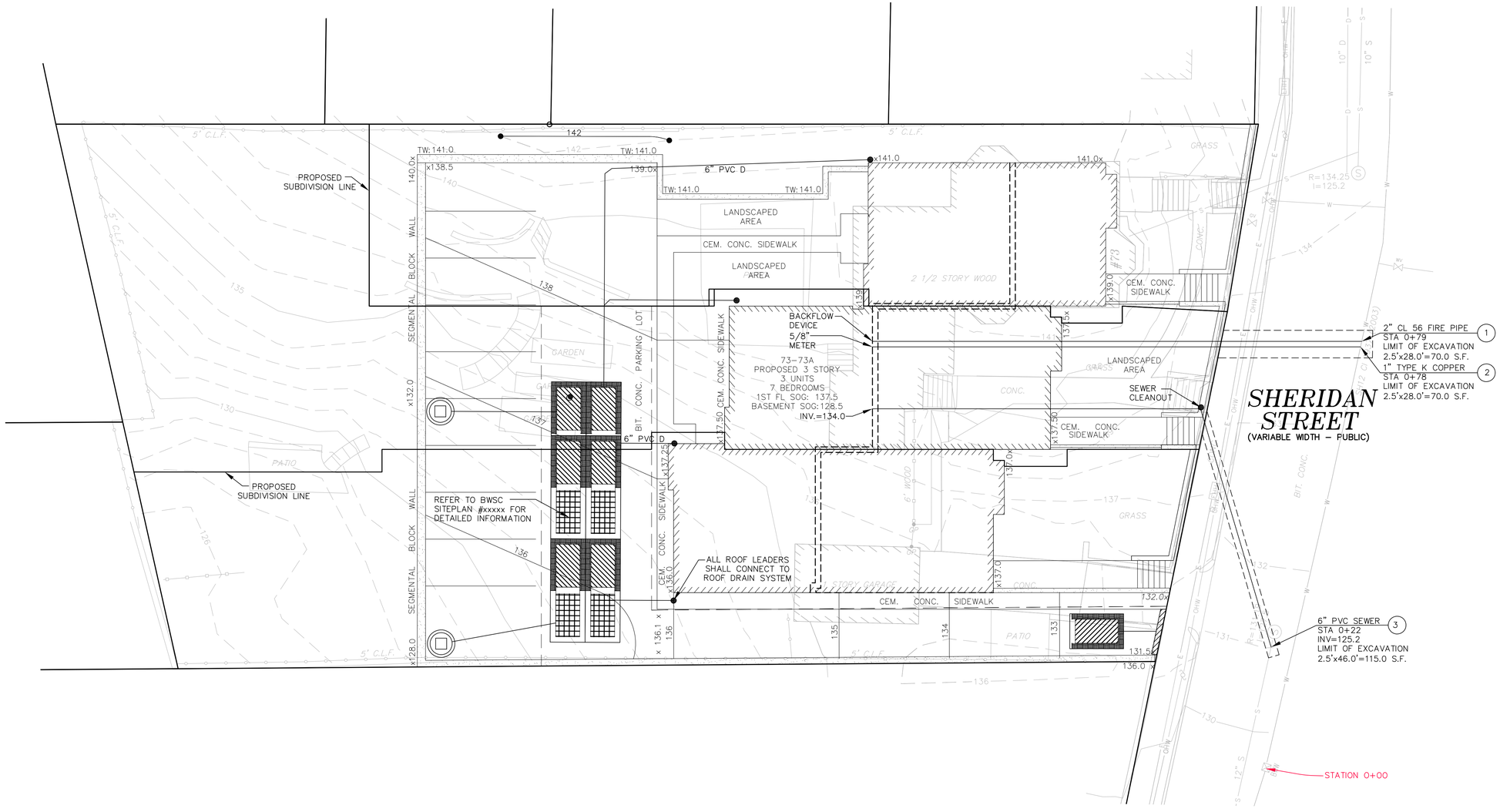
10. ALL EARTHWORK MATERIALS SPECIFIED SHALL COMPLY WITH THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES (LATEST EDITION).

11. A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER AND SEWER COMMISSION FOR NEW CONSTRUCTION IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT.

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A PLAN FOR DEWATERING TO THE BWSC PRIOR TO THE START OF EXCAVATION.

13. BWSC WILL REQUIRE AN AS-BUILT FOR PROPOSED DRAINAGE SYSTEM. ANY VARIATION FROM THE PROPOSED DESIGN REQUIRES BWSC REVIEW AND APPROVAL AND MAY DELAY APPROVAL OF THE NEW WATER, SEWER AND DRAIN.

14. THE FINISHED FLOOR ELEVATION IS TO BE HIGHER THAN ANY ADJACENT PUBLIC SIDEWALK.



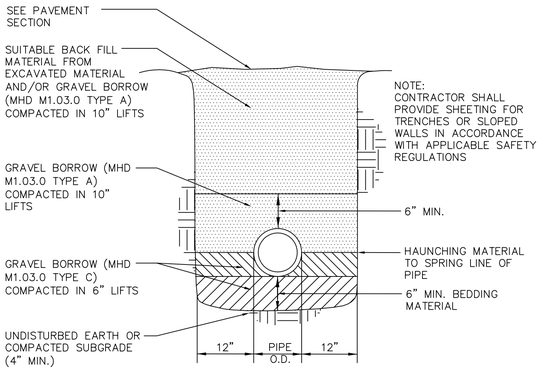
0 5 10 20 40
SCALE: 1"=10'

PLAN OF PROPOSED CONSTRUCTION
73-73A SHERIDAN STREET
BOSTON, MASSACHUSETTS
(JAMAICA PLAIN DISTRICT)

OWNER
LEE GOODMAN
1705 COLUMBUS AVENUE
BOSTON, MA 02119
617-445-1971

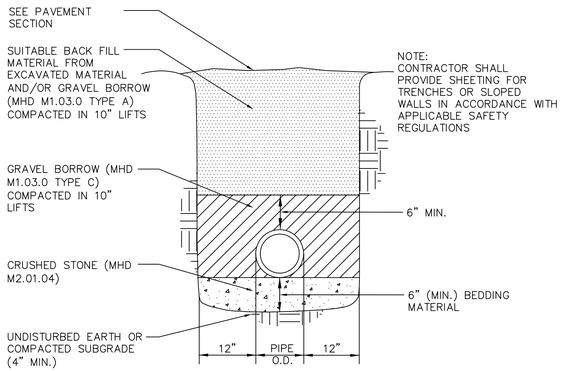
GREATER BOSTON SURVEYING AND ENGINEERING
19 FREDITH ROAD
WEYMOUTH, MA 02189
(781) 331-6128

DESIGN BY: PJT	DATE: MAY 2, 2019	SCALE: 1" = 10'



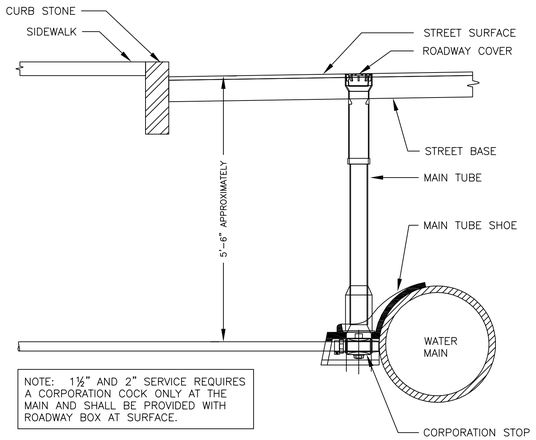
PVC TRENCH DETAIL

NOT TO SCALE



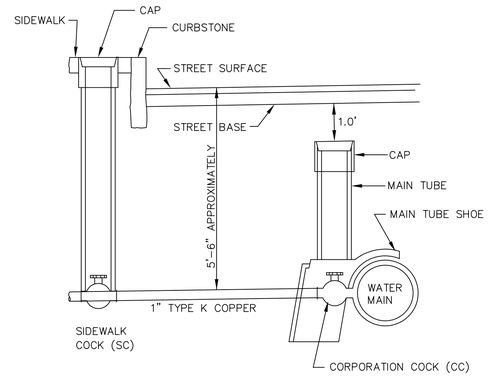
COPPER PIPE TRENCH DETAIL

NOT TO SCALE



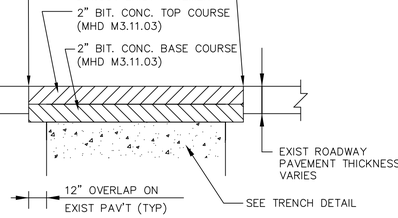
2" WATER SERVICE CONNECTION DETAIL

NOT TO SCALE



1" WATER SERVICE CONNECTION DETAIL

NOT TO SCALE



NOTES

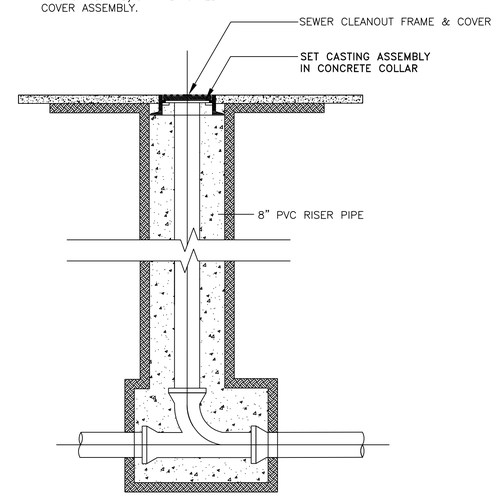
1. INSERTA TEE TO BE INSTALLED IN ACCORDIANCE WITH MANUFAFTURER INSTALLATION RECOMMENDATIONS.

2. SERVICE LATERAL SHALL BE FLUSH WITH INSIDE OF MAIN.

CONNECTION TO EXISTING SEWER/DRAIN

NOT TO SCALE

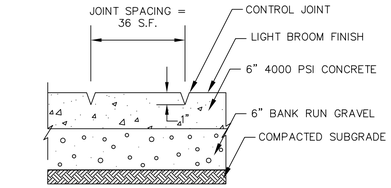
NOTE:
CLEANOUT TOP SHALL BE ENCLOSED IN CASTING AND/OR FABRICATED COVER ASSEMBLY.



IN LINE CLEANOUT

SEWER CLEANOUT DETAIL

NOT TO SCALE

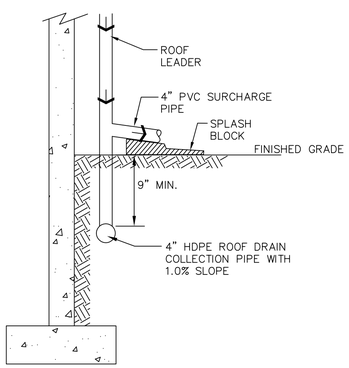


CONCRETE SIDEWALK DETAIL

NOT TO SCALE

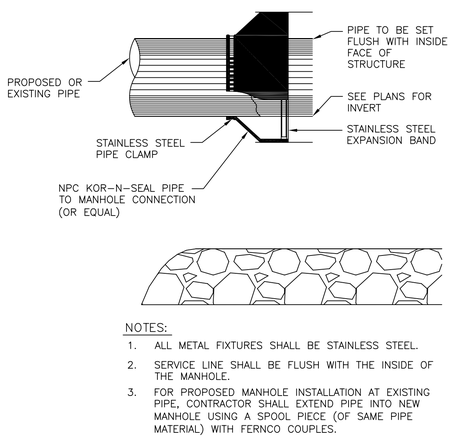
PAVEMENT PATCH DETAIL

NOT TO SCALE



ROOF DRAIN COLLECTION SYSTEM DETAIL

NOT TO SCALE

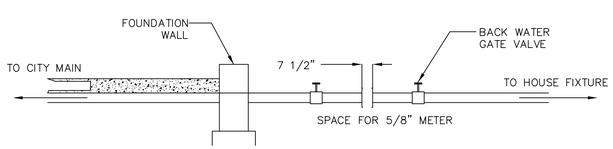


NOTES:

1. ALL METAL FIXTURES SHALL BE STAINLESS STEEL.
2. SERVICE LINE SHALL BE FLUSH WITH THE INSIDE OF THE MANHOLE.
3. FOR PROPOSED MANHOLE INSTALLATION AT EXISTING PIPE, CONTRACTOR SHALL EXTEND PIPE INTO NEW MANHOLE USING A SPOOL PIECE (OF SAME PIPE MATERIAL) WITH FERNCO COUPLES.

CONNECTION TO MANHOLE DETAIL

NOT TO SCALE



5/8" METER SPACING DETAIL

NOT TO SCALE

PLAN OF PROPOSED CONSTRUCTION
73-73A SHERIDAN STREET
BOSTON, MASSACHUSETTS
(JAMAICA PLAIN DISTRICT)

OWNER
LEE GOODMAN
1705 COLUMBUS AVENUE
BOSTON, MA 02119
617-445-1971

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

DESIGN BY: PJT	DATE: MAY 2, 2019	SCALE: 1" = 10'

CODE SUMMARY

PROJECT OVERVIEW:

DEVELOPMENT OF THREE TOWNHOUSES ON SINGLE LOT, TWO WITH THREE DWELLINGS AND ONE WITH TWO DWELLINGS. EACH TOWNHOUSE INCLUDES COMMON BASEMENT, ELEVATOR, AND OFF-STREET PARKING SPACES.

BUILDING WILL BE FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13.

APPLICABLE CODES

BUILDING	780 CMR: MASSACHUSETTS BUILDING CODE (9TH EDITION) (2015 INTERNATIONAL BUILDING CODE, PROPOSED AMMENDMENTS)
ACCESSIBILITY	521 CMR 12.00: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS (2006) FAIR HOUSING ACT (FHA), 2006 IBC SAFE HARBOR ADA: AMERICANS WITH DISABILITIES ACT, 2010 ADAAG
PLUMBING	248 CMR: MASSACHUSETTS PLUMBING CODE (2014)
FIRE PREVENTION	527 CMR: MASSACHUSETTS FIRE PREVENTION REGULATIONS (2015 NFPA-1, AMENDED) NFPA 10 FOR PLACEMENT OF FIRE EXTINGUISHERS NFPA 13 FOR FIRE PROTECTION SYSTEMS
SANITARY	105 CMR 410: MASSACHUSETTS STATE SANITARY CODE (1998)
MECHANICAL	2015 INTERNATIONAL MECHANICAL CODE
ENERGY	2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - AS AMENDED BY THE 'STRETCH CODE'
ELECTRICAL	527 CMR 12.00: MASSACHUSETTS ELECTRICAL CODE (2017 NATIONAL ELECTRICAL CODE, AMENDED)
ELEVATOR	MASSACHUSETTS BOARD OF ELEVATOR REGULATIONS 524 CMR

OCCUPANCY	GROUP R-2 (MULTI-FAMILY DWELLING)
CONSTRUCTION TYPE	TYPE-VB
BUILDING HEIGHT	3 STORIES, 33'-7" (ABOVE AVERAGE GRADE)
BUILDING AREA	4,873 SF

HEIGHT AND AREA LIMITATIONS

	HEIGHT	AREA
TABLES 504.3, 504.4	3 STORIES, 60 FT	
TABLE 506.2 ALLOWABLE AREA FACTOR		21,000 SQ. FT./ FLOOR
TOTAL ALLOWED	3 STORIES, 60 FT	
FRONTAGE INCREASE		NOT NEEDED
ACTUAL	3 STORIES 34 FT. 7 IN.	4,873 SQ. FT. TOTAL

PRIMARY STRUCTURAL FRAME FIRE RESISTANCE RATING: 780 CMR 602.1 (TABLE 601)

BUILDING ELEMENT	TYPE VB
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	0 HOUR
BEARING WALLS, EXTERIOR	0 HOUR (NOTE A)
BEARING WALL, INTERIOR	0 HOUR (NOTE A)
NON-BEARING WALLS AND PARTITIONS, EXTERIOR	0 HOUR (NOTE A)
NON-BEARING WALLS AND PARTITIONS, INTERIOR	0 HOUR
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOIST	0 HOUR (NOTE A)
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0 HOUR

A. NOT LESS THAN RATING BASED ON FIRE SEPARATION DISTANCE (TABLE 602) AND FIRE RESISITANCE ASSEMBLIES.

FIRE RESISTANCE RATING FOR EXTERIOR WALLS: (TABLE 602)

FIRE SPEARATIONS DISTANCE FOR CONSTRUCTION TYPE VB	OCCUPANCY	RATING
<10 FEET	R-2	1 HOUR
>10 FEET	R-2	0 HOUR

FIRE RESISTANCE ASSEMBLIES

BUILDING ELEMENT	WALL TYPE	RATING	OPENING PROTECTIVE RATING
SHAFT ENCLOSURES (713)	FIRE BARRIER	1 HR (NOTE 1)	45 MIN
STAIR AND HOISTWAY ENCLOSURE (1023)	FIRE BARRIER	1 HRS	45 MIN
DWELLING UNIT SEPARATIONS (708.3)	FIRE PARTITION	1/2 HR	N/A
DWELLING UNIT / OTHER OCC. SEPARATIONS	FIRE PARTITION	1/2 HR	N/A
COMMON AREA CORRIDORS SERVING UNITS	FIRE PARTITION	1/2 HR	20 MIN (NOTE 2)
TENANT SEPARATION	N/A	0	N/A
ELECTRICAL/TELECOM CLOSETS	N/A	N/A	N/A
ELEVATOR MACHINE ROOM	FIRE BARRIER	1 HR	60 MIN

1. REDUCED TO 1HR WITH SPRINKER HEADS INSIDE SHAFT
2. DOORS MUST BE SMOKE AND DRAFT CONTROL DOORS (780 CMR 715.4.3.1)

INTERIOR FINISH REQUIREMENTS (780 CMR 803)
- a. VERTICAL EXISTS AND EXIT PASSAGEWAY EXITWAYS
- b. EXIT ACCESSWAY CORRIDORS AND OTHER EXITWAYS (780 CMR 803)
- c. ROOMS AND ENCLOSED SPACES (780 CMR 803)

FIRE PROTECTION REQUIREMENTS
1. FIRE SPRINKLER SYSTEM (903.0)
2. STANDPIPE SYSTEM (905.0)
3. FIRE DEPARTMENT CONNECTIONS (912.0)
4. FIRE ALARM AND DETECTION SYSTEMS (907.0)
5. AUTOMATIC FIRE DETECTION SYSTEM
6. PORTABLE FIRE EXTINGUISHERS (906.6)
7. FIRE STOPPING REQUIREMENTS (720.7)
8. ROOF STRUCTURES / SKYLIGHTS (1506.1.3)

EGRESS REQUIREMENTS (REFER TO EGRESS PLANS)
1. OCCUPANT LOAD (780 CMR 1004.1.1)
2. MAX TRAVEL DISTANCE TO EXIST (780 CMR 1016.1)
3. MAX DEAD END CORRIDORS (780 CMR 1018.4)
4. MIN CORRIDOR WIDTHS (780 CMR 1018.2)

ENERGY CODE

JAMAICA PLAIN IS A STRETCH CODE COMMUNITY.
IECC 2015 R402 (TABLE R402.1.2) = 780 CMR N1102 (TABLE N1102.1.2)
THE BUILDING WILL BE PURSUING AN ENERGY RATING INDEX (ERI) APPROACH, AS DEFINED BY THE HERS. A SCORE OF 55 IS REQUIRED FOR FULL COMPLIANCE.

CLIMATE ZONE 5 BUILDING ELEMENT	REQUIRED	ACTUAL
UNHEATED SLABS	R-10 FOR 24" BELOW	R-10 FOR 24" BELOW
FENESTRATION U-FACTOR	0.30 (STRETCH CODE)	0.30 (STRETCH CODE)
CEILING (ROOF) R-VALUE	R-49	R-38
WOOD FRAME WALL R-VALUE	R-20 or R-13+R-5ci	R-10 + R-13 = R-23
FLOOR R-VALUE	R-30 (OR NOTE 1)	R-19 (NOTE 1)
SLAB R-VALUE & DEPTH	R-10, 2'-0" DEEP	R-10, TO T.O.FOOTING

1. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.

ACCESSIBILITY

THE BUILDING MUST COMPLY WITH REQUIREMENTS OF 521 CMR AND, FOR PUBLIC SPACES ONLY, THE ADA 2010 AND THE FAIR HOUSING ACT.

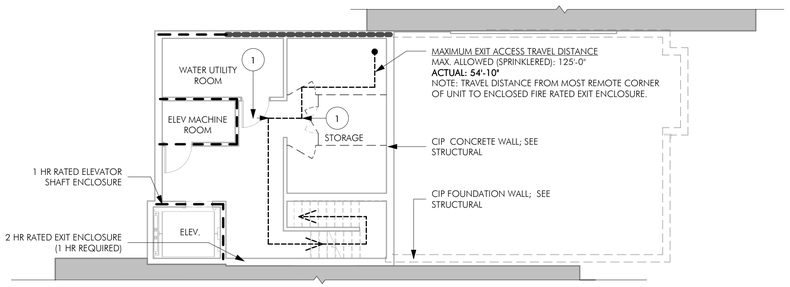
521 CMR 9 ADDRESSES THE REQUIREMENTS FOR WITHIN THE DWELLING UNITS, AND 521 CMR 10 ADDRESS COMMON AREAS.

GROUP I DWELLING UNITS ARE REQUIRED (PER 521 CMR 9.3).
GROUP 2 DWELLING UNITS ARE NOT REQUIRED AS THIS PROJECT IS FOR SALE (PER 521 CR 9.4).

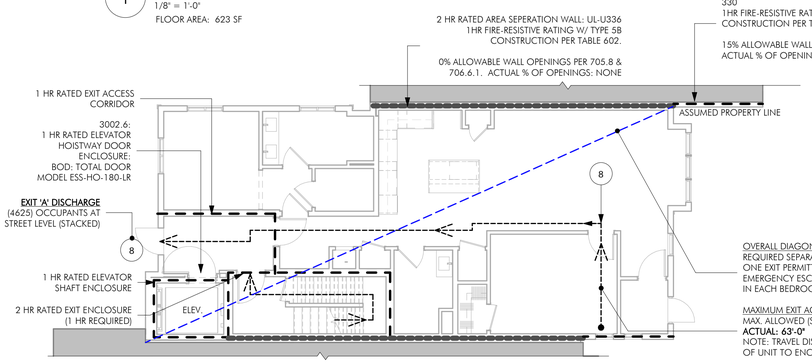
ALL PUBLIC AND COMMON USE AREAS MUST BE ACCESSIBLE (521 CMR SECTION 10)

ALL HALLWAYS, AND OTHER COMMON USE AREAS, OF THE RESIDENTIAL AREAS MUST BE FULLY ACCESSIBLE, INCLUDING STORAGE ROOMS, TRASH ROOMS, THE BUILDING MANAGMENT OFFICE AND THE LIKE.

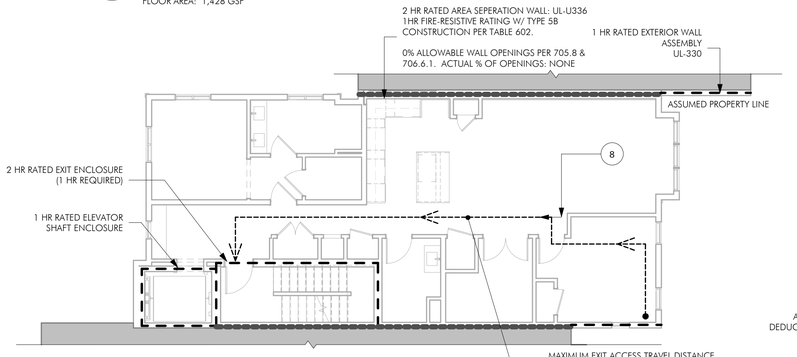
RESIDENTIAL PARKING. ACCESSIBLE PARKING SPACE MUST BE CAPABLE OF BEING PROVIDED IN ACCORDANCE WITH 521 CMR 23, ONE OF WHICH MUST BE A VAN SPACE.



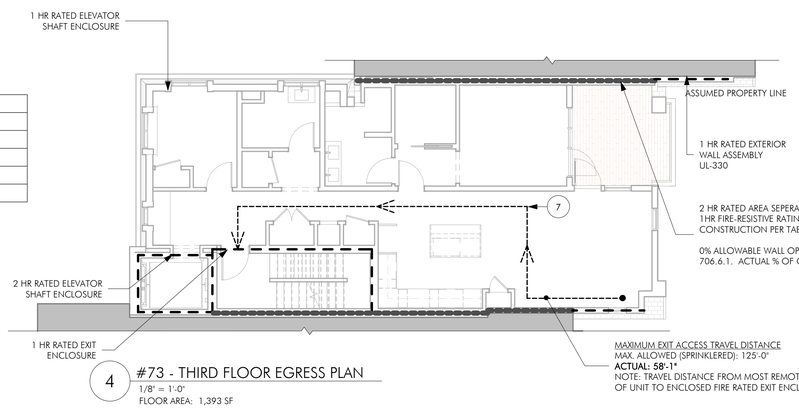
1 #73 - T.O. BASEMENT SLAB EGRESS PLAN
1/8" = 1'-0"
FLOOR AREA: 623 SF



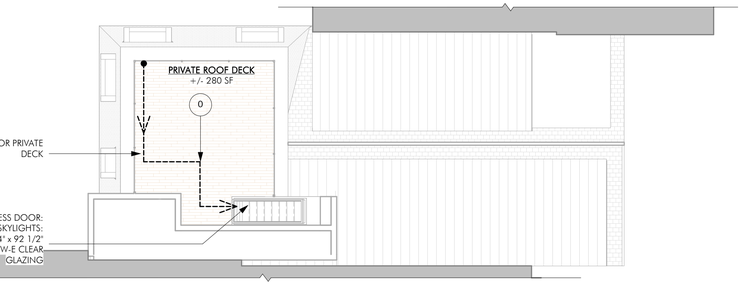
2 #73 - FIRST FLOOR EGRESS PLAN
1/8" = 1'-0"
FLOOR AREA: 1,428 GSF



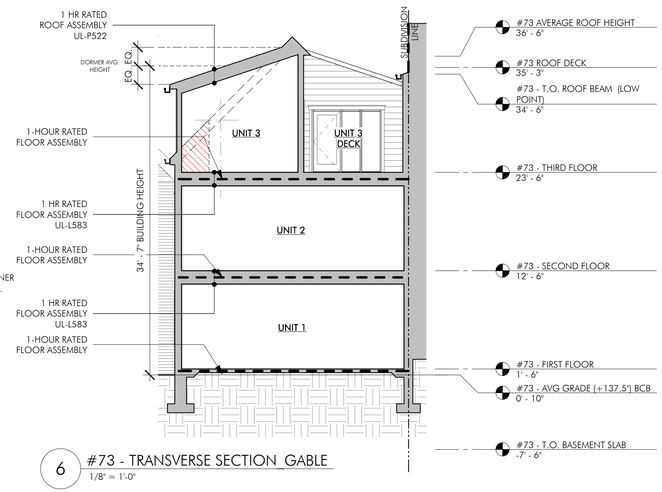
3 #73 - SECOND FLOOR EGRESS PLAN
1/8" = 1'-0"
FLOOR AREA: 1,429 SF



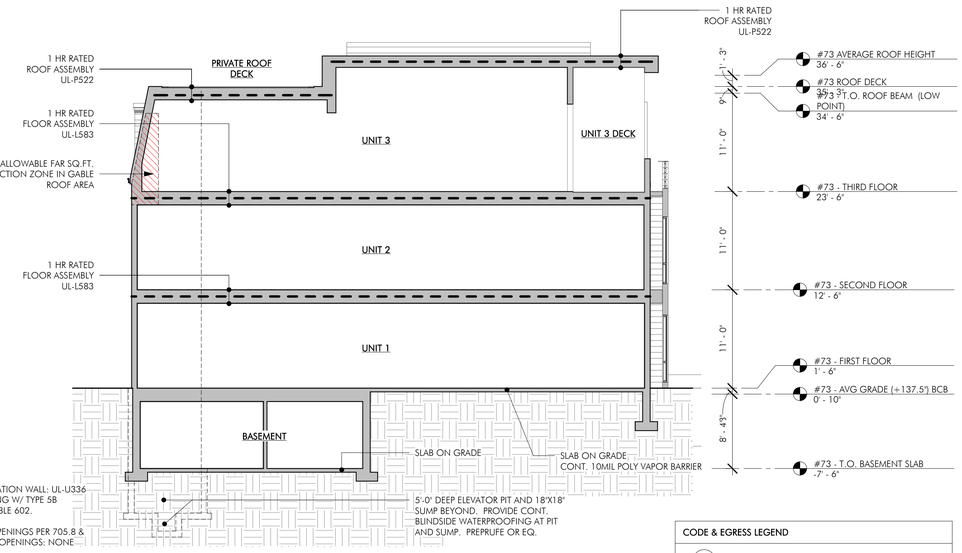
4 #73 - THIRD FLOOR EGRESS PLAN
1/8" = 1'-0"
FLOOR AREA: 1,393 SF



5 #73 - ROOF DECK EGRESS PLAN
1/8" = 1'-0"



6 #73 - TRANSVERSE SECTION_GABLE
1/8" = 1'-0"



7 #73 - LONGITUDINAL SECTION
1/8" = 1'-0"

CODE & EGRESS LEGEND

00	OCCUPANT LOAD - EXIT DISCHARGE DIRECTION
	1 HOUR RATING
	2 HOUR RATING
	SEPARATION DISTANCE
	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
	FAR DEDUCTION AREA ZONE

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REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
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DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	As indicated

DRAWING TITLE
#73 CODE REVIEW

DRAWING NUMBER
A002

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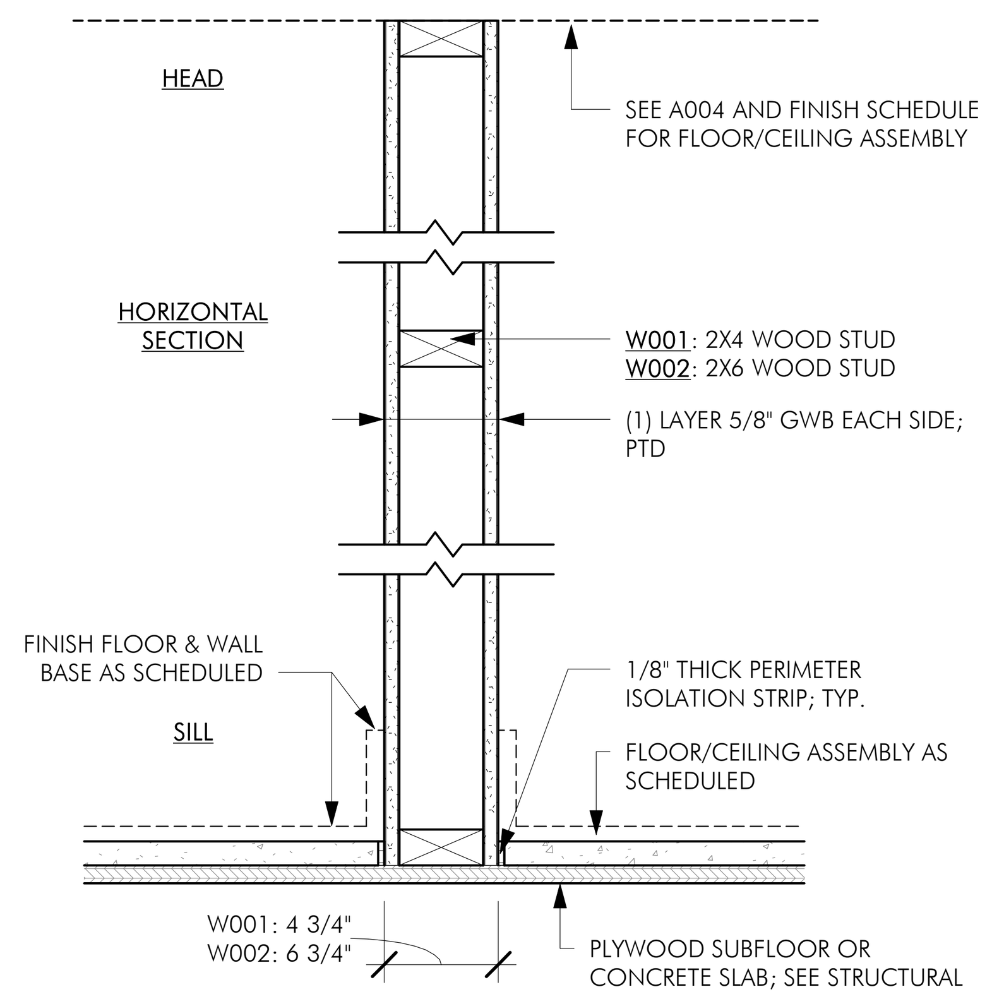
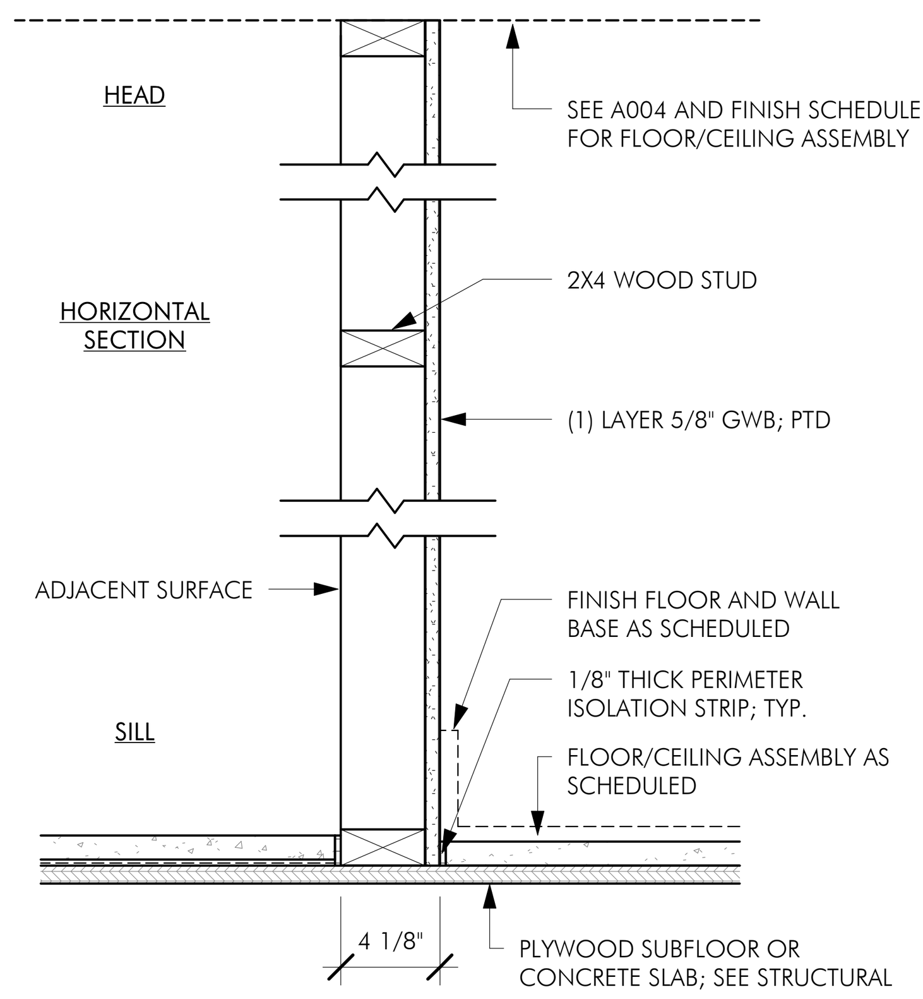
8/9/2019 10:11:47 AM

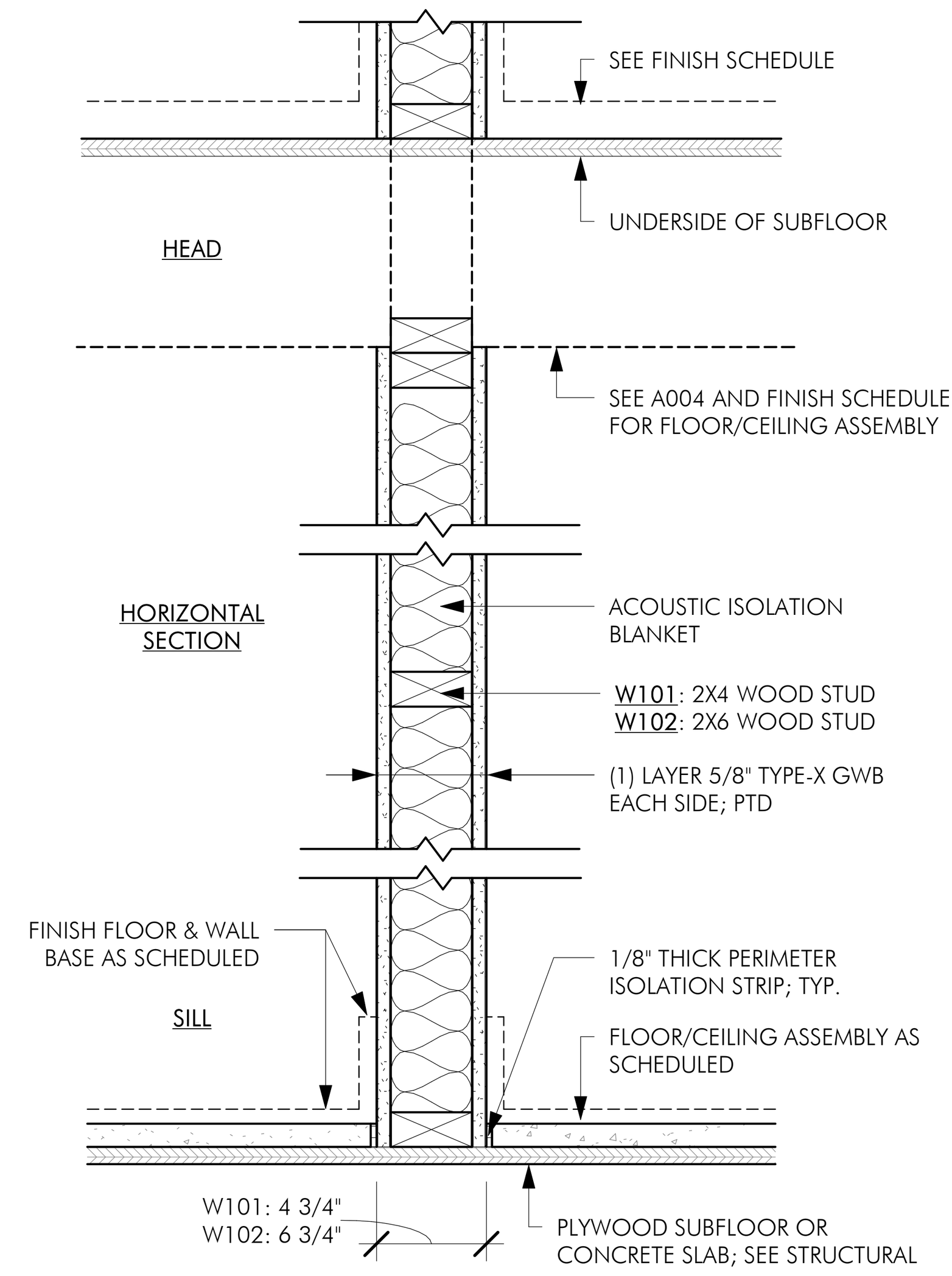


W001 NON-LOAD BEARING PARTITION (2X4)

W002 NON-LOAD BEARING PARTITION (2X6)

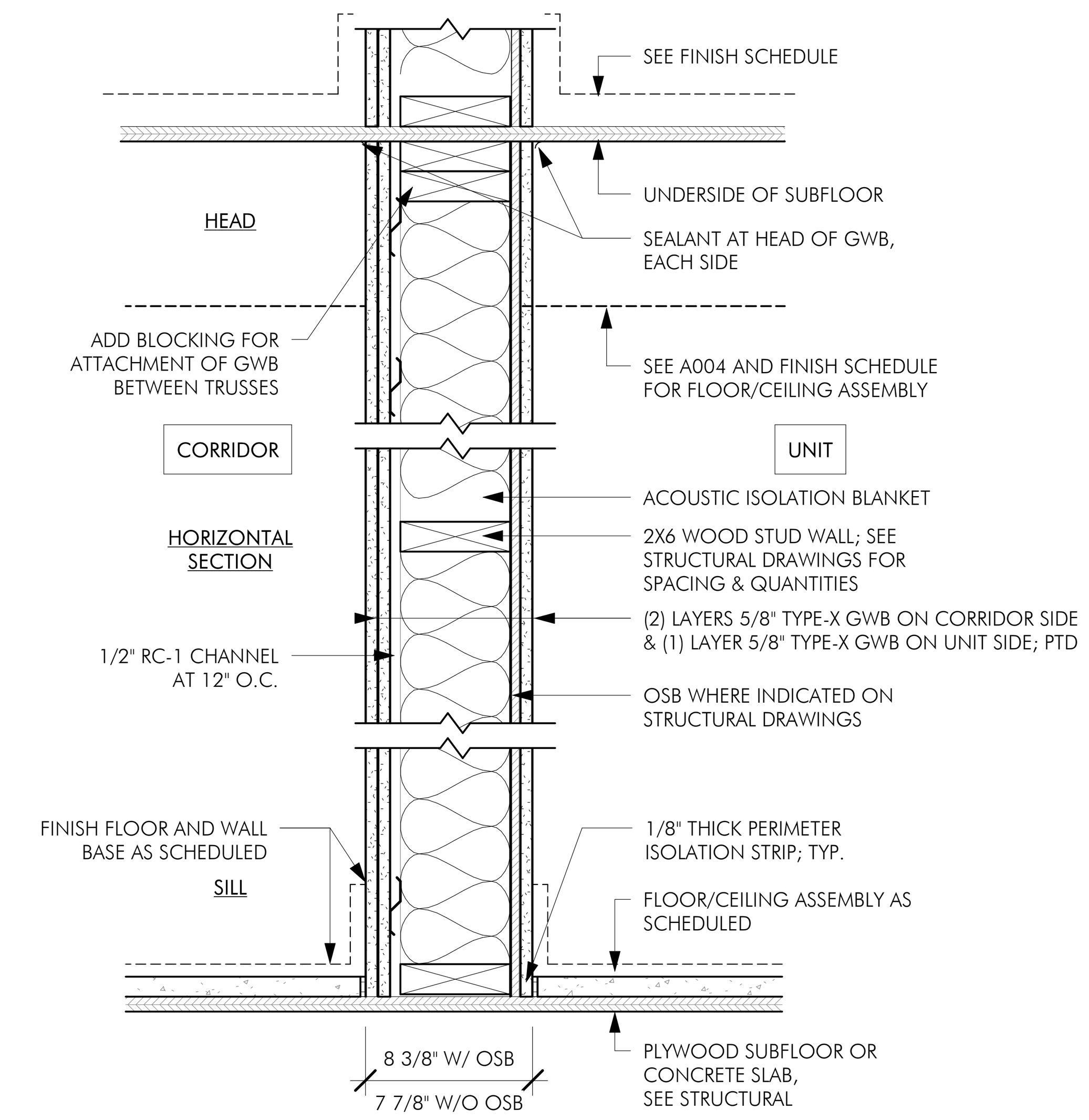


W003 NON-LOAD BEARING FURRING WALL (2X4)

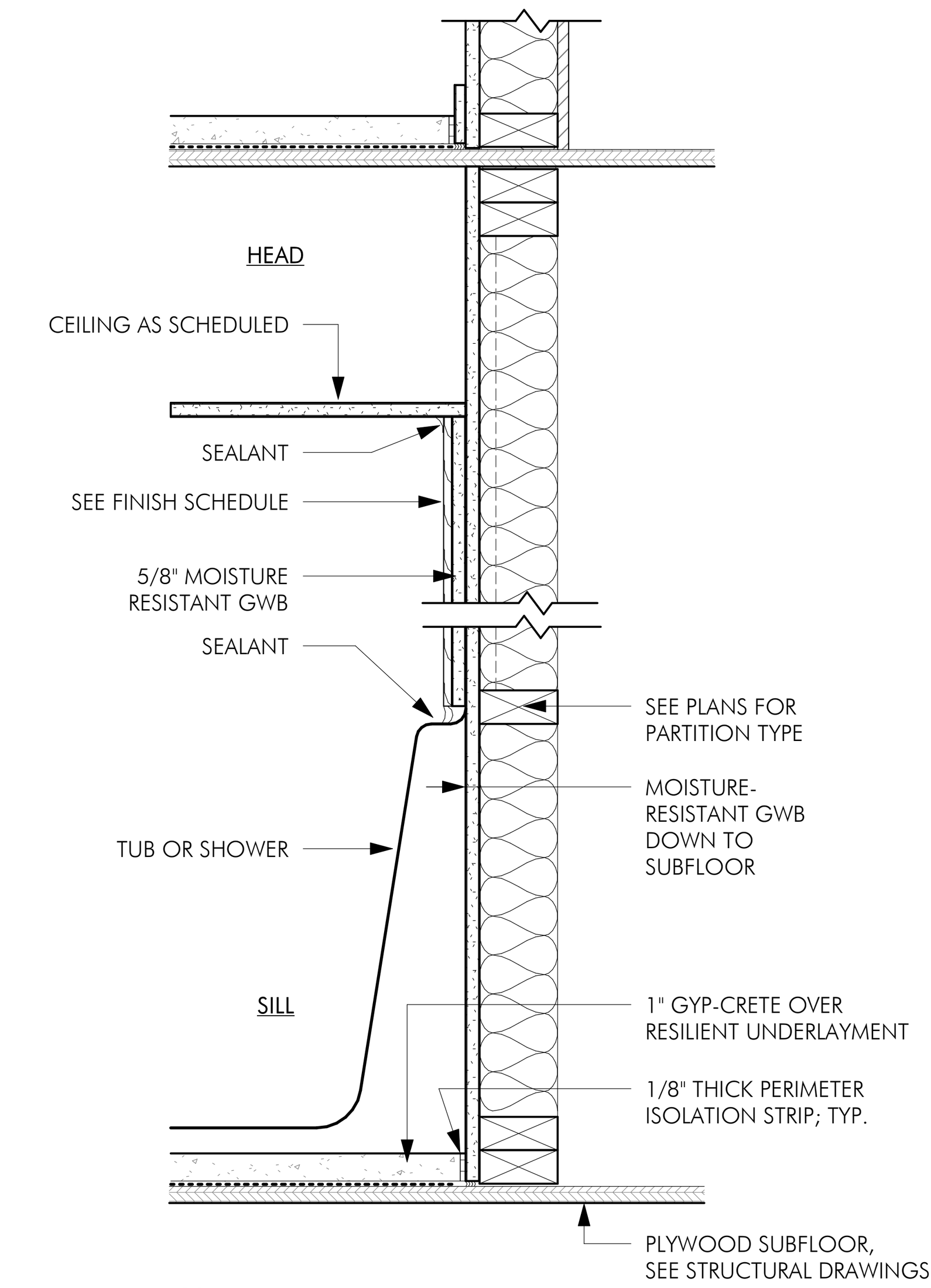


W101 LOAD BEARING PARTITION (2X4)
UL U305 1-HOUR RATED

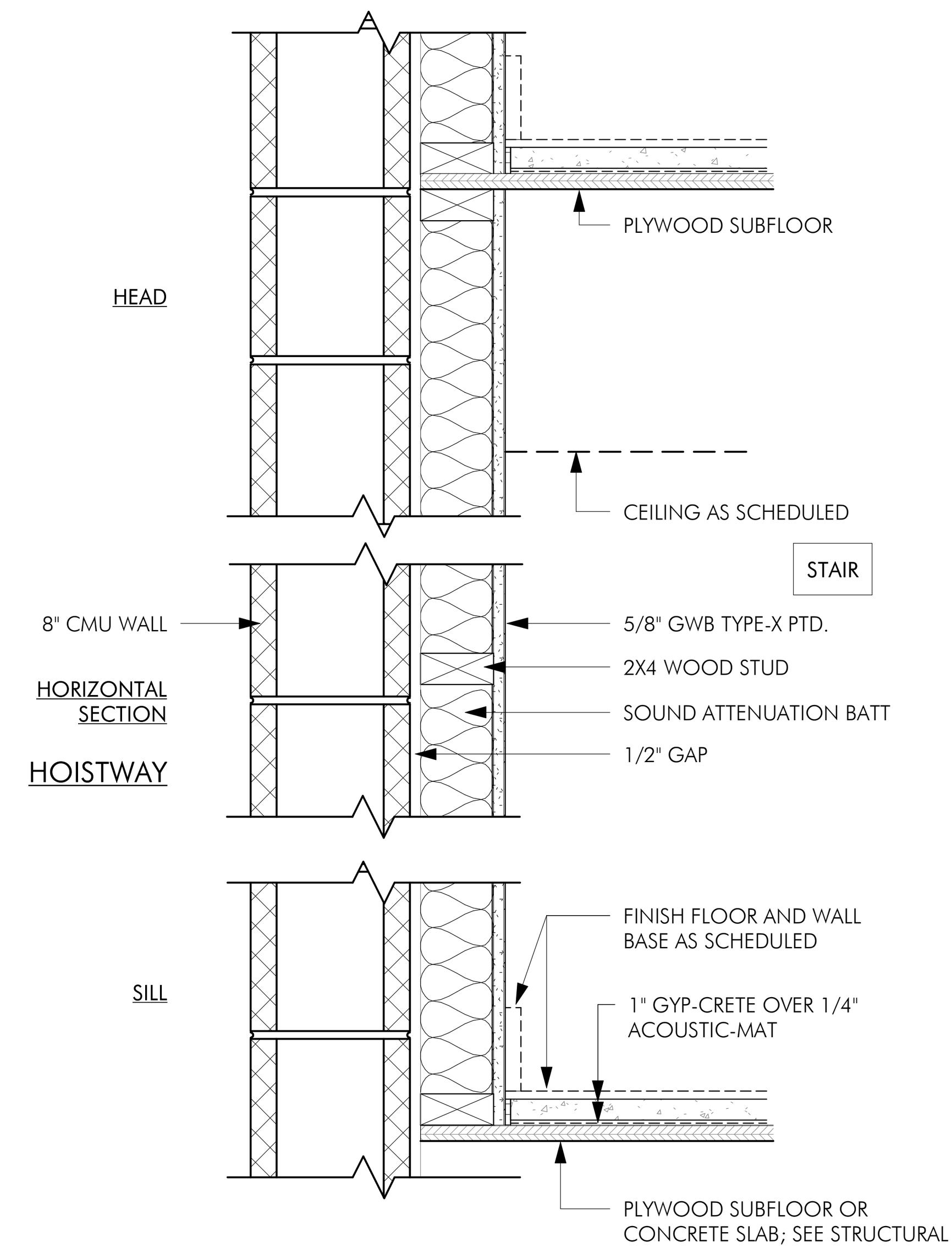
W102 LOAD BEARING PARTITION (2X6)
UL U305 1-HOUR RATED



W103 1 HR RATED PARTITION AT CORRIDOR
UL U311 1-HOUR RATED

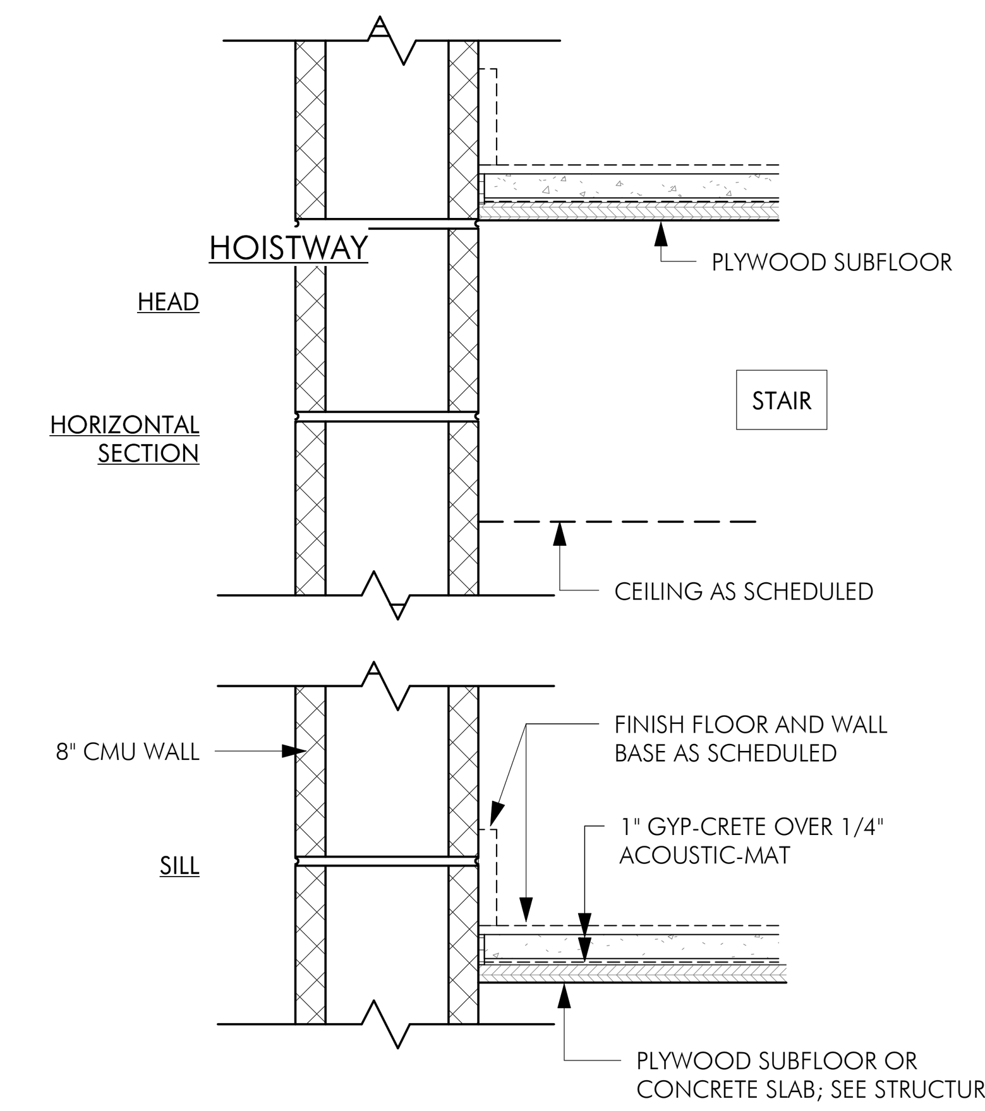


1 DETAIL AT SHOWER/TUB

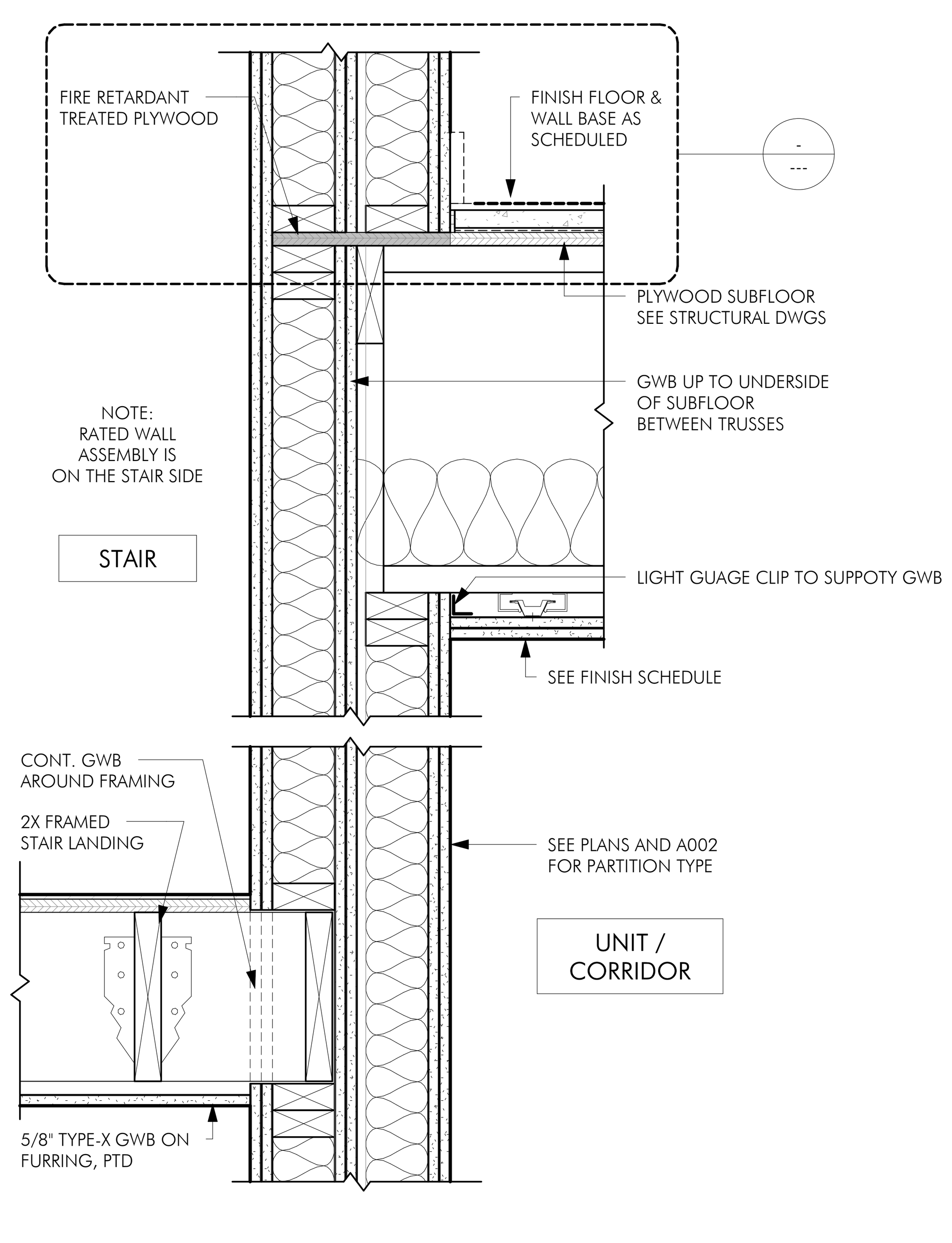


C201 2 HR RATED CMU ELEVATOR WALL (2X4 WOOD STUD)

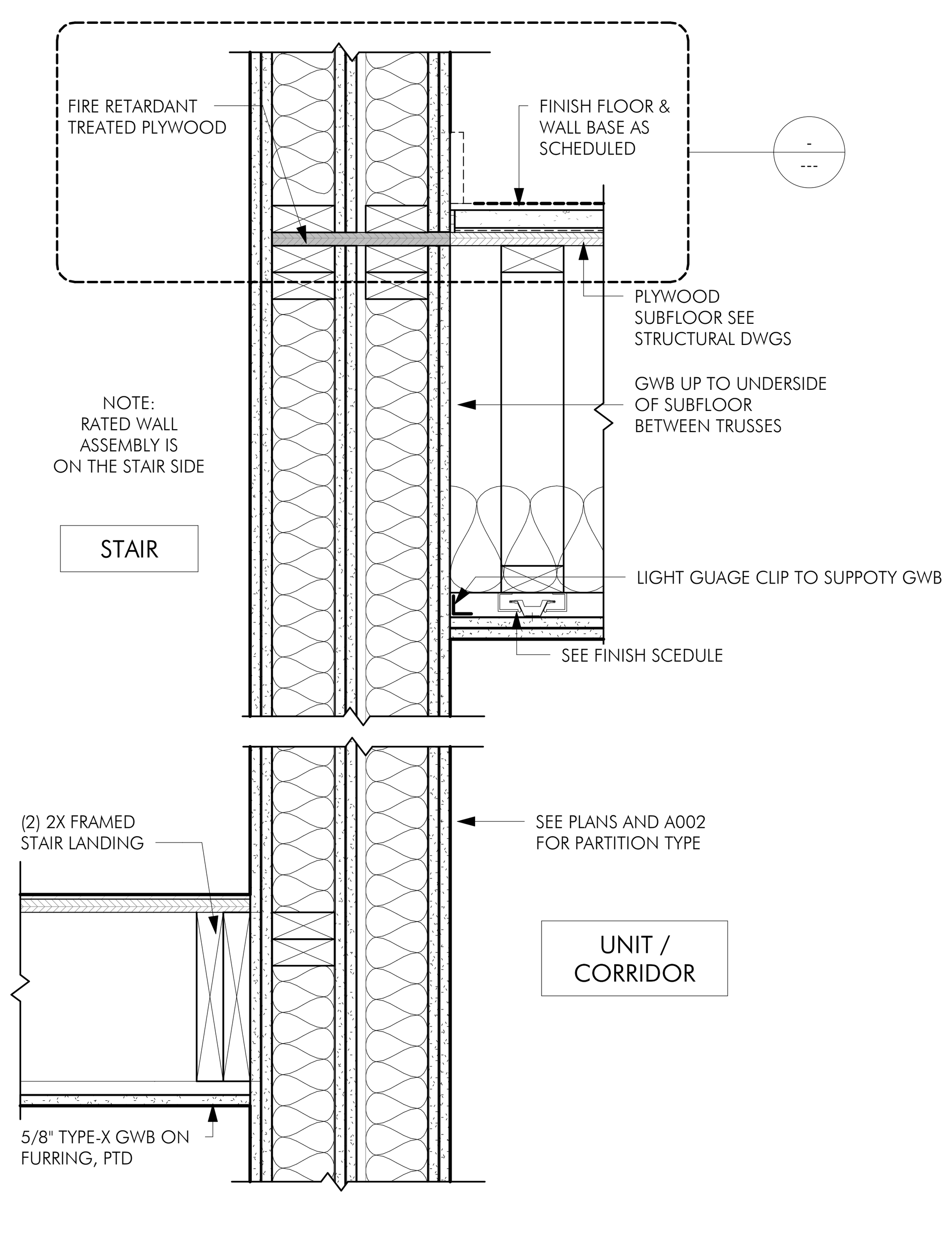
C202 2 HR RATED CMU ELEVATOR WALL (2X6 WOOD STUD)



C203 2 HR RATED CMU ELEVATOR WALL
UL 905

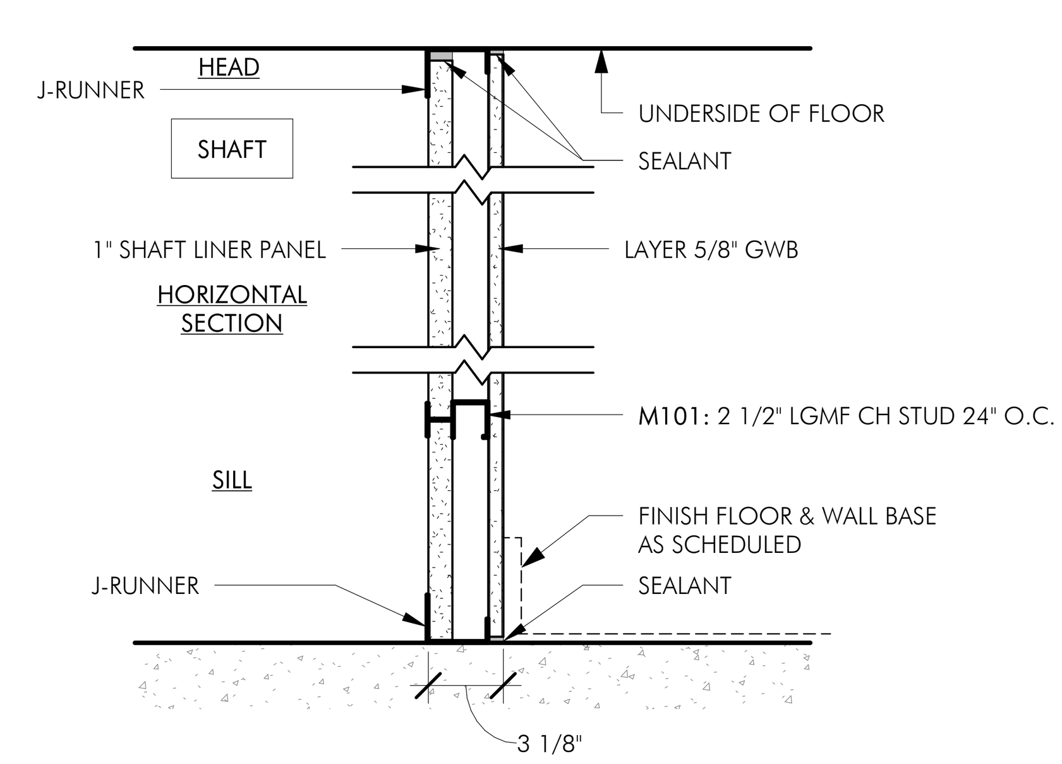


WOOD STAIR LANDING BEARING ON STAIR WALL



WOOD STAIR LANDING, NON BEARING

W201 2 HR RATED UNIT TO STAIR WALL
UL U341



M101 1 HR RATED METAL PARTITION (3 1/8")
UL U415 SYSTEM A - 1 HR RATED

PARTITION TYPE NOTES

1. SEE FLOOR PLANS FOR PARTITION TAGS AND LOCATIONS.
2. SEE FLOOR PLANS FOR LOCATIONS OF SOUND INSULATION.
3. PARTITION TYPE DETAILS SHOW ONLY PRINCIPLE COMPONENTS AND REQUIREMENTS; RATED PARTITIONS WITH U.L. DESIGN NUMBERS MAY HAVE ADDITIONAL COMPONENTS AND REQUIREMENTS; REFER TO U.L. FIRE RESISTANCE DIRECTORY.
4. RATED PARTITIONS SHALL HAVE U.L. HEAD DESIGNS, SEALANT, AND FILL MATERIAL OF THE SAME RATING.
5. ALL THROUGH-WALL PENETRATIONS MUST BE COMPLETED TO PREVENT DIRECT CONTACT WITH FRAMING MEMBERS AND SHALL BE ACOUSTICALLY SEALED WITH A RESILIENT, NON-HARDENING SEALANT. IF THE PENETRATION IS THOUGH A FIRE-RATED PARTITION, AN ACOUSTICAL FIRE-RATED SEALANT SHALL BE USED.
6. SEE STRUCTURAL DRAWINGS FOR REINFORCING, BRACING AND OTHER SPECIAL REQUIREMENTS.
7. PROVIDE LATERAL BRACING AND CROSS-BRIDGING AS RECOMMENDED BY STUD MANUFACTURER FOR EACH CONDITION.
8. COORDINATE FINISHES APPLIED TO PARTITIONS AS INDICATED IN THE FINISH SCHEDULE, INTERIOR ELEVATIONS AND ELSEWHERE IN THE CONTRACT DOCUMENTS.
9. PROVIDE BLOCKING AT LOCATIONS INCLUDING BUT NOT LIMITED TO CASEWORK, SHELVING, COUNTERS, CABINETS, DOOR STOPS, HANDRAIL BRACKETS, TELEVISION LOCATIONS, BATHROOM ACCESSORIES, ETC. WHERE INDICATED, SPECIFIED OR REQUIRED TO PROVIDE A SOLID BASE.
10. SUBSTITUTE MOISTURE-RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND LAUNDRY ROOMS.
11. WHERE TWO OR MORE LAYERS OF GYPSUM BOARD ARE USED, BOTH HORIZONTAL AND VERTICAL JOINTS SHALL BE STAGGERED UNLE4SS OTHERWISE DIRECTED.
12. GLASS FIBER INSULATION SHOULD BE UN-FACED AND SECURED TO STRUCTURE TO PREVENT SAGGING.

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DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
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SCALE:	1 1/2" = 1'-0"

DRAWING TITLE

PARTITION TYPES

DRAWING NUMBER

A003

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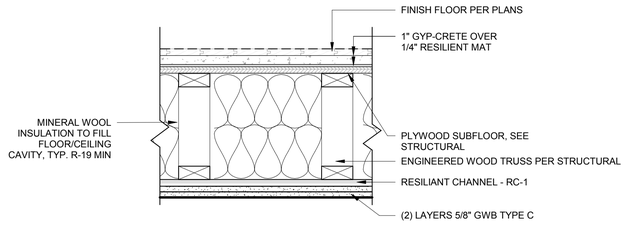
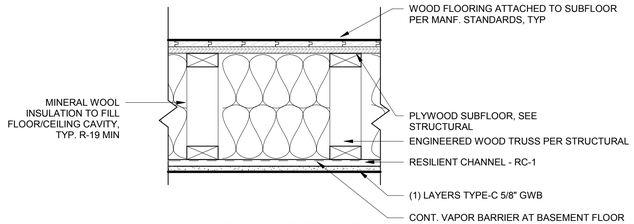
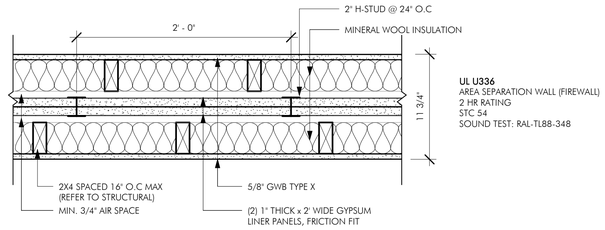


FLOOR TYPE A: RATED FLOOR DESIGN (STC 50 MIN.)
1 HOUR RATING PER L-579 UL DESIGN



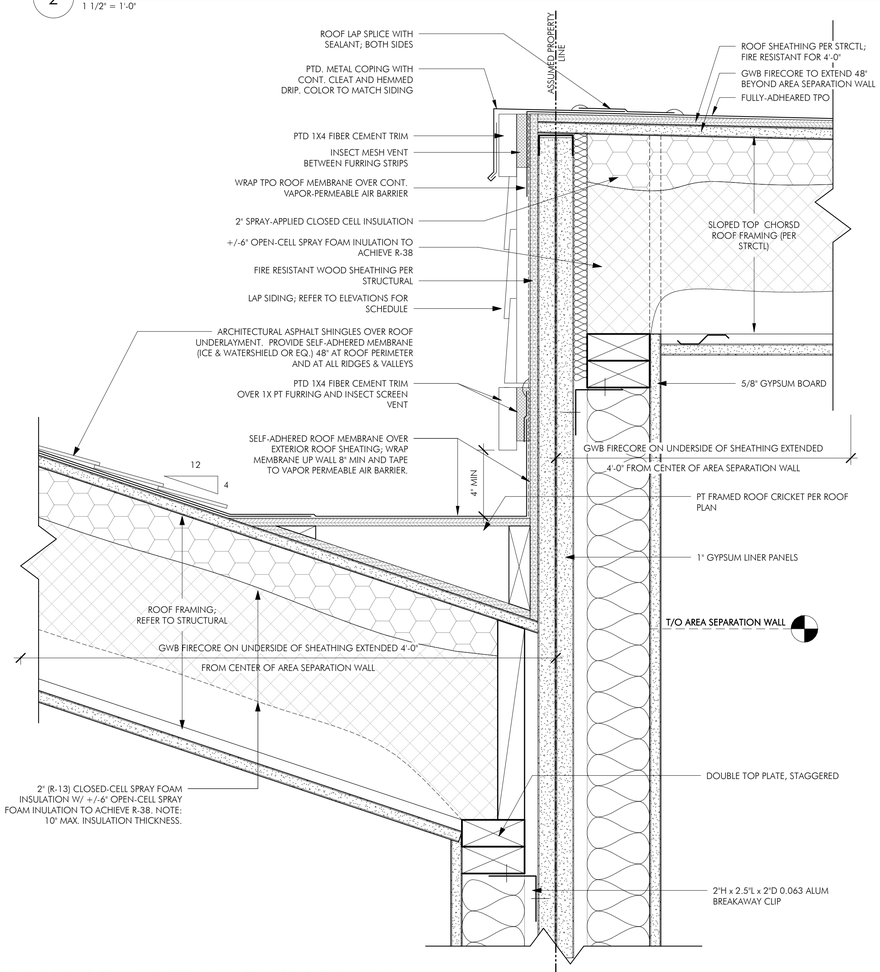
FLOOR TYPE B: TYPICAL FLOOR DESIGN WITHIN UNIT
UNRATED

1 PARTITION TYPES
1 1/2" = 1'-0"

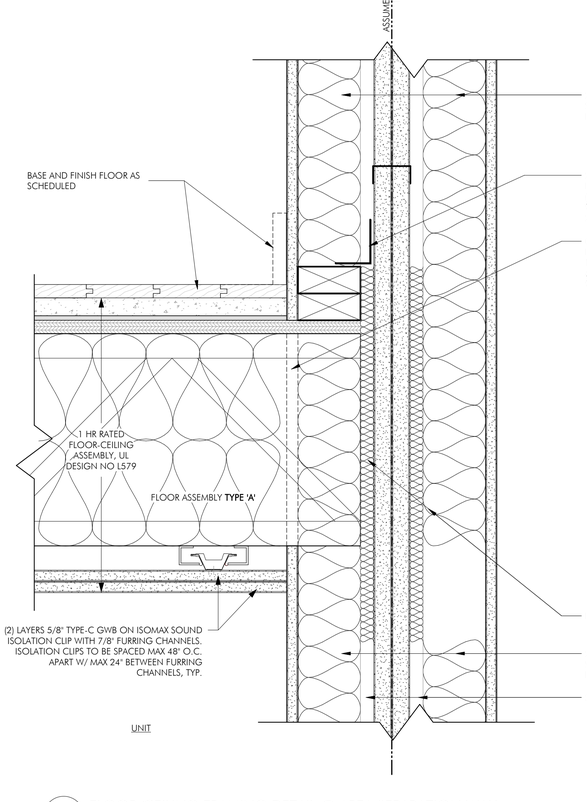


UL U336
AREA SEPARATION WALL (FIREWALL)
2 HR RATING
STC 54
SOUND TEST: RAL-TL88-348

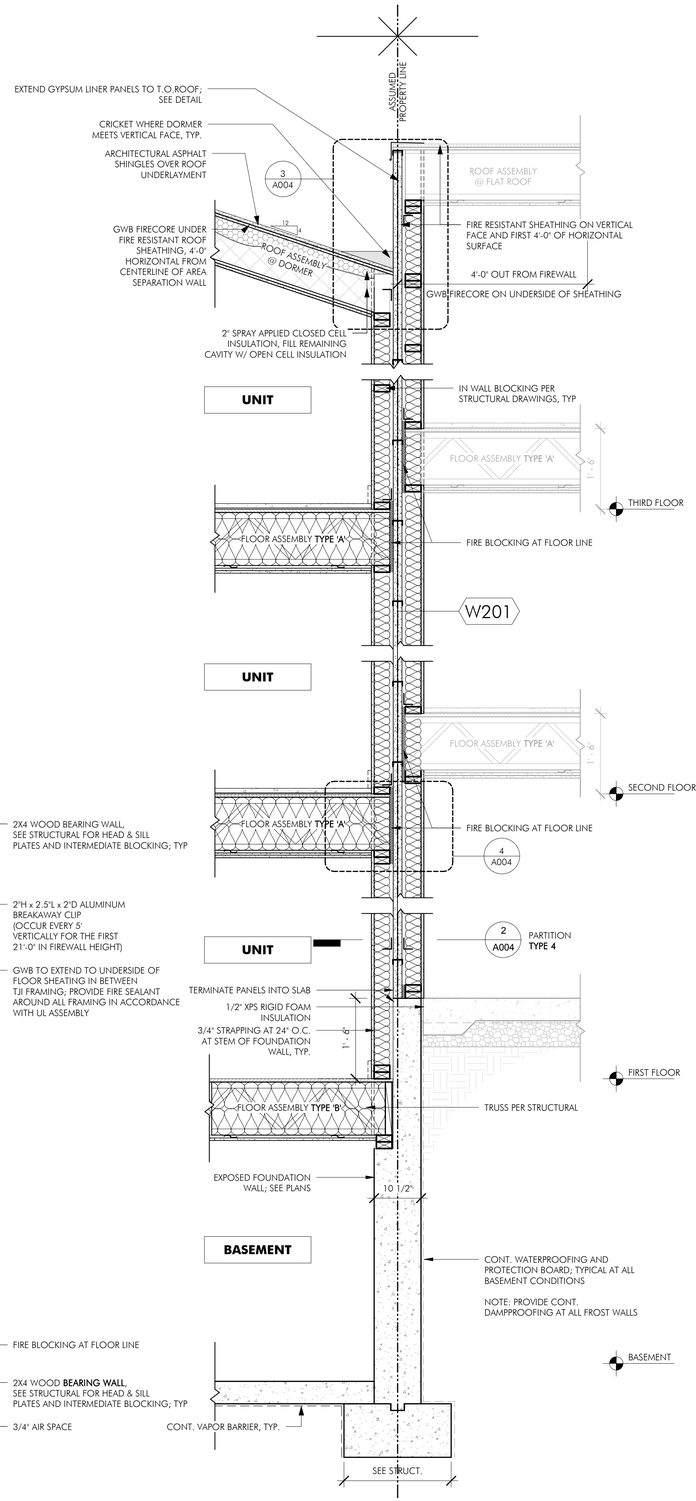
2 AREA SEPARATION WALL - PLAN VIEW
1 1/2" = 1'-0"



3 TYPICAL ROOF FRAMING DETAIL @ AREA SEPARATION WALL
3" = 1'-0"



4 FLOOR/CEILING FRAMING DETAIL @ AREA SEPARATION WALL
3" = 1'-0"



5 BUILDING SECTION @ AREA SEPARATION WALL - UL U336
3/4" = 1'-0"

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DRAWING INFORMATION

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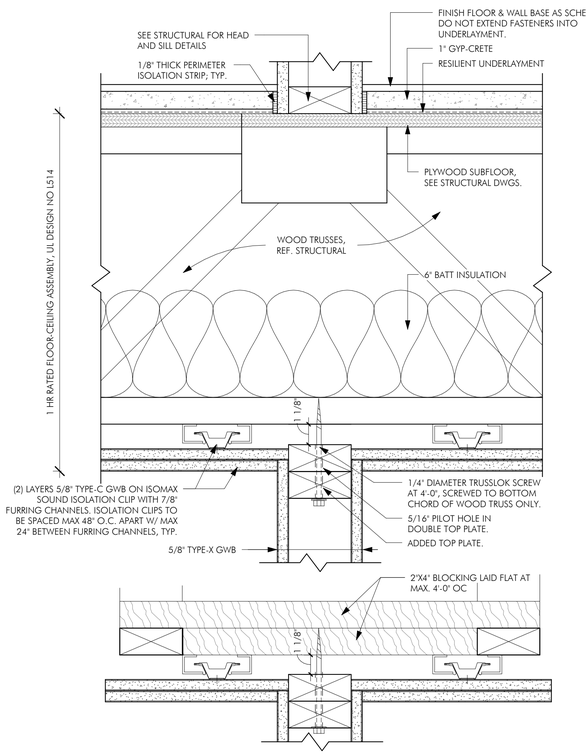
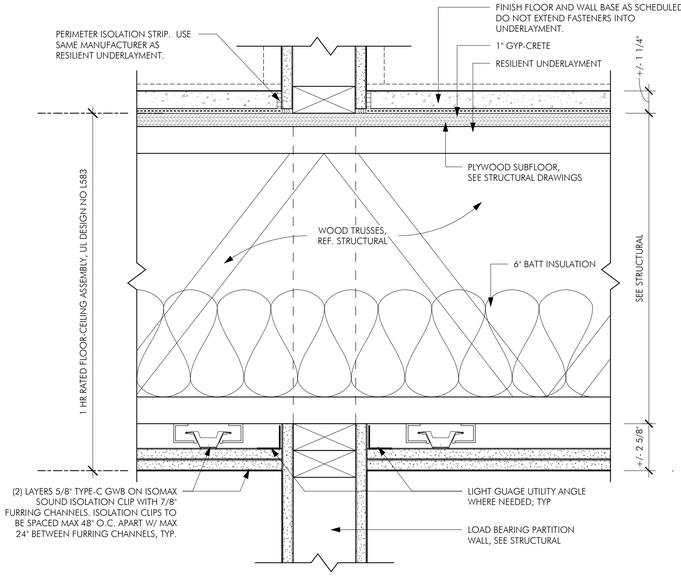
DRAWING TITLE
AREA SEPARATION DETAILS

DRAWING NUMBER
A004



FA-01 SECTION DETAIL AT HEAD OF NON-LOAD BEARING WALL WITHIN UNITS TRUSSLOK

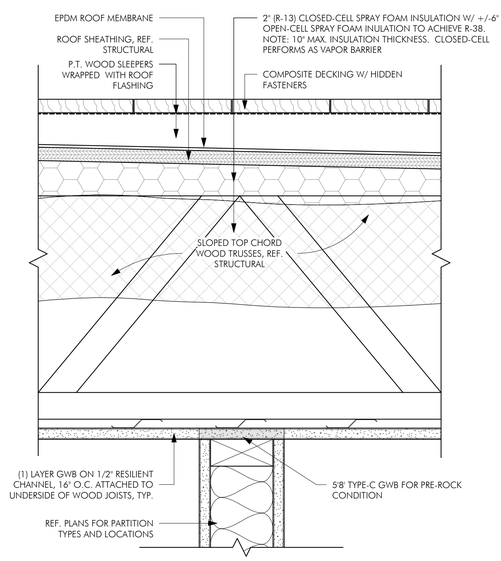
UL L583



FA-02 TYPICAL FLOOR ASSEMBLY @ HEAD OF LOAD BEARING WALL

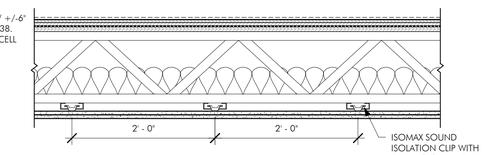
UL L583

NOTE: INSTALL KINETICS 'ISOMAX' SOUND ISOLATION CLIPS IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, INCLUDING SPACING REQUIREMENTS WHEN SUPPORTING (2) LAYERS OF GWB



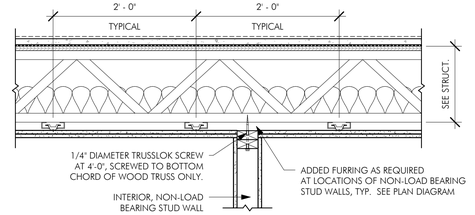
RF-01 RF-01 - TYPICAL FLAT ROOF ASSEMBLY AT HEAD OF NON-LOAD BEARING WALL

1 HOUR CEILING ASSEMBLY : UL P522



1 TYPICAL ISOMAX CUP SPACING

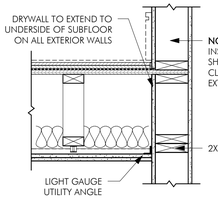
1" = 1'-0"



2 DETAIL @ INTERIOR NON-LOAD BEARING STUD WALL

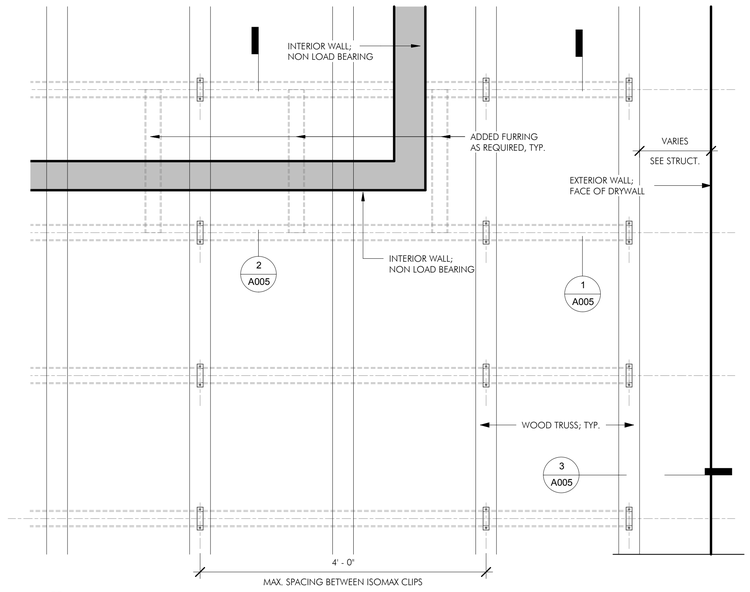
1" = 1'-0"

ISOMAX BY KINETICS NOISE CONTROL	
UL DESIGN:	L583
FIRE RATING:	1 HOUR
SUB-FLOORING:	23/32" PLYWOOD T&G
STRUCTURAL MEMBERS:	PARALLEL CHORD TRUSSES
INSULATION:	6-1/4" FIBER GLASS BLANKET DRAPED OVER FURRING CHANNEL
FURRING CHANNEL SPACING:	24" O.C
CLIP SPACING:	48" O.C ALONG FURRING CHANNEL
CEILING:	(2) LAYERS; 5/8" TYPE 'C'

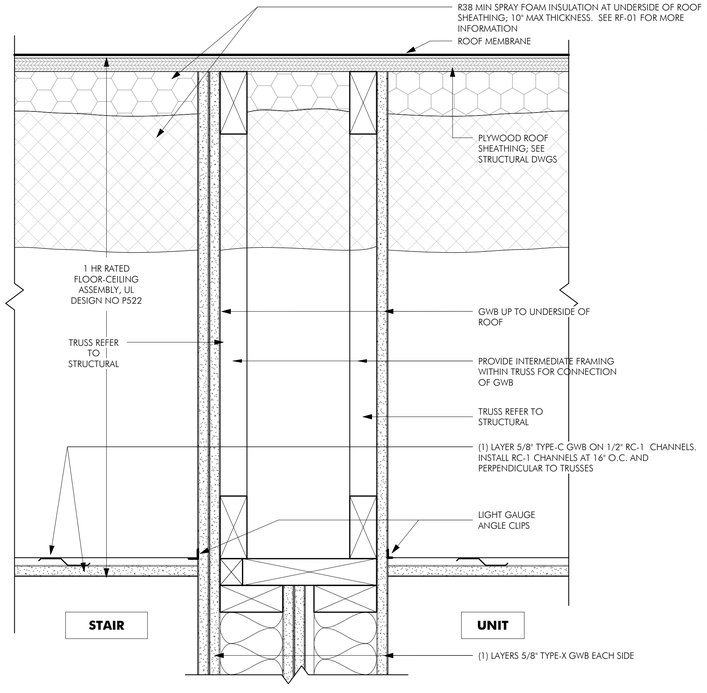


3 TYPICAL ISOMAX CUP DETAIL @ EXTERIOR WALL

1" = 1'-0"

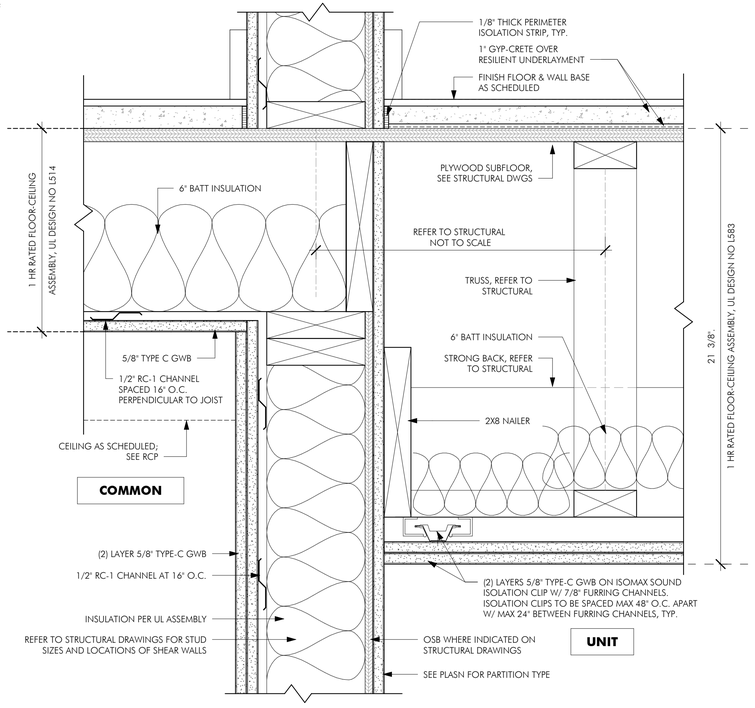


4 DIAGRAMMATIC REFLECTED CEILING PLAN - TYPICAL ISOMAX DETAILS



RF-02 RF-02 - SECTION DETAIL AT DEMISING WALL TO UNDERSIDE OF ROOF SHEATHING

1 HOUR CEILING ASSEMBLY : UL P522



FA-04 SECTION DETAIL AT HEAD OF CORRIDOR - UL-U311

UL L514, UL L583

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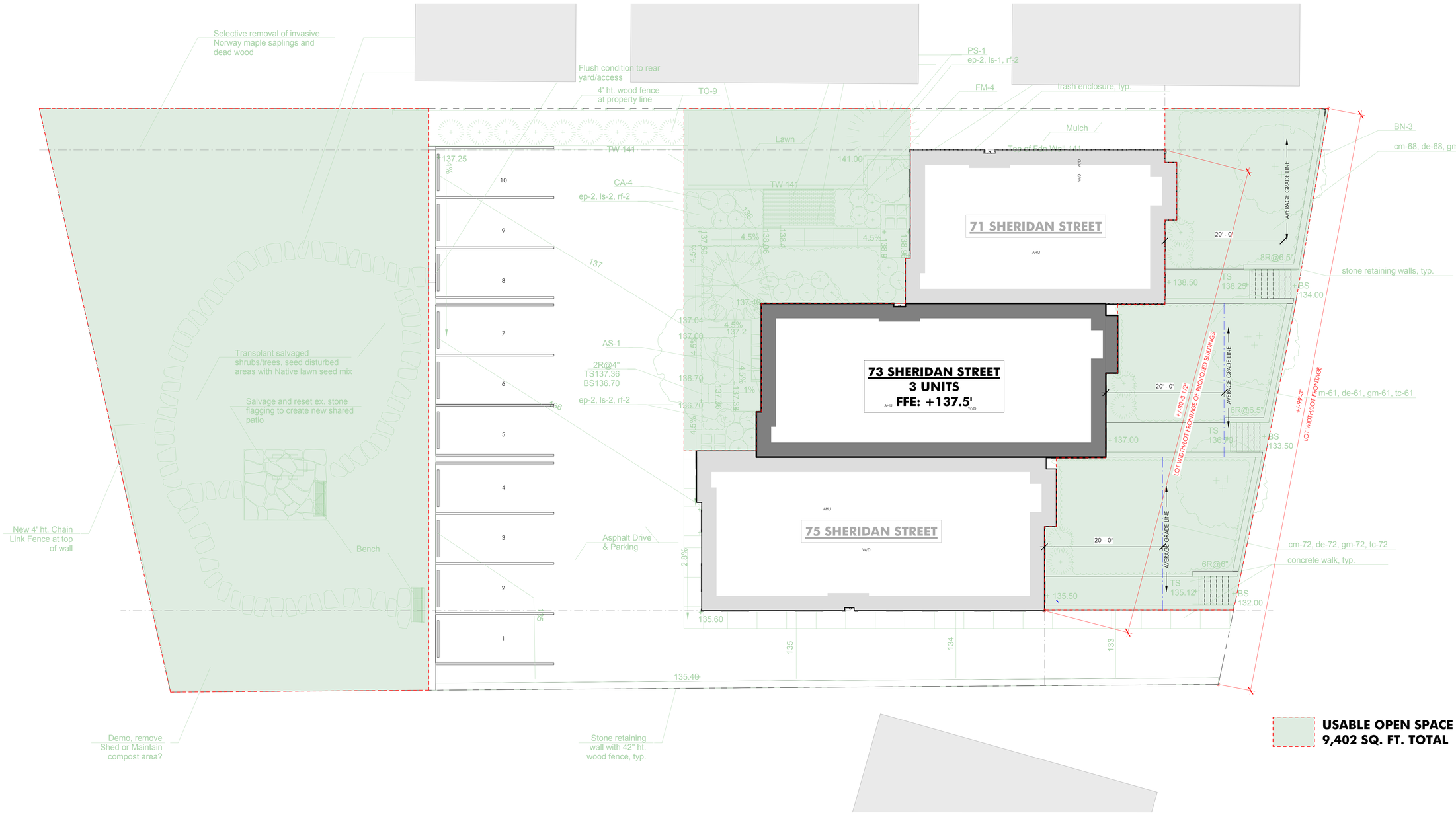
HORIZONTAL ASSEMBLIES

DRAWING NUMBER
A005



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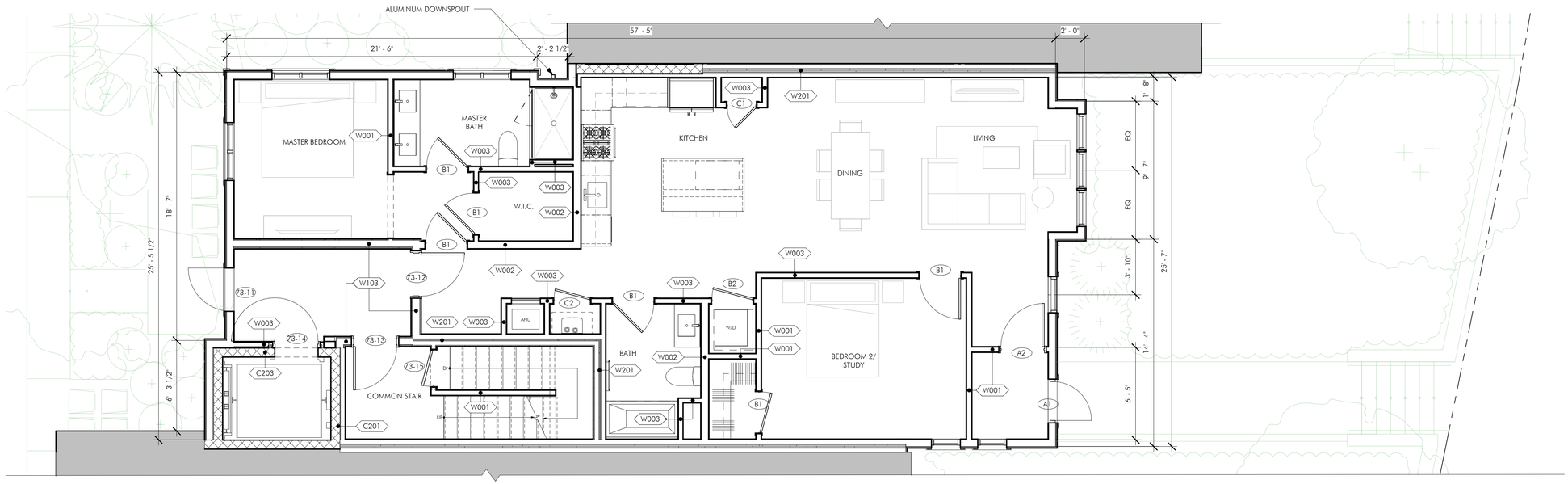
DRAWING INFORMATION

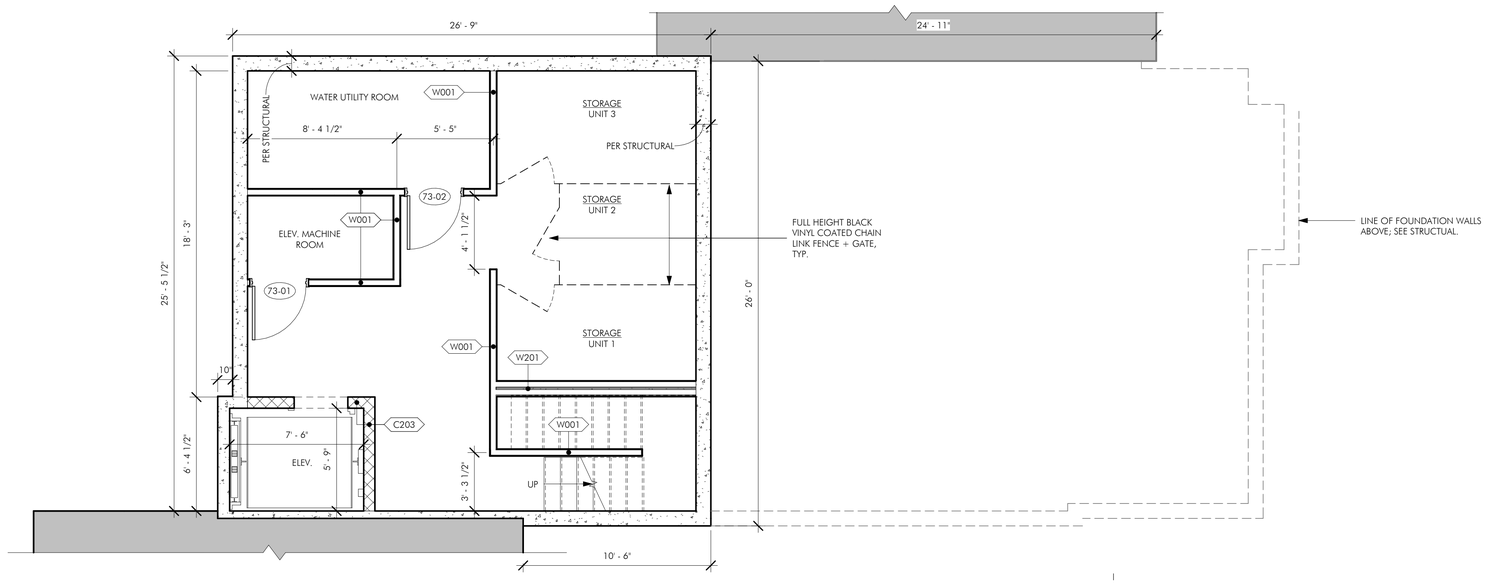
ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	1/8" = 1'-0"

DRAWING TITLE
#73 SITE PLAN

DRAWING NUMBER
A010.73



2 FIRST FLOOR PLAN
1/4" = 1'-0"



1 T.O. BASEMENT SLAB
1/4" = 1'-0"

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REVISIONS

MARK	ISSUE	DATE

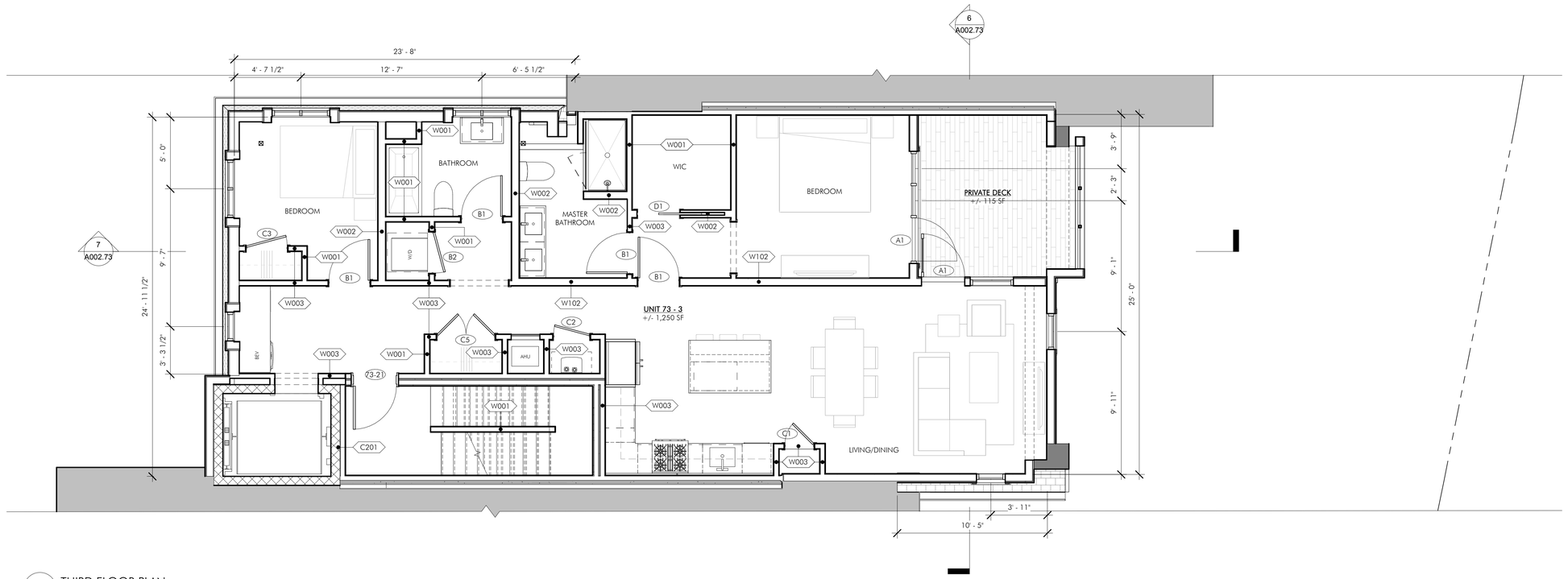
REGISTERED ARCHITECT
JONATHAN BROWN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

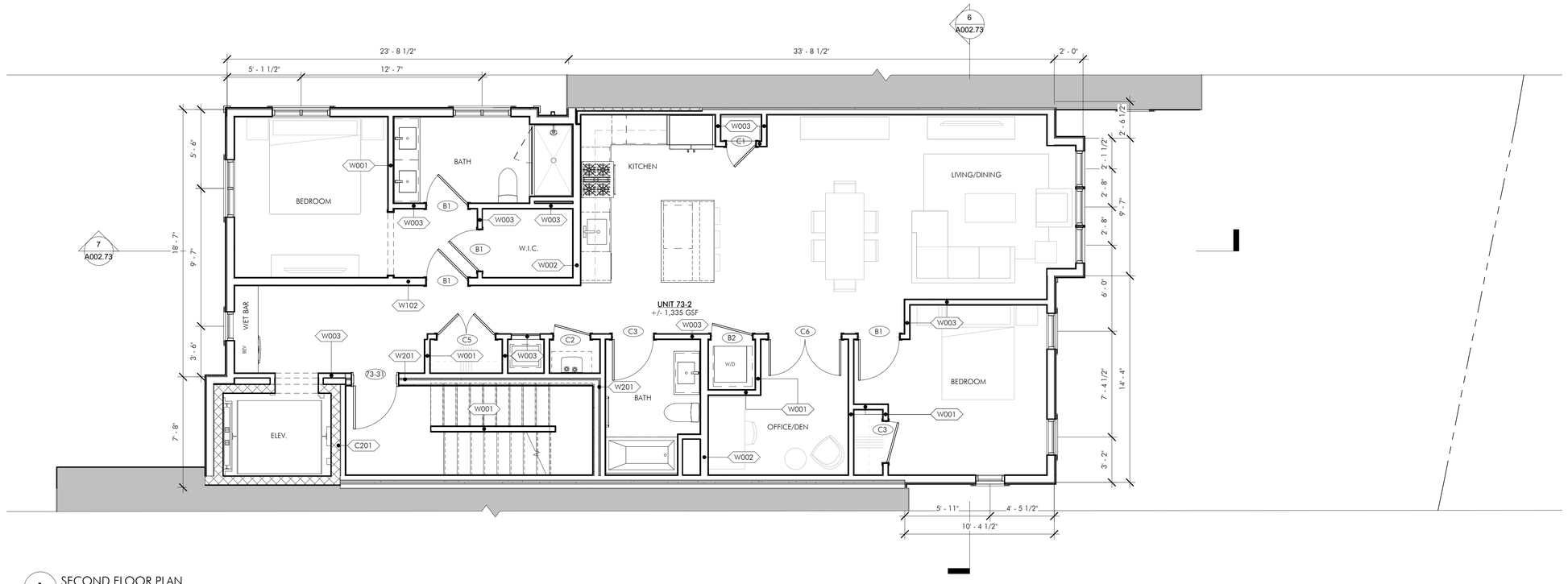
ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	1/4" = 1'-0"

DRAWING TITLE
#73 BASEMENT AND FIRST FLOOR PLANS

DRAWING NUMBER
A100



2 THIRD FLOOR PLAN
1/4" = 1'-0"



1 SECOND FLOOR PLAN
1/4" = 1'-0"

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PROJECT #:	17048
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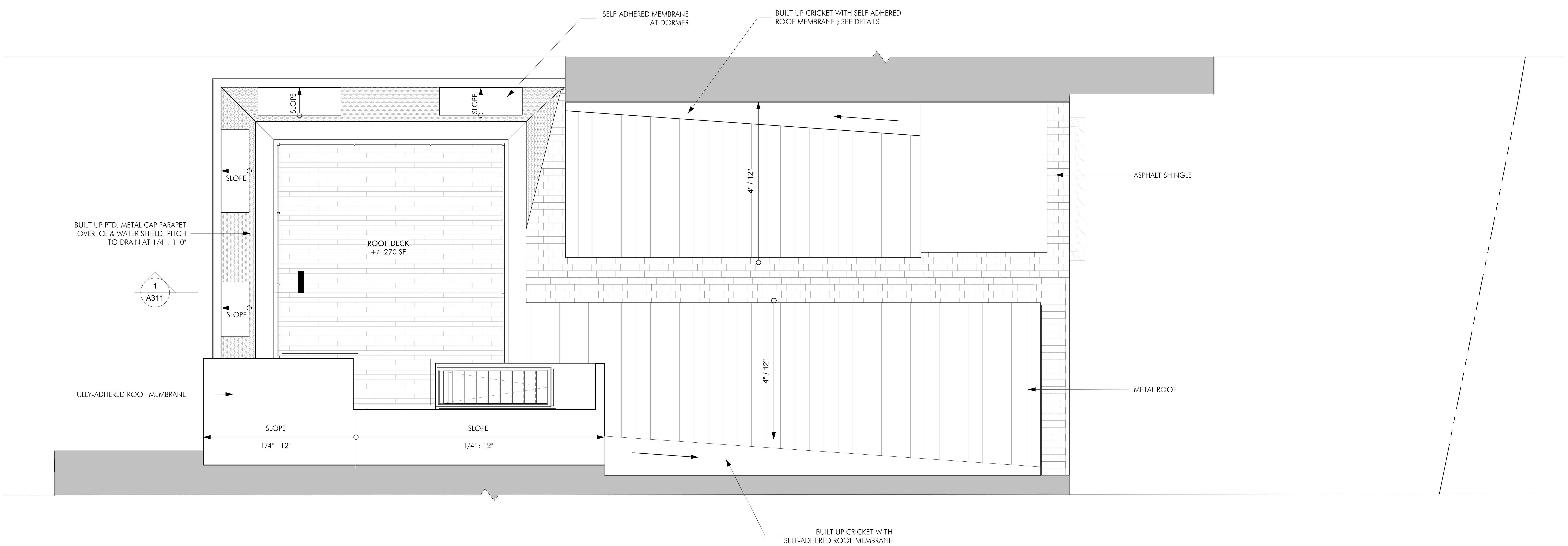
DRAWING TITLE

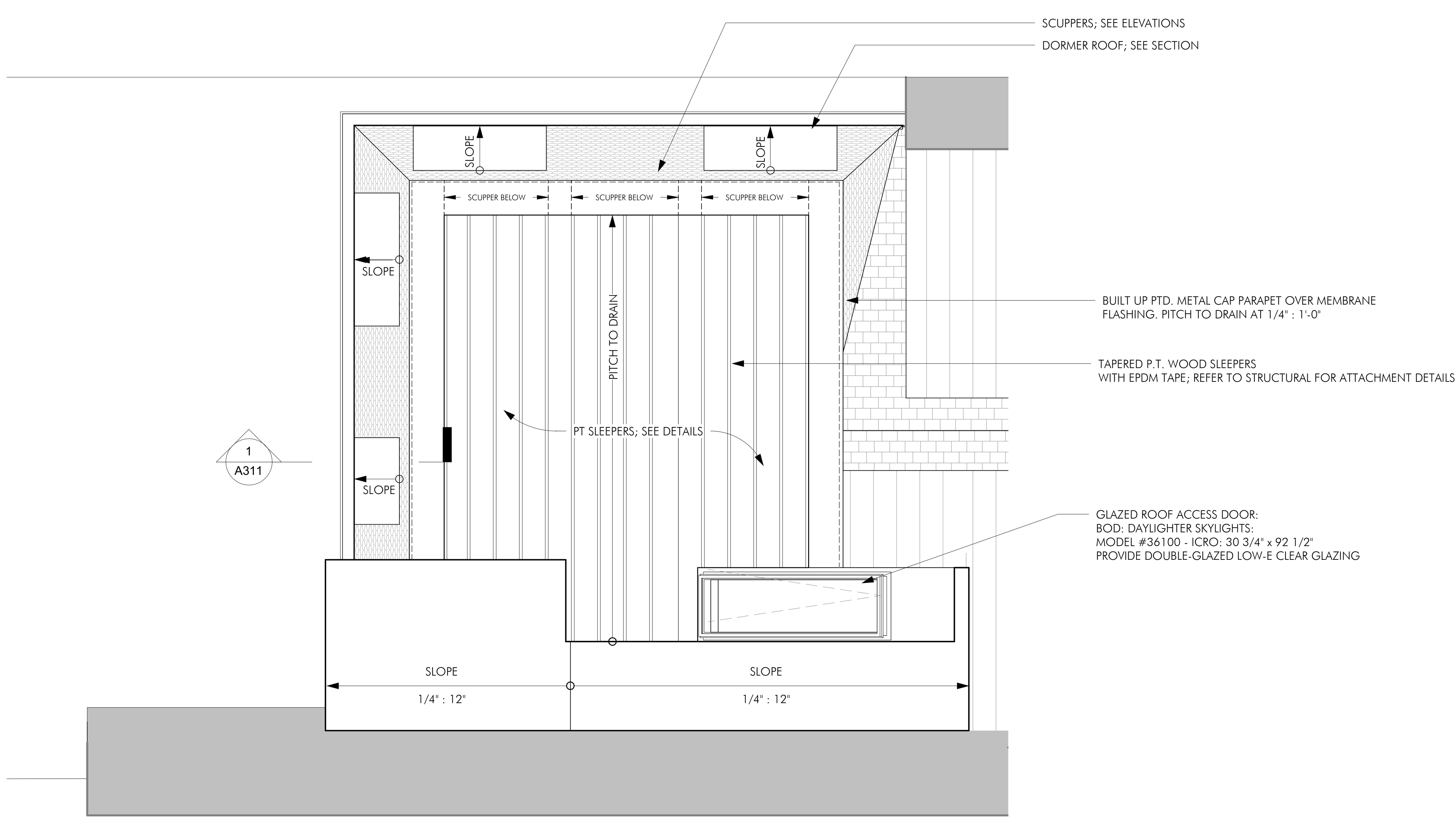
#73 SECOND AND THIRD FLOOR PLANS

DRAWING NUMBER

A101



2 T.O. ROOF DECK
1/4" = 1'-0"



1 T.O. ROOF BEAM (LOW POINT)
1/4" = 1'-0"

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DRAWING INFORMATION

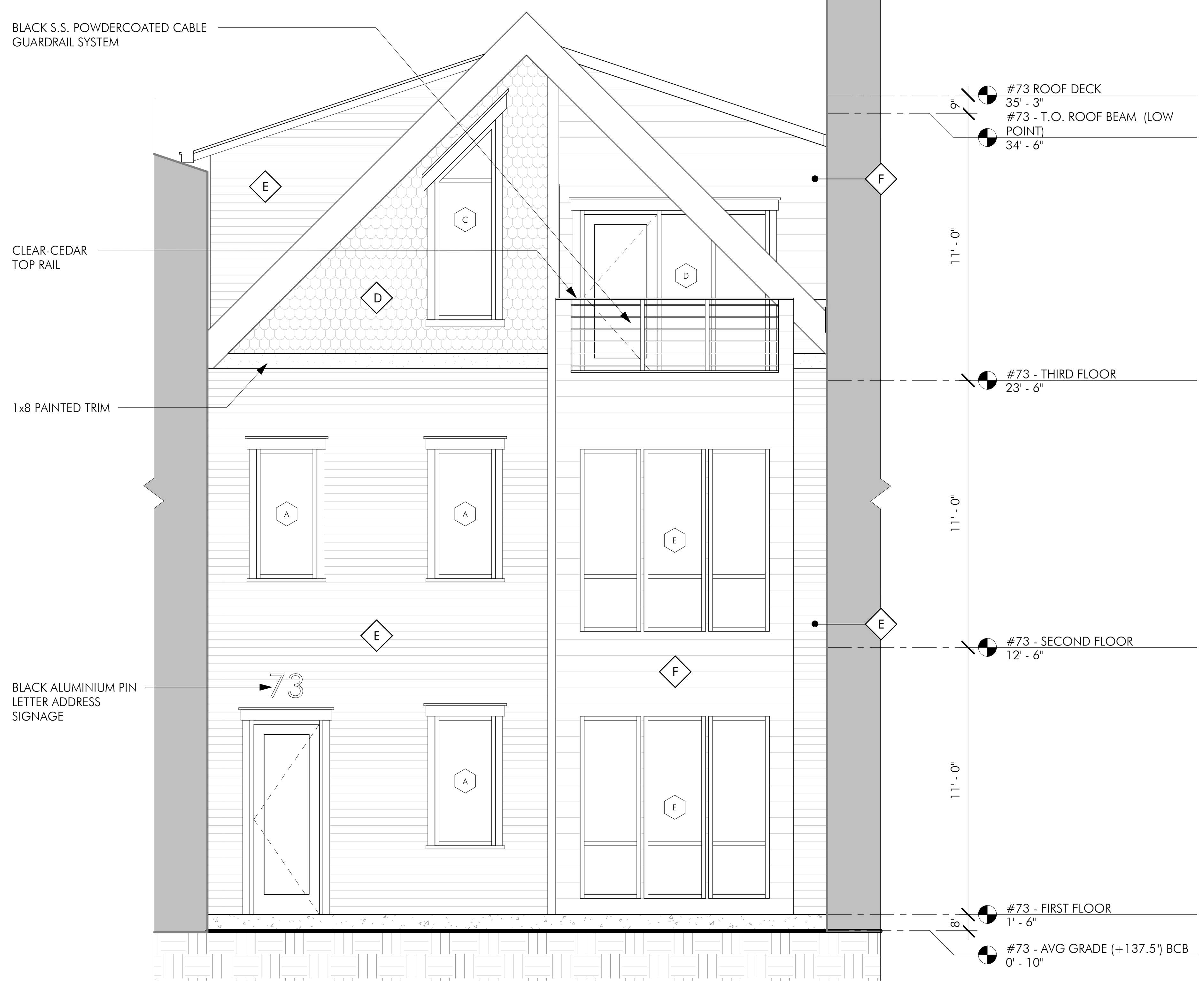
ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	1/4" = 1'-0"

DRAWING TITLE

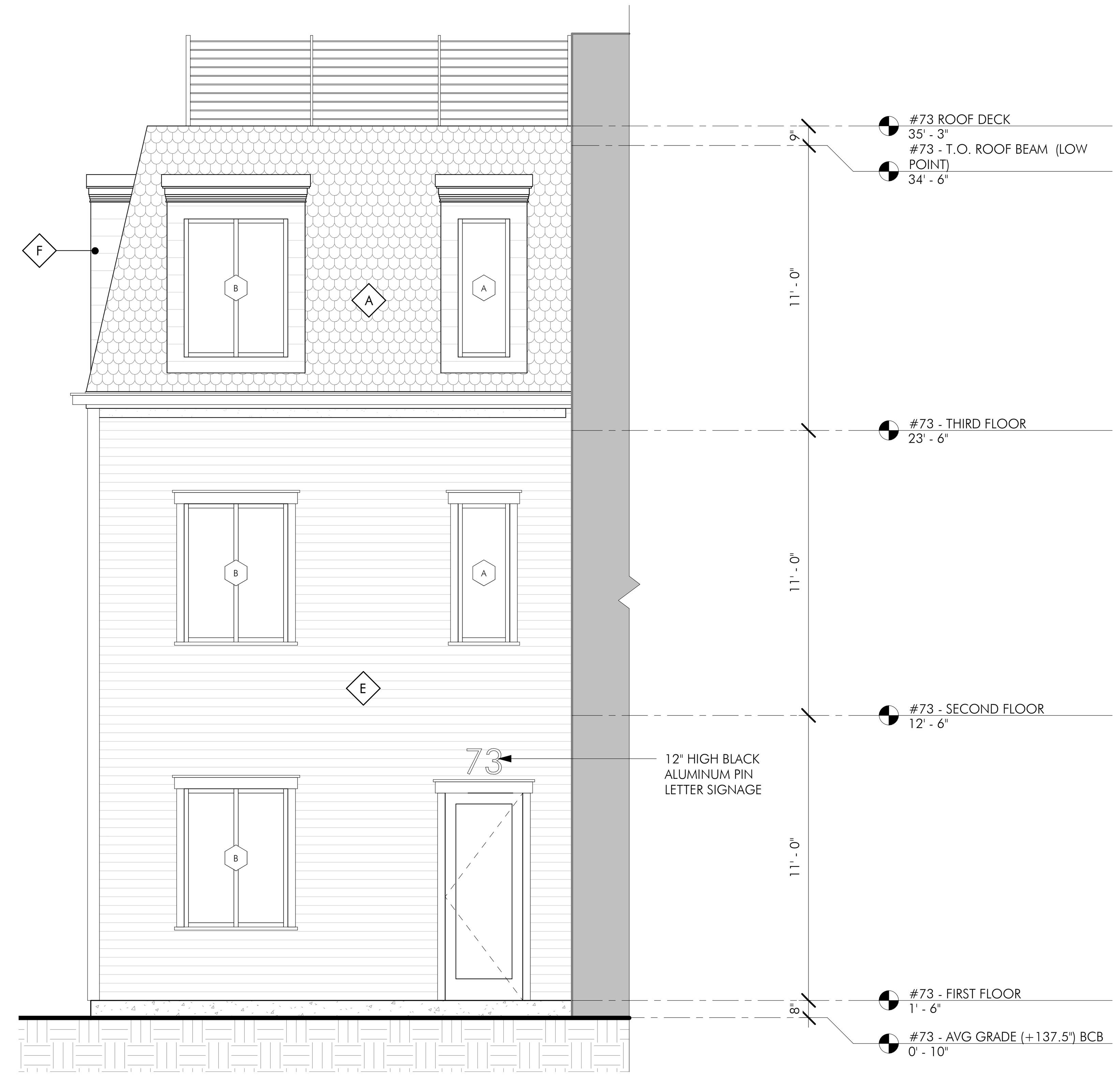
#73 ROOF AND ROOF DECK PLANS

DRAWING NUMBER

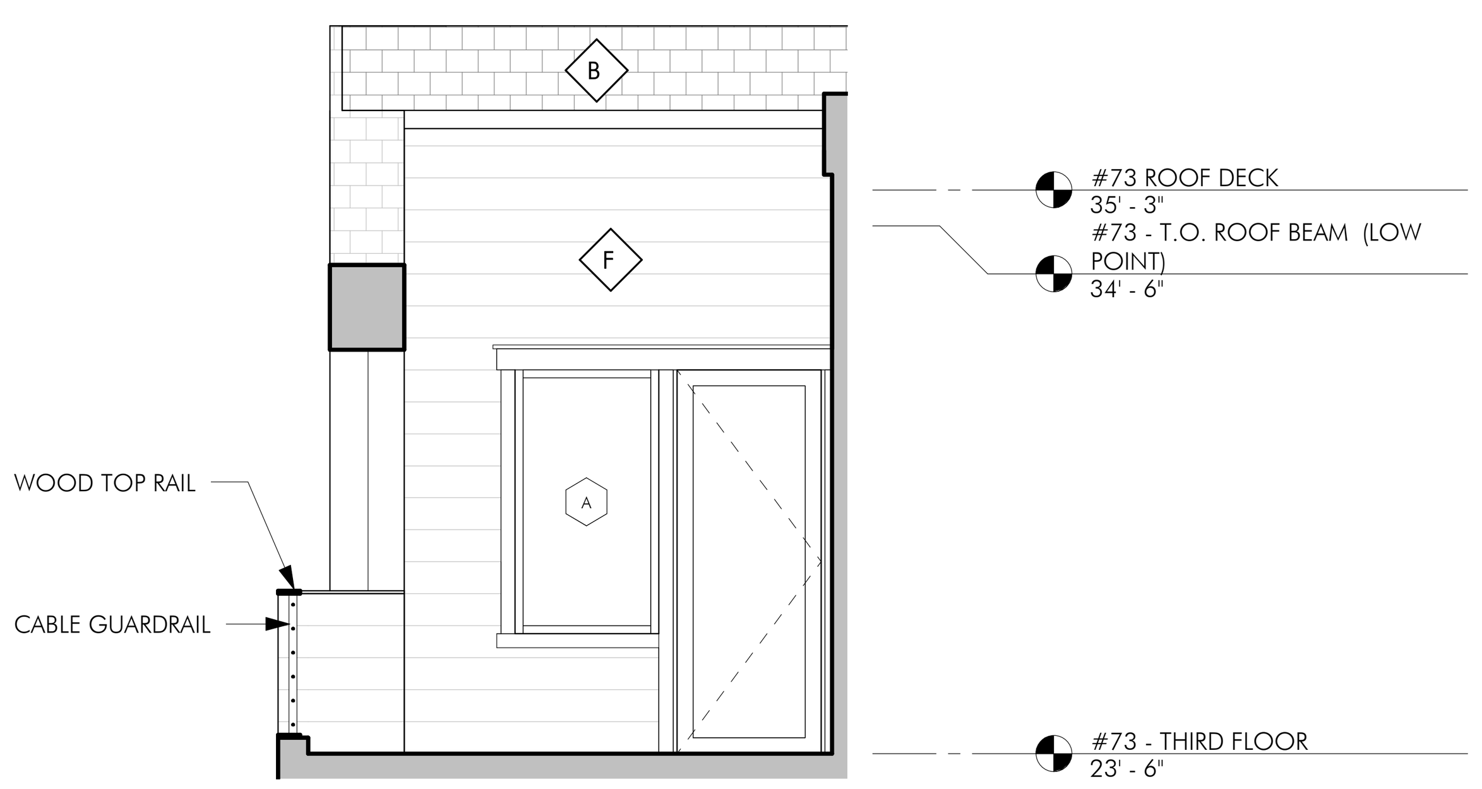
A102



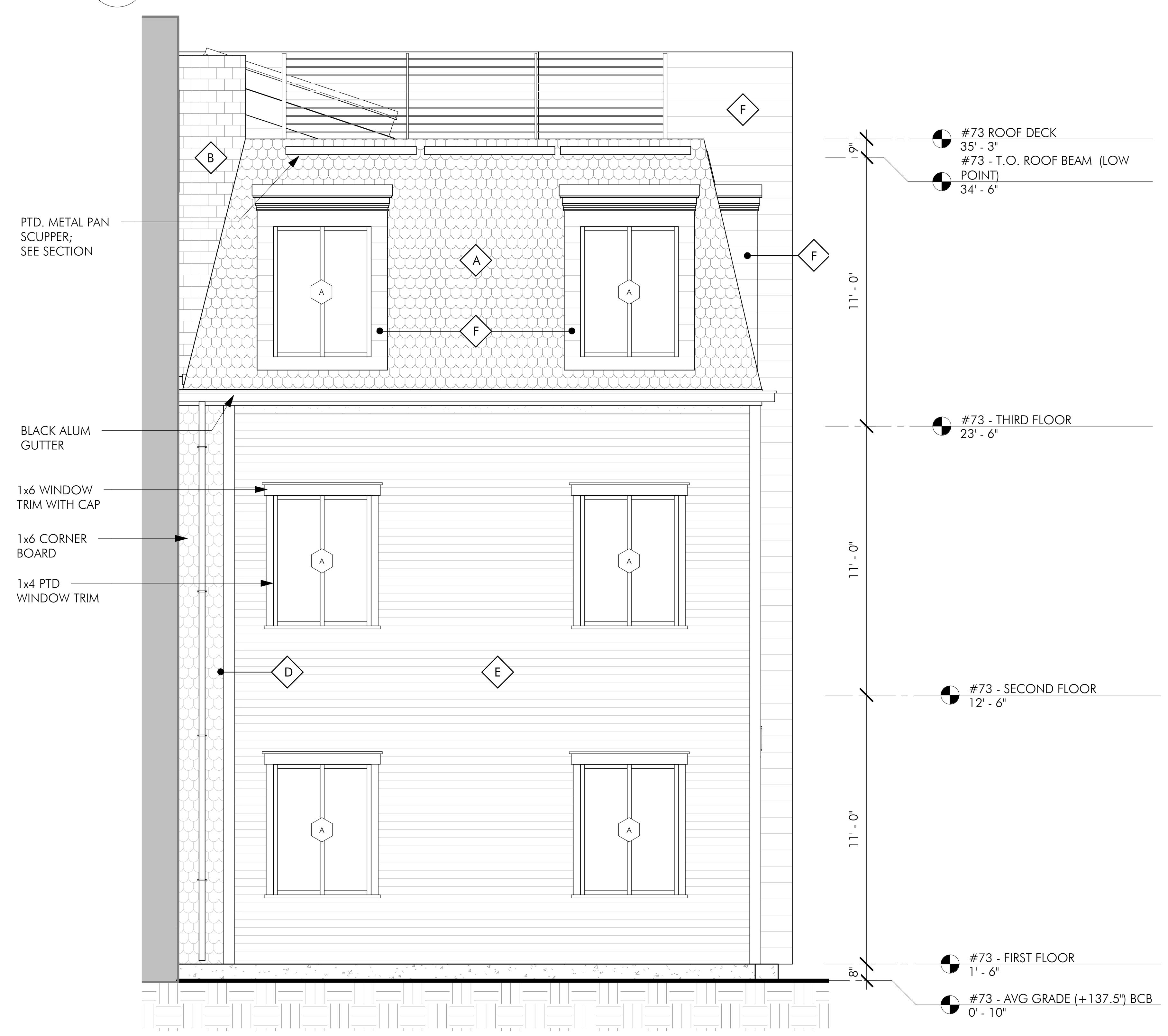
2 FRONT (NORTH EAST) ELEVATION
1/4" = 1'-0"



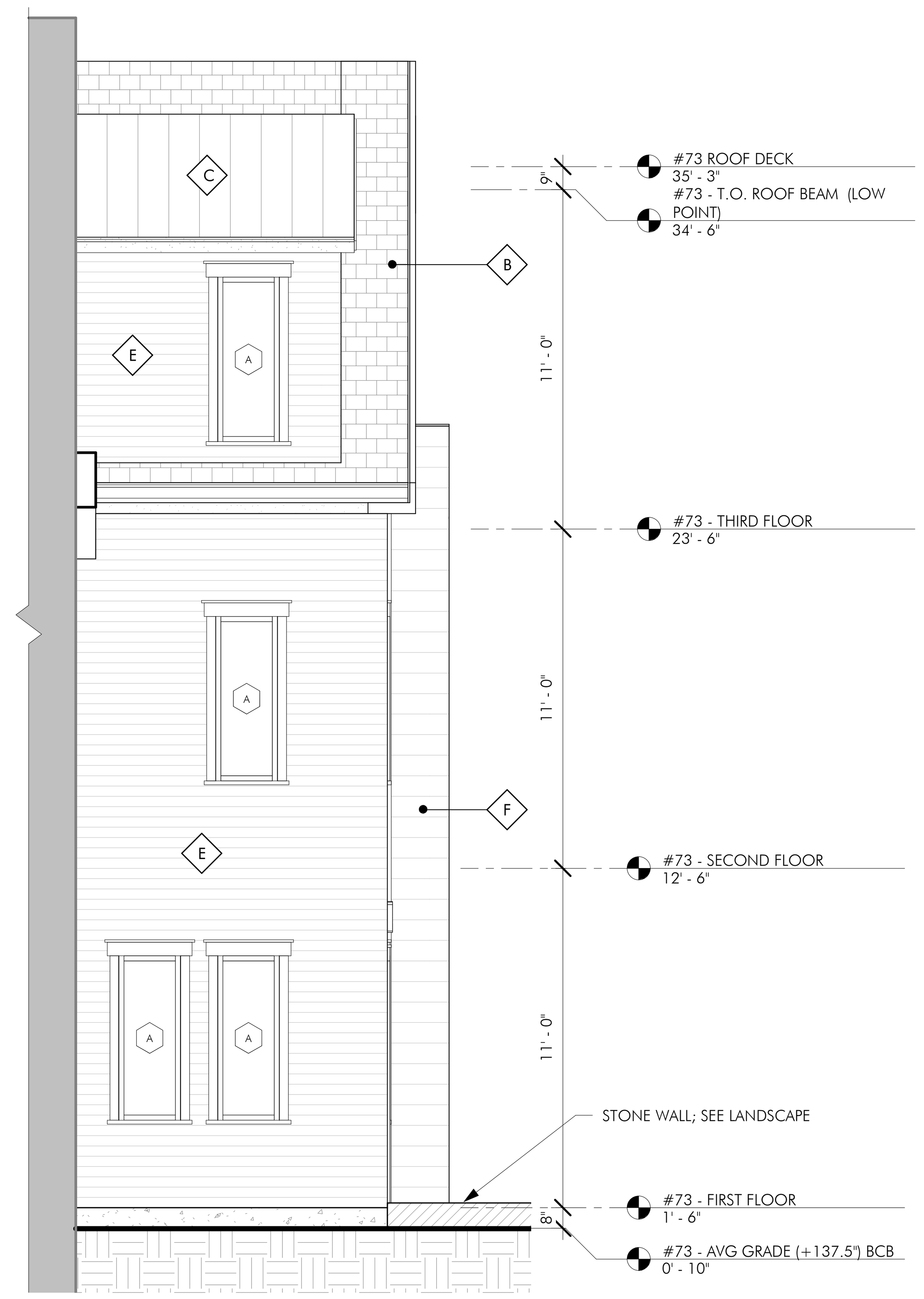
4 REAR (SOUTH WEST) ELEVATION
1/4" = 1'-0"



1 3RD FL DECK (NW) ELEVATION
1/4" = 1'-0"



3 NORTH WEST ELEVATION
1/4" = 1'-0"



5 SOUTH EAST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND

A	SHINGLE TYPE 1 ROOF TYPE	ASPHALT BOD: PABCO CASCADE DIAMOND SHAPED SHINGLE COLOR: ANTIQUE BLACK
B	SHINGLE TYPE 2 ROOF TYPE	ASPHALT BOD: PABCO PRESTIGE LAMINATED FIBERGLASS SHINGLE COLOR: BLACK
C	METAL ROOF ROOF TYPE	STEEL STANDING SEAM BOD: MBCI 5V CRIMP COLOR: BLACK
D	SIDING TYPE 1 WALL TYPE	CEDAR SHINGLE BOD: MAIBEC DIAMOND CUT SHINGLE. GRADE: NANTUCKET COLOR: TBD
E	SIDING TYPE 2 WALL TYPE	FIBER CEMENT CLAPBOARD BOD: JAMESHARDIE LAP SIDING, 4" EXPOSURE, SMOOTH TEXTURE COLOR: TBD
F	SIDING TYPE 3 WALL TYPE	RESIN PANEL SIDING BOD: TRESPA PURA NFC FLUSH SIDING, 7.1" EXPOSURE, SMOOTH TEXTURE COLOR: TBD

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DRAWING INFORMATION
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PROJECT #: 17048
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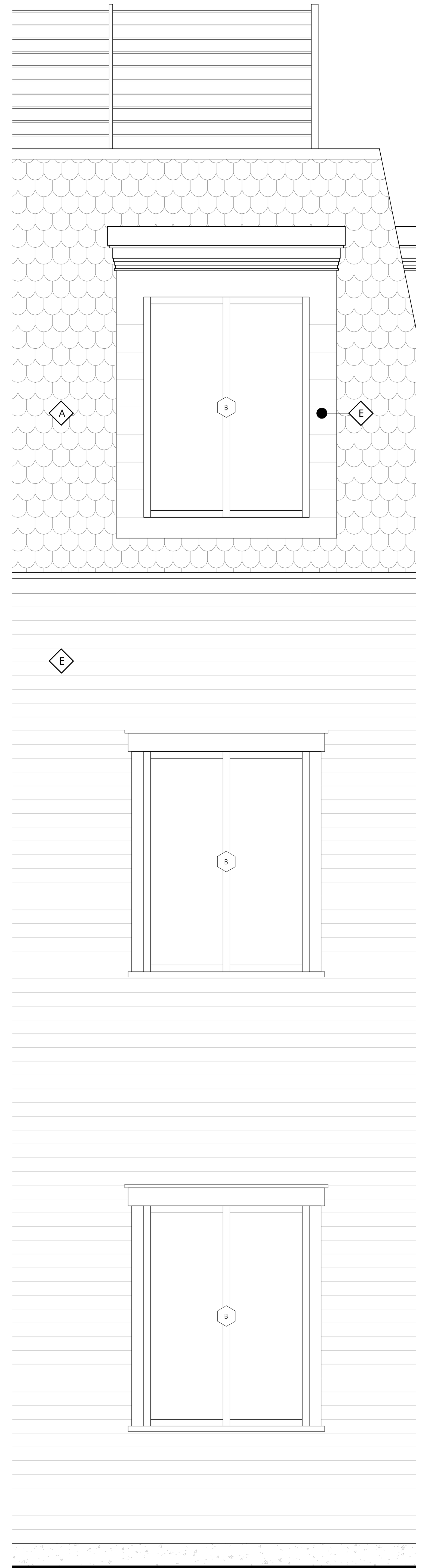
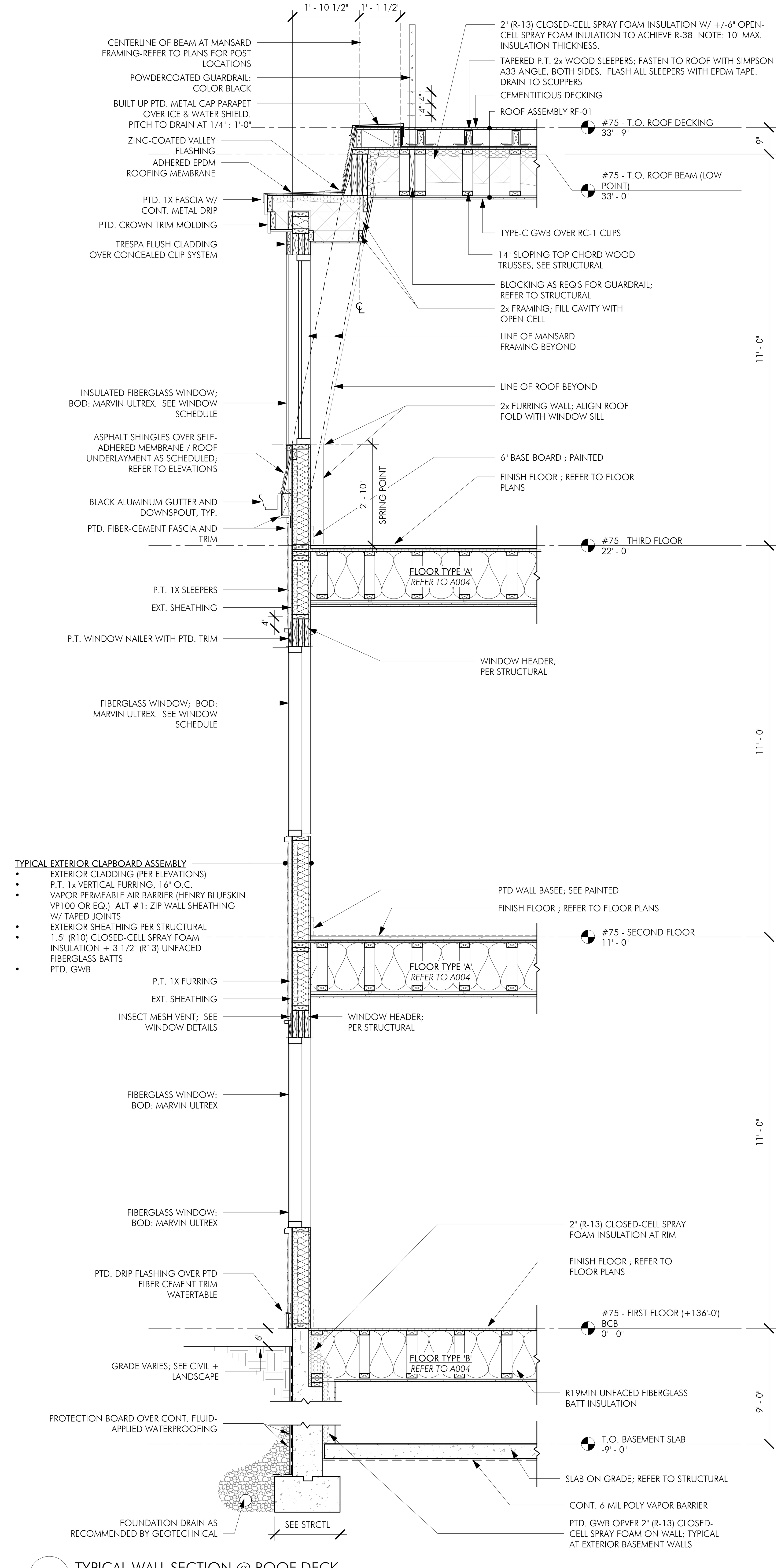
DRAWING TITLE
#73 EXTERIOR ELEVATIONS

DRAWING NUMBER
A200





1 TYPICAL WALL SECTION @ ROOF DECK
1/2" = 1'-0"

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DRAWING INFORMATION

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PROJECT #:	17048
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DRAWING TITLE

WALL SECTIONS

DRAWING NUMBER

A311

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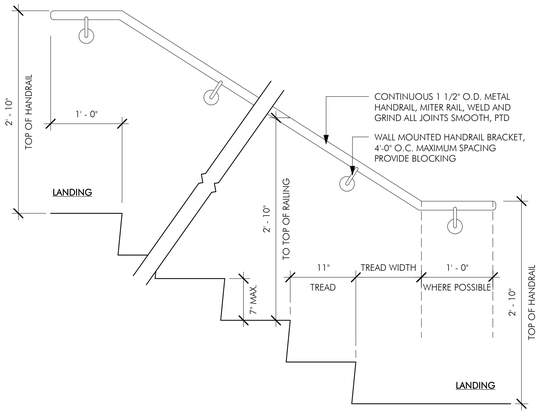
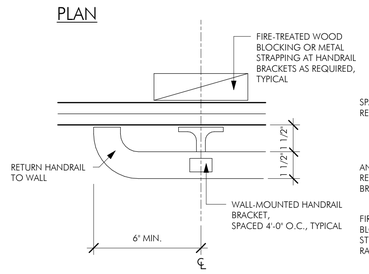
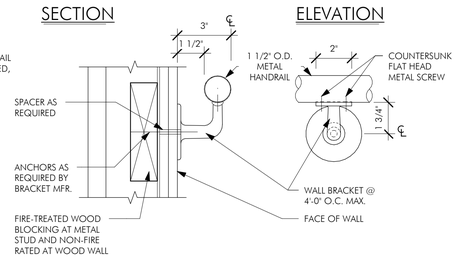
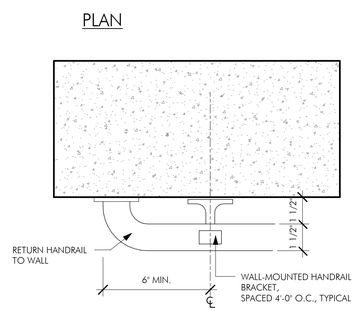
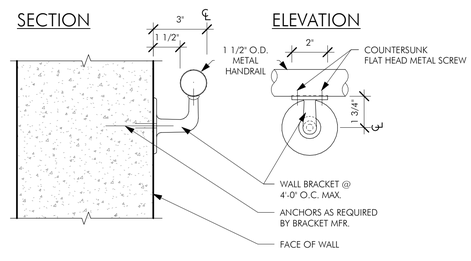


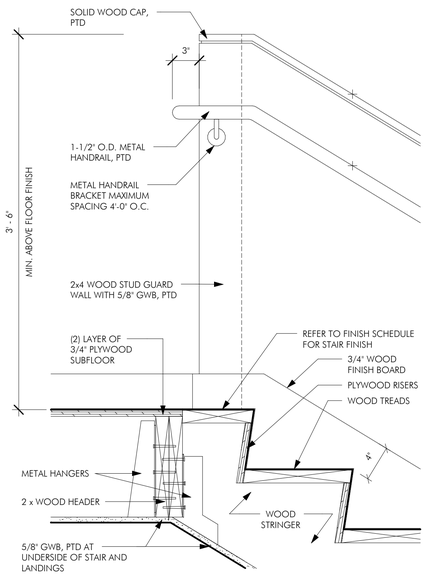




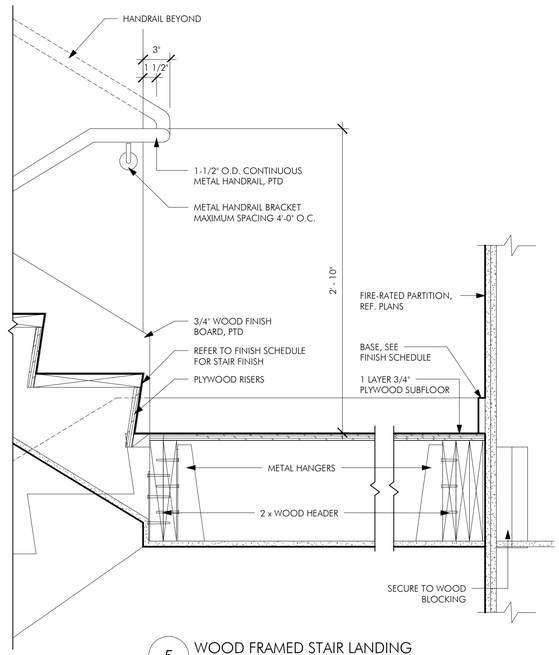




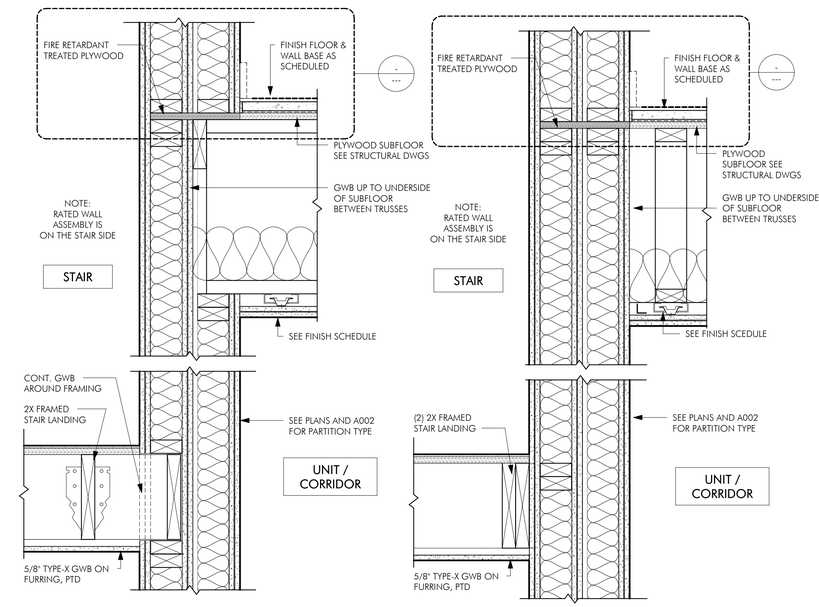
1 TYPICAL HANDRAIL EXTENSIONS
1" = 1'-0"



2 HANDRAIL ATTACHMENT AT GYPSUM WALL
3" = 1'-0"

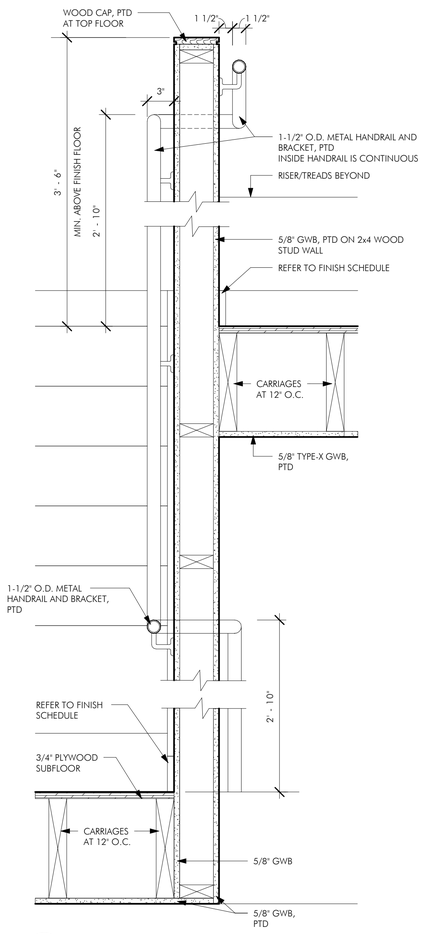


3 HANDRAIL ATTACHMENT AT CONCRETE WALL
3" = 1'-0"



4 LANDING AT TOP OF STAIR
1 1/2" = 1'-0"

5 WOOD FRAMED STAIR LANDING
1 1/2" = 1'-0"



6 WOOD STAIR LANDING BEARING ON STAIR WALL
1 1/2" = 1'-0"

7 WOOD STAIR LANDING, NON BEARING
1 1/2" = 1'-0"

8 GUARDWALL AT STAIR
1 1/2" = 1'-0"

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REVISIONS

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BOSTON
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COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

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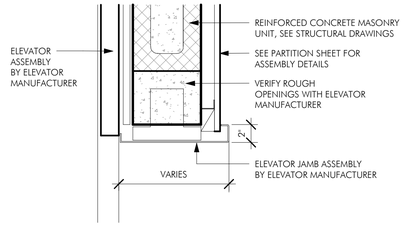
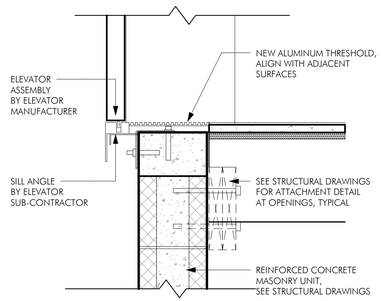
DRAWING TITLE
TYPICAL STAIR DETAILS

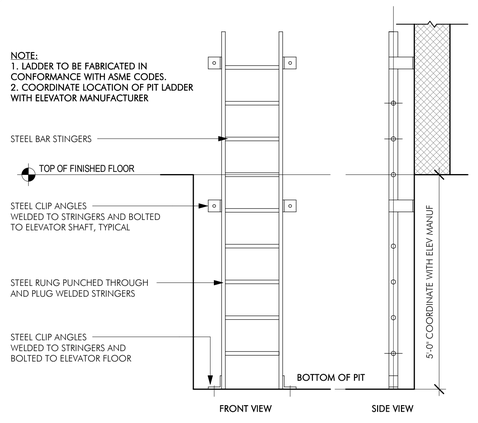
DRAWING NUMBER
A322



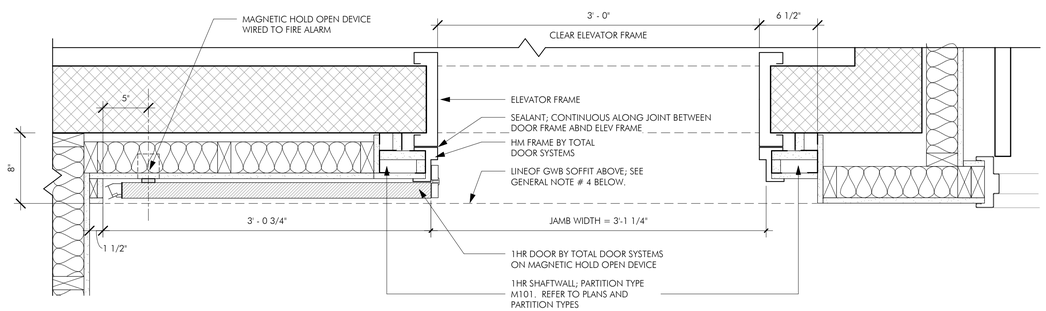
1 TYPICAL ELEVATOR HEAD & JAMB DETAIL AT UPPER FLOORS
1 1/2" = 1'-0"



2 TYPICAL ELEVATOR SILL DETAIL
1 1/2" = 1'-0"



3 ELEVATOR PIT LADDER DETAIL
1/2" = 1'-0"



4 RATED ELEVATOR ACCESS DOOR PLAN DETAIL
1 1/2" = 1'-0"

BASIS OF DESIGN:
TOTAL DOOR STSYEMS ESS-HO-180-LR

GENERAL DOOR NOTES:
1. PROVIDE M52 PUSH SIDE AND M32 ON PULL SIDE HARDWARE BY TOTAL DOOR SYSTEMS.
2. PROVIDE FIELD-APPLIED SMOKE SEAL AT HEAD OF FRAME.
3. PROVIDE CONTINUOUS HINGE BY TOTAL DOOR SYSTEMS.
4. MIN. 1" CLEARANCE REQUIRED FROM TOP OF GYP SOFFIT TO HM FRAME RABBET.
5. PROVIDE MORTISED SWEEP BY TOTAL DOOR SYSTEMS.
6. PROVIDE TDC 96 CONCEALED CLOSER.
7. PROVIDE TDH100 ELECTROMAGNETIC HOLD OPEN DEVICE BY TOTAL DOOR SYSTEMS. GC COORDINATE POWER AND FIRE ALARM REQUIREMENTS.

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PROJECT #:	17048
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DRAWING TITLE
MISC DETAILS

DRAWING NUMBER
A331

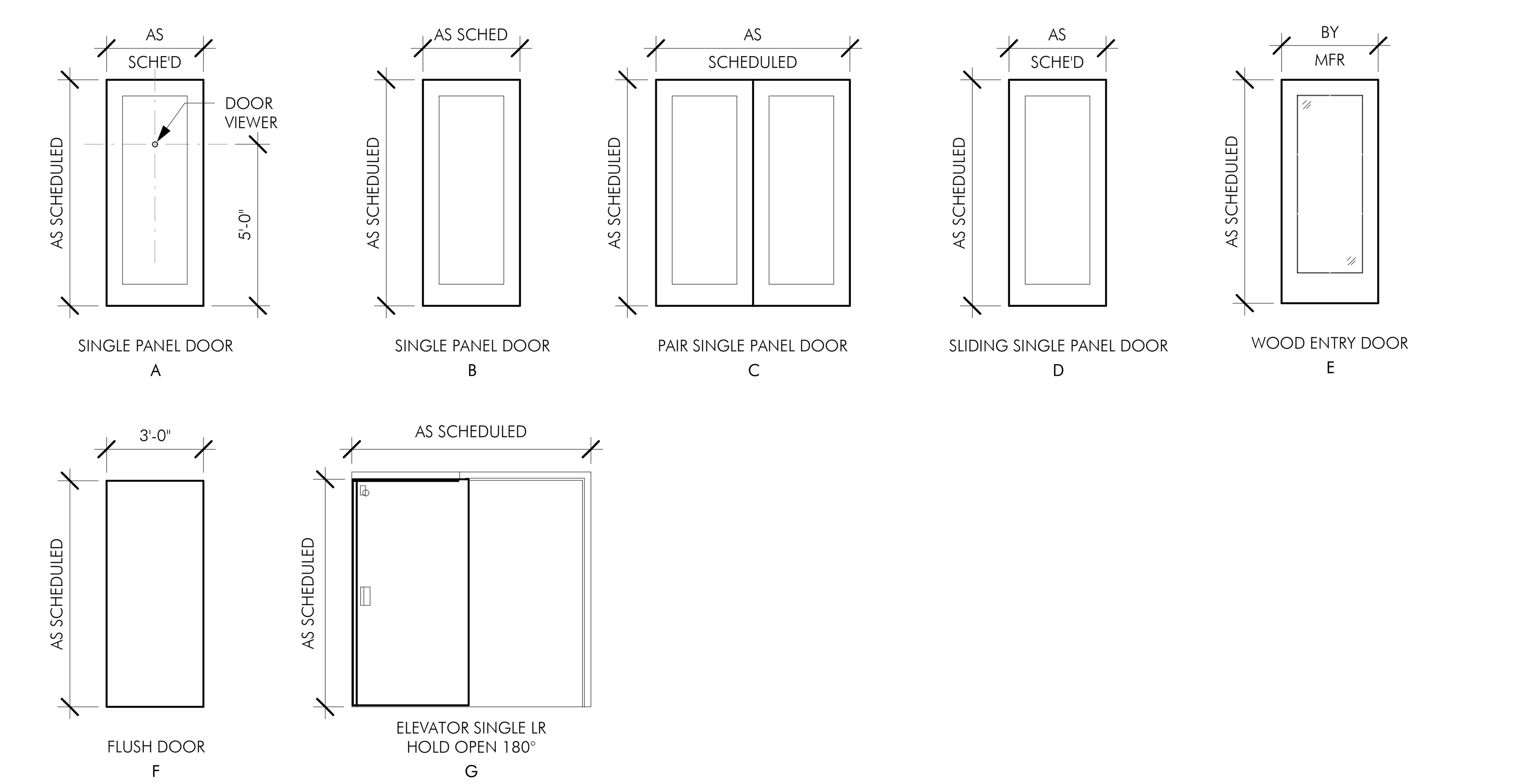
TYPE/STYLE	DOOR			FIRE	
DOOR NO.	WIDTH	HEIGHT	THICKNESS	RATING (MINS.)	COMMENTS
71-01	3' - 0"	7' - 0"	0' - 1 3/4"	60	
71-02	3' - 0"	7' - 0"	0' - 1 3/4"	0	
71-03	3' - 0"	7' - 0"	0' - 1 3/4"	0	
71-04	3' - 0"	7' - 0"	0' - 1 3/4"	0	
71-11	3' - 0"	8' - 0"	0' - 1 3/4"	0	
71-12	3' - 0"	7' - 0"	0' - 1 3/4"	60	
71-13	3' - 0"	7' - 0"	0' - 1 3/4"	60	
71-14	3' - 0"	7' - 0"	0' - 1 3/4"	60	
71-15	2' - 6"	7' - 0"	0' - 1 3/4"	0	

TYPE/STYLE	DOOR			FIRE	
DOOR NO.	WIDTH	HEIGHT	THICKNESS	RATING (MINS.)	COMMENTS
73-01	3' - 0"	7' - 0"	0' - 1 3/4"	60	
73-02	3' - 0"	7' - 0"	0' - 1 3/4"	0	
73-11	3' - 0"	8' - 0"	0' - 1 3/4"	0	
73-12	3' - 0"	7' - 0"	0' - 1 3/4"	60	
73-13	3' - 0"	7' - 0"	0' - 1 3/4"	60	
73-14	3' - 0"	7' - 0"	0' - 1 3/4"	60	
73-15	2' - 6"	7' - 0"	0' - 1 3/4"	0	
73-21	3' - 0"	7' - 0"	0' - 1 3/4"	60	
73-31	3' - 0"	7' - 0"	0' - 1 3/4"	60	

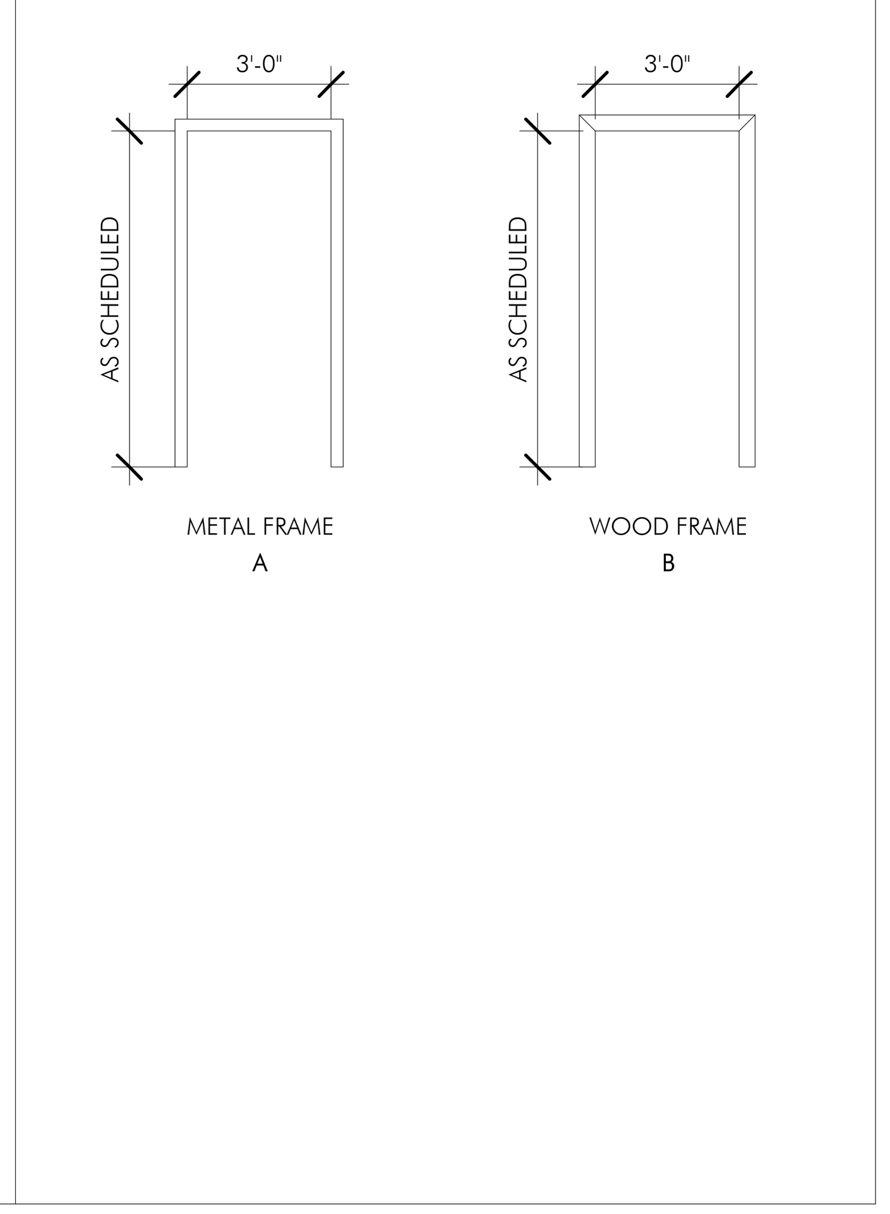
TYPE/STYLE	DOOR			FIRE	
DOOR NO.	WIDTH	HEIGHT	THICKNESS	RATING (MINS.)	COMMENTS
75-01	3' - 0"	7' - 0"	0' - 1 3/4"	60	
75-02	3' - 0"	7' - 0"	0' - 1 3/4"	0	
75-11	3' - 0"	8' - 0"	0' - 1 3/4"	0	
75-12	3' - 0"	7' - 0"	0' - 1 3/4"	60	
75-13	3' - 0"	7' - 0"	0' - 1 3/4"	60	
75-14	3' - 0"	7' - 0"	0' - 1 3/4"	60	
75-15	2' - 6"	7' - 0"	0' - 1 3/4"	0	
75-21	3' - 0"	7' - 0"	0' - 1 3/4"	60	
75-31	3' - 0"	7' - 0"	0' - 1 3/4"	60	

TYPE/STYLE	DOOR			FIRE	
DOOR TYPE	WIDTH	HEIGHT	THICKNESS	RATING (MINS.)	COMMENTS
A1	3' - 0"	8' - 0"	0' - 1 3/4"		
A2	3' - 0"	7' - 0"	0' - 1 3/4"		
B1	2' - 10"	6' - 8"	0' - 1 3/8"		
B2	2' - 10"	6' - 8"	0' - 1 3/8"		
C1	2' - 0"	6' - 8"	0' - 1 3/8"		
C2	2' - 6"	6' - 8"	0' - 1 3/8"		
C3	2' - 10"	6' - 8"	0' - 1 3/8"		
C4	5' - 0"	6' - 8"	0' - 1 3/8"		
C5	4' - 0"	6' - 8"	0' - 1 3/8"		
C6	5' - 0"	6' - 8"	0' - 1 3/8"		
D1	3' - 0"	7' - 0"	0' - 1 3/8"		

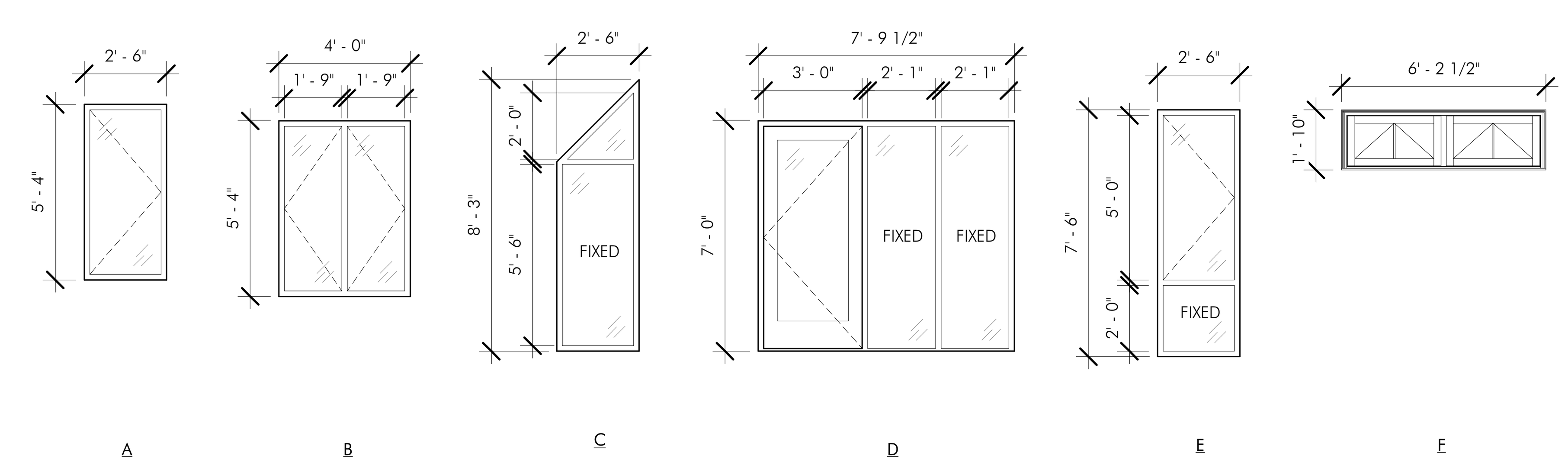
DOOR STYLE



FRAME STYLE

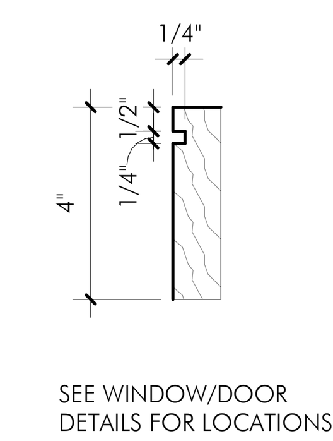


WINDOW TYPES

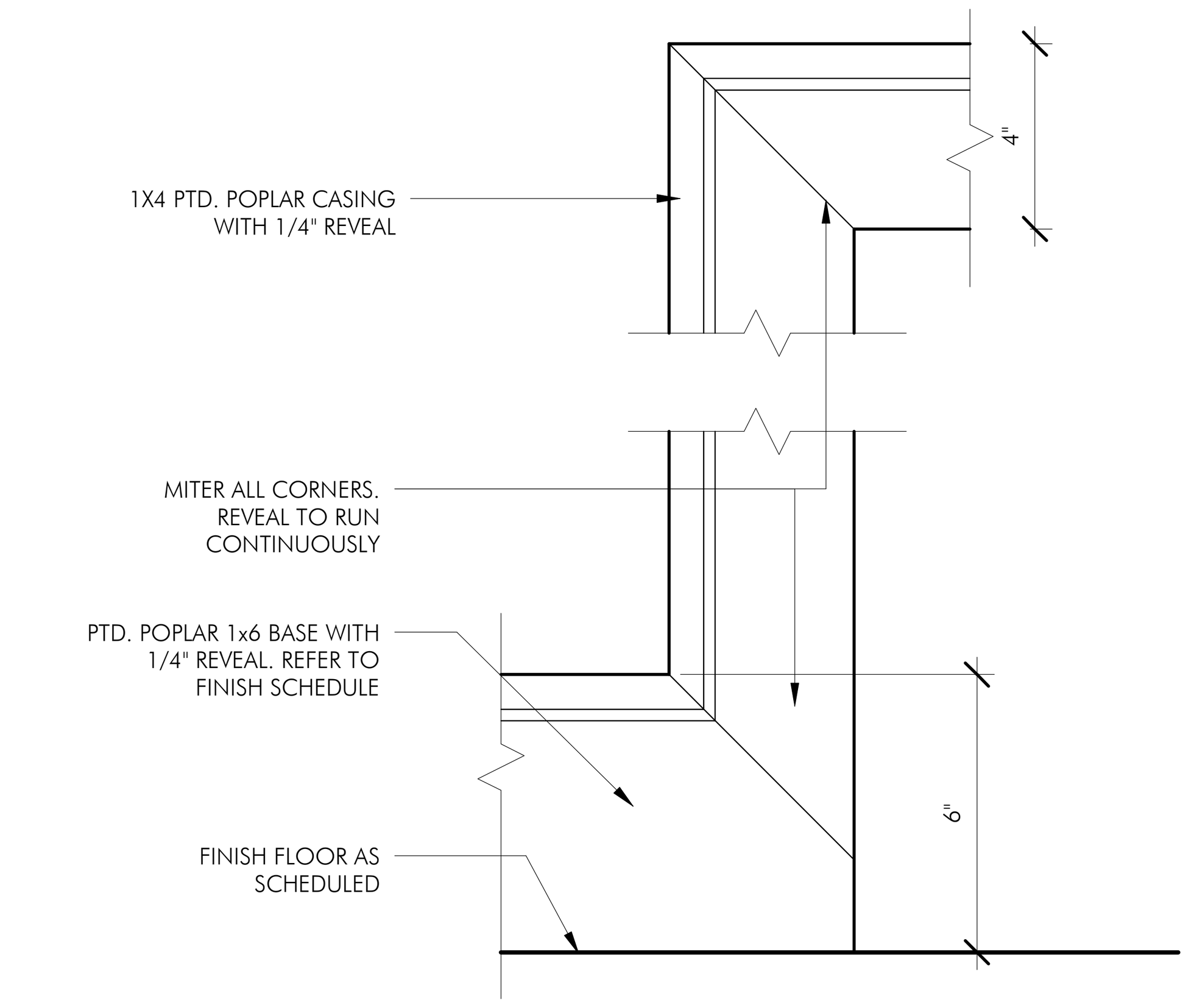


GENERAL NOTES:

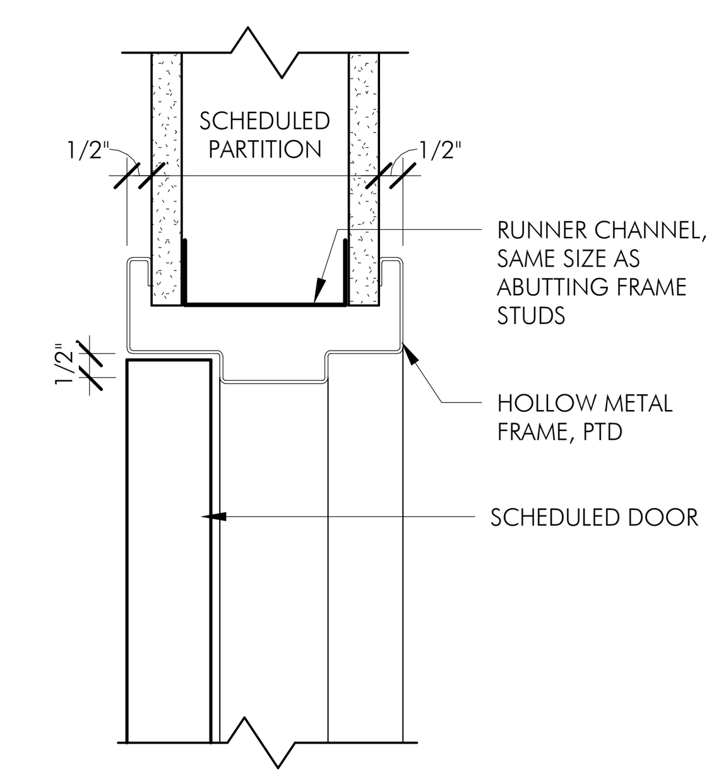
1. WINDOW AND DOOR BASIS OF DESIGN: MARVIN ALL-ULTREX CASEMENT/FIXED UNITS.
   LOW E2 ARGON
   U: 0.28
   SHGC: 0.29 (.30 MIN) PER STRETCH CODE
   VT: 0.49
2. G.C. TO COORDINATE ALL FINAL DIMENSIONS AND ROUGH OPENINGS FOR MULLED UNIT WINDOWS IN ACCORDANCE WITH MANUFACTURERS STANDARDS. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY.
3. ALL GLAZING TO BE TEMPERED WHEN ADJACENT TO AN EXTERIOR SWINGING DOOR OR BELOW 18"AFF.
4. PROVIDE FULL SCREEN AT ALL DOOR AND OPERABLE WINDOWS.
5. PROVIDE MANUFACTURER-RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SURE AS EMERGENCY RESCUE.



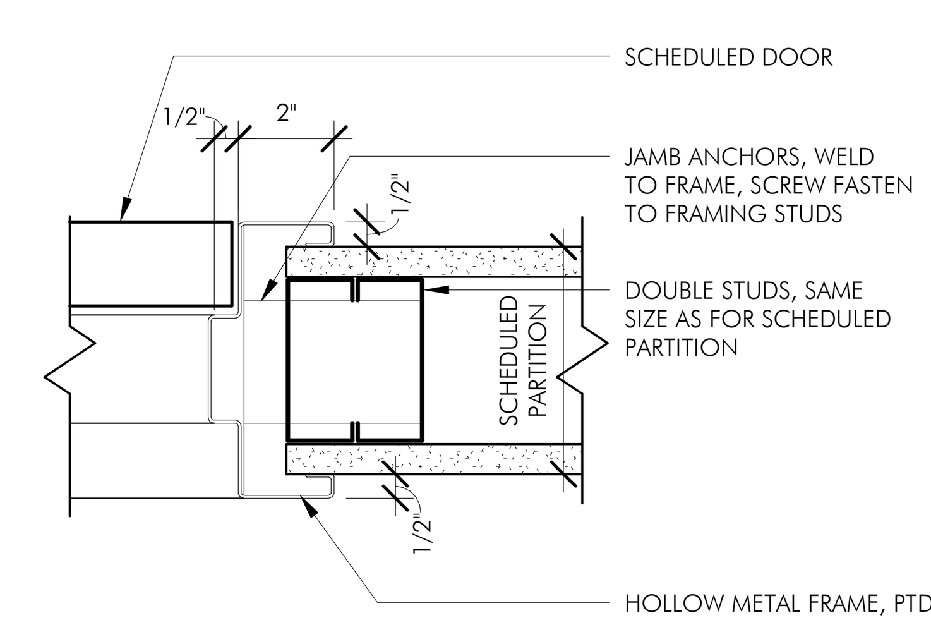
4 TYPICAL WINDOW/DOOR CASING PROFILE
3" = 1'-0"



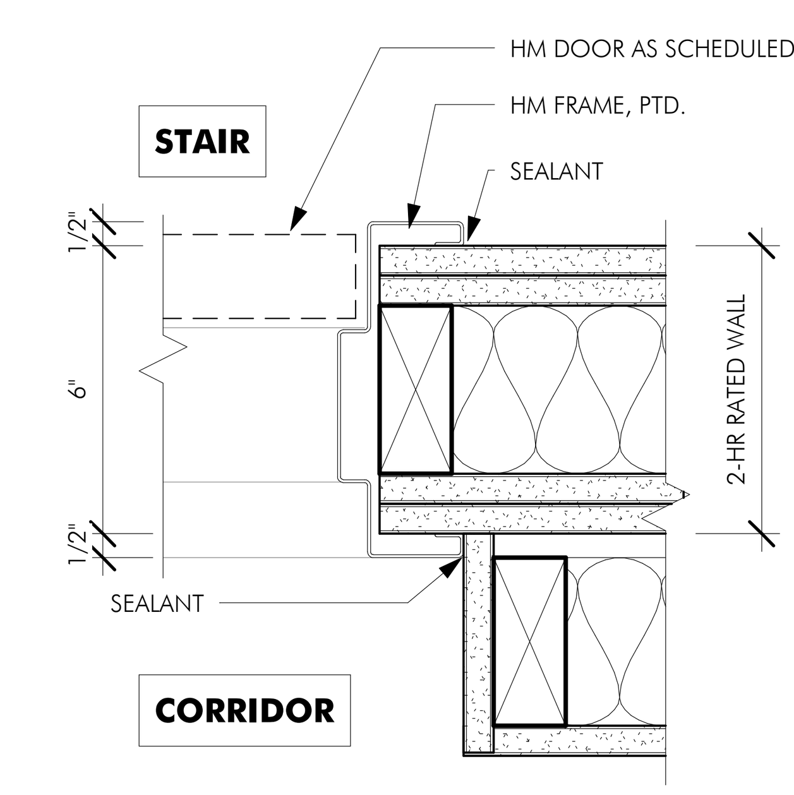
3 BASEBOARD AND DOOR CASING DETAIL ELEVATION
3" = 1'-0"



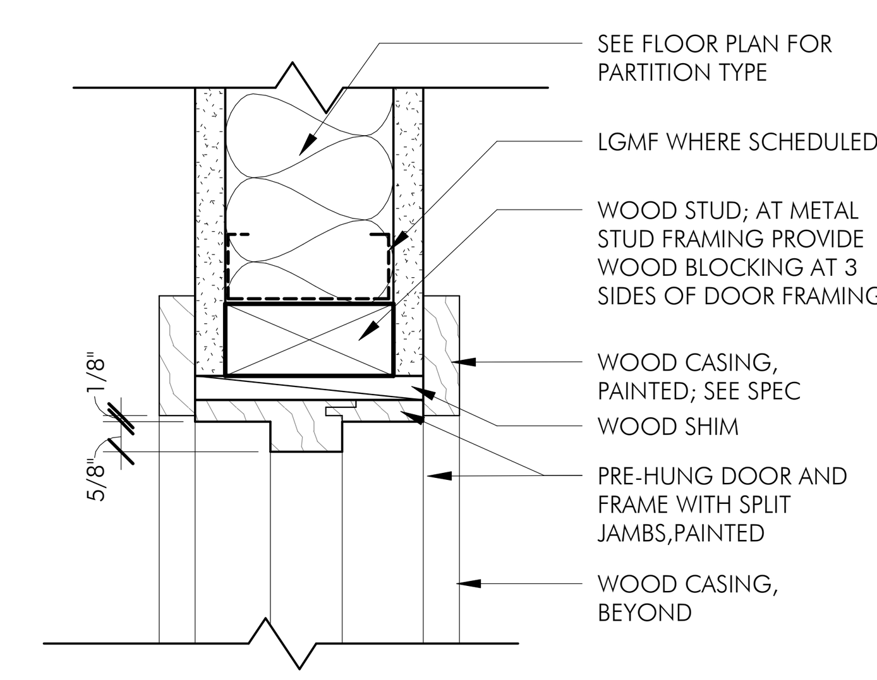
1 DOOR HEAD AT HM FRAME
3" = 1'-0"



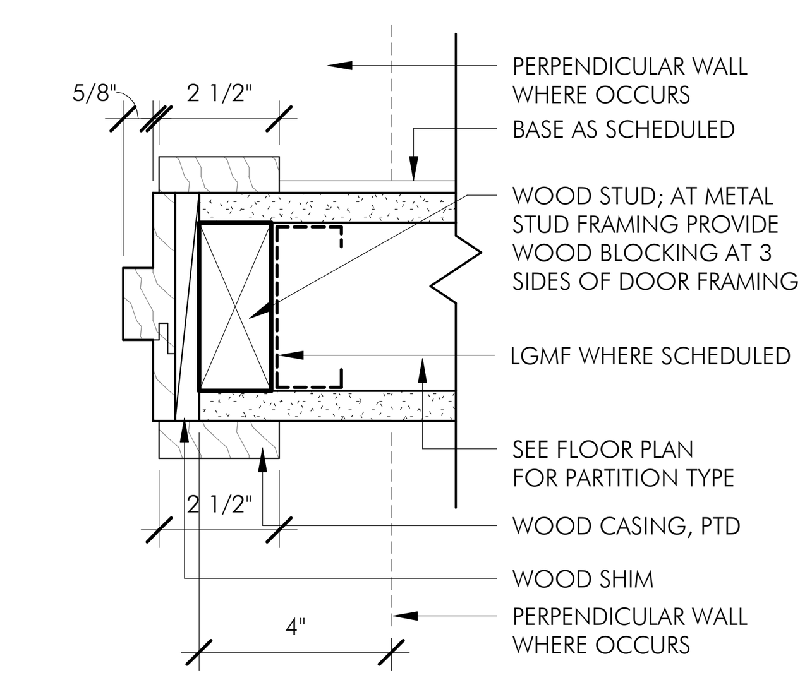
2 DOOR JAMB AT HM FRAME
3" = 1'-0"



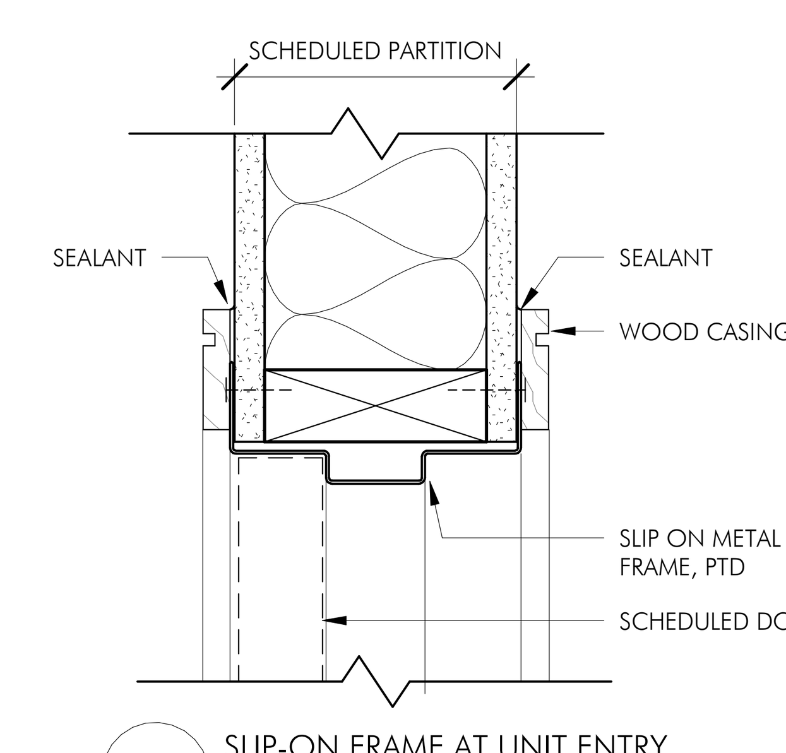
3 DOOR JAMB AT STAIR DOOR
3" = 1'-0"



4 DOOR HEAD AT WOOD FRAME
3" = 1'-0"



5 DOOR JAMB AT WOOD FRAME
3" = 1'-0"



6 SLIP-ON FRAME AT UNIT ENTRY
3" = 1'-0"

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ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE: ISSUED FOR CONSTRUCTION
DATE: AUGUST 8, 2019
PROJECT #: 17048
SCALE: As indicated

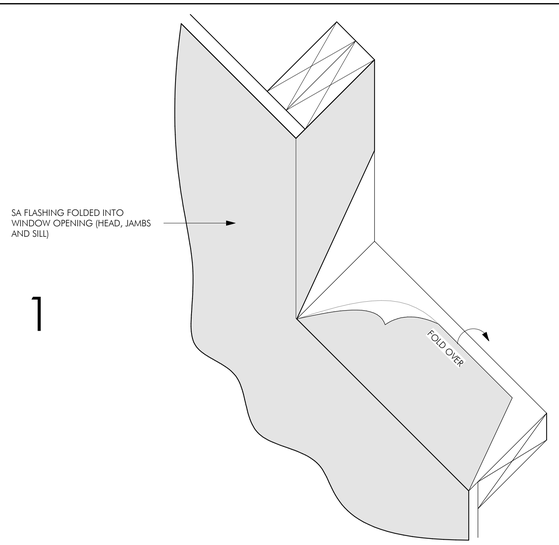
DRAWING TITLE

DOOR/WINDOW SCHEDULE AND DETAILS

DRAWING NUMBER

A600

1



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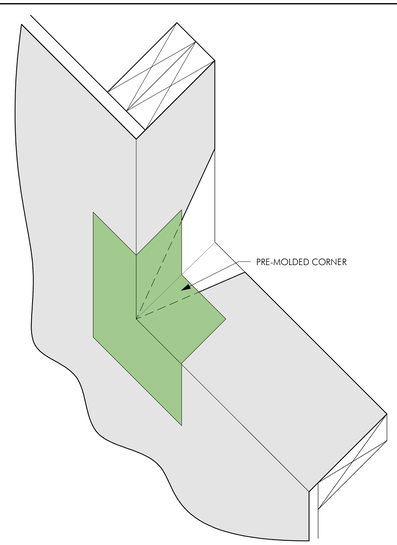

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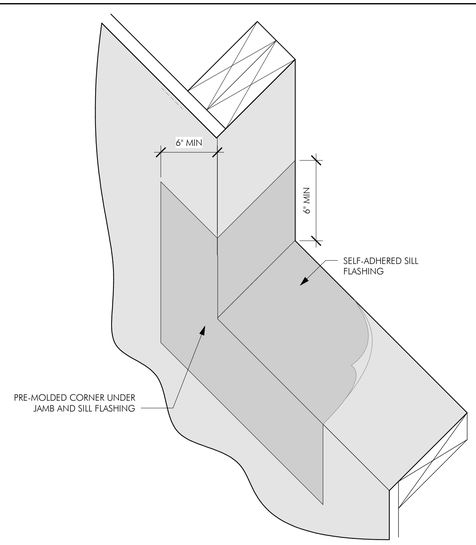

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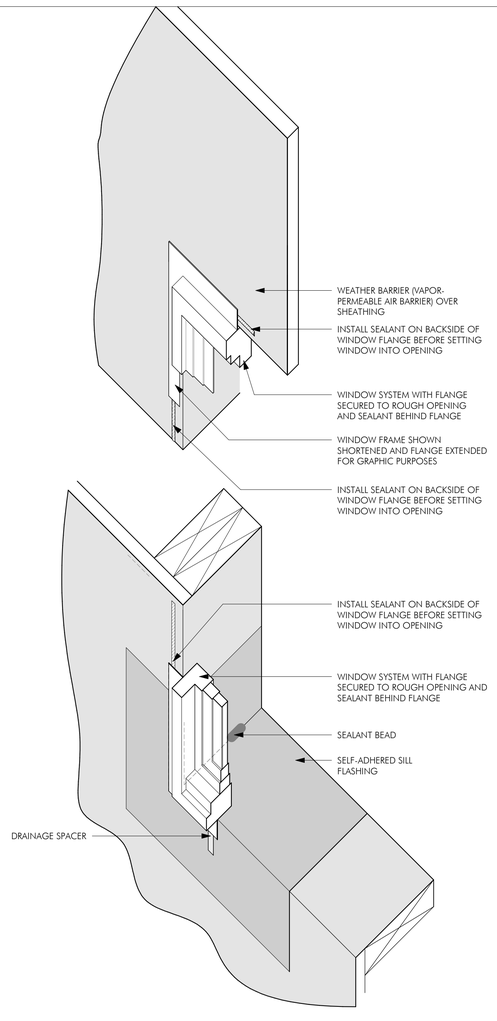

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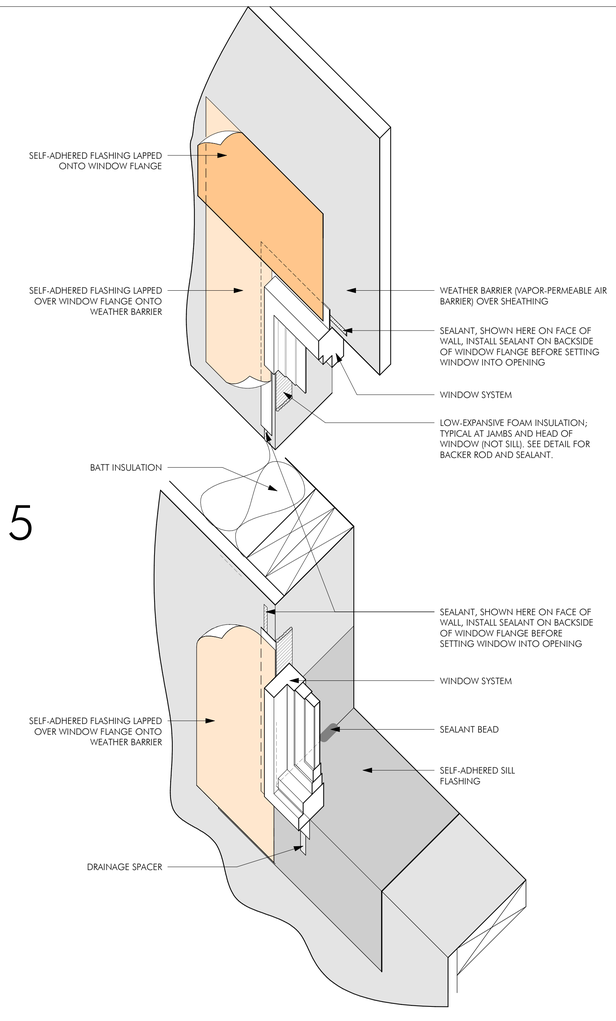

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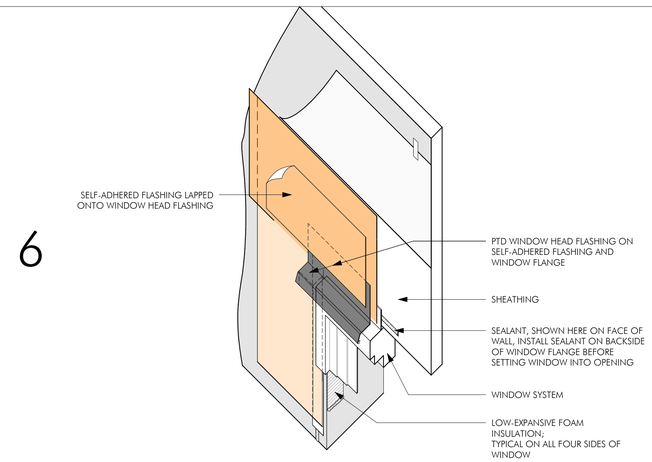

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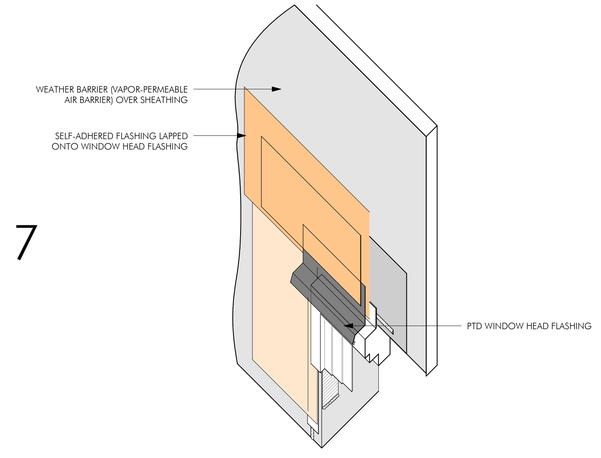

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ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
DAMIAN A. BROWN
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	3" = 1'-0"

DRAWING TITLE

FLASHING DETAILS

DRAWING NUMBER

A611

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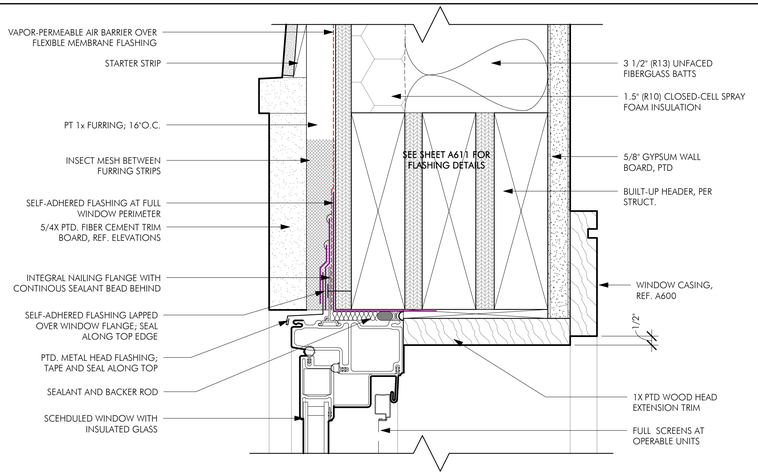
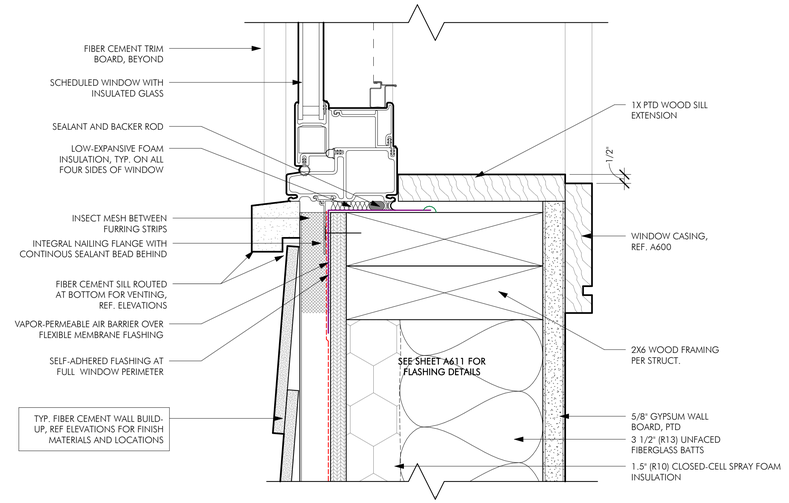
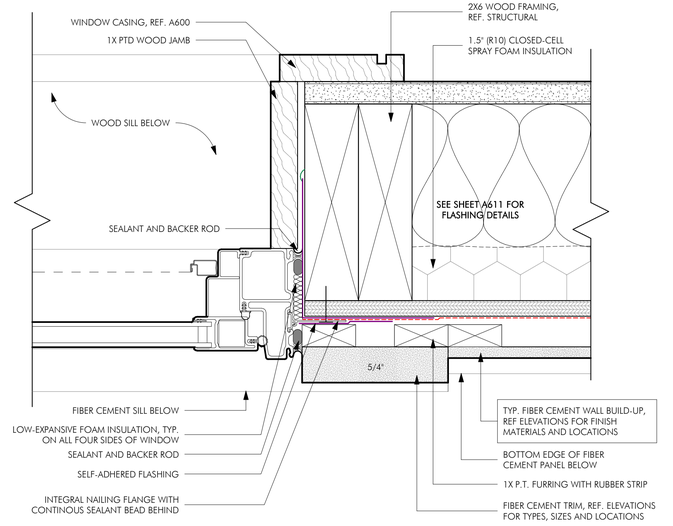




1 WINDOW HEAD/SILL DETAIL @ FIBERCEMENT SIDING
6" = 1'-0"



2 WINDOW JAMB DETAIL @ FIBERCEMENT SIDING
6" = 1'-0"

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REVISIONS

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NO. 20350
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MA
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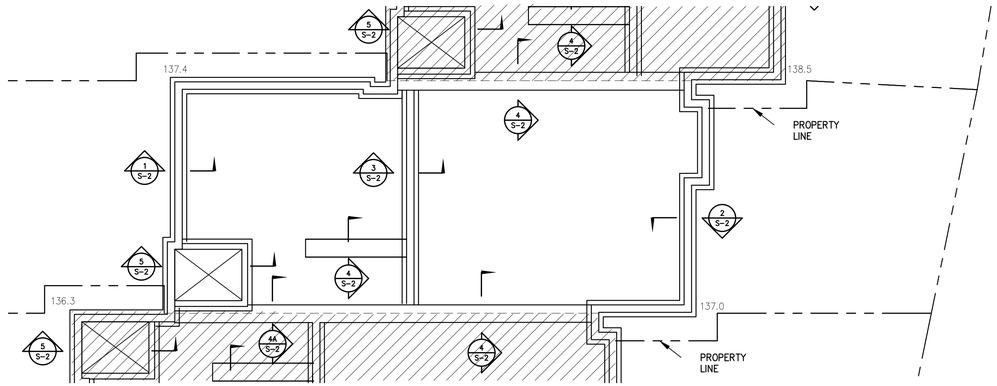
DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	6" = 1'-0"

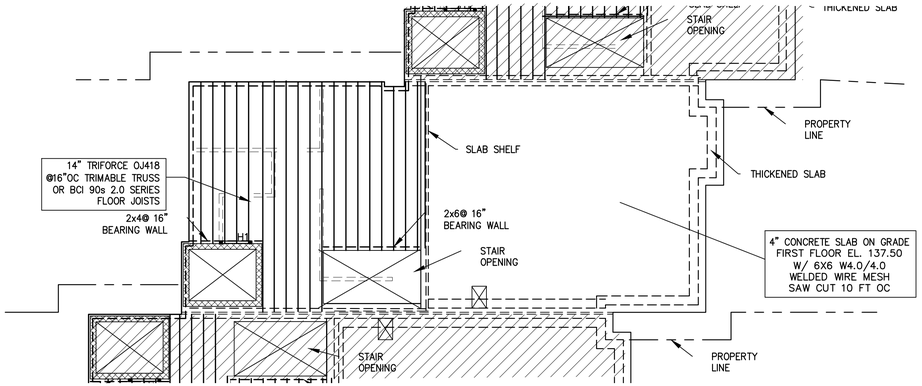
DRAWING TITLE
WINDOW DETAILS

DRAWING NUMBER
A612



FOUNDATION PLAN

SCALE: 1/8"=1'-0"



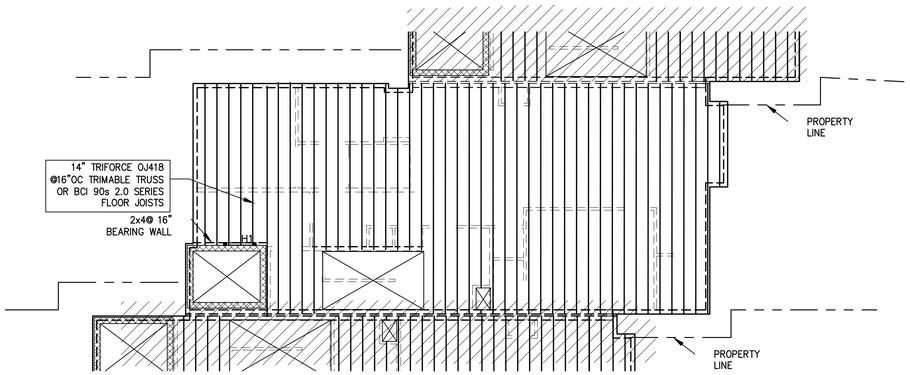
LVL BEAM SCHEDULE
(BLOCK ALL POSTS SOLID TO FOUNDATION)

H1	(2)1 3/4"x7 1/4" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H2	(3)1 3/4"x7 1/4" LVL BEAM, FLUSH FRAMED, 5 1/4"x5 1/2" LVL POSTS
H3	(2)1 3/4"x9 1/4" LVL BEAM, FLUSH FRAMED, 3 1/2"X3 1/2" LVL POSTS
H4	(3)1 3/4"x9 1/4" LVL BEAM, FLUSH FRAMED, 3 1/2"X3 1/2" LVL POSTS
H5	(2)1 3/4"x11 7/8" LVL BEAM, FLUSH FRAMED, 3 1/2"X3 1/2" LVL POSTS
H6	(3)1 3/4"x11 7/8" LVL BEAM, FLUSH FRAMED, 3 1/2"X3 1/2" LVL POSTS
H7	(2)1 3/4"x14" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H8	(3)1 3/4"x14" LVL BEAM, FLUSH FRAMED, 5 1/4"x5 1/2" LVL POSTS
H9	(4)1 3/4"X14" LVL BEAM, FLUSH FRAMED, 5 1/4"X7" LVL POSTS

HORIZONTAL FLOOR DIAPHRAGMS
3/4" TOUNGE AND GROOVE PLYWOOD W/ 10d NAILS @ 4" ON CENTERS

FIRST FLOOR FRAMING PLAN

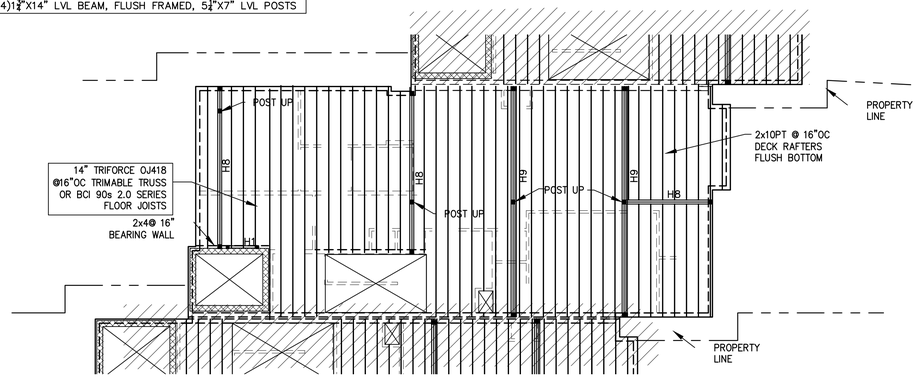
SCALE: 1/8"=1'-0"



SECOND FLOOR FRAMING PLAN

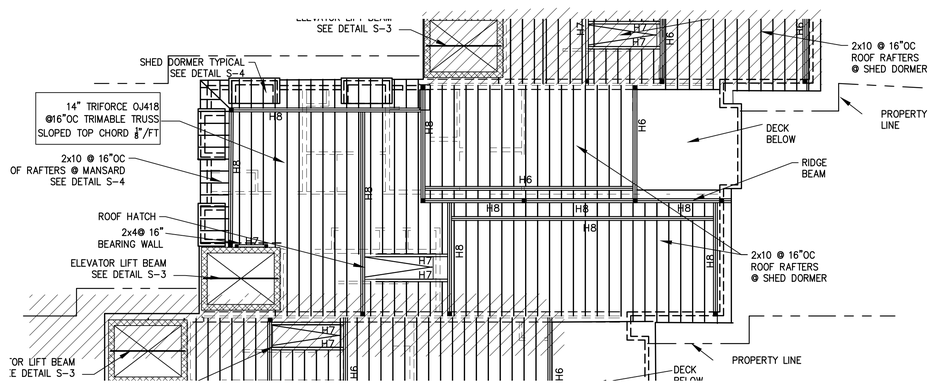
SCALE: 1/8"=1'-0"

=== NEW PARTITIONS FOOR BELOW SHOWN THUS



THIRD FLOOR FRAMING PLAN

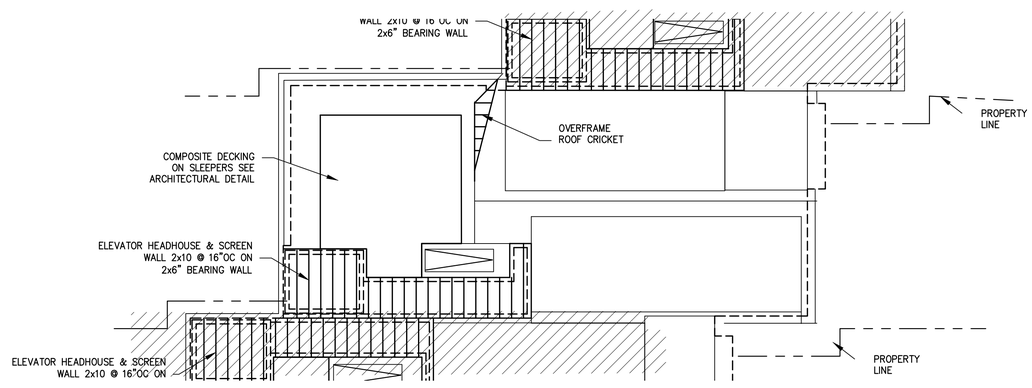
SCALE: 1/8"=1'-0"



ROOF FRAMING PLAN

SCALE: 1/8"=1'-0"

=== NEW PARTITIONS FOOR BELOW SHOWN THUS



ROOF DECK FRAMING PLAN

SCALE: 1/8"=1'-0"

CLIENT:

WATERMARK DEVELOPMENT INC.
MR. LEE GOODMAN

DRAWING NOTES:

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2. THESE PLANS AND SPECIFICATIONS ARE ARE THE PROPERTY OF LEON A. BOMBARDIER, PE ANY USE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ARCHITECT:

EMBARC ARCHITECTURE+DESIGN STUDIO

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BOSTON, MA

DRAWING TITLE:

FOUNDATION & FLOOR FRAMING PLANS

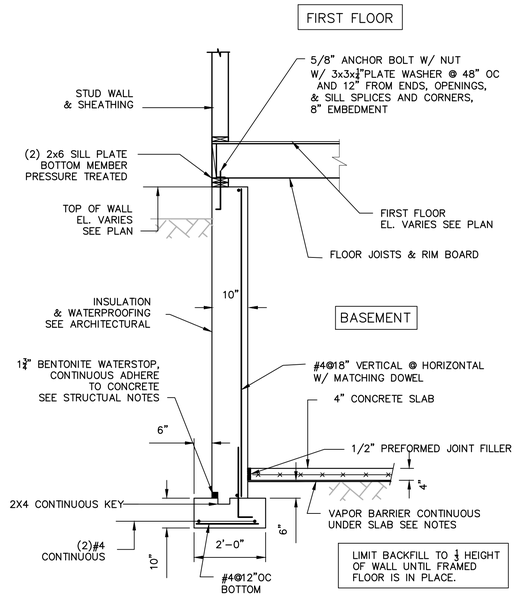
STAMP:

COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27619
REGISTERED PROFESSIONAL ENGINEER

JUNE 4, 2019

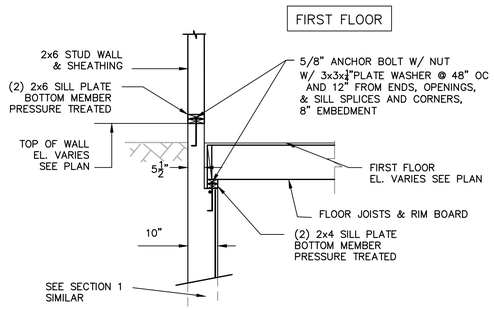
SCALE:	AS NOTED
DATE:	6/04/2019
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2019-16

S-1



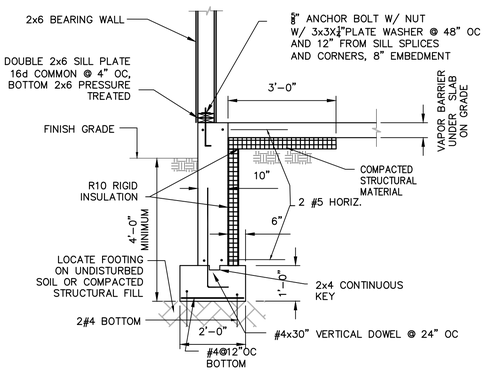
SECTION 1– BASEMENT FOUNDATION WALL

SCALE: ½"=1'–0"



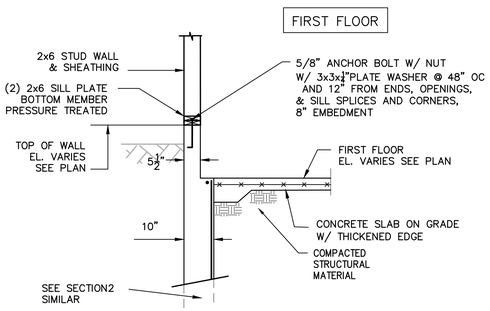
SECTION 1A– BASEMENT FOUNDATION WALL

SCALE: ½"=1'–0"



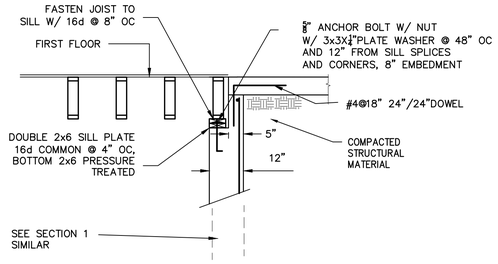
SECTION 2–FOUNDATION WALL
@ SLAB ON GRADE

SCALE: ½"=1'–0"



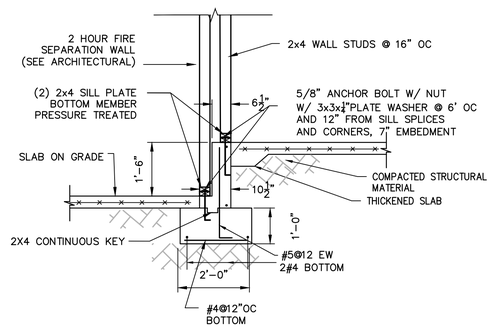
SECTION 2A– BASEMENT FOUNDATION WALL

SCALE: ½"=1'–0"



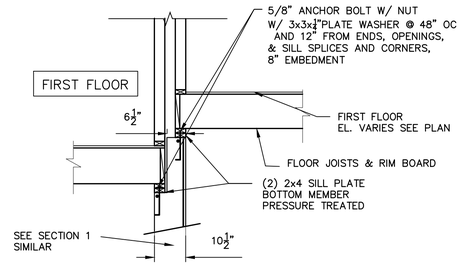
SECTION 3 – FOUNDATION WALL

SCALE: ½"=1'–0"



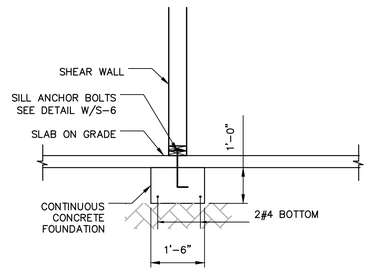
SECTION 4 @ FIREWALL @ SLAB ON GRADE

SCALE: ½"=1'–0"



SECTION 4A– FIRE WALL @ BASEMENT

SCALE: ½"=1'–0"



SECTION 5 – FOOTING
@ BEARING WALLS

SCALE: ½"=1'–0"

CLIENT:

WATERMARK DEVELOPMENT INC.
MR. LEE GOODMAN

DRAWING NOTES:

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ARCHITECT:

EMBARC STUDIO
ARCHITECTURE+DESIGN

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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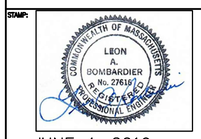
PROJECT:

73 SHERIDAN
STREET
BOSTON, MA

DRAWING TITLE:

CONCRETE
SECTIONS

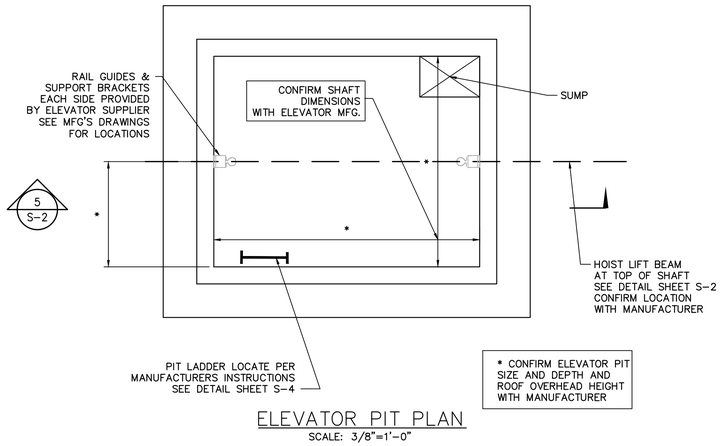
STAMP:



JUNE 4, 2019

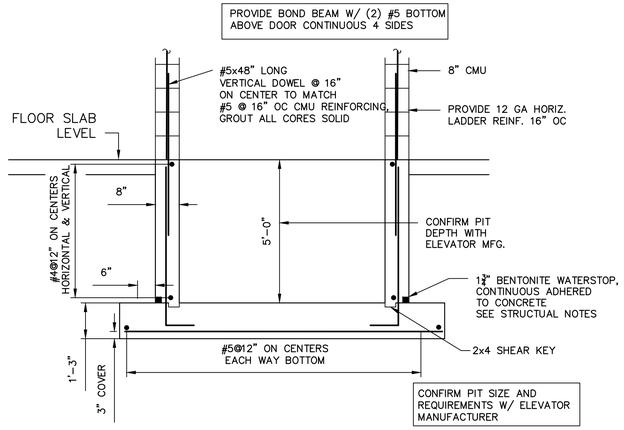
SCALE:	AS NOTED
DATE:	6/04/2019
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2019–16

S-2



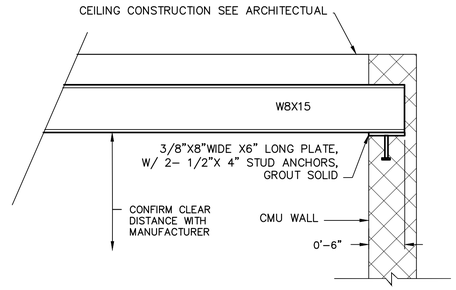
ELEVATOR PIT PLAN

SCALE: 3/8"=1'-0"



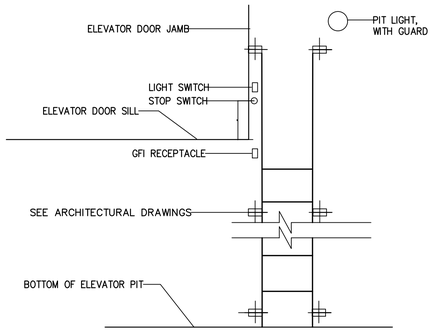
SECTION 5 – ELEVATOR PIT MASONRY SHAFT

SCALE: ½"=1'-0"



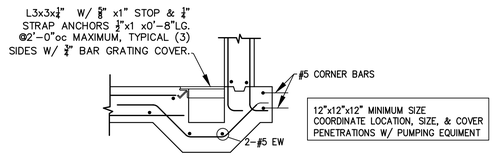
DETAIL ELEVATOR HOIST BEAM

SCALE: 1""=1'-0"



DETAIL – ELEVATOR PIT LADDER

SCALE: ½"=1'-0"



DETAIL – ELEVATOR PIT SUMP

SCALE: ½"=1'-0"

CLIENT:

WATERMARK DEVELOPMENT INC.
MR. LEE GOODMAN

DRAWING NOTES:

1. EXISTING CONDITIONS MAY VARY FROM THOSE SHOWN. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.

2. THESE PLANS AND SPECIFICATIONS ARE ARE THE PROPERTY OF LEON A. BOMBARDIER, PE ANY USE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ARCHITECT:

EMBARC ARCHITECTURE+DESIGN STUDIO

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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PROJECT:

73 SHERIDAN STREET
BOSTON, MA

DRAWING TITLE:

ELEVATOR DETAILS

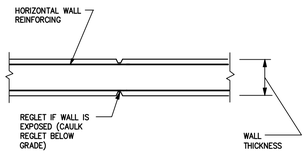
STAMP:

COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER

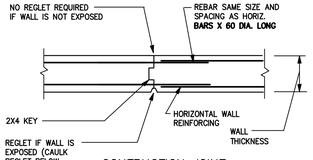
JUNE 4, 2019

SCALE:	AS NOTED
DATE:	6/04/2019
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2019–16

S-3



CONTROL JOINT

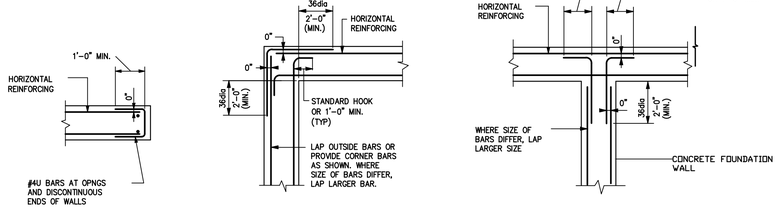


CONTRUCTION JOINT

CONCRETE CONSTRUCTION & CONTROL JOINTS

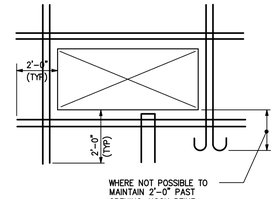
SCALE: 3/8"=1'-0"

CONTROL OR CONSTRUCTION JOINTS SHALL BE LOCATED EVERY 30 FEET HORIZONTAL DIMENSION ALONG THE FOUNDATION WALL.



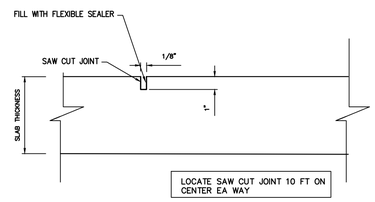
CONCRETE REINFORCING STEEL DETAILS

SCALE: 3/8"=1'-0"



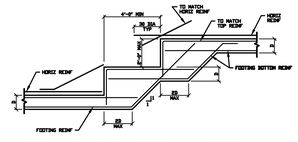
REINFORCING STEEL @ WALL OPENINGS

SCALE: 3/8"=1'-0"



SLAB ON GRADE SAW CUT DETAIL

SCALE: 3/8"=1'-0"



TYPICAL ELEVATION OF STEPPED WALL FOOTING

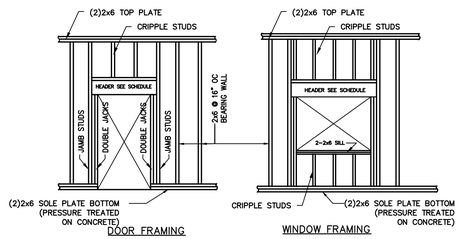
STEPPED CONCRETE GRADE WALL FOOTING DETAIL

SCALE: 3/8"=1'-0"

REINFORCING LAP SCHEDULE

BAR SIZE	LAP SPLICES IN ALL CONCRETE	LAP SPLICE IN TENSION ZONE			
		fc =3,000 PSI		fc =4,000 PSI	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	18"	28"	21"	24"	19"
#4	18"	37"	29"	32"	25"
#5	23"	46"	36"	40"	31"
#6	27"	56"	43"	48"	37"
#7	32"	81"	63"	70"	53"
#8	36"	93"	72"	79"	61"
#9	42"	105"	48"	48"	48"
#10	48"	118"	91"	101"	78"
#11	52"	131"	101"	112"	86"

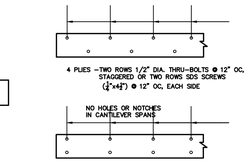
NOTES:
1. ALL SPLICES TO BE "LAP SPLICES" UNLESS NOTED OTHERWISE IN SECTIONS.
2. TENSION LAP SPLICE WILL BE INDICATED ON PLANS AND SECTIONS.
3. A TOP BAR IS A HORIZONTAL WITH AT LEAST 12" OF FRESH CONCRETE BELOW



DOOR FRAMING

WINDOW FRAMING

FRAMING @ BEARING WALLS

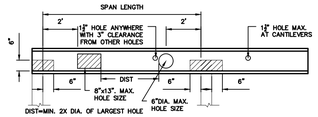


ALLOWABLE HOLES IN BOISE VERSA-LAM BEAMS
HOLE CUTTING NOTES;

1. SQUARE OR RECTANGULAR HOLES NOT PERMITTED
2. ROUND HOLES MAY BE DRILLED OR CUT WITH WITH A HOLE SAW ANYWHERE WITHIN THE SHADED AREA.
3. THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGER HOLE.
4. DO NOT DRILL MORE THAN THREE ACCESS HOLES IN ANY FOUR FOOT LONG SECTION OF BEAM.
5. THE MAXIMUM ROUND HOLE DIAMETER PERMITTED IS 2".
6. FOR LARGER HOLES CONTACT BOISE ENGINEERED WOOD PRODUCT ENGINEERING.

LVL – ALLOWABLE HOLES

MULTIPLE MEMBER FASTENING SIDE AND TOP LOADED LVL

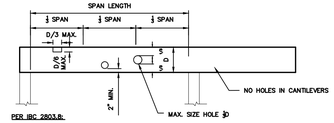


BCI I-JOIST 11⅞" 14" AND 16" DEPTHS

HOLE CUTTING NOTES;

1. A 12" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE ALLJOIST SPECIFIERS GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A BOISE-CASCADE REPRESENTATIVE AND APPROVED BY THE ENGINEER.

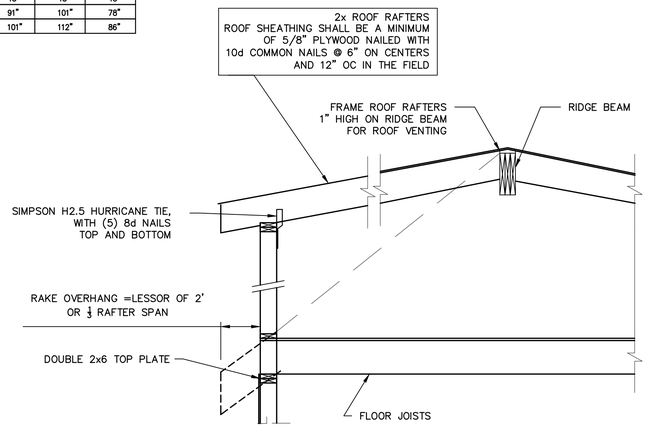
BCI I–JOISTS
ALLOWABLE LARGE RECTANGULAR HOLES



PER IBC 2803.8:

1. ROUND HOLES MAY BE DRILLED OR CUT WITH WITH A HOLE SAW ANYWHERE ALONG THE BEAM A MINIMUM OF 2 INCHES FROM TOP AND BOTTOM OF JOIST
2. THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGER HOLE.
3. THE MAXIMUM ROUND HOLE DIAMETER PERMITTED IS ⅓ THE DEPTH OF THE JOIST
4. RECTANGULAR NOTCHES MAY BE CUT AT THE ⅓ LENGTHS AT END SPANS OF THE JOIST.
5. MAX LENGTH OF NOTCH ⅓ DEPTH OF JOIST AND MAXIMUM DEPTH OF NOTCH ⅛ DEPTH OF JOIST

ALLOWABLE HOLES IN SOLID SAWN LUMBER



TYPICAL WALL SECTION @ SHED DORMER

SCALE: ½"=1'-0"

HEADER SCHEDULE AT INTERIOR BEARING WALLS
(UNLESS OTHERWISE NOTED ON DRAWINGS)

SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x6	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6
3'-1" TO 5'-0"	3-2x10	2-2x6	1-2x6	3-2x12	2-2x6	1-2x6	3-2x12	2-2x6	3-2x6
5'-1" TO 8'-0"	3-2x12	2-2x6	1-2x6	3-1 3/4X 7 1/4" LVL	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	3-2x6	3-2x6
8'-1" TO 10'-0"	3-2x12	2-2x6	1-2x6	3-1 3/4X 14 LVL	2-2x6	2-2x6	3-1 3/4X 18" LVL	3-2x6	3-2x6

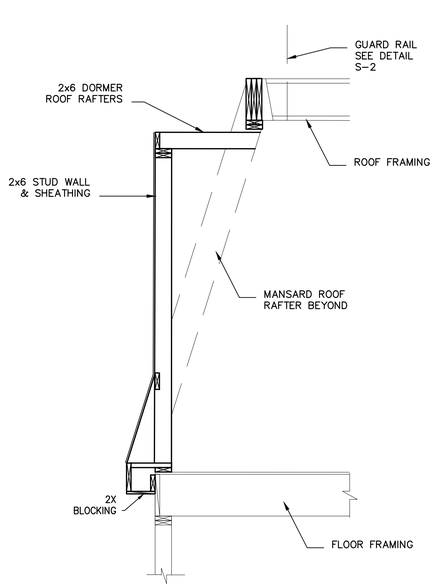
HEADER SCHEDULE AT EXTERIOR BEARING WALLS
(UNLESS OTHERWISE NOTED ON DRAWINGS)

SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x6	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6
3'-1" TO 5'-0"	3-2x10	2-2x6	1-2x6	3-2x12	2-2x6	2-2x6	3-2x12	2-2x6	3-2x6
5'-1" TO 8'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 7 1/4" LVL	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	3-2x6	3-2x6
8'-1" TO 10'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	2-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6

LVL EQUIVALENTS:
(3)-2x6 =(1) 1¾"x7¼" LVL
(3)-2X8 =(1) 1¾"x7¼" LVL
(3)-2x10 =(1) 1¾"X9¼" LVL
(3)-2x12 =(1) 1¾"X11⅞" LVL
(3)-1¾"x7¼" =(2) 1¾"X9¼" LVL
(3)-1¾"X9¼" =(2) 1¾"X11⅞" LVL
(3)-1¾"X11⅞" =(2) 1¾"X14" LVL

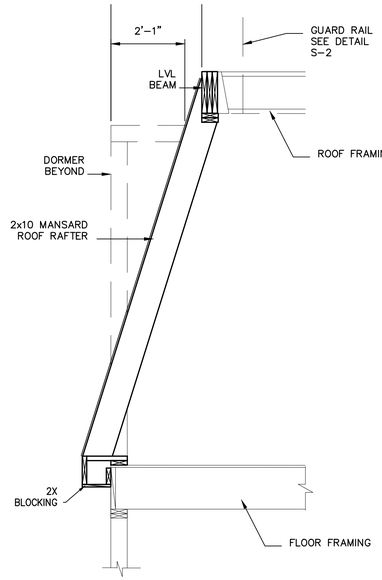
NOTE: HEADERS AT FLOOR LEVELS ARE SIZED ASSUMING OPENING ABOVE IS EQUAL OR LARGER THAN OPENING BELOW

TYPICAL BUILT UP HEADER



DETAIL DORMER @ MANSARD

SCALE: ½"=1'-0"



DETAIL MANSARD ROOF

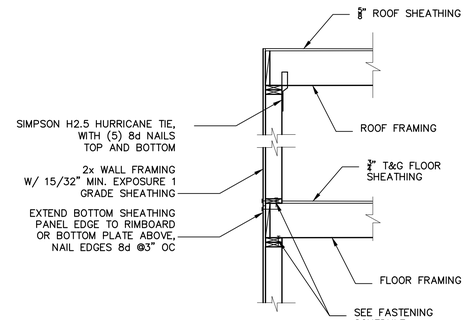
SCALE: ½"=1'-0"

TOP WALL PLATE NOTES:

1. ALL EXTERIOR WALL AND INTERIOR BEARING WALLS SHALL HAVE DOUBLE TOP PLATES OVERLAPPED AT CORNERS AND INTERSECTIONS

2. TOP PLATE LAP SPLICES SHALL BE BETWEEN 2'-0" AND 4'-8" LONG WITH (14)16d COMMON NAILS EA. SIDE OF SPLICE

3. ATTACH ALL ROOF RAFTERS TO TOP WALL PLATE WITH HURRICANE TIES



BLOCK ALL EXTERIOR SHEATHING PANEL AND ALL INTERIOR SHEAR WALL EDGES. NAIL W/ 8d @ 6" OC. UNLESS OTHERWISE NOTED IN SHEAR WALL SCHEDULE.

DETAIL EXTERIOR WALL SHEATHING

CLIENT:

WATERMARK DEVELOPMENT INC.
MR. LEE GOODMAN

DRAWING NOTES:

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ARCHITECT:

EMBARC STUDIO
ARCHITECTURE+DESIGN

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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PROJECT:

73 SHERIDAN STREET
BOSTON, MA

DRAWING TITLE:

ROOF & WALL FRAMING & TYPICAL DETAILS

STAMP:

COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27610
REGISTERED PROFESSIONAL ENGINEER

JUNE 4, 2019

SCALE: AS NOTED
DATE: 6/04/2019
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2019-16

S-4

GENERAL

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH EDITION (IBC 2015 AND MASSACHUSETTS AMENDMENTS)

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS AFFECTING THE WORK. DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN, IN THE COURSE OF THE WORK, CONDITIONS ARE UNCOVERED WHICH ARE UNANTICIPATED OR OTHERWISE APPEAR TO PRESENT A DANGEROUS CONDITION.

4. STRUCTURAL MATERIALS AND COMPONENTS SHALL HAVE PRIOR APPROVAL OF THE ENGINEER. MATERIAL SAMPLES OR CERTIFICATES AND INSTALLATION SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL PARTS OF THE WORK FOR APPROVAL, ALLOWING SUFFICIENT TIME FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

5. MODIFICATIONS TO THE WORK SHALL NOT BE PERFORMED WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.

6. STRUCTURAL CONSTRUCTION SHALL BE PRECEDED BY ADEQUATE SHORING AND TEMPORARY BRACING UNTIL ALL MEMBERS ARE PLACED AND TRUE TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.

7. THE CONTRACTOR SHALL EXAMINE ALL ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS (INCLUDING OWNER FURNISHED EQUIPMENT DRAWINGS) FOR VERIFICATION, LOCATION, AND DIMENSIONS OF EMBEDDED ITEMS, SLEEVES, CHASES, INSERTS, WASHES, DRIPS, REVEALS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS EFFECTING THE STRUCTURAL WORK.

8. OPENINGS SHOWN ON DRAWINGS SHALL NOT BE REVISED OR NEW OPENINGS ADDED TO THE WORK WITHOUT PRIOR APPROVAL OF THE ENGINEER

9. TYPICAL DETAILS AND NOTES ON THE STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE STRUCTURAL WORK.

SHOP DRAWINGS

1 SUBMIT SHOP DRAWINGS, REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR, FOR (WHERE APPLICABLE) HELICAL PILE INSTALLATION, STRUCTURAL STEEL, REINFORCED CONCRETE, AND ENGINEERED WOOD TRUSSES. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR APPROVAL BEFORE FABRICATION, MANUFACTURE, DELIVERY AND ERECTION CAN PROCEED.

TESTING

1. COMPACTION TESTS SHALL BE CONDUCTED ON ALL FILL MATERIAL PLACED UNDER THE BUILDING FOUNDATIONS OR FLOOR SLABS AND SUBMITTED TO THE ENGINEER FOR REVIEW.

2. CONCRETE CYLINDERS SHALL BE TAKEN FOR EVERY DAYS POUR AND FOR EVERY 50 YARDS PLACED PER DAY. CYLINDERS SHALL BE A MINIMUM OF THREE, COMPRESSION TESTED AT 7 AND 28 DAYS.

3. REINFORCING STEEL, STRUCTURAL STEEL BOLTING, AND ALL WELDING SHALL BE VISUALLY INSPECTED. IF REQUIRED BY THE INSPECTION AGENCY, ADDITIONAL TESTING WILL BE CONDUCTED.

STRUCTURAL DESIGN LOADS (BOSTON)

1. SNOW LOADS 40 PSF GROUND SNOW
30 PSF FLAT ROOF SNOW

2. WIND LOADS BASIC WIND SPEED VULTIMATE 128 MPH
RISK CATEGORY II

3. SEISMIC DESIGN
SOIL FACTOR S1=0.068 SS=0.29
SEISMIC HAZARD EXPOSURE GROUP I
SEISMIC PERFORMANCE CATEGORY C
BUILDING STRUCTURE IS LIGHT WOOD FRAMED BEARING WALL SYSTEM WITH WOOD HORIZONTAL DIAPHRAGMS AND WOOD SHEAR WALLS. RESPONSE MODIFICATION FACTOR R=6.5, DEFLECTION AMPLIFICATION FACTOR CD=4.0

SITE CLASS B: ROCK
SPECTRAL RESPONSE ACCELERATION AT SHORT PERIOD, S_s (TABLE 1604.11): 0.217G
SPECTRAL RESPONSE ACCELERATION AT 1 SEC., S_1 (TABLE 1604.11): 0.069G
SITE COEFFICIENT, F_A (TABLE 1613.5.3(1)): 1.0
SITE COEFFICIENT, F_V (TABLE 1613.5.3(2)): 1.0
ADJUSTED SPECTRAL RESPONSE, S_{MS} (EQUATION 16-36): 0.217G
ADJUSTED SPECTRAL RESPONSE, S_{M1} (EQUATION 16-37): 0.069G

4. LIVE LOADS
SLAB-ON-GRADE.....50 PSF
LIVING AREAS & CORRIDORS.....40 PSF
BALCONIES.....60 PSF
UNIT DEDICATED DECKS & BALCONIES.....60 PSF
COMMON DECKS & BALCONIES.....100 PSF
STAIRS AND EXITWAYS.....100 PSF
UNINHABITABLE ATTICS (STORAGE).....20 PSF
HABITABLE ATTICS.....30 PSF

SHORING AND BRACING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SHORING AND BRACING OF EXCAVATIONS, FOUNDATIONS, AND ALL CONSTRUCTION IN THE WORK.

2. TEMPORARY SHORES SHALL BE INDIVIDUALLY DESIGNED, ERECTED, SUPPORTED, BRACED AND MAINTAINED BY THE CONTRACTOR TO SAFELY SUPPORT ALL LOADS BEING CARRIED BY EXISTING STRUCTURE MEMBERS AND THEIR FOUNDATIONS BEING REMOVED, ALTERED, AND/OR UNDERMINED BY THE WORK.

PROJECT GEOTECHNICAL REPORT

1. SITE WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT BY GEOTECHNICAL CONSULTANTS INC DATE FEBRUARY 27, 2019 TEL 508-229-0900. SOIL BEARING CAPACITY IS ESTABLISHED AT 6,000 PSF AND FOUND SOILS SUITABLE FOR EXTERIOR GRADE WALL AND INTERIOR ISOLATED FOOTINGS. BED ROCK IS PRESENT ON SITE. FOUNDATIONS ON ROCK ARE NOT REQUIRED TO EXTEND DOWN 4 FEET BELOW GRADE FOR FROST. GROUNDWATER WAS ENCOUNTERED IN TEST PIT TP-1 5 FEET BELOW GRADE AT THE ROCK SURFACE.

EXCAVATION AND BACKFILL

1. SURFACE AND SUBSURFACE WATER SHALL BE CONTROLLED DURING EXCAVATION TO ENSURE THAT ALL EXCAVATION WORK IS DONE IN DRY CONDITIONS. SUBSURFACE WATER ELEVATIONS ARE IN THE RANGE OF 5 FEET BELOW GRADE.

2. COMPACTED GRAVEL FILL OR CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN SUBGRADE MATERIAL.

3. ALL WATER AND MATERIAL REMOVED FROM THE SITE SHALL BE CONTAINED AS REQUIRED BY LOCAL AND STATE ORDINANCES.

4. SAND-GRAVEL SHALL CONSIST OF HARD, DURABLE, NATURAL SOIL FREE OF CLAY, LOAM, ICE, SNOW, ROOTS, SOD, RUBBISH AND OTHER DELETERIOUS OR ORGANIC MATERIAL GRADED TO THE FOLLOWING LIMITS:

SIEVE SIZE	% FINER BY WEIGHT
3-INCH	100
½ -INCH	50-85
NO. 4	40-75
NO. 50	8-28
NO. 200	0-8

5. GRANULAR FILL SHALL CONSIST OF INORGANIC SOIL FREE OF CLAY, LOAM, ICE, SNOW, ROOTS, SOD, RUBBISH, AND OTHER DELETERIOUS OR ORGANIC MATERIAL, GRADED TO THE FOLLOWING LIMITS:

SIEVE SIZE	% FINER BY WEIGHT
2/3 LOOSE LIFT THICKNESS	100
NO. 10	30-95
NO. 40	10-70
NO. 200	0-15

STRUCTURAL SITE PREPARATION AND EARTHWORK UNDER BUILDING PAD

1. REMOVE ALL EXISTING BUILDING MATERIALS, SURFACE TREATMENTS, EXISTING FILL, AND ORGANICS BELOW THE PROPOSED BUILDING SLABS AND FOUNDATIONS. REPLACE WITH COMPACTED STRUCTURAL FILL PLACED IN 6 INCH LIFTS AND COMPACTED TO AT LEAST 95 PERCENT MODIFIED PROCTOR DRY DENSITY.

2. FOLLOWING EXCAVATION TO FOOTING BEARING ELEVATION, THE EXPOSED SOIL SHALL BE SURFACE COMPACTED WITH A LEAST 6 PASSES, IN A CRISS-CROSS PATTERN, OF A WALK BEHIND VIBRATORY ROLLER HAVING A DYNAMIC FORCE RATED NOT LESS THAN 10,000 POUNDS (MIKASA MVH-306 OR EQUIVALENT)

3. THE CONCRETE SLAB ON GRADE SHALL BEAR ON 15 INCHES OF GRANULAR FILL AND COMPACTED IN LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. LOOSE LIFT THICKNESS SHALL BE 6 INCHES FOR HAND OPERATED EQUIPMENT AND 12 INCHES FOR LARGE VIBRATORY ROLLERS.

COLD WEATHER EARTHWORK PROTECTION

1. ALL FOUNDATIONS EXPOSED TO FREEZING TEMPERATURES WILL BE INSTALLED 4 FEET BELOW FINAL GRADE FOR FROST PROTECTION.

2. DURING CONSTRUCTION EARTHWORK THE CONTRACTOR MUST BE PREPARED TO PROVIDE PROTECTION AND/OR THAWING OF FOUNDATION BEARING SOILS AGAINST FREEZING BEFORE ANY FILL AND/OR PLACEMENT OF THE SLAB BASE IS COMPLETED

A. FOOTINGS: INSULATION BLANKETS AND/OR GROUND HEATING HOSES SHOULD BE UTILIZED IF FOOTING SUBGRADE IS EXPOSED TO FREEZING DURING COLD WEATHER PERIODS.

B. LOWEST LEVEL SLABS: SLAB SUBGRADE AREAS SHALL BE THAWED ONCE BASIC FRAMING IS UP BY PROVIDING HEATERS AFTER ENCLOSING THE LOWEST LEVEL IN PLASTIC SHEETING.

FOUNDATIONS

1. EXTERIOR CONSTRUCTION SHALL BE CARRIED DOWN BELOW FINISHED EXTERIOR GRADE TO A MINIMUM DEPTH OF 4'-0", UNLESS OTHERWISE NOTED.

2. SURFACE AND SUBSURFACE WATER SHALL BE CONTROLLED DURING CONSTRUCTION TO ENSURE THAT ALL FOUNDATION CONCRETE WORK IS DONE IN DRY CONDITIONS. IF REQUIRED, PROVIDE SHEETING, WELL POINTS, AND/OR DE-WATERING WELLS AS REQUIRED FOR PROPER EXCAVATION AND PLACEMENT OF CONCRETE..

3. CONCRETE SHALL BE PLACE ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL MATERIALS, APPROVED BY THE ENGINEER.

4. NO FOUNDATION CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN SUB-GRADE MATERIAL.

5. IN-PLACE FOUNDATIONS AND SLABS SHALL BE PROTECTED FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.

6. SHORING AND DEWATERING IF REQUIRED FOR EXCAVATIONS, TO BE DESIGNED. INSTALLED, AND MAINTAINED BY CONTRACTOR AND HIS STRUCTURAL ENGINEER, REGISTERED IN MASSACHUSETTS AND SPECIALIZED IN THIS TYPE OF WORK.

VAPOR BARRIER, FOUNDATION & UNDER-SLAB INSULATION

1. INSULATION SHALL BE A MINIMUM OF 4 INCH THICK EXTRUDED POLYSTYRENE WITH A MINIMUM R VALUE OF 5.0 PER INCH AND A COMPRESSIVE STRENGTH OF 20 PSI OWENS CORNING "CELLFORT 200" OR APPROVED EQUAL.

2. INHABITED SPACES WITH SLAB ON GRADE SHALL HAVE A VAPOR BARRIER. VAPOR BARRIER SHALL BE GRIFFOLYN F-65 BY REEF INDUSTRIES, INC. OR EQUAL. THE MATERIAL SHALL HAVE A 3-PLY, HIGH DENSITY POLYETHYLENE AND NYLON YARN LAMINATE, WITH SIDE AND END JOINTS SHALL BE LAPPED AT LEAST 6". LAPS SHALL BE SEALED USING FAB TAPE. ANY PUNCTURES OR TEARS ARE TO BE REPAIRED USING GRIFFOLYN'S GRIFF TAPE, FAB TAPE OR EQUAL.

CONCRETE

1. CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE (ACI) – "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI-318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI-301).

2. ALL STRUCTURAL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE NORMAL WEIGHT (145 PCF) AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF:

A) SLAB ON GRADE, SPREAD FOOTINGS, AND FOUNDATION WALLS = 3,500 PSI

3. CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED AND PLACED IN THE PRESENCE OF A REPRESENTATIVE OF AN APPROVED TESTING AGENCY, AS REQUIRED BY STATE CODE.

4. ALL CONCRETE EXPOSED TO WEATHER, INCLUDING FOUNDATION WALLS, SHALL BE AIR ENTRAINED.

5. CONSTRUCTION JOINTS SHALL BE LOCATED AS SHOWN ON DRAWINGS. REQUEST FOR ANY CHANGE SHALL BE IN WRITING TOGETHER WITH DRAWING INDICATING LOCATIONS FOR ENGINEER'S APPROVAL.

6. CONCRETE PLACEMENTS SHALL BE LIMITED TO THE FOLLOWING:

A) FOOTINGS AND WALLS 30 FOOT LENGTH MAXIMUM TO CONSTRUCTION JOINT
B) SLABS ON GRADE NO LIMIT – SAW CUT WITHIN 24 HOURS

7. ADJACENT CONCRETE PLACEMENTS SHALL BE AFTER 72 HOURS OF CURING TIME.

8. HORIZONTAL CONSTRUCTION JOINTS SHALL BE LOCATED ONLY WHERE SHOWN ON DRAWINGS OR AS APPROVED BY THE ENGINEER.

9. CONCRETE SLABS SHALL BE PLACED WITH A UNIFORM SLAB THICKNESS AS SHOWN ON THE DRAWINGS.

10. MINIMUM PROTECTIVE COVER FOR CONCRETE REINFORCING STEEL SHALL BE AS FOLLOWS:

A) UNFORMED SURFACES CAST AGAINST EARTH – 3 INCHES
B) FORMED SURFACES NOT IN CONTACT TO EARTH – 3/4 INCHES
OR EXPOSED TO WEATHER, WALLS AND SLABS,
#11 BARS OR SMALLER
C) FORMED SURFACES IN CONTACT TO EARTH
OR EXPOSED TO WEATHER, WALLS AND SLABS,
#6 TO #18 BARS – 2 INCHES
#5 AND SMALLER – 1 1/2 INCHES

COLD WEATHER CONCRETE WORK

1. COLD WEATHER CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) 306.

2. COLD WEATHER CONCRETE PROCEDURES SHALL BE EMPLOYED WHEN THERE IS A CHANCE OF FREEZING TEMPERATURES WITHIN 24 HOURS OF PLACEMENT AND/OR MEAN DAILY TEMPERATURE LESS THAN 40 DEGREES FAHRENHEIT, AND DURING PERIODS OUTLINED IN ACI 306, SECTIONS 1.3 AND 1.4.

3. DETAILS OF HANDLING AND PROTECTING CONCRETE DURING COLD WEATHER SHALL BE SUBJECT TO ENGINEERS' APPROVAL AND DIRECTION.

4. CONCRETE SHALL NOT BE PLACED ON ICE, SNOW, OR FROZEN GROUND. FROZEN MATERIAL AND MATERIAL CONTAINING ICE SHALL NOT BE EMPLOYED IN CONCRETE.

5. CONCRETE AFTER PLACING SHALL BE PROTECTED BY COVERING, HEATING, OR BOTH. CONCRETE SHALL BE MAINTAINED AT TEMPERATURE EQUAL TO 50 TO 70 DEGREES FAHRENHEIT (10 TO 21 DEGREES CENTIGRADE) FOR REQUIRED CURING PERIOD AND AS INDICATED IN ACI 306, TABLE 1.4.1.

6. ARRANGEMENTS FOR HEATING, COVERING, INSULATING, HOUSING, AND CURING SHALL BE MADE IN ADVANCE OF CONCRETE PLACEMENT.

7. COMBUSTION HEATERS SHALL BE VENTED TO PREVENT EXPOSURE OF CONCRETE TO EXHAUST GASES CONTAINING CARBON DIOXIDE.

8. TEMPERATURE RECORDS SHALL BE MAINTAINED THROUGHOUT CONCRETE PLACEMENT PERIOD DURING COLD WEATHER, LISTING AIR TEMPERATURE INSIDE AND OUTSIDE ENCLOSURE, GENERAL WEATHER CONDITIONS (CALM, WINDY, CLEAR, CLOUDY, ETC.), AND RELATIVE HUMIDITY.

FLOWABLE FILL (CLSM)

1. FLOWABLE FILL IS A CONTROLLED LOW STRENGTH MATERIAL (CLSM) AND A SELF COMPACTING AND SELF LEVELING BACKFILL MATERIAL THAT IS USED IN LIEU OF COMPACTED FILL.

2 THE FLOWABLE FILL SHALL BE A CEMENTICIOUS MIXTURE OF PORTLAND CEMENT, FLY ASH (DEPENDING ON APPLICATION AND MIX DESIGN), FINE AGGREGATE, WATER, AIR ENTRAINMENT, AND APPROPRIATE ADMIXTURES FOR THE PROPOSED APPLICATION. CONTRACTOR TO SUBMIT MIX DESIGN FOR REVIEW.

3. THE MATERIAL SHALL BE NON-SHRINKABLE AND FREE FLOWING WITH A MAXIMUM SLUMP OF 9" AND A MINIMUM 7 DAY STRENGTH STRENGTH OF 35 PSI AND A MINIMUM 28 DAY STRENGTH OF 125 PSI.

4. FLOWABLE FILL SHALL BE PLACE IN THE DRY AND PROTECTED FROM FREEZING FOR 36 HOURS AFTER PLACEMENT.

5. MULTIPLE LIFTS SHALL BE LIMITED TO THREE FEET MAXIMUM HEIGHT PER LIFT. ALLOW EACH LIFT TO SET UNTIL A HARDENED WALKABLE SURFACE IS ACHIEVED.

SLAB ON GRADE SAW CUT JOINTS

1. SLABS SHALL BE SAW CUT WITH 24 HOURS OF PLACEMENT OF CONCRETE.

2. JOINTS SHALL BE CLEANED AND FILLED WITH BASF SONOLASTIC SL1, A ONE-COMPONENT SELF-LEVELING NON-PRIMING POLYURETHANE SEALANT DESIGNED FOR JOINTS IN CONCRETE FLOORS TO PROVIDE FLEXIBILITY AS WELL AS ABRASION AND PUNCTURE RESISTANCE.

CONCRETE SEALER

1. CONCRETE SEALER SHALL BE WATERBASED HARDENER, SEALER KURSEAL 309 FORMULA BY A. H. HARRIS AND SONS, RAYNHAM, MA.

WATER STOP FOR CONCRETE FOUNDATION WALLS

1. WATERSTOP SHALL BE VOLCLAY RX, FORMULATED MIXTURE OF NATURAL SODIUM BENTONITE AND BUTYL RUBBER. IT SHALL CONSIST OF NATURAL SODIUM BENTONITE, A NON-TOXIC, CHEMICALLY INERT SWELLING CLAY OF VOLCANIC ORIGIN, WITH THE CHARACTERISTICS OF SWELLING MANY TIMES ITS DRY VOLUME WHEN IN CONTACT WITH WATER, TO FORM AN IMPENETRABLE GEL.

2. ALTERNATE PVC OR RUBBER WATERSTOPS ARE ACCEPTABLE. WATERSTOP SHALL BE SECURED VERTICALLY OR STEEL REINFORCED TO PREVENT HORIZONTAL BENDING DURING CONCRETE PLACEMENT.

CONCRETE AND MASONRY REINFORCING

1. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.

2. ALL WELDED WIRE MESH (WWF) SHALL BE SMOOTH BARS CONFORMING TO ASTM A185. OVER TWO OR MORE SPANS.

STRUCTURAL STEEL

1. ALL STEEL SHALL BE NEW STEEL AND PRIMED, CONFORMING TO THE FOLLOWING ASTM DESIGNATIONS:
A. SHAPES, PLATES, FITTINGS AND RODS; GRADE 50. fY MIN. = 50 KSI.
B. ANCHOR BOLTS; ASTM F1554 GRADE 36 WITH STANDARD NUTS AND HARDENED WASHERS.
C. HSS MEMBERS AND TUBES; A500 GRADE B, F_Y = 46 KSI.
D. STRUCTURAL STEEL PIPE COLUMNS SHALL BE STANDARD GRADE PIPE.
E. EXPANSION AND EPOXY BOLTS AND SLEEVE ANCHORS; AS MANUFACTURED BY "HILTI CORPORATION"
F. GALVANIZING; HOT-DIPPED A123.
G. SHOP PRIMER; TNEMEC SERIES 10, COLOR GRAY.

2. ALL STEEL EXPOSED TO WEATHER OR MOISTURE, INCLUDING BUT NOT LIMITING TO; LINTELS, BOLTS, NUTS, WASHERS, BOLLARDS, SILL ANGLES, JAMBS AND STEEL EMBEDDED IN EXTERIOR MASONRY OR CONCRETE, SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.

3. CONNECTIONS TO BE DESIGNED FOR ONE HALF OF THE UNIFORM LOAD CAPACITY OF THE BEAM AND MOMENT CONNECTIONS FOR THE FULL MOMENT CAPACITY OF THE BEAM.

4. WELDED CONNECTIONS SHALL BE MADE BY APPROVED CERTIFIED WELDERS USING FILLER METAL CONFORMING TO E70XX.

5. WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIALS BEING WELDED, UNLESS NOTED OTHERWISE, EXCEPT THAT FILLET WELDS SHALL BE A MINIMUM OF 3/16 INCHES.

CARPENTRY

1. ALL STRUCTURAL LUMBER SHALL BE GRADE STAMPED PER STANDARD GRADING RULES. UNLESS OTHERWISE NOTED, ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR.
NO. 2 KD 15%. INTERIOR.

2. NON-BEARING STUD WALLS SHALL BE STUD GRADE.

3. PLYWOOD SHEATHING SHALL BE DFPA GRADE STAMPED, TYPE CDS 5 PLY WITH EXTERIOR GLUE UNLESS OTHERWISE NOTED ON PLANS. WALLS SHALL BE A MINIMUM OF $\frac{15}{32}$ INCH THICK SHEATHING AND FLOORS $\frac{3}{4}$ INCH.

4. PRE-DRILL ALL HOLES FOR 20D AND LARGER NAILS AND LAG BOLTS.

5. DOUBLE TOP PLATES ON ALL EXTERIOR AND BEARING PARTITIONS (NOT OTHERWISE DETAILED). PLATES SHALL LAP 4'-0" MINIMUM AND 8'-0" MAXIMUM AT SPLICES. AND HAVE (14) 16D NAILS MINIMUM THROUGH EACH SIDE OF SPLICE.

6. SILLS AND ROOF BLOCKING SHALL BE PRESSURE TREATED WITH WATERBORNE SALT PRESERVATIVES.

WOOD HORIZONTAL AND VERTICAL SHEAR WALL DIAPHRAGMS

1. ALL METAL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE HOT- DIPPED GALVANIZED METAL SHAPES AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY, INC." AND BE ATTACHED BY THE GENERAL CONTRACTOR AS PER THE "SIMPSON STRONG-TIE" SPECIFICATIONS.

2. ALL EXTERIOR WALL SHEATHING SHALL BE A MINIMUM OF 15/32 INCH O. S. B. EXTERIOR SHEATHING OR $\frac{1}{2}$ INCH PLYWOOD. ZIP SYSTEM EXPOSURE 1 PANELS ARE ACCEPTABLE.

3. SHEAR WALL SHEATHING SHALL BE A MINIMUM OF 15/32 INCH EXPOSURE 1, EXTERIOR APA RATED SHEATHING 32/16. FASTENING SHALL BE PER THE SHEAR WALL FASTENING SCHEDULE ON THE DRAWINGS. SHEATHING MAY BE PLYWOOD, OSB, OR COMPOSITE MATERIAL.

4. ALL ROOF SHEATHING SHALL BE 5/8 INCH APA RATED PLYWOOD SHEATHING 32/16. USE EXPOSURE 1 PANELS, EXCEPT USE EXTERIOR PANELS FOR STARTER STRIPS ALONG EAVES AND WHEN LONG CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. INSTALL PANEL CLIPS ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS. ATTACH PANELS WITH GLUE AND 6D RING OR SCREW SHANK

5. ALL FLOOR SHEATHING SHALL BE 3/4 INCH TONGUE AND GROOVE, APA RATED "STUR-I-FLOOR", 48/24 SPAN RATING. USE EXPOSURE 1 PANELS, APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE JOISTS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS AND ATTACH PANELS BY GLUE-NAILING AS FOLLOWS:

A. SPREAD GLUE IN ACCORDANCE WITH RECOMMENDATIONS OF GLUE MANUFACTURER AND INDUSTRY PRACTICE.
B. STAGGER END JOINTS IN EACH SUCCEEDING ROW, LEAVING 1/8 INCH SPACE BETWEEN ALL END AND EDGE JOINTS, INCLUDING TONGUE AND GROOVE EDGES.
C. COMPLETE ALL NAILING OF EACH PANEL BEFORE GLUE SETS WITH 6D RING OR SCREW-SHANK NAILS AT 12 INCHES ON CENTER AT PANEL EDGES AND INTERMEDIATE SUPPORTS.

ENGINEERED LUMBER CONSTRUCTION

1. ENGINEERED LUMBER SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI AND A BENDING STRESS OF 3,100 PSI FOR BEAMS AND A MINIMUM MODULUS OF ELASTICITY OF 1,700,000 PSI AND A BENDING STRESS OF 2,650 PSI FOR COLUMNS.

2. LVL BEAMS AND PSL COLUMNS SHALL BE BOISE CASCADE VERSALAM OR EQUAL.

3. TIMBER CONNECTORS SHALL BE GALVANIZED SIMPSON STRONG-TIE OR EQUAL.

CLIENT:

WATERMARK DEVELOPMENT INC.
MR. LEE GOODMAN

DRAWING NOTES:

1. EXISTING CONDITIONS MAY VARY FROM THOSE SHOWN. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.

2. THESE PLANS AND SPECIFICATIONS ARE ARE THE PROPERTY OF LEON A. BOMBARDIER, PE ANY USE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ARCHITECT:

EMBARC STUDIO
ARCHITECTURE+DESIGN

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

LEON A. BOMBARDIER, PE
Structural Engineer
131 Lincoln Street
Abington, MA 02351
email. bse05@verizon.net
phone. (508) 631-3332 fax. (781) 878-7986

PROJECT:

73 SHERIDAN STREET
BOSTON, MA

DRAWING TITLE:

STRUCTURAL NOTES

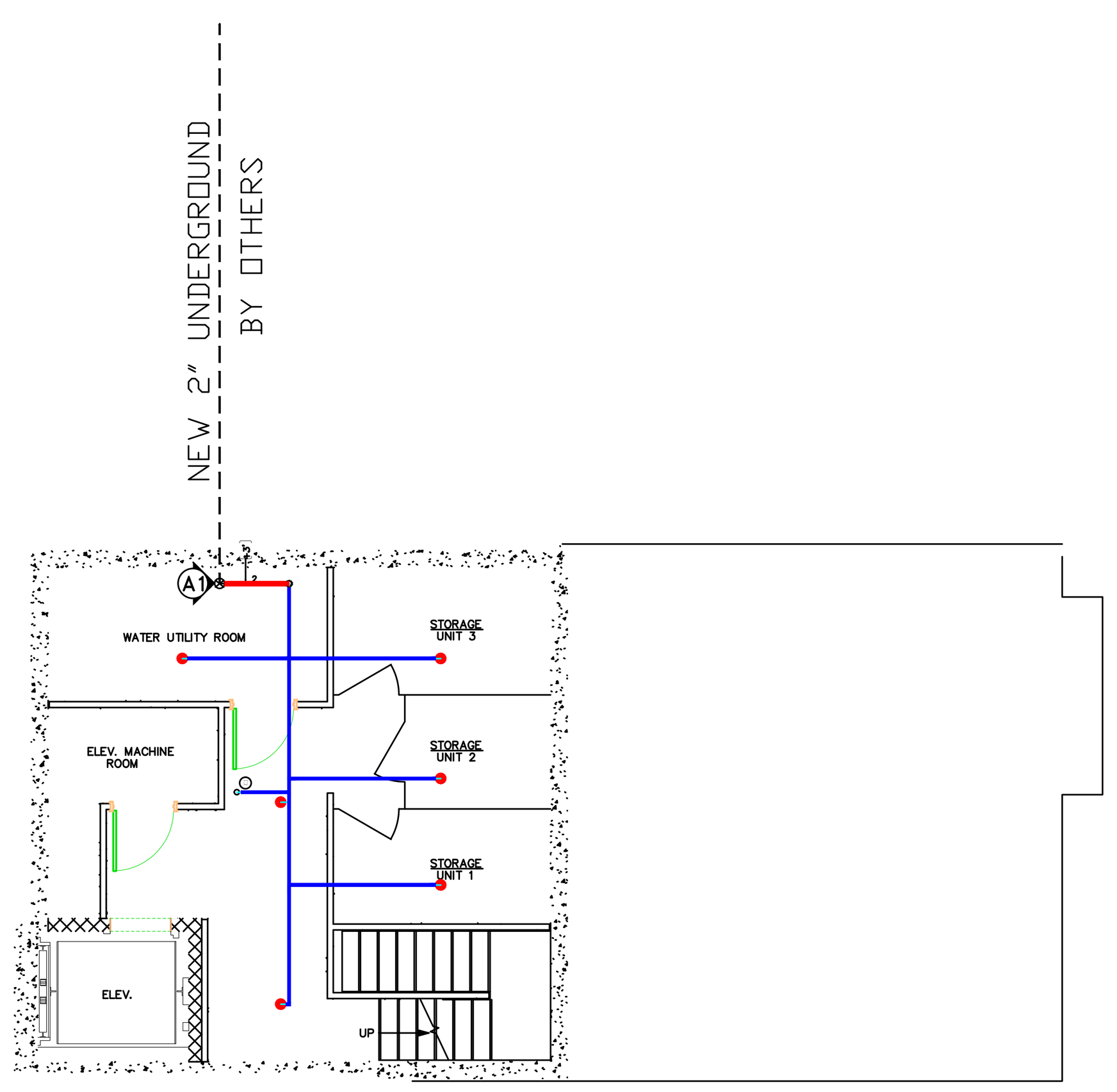
STAMP:

COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER

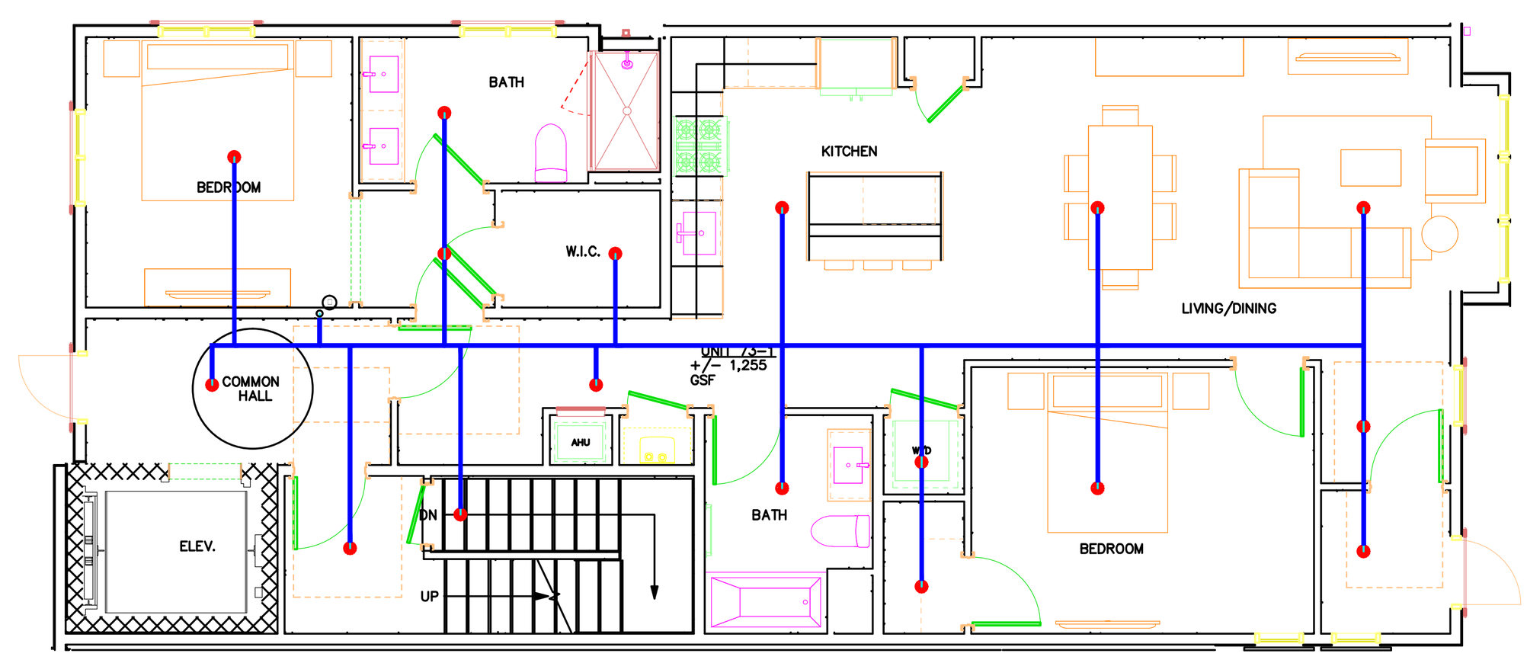
JUNE 4, 2019

SCALE:	AS NOTED
DATE:	6/04/2019
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2019-16

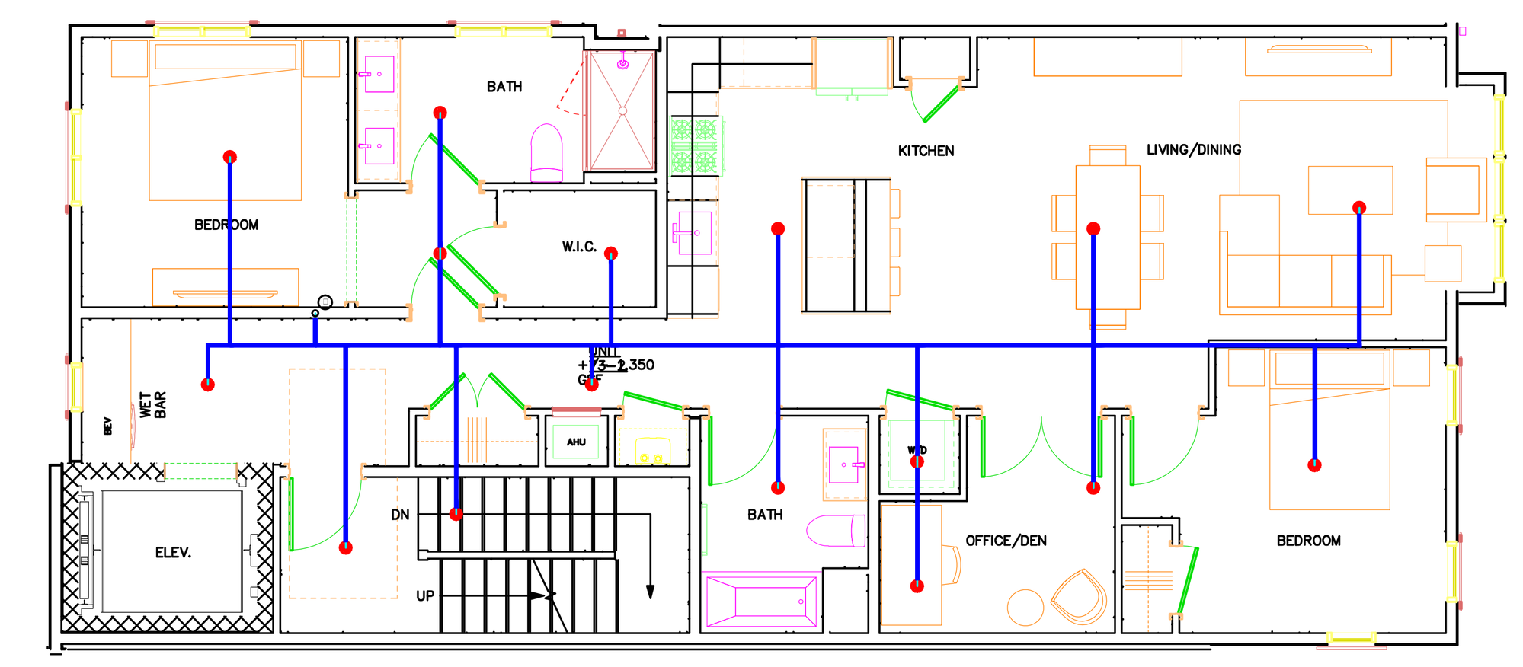
S-5



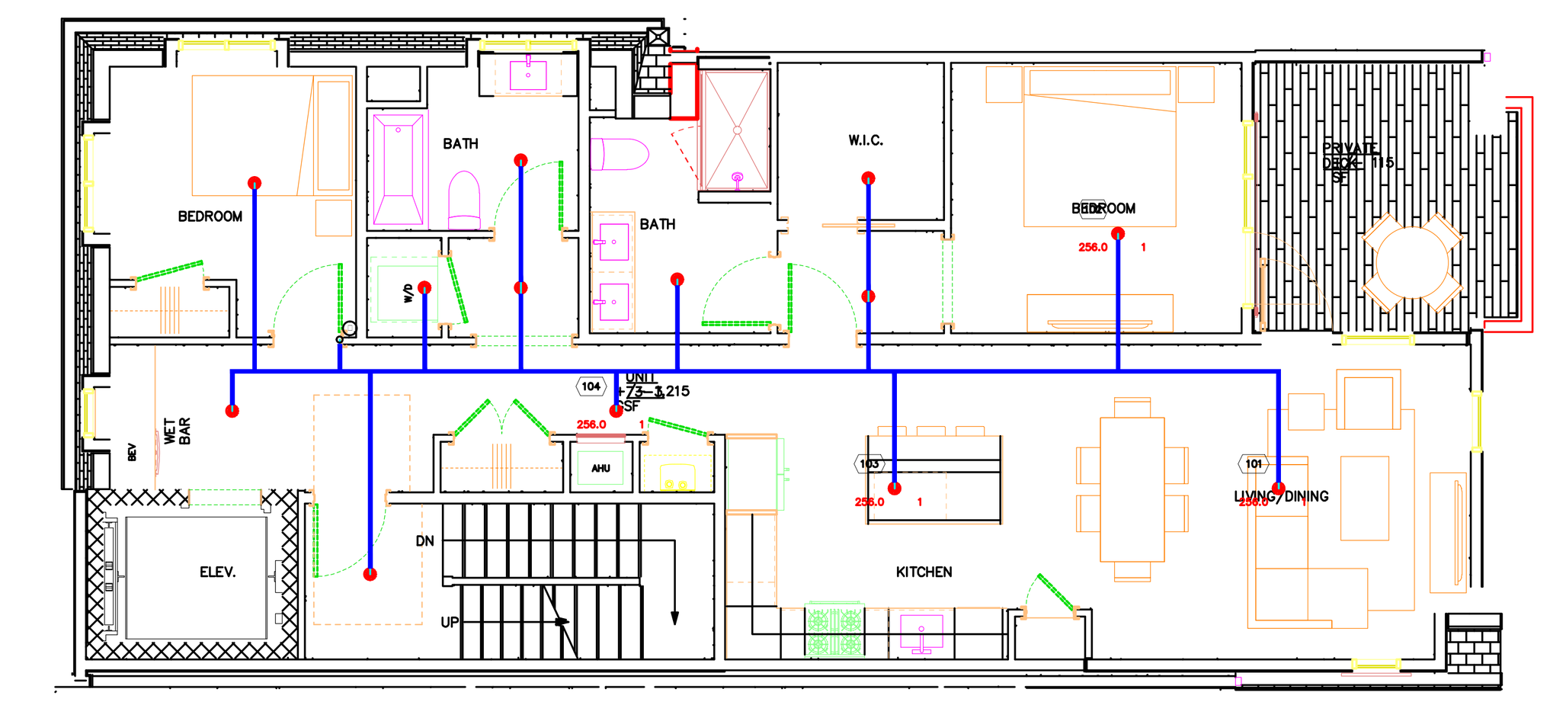
BASEMENT FLOOR PLAN



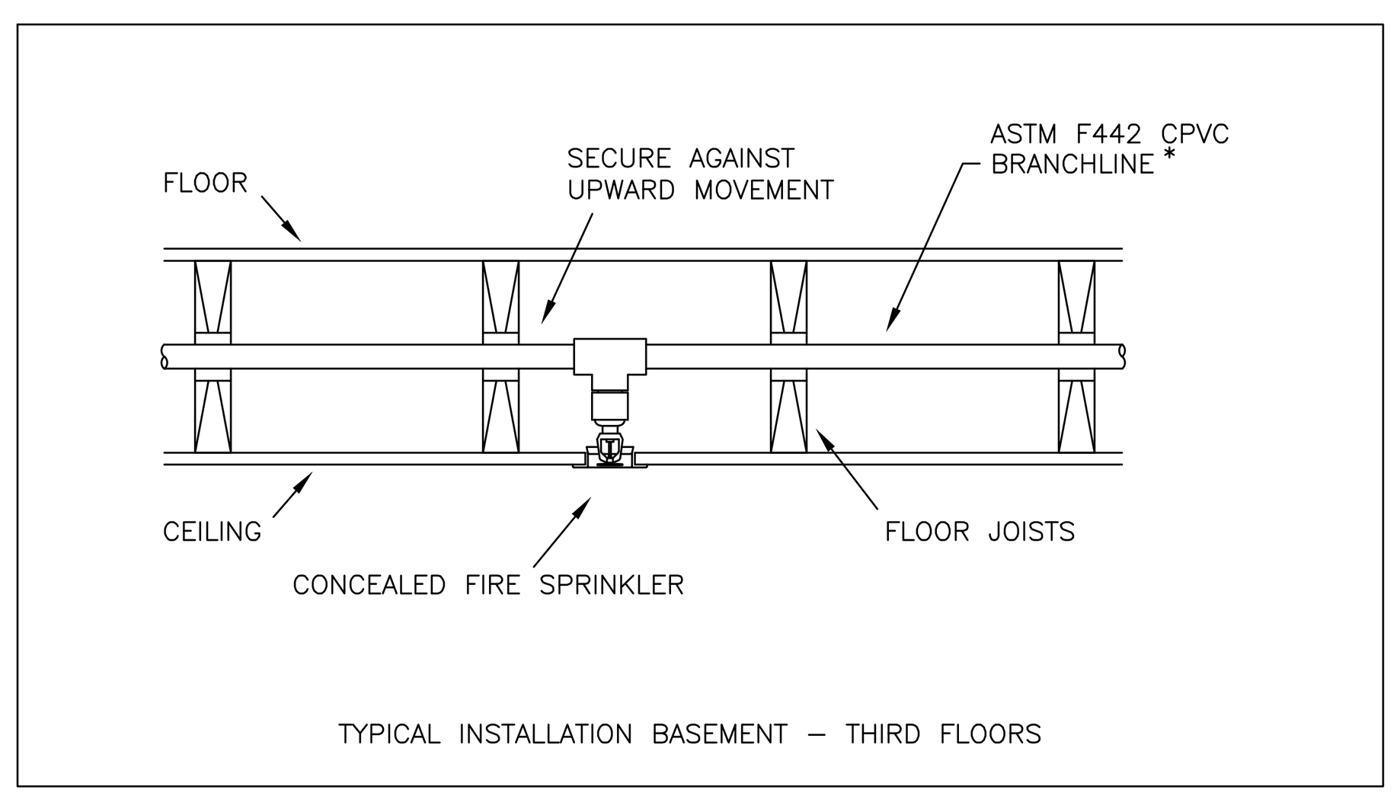
FIRST FLOOR PLAN

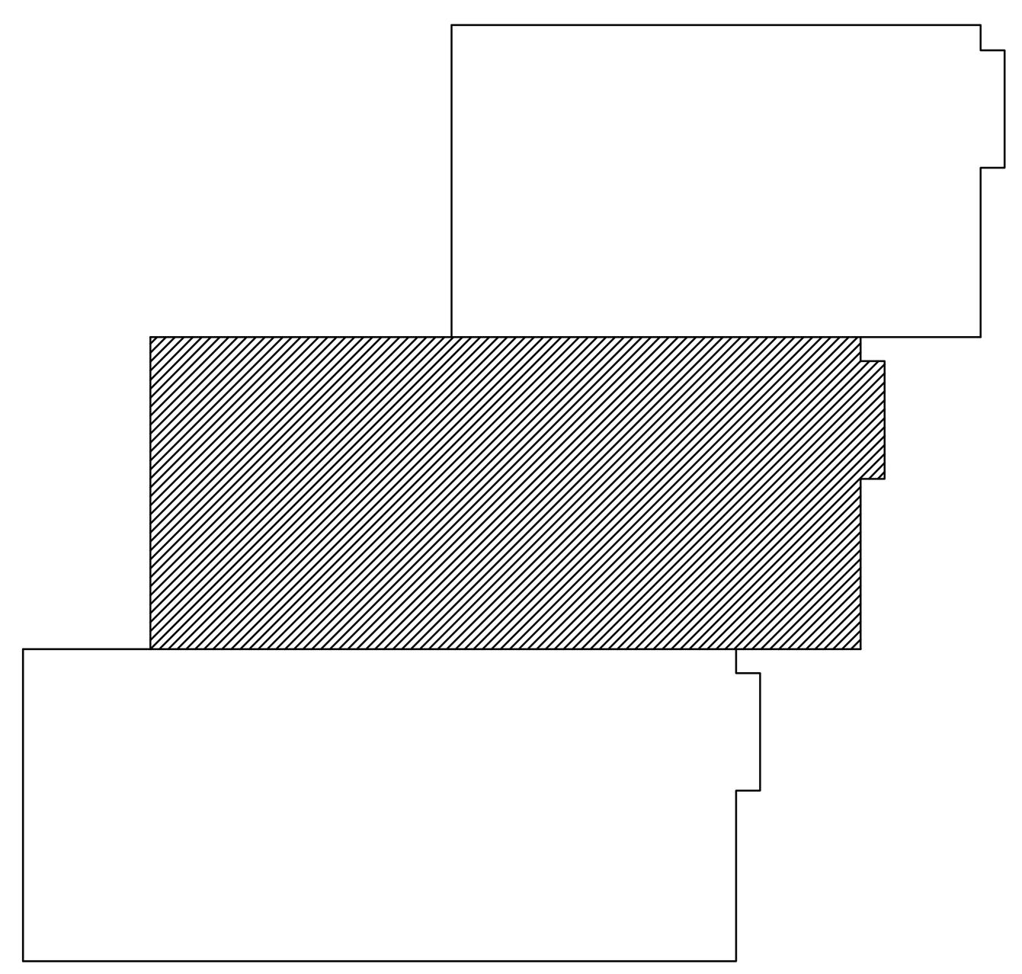


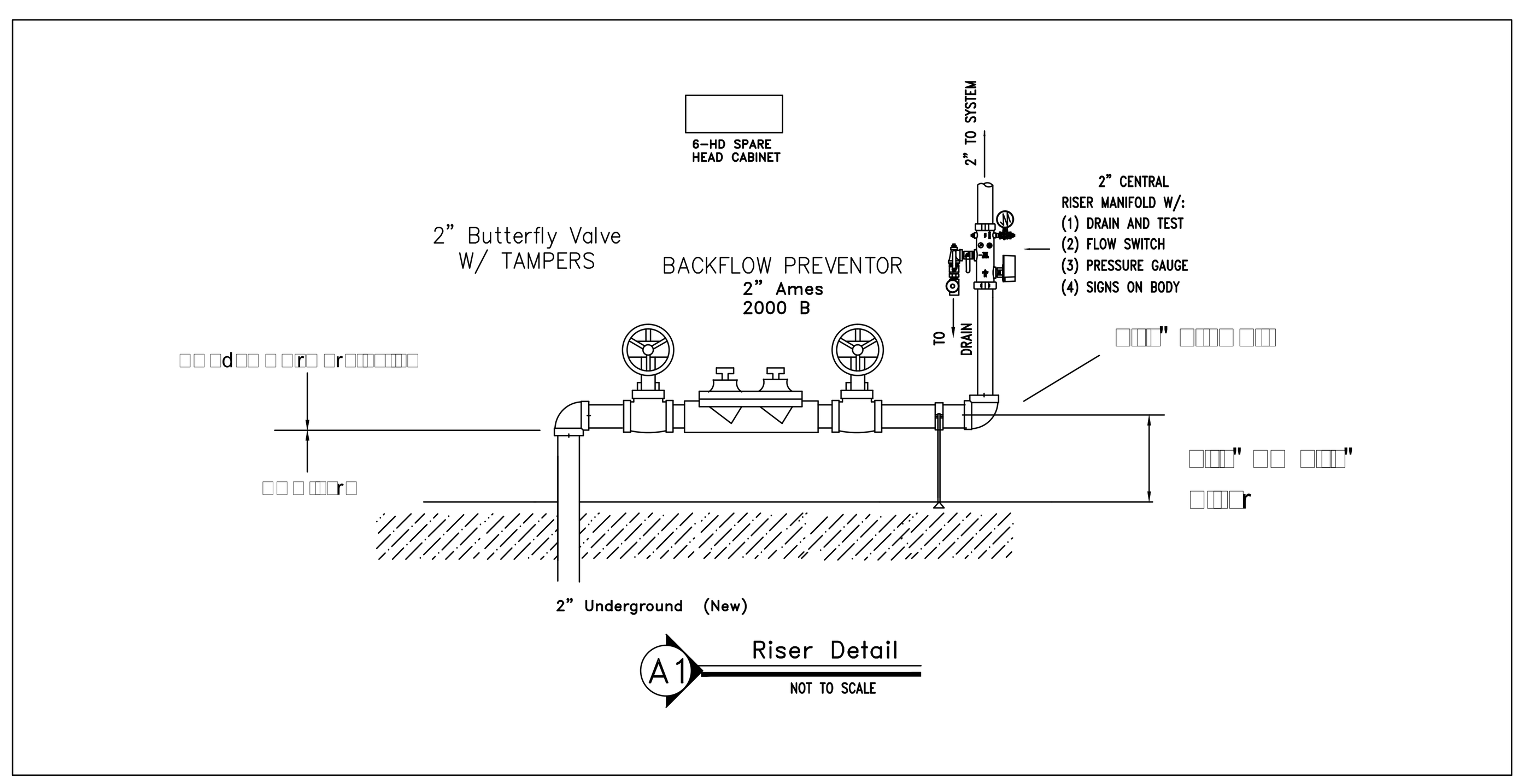
SECOND FLOOR PLAN



THIRD FLOOR PLAN







GENERAL NOTES:

1. ALL VALVES, FITTINGS AND EQUIPMENT TO BE UL APPROVED FOR FIRE PROTECTION.
2. ALL SPRINKLERS, FITTINGS, SWITCHES AND VALVES TO COMPLY WITH PROJECT SPECIFICATIONS.
3. ALL WORK SHALL MEET THE REQUIREMENTS OF NFPA-13R AND MA STATE BUILDING CODE 9TH EDITION.
4. ALL PIPING 1 1/4" AND SMALLER TO BE CVPC PLASTIC,
5. ALL PIPING 1 1/2" AND LARGER TO BE SCHEDULE 10 WITH MECH. FITTINGS.
6. ANY NECESSARY WIRING OR ELECTRICAL WORK WILL BE PERFORMED BY OTHERS.
7. HANGER SPACING, TYPE AND LOCATIONS TO COMPLY WITH N.F.P.A. 13R.
8. ALL NEW PIPING TO BE TESTED AT 200 PSI FOR 2 (TWO) HOURS.
9. MATERIAL AND TEST CERTIFICATES TO BE FORWARDED TO THE OWNERS REPRESENTATIVE UPON COMPLETION OF TESTING.
10. OWNER TO PROVIDE SUFFICIENT HEATING TO KEEP ALL PIPING & SPRINKLERS FROM FREEZING. (40 F OR OVER)
11. ALL PIPING TO BE SOFFITED BY OWNER

TYCO Pendent K 4.9 155 F 1/2" Sprinkler		
Coverage Area	Area Sq Ft	Minimum Design Flow (Pressure) Flow / Pressure Density
12' x 12'	144	13 GPM 7 PSI .091
14' x 14'	196	13 GPM 7 PSI .0664
16' x 16'	256	13 GPM 7 PSI .051
18' x 18'	324	17 GPM 12 PSI .053
20' x 20'	400	20 GPM 16.7 PSI .05

AREA 1
4 HEAD CALC

Remote Area 1	Flowing Heads 0			Start Head PSI	7.10
Wet / Dry	WET	Density	0.051	Start Head GPM	0.000
Hazard	Residential	Area	0.000	SQFT per Head	0.000
Code	NFPA 13R	Len/Wid Ratio	1.20	Elev–Hd to Riser (")	0.000
Construction		Max Velocity	19.1	PSI –Hd to Riser	0.000

Source Name or Location

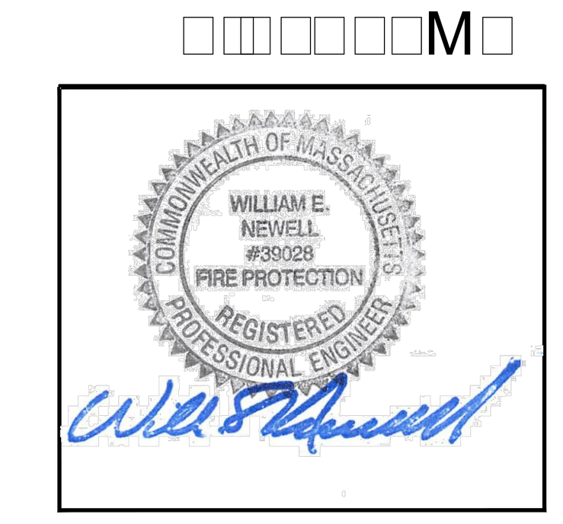
PSI Avail at Source	0.000	GPM Req'd at Source	0.000	Inside Hose	0.000
PSI Req'd at Source	0.000	Duration of Source	0.000	Outside Hose	250
Safety PSI	0.000	Req'd Source Volume	0.000		

Pressure Summary: Available Pressure of 0.0 psi is NOT SUFFICIENT to meet Required Pressure of 0 psi by 0 psi

Advanced Summary: Max Density Available 0.000; GPM at Max Available Density 0.000; PSI loss – TOR to Source 0.000; Rack Demand 0.000

NARRATIVE SPRINKLER SYSTEM DESCRIPTION:

INSTALLATION OF NEW WET SPRINKLER SYSTEM PER NFPA 13R. SPRINKLERS TO BE INSTALLED THROUGHOUT THE PREMISES. A SPRINKLER FLOW SWITCH SHALL BE INSTALLED TO INDICATE SPRINKLER FLOW. FLOW SWITCHES SHALL BE TIED IN TO NEW ELECTRIC BELL(BELL AND WIRING BY OTHERS) SHALL BE INSTALLED BY THIS CONTRACTOR AND WIRED BY OTHERS. ALL FLOW AND CONTROL VAVLES WILL BE MONITORED BY CENTRAL STATION ALARM AND THAT WATERFLOW ALARMS WILL SOUND LOCALLY AND THOUROUGHOUT BUILDING INEACH UNIT PER BUILDING CODE (ALL ALARM WORK DONE BY OTHERS) A NEW FIRE DEPARTMENT CONNECTION SHALL BE INSTALLED IN FRONT OF BUILDING WHERE INDICATED ON DRAWING. ELECTRIC BELL WILL BE INSTALLED IN SAME GENERAL LOCATION AS THE FIRE DEPARTMENT CONNECTION IN ORDER TO IDENTIFY THE LOCATION OF THE FIRE DEPARTMENT CONNECTION. NAMEPLATE ON FIRE DEPARTMENT CONNECTION SHALL BE LABELED AUTO SPRINKLER.



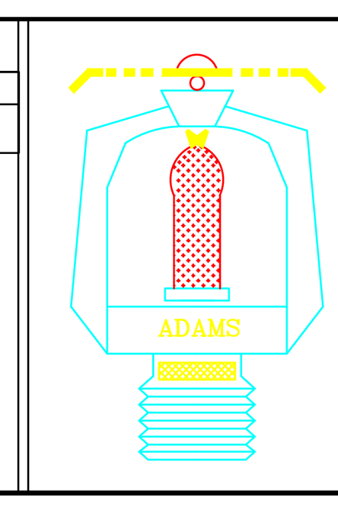
NOTES

Hydraulic Information		System Volume	0.000
Static Pressure	88.0	Flow Test Date	8/22/2018
Residual Pressure	86.0	Flow Test Location	92 Moreland Ave
Residual Flow	1736	Tested by	BW&S
Test Elevation (Relative to Source Elevation)	0.000		
Tank Pressure	0.000	Available Well Flow	0.000
Tank Volume	0.000		
Tank Elevation	0'–0"		
Pump Rated Pressure	0.000	Pump Manufacturer	
Pump Rated Flow	0.000	Pump Model	
Pump Elevation	0'–0"		
Construction	Wood	Occupancy	Residential
Authorities Having Jurisdiction	ISD/BFD		

REVISIONS

DATE	DESCRIPTION	BY

SPRINKLER SYMBOLS



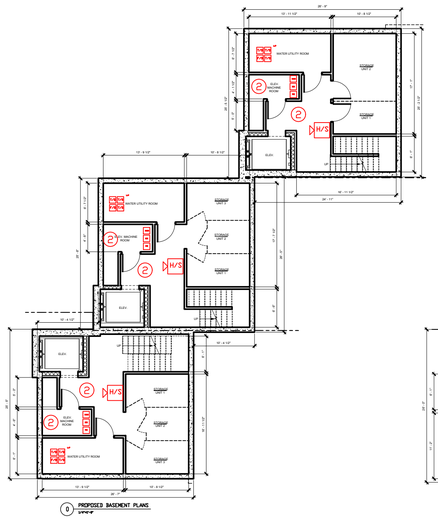
Adams Fire Protection, Inc.
75 First Street Unit #8
Bridgewater, MA 02324
www.adamsfireprotection.com
508-279-0014

73 Sheridan St
Jamaica Plain, MA

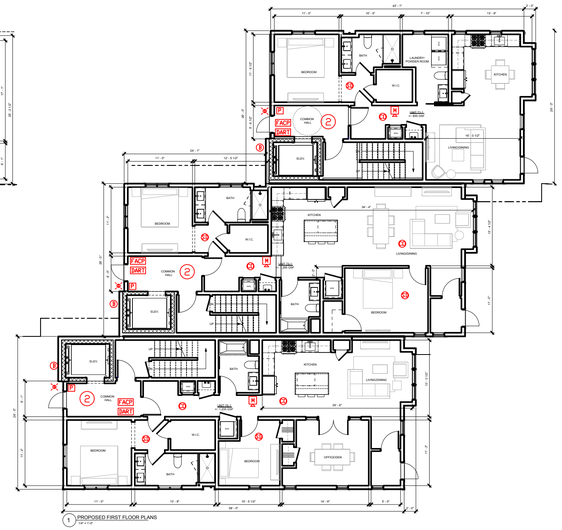
CONTRACTOR:

PIPING PLAN
AREA 1

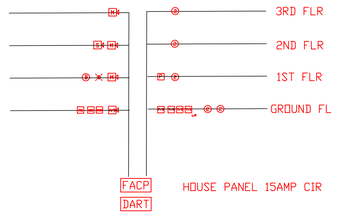
PERMIT NO.	
CONTRACT NO.	
APPROVAL	
DRAWN BY	BP/TI
SCALE	1/8" = 1'–0"
DATE	6/1/2019
REVISED 7/9/2018	FP 1 of1
PLOTTED	



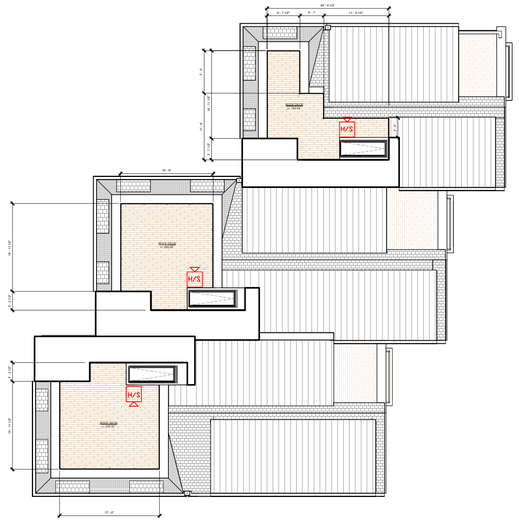
0 PROPOSED BASEMENT PLANS
1/16"=1'



1 PROPOSED FIRST FLOOR PLANS
1/16"=1'



TYPE 2 SYSTEM RISER



	GENERAL ALARM	SUPERVISORY SIGNAL	TROUBLE SIGNAL	CENTRAL STATION SIGNAL	LOCAL SIGNAL ONLY
PULL STATION	X			X	
TYPE 2 SMOKE DET	X			X	
WATERFLOW	X			X	
SPRINKLER TAMPER		X		X	
TYPE 3 SMOKE DET					X
TYPE 3 CO DETECTOR					X
SINGLE OPEN			X	X	
SINGLE SHORT			X	X	
GROUND FAULT			X	X	

GENERAL NOTES & NARRATIVE

THIS PLAN IS FOR THE PROPOSED FIRE NOTIFICATION SYSTEM FOR AN 8 UNIT RESIDENTIAL BUILDING AT 73 SHERIDAN AVE JAMAICA PLAIN MA 02130. USE GROUP R-2. THE BUILDING WILL BE FITTED WITH AN AUTOMATIC WET PIPE SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED PER NFPA 13, 2013 IN ALL AREAS. MA BUILDING CODE 9TH EDITION ALLOWANCE IN CHAPTER 9 FOR A COMMERCIAL USE TO BE HYDRAULICALLY CALCULATED.

THE FIRE SPRINKLER SYSTEM SHALL PROVIDE AN ALARM UPON ACTIVATION OF A FIRE SPRINKLER HEAD OR TEST VALVE. ALL CONTROL VALVES WILL HAVE TAMPER SWITCHES.

OWNER IS RESPONSIBLE FOR MAINTAINING THE SPRINKLER SYSTEM PER NFPA25, AND PROVIDING ADEQUATE HEAT (42°F).

BUILDING OWNER IS RESPONSIBLE TO CONTRACT AN APPROVED BOSTON FIRE DEPARTMENT VENDOR TO CONDUCT A SITE SURVEY TO DETERMINE IF THE BUILDING COMPLIES WITH CMR 780 916.2 TWO WAY COMMUNICATION REQUIREMENTS. A COMPLIANCE CERTIFICATE SHALL BE ISSUED.

THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT AND EXTENT OF WORK TO BE PERFORMED. THE LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY TO MEET STRUCTURAL OR JOB CONDITIONS.

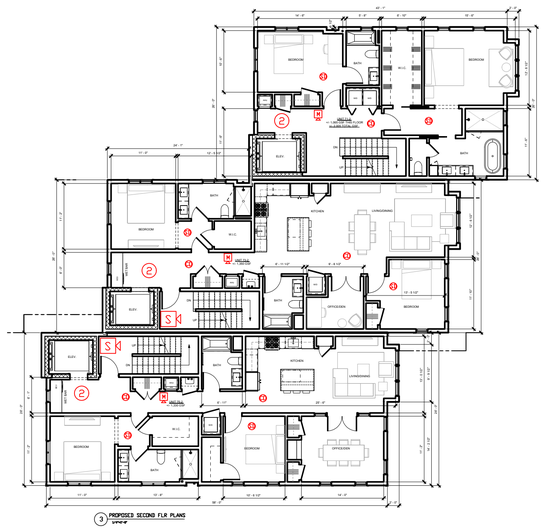
THE FIRE ALARM SYSTEM FOR THIS BUILDING IS MADE UP OF THE FOLLOWING:

1. FIRE ALARM CONTROL PANEL (ADDRESSABLE-TYPE) LOCATED IN FRONT ENTRANCE.
2. HORN AND LIGHT UNITS IN ALL COMMONS SPACES.
3. LOCAL SYSTEM SMOKE DETECTORS IN ALL RESIDENTIAL AREAS
4. FLOW AND TAMPER SWITCHES FOR SPRINKLER SYSTEM.
5. BEACON LOCATOR AND LIGHTS LOCATED ON OUTSIDE OF THE BUILDING NEAR FIRE ALARM CONTROL PANEL
6. GRADE "A" 6" SPRINKLER WATERFLOW BELL
7. ELEVATOR CAPTURE PHASE 1 & 2

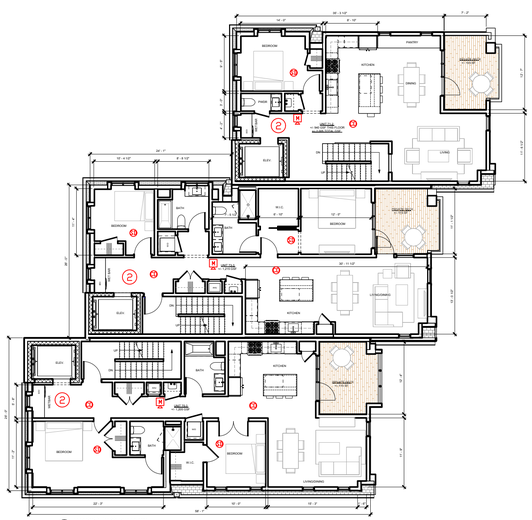
SYSTEM OPERATION
THE ACTIVATION OF ANY MANUAL FIRE ALARM STATION OR THE AUTOMATIC ACTUATION OF ANY SYSTEM SMOKE DETECTOR, SPRINKLER SYSTEM WATER FLOW SWITCH OR ANY OTHER APPROVED ALARM INITIATION DEVICE SHALL IMMEDIATELY RESULT IN THE FOLLOWING:

1. THE DEVICE IN ALARM SHALL BE INDICATED ON A DISPLAY AT THE LOCAL FIRE ALARM ALPHANUMERIC ANNUNCIATOR
2. THE AUDIBLE HORNS SHALL SOUND A TEMPORAL 3 PATTERN AT ALL LOCATIONS. R-2 DEVICES SHALL BE LOW FREQUENCY.
3. ALL VISUAL ALARM SIGNALS SHALL FLASH AT A SYCRONIZED PATTERN.
4. IF ALARM SIGNALS ARE SILENCED FOR ANY REASON, THEY SHALL AUTOMATICALLY RESOUND IF ANOTHER ADDRESS IS TRIPPED.
5. OUTDOOR BEACON LIGHTS WILL ILLUMINATE
6. AN OFF NORMAL TAMPER SWITCH SHALL PRODUCE AN AUDIBLE SUPERVISORY CONDITION ON THE FIRE ALARM PANEL AND TRANSMIT THE CONDITION TO THE CENTRAL STATION
7. IN THE EVENT OF A COMMERCIAL POWER INTERRUPTION, THE SYSTEM SHALL AUTOMATICALLY TRANSFER TO AN EMERGENCY BATTERY SOURCE.
8. ELEVATOR CAPTURE SHALL LATCH EVENT AND RECALL THE PASSENGER CAR TO A FLOOR APPROVED BY THE AHJ

THESE DRAWINGS ARE FOR DIAGRAMMATICAL USE ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE FIRE ALARM CONTRACTOR IS TO SUBMIT DRAWINGS TO BOSTON FIRE DEPARTMENT FOR REVIEW AND APPROVAL.



3 PROPOSED SECOND FLR PLANS
1/16"=1'



4 PROPOSED THIRD FLR PLANS
1/16"=1'

FIRE ALARM LEGEND

FACP	FIRE ALARM CONTROL PANEL
DART	DIGITAL ALARM TRANSMITTER, GSM
S	STROBE ONLY, SYSTEM SENSOR SPECTRALERT
S	TYPE 3 PHOTOELECTRIC 110vac SMOKE DETECTOR
C	TYPE 3 COMBO 110vac CO AND PHOTO SMOKE
B	GRADE A SPRINKLER BELL
P	PULL STATION
	OUTDOOR LOCATOR BEACON
T/S	TAMPER SWITCH
F/S	FLOW SWITCH
H/S	HORN/STROBE SYSTEM SENSOR SPECTRALERT
M	MINI HORN, LOW FREQUENCY 75 DB AT PILLOW
2	TYPE 2 SYSTEM PHOTO SMOKE DET

PRESTIGE ALARM & SERVICE
811 WASHINGTON ST. STE 1
PEMBROKE, MA 02359
prestigealarm@rmsn.com
617.328.6500 o 781.829.1105 f
MA LIC 1019 7/19

NO.	DATE	BY	REVISION

PROJECT NAME	– 8 UNIT RESIDENTIAL R-2
PROJECT ADDRESS	– 73 SHERIDAN AVE JAMAICA PLAIN MA 02130
SHEET TITLE	– CMR 780 FIRE ALARM PLAN 9TH ED
PROJECT NO	
DATE	4/1/19
SCALE	N.T.S
DRAWN BY	JMC
CHECKED BY	JMC

FA 1.0

71-75 SHERIDAN STREET

BOSTON, MA 02130

AUGUST 8, 2019

ISSUED FOR CONSTRUCTION

ERT 987106

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS W/ DISABILITIES ACT
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AV.	AUDIO VISUAL
BLDG.	BUILDING
BLKG.	BLOCKING
B.O.	BOTTOM OF
CAB.	CABINET
C.H.	CEILING HEIGHT
CLR.	CLEAR
CL	CENTERLINE
COL.	COLUMN
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
C.J.	CONTROL JOINT
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DWG.	DRAWING
(E)	EXISTING
EL.	ELEVATION
ELEC.	ELECTRICAL
EQ	EQUAL
FD.	FLOOR DRAIN
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
GFIC	GROUND FAULT INTERCEPTOR CIRCUIT
GSM.	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
H OR HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
H.B.	HOSE BIB
HM	HOLLOW METAL
MAX.	MAXIMUM
M.O.	MASONRY OPENING
MECH.	MECHANICAL
MEP	MECHANICAL ELECTRICAL PLUMBING
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P.G.	PAINT GRADE
PLYWD.	PLYWOOD
PTD.	PAINTED
R.D.	ROOF DRAIN
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
S.G.	STAIN GRADE
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
SQ.	SQUARE
SPEC.	SPECIFICATION
S.S.D.	SEE STRUCTURAL DRAWINGS
SSTL.	STAINLESS STEEL
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
T.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THK.
T.O.	TOP OF
T.S.	TUBULAR STEEL
TYP.	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD.	WOOD
WPM.	WATERPROOFING MEMBRANE

SYMBOLS

- 1 / A201 — REFERENCE NUMBER: BUILDING SECTION; DRAWING SHEET
- 1 / A201 — REFERENCE NUMBER: DETAIL; DRAWING SHEET
- 1 / A201 — REFERENCE NUMBER: DRAWING; DRAWING SHEET
- 1 / A401 — REFERENCE NUMBER: INTERIOR ELEVATION; DRAWING SHEET
- 1 / A401 — REFERENCE NUMBER: EXTERIOR ELEVATION; DRAWING SHEET
- N — NORTH ARROW
- A — WINDOW TAG
- 100 — DOOR TAG
- W101 — WALL TYPE TAG
- 1 — APPLIANCE TAG
- 1 — REVISION TAG
- ℄ — CENTER LINE

GENERAL REQUIREMENTS

1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCALS BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
2. CONTRACTOR SHALL EXAMINE THE PREMISES AND SITE SO AS TO COMPARE THEM TO THE CONTRACT DRAWINGS AND WILL BE FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID NUMBER. ALLOWANCES ARE TO BE MADE TO INCLUDE ALL ITEMS OF WORK INCLUDING BOTH LABOR OR MATERIALS FOR ALL NOTED, DETAILS, OR IMPLIED ITEMS REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS AND SPECIFICATIONS.
3. ALL SUBCONTRACTORS SHALL INSPECT THE SITE AND CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE GENERAL CONTRACTOR WHO WILL CONVEY THESE TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OR PERSON DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
5. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING THE SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
6. ALL CONSTRUCTION MATERIALS AND SUPPLIES ARE TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
7. IF ERRORS OR OMISSIONS ARE FOUND IN THE CONTRACT DOCUMENTS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
8. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHALL ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
9. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
10. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS.
11. THESE NOTES ARE TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED THAT ARE APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK.
12. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2015, THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015, AND THE MASSACHUSETTS BUILDING CODE 2015 AMENDMENTS. CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE SECTIONS.

VICINITY MAP

PROJECT DATA

PROJECT ADDRESS: 75 SHERIDAN STREET (PARCEL 1900219000)

ZONING SUBDISTRICT: 3F-5000 ARTICLE 55 TABLE A

DESIGN OVERLAY DISTRICT REGUALTIONS: DESIGN REVIEW BY BPDA REQUIRED, PER ARTICLE 80E, SMALL PROJECT REVIEW

PROJECT DESCRIPTION:
DEVELOPMENT OF THREE, THREE-FAMILY TOWNHOUSES, TWO WITH THREE DWELLINGS AND ONE WITH TWO DWELLINGS. EACH TOWNHOUSE INCLUDES COMMON BASEMENT AND OFF-STREET PARKING SPACES.

USE GROUP	CONSTRUCTION TYPE
R-2 - MULTI-FAMILY RESIDENTIAL	VB

ZONING REVIEW

ARTICLE 55 3F-5000 SUBDISTRICT	ALLOWABLE/REQ'D	PROPOSED	COMPLIANCE	NOTES
USE	3F-5000	3 FAMILY TOWNHOUSE	YES	6
MINIMUM LOT AREA	17,000 SF	+/-19,447 SF	YES	1
MINIMUM LOT WIDTH, FRONTAGE	25'-0"	99'-3", 80'-3" (BUILDING)	YES	11
FLOOR AREA RATIO	0.60	0.59	YES	2
BUILDING HEIGHT	3 STORIES, 35'-0"	3 STORIES, 34'-7"	YES	7,8
USABLE OPEN SPACE PER D.U.	9,146 SF	9,402 SF	YES	9,10
MINIMUM FRONT YARD	15'-0" OR EXIST'G STREET WALL ALIGNMENT	19.09'	YES	3
MINIMUM SIDE YARD	17'-0" AGGREGATE 20'-0"	19'-8 1/2"	YES	4,5
MINIMUM REAR YARD		90.5'	YES	-
OFF-STREET PARKING	1.25 SPACES/D.U. = 10 SPACES	10	YES	-

GROSS SQUARE FOOTAGE	SQ. FT. PER FAR	NO DEDUCTIONS
BASEMENT	0	2,117
GROUND FLOOR	4,144	4,208
SECOND FLOOR	3,964	4,016
THIRD FLOOR	3,348	3,402
TOTAL	11,456 SF	13,743 SF

SHEET LIST

ZONING NOTES

1. 3,000 SF FOR THE FIRST DWELLING UNIT, 2,000 SF FOR EACH ADDITIONAL UNIT.
2. MAX BUILDABLE AREA ON LOT = 11,668 SF. ACTUAL FAR SQ.FT = 11,456 SF. FAR CALCULATION INCLUDES ALL HABITABLE SPACES AND COMMON AREAS. CALCULATION EXCLUDES COMMON UTILITY ROOMS, STORAGE ROOMS, LAUNDRY, AND BASEMENT AREAS. ELEVATOR HOISYWAY SQ. FT. ACCOUNTED FOR ONCE. NOTE: REFER TO 'FAR DEDUCTION ZONES' ON SHEET A002 FOR REQUIREMENTS AT TOP FLOOR UNIT WHERE SLOPED ROOF CONDITION EXISTS.
3. THE EXISTING STREET WALL ALIGNMENT IS TAKEN BETWEEN CRANSTON STREET AND CHESTNUT AVE. BASED ON THE ASSESSMENT, THE SETBACK WITH THE GREATEST AGGREGATE LOT WIDTH IS BETWEEN 5 FEET AND 10 FEET. THE PROPOSED FRONT YARD SETBACK IS 19.09' AND THERE IS NO CODE PROHIBITION EXCEEDING THE MINIMUM FRONT YARD SETBACK.
4. SEVEN (7) FEET FROM A SIDE LOT LINE AND TEN (10) FEET FROM AN EXISTING STRUCTURE ON AN ABUTTING LOT, PROVIDED THAT 1.) THE AGGREGATE WIDTH OF TWO SIDE YARDS SHALL BE NOT LESS THAN SEVENTEEN (17) FEET, AND 2.) THE WIDTH OF ANY SIDE YARD IN WHICH THERE IS A DRIVEWAY PROVIDING ACCESS TO OFF-STREET PARKING SPACES OR OFF-STREET LOADING FACILITIES REQUIRED BY THIS ARTICLE SHALL BE NOT LESS THAN TEN (10) FEET.
5. THE PROPOSED LEFT SIDE YARD IS A MINIMUM OF 12.7', AND WILL BE USED TO ACCESS THE OFF-STREET PARKING IN THE REAR YARD. THE PROPOSED RIGHT SIDE YARD IS 7 FEET IN WIDTH, AND IS <10' FROM THE STRUCTURES ON THE ADJACENT LOT. ALSO TO NOTE, TOWNHOUSE BUILDINGS ARE ONLY REQUIRED TO HAVE SIDE YARDS THAT ARE NOT ATTACHED TO ANOTHER DWELLING.
6. TWO AND THREE FAMILY DWELLINGS ARE "ALLOWED." "TOWNHOUSE" IS ALSO 'ALLOWED', DEFINED AS ONE OF A GROUP OF THREE OR MORE ATTACHED DWELLINGS ON THE SAME LOT. THE MAXIMUM NUMBER OF DWELLINGS ALLOWED IN A TOWNHOUSE IS THREE.
7. BUILDING HEIGHT MEASURED THE HIGHEST POINT OF THE MEAN LEVEL OF THE HIGHEST SLOPED DORMER. SEE A002.
8. "GRADE" IS DEFINED IN ARTICLE 2A, AND IS MEASURED FROM THE SIDEWALK, THE AVERAGE ELEVATION OF THE FRONT LOT LINE, OR A POINT 20' FROM THE BUILDING, WHICHEVER IS NEARER. FOR THE PROPOSED REDEVELOPMENT, THE BUILDINGS ARE EACH SET BACK A MINIMUM OF 21' FROM THE FRONT LOT LINES. "GRADE" IS THE AVERAGE ELEVATION OF THE GROUND, MEASURED 20' FROM THE FRONT OF EACH BUILDING.
9. USABLE OPEN SPACE: 750 SF FIRST UNIT, 500 SF FOR EACH ADDITIONAL UNIT; PLUS, FOR EACH DWELLING UNIT, 25% OF THE LOT AREA IN EXCESS OF THE MINIMUM.
   CALCULATION:
   LOT AREA- 19,447 SF / EXCESS LOT AREA = 2447SF X 25% = 612SF
   UNIT 1: 750+612=1,362SF / UNITS 2-8: 3,500+4,284 = 7,784SF
   TOTAL OPEN SPACE REQUIRED = 9,146 SF
   TOTAL OPEN SPACE PROVIDED = 9,402 SF
10. ALL OPEN SPACE MUST HAVE AN UNOBSTRUCTED LENGTH OF NOT LESS THAN TEN (10) FEET AND AN UNOBSTRUCTED WIDTH OF NOT LESS THAN TEN (10) FEET.
    NOTE: ROOF DECKS AND BALCONIES OVER 6' IN WIDTH ARE PERMITTED TO CONTRIBUTE TO USABLE OPEN SPACE, PER TABLE E, FOOTNOTE E OF THE ZONING CODE, HOWEVER HAVE NOT BEEN INCLUDED IN THIS CALCUATION. REFER TO SHEET A010 FOR OPEN SPACE DIAGRAM.
11. THE LOT FRONTAGE IS +/-99'-3"; THE LOT WIDTH AT THE PROPOSED DWELLINGS' LOCATION IS +/-80'-3 1/2" AND IS COMPLIANT. REFER TO SHEET A010 FOR ADDITIONAL INFO.

ARCHITECT
EMBARC
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330
www.embarcstudio.com

OWNER
LEE GOODMAN
WATERMARK DEVELOPMENT, INC.
1705 COLUMBUS AVE BOSTON, MA 02119

CONSULTANTS

STRUCTURAL
BOMBARDIER STRUCTURAL
131 LINCOLN STREET
ABINGTON, MA 02351
(508) 631-3332

CIVIL
GREATER BOSTON SURVEY
9 FREDITH ROAD
WEYMOUTH, MA 02189
(781) 413-7029

LANDSCAPE
VERDANT
318 HARVARD AVE
BROOKLINE, MA 02446
(617) 735-1180

71-75 SHERIDAN STREET
BOSTON, MA 02130
ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT — ANTAGONI BROS — NO. 20350 — BOSTON — MA — COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	As indicated

DRAWING TITLE
#75 COVER

DRAWING NUMBER
A000

C:\Users\lomeranger\Documents\17048_73 Sheridan Street_2.0 single lot_lomeranger@embarcstudio.com.rvt
8/9/2019 10:18:53 AM

MERIDIAN BASIS FROM PLAN RECORDED IN PLAN 172 OF 2013

#43 CRANSTON STREET
PARCEL ID 1900215001
Now or Formerly
PAULA A. CARRANZA
29435/329 (DEED)
3962/390 (PLAN)

#45 CRANSTON STREET
PARCEL ID 1900216000
Now or Formerly
MARY H. WISSEMANN & ANDREW A. KING
51490/310 (DEED)
PLAN 172 OF 2013 (PLAN)

#47–49 CRANSTON STREET
PARCEL ID 1900217000
Now or Formerly
47–49 REALTY TRUST
DENNIS E. HOGAN (trustee)
PATRICIA T. HOGAN (trustee)
30820/49 (DEED)
2221/321 (PLAN)
3286/374 (PLAN)

#51 CRANSTON STREET
#69 SHERIDAN STREET
PARCEL ID 1900218000
Now or Formerly
THE SHERIDAN/CRANSTON CONDOMINIUM
16433/55 (MASTER DEED & PLAN)
3286/374 (PLAN)

N40°00'00"E 218.15'

5' C.L.F.

SHERIDAN STREET
(VARIABLE WIDTH – PUBLIC)

PAUL GORE STREET
PARCEL ID 1900248000
Now or Formerly
CITY OF BOSTON
"PAUL GORE PARK"
L–2781

N62°39'40"W 101.25'

#73 SHERIDAN STREET
PARCEL ID 1900219000
Now or Formerly
SCOTT E. & JAI JOHNSON UNDERHILL
40324/167 (DEED)
940/END (PLAN)

AREA=
19,447± S.F.

#2–4 PAUL GORE TERRACE
PARCEL ID 1900244000
Now or Formerly
2–4 PAUL GORE TERRACE REAL ESTATE TRUST
ROSANA RIVERA (trustee)
52916/125 (DEED)
1831/431 (PLAN)

S39°34'40"W 177.30'

#77 SHERIDAN STREET
PARCEL ID 1900220000
Now or Formerly
BRUCE MARKS & MARISSA LANDRAU–PIRAZZI
40352/221 (DEED)
371/END (PLAN) (NORFOLK COUNTY)

S40°34'04"E 34.47'

S38°24'51"E 64.80'

#73

2 1/2 STORY WOOD

1 STORY GARAGE

PATIO

GARDEN

GRASS

CONC.

COMPOST

AREA

6" WOOD

BIT. CONC.

R=134.25
I=125.2

R=131.19
I=127.15

10" D

10" S

12" S

SH12 Cl 1937 (2003)

LEGEND:

- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- GAS SHUT OFF
- WATER SHUT OFF
- BOSTON WATER VALVE
- CATCH BASIN
- LIGHT POLE

BIT.	BITUMINOUS
CONC.	CONCRETE
DH	DRILL HOLE
SB	STONE BOUND
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
	DECIDUOUS TREE
BS	BOTTOM OF STEPS
TS	TOP OF STEPS
BW	BOTTOM OF WALL
TW	TOP OF WALL
N/F	NOW OR FORMERLY
FFE	FIRST FLOOR ELEVATION
BC	BOTTOM OF CURB
TC	TOP OF CURB
R=	RIM ELEVATION
I=	INVERT ELEVATION

- X — FENCE
- S — SEWER
- D — DRAIN
- G — GAS
- OHW — OVERHEAD WIRE

NOTES
1) ELEVATIONS REFER TO BOSTON CITY BASE.

2) UNDERGROUND UTILITIES ARE ONLY SHOWN FROM LIMITED RESEARCH ONLY. THERE IS EVIDENCE OF ADDITIONAL LINES IN THE AREA.

REFERENCES

1. BOSTON PUBLIC WORKS DEPARTMENT LAYOUT PLAN L–1716, L–2272, L–6843.

2. BOSTON PUBLIC WORKS DEPARTMENT SURVEY FIELD NOTES BK BBS 108/70–77.

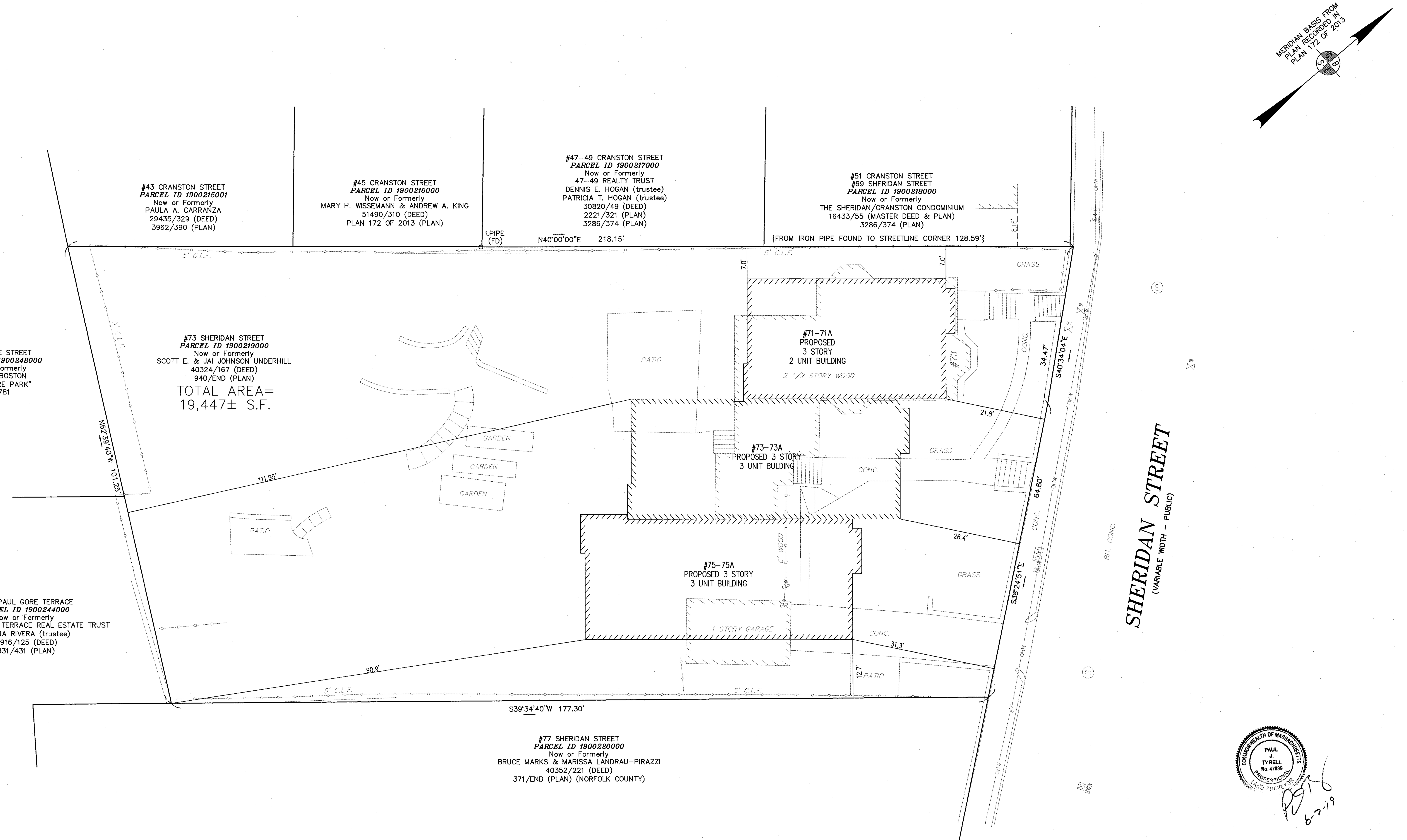
0 5 10 20 40
SCALE: 1"=10'

TOPOGRAPHIC SURVEY
73 SHERIDAN STREET
BOSTON, MASSACHUSETTS
(JAMAICA PLAIN DISTRICT)

PREPARED FOR

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

CALC BY: DGM	CHECK BY:	DATE: OCTOBER 27, 2018	SCALE: 1"=10'



PLAN OF PROPOSED CONSTRUCTION
73 SHERIDAN STREET
BOSTON, MASSACHUSETTS
(JAMAICA PLAIN DISTRICT)

PREPARED FOR
LEE GOODMAN
1705 COLUMBUS AVENUE
BOSTON, MA 02119
617-212-8583

GREATER BOSTON SURVEYING AND ENGINEERING
19 FREDITH ROAD
WEYMOUTH, MA 02189
(781) 331-8128

CALC BY:DGM	CHECK BY: PJT	DATE:MAY 21, 2019	SCALE: 1"=10'

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

PAUL J. TYRELL, PLS

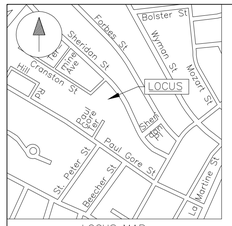
DATE

0 5 10 20 40
SCALE: 1"=10'

REFERENCES

1. BOSTON PUBLIC WORKS DEPARTMENT LAYOUT PLAN L-1716, L-2272, L-6843.
2. BOSTON PUBLIC WORKS DEPARTMENT SURVEY FIELD NOTES BK BBS 108/70-77.

LAND USE CODE R3



LOCUS MAP
N.T.S

MERIDIAN BASIS FROM PLAN RECORDED IN PLAN 172 OF 2013

BOSTON WATER & SEWER COMMISSION

Cross Connection

Approval: _____ _____
Date:

Discharge Enforcement

Approval: _____ _____
Date:

BOSTON WATER AND SEWER COMMISSION INSPECTOR SIGN OFF

1	2" FIRE PIPE	INSPECTOR	DATE
2	1" WATER SERVICE	INSPECTOR	DATE
3	6" SEWER SERVICE	INSPECTOR	DATE
4	TRENCH DRAIN	INSPECTOR	DATE
5	INFILTRATION SYSTEM #1	INSPECTOR	DATE
6	CB #2	INSPECTOR	DATE
7	CB #1	INSPECTOR	DATE
8	INFILTRATION SYSTEM #2	INSPECTOR	DATE
9	DOWNSPOUT OVERFLOW	INSPECTOR	DATE
	AS-BUILT FEE	INSPECTOR	DATE

75-75A SHERIDAN STREET, WARD 19 PARCEL 219
NEW ACCOUNT
BWSC SITE PLAN #XXXXXXXX

BOSTON WATER AND SEWER COMMISSION

Reviewed and approved as to proposed connection(s) to existing Water and Sewer facilities as shown, for issue of Building Permit Only. Additional Permits must be obtained from BWSC prior to connection to BWSC facilities. Site Plans are valid for a period of one (1) year from date of approval.

JOHN P. SULLIVAN, JR. P.E.
Chief Engineer

ALL WATER, SEWER AND DRAIN SERVICE CONNECTIONS TO BOSTON WATER AND SEWER COMMISSION FACILITIES MUST BE PERFORMED BY A BONDED DRAIN LAYER LICENSED BY THE BOSTON WATER AND SEWER COMMISSION.

ANTICIPATED SEWAGE FLOW
110 GAL./DAY/BEDROOMx8 BEDROOMS =880 GPD

INFILTRATION STORAGE CALCULATION

BUILDING AREA	= 4,197 S.F.
PARKING AREA	= 4,682 S.F.
WALKWAY	= 489 S.F.
TOTAL	= 9,368 S.F.

INFILTRATION VOL. REQUIRED = 9,368 S.F. x 1"(1/12)=780 C.F.
TOTAL VOL. PROVIDED = 954 C.F.

WATER AND SEWER NOTES
1. ALL ELEVATIONS ARE RELATIVE TO BOSTON CITY BASE.

2. ALL WATER AND SEWER CONNECTIONS SHALL CONFORM WITH THE BOSTON WATER AND SEWER COMMISSION RULES AND REGULATIONS.

3. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES IS FROM PLANS AND RECORDS AND SHOULD BE CONSIDERED APPROXIMATE.

4. ALL CONSTRUCTION PERFORMED ON BWSC SYSTEMS, SYSTEMS TRIBUTARY TO BWSC SYSTEMS OR CONSTRUCTION WORK PERFORMED ON SYSTEMS WHOSE OWNERSHIP MAY BE TRANSFERRED TO THE BWSC MUST BE INSPECTED BY A BWSC INSPECTOR AT THE CONTRACTORS EXPENSE.

5. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AT LEAST 72 HOURS BEFORE STARTING ANY EXCAVATION OPERATIONS.

6. WATER CONNECTIONS SHALL BE IN A SEPARATE TRENCH A MINIMUM OF 10 FT. FROM THE SEWER SERVICE.

7. NO BATHROOM FIXTURES ARE TO BE INSTALLED IN THE BASEMENTS. IF PROPOSED IN THE FUTURE A BWSC APPROVED BACKWATER VALVE DEVICE SHALL BE INSTALLED.

8. A DYE TEST WILL BE PERFORMED BY BWSC INSPECTOR(S) BEFORE OCCUPANCY OF BUILDING CAN BE TAKEN.

9. ALL EXISTING AND ABANDONED WATER AND SEWER SERVICES LOCATED IN THE FIELD SHALL BE CUT AND CAPPED AT THE MAIN.

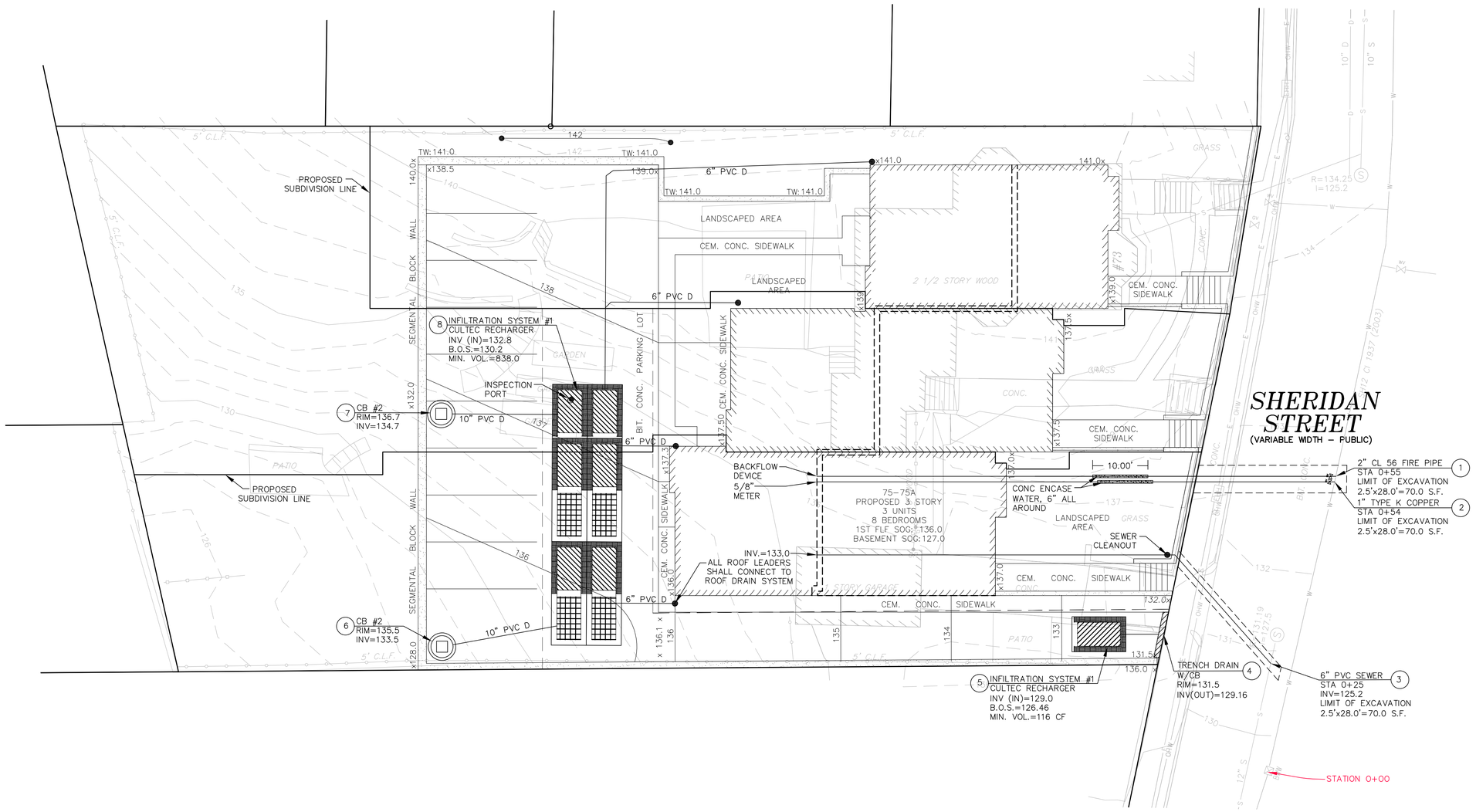
10. ALL EARTHWORK MATERIALS SPECIFIED SHALL COMPLY WITH THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES (LATEST EDITION).

11. A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER AND SEWER COMMISSION FOR NEW CONSTRUCTION IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT.

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A PLAN FOR DEWATERING TO THE BWSC PRIOR TO THE START OF EXCAVATION.

13. BWSC WILL REQUIRE AN AS-BUILT FOR PROPOSED DRAINAGE SYSTEM. ANY VARIATION FROM THE PROPOSED DESIGN REQUIRES BWSC REVIEW AND APPROVAL AND MAY DELAY APPROVAL OF THE NEW WATER, SEWER AND DRAIN.

14. THE FINISHED FLOOR ELEVATION IS TO BE HIGHER THAN ANY ADJACENT PUBLIC SIDEWALK.



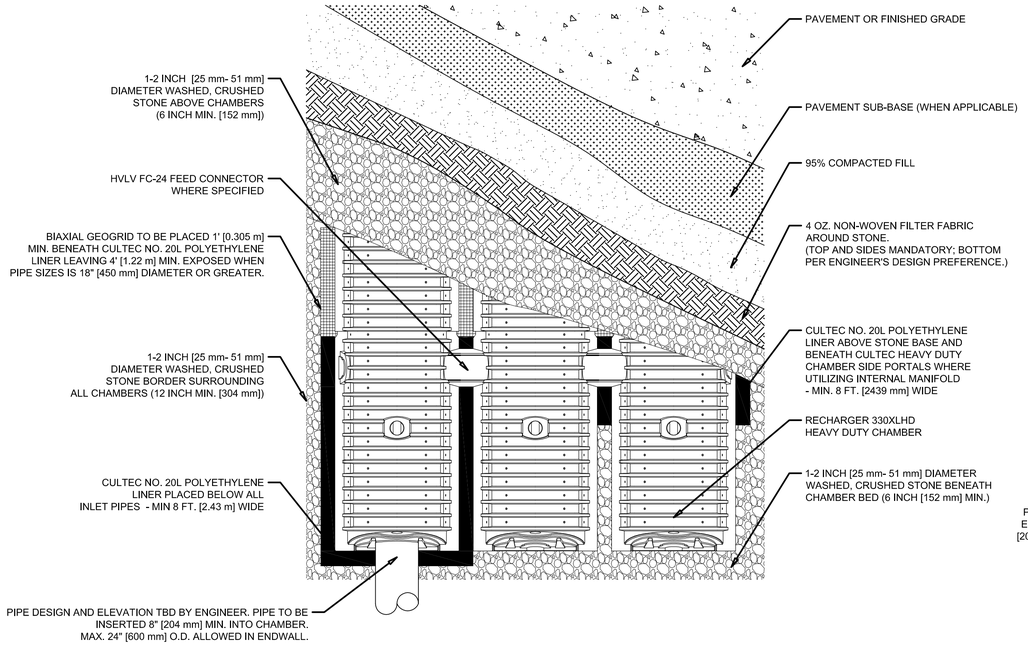
0 5 10 20 40
SCALE: 1"=10'

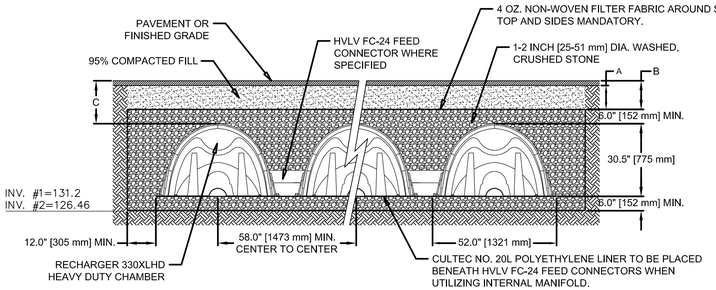
PLAN OF PROPOSED CONSTRUCTION
75-75A SHERIDAN STREET
BOSTON, MASSACHUSETTS
(JAMAICA PLAIN DISTRICT)

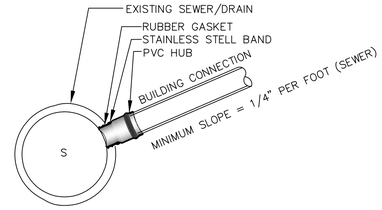
OWNER
LEE GOODMAN
1705 COLUMBUS AVENUE
BOSTON, MA 02119
617-445-1971

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

DESIGN BY: PJT	DATE: MAY 2, 2019	SCALE: 1" = 10'





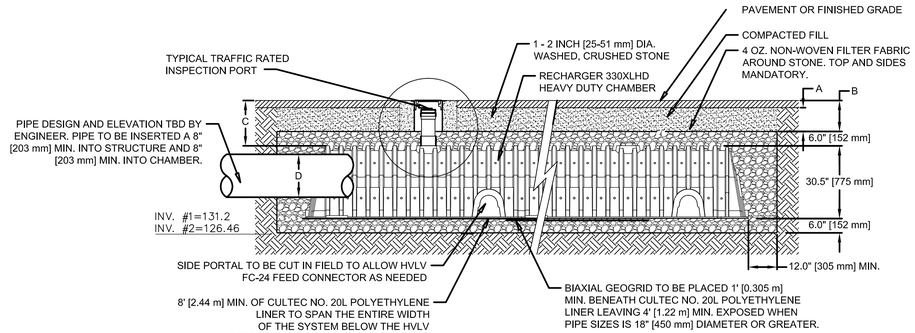


NOTES
1. INSERTA TEE TO BE INSTALLED IN ACCORDIANCE WITH MANUFAFTURER INSTALLATION RECOMMENDATIONS.

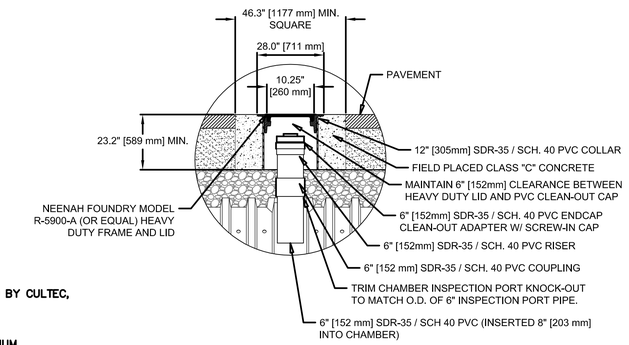
2. SERVICE LATERAL SHALL BE FLUSH WITH INSIDE OF MAIN.

CONNECTION TO EXISTING SEWER/DRAIN

NOT TO SCALE



CULTEC RECHARGER 330XLHD CHAMBER (STORAGE PROVIDED = 11.32 CF/FT [1.05 m3/m] PER DESIGN UNIT)			
A	MIN. DEPTH REQUIRED OF 95% COMPACTED FILL FOR PAVED APPLICATIONS	10"	254 mm
B	MIN. DEPTH REQUIRED OF 95% COMPACTED FILL FOR UNPAVED APPLICATIONS	12"	305 mm
C	MAX. DEPTH OF COVER ALLOWED ABOVE CROWN OF CHAMBER	12'	3.66 m
D	MAX. INLET/OUTLET PIPE SIZE INTO THE END WALL OF THE CHAMBER	24"	600 mm



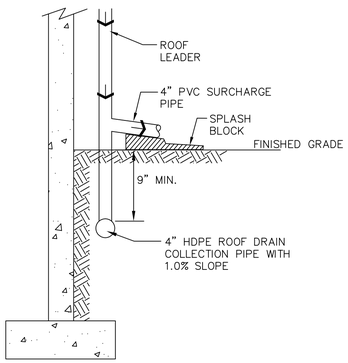
CHAMBER PARAMETERS

1. ALL PRODUCTS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832).

2. THE CHAMBER AND FEEDER WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE).

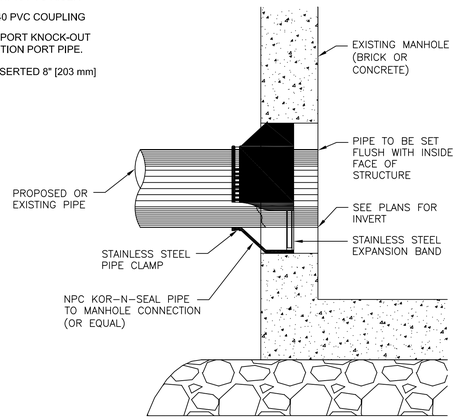
3. THE SYSTEM WILL BE DESIGNED TO WITHSTAND AASHTO H-25 LOAD RATING WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

4. SYSTEM TO BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURERS INSTALLATION PROCEDURES.



ROOF DRAIN COLLECTION SYSTEM DETAIL

NOT TO SCALE

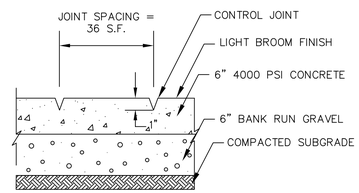


NOTES:

1. ALL METAL FIXTURES SHALL BE STAINLESS STEEL.
2. SERVICE LINE SHALL BE FLUSH WITH THE INSIDE OF THE MANHOLE.
3. FOR PROPOSED MANHOLE INSTALLATION AT EXISTING PIPE, CONTRACTOR SHALL EXTEND PIPE INTO NEW MANHOLE USING A SPOOL PIECE (OF SAME PIPE MATERIAL) WITH FERNCO COUPLES.

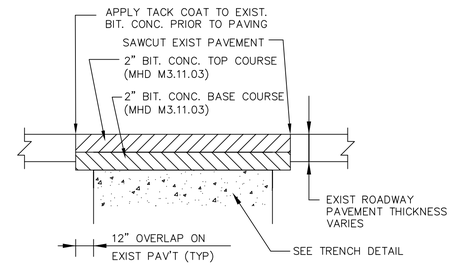
CONNECTION TO MANHOLE DETAIL

NOT TO SCALE



CONCRETE SIDEWALK DETAIL

NOT TO SCALE



PAVEMENT PATCH DETAIL

NOT TO SCALE

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GREATER BOSTON SURVEYING AND ENGINEERING
19 FREDITH ROAD
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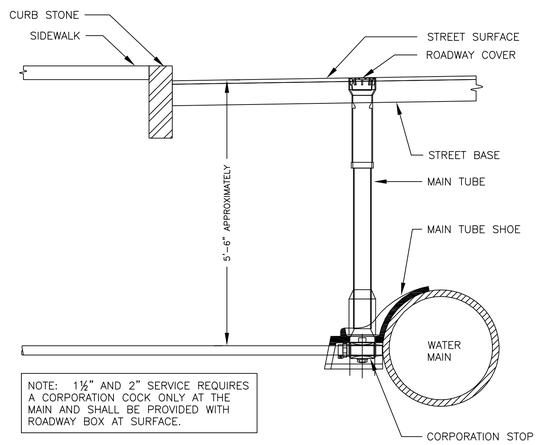
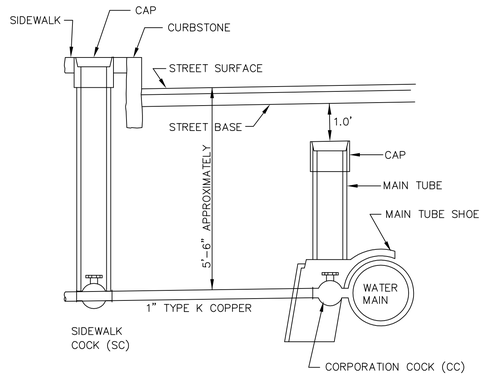
(781) 331-6128

DESIGN BY: PJT	DATE: MAY 2, 2019	SCALE: 1" = 10'



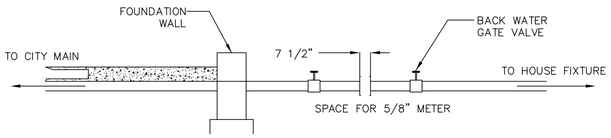
2" WATER SERVICE CONNECTION DETAIL

NOT TO SCALE



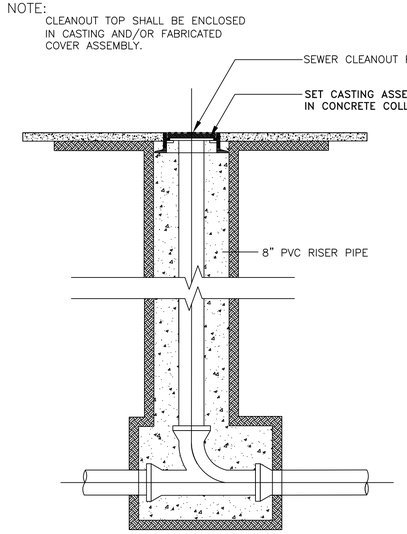
1" WATER SERVICE CONNECTION DETAIL

NOT TO SCALE



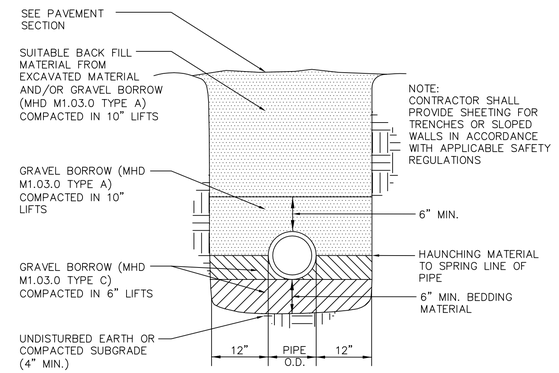
5/8" METER SPACING DETAIL

NOT TO SCALE



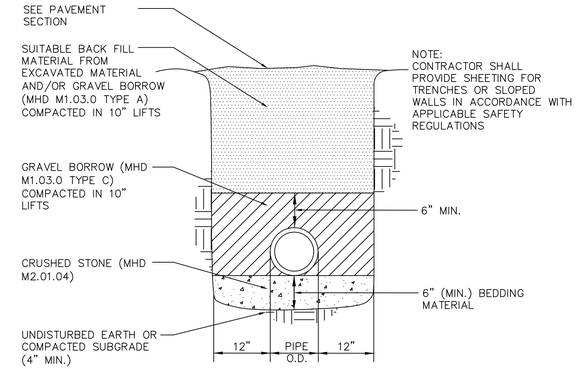
SEWER CLEANOUT DETAIL

NOT TO SCALE



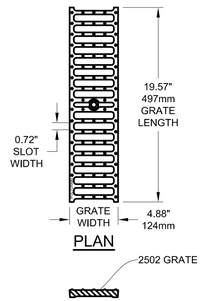
PVC TRENCH DETAIL

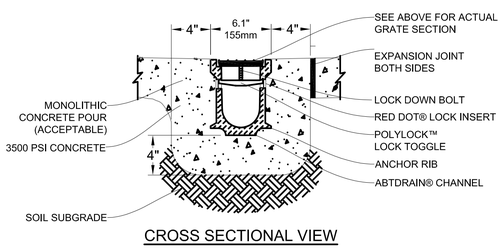
NOT TO SCALE

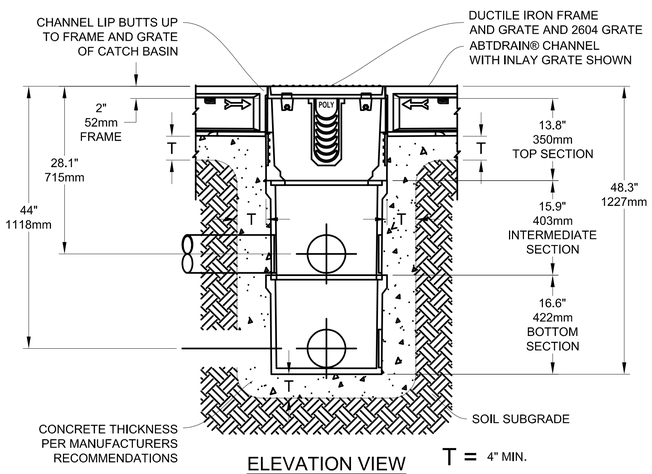


COPPER PIPE TRENCH DETAIL

NOT TO SCALE

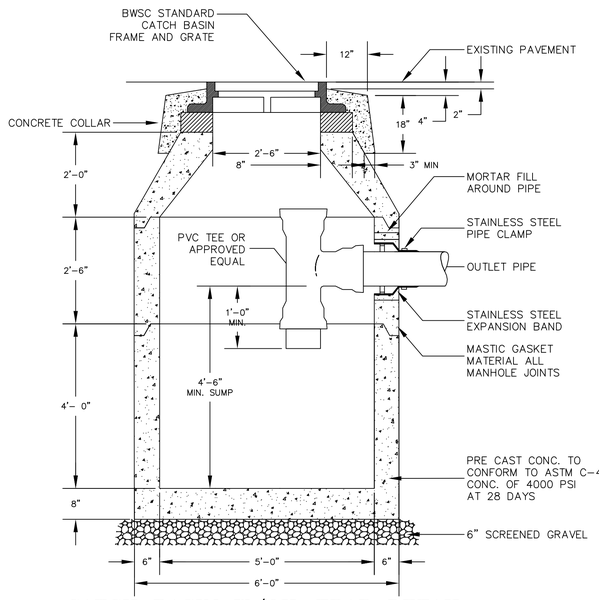






TRENCH DRAIN W/CATCH BASIN DETAIL

NOT TO SCALE



CATCH BASIN W/OIL TRAP DETAIL

NOT TO SCALE

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(781) 331-6128

DESIGN BY: PJT	DATE: MAY 2, 2019	SCALE: 1" = 10'

CODE SUMMARY

PROJECT OVERVIEW:

DEVELOPMENT OF THREE TOWNHOUSES ON SINGLE LOT, TWO WITH THREE DWELLINGS AND ONE WITH TWO DWELLINGS. EACH TOWNHOUSE INCLUDES COMMON BASEMENT, ELEVATOR, AND OFF-STREET PARKING SPACES.

BUILDING WILL BE FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13.

APPLICABLE CODES

BUILDING	780 CMR: MASSACHUSETTS BUILDING CODE (9TH EDITION) (2015 INTERNATIONAL BUILDING CODE, PROPOSED AMMENDMENTS)
ACCESSIBILITY	521 CMR 12.00: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS (2006) FAIR HOUSING ACT (FHA), 2006 IBC SAFE HARBOR ADA: AMERICANS WITH DISABILITIES ACT, 2010 ADAAG
PLUMBING	248 CMR: MASSACHUSETTS PLUMBING CODE (2014)
FIRE PREVENTION	527 CMR: MASSACHUSETTS FIRE PREVENTION REGULATIONS (2015 NFPA-1, AMENDED) NFPA 10 FOR PLACEMENT OF FIRE EXTINGUISHERS NFPA 13 FOR FIRE PROTECTION SYSTEMS
SANITARY	105 CMR 410: MASSACHUSETTS STATE SANITARY CODE (1998)
MECHANICAL	2015 INTERNATIONAL MECHANICAL CODE
ENERGY	2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - AS AMENDED BY THE "STRETCH CODE"
ELECTRICAL	527 CMR 12.00: MASSACHUSETTS ELECTRICAL CODE (2017 NATIONAL ELECTRICAL CODE, AMENDED)
ELEVATOR	MASSACHUSETTS BOARD OF ELEVATOR REGULATIONS 524 CMR

OCCUPANCY	GROUP R-2 (MULTI-FAMILY DWELLING)
CONSTRUCTION TYPE	TYPE-VB
BUILDING HEIGHT	3 STORIES, 33'-7" (ABOVE AVERAGE GRADE)
BUILDING AREA	4,873 SF

HEIGHT AND AREA LIMITATIONS	HEIGHT	AREA
TABLES 504.3, 504.4	3 STORIES, 60 FT	
TABLE 506.2 ALLOWABLE AREA FACTOR		21,000 SQ. FT./ FLOOR
TOTAL ALLOWED	3 STORIES, 60 FT	
FRONTAGE INCREASE		NOT NEEDED
ACTUAL	3 STORIES 34 FT. 7 IN.	4,873 SQ. FT. TOTAL

PRIMARY STRUCTURAL FRAME FIRE RESISTANCE RATING: 780 CMR 602.1 (TABLE 601)

BUILDING ELEMENT	TYPE VB
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	0 HOUR
BEARING WALLS, EXTERIOR	0 HOUR (NOTE A)
BEARING WALL, INTERIOR	0 HOUR (NOTE A)
NON-BEARING WALLS AND PARTITIONS, EXTERIOR	0 HOUR (NOTE A)
NON-BEARING WALLS AND PARTITIONS, INTERIOR	0 HOUR
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOIST	0 HOUR (NOTE A)
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0 HOUR

A. NOT LESS THAN RATING BASED ON FIRE SEPARATION DISTANCE (TABLE 602) AND FIRE RESISITANCE ASSEMBLIES.

FIRE RESISTANCE RATING FOR EXTERIOR WALLS: (TABLE 602)

FIRE SPEARATIONS DISTANCE FOR CONSTRUCTION TYPE VB	OCCUPANCY	RATING
<10 FEET	R-2	1 HOUR
>10 FEET	R-2	0 HOUR

FIRE RESISTANCE ASSEMBLIES

BUILDING ELEMENT	WALL TYPE	RATING	OPENING PROTECTIVE RATING
SHAFT ENCLOSURES (713)	FIRE BARRIER	1 HR (NOTE 1)	45 MIN
STAIR AND HOISTWAY ENCLOSURE (1023)	FIRE BARRIER	1 HRS	45 MIN
DWELLING UNIT SEPARATIONS (708.3)	FIRE PARTITION	1/2 HR	N/A
DWELLING UNIT / OTHER OCC. SEPARATIONS	FIRE PARTITION	1/2 HR	N/A
COMMON AREA CORRIDORS SERVING UNITS	FIRE PARTITION	1/2 HR	20 MIN (NOTE 2)
TENANT SEPARATION	N/A	0	N/A
ELECTRICAL/TELECOM CLOSETS	N/A	N/A	N/A
ELEVATOR MACHINE ROOM	FIRE BARRIER	1 HR	60 MIN

1. REDUCED TO 1HR WITH SPRINKER HEADS INSIDE SHAFT
2. DOORS MUST BE SMOKE AND DRAFT CONTROL DOORS (780 CMR 715.4.3.1)

INTERIOR FINISH REQUIREMENTS (780 CMR 803)
- a. VERTICAL EXISTS AND EXIT PASSAGEWAY EXITWAYS
- b. EXIT ACCESSWAY CORRIDORS AND OTHER EXITWAYS (780 CMR 803)
- c. ROOMS AND ENCLOSED SPACES (780 CMR 803)

FIRE PROTECTION REQUIREMENTS
1. FIRE SPRINKLER SYSTEM (903.0)
2. STANDPIPE SYSTEM (905.0)
3. FIRE DEPARTMENT CONNECTIONS (912.0)
4. FIRE ALARM AND DETECTION SYSTEMS (907.0)
5. AUTOMATIC FIRE DETECTION SYSTEM
6. PORTABLE FIRE EXTINGUISHERS (906.6)
7. FIRE STOPPING REQUIREMENTS (720.7)
8. ROOF STRUCTURES / SKYLIGHTS (1506.1.3)

EGRESS REQUIREMENTS (REFER TO EGRESS PLANS)
1. OCCUPANT LOAD (780 CMR 1004.1.1)
2. MAX TRAVEL DISTANCE TO EXIST (780 CMR 1016.1)
3. MAX DEAD END CORRIDORS (780 CMR 1018.4)
4. MIN CORRIDOR WIDTHS (780 CMR 1018.2)

ENERGY CODE
JAMAICA PLAIN IS A STRETCH CODE COMMUNITY.
IECC 2015 R402 (TABLE R402.1.2) = 780 CMR N1102 (TABLE N1102.1.2)
THE BUILDING WILL BE PURSUING AN ENERGY RATING INDEX (ERI) APPROACH, AS DEFINED BY THE HERS. A SCORE OF 55 IS REQUIRED FOR FULL COMPLIANCE.

CLIMATE ZONE 5

BUILDING ELEMENT	REQUIRED	ACTUAL
UNHEATED SLABS	R-10 FOR 24" BELOW	R-10 FOR 24" BELOW
FENESTRATION U-FACTOR	0.30 (STRETCH CODE)	0.30 (STRETCH CODE)
CEILING (ROOF) R-VALUE	R-49	R-38
WOOD FRAME WALL R-VALUE	R-20 or R-13+R-5ci	R-10 + R-13 = R-23
FLOOR R-VALUE	R-30 (OR NOTE 1)	R-19 (NOTE 1)
SLAB R-VALUE & DEPTH	R-10, 2'-0" DEEP	R-10, TO T.O.FOOTING

1. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.

ACCESSIBILITY

THE BUILDING MUST COMPLY WITH REQUIREMENTS OF 521 CMR AND, FOR PUBLIC SPACES ONLY, THE ADA 2010 AND THE FAIR HOUSING ACT.

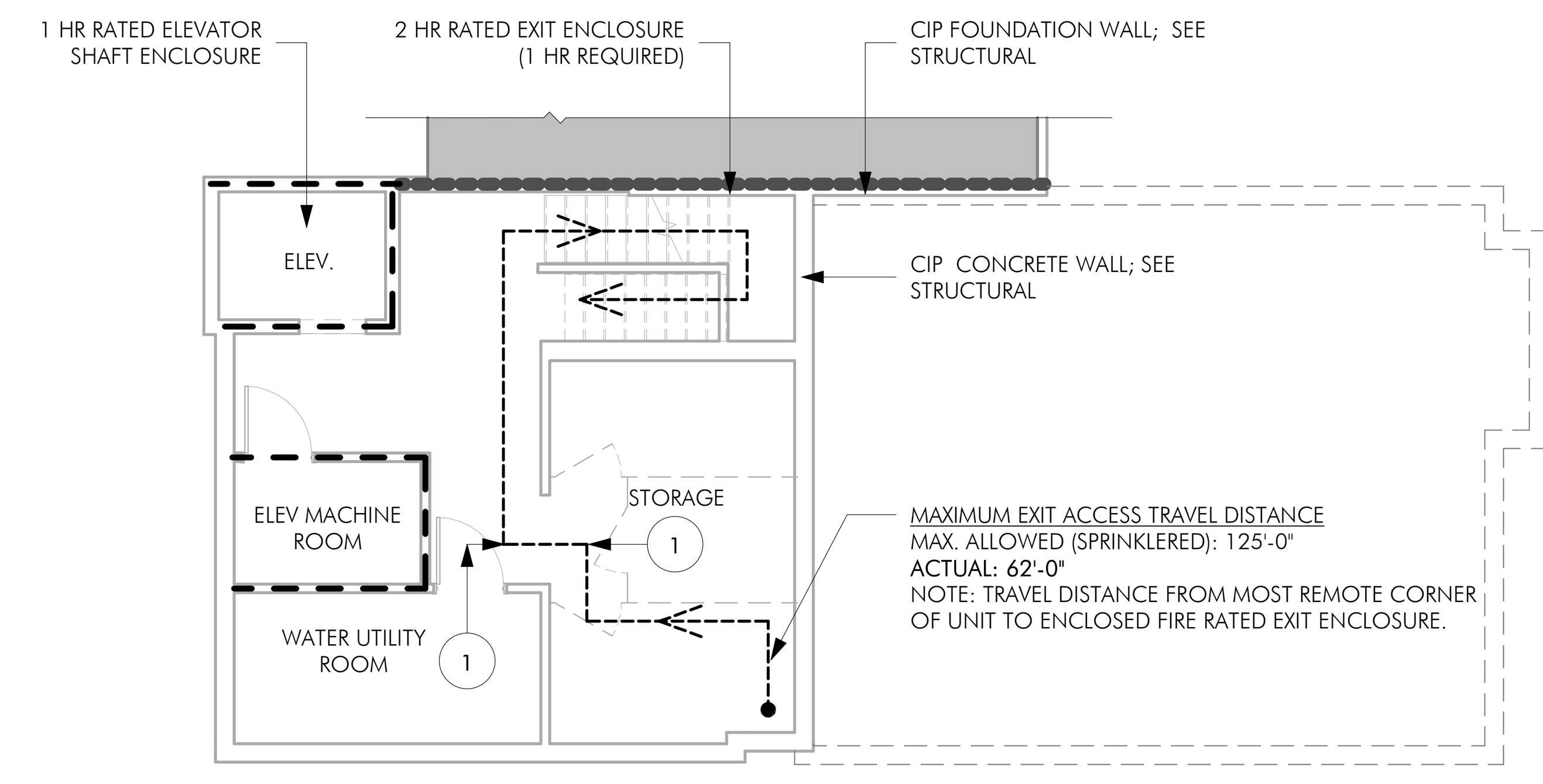
521 CMR 9 ADDRESSES THE REQUIREMENTS FOR WITHIN THE DWELLING UNITS, AND 521 CMR 10 ADDRESS COMMON AREAS.

GROUP I DWELLING UNITS ARE REQUIRED (PER 521 CMR 9.3).
GROUP 2 DWELLING UNITS ARE NOT REQUIRED AS THIS PROJECT IS FOR SALE (PER 521 CR 9.4).

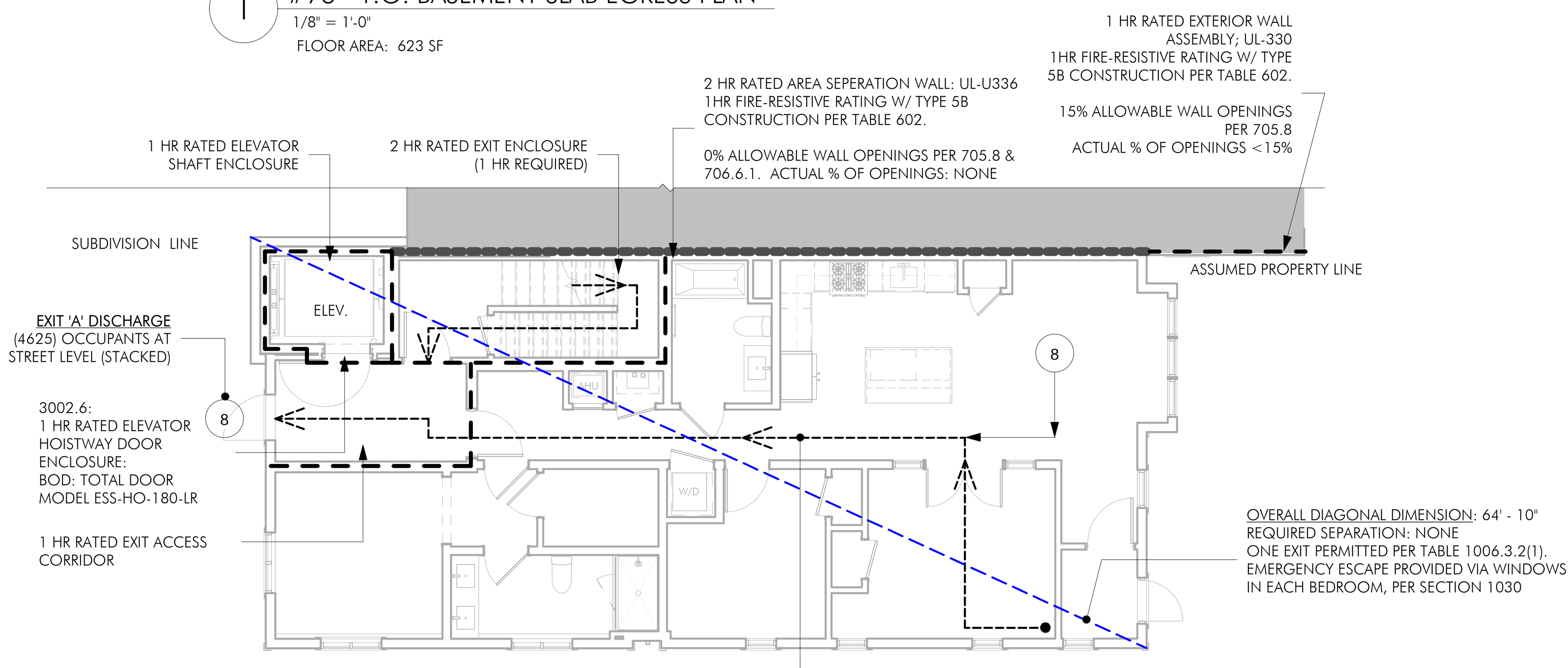
ALL PUBLIC AND COMMON USE AREAS MUST BE ACCESSIBLE (521 CMR SECTION 10)

ALL HALLWAYS, AND OTHER COMMON USE AREAS, OF THE RESIDENTIAL AREAS MUST BE FULLY ACCESSIBLE, INCLUDING STORAGE ROOMS, TRASH ROOMS, THE BUILDING MANAGMENT OFFICE AND THE LIKE.

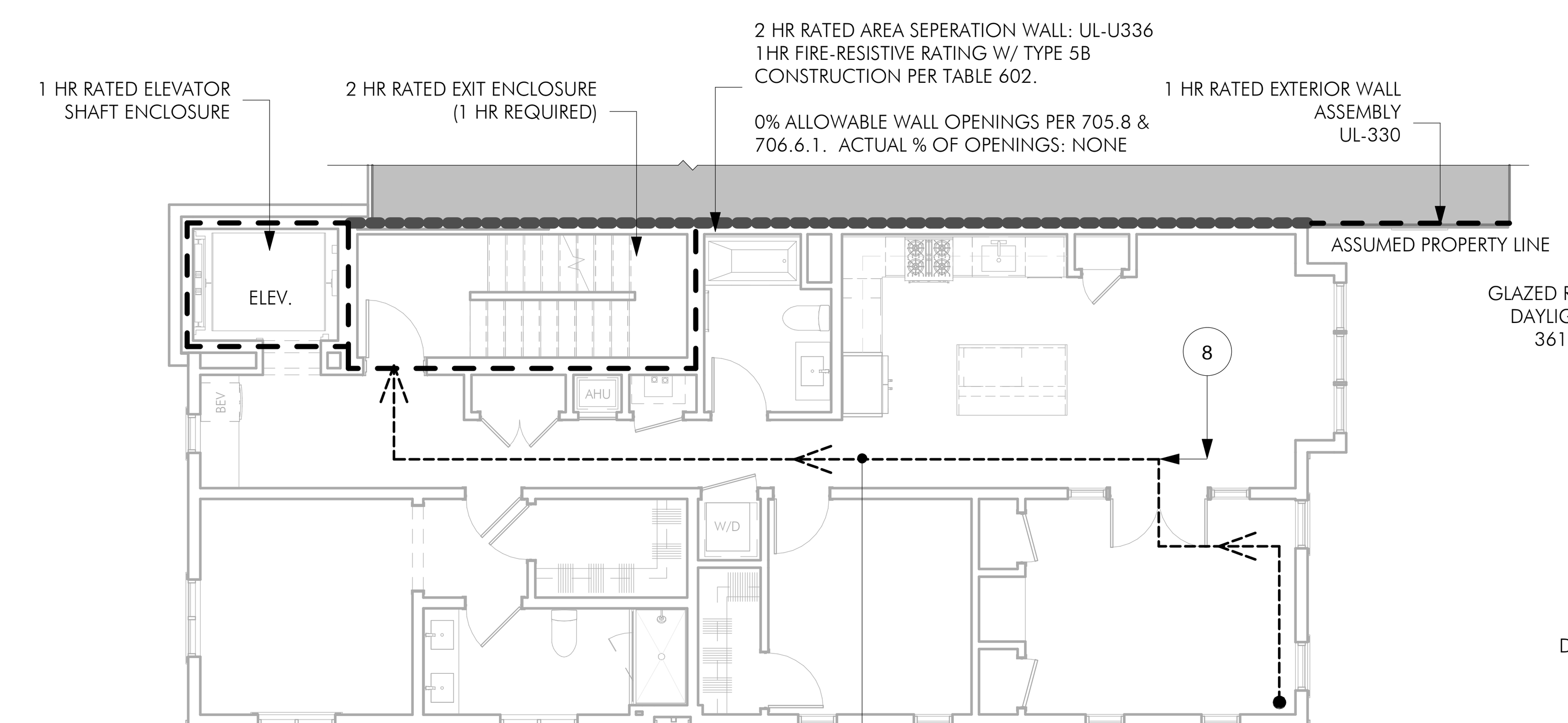
RESIDENTIAL PARKING. ACCESSIBLE PARKING SPACE MUST BE CAPABLE OF BEING PROVIDED IN ACCORDANCE WITH 521 CMR 23, ONE OF WHICH MUST BE A VAN SPACE.



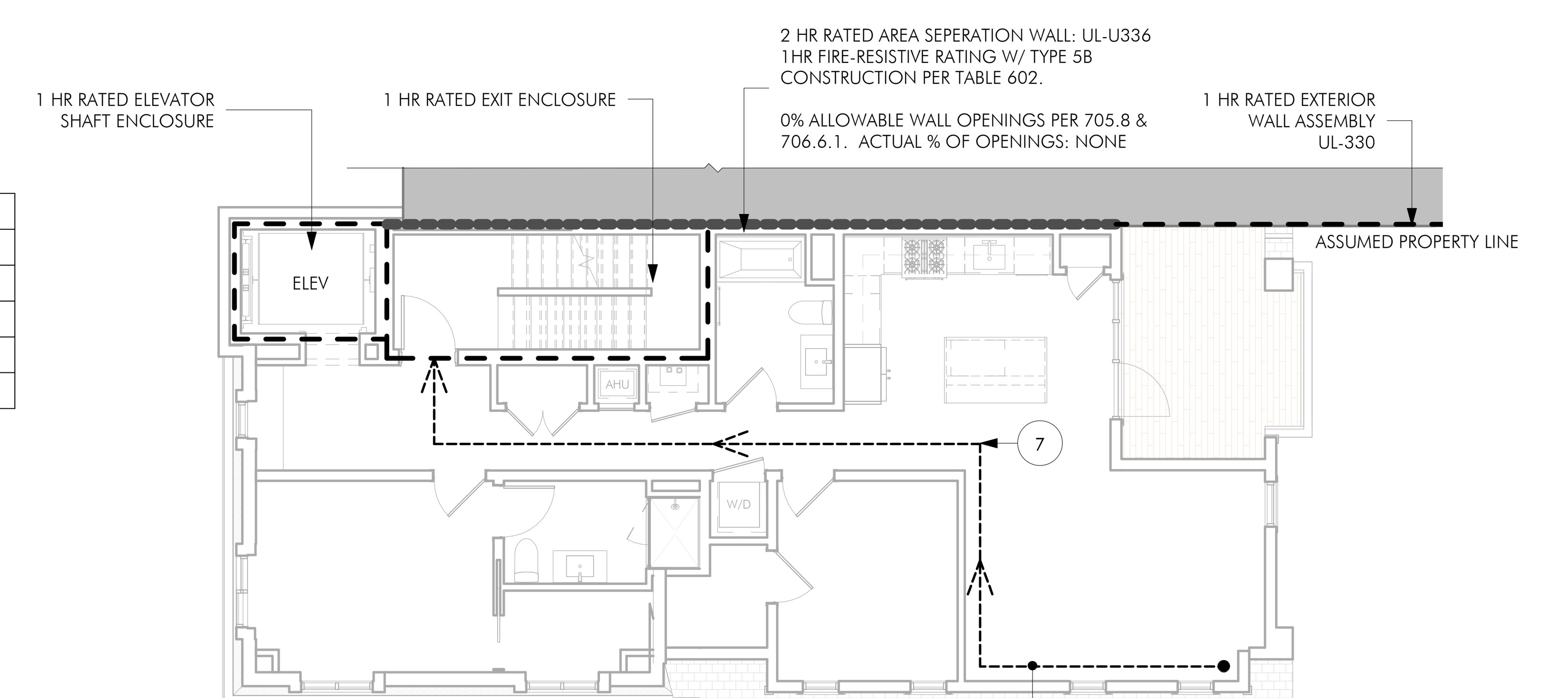
1 #75 - T.O. BASEMENT SLAB EGRESS PLAN
1/8" = 1'-0"
FLOOR AREA: 623 SF



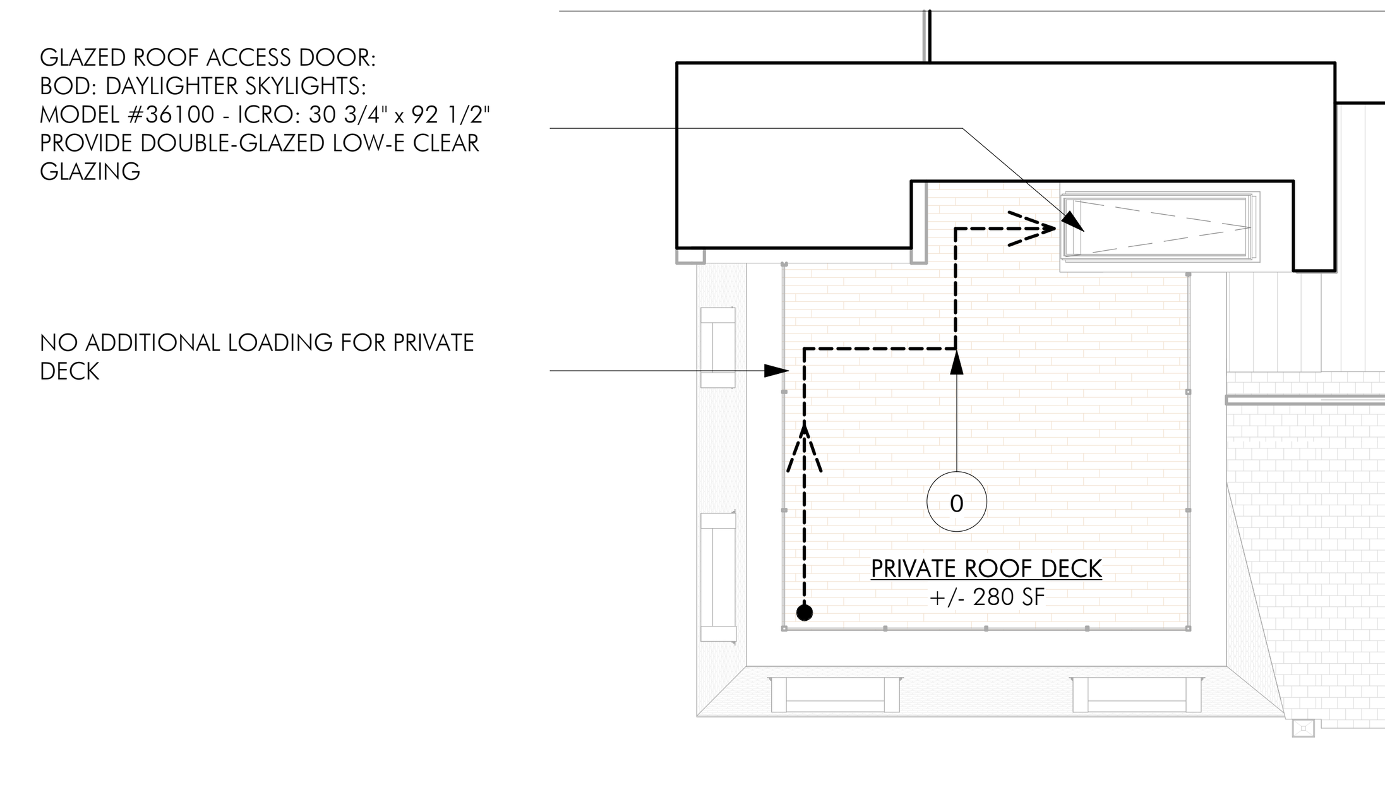
2 #75 - FIRST FLOOR EGRESS PLAN
1/8" = 1'-0"
FLOOR AREA: 1,433 GSF



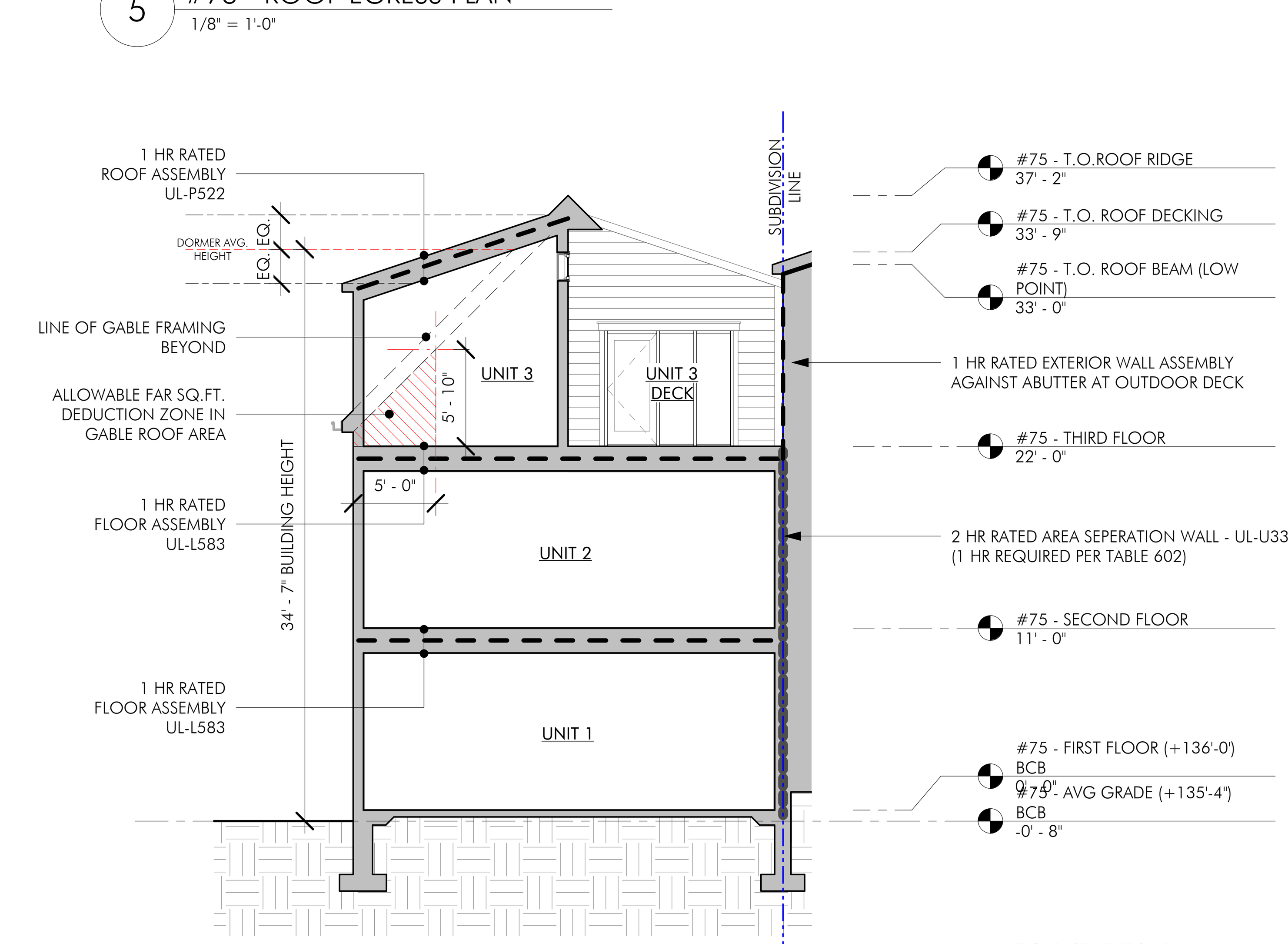
3 #75 - SECOND FLOOR EGRESS PLAN
1/8" = 1'-0"
FLOOR AREA: 1,433 SF



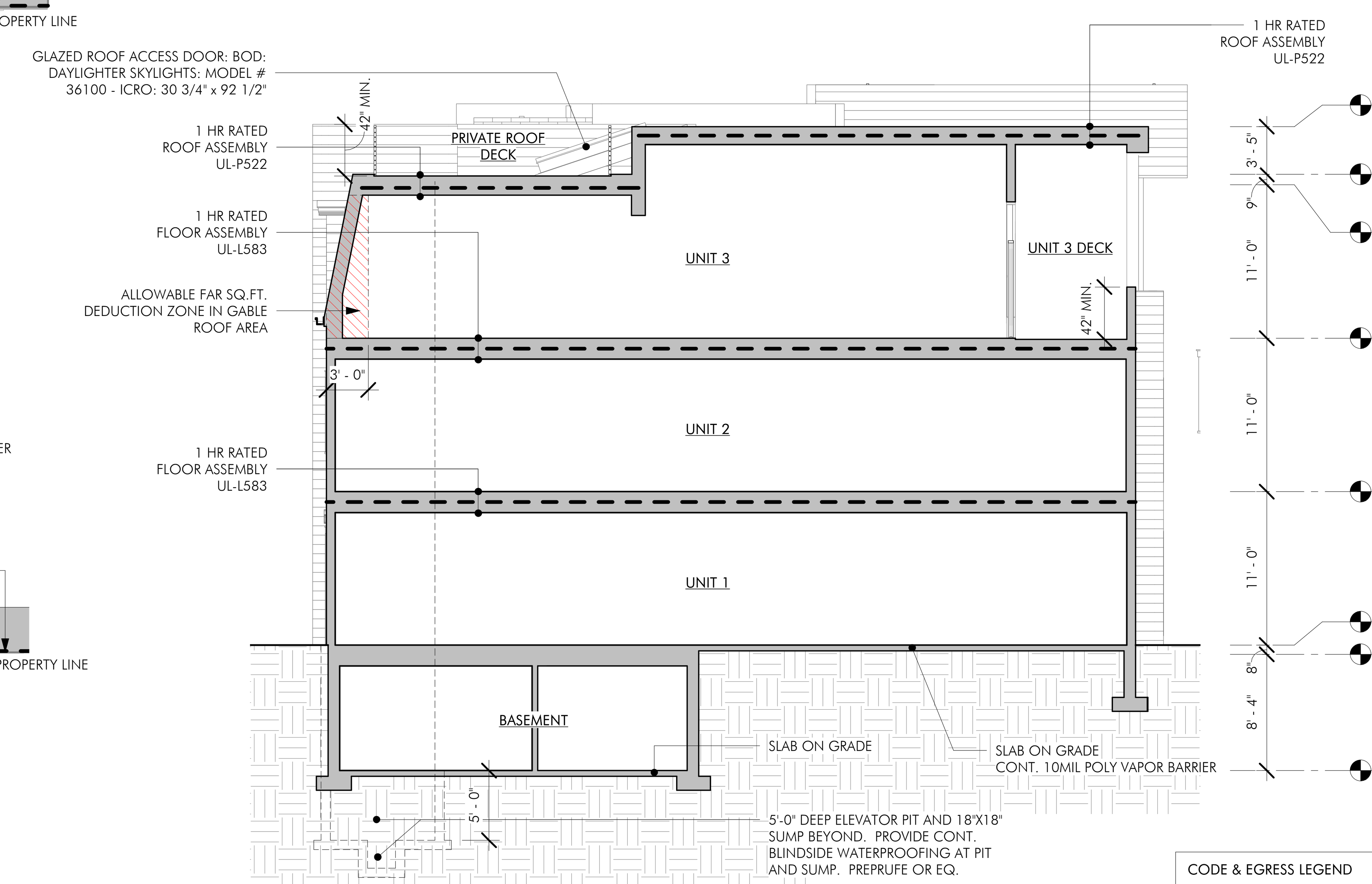
4 #75 - THIRD FLOOR EGRESS PLAN
1/8" = 1'-0"
FLOOR AREA: 1,384 SF



5 #75 - ROOF EGRESS PLAN
1/8" = 1'-0"



6 #75 - TRANSVERSE SECTION_GABLE
1/8" = 1'-0"



7 #75 - LONGITUDINAL SECTION
1/8" = 1'-0"

CODE & EGRESS LEGEND

(00)	OCCUPANT LOAD - EXIT DISCHARGE DIRECTION
- - -	1 HOUR RATING
- - -	2 HOUR RATING
- - -	SEPARATION DISTANCE
- - ->	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
//////	FAR DEDUCTION AREA ZONE

ARCHITECT
EMBARC
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330
www.embarcstudio.com

OWNER
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WATERMARK DEVELOPMENT, INC.
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CONSULTANTS

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9 FREDITH ROAD
WEYMOUTH, MA 02189
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LANDSCAPE
VERDANT
318 HARVARD AVE
BROOKLINE, MA 02446
(617) 735-1180

71-75 SHERIDAN STREET
BOSTON, MA 02130

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

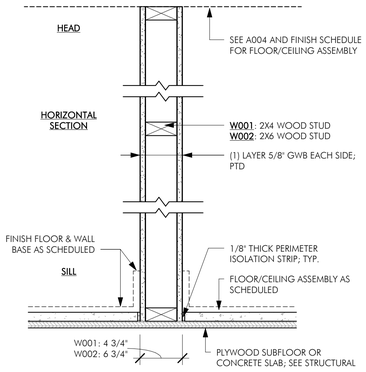
DRAWING INFORMATION

ISSUE: ISSUED FOR CONSTRUCTION
DATE: AUGUST 8, 2019
PROJECT #: 17048
SCALE: As indicated

DRAWING TITLE
#75 CODE REVIEW

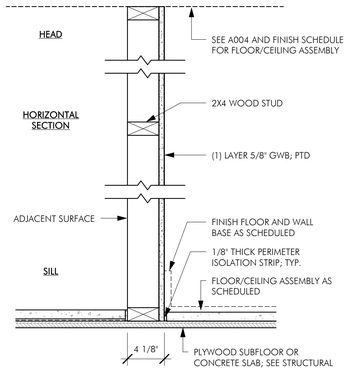
DRAWING NUMBER
A002

8/9/2019 10:18:56 AM

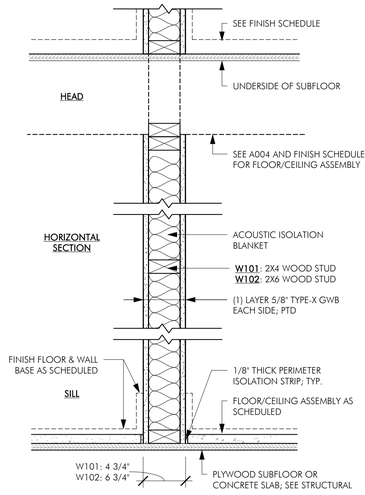


W001 NON-LOAD BEARING PARTITION (2X4)

W002 NON-LOAD BEARING PARTITION (2X6)

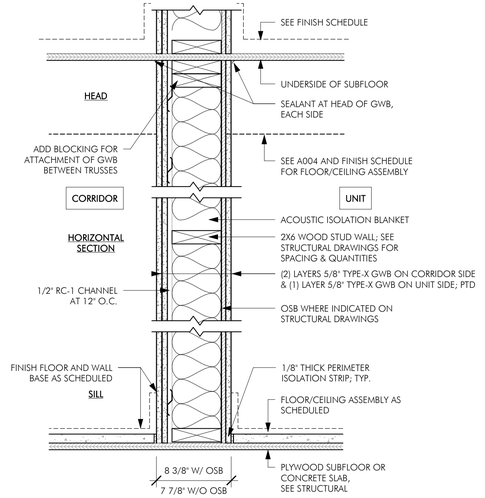


W003 NON-LOAD BEARING FURRING WALL (2X4)

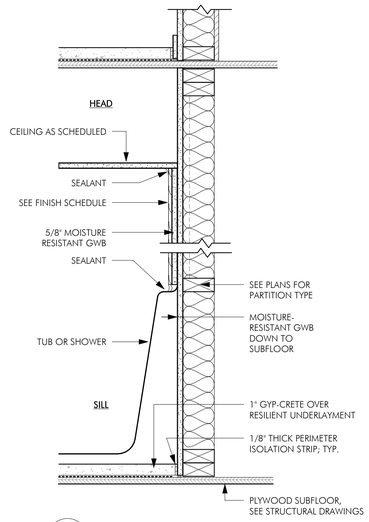


W101 LOAD BEARING PARTITION (2X4)
UL U305 1-HOUR RATED

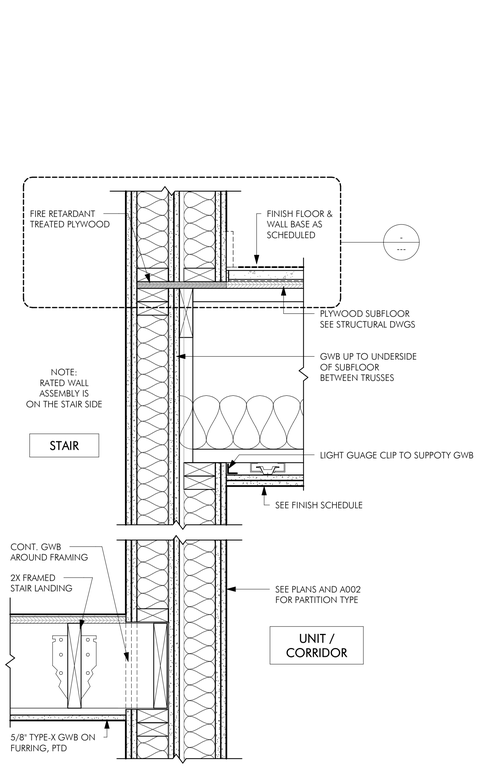
W102 LOAD BEARING PARTITION (2X6)
UL U305 1-HOUR RATED



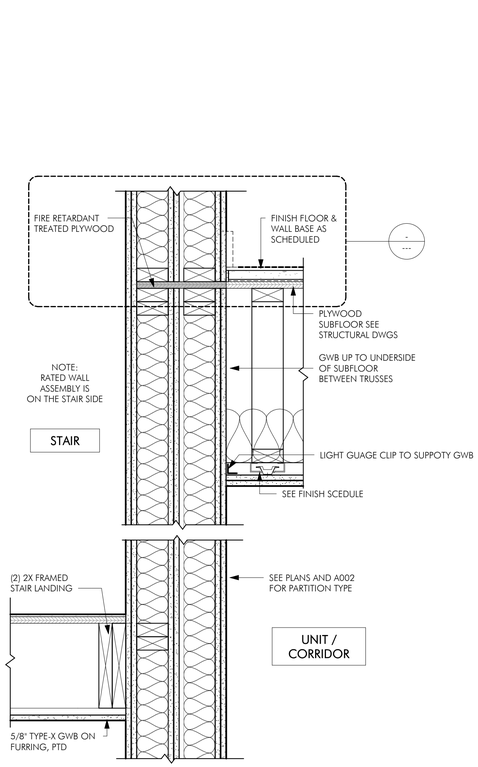
W103 1 HR RATED PARTITION AT CORRIDOR
UL U311 1-HOUR RATED



1 DETAIL AT SHOWER/TUB

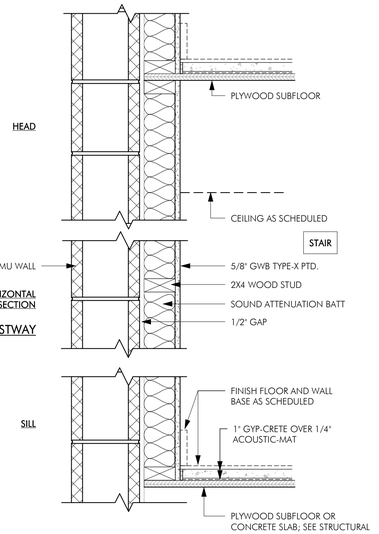


WOOD STAIR LANDING BEARING ON STAIR WALL



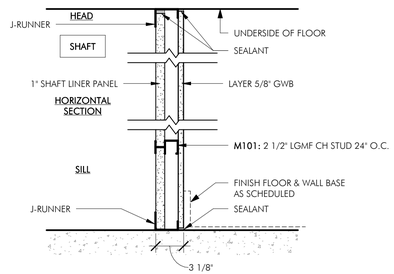
WOOD STAIR LANDING, NON BEARING

W201 2 HR RATED UNIT TO STAIR WALL
UL U341

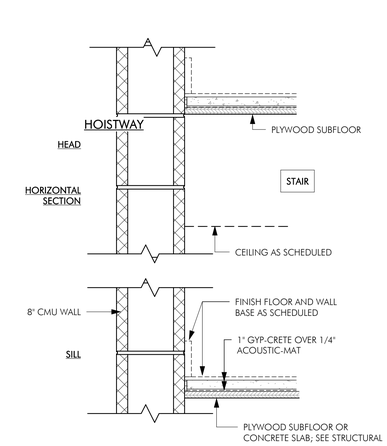


C201 2 HR RATED CMU ELEVATOR WALL (2X4 WOOD STUD)

C202 2 HR RATED CMU ELEVATOR WALL (2X6 WOOD STUD)



M101 1 HR RATED METAL PARTITION (3 1/8")
UL U415 SYSTEM A - 1 HR RATED



C203 2 HR RATED CMU ELEVATOR WALL
UL 905

PARTITION TYPE NOTES

1. SEE FLOOR PLANS FOR PARTITION TAGS AND LOCATIONS.
2. SEE FLOOR PLANS FOR LOCATIONS OF SOUND INSULATION.
3. PARTITION TYPE DETAILS SHOW ONLY PRINCIPLE COMPONENTS AND REQUIREMENTS; RATED PARTITIONS WITH U.L. DESIGN NUMBERS MAY HAVE ADDITIONAL COMPONENTS AND REQUIREMENTS; REFER TO U.L. FIRE RESISTANCE DIRECTORY.
4. RATED PARTITIONS SHALL HAVE U.L. HEAD DESIGNS, SEALANT, AND FILL MATERIAL OF THE SAME RATING.
5. ALL THROUGH-WALL PENETRATIONS MUST BE COMPLETED TO PREVENT DIRECT CONTACT WITH FRAMING MEMBERS AND SHALL BE ACOUSTICALLY SEALED WITH A RESILIENT, NON-HARDENING SEALANT. IF THE PENETRATION IS THOUGH A FIRE-RATED PARTITION, AN ACOUSTICAL FIRE-RATED SEALANT SHALL BE USED.
6. SEE STRUCTURAL DRAWINGS FOR REINFORCING, BRACING AND OTHER SPECIAL REQUIREMENTS.
7. PROVIDE LATERAL BRACING AND CROSS-BRIDGING AS RECOMMENDED BY STUD MANUFACTURER FOR EACH CONDITION.
8. COORDINATE FINISHES APPLIED TO PARTITIONS AS INDICATED IN THE FINISH SCHEDULE, INTERIOR ELEVATIONS AND ELSEWHERE IN THE CONTRACT DOCUMENTS.
9. PROVIDE BLOCKING AT LOCATIONS INCLUDING BUT NOT LIMITED TO CASEWORK, SHELVING, COUNTERS, CABINETS, DOOR STOPS, HANDRAIL BRACKETS, TELEVISION LOCATIONS, BATHROOM ACCESSORIES, ETC. WHERE INDICATED, SPECIFIED OR REQUIRED TO PROVIDE A SOLID BASE.
10. SUBSTITUTE MOISTURE-RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND LAUNDRY ROOMS.
11. WHERE TWO OR MORE LAYERS OF GYPSUM BOARD ARE USED, BOTH HORIZONTAL AND VERTICAL JOINTS SHALL BE STAGGERED UNLE4SS OTHERWISE DIRECTED.
12. GLASS FIBER INSULATION SHOULD BE UN-FACED AND SECURED TO STRUCTURE TO PREVENT SAGGING.

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REVISIONS

MARK	ISSUE	DATE

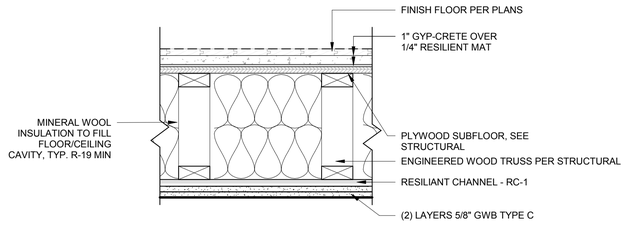
REGISTERED ARCHITECT
JONATHAN BROWN
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

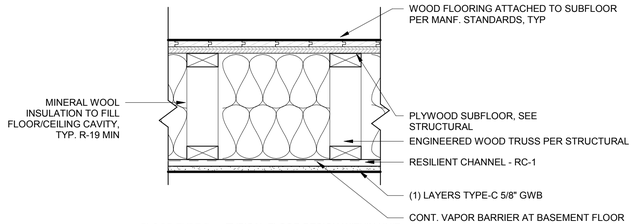
ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	1 1/2" = 1'-0"

DRAWING TITLE
PARTITION TYPES

DRAWING NUMBER
A003

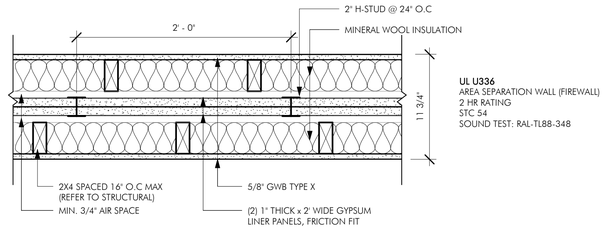


FLOOR TYPE A: RATED FLOOR DESIGN (STC 50 MIN.)
1 HOUR RATING PER L-579 UL DESIGN



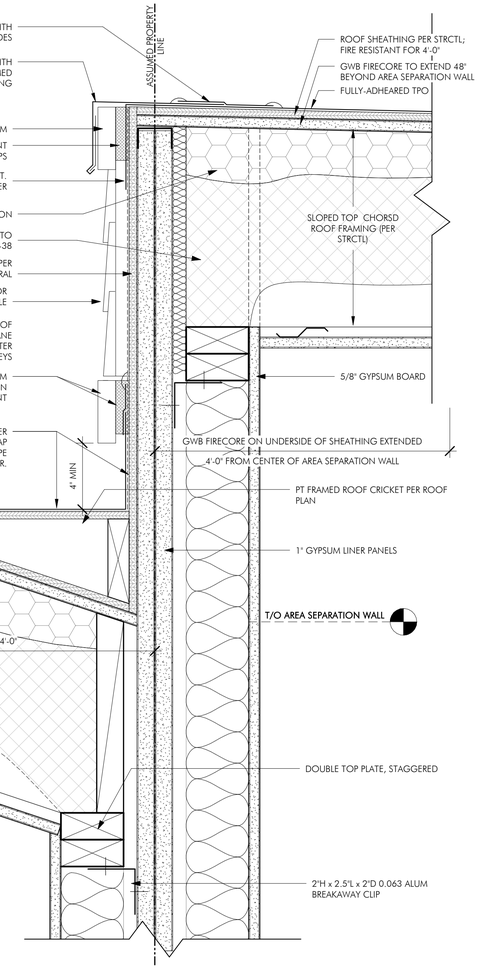
FLOOR TYPE B: TYPICAL FLOOR DESIGN WITHIN UNIT
UNRATED

1 PARTITION TYPES
1 1/2" = 1'-0"

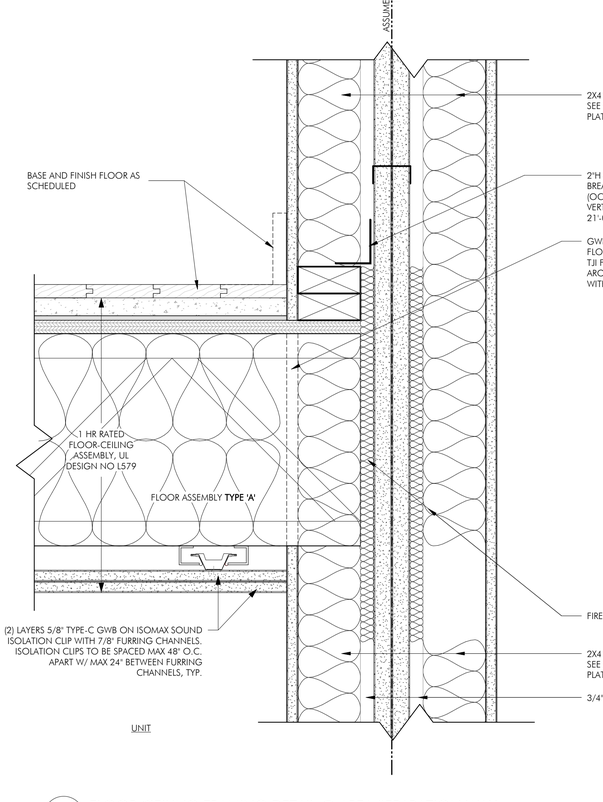


UL U336
AREA SEPARATION WALL (FIREWALL)
2 HR RATING
STC 54
SOUND TEST: RAL-TL88-348

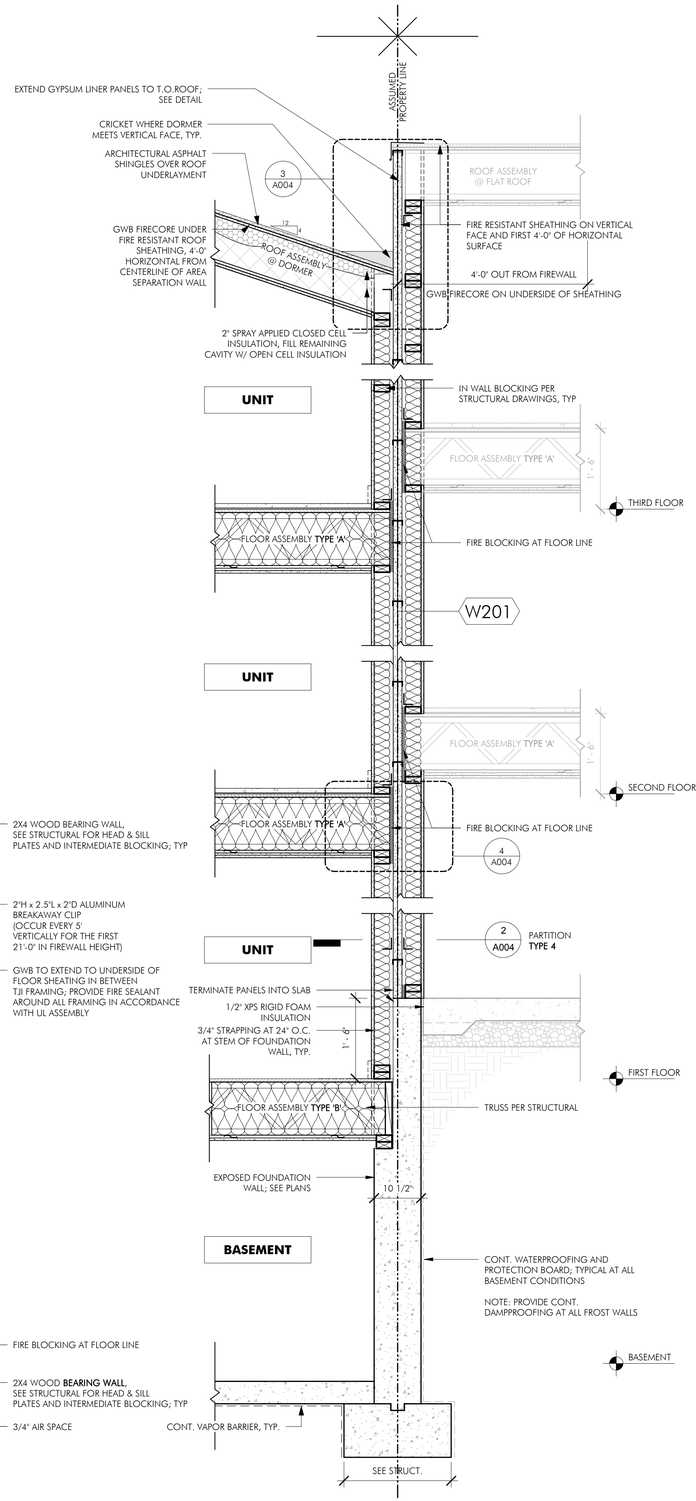
2 AREA SEPARATION WALL - PLAN VIEW
1 1/2" = 1'-0"



3 TYPICAL ROOF FRAMING DETAIL @ AREA SEPARATION WALL
3" = 1'-0"



4 FLOOR/CEILING FRAMING DETAIL @ AREA SEPARATION WALL
3" = 1'-0"



5 BUILDING SECTION @ AREA SEPARATION WALL - UL U336
3/4" = 1'-0"

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REGISTERED ARCHITECT
DAMIANNAN BROWN
NO. 20350
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DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	As indicated

DRAWING TITLE
AREA SEPARATION DETAILS

DRAWING NUMBER
A004

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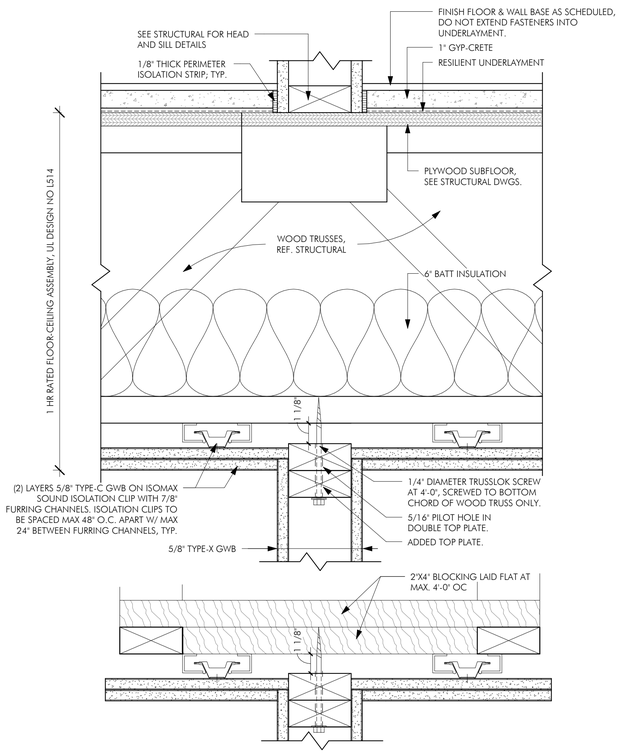
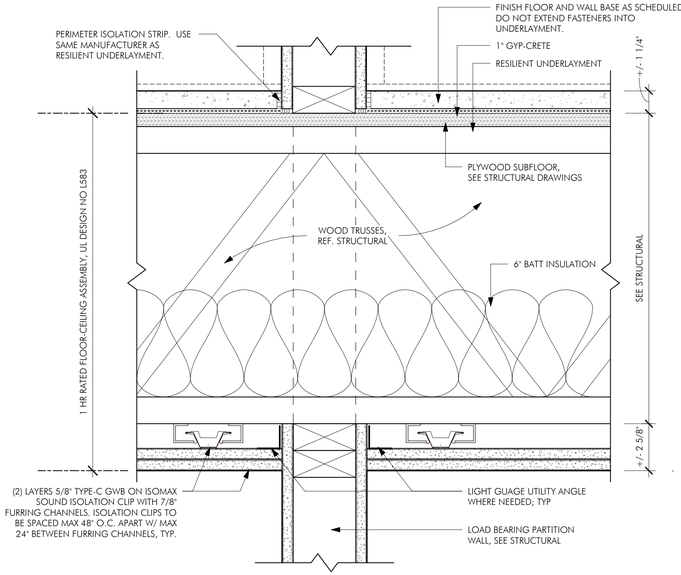
8/9/2019 10:18:58 AM



FA-01 SECTION DETAIL AT HEAD OF NON-LOAD BEARING WALL WITHIN UNITS TRUSSLOK

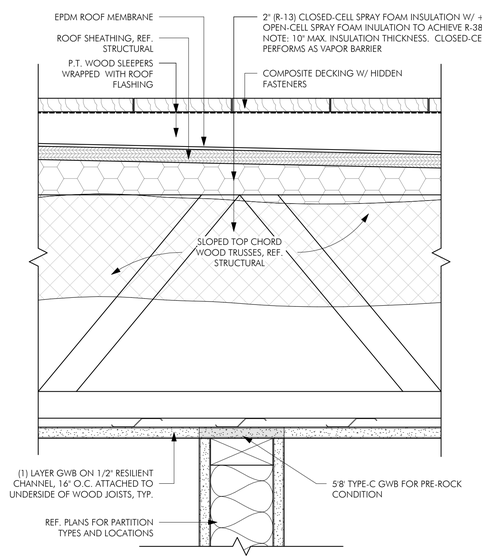
UL L583



FA-02 TYPICAL FLOOR ASSEMBLY @ HEAD OF LOAD BEARING WALL

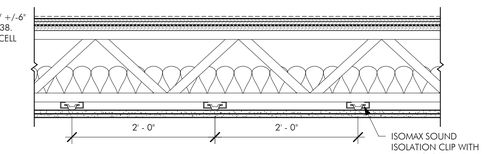
UL L583

NOTE: INSTALL KINETICS 'ISOMAX' SOUND ISOLATION CLIPS IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, INCLUDING SPACING REQUIREMENTS WHEN SUPPORTING (2) LAYERS OF GWB



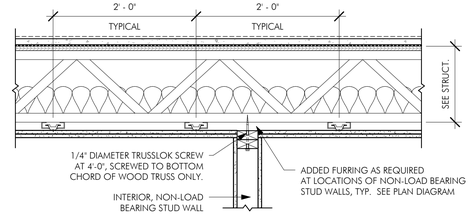
RF-01 RF-01 - TYPICAL FLAT ROOF ASSEMBLY AT HEAD OF NON-LOAD BEARING WALL

1 HOUR CEILING ASSEMBLY : UL P522



1 TYPICAL ISOMAX CUP SPACING

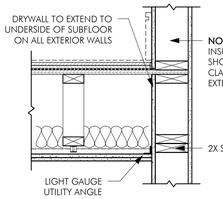
1" = 1'-0"



2 DETAIL @ INTERIOR NON-LOAD BEARING STUD WALL

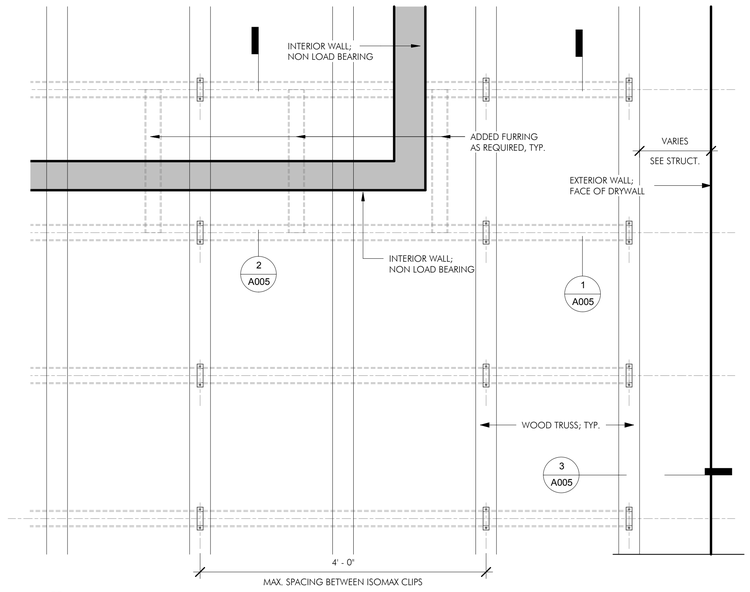
1" = 1'-0"

ISOMAX BY KINETICS NOISE CONTROL	
UL DESIGN:	L583
FIRE RATING:	1 HOUR
SUB-FLOORING:	23/32" PLYWOOD T&G
STRUCTURAL MEMBERS:	PARALLEL CHORD TRUSSES
INSULATION:	6-1/4" FIBER GLASS BLANKET DRAPED OVER FURRING CHANNEL
FURRING CHANNEL SPACING:	24" O.C
CLIP SPACING:	48" O.C ALONG FURRING CHANNEL
CEILING:	(2) LAYERS; 5/8" TYPE 'C'

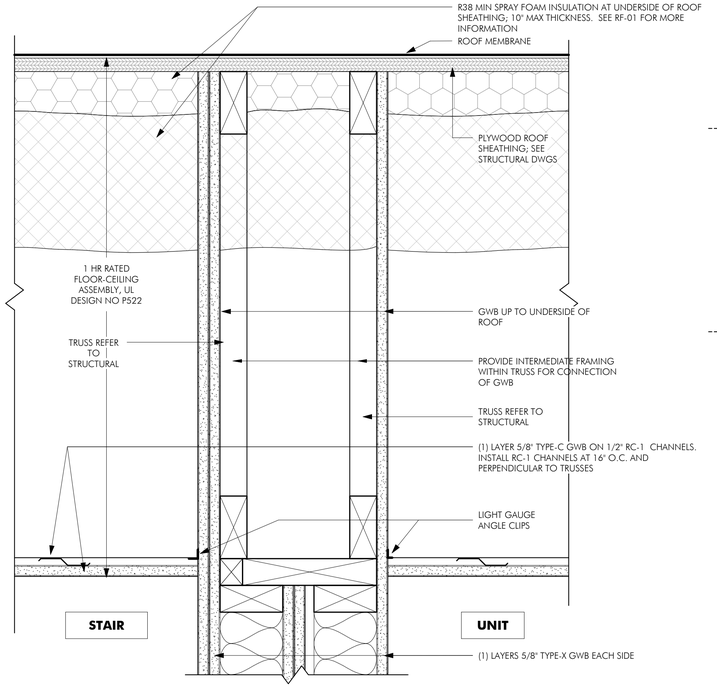


3 TYPICAL ISOMAX CUP DETAIL @ EXTERIOR WALL

1" = 1'-0"

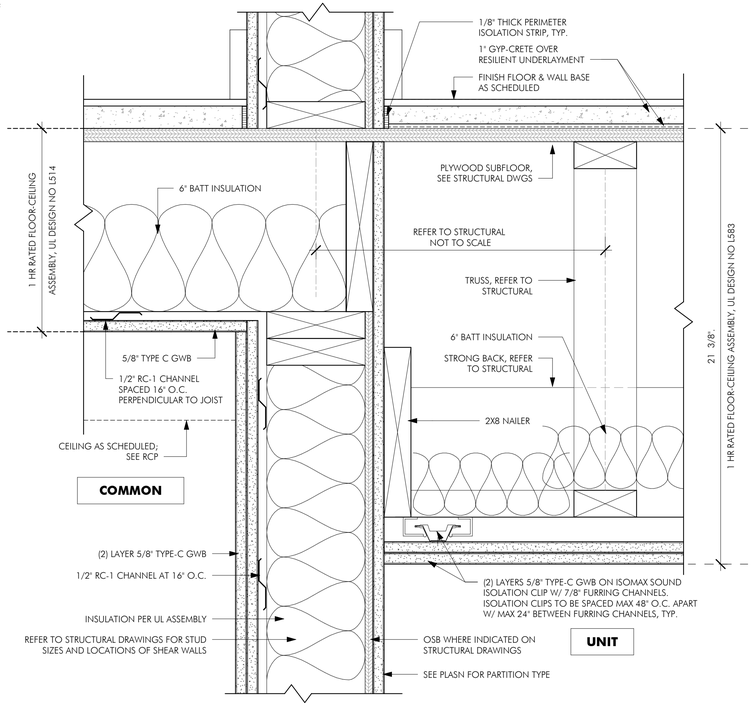


4 DIAGRAMMATIC REFLECTED CEILING PLAN - TYPICAL ISOMAX DETAILS



RF-02 RF-02 - SECTION DETAIL AT DEMISING WALL TO UNDERSIDE OF ROOF SHEATHING

1 HOUR CEILING ASSEMBLY : UL P522



FA-04 SECTION DETAIL AT HEAD OF CORRIDOR - UL-U311

UL L514, UL L583

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DRAWING INFORMATION

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PROJECT #:	17048
SCALE:	As indicated

DRAWING TITLE
HORIZONTAL ASSEMBLIES

DRAWING NUMBER
A005

71 SHERIDAN STREET
73 SHERIDAN STREET
75 SHERIDAN STREET
3 UNITS
FFE: +136.0'
Selective removal of invasive Norway maple saplings and dead wood
Flush condition to rear yard/access
4' ht. wood fence at property line
TO-9
PS-1
ep-2, ls-1, rf-2
FM-4
trash enclosure, typ.
Mulch
Lawn
BN-3
cm-68, de-68, gm-68, tc-68
stone retaining walls, typ.
Transplant salvaged shrubs/trees, seed disturbed areas with Native lawn seed mix
Salvage and reset ex. stone flagging to create new shared patio
AS-1
CA-4
ep-2, ls-2, rf-2
Asphalt Drive & Parking
Bench
cm-61, de-61, gm-61, tc-61
cm-72, de-72, gm-72, tc-72
concrete walk, typ.
AVERAGE GRADE LINE
LOT WIDTH/LOT FRONTAGE
Demo, remove Shed or Maintain compost area?
Stone retaining wall with 42" ht. wood fence, typ.

USABLE OPEN SPACE
9,402 SQ. FT. TOTAL

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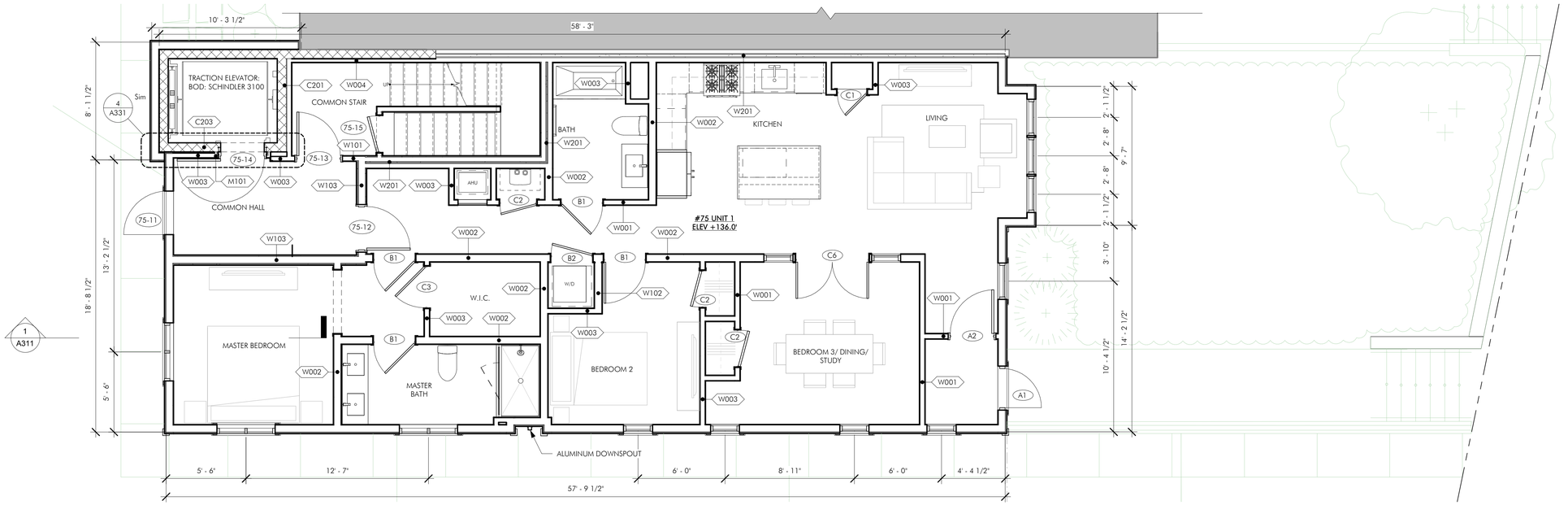
DRAWING INFORMATION

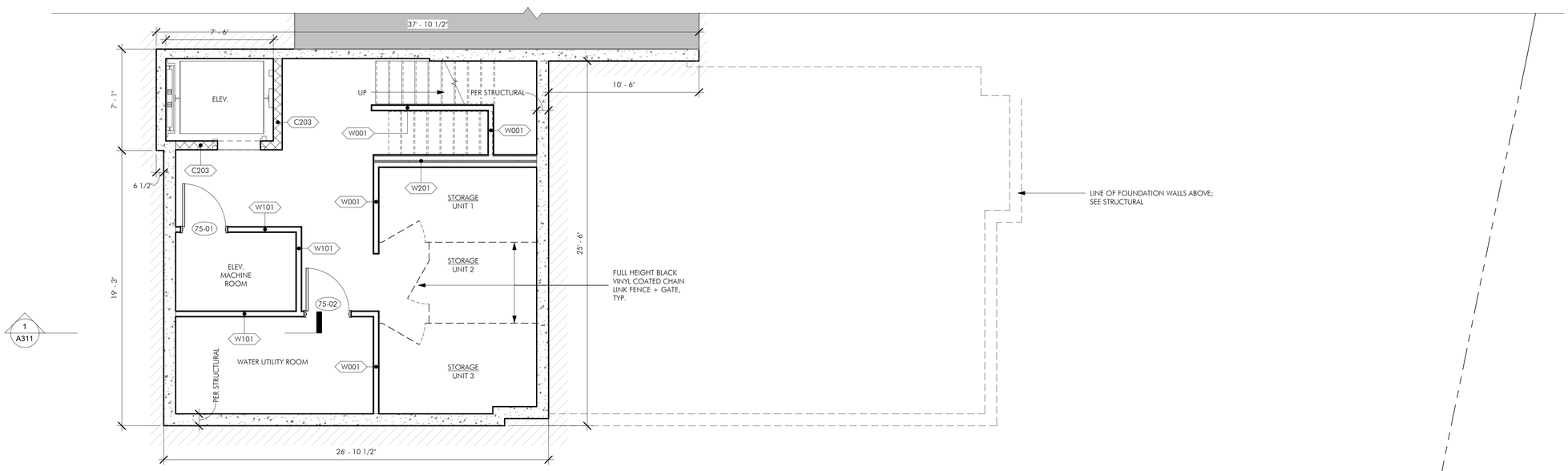
ISSUE: ISSUED FOR CONSTRUCTION
DATE: AUGUST 8, 2019
PROJECT #: 17048
SCALE: 1/8" = 1'-0"

DRAWING TITLE
#75 SITE PLAN

DRAWING NUMBER
A010



2 FIRST FLOOR PLAN
1/4" = 1'-0"



1 T.O. BASEMENT SLAB
1/4" = 1'-0"

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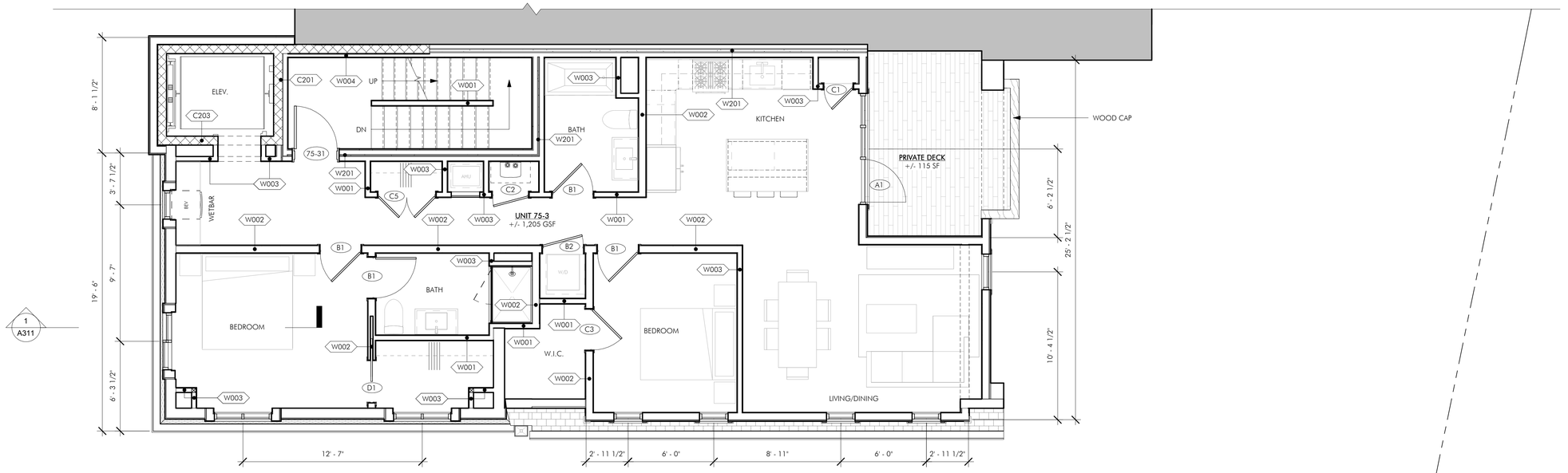
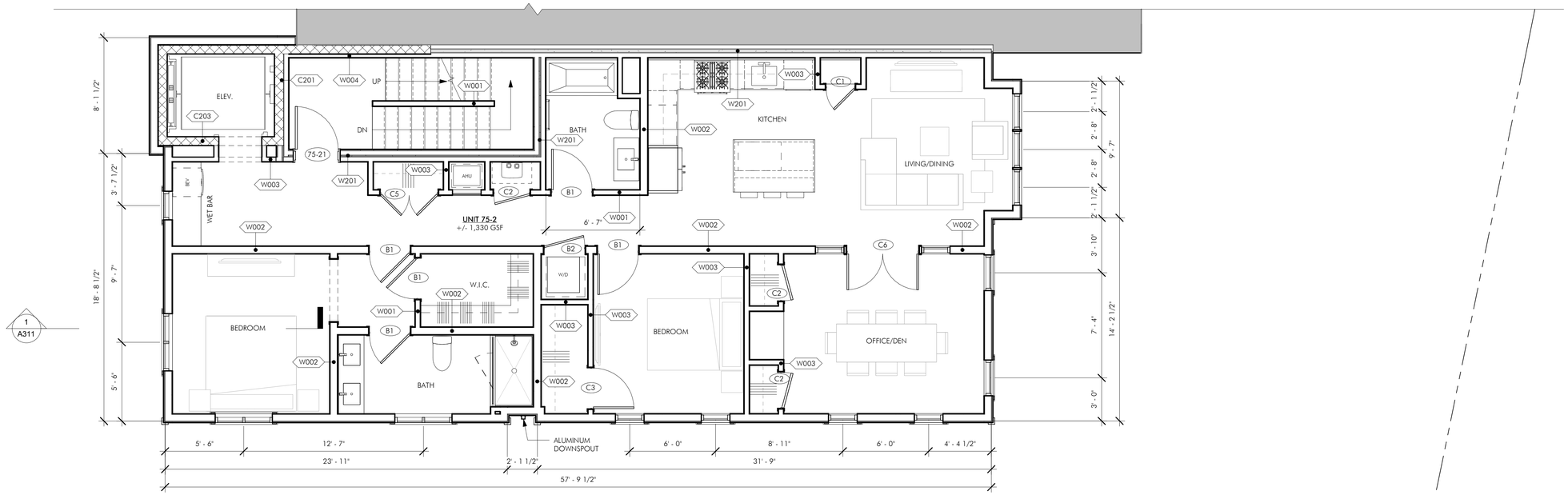
DRAWING TITLE
#75 BASEMENT AND FIRST FLOOR PLANS

DRAWING NUMBER
A100



1
A311

2 THIRD FLOOR PLAN
1/4" = 1'-0"



1
A311

1 SECOND FLOOR PLAN
1/4" = 1'-0"

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DRAWING TITLE
#75 SECOND AND THIRD FLOOR PLANS

DRAWING NUMBER
A101

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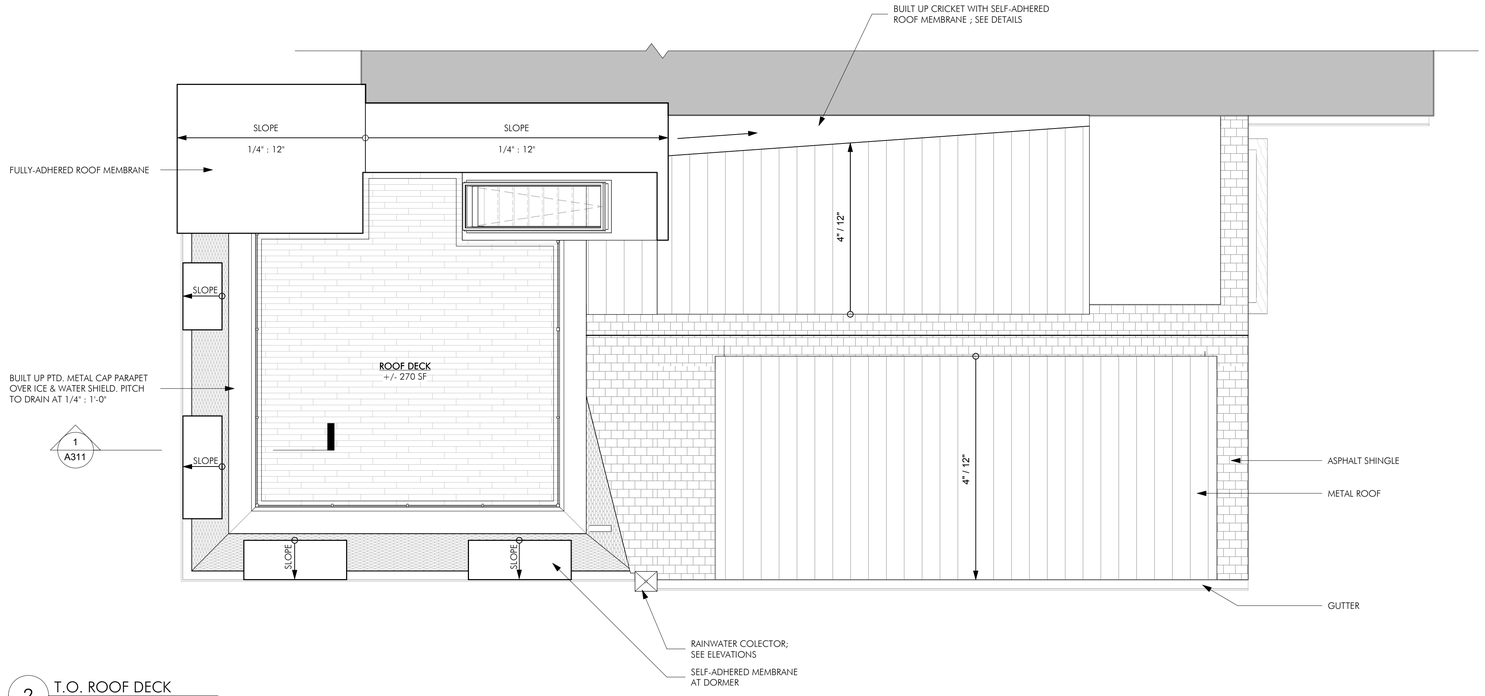
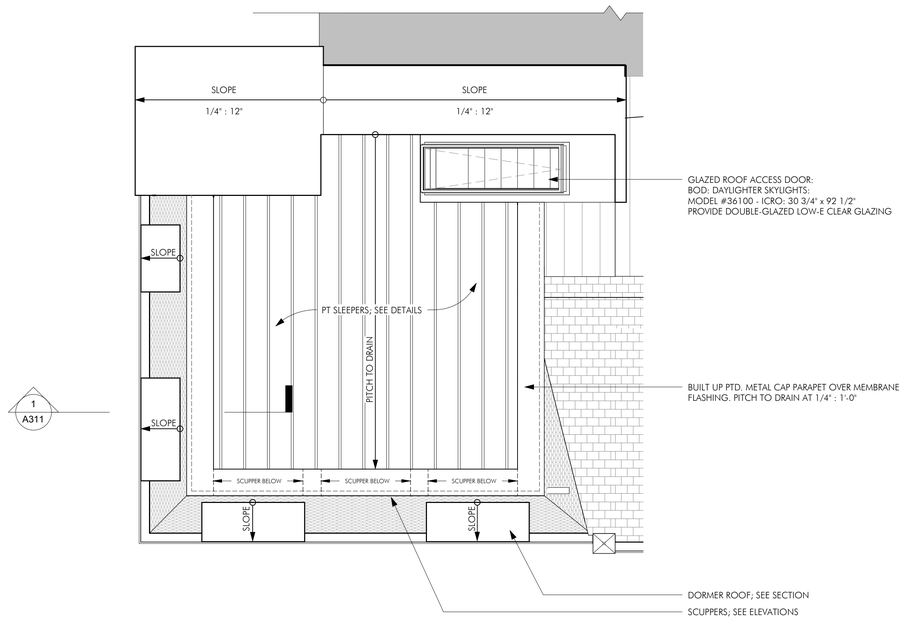


2 T.O. ROOF DECK
1/4" = 1'-0"



1 T.O. ROOF BEAM (LOW POINT)
1/4" = 1'-0"

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71-75 SHERIDAN STREET
BOSTON, MA 02130

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

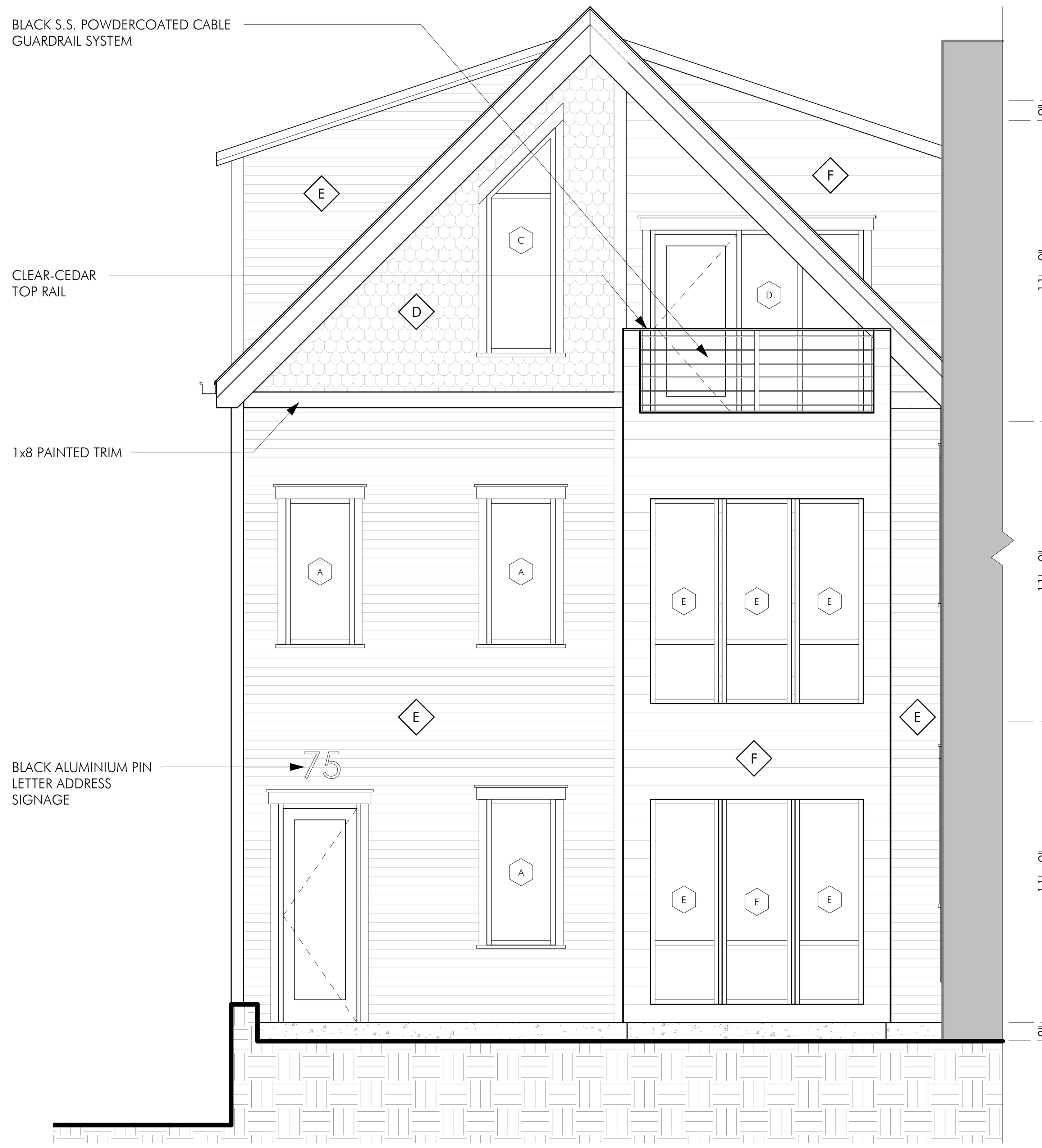
REGISTERED ARCHITECT
DARTAGNAN BROWN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

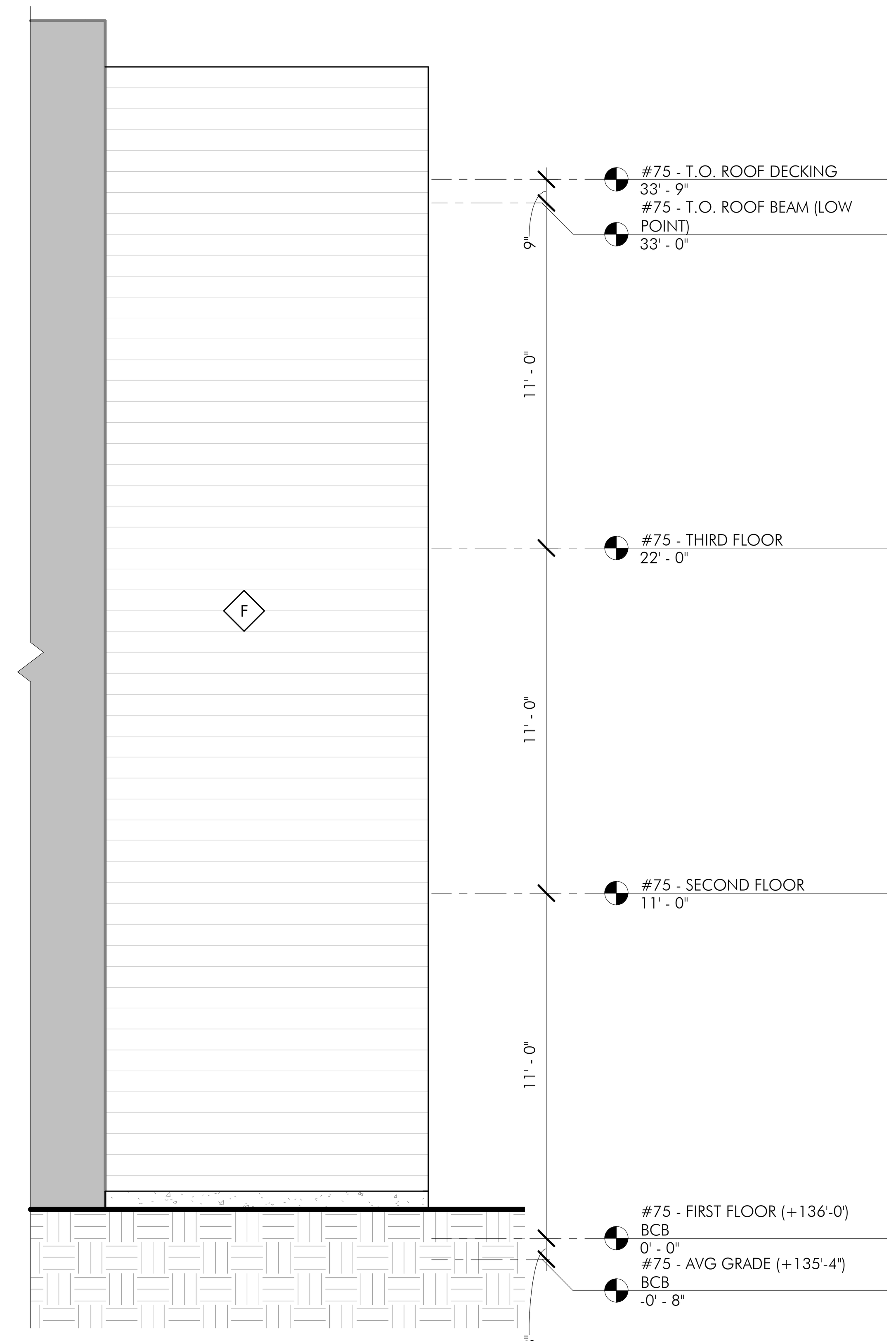
ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	1/4" = 1'-0"

DRAWING TITLE
#75 ROOF AND ROOF DECK PLANS

DRAWING NUMBER
A102

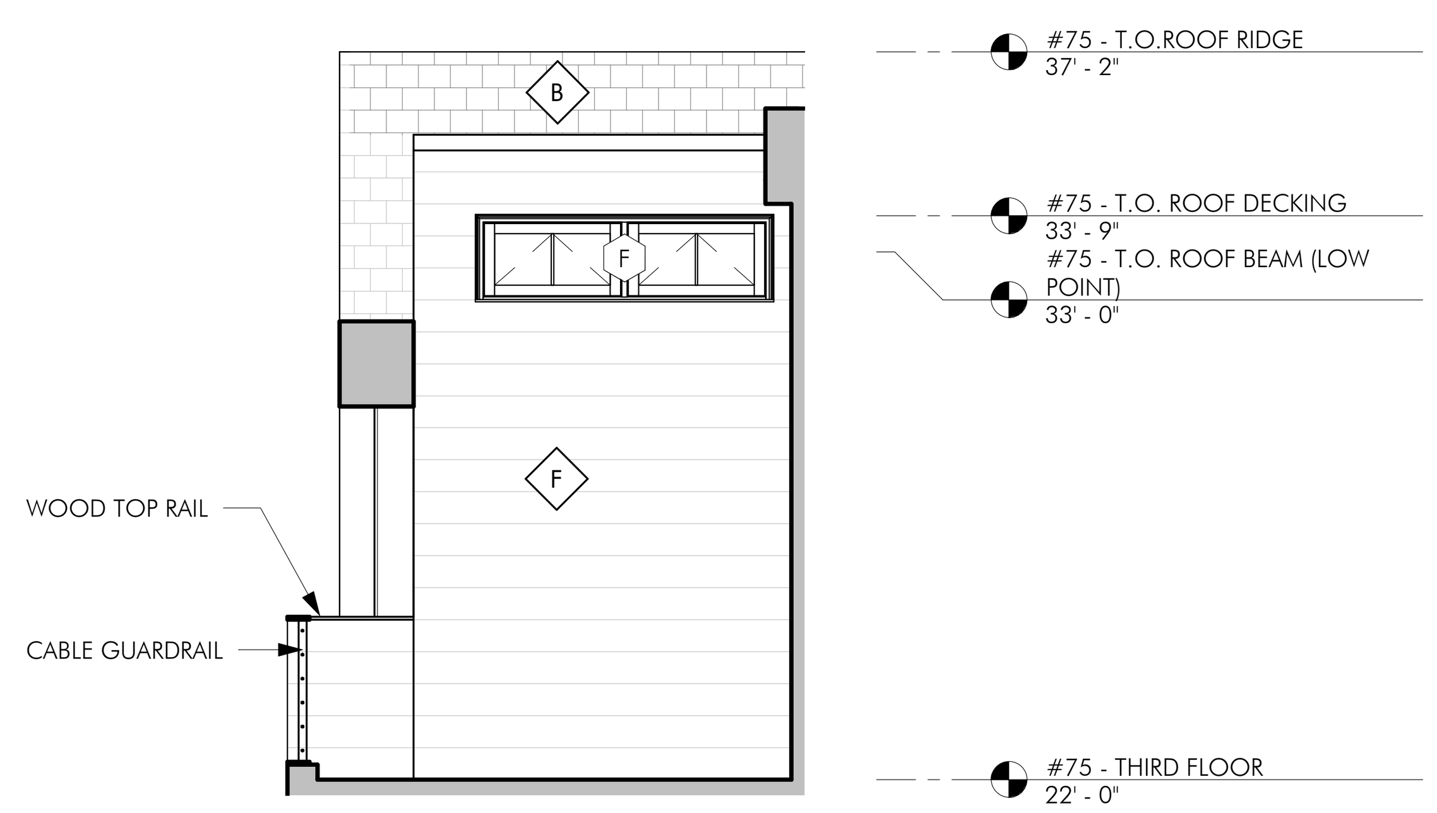


2 #75 - FRONT (NORTH EAST) ELEVATION
1/4" = 1'-0"



3 #75 - NORTH WEST ELEVATION
1/4" = 1'-0"

4 #75 - REAR (SOUTH WEST) ELEVATION
1/4" = 1'-0"



1 #75 - THIRD FLOOR DECK (NW) ELEVATION
1/4" = 1'-0"

5 #75 - SOUTH EAST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND

Mark	Type	Description
A	SHINGLE TYPE 1 ROOF TYPE	ASPHALT BOD: PABCO CASCADE DIAMOND SHAPED SHINGLE COLOR: ANTIQUE BLACK
B	SHINGLE TYPE 2 ROOF TYPE	ASPHALT BOD: PABCO PRESTIGE LAMINATED FIBERGLASS SHINGLE COLOR: BLACK
C	METAL ROOF ROOF TYPE	STEEL STANDING SEAM BOD: MBCI 5V CRIMP COLOR: BLACK
D	SIDING TYPE 1 WALL TYPE	CEDAR SHINGLE BOD: MAIBEC DIAMOND CUT SHINGLE. GRADE: NANTUCKET COLOR: TBD
E	SIDING TYPE 2 WALL TYPE	FIBER CEMENT CLAPBOARD BOD: JAMESHARDIE LAP SIDING, 4" EXPOSURE, SMOOTH TEXTURE COLOR: TBD
F	SIDING TYPE 3 WALL TYPE	RESIN PANEL SIDING BOD: TRESPA PURA NFC FLUSH SIDING, 7.1" EXPOSURE, SMOOTH TEXTURE COLOR: TBD

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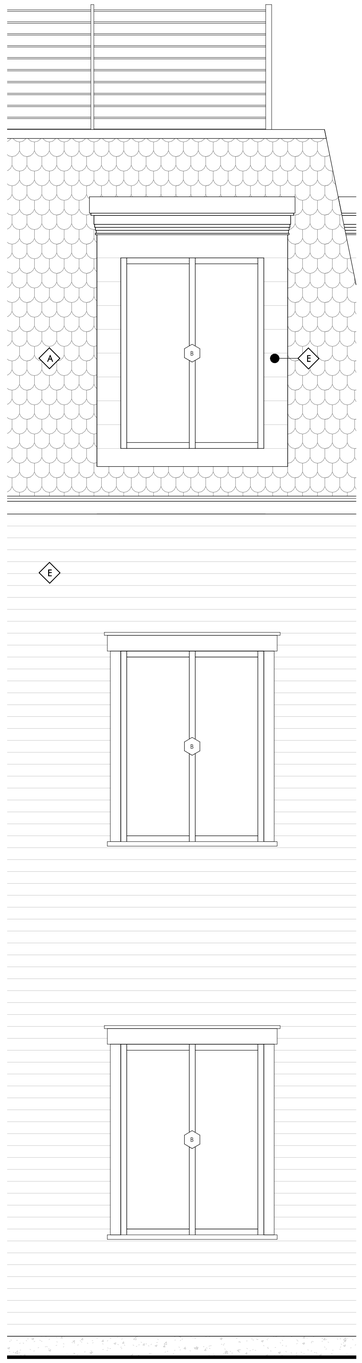
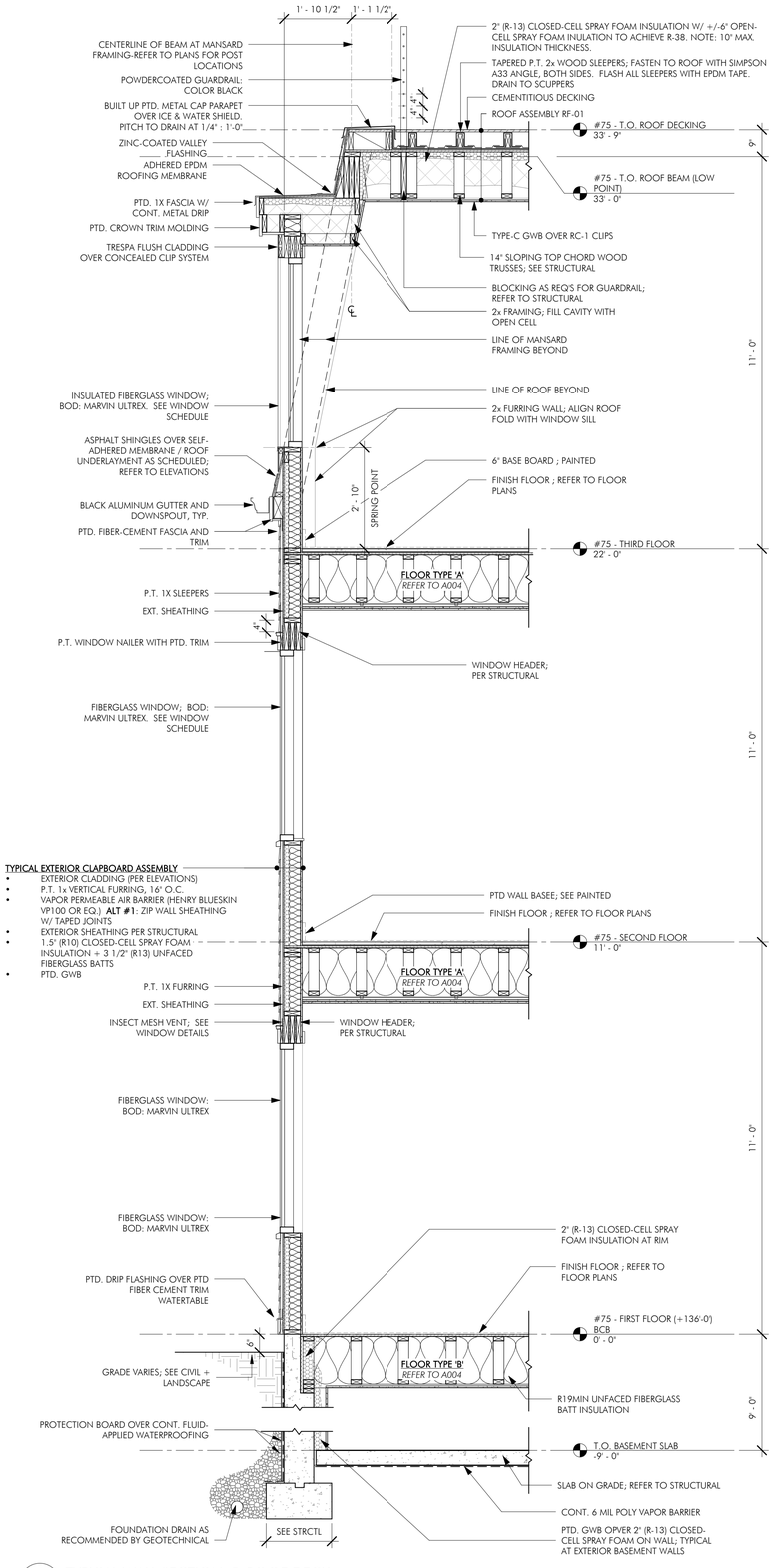
DRAWING TITLE

#75 EXTERIOR ELEVATIONS

DRAWING NUMBER

A200





1 TYPICAL WALL SECTION @ ROOF DECK
1/2" = 1'-0"

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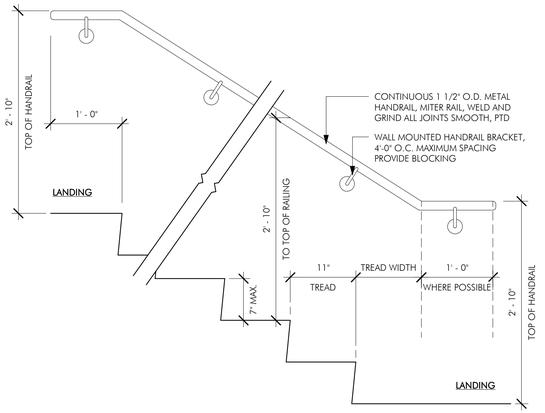
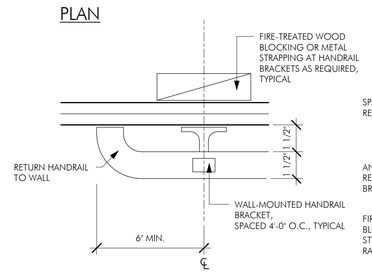
SCALE:	1/2" = 1'-0"

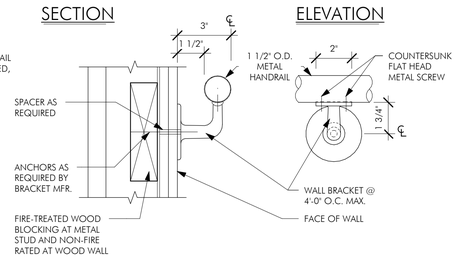
DRAWING TITLE
WALL SECTIONS

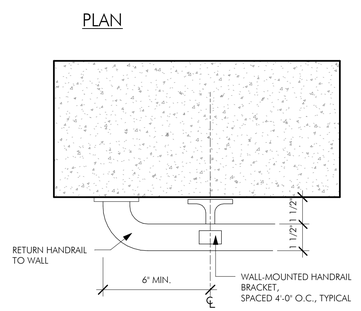
DRAWING NUMBER
A311

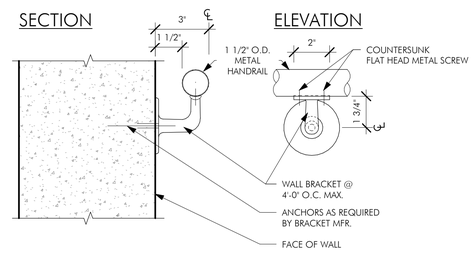
C:\Users\bmensinger\Documents\17048_73 Sheridan Street_2.0 single lor_bmensinger@embarcstudio.com.rvt
8/9/2019 10:19:10 AM



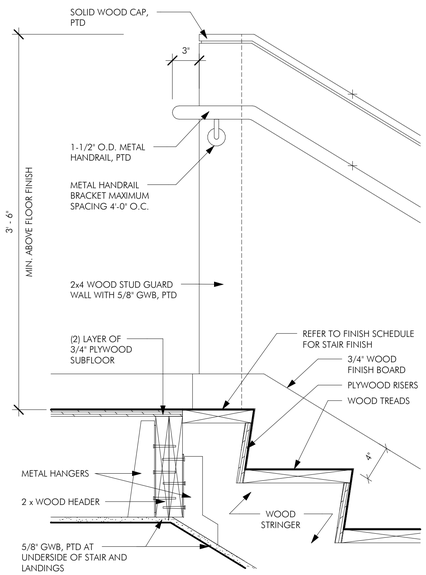




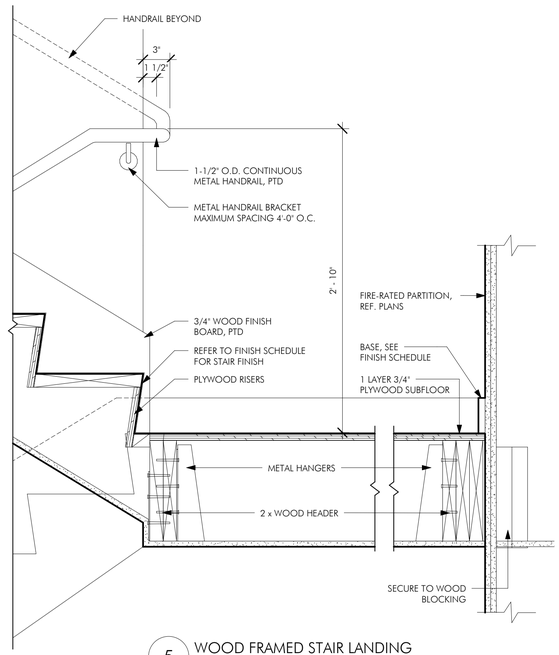




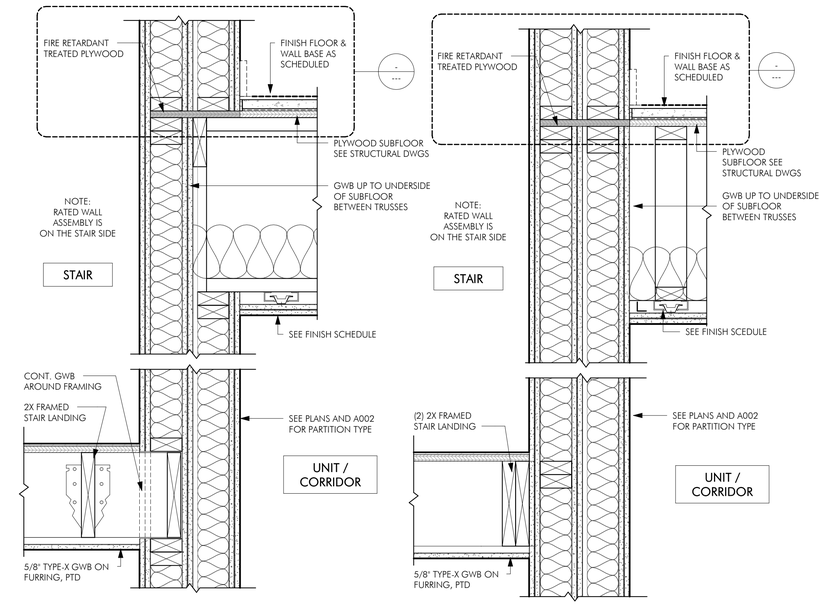
1 TYPICAL HANDRAIL EXTENSIONS
1" = 1'-0"



2 HANDRAIL ATTACHMENT AT GYPSUM WALL
3" = 1'-0"

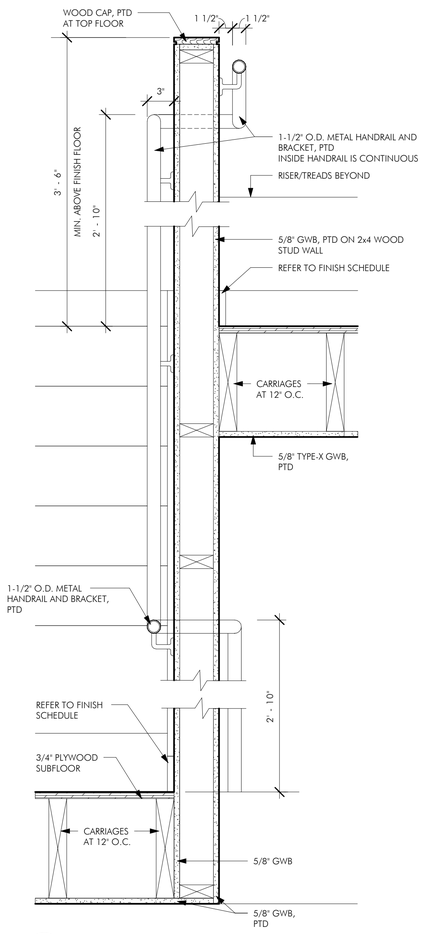


3 HANDRAIL ATTACHMENT AT CONCRETE WALL
3" = 1'-0"



4 LANDING AT TOP OF STAIR
1 1/2" = 1'-0"

5 WOOD FRAMED STAIR LANDING
1 1/2" = 1'-0"



6 WOOD STAIR LANDING BEARING ON STAIR WALL
1 1/2" = 1'-0"

7 WOOD STAIR LANDING, NON BEARING
1 1/2" = 1'-0"

8 GUARDWALL AT STAIR
1 1/2" = 1'-0"

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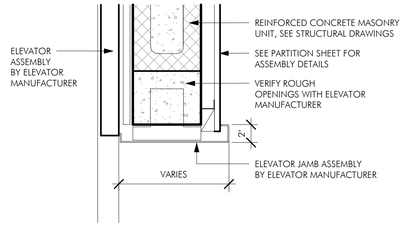
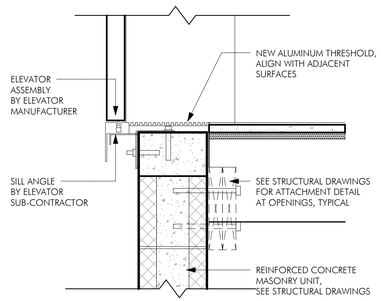
DRAWING TITLE
TYPICAL STAIR DETAILS

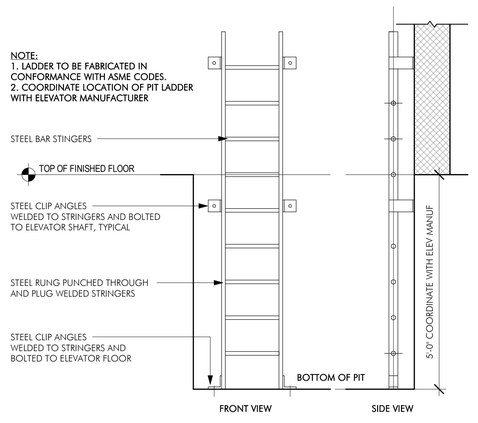
DRAWING NUMBER
A322



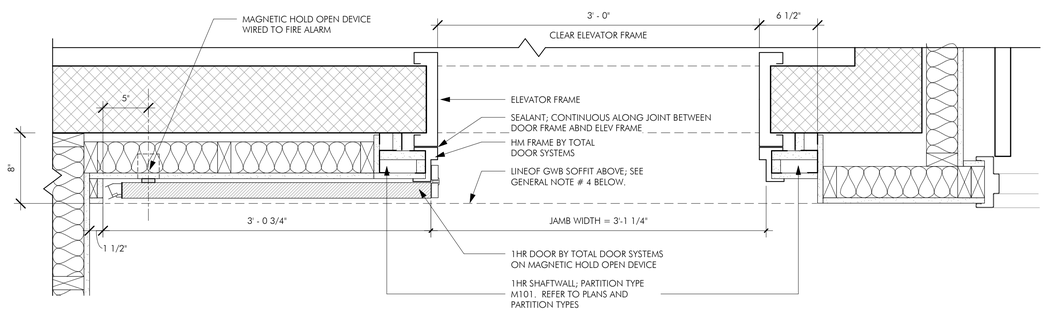
1 TYPICAL ELEVATOR HEAD & JAMB DETAIL AT UPPER FLOORS
1 1/2" = 1'-0"



2 TYPICAL ELEVATOR SILL DETAIL
1 1/2" = 1'-0"



3 ELEVATOR PIT LADDER DETAIL
1/2" = 1'-0"



4 RATED ELEVATOR ACCESS DOOR PLAN DETAIL
1 1/2" = 1'-0"

BASIS OF DESIGN:
TOTAL DOOR STSYEMS ESS-HO-180-LR

GENERAL DOOR NOTES:
1. PROVIDE M52 PUSH SIDE AND M32 ON PULL SIDE HARDWARE BY TOTAL DOOR SYSTEMS.
2. PROVIDE FIELD-APPLIED SMOKE SEAL AT HEAD OF FRAME.
3. PROVIDE CONTINUOUS HINGE BY TOTAL DOOR SYSTEMS.
4. MIN. 1" CLEARANCE REQUIRED FROM TOP OF GYP SOFFIT TO HM FRAME RABBET.
5. PROVIDE MORTISED SWEEP BY TOTAL DOOR SYSTEMS.
6. PROVIDE TDC 96 CONCEALED CLOSER.
7. PROVIDE TDH100 ELECTROMAGNETIC HOLD OPEN DEVICE BY TOTAL DOOR SYSTEMS. GC COORDINATE POWER AND FIRE ALARM REQUIREMENTS.

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DRAWING TITLE
MISC DETAILS

DRAWING NUMBER
A331

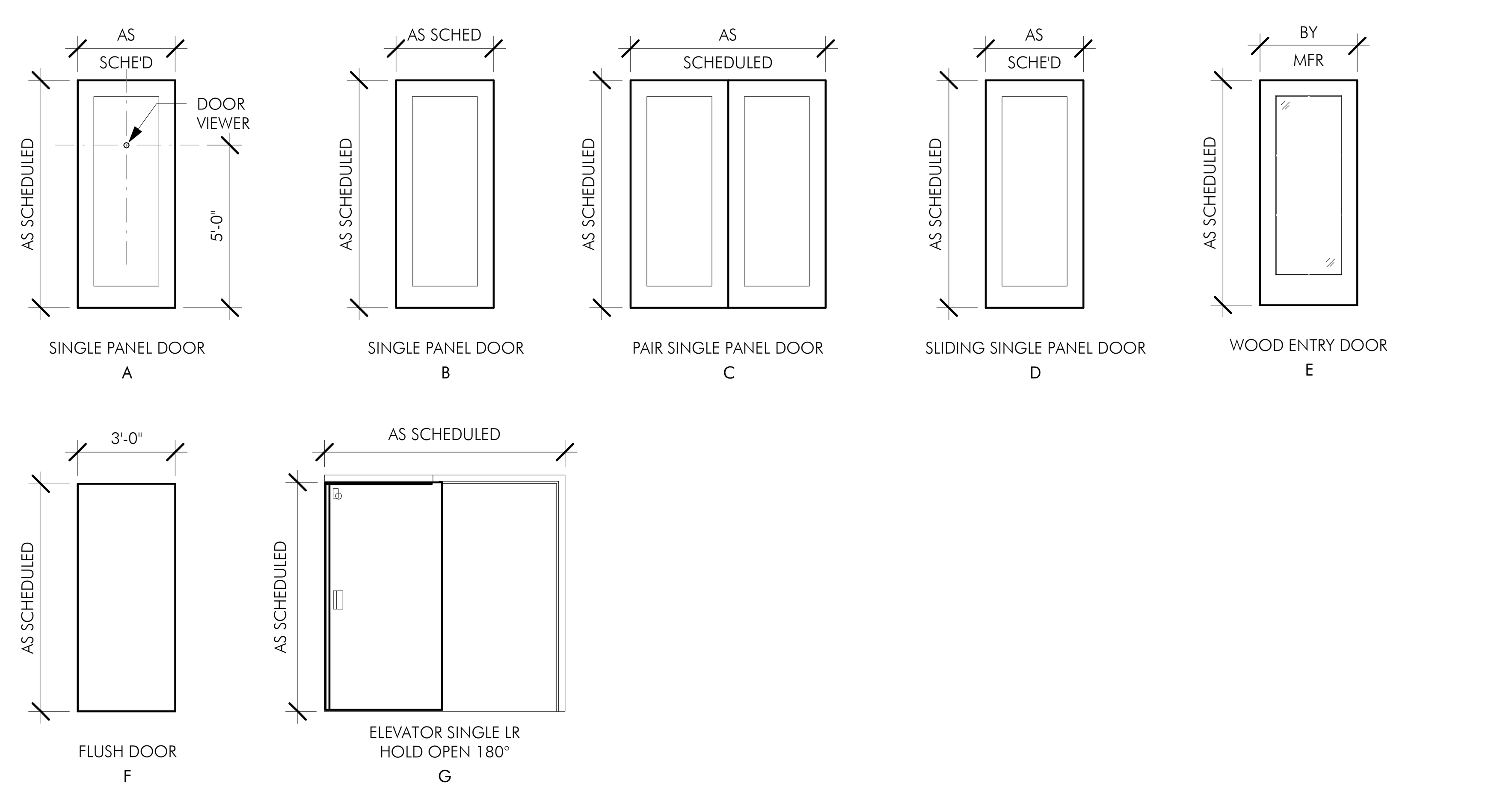
TYPE/STYLE	DOOR			FIRE	
DOOR NO.	WIDTH	HEIGHT	THICKNESS	RATING (MINS.)	COMMENTS
71-01	3' - 0"	7' - 0"	0' - 1 3/4"	60	
71-02	3' - 0"	7' - 0"	0' - 1 3/4"	0	
71-03	3' - 0"	7' - 0"	0' - 1 3/4"	0	
71-04	3' - 0"	7' - 0"	0' - 1 3/4"	0	
71-11	3' - 0"	8' - 0"	0' - 1 3/4"	0	
71-12	3' - 0"	7' - 0"	0' - 1 3/4"	60	
71-13	3' - 0"	7' - 0"	0' - 1 3/4"	60	
71-14	3' - 0"	7' - 0"	0' - 1 3/4"	60	
71-15	2' - 6"	7' - 0"	0' - 1 3/4"	0	

TYPE/STYLE	DOOR			FIRE	
DOOR NO.	WIDTH	HEIGHT	THICKNESS	RATING (MINS.)	COMMENTS
73-01	3' - 0"	7' - 0"	0' - 1 3/4"	60	
73-02	3' - 0"	7' - 0"	0' - 1 3/4"	0	
73-11	3' - 0"	8' - 0"	0' - 1 3/4"	0	
73-12	3' - 0"	7' - 0"	0' - 1 3/4"	60	
73-13	3' - 0"	7' - 0"	0' - 1 3/4"	60	
73-14	3' - 0"	7' - 0"	0' - 1 3/4"	60	
73-15	2' - 6"	7' - 0"	0' - 1 3/4"	0	
73-21	3' - 0"	7' - 0"	0' - 1 3/4"	60	
73-31	3' - 0"	7' - 0"	0' - 1 3/4"	60	

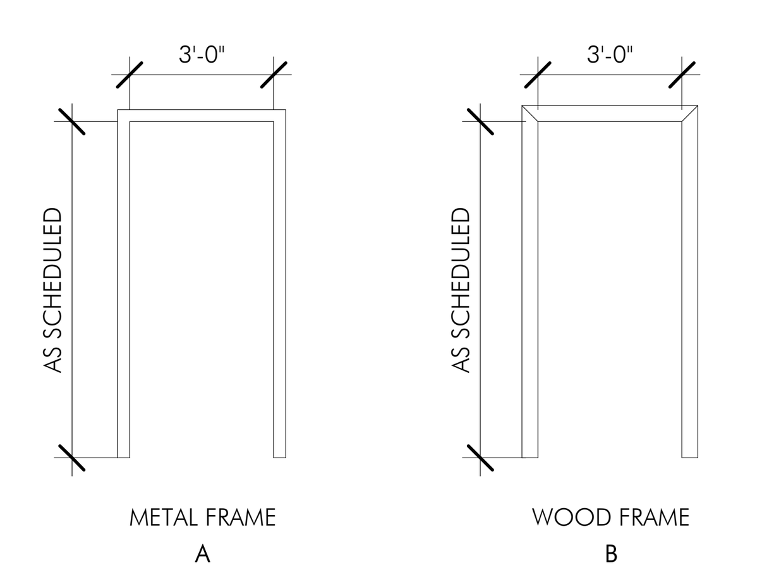
TYPE/STYLE	DOOR			FIRE	
DOOR NO.	WIDTH	HEIGHT	THICKNESS	RATING (MINS.)	COMMENTS
75-01	3' - 0"	7' - 0"	0' - 1 3/4"	60	
75-02	3' - 0"	7' - 0"	0' - 1 3/4"	0	
75-11	3' - 0"	8' - 0"	0' - 1 3/4"	0	
75-12	3' - 0"	7' - 0"	0' - 1 3/4"	60	
75-13	3' - 0"	7' - 0"	0' - 1 3/4"	60	
75-14	3' - 0"	7' - 0"	0' - 1 3/4"	60	
75-15	2' - 6"	7' - 0"	0' - 1 3/4"	0	
75-21	3' - 0"	7' - 0"	0' - 1 3/4"	60	
75-31	3' - 0"	7' - 0"	0' - 1 3/4"	60	

TYPE/STYLE	DOOR			FIRE	
DOOR TYPE	WIDTH	HEIGHT	THICKNESS	RATING (MINS.)	COMMENTS
A1	3' - 0"	8' - 0"	0' - 1 3/4"		
A2	3' - 0"	7' - 0"	0' - 1 3/4"		
B1	2' - 10"	6' - 8"	0' - 1 3/8"		
B2	2' - 10"	6' - 8"	0' - 1 3/8"		
C1	2' - 0"	6' - 8"	0' - 1 3/8"		
C2	2' - 6"	6' - 8"	0' - 1 3/8"		
C3	2' - 10"	6' - 8"	0' - 1 3/8"		
C4	5' - 0"	6' - 8"	0' - 1 3/8"		
C5	4' - 0"	6' - 8"	0' - 1 3/8"		
C6	5' - 0"	6' - 8"	0' - 1 3/8"		
D1	3' - 0"	7' - 0"	0' - 1 3/8"		

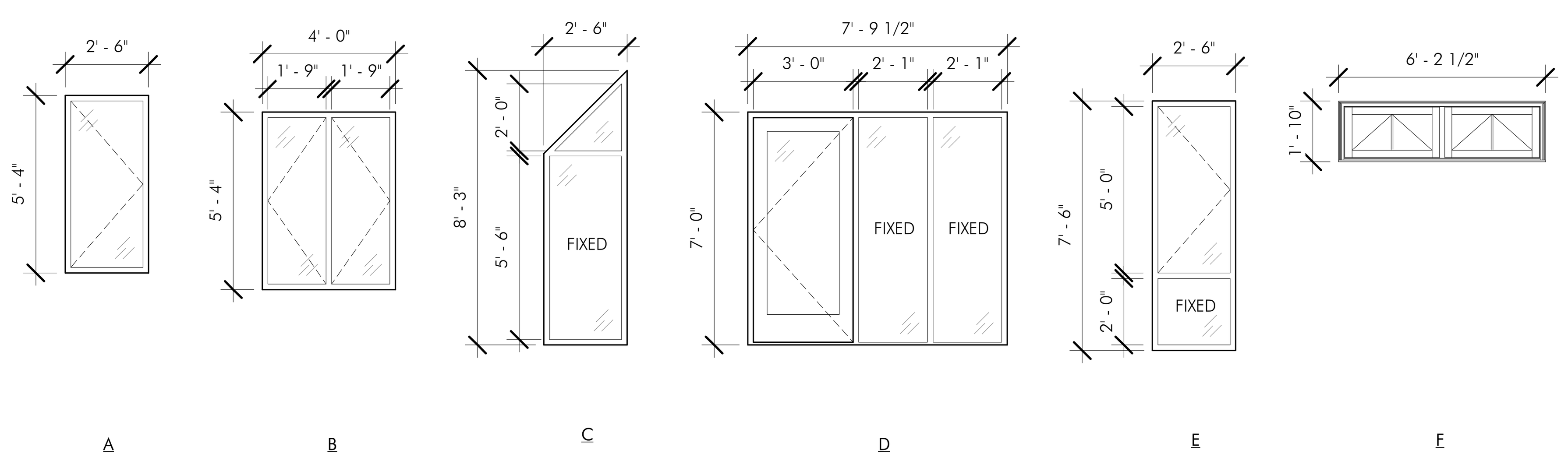
DOOR STYLE



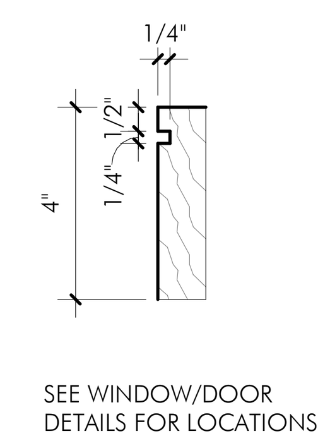
FRAME STYLE



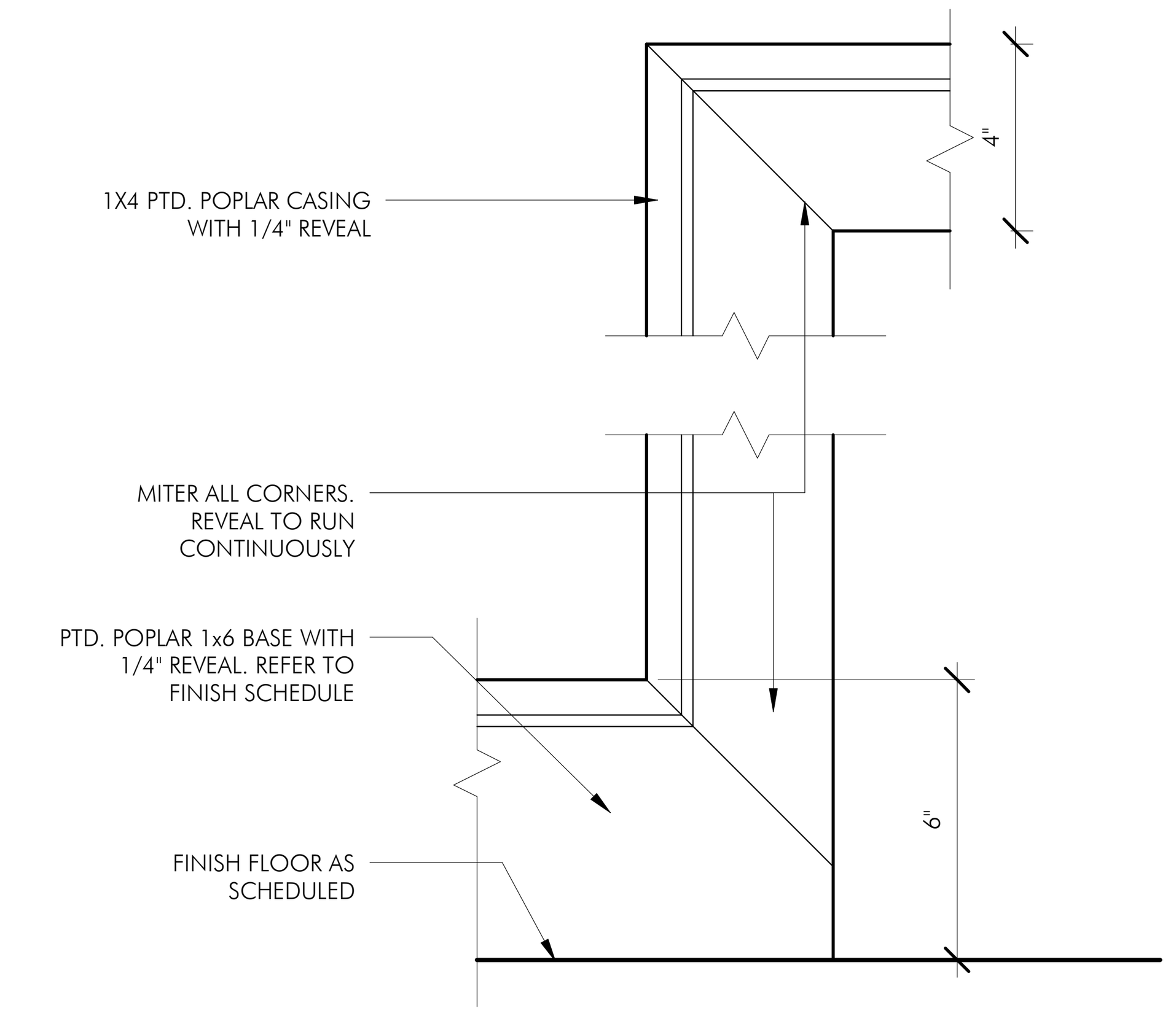
WINDOW TYPES



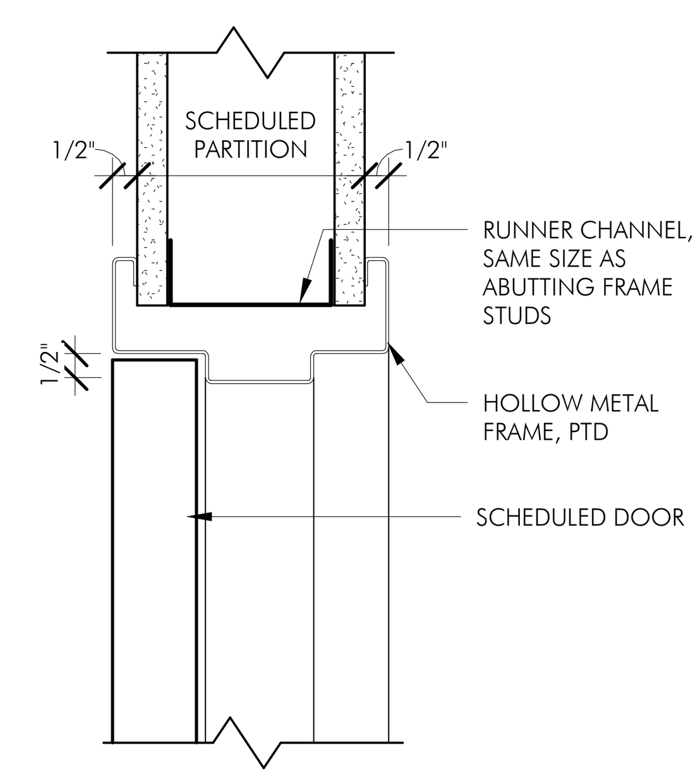
GENERAL NOTES:
1. WINDOW AND DOOR BASIS OF DESIGN: MARVIN ALL-ULTREX CASEMENT/FIXED UNITS.
LOW E2 ARGON
U: 0.28
SHGC: 0.29 (.30 MIN) PER STRETCH CODE
VT: 0.49
2. G.C. TO COORDINATE ALL FINAL DIMENSIONS AND ROUGH OPENINGS FOR MULLED UNIT WINDOWS IN ACCORDANCE WITH MANUFACTURERS STANDARDS. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY.
3. ALL GLAZING TO BE TEMPERED WHEN ADJACENT TO AN EXTERIOR SWINGING DOOR OR BELOW 18"AFF.
4. PROVIDE FULL SCREEN AT ALL DOOR AND OPERABLE WINDOWS.
5. PROVIDE MANUFACTURER-RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SURE AS EMERGENCY RESCUE.



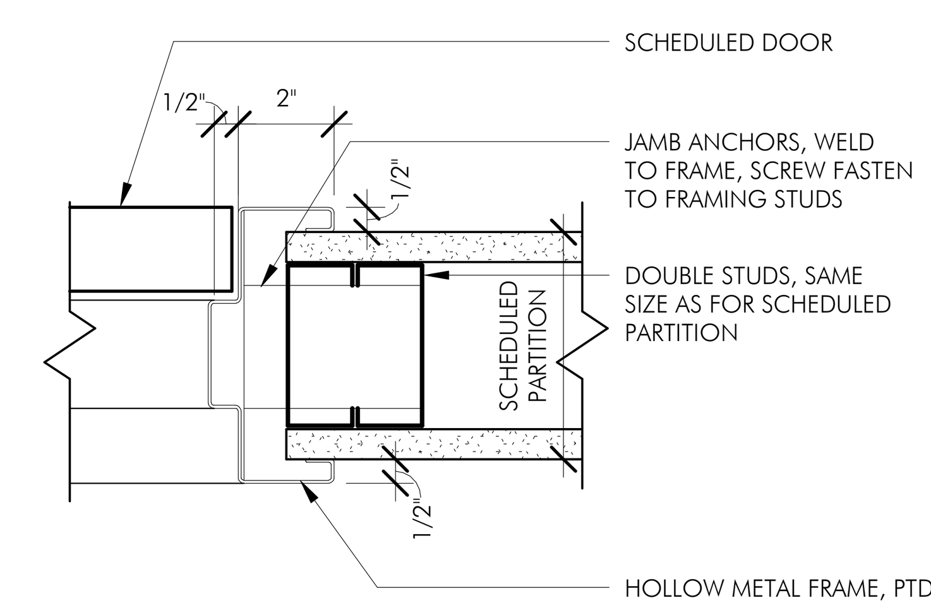
4 TYPICAL WINDOW/DOOR CASING PROFILE
3" = 1'-0"



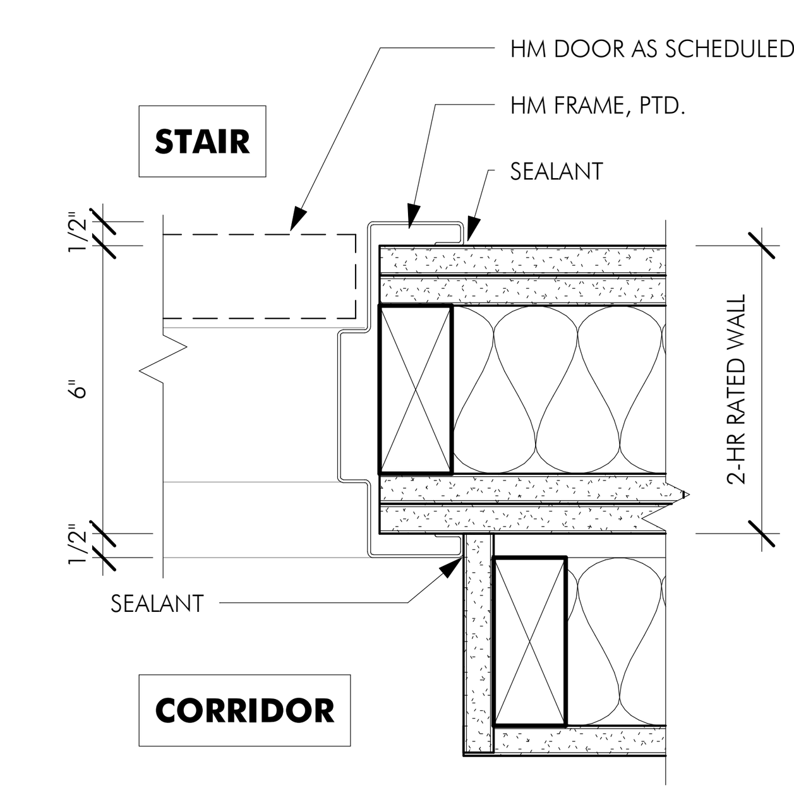
3 BASEBOARD AND DOOR CASING DETAIL ELEVATION
3" = 1'-0"



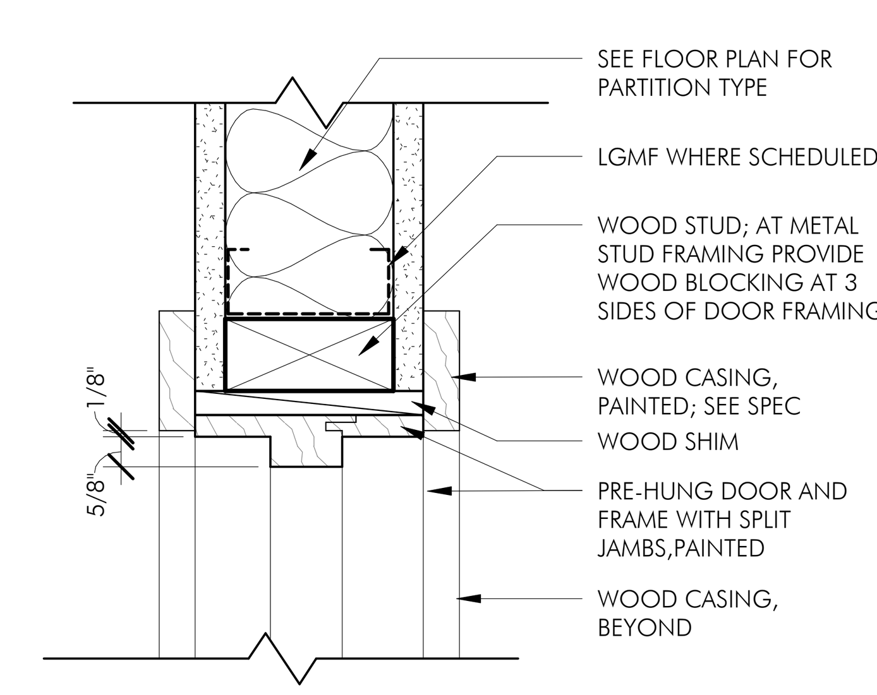
1 DOOR HEAD AT HM FRAME
3" = 1'-0"



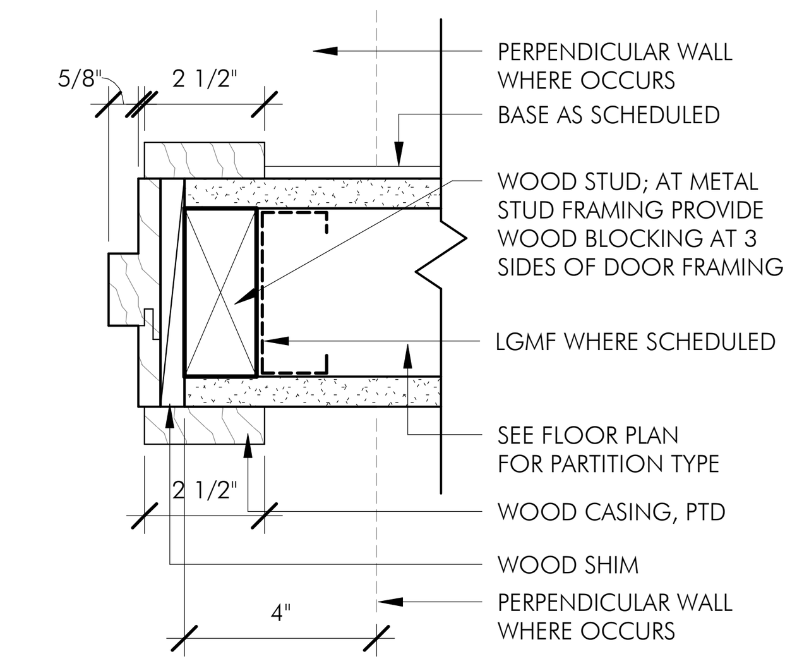
2 DOOR JAMB AT HM FRAME
3" = 1'-0"



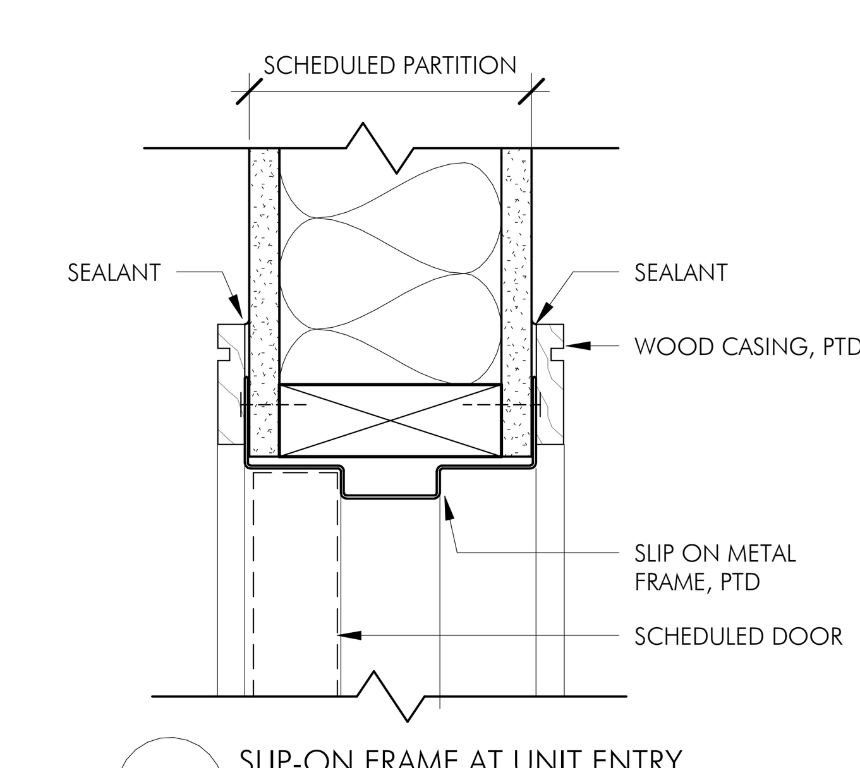
3 DOOR JAMB AT STAIR DOOR
3" = 1'-0"



4 DOOR HEAD AT WOOD FRAME
3" = 1'-0"



5 DOOR JAMB AT WOOD FRAME
3" = 1'-0"



6 SLIP-ON FRAME AT UNIT ENTRY
3" = 1'-0"

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DRAWING TITLE
DOOR/WINDOW SCHEDULE AND DETAILS

DRAWING NUMBER
A600

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8/9/2019 10:19:16 AM

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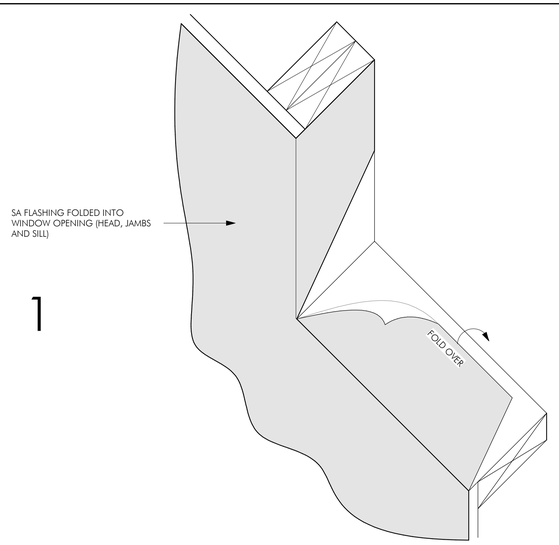

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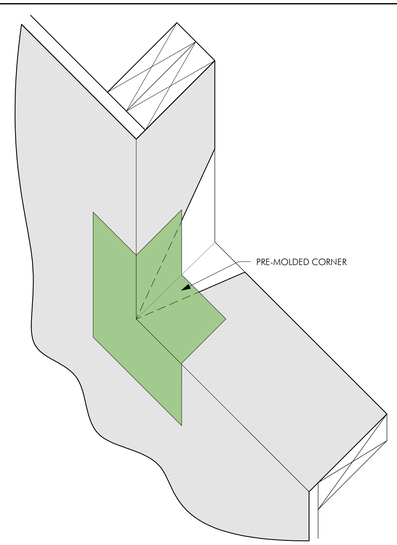

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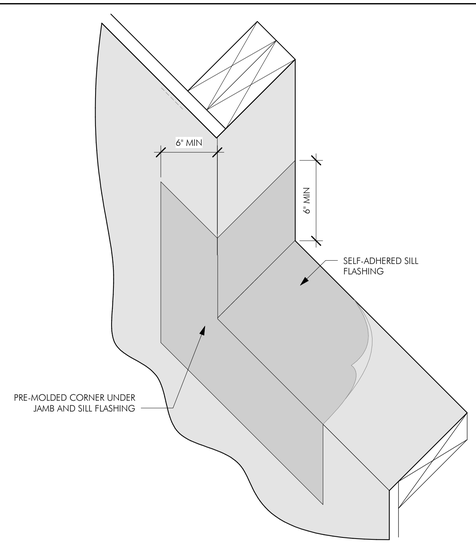

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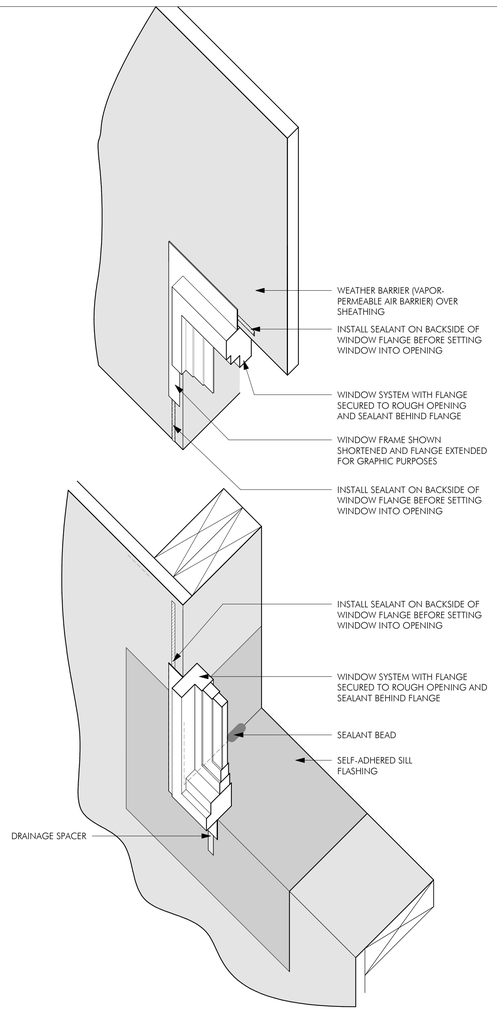

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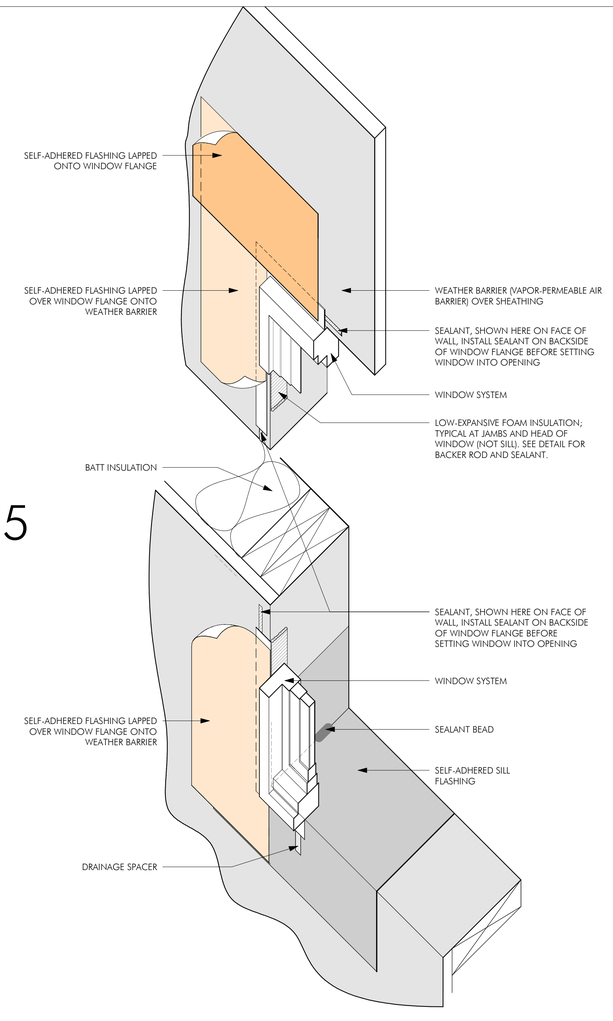

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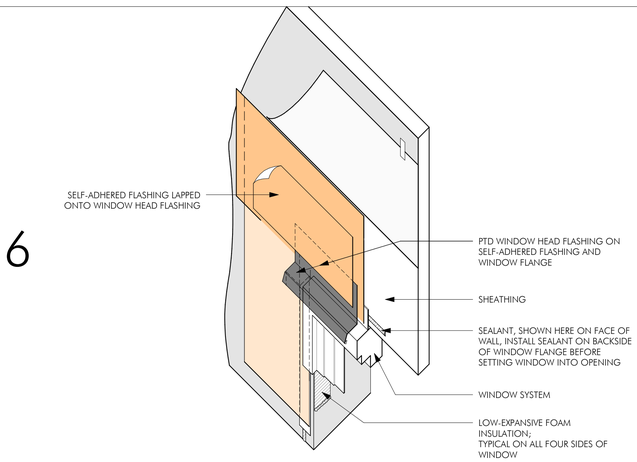

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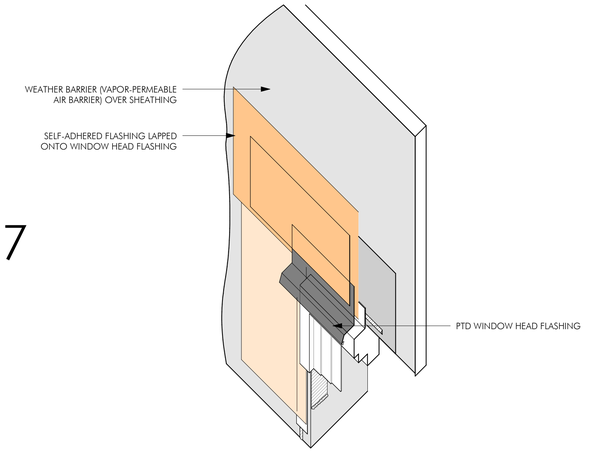

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WATERMARK DEVELOPMENT, INC.
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71-75 SHERIDAN STREET
BOSTON, MA 02130

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
DAMIAN N. BROWN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

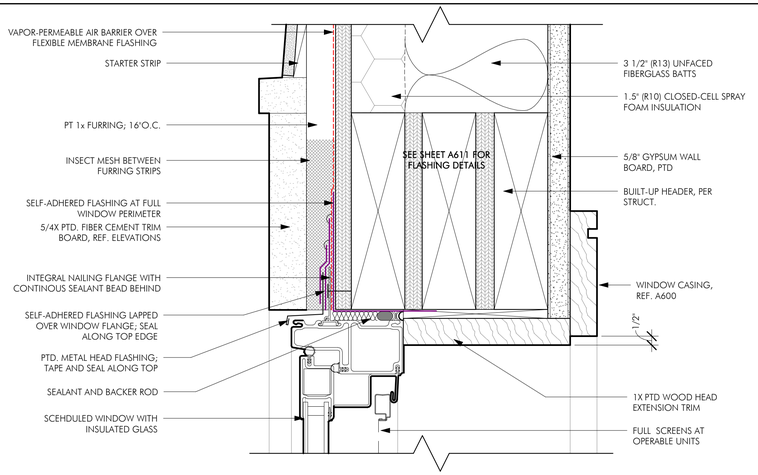
ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	3" = 1'-0"

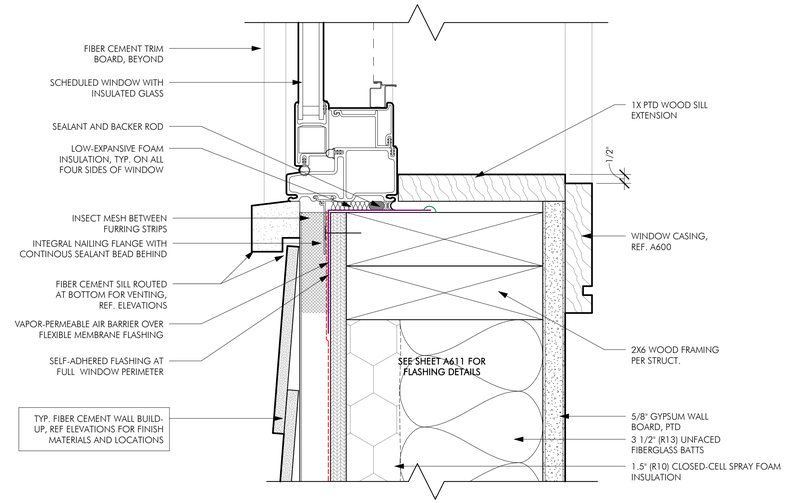
DRAWING TITLE

FLASHING DETAILS

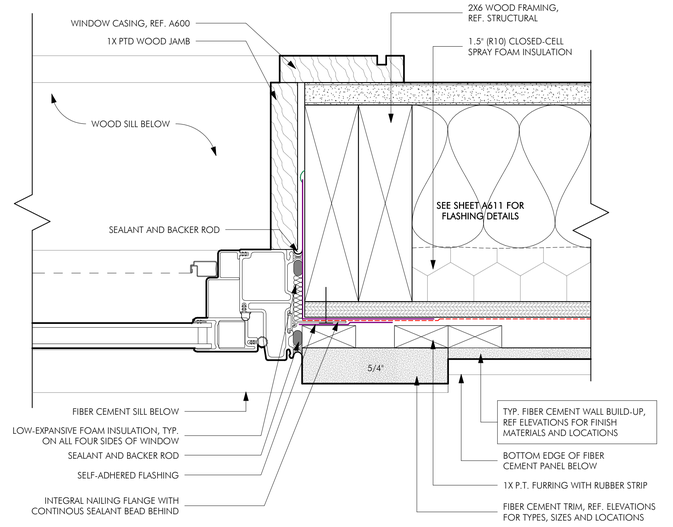
DRAWING NUMBER

A611





1 WINDOW HEAD/SILL DETAIL @ FIBERCEMENT SIDING
6" = 1'-0"



2 WINDOW JAMB DETAIL @ FIBERCEMENT SIDING
6" = 1'-0"

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ISSUED FOR CONSTRUCTION

REVISIONS

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NO. 20350
BOSTON
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COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

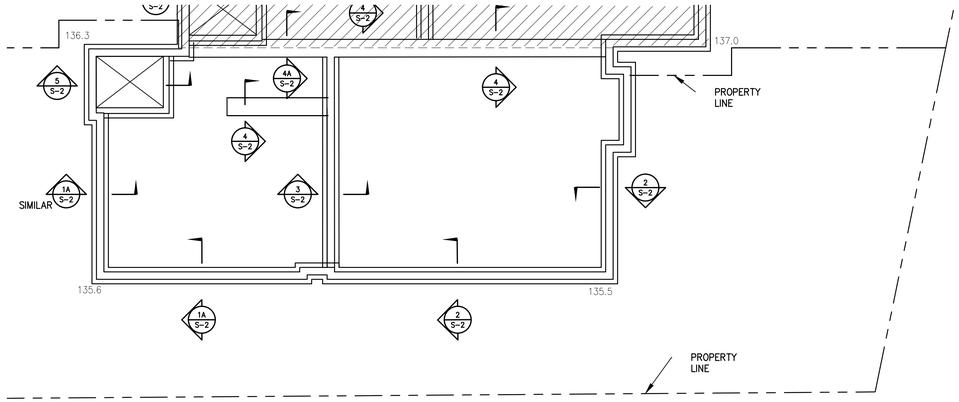
ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	6" = 1'-0"

DRAWING TITLE

WINDOW DETAILS

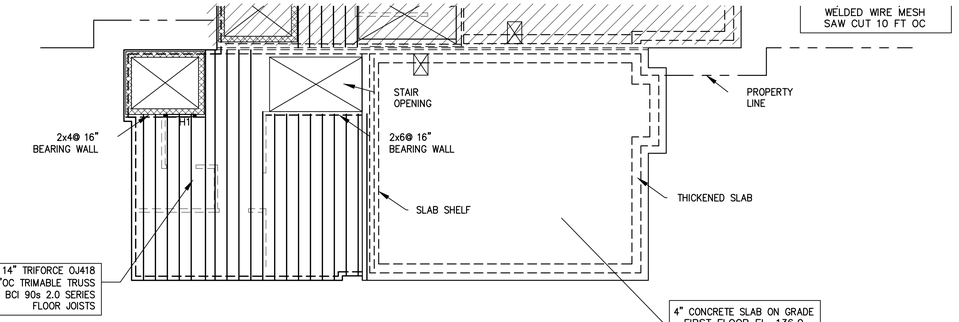
DRAWING NUMBER

A612



FOUNDATION PLAN

SCALE: 1/8"=1'-0"



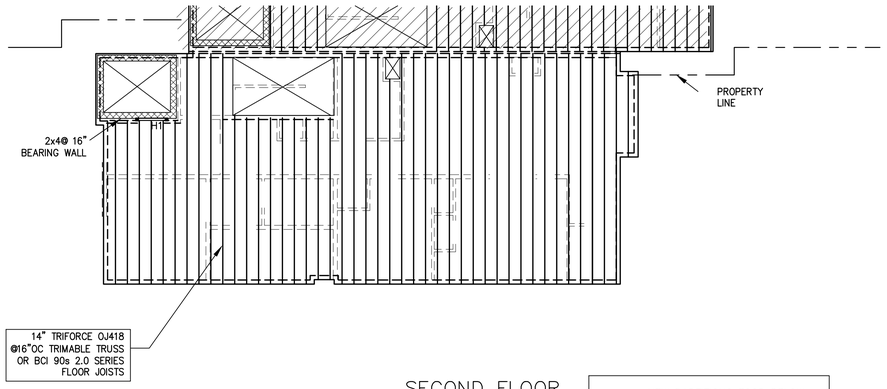
LVL BEAM SCHEDULE
(BLOCK ALL POSTS SOLID TO FOUNDATION)

H1	(2)1¾"x7¼" LVL BEAM, FLUSH FRAMED, 3½"x3¼" LVL POSTS
H2	(3)1¾"x7¼" LVL BEAM, FLUSH FRAMED, 5¼"x5¼" LVL POSTS
H3	(2)1¾"x9¼" LVL BEAM, FLUSH FRAMED, 3½"X3¼" LVL POSTS
H4	(3)1¾"x9¼" LVL BEAM, FLUSH FRAMED, 3½"X3¼" LVL POSTS
H5	(2)1¾"x11⅞" LVL BEAM, FLUSH FRAMED, 3½"X3¼" LVL POSTS
H6	(3)1¾"x11⅞" LVL BEAM, FLUSH FRAMED, 3½"X3½" LVL POSTS
H7	(2)1¾"x14" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H8	(3)1¾"x14" LVL BEAM, FLUSH FRAMED, 5¼"x5½" LVL POSTS
H9	(4)1¾"X14" LVL BEAM, FLUSH FRAMED, 5¼"X7" LVL POSTS

HORIZONTAL FLOOR DIAPHRAGMS
¾" TOUNGE AND GROOVE PLYWOOD
W/ 10d NAILS @ 4" ON CENTERS

FIRST FLOOR FRAMING PLAN

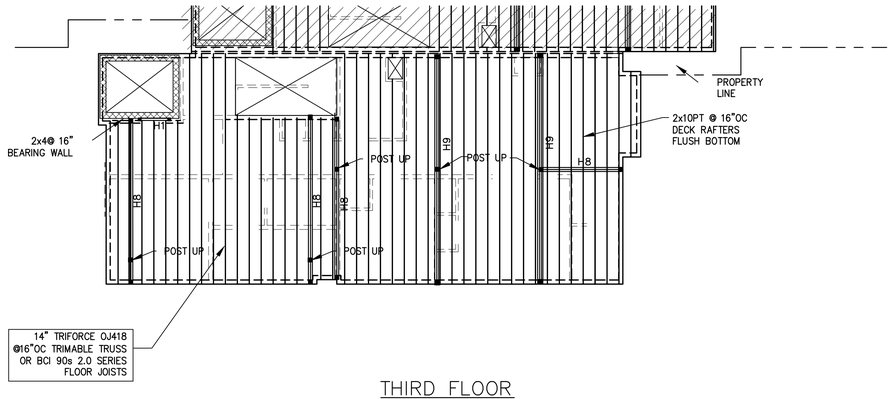
SCALE: 1/8"=1'-0"



SECOND FLOOR FRAMING PLAN

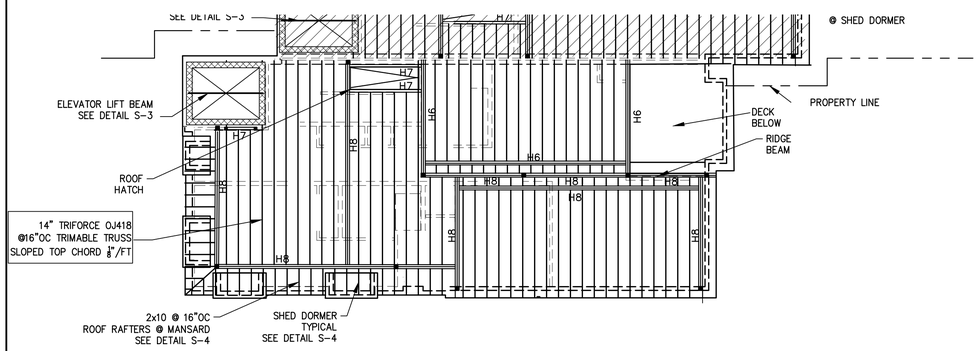
SCALE: 1/8"=1'-0"

=== NEW PARTITIONS FOOR BELOW SHOWN THUS



THIRD FLOOR FRAMING PLAN

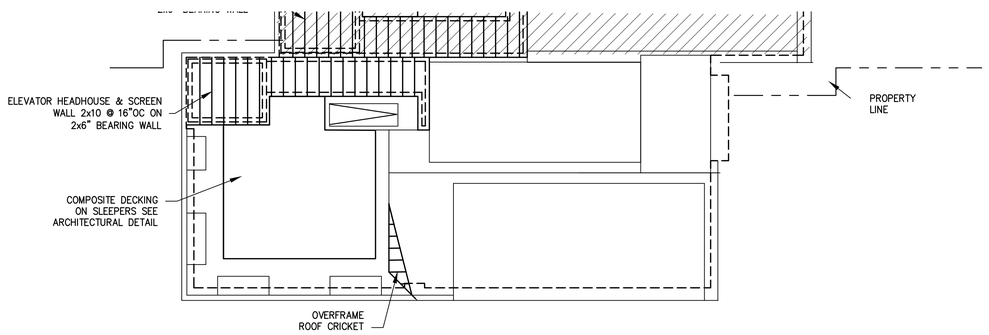
SCALE: 1/8"=1'-0"



ROOF FRAMING PLAN

SCALE: 1/8"=1'-0"

=== NEW PARTITIONS FOOR BELOW SHOWN THUS



ROOF DECK FRAMING PLAN

SCALE: 1/8"=1'-0"

CLIENT:

WATERMARK DEVELOPMENT INC.
MR. LEE GOODMAN

DRAWING NOTES:

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ARCHITECT:

EMBARC ARCHITECTURE+DESIGN STUDIO

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PROJECT:

75 SHERIDAN STREET
BOSTON, MA

DRAWING TITLE:

FOUNDATION & FLOOR FRAMING PLANS

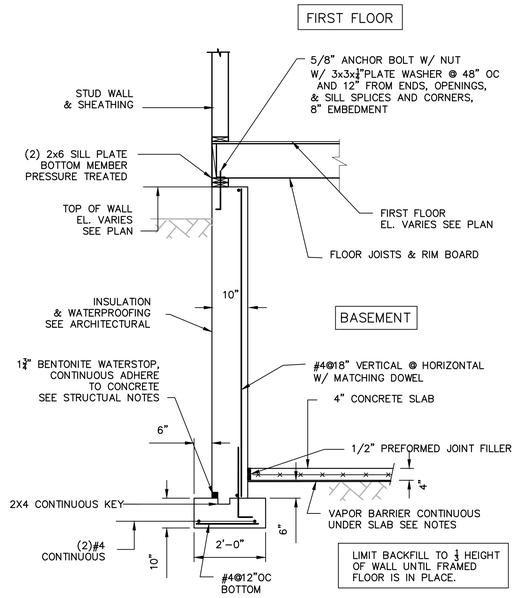
STAMP:

COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER

JUNE 4, 2019

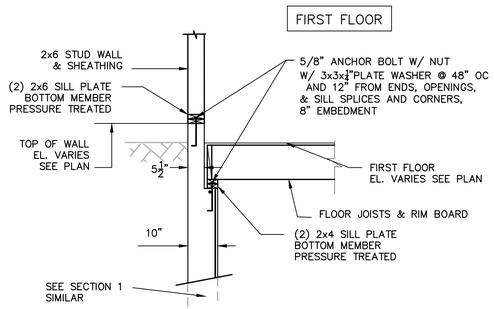
SCALE:	AS NOTED
DATE:	6/04/2019
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2019-16

S-1



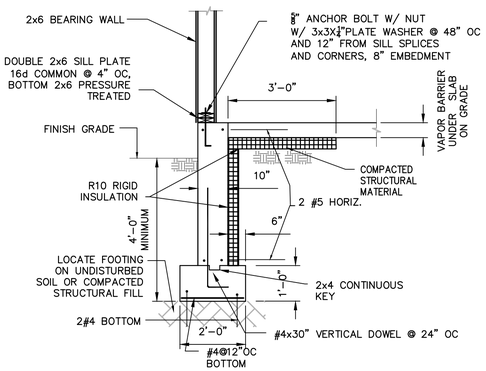
SECTION 1– BASEMENT FOUNDATION WALL

SCALE: ½"=1'–0"



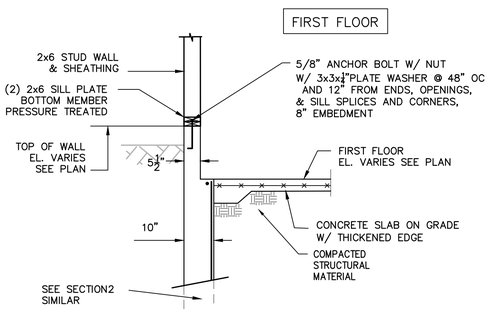
SECTION 1A– BASEMENT FOUNDATION WALL

SCALE: ½"=1'–0"



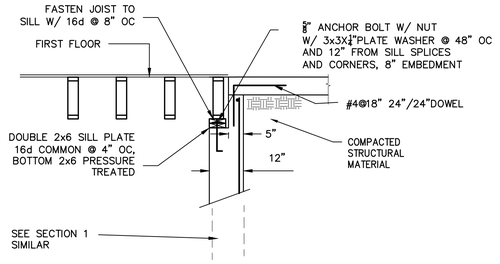
SECTION 2–FOUNDATION WALL
@ SLAB ON GRADE

SCALE: ½"=1'–0"



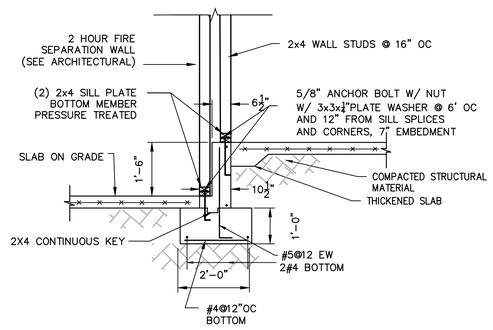
SECTION 2A– BASEMENT FOUNDATION WALL

SCALE: ½"=1'–0"



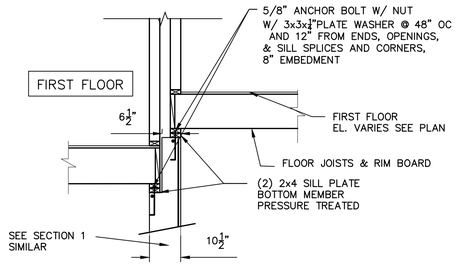
SECTION 3 – FOUNDATION WALL

SCALE: ½"=1'–0"



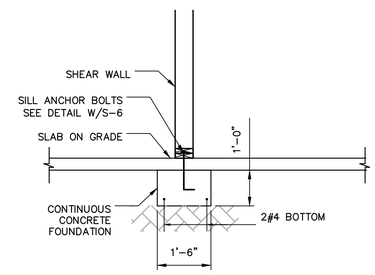
SECTION 4 @ FIREWALL @ SLAB ON GRADE

SCALE: ½"=1'–0"



SECTION 4A– FIRE WALL @ BASEMENT

SCALE: ½"=1'–0"



SECTION 5 – FOOTING
@ BEARING WALLS

SCALE: ½"=1'–0"

CLIENT:

WATERMARK DEVELOPMENT INC.
MR. LEE GOODMAN

DRAWING NOTES:

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EMBARC STUDIO
ARCHITECTURE+DESIGN

BOMBARDIER
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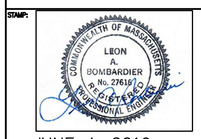
PROJECT:

75 SHERIDAN
STREET
BOSTON, MA

DRAWING TITLE:

CONCRETE
SECTIONS

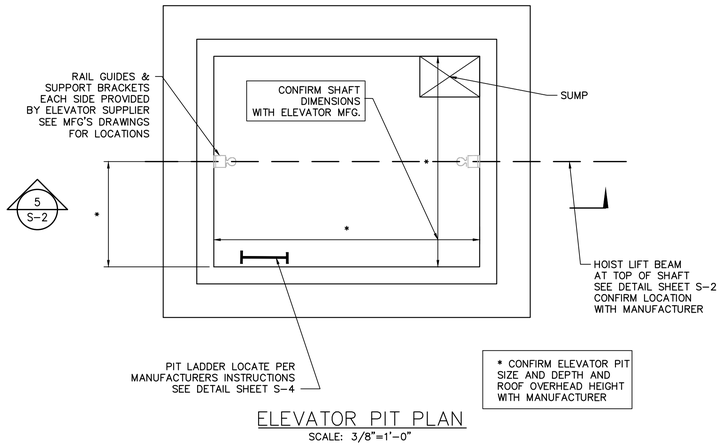
STAMP:



JUNE 4, 2019

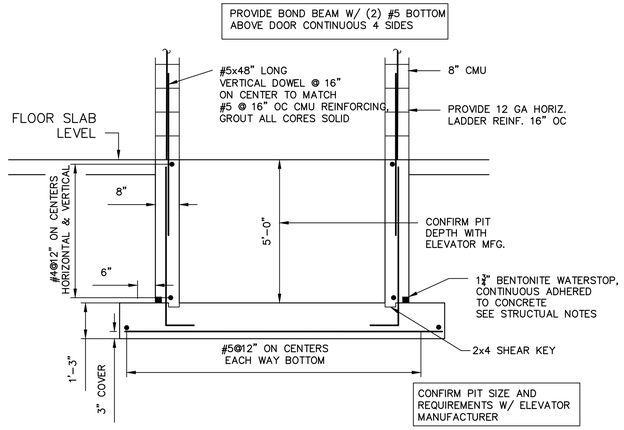
SCALE:	AS NOTED
DATE:	6/04/2019
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2019–16

S-2



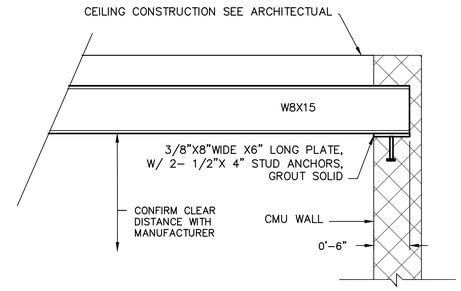
ELEVATOR PIT PLAN

SCALE: 3/8"=1'-0"



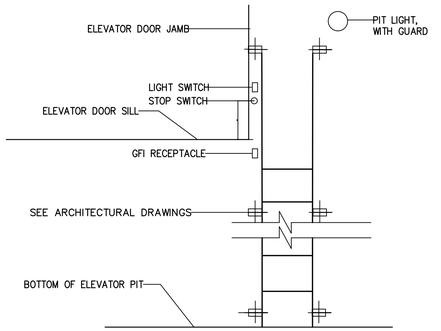
SECTION 5 – ELEVATOR PIT MASONRY SHAFT

SCALE: ½"=1'-0"



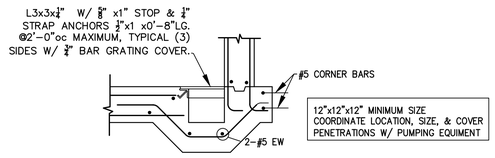
DETAIL ELEVATOR HOIST BEAM

SCALE: 1""=1'-0"



DETAIL – ELEVATOR PIT LADDER

SCALE: ½"=1'-0"



DETAIL – ELEVATOR PIT SUMP

SCALE: ½"=1'-0"

CLIENT:

WATERMARK DEVELOPMENT INC.
MR. LEE GOODMAN

DRAWING NOTES:

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STRUCTURAL ENGINEERING

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PROJECT:

75 SHERIDAN STREET
BOSTON, MA

DRAWING TITLE:

ELEVATOR DETAILS

STAMP:

COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER

JUNE 4, 2019

SCALE:	AS NOTED
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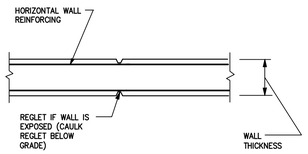
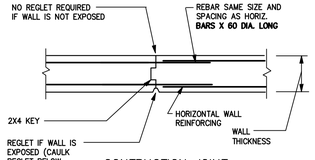
PROJECT #:	2019–16

S-3



CONTROL JOINT

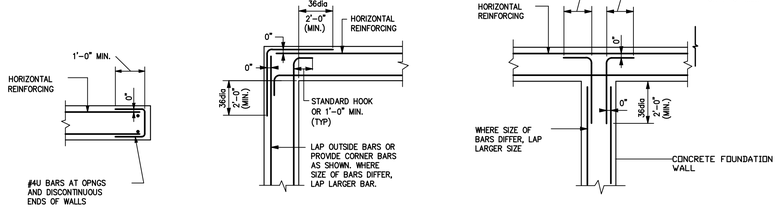


CONTRUCTION JOINT

CONCRETE CONSTRUCTION & CONTROL JOINTS

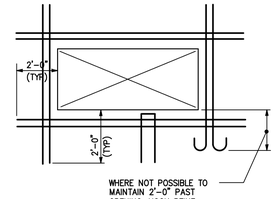
SCALE: 3/8"=1'-0"

CONTROL OR CONSTRUCTION JOINTS SHALL BE LOCATED EVERY 30 FEET HORIZONTAL DIMENSION ALONG THE FOUNDATION WALL.



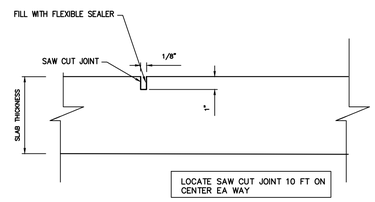
CONCRETE REINFORCING STEEL DETAILS

SCALE: 3/8"=1'-0"



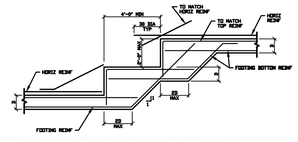
REINFORCING STEEL @ WALL OPENINGS

SCALE: 3/8"=1'-0"



SLAB ON GRADE SAW CUT DETAIL

SCALE: 3/8"=1'-0"



TYPICAL ELEVATION OF STEPPED WALL FOOTING

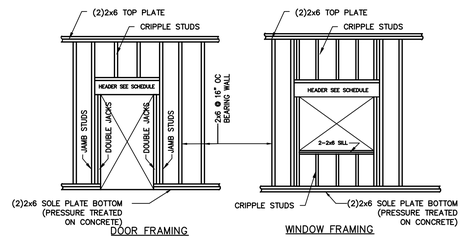
STEPPED CONCRETE GRADE WALL FOOTING DETAIL

SCALE: 3/8"=1'-0"

REINFORCING LAP SCHEDULE

BAR SIZE	LAP SPLICES IN ALL CONCRETE	LAP SPLICE IN TENSION ZONE			
		fc =3,000 PSI		fc =4,000 PSI	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	18"	28"	21"	24"	19"
#4	18"	37"	29"	32"	25"
#5	23"	46"	36"	40"	31"
#6	27"	56"	43"	48"	37"
#7	32"	81"	63"	70"	53"
#8	36"	93"	72"	79"	61"
#9	42"	105"	48"	48"	48"
#10	48"	118"	91"	101"	78"
#11	52"	131"	101"	112"	86"

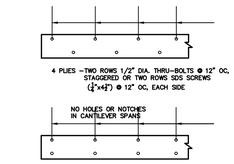
NOTES:
1. ALL SPLICES TO BE "LAP SPLICES" UNLESS NOTED OTHERWISE IN SECTIONS.
2. TENSION LAP SPLICE WILL BE INDICATED ON PLANS AND SECTIONS.
3. A TOP BAR IS A HORIZONTAL WITH AT LEAST 12" OF FRESH CONCRETE BELOW



DOOR FRAMING

WINDOW FRAMING

FRAMING @ BEARING WALLS

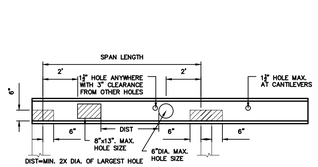


ALLOWABLE HOLES IN BOISE VERSA-LAM BEAMS
HOLE CUTTING NOTES;

1. SQUARE OR RECTANGULAR HOLES NOT PERMITTED
2. ROUND HOLES MAY BE DRILLED OR CUT WITH WITH A HOLE SAW ANYWHERE WITHIN THE SHADED AREA.
3. THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGER HOLE.
4. DO NOT DRILL MORE THAN THREE ACCESS HOLES IN ANY FOUR FOOT LONG SECTION OF BEAM.
5. THE MAXIMUM ROUND HOLE DIAMETER PERMITTED IS 2".
6. FOR LARGER HOLES CONTACT BOISE ENGINEERED WOOD PRODUCT ENGINEERING.

LVL – ALLOWABLE HOLES

MULTIPLE MEMBER FASTENING SIDE AND TOP LOADED LVL

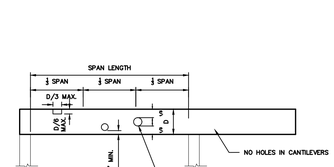


BCI I-JOIST 11⅞", 14" AND 16" DEPTHS

HOLE CUTTING NOTES;

1. A 12" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE ALLJOIST SPECIFIERS GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A BOISE-CASCADE REPRESENTATIVE AND APPROVED BY THE ENGINEER.

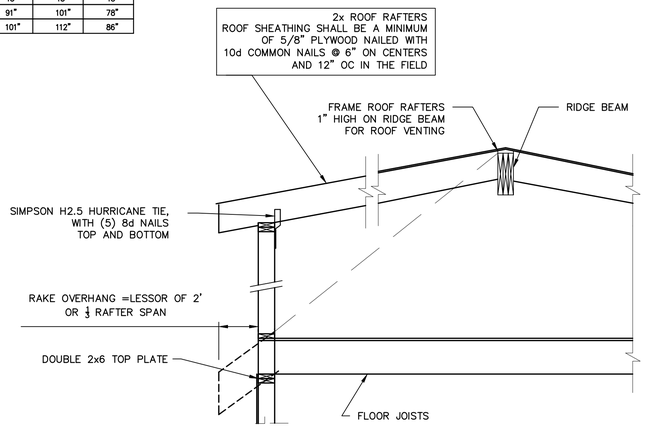
BCI I–JOISTS
ALLOWABLE LARGE RECTANGULAR HOLES



PER IBC 2803.8:

1. ROUND HOLES MAY BE DRILLED OR CUT WITH WITH A HOLE SAW ANYWHERE ALONG THE BEAM A MINIMUM OF 2 INCHES FROM TOP AND BOTTOM OF JOIST
2. THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGER HOLE.
3. THE MAXIMUM ROUND HOLE DIAMETER PERMITTED IS ⅓ THE DEPTH OF THE JOIST
4. RECTANGULAR NOTCHES MAY BE CUT AT THE ⅓ LENGTHS AT END SPANS OF THE JOIST.
5. MAX LENGTH OF NOTCH ⅓ DEPTH OF JOIST AND MAXIMUM DEPTH OF NOTCH ⅛ DEPTH OF JOIST

ALLOWABLE HOLES IN SOLID SAWN LUMBER



TYPICAL WALL SECTION @ SHED DORMER

SCALE: ½"=1'-0"

HEADER SCHEDULE AT INTERIOR BEARING WALLS
(UNLESS OTHERWISE NOTED ON DRAWINGS)

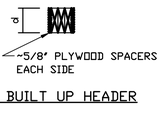
SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x6	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6
3'-1" TO 5'-0"	3-2x10	2-2x6	1-2x6	3-2x12	2-2x6	1-2x6	3-2x12	2-2x6	3-2x6
5'-1" TO 8'-0"	3-2x12	2-2x6	1-2x6	3-1 3/4X 7 1/4" LVL	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	3-2x6	3-2x6
8'-1" TO 10'-0"	3-2x12	2-2x6	1-2x6	3-1 3/4X 14 LVL	2-2x6	2-2x6	3-1 3/4X 18" LVL	3-2x6	3-2x6

HEADER SCHEDULE AT EXTERIOR BEARING WALLS
(UNLESS OTHERWISE NOTED ON DRAWINGS)

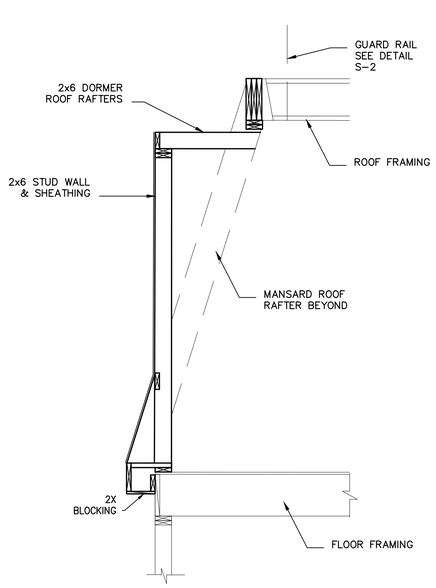
SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x6	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6
3'-1" TO 5'-0"	3-2x10	2-2x6	1-2x6	3-2x12	2-2x6	2-2x6	3-2x12	2-2x6	3-2x6
5'-1" TO 8'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 7 1/4" LVL	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	3-2x6	3-2x6
8'-1" TO 10'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	2-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6

LVL EQUIVALENTS:
(3)-2x6 =(1) 1¾"x7¼" LVL
(3)-2X8 =(1) 1¾"x9¼" LVL
(3)-2x10 =(1) 1¾"X9½" LVL
(3)-2x12 =(1) 1¾"X11⅞" LVL
(3)-1¾"x7¼" =(2) 1¾"X9½" LVL
(3)-1¾"X9½" =(2) 1¾"X11⅞" LVL
(3)-1¾"X11⅞" =(2) 1¾"X14" LVL

NOTE: HEADERS AT FLOOR LEVELS ARE SIZED ASSUMING OPENING ABOVE IS EQUAL OR LARGER THAN OPENING BELOW

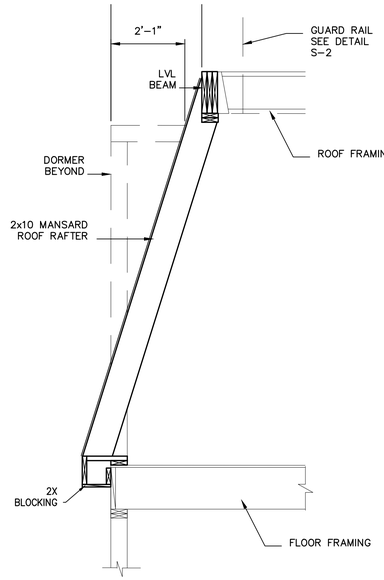


TYPICAL BUILT UP HEADER



DETAIL DORMER @ MANSARD

SCALE: ½"=1'-0"



DETAIL MANSARD ROOF

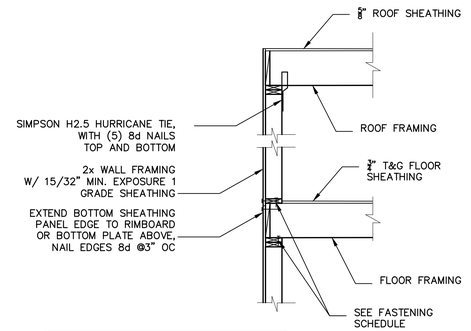
SCALE: ½"=1'-0"

TOP WALL PLATE NOTES:

1. ALL EXTERIOR WALL AND INTERIOR BEARING WALLS SHALL HAVE DOUBLE TOP PLATES OVERLAPPED AT CORNERS AND INTERSECTIONS

2. TOP PLATE LAP SPLICES SHALL BE BETWEEN 2'-0" AND 4'-8" LONG WITH (14)16d COMMON NAILS EA. SIDE OF SPLICE

3. ATTACH ALL ROOF RAFTERS TO TOP WALL PLATE WITH HURRICANE TIES



BLOCK ALL EXTERIOR SHEATHING PANEL AND ALL INTERIOR SHEAR WALL EDGES. NAIL W/ 8d @ 6" OC. UNLESS OTHERWISE NOTED IN SHEAR WALL SCHEDULE.

DETAIL EXTERIOR WALL SHEATHING

CLIENT:

WATERMARK DEVELOPMENT INC.
MR. LEE GOODMAN

DRAWING NOTES:

1. EXISTING CONDITIONS MAY VARY FROM THOSE SHOWN. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.

2. THESE PLANS AND SPECIFICATIONS ARE ARE THE PROPERTY OF LEON A. BOMBARDIER, PE ANY USE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ARCHITECT:

EMBARC STUDIO
ARCHITECTURE+DESIGN

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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Structural Engineer
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Abington, MA 02351
email. bae05@verizon.net
phone. (508) 631-3332 fax. (781) 878-7986

PROJECT:

75 SHERIDAN STREET
BOSTON, MA

DRAWING TITLE:

ROOF & WALL FRAMING & TYPICAL DETAILS

STAMP:

COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27610
REGISTERED PROFESSIONAL ENGINEER

JUNE 4, 2019

SCALE: AS NOTED
DATE: 6/04/2019
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2019-16

S-4

GENERAL

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH EDITION (IBC 2015 AND MASSACHUSETTS AMENDMENTS)

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS AFFECTING THE WORK. DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN, IN THE COURSE OF THE WORK, CONDITIONS ARE UNCOVERED WHICH ARE UNANTICIPATED OR OTHERWISE APPEAR TO PRESENT A DANGEROUS CONDITION.

4. STRUCTURAL MATERIALS AND COMPONENTS SHALL HAVE PRIOR APPROVAL OF THE ENGINEER. MATERIAL SAMPLES OR CERTIFICATES AND INSTALLATION SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL PARTS OF THE WORK FOR APPROVAL, ALLOWING SUFFICIENT TIME FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

5. MODIFICATIONS TO THE WORK SHALL NOT BE PERFORMED WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.

6. STRUCTURAL CONSTRUCTION SHALL BE PRECEDED BY ADEQUATE SHORING AND TEMPORARY BRACING UNTIL ALL MEMBERS ARE PLACED AND TRUE TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.

7. THE CONTRACTOR SHALL EXAMINE ALL ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS (INCLUDING OWNER FURNISHED EQUIPMENT DRAWINGS) FOR VERIFICATION, LOCATION, AND DIMENSIONS OF EMBEDDED ITEMS, SLEEVES, CHASES, INSERTS, WASHES, DRIPS, REVEALS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS EFFECTING THE STRUCTURAL WORK.

8. OPENINGS SHOWN ON DRAWINGS SHALL NOT BE REVISED OR NEW OPENINGS ADDED TO THE WORK WITHOUT PRIOR APPROVAL OF THE ENGINEER

9. TYPICAL DETAILS AND NOTES ON THE STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE STRUCTURAL WORK.

SHOP DRAWINGS

1 SUBMIT SHOP DRAWINGS, REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR, FOR (WHERE APPLICABLE) HELICAL PILE INSTALLATION, STRUCTURAL STEEL, REINFORCED CONCRETE, AND ENGINEERED WOOD TRUSSES. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR APPROVAL BEFORE FABRICATION, MANUFACTURE, DELIVERY AND ERECTION CAN PROCEED.

TESTING

1. COMPACTION TESTS SHALL BE CONDUCTED ON ALL FILL MATERIAL PLACED UNDER THE BUILDING FOUNDATIONS OR FLOOR SLABS AND SUBMITTED TO THE ENGINEER FOR REVIEW.

2. CONCRETE CYLINDERS SHALL BE TAKEN FOR EVERY DAYS POUR AND FOR EVERY 50 YARDS PLACED PER DAY. CYLINDERS SHALL BE A MINIMUM OF THREE, COMPRESSION TESTED AT 7 AND 28 DAYS.

3. REINFORCING STEEL, STRUCTURAL STEEL BOLTING, AND ALL WELDING SHALL BE VISUALLY INSPECTED. IF REQUIRED BY THE INSPECTION AGENCY, ADDITIONAL TESTING WILL BE CONDUCTED.

STRUCTURAL DESIGN LOADS (BOSTON)

1. SNOW LOADS 40 PSF GROUND SNOW
30 PSF FLAT ROOF SNOW

2. WIND LOADS BASIC WIND SPEED VULTIMATE 128 MPH
RISK CATEGORY II

3. SEISMIC DESIGN
SOIL FACTOR S1=0.068 SS=0.29
SEISMIC HAZARD EXPOSURE GROUP I
SEISMIC PERFORMANCE CATEGORY C
BUILDING STRUCTURE IS LIGHT WOOD FRAMED BEARING WALL SYSTEM WITH WOOD HORIZONTAL DIAPHRAGMS AND WOOD SHEAR WALLS. RESPONSE MODIFICATION FACTOR R=6.5, DEFLECTION AMPLIFICATION FACTOR CD=4.0

SITE CLASS B: ROCK
SPECTRAL RESPONSE ACCELERATION AT SHORT PERIOD, S_s (TABLE 1604.11): 0.217G
SPECTRAL RESPONSE ACCELERATION AT 1 SEC., S_1 (TABLE 1604.11): 0.069G
SITE COEFFICIENT, F_A (TABLE 1613.5.3(1)): 1.0
SITE COEFFICIENT, F_V (TABLE 1613.5.3(2)): 1.0
ADJUSTED SPECTRAL RESPONSE, S_{MS} (EQUATION 16-36): 0.217G
ADJUSTED SPECTRAL RESPONSE, S_{M1} (EQUATION 16-37): 0.069G

4. LIVE LOADS
SLAB-ON-GRADE.....50 PSF
LIVING AREAS & CORRIDORS.....40 PSF
BALCONIES.....60 PSF
UNIT DEDICATED DECKS & BALCONIES.....60 PSF
COMMON DECKS & BALCONIES.....100 PSF
STAIRS AND EXITWAYS.....100 PSF
UNINHABITABLE ATTICS (STORAGE).....20 PSF
HABITABLE ATTICS.....30 PSF

SHORING AND BRACING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SHORING AND BRACING OF EXCAVATIONS, FOUNDATIONS, AND ALL CONSTRUCTION IN THE WORK.

2. TEMPORARY SHORES SHALL BE INDIVIDUALLY DESIGNED, ERECTED, SUPPORTED, BRACED AND MAINTAINED BY THE CONTRACTOR TO SAFELY SUPPORT ALL LOADS BEING CARRIED BY EXISTING STRUCTURE MEMBERS AND THEIR FOUNDATIONS BEING REMOVED, ALTERED, AND/OR UNDERMINED BY THE WORK.

PROJECT GEOTECHNICAL REPORT

1. SITE WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT BY GEOTECHNICAL CONSULTANTS INC DATE FEBRUARY 27, 2019 TEL 508-229-0900. SOIL BEARING CAPACITY IS ESTABLISHED AT 6,000 PSF AND FOUND SOILS SUITABLE FOR EXTERIOR GRADE WALL AND INTERIOR ISOLATED FOOTINGS. BED ROCK IS PRESENT ON SITE. FOUNDATIONS ON ROCK ARE NOT REQUIRED TO EXTEND DOWN 4 FEET BELOW GRADE FOR FROST. GROUNDWATER WAS ENCOUNTERED IN TEST PIT TP-1 5 FEET BELOW GRADE AT THE ROCK SURFACE.

EXCAVATION AND BACKFILL

1. SURFACE AND SUBSURFACE WATER SHALL BE CONTROLLED DURING EXCAVATION TO ENSURE THAT ALL EXCAVATION WORK IS DONE IN DRY CONDITIONS. SUBSURFACE WATER ELEVATIONS ARE IN THE RANGE OF 5 FEET BELOW GRADE.

2. COMPACTED GRAVEL FILL OR CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN SUBGRADE MATERIAL.

3. ALL WATER AND MATERIAL REMOVED FROM THE SITE SHALL BE CONTAINED AS REQUIRED BY LOCAL AND STATE ORDINANCES.

4. SAND-GRAVEL SHALL CONSIST OF HARD, DURABLE, NATURAL SOIL FREE OF CLAY, LOAM, ICE, SNOW, ROOTS, SOD, RUBBISH AND OTHER DELETERIOUS OR ORGANIC MATERIAL GRADED TO THE FOLLOWING LIMITS:

SIEVE SIZE	% FINER BY WEIGHT
3-INCH	100
½ -INCH	50-85
NO. 4	40-75
NO. 50	8-28
NO. 200	0-8

5. GRANULAR FILL SHALL CONSIST OF INORGANIC SOIL FREE OF CLAY, LOAM, ICE, SNOW, ROOTS, SOD, RUBBISH, AND OTHER DELETERIOUS OR ORGANIC MATERIAL, GRADED TO THE FOLLOWING LIMITS:

SIEVE SIZE	% FINER BY WEIGHT
2/3 LOOSE LIFT THICKNESS	100
NO. 10	30-95
NO. 40	10-70
NO. 200	0-15

STRUCTURAL SITE PREPARATION AND EARTHWORK UNDER BUILDING PAD

1. REMOVE ALL EXISTING BUILDING MATERIALS, SURFACE TREATMENTS, EXISTING FILL, AND ORGANICS BELOW THE PROPOSED BUILDING SLABS AND FOUNDATIONS. REPLACE WITH COMPACTED STRUCTURAL FILL PLACED IN 6 INCH LIFTS AND COMPACTED TO AT LEAST 95 PERCENT MODIFIED PROCTOR DRY DENSITY.

2. FOLLOWING EXCAVATION TO FOOTING BEARING ELEVATION, THE EXPOSED SOIL SHALL BE SURFACE COMPACTED WITH A LEAST 6 PASSES, IN A CRISS-CROSS PATTERN, OF A WALK BEHIND VIBRATORY ROLLER HAVING A DYNAMIC FORCE RATED NOT LESS THAN 10,000 POUNDS (MIKASA MVH-306 OR EQUIVALENT)

3. THE CONCRETE SLAB ON GRADE SHALL BEAR ON 15 INCHES OF GRANULAR FILL AND COMPACTED IN LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. LOOSE LIFT THICKNESS SHALL BE 6 INCHES FOR HAND OPERATED EQUIPMENT AND 12 INCHES FOR LARGE VIBRATORY ROLLERS.

COLD WEATHER EARTHWORK PROTECTION

1. ALL FOUNDATIONS EXPOSED TO FREEZING TEMPERATURES WILL BE INSTALLED 4 FEET BELOW FINAL GRADE FOR FROST PROTECTION.

2. DURING CONSTRUCTION EARTHWORK THE CONTRACTOR MUST BE PREPARED TO PROVIDE PROTECTION AND/OR THAWING OF FOUNDATION BEARING SOILS AGAINST FREEZING BEFORE ANY FILL AND/OR PLACEMENT OF THE SLAB BASE IS COMPLETED

A. FOOTINGS: INSULATION BLANKETS AND/OR GROUND HEATING HOSES SHOULD BE UTILIZED IF FOOTING SUBGRADE IS EXPOSED TO FREEZING DURING COLD WEATHER PERIODS.

B. LOWEST LEVEL SLABS: SLAB SUBGRADE AREAS SHALL BE THAWED ONCE BASIC FRAMING IS UP BY PROVIDING HEATERS AFTER ENCLOSING THE LOWEST LEVEL IN PLASTIC SHEETING.

FOUNDATIONS

1. EXTERIOR CONSTRUCTION SHALL BE CARRIED DOWN BELOW FINISHED EXTERIOR GRADE TO A MINIMUM DEPTH OF 4'-0", UNLESS OTHERWISE NOTED.

2. SURFACE AND SUBSURFACE WATER SHALL BE CONTROLLED DURING CONSTRUCTION TO ENSURE THAT ALL FOUNDATION CONCRETE WORK IS DONE IN DRY CONDITIONS. IF REQUIRED, PROVIDE SHEETING, WELL POINTS, AND/OR DE-WATERING WELLS AS REQUIRED FOR PROPER EXCAVATION AND PLACEMENT OF CONCRETE..

3. CONCRETE SHALL BE PLACE ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL MATERIALS, APPROVED BY THE ENGINEER.

4. NO FOUNDATION CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN SUB-GRADE MATERIAL.

5. IN-PLACE FOUNDATIONS AND SLABS SHALL BE PROTECTED FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.

6. SHORING AND DEWATERING IF REQUIRED FOR EXCAVATIONS, TO BE DESIGNED. INSTALLED, AND MAINTAINED BY CONTRACTOR AND HIS STRUCTURAL ENGINEER, REGISTERED IN MASSACHUSETTS AND SPECIALIZED IN THIS TYPE OF WORK.

VAPOR BARRIER, FOUNDATION & UNDER-SLAB INSULATION

1. INSULATION SHALL BE A MINIMUM OF 4 INCH THICK EXTRUDED POLYSTYRENE WITH A MINIMUM R VALUE OF 5.0 PER INCH AND A COMPRESSIVE STRENGTH OF 20 PSI OWENS CORNING "CELLFORT 200" OR APPROVED EQUAL.

2. INHABITED SPACES WITH SLAB ON GRADE SHALL HAVE A VAPOR BARRIER. VAPOR BARRIER SHALL BE GRIFFOLYN F-65 BY REEF INDUSTRIES, INC. OR EQUAL. THE MATERIAL SHALL HAVE A 3-PLY, HIGH DENSITY POLYETHYLENE AND NYLON YARN LAMINATE, WITH SIDE AND END JOINTS SHALL BE LAPPED AT LEAST 6". LAPS SHALL BE SEALED USING FAB TAPE. ANY PUNCTURES OR TEARS ARE TO BE REPAIRED USING GRIFFOLYN'S GRIFF TAPE, FAB TAPE OR EQUAL.

CONCRETE

1. CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE (ACI) – "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI-318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI-301).

2. ALL STRUCTURAL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE NORMAL WEIGHT (145 PCF) AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF:

A) SLAB ON GRADE, SPREAD FOOTINGS, AND FOUNDATION WALLS = 3,500 PSI

3. CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED AND PLACED IN THE PRESENCE OF A REPRESENTATIVE OF AN APPROVED TESTING AGENCY, AS REQUIRED BY STATE CODE.

4. ALL CONCRETE EXPOSED TO WEATHER, INCLUDING FOUNDATION WALLS, SHALL BE AIR ENTRAINED.

5. CONSTRUCTION JOINTS SHALL BE LOCATED AS SHOWN ON DRAWINGS. REQUEST FOR ANY CHANGE SHALL BE IN WRITING TOGETHER WITH DRAWING INDICATING LOCATIONS FOR ENGINEER'S APPROVAL.

6. CONCRETE PLACEMENTS SHALL BE LIMITED TO THE FOLLOWING:

A) FOOTINGS AND WALLS 30 FOOT LENGTH MAXIMUM TO CONSTRUCTION JOINT
B) SLABS ON GRADE NO LIMIT – SAW CUT WITHIN 24 HOURS

7. ADJACENT CONCRETE PLACEMENTS SHALL BE AFTER 72 HOURS OF CURING TIME.

8. HORIZONTAL CONSTRUCTION JOINTS SHALL BE LOCATED ONLY WHERE SHOWN ON DRAWINGS OR AS APPROVED BY THE ENGINEER.

9. CONCRETE SLABS SHALL BE PLACED WITH A UNIFORM SLAB THICKNESS AS SHOWN ON THE DRAWINGS.

10. MINIMUM PROTECTIVE COVER FOR CONCRETE REINFORCING STEEL SHALL BE AS FOLLOWS:

A) UNFORMED SURFACES CAST AGAINST EARTH – 3 INCHES
B) FORMED SURFACES NOT IN CONTACT TO EARTH – 3/4 INCHES
OR EXPOSED TO WEATHER, WALLS AND SLABS,
#11 BARS OR SMALLER
C) FORMED SURFACES IN CONTACT TO EARTH
OR EXPOSED TO WEATHER, WALLS AND SLABS,
#6 TO #18 BARS – 2 INCHES
#5 AND SMALLER – 1 1/2 INCHES

COLD WEATHER CONCRETE WORK

1. COLD WEATHER CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) 306.

2. COLD WEATHER CONCRETE PROCEDURES SHALL BE EMPLOYED WHEN THERE IS A CHANCE OF FREEZING TEMPERATURES WITHIN 24 HOURS OF PLACEMENT AND/OR MEAN DAILY TEMPERATURE LESS THAN 40 DEGREES FAHRENHEIT, AND DURING PERIODS OUTLINED IN ACI 306, SECTIONS 1.3 AND 1.4.

3. DETAILS OF HANDLING AND PROTECTING CONCRETE DURING COLD WEATHER SHALL BE SUBJECT TO ENGINEERS' APPROVAL AND DIRECTION.

4. CONCRETE SHALL NOT BE PLACED ON ICE, SNOW, OR FROZEN GROUND. FROZEN MATERIAL AND MATERIAL CONTAINING ICE SHALL NOT BE EMPLOYED IN CONCRETE.

5. CONCRETE AFTER PLACING SHALL BE PROTECTED BY COVERING, HEATING, OR BOTH. CONCRETE SHALL BE MAINTAINED AT TEMPERATURE EQUAL TO 50 TO 70 DEGREES FAHRENHEIT (10 TO 21 DEGREES CENTIGRADE) FOR REQUIRED CURING PERIOD AND AS INDICATED IN ACI 306, TABLE 1.4.1.

6. ARRANGEMENTS FOR HEATING, COVERING, INSULATING, HOUSING, AND CURING SHALL BE MADE IN ADVANCE OF CONCRETE PLACEMENT.

7. COMBUSTION HEATERS SHALL BE VENTED TO PREVENT EXPOSURE OF CONCRETE TO EXHAUST GASES CONTAINING CARBON DIOXIDE.

8. TEMPERATURE RECORDS SHALL BE MAINTAINED THROUGHOUT CONCRETE PLACEMENT PERIOD DURING COLD WEATHER, LISTING AIR TEMPERATURE INSIDE AND OUTSIDE ENCLOSURE, GENERAL WEATHER CONDITIONS (CALM, WINDY, CLEAR, CLOUDY, ETC.), AND RELATIVE HUMIDITY.

FLOWABLE FILL (CLSM)

1. FLOWABLE FILL IS A CONTROLLED LOW STRENGTH MATERIAL (CLSM) AND A SELF COMPACTING AND SELF LEVELING BACKFILL MATERIAL THAT IS USED IN LIEU OF COMPACTED FILL.

2 THE FLOWABLE FILL SHALL BE A CEMENTICIOUS MIXTURE OF PORTLAND CEMENT, FLY ASH (DEPENDING ON APPLICATION AND MIX DESIGN), FINE AGGREGATE, WATER, AIR ENTRAINMENT, AND APPROPRIATE ADMIXTURES FOR THE PROPOSED APPLICATION. CONTRACTOR TO SUBMIT MIX DESIGN FOR REVIEW.

3. THE MATERIAL SHALL BE NON-SHRINKABLE AND FREE FLOWING WITH A MAXIMUM SLUMP OF 9" AND A MINIMUM 7 DAY STRENGTH STRENGTH OF 35 PSI AND A MINIMUM 28 DAY STRENGTH OF 125 PSI.

4. FLOWABLE FILL SHALL BE PLACE IN THE DRY AND PROTECTED FROM FREEZING FOR 36 HOURS AFTER PLACEMENT.

5. MULTIPLE LIFTS SHALL BE LIMITED TO THREE FEET MAXIMUM HEIGHT PER LIFT. ALLOW EACH LIFT TO SET UNTIL A HARDENED WALKABLE SURFACE IS ACHIEVED.

SLAB ON GRADE SAW CUT JOINTS

1. SLABS SHALL BE SAW CUT WITH 24 HOURS OF PLACEMENT OF CONCRETE.

2. JOINTS SHALL BE CLEANED AND FILLED WITH BASF SONOLASTIC SL1, A ONE-COMPONENT SELF-LEVELING NON-PRIMING POLYURETHANE SEALANT DESIGNED FOR JOINTS IN CONCRETE FLOORS TO PROVIDE FLEXIBILITY AS WELL AS ABRASION AND PUNCTURE RESISTANCE.

CONCRETE SEALER

1. CONCRETE SEALER SHALL BE WATERBASED HARDENER, SEALER KURSEAL 309 FORMULA BY A. H. HARRIS AND SONS, RAYNHAM, MA.

WATER STOP FOR CONCRETE FOUNDATION WALLS

1. WATERSTOP SHALL BE VOLCLAY RX, FORMULATED MIXTURE OF NATURAL SODIUM BENTONITE AND BUTYL RUBBER. IT SHALL CONSIST OF NATURAL SODIUM BENTONITE, A NON-TOXIC, CHEMICALLY INERT SWELLING CLAY OF VOLCANIC ORIGIN, WITH THE CHARACTERISTICS OF SWELLING MANY TIMES ITS DRY VOLUME WHEN IN CONTACT WITH WATER, TO FORM AN IMPENETRABLE GEL.

2. ALTERNATE PVC OR RUBBER WATERSTOPS ARE ACCEPTABLE. WATERSTOP SHALL BE SECURED VERTICALLY OR STEEL REINFORCED TO PREVENT HORIZONTAL BENDING DURING CONCRETE PLACEMENT.

CONCRETE AND MASONRY REINFORCING

1. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.

2. ALL WELDED WIRE MESH (WWF) SHALL BE SMOOTH BARS CONFORMING TO ASTM A185. OVER TWO OR MORE SPANS.

STRUCTURAL STEEL

1. ALL STEEL SHALL BE NEW STEEL AND PRIMED, CONFORMING TO THE FOLLOWING ASTM DESIGNATIONS:
A. SHAPES, PLATES, FITTINGS AND RODS; GRADE 50. fY MIN. = 50 KSI.
B. ANCHOR BOLTS; ASTM F1554 GRADE 36 WITH STANDARD NUTS AND HARDENED WASHERS.
C. HSS MEMBERS AND TUBES; A500 GRADE B, F_Y = 46 KSI.
D. STRUCTURAL STEEL PIPE COLUMNS SHALL BE STANDARD GRADE PIPE.
E. EXPANSION AND EPOXY BOLTS AND SLEEVE ANCHORS; AS MANUFACTURED BY "HILTI CORPORATION"
F. GALVANIZING; HOT-DIPPED A123.
G. SHOP PRIMER; TNEMEC SERIES 10, COLOR GRAY.

2. ALL STEEL EXPOSED TO WEATHER OR MOISTURE, INCLUDING BUT NOT LIMITING TO; LINTELS, BOLTS, NUTS, WASHERS, BOLLARDS, SILL ANGLES, JAMBS AND STEEL EMBEDDED IN EXTERIOR MASONRY OR CONCRETE, SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.

3. CONNECTIONS TO BE DESIGNED FOR ONE HALF OF THE UNIFORM LOAD CAPACITY OF THE BEAM AND MOMENT CONNECTIONS FOR THE FULL MOMENT CAPACITY OF THE BEAM.

4. WELDED CONNECTIONS SHALL BE MADE BY APPROVED CERTIFIED WELDERS USING FILLER METAL CONFORMING TO E70XX.

5. WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIALS BEING WELDED, UNLESS NOTED OTHERWISE, EXCEPT THAT FILLET WELDS SHALL BE A MINIMUM OF 3/16 INCHES.

CARPENTRY

1. ALL STRUCTURAL LUMBER SHALL BE GRADE STAMPED PER STANDARD GRADING RULES. UNLESS OTHERWISE NOTED, ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR.
NO. 2 KD 15%. INTERIOR.

2. NON-BEARING STUD WALLS SHALL BE STUD GRADE.

3. PLYWOOD SHEATHING SHALL BE DFPA GRADE STAMPED, TYPE CDS 5 PLY WITH EXTERIOR GLUE UNLESS OTHERWISE NOTED ON PLANS. WALLS SHALL BE A MINIMUM OF $\frac{15}{32}$ INCH THICK SHEATHING AND FLOORS $\frac{3}{4}$ INCH.

4. PRE-DRILL ALL HOLES FOR 20D AND LARGER NAILS AND LAG BOLTS.

5. DOUBLE TOP PLATES ON ALL EXTERIOR AND BEARING PARTITIONS (NOT OTHERWISE DETAILED). PLATES SHALL LAP 4'-0" MINIMUM AND 8'-0" MAXIMUM AT SPLICES. AND HAVE (14) 16D NAILS MINIMUM THROUGH EACH SIDE OF SPLICE.

6. SILLS AND ROOF BLOCKING SHALL BE PRESSURE TREATED WITH WATERBORNE SALT PRESERVATIVES.

WOOD HORIZONTAL AND VERTICAL SHEAR WALL DIAPHRAGMS

1. ALL METAL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE HOT- DIPPED GALVANIZED METAL SHAPES AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY, INC." AND BE ATTACHED BY THE GENERAL CONTRACTOR AS PER THE "SIMPSON STRONG-TIE" SPECIFICATIONS.

2. ALL EXTERIOR WALL SHEATHING SHALL BE A MINIMUM OF 15/32 INCH O. S. B. EXTERIOR SHEATHING OR $\frac{1}{2}$ INCH PLYWOOD. ZIP SYSTEM EXPOSURE 1 PANELS ARE ACCEPTABLE.

3. SHEAR WALL SHEATHING SHALL BE A MINIMUM OF 15/32 INCH EXPOSURE 1, EXTERIOR APA RATED SHEATHING 32/16. FASTENING SHALL BE PER THE SHEAR WALL FASTENING SCHEDULE ON THE DRAWINGS. SHEATHING MAY BE PLYWOOD, OSB, OR COMPOSITE MATERIAL.

4. ALL ROOF SHEATHING SHALL BE 5/8 INCH APA RATED PLYWOOD SHEATHING 32/16. USE EXPOSURE 1 PANELS, EXCEPT USE EXTERIOR PANELS FOR STARTER STRIPS ALONG EAVES AND WHEN LONG CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. INSTALL PANEL CLIPS ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS. ATTACH PANELS WITH GLUE AND 6D RING OR SCREW SHANK

5. ALL FLOOR SHEATHING SHALL BE 3/4 INCH TONGUE AND GROOVE, APA RATED "STUR-I-FLOOR", 48/24 SPAN RATING. USE EXPOSURE 1 PANELS, APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE JOISTS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS AND ATTACH PANELS BY GLUE-NAILING AS FOLLOWS:

A. SPREAD GLUE IN ACCORDANCE WITH RECOMMENDATIONS OF GLUE MANUFACTURER AND INDUSTRY PRACTICE.
B. STAGGER END JOINTS IN EACH SUCCEEDING ROW, LEAVING 1/8 INCH SPACE BETWEEN ALL END AND EDGE JOINTS, INCLUDING TONGUE AND GROOVE EDGES.
C. COMPLETE ALL NAILING OF EACH PANEL BEFORE GLUE SETS WITH 6D RING OR SCREW-SHANK NAILS AT 12 INCHES ON CENTER AT PANEL EDGES AND INTERMEDIATE SUPPORTS.

ENGINEERED LUMBER CONSTRUCTION

1. ENGINEERED LUMBER SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI AND A BENDING STRESS OF 3,100 PSI FOR BEAMS AND A MINIMUM MODULUS OF ELASTICITY OF 1,700,000 PSI AND A BENDING STRESS OF 2,650 PSI FOR COLUMNS.

2. LVL BEAMS AND PSL COLUMNS SHALL BE BOISE CASCADE VERSALAM OR EQUAL.

3. TIMBER CONNECTORS SHALL BE GALVANIZED SIMPSON STRONG-TIE OR EQUAL.

CLIENT:

WATERMARK DEVELOPMENT INC.
MR. LEE GOODMAN

DRAWING NOTES:

1. EXISTING CONDITIONS MAY VARY FROM THOSE SHOWN. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.

2. THESE PLANS AND SPECIFICATIONS ARE ARE THE PROPERTY OF LEON A. BOMBARDIER, PE ANY USE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ARCHITECT:

EMBARC STUDIO
ARCHITECTURE+DESIGN

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

LEON A. BOMBARDIER, PE
Structural Engineer
131 Lincoln Street
Abington, MA 02351
email. bse05@verizon.net
phone. (508) 631-3332 fax. (781) 878-7986

PROJECT:

75 SHERIDAN STREET
BOSTON, MA

DRAWING TITLE:

STRUCTURAL NOTES

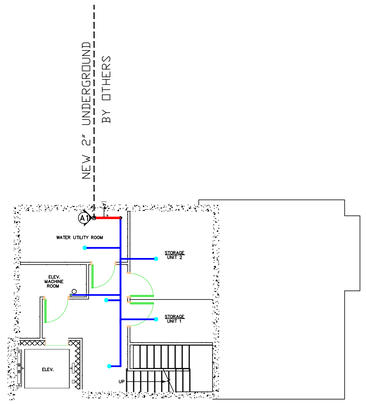
STAMP:

COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER

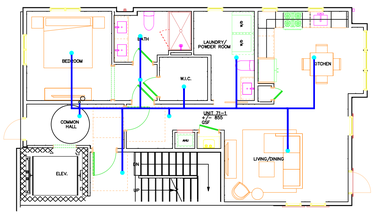
JUNE 4, 2019

SCALE:	AS NOTED
DATE:	6/04/2019
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2019-16

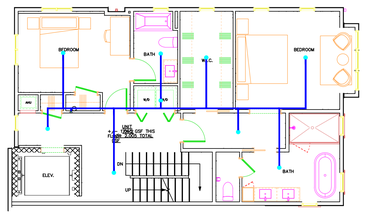
S-5



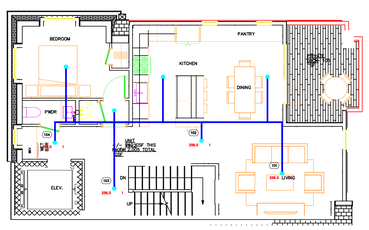
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

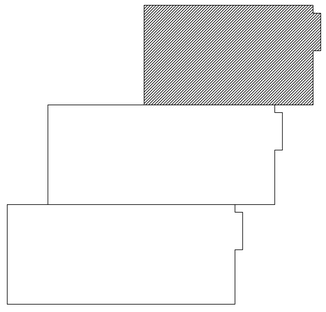


SECOND FLOOR PLAN



THIRD FLOOR PLAN

TYPICAL INSTALLATION BASEMENT – THIRD FLOORS



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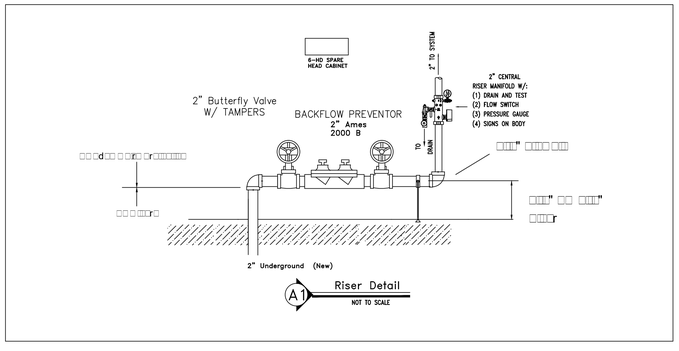
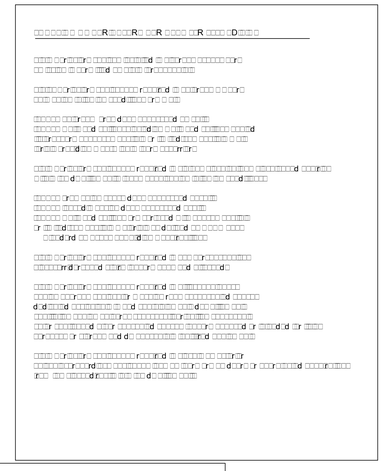


GENERAL NOTES:

1. ALL VALVES, FITTINGS AND EQUIPMENT TO BE UL APPROVED FOR FIRE PROTECTION.
2. ALL SPRINKLERS, FITTINGS, SWITCHES AND VALVES TO COMPLY WITH PROJECT SPECIFICATIONS.
3. ALL WORK SHALL MEET THE REQUIREMENTS OF NFPA–13R AND MA STATE BUILDING CODE 9TH EDITION.
4. ALL PIPING 1 1/4" AND SMALLER TO BE CVPC PLASTIC,
5. ALL PIPING 1 1/2" AND LARGER TO BE SCHEDULE 10 WITH MECH. FITTINGS.
6. ANY NECESSARY WIRING OR ELECTRICAL WORK WILL BE PERFORMED BY OTHERS.
7. HANGER SPACING, TYPE AND LOCATIONS TO COMPLY WITH N.F.P.A. 13R.
8. ALL NEW PIPING TO BE TESTED AT 200 PSI FOR 2 (TWO) HOURS.
9. MATERIAL AND TEST CERTIFICATES TO BE FORWARDED TO THE OWNERS REPRESENTATIVE UPON COMPLETION OF TESTING.
10. OWNER TO PROVIDE SUFFICIENT HEATING TO KEEP ALL PIPING & SPRINKLERS FROM FREEZING. (40 F OR OVER)
11. ALL PIPING TO BE SOFFITED BY OWNER



TYCO Pendent K 4.9 155 F 1/2" Sprinkler		
Coverage Area	Area Sq Ft	Minimum Design Flow (Pressure) Flow / Pressure Density
12' x 12'	144	13 GPM 7 PSI .091
14' x 14'	196	13 GPM 7 PSI .0664
16' x 16'	256	13 GPM 7 PSI .051
18' x 18'	324	17 GPM 12 PSI .053
20' x 20'	400	20 GPM 16.7 PSI .05

AREA 1
4 HEAD CALC

Remote Area 1	Flowing Heads 0			Start Head PSI	7.10
Wet / Dry	WET	Density	0.051	Start Head GPM	0.000
Hazard	Residential	Area	0.000	SQFT per Head	0.000
Code	NFPA 13R	Len/Wid Ratio	1.20	Dev–Hd to Riser (")	0.000
Construction		Max Velocity	19.1	PSI –Hd to Riser	0.000

Source Name or Location					
PSI Avail at Source	0.000	GPM Req'd at Source	0.000	Inside Hose	0.000
PSI Req'd at Source	0.000	Duration at Source	0.000	Outside Hose	250
Safety PSI	0.000	Req'd Source Volume	0.000		
Pressure Summary	Available Pressure of 0.0 psi is NOT SUFFICIENT to meet Required Pressure of 0 psi by 0 psi				
Advanced Summary	Max Density Available	0.000	PSI loss – TOR to Source	0.000	
	GPM at Max Available Density	0.000	Rack Demand	0.000	

NARRATIVE SPRINKLER SYSTEM DESCRIPTION:

INSTALLATION OF NEW WET SPRINKLER SYSTEM PER NFPA 13R. SPRINKLERS TO BE INSTALLED THROUGHOUT THE PREMISES. A SPRINKLER FLOW SWITCH SHALL BE INSTALLED TO INDICATE SPRINKLER FLOW. FLOW SWITCHES SHALL BE TIED IN TO NEW ELECTRIC BELL(BELL AND WIRING BY OTHERS) SHALL BE INSTALLED BY THIS CONTRACTOR AND WIRED BY OTHERS. ALL FLOW AND CONTROL VAVLES WILL BE MONITORED BY CENTRAL STATION ALARM AND THAT WATERFLOW ALARMS WILL SOUND LOCALLY AND THOUROUGHOUT BUILDING INEACH UNIT PER BUILDING CODE (ALL ALARM WORK DONE BY OTHERS) A NEW FIRE DEPARTMENT CONNECTION SHALL BE INSTALLED IN FRONT OF BUILDING WHERE INDICATED ON DRAWING. ELECTRIC BELL WILL BE INSTALLED IN SAME GENERAL LOCATION AS THE FIRE DEPARTMENT CONNECTION IN ORDER TO IDENTIFY THE LOCATION OF THE FIRE DEPARTMENT CONNECTION. NAMEPLATE ON FIRE DEPARTMENT CONNECTION SHALL BE LABELED AUTO SPRINKLER.

□□□□□□M□

N W E S

NOTES

Hydraulic Information		System Volume	0.000
Static Pressure	88.0	Flow Test Date	8/22/2018
Residual Pressure	86.0	Flow Test Location	92 Moreland Ave
Residual Flow	1736	Tested by	BM&S
Test Elevation (Relative to Source Elevation) 0.000			
Tank Pressure	0.000	Available Wet Flow	0.000
Tank Volume	0.000		
Tank Elevation	0'–0"		
Pump Rated Pressure	0.000	Pump Manufacturer	
Pump Rated Flow	0.000	Pump Model	
Pump Elevation	0'–0"		
Construction	Wood	Occupancy	Residential
Authorities Having Jurisdiction	ISD/BFD		

REVISIONS

DATE	DESCRIPTION	BY

SPRINKLER SYMBOLS

□□M	□□□	□□ □□□□ □	□□□ □□□	□□M□	□	□□□	□□□	M□□ □	M□D □□□
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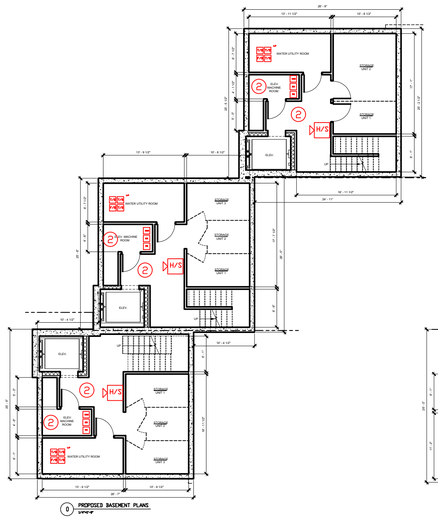
Adams Fire Protection, Inc.
75 First Street Unit #8
Bridgewater, MA 02324
www.adamsfireprotection.com
508–279–0014

75 Sheridan St
Jamaica Plain, MA

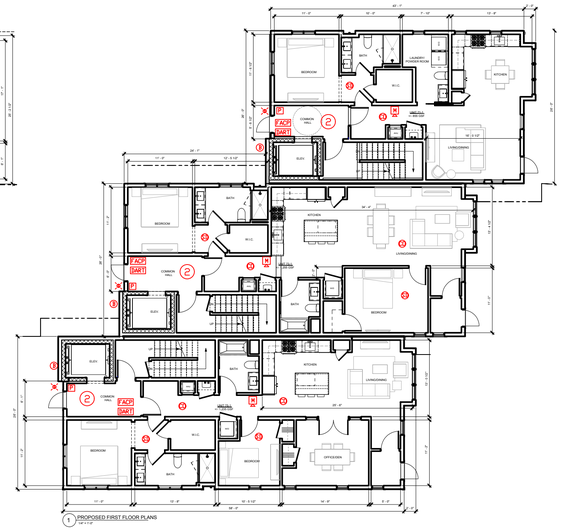
CONTRACTOR:

PIPING PLAN AREA 1

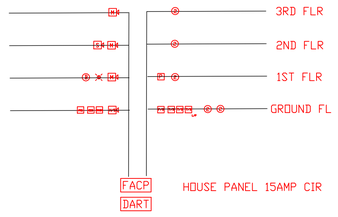
PERMIT NO.	
CONTRACT NO.	
APPROVAL	
DRAWN BY	BP/TI
SCALE	1/8" = 1'–0"
DATE	6/1/2019
REVISED 7/9/2019	
PLOTTED	FP 1 of1



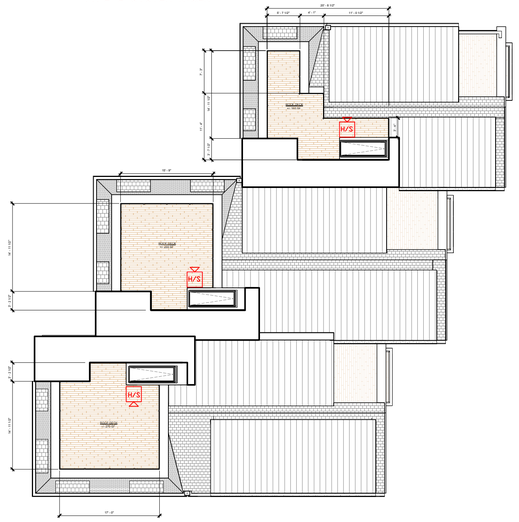
0 PROPOSED BASEMENT PLANS
1/16"=1'



1 PROPOSED FIRST FLOOR PLANS
1/16"=1'



TYPE 2 SYSTEM RISER



	GENERAL ALARM	SUPERVISORY SIGNAL	TROUBLE SIGNAL	CENTRAL STATION SIGNAL	LOCAL SIGNAL ONLY
PULL STATION	X			X	
TYPE 2 SMOKE DET	X			X	
WATERFLOW	X			X	
SPRINKLER TAMPER		X		X	
TYPE 3 SMOKE DET					X
TYPE 3 CO DETECTOR					X
SINGLE OPEN			X	X	
SINGLE SHORT			X	X	
GROUND FAULT			X	X	

GENERAL NOTES & NARRATIVE

THIS PLAN IS FOR THE PROPOSED FIRE NOTIFICATION SYSTEM FOR AN 8 UNIT RESIDENTIAL BUILDING AT 73 SHERIDAN AVE JAMAICA PLAIN MA 02130. USE GROUP R-2. THE BUILDING WILL BE FITTED WITH AN AUTOMATIC WET PIPE SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED PER NFPA 13, 2013 IN ALL AREAS. MA BUILDING CODE 9TH EDITION ALLOWANCE IN CHAPTER 9 FOR A COMMERCIAL USE TO BE HYDRAULICALLY CALCULATED.

THE FIRE SPRINKLER SYSTEM SHALL PROVIDE AN ALARM UPON ACTIVATION OF A FIRE SPRINKLER HEAD OR TEST VALVE. ALL CONTROL VALVES WILL HAVE TAMPER SWITCHES.

OWNER IS RESPONSIBLE FOR MAINTAINING THE SPRINKLER SYSTEM PER NFPA25, AND PROVIDING ADEQUATE HEAT (42°F).

BUILDING OWNER IS RESPONSIBLE TO CONTRACT AN APPROVED BOSTON FIRE DEPARTMENT VENDOR TO CONDUCT A SITE SURVEY TO DETERMINE IF THE BUILDING COMPLIES WITH CMR 780 916.2 TWO WAY COMMUNICATION REQUIREMENTS. A COMPLIANCE CERTIFICATE SHALL BE ISSUED.

THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT AND EXTENT OF WORK TO BE PERFORMED. THE LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY TO MEET STRUCTURAL OR JOB CONDITIONS.

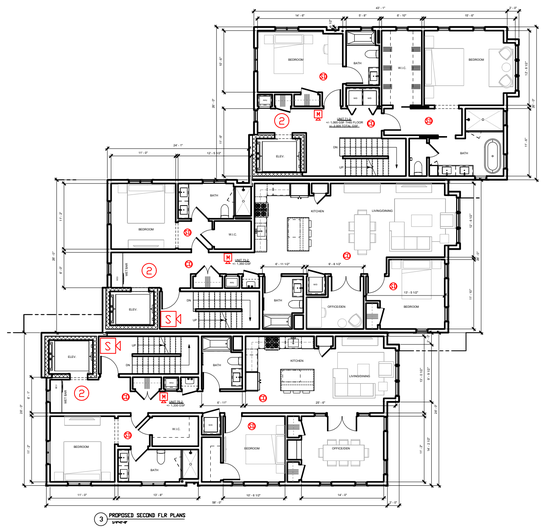
THE FIRE ALARM SYSTEM FOR THIS BUILDING IS MADE UP OF THE FOLLOWING:

1. FIRE ALARM CONTROL PANEL (ADDRESSABLE-TYPE) LOCATED IN FRONT ENTRANCE.
2. HORN AND LIGHT UNITS IN ALL COMMONS SPACES.
3. LOCAL SYSTEM SMOKE DETECTORS IN ALL RESIDENTIAL AREAS
4. FLOW AND TAMPER SWITCHES FOR SPRINKLER SYSTEM.
5. BEACON LOCATOR AND LIGHTS LOCATED ON OUTSIDE OF THE BUILDING NEAR FIRE ALARM CONTROL PANEL
6. GRADE "A" 6" SPRINKLER WATERFLOW BELL
7. ELEVATOR CAPTURE PHASE 1 & 2

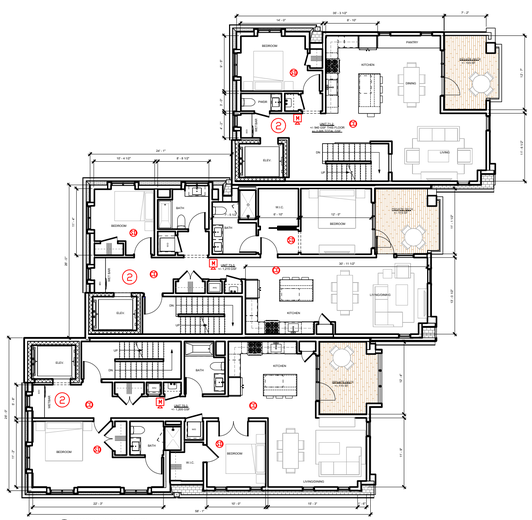
SYSTEM OPERATION
THE ACTIVATION OF ANY MANUAL FIRE ALARM STATION OR THE AUTOMATIC ACTUATION OF ANY SYSTEM SMOKE DETECTOR, SPRINKLER SYSTEM WATER FLOW SWITCH OR ANY OTHER APPROVED ALARM INITIATION DEVICE SHALL IMMEDIATELY RESULT IN THE FOLLOWING:

1. THE DEVICE IN ALARM SHALL BE INDICATED ON A DISPLAY AT THE LOCAL FIRE ALARM ALPHANUMERIC ANNUNCIATOR
2. THE AUDIBLE HORNS SHALL SOUND A TEMPORAL 3 PATTERN AT ALL LOCATIONS. R-2 DEVICES SHALL BE LOW FREQUENCY.
3. ALL VISUAL ALARM SIGNALS SHALL FLASH AT A SYCRONIZED PATTERN.
4. IF ALARM SIGNALS ARE SILENCED FOR ANY REASON, THEY SHALL AUTOMATICALLY RESOUND IF ANOTHER ADDRESS IS TRIPPED.
5. OUTDOOR BEACON LIGHTS WILL ILLUMINATE
6. AN OFF NORMAL TAMPER SWITCH SHALL PRODUCE AN AUDIBLE SUPERVISORY CONDITION ON THE FIRE ALARM PANEL AND TRANSMIT THE CONDITION TO THE CENTRAL STATION
7. IN THE EVENT OF A COMMERCIAL POWER INTERRUPTION, THE SYSTEM SHALL AUTOMATICALLY TRANSFER TO AN EMERGENCY BATTERY SOURCE.
8. ELEVATOR CAPTURE SHALL LATCH EVENT AND RECALL THE PASSENGER CAR TO A FLOOR APPROVED BY THE AHJ

THESE DRAWINGS ARE FOR DIAGRAMMATICAL USE ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE FIRE ALARM CONTRACTOR IS TO SUBMIT DRAWINGS TO BOSTON FIRE DEPARTMENT FOR REVIEW AND APPROVAL.



3 PROPOSED SECOND FLR PLANS
1/16"=1'



4 PROPOSED THIRD FLR PLANS
1/16"=1'

FIRE ALARM LEGEND

FACP	FIRE ALARM CONTROL PANEL
DART	DIGITAL ALARM TRANSMITTER, GSM
S	STROBE ONLY, SYSTEM SENSOR SPECTRALERT
S	TYPE 3 PHOTOELECTRIC 110vac SMOKE DETECTOR
C	TYPE 3 COMBO 110vac CO AND PHOTO SMOKE
B	GRADE A SPRINKLER BELL
P	PULL STATION
	OUTDOOR LOCATOR BEACON
T/S	TAMPER SWITCH
F/S	FLOW SWITCH
H/S	HORN/STROBE SYSTEM SENSOR SPECTRALERT
M	MINI HORN, LOW FREQUENCY 75 DB AT PILLOW
2	TYPE 2 SYSTEM PHOTO SMOKE DET

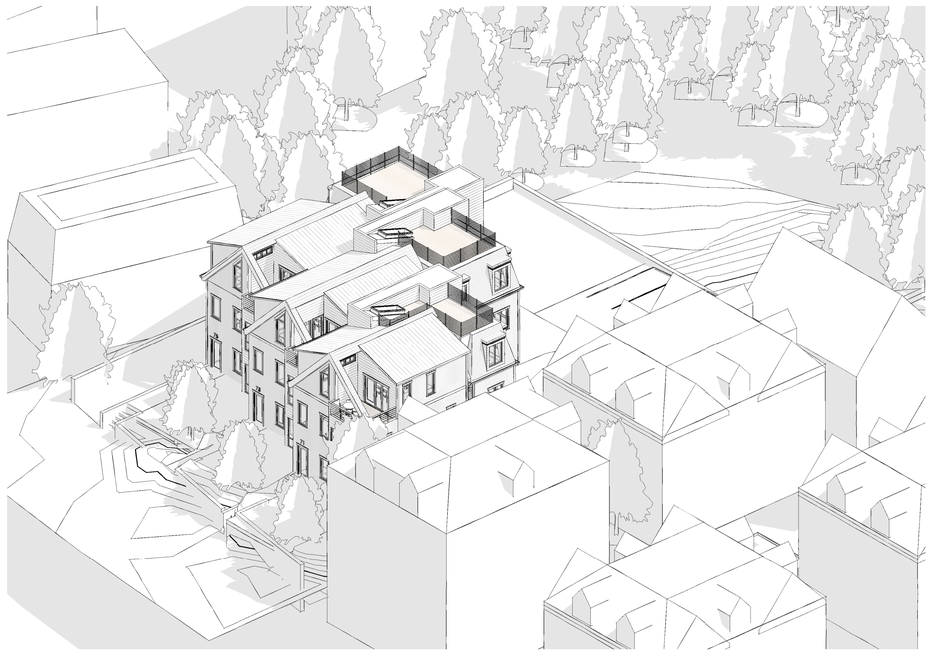
PRESTIGE ALARM & SERVICE
811 WASHINGTON ST. STE 1
PEMBROKE, MA 02359
prestigealarm@rmsn.com
617.328.6500 o 781.829.1105 f
MA LIC 1019 7/19

NO.	DATE	BY	REVISION

PROJECT NAME	– 8 UNIT RESIDENTIAL R-2
PROJECT ADDRESS	– 73 SHERIDAN AVE JAMAICA PLAIN MA 02130
SHEET TITLE	– CMR 780 FIRE ALARM PLAN 9TH ED
PROJECT NO	
DATE	4/1/19
SCALE	N.T.S
DRAWN BY	JMC
CHECKED BY	JMC

FA 1.0

1 STREET VIEW



3 FRONT AXON

2 REAR AXON

ARCHITECT
EMBARC
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BOSTON, MA 02127
O: 617.766.8330
www.embarcstudio.com

OWNER

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1705 COLUMBUS AVE BOSTON, MA 02119

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(508) 631-3332

CIVIL
GREATER BOSTON SURVEY
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WEYMOUTH, MA 02189
(781) 413-7029

LANDSCAPE
VERDANT
318 HARVARD AVE
BROOKLINE, MA 02446
(617) 735-1180

71-75 SHERIDAN STREET
BOSTON, MA 02130

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	AUGUST 8, 2019
PROJECT #:	17048
SCALE:	

DRAWING TITLE

3D VIEWS

DRAWING NUMBER

A900

Amelanchier laevis
Allegheny Serviceberry

Acer saccharum 'Commemoration'
Commemoration Sugar Maple

Betula nigra
River Birch

Pinus koraiensis
Korean Pine

Pinus strobus 'Fastigiata'
Fastigiate Eastern White Pine

Thuja occidentalis 'Emerald Green'
Emerald Green Arborvitae

PROPOSED PLANT LIST

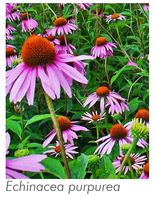
SYM	#	LATIN NAME	COMMON NAME	MIN. SIZE	NOTES
TREES:					
AL	1	Amelanchier laevis	Allegheny Serviceberry	1.5-2" cal.	B&B
AS	1	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	2-2.5" cal.	B&B
BN	3	Betula nigra	River Birch	7-8' ht.	B&B, multi-stemmed
PK	1	Pinus koraiensis	Korean Pine	5-6' ht.	B&B
PS	1	Pinus strobus 'Fastigiata'	Fastigiate Eastern White Pine	5-6' ht.	B&B
TO	9	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	5-6' ht.	B&B
SHRUBS & VINES:					
CA	9	Clethra alnifolia 'Hummingbird'	Sweet Pepperbush	3 gal.	
FM	7	Fothergilla major 'Mount Airy'	Witch-Alder	3 gal.	
IM	6	Ilex x meserveae 'China Girl'	Blue Holly	3 gal.	
IV	9	Itea virginica 'Henry's Garnet'	Sweetspire	3 gal.	
PERENNIALS					
cm	213	Carex morrowii 'Ice Dance'	Japanese Sedge Grass	1 gal.	pots, 18" O.C.
de	213	Dicentra eximia	Native Fringed Bleeding Heart	1 gal.	pots, 18" O.C.
ep	16	Echinacea purpurea	Purple Coneflower	2 gal.	pots, 24" O.C.
gm	213	Geranium macrorrhizum 'Bevan's Variety'	Bigroot Geranium	1 gal.	pots, 18" O.C.
ls	14	Liatris spicata	Blazing Star	2 gal.	pots, 24" O.C.
rf	15	Rudbeckia fulgida	Black-Eyed Susan	2 gal.	pots, 24" O.C.
tc	213	Tiarella cordifolia 'Running Tapestry'	Running Foam Flower	1 gal.	pots, 18" O.C.

Clethra alnifolia 'Hummingbird'
Sweet Pepperbush

Fothergilla major 'Mount Airy'
Witch-Alder

Ilex x meserveae 'China Girl'
Blue Holly

Itea virginica 'Henry's Garnet'
Sweetspire



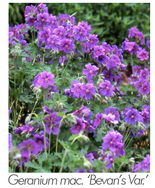
Echinacea purpurea
Purple Coneflower

Liatris spicata
Blazing Star

Rudbeckia fulgida
Black-Eyed Susan

Carex morrowii 'Ice Dance'
Japanese Sedge Grass

Dicentra eximia
Native Fringed Bleeding Heart



Geranium mac. 'Bevan's Var.'
Bigroot Geranium

Tiarella Cordifolia 'Run. Tap.'
Running Foam Flower

PLANTING NOTES

1. All plant material shall be approved by the Landscape Architect prior to arrival on the site.

2. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.

3. No substitution of plant species will be allowed without the approval of the Landscape Architect.

4. The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.

5. All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.

6. No planting shall be installed before acceptance of rough grading of topsoil.

7. The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.

8. The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.

9. All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.

10. 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.

11. All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2"depth settled bark mulch and no greater than 3" depth bark mulch.

12. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

VERDANT
LANDSCAPE ARCHITECTURE

LANDSCAPE PLAN
73 SHERIDAN STREET
JAMAICA PLAIN, MA

APRIL 16, 2019

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