FINISH FLOOR PER PLANS

1" GYP-CRETE OVER 1/4" RESILIENT MAT

EXTEND GYPSUM LINER PANELS TO T.O. ROOF;
MINERAL WOOL MEETS VERTICAL FACE, TYP.

3 O SHEATHING, 4'-0" - 5'/8" ASSE

HORIZONTAL FROM 2X4 SPACED 16" O.C MAX

1' - 6" (2) 1" THICK x 2' WIDE GYPSUM TYPE 'A'

ROOF LAP SPLICE WITH FIRE RESISTANT FOR 4' 0"

PTD. METAL COPING WITH INSECT MESH VENT

TYPE 'A' ASSUMED PROPERTY

APPLIED CLOSED CELL INSULATION +/-. 2" SPRAY FOAM INULATION TO ACHIEVE R SEE STRUCT.

1 1/2" = 1'-0"

BASEMENT FOAM INULATION TO ACHIEVE R

10 1/2" SEE STRUCT.

2X4 WOOD BEARING WALL, LAP SIDING; REFER TO ELEVATIONS FOR ICE & WATERSHIELD OR EQ.) 48" AT ROOF PERIMETER PARTITION

ASSUMED WATERPROOFING AND DAMPPROOFING AT ALL FROST WALLS

ASSUMED PROTECTION BOARD; TYPICAL AT ALL CHANNELS, TYP.

FLOOR SHEATING IN BETWEEN TJI FRAMING; PROVIDE FIRE SEALANT

WINDOW AND FLUSH TO VAPOR PERMEABLE AIR BARRIER.

ARCHITECTURAL ASPHALT SHINGLES OVER ROOF

W201

BASE AND FRAME FLOOR IS UNRATED Type 4 21' 0" IN FIREWALL HEIGHT)

BUILDING SECTION @ AREA SEPARATION WALL - UL U336

1 HR RATED BASEMENT WALL; SEE PLANS

AREA SEPARATION WALL - PLAN VIEW

AREA SEPARATION WALL - PROJECT VIEW

PARTITION TYPES

WOOD FLOORING ATTACHED TO SUBFLOOR PER MANF. STANDARDS, TYP.

PLYWOOD SUBFLOOR, SEE STRUCTURAL

ENGINEERED WOOD TRUSS PER STRUCTURAL

MINERAL WOOL INSULATION TO FILL UNDERLAYMENT

FLOOR TYPE A:

1" GYP-CRETE OVER 1/4" RESILIENT MAT

3 O SHEATHING, 4'-0" - 5'/8" ASSE

HORIZONTAL FROM 2X4 SPACED 16" O.C MAX

1' - 6" (2) 1" THICK x 2' WIDE GYPSUM TYPE 'A'

ROOF LAP SPLICE WITH FIRE RESISTANT FOR 4' 0"

PTD. METAL COPING WITH INSECT MESH VENT

TYPE 'A' ASSUMED PROPERTY

APPLIED CLOSED CELL INSULATION +/-. 2" SPRAY FOAM INULATION TO ACHIEVE R SEE STRUCT.

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2X4 WOOD BEARING WALL, LAP SIDING; REFER TO ELEVATIONS FOR ICE & WATERSHIELD OR EQ.) 48" AT ROOF PERIMETER PARTITION

ASSUMED WATERPROOFING AND DAMPPROOFING AT ALL FROST WALLS

ASSUMED PROTECTION BOARD; TYPICAL AT ALL CHANNELS, TYP.

FLOOR SHEATING IN BETWEEN TJI FRAMING; PROVIDE FIRE SEALANT

WINDOW AND FLUSH TO VAPOR PERMEABLE AIR BARRIER.

ARCHITECTURAL ASPHALT SHINGLES OVER ROOF

W201

BASE AND FRAME FLOOR IS UNRATED Type 4 21' 0" IN FIREWALL HEIGHT)

BUILDING SECTION @ AREA SEPARATION WALL - UL U336

1 HR RATED BASEMENT WALL; SEE PLANS

AREA SEPARATION WALL - PROJECT VIEW

PARTITION TYPES

WOOD FLOORING ATTACHED TO SUBFLOOR PER MANF. STANDARDS, TYP.

PLYWOOD SUBFLOOR, SEE STRUCTURAL

ENGINEERED WOOD TRUSS PER STRUCTURAL

MINERAL WOOL INSULATION TO FILL UNDERLAYMENT

FLOOR TYPE A:
FINISH FLOOR AND WALL BASE AS SCHEDULED.

CELL SPRAY FOAM INSULATION W/ +/- 2' - 0" ISOMAX SOUND

WOOD TRUSSES, REF. SEE STRUCT.

1 HR RATED FLOOR-CEILING ASSEMBLY, UL DESIGN NO L583

1 1/8" +/- 2 5/8" LIGHT GAUGE UTILITY ANGLE FURRING CHANNELS. ISOLATION CLIPS TO LOAD BEARING PARTITION WALL, SEE STRUCTURAL X GWB

NOTE: FURRING CHANNEL SPACING:
24" O.C

ROOF MEMBRANE CLIP SPACING:
(2) LAYERS 5/8" TYPE 'C'

LIGHT GAUGE INTERIOR WALL; DESIGN NO P522

GWB UP TO UNDERSIDE OF FACE OF DRYWALL STRUCTURAL 1/2" RC OF GWB SEE RCP

1 HR RATED FLOOR-CEILING ASSEMBLY, UL DESIGN NO L583 - UNIT STRUCTURAL DRAWINGS

NOTES:

- 1" GYP UNDERLAYMENT.

- DEBRIS & DUST REMOVAL FROM WORK AREA OF ROOF SHEATHING, REF. TO STRUCTURAL DWGS. WITHIN TRUSS FOR CONNECTION TO WOOD SLEEPERS, TYP.  SEE PLAN DIAGRAM

- ROOF SHEATHING, REF. 6" BATT INSULATION PERPENDICULAR TO TRUSSES

- CEILING: 1/4" DIAMETER TRUSSLOK SCREW AT LOCATIONS OF NON STUD WALLS, TYP. SEE PLAN DIAGRAM

- 2" X 8" NAILER SPACED 16" O.C.

- STAIR AND SILL DETAILS

- COMMON:

- EPDM ROOF MEMBRANE

- FLASHING

- P.T. WOOD SLEEPERS

- DOUBLE TOP PLATE.

- 1/8" THICK PERIMETER COMMON

- 21 3/8". SIZES AND LOCATIONS OF SHEAR WALLS

- 1 CHANNELS AT 16" O.C. AND

- BLOCKING LAID FLAT AT MAX. 4'

- TRUSSLOK SCREW AT LOCATIONS OF NON STUD WALLS, TYP. SEE PLAN DIAGRAM

- 1/4" DIAMETER TRUSSLOK SCREW AT LOCATIONS OF NON STUD WALLS, TYP. SEE PLAN DIAGRAM

- 5/16" PILOT HOLE IN CHORD OF WOOD TRUSS ONLY.

- 6" BATT INSULATION AT 4'

- FLASHING

- P.T. WOOD SLEEPERS

- TRUSSLOK SCREW AT LOCATIONS OF NON STUD WALLS, TYP. SEE PLAN DIAGRAM

- 1/4" DIAMETER TRUSSLOK SCREW AT LOCATIONS OF NON STUD WALLS, TYP. SEE PLAN DIAGRAM

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- 1/4" DIAMETER TRUSSLOK SCREW AT LOCATIONS OF NON STUD WALLS, TYP. SEE PLAN DIAGRAM

- 5/16" PILOT HOLE IN CHORD OF WOOD TRUSS ONLY.
#7) ROOF AND ROOF DECK PLANS

1/4" = 1'-0"

### Roof Deck Plan

- **ROOF DECK PLAN**
- **1/4" = 1'-0"**
- **SCAPE**
- **SLOPE**
- **OUTER**
- **METAL ROOF**
- **FULLY ADHERED ROOF MEMBRANE**
- **BUILT UP METAL CAP PARAPET OVER MEMBRANE FLASHING. PITCH TO DRAIN AT 1/4" : 12"**
- **RAINWATER COLLECTOR; SEE ELEVATIONS**
- **BUILT UP CRICKET WITH FULLY ADHERED ROOF MEMBRANE**
- **GLAZED ROOF ACCESS DOOR:**
  - **MODEL #36100**
  - **MICRO: 30 3/4" x 92 1/2"**
  - **PROVIDE DOUBLE GLAZED LOW-E CLEAR GLAZING**
- **TAPERED P.T. WOOD SLEEPERS WITH EPDM TAPE; REFER TO STRUCTURAL FOR ATTACHMENT DETAILS**
- **BUILT UP PTD. METAL CAP PARAPET OVER MEMBRANE FLASHING. PITCH TO DRAIN AT 1/4" : 12"**
- **DORMER ROOF; SEE SECTION**
- **SCUPPERS; SEE ELEVATIONS**
- **PT SLEEPERS; SEE DETAILS**
- **PITCH TO DRAIN SCUPPER BELOW**

### Roof Plan

- **ROOF PLAN**
- **1/4" = 1'-0"**
- **SCAPE**
- **SLOPE**
- **OUTER**
- **METAL ROOF**
- **FULLY ADHERED ROOF MEMBRANE**
- **BUILT UP METAL CAP PARAPET OVER MEMBRANE FLASHING. PITCH TO DRAIN AT 1/4" : 12"**
- **RAINWATER COLLECTOR; SEE ELEVATIONS**
- **BUILT UP CRICKET WITH FULLY ADHERED ROOF MEMBRANE**
- **GLAZED ROOF ACCESS DOOR:**
  - **MODEL #36100**
  - **MICRO: 30 3/4" x 92 1/2"**
  - **PROVIDE DOUBLE GLAZED LOW-E CLEAR GLAZING**
- **TAPERED P.T. WOOD SLEEPERS WITH EPDM TAPE; REFER TO STRUCTURAL FOR ATTACHMENT DETAILS**
- **BUILT UP PTD. METAL CAP PARAPET OVER MEMBRANE FLASHING. PITCH TO DRAIN AT 1/4" : 12"**
- **DORMER ROOF; SEE SECTION**
- **SCUPPERS; SEE ELEVATIONS**
- **PT SLEEPERS; SEE DETAILS**
- **PITCH TO DRAIN SCUPPER BELOW**
FRONT VIEW
SIDE VIEW
BOTTOM OF PIT
STEEL CLIP ANGLES WELDED TO STRINGERS AND BOLTED TO ELEVATOR SHAFT, TYPICAL
STEEL BAR STRINGERS
STEEL RUNG PUNCHED THROUGH AND PLUG WELDED STRINGERS
STEEL CLIP ANGLES WELDED TO STRINGERS AND BOLTED TO ELEVATOR FLOOR
NOTE:
1. LADDER TO BE FABRICATED IN CONFORMANCE WITH ASME CODES.
2. COORDINATE LOCATION OF PIT LADDER WITH ELEVATOR MANUFACTURER

NEW ALUMINUM THRESHOLD, ALIGN WITH ADJACENT SURFACES
SEE STRUCTURAL DRAWINGS FOR ATTACHMENT DETAIL AT OPENINGS, TYPICAL
REINFORCED CONCRETE MASONRY UNIT, SEE STRUCTURAL DRAWINGS
ELEVATOR JAMB ASSEMBLY BY ELEVATOR MANUFACTURER
SEE PARTITION SHEET FOR ASSEMBLY DETAILS
VERIFY ROUGH OPENINGS WITH ELEVATOR MANUFACTURER

CLEAR ELEVATOR FRAME 3'-0"
JAMB WIDTH = 3'-1 1/4"
SEALANT; CONTINUOUS ALONG JOINT BETWEEN DOOR FRAME AND ELEV FRAME
ELEVATOR FRAME HM FRAME BY TOTAL DOOR SYSTEMS
1HR DOOR BY TOTAL DOOR SYSTEMS
ON MAGNETIC HOLD OPEN DEVICE
MAGNETIC HOLD OPEN DEVICE WIRED TO FIRE ALARM
5"
1HR SHAFTWALL; PARTITION TYPE M101. REFER TO PLANS AND PARTITION TYPES
8"
6 1/2"
LINE OF GWB SOFFIT ABOVE; SEE GENERAL NOTE # 4 BELOW.
1 1/2"

ARCHITECT
ISSUE: PROJECT #: SCALE:
DRAWING INFORMATION
DRAWING TITLE
DRAWING NUMBER
60 K STREET, 3RD FLOOR
BOSTON, MA  02127
O: 617.766.8330
www.embarcstudio.com
DATE:
copyright: EMBARC STUDIO, LLC
OWNER
CONSULTANTS
REVISIONS
C:\Users\bmensinger\Documents\17048_73 Sheridan Street_2.0 single lot_bmensinger@embarcstudio.com.rvt
8/9/2019 10:04:43 AM
As indicated
17048
ISSUED FOR CONSTRUCTION
MISC DETAILS
A331
71-75 SHERIDAN STREET
BOSTON, MA 02130
ISSUED FOR CONSTRUCTION
AUGUST 8, 2019
STRUCTURAL
BOMBARDIER STRUCTURAL ENG.
131 LINCOLN STREET
ABINGTON, MA 02351
(508) 631-3332
LEE GOODMAN
WATERMARK DEVELOPMENT, INC.
1705 COLUMBUS AVE  BOSTON, MA 02119
CIVIL
GREATER BOSTON SURVEY
9 FREDITH ROAD
WEYMOUTH, MA 02189
(781) 413-7029
LANDSCAPE
VERDANT
318 HARVARD AVE
BROOKLINE, MA 02446
(617) 735-1180
MARK ISSUE DATE
1/2" = 1'-0"
3
ELEVATOR PIT LADDER DETAIL
1 1/2" = 1'-0"
2
TYPICAL ELEVATOR SILL DETAIL
1 1/2" = 1'-0"
1
TYPICAL ELEVATOR HEAD & JAMB DETAIL AT UPPER FLOORS
1 1/2" = 1'-0"
4
RATED ELEVATOR ACCESS DOOR PLAN DETAIL
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.

BASIS OF DESIGN:
TOTAL DOOR SYSTEMS ESS - HO - LR
### Typographic Notes

1. **Windows and Door Sizes of Design:** Specify allListItem CASING AND TRIM LIST
2. **Detail:** Refer to A-0100-01 and A-0100-02.
3. **Width:** Specify ‘W’ and ‘H’ for Width and Height.
4. **Door Head Height:** Specified as ‘JAMB’.
5. **Door Frame Height:** Specified as ‘HEAD’.
6. **Door Frame Width:** Specified as ‘JAMB’.
7. **Door Head Height:** Specified as ‘HEAD’.
8. **Door Frame Width:** Specified as ‘JAMB’.

### Table: Door/Window Schedule and Details

<table>
<thead>
<tr>
<th>Door Type</th>
<th>Width</th>
<th>Height</th>
<th>Thickness</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Panel Door</td>
<td>96&quot;</td>
<td>80&quot;</td>
<td>1 5/8&quot;</td>
<td>Standard</td>
</tr>
<tr>
<td>Single Panel Door</td>
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<td>96&quot;</td>
<td>80&quot;</td>
<td>1 5/8&quot;</td>
<td>Standard</td>
</tr>
</tbody>
</table>

### Typical Window/Door Casing Profile

- **Baseline:** Specify 'BASELINE' for baseline details.
- **Header:** Specify 'HEADER' for header details.
- **Foot:** Specify 'FOOT' for foot details.

### Baseboard and Door Casing Detail Elevation

- **Baseboard:** Specify 'BASEBOARD' for baseboard details.
- **Door Casing:** Specify 'DOOR CASING' for door casing details.

### General Notes

1. **Windows and Doors:** Specify all sizes and details.
2. **Detail:** Refer to A-0100-01 and A-0100-02.
3. **Width:** Specify ‘W’ and ‘H’ for Width and Height.
4. **Door Head Height:** Specified as ‘JAMB’.
5. **Door Frame Height:** Specified as ‘HEAD’.
6. **Door Frame Width:** Specified as ‘JAMB’.

### Drawing Information

- **Drawing Title:** Specify the title of the drawing.
- **Drawing Number:** Specify the number of the drawing.
- **Sheet:** Specify the sheet number of the drawing.
- **Issued For Construction:** Specify if the drawing is issued for construction.
- **Mark Issue Date:** Specify the date the drawing was issued.
- **Scale:** Specify the scale of the drawing.
- **Copyright:** Specify the copyright holder.
- **O: 617.766.8330:** Specify the phone number for inquiries.
- **(781) 413-7029:** Specify the phone number for inquiries.
- **Lee Goodman:** Specify the name of the drafter.
- **AUGUST 8, 2019:** Specify the date the drawing was completed.
- **9 FREDERICK ROAD:** Specify the address of the project.
- **8/9/2019 10:04:46 AM:** Specify the date and time the drawing was created.

### Structural Notes

- **Wood Blocking:** Specify all wood blocking details.
- **Metal Frame:** Specify all metal frame details.
- **Wood Studs:** Specify all wood stud details.

### Lighting Notes

- **Low E2 Argon:** Specify the type of glass.
- **VT: 0.49 SHGC: 0.29:** Specify the light transmittance and solar heat gain coefficient.

### General Notes

- **Fire Rating:** Specify the fire rating of the windows and doors.
- **Tempered Glass:** Specify the type of glass used.
- **Sealant:** Specify the type of sealant used.
- **Weatherstrip:** Specify the type of weatherstrip used.
- **Finishes:** Specify the type of finishes used.

### Revisions

- **Date:** Specify the date of the revision.
- **Mark:** Specify the mark for the revision.
- **Revision:** Specify the revision number.
- **Drawings:** Specify all related drawings.

### Credits

- **Project:** Specify the name of the project.
- **Owner:** Specify the name of the owner.
- **Contractor:** Specify the name of the contractor.
- **Architect:** Specify the name of the architect.
- **Consultants:** Specify the name of the consultants.
- **Structural Engineer:** Specify the name of the structural engineer.
- **Civil Engineer:** Specify the name of the civil engineer.
- **Electrical Engineer:** Specify the name of the electrical engineer.

### Drawing Details

- **Drawing Title:** Specify the title of the drawing.
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- **Lee Goodman:** Specify the name of the drafter.
- **AUGUST 8, 2019:** Specify the date the drawing was completed.
- **9 FREDERICK ROAD:** Specify the address of the project.
- **8/9/2019 10:04:46 AM:** Specify the date and time the drawing was created.
INSTALL SEALANT ON BACKSIDE OF WINDOW FLANGE BEFORE SETTING WINDOW INTO OPENING.

WINDOW FRAME SHOWN SHORTENED AND FLANGE EXTENDED FOR GRAPHIC PURPOSES.

WEATHER BARRIER (VAPOR-PERMEABLE AIR BARRIER) OVER SHEATHING.

SELF-ADHERED FLASHING LAPED OVER WINDOW FLANGE ONTO WEATHER BARRIER.

LOW-EXPANSIVE FOAM INSULATION; TYPICAL ON ALL FOUR SIDES OF WINDOW.

PTD WINDOW HEAD FLASHING ON SELF-ADHERED FLASHING AND WINDOW FLANGE.

DRAWING INFORMATION:

ARCHITECT
EMBARC
71-75 SHERIDAN STREET
BOSTON, MA 02130
 ISSUED FOR CONSTRUCTION
AUGUST 8, 2019

CONSULTANTS:

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WATERMARK DEVELOPMENT, INC.
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9 FREDITH ROAD
WEYMOUTH, MA 02189
(781) 413-7029

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

OWNER
71-75 SHERIDAN STREET
BOSTON, MA 02130
ISSUED FOR CONSTRUCTION
AUGUST 8, 2019

CONSULTANTS

Flashing Details

DRAWING NUMBER
A611

MARK ISSUE DATE

DRAWING SCALE
1/4" = 1'-0"
FIBER CEMENT TRIM, REF. ELEVATIONS FOR TYPES, SIZES AND LOCATIONS

SEALANT AND BACKER ROD

SELF-ADHERED FLASHING

INTEGRAL NAILING FLANGE WITH CONTINUOUS SEALANT BEAD BEHIND LOW-EXPANSIVE FOAM INSULATION, TYP. ON ALL FOUR SIDES OF WINDOW

SEE SHEET A611 FOR FLASHING DETAILS

WOOD SILL BELOW 2X6 WOOD FRAMING, REF. STRUCTURAL

FIBER CEMENT SILL BELOW WINDOW CASING, REF. A600

1X PTD WOOD JAMB 5/4" TYP. FIBER CEMENT WALL BUILD-UP, REF ELEVATIONS FOR FINISH MATERIALS AND LOCATIONS

BOTTOM EDGE OF FIBER CEMENT PANEL BELOW 1X PTD FURRING WITH RUBBER STRIP

1.5" (R10) CLOSED-CELL SPRAY FOAM INSULATION

SELF-ADHERED FLASHING AT FULL WINDOW PERIMETER

INTEGRAL NAILING FLANGE WITH CONTINUOUS SEALANT BEAD BEHIND FIBER CEMENT SILL ROUTED AT BOTTOM FOR VENTING, REF. ELEVATIONS

5/8" GYPSUM WALL BOARD, PTD BUILT-UP HEADER, PER STRUCT.

WINDOW CASING, REF. A600

1X PTD WOOD HEAD EXTENSION TRIM

5/8" GYPSUM WALL BOARD, PTD

BUILT-UP HEADER, PER STRUCT.

WINDOW CASING, REF. A600

SEE SHEET A611 FOR FLASHING DETAILS

SEE SHEET A611 FOR FLASHING DETAILS

SCHEDULED WINDOW WITH INSULATED GLASS

SEALANT AND BACKER ROD

INTEGRAL NAILING FLANGE WITH CONTINUOUS SEALANT BEAD BEHIND SELF-ADHERED FLASHING LAPPED OVER WINDOW FLANGE; SEAL ALONG TOP EDGE

STARTER STRIP 5/4X PTD. FIBER CEMENT TRIM BOARD, REF. ELEVATIONS

WINDOW CASING, REF. A600

1X PTD WOOD SILL EXTENSION

LOW-EXPANSIVE FOAM INSULATION, TYP. INSECT MESH BETWEEN FURRING STRIPS

INSECT MESH BETWEEN FURRING STRIPS

TYP. FIBER CEMENT WALL BUILD-UP, REF ELEVATIONS FOR FINISH MATERIALS AND LOCATIONS

2X6 WOOD FRAMING, REF. STRUCT.

3 1/2" (R13) UNFACED FIBERGLASS BATTS

VAPOR-PERMEABLE AIR BARRIER OVER FLEXIBLE MEMBRANE FLASHING

VAPOR-PERMEABLE AIR BARRIER OVER FLEXIBLE MEMBRANE FLASHING

1/2" 1/2"

CONDIMENTS

REVISIONS

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

8/9/2019 10:04:50 AM

6" = 1'-0"
6.8.1 Sprinklers shall be installed in all areas except where omission is permitted by 6.8.2 through 6.8.6.

6.8.2* Sprinklers shall not be required in bathrooms where both of the following conditions are met:

1. The bathroom area does not exceed 55 sqft.
2. The walls and ceilings, including walls and ceilings behind fixtures, are of noncombustible or limited-combustible materials providing a 15-minute thermal barrier.

6.8.3 Sprinklers shall not be required in clothes closets, linen closets, and pantries within the dwelling units that meet all of the following conditions:

1. The area of the space does not exceed 24 sqft.
2. The least dimension does not exceed 3 sqft.
3. The walls and ceilings are surfaced with noncombustible or limited-combustible materials as defined by NFPA 220, Standard on Types of Building Construction.

6.8.4 Sprinklers shall not be required in any porches, balconies, corridors, and stairs that are open and attached.

6.8.5 Sprinklers shall not be required in attics, penthouse equipment rooms, elevator machine rooms, concealed spaces dedicated exclusively to and containing only dwelling unit ventilation equipment, crawl spaces, floor/ceiling spaces, elevator shafts, and other concealed spaces that are not used or intended for living purposes or storage and do not contain fuel-fired equipment.

6.8.6 Sprinklers shall not be required in closets on exterior balconies, regardless of size, as long as there are no doors or unprotected penetrations from the closet directly into the dwelling unit.

**Locations of Sprinklers According to NFPA 13R 2015 Edition**

**KEY PLAN**
The fire alarm system for the proposed fire notification system for an 8-unit residential building at 73 Sheridan Ave in Jamaica Plain, MA 02130 uses Group R-2 devices. The locations are approximate and subject to modifications as necessary to meet structural or job-specific needs.

The building is to be fitted with an automatic wet pipe sprinkler system. The fire alarm system includes the following components:

1. Pull Stations
2. Grade A Sprinkler Bells
3. Type 3 Photoelectric 110vac Smoke Detectors
4. Type 3 Combo 110vac CO and Photo Smoke Detectors
5. TAMPER Switches
6. Flow and Tamper Switches for sprinkler system
7. Horn and Light Units
8. Beacon Locators and Lights
9. Local System Smoke Detectors

If alarm signals are silenced for any reason, they will result in the activation of any manual fire alarm station or the automatic activation of horn and light units in all common spaces. Audible horns will sound a temporal 3-pattern at all locations. R-2 devices shall be low-frequency.

The visual alarm signals will flash at a synchronized pattern. A strobe only, System Sensor Spectralert is used. The activation of any manual fire alarm station or the automatic activation of horn and light units will result in the activation of visual alarm signals.

The fire alarm system is made up of the following components:

1. Pull Stations
2. Grade A Sprinkler Bells
3. Type 3 Photoelectric 110vac Smoke Detectors
4. Type 3 Combo 110vac CO and Photo Smoke Detectors
5. TAMPER Switches
6. Flow and Tamper Switches for sprinkler system
7. Horn and Light Units
8. Beacon Locators and Lights
9. Local System Smoke Detectors

The audible horns will sound a temporal 3-pattern at all locations. R-2 devices shall be low-frequency. The visual alarm signals will flash at a synchronized pattern. A strobe only, System Sensor Spectralert is used.

The building will be fitted with an automatic wet pipe sprinkler system. The fire alarm system for this building is made up of the following components:

1. Pull Stations
2. Grade A Sprinkler Bells
3. Type 3 Photoelectric 110vac Smoke Detectors
4. Type 3 Combo 110vac CO and Photo Smoke Detectors
5. TAMPER Switches
6. Flow and Tamper Switches for sprinkler system
7. Horn and Light Units
8. Beacon Locators and Lights
9. Local System Smoke Detectors

If alarm signals are silenced for any reason, they will result in the activation of any manual fire alarm station or the automatic activation of horn and light units in all common spaces. Audible horns will sound a temporal 3-pattern at all locations. R-2 devices shall be low-frequency.

The visual alarm signals will flash at a synchronized pattern. A strobe only, System Sensor Spectralert is used. The activation of any manual fire alarm station or the automatic activation of horn and light units will result in the activation of visual alarm signals.
PARTITION TYPES

1. 2 HR RATED CMU ELEVATOR WALL
2. 2 HR RATED CMU ELEVATOR WALL (2X6 WOOD STUD)
3. 1 HR RATED METAL PARTITION (3/8"

PARTITION TYPE NOTES

1. ALL PLAN ITEMS FOR PARTITIONS SHALL BE LOCATED.
2. ALL TABLES FOR LOCATIONS OF TOILET PARTITIONS, MOLDED WALLS, TRIM SCHEDULED, AND WALLS, AND OTHER SPECIAL REQUIREMENTS SHOWN.
3. FINISH FLOOR AND WALL BASE TO BE PLACED AND BROKEN AT LOCATIONS AS ShOWN, OR AS SPECIFIED OR REQUIRED TO PROVIDE A SOLID BASE.
4. HEAD ATTACHMENT OF GWB TO CANVAS WALLS, SEE STRUCTURAL SHEETS.
5. PROVIDE LATERAL BRACING AND CROSS BRIDGING AS RECOMMENDED FOR BRIDGING AS RECOMMENDED BY STUD MANUFACTURER FOR EACH SIDE.
6. PROVIDE BLOCKING AT LOCATIONS INCLUDING BUT NOT LIMITED TO CASEWORK, SHELVING, COUNTERS, CABINETS, DOOR STOPS, HANDRAIL BRACKETS, TELEVISION LOCATIONS, BATHROOM RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND LAUNDRY ROOMS.
7. PROVIDE MOISTURE ISOLATION STRIP; TYP.
8. GLASS FIBER INSULATION SHOULD BE UN ISSUED FOR CONSTRUCTION.
9. WHERE TWO OR MORE LAYERS OF GYPSUM BOARD ARE USED, BOTH HORIZONTAL AND VERTICAL SPACING & QUANTITIES PERIMETER.
10. CONCRETE OVER 1/4" ISOLATION STRIP; TYP.
11. OTHER THAN AS SHOWN, ALL MATERIALS AND METHODS OF INSTALLATION MUST CONFORM TO THE FIRE RESISTANCE DIRECTORY.
12. BLANKET INSULATION MUST BE PLACED UNTIL THE INSULATION IS COMPLETELY TYPED.
GLAZED ROOF ACCESS DOOR:
MODEL #36100 - ICRC2: 30 3/4" x 92 1/2"

PROVIDE DOUBLE-GLAZED LOW-E CLEAR GLAZING

TAPERED P.T. WOOD SLEEPERS WITH EPDM TAPE; REFER TO STRUCTURAL FOR ATTACHMENT DETAILS

BUILT UP PTD. METAL CAP PARAPET OVER MEMBRANE FLASHING. PITCH TO DRAIN AT 1/4" : 1'

DORMER ROOF; SEE SECTION

SCUPPERS; SEE ELEVATIONS

SCUPPER BELOW

ROOF DECK +/- 270 SF

METAL ROOF

SELF-ADHERED MEMBRANE AT DORMER

BUILT UP CRICKET WITH SELF-ADHERED ROOF MEMBRANE; SEE DETAILS

FULLY-ADHERED ROOF MEMBRANE
1' - 1 1/2"
2" (R10) CLOSED CENTERLINE OF BEAM AT MANSARD A33 ANGLE, BOTH SIDES. FLASH ALL SLEEPERS WITH EPDM TAPE.

COLOR BLACK

COATED VALLEY 9"
ADHERED EPDM CONT. METAL DRIP C GWB OVER RC 1 CLIPS BLOCKING AS REQ'S FOR GUARDRAIL;

LINE OF ROOF BEYOND 6" BASE BOARD ; PAINTED DOWNSPOUT, TYP. PTD. FIBER #75 - THIRD FLOOR 22' - 0"

E FLOOR TYPE 'A'

FIBERGLASS BATTS BOD: MARVIN ULTREX
FOAM INSULATION AT RIM R19MIN UNFACED FIBERGLASS 9' - 0" AT EXTERIOR BASEMENT WALLS

FOOTING DRAIN AS WALL SECTIONS

CELL SPRAY FOAM ON WALL; TYPICAL

FINISH FLOOR ; REFER TO FLOOR PLANS WINDOW HEADER;

FIBER CEMENT TRIM

FOUNDATION DRAIN AS

1.5" (R10) CLOSED CENTERLINE OF BEAM AT MANSARD A33 ANGLE, BOTH SIDES. FLASH ALL SLEEPERS WITH EPDM TAPE.

COLOR BLACK

COATED VALLEY 9"
ADHERED EPDM CONT. METAL DRIP C GWB OVER RC 1 CLIPS BLOCKING AS REQ'S FOR GUARDRAIL;

LINE OF ROOF BEYOND 6" BASE BOARD ; PAINTED DOWNSPOUT, TYP. PTD. FIBER #75 - THIRD FLOOR 22' - 0"

E FLOOR TYPE 'A'

FIBERGLASS BATTS BOD: MARVIN ULTREX
FOAM INSULATION AT RIM R19MIN UNFACED FIBERGLASS 9' - 0" AT EXTERIOR BASEMENT WALLS

FINISH FLOOR ; REFER TO FLOOR PLANS WINDOW HEADER;

FIBER CEMENT TRIM

FOUNDATION DRAIN AS

1.5" (R10) CLOSED CENTERLINE OF BEAM AT MANSARD A33 ANGLE, BOTH SIDES. FLASH ALL SLEEPERS WITH EPDM TAPE.

COLOR BLACK

COATED VALLEY 9"
ADHERED EPDM CONT. METAL DRIP C GWB OVER RC 1 CLIPS BLOCKING AS REQ'S FOR GUARDRAIL;

LINE OF ROOF BEYOND 6" BASE BOARD ; PAINTED DOWNSPOUT, TYP. PTD. FIBER #75 - THIRD FLOOR 22' - 0"

E FLOOR TYPE 'A'

FIBERGLASS BATTS BOD: MARVIN ULTREX
FOAM INSULATION AT RIM R19MIN UNFACED FIBERGLASS 9' - 0" AT EXTERIOR BASEMENT WALLS

FINISH FLOOR ; REFER TO FLOOR PLANS WINDOW HEADER;

FIBER CEMENT TRIM

FOUNDATION DRAIN AS

1.5" (R10) CLOSED CENTERLINE OF BEAM AT MANSARD A33 ANGLE, BOTH SIDES. FLASH ALL SLEEPERS WITH EPDM TAPE.

COLOR BLACK

COATED VALLEY 9"
ADHERED EPDM CONT. METAL DRIP C GWB OVER RC 1 CLIPS BLOCKING AS REQ'S FOR GUARDRAIL;

LINE OF ROOF BEYOND 6" BASE BOARD ; PAINTED DOWNSPOUT, TYP. PTD. FIBER #75 - THIRD FLOOR 22' - 0"

E FLOOR TYPE 'A'

FIBERGLASS BATTS BOD: MARVIN ULTREX
FOAM INSULATION AT RIM R19MIN UNFACED FIBERGLASS 9' - 0" AT EXTERIOR BASEMENT WALLS

FINISH FLOOR ; REFER TO FLOOR PLANS WINDOW HEADER;

FIBER CEMENT TRIM

FOUNDATION DRAIN AS
FRONT VIEW

SIDE VIEW

BOTTOM OF PIT

STEEL CLIP ANGLES WELDED TO STRINGERS AND BOLTED TO ELEVATOR SHAFT, TYPICAL

STEEL BAR STRINGERS

STEEL RUNG PUNCHED THROUGH AND PLUG WELDED STRINGERS

STEEL CLIP ANGLES WELDED TO STRINGERS AND BOLTED TO ELEVATOR FLOOR

NOTE:

1. LADDER TO BE FABRICATED IN CONFORMANCE WITH ASME CODES.

2. COORDINATE LOCATION OF PIT LADDER WITH ELEVATOR MANUFACTURER

NEW ALUMINUM THRESHOLD, ALIGN WITH ADJACENT SURFACES

SEE STRUCTURAL DRAWINGS FOR ATTACHMENT DETAIL AT OPENINGS, TYPICAL

REINFORCED CONCRETE MASONRY UNIT, SEE STRUCTURAL DRAWINGS

ELEVATOR ASSEMBLY BY ELEVATOR MANUFACTURER

SILL ANGLE BY ELEVATOR SUBCONTRACTOR

2" REINFORCED CONCRETE MASONRY UNIT, SEE STRUCTURAL DRAWINGS

ELEVATOR JAMB ASSEMBLY BY ELEVATOR MANUFACTURER

SEE PARTITION SHEET FOR ASSEMBLY DETAILS

VERIFY ROUGH OPENINGS WITH ELEVATOR MANUFACTURER

VARIES CLEAR ELEVATOR FRAME

3' - 0"

3' - 0 3/4"

JAMB WIDTH = 3'-1 1/4"

SEALANT; CONTINUOUS ALONG JOINT BETWEEN DOOR FRAME AND ELEVATOR FRAME

HM FRAME BY TOTAL DOOR SYSTEMS

1HR DOOR BY TOTAL DOOR SYSTEMS ON MAGNETIC HOLD OPEN DEVICE

MAGNETIC HOLD OPEN DEVICE WIRED TO FIRE ALARM

5"

1HR SHAFTWALL; PARTITION TYPE M101. REFER TO PLANS AND PARTITION TYPES

8"

6 1/2"

LINE OF GWB SOFFIT ABOVE; SEE GENERAL NOTE # 4 BELOW.

1 1/2"
1. WINDOW AND DOOR BASIS OF DESIGN: MARVIN ALL-CLIMATE CASEMENT UNITS.
2. TYPICAL WINDOW AND DOOR SCHEDULED, WHERE NOT SHOWN.
3. WINDOW AND DOOR BASIS OF DESIGN: MARVIN ALL-CLIMATE CASEMENT UNITS.
4. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
5. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
6. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
7. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
8. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
9. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
10. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
11. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
12. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
13. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
14. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
15. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
16. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
17. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
18. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
19. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
20. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
21. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
22. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
23. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
24. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
25. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
26. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
27. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
28. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
29. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
30. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
31. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
32. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
33. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
34. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
35. PROVIDE MANUFACTURER RECOMMENDED WINDOW OPENING RESTRICTORS ON ALL UPPER FLOOR OPERABLE WINDOWS TO LIMIT OPENING WIDTH TO 4" WHERE WINDOWS DO NOT SERVE AS EMERGENCY RESCUE.
1. Install sealant on backside of window flange before setting window into opening.

2. Window system with flange secured to rough opening and sealant behind flange.


4. Flashing details.

5. Sealant bead, shown here on face of wall, install sealant on backside of window flange before setting window into opening.

6. Weather barrier (vapor-permeable air barrier) over sheathing.

7. Self-adhered sill flashing is lapped over window flange onto weather barrier.
FIBER CEMENT TRIM, REF. ELEVATIONS
FOR TYPES, SIZES AND LOCATIONS
SEALANT AND BACKER ROD
SELF-ADHERED FLASHING
INTEGRAL NAILING FLANGE WITH CONTINUOUS SEALANT BEAD BEHIND LOW-EXPANSIVE FOAM INSULATION, TYP. ON ALL FOUR SIDES OF WINDOW
SEE SHEET A611 FOR FLASHING DETAILS
WOOD SILL BELOW 2X6 WOOD FRAMING, REF. STRUCTURAL FIBER CEMENT SILL BELOW WINDOW CASING, REF. A600 1X PTD WOOD JAMB 5/4" TYP. FIBER CEMENT WALL BUILD-UP, REF. ELEVATIONS FOR FINISH MATERIALS AND LOCATIONS BOTTOM EDGE OF FIBER CEMENT PANEL BELOW 1X PTD WOOD FURRING WITH RUBBER STRIP 1.5" (R10) CLOSED-CELL SPRAY FOAM INSULATION SEEDING WINDOW HEAD/SILL DETAIL @ FIBERCEMENT SIDING SELF-ADHERED FLASHING AT FULL WINDOW PERIMETER INTEGRAL NAILING FLANGE WITH CONTINUOUS SEALANT BEAD BEHIND FIBER CEMENT SILL ROUTED AT BOTTOM FOR VENTING, REF. ELEVATIONS 5/8" GYPSUM WALL BOARD, PTD 3 1/2" (R13) UNFACED FIBERGLASS BATTS SCHEDULED WINDOW WITH INSULATED GLASS SEALANT AND BACKER ROD INTEGRAL NAILING FLANGE WITH CONTINUOUS SEALANT BEAD BEHIND SELF-ADHERED FLASHING AT FULL WINDOW PERIMETER INTEGRAL NAILING FLANGE WITH CONTINUOUS SEALANT BEAD BEHIND FIBER CEMENT SILL ROUTED AT BOTTOM FOR VENTING, REF. ELEVATIONS VAPOR-PERMEABLE AIR BARRIER OVER FLEXIBLE MEMBRANE FLASHING 1/2" VAPOR-PERMEABLE AIR BARRIER OVER FLEXIBLE MEMBRANE FLASHING 1/2" 2X6 WOOD FRAMING, REF. STRUCTURAL FIBER CEMENT SILL ROUTED AT BOTTOM FOR VENTING, REF. ELEVATIONS 5/8" GYPSUM WALL BOARD, PTD BUILT-UP HEADER, PER STRUCT. WINDOW CASING, REF. A600 1X PTD WOOD HEAD EXTENSION TRIM 1X PTD WOOD SILL EXTENSION VAPOR-PERMEABLE AIR BARRIER OVER FLEXIBLE MEMBRANE FLASHING 1/2"
6.8.1 Sprinklers shall be installed in all areas except where omission is permitted by 6.8.2 through 6.8.6.

6.8.2* Sprinklers shall not be required in bathrooms where both of the following conditions are met:

1. The bathroom area does not exceed 55 sqft.
2. The walls and ceilings, including walls and ceilings behind fixtures, are of noncombustible or limited-combustible materials providing a 15-minute thermal barrier.

6.8.3 Sprinklers shall not be required in clothes closets, linen closets, and pantries within the dwelling units that meet all of the following conditions:

1. The area of the space does not exceed 24 sqft.
2. The least dimension does not exceed 3 sqft.
3. The walls and ceilings are surfaced with noncombustible or limited-combustible materials as defined by NFPA 220, Standard on Types of Building Construction.

6.8.4 Sprinklers shall not be required in any porches, balconies, corridors, and stairs that are open and attached.

6.8.5 Sprinklers shall not be required in attics, penthouse equipment rooms, elevator machine rooms, concealed spaces dedicated exclusively to and containing only dwelling unit ventilation equipment, crawl spaces, floor/ceiling spaces, elevator shafts, and other concealed spaces that are not used or intended for living purposes or storage and do not contain fuel-fired equipment.

6.8.6 Sprinklers shall not be required in closets on exterior balconies, regardless of size, as long as there are no doors or unprotected penetrations from the closet directly into the dwelling unit.
PROPOSED FIRST FLOOR PLANS

GENERAL NOTES & NARRATIVE

1. FIRE ALARM ALPHANUMERIC ANNUNCIATOR

2. GRADE "A" SPRINKLER WATERFLOW BELL

3. SUPERVISORY CONDITION ON THE FIRE ALARM PANEL AND TRANSMIT AUTOMATICALLY TRANSFER TO AN EMERGENCY BATTERY SOURCE.

4. PULL STATION

5. HORN AND LIGHT UNITS IN ALL COMMONS SPACES.

6. FIRE ALARM CONTROL PANEL (ADDRESSABLE-TYPE) LOCATED IN NEAR FIRE ALARM CONTROL PANEL

7. FLOOR AND TAMPER SWITCHES FOR SPRINKLER SYSTEM.

8. TYPE 3 COMBO 110vac CO AND PHOTO SMOKE DETECTOR

9. TYPE 2 STEAM DET

10. TYPE 2 SMOKE DET

11. TYPE 3 SMOKE DET

12. SINGLE OPEN

13. SINGLE SHORT

14. ELEVATOR CAPTURE PHASE 1 & 2

15. PRIVATE DECK

16. OFFICE/DEN

17. LAUNDRY/PANTRY

18. PRIVATE DECK

19. COMMON HALL

20. KITCHEN

21. POWDER ROOM

22. LAUNDRY/POWDER ROOM

23. WET BAR

24. BEV

25. WATER UTILITY ROOM

26. STORAGE

27. ELEV.

28. UP

29. DN

30. AHU

31. W.I.C.

32. MACHINE ROOM

33. ELEV.

34. ELEV.

35. ROOM

36. COMMON HALL

37. KITCHEN

38. BEV

39. WATER UTILITY ROOM

40. COMMON HALL

41. FLOOR 1

42. FLOOR 2

43. W.I.C.

44. WATER UTILITY ROOM

45. 501-0

46. 75-1

47. 73-3

48. 75-2

49. 73-3

50. 75-3

51. 75-1

52. 75-3

53. 73-3

54. 75-2

55. 73-3

56. 75-1

57. 75-3

58. 73-3

59. 75-2

60. 73-3

61. 75-1

62. 75-3

63. 73-3

64. 75-2

65. 73-3

66. 75-1

67. 75-3

68. 73-3

69. 75-2

70. 73-3

71. 75-1

72. 75-3

73. 73-3

74. 75-2

75. 73-3

76. 75-1

77. 75-3

78. 73-3

79. 75-2

80. 73-3

81. 75-1

82. 75-3

83. 73-3

84. 75-2

85. 73-3

86. 75-1

87. 75-3

88. 73-3
GLAZED ROOF ACCESS DOOR:
MODEL #36100 - IC: 30 3/4" x 92 1/2"

PROVIDE DOUBLE-GLAZED LOW-E CLEAR GLAZING.

BUILT UP PTD. METAL CAP PARAPET OVER MEMBRANE
FLASHING. PITCH TO DRAIN AT 1/4": 1'-0".

DORMER ROOF; SEE SECTION
SCUPPERS; SEE ELEVATIONS

SLOPE 1/4": 12"
FRONT VIEW

SIDE VIEW

BOTTOM OF PIT

STEEL CLIP ANGLES WELDED TO STRINGERS AND BOLTED TO ELEVATOR SHAFT, TYPICAL

STEEL BAR STRINGERS

STEEL RUNG PUNCHED THROUGH AND PLUG WELDED STRINGERS

STEEL CLIP ANGLES WELDED TO STRINGERS AND BOLTED TO ELEVATOR FLOOR

NOTE:
1. LADDER TO BE FABRICATED IN CONFORMANCE WITH ASME CODES.
2. COORDINATE LOCATION OF PIT LADDER WITH ELEVATOR MANUFACTURER

5'-0" COORDINATE WITH ELEV MANUF

NEW ALUMINUM THRESHOLD, ALIGN WITH ADJACENT SURFACES

SEE STRUCTURAL DRAWINGS FOR ATTACHMENT DETAIL AT OPENINGS, TYPICAL

REINFORCED CONCRETE MASONRY UNIT, SEE STRUCTURAL DRAWINGS

ELEVATOR ASSEMBLY BY ELEVATOR MANUFACTURER

SILL ANGLE BY ELEVATOR SUB-CONTRACTOR

ELEVATOR JAMB ASSEMBLY BY ELEVATOR MANUFACTURER

SEE PARTITION SHEET FOR ASSEMBLY DETAILS

VERIFY ROUGH OPENINGS WITH ELEVATOR MANUFACTURER

CLEAR ELEVATOR FRAME 3' - 0" 3' - 0 3/4"

JAMB WIDTH = 3'-1 1/4"

SEALANT; CONTINUOUS ALONG JOINT BETWEEN DOOR FRAME AND ELEV FRAME

ELEVATOR FRAME HM FRAME BY TOTAL DOOR SYSTEMS

1HR DOOR BY TOTAL DOOR SYSTEMS ON MAGNETIC HOLD OPEN DEVICE

MAGNETIC HOLD OPEN DEVICE WIRED TO FIRE ALARM

1HR SHAFTWALL; PARTITION TYPE M101. REFER TO PLANS AND PARTITION TYPES

8" 6 1/2"

LINE OF GWB SOFFIT ABOVE; SEE GENERAL NOTE # 4 BELOW.

1 1/2"
**General Notes:**
1. Window and door sizes of design: Memory all fenestration/door sizes.
2. Wood blocking at 3' – 0"
3. Structural: All panels, lintels, and heads are specified for framed unit window and door openings for forced entry units. Windows and doors are to be specified and fabricated.
4. Eaves, overhangs, and roof supports are to be specified and fabricated for framed unit window and door openings. All members are to be specified and fabricated.
5. All exterior doors and windows are to be specified and fabricated. All doors and windows are to be specified and fabricated.
6. All exterior doors and windows are to be specified and fabricated. All doors and windows are to be specified and fabricated.
7. All exterior doors and windows are to be specified and fabricated. All doors and windows are to be specified and fabricated.
8. All exterior doors and windows are to be specified and fabricated. All doors and windows are to be specified and fabricated.

**Material Specifications:**
- Wood: Primed poplar 1x6 base with 1/4" reveal. Refer to drawing.
- Metal: Primed metal frame.
- Glass: Low E2 argon.
- Paint: Black standard.
- Glazing: Tempered when adjacent to an exterior swinging door or below 18" above.

**Door Types:**
- Wood door
- Metal door
- Metal frame, primed
- Wood frame

**Window Types:**
- Casement
- Fixed

**Measurements:**
- Width: 3' – 0"
- Height: 7' – 0"
- Thickness: 0' – 1 3/4"
- Comments: As scheduled.
INSTALL SEALANT ON BACKSIDE OF WINDOW FLANGE BEFORE SETTING WINDOW INTO OPENING.

WINDOW SYSTEM WITH FLANGE SECURED TO ROUGH OPENING AND SEALANT BEHIND FLANGE.

SELF-ADHERED SILL FLASHING.

SEALANT BEAD.

WEATHER BARRIER (VAPOR-PERMEABLE AIR BARRIER) OVER SHEATHING.

SELF-ADHERED FLASHING LAPPED OVER WINDOW FLANGE ONTO WEATHER BARRIER.

LOW-EXPANSIVE FOAM INSULATION; TYPICAL AT JAMBS AND HEAD OF WINDOW (NOT SILL). SEE DETAIL FOR BACKER ROD AND SEALANT.
FIBER CEMENT TRIM, REF. ELEVATIONS
FOR TYPES, SIZES AND LOCATIONS
SEALANT AND BACKER ROD
SELF-ADHERED FLASHING
INTEGRAL NAILING FLANGE WITH CONTINOUS SEALANT BEAD BEHIND LOW-EXPANSIVE FOAM INSULATION, TYP.
ON ALL FOUR SIDES OF WINDOW
SEE SHEET A611 FOR FLASHING DETAILS
SEALANT AND BACKER ROD
WOOD SILL BELOW 2X6 WOOD FRAMING, REF. STRUCTURAL FIBER CEMENT SILL BELOW WINDOW CASING, REF. A600 1X PTD WOOD JAMB 5/4" TYP.
FIBER CEMENT WALL BUILD-UP, REF ELEVATIONS FOR FINISH MATERIALS AND LOCATIONS BOTTOM EDGE OF FIBER CEMENT PANEL BELOW 1X PTD. FURRING WITH RUBBER STRIP 1.5" (R10) CLOSED-CELL SPRAY FOAM INSULATION
SELF-ADHERED FLASHING AT FULL WINDOW PERIMETER INTEGRAL NAILING FLANGE WITH CONTINOUS SEALANT BEAD BEHIND FIBER CEMENT SILL ROUTED AT BOTTOM FOR VENTING, REF. ELEVATIONS 5/8" GYPSUM WALL BOARD, PTD 3 1/2" (R13) UNFACED FIBERGLASS BATTS SCHEDULED WINDOW WITH INSULATED GLASS SEALANT AND BACKER ROD INTEGRAL NAILING FLANGE WITH CONTINOUS SEALANT BEAD BEHIND SELF-ADHERED FLASHING LAPPED OVER WINDOW FLANGE; SEAL ALONG TOP EDGE STARTER STRIP 5/4X PTD. FIBER CEMENT TRIM BOARD, REF. ELEVATIONS 1X PTD WOOD SILL EXTENSION 1.5" (R10) CLOSED-CELL SPRAY FOAM INSULATION 3 1/2" (R13) UNFACED FIBERGLASS BATTS SCHEDULED WINDOW WITH INSULATED GLASS SEALANT AND BACKER ROD INTEGRAL NAILING FLANGE WITH CONTINOUS SEALANT BEAD BEHIND CLEAR VAPOR-PERMEABLE AIR BARRIER OVER FLEXIBLE MEMBRANE FLASHING 1/2"
VAPOR-PERMEABLE AIR BARRIER OVER FLEXIBLE MEMBRANE FLASHING 1/2"
6.8.1 Sprinklers shall be installed in all areas except where omission is permitted by 6.8.2 through 6.8.6.

6.8.2* Sprinklers shall not be required in bathrooms where both of the following conditions are met:

1. The bathroom area does not exceed 55 sqft.
2. The walls and ceilings, including walls and ceilings behind fixtures, are of noncombustible or limited-combustible material providing a 15-minute thermal barrier.

6.8.3 Sprinklers shall not be required in clothes closets, linen closets, and pantries within the dwelling units that meet all of the following conditions:

1. The area of the space does not exceed 24 sqft.
2. The least dimension does not exceed 3 sqft.
3. The walls and ceilings are surfaced with noncombustible or limited-combustible materials as defined by NFPA 220, Standard on Types of Building Construction.

6.8.4 Sprinklers shall not be required in any porches, balconies, corridors, and stairs that are open and attached.

6.8.5 Sprinklers shall not be required in attics, penthouse equipment rooms, elevator machine rooms, concealed spaces dedicated exclusively to and containing only dwelling unit ventilation equipment, crawl spaces, floor/ceiling spaces, elevator shafts, and other concealed spaces that are not used or intended for living purposes or storage and do not contain fuel-fired equipment.

6.8.6 Sprinklers shall not be required in closets on exterior balconies, regardless of size, as long as there are no doors or unprotected penetrations from the closet directly into the dwelling unit.
**PROPOSED PLANT LIST**

- **Amelanchier laevis**
  - Allegheny Serviceberry
- **Acer saccharum 'Commemoration'**
  - Commemoration Sugar Maple
- **Betula nigra**
  - River Birch
- **Pinus koraiensis**
  - Korean Pine
- **Thuja occidentalis 'Emerald Green'**
  - Emerald Green Arborvitae
- **Ilex x meserveae 'China Girl'**
  - Blue Holly
- **Fothergilla major 'Mount Airy'**
  - Witch-Alder
- **Clethra alnifolia 'Hummingbird'**
  - Sweet Pepperbush
- **Carex morrowii 'Ice Dance'**
  - Japanese Sedge Grass

**LANDSCAPE PLAN**

73 SHERIDAN STREET
JAMAICA PLAIN, MA
APRIL 16, 2019

**PLANTING NOTES**

1. **All plant material shall be approved by the Landscape Architect prior to arrival on 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. **All plants are to be thoroughly watered after installation, at least twice within the first two weeks.**

4. **The Contractor shall locate and verify all utility line locations prior to staking and planting as required by the Landscape Architect.**

5. **All plants shall be staked out in their approximate location by the Contractor.**

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.**

8. **The rootballs of shrubs shall be planted 2" above adjacent finished grade.**

9. **Remove all stone and debris from excavated soil.**

10. **Backfill beds with 12" of ‘planting mix’.**

11. **All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch.**

12. **All beds shall be covered with no less than 2" depth of settled bark mulch.**

13. **Excavate holes no deeper than the rootball of shrubs.**

14. **Excavate holes no deeper than root ball. Backfill planting hole with ‘planting mix’.**

15. **All plants which settle out of holes shall be immediately replanted.**

16. **Itea virginica ‘Henry’s Garnet’**
  - Sweetspire

17. **Ilex x meserveae ‘China Girl’**
  - Blue Holly

18. **Fothergilla major ‘Mount Airy’**
  - Witch-Alder

19. **Clethra alnifolia ‘Hummingbird’**
  - Sweet Pepperbush

20. **Carex morrowii ‘Ice Dance’**
  - Japanese Sedge Grass

21. **Geranium macrorrhizum ‘Bevan’s Variety’**
  - Bigroot Geranium

22. **Dicentra eximia**
  - Native Fringed Bleeding Heart

23. **Tiarella cordifolia ‘Running Tapestry’**
  - Running Foam Flower

24. **Acer saccharum ‘Commemoration’**
  - Commemoration Sugar Maple

25. **Amelanchier laevis**
  - Allegheny Serviceberry

26. **Betula nigra**
  - River Birch

27. **Pinus koraiensis**
  - Korean Pine

28. **Thuja occidentalis ‘Emerald Green’**
  - Emerald Green Arborvitae

29. **Rudbeckia fulgida**
  - Black-Eyed Susan

30. **Liatris spicata**
  - Blazing Star

31. **Clethra alnifolia ‘Hummingbird’**
  - Sweet Pepperbush

32. **Carex morrowii ‘Ice Dance’**
  - Japanese Sedge Grass

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  - Sweet Pepperbush

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  - Japanese Sedge Grass

45. **Geranium macrorrhizum ‘Bevan’s Variety’**
  - Bigroot Geranium

46. **Dicentra eximia**
  - Native Fringed Bleeding Heart