



STREET VIEW LOOKING SOUTHEAST



STREET VIEW LOOKING NORTH

PROPOSED 14-UNIT RESIDENTIAL DEVELOPMENT 173-175 WALNUT STREET, DORCHESTER, MA

	5/13/25				
	BOSTON ZONING CODE REVIEW				
	1.) Parcel 1602615000 is located within MFR zoning sub-district, and Neighborhood Design overlay district.				
	2.) The lot is: 19,823 sf+/-.				
	3.) Existing occupancy: vacant land.				
	4.) The proposed 14-unit residential development contains 19,550.0 FAR sf.				
	5.) In MFR sub-districts, multi-family dwelling is an allowed use-as is accessory parking.				
	6.) The lot is located flood zone AE with FBE: 17.45' BCD. Per 780 CMR Sec.1612.4, Design & Construction, FFE Required: 18.50' BCD. Per City Sea Level Rise - Base Flood Elevation Map, FFE Proposed: 19.50' BCD. And lowest level of living and all critical infrastructure, FFE Proposed 21.50' BCD.				
	7.) Article 65 Dimensional Regulations: (any other dwelling)				
			Table C		
√	Item	Zone	Req'd/Allowed	New 14-unit bldg.	Remarks
	a.) Lot size min.	MFR	4,000 sf for 4 units	19,823 sf +/-	
	b.) Lot area min./add'l unit	"	1,000 sf/add'l unit	14,000 sf	
	c.) Lot width/frontage min.	"	30.0'	81.58'	
	d.) Floor to area ratio	"	1	0.98 ~ 1.0	Note 5
	e.) Height of building max.	"	3 st/35 ft	3 st/35 ft	at avg. sidewalk, Note 7
	f.) Usable open space/D.U.	"	400 sf/D.U. (504 sf)	608 sf/D.U.	Table C, note 6
	g.) Front yard min. depth	"	2 ft per modal yard	2 ft per modal plan	Notes 1 & 2
	h.) Side yard min. depth	"	10 ft	10' (LT) & 10' (RT)	
	i.) Rear yard min. depth	"	30 ft.	30 ft	
	j.) Rear yard max. occ. bldg.	MFR	25%	N/A	
	k.) Off-street loading	MFR	Area provided on site	Area provided on site	See A02.
	l.) Off-street parking	Table F	18 spaces total	18 spaces	Notes 3 & 4
			(1-3 units: 1.0 or 3 sp)		
	√ denotes zoning relief required		(4-9 units: 1.25 or 7.5 sp)		LT - Left Side
			(10+ units: 1.5 or 7.5 sp)		RT - Right Side
	Note 1: Sec. 65-45.2, Conformity w/existing building alignment. See Modal Alignment Plan.				
	Note 2: Table C, note 3, bay window may protrude into a front yard.				
	Note 3: Sec. 65-41, off-street parking design.				
	Note 4: Per 521 CMR 23.2.1, two accessible spaces required.				
	Note 5: 19,500 FAR sf ÷ 19,823 sf lot = 0.98 ~ 1.0 FAR				
	Note 6: 8,507 sf Open Space ÷ 14 D.U. = 608 sf/ D.U.				
	Note 7: Mean level of gable roof per Art. 2A, Building Height				



LOCUS: N.T.S.

Net Square Footage*			
Level	Bldg SF	FAR GSF*	
G	8,702.0 sf	3,044.0 sf	
2	9,028.0 sf	8,253.0 sf	
3	9,028.0 sf	8,253.0 sf	
Totals	26,758.0 sf	19,550.0 sf	
*FAR gross square footage is measured to ext. face of walls and dimising walls and excludes basement, storage, laundry and mechanical areas.			

PROJECT INFO:

Address: 173-175 Walnut Street, Dorchester, MA

Exist. Occupancy: Vacant Land

Proposed Occupancy: R-2, Multi-Family

Lot: 19,823 sf +/-

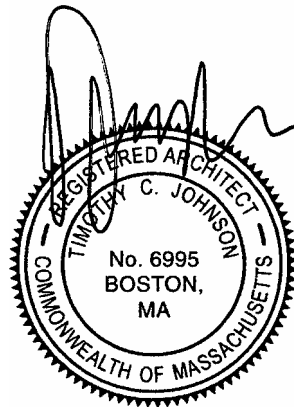
Parcel: 1602615000

District: MFR

Ward: 16

SCHEDULE OF DRAWINGS

- A00 PROJECT INFORMATION
- A0.1 CODE OVERVIEW
- C01 ARCHITECTURAL SITE PLAN
- C02 COASTAL RESILIENCY PLAN
- O01 MODAL ALIGNMENT PLAN
- L01 LANDSCAPE PLAN
- V01 PERSPECTIVE VIEWS
- A01 FOUNDATION PLAN
- A02 GROUND FLOOR PLAN
- A03 SECOND FLOOR PLAN
- A04 THIRD FLOOR PLAN
- A05 ROOF PLAN
- A06 1-1 BUILDING SECTION
- A07 2-2 BUILDING SECTION
- A08 3-3 BUILDING SECTION
- A09 4-4 BUILDING SECTION
- A10 5-5 BUILDING SECTION
- A11 WEST ELEVATION
- A12 EAST ELEVATION
- A13 SOUTH & NORTH ELEVATIONS
- A14 SCHEDULES
- A15 WALL/ FLOOR TYPES
- A16 WALL/FLOOR TYPES
- A17 WALL/ FLOOR TYPES
- A18 WALL/FLOOR TYPES
- A19 WALL/FLOOR TYPES



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 14-UNIT RESIDENTIAL
DEVELOPMENT
173-175 WALNUT STREET
DORCHESTER, MA 02122

OWNER:
ESTUARY II DEVELOPMENT GROUP, LLC
51 THORNEY MEADOW WAY
HANOVER, MA 02339
TEL: 617-799-3580

REVISIONS

△	11/19/24	△
△	05/14/25	△
△		△
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Tim Johnson Architect, LLC



PERMIT SET

DRAWING TITLE

PROJECT INFORMATION

DATE: 03/27/24

SC: N. T. S.

A00

Project: New 3-story, 14-unit residential building w/garage 173-175 Walnut St., Boston, MA													
• Applicable Codes: 2015 International Building Code (IBC) w/780 CMR MA Amends., 9th ed. 2015 International Energy Conservation Code 2015 521 CMR Architectural Access Board 2006 (MAAB) 248 CMR Uniform State Plumbing Code 2017													
General building areas: Crawlspace: N/A Ground flr. living: 3,044 sf Garage flr. parking: 8,702 sf Second floor living: 8,253 sf Third floor living: 8,253 sf Roof: N/A Total living: 19,550 gsf													
Type of construction: Crawlspace: Type VA & Flood resistant materials per ASCE 24-14. Ground flr. thru third flr.: Type VA Per Table 506.2, building area: 'A' construction allows 1.0 hr. fire rating of floors & structure; and, 'B' construction allows 0.0 hr. fire rating of floors & structure.													
IBC Sec. 310.4, Use and Occupancy: • <u>Use per floor:</u> Ground/garage floor: R-2 & S-2, multi-fam/garage Second thru third floors: R-2, multi-family • <u>Occupancy calculations per IBC Table 1004.1.2:</u> <table><tr><th>Floor</th><th>No. of people</th></tr><tr><td>Ground/garage floor: 11,746 sf ÷ 200 sf/occ =</td><td>59</td></tr><tr><td>Second floor: 8,253 sf ÷ 200 sf/occ =</td><td>41</td></tr><tr><td>Third floor: 8,253 sf ÷ 200 sf/occ =</td><td>41</td></tr><tr><td>TOTAL OCC:</td><td>141</td></tr></table>	Floor	No. of people	Ground/garage floor: 11,746 sf ÷ 200 sf/occ =	59	Second floor: 8,253 sf ÷ 200 sf/occ =	41	Third floor: 8,253 sf ÷ 200 sf/occ =	41	TOTAL OCC:	141			
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IBC Table 506.2, Building Areas: Occ. R-2 (SM) Type VA, allowable area: 36,000 sf; 19,550 sf proposed. Occ. S-2 (SM) Type VA, allowable area: 63,000 sf: 8,702 sf proposed. Note: SM - building equipped throughout w/an auto sprinkler system per Sec. 903.3.1.1.													
IBC Sec. 510.2, Horizontal building separation allowance: A building shall be considered separate and distinct where all the following conditions are met: 1.) The buildings are separated with a horizontal assembly having a fire-rating of not < 3 hrs. 2.) The building below the horizontal assembly is of Type IA construction. 3.) Shaft, stairway and ramp enclosures through the horizontal assembly shall have not < 2-hr fire-rating with opening protectives in accordance w/Section 716.5.													
IBC Tables 601 & 602: • Primary frame: IA - 3 hr. fire-resistance rating Primary frame: VA - 1 hr. fire-resistance rating • Bearing walls: IA (ext/int) - 3 hr. fire-resistance rating Bearing walls: VA (ext/int) - 1 hr. fire-resistance rating • Floor construction & associated struct. members: IA - 2 hr. fire-resistance rating Floor construction & associated struct. members: VA - 1 hr. fire-resistance rating • Exterior walls, non-bearing: IA & VA - 1 hr. fire- rating at 0.0' to < 30.0' fire separation distance Note: Per Sec. 705.5, Fire-resistance ratings, exterior walls fire-rated in accordance w/Tables 601 & 602, exterior walls w/fire separation distance > 10 ft rated for exposure to fire from inside only. Exterior walls w/fire separation distance ≤ 10 ft rated for exposure to fire from both sides.	IBC Section 701.1, Fire & Smoke Protection Features: • Sec. 705.8, max. area of exterior wall opngs. based on fire separation for sprinklered buildings: 0'<3' - not permitted; 3'<5' - 15%; 5'<10 - 25%; 10'<15' - 45%; 15'<20' - 75%; 20'<25' - no limit. • Shaft enclosures per IBC Sec.713.4: Shaft enclosures shall have a fire-resistance rating of not less than 2- hrs. where connecting 4 stories or more, and not less than 1-hr. where connecting less than 4 stories. • Fire doors per IBC Table 716.5: 1/3 hr. rated at 1- hr. rated corridor walls; 1-hr. rated at 1-hr. rated shafts, exit access stair & passageway walls; 1-1/2 hr. rated at 2-hr. rated shafts & interior exit stairways; and, 1-1/2 hr. rated at 2-hr. rated fire walls. • Fire partitions per IBC Sec. 708.3: Dwelling unit separation walls or fire partitions shall have a fire-resistance rating of not less than 1- hr. • Fire partitions per IBC Sec. 708.3, exp. 1: Fire partitions at corridor walls shall have a 1/2 hr. rating in bldgs. w/sprinkler systems per Table 1020.1. • Horizontal assemblies per IBC Sec. 711.2.4: The fire-resistance rating of horizontal assemblies shall not be less than that required by the building type of construction. IBC Section 803.1.1, Interior wall and ceiling finish materials: • Per IBC Table 803.11, Interior wall and ceiling finish requirements by occupancy, stairways, exit passageways, corridors and enclosed spaces for R-2 occupancy sprinklered shall be Class C: = flame spread index 76-200; smoke developed index 0-450. IBC Section 901.1, Fire Protection Systems: • Fire protection system all floors per Sec. 903.3.1.1, NFPA 13. • Per IBC Sec. 905.3.1, Standpipe systems shall be installed in building where floor level of highest story is located more than 30 ft above lowest level of fire truck access. • Per IBC Sec. 907.2.11.2, Groups R-2, R-3 & R-4, single- or multiple smoke alarms shall be installed regardless of occupant load. • Per IBC Sec. 915.2, Carbon monoxide detection locations as required. IBC Section 1001.1, Means of Egress: • Per IBC Table 1006.3.2(1) Stories w/one exit to 3rd story: Occ. R-2/NFPA 13/4 D.U. per flr/125 ft travel distance. • Per IBC Sec. 1006.3.2 (2), Stories w/one exit for other occupancies. Occ. S/NFPA 13/max. occ. 29/100 ft travel distance • Per IBC Table 1006.3.1, Min. number of exits per story: occupant load 1-500 ppl., 2 exits minimum. • Per IBC Sec. 1006.2.1, Egress from spaces exception 1: In group R-2, one means of egress is permitted within and from individual dwelling units w/max. occ. load 20, 125' max. travel and NFPA 13. Min. number of exits per Table 1006.3.1: Ground floor: 2 exits required; 2 exits provided Second floor: 2 exits required; 2 exits provided Third floor: 2 exits required; 2 exits provided Garage floor: 2 exits required; 2 provided per Table 1006.3.1 Roof decks: 1 provided per Sec. 1006.2.1 • Per IBC Sec. 1010.1.2.1 & IEBC Sec. 705.4.2, door swing in direction of egress travel where serving a room or area containing an occupancy load of 50 or more persons. • Per IBC Sec. 1010.1.10, panic hardware not required. • Per IBC Sec. 1008.3.2, means of egress emergency lighting as required. • Per IBC Sec. 1013, exit signs as required. • Per IBC Sec. 1010.1.1, size of doors: 32"min. clear width required. • Per IBC Sec. 1005.2, min. required egress width based on component: Sec. 1011.2, exp. 2, stairways serving occ. Load of < 50, width not less than 36 in. Sec. 1020.2, corridor width serving occ. Load of < 50, width not less than 36 in. • Per IBC Sec. 1024.3, exit passageway construction: exit passageway enclosures shall have walls, floors and ceilings of not less than a 1-HR fire-resistance rating, and not less	than that required for any connecting interior exit stairway or ramp . • Per IBC Sec. 1030.1, emergency escape and rescue openings shall open directly into a public way or to a yard or court that opens to a public way. * Sec. 1030.2, Min. size, emergency escape and rescue openings shall have a min. net clear opng. of 5.7 sf. Min. opng. height dimension: 24 in.; min. opng. width dimension: 20 in. (Sec. 1030.2) Max. height from floor to bottom of clear opng: 44 in. (Sec. 1030.3). IBC Section1101.1, Accessibility The proposed construction to create 14 dwelling units—not serviced by an elevator—adheres to 521 CMR, Architectural Access Board, specifically: • Per Sec. 9.3, Group 1 dwelling units, in multiple dwellings that are for rent, lease or sale and are not equipped w/an elevator, only units on the ground flr. must be constructed as Group 1 D.U. • Per Sec. 9.4, Group 2 dwelling units, in multiple dwellings that are for rent, hire, or lease (but not for sale) and contain 20 or more units , at least 5% of units shall be Group 2A units. • Per Sec. 10.1, the public use and common use spaces of multiple dwellings in new construction consisting of 3 or more units shall comply w/521 CMR. Public and common use spaces are those spaces inside or outside a building that are used by residents and/or visitors. • Per Sec. 20.1, Accessible route is provided connecting accessible spaces and elements inside and outside of building. • Per Sec. 26.5, Door width, all doorways that are required to be accessible shall have a clear opng. of not less than 32 in. IBC Section 1207, Sound Transmission • Per Sec. 1207.2, Air-borne sound, wall & floor assemblies between adjacent dwelling units shall have a sound transmission class (STC) rating of not less than 50. • Per Sec. 1207.3, Structure-borne sound, floor/ceiling assemblies between dwelling units shall have an impact insulation class (IIC) rating of not less than 50. IBC Section 1601.1, Structural Design • Per IBC Table 1607.1, Design live loads: - residential: 40 psf - balconies & decks: same as occupancy served - offices: 50 psf - restaurants: 100 psf IBC Section 2603, Plastic Foam Insulation • Per Sec. 2603.3, surface burning characteristics, foam plastic insulation and foam plastic cores of manufactured assemblies shall have a flame spread index of not more than 75 and a smoke-developed index of not more than 450 in accordance with ASTM E 84 or UL 723. IBC Section 2701.1, Electrical New electrical work per electical code by licensed electrician. IBC Section 2801.1, Mechanical New mechanical work per mechanical code by licensed contractor. IBC Section2901.1, Plumbing Systems New plumbing work per plumbing code by licensed contractor. IBC Section1301.1, Energy Efficiency • Buildings shall be designed and constructed in accordance with the Int'l Energy Conservation Code. Note: The city of Boston adopted the Stretch Energy Code on 7/1/2011. And, the Specialized Energy Code (Passive House, Multi-family > 12,000 sf) on 1/1/24. • See energy code calculations by project HERS rater.	PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363 PROPOSED 14-UNIT RESIDENTIAL DEVELOPMENT 173-175 WALNUT STREET DORCHESTER, MA 02122 OWNER: ESTUARY II DEVELOPMENT GROUP, LLC 51 THORNEY MEADOW WAY HANOVER, MA 02339 TEL: 617-799-3580										
REVISIONS													
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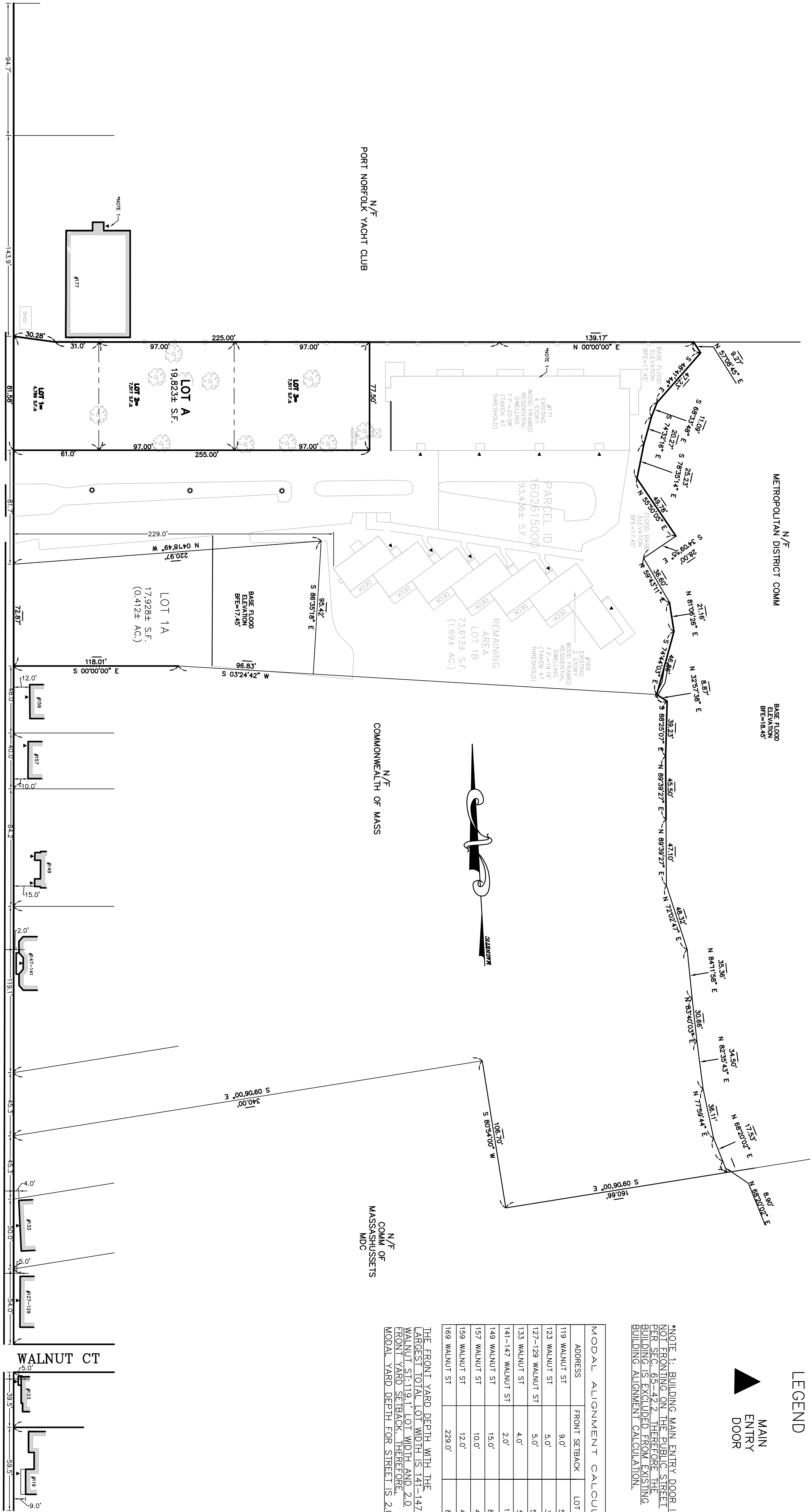
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*NOTE 1: BUILDING MAIN ENTRY DOOR IS NOT FRONTING ON THE PUBLIC STREET PER SEC. 65-42.2. THEREFORE THE BUILDING IS EXCLUDED FROM EXISTING BUILDING ALIGNMENT CALCULATION.

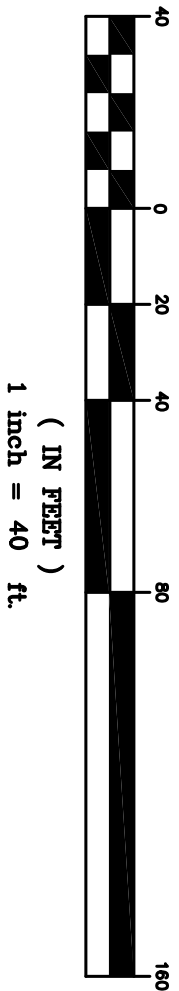
MODAL ALIGNMENT CALCULATION		
ADDRESS	FRONT SETBACK	LOT WIDTH
119 WALNUT ST	9.0'	59.5'
123 WALNUT ST	5.0'	39.5'
127-129 WALNUT ST	5.0'	54.0'
133 WALNUT ST	4.0'	50.0'
141-147 WALNUT ST	2.0'	119.1'
149 WALNUT ST	15.0'	84.2'
157 WALNUT ST	10.0'	40.0'
159 WALNUT ST	12.0'	48.0'
169 WALNUT ST	229.0'	81.7'

THE FRONT YARD DEPTH WITH THE LARGEST TOTAL LOT WIDTH IS 141-147 WALNUT ST: 191.01' WIDTH AND 2.0' FRONT YARD SETBACK. THEREFORE, MODAL YARD DEPTH FOR STREET IS 2.0'.

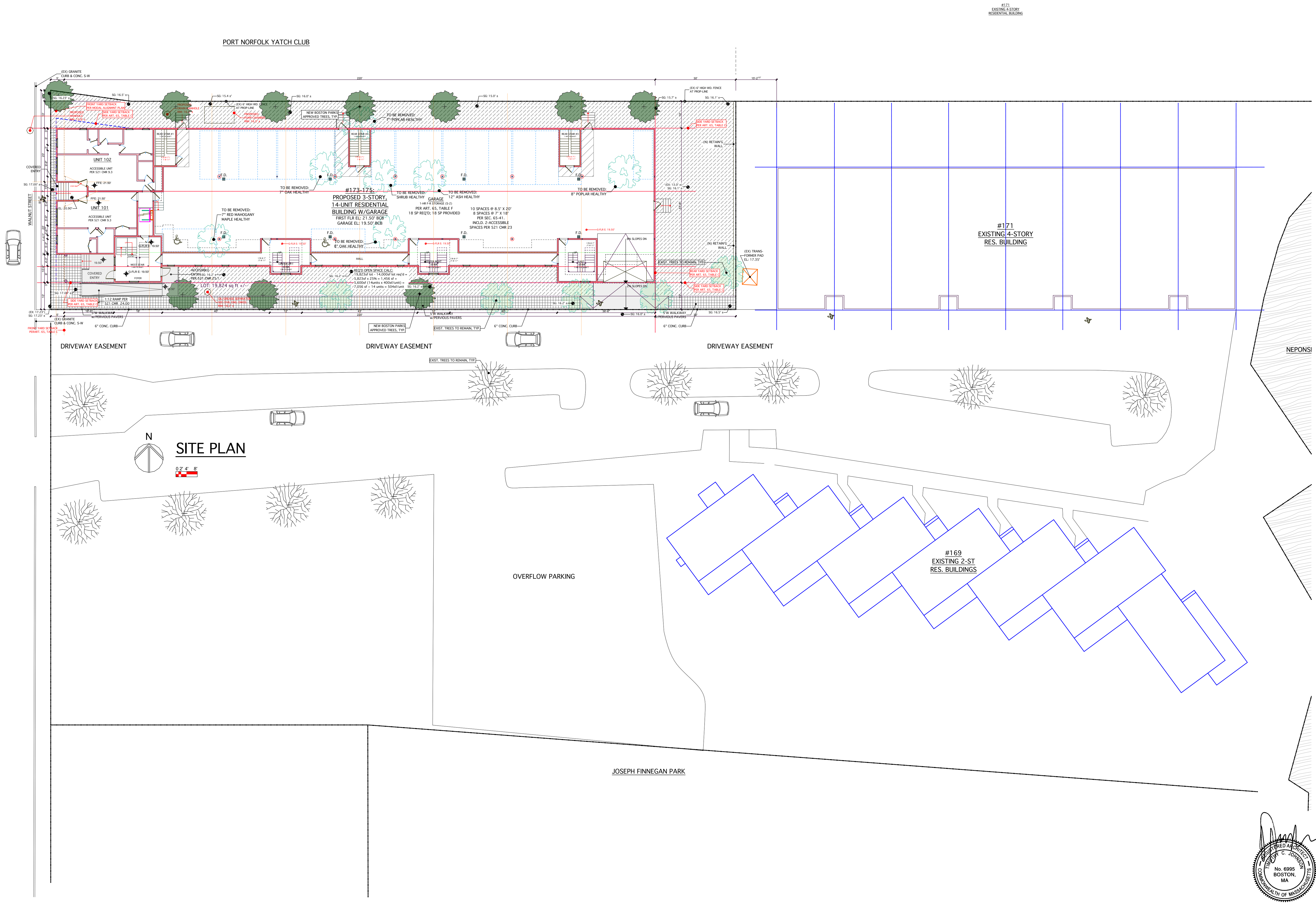


WALNUT STREET
(PUBLIC WAY-VARIABLE WIDTH)

GRAPHIC SCALE



DATE	6/22/2022	REV	DATE	REVISION	BY
SHEET	1	PLAN NO.	173-175 WALNUT STREET		
CLIENT:	DORCHESTER MASSACHUSETTS				
DRAWN BY	MODAL ALIGNMENT PLAN				
CHKD BY	PETER NOLAN & ASSOCIATES LLC				
APPD BY	LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS				
PIN	697 CAMBRIDGE STREET, SUITE 100 BOSTON MA 02135				
	PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5891				
	EMAIL: pnolan@pnsurveyors.com				
SHEET NO.					1



SITE PLAN

0" = 2' 4" = 8"

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

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OWNER:
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TEL: 617-799-3580

REVISIONS		
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Tim Johnson Architect, LLC

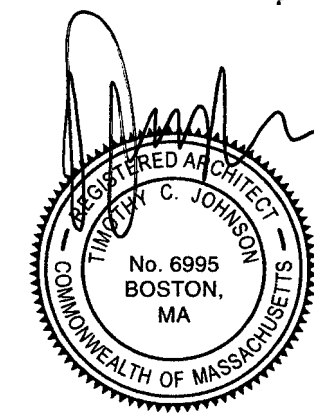


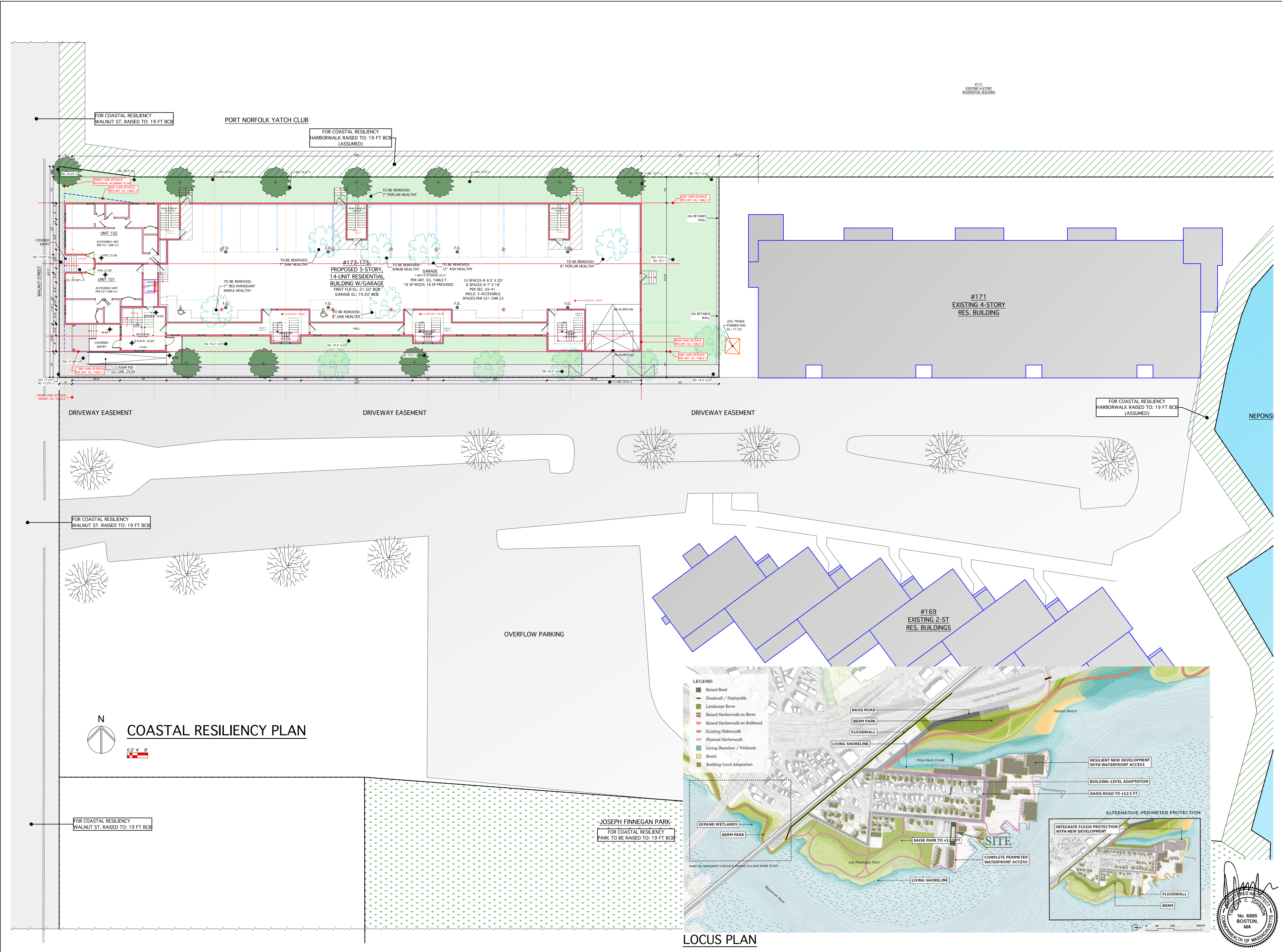
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**ARCHITECTURAL
SITE PLAN**

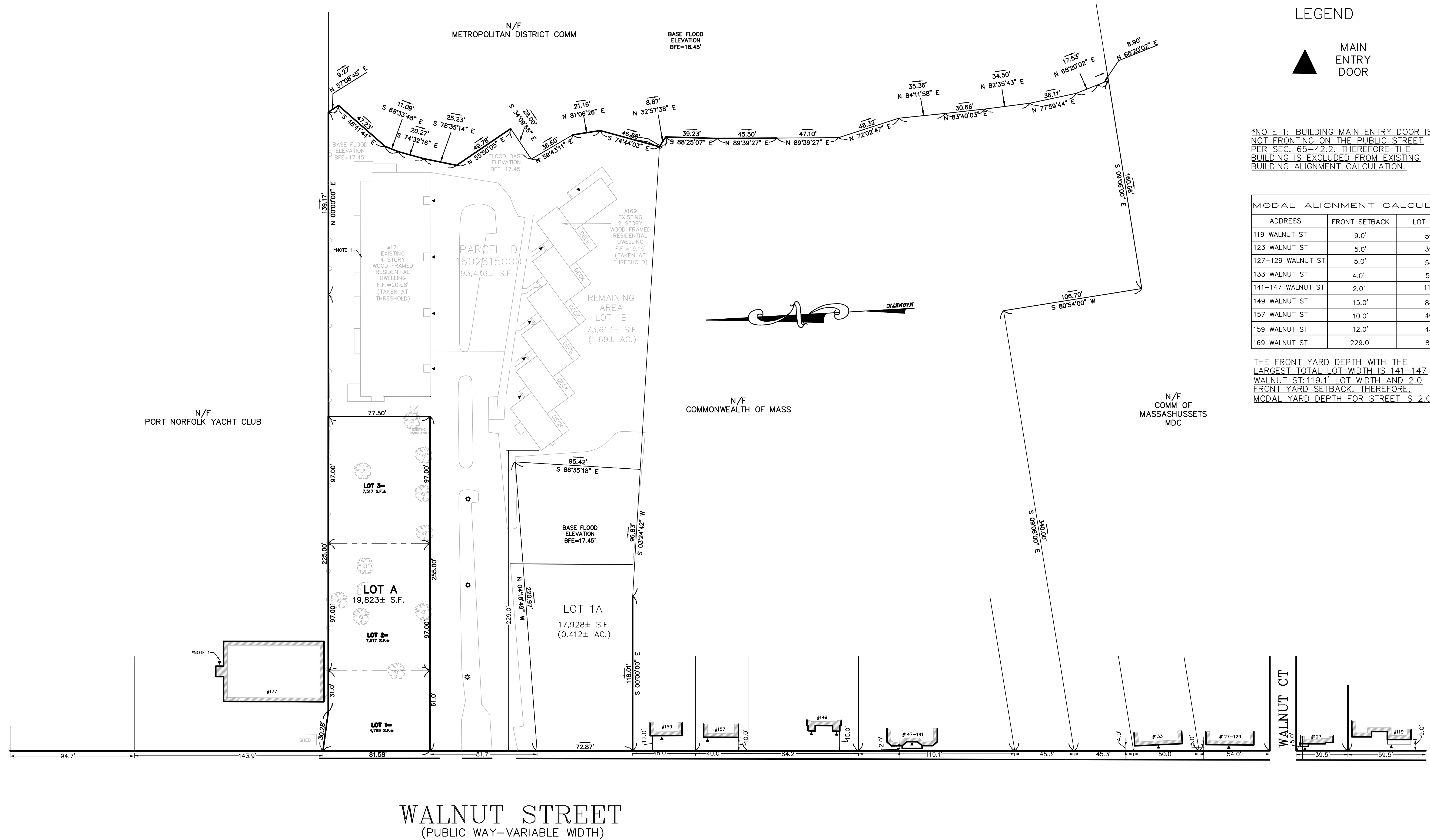
DATE: 03/27/24 SC: 1/16" = 1'-0"

C01





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PERMIT SET			
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COASTAL RESILIENCY PLAN			
DATE: 03/27/24		SC: 1/16" = 1'-0"	
C02			



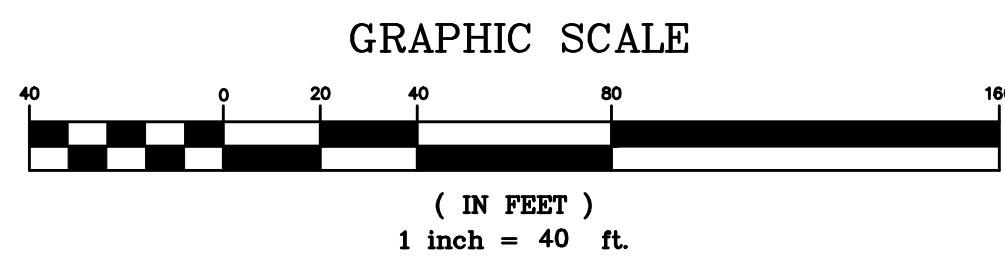
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*NOTE 1: BUILDING MAIN ENTRY DOOR IS NOT FRONTING ON THE PUBLIC STREET PER SEC. 65-42.2, THEREFORE THE BUILDING IS EXCLUDED FROM EXISTING BUILDING ALIGNMENT CALCULATION.

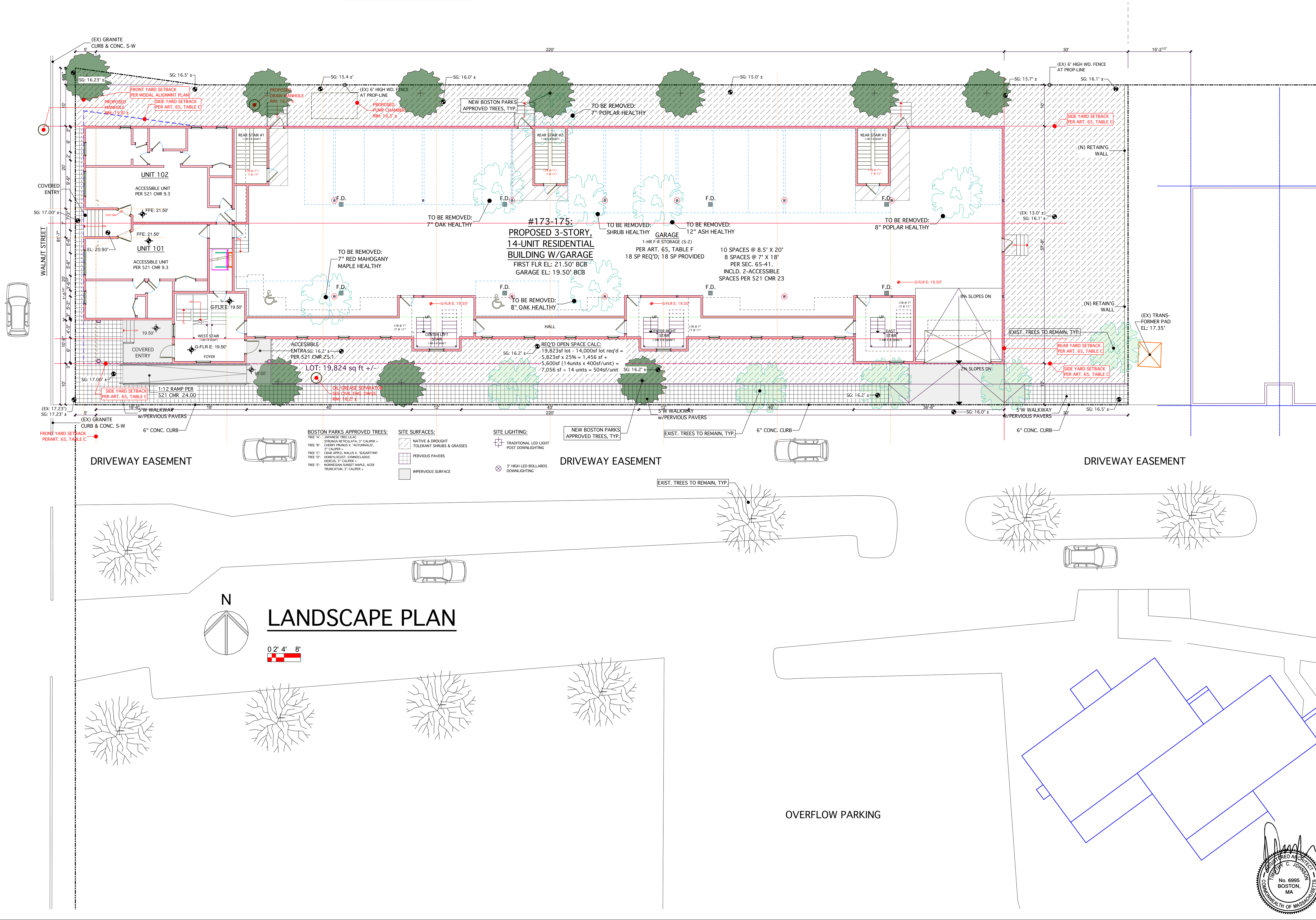
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DATE 6/22/2022	REV	DATE	REVISION	BY
SHEET 1	173-175 WALNUT STREET DORCHESTER MASSACHUSETTS			
PLAN NO. 1 OF 1	MODAL ALIGNMENT PLAN			
CLIENT:	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			
DRAWN BY HF				
CHKD BY ETS				
APPD BY PUN				
SHEET NO.				1

PORT NORFOLK YATCH CLUB



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Tim Johnson Architect, LLC



PERMIT SET

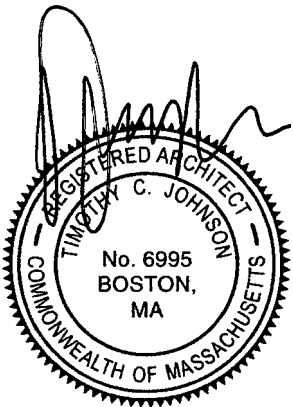
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LANDSCAPE PLAN

DATE: 03/27/24

SC: 3/32" = 1'-0"

L01





STREET VIEW LOOKING NORTH



STREET VIEW LOOKING SOUTHEAST

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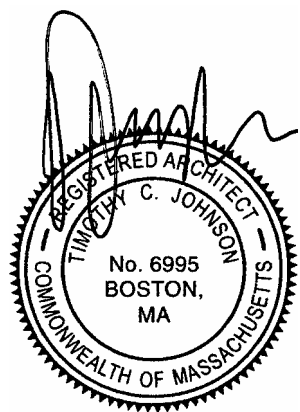
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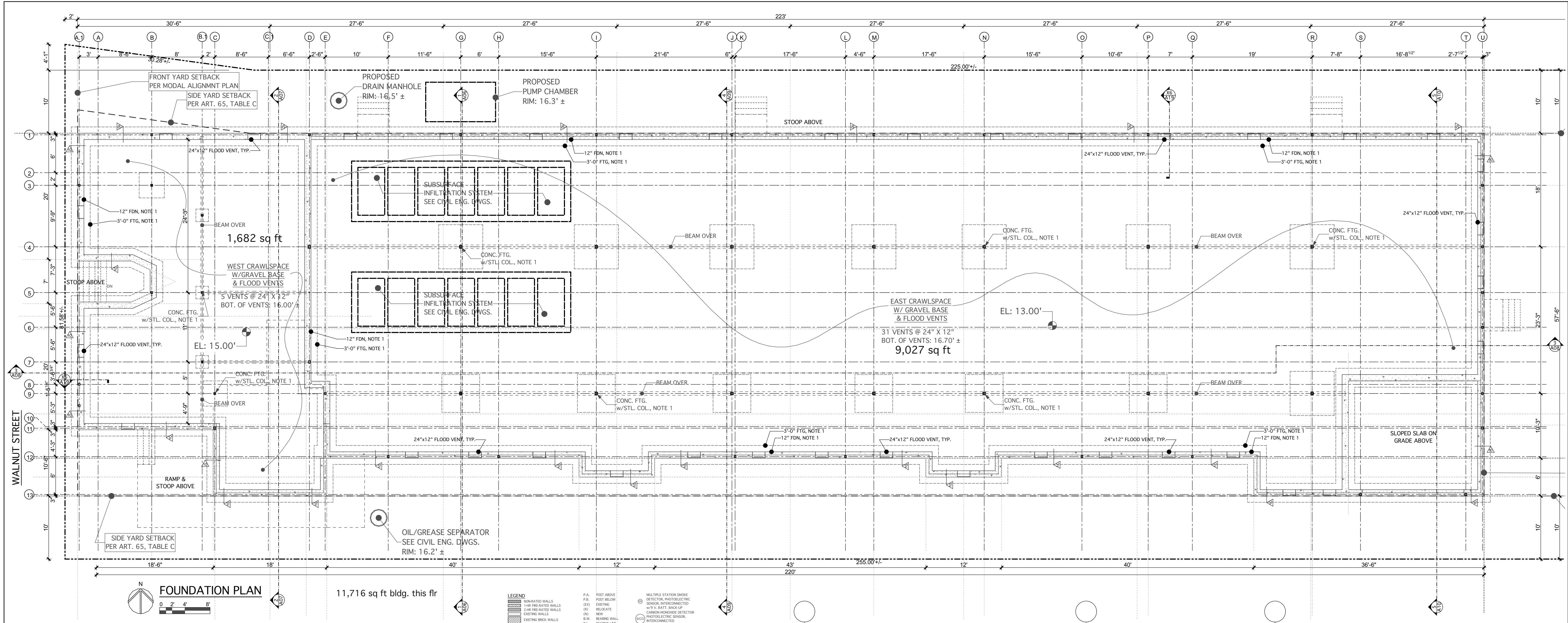
PERSPECTIVE
VIEWS

DATE: 03/27/24

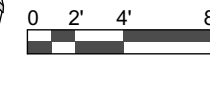
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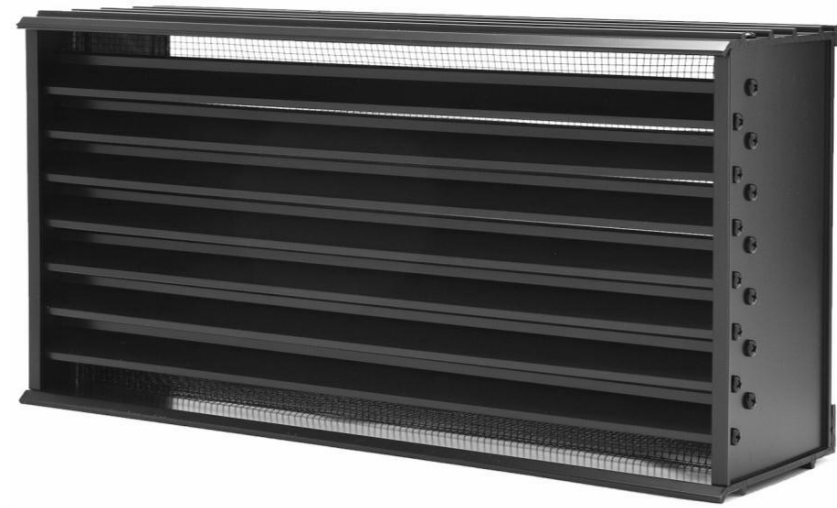
V01



FOUNDATION PLAN



FEMA COMPLIANT ENGINEERED FLOOD VENTS
FLOOD SOLUTIONS™ MODEL "D"



- FEMA Compliant Engineered Flood Vents meet FEMA requirements when installed properly.**
- Use at least 2 flood vents per enclosed area below flood grade, installed on at least two separate walls.
 - The bottom of the flood vent opening must not be higher than 12 inches above the grade.
 - At least 1 square inch of engineered opening for every 1 square foot of enclosed space.
 - An engineered certificate from the state in which the building is located is required for all engineered openings without ICC-ES certification.

Qty	Model	Minimum Opening Required	Engineered Opening Covers	Finishes
	1608-D	16" Wide x 8" High	124 sq ft	Black Kynar
	1616-D	16" Wide x 16" High	216 sq ft	Light Grey Kynar
	2412-D	24" Wide x 12" High	267 sq ft	Light Tan Kynar
	2416-D	24" Wide x 16" High	357 sq ft	No Finish (for field painting)
	3208-D	32" Wide x 8" High	252 sq ft	

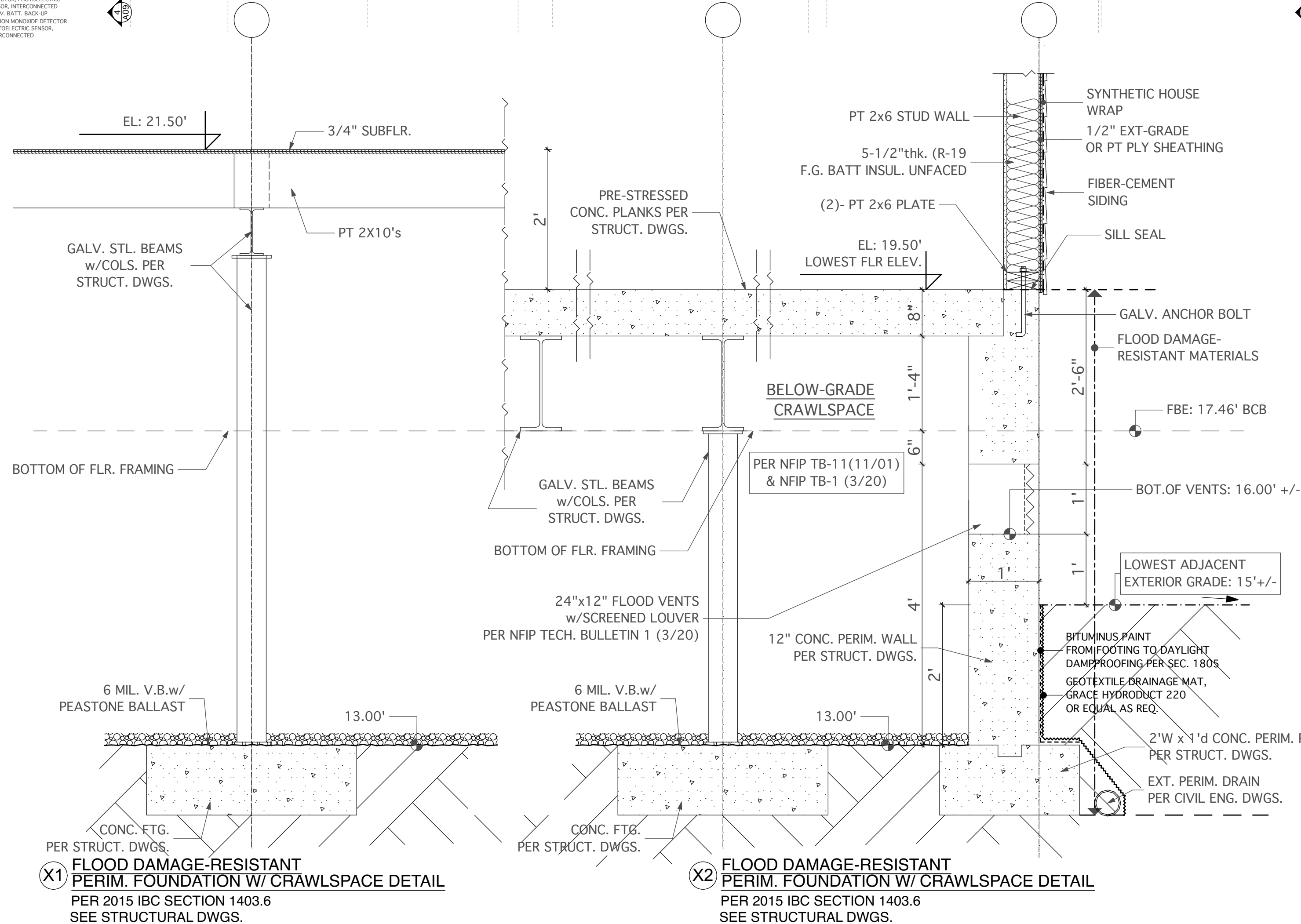
Frame: 4" DEEP, Channel Frame; heavy gauge extruded aluminum sections, minimum .125" thickness
Blades: Heavy gauge extruded aluminum sections, minimum .063 thickness
Construction: Extruded aluminum sections mechanically fastened
Insect/Rodent Screen: Heavy-duty aluminum insect & rodent screen; rear mounted



FLOOD SOLUTIONS, LLC.
One Industrial Park Drive
Bldg. 27
Pelham NH, 03076
Toll Free: 1-800-325-9775
In NH: 603-595-5222
Fax: 603-595-4778
www.floodsolutions.com
info@floodsolutions.com

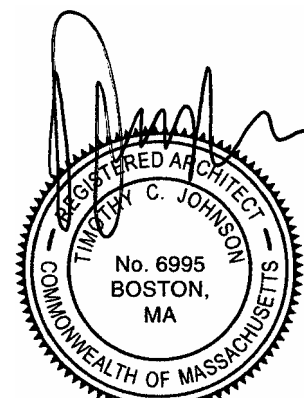
PROJECT:	
CONTRACTOR:	
RETAILER:	
DATE:	

FLOOD-VENT DETAIL



FLOOD DAMAGE-RESISTANT PERIM. FOUNDATION W/ CRAWLSPACE DETAIL
PER 2015 IBC SECTION 1403.6
SEE STRUCTURAL DWGS.

FLOOD DAMAGE-RESISTANT PERIM. FOUNDATION W/ CRAWLSPACE DETAIL
PER 2015 IBC SECTION 1403.6
SEE STRUCTURAL DWGS.



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 14-UNIT RESIDENTIAL
DEVELOPMENT
173-175 WALNUT STREET
DORCHESTER, MA 02122

OWNER:
ESTUARY II DEVELOPMENT GROUP, LLC
51 THORNEY MEADOW WAY
HANOVER, MA 02339
TEL: 617-799-3580

REVISIONS

11/19/24	
05/14/25	
02/01/23	

Tim Johnson Architect, LLC



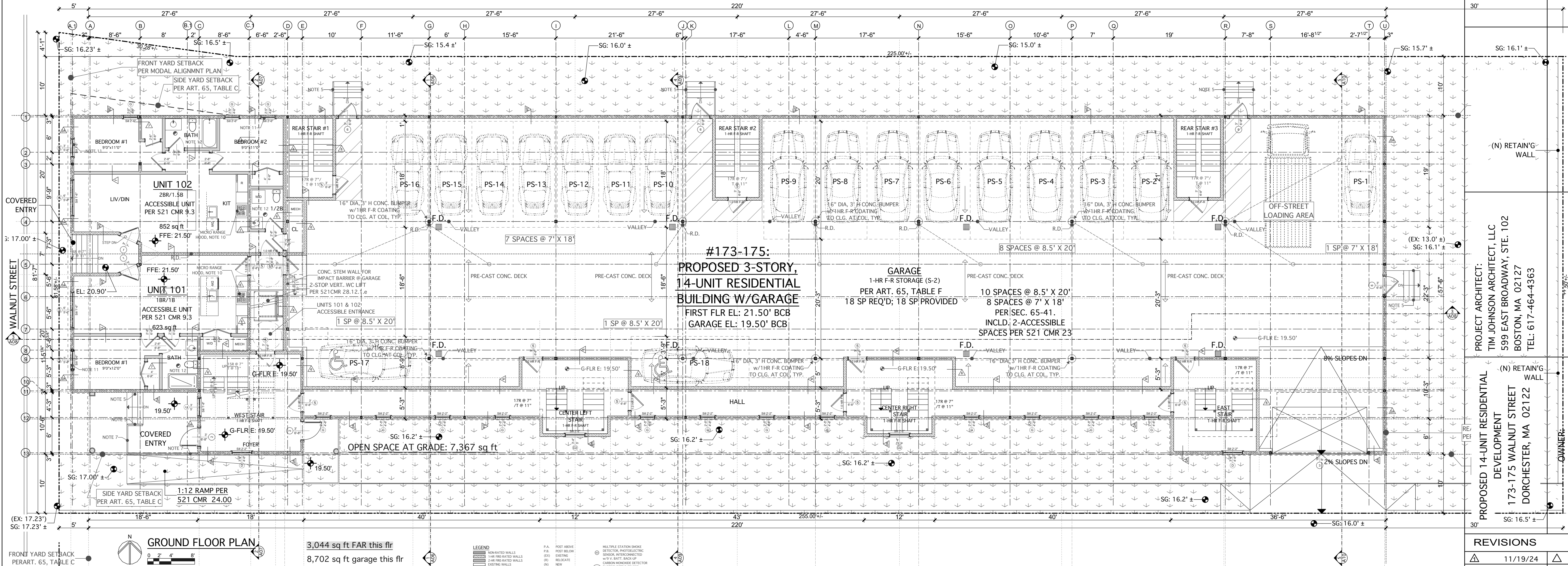
PERMIT SET

DRAWING TITLE

FOUNDATION
PLAN

DATE: 03/27/24 SC: 1/8" = 1'-0"

A01



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
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REVISIONS		
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△	05/14/25	△
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△		△

Tim Johnson Architect, LLC

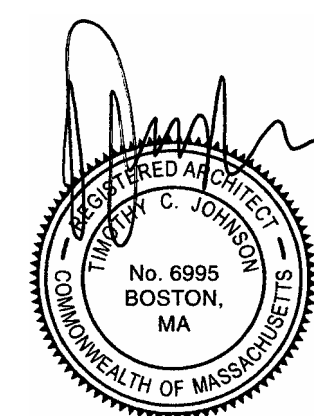


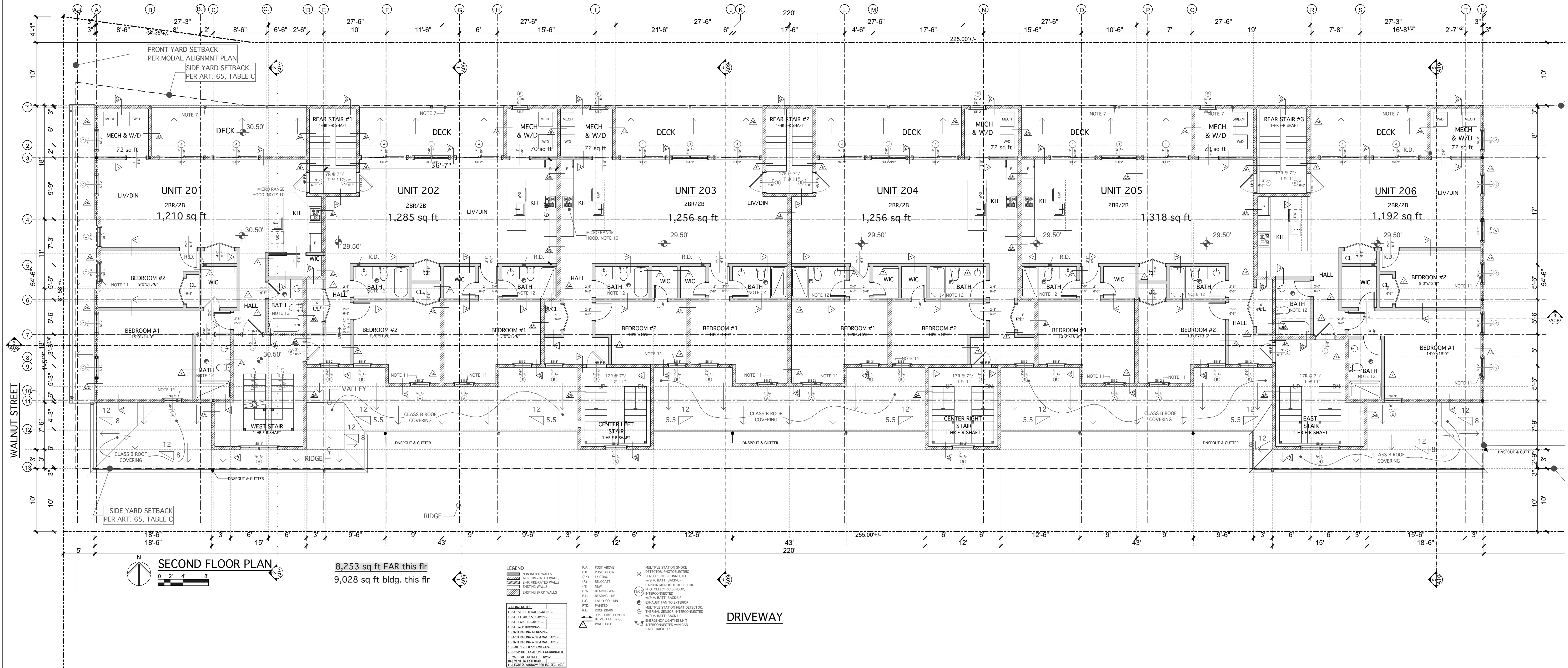
PERMIT SET

DRAWING TITLE
**GROUND FLOOR
PLAN**

DATE: 03/27/24 SC: 1/8" = 1'-0"

A02





PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
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REVISIONS

11/19/24	
05/14/25	

Tim Johnson Architect, LLC



PERMIT SET

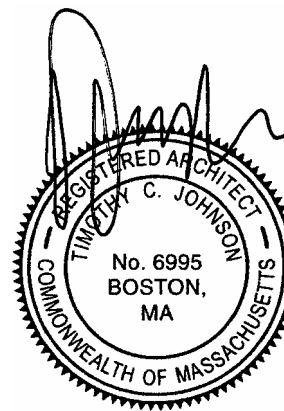
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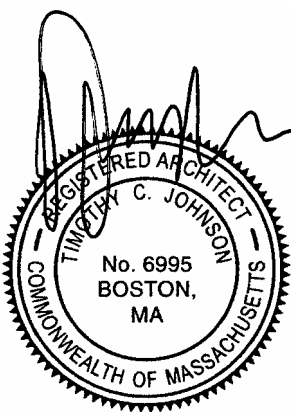
SECOND FLOOR
PLAN

DATE: 03/27/24

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

A03

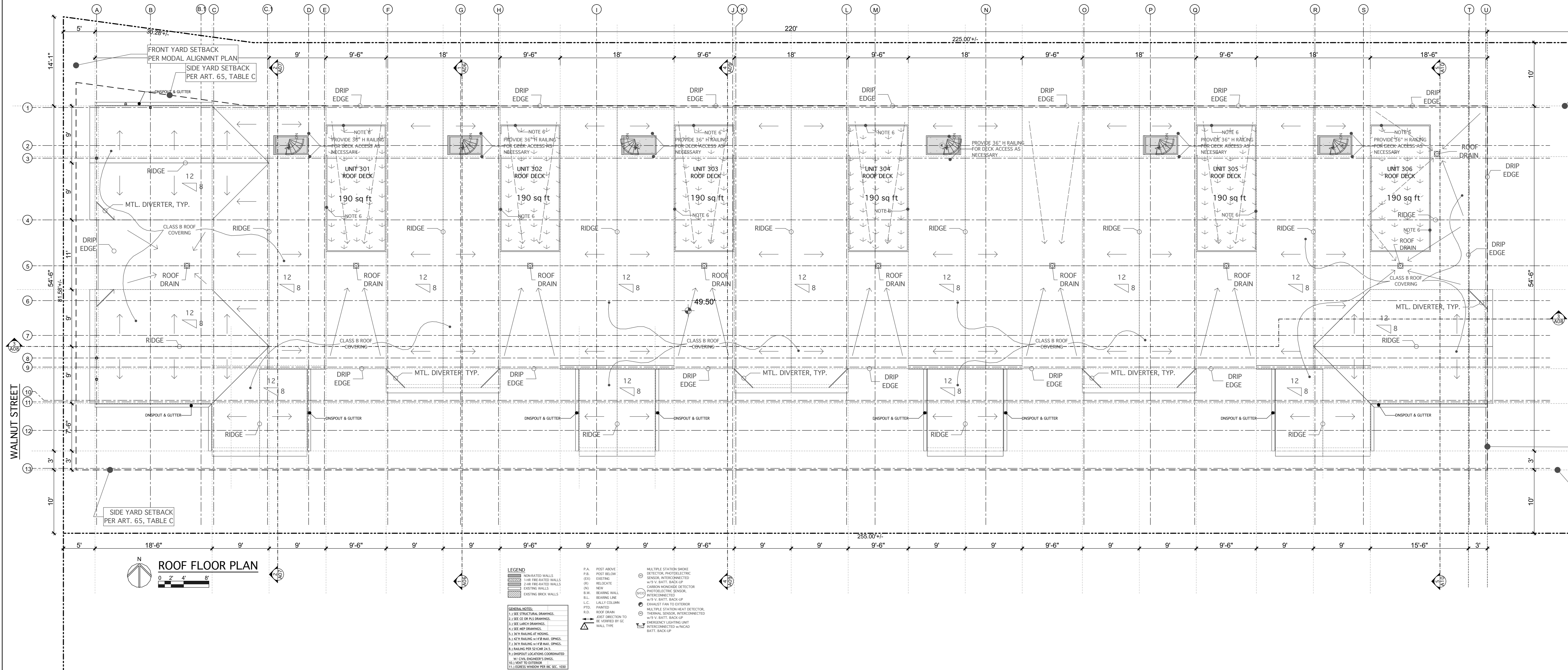




OWNER:
ESTUARY II DEVELOPMENT GROUP, LLC
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HANOVER, MA 02339
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Tim Johnson Architect, LLC





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REVISIONS

1	11/19/24	2
2	05/14/25	3
3		4
4		5
5		6

Tim Johnson Architect, LLC



PERMIT SET

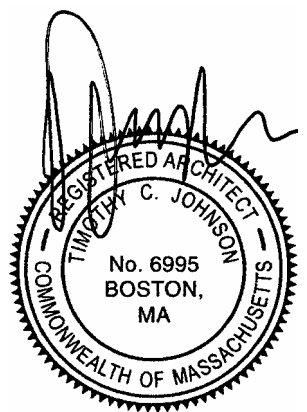
DRAWING TITLE

ROOF PLAN

DATE: 03/27/24

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

A05



MEAN LEVEL
OF GABLE ROOF
PER ART. 2A, BLDG. HGT.

AVG. SIDEWALK EL: 17'+/-
FFE: 21.50'
FBE: 17.46'
G-FLR E: 19.50'

1-1 BUILDING SECTION



LEGEND

- NON-RATED WALLS
- 1-HR FIRE-RATED WALLS
- 2-HR FIRE-RATED WALLS
- EXISTING WALLS
- EXISTING BRICK WALLS

1
A12
FLOOR ASSEMBLY TYPE

- P.A. POST ABOVE
- P.B. POST BELOW
- (EX) EXISTING
- (R) RELOCATE
- (N) NEW
- B.W. BEARING WALL
- B.L. BEARING LINE
- L.C. LALLY COLUMN
- PTD. PAINTED
- R.D. ROOF DRAIN
- JOIST DIRECTION TO BE VERIFIED BY GC

GENERAL NOTES:

- SEE STRUCTURAL DRAWINGS.
- SEE CE OR PLS DRAWINGS.
- SEE LARCH DRAWINGS.
- SEE MEP DRAWINGS.
- 36"H RAILING AT NOSING.
- 42"H RAILING w/4" MAX. OPNGS.
- 36"H RAILING w/4" MAX. OPNGS.
- RAILING PER 521CMR 24.5.
- DNSPOUT LOCATIONS COORDINATED w/ CIVIL ENGINEER'S DWGS.
- MECH. VENT TO EXTERIOR PER 780 CMR 1203.5.2.1
- EGRESS WINDOW PER IBC SEC. 1030
- PROVIDE WALL REINFORCEMENT FOR FUTURE GRAB BARS FROM 32" TO 28" ALL SIDES PER 521 CMR 42.7.2 (c) FOR SHOWERS 42.5.3 FOR TOILETS

1-HR FIRE-RATED FLOOR/
CEILING ASSEMBLY &
STC ≥ 50 & IIC ≥ 50 PER
SEC. 1207 FOR AIR
BOURNE NOISE



PERMIT SET

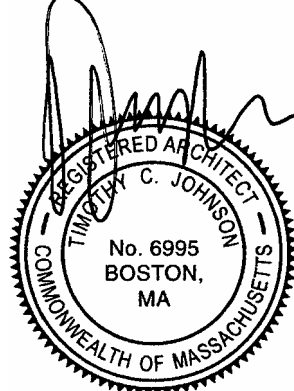
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1-1 BUILDING
SECTION

DATE: 03/27/24

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

A06



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

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DORCHESTER, MA 02122

OWNER:
ESTUARY II DEVELOPMENT GROUP, LLC
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HANOVER, MA 02339
TEL: 617-799-3580

REVISIONS

△	11/19/24	△
△	05/14/25	△
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△		△
△		△

Tim Johnson Architect, LLC

MEAN LEVEL
OF GABLE ROOF
PER ART. 2A, BLDG. HGT.

AVG. SIDEWALK EL: 17'+/-
FFE: 21.50'
FBE: 17.46'
G-FLR E: 19.50'

2-2 BUILDING SECTION



LEGEND

- NON-RATED WALLS
- 1-HR FIRE-RATED WALLS
- 2-HR FIRE-RATED WALLS
- EXISTING WALLS
- EXISTING BRICK WALLS

1
A12
FLOOR ASSEMBLY TYPE

- P.A. POST ABOVE
- P.B. POST BELOW
- (EX) EXISTING
- (R) RELOCATE
- (N) NEW
- B.W. BEARING WALL
- B.L. BEARING LINE
- L.C. LALLY COLUMN
- PTD. PAINTED
- R.D. ROOF DRAIN
- JOIST DIRECTION TO BE VERIFIED BY GC

GENERAL NOTES:

- 1.) SEE STRUCTURAL DRAWINGS.
- 2.) SEE CE OR PLS DRAWINGS.
- 3.) SEE LARCH DRAWINGS.
- 4.) SEE MEP DRAWINGS.
- 5.) 36"H RAILING AT NOSING.
- 6.) 42"H RAILING w/4"9 MAX. OPNGS.
- 7.) 36"H RAILING w/4"9 MAX. OPNGS.
- 8.) RAILING PER 521CMR 24.5.
- 9.) DMSPOUT LOCATIONS COORDINATED w/ CIVIL ENGINEER'S DWGS.
- 10.) MECH. VENT TO EXTERIOR PER 780 CMR 1203.5.2.1
- 11.) EGRESS WINDOW PER IBC SEC. 1030
- 12.) PROVIDE WALL REINFORCEMENT FOR FUTURE GRAB BARS FROM 32" TO 28" ALL SIDES PER 521 CMR 42.7.2 (c) FOR SHOWERS 42.5.3 FOR TOILETS

1-HR FIRE-RATED FLOOR/
CEILING ASSEMBLY &
STC ≥ 50 & IIC ≥ 50 PER
SEC. 1207 FOR AIR
BOURNE NOISE



PERMIT SET

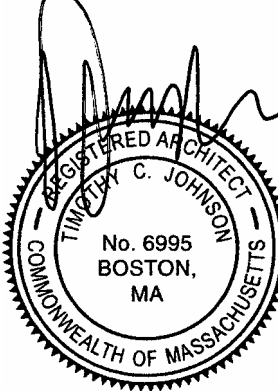
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2-2 BUILDING
SECTION

DATE: 03/27/24

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

A07



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

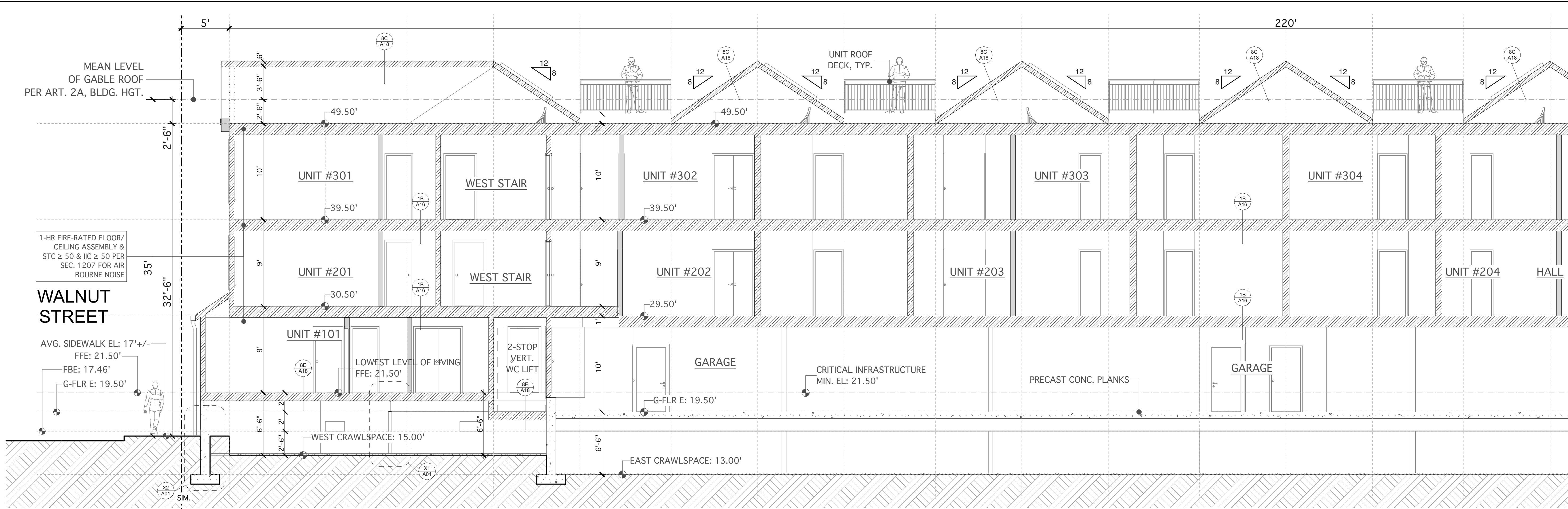
PROPOSED 14-UNIT RESIDENTIAL
DEVELOPMENT
173-175 WALNUT STREET
DORCHESTER, MA 02122

OWNER:
ESTUARY II DEVELOPMENT GROUP, LLC
51 THORNEY MEADOW WAY
HANOVER, MA 02339
TEL: 617-799-3580

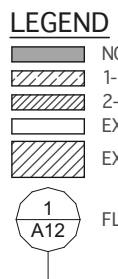
REVISIONS

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Tim Johnson Architect, LLC

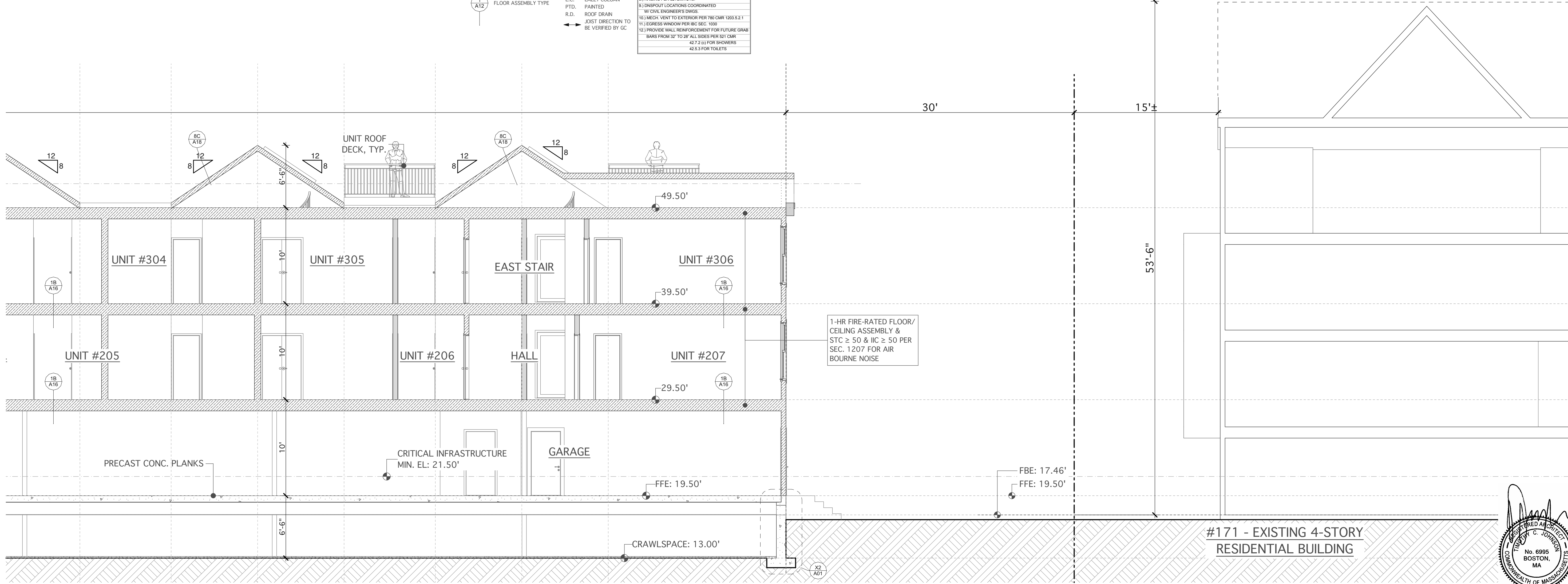


3-3 BUILDING SECTION

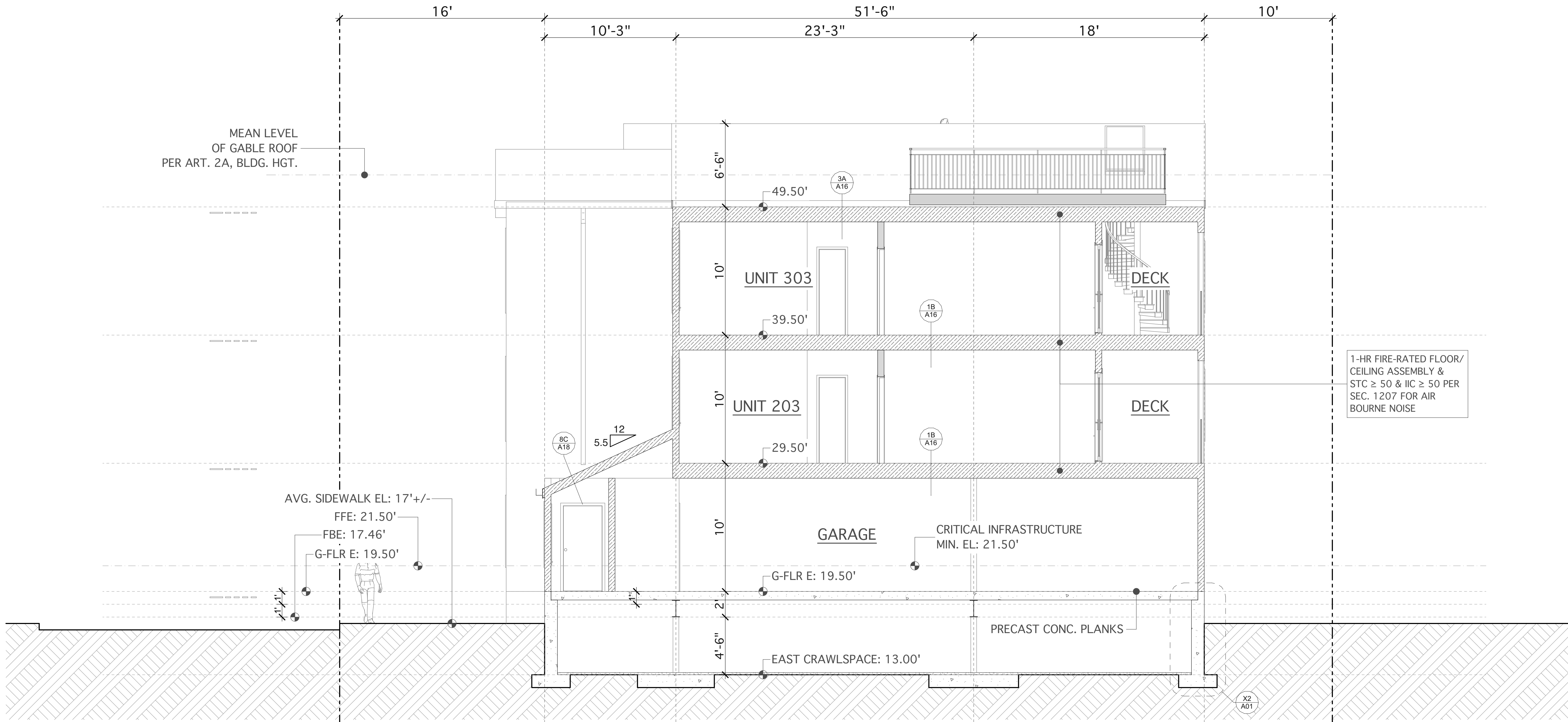


P.A. POST ABOVE
P.B. POST BELOW
(EX) EXISTING
(R) RELOCATE
(N) NEW
B.W. BEARING WALL
B.L. BEARING LINE
L.C. LALLY COLUMN
PTD. PAINTED
R.D. ROOF DRAIN
JOIST DIRECTION TO BE VERIFIED BY GC

GENERAL NOTES:
1) SEE STRUCTURAL DRAWINGS.
2) SEE DE OR PLS DRAWINGS.
3) SEE LARCH DRAWINGS.
4) SEE MEP DRAWINGS.
5) 3/4\"



PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363		OWNER: ESTUARY II DEVELOPMENT GROUP, LLC 51 THORNEY MEADOW WAY HANOVER, MA 02339 TEL: 617-799-3580	
PROPOSED 14-UNIT RESIDENTIAL DEVELOPMENT 173-175 WALNUT STREET DORCHESTER, MA 02122			
REVISIONS			
Δ	11/19/24	Δ	
Δ	05/14/25	Δ	
Δ	02/01/23	Δ	
Δ		Δ	
Δ		Δ	
Tim Johnson Architect, LLC			
TIM JOHNSON ARCHITECT, LLC			
PERMIT SET			
DRAWING TITLE			
3-3 BUILDING SECTION			
DATE: 03/27/24		SC: 3/16" = 1'-0"	
A08			



4-4 BUILDING SECTION



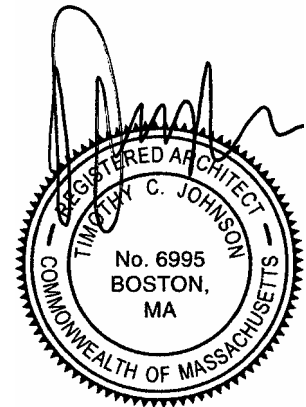
LEGEND

- NON-RATED WALLS
- 1-HR FIRE-RATED WALLS
- 2-HR FIRE-RATED WALLS
- EXISTING WALLS
- EXISTING BRICK WALLS

1 A12 FLOOR ASSEMBLY TYPE

GENERAL NOTES:

- 1.) SEE STRUCTURAL DRAWINGS.
- 2.) SEE CE OR PLS DRAWINGS.
- 3.) SEE LARCH DRAWINGS.
- 4.) SEE MEP DRAWINGS.
- 5.) 36"H RAILING AT NOSING.
- 6.) 42"H RAILING w/4"Ø MAX. OPNGS.
- 7.) 36"H RAILING w/4"Ø MAX. OPNGS.
- 8.) RAILING PER 521CMR 24.5.
- 9.) DMSPOUT LOCATIONS COORDINATED W/ CIVIL ENGINEER'S DWGS.
- 10.) MECH. VENT TO EXTERIOR PER 780 CMR 1203.5.2.1
- 11.) EGRESS WINDOW PER IBC SEC. 1030
- 12.) PROVIDE WALL REINFORCEMENT FOR FUTURE GRAB BARS FROM 32" TO 28" ALL SIDES PER 521 CMR 42.7.2 (c) FOR SHOWERS 42.5.3 FOR TOILETS



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REVISIONS

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Tim Johnson Architect, LLC



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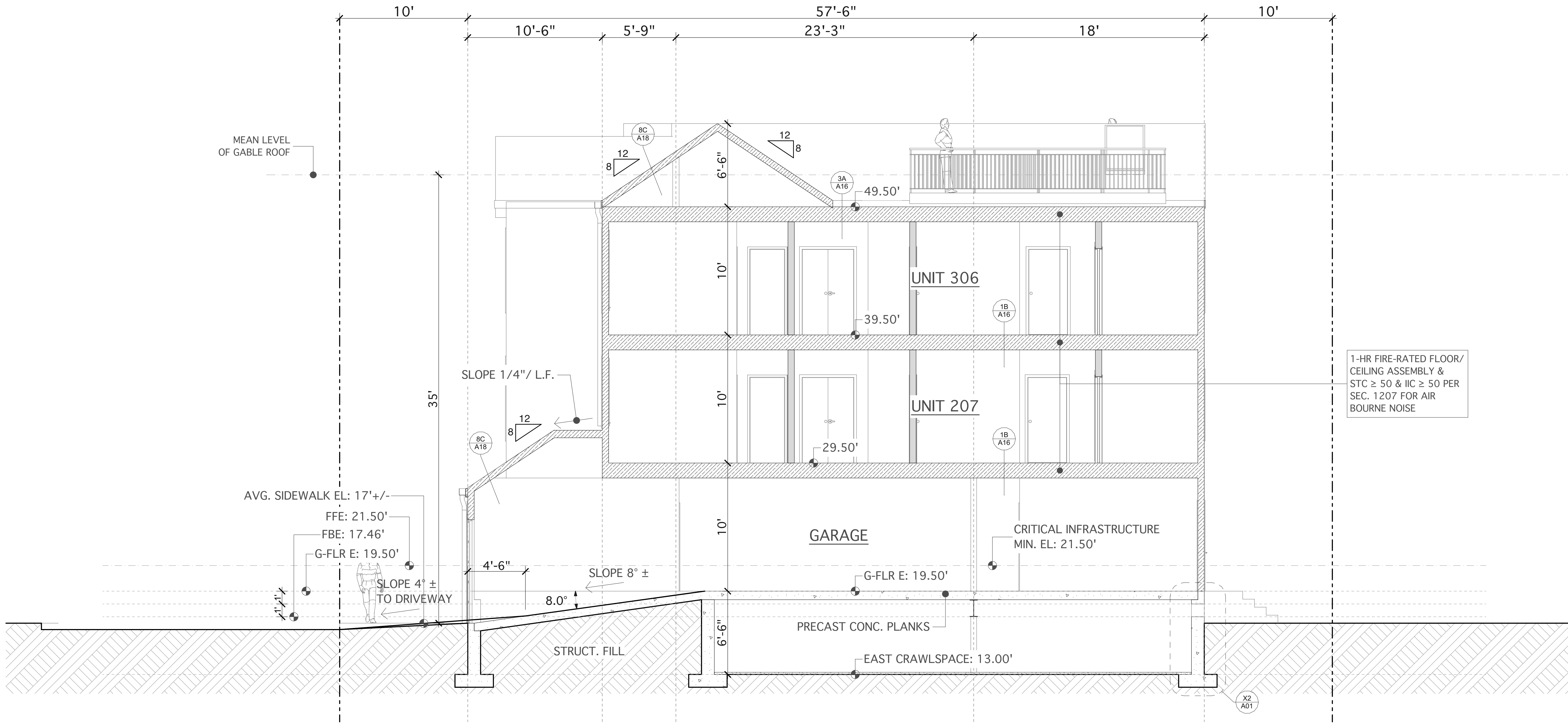
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4-4 BUILDING
SECTION

DATE: 03/27/24

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

A09

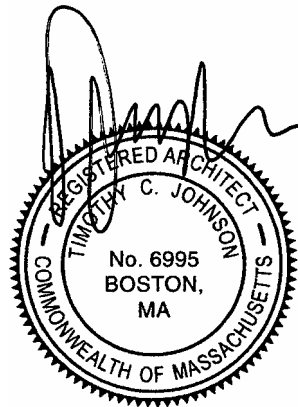


5-5 BUILDING SECTION



- LEGEND
- NON-RATED WALLS
 - 1-HR FIRE-RATED WALLS
 - 2-HR FIRE-RATED WALLS
 - EXISTING WALLS
 - EXISTING BRICK WALLS
 - FLOOR ASSEMBLY TYPE

- GENERAL NOTES:
- SEE STRUCTURAL DRAWINGS.
 - SEE CE OR PLS DRAWINGS.
 - SEE LARCH DRAWINGS.
 - SEE MEP DRAWINGS.
 - 36" RAILING AT NOSING.
 - 42" RAILING w/4" MAX. OPNGS.
 - 36" RAILING w/4" MAX. OPNGS.
 - RAILING PER 521CMR 24.5.
 - DNSPOUT LOCATIONS COORDINATED w/ CIVIL ENGINEER'S DWGS.
 - MECH. VENT TO EXTERIOR PER 780 CMR 1203.5.2.1
 - EGRESS WINDOW PER IBC SEC. 1030
 - PROVIDE WALL REINFORCEMENT FOR FUTURE GRAB BARS FROM 32" TO 28" ALL SIDES PER 521 CMR 42.7.2 (c) FOR SHOWERS 42.8.3 FOR TOILETS



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Tim Johnson Architect, LLC



PERMIT SET

DRAWING TITLE

5-5 BUILDING
SECTION

DATE: 03/27/24

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

A10

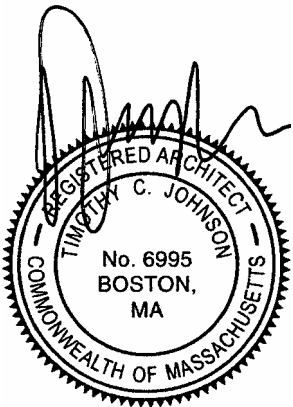


WEST (WALNUT STREET) ELEVATION



EXTERIOR FINISH MATERIALS LEGEND

- | | | |
|---|---|--|
| 1 FIBER CEMENT LAP SIDING, SMOOTH, 6' EXPOSURE, HARDIE PLANK OR SIMILAR, COLOR: TBD | 3 FIBERGLASS ROOF SHINGLES, ARCH. GRADE, COLOR: TBD | 5 POLY-ASH TRIM BOARD, PAINTED, COLOR: TBD |
| 2 5/16" FIBER CEMENT PANELS, COLOR: TBD | 4 CONCRETE FINISH | 6 BRICK VENEER, COLOR: TBD |



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REVISIONS

11/19/24	
05/14/25	

Tim Johnson Architect, LLC



PERMIT SET

DRAWING TITLE

WEST ELEVATION

DATE: 03/27/24

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

A11



EAST (REAR) ELEVATION



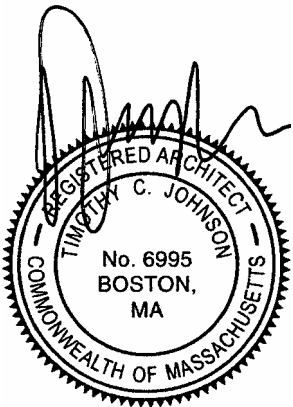
EXTERIOR FINISH MATERIALS LEGEND

- 1 FIBER CEMENT LAP SIDING, SMOOTH, 6" EXPOSURE, HARDIE PLANK OR SIMILAR, COLOR: TBD

2 5/16" FIBER CEMENT PANELS, COLOR: TBD
- 3 FIBERGLASS ROOF SHINGLES, ARCH. GRADE, COLOR: TBD

4 CONCRETE FINISH
- 5 POLY-ASH TRIM BOARD, PAINTED, COLOR: TBD

6 BRICK VENEER, COLOR: TBD



PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363	
PROPOSED 14-UNIT RESIDENTIAL DEVELOPMENT 173-175 WALNUT STREET DORCHESTER, MA 02122	OWNER: ESTUARY II DEVELOPMENT GROUP, LLC 51 THORNEY MEADOW WAY HANOVER, MA 02339 TEL: 617-799-3580

REVISIONS		
△	11/19/24	△
△	05/14/25	△
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△		△

Tim Johnson Architect, LLC

PERMIT SET

DRAWING TITLE

EAST ELEVATION

DATE: 03/27/24 SC: 1/4" = 1'-0"

A12



EXTERIOR FINISH MATERIALS LEGEND

- | | | | | | |
|---|---|---|---|---|--|
| 1 | FIBER CEMENT LAP SIDING, SMOOTH, 6' EXPOSURE, HARDIE PLANK OR SIMILAR, COLOR: TBD | 3 | FIBERGLASS ROOF SHINGLES, ARCH. GRADE, COLOR: TBD | 5 | POLY-ASH TRIM BOARD, PAINTED, COLOR: TBD |
| 2 | 5/16" FIBER CEMENT PANELS, COLOR: TBD | 4 | CONCRETE FINISH | 6 | BRICK VENEER, COLOR: TBD |

PROJECT ARCHITECT:
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REVISIONS

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Δ	05/14/25	Δ
Δ		Δ
Δ		Δ
Δ		Δ

Tim Johnson Architect, LLC



PERMIT SET

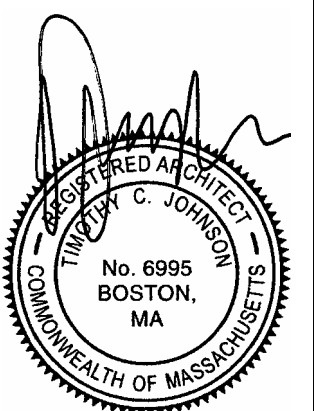
DRAWING TITLE

SOUTH & NORTH
ELEVATIONS

DATE: 03/27/24

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

A13



DOOR SCHEDULE													Page 1 of 1	
Job Name: 173-175 Walnut Street														
Date: 05/13/25														
*REVISED:														
	Location		Door	Nominal Sizes		Rough Openings		Frame		Manufacturer		Misc.	Glazing	
*REV.	Symbol	Qty.	Type	Width	Height	Width	Height	Jamb	Treshld.	Company	Product No.	Hdwre.		Remarks
	1	2	D	3'-0"	7'-0"				T-4				u-0.30, Low-E	3/4-Lite Entry Door w/ Temp. Gl.
	2	2	D	3'-0"	6'-8"				T-4				u-0.30, Low-E	3/4-Lite Entry Door w/ Temp. Gl.
	3	1	S	16'-0"	8'-0"								u-0.30, Low-E	Overhead Garage Door
	4	24	F	7'-0"	6'-10"				T-3				u-0.30, Low-E	Full-Lite Sliding Door w/ Temp. Gl.
	5	37	A	3'-0"	6'-8"			J-4	T-4					1 Hour Fire-Rated Door
	6	4	A	3'-0"	6'-8"			J-4	T-4					Non-Rated Door
HARDWARE SCHEDULE				MISC. SCHEDULE				DOOR SCHEDULE				NOTES:		
	L-1	Cylinder lockset, passage lock			T-1	Clr. oak, beveled edges				A	Panel door			
	L-2	Cylinder lockset, privacy lock			T-2	White marble, beveled edges				B	Flush door			
	L-3	Dummy trim			T-3	Clr. anod. alum., beveled edges				C	Louvre door			
	L-4	Mortise-type entry lockset			T-4	Std. alum.sill,adjust. hardwd. thrhd.				D	Patio door			
	L-5	Bored-type entry lockset								E	French door			
	L-6	Deadbolt cylinder			W-1	Weatherstrip, bulb-type				F	Sliding door			
	C-1	Heavy-duty closer			J-1	Solid dimension board, stain grade				G	Bi-fold door			
	C-2	Standard-duty closer			J-2	Finger-jointed board, paint grade				H	Pocket door			
	H-1	Plain bearing hinges, 3-butts			J-3	Split-wood frame				J	Sidelights			
	H-2	Ball bearing hinges, 3-butts			J-4	Hollow metal frame				S	Special			
										K	1/2 Lite Door			
										T	Transom			

WINDOW SCHEDULE													Page 1 of 1
Job Name: 173-175 Walnut Street													
Date: 05/13/25													
*REVISED:													
			Manufacturer			Nominal Sizes		Rough Openings		Window			
*REV.	Symbol	Qty.	Company	Product No.	Type	Width	Height	Width	Height	Glazing	Remarks		
	A	30	Pella		DH	3'-0"	6'-0"			u-0.30, Low-E	SDL, Screens		
	A1	2	Pella		DH	3'-0"	5'-6"						
	B	4	Pella		DH	3'-4"	6'-0"			u-0.30, Low-E	SDL, Screens		
	C	7	Pella		DH	3'-0"	5'-0"			u-0.30, Low-E	SDL, Screens		
	D	2	Pella		DH	3'-4"	4'-6"			u-0.30, Low-E	SDL, Screens		
	D2	2	Pella		DH	3'-4"	5'-0"			u-0.30, Low-E	SDL, Screens		
	E	22	Pella		DH	2'-9"	5'-0"			u-0.30, Low-E	Screens Only		
	F	14	Pella		DH	2'-9"	6'-0"			u-0.30, Low-E	Screens Only		
	G	15	Pella		DH	2'-5"	4'-6"			u-0.30, Low-E	Screens Only		
	H	4	Pella		DH	6'-0"	6'-0"			u-0.30, Low-E	SDL, Screens, Ganged		
	J	8	Pella		DH	5'-6"	5'-0"			u-0.30, Low-E	Screens, Ganged		
	J1	2	Pella		DH	6'-0"	5'-6"						
	K	6	Daylighter	4280	Roof	36.75"	74.50"				Roof Door		
TOTAL		118											
Note 1: Window openings in group R2 & R3 where top of sill is located <36" above finished floor and >72" above finished grade shall comply with 780 CMR sec. 1015.8, Window Opening Control Devices													

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PROPOSED 14-UNIT RESIDENTIAL
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DORCHESTER, MA 02122

OWNER:
ESTUARY II DEVELOPMENT GROUP, LLC
51 THORNEY MEADOW WAY
HANOVER, MA 02339
TEL: 617-799-3580

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON
ARCHITECT, LLC

PERMIT SET

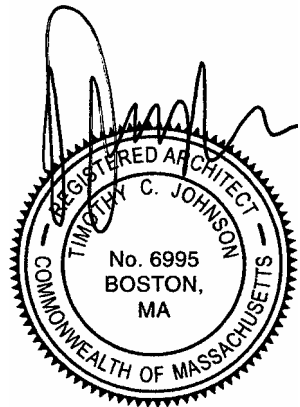
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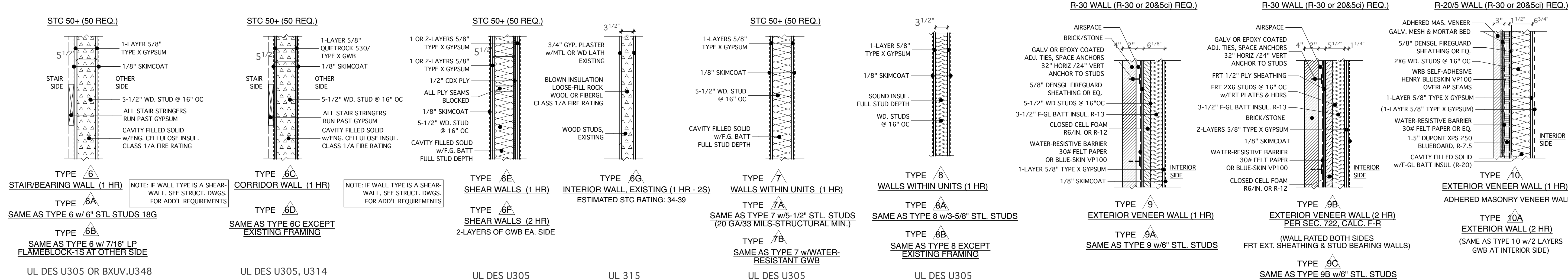
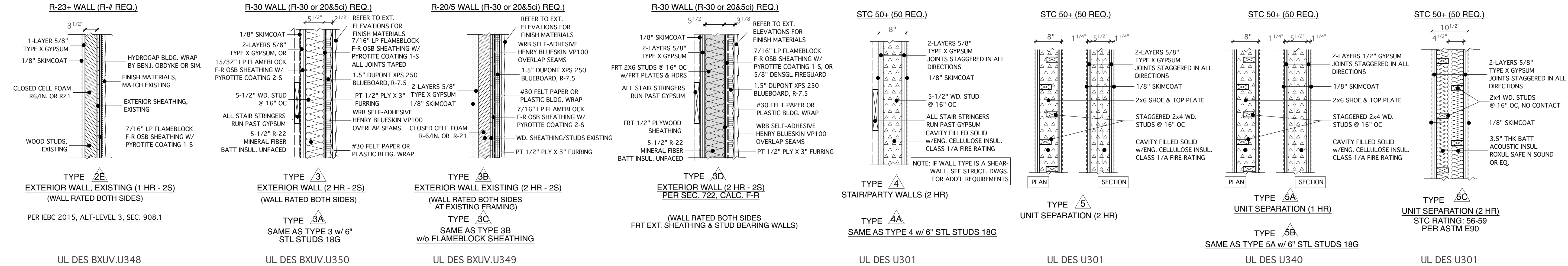
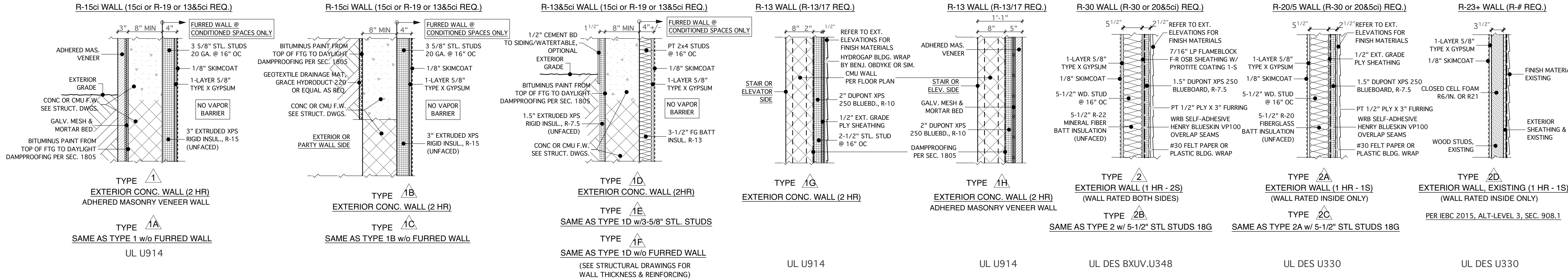
SCHEDULES

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A14





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REVISIONS

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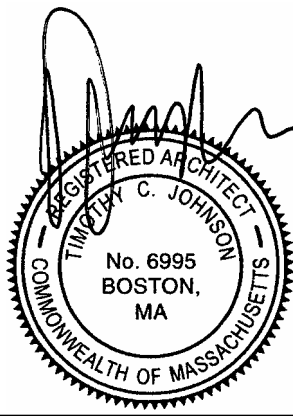
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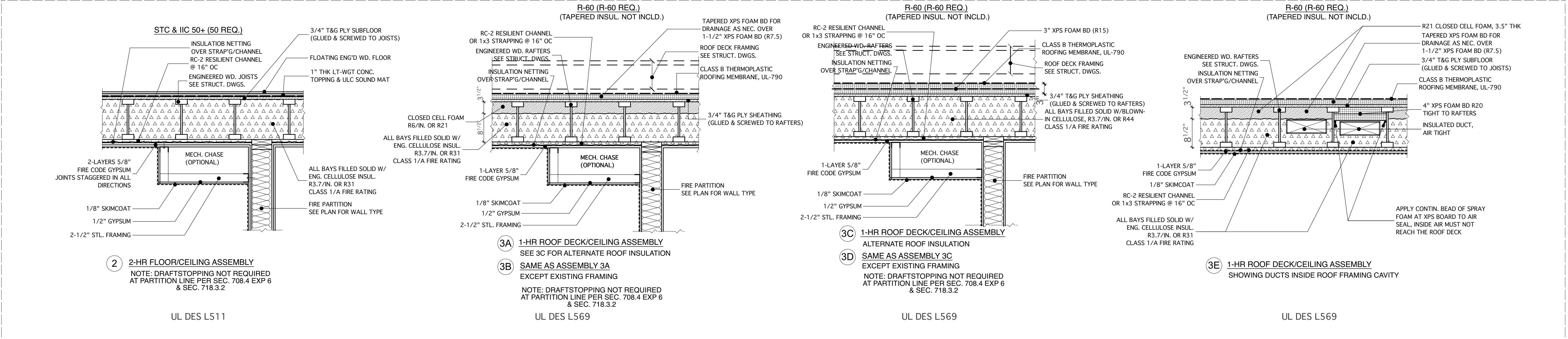
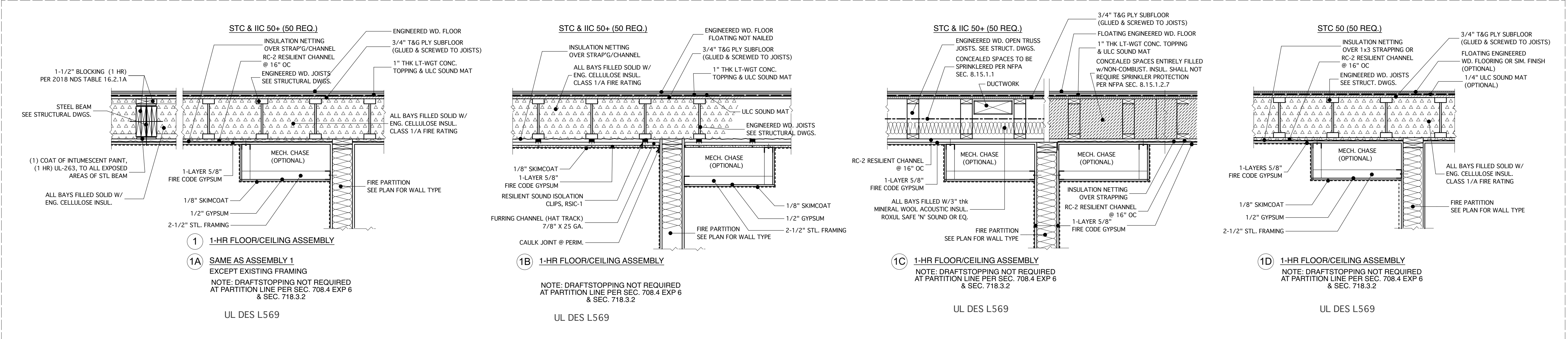
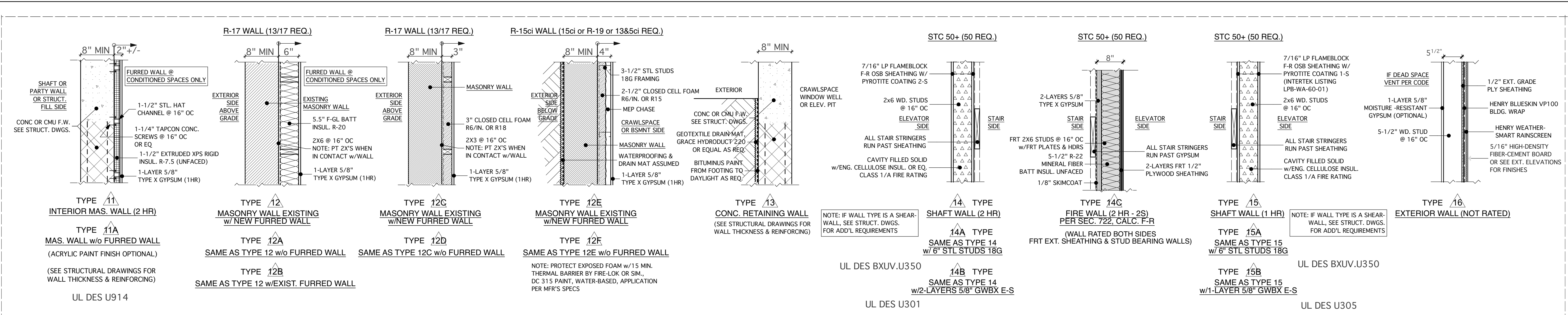
WALL/ FLOOR
TYPES

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SC: N. T. S.

A15





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REVISIONS

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Δ	05/14/25	Δ
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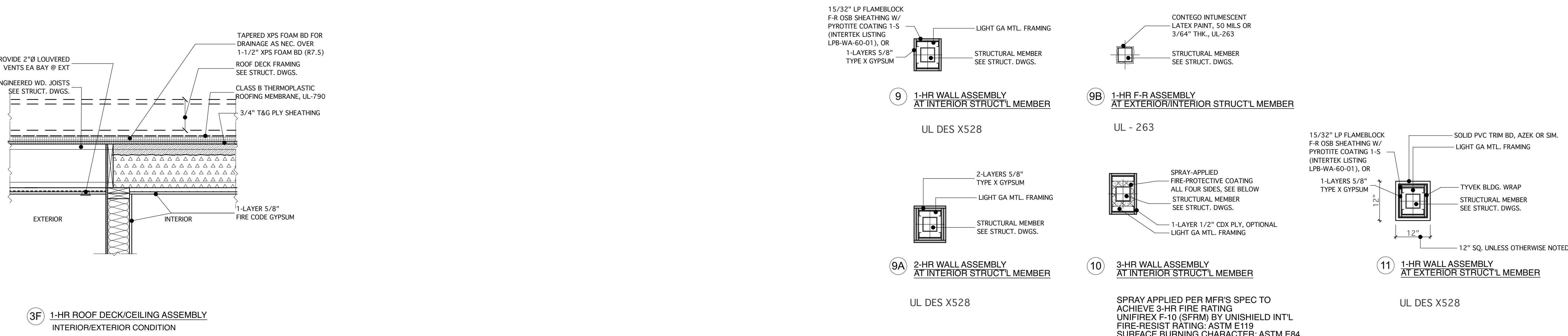
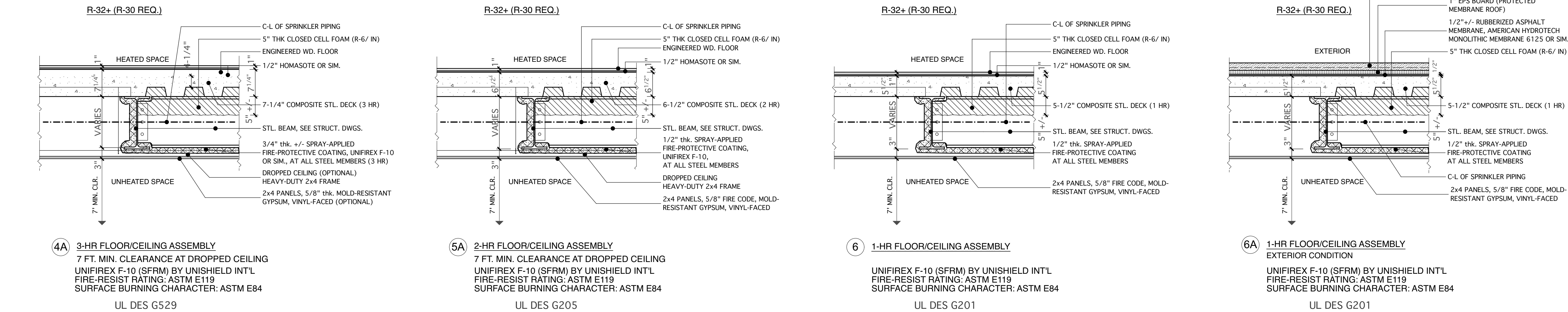
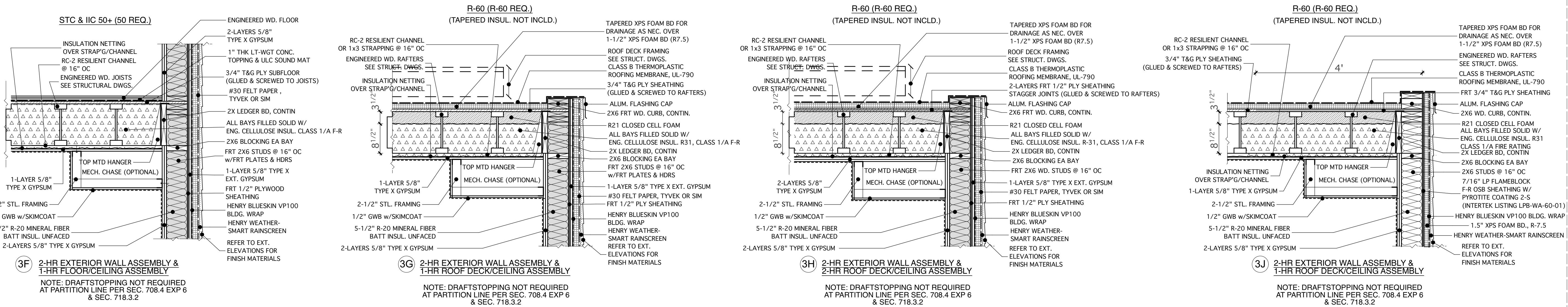
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WALL/FLOOR
TYPES

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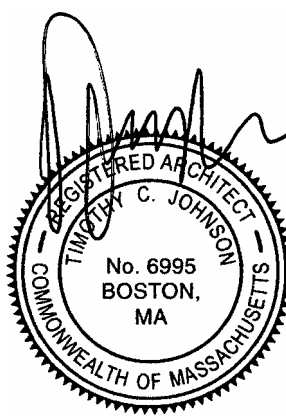


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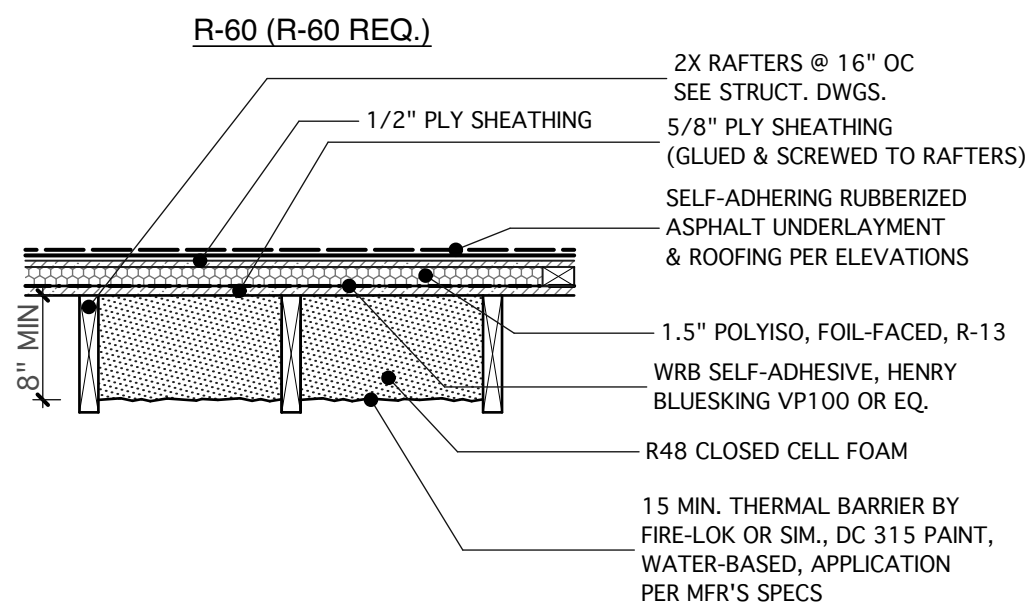
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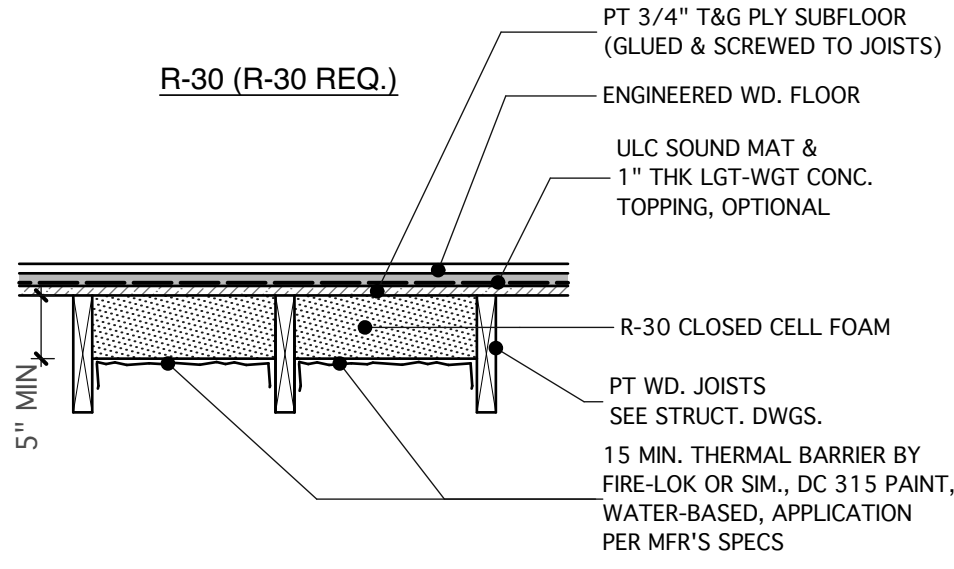
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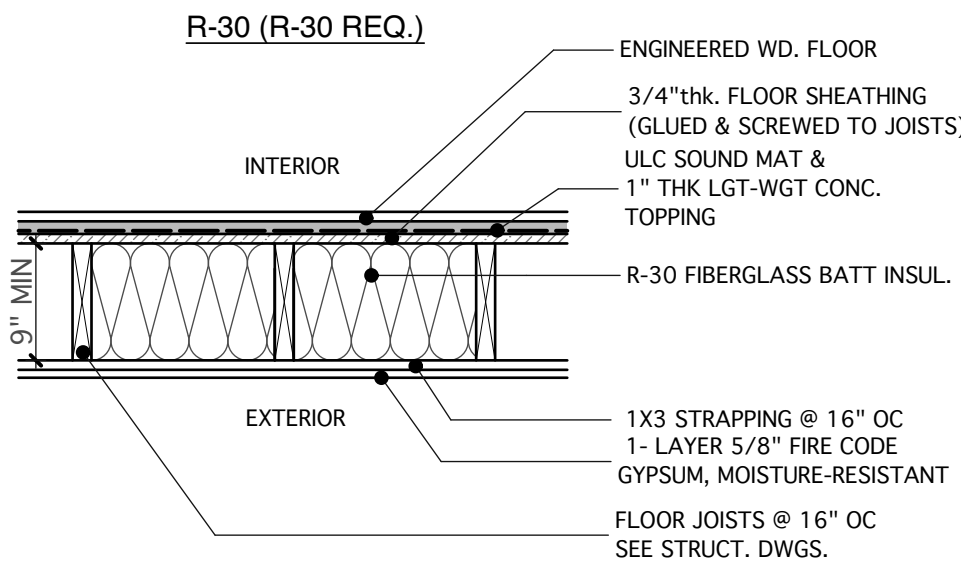
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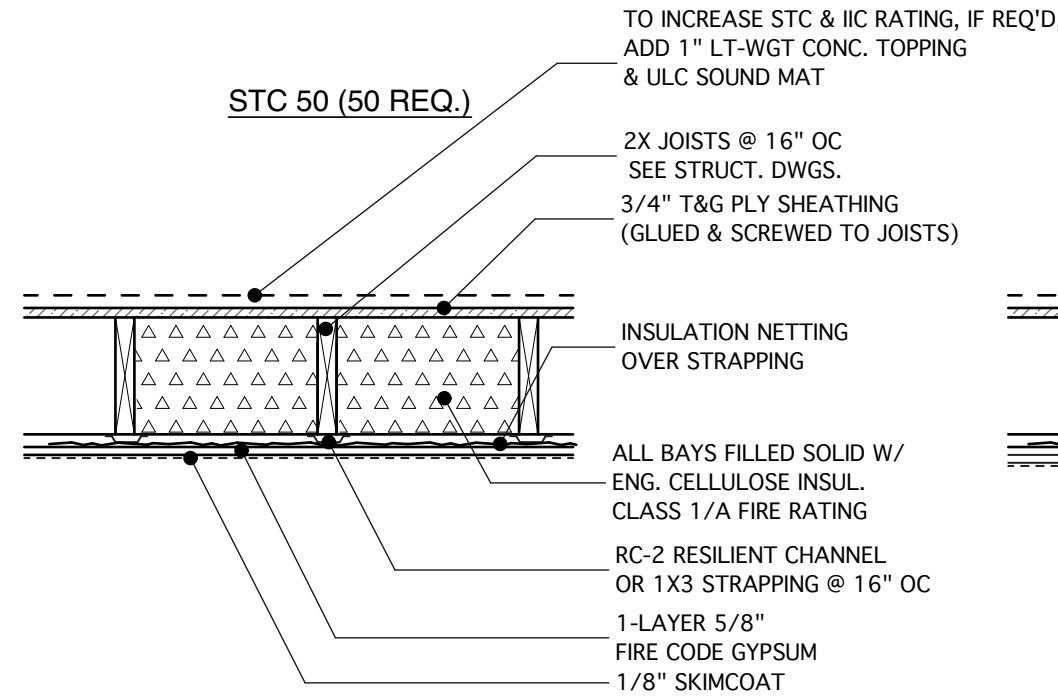
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AT ROOF - CATHEDRAL



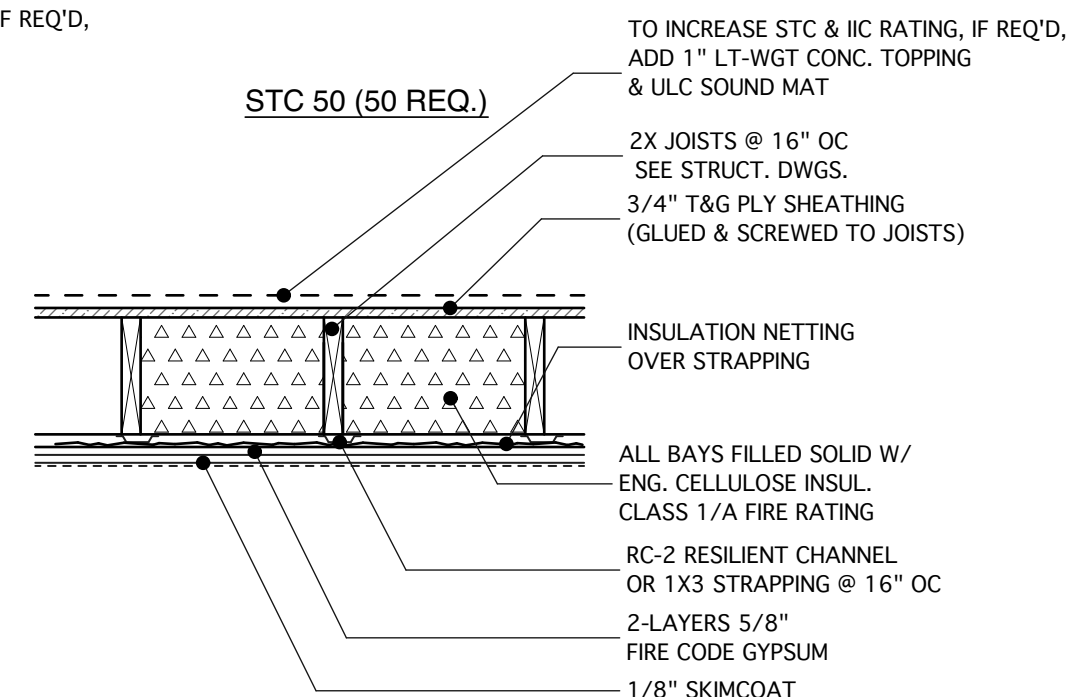
8E FLOOR/CEILING ASSEMBLY
AT CRAWLSPACE - VENTED



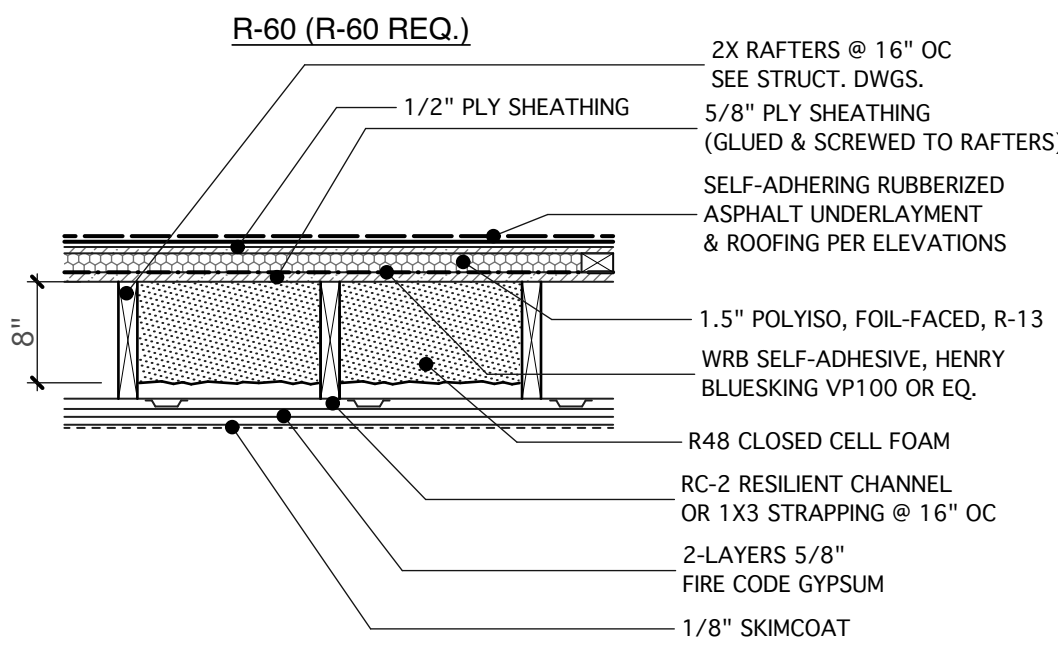
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AT EXTERIOR CONDITION



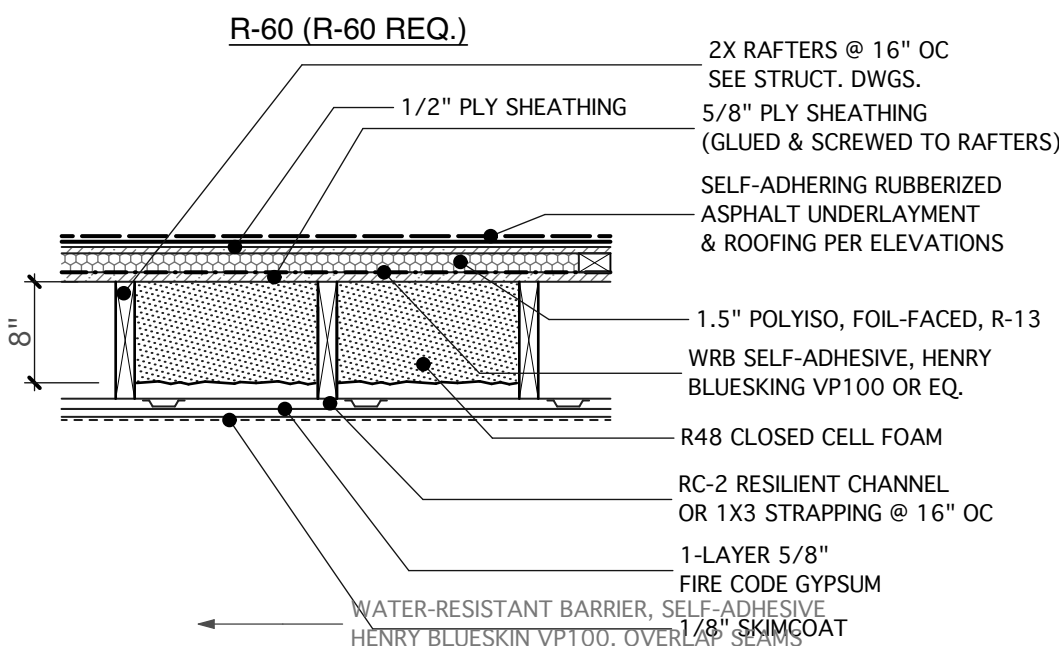
8 1-HR FLOOR/CEILING ASSEMBLY
AT INTERIOR CEILING



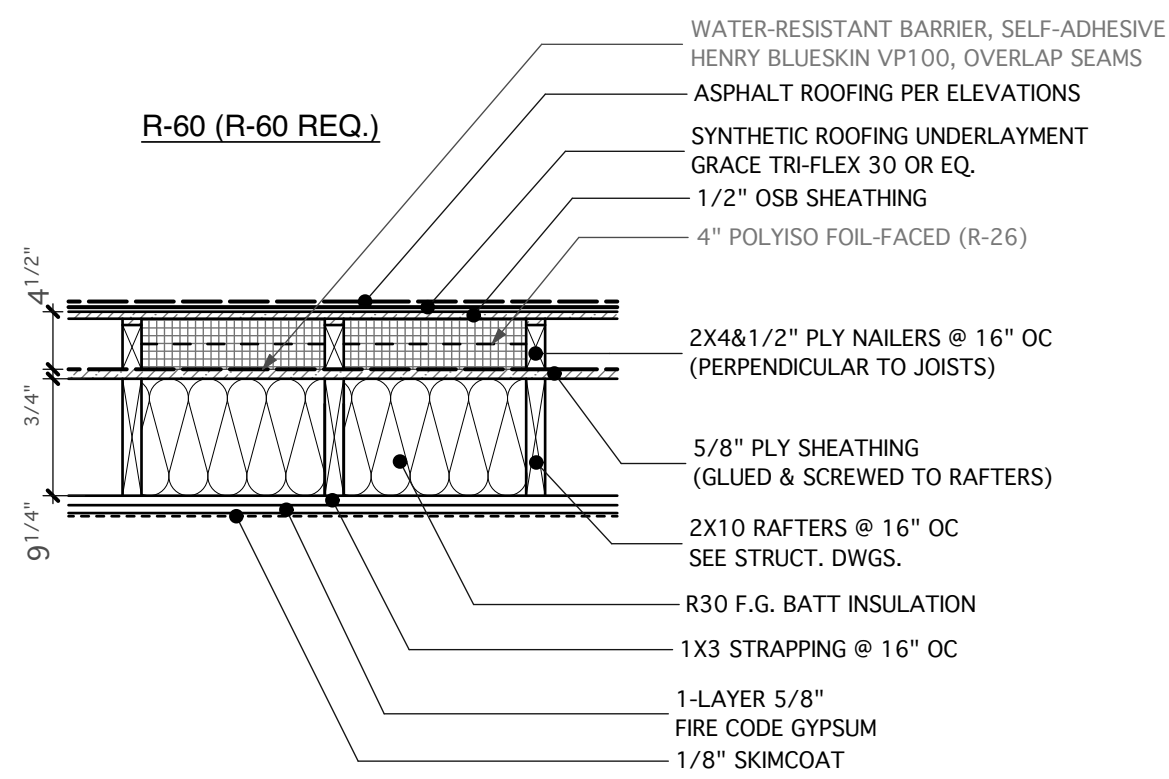
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AT INTERIOR CEILING
UL DES L511



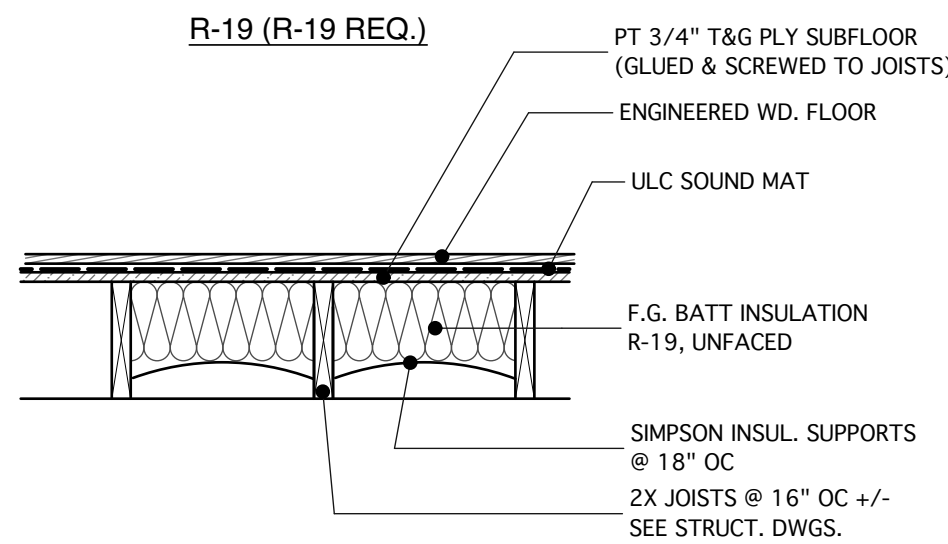
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AT ROOF - CATHEDRAL
UL DES L511



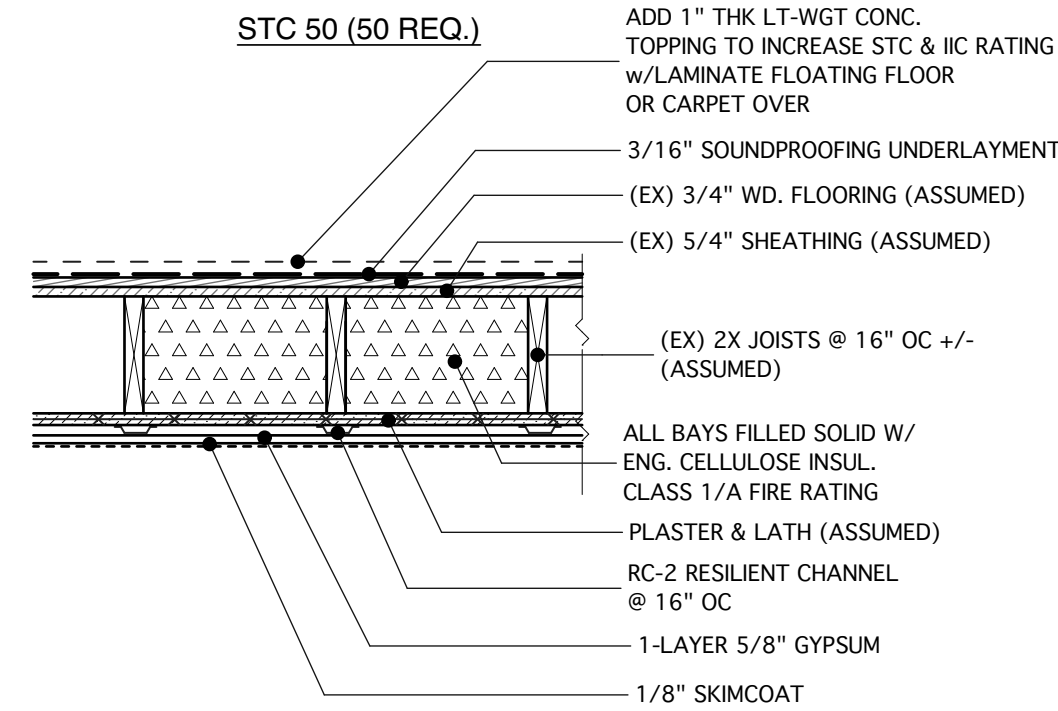
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AT ROOF - CATHEDRAL
UL DES L569



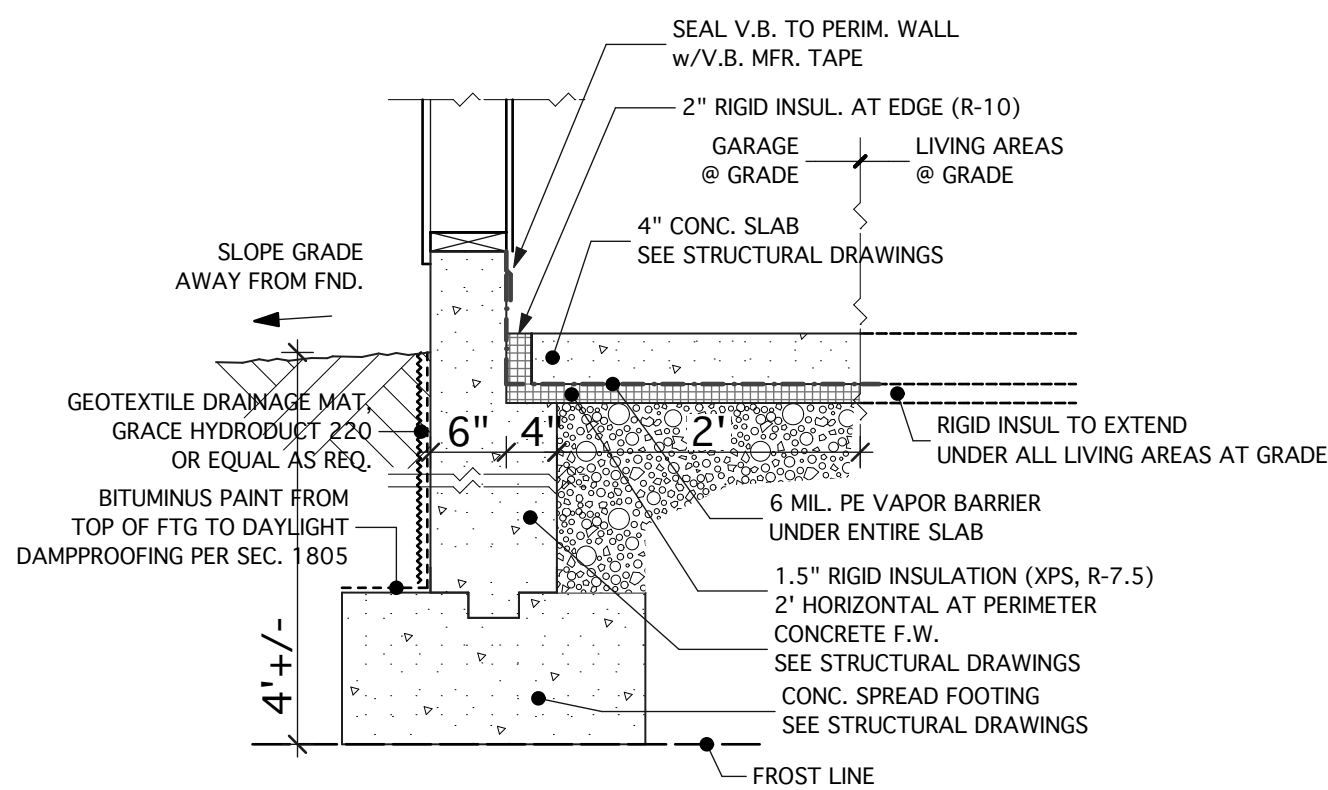
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AT ROOF - CATHEDRAL
UL DES L569



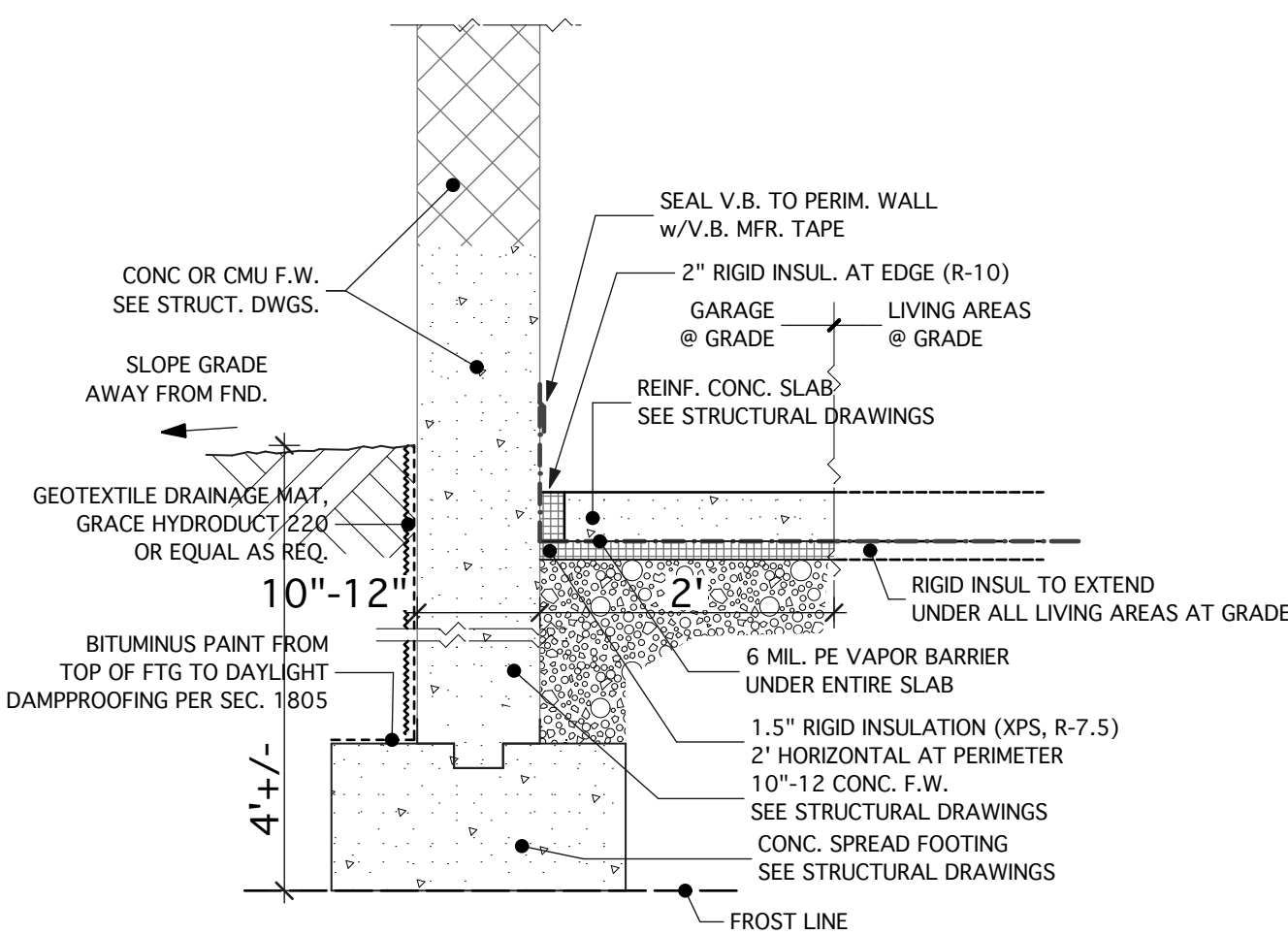
8G FLOOR/CEILING ASSEMBLY
AT CRAWLSPACE - NOT VENTED



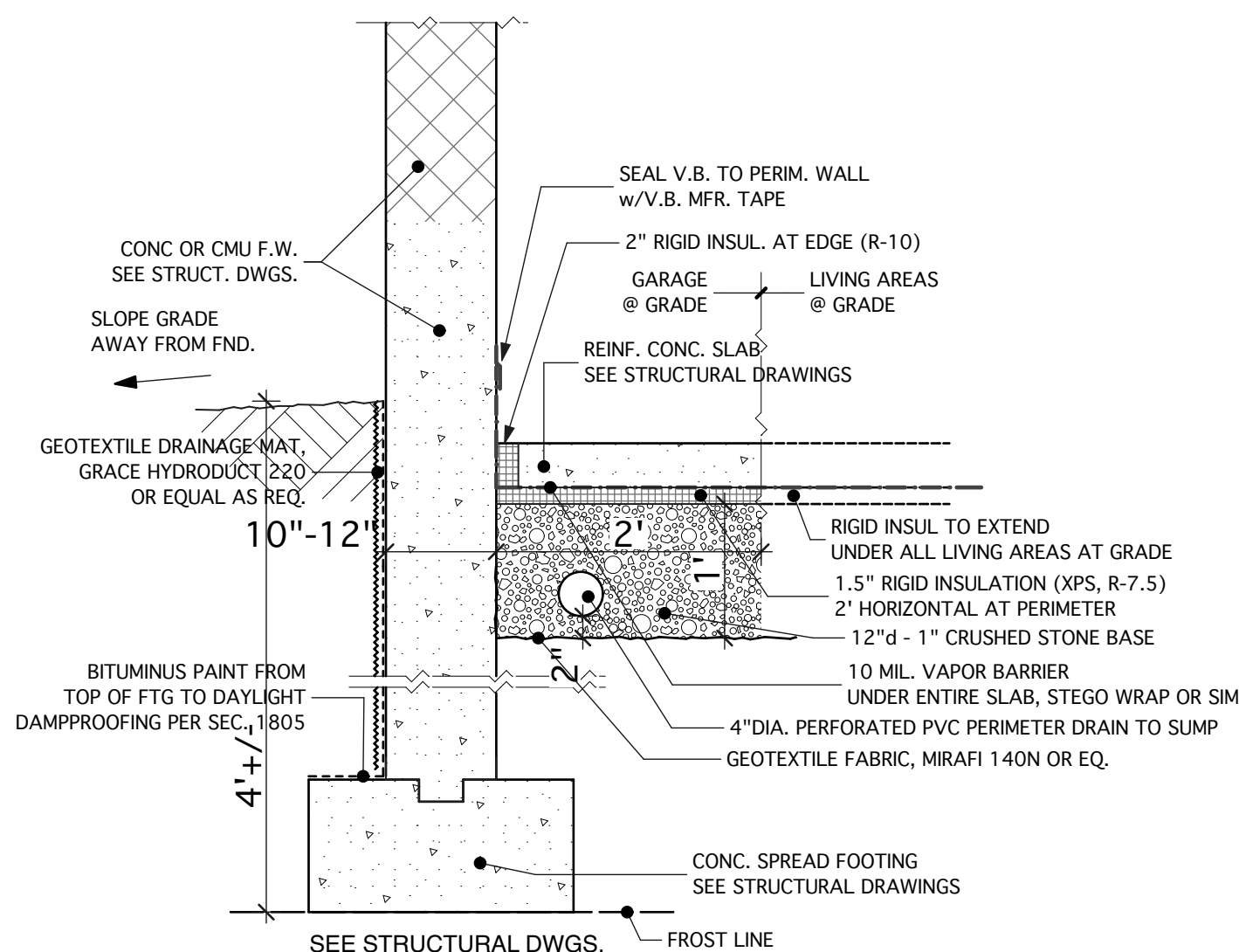
8H FLOOR/CEILING ASSEMBLY ALTERNATIVE
EXISTING FRAMING W/ EXIST. &
OPTIONAL FINISHES



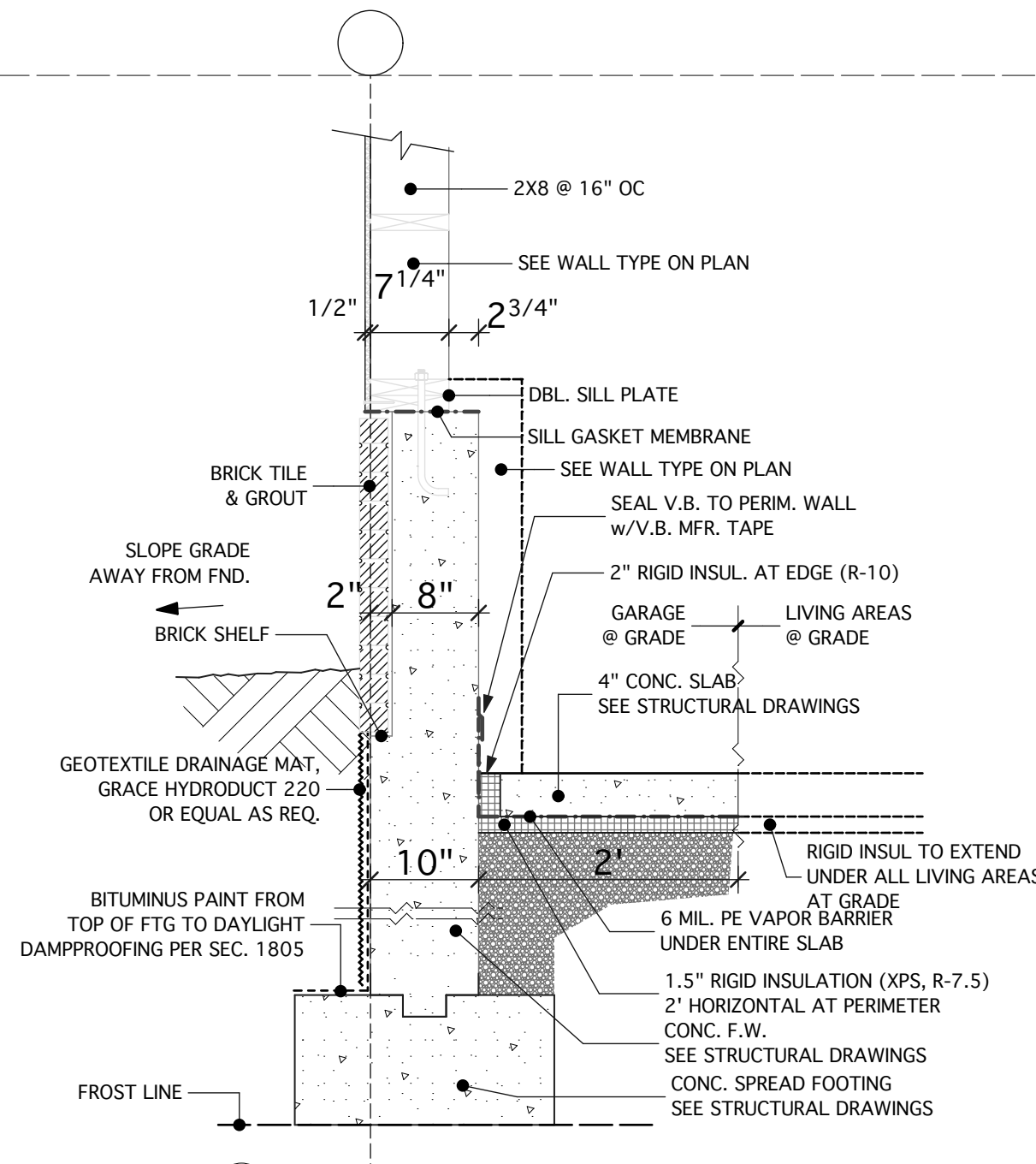
X1 INSULATED SLAB ON GRADE DETAIL
SEE STRUCTURAL DWGS.
NOTE: CONC SLABS BELOW THE FROST LINE - E.G. BASEMENTS - REQUIRE RIGID INSUL AT PERIMETER ONLY.



X2 INSULATED SLAB ON GRADE DETAIL
SEE STRUCTURAL DWGS.
NOTE: CONC SLABS BELOW THE FROST LINE - E.G. BASEMENTS - REQUIRE RIGID INSUL AT PERIMETER ONLY.



X3 INSULATED SLAB ON GRADE DETAIL
SEE STRUCTURAL DWGS.
NOTE: CONC SLABS BELOW THE FROST LINE - E.G. BASEMENTS - REQUIRE RIGID INSUL AT PERIMETER ONLY.



X4 KNEE WALL & SLAB ON GRADE DETAIL
SEE STRUCTURAL DWGS.

X4.1 KNEE WALL & SLAB ON GRADE DETAIL
SAME AS X4 EXCEPT NO BRICK VENEER/SHELF
SEE STRUCTURAL DWGS.

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REVISIONS

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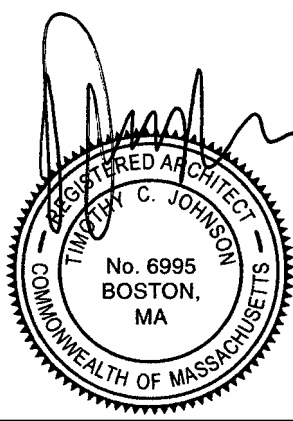
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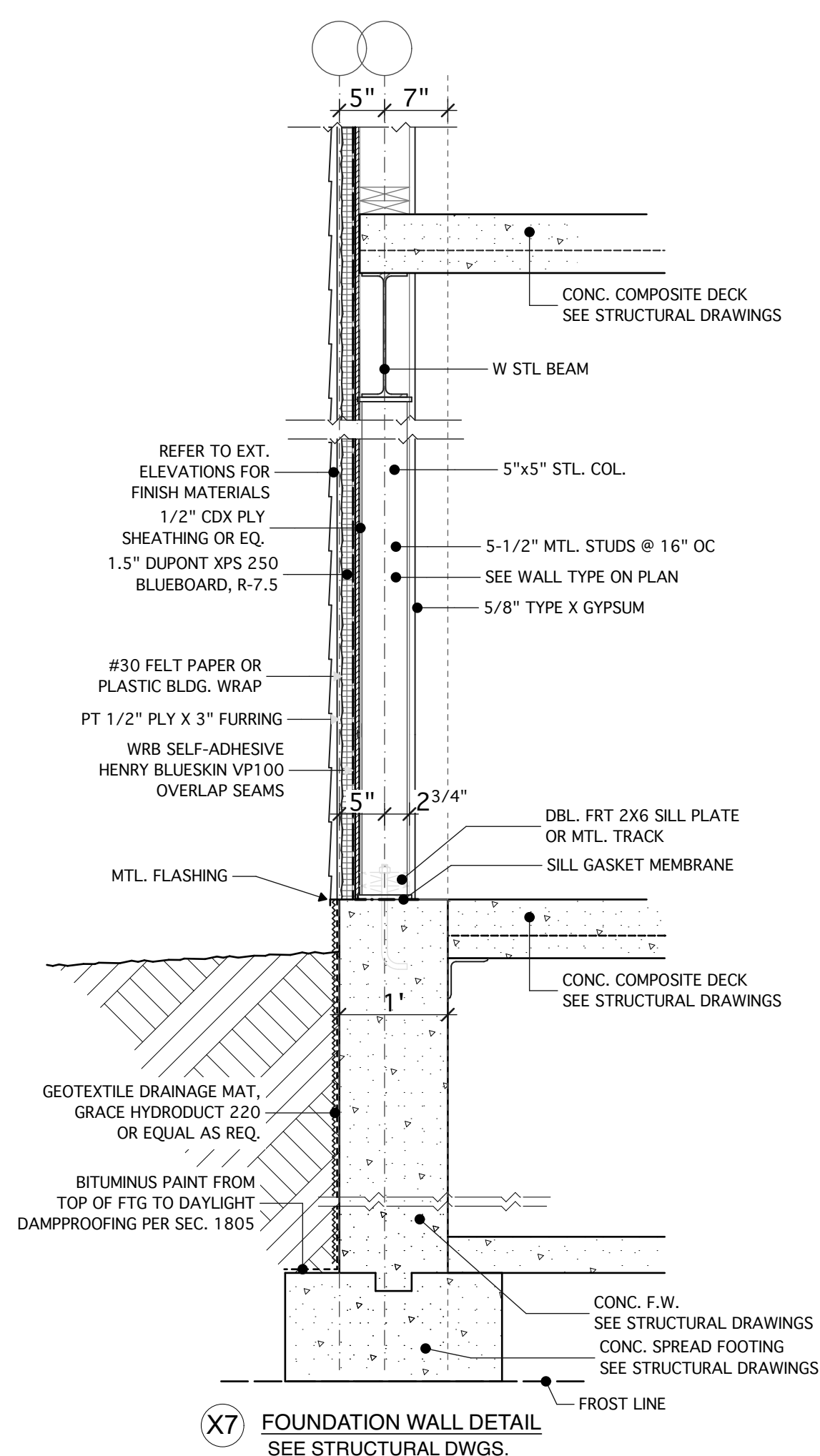
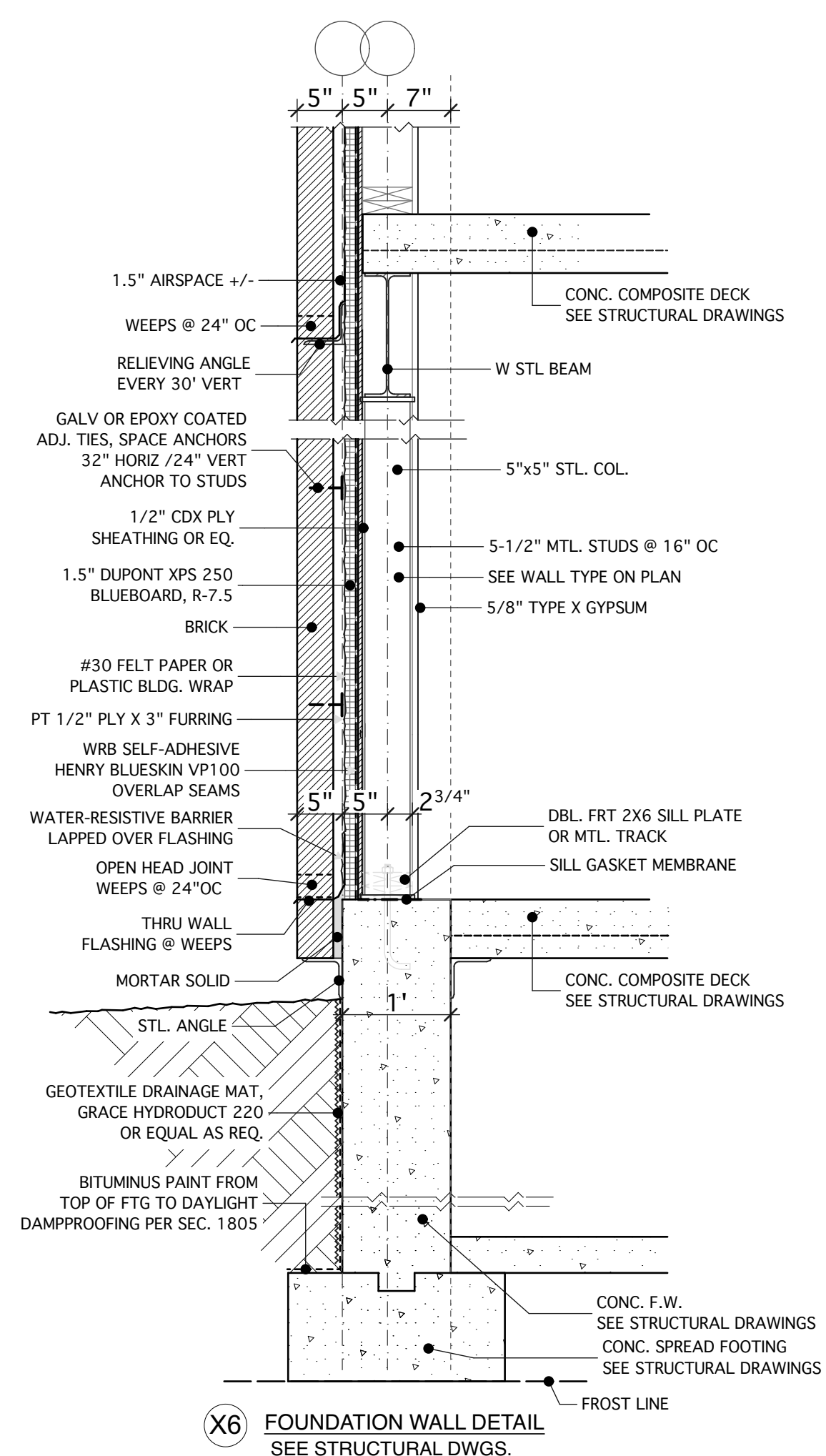
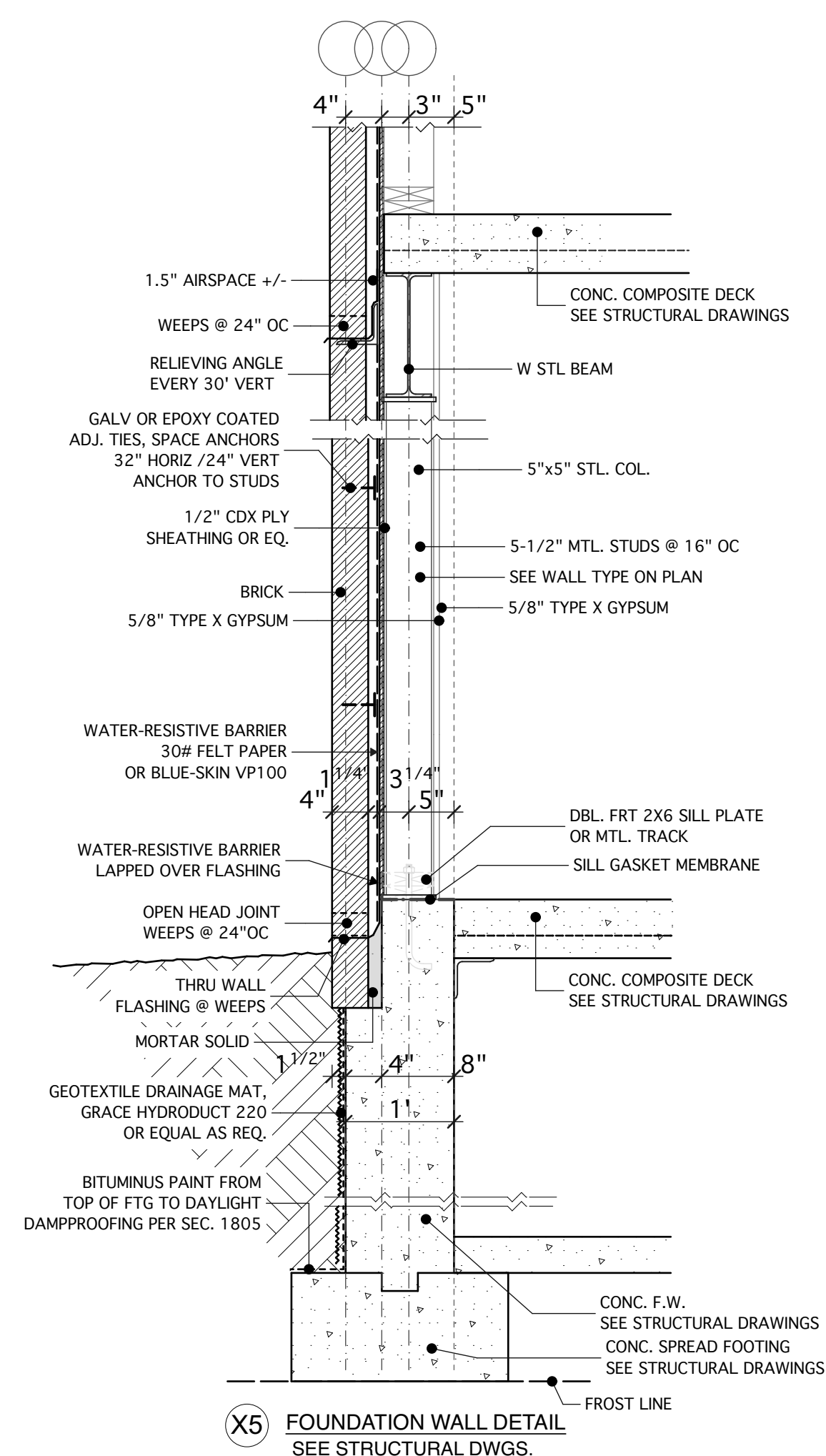
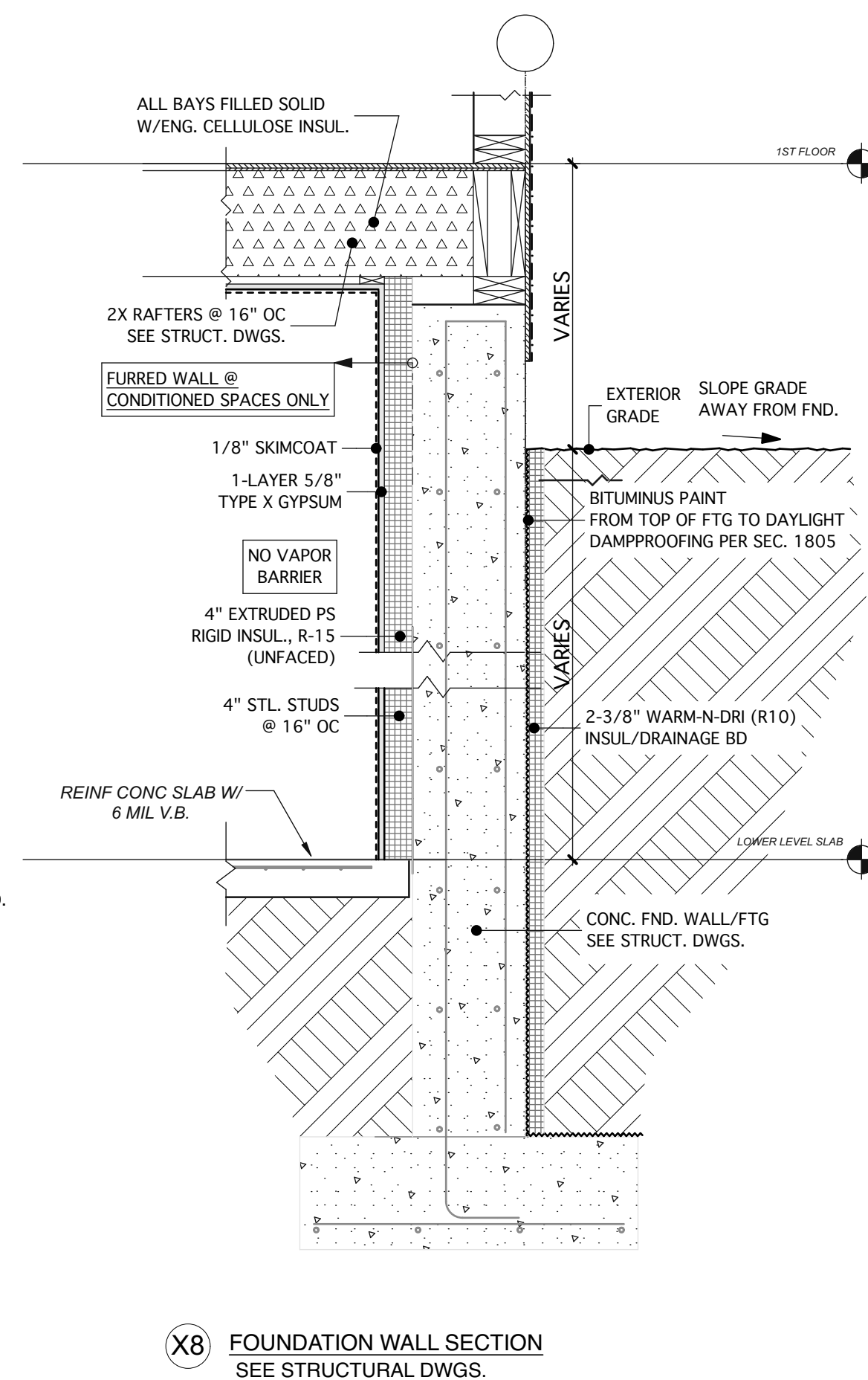
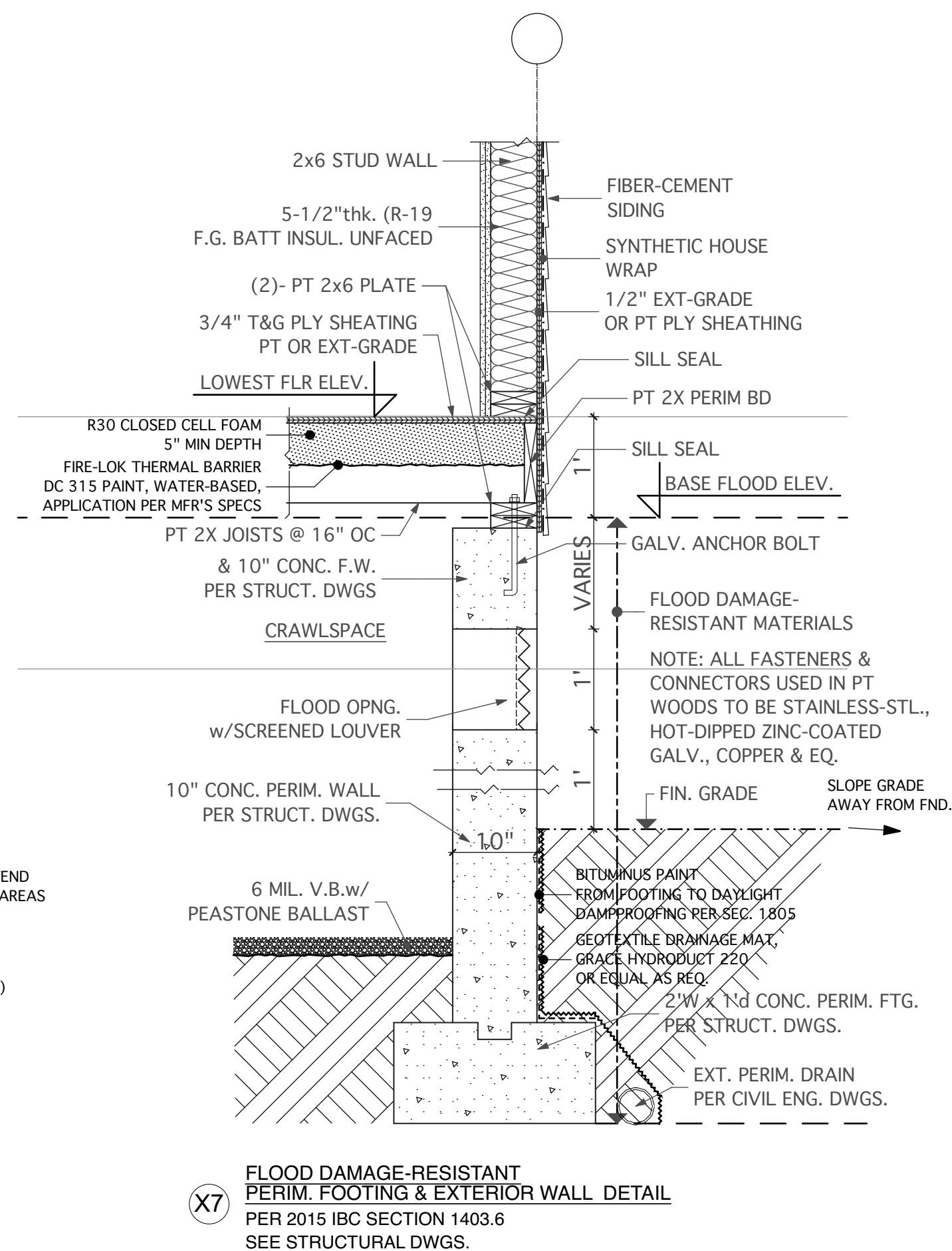
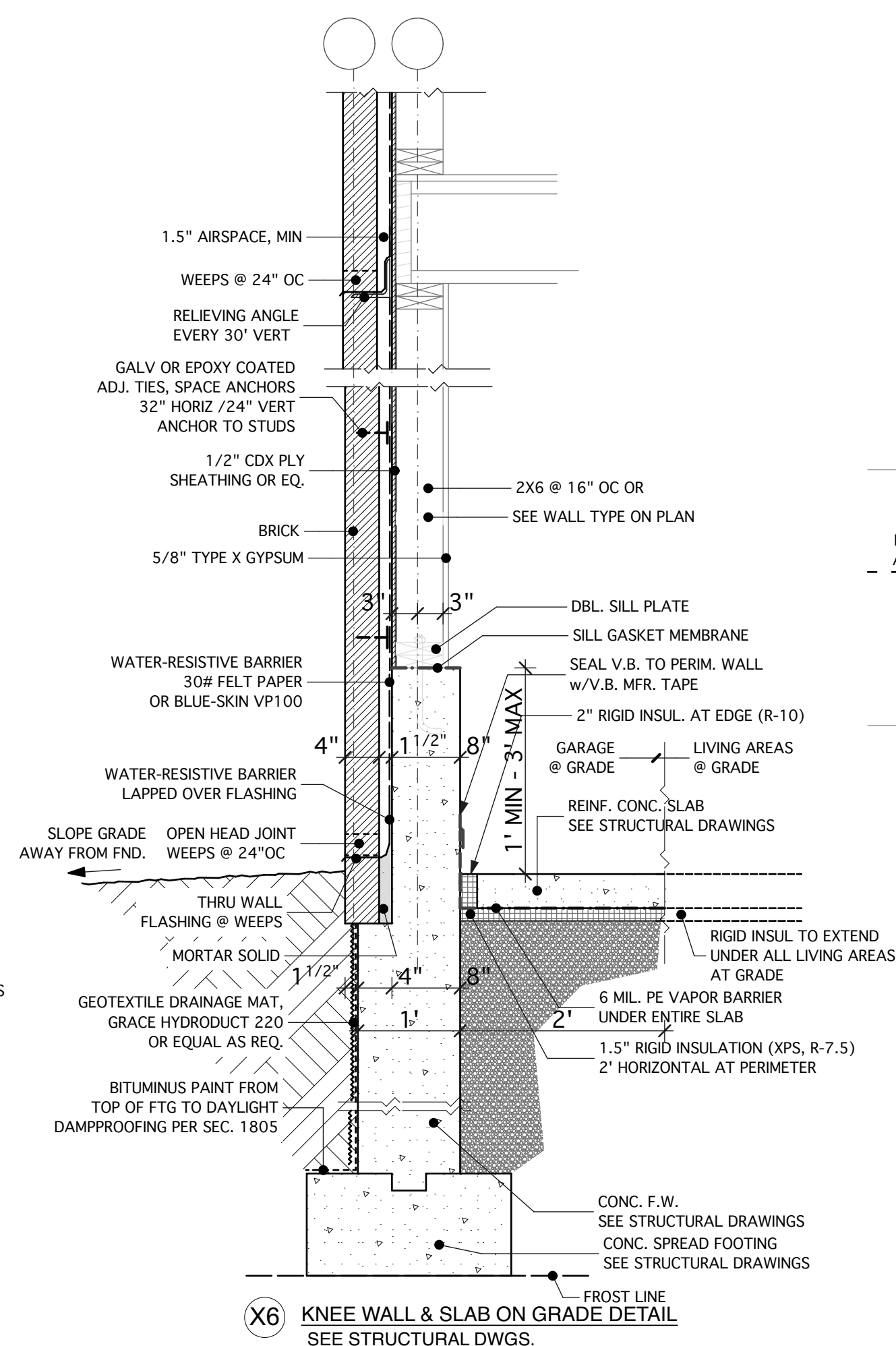
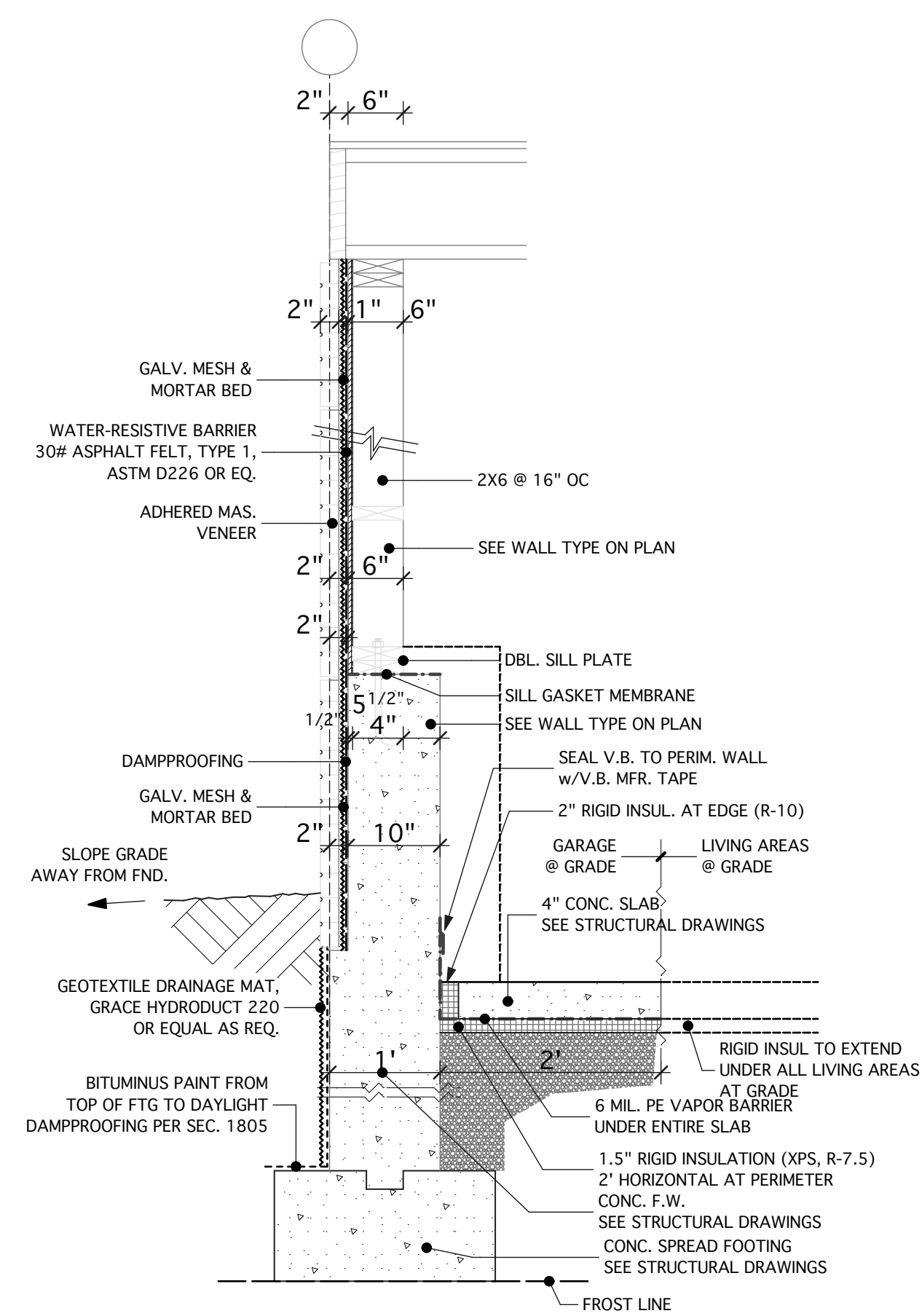
WALL/FLOOR
TYPES

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