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boston planning & development agency

BPDA Design Review Provisos
1-8 Kinsale Lane, Hyde Park
Neighborhood Design Overlay District
7/10/23

General

1. All changes to the exterior and/or site plans shall be submitted to the Boston Planning & Development Agency ("BPDA") for review and approval.
2. All building improvements shall be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA.
3. All site improvements, including but not limited to hardscape and plantings, must be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA for a delay in completing the site improvements.

Site

4. See lot-specific landscape plans for approved driveway dimensions.

Building

5. Where applicable, exposed foundations should be clad in stone to match retaining wall on site.

Mechanical

6. The final location of the HVAC compressors, gas meters, electric meters, generators, switchgear, and transformers shall be adequately screened from public view and will not be allowed in the front yard.
7. All mechanical vents shall be through the roof or rear wall and shall not be visible from the public street. Vents located on elevations that do not directly face a public way should be composed on the facade so as to minimize their appearance.

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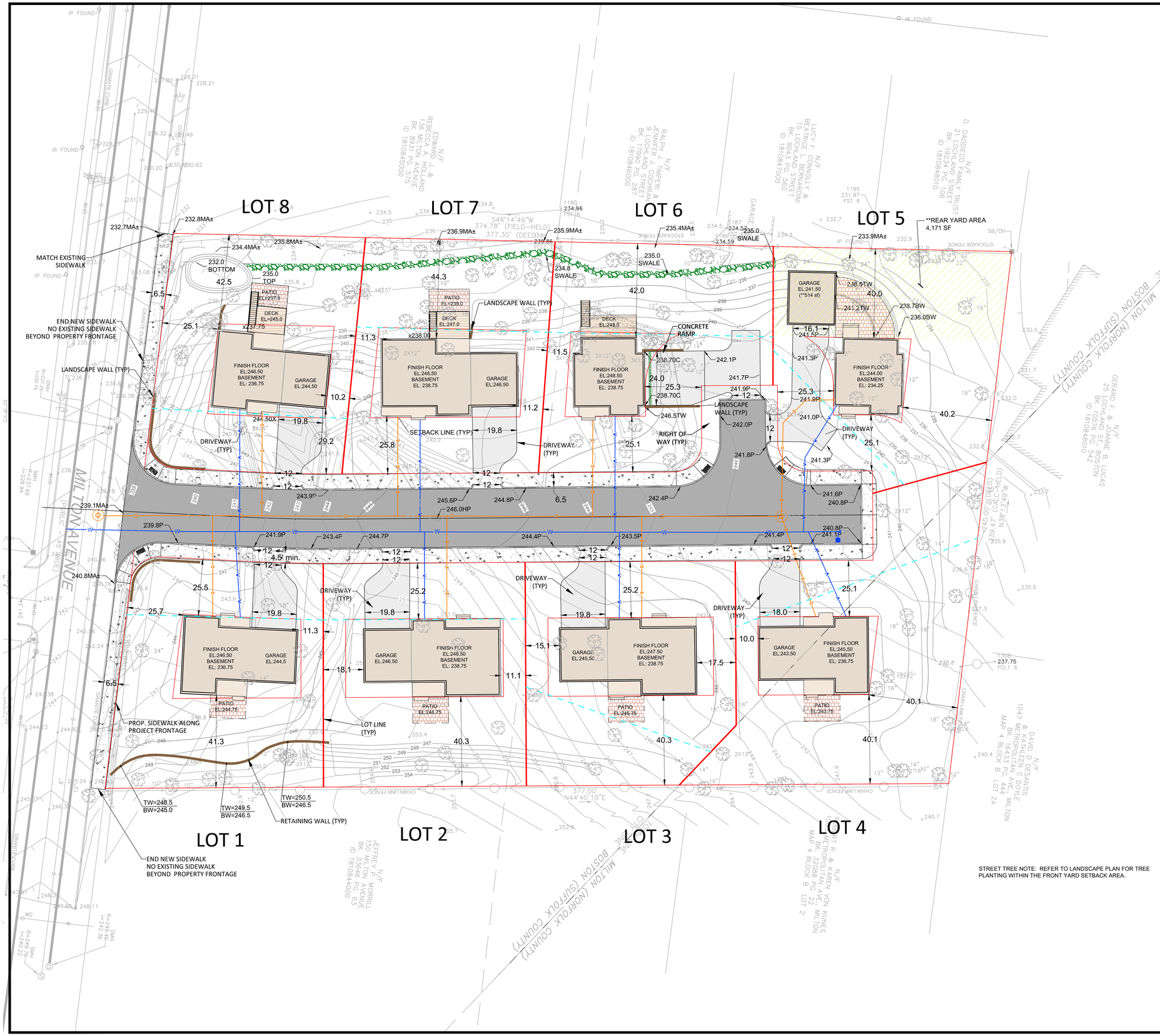

LEGEND

- PROPOSED HOUSE
- PROPOSED COVERED PORCH
- PROPOSED WALL
- PROPOSED DRIVEWAYS
- PROPOSED ROAD
- PROPOSED CONCRETE
- PROPOSED DECK
- PROPOSED PATIO
- LIMIT OF WORK
- LOT WIDTH

ACRONYMS

TW	TOP OF WALL
BW	BOTTOM OF WALL
MA	MATCH
P	PAVEMENT
BOTTOM	BOTTOM OF SLOPE
TOP	TOP OF SLOPE

DS

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

STREET TREE NOTE: REFER TO LANDSCAPE PLAN FOR TREE PLANTING WITHIN THE FRONT YARD SETBACK AREA.

0 20 50 100

SCALE: 1" = 20'

NORTH

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

PROJECT TEAM

PROJECT INFO

REV	DESCRIPTION	DATE
1.	BPDA COMMENTS	4/28/22

STAMP:

LAYOUT & MATERIALS PLAN

SHEET NAME:

C100

SHT NO:

DR BY: JEH
CHK BY: SS
PROJ NO: 16-028
DATE: 1-7-2021
SCALE: 1"-20'

P:\2016 Projects\2016-028 Milton Ave Boston\Dwg_ENGINEERING\BPDA site plans\16-028_LAYT_MATL.dwg

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boston planning & development agency

BPDA Design Review Provisos
1-8 Kinsale Lane, Hyde Park
Neighborhood Design Overlay District
7/10/23

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LEGEND

COMMON NAME	QTY
SHRUB, DECIDUOUS	
VIBURNUM, ARROWWOOD	10
TREE, DECIDUOUS	
APPLE SERVICEBERRY	1
CHERRY, KWANZAN FLOWERING	1
CRABAPPLE, SUGAR TYME	3
DOGWOOD, CHINESE-KOUSA-JAPANESE	1
ELM, HOMESTEAD	5
GOLDEN RAINTREE	4
LILAC IVORY SILK	8
LINDEN, LITTLELEAF	2
MAGNOLIA, ROYAL SPLENDOR	1
MAPLE, AUTUMN BLAZE	7
MAPLE, JAPANESE BLOODGOOD	2
MAPLE, PAPER BARK	1
OAK, SWAMP WHITE	3
REDBUD, THE RISING SUN	1
SASSAFRAS	4
STEWARTIA, JAPANESE	1
ZELKOVA	3

Existing Tree Inventory

Caliper	# Trees	Total Caliper in inches	# Trees to Save	Total Caliper to save in inches
6"	6	36	0	0
8"	20	160	0	0
10"	33	330	2	20
12"	53	636	13	156
14"	16	224	7	98
15"	3	45	0	0
16"	19	304	3	48
18"	12	216	2	36
20"	2	40	2	40
22"	2	44	0	0
24"	5	120	1	24
28"	1	28	1	28
32"	2	64	2	64
Total	**174**	**2,247**	**33**	**514**

NOTES:

INDICATES EXISTING TREES ON SITE MARKED TO REMAIN. EACH EXISTING TREE WILL BE EVALUATED BY CERTIFIED ARBORIST FOR HEALTH AND VIGOR.

PROPOSED TREES TO BE PLANTED AT 2" CALIPER MINIMUM
PROPOSED STREET TREES TO BE PLANTED 2' BEHIND SIDEWALK

REVISED WITH ADDITIONAL NATIVE TREES AT ENTRANCE OF KINSALE LANE FOR INCREASED GREEN LAYERS AND SCREENING.

INCLUDED AS MANY PLANTS AS SPACE WILL ALLOW FOR THEM TO THRIVE.

DS

07/19/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

0 20 50 100

SCALE: 1" = 20'

NORTH

MOLLOY LANDSCAPE

219 UNION STREET
RANDOLPH, MA

SUBMITTED BY K. MACCHI
FOR REVIEW
REVISED 5/4/22

PROJECT TEAM

PROPOSED LANDSCAPE PLAN FOR KINSALE ROAD, HYDE PARK MA

EXISTING AND PROPOSED PLANTS HAVE BEEN OVERLAYED ON LAYOUT AND MATERIALS PLAN PROVIDED BY DCI, CONSULTING

SCALE: 1"=20'

P:\2016 Projects\2016-028 Milton Ave Boston\Dwg_ENGINEERING\BPDA site plans\16-028_LAYT_MATL.dwg

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boston planning & development agency

BPDA Design Review Provisos
1-8 Kinsale Lane, Hyde Park
Neighborhood Design Overlay District
7/10/23

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RESIDENTIAL SUB-DIVISION :

1 KINSALE LANE LOT 1, TYPE A
BOSTON (HYDE PARK), MASSACHUSETTS

AUGUST 2, 2021 PERMIT SET ERT1230713
SEPTEMBER 22, 2022 REVISED PER BPDA REVIEW

	LOT AREA DWELLING	LOT WIDTH	LOT FRONTAGE	FAR	HEIGHT		OPEN SPACE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
					ST	HGT				
1F-9000										
ALLOWED	9,000 SF	70 FT	70 FT	.3	2-1/2	35 FT	1,800 SF	25 FT	10 FT	40 FT
PROPOSED	9,258 SF	88 FT	82.4 FT	2131/9258= .23	2-1/2	31'-5 7/16" FT	7,089 SF	25.5 & 25.7 FT	11.3 FT	41.3 FT

3 ZONING
12" = 1'-0"



GENERAL NOTES, STANDARDS AND CONDITIONS:

INDUSTRY STANDARDS: THE FOLLOWING CONSTRUCTION AND CODE STANDARDS SHALL HAVE THE SAME FORCE AND EFFECT AS IF BOUND INTO THE CONTRACT DOCUMENTS.

780CMR MASSACHUSETTS STATE BUILDING CODE 9TH EDITION
ACI AMERICAN CONCRETE INSTITUTE
ADA AMERICANS WITH DISABILITIES ACT
APA ENGINEERED WOOD ASSOCIATION
ASHRAE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWI ARCHITECTURAL WOODWORK INSTITUTE
CRI CARPET AND RUG INSTITUTE
CSI CONSTRUCTION SPRECIFICATION INSTITUTE
FM FACTORY MUTUAL
FSC FOREST STEWARDSHIP COUNCIL
IBC INTERNATIONAL BUILDING CODE
MAAB MASSUCHUSETTS ARCHITECTURAL ACCESS BOARD
MPI MASTER PAINTERS INSTITUTE
NFPA NATIONAL FIRE PROTECTION INSTITUTE
NOFMA WOOD FLOOR MAUFACTURERS INSTITUTE
OSHA OCCUPATIONAL SAFETY AND HAZARD ASSOC.
SDI STEEL DOOR INSTITUTE
SMACNA SHEET METAL AIR COND. CONTRACTORS ASSOC.
UL UNDERWRITERS LABORATORY
USGBC US GREEN BUILDING COUNCIL

GENERAL NOTES:

1. ALL PERMITS AND LICENSES SHALL BE SECURED BY THE CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MA STATE BUILDING CODE AND ALL OTHER CODES, ORDINANCES AND STANDARDS NOTED ABOVE. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS AND PROCEED AFTER THEY ARE RESOLVED.
2. CONTRACTOR AND ALL SUBS SHALL BE LICENSED AND SUPPLY PROOF OF ADEQUATE GENERAL LIABILITY AND WORKMANS COMP INSURANCE TO THE OWNER AND ARCHITECT.
3. CONTRACTOR SHALL PREPARE A SCHEDULE OF VALUES AND SUBMIT PERCENTAGES OF COMPLETION ALONG WITH THE MONTHLY REQUISITION FOR PAYMENT.
4. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, STRUCTURAL, MEP/FP, CIVIL AND LANDSCAPE WORK PERFORMED BY SUBCONTRACTORS IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DRAWINGS AND SUBMIT SHOP DRAWINGS DEMONSTRATING COORDINATION AND UNDERSTANDING.
5. ALL NOTATIONS AND INDICATIONS ON THE DRAWINGS APPLYING TO ONE AREA OR CONDITION SHALL APPLY TO OTHER SIMILAR AREAS OR CONDITIONS ON THE DRAWINGS UNLESS OTHERWISE NOTED.
6. PROVIDE SEALANT AT ALL INTERIOR AND EXTERIOR JOINTS, TYPICAL.
7. PROVIDE FLASHINGS AT ALL OPENINGS, WINDOWS, DOORS, CONNECTIONS AND TRANSITIONS TO INSURE A WATERTIGHT BUILDING WIDE INSTALLATION.
8. PROVIDE ALL ACCESS PANELS AS REQUIRED BY CODE AND REQUIRED BY ARCHITECTURAL, MEP/FP EQUIPMENT AND INSTALLATIONS WHETHER OR NOT INDICATED ON THE PLANS. ACCESS PANELS SHALL BE FLUSH AND LOCATIONS COORDINATED WITH THE ARCHITECT.
9. CONTRACTOR SHALL COORDINATE ALL SIZE AND LOCATIONS OF ALL SLAB AND WALL OPENINGS INCLUDING PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS OR PER COORDINATION WITH EACH TRADE.
10. ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS AND FLOORS SHALL BE FIRE STOPPED AND SMOKE SEALED WITH AN APPROVED RATED ASSEMBLY OR WITH MECHANICAL FIRE DAMPERS.

GEOTECHNICAL REPORT
1. IF APPLICABLE TO THE PROJECT REFER TO GEOTECHNICAL REPORT FOR EXCAVATION AND SUB SURFACE PREP, SHORING, FOUNDATION DESIGN AND WATERPROOFING RECOMMENDATIONS.

SITE WORK/EXISTING CONDITIONS
1. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AND/OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED. EXCAVATION AND SHORING SHALL BE DONE IN ACCORDANCE WITH OSHA REGULATIONS.
2. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE, DAMAGE TO ADJACENT PARCELS AND/OR FACILITIES TO REMAIN.
3. UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS: MAINTAIN AS REQUIRED FOR OCCUPIED FACILITIES AND/OR CAPPED/DISCONTINUED AS REQUIRED.
4. HAZARDOUS MATERIALS: IF ENCOUNTERED OWNER SHALL REMOVE UNDER A SEPARATE CONTRACT.
5. CONTRACTOR SHALL PROTECT ALL ON-SITE ITEMS AND MATERIALS FROM WEATHER AND MOISTURE. THIS INCLUDES PROTECTING THE BUILDING FROM WEATHER AND MOISTURE THROUGHOUT THE COURSE OF CONSTRUCTION DURING WHICH TIMES THE BUILDING IS EXPOSED.
6. CONTRACTOR SHALL IMPLEMENT A STRATEGY FOR DRYING MATERIALS AND PRODUCTS PRIOR TO INSTALLATION WHICH MAY HAVE A HIGH MOISTURE CONTENT.

DEMOLITION, CONSTRUCTION WASTE MANAGEMENT, NOISE MITIGATION, DUST
1. OFFSITE DISPOSAL SHALL BE DEPOSITED, RECYCLED OR RECLAIMED IN A LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL MITIGATE TO THE EXTENT POSSIBLE DUST, DEBRIS AND NOISE THROUGHOUT THE DEMOLITION AND CONSTRUCTION PROCESS. THE SITE SHALL BE MAINTAINED IN AN ORDERLY CONDITION ON A DAILY BASIS INCLUDING ALL SURROUNDING AREAS AND ADJACENT PARCELS AFFECTED BY THE SCOPE OF WORK.

1 GENERAL NOTES
1/4" = 1'-0"

DS
APPROVED
Design Review
Date
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

DRAWING INDEX

		PERMIT SET	CONSTRUCTION				
CIVIL							
1 OF 1	SUBDIVISION PLAN	■					
1 OF 1	PROPOSED PLOT PLAN	■					
1 OF 1	PROPOSED SITE PLAN	■					
1 OF 1	PLANTING PLAN	■					
ARCHITECTURE							
A-001	COVER SHEET & GENERAL NOTES	■					
A100	BASEMENT & FOUNDATION PLAN & WALL TYPES	■					
A101	FIRST & SECOND FLOOR PLANS & SCHEDULES	■					
A102	ATTIC & ROOF PLANS & INTERIOR ELEVATIONS	■					
A201	BASEMENT & FIRST FLOOR REFLECTED CEILING PLANS	■					
A202	SECOND & ATTIC FLOOR REFLECTED CEILING PLANS	■					
A300	STREET ELEVATION	■					
A301	GARAGE SIDE ELEVATION & BUILDING SECTION	■					
A302	REAR & LIVING ROOM SIDE ELEVATIONS	■					
A400	BUILDING SECTION & WALL SECTION	■					
STRUCTURAL							
S-1	FOUNDATION FLOOR & ROOF FRAMING PLANS	■					
S-2	SECTIONS & DETAILS	■					
S-3	CONCRETE & TYPICAL DETAILS	■					
S-4	WOOD FRAMING DETAILS	■					
S-5	STRUCTURAL MATERIALS & NOTES	■					
S-6	STRUCTURAL MATERIALS AND NOTES II & DECK DETAILS	■					

2 LIST OF DRAWINGS
12" = 1'-0"

SPALDING TOUGIAS ARCHITECTS, INC.
WWW.STA-INC.COM
46 Waltham Street, Suite 2A
Boston, Massachusetts 02118
617-542-4522

Kinsale Lane Sub-Division

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No.7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

A001

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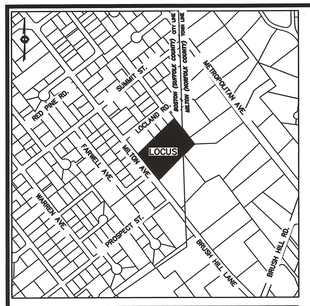
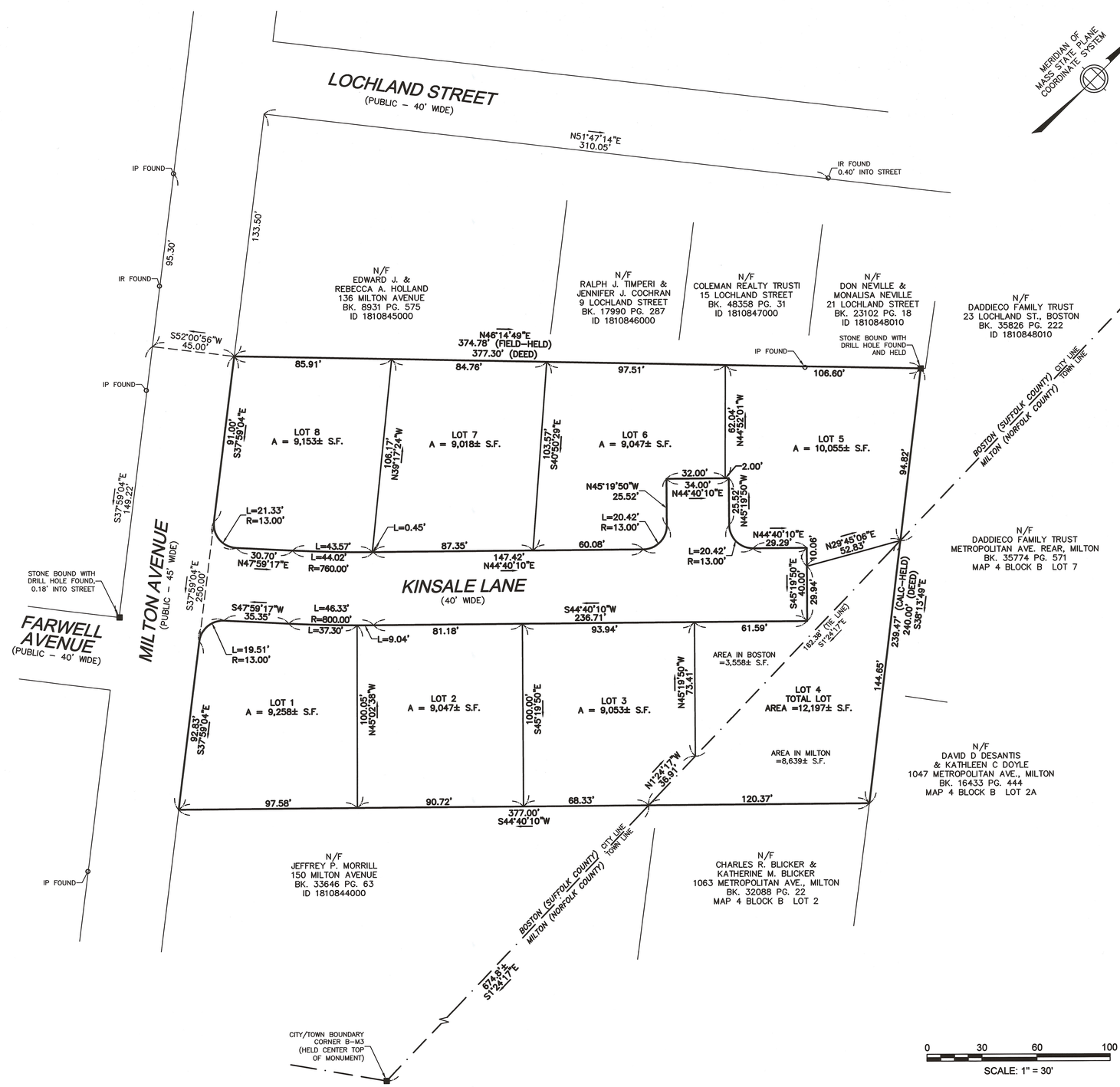


VICINITY MAP – NOT TO SCALE



RESERVED FOR REGISTERS USE ONLY

0 30 60 100

SCALE: 1" = 30'

NOTES:

INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AN ON–THE GROUND FIELD SURVEY PERFORMED BETWEEN APRIL 13, 2016 AND MAY 03, 2018, BY DESIGN CONSULTANTS, INC. (DCI).

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
MATTHEW LOWRY
No. 49625
PROFESSIONAL LAND SURVEYOR

P.L.S. Matthew Lowry

MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625

DATE 7-2-2018

LOCUS TITLE INFORMATION

MILTON AVENUE

OWNER:	MOLLIE FEENEY
DEED REFERENCE:	BK. 8953 PG. 241
PLAN REFERENCE:	BK. 7067 PG. 145
ASSESSORS:	PARCEL ID 1810844001

Copyright 2018 Design Consultants, Inc.

P:\2016 Projects\2016–028 Milton Ave Boston\Dwg_SURVEYING\2016–028sd.dwg

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1"= 30'
VERT: _____

NO.	DATE	BY	REVISIONS

FIELD: LG
CALCS: ML
CHECKED: DG
APPROVED: ML

SUBDIVISION PLAN

KINSALE LANE

LAND LOCATED IN
BOSTON (HYDE PARK) AND MILTON, MA.
SURVEYED FOR
THE KEOHANE COMPANY

PROJECT NO. 2016–028
DATE: MAY 4, 2018
SHEET NO. 1 OF 1

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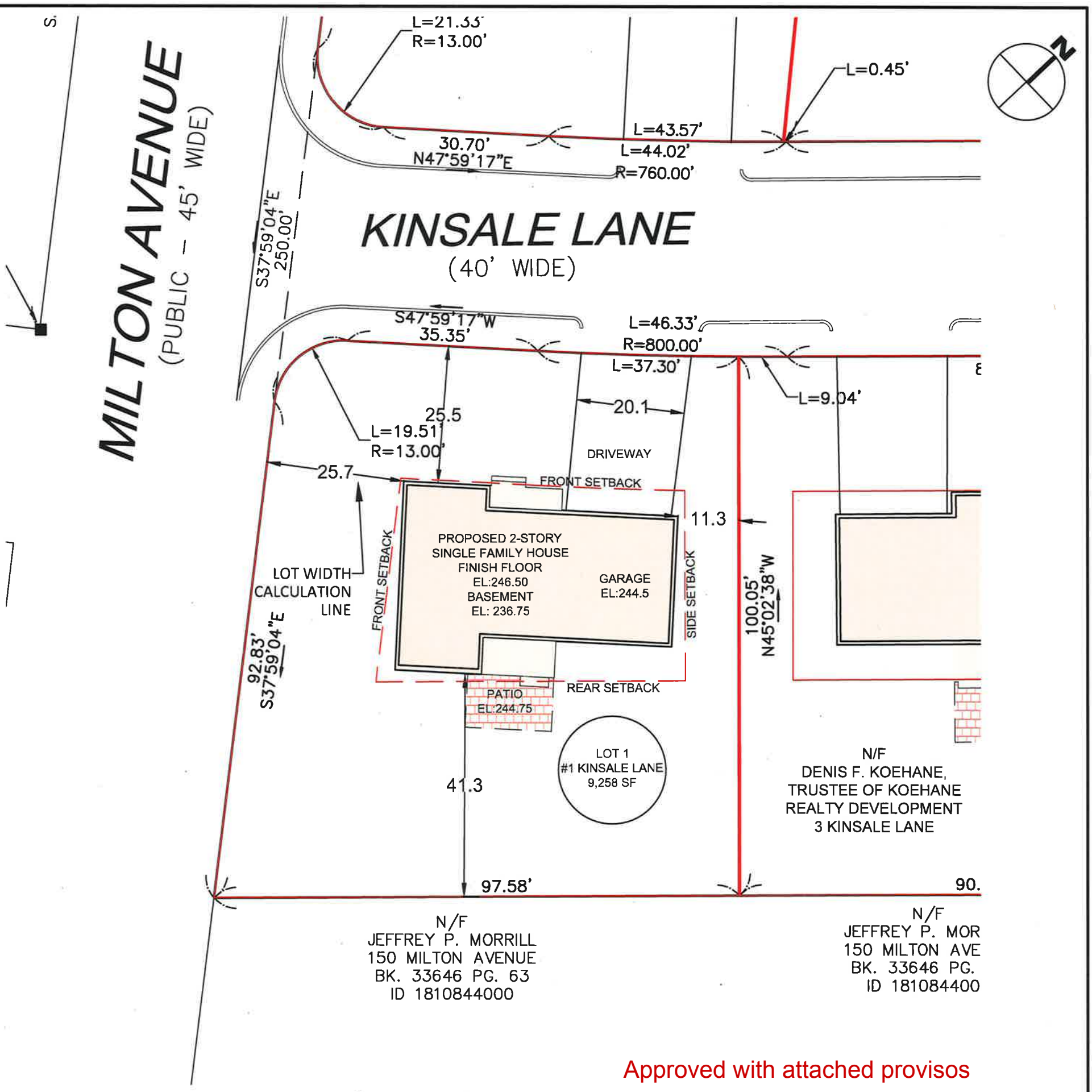

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

HYDE PARK NEIGHBORHOOD DISTRICT
ONE-FAMILY RESIDENTIAL SUBDISTRICT
(1F-9000)

LOT 1		
	REQUIRED	PROPOSED
LOT AREA	9,000 SF	9,258 SF
LOT FRONTAGE	70 LF	185 LF
FRONT SETBACK	25 LF	25.5 LF
SIDE SETBACK	10 LF	11.3 LF
REAR SETBACK	40 LF	41.3 LF
LOT WIDTH	70 LF	88 LF
FAR	0.3	0.23
OPEN SPACE	1,865 SF	7,089 SF

*OPEN SPACE IS ALL LOT AREA EXCLUDING BUILDING & DRIVEWAYS

OWNER: DENIS F. KOEHANE, TRUSTEE OF KOEHANE REALTY DEVELOPMENT

DEED REFERANCE: SUFFOLK COUNTY REGISTRY OF DEEDS - BOOK 59087 / PAGE 32

REFERNACE PLAN: SUFFOLK COUNTY REGISTRY OF DEEDS - PLAN YEAR 2021 / PLAN 266

DS
APPROVED
Design Section
BOSTON REDEVELOPMENT AUTHORITY
Design Review
for the
Board of Appeal
Signature

07/14/2023

ROBERT E. SMITH JR. No. 35794 PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS
10-5-21

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 1
1 KINSALE LANE,
BOSTON, MA

SHEET NAME
CERTIFIED PLOT PLAN

SHEET NO.
C101

DR BY:	SBS
CHK BY:	RS
PROJ NO:	2016-028
DATE:	10-5-2021
SCALE:	1" = 20'

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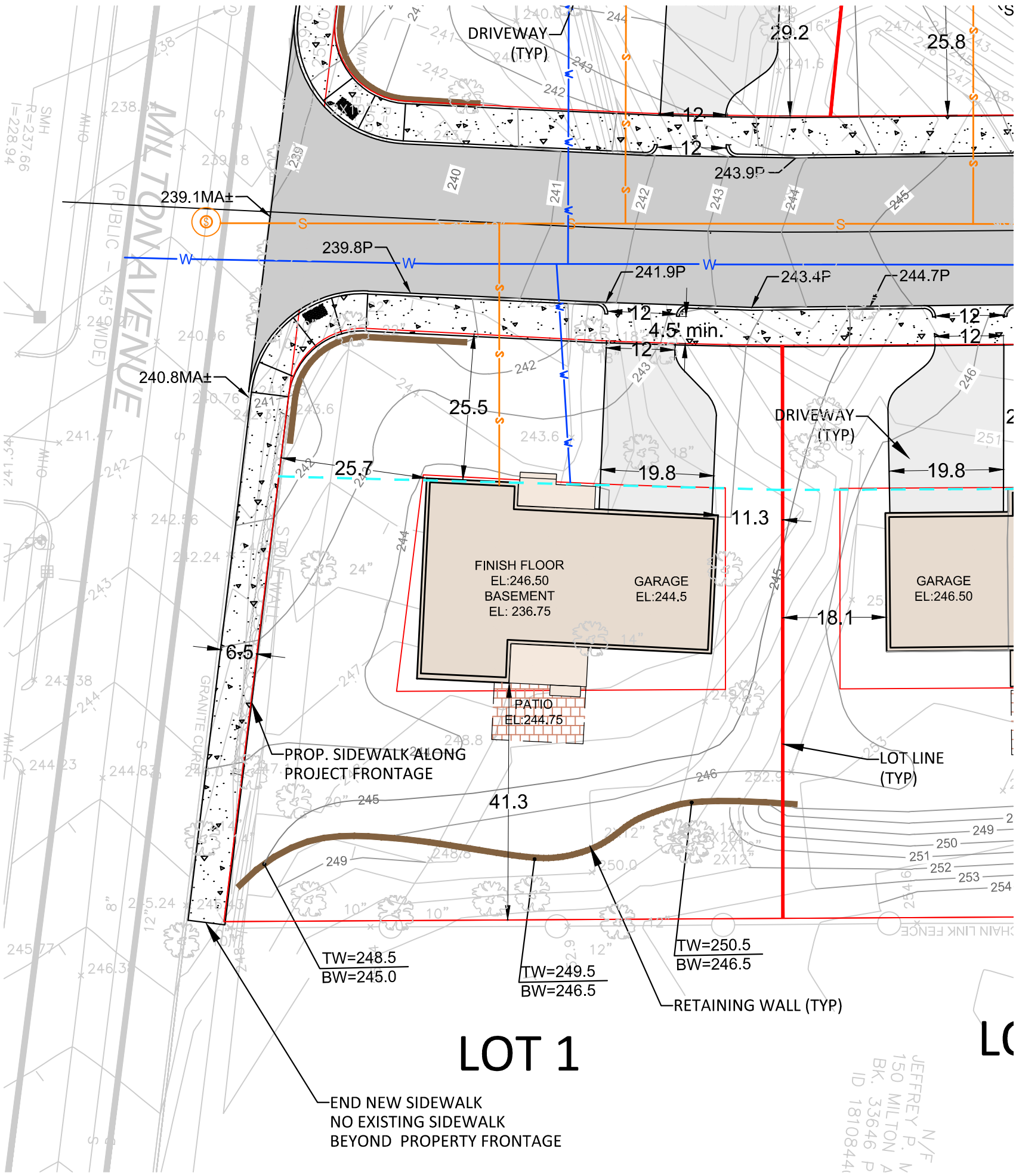

LOT 1	
LOT AREA	9258 SF
LOT FRONTAGE	82.4 LF
RIGHT SIDE	102.6 LF
LEFT SIDE	100.1 LF
REAR	97.6 LF
LOT WIDTH	88 LF
OPEN SPACE	7089 SF (77%)

*OPEN SPACE IS ALL LOT AREA EXCLUDING BUILDING & DRIVEWAYS

DS

APPROVED

Design Section
BOSTON REDEVELOPMENT AUTHORITY

Design Review for the Board of Appeal

Signature

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

07/14/2023

LEGEND

- PROPOSED HOUSE
- PROPOSED WALL
- PROPOSED DECK
- PROPOSED DRIVEWAYS
- PROPOSED ROAD
- PROPOSED CONCRETE
- LIMIT OF WORK
- PROPOSED PATIO
- PROPOSED COVERED PORCH
- LOT WIDTH

ACRONYMS

TW	TOP OF WALL
BW	BOTTOM OF WALL
MA	MATCH
P	PAVEMENT
BOTTOM	BOTTOM OF SLOPE
TOP	TOP OF SLOPE

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 38408
REGISTERED
PROFESSIONAL ENGINEER

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 1
KINSALE LANE,
BOSTON, MA

SHEET NAME: SITE PLAN

SHEET NO.: C101

DR BY:	MH
CHK BY:	SBS
PROJ NO:	2016-028
DATE:	04-06-2021 Rev. 04-28-22
SCALE:	1" = 20'

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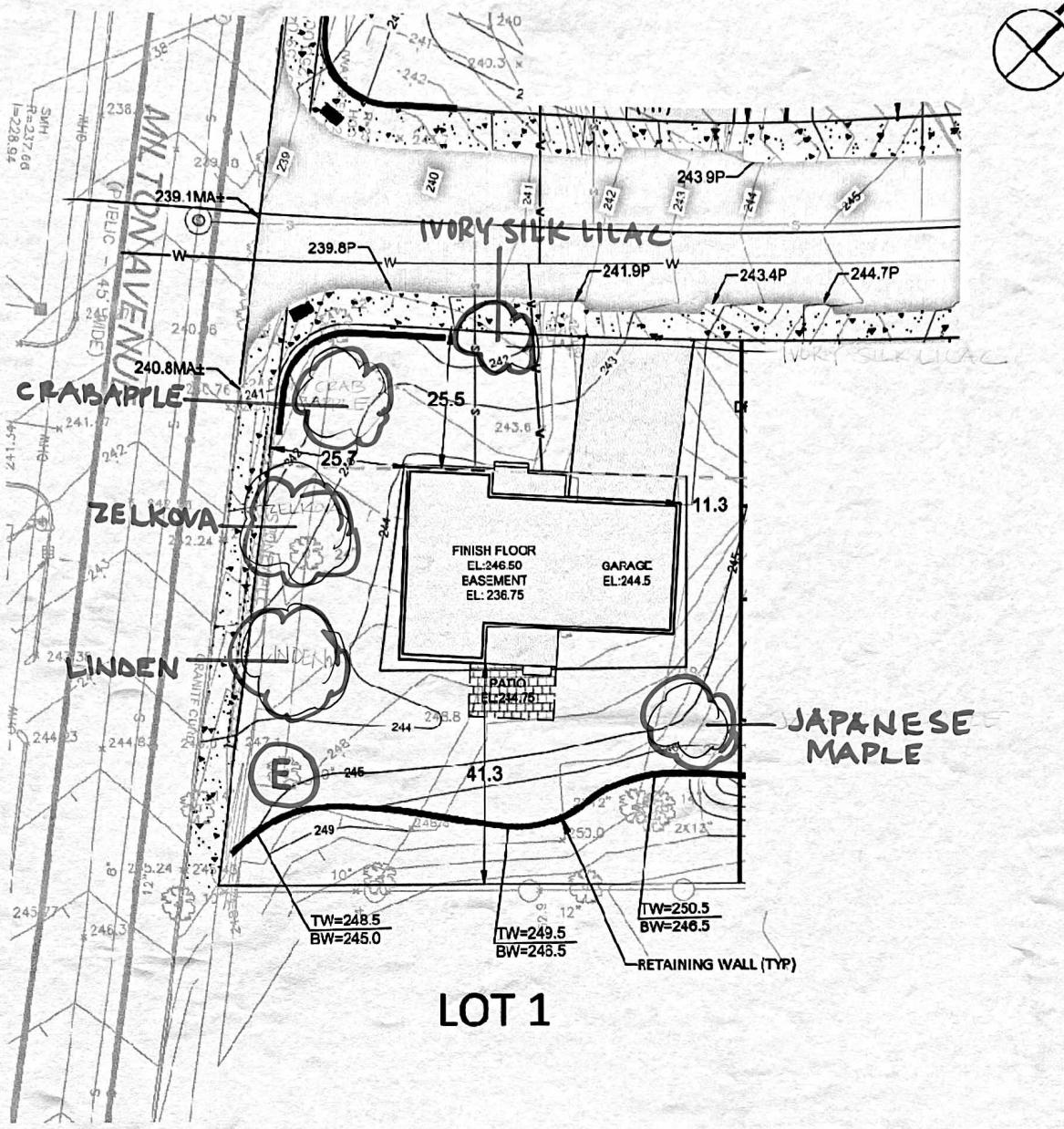

LOT 1

DS

APPROVED

Design Section
BOSTON REDEVELOPMENT AUTHORITY

Design Review for the Board of Appeal

Signature

0 10 20 40 Feet
1"=20'

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

07/14/2023

SYMBOLS:
(E) - EXISTING TREE TO SAVE IF POSSIBLE

	LOT 1 KINSALE LANE, BOSTON, MA	SHEET NAME PLAN OF PROPOSED TREES	SHEET NO.	DR BY: K. MACCHI / MOLLOY CHK BY: PROJ NO: DATE: 9/18/22 SCALE: 1" = 20'

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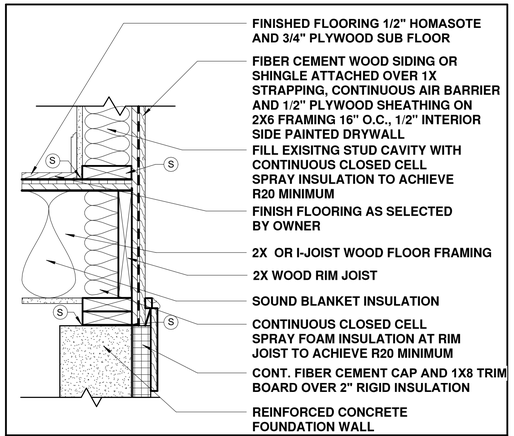
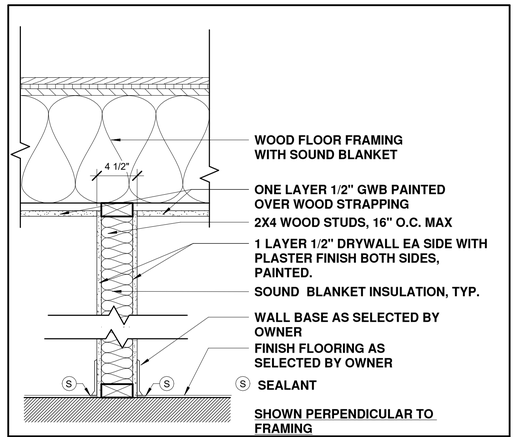
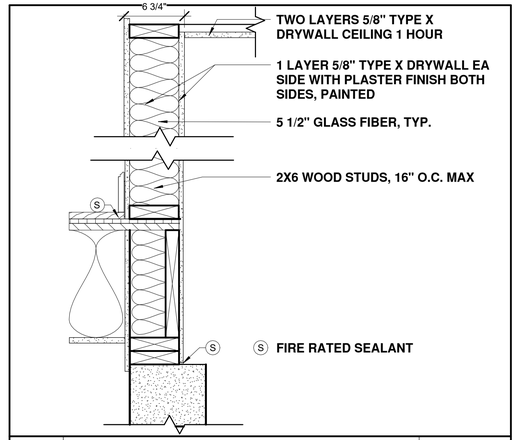


1	EXTERIOR WALL/FLOOR	
	R VALUE: 20 MINIMUM	

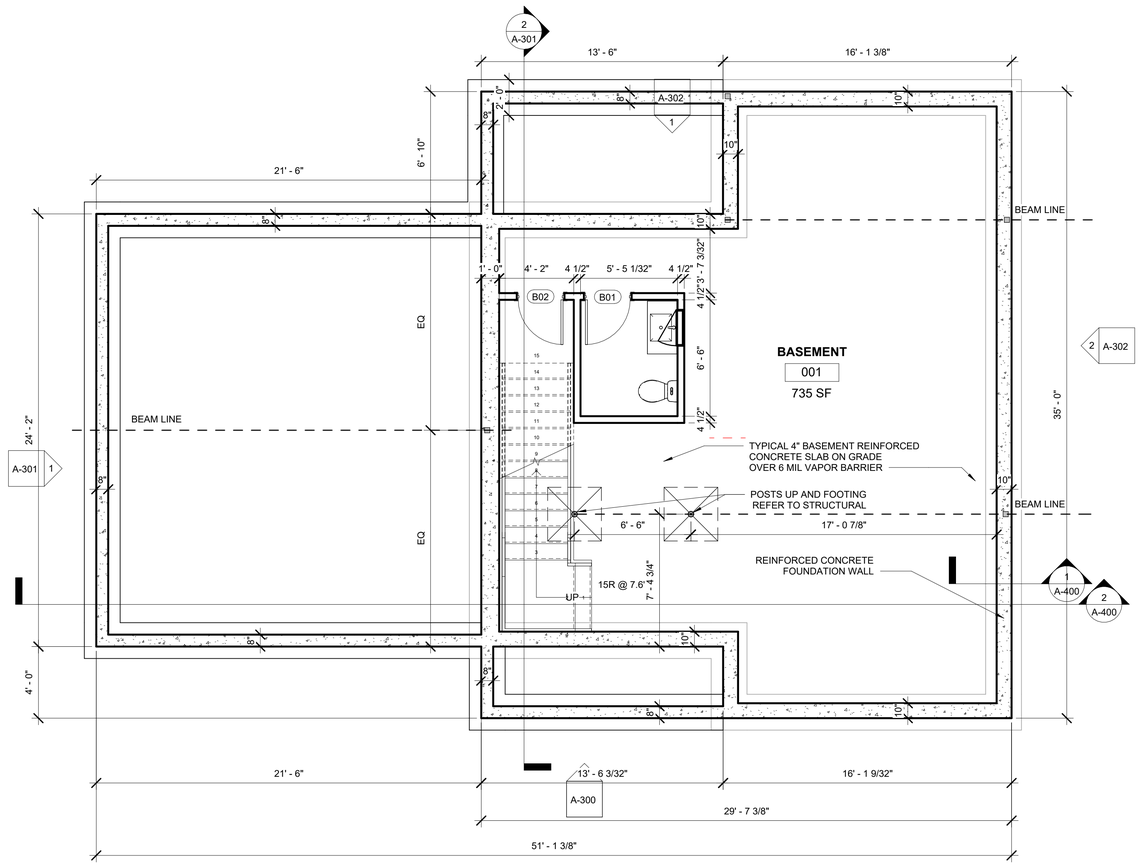


2	INTERIOR WALL	
SIDE 1	1 LAYER 1/2" DRYWALL	
SIDE 2	1 LAYER 1/2" DRYWALL	



3	1 HR GARAGE SEPARATION	U309
SIDE 1	1 LAYER 5/8" TYPE X DRYWALL	
SIDE 2	1 LAYER 5/8" TYPE X DRYWALL	

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



FOUNDATION PLAN NOTES:

REFER TO BOMBARDIER STRUCTURAL ENGINEERING DRAWINGS FOR FOUNDATION, FOOTING AND COLUMN/POST SIZES AND REINFORCEMENT

.

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Kinsale Lane Sub-Division

Hyde Park

No.	Date	Revision

Seal

REGISTERED ARCHITECT GEORGE E. TOUGIAS No. 7468 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

Drawing Title

LOT 1 TYPE A BASEMENT & FOUNDATION PLAN & WALL TYPES

Project No. STA2019KEO
Date 08 02 21
Scale As indicated
Drawn By GET
Checked By CT
Drawing No. A100

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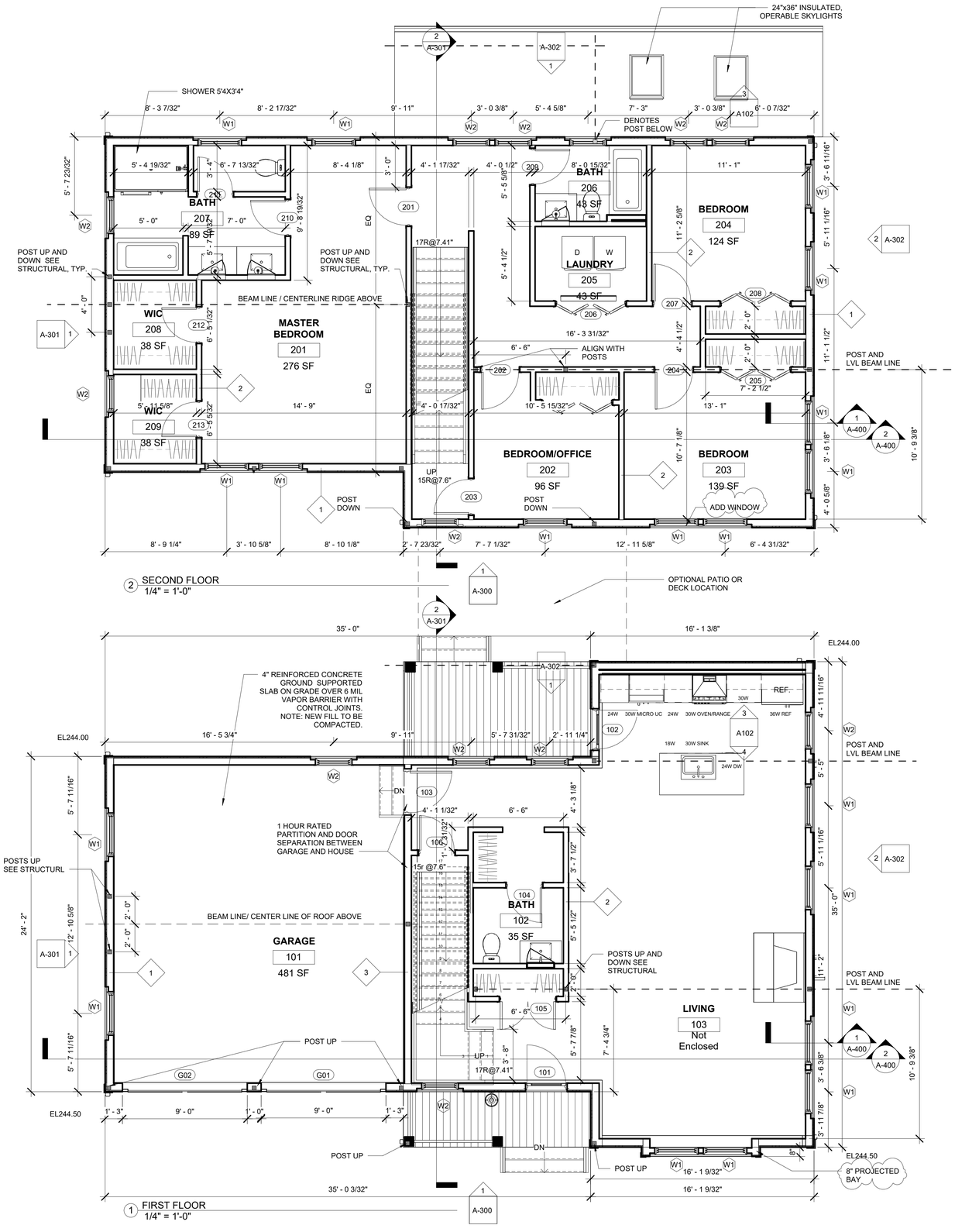
Door Schedule						
Level	Mark	Width	Height	Door Material	Frame Type	Comments
BASEMENT	B01	2' - 6"	6' - 8"	WD	WD	
BASEMENT	B02	2' - 6"	6' - 8"	WD	WD	
GARAGE	G01	9' - 0"	8' - 0"	WD	WD	
GARAGE	G02	9' - 0"	8' - 0"	WD	WD	
FIRST FLOOR	101	3' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	102	3' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	103	3' - 0"	6' - 8"	WD OR HM 1 HR	WD OR HM 1 HR	1HR DOOR & FRAME
FIRST FLOOR	104	2' - 6"	6' - 8"	WD	WD	
FIRST FLOOR	105	4' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	106	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	107	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	201	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	202	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	203	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	204	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	205	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	206	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	207	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	208	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	209	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	210	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	211	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	212	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	213	2' - 6"	6' - 8"	WD	WD	

Room Schedule							
Level	Number	Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
BASEMENT	001	BASEMENT	CONCRETE	VINYL	PT BATH	PAINT GWB	TILE AT BATH
FIRST FLOOR	101	GARAGE	CONCRETE	VINYL	PAINT	PAINT GWB	1 HR CEILING
FIRST FLOOR	102	BATH	TILE	TILE	TILE/PT	PAINT GWB	CEMENT BOARD AT WET WALL
FIRST FLOOR	103	LIVING	WOOD	WOOD/PT	PAINT	PAINT GWB	
SECOND FLOOR	201	MASTER BEDROOM	WOOD	WOOD/PT	PAINT	PAINT GWB	
SECOND FLOOR	202	BEDROOM/OFFICE	WOOD	WOOD/PT	PAINT	PAINT GWB	
SECOND FLOOR	203	BEDROOM	WOOD	WOOD/PT	PAINT	PAINT GWB	
SECOND FLOOR	204	BEDROOM	WOOD	WOOD/PT	PAINT	PAINT GWB	
SECOND FLOOR	205	LAUNDRY	VINYL	VINYL	PAINT	PAINT GWB	
SECOND FLOOR	206	BATH	TILE	TILE	PAINT	PAINT GWB	CEMENT BOARD AT WET WALL
SECOND FLOOR	207	BATH	TILE	TILE	PAINT	PAINT GWB	CEMENT BOARD AT WET WALL
SECOND FLOOR	208	WIC	WOOD	WOOD/PT	PAINT	PAINT GWB	
SECOND FLOOR	209	WIC	WOOD	WOOD/PT	PAINT	PAINT GWB	
ATTIC	210	ATTIC	PLYWOOD	-	PT/GWB	PAINT GWB	
ATTIC	211	ATTIC	PLYWOOD	-	PT/GWB	PAINT GWB	



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Hyde Park

No.	Date	Revision
1	9 22 01	BPDA REVIEW

Seal

REGISTERED ARCHITECT GEORGE E. TOUGIAS No. 7488 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE A FIRST & SECOND FLOOR PLANS & SCHEDULES

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GET
Checked By CT
Drawing No. A101

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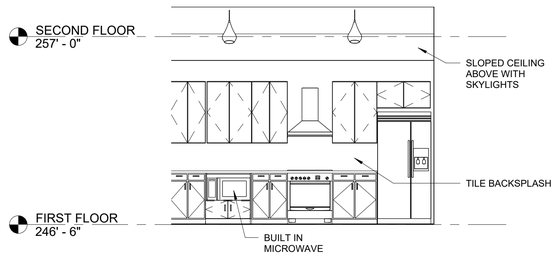
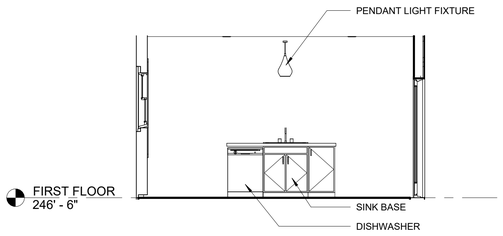
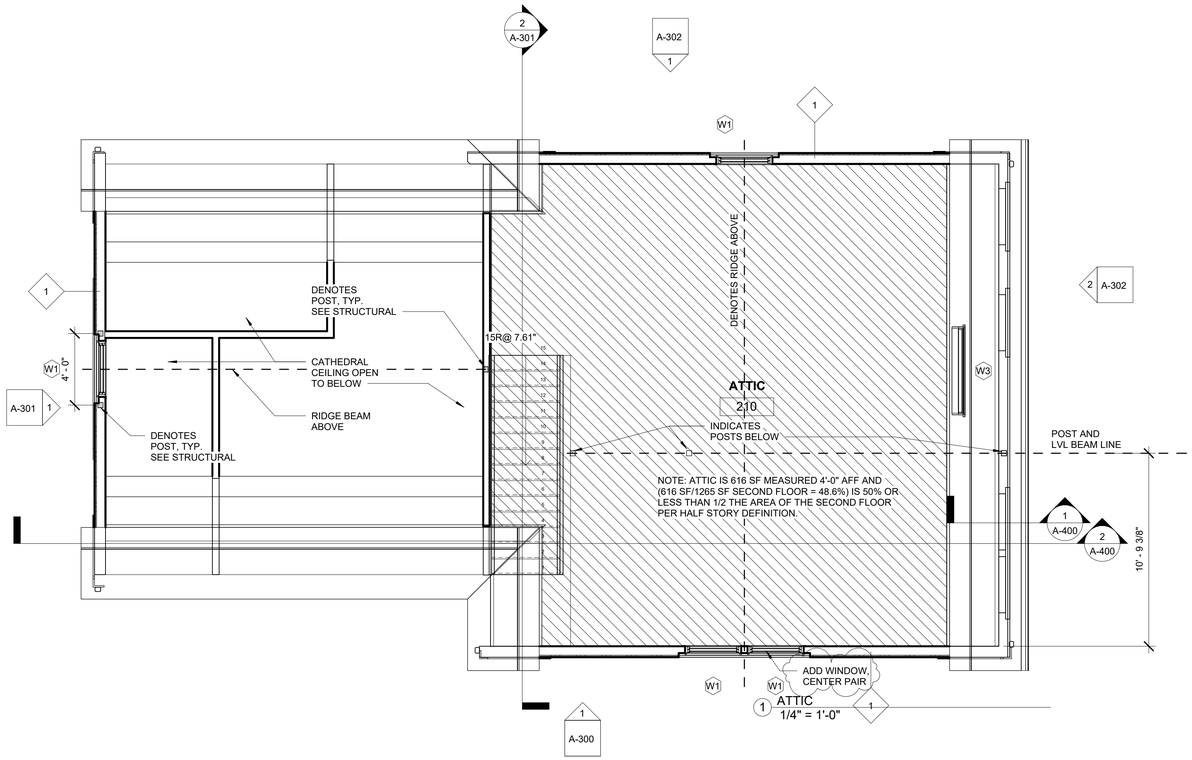
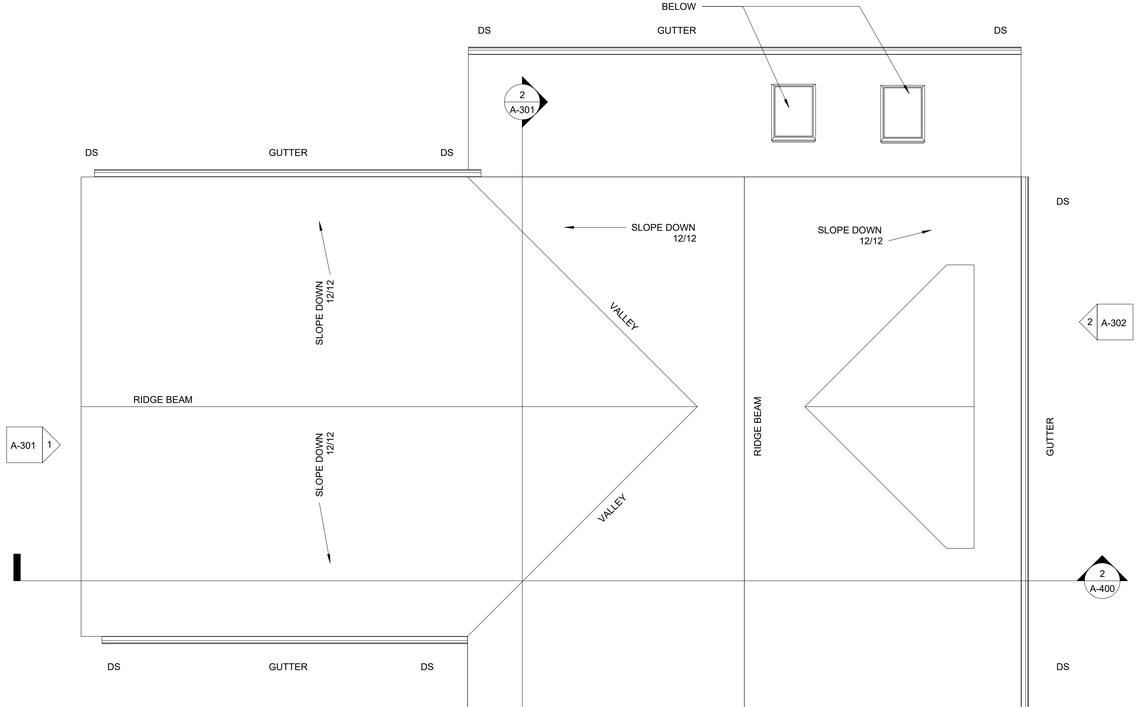


3 KITCHEN ELEVATION 1
1/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
1/4" = 1'-0"





ROOF GENERAL NOTES:
1. PROVIDE CONTINUOUS 30" WIDE PERIMETER ICE AND WATERSHIELD
2. PROVIDE CONTINUOUS ALUMINUM EAVE FLASHING WITH DRIP EDGE
3. PROVIDE CONTINUOUS ASPHALT SHINGLE VALLEY AND COPPER FLASHING. IN ADDITION ALTERNATE LAP COURSES FROM EACH SIDE OF VALLEY AND EXTEND 12" BEYOND VALLEY CENTERLINE.
4. PROVIDE CONTINUOUS STEP FLASHING AND CRICKETS IF NECESSARY AT DORMERS
5. PROVIDE ROOF JACKETS WITH NEOPRENE GASKETS TO SEAL ALL PLUMBING, MECHANICAL AND ALL OTHER ROOF PENETRATIONS.
6. PROVIDE CONTINUOUS EAVE AND RIDGE VENTING (NOT REQUIRED WITH CLOSED CELL INSULATION).
7. GUTTERS SHALL BE 6" ALUMINUM WITH SUPPORTING BRACKETS 48" O.C. WITH MATCHING RECTANGULAR ALUMINUM DOWNSPOUTS STRAPPED TO SIDING AT TOP, MIDDLE AND BOTTOM MINIMUM

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

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE A ATTIC PLAN & ROOF PLAN & INTERIOR ELEVATIONS

Project No.	STA2019KEO
Date	08 02 21
Scale	1/4" = 1'-0"
Drawn By	GET
Checked By	CT
Drawing No.	A102

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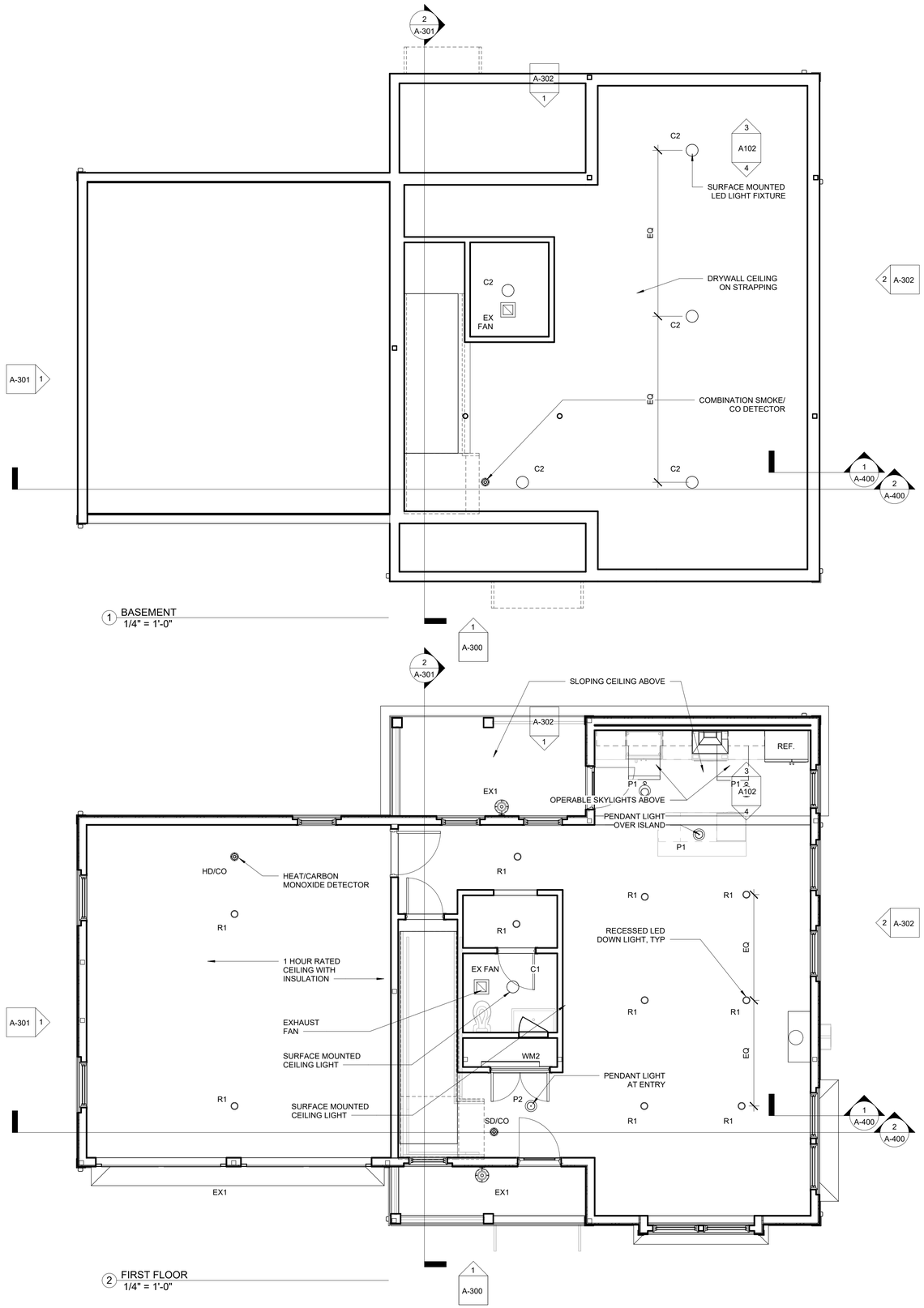

1 BASEMENT
1/4" = 1'-0"

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

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No. 7468
BOSTON
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Drawing Title

BASEMENT & FIRST FLOOR REFLECTED CEILING PLANS UNIT TYPE A

Project No. STA2019KEO
Date 08 21 21
Scale 1/4" = 1'-0"
Drawn By GET
Checked By CT
Drawing No. A201

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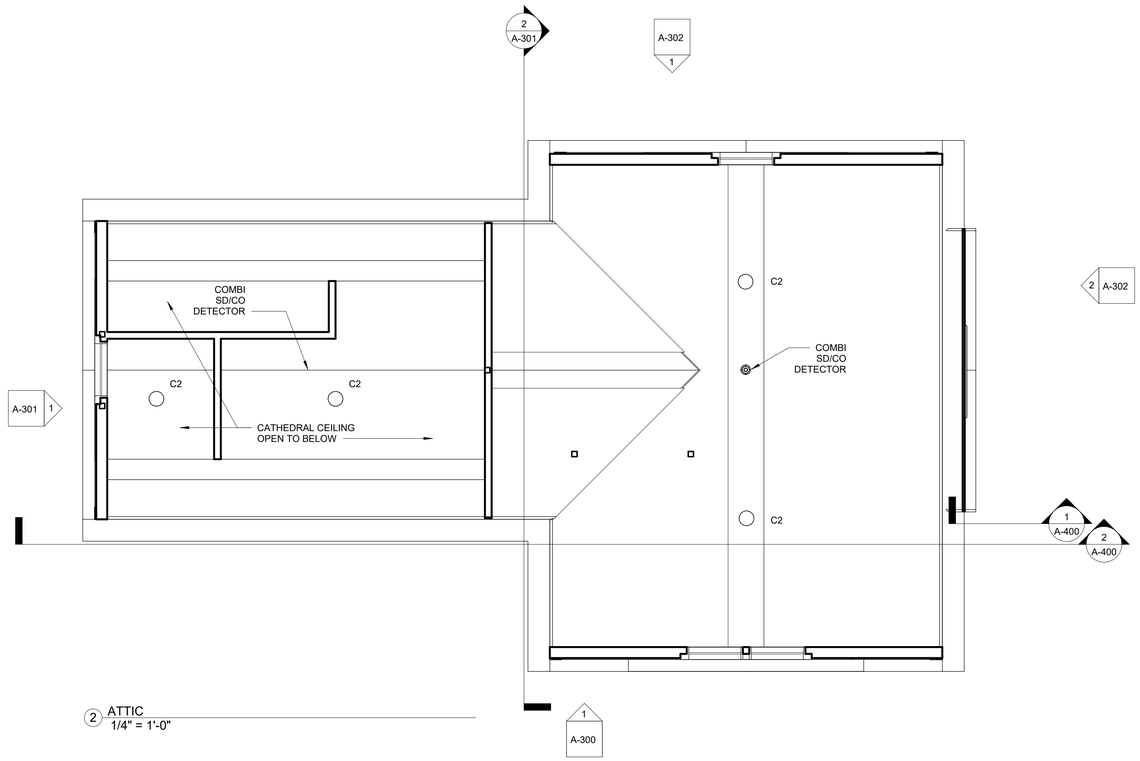
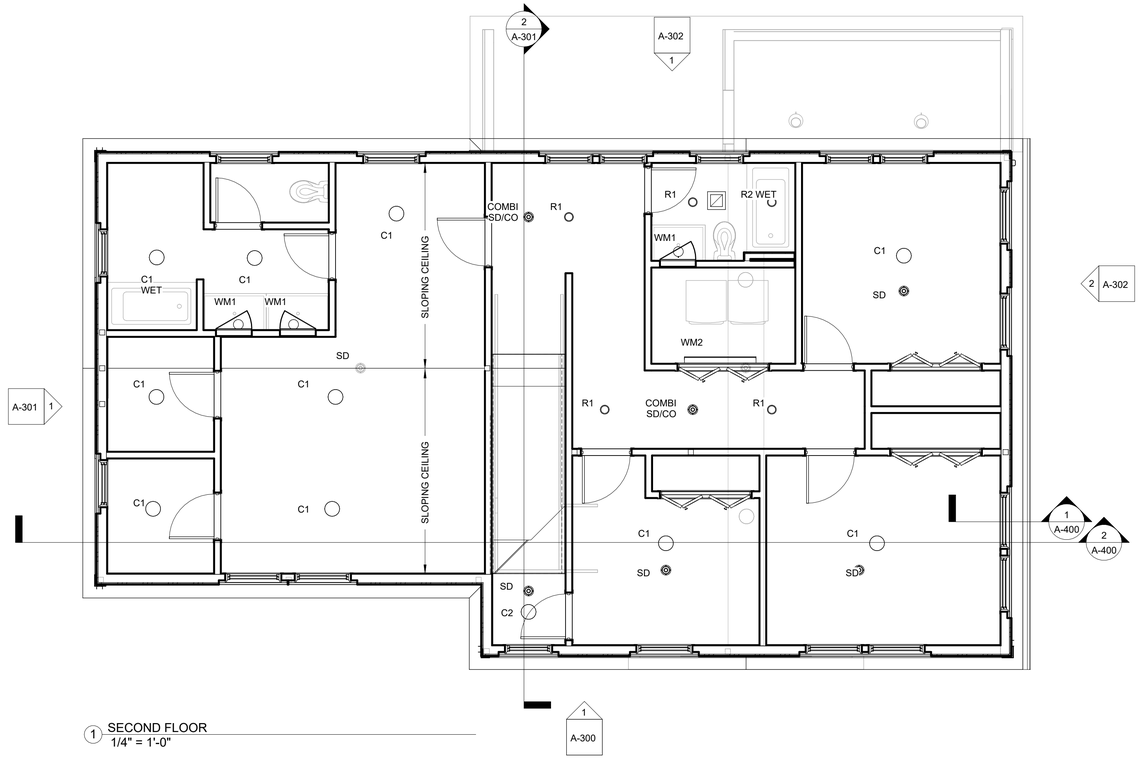


2 ATTIC
1/4" = 1'-0"



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

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No. 7468
BOSTON
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COMMONWEALTH OF MASSACHUSETTS

Drawing Title

SECOND & ATTIC FLOOR REFLECTED CEILING PLANS

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GET
Checked By CT
Drawing No. A202

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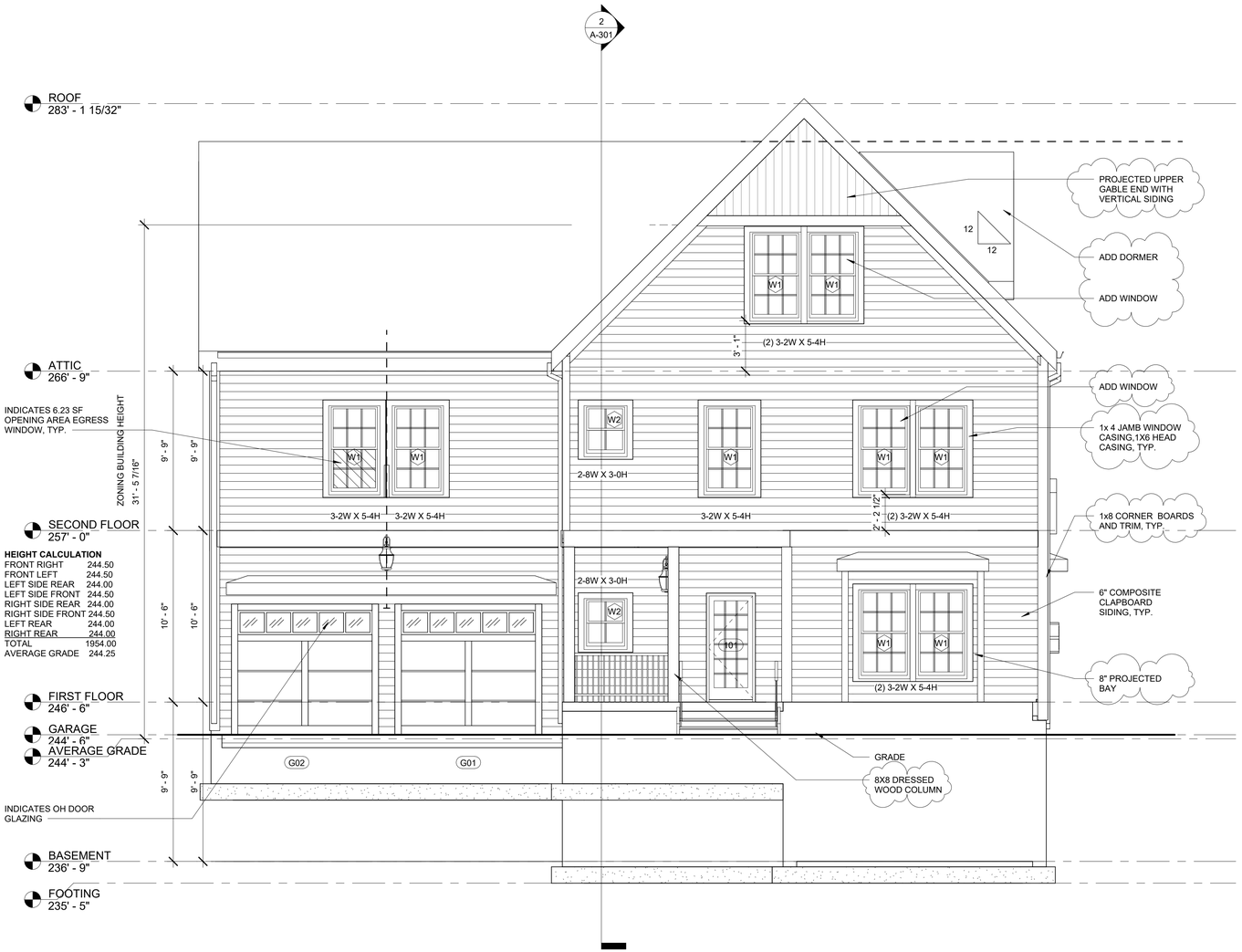

HEIGHT CALCULATION

FRONT RIGHT	244.50
FRONT LEFT	244.50
LEFT SIDE REAR	244.00
LEFT SIDE FRONT	244.50
RIGHT SIDE REAR	244.00
RIGHT SIDE FRONT	244.50
LEFT REAR	244.00
RIGHT REAR	244.00
TOTAL	1954.00
AVERAGE GRADE	244.25

1 STREET ELEVATION
1/4" = 1'-0"

DS
APPROVED
Design Review
BOSTON REDEVELOPMENT AUTHORITY
Design Review
by the
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

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REGISTERED ARCHITECT
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No. 7468
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Drawing Title

TYPE A STREET ELEVATION LOT 1, 1 KINSALE

Project No.	STA2019KEO
Date	08 02 21
Scale	1/4" = 1'-0"
Drawn By	GET
Checked By	CFT
Drawing No.	A-300

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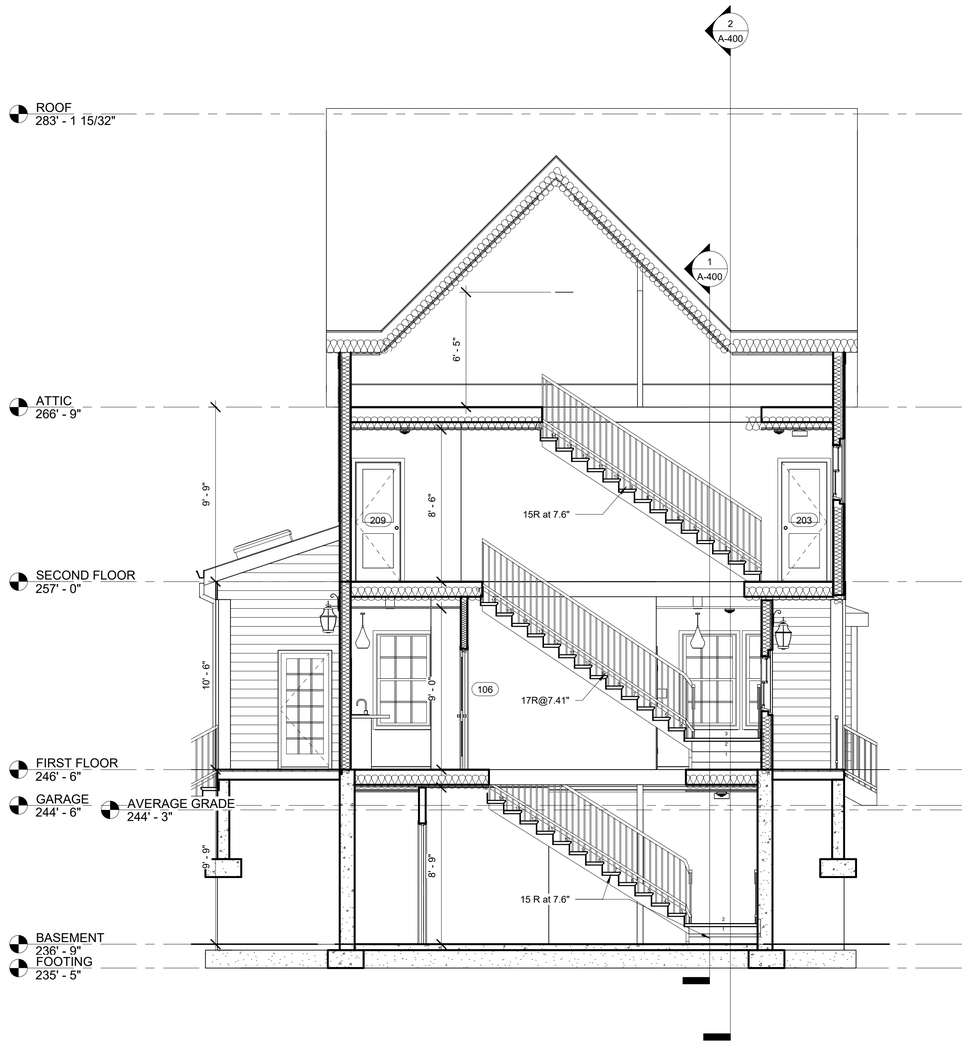
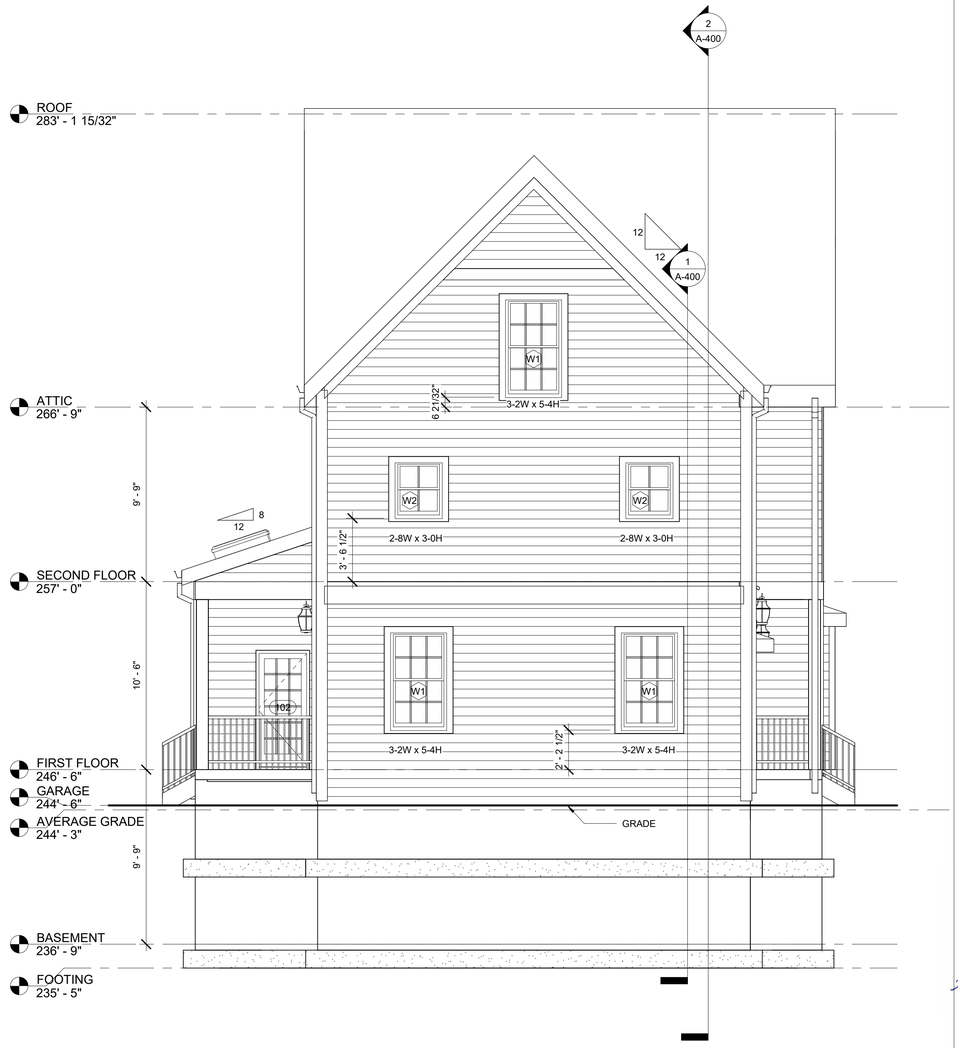


2 Section 1
1/4" = 1'-0"



1 GARAGE SIDE ELEVATION
1/4" = 1'-0"

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Design Review
BOSTON REDEVELOPMENT AUTHORITY
Design Review
Board of Appeal
Signature

07/14/2023

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REGISTERED ARCHITECT
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No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE A GARAGE SIDE ELEVATION & BUILDING SECTION

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GET
Checked By CT
Drawing No. A-301

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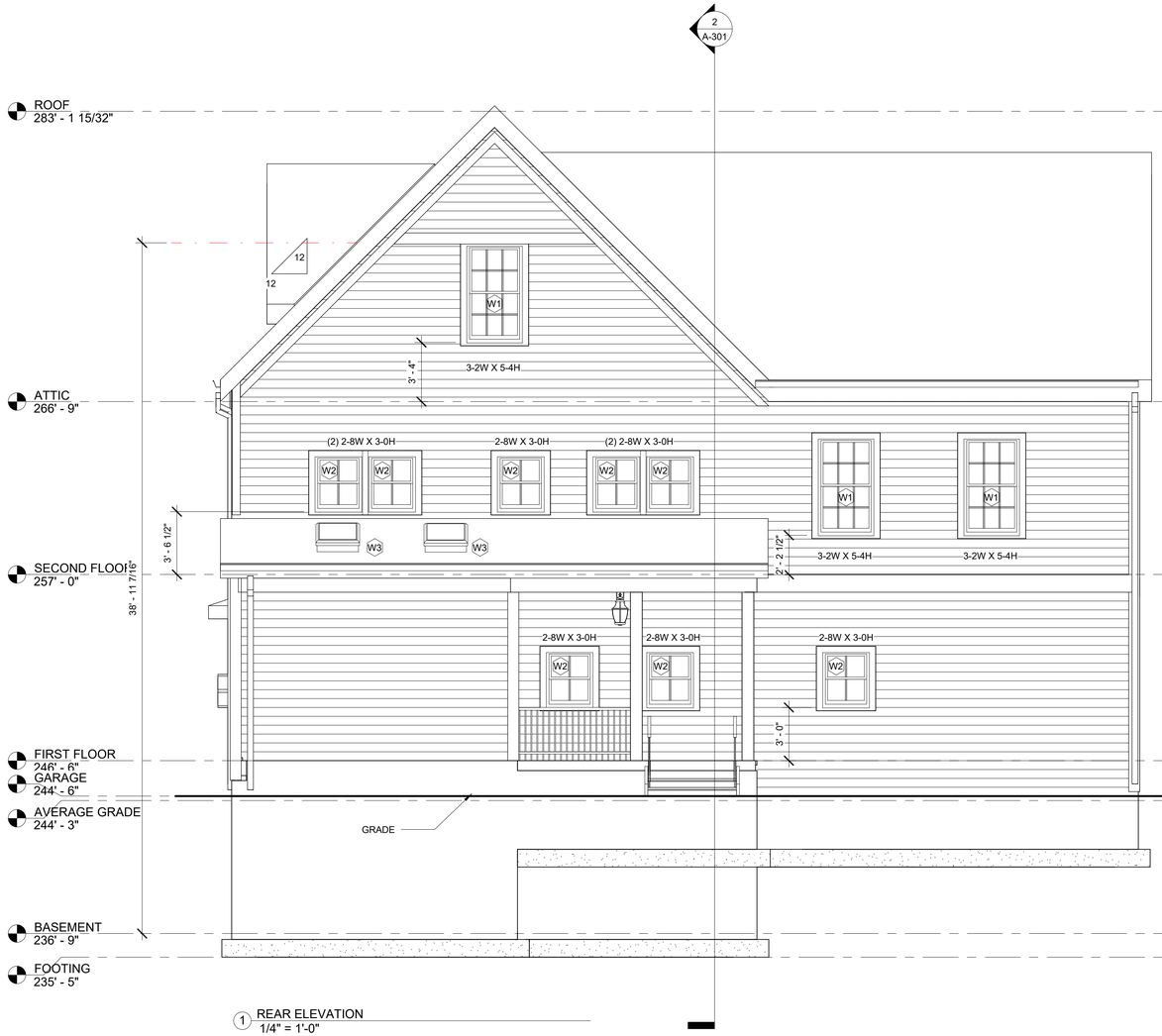
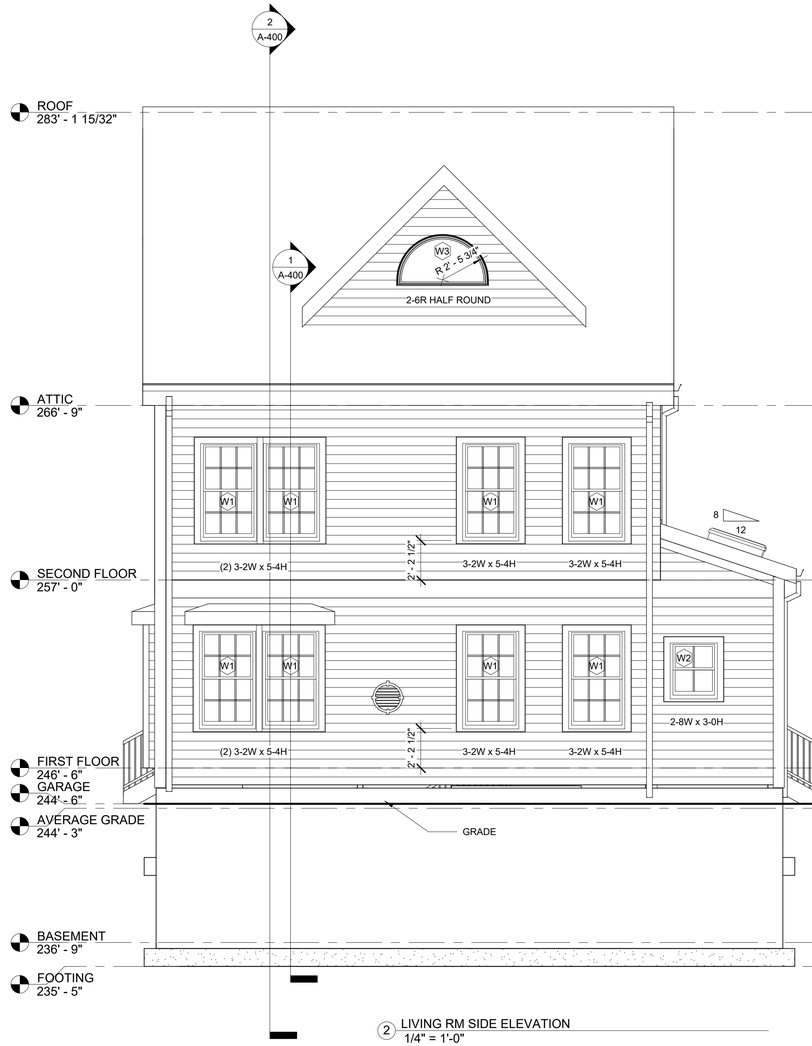


1 REAR ELEVATION
1/4" = 1'-0"



2 LIVING RM SIDE ELEVATION
1/4" = 1'-0"

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Design Review
BOSTON REDEVELOPMENT AUTHORITY
Design Review
Board of Appeal
Signature

07/14/2023

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE A REAR & LIVING ROOM SIDE ELEVATIONS LOT 1, 1 KINSALE

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GET
Checked By CT
Drawing No. A-302

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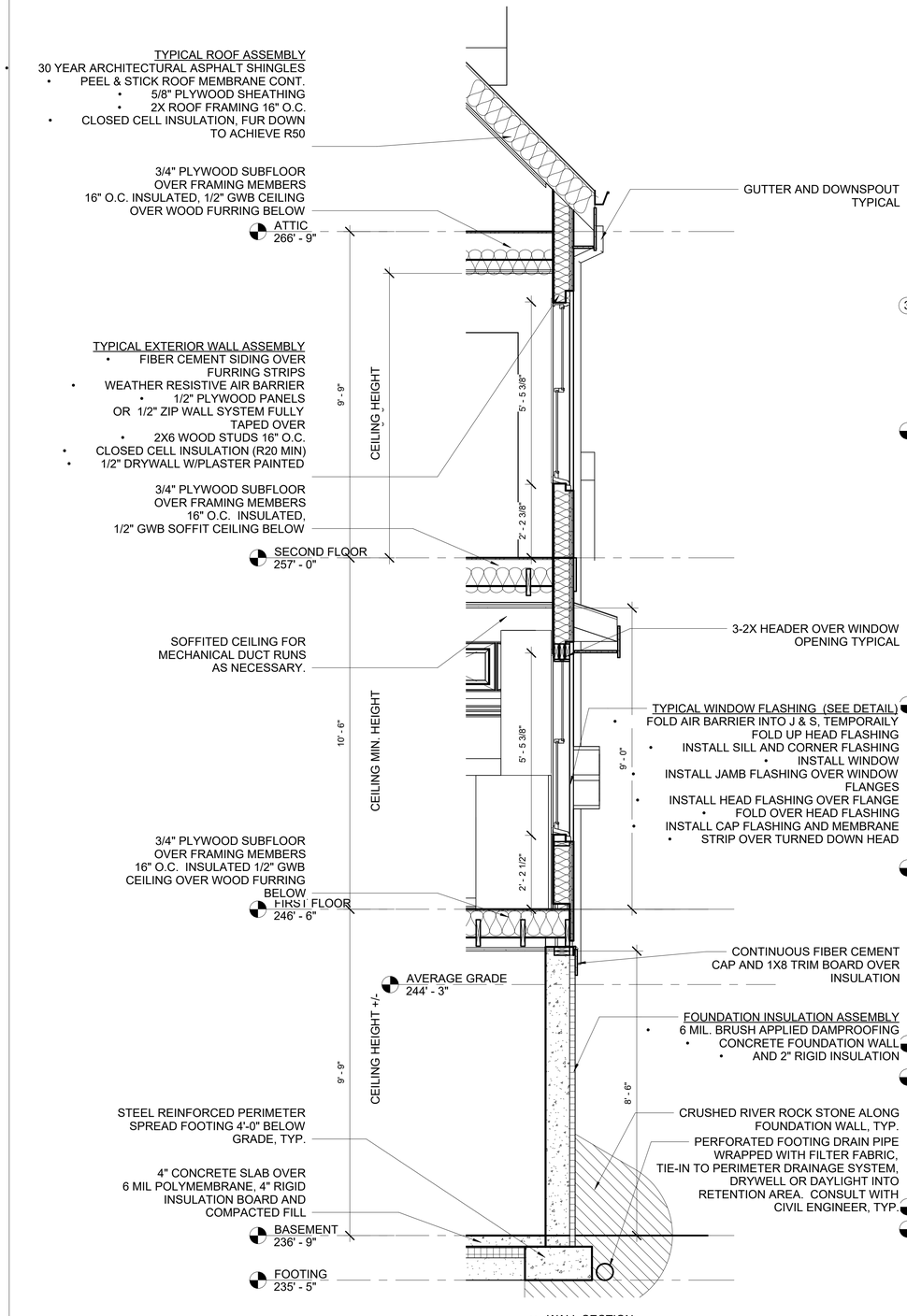
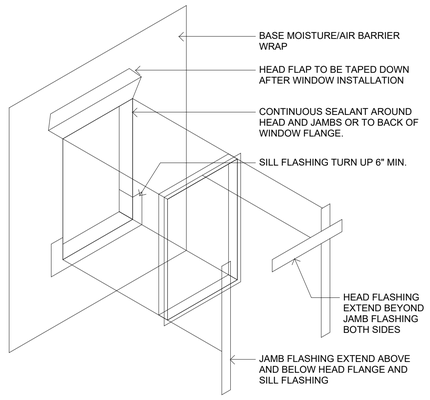
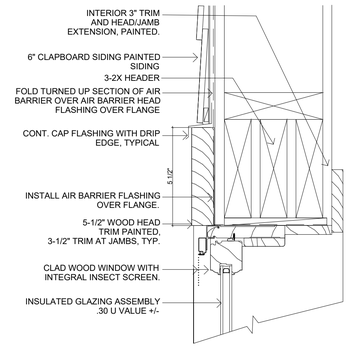


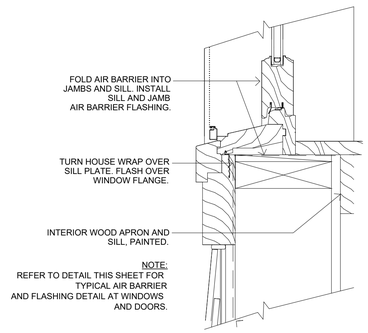
1 WALL SECTION
1/2" = 1'-0"



3 WINDOW FLASHING DETAIL
3" = 1'-0"

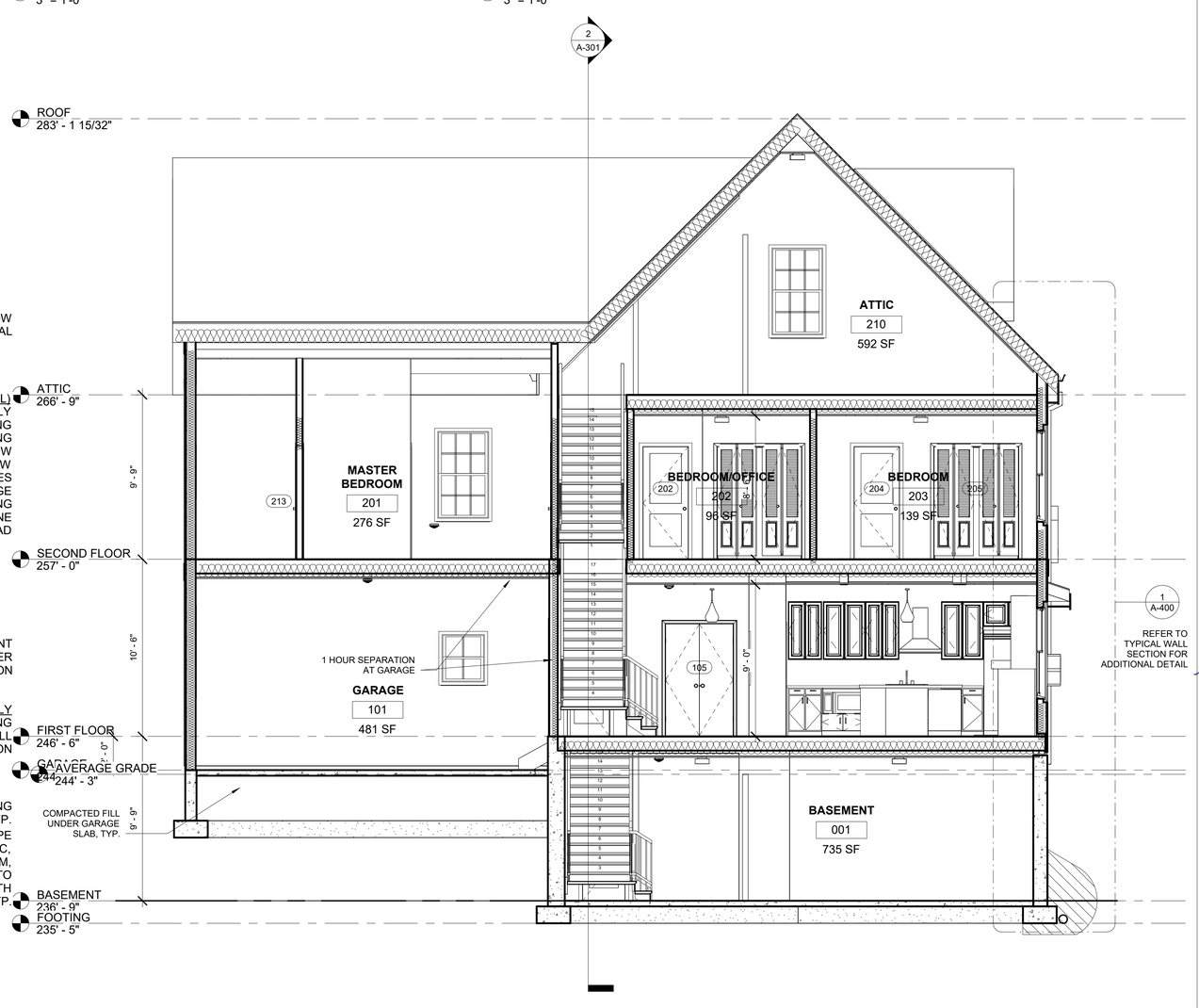


HEAD DETAIL
SCALE: 3" = 1'-0"



SILL DETAIL
SCALE: 3" = 1'-0"

4 WINDOW DETAILS
3" = 1'-0"



2 Section 2
1/4" = 1'-0"

No. | Date | Revision

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7488
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE A BUILDING SECTION & WALL SECTION

Project No.	STA2019KEO
Date	08 02 21
Scale	As indicated
Drawn By	GET
Checked By	CT
Drawing No.	A-400

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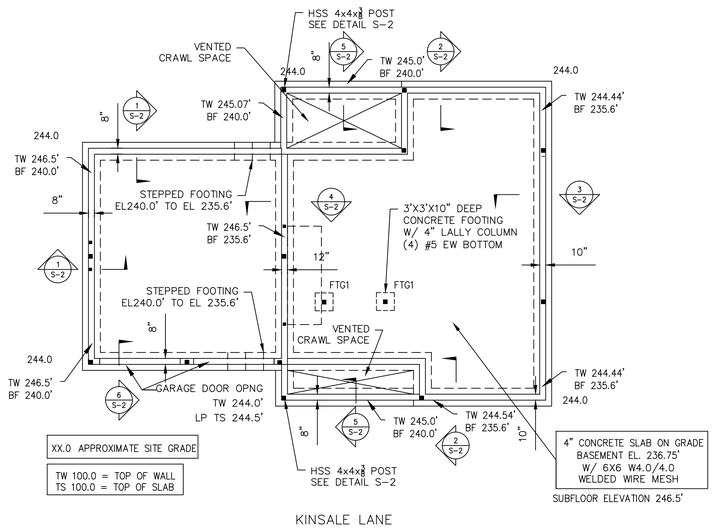
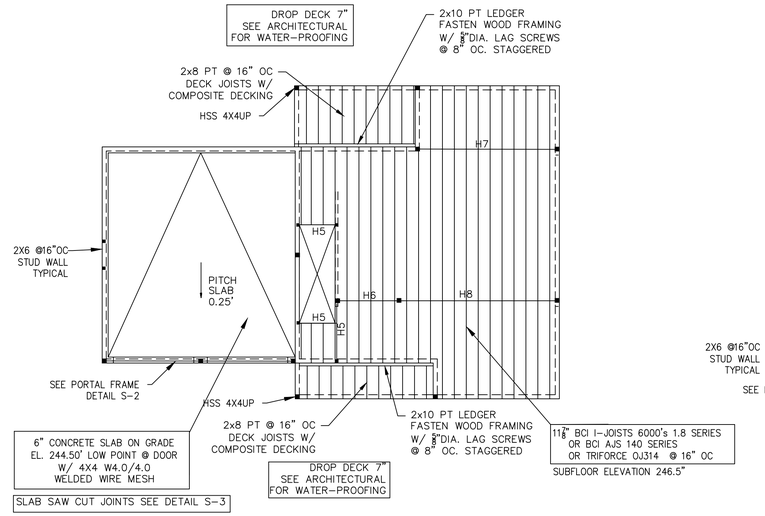


FOUNDATION/GARAGE FLOOR PLAN

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

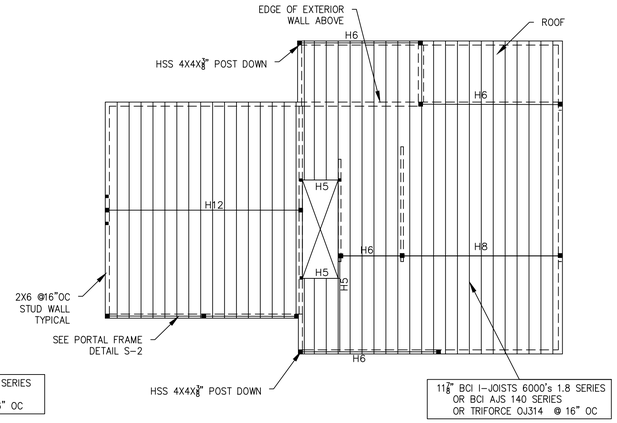
CALLED NORTH

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



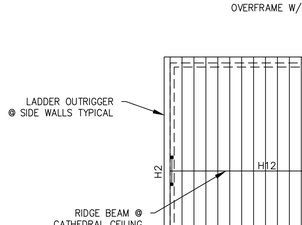
FIRST FLOOR FRAMING PLAN

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



SECOND FLOOR FRAMING PLAN

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

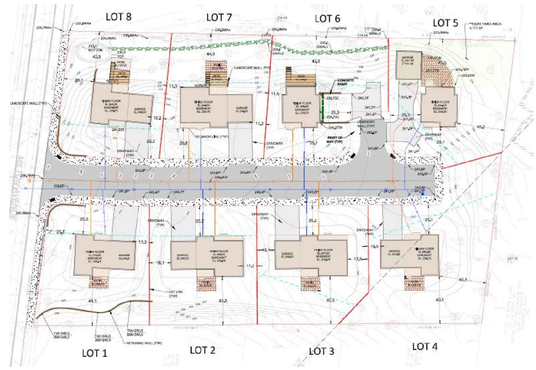


ATTIC FLOOR FRAMING PLAN

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

ROOF FRAMING PLAN

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



BEARING WALL HEADER SCHEDULE

H1	(2)1 3/4"x7 1/4" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H2	(3)1 3/4"x7 1/4" LVL BEAM, FLUSH FRAMED, 5 1/4"x5 1/4" LVL POSTS
H3	(2)1 3/4"x9 1/2" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H4	(3)1 3/4"X9 1/2" LVL BEAM, FLUSH FRAMED, 5 1/4"X5 1/4" LVL POSTS
H5	(2)1 3/4"x11 7/8" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H6	(3)1 3/4"x11 7/8" LVL BEAM, FLUSH FRAMED, 5 1/4"x5 1/4" LVL POSTS
H7	(2)1 3/4"x14" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H8	(3)1 3/4"x14" LVL BEAM, FLUSH FRAMED, 5 1/4"x5 1/4" LVL POSTS
H9	(2)1 3/4"X16" LVL BEAM, FLUSH FRAMED, 3 1/2"X3 1/2" LVL POSTS
H10	(3)1 3/4"X16" LVL BEAM, FLUSH FRAMED, 5 1/4"X5 1/4" LVL POSTS
H11	(2)1 3/4"X18" LVL BEAM, FLUSH FRAMED, 3 1/2"X3 1/2" LVL POSTS
H12	(3)1 3/4"X18" LVL BEAM, FLUSH FRAMED, 5 1/4"X5 1/4" LVL POSTS

ABBREVIATIONS

BF(XX'-0")= ELEVATION BOTTOM OF FOOTING
BK(XX'-0")=BRICK SHELF ELEVATION ON WALL
BS1=BEAM SEAT DETAIL TYPE IN CONCRETE WALL
CJ=CONCRETE CONSTRUCTION OR CONTROL JOINT
EL=ELEVATION
F1=CONCRETE FOOTING TYPE
EOD=EDGE OF STEEL DECK
FB1=FLITCH BEAM
H1=WALL HEADER BEAM SCHEDULE DESIGNATION
OC=DISTANCE ON CENTERS
OH=OPPOSITE HAND
LP=LOW POINT
P1=DESIGNATES CONCRETE PIER DETAIL
TP(XX'-0")=ELEVATION TOP OF PIER
TW(XX'-0")=ELEVATION TOP OF WALL
SCJ=CONCRETE SLAB SAW CUT JOINT
SIM=SIMILAR
SW-1=SHEAR WALL DESIGNATION
TS(XX'-0")=TOP OF CONCRETE SLAB ELEVATION
TST(XX'-0")=TOP OF STEEL ELEVATION
TYP=TYPICAL
UON=UNLESS OTHERWISE NOTED
@=AT
W/=WITH

CLIENT:

—

DRAWING NOTES:

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

LOT 1
FOUNDATION
FLOOR & ROOF
FRAMING PLANS

STAMP:

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

SEPTEMBER 9, 2022

SCALE:	AS NOTED
DATE:	9/09/2022
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2021-96

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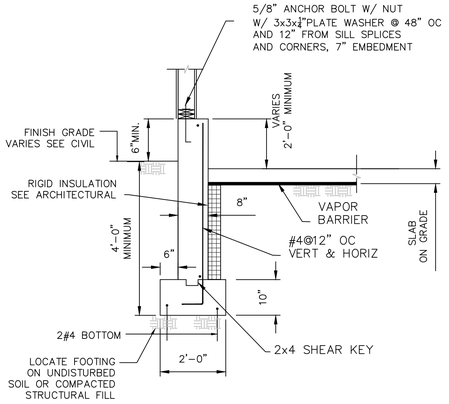
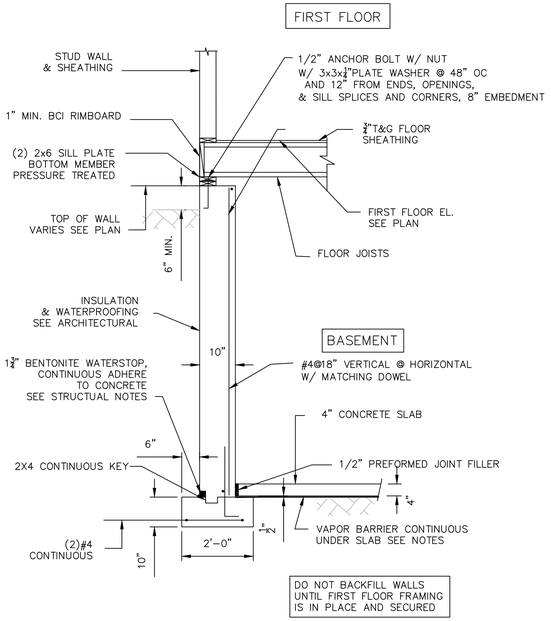


SECTION 1 @ GARAGE

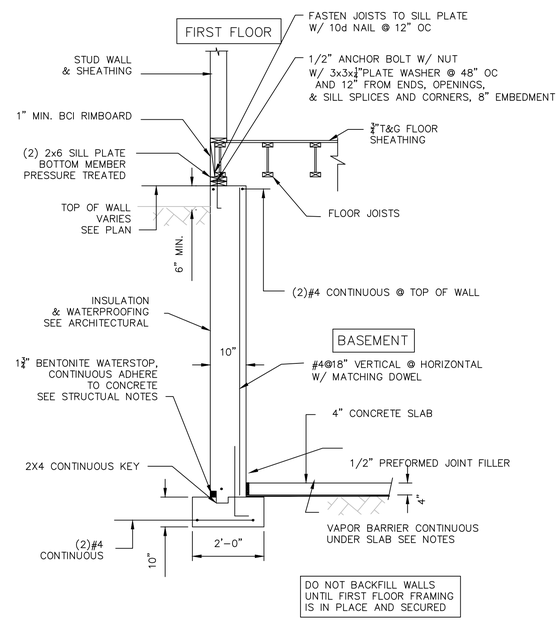
SCALE: $\frac{1}{2}$"=1'-0"

NOTE: GRADE WALL FOUNDATION ON SOLID ROCK ARE NOT REQUIRED TO BE LOCATED 4 FT BELOW GRADE FOR FROST PROTECTION. PLACE CONCRETE ON A LEVEL BASE OF FLOWABLE FILL CONCRETE OR COMPACTED ¾" CRUSH STONE, EACH AT A MINIMUM THICKNESS OF 8 INCHES.



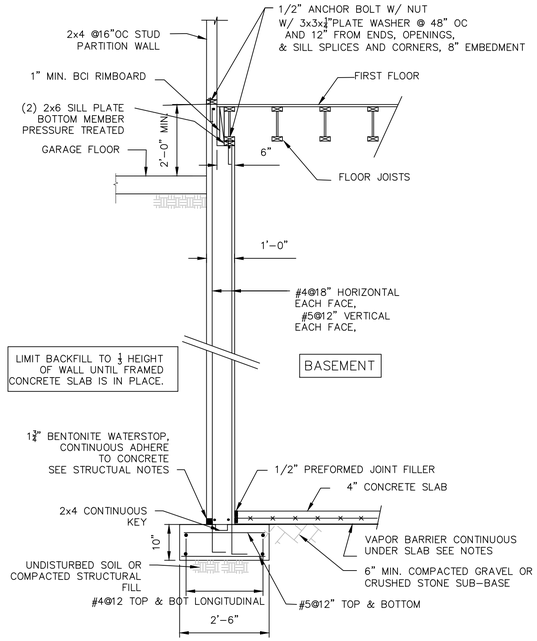
SECTION 2 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



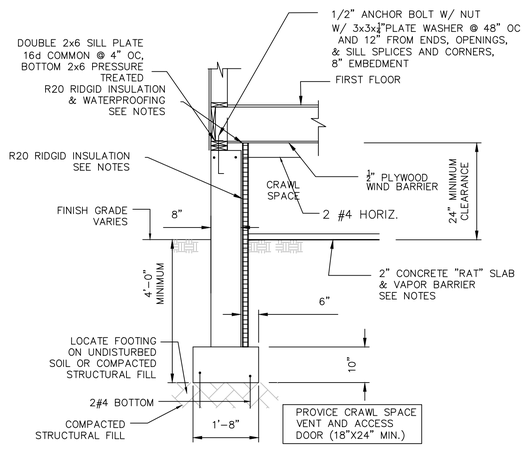
SECTION 3 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



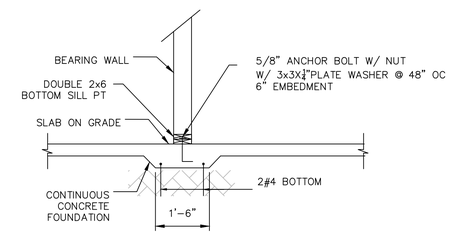
SECTION 4 FOUNDATION WALL @ GARAGE/FIRST FLOOR

SCALE: $\frac{1}{2}$"=1'-0"



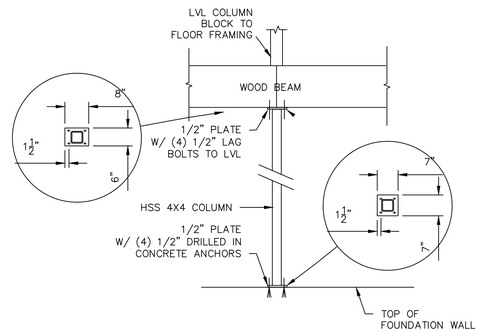
SECTION 5 @ CRAWL SPACE

SCALE: $\frac{1}{2}$"=1'-0"



SECTION 8 THICKENED SLAB DETAIL

SCALE: $\frac{1}{2}$"=1'-0"

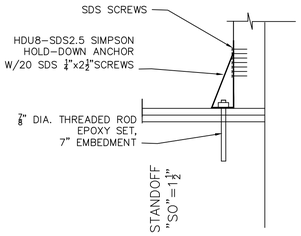


TYPICAL CONCRETE FOOTING/COLUMN CONNECTION DETAIL

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

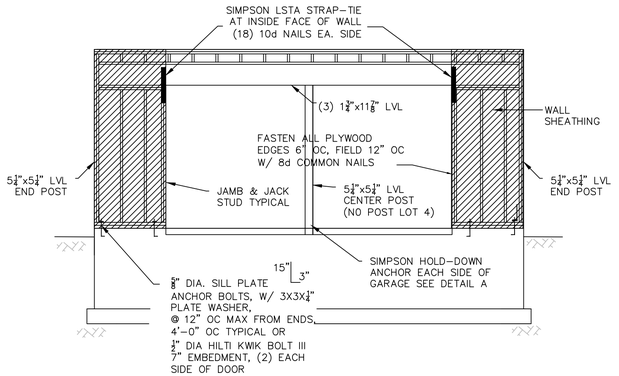
SECTION 6 @ GARAGE DOOR

SCALE: $\frac{1}{2}$"=1'-0"



ELEVATION VIEW

SEISMIC HOLD DOWN ANCHOR DETAIL A



ELEVATION GARAGE DOOR OPENING APA PORTAL FRAME

SCALE: ½"=1'0"

CLIENT:

—

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KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

SECTIONS
& DETAILS

STAMP:

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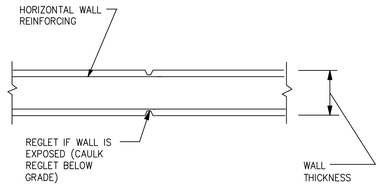
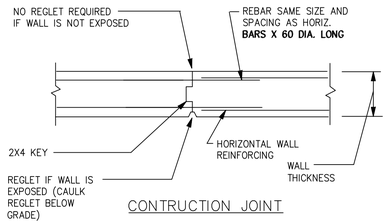


CONTROL JOINT

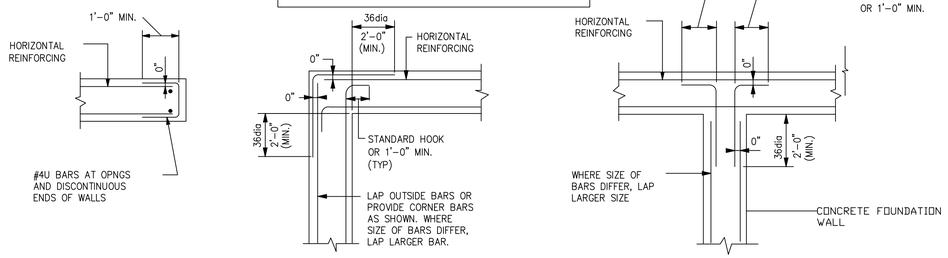


CONTRUCTION JOINT

CONCRETE CONSTRUCTION & CONTROL JOINTS

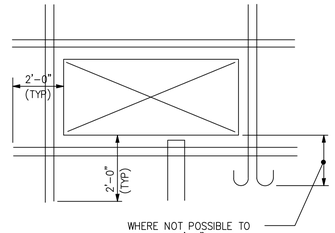
SCALE: 3/8"=1'-0"

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



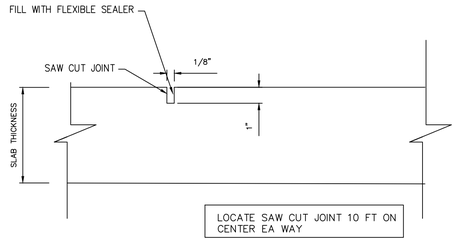
CONCRETE REINFORCING STEEL DETAILS

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



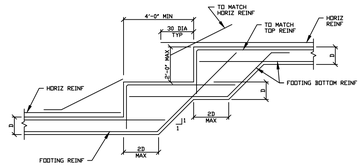
REINFORCING STEEL @ WALL OPENINGS

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



SLAB ON GRADE SAW CUT DETAIL

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



TYPICAL ELEVATION OF STEPPED WALL FOOTING

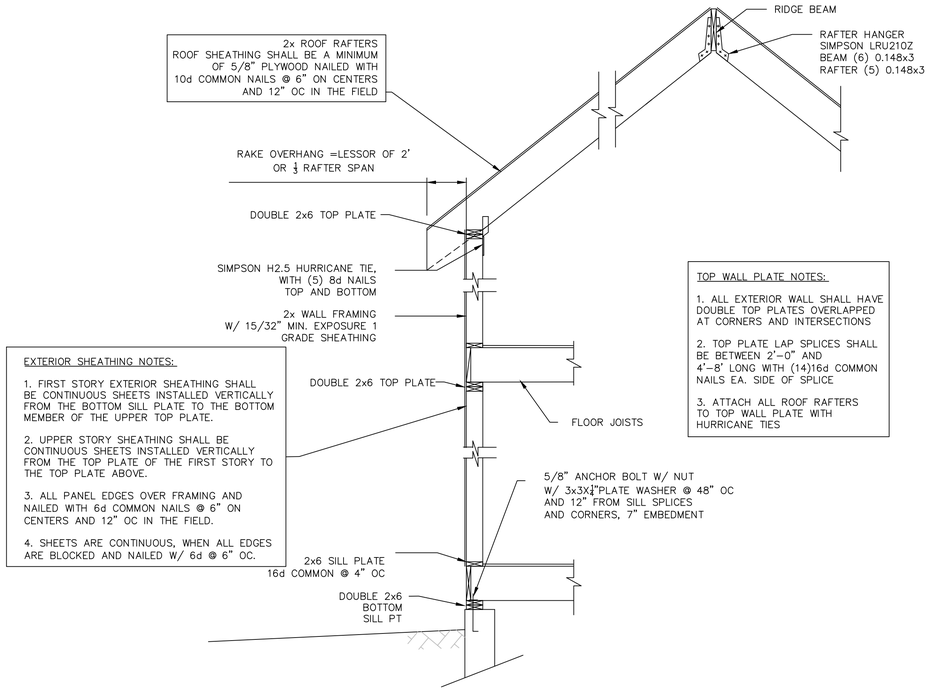
STEPPED CONCRETE GRADE WALL FOOTING DETAIL

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

REINFORCING LAP SCHEDULE

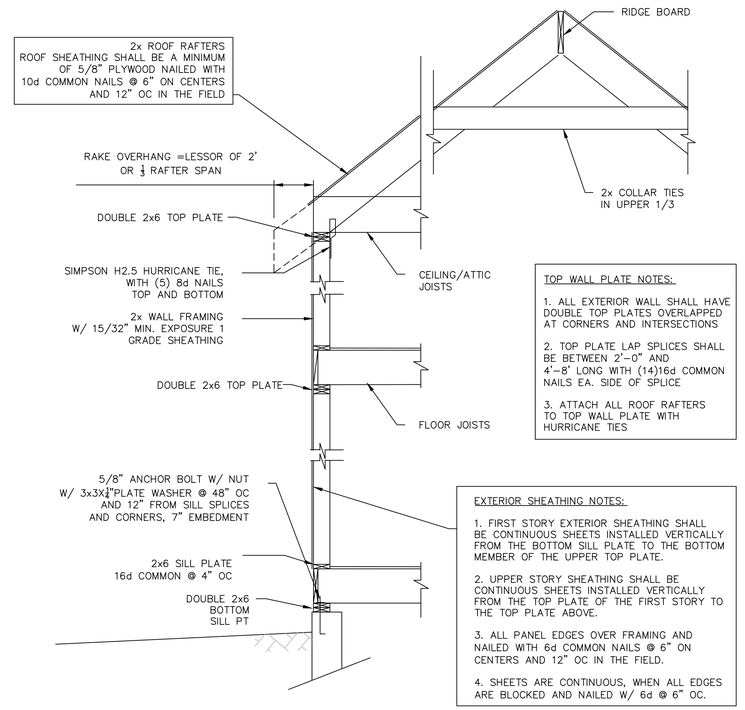
BAR SIZE	LAP SPLICES IN ALL CONCRETE	LAP SPLICE IN TENSION ZONE			
		fc =3,000 PSI		fc =4,000 PSI	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	18"	28"	21"	24"	19"
#4	18"	37"	29"	32"	25"
#5	23"	46"	36"	40"	31"
#6	27"	56"	43"	48"	37"
#7	32"	81"	63"	70"	53"
#8	36"	93"	72"	79"	61"
#9	42"	105"	48"	48"	48"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

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



TYPICAL WALL SECTION CATHEDRAL CEILING

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



TYPICAL WALL SECTION

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

CLIENT:

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KINSDALE LANE SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

CONCRETE TYPICAL DETAILS

STAMP:

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

SEPTEMBER 9, 2022

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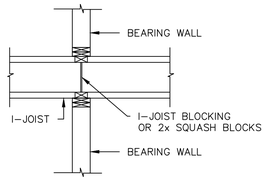
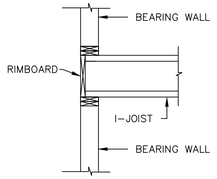
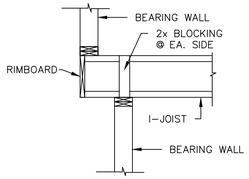


BLOCKING AT INTERMEDIATE BEARING WALL



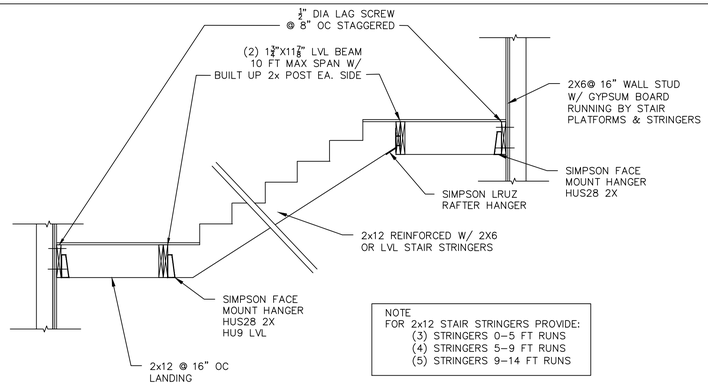
BLOCKING AT EXTERIOR BEARING WALL



CANTILEVER BLOCKING AT EXTERIOR BEARING WALL

I-JOIST BLOCKING DETAILS

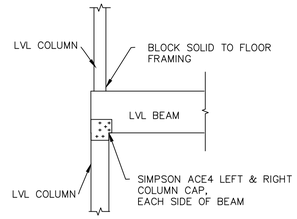
SCALE: $\frac{1}{2}$"=1'-0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0-5 FT RUNS
(4) STRINGERS 5-9 FT RUNS
(5) STRINGERS 9-14 FT RUNS

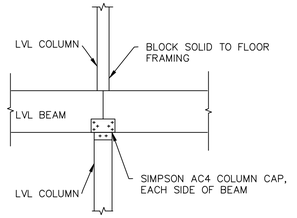
TYPICAL INTERIOR STAIR DETAIL

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



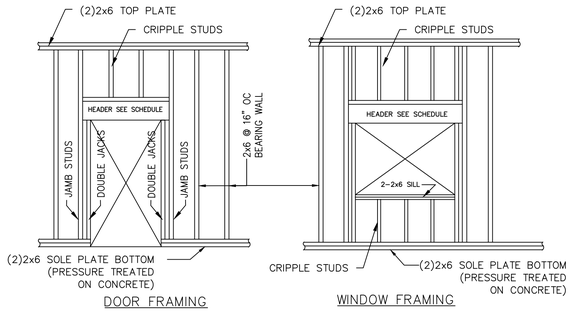
TYPICAL LVL BEAM/COLUMN CONNECTION DETAIL

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



TYPICAL LVL BEAM/ COLUMN CONNECTION DETAIL

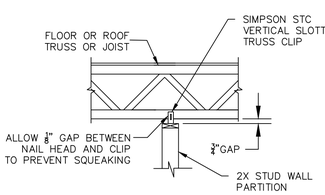
SCALE: 1/2" = 1'-0"



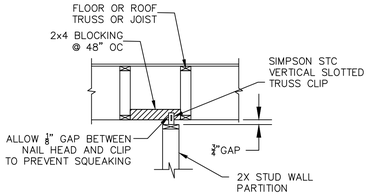
DOOR FRAMING

WINDOW FRAMING

FRAMING @ BEARING WALLS



PERPENDICULAR TO FLOOR TRUSSES/JOISTS



PARALLEL TO FLOOR TRUSSES/JOISTS

WALL PARTITION FRAMING @ NON-BEARING WALLS

BEARING WALL HEADER SCHEDULE - 4 STORY WOOD MAXIMUM CONSTRUCTION

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

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

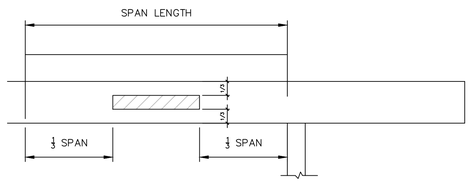
HEADER SCHEDULE AT EXTERIOR BEARING WALLS
(UNLESS OTHERWISE NOTED ON DRAWINGS)

SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS			SUPPORTING ROOF+ 3 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x6	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x10	2-2x6	1-2x6
3'-1" TO 5'-0"	3-2x10	2-2x6	1-2x6	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	3-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6
5'-1" TO 8'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 7 1/4" LVL	2-2x6	2-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6	3-1 3/4X 14" LVL	3-2x6	3-2x6
8'-1" TO 10'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	2-2x6	3-1 3/4X 16" LVL	3-2x6	3-2x6	3-1 3/4X 18" LVL	3-2x6	3-2x6

LVL EQUIVALENTS:
(3)-2x6 =(1) $1\frac{3}{4}$"x7¼" LVL
(3)-2X8 =(1) $1\frac{3}{4}$"x7¼" LVL
(3)-2x10 =(1) $1\frac{3}{4}$"X9½" LVL
(3)-2x12 =(1) $1\frac{3}{4}$"X11⅞" LVL
(3)-$1\frac{3}{4}$"x7¼ =(2) $1\frac{3}{4}$"X9½" LVL
(3)-$1\frac{3}{4}$"X9½" =(2) $1\frac{3}{4}$"X11⅞" LVL
(3)-$1\frac{3}{4}$"X11⅞" =(2) $1\frac{3}{4}$"X14" LVL

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

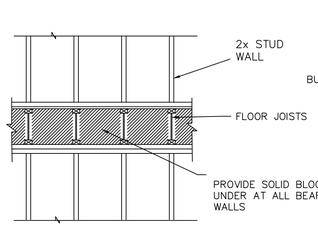
TYPICAL BUILT UP HEADER



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

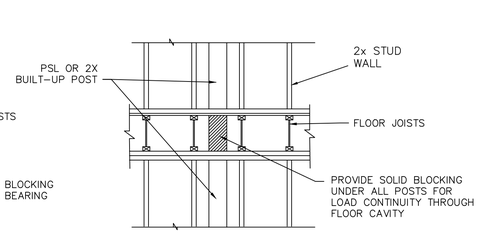
1. SQUARE OR RECTANGULAR HOLES NOT PERMITTED
2. ROUND HOLES MAY BE DRILLED OR CUT WITH WITH A HOLE SAW ANYWHERE WITHIN THE SHADED AREA.
3. THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGER HOLE.
4. DO NOT DRILL MORE THAN THREE ACCESS HOLES IN ANY FOUR FOOT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

LVL - ALLOWABLE HOLES



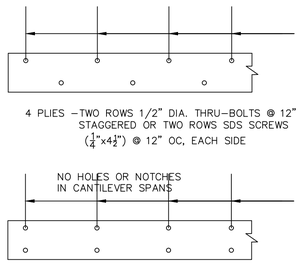
BEARING WALL DETAIL

SCALE: ½"=1'-0"

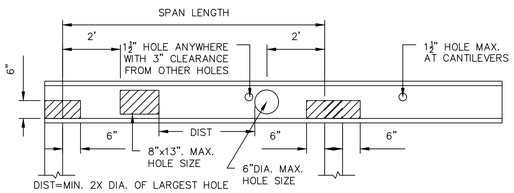


CONTINUOUS POST DETAIL

SCALE: ½"=1'-0"



MULTIPLE MEMBER FASTENING SIDE AND TOP LOADED LVL

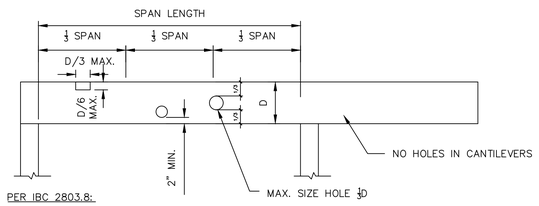


BCI I-JOIST 11⅞", 14" AND 16" DEPTHS

HOLE CUTTING NOTES;

1. A 1½" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE ALLJOIST SPECIFIERS GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A BOISE-CASCADE REPRESENTATIVE AND APPROVED BY THE ENGINEER.

BCI I-JOISTS ALLOWABLE LARGE RECTANGULAR HOLES

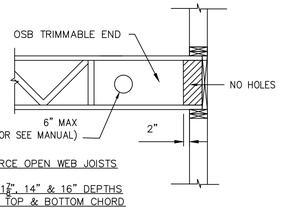


PER IBC 2803.8:

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

ALLOWABLE HOLES IN SOLID SAWN LUMBER

TRIMJOIST END PANEL - ALLOWABLE HOLES



TRIFORCE OPEN WEB JOISTS

9½", 11⅞", 14" & 16" DEPTHS
2"x4" TOP & BOTTOM CHORD

HOLE CUTTING NOTES;

1. A 6" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE TRIFORCE US SPECIFIER GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A TRIFORCE REPRESENTATIVE AND APPROVED BY THE ENGINEER.
4. NO HOLES ALLOWED IN CANTILEVER ENDS

CLIENT:

—

DRAWING NOTES:

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

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

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STRUCTURAL ENGINEERING

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

WOOD FRAMING DETAILS

STAMP:

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

SEPTEMBER 9, 2022

SCALE:	AS NOTED
DATE:	9/09/2022
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2021-96

S-4

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GENERAL

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE (780 CMR) NINETH EDITION.

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

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

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

5. ENGINEER WILL PERIODICALLY OBSERVE STRUCTURAL ELEMENTS TO ASSURE GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

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

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

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

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

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

SHORING AND BRACING

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

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

TESTING BY CERTIFIED TESTING AGENCIES

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

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

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

SHOP DRAWINGS

1 SUBMIT SHOP DRAWINGS, REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR, FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR APPROVAL BEFORE FABRICATION, MANUFACTURE, DELIVERY AND ERECTION CAN PROCEED.

STRUCTURAL DESIGN LOADS (BOSTON)

1. SNOW LOADS 40 PSF GROUND SNOW
   30 PSF FLAT ROOF SNOW
2. WIND LOADS BASIC WIND SPEED Vultimate 128 MPH
   RISK CATEGORY II EXPOSURE CATEGORY B
3. SEISMIC DESIGN
   SOIL FACTOR S1=0.068, Ss=0.215
   SEISMIC HAZARD EXPOSURE GROUP I
   SEISMIC PERFORMANCE CATEGORY C
   SITE CLASS UNK
4. LIVE LOADS
   SLAB–ON–GRADE.....50 PSF
   RESIDENCES .....40 PSF
   BALCONIES & UNIT DEDICATED DECKS.....60 PSF
5. DEAD LOAD
   WOOD FRAMED FLOOR LOAD = 20 PSF (JOIST FRAMING, 1" WOOD FLOORING, ¾" PLYWOOD, 1 LAYER ⅝" GYPSUM BOARD CEILING)

GEOTECHNICAL ENGINEERING

1. NO GEOTECHNICAL ENGINEERING REPORT WAS AVAILABLE DURING THE DESIGN AND PREPARATION OF THESE DRAWINGS. SUBSURFACE SOIL CONDITIONS ARE UNKNOWN. ALLOWABLE BEARING PRESSURE IS ASSUMED TO BE 2,000 PSF AS APPLICABLE FOR LOOSE SANDS & GRAVELS, SILT, AND MEDIUM CLAYEY SOILS. EXISTING SOILS HAVE BEEN ASSUMED TO BE SUITABLE FOR GRADE WALL AND ISOLATED COLUMN FOOTING FOUNDATIONS.

2. IT IS THE OWNER'S RESPONSIBILITY TO RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO CONFIRM FOUNDATION TYPE, SOIL BEARING PRESSURE, AND GROUND WATER ELEVATIONS.

FOUNDATIONS

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

2. IF A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED, THE CONTRACTOR SHALL REFER TO THIS REPORT FOR ADDITIONAL INFORMATION.

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

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

5. NO FOUNDATION CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN SUB–GRADE MATERIAL.

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

7. REMOVAL OF DISTURBED AND UNSUITABLE MATERIALS AND PLACING, COMPACTING AND TESTING OF COMPACTED FILL SHALL ONLY BE PERFORMED BY THE GENERAL CONTRACTOR WHILE A PROFESSIONAL GEOTECHNICAL ENGINEER, REGISTERED IN THE STATE OF MASSACHUSETTS AND RETAINED BY THE OWNER, IS OBSERVING THE WORK.

8. BOTTOM OF FOOTING ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS ARE MINIMUM DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY THE AMOUNT OF EXCAVATION NECESSARY TO REACH A SUFFICIENT BEARING STRATUM.

FARTHWORK AND COMPACTFD FILl

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

2. BEFORE PLACEMENT OF CONCRETE FLOOR SLAB ON GRADE, THE SOIL SHALL BE SURFACE SHALL BE PROOF ROLLED WITH A LEAST 6 PASSES OF A LARGE VIBRATORY ROLLER HAVING A DRUM WEIGHT OF AT LEAST 10,000 POUNDS AND A DYNAMIC FORCE OF AT LEAST 20,000 POUNDS.

3. STRUCTURAL FILL, OVER–EXCAVATED, UNSUITABLE, OR DISTURBED SOIL SHOULD BE REPLACED WITH "SELECT STRUCTURAL FILL" AND COMPACTED IN INDIVIDUAL LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D–1557. LOOSE LIFT THICKNESS SHALL BE 6 INCHES FOR HAND OPERATED EQUIPMENT AND 12 INCHES FOR LARGE VIBRATORY ROLLERS.

4. "SELECT STRUCTURAL FILL" SHALL BE GRAVELLY SAND OR SANDY GRAVEL, GRADED WITHIN FOLLOWING LIMITS:

SIEVE SIZE IN. OR NO.	PERCENT PASSING BY WEIGHT
1/2	50–85
#4	40–75
#10	30–60
#40	10–35
#100	5–20
#200	0–8

5. COMPACTION TESTS SHALL BE PERFORMED ON ANY STRUCTURAL FILL TO BE PLACED IN THE FOUNDATION AND SLAB ON GRADE AREA. A MINIMUM OF TWO TESTS PER 6" LIFT SHALL BE PERFORMED. A SUFFICIENT SAMPLE OF FILL MATERIAL SHALL BE SUPPLIED TO THE TESTING AGENCY.

COLD WEATHER EARTHWORK PROTECTION

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

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

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

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

CONCRETE MIX DESIGN

1. THE CONTRACTOR SHALL FURNISH THE MIXTURE PROPORTIONS THAT WILL MEET THE STRENGTH AND FRESH AND EQUILIBRIUM DENSITY REQUIREMENTS OF THE CONCRETE SPECIFIED. THE MIXTURE PROPORTION SHALL BE PREPARED IN ACCORDANCE WITH ACI 318, AND SUBJECT TO THE APPROVAL OF THE ARCHITECT/ENGINEER. CONCRETE SHALL BE DELIVERED AT THE MINIMUM SLUMP NECESSARY FOR EFFICIENT MIXING, PLACING, AND FINISHING.

2. CONCRETE SHALL HAVE A 28 DAY STRENGTH:
   3000 PSI FOR NORMAL WEIGHT CONCRETE.
   4,000 PSI FOR LIGHT WEIGHT CONCRETE.

3. CEMENT SHALL MEET ASTM C 150, C 595, OR C 845. MINIMUM CEMENT QUANTITIES:
   3000 PSI CONCRETE 517 LB./CY OF CEMENT
   4000 PSI CONCRETE 611 LB./CY OF CEMENT

4. MID–RANGE WATER REDUCERS (MRWR) ARE REQUIRED FOR ALL CONCRETE MIXES EXCEPT FOOTINGS.
   MAXIMUM CONCRETE SLUMP: MIXES WITH MRWR 7 IN
   MIXES WITHOUT MRWR 4 IN.

5. MAXIMUM WATER TO CEMENT RATIO FOR MIXES WITH MRWR:
   3000 PSI CONCRETE 0.5
   4000 PSI CONCRETE 0.45
   MAXIMUM WATER TO CEMENT RATIO FOR MIXES W/OUT MRWR (PERMITTED FOR FOOTINGS ONLY):
   3000 PSI CONCRETE 0.53

6. AGGREGATES FOR LIGHTWEIGHT CONCRETE SHALL BE EXPANDED SHALE, CLAY, OR SLATE (ESCS) PRODUCED BY THE ROTARY KILN METHOD AND SHALL MEET ASTM C 330. MATERIALS SHALL BE PROPORTIONED TO PRODUCE CONCRETE WITH A CALCULATED EQUILIBRIUM DENSITY OF 110 LB/FT^3 +/– 3 LB/FT AS DETERMINED BY ASTM C 567–00, SECTION 9.2.

7. NORMAL WEIGHT AGGREGATE SHALL MEET ASTM C 33.

8. AIR–ENTRAINING ADMIXTURES SHALL BE USED IN CONCRETE SUBJECT TO FREEZING AND THAWING, WHICH INCLUDES EXTERIOR FOUNDATION WALLS, EXTERIOR PIERS, MAT SLAB AND EXTERIOR SLABS. MAXIMUM AIR CONTENT AT POINT OF DELIVERY TO BE 6 PERCENT, PLUS OR MINUS 1.5 PERCENT.

9. DO NOT USE AIR–ENTRAINING ADMIXTURES IN CONCRETE FOR INTERIOR SLABS ON STEEL DECK THAT ARE TO RECEIVE A HARD TROWEL FINISH. AIR CONTENT OF HARD TROWELED FINISH FLOORS NOT TO EXCEED 3 PERCENT.

CONCRETE

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

2. ALL STRUCTURAL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE NORMAL WEIGHT (145 PCF) AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF:
   SLAB ON GRADE =3,000 PSI
   SPREAD FOOTINGS, AND FOUNDATION WALLS = 4,000 PSI

3. CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED AND PLACED IN THE PRESENCE OF A REPRESENTATIVE OF AN APPROVED TESTING AGENCY, AS REQUIRED BY STATE CODE. TEST CYLINDERS SHALL BE TAKEN AT A MINIMUM OF 4 FOR EVERY DAYS CONCRETE PLACEMENT AND FOR EVERY 50 YARDS PLACED THAT DAY.

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

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

6. CONCRETE PLACEMENTS SHALL BE LIMITED TO THE FOLLOWING:
   A) FOOTINGS AND WALLS 30 FOOT LENGTH MAXIMUM TO CONSTRUCTION JOINT
   B) SLABS ON GRADE 30 FOOT MAXIMUM PANEL DIMENSION

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

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

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

10. MINIMUM PROTECTIVE COVER FOR CONCRETE REINFORCING STEEL SHALL BE AS FOLLOWS:
   A) UNFORMED SURFACES CAST AGAINST EARTH – 3 INCHES
   B) FORMED SURFACES NOT IN CONTACT TO EARTH – 3/4 INCHES
      OR EXPOSED TO WEATHER, WALLS AND SLABS, #11 BARS OR SMALLER
   C) FORMED SURFACES IN CONTACT TO EARTH
      OR EXPOSED TO WEATHER, WALLS AND SLABS,
      #6 TO #18 BARS – 2 INCHES
      #5 AND SMALLER – 1 1/2 INCHES

COLD WEATHER CONCRETE WORK

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

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

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

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

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

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

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

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

SLAB ON GRADE SAW CUT JOINTS

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

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

CONCRETE SLAB SEALER

1. CONCRETE SLABS ON GRADE SHALL RECEIVE A SLAB SEALER AND CURING COMPOUND.

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

CONCRETE AND MASONRY REINFORCING

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

2. ALL WELDED WIRE MESH (WWF) SHALL BE SMOOTH BARS CONFORMING TO ASTM A185. OVER TWO OR MORE SPANS. LAPS OF INDIVIDUAL SHEET SHALL BE 8" MINIMUM.

STRUCTURAL STEEL

1. ALL STEEL SHALL BE NEW STEEL AND PRIMED, CONFORMING TO THE FOLLOWING ASTM DESIGNATIONS:
   A. SHAPES, PLATES, FITTINGS AND RODS; GRADE 50. fY MIN. = 50 KSI.
   B. ANCHOR BOLTS; F1554 GRADE 36 OR GRADE 55 SUPPLEMENT 1 BOLTS –1" DIA. WITH STANDARD NUTS AND HARDENED WASHERS.
   C. HSS MEMBERS AND TUBES; A500 GRADE B, Fy = 46 KSI.
   D. STRUCTURAL STEEL PIPE COLUMNS SHALL BE STANDARD GRADE PIPE.
   E. EXPANSION AND EPOXY BOLTS AND SLEEVE ANCHORS; AS MANUFACTURED BY "HILTI CORPORATION"
   F. GALVANIZING; HOT–DIPPED A123.
   G. SHOP PRIMER; TNEMEC SERIES 10, COLOR GRAY.

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

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

4. ANCHOR BOLTS, LEVELING PLATES, OR BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK, PRESET BY TEMPLATES OR SIMILAR METHODS.

5. PLATES SHALL BE SET IN FULL BEDS OF NON–SHRINK GROUT.

6. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:

   A) MINIMUM BOLT DIAMETER SHALL BE 3/4 INCH DIAMETER.
   B) STANDARD HOLES IN WEBS OR BEAMS.
   C) EXCEPT WHERE SHOWN ON THE DRAWINGS ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS SHALL BE DOUBLE ANGLE BEARING TYPE CONNECTIONS WITH HIGH STRENGTH BOLTS (THREADS INCLUDED IN SHEAR PLANE) AND HARDENED WASHERS.

7. WELDING WORK SHALL CONFORM TO THE AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE FOR STEEL" (AWS D1.1).

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

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

10. PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION UNTIL PERMANENT BRACING AND MASONRY WALLS ARE INSTALLED.

11. PROTECT SURROUNDING MATERIALS AND FINISHES BY USE OF PROTECTIVE BLANKETS WHEN PERFORMING HOT WORK SUCH AS CUTTING AND WELDING OF STEEL.

CLIENT:
—

DRAWING NOTES:

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

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

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SPALDING TOUGIAS ARCHITECTS, INC.
241 A Street, Suite 206 | Boston, MA 02210
617-542-1522 | WWW.STA-INC.COM

OWNER:
—

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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

PROJECT:
KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:
STRUCTURAL
MATERIALS
& NOTES

STAMP:
COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER
SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021–96

S-5

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AS CUTTING AND WELDING OF STEEL.

WOOD FRAMING

1. ALL SAWN LUMBER FRAMING MEMBERS SHALL BE SPRUCE–PINE–FIR WITH THE FOLLOWING MINIMUM GRADES:
   A. JOISTS, RAFTERS, SOLID AND BUILT–UP BEAMS, WALL STUDS AND LINTELS; NO. 1& NO.2 GRADE.
   B. SILLS AND PLATES; STUD GRADE.
   C. SOLID WOOD POSTS; NO. 1 GRADE.
   D. BRIDGING, BLOCKING AND NAILERS; STUD GRADE.
   E. NON–BEARING STUD WALLS SHALL BE STUD GRADE.
   F. ENGINEERED LUMBER SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI AND A BENDING STRESS OF 3,100 PSI FOR BEAMS AND A MINIMUM MODULUS OF ELASTICITY OF 1,700,000 PSI AND A BENDING STRESS OF 2,650 PSI FOR COLUMNS. LVL BEAMS AND PSL COLUMNS SHALL BE BOISE CASCADE VERSALAM OR EQUAL.

2. UNLESS OTHERWISE NOTED, ALL NAILING AND FASTENING SHALL BE IN ACCORDANCE WITH TABLE 2305.2, FASTENING SCHEDULE, MASSACHUSETTS STATE BUILDING CODE. SHEAR WALL FASTENING SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE ON THE DRAWINGS.

3. WOOD SILLS BENEATH ALL INTERIOR AND EXTERIOR BEARING WALLS AND ALL MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH THE "AMERICAN WOOD PRESERVERS ASSOCIATION, STANDARD C1".

4. ALL STUD WALLS, BEARING AND NON–BEARING, SHALL HAVE ONE ROW OF CONTINUOUS 2X SOLID BLOCKING BETWEEN STUDS AT MID–HEIGHT. BLOCKING SIZE TO MATCH STUD SIZE. FRAMING MEMBERS SHALL NOT BE NOTCHED, CUT OR ALTERED IN THE FIELD WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.

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

6. LEAD HOLES FOR WOOD SCREWS AND LAG BOLTS SHALL BE DRILLED 7/8 OF THE SHANK DIAMETER FOR THE DEPTH OF SHANK EMBEDMENT AND 7/8 OF THE THREADED PORTION DIAMETER FOR THE DEPTH OF THE THREAD EMBEDMENT.

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

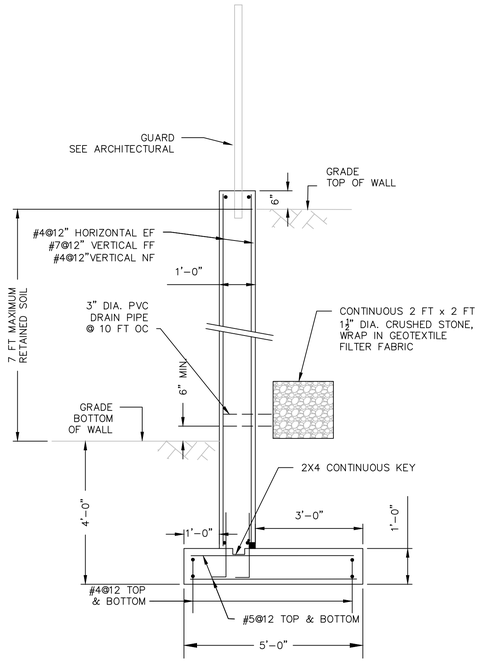
FLOOR AND WALL SHEATHING

1. EXTERIOR WALL AND SHEAR WALL SHEATHING SHALL BE A MINIMUM OF 15/32 INCH EXPOSURE 1, EXTERIOR SHEATHING, APA RATED SHEATHING 32/16. NAIL 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. . SHEATHING MAY BE PLYWOOD, OSB, OR COMPOSITE MATERIAL. PLYWOOD SHEATHING SHALL BE DFPA GRADE STAMPED, TYPE CDS 5 PLY WITH EXTERIOR GLUE UNLESS OTHERWISE NOTED ON PLANS.

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

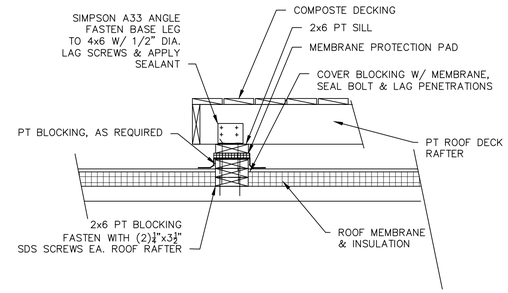
3. ALL ROOF SHEATHING SHALL BE 5/8 INCH APA RATED PLYWOOD SHEATHING 32/16. USE EXPOSURE 1 PANELS, EXCEPT USE EXTERIOR PANELS FOR STARTER STRIPS ALONG EAVES AND WHEN LONG CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. ATTACH PANELS WITH GLUE AND 6d RING OR SCREW SHANK NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. AS AN OPTION, ½" SHEATHING MAY BE USED WITH PANEL CLIPS ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS.

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



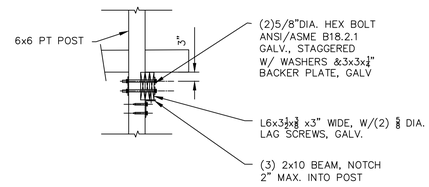
SECTION 7 RETAINING WALL

SCALE: ½"=1'–0"



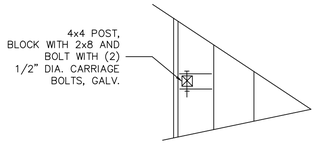
DETAIL WOOD SLEEPER
@ ROOF DECK

SCALE: 1"=1'–0"

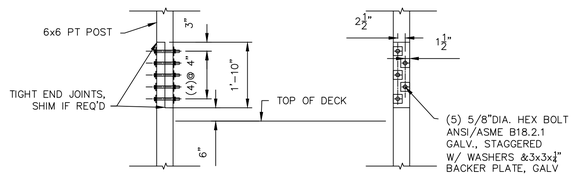


POST BEAM CONNECTION DETAIL

SCALE: 1/2"=1'–0"



INTERMEDIATE DECK POST
FASTENING DETAIL

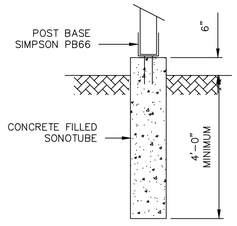


POST SPLICE DETAIL

SCALE: 1/2"=1'–0"

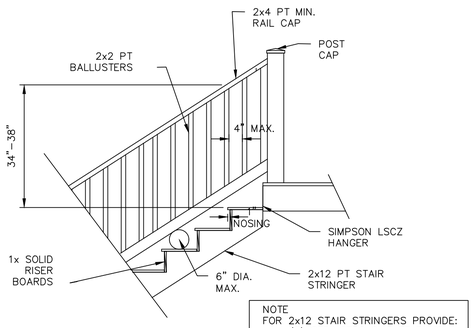
FASTENER SCHEDULE *	
½" ROOF SHEATHING	6" OC –INTERMEDIATE SUPPORTS 4" OC –48" FROM EDGES & EAVES 8d COMMON NAILS
½" WALL SHEATHING	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES & EAVES 6d COMMON NAILS
¾" FLOOR SHEATHING OR LESS	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES 1½" RING OR SCREW NAIL (.099") 12½ GA.
JOISTS TO SILL OR GIRDER	TOE NAIL (3) 8d NAILS
STUD TO SOLE PLATE	TOE NAIL (3)8d OR (2)16d NAILS
DOUBLE STUDS	FACE NAIL 10d 24" O.C.
DOUBLE TOP PLATES	FACE NAIL 10d 24" O.C. 24" MIN .OFFSET OF END JOINTS/LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL (2)–10d
RIM JOIST TO TOP PLATE	TOE NAIL 8d 6" O.C.
BUILT–UP HEADER	TWO PIECES WITH ½" SPACER 16d 16" O.C. TO STUD: TOE NAIL (4) 8d
CEILING JOIST	LAPS OVER PARTITIONS AND PARALLEL TO RAFTERS: FACE NAIL (3) 10d TO PLATE: TOE NAIL (3) 8d
RAFTER TO PLATE	TOE NAIL (2) 16d
BUILT–UP CORNER STUDS	10d 24" O.C.

* FOR COMPLETE TABLE SEE 780 CMR TABLE 5602.3(1)



SONOTUBE FOUNDATION

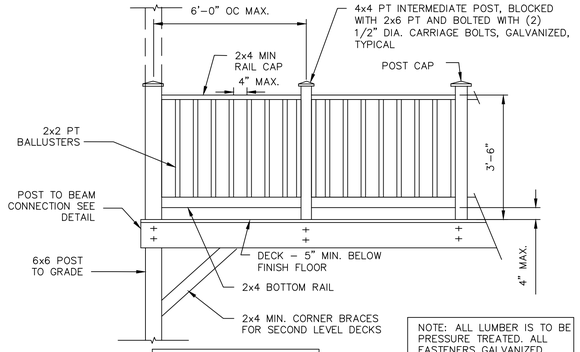
SCALE: 1/2"=1'–0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0–5 FT RUNS
(4) STRINGERS 5–9 FT RUNS
(5) STRINGERS 9–14 FT RUNS

TYPICAL EXTERIOR STAIR DETAIL

SCALE: 1/2"=1'–0"



TOP RAIL & POSTS MUST BE CAPABLE OF WITHSTANDING 200 POUND FORCE APPLIED AT ANY LOCATION

NOTE: ALL LUMBER IS TO BE PRESSURE TREATED. ALL FASTENERS GALVANIZED.

SEE ARCHITECTURAL FOR RAILING DETAILS

DECK ELEVATION
& TYPICAL RAILING DETAIL

SCALE: 1/2"=1'–0"

CLIENT:

—

DRAWING NOTES:

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OWNER:

—

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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phone. (508) 631–3332 fax. (781) 878–7986

PROJECT:

KINSDALE LANE
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HYDE PARK, BOSTON
MASSACHUSETTS

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No. 27616
REGISTERED PROFESSIONAL ENGINEER

SEPTEMBER 9, 2022

SCALE: AS NOTED
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DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021–96

S-6

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boston planning & development agency

BPDA Design Review Provisos
1-8 Kinsale Lane, Hyde Park
Neighborhood Design Overlay District
7/10/23

General

1. All changes to the exterior and/or site plans shall be submitted to the Boston Planning & Development Agency ("BPDA") for review and approval.
2. All building improvements shall be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA.
3. All site improvements, including but not limited to hardscape and plantings, must be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA for a delay in completing the site improvements.

Site

4. See lot-specific landscape plans for approved driveway dimensions.

Building

5. Where applicable, exposed foundations should be clad in stone to match retaining wall on site.

Mechanical

6. The final location of the HVAC compressors, gas meters, electric meters, generators, switchgear, and transformers shall be adequately screened from public view and will not be allowed in the front yard.
7. All mechanical vents shall be through the roof or rear wall and shall not be visible from the public street. Vents located on elevations that do not directly face a public way should be composed on the facade so as to minimize their appearance.

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RESIDENTIAL SUB-DIVISION :

3 KINSALE LANE LOT 2, TYPE B
BOSTON (HYDE PARK), MASSACHUSETTS

AUGUST 2, 2021 PERMIT SET ERT1230739
SEPTEMBER 22, 2022 REVISED PER BPDA REVIEW

	LOT AREA DWELLING	LOT WIDTH	LOT FRONTAGE	FAR	HEIGHT ST	HEIGHT HGT	OPEN SPACE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
1F-9000										
ALLOWED	9,000 SF	70 FT	70 FT	.3	2-1/2	35 FT	1,800 SF	25 FT	10 FT	40 FT
PROPOSED	9,047 SF	90 FT	90 FT	2190/9047= .24	2-1/2	31-2 1/4" FT	6,557 SF	25.2 FT	18.1/11.1 FT	40.3 FT

(2) ZONING
12" = 1'-0"



GENERAL NOTES, STANDARDS AND CONDITIONS:

INDUSTRY STANDARDS: THE FOLLOWING CONSTRUCTION AND CODE STANDARDS SHALL HAVE THE SAME FORCE AND EFFECT AS IF BOUND INTO THE CONTRACT DOCUMENTS.

780CMR MASSACHUSETTS STATE BUILDING CODE 9TH EDITION
ACI AMERICAN CONCRETE INSTITUTE
ADA AMERICANS WITH DISABILITIES ACT
APA ENGINEERED WOOD ASSOCIATION
ASHRAE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWI ARCHITECTURAL WOODWORK INSTITUTE
CRI CARPET AND RUG INSTITUTE
CSI CONSTRUCTION SPRECIFICATION INSTITUTE
FM FACTORY MUTUAL
FSC FOREST STEWARDSHIP COUNCIL
IBC INTERNATIONAL BUILDING CODE
MAAB MASSUCHUSETTS ARCHITECTURAL ACCESS BOARD
MPI MASTER PAINTERS INSTITUTE
NFPA NATIONAL FIRE PROTECTION INSTITUTE
NOFMA WOOD FLOOR MAUFACTURERS INSTITUTE
OSHA OCCUPATIONAL SAFETY AND HAZARD ASSOC.
SDI STEEL DOOR INSTITUTE
SMACNA SHEET METAL AIR COND. CONTRACTORS ASSOC.
UL UNDERWRITERS LABORATORY
USGBC US GREEN BUILDING COUNCIL

GENERAL NOTES:

1. ALL PERMITS AND LICENSES SHALL BE SECURED BY THE CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MA STATE BUILDING CODE AND ALL OTHER CODES, ORDINANCES AND STANDARDS NOTED ABOVE. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS AND PROCEED AFTER THEY ARE RESOLVED.
2. CONTRACTOR AND ALL SUBS SHALL BE LICENSED IN THE STATE OF MASSACHUSETTS AND SUPPLY PROOF OF ADEQUATE GENERAL LIABILITY AND WORKMANS COMP INSURANCE TO THE OWNER AND ARCHITECT.
3. CONTRACTOR SHALL PREPARE A SCHEDULE OF VALUES AND SUBMIT PERCENTAGES OF COMPLETION ALONG WITH THE MONTHLY REQUISITION FOR PAYMENT.
4. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, STRUCTURAL, MEP/FP, CIVIL AND LANDSCAPE WORK PERFORMED BY SUBCONTRACTORS IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DRAWINGS AND SUBMIT SHOP DRAWINGS DEMONSTRATING COORDINATION AND UNDERSTANDING.
5. ALL NOTATIONS AND INDICATIONS ON THE DRAWINGS APPLYING TO ONE AREA OR CONDITION SHALL APPLY TO OTHER SIMILAR AREAS OR CONDITIONS ON THE DRAWINGS UNLESS OTHERWISE NOTED.
6. PROVIDE SEALANT AT ALL INTERIOR AND EXTERIOR JOINTS, TYPICAL.
7. PROVIDE FLASHINGS AT ALL OPENINGS, WINDOWS, DOORS, CONNECTIONS AND TRANSITIONS TO INSURE A WATERTIGHT BUILDING WIDE INSTALLATION.
8. PROVIDE ALL ACCESS PANELS AS REQUIRED BY CODE AND REQUIRED BY ARCHITECTURAL, MEP/FP EQUIPMENT AND INSTALLATIONS WHETHER OR NOT INDICATED ON THE PLANS. ACCESS PANELS SHALL BE FLUSH AND LOCATIONS COORDINATED WITH THE ARCHITECT.
9. CONTRACTOR SHALL COORDINATE ALL SIZE AND LOCATIONS OF ALL SLAB AND WALL OPENINGS INCLUDING PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS OR PER COORDINATION WITH EACH TRADE.
10. ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS AND FLOORS SHALL BE FIRE STOPPED AND SMOKE SEALED WITH AN APPROVED RATED ASSEMBLY OR WITH MECHANICAL FIRE DAMPERS.

GEOTECHNICAL REPORT
1. IF APPLICABLE TO THE PROJECT REFER TO GEOTECHNICAL REPORT FOR EXCAVATION AND SUB SURFACE PREP, SHORING, FOUNDATION DESIGN AND WATERPROOFING RECOMMENDATIONS.

SITE WORK/EXISTING CONDITIONS
1. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AND/OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED. EXCAVATION AND SHORING SHALL BE DONE IN ACCORDANCE WITH OSHA REGULATIONS.
2. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE, DAMAGE TO ADJACENT PARCELS AND/OR FACILITIES TO REMAIN.
3. UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS: MAINTAIN AS REQUIRED FOR OCCUPIED FACILITIES AND/OR CAPPED/DISCONTINUED AS REQUIRED.
4. HAZARDOUS MATERIALS: IF ENCOUNTERED OWNER SHALL REMOVE UNDER A SEPARATE CONTRACT.
5. CONTRACTOR SHALL PROTECT ALL ON-SITE ITEMS AND MATERIALS FROM WEATHER AND MOISTURE. THIS INCLUDES PROTECTING THE BUILDING FROM WEATHER AND MOISTURE THROUGHOUT THE COURSE OF CONSTRUCTION DURING WHICH TIMES THE BUILDING IS EXPOSED.
6. CONTRACTOR SHALL IMPLEMENT A STRATEGY FOR DRYING MATERIALS AND PRODUCTS PRIOR TO INSTALLATION WHICH MAY HAVE A HIGH MOISTURE CONTENT.

DEMOLITION, CONSTRUCTION WASTE MANAGEMENT, NOISE MITIGATION, DUST
1. OFFSITE DISPOSAL SHALL BE DEPOSITED, RECYCLED OR RECLAIMED IN A LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL MITIGATE TO THE EXTENT POSSIBLE DUST, DEBRIS AND NOISE THROUGHOUT THE DEMOLITION AND CONSTRUCTION PROCESS. THE SITE SHALL BE MAINTAINED IN AN ORDERLY CONDITION ON A DAILY BASIS INCLUDING ALL SURROUNDING AREAS AND ADJACENT PARCELS AFFECTED BY THE SCOPE OF WORK.

(3) GENERAL NOTES
1/4" = 1'-0"

DS
APPROVED
Design Section
BOSTON REDEVELOPMENT AUTHORITY
Design Review for the Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

DRAWING INDEX

		PERMIT SET	CONSTRUCTION				
CIVIL							
1 OF 1	SUBDIVISION PLAN	■					
1 OF 1	CERTIFIED PLOT PLAN	■					
1 OF 1	PROPOSED SITE PLAN	■					
1 OF 1	PROPOSED PLANTING PLAN	■					
ARCHITECTURE							
A-001	COVER SHEET & GENERAL NOTES	■					
A100	BASEMENT & FOUNDATION PLAN & WALL TYPES	■					
A101	FIRST & SECOND FLOOR PLANS & SCHEDULES	■					
A102	ATTIC & ROOF PLANS & INTERIOR ELEVATIONS	■					
A201	BASEMENT & FIRST FLOOR REFLECTED CEILING PLANS	■					
A202	SECOND & ATTIC FLOOR REFLECTED CEILING PLANS	■					
A300	STREET ELEVATION	■					
A301	GARAGE SIDE ELEVATION & BUILDING SECTION	■					
A302	REAR & LIVING ROOM SIDE ELEVATIONS	■					
A400	BUILDING SECTION & WALL SECTION	■					
STRUCTURAL							
S-1	FOUNDATION FLOOR & ROOF FRAMING PLANS	■					
S-2	SECTIONS & DETAILS	■					
S-3	CONCRETE & TYPICAL DETAILS	■					
S-4	WOOD FRAMING DETAILS	■					
S-5	STRUCTURAL MATERIALS & NOTES	■					
S-6	STRUCTURAL MATERIALS AND NOTES II & DECK DETAILS	■					

(1) LIST OF DRAWINGS
12" = 1'-0"

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46 Waltham Street, Suite 2A
Boston, Massachusetts 02118
617-542-4522

Kinsale Lane Sub-Division

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

A001

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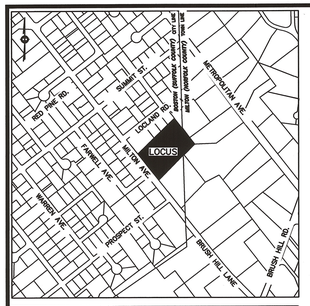
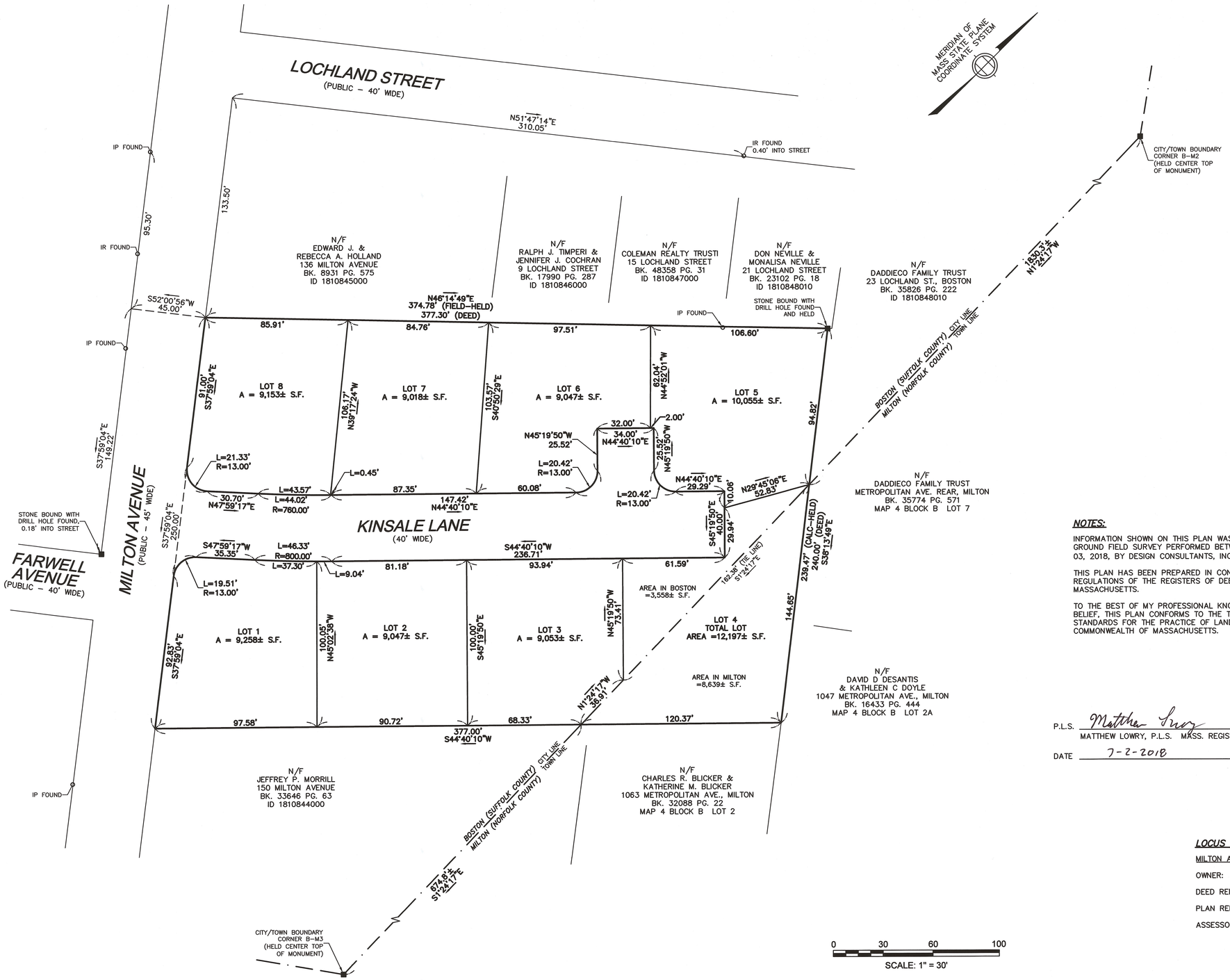


VICINITY MAP – NOT TO SCALE

RESERVED FOR REGISTERS USE ONLY



0 30 60 100

SCALE: 1" = 30'

NOTES:

INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AN ON–THE GROUND FIELD SURVEY PERFORMED BETWEEN APRIL 13, 2016 AND MAY 03, 2018, BY DESIGN CONSULTANTS, INC. (DCI).

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
MATTHEW LOWRY
No. 49625
PROFESSIONAL LAND SURVEYOR

P.L.S. Matthew Lowry

MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625

DATE 7-2-2018

LOCUS TITLE INFORMATION

MILTON AVENUE

OWNER:	MOLLIE FEENEY
DEED REFERENCE:	BK. 8953 PG. 241
PLAN REFERENCE:	BK. 7067 PG. 145
ASSESSORS:	PARCEL ID 1810844001

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Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1"= 30'
VERT: _____

NO.	DATE	BY	REVISIONS

FIELD: LG
CALCS: ML
CHECKED: DG
APPROVED: ML

SUBDIVISION PLAN

KINSALE LANE

LAND LOCATED IN
BOSTON (HYDE PARK) AND MILTON, MA.
SURVEYED FOR
THE KEOHANE COMPANY

PROJECT NO. 2016–028
DATE: MAY 4, 2018
SHEET NO. 1 OF 1

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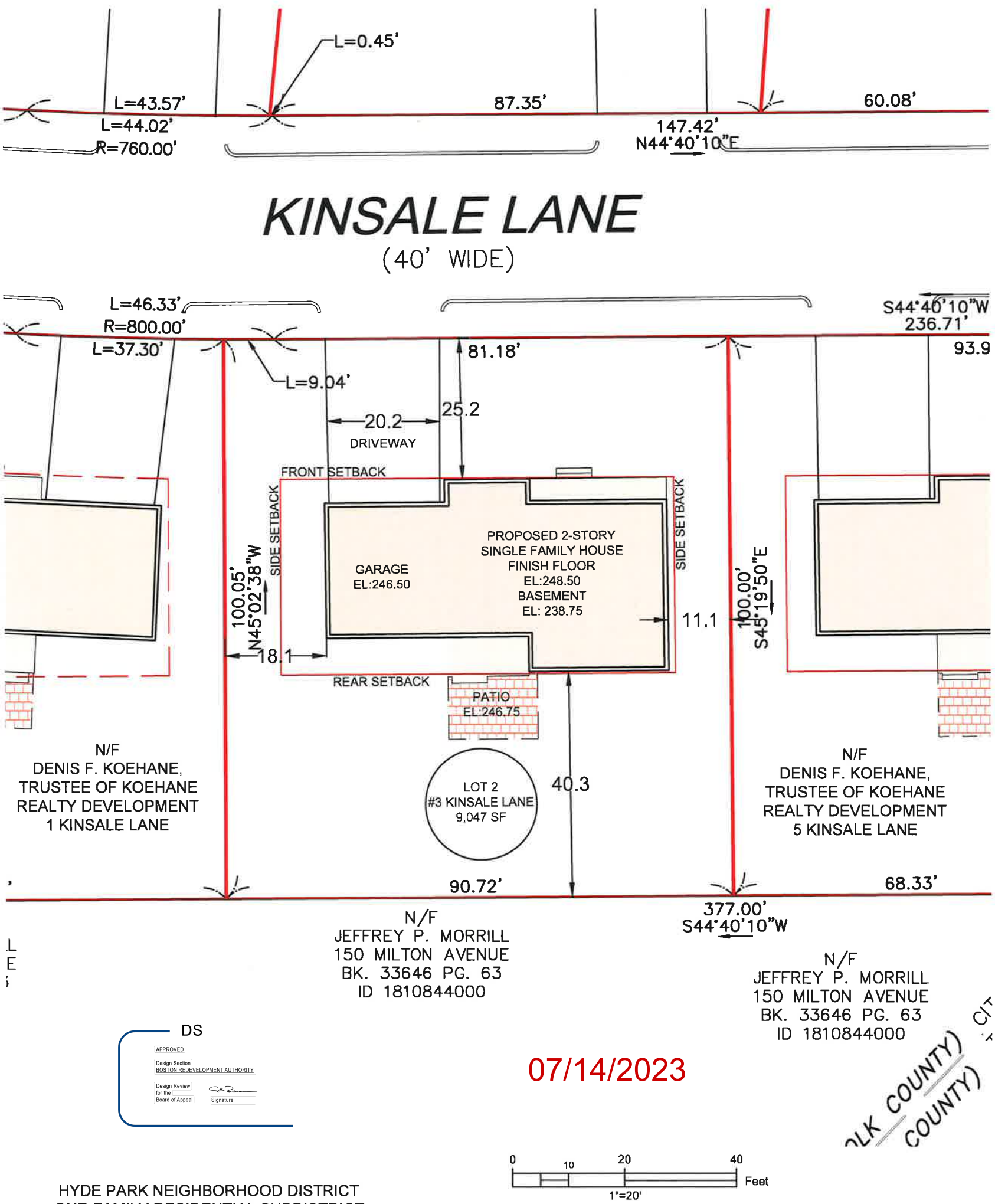


HYDE PARK NEIGHBORHOOD DISTRICT
ONE-FAMILY RESIDENTIAL SUBDISTRICT
(1F-9000)

LOT 2		
	REQUIRED	PROPOSED
LOT AREA	9,000 SF	9,047 SF
LOT FRONTAGE	70 LF	90 LF
FRONT SETBACK	25 LF	25.2 LF
SIDE SETBACK	10 LF	11.1 LF
REAR SETBACK	40 LF	40.3 LF
LOT WIDTH	70 LF	90 LF
FAR	0.3	0.24
OPEN SPACE	1,812 SF	6,557 SF (73%)

*OPEN SPACE IS ALL LOT AREA
EXCLUDING BUILDING & DRIVEWAYS

OWNER: DENIS F. KOEHANE, TRUSTEE OF
KOEHANE REALTY DEVELOPMENT

DEED REFERANCE: SUFFOLK COUNTY REGISTRY
OF DEEDS - BOOK 59087 / PAGE 32

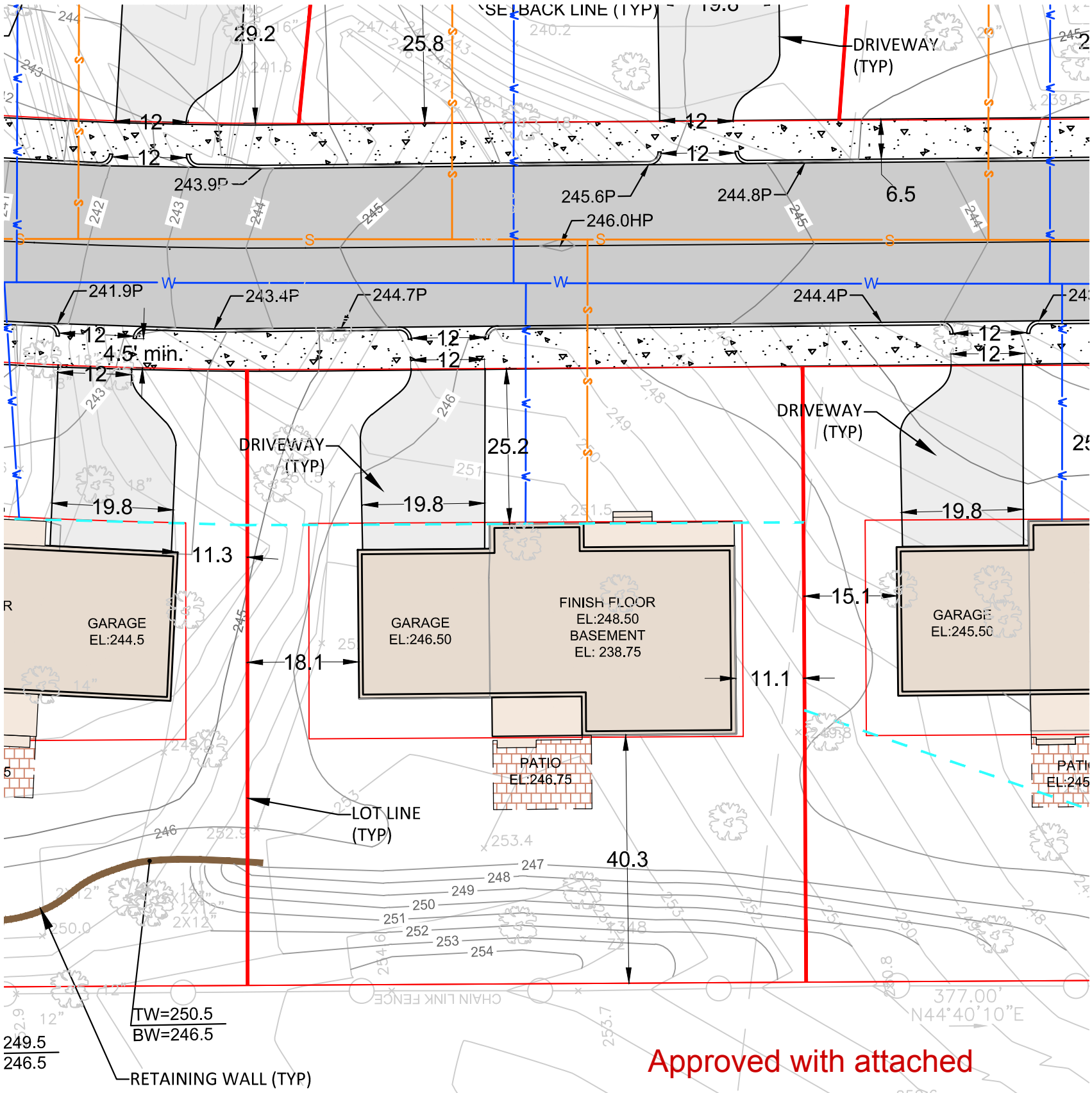
REFERNACE PLAN: SUFFOLK COUNTY REGISTRY
OF DEEDS - PLAN YEAR 2021 / PLAN 266

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. SMITH JR.
No. 35704
PROFESSIONAL LAND SURVEYOR
10-5-21

Design Consultants Inc. Somerville - Quincy - Newburyport www.dci-ma.com	LOT 2 3 KINSALE LANE, BOSTON, MA	SHEET NAME CERTIFIED PLOT PLAN	SHEET NO. C102	DR BY: GS CHK BY: RS PROJ NO: 2016-028 DATE: 10-05-2021 SCALE: 1" = 20'

DocuSign Envelope ID: 1D91CB11-C1BC-475A-AC41-76D3EB93DBAE



LOT 2	
LOT AREA	9047 SF
LOT FRONTAGE	90 LF
RIGHT SIDE	100.1 LF
LEFT SIDE	100.0 LF
REAR	90.7 LF
LOT WIDTH	90 LF
OPEN SPACE	6557 SF (73%)

*OPEN SPACE IS ALL LOT AREA EXCLUDING BUILDING & DRIVEWAYS

07/14/2023

LEGEND

- PROPOSED HOUSE
- PROPOSED WALL
- PROPOSED DECK
- PROPOSED DRIVEWAYS
- PROPOSED ROAD
- PROPOSED CONCRETE
- LIMIT OF WORK
- PROPOSED PATIO
- PROPOSED COVERED PORCH
- LOT WIDTH

ACRONYMS

TW	TOP OF WALL
BW	BOTTOM OF WALL
MA	MATCH
P	PAVEMENT
BOTTOM	BOTTOM OF SLOPE
TOP	TOP OF SLOPE

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 38800
REGISTERED PROFESSIONAL ENGINEER

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 2
KINSALE LANE,
BOSTON, MA

SHEET NAME: SITE PLAN

SHEET NO.: C102

DR BY:	MH
CHK BY:	SBS
PROJ NO:	2016-028
DATE:	04-06-2021 Rev. 04-28-22
SCALE:	1" = 20'

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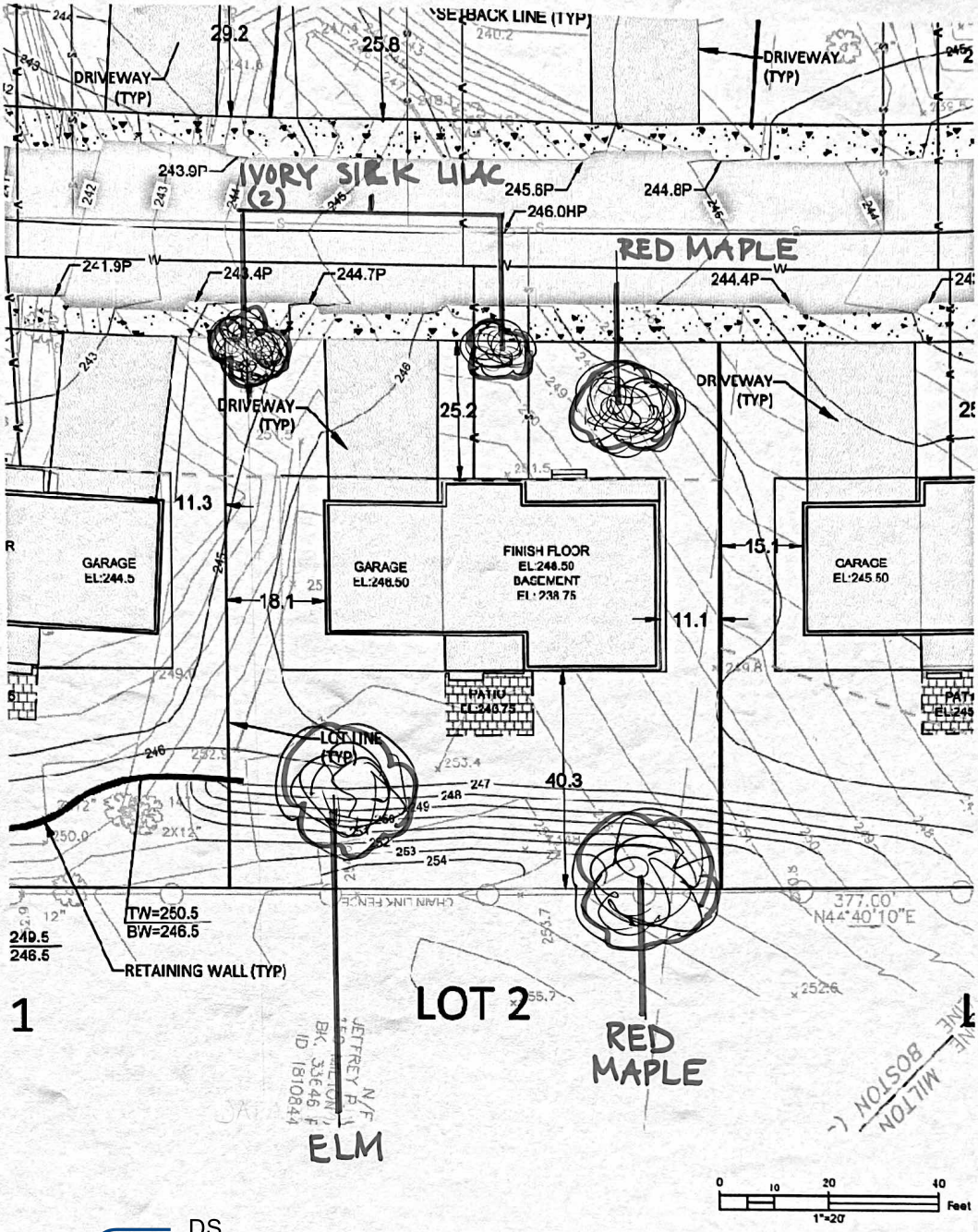


DS

APPROVED

Design Section
BOSTON REDEVELOPMENT AUTHORITY

Design Review for the Board of Appeal

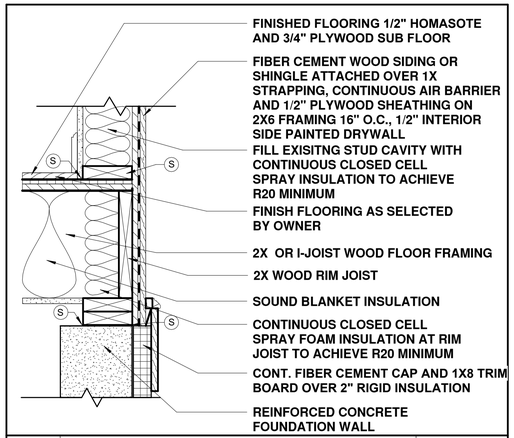
Signature

07/14/2023

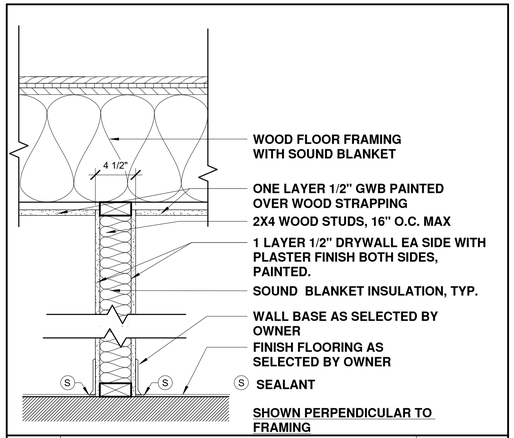
Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

	LOT 2 KINSALE LANE, BOSTON, MA	SHEET NAME SITE PLAN OF PROPOSED TREES	SHEET NO.	DR BY K. MACCHI/MOLLOY CHK BY: PROJ NO. DATE: 9/19/22 SCALE: 1" = 20'

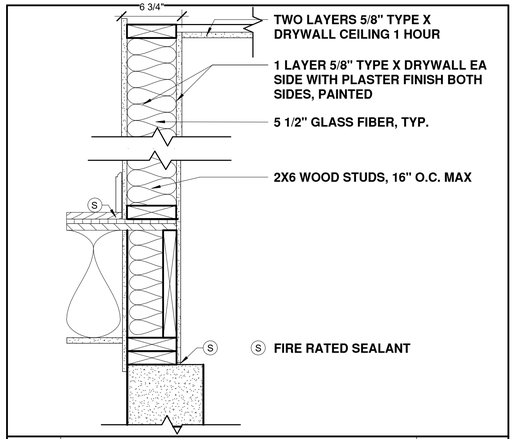
DocuSign Envelope ID: 1D91CB11-C1BC-475A-AC41-76D3EB93DBAE



1	EXTERIOR WALL/FLOOR	
	R VALUE: 20 MINIMUM	

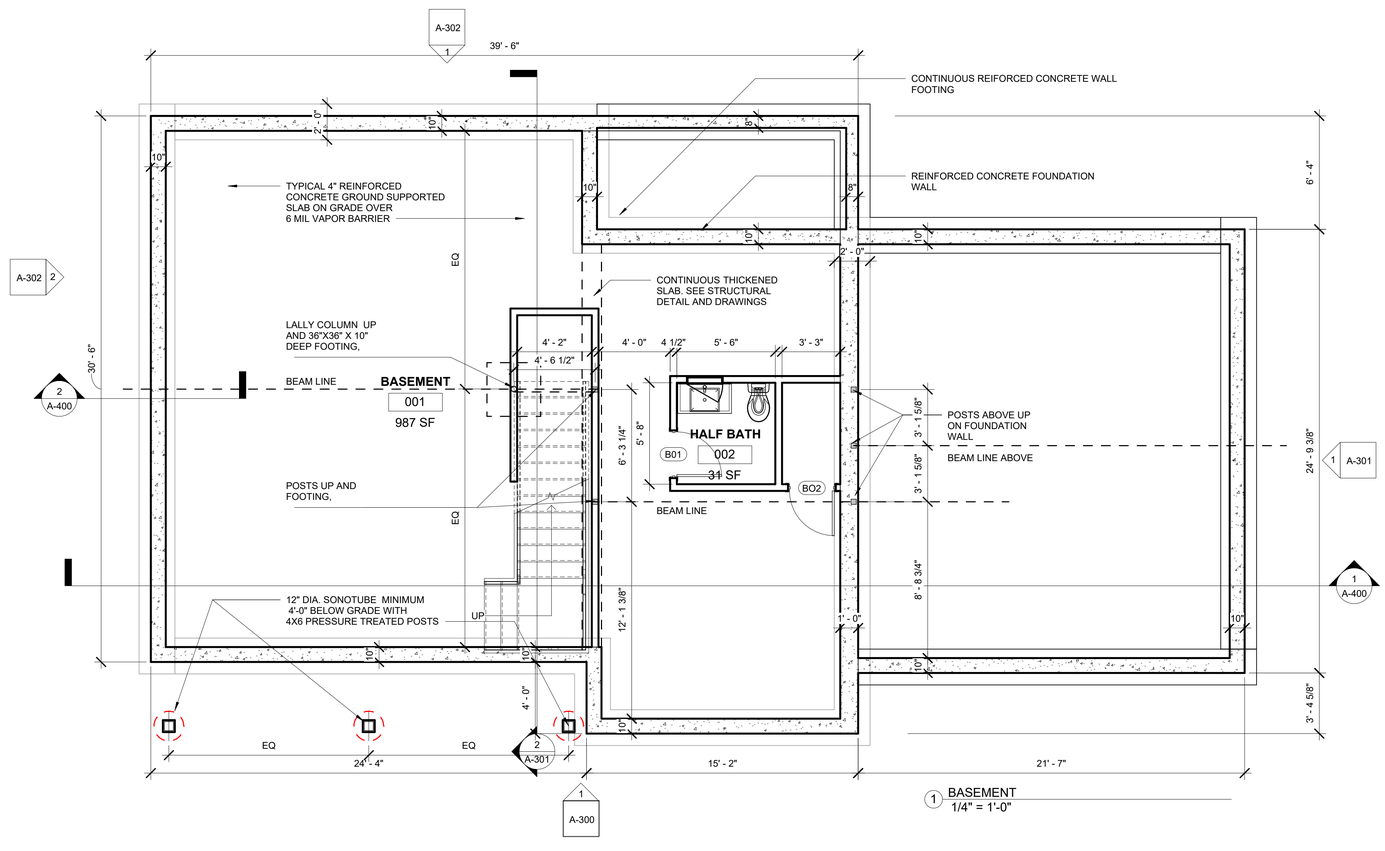


2	INTERIOR WALL	
SIDE 1	1 LAYER 1/2" DRYWALL	
SIDE 2	1 LAYER 1/2" DRYWALL	



3	1 HR GARAGE SEPARATION	U309
SIDE 1	1 LAYER 5/8" TYPE X DRYWALL	
SIDE 2	1 LAYER 5/8" TYPE X DRYWALL	

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



1 BASEMENT
1/4" = 1'-0"

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Kinsale Lane Sub-Division

Hyde Park, MA

No.	Date	Revision

Seal

REGISTERED ARCHITECT GEORGE E. TOUGIAS No. 7468 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

Drawing Title

LOT 2 TYPE B BASEMENT & FOUNDATION PLAN & WALL TYPES

Project No. STA2019KEO
Date 08 02 21
Scale As indicated
Drawn By GT
Checked By CFT
Drawing No. A100

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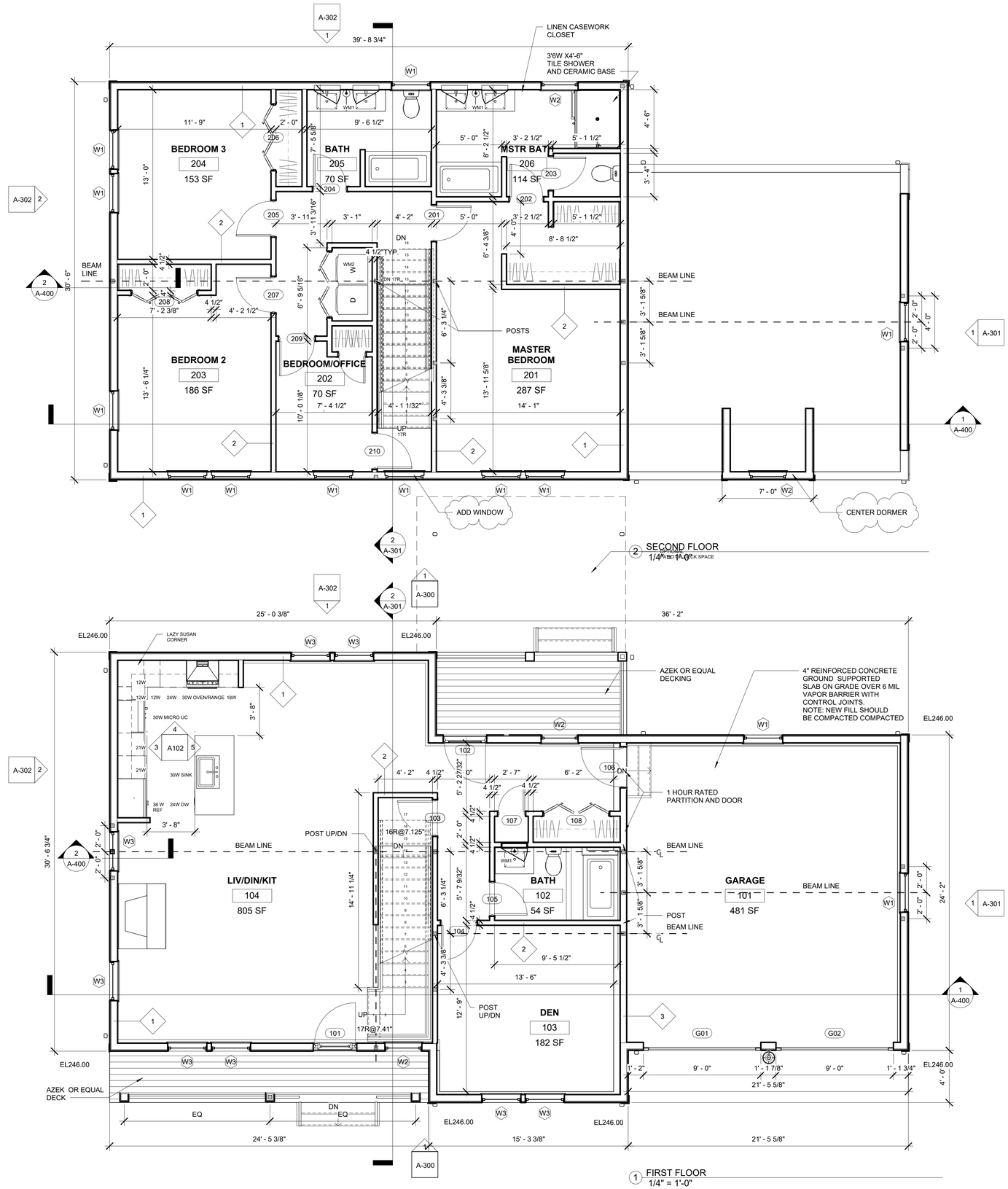
Door Schedule						
Level	Mark	Width	Height	Door material	Frame Type	Comments
BASEMENT	B01	2' - 6"	6' - 8"	WD	WD	
BASEMENT	BO2	2' - 6"	6' - 8"	WD	WD	
GARAGE	G01	9' - 0"	8' - 0"	WD	WD	
GARAGE	G02	9' - 0"	8' - 0"	WD	WD	
FIRST FLOOR	101	3' - 4"	6' - 10"	WD	WD	
FIRST FLOOR	102	3' - 4"	6' - 10"	WD	WD	
FIRST FLOOR	103	2' - 8"	6' - 8"	WD	WD	
FIRST FLOOR	104	2' - 8"	6' - 8"	WD	WD	
FIRST FLOOR	105	2' - 6"	6' - 8"	WD	WD	
FIRST FLOOR	106	3' - 0"	6' - 8"	WD OR HM 1 HR	WD OR HM 1HR	1 HR DOOR & FRAME
FIRST FLOOR	107	2' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	108	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	201	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	202	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	203	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	204	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	205	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	206	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	207	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	208	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	209	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	210	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	214	2' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	216	5' - 0"	6' - 8"	WD	WD	

Room Schedule							
Level	Number	Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
BASEMENT	001	BASEMENT	CONCRETE	VINYL	PT BATH	PT	
BASEMENT	002	HALF BATH	TILE	TILE	TILE/PT	PT	CEMENT BD AT WET WALL
FIRST FLOOR	101	GARAGE	CONCRETE	VINYL	PT	PT/GWB	1HR CEILING
FIRST FLOOR	102	BATH	TILE	TILE	TILE/PT	PT	CEMENT BD AT WET WALL
FIRST FLOOR	103	DEN	WD	WD/PT	PT	PT	
FIRST FLOOR	104	LIV/DIN/KIT	WD	WD/PT	PT	PT	
SECOND FLOOR	201	MASTER BEDROOM	WD	WD/PT	PT	PT	
SECOND FLOOR	202	BEDROOM/ OFFICE	WD	WD/PT	PT	PT	
SECOND FLOOR	203	BEDROOM 2	WD	WD/PT	PT	PT	
SECOND FLOOR	204	BEDROOM 3	WD	WD/PT	PT	PT	
SECOND FLOOR	205	BATH	TILE	TILE	TILE/PT	PT	CEMENT BD AT WET WALL
SECOND FLOOR	206	MSTR BATH	TILE	TILE	TILE/PT	PT	CEMENT BD AT WET WALL
ATTIC	301	ATTIC	PLYWOOD	-	PT	PT/GWB	



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Kinsale Lane Sub-Division

Hyde Park, MA

No.	Date	Revision
1	9 22 22	BPDA REVIEW

Seal

Drawing Title

TYPE B FIRST & SECOND FLOOR PLANS & SCHEDULES

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A101

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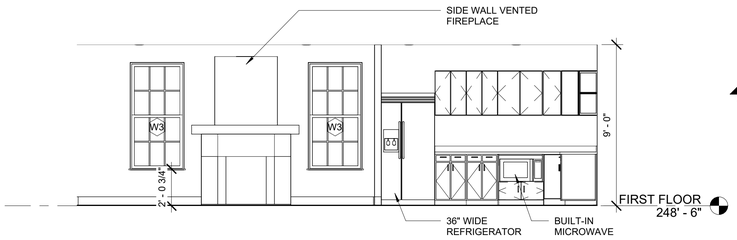
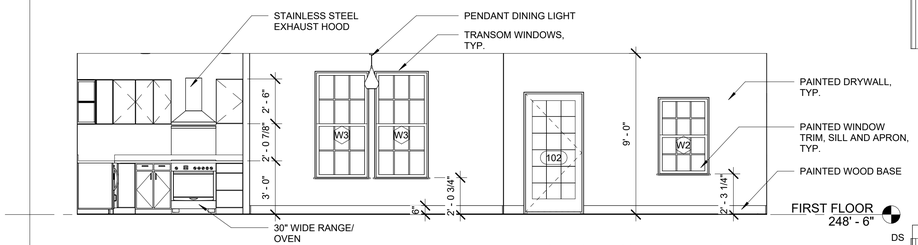
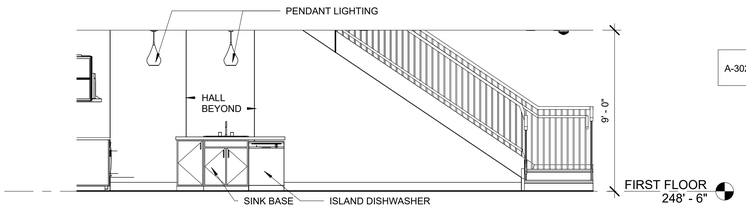


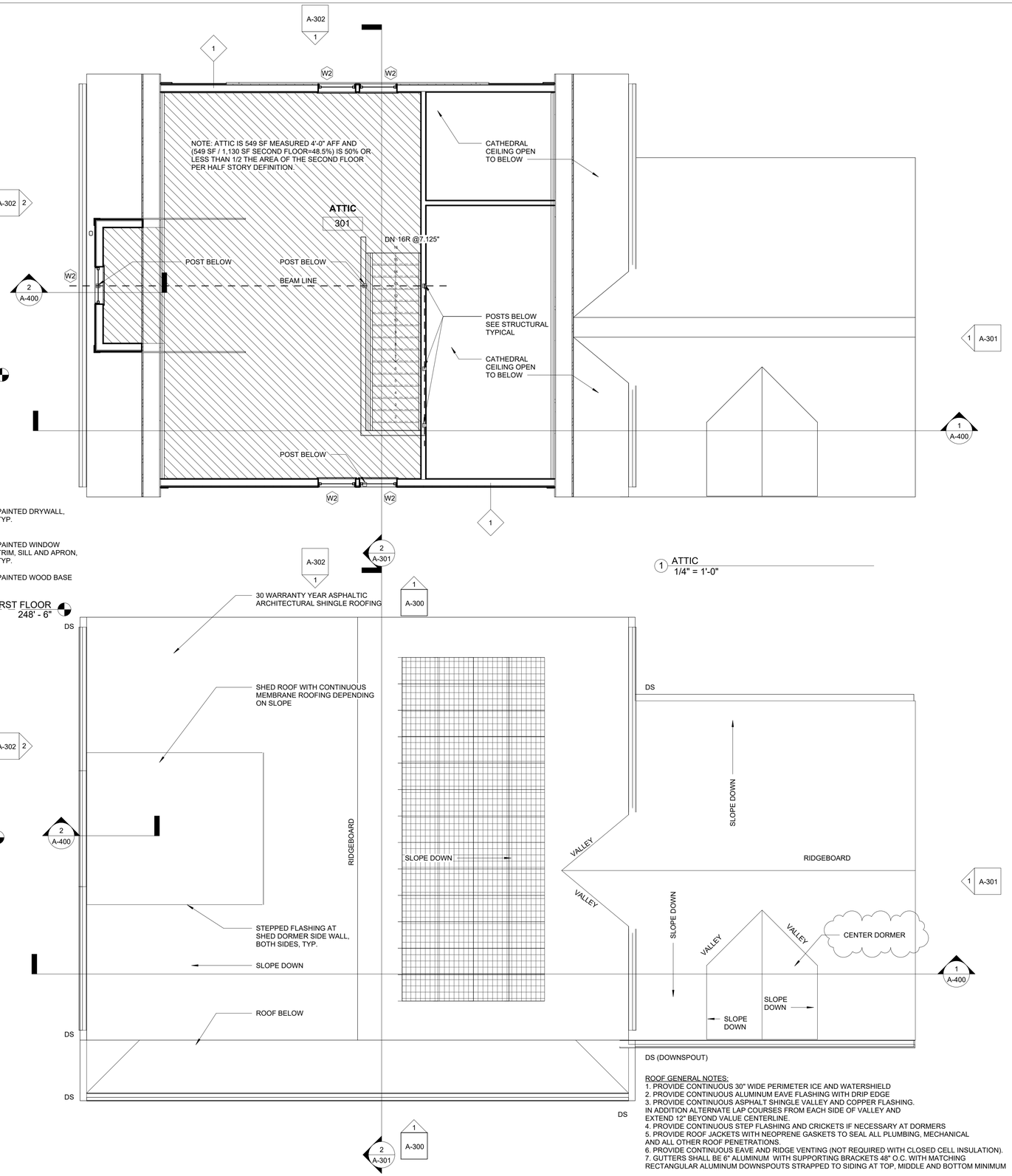
3 KITCHEN/LIVING ELEVATION
1/4" = 1'-0"



4 KITCHEN/DINING/HALL ELEVATION
1/4" = 1'-0"



5 KITCHEN ISLAND/LIVING ELEVATION
1/4" = 1'-0"



1 ATTIC
1/4" = 1'-0"

DS (DOWNSPOUT)

ROOF GENERAL NOTES:
1. PROVIDE CONTINUOUS 30" WIDE PERIMETER ICE AND WATERSHIELD
2. PROVIDE CONTINUOUS ALUMINUM EAVE FLASHING WITH DRIP EDGE
3. PROVIDE CONTINUOUS ASPHALT SHINGLE VALLEY AND COPPER FLASHING. IN ADDITION ALTERNATE LAP COURSES FROM EACH SIDE OF VALLEY AND EXTEND 12" BEYOND VALUE CENTERLINE.
4. PROVIDE CONTINUOUS STEP FLASHING AND CRICKETS IF NECESSARY AT DORMERS
5. PROVIDE ROOF JACKETS WITH NEOPRENE GASKETS TO SEAL ALL PLUMBING, MECHANICAL AND ALL OTHER ROOF PENETRATIONS.
6. PROVIDE CONTINUOUS EAVE AND RIDGE VENTING (NOT REQUIRED WITH CLOSED CELL INSULATION).
7. GUTTERS SHALL BE 6" ALUMINUM WITH SUPPORTING BRACKETS 48" O.C. WITH MATCHING RECTANGULAR ALUMINUM DOWNSPOUTS STRAPPED TO SIDING AT TOP, MIDDLE AND BOTTOM MINIMUM

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

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Kinsale Lane Sub-Division

Hyde Park, MA

No.	Date	Revision
1	9 22 22	BPDA REVIEW

Seal

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE B ATTIC & ROOF PLANS & INTERIOR ELEVATIONS

Project No.	STA2019KEO
Date	08 02 21
Scale	1/4" = 1'-0"
Drawn By	GT
Checked By	CFT
Drawing No.	A102

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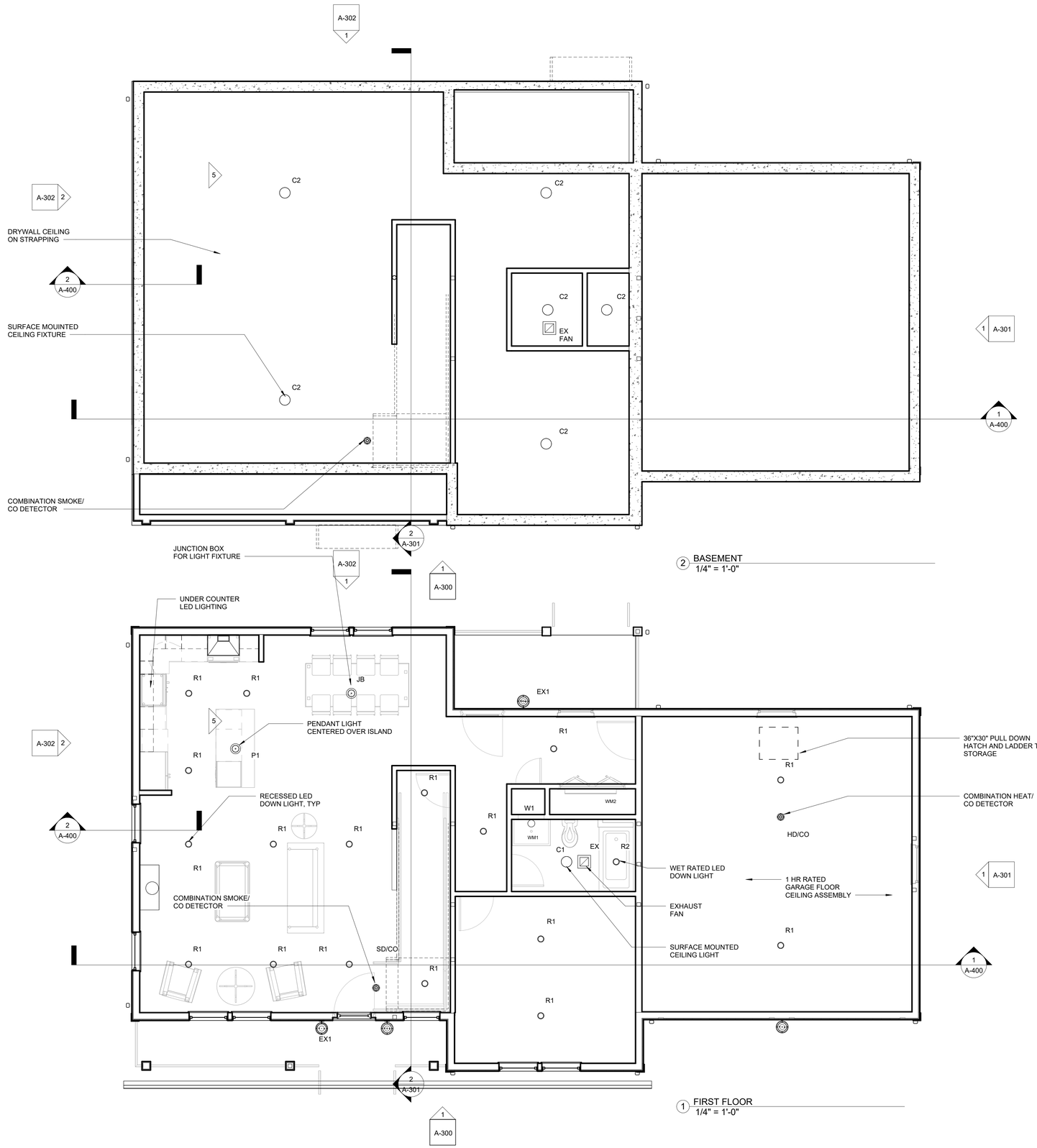

2 BASEMENT
1/4" = 1'-0"

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

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Kinsale Lane Sub-Division

Hyde Park, MA

No.	Date	Revision

Seal

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7488
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

BASEMENT & FIRST FLOOR REFLECTED CEILING PLANS UNIT TYPE B

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT

Drawing No. A-201

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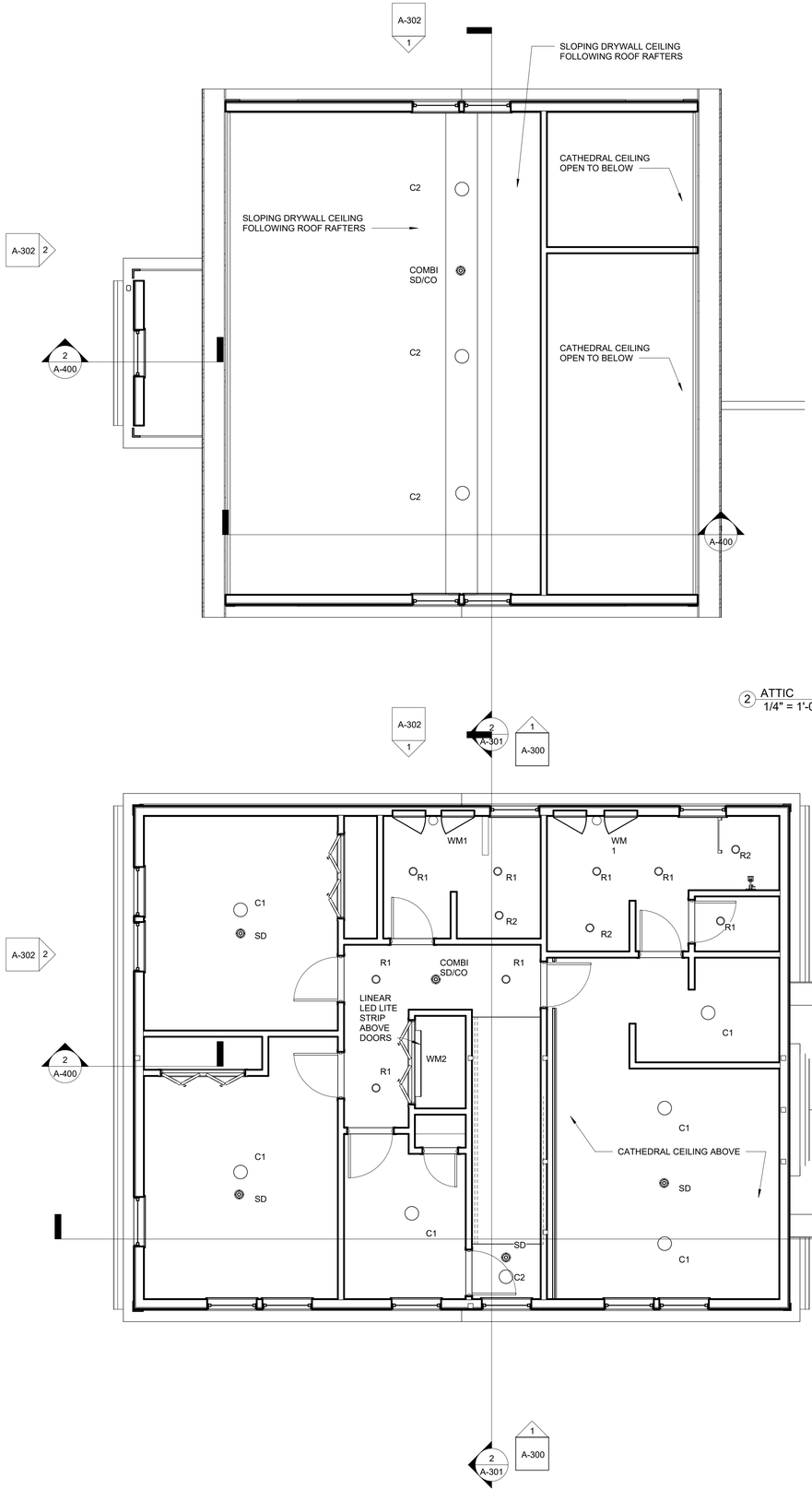

2 ATTIC
1/4" = 1'-0"

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

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Kinsale Lane Sub-Division

Hyde Park, MA

No.	Date	Revision

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

SECOND AND ATTIC FLOOR REFLECTED CEILING PLANS

Project No. STA2019KEO

Date 08 02 21

Scale 1/4" = 1'-0"

Drawn By GT | Checked By CFT

Drawing No. A-202

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HEIGHT CALCULATION

FRONT RIGHT	246.00
FRONT LEFT	246.00
LEFT SIDE REAR	246.00
LEFT SIDE FRONT	246.00
RIGHT SIDE REAR	246.00
RIGHT SIDE FRONT	246.00
LEFT REAR	246.00
RIGHT REAR	246.00
TOTAL	1968.00
AVERAGE GRADE	246.00

1 STREET ELEVATION
1/4" = 1'-0"

DS
APPROVED
Design Section
BOSTON REDEVELOPMENT AUTHORITY
Design Review
for the
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

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Kinsale Lane Sub-Division

Hyde Park, MA

No.	Date	Revision
1	9 22 22	BPDA REVIEW

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE B STREET ELEVATION LOT 2 3 KINSALE

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A-300

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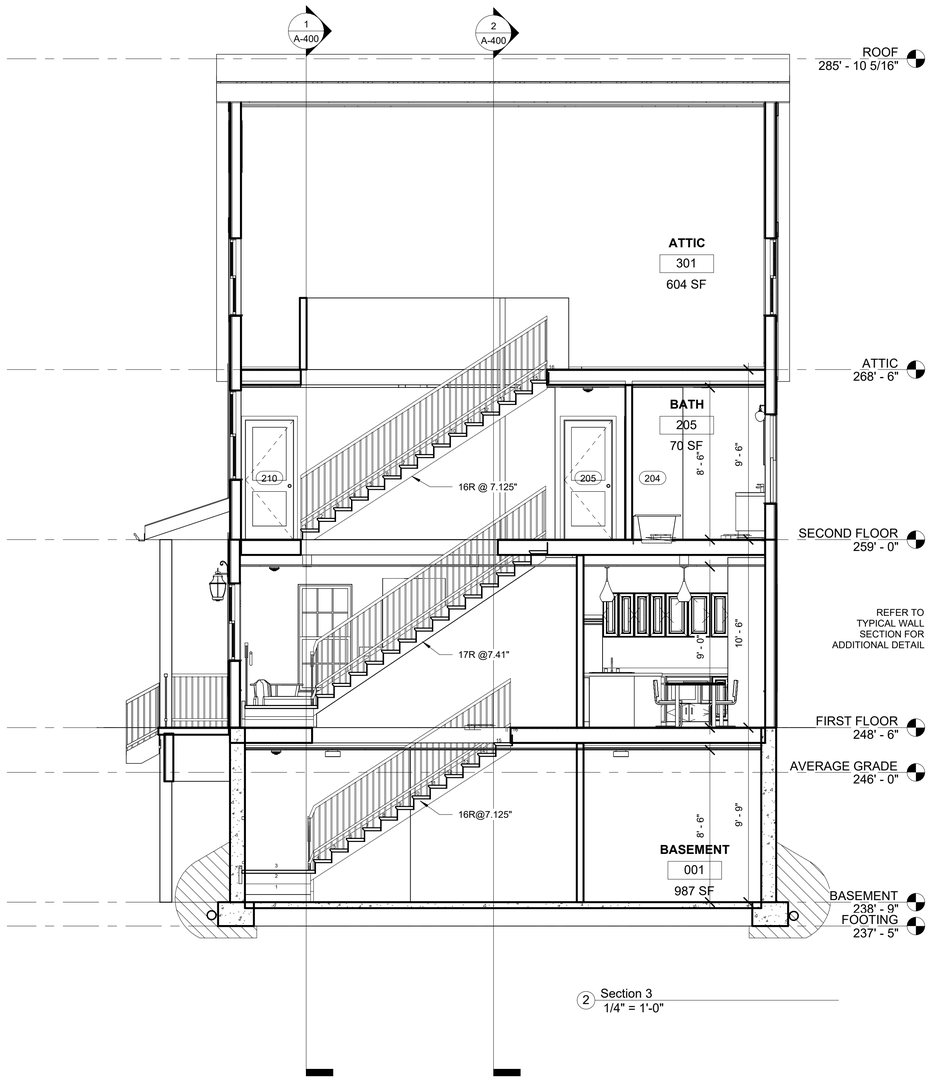
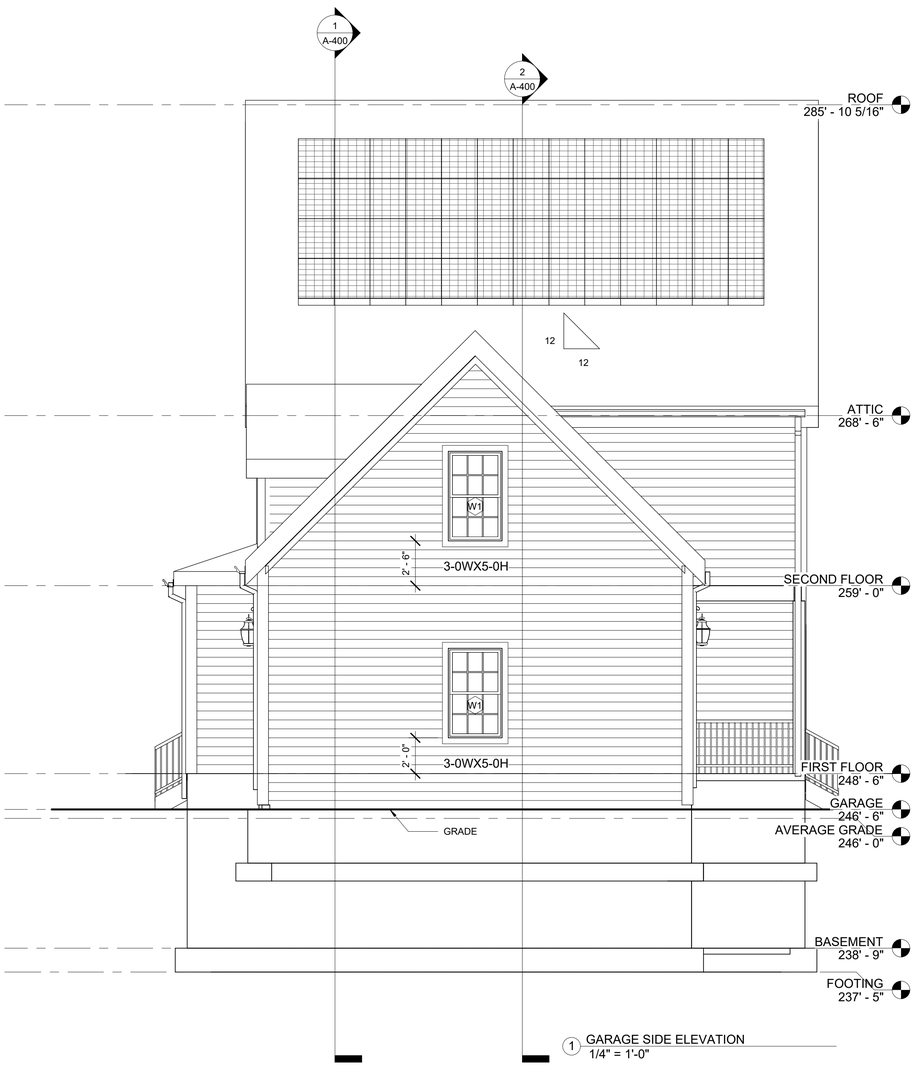


2 Section 3
1/4" = 1'-0"



1 GARAGE SIDE ELEVATION
1/4" = 1'-0"

DS

APPROVED
Design Section
BOSTON REDEVELOPMENT AUTHORITY
Design Review
for BZ
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

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Kinsale Lane Sub-Division

Hyde Park, MA

No.	Date	Revision

Seal

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE B GARAGE SIDE ELEVATION & BUILDING SECTION

Project No.	STA2019KEO
Date	08 02 21
Scale	1/4" = 1'-0"
Drawn By	GT
Checked By	CFT
Drawing No.	A-301

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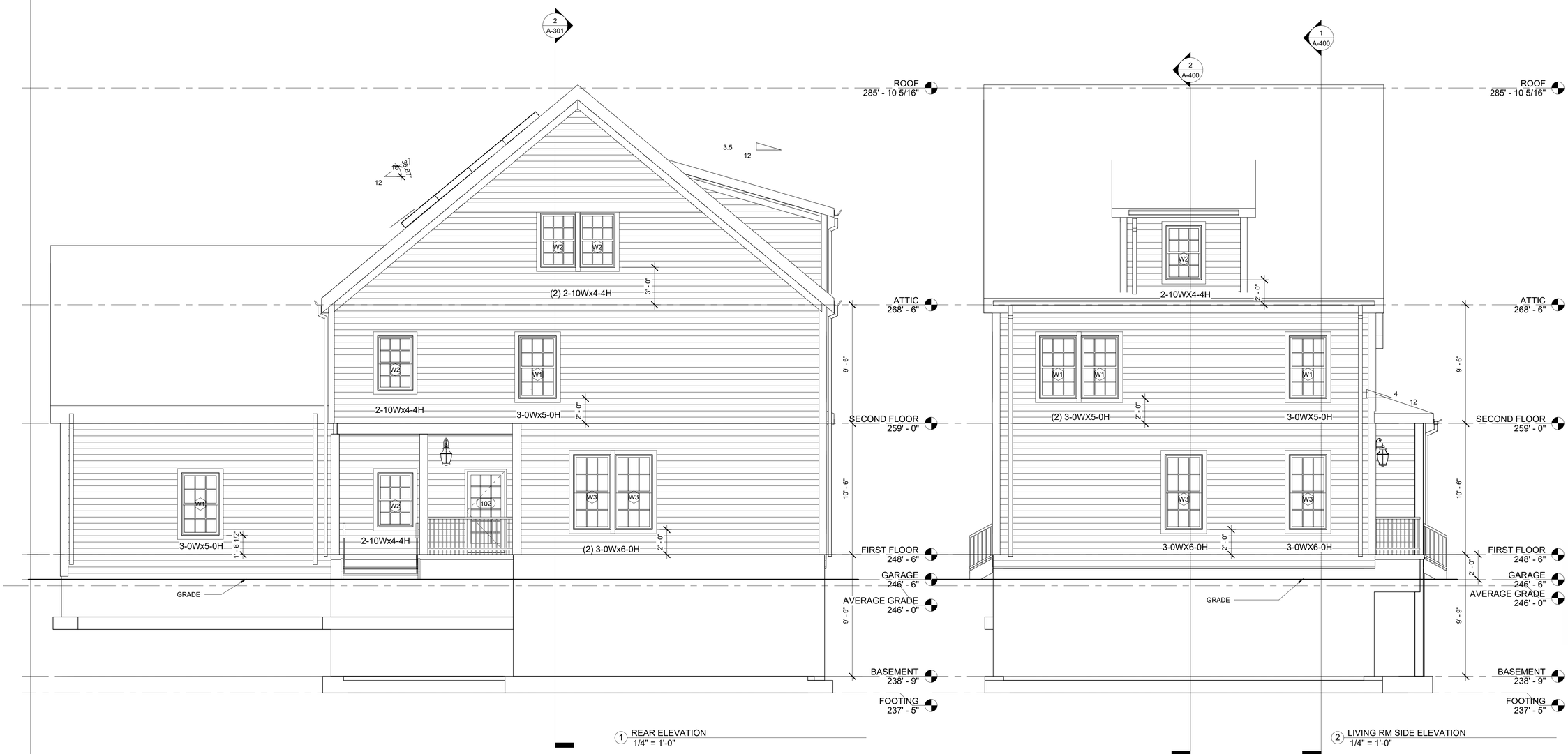

DS

APPROVED
Design Section
BOSTON REDEVELOPMENT AUTHORITY

Design Review
Date
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

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ARCHITECTS, INC.
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Kinsale Lane Sub-Division

Hyde Park, MA

No. | Date | Revision

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS
Seal

Drawing Title

TYPE B REAR & LIVING ROOM SIDE ELEVATIONS

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A-302

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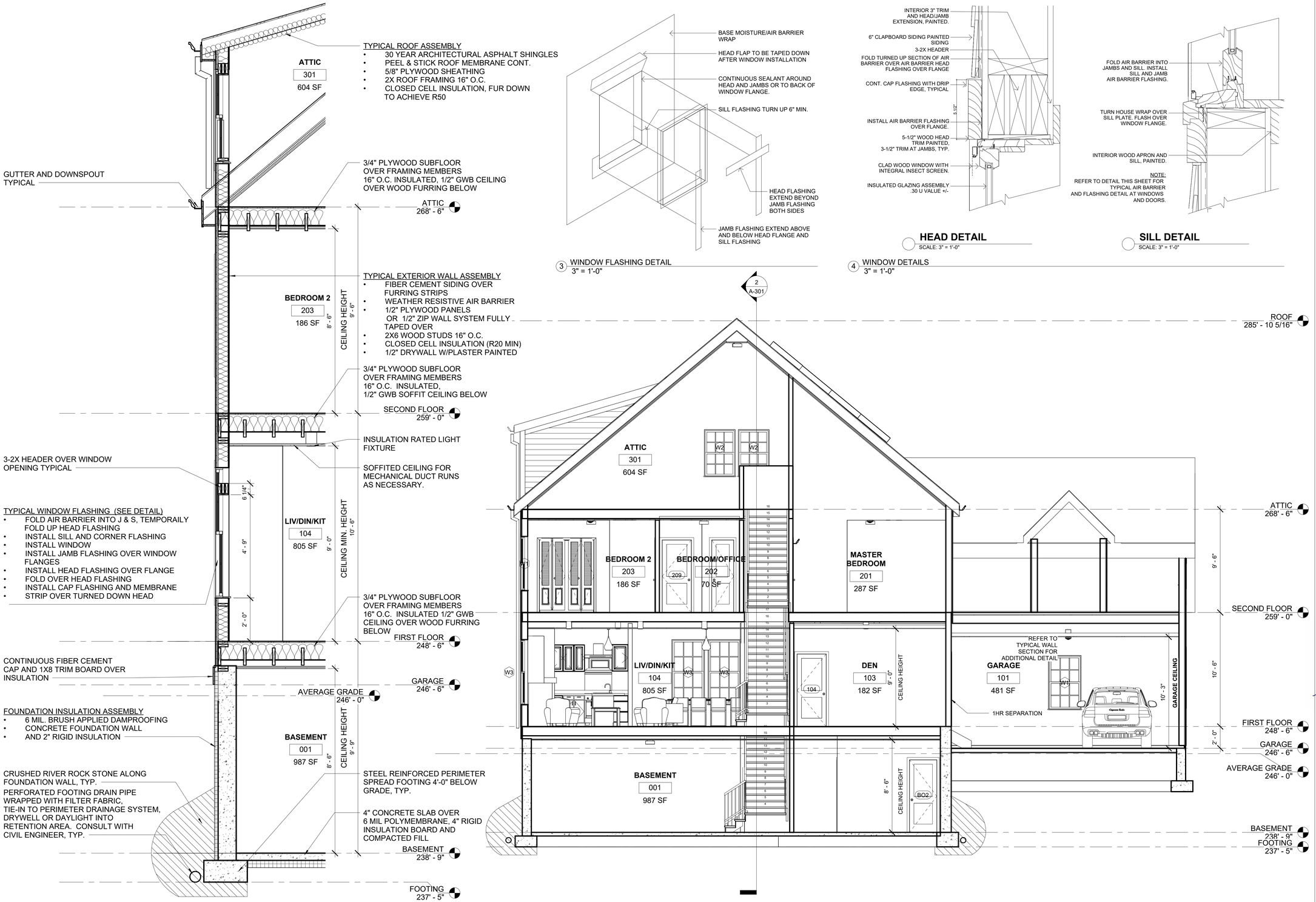

3 WINDOW FLASHING DETAIL
3" = 1'-0"

HEAD DETAIL
SCALE: 3" = 1'-0"

SILL DETAIL
SCALE: 3" = 1'-0"

4 WINDOW DETAILS
3" = 1'-0"

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Kinsale Lane Sub-Division

Hyde Park, MA

No. | Date | Revision

Seal

Drawing Title

TYPE B BUILDING SECTION & WALL SECTION

Project No. STA2019KEO
Date 08 02 21
Scale As indicated
Drawn By GT | Checked By CFT
Drawing No. A-400

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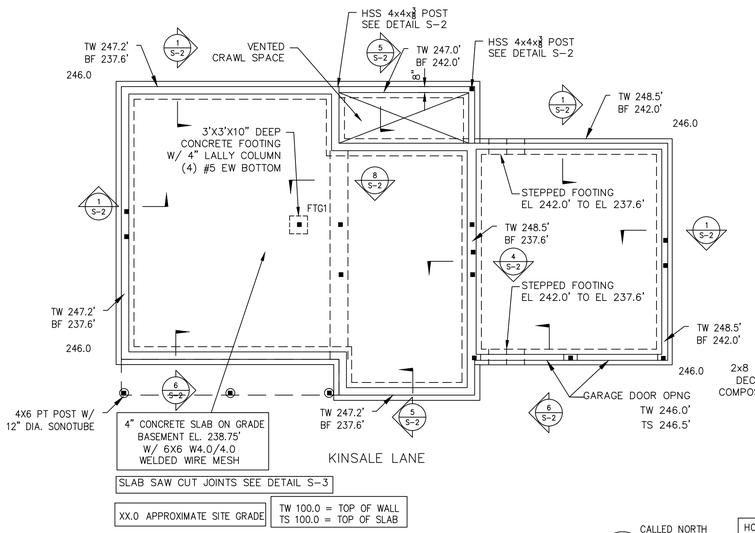
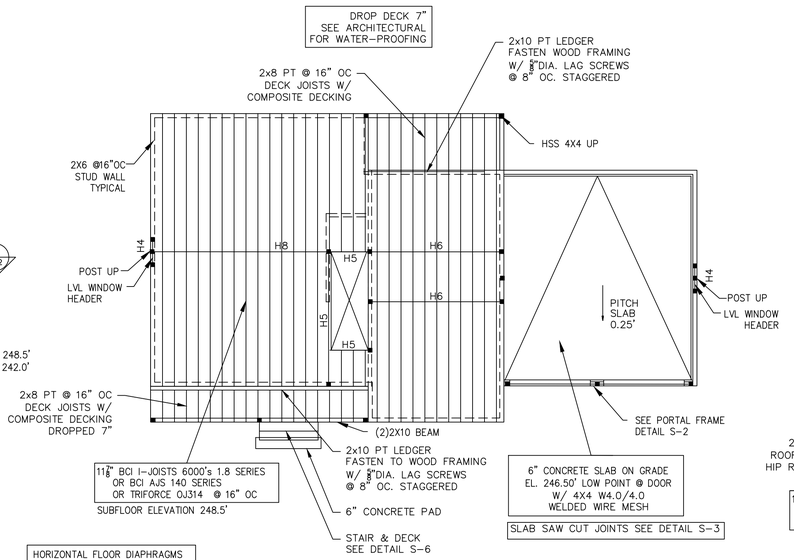


FOUNDATION/GARAGE FLOOR PLAN

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

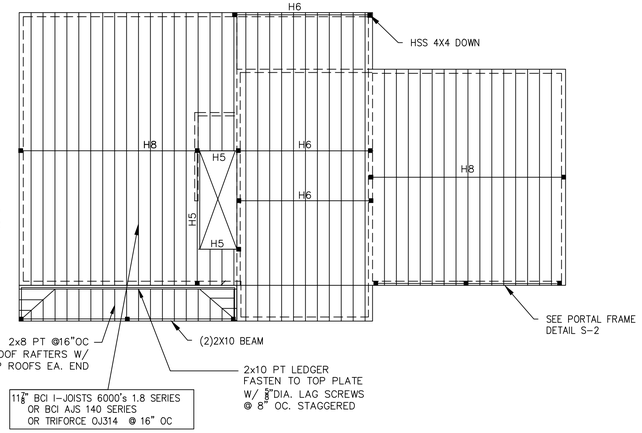
CALLED NORTH

HORIZONTAL FLOOR DIAPHRAGMS ¾" TOUNGE AND GROOVE PLYWOOD W/ 10d NAILS @ 4" ON CENTERS



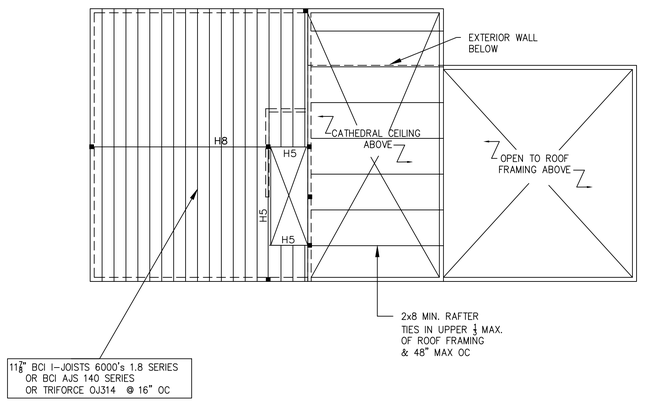
FIRST FLOOR FRAMING PLAN

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



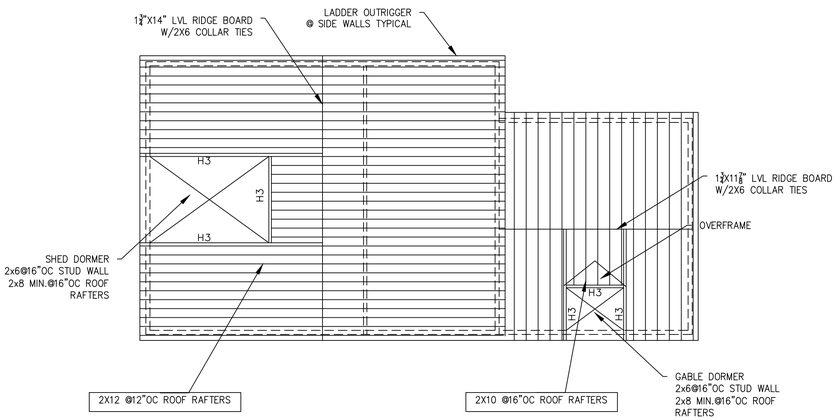
SECOND FLOOR FRAMING PLAN

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



ATTIC FLOOR FRAMING PLAN

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



ROOF FRAMING PLAN

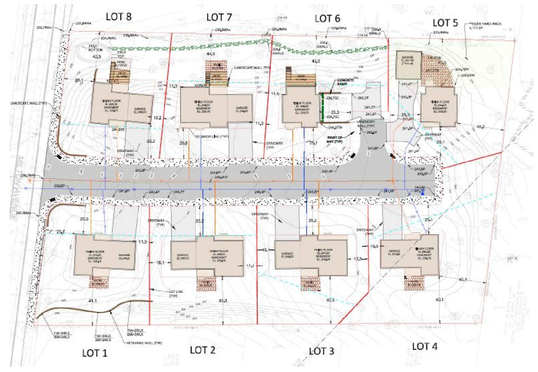
SCALE: 1/8"=1'-0"

BEARING WALL HEADER SCHEDULE

H1	(2)1¾"x7¼" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H2	(3)1¾"x7¼" LVL BEAM, FLUSH FRAMED, 5¼"x5¼" LVL POSTS
H3	(2)1¾"x9½" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H4	(3)1¾"X9½" LVL BEAM, FLUSH FRAMED, 5¼"X5¼" LVL POSTS
H5	(2)1¾"x11⅞" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H6	(3)1¾"x11⅞" LVL BEAM, FLUSH FRAMED, 5¼"x5¼" LVL POSTS
H7	(2)1¾"x14" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H8	(3)1¾"x14" LVL BEAM, FLUSH FRAMED, 5¼"x5¼" LVL POSTS
H9	(2)1¾"X16" LVL BEAM, FLUSH FRAMED, 3½"X3½" LVL POSTS
H10	(3)1¾"X16" LVL BEAM, FLUSH FRAMED, 5¼"X5¼" LVL POSTS
H11	(2)1¾"X18" LVL BEAM, FLUSH FRAMED, 3½"X3½" LVL POSTS
H12	(3)1¾"X18" LVL BEAM, FLUSH FRAMED, 5¼"X5¼" LVL POSTS

ABBREVIATIONS

BF(XX'-0")= ELEVATION BOTTOM OF FOOTING
BK(XX'-0")=BRICK SHELF ELEVATION ON WALL
BS1=BEAM SEAT DETAIL TYPE IN CONCRETE WALL
CJ=CONCRETE CONSTRUCTION OR CONTROL JOINT
EL=ELEVATION
F1=CONCRETE FOOTING TYPE
EOD=EDGE OF STEEL DECK
FB1=FLITCH BEAM
H1=WALL HEADER BEAM SCHEDULE DESIGNATION
OC=DISTANCE ON CENTERS
OH=OPPOSITE HAND
LP=LOW POINT
P1=DESIGNATES CONCRETE PIER DETAIL
TP(XX'-0")=ELEVATION TOP OF PIER
TW(XX'-0")=ELEVATION TOP OF WALL
SCJ=CONCRETE SLAB SAW CUT JOINT
SIM=SIMILAR
SW-1=SHEAR WALL DESIGNATION
TS(XX'-0")=TOP OF CONCRETE SLAB ELEVATION
TST(XX'-0")=TOP OF STEEL ELEVATION
TYP=TYPICAL
UON=UNLESS OTHERWISE NOTED
@=AT
W/=WITH



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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

LOT 2
FOUNDATION
FLOOR & ROOF
FRAMING PLANS

STAMP:

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

SEPTEMBER 9, 2022

SCALE:	AS NOTED
DATE:	9/09/2022
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2021-96

S-1

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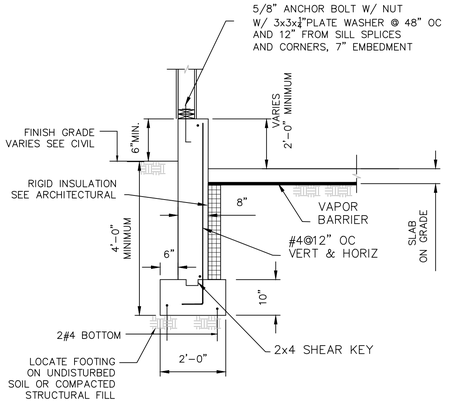
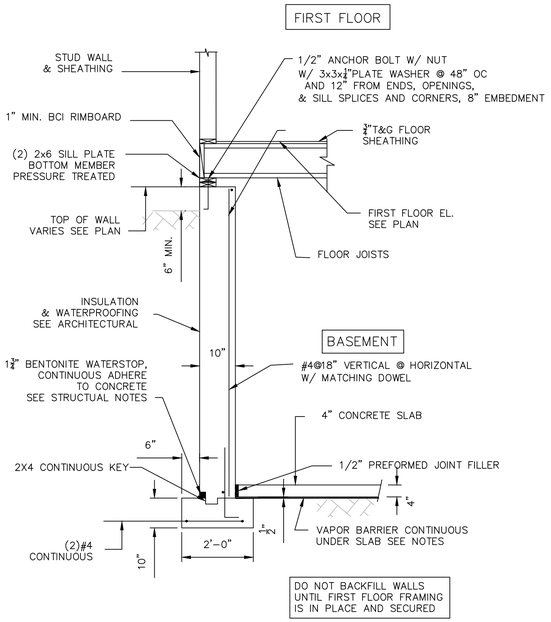


SECTION 1 @ GARAGE

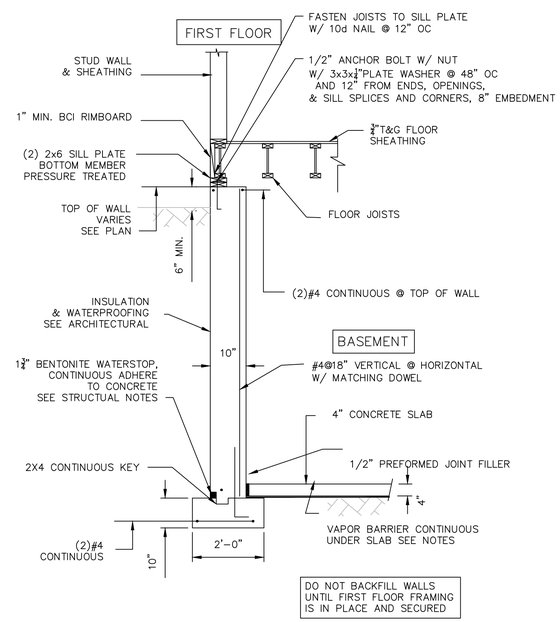
SCALE: $\frac{1}{2}$"=1'-0"

NOTE: GRADE WALL FOUNDATION ON SOLID ROCK ARE NOT REQUIRED TO BE LOCATED 4 FT BELOW GRADE FOR FROST PROTECTION. PLACE CONCRETE ON A LEVEL BASE OF FLOWABLE FILL CONCRETE OR COMPACTED ¾" CRUSH STONE, EACH AT A MINIMUM THICKNESS OF 8 INCHES.



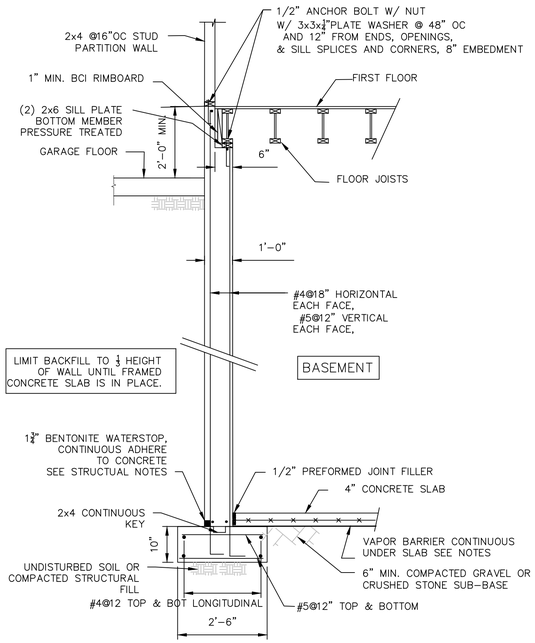
SECTION 2 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



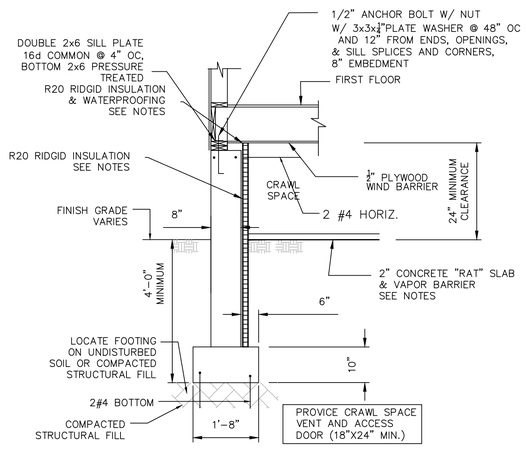
SECTION 3 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



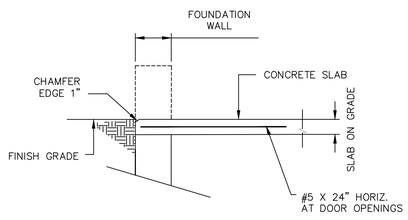
SECTION 4 FOUNDATION WALL @ GARAGE/FIRST FLOOR

SCALE: $\frac{1}{2}$"=1'-0"



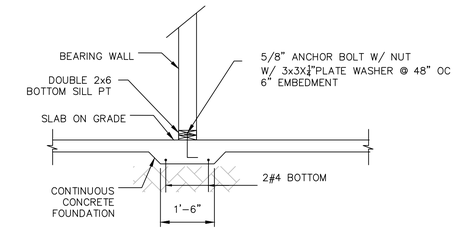
SECTION 5 @ CRAWL SPACE

SCALE: $\frac{1}{2}$"=1'-0"



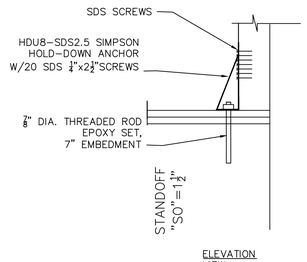
SECTION 6 @ GARAGE DOOR

SCALE: $\frac{1}{2}$"=1'-0"

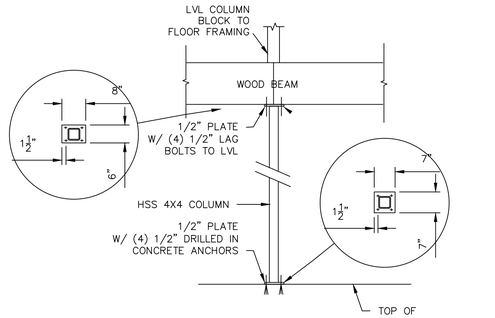


SECTION 8 THICKENED SLAB DETAIL

SCALE: $\frac{1}{2}$"=1'-0"

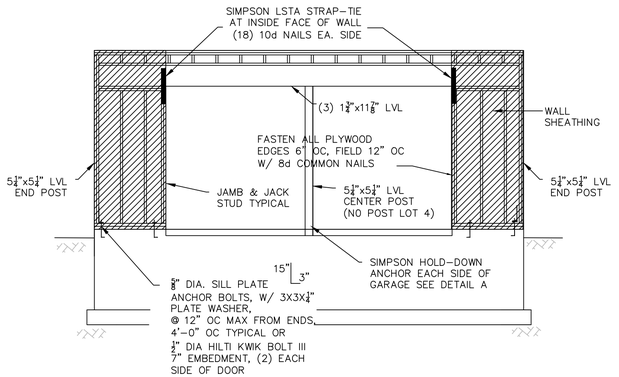


SEISMIC HOLD DOWN ANCHOR DETAIL A



TYPICAL CONCRETE FOOTING/COLUMN CONNECTION DETAIL

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



ELEVATION GARAGE DOOR OPENING APA PORTAL FRAME

SCALE: ½"=1'0"

CLIENT:

—

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OWNER:

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BOMBARDIER
STRUCTURAL ENGINEERING

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

SECTIONS
& DETAILS

STAMP:

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

SEPTEMBER 9, 2022

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PROJECT #:	2021-96

S-2

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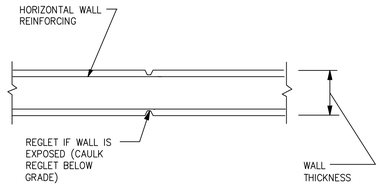
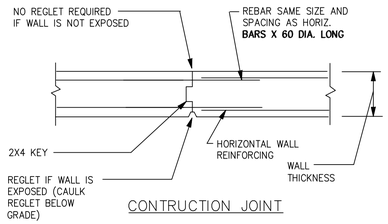


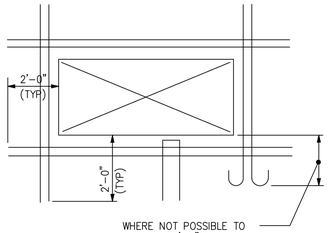
CONTROL JOINT



CONTRUCTION JOINT

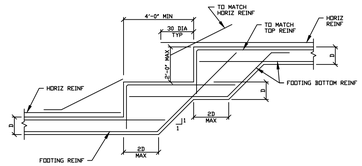
CONCRETE CONSTRUCTION & CONTROL JOINTS

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



REINFORCING STEEL @ WALL OPENINGS

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


4"-0" MIN
30 DIA TYP
TO MATCH HORIZ REINF
TO MATCH TOP REINF
HORIZ REINF
12" MAX
2'-0" MAX
HORIZ REINF
FOOTING BOTTOM REINF
D
D
D

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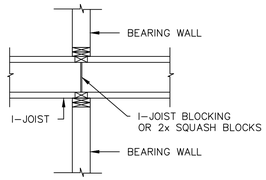
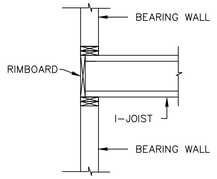
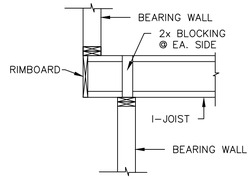


BLOCKING AT INTERMEDIATE BEARING WALL



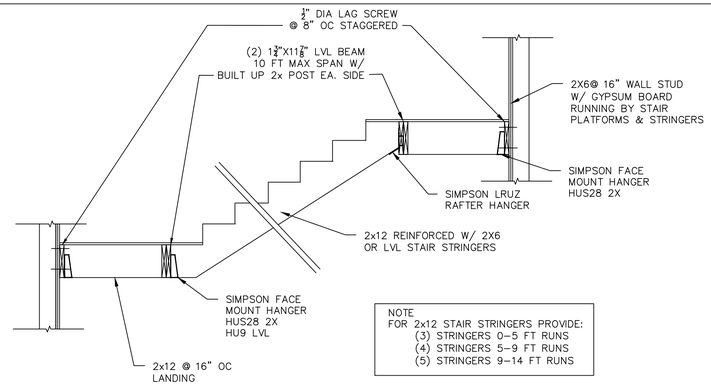
BLOCKING AT EXTERIOR BEARING WALL



CANTILEVER BLOCKING AT EXTERIOR BEARING WALL

I-JOIST BLOCKING DETAILS

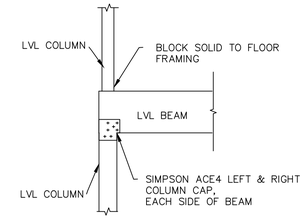
SCALE: $\frac{1}{2}$"=1'-0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0-5 FT RUNS
(4) STRINGERS 5-9 FT RUNS
(5) STRINGERS 9-14 FT RUNS

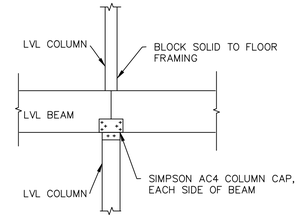
TYPICAL INTERIOR STAIR DETAIL

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



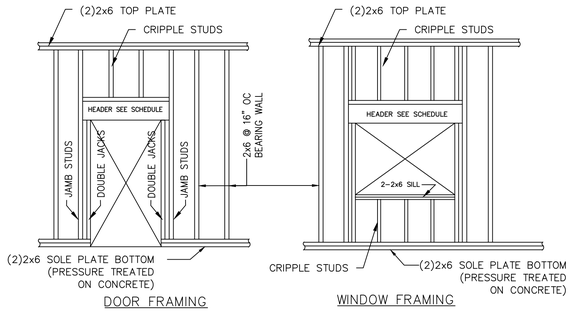
TYPICAL LVL BEAM/COLUMN CONNECTION DETAIL

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



TYPICAL LVL BEAM/ COLUMN CONNECTION DETAIL

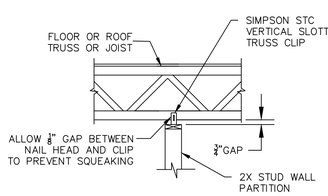
SCALE: 1/2" = 1'-0"



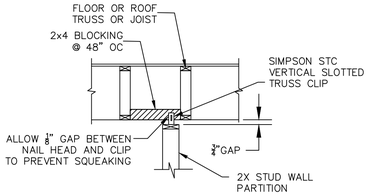
DOOR FRAMING

WINDOW FRAMING

FRAMING @ BEARING WALLS



PERPENDICULAR TO FLOOR TRUSSES/JOISTS



PARALLEL TO FLOOR TRUSSES/JOISTS

WALL PARTITION FRAMING @ NON-BEARING WALLS

BEARING WALL HEADER SCHEDULE - 4 STORY WOOD MAXIMUM CONSTRUCTION

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

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

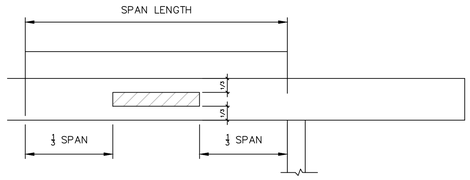
HEADER SCHEDULE AT EXTERIOR BEARING WALLS
(UNLESS OTHERWISE NOTED ON DRAWINGS)

SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS			SUPPORTING ROOF+ 3 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x6	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x10	2-2x6	1-2x6
3'-1" TO 5'-0"	3-2x10	2-2x6	1-2x6	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	3-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6
5'-1" TO 8'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 7 1/4" LVL	2-2x6	2-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6	3-1 3/4X 14" LVL	3-2x6	3-2x6
8'-1" TO 10'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	2-2x6	3-1 3/4X 16" LVL	3-2x6	3-2x6	3-1 3/4X 18" LVL	3-2x6	3-2x6

LVL EQUIVALENTS:
(3)-2x6 =(1) $1\frac{3}{4}$"x7¼" LVL
(3)-2X8 =(1) $1\frac{3}{4}$"x7¼" LVL
(3)-2x10 =(1) $1\frac{3}{4}$"X9½" LVL
(3)-2x12 =(1) $1\frac{3}{4}$"X11⅞" LVL
(3)-$1\frac{3}{4}$"x7¼ =(2) $1\frac{3}{4}$"X9½" LVL
(3)-$1\frac{3}{4}$"X9½" =(2) $1\frac{3}{4}$"X11⅞" LVL
(3)-$1\frac{3}{4}$"X11⅞" =(2) $1\frac{3}{4}$"X14" LVL

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

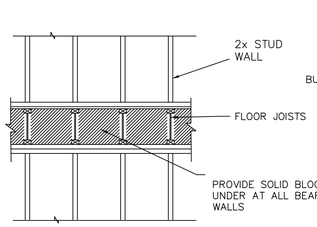
TYPICAL BUILT UP HEADER



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

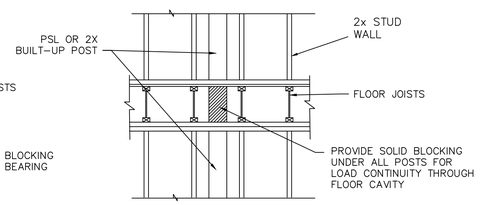
1. SQUARE OR RECTANGULAR HOLES NOT PERMITTED
2. ROUND HOLES MAY BE DRILLED OR CUT WITH WITH A HOLE SAW ANYWHERE WITHIN THE SHADED AREA.
3. THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGER HOLE.
4. DO NOT DRILL MORE THAN THREE ACCESS HOLES IN ANY FOUR FOOT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

LVL - ALLOWABLE HOLES



BEARING WALL DETAIL

SCALE: ½"=1'-0"



CONTINUOUS POST DETAIL

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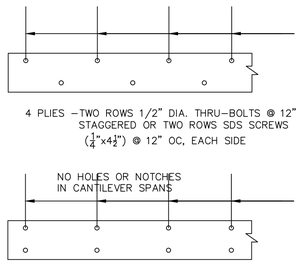
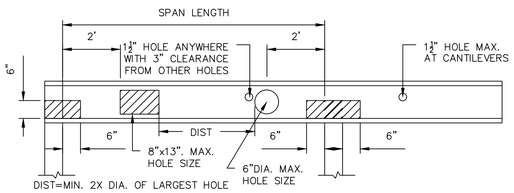


MULTIPLE MEMBER FASTENING SIDE AND TOP LOADED LVL

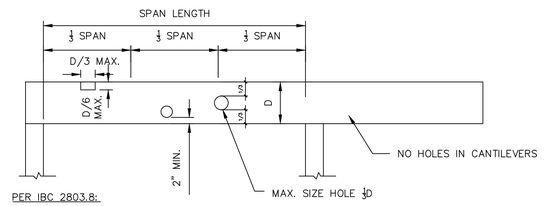


BCI I-JOIST 11⅞", 14" AND 16" DEPTHS

HOLE CUTTING NOTES;

1. A 1½" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE ALLJOIST SPECIFIERS GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A BOISE-CASCADE REPRESENTATIVE AND APPROVED BY THE ENGINEER.

BCI I-JOISTS ALLOWABLE LARGE RECTANGULAR HOLES

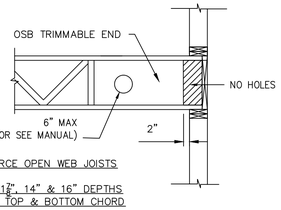


PER IBC 2803.8:

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

ALLOWABLE HOLES IN SOLID SAWN LUMBER

TRIMJOIST END PANEL - ALLOWABLE HOLES



TRIFORCE OPEN WEB JOISTS

9½", 11⅞", 14" & 16" DEPTHS
2"x4" TOP & BOTTOM CHORD

HOLE CUTTING NOTES;

1. A 6" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE TRIFORCE US SPECIFIER GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A TRIFORCE REPRESENTATIVE AND APPROVED BY THE ENGINEER.
4. NO HOLES ALLOWED IN CANTILEVER ENDS

CLIENT:

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DRAWING NOTES:

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

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

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STRUCTURAL ENGINEERING

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

WOOD FRAMING DETAILS

STAMP:

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

SEPTEMBER 9, 2022

SCALE:	AS NOTED
DATE:	9/09/2022
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2021-96

S-4

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GENERAL

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE (780 CMR) NINETH EDITION.

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

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

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

5. ENGINEER WILL PERIODICALLY OBSERVE STRUCTURAL ELEMENTS TO ASSURE GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

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

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

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

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

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

SHORING AND BRACING

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

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

TESTING BY CERTIFIED TESTING AGENCIES

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

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

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

SHOP DRAWINGS

1 SUBMIT SHOP DRAWINGS, REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR, FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR APPROVAL BEFORE FABRICATION, MANUFACTURE, DELIVERY AND ERECTION CAN PROCEED.

STRUCTURAL DESIGN LOADS (BOSTON)

1. SNOW LOADS 40 PSF GROUND SNOW
   30 PSF FLAT ROOF SNOW
2. WIND LOADS BASIC WIND SPEED Vultimate 128 MPH
   RISK CATEGORY II EXPOSURE CATEGORY B
3. SEISMIC DESIGN
   SOIL FACTOR S1=0.068, Ss=0.215
   SEISMIC HAZARD EXPOSURE GROUP I
   SEISMIC PERFORMANCE CATEGORY C
   SITE CLASS UNK
4. LIVE LOADS
   SLAB–ON–GRADE.....50 PSF
   RESIDENCES .....40 PSF
   BALCONIES & UNIT DEDICATED DECKS.....60 PSF
5. DEAD LOAD
   WOOD FRAMED FLOOR LOAD = 20 PSF (JOIST FRAMING, 1" WOOD FLOORING, ¾" PLYWOOD, 1 LAYER ⅝" GYPSUM BOARD CEILING)

GEOTECHNICAL ENGINEERING

1. NO GEOTECHNICAL ENGINEERING REPORT WAS AVAILABLE DURING THE DESIGN AND PREPARATION OF THESE DRAWINGS. SUBSURFACE SOIL CONDITIONS ARE UNKNOWN. ALLOWABLE BEARING PRESSURE IS ASSUMED TO BE 2,000 PSF AS APPLICABLE FOR LOOSE SANDS & GRAVELS, SILT, AND MEDIUM CLAYEY SOILS. EXISTING SOILS HAVE BEEN ASSUMED TO BE SUITABLE FOR GRADE WALL AND ISOLATED COLUMN FOOTING FOUNDATIONS.

2. IT IS THE OWNER'S RESPONSIBILITY TO RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO CONFIRM FOUNDATION TYPE, SOIL BEARING PRESSURE, AND GROUND WATER ELEVATIONS.

FOUNDATIONS

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

2. IF A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED, THE CONTRACTOR SHALL REFER TO THIS REPORT FOR ADDITIONAL INFORMATION.

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

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

5. NO FOUNDATION CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN SUB–GRADE MATERIAL.

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

7. REMOVAL OF DISTURBED AND UNSUITABLE MATERIALS AND PLACING, COMPACTING AND TESTING OF COMPACTED FILL SHALL ONLY BE PERFORMED BY THE GENERAL CONTRACTOR WHILE A PROFESSIONAL GEOTECHNICAL ENGINEER, REGISTERED IN THE STATE OF MASSACHUSETTS AND RETAINED BY THE OWNER, IS OBSERVING THE WORK.

8. BOTTOM OF FOOTING ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS ARE MINIMUM DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY THE AMOUNT OF EXCAVATION NECESSARY TO REACH A SUFFICIENT BEARING STRATUM.

FARTHWORK AND COMPACTFD FILl

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

2. BEFORE PLACEMENT OF CONCRETE FLOOR SLAB ON GRADE, THE SOIL SHALL BE SURFACE SHALL BE PROOF ROLLED WITH A LEAST 6 PASSES OF A LARGE VIBRATORY ROLLER HAVING A DRUM WEIGHT OF AT LEAST 10,000 POUNDS AND A DYNAMIC FORCE OF AT LEAST 20,000 POUNDS.

3. STRUCTURAL FILL, OVER–EXCAVATED, UNSUITABLE, OR DISTURBED SOIL SHOULD BE REPLACED WITH "SELECT STRUCTURAL FILL" AND COMPACTED IN INDIVIDUAL LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D–1557. LOOSE LIFT THICKNESS SHALL BE 6 INCHES FOR HAND OPERATED EQUIPMENT AND 12 INCHES FOR LARGE VIBRATORY ROLLERS.

4. "SELECT STRUCTURAL FILL" SHALL BE GRAVELLY SAND OR SANDY GRAVEL, GRADED WITHIN FOLLOWING LIMITS:

SIEVE SIZE IN. OR NO.	PERCENT PASSING BY WEIGHT
1/2	50–85
#4	40–75
#10	30–60
#40	10–35
#100	5–20
#200	0–8

5. COMPACTION TESTS SHALL BE PERFORMED ON ANY STRUCTURAL FILL TO BE PLACED IN THE FOUNDATION AND SLAB ON GRADE AREA. A MINIMUM OF TWO TESTS PER 6" LIFT SHALL BE PERFORMED. A SUFFICIENT SAMPLE OF FILL MATERIAL SHALL BE SUPPLIED TO THE TESTING AGENCY.

COLD WEATHER EARTHWORK PROTECTION

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

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

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

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

CONCRETE MIX DESIGN

1. THE CONTRACTOR SHALL FURNISH THE MIXTURE PROPORTIONS THAT WILL MEET THE STRENGTH AND FRESH AND EQUILIBRIUM DENSITY REQUIREMENTS OF THE CONCRETE SPECIFIED. THE MIXTURE PROPORTION SHALL BE PREPARED IN ACCORDANCE WITH ACI 318, AND SUBJECT TO THE APPROVAL OF THE ARCHITECT/ENGINEER. CONCRETE SHALL BE DELIVERED AT THE MINIMUM SLUMP NECESSARY FOR EFFICIENT MIXING, PLACING, AND FINISHING.

2. CONCRETE SHALL HAVE A 28 DAY STRENGTH:
   3000 PSI FOR NORMAL WEIGHT CONCRETE.
   4,000 PSI FOR LIGHT WEIGHT CONCRETE.

3. CEMENT SHALL MEET ASTM C 150, C 595, OR C 845. MINIMUM CEMENT QUANTITIES:
   3000 PSI CONCRETE 517 LB./CY OF CEMENT
   4000 PSI CONCRETE 611 LB./CY OF CEMENT

4. MID–RANGE WATER REDUCERS (MRWR) ARE REQUIRED FOR ALL CONCRETE MIXES EXCEPT FOOTINGS.
   MAXIMUM CONCRETE SLUMP: MIXES WITH MRWR 7 IN
   MIXES WITHOUT MRWR 4 IN.

5. MAXIMUM WATER TO CEMENT RATIO FOR MIXES WITH MRWR:
   3000 PSI CONCRETE 0.5
   4000 PSI CONCRETE 0.45
   MAXIMUM WATER TO CEMENT RATIO FOR MIXES W/OUT MRWR (PERMITTED FOR FOOTINGS ONLY):
   3000 PSI CONCRETE 0.53

6. AGGREGATES FOR LIGHTWEIGHT CONCRETE SHALL BE EXPANDED SHALE, CLAY, OR SLATE (ESCS) PRODUCED BY THE ROTARY KILN METHOD AND SHALL MEET ASTM C 330. MATERIALS SHALL BE PROPORTIONED TO PRODUCE CONCRETE WITH A CALCULATED EQUILIBRIUM DENSITY OF 110 LB/FT^3 +/– 3 LB/FT AS DETERMINED BY ASTM C 567–00, SECTION 9.2.

7. NORMAL WEIGHT AGGREGATE SHALL MEET ASTM C 33.

8. AIR–ENTRAINING ADMIXTURES SHALL BE USED IN CONCRETE SUBJECT TO FREEZING AND THAWING, WHICH INCLUDES EXTERIOR FOUNDATION WALLS, EXTERIOR PIERS, MAT SLAB AND EXTERIOR SLABS. MAXIMUM AIR CONTENT AT POINT OF DELIVERY TO BE 6 PERCENT, PLUS OR MINUS 1.5 PERCENT.

9. DO NOT USE AIR–ENTRAINING ADMIXTURES IN CONCRETE FOR INTERIOR SLABS ON STEEL DECK THAT ARE TO RECEIVE A HARD TROWEL FINISH. AIR CONTENT OF HARD TROWELED FINISH FLOORS NOT TO EXCEED 3 PERCENT.

CONCRETE

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

2. ALL STRUCTURAL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE NORMAL WEIGHT (145 PCF) AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF:
   SLAB ON GRADE =3,000 PSI
   SPREAD FOOTINGS, AND FOUNDATION WALLS = 4,000 PSI

3. CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED AND PLACED IN THE PRESENCE OF A REPRESENTATIVE OF AN APPROVED TESTING AGENCY, AS REQUIRED BY STATE CODE. TEST CYLINDERS SHALL BE TAKEN AT A MINIMUM OF 4 FOR EVERY DAYS CONCRETE PLACEMENT AND FOR EVERY 50 YARDS PLACED THAT DAY.

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

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

6. CONCRETE PLACEMENTS SHALL BE LIMITED TO THE FOLLOWING:
   A) FOOTINGS AND WALLS 30 FOOT LENGTH MAXIMUM TO CONSTRUCTION JOINT
   B) SLABS ON GRADE 30 FOOT MAXIMUM PANEL DIMENSION

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

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

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

10. MINIMUM PROTECTIVE COVER FOR CONCRETE REINFORCING STEEL SHALL BE AS FOLLOWS:
   A) UNFORMED SURFACES CAST AGAINST EARTH – 3 INCHES
   B) FORMED SURFACES NOT IN CONTACT TO EARTH – 3/4 INCHES
      OR EXPOSED TO WEATHER, WALLS AND SLABS, #11 BARS OR SMALLER
   C) FORMED SURFACES IN CONTACT TO EARTH
      OR EXPOSED TO WEATHER, WALLS AND SLABS,
      #6 TO #18 BARS – 2 INCHES
      #5 AND SMALLER – 1 1/2 INCHES

COLD WEATHER CONCRETE WORK

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

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

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

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

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

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

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

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

SLAB ON GRADE SAW CUT JOINTS

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

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

CONCRETE SLAB SEALER

1. CONCRETE SLABS ON GRADE SHALL RECEIVE A SLAB SEALER AND CURING COMPOUND.

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

CONCRETE AND MASONRY REINFORCING

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

2. ALL WELDED WIRE MESH (WWF) SHALL BE SMOOTH BARS CONFORMING TO ASTM A185. OVER TWO OR MORE SPANS. LAPS OF INDIVIDUAL SHEET SHALL BE 8" MINIMUM.

STRUCTURAL STEEL

1. ALL STEEL SHALL BE NEW STEEL AND PRIMED, CONFORMING TO THE FOLLOWING ASTM DESIGNATIONS:
   A. SHAPES, PLATES, FITTINGS AND RODS; GRADE 50. fY MIN. = 50 KSI.
   B. ANCHOR BOLTS; F1554 GRADE 36 OR GRADE 55 SUPPLEMENT 1 BOLTS –1" DIA. WITH STANDARD NUTS AND HARDENED WASHERS.
   C. HSS MEMBERS AND TUBES; A500 GRADE B, Fy = 46 KSI.
   D. STRUCTURAL STEEL PIPE COLUMNS SHALL BE STANDARD GRADE PIPE.
   E. EXPANSION AND EPOXY BOLTS AND SLEEVE ANCHORS; AS MANUFACTURED BY "HILTI CORPORATION"
   F. GALVANIZING; HOT–DIPPED A123.
   G. SHOP PRIMER; TNEMEC SERIES 10, COLOR GRAY.

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

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

4. ANCHOR BOLTS, LEVELING PLATES, OR BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK, PRESET BY TEMPLATES OR SIMILAR METHODS.

5. PLATES SHALL BE SET IN FULL BEDS OF NON–SHRINK GROUT.

6. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:

   A) MINIMUM BOLT DIAMETER SHALL BE 3/4 INCH DIAMETER.
   B) STANDARD HOLES IN WEBS OR BEAMS.
   C) EXCEPT WHERE SHOWN ON THE DRAWINGS ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS SHALL BE DOUBLE ANGLE BEARING TYPE CONNECTIONS WITH HIGH STRENGTH BOLTS (THREADS INCLUDED IN SHEAR PLANE) AND HARDENED WASHERS.

7. WELDING WORK SHALL CONFORM TO THE AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE FOR STEEL" (AWS D1.1).

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

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

10. PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION UNTIL PERMANENT BRACING AND MASONRY WALLS ARE INSTALLED.

11. PROTECT SURROUNDING MATERIALS AND FINISHES BY USE OF PROTECTIVE BLANKETS WHEN PERFORMING HOT WORK SUCH AS CUTTING AND WELDING OF STEEL.

CLIENT:
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DRAWING NOTES:

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PROJECT:
KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:
STRUCTURAL
MATERIALS
& NOTES

STAMP:
COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER
SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021–96

S-5

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AS CUTTING AND WELDING OF STEEL.

WOOD FRAMING

1. ALL SAWN LUMBER FRAMING MEMBERS SHALL BE SPRUCE–PINE–FIR WITH THE FOLLOWING MINIMUM GRADES:
   A. JOISTS, RAFTERS, SOLID AND BUILT–UP BEAMS, WALL STUDS AND LINTELS; NO. 1& NO.2 GRADE.
   B. SILLS AND PLATES; STUD GRADE.
   C. SOLID WOOD POSTS; NO. 1 GRADE.
   D. BRIDGING, BLOCKING AND NAILERS; STUD GRADE.
   E. NON–BEARING STUD WALLS SHALL BE STUD GRADE.
   F. ENGINEERED LUMBER SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI AND A BENDING STRESS OF 3,100 PSI FOR BEAMS AND A MINIMUM MODULUS OF ELASTICITY OF 1,700,000 PSI AND A BENDING STRESS OF 2,650 PSI FOR COLUMNS. LVL BEAMS AND PSL COLUMNS SHALL BE BOISE CASCADE VERSALAM OR EQUAL.

2. UNLESS OTHERWISE NOTED, ALL NAILING AND FASTENING SHALL BE IN ACCORDANCE WITH TABLE 2305.2, FASTENING SCHEDULE, MASSACHUSETTS STATE BUILDING CODE. SHEAR WALL FASTENING SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE ON THE DRAWINGS.

3. WOOD SILLS BENEATH ALL INTERIOR AND EXTERIOR BEARING WALLS AND ALL MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH THE "AMERICAN WOOD PRESERVERS ASSOCIATION, STANDARD C1".

4. ALL STUD WALLS, BEARING AND NON–BEARING, SHALL HAVE ONE ROW OF CONTINUOUS 2X SOLID BLOCKING BETWEEN STUDS AT MID–HEIGHT. BLOCKING SIZE TO MATCH STUD SIZE. FRAMING MEMBERS SHALL NOT BE NOTCHED, CUT OR ALTERED IN THE FIELD WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.

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

6. LEAD HOLES FOR WOOD SCREWS AND LAG BOLTS SHALL BE DRILLED 7/8 OF THE SHANK DIAMETER FOR THE DEPTH OF SHANK EMBEDMENT AND 7/8 OF THE THREADED PORTION DIAMETER FOR THE DEPTH OF THE THREAD EMBEDMENT.

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

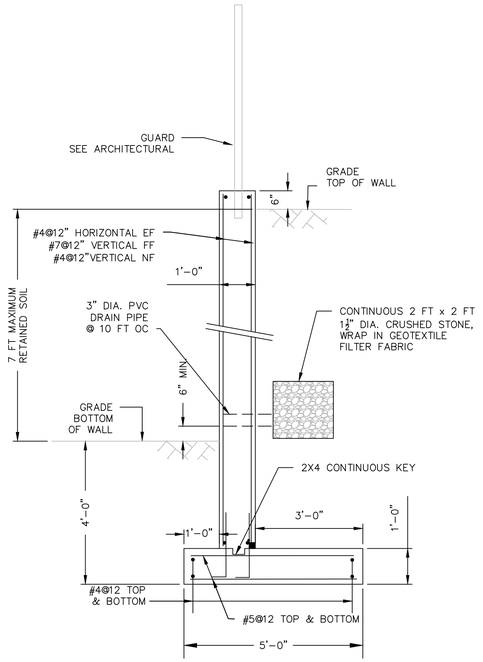
FLOOR AND WALL SHEATHING

1. EXTERIOR WALL AND SHEAR WALL SHEATHING SHALL BE A MINIMUM OF 15/32 INCH EXPOSURE 1, EXTERIOR SHEATHING, APA RATED SHEATHING 32/16. NAIL 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. . SHEATHING MAY BE PLYWOOD, OSB, OR COMPOSITE MATERIAL. PLYWOOD SHEATHING SHALL BE DFPA GRADE STAMPED, TYPE CDS 5 PLY WITH EXTERIOR GLUE UNLESS OTHERWISE NOTED ON PLANS.

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

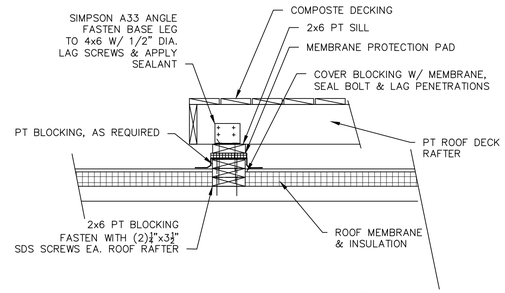
3. ALL ROOF SHEATHING SHALL BE 5/8 INCH APA RATED PLYWOOD SHEATHING 32/16. USE EXPOSURE 1 PANELS, EXCEPT USE EXTERIOR PANELS FOR STARTER STRIPS ALONG EAVES AND WHEN LONG CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. ATTACH PANELS WITH GLUE AND 6d RING OR SCREW SHANK NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. AS AN OPTION, ½" SHEATHING MAY BE USED WITH PANEL CLIPS ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS.

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



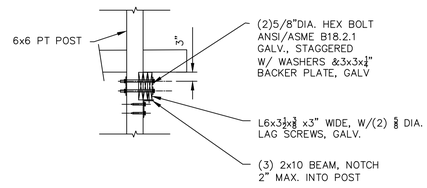
SECTION 7 RETAINING WALL

SCALE: ½"=1'–0"



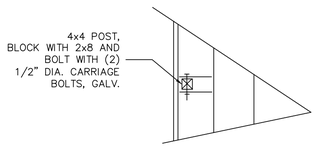
DETAIL WOOD SLEEPER
@ ROOF DECK

SCALE: 1"=1'–0"

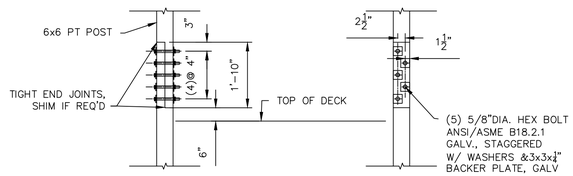


POST BEAM CONNECTION DETAIL

SCALE: 1/2"=1'–0"



INTERMEDIATE DECK POST
FASTENING DETAIL

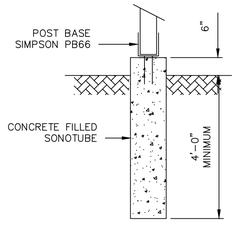


POST SPLICE DETAIL

SCALE: 1/2"=1'–0"

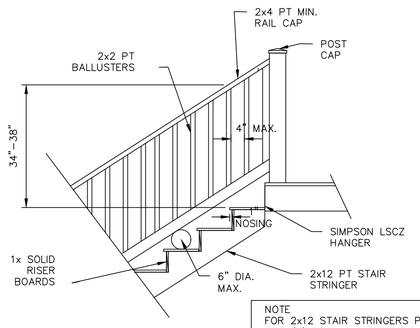
FASTENER SCHEDULE *	
½" ROOF SHEATHING	6" OC –INTERMEDIATE SUPPORTS 4" OC –48" FROM EDGES & EAVES 8d COMMON NAILS
½" WALL SHEATHING	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES & EAVES 6d COMMON NAILS
¾" FLOOR SHEATHING OR LESS	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES 1½" RING OR SCREW NAIL (.099") 12½ GA.
JOISTS TO SILL OR GIRDER	TOE NAIL (3) 8d NAILS
STUD TO SOLE PLATE	TOE NAIL (3)8d OR (2)16d NAILS
DOUBLE STUDS	FACE NAIL 10d 24" O.C.
DOUBLE TOP PLATES	FACE NAIL 10d 24" O.C. 24" MIN .OFFSET OF END JOINTS/LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL (2)–10d
RIM JOIST TO TOP PLATE	TOE NAIL 8d 6" O.C.
BUILT–UP HEADER	TWO PIECES WITH ½" SPACER 16d 16" O.C. TO STUD: TOE NAIL (4) 8d
CEILING JOIST	LAPS OVER PARTITIONS AND PARALLEL TO RAFTERS: FACE NAIL (3) 10d TO PLATE: TOE NAIL (3) 8d
RAFTER TO PLATE	TOE NAIL (2) 16d
BUILT–UP CORNER STUDS	10d 24" O.C.

* FOR COMPLETE TABLE SEE 780 CMR TABLE 5602.3(1)



SONOTUBE FOUNDATION

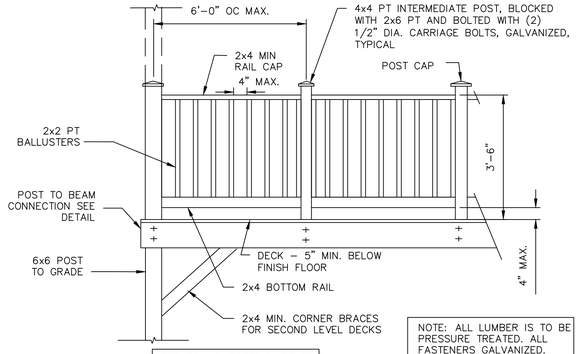
SCALE: 1/2"=1'–0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0–5 FT RUNS
(4) STRINGERS 5–9 FT RUNS
(5) STRINGERS 9–14 FT RUNS

TYPICAL EXTERIOR STAIR DETAIL

SCALE: 1/2"=1'–0"



TOP RAIL & POSTS MUST BE CAPABLE OF WITHSTANDING 200 POUND FORCE APPLIED AT ANY LOCATION

NOTE: ALL LUMBER IS TO BE PRESSURE TREATED. ALL FASTENERS GALVANIZED.

SEE ARCHITECTURAL FOR RAILING DETAILS

DECK ELEVATION
& TYPICAL RAILING DETAIL

SCALE: 1/2"=1'–0"

CLIENT:

—

DRAWING NOTES:

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

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

ARCHITECT:

SPALDING TOUGIAS ARCHITECTS, INC.
241 A Street, Suite 206 | Boston, MA 02210
617-542-1522 | WWW.STA-INC.COM

OWNER:

—

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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

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

PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

STRUCTURAL
MATERIALS
& NOTES II
& DECK DETAILS

STAMP:

COMMONWEALTH OF MASSACHUSETTS
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S-6

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boston planning & development agency

BPDA Design Review Provisos
1-8 Kinsale Lane, Hyde Park
Neighborhood Design Overlay District
7/10/23

General

1. All changes to the exterior and/or site plans shall be submitted to the Boston Planning & Development Agency ("BPDA") for review and approval.
2. All building improvements shall be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA.
3. All site improvements, including but not limited to hardscape and plantings, must be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA for a delay in completing the site improvements.

Site

4. See lot-specific landscape plans for approved driveway dimensions.

Building

5. Where applicable, exposed foundations should be clad in stone to match retaining wall on site.

Mechanical

6. The final location of the HVAC compressors, gas meters, electric meters, generators, switchgear, and transformers shall be adequately screened from public view and will not be allowed in the front yard.
7. All mechanical vents shall be through the roof or rear wall and shall not be visible from the public street. Vents located on elevations that do not directly face a public way should be composed on the facade so as to minimize their appearance.

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RESIDENTIAL SUB-DIVISION :

5 KINSALE LANE LOT 3 , TYPE B

BOSTON (HYDE PARK), MASSACHUSETTS

AUGUST 2, 2021 PERMIT SET ERT1230750
SEPTEMBER 22, 2022 REVISED PER BPDA REVIEW

	LOT AREA DWELLING	LOT WIDTH	LOT FRONTAGE	FAR	HEIGHT ST	HEIGHT HGT	OPEN SPACE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
1F-9000										
ALLOWED	9,000 SF	70 FT	70 FT	.3	2-1/2	35 FT	1,800 SF	25 FT	10 FT	40 FT
PROPOSED	9,053 SF	87 FT	94 FT	2390/9053= .26	2-1/2	31-2 1/4" FT	6,551 SF	25.2 FT	L 17.5 FT R 15.1 FT	40.3 FT

② ZONING
12" = 1'-0"



GENERAL NOTES, STANDARDS AND CONDITIONS:

INDUSTRY STANDARDS: THE FOLLOWING CONSTRUCTION AND CODE STANDARDS SHALL HAVE THE SAME FORCE AND EFFECT AS IF BOUND INTO THE CONTRACT DOCUMENTS.

780CMR MASSACHUSETTS STATE BUILDING CODE 9TH EDITION
ACI AMERICAN CONCRETE INSTITUTE
ADA AMERICANS WITH DISABILITIES ACT
APA ENGINEERED WOOD ASSOCIATION
ASHRAE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWI ARCHITECTURAL WOODWORK INSTITUTE
CRI CARPET AND RUG INSTITUTE
CSI CONSTRUCTION SPRECIFICATION INSTITUTE
FM FACTORY MUTUAL
FSC FOREST STEWARDSHIP COUNCIL
IBC INTERNATIONAL BUILDING CODE
MAAB MASSUCHUSETTS ARCHITECTURAL ACCESS BOARD
MPI MASTER PAINTERS INSTITUTE
NFPA NATIONAL FIRE PROTECTION INSTITUTE
NOFMA WOOD FLOOR MAUFACTURERS INSTITUTE
OSHA OCCUPATIONAL SAFETY AND HAZARD ASSOC.
SDI STEEL DOOR INSTITUTE
SMACNA SHEET METAL AIR COND. CONTRACTORS ASSOC.
UL UNDERWRITERS LABORATORY
USGBC US GREEN BUILDING COUNCIL

GENERAL NOTES:

1. ALL PERMITS AND LICENSES SHALL BE SECURED BY THE CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MA STATE BUILDING CODE AND ALL OTHER CODES, ORDINANCES AND STANDARDS NOTED ABOVE. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS AND PROCEED AFTER THEY ARE RESOLVED.
2. CONTRACTOR AND ALL SUBS SHALL BE LICENSED IN THE STATE OF MASSACHUSETTS AND SUPPLY PROOF OF ADEQUATE GENERAL LIABILITY AND WORKMANS COMP INSURANCE TO THE OWNER AND ARCHITECT.
3. CONTRACTOR SHALL PREPARE A SCHEDULE OF VALUES AND SUBMIT PERCENTAGES OF COMPLETION ALONG WITH THE MONTHLY REQUISITION FOR PAYMENT.
4. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, STRUCTURAL, MEP/FP, CIVIL AND LANDSCAPE WORK PERFORMED BY SUBCONTRACTORS IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DRAWINGS AND SUBMIT SHOP DRAWINGS DEMONSTRATING COORDINATION AND UNDERSTANDING.
5. ALL NOTATIONS AND INDICATIONS ON THE DRAWINGS APPLYING TO ONE AREA OR CONDITION SHALL APPLY TO OTHER SIMILAR AREAS OR CONDITIONS ON THE DRAWINGS UNLESS OTHERWISE NOTED.
6. PROVIDE SEALANT AT ALL INTERIOR AND EXTERIOR JOINTS, TYPICAL.
7. PROVIDE FLASHINGS AT ALL OPENINGS, WINDOWS, DOORS, CONNECTIONS AND TRANSITIONS TO INSURE A WATERTIGHT BUILDING WIDE INSTALLATION.
8. PROVIDE ALL ACCESS PANELS AS REQUIRED BY CODE AND REQUIRED BY ARCHITECTURAL, MEP/FP EQUIPMENT AND INSTALLATIONS WHETHER OR NOT INDICATED ON THE PLANS. ACCESS PANELS SHALL BE FLUSH AND LOCATIONS COORDINATED WITH THE ARCHITECT.
9. CONTRACTOR SHALL COORDINATE ALL SIZE AND LOCATIONS OF ALL SLAB AND WALL OPENINGS INCLUDING PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS OR PER COORDINATION WITH EACH TRADE.
10. ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS AND FLOORS SHALL BE FIRE STOPPED AND SMOKE SEALED WITH AN APPROVED RATED ASSEMBLY OR WITH MECHANICAL FIRE DAMPERS.

GEOTECHNICAL REPORT
1. IF APPLICABLE TO THE PROJECT REFER TO GEOTECHNICAL REPORT FOR EXCAVATION AND SUB SURFACE PREP, SHORING, FOUNDATION DESIGN AND WATERPROOFING RECOMMENDATIONS.

SITE WORK/EXISTING CONDITIONS
1. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AND/OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED. EXCAVATION AND SHORING SHALL BE DONE IN ACCORDANCE WITH OSHA REGULATIONS.
2. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE, DAMAGE TO ADJACENT PARCELS AND/OR FACILITIES TO REMAIN.
3. UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS: MAINTAIN AS REQUIRED FOR OCCUPIED FACILITIES AND/OR CAPPED/DISCONTINUED AS REQUIRED.
4. HAZARDOUS MATERIALS: IF ENCOUNTERED OWNER SHALL REMOVE UNDER A SEPARATE CONTRACT.
5. CONTRACTOR SHALL PROTECT ALL ON-SITE ITEMS AND MATERIALS FROM WEATHER AND MOISTURE. THIS INCLUDES PROTECTING THE BUILDING FROM WEATHER AND MOISTURE THROUGHOUT THE COURSE OF CONSTRUCTION DURING WHICH TIMES THE BUILDING IS EXPOSED.
6. CONTRACTOR SHALL IMPLEMENT A STRATEGY FOR DRYING MATERIALS AND PRODUCTS PRIOR TO INSTALLATION WHICH MAY HAVE A HIGH MOISTURE CONTENT.

DEMOLITION, CONSTRUCTION WASTE MANAGEMENT, NOISE MITIGATION, DUST
1. OFFSITE DISPOSAL SHALL BE DEPOSITED, RECYCLED OR RECLAIMED IN A LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL MITIGATE TO THE EXTENT POSSIBLE DUST, DEBRIS AND NOISE THROUGHOUT THE DEMOLITION AND CONSTRUCTION PROCESS. THE SITE SHALL BE MAINTAINED IN AN ORDERLY CONDITION ON A DAILY BASIS INCLUDING ALL SURROUNDING AREAS AND ADJACENT PARCELS AFFECTED BY THE SCOPE OF WORK.

③ GENERAL NOTES
1/4" = 1'-0"

DS
APPROVED
Design Section
BOSTON REDEVELOPMENT AUTHORITY
Design Review
for the
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

DRAWING INDEX

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1 OF 1	PROPOSED SITE PLAN	■					
1 OF 1	PLANTING PLAN	■					
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A100	BASEMENT & FOUNDATION PLAN & WALL TYPES	■					
A101	FIRST & SECOND FLOOR PLANS & SCHEDULES	■					
A102	ATTIC & ROOF PLANS & INTERIOR ELEVATIONS	■					
A201	BASEMENT & FIRST FLOOR REFLECTED CEILING PLANS	■					
A202	SECOND & ATTIC FLOOR REFLECTED CEILING PLANS	■					
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A301	GARAGE SIDE ELEVATION & BUILDING SECTION	■					
A302	REAR & LIVING ROOM SIDE ELEVATIONS	■					
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S-2	SECTIONS & DETAILS	■					
S-3	CONCRETE & TYPICAL DETAILS	■					
S-4	WOOD FRAMING DETAILS	■					
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S-6	STRUCTURAL MATERIALS AND NOTES II & DECK DETAILS	■					

① LIST OF DRAWINGS
12" = 1'-0"

SPALDING TOUGIAS ARCHITECTS, INC.
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617-542-4522

Kinsale Lane Sub-Division

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

A001

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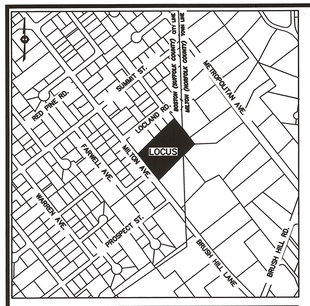

VICINITY MAP – NOT TO SCALE

RESERVED FOR REGISTERS USE ONLY

MERIDIAN OF MASS STATE PLANE COORDINATE SYSTEM

LOCHLAND STREET
(PUBLIC – 40' WIDE)

N51°47'14"E
310.05'

IR FOUND
0.40' INTO STREET

IP FOUND

IR FOUND

95.30'

133.50'

N/F
EDWARD J. &
REBECCA A. HOLLAND
136 MILTON AVENUE
BK. 8931 PG. 575
ID 1810845000

N/F
RALPH J. TIMPERI &
JENNIFER J. COCHRAN
9 LOCHLAND STREET
BK. 17990 PG. 287
ID 1810846000

N/F
COLEMAN REALTY TRUSTI
15 LOCHLAND STREET
BK. 48358 PG. 31
ID 1810847000

N/F
DON NEVILLE &
MONALISA NEVILLE
21 LOCHLAND STREET
BK. 23102 PG. 18
ID 1810848010

N/F
DADDIECO FAMILY TRUST
23 LOCHLAND ST., BOSTON
BK. 35826 PG. 222
ID 1810848010

CITY/TOWN BOUNDARY
CORNER B–M2
(HELD CENTER TOP
OF MONUMENT)

1830.3'±
N1°24'17"W

BOSTON (SUFFOLK COUNTY) CITY LINE
MILTON (NORFOLK COUNTY) TOWN LINE

S52°00'56"W
45.00'

N46°14'49"E
374.78' (FIELD–HELD)
377.30' (DEED)

STONE BOUND WITH
DRILL HOLE FOUND
AND HELD

IP FOUND

IP FOUND

85.91'

84.76'

97.51'

106.60'

91.00'
S37°59'04"E

LOT 8
A = 9,153± S.F.

108.17'
N39°17'24"W

LOT 7
A = 9,018± S.F.

103.57'
S40°50'29"E

LOT 6
A = 9,047± S.F.

60.04'
N44°32'01"W

LOT 5
A = 10,055± S.F.

94.82'

S37°59'04"E
149.22'

L=21.33'
R=13.00'

L=0.45'

32.00'

2.00'

34.00'
N44°40'10"E

N45°19'50"W
25.52'

25.52'
N45°19'50"W

L=20.42'
R=13.00'

30.70'
N47°59'17"E

L=43.57'
L=44.02'
R=760.00'

87.35'

147.42'
N44°40'10"E

60.08'

L=20.42'
R=13.00'

N44°40'10"E
29.29'

N29°45'06"E
52.83'

N/F
DADDIECO FAMILY TRUST
METROPOLITAN AVE. REAR, MILTON
BK. 35774 PG. 571
MAP 4 BLOCK B LOT 7

STONE BOUND WITH
DRILL HOLE FOUND,
0.18' INTO STREET

MILTON AVENUE
(PUBLIC – 45' WIDE)

S37°59'04"E
250.00'

KINSALE LANE
(40' WIDE)

S45°19'50"E
40.00'

10.06'

29.94'

238.47'
240.00' (DEED)
S38°13'49"E

S47°59'17"W
35.35'

L=46.33'
R=800.00'
L=37.30'

L=9.04'

81.18'

S44°40'10"W
236.71'

93.94'

61.59'

L=19.51'
R=13.00'

FARWELL
AVENUE
(PUBLIC – 40' WIDE)

AREA IN BOSTON
=3,558± S.F.

162.38' (TIE LINE)
S1°24'17"E

144.65'

92.83'
S37°59'04"E

LOT 1
A = 9,258± S.F.

100.05'
N45°02'38"W

LOT 2
A = 9,047± S.F.

100.00'
S45°19'50"E

LOT 3
A = 9,053± S.F.

N45°19'50"W
73.41'

LOT 4
TOTAL LOT
AREA =12,197± S.F.

AREA IN MILTON
=8,639± S.F.

N1°24'17"W
36.91'

N/F
DAVID D DESANTIS
& KATHLEEN C DOYLE
1047 METROPOLITAN AVE., MILTON
BK. 16433 PG. 444
MAP 4 BLOCK B LOT 2A

97.58'

90.72'

68.33'

120.37'

377.00'
S44°40'10"W

N/F
JEFFREY P. MORRILL
150 MILTON AVENUE
BK. 33646 PG. 63
ID 1810844000

N/F
CHARLES R. BLICKER &
KATHERINE M. BLICKER
1063 METROPOLITAN AVE., MILTON
BK. 32088 PG. 22
MAP 4 BLOCK B LOT 2

IP FOUND

BOSTON (SUFFOLK COUNTY) CITY LINE
MILTON (NORFOLK COUNTY) TOWN LINE

574.8'±
S1°24'17"E

CITY/TOWN BOUNDARY
CORNER B–M3
(HELD CENTER TOP
OF MONUMENT)

0 30 60 100
SCALE: 1" = 30'

NOTES:

INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AN ON–THE GROUND FIELD SURVEY PERFORMED BETWEEN APRIL 13, 2016 AND MAY 03, 2018, BY DESIGN CONSULTANTS, INC. (DCI).

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
MATTHEW LOWRY
No. 49625
PROFESSIONAL LAND SURVEYOR

P.L.S. Matthew Lowry
MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625

DATE 7-2-2018

LOCUS TITLE INFORMATION

MILTON AVENUE

OWNER:	MOLLIE FEENEY
DEED REFERENCE:	BK. 8953 PG. 241
PLAN REFERENCE:	BK. 7067 PG. 145
ASSESSORS:	PARCEL ID 1810844001

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P:\2016 Projects\2016–028 Milton Ave Boston\Dwg_SURVEYING\2016–028sd.dwg

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1"= 30'
VERT: _____

NO.	DATE	BY	REVISIONS

FIELD: LG
CALCS: ML
CHECKED: DG
APPROVED: ML

SUBDIVISION PLAN

KINSALE LANE

LAND LOCATED IN
BOSTON (HYDE PARK) AND MILTON, MA.
SURVEYED FOR
THE KEOHANE COMPANY

PROJECT NO. 2016–028
DATE: MAY 4, 2018
SHEET NO. 1 OF 1

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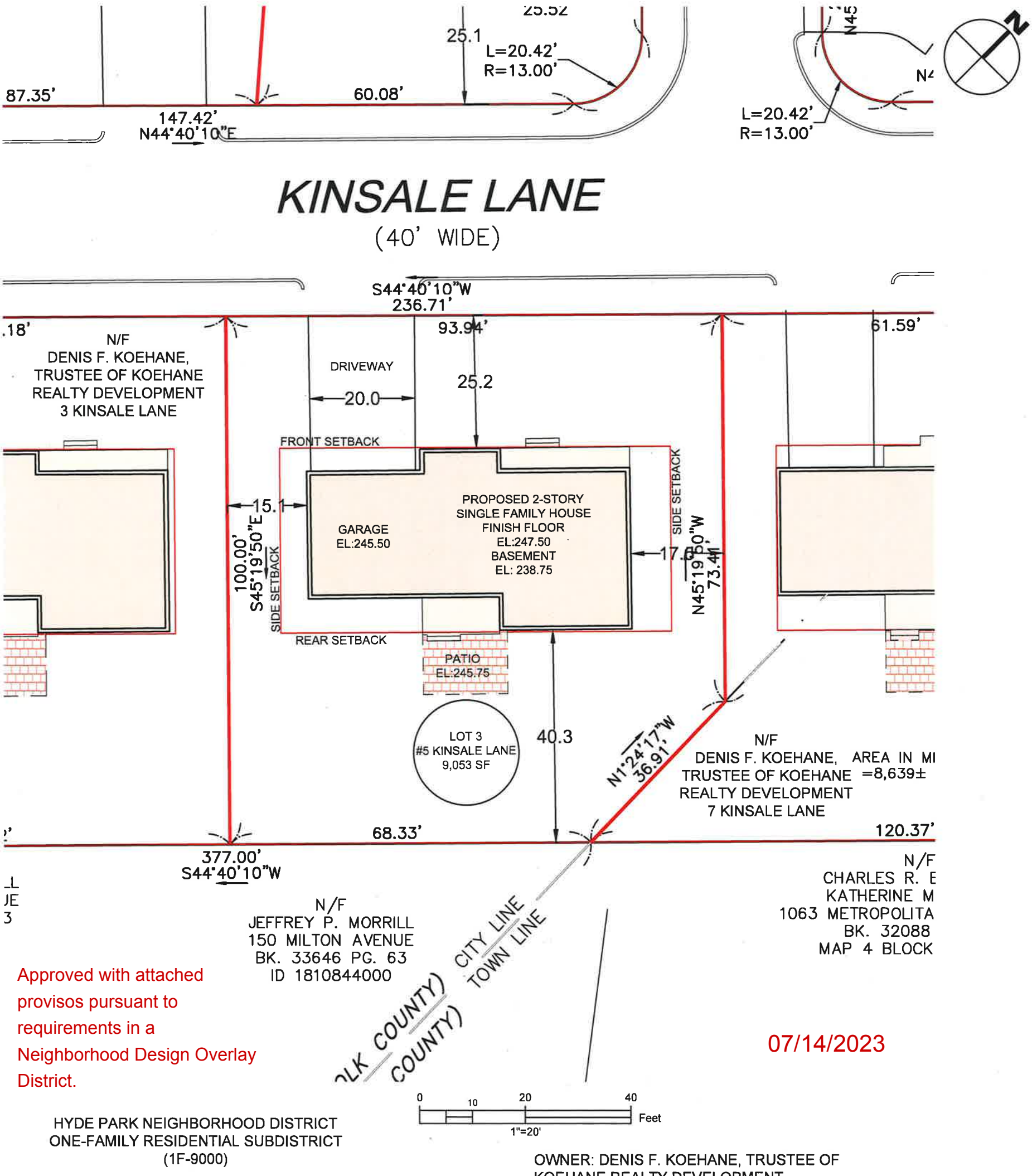

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

07/14/2023

HYDE PARK NEIGHBORHOOD DISTRICT
ONE-FAMILY RESIDENTIAL SUBDISTRICT
(1F-9000)

LOT 3		
	REQUIRED	PROPOSED
LOT AREA	9,000 SF	9,053 SF
LOT FRONTAGE	70 LF	94 LF
FRONT SETBACK	25 LF	25.2 LF
SIDE SETBACK	10 LF	15.1 LF
REAR SETBACK	40 LF	40.3 LF
LOT WIDTH	70 LF	87 LF
FAR	0.3	0.26
OPEN SPACE	1,813 SF	6,551 SF (72%)

*OPEN SPACE IS ALL LOT AREA EXCLUDING BUILDING & DRIVEWAYS

OWNER: DENIS F. KOEHANE, TRUSTEE OF KOEHANE REALTY DEVELOPMENT

DEED REFERANCE: SUFFOLK COUNTY REGISTRY OF DEEDS - BOOK 59087 / PAGE 32

REFERNACE PLAN: SUFFOLK COUNTY REGISTRY OF DEEDS - PLAN YEAR 2021 / PLAN 266

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Design Review for the Board of Appeal
Signature

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. SMITH JR.
No. 35794
PROFESSIONAL LAND SURVEYOR
10-5-21

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 3
5 KINSALE LANE,
BOSTON, MA

SHEET NAME
CERTIFIED PLOT PLAN

SHEET NO.
C103

DR BY:	GS
CHK BY:	RS
PROJ NO:	2016-028
DATE:	10-5-2021
SCALE:	1" = 20'

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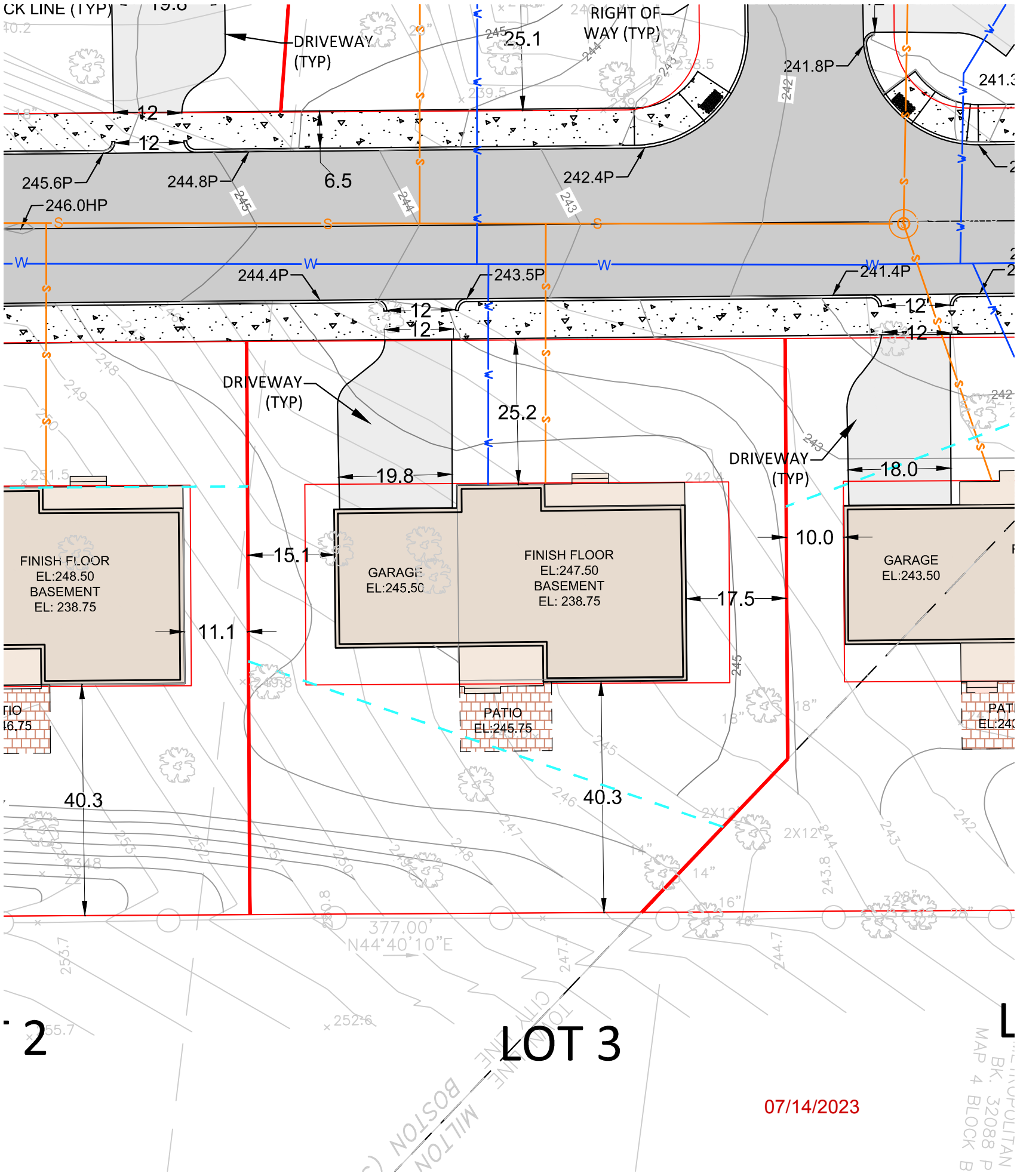

LOT 3	
LOT AREA	9053 SF
LOT FRONTAGE	93.9 LF
RIGHT SIDE	100.0 LF
LEFT SIDE	110.3 LF
REAR	68.3 LF
LOT WIDTH	87 LF
OPEN SPACE	6551 SF (72%)

*OPEN SPACE IS ALL LOT AREA EXCLUDING BUILDING & DRIVEWAYS

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0 10 20 40 Feet

1"=20'

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

LEGEND

- PROPOSED HOUSE
- PROPOSED WALL
- PROPOSED DECK
- PROPOSED DRIVEWAYS
- PROPOSED ROAD
- PROPOSED CONCRETE
- LIMIT OF WORK
- PROPOSED PATIO
- PROPOSED COVERED PORCH
- LOT WIDTH

ACRONYMS

TW	TOP OF WALL
BW	BOTTOM OF WALL
MA	MATCH
P	PAVEMENT
BOTTOM	BOTTOM OF SLOPE
TOP	TOP OF SLOPE

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 38408
REGISTERED
PROFESSIONAL ENGINEER

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 3
KINSALE LANE,
BOSTON, MA

SHEET NAME: SITE PLAN

SHEET NO.: C103

DR BY:	MH
CHK BY:	SBS
PROJ NO:	2016-028
DATE:	04-06-2021 Rev. 04-28-22
SCALE:	1" = 20'

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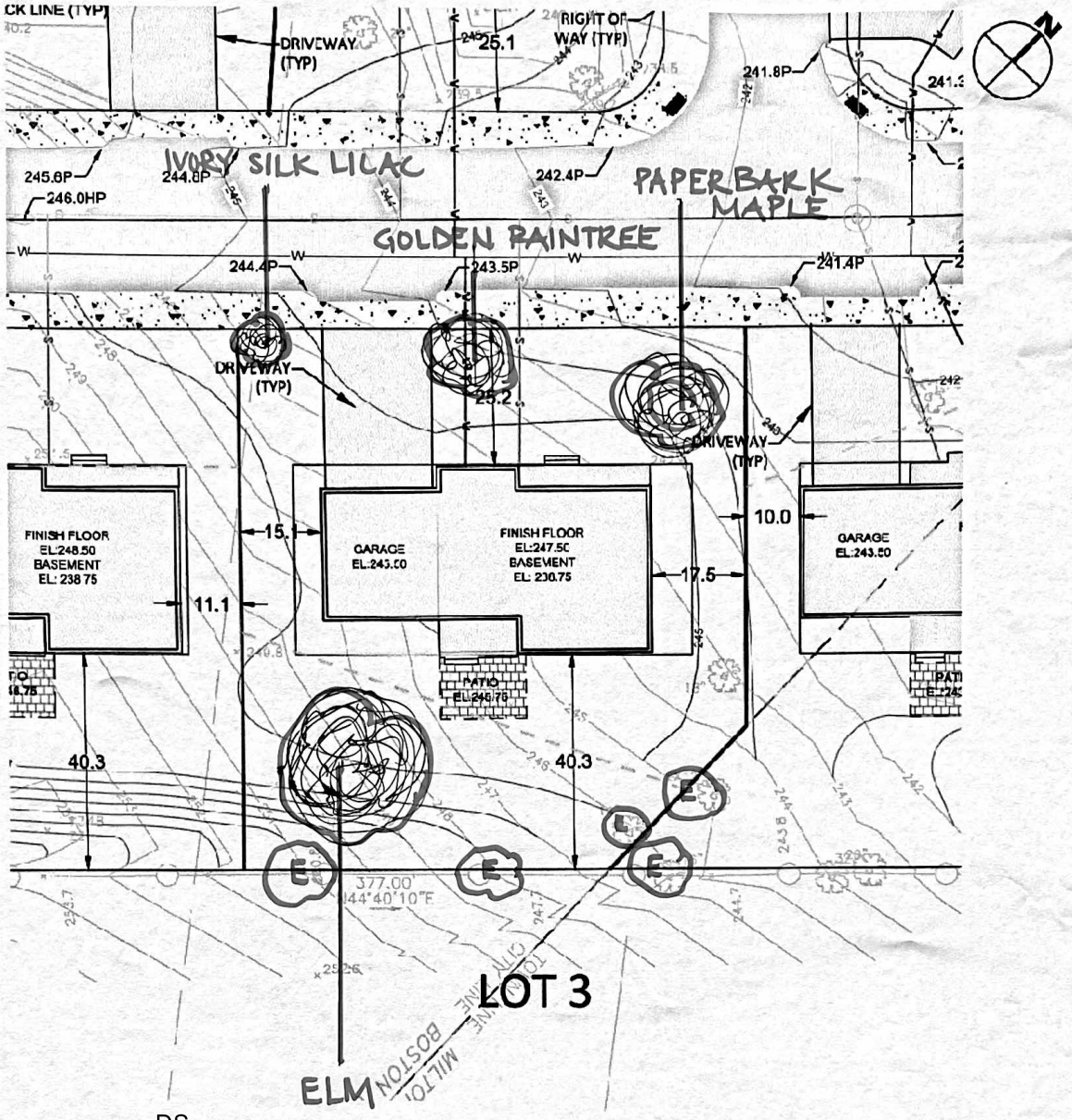

DS

APPROVED

Design Section
BOSTON REDEVELOPMENT AUTHORITY

Design Review for the Board of Appeal

Signature

07/14/2023

0 10 20 40 Feet
1"=20'

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

SYMBOLS:
(E) - EXISTING TREE TO SAVE IF POSSIBLE

	LOT 3 KINSALE LANE, BOSTON, MA	SHEET NAME PLAN OF PROPOSED TREES	SHEET NO.	DR BY: K.MACCHI / MOLLOY CHK BY: PROJ NO: DATE: 9/19/22 SCALE 1" = 20'

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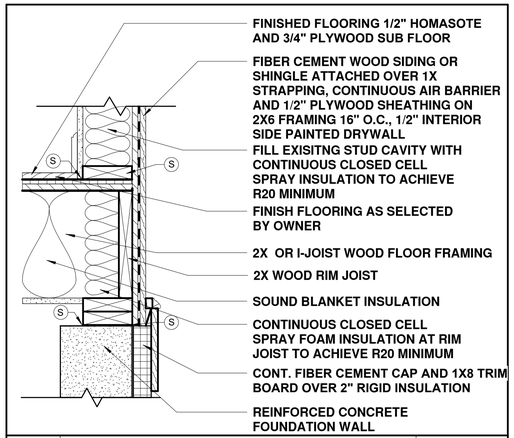
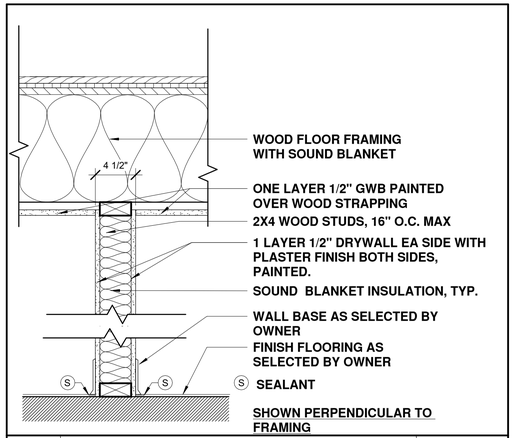
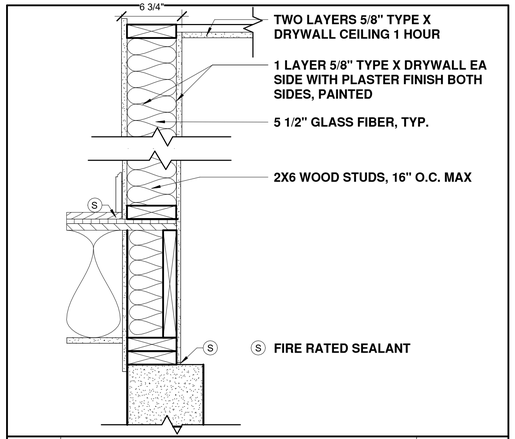


1	EXTERIOR WALL/FLOOR	
	R VALUE: 20 MINIMUM	

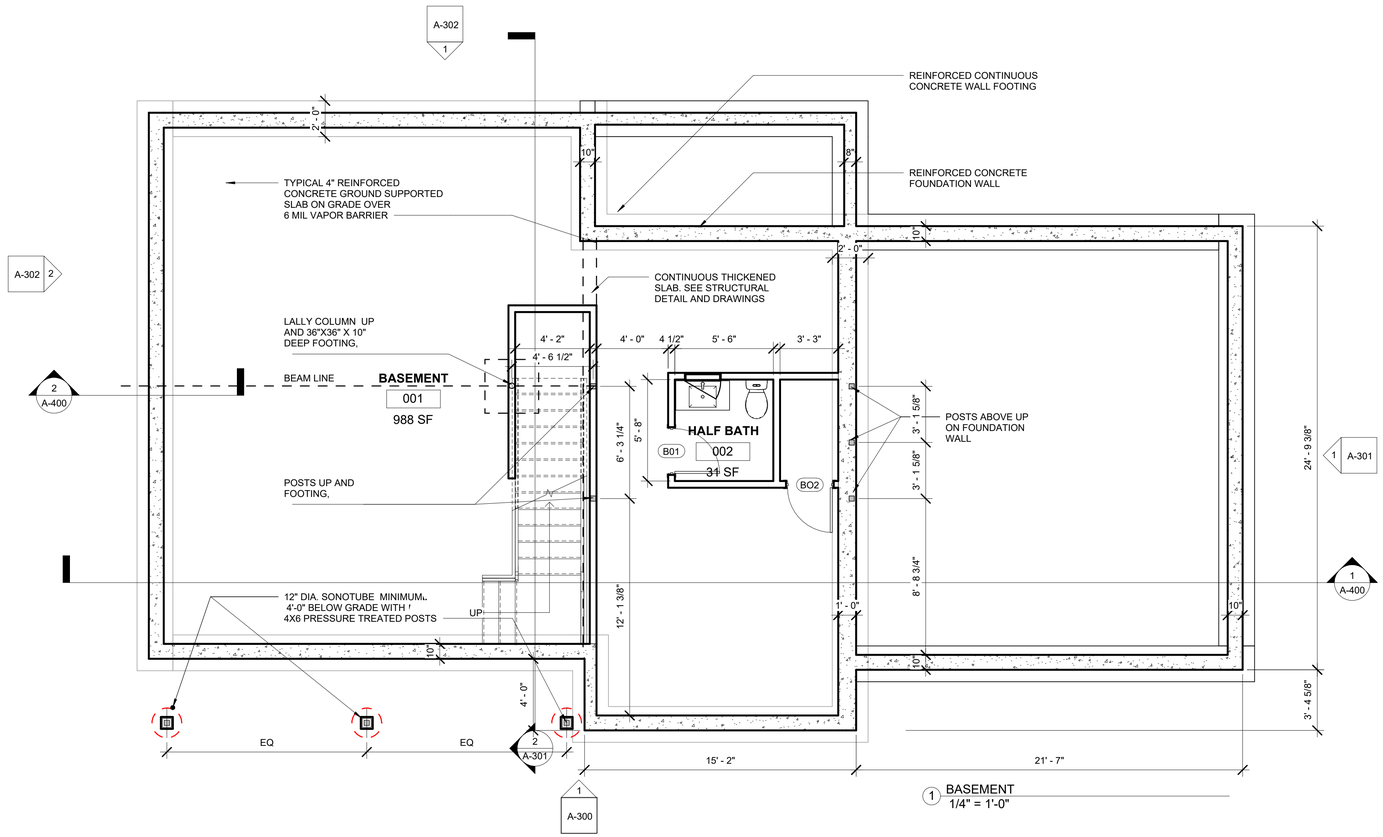


2	INTERIOR WALL	
SIDE 1	1 LAYER 1/2" DRYWALL	
SIDE 2	1 LAYER 1/2" DRYWALL	



3	1 HR GARAGE SEPARATION	U309
SIDE 1	1 LAYER 5/8" TYPE X DRYWALL	
SIDE 2	1 LAYER 5/8" TYPE X DRYWALL	

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



1 BASEMENT
1/4" = 1'-0"

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Kinsale Lane Sub-Division

Hyde Park, MA

No. | Date | Revision

Seal

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

LOT 3 TYPE B BASEMENT & FOUNDATION PLAN & WALL TYPES

Project No. STA2019KEO
Date 08 02 21
Scale As indicated
Drawn By GT
Checked By CFT
Drawing No. A100

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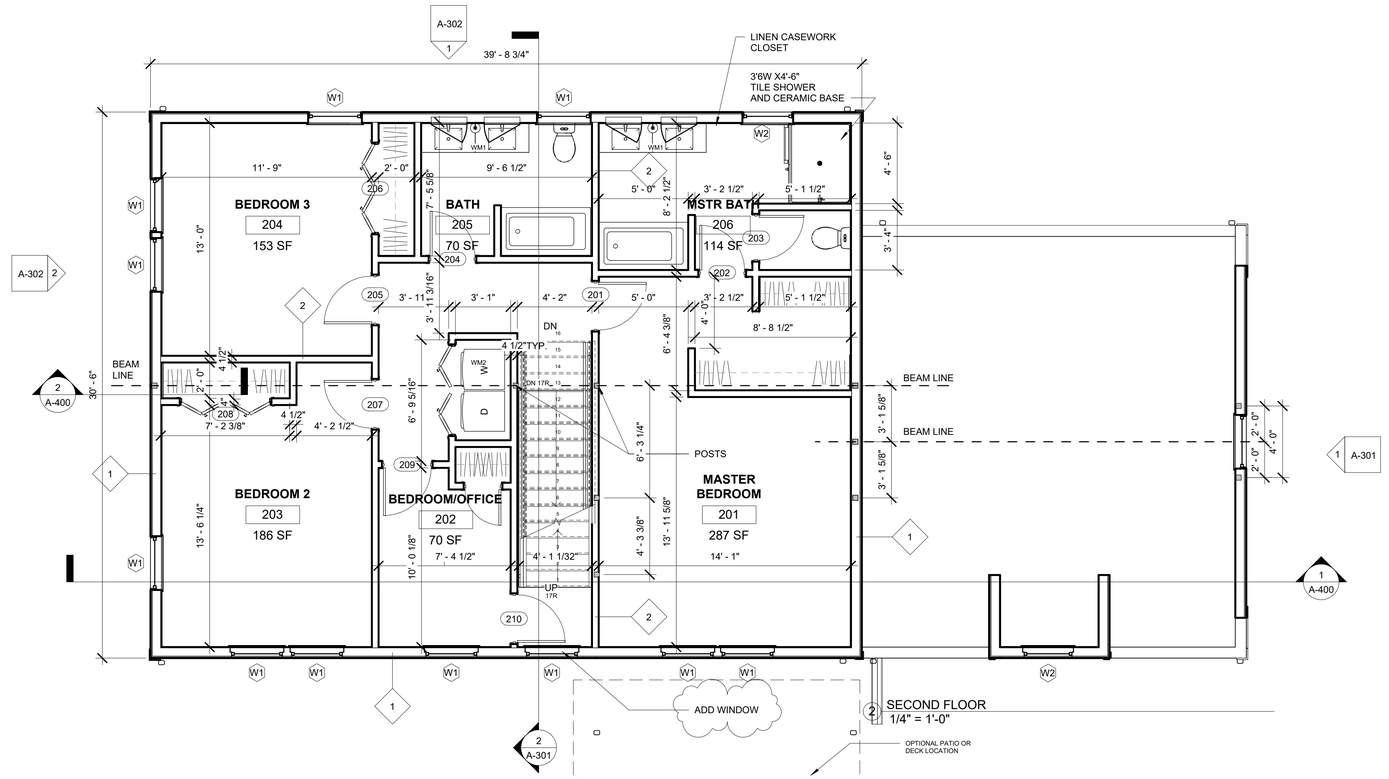
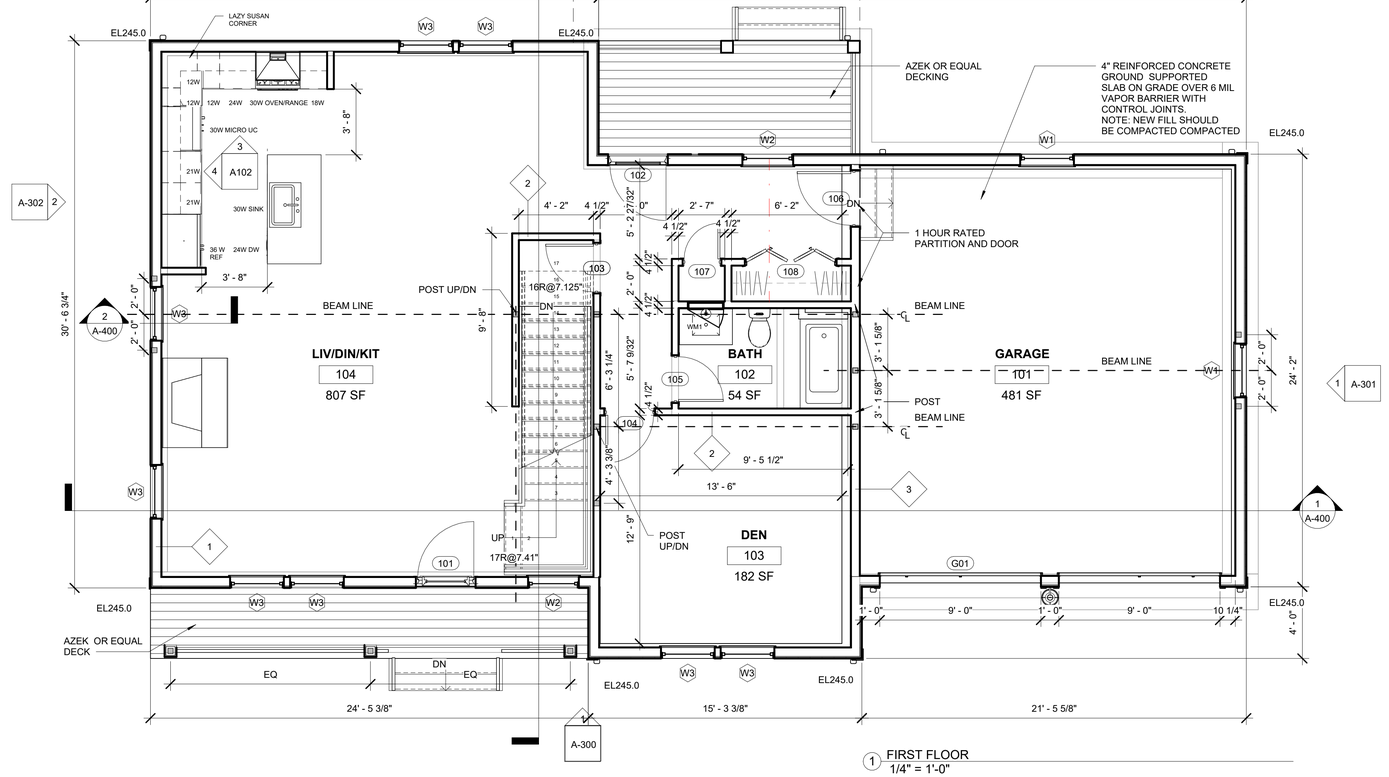
Door Schedule						
Level	Mark	Width	Height	Door Material	Frame Type	Comments
BASEMENT	B01	2' - 6"	6' - 8"	WD	WD	
BASEMENT	BO2	2' - 6"	6' - 8"	WD	WD	
GARAGE	G01	9' - 0"	7' - 0"	WD	WD	
GARAGE	G02	9' - 0"	7' - 0"			
FIRST FLOOR	101	3' - 4"	6' - 10"	WD	WD	
FIRST FLOOR	102	3' - 4"	6' - 10"	WD	WD	
FIRST FLOOR	103	2' - 8"	6' - 8"	WD	WD	
FIRST FLOOR	104	2' - 8"	6' - 8"	WD	WD	
FIRST FLOOR	105	2' - 6"	6' - 8"	WD	WD	
FIRST FLOOR	106	3' - 0"	6' - 8"	WD OR HM 1HR	WD OR HM 1HR	1 HR
FIRST FLOOR	107	2' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	108	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	201	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	202	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	203	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	204	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	205	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	206	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	207	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	208	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	209	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	210	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	214	2' - 0"	6' - 8"	WD		
SECOND FLOOR	216	5' - 0"	6' - 8"	WD	WD	

Room Schedule							
Level	Name	Number	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
BASEMENT	BASEMENT	001	CONC	CONC	CONC	GWB/PT	
BASEMENT	HALF BATH	002	TILE	TILE	GWB/PT	GWB/PT	CEMENT BD AT WET WALL
FIRST FLOOR	GARAGE	101	CONC	CONC	CONC/GWB	GWB/PT	1HR FL/CEILG
FIRST FLOOR	BATH	102	TILE	TILE	TILE	GWB/PT	CEMENT BD AT WET WALL
FIRST FLOOR	DEN	103	WD	WD	GWB/PT	GWB/PT	
FIRST FLOOR	LIV/DIN/KIT	104	WD	WD	GWB/PT	GWB/PT	
SECOND FLOOR	MASTER BEDROOM	201	WD	WD	GWB/PT	GWB/PT	
SECOND FLOOR	BEDROOM/OFFICE	202	WD	WD	GWB/PT	GWB/PT	
SECOND FLOOR	BEDROOM 2	203	WD	WD	GWB/PT	GWB/PT	
SECOND FLOOR	BEDROOM 3	204	WD	WD	GWB/PT	GWB/PT	
SECOND FLOOR	BATH	205	TILE	TILE	TILE	GWB/PT	CEMENT BD AT WET WALL
SECOND FLOOR	MSTR BATH	206	PLYWD	TILE	TILE	GWB/PT	CEMENT BD AT WET WALL
ATTIC	ATTIC	301	PLYWD	-	CONC/GWB	GWB/PT	





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617-542-4522 | WWW.STA-INC.COM

Kinsale Lane Sub-Division

Hyde Park, MA

No.	Date	Revision
1	9 22 22	BPDA REVIEW

Seal

Drawing Title

TYPE B FIRST & SECOND FLOOR PLANS & SCHEDULES

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A101

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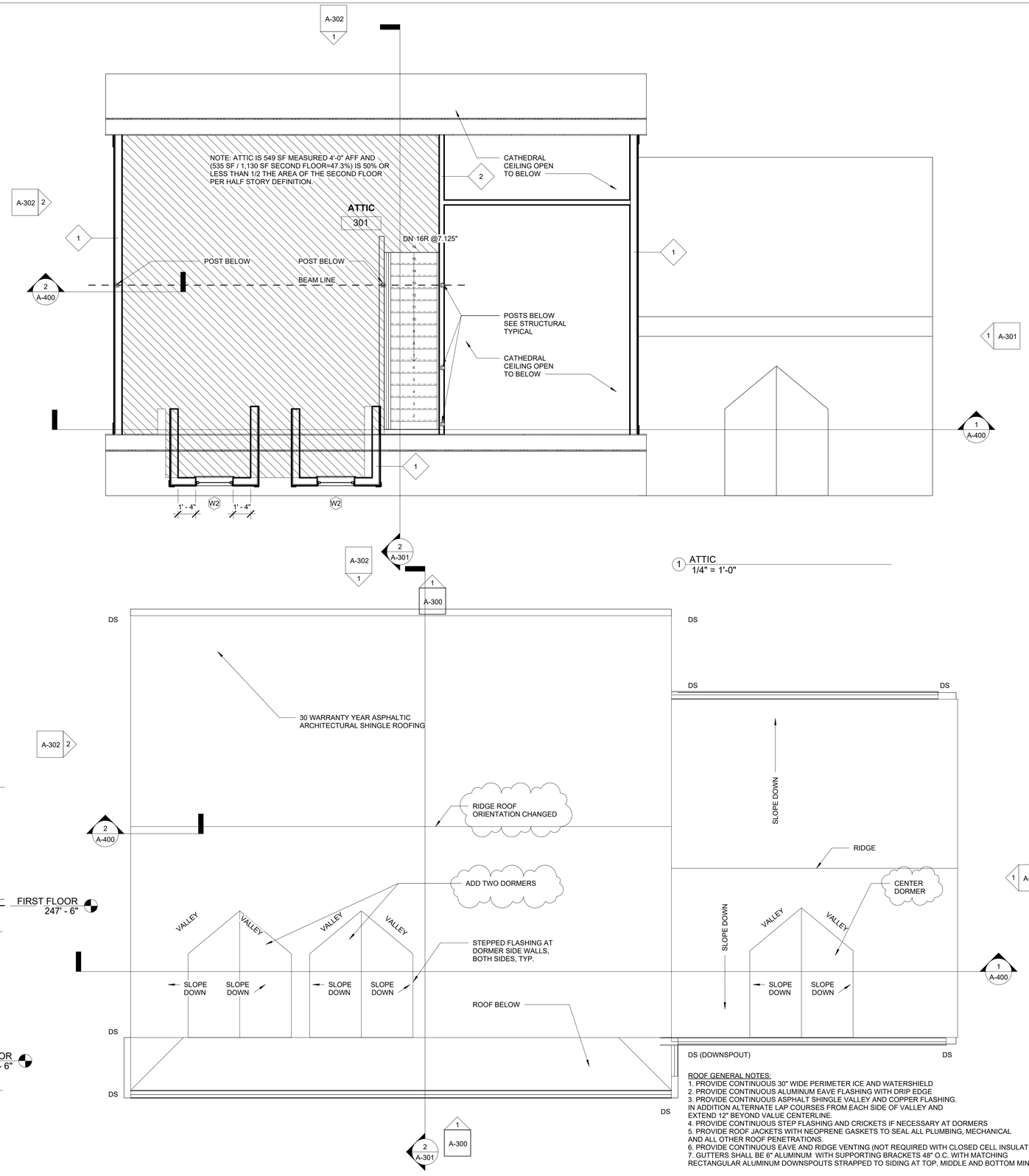
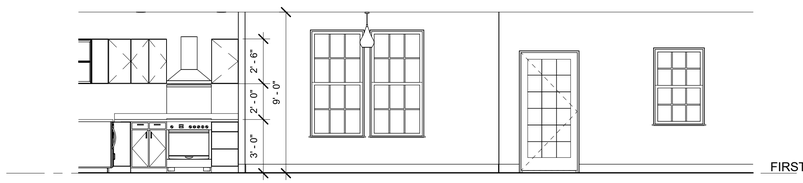


1 ATTIC
1/4" = 1'-0"

ROOF GENERAL NOTES:
1. PROVIDE CONTINUOUS 30" WIDE PERIMETER ICE AND WATERSHIELD
2. PROVIDE CONTINUOUS ALUMINUM EAVE FLASHING WITH DRIP EDGE
3. PROVIDE CONTINUOUS ASPHALT SHINGLE VALLEY AND COPPER FLASHING. IN ADDITION ALTERNATE LAP COURSES FROM EACH SIDE OF VALLEY AND EXTEND 12" BEYOND VALLIE CENTERLINE.
4. PROVIDE CONTINUOUS STEP FLASHING AND CRICKETS IF NECESSARY AT DORMERS
5. PROVIDE ROOF JACKETS WITH NEOPRENE GASKETS TO SEAL ALL PLUMBING, MECHANICAL AND ALL OTHER ROOF PENETRATIONS.
6. PROVIDE CONTINUOUS EAVE AND RIDGE VENTING (NOT REQUIRED WITH CLOSED CELL INSULATION).
7. GUTTERS SHALL BE 6" ALUMINUM WITH SUPPORTING BRACKETS 48" O.C. WITH MATCHING RECTANGULAR ALUMINUM DOWNSPOUTS STRAPPED TO SIDING AT TOP, MIDDLE AND BOTTOM MINIMUM

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



3 KITCHEN/DINING ELEVATION
1/4" = 1'-0"



4 LIVING/KITCHEN ELEVATION
1/4" = 1'-0"

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE B ATTIC & ROOF PLANS & INTERIOR ELEVATIONS

Project No.	STA2019KEO
Date	08 02 21
Scale	1/4" = 1'-0"
Drawn By	GT
Checked By	CFT
Drawing No.	A102

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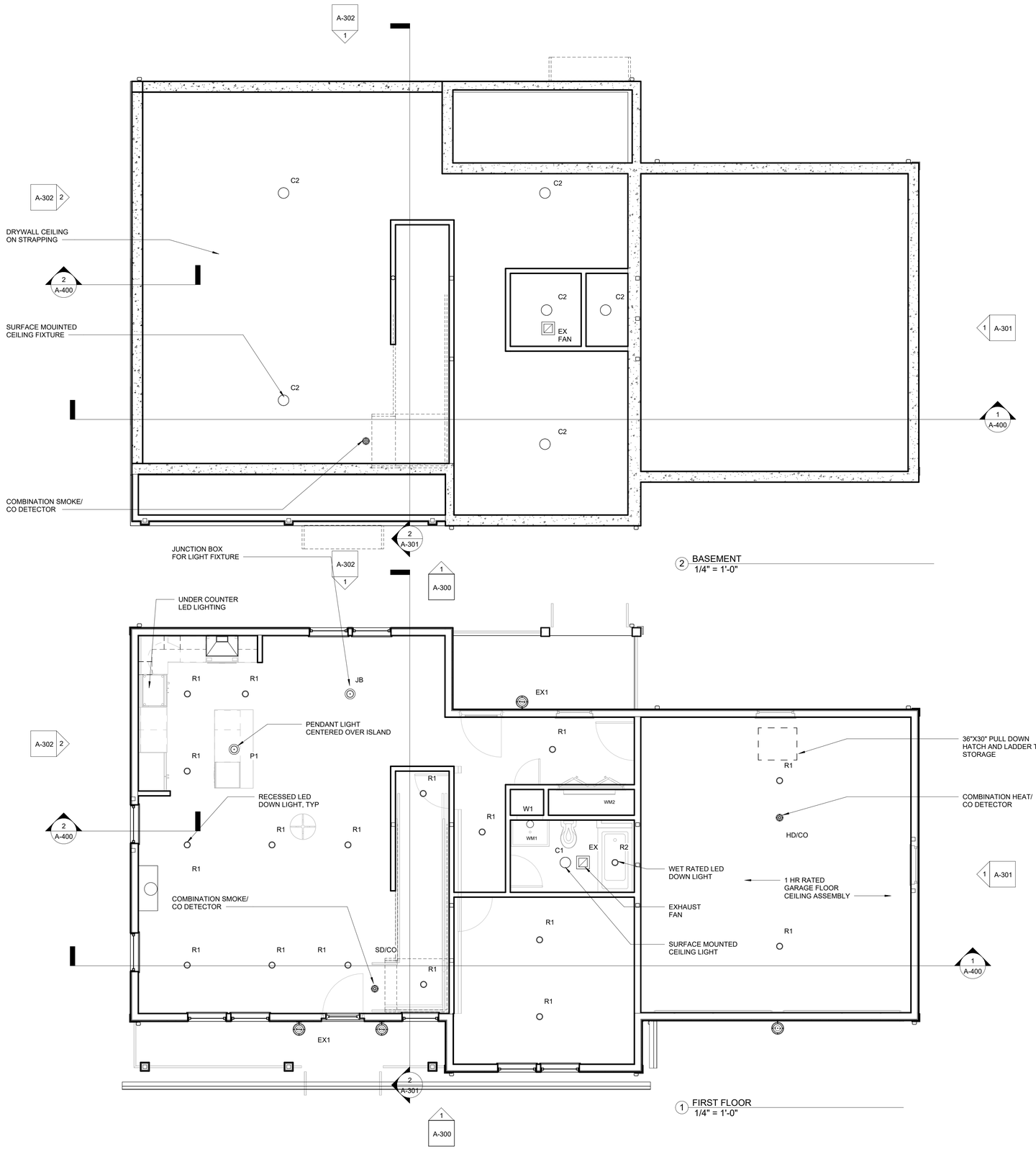

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No. 7488
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

BASEMENT & FIRST FLOOR REFLECTED CEILING PLANS UNIT TYPE B

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A-201

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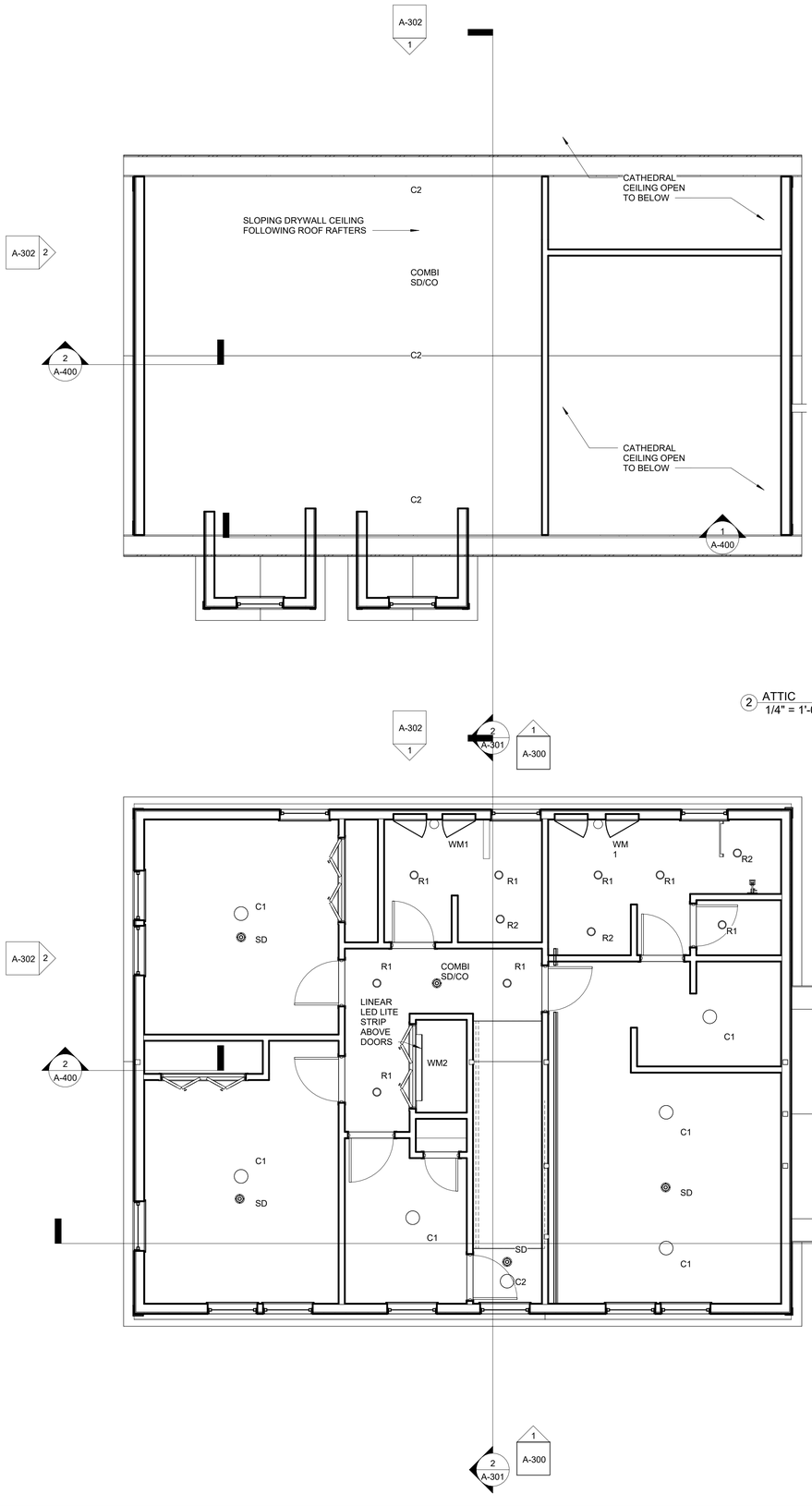

2 ATTIC
1/4" = 1'-0"

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

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Hyde Park, MA

No.	Date	Revision

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

SECOND AND ATTIC FLOOR REFLECTED CEILING PLANS

Project No.	STA2019KEO
Date	08 02 21
Scale	1/4" = 1'-0"
Drawn By	GT
Checked By	CFT
Drawing No.	A-202

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HEIGHT CALCULATION

FRONT RIGHT	245.00
FRONT LEFT	245.00
LEFT SIDE REAR	245.00
LEFT SIDE FRONT	245.00
RIGHT SIDE REAR	245.00
RIGHT SIDE FRONT	245.00
LEFT REAR	245.00
RIGHT REAR	245.00
TOTAL	1960.00
AVERAGE GRADE	245.00

DS

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Design Review
BOSTON REDEVELOPMENT AUTHORITY
Design Review
by the
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

1 STREET ELEVATION
1/4" = 1'-0"

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Kinsale Lane Sub-Division

Hyde Park, MA

No.	Date	Revision
1	9 22 22	BPDA REVIEW

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GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE D STREET ELEVATION LOT 3 5 KINSALE

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A-300

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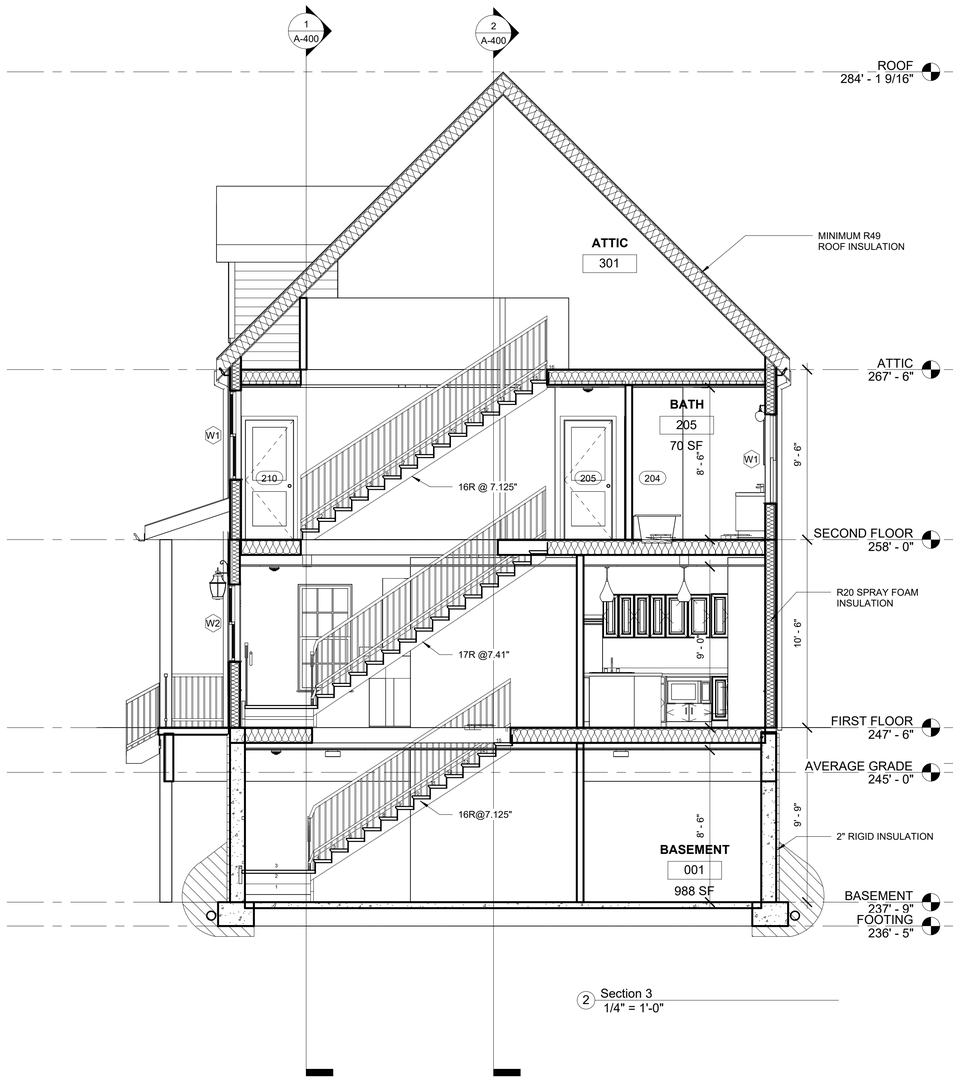
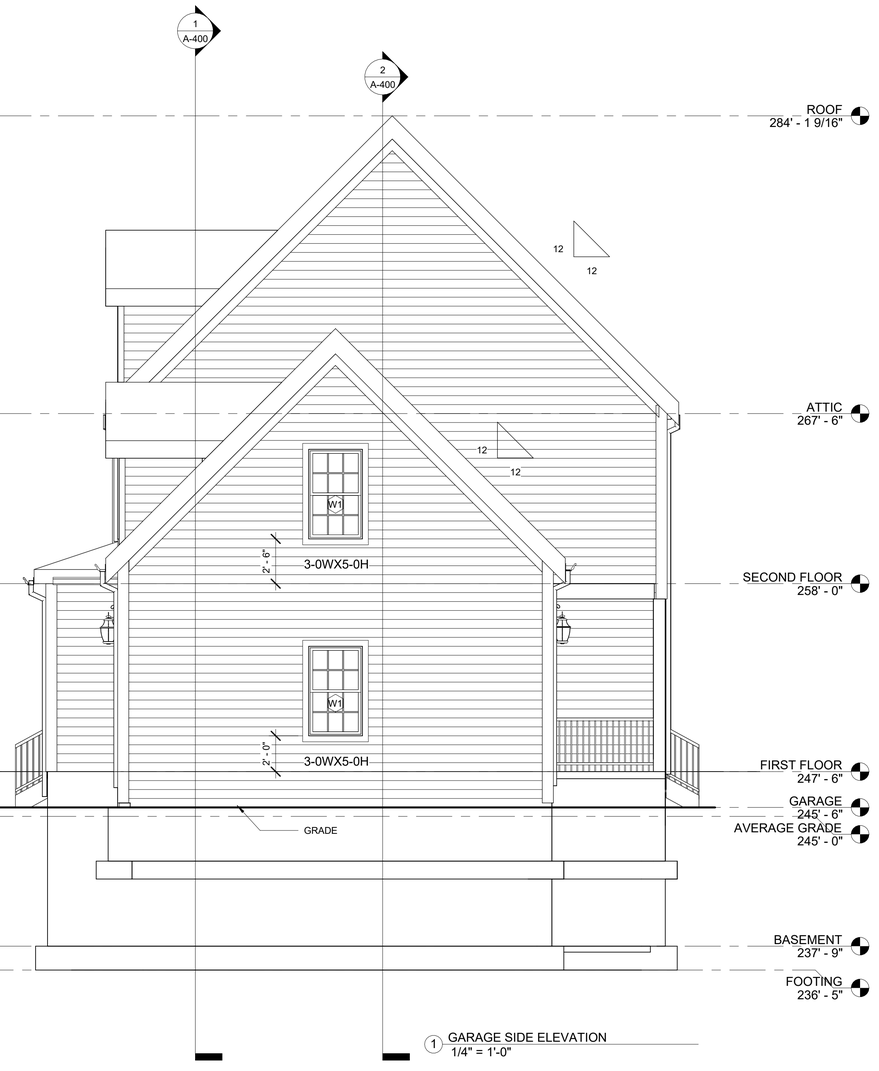


2 Section 3
1/4" = 1'-0"



1 GARAGE SIDE ELEVATION
1/4" = 1'-0"

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BOSTON REDEVELOPMENT AUTHORITY
Design Review
for the
Board of Appeal
Signature

07/14/2023

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ARCHITECTS, INC.
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Kinsale Lane Sub-Division

Hyde Park, MA

No.	Date	Revision

Seal

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7488
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE B GARAGE SIDE ELEVATION & BUILDING SECTION

Project No.	STA2019KEO
Date	08 02 21
Scale	1/4" = 1'-0"
Drawn By	GT
Checked By	CFT
Drawing No.	A-301

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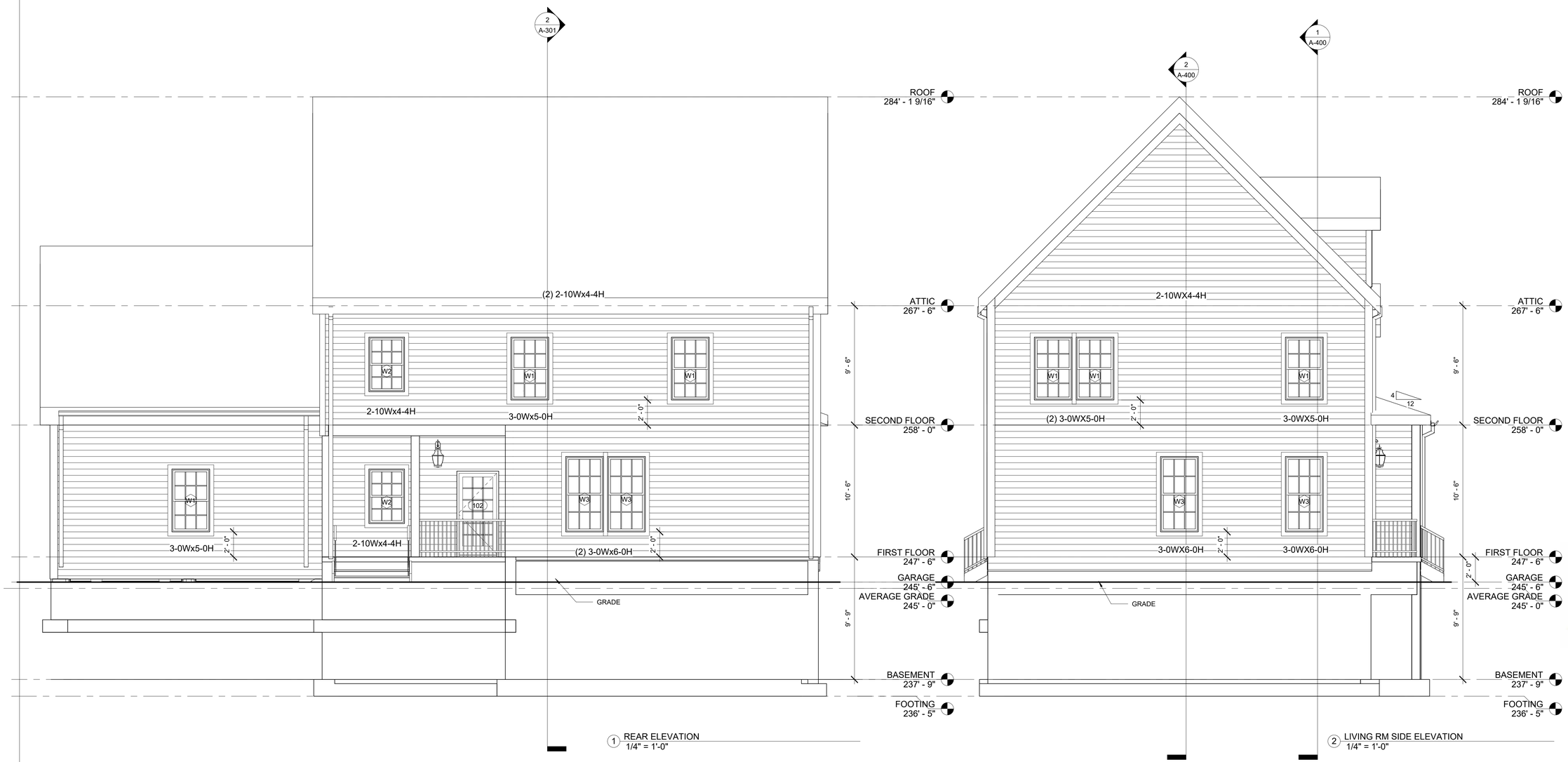

1 REAR ELEVATION
1/4" = 1'-0"

2 LIVING RM SIDE ELEVATION
1/4" = 1'-0"

DS
APPROVED
Design Review
BOSTON REDEVELOPMENT AUTHORITY
Design Review
for the
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

SPALDING TOUGIAS
ARCHITECTS, INC.
46 Waltham Street, Suite 2A | Boston, MA 02118
617-542-4522 | WWW.STA-INC.COM

Kinsale Lane Sub-Division

Hyde Park, MA

No. Date Revision

Seal
REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE B REAR & LIVING ROOM SIDE ELEVATIONS

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A-302

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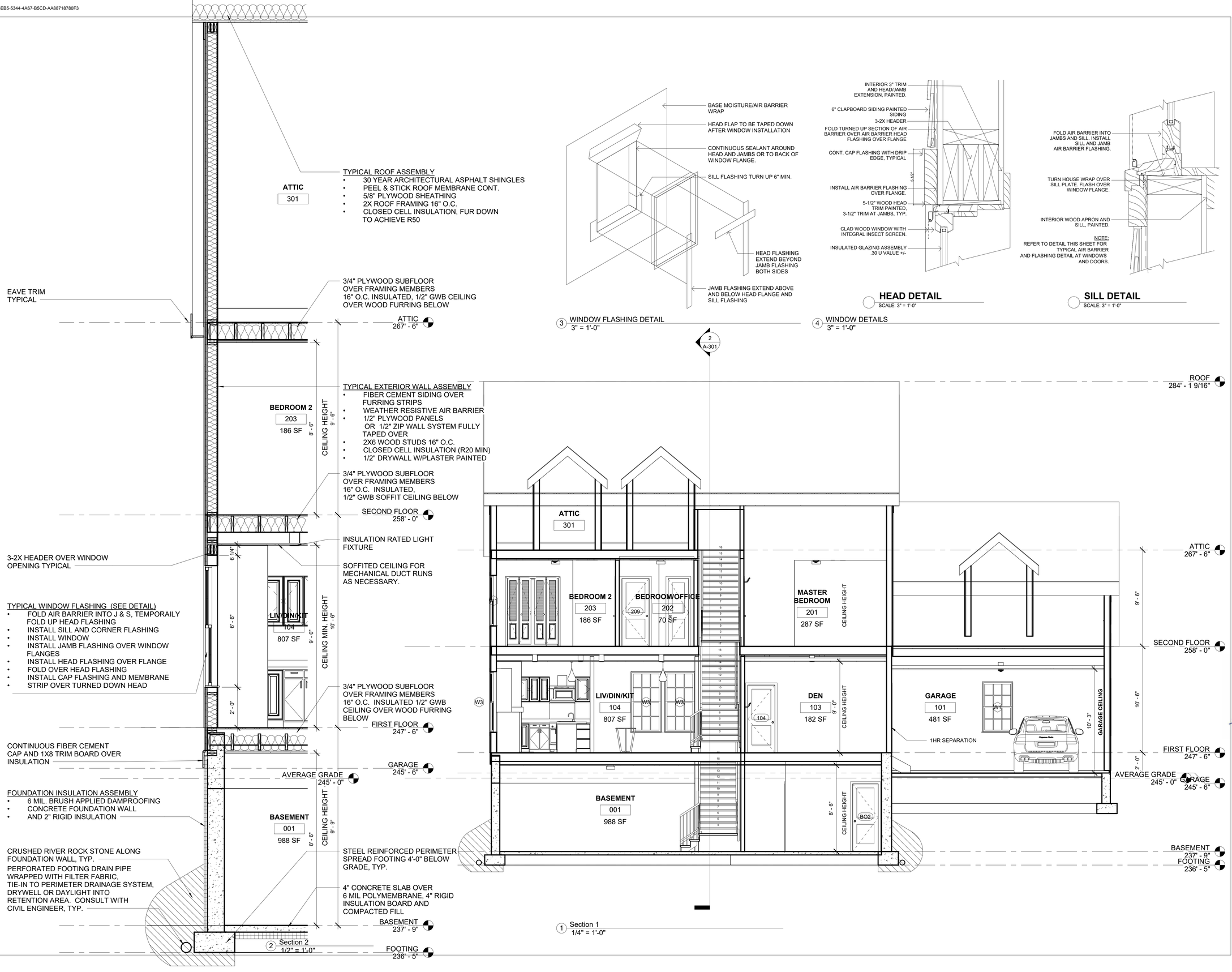

3 WINDOW FLASHING DETAIL
3" = 1'-0"

HEAD DETAIL
SCALE: 3" = 1'-0"

SILL DETAIL
SCALE: 3" = 1'-0"

4 WINDOW DETAILS
3" = 1'-0"

SPALDING TOUGIAS ARCHITECTS, INC.
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Kinsale Lane Sub-Division

Hyde Park, MA

No.	Date	Revision

Seal

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE B BUILDING SECTION & WALL SECTION

Project No. STA2019KEO
Date 08 02 21
Scale As indicated
Drawn By GT
Checked By CFT
Drawing No. A-400

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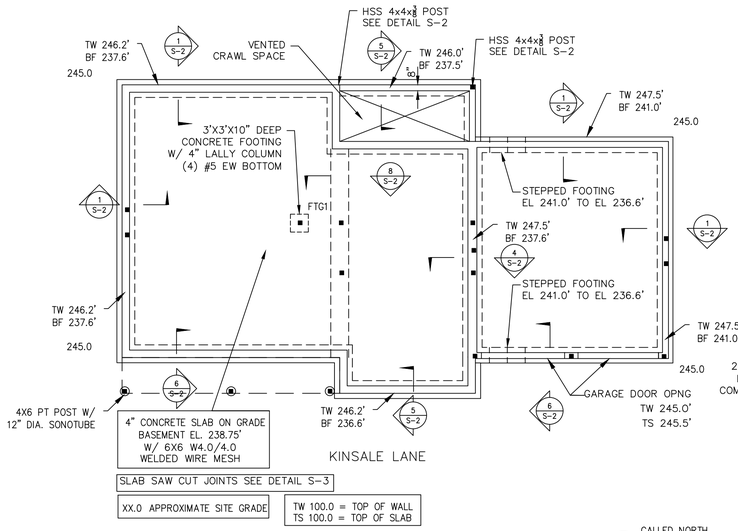
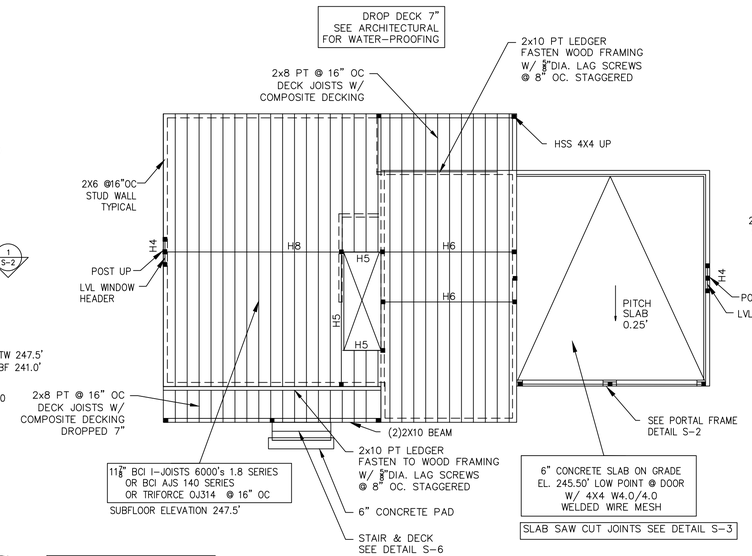


FOUNDATION/GARAGE FLOOR PLAN

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

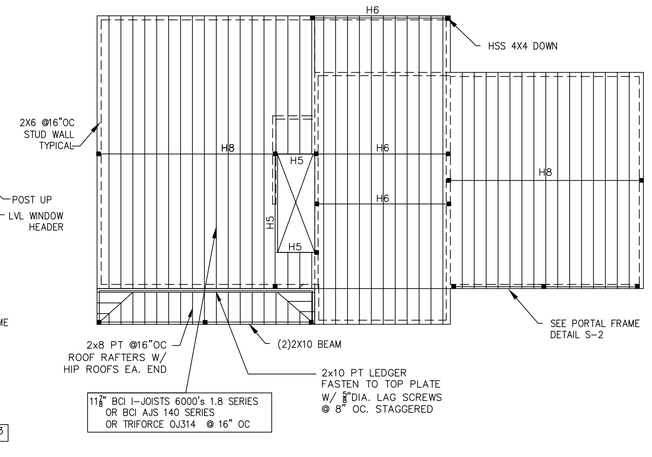
CALLED NORTH

HORIZONTAL FLOOR DIAPHRAGMS
¾" TOUNGE AND GROOVE PLYWOOD
W/ 10d NAILS @ 4" ON CENTERS



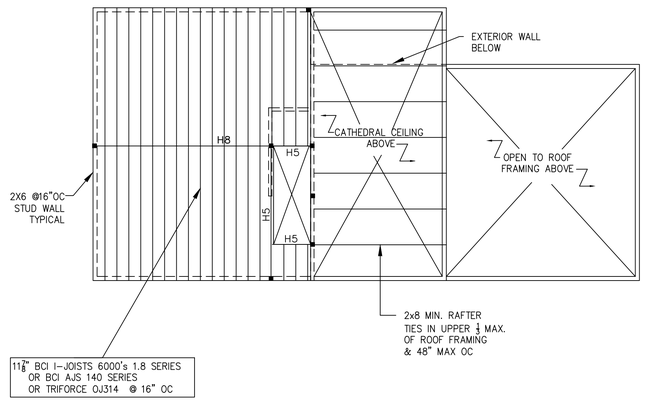
FIRST FLOOR FRAMING PLAN

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



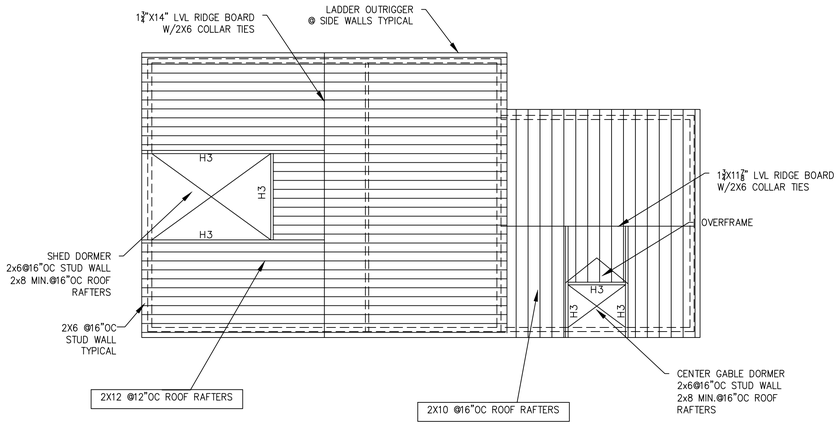
SECOND FLOOR FRAMING PLAN

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



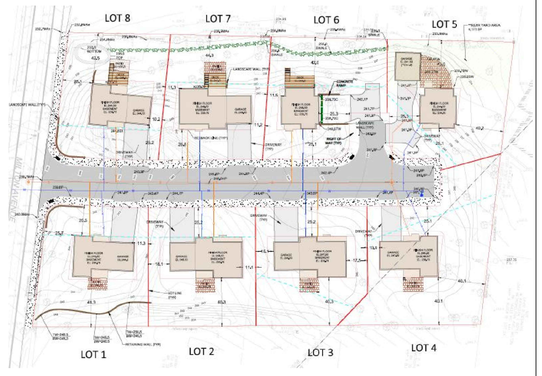
ATTIC FLOOR FRAMING PLAN

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



ROOF FRAMING PLAN

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



BEARING WALL HEADER SCHEDULE

H1	(2)1¾"x7¼" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H2	(3)1¾"x7¼" LVL BEAM, FLUSH FRAMED, 5¼"x5¼" LVL POSTS
H3	(2)1¾"x9¼" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H4	(3)1¾"x9¼" LVL BEAM, FLUSH FRAMED, 5¼"X5¼" LVL POSTS
H5	(2)1¾"x11⅞" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H6	(3)1¾"x11⅞" LVL BEAM, FLUSH FRAMED, 5¼"x5¼" LVL POSTS
H7	(2)1¾"x14" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H8	(3)1¾"x14" LVL BEAM, FLUSH FRAMED, 5¼"x5¼" LVL POSTS
H9	(2)1¾"X16" LVL BEAM, FLUSH FRAMED, 3½"X3½" LVL POSTS
H10	(3)1¾"X16" LVL BEAM, FLUSH FRAMED, 5¼"X5¼" LVL POSTS
H11	(2)1¾"X18" LVL BEAM, FLUSH FRAMED, 3½"X3½" LVL POSTS
H12	(3)1¾"X18" LVL BEAM, FLUSH FRAMED, 5¼"X5¼" LVL POSTS

ABBREVIATIONS

BF(XX'-0")= ELEVATION BOTTOM OF FOOTING
BK(XX'-0")=BRICK SHELF ELEVATION ON WALL
BS1=BEAM SEAT DETAIL TYPE IN CONCRETE WALL
CJ=CONCRETE CONSTRUCTION OR CONTROL JOINT
EL=ELEVATION
F1=CONCRETE FOOTING TYPE
EOD=EDGE OF STEEL DECK
FB1=FLITCH BEAM
H1=WALL HEADER BEAM SCHEDULE DESIGNATION
OC=DISTANCE ON CENTERS
OH=OPPOSITE HAND
LP=LOW POINT
P1=DESIGNATES CONCRETE PIER DETAIL
TP(XX'-0")=ELEVATION TOP OF PIER
TW(XX'-0")=ELEVATION TOP OF WALL
SCJ=CONCRETE SLAB SAW CUT JOINT
SIM=SIMILAR
SW-1=SHEAR WALL DESIGNATION
TS(XX'-0")=TOP OF CONCRETE SLAB ELEVATION
TST(XX'-0")=TOP OF STEEL ELEVATION
TYP=TYPICAL
UON=UNLESS OTHERWISE NOTED
@=AT
W/=WITH

CLIENT:

—

DRAWING NOTES:

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BOMBARDIER
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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

LOT 3
FOUNDATION
FLOOR & ROOF
FRAMING PLANS

STAMP:

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

SEPTEMBER 9, 2022

SCALE:	AS NOTED
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CHECKED BY:	LAB
PROJECT #:	2021-96

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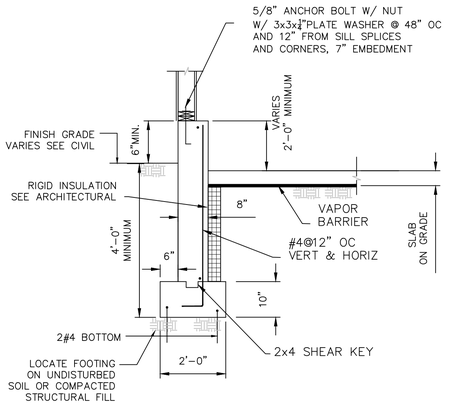
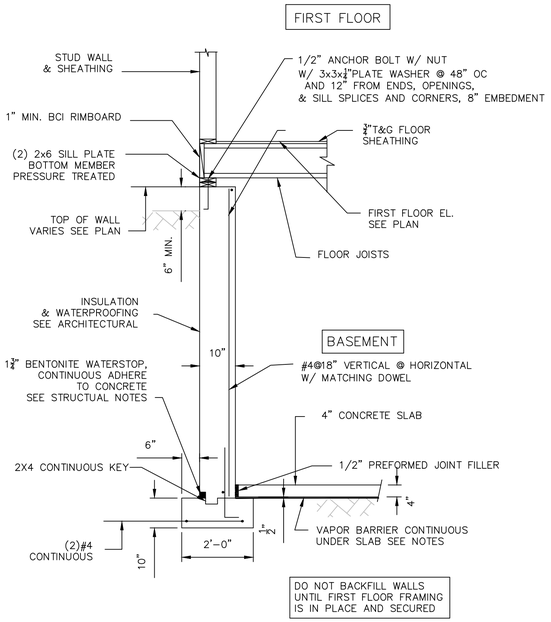


SECTION 1 @ GARAGE

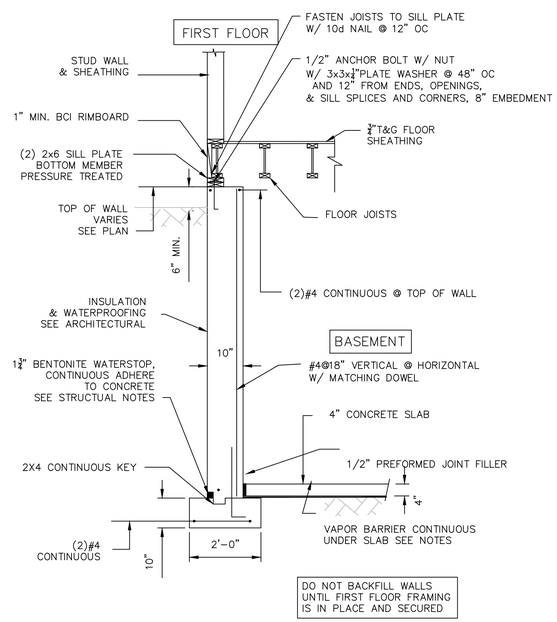
SCALE: $\frac{1}{2}$"=1'-0"

NOTE: GRADE WALL FOUNDATION ON SOLID ROCK ARE NOT REQUIRED TO BE LOCATED 4 FT BELOW GRADE FOR FROST PROTECTION. PLACE CONCRETE ON A LEVEL BASE OF FLOWABLE FILL CONCRETE OR COMPACTED ¾" CRUSH STONE, EACH AT A MINIMUM THICKNESS OF 8 INCHES.



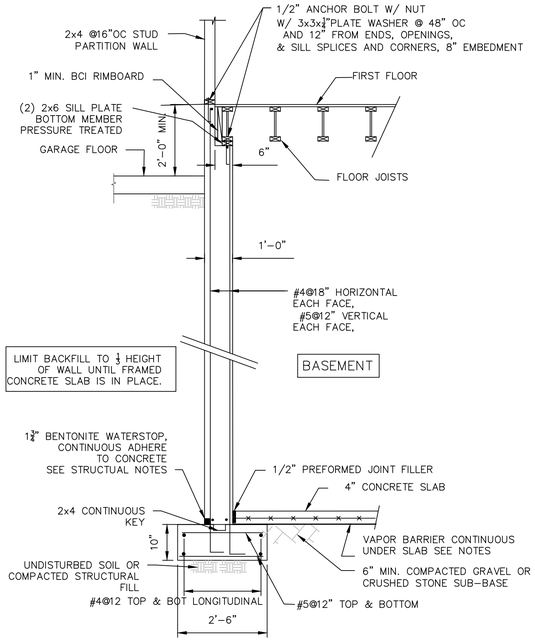
SECTION 2 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



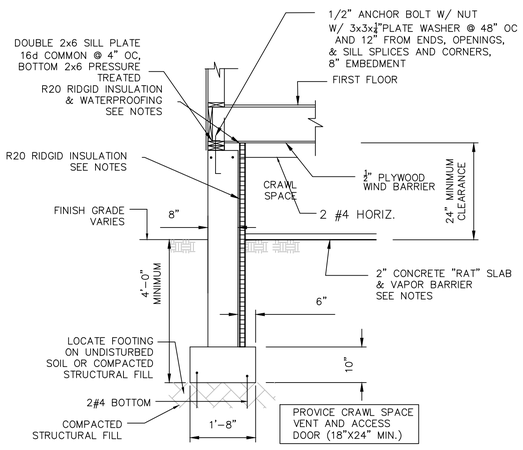
SECTION 3 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



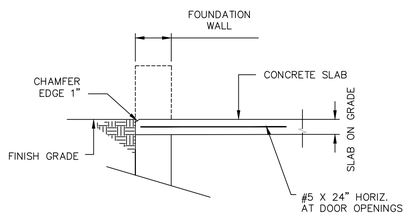
SECTION 4 FOUNDATION WALL @ GARAGE/FIRST FLOOR

SCALE: $\frac{1}{2}$"=1'-0"



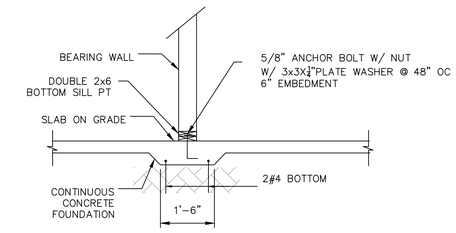
SECTION 5 @ CRAWL SPACE

SCALE: $\frac{1}{2}$"=1'-0"



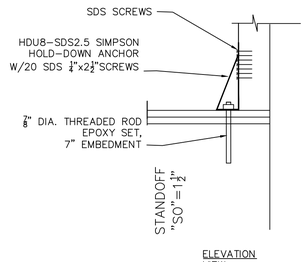
SECTION 6 @ GARAGE DOOR

SCALE: $\frac{1}{2}$"=1'-0"

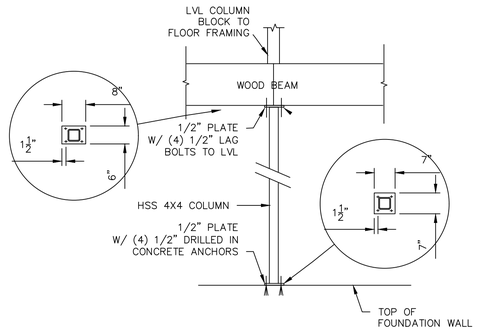


SECTION 8 THICKENED SLAB DETAIL

SCALE: $\frac{1}{2}$"=1'-0"

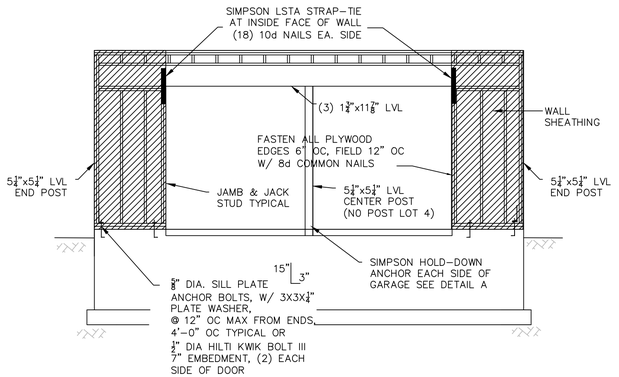


SEISMIC HOLD DOWN ANCHOR DETAIL A



TYPICAL CONCRETE FOOTING/COLUMN CONNECTION DETAIL

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



ELEVATION GARAGE DOOR OPENING APA PORTAL FRAME

SCALE: ½"=1'0"

CLIENT:

—

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OWNER:

—

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

SECTIONS
& DETAILS

STAMP:

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

SEPTEMBER 9, 2022

SCALE:	AS NOTED
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PROJECT #:	2021-96

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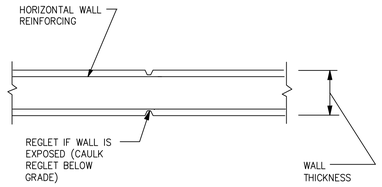
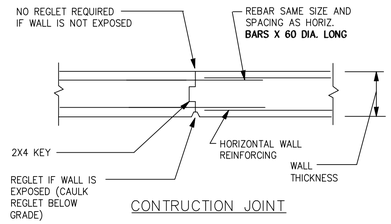


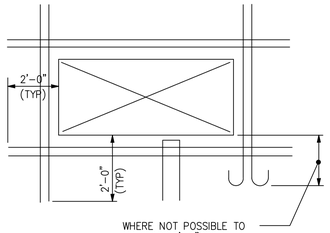
CONTROL JOINT



CONTRUCTION JOINT

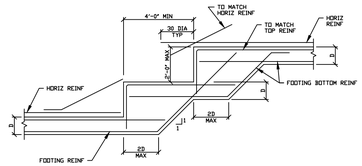
CONCRETE CONSTRUCTION & CONTROL JOINTS

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



REINFORCING STEEL @ WALL OPENINGS

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

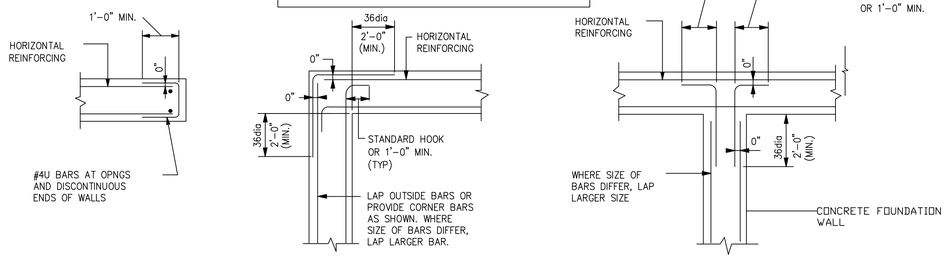


TYPICAL ELEVATION OF STEPPED WALL FOOTING

STEPPED CONCRETE GRADE WALL FOOTING DETAIL

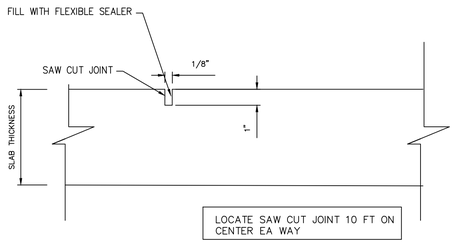
SCALE: 3/8"=1'-0"

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



CONCRETE REINFORCING STEEL DETAILS

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



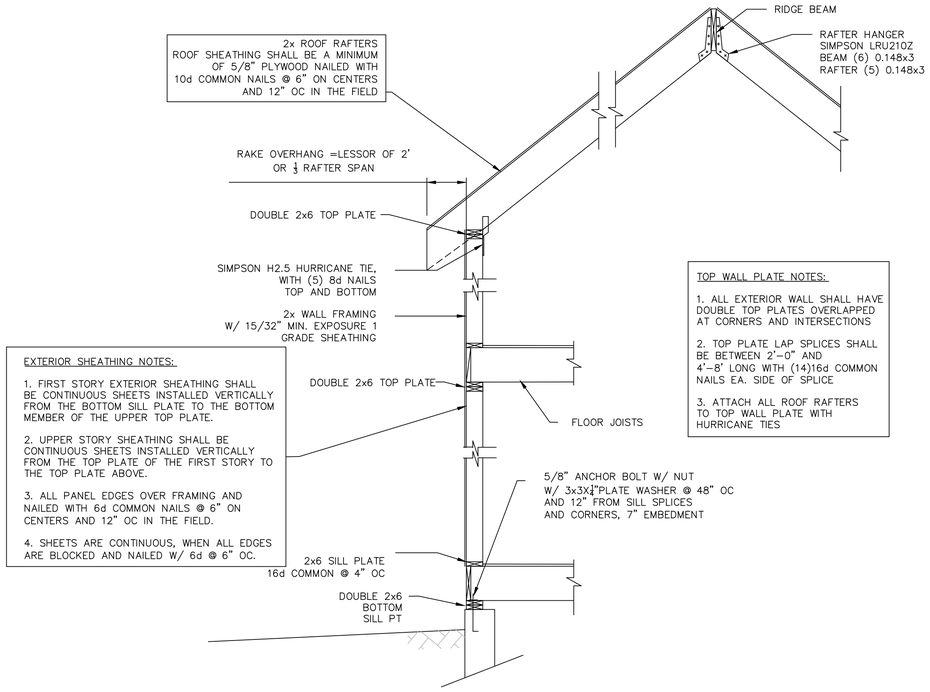
SLAB ON GRADE SAW CUT DETAIL

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

REINFORCING LAP SCHEDULE

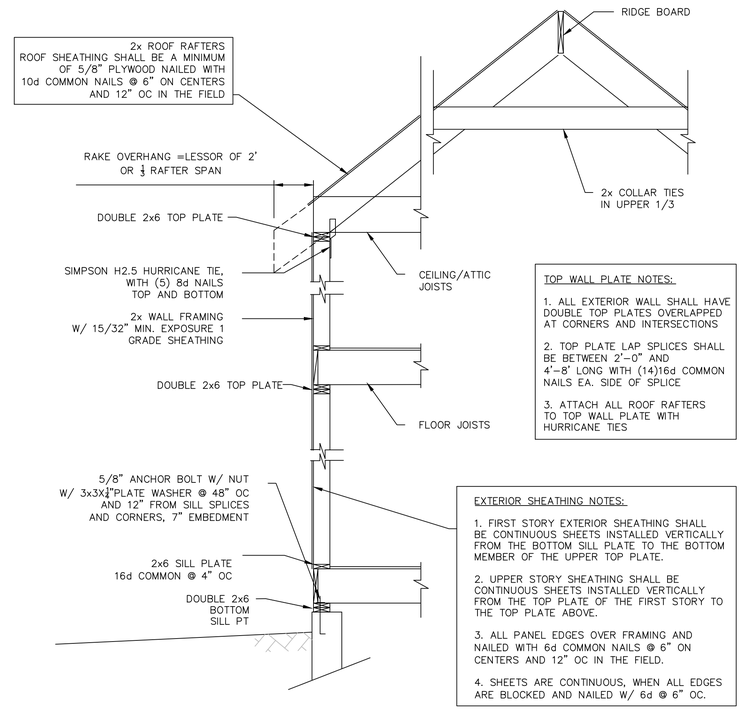
BAR SIZE	LAP SPLICES IN ALL CONCRETE	LAP SPLICE IN TENSION ZONE			
		fc =3,000 PSI		fc =4,000 PSI	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	18"	28"	21"	24"	19"
#4	18"	37"	29"	32"	25"
#5	23"	46"	36"	40"	31"
#6	27"	56"	43"	48"	37"
#7	32"	81"	63"	70"	53"
#8	36"	93"	72"	79"	61"
#9	42"	105"	48"	48"	48"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

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



TYPICAL WALL SECTION CATHEDRAL CEILING

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



TYPICAL WALL SECTION

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

CLIENT:

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DETAILS

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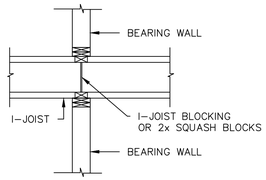
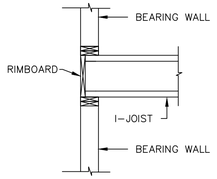
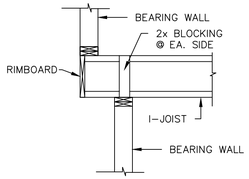


BLOCKING AT INTERMEDIATE BEARING WALL



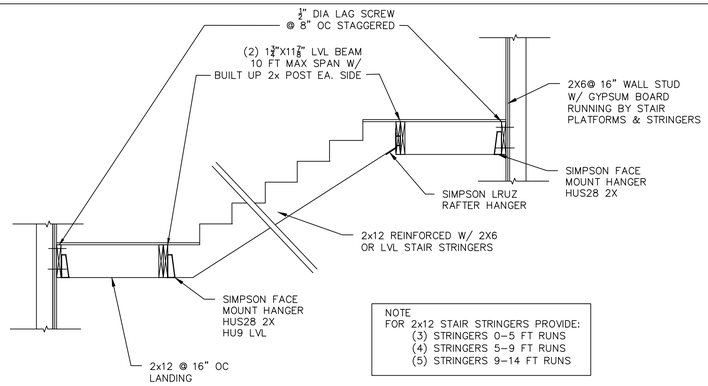
BLOCKING AT EXTERIOR BEARING WALL



CANTILEVER BLOCKING AT EXTERIOR BEARING WALL

I-JOIST BLOCKING DETAILS

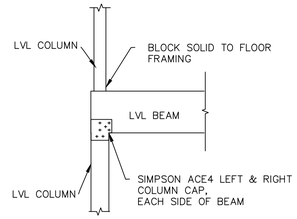
SCALE: $\frac{1}{2}$"=1'-0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0-5 FT RUNS
(4) STRINGERS 5-9 FT RUNS
(5) STRINGERS 9-14 FT RUNS

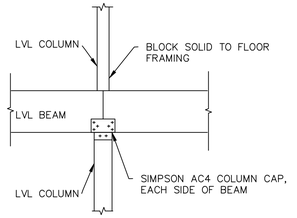
TYPICAL INTERIOR STAIR DETAIL

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



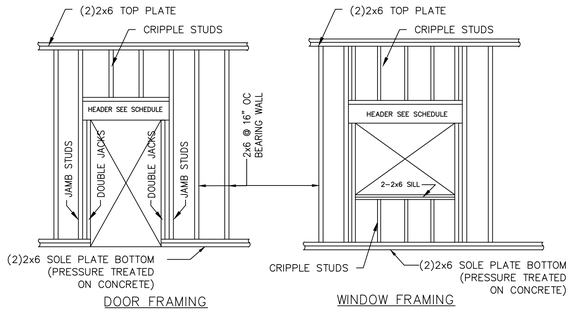
TYPICAL LVL BEAM/COLUMN CONNECTION DETAIL

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



TYPICAL LVL BEAM/ COLUMN CONNECTION DETAIL

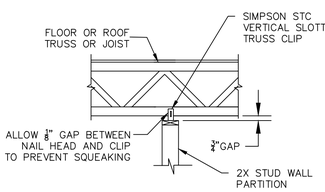
SCALE: 1/2" = 1'-0"



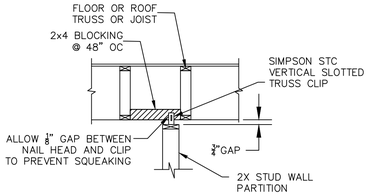
DOOR FRAMING

WINDOW FRAMING

FRAMING @ BEARING WALLS



PERPENDICULAR TO FLOOR TRUSSES/JOISTS



PARALLEL TO FLOOR TRUSSES/JOISTS

WALL PARTITION FRAMING @ NON-BEARING WALLS

BEARING WALL HEADER SCHEDULE - 4 STORY WOOD MAXIMUM CONSTRUCTION

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

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

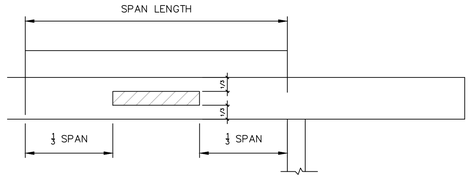
HEADER SCHEDULE AT EXTERIOR BEARING WALLS
(UNLESS OTHERWISE NOTED ON DRAWINGS)

SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS			SUPPORTING ROOF+ 3 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x6	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x10	2-2x6	1-2x6
3'-1" TO 5'-0"	3-2x10	2-2x6	1-2x6	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	3-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6
5'-1" TO 8'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 7 1/4" LVL	2-2x6	2-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6	3-1 3/4X 14" LVL	3-2x6	3-2x6
8'-1" TO 10'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	2-2x6	3-1 3/4X 16" LVL	3-2x6	3-2x6	3-1 3/4X 18" LVL	3-2x6	3-2x6

LVL EQUIVALENTS:
(3)-2x6 =(1) $1\frac{3}{4}$"x7¼" LVL
(3)-2X8 =(1) $1\frac{3}{4}$"x7¼" LVL
(3)-2x10 =(1) $1\frac{3}{4}$"X9½" LVL
(3)-2x12 =(1) $1\frac{3}{4}$"X11⅞" LVL
(3)-$1\frac{3}{4}$"x7¼ =(2) $1\frac{3}{4}$"X9½" LVL
(3)-$1\frac{3}{4}$"X9½" =(2) $1\frac{3}{4}$"X11⅞" LVL
(3)-$1\frac{3}{4}$"X11⅞" =(2) $1\frac{3}{4}$"X14" LVL

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

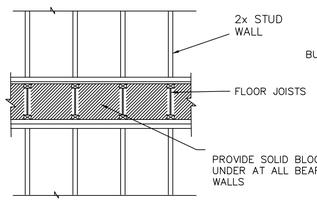
TYPICAL BUILT UP HEADER



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

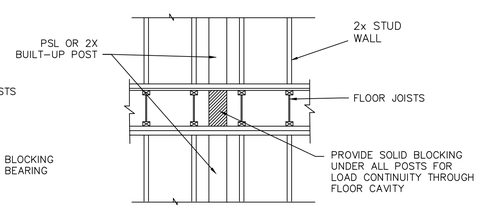
1. SQUARE OR RECTANGULAR HOLES NOT PERMITTED
2. ROUND HOLES MAY BE DRILLED OR CUT WITH WITH A HOLE SAW ANYWHERE WITHIN THE SHADED AREA.
3. THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGER HOLE.
4. DO NOT DRILL MORE THAN THREE ACCESS HOLES IN ANY FOUR FOOT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

LVL - ALLOWABLE HOLES



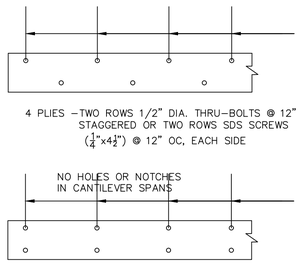
BEARING WALL DETAIL

SCALE: ½"=1'-0"

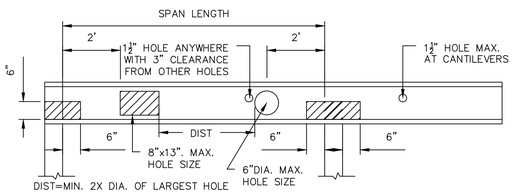


CONTINUOUS POST DETAIL

SCALE: ½"=1'-0"



MULTIPLE MEMBER FASTENING SIDE AND TOP LOADED LVL

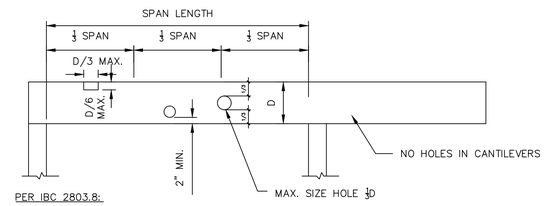


BCI I-JOIST 11⅞", 14" AND 16" DEPTHS

HOLE CUTTING NOTES;

1. A 1½" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE ALLJOIST SPECIFIERS GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A BOISE-CASCADE REPRESENTATIVE AND APPROVED BY THE ENGINEER.

BCI I-JOISTS ALLOWABLE LARGE RECTANGULAR HOLES

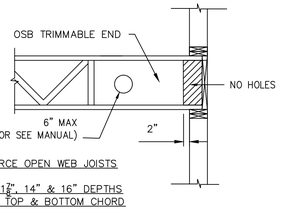


PER IBC 2803.8:

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

ALLOWABLE HOLES IN SOLID SAWN LUMBER

TRIMJOIST END PANEL - ALLOWABLE HOLES



TRIFORCE OPEN WEB JOISTS

9½", 11⅞", 14" & 16" DEPTHS
2"x4" TOP & BOTTOM CHORD

HOLE CUTTING NOTES;

1. A 6" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE TRIFORCE US SPECIFIER GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A TRIFORCE REPRESENTATIVE AND APPROVED BY THE ENGINEER.
4. NO HOLES ALLOWED IN CANTILEVER ENDS

CLIENT:

—

DRAWING NOTES:

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

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

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OWNER:

—

BOMBARDIER
STRUCTURAL ENGINEERING

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Abington, MA 02351

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

WOOD FRAMING DETAILS

STAMP:

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

SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021-96

S-4

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GENERAL

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE (780 CMR) NINETH EDITION.

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

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

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

5. ENGINEER WILL PERIODICALLY OBSERVE STRUCTURAL ELEMENTS TO ASSURE GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

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

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

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

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

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

SHORING AND BRACING

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

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

TESTING BY CERTIFIED TESTING AGENCIES

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

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

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

SHOP DRAWINGS

1 SUBMIT SHOP DRAWINGS, REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR, FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR APPROVAL BEFORE FABRICATION, MANUFACTURE, DELIVERY AND ERECTION CAN PROCEED.

STRUCTURAL DESIGN LOADS (BOSTON)

1. SNOW LOADS 40 PSF GROUND SNOW
   30 PSF FLAT ROOF SNOW
2. WIND LOADS BASIC WIND SPEED Vultimate 128 MPH
   RISK CATEGORY II EXPOSURE CATEGORY B
3. SEISMIC DESIGN
   SOIL FACTOR S1=0.068, Ss=0.215
   SEISMIC HAZARD EXPOSURE GROUP I
   SEISMIC PERFORMANCE CATEGORY C
   SITE CLASS UNK
4. LIVE LOADS
   SLAB–ON–GRADE.....50 PSF
   RESIDENCES .....40 PSF
   BALCONIES & UNIT DEDICATED DECKS.....60 PSF
5. DEAD LOAD
   WOOD FRAMED FLOOR LOAD = 20 PSF (JOIST FRAMING, 1" WOOD FLOORING, ¾" PLYWOOD, 1 LAYER ⅝" GYPSUM BOARD CEILING)

GEOTECHNICAL ENGINEERING

1. NO GEOTECHNICAL ENGINEERING REPORT WAS AVAILABLE DURING THE DESIGN AND PREPARATION OF THESE DRAWINGS. SUBSURFACE SOIL CONDITIONS ARE UNKNOWN. ALLOWABLE BEARING PRESSURE IS ASSUMED TO BE 2,000 PSF AS APPLICABLE FOR LOOSE SANDS & GRAVELS, SILT, AND MEDIUM CLAYEY SOILS. EXISTING SOILS HAVE BEEN ASSUMED TO BE SUITABLE FOR GRADE WALL AND ISOLATED COLUMN FOOTING FOUNDATIONS.

2. IT IS THE OWNER'S RESPONSIBILITY TO RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO CONFIRM FOUNDATION TYPE, SOIL BEARING PRESSURE, AND GROUND WATER ELEVATIONS.

FOUNDATIONS

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

2. IF A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED, THE CONTRACTOR SHALL REFER TO THIS REPORT FOR ADDITIONAL INFORMATION.

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

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

5. NO FOUNDATION CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN SUB–GRADE MATERIAL.

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

7. REMOVAL OF DISTURBED AND UNSUITABLE MATERIALS AND PLACING, COMPACTING AND TESTING OF COMPACTED FILL SHALL ONLY BE PERFORMED BY THE GENERAL CONTRACTOR WHILE A PROFESSIONAL GEOTECHNICAL ENGINEER, REGISTERED IN THE STATE OF MASSACHUSETTS AND RETAINED BY THE OWNER, IS OBSERVING THE WORK.

8. BOTTOM OF FOOTING ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS ARE MINIMUM DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY THE AMOUNT OF EXCAVATION NECESSARY TO REACH A SUFFICIENT BEARING STRATUM.

FARTHWORK AND COMPACTFD FILl

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

2. BEFORE PLACEMENT OF CONCRETE FLOOR SLAB ON GRADE, THE SOIL SHALL BE SURFACE SHALL BE PROOF ROLLED WITH A LEAST 6 PASSES OF A LARGE VIBRATORY ROLLER HAVING A DRUM WEIGHT OF AT LEAST 10,000 POUNDS AND A DYNAMIC FORCE OF AT LEAST 20,000 POUNDS.

3. STRUCTURAL FILL, OVER–EXCAVATED, UNSUITABLE, OR DISTURBED SOIL SHOULD BE REPLACED WITH "SELECT STRUCTURAL FILL" AND COMPACTED IN INDIVIDUAL LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D–1557. LOOSE LIFT THICKNESS SHALL BE 6 INCHES FOR HAND OPERATED EQUIPMENT AND 12 INCHES FOR LARGE VIBRATORY ROLLERS.

4. "SELECT STRUCTURAL FILL" SHALL BE GRAVELLY SAND OR SANDY GRAVEL, GRADED WITHIN FOLLOWING LIMITS:

SIEVE SIZE IN. OR NO.	PERCENT PASSING BY WEIGHT
1/2	50–85
#4	40–75
#10	30–60
#40	10–35
#100	5–20
#200	0–8

5. COMPACTION TESTS SHALL BE PERFORMED ON ANY STRUCTURAL FILL TO BE PLACED IN THE FOUNDATION AND SLAB ON GRADE AREA. A MINIMUM OF TWO TESTS PER 6" LIFT SHALL BE PERFORMED. A SUFFICIENT SAMPLE OF FILL MATERIAL SHALL BE SUPPLIED TO THE TESTING AGENCY.

COLD WEATHER EARTHWORK PROTECTION

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

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

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

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

CONCRETE MIX DESIGN

1. THE CONTRACTOR SHALL FURNISH THE MIXTURE PROPORTIONS THAT WILL MEET THE STRENGTH AND FRESH AND EQUILIBRIUM DENSITY REQUIREMENTS OF THE CONCRETE SPECIFIED. THE MIXTURE PROPORTION SHALL BE PREPARED IN ACCORDANCE WITH ACI 318, AND SUBJECT TO THE APPROVAL OF THE ARCHITECT/ENGINEER. CONCRETE SHALL BE DELIVERED AT THE MINIMUM SLUMP NECESSARY FOR EFFICIENT MIXING, PLACING, AND FINISHING.

2. CONCRETE SHALL HAVE A 28 DAY STRENGTH:
   3000 PSI FOR NORMAL WEIGHT CONCRETE.
   4,000 PSI FOR LIGHT WEIGHT CONCRETE.

3. CEMENT SHALL MEET ASTM C 150, C 595, OR C 845. MINIMUM CEMENT QUANTITIES:
   3000 PSI CONCRETE 517 LB./CY OF CEMENT
   4000 PSI CONCRETE 611 LB./CY OF CEMENT

4. MID–RANGE WATER REDUCERS (MRWR) ARE REQUIRED FOR ALL CONCRETE MIXES EXCEPT FOOTINGS.
   MAXIMUM CONCRETE SLUMP: MIXES WITH MRWR 7 IN
   MIXES WITHOUT MRWR 4 IN.

5. MAXIMUM WATER TO CEMENT RATIO FOR MIXES WITH MRWR:
   3000 PSI CONCRETE 0.5
   4000 PSI CONCRETE 0.45
   MAXIMUM WATER TO CEMENT RATIO FOR MIXES W/OUT MRWR (PERMITTED FOR FOOTINGS ONLY):
   3000 PSI CONCRETE 0.53

6. AGGREGATES FOR LIGHTWEIGHT CONCRETE SHALL BE EXPANDED SHALE, CLAY, OR SLATE (ESCS) PRODUCED BY THE ROTARY KILN METHOD AND SHALL MEET ASTM C 330. MATERIALS SHALL BE PROPORTIONED TO PRODUCE CONCRETE WITH A CALCULATED EQUILIBRIUM DENSITY OF 110 LB/FT^3 +/– 3 LB/FT AS DETERMINED BY ASTM C 567–00, SECTION 9.2.

7. NORMAL WEIGHT AGGREGATE SHALL MEET ASTM C 33.

8. AIR–ENTRAINING ADMIXTURES SHALL BE USED IN CONCRETE SUBJECT TO FREEZING AND THAWING, WHICH INCLUDES EXTERIOR FOUNDATION WALLS, EXTERIOR PIERS, MAT SLAB AND EXTERIOR SLABS. MAXIMUM AIR CONTENT AT POINT OF DELIVERY TO BE 6 PERCENT, PLUS OR MINUS 1.5 PERCENT.

9. DO NOT USE AIR–ENTRAINING ADMIXTURES IN CONCRETE FOR INTERIOR SLABS ON STEEL DECK THAT ARE TO RECEIVE A HARD TROWEL FINISH. AIR CONTENT OF HARD TROWELED FINISH FLOORS NOT TO EXCEED 3 PERCENT.

CONCRETE

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

2. ALL STRUCTURAL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE NORMAL WEIGHT (145 PCF) AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF:
   SLAB ON GRADE =3,000 PSI
   SPREAD FOOTINGS, AND FOUNDATION WALLS = 4,000 PSI

3. CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED AND PLACED IN THE PRESENCE OF A REPRESENTATIVE OF AN APPROVED TESTING AGENCY, AS REQUIRED BY STATE CODE. TEST CYLINDERS SHALL BE TAKEN AT A MINIMUM OF 4 FOR EVERY DAYS CONCRETE PLACEMENT AND FOR EVERY 50 YARDS PLACED THAT DAY.

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

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

6. CONCRETE PLACEMENTS SHALL BE LIMITED TO THE FOLLOWING:
   A) FOOTINGS AND WALLS 30 FOOT LENGTH MAXIMUM TO CONSTRUCTION JOINT
   B) SLABS ON GRADE 30 FOOT MAXIMUM PANEL DIMENSION

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

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

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

10. MINIMUM PROTECTIVE COVER FOR CONCRETE REINFORCING STEEL SHALL BE AS FOLLOWS:
   A) UNFORMED SURFACES CAST AGAINST EARTH – 3 INCHES
   B) FORMED SURFACES NOT IN CONTACT TO EARTH – 3/4 INCHES
      OR EXPOSED TO WEATHER, WALLS AND SLABS, #11 BARS OR SMALLER
   C) FORMED SURFACES IN CONTACT TO EARTH
      OR EXPOSED TO WEATHER, WALLS AND SLABS,
      #6 TO #18 BARS – 2 INCHES
      #5 AND SMALLER – 1 1/2 INCHES

COLD WEATHER CONCRETE WORK

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

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

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

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

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

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

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

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

SLAB ON GRADE SAW CUT JOINTS

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

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

CONCRETE SLAB SEALER

1. CONCRETE SLABS ON GRADE SHALL RECEIVE A SLAB SEALER AND CURING COMPOUND.

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

CONCRETE AND MASONRY REINFORCING

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

2. ALL WELDED WIRE MESH (WWF) SHALL BE SMOOTH BARS CONFORMING TO ASTM A185. OVER TWO OR MORE SPANS. LAPS OF INDIVIDUAL SHEET SHALL BE 8" MINIMUM.

STRUCTURAL STEEL

1. ALL STEEL SHALL BE NEW STEEL AND PRIMED, CONFORMING TO THE FOLLOWING ASTM DESIGNATIONS:
   A. SHAPES, PLATES, FITTINGS AND RODS; GRADE 50. fY MIN. = 50 KSI.
   B. ANCHOR BOLTS; F1554 GRADE 36 OR GRADE 55 SUPPLEMENT 1 BOLTS –1" DIA. WITH STANDARD NUTS AND HARDENED WASHERS.
   C. HSS MEMBERS AND TUBES; A500 GRADE B, Fy = 46 KSI.
   D. STRUCTURAL STEEL PIPE COLUMNS SHALL BE STANDARD GRADE PIPE.
   E. EXPANSION AND EPOXY BOLTS AND SLEEVE ANCHORS; AS MANUFACTURED BY "HILTI CORPORATION"
   F. GALVANIZING; HOT–DIPPED A123.
   G. SHOP PRIMER; TNEMEC SERIES 10, COLOR GRAY.

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

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

4. ANCHOR BOLTS, LEVELING PLATES, OR BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK, PRESET BY TEMPLATES OR SIMILAR METHODS.

5. PLATES SHALL BE SET IN FULL BEDS OF NON–SHRINK GROUT.

6. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:

   A) MINIMUM BOLT DIAMETER SHALL BE 3/4 INCH DIAMETER.
   B) STANDARD HOLES IN WEBS OR BEAMS.
   C) EXCEPT WHERE SHOWN ON THE DRAWINGS ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS SHALL BE DOUBLE ANGLE BEARING TYPE CONNECTIONS WITH HIGH STRENGTH BOLTS (THREADS INCLUDED IN SHEAR PLANE) AND HARDENED WASHERS.

7. WELDING WORK SHALL CONFORM TO THE AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE FOR STEEL" (AWS D1.1).

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

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

10. PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION UNTIL PERMANENT BRACING AND MASONRY WALLS ARE INSTALLED.

11. PROTECT SURROUNDING MATERIALS AND FINISHES BY USE OF PROTECTIVE BLANKETS WHEN PERFORMING HOT WORK SUCH AS CUTTING AND WELDING OF STEEL.

CLIENT:
—

DRAWING NOTES:

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

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

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OWNER:
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BOMBARDIER
STRUCTURAL ENGINEERING

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PROJECT:
KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:
STRUCTURAL
MATERIALS
& NOTES

STAMP:
COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER
SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021–96

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AS CUTTING AND WELDING OF STEEL.

WOOD FRAMING

1. ALL SAWN LUMBER FRAMING MEMBERS SHALL BE SPRUCE–PINE–FIR WITH THE FOLLOWING MINIMUM GRADES:
   A. JOISTS, RAFTERS, SOLID AND BUILT–UP BEAMS, WALL STUDS AND LINTELS; NO. 1& NO.2 GRADE.
   B. SILLS AND PLATES; STUD GRADE.
   C. SOLID WOOD POSTS; NO. 1 GRADE.
   D. BRIDGING, BLOCKING AND NAILERS; STUD GRADE.
   E. NON–BEARING STUD WALLS SHALL BE STUD GRADE.
   F. ENGINEERED LUMBER SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI AND A BENDING STRESS OF 3,100 PSI FOR BEAMS AND A MINIMUM MODULUS OF ELASTICITY OF 1,700,000 PSI AND A BENDING STRESS OF 2,650 PSI FOR COLUMNS. LVL BEAMS AND PSL COLUMNS SHALL BE BOISE CASCADE VERSALAM OR EQUAL.

2. UNLESS OTHERWISE NOTED, ALL NAILING AND FASTENING SHALL BE IN ACCORDANCE WITH TABLE 2305.2, FASTENING SCHEDULE, MASSACHUSETTS STATE BUILDING CODE. SHEAR WALL FASTENING SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE ON THE DRAWINGS.

3. WOOD SILLS BENEATH ALL INTERIOR AND EXTERIOR BEARING WALLS AND ALL MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH THE "AMERICAN WOOD PRESERVERS ASSOCIATION, STANDARD C1".

4. ALL STUD WALLS, BEARING AND NON–BEARING, SHALL HAVE ONE ROW OF CONTINUOUS 2X SOLID BLOCKING BETWEEN STUDS AT MID–HEIGHT. BLOCKING SIZE TO MATCH STUD SIZE. FRAMING MEMBERS SHALL NOT BE NOTCHED, CUT OR ALTERED IN THE FIELD WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.

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

6. LEAD HOLES FOR WOOD SCREWS AND LAG BOLTS SHALL BE DRILLED 7/8 OF THE SHANK DIAMETER FOR THE DEPTH OF SHANK EMBEDMENT AND 7/8 OF THE THREADED PORTION DIAMETER FOR THE DEPTH OF THE THREAD EMBEDMENT.

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

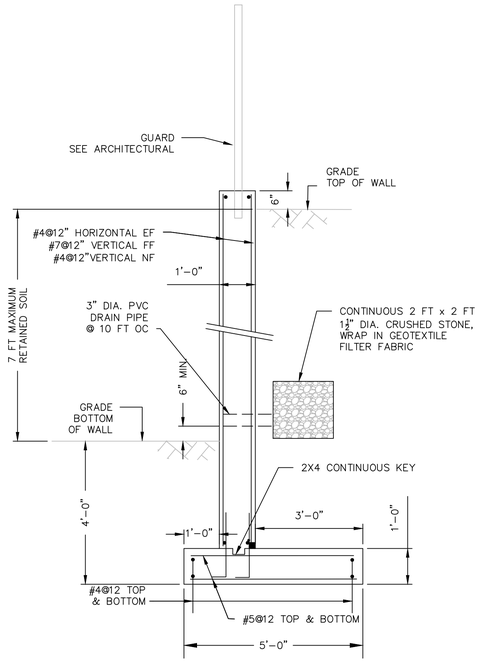
FLOOR AND WALL SHEATHING

1. EXTERIOR WALL AND SHEAR WALL SHEATHING SHALL BE A MINIMUM OF 15/32 INCH EXPOSURE 1, EXTERIOR SHEATHING, APA RATED SHEATHING 32/16. NAIL 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. . SHEATHING MAY BE PLYWOOD, OSB, OR COMPOSITE MATERIAL. PLYWOOD SHEATHING SHALL BE DFPA GRADE STAMPED, TYPE CDS 5 PLY WITH EXTERIOR GLUE UNLESS OTHERWISE NOTED ON PLANS.

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

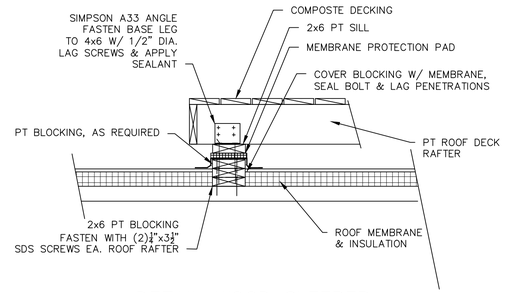
3. ALL ROOF SHEATHING SHALL BE 5/8 INCH APA RATED PLYWOOD SHEATHING 32/16. USE EXPOSURE 1 PANELS, EXCEPT USE EXTERIOR PANELS FOR STARTER STRIPS ALONG EAVES AND WHEN LONG CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. ATTACH PANELS WITH GLUE AND 6d RING OR SCREW SHANK NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. AS AN OPTION, ½" SHEATHING MAY BE USED WITH PANEL CLIPS ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS.

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



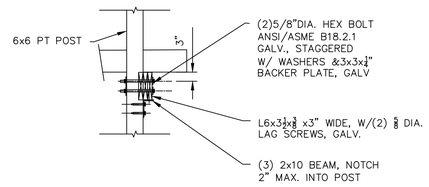
SECTION 7 RETAINING WALL

SCALE: ½"=1'–0"



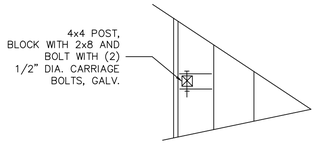
DETAIL WOOD SLEEPER
@ ROOF DECK

SCALE: 1"=1'–0"

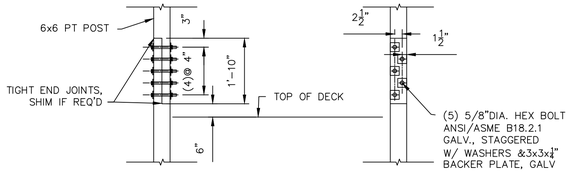


POST BEAM CONNECTION DETAIL

SCALE: 1/2"=1'–0"



INTERMEDIATE DECK POST
FASTENING DETAIL

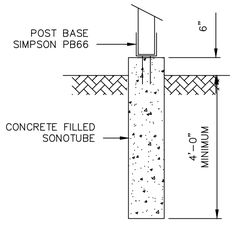


POST SPLICE DETAIL

SCALE: 1/2"=1'–0"

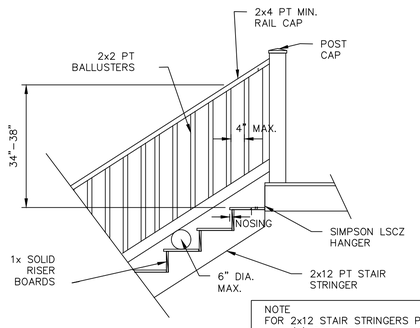
FASTENER SCHEDULE *	
½" ROOF SHEATHING	6" OC –INTERMEDIATE SUPPORTS 4" OC –48" FROM EDGES & EAVES 8d COMMON NAILS
½" WALL SHEATHING	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES & EAVES 6d COMMON NAILS
¾" FLOOR SHEATHING OR LESS	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES 1½" RING OR SCREW NAIL (.099") 12½ GA.
JOISTS TO SILL OR GIRDER	TOE NAIL (3) 8d NAILS
STUD TO SOLE PLATE	TOE NAIL (3)8d OR (2)16d NAILS
DOUBLE STUDS	FACE NAIL 10d 24" O.C.
DOUBLE TOP PLATES	FACE NAIL 10d 24" O.C. 24" MIN .OFFSET OF END JOINTS/LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL (2)–10d
RIM JOIST TO TOP PLATE	TOE NAIL 8d 6" O.C.
BUILT–UP HEADER	TWO PIECES WITH ½" SPACER 16d 16" O.C. TO STUD: TOE NAIL (4) 8d
CEILING JOIST	LAPS OVER PARTITIONS AND PARALLEL TO RAFTERS: FACE NAIL (3) 10d TO PLATE: TOE NAIL (3) 8d
RAFTER TO PLATE	TOE NAIL (2) 16d
BUILT–UP CORNER STUDS	10d 24" O.C.

* FOR COMPLETE TABLE SEE 780 CMR TABLE 5602.3(1)



SONOTUBE FOUNDATION

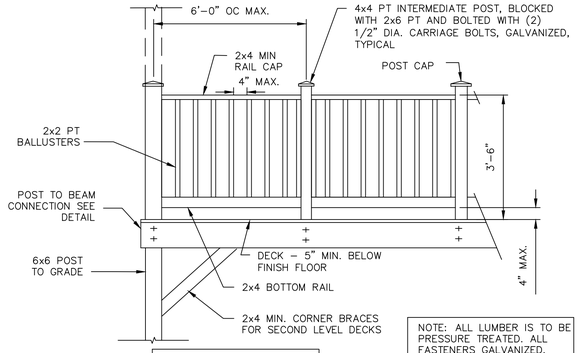
SCALE: 1/2"=1'–0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0–5 FT RUNS
(4) STRINGERS 5–9 FT RUNS
(5) STRINGERS 9–14 FT RUNS

TYPICAL EXTERIOR STAIR DETAIL

SCALE: 1/2"=1'–0"



TOP RAIL & POSTS MUST BE CAPABLE OF WITHSTANDING 200 POUND FORCE APPLIED AT ANY LOCATION

NOTE: ALL LUMBER IS TO BE PRESSURE TREATED. ALL FASTENERS GALVANIZED.

SEE ARCHITECTURAL FOR RAILING DETAILS

DECK ELEVATION
& TYPICAL RAILING DETAIL

SCALE: 1/2"=1'–0"

CLIENT:

—

DRAWING NOTES:

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OWNER:

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

STRUCTURAL
MATERIALS
& NOTES II
& DECK DETAILS

STAMP:

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

SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021–96

S-6

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boston planning & development agency

BPDA Design Review Provisos
1-8 Kinsale Lane, Hyde Park
Neighborhood Design Overlay District
7/10/23

General

1. All changes to the exterior and/or site plans shall be submitted to the Boston Planning & Development Agency ("BPDA") for review and approval.
2. All building improvements shall be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA.
3. All site improvements, including but not limited to hardscape and plantings, must be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA for a delay in completing the site improvements.

Site

4. See lot-specific landscape plans for approved driveway dimensions.

Building

5. Where applicable, exposed foundations should be clad in stone to match retaining wall on site.

Mechanical

6. The final location of the HVAC compressors, gas meters, electric meters, generators, switchgear, and transformers shall be adequately screened from public view and will not be allowed in the front yard.
7. All mechanical vents shall be through the roof or rear wall and shall not be visible from the public street. Vents located on elevations that do not directly face a public way should be composed on the facade so as to minimize their appearance.

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RESIDENTIAL SUB-DIVISION :

7 KINSALE LANE LOT 4, TYPE A
MILTON, MASSACHUSETTS 02186

AUGUST 2, 2021 PERMIT SET ERT1230769
SEPTEMBER 22, 2022 REVISED PER BPDA REVIEW

	LOT AREA DWELLING	LOT WIDTH	LOT FRONTAGE	FAR	HEIGHT ST	HEIGHT HGT	OPEN SPACE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
1F-9000										
ALLOWED	9,000 SF	70 FT	70 FT	.3	2-1/2	35 FT	1,800 SF	25 FT	10 FT	40 FT
PROPOSED	12,197 SF	117 FT	92 FT	2081/12197= .17	2-1/2	31-5 1/2" FT	10,200 SF	25.1 FT	R 10.2 FT L 40.1 FT	40.1 FT

3 ZONING
12" = 1'-0"



GENERAL NOTES, STANDARDS AND CONDITIONS:

INDUSTRY STANDARDS: THE FOLLOWING CONSTRUCTION AND CODE STANDARDS SHALL HAVE THE SAME FORCE AND EFFECT AS IF BOUND INTO THE CONTRACT DOCUMENTS.

780CMR MASSACHUSETTS STATE BUILDING CODE 9TH EDITION
ACI AMERICAN CONCRETE INSTITUTE
ADA AMERICANS WITH DISABILITIES ACT
APA ENGINEERED WOOD ASSOCIATION
ASHRAE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWI ARCHITECTURAL WOODWORK INSTITUTE
CRI CARPET AND RUG INSTITUTE
CSI CONSTRUCTION SPRECIFICATION INSTITUTE
FM FACTORY MUTUAL
FSC FOREST STEWARDSHIP COUNCIL
IBC INTERNATIONAL BUILDING CODE
MAAB MASSUCHUSETTS ARCHITECTURAL ACCESS BOARD
MPI MASTER PAINTERS INSTITUTE
NFPA NATIONAL FIRE PROTECTION INSTITUTE
NOFMA WOOD FLOOR MAUFACTURERS INSTITUTE
OSHA OCCUPATIONAL SAFETY AND HAZARD ASSOC.
SDI STEEL DOOR INSTITUTE
SMACNA SHEET METAL AIR COND. CONTRACTORS ASSOC.
UL UNDERWRITERS LABORATORY
USGBC US GREEN BUILDING COUNCIL

GENERAL NOTES:

1. ALL PERMITS AND LICENSES SHALL BE SECURED BY THE CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MA STATE BUILDING CODE AND ALL OTHER CODES, ORDINANCES AND STANDARDS NOTED ABOVE. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS AND PROCEED AFTER THEY ARE RESOLVED.
2. CONTRACTOR AND ALL SUBS SHALL BE LICENSED IN THE STATE OF MASSACHUSETTS AND SUPPLY PROOF OF ADEQUATE GENERAL LIABILITY AND WORKMANS COMP INSURANCE TO THE OWNER AND ARCHITECT.
3. CONTRACTOR SHALL PREPARE A SCHEDULE OF VALUES AND SUBMIT PERCENTAGES OF COMPLETION ALONG WITH THE MONTHLY REQUISITION FOR PAYMENT.
4. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, STRUCTURAL, MEP/FP, CIVIL AND LANDSCAPE WORK PERFORMED BY SUBCONTRACTORS IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DRAWINGS AND SUBMIT SHOP DRAWINGS DEMONSTRATING COORDINATION AND UNDERSTANDING.
5. ALL NOTATIONS AND INDICATIONS ON THE DRAWINGS APPLYING TO ONE AREA OR CONDITION SHALL APPLY TO OTHER SIMILAR AREAS OR CONDITIONS ON THE DRAWINGS UNLESS OTHERWISE NOTED.
6. PROVIDE SEALANT AT ALL INTERIOR AND EXTERIOR JOINTS, TYPICAL.
7. PROVIDE FLASHINGS AT ALL OPENINGS, WINDOWS, DOORS, CONNECTIONS AND TRANSITIONS TO INSURE A WATERTIGHT BUILDING WIDE INSTALLATION.
8. PROVIDE ALL ACCESS PANELS AS REQUIRED BY CODE AND REQUIRED BY ARCHITECTURAL, MEP/FP EQUIPMENT AND INSTALLATIONS WHETHER OR NOT INDICATED ON THE PLANS. ACCESS PANELS SHALL BE FLUSH AND LOCATIONS COORDINATED WITH THE ARCHITECT.
9. CONTRACTOR SHALL COORDINATE ALL SIZE AND LOCATIONS OF ALL SLAB AND WALL OPENINGS INCLUDING PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS OR PER COORDINATION WITH EACH TRADE.
10. ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS AND FLOORS SHALL BE FIRE STOPPED AND SMOKE SEALED WITH AN APPROVED RATED ASSEMBLY OR WITH MECHANICAL FIRE DAMPERS.

GEOTECHNICAL REPORT
1. IF APPLICABLE TO THE PROJECT REFER TO GEOTECHNICAL REPORT FOR EXCAVATION AND SUB SURFACE PREP, SHORING, FOUNDATION DESIGN AND WATERPROOFING RECOMMENDATIONS.

SITE WORK/EXISTING CONDITIONS
1. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AND/OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED. EXCAVATION AND SHORING SHALL BE DONE IN ACCORDANCE WITH OSHA REGULATIONS.
2. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE, DAMAGE TO ADJACENT PARCELS AND/OR FACILITIES TO REMAIN.
3. UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS: MAINTAIN AS REQUIRED FOR OCCUPIED FACILITIES AND/OR CAPPED/DISCONTINUED AS REQUIRED.
4. HAZARDOUS MATERIALS: IF ENCOUNTERED OWNER SHALL REMOVE UNDER A SEPARATE CONTRACT.
5. CONTRACTOR SHALL PROTECT ALL ON-SITE ITEMS AND MATERIALS FROM WEATHER AND MOISTURE. THIS INCLUDES PROTECTING THE BUILDING FROM WEATHER AND MOISTURE THROUGHOUT THE COURSE OF CONSTRUCTION DURING WHICH TIMES THE BUILDING IS EXPOSED.
6. CONTRACTOR SHALL IMPLEMENT A STRATEGY FOR DRYING MATERIALS AND PRODUCTS PRIOR TO INSTALLATION WHICH MAY HAVE A HIGH MOISTURE CONTENT.

DEMOLITION, CONSTRUCTION WASTE MANAGEMENT, NOISE MITIGATION, DUST
1. OFFSITE DISPOSAL SHALL BE DEPOSITED, RECYCLED OR RECLAIMED IN A LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL MITIGATE TO THE EXTENT POSSIBLE DUST, DEBRIS AND NOISE THROUGHOUT THE DEMOLITION AND CONSTRUCTION PROCESS. THE SITE SHALL BE MAINTAINED IN AN ORDERLY CONDITION ON A DAILY BASIS INCLUDING ALL SURROUNDING AREAS AND ADJACENT PARCELS AFFECTED BY THE SCOPE OF WORK.

1 GENERAL NOTES
1/4" = 1'-0"

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Design Review
BOSTON REDEVELOPMENT AUTHORITY
Design Review
for the
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

DRAWING INDEX

		PERMIT SET	CONSTRUCTION				
CIVIL							
1 OF 1	SUBDIVISION PLAN	■					
1 OF 1	CERTIFIED PLOT PLAN	■					
1 OF 1	PROPOSED SITE PLAN	■					
1 OF 1	PROPOSED PLANTING PLAN	■					
ARCHITECTURE							
A-001	COVER SHEET & GENERAL NOTES	■					
A100	BASEMENT & FOUNDATION PLAN & WALL TYPES	■					
A101	FIRST & SECOND FLOOR PLANS & SCHEDULES	■					
A102	ATTIC & ROOF PLANS & INTERIOR ELEVATIONS	■					
A201	BASEMENT & FIRST FLOOR REFLECTED CEILING PLANS	■					
A202	SECOND & ATTIC FLOOR REFLECTED CEILING PLANS	■					
A300	STREET ELEVATION	■					
A301	GARAGE SIDE ELEVATION & BUILDING SECTION	■					
A302	REAR & LIVING ROOM SIDE ELEVATIONS	■					
A400	BUILDING SECTION & WALL SECTION	■					
STRUCTURAL							
S-1	FOUNDATION FLOOR & ROOF FRAMING PLANS	■					
S-2	SECTIONS & DETAILS	■					
S-3	CONCRETE & TYPICAL DETAILS	■					
S-4	WOOD FRAMING DETAILS	■					
S-5	STRUCTURAL MATERIALS & NOTES	■					
S-6	STRUCTURAL MATERIALS AND NOTES II & DECK DETAILS	■					

2 LIST OF DRAWINGS
12" = 1'-0"

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46 Waltham Street, Suite 2A
Boston, Massachusetts 02118
617-542-4522

Kinsale Lane Sub-Division

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No.7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

A001

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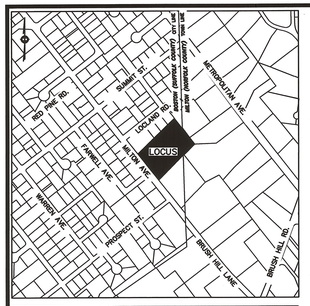
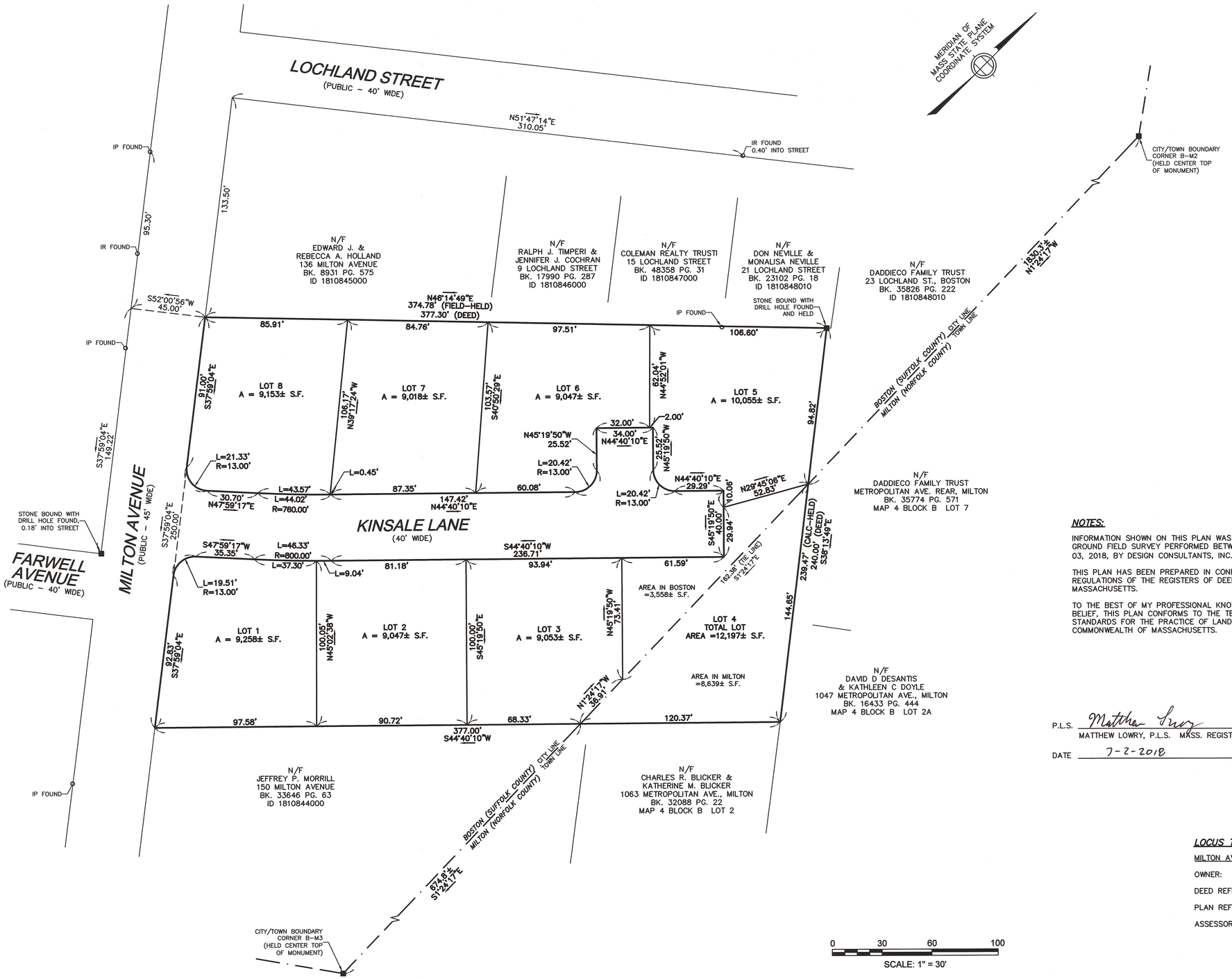


VICINITY MAP – NOT TO SCALE

RESERVED FOR REGISTERS USE ONLY



NOTES:

INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AN ON–THE GROUND FIELD SURVEY PERFORMED BETWEEN APRIL 13, 2016 AND MAY 03, 2018, BY DESIGN CONSULTANTS, INC. (DCI).

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
MATTHEW LOWRY
No. 49625
PROFESSIONAL LAND SURVEYOR

P.L.S. Matthew Lowry

MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625

DATE 7-2-2018

LOCUS TITLE INFORMATION

MILTON AVENUE

OWNER:	MOLLIE FEENEY
DEED REFERENCE:	BK. 8953 PG. 241
PLAN REFERENCE:	BK. 7067 PG. 145
ASSESSORS:	PARCEL ID 1810844001

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P:\2016 Projects\2016–028 Milton Ave Boston\Dwg_SURVEYING\2016–028sd.dwg

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1"= 30'
VERT: _____

NO.	DATE	BY	REVISIONS

FIELD: LG
CALCS: ML
CHECKED: DG
APPROVED: ML

SUBDIVISION PLAN

KINSALE LANE

LAND LOCATED IN
BOSTON (HYDE PARK) AND MILTON, MA.
SURVEYED FOR
THE KEOHANE COMPANY

PROJECT NO. 2016–028
DATE: MAY 4, 2018
SHEET NO. 1 OF 1

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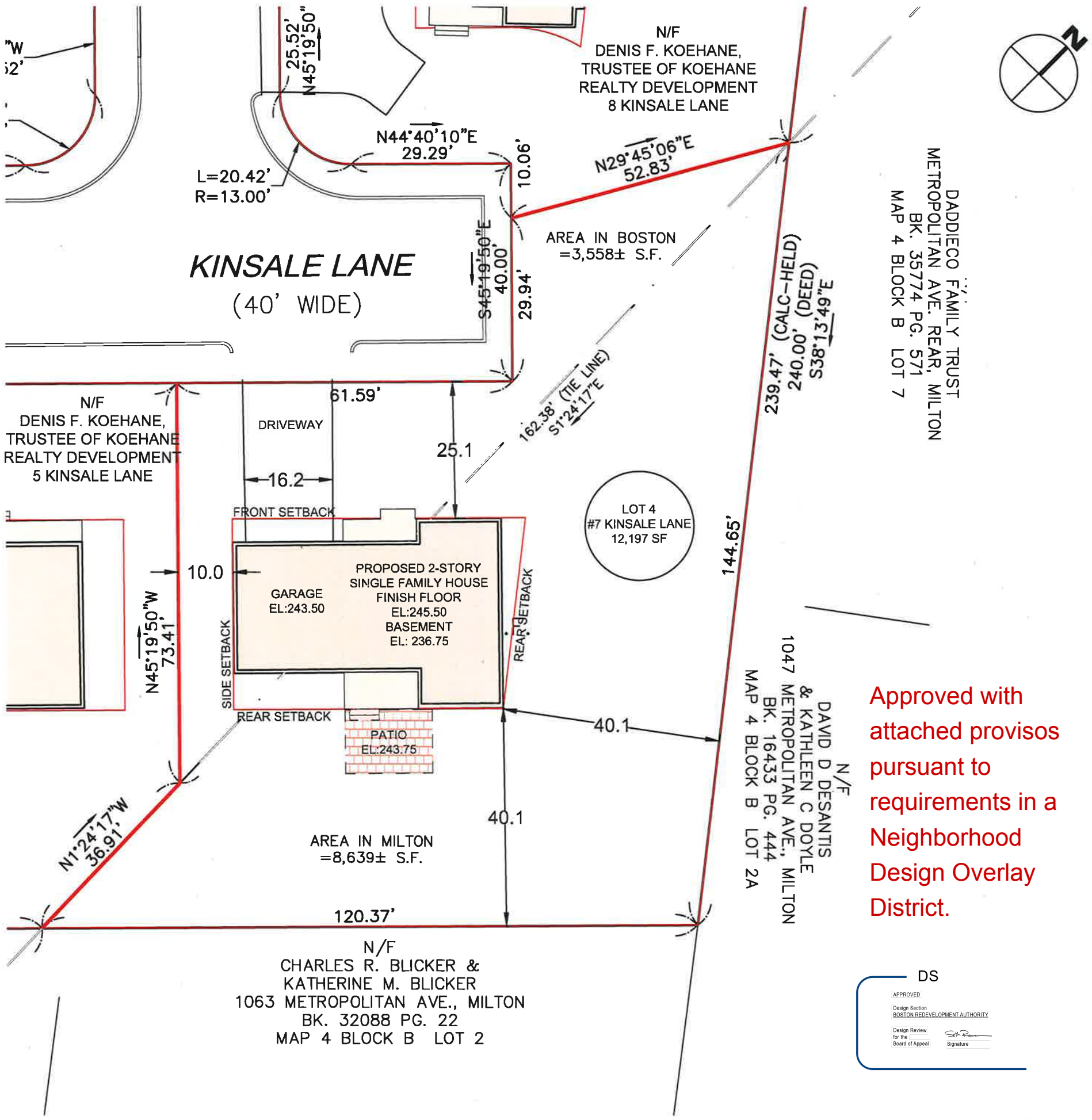

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

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HYDE PARK NEIGHBORHOOD DISTRICT
ONE-FAMILY RESIDENTIAL SUBDISTRICT
(1F-9000)

LOT 4		
	REQUIRED	PROPOSED
LOT AREA	9,000 SF	12,197 SF
LOT FRONTAGE	70 LF	92 LF
FRONT SETBACK	25 LF	25.1 LF
SIDE SETBACK	10 LF	10.0 LF
REAR SETBACK	40 LF	40.1 LF
LOT WIDTH	70 LF	117 LF
FAR	0.3	0.17
OPEN SPACE	2,599 SF	10,200 SF (84%)

*OPEN SPACE IS ALL LOT AREA
EXCLUDING BUILDING & DRIVEWAYS

OWNER: DENIS F. KOEHANE, TRUSTEE OF
KOEHANE REALTY DEVELOPMENT

DEED REFERANCE: SUFFOLK COUNTY REGISTRY
OF DEEDS - BOOK 59087 / PAGE 32

REFERNACE PLAN: SUFFOLK COUNTY REGISTRY
OF DEEDS - PLAN YEAR 2021 / PLAN 266

07/14/2023

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. SMITH JR.
No. 35794
PROFESSIONAL LAND SURVEYOR

10-5-21

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 4
7 KINSALE LANE,
BOSTON, MA

SHEET NAME: CERTIFIED PLOT PLAN

SHEET NO.: C104

DR BY: GS
CHK BY: RS
PROJ NO: 2016-028
DATE: 10-05-2021
SCALE: 1" = 20'

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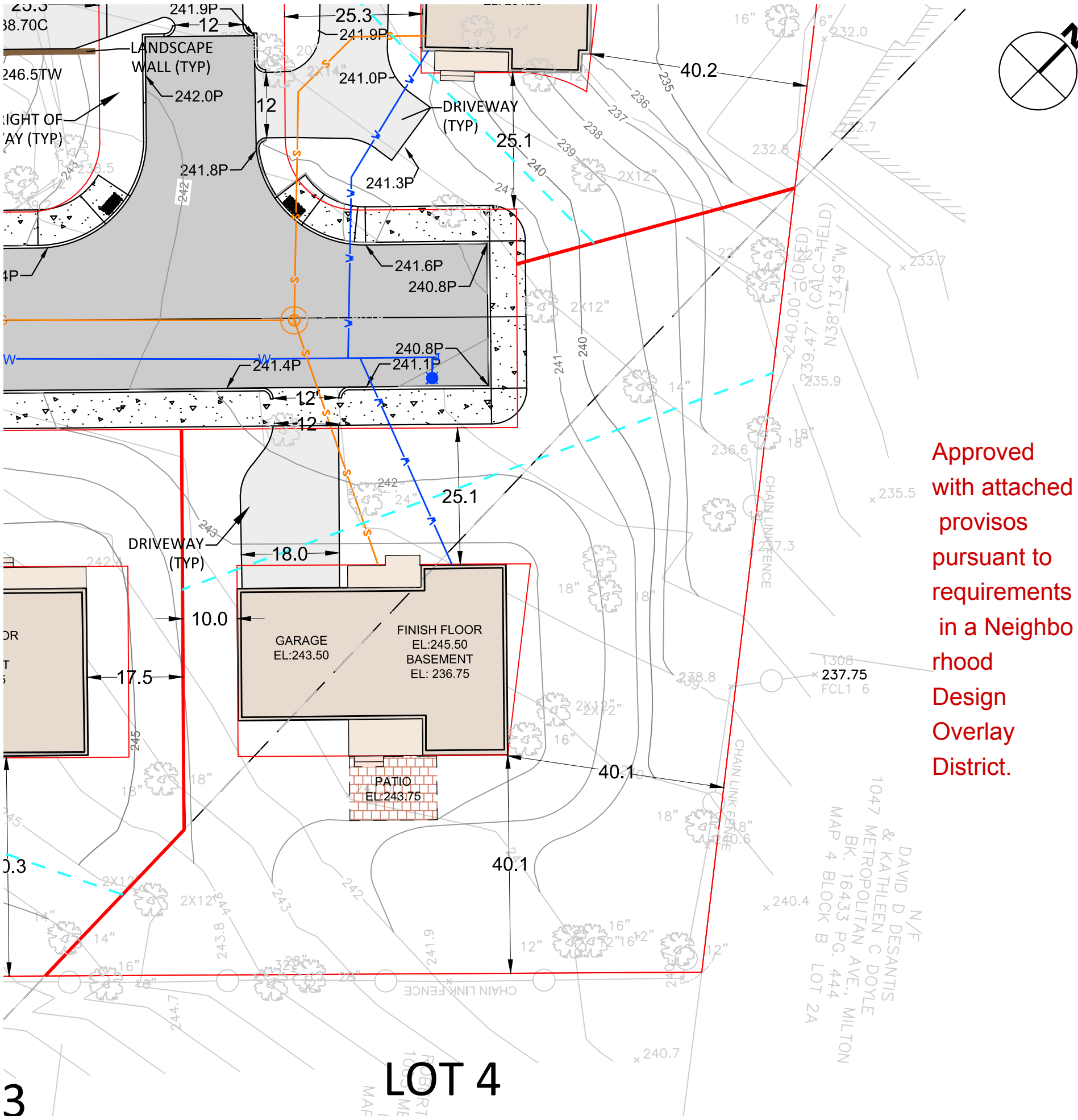

LOT 4	
LOT AREA	12197 SF
LOT FRONTAGE	91.5 LF
RIGHT SIDE	110.3 LF
LEFT SIDE	52.8 LF
REAR	265.0 LF
LOT WIDTH	117 LF
OPEN SPACE	10200 SF (84%)

*OPEN SPACE IS ALL LOT AREA EXCLUDING BUILDING & DRIVEWAYS

0 10 20 40 Feet
1"=20'

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LEGEND

- PROPOSED HOUSE
- PROPOSED WALL
- PROPOSED DECK
- PROPOSED DRIVEWAYS
- PROPOSED ROAD
- PROPOSED CONCRETE
- LIMIT OF WORK
- PROPOSED PATIO
- PROPOSED COVERED PORCH
- LOT WIDTH

ACRONYMS

TW	TOP OF WALL
BW	BOTTOM OF WALL
MA	MATCH
P	PAVEMENT
BOTTOM	BOTTOM OF SLOPE
TOP	TOP OF SLOPE

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 38808
REGISTERED
PROFESSIONAL ENGINEER

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 4
KINSALE LANE,
BOSTON, MA

SHEET NAME: SITE PLAN

SHEET NO.: C104

DR BY:	MH
CHK BY:	SBS
PROJ NO:	2016-028
DATE:	04-06-2021 Rev. 04-28-22
SCALE:	1" = 20'

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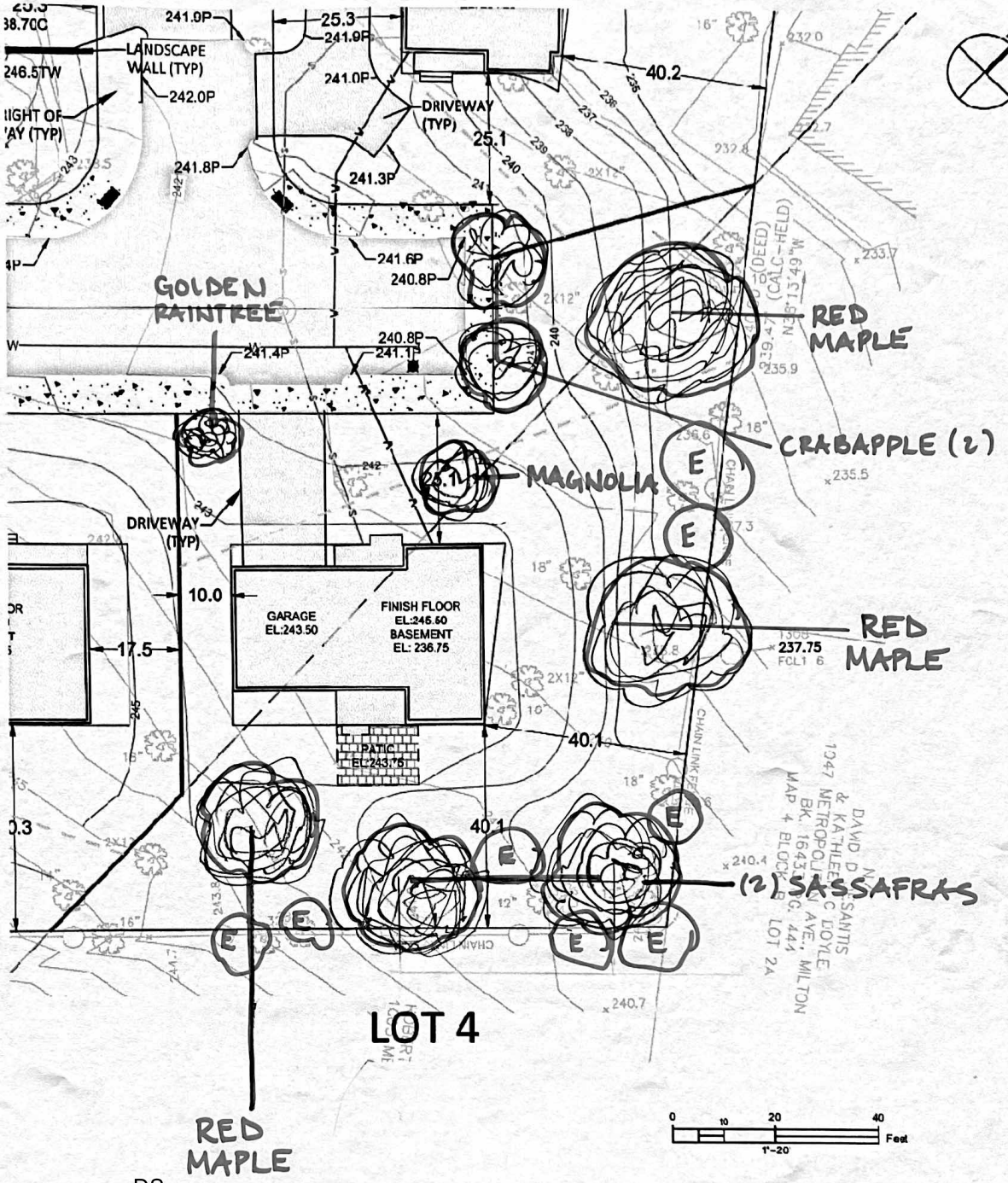

DS

APPROVED

Design Section
BOSTON REDEVELOPMENT AUTHORITY

Design Review for the Board of Appeal

Signature

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07/14/2023

SYMBOLS:
(E) - EXISTING TREE TO SAVE IF POSSIBLE

	LOT 4 KINSALE LANE, BOSTON, MA	SHEET NAME PROPOSED SITE PLAN OF TREES	SHEET NO.	DR BY: K.MACCHI / MOLLOY CHK BY: PROJ NO: DATE: 9/18/22 SCALE: 1" = 20'

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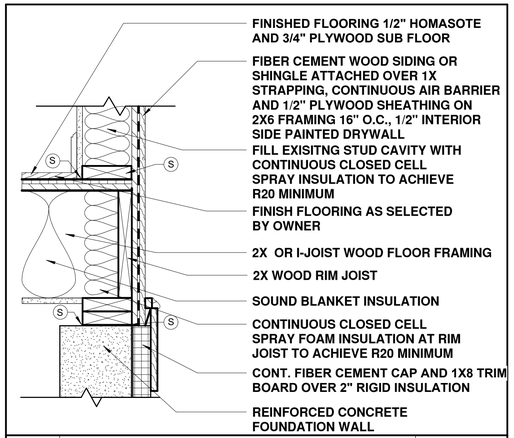
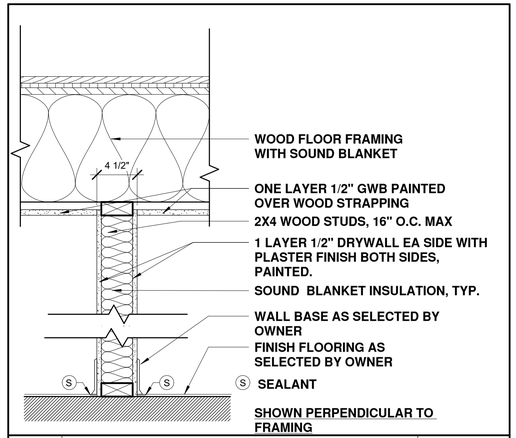
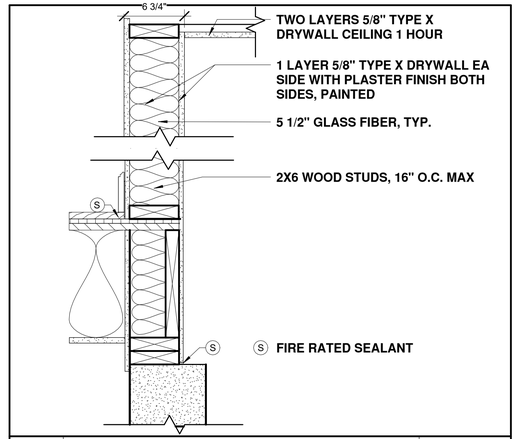


1	EXTERIOR WALL/FLOOR	
	R VALUE: 20 MINIMUM	

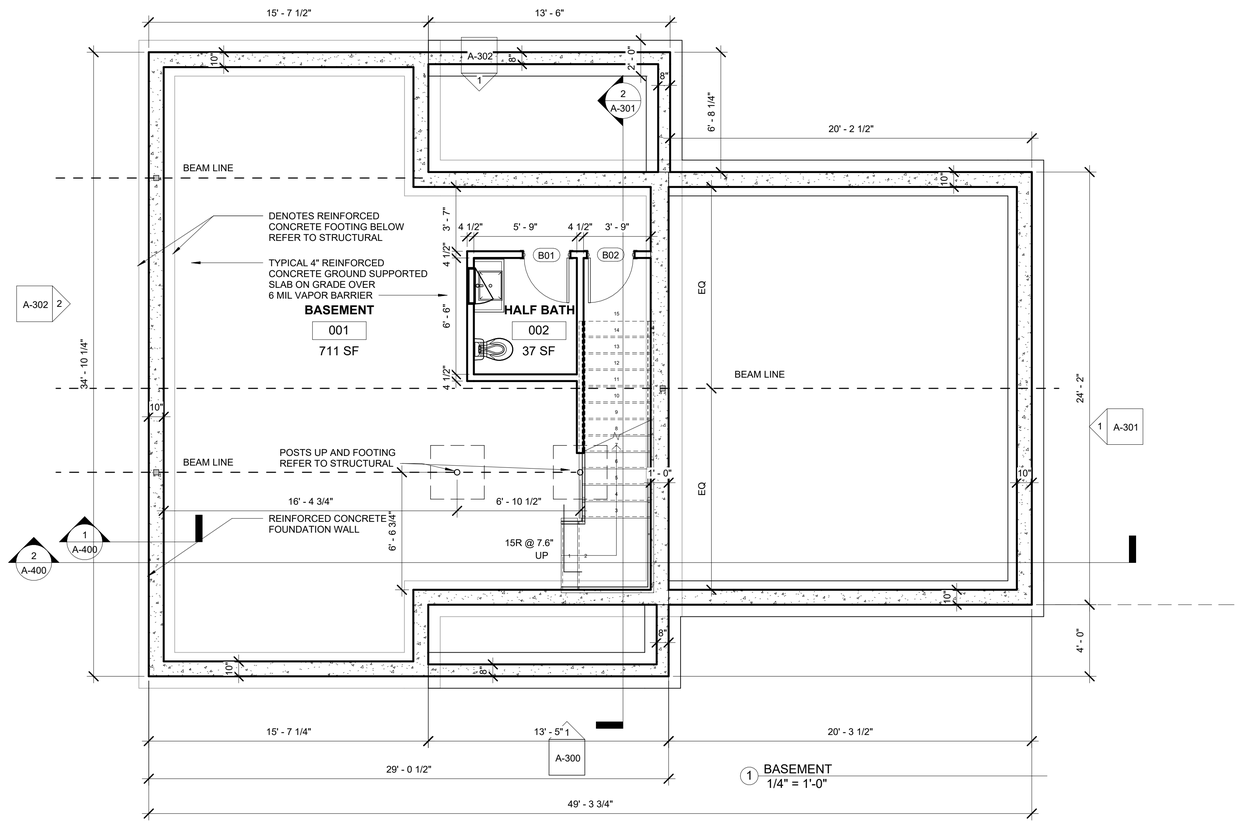


2	INTERIOR WALL	
SIDE 1	1 LAYER 1/2" DRYWALL	
SIDE 2	1 LAYER 1/2" DRYWALL	



3	1 HR GARAGE SEPARATION	U309
SIDE 1	1 LAYER 5/8" TYPE X DRYWALL	
SIDE 2	1 LAYER 5/8" TYPE X DRYWALL	

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



1 BASEMENT
1/4" = 1'-0"

FOUNDATION PLAN NOTES:

REFER TO BOMBARDIER STRUCTURAL ENGINEERING DRAWINGS FOR FOUNDATION, FOOTING AND COLUMN/POST SIZES AND REINFORCEMENT

.

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617-542-4522 | WWW.STA-INC.COM

Kinsale Lane
Sub-Division

Hyde Park

No. | Date | Revision

Seal

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7488
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

LOT 4 TYPE A BASEMENT & FOUNDATION PLAN & WALL TYPES

Project No. STA2019KEO
Date 08 02 21
Scale As indicated
Drawn By GT
Checked By CFT
Drawing No. A100

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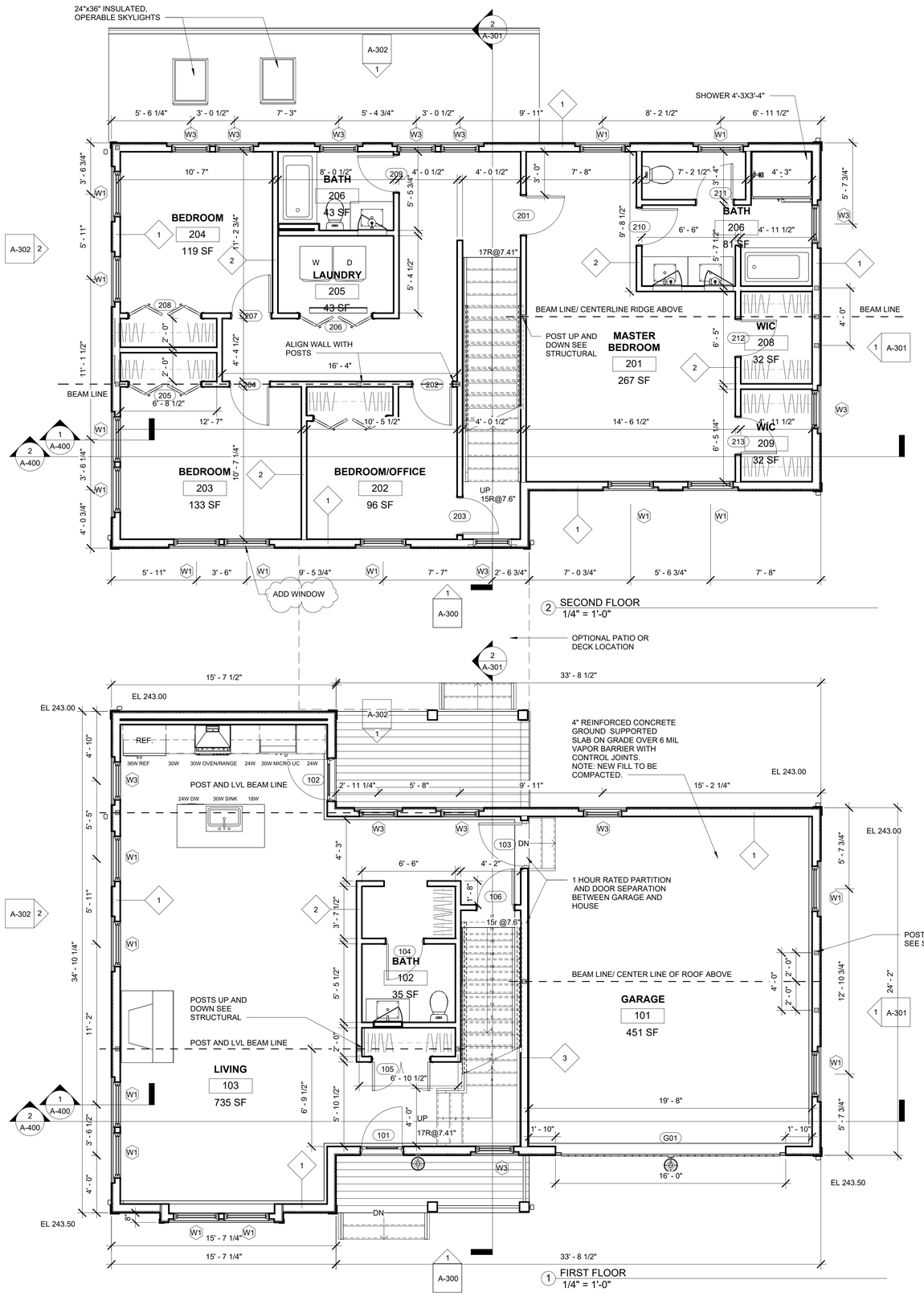
Door Schedule

Level	Mark	Width	Height	Door Material	Frame Material	Comments
BASEMENT	B01	2' - 6"	6' - 8"	WD	WD	
BASEMENT	B02	2' - 6"	6' - 8"	WD	WD	
GARAGE	G01	16' - 0"	7' - 0"	WD	WD	
FIRST FLOOR	101	3' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	102	3' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	103	3' - 0"	6' - 8"	WD OR HM	WD OR HM	1 HR
FIRST FLOOR	104	2' - 6"	6' - 8"	WD	WD	
FIRST FLOOR	105	4' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	106	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	107	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	201	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	202	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	203	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	204	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	205	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	206	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	207	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	208	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	209	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	210	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	211	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	212	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	213	2' - 6"	6' - 8"	WD	WD	

Room Schedule

Level	Number	Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
BASEMENT	001	BASEMENT	CONC	CONC	CONC	GWB/PT	
BASEMENT	002	HALF BATH	TILE	TILE	TILE/GWB/PT	GWB/PT	CEMENT BD AT WET WALL
FIRST FLOOR	101	GARAGE	CONC	CONC	GWB/PT	GWB/PT	1HR FLR/CLG SEPARATION
FIRST FLOOR	102	BATH	TILE	TILE	TILE/GWB/PT	GWB/PT	
FIRST FLOOR	103	LIVING	WD	WD/PT	GWB/PT	GWB/PT	
SECOND FLOOR	201	MASTER BEDROOM	WD	WD/PT	GWB/PT	GWB/PT	
SECOND FLOOR	202	BEDROOM/OFFICE	WD	WD/PT	GWB/PT	GWB/PT	
SECOND FLOOR	203	BEDROOM	WD	WD/PT	GWB/PT	GWB/PT	
SECOND FLOOR	204	BEDROOM	WD	WD/PT	GWB/PT	GWB/PT	
SECOND FLOOR	205	LAUNDRY	TILE	TILE	GWB/PT	GWB/PT	CEMENT BD AT WET WALL
SECOND FLOOR	206	BATH	TILE	TILE	TILE/GWB/PT	GWB/PT	CEMENT BD AT WET WALL
SECOND FLOOR	206	BATH	TILE	TILE	TILE/GWB/PT	GWB/PT	CEMENT BD AT WET WALL
SECOND FLOOR	208	WIC	WD	WD/PT	GWB/PT	GWB/PT	
SECOND FLOOR	209	WIC	WD	WD/PT	GWB/PT	GWB/PT	
ATTIC	210	ATTIC	PLYWOOD	-	GWB/PT	GWB/PT	
ATTIC	211	ATTIC	PLYWOOD	-	GWB/PT	GWB/PT	



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Kinsale Lane Sub-Division

Hyde Park

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REGISTERED ARCHITECT GEORGE E. TOUGIAS No. 7468 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE A FIRST & SECOND FLOOR PLANS & SCHEDULES

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A101

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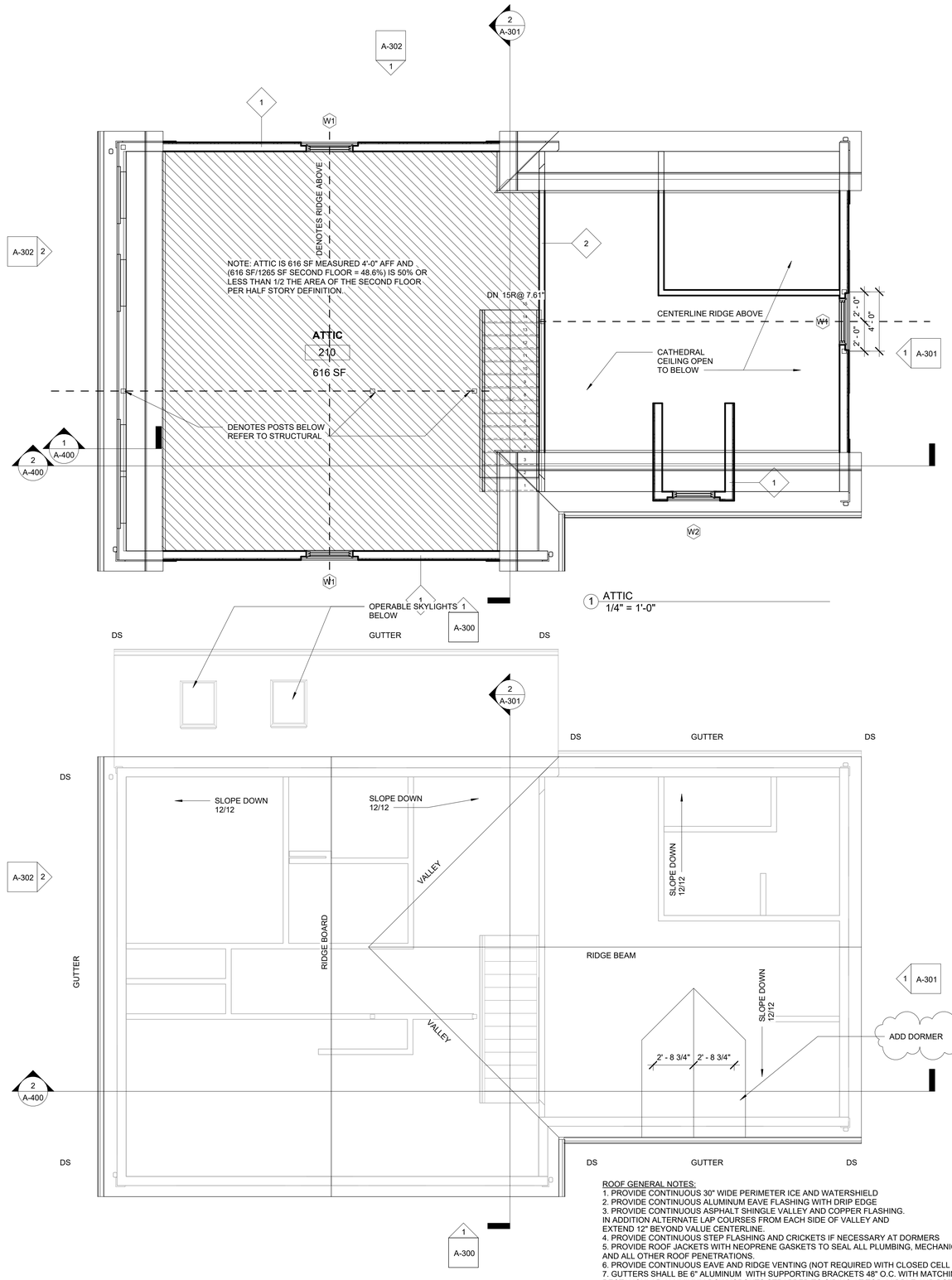

ROOF GENERAL NOTES:
1. PROVIDE CONTINUOUS 30" WIDE PERIMETER ICE AND WATERSHIELD
2. PROVIDE CONTINUOUS ALUMINUM EAVE FLASHING WITH DRIP EDGE
3. PROVIDE CONTINUOUS ASPHALT SHINGLE VALLEY AND COPPER FLASHING.
IN ADDITION ALTERNATE LAP COURSES FROM EACH SIDE OF VALLEY AND
EXTEND 12" BEYOND VALUE CENTERLINE.
4. PROVIDE CONTINUOUS STEP FLASHING AND CRICKETS IF NECESSARY AT DORMERS
5. PROVIDE ROOF JACKETS WITH NEOPRENE GASKETS TO SEAL ALL PLUMBING, MECHANICAL
AND ALL OTHER ROOF PENETRATIONS.
6. PROVIDE CONTINUOUS EAVE AND RIDGE VENTING (NOT REQUIRED WITH CLOSED CELL INSULATION).
7. GUTTERS SHALL BE 6" ALUMINUM WITH SUPPORTING BRACKETS 48" O.C. WITH MATCHING
RECTANGULAR ALUMINUM DOWNSPOUTS STRAPPED TO SIDING AT TOP, MIDDLE AND BOTTOM MINIMUM

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1	9 22 22	BPDA REVIEW

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE A ATTIC PLAN & ROOF PLAN & INTERIOR ELEVATIONS

Project No.	STA2019KEO
Date	08 02 21
Scale	1/4" = 1'-0"
Drawn By	GT
Checked By	CFT
Drawing No.	A102

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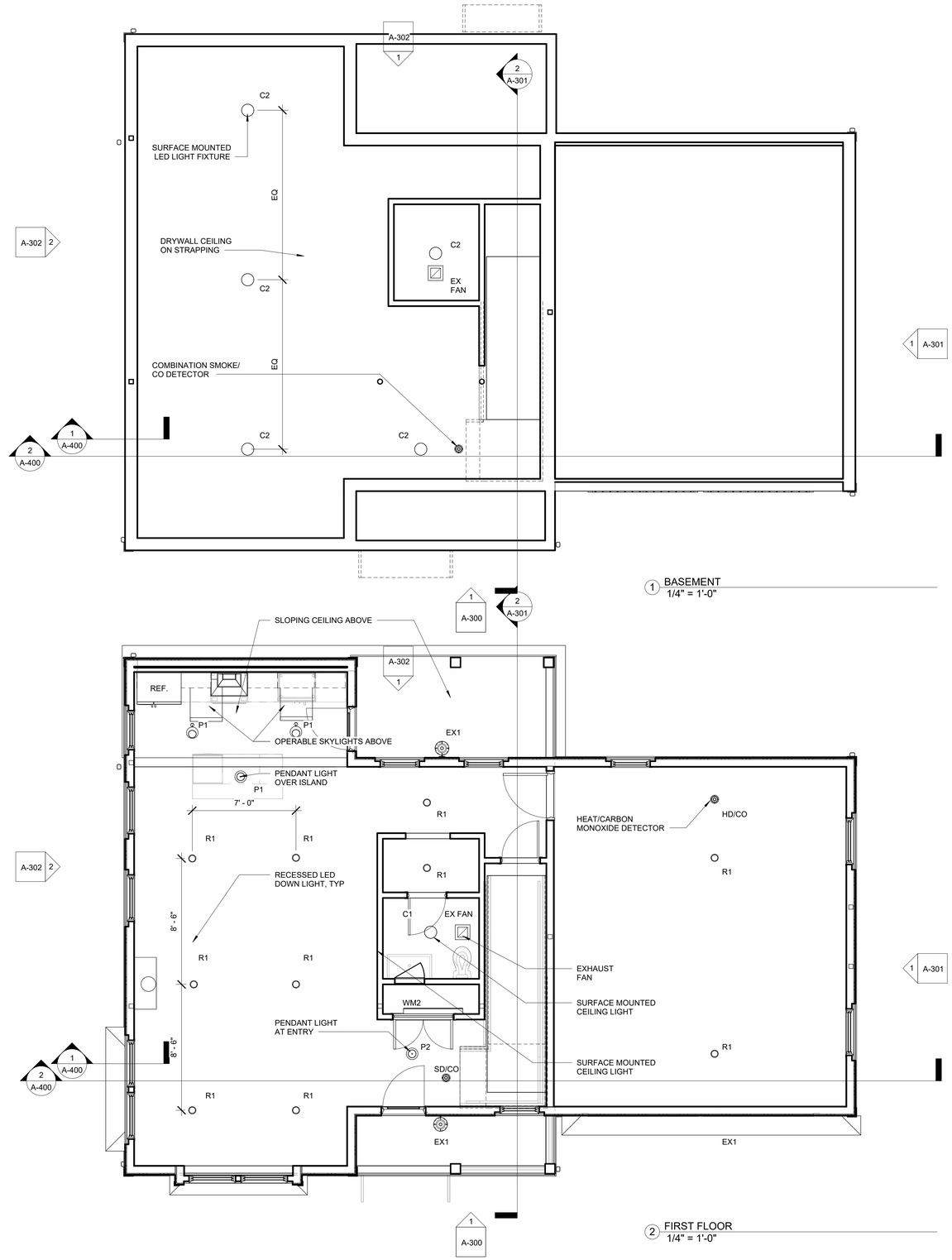

1 BASEMENT
1/4" = 1'-0"

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

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

BASEMENT & FIRST FLOOR REFLECTED CEILING PLANS UNIT TYPE A

Project No.	STA2019KEO
Date	08 02 21
Scale	1/4" = 1'-0"
Drawn By	GT
Checked By	CFT
Drawing No.	A201

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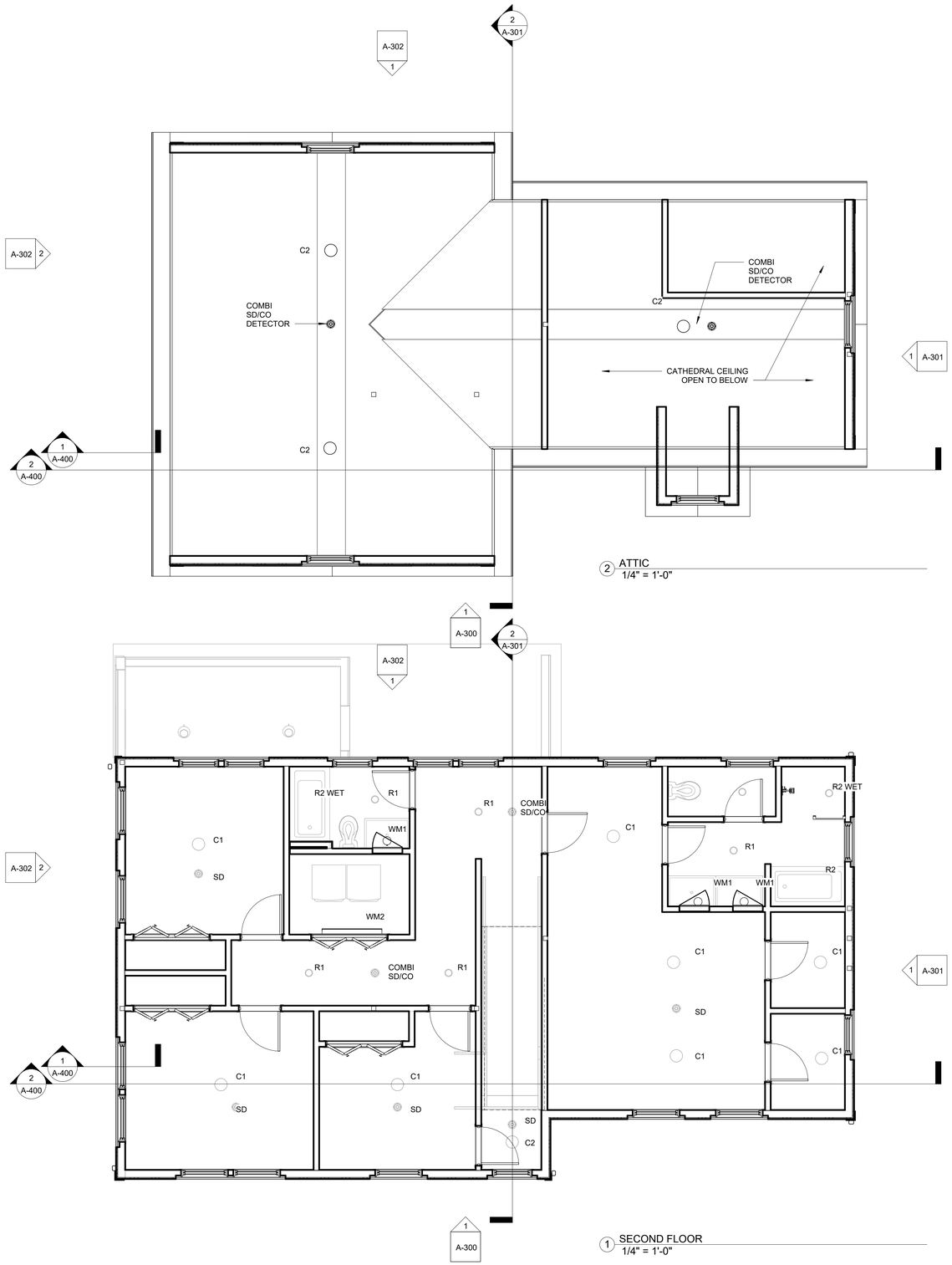

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ARCHITECTS, INC.
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617-542-4522 | WWW.STA-INC.COM

Kinsale Lane Sub-Division

Hyde Park

No.	Date	Revision

Seal

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

SECOND & ATTIC FLOOR REFLECTED CEILING PLANS

Project No.	STA2019KEO
Date	08 02 21
Scale	1/4" = 1'-0"
Drawn By	GT
Checked By	CFT
Drawing No.	A202

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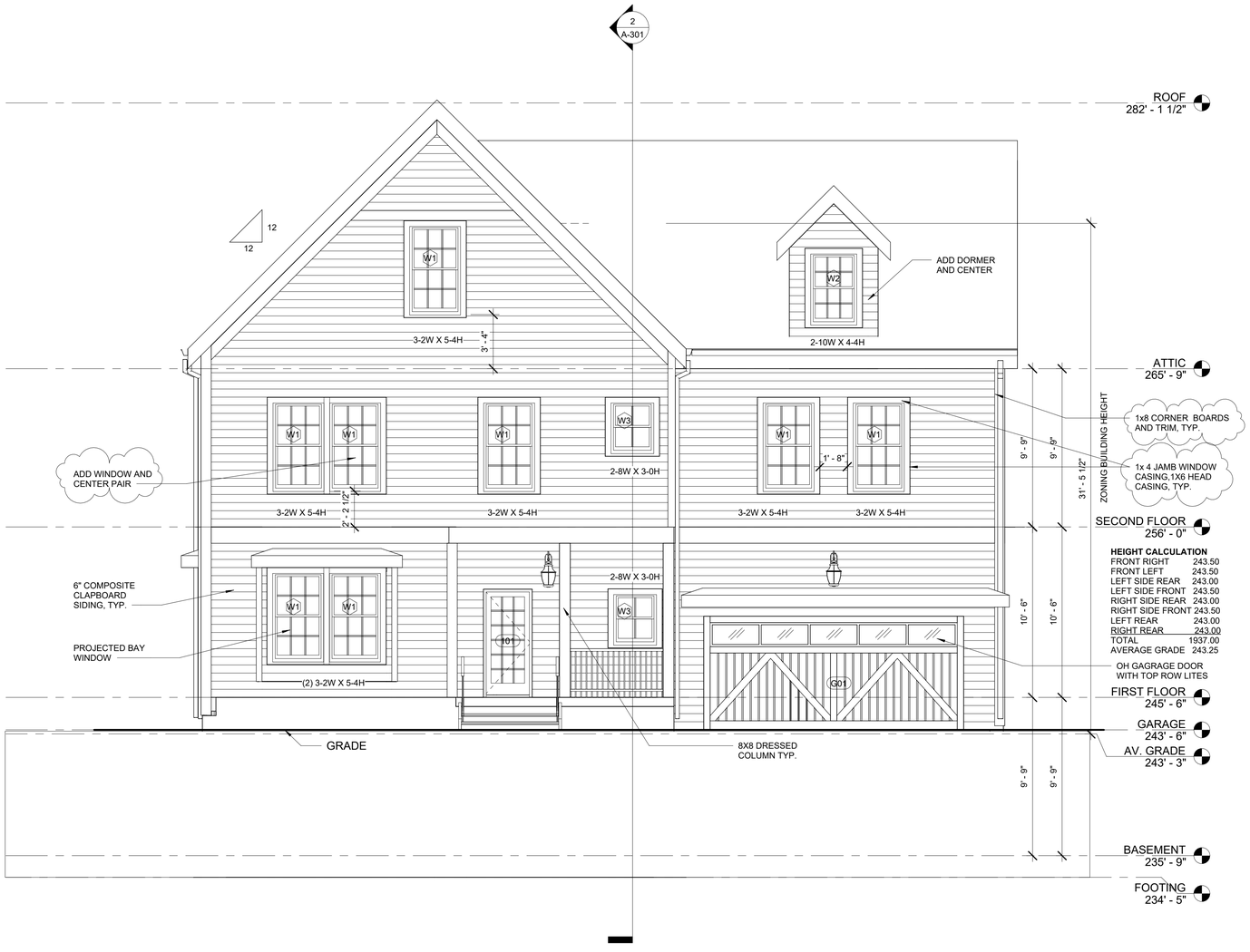

1 STREET ELEVATION
1/4" = 1'-0"

DS
APPROVED
Design Review
BOSTON REDEVELOPMENT AUTHORITY
Design Review
for the
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

SPALDING TOUGIAS
ARCHITECTS, INC.
46 Waltham Street, Suite 2A | Boston, MA 02118
617-542-4522 | WWW.STA-INC.COM

Kinsale Lane Sub-Division

Hyde Park

No.	Date	Revision
1	9 22 22	BPDA REVIEW

Seal

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE A STREET ELEVATION LOT 4 7 KINSALE

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A-300

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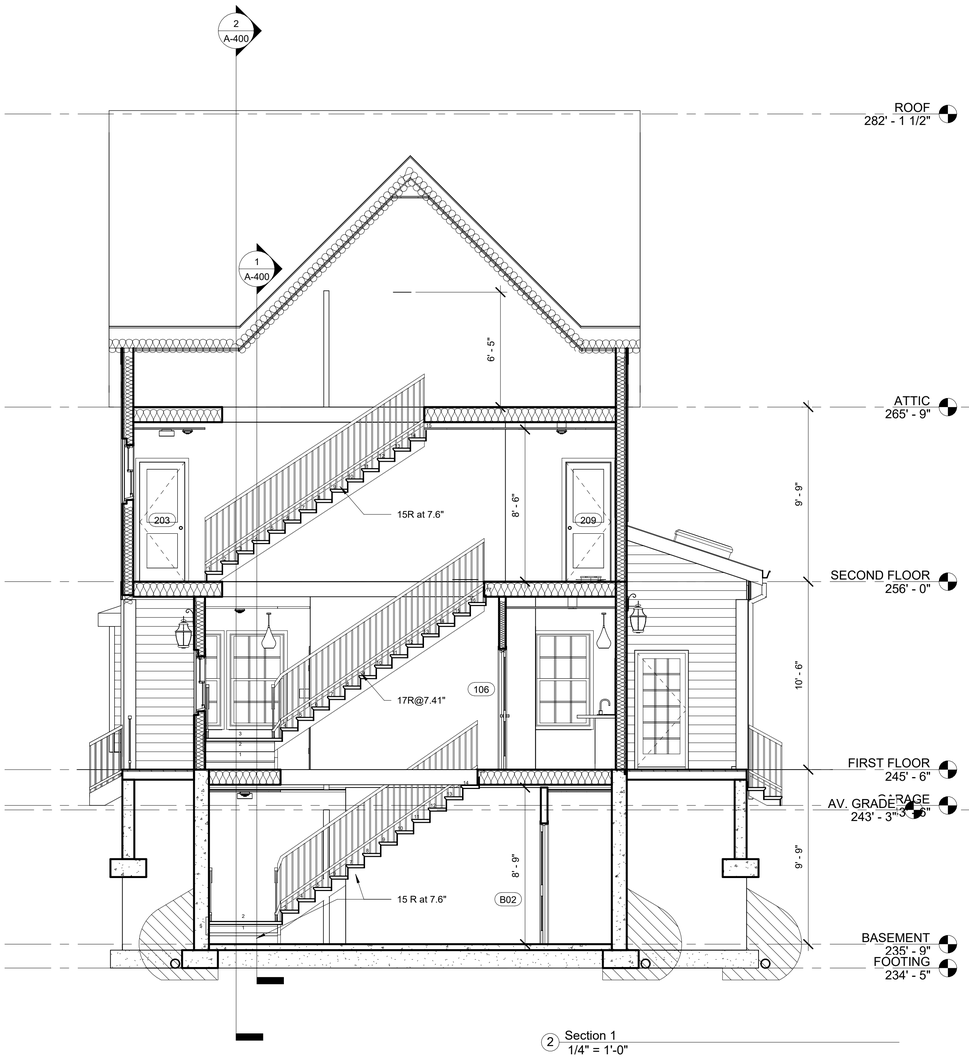
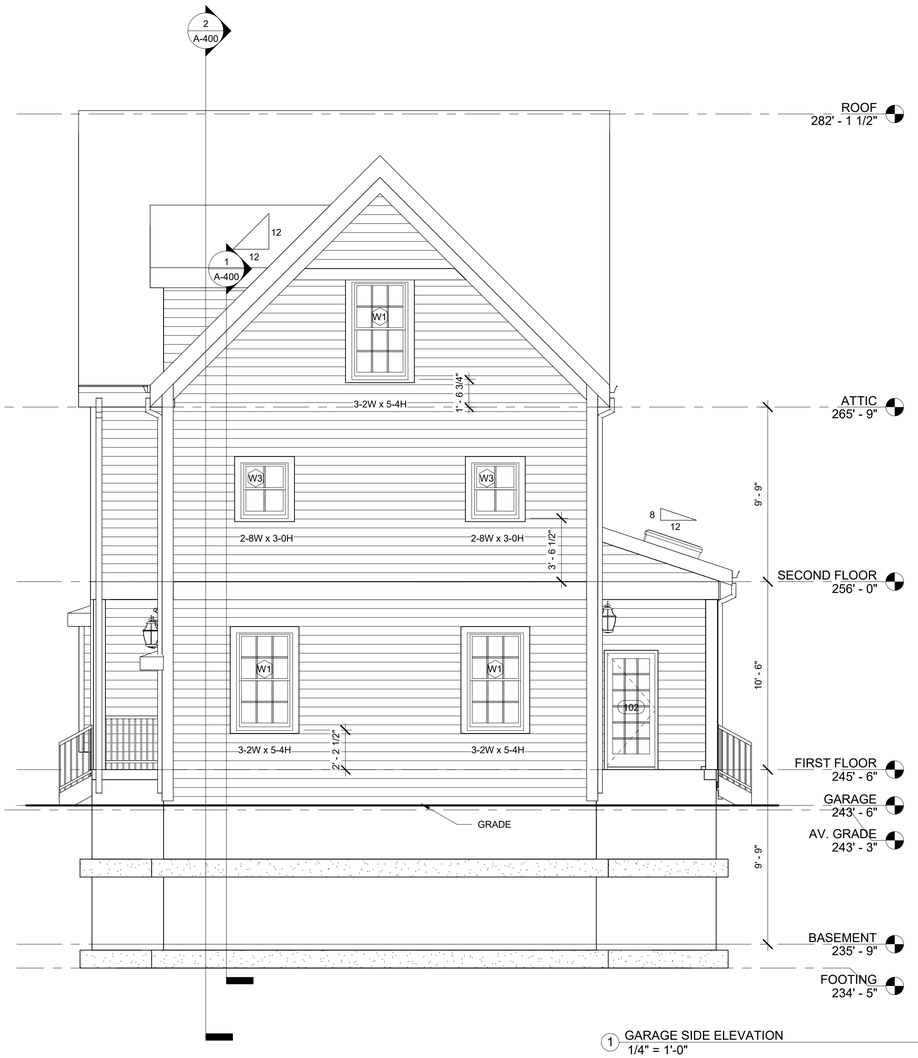


2 Section 1
1/4" = 1'-0"



1 GARAGE SIDE ELEVATION
1/4" = 1'-0"

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Design Review
BOSTON REDEVELOPMENT AUTHORITY
Design Review
for the
Board of Appeal
Date
Signature

07/14/2023

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Kinsale Lane Sub-Division

Hyde Park

No. Date Revision

Seal
REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE A GARAGE SIDE ELEVATION & BUILDING SECTION

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
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Drawing No. A-301

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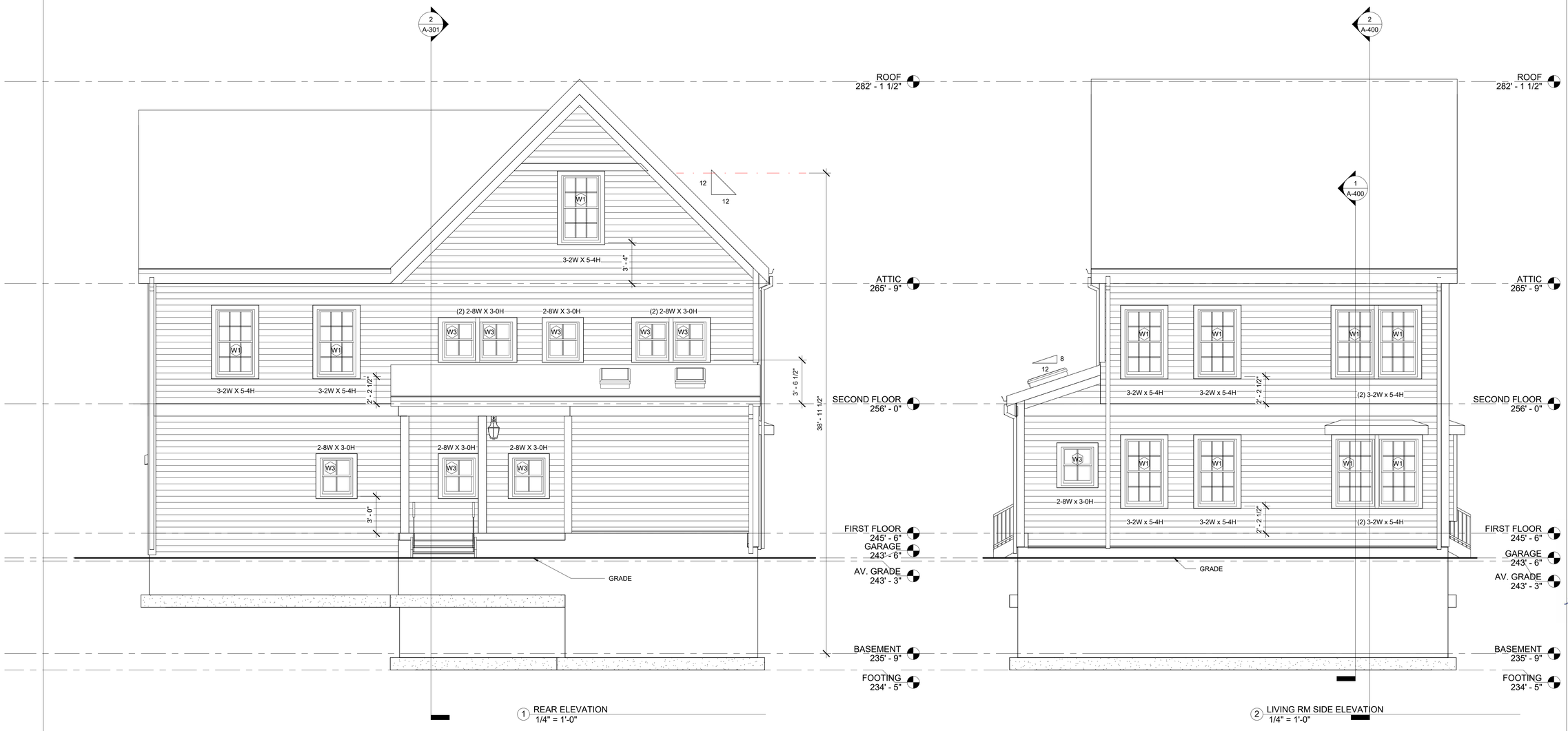

DS
APPROVED
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BOSTON REDEVELOPMENT AUTHORITY
Design Review
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Signature

07/14/2023

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Kinsale Lane Sub-Division

Hyde Park

No. | Date | Revision

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Seal

Drawing Title

TYPE A REAR & LIVING ROOM SIDE ELEVATIONS

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
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Drawing No. A-302

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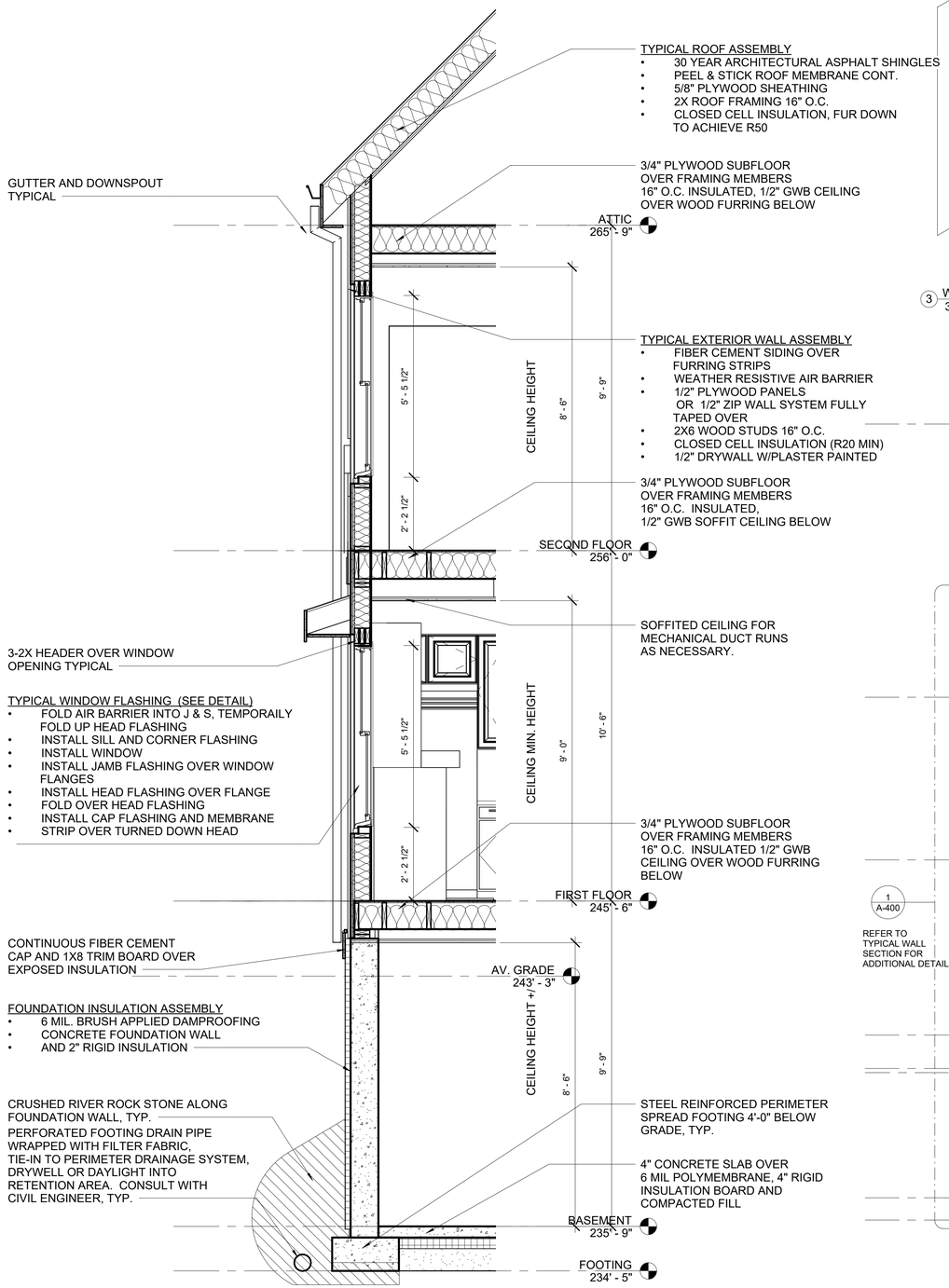
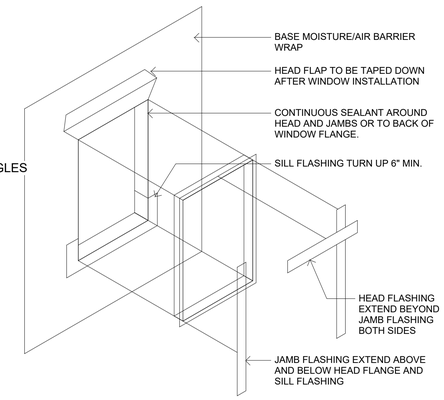
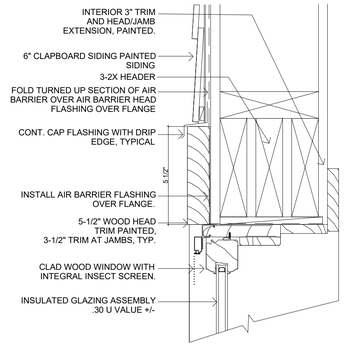


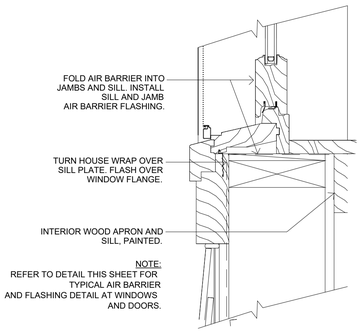
1 WALL SECTION
1/2" = 1'-0"



3 WINDOW FLASHING DETAIL
3" = 1'-0"

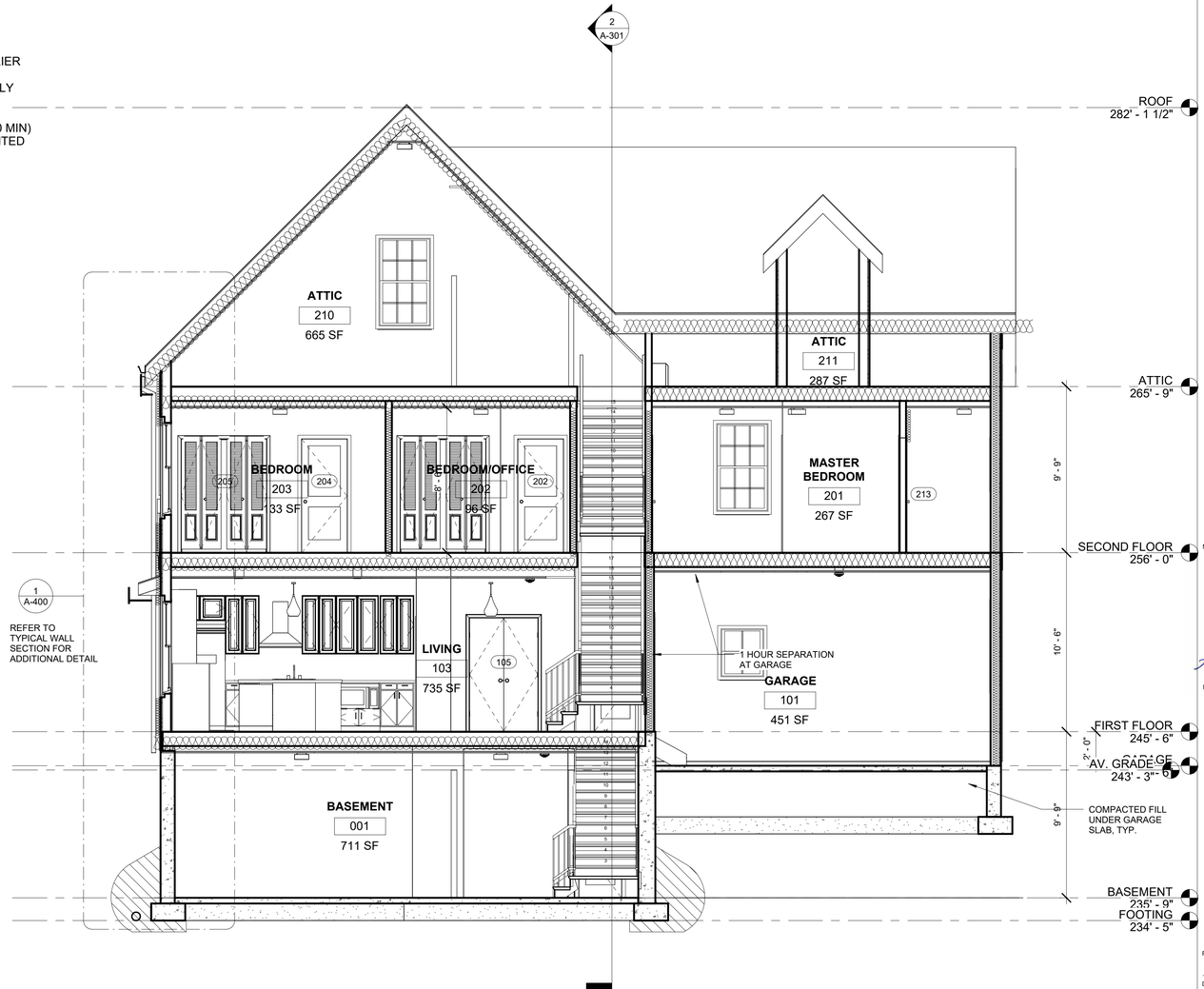


HEAD DETAIL
SCALE: 3" = 1'-0"



SILL DETAIL
SCALE: 3" = 1'-0"

4 WINDOW DETAILS
3" = 1'-0"



2 Section 2
1/4" = 1'-0"

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Hyde Park

No. | Date | Revision

Seal

REGISTERED ARCHITECT GEORGE E. TOUGIAS No. 7468 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE A BUILDING SECTION & WALL SECTION

Project No. STA2019KEO
Drawing No. A-400
Date 08 02 21
Scale As indicated
Drawn By GT
Checked By CFT

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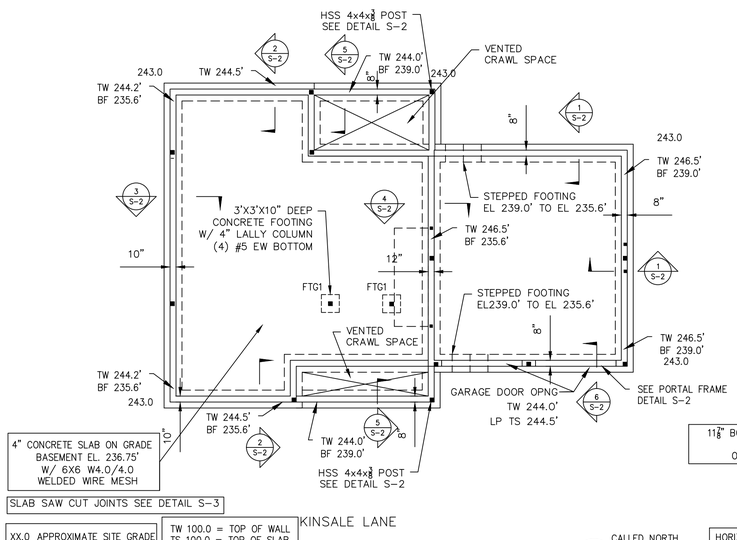
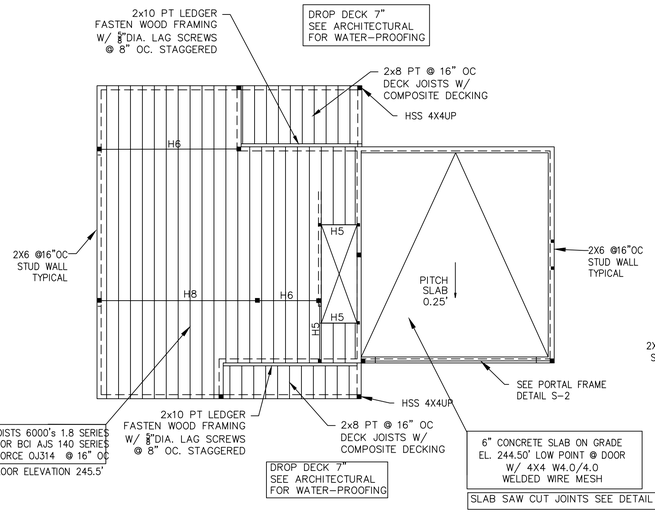


FOUNDATION/GARAGE FLOOR PLAN

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

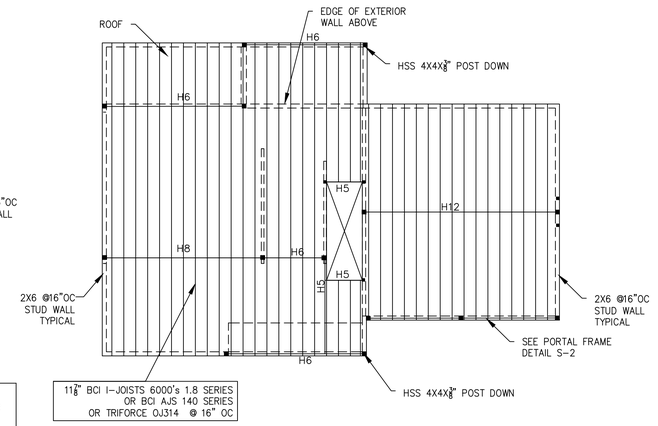
CALLED NORTH

HORIZONTAL FLOOR DIAPHRAGMS
¾" TOUNGE AND GROOVE PLYWOOD
W/ 10d NAILS @ 4" ON CENTERS



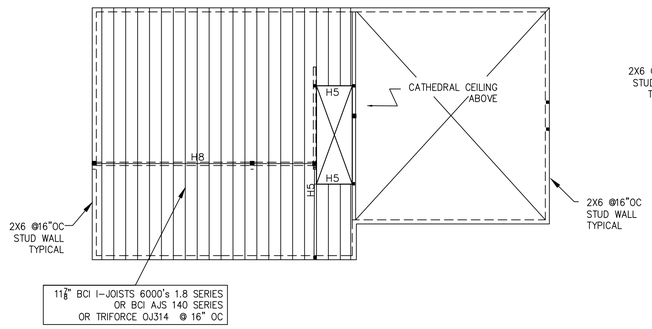
FIRST FLOOR FRAMING PLAN

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



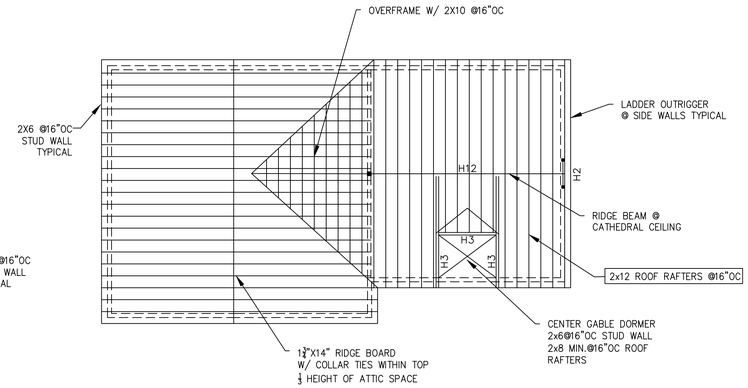
SECOND FLOOR FRAMING PLAN

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



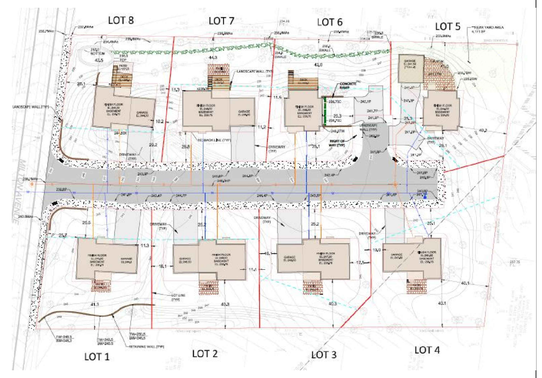
ATTIC FLOOR FRAMING PLAN

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



ROOF FRAMING PLAN

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



BEARING WALL HEADER SCHEDULE

H1	(2)1¾"x7¼" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H2	(3)1¾"x7¼" LVL BEAM, FLUSH FRAMED, 5¼"x5¼" LVL POSTS
H3	(2)1¾"x9¼" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H4	(3)1¾"X9¼" LVL BEAM, FLUSH FRAMED, 5¼"X5¼" LVL POSTS
H5	(2)1¾"x11⅞" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H6	(3)1¾"x11⅞" LVL BEAM, FLUSH FRAMED, 5¼"x5¼" LVL POSTS
H7	(2)1¾"x14" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H8	(3)1¾"x14" LVL BEAM, FLUSH FRAMED, 5¼"x5¼" LVL POSTS
H9	(2)1¾"X16" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H10	(3)1¾"X16" LVL BEAM, FLUSH FRAMED, 5¼"X5¼" LVL POSTS
H11	(2)1¾"X18" LVL BEAM, FLUSH FRAMED, 3½"X3½" LVL POSTS
H12	(3)1¾"X18" LVL BEAM, FLUSH FRAMED, 5¼"X5¼" LVL POSTS

ABBREVIATIONS

BF(XX'-0")= ELEVATION BOTTOM OF FOOTING
BK(XX'-0")=BRICK SHELF ELEVATION ON WALL
BS1=BEAM SEAT DETAIL TYPE IN CONCRETE WALL
CJ=CONCRETE CONSTRUCTION OR CONTROL JOINT
EL=ELEVATION
F1=CONCRETE FOOTING TYPE
EOD=EDGE OF STEEL DECK
FB1=FLITCH BEAM
H1=WALL HEADER BEAM SCHEDULE DESIGNATION
OC=DISTANCE ON CENTERS
OH=OPPOSITE HAND
LP=LOW POINT
P1=DESIGNATES CONCRETE PIER DETAIL
TP(XX'-0")=ELEVATION TOP OF PIER
TW(XX'-0")=ELEVATION TOP OF WALL
SCJ=CONCRETE SLAB SAW CUT JOINT
SIM=SIMILAR
SW-1=SHEAR WALL DESIGNATION
TS(XX'-0")=TOP OF CONCRETE SLAB ELEVATION
TST(XX'-0")=TOP OF STEEL ELEVATION
TYP=TYPICAL
UON=UNLESS OTHERWISE NOTED
@=AT
W/=WITH

CLIENT:

—

DRAWING NOTES:

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

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ARCHITECT:

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241A Street, Suite 206 | Boston, MA 02210
617-542-1522 | WWW.STA-INC.COM

OWNER:

—

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

LOT 4
FOUNDATION
FLOOR & ROOF
FRAMING PLANS

STAMP:

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

SEPTEMBER 9, 2022

SCALE:	AS NOTED
DATE:	9/09/2022
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2021-96

S-1

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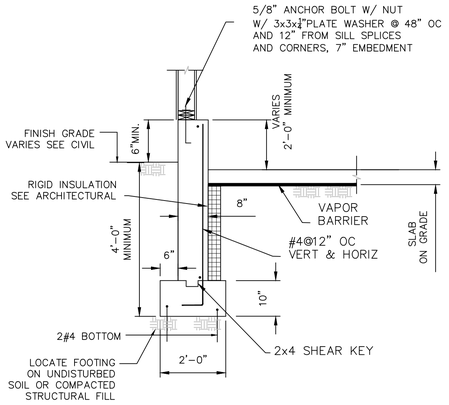
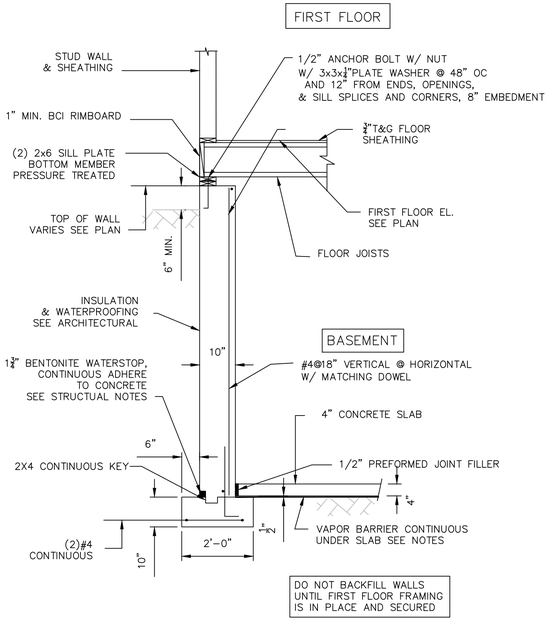


SECTION 1 @ GARAGE

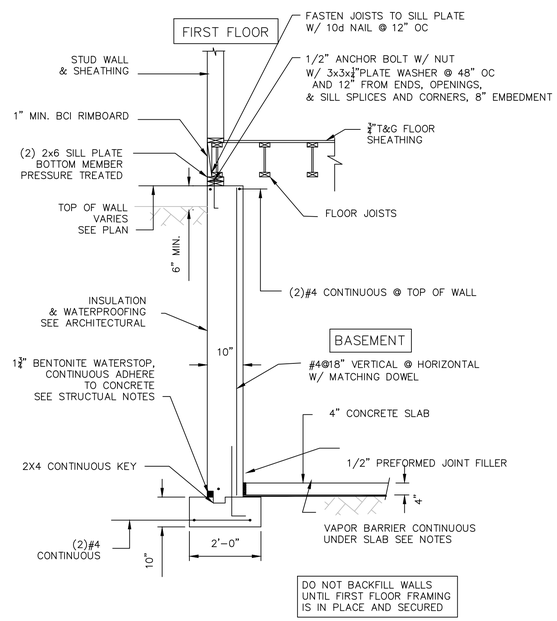
SCALE: $\frac{1}{2}$"=1'-0"

NOTE: GRADE WALL FOUNDATION ON SOLID ROCK ARE NOT REQUIRED TO BE LOCATED 4 FT BELOW GRADE FOR FROST PROTECTION. PLACE CONCRETE ON A LEVEL BASE OF FLOWABLE FILL CONCRETE OR COMPACTED ¾" CRUSH STONE, EACH AT A MINIMUM THICKNESS OF 8 INCHES.



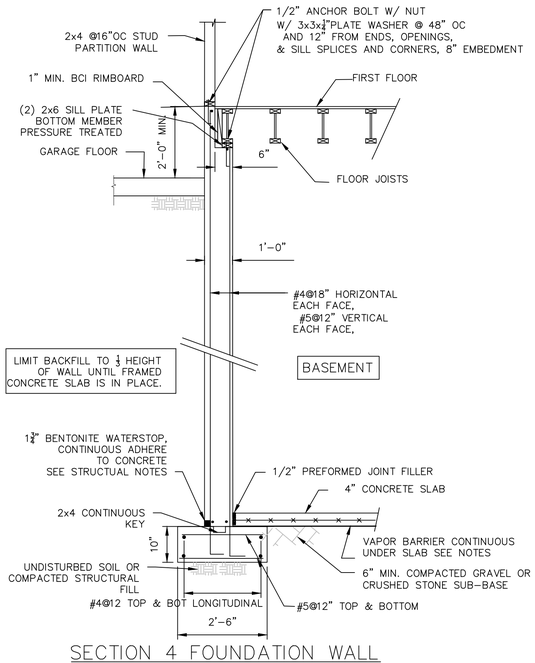
SECTION 2 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



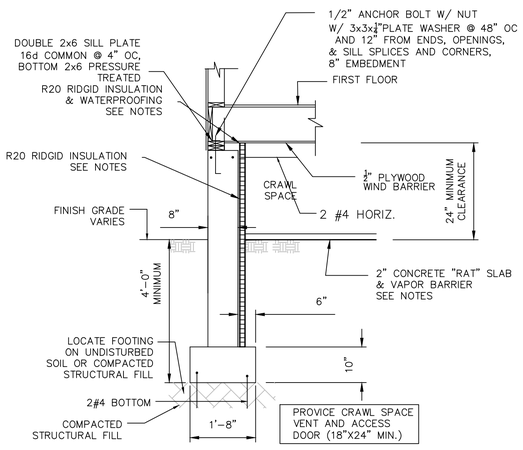
SECTION 3 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



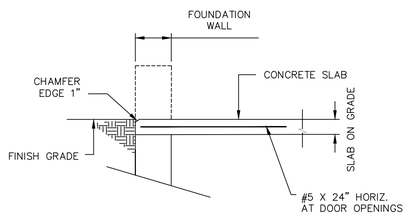
SECTION 4 FOUNDATION WALL @ GARAGE/FIRST FLOOR

SCALE: $\frac{1}{2}$"=1'-0"



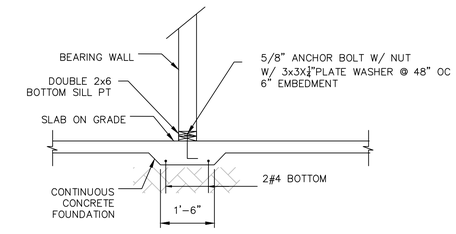
SECTION 5 @ CRAWL SPACE

SCALE: $\frac{1}{2}$"=1'-0"



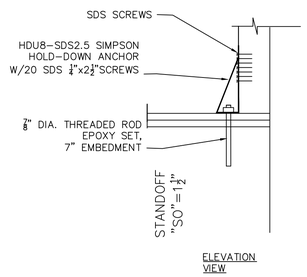
SECTION 6 @ GARAGE DOOR

SCALE: $\frac{1}{2}$"=1'-0"

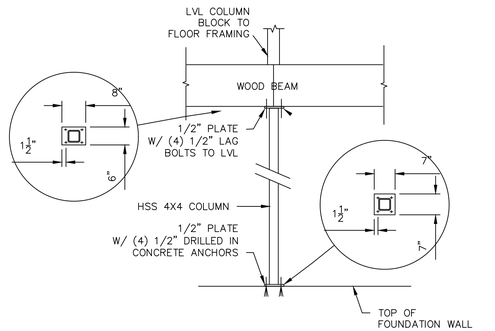


SECTION 8 THICKENED SLAB DETAIL

SCALE: $\frac{1}{2}$"=1'-0"

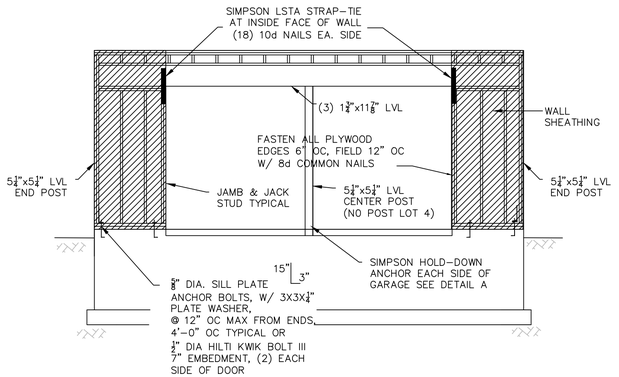


SEISMIC HOLD DOWN ANCHOR DETAIL A



TYPICAL CONCRETE FOOTING/COLUMN CONNECTION DETAIL

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



ELEVATION GARAGE DOOR OPENING APA PORTAL FRAME

SCALE: ½"=1'0"

CLIENT:

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OWNER:

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BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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Structural Engineer
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Abington, MA 02351

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phone. (508) 631-3332 fax. (781) 878-7986

PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

SECTIONS
& DETAILS

STAMP:

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

SEPTEMBER 9, 2022

SCALE:	AS NOTED
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DRAWN BY:	LAB
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PROJECT #:	2021-96

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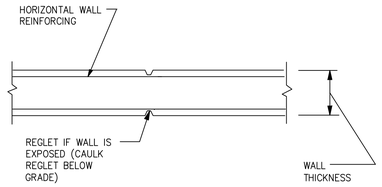
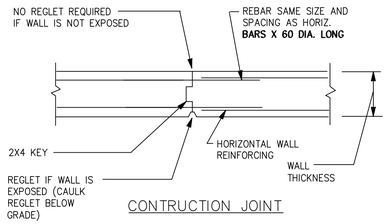


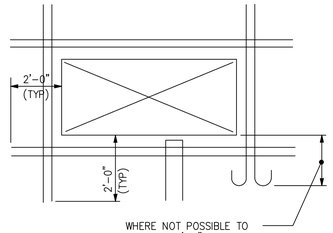
CONTROL JOINT



CONTRUCTION JOINT

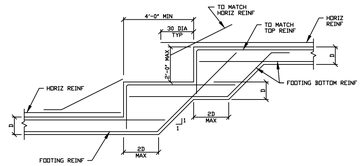
CONCRETE CONSTRUCTION & CONTROL JOINTS

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



REINFORCING STEEL @ WALL OPENINGS

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

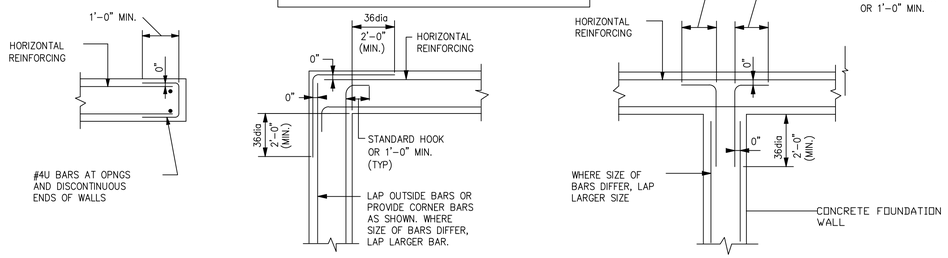


TYPICAL ELEVATION OF STEPPED WALL FOOTING

STEPPED CONCRETE GRADE WALL FOOTING DETAIL

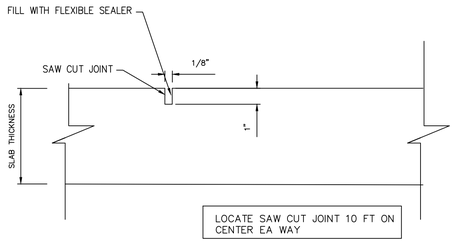
SCALE: 3/8"=1'-0"

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



CONCRETE REINFORCING STEEL DETAILS

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



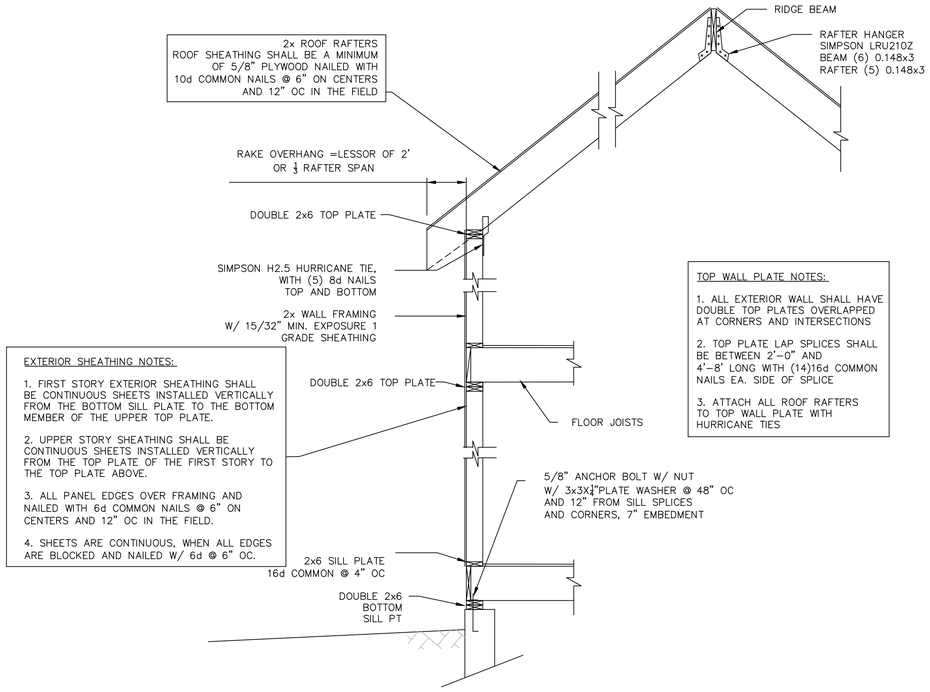
SLAB ON GRADE SAW CUT DETAIL

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

REINFORCING LAP SCHEDULE

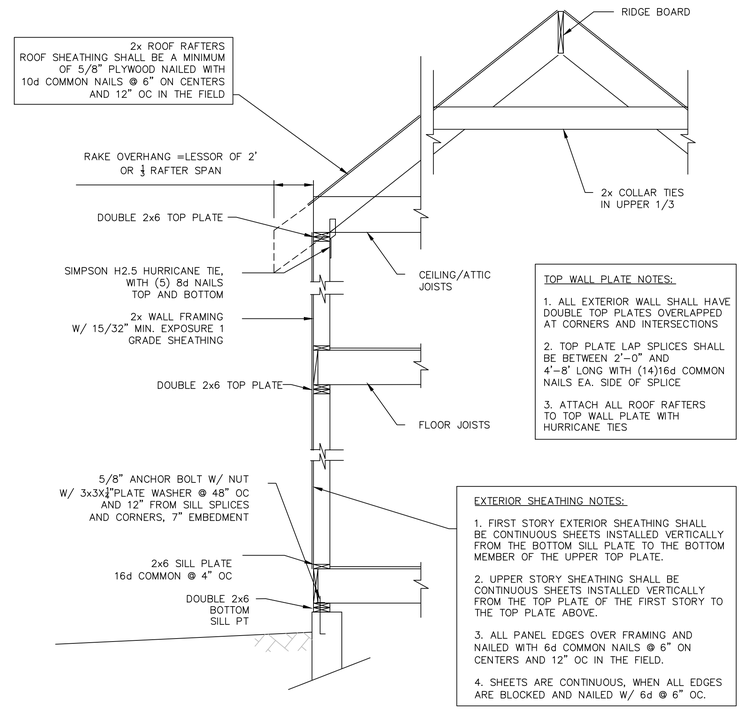
BAR SIZE	LAP SPLICES IN ALL CONCRETE	LAP SPLICE IN TENSION ZONE			
		fc =3,000 PSI		fc =4,000 PSI	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	18"	28"	21"	24"	19"
#4	18"	37"	29"	32"	25"
#5	23"	46"	36"	40"	31"
#6	27"	56"	43"	48"	37"
#7	32"	81"	63"	70"	53"
#8	36"	93"	72"	79"	61"
#9	42"	105"	48"	48"	48"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

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



TYPICAL WALL SECTION CATHEDRAL CEILING

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



TYPICAL WALL SECTION

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

CLIENT:

—

DRAWING NOTES:

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

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

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

CONCRETE
TYPICAL
DETAILS

STAMP:

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

SEPTEMBER 9, 2022

SCALE:	AS NOTED
DATE:	9/09/2022
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2021-96

S-3

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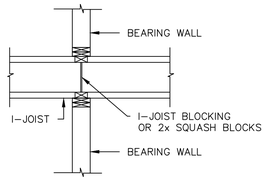
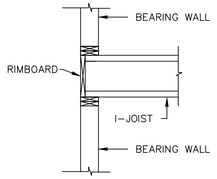
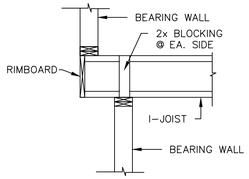


BLOCKING AT INTERMEDIATE BEARING WALL



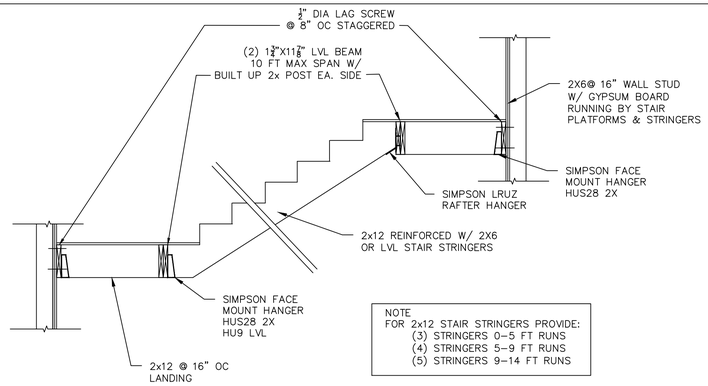
BLOCKING AT EXTERIOR BEARING WALL



CANTILEVER BLOCKING AT EXTERIOR BEARING WALL

I-JOIST BLOCKING DETAILS

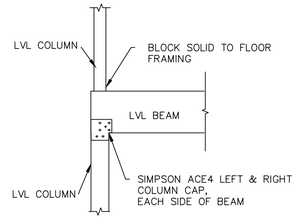
SCALE: $\frac{1}{2}$"=1'-0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0-5 FT RUNS
(4) STRINGERS 5-9 FT RUNS
(5) STRINGERS 9-14 FT RUNS

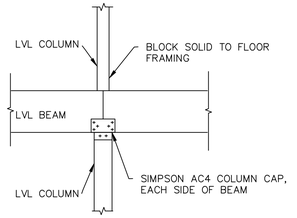
TYPICAL INTERIOR STAIR DETAIL

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



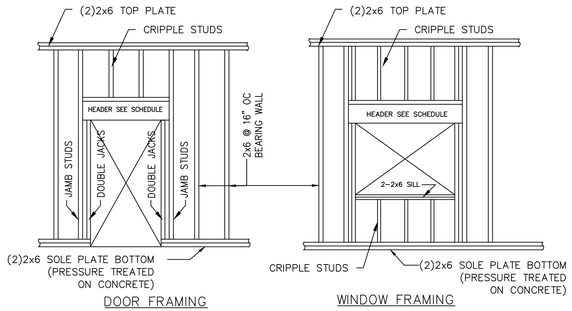
TYPICAL LVL BEAM/COLUMN CONNECTION DETAIL

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



TYPICAL LVL BEAM/ COLUMN CONNECTION DETAIL

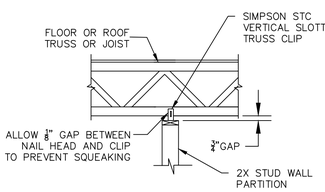
SCALE: 1/2" = 1'-0"



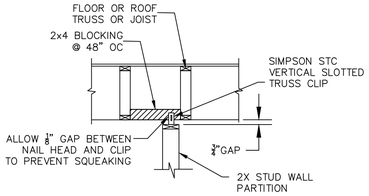
DOOR FRAMING

WINDOW FRAMING

FRAMING @ BEARING WALLS



PERPENDICULAR TO FLOOR TRUSSES/JOISTS



PARALLEL TO FLOOR TRUSSES/JOISTS

WALL PARTITION FRAMING @ NON-BEARING WALLS

BEARING WALL HEADER SCHEDULE - 4 STORY WOOD MAXIMUM CONSTRUCTION

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

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

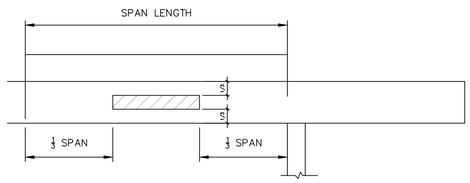
HEADER SCHEDULE AT EXTERIOR BEARING WALLS
(UNLESS OTHERWISE NOTED ON DRAWINGS)

SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS			SUPPORTING ROOF+ 3 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x6	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x10	2-2x6	1-2x6
3'-1" TO 5'-0"	3-2x10	2-2x6	1-2x6	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	3-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6
5'-1" TO 8'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 7 1/4" LVL	2-2x6	2-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6	3-1 3/4X 14" LVL	3-2x6	3-2x6
8'-1" TO 10'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	2-2x6	3-1 3/4X 16" LVL	3-2x6	3-2x6	3-1 3/4X 18" LVL	3-2x6	3-2x6

LVL EQUIVALENTS:
(3)-2x6 =(1) $1\frac{3}{4}$"x7¼" LVL
(3)-2X8 =(1) $1\frac{3}{4}$"x7¼" LVL
(3)-2x10 =(1) $1\frac{3}{4}$"X9½" LVL
(3)-2x12 =(1) $1\frac{3}{4}$"X11⅞" LVL
(3)-$1\frac{3}{4}$"x7¼ =(2) $1\frac{3}{4}$"X9½" LVL
(3)-$1\frac{3}{4}$"X9½" =(2) $1\frac{3}{4}$"X11⅞" LVL
(3)-$1\frac{3}{4}$"X11⅞" =(2) $1\frac{3}{4}$"X14" LVL

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

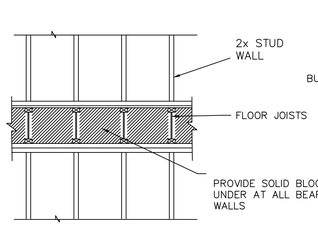
TYPICAL BUILT UP HEADER



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

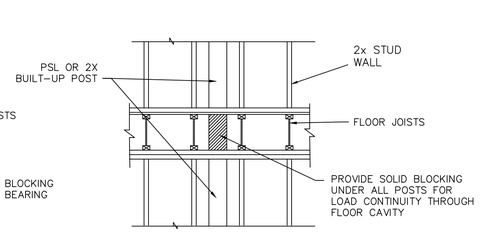
1. SQUARE OR RECTANGULAR HOLES NOT PERMITTED
2. ROUND HOLES MAY BE DRILLED OR CUT WITH WITH A HOLE SAW ANYWHERE WITHIN THE SHADED AREA.
3. THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGER HOLE.
4. DO NOT DRILL MORE THAN THREE ACCESS HOLES IN ANY FOUR FOOT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

LVL - ALLOWABLE HOLES



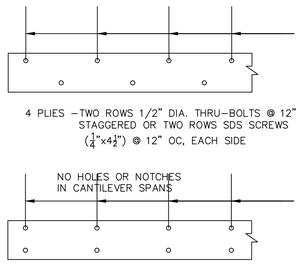
BEARING WALL DETAIL

SCALE: ½"=1'-0"

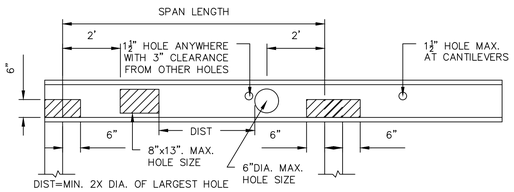


CONTINUOUS POST DETAIL

SCALE: ½"=1'-0"



MULTIPLE MEMBER FASTENING SIDE AND TOP LOADED LVL

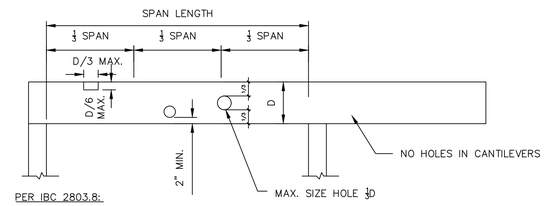


BCI I-JOIST 11⅞", 14" AND 16" DEPTHS

HOLE CUTTING NOTES;

1. A 1½" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE ALLJOIST SPECIFIERS GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A BOISE-CASCADE REPRESENTATIVE AND APPROVED BY THE ENGINEER.

BCI I-JOISTS ALLOWABLE LARGE RECTANGULAR HOLES

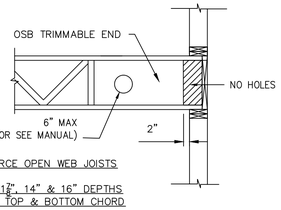


PER IBC 2803.8:

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

ALLOWABLE HOLES IN SOLID SAWN LUMBER

TRIMJOIST END PANEL - ALLOWABLE HOLES



TRIFORCE OPEN WEB JOISTS

9½", 11⅞", 14" & 16" DEPTHS
2"x4" TOP & BOTTOM CHORD

HOLE CUTTING NOTES;

1. A 6" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE TRIFORCE US SPECIFIER GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A TRIFORCE REPRESENTATIVE AND APPROVED BY THE ENGINEER.
4. NO HOLES ALLOWED IN CANTILEVER ENDS

CLIENT:

—

DRAWING NOTES:

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PROJECT:

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HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

WOOD FRAMING DETAILS

STAMP:

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

SEPTEMBER 9, 2022

SCALE:	AS NOTED
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PROJECT #:	2021-96

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GENERAL

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE (780 CMR) NINETH EDITION.

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

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

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

5. ENGINEER WILL PERIODICALLY OBSERVE STRUCTURAL ELEMENTS TO ASSURE GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

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

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

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

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

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

SHORING AND BRACING

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

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

TESTING BY CERTIFIED TESTING AGENCIES

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

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

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

SHOP DRAWINGS

1 SUBMIT SHOP DRAWINGS, REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR, FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR APPROVAL BEFORE FABRICATION, MANUFACTURE, DELIVERY AND ERECTION CAN PROCEED.

STRUCTURAL DESIGN LOADS (BOSTON)

1. SNOW LOADS 40 PSF GROUND SNOW
   30 PSF FLAT ROOF SNOW
2. WIND LOADS BASIC WIND SPEED Vultimate 128 MPH
   RISK CATEGORY II EXPOSURE CATEGORY B
3. SEISMIC DESIGN
   SOIL FACTOR S1=0.068, Ss=0.215
   SEISMIC HAZARD EXPOSURE GROUP I
   SEISMIC PERFORMANCE CATEGORY C
   SITE CLASS UNK
4. LIVE LOADS
   SLAB–ON–GRADE.....50 PSF
   RESIDENCES .....40 PSF
   BALCONIES & UNIT DEDICATED DECKS.....60 PSF
5. DEAD LOAD
   WOOD FRAMED FLOOR LOAD = 20 PSF (JOIST FRAMING, 1" WOOD FLOORING, ¾" PLYWOOD, 1 LAYER ⅝" GYPSUM BOARD CEILING)

GEOTECHNICAL ENGINEERING

1. NO GEOTECHNICAL ENGINEERING REPORT WAS AVAILABLE DURING THE DESIGN AND PREPARATION OF THESE DRAWINGS. SUBSURFACE SOIL CONDITIONS ARE UNKNOWN. ALLOWABLE BEARING PRESSURE IS ASSUMED TO BE 2,000 PSF AS APPLICABLE FOR LOOSE SANDS & GRAVELS, SILT, AND MEDIUM CLAYEY SOILS. EXISTING SOILS HAVE BEEN ASSUMED TO BE SUITABLE FOR GRADE WALL AND ISOLATED COLUMN FOOTING FOUNDATIONS.

2. IT IS THE OWNER'S RESPONSIBILITY TO RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO CONFIRM FOUNDATION TYPE, SOIL BEARING PRESSURE, AND GROUND WATER ELEVATIONS.

FOUNDATIONS

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

2. IF A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED, THE CONTRACTOR SHALL REFER TO THIS REPORT FOR ADDITIONAL INFORMATION.

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

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

5. NO FOUNDATION CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN SUB–GRADE MATERIAL.

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

7. REMOVAL OF DISTURBED AND UNSUITABLE MATERIALS AND PLACING, COMPACTING AND TESTING OF COMPACTED FILL SHALL ONLY BE PERFORMED BY THE GENERAL CONTRACTOR WHILE A PROFESSIONAL GEOTECHNICAL ENGINEER, REGISTERED IN THE STATE OF MASSACHUSETTS AND RETAINED BY THE OWNER, IS OBSERVING THE WORK.

8. BOTTOM OF FOOTING ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS ARE MINIMUM DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY THE AMOUNT OF EXCAVATION NECESSARY TO REACH A SUFFICIENT BEARING STRATUM.

FARTHWORK AND COMPACTFD FILl

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

2. BEFORE PLACEMENT OF CONCRETE FLOOR SLAB ON GRADE, THE SOIL SHALL BE SURFACE SHALL BE PROOF ROLLED WITH A LEAST 6 PASSES OF A LARGE VIBRATORY ROLLER HAVING A DRUM WEIGHT OF AT LEAST 10,000 POUNDS AND A DYNAMIC FORCE OF AT LEAST 20,000 POUNDS.

3. STRUCTURAL FILL, OVER–EXCAVATED, UNSUITABLE, OR DISTURBED SOIL SHOULD BE REPLACED WITH "SELECT STRUCTURAL FILL" AND COMPACTED IN INDIVIDUAL LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D–1557. LOOSE LIFT THICKNESS SHALL BE 6 INCHES FOR HAND OPERATED EQUIPMENT AND 12 INCHES FOR LARGE VIBRATORY ROLLERS.

4. "SELECT STRUCTURAL FILL" SHALL BE GRAVELLY SAND OR SANDY GRAVEL, GRADED WITHIN FOLLOWING LIMITS:

SIEVE SIZE IN. OR NO.	PERCENT PASSING BY WEIGHT
1/2	50–85
#4	40–75
#10	30–60
#40	10–35
#100	5–20
#200	0–8

5. COMPACTION TESTS SHALL BE PERFORMED ON ANY STRUCTURAL FILL TO BE PLACED IN THE FOUNDATION AND SLAB ON GRADE AREA. A MINIMUM OF TWO TESTS PER 6" LIFT SHALL BE PERFORMED. A SUFFICIENT SAMPLE OF FILL MATERIAL SHALL BE SUPPLIED TO THE TESTING AGENCY.

COLD WEATHER EARTHWORK PROTECTION

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

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

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

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

CONCRETE MIX DESIGN

1. THE CONTRACTOR SHALL FURNISH THE MIXTURE PROPORTIONS THAT WILL MEET THE STRENGTH AND FRESH AND EQUILIBRIUM DENSITY REQUIREMENTS OF THE CONCRETE SPECIFIED. THE MIXTURE PROPORTION SHALL BE PREPARED IN ACCORDANCE WITH ACI 318, AND SUBJECT TO THE APPROVAL OF THE ARCHITECT/ENGINEER. CONCRETE SHALL BE DELIVERED AT THE MINIMUM SLUMP NECESSARY FOR EFFICIENT MIXING, PLACING, AND FINISHING.

2. CONCRETE SHALL HAVE A 28 DAY STRENGTH:
   3000 PSI FOR NORMAL WEIGHT CONCRETE.
   4,000 PSI FOR LIGHT WEIGHT CONCRETE.

3. CEMENT SHALL MEET ASTM C 150, C 595, OR C 845. MINIMUM CEMENT QUANTITIES:
   3000 PSI CONCRETE 517 LB./CY OF CEMENT
   4000 PSI CONCRETE 611 LB./CY OF CEMENT

4. MID–RANGE WATER REDUCERS (MRWR) ARE REQUIRED FOR ALL CONCRETE MIXES EXCEPT FOOTINGS.
   MAXIMUM CONCRETE SLUMP: MIXES WITH MRWR 7 IN
   MIXES WITHOUT MRWR 4 IN.

5. MAXIMUM WATER TO CEMENT RATIO FOR MIXES WITH MRWR:
   3000 PSI CONCRETE 0.5
   4000 PSI CONCRETE 0.45
   MAXIMUM WATER TO CEMENT RATIO FOR MIXES W/OUT MRWR (PERMITTED FOR FOOTINGS ONLY):
   3000 PSI CONCRETE 0.53

6. AGGREGATES FOR LIGHTWEIGHT CONCRETE SHALL BE EXPANDED SHALE, CLAY, OR SLATE (ESCS) PRODUCED BY THE ROTARY KILN METHOD AND SHALL MEET ASTM C 330. MATERIALS SHALL BE PROPORTIONED TO PRODUCE CONCRETE WITH A CALCULATED EQUILIBRIUM DENSITY OF 110 LB/FT^3 +/– 3 LB/FT AS DETERMINED BY ASTM C 567–00, SECTION 9.2.

7. NORMAL WEIGHT AGGREGATE SHALL MEET ASTM C 33.

8. AIR–ENTRAINING ADMIXTURES SHALL BE USED IN CONCRETE SUBJECT TO FREEZING AND THAWING, WHICH INCLUDES EXTERIOR FOUNDATION WALLS, EXTERIOR PIERS, MAT SLAB AND EXTERIOR SLABS. MAXIMUM AIR CONTENT AT POINT OF DELIVERY TO BE 6 PERCENT, PLUS OR MINUS 1.5 PERCENT.

9. DO NOT USE AIR–ENTRAINING ADMIXTURES IN CONCRETE FOR INTERIOR SLABS ON STEEL DECK THAT ARE TO RECEIVE A HARD TROWEL FINISH. AIR CONTENT OF HARD TROWELED FINISH FLOORS NOT TO EXCEED 3 PERCENT.

CONCRETE

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

2. ALL STRUCTURAL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE NORMAL WEIGHT (145 PCF) AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF:
   SLAB ON GRADE =3,000 PSI
   SPREAD FOOTINGS, AND FOUNDATION WALLS = 4,000 PSI

3. CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED AND PLACED IN THE PRESENCE OF A REPRESENTATIVE OF AN APPROVED TESTING AGENCY, AS REQUIRED BY STATE CODE. TEST CYLINDERS SHALL BE TAKEN AT A MINIMUM OF 4 FOR EVERY DAYS CONCRETE PLACEMENT AND FOR EVERY 50 YARDS PLACED THAT DAY.

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

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

6. CONCRETE PLACEMENTS SHALL BE LIMITED TO THE FOLLOWING:
   A) FOOTINGS AND WALLS 30 FOOT LENGTH MAXIMUM TO CONSTRUCTION JOINT
   B) SLABS ON GRADE 30 FOOT MAXIMUM PANEL DIMENSION

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

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

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

10. MINIMUM PROTECTIVE COVER FOR CONCRETE REINFORCING STEEL SHALL BE AS FOLLOWS:
   A) UNFORMED SURFACES CAST AGAINST EARTH – 3 INCHES
   B) FORMED SURFACES NOT IN CONTACT TO EARTH – 3/4 INCHES
      OR EXPOSED TO WEATHER, WALLS AND SLABS, #11 BARS OR SMALLER
   C) FORMED SURFACES IN CONTACT TO EARTH
      OR EXPOSED TO WEATHER, WALLS AND SLABS,
      #6 TO #18 BARS – 2 INCHES
      #5 AND SMALLER – 1 1/2 INCHES

COLD WEATHER CONCRETE WORK

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

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

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

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

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

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

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

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

SLAB ON GRADE SAW CUT JOINTS

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

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

CONCRETE SLAB SEALER

1. CONCRETE SLABS ON GRADE SHALL RECEIVE A SLAB SEALER AND CURING COMPOUND.

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

CONCRETE AND MASONRY REINFORCING

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

2. ALL WELDED WIRE MESH (WWF) SHALL BE SMOOTH BARS CONFORMING TO ASTM A185. OVER TWO OR MORE SPANS. LAPS OF INDIVIDUAL SHEET SHALL BE 8" MINIMUM.

STRUCTURAL STEEL

1. ALL STEEL SHALL BE NEW STEEL AND PRIMED, CONFORMING TO THE FOLLOWING ASTM DESIGNATIONS:
   A. SHAPES, PLATES, FITTINGS AND RODS; GRADE 50. fY MIN. = 50 KSI.
   B. ANCHOR BOLTS; F1554 GRADE 36 OR GRADE 55 SUPPLEMENT 1 BOLTS –1" DIA. WITH STANDARD NUTS AND HARDENED WASHERS.
   C. HSS MEMBERS AND TUBES; A500 GRADE B, Fy = 46 KSI.
   D. STRUCTURAL STEEL PIPE COLUMNS SHALL BE STANDARD GRADE PIPE.
   E. EXPANSION AND EPOXY BOLTS AND SLEEVE ANCHORS; AS MANUFACTURED BY "HILTI CORPORATION"
   F. GALVANIZING; HOT–DIPPED A123.
   G. SHOP PRIMER; TNEMEC SERIES 10, COLOR GRAY.

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

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

4. ANCHOR BOLTS, LEVELING PLATES, OR BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK, PRESET BY TEMPLATES OR SIMILAR METHODS.

5. PLATES SHALL BE SET IN FULL BEDS OF NON–SHRINK GROUT.

6. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:

   A) MINIMUM BOLT DIAMETER SHALL BE 3/4 INCH DIAMETER.
   B) STANDARD HOLES IN WEBS OR BEAMS.
   C) EXCEPT WHERE SHOWN ON THE DRAWINGS ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS SHALL BE DOUBLE ANGLE BEARING TYPE CONNECTIONS WITH HIGH STRENGTH BOLTS (THREADS INCLUDED IN SHEAR PLANE) AND HARDENED WASHERS.

7. WELDING WORK SHALL CONFORM TO THE AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE FOR STEEL" (AWS D1.1).

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

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

10. PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION UNTIL PERMANENT BRACING AND MASONRY WALLS ARE INSTALLED.

11. PROTECT SURROUNDING MATERIALS AND FINISHES BY USE OF PROTECTIVE BLANKETS WHEN PERFORMING HOT WORK SUCH AS CUTTING AND WELDING OF STEEL.

CLIENT:
—

DRAWING NOTES:

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

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

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PROJECT:
KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:
STRUCTURAL
MATERIALS
& NOTES

STAMP:
COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER
SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021–96

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AS CUTTING AND WELDING OF STEEL.

WOOD FRAMING

1. ALL SAWN LUMBER FRAMING MEMBERS SHALL BE SPRUCE–PINE–FIR WITH THE FOLLOWING MINIMUM GRADES:
   A. JOISTS, RAFTERS, SOLID AND BUILT–UP BEAMS, WALL STUDS AND LINTELS; NO. 1& NO.2 GRADE.
   B. SILLS AND PLATES; STUD GRADE.
   C. SOLID WOOD POSTS; NO. 1 GRADE.
   D. BRIDGING, BLOCKING AND NAILERS; STUD GRADE.
   E. NON–BEARING STUD WALLS SHALL BE STUD GRADE.
   F. ENGINEERED LUMBER SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI AND A BENDING STRESS OF 3,100 PSI FOR BEAMS AND A MINIMUM MODULUS OF ELASTICITY OF 1,700,000 PSI AND A BENDING STRESS OF 2,650 PSI FOR COLUMNS. LVL BEAMS AND PSL COLUMNS SHALL BE BOISE CASCADE VERSALAM OR EQUAL.

2. UNLESS OTHERWISE NOTED, ALL NAILING AND FASTENING SHALL BE IN ACCORDANCE WITH TABLE 2305.2, FASTENING SCHEDULE, MASSACHUSETTS STATE BUILDING CODE. SHEAR WALL FASTENING SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE ON THE DRAWINGS.

3. WOOD SILLS BENEATH ALL INTERIOR AND EXTERIOR BEARING WALLS AND ALL MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH THE "AMERICAN WOOD PRESERVERS ASSOCIATION, STANDARD C1".

4. ALL STUD WALLS, BEARING AND NON–BEARING, SHALL HAVE ONE ROW OF CONTINUOUS 2X SOLID BLOCKING BETWEEN STUDS AT MID–HEIGHT. BLOCKING SIZE TO MATCH STUD SIZE. FRAMING MEMBERS SHALL NOT BE NOTCHED, CUT OR ALTERED IN THE FIELD WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.

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

6. LEAD HOLES FOR WOOD SCREWS AND LAG BOLTS SHALL BE DRILLED 7/8 OF THE SHANK DIAMETER FOR THE DEPTH OF SHANK EMBEDMENT AND 7/8 OF THE THREADED PORTION DIAMETER FOR THE DEPTH OF THE THREAD EMBEDMENT.

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

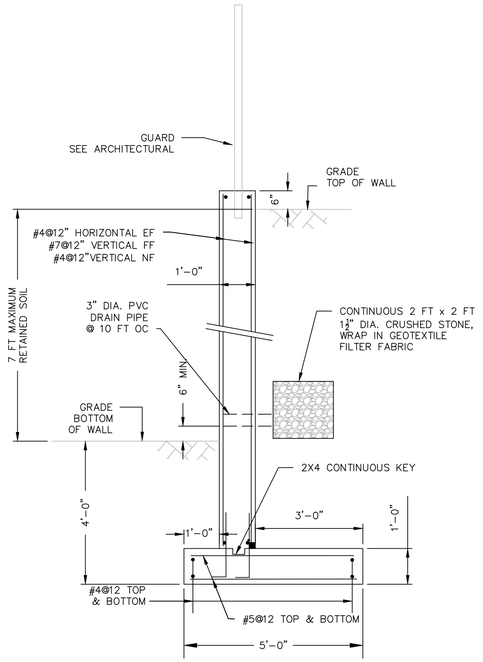
FLOOR AND WALL SHEATHING

1. EXTERIOR WALL AND SHEAR WALL SHEATHING SHALL BE A MINIMUM OF 15/32 INCH EXPOSURE 1, EXTERIOR SHEATHING, APA RATED SHEATHING 32/16. NAIL 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. . SHEATHING MAY BE PLYWOOD, OSB, OR COMPOSITE MATERIAL. PLYWOOD SHEATHING SHALL BE DFPA GRADE STAMPED, TYPE CDS 5 PLY WITH EXTERIOR GLUE UNLESS OTHERWISE NOTED ON PLANS.

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

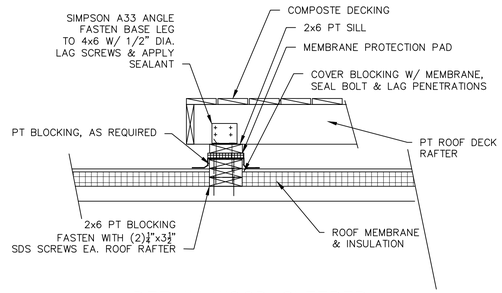
3. ALL ROOF SHEATHING SHALL BE 5/8 INCH APA RATED PLYWOOD SHEATHING 32/16. USE EXPOSURE 1 PANELS, EXCEPT USE EXTERIOR PANELS FOR STARTER STRIPS ALONG EAVES AND WHEN LONG CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. ATTACH PANELS WITH GLUE AND 6d RING OR SCREW SHANK NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. AS AN OPTION, ½" SHEATHING MAY BE USED WITH PANEL CLIPS ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS.

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



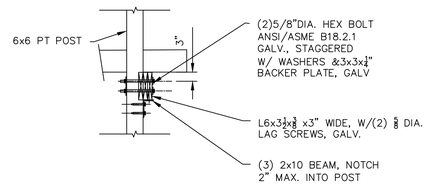
SECTION 7 RETAINING WALL

SCALE: ½"=1'–0"



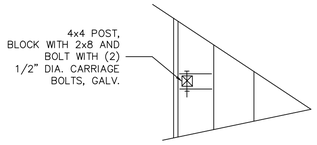
DETAIL WOOD SLEEPER
@ ROOF DECK

SCALE: 1"=1'–0"

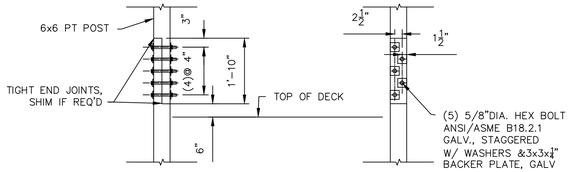


POST BEAM CONNECTION DETAIL

SCALE: 1/2"=1'–0"



INTERMEDIATE DECK POST
FASTENING DETAIL

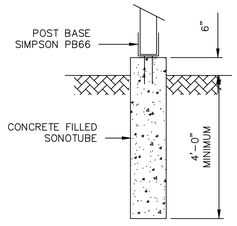


POST SPLICE DETAIL

SCALE: 1/2"=1'–0"

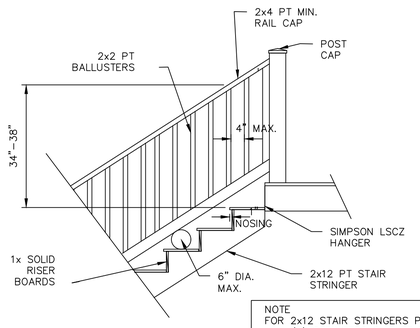
FASTENER SCHEDULE *	
½" ROOF SHEATHING	6" OC –INTERMEDIATE SUPPORTS 4" OC –48" FROM EDGES & EAVES 8d COMMON NAILS
½" WALL SHEATHING	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES & EAVES 6d COMMON NAILS
¾" FLOOR SHEATHING OR LESS	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES 1½" RING OR SCREW NAIL (.099") 12½ GA.
JOISTS TO SILL OR GIRDER	TOE NAIL (3) 8d NAILS
STUD TO SOLE PLATE	TOE NAIL (3)8d OR (2)16d NAILS
DOUBLE STUDS	FACE NAIL 10d 24" O.C.
DOUBLE TOP PLATES	FACE NAIL 10d 24" O.C. 24" MIN .OFFSET OF END JOINTS/LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL (2)–10d
RIM JOIST TO TOP PLATE	TOE NAIL 8d 6" O.C.
BUILT–UP HEADER	TWO PIECES WITH ½" SPACER 16d 16" O.C. TO STUD: TOE NAIL (4) 8d
CEILING JOIST	LAPS OVER PARTITIONS AND PARALLEL TO RAFTERS: FACE NAIL (3) 10d TO PLATE: TOE NAIL (3) 8d
RAFTER TO PLATE	TOE NAIL (2) 16d
BUILT–UP CORNER STUDS	10d 24" O.C.

* FOR COMPLETE TABLE SEE 780 CMR TABLE 5602.3(1)



SONOTUBE FOUNDATION

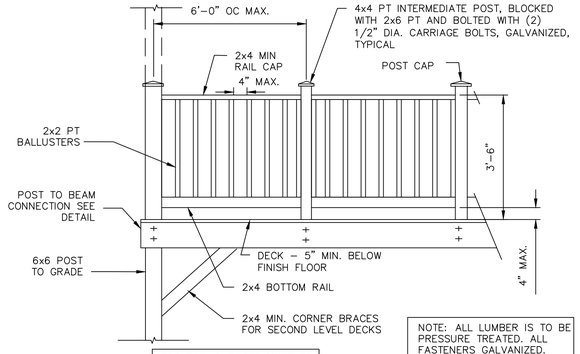
SCALE: 1/2"=1'–0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0–5 FT RUNS
(4) STRINGERS 5–9 FT RUNS
(5) STRINGERS 9–14 FT RUNS

TYPICAL EXTERIOR STAIR DETAIL

SCALE: 1/2"=1'–0"



TOP RAIL & POSTS MUST BE CAPABLE OF WITHSTANDING 200 POUND FORCE APPLIED AT ANY LOCATION

NOTE: ALL LUMBER IS TO BE PRESSURE TREATED. ALL FASTENERS GALVANIZED.

SEE ARCHITECTURAL FOR RAILING DETAILS

DECK ELEVATION
& TYPICAL RAILING DETAIL

SCALE: 1/2"=1'–0"

CLIENT:

—

DRAWING NOTES:

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OWNER:

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

STRUCTURAL
MATERIALS
& NOTES II
& DECK DETAILS

STAMP:

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LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER

SEPTEMBER 9, 2022

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boston planning & development agency

BPDA Design Review Provisos
1-8 Kinsale Lane, Hyde Park
Neighborhood Design Overlay District
7/10/23

General

1. All changes to the exterior and/or site plans shall be submitted to the Boston Planning & Development Agency ("BPDA") for review and approval.
2. All building improvements shall be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA.
3. All site improvements, including but not limited to hardscape and plantings, must be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA for a delay in completing the site improvements.

Site

4. See lot-specific landscape plans for approved driveway dimensions.

Building

5. Where applicable, exposed foundations should be clad in stone to match retaining wall on site.

Mechanical

6. The final location of the HVAC compressors, gas meters, electric meters, generators, switchgear, and transformers shall be adequately screened from public view and will not be allowed in the front yard.
7. All mechanical vents shall be through the roof or rear wall and shall not be visible from the public street. Vents located on elevations that do not directly face a public way should be composed on the facade so as to minimize their appearance.

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RESIDENTIAL SUB-DIVISION :

8 KINSALE LANE LOT 5 , TYPE C
BOSTON (HYDE PARK), MASSACHUSETTS

AUGUST 2, 2021 PERMIT SET ERT1230791
SEPTEMBER 22, 2022 REVISED PER BPDA REVIEW

	LOT AREA DWELLING	LOT WIDTH	LOT FRONTAGE	FAR	HEIGHT ST	HEIGHT HGT	OPEN SPACE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
1F-9000										
ALLOWED	9,000 SF	70 FT	70 FT	.3	2-1/2	35 FT	1,800 SF	25 FT	10 FT	40 FT
PROPOSED	10,055 SF	84 FT	87 FT	1962/10,055= .20	2-1/2	31-1 13/4" FT	7,537 SF	25.1 FT	25.3 FT	40.0 FT & 40.2 FT

2 ZONING
12" = 1'-0"



GENERAL NOTES, STANDARDS AND CONDITIONS:

INDUSTRY STANDARDS: THE FOLLOWING CONSTRUCTION AND CODE STANDARDS SHALL HAVE THE SAME FORCE AND EFFECT AS IF BOUND INTO THE CONTRACT DOCUMENTS.

780CMR MASSACHUSETTS STATE BUILDING CODE 9TH EDITION
ACI AMERICAN CONCRETE INSTITUTE
ADA AMERICANS WITH DISABILITIES ACT
APA ENGINEERED WOOD ASSOCIATION
ASHRAE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWI ARCHITECTURAL WOODWORK INSTITUTE
CRI CARPET AND RUG INSTITUTE
CSI CONSTRUCTION SPRECIFICATION INSTITUTE
FM FACTORY MUTUAL
FSC FOREST STEWARDSHIP COUNCIL
IBC INTERNATIONAL BUILDING CODE
MAAB MASSUCHUSETTS ARCHITECTURAL ACCESS BOARD
MPI MASTER PAINTERS INSTITUTE
NFPA NATIONAL FIRE PROTECTION INSTITUTE
NOFMA WOOD FLOOR MAUFACTURERS INSTITUTE
OSHA OCCUPATIONAL SAFETY AND HAZARD ASSOC.
SDI STEEL DOOR INSTITUTE
SMACNA SHEET METAL AIR COND. CONTRACTORS ASSOC.
UL UNDERWRITERS LABORATORY
USGBC US GREEN BUILDING COUNCIL

GENERAL NOTES:

1. ALL PERMITS AND LICENSES SHALL BE SECURED BY THE CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MA STATE BUILDING CODE AND ALL OTHER CODES, ORDINANCES AND STANDARDS NOTED ABOVE. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS AND PROCEED AFTER THEY ARE RESOLVED.
2. CONTRACTOR AND ALL SUBS SHALL BE LICENSED IN THE STATE OF MASSACHUSETTS AND SUPPLY PROOF OF ADEQUATE GENERAL LIABILITY AND WORKMANS COMP INSURANCE TO THE OWNER AND ARCHITECT.
3. CONTRACTOR SHALL PREPARE A SCHEDULE OF VALUES AND SUBMIT PERCENTAGES OF COMPLETION ALONG WITH THE MONTHLY REQUISITION FOR PAYMENT.
4. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, STRUCTURAL, MEP/FP, CIVIL AND LANDSCAPE WORK PERFORMED BY SUBCONTRACTORS IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DRAWINGS AND SUBMIT SHOP DRAWINGS DEMONSTRATING COORDINATION AND UNDERSTANDING.
5. ALL NOTATIONS AND INDICATIONS ON THE DRAWINGS APPLYING TO ONE AREA OR CONDITION SHALL APPLY TO OTHER SIMILAR AREAS OR CONDITIONS ON THE DRAWINGS UNLESS OTHERWISE NOTED.
6. PROVIDE SEALANT AT ALL INTERIOR AND EXTERIOR JOINTS, TYPICAL.
7. PROVIDE FLASHINGS AT ALL OPENINGS, WINDOWS, DOORS, CONNECTIONS AND TRANSITIONS TO INSURE A WATERTIGHT BUILDING WIDE INSTALLATION.
8. PROVIDE ALL ACCESS PANELS AS REQUIRED BY CODE AND REQUIRED BY ARCHITECTURAL, MEP/FP EQUIPMENT AND INSTALLATIONS WHETHER OR NOT INDICATED ON THE PLANS. ACCESS PANELS SHALL BE FLUSH AND LOCATIONS COORDINATED WITH THE ARCHITECT.
9. CONTRACTOR SHALL COORDINATE ALL SIZE AND LOCATIONS OF ALL SLAB AND WALL OPENINGS INCLUDING PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS OR PER COORDINATION WITH EACH TRADE.
10. ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS AND FLOORS SHALL BE FIRE STOPPED AND SMOKE SEALED WITH AN APPROVED RATED ASSEMBLY OR WITH MECHANICAL FIRE DAMPERS.

GEOTECHNICAL REPORT
1. IF APPLICABLE TO THE PROJECT REFER TO GEOTECHNICAL REPORT FOR EXCAVATION AND SUB SURFACE PREP, SHORING, FOUNDATION DESIGN AND WATERPROOFING RECOMMENDATIONS.

SITE WORK/EXISTING CONDITIONS
1. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AND/OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED. EXCAVATION AND SHORING SHALL BE DONE IN ACCORDANCE WITH OSHA REGULATIONS.
2. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE, DAMAGE TO ADJACENT PARCELS AND/OR FACILITIES TO REMAIN.
3. UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS: MAINTAIN AS REQUIRED FOR OCCUPIED FACILITIES AND/OR CAPPED/DISCONTINUED AS REQUIRED.
4. HAZARDOUS MATERIALS: IF ENCOUNTERED OWNER SHALL REMOVE UNDER A SEPARATE CONTRACT.
5. CONTRACTOR SHALL PROTECT ALL ON-SITE ITEMS AND MATERIALS FROM WEATHER AND MOISTURE. THIS INCLUDES PROTECTING THE BUILDING FROM WEATHER AND MOISTURE THROUGHOUT THE COURSE OF CONSTRUCTION DURING WHICH TIMES THE BUILDING IS EXPOSED.
6. CONTRACTOR SHALL IMPLEMENT A STRATEGY FOR DRYING MATERIALS AND PRODUCTS PRIOR TO INSTALLATION WHICH MAY HAVE A HIGH MOISTURE CONTENT.

DEMOLITION, CONSTRUCTION WASTE MANAGEMENT, NOISE MITIGATION, DUST
1. OFFSITE DISPOSAL SHALL BE DEPOSITED, RECYCLED OR RECLAIMED IN A LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL MITIGATE TO THE EXTENT POSSIBLE DUST, DEBRIS AND NOISE THROUGHOUT THE DEMOLITION AND CONSTRUCTION PROCESS. THE SITE SHALL BE MAINTAINED IN AN ORDERLY CONDITION ON A DAILY BASIS INCLUDING ALL SURROUNDING AREAS AND ADJACENT PARCELS AFFECTED BY THE SCOPE OF WORK.

4 GENERAL NOTES
1/4" = 1'-0"

DS
APPROVED
Design Review
BOSTON REDEVELOPMENT AUTHORITY
Design Review for the Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

DRAWING INDEX

		PERMIT SET	CONSTRUCTION
CIVIL			
1 OF 1	SUBDIVISION PLAN	■	
1 OF 1	PROPOSED PLOT PLAN	■	
1 OF 1	PROPOSED SITE PLAN	■	
1 OF 1	PLANTING PLAN	■	
ARCHITECTURE			
A-001	COVER SHEET & GENERAL NOTES	■	
A100	BASEMENT, GARAGE, FOUNDATION PLANS & WALL TYPES		
A101	FIRST AND SECOND FLOOR PLANS & SCHEDULES	■	
A102	ATTIC & ROOF PLANS & INTERIOR ELEVATIONS	■	
A201	REFLECTED CEILING PLANS	■	
A300	STREET ELEVATION & LEFT SIDE ELEVATION	■	
A301	REAR & RIGHT SIDE SIDE ELEVATIONS	■	
A400	BUILDING SECTION & WALL SECTION	■	
STRUCTURAL			
S-1	FOUNDATION FLOOR & ROOF FRAMING PLANS	■	
S-2	SECTIONS & DETAILS	■	
S-3	CONCRETE & TYPICAL DETAILS	■	
S-4	WOOD FRAMING DETAILS	■	
S-5	STRUCTURAL MATERIALS & NOTES	■	
S-6	STRUCTURAL MATERIALS AND NOTES II & DECK DETAILS	■	

1 LIST OF DRAWINGS
12" = 1'-0"

SPALDING TOUGIAS ARCHITECTS, INC.
WWW.STA-INC.COM
46 Waltham Street, Suite 2A
Boston, Massachusetts 02118
617-542-4522

Kinsale Lane Sub-Division

REGISTERED ARCHITECT GEORGE E. TOUGIAS No.7468 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

A001

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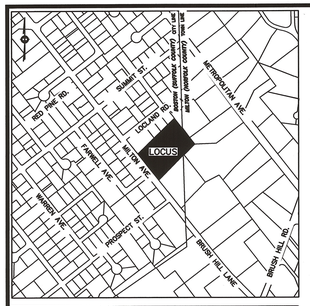

VICINITY MAP – NOT TO SCALE

RESERVED FOR REGISTERS USE ONLY

MERIDIAN OF MASS STATE PLANE COORDINATE SYSTEM

LOCHLAND STREET
(PUBLIC – 40' WIDE)

N51°47'14"E
310.05'

IR FOUND
0.40' INTO STREET

IP FOUND

IR FOUND

95.30'

133.50'

N/F
EDWARD J. &
REBECCA A. HOLLAND
136 MILTON AVENUE
BK. 8931 PG. 575
ID 1810845000

N/F
RALPH J. TIMPERI &
JENNIFER J. COCHRAN
9 LOCHLAND STREET
BK. 17990 PG. 287
ID 1810846000

N/F
COLEMAN REALTY TRUSTI
15 LOCHLAND STREET
BK. 48358 PG. 31
ID 1810847000

N/F
DON NEVILLE &
MONALISA NEVILLE
21 LOCHLAND STREET
BK. 23102 PG. 18
ID 1810848010

N/F
DADDIECO FAMILY TRUST
23 LOCHLAND ST., BOSTON
BK. 35826 PG. 222
ID 1810848010

S52°00'56"W
45.00'

N46°14'49"E
374.78' (FIELD-HELD)
377.30' (DEED)

STONE BOUND WITH
DRILL HOLE FOUND
AND HELD

IP FOUND

IP FOUND

85.91'

84.76'

97.51'

106.60'

CITY/TOWN BOUNDARY
CORNER B-M2
(HELD CENTER TOP
OF MONUMENT)

1830.3'±
N1°24'17"W

BOSTON (SUFFOLK COUNTY) CITY LINE
MILTON (NORFOLK COUNTY) TOWN LINE

S37°59'04"E
91.00'

LOT 8
A = 9,153± S.F.

N39°17'24"W
108.17'

LOT 7
A = 9,018± S.F.

S40°50'29"E
103.57'

LOT 6
A = 9,047± S.F.

N44°52'01"W
60.04'

LOT 5
A = 10,055± S.F.

94.82'

S37°59'04"E
149.22'

32.00'

2.00'

N45°19'50"W
25.52'

34.00'
N44°40'10"E

N45°19'50"W
25.52'

L=21.33'
R=13.00'

L=0.45'

L=20.42'
R=13.00'

N44°40'10"E
29.29'

N29°45'06"E
52.83'

N/F
DADDIECO FAMILY TRUST
METROPOLITAN AVE. REAR, MILTON
BK. 35774 PG. 571
MAP 4 BLOCK B LOT 7

30.70'
N47°59'17"E

L=43.57'
L=44.02'
R=760.00'

87.35'

147.42'
N44°40'10"E

60.08'

L=20.42'
R=13.00'

10.06'

S45°19'50"E
40.00'

29.94'

(CALC-HELD)
240.00' (DEED)
S38°13'49"E

238.47'

144.65'

KINSALE LANE
(40' WIDE)

STONE BOUND WITH
DRILL HOLE FOUND,
0.18' INTO STREET

S37°59'04"E
250.00'

MILTON AVENUE
(PUBLIC – 45' WIDE)

S47°59'17"W
35.35'

L=46.33'
R=800.00'
L=37.30'

L=9.04'

81.18'

S44°40'10"W
236.71'

93.94'

61.59'

L=19.51'
R=13.00'

FARWELL
AVENUE
(PUBLIC – 40' WIDE)

AREA IN BOSTON
=3,558± S.F.

162.38' (TIE LINE)
S1°24'17"E

N45°19'50"W
73.41'

LOT 1
A = 9,258± S.F.

100.05'
N45°02'38"W

LOT 2
A = 9,047± S.F.

100.00'
S45°19'50"E

LOT 3
A = 9,053± S.F.

LOT 4
TOTAL LOT
AREA =12,197± S.F.

92.83'
S37°59'04"E

AREA IN MILTON
=8,639± S.F.

N1°24'17"W
36.91'

N/F
DAVID D DESANTIS
& KATHLEEN C DOYLE
1047 METROPOLITAN AVE., MILTON
BK. 16433 PG. 444
MAP 4 BLOCK B LOT 2A

97.58'

90.72'

68.33'

120.37'

377.00'
S44°40'10"W

N/F
JEFFREY P. MORRILL
150 MILTON AVENUE
BK. 33646 PG. 63
ID 1810844000

IP FOUND

BOSTON (SUFFOLK COUNTY) CITY LINE
MILTON (NORFOLK COUNTY) TOWN LINE

N/F
CHARLES R. BLICKER &
KATHERINE M. BLICKER
1063 METROPOLITAN AVE., MILTON
BK. 32088 PG. 22
MAP 4 BLOCK B LOT 2

574.8'±
S1°24'17"E

CITY/TOWN BOUNDARY
CORNER B-M3
(HELD CENTER TOP
OF MONUMENT)

0 30 60 100
SCALE: 1" = 30'

NOTES:

INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AN ON-THE GROUND FIELD SURVEY PERFORMED BETWEEN APRIL 13, 2016 AND MAY 03, 2018, BY DESIGN CONSULTANTS, INC. (DCI).

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
MATTHEW LOWRY
No. 49625
PROFESSIONAL LAND SURVEYOR

P.L.S. Matthew Lowry
MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625

DATE 7-2-2018

LOCUS TITLE INFORMATION

MILTON AVENUE

OWNER:	MOLLIE FEENEY
DEED REFERENCE:	BK. 8953 PG. 241
PLAN REFERENCE:	BK. 7067 PG. 145
ASSESSORS:	PARCEL ID 1810844001

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P:\2016 Projects\2016-028 Milton Ave Boston\Dwg_SURVEYING\2016-028sd.dwg

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350
68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1"= 30'
VERT: ____

NO.	DATE	BY	REVISIONS

FIELD: LG
CALCS: ML
CHECKED: DG
APPROVED: ML

SUBDIVISION PLAN

KINSALE LANE

LAND LOCATED IN
BOSTON (HYDE PARK) AND MILTON, MA.
SURVEYED FOR
THE KEOHANE COMPANY

PROJECT NO. 2016-028
DATE: MAY 4, 2018
SHEET NO. 1 OF 1

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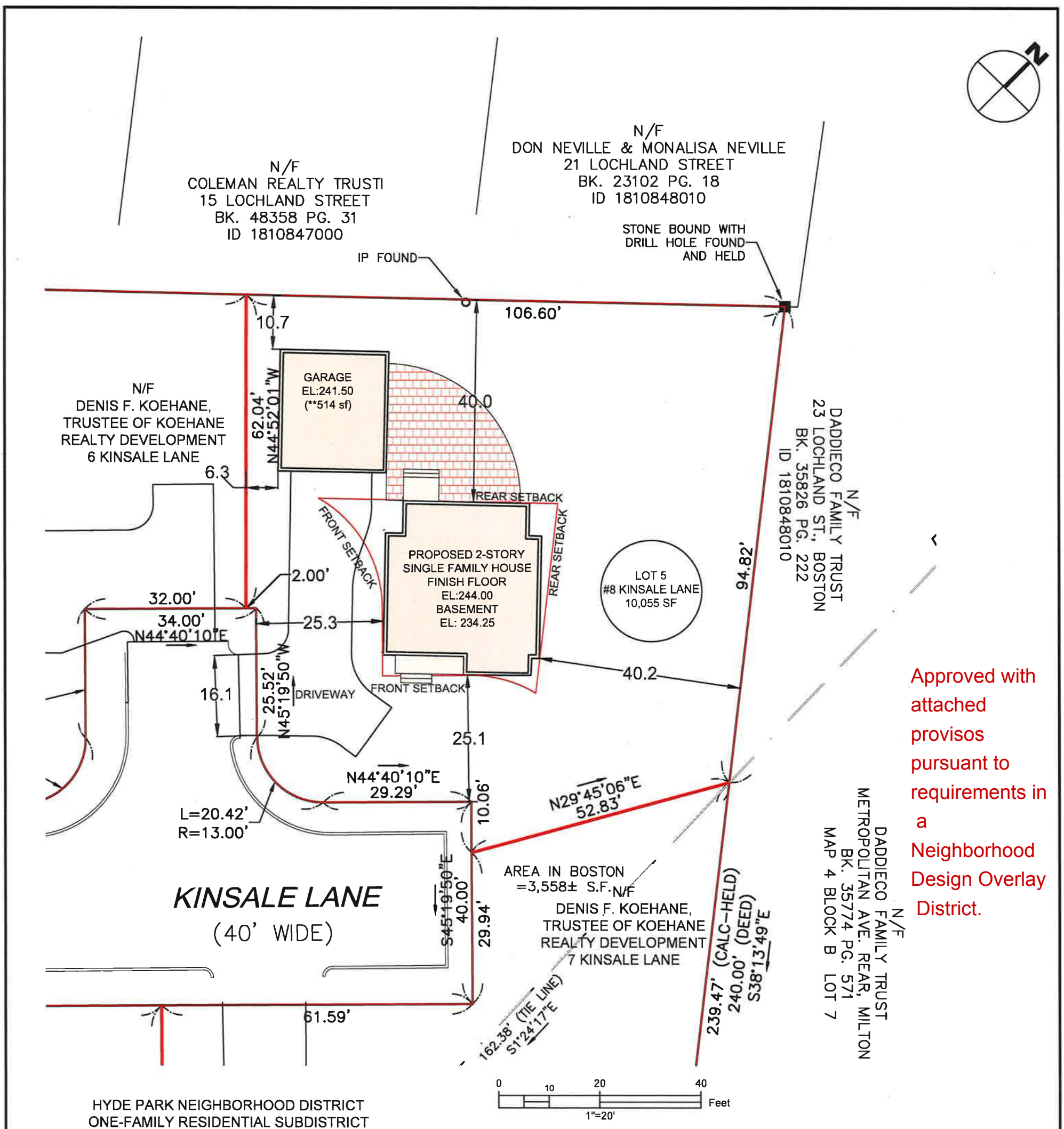

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

HYDE PARK NEIGHBORHOOD DISTRICT
ONE-FAMILY RESIDENTIAL SUBDISTRICT
(1F-9000)

LOT 5		
	REQUIRED	PROPOSED
LOT AREA	9,000 SF	10,055 SF
LOT FRONTAGE	70 LF	87 LF
FRONT SETBACK	25 LF	25.1 LF
SIDE SETBACK	10 LF	N/A
REAR SETBACK	40 LF	40.0 LF
LOT WIDTH	70 LF	84 LF
FAR	0.3	0.20
OPEN SPACE	2,064 SF	7,537 SF (75%)

*OPEN SPACE IS ALL LOT AREA EXCLUDING BUILDING & DRIVEWAYS
** GARAGE COVERS 12.3% OF REAR YARD

OWNER: DENIS F. KOEHANE, TRUSTEE OF KOEHANE REALTY DEVELOPMENT

DEED REFERANCE: SUFFOLK COUNTY REGISTRY OF DEEDS - BOOK 59087 / PAGE 32

REFERNACE PLAN: SUFFOLK COUNTY REGISTRY OF DEEDS - PLAN YEAR 2021 / PLAN 266

07/14/2023

DS
APPROVED
Design Section
BOSTON REDEVELOPMENT AUTHORITY
Design Review for the Board of Appeal
Signature

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. SMITH JR. No. 35794
PROFESSIONAL LAND SURVEYOR

10-5-21

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 5
8 KINSALE LANE,
BOSTON, MA

SHEET NAME
CERTIFIED PLOT PLAN

SHEET NO.
C105

DR BY:	GS
CHK BY:	RS
PROJ NO:	2016-028
DATE:	10-05-2021
SCALE:	1" = 20'

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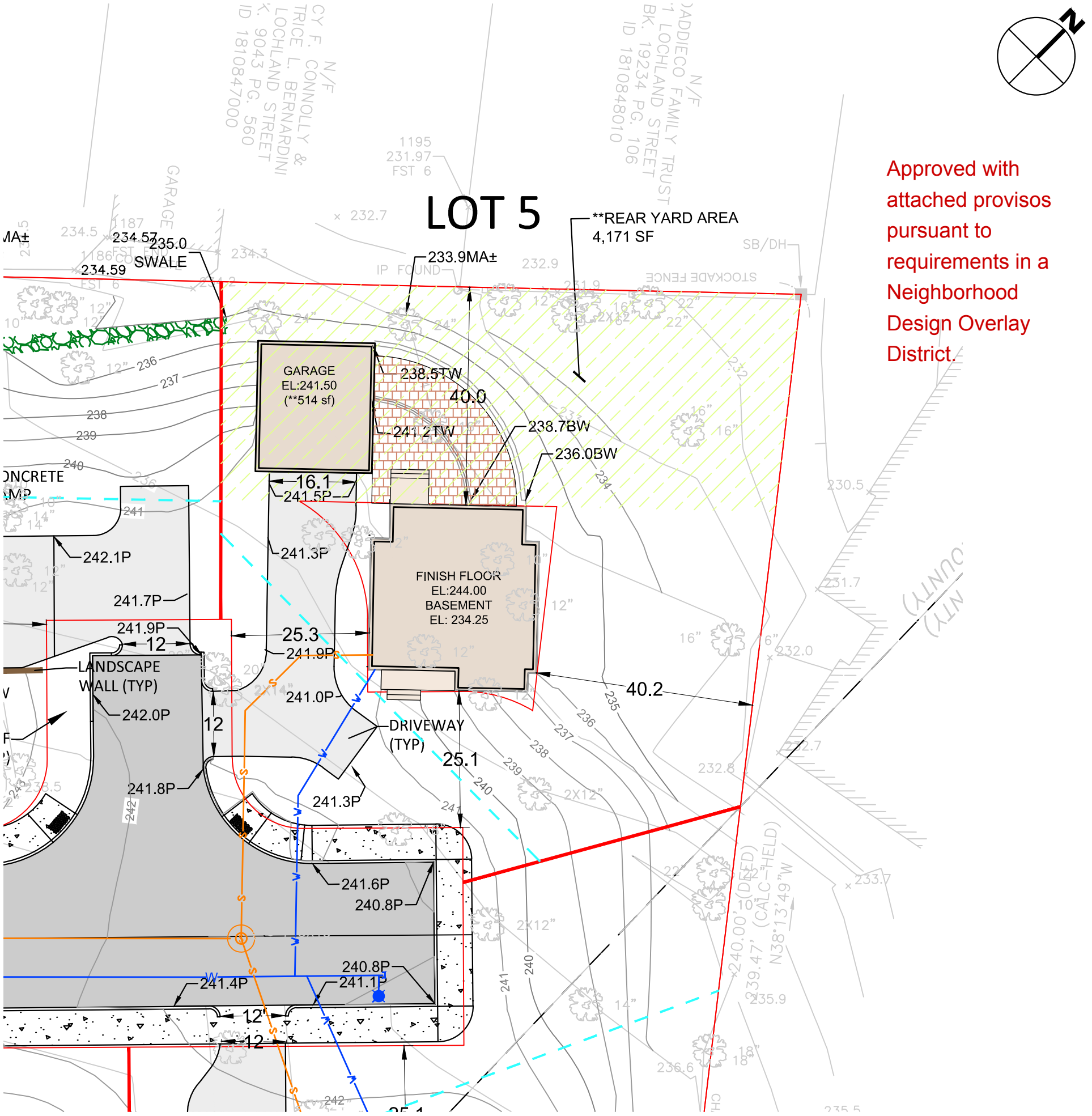

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

LOT 5	
LOT AREA	10055 SF
LOT FRONTAGE	87.3 LF
RIGHT SIDE	52.8 LF
LEFT SIDE	62.0 LF
REAR	201.4 LF
LOT WIDTH	84 LF
OPEN SPACE	7537 SF (75%)

*OPEN SPACE IS ALL LOT AREA EXCLUDING BUILDING & DRIVEWAYS
** GARAGE COVERS 12.3% OF REAR YARD

DS
APPROVED
Design Section
BOSTON REDEVELOPMENT AUTHORITY
Design Review for the Board of Appeal
Signature

07/14/2023

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 38408
REGISTERED PROFESSIONAL ENGINEER

LEGEND

- PROPOSED HOUSE
- PROPOSED WALL
- PROPOSED DECK
- PROPOSED DRIVEWAYS
- PROPOSED ROAD
- PROPOSED CONCRETE
- LIMIT OF WORK
- PROPOSED PATIO
- PROPOSED COVERED PORCH
- LOT WIDTH

ACRONYMS

TW	TOP OF WALL
BW	BOTTOM OF WALL
MA	MATCH
P	PAVEMENT
BOTTOM	BOTTOM OF SLOPE
TOP	TOP OF SLOPE

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 5
KINSALE LANE,
BOSTON, MA

SHEET NAME: SITE PLAN

SHEET NO.: C105

DR BY:	MH
CHK BY:	SBS
PROJ NO:	2016-028
DATE:	04-06-2021 Rev. 04-28-22
SCALE:	1" = 20'

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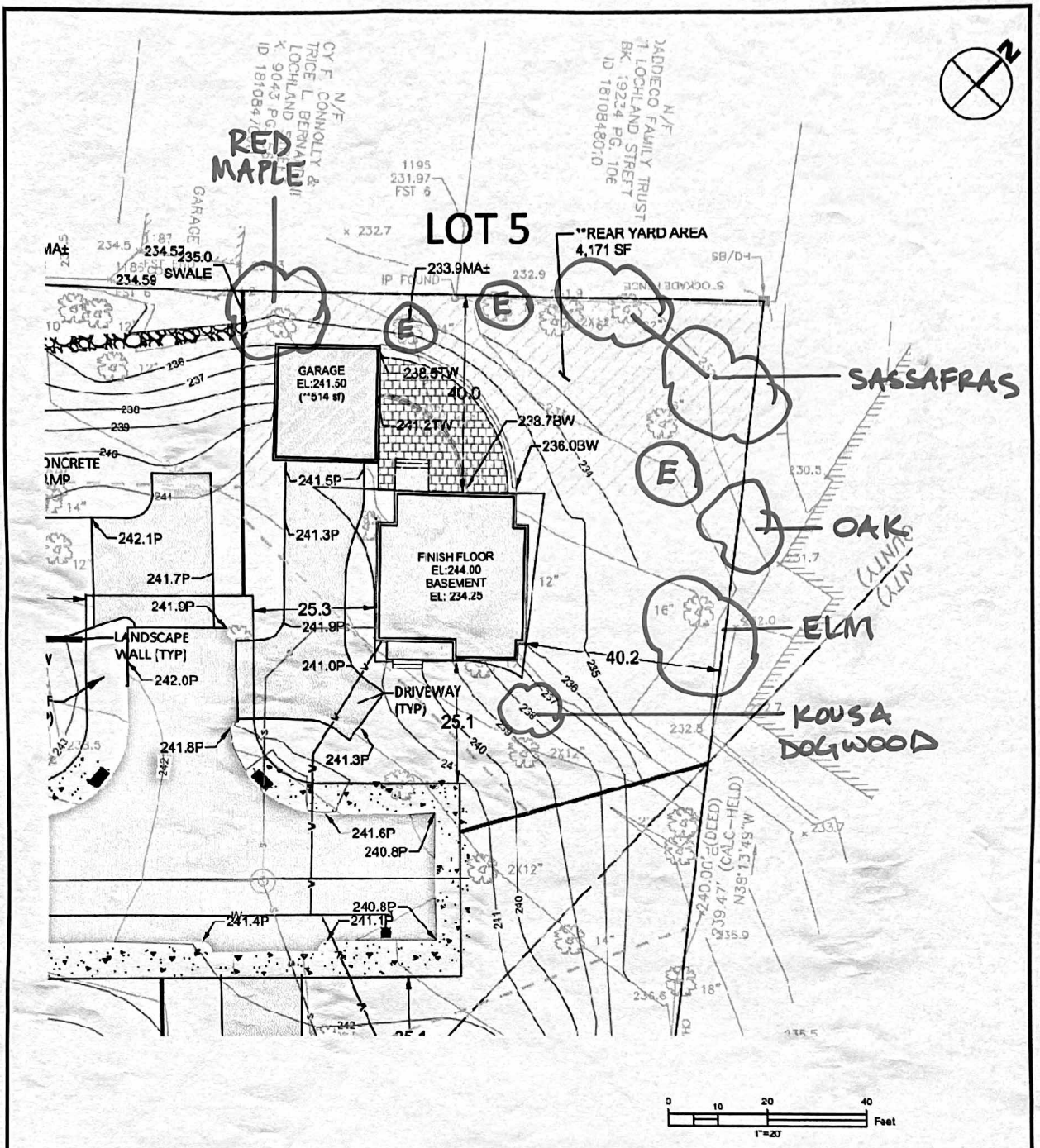

DS

APPROVED

Design Section
BOSTON REDEVELOPMENT AUTHORITY

Design Review for the Board of Appeal

Signature

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

07/14/2023

SYMBOLS:
(E)-EXISTING TREE TO SAVE IF POSSIBLE

	LOT 5 KINSALE LANE, BOSTON, MA	SHEET NAME PROPOSED SITE PLAN OF TREES	SHEET NO.	DR BY: K. MACCHI/MOLLOY CHK BY: PROJ NO: DATE: 9/19/22 SCALE: 1" = 20'

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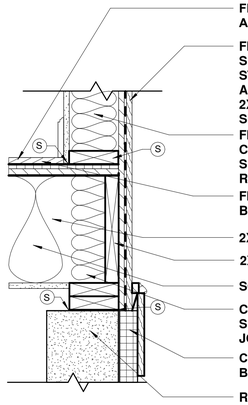


FINISHED FLOORING 1/2" HOMASOTE AND 3/4" PLYWOOD SUB FLOOR

FIBER CEMENT WOOD SIDING OR SHINGLE ATTACHED OVER 1X STRAPPING, CONTINUOUS AIR BARRIER AND 1/2" PLYWOOD SHEATHING ON 2X6 FRAMING 16" O.C., 1/2" INTERIOR SIDE PAINTED DRYWALL

FILL EXISITNG STUD CAVITY WITH CONTINUOUS CLOSED CELL SPRAY INSULATION TO ACHIEVE R20 MINIMUM

FINISH FLOORING AS SELECTED BY OWNER

2X OR I-JOIST WOOD FLOOR FRAMING

2X WOOD RIM JOIST

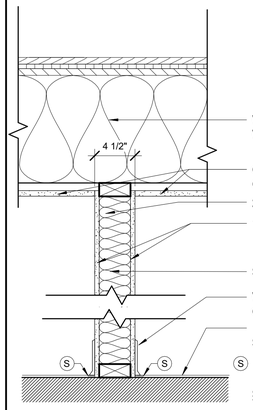
SOUND BLANKET INSULATION

CONTINUOUS CLOSED CELL SPRAY FOAM INSULATION AT RIM JOIST TO ACHIEVE R20 MINIMUM

CONT. FIBER CEMENT CAP AND 1X8 TRIM BOARD OVER 2" RIGID INSULATION

REINFORCED CONCRETE FOUNDATION WALL

1	EXTERIOR WALL/FLOOR	
	R VALUE: 20 MINIMUM	



WOOD FLOOR FRAMING WITH SOUND BLANKET

ONE LAYER 1/2" GWB PAINTED OVER WOOD STRAPPING

2X4 WOOD STUDS, 16" O.C. MAX

1 LAYER 1/2" DRYWALL EA SIDE WITH PLASTER FINISH BOTH SIDES, PAINTED.

SOUND BLANKET INSULATION, TYP.

WALL BASE AS SELECTED BY OWNER

FINISH FLOORING AS SELECTED BY OWNER

S SEALANT

SHOWN PERPENDICULAR TO FRAMING

2	INTERIOR WALL	
SIDE 1	1 LAYER 1/2" DRYWALL	
SIDE 2	1 LAYER 1/2" DRYWALL	

3 WALL TYPES
1 1/2" = 1'-0"

TWO LAYERS 5/8" TYPE X DRYWALL CEILING 1 HOUR

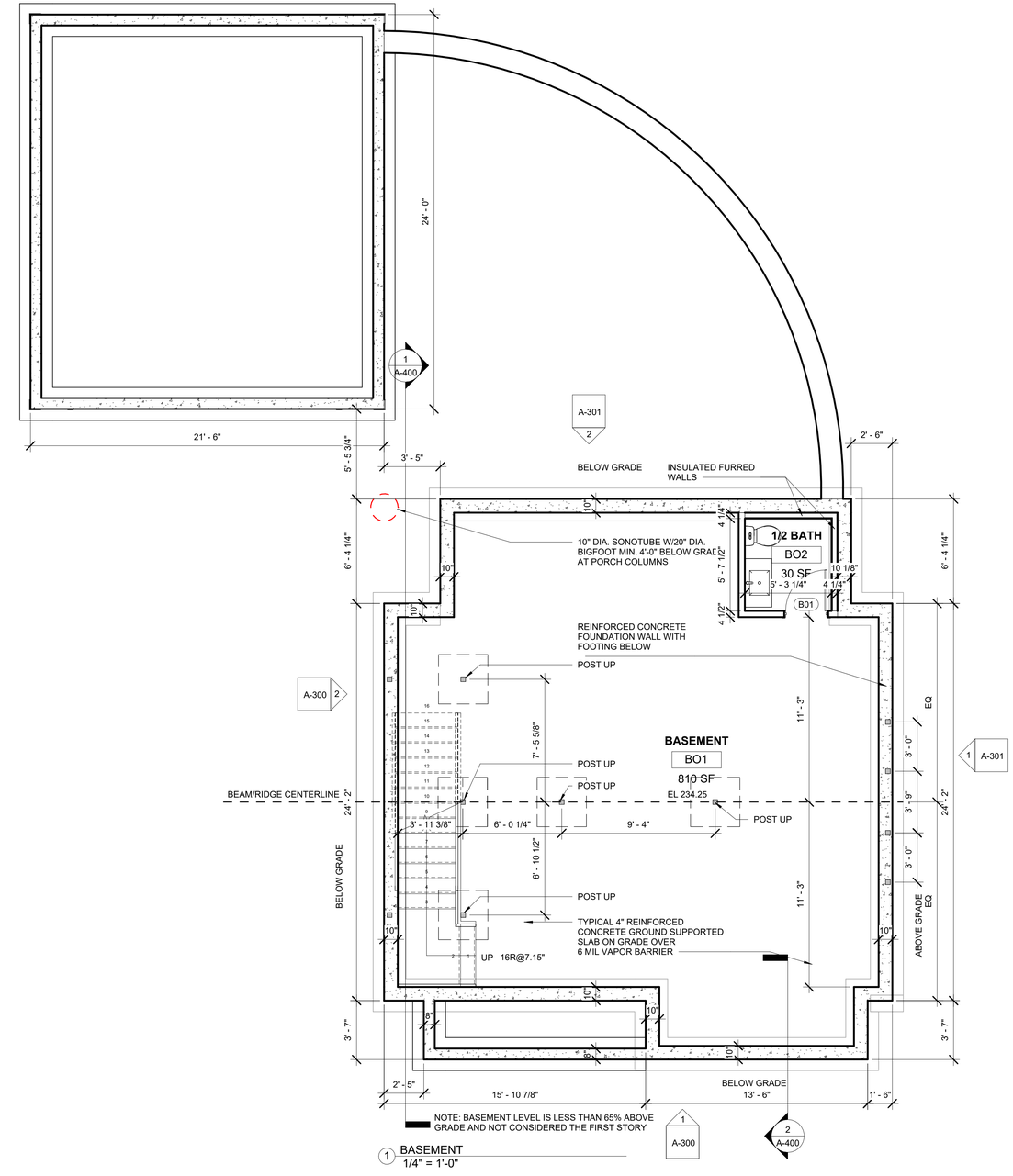
1 LAYER 5/8" TYPE X DRYWALL EA SIDE WITH PLASTER FINISH BOTH SIDES, PAINTED

5 1/2" GLASS FIBER, TYP.

2X6 WOOD STUDS, 16" O.C. MAX

S FIRE RATED SEALANT

3	1 HR GARAGE SEPARATION	U309
SIDE 1	1 LAYER 5/8" TYPE X DRYWALL	
SIDE 2	1 LAYER 5/8" TYPE X DRYWALL	



1 BASEMENT
1/4" = 1'-0"

SPALDING TOUGIAS ARCHITECTS, INC.
46 Waltham Street, Suite 2A | Boston, MA 02118
617-542-4522 | WWW.STA-INC.COM

Kinsale Lane Sub-Division

Hyde Park

No. | Date | Revision

Seal

Drawing Title

LOT 5 TYPE C BASEMENT, GARAGE & FOUNDATION PLANS & WALL TYPES

Project No. STA2019KEO
Date 08 02 21
Scale As indicated
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Drawing No. A100

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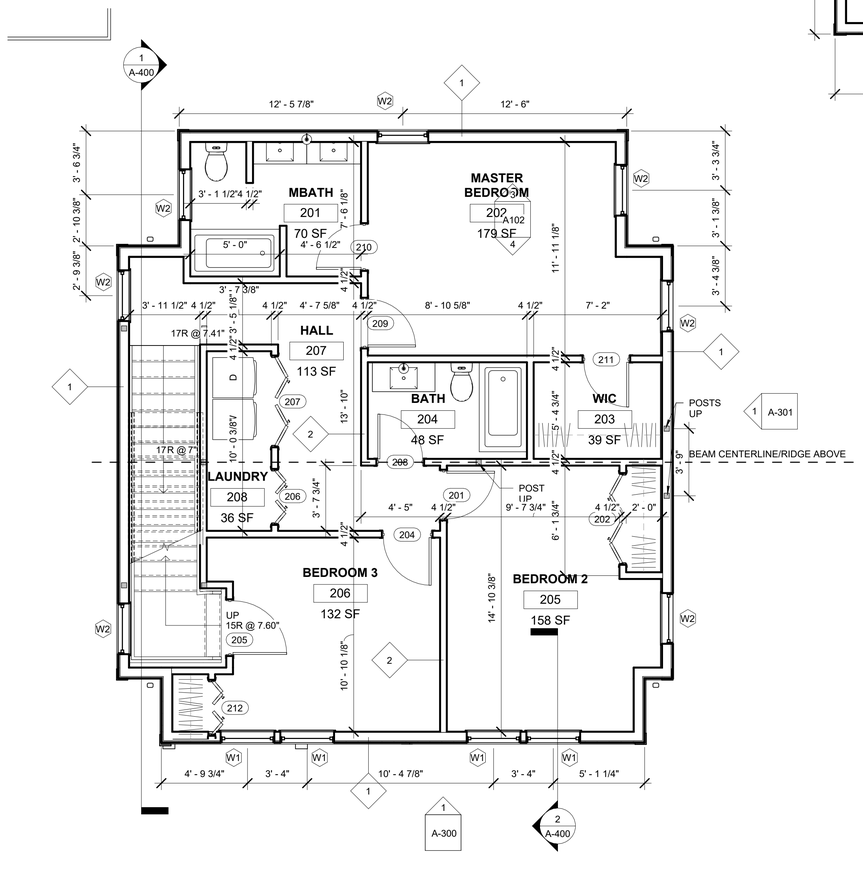
Room Schedule

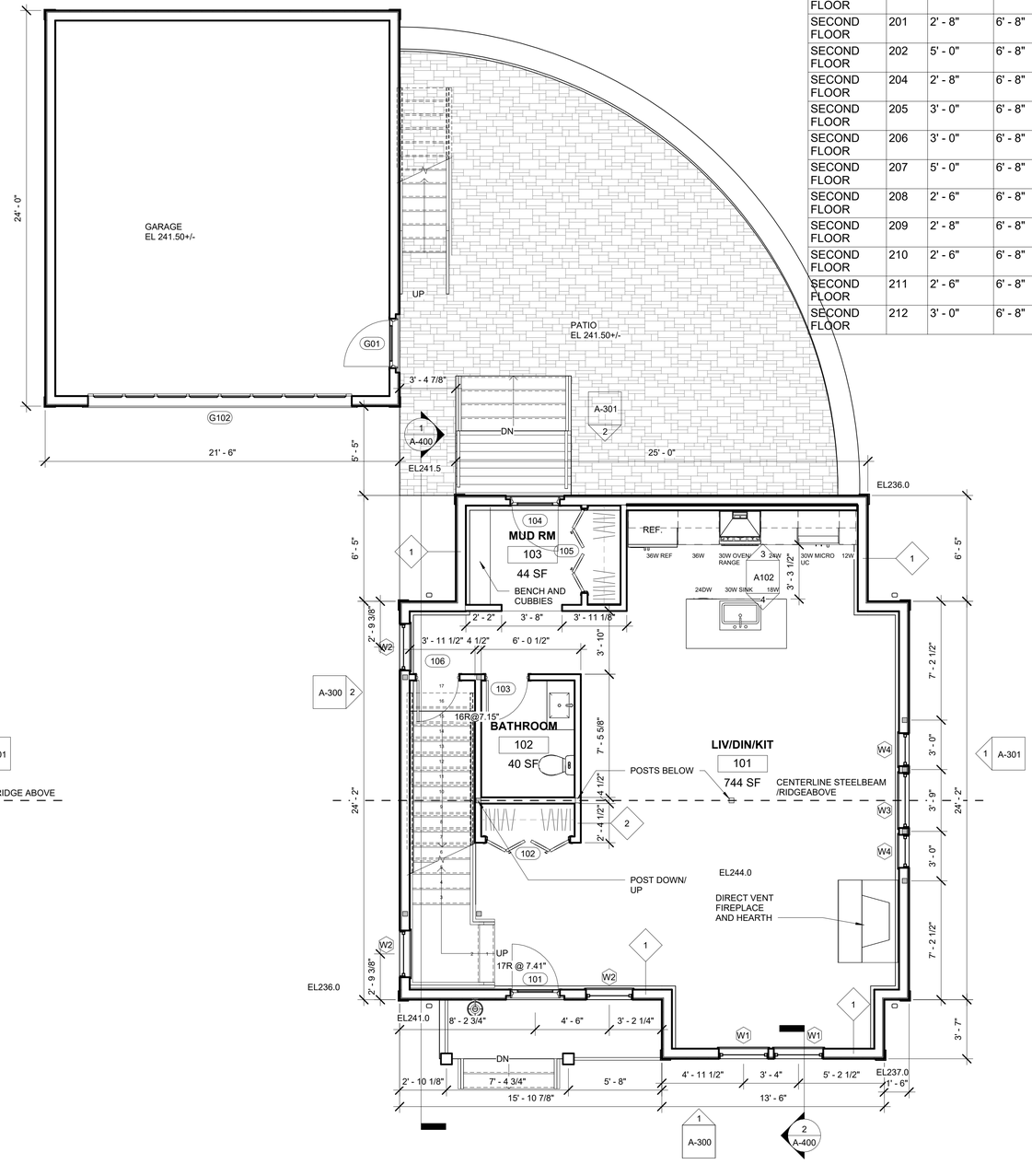
Level	Name	Number	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
BASEMENT	1/2 BATH	BO2	TILE	TILE	TILE/GWB PT	GWB PT	CEMENT BD AT WET WALL
BASEMENT	BASEMENT	BO1	CONC	CONC	CONC	GWB PT	
FIRST FLOOR	BATHROOM	102	TILE	TILE	TILE/GWB PT	GWB PT	CEMENT BD AT WET WALL
FIRST FLOOR	LIV/DIN/KIT	101	WD	WD PT	GWB PT	GWB PT	
FIRST FLOOR	MUD RM	103	TILE	TILE	GWB PT	GWB PT	
SECOND FLOOR	BATH	204	TILE	TILE	TILE/GWB PT	GWB PT	CEMENT BD AT WET WALL
SECOND FLOOR	BEDROOM 2	205	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	BEDROOM 3	206	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	HALL	207	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	LAUNDRY	208	TILE	TILE	GWB PT	GWB PT	CEMENT BD AT WET WALL
SECOND FLOOR	MASTER BEDROOM	202	WD	WD PT	GWB PT	GWB PT	CEMENT BD AT WET WALL
SECOND FLOOR	MBATH	201	TILE	TILE	TILE/GWB PT	GWB PT	CEMENT BD AT WET WALL
SECOND FLOOR	WIC	203	WD	TILE	GWB PT	GWB PT	

Door Schedule

Level	Mark	Width	Height	Door Material	Frame Material	Comments
BASEMENT	B01	2' - 6"	6' - 8"	WD	WD	
GARAGE	G01	3' - 0"	6' - 8"	WD	WD	
GARAGE	G102	16' - 0"	7' - 0"	WD	WD	
FIRST FLOOR	101	3' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	102	5' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	103	2' - 6"	6' - 8"	WD	WD	
FIRST FLOOR	104	3' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	105	5' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	106	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	201	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	202	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	204	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	205	3' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	206	3' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	207	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	208	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	209	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	210	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	211	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	212	3' - 0"	6' - 8"	WD	WD	



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



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

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Kinsale Lane Sub-Division

Hyde Park

No. | Date | Revision

Seal

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE C FIRST & SECOND FLOOR PLANS PLANS & SCHEDULES

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A101

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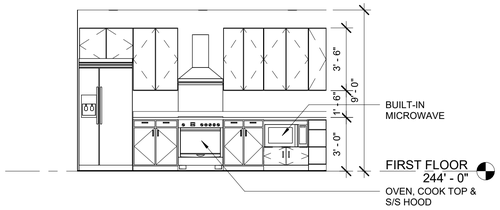
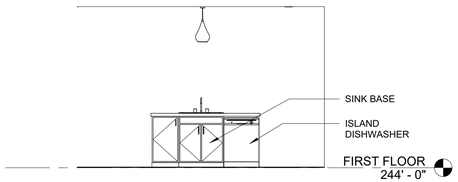
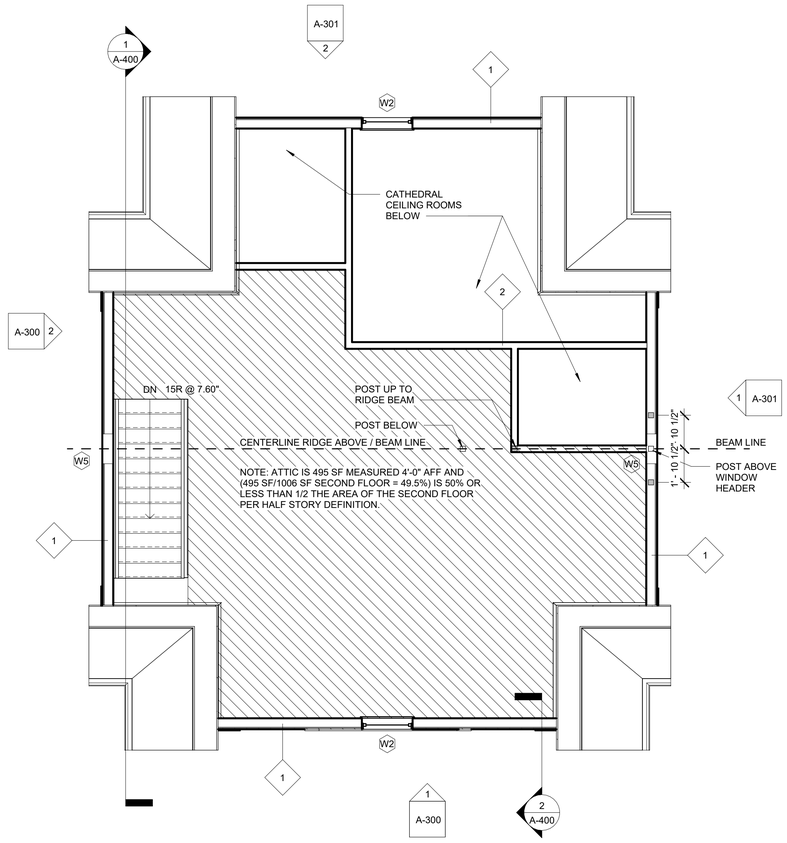


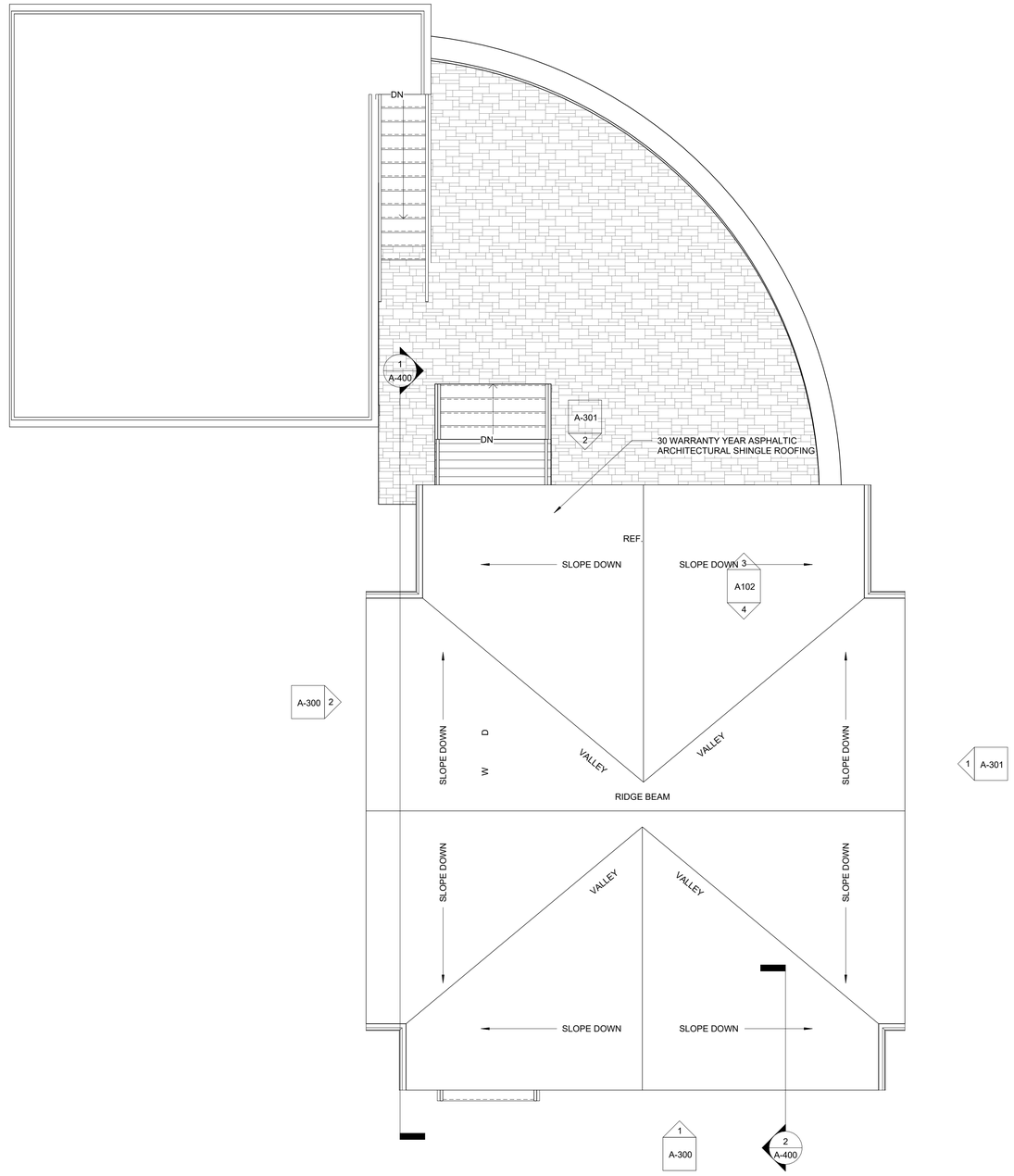
3 KITCHEN ELEVATION
1/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
1/4" = 1'-0"



2 ATTIC
1/4" = 1'-0"



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

ROOF GENERAL NOTES:
1. PROVIDE CONTINUOUS 30" WIDE PERIMETER ICE AND WATERSHIELD
2. PROVIDE CONTINUOUS ALUMINUM EAVE FLASHING WITH DRIP EDGE
3. PROVIDE CONTINUOUS ASPHALT SHINGLE VALLEY AND COPPER FLASHING. IN ADDITION ALTERNATE LAP COURSES FROM EACH SIDE OF VALLEY AND EXTEND 12" BEYOND VALUE CENTERLINE.
4. PROVIDE CONTINUOUS STEP FLASHING AND CRICKETS IF NECESSARY AT DORMERS
5. PROVIDE ROOF JACKETS WITH NEOPRENE GASKETS TO SEAL ALL PLUMBING, MECHANICAL AND ALL OTHER ROOF PENETRATIONS.
6. PROVIDE CONTINUOUS EAVE AND RIDGE VENTING (NOT REQUIRED WITH CLOSED CELL INSULATION).
7. GUTTERS SHALL BE 6" ALUMINUM WITH SUPPORTING BRACKETS 48" O.C. WITH MATCHING RECTANGULAR ALUMINUM DOWNSPOUTS STRAPPED TO SIDING AT TOP, MIDDLE AND BOTTOM MINIMUM

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COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE C ATTIC AND ROOF PLAN

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A102

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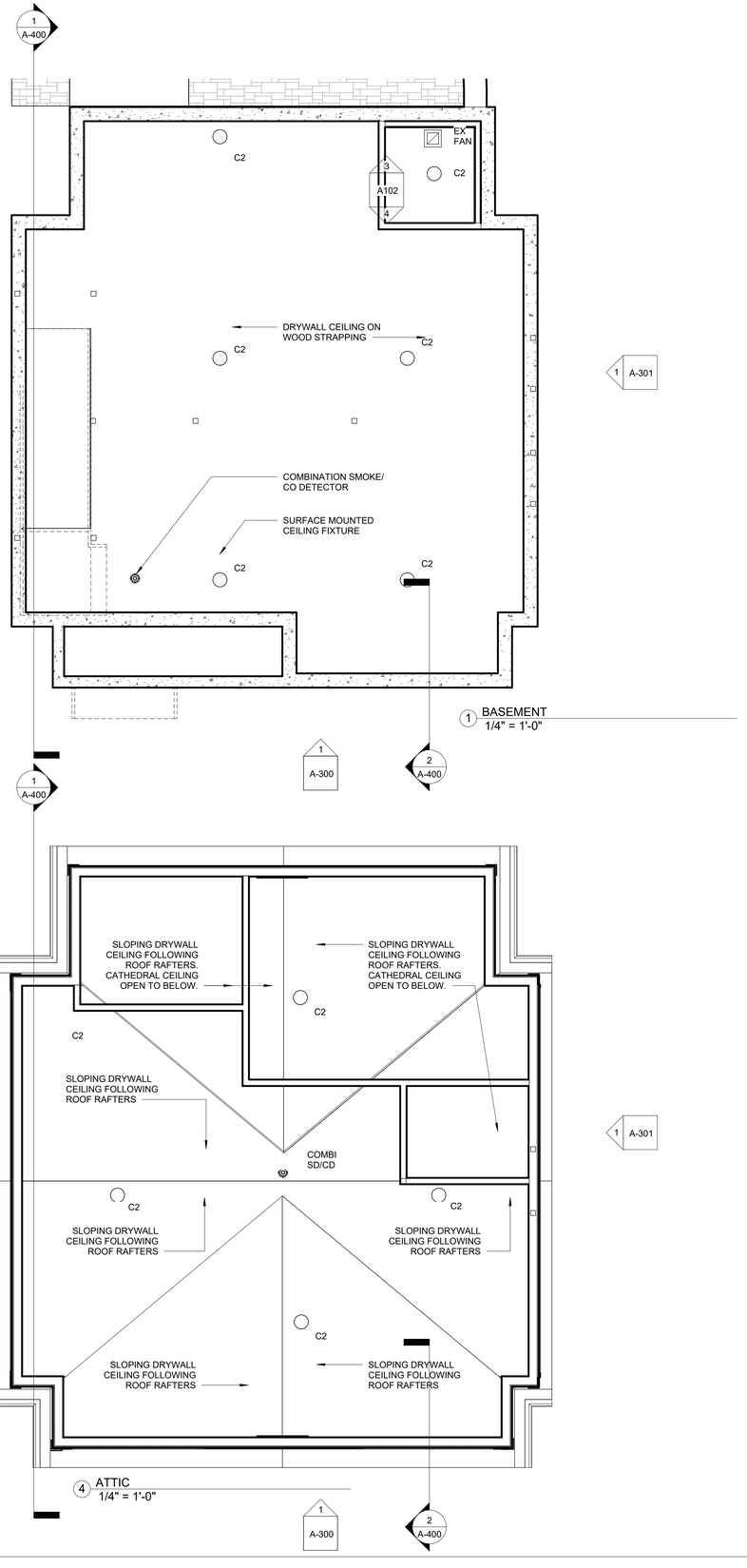
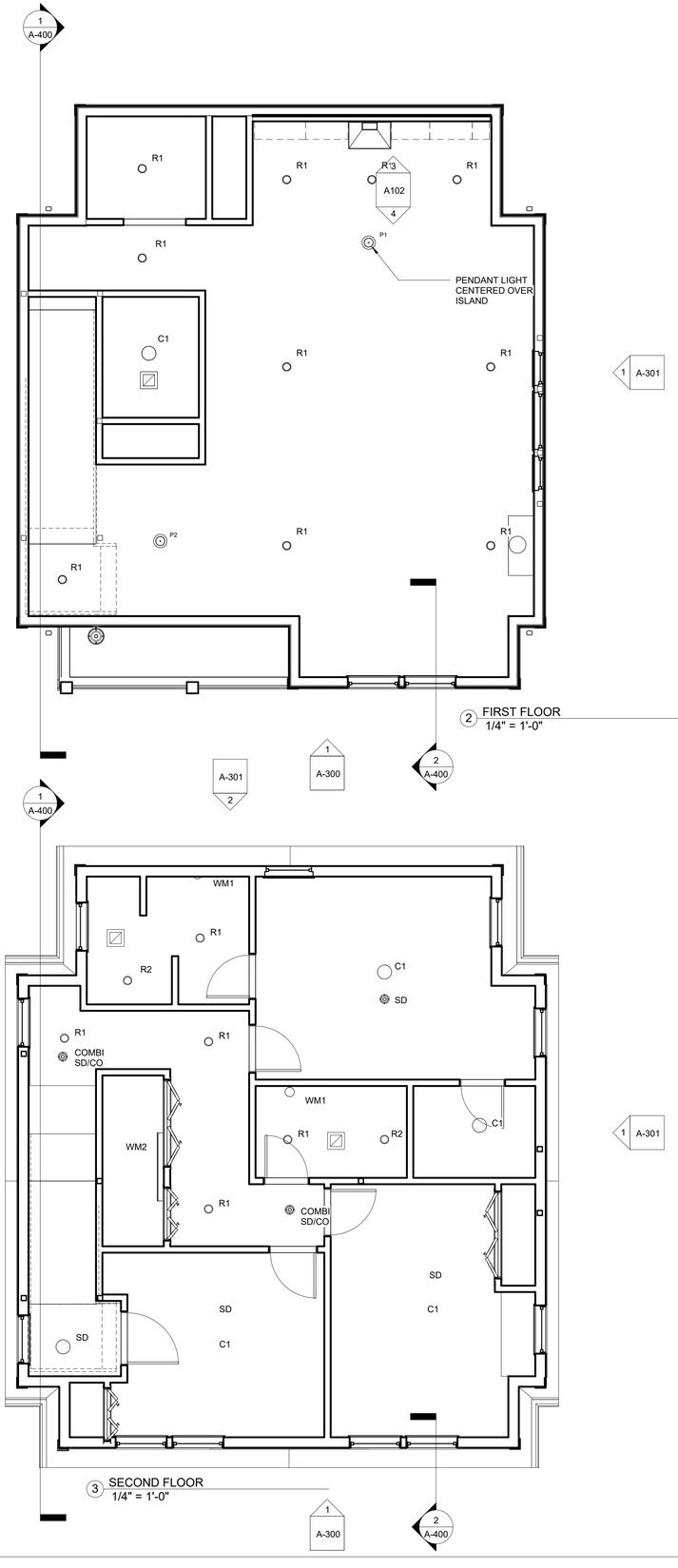


1 BASEMENT
1/4" = 1'-0"



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

4 ATTIC
1/4" = 1'-0"

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

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No.	Date	Revision

Seal

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
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COMMONWEALTH OF MASSACHUSETTS

Drawing Title

REFLECTED CEILING PLANS

Project No.	STA2019KEO
Date	08 02 21
Scale	1/4" = 1'-0"
Drawn By	GT
Checked By	CFT
Drawing No.	A-201

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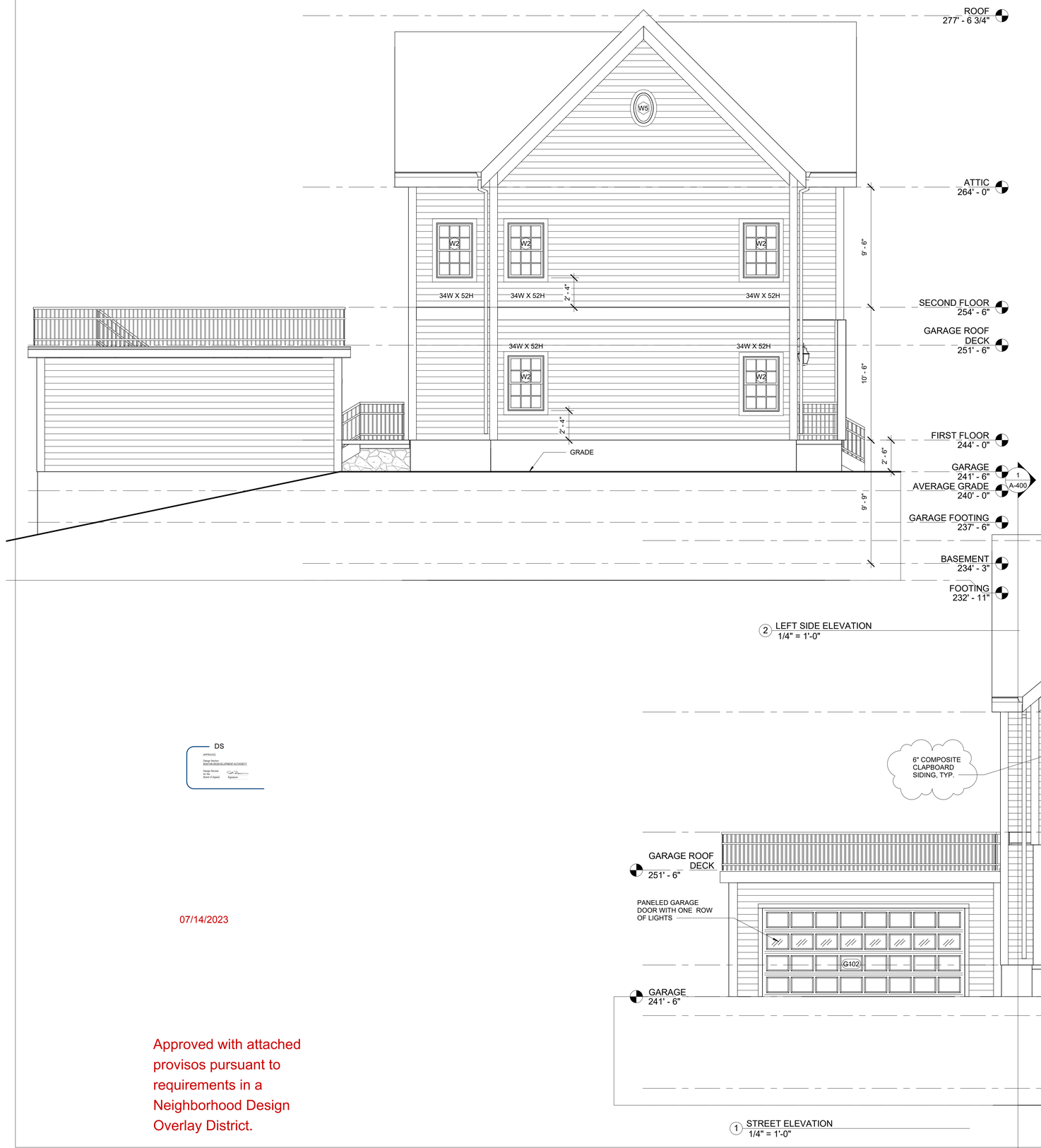
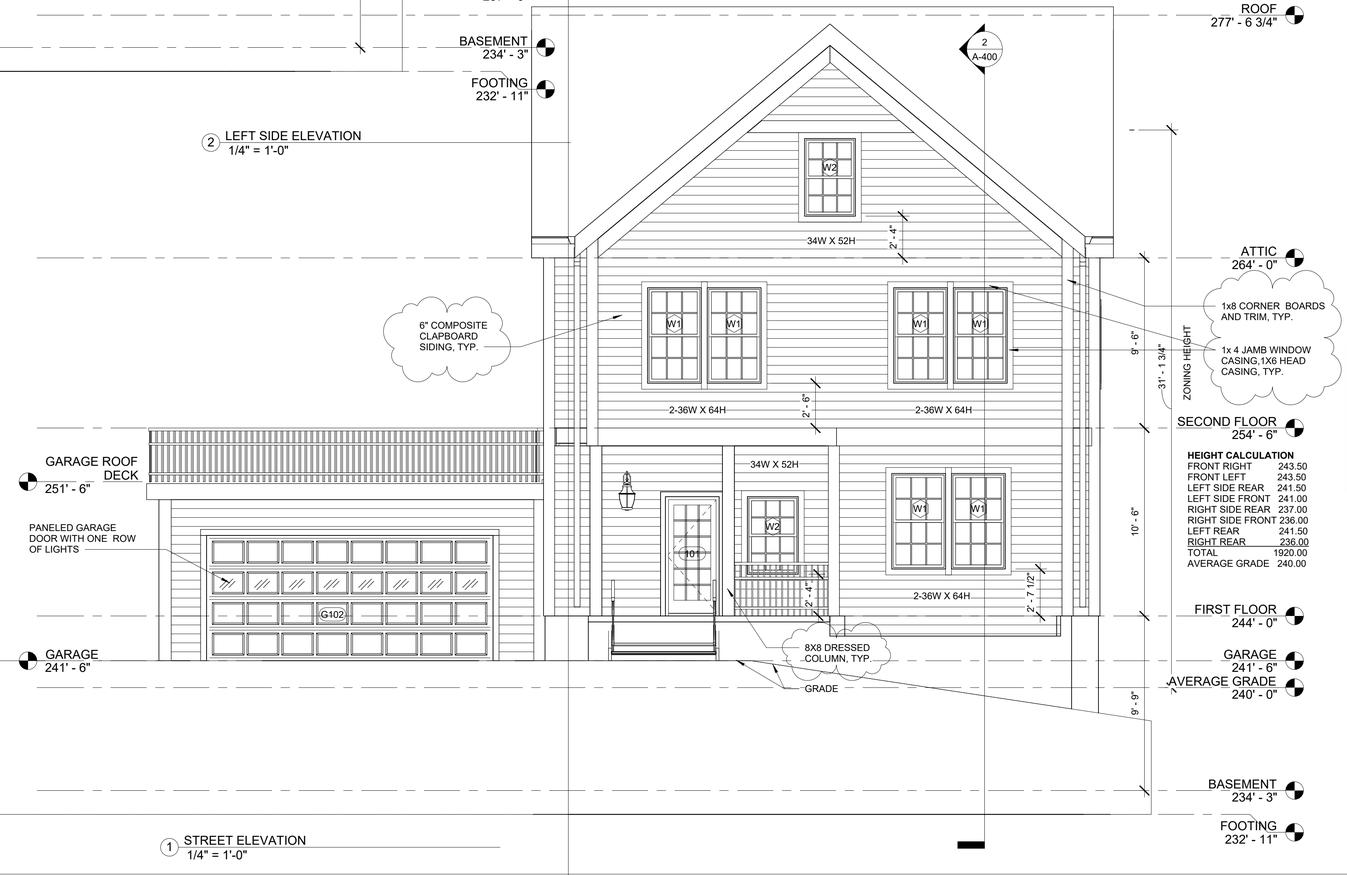


2 LEFT SIDE ELEVATION
1/4" = 1'-0"



HEIGHT CALCULATION

FRONT RIGHT	243.50
FRONT LEFT	243.50
LEFT SIDE REAR	241.50
LEFT SIDE FRONT	241.00
RIGHT SIDE REAR	237.00
RIGHT SIDE FRONT	236.00
LEFT REAR	241.50
RIGHT REAR	236.00
TOTAL	1920.00
AVERAGE GRADE	240.00

1 STREET ELEVATION
1/4" = 1'-0"

DS
APPROVED
Design Review
BOSTON REDEVELOPMENT AUTHORITY
Design Review
Date
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

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Hyde Park

No.	Date	Revision
1	9 22 22	BPDA REVIEW

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Seal

Drawing Title

TYPE C STREET & LEFT SIDE ELEVATION LOT 5 8 KINSALE

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT

Drawing No. A-300

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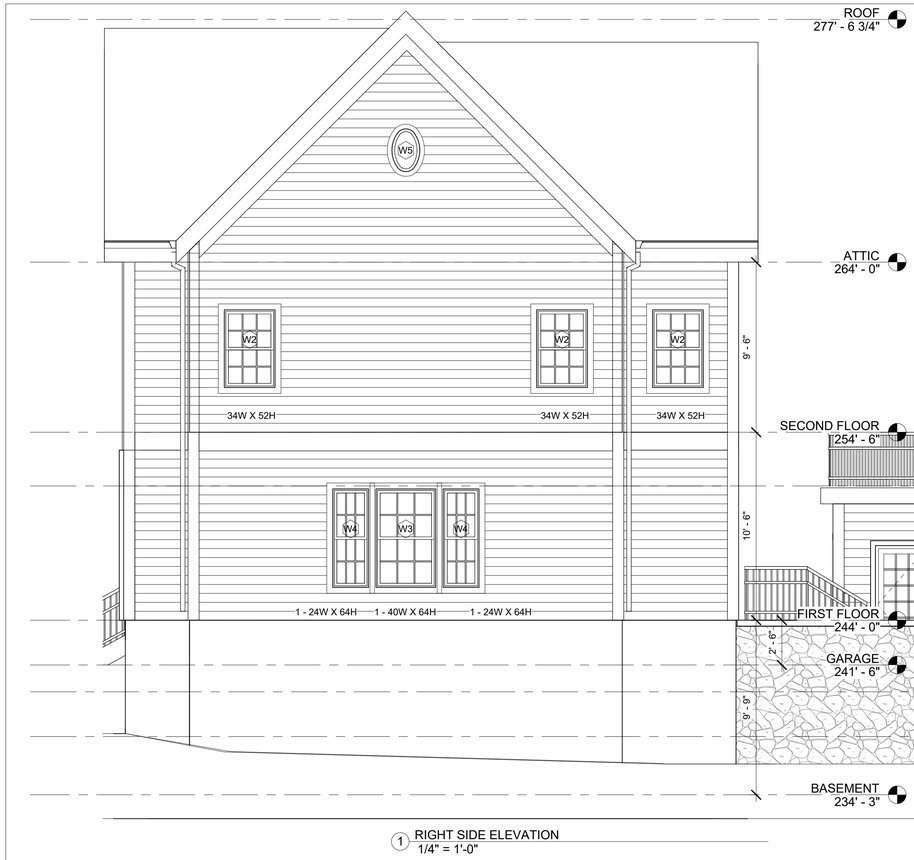
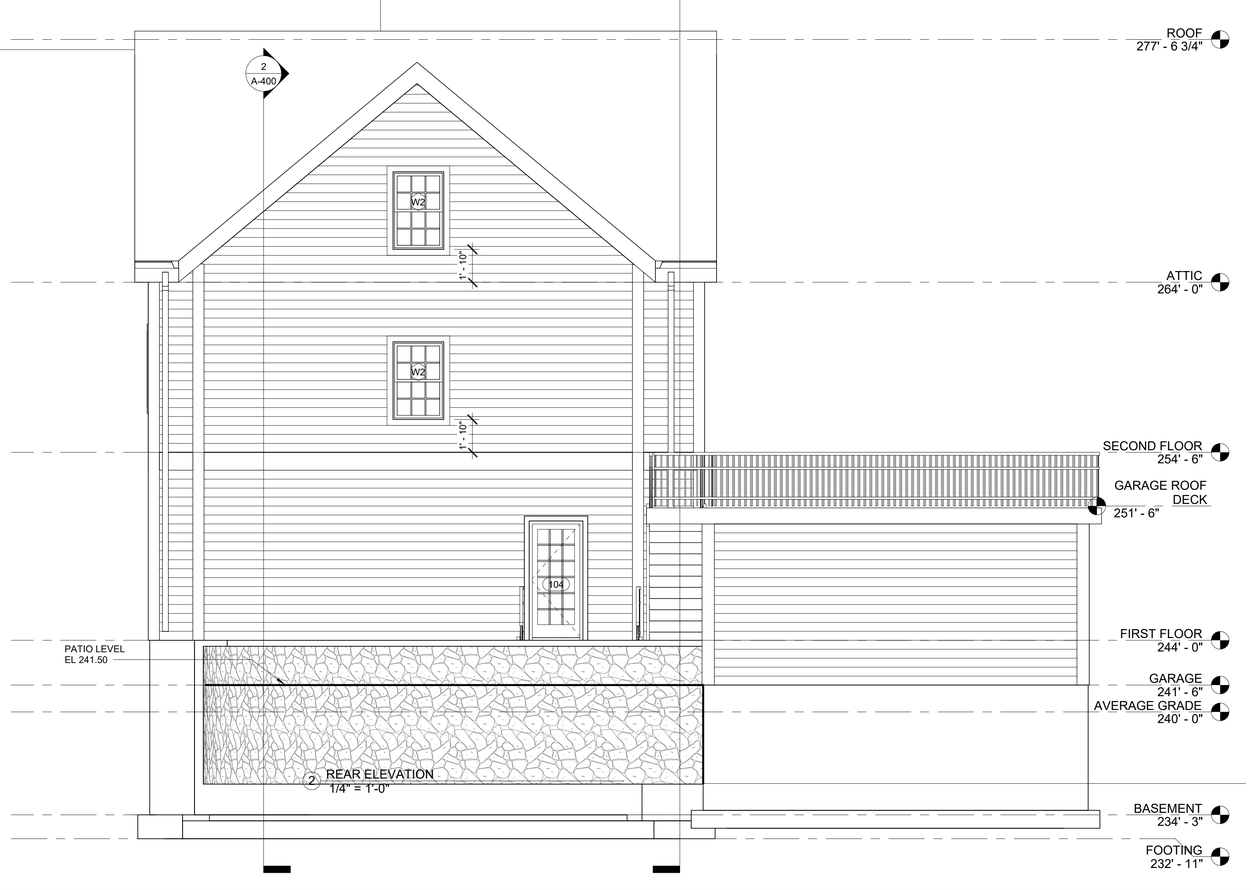


1 RIGHT SIDE ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

DS
APPROVED
Design Review
Boston Redevelopment Authority
Design Review
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

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Drawing Title

TYPE C REAR & RIGHT SIDE ELEVATIONS

Project No. STA2019KEO
Drawing No. A-301
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
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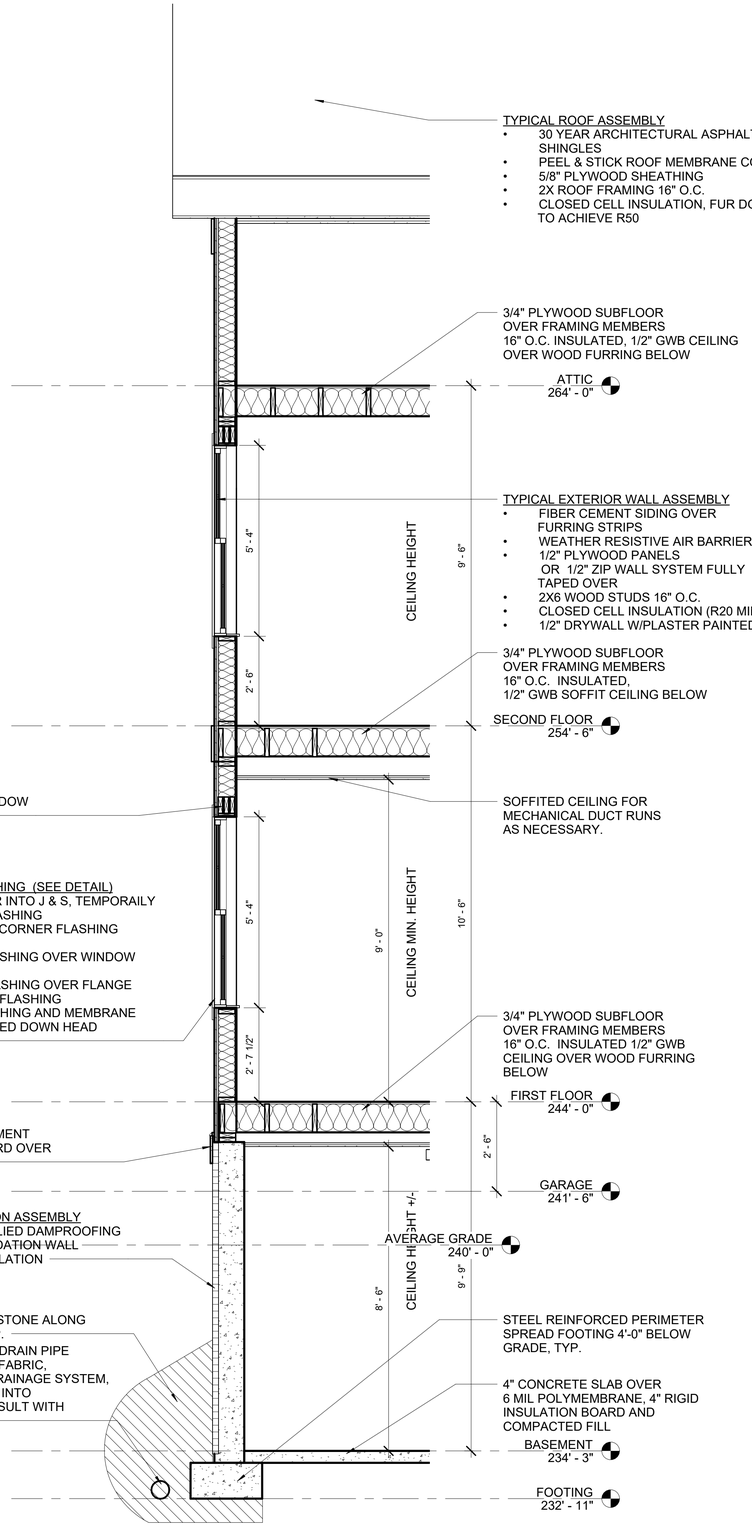
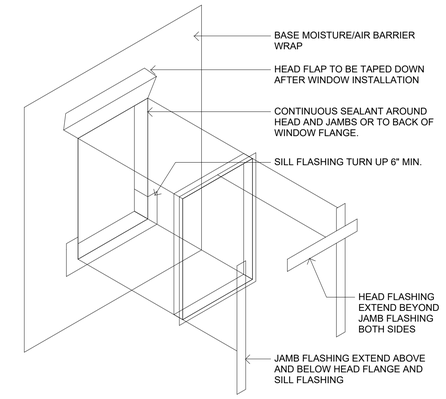
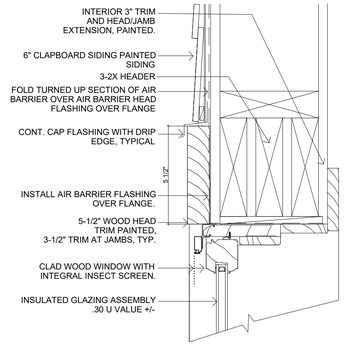


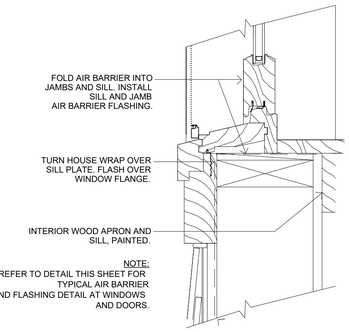
2 Section 2
1/2" = 1'-0"



3 WINDOW FLASHING
3" = 1'-0"

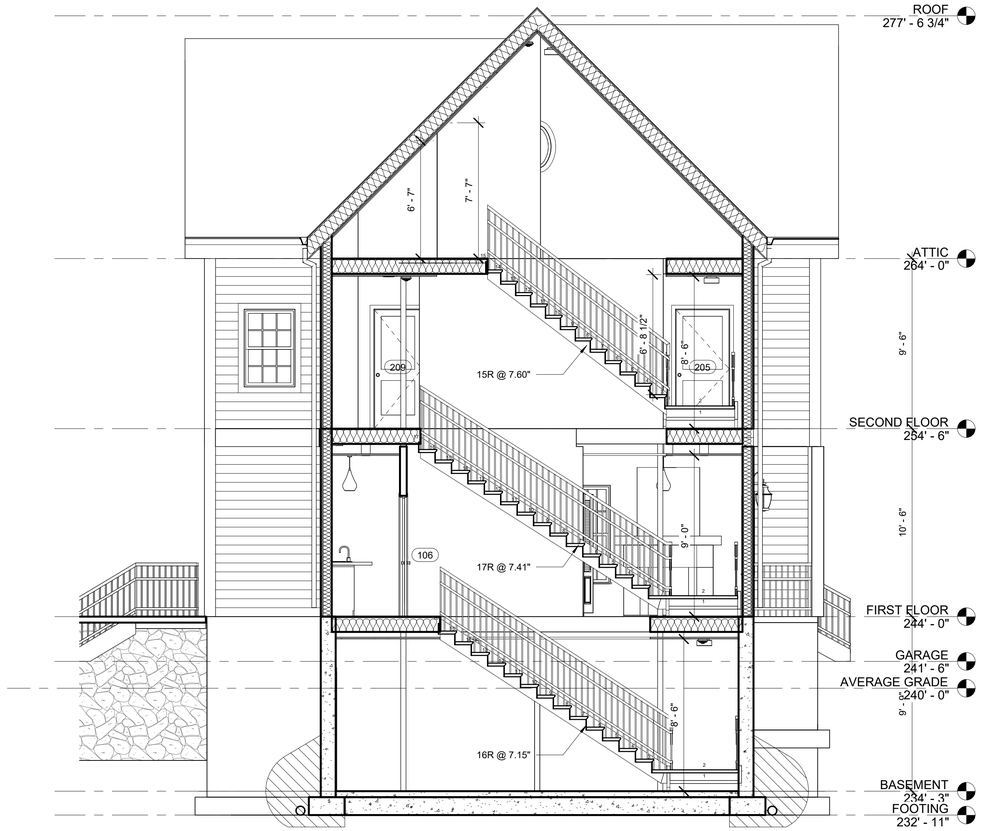


HEAD DETAIL
SCALE: 3" = 1'-0"



SILL DETAIL
SCALE: 3" = 1'-0"

4 WINDOW DETAILS
3" = 1'-0"



1 Section 1
1/4" = 1'-0"

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REGISTERED ARCHITECT GEORGE E. TOUGIAS No. 7468 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE C BUILDING SECTION & WALL SECTION

Project No. STA2019KEO
Date 05 12 21
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Drawing No. A-400

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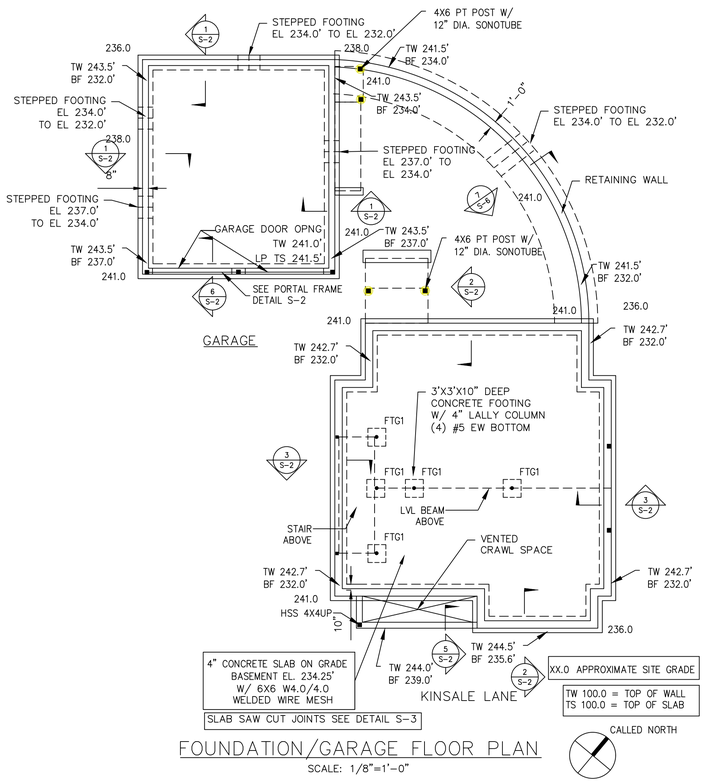
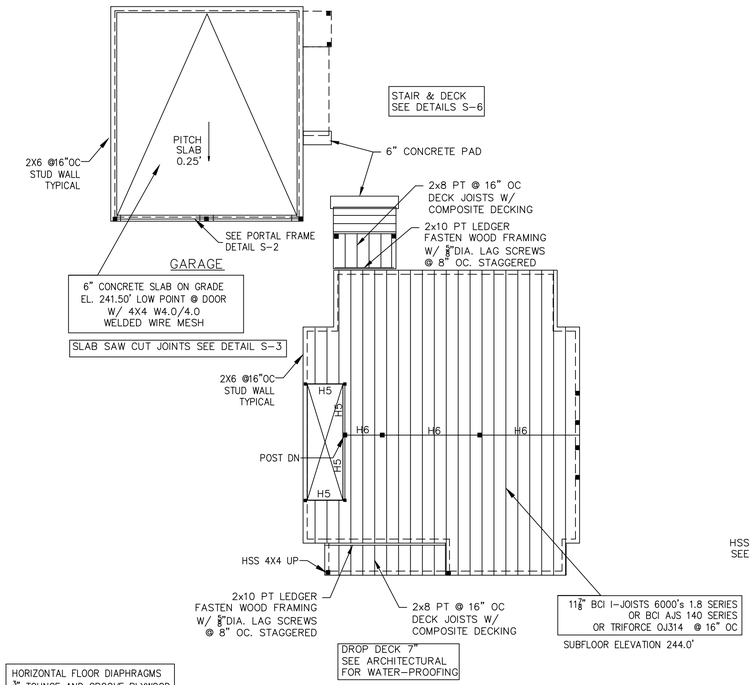


FOUNDATION/GARAGE FLOOR PLAN

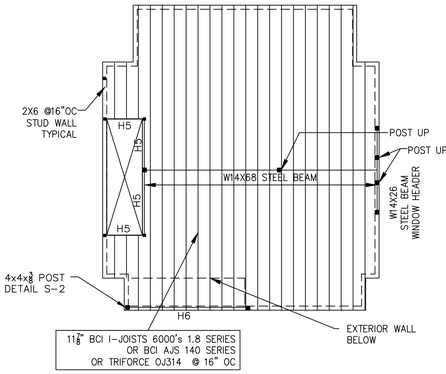
SCALE: 1/8"=1'-0"



FIRST FLOOR FRAMING PLAN

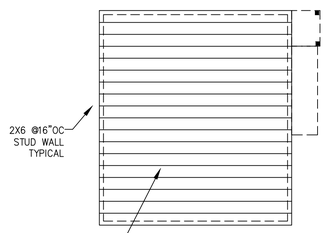
SCALE: 1/8"=1'-0"

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

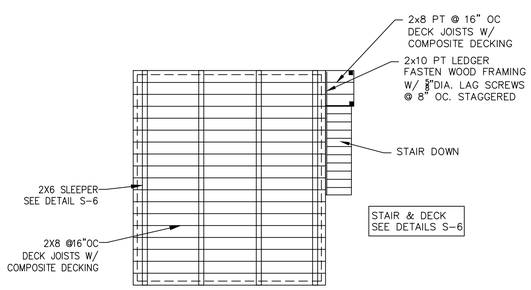


SECOND FLOOR FRAMING PLAN

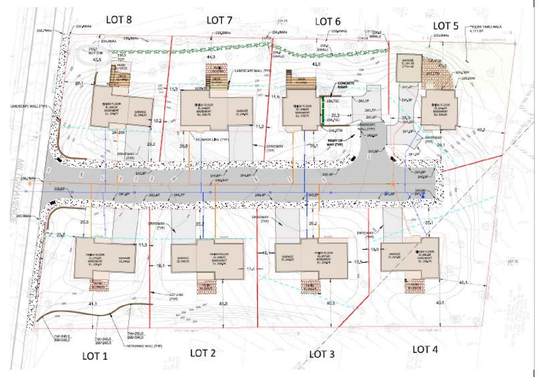
SCALE: 1/8"=1'-0"

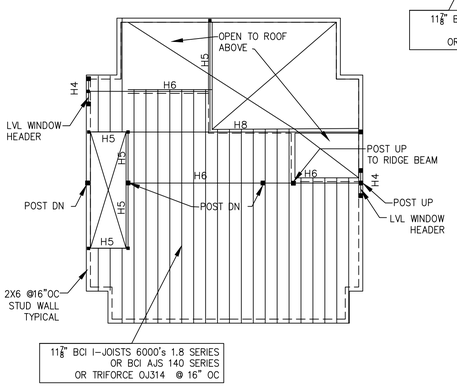


GARAGE ROOF



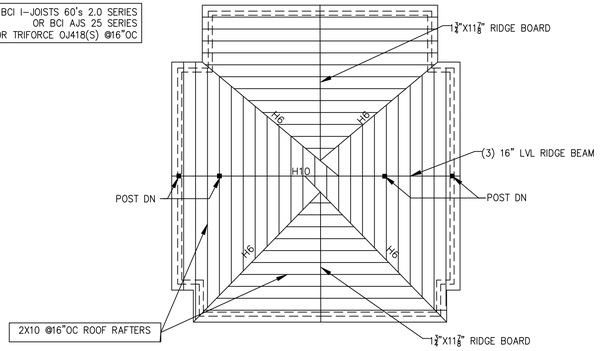
GARAGE ROOF DECK





ATTIC FLOOR FRAMING PLAN

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



ROOF FRAMING PLAN

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

GARAGE ROOF DECK FRAMING PLAN

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

BEARING WALL HEADER SCHEDULE

H1	(2)1 3/4"x7 1/4" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H2	(3)1 3/4"x7 1/4" LVL BEAM, FLUSH FRAMED, 5 1/4"x5 1/4" LVL POSTS
H3	(2)1 3/4"x9 1/4" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H4	(3)1 3/4"X9 1/4" LVL BEAM, FLUSH FRAMED, 5 1/4"X5 1/4" LVL POSTS
H5	(2)1 3/4"x11 7/8" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H6	(3)1 3/4"x11 7/8" LVL BEAM, FLUSH FRAMED, 5 1/4"x5 1/4" LVL POSTS
H7	(2)1 3/4"x14" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H8	(3)1 3/4"x14" LVL BEAM, FLUSH FRAMED, 5 1/4"x5 1/4" LVL POSTS
H9	(2)1 3/4"X16" LVL BEAM, FLUSH FRAMED, 3 1/2"X3 1/2" LVL POSTS
H10	(3)1 3/4"X16" LVL BEAM, FLUSH FRAMED, 5 1/4"X5 1/4" LVL POSTS
H11	(2)1 3/4"X18" LVL BEAM, FLUSH FRAMED, 3 1/2"X3 1/2" LVL POSTS
H12	(3)1 3/4"X18" LVL BEAM, FLUSH FRAMED, 5 1/4"X5 1/4" LVL POSTS

ABBREVIATIONS

BF(XX'-0")= ELEVATION BOTTOM OF FOOTING
BK(XX'-0")=BRICK SHELF ELEVATION ON WALL
BS1=BEAM SEAT DETAIL TYPE IN CONCRETE WALL
CJ=CONCRETE CONSTRUCTION OR CONTROL JOINT
EL=ELEVATION
F1=CONCRETE FOOTING TYPE
EOD=EDGE OF STEEL DECK
FB1=FLITCH BEAM
H1=WALL HEADER BEAM SCHEDULE DESIGNATION
OC=DISTANCE ON CENTERS
OH=OPPOSITE HAND
LP=LOW POINT
P1=DESIGNATES CONCRETE PIER DETAIL
TP(XX'-0")=ELEVATION TOP OF PIER
TW(XX'-0")=ELEVATION TOP OF WALL
SCJ=CONCRETE SLAB SAW CUT JOINT
SIM=SIMILAR
SW-1=SHEAR WALL DESIGNATION
TS(XX'-0")=TOP OF CONCRETE SLAB ELEVATION
TST(XX'-0")=TOP OF STEEL ELEVATION
TYP=TYPICAL
UON=UNLESS OTHERWISE NOTED
@=AT
W/=WITH

CLIENT:

—

DRAWING NOTES:

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

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

ARCHITECT:

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241A Street, Suite 206 | Boston, MA 02210
617-542-1522 | WWW.STA-INC.COM

OWNER:

—

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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

email. bse05@verizon.net
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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

LOT 5
FOUNDATION
FLOOR & ROOF
FRAMING PLANS

STAMP:

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

SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021-96

S-1

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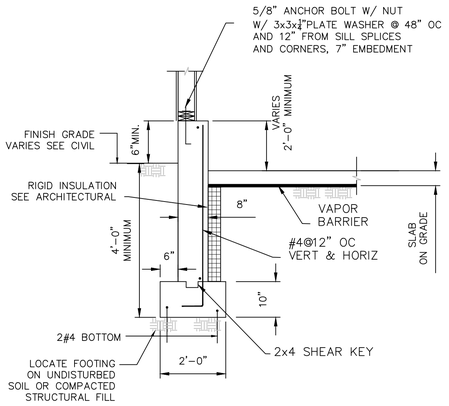
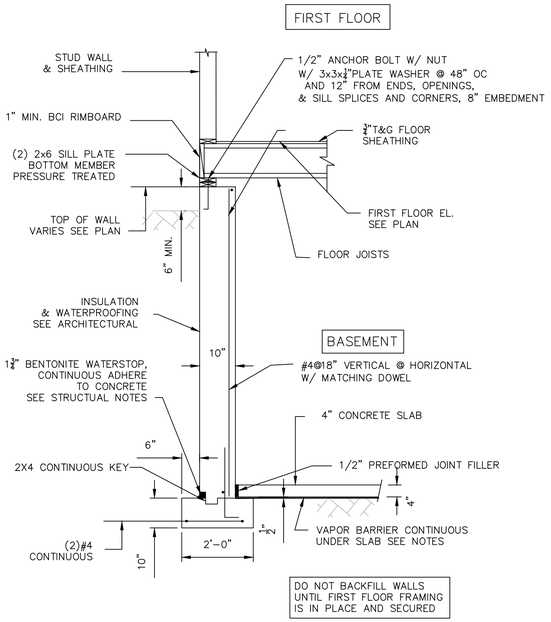


SECTION 1 @ GARAGE

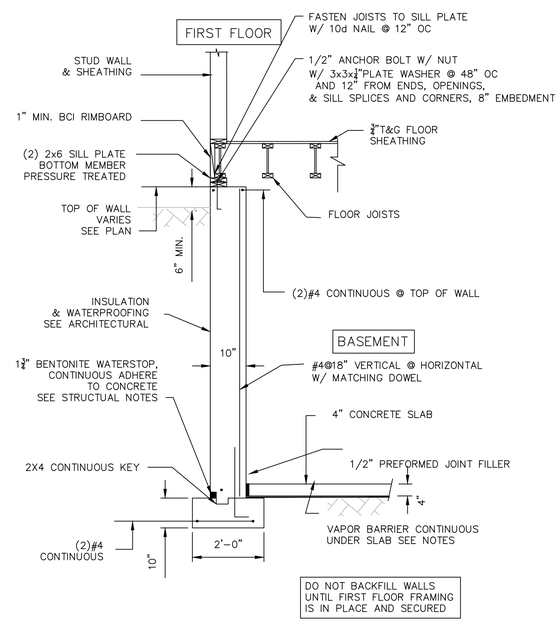
SCALE: $\frac{1}{2}$"=1'-0"

NOTE: GRADE WALL FOUNDATION ON SOLID ROCK ARE NOT REQUIRED TO BE LOCATED 4 FT BELOW GRADE FOR FROST PROTECTION. PLACE CONCRETE ON A LEVEL BASE OF FLOWABLE FILL CONCRETE OR COMPACTED ¾" CRUSH STONE, EACH AT A MINIMUM THICKNESS OF 8 INCHES.



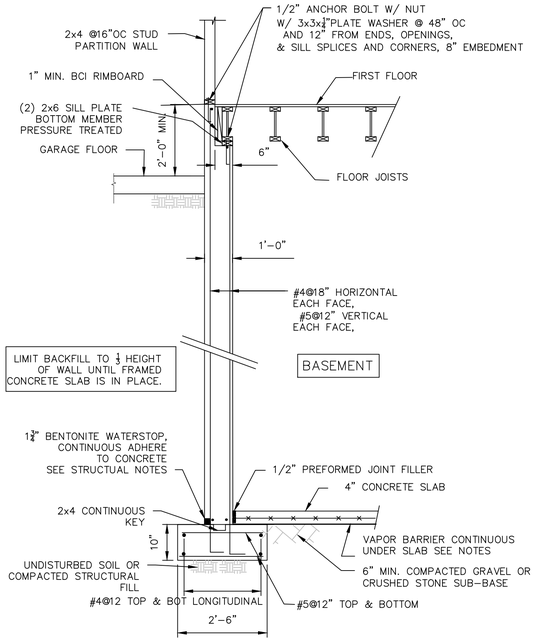
SECTION 2 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



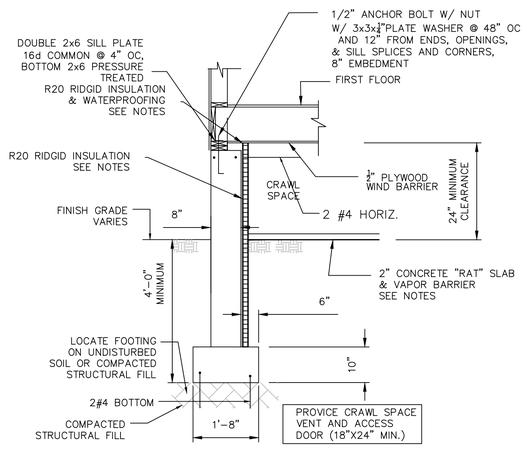
SECTION 3 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



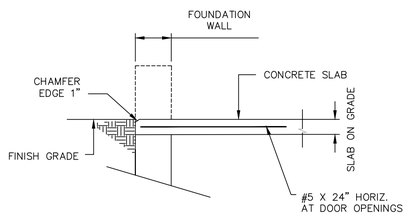
SECTION 4 FOUNDATION WALL @ GARAGE/FIRST FLOOR

SCALE: $\frac{1}{2}$"=1'-0"



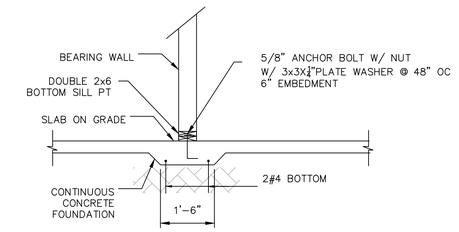
SECTION 5 @ CRAWL SPACE

SCALE: $\frac{1}{2}$"=1'-0"



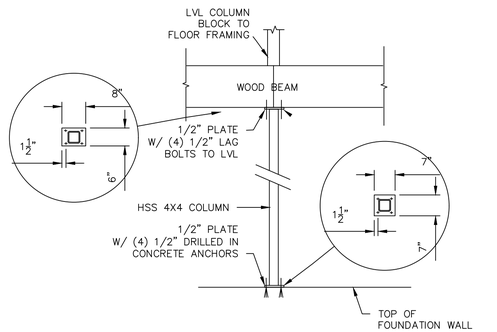
SECTION 6 @ GARAGE DOOR

SCALE: $\frac{1}{2}$"=1'-0"



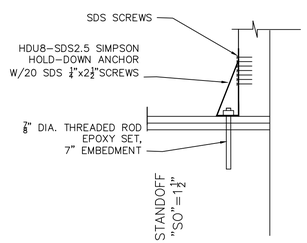
SECTION 8 THICKENED SLAB DETAIL

SCALE: $\frac{1}{2}$"=1'-0"

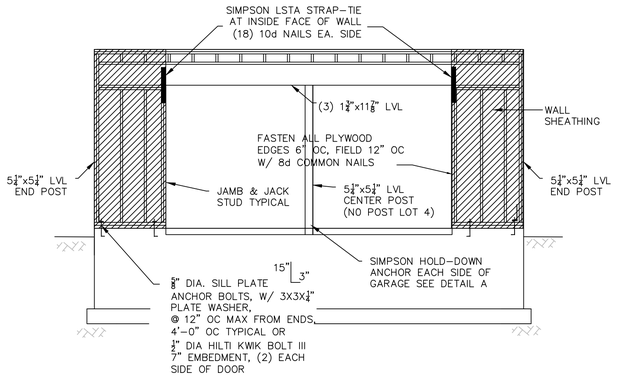


TYPICAL CONCRETE FOOTING/COLUMN CONNECTION DETAIL

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



SEISMIC HOLD DOWN ANCHOR DETAIL A



ELEVATION GARAGE DOOR OPENING APA PORTAL FRAME

SCALE: ½"=1'0"

CLIENT:

—

DRAWING NOTES:

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

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

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617-542-1522 | WWW.STA-INC.COM

OWNER:

—

BOMBARDIER
STRUCTURAL ENGINEERING

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Structural Engineer
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DRAWING TITLE:

SECTIONS
& DETAILS

STAMP:

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S-2

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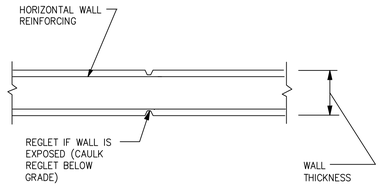
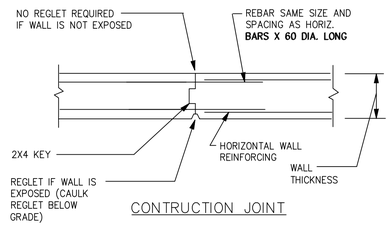


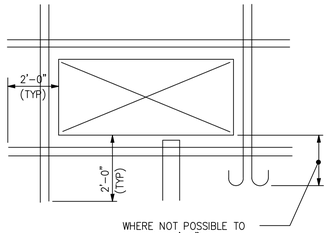
CONTROL JOINT



CONTRUCTION JOINT

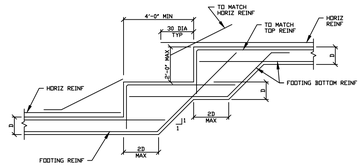
CONCRETE CONSTRUCTION & CONTROL JOINTS

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



REINFORCING STEEL @ WALL OPENINGS

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

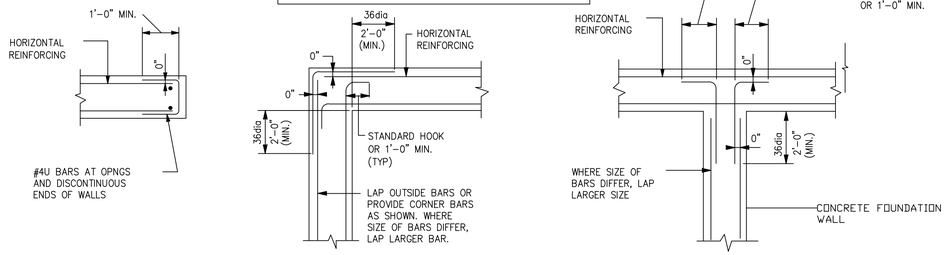


TYPICAL ELEVATION OF STEPPED WALL FOOTING

STEPPED CONCRETE GRADE WALL FOOTING DETAIL

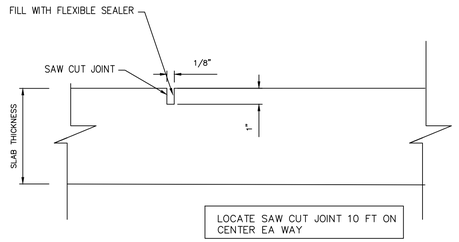
SCALE: 3/8"=1'-0"

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



CONCRETE REINFORCING STEEL DETAILS

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



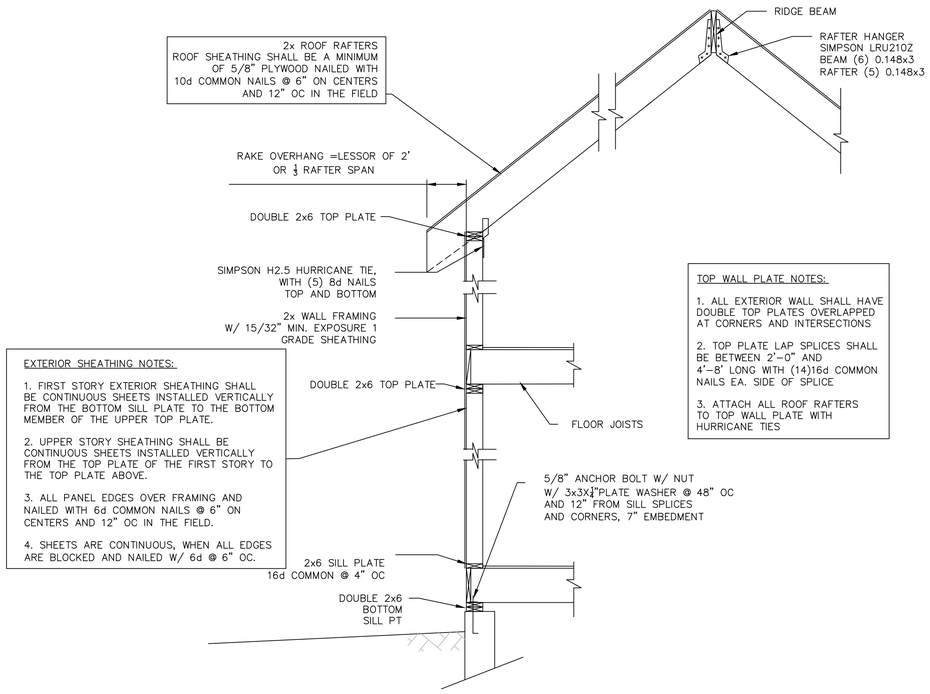
SLAB ON GRADE SAW CUT DETAIL

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

REINFORCING LAP SCHEDULE

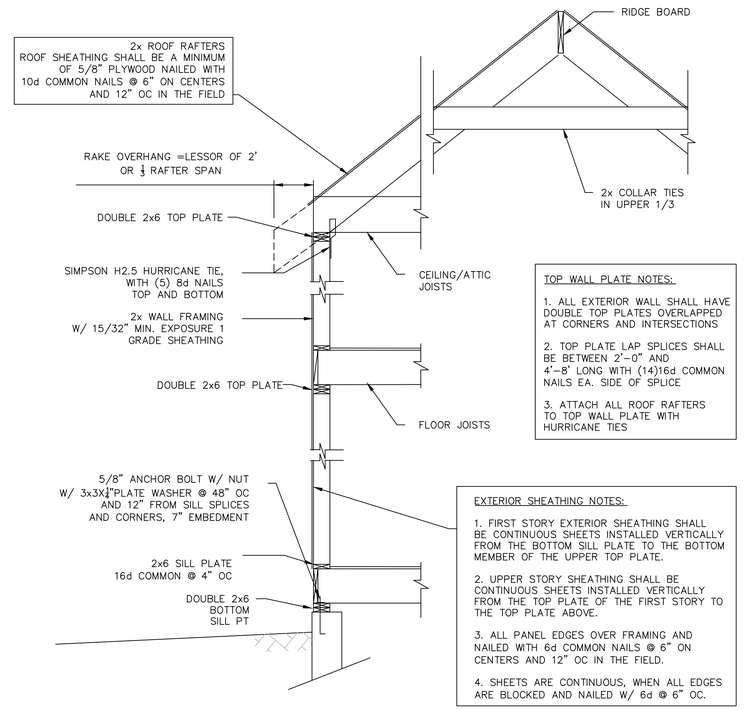
BAR SIZE	LAP SPLICES IN ALL CONCRETE	LAP SPLICE IN TENSION ZONE			
		fc =3,000 PSI		fc =4,000 PSI	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	18"	28"	21"	24"	19"
#4	18"	37"	29"	32"	25"
#5	23"	46"	36"	40"	31"
#6	27"	56"	43"	48"	37"
#7	32"	81"	63"	70"	53"
#8	36"	93"	72"	79"	61"
#9	42"	105"	48"	48"	48"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

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



TYPICAL WALL SECTION CATHEDRAL CEILING

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



TYPICAL WALL SECTION

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

CLIENT:

—

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TYPICAL
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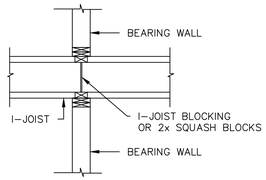
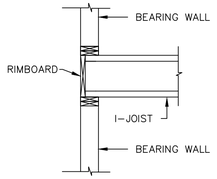
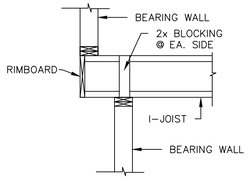


BLOCKING AT INTERMEDIATE BEARING WALL



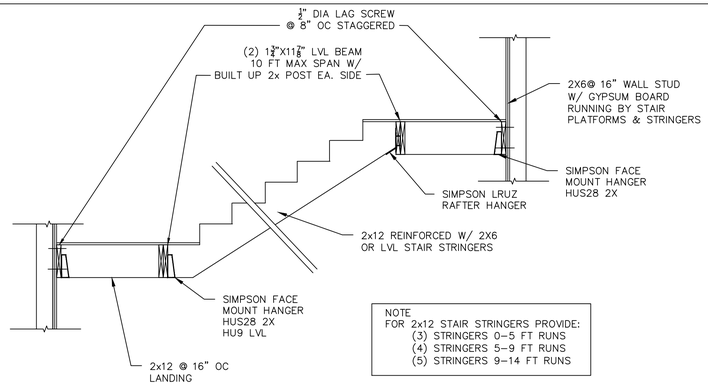
BLOCKING AT EXTERIOR BEARING WALL



CANTILEVER BLOCKING AT EXTERIOR BEARING WALL

I-JOIST BLOCKING DETAILS

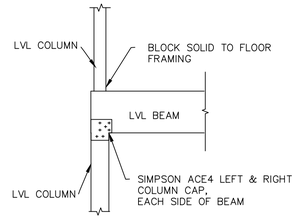
SCALE: $\frac{1}{2}$"=1'-0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0-5 FT RUNS
(4) STRINGERS 5-9 FT RUNS
(5) STRINGERS 9-14 FT RUNS

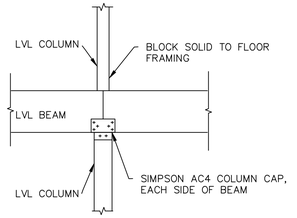
TYPICAL INTERIOR STAIR DETAIL

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



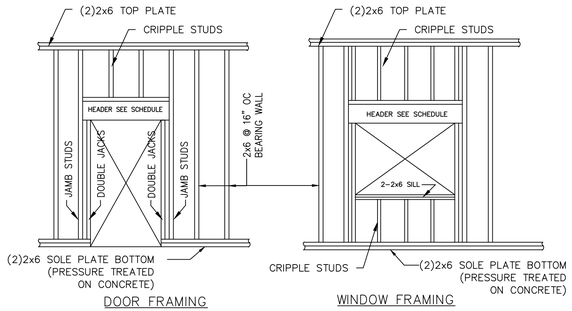
TYPICAL LVL BEAM/COLUMN CONNECTION DETAIL

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



TYPICAL LVL BEAM/ COLUMN CONNECTION DETAIL

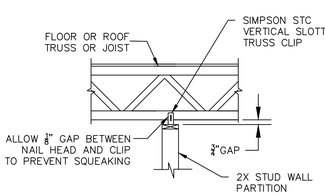
SCALE: 1/2" = 1'-0"



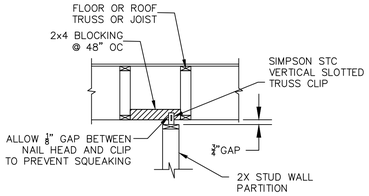
DOOR FRAMING

WINDOW FRAMING

FRAMING @ BEARING WALLS



PERPENDICULAR TO FLOOR TRUSSES/JOISTS



PARALLEL TO FLOOR TRUSSES/JOISTS

WALL PARTITION FRAMING @ NON-BEARING WALLS

BEARING WALL HEADER SCHEDULE - 4 STORY WOOD MAXIMUM CONSTRUCTION

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

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

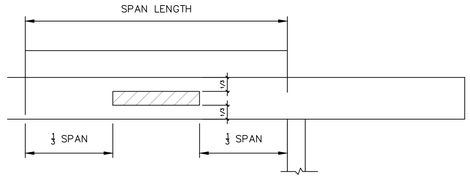
HEADER SCHEDULE AT EXTERIOR BEARING WALLS
(UNLESS OTHERWISE NOTED ON DRAWINGS)

SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS			SUPPORTING ROOF+ 3 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x6	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x10	2-2x6	1-2x6
3'-1" TO 5'-0"	3-2x10	2-2x6	1-2x6	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	3-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6
5'-1" TO 8'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 7 1/4" LVL	2-2x6	2-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6	3-1 3/4X 14" LVL	3-2x6	3-2x6
8'-1" TO 10'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	2-2x6	3-1 3/4X 16" LVL	3-2x6	3-2x6	3-1 3/4X 18" LVL	3-2x6	3-2x6

LVL EQUIVALENTS:
(3)-2x6 =(1) $1\frac{3}{4}$"x7¼" LVL
(3)-2X8 =(1) $1\frac{3}{4}$"x7¼" LVL
(3)-2x10 =(1) $1\frac{3}{4}$"X9½" LVL
(3)-2x12 =(1) $1\frac{3}{4}$"X11⅞" LVL
(3)-$1\frac{3}{4}$"x7¼ =(2) $1\frac{3}{4}$"X9½" LVL
(3)-$1\frac{3}{4}$"X9½" =(2) $1\frac{3}{4}$"X11⅞" LVL
(3)-$1\frac{3}{4}$"X11⅞" =(2) $1\frac{3}{4}$"X14" LVL

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

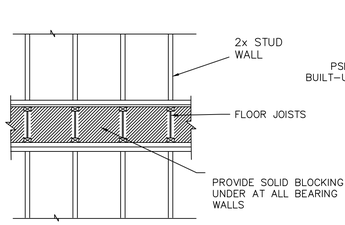
TYPICAL BUILT UP HEADER



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

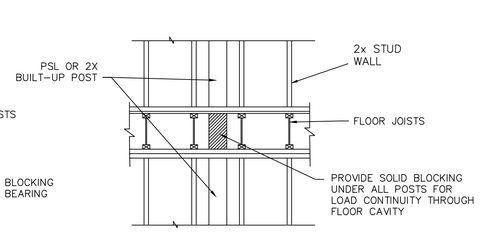
1. SQUARE OR RECTANGULAR HOLES NOT PERMITTED
2. ROUND HOLES MAY BE DRILLED OR CUT WITH WITH A HOLE SAW ANYWHERE WITHIN THE SHADED AREA.
3. THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGER HOLE.
4. DO NOT DRILL MORE THAN THREE ACCESS HOLES IN ANY FOUR FOOT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

LVL - ALLOWABLE HOLES



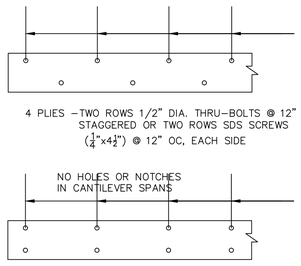
BEARING WALL DETAIL

SCALE: ½"=1'-0"

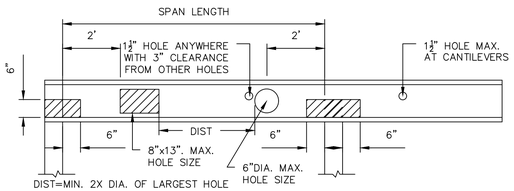


CONTINUOUS POST DETAIL

SCALE: ½"=1'-0"



MULTIPLE MEMBER FASTENING SIDE AND TOP LOADED LVL

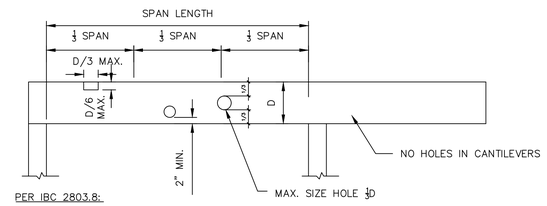


BCI I-JOIST 11⅞", 14" AND 16" DEPTHS

HOLE CUTTING NOTES;

1. A 1½" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE ALLJOIST SPECIFIERS GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A BOISE-CASCADE REPRESENTATIVE AND APPROVED BY THE ENGINEER.

BCI I-JOISTS ALLOWABLE LARGE RECTANGULAR HOLES

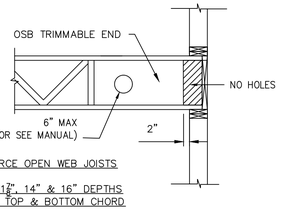


PER IBC 2803.8:

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

ALLOWABLE HOLES IN SOLID SAWN LUMBER

TRIMJOIST END PANEL - ALLOWABLE HOLES



TRIFORCE OPEN WEB JOISTS

9½", 11⅞", 14" & 16" DEPTHS
2"x4" TOP & BOTTOM CHORD

HOLE CUTTING NOTES;

1. A 6" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE TRIFORCE US SPECIFIER GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A TRIFORCE REPRESENTATIVE AND APPROVED BY THE ENGINEER.
4. NO HOLES ALLOWED IN CANTILEVER ENDS

CLIENT:

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DRAWING NOTES:

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

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

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

WOOD FRAMING DETAILS

STAMP:

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

SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021-96

S-4

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GENERAL

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE (780 CMR) NINETH EDITION.

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

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

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

5. ENGINEER WILL PERIODICALLY OBSERVE STRUCTURAL ELEMENTS TO ASSURE GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

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

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

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

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

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

SHORING AND BRACING

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

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

TESTING BY CERTIFIED TESTING AGENCIES

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

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

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

SHOP DRAWINGS

1 SUBMIT SHOP DRAWINGS, REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR, FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR APPROVAL BEFORE FABRICATION, MANUFACTURE, DELIVERY AND ERECTION CAN PROCEED.

STRUCTURAL DESIGN LOADS (BOSTON)

1. SNOW LOADS 40 PSF GROUND SNOW
   30 PSF FLAT ROOF SNOW
2. WIND LOADS BASIC WIND SPEED Vultimate 128 MPH
   RISK CATEGORY II EXPOSURE CATEGORY B
3. SEISMIC DESIGN
   SOIL FACTOR S1=0.068, Ss=0.215
   SEISMIC HAZARD EXPOSURE GROUP I
   SEISMIC PERFORMANCE CATEGORY C
   SITE CLASS UNK
4. LIVE LOADS
   SLAB–ON–GRADE.....50 PSF
   RESIDENCES .....40 PSF
   BALCONIES & UNIT DEDICATED DECKS.....60 PSF
5. DEAD LOAD
   WOOD FRAMED FLOOR LOAD = 20 PSF (JOIST FRAMING, 1" WOOD FLOORING, ¾" PLYWOOD, 1 LAYER ⅝" GYPSUM BOARD CEILING)

GEOTECHNICAL ENGINEERING

1. NO GEOTECHNICAL ENGINEERING REPORT WAS AVAILABLE DURING THE DESIGN AND PREPARATION OF THESE DRAWINGS. SUBSURFACE SOIL CONDITIONS ARE UNKNOWN. ALLOWABLE BEARING PRESSURE IS ASSUMED TO BE 2,000 PSF AS APPLICABLE FOR LOOSE SANDS & GRAVELS, SILT, AND MEDIUM CLAYEY SOILS. EXISTING SOILS HAVE BEEN ASSUMED TO BE SUITABLE FOR GRADE WALL AND ISOLATED COLUMN FOOTING FOUNDATIONS.

2. IT IS THE OWNER'S RESPONSIBILITY TO RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO CONFIRM FOUNDATION TYPE, SOIL BEARING PRESSURE, AND GROUND WATER ELEVATIONS.

FOUNDATIONS

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

2. IF A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED, THE CONTRACTOR SHALL REFER TO THIS REPORT FOR ADDITIONAL INFORMATION.

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

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

5. NO FOUNDATION CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN SUB–GRADE MATERIAL.

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

7. REMOVAL OF DISTURBED AND UNSUITABLE MATERIALS AND PLACING, COMPACTING AND TESTING OF COMPACTED FILL SHALL ONLY BE PERFORMED BY THE GENERAL CONTRACTOR WHILE A PROFESSIONAL GEOTECHNICAL ENGINEER, REGISTERED IN THE STATE OF MASSACHUSETTS AND RETAINED BY THE OWNER, IS OBSERVING THE WORK.

8. BOTTOM OF FOOTING ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS ARE MINIMUM DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY THE AMOUNT OF EXCAVATION NECESSARY TO REACH A SUFFICIENT BEARING STRATUM.

FARTHWORK AND COMPACTFD FILl

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

2. BEFORE PLACEMENT OF CONCRETE FLOOR SLAB ON GRADE, THE SOIL SHALL BE SURFACE SHALL BE PROOF ROLLED WITH A LEAST 6 PASSES OF A LARGE VIBRATORY ROLLER HAVING A DRUM WEIGHT OF AT LEAST 10,000 POUNDS AND A DYNAMIC FORCE OF AT LEAST 20,000 POUNDS.

3. STRUCTURAL FILL, OVER–EXCAVATED, UNSUITABLE, OR DISTURBED SOIL SHOULD BE REPLACED WITH "SELECT STRUCTURAL FILL" AND COMPACTED IN INDIVIDUAL LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D–1557. LOOSE LIFT THICKNESS SHALL BE 6 INCHES FOR HAND OPERATED EQUIPMENT AND 12 INCHES FOR LARGE VIBRATORY ROLLERS.

4. "SELECT STRUCTURAL FILL" SHALL BE GRAVELLY SAND OR SANDY GRAVEL, GRADED WITHIN FOLLOWING LIMITS:

SIEVE SIZE IN. OR NO.	PERCENT PASSING BY WEIGHT
1/2	50–85
#4	40–75
#10	30–60
#40	10–35
#100	5–20
#200	0–8

5. COMPACTION TESTS SHALL BE PERFORMED ON ANY STRUCTURAL FILL TO BE PLACED IN THE FOUNDATION AND SLAB ON GRADE AREA. A MINIMUM OF TWO TESTS PER 6" LIFT SHALL BE PERFORMED. A SUFFICIENT SAMPLE OF FILL MATERIAL SHALL BE SUPPLIED TO THE TESTING AGENCY.

COLD WEATHER EARTHWORK PROTECTION

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

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

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

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

CONCRETE MIX DESIGN

1. THE CONTRACTOR SHALL FURNISH THE MIXTURE PROPORTIONS THAT WILL MEET THE STRENGTH AND FRESH AND EQUILIBRIUM DENSITY REQUIREMENTS OF THE CONCRETE SPECIFIED. THE MIXTURE PROPORTION SHALL BE PREPARED IN ACCORDANCE WITH ACI 318, AND SUBJECT TO THE APPROVAL OF THE ARCHITECT/ENGINEER. CONCRETE SHALL BE DELIVERED AT THE MINIMUM SLUMP NECESSARY FOR EFFICIENT MIXING, PLACING, AND FINISHING.

2. CONCRETE SHALL HAVE A 28 DAY STRENGTH:
   3000 PSI FOR NORMAL WEIGHT CONCRETE.
   4,000 PSI FOR LIGHT WEIGHT CONCRETE.

3. CEMENT SHALL MEET ASTM C 150, C 595, OR C 845. MINIMUM CEMENT QUANTITIES:
   3000 PSI CONCRETE 517 LB./CY OF CEMENT
   4000 PSI CONCRETE 611 LB./CY OF CEMENT

4. MID–RANGE WATER REDUCERS (MRWR) ARE REQUIRED FOR ALL CONCRETE MIXES EXCEPT FOOTINGS.
   MAXIMUM CONCRETE SLUMP: MIXES WITH MRWR 7 IN
   MIXES WITHOUT MRWR 4 IN.

5. MAXIMUM WATER TO CEMENT RATIO FOR MIXES WITH MRWR:
   3000 PSI CONCRETE 0.5
   4000 PSI CONCRETE 0.45
   MAXIMUM WATER TO CEMENT RATIO FOR MIXES W/OUT MRWR (PERMITTED FOR FOOTINGS ONLY):
   3000 PSI CONCRETE 0.53

6. AGGREGATES FOR LIGHTWEIGHT CONCRETE SHALL BE EXPANDED SHALE, CLAY, OR SLATE (ESCS) PRODUCED BY THE ROTARY KILN METHOD AND SHALL MEET ASTM C 330. MATERIALS SHALL BE PROPORTIONED TO PRODUCE CONCRETE WITH A CALCULATED EQUILIBRIUM DENSITY OF 110 LB/FT^3 +/– 3 LB/FT AS DETERMINED BY ASTM C 567–00, SECTION 9.2.

7. NORMAL WEIGHT AGGREGATE SHALL MEET ASTM C 33.

8. AIR–ENTRAINING ADMIXTURES SHALL BE USED IN CONCRETE SUBJECT TO FREEZING AND THAWING, WHICH INCLUDES EXTERIOR FOUNDATION WALLS, EXTERIOR PIERS, MAT SLAB AND EXTERIOR SLABS. MAXIMUM AIR CONTENT AT POINT OF DELIVERY TO BE 6 PERCENT, PLUS OR MINUS 1.5 PERCENT.

9. DO NOT USE AIR–ENTRAINING ADMIXTURES IN CONCRETE FOR INTERIOR SLABS ON STEEL DECK THAT ARE TO RECEIVE A HARD TROWEL FINISH. AIR CONTENT OF HARD TROWELED FINISH FLOORS NOT TO EXCEED 3 PERCENT.

CONCRETE

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

2. ALL STRUCTURAL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE NORMAL WEIGHT (145 PCF) AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF:
   SLAB ON GRADE =3,000 PSI
   SPREAD FOOTINGS, AND FOUNDATION WALLS = 4,000 PSI

3. CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED AND PLACED IN THE PRESENCE OF A REPRESENTATIVE OF AN APPROVED TESTING AGENCY, AS REQUIRED BY STATE CODE. TEST CYLINDERS SHALL BE TAKEN AT A MINIMUM OF 4 FOR EVERY DAYS CONCRETE PLACEMENT AND FOR EVERY 50 YARDS PLACED THAT DAY.

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

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

6. CONCRETE PLACEMENTS SHALL BE LIMITED TO THE FOLLOWING:
   A) FOOTINGS AND WALLS 30 FOOT LENGTH MAXIMUM TO CONSTRUCTION JOINT
   B) SLABS ON GRADE 30 FOOT MAXIMUM PANEL DIMENSION

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

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

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

10. MINIMUM PROTECTIVE COVER FOR CONCRETE REINFORCING STEEL SHALL BE AS FOLLOWS:
   A) UNFORMED SURFACES CAST AGAINST EARTH – 3 INCHES
   B) FORMED SURFACES NOT IN CONTACT TO EARTH – 3/4 INCHES
      OR EXPOSED TO WEATHER, WALLS AND SLABS, #11 BARS OR SMALLER
   C) FORMED SURFACES IN CONTACT TO EARTH
      OR EXPOSED TO WEATHER, WALLS AND SLABS,
      #6 TO #18 BARS – 2 INCHES
      #5 AND SMALLER – 1 1/2 INCHES

COLD WEATHER CONCRETE WORK

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

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

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

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

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

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

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

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

SLAB ON GRADE SAW CUT JOINTS

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

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

CONCRETE SLAB SEALER

1. CONCRETE SLABS ON GRADE SHALL RECEIVE A SLAB SEALER AND CURING COMPOUND.

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

CONCRETE AND MASONRY REINFORCING

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

2. ALL WELDED WIRE MESH (WWF) SHALL BE SMOOTH BARS CONFORMING TO ASTM A185. OVER TWO OR MORE SPANS. LAPS OF INDIVIDUAL SHEET SHALL BE 8" MINIMUM.

STRUCTURAL STEEL

1. ALL STEEL SHALL BE NEW STEEL AND PRIMED, CONFORMING TO THE FOLLOWING ASTM DESIGNATIONS:
   A. SHAPES, PLATES, FITTINGS AND RODS; GRADE 50. fY MIN. = 50 KSI.
   B. ANCHOR BOLTS; F1554 GRADE 36 OR GRADE 55 SUPPLEMENT 1 BOLTS –1" DIA. WITH STANDARD NUTS AND HARDENED WASHERS.
   C. HSS MEMBERS AND TUBES; A500 GRADE B, Fy = 46 KSI.
   D. STRUCTURAL STEEL PIPE COLUMNS SHALL BE STANDARD GRADE PIPE.
   E. EXPANSION AND EPOXY BOLTS AND SLEEVE ANCHORS; AS MANUFACTURED BY "HILTI CORPORATION"
   F. GALVANIZING; HOT–DIPPED A123.
   G. SHOP PRIMER; TNEMEC SERIES 10, COLOR GRAY.

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

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

4. ANCHOR BOLTS, LEVELING PLATES, OR BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK, PRESET BY TEMPLATES OR SIMILAR METHODS.

5. PLATES SHALL BE SET IN FULL BEDS OF NON–SHRINK GROUT.

6. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:

   A) MINIMUM BOLT DIAMETER SHALL BE 3/4 INCH DIAMETER.
   B) STANDARD HOLES IN WEBS OR BEAMS.
   C) EXCEPT WHERE SHOWN ON THE DRAWINGS ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS SHALL BE DOUBLE ANGLE BEARING TYPE CONNECTIONS WITH HIGH STRENGTH BOLTS (THREADS INCLUDED IN SHEAR PLANE) AND HARDENED WASHERS.

7. WELDING WORK SHALL CONFORM TO THE AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE FOR STEEL" (AWS D1.1).

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

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

10. PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION UNTIL PERMANENT BRACING AND MASONRY WALLS ARE INSTALLED.

11. PROTECT SURROUNDING MATERIALS AND FINISHES BY USE OF PROTECTIVE BLANKETS WHEN PERFORMING HOT WORK SUCH AS CUTTING AND WELDING OF STEEL.

CLIENT:
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DRAWING NOTES:

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

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BOMBARDIER
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PROJECT:
KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:
STRUCTURAL
MATERIALS
& NOTES

STAMP:
COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER
SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021–96

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AS CUTTING AND WELDING OF STEEL.

WOOD FRAMING

1. ALL SAWN LUMBER FRAMING MEMBERS SHALL BE SPRUCE–PINE–FIR WITH THE FOLLOWING MINIMUM GRADES:
   A. JOISTS, RAFTERS, SOLID AND BUILT–UP BEAMS, WALL STUDS AND LINTELS; NO. 1& NO.2 GRADE.
   B. SILLS AND PLATES; STUD GRADE.
   C. SOLID WOOD POSTS; NO. 1 GRADE.
   D. BRIDGING, BLOCKING AND NAILERS; STUD GRADE.
   E. NON–BEARING STUD WALLS SHALL BE STUD GRADE.
   F. ENGINEERED LUMBER SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI AND A BENDING STRESS OF 3,100 PSI FOR BEAMS AND A MINIMUM MODULUS OF ELASTICITY OF 1,700,000 PSI AND A BENDING STRESS OF 2,650 PSI FOR COLUMNS. LVL BEAMS AND PSL COLUMNS SHALL BE BOISE CASCADE VERSALAM OR EQUAL.

2. UNLESS OTHERWISE NOTED, ALL NAILING AND FASTENING SHALL BE IN ACCORDANCE WITH TABLE 2305.2, FASTENING SCHEDULE, MASSACHUSETTS STATE BUILDING CODE. SHEAR WALL FASTENING SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE ON THE DRAWINGS.

3. WOOD SILLS BENEATH ALL INTERIOR AND EXTERIOR BEARING WALLS AND ALL MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH THE "AMERICAN WOOD PRESERVERS ASSOCIATION, STANDARD C1".

4. ALL STUD WALLS, BEARING AND NON–BEARING, SHALL HAVE ONE ROW OF CONTINUOUS 2X SOLID BLOCKING BETWEEN STUDS AT MID–HEIGHT. BLOCKING SIZE TO MATCH STUD SIZE. FRAMING MEMBERS SHALL NOT BE NOTCHED, CUT OR ALTERED IN THE FIELD WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.

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

6. LEAD HOLES FOR WOOD SCREWS AND LAG BOLTS SHALL BE DRILLED 7/8 OF THE SHANK DIAMETER FOR THE DEPTH OF SHANK EMBEDMENT AND 7/8 OF THE THREADED PORTION DIAMETER FOR THE DEPTH OF THE THREAD EMBEDMENT.

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

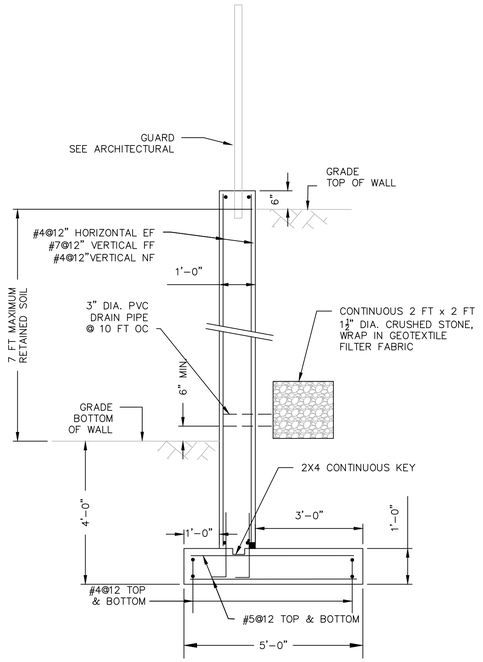
FLOOR AND WALL SHEATHING

1. EXTERIOR WALL AND SHEAR WALL SHEATHING SHALL BE A MINIMUM OF 15/32 INCH EXPOSURE 1, EXTERIOR SHEATHING, APA RATED SHEATHING 32/16. NAIL 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. . SHEATHING MAY BE PLYWOOD, OSB, OR COMPOSITE MATERIAL. PLYWOOD SHEATHING SHALL BE DFPA GRADE STAMPED, TYPE CDS 5 PLY WITH EXTERIOR GLUE UNLESS OTHERWISE NOTED ON PLANS.

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

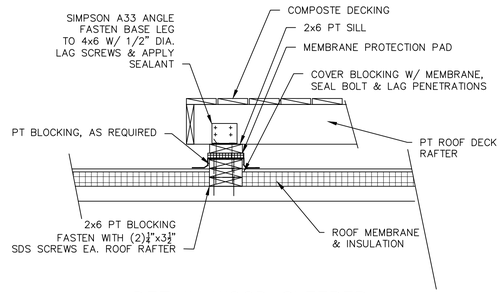
3. ALL ROOF SHEATHING SHALL BE 5/8 INCH APA RATED PLYWOOD SHEATHING 32/16. USE EXPOSURE 1 PANELS, EXCEPT USE EXTERIOR PANELS FOR STARTER STRIPS ALONG EAVES AND WHEN LONG CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. ATTACH PANELS WITH GLUE AND 6d RING OR SCREW SHANK NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. AS AN OPTION, ½" SHEATHING MAY BE USED WITH PANEL CLIPS ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS.

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



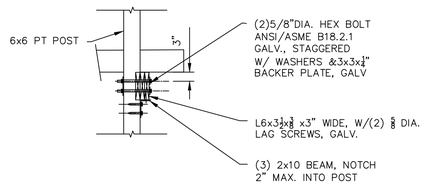
SECTION 7 RETAINING WALL

SCALE: ½"=1'–0"



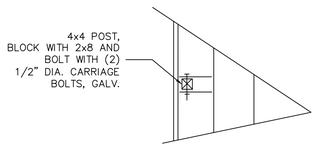
DETAIL WOOD SLEEPER
@ ROOF DECK

SCALE: 1"=1'–0"

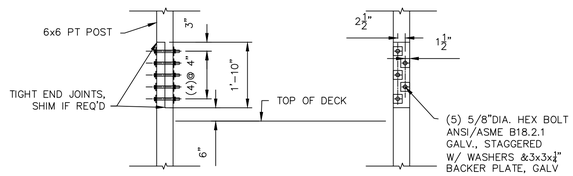


POST BEAM CONNECTION DETAIL

SCALE: 1/2"=1'–0"



INTERMEDIATE DECK POST
FASTENING DETAIL

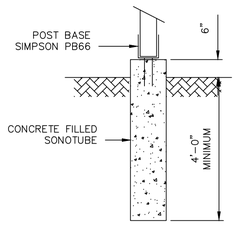


POST SPLICE DETAIL

SCALE: 1/2"=1'–0"

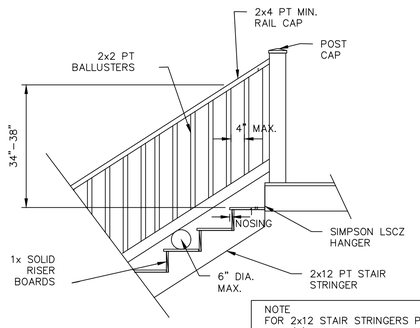
FASTENER SCHEDULE *	
½" ROOF SHEATHING	6" OC –INTERMEDIATE SUPPORTS 4" OC –48" FROM EDGES & EAVES 8d COMMON NAILS
½" WALL SHEATHING	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES & EAVES 6d COMMON NAILS
¾" FLOOR SHEATHING OR LESS	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES 1½" RING OR SCREW NAIL (.099") 12½ GA.
JOISTS TO SILL OR GIRDER	TOE NAIL (3) 8d NAILS
STUD TO SOLE PLATE	TOE NAIL (3)8d OR (2)16d NAILS
DOUBLE STUDS	FACE NAIL 10d 24" O.C.
DOUBLE TOP PLATES	FACE NAIL 10d 24" O.C. 24" MIN .OFFSET OF END JOINTS/LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL (2)–10d
RIM JOIST TO TOP PLATE	TOE NAIL 8d 6" O.C.
BUILT–UP HEADER	TWO PIECES WITH ½" SPACER 16d 16" O.C. TO STUD: TOE NAIL (4) 8d
CEILING JOIST	LAPS OVER PARTITIONS AND PARALLEL TO RAFTERS: FACE NAIL (3) 10d TO PLATE: TOE NAIL (3) 8d
RAFTER TO PLATE	TOE NAIL (2) 16d
BUILT–UP CORNER STUDS	10d 24" O.C.

* FOR COMPLETE TABLE SEE 780 CMR TABLE 5602.3(1)



SONOTUBE FOUNDATION

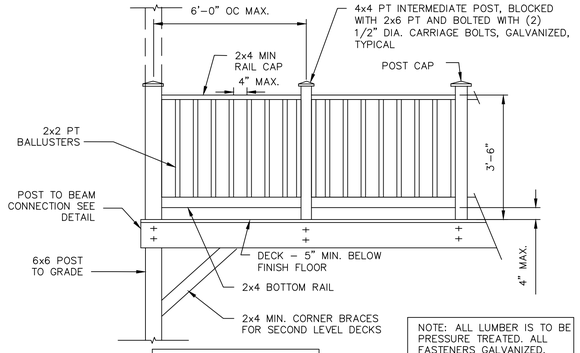
SCALE: 1/2"=1'–0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0–5 FT RUNS
(4) STRINGERS 5–9 FT RUNS
(5) STRINGERS 9–14 FT RUNS

TYPICAL EXTERIOR STAIR DETAIL

SCALE: 1/2"=1'–0"



TOP RAIL & POSTS MUST BE CAPABLE OF WITHSTANDING 200 POUND FORCE APPLIED AT ANY LOCATION

NOTE: ALL LUMBER IS TO BE PRESSURE TREATED. ALL FASTENERS GALVANIZED.

SEE ARCHITECTURAL FOR RAILING DETAILS

DECK ELEVATION
& TYPICAL RAILING DETAIL

SCALE: 1/2"=1'–0"

CLIENT:

—

DRAWING NOTES:

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

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

ARCHITECT:

SPALDING TOUGIAS ARCHITECTS, INC.
241 A Street, Suite 206 | Boston, MA 02210
617-542-1522 | WWW.STA-INC.COM

OWNER:

—

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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

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

PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

STRUCTURAL
MATERIALS
& NOTES II
& DECK DETAILS

STAMP:

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

SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021–96

S-6

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boston planning & development agency

BPDA Design Review Provisos
1-8 Kinsale Lane, Hyde Park
Neighborhood Design Overlay District
7/10/23

General

1. All changes to the exterior and/or site plans shall be submitted to the Boston Planning & Development Agency ("BPDA") for review and approval.
2. All building improvements shall be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA.
3. All site improvements, including but not limited to hardscape and plantings, must be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA for a delay in completing the site improvements.

Site

4. See lot-specific landscape plans for approved driveway dimensions.

Building

5. Where applicable, exposed foundations should be clad in stone to match retaining wall on site.

Mechanical

6. The final location of the HVAC compressors, gas meters, electric meters, generators, switchgear, and transformers shall be adequately screened from public view and will not be allowed in the front yard.
7. All mechanical vents shall be through the roof or rear wall and shall not be visible from the public street. Vents located on elevations that do not directly face a public way should be composed on the facade so as to minimize their appearance.

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RESIDENTIAL SUB-DIVISION :

8 KINSALE LANE LOT 5 , TYPE C
GARAGE ACCESSORY STRUCTURE

BOSTON (HYDE PARK), MASSACHUSETTS

AUGUST 2, 2021 PERMIT SET ERT1265010
SEPTEMBER 22, 2022 REVISED PER BPDA REVIEW

	LOT AREA DWELLING	LOT WIDTH	LOT FRONTAGE	FAR	HEIGHT		OPEN SPACE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
					ST	HGT				
1F-9000										
ALLOWED	9,000 SF	70 FT	70 FT	.3	2-1/2	35 FT	1,800 SF	25 FT	10 FT	40 FT
PROPOSED	10,055 SF	84 FT	87 FT	1962/10,055= .20	2-1/2	31-1 13/4" FT	7,537 SF	25.1 FT	25.3 FT	40.0 FT & 40.2 FT

2 ZONING
12" = 1'-0"



GENERAL NOTES, STANDARDS AND CONDITIONS:

INDUSTRY STANDARDS: THE FOLLOWING CONSTRUCTION AND CODE STANDARDS SHALL HAVE THE SAME FORCE AND EFFECT AS IF BOUND INTO THE CONTRACT DOCUMENTS.

780CMR MASSACHUSETTS STATE BUILDING CODE 9TH EDITION
ACI AMERICAN CONCRETE INSTITUTE
ADA AMERICANS WITH DISABILITIES ACT
APA ENGINEERED WOOD ASSOCIATION
ASHRAE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWI ARCHITECTURAL WOODWORK INSTITUTE
CRI CARPET AND RUG INSTITUTE
CSI CONSTRUCTION SPRECIFICATION INSTITUTE
FM FACTORY MUTUAL
FSC FOREST STEWARDSHIP COUNCIL
IBC INTERNATIONAL BUILDING CODE
MAAB MASSUCHUSETTS ARCHITECTURAL ACCESS BOARD
MPI MASTER PAINTERS INSTITUTE
NFPA NATIONAL FIRE PROTECTION INSTITUTE
NOFMA WOOD FLOOR MAUFACTURERS INSTITUTE
OSHA OCCUPATIONAL SAFETY AND HAZARD ASSOC.
SDI STEEL DOOR INSTITUTE
SMACNA SHEET METAL AIR COND. CONTRACTORS ASSOC.
UL UNDERWRITERS LABORATORY
USGBC US GREEN BUILDING COUNCIL

GENERAL NOTES:

1. ALL PERMITS AND LICENSES SHALL BE SECURED BY THE CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MA STATE BUILDING CODE AND ALL OTHER CODES, ORDINANCES AND STANDARDS NOTED ABOVE. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS AND PROCEED AFTER THEY ARE RESOLVED.
2. CONTRACTOR AND ALL SUBS SHALL BE LICENSED IN THE STATE OF MASSACHUSETTS AND SUPPLY PROOF OF ADEQUATE GENERAL LIABILITY AND WORKMANS COMP INSURANCE TO THE OWNER AND ARCHITECT.
3. CONTRACTOR SHALL PREPARE A SCHEDULE OF VALUES AND SUBMIT PERCENTAGES OF COMPLETION ALONG WITH THE MONTHLY REQUISITION FOR PAYMENT.
4. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, STRUCTURAL, MEP/FP, CIVIL AND LANDSCAPE WORK PERFORMED BY SUBCONTRACTORS IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DRAWINGS AND SUBMIT SHOP DRAWINGS DEMONSTRATING COORDINATION AND UNDERSTANDING.
5. ALL NOTATIONS AND INDICATIONS ON THE DRAWINGS APPLYING TO ONE AREA OR CONDITION SHALL APPLY TO OTHER SIMILAR AREAS OR CONDITIONS ON THE DRAWINGS UNLESS OTHERWISE NOTED.
6. PROVIDE SEALANT AT ALL INTERIOR AND EXTERIOR JOINTS, TYPICAL.
7. PROVIDE FLASHINGS AT ALL OPENINGS, WINDOWS, DOORS, CONNECTIONS AND TRANSITIONS TO INSURE A WATERTIGHT BUILDING WIDE INSTALLATION.
8. PROVIDE ALL ACCESS PANELS AS REQUIRED BY CODE AND REQUIRED BY ARCHITECTURAL, MEP/FP EQUIPMENT AND INSTALLATIONS WHETHER OR NOT INDICATED ON THE PLANS. ACCESS PANELS SHALL BE FLUSH AND LOCATIONS COORDINATED WITH THE ARCHITECT.
9. CONTRACTOR SHALL COORDINATE ALL SIZE AND LOCATIONS OF ALL SLAB AND WALL OPENINGS INCLUDING PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS OR PER COORDINATION WITH EACH TRADE.
10. ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS AND FLOORS SHALL BE FIRE STOPPED AND SMOKE SEALED WITH AN APPROVED RATED ASSEMBLY OR WITH MECHANICAL FIRE DAMPERS.

GEOTECHNICAL REPORT
1. IF APPLICABLE TO THE PROJECT REFER TO GEOTECHNICAL REPORT FOR EXCAVATION AND SUB SURFACE PREP, SHORING, FOUNDATION DESIGN AND WATERPROOFING RECOMMENDATIONS.

SITE WORK/EXISTING CONDITIONS
1. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AND/OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED. EXCAVATION AND SHORING SHALL BE DONE IN ACCORDANCE WITH OSHA REGULATIONS.
2. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE, DAMAGE TO ADJACENT PARCELS AND/OR FACILITIES TO REMAIN.
3. UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS: MAINTAIN AS REQUIRED FOR OCCUPIED FACILITIES AND/OR CAPPED/DISCONTINUED AS REQUIRED.
4. HAZARDOUS MATERIALS: IF ENCOUNTERED OWNER SHALL REMOVE UNDER A SEPARATE CONTRACT.
5. CONTRACTOR SHALL PROTECT ALL ON-SITE ITEMS AND MATERIALS FROM WEATHER AND MOISTURE. THIS INCLUDES PROTECTING THE BUILDING FROM WEATHER AND MOISTURE THROUGHOUT THE COURSE OF CONSTRUCTION DURING WHICH TIMES THE BUILDING IS EXPOSED.
6. CONTRACTOR SHALL IMPLEMENT A STRATEGY FOR DRYING MATERIALS AND PRODUCTS PRIOR TO INSTALLATION WHICH MAY HAVE A HIGH MOISTURE CONTENT.

DEMOLITION, CONSTRUCTION WASTE MANAGEMENT, NOISE MITIGATION, DUST
1. OFFSITE DISPOSAL SHALL BE DEPOSITED, RECYCLED OR RECLAIMED IN A LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL MITIGATE TO THE EXTENT POSSIBLE DUST, DEBRIS AND NOISE THROUGHOUT THE DEMOLITION AND CONSTRUCTION PROCESS. THE SITE SHALL BE MAINTAINED IN AN ORDERLY CONDITION ON A DAILY BASIS INCLUDING ALL SURROUNDING AREAS AND ADJACENT PARCELS AFFECTED BY THE SCOPE OF WORK.

4 GENERAL NOTES
1/4" = 1'-0"

DS

APPROVED
Design Section
BOSTON REDEVELOPMENT AUTHORITY
Design Review
Staff
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

DRAWING INDEX

		PERMIT SET	CONSTRUCTION
CIVIL			
1 OF 1	SUBDIVISION PLAN	■	
1 OF 1	PROPOSED PLOT PLAN	■	
1 OF 1	PROPOSED SITE PLAN	■	
1 OF 1	PLANTING PLAN	■	
ARCHITECTURE			
A-001	COVER SHEET & GENERAL NOTES	■	
A100	BASEMENT, GARAGE, FOUNDATION PLANS & WALL TYPES		
A101	FIRST AND SECOND FLOOR PLANS & SCHEDULES	■	
A102	ATTIC & ROOF PLANS & INTERIOR ELEVATIONS	■	
A201	REFLECTED CEILING PLANS	■	
A300	STREET ELEVATION & LEFT SIDE ELEVATION	■	
A301	REAR & RIGHT SIDE SIDE ELEVATIONS	■	
A400	BUILDING SECTION & WALL SECTION	■	
STRUCTURAL			
S-1	FOUNDATION FLOOR & ROOF FRAMING PLANS	■	
S-2	SECTIONS & DETAILS	■	
S-3	CONCRETE & TYPICAL DETAILS	■	
S-4	WOOD FRAMING DETAILS	■	
S-5	STRUCTURAL MATERIALS & NOTES	■	
S-6	STRUCTURAL MATERIALS AND NOTES II & DECK DETAILS	■	

1 LIST OF DRAWINGS
12" = 1'-0"

SPALDING TOUGIAS ARCHITECTS, INC.
WWW.STA-INC.COM

46 Waltham Street, Suite 2A
Boston, Massachusetts 02118
617-542-4522

Kinsale Lane Sub-Division

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No.7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

A001

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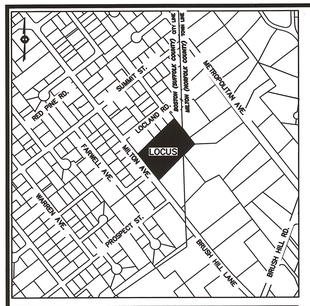
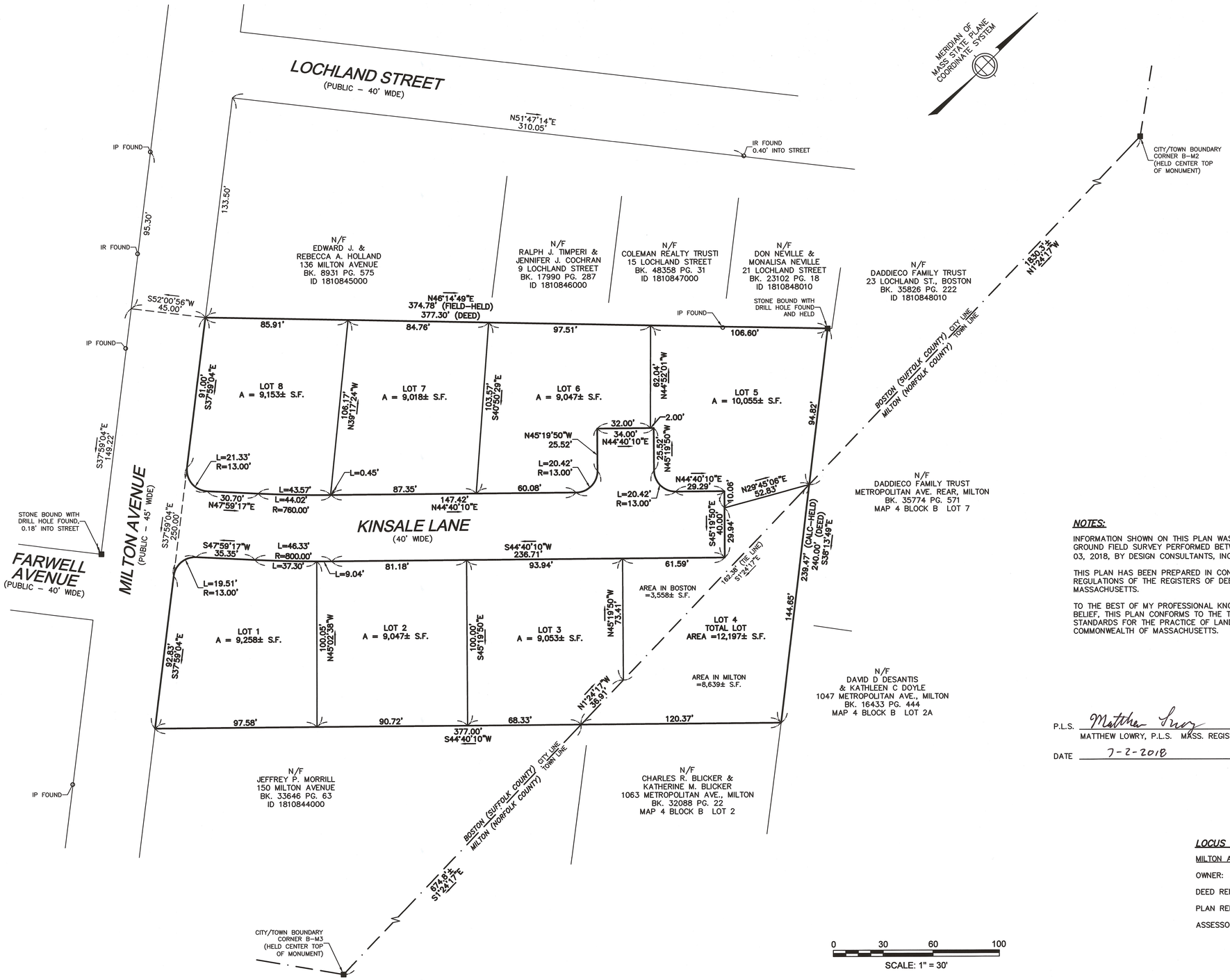


VICINITY MAP – NOT TO SCALE

RESERVED FOR REGISTERS USE ONLY



0 30 60 100

SCALE: 1" = 30'

NOTES:

INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AN ON–THE GROUND FIELD SURVEY PERFORMED BETWEEN APRIL 13, 2016 AND MAY 03, 2018, BY DESIGN CONSULTANTS, INC. (DCI).

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
MATTHEW LOWRY
No. 49625
PROFESSIONAL LAND SURVEYOR

P.L.S. Matthew Lowry

MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625

DATE 7-2-2018

LOCUS TITLE INFORMATION

MILTON AVENUE

OWNER:	MOLLIE FEENEY
DEED REFERENCE:	BK. 8953 PG. 241
PLAN REFERENCE:	BK. 7067 PG. 145
ASSESSORS:	PARCEL ID 1810844001

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Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1"= 30'
VERT: _____

NO.	DATE	BY	REVISIONS

FIELD: LG
CALCS: ML
CHECKED: DG
APPROVED: ML

SUBDIVISION PLAN

KINSALE LANE

LAND LOCATED IN
BOSTON (HYDE PARK) AND MILTON, MA.
SURVEYED FOR
THE KEOHANE COMPANY

PROJECT NO. 2016–028
DATE: MAY 4, 2018
SHEET NO. 1 OF 1

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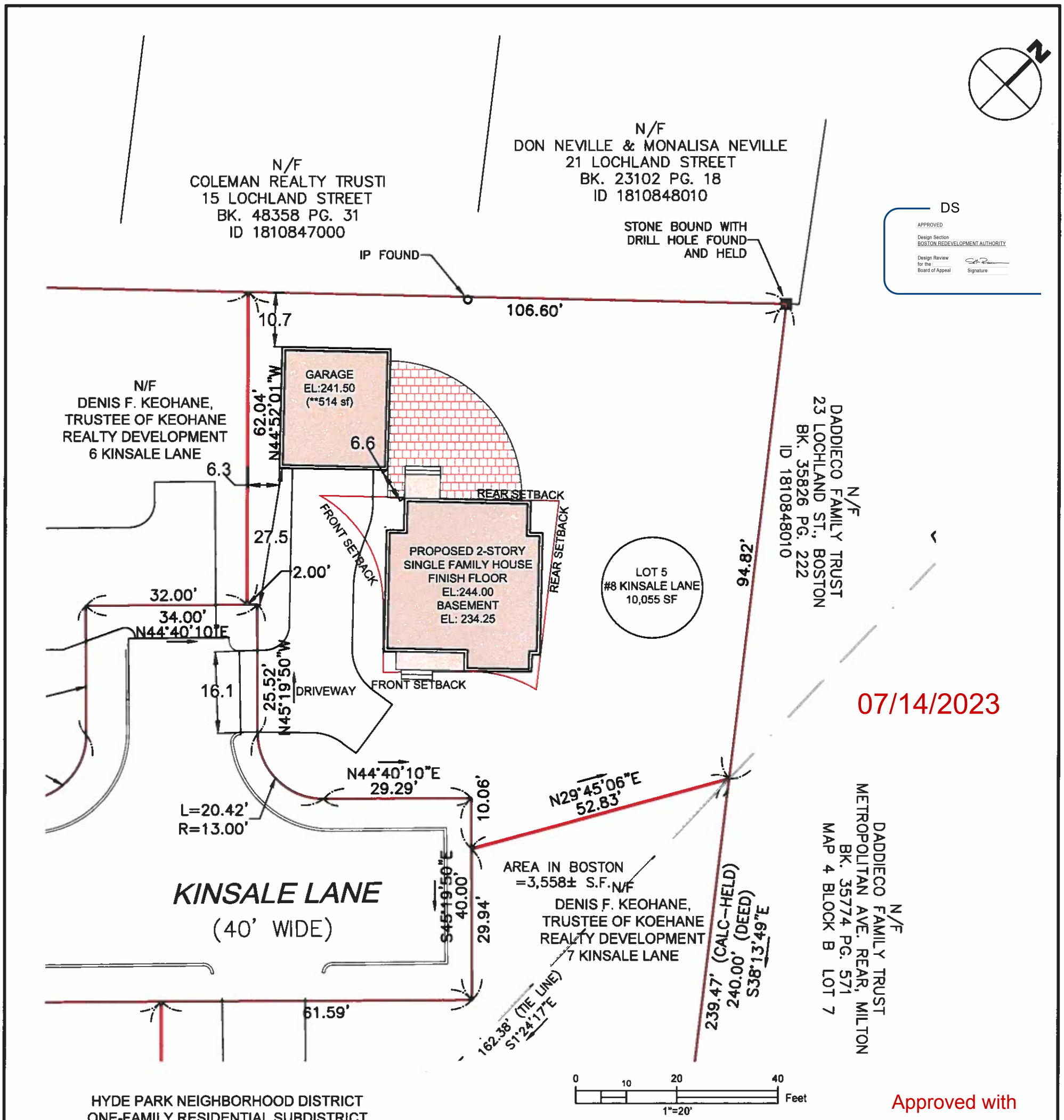

DS
APPROVED
Design Section
BOSTON REDEVELOPMENT AUTHORITY
Design Review for the Board of Appeal
Signature

07/14/2023

HYDE PARK NEIGHBORHOOD DISTRICT
ONE-FAMILY RESIDENTIAL SUBDISTRICT
(1F-9000)

LOT 5 (GARAGE ACCESSORY STRUCTURE)		
	REQUIRED	PROPOSED
LOT AREA	9,000 SF	10,055 SF
LOT FRONTAGE	70 LF	87 LF
FRONT SETBACK	25 LF	27.5 LF
SIDE SETBACK***	5 LF	6.3 LF
REAR SETBACK***	5 LF	10.7 LF
LOT WIDTH	70 LF	84 LF
FAR	0.3	0.20
OPEN SPACE*	2,064 SF	7,537 SF (75%)

* OPEN SPACE IS ALL LOT AREA EXCLUDING BUILDING & DRIVEWAYS
** GARAGE COVERS 12.3% OF REAR YARD
***PER ARTICLE 10; 5 FT. OFFSET ALLOWED FOR PARKING USE TO SIDE AND REAR PROPERTY LINES

OWNER: DENIS F. KEOHANE, TRUSTEE OF KEOHANE REALTY DEVELOPMENT

DEED REFERANCE: SUFFOLK COUNTY REGISTRY OF DEEDS - BOOK 59087 / PAGE 32

REFERNACE PLAN: SUFFOLK COUNTY REGISTRY OF DEEDS - PLAN YEAR 2021 / PLAN 266

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. SMITH JR.
No. 35794
PROFESSIONAL LAND SURVEYOR
11-3-21

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 5
8 KINSALE LANE,
BOSTON, MA

SHEET NAME
CERTIFIED PLOT PLAN
GARAGE ACCESSORY STRUCTURE

SHEET NO.
C105

DR BY:	GS
CHK BY:	RS
PROJ NO:	2016-028
DATE:	11-1-2021
SCALE:	1" = 20'

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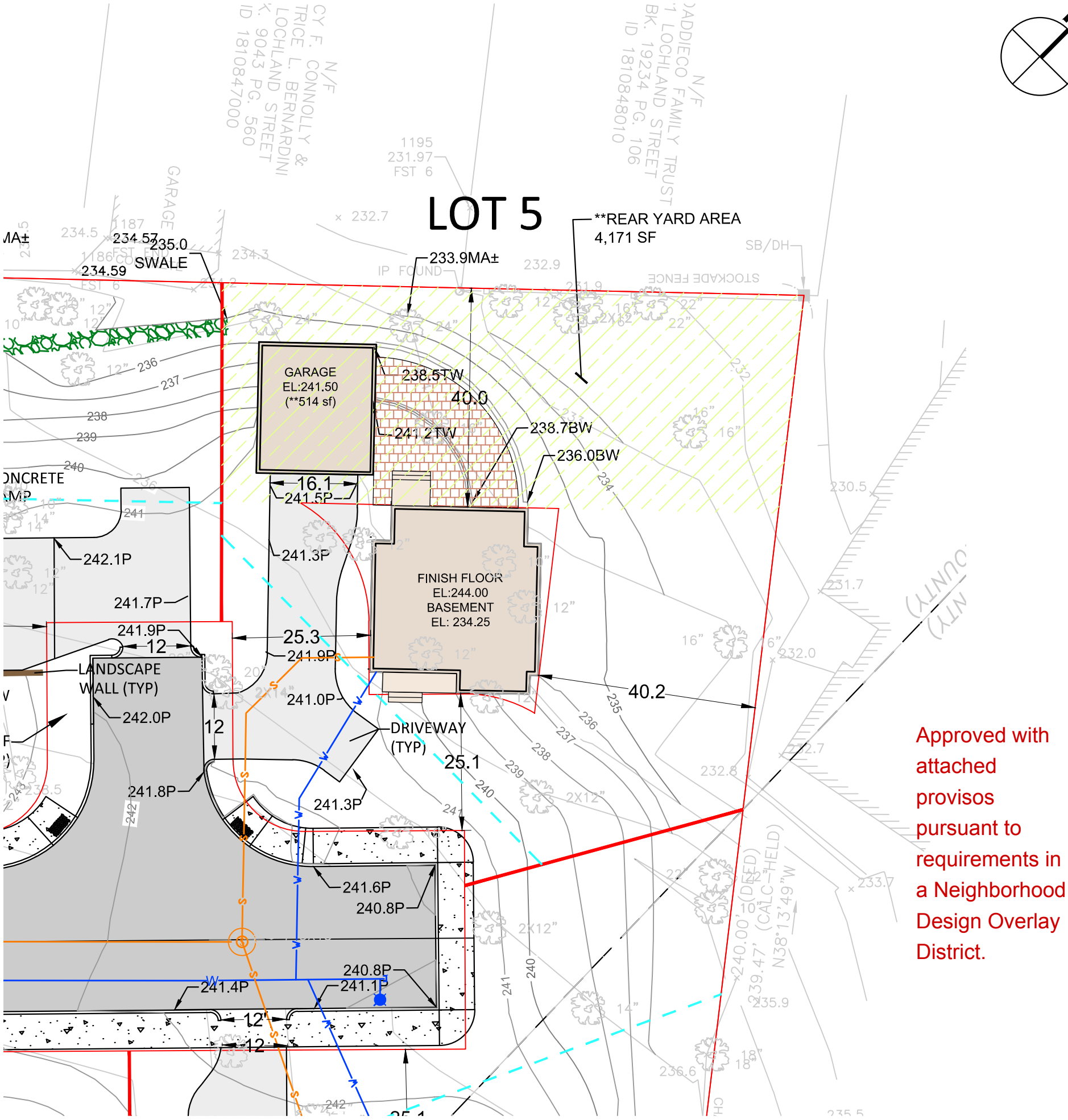

LOT 5	
LOT AREA	10055 SF
LOT FRONTAGE	87.3 LF
RIGHT SIDE	52.8 LF
LEFT SIDE	62.0 LF
REAR	201.4 LF
LOT WIDTH	84 LF
OPEN SPACE	7537 SF (75%)

*OPEN SPACE IS ALL LOT AREA EXCLUDING BUILDING & DRIVEWAYS
** GARAGE COVERS 12.3% OF REAR YARD

0 10 20 40 Feet
1"=20'

DS
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BOSTON REDEVELOPMENT AUTHORITY
Design Review for the Board of Appeal
Signature

07/14/2023

LEGEND

- PROPOSED HOUSE
- PROPOSED WALL
- PROPOSED DECK
- PROPOSED DRIVEWAYS
- PROPOSED ROAD
- PROPOSED CONCRETE
- LIMIT OF WORK
- PROPOSED PATIO
- PROPOSED COVERED PORCH
- LOT WIDTH

ACRONYMS

TW	TOP OF WALL
BW	BOTTOM OF WALL
MA	MATCH
P	PAVEMENT
BOTTOM	BOTTOM OF SLOPE
TOP	TOP OF SLOPE

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 38408
REGISTERED
PROFESSIONAL ENGINEER

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 5
KINSALE LANE,
BOSTON, MA

SHEET NAME: SITE PLAN

SHEET NO.: C105

DR BY:	MH
CHK BY:	SBS
PROJ NO:	2016-028
DATE:	04-06-2021 Rev. 04-28-22
SCALE:	1" = 20'

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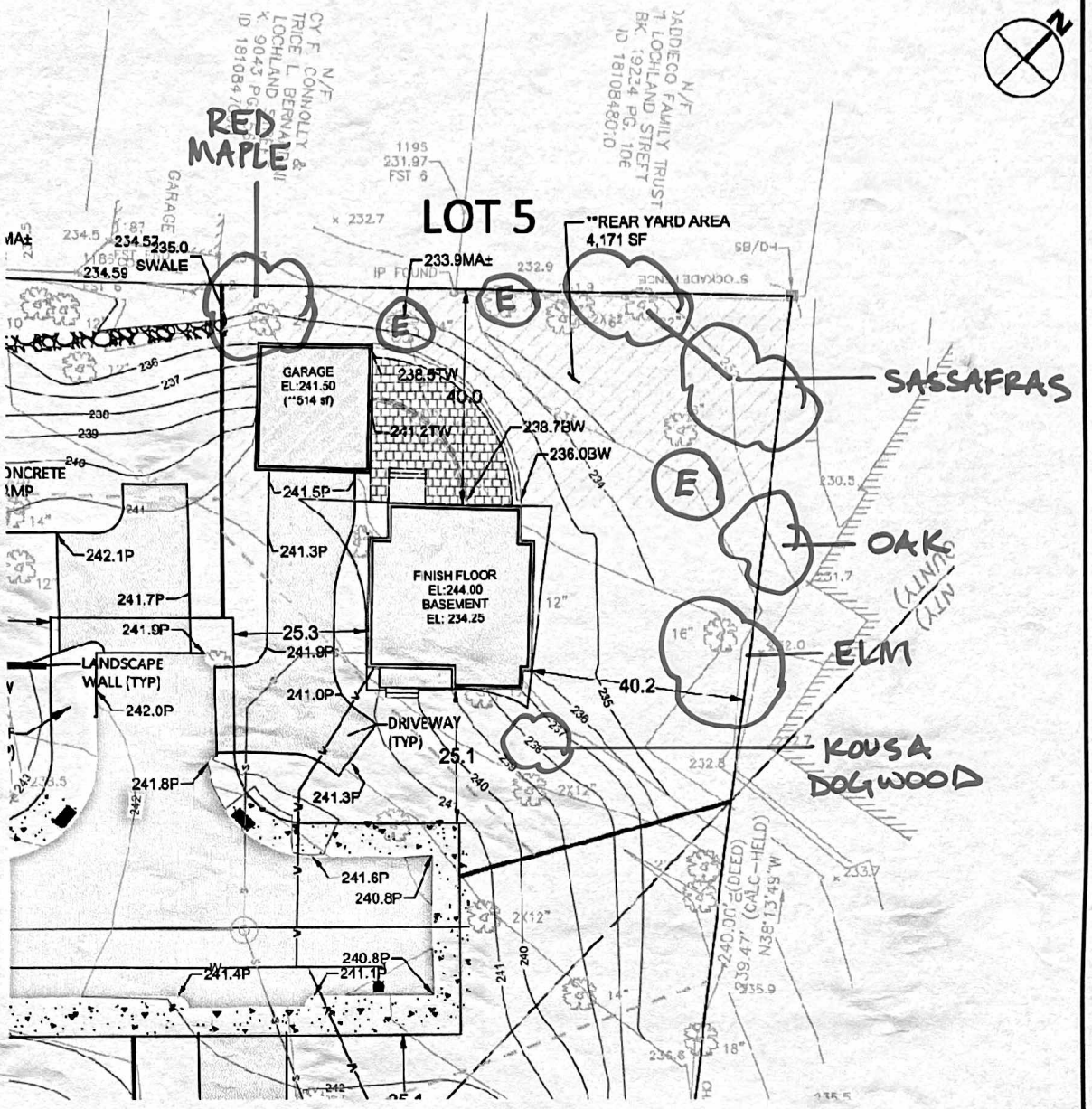

DS

APPROVED

Design Section
BOSTON REDEVELOPMENT AUTHORITY

Design Review for the Board of Appeal

Signature

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

07/14/2023

SYMBOLS:
(E)-EXISTING TREE TO SAVE IF POSSIBLE

	LOT 5 KINSALE LANE, BOSTON, MA	SHEET NAME PROPOSED SITE PLAN OF TREES	SHEET NO.	DR BY: K. MACCHI/MOLLOY CHK BY: PROJ NO: DATE: 9/19/22 SCALE: 1" = 20'

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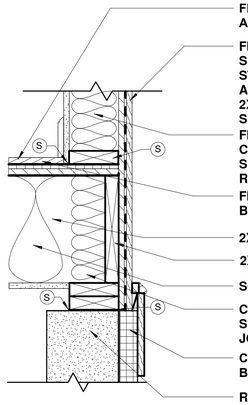


FINISHED FLOORING 1/2" HOMASOTE AND 3/4" PLYWOOD SUB FLOOR

FIBER CEMENT WOOD SIDING OR SHINGLE ATTACHED OVER 1X STRAPPING, CONTINUOUS AIR BARRIER AND 1/2" PLYWOOD SHEATHING ON 2X6 FRAMING 16" O.C., 1/2" INTERIOR SIDE PAINTED DRYWALL

FILL EXISITNG STUD CAVITY WITH CONTINUOUS CLOSED CELL SPRAY INSULATION TO ACHIEVE R20 MINIMUM

FINISH FLOORING AS SELECTED BY OWNER

2X OR I-JOIST WOOD FLOOR FRAMING

2X WOOD RIM JOIST

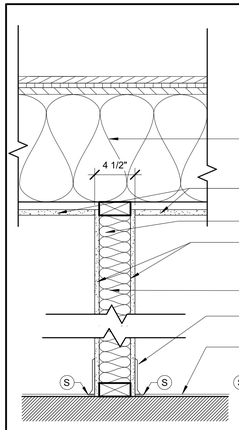
SOUND BLANKET INSULATION

CONTINUOUS CLOSED CELL SPRAY FOAM INSULATION AT RIM JOIST TO ACHIEVE R20 MINIMUM

CONT. FIBER CEMENT CAP AND 1X8 TRIM BOARD OVER 2" RIGID INSULATION

REINFORCED CONCRETE FOUNDATION WALL

1	EXTERIOR WALL/FLOOR	
	R VALUE: 20 MINIMUM	



WOOD FLOOR FRAMING WITH SOUND BLANKET

ONE LAYER 1/2" GWB PAINTED OVER WOOD STRAPPING

2X4 WOOD STUDS, 16" O.C. MAX

1 LAYER 1/2" DRYWALL EA SIDE WITH PLASTER FINISH BOTH SIDES, PAINTED.

SOUND BLANKET INSULATION, TYP.

WALL BASE AS SELECTED BY OWNER

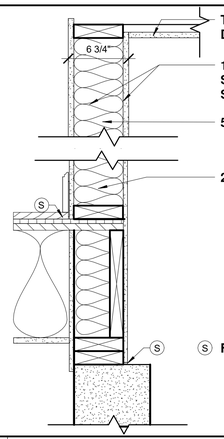
FINISH FLOORING AS SELECTED BY OWNER

S SEALANT

SHOWN PERPENDICULAR TO FRAMING

2	INTERIOR WALL	
SIDE 1	1 LAYER 1/2" DRYWALL	
SIDE 2	1 LAYER 1/2" DRYWALL	

3 WALL TYPES
1 1/2" = 1'-0"



TWO LAYERS 5/8" TYPE X DRYWALL CEILING 1 HOUR

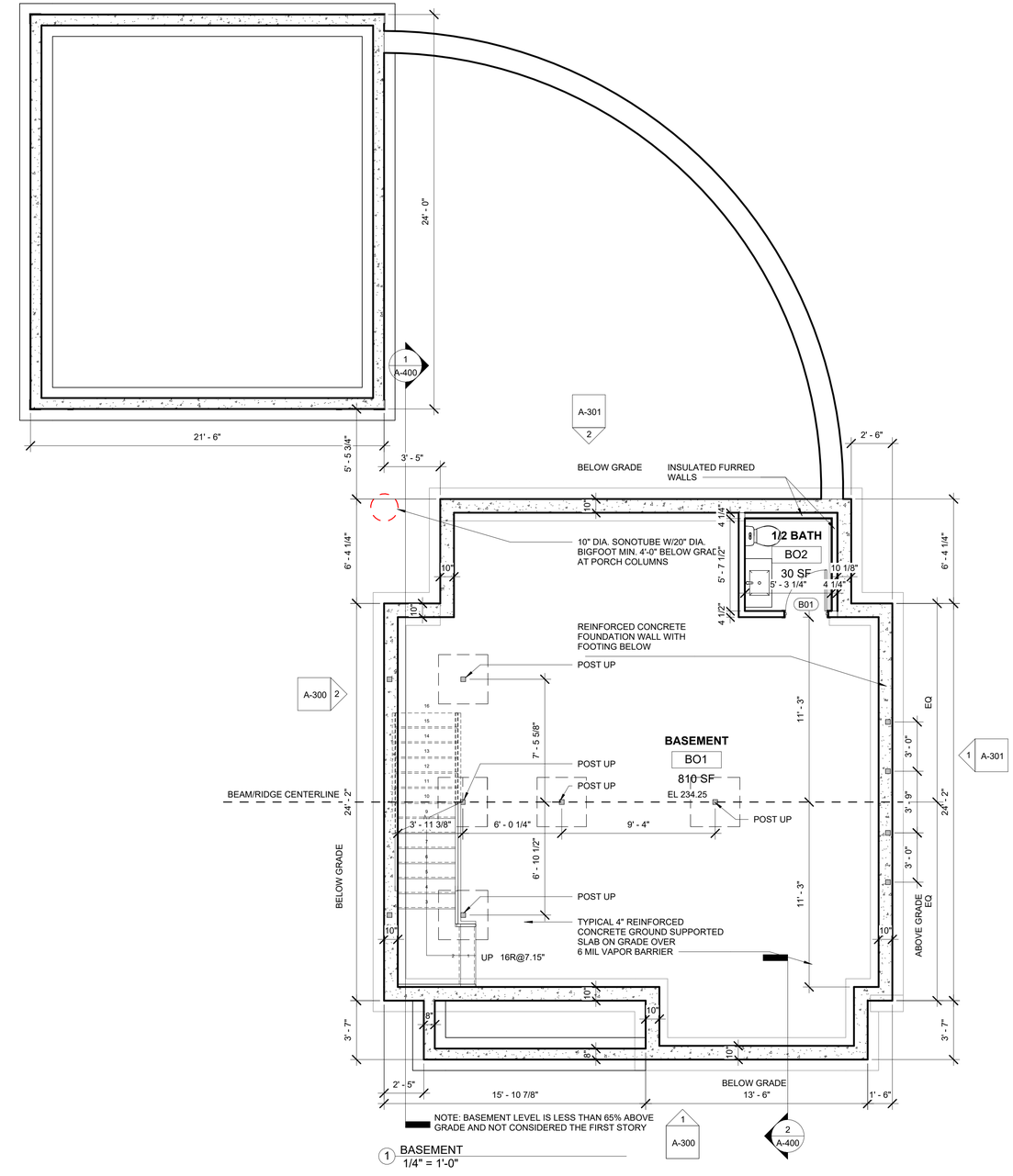
1 LAYER 5/8" TYPE X DRYWALL EA SIDE WITH PLASTER FINISH BOTH SIDES, PAINTED

5 1/2" GLASS FIBER, TYP.

2X6 WOOD STUDS, 16" O.C. MAX

S FIRE RATED SEALANT

3	1 HR GARAGE SEPARATION	U309
SIDE 1	1 LAYER 5/8" TYPE X DRYWALL	
SIDE 2	1 LAYER 5/8" TYPE X DRYWALL	



1 BASEMENT
1/4" = 1'-0"

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Kinsale Lane Sub-Division

Hyde Park

No. | Date | Revision

Seal

Drawing Title

LOT 5 TYPE C BASEMENT, GARAGE & FOUNDATION PLANS & WALL TYPES

Project No. STA2019KEO
Date 08 02 21
Scale As indicated
Drawn By GT | Checked By CFT
Drawing No. A100

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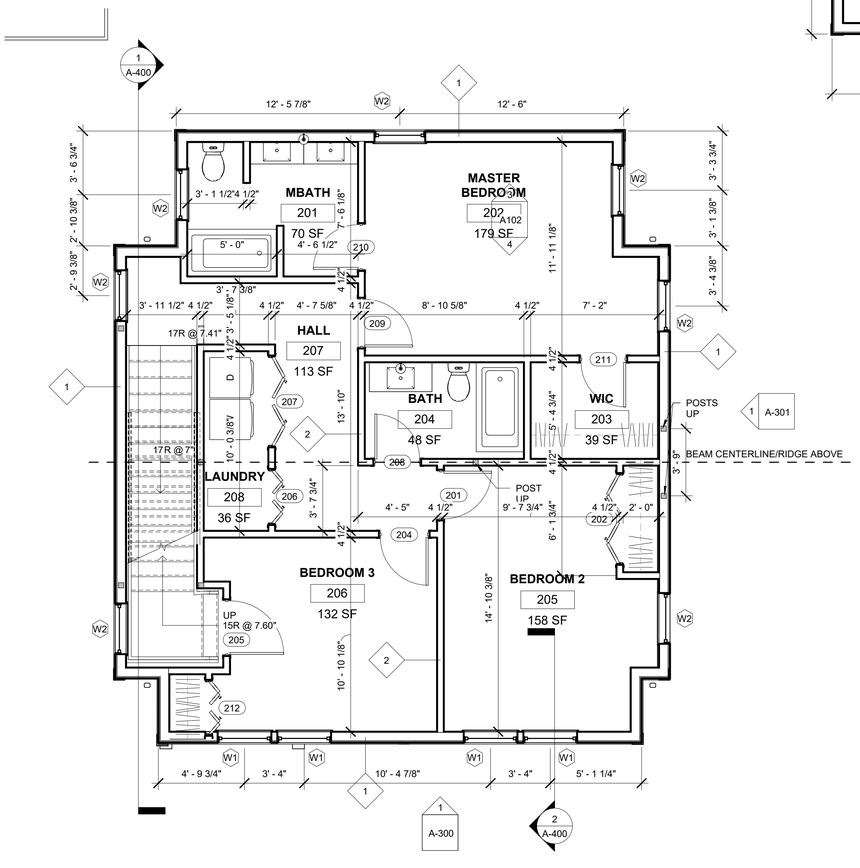
Room Schedule

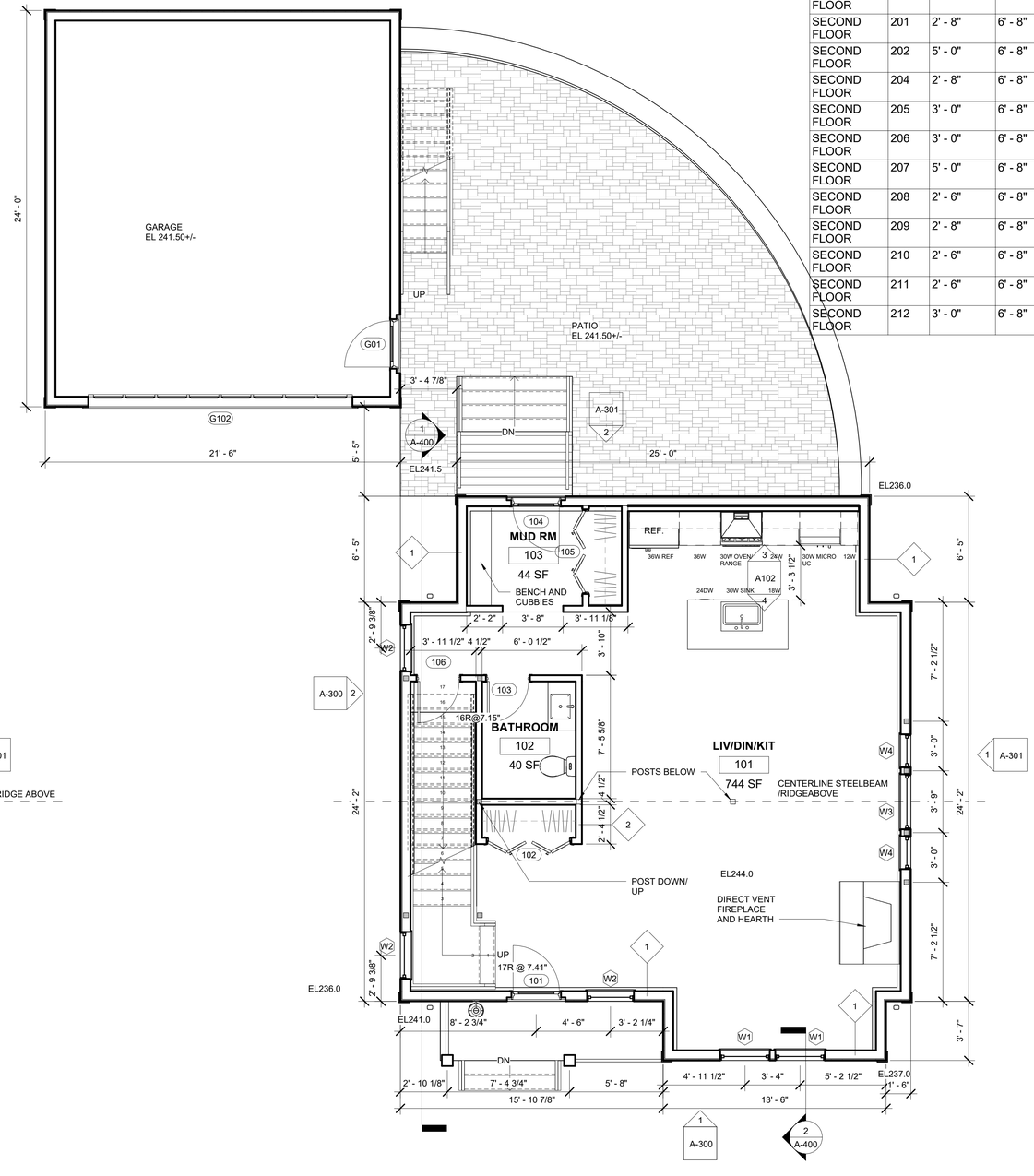
Level	Name	Number	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
BASEMENT	1/2 BATH	BO2	TILE	TILE	TILE/GWB PT	GWB PT	CEMENT BD AT WET WALL
BASEMENT	BASEMENT	BO1	CONC	CONC	CONC	GWB PT	
FIRST FLOOR	BATHROOM	102	TILE	TILE	TILE/GWB PT	GWB PT	CEMENT BD AT WET WALL
FIRST FLOOR	LIV/DIN/KIT	101	WD	WD PT	GWB PT	GWB PT	
FIRST FLOOR	MUD RM	103	TILE	TILE	GWB PT	GWB PT	
SECOND FLOOR	BATH	204	TILE	TILE	TILE/GWB PT	GWB PT	CEMENT BD AT WET WALL
SECOND FLOOR	BEDROOM 2	205	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	BEDROOM 3	206	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	HALL	207	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	LAUNDRY	208	TILE	TILE	GWB PT	GWB PT	CEMENT BD AT WET WALL
SECOND FLOOR	MASTER BEDROOM	202	WD	WD PT	GWB PT	GWB PT	CEMENT BD AT WET WALL
SECOND FLOOR	MBATH	201	TILE	TILE	TILE/GWB PT	GWB PT	CEMENT BD AT WET WALL
SECOND FLOOR	WIC	203	WD	TILE	GWB PT	GWB PT	

Door Schedule

Level	Mark	Width	Height	Door Material	Frame Material	Comments
BASEMENT	B01	2' - 6"	6' - 8"	WD	WD	
GARAGE	G01	3' - 0"	6' - 8"	WD	WD	
GARAGE	G102	16' - 0"	7' - 0"	WD	WD	
FIRST FLOOR	101	3' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	102	5' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	103	2' - 6"	6' - 8"	WD	WD	
FIRST FLOOR	104	3' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	105	5' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	106	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	201	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	202	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	204	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	205	3' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	206	3' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	207	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	208	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	209	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	210	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	211	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	212	3' - 0"	6' - 8"	WD	WD	



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



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

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No. | Date | Revision

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE C FIRST & SECOND FLOOR PLANS PLANS & SCHEDULES

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A101

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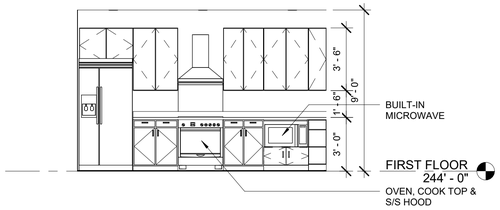
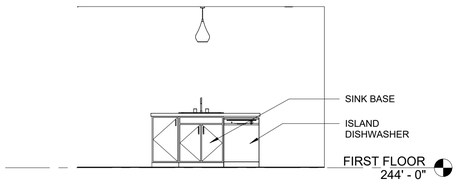
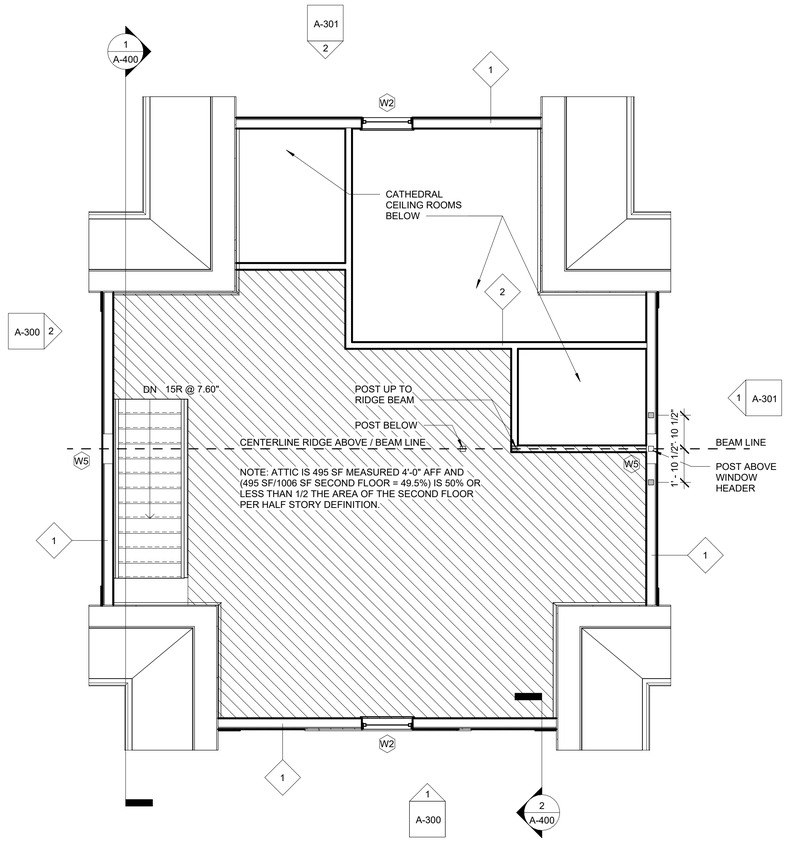


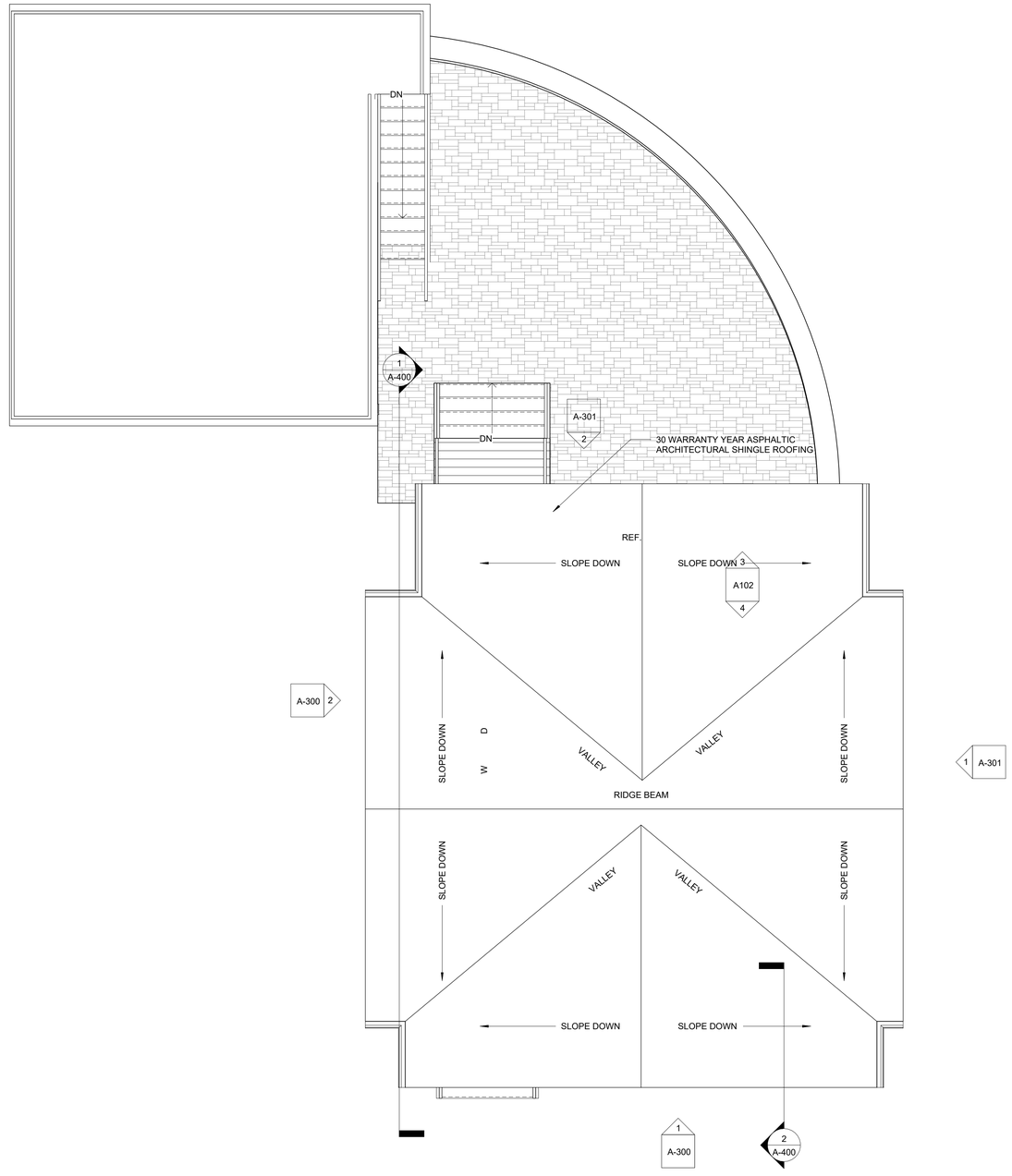
3 KITCHEN ELEVATION
1/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
1/4" = 1'-0"



2 ATTIC
1/4" = 1'-0"



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

ROOF GENERAL NOTES:
1. PROVIDE CONTINUOUS 30" WIDE PERIMETER ICE AND WATERSHIELD
2. PROVIDE CONTINUOUS ALUMINUM EAVE FLASHING WITH DRIP EDGE
3. PROVIDE CONTINUOUS ASPHALT SHINGLE VALLEY AND COPPER FLASHING. IN ADDITION ALTERNATE LAP COURSES FROM EACH SIDE OF VALLEY AND EXTEND 12" BEYOND VALUE CENTERLINE.
4. PROVIDE CONTINUOUS STEP FLASHING AND CRICKETS IF NECESSARY AT DORMERS
5. PROVIDE ROOF JACKETS WITH NEOPRENE GASKETS TO SEAL ALL PLUMBING, MECHANICAL AND ALL OTHER ROOF PENETRATIONS.
6. PROVIDE CONTINUOUS EAVE AND RIDGE VENTING (NOT REQUIRED WITH CLOSED CELL INSULATION).
7. GUTTERS SHALL BE 6" ALUMINUM WITH SUPPORTING BRACKETS 48" O.C. WITH MATCHING RECTANGULAR ALUMINUM DOWNSPOUTS STRAPPED TO SIDING AT TOP, MIDDLE AND BOTTOM MINIMUM

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE C ATTIC AND ROOF PLAN

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A102

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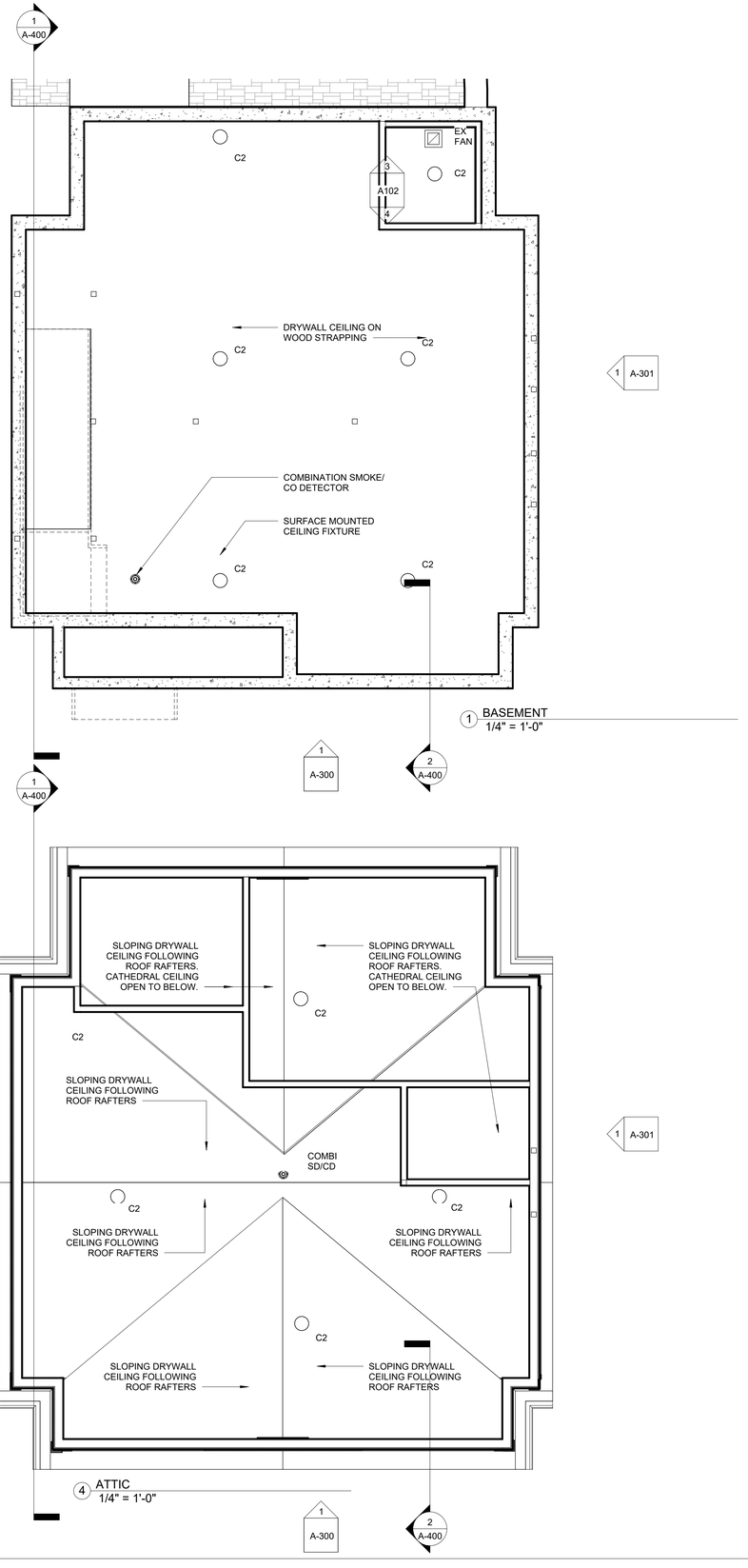
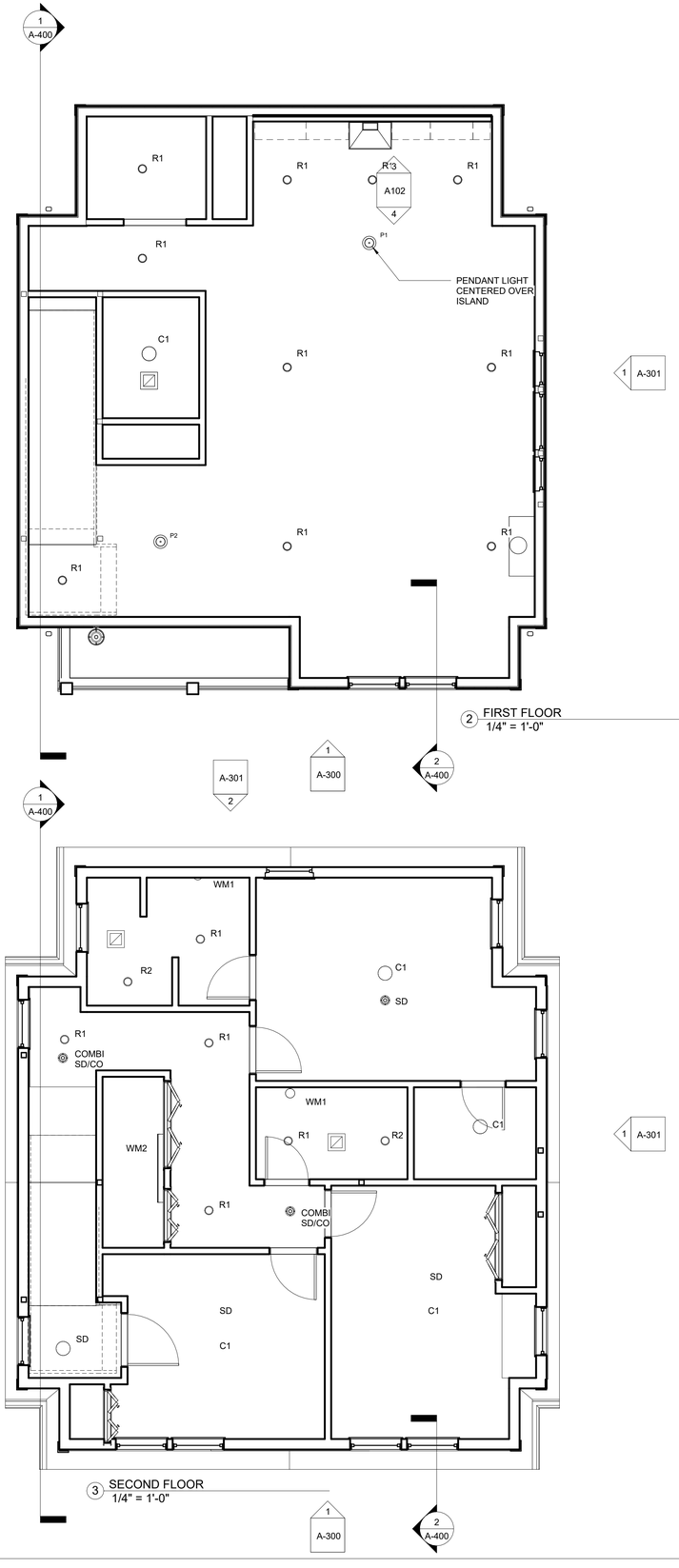


1 BASEMENT
1/4" = 1'-0"



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

4 ATTIC
1/4" = 1'-0"

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

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

REFLECTED CEILING PLANS

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT

Drawing No. A-201

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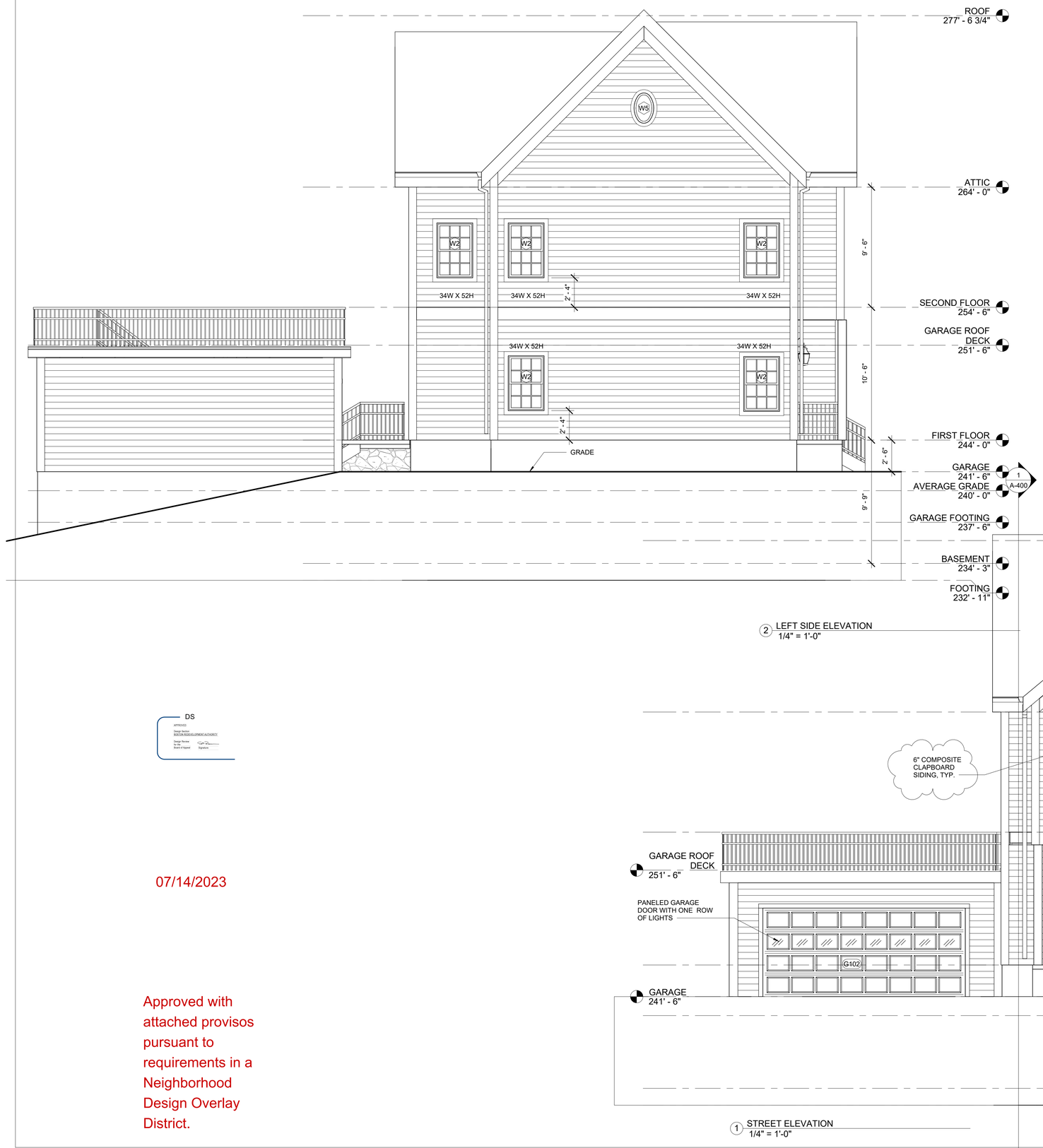
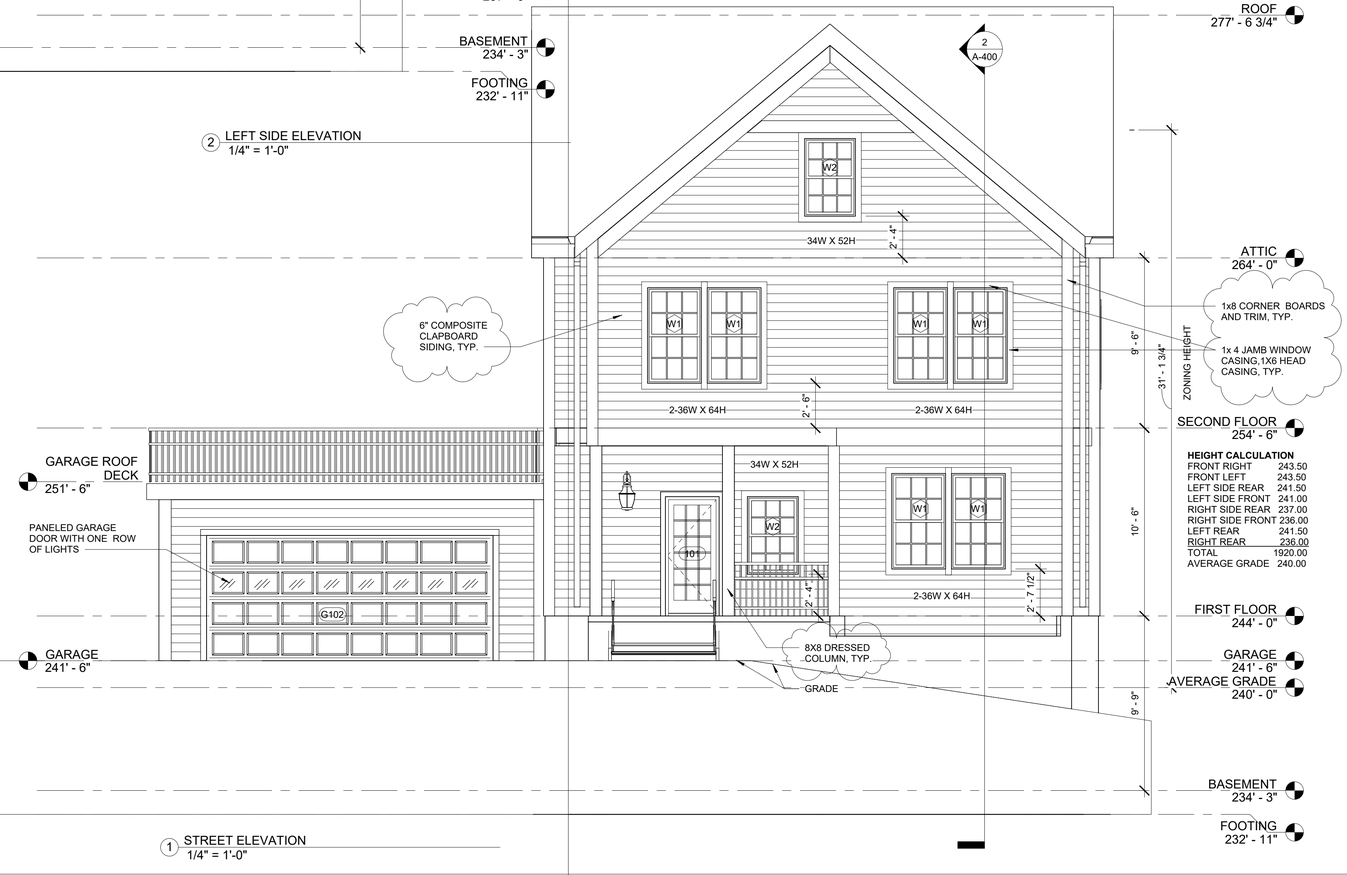


2 LEFT SIDE ELEVATION
1/4" = 1'-0"



1 STREET ELEVATION
1/4" = 1'-0"

DS
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Design Section
BOSTON REDEVELOPMENT AUTHORITY
Design Review
Date
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

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Hyde Park

No.	Date	Revision
1	9 22 22	BPDA REVIEW

REGISTERED ARCHITECT GEORGE E. TOUGIAS No.7468 BOSTON MA COMMONWEALTH OF MASSACHUSETTS
Seal

Drawing Title

TYPE C STREET & LEFT SIDE ELEVATION LOT 5 8 KINSALE

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A-300

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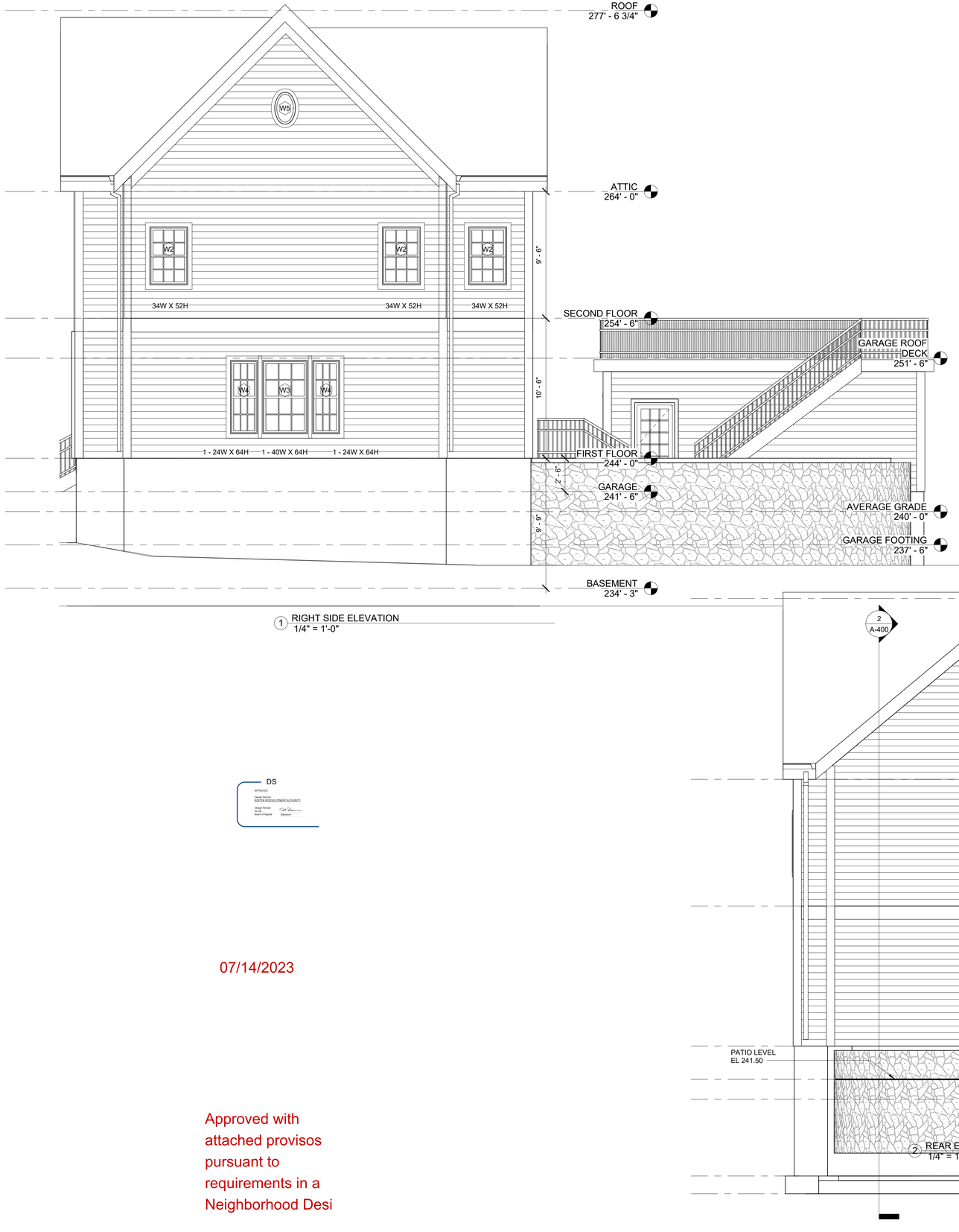
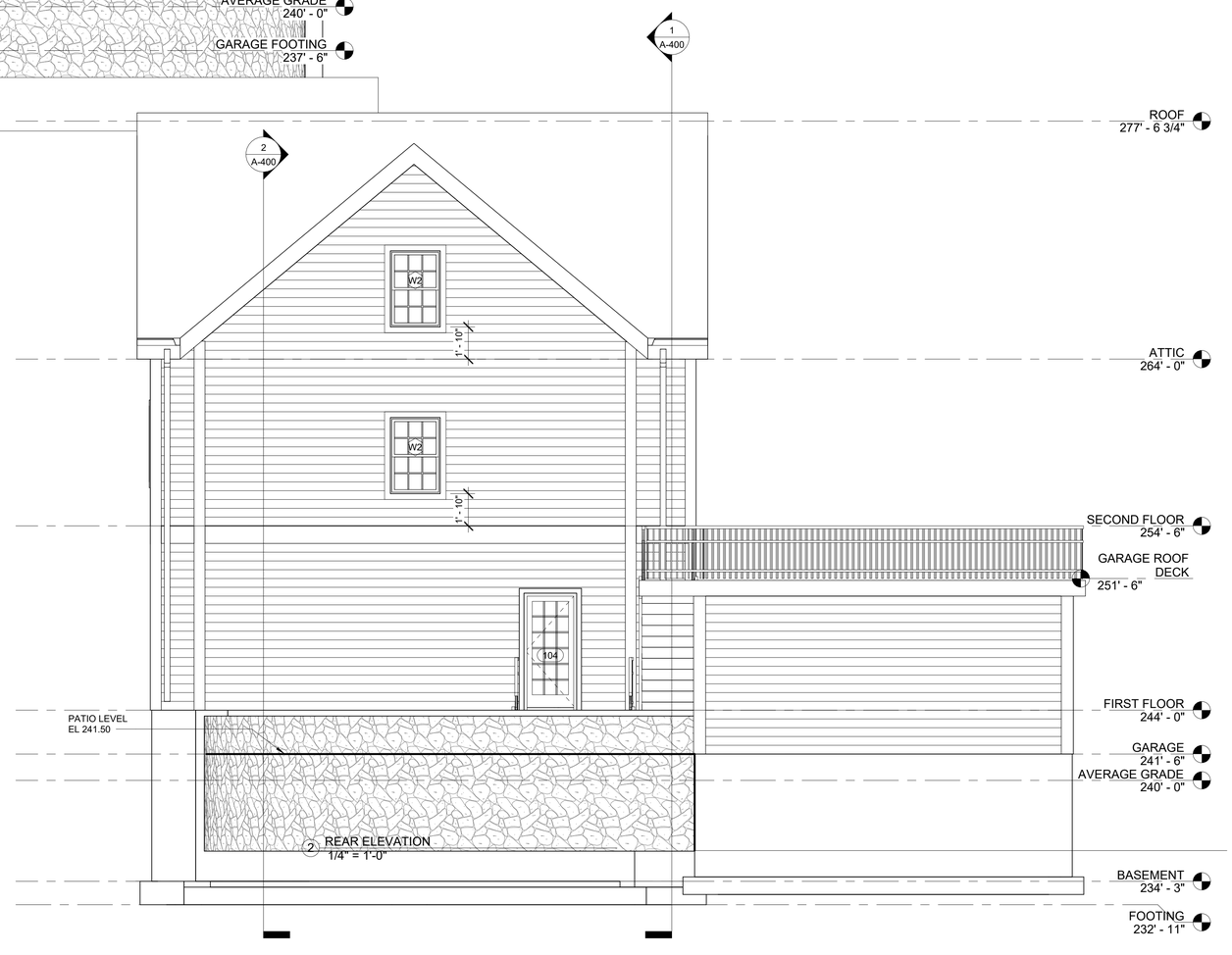


1 RIGHT SIDE ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

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Design Section
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Board of Appeal
Signature

07/14/2023

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GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Seal

Drawing Title

TYPE C REAR & RIGHT SIDE ELEVATIONS

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A-301

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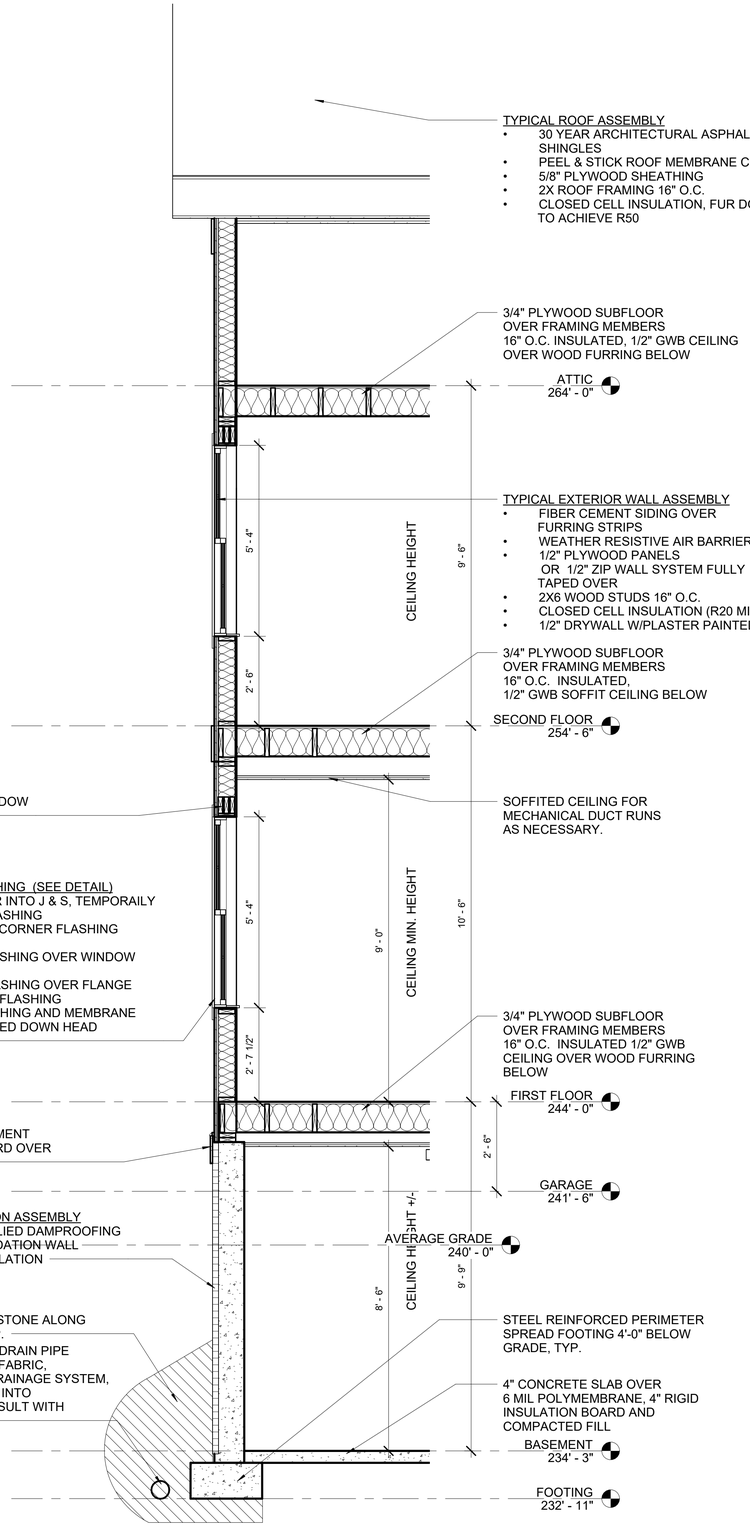
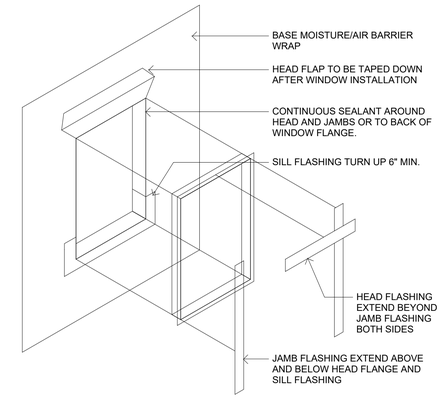
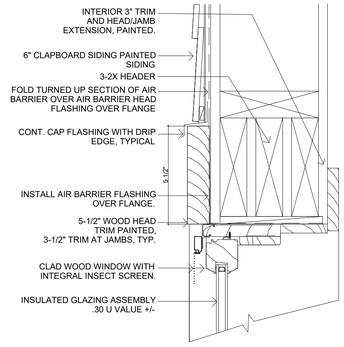


2 Section 2
1/2" = 1'-0"

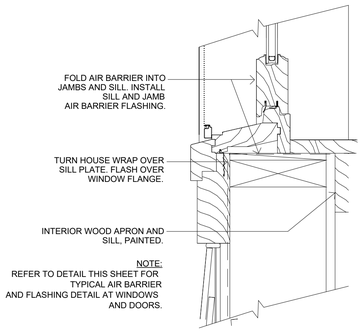


3 WINDOW FLASHING
3" = 1'-0"

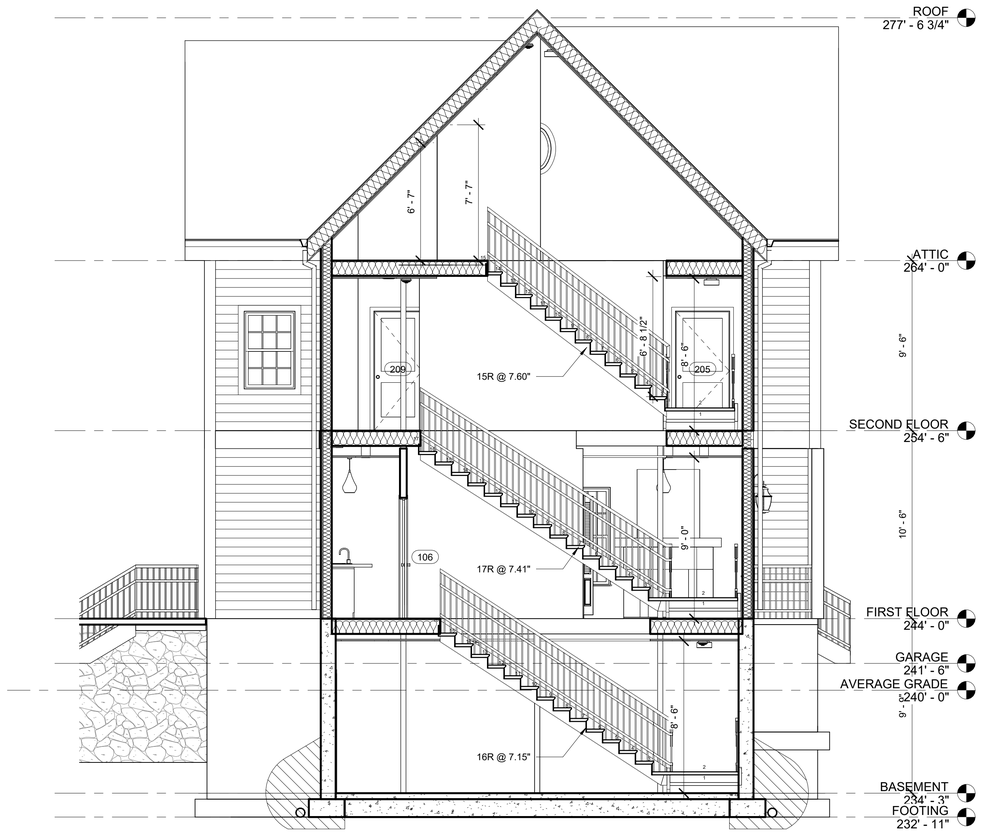


HEAD DETAIL
SCALE: 3" = 1'-0"

4 WINDOW DETAILS
3" = 1'-0"



SILL DETAIL
SCALE: 3" = 1'-0"



1 Section 1
1/4" = 1'-0"

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Hyde Park

No. | Date | Revision

Seal

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE C BUILDING SECTION & WALL SECTION

Project No. STA2019KEO
Date 05 12 21
Scale As indicated
Drawn By GT
Checked By CFT
Drawing No. A-400

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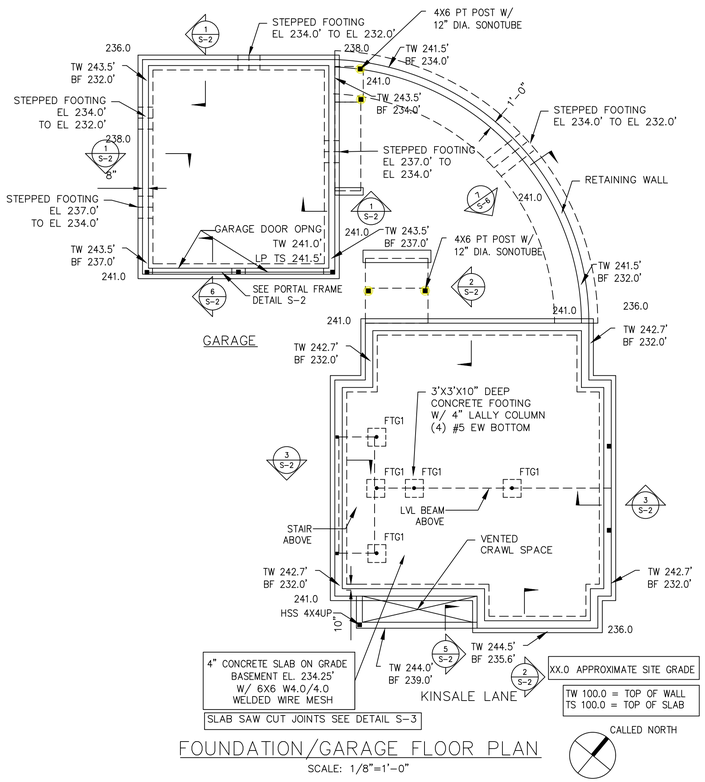
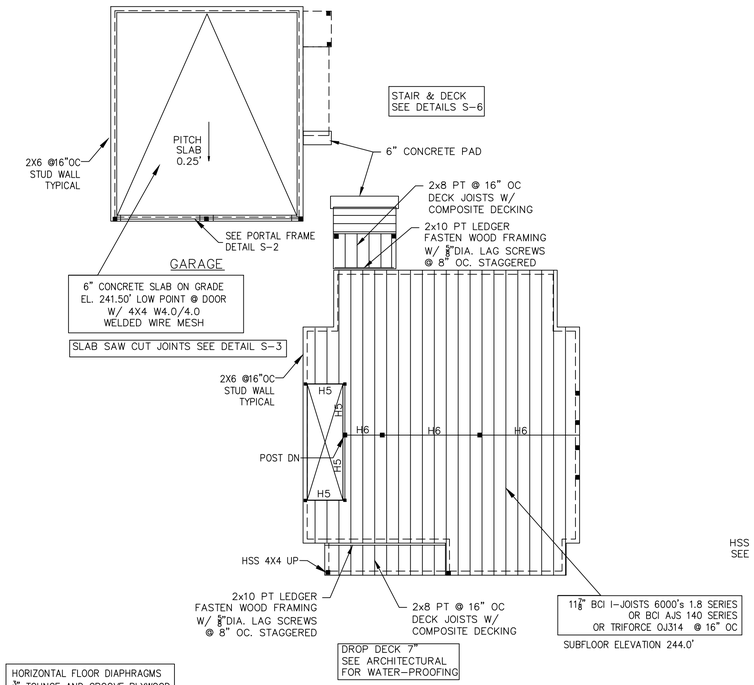


FOUNDATION/GARAGE FLOOR PLAN

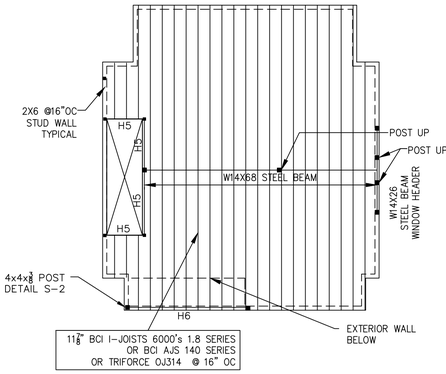
SCALE: 1/8"=1'-0"



FIRST FLOOR FRAMING PLAN

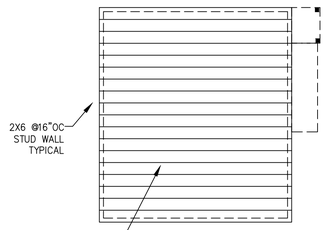
SCALE: 1/8"=1'-0"

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

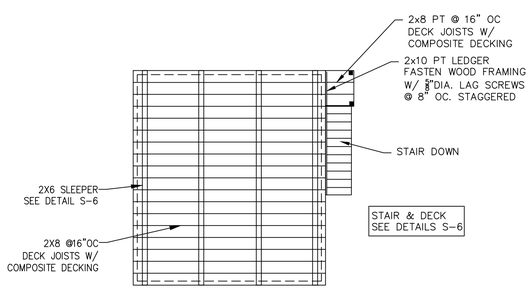


SECOND FLOOR FRAMING PLAN

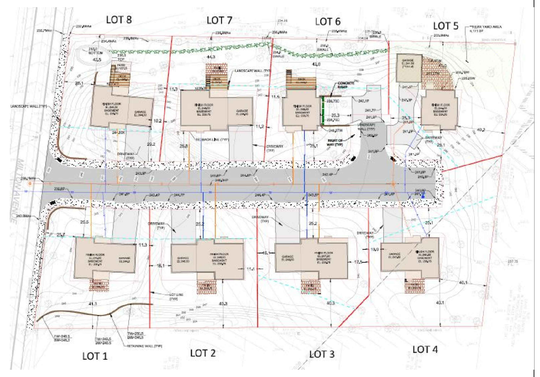
SCALE: 1/8"=1'-0"

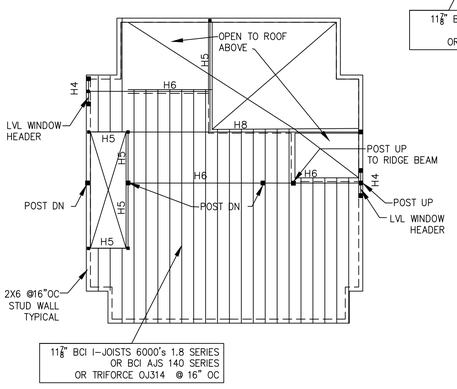


GARAGE ROOF



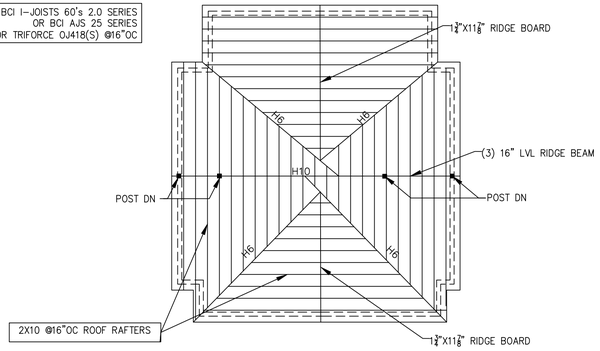
GARAGE ROOF DECK





ATTIC FLOOR FRAMING PLAN

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



ROOF FRAMING PLAN

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

GARAGE ROOF DECK FRAMING PLAN

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

BEARING WALL HEADER SCHEDULE

H1	(2)1 3/4"x7 1/4" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H2	(3)1 3/4"x7 1/4" LVL BEAM, FLUSH FRAMED, 5 1/4"x5 1/4" LVL POSTS
H3	(2)1 3/4"x9 1/4" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H4	(3)1 3/4"X9 1/4" LVL BEAM, FLUSH FRAMED, 5 1/4"X5 1/4" LVL POSTS
H5	(2)1 3/4"x11 7/8" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H6	(3)1 3/4"x11 7/8" LVL BEAM, FLUSH FRAMED, 5 1/4"x5 1/4" LVL POSTS
H7	(2)1 3/4"x14" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H8	(3)1 3/4"x14" LVL BEAM, FLUSH FRAMED, 5 1/4"x5 1/4" LVL POSTS
H9	(2)1 3/4"X16" LVL BEAM, FLUSH FRAMED, 3 1/2"X3 1/2" LVL POSTS
H10	(3)1 3/4"X16" LVL BEAM, FLUSH FRAMED, 5 1/4"X5 1/4" LVL POSTS
H11	(2)1 3/4"X18" LVL BEAM, FLUSH FRAMED, 3 1/2"X3 1/2" LVL POSTS
H12	(3)1 3/4"X18" LVL BEAM, FLUSH FRAMED, 5 1/4"X5 1/4" LVL POSTS

ABBREVIATIONS

BF(XX'-0")= ELEVATION BOTTOM OF FOOTING
BK(XX'-0")=BRICK SHELF ELEVATION ON WALL
BS1=BEAM SEAT DETAIL TYPE IN CONCRETE WALL
CJ=CONCRETE CONSTRUCTION OR CONTROL JOINT
EL=ELEVATION
F1=CONCRETE FOOTING TYPE
EOD=EDGE OF STEEL DECK
FB1=FLITCH BEAM
H1=WALL HEADER BEAM SCHEDULE DESIGNATION
OC=DISTANCE ON CENTERS
OH=OPPOSITE HAND
LP=LOW POINT
P1=DESIGNATES CONCRETE PIER DETAIL
TP(XX'-0")=ELEVATION TOP OF PIER
TW(XX'-0")=ELEVATION TOP OF WALL
SCJ=CONCRETE SLAB SAW CUT JOINT
SIM=SIMILAR
SW-1=SHEAR WALL DESIGNATION
TS(XX'-0")=TOP OF CONCRETE SLAB ELEVATION
TST(XX'-0")=TOP OF STEEL ELEVATION
TYP=TYPICAL
UON=UNLESS OTHERWISE NOTED
@=AT
W/=WITH

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—

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

LOT 5
FOUNDATION
FLOOR & ROOF
FRAMING PLANS

STAMP:

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

SEPTEMBER 9, 2022

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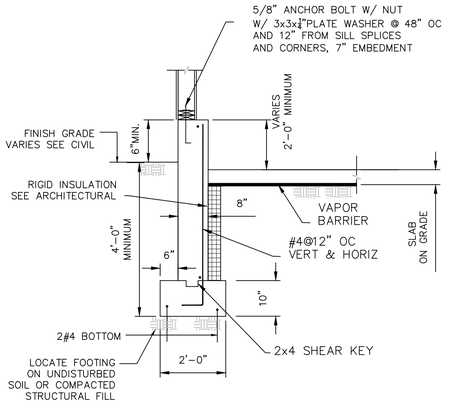
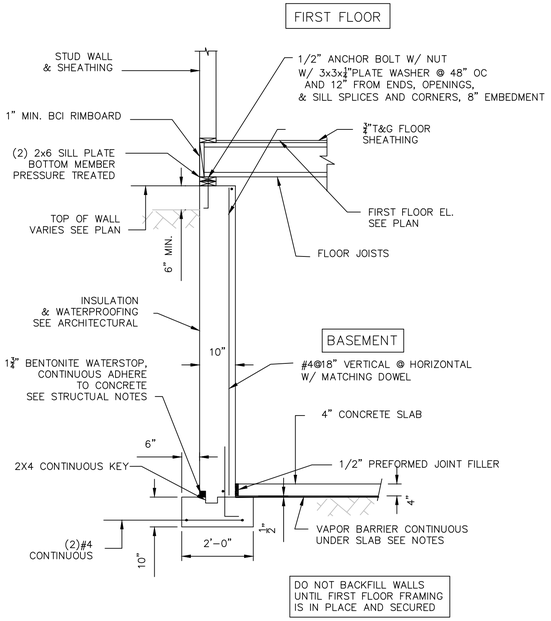


SECTION 1 @ GARAGE

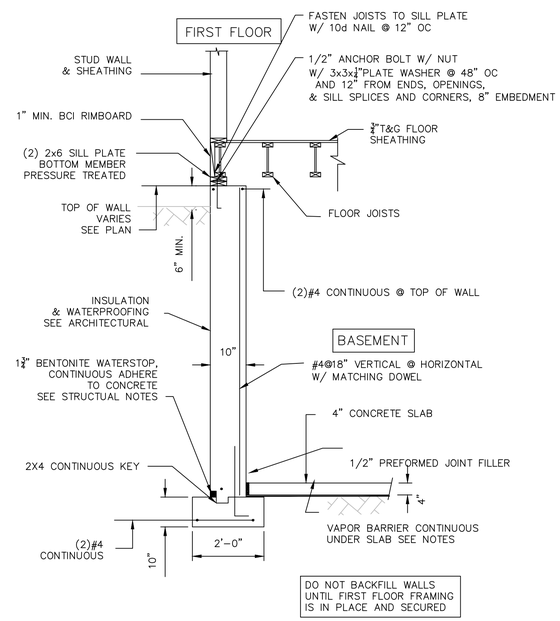
SCALE: $\frac{1}{2}$"=1'-0"

NOTE: GRADE WALL FOUNDATION ON SOLID ROCK ARE NOT REQUIRED TO BE LOCATED 4 FT BELOW GRADE FOR FROST PROTECTION. PLACE CONCRETE ON A LEVEL BASE OF FLOWABLE FILL CONCRETE OR COMPACTED ¾" CRUSH STONE, EACH AT A MINIMUM THICKNESS OF 8 INCHES.



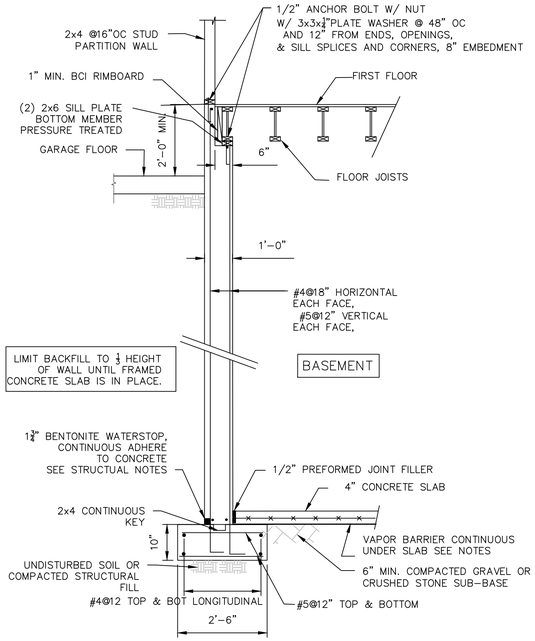
SECTION 2 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



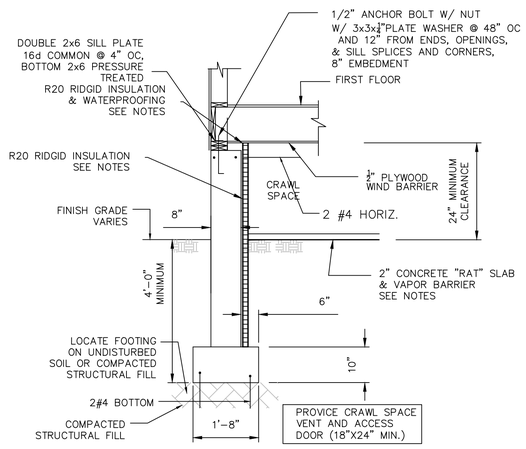
SECTION 3 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



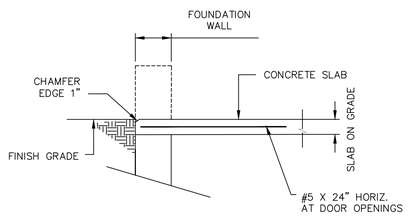
SECTION 4 FOUNDATION WALL @ GARAGE/FIRST FLOOR

SCALE: $\frac{1}{2}$"=1'-0"



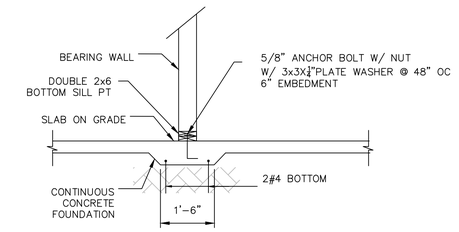
SECTION 5 @ CRAWL SPACE

SCALE: $\frac{1}{2}$"=1'-0"



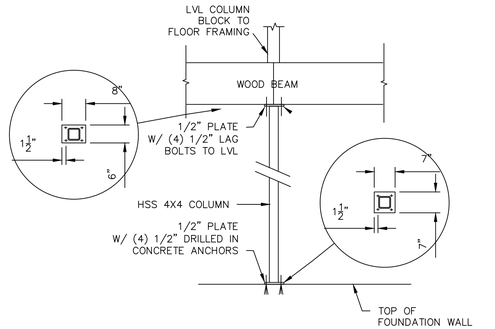
SECTION 6 @ GARAGE DOOR

SCALE: $\frac{1}{2}$"=1'-0"



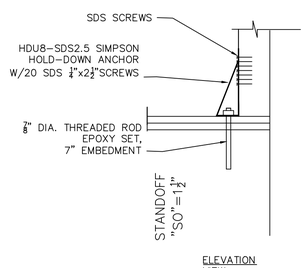
SECTION 8 THICKENED SLAB DETAIL

SCALE: $\frac{1}{2}$"=1'-0"

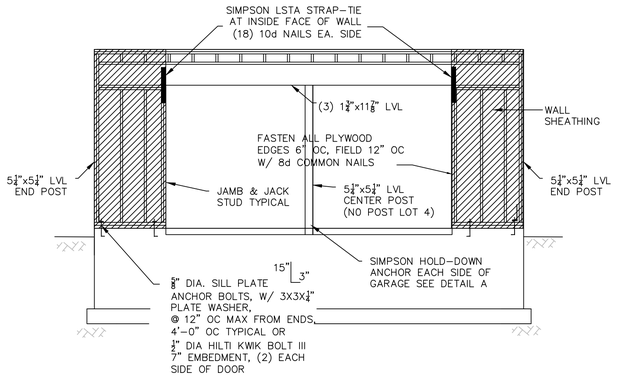


TYPICAL CONCRETE FOOTING/COLUMN CONNECTION DETAIL

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



SEISMIC HOLD DOWN ANCHOR DETAIL A



ELEVATION GARAGE DOOR OPENING APA PORTAL FRAME

SCALE: ½"=1'0"

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KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

SECTIONS
& DETAILS

STAMP:

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SEPTEMBER 9, 2022

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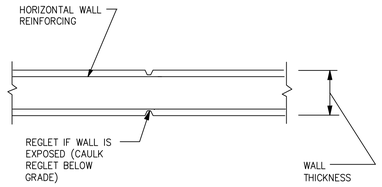
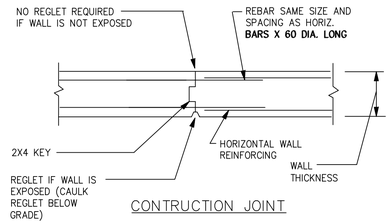


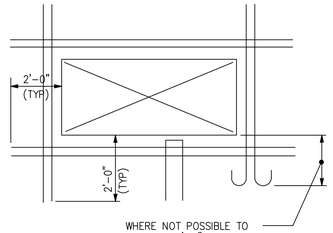
CONTROL JOINT



CONTRUCTION JOINT

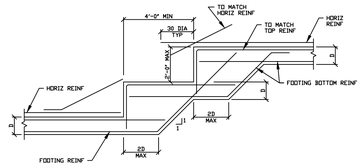
CONCRETE CONSTRUCTION & CONTROL JOINTS

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



REINFORCING STEEL @ WALL OPENINGS

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

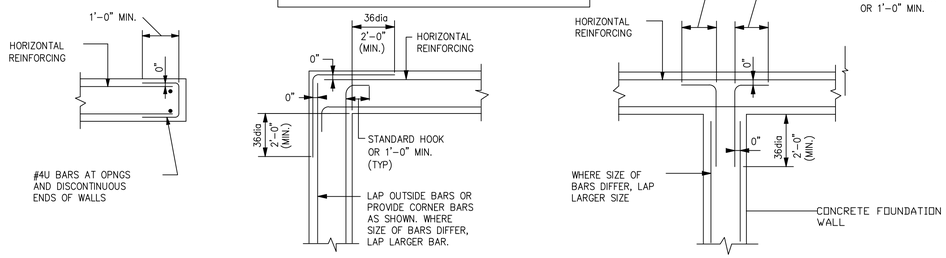


TYPICAL ELEVATION OF STEPPED WALL FOOTING

STEPPED CONCRETE GRADE WALL FOOTING DETAIL

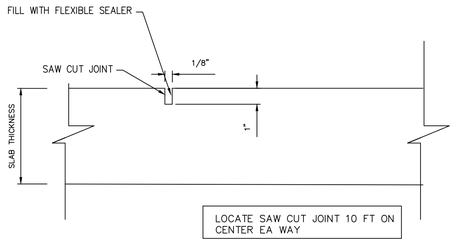
SCALE: 3/8"=1'-0"

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



CONCRETE REINFORCING STEEL DETAILS

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



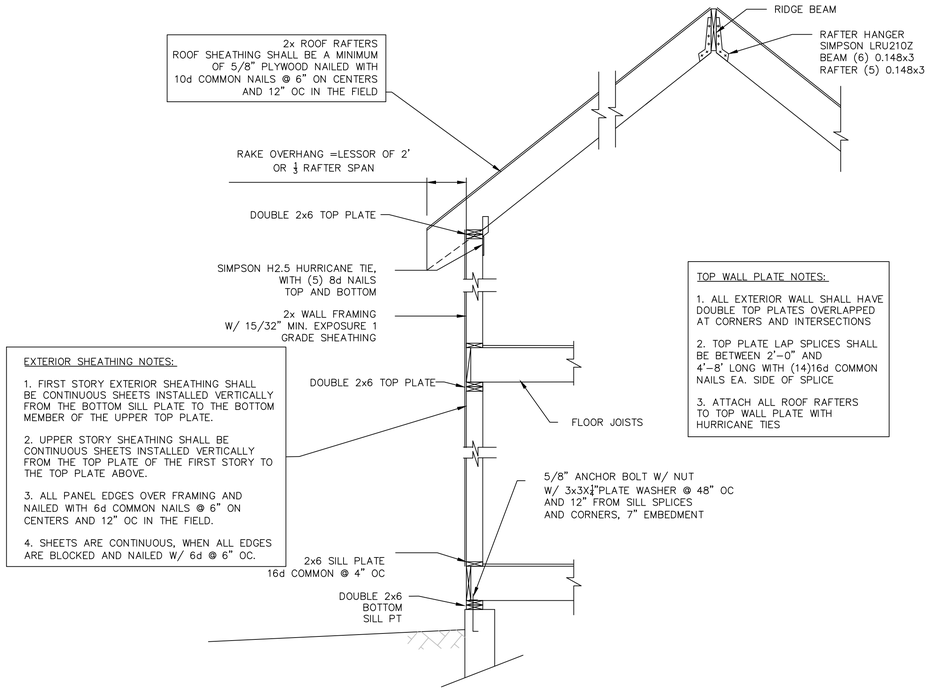
SLAB ON GRADE SAW CUT DETAIL

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

REINFORCING LAP SCHEDULE

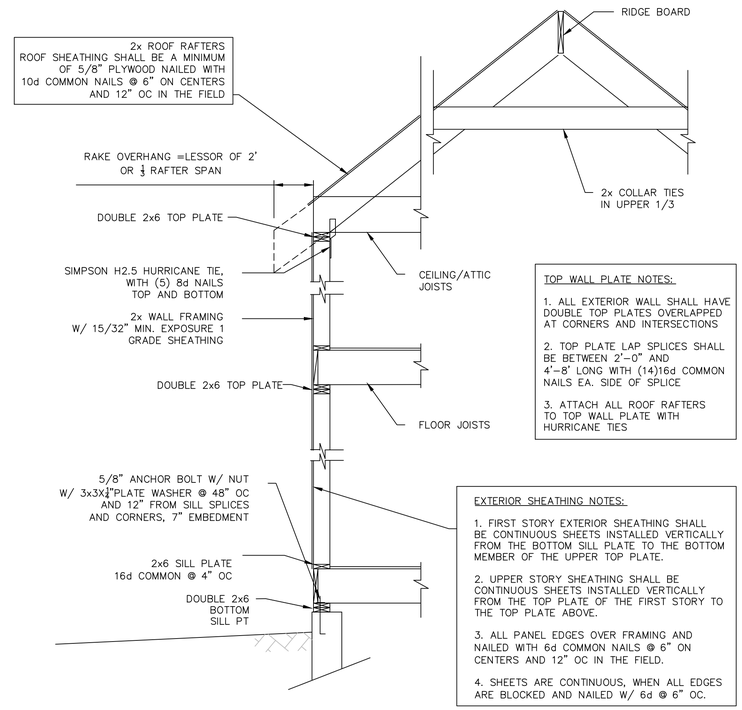
BAR SIZE	LAP SPLICES IN ALL CONCRETE	LAP SPLICE IN TENSION ZONE			
		fc =3,000 PSI		fc =4,000 PSI	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	18"	28"	21"	24"	19"
#4	18"	37"	29"	32"	25"
#5	23"	46"	36"	40"	31"
#6	27"	56"	43"	48"	37"
#7	32"	81"	63"	70"	53"
#8	36"	93"	72"	79"	61"
#9	42"	105"	48"	48"	48"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

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



TYPICAL WALL SECTION CATHEDRAL CEILING

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



TYPICAL WALL SECTION

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

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CONCRETE
TYPICAL
DETAILS

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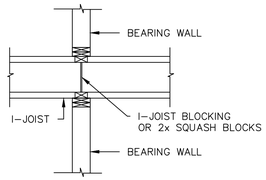
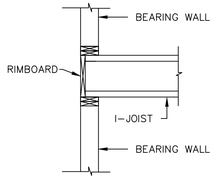
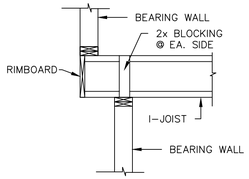


BLOCKING AT INTERMEDIATE BEARING WALL



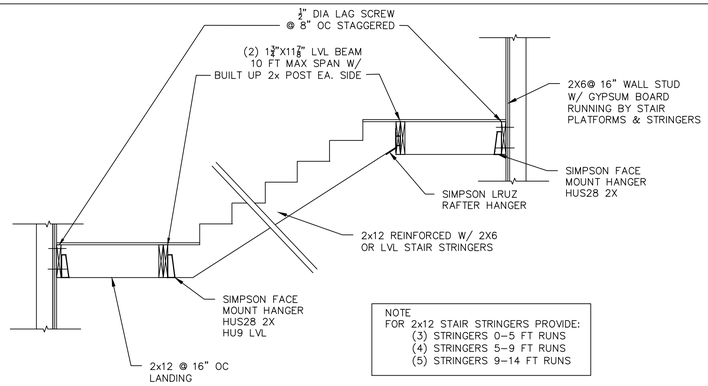
BLOCKING AT EXTERIOR BEARING WALL



CANTILEVER BLOCKING AT EXTERIOR BEARING WALL

I-JOIST BLOCKING DETAILS

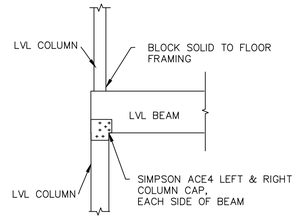
SCALE: 1/2"=1'-0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0-5 FT RUNS
(4) STRINGERS 5-9 FT RUNS
(5) STRINGERS 9-14 FT RUNS

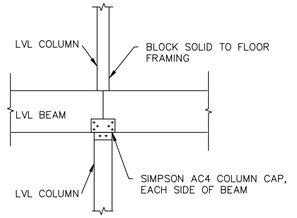
TYPICAL INTERIOR STAIR DETAIL

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



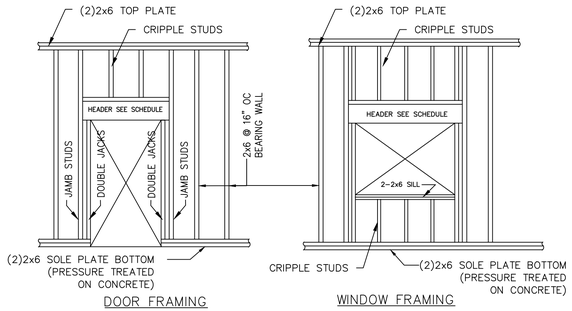
TYPICAL LVL BEAM/COLUMN CONNECTION DETAIL

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



TYPICAL LVL BEAM/ COLUMN CONNECTION DETAIL

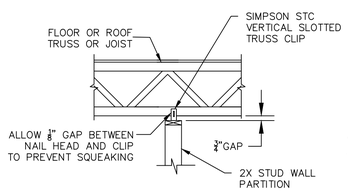
SCALE: 1/2" = 1'-0"



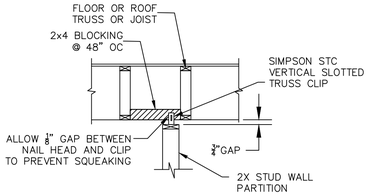
DOOR FRAMING

WINDOW FRAMING

FRAMING @ BEARING WALLS



PERPENDICULAR TO FLOOR TRUSSES/JOISTS



PARALLEL TO FLOOR TRUSSES/JOISTS

WALL PARTITION FRAMING @ NON-BEARING WALLS

BEARING WALL HEADER SCHEDULE - 4 STORY WOOD MAXIMUM CONSTRUCTION

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

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

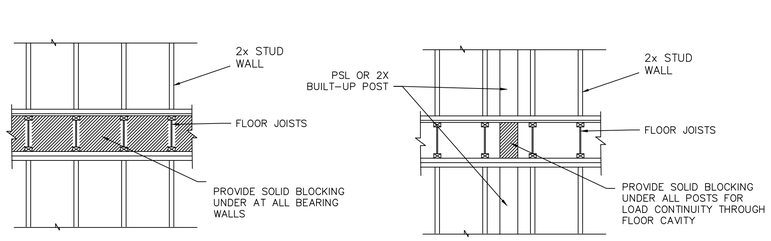
HEADER SCHEDULE AT EXTERIOR BEARING WALLS
(UNLESS OTHERWISE NOTED ON DRAWINGS)

SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS			SUPPORTING ROOF+ 3 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x6	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x10	2-2x6	1-2x6
3'-1" TO 5'-0"	3-2x10	2-2x6	1-2x6	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	3-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6
5'-1" TO 8'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 7 1/4" LVL	2-2x6	2-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6	3-1 3/4X 14" LVL	3-2x6	3-2x6
8'-1" TO 10'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	2-2x6	3-1 3/4X 16" LVL	3-2x6	3-2x6	3-1 3/4X 18" LVL	3-2x6	3-2x6

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

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

TYPICAL BUILT UP HEADER



TRIFORCE OPEN WEB JOISTS

9 1/2", 11 7/8", 14" & 16" DEPTHS
2"x4" TOP & BOTTOM CHORD

HOLE CUTTING NOTES;

1. A 6" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE TRIFORCE US SPECIFIER GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A TRIFORCE REPRESENTATIVE AND APPROVED BY THE ENGINEER.
4. NO HOLES ALLOWED IN CANTILEVER ENDS

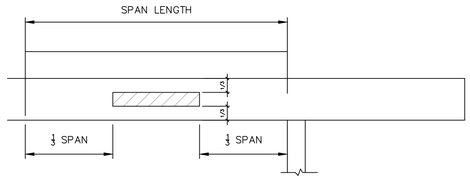
TRIMJOIST END PANEL - ALLOWABLE HOLES

BEARING WALL DETAIL

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

CONTINUOUS POST DETAIL

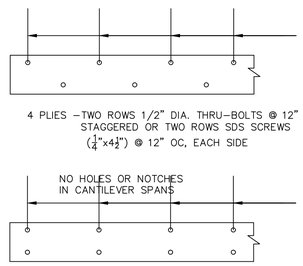
SCALE: 1/2"=1'-0"



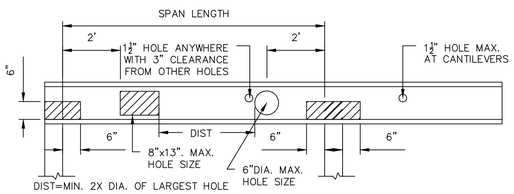
ALLOWABLE HOLES IN BOISE VERSA-LAM BEAMS
HOLE CUTTING NOTES;

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

LVL - ALLOWABLE HOLES



MULTIPLE MEMBER FASTENING SIDE AND TOP LOADED LVL

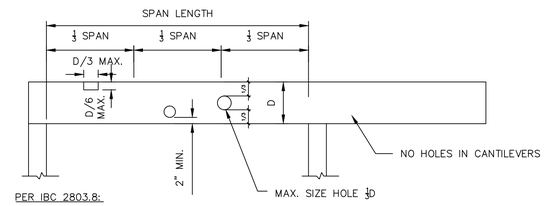


BCI I-JOIST 11 7/8", 14" AND 16" DEPTHS

HOLE CUTTING NOTES;

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

BCI I-JOISTS ALLOWABLE LARGE RECTANGULAR HOLES



PER IBC 2803.8:

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

ALLOWABLE HOLES IN SOLID SAWN LUMBER

CLIENT:
—

DRAWING NOTES:

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

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

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BOMBARDIER
STRUCTURAL ENGINEERING

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SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:
WOOD FRAMING DETAILS

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

SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021-96

S-4

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GENERAL

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE (780 CMR) NINETH EDITION.

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

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

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

5. ENGINEER WILL PERIODICALLY OBSERVE STRUCTURAL ELEMENTS TO ASSURE GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

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

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

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

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

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

SHORING AND BRACING

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

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

TESTING BY CERTIFIED TESTING AGENCIES

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

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

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

SHOP DRAWINGS

1 SUBMIT SHOP DRAWINGS, REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR, FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR APPROVAL BEFORE FABRICATION, MANUFACTURE, DELIVERY AND ERECTION CAN PROCEED.

STRUCTURAL DESIGN LOADS (BOSTON)

1. SNOW LOADS 40 PSF GROUND SNOW
   30 PSF FLAT ROOF SNOW
2. WIND LOADS BASIC WIND SPEED Vultimate 128 MPH
   RISK CATEGORY II EXPOSURE CATEGORY B
3. SEISMIC DESIGN
   SOIL FACTOR S1=0.068, Ss=0.215
   SEISMIC HAZARD EXPOSURE GROUP I
   SEISMIC PERFORMANCE CATEGORY C
   SITE CLASS UNK
4. LIVE LOADS
   SLAB–ON–GRADE.....50 PSF
   RESIDENCES .....40 PSF
   BALCONIES & UNIT DEDICATED DECKS.....60 PSF
5. DEAD LOAD
   WOOD FRAMED FLOOR LOAD = 20 PSF (JOIST FRAMING, 1" WOOD FLOORING, ¾" PLYWOOD, 1 LAYER ⅝" GYPSUM BOARD CEILING)

GEOTECHNICAL ENGINEERING

1. NO GEOTECHNICAL ENGINEERING REPORT WAS AVAILABLE DURING THE DESIGN AND PREPARATION OF THESE DRAWINGS. SUBSURFACE SOIL CONDITIONS ARE UNKNOWN. ALLOWABLE BEARING PRESSURE IS ASSUMED TO BE 2,000 PSF AS APPLICABLE FOR LOOSE SANDS & GRAVELS, SILT, AND MEDIUM CLAYEY SOILS. EXISTING SOILS HAVE BEEN ASSUMED TO BE SUITABLE FOR GRADE WALL AND ISOLATED COLUMN FOOTING FOUNDATIONS.

2. IT IS THE OWNER'S RESPONSIBILITY TO RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO CONFIRM FOUNDATION TYPE, SOIL BEARING PRESSURE, AND GROUND WATER ELEVATIONS.

FOUNDATIONS

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

2. IF A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED, THE CONTRACTOR SHALL REFER TO THIS REPORT FOR ADDITIONAL INFORMATION.

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

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

5. NO FOUNDATION CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN SUB–GRADE MATERIAL.

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

7. REMOVAL OF DISTURBED AND UNSUITABLE MATERIALS AND PLACING, COMPACTING AND TESTING OF COMPACTED FILL SHALL ONLY BE PERFORMED BY THE GENERAL CONTRACTOR WHILE A PROFESSIONAL GEOTECHNICAL ENGINEER, REGISTERED IN THE STATE OF MASSACHUSETTS AND RETAINED BY THE OWNER, IS OBSERVING THE WORK.

8. BOTTOM OF FOOTING ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS ARE MINIMUM DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY THE AMOUNT OF EXCAVATION NECESSARY TO REACH A SUFFICIENT BEARING STRATUM.

FARTHWORK AND COMPACTFD FILl

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

2. BEFORE PLACEMENT OF CONCRETE FLOOR SLAB ON GRADE, THE SOIL SHALL BE SURFACE SHALL BE PROOF ROLLED WITH A LEAST 6 PASSES OF A LARGE VIBRATORY ROLLER HAVING A DRUM WEIGHT OF AT LEAST 10,000 POUNDS AND A DYNAMIC FORCE OF AT LEAST 20,000 POUNDS.

3. STRUCTURAL FILL, OVER–EXCAVATED, UNSUITABLE, OR DISTURBED SOIL SHOULD BE REPLACED WITH "SELECT STRUCTURAL FILL" AND COMPACTED IN INDIVIDUAL LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D–1557. LOOSE LIFT THICKNESS SHALL BE 6 INCHES FOR HAND OPERATED EQUIPMENT AND 12 INCHES FOR LARGE VIBRATORY ROLLERS.

4. "SELECT STRUCTURAL FILL" SHALL BE GRAVELLY SAND OR SANDY GRAVEL, GRADED WITHIN FOLLOWING LIMITS:

SIEVE SIZE IN. OR NO.	PERCENT PASSING BY WEIGHT
1/2	50–85
#4	40–75
#10	30–60
#40	10–35
#100	5–20
#200	0–8

5. COMPACTION TESTS SHALL BE PERFORMED ON ANY STRUCTURAL FILL TO BE PLACED IN THE FOUNDATION AND SLAB ON GRADE AREA. A MINIMUM OF TWO TESTS PER 6" LIFT SHALL BE PERFORMED. A SUFFICIENT SAMPLE OF FILL MATERIAL SHALL BE SUPPLIED TO THE TESTING AGENCY.

COLD WEATHER EARTHWORK PROTECTION

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

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

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

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

CONCRETE MIX DESIGN

1. THE CONTRACTOR SHALL FURNISH THE MIXTURE PROPORTIONS THAT WILL MEET THE STRENGTH AND FRESH AND EQUILIBRIUM DENSITY REQUIREMENTS OF THE CONCRETE SPECIFIED. THE MIXTURE PROPORTION SHALL BE PREPARED IN ACCORDANCE WITH ACI 318, AND SUBJECT TO THE APPROVAL OF THE ARCHITECT/ENGINEER. CONCRETE SHALL BE DELIVERED AT THE MINIMUM SLUMP NECESSARY FOR EFFICIENT MIXING, PLACING, AND FINISHING.

2. CONCRETE SHALL HAVE A 28 DAY STRENGTH:
   3000 PSI FOR NORMAL WEIGHT CONCRETE.
   4,000 PSI FOR LIGHT WEIGHT CONCRETE.

3. CEMENT SHALL MEET ASTM C 150, C 595, OR C 845. MINIMUM CEMENT QUANTITIES:
   3000 PSI CONCRETE 517 LB./CY OF CEMENT
   4000 PSI CONCRETE 611 LB./CY OF CEMENT

4. MID–RANGE WATER REDUCERS (MRWR) ARE REQUIRED FOR ALL CONCRETE MIXES EXCEPT FOOTINGS.
   MAXIMUM CONCRETE SLUMP: MIXES WITH MRWR 7 IN
   MIXES WITHOUT MRWR 4 IN.

5. MAXIMUM WATER TO CEMENT RATIO FOR MIXES WITH MRWR:
   3000 PSI CONCRETE 0.5
   4000 PSI CONCRETE 0.45
   MAXIMUM WATER TO CEMENT RATIO FOR MIXES W/OUT MRWR (PERMITTED FOR FOOTINGS ONLY):
   3000 PSI CONCRETE 0.53

6. AGGREGATES FOR LIGHTWEIGHT CONCRETE SHALL BE EXPANDED SHALE, CLAY, OR SLATE (ESCS) PRODUCED BY THE ROTARY KILN METHOD AND SHALL MEET ASTM C 330. MATERIALS SHALL BE PROPORTIONED TO PRODUCE CONCRETE WITH A CALCULATED EQUILIBRIUM DENSITY OF 110 LB/FT^3 +/– 3 LB/FT AS DETERMINED BY ASTM C 567–00, SECTION 9.2.

7. NORMAL WEIGHT AGGREGATE SHALL MEET ASTM C 33.

8. AIR–ENTRAINING ADMIXTURES SHALL BE USED IN CONCRETE SUBJECT TO FREEZING AND THAWING, WHICH INCLUDES EXTERIOR FOUNDATION WALLS, EXTERIOR PIERS, MAT SLAB AND EXTERIOR SLABS. MAXIMUM AIR CONTENT AT POINT OF DELIVERY TO BE 6 PERCENT, PLUS OR MINUS 1.5 PERCENT.

9. DO NOT USE AIR–ENTRAINING ADMIXTURES IN CONCRETE FOR INTERIOR SLABS ON STEEL DECK THAT ARE TO RECEIVE A HARD TROWEL FINISH. AIR CONTENT OF HARD TROWELED FINISH FLOORS NOT TO EXCEED 3 PERCENT.

CONCRETE

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

2. ALL STRUCTURAL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE NORMAL WEIGHT (145 PCF) AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF:
   SLAB ON GRADE =3,000 PSI
   SPREAD FOOTINGS, AND FOUNDATION WALLS = 4,000 PSI

3. CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED AND PLACED IN THE PRESENCE OF A REPRESENTATIVE OF AN APPROVED TESTING AGENCY, AS REQUIRED BY STATE CODE. TEST CYLINDERS SHALL BE TAKEN AT A MINIMUM OF 4 FOR EVERY DAYS CONCRETE PLACEMENT AND FOR EVERY 50 YARDS PLACED THAT DAY.

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

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

6. CONCRETE PLACEMENTS SHALL BE LIMITED TO THE FOLLOWING:
   A) FOOTINGS AND WALLS 30 FOOT LENGTH MAXIMUM TO CONSTRUCTION JOINT
   B) SLABS ON GRADE 30 FOOT MAXIMUM PANEL DIMENSION

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

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

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

10. MINIMUM PROTECTIVE COVER FOR CONCRETE REINFORCING STEEL SHALL BE AS FOLLOWS:
   A) UNFORMED SURFACES CAST AGAINST EARTH – 3 INCHES
   B) FORMED SURFACES NOT IN CONTACT TO EARTH – 3/4 INCHES
      OR EXPOSED TO WEATHER, WALLS AND SLABS, #11 BARS OR SMALLER
   C) FORMED SURFACES IN CONTACT TO EARTH
      OR EXPOSED TO WEATHER, WALLS AND SLABS,
      #6 TO #18 BARS – 2 INCHES
      #5 AND SMALLER – 1 1/2 INCHES

COLD WEATHER CONCRETE WORK

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

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

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

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

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

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

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

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

SLAB ON GRADE SAW CUT JOINTS

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

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

CONCRETE SLAB SEALER

1. CONCRETE SLABS ON GRADE SHALL RECEIVE A SLAB SEALER AND CURING COMPOUND.

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

CONCRETE AND MASONRY REINFORCING

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

2. ALL WELDED WIRE MESH (WWF) SHALL BE SMOOTH BARS CONFORMING TO ASTM A185. OVER TWO OR MORE SPANS. LAPS OF INDIVIDUAL SHEET SHALL BE 8" MINIMUM.

STRUCTURAL STEEL

1. ALL STEEL SHALL BE NEW STEEL AND PRIMED, CONFORMING TO THE FOLLOWING ASTM DESIGNATIONS:
   A. SHAPES, PLATES, FITTINGS AND RODS; GRADE 50. fY MIN. = 50 KSI.
   B. ANCHOR BOLTS; F1554 GRADE 36 OR GRADE 55 SUPPLEMENT 1 BOLTS –1" DIA. WITH STANDARD NUTS AND HARDENED WASHERS.
   C. HSS MEMBERS AND TUBES; A500 GRADE B, Fy = 46 KSI.
   D. STRUCTURAL STEEL PIPE COLUMNS SHALL BE STANDARD GRADE PIPE.
   E. EXPANSION AND EPOXY BOLTS AND SLEEVE ANCHORS; AS MANUFACTURED BY "HILTI CORPORATION"
   F. GALVANIZING; HOT–DIPPED A123.
   G. SHOP PRIMER; TNEMEC SERIES 10, COLOR GRAY.

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

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

4. ANCHOR BOLTS, LEVELING PLATES, OR BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK, PRESET BY TEMPLATES OR SIMILAR METHODS.

5. PLATES SHALL BE SET IN FULL BEDS OF NON–SHRINK GROUT.

6. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:

   A) MINIMUM BOLT DIAMETER SHALL BE 3/4 INCH DIAMETER.
   B) STANDARD HOLES IN WEBS OR BEAMS.
   C) EXCEPT WHERE SHOWN ON THE DRAWINGS ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS SHALL BE DOUBLE ANGLE BEARING TYPE CONNECTIONS WITH HIGH STRENGTH BOLTS (THREADS INCLUDED IN SHEAR PLANE) AND HARDENED WASHERS.

7. WELDING WORK SHALL CONFORM TO THE AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE FOR STEEL" (AWS D1.1).

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

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

10. PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION UNTIL PERMANENT BRACING AND MASONRY WALLS ARE INSTALLED.

11. PROTECT SURROUNDING MATERIALS AND FINISHES BY USE OF PROTECTIVE BLANKETS WHEN PERFORMING HOT WORK SUCH AS CUTTING AND WELDING OF STEEL.

CLIENT:
—

DRAWING NOTES:

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

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

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617-542-1522 | WWW.STA-INC.COM

OWNER:
—

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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PROJECT:
KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:
STRUCTURAL
MATERIALS
& NOTES

STAMP:
COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER
SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021–96

S-5

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AS CUTTING AND WELDING OF STEEL.

WOOD FRAMING

1. ALL SAWN LUMBER FRAMING MEMBERS SHALL BE SPRUCE–PINE–FIR WITH THE FOLLOWING MINIMUM GRADES:
   A. JOISTS, RAFTERS, SOLID AND BUILT–UP BEAMS, WALL STUDS AND LINTELS; NO. 1& NO.2 GRADE.
   B. SILLS AND PLATES; STUD GRADE.
   C. SOLID WOOD POSTS; NO. 1 GRADE.
   D. BRIDGING, BLOCKING AND NAILERS; STUD GRADE.
   E. NON–BEARING STUD WALLS SHALL BE STUD GRADE.
   F. ENGINEERED LUMBER SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI AND A BENDING STRESS OF 3,100 PSI FOR BEAMS AND A MINIMUM MODULUS OF ELASTICITY OF 1,700,000 PSI AND A BENDING STRESS OF 2,650 PSI FOR COLUMNS. LVL BEAMS AND PSL COLUMNS SHALL BE BOISE CASCADE VERSALAM OR EQUAL.

2. UNLESS OTHERWISE NOTED, ALL NAILING AND FASTENING SHALL BE IN ACCORDANCE WITH TABLE 2305.2, FASTENING SCHEDULE, MASSACHUSETTS STATE BUILDING CODE. SHEAR WALL FASTENING SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE ON THE DRAWINGS.

3. WOOD SILLS BENEATH ALL INTERIOR AND EXTERIOR BEARING WALLS AND ALL MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH THE "AMERICAN WOOD PRESERVERS ASSOCIATION, STANDARD C1".

4. ALL STUD WALLS, BEARING AND NON–BEARING, SHALL HAVE ONE ROW OF CONTINUOUS 2X SOLID BLOCKING BETWEEN STUDS AT MID–HEIGHT. BLOCKING SIZE TO MATCH STUD SIZE. FRAMING MEMBERS SHALL NOT BE NOTCHED, CUT OR ALTERED IN THE FIELD WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.

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

6. LEAD HOLES FOR WOOD SCREWS AND LAG BOLTS SHALL BE DRILLED 7/8 OF THE SHANK DIAMETER FOR THE DEPTH OF SHANK EMBEDMENT AND 7/8 OF THE THREADED PORTION DIAMETER FOR THE DEPTH OF THE THREAD EMBEDMENT.

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

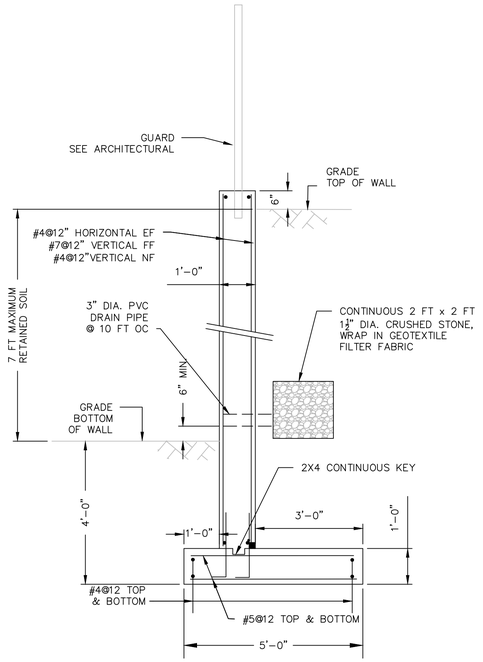
FLOOR AND WALL SHEATHING

1. EXTERIOR WALL AND SHEAR WALL SHEATHING SHALL BE A MINIMUM OF 15/32 INCH EXPOSURE 1, EXTERIOR SHEATHING, APA RATED SHEATHING 32/16. NAIL 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. . SHEATHING MAY BE PLYWOOD, OSB, OR COMPOSITE MATERIAL. PLYWOOD SHEATHING SHALL BE DFPA GRADE STAMPED, TYPE CDS 5 PLY WITH EXTERIOR GLUE UNLESS OTHERWISE NOTED ON PLANS.

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

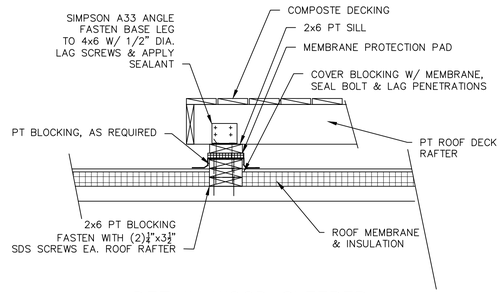
3. ALL ROOF SHEATHING SHALL BE 5/8 INCH APA RATED PLYWOOD SHEATHING 32/16. USE EXPOSURE 1 PANELS, EXCEPT USE EXTERIOR PANELS FOR STARTER STRIPS ALONG EAVES AND WHEN LONG CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. ATTACH PANELS WITH GLUE AND 6d RING OR SCREW SHANK NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. AS AN OPTION, ½" SHEATHING MAY BE USED WITH PANEL CLIPS ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS.

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



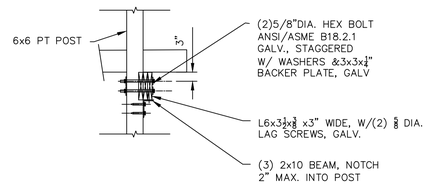
SECTION 7 RETAINING WALL

SCALE: ½"=1'–0"



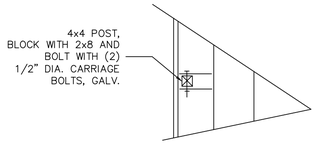
DETAIL WOOD SLEEPER
@ ROOF DECK

SCALE: 1"=1'–0"

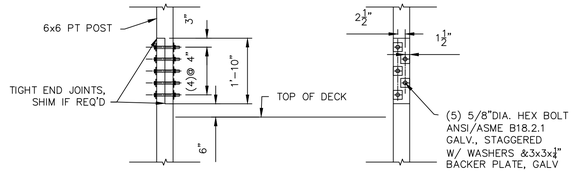


POST BEAM CONNECTION DETAIL

SCALE: 1/2"=1'–0"



INTERMEDIATE DECK POST
FASTENING DETAIL

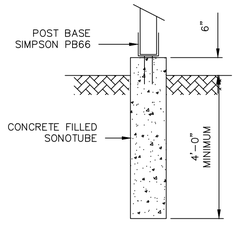


POST SPLICE DETAIL

SCALE: 1/2"=1'–0"

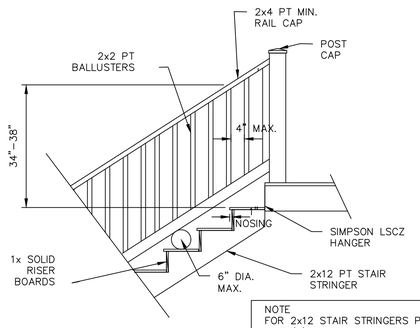
FASTENER SCHEDULE *	
½" ROOF SHEATHING	6" OC –INTERMEDIATE SUPPORTS 4" OC –48" FROM EDGES & EAVES 8d COMMON NAILS
½" WALL SHEATHING	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES & EAVES 6d COMMON NAILS
¾" FLOOR SHEATHING OR LESS	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES 1½" RING OR SCREW NAIL (.099") 12½ GA.
JOISTS TO SILL OR GIRDER	TOE NAIL (3) 8d NAILS
STUD TO SOLE PLATE	TOE NAIL (3)8d OR (2)16d NAILS
DOUBLE STUDS	FACE NAIL 10d 24" O.C.
DOUBLE TOP PLATES	FACE NAIL 10d 24" O.C. 24" MIN .OFFSET OF END JOINTS/LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL (2)–10d
RIM JOIST TO TOP PLATE	TOE NAIL 8d 6" O.C.
BUILT–UP HEADER	TWO PIECES WITH ½" SPACER 16d 16" O.C. TO STUD: TOE NAIL (4) 8d
CEILING JOIST	LAPS OVER PARTITIONS AND PARALLEL TO RAFTERS: FACE NAIL (3) 10d TO PLATE: TOE NAIL (3) 8d
RAFTER TO PLATE	TOE NAIL (2) 16d
BUILT–UP CORNER STUDS	10d 24" O.C.

* FOR COMPLETE TABLE SEE 780 CMR TABLE 5602.3(1)



SONOTUBE FOUNDATION

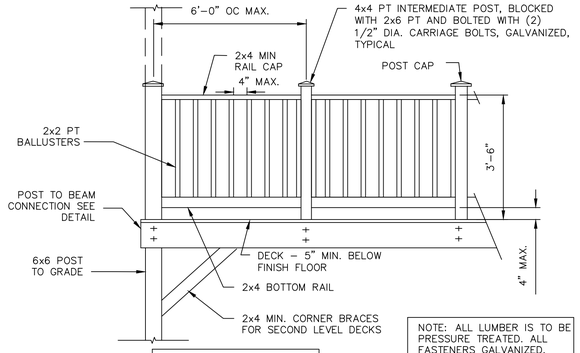
SCALE: 1/2"=1'–0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0–5 FT RUNS
(4) STRINGERS 5–9 FT RUNS
(5) STRINGERS 9–14 FT RUNS

TYPICAL EXTERIOR STAIR DETAIL

SCALE: 1/2"=1'–0"



TOP RAIL & POSTS MUST BE CAPABLE OF WITHSTANDING 200 POUND FORCE APPLIED AT ANY LOCATION

NOTE: ALL LUMBER IS TO BE PRESSURE TREATED. ALL FASTENERS GALVANIZED.

SEE ARCHITECTURAL FOR RAILING DETAILS

DECK ELEVATION
& TYPICAL RAILING DETAIL

SCALE: 1/2"=1'–0"

CLIENT:

—

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617-542-1522 | WWW.STA-INC.COM

OWNER:

—

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

STRUCTURAL
MATERIALS
& NOTES II
& DECK DETAILS

STAMP:

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

SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021–96

S-6

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boston planning & development agency

BPDA Design Review Provisos
1-8 Kinsale Lane, Hyde Park
Neighborhood Design Overlay District
7/10/23

General

1. All changes to the exterior and/or site plans shall be submitted to the Boston Planning & Development Agency ("BPDA") for review and approval.
2. All building improvements shall be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA.
3. All site improvements, including but not limited to hardscape and plantings, must be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA for a delay in completing the site improvements.

Site

4. See lot-specific landscape plans for approved driveway dimensions.

Building

5. Where applicable, exposed foundations should be clad in stone to match retaining wall on site.

Mechanical

6. The final location of the HVAC compressors, gas meters, electric meters, generators, switchgear, and transformers shall be adequately screened from public view and will not be allowed in the front yard.
7. All mechanical vents shall be through the roof or rear wall and shall not be visible from the public street. Vents located on elevations that do not directly face a public way should be composed on the facade so as to minimize their appearance.

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RESIDENTIAL SUB-DIVISION :

6 KINSALE LANE LOT 6, TYPE C
BOSTON (HYDE PARK), MASSACHUSETTS

AUGUST 2, 2021 PERMIT SET ERT1230837
SEPTEMBER 22, 2022 REVISED PER BPDA REVIEW

	LOT AREA DWELLING	LOT WIDTH	LOT FRONTAGE	FAR	HEIGHT ST	HEIGHT HGT	OPEN SPACE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
1F-9000										
ALLOWED	9,000 SF	70 FT	70 FT	.3	2-1/2	35 FT	1,800 SF	25 FT	10 FT	40 FT
PROPOSED	9,047 SF	100 FT	138 FT	2046/9047= .23	2-1/2	32'-9 1/4" FT	7,068 SF	25.1 FT	L 11.5 FT R 25.3 FT	42.0 FT

2 ZONING
12" = 1'-0"



SPALDING TOUGIAS ARCHITECTS, INC.
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Kinsale Lane Sub-Division

GENERAL NOTES, STANDARDS AND CONDITIONS:

INDUSTRY STANDARDS: THE FOLLOWING CONSTRUCTION AND CODE STANDARDS SHALL HAVE THE SAME FORCE AND EFFECT AS IF BOUND INTO THE CONTRACT DOCUMENTS.

780CMR MASSACHUSETTS STATE BUILDING CODE 9TH EDITION
ACI AMERICAN CONCRETE INSTITUTE
ADA AMERICANS WITH DISABILITIES ACT
APA ENGINEERED WOOD ASSOCIATION
ASHRAE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWI ARCHITECTURAL WOODWORK INSTITUTE
CRI CARPET AND RUG INSTITUTE
CSI CONSTRUCTION SPRECIFICATION INSTITUTE
FM FACTORY MUTUAL
FSC FOREST STEWARDSHIP COUNCIL
IBC INTERNATIONAL BUILDING CODE
MAAB MASSUCHUSETTS ARCHITECTURAL ACCESS BOARD
MPI MASTER PAINTERS INSTITUTE
NFPA NATIONAL FIRE PROTECTION INSTITUTE
NOFMA WOOD FLOOR MAUFACTURERS INSTITUTE
OSHA OCCUPATIONAL SAFETY AND HAZARD ASSOC.
SDI STEEL DOOR INSTITUTE
SMACNA SHEET METAL AIR COND. CONTRACTORS ASSOC.
UL UNDERWRITERS LABORATORY
USGBC US GREEN BUILDING COUNCIL

GENERAL NOTES:

1. ALL PERMITS AND LICENSES SHALL BE SECURED BY THE CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MA STATE BUILDING CODE AND ALL OTHER CODES, ORDINANCES AND STANDARDS NOTED ABOVE. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS AND PROCEED AFTER THEY ARE RESOLVED.
2. CONTRACTOR AND ALL SUBS SHALL BE LICENSED IN THE STATE OF MASSACHUSETTS AND SUPPLY PROOF OF ADEQUATE GENERAL LIABILITY AND WORKMANS COMP INSURANCE TO THE OWNER AND ARCHITECT.
3. CONTRACTOR SHALL PREPARE A SCHEDULE OF VALUES AND SUBMIT PERCENTAGES OF COMPLETION ALONG WITH THE MONTHLY REQUISITION FOR PAYMENT.
4. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, STRUCTURAL, MEP/FP, CIVIL AND LANDSCAPE WORK PERFORMED BY SUBCONTRACTORS IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DRAWINGS AND SUBMIT SHOP DRAWINGS DEMONSTRATING COORDINATION AND UNDERSTANDING.
5. ALL NOTATIONS AND INDICATIONS ON THE DRAWINGS APPLYING TO ONE AREA OR CONDITION SHALL APPLY TO OTHER SIMILAR AREAS OR CONDITIONS ON THE DRAWINGS UNLESS OTHERWISE NOTED.
6. PROVIDE SEALANT AT ALL INTERIOR AND EXTERIOR JOINTS, TYPICAL.
7. PROVIDE FLASHINGS AT ALL OPENINGS, WINDOWS, DOORS, CONNECTIONS AND TRANSITIONS TO INSURE A WATERTIGHT BUILDING WIDE INSTALLATION.
8. PROVIDE ALL ACCESS PANELS AS REQUIRED BY CODE AND REQUIRED BY ARCHITECTURAL, MEP/FP EQUIPMENT AND INSTALLATIONS WHETHER OR NOT INDICATED ON THE PLANS. ACCESS PANELS SHALL BE FLUSH AND LOCATIONS COORDINATED WITH THE ARCHITECT.
9. CONTRACTOR SHALL COORDINATE ALL SIZE AND LOCATIONS OF ALL SLAB AND WALL OPENINGS INCLUDING PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS OR PER COORDINATION WITH EACH TRADE.
10. ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS AND FLOORS SHALL BE FIRE STOPPED AND SMOKE SEALED WITH AN APPROVED RATED ASSEMBLY OR WITH MECHANICAL FIRE DAMPERS.

GEOTECHNICAL REPORT
1. IF APPLICABLE TO THE PROJECT REFER TO GEOTECHNICAL REPORT FOR EXCAVATION AND SUB SURFACE PREP, SHORING, FOUNDATION DESIGN AND WATERPROOFING RECOMMENDATIONS.

SITE WORK/EXISTING CONDITIONS
1. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AND/OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED. EXCAVATION AND SHORING SHALL BE DONE IN ACCORDANCE WITH OSHA REGULATIONS.
2. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE, DAMAGE TO ADJACENT PARCELS AND/OR FACILITIES TO REMAIN.
3. UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS: MAINTAIN AS REQUIRED FOR OCCUPIED FACILITIES AND/OR CAPPED/DISCONTINUED AS REQUIRED.
4. HAZARDOUS MATERIALS: IF ENCOUNTERED OWNER SHALL REMOVE UNDER A SEPARATE CONTRACT.
5. CONTRACTOR SHALL PROTECT ALL ON-SITE ITEMS AND MATERIALS FROM WEATHER AND MOISTURE. THIS INCLUDES PROTECTING THE BUILDING FROM WEATHER AND MOISTURE THROUGHOUT THE COURSE OF CONSTRUCTION DURING WHICH TIMES THE BUILDING IS EXPOSED.
6. CONTRACTOR SHALL IMPLEMENT A STRATEGY FOR DRYING MATERIALS AND PRODUCTS PRIOR TO INSTALLATION WHICH MAY HAVE A HIGH MOISTURE CONTENT.

DEMOLITION, CONSTRUCTION WASTE MANAGEMENT, NOISE MITIGATION, DUST
1. OFFSITE DISPOSAL SHALL BE DEPOSITED, RECYCLED OR RECLAIMED IN A LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL MITIGATE TO THE EXTENT POSSIBLE DUST, DEBRIS AND NOISE THROUGHOUT THE DEMOLITION AND CONSTRUCTION PROCESS. THE SITE SHALL BE MAINTAINED IN AN ORDERLY CONDITION ON A DAILY BASIS INCLUDING ALL SURROUNDING AREAS AND ADJACENT PARCELS AFFECTED BY THE SCOPE OF WORK.

4 GENERAL NOTES
1/4" = 1'-0"

DS
APPROVED
Design Review
BOSTON REDEVELOPMENT AUTHORITY
Design Review for the Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

DRAWING INDEX

		PERMIT SET	CONSTRUCTION
CIVIL			
1 OF 1	SUBDIVISION PLAN	■	
1 OF 1	PROPOSED PLOT PLAN	■	
1 OF 1	PROPOSED SITE PLAN	■	
1 OF 1	PLANTING PLAN	■	
ARCHITECTURE			
A-001	COVER SHEET & GENERAL NOTES	■	
A100	BASEMENT, FOUNDATION & FIRST FLOOR PLANS & WALL TYPES	■	
A101	SECOND FLOOR, ATTIC & ROOF PLANS & SCHEDULES	■	
A201	REFLECTED CEILING PLANS		
A300	STREET ELEVATION & LEFT SIDE ELEVATION & INTERIOR ELEVATIONS	■	
A301	REAR & RIGHT SIDE SIDE ELEVATIONS	■	
A400	BUILDING SECTION & WALL SECTION	■	
STRUCTURAL			
S-1	FOUNDATION FLOOR & ROOF FRAMING PLANS	■	
S-2	SECTIONS & DETAILS	■	
S-3	CONCRETE & TYPICAL DETAILS	■	
S-4	WOOD FRAMING DETAILS	■	
S-5	STRUCTURAL MATERIALS & NOTES	■	
S-6	STRUCTURAL MATERIALS AND NOTES II & DECK DETAILS	■	

1 LIST OF DRAWINGS
12" = 1'-0"

A001

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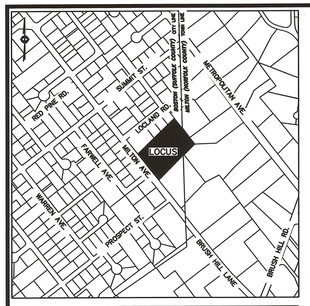
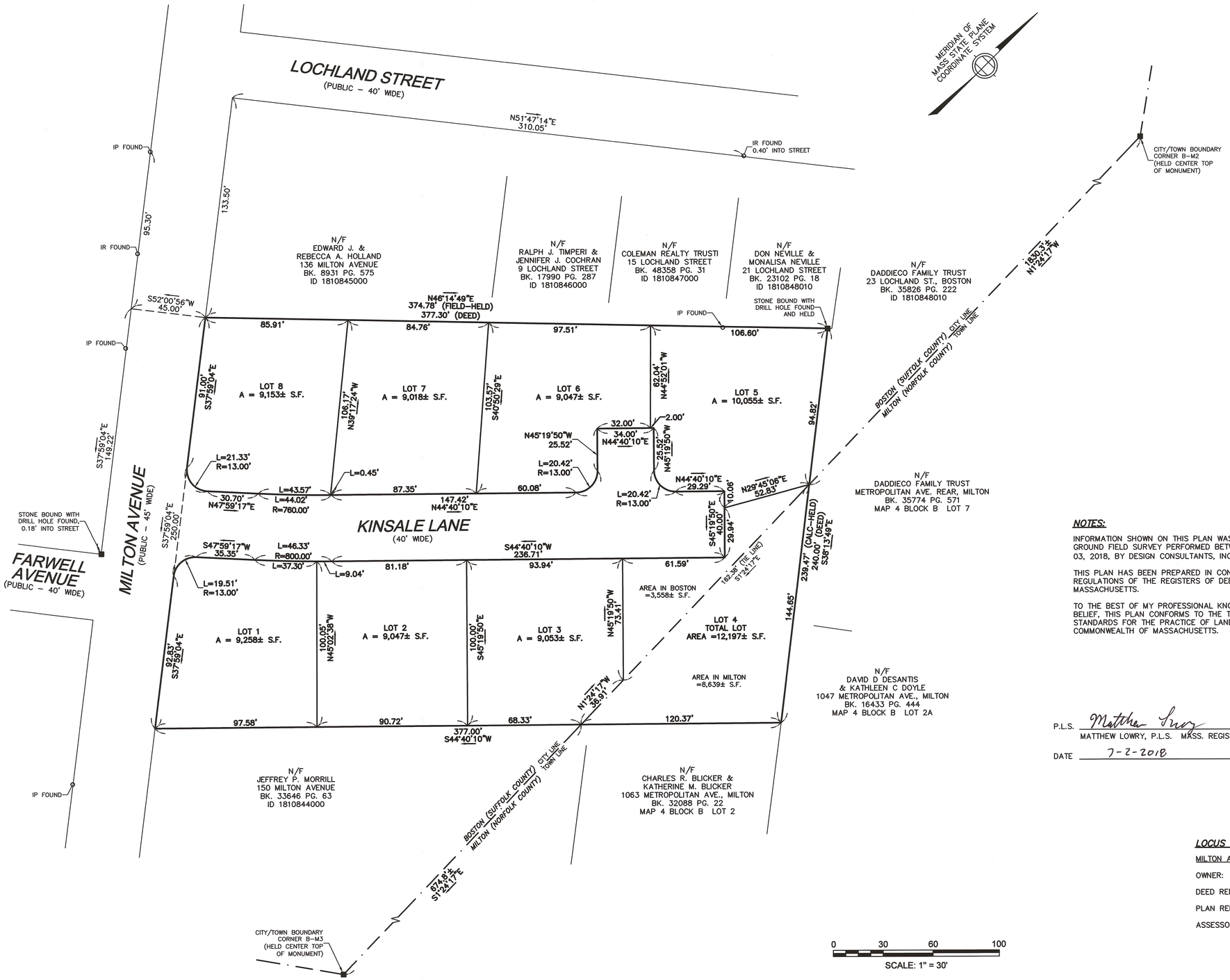


VICINITY MAP – NOT TO SCALE

RESERVED FOR REGISTERS USE ONLY



0 30 60 100

SCALE: 1" = 30'

NOTES:

INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AN ON–THE GROUND FIELD SURVEY PERFORMED BETWEEN APRIL 13, 2016 AND MAY 03, 2018, BY DESIGN CONSULTANTS, INC. (DCI).

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
MATTHEW LOWRY
No. 49625
PROFESSIONAL LAND SURVEYOR

P.L.S. Matthew Lowry

MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625

DATE 7-2-2018

LOCUS TITLE INFORMATION

MILTON AVENUE

OWNER:	MOLLIE FEENEY
DEED REFERENCE:	BK. 8953 PG. 241
PLAN REFERENCE:	BK. 7067 PG. 145
ASSESSORS:	PARCEL ID 1810844001

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P:\2016 Projects\2016–028 Milton Ave Boston\Dwg_SURVEYING\2016–028sd.dwg

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1"= 30'
VERT: _____

NO.	DATE	BY	REVISIONS

FIELD: LG
CALCS: ML
CHECKED: DG
APPROVED: ML

SUBDIVISION PLAN

KINSALE LANE

LAND LOCATED IN
BOSTON (HYDE PARK) AND MILTON, MA.
SURVEYED FOR
THE KEOHANE COMPANY

PROJECT NO. 2016–028
DATE: MAY 4, 2018
SHEET NO. 1 OF 1

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07/14/2023

J. &
HOLLAND
AVENUE
G. 575
5000

N/F
RALPH J. TIMPERI &
JENNIFER J. COCHRAN
9 LOCHLAND STREET
BK. 17990 PG. 287
ID 1810846000

N/F
COLEMAN REALTY TRUSTI
15 LOCHLAND STREET
BK. 48358 PG. 31
ID 1810847000

N46°14'49"E
374.78' (FIELD-HELD)
377.30' (DEED)

IP FOUND

N/F
DENIS F. KOEHANE,
TRUSTEE OF KOEHANE
REALTY DEVELOPMENT
4 KINSALE LANE

97.51'

LOT 6
#6 KINSALE LANE
9,047 SF

103.57'
S40°50'29"E

42.0

62.04'
N44°52'01"W

DECK
EL:248.0

REAR SETBACK

FRONT SETBACK

11.5

PROPOSED 2-STORY
SINGLE FAMILY HOUSE
FINISH FLOOR
EL:248.50
BASEMENT
EL: 238.75

DRIVEWAY

2.00'

32.00'

25.3

34.00'
N44°40'10"E
16.0

SIDE SETBACK

FRONT SETBACK

N45°19'50"W
25.52'

25.52'
N45°19'50"W

25.1

L=20.42'
R=13.00'

N/F
DENIS F. KOEHANE,
TRUSTEE OF KOEHANE
REALTY DEVELOPMENT
8 KINSALE LANE

60.08'

147.42'
N44°40'10"E

L=20.42'
R=13.00'

N44°40'10"E
29.29'

KINSALE LANE
(40' WIDE)

S44°40'10"W
236.71'

93.94'

61.59'

HYDE PARK NEIGHBORHOOD DISTRICT
ONE-FAMILY RESIDENTIAL SUBDISTRICT
(1F-9000)

LOT 6		
	REQUIRED	PROPOSED
LOT AREA	9,000 SF	9,047 SF
LOT FRONTAGE	70 LF	138 LF
FRONT SETBACK	25 LF	25.1 LF
SIDE SETBACK	10 LF	11.5 LF
REAR SETBACK	40 LF	42.0 LF
LOT WIDTH	70 LF	100 LF
FAR	0.3	0.23
OPEN SPACE	1,812 SF	7,068 SF (78%)

*OPEN SPACE IS ALL LOT AREA
EXCLUDING BUILDING & DRIVEWAYS

0 10 20 40 Feet
1"=20'

OWNER: DENIS F. KOEHANE, TRUSTEE OF
KOEHANE REALTY DEVELOPMENT

DEED REFERANCE: SUFFOLK COUNTY REGISTRY
OF DEEDS - BOOK 59087 / PAGE 32

REFERNACE PLAN: SUFFOLK COUNTY REGISTRY
OF DEEDS - PLAN YEAR 2021 / PLAN 266

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. SMITH JR.
No. 35794
PROFESSIONAL LAND SURVEYOR

10-5-21

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 6
6 KINSALE LANE,
BOSTON, MA

SHEET NAME
CERTIFIED
PLOT PLAN

SHEET NO.
C106

DR BY: GS
CHK BY: RS
PROJ NO: 2016-028
DATE: 10-05-2021
SCALE: 1" = 20'

DS

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Design Section
BOSTON REDEVELOPMENT AUTHORITY

Design Review for the Board of Appeal

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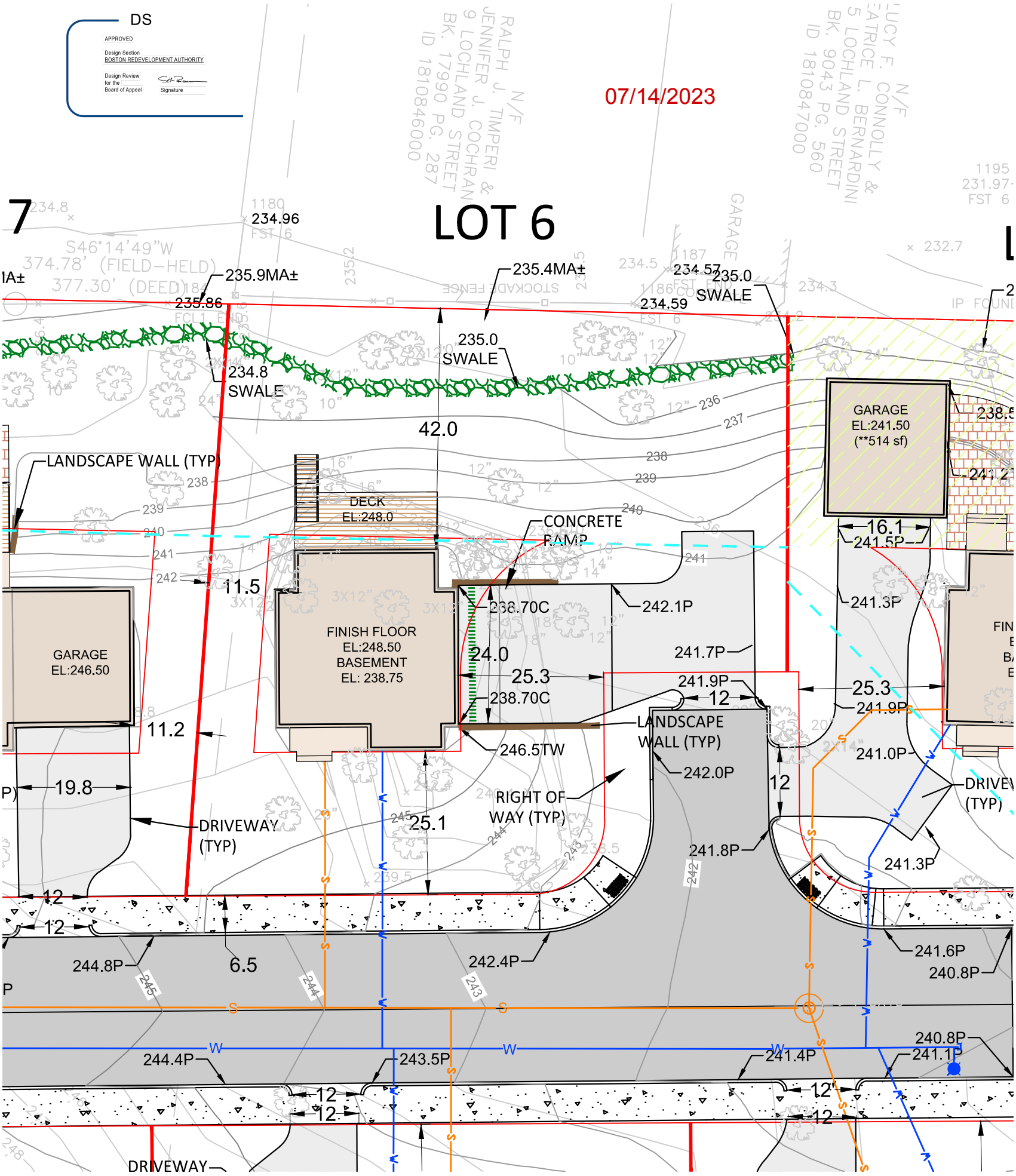
07/14/2023



LOT 6	
LOT AREA	9047 SF
LOT FRONTAGE	138.0 LF
RIGHT SIDE	62.0 LF
LEFT SIDE	103.6 LF
REAR	97.5 LF
LOT WIDTH	100 LF
OPEN SPACE	7068 SF (78%)

*OPEN SPACE IS ALL LOT AREA EXCLUDING BUILDING & DRIVEWAYS

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

0 10 20 40 Feet
1"=20'

LEGEND

- PROPOSED HOUSE
- PROPOSED WALL
- PROPOSED DECK
- PROPOSED DRIVEWAYS
- PROPOSED ROAD
- PROPOSED CONCRETE
- LIMIT OF WORK
- PROPOSED PATIO
- PROPOSED COVERED PORCH
- LOT WIDTH

ACRONYMS

TW	TOP OF WALL
BW	BOTTOM OF WALL
MA	MATCH
P	PAVEMENT
BOTTOM	BOTTOM OF SLOPE
TOP	TOP OF SLOPE

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 38608
REGISTERED PROFESSIONAL ENGINEER

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 6
KINSALE LANE,
BOSTON, MA

SHEET NAME: SITE PLAN

SHEET NO.: C106

DR BY:	MH
CHK BY:	SBS
PROJ NO:	2016-028
DATE:	04-06-2021 Rev. 04-28-22
SCALE:	1" = 20'

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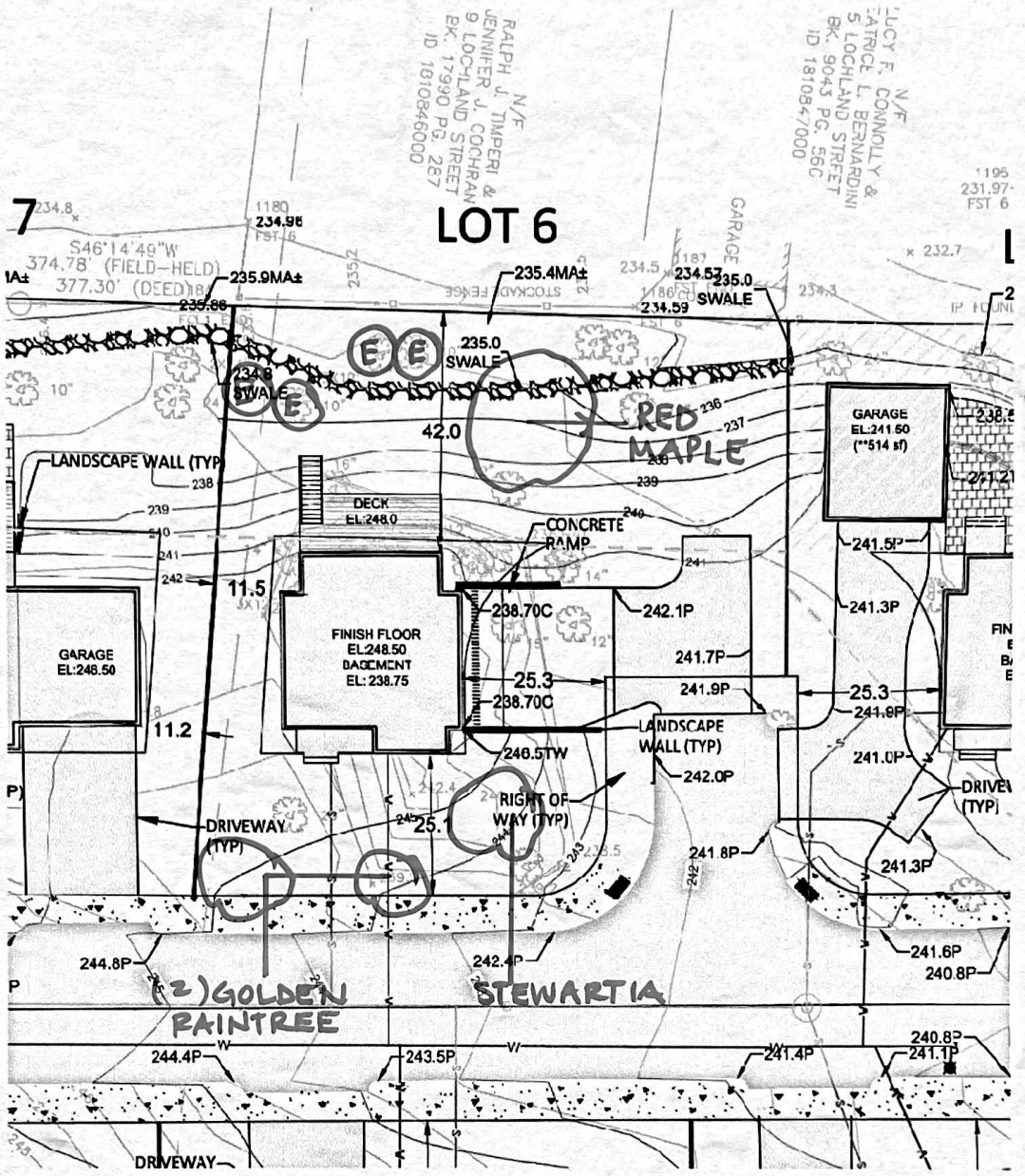

0 10 20 40 Feet
1"=20'

DS

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BOSTON REDEVELOPMENT AUTHORITY
Design Review for the Board of Appeal
Signature

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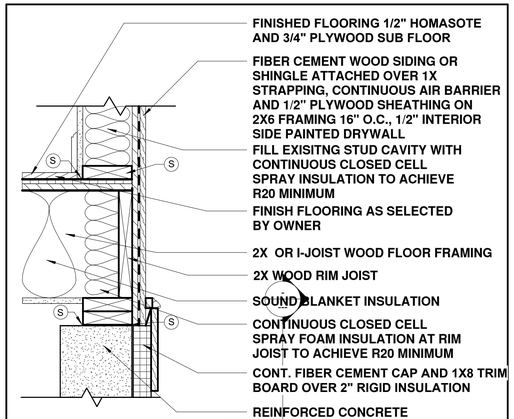
07/14/2023

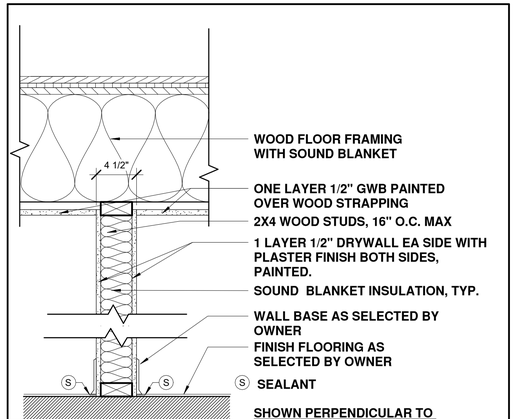
SYMBOLS:
(E) - EXISTING TREE TO SAVE IF POSSIBLE

	LOT 6 KINSALE LANE, BOSTON, MA	SHEET NAME PROPOSED SITE PLAN OF TREES	SHEET NO	DR BY: E.MACCHI / MOLLOY CHK BY: PROJ NO: DATE 9/19/22 SCALE: 1" = 20'

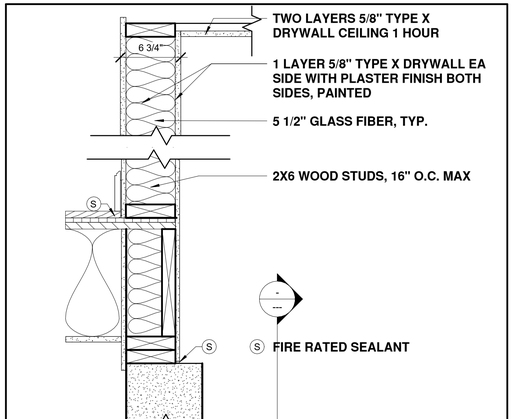
DocuSign Envelope ID: F4925598-6EC2-4D0B-A1BD-F665817FC254



1	EXTERIOR WALL/FLOOR	
	R VALUE: 20 MINIMUM	

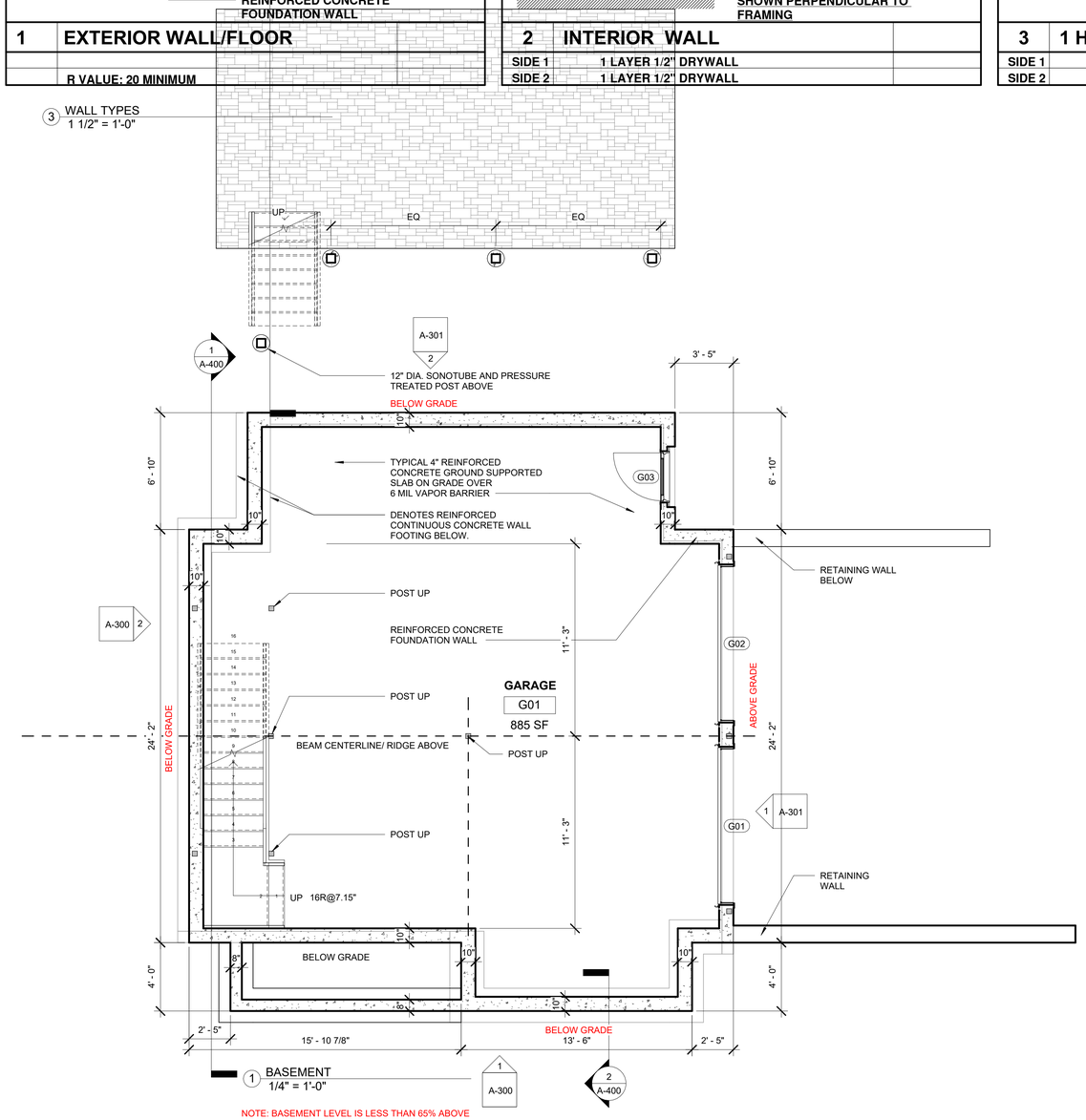


2	INTERIOR WALL	
SIDE 1	1 LAYER 1/2" DRYWALL	
SIDE 2	1 LAYER 1/2" DRYWALL	



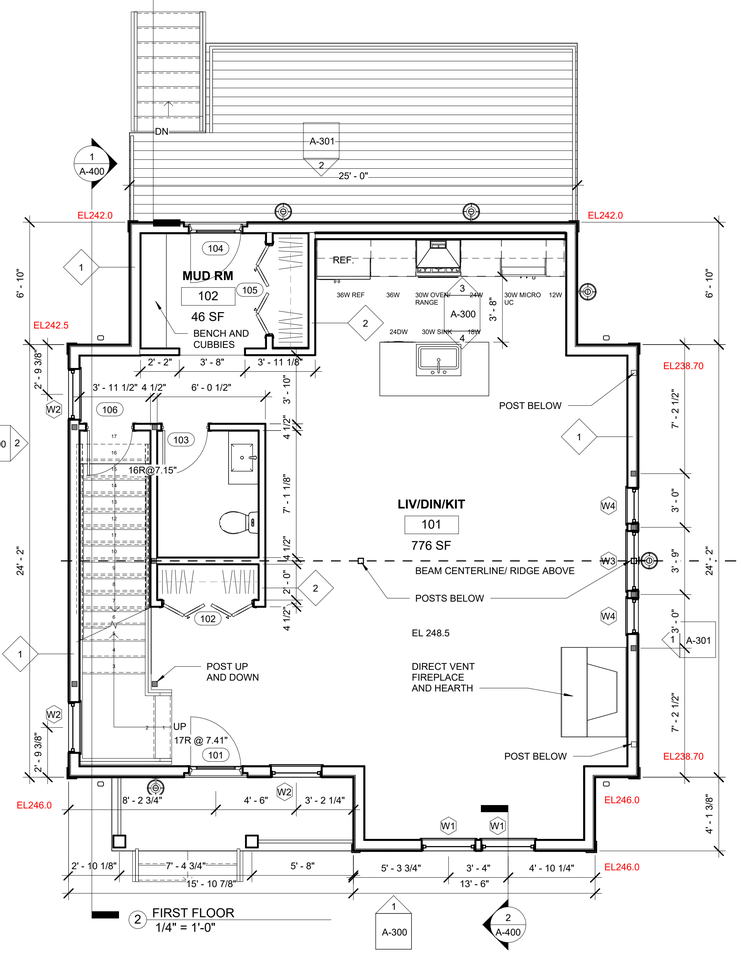
3	1 HR GARAGE SEPARATION	U309
SIDE 1	1 LAYER 5/8" TYPE X DRYWALL	
SIDE 2	1 LAYER 5/8" TYPE X DRYWALL	

3 WALL TYPES
1 1/2" = 1'-0"



1 BASEMENT
1/4" = 1'-0"

NOTE: BASEMENT LEVEL IS LESS THAN 65% ABOVE GRADE AND NOT CONSIDERED THE FIRST STORY



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

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Kinsale Lane Sub-Division

Hyde Park

No.	Date	Revision

Seal

Drawing Title

LOT 6 TYPE C GARAGE, FOUNDATION & FIRST FLOOR PLAN & WALL TYPES

Project No.	Drawing No.
STA2019KEO	A100
Date: 08 02 21	
Scale: As indicated	
Drawn By: GT	Checked By: CFT

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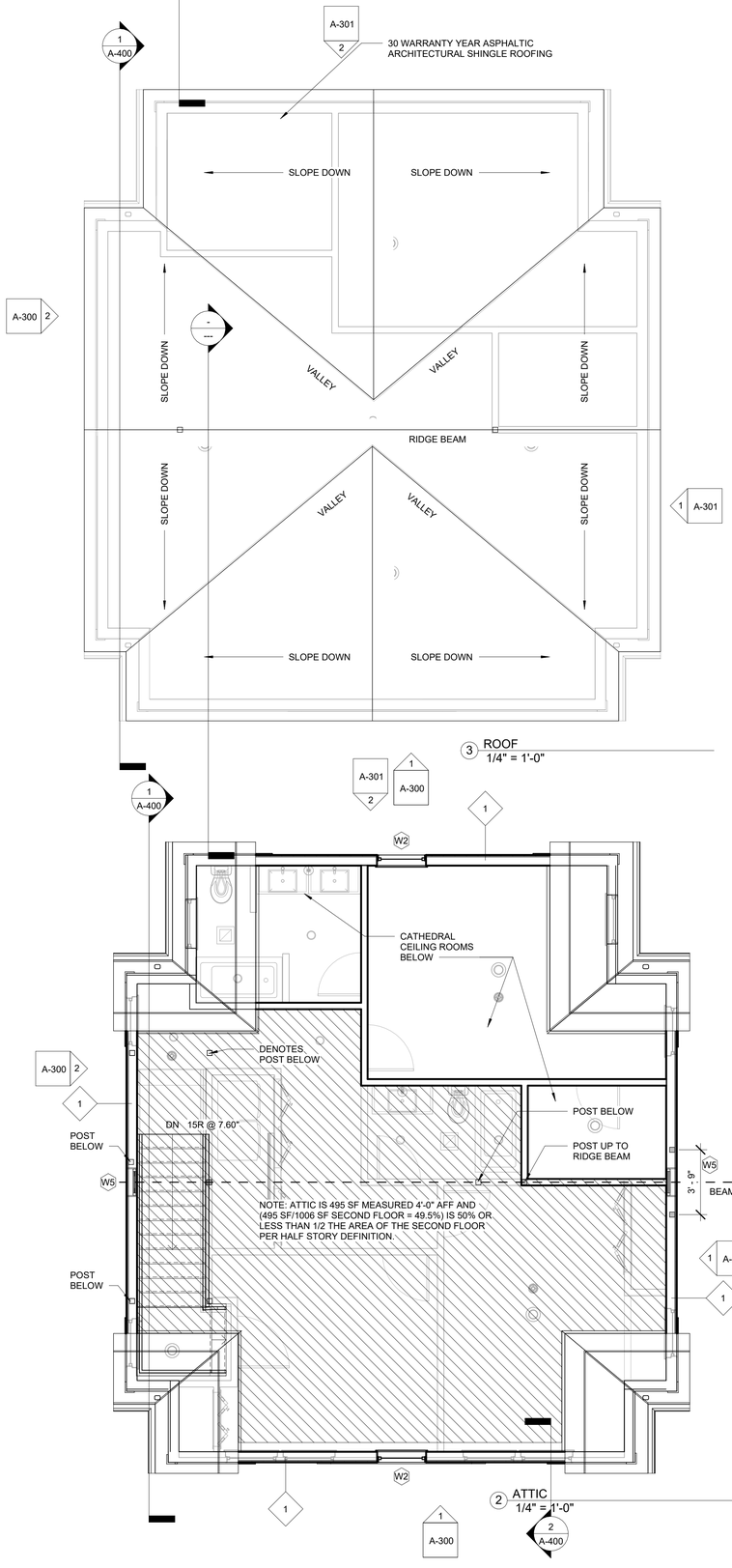


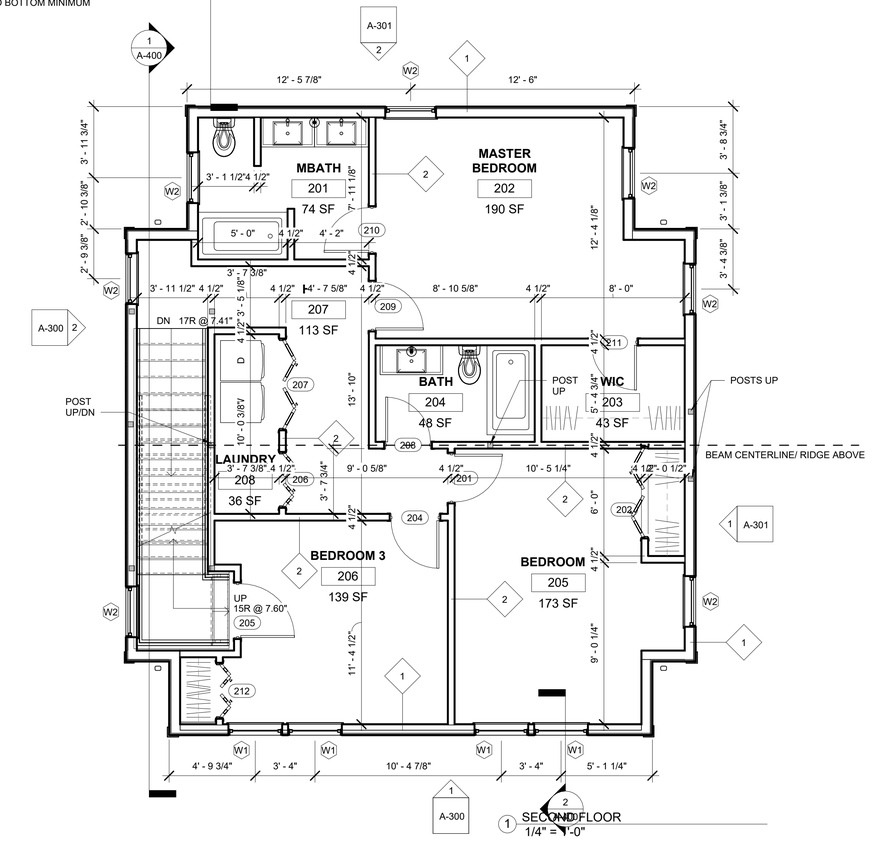
3 ROOF
1/4" = 1'-0"

2 ATTIC
1/4" = 1'-0"

Room Schedule							
Level	Number	Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
BASEMENT	G01	GARAGE	CONC	CONC	GWB PT	GWB PT	1HR FLR-CLG SEPARATION
FIRST FLOOR	101	LIV/DIN/KIT	WD	WD PT	GWB PT	GWB PT	
FIRST FLOOR	102	MUD RM	TILE	TILE	GWB PT	GWB PT	
SECOND FLOOR	201	MBATH	TILE	TILE	TILE/ GWB PT	GWB PT	CEMENT BD AT WET WALL
SECOND FLOOR	202	MASTER BEDROOM	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	203	WIC	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	204	BATH	TILE	TILE	TILE/ GWB PT	GWB PT	CEMENT BD AT WET WALL
SECOND FLOOR	205	BEDROOM 2	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	206	BEDROOM 3	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	207	HALL	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	208	LAUNDRY	TILE	TILE	GWB PT	GWB PT	

ROOF GENERAL NOTES:
1. PROVIDE CONTINUOUS 30" WIDE PERIMETER ICE AND WATERSHIELD
2. PROVIDE CONTINUOUS ALUMINUM EAVE FLASHING WITH DRIP EDGE
3. PROVIDE CONTINUOUS ASPHALT SHINGLE VALLEY AND COPPER FLASHING.
IN ADDITION ALTERNATE LAP COURSES FROM EACH SIDE OF VALLEY AND
EXTEND 12" BEYOND VALUE CENTERLINE.
4. PROVIDE CONTINUOUS STEP FLASHING AND CRICKETS IF NECESSARY AT DORMERS
5. PROVIDE ROOF JACKETS WITH NEOPRENE GASKETS TO SEAL ALL PLUMBING, MECHANICAL
AND ALL OTHER ROOF PENETRATIONS.
6. PROVIDE CONTINUOUS EAVE AND RIDGE VENTING (NOT REQUIRED WITH CLOSED CELL INSULATION).
7. GUTTERS SHALL BE 6" ALUMINUM WITH SUPPORTING BRACKETS 48" O.C. WITH MATCHING
RECTANGULAR ALUMINUM DOWNSPOUTS STRAPPED TO SIDING AT TOP, MIDDLE AND BOTTOM MINIMUM

Door Schedule						
Level	Mark	Width	Height	Door Material	Frame Material	Comments
BASEMENT	G01	9' - 0"	8' - 0"	WD	WD	
BASEMENT	G02	9' - 0"	8' - 0"	WD	WD	
BASEMENT	G03	3' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	101	3' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	102	5' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	103	2' - 6"	6' - 8"	WD	WD	
FIRST FLOOR	104	3' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	105	5' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	106	2' - 6"	6' - 8"	WD OR HM	WD OR HM	1HR
SECOND FLOOR	201	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	202	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	204	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	205	3' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	206	3' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	207	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	208	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	209	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	210	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	211	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	212	3' - 0"	6' - 8"	WD	WD	



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

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Hyde Park

No.	Date	Revision

Seal

Drawing Title

TYPE C SECOND FLOOR, ATTIC & ROOF PLANS & SCHEDULES

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A101

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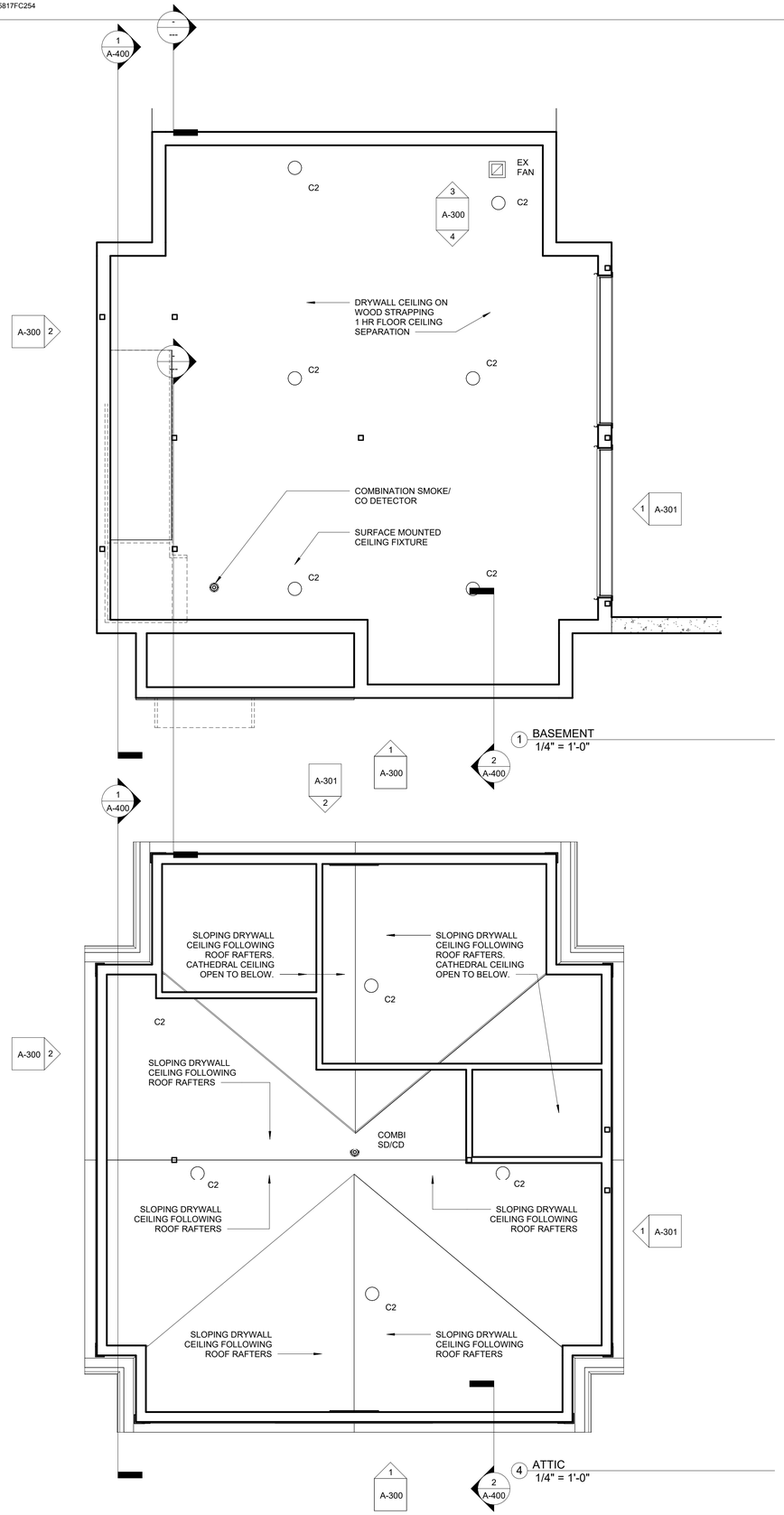
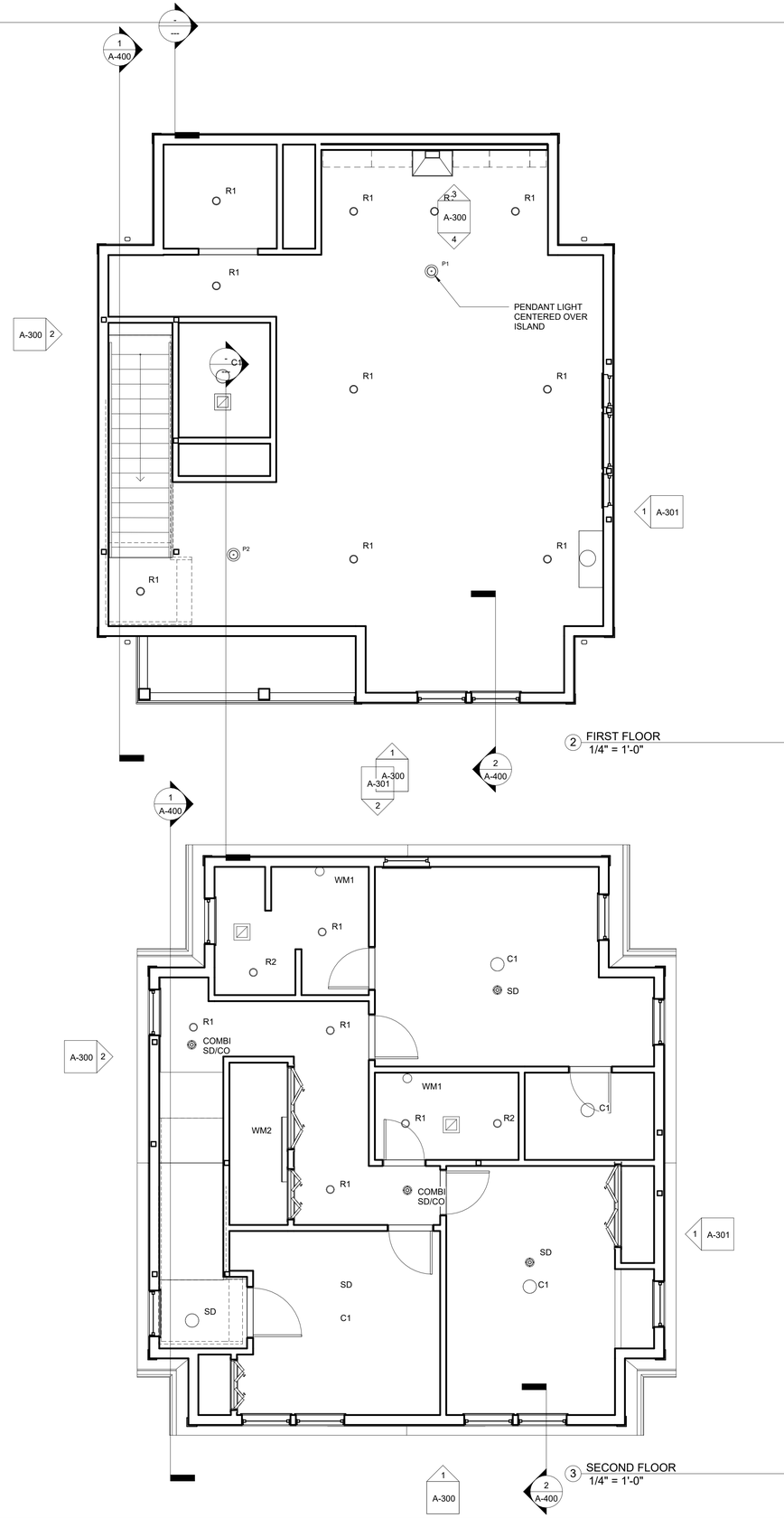


1 BASEMENT
1/4" = 1'-0"

4 ATTIC
1/4" = 1'-0"



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

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

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Hyde Park

No. | Date | Revision

Seal

Drawing Title

REFLECTED CEILING PLANS

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT | Checked By CFT

Drawing No. A-201

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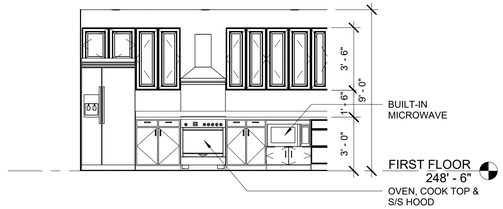
BOSTON REDEVELOPMENT AUTHORITY

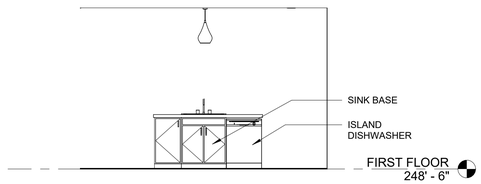
Design Review
for the
Board of Appeal
Signature

07/14/2023

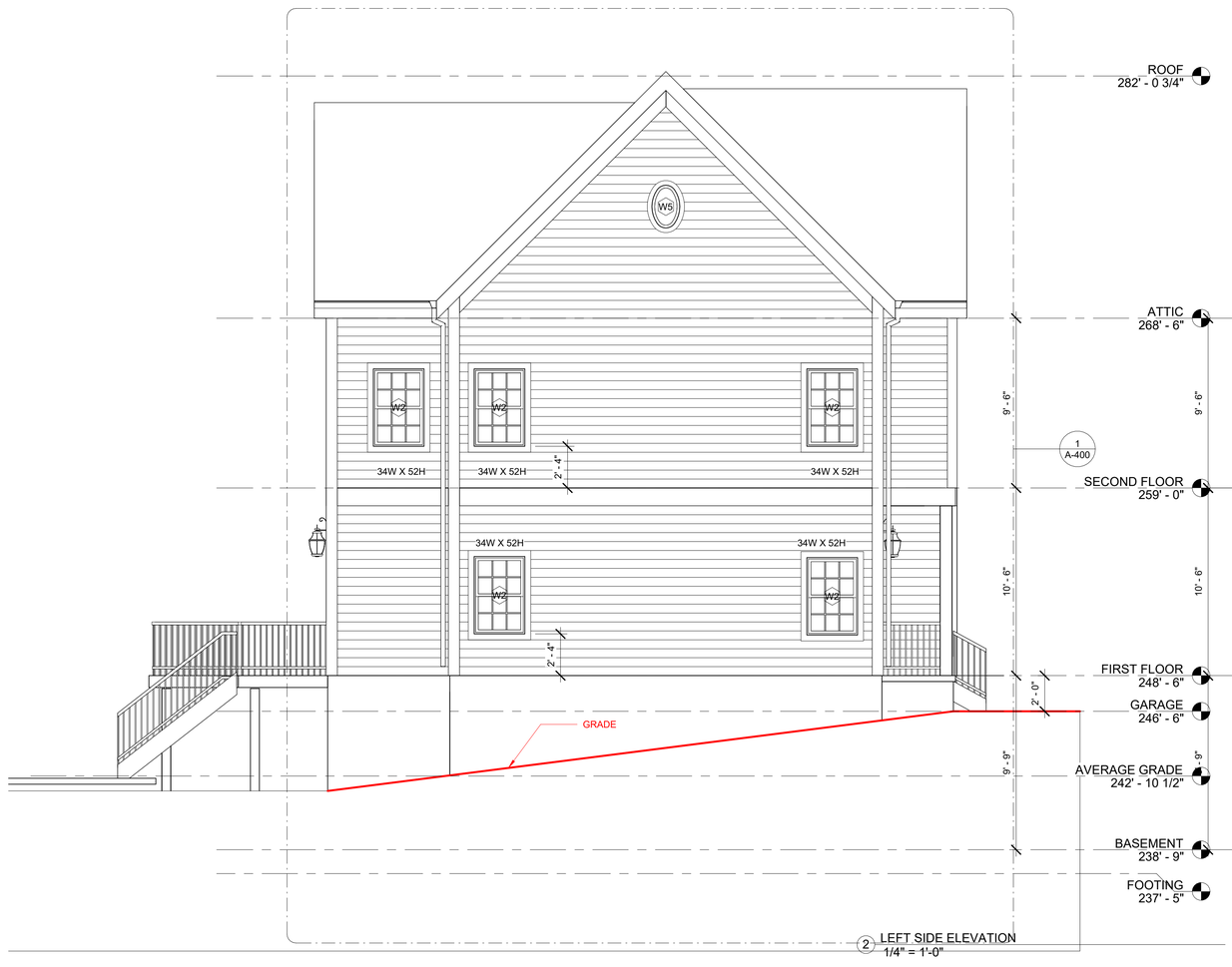
Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.



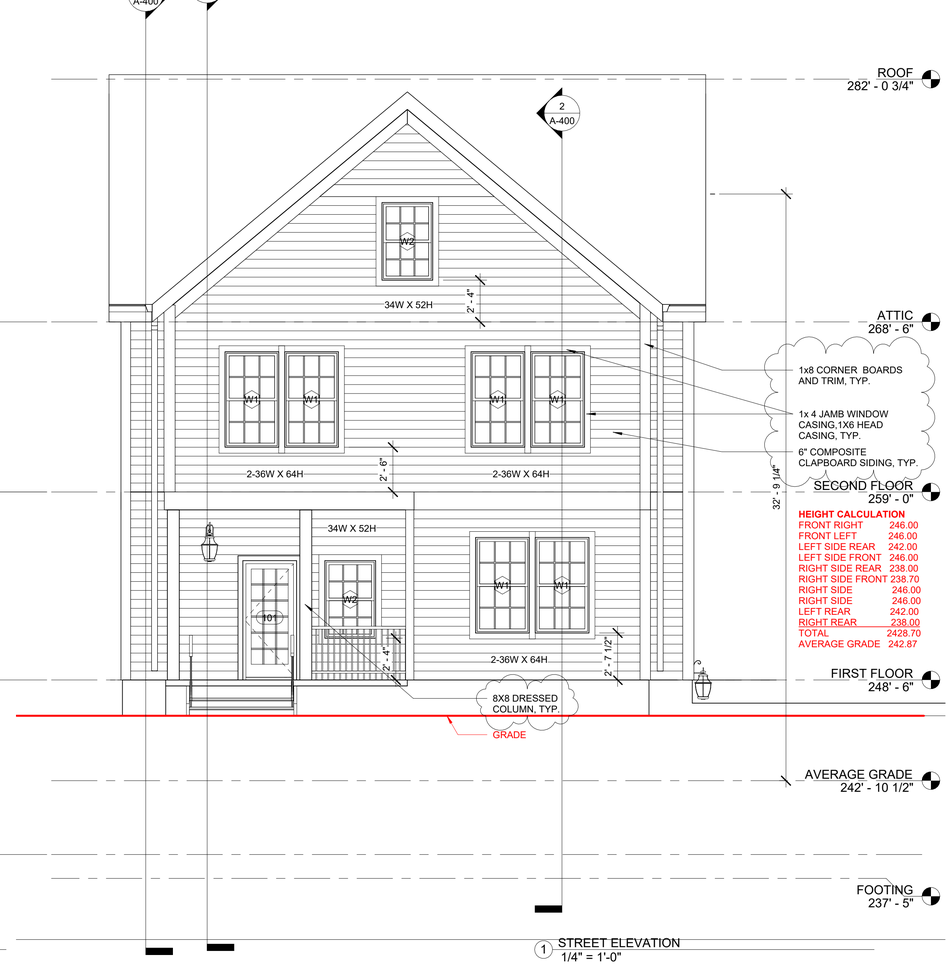
3 KITCHEN ELEVATION
1/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
1/4" = 1'-0"



HEIGHT CALCULATION

FRONT RIGHT	246.00
FRONT LEFT	246.00
LEFT SIDE REAR	242.00
LEFT SIDE FRONT	246.00
RIGHT SIDE REAR	238.00
RIGHT SIDE FRONT	238.70
RIGHT SIDE	246.00
RIGHT SIDE	246.00
LEFT REAR	242.00
RIGHT REAR	238.00
TOTAL	2428.70
AVERAGE GRADE	242.87

1 STREET ELEVATION
1/4" = 1'-0"

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Kinsale Lane Sub-Division

Hyde Park

No.	Date	Revision
1	9 22 22	BPDA REVIEW

Seal

Drawing Title

TYPE C STREET & LEFT SIDE ELEVATIONS & INTERIOR ELEVATIONS LOT 6, 6 KINSALE

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A-300

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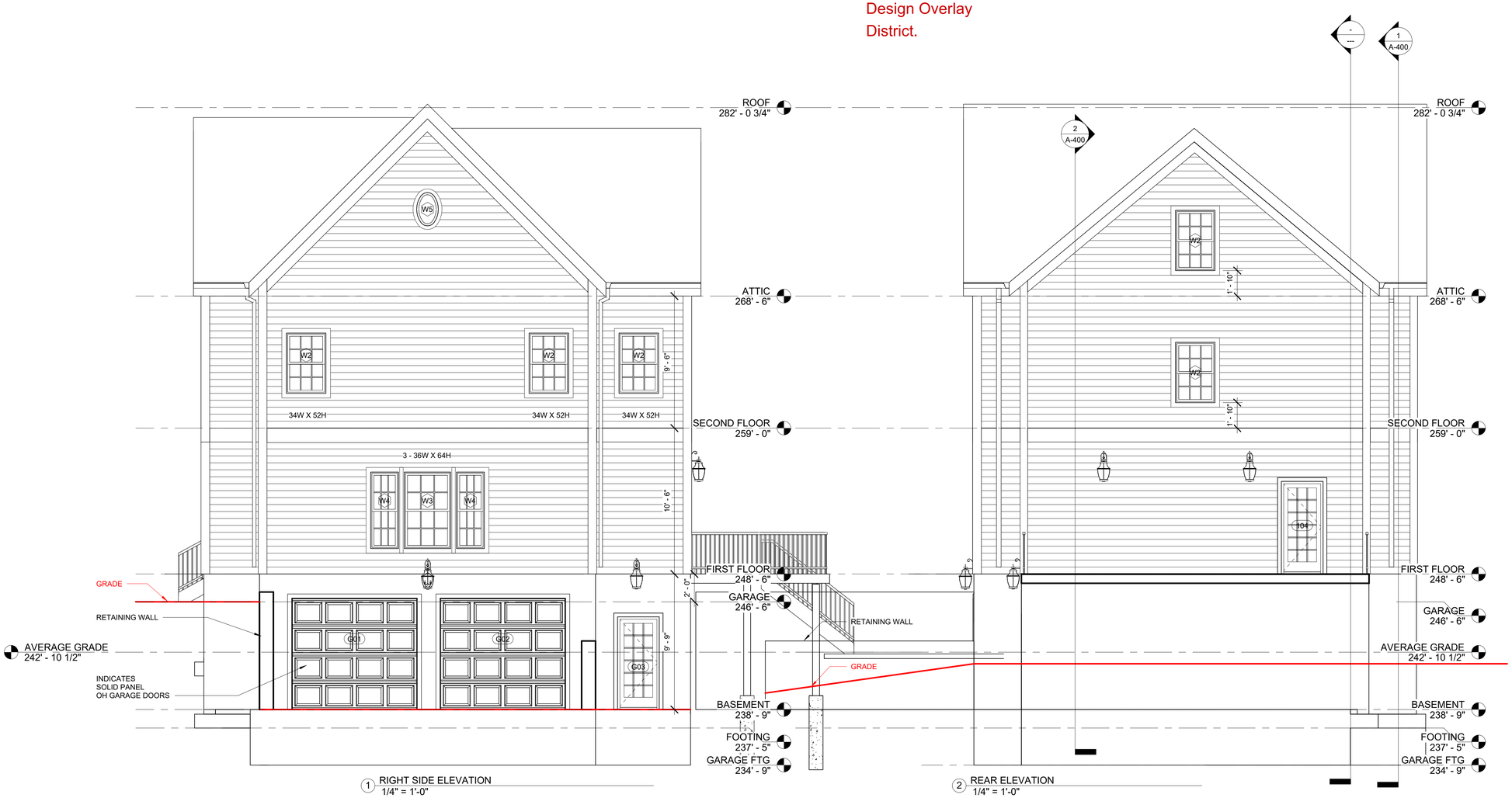
Design Review
for the
Board of Appeal

Design Section
BOSTON REDEVELOPMENT AUTHORITY

Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.



1 RIGHT SIDE ELEVATION
1/4" = 1'-0"

2 REAR ELEVATION
1/4" = 1'-0"

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617-542-4522 | WWW.STA-INC.COM

Kinsale Lane Sub-Division

Hyde Park

No. | Date | Revision

Seal

Drawing Title

TYPE C REAR & RIGHT SIDE ELEVATION

Project No.
STA2019KEO

Drawing No.
A-301

Date
08 02 21

Scale
1/4" = 1'-0"

Drawn By
GT

Checked By
CFT

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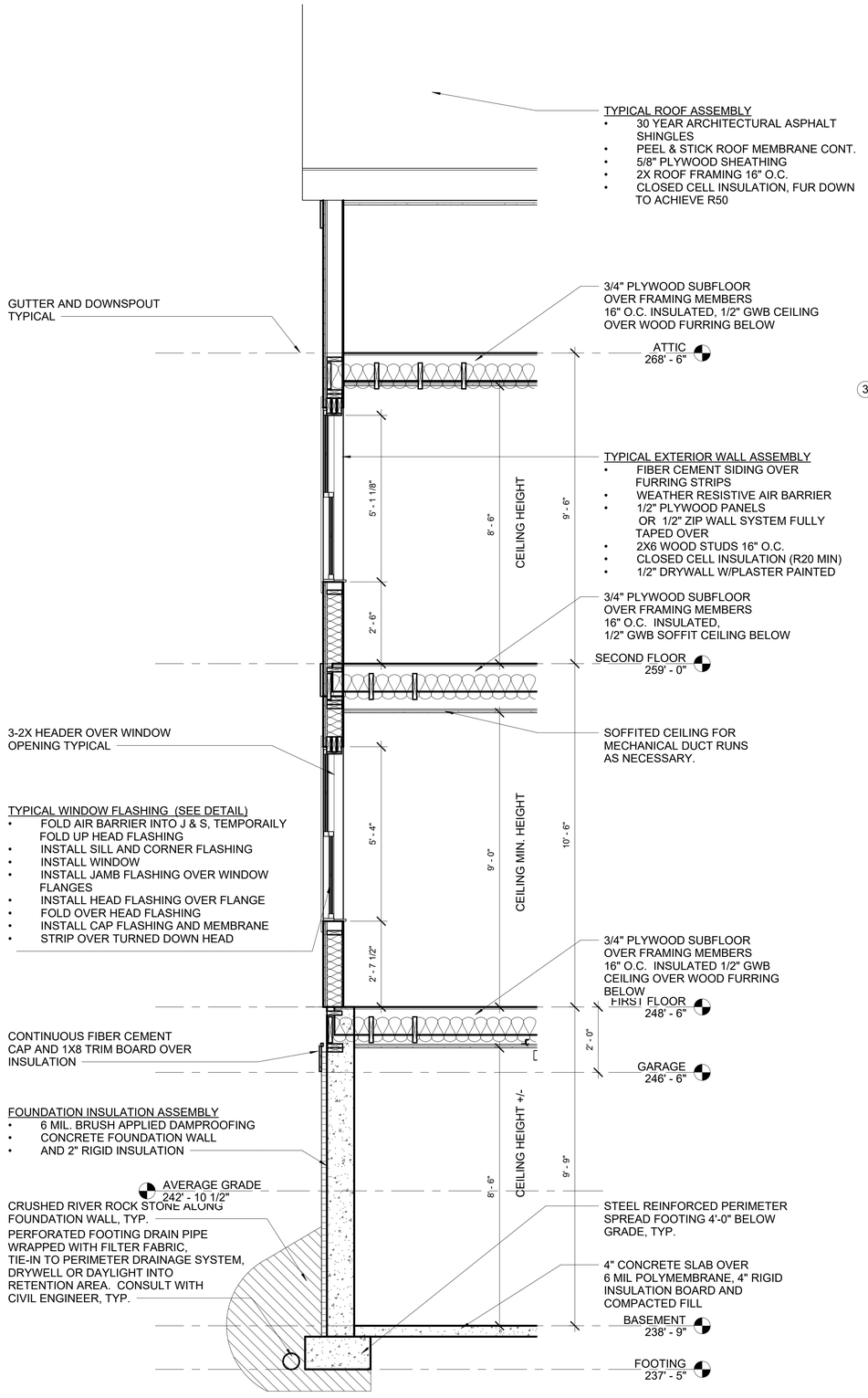
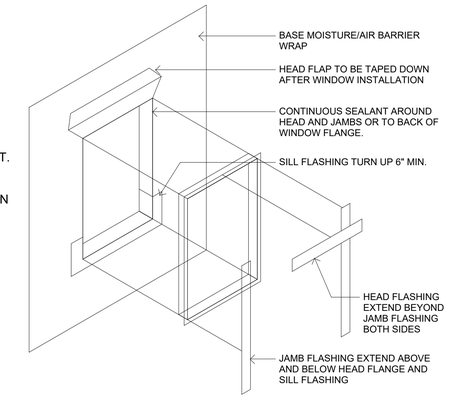
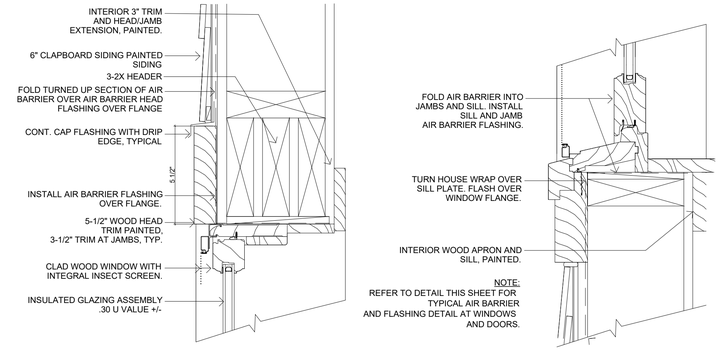


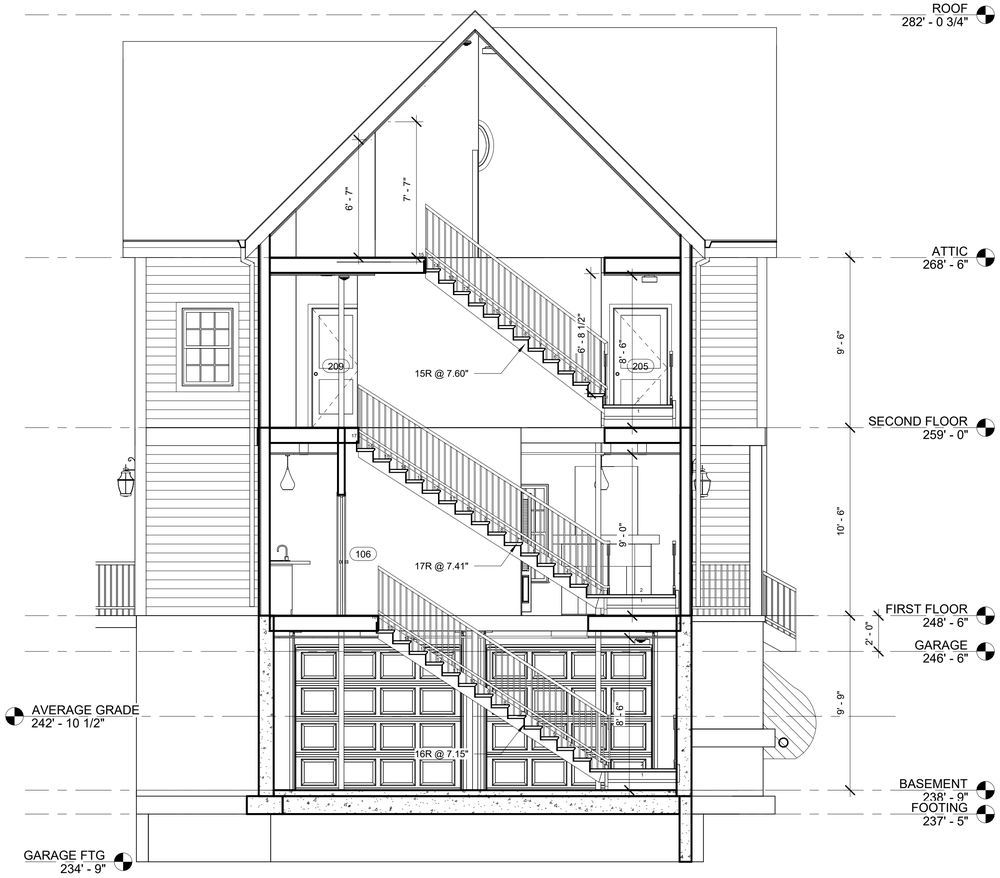
2 Section 2
1/2" = 1'-0"



3 WINDOW FLASHING
3" = 1'-0"



4 WINDOW DETAIL
3" = 1'-0"



1 Section 1
1/4" = 1'-0"

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Kinsale Lane Sub-Division

Hyde Park

No. | Date | Revision

Seal

Drawing Title

TYPE C BUILDING SECTION & WALL SECTION

Project No. STA2019KEO
Drawing No. A-400
Date 08 02 21
Scale As indicated
Drawn By GT | Checked By CFT

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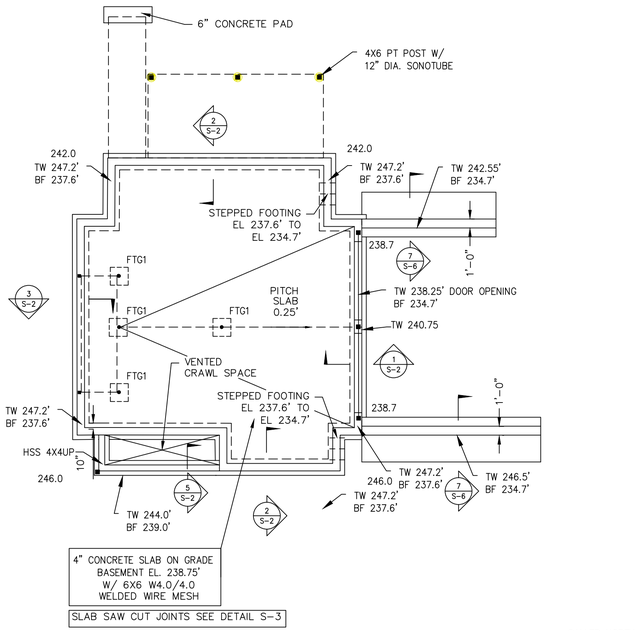
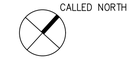
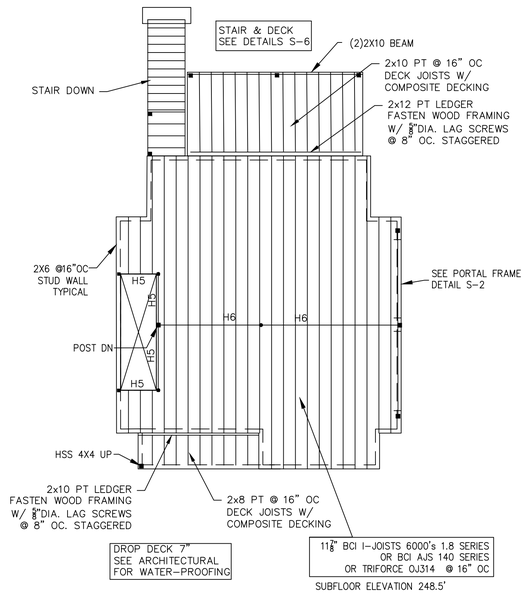


KINSALE LANE

FOUNDATION/GARAGE FLOOR PLAN

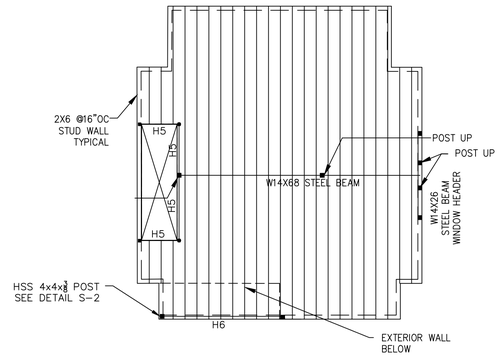
SCALE: 1/8"=1'-0"





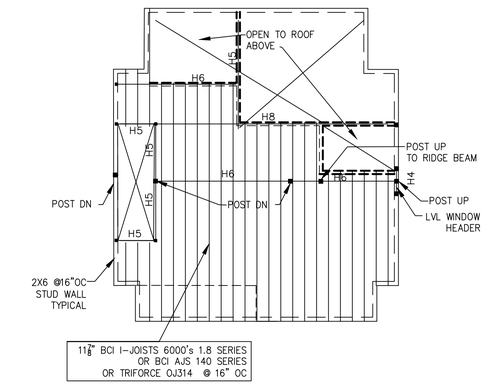
FIRST FLOOR FRAMING PLAN

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



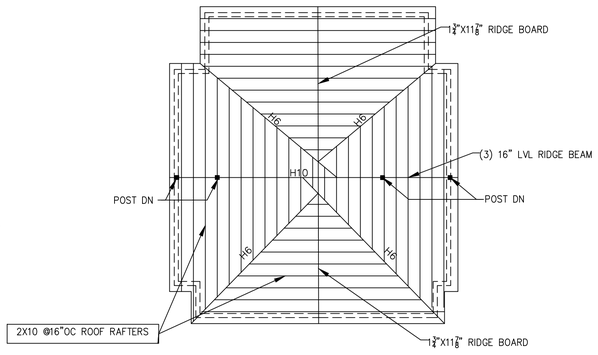
SECOND FLOOR FRAMING PLAN

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



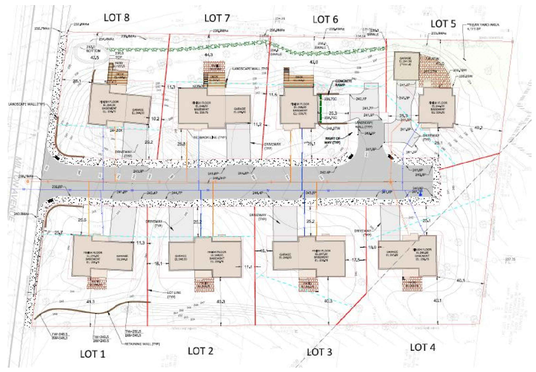
ATTIC FLOOR FRAMING PLAN

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



ROOF FRAMING PLAN

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



BEARING WALL HEADER SCHEDULE

H1	(2)1 3/4"x7 1/4" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H2	(3)1 3/4"x7 1/4" LVL BEAM, FLUSH FRAMED, 5 1/4"x5 1/4" LVL POSTS
H3	(2)1 3/4"x9 1/4" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H4	(3)1 3/4"X9 1/4" LVL BEAM, FLUSH FRAMED, 5 1/4"X5 1/4" LVL POSTS
H5	(2)1 3/4"x11 7/8" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H6	(3)1 3/4"x11 7/8" LVL BEAM, FLUSH FRAMED, 5 1/4"x5 1/4" LVL POSTS
H7	(2)1 3/4"x14" LVL BEAM, FLUSH FRAMED, 3 1/2"x3 1/2" LVL POSTS
H8	(3)1 3/4"x14" LVL BEAM, FLUSH FRAMED, 5 1/4"x5 1/4" LVL POSTS
H9	(2)1 3/4"X16" LVL BEAM, FLUSH FRAMED, 3 1/2"X3 1/2" LVL POSTS
H10	(3)1 3/4"X16" LVL BEAM, FLUSH FRAMED, 5 1/4"X5 1/4" LVL POSTS
H11	(2)1 3/4"X18" LVL BEAM, FLUSH FRAMED, 3 1/2"X3 1/2" LVL POSTS
H12	(3)1 3/4"X18" LVL BEAM, FLUSH FRAMED, 5 1/4"X5 1/4" LVL POSTS

ABBREVIATIONS

BF(XX'-0")= ELEVATION BOTTOM OF FOOTING
BK(XX'-0")=BRICK SHELF ELEVATION ON WALL
BS1=BEAM SEAT DETAIL TYPE IN CONCRETE WALL
CJ=CONCRETE CONSTRUCTION OR CONTROL JOINT
EL=ELEVATION
F1=CONCRETE FOOTING TYPE
EOD=EDGE OF STEEL DECK
FB1=FLITCH BEAM
H1=WALL HEADER BEAM SCHEDULE DESIGNATION
OC=DISTANCE ON CENTERS
OH=OPPOSITE HAND
LP=LOW POINT
P1=DESIGNATES CONCRETE PIER DETAIL
TP(XX'-0")=ELEVATION TOP OF PIER
TW(XX'-0")=ELEVATION TOP OF WALL
SCJ=CONCRETE SLAB SAW CUT JOINT
SIM=SIMILAR
SW-1=SHEAR WALL DESIGNATION
TS(XX'-0")=TOP OF CONCRETE SLAB ELEVATION
TST(XX'-0")=TOP OF STEEL ELEVATION
TYP=TYPICAL
UON=UNLESS OTHERWISE NOTED
@=AT
W/=WITH

CLIENT:
—

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BOMBARDIER
STRUCTURAL ENGINEERING

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PROJECT:
KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:
LOT 6
FOUNDATION
FLOOR & ROOF
FRAMING PLANS

STAMP:
COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER
SEPTEMBER 9, 2022

SCALE:	AS NOTED
DATE:	9/09/2022
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2021-96

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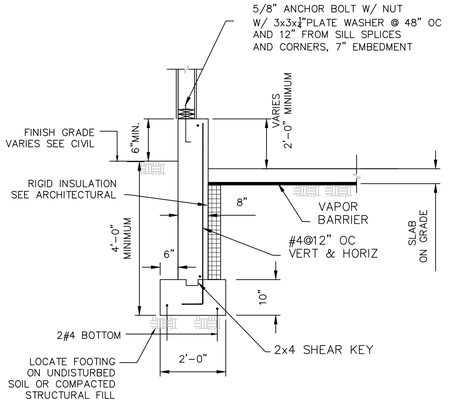
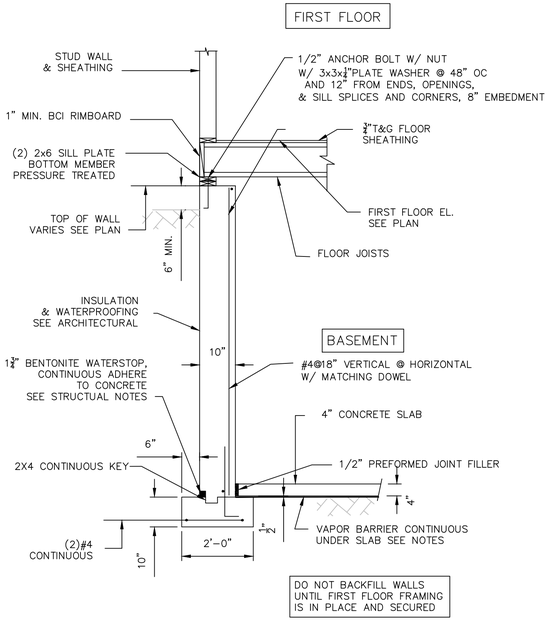


SECTION 1 @ GARAGE

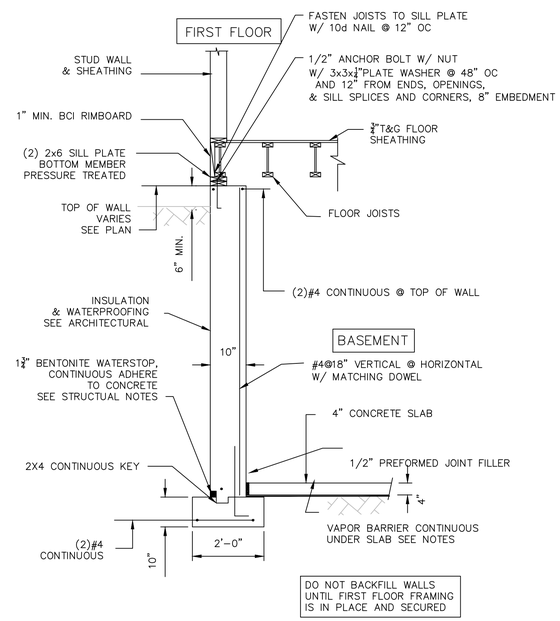
SCALE: $\frac{1}{2}$"=1'-0"

NOTE: GRADE WALL FOUNDATION ON SOLID ROCK ARE NOT REQUIRED TO BE LOCATED 4 FT BELOW GRADE FOR FROST PROTECTION. PLACE CONCRETE ON A LEVEL BASE OF FLOWABLE FILL CONCRETE OR COMPACTED ¾" CRUSH STONE, EACH AT A MINIMUM THICKNESS OF 8 INCHES.



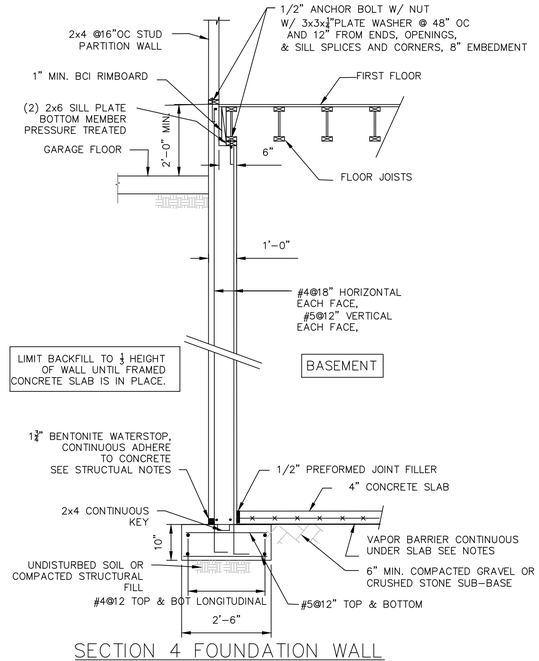
SECTION 2 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



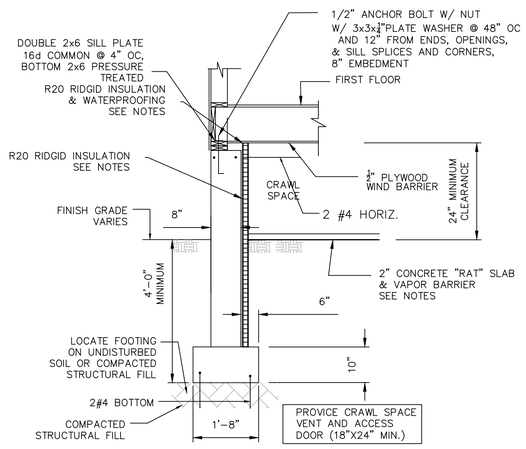
SECTION 3 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



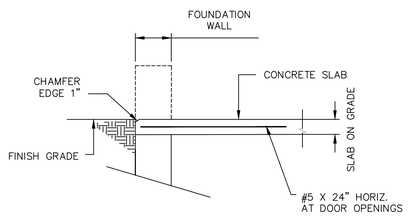
SECTION 4 FOUNDATION WALL @ GARAGE/FIRST FLOOR

SCALE: $\frac{1}{2}$"=1'-0"



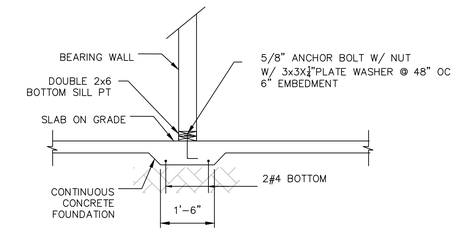
SECTION 5 @ CRAWL SPACE

SCALE: $\frac{1}{2}$"=1'-0"



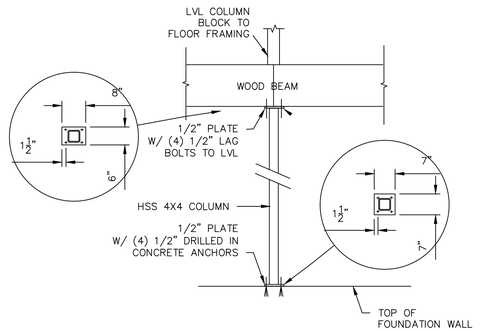
SECTION 6 @ GARAGE DOOR

SCALE: $\frac{1}{2}$"=1'-0"



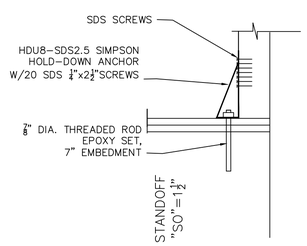
SECTION 8 THICKENED SLAB DETAIL

SCALE: $\frac{1}{2}$"=1'-0"

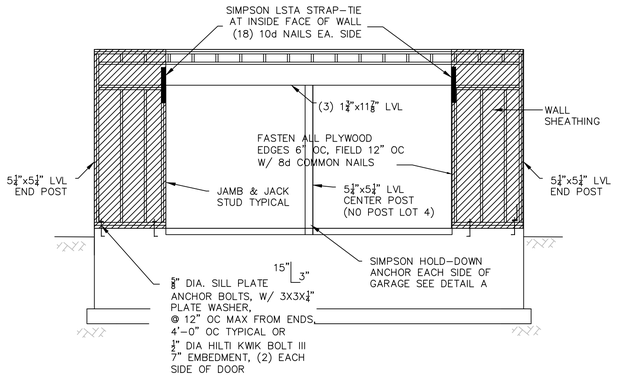


TYPICAL CONCRETE FOOTING/COLUMN CONNECTION DETAIL

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



SEISMIC HOLD DOWN ANCHOR DETAIL A



ELEVATION GARAGE DOOR OPENING APA PORTAL FRAME

SCALE: ½"=1'0"

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BOMBARDIER
STRUCTURAL ENGINEERING

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

SECTIONS
& DETAILS

STAMP:

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No. 27616
REGISTERED PROFESSIONAL ENGINEER

SEPTEMBER 9, 2022

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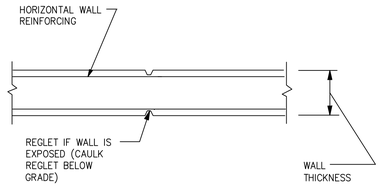
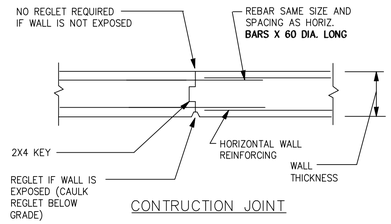


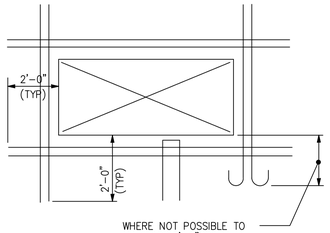
CONTROL JOINT



CONTRUCTION JOINT

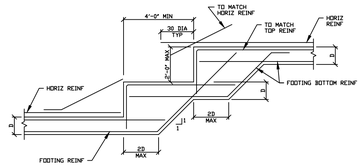
CONCRETE CONSTRUCTION & CONTROL JOINTS

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



REINFORCING STEEL @ WALL OPENINGS

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

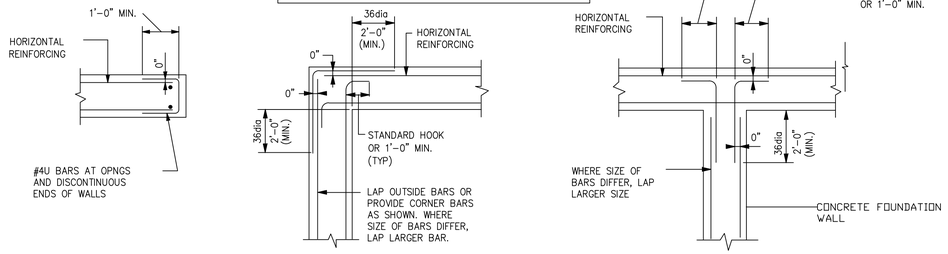


TYPICAL ELEVATION OF STEPPED WALL FOOTING

STEPPED CONCRETE GRADE WALL FOOTING DETAIL

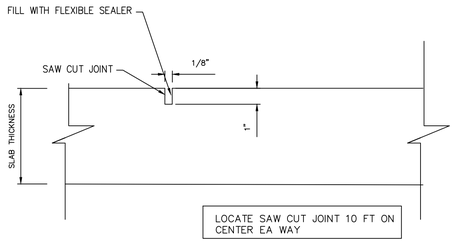
SCALE: 3/8"=1'-0"

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



CONCRETE REINFORCING STEEL DETAILS

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



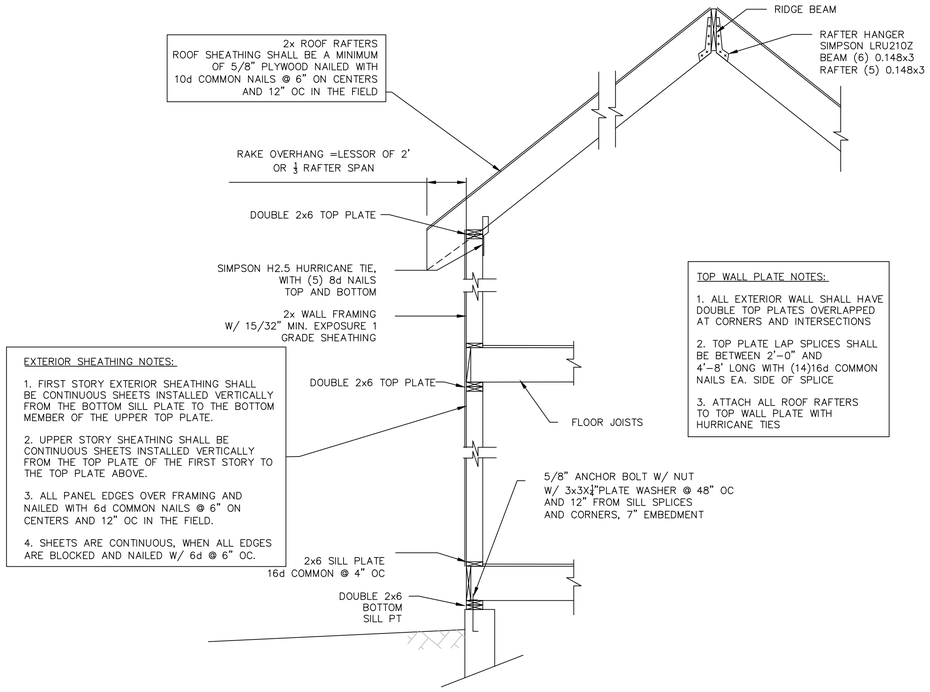
SLAB ON GRADE SAW CUT DETAIL

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

REINFORCING LAP SCHEDULE

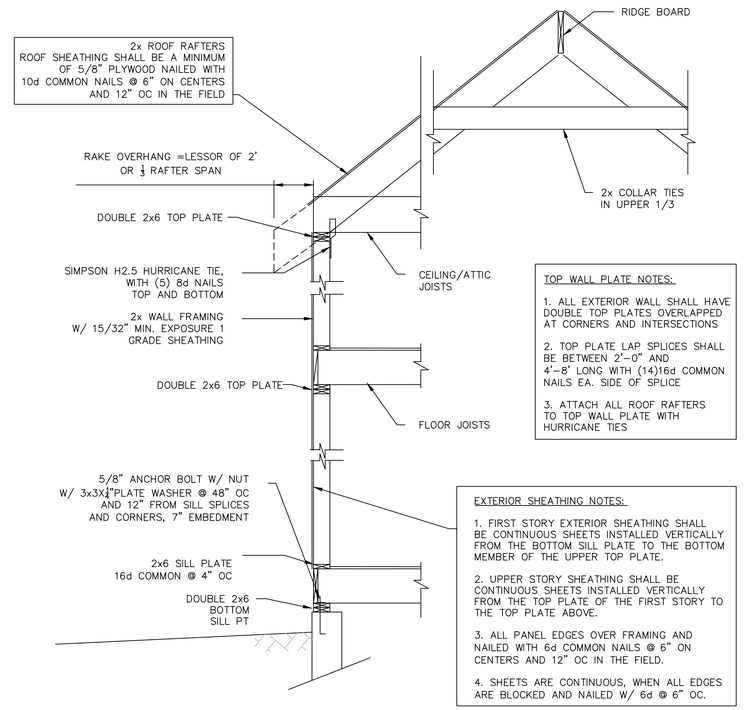
BAR SIZE	LAP SPLICES IN ALL CONCRETE	LAP SPLICE IN TENSION ZONE			
		fc =3,000 PSI		fc =4,000 PSI	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	18"	28"	21"	24"	19"
#4	18"	37"	29"	32"	25"
#5	23"	46"	36"	40"	31"
#6	27"	56"	43"	48"	37"
#7	32"	81"	63"	70"	53"
#8	36"	93"	72"	79"	61"
#9	42"	105"	48"	48"	48"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

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



TYPICAL WALL SECTION CATHEDRAL CEILING

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



TYPICAL WALL SECTION

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

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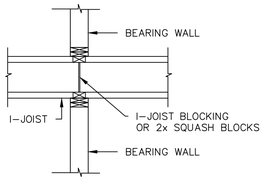
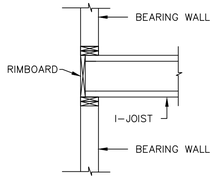
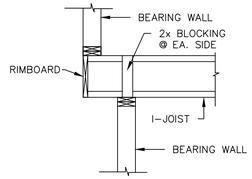


BLOCKING AT INTERMEDIATE BEARING WALL



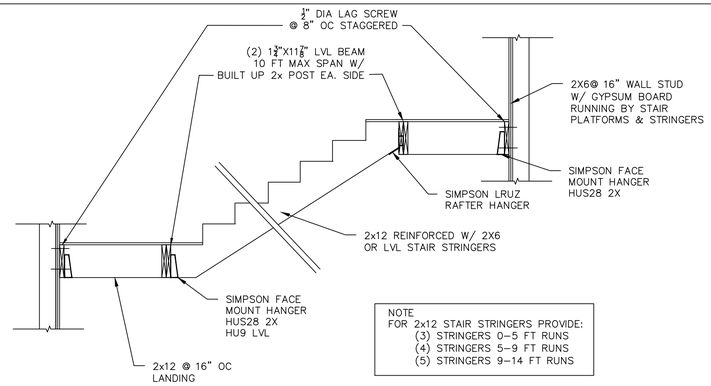
BLOCKING AT EXTERIOR BEARING WALL



CANTILEVER BLOCKING AT EXTERIOR BEARING WALL

I-JOIST BLOCKING DETAILS

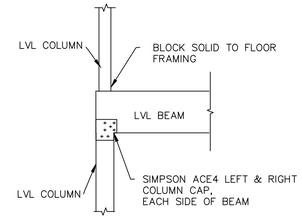
SCALE: $\frac{1}{2}$"=1'-0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0-5 FT RUNS
(4) STRINGERS 5-9 FT RUNS
(5) STRINGERS 9-14 FT RUNS

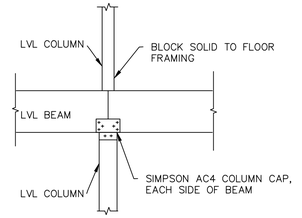
TYPICAL INTERIOR STAIR DETAIL

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



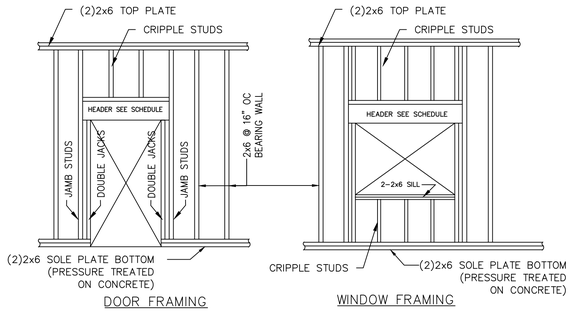
TYPICAL LVL BEAM/COLUMN CONNECTION DETAIL

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



TYPICAL LVL BEAM/ COLUMN CONNECTION DETAIL

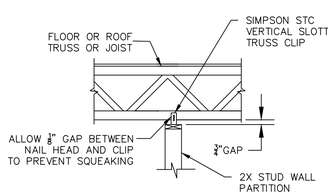
SCALE: 1/2" = 1'-0"



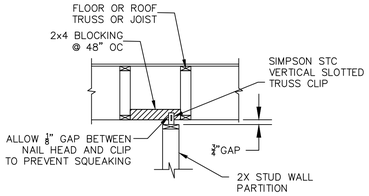
DOOR FRAMING

WINDOW FRAMING

FRAMING @ BEARING WALLS



PERPENDICULAR TO FLOOR TRUSSES/JOISTS



PARALLEL TO FLOOR TRUSSES/JOISTS

WALL PARTITION FRAMING @ NON-BEARING WALLS

BEARING WALL HEADER SCHEDULE - 4 STORY WOOD MAXIMUM CONSTRUCTION

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

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

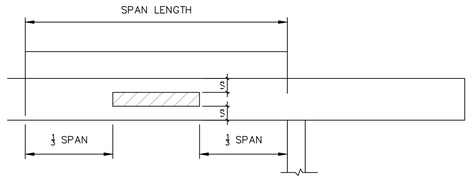
HEADER SCHEDULE AT EXTERIOR BEARING WALLS
(UNLESS OTHERWISE NOTED ON DRAWINGS)

SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS			SUPPORTING ROOF+ 3 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x6	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x10	2-2x6	1-2x6
3'-1" TO 5'-0"	3-2x10	2-2x6	1-2x6	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	3-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6
5'-1" TO 8'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 7 1/4" LVL	2-2x6	2-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6	3-1 3/4X 14" LVL	3-2x6	3-2x6
8'-1" TO 10'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	2-2x6	3-1 3/4X 16" LVL	3-2x6	3-2x6	3-1 3/4X 18" LVL	3-2x6	3-2x6

LVL EQUIVALENTS:
(3)-2x6 =(1) $1\frac{3}{4}$"x7¼" LVL
(3)-2X8 =(1) $1\frac{3}{4}$"x7¼" LVL
(3)-2x10 =(1) $1\frac{3}{4}$"X9½" LVL
(3)-2x12 =(1) $1\frac{3}{4}$"X11⅞" LVL
(3)-$1\frac{3}{4}$"x7¼ =(2) $1\frac{3}{4}$"X9½" LVL
(3)-$1\frac{3}{4}$"X9½" =(2) $1\frac{3}{4}$"X11⅞" LVL
(3)-$1\frac{3}{4}$"X11⅞" =(2) $1\frac{3}{4}$"X14" LVL

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

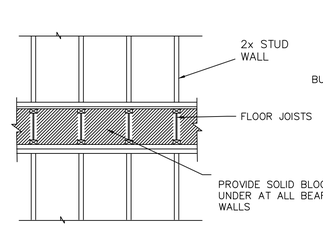
TYPICAL BUILT UP HEADER



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

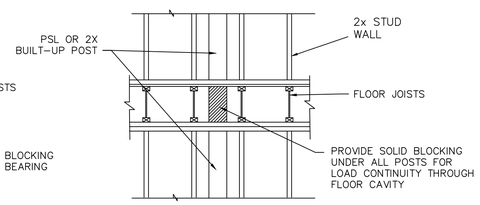
1. SQUARE OR RECTANGULAR HOLES NOT PERMITTED
2. ROUND HOLES MAY BE DRILLED OR CUT WITH WITH A HOLE SAW ANYWHERE WITHIN THE SHADED AREA.
3. THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGER HOLE.
4. DO NOT DRILL MORE THAN THREE ACCESS HOLES IN ANY FOUR FOOT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

LVL - ALLOWABLE HOLES



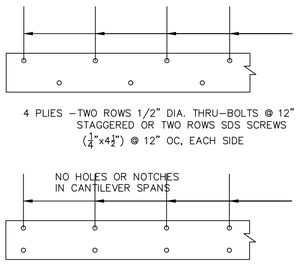
BEARING WALL DETAIL

SCALE: ½"=1'-0"

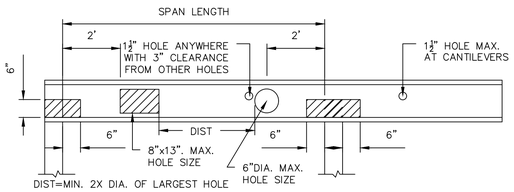


CONTINUOUS POST DETAIL

SCALE: ½"=1'-0"



MULTIPLE MEMBER FASTENING SIDE AND TOP LOADED LVL

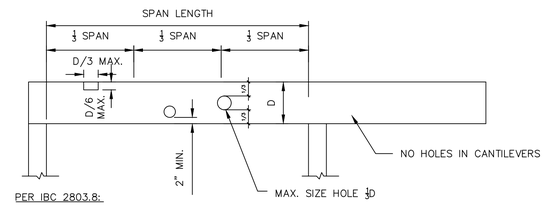


BCI I-JOIST 11⅞", 14" AND 16" DEPTHS

HOLE CUTTING NOTES;

1. A 1½" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE ALLJOIST SPECIFIERS GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A BOISE-CASCADE REPRESENTATIVE AND APPROVED BY THE ENGINEER.

BCI I-JOISTS ALLOWABLE LARGE RECTANGULAR HOLES



PER IBC 2803.8:

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

ALLOWABLE HOLES IN SOLID SAWN LUMBER

CLIENT:

—

DRAWING NOTES:

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

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

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OWNER:

—

BOMBARDIER
STRUCTURAL ENGINEERING

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

WOOD FRAMING DETAILS

STAMP:

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

SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021-96

S-4

DocuSign Envelope ID: F4925598-6EC2-4D0B-A1BD-F665817FC254

GENERAL

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE (780 CMR) NINETH EDITION.

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

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

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

5. ENGINEER WILL PERIODICALLY OBSERVE STRUCTURAL ELEMENTS TO ASSURE GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

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

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

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

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

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

SHORING AND BRACING

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

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

TESTING BY CERTIFIED TESTING AGENCIES

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

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

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

SHOP DRAWINGS

1 SUBMIT SHOP DRAWINGS, REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR, FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR APPROVAL BEFORE FABRICATION, MANUFACTURE, DELIVERY AND ERECTION CAN PROCEED.

STRUCTURAL DESIGN LOADS (BOSTON)

1. SNOW LOADS 40 PSF GROUND SNOW
   30 PSF FLAT ROOF SNOW
2. WIND LOADS BASIC WIND SPEED Vultimate 128 MPH
   RISK CATEGORY II EXPOSURE CATEGORY B
3. SEISMIC DESIGN
   SOIL FACTOR S1=0.068, Ss=0.215
   SEISMIC HAZARD EXPOSURE GROUP I
   SEISMIC PERFORMANCE CATEGORY C
   SITE CLASS UNK
4. LIVE LOADS
   SLAB–ON–GRADE.....50 PSF
   RESIDENCES .....40 PSF
   BALCONIES & UNIT DEDICATED DECKS.....60 PSF
5. DEAD LOAD
   WOOD FRAMED FLOOR LOAD = 20 PSF (JOIST FRAMING, 1" WOOD FLOORING, ¾" PLYWOOD, 1 LAYER ⅝" GYPSUM BOARD CEILING)

GEOTECHNICAL ENGINEERING

1. NO GEOTECHNICAL ENGINEERING REPORT WAS AVAILABLE DURING THE DESIGN AND PREPARATION OF THESE DRAWINGS. SUBSURFACE SOIL CONDITIONS ARE UNKNOWN. ALLOWABLE BEARING PRESSURE IS ASSUMED TO BE 2,000 PSF AS APPLICABLE FOR LOOSE SANDS & GRAVELS, SILT, AND MEDIUM CLAYEY SOILS. EXISTING SOILS HAVE BEEN ASSUMED TO BE SUITABLE FOR GRADE WALL AND ISOLATED COLUMN FOOTING FOUNDATIONS.

2. IT IS THE OWNER'S RESPONSIBILITY TO RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO CONFIRM FOUNDATION TYPE, SOIL BEARING PRESSURE, AND GROUND WATER ELEVATIONS.

FOUNDATIONS

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

2. IF A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED, THE CONTRACTOR SHALL REFER TO THIS REPORT FOR ADDITIONAL INFORMATION.

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

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

5. NO FOUNDATION CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN SUB–GRADE MATERIAL.

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

7. REMOVAL OF DISTURBED AND UNSUITABLE MATERIALS AND PLACING, COMPACTING AND TESTING OF COMPACTED FILL SHALL ONLY BE PERFORMED BY THE GENERAL CONTRACTOR WHILE A PROFESSIONAL GEOTECHNICAL ENGINEER, REGISTERED IN THE STATE OF MASSACHUSETTS AND RETAINED BY THE OWNER, IS OBSERVING THE WORK.

8. BOTTOM OF FOOTING ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS ARE MINIMUM DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY THE AMOUNT OF EXCAVATION NECESSARY TO REACH A SUFFICIENT BEARING STRATUM.

FARTHWORK AND COMPACTFD FILl

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

2. BEFORE PLACEMENT OF CONCRETE FLOOR SLAB ON GRADE, THE SOIL SHALL BE SURFACE SHALL BE PROOF ROLLED WITH A LEAST 6 PASSES OF A LARGE VIBRATORY ROLLER HAVING A DRUM WEIGHT OF AT LEAST 10,000 POUNDS AND A DYNAMIC FORCE OF AT LEAST 20,000 POUNDS.

3. STRUCTURAL FILL, OVER–EXCAVATED, UNSUITABLE, OR DISTURBED SOIL SHOULD BE REPLACED WITH "SELECT STRUCTURAL FILL" AND COMPACTED IN INDIVIDUAL LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D–1557. LOOSE LIFT THICKNESS SHALL BE 6 INCHES FOR HAND OPERATED EQUIPMENT AND 12 INCHES FOR LARGE VIBRATORY ROLLERS.

4. "SELECT STRUCTURAL FILL" SHALL BE GRAVELLY SAND OR SANDY GRAVEL, GRADED WITHIN FOLLOWING LIMITS:

SIEVE SIZE IN. OR NO.	PERCENT PASSING BY WEIGHT
1/2	50–85
#4	40–75
#10	30–60
#40	10–35
#100	5–20
#200	0–8

5. COMPACTION TESTS SHALL BE PERFORMED ON ANY STRUCTURAL FILL TO BE PLACED IN THE FOUNDATION AND SLAB ON GRADE AREA. A MINIMUM OF TWO TESTS PER 6" LIFT SHALL BE PERFORMED. A SUFFICIENT SAMPLE OF FILL MATERIAL SHALL BE SUPPLIED TO THE TESTING AGENCY.

COLD WEATHER EARTHWORK PROTECTION

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

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

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

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

CONCRETE MIX DESIGN

1. THE CONTRACTOR SHALL FURNISH THE MIXTURE PROPORTIONS THAT WILL MEET THE STRENGTH AND FRESH AND EQUILIBRIUM DENSITY REQUIREMENTS OF THE CONCRETE SPECIFIED. THE MIXTURE PROPORTION SHALL BE PREPARED IN ACCORDANCE WITH ACI 318, AND SUBJECT TO THE APPROVAL OF THE ARCHITECT/ENGINEER. CONCRETE SHALL BE DELIVERED AT THE MINIMUM SLUMP NECESSARY FOR EFFICIENT MIXING, PLACING, AND FINISHING.

2. CONCRETE SHALL HAVE A 28 DAY STRENGTH:
   3000 PSI FOR NORMAL WEIGHT CONCRETE.
   4,000 PSI FOR LIGHT WEIGHT CONCRETE.

3. CEMENT SHALL MEET ASTM C 150, C 595, OR C 845. MINIMUM CEMENT QUANTITIES:
   3000 PSI CONCRETE 517 LB./CY OF CEMENT
   4000 PSI CONCRETE 611 LB./CY OF CEMENT

4. MID–RANGE WATER REDUCERS (MRWR) ARE REQUIRED FOR ALL CONCRETE MIXES EXCEPT FOOTINGS.
   MAXIMUM CONCRETE SLUMP: MIXES WITH MRWR 7 IN
   MIXES WITHOUT MRWR 4 IN.

5. MAXIMUM WATER TO CEMENT RATIO FOR MIXES WITH MRWR:
   3000 PSI CONCRETE 0.5
   4000 PSI CONCRETE 0.45
   MAXIMUM WATER TO CEMENT RATIO FOR MIXES W/OUT MRWR (PERMITTED FOR FOOTINGS ONLY):
   3000 PSI CONCRETE 0.53

6. AGGREGATES FOR LIGHTWEIGHT CONCRETE SHALL BE EXPANDED SHALE, CLAY, OR SLATE (ESCS) PRODUCED BY THE ROTARY KILN METHOD AND SHALL MEET ASTM C 330. MATERIALS SHALL BE PROPORTIONED TO PRODUCE CONCRETE WITH A CALCULATED EQUILIBRIUM DENSITY OF 110 LB/FT^3 +/– 3 LB/FT AS DETERMINED BY ASTM C 567–00, SECTION 9.2.

7. NORMAL WEIGHT AGGREGATE SHALL MEET ASTM C 33.

8. AIR–ENTRAINING ADMIXTURES SHALL BE USED IN CONCRETE SUBJECT TO FREEZING AND THAWING, WHICH INCLUDES EXTERIOR FOUNDATION WALLS, EXTERIOR PIERS, MAT SLAB AND EXTERIOR SLABS. MAXIMUM AIR CONTENT AT POINT OF DELIVERY TO BE 6 PERCENT, PLUS OR MINUS 1.5 PERCENT.

9. DO NOT USE AIR–ENTRAINING ADMIXTURES IN CONCRETE FOR INTERIOR SLABS ON STEEL DECK THAT ARE TO RECEIVE A HARD TROWEL FINISH. AIR CONTENT OF HARD TROWELED FINISH FLOORS NOT TO EXCEED 3 PERCENT.

CONCRETE

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

2. ALL STRUCTURAL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE NORMAL WEIGHT (145 PCF) AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF:
   SLAB ON GRADE =3,000 PSI
   SPREAD FOOTINGS, AND FOUNDATION WALLS = 4,000 PSI

3. CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED AND PLACED IN THE PRESENCE OF A REPRESENTATIVE OF AN APPROVED TESTING AGENCY, AS REQUIRED BY STATE CODE. TEST CYLINDERS SHALL BE TAKEN AT A MINIMUM OF 4 FOR EVERY DAYS CONCRETE PLACEMENT AND FOR EVERY 50 YARDS PLACED THAT DAY.

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

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

6. CONCRETE PLACEMENTS SHALL BE LIMITED TO THE FOLLOWING:
   A) FOOTINGS AND WALLS 30 FOOT LENGTH MAXIMUM TO CONSTRUCTION JOINT
   B) SLABS ON GRADE 30 FOOT MAXIMUM PANEL DIMENSION

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

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

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

10. MINIMUM PROTECTIVE COVER FOR CONCRETE REINFORCING STEEL SHALL BE AS FOLLOWS:
   A) UNFORMED SURFACES CAST AGAINST EARTH – 3 INCHES
   B) FORMED SURFACES NOT IN CONTACT TO EARTH – 3/4 INCHES
      OR EXPOSED TO WEATHER, WALLS AND SLABS, #11 BARS OR SMALLER
   C) FORMED SURFACES IN CONTACT TO EARTH
      OR EXPOSED TO WEATHER, WALLS AND SLABS,
      #6 TO #18 BARS – 2 INCHES
      #5 AND SMALLER – 1 1/2 INCHES

COLD WEATHER CONCRETE WORK

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

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

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

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

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

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

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

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

SLAB ON GRADE SAW CUT JOINTS

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

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

CONCRETE SLAB SEALER

1. CONCRETE SLABS ON GRADE SHALL RECEIVE A SLAB SEALER AND CURING COMPOUND.

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

CONCRETE AND MASONRY REINFORCING

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

2. ALL WELDED WIRE MESH (WWF) SHALL BE SMOOTH BARS CONFORMING TO ASTM A185. OVER TWO OR MORE SPANS. LAPS OF INDIVIDUAL SHEET SHALL BE 8" MINIMUM.

STRUCTURAL STEEL

1. ALL STEEL SHALL BE NEW STEEL AND PRIMED, CONFORMING TO THE FOLLOWING ASTM DESIGNATIONS:
   A. SHAPES, PLATES, FITTINGS AND RODS; GRADE 50. fY MIN. = 50 KSI.
   B. ANCHOR BOLTS; F1554 GRADE 36 OR GRADE 55 SUPPLEMENT 1 BOLTS –1" DIA. WITH STANDARD NUTS AND HARDENED WASHERS.
   C. HSS MEMBERS AND TUBES; A500 GRADE B, Fy = 46 KSI.
   D. STRUCTURAL STEEL PIPE COLUMNS SHALL BE STANDARD GRADE PIPE.
   E. EXPANSION AND EPOXY BOLTS AND SLEEVE ANCHORS; AS MANUFACTURED BY "HILTI CORPORATION"
   F. GALVANIZING; HOT–DIPPED A123.
   G. SHOP PRIMER; TNEMEC SERIES 10, COLOR GRAY.

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

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

4. ANCHOR BOLTS, LEVELING PLATES, OR BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK, PRESET BY TEMPLATES OR SIMILAR METHODS.

5. PLATES SHALL BE SET IN FULL BEDS OF NON–SHRINK GROUT.

6. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:

   A) MINIMUM BOLT DIAMETER SHALL BE 3/4 INCH DIAMETER.
   B) STANDARD HOLES IN WEBS OR BEAMS.
   C) EXCEPT WHERE SHOWN ON THE DRAWINGS ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS SHALL BE DOUBLE ANGLE BEARING TYPE CONNECTIONS WITH HIGH STRENGTH BOLTS (THREADS INCLUDED IN SHEAR PLANE) AND HARDENED WASHERS.

7. WELDING WORK SHALL CONFORM TO THE AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE FOR STEEL" (AWS D1.1).

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

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

10. PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION UNTIL PERMANENT BRACING AND MASONRY WALLS ARE INSTALLED.

11. PROTECT SURROUNDING MATERIALS AND FINISHES BY USE OF PROTECTIVE BLANKETS WHEN PERFORMING HOT WORK SUCH AS CUTTING AND WELDING OF STEEL.

CLIENT:

—

DRAWING NOTES:

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

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

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STRUCTURAL ENGINEERING

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

STRUCTURAL
MATERIALS
& NOTES

STAMP:

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

SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021–96

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AS CUTTING AND WELDING OF STEEL.

WOOD FRAMING

1. ALL SAWN LUMBER FRAMING MEMBERS SHALL BE SPRUCE–PINE–FIR WITH THE FOLLOWING MINIMUM GRADES:
   A. JOISTS, RAFTERS, SOLID AND BUILT–UP BEAMS, WALL STUDS AND LINTELS; NO. 1& NO.2 GRADE.
   B. SILLS AND PLATES; STUD GRADE.
   C. SOLID WOOD POSTS; NO. 1 GRADE.
   D. BRIDGING, BLOCKING AND NAILERS; STUD GRADE.
   E. NON–BEARING STUD WALLS SHALL BE STUD GRADE.
   F. ENGINEERED LUMBER SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI AND A BENDING STRESS OF 3,100 PSI FOR BEAMS AND A MINIMUM MODULUS OF ELASTICITY OF 1,700,000 PSI AND A BENDING STRESS OF 2,650 PSI FOR COLUMNS. LVL BEAMS AND PSL COLUMNS SHALL BE BOISE CASCADE VERSALAM OR EQUAL.

2. UNLESS OTHERWISE NOTED, ALL NAILING AND FASTENING SHALL BE IN ACCORDANCE WITH TABLE 2305.2, FASTENING SCHEDULE, MASSACHUSETTS STATE BUILDING CODE. SHEAR WALL FASTENING SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE ON THE DRAWINGS.

3. WOOD SILLS BENEATH ALL INTERIOR AND EXTERIOR BEARING WALLS AND ALL MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH THE "AMERICAN WOOD PRESERVERS ASSOCIATION, STANDARD C1".

4. ALL STUD WALLS, BEARING AND NON–BEARING, SHALL HAVE ONE ROW OF CONTINUOUS 2X SOLID BLOCKING BETWEEN STUDS AT MID–HEIGHT. BLOCKING SIZE TO MATCH STUD SIZE. FRAMING MEMBERS SHALL NOT BE NOTCHED, CUT OR ALTERED IN THE FIELD WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.

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

6. LEAD HOLES FOR WOOD SCREWS AND LAG BOLTS SHALL BE DRILLED 7/8 OF THE SHANK DIAMETER FOR THE DEPTH OF SHANK EMBEDMENT AND 7/8 OF THE THREADED PORTION DIAMETER FOR THE DEPTH OF THE THREAD EMBEDMENT.

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

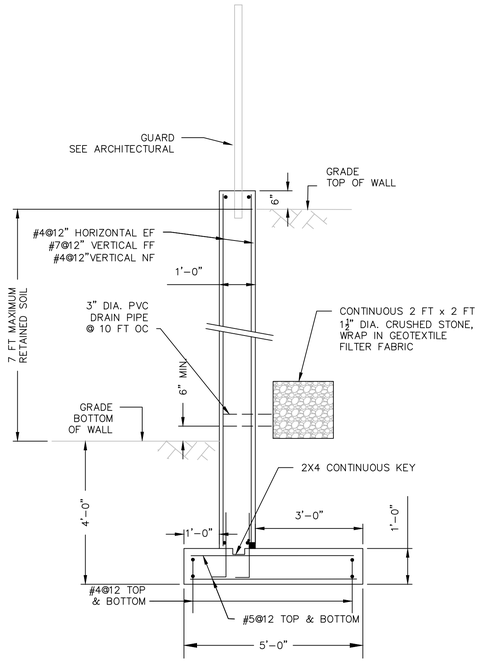
FLOOR AND WALL SHEATHING

1. EXTERIOR WALL AND SHEAR WALL SHEATHING SHALL BE A MINIMUM OF 15/32 INCH EXPOSURE 1, EXTERIOR SHEATHING, APA RATED SHEATHING 32/16. NAIL 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. . SHEATHING MAY BE PLYWOOD, OSB, OR COMPOSITE MATERIAL. PLYWOOD SHEATHING SHALL BE DFPA GRADE STAMPED, TYPE CDS 5 PLY WITH EXTERIOR GLUE UNLESS OTHERWISE NOTED ON PLANS.

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

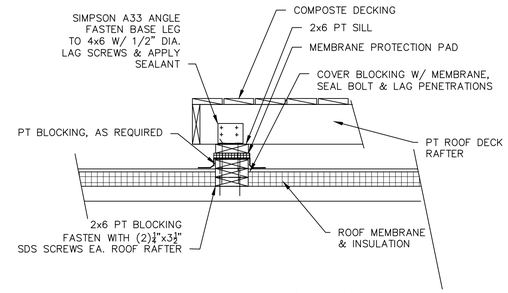
3. ALL ROOF SHEATHING SHALL BE 5/8 INCH APA RATED PLYWOOD SHEATHING 32/16. USE EXPOSURE 1 PANELS, EXCEPT USE EXTERIOR PANELS FOR STARTER STRIPS ALONG EAVES AND WHEN LONG CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. ATTACH PANELS WITH GLUE AND 6d RING OR SCREW SHANK NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. AS AN OPTION, ½" SHEATHING MAY BE USED WITH PANEL CLIPS ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS.

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



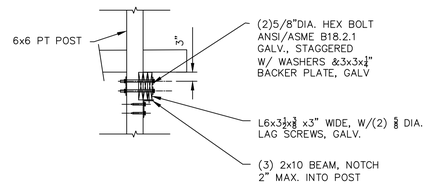
SECTION 7 RETAINING WALL

SCALE: ½"=1'–0"



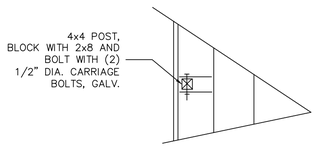
DETAIL WOOD SLEEPER
@ ROOF DECK

SCALE: 1"=1'–0"

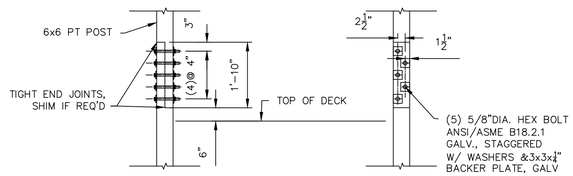


POST BEAM CONNECTION DETAIL

SCALE: 1/2"=1'–0"



INTERMEDIATE DECK POST
FASTENING DETAIL

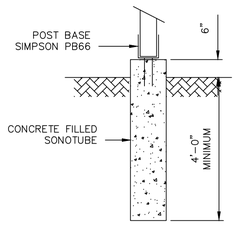


POST SPLICE DETAIL

SCALE: 1/2"=1'–0"

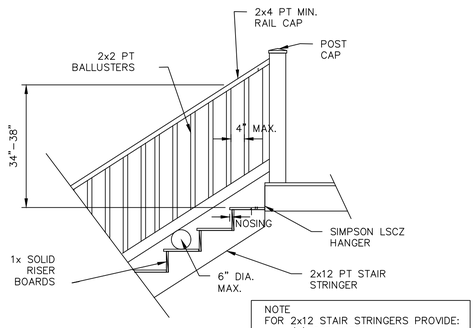
FASTENER SCHEDULE *	
½" ROOF SHEATHING	6" OC –INTERMEDIATE SUPPORTS 4" OC –48" FROM EDGES & EAVES 8d COMMON NAILS
½" WALL SHEATHING	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES & EAVES 6d COMMON NAILS
¾" FLOOR SHEATHING OR LESS	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES 1½" RING OR SCREW NAIL (.099") 12½ GA.
JOISTS TO SILL OR GIRDER	TOE NAIL (3) 8d NAILS
STUD TO SOLE PLATE	TOE NAIL (3)8d OR (2)16d NAILS
DOUBLE STUDS	FACE NAIL 10d 24" O.C.
DOUBLE TOP PLATES	FACE NAIL 10d 24" O.C. 24" MIN .OFFSET OF END JOINTS/LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL (2)–10d
RIM JOIST TO TOP PLATE	TOE NAIL 8d 6" O.C.
BUILT–UP HEADER	TWO PIECES WITH ½" SPACER 16d 16" O.C. TO STUD: TOE NAIL (4) 8d
CEILING JOIST	LAPS OVER PARTITIONS AND PARALLEL TO RAFTERS: FACE NAIL (3) 10d TO PLATE: TOE NAIL (3) 8d
RAFTER TO PLATE	TOE NAIL (2) 16d
BUILT–UP CORNER STUDS	10d 24" O.C.

* FOR COMPLETE TABLE SEE 780 CMR TABLE 5602.3(1)



SONOTUBE FOUNDATION

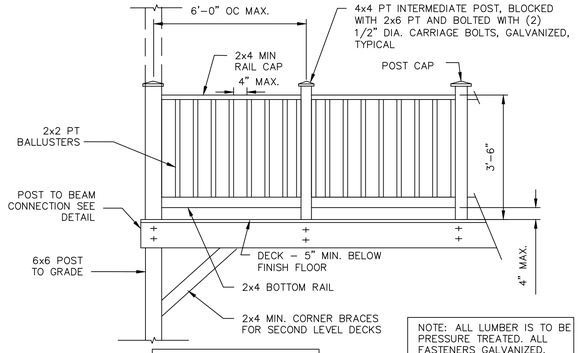
SCALE: 1/2"=1'–0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0–5 FT RUNS
(4) STRINGERS 5–9 FT RUNS
(5) STRINGERS 9–14 FT RUNS

TYPICAL EXTERIOR STAIR DETAIL

SCALE: 1/2"=1'–0"



TOP RAIL & POSTS MUST BE CAPABLE OF WITHSTANDING 200 POUND FORCE APPLIED AT ANY LOCATION

NOTE: ALL LUMBER IS TO BE PRESSURE TREATED. ALL FASTENERS GALVANIZED.

SEE ARCHITECTURAL FOR RAILING DETAILS

DECK ELEVATION
& TYPICAL RAILING DETAIL

SCALE: 1/2"=1'–0"

CLIENT:

—

DRAWING NOTES:

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

STRUCTURAL
MATERIALS
& NOTES II
& DECK DETAILS

STAMP:

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

SEPTEMBER 9, 2022

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PROJECT #: 2021–96

S-6

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boston planning & development agency

BPDA Design Review Provisos
1-8 Kinsale Lane, Hyde Park
Neighborhood Design Overlay District
7/10/23

General

1. All changes to the exterior and/or site plans shall be submitted to the Boston Planning & Development Agency ("BPDA") for review and approval.
2. All building improvements shall be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA.
3. All site improvements, including but not limited to hardscape and plantings, must be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA for a delay in completing the site improvements.

Site

4. See lot-specific landscape plans for approved driveway dimensions.

Building

5. Where applicable, exposed foundations should be clad in stone to match retaining wall on site.

Mechanical

6. The final location of the HVAC compressors, gas meters, electric meters, generators, switchgear, and transformers shall be adequately screened from public view and will not be allowed in the front yard.
7. All mechanical vents shall be through the roof or rear wall and shall not be visible from the public street. Vents located on elevations that do not directly face a public way should be composed on the facade so as to minimize their appearance.

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RESIDENTIAL SUB-DIVISION :

4 KINSALE LANE LOT 7, TYPE B
BOSTON (HYDE PARK), MASSACHUSETTS

AUGUST 2, 2021 PERMIT SET ERT1230851
SEPTEMBER 22, 2022 REVISED PER BPDA REVIEW

	LOT AREA DWELLING	LOT WIDTH	LOT FRONTAGE	FAR	HEIGHT ST	HEIGHT HGT	OPEN SPACE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
1F-9000										
ALLOWED	9,000 SF	70 FT	70 FT	.3	2-1/2	35 FT	1,800 SF	25 FT	10 FT	40 FT
PROPOSED	9,018 SF	86 FT	87 FT	2390/9018= .27	2-1/2	34-0 3/4" FT	6,312 SF	25.8 FT	L 11.3FT R 11.2FT	44.3 FT

2 ZONING
12" = 1'-0"



GENERAL NOTES, STANDARDS AND CONDITIONS:

INDUSTRY STANDARDS: THE FOLLOWING CONSTRUCTION AND CODE STANDARDS SHALL HAVE THE SAME FORCE AND EFFECT AS IF BOUND INTO THE CONTRACT DOCUMENTS.

780CMR MASSACHUSETTS STATE BUILDING CODE 9TH EDITION
ACI AMERICAN CONCRETE INSTITUTE
ADA AMERICANS WITH DISABILITIES ACT
APA ENGINEERED WOOD ASSOCIATION
ASHRAE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWI ARCHITECTURAL WOODWORK INSTITUTE
CRI CARPET AND RUG INSTITUTE
CSI CONSTRUCTION SPRECIFICATION INSTITUTE
FM FACTORY MUTUAL
FSC FOREST STEWARDSHIP COUNCIL
IBC INTERNATIONAL BUILDING CODE
MAAB MASSUCHUSETTS ARCHITECTURAL ACCESS BOARD
MPI MASTER PAINTERS INSTITUTE
NFPA NATIONAL FIRE PROTECTION INSTITUTE
NOFMA WOOD FLOOR MAUFACTURERS INSTITUTE
OSHA OCCUPATIONAL SAFETY AND HAZARD ASSOC.
SDI STEEL DOOR INSTITUTE
SMACNA SHEET METAL AIR COND. CONTRACTORS ASSOC.
UL UNDERWRITERS LABORATORY
USGBC US GREEN BUILDING COUNCIL

GENERAL NOTES:

1. ALL PERMITS AND LICENSES SHALL BE SECURED BY THE CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MA STATE BUILDING CODE AND ALL OTHER CODES, ORDINANCES AND STANDARDS NOTED ABOVE. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS AND PROCEED AFTER THEY ARE RESOLVED.
2. CONTRACTOR AND ALL SUBS SHALL BE LICENSED IN THE STATE OF MASSACHUSETTS AND SUPPLY PROOF OF ADEQUATE GENERAL LIABILITY AND WORKMANS COMP INSURANCE TO THE OWNER AND ARCHITECT.
3. CONTRACTOR SHALL PREPARE A SCHEDULE OF VALUES AND SUBMIT PERCENTAGES OF COMPLETION ALONG WITH THE MONTHLY REQUISITION FOR PAYMENT.
4. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, STRUCTURAL, MEP/FP, CIVIL AND LANDSCAPE WORK PERFORMED BY SUBCONTRACTORS IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DRAWINGS AND SUBMIT SHOP DRAWINGS DEMONSTRATING COORDINATION AND UNDERSTANDING.
5. ALL NOTATIONS AND INDICATIONS ON THE DRAWINGS APPLYING TO ONE AREA OR CONDITION SHALL APPLY TO OTHER SIMILAR AREAS OR CONDITIONS ON THE DRAWINGS UNLESS OTHERWISE NOTED.
6. PROVIDE SEALANT AT ALL INTERIOR AND EXTERIOR JOINTS, TYPICAL.
7. PROVIDE FLASHINGS AT ALL OPENINGS, WINDOWS, DOORS, CONNECTIONS AND TRANSITIONS TO INSURE A WATERTIGHT BUILDING WIDE INSTALLATION.
8. PROVIDE ALL ACCESS PANELS AS REQUIRED BY CODE AND REQUIRED BY ARCHITECTURAL, MEP/FP EQUIPMENT AND INSTALLATIONS WHETHER OR NOT INDICATED ON THE PLANS. ACCESS PANELS SHALL BE FLUSH AND LOCATIONS COORDINATED WITH THE ARCHITECT.
9. CONTRACTOR SHALL COORDINATE ALL SIZE AND LOCATIONS OF ALL SLAB AND WALL OPENINGS INCLUDING PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS OR PER COORDINATION WITH EACH TRADE.
10. ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS AND FLOORS SHALL BE FIRE STOPPED AND SMOKE SEALED WITH AN APPROVED RATED ASSEMBLY OR WITH MECHANICAL FIRE DAMPERS.

GEOTECHNICAL REPORT
1. IF APPLICABLE TO THE PROJECT REFER TO GEOTECHNICAL REPORT FOR EXCAVATION AND SUB SURFACE PREP, SHORING, FOUNDATION DESIGN AND WATERPROOFING RECOMMENDATIONS.

SITE WORK/EXISTING CONDITIONS
1. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AND/OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED. EXCAVATION AND SHORING SHALL BE DONE IN ACCORDANCE WITH OSHA REGULATIONS.
2. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE, DAMAGE TO ADJACENT PARCELS AND/OR FACILITIES TO REMAIN.
3. UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS: MAINTAIN AS REQUIRED FOR OCCUPIED FACILITIES AND/OR CAPPED/DISCONTINUED AS REQUIRED.
4. HAZARDOUS MATERIALS: IF ENCOUNTERED OWNER SHALL REMOVE UNDER A SEPARATE CONTRACT.
5. CONTRACTOR SHALL PROTECT ALL ON-SITE ITEMS AND MATERIALS FROM WEATHER AND MOISTURE. THIS INCLUDES PROTECTING THE BUILDING FROM WEATHER AND MOISTURE THROUGHOUT THE COURSE OF CONSTRUCTION DURING WHICH TIMES THE BUILDING IS EXPOSED.
6. CONTRACTOR SHALL IMPLEMENT A STRATEGY FOR DRYING MATERIALS AND PRODUCTS PRIOR TO INSTALLATION WHICH MAY HAVE A HIGH MOISTURE CONTENT.

DEMOLITION, CONSTRUCTION WASTE MANAGEMENT, NOISE MITIGATION, DUST
1. OFFSITE DISPOSAL SHALL BE DEPOSITED, RECYCLED OR RECLAIMED IN A LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL MITIGATE TO THE EXTENT POSSIBLE DUST, DEBRIS AND NOISE THROUGHOUT THE DEMOLITION AND CONSTRUCTION PROCESS. THE SITE SHALL BE MAINTAINED IN AN ORDERLY CONDITION ON A DAILY BASIS INCLUDING ALL SURROUNDING AREAS AND ADJACENT PARCELS AFFECTED BY THE SCOPE OF WORK.

3 GENERAL NOTES
1/4" = 1'-0"

DS
APPROVED
Design Section
BOSTON REDEVELOPMENT AUTHORITY
Design Review
Up-Up Review
Board of Appeal
Date
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

DRAWING INDEX

		PERMIT SET	CONSTRUCTION				
CIVIL							
1 OF 1	SUBDIVISION PLAN	■					
1 OF 1	CERTIFIED PLOT PLAN	■					
1 OF 1	PROPOSED SITE PLAN	■					
1 OF 1	PLANTING PLAN	■					
ARCHITECTURE							
A-001	COVER SHEET & GENERAL NOTES	■					
A100	BASEMENT & FOUNDATION PLAN & WALL TYPES	■					
A101	FIRST & SECOND FLOOR PLANS & SCHEDULES	■					
A102	ATTIC & ROOF PLANS & INTERIOR ELEVATIONS	■					
A201	BASEMENT & FIRST FLOOR REFLECTED CEILING PLANS	■					
A202	SECOND & ATTIC FLOOR REFLECTED CEILING PLANS	■					
A300	STREET ELEVATION	■					
A301	GARAGE SIDE ELEVATION & BUILDING SECTION	■					
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STRUCTURAL							
S-1	FOUNDATION FLOOR & ROOF FRAMING PLANS	■					
S-2	SECTIONS & DETAILS	■					
S-3	CONCRETE & TYPICAL DETAILS	■					
S-4	WOOD FRAMING DETAILS	■					
S-5	STRUCTURAL MATERIALS & NOTES	■					
S-6	STRUCTURAL MATERIALS AND NOTES II & DECK DETAILS	■					

1 LIST OF DRAWINGS
12" = 1'-0"

SPALDING TOUGIAS ARCHITECTS, INC.
WWW.STA-INC.COM
46 Waltham Street, Suite 2A
Boston, Massachusetts 02118
617-542-4522

Kinsale Lane Sub-Division

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

A001

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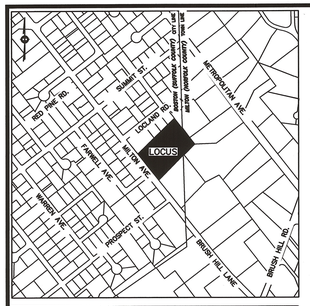

VICINITY MAP – NOT TO SCALE

RESERVED FOR REGISTERS USE ONLY

MERIDIAN OF MASS STATE PLANE COORDINATE SYSTEM

LOCHLAND STREET
(PUBLIC – 40' WIDE)

N51°47'14"E
310.05'

IR FOUND
0.40' INTO STREET

IP FOUND

133.50'

95.30'

IR FOUND

S52°00'56"W
45.00'

IP FOUND

N/F
EDWARD J. &
REBECCA A. HOLLAND
136 MILTON AVENUE
BK. 8931 PG. 575
ID 1810845000

N/F
RALPH J. TIMPERI &
JENNIFER J. COCHRAN
9 LOCHLAND STREET
BK. 17990 PG. 287
ID 1810846000

N/F
COLEMAN REALTY TRUSTI
15 LOCHLAND STREET
BK. 48358 PG. 31
ID 1810847000

N/F
DON NEVILLE &
MONALISA NEVILLE
21 LOCHLAND STREET
BK. 23102 PG. 18
ID 1810848010

N/F
DADDIECO FAMILY TRUST
23 LOCHLAND ST., BOSTON
BK. 35826 PG. 222
ID 1810848010

N46°14'49"E
374.78' (FIELD-HELD)
377.30' (DEED)

STONE BOUND WITH
DRILL HOLE FOUND
AND HELD

IP FOUND

85.91' | 84.76' | 97.51' | 106.60'

CITY/TOWN BOUNDARY
CORNER B-M2
(HELD CENTER TOP
OF MONUMENT)

1830.3'±
N1°24'17"W

BOSTON (SUFFOLK COUNTY) CITY LINE
MILTON (NORFOLK COUNTY) TOWN LINE

S37°59'04"E
91.00'

LOT 8
A = 9,153± S.F.

N39°17'24"W
108.17'

LOT 7
A = 9,018± S.F.

S40°50'29"E
103.57'

LOT 6
A = 9,047± S.F.

N44°52'01"W
60.04'

LOT 5
A = 10,055± S.F.

94.82'

32.00'
2.00'
34.00'
N44°40'10"E

N45°19'50"W
25.52'

25.52'
N45°19'50"W

L=21.33'
R=13.00'

L=0.45'

L=20.42'
R=13.00'

N44°40'10"E
29.29'

N29°45'06"E
52.83'

10.06'

L=20.42'
R=13.00'

30.70'
N47°59'17"E

L=43.57'
L=44.02'
R=760.00'

87.35'

147.42'
N44°40'10"E

60.08'

N/F
DADDIECO FAMILY TRUST
METROPOLITAN AVE. REAR, MILTON
BK. 35774 PG. 571
MAP 4 BLOCK B LOT 7

KINSALE LANE
(40' WIDE)

STONE BOUND WITH
DRILL HOLE FOUND,
0.18' INTO STREET

FARWELL
AVENUE
(PUBLIC – 40' WIDE)

MILTON AVENUE
(PUBLIC – 45' WIDE)

S37°59'04"E
149.22'

S37°59'04"E
250.00'

S47°59'17"W
35.35'

L=46.33'
R=800.00'
L=37.30'

L=9.04'

S44°40'10"W
236.71'

81.18'

93.94'

61.59'

S45°19'50"E
40.00'

29.94'

L=19.51'
R=13.00'

AREA IN BOSTON
=3,558± S.F.

162.38' (TIE LINE)
S1°24'17"E

N45°19'50"W
73.41'

238.47' (CALC-HELD)
240.00' (DEED)
S38°13'49"E

144.65'

LOT 1
A = 9,258± S.F.

92.83'
S37°59'04"E

100.05'
N45°02'38"W

LOT 2
A = 9,047± S.F.

100.00'
S45°19'50"E

LOT 3
A = 9,053± S.F.

LOT 4
TOTAL LOT
AREA =12,197± S.F.

AREA IN MILTON
=8,639± S.F.

N1°24'17"W
36.91'

97.58' | 90.72' | 68.33' | 120.37'

377.00'
S44°40'10"W

N/F
DAVID D DESANTIS
& KATHLEEN C DOYLE
1047 METROPOLITAN AVE., MILTON
BK. 16433 PG. 444
MAP 4 BLOCK B LOT 2A

N/F
JEFFREY P. MORRILL
150 MILTON AVENUE
BK. 33646 PG. 63
ID 1810844000

IP FOUND

N/F
CHARLES R. BLICKER &
KATHERINE M. BLICKER
1063 METROPOLITAN AVE., MILTON
BK. 32088 PG. 22
MAP 4 BLOCK B LOT 2

BOSTON (SUFFOLK COUNTY) CITY LINE
MILTON (NORFOLK COUNTY) TOWN LINE

574.8'±
S1°24'17"E

CITY/TOWN BOUNDARY
CORNER B-M3
(HELD CENTER TOP
OF MONUMENT)

0 30 60 100
SCALE: 1" = 30'

NOTES:

INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AN ON-THE GROUND FIELD SURVEY PERFORMED BETWEEN APRIL 13, 2016 AND MAY 03, 2018, BY DESIGN CONSULTANTS, INC. (DCI).

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
MATTHEW LOWRY
No. 49625
PROFESSIONAL LAND SURVEYOR

P.L.S. Matthew Lowry
MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625

DATE 7-2-2018

LOCUS TITLE INFORMATION

MILTON AVENUE

OWNER:	MOLLIE FEENEY
DEED REFERENCE:	BK. 8953 PG. 241
PLAN REFERENCE:	BK. 7067 PG. 145
ASSESSORS:	PARCEL ID 1810844001

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P:\2016 Projects\2016-028 Milton Ave Boston\Dwg_SURVEYING\2016-028sd.dwg

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1"= 30'
VERT: _____

NO.	DATE	BY	REVISIONS

FIELD: LG
CALCS: ML
CHECKED: DG
APPROVED: ML

SUBDIVISION PLAN

KINSALE LANE

LAND LOCATED IN
BOSTON (HYDE PARK) AND MILTON, MA.
SURVEYED FOR
THE KEOHANE COMPANY

PROJECT NO. 2016-028
DATE: MAY 4, 2018
SHEET NO. 1 OF 1

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Signature

07/14/2023

N

N/F
EDWARD J. &
REBECCA A. HOLLAND
136 MILTON AVENUE
BK. 8931 PG. 575
ID 1810845000

N/F
DWARD J. &
CA A. HOLLAND
MILTON AVENUE
8931 PG. 575
1810845000

N/F
RALPH J. TIMP
JENNIFER J. CC
9 LOCHLAND S
BK. 17990 PG
ID 1810846(

N46°14'49"E
374.78' (FIELD–HELD)
377.30' (DEED)

35.91'

N/F
DENIS F. KOEHANE,
TRUSTEE OF KOEHANE
REALTY DEVELOPMENT
2 KINSALE LANE

84.76'

LOT 7
#4 KINSALE LANE
9,018 SF

44.3

PATIO
EL=239.0

DECK
EL:247.0

LOT 7

REAR SETBACK

S.F.

11.3

106.17'
N39°17'24"W

SIDE SETBACK

PROPOSED 2-STORY
SINGLE FAMILY HOUSE
FINISH FLOOR
EL:248.50
BASEMENT
EL: 238.75

GARAGE
EL:246.50

SIDE SETBACK

11.2

FRONT SETBACK

N/F
DENIS F. KOEHANE,
TRUSTEE OF KOEHANE
REALTY DEVELOPMENT
6 KINSALE LANE

42.0

103.57'
S40°50'29"E

N45°1

L=0.45'

25.8

DRIVEWAY

L=2
R=1

L=43.57'
L=44.02'
R=760.00'

87.35'

19.6

147.42'
N44°40'10"E

60.08'

KINSALE LANE
(40' WIDE)

L=46.33'
R=800.00'
L=37.30'

81.18'

S44°40'10"W
236.71'

93.94'

0 10 20 40
Feet
1"=20'

HYDE PARK NEIGHBORHOOD DISTRICT
ONE-FAMILY RESIDENTIAL SUBDISTRICT
(1F-9000)

LOT 7		
	REQUIRED	PROPOSED
LOT AREA	9,000 SF	9,018 SF
LOT FRONTAGE	70 LF	87 LF
FRONT SETBACK	25 LF	25.8 LF
SIDE SETBACK	10 LF	11.2 LF
REAR SETBACK	40 LF	44.3 LF
LOT WIDTH	70 LF	86 LF
FAR	0.3	0.27
OPEN SPACE	1,805 SF	6,313 SF (70%)

*OPEN SPACE IS ALL LOT AREA
EXCLUDING BUILDING & DRIVEWAYS

OWNER: DENIS F. KOEHANE, TRUSTEE OF
KOEHANE REALTY DEVELOPMENT

DEED REFERANCE: SUFFOLK COUNTY REGISTRY
OF DEEDS - BOOK 59087 / PAGE 32

REFERNACE PLAN: SUFFOLK COUNTY REGISTRY
OF DEEDS - PLAN YEAR 2021 / PLAN 266

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. SMITH JR.
No. 35794
PROFESSIONAL LAND SURVEYOR

10-5-21

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 7
4 KINSALE LANE,
BOSTON, MA

SHEET NAME
CERTIFIED
PLOT PLAN

SHEET NO.
C107

DR BY:	GS
CHK BY:	RS
PROJ NO:	2016-028
DATE:	10-05-2021
SCALE:	1" = 20'

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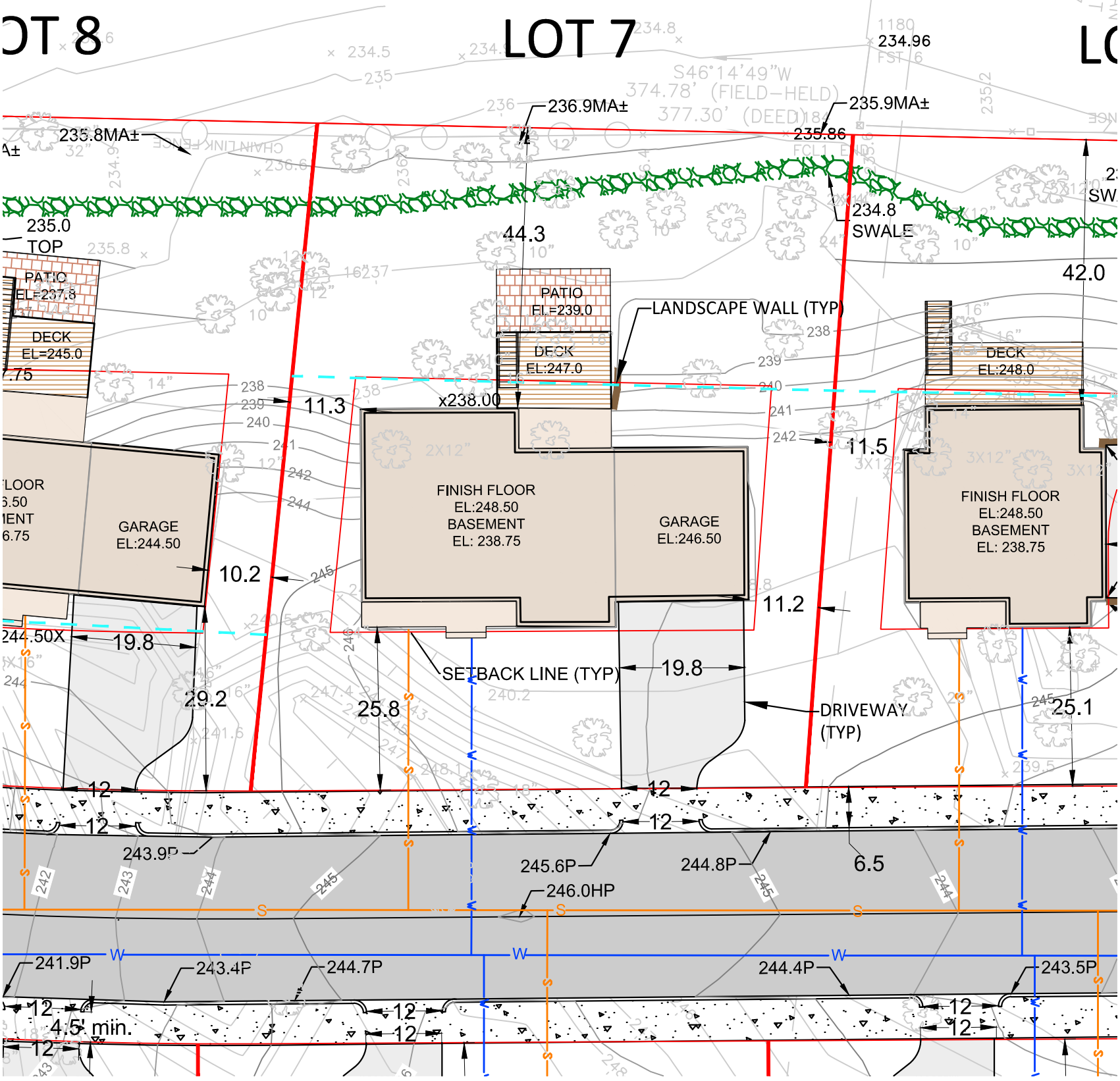
07/14/2023



LOT 7	
LOT AREA	9018 SF
LOT FRONTAGE	87.4 LF
RIGHT SIDE	103.6 LF
LEFT SIDE	106.2 LF
REAR	84.8 LF
LOT WIDTH	86 LF
OPEN SPACE	6312 SF (70%)

*OPEN SPACE IS ALL LOT AREA EXCLUDING BUILDING & DRIVEWAYS

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

0 10 20 40 Feet

1"=20'

LEGEND

- PROPOSED HOUSE
- PROPOSED WALL
- PROPOSED DECK
- PROPOSED DRIVEWAYS
- PROPOSED ROAD
- PROPOSED CONCRETE
- LIMIT OF WORK
- PROPOSED PATIO
- PROPOSED COVERED PORCH
- LOT WIDTH

ACRONYMS

TW	TOP OF WALL
BW	BOTTOM OF WALL
MA	MATCH
P	PAVEMENT
BOTTOM	BOTTOM OF SLOPE
TOP	TOP OF SLOPE

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 38408
REGISTERED PROFESSIONAL ENGINEER

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 7
KINSALE LANE,
BOSTON, MA

SHEET NAME: SITE PLAN

SHEET NO.: C107

DR BY:	MH
CHK BY:	SBS
PROJ NO:	2016-028
DATE:	04-06-2021 Rev. 04-28-22
SCALE:	1" = 20'

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DS

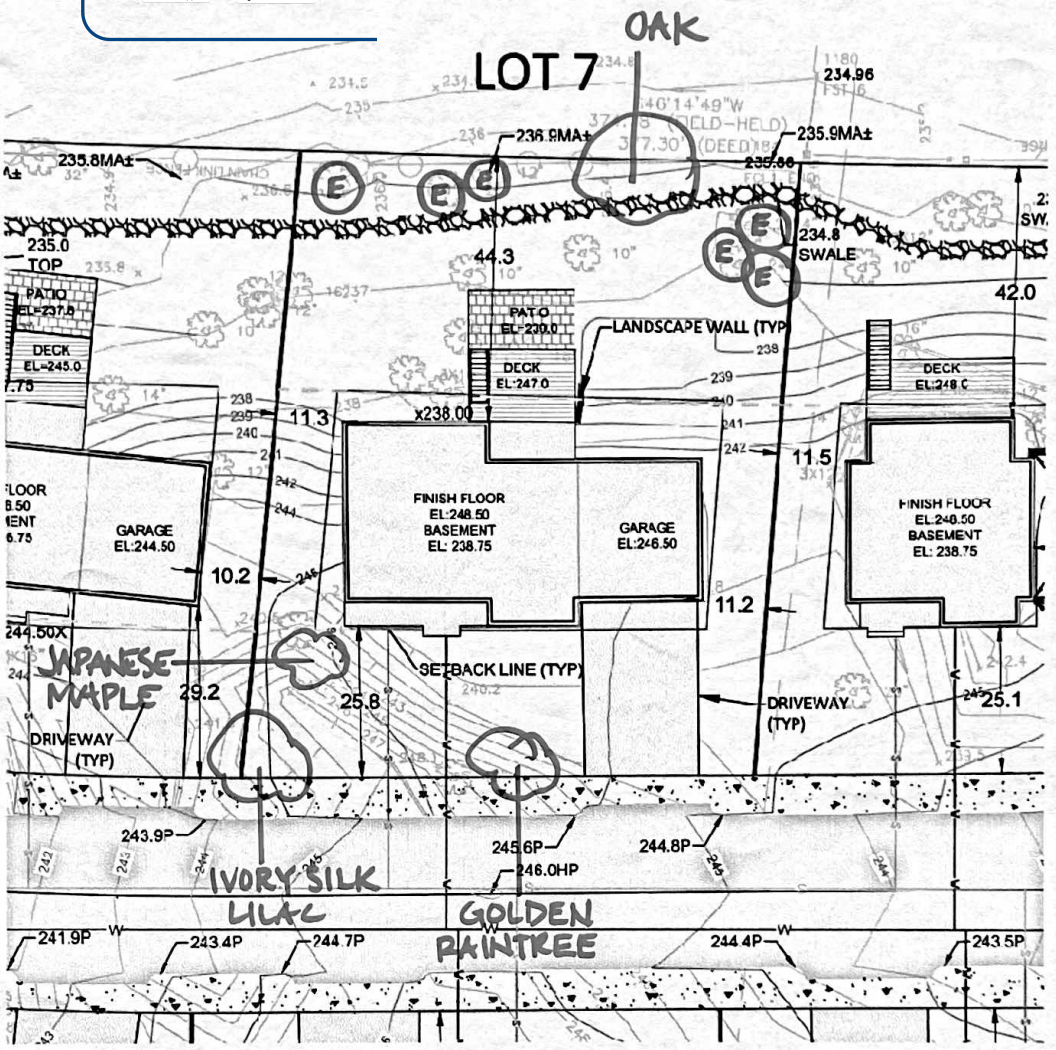
APPROVED

Design Section
BOSTON REDEVELOPMENT AUTHORITY

Design Review
for the
Board of Appeal

Signature

07/14/2023



0 10 20 40 Feet
1"=20'

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

SYMBOLS:
(E) - EXISTING TREE TO SAVE IF POSSIBLE

	LOT 7 KINSALE LANE, BOSTON, MA	SHEET NAME PROPOSED SITE PLAN OF TREES	SHEET NO.	DR BY: K. MACCHI / MOLLOY CHK BY: PROJ NO: DATE: 9/19/22 SCALE: 1" = 20'

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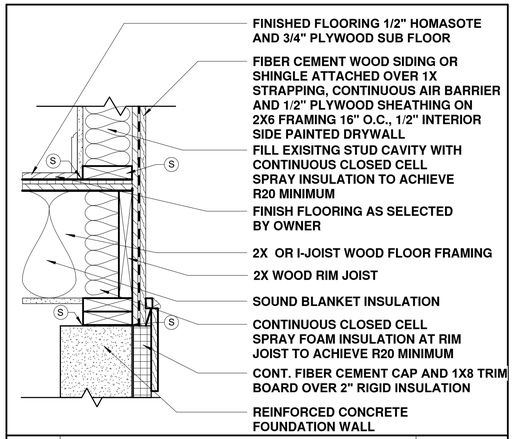
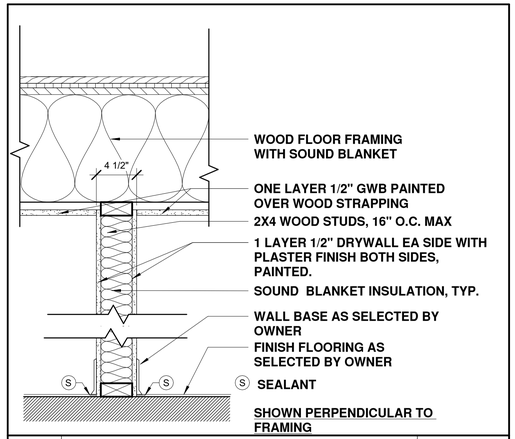
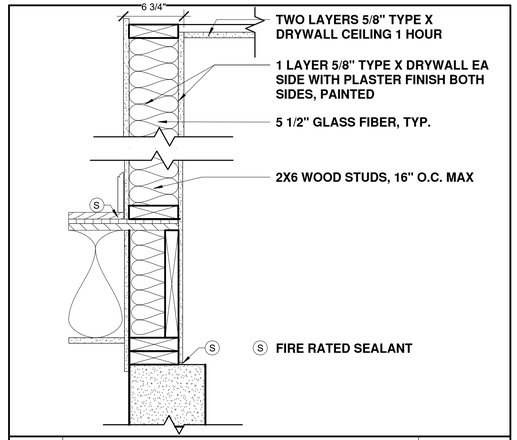


1	EXTERIOR WALL/FLOOR	
	R VALUE: 20 MINIMUM	

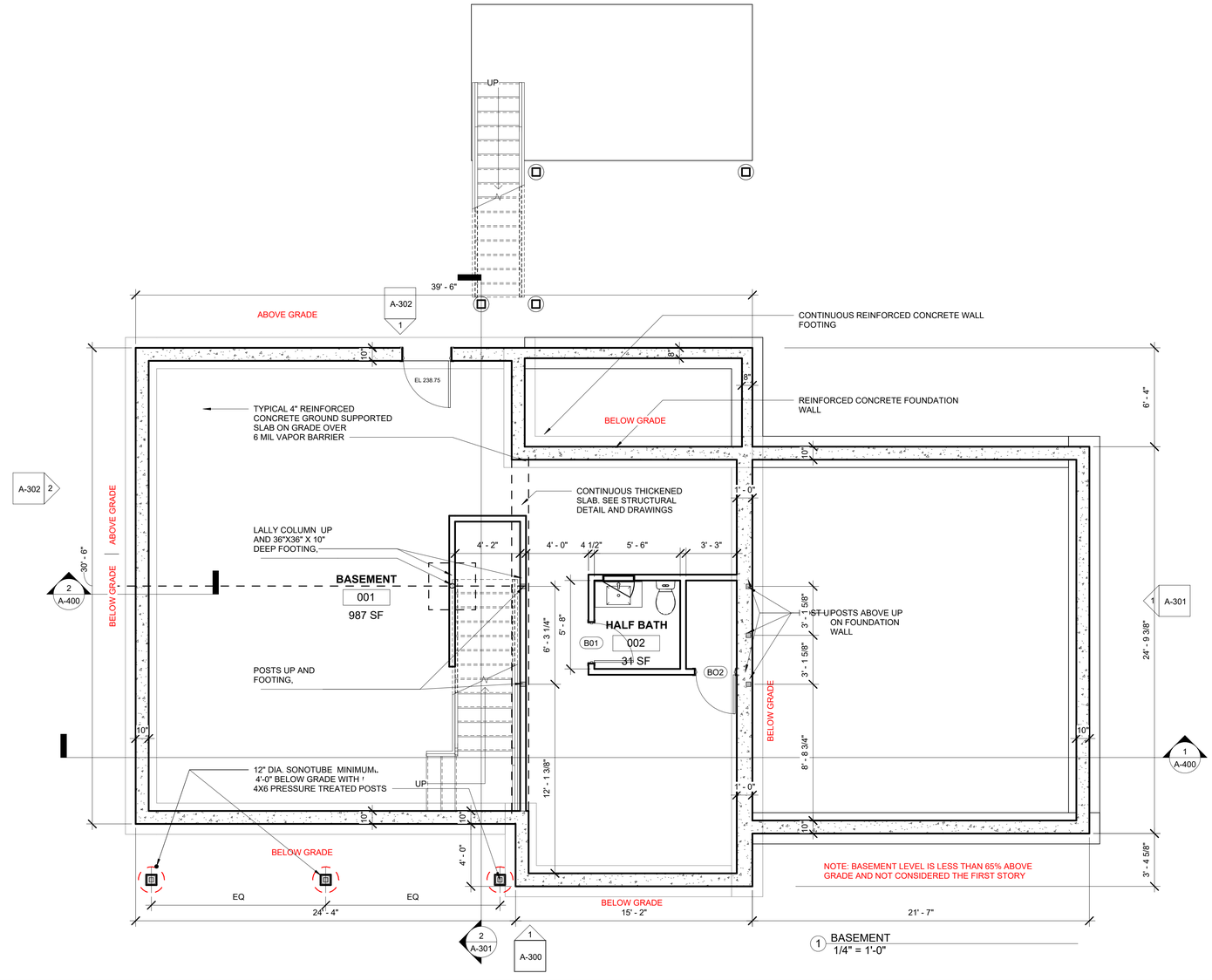


2	INTERIOR WALL	
SIDE 1	1 LAYER 1/2" DRYWALL	
SIDE 2	1 LAYER 1/2" DRYWALL	



3	1 HR GARAGE SEPARATION	U309
SIDE 1	1 LAYER 5/8" TYPE X DRYWALL	
SIDE 2	1 LAYER 5/8" TYPE X DRYWALL	

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



1 BASEMENT
1/4" = 1'-0"

SPALDING TOUGIAS ARCHITECTS, INC.
46 Waltham Street, Suite 2A | Boston, MA 02118
617-542-4522 | WWW.STA-INC.COM

Kinsale Lane Sub-Division

Hyde Park, MA

No. | Date | Revision

Seal

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

LOT 7 TYPE B BASEMENT & FOUNDATION PLAN & WALL TYPES

Project No. STA2019KEO
Date 08 02 21
Scale As indicated
Drawn By GT
Checked By CFT
Drawing No. A100

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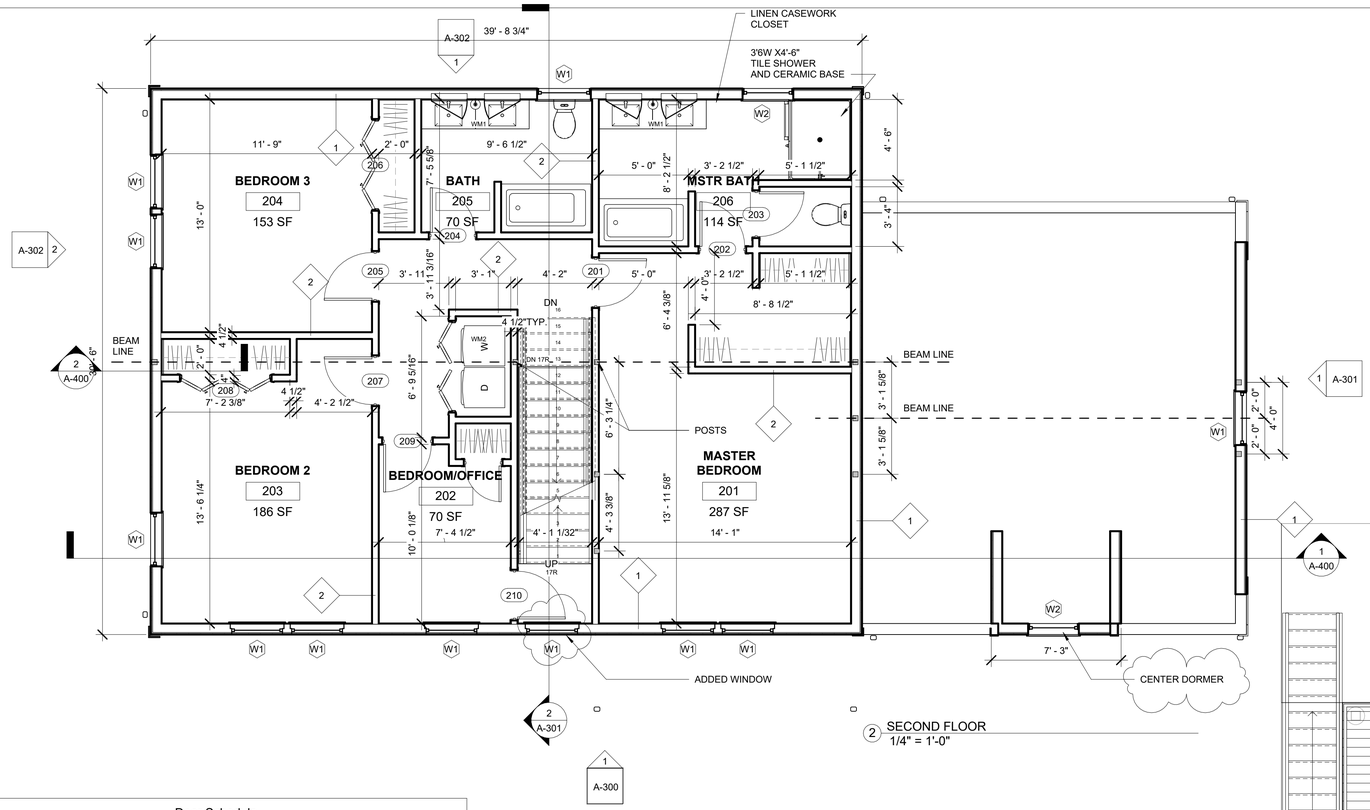
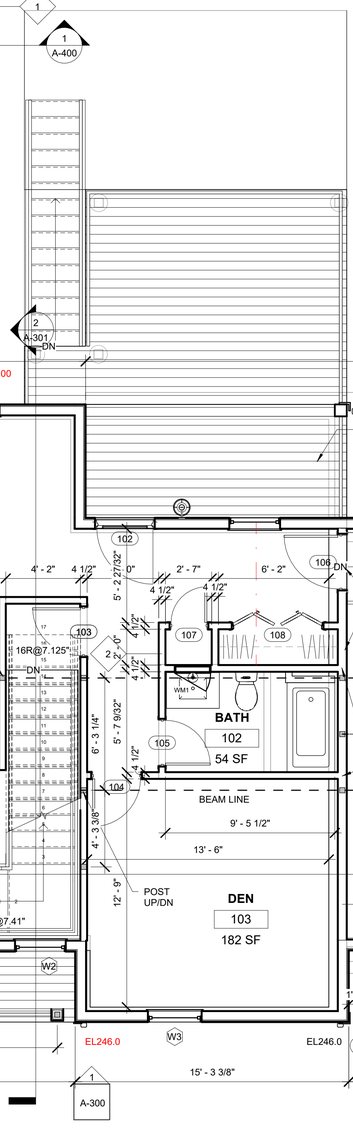


2 SECOND FLOOR
1/4" = 1'-0"



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

Door Schedule

Level	Mark	Width	Height	Type	Frame Type	Comments
BASEMENT	215	3' - 0"	6' - 8"	36" x 80"		
BASEMENT	B01	2' - 6"	6' - 8"	30" x 80"	WD	
BASEMENT	BO2	2' - 6"	6' - 8"	30" x 80"	WD	
GARAGE	G01	9' - 0"	7' - 0"	8066	WD	
GARAGE	G02	9' - 0"	7' - 0"	8066	WD	
FIRST FLOOR	101	3' - 4"	6' - 10"	3' 0" x 6'-8"	WD	
FIRST FLOOR	102	3' - 4"	6' - 10"	3' 0" x 6'-8"	WD	
FIRST FLOOR	103	2' - 8"	6' - 8"	32" x 80"	WD	
FIRST FLOOR	104	2' - 8"	6' - 8"	32" x 80"	WD	
FIRST FLOOR	105	2' - 6"	6' - 8"	30" x 80"	WD	
FIRST FLOOR	106	3' - 0"	6' - 8"	36" x 80"	WD OR HM 1HR	1 HR
FIRST FLOOR	107	2' - 0"	6' - 8"	24" x 80"	WD	
FIRST FLOOR	108	5' - 0"	6' - 8"	60" x 80"	WD	
SECOND FLOOR	201	2' - 8"	6' - 8"	32" x 80"	WD	
SECOND FLOOR	202	2' - 6"	6' - 8"	30" x 80"	WD	
SECOND FLOOR	203	2' - 6"	6' - 8"	30" x 80"	WD	
SECOND FLOOR	204	2' - 6"	6' - 8"	30" x 80"	WD	
SECOND FLOOR	205	2' - 8"	6' - 8"	32" x 80"	WD	
SECOND FLOOR	206	5' - 0"	6' - 8"	60" x 80"	WD	
SECOND FLOOR	207	2' - 8"	6' - 8"	32" x 80"	WD	
SECOND FLOOR	208	5' - 0"	6' - 8"	60" x 80"	WD	
SECOND FLOOR	209	2' - 8"	6' - 8"	32" x 80"	WD	
SECOND FLOOR	210	2' - 8"	6' - 8"	32" x 80"	WD	
SECOND FLOOR	214	2' - 0"	6' - 8"	24" x 80"		
SECOND FLOOR	216	5' - 0"	6' - 8"	60" x 80"	WD	

Room Schedule

Level	Number	Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
BASEMENT	001	BASEMENT	CONC	CONC	CONC	GWB PT	
BASEMENT	002	HALF BATH	TILE	TILE	TILE/GWB PT	GWB PT	CEMENT BD ON WET WALL
FIRST FLOOR	101	GARAGE	CONC	CONC	GWB PT	GWB PT	IHR FLR-CLG SEPARATION
FIRST FLOOR	102	BATH	TILE	TILE	TILE/GWB PT	GWB PT	CEMENT BD ON WET WALL
FIRST FLOOR	103	DEN	WD	WD PT	GWB PT	GWB PT	
FIRST FLOOR	104	LIV/DIN/KIT	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	201	MASTER BEDROOM	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	202	BEDROOM/ OFFICE	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	203	BEDROOM 2	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	204	BEDROOM 3	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	205	BATH	TILE	TILE	GWB PT	GWB PT	CEMENT BD ON WET WALL
SECOND FLOOR	206	MSTR BATH	TILE	TILE	TILE/GWB PT	GWB PT	CEMENT BD ON WET WALL
ATTIC	301	ATTIC	PLYWD	-	GWB PT	GWB PT	

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Kinsale Lane Sub-Division

Hyde Park, MA

No.	Date	Revision
1	9 22 22	BPDA REVIEW

Seal

REGISTERED ARCHITECT GEORGE E. TOUGIAS No. 7468 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE B FIRST & SECOND FLOOR PLANS & SCHEDULES

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A101

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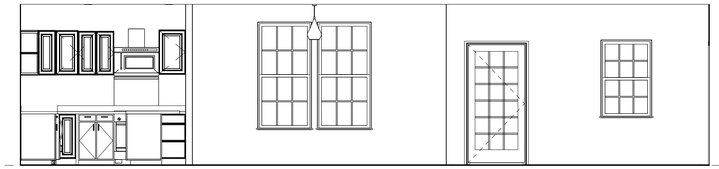
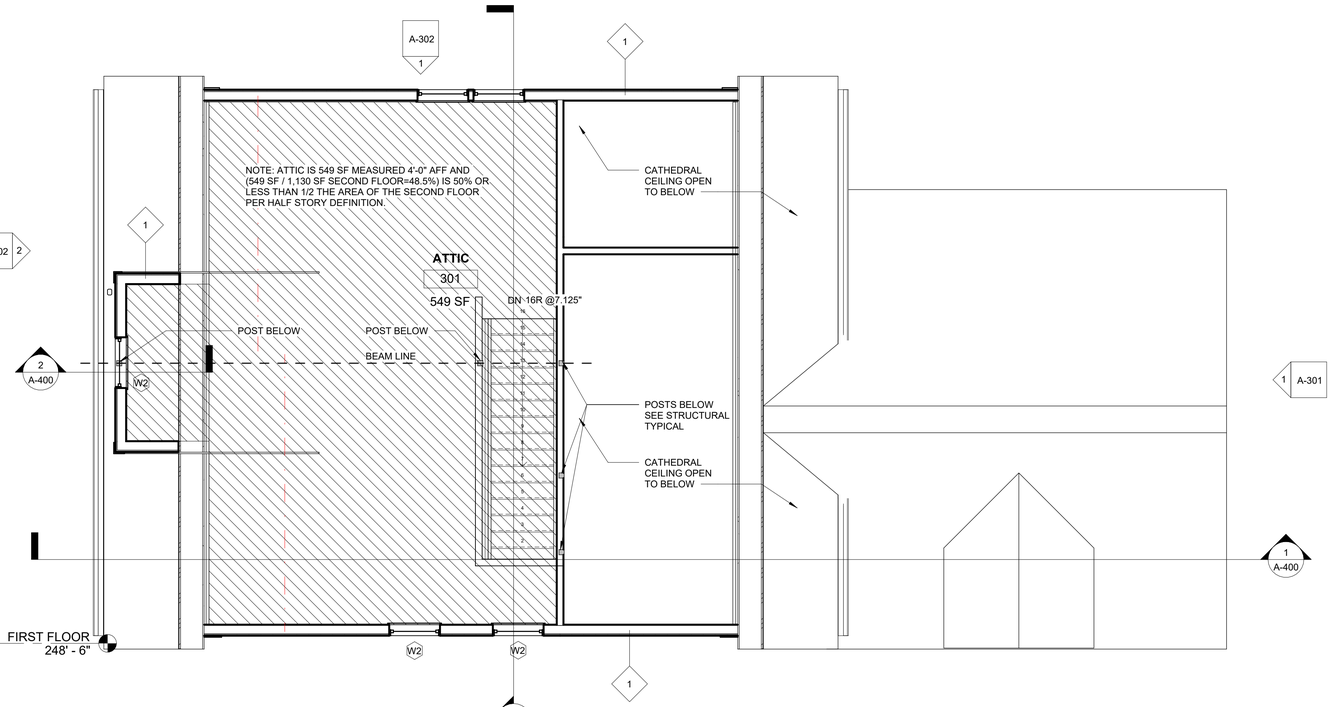
FIRST FLOOR
248' - 6"

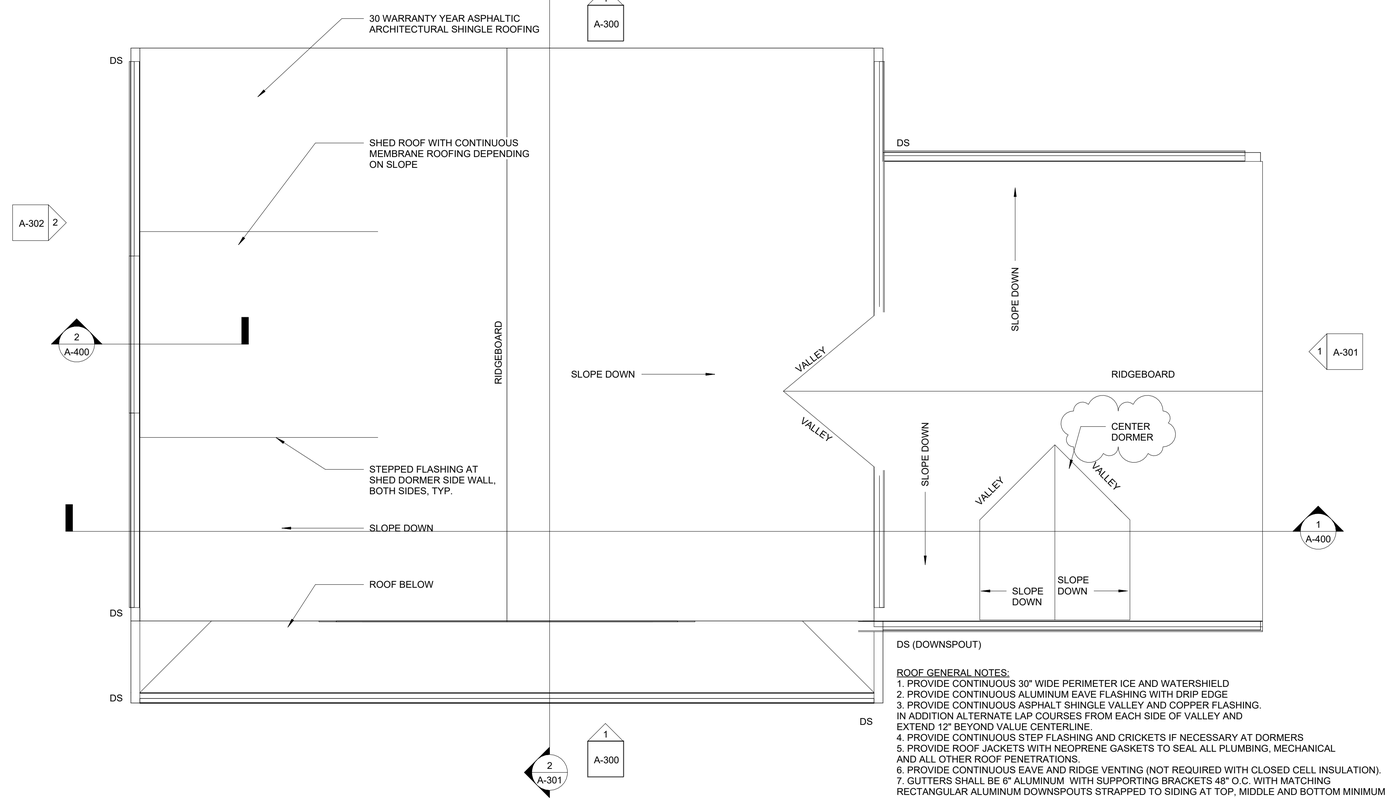
3 KITCHEN/LIVING ELEVATION
1/4" = 1'-0"



4 KITCHEN/DINING ELEVATION
1/4" = 1'-0"



1 ATTIC
1/4" = 1'-0"



ROOF GENERAL NOTES:
1. PROVIDE CONTINUOUS 30" WIDE PERIMETER ICE AND WATERSHIELD
2. PROVIDE CONTINUOUS ALUMINUM EAVE FLASHING WITH DRIP EDGE
3. PROVIDE CONTINUOUS ASPHALT SHINGLE VALLEY AND COPPER FLASHING. IN ADDITION ALTERNATE LAP COURSES FROM EACH SIDE OF VALLEY AND EXTEND 12" BEYOND VALUE CENTERLINE.
4. PROVIDE CONTINUOUS STEP FLASHING AND CRICKETS IF NECESSARY AT DORMERS
5. PROVIDE ROOF JACKETS WITH NEOPRENE GASKETS TO SEAL ALL PLUMBING, MECHANICAL AND ALL OTHER ROOF PENETRATIONS.
6. PROVIDE CONTINUOUS EAVE AND RIDGE VENTING (NOT REQUIRED WITH CLOSED CELL INSULATION).
7. GUTTERS SHALL BE 6" ALUMINUM WITH SUPPORTING BRACKETS 48" O.C. WITH MATCHING RECTANGULAR ALUMINUM DOWNSPOUTS STRAPPED TO SIDING AT TOP, MIDDLE AND BOTTOM MINIMUM

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

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Hyde Park, MA

No.	Date	Revision
1	9 22 22	BPDA REVIEW

Seal

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE B ATTIC & ROOF PLANS & INTERIOR ELEVATIONS

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A102

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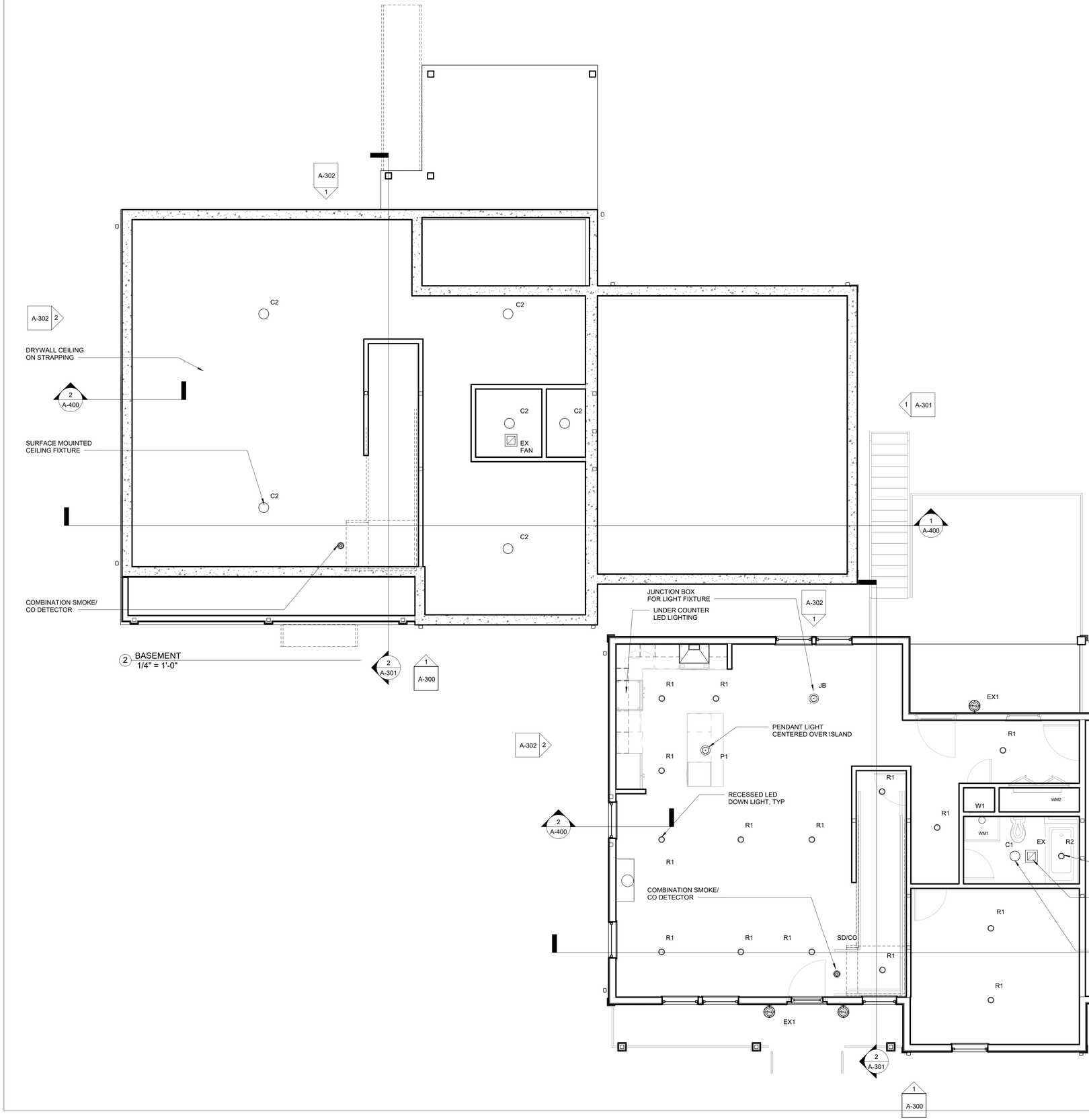

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No.	Date	Revision

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BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

BASEMENT & FIRST FLOOR REFLECTED CEILING PLANS UNIT TYPE B

Project No.	STA2019KEO
Date	08 02 21
Scale	1/4" = 1'-0"
Drawn By	GT
Checked By	CFT
Drawing No.	A-201

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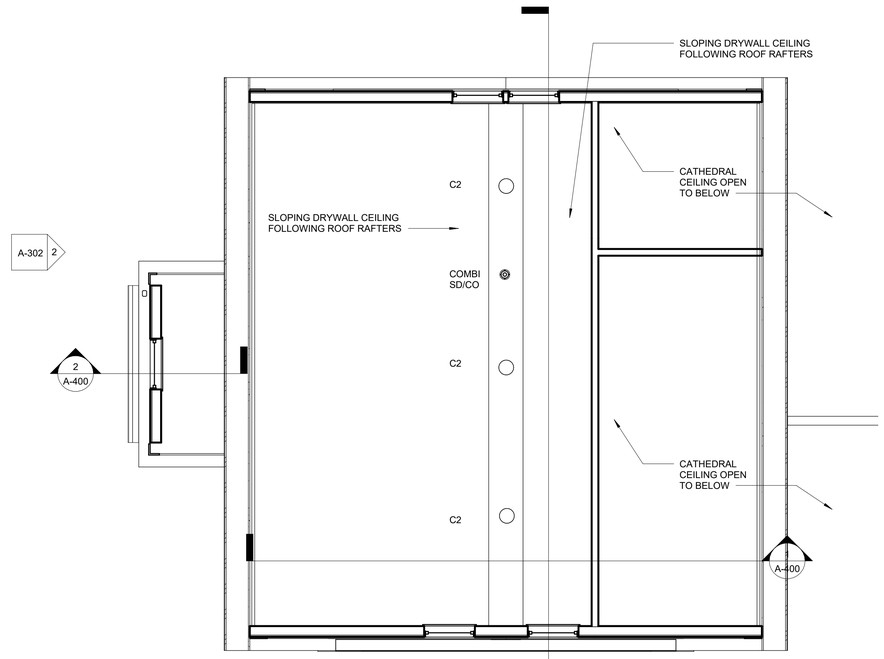
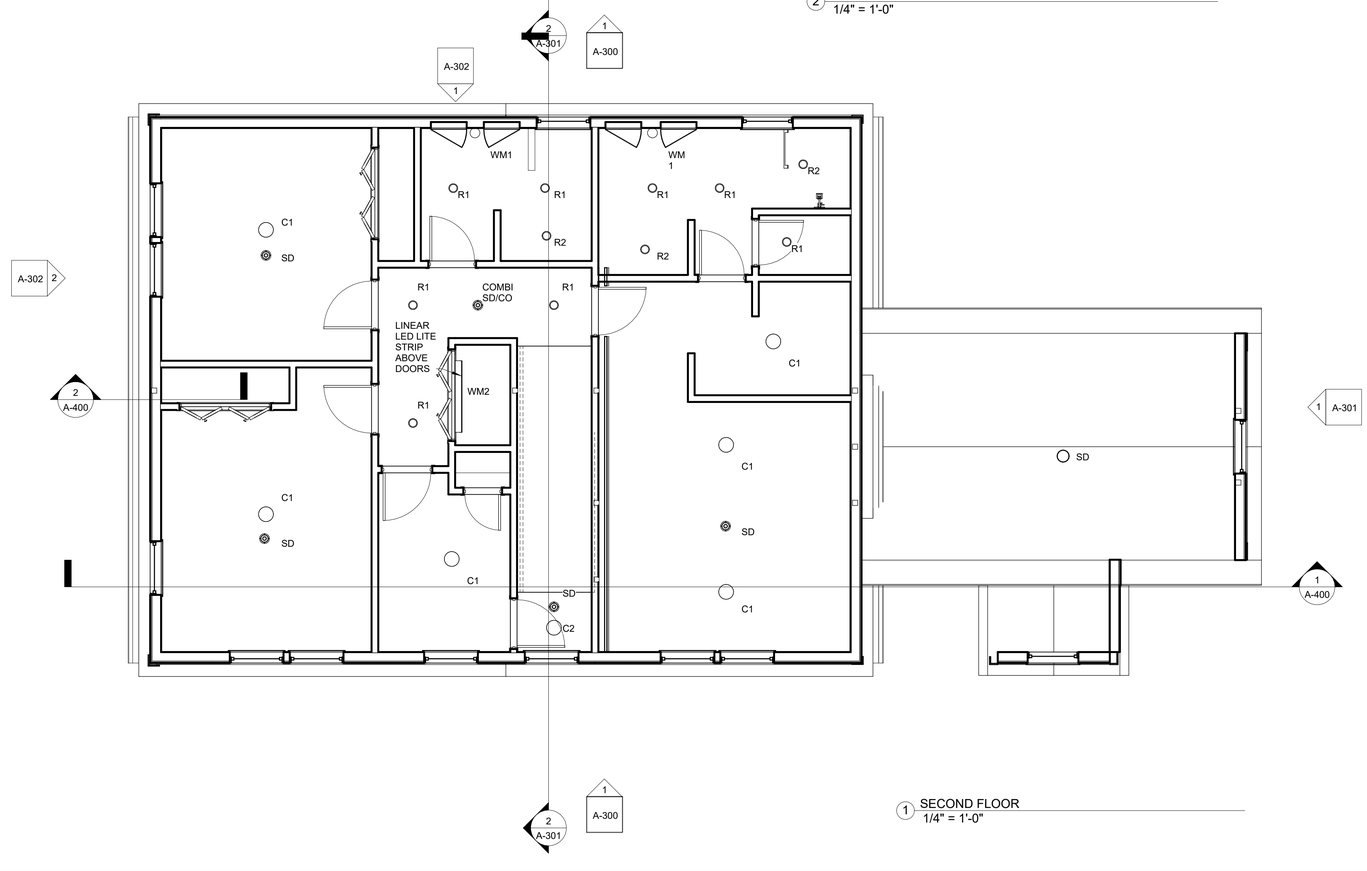


2 ATTIC
1/4" = 1'-0"



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

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No. 7468
BOSTON
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Drawing Title

SECOND AND ATTIC FLOOR REFLECTED CEILING PLANS

Project No.	Drawing No.
STA2019KEO	A-202
Date: 08 02 21	
Scale: 1/4" = 1'-0"	
Drawn By: GT	Checked By: CFT

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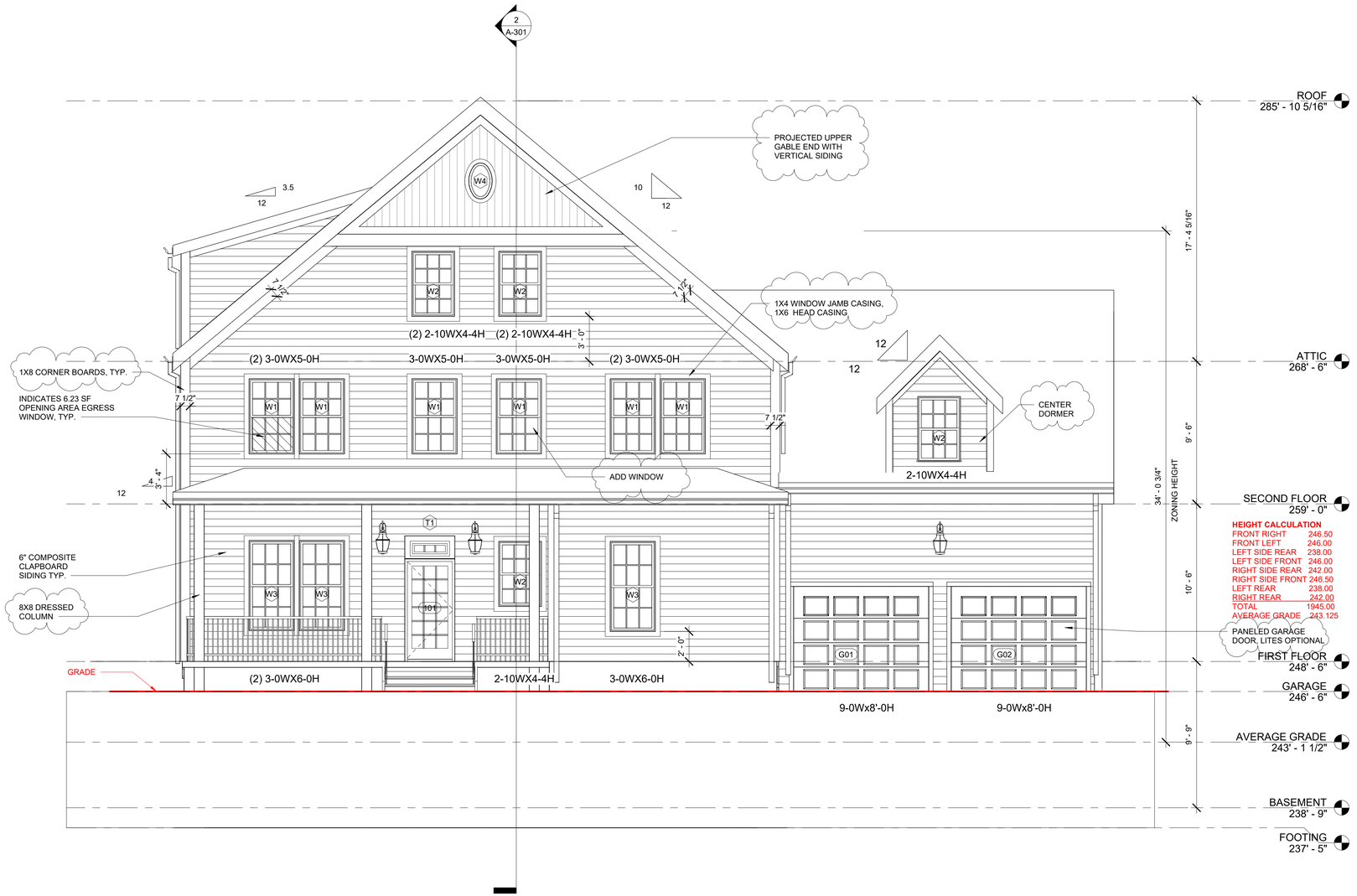

DS

APPROVED
Design Review
BOSTON REDEVELOPMENT AUTHORITY
Design Review
Staff
Board of Appeal Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

1 STREET ELEVATION
1/4" = 1'-0"

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No.	Date	Revision
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REGISTERED ARCHITECT GEORGE E. TOUGIAS No. 7468 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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Drawing Title

TYPE B STREET ELEVATION LOT 7 4 KINSALE

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A-300

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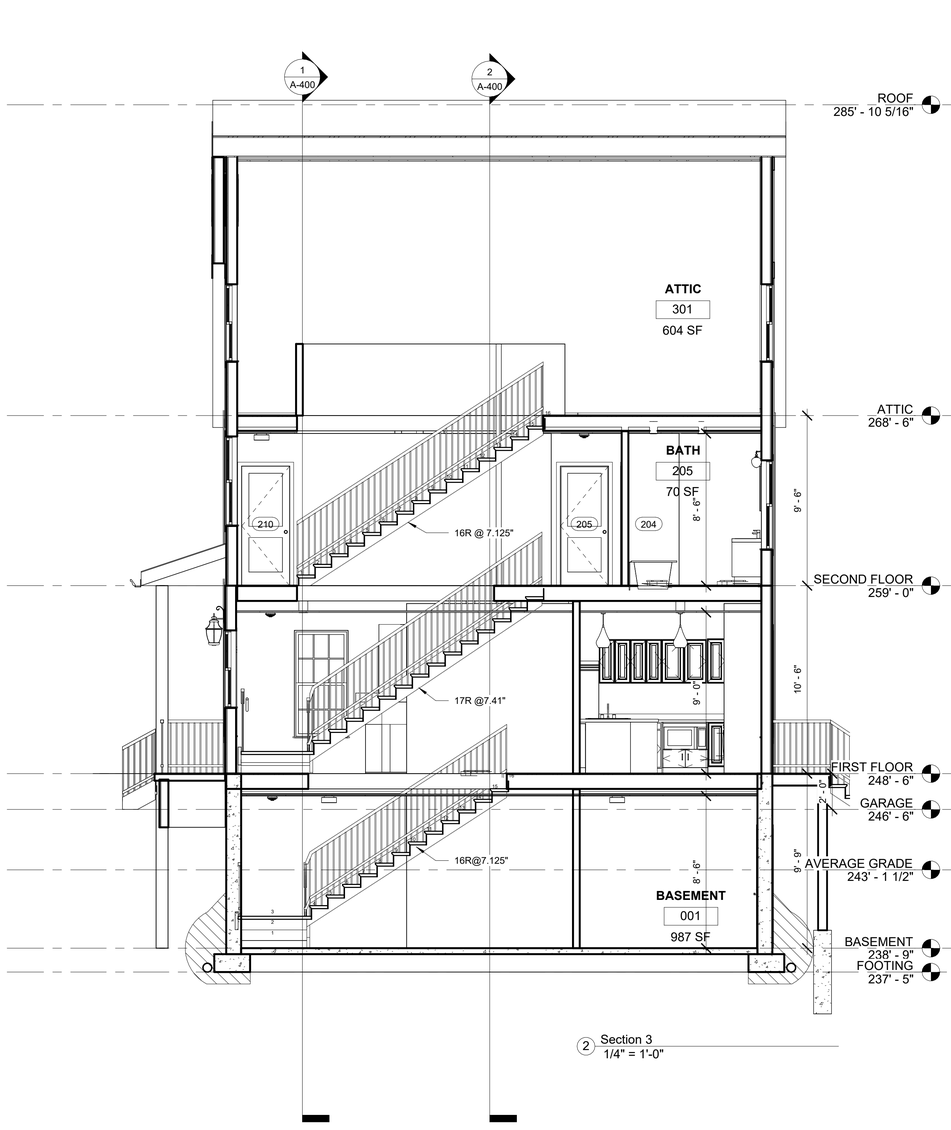
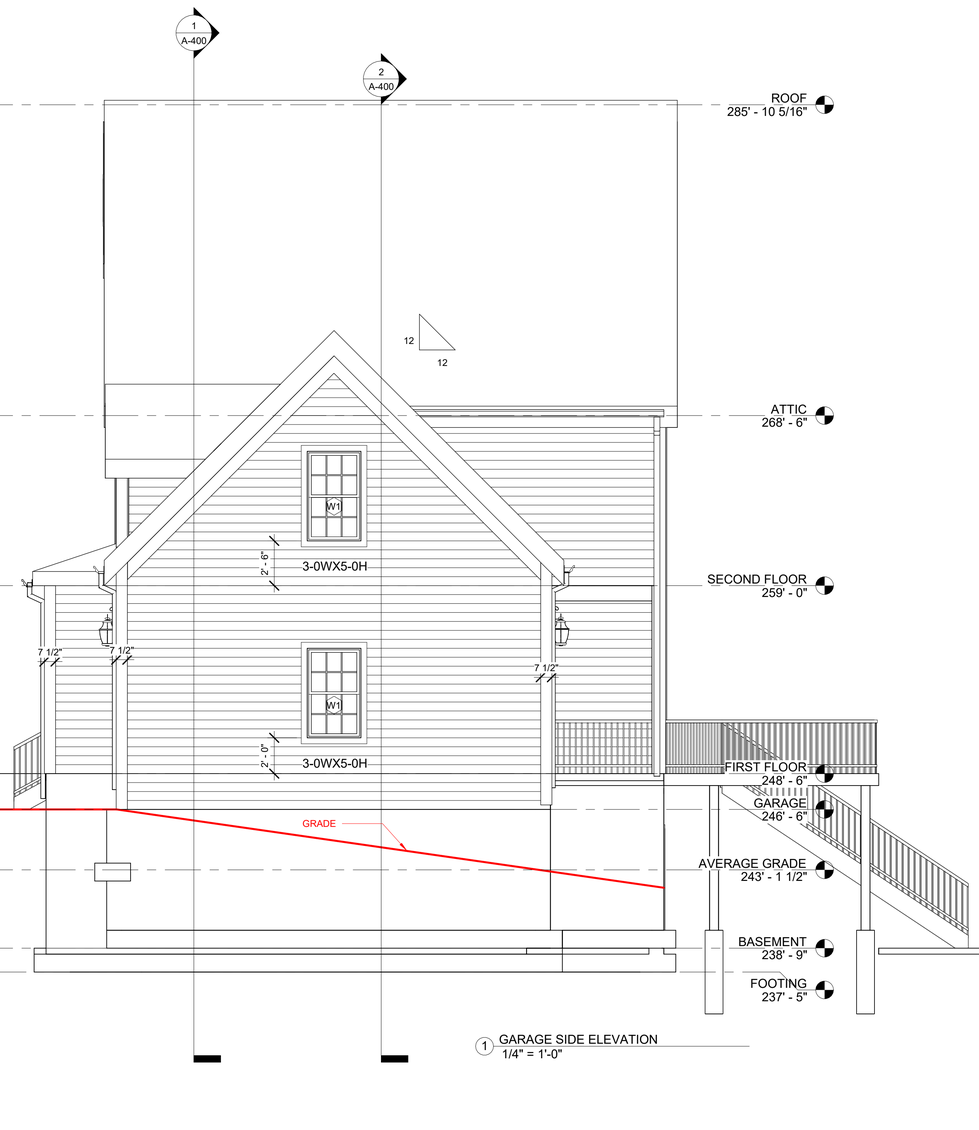


2 Section 3
1/4" = 1'-0"



1 GARAGE SIDE ELEVATION
1/4" = 1'-0"

DS

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Design Review
BOSTON REDEVELOPMENT AUTHORITY
Design Review
for the
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

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GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
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Drawing Title

TYPE B GARAGE SIDE ELEVATION & BUILDING SECTION

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A-301

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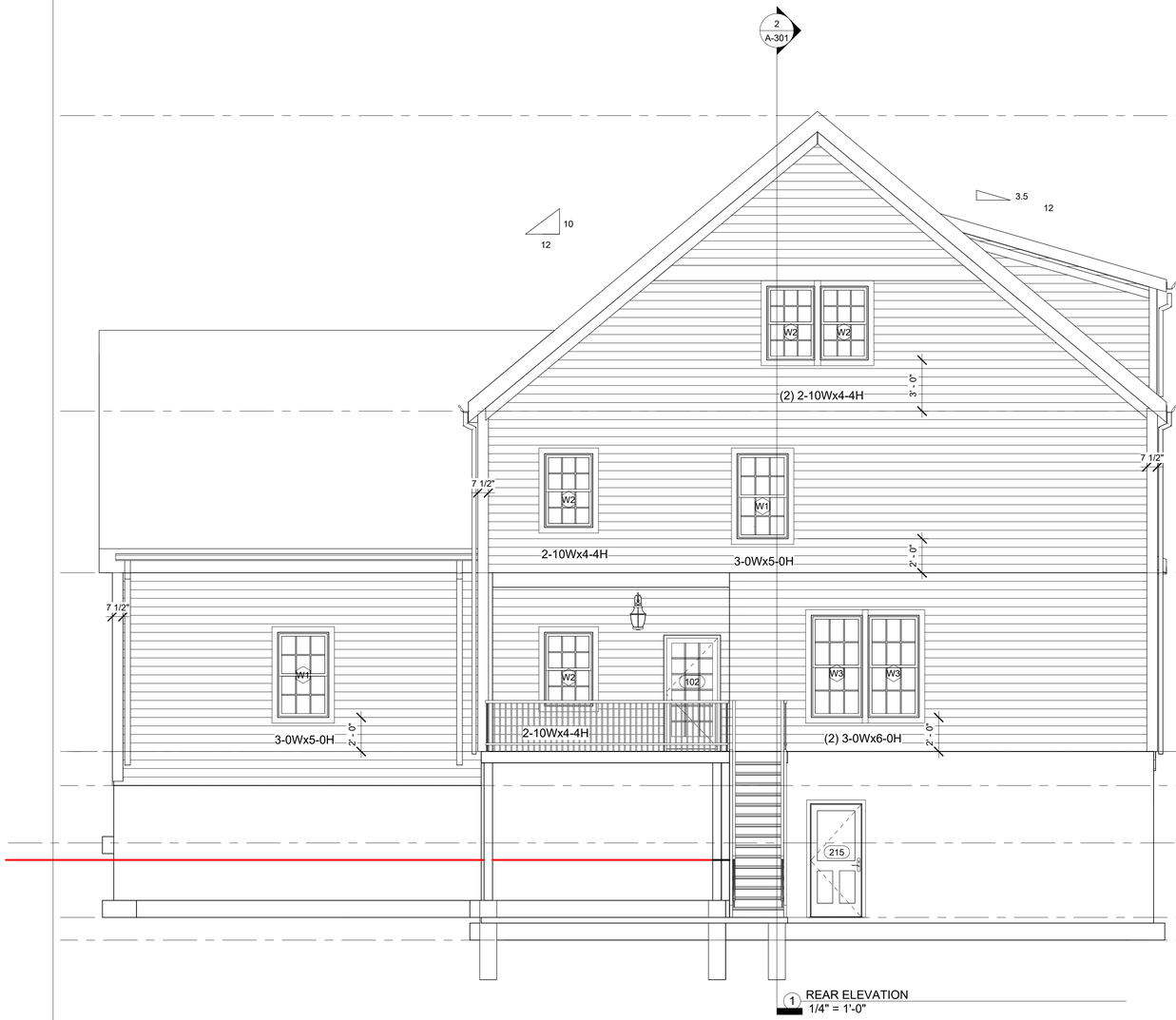
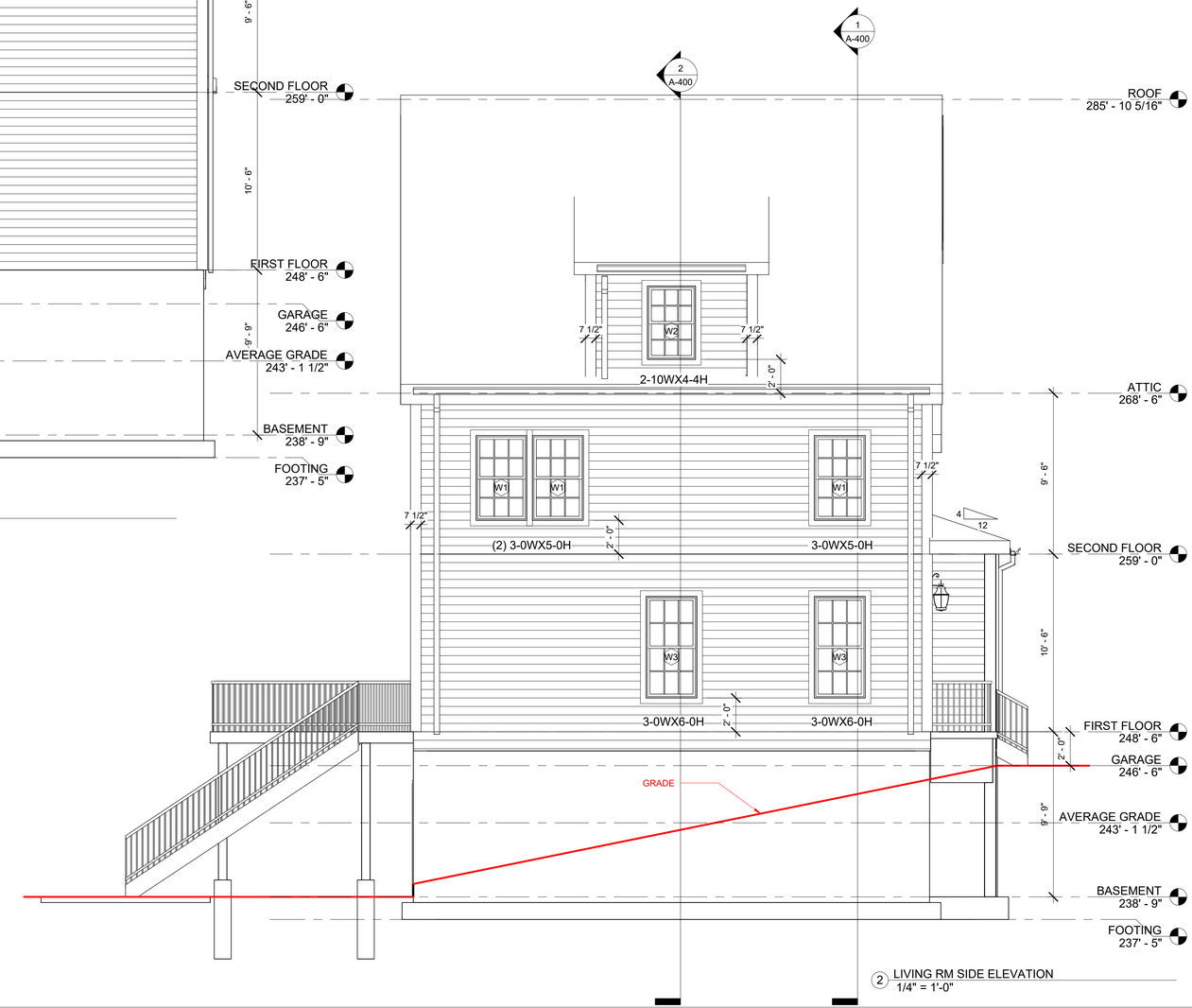


1 REAR ELEVATION
1/4" = 1'-0"



2 LIVING RM SIDE ELEVATION
1/4" = 1'-0"

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BOSTON REDEVELOPMENT AUTHORITY
Design Review for the Board of Appeal
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07/14/2023

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BOSTON
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Drawing Title

TYPE B REAR & LIVING ROOM SIDE ELEVATIONS

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
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Drawing No. A-302

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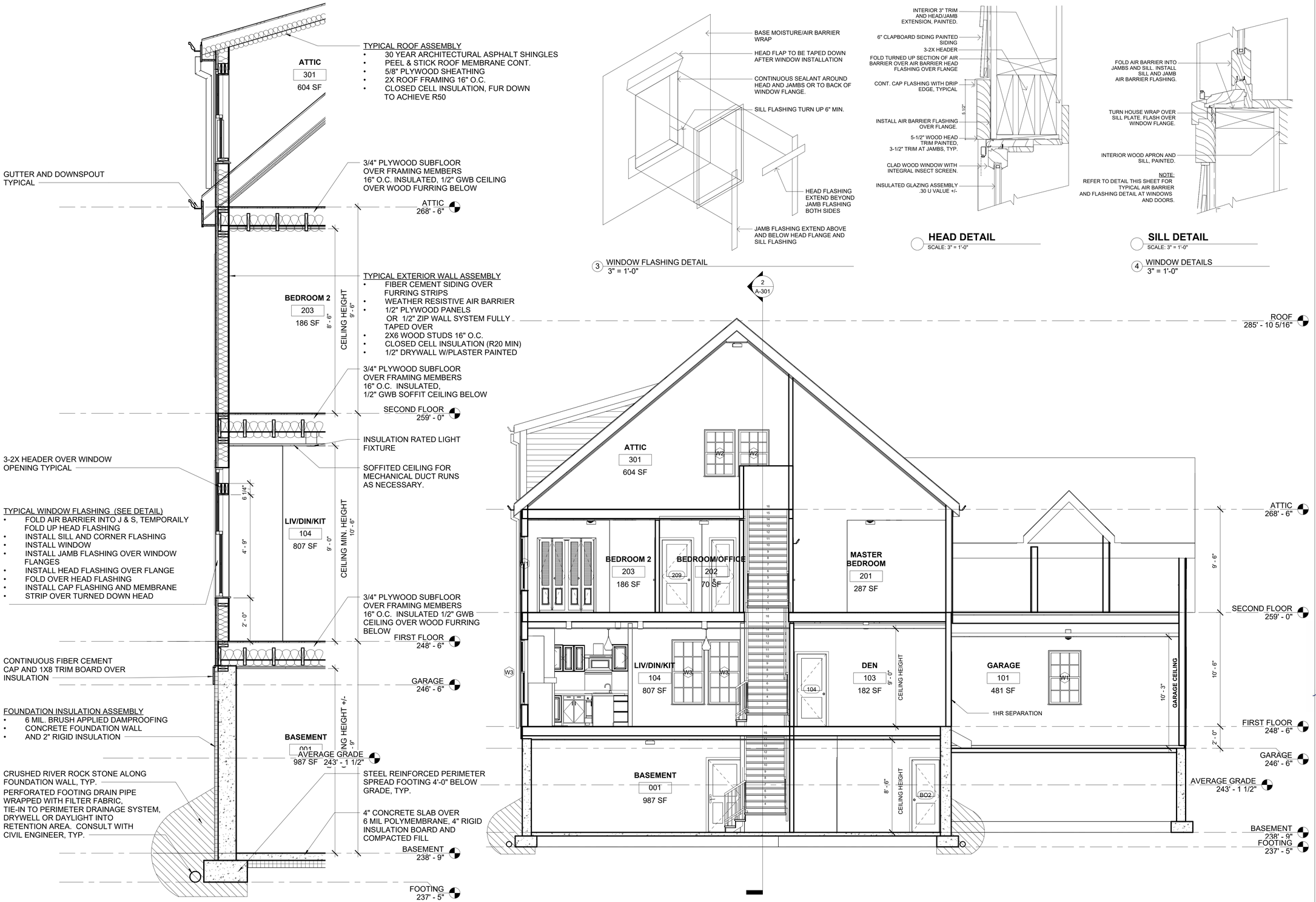

3 WINDOW FLASHING DETAIL
3" = 1'-0"

HEAD DETAIL
SCALE: 3" = 1'-0"

SILL DETAIL
SCALE: 3" = 1'-0"

4 WINDOW DETAILS
3" = 1'-0"

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Drawing Title

TYPE B BUILDING SECTION & WALL SECTION

Project No. STA2019KEO
Drawing No. A-400
Date 08 02 21
Scale As indicated
Drawn By GT
Checked By CFT

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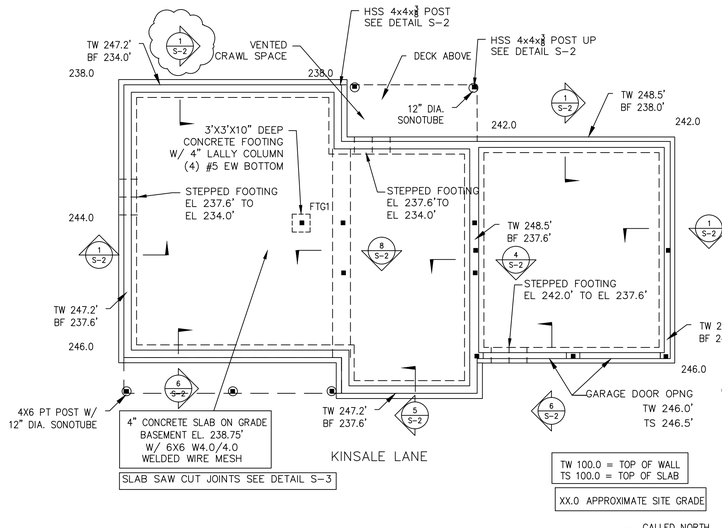
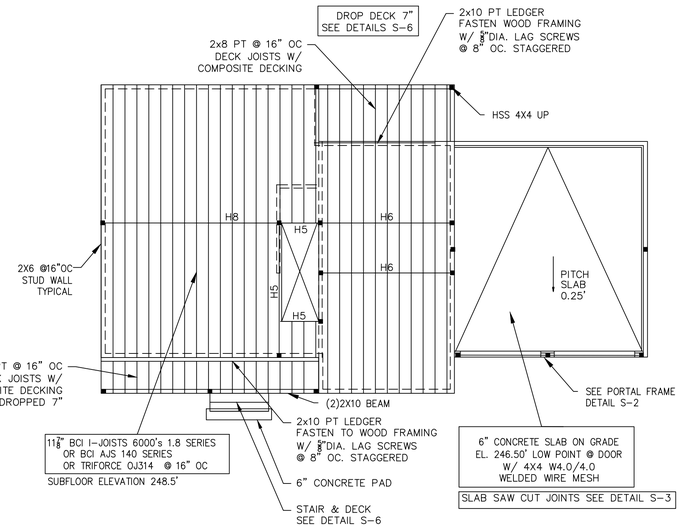


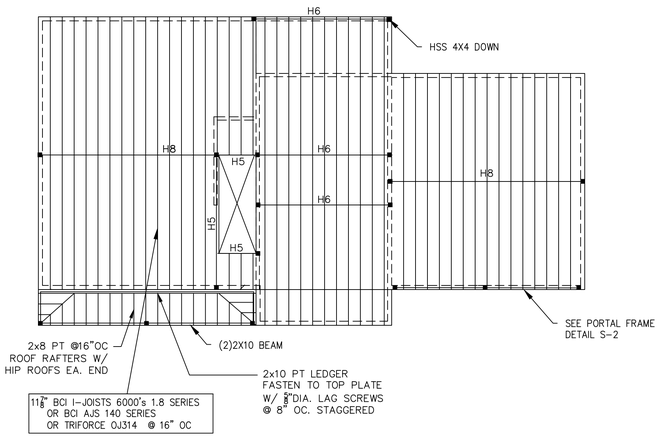
FOUNDATION/GARAGE FLOOR PLAN

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



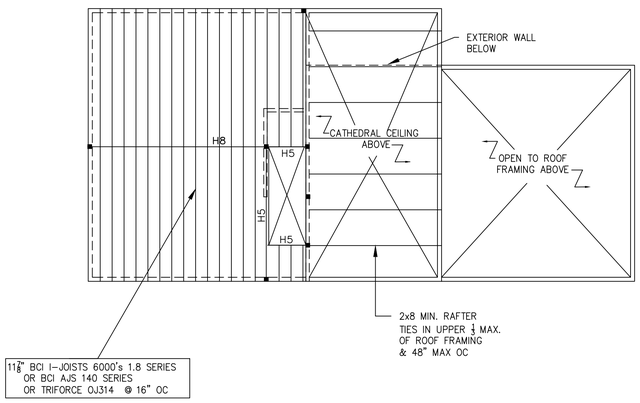
FIRST FLOOR FRAMING PLAN

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



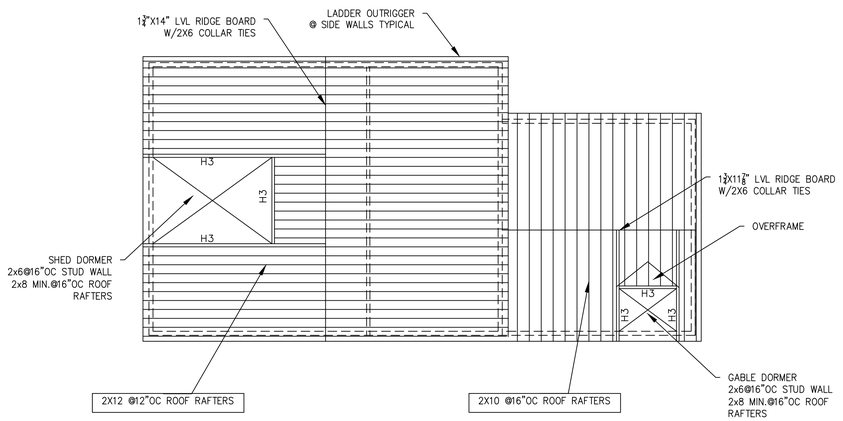
SECOND FLOOR FRAMING PLAN

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



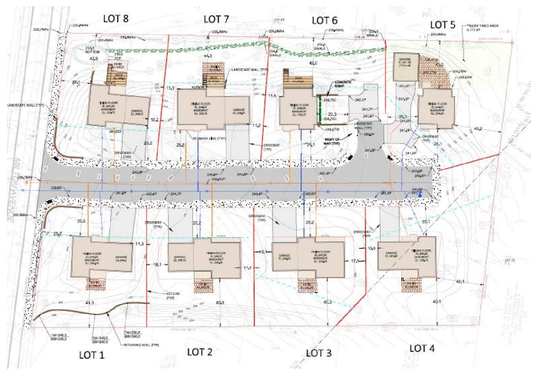
ATTIC FLOOR FRAMING PLAN

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



ROOF FRAMING PLAN

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



ABBREVIATIONS

BF(XX'-0")= ELEVATION BOTTOM OF FOOTING
BK(XX'-0")=BRICK SHELF ELEVATION ON WALL
BS1=BEAM SEAT DETAIL TYPE IN CONCRETE WALL
CJ=CONCRETE CONSTRUCTION OR CONTROL JOINT
EL=ELEVATION
F1=CONCRETE FOOTING TYPE
EOD=EDGE OF STEEL DECK
FB1=FLITCH BEAM
H1=WALL HEADER BEAM SCHEDULE DESIGNATION
OC=DISTANCE ON CENTERS
OH=OPPOSITE HAND
LP=LOW POINT
P1=DESIGNATES CONCRETE PIER DETAIL
TP(XX'-0")=ELEVATION TOP OF PIER
TW(XX'-0")=ELEVATION TOP OF WALL
SCJ=CONCRETE SLAB SAW CUT JOINT
SIM=SIMILAR
SW-1=SHEAR WALL DESIGNATION
TS(XX'-0")=TOP OF CONCRETE SLAB ELEVATION
TST(XX'-0")=TOP OF STEEL ELEVATION
TYP=TYPICAL
UON=UNLESS OTHERWISE NOTED
@=AT
W/=WITH

BEARING WALL HEADER SCHEDULE

H1	(2)1¾"x7¼" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H2	(3)1¾"x7¼" LVL BEAM, FLUSH FRAMED, 5¼"x5¼" LVL POSTS
H3	(2)1¾"x9¼" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H4	(3)1¾"X9¼" LVL BEAM, FLUSH FRAMED, 5¼"X5¼" LVL POSTS
H5	(2)1¾"x11⅞" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H6	(3)1¾"x11⅞" LVL BEAM, FLUSH FRAMED, 5¼"x5¼" LVL POSTS
H7	(2)1¾"x14" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H8	(3)1¾"x14" LVL BEAM, FLUSH FRAMED, 5¼"x5¼" LVL POSTS
H9	(2)1¾"X16" LVL BEAM, FLUSH FRAMED, 3½"X3½" LVL POSTS
H10	(3)1¾"X16" LVL BEAM, FLUSH FRAMED, 5¼"X5¼" LVL POSTS
H11	(2)1¾"X18" LVL BEAM, FLUSH FRAMED, 3½"X3½" LVL POSTS
H12	(3)1¾"X18" LVL BEAM, FLUSH FRAMED, 5¼"X5¼" LVL POSTS

CLIENT:

—

DRAWING NOTES:

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

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

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OWNER:

—

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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

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

PROJECT:

KINSALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

LOT 7
FOUNDATION
FLOOR & ROOF
FRAMING PLANS

STAMP:

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

SEPTEMBER 9, 2022

SCALE:	AS NOTED
DATE:	9/09/2022
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2021-96

S-1

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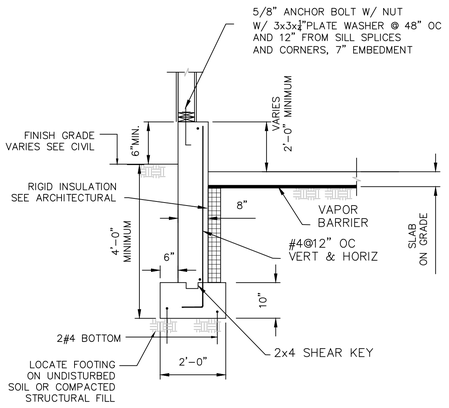
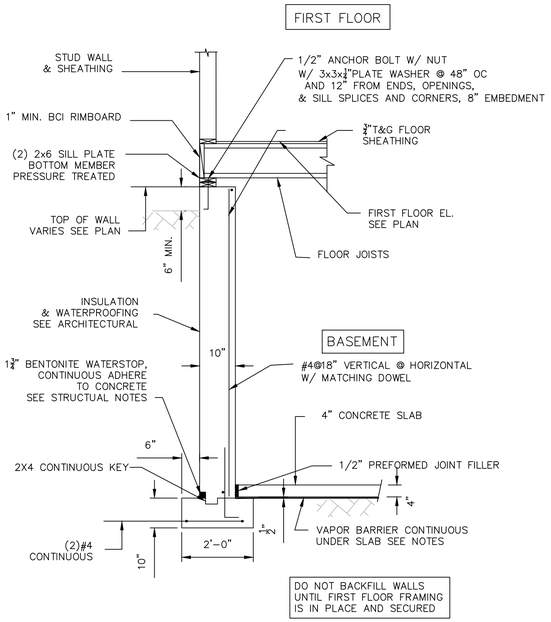


SECTION 1 @ GARAGE

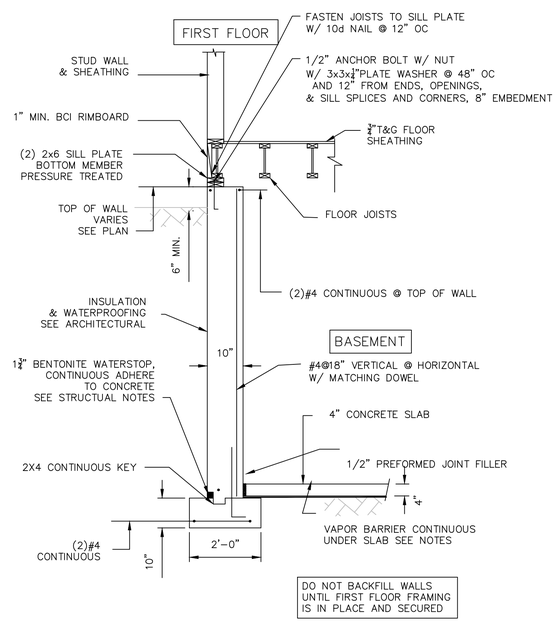
SCALE: $\frac{1}{2}$"=1'-0"

NOTE: GRADE WALL FOUNDATION ON SOLID ROCK ARE NOT REQUIRED TO BE LOCATED 4 FT BELOW GRADE FOR FROST PROTECTION. PLACE CONCRETE ON A LEVEL BASE OF FLOWABLE FILL CONCRETE OR COMPACTED ¾" CRUSH STONE, EACH AT A MINIMUM THICKNESS OF 8 INCHES.



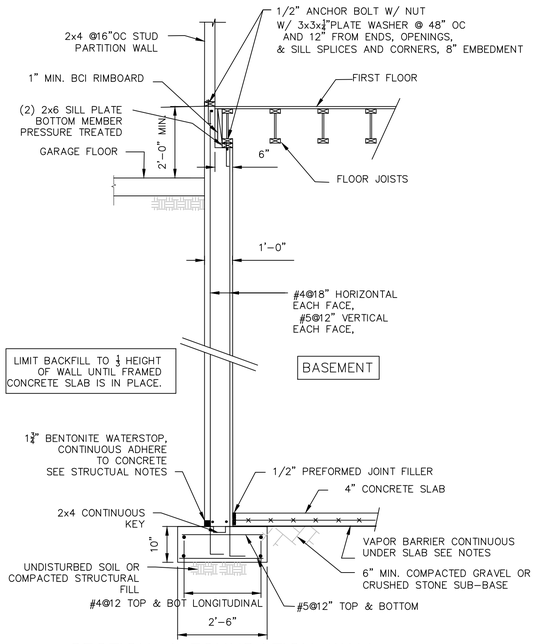
SECTION 2 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



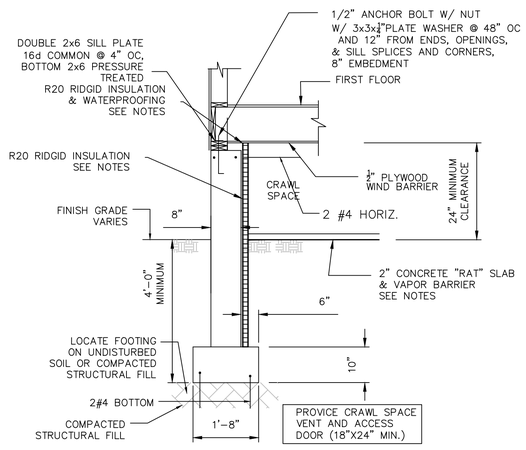
SECTION 3 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



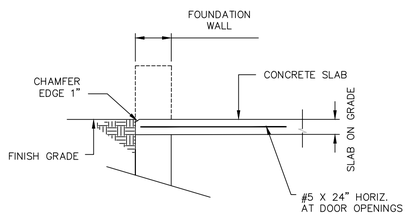
SECTION 4 FOUNDATION WALL @ GARAGE/FIRST FLOOR

SCALE: $\frac{1}{2}$"=1'-0"



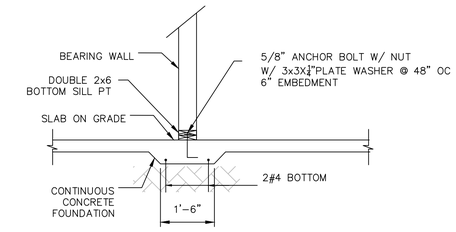
SECTION 5 @ CRAWL SPACE

SCALE: $\frac{1}{2}$"=1'-0"



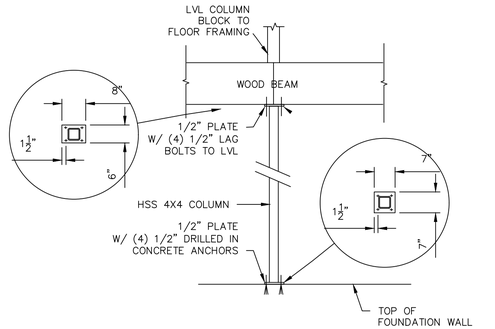
SECTION 6 @ GARAGE DOOR

SCALE: $\frac{1}{2}$"=1'-0"



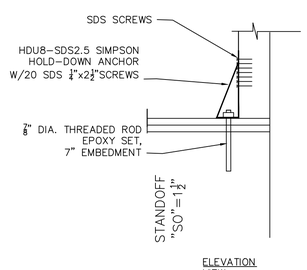
SECTION 8 THICKENED SLAB DETAIL

SCALE: $\frac{1}{2}$"=1'-0"

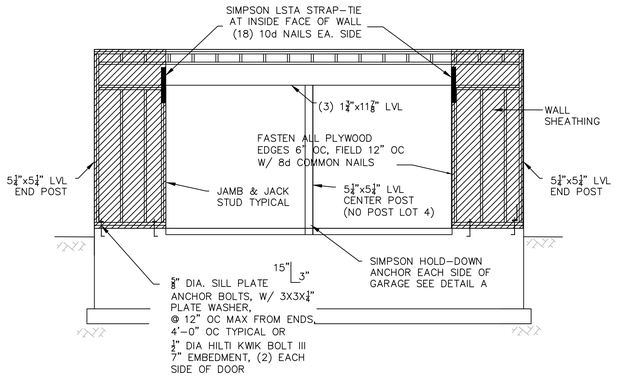


TYPICAL CONCRETE FOOTING/COLUMN CONNECTION DETAIL

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



SEISMIC HOLD DOWN ANCHOR DETAIL A



ELEVATION GARAGE DOOR OPENING APA PORTAL FRAME

SCALE: ½"=1'0"

CLIENT:

—

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241A Street, Suite 206 | Boston, MA 02210
617-542-1522 | WWW.STA-INC.COM

OWNER:

—

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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Abington, MA 02351

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phone. (508) 631-3332 fax. (781) 878-7986

PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

SECTIONS
& DETAILS

STAMP:

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

SEPTEMBER 9, 2022

SCALE:	AS NOTED
DATE:	9/09/2022
DRAWN BY:	LAB
CHECKED BY:	LAB
PROJECT #:	2021-96

S-2

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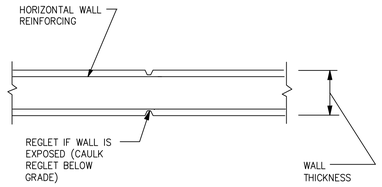
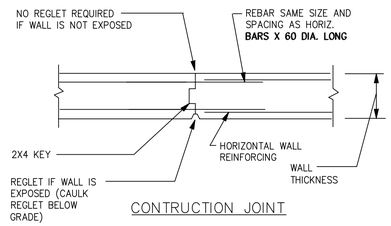


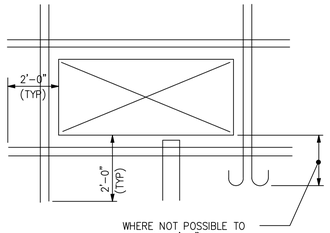
CONTROL JOINT



CONTRUCTION JOINT

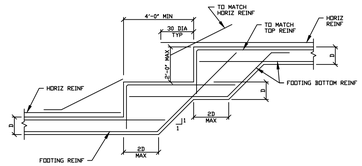
CONCRETE CONSTRUCTION & CONTROL JOINTS

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



REINFORCING STEEL @ WALL OPENINGS

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

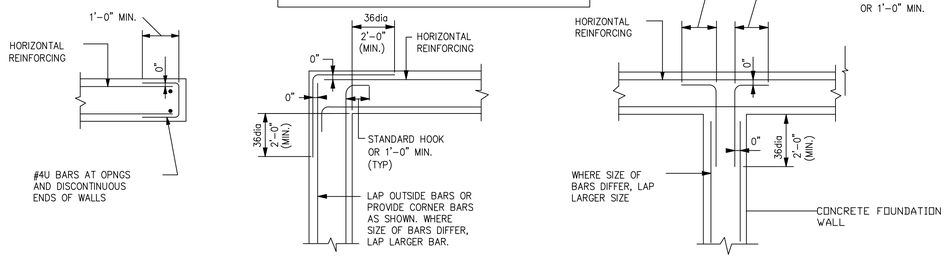


TYPICAL ELEVATION OF STEPPED WALL FOOTING

STEPPED CONCRETE GRADE WALL FOOTING DETAIL

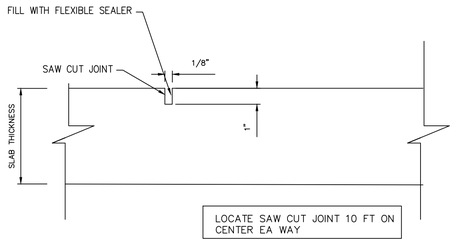
SCALE: 3/8"=1'-0"

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



CONCRETE REINFORCING STEEL DETAILS

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



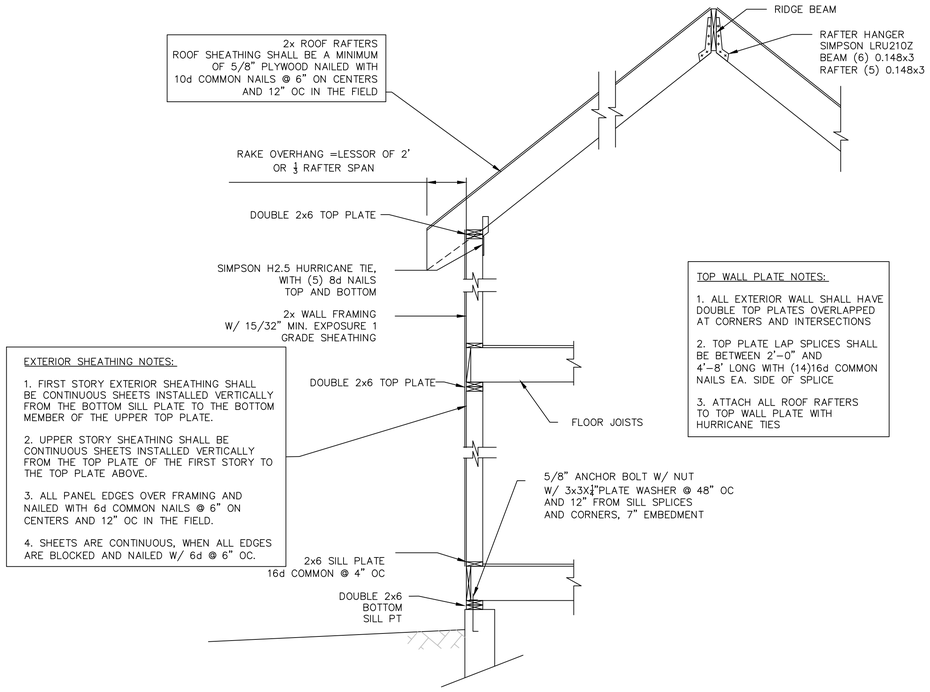
SLAB ON GRADE SAW CUT DETAIL

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

REINFORCING LAP SCHEDULE

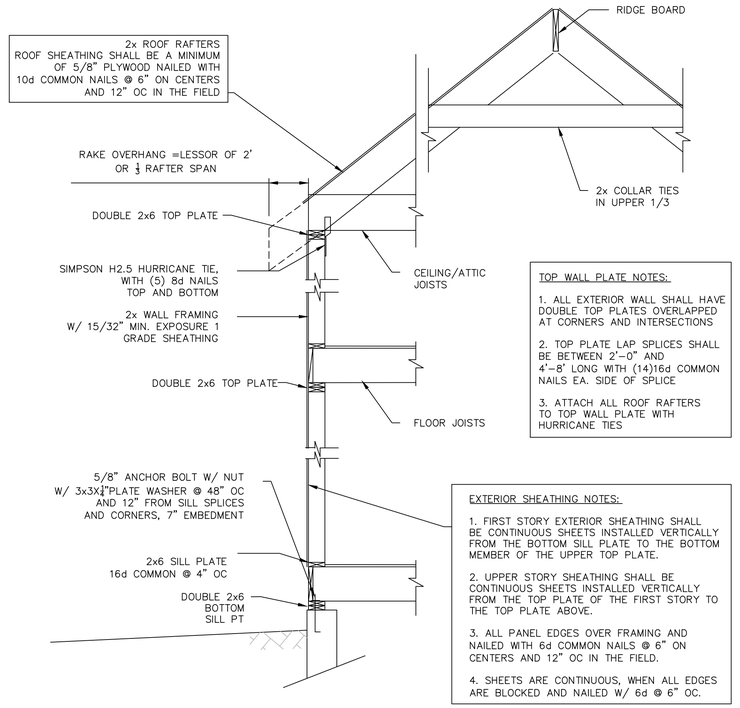
BAR SIZE	LAP SPLICES IN ALL CONCRETE	LAP SPLICE IN TENSION ZONE			
		fc =3,000 PSI		fc =4,000 PSI	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	18"	28"	21"	24"	19"
#4	18"	37"	29"	32"	25"
#5	23"	46"	36"	40"	31"
#6	27"	56"	43"	48"	37"
#7	32"	81"	63"	70"	53"
#8	36"	93"	72"	79"	61"
#9	42"	105"	48"	48"	48"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

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



TYPICAL WALL SECTION CATHEDRAL CEILING

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



TYPICAL WALL SECTION

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

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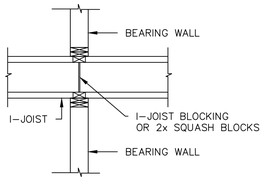
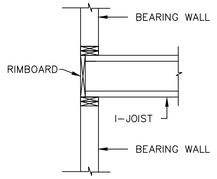
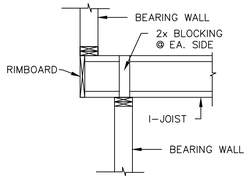


BLOCKING AT INTERMEDIATE BEARING WALL



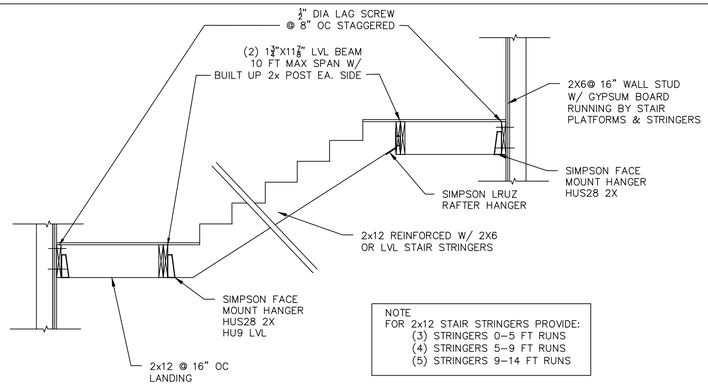
BLOCKING AT EXTERIOR BEARING WALL



CANTILEVER BLOCKING AT EXTERIOR BEARING WALL

I-JOIST BLOCKING DETAILS

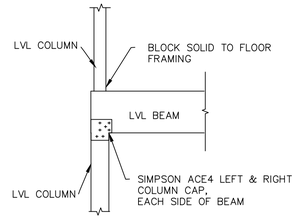
SCALE: $\frac{1}{2}$"=1'-0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0-5 FT RUNS
(4) STRINGERS 5-9 FT RUNS
(5) STRINGERS 9-14 FT RUNS

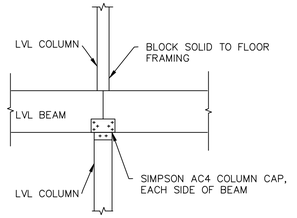
TYPICAL INTERIOR STAIR DETAIL

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



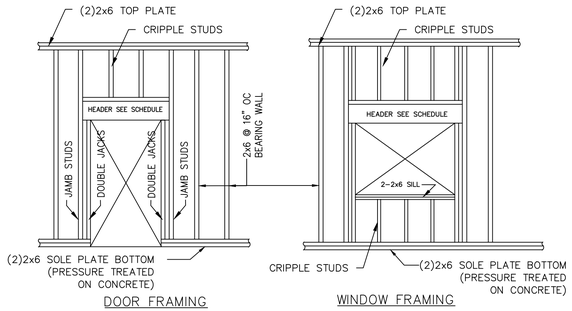
TYPICAL LVL BEAM/COLUMN CONNECTION DETAIL

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



TYPICAL LVL BEAM/ COLUMN CONNECTION DETAIL

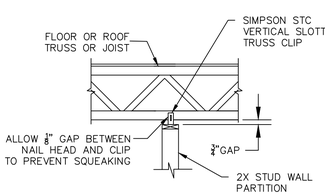
SCALE: 1/2" = 1'-0"



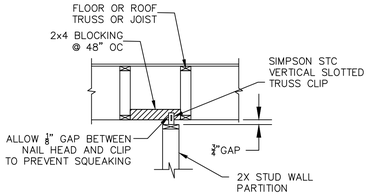
DOOR FRAMING

WINDOW FRAMING

FRAMING @ BEARING WALLS



PERPENDICULAR TO FLOOR TRUSSES/JOISTS



PARALLEL TO FLOOR TRUSSES/JOISTS

WALL PARTITION FRAMING @ NON-BEARING WALLS

BEARING WALL HEADER SCHEDULE - 4 STORY WOOD MAXIMUM CONSTRUCTION

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

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

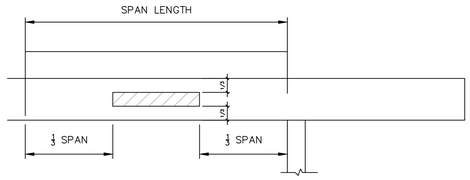
HEADER SCHEDULE AT EXTERIOR BEARING WALLS
(UNLESS OTHERWISE NOTED ON DRAWINGS)

SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS			SUPPORTING ROOF+ 3 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x6	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x10	2-2x6	1-2x6
3'-1" TO 5'-0"	3-2x10	2-2x6	1-2x6	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	3-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6
5'-1" TO 8'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 7 1/4" LVL	2-2x6	2-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6	3-1 3/4X 14" LVL	3-2x6	3-2x6
8'-1" TO 10'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	2-2x6	3-1 3/4X 16" LVL	3-2x6	3-2x6	3-1 3/4X 18" LVL	3-2x6	3-2x6

LVL EQUIVALENTS:
(3)-2x6 =(1) $1\frac{3}{4}$"x7¼" LVL
(3)-2X8 =(1) $1\frac{3}{4}$"x7¼" LVL
(3)-2x10 =(1) $1\frac{3}{4}$"X9½" LVL
(3)-2x12 =(1) $1\frac{3}{4}$"X11⅞" LVL
(3)-$1\frac{3}{4}$"x7¼ =(2) $1\frac{3}{4}$"X9½" LVL
(3)-$1\frac{3}{4}$"X9½" =(2) $1\frac{3}{4}$"X11⅞" LVL
(3)-$1\frac{3}{4}$"X11⅞" =(2) $1\frac{3}{4}$"X14" LVL

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

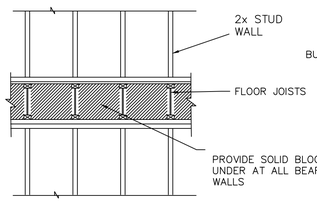
TYPICAL BUILT UP HEADER



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

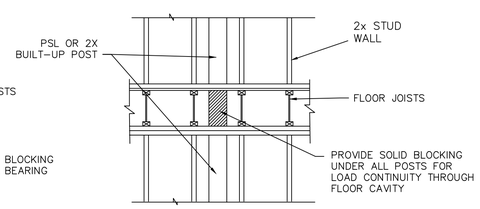
1. SQUARE OR RECTANGULAR HOLES NOT PERMITTED
2. ROUND HOLES MAY BE DRILLED OR CUT WITH WITH A HOLE SAW ANYWHERE WITHIN THE SHADED AREA.
3. THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGER HOLE.
4. DO NOT DRILL MORE THAN THREE ACCESS HOLES IN ANY FOUR FOOT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

LVL - ALLOWABLE HOLES



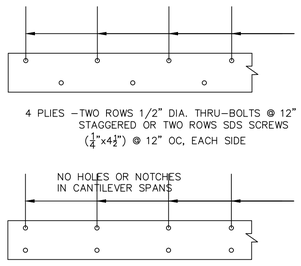
BEARING WALL DETAIL

SCALE: ½"=1'-0"

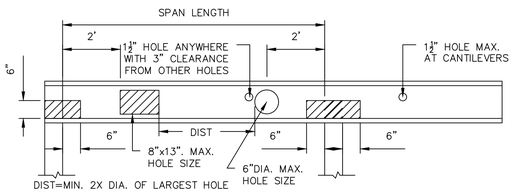


CONTINUOUS POST DETAIL

SCALE: ½"=1'-0"



MULTIPLE MEMBER FASTENING SIDE AND TOP LOADED LVL

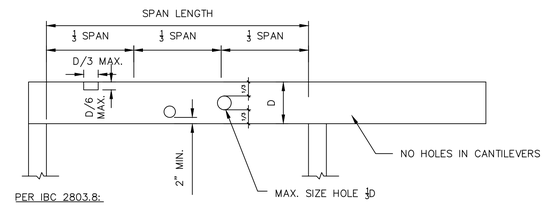


BCI I-JOIST 11⅞", 14" AND 16" DEPTHS

HOLE CUTTING NOTES;

1. A 1½" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE ALLJOIST SPECIFIERS GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A BOISE-CASCADE REPRESENTATIVE AND APPROVED BY THE ENGINEER.

BCI I-JOISTS ALLOWABLE LARGE RECTANGULAR HOLES

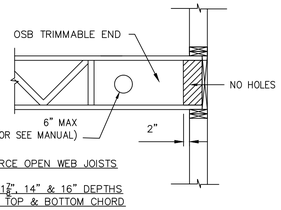


PER IBC 2803.8:

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

ALLOWABLE HOLES IN SOLID SAWN LUMBER

TRIMJOIST END PANEL - ALLOWABLE HOLES



TRIFORCE OPEN WEB JOISTS

9½", 11⅞", 14" & 16" DEPTHS
2"x4" TOP & BOTTOM CHORD

HOLE CUTTING NOTES;

1. A 6" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE TRIFORCE US SPECIFIER GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A TRIFORCE REPRESENTATIVE AND APPROVED BY THE ENGINEER.
4. NO HOLES ALLOWED IN CANTILEVER ENDS

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GENERAL

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE (780 CMR) NINETH EDITION.

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

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

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

5. ENGINEER WILL PERIODICALLY OBSERVE STRUCTURAL ELEMENTS TO ASSURE GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

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

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

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

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

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

SHORING AND BRACING

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

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

TESTING BY CERTIFIED TESTING AGENCIES

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

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

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

SHOP DRAWINGS

1 SUBMIT SHOP DRAWINGS, REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR, FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR APPROVAL BEFORE FABRICATION, MANUFACTURE, DELIVERY AND ERECTION CAN PROCEED.

STRUCTURAL DESIGN LOADS (BOSTON)

1. SNOW LOADS 40 PSF GROUND SNOW
   30 PSF FLAT ROOF SNOW
2. WIND LOADS BASIC WIND SPEED Vultimate 128 MPH
   RISK CATEGORY II EXPOSURE CATEGORY B
3. SEISMIC DESIGN
   SOIL FACTOR S1=0.068, Ss=0.215
   SEISMIC HAZARD EXPOSURE GROUP I
   SEISMIC PERFORMANCE CATEGORY C
   SITE CLASS UNK
4. LIVE LOADS
   SLAB–ON–GRADE.....50 PSF
   RESIDENCES .....40 PSF
   BALCONIES & UNIT DEDICATED DECKS.....60 PSF
5. DEAD LOAD
   WOOD FRAMED FLOOR LOAD = 20 PSF (JOIST FRAMING, 1" WOOD FLOORING, ¾" PLYWOOD, 1 LAYER ⅝" GYPSUM BOARD CEILING)

GEOTECHNICAL ENGINEERING

1. NO GEOTECHNICAL ENGINEERING REPORT WAS AVAILABLE DURING THE DESIGN AND PREPARATION OF THESE DRAWINGS. SUBSURFACE SOIL CONDITIONS ARE UNKNOWN. ALLOWABLE BEARING PRESSURE IS ASSUMED TO BE 2,000 PSF AS APPLICABLE FOR LOOSE SANDS & GRAVELS, SILT, AND MEDIUM CLAYEY SOILS. EXISTING SOILS HAVE BEEN ASSUMED TO BE SUITABLE FOR GRADE WALL AND ISOLATED COLUMN FOOTING FOUNDATIONS.

2. IT IS THE OWNER'S RESPONSIBILITY TO RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO CONFIRM FOUNDATION TYPE, SOIL BEARING PRESSURE, AND GROUND WATER ELEVATIONS.

FOUNDATIONS

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

2. IF A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED, THE CONTRACTOR SHALL REFER TO THIS REPORT FOR ADDITIONAL INFORMATION.

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

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

5. NO FOUNDATION CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN SUB–GRADE MATERIAL.

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

7. REMOVAL OF DISTURBED AND UNSUITABLE MATERIALS AND PLACING, COMPACTING AND TESTING OF COMPACTED FILL SHALL ONLY BE PERFORMED BY THE GENERAL CONTRACTOR WHILE A PROFESSIONAL GEOTECHNICAL ENGINEER, REGISTERED IN THE STATE OF MASSACHUSETTS AND RETAINED BY THE OWNER, IS OBSERVING THE WORK.

8. BOTTOM OF FOOTING ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS ARE MINIMUM DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY THE AMOUNT OF EXCAVATION NECESSARY TO REACH A SUFFICIENT BEARING STRATUM.

FARTHWORK AND COMPACTFD FILl

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

2. BEFORE PLACEMENT OF CONCRETE FLOOR SLAB ON GRADE, THE SOIL SHALL BE SURFACE SHALL BE PROOF ROLLED WITH A LEAST 6 PASSES OF A LARGE VIBRATORY ROLLER HAVING A DRUM WEIGHT OF AT LEAST 10,000 POUNDS AND A DYNAMIC FORCE OF AT LEAST 20,000 POUNDS.

3. STRUCTURAL FILL, OVER–EXCAVATED, UNSUITABLE, OR DISTURBED SOIL SHOULD BE REPLACED WITH "SELECT STRUCTURAL FILL" AND COMPACTED IN INDIVIDUAL LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D–1557. LOOSE LIFT THICKNESS SHALL BE 6 INCHES FOR HAND OPERATED EQUIPMENT AND 12 INCHES FOR LARGE VIBRATORY ROLLERS.

4. "SELECT STRUCTURAL FILL" SHALL BE GRAVELLY SAND OR SANDY GRAVEL, GRADED WITHIN FOLLOWING LIMITS:

SIEVE SIZE IN. OR NO.	PERCENT PASSING BY WEIGHT
1/2	50–85
#4	40–75
#10	30–60
#40	10–35
#100	5–20
#200	0–8

5. COMPACTION TESTS SHALL BE PERFORMED ON ANY STRUCTURAL FILL TO BE PLACED IN THE FOUNDATION AND SLAB ON GRADE AREA. A MINIMUM OF TWO TESTS PER 6" LIFT SHALL BE PERFORMED. A SUFFICIENT SAMPLE OF FILL MATERIAL SHALL BE SUPPLIED TO THE TESTING AGENCY.

COLD WEATHER EARTHWORK PROTECTION

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

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

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

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

CONCRETE MIX DESIGN

1. THE CONTRACTOR SHALL FURNISH THE MIXTURE PROPORTIONS THAT WILL MEET THE STRENGTH AND FRESH AND EQUILIBRIUM DENSITY REQUIREMENTS OF THE CONCRETE SPECIFIED. THE MIXTURE PROPORTION SHALL BE PREPARED IN ACCORDANCE WITH ACI 318, AND SUBJECT TO THE APPROVAL OF THE ARCHITECT/ENGINEER. CONCRETE SHALL BE DELIVERED AT THE MINIMUM SLUMP NECESSARY FOR EFFICIENT MIXING, PLACING, AND FINISHING.

2. CONCRETE SHALL HAVE A 28 DAY STRENGTH:
   3000 PSI FOR NORMAL WEIGHT CONCRETE.
   4,000 PSI FOR LIGHT WEIGHT CONCRETE.

3. CEMENT SHALL MEET ASTM C 150, C 595, OR C 845. MINIMUM CEMENT QUANTITIES:
   3000 PSI CONCRETE 517 LB./CY OF CEMENT
   4000 PSI CONCRETE 611 LB./CY OF CEMENT

4. MID–RANGE WATER REDUCERS (MRWR) ARE REQUIRED FOR ALL CONCRETE MIXES EXCEPT FOOTINGS.
   MAXIMUM CONCRETE SLUMP: MIXES WITH MRWR 7 IN
   MIXES WITHOUT MRWR 4 IN.

5. MAXIMUM WATER TO CEMENT RATIO FOR MIXES WITH MRWR:
   3000 PSI CONCRETE 0.5
   4000 PSI CONCRETE 0.45
   MAXIMUM WATER TO CEMENT RATIO FOR MIXES W/OUT MRWR (PERMITTED FOR FOOTINGS ONLY):
   3000 PSI CONCRETE 0.53

6. AGGREGATES FOR LIGHTWEIGHT CONCRETE SHALL BE EXPANDED SHALE, CLAY, OR SLATE (ESCS) PRODUCED BY THE ROTARY KILN METHOD AND SHALL MEET ASTM C 330. MATERIALS SHALL BE PROPORTIONED TO PRODUCE CONCRETE WITH A CALCULATED EQUILIBRIUM DENSITY OF 110 LB/FT^3 +/– 3 LB/FT AS DETERMINED BY ASTM C 567–00, SECTION 9.2.

7. NORMAL WEIGHT AGGREGATE SHALL MEET ASTM C 33.

8. AIR–ENTRAINING ADMIXTURES SHALL BE USED IN CONCRETE SUBJECT TO FREEZING AND THAWING, WHICH INCLUDES EXTERIOR FOUNDATION WALLS, EXTERIOR PIERS, MAT SLAB AND EXTERIOR SLABS. MAXIMUM AIR CONTENT AT POINT OF DELIVERY TO BE 6 PERCENT, PLUS OR MINUS 1.5 PERCENT.

9. DO NOT USE AIR–ENTRAINING ADMIXTURES IN CONCRETE FOR INTERIOR SLABS ON STEEL DECK THAT ARE TO RECEIVE A HARD TROWEL FINISH. AIR CONTENT OF HARD TROWELED FINISH FLOORS NOT TO EXCEED 3 PERCENT.

CONCRETE

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

2. ALL STRUCTURAL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE NORMAL WEIGHT (145 PCF) AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF:
   SLAB ON GRADE =3,000 PSI
   SPREAD FOOTINGS, AND FOUNDATION WALLS = 4,000 PSI

3. CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED AND PLACED IN THE PRESENCE OF A REPRESENTATIVE OF AN APPROVED TESTING AGENCY, AS REQUIRED BY STATE CODE. TEST CYLINDERS SHALL BE TAKEN AT A MINIMUM OF 4 FOR EVERY DAYS CONCRETE PLACEMENT AND FOR EVERY 50 YARDS PLACED THAT DAY.

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

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

6. CONCRETE PLACEMENTS SHALL BE LIMITED TO THE FOLLOWING:
   A) FOOTINGS AND WALLS 30 FOOT LENGTH MAXIMUM TO CONSTRUCTION JOINT
   B) SLABS ON GRADE 30 FOOT MAXIMUM PANEL DIMENSION

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

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

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

10. MINIMUM PROTECTIVE COVER FOR CONCRETE REINFORCING STEEL SHALL BE AS FOLLOWS:
   A) UNFORMED SURFACES CAST AGAINST EARTH – 3 INCHES
   B) FORMED SURFACES NOT IN CONTACT TO EARTH – 3/4 INCHES
      OR EXPOSED TO WEATHER, WALLS AND SLABS, #11 BARS OR SMALLER
   C) FORMED SURFACES IN CONTACT TO EARTH
      OR EXPOSED TO WEATHER, WALLS AND SLABS,
      #6 TO #18 BARS – 2 INCHES
      #5 AND SMALLER – 1 1/2 INCHES

COLD WEATHER CONCRETE WORK

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

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

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

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

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

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

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

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

SLAB ON GRADE SAW CUT JOINTS

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

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

CONCRETE SLAB SEALER

1. CONCRETE SLABS ON GRADE SHALL RECEIVE A SLAB SEALER AND CURING COMPOUND.

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

CONCRETE AND MASONRY REINFORCING

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

2. ALL WELDED WIRE MESH (WWF) SHALL BE SMOOTH BARS CONFORMING TO ASTM A185. OVER TWO OR MORE SPANS. LAPS OF INDIVIDUAL SHEET SHALL BE 8" MINIMUM.

STRUCTURAL STEEL

1. ALL STEEL SHALL BE NEW STEEL AND PRIMED, CONFORMING TO THE FOLLOWING ASTM DESIGNATIONS:
   A. SHAPES, PLATES, FITTINGS AND RODS; GRADE 50. fY MIN. = 50 KSI.
   B. ANCHOR BOLTS; F1554 GRADE 36 OR GRADE 55 SUPPLEMENT 1 BOLTS –1" DIA. WITH STANDARD NUTS AND HARDENED WASHERS.
   C. HSS MEMBERS AND TUBES; A500 GRADE B, Fy = 46 KSI.
   D. STRUCTURAL STEEL PIPE COLUMNS SHALL BE STANDARD GRADE PIPE.
   E. EXPANSION AND EPOXY BOLTS AND SLEEVE ANCHORS; AS MANUFACTURED BY "HILTI CORPORATION"
   F. GALVANIZING; HOT–DIPPED A123.
   G. SHOP PRIMER; TNEMEC SERIES 10, COLOR GRAY.

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

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

4. ANCHOR BOLTS, LEVELING PLATES, OR BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK, PRESET BY TEMPLATES OR SIMILAR METHODS.

5. PLATES SHALL BE SET IN FULL BEDS OF NON–SHRINK GROUT.

6. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:
   A) MINIMUM BOLT DIAMETER SHALL BE 3/4 INCH DIAMETER.
   B) STANDARD HOLES IN WEBS OR BEAMS.
   C) EXCEPT WHERE SHOWN ON THE DRAWINGS ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS SHALL BE DOUBLE ANGLE BEARING TYPE CONNECTIONS WITH HIGH STRENGTH BOLTS (THREADS INCLUDED IN SHEAR PLANE) AND HARDENED WASHERS.

7. WELDING WORK SHALL CONFORM TO THE AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE FOR STEEL" (AWS D1.1).

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

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

10. PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION UNTIL PERMANENT BRACING AND MASONRY WALLS ARE INSTALLED.

11. PROTECT SURROUNDING MATERIALS AND FINISHES BY USE OF PROTECTIVE BLANKETS WHEN PERFORMING HOT WORK SUCH AS CUTTING AND WELDING OF STEEL.

CLIENT:
—

DRAWING NOTES:

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

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

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KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:
STRUCTURAL
MATERIALS
& NOTES

STAMP:
COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER
SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021–96

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AS CUTTING AND WELDING OF STEEL.

WOOD FRAMING

1. ALL SAWN LUMBER FRAMING MEMBERS SHALL BE SPRUCE–PINE–FIR WITH THE FOLLOWING MINIMUM GRADES:
   A. JOISTS, RAFTERS, SOLID AND BUILT–UP BEAMS, WALL STUDS AND LINTELS; NO. 1& NO.2 GRADE.
   B. SILLS AND PLATES; STUD GRADE.
   C. SOLID WOOD POSTS; NO. 1 GRADE.
   D. BRIDGING, BLOCKING AND NAILERS; STUD GRADE.
   E. NON–BEARING STUD WALLS SHALL BE STUD GRADE.
   F. ENGINEERED LUMBER SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI AND A BENDING STRESS OF 3,100 PSI FOR BEAMS AND A MINIMUM MODULUS OF ELASTICITY OF 1,700,000 PSI AND A BENDING STRESS OF 2,650 PSI FOR COLUMNS. LVL BEAMS AND PSL COLUMNS SHALL BE BOISE CASCADE VERSALAM OR EQUAL.

2. UNLESS OTHERWISE NOTED, ALL NAILING AND FASTENING SHALL BE IN ACCORDANCE WITH TABLE 2305.2, FASTENING SCHEDULE, MASSACHUSETTS STATE BUILDING CODE. SHEAR WALL FASTENING SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE ON THE DRAWINGS.

3. WOOD SILLS BENEATH ALL INTERIOR AND EXTERIOR BEARING WALLS AND ALL MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH THE "AMERICAN WOOD PRESERVERS ASSOCIATION, STANDARD C1".

4. ALL STUD WALLS, BEARING AND NON–BEARING, SHALL HAVE ONE ROW OF CONTINUOUS 2X SOLID BLOCKING BETWEEN STUDS AT MID–HEIGHT. BLOCKING SIZE TO MATCH STUD SIZE. FRAMING MEMBERS SHALL NOT BE NOTCHED, CUT OR ALTERED IN THE FIELD WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.

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

6. LEAD HOLES FOR WOOD SCREWS AND LAG BOLTS SHALL BE DRILLED 7/8 OF THE SHANK DIAMETER FOR THE DEPTH OF SHANK EMBEDMENT AND 7/8 OF THE THREADED PORTION DIAMETER FOR THE DEPTH OF THE THREAD EMBEDMENT.

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

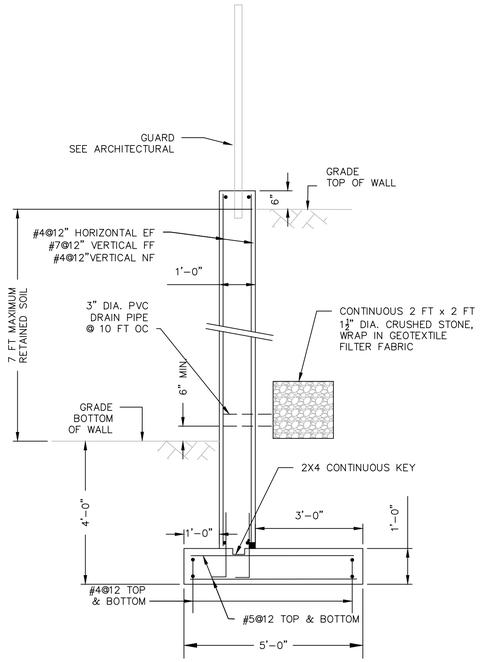
FLOOR AND WALL SHEATHING

1. EXTERIOR WALL AND SHEAR WALL SHEATHING SHALL BE A MINIMUM OF 15/32 INCH EXPOSURE 1, EXTERIOR SHEATHING, APA RATED SHEATHING 32/16. NAIL 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. . SHEATHING MAY BE PLYWOOD, OSB, OR COMPOSITE MATERIAL. PLYWOOD SHEATHING SHALL BE DFPA GRADE STAMPED, TYPE CDS 5 PLY WITH EXTERIOR GLUE UNLESS OTHERWISE NOTED ON PLANS.

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

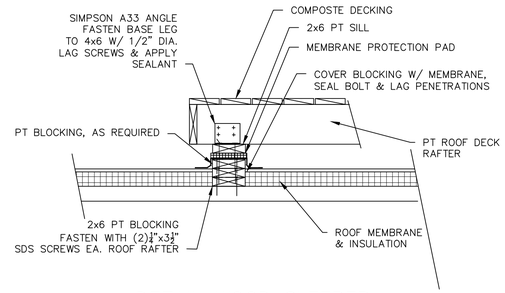
3. ALL ROOF SHEATHING SHALL BE 5/8 INCH APA RATED PLYWOOD SHEATHING 32/16. USE EXPOSURE 1 PANELS, EXCEPT USE EXTERIOR PANELS FOR STARTER STRIPS ALONG EAVES AND WHEN LONG CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. ATTACH PANELS WITH GLUE AND 6d RING OR SCREW SHANK NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. AS AN OPTION, ½" SHEATHING MAY BE USED WITH PANEL CLIPS ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS.

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



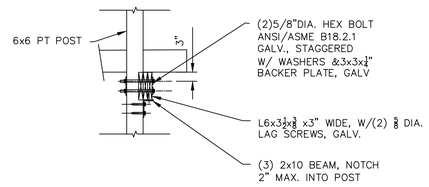
SECTION 7 RETAINING WALL

SCALE: ½"=1'–0"



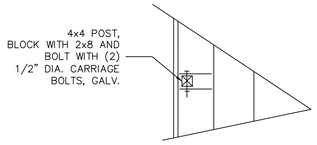
DETAIL WOOD SLEEPER
@ ROOF DECK

SCALE: 1"=1'–0"

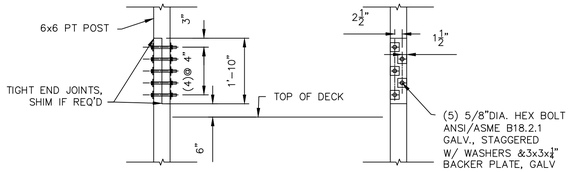


POST BEAM CONNECTION DETAIL

SCALE: 1/2"=1'–0"



INTERMEDIATE DECK POST
FASTENING DETAIL

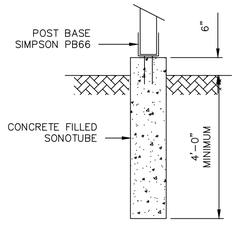


POST SPLICE DETAIL

SCALE: 1/2"=1'–0"

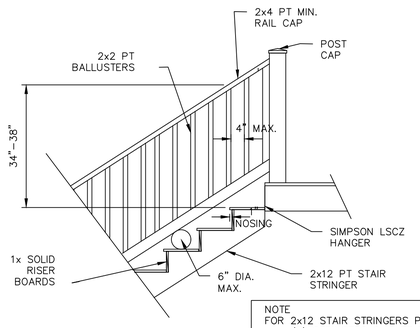
FASTENER SCHEDULE *	
½" ROOF SHEATHING	6" OC –INTERMEDIATE SUPPORTS 4" OC –48" FROM EDGES & EAVES 8d COMMON NAILS
½" WALL SHEATHING	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES & EAVES 6d COMMON NAILS
¾" FLOOR SHEATHING OR LESS	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES 1½" RING OR SCREW NAIL (.099") 12½ GA.
JOISTS TO SILL OR GIRDER	TOE NAIL (3) 8d NAILS
STUD TO SOLE PLATE	TOE NAIL (3)8d OR (2)16d NAILS
DOUBLE STUDS	FACE NAIL 10d 24" O.C.
DOUBLE TOP PLATES	FACE NAIL 10d 24" O.C. 24" MIN .OFFSET OF END JOINTS/LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL (2)–10d
RIM JOIST TO TOP PLATE	TOE NAIL 8d 6" O.C.
BUILT–UP HEADER	TWO PIECES WITH ½" SPACER 16d 16" O.C. TO STUD: TOE NAIL (4) 8d
CEILING JOIST	LAPS OVER PARTITIONS AND PARALLEL TO RAFTERS: FACE NAIL (3) 10d TO PLATE: TOE NAIL (3) 8d
RAFTER TO PLATE	TOE NAIL (2) 16d
BUILT–UP CORNER STUDS	10d 24" O.C.

* FOR COMPLETE TABLE SEE 780 CMR TABLE 5602.3(1)



SONOTUBE FOUNDATION

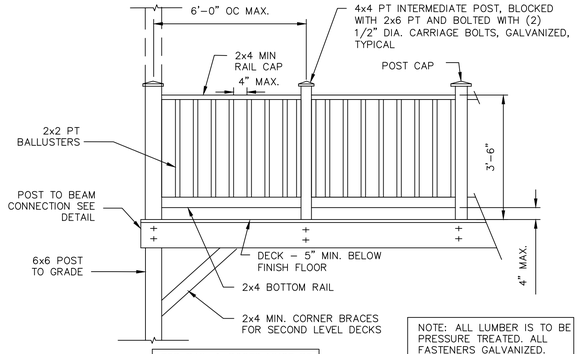
SCALE: 1/2"=1'–0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0–5 FT RUNS
(4) STRINGERS 5–9 FT RUNS
(5) STRINGERS 9–14 FT RUNS

TYPICAL EXTERIOR STAIR DETAIL

SCALE: 1/2"=1'–0"



TOP RAIL & POSTS MUST BE CAPABLE OF WITHSTANDING 200 POUND FORCE APPLIED AT ANY LOCATION

NOTE: ALL LUMBER IS TO BE PRESSURE TREATED. ALL FASTENERS GALVANIZED.

SEE ARCHITECTURAL FOR RAILING DETAILS

DECK ELEVATION
& TYPICAL RAILING DETAIL

SCALE: 1/2"=1'–0"

CLIENT:

—

DRAWING NOTES:

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

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

ARCHITECT:

SPALDING TOUGIAS ARCHITECTS, INC.
241 A Street, Suite 206 | Boston, MA 02210
617-542-1522 | WWW.STA-INC.COM

OWNER:

—

BOMBARDIER
STRUCTURAL ENGINEERING

#	REVISIONS	DATE

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

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

PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

STRUCTURAL
MATERIALS
& NOTES II
& DECK DETAILS

STAMP:

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

SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021–96

S-6

DocuSign Envelope ID: E75283F3-24D7-483C-8065-191EBBD5F8B8

boston planning & development agency

BPDA Design Review Provisos
1-8 Kinsale Lane, Hyde Park
Neighborhood Design Overlay District
7/10/23

General

1. All changes to the exterior and/or site plans shall be submitted to the Boston Planning & Development Agency ("BPDA") for review and approval.
2. All building improvements shall be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA.
3. All site improvements, including but not limited to hardscape and plantings, must be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA for a delay in completing the site improvements.

Site

4. See lot-specific landscape plans for approved driveway dimensions.

Building

5. Where applicable, exposed foundations should be clad in stone to match retaining wall on site.

Mechanical

6. The final location of the HVAC compressors, gas meters, electric meters, generators, switchgear, and transformers shall be adequately screened from public view and will not be allowed in the front yard.
7. All mechanical vents shall be through the roof or rear wall and shall not be visible from the public street. Vents located on elevations that do not directly face a public way should be composed on the facade so as to minimize their appearance.

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RESIDENTIAL SUB-DIVISION :

2 KINSALE LANE LOT 8, TYPE A
BOSTON (HYDE PARK), MASSACHUSETTS

AUGUST 2, 2021 PERMIT SET ERT1230867
SEPTEMBER 22, 2022 REVISED PER BPDA REVIEW

	LOT AREA DWELLING	LOT WIDTH	LOT FRONTAGE	FAR	HEIGHT ST	HEIGHT HGT	OPEN SPACE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
1F-9000										
ALLOWED	9,000 SF	70 FT	70 FT	.3	2-1/2	35 FT	1,800 SF	25 FT	10 FT	40 FT
PROPOSED	9,153 SF	88 FT	187 FT	2131/9153= .24	2-1/2	33'-7"	6,771 FT	25.1 FT	10.2 FT	42.5 FT

3 ZONING
12" = 1'-0"



SPALDING TOUGIAS ARCHITECTS, INC.
WWW.STA-INC.COM

46 Waltham Street, Suite 2A
Boston, Massachusetts 02118
617-542-4522

Kinsale Lane Sub-Division

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

GENERAL NOTES, STANDARDS AND CONDITIONS:

INDUSTRY STANDARDS: THE FOLLOWING CONSTRUCTION AND CODE STANDARDS SHALL HAVE THE SAME FORCE AND EFFECT AS IF BOUND INTO THE CONTRACT DOCUMENTS.

780CMR MASSACHUSETTS STATE BUILDING CODE 9TH EDITION
ACI AMERICAN CONCRETE INSTITUTE
ADA AMERICANS WITH DISABILITIES ACT
APA ENGINEERED WOOD ASSOCIATION
ASHRAE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWI ARCHITECTURAL WOODWORK INSTITUTE
CRI CARPET AND RUG INSTITUTE
CSI CONSTRUCTION SPRECIFICATION INSTITUTE
FM FACTORY MUTUAL
FSC FOREST STEWARDSHIP COUNCIL
IBC INTERNATIONAL BUILDING CODE
MAAB MASSUCHUSETTS ARCHITECTURAL ACCESS BOARD
MPI MASTER PAINTERS INSTITUTE
NFPA NATIONAL FIRE PROTECTION INSTITUTE
NOFMA WOOD FLOOR MAUFACTURERS INSTITUTE
OSHA OCCUPATIONAL SAFETY AND HAZARD ASSOC.
SDI STEEL DOOR INSTITUTE
SMACNA SHEET METAL AIR COND. CONTRACTORS ASSOC.
UL UNDERWRITERS LABORATORY
USGBC US GREEN BUILDING COUNCIL

GENERAL NOTES:

1. ALL PERMITS AND LICENSES SHALL BE SECURED BY THE CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MA STATE BUILDING CODE AND ALL OTHER CODES, ORDINANCES AND STANDARDS NOTED ABOVE. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS AND PROCEED AFTER THEY ARE RESOLVED.
2. CONTRACTOR AND ALL SUBS SHALL BE LICENSED IN THE STATE OF MASSACHUSETTS AND SUPPLY PROOF OF ADEQUATE GENERAL LIABILITY AND WORKMANS COMP INSURANCE TO THE OWNER AND ARCHITECT.
3. CONTRACTOR SHALL PREPARE A SCHEDULE OF VALUES AND SUBMIT PERCENTAGES OF COMPLETION ALONG WITH THE MONTHLY REQUISITION FOR PAYMENT.
4. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, STRUCTURAL, MEP/FP, CIVIL AND LANDSCAPE WORK PERFORMED BY SUBCONTRACTORS IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DRAWINGS AND SUBMIT SHOP DRAWINGS DEMONSTRATING COORDINATION AND UNDERSTANDING.
5. ALL NOTATIONS AND INDICATIONS ON THE DRAWINGS APPLYING TO ONE AREA OR CONDITION SHALL APPLY TO OTHER SIMILAR AREAS OR CONDITIONS ON THE DRAWINGS UNLESS OTHERWISE NOTED.
6. PROVIDE SEALANT AT ALL INTERIOR AND EXTERIOR JOINTS, TYPICAL.
7. PROVIDE FLASHINGS AT ALL OPENINGS, WINDOWS, DOORS, CONNECTIONS AND TRANSITIONS TO INSURE A WATERTIGHT BUILDING WIDE INSTALLATION.
8. PROVIDE ALL ACCESS PANELS AS REQUIRED BY CODE AND REQUIRED BY ARCHITECTURAL, MEP/FP EQUIPMENT AND INSTALLATIONS WHETHER OR NOT INDICATED ON THE PLANS. ACCESS PANELS SHALL BE FLUSH AND LOCATIONS COORDINATED WITH THE ARCHITECT.
9. CONTRACTOR SHALL COORDINATE ALL SIZE AND LOCATIONS OF ALL SLAB AND WALL OPENINGS INCLUDING PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS OR PER COORDINATION WITH EACH TRADE.
10. ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS AND FLOORS SHALL BE FIRE STOPPED AND SMOKE SEALED WITH AN APPROVED RATED ASSEMBLY OR WITH MECHANICAL FIRE DAMPERS.

GEOTECHNICAL REPORT
1. IF APPLICABLE TO THE PROJECT REFER TO GEOTECHNICAL REPORT FOR EXCAVATION AND SUB SURFACE PREP, SHORING, FOUNDATION DESIGN AND WATERPROOFING RECOMMENDATIONS.

SITE WORK/EXISTING CONDITIONS
1. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AND/OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED. EXCAVATION AND SHORING SHALL BE DONE IN ACCORDANCE WITH OSHA REGULATIONS.
2. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE, DAMAGE TO ADJACENT PARCELS AND/OR FACILITIES TO REMAIN.
3. UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS: MAINTAIN AS REQUIRED FOR OCCUPIED FACILITIES AND/OR CAPPED/DISCONTINUED AS REQUIRED.
4. HAZARDOUS MATERIALS: IF ENCOUNTERED OWNER SHALL REMOVE UNDER A SEPARATE CONTRACT.
5. CONTRACTOR SHALL PROTECT ALL ON-SITE ITEMS AND MATERIALS FROM WEATHER AND MOISTURE. THIS INCLUDES PROTECTING THE BUILDING FROM WEATHER AND MOISTURE THROUGHOUT THE COURSE OF CONSTRUCTION DURING WHICH TIMES THE BUILDING IS EXPOSED.
6. CONTRACTOR SHALL IMPLEMENT A STRATEGY FOR DRYING MATERIALS AND PRODUCTS PRIOR TO INSTALLATION WHICH MAY HAVE A HIGH MOISTURE CONTENT.

DEMOLITION, CONSTRUCTION WASTE MANAGEMENT, NOISE MITIGATION, DUST
1. OFFSITE DISPOSAL SHALL BE DEPOSITED, RECYCLED OR RECLAIMED IN A LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL MITIGATE TO THE EXTENT POSSIBLE DUST, DEBRIS AND NOISE THROUGHOUT THE DEMOLITION AND CONSTRUCTION PROCESS. THE SITE SHALL BE MAINTAINED IN AN ORDERLY CONDITION ON A DAILY BASIS INCLUDING ALL SURROUNDING AREAS AND ADJACENT PARCELS AFFECTED BY THE SCOPE OF WORK.

1 GENERAL NOTES
1/4" = 1'-0"

DS
APPROVED
Design Section
BOSTON REDEVELOPMENT AUTHORITY
Design Review
for the
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

DRAWING INDEX

		PERMIT SET	CONSTRUCTION				
CIVIL							
1 OF 1	SUBDIVISION PLAN	■					
1 OF 1	PROPOSED PLOT PLAN	■					
1 OF 1	PROPOSED SITE PLAN	■					
1 OF 1	PLANTING PLAN	■					
ARCHITECTURE							
A-001	COVER SHEET & GENERAL NOTES	■					
A100	BASEMENT & FOUNDATION PLAN & WALL TYPES	■					
A101	FIRST & SECOND FLOOR PLANS & SCHEDULES	■					
A102	ATTIC & ROOF PLANS & INTERIOR ELEVATIONS	■					
A201	BASEMENT & FIRST FLOOR REFLECTED CEILING PLANS	■					
A202	SECOND & ATTIC FLOOR REFLECTED CEILING PLANS	■					
A300	STREET ELEVATION	■					
A301	GARAGE SIDE ELEVATION & BUILDING SECTION	■					
A302	REAR & LIVING ROOM SIDE ELEVATIONS	■					
A400	BUILDING SECTION & WALL SECTION	■					
STRUCTURAL							
S-1	FOUNDATION FLOOR & ROOF FRAMING PLANS	■					
S-2	SECTIONS & DETAILS	■					
S-3	CONCRETE & TYPICAL DETAILS	■					
S-4	WOOD FRAMING DETAILS	■					
S-5	STRUCTURAL MATERIALS & NOTES	■					
S-6	STRUCTURAL MATERIALS AND NOTES II & DECK DETAILS	■					

2 LIST OF DRAWINGS
12" = 1'-0"

A001

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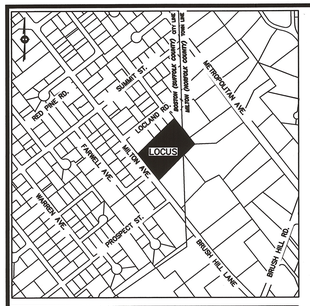

VICINITY MAP – NOT TO SCALE

RESERVED FOR REGISTERS USE ONLY

MERIDIAN OF MASS STATE PLANE COORDINATE SYSTEM

LOCHLAND STREET
(PUBLIC – 40' WIDE)

N51°47'14"E
310.05'

IR FOUND
0.40' INTO STREET

IP FOUND

133.50'

95.30'

IR FOUND

S52°00'56"W
45.00'

IP FOUND

N/F
EDWARD J. &
REBECCA A. HOLLAND
136 MILTON AVENUE
BK. 8931 PG. 575
ID 1810845000

N/F
RALPH J. TIMPERI &
JENNIFER J. COCHRAN
9 LOCHLAND STREET
BK. 17990 PG. 287
ID 1810846000

N/F
COLEMAN REALTY TRUSTI
15 LOCHLAND STREET
BK. 48358 PG. 31
ID 1810847000

N/F
DON NEVILLE &
MONALISA NEVILLE
21 LOCHLAND STREET
BK. 23102 PG. 18
ID 1810848010

N/F
DADDIECO FAMILY TRUST
23 LOCHLAND ST., BOSTON
BK. 35826 PG. 222
ID 1810848010

N46°14'49"E
374.78' (FIELD-HELD)
377.30' (DEED)

STONE BOUND WITH
DRILL HOLE FOUND
AND HELD

IP FOUND

85.91'
84.76'
97.51'
106.60'

CITY/TOWN BOUNDARY
CORNER B-M2
(HELD CENTER TOP
OF MONUMENT)

1830.3'±
N1°24'17"W

BOSTON (SUFFOLK COUNTY) CITY LINE
MILTON (NORFOLK COUNTY) TOWN LINE

S37°59'04"E
91.00'

LOT 8
A = 9,153± S.F.

N39°17'24"W
108.17'

LOT 7
A = 9,018± S.F.

S40°50'29"E
103.57'

LOT 6
A = 9,047± S.F.

N44°52'01"W
62.04'

LOT 5
A = 10,055± S.F.

94.82'

32.00'
2.00'
34.00'
N44°40'10"E

N45°19'50"W
25.52'

N45°19'50"W
25.52'

L=21.33'
R=13.00'

L=0.45'

L=20.42'
R=13.00'

N44°40'10"E
29.29'

N29°45'06"E
52.83'

L=20.42'
R=13.00'

10.06'

30.70'
N47°59'17"E

L=43.57'
L=44.02'
R=760.00'

87.35'

147.42'
N44°40'10"E

60.08'

N/F
DADDIECO FAMILY TRUST
METROPOLITAN AVE. REAR, MILTON
BK. 35774 PG. 571
MAP 4 BLOCK B LOT 7

S37°59'04"E
149.22'

S37°59'04"E
250.00'

STONE BOUND WITH
DRILL HOLE FOUND,
0.18' INTO STREET

MILTON AVENUE
(PUBLIC – 45' WIDE)

KINSALE LANE
(40' WIDE)

S45°19'50"E
40.00'

29.94'

(CALC-HELD)
240.00' (DEED)
S38°13'49"E

238.47'

144.65'

FARWELL
AVENUE
(PUBLIC – 40' WIDE)

S47°59'17"W
35.35'

L=46.33'
R=800.00'
L=37.30'

L=9.04'

S44°40'10"W
236.71'

81.18'

93.94'

61.59'

L=19.51'
R=13.00'

AREA IN BOSTON
=3,558± S.F.

162.38' (TIE LINE)
S1°24'17"E

N45°19'50"W
73.41'

LOT 1
A = 9,258± S.F.

S37°59'04"E
92.83'

N45°02'38"W
100.05'

LOT 2
A = 9,047± S.F.

S45°19'50"E
100.00'

LOT 3
A = 9,053± S.F.

LOT 4
TOTAL LOT
AREA =12,197± S.F.

AREA IN MILTON
=8,639± S.F.

N1°24'17"W
36.91'

97.58'
90.72'
68.33'
120.37'

377.00'
S44°40'10"W

N/F
DAVID D DESANTIS
& KATHLEEN C DOYLE
1047 METROPOLITAN AVE., MILTON
BK. 16433 PG. 444
MAP 4 BLOCK B LOT 2A

N/F
JEFFREY P. MORRILL
150 MILTON AVENUE
BK. 33646 PG. 63
ID 1810844000

N/F
CHARLES R. BLICKER &
KATHERINE M. BLICKER
1063 METROPOLITAN AVE., MILTON
BK. 32088 PG. 22
MAP 4 BLOCK B LOT 2

IP FOUND

BOSTON (SUFFOLK COUNTY) CITY LINE
MILTON (NORFOLK COUNTY) TOWN LINE

574.8'±
S1°24'17"E

CITY/TOWN BOUNDARY
CORNER B-M3
(HELD CENTER TOP
OF MONUMENT)

0 30 60 100
SCALE: 1" = 30'

NOTES:

INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AN ON-THE GROUND FIELD SURVEY PERFORMED BETWEEN APRIL 13, 2016 AND MAY 03, 2018, BY DESIGN CONSULTANTS, INC. (DCI).

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
MATTHEW LOWRY
No. 49625
PROFESSIONAL LAND SURVEYOR

P.L.S. Matthew Lowry
MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625

DATE 7-2-2018

LOCUS TITLE INFORMATION

MILTON AVENUE

OWNER:	MOLLIE FEENEY
DEED REFERENCE:	BK. 8953 PG. 241
PLAN REFERENCE:	BK. 7067 PG. 145
ASSESSORS:	PARCEL ID 1810844001

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P:\2016 Projects\2016-028 Milton Ave Boston\Dwg_SURVEYING\2016-028sd.dwg

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350
68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1"= 30'
VERT: ———

NO.	DATE	BY	REVISIONS

FIELD: LG
CALCS: ML
CHECKED: DG
APPROVED: ML

SUBDIVISION PLAN

KINSALE LANE

LAND LOCATED IN
BOSTON (HYDE PARK) AND MILTON, MA.
SURVEYED FOR
THE KEOHANE COMPANY

PROJECT NO. 2016-028
DATE: MAY 4, 2018
SHEET NO. 1 OF 1

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07/14/2023

DS
APPROVED
Design Section
BOSTON REDEVELOPMENT AUTHORITY
Design Review for the Board of Appeal
Signature

FOUND

S52°00'56"W
45.00'

N/F
EDWARD J. &
REBECCA A. HOLLAND
136 MILTON AVENUE
BK. 8931 PG. 575
ID 1810845000

85.91'

EDW
REBECCA
136 MIL
BK. 89
ID 18

N/F
DENIS F. KOEHANE,
TRUSTEE OF KOEHANE
REALTY DEVELOPMENT
4 KINSALE LANE

LOT 8
#2 KINSALE LANE
9,153 SF

42.5

PATIO
EL=237.8

DECK
EL=245.0

REAR SETBACK

91.00'
S37°59'04"E

25.1

S.F.

SIDE SETBACK

PROPOSED 2-STORY
SINGLE FAMILY HOUSE
FINISH FLOOR
EL:246.50
BASEMENT
EL: 236.75

GARAGE
EL:244.50

106.17'
N39°17'24"W

10.2

FRONT SETBACK

L=21.33'
R=13.00'

27.4

DRIVEWAY

20.0

L=43.57'

L=0.45'

87.35

30.70'
N47°59'17"E

L=44.02'
R=760.00'

MILTON AVENUE
(PUBLIC - 45' WIDE)

KINSALE LANE
(40' WIDE)

S37°59'04"E
250.00'

S47°59'17"W
35.35'

L=46.33'
R=800.00'

0 10 20 40 Feet
1"=20'

HYDE PARK NEIGHBORHOOD DISTRICT
ONE-FAMILY RESIDENTIAL SUBDISTRICT
(1F-9000)

LOT 8		
	REQUIRED	PROPOSED
LOT AREA	9,000 SF	9,153 SF
LOT FRONTAGE	70 LF	187 LF
FRONT SETBACK	25 LF	25.1 LF
SIDE SETBACK	10 LF	10.2 LF
REAR SETBACK	40 LF	42.5 LF
LOT WIDTH	70 LF	88 LF
FAR	0.3	0.24
OPEN SPACE	1,838 SF	6,772 SF (74%)

*OPEN SPACE IS ALL LOT AREA EXCLUDING BUILDING & DRIVEWAYS

OWNER: DENIS F. KOEHANE, TRUSTEE OF KOEHANE REALTY DEVELOPMENT

DEED REFERANCE: SUFFOLK COUNTY REGISTRY OF DEEDS - BOOK 59087 / PAGE 32

REFERNACE PLAN: SUFFOLK COUNTY REGISTRY OF DEEDS - PLAN YEAR 2021 / PLAN 266

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. SMITH JR.
No. 35794
PROFESSIONAL LAND SURVEYOR

10-5-21

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 8
2 KINSALE LANE,
BOSTON, MA

SHEET NAME: SITE PLAN

SHEET NO.: C108

DR BY:	GS
CHK BY:	RS
PROJ NO:	2016-028
DATE:	10-05-2021
SCALE:	1" = 20'

DocuSign Envelope ID: E75283F3-24D7-483C-8065-191EBBD5F8B8

DS

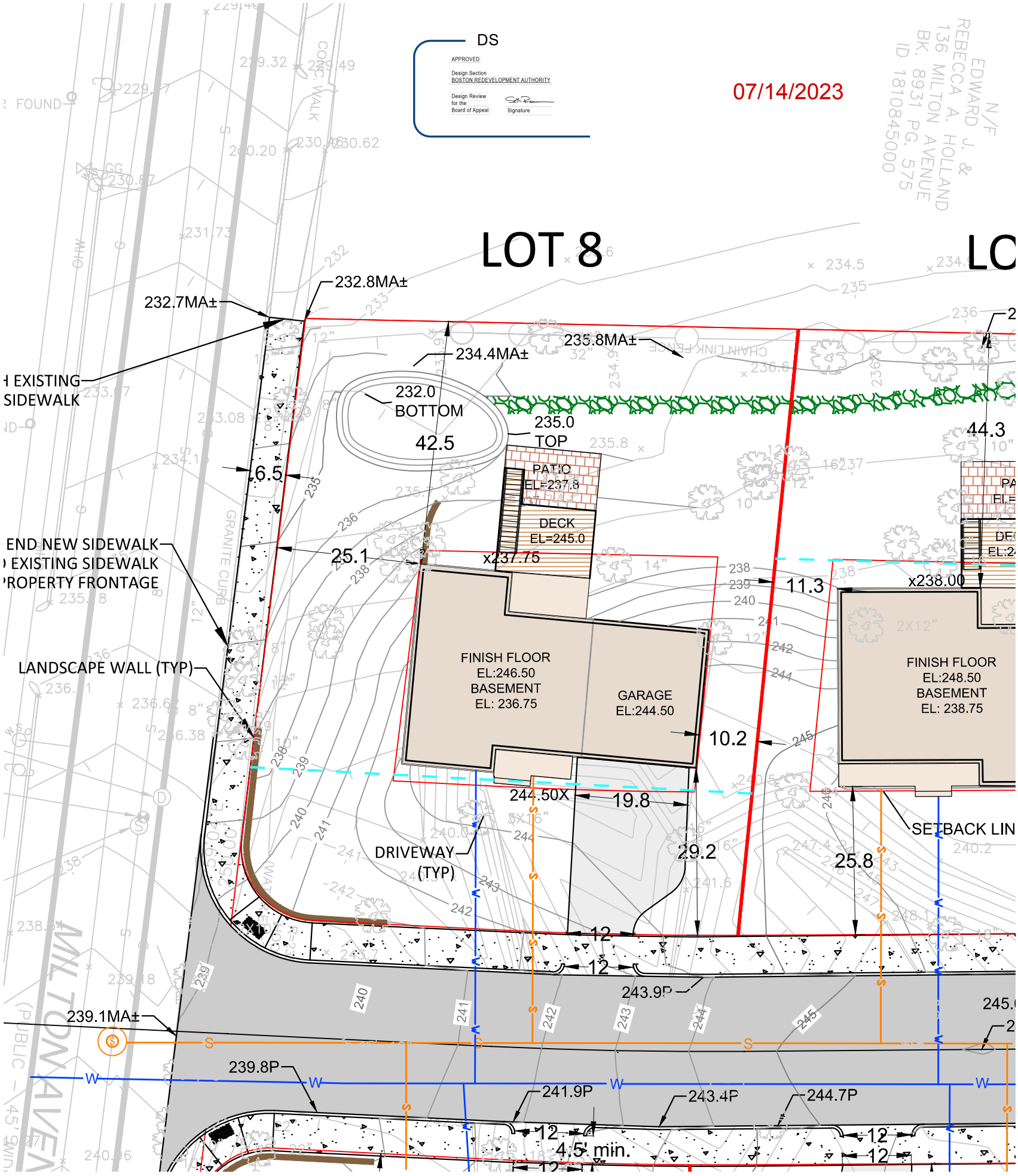
APPROVED

Design Section
BOSTON REDEVELOPMENT AUTHORITY

Design Review for the Board of Appeal

Signature

07/14/2023



LOT 8	
LOT AREA	9153 SF
LOT FRONTAGE	84.9 LF
RIGHT SIDE	106.2 LF
LEFT SIDE	101.7 LF
REAR	85.9 LF
LOT WIDTH	88 LF
OPEN SPACE	6771 SF (74%)

*OPEN SPACE IS ALL LOT AREA EXCLUDING BUILDING & DRIVEWAYS

0 10 20 40 Feet

1"=20'

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

LEGEND

- PROPOSED HOUSE
- PROPOSED WALL
- PROPOSED DECK
- PROPOSED DRIVEWAYS
- PROPOSED ROAD
- PROPOSED CONCRETE
- LIMIT OF WORK
- PROPOSED PATIO
- PROPOSED COVERED PORCH
- LOT WIDTH

ACRONYMS

TW	TOP OF WALL
BW	BOTTOM OF WALL
MA	MATCH
P	PAVEMENT
BOTTOM	BOTTOM OF SLOPE
TOP	TOP OF SLOPE

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 38808
REGISTERED PROFESSIONAL ENGINEER

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LOT 8
KINSALE LANE,
BOSTON, MA

SHEET NAME: SITE PLAN

SHEET NO.: C108

DR BY:	MH
CHK BY:	SBS
PROJ NO:	2016-028
DATE:	04-06-2021 Rev. 04-28-22
SCALE:	1" = 20'

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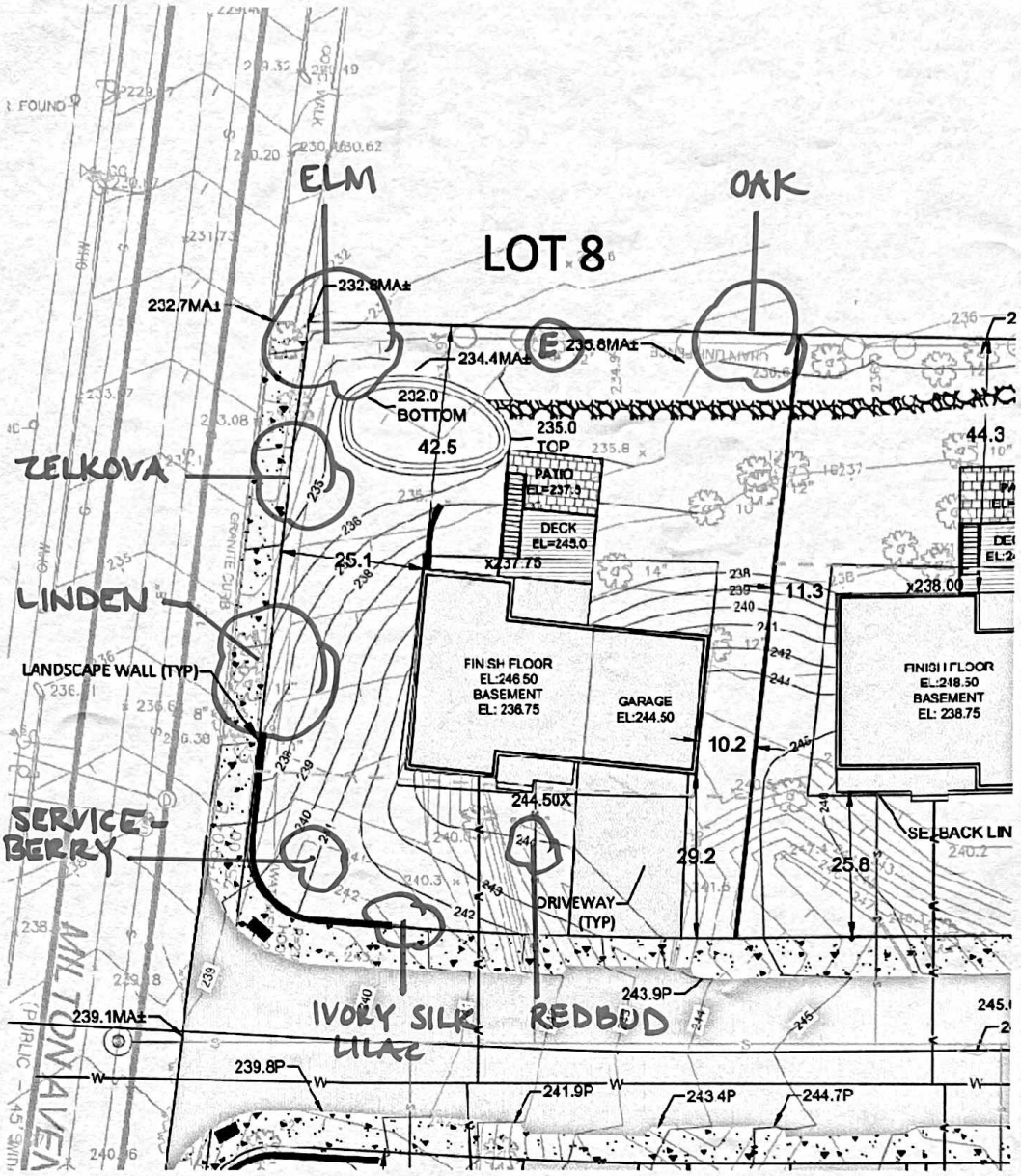

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

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Design Section
BOSTON REDEVELOPMENT AUTHORITY

Design Review for the Board of Appeal

Signature

SYMBOLS!
(E) - EXISTING TREE TO SAVE IF POSSIBLE

	LOT 8 KINSALE LANE, BOSTON, MA	SHEET NAME PROPOSED SITE PLAN OF TREES	SHEET NO. C108	DR BY K. MACCHI / MOLLOY CHK BY: PROJ NO: DATE: 9/19/22 SCALE: 1" = 20'

07/14/2023

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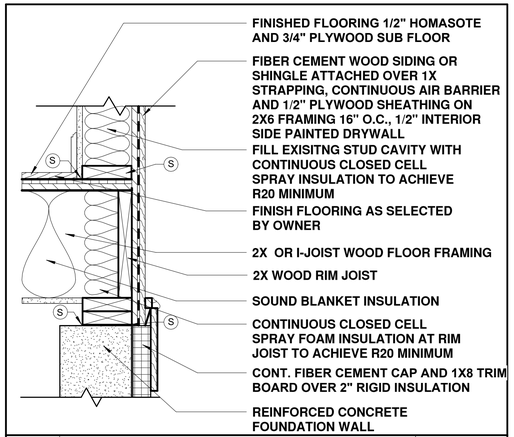
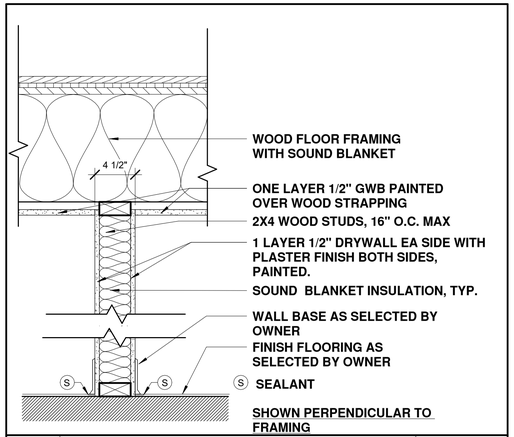
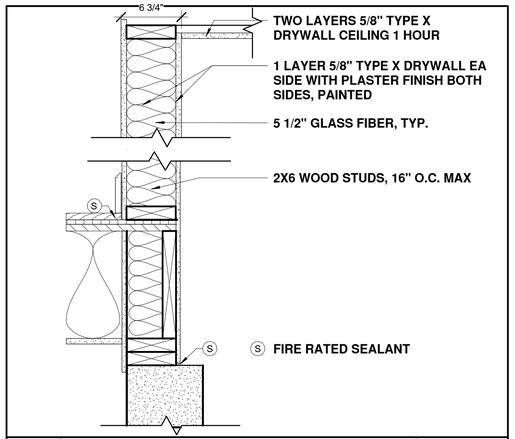


1	EXTERIOR WALL/FLOOR	
	R VALUE: 20 MINIMUM	

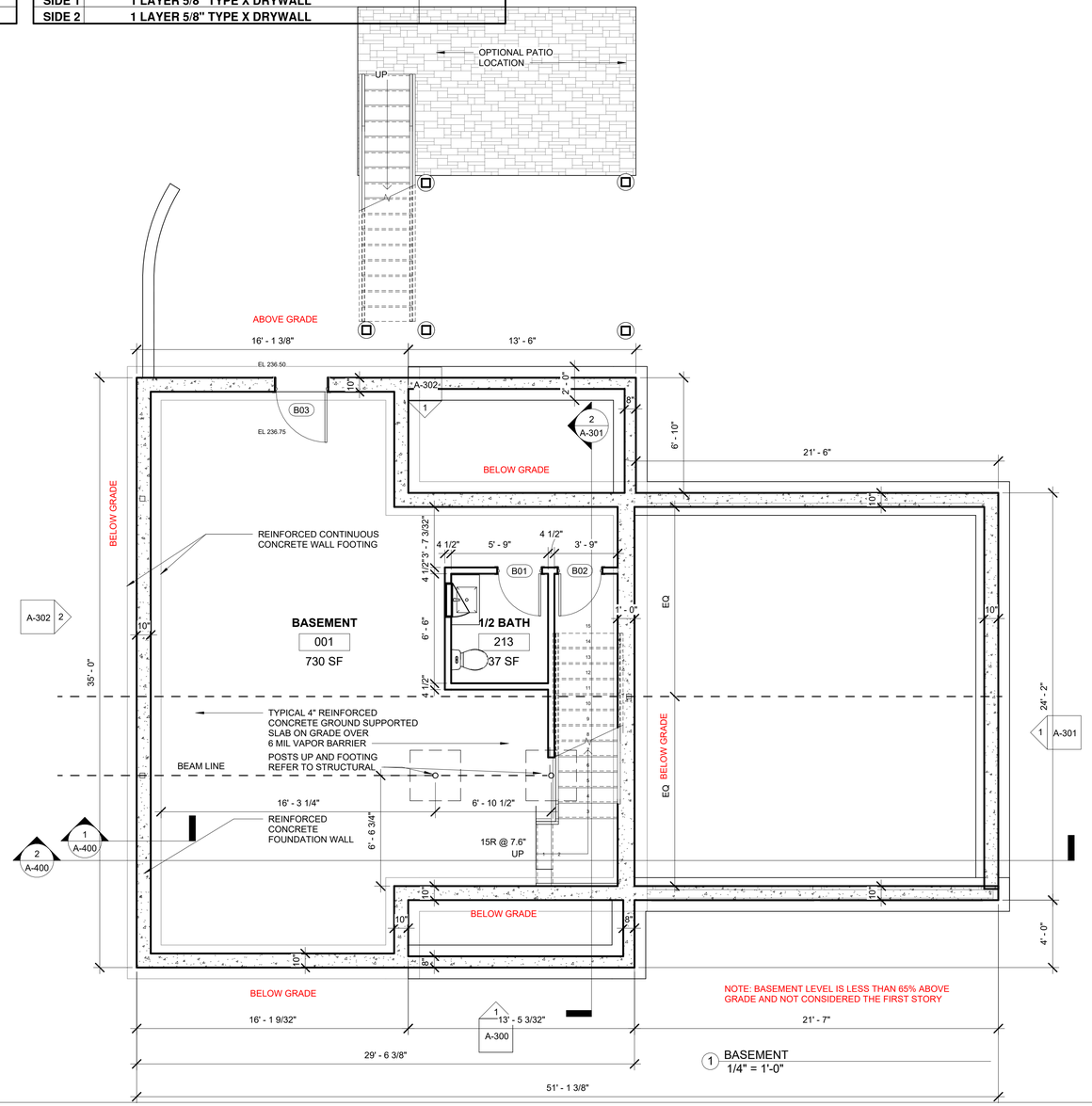


2	INTERIOR WALL	
SIDE 1	1 LAYER 1/2" DRYWALL	
SIDE 2	1 LAYER 1/2" DRYWALL	



3	1 HR GARAGE SEPARATION	U309
SIDE 1	1 LAYER 5/8" TYPE X DRYWALL	
SIDE 2	1 LAYER 5/8" TYPE X DRYWALL	

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



1 BASEMENT
1/4" = 1'-0"

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Kinsale Lane Sub-Division

Hyde Park

No.	Date	Revision

Seal

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

LOT 8 TYPE A BASEMENT & FOUNDATION PLAN, NOTES & WALL TYPES

Project No.	Drawing No.
STA2019KEO	A100
Date: 08 02 21	
Scale: As indicated	
Drawn By: GET	Checked By: CT

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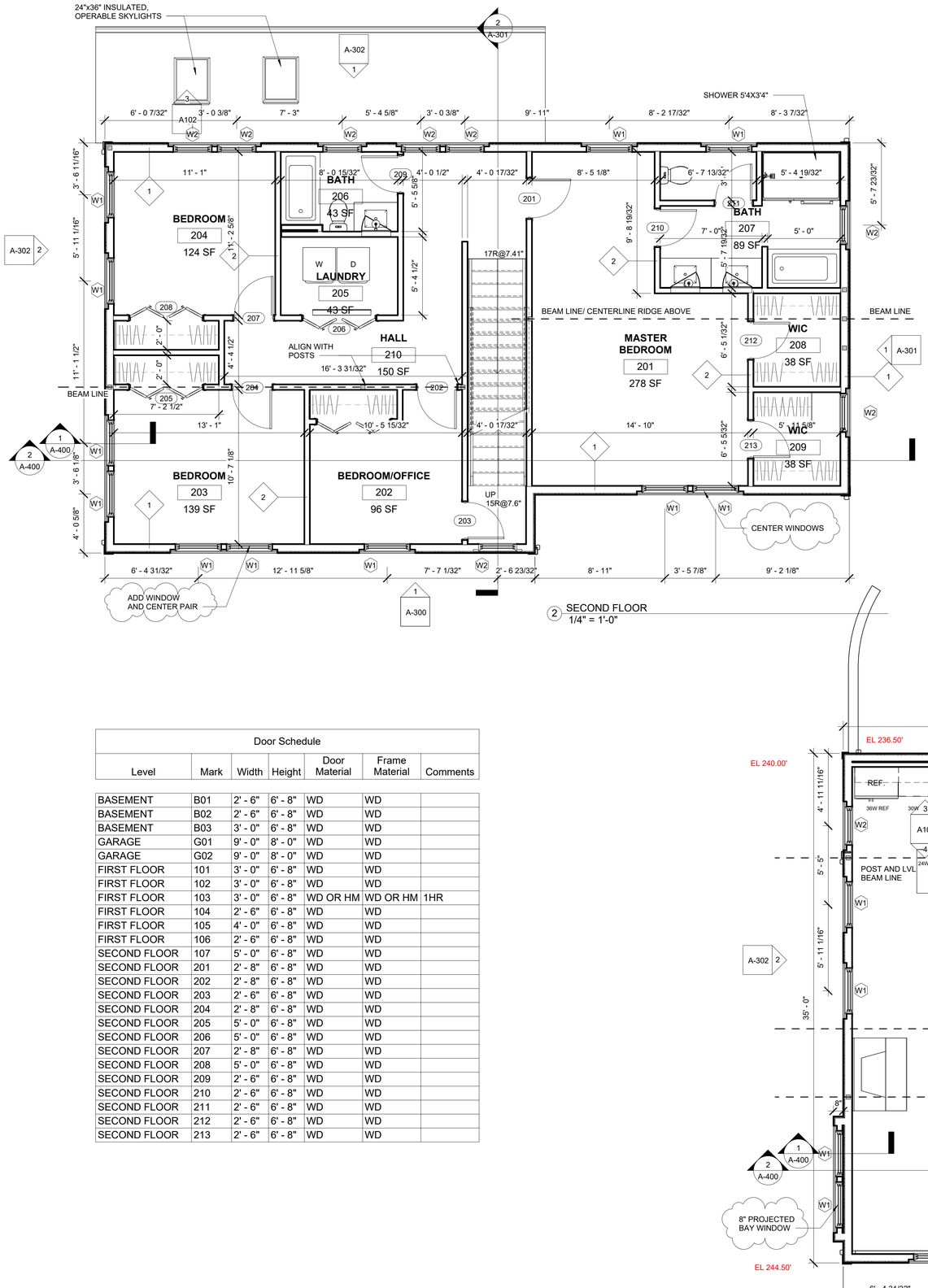

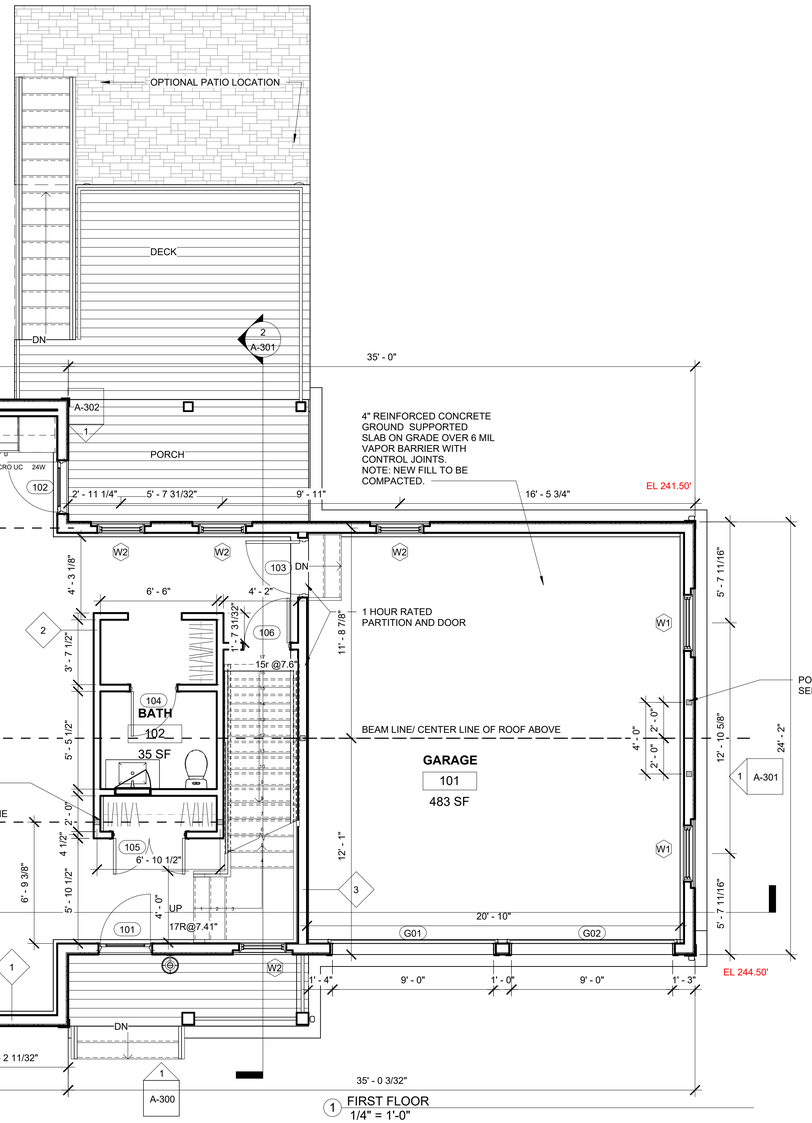

Room Schedule							
Level	Number	Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
BASEMENT	001	BASEMENT	CONC	CONC	CONC	GWB PT	
BASEMENT	213	1/2 BATH	TILE	TILE	TILE/GWB PT	GWB PT	CEMENT BD ON WET WALL
FIRST FLOOR	101	GARAGE	CONC	CONC	GWB PT	GWB PT	1HR FLR-CLG ASSEMBLY
FIRST FLOOR	102	BATH	TILE	TILE	TILE/GWB PT		CEMENT BD ON WET WALL
FIRST FLOOR	103	LIVING	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	201	MASTER BEDROOM	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	202	BEDROOM/OFFICE	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	203	BEDROOM	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	204	BEDROOM	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	205	LAUNDRY	TILE	TILE	TILE/GWB PT	GWB PT	CEMENT BD ON WET WALL
SECOND FLOOR	206	BATH	TILE	TILE	TILE/GWB PT	GWB PT	CEMENT BD ON WET WALL
SECOND FLOOR	207	BATH	TILE	TILE	TILE/GWB PT	GWB PT	CEMENT BD ON WET WALL
SECOND FLOOR	208	WIC	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	209	WIC	WD	WD PT	GWB PT	GWB PT	
SECOND FLOOR	210	HALL	WD	WD PT	GWB PT	GWB PT	
ATTIC	301	ATTIC	PLYWOOD	-	GWB PT	GWB PT	

Door Schedule						
Level	Mark	Width	Height	Door Material	Frame Material	Comments
BASEMENT	B01	2' - 6"	6' - 8"	WD	WD	
BASEMENT	B02	2' - 6"	6' - 8"	WD	WD	
BASEMENT	B03	3' - 0"	6' - 8"	WD	WD	
GARAGE	G01	9' - 0"	8' - 0"	WD	WD	
GARAGE	G02	9' - 0"	8' - 0"	WD	WD	
FIRST FLOOR	101	3' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	102	3' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	103	3' - 0"	6' - 8"	WD OR HM	WD OR HM	1HR
FIRST FLOOR	104	2' - 6"	6' - 8"	WD	WD	
FIRST FLOOR	105	4' - 0"	6' - 8"	WD	WD	
FIRST FLOOR	106	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	107	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	201	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	202	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	203	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	204	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	205	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	206	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	207	2' - 8"	6' - 8"	WD	WD	
SECOND FLOOR	208	5' - 0"	6' - 8"	WD	WD	
SECOND FLOOR	209	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	210	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	211	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	212	2' - 6"	6' - 8"	WD	WD	
SECOND FLOOR	213	2' - 6"	6' - 8"	WD	WD	

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Hyde Park

No.	Date	Revision
1	9 22 22	BPDA REVIEW

Seal

REGISTERED ARCHITECT GEORGE E. TOUGIAS No. 7468 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE A FIRST & SECOND FLOOR PLANS & SCHEDULES

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A101

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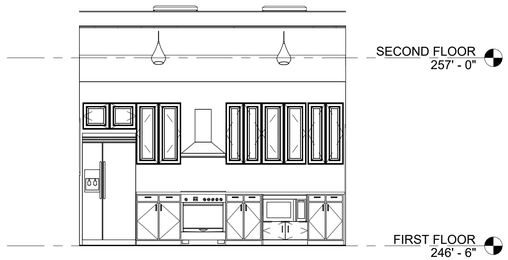
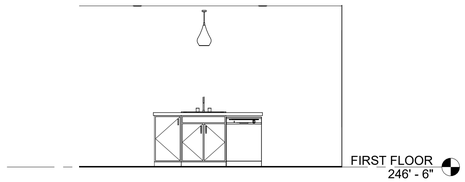
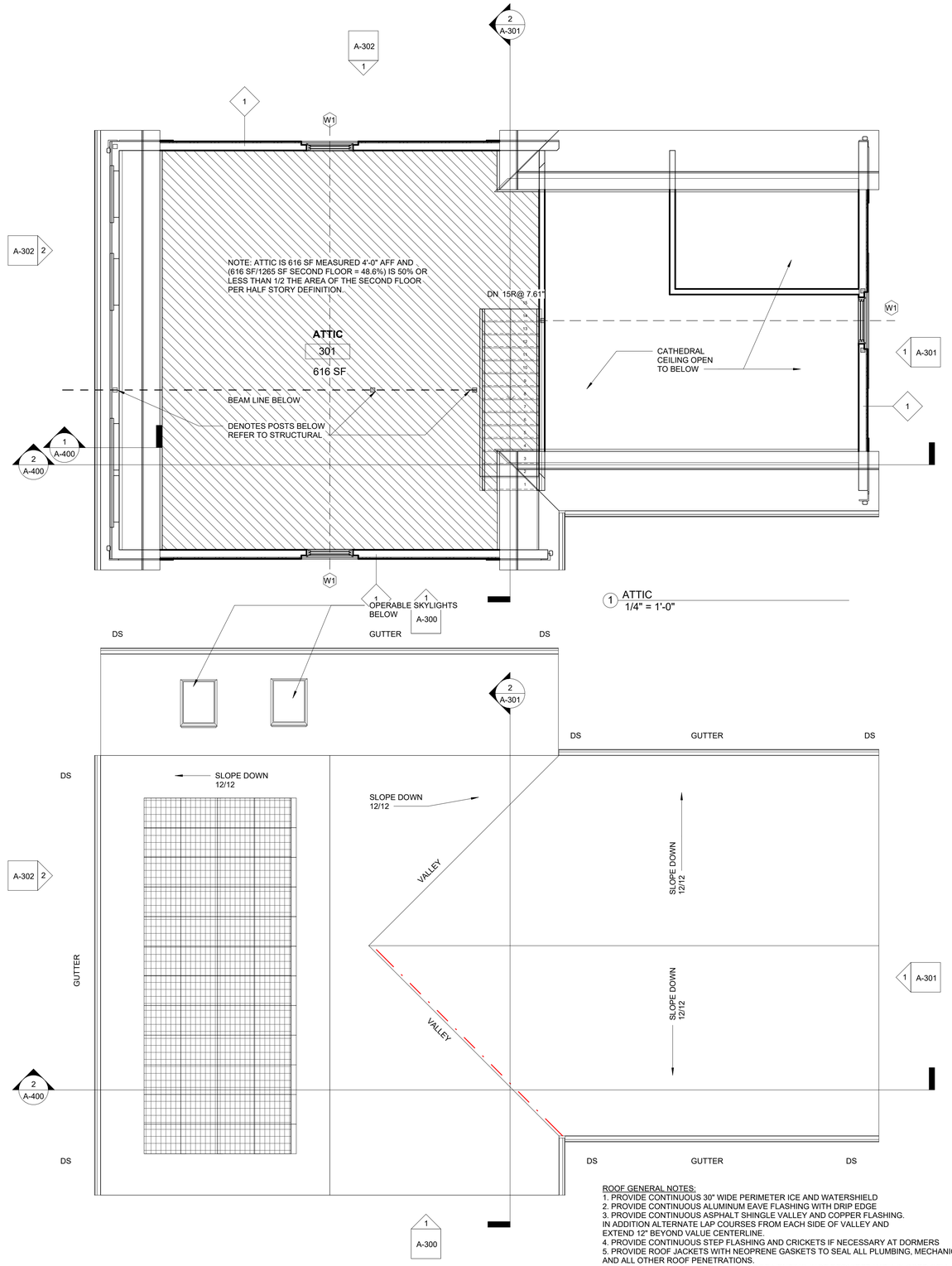


3 KITCHEN ELEVATION
1/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
1/4" = 1'-0"



1 ATTIC
1/4" = 1'-0"

ROOF GENERAL NOTES:
1. PROVIDE CONTINUOUS 30" WIDE PERIMETER ICE AND WATERSHIELD
2. PROVIDE CONTINUOUS ALUMINUM EAVE FLASHING WITH DRIP EDGE
3. PROVIDE CONTINUOUS ASPHALT SHINGLE VALLEY AND COPPER FLASHING.
IN ADDITION ALTERNATE LAP COURSES FROM EACH SIDE OF VALLEY AND
EXTEND 12" BEYOND VALLIE CENTERLINE.
4. PROVIDE CONTINUOUS STEP FLASHING AND CRICKETS IF NECESSARY AT DORMERS
5. PROVIDE ROOF JACKETS WITH NEOPRENE GASKETS TO SEAL ALL PLUMBING, MECHANICAL
AND ALL OTHER ROOF PENETRATIONS.
6. PROVIDE CONTINUOUS EAVE AND RIDGE VENTING (NOT REQUIRED WITH CLOSED CELL INSULATION).
7. GUTTERS SHALL BE 6" ALUMINUM WITH SUPPORTING BRACKETS 48" O.C. WITH MATCHING
RECTANGULAR ALUMINUM DOWNSPOUTS STRAPPED TO SIDING AT TOP, MIDDLE AND BOTTOM MINIMUM

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

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE A ATTIC PLAN & ROOF PLAN & INTERIOR ELEVATIONS

Project No. STA2019KEO
Drawing No. A102
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT

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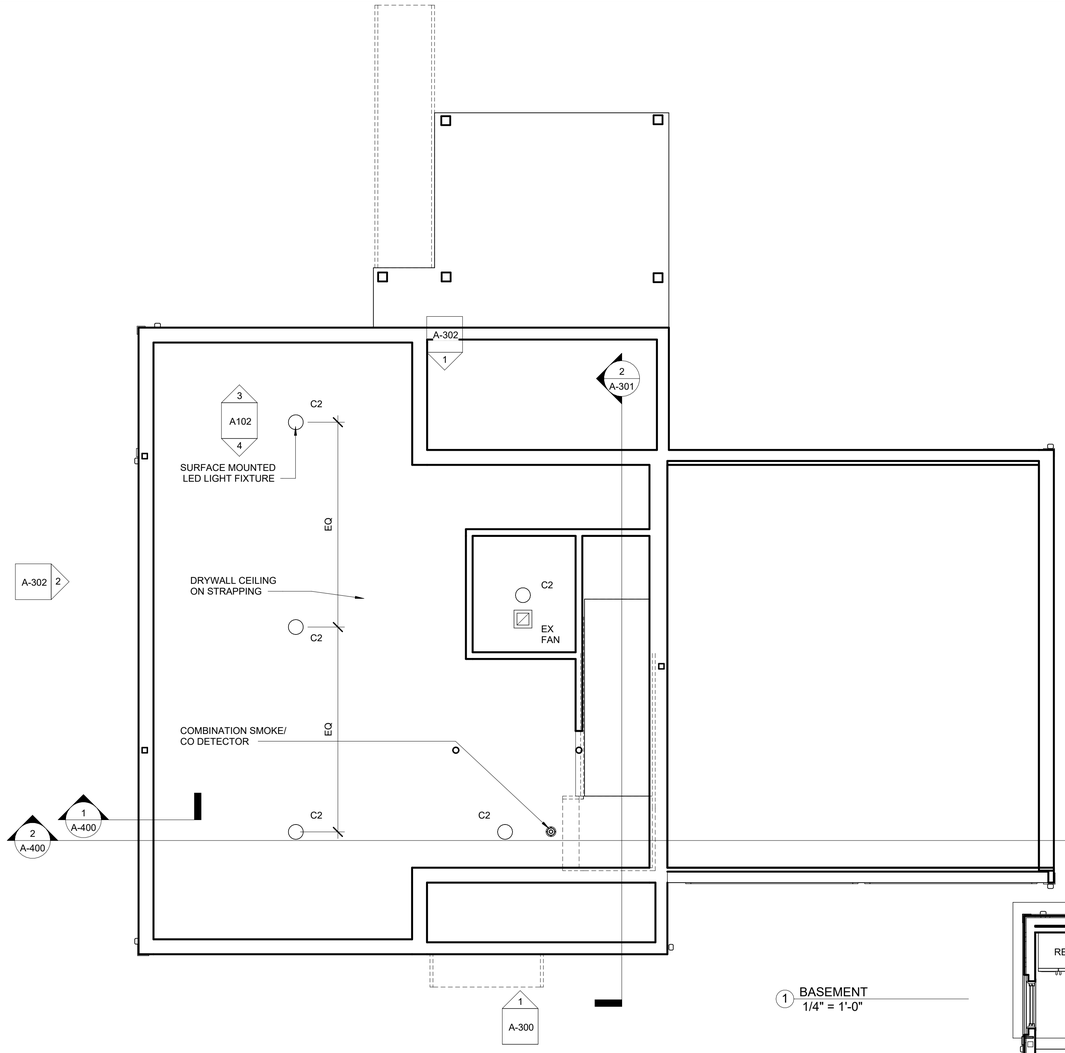
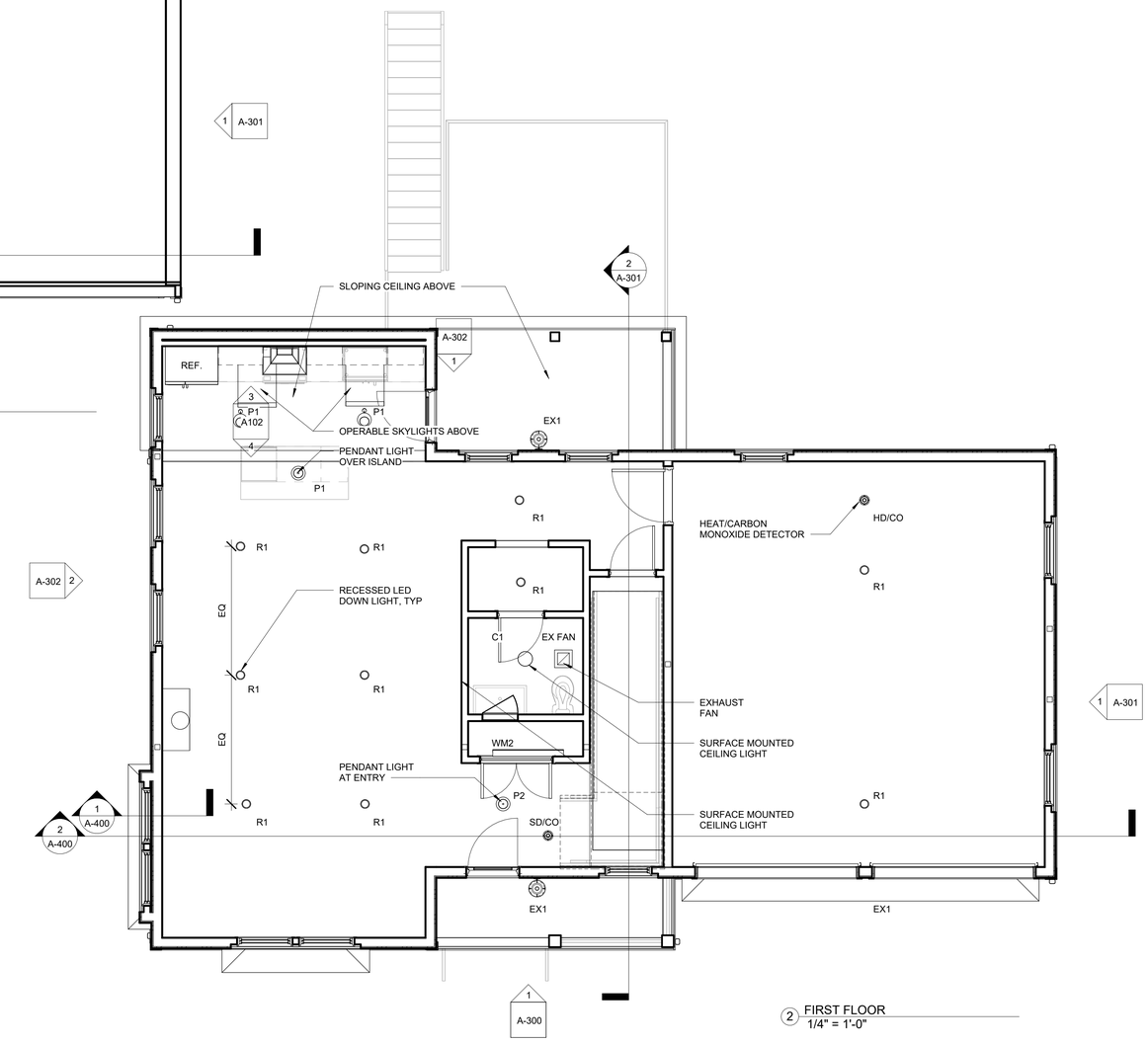


1 BASEMENT
1/4" = 1'-0"



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

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

BASEMENT & FIRST FLOOR REFLECTED CEILING PLANS UNIT TYPE A

Project No.	STA2019KEO
Date	08 02 21
Scale	1/4" = 1'-0"
Drawn By	GT
Checked By	CFT
Drawing No.	A201

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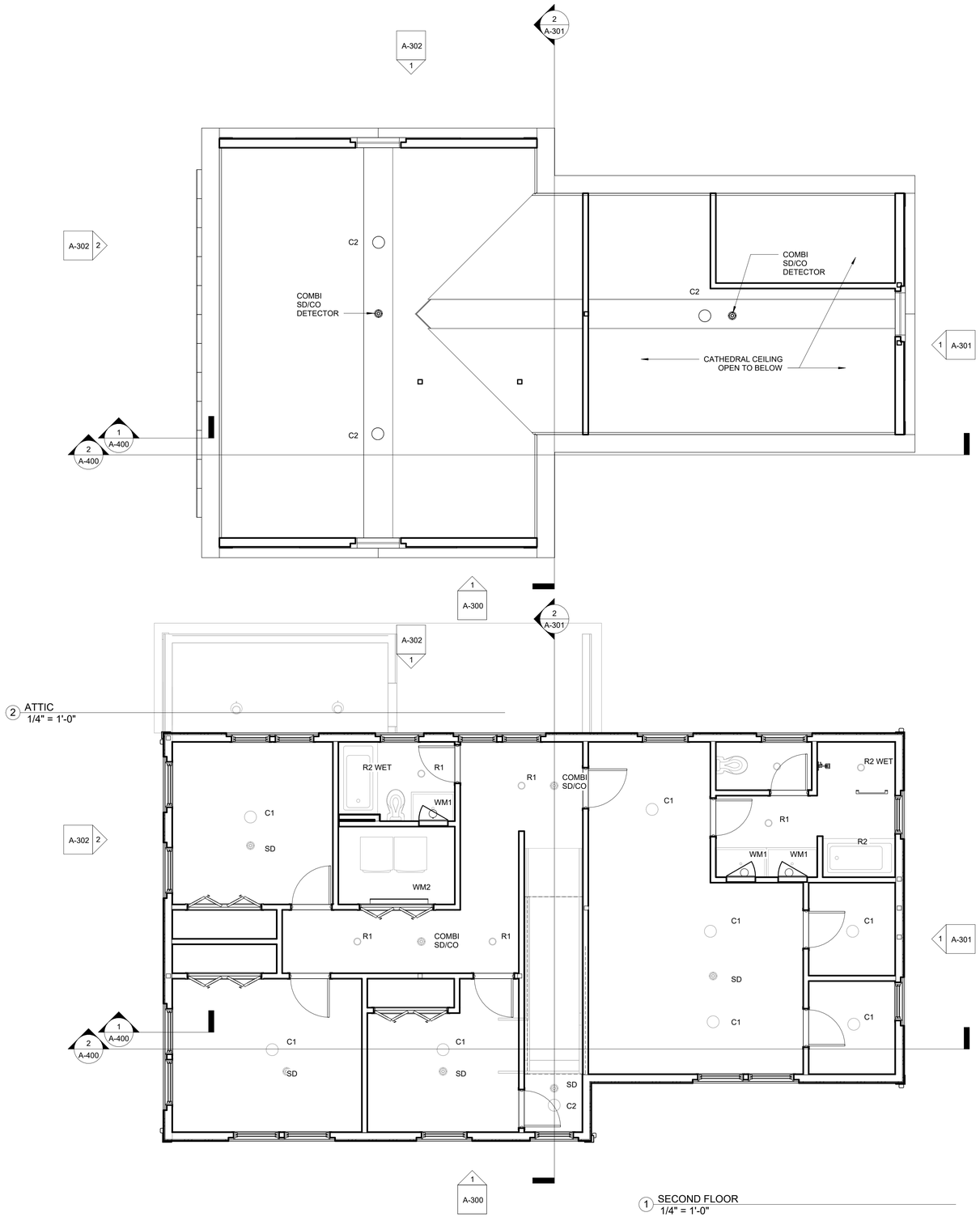

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Kinsale Lane Sub-Division

Hyde Park

No.	Date	Revision

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

SECOND & ATTIC FLOOR REFLECTED CEILING PLANS

Project No.	Drawing No.
STA2019KEO	A202
Date: 08 02 21	
Scale: 1/4" = 1'-0"	
Drawn By: GT	Checked By: CFT

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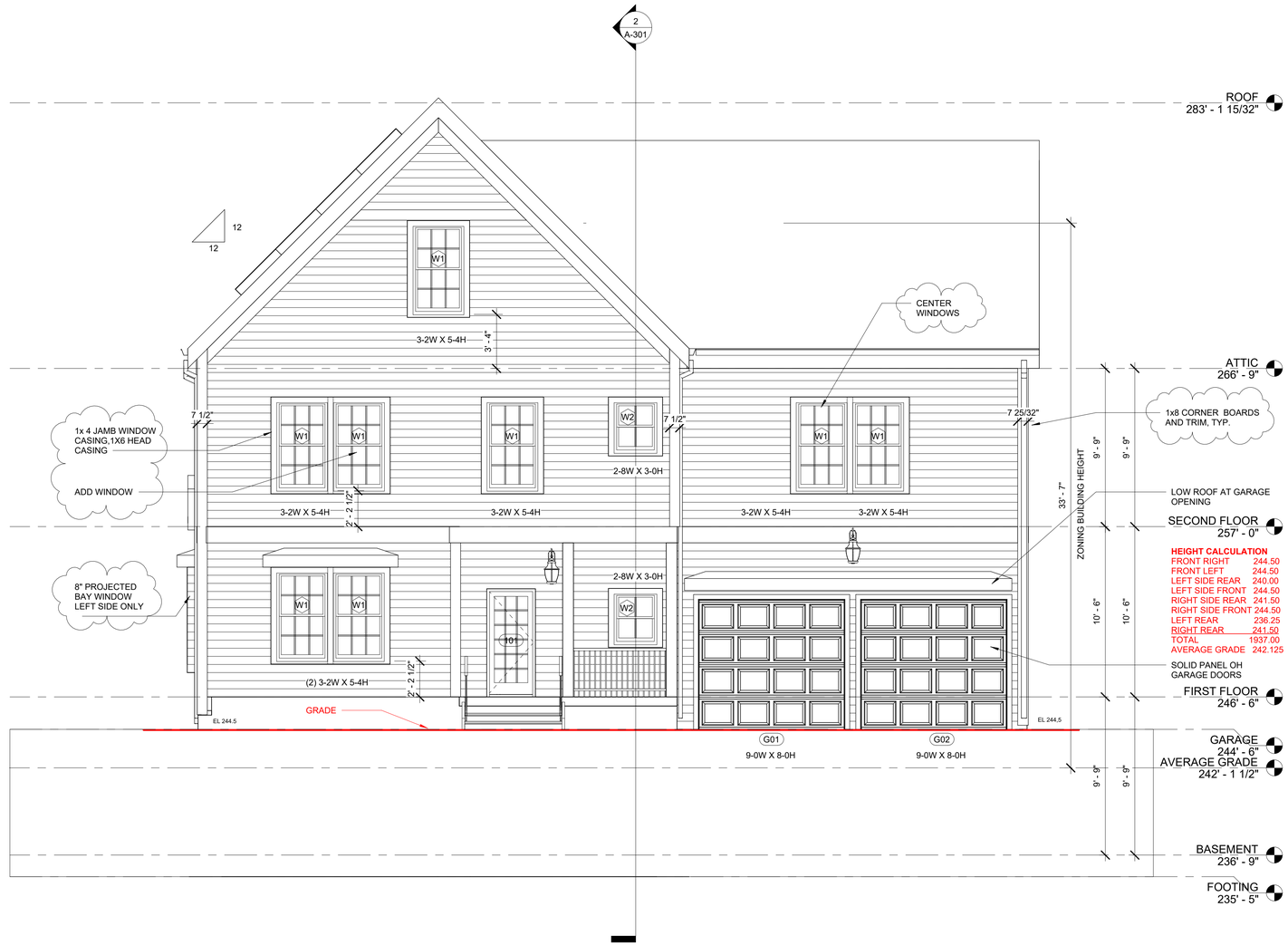

HEIGHT CALCULATION

FRONT RIGHT	244.50
FRONT LEFT	244.50
LEFT SIDE REAR	240.00
LEFT SIDE FRONT	244.50
RIGHT SIDE REAR	241.50
RIGHT SIDE FRONT	244.50
LEFT REAR	236.25
RIGHT REAR	241.50
TOTAL	1937.00
AVERAGE GRADE	242.125

1 STREET ELEVATION
1/4" = 1'-0"

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Design Review
BOSTON REDEVELOPMENT AUTHORITY
Director
Board of Appeal
Signature

07/14/2023

Approved with attached provisos pursuant to requirements in a Neighborhood Design Overlay District.

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GEORGE E. TOUGIAS
No. 7468
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Drawing Title

TYPE A STREET ELEVATION LOT 8 2 KINSALE

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A-300

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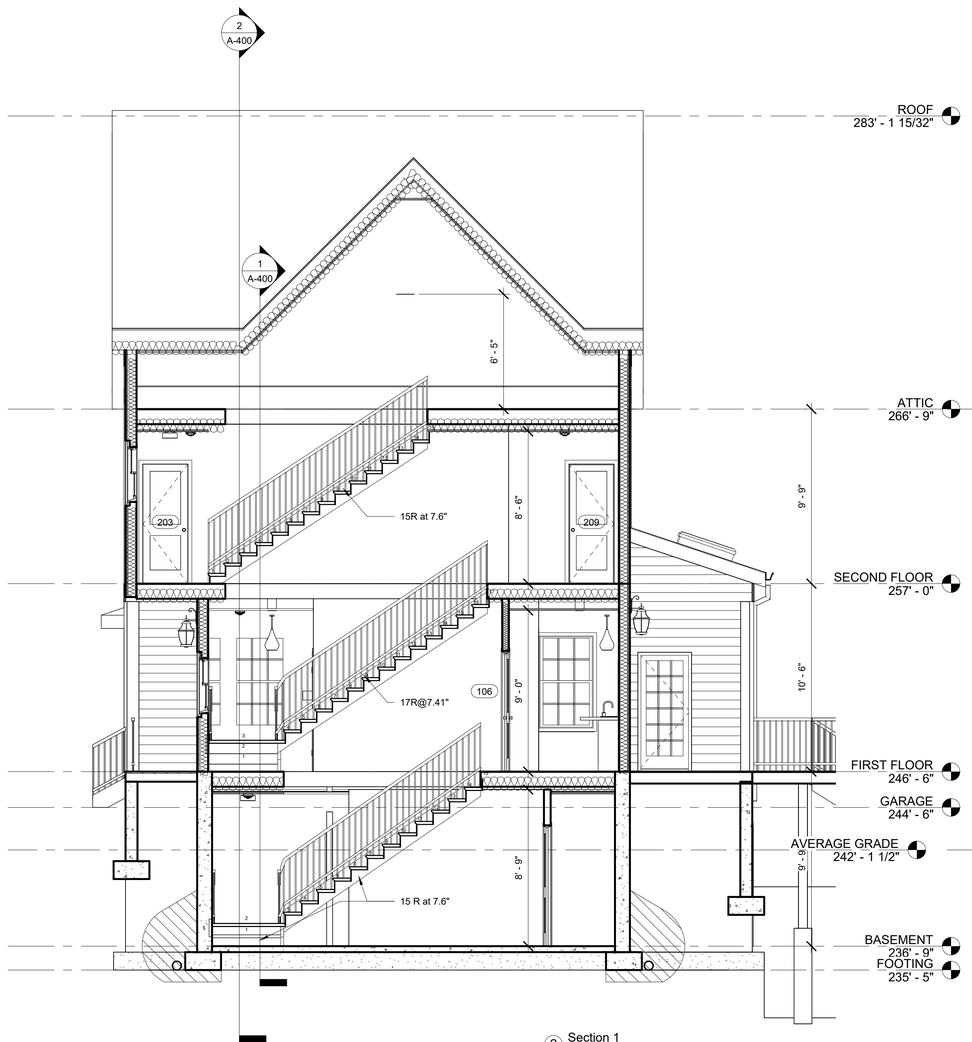
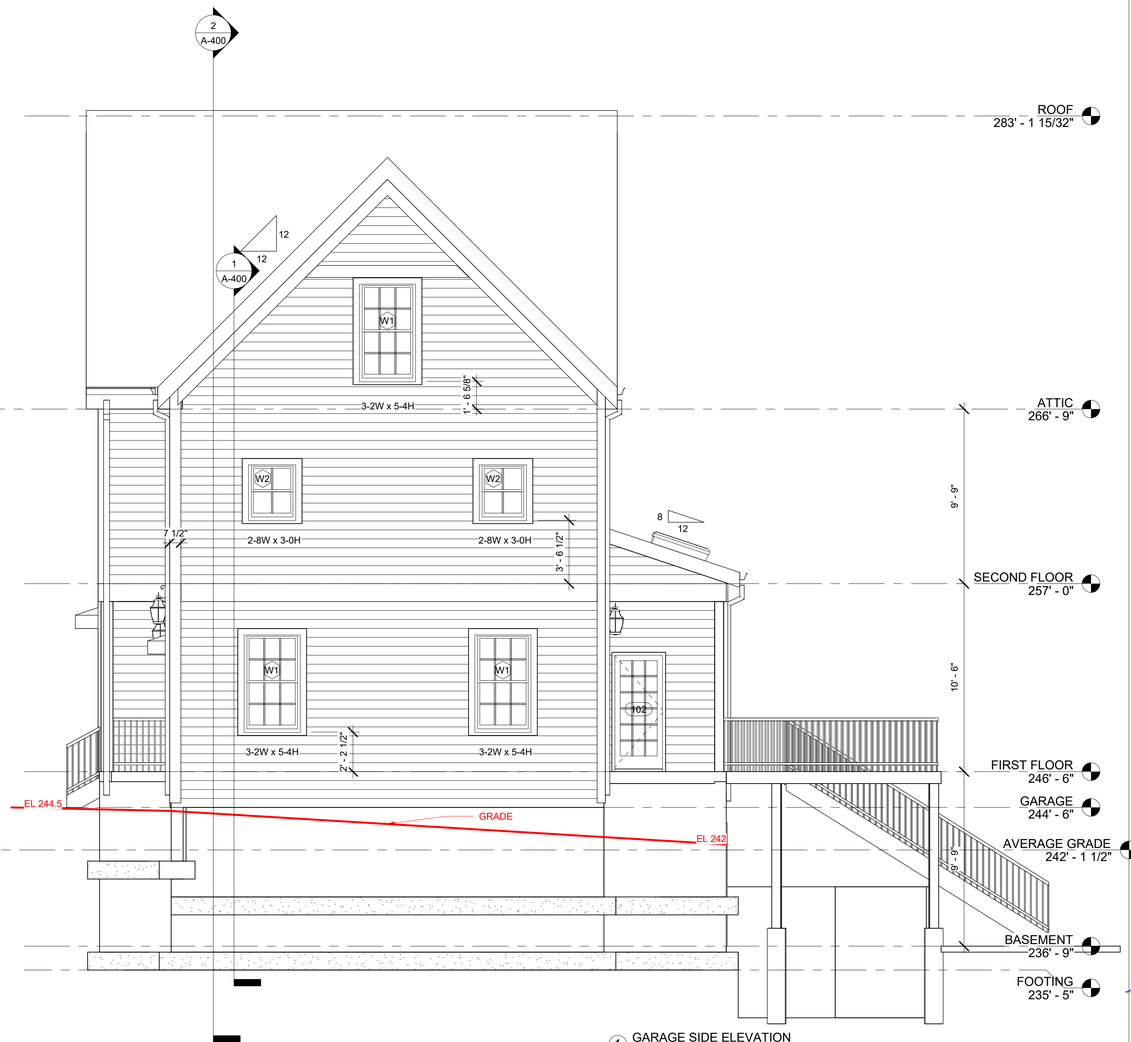


2 Section 1
1/4" = 1'-0"



1 GARAGE SIDE ELEVATION
1/4" = 1'-0"

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Design Section
BOSTON REDEVELOPMENT AUTHORITY
Design Review
for the
Board of Appeal
Signature

07/14/2023

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA.
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE A GARAGE SIDE ELEVATION & BUILDING SECTION

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A-301

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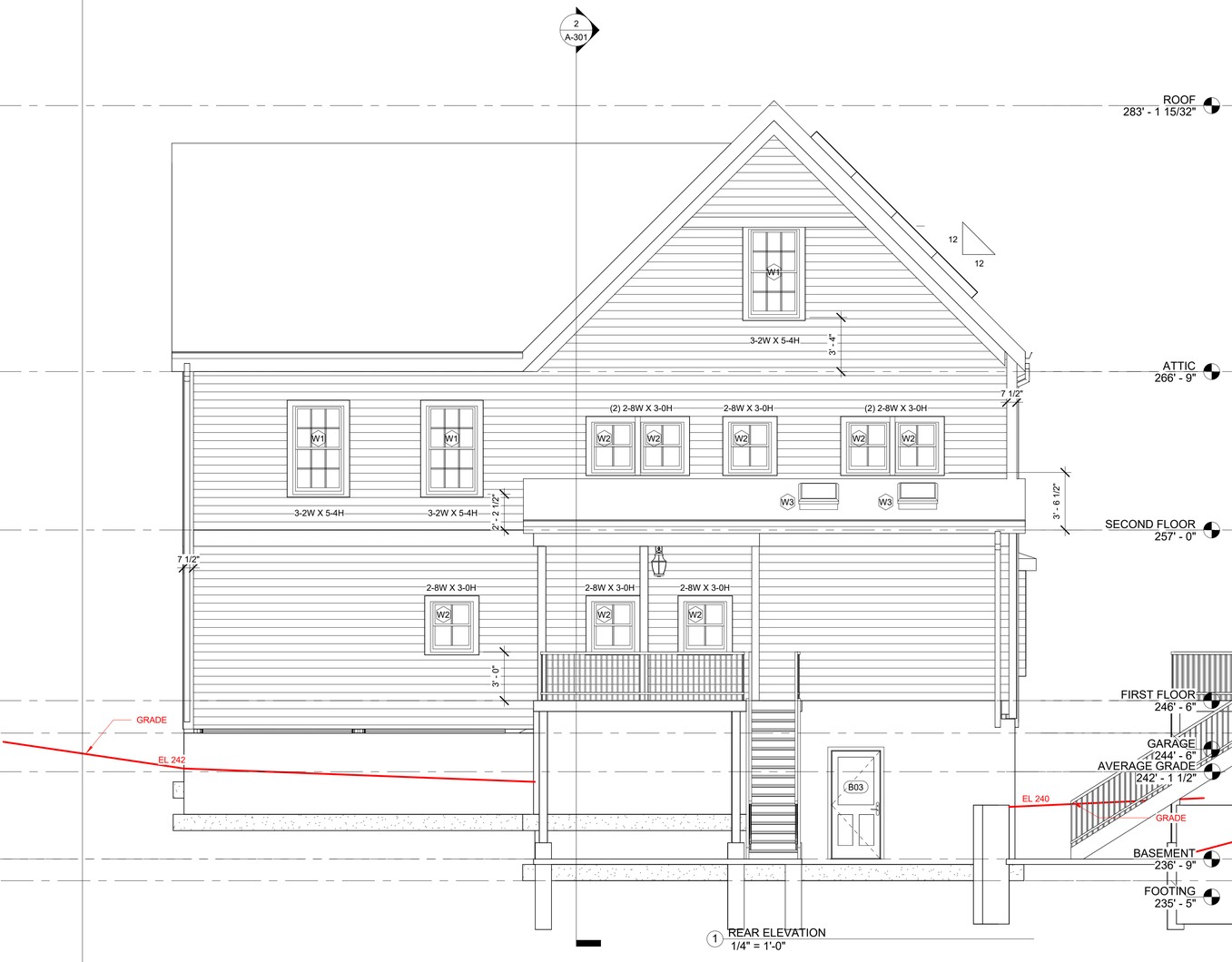
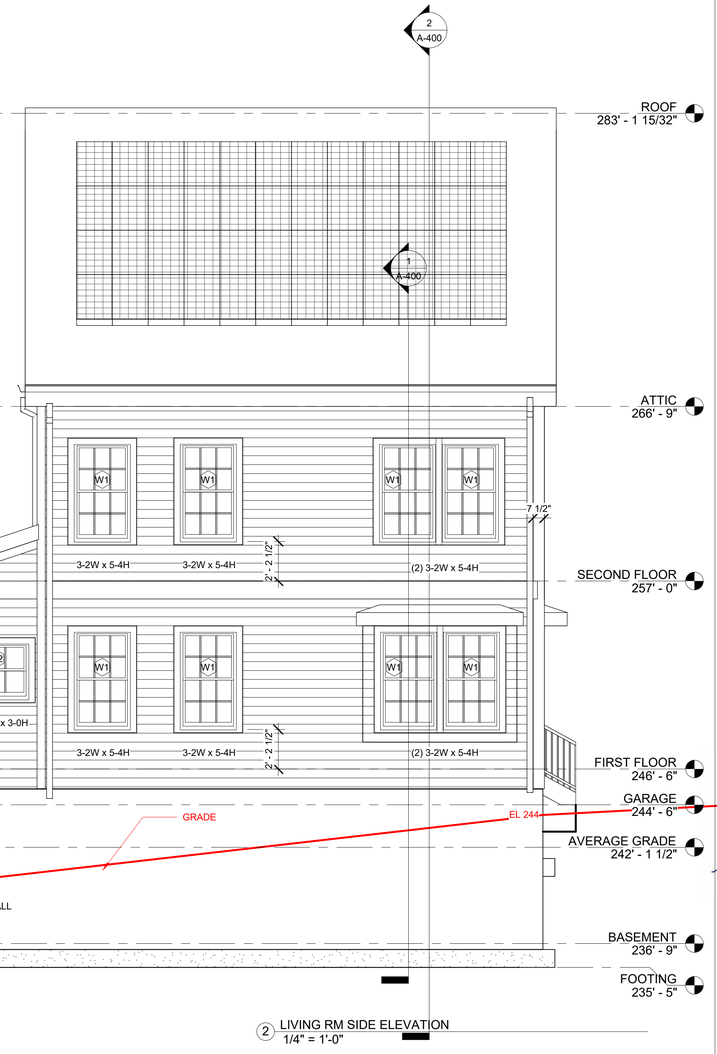


1 REAR ELEVATION
1/4" = 1'-0"



2 LIVING RM SIDE ELEVATION
1/4" = 1'-0"

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APPROVED
Design Review
Board of Appeal
BOSTON REDEVELOPMENT AUTHORITY
Signature

07/14/2023

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No. | Date | Revision

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REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE A REAR & LIVING ROOM SIDE ELEVATIONS LOT 8, 2 KINSALE

Project No. STA2019KEO
Date 08 02 21
Scale 1/4" = 1'-0"
Drawn By GT
Checked By CFT
Drawing No. A-302

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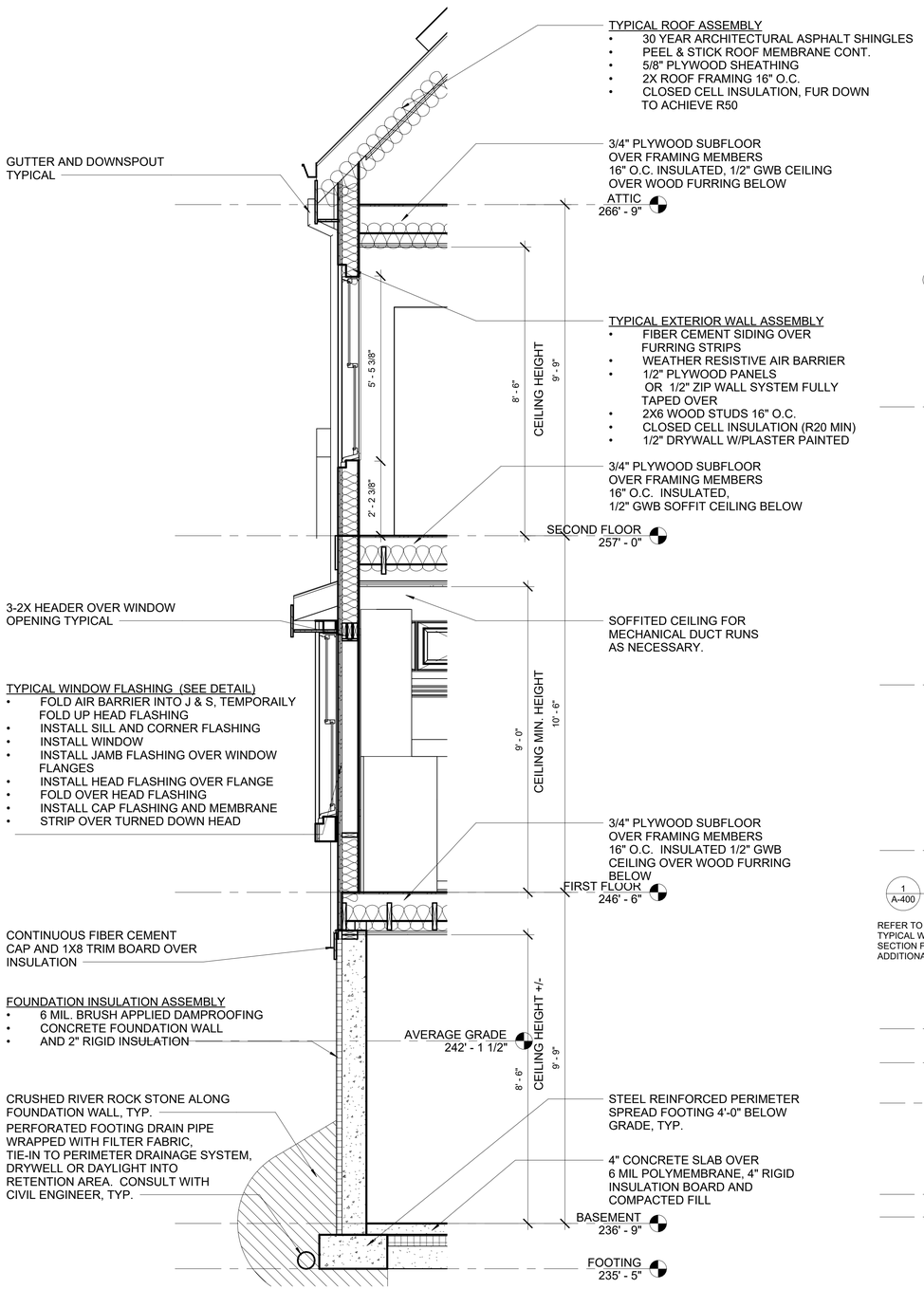
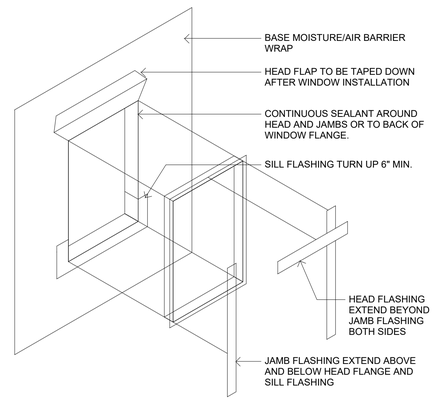
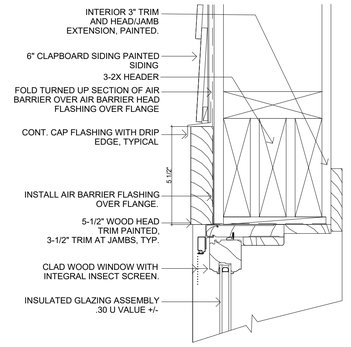


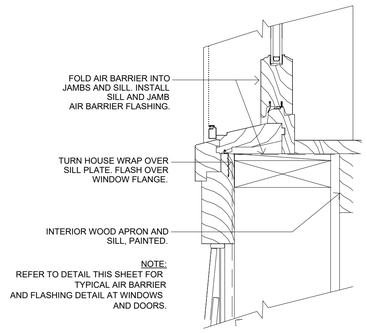
1 WALL SECTION
1/2" = 1'-0"



3 WINDOW FLASHING DETAIL
3" = 1'-0"

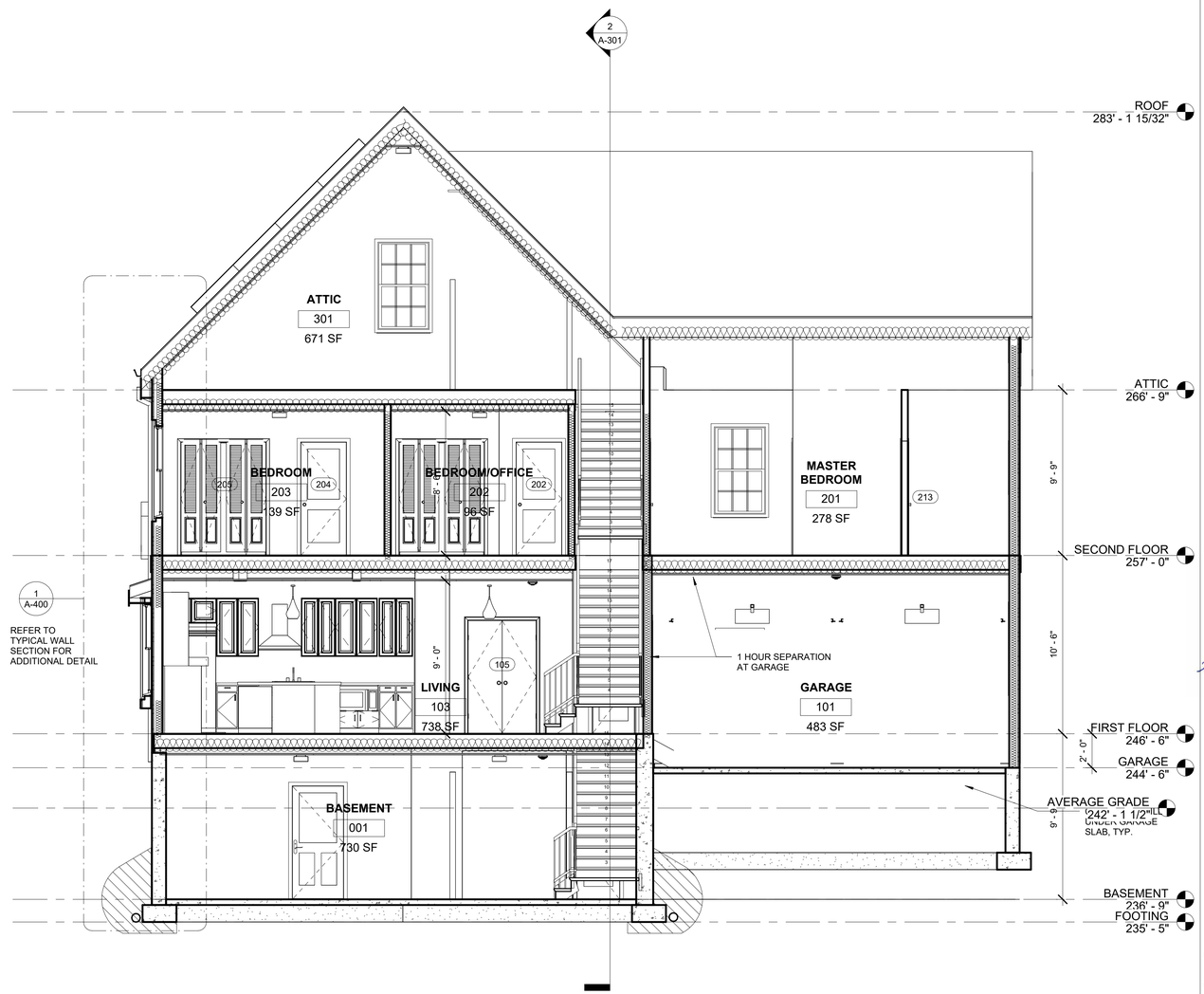


HEAD DETAIL
SCALE: 3" = 1'-0"



SILL DETAIL
SCALE: 3" = 1'-0"

4 WINDOW DETAILS
3" = 1'-0"



2 Section 2
1/4" = 1'-0"

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Kinsale Lane Sub-Division

Hyde Park

No.	Date	Revision
	5 25 25	BPDA COMMENTS

Seal

REGISTERED ARCHITECT
GEORGE E. TOUGIAS
No. 7468
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title

TYPE A BUILDING SECTION & WALL SECTION

Project No.	STA2019KEO
Date	08 02 21
Scale	As indicated
Drawn By	GT
Checked By	CFT
Drawing No.	A-400

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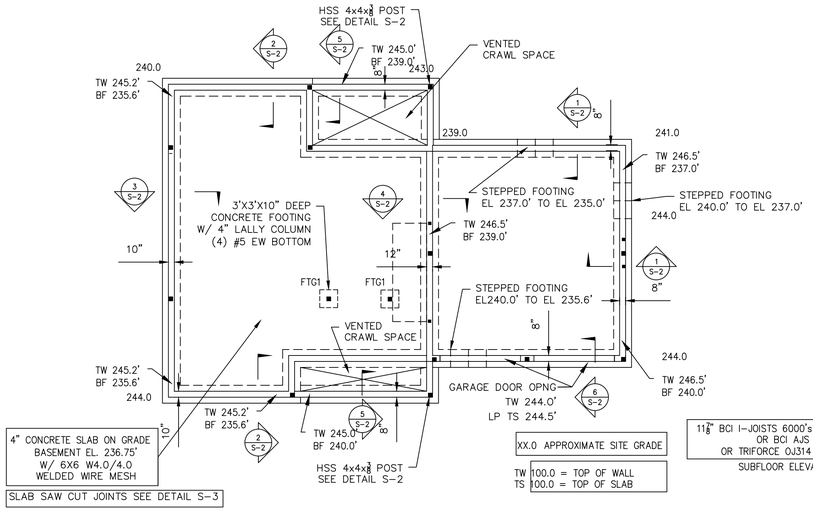
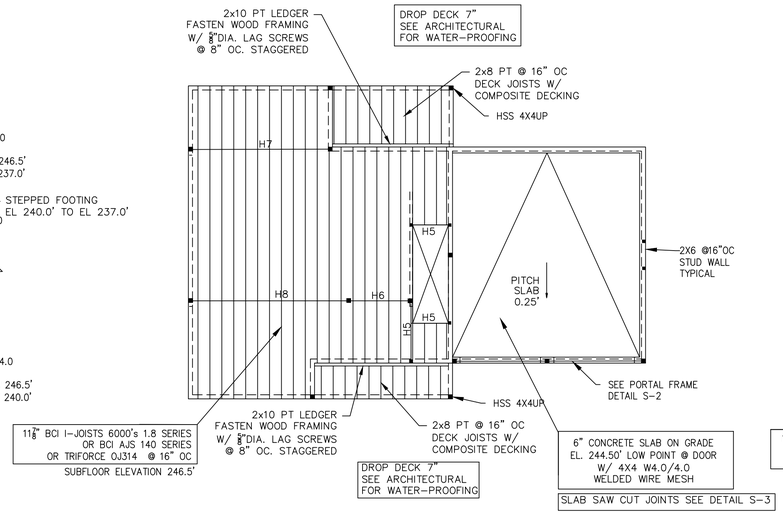


FOUNDATION/GARAGE FLOOR PLAN

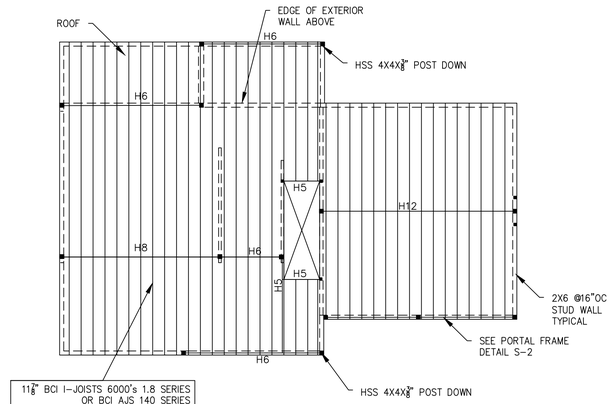
SCALE: 1/8"=1'-0"

CALLED NORTH



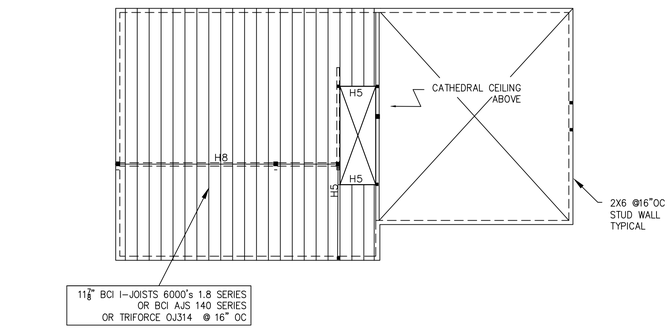
FIRST FLOOR FRAMING PLAN

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



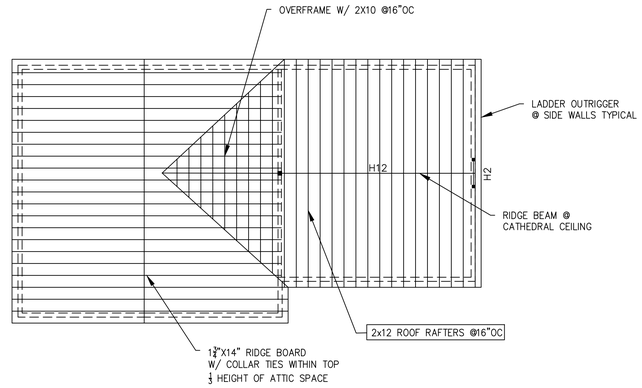
SECOND FLOOR FRAMING PLAN

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



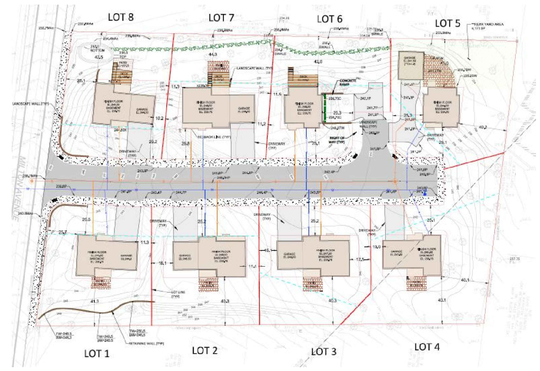
ATTIC FLOOR FRAMING PLAN

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



ROOF FRAMING PLAN

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



BEARING WALL HEADER SCHEDULE

H1	(2)1¾"x7¼" LVL BEAM, FLUSH FRAMED, 3½"x3¼" LVL POSTS
H2	(3)1¾"x7¼" LVL BEAM, FLUSH FRAMED, 5¼"x5¼" LVL POSTS
H3	(2)1¾"x9¼" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H4	(3)1¾"X9¼" LVL BEAM, FLUSH FRAMED, 5¼"X5¼" LVL POSTS
H5	(2)1¾"x11⅞" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H6	(3)1¾"x11⅞" LVL BEAM, FLUSH FRAMED, 5¼"x5¼" LVL POSTS
H7	(2)1¾"x14" LVL BEAM, FLUSH FRAMED, 3½"x3½" LVL POSTS
H8	(3)1¾"x14" LVL BEAM, FLUSH FRAMED, 5¼"x5¼" LVL POSTS
H9	(2)1¾"X16" LVL BEAM, FLUSH FRAMED, 3½"X3½" LVL POSTS
H10	(3)1¾"X16" LVL BEAM, FLUSH FRAMED, 5¼"X5¼" LVL POSTS
H11	(2)1¾"X18" LVL BEAM, FLUSH FRAMED, 3½"X3½" LVL POSTS
H12	(3)1¾"X18" LVL BEAM, FLUSH FRAMED, 5¼"X5¼" LVL POSTS

ABBREVIATIONS

BF(XX'-0")= ELEVATION BOTTOM OF FOOTING
BK(XX'-0")=BRICK SHELF ELEVATION ON WALL
BS1=BEAM SEAT DETAIL TYPE IN CONCRETE WALL
CJ=CONCRETE CONSTRUCTION OR CONTROL JOINT
EL=ELEVATION
F1=CONCRETE FOOTING TYPE
EOD=EDGE OF STEEL DECK
FB1=FLITCH BEAM
H1=WALL HEADER BEAM SCHEDULE DESIGNATION
OC=DISTANCE ON CENTERS
OH=OPPOSITE HAND
LP=LOW POINT
P1=DESIGNATES CONCRETE PIER DETAIL
TP(XX'-0")=ELEVATION TOP OF PIER
TW(XX'-0")=ELEVATION TOP OF WALL
SCJ=CONCRETE SLAB SAW CUT JOINT
SIM=SIMILAR
SW-1=SHEAR WALL DESIGNATION
TS(XX'-0")=TOP OF CONCRETE SLAB ELEVATION
TST(XX'-0")=TOP OF STEEL ELEVATION
TYP=TYPICAL
UON=UNLESS OTHERWISE NOTED
@=AT
W/=WITH

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—

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617-542-1522 | WWW.STA-INC.COM

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BOMBARDIER
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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

LOT 8
FOUNDATION
FLOOR & ROOF
FRAMING PLANS

STAMP:

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

SEPTEMBER 9, 2022

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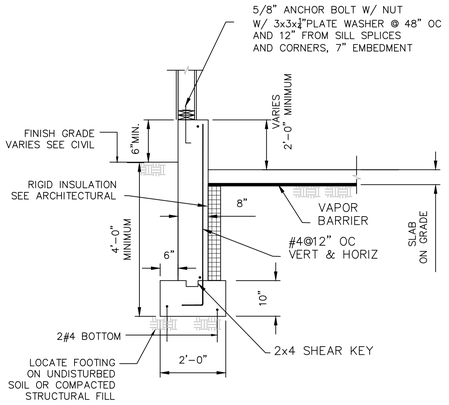
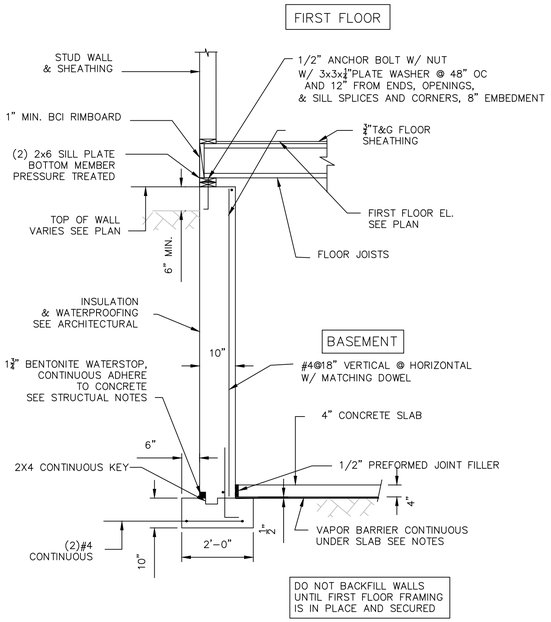


SECTION 1 @ GARAGE

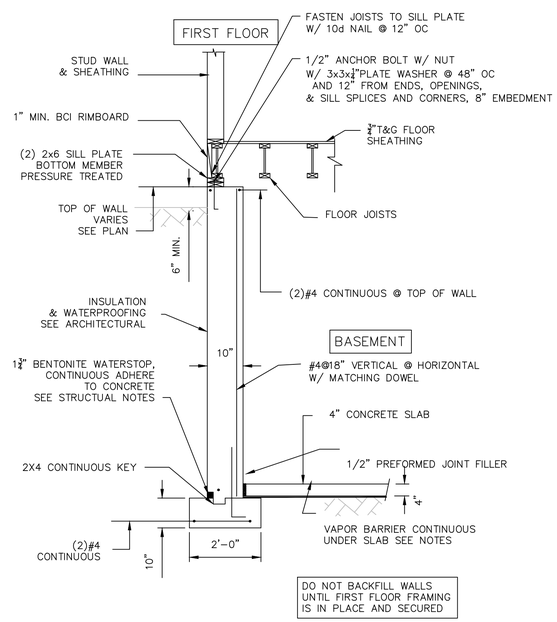
SCALE: $\frac{1}{2}$"=1'-0"

NOTE: GRADE WALL FOUNDATION ON SOLID ROCK ARE NOT REQUIRED TO BE LOCATED 4 FT BELOW GRADE FOR FROST PROTECTION. PLACE CONCRETE ON A LEVEL BASE OF FLOWABLE FILL CONCRETE OR COMPACTED ¾" CRUSH STONE, EACH AT A MINIMUM THICKNESS OF 8 INCHES.



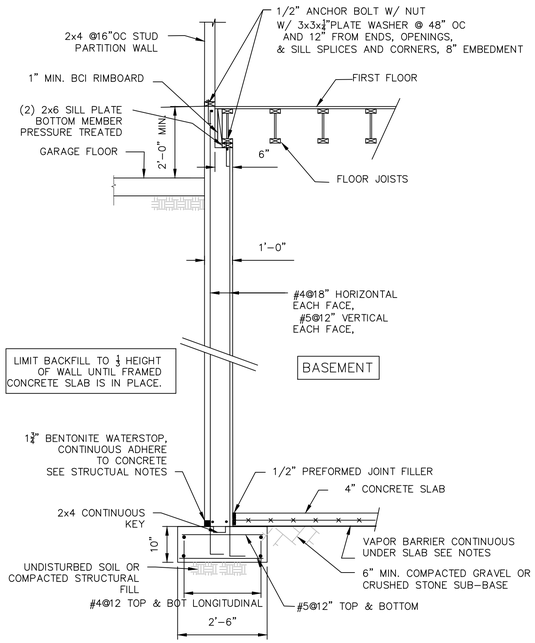
SECTION 2 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



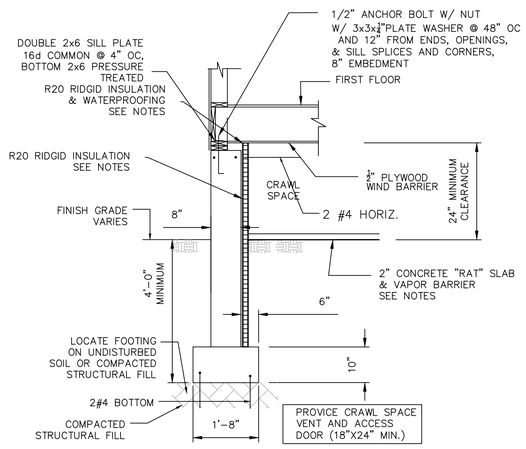
SECTION 3 – BASEMENT FOUNDATION WALL

SCALE: $\frac{1}{2}$"=1'-0"



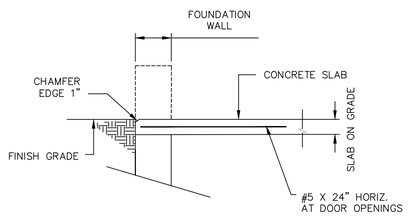
SECTION 4 FOUNDATION WALL @ GARAGE/FIRST FLOOR

SCALE: $\frac{1}{2}$"=1'-0"



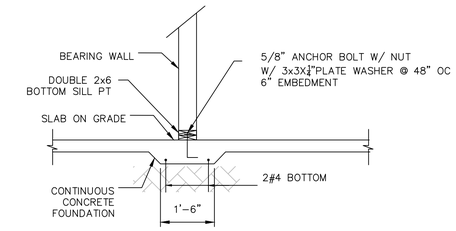
SECTION 5 @ CRAWL SPACE

SCALE: $\frac{1}{2}$"=1'-0"



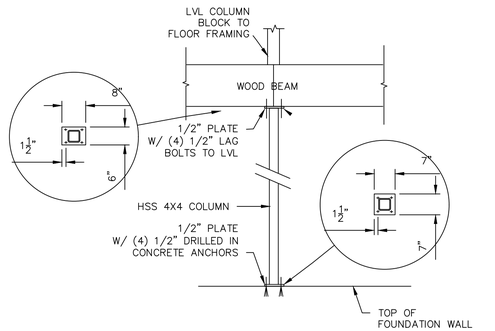
SECTION 6 @ GARAGE DOOR

SCALE: $\frac{1}{2}$"=1'-0"



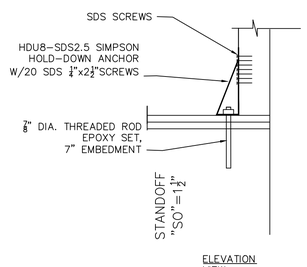
SECTION 8 THICKENED SLAB DETAIL

SCALE: $\frac{1}{2}$"=1'-0"

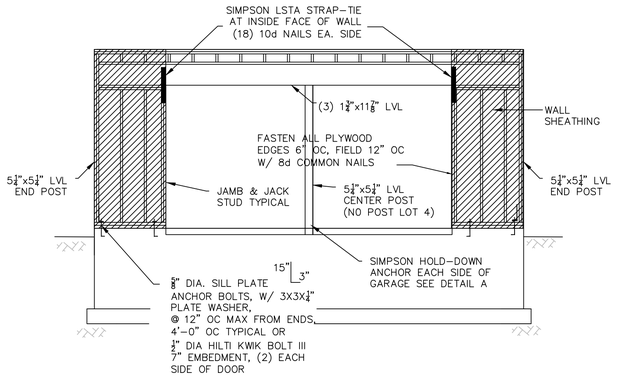


TYPICAL CONCRETE FOOTING/COLUMN CONNECTION DETAIL

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



SEISMIC HOLD DOWN ANCHOR DETAIL A



ELEVATION GARAGE DOOR OPENING APA PORTAL FRAME

SCALE: ½"=1'0"

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BOMBARDIER
STRUCTURAL ENGINEERING

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

SECTIONS
& DETAILS

STAMP:

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LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER

SEPTEMBER 9, 2022

SCALE:	AS NOTED
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PROJECT #:	2021-96

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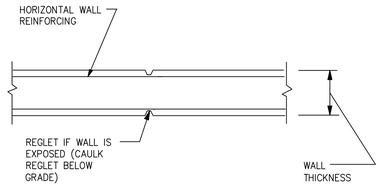
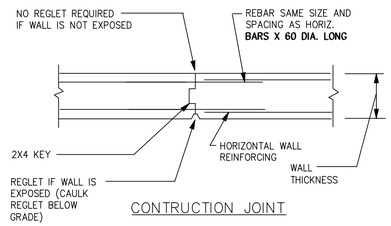


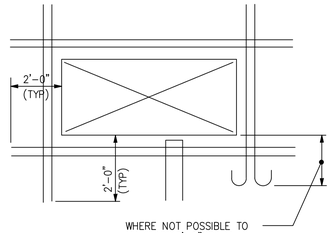
CONTROL JOINT



CONTRUCTION JOINT

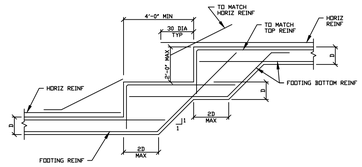
CONCRETE CONSTRUCTION & CONTROL JOINTS

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



REINFORCING STEEL @ WALL OPENINGS

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

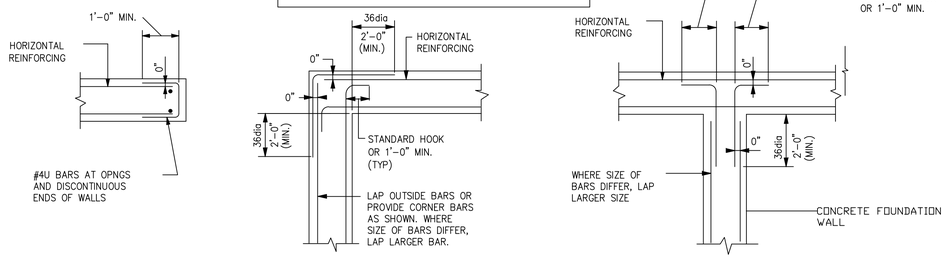


TYPICAL ELEVATION OF STEPPED WALL FOOTING

STEPPED CONCRETE GRADE WALL FOOTING DETAIL

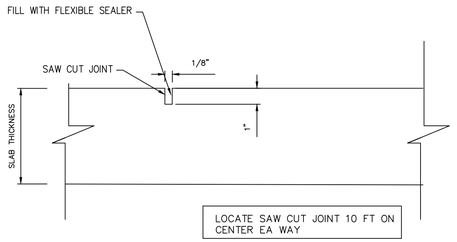
SCALE: 3/8"=1'-0"

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



CONCRETE REINFORCING STEEL DETAILS

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



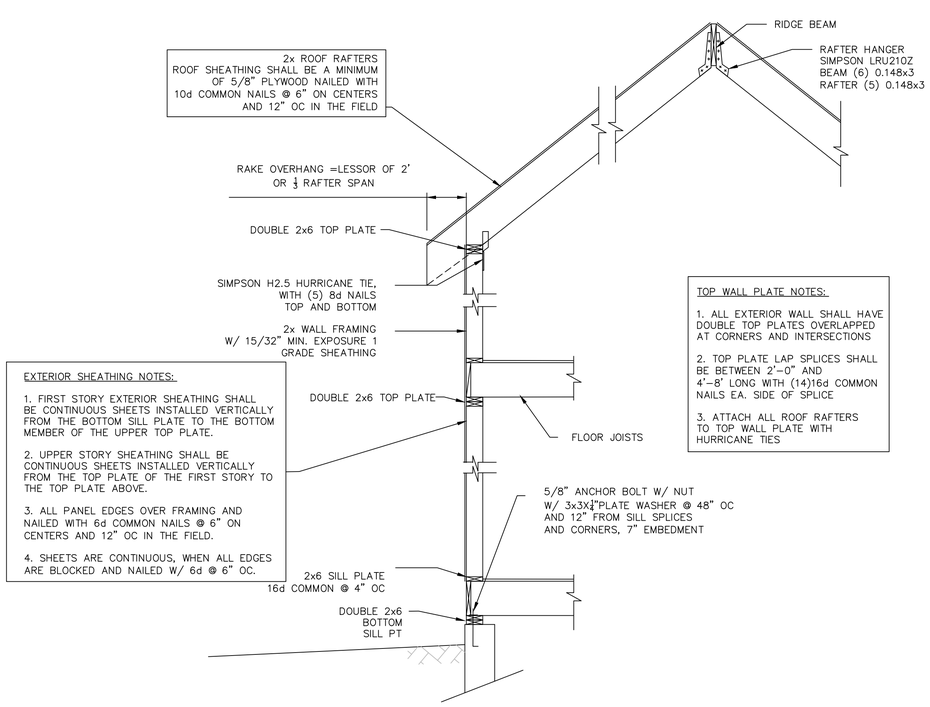
SLAB ON GRADE SAW CUT DETAIL

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

REINFORCING LAP SCHEDULE

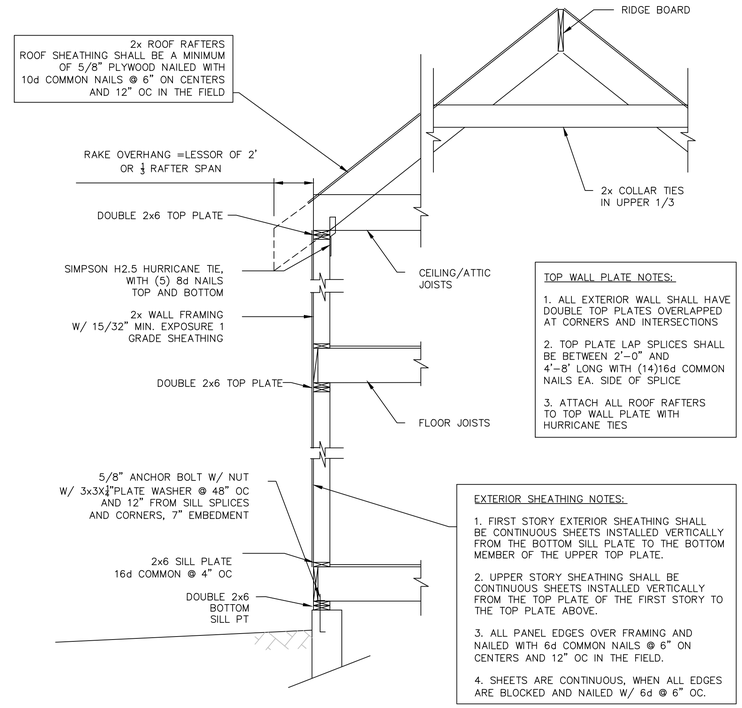
BAR SIZE	LAP SPLICES IN ALL CONCRETE	LAP SPLICE IN TENSION ZONE			
		fc =3,000 PSI		fc =4,000 PSI	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	18"	28"	21"	24"	19"
#4	18"	37"	29"	32"	25"
#5	23"	46"	36"	40"	31"
#6	27"	56"	43"	48"	37"
#7	32"	81"	63"	70"	53"
#8	36"	93"	72"	79"	61"
#9	42"	105"	48"	48"	48"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

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



TYPICAL WALL SECTION CATHEDRAL CEILING

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



TYPICAL WALL SECTION

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

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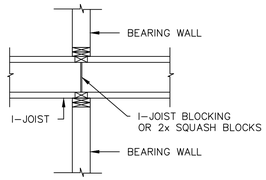
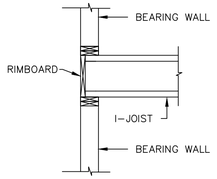
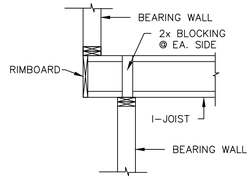


BLOCKING AT INTERMEDIATE BEARING WALL



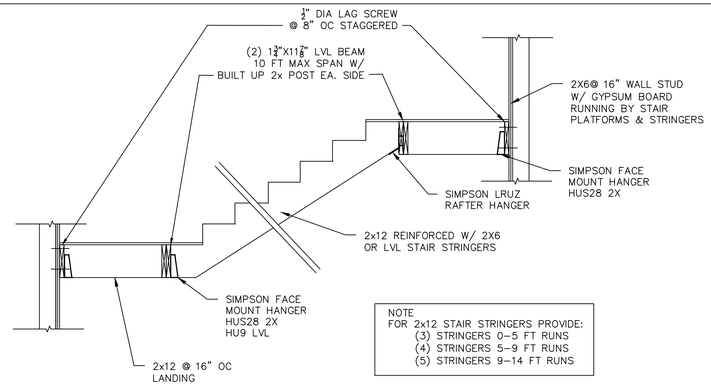
BLOCKING AT EXTERIOR BEARING WALL



CANTILEVER BLOCKING AT EXTERIOR BEARING WALL

I-JOIST BLOCKING DETAILS

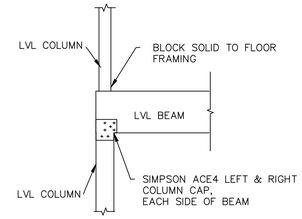
SCALE: $\frac{1}{2}$"=1'-0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0-5 FT RUNS
(4) STRINGERS 5-9 FT RUNS
(5) STRINGERS 9-14 FT RUNS

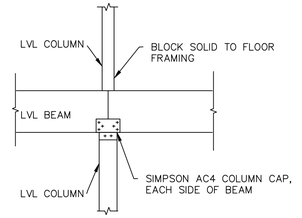
TYPICAL INTERIOR STAIR DETAIL

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



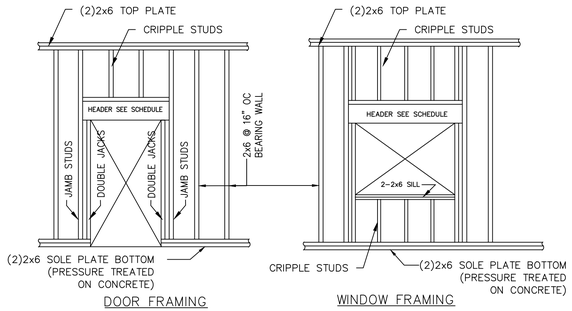
TYPICAL LVL BEAM/COLUMN CONNECTION DETAIL

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



TYPICAL LVL BEAM/ COLUMN CONNECTION DETAIL

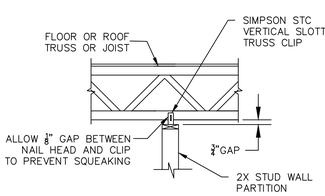
SCALE: 1/2" = 1'-0"



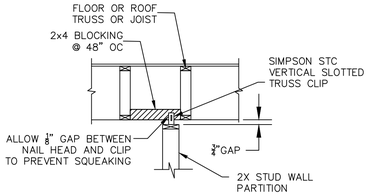
DOOR FRAMING

WINDOW FRAMING

FRAMING @ BEARING WALLS



PERPENDICULAR TO FLOOR TRUSSES/JOISTS



PARALLEL TO FLOOR TRUSSES/JOISTS

WALL PARTITION FRAMING @ NON-BEARING WALLS

BEARING WALL HEADER SCHEDULE - 4 STORY WOOD MAXIMUM CONSTRUCTION

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

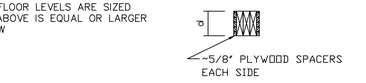
SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS			SUPPORTING ROOF+ 3 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x6	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6
3'-1" TO 5'-0"	3-2x10	2-2x6	1-2x6	3-2x12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

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

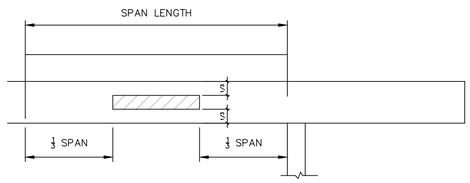
SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS			SUPPORTING ROOF+ 3 FLOORS		
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB
0'-0" TO 3'-0"	3-2x6	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x8	2-2x6	1-2x6	3-2x10	2-2x6	1-2x6
3'-1" TO 5'-0"	3-2x10	2-2x6	1-2x6	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	3-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6
5'-1" TO 8'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 7 1/4" LVL	2-2x6	2-2x6	3-1 3/4X 11 7/8" LVL	3-2x6	3-2x6	3-1 3/4X 14" LVL	3-2x6	3-2x6
8'-1" TO 10'-0"	3-2x12	2-2x6	2-2x6	3-1 3/4X 9 1/2" LVL	2-2x6	2-2x6	3-1 3/4X 16" LVL	3-2x6	3-2x6	3-1 3/4X 18" LVL	3-2x6	3-2x6

LVL EQUIVALENTS:
(3)-2x6 =(1) $1\frac{3}{4}$"x7¼" LVL
(3)-2X8 =(1) $1\frac{3}{4}$"x7¼" LVL
(3)-2x10 =(1) $1\frac{3}{4}$"X9½" LVL
(3)-2x12 =(1) $1\frac{3}{4}$"X11⅞" LVL
(3)-$1\frac{3}{4}$"x7¼ =(2) $1\frac{3}{4}$"X9½" LVL
(3)-$1\frac{3}{4}$"X9½" =(2) $1\frac{3}{4}$"X11⅞" LVL
(3)-$1\frac{3}{4}$"X11⅞" =(2) $1\frac{3}{4}$"X14" LVL

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



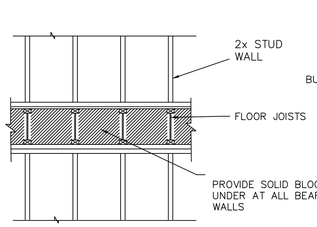
TYPICAL BUILT UP HEADER



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

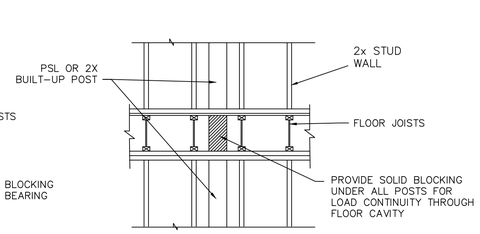
1. SQUARE OR RECTANGULAR HOLES NOT PERMITTED
2. ROUND HOLES MAY BE DRILLED OR CUT WITH WITH A HOLE SAW ANYWHERE WITHIN THE SHADED AREA.
3. THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGER HOLE.
4. DO NOT DRILL MORE THAN THREE ACCESS HOLES IN ANY FOUR FOOT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

LVL - ALLOWABLE HOLES



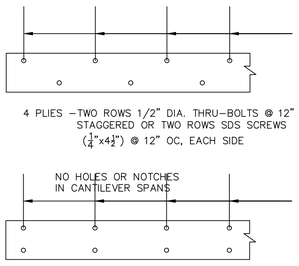
BEARING WALL DETAIL

SCALE: ½"=1'-0"

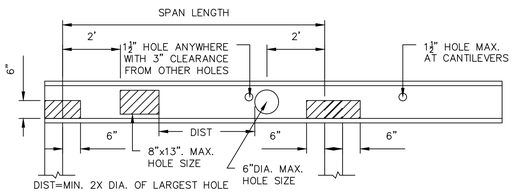


CONTINUOUS POST DETAIL

SCALE: ½"=1'-0"



MULTIPLE MEMBER FASTENING SIDE AND TOP LOADED LVL

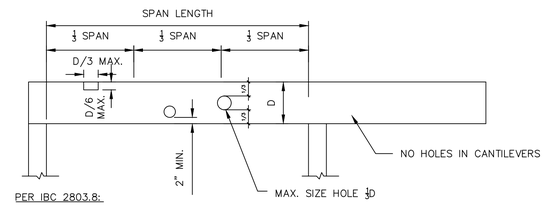


BCI I-JOIST 11⅞", 14" AND 16" DEPTHS

HOLE CUTTING NOTES;

1. A 1½" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE ALLJOIST SPECIFIERS GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A BOISE-CASCADE REPRESENTATIVE AND APPROVED BY THE ENGINEER.

BCI I-JOISTS ALLOWABLE LARGE RECTANGULAR HOLES

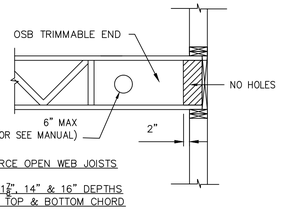


PER IBC 2803.8:

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

ALLOWABLE HOLES IN SOLID SAWN LUMBER

TRIMJOIST END PANEL - ALLOWABLE HOLES



TRIFORCE OPEN WEB JOISTS

9½", 11⅞", 14" & 16" DEPTHS
2"x4" TOP & BOTTOM CHORD

HOLE CUTTING NOTES;

1. A 6" DIA. HOLE MAY BE CUT ANYWHERE OUTSIDE OF HATCHED ZONE.
2. FOR OTHER HOLES SEE THE HOLE DISTANCE CHART IN THE TRIFORCE US SPECIFIER GUIDE.
3. OTHER LOCATIONS MUST BE APPROVED BY A TRIFORCE REPRESENTATIVE AND APPROVED BY THE ENGINEER.
4. NO HOLES ALLOWED IN CANTILEVER ENDS

CLIENT:

—

DRAWING NOTES:

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

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

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OWNER:

—

BOMBARDIER
STRUCTURAL ENGINEERING

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Structural Engineer
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Abington, MA 02351

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

WOOD FRAMING DETAILS

STAMP:

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

SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021-96

S-4

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GENERAL

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE (780 CMR) NINETH EDITION.

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

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

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

5. ENGINEER WILL PERIODICALLY OBSERVE STRUCTURAL ELEMENTS TO ASSURE GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

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

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

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

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

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

SHORING AND BRACING

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

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

TESTING BY CERTIFIED TESTING AGENCIES

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

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

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

SHOP DRAWINGS

1 SUBMIT SHOP DRAWINGS, REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR, FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR APPROVAL BEFORE FABRICATION, MANUFACTURE, DELIVERY AND ERECTION CAN PROCEED.

STRUCTURAL DESIGN LOADS (BOSTON)

1. SNOW LOADS 40 PSF GROUND SNOW
   30 PSF FLAT ROOF SNOW
2. WIND LOADS BASIC WIND SPEED Vultimate 128 MPH
   RISK CATEGORY II EXPOSURE CATEGORY B
3. SEISMIC DESIGN
   SOIL FACTOR S1=0.068, Ss=0.215
   SEISMIC HAZARD EXPOSURE GROUP I
   SEISMIC PERFORMANCE CATEGORY C
   SITE CLASS UNK
4. LIVE LOADS
   SLAB–ON–GRADE.....50 PSF
   RESIDENCES .....40 PSF
   BALCONIES & UNIT DEDICATED DECKS.....60 PSF
5. DEAD LOAD
   WOOD FRAMED FLOOR LOAD = 20 PSF (JOIST FRAMING, 1" WOOD FLOORING, ¾" PLYWOOD, 1 LAYER ⅝" GYPSUM BOARD CEILING)

GEOTECHNICAL ENGINEERING

1. NO GEOTECHNICAL ENGINEERING REPORT WAS AVAILABLE DURING THE DESIGN AND PREPARATION OF THESE DRAWINGS. SUBSURFACE SOIL CONDITIONS ARE UNKNOWN. ALLOWABLE BEARING PRESSURE IS ASSUMED TO BE 2,000 PSF AS APPLICABLE FOR LOOSE SANDS & GRAVELS, SILT, AND MEDIUM CLAYEY SOILS. EXISTING SOILS HAVE BEEN ASSUMED TO BE SUITABLE FOR GRADE WALL AND ISOLATED COLUMN FOOTING FOUNDATIONS.

2. IT IS THE OWNER'S RESPONSIBILITY TO RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO CONFIRM FOUNDATION TYPE, SOIL BEARING PRESSURE, AND GROUND WATER ELEVATIONS.

FOUNDATIONS

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

2. IF A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED, THE CONTRACTOR SHALL REFER TO THIS REPORT FOR ADDITIONAL INFORMATION.

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

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

5. NO FOUNDATION CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN SUB–GRADE MATERIAL.

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

7. REMOVAL OF DISTURBED AND UNSUITABLE MATERIALS AND PLACING, COMPACTING AND TESTING OF COMPACTED FILL SHALL ONLY BE PERFORMED BY THE GENERAL CONTRACTOR WHILE A PROFESSIONAL GEOTECHNICAL ENGINEER, REGISTERED IN THE STATE OF MASSACHUSETTS AND RETAINED BY THE OWNER, IS OBSERVING THE WORK.

8. BOTTOM OF FOOTING ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS ARE MINIMUM DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY THE AMOUNT OF EXCAVATION NECESSARY TO REACH A SUFFICIENT BEARING STRATUM.

FARTHWORK AND COMPACTFD FILl

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

2. BEFORE PLACEMENT OF CONCRETE FLOOR SLAB ON GRADE, THE SOIL SHALL BE SURFACE SHALL BE PROOF ROLLED WITH A LEAST 6 PASSES OF A LARGE VIBRATORY ROLLER HAVING A DRUM WEIGHT OF AT LEAST 10,000 POUNDS AND A DYNAMIC FORCE OF AT LEAST 20,000 POUNDS.

3. STRUCTURAL FILL, OVER–EXCAVATED, UNSUITABLE, OR DISTURBED SOIL SHOULD BE REPLACED WITH "SELECT STRUCTURAL FILL" AND COMPACTED IN INDIVIDUAL LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D–1557. LOOSE LIFT THICKNESS SHALL BE 6 INCHES FOR HAND OPERATED EQUIPMENT AND 12 INCHES FOR LARGE VIBRATORY ROLLERS.

4. "SELECT STRUCTURAL FILL" SHALL BE GRAVELLY SAND OR SANDY GRAVEL, GRADED WITHIN FOLLOWING LIMITS:

SIEVE SIZE IN. OR NO.	PERCENT PASSING BY WEIGHT
1/2	50–85
#4	40–75
#10	30–60
#40	10–35
#100	5–20
#200	0–8

5. COMPACTION TESTS SHALL BE PERFORMED ON ANY STRUCTURAL FILL TO BE PLACED IN THE FOUNDATION AND SLAB ON GRADE AREA. A MINIMUM OF TWO TESTS PER 6" LIFT SHALL BE PERFORMED. A SUFFICIENT SAMPLE OF FILL MATERIAL SHALL BE SUPPLIED TO THE TESTING AGENCY.

COLD WEATHER EARTHWORK PROTECTION

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

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

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

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

CONCRETE MIX DESIGN

1. THE CONTRACTOR SHALL FURNISH THE MIXTURE PROPORTIONS THAT WILL MEET THE STRENGTH AND FRESH AND EQUILIBRIUM DENSITY REQUIREMENTS OF THE CONCRETE SPECIFIED. THE MIXTURE PROPORTION SHALL BE PREPARED IN ACCORDANCE WITH ACI 318, AND SUBJECT TO THE APPROVAL OF THE ARCHITECT/ENGINEER. CONCRETE SHALL BE DELIVERED AT THE MINIMUM SLUMP NECESSARY FOR EFFICIENT MIXING, PLACING, AND FINISHING.

2. CONCRETE SHALL HAVE A 28 DAY STRENGTH:
   3000 PSI FOR NORMAL WEIGHT CONCRETE.
   4,000 PSI FOR LIGHT WEIGHT CONCRETE.

3. CEMENT SHALL MEET ASTM C 150, C 595, OR C 845. MINIMUM CEMENT QUANTITIES:
   3000 PSI CONCRETE 517 LB./CY OF CEMENT
   4000 PSI CONCRETE 611 LB./CY OF CEMENT

4. MID–RANGE WATER REDUCERS (MRWR) ARE REQUIRED FOR ALL CONCRETE MIXES EXCEPT FOOTINGS.
   MAXIMUM CONCRETE SLUMP: MIXES WITH MRWR 7 IN
   MIXES WITHOUT MRWR 4 IN.

5. MAXIMUM WATER TO CEMENT RATIO FOR MIXES WITH MRWR:
   3000 PSI CONCRETE 0.5
   4000 PSI CONCRETE 0.45
   MAXIMUM WATER TO CEMENT RATIO FOR MIXES W/OUT MRWR (PERMITTED FOR FOOTINGS ONLY):
   3000 PSI CONCRETE 0.53

6. AGGREGATES FOR LIGHTWEIGHT CONCRETE SHALL BE EXPANDED SHALE, CLAY, OR SLATE (ESCS) PRODUCED BY THE ROTARY KILN METHOD AND SHALL MEET ASTM C 330. MATERIALS SHALL BE PROPORTIONED TO PRODUCE CONCRETE WITH A CALCULATED EQUILIBRIUM DENSITY OF 110 LB/FT^3 +/– 3 LB/FT AS DETERMINED BY ASTM C 567–00, SECTION 9.2.

7. NORMAL WEIGHT AGGREGATE SHALL MEET ASTM C 33.

8. AIR–ENTRAINING ADMIXTURES SHALL BE USED IN CONCRETE SUBJECT TO FREEZING AND THAWING, WHICH INCLUDES EXTERIOR FOUNDATION WALLS, EXTERIOR PIERS, MAT SLAB AND EXTERIOR SLABS. MAXIMUM AIR CONTENT AT POINT OF DELIVERY TO BE 6 PERCENT, PLUS OR MINUS 1.5 PERCENT.

9. DO NOT USE AIR–ENTRAINING ADMIXTURES IN CONCRETE FOR INTERIOR SLABS ON STEEL DECK THAT ARE TO RECEIVE A HARD TROWEL FINISH. AIR CONTENT OF HARD TROWELED FINISH FLOORS NOT TO EXCEED 3 PERCENT.

CONCRETE

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

2. ALL STRUCTURAL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE NORMAL WEIGHT (145 PCF) AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF:
   SLAB ON GRADE =3,000 PSI
   SPREAD FOOTINGS, AND FOUNDATION WALLS = 4,000 PSI

3. CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED AND PLACED IN THE PRESENCE OF A REPRESENTATIVE OF AN APPROVED TESTING AGENCY, AS REQUIRED BY STATE CODE. TEST CYLINDERS SHALL BE TAKEN AT A MINIMUM OF 4 FOR EVERY DAYS CONCRETE PLACEMENT AND FOR EVERY 50 YARDS PLACED THAT DAY.

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

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

6. CONCRETE PLACEMENTS SHALL BE LIMITED TO THE FOLLOWING:
   A) FOOTINGS AND WALLS 30 FOOT LENGTH MAXIMUM TO CONSTRUCTION JOINT
   B) SLABS ON GRADE 30 FOOT MAXIMUM PANEL DIMENSION

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

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

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

10. MINIMUM PROTECTIVE COVER FOR CONCRETE REINFORCING STEEL SHALL BE AS FOLLOWS:
   A) UNFORMED SURFACES CAST AGAINST EARTH – 3 INCHES
   B) FORMED SURFACES NOT IN CONTACT TO EARTH – 3/4 INCHES
      OR EXPOSED TO WEATHER, WALLS AND SLABS, #11 BARS OR SMALLER
   C) FORMED SURFACES IN CONTACT TO EARTH
      OR EXPOSED TO WEATHER, WALLS AND SLABS,
      #6 TO #18 BARS – 2 INCHES
      #5 AND SMALLER – 1 1/2 INCHES

COLD WEATHER CONCRETE WORK

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

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

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

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

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

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

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

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

SLAB ON GRADE SAW CUT JOINTS

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

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

CONCRETE SLAB SEALER

1. CONCRETE SLABS ON GRADE SHALL RECEIVE A SLAB SEALER AND CURING COMPOUND.

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

CONCRETE AND MASONRY REINFORCING

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

2. ALL WELDED WIRE MESH (WWF) SHALL BE SMOOTH BARS CONFORMING TO ASTM A185. OVER TWO OR MORE SPANS. LAPS OF INDIVIDUAL SHEET SHALL BE 8" MINIMUM.

STRUCTURAL STEEL

1. ALL STEEL SHALL BE NEW STEEL AND PRIMED, CONFORMING TO THE FOLLOWING ASTM DESIGNATIONS:
   A. SHAPES, PLATES, FITTINGS AND RODS; GRADE 50. fY MIN. = 50 KSI.
   B. ANCHOR BOLTS; F1554 GRADE 36 OR GRADE 55 SUPPLEMENT 1 BOLTS –1" DIA. WITH STANDARD NUTS AND HARDENED WASHERS.
   C. HSS MEMBERS AND TUBES; A500 GRADE B, Fy = 46 KSI.
   D. STRUCTURAL STEEL PIPE COLUMNS SHALL BE STANDARD GRADE PIPE.
   E. EXPANSION AND EPOXY BOLTS AND SLEEVE ANCHORS; AS MANUFACTURED BY "HILTI CORPORATION"
   F. GALVANIZING; HOT–DIPPED A123.
   G. SHOP PRIMER; TNEMEC SERIES 10, COLOR GRAY.

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

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

4. ANCHOR BOLTS, LEVELING PLATES, OR BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK, PRESET BY TEMPLATES OR SIMILAR METHODS.

5. PLATES SHALL BE SET IN FULL BEDS OF NON–SHRINK GROUT.

6. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:
   A) MINIMUM BOLT DIAMETER SHALL BE 3/4 INCH DIAMETER.
   B) STANDARD HOLES IN WEBS OR BEAMS.
   C) EXCEPT WHERE SHOWN ON THE DRAWINGS ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS SHALL BE DOUBLE ANGLE BEARING TYPE CONNECTIONS WITH HIGH STRENGTH BOLTS (THREADS INCLUDED IN SHEAR PLANE) AND HARDENED WASHERS.

7. WELDING WORK SHALL CONFORM TO THE AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE FOR STEEL" (AWS D1.1).

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

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

10. PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION UNTIL PERMANENT BRACING AND MASONRY WALLS ARE INSTALLED.

11. PROTECT SURROUNDING MATERIALS AND FINISHES BY USE OF PROTECTIVE BLANKETS WHEN PERFORMING HOT WORK SUCH AS CUTTING AND WELDING OF STEEL.

CLIENT:
—

DRAWING NOTES:

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

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PROJECT:
KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:
STRUCTURAL
MATERIALS
& NOTES

STAMP:
COMMONWEALTH OF MASSACHUSETTS
LEON A. BOMBARDIER
No. 27616
REGISTERED PROFESSIONAL ENGINEER
SEPTEMBER 9, 2022

SCALE: AS NOTED
DATE: 9/09/2022
DRAWN BY: LAB
CHECKED BY: LAB
PROJECT #: 2021–96

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AS CUTTING AND WELDING OF STEEL.

WOOD FRAMING

1. ALL SAWN LUMBER FRAMING MEMBERS SHALL BE SPRUCE–PINE–FIR WITH THE FOLLOWING MINIMUM GRADES:
   A. JOISTS, RAFTERS, SOLID AND BUILT–UP BEAMS, WALL STUDS AND LINTELS; NO. 1& NO.2 GRADE.
   B. SILLS AND PLATES; STUD GRADE.
   C. SOLID WOOD POSTS; NO. 1 GRADE.
   D. BRIDGING, BLOCKING AND NAILERS; STUD GRADE.
   E. NON–BEARING STUD WALLS SHALL BE STUD GRADE.
   F. ENGINEERED LUMBER SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI AND A BENDING STRESS OF 3,100 PSI FOR BEAMS AND A MINIMUM MODULUS OF ELASTICITY OF 1,700,000 PSI AND A BENDING STRESS OF 2,650 PSI FOR COLUMNS. LVL BEAMS AND PSL COLUMNS SHALL BE BOISE CASCADE VERSALAM OR EQUAL.

2. UNLESS OTHERWISE NOTED, ALL NAILING AND FASTENING SHALL BE IN ACCORDANCE WITH TABLE 2305.2, FASTENING SCHEDULE, MASSACHUSETTS STATE BUILDING CODE. SHEAR WALL FASTENING SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE ON THE DRAWINGS.

3. WOOD SILLS BENEATH ALL INTERIOR AND EXTERIOR BEARING WALLS AND ALL MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH THE "AMERICAN WOOD PRESERVERS ASSOCIATION, STANDARD C1".

4. ALL STUD WALLS, BEARING AND NON–BEARING, SHALL HAVE ONE ROW OF CONTINUOUS 2X SOLID BLOCKING BETWEEN STUDS AT MID–HEIGHT. BLOCKING SIZE TO MATCH STUD SIZE. FRAMING MEMBERS SHALL NOT BE NOTCHED, CUT OR ALTERED IN THE FIELD WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.

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

6. LEAD HOLES FOR WOOD SCREWS AND LAG BOLTS SHALL BE DRILLED 7/8 OF THE SHANK DIAMETER FOR THE DEPTH OF SHANK EMBEDMENT AND 7/8 OF THE THREADED PORTION DIAMETER FOR THE DEPTH OF THE THREAD EMBEDMENT.

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

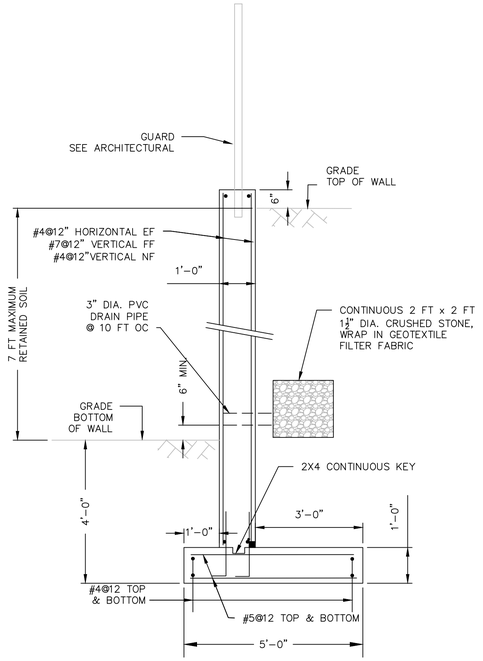
FLOOR AND WALL SHEATHING

1. EXTERIOR WALL AND SHEAR WALL SHEATHING SHALL BE A MINIMUM OF 15/32 INCH EXPOSURE 1, EXTERIOR SHEATHING, APA RATED SHEATHING 32/16. NAIL 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. . SHEATHING MAY BE PLYWOOD, OSB, OR COMPOSITE MATERIAL. PLYWOOD SHEATHING SHALL BE DFPA GRADE STAMPED, TYPE CDS 5 PLY WITH EXTERIOR GLUE UNLESS OTHERWISE NOTED ON PLANS.

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

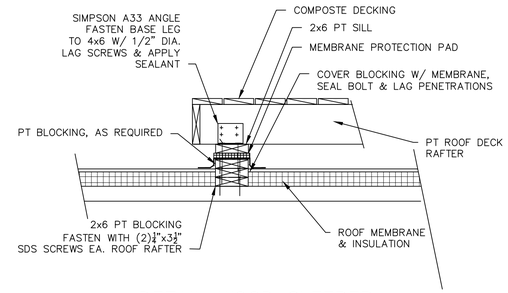
3. ALL ROOF SHEATHING SHALL BE 5/8 INCH APA RATED PLYWOOD SHEATHING 32/16. USE EXPOSURE 1 PANELS, EXCEPT USE EXTERIOR PANELS FOR STARTER STRIPS ALONG EAVES AND WHEN LONG CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS WITH THE FACE GRAIN PERPENDICULAR TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. ATTACH PANELS WITH GLUE AND 6d RING OR SCREW SHANK NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. AS AN OPTION, ½" SHEATHING MAY BE USED WITH PANEL CLIPS ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS.

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



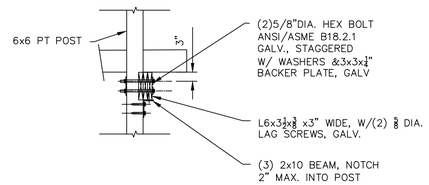
SECTION 7 RETAINING WALL

SCALE: ½"=1'–0"



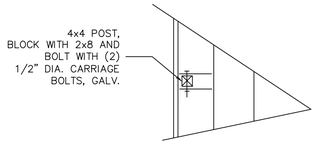
DETAIL WOOD SLEEPER
@ ROOF DECK

SCALE: 1"=1'–0"

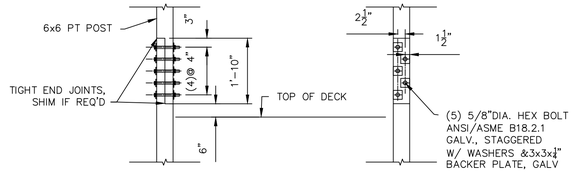


POST BEAM CONNECTION DETAIL

SCALE: 1/2"=1'–0"



INTERMEDIATE DECK POST
FASTENING DETAIL

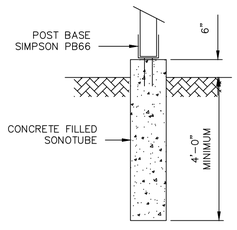


POST SPLICE DETAIL

SCALE: 1/2"=1'–0"

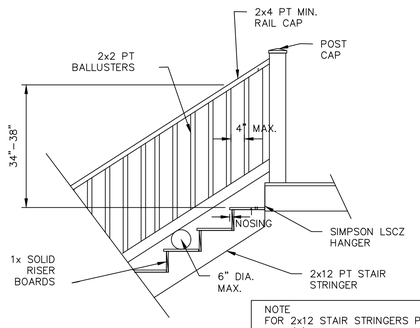
FASTENER SCHEDULE *	
½" ROOF SHEATHING	6" OC –INTERMEDIATE SUPPORTS 4" OC –48" FROM EDGES & EAVES 8d COMMON NAILS
½" WALL SHEATHING	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES & EAVES 6d COMMON NAILS
¾" FLOOR SHEATHING OR LESS	12" OC –INTERMEDIATE SUPPORTS 6" OC –48" FROM EDGES 1½" RING OR SCREW NAIL (.099") 12½ GA.
JOISTS TO SILL OR GIRDER	TOE NAIL (3) 8d NAILS
STUD TO SOLE PLATE	TOE NAIL (3)8d OR (2)16d NAILS
DOUBLE STUDS	FACE NAIL 10d 24" O.C.
DOUBLE TOP PLATES	FACE NAIL 10d 24" O.C. 24" MIN .OFFSET OF END JOINTS/LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL (2)–10d
RIM JOIST TO TOP PLATE	TOE NAIL 8d 6" O.C.
BUILT–UP HEADER	TWO PIECES WITH ½" SPACER 16d 16" O.C. TO STUD: TOE NAIL (4) 8d
CEILING JOIST	LAPS OVER PARTITIONS AND PARALLEL TO RAFTERS: FACE NAIL (3) 10d TO PLATE: TOE NAIL (3) 8d
RAFTER TO PLATE	TOE NAIL (2) 16d
BUILT–UP CORNER STUDS	10d 24" O.C.

* FOR COMPLETE TABLE SEE 780 CMR TABLE 5602.3(1)



SONOTUBE FOUNDATION

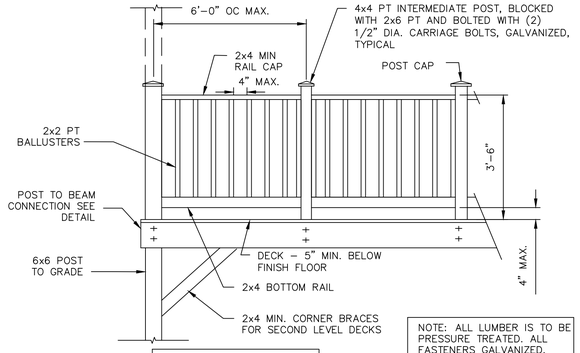
SCALE: 1/2"=1'–0"



NOTE
FOR 2x12 STAIR STRINGERS PROVIDE:
(3) STRINGERS 0–5 FT RUNS
(4) STRINGERS 5–9 FT RUNS
(5) STRINGERS 9–14 FT RUNS

TYPICAL EXTERIOR STAIR DETAIL

SCALE: 1/2"=1'–0"



TOP RAIL & POSTS MUST BE CAPABLE OF WITHSTANDING 200 POUND FORCE APPLIED AT ANY LOCATION

NOTE: ALL LUMBER IS TO BE PRESSURE TREATED. ALL FASTENERS GALVANIZED.

SEE ARCHITECTURAL FOR RAILING DETAILS

DECK ELEVATION
& TYPICAL RAILING DETAIL

SCALE: 1/2"=1'–0"

CLIENT:

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PROJECT:

KINSDALE LANE
SUBDIVISON
HYDE PARK, BOSTON
MASSACHUSETTS

DRAWING TITLE:

STRUCTURAL
MATERIALS
& NOTES II
& DECK DETAILS

STAMP:

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

SEPTEMBER 9, 2022

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