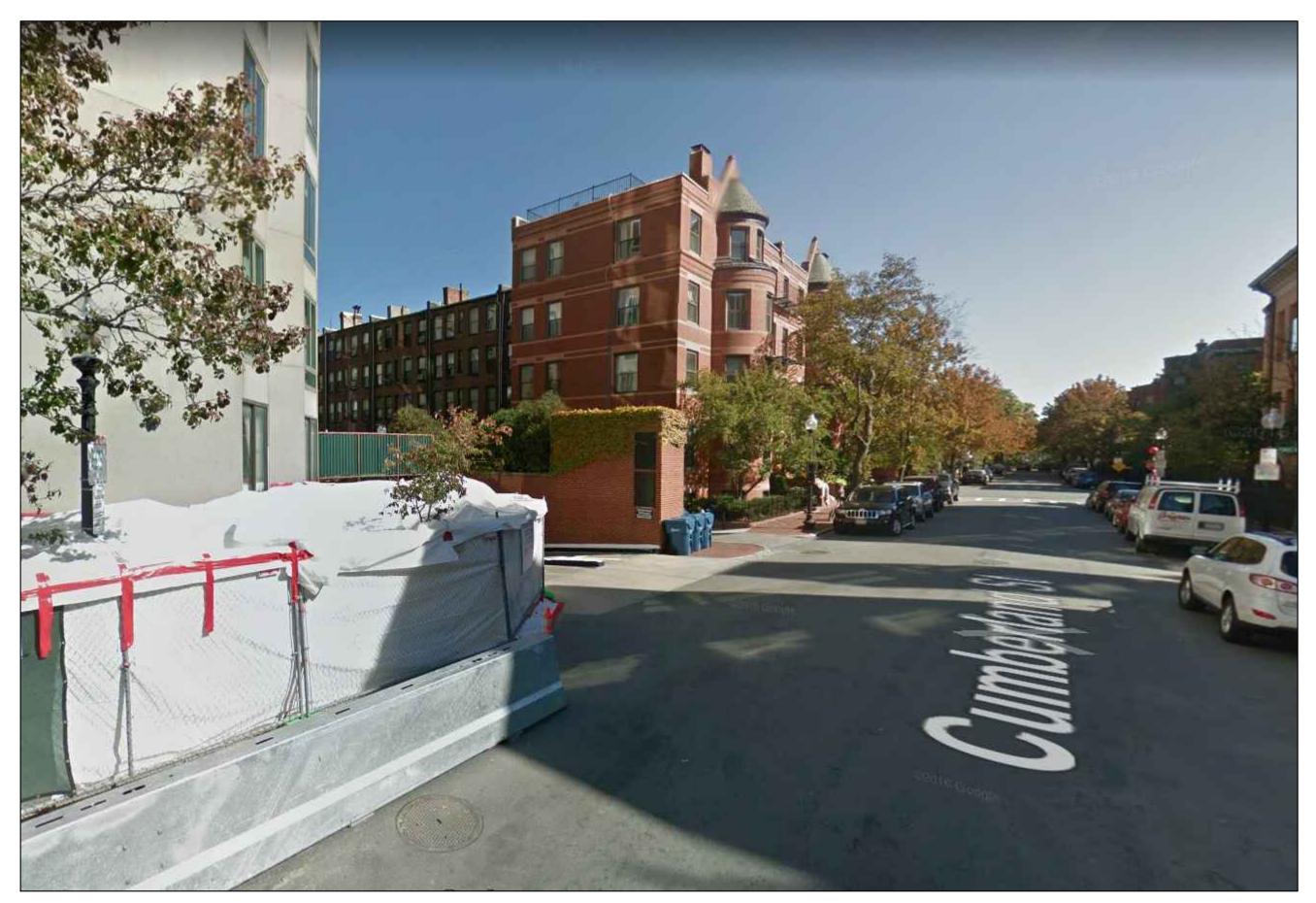


LOCUS MAP (from BPDA website)



VIEW OF FRONT ELEVATION FROM ST. BOTOLPH ST.



VIEW OF REAR ELEVATION FROM CUMBERLAND ST.





EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION



FRONT ELEVATION



EXISTING CONDITION OF FRONT ENTRY



LAMBS TONGUE, TUBULAR HANDRAIL



MOLDED 1 3/4" TUBULAR HANDRAIL



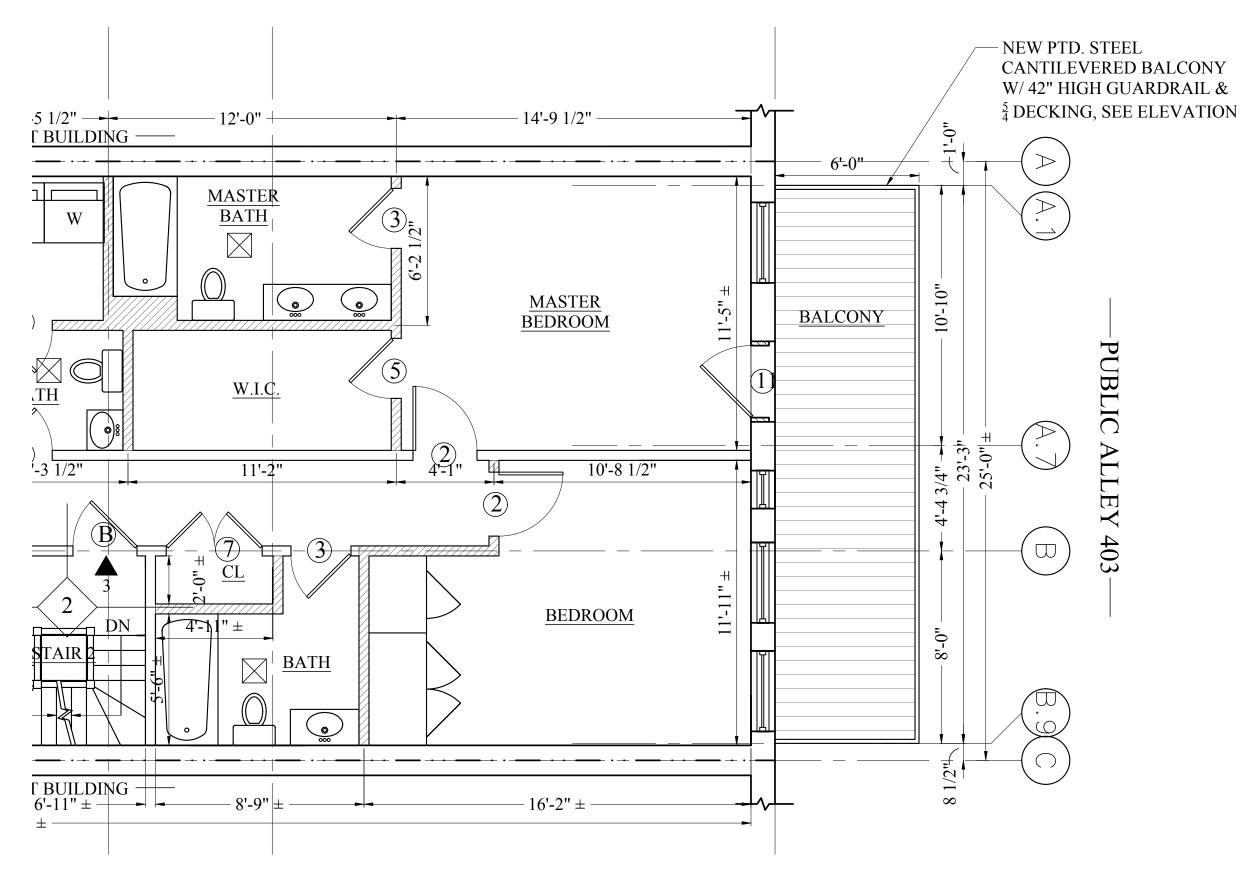


EXISTING REAR ELEVATION

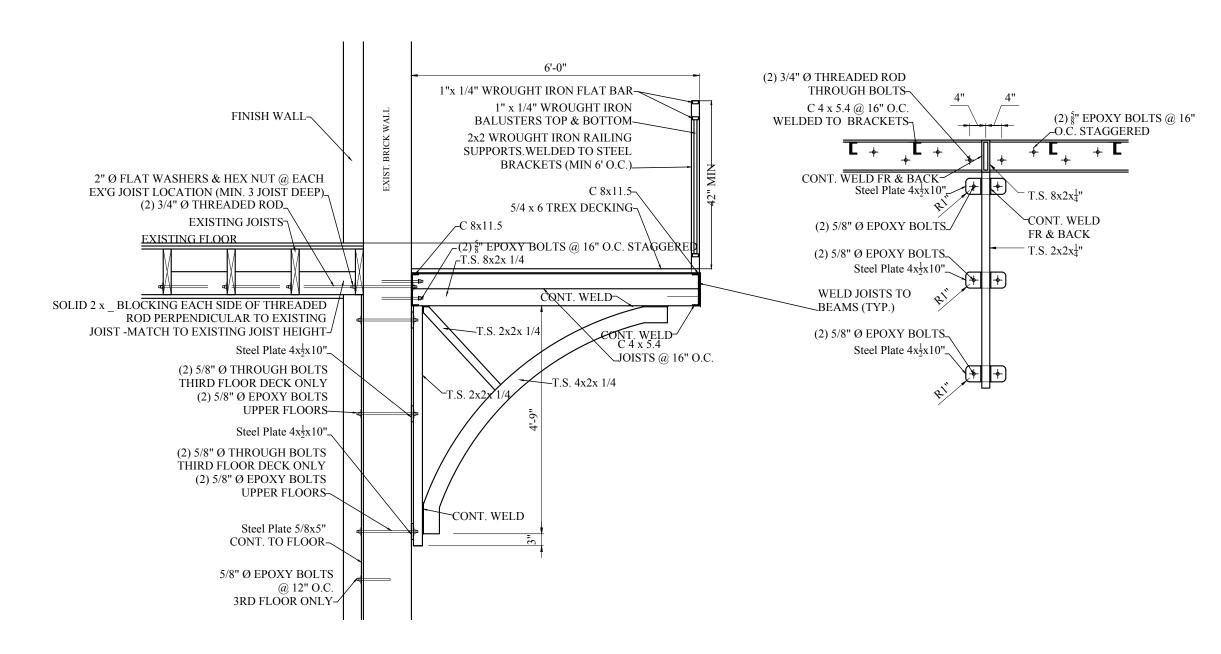
PROPOSED REAR ELEVATION



REAR ELEVATION



PROPOSED PARTIAL 3RD FLR. PLAN



PROPOSED BALCONY SECTION DETAIL



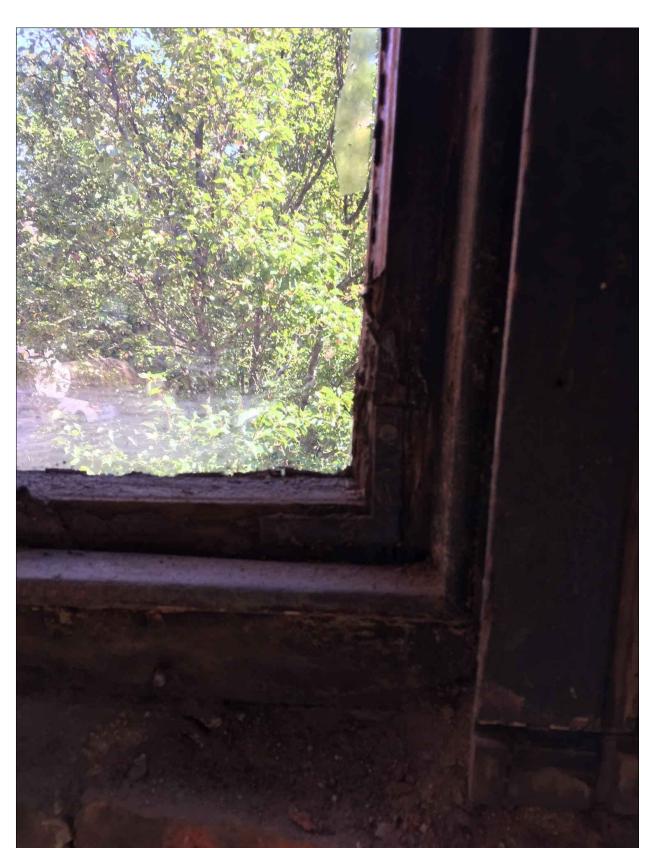
PROPOSED REAR ELEVATION

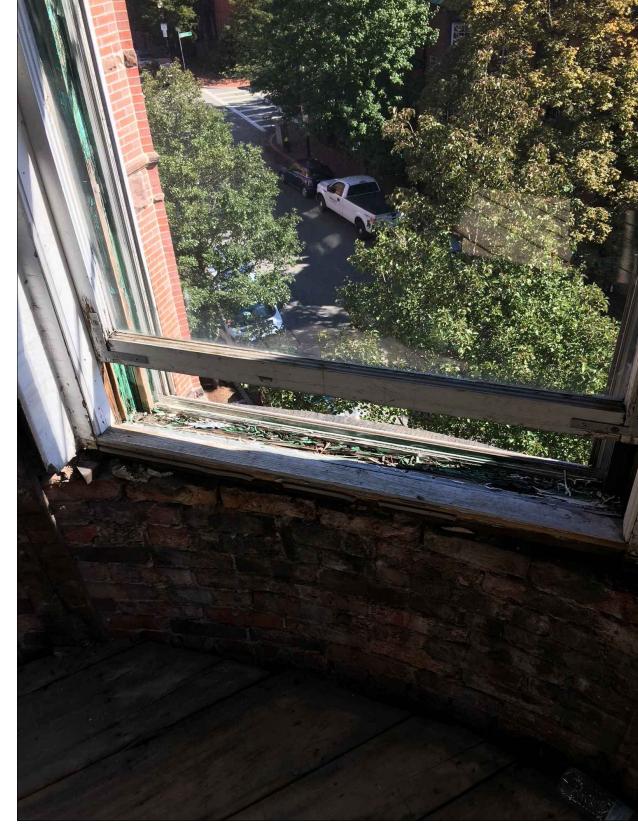


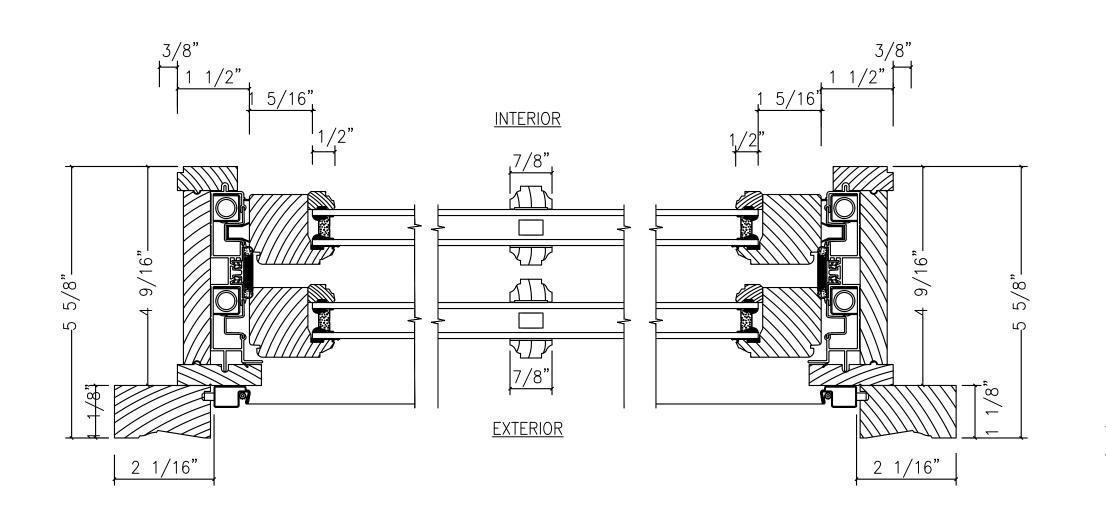
REAR BALCONIES

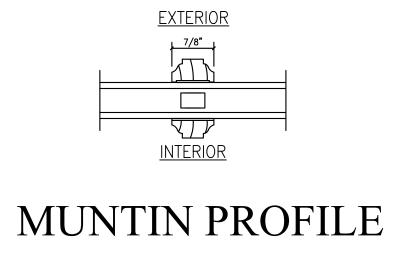




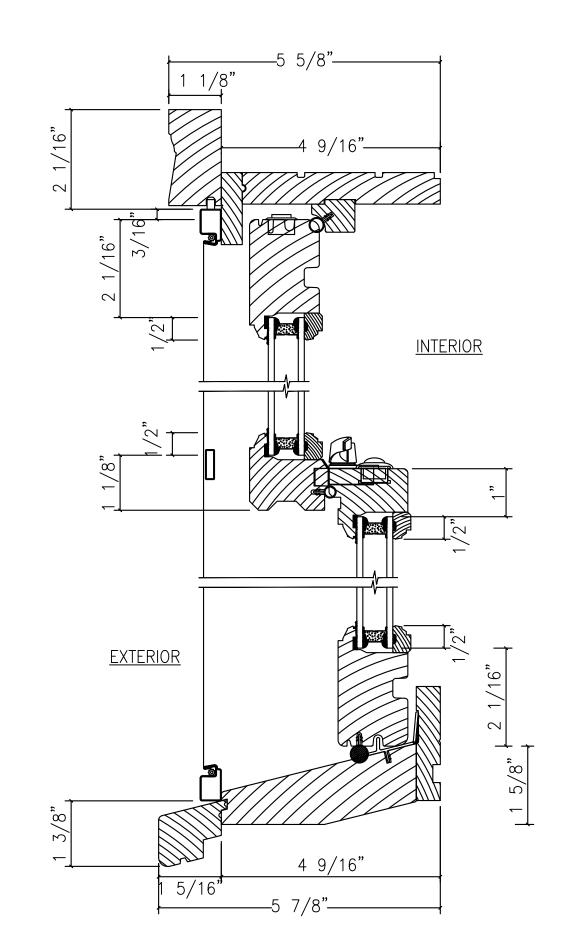




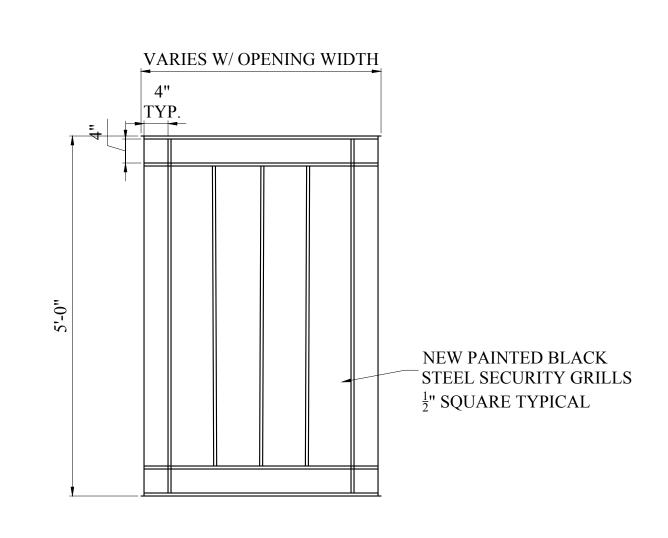




WINDOW PLAN DETAIL



WINDOW SECTION DETAIL



REAR WINDOW & DOOR SECURITY GRILLES



GENERAL NOTES ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE LATEST EDITION OF THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT. 3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULINO AND SAFETY FOR THIS PROJECT. 4. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY AQUATITHED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFEED PRIOR TO BUDDING. 5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ACHIETET MEDIATELY. 7. THE CONTRACTOR SHALL GIVE A WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CONTRACTOR SHALL GIVE A WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS FOUNDATION NOTES: ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT, FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SOLIARE FOOT ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL: OR ON EERED BANK RUN GRAVEL FILL MATERIAL WITH A MINI DENSITY OF 95% ALL FOOTING SHALL BE POURED IN THE DRY ONLY WATER SHALL NOT BE ALLOWED TO FLOW THROUGH THE DEPOSITED CONCRETE. NO FOOTING SHALL BE POURED ON FROZEN GROUND, FOUNDATIONS NEED TO BE FROM FREEZING FOR A MIN OF 5 DAYS AFTER THEY WERE POURED. THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS; OR, AS SHOWN ON DRAWINGS. OR, AS SHOWN ON DRAWINGS. LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS. ALL REINFORCEMENT: ASTM A615-60, WWF A185. CONCRETE NOTES: . ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH FOR BASEMENT SLABS, FOUNDATION WALL, EXTERIOR WALLS AND 3000 PSI OTHER VERTICAL CONCRETE SURFACES EXPOSED TO THE WEATHER FOR DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, CARPORT SLAB, 3500 PSI STEPS AND OTHER FLATWORK EXPOSED TO WEATHER AND GARAGE FLOOR SLABS MAXIMUM SLUMP SHALL NOT EXCEED 3"; AND MAXIMUM; COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER. ALL CONCRETE SLABS ON GRADE SHALL BE POURED IN 900 SQUARE FOOT PANELS, MAXIMUM: OR, PROVIDE CONTROL JOINTS BY SAW CUTTING THE SLAB WHILE THE CONCRETE IS STILL GREEN REINFORCING NOTES: CEINFORCING NOTES: ALL REPRORCEMENT, EXCEPT FOR THES AND STIRRUPS, SHALL CONFORM TO ASTM 615-60. ALL REPRORCEMENT FOR THES AND STURRUPS SHALL CONFORM TO ASTM 615-60. ALL REPRORCEMENT FOR THES AND STURRUPS SHALL CONFORM TO ASTM 615-40. ALL REPRORCEMENT SHALL CONFORM TO ASTM A185-70 SPECIFICATIONS. ALL REPRORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ALCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE. THE CONTRACTOR SHALL SUBMIT FOUR PRINTS OF SHOP PRAWINGS: SHOWING ALL REINFORCIND DETAILS, CHAIR BARS, HIGH CHAIRS, SLAB BOLSTEIRS, ETC. TO THE ARCHITECT FOR HIS APPROVAL. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS FROM THE ARCHITECT FOR HIS APPROVED SHOP DRAWINGS FROM THE ARCHITECT OR HIS ENGINEER PRIOR TO THE FABRICATION OF REINFORCEMENT. CLEARANCES OF MAIN REPROFICING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS: 3 DICHES A. FOOTINGS B. SIDES OF FOUNDATIONS WALLS. D. SILES OF POUNDATIONS WALLS. EXPOSED FACES OF POUNDATIONS. SIDES OF COLUMNSPHERS, SLABS ON GRADE FROM TOP SURFACE C. INTERIOR FACES OF FOUNDATIONS, TOP REINFORCING IN SLABS EXPOSED TO THE WEATHER D. TOP STEEL OF INTERIOR OF A DE-

D. TOP STEEL OF INTERIOR SLABS

FOUNDATION NOTES:

, 1/2" FOR SECTIONS GREATER THAN 10",

D. TOP STEEL OF INTERIOR SLABS 1 INCHES MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE 1/4" OF SECTIONS 10" OR

EXPANSION BOLTS USED IN CONCRETE SHALL BE SIMPSON STRONG BOLT OR EQUAL BOLTS NEED TO BE INSTALLED IN ACCORDANCE WITH ICC-REPORT ESR-3037 EPOXY ANGHORS AND DOWLES INSTALLED BITO CONCRETE SHALL BE A THREADED

ROD OR REINFORCING BAR DOWEL WITH THE HILTI "RE-500SD" ADHESIVE SYSTEM

AND BE INSTALLED ACCORDING TO ICC-REPORT ESIG-522.

CONTRACTOR MAY SUBSTITUTE EXPANSION BOLTS OR EPOXY ADHESIVES OF EQUAL

VALUE IN THE SPECIFIED MATERIAL WITH A CURRENT ICC-REPORT FOR REVIEW.

EXPANSION BOLTS SHALL NOT BE USED IN MASONRY.

PRESSURE OF 2 TONS PER SQUARE FOOT.
2. ALL FOOTINGS SHALL BE CARRIED DOWN TO ELEVATIONS AS INDICATED ON THE

3. ALL CONCRETE SHALL BE FOURED IN THE DET OWN.
4. NO CONCRETE SHALL BE FOURED ON FROZEN GROUND.
5. THE BOTTOM OF ALL EXTERIOR GRADE BEAMS SHALL NOT BE LESS THAN 4-0* BELOW THE FINISH EXTERIOR GRADE. POURED, OTHERWISE, WALLS AND GRADE BEAMS MUST BE

THE MINIMUM REINFORCING FOR ALL GRADE BEAMS AND FOUNDATION WALLS SHALL

LOT SIZE

NONE

2500 SF

2500 SF

JBH 2-46 CONTINUOUS AT TOP AND 2-46 CONTINUOUS AT BOTTOM.

8. LAP ALL BARS 36 DIAMETERS AND AS PER REINFORCING SPECIFICATIONS.

9. PROVIDE CORNIER BARS AT CORNIERS AND INTERSECTIONS.

10. THE ARCHITECT OR HIS ENGINEER SHALL BE INFORMED PRIOR TO THE PLACEMENT OF ANY REINFORCEMENT AND CONCRETE AND SHALL INSPECT THE BOTTOM OF FOOTINGS BEFORE THE CONCRETE IS PLACED.

DRAWINGS, OR DEEPER, AS NECESSARY TO OBTAIN THE SOIL BEARING PRESSURE AS

AND BE INSTALLED ACCORDING TO ICC. DEPORT ESP. 2322

ALL CONCRETE SHALL BE POURED IN THE DRY ONLY.

RE 2.#6 CONTINUOUS AT TOP AND 2.#6CONTINUOUS AT BOTTOM.

ADEQUATELY SHORED FROM OVERTURNING.

ZONING SUMMARY

ANY OTHER DWELLING

REQUIRED BY ZONING

PROPOSED PROJECT

EXISTING

REASON FOR REJECTION BY THE ARCHITECT. INSTALLATION

MIX

SAMPLE PANEL

PREPARATION

A TO AVOID SHRINAGE AND IMPROVE WORKABILITY, FOINTING MORTAR SHALL BE PRE-HYDRATED. THOROUGHLY MIX ALL MORTAR INGREDIENTS DRY, WHEN READY FOR USE, MIX INGREDIENTS AGAIN ADD ONLY ENQUEH WATER TO PRODUCE A DAMP WORKABLE MIX WHICH WILL RETAIN ITS FORM WHE PRESSED INTO A BALL. THE MORTAR SHALL BE KEPT IN THIS MOST CONDITION FOR ONE TO TWO HOUR AND THEN SUFFICIENT WATER ADDED TO BRING IT TO THE PROPER CONSISTENCY; THAT IS, SOMEWHAT RIER THAN CONVENTIONAL MASONRY MORTAR. B. TO INSURE A GOOD BOND TO THE EXISTING MORTAR, BRICK AND STO

ALL BRICK SHALL BE NEW BRICK, GRADE SW OR MW, CONFORMING TO ASTM C62, C73, C216. THE ULTIMATE COMPRESSIVE STRENGTH, FM, SHALL NOT BE LESS THAN 1,800 PSI IN 28

ALL CONCRETE MASONRY UNITS SHALL BE TWO-CELL LOAD BEARING UNITS CONFORMING ALL CONCRETE MASORICY TORITS SHALL BE TWO-CELL LOAD BEARDING UNITS CONFORMING TO ASTIM CON WITH MIDDAUM COMPRESSIVE STRENGTH, FM. OF 3,000 PSI IN 28 DAYS, OR, HIGHER AS REQUIRED, TO MEET THE REQUIRED FM.
 ALL MORTAR, TYPE MS, AND GROUT SHALL CONFORM TO ASTM C476.

ALL MASONRY PIERS, NARROWER THAN THE WIDEST OPENING ADJACENT TO THE PIER,

ALL CELLS WITH VERTICAL REINFORCEMENT SHALL BE FILLED SOLID WITH GROUT PROVIDE A BOND BEAM COURSING, OR FILL THREE COURSES SOLID WITH GROUT, AT EACH

ALL CORNERS AND WALL INTERSECTIONS SHALL HAVE FOUR VERTICAL REINFORCING BAR ALL CURRERS AND WALL INTERSECTIONS SHALL HAVE FOUR VERTICAL REINFORCING BARS.

MIBS AT DOORS AND OPENINGS SHALL HAVE TWO VERTICAL REINFORCING BARS, PIERS AT

FAM BEARING LOCATIONS SHALL HAVE A MINIMUM OF FOUR VERTICAL REINFORCING BARS.

MINIMUM VERTICAL REINFORCEMENT IN CONCRETE MASONRY UNIT WALLS, #5 VERTICAL A

A. CEMENT SHALL BE AN AMERICAN FORTLAND CEMENT CONFORMING TO ASTM C-150, TYPE II OR TYPE II FOR COLD WEATHER CONSTRUCTION (GRAY OR WHITE AS APPROPRIATE):

A. THE MORTAR USED TO TUCK POINT THE JOINTS SHALL CONSIST OF ONE PART PORTLAND CEMENT, ON

SAMIFLE FAMEL

A. A SECTION OF WALL SHALL BE POINTED FOR THE PURPOSE OF CHOOSING A DESIRED MORTAR COLOR,
WHICH MATCHES THE EXISTING COLOR AND TO DEMONSTRATE THE SPECIFIED WORKMANSHIP, DEPTH,
AND TOOLING

OF THE IGNITS REQUIRED FOR USE ON THE OR, CONTRACTOR SHALL CUT JOINTS
AND LEAVE SECTION UNPOINTED UNTIL THE AUTHORITY CAN CHECK DEPTH OF CUT.

B. TWO OR MORE SAMPLE AREAS MAY BE REQUIRED BEFORE ONE IS APPROVED. A FER APPROVAL OF ONE
THE OTHERS SHALL BE BROUGHT UP TO COLOR CONFORMANCE BY BRUSH GROUTING.

PREPARA TION

A CARBON AND DIRT SHALL HE REMOVED WITH DETERGENT AND STIFF BRUSHES, MOSS OR FUNGUS SHALL

BE REMOVED WITH A SOLUTION OF HILACH AND WATER

B. ALL MORTAR THAT IS LOOSENED BY HAND TOOLS IS REQUIRED TO BE REMOVED.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL BRICKS

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL BRICKS

MISSIND, BROKEN, OR CRACKED AS FART OF THE CONTRACT WORK ON ALL BUILDING FACES DESIGNATED

FOR FOINTIND, BRICKS REFLACED SHALL BE HARD-BURBED OF A TYPE AND SUZE TO MATCH EXISTING AS

CLOSELY AS POSSIBLE.

D. THE DOINTS SHALL BE THOROUGHLY VACUUMED, BLOWN CLEAN, OR BRUSHED TO REMOVE ALL LOOSE

MATERIALS, AND CLEAMED WITH A HIGH PRESSURE HOSE STREAM; BY THE OPEN JOINTS CANNOT RECEIVE

MORTHAF FOR MAY REASON WITHIN A TWELY (21) HOUR PERIOD AFFER REMOVAL OF EXISTING MORTAR,

OR INCLEMENT WEATHER IS FORECAST WHICH MAY CAUSE A DELAY IN COMPLETING THE REPONTION IN

ANY ONE OR SEVERAL AREAS, THE CONTRACTOR SHALL COVER THE OPIN JOINTS WITH POLTETIVLENGE.

NY ONE OR SEVERAL AREAS, THE CONTRACTOR SHALL COVER THE OPEN JOINTS WITH POLYETHYLENE OVERING OR OTHER SUITABLE MATERIAL IN ORDER TO AVOID WATER PENETRATION INTO THE BUILDIN

AND POSSIBLE WATER DAMAGE. THE CONTRACTOR SHALL SECURE THE PROTECTIVE COVERING WITH TAI

SPECTED BY THE ARCHITECT, EXISTING MORTAR NOT REMOVED THOROUGHLY AS REQUIRED SHALL BE

OR OTHER ACCEPTABLE METHODS, AND MAINTAIN THE COVERING UNTIL THE WORK CAN CONTINUE INDER FAVORABLE WEATHER CONDITIONS, CUT OUT MORTAR JOINTS SHALL REMAIN OPEN UNTIL

ALL MASONRY WALL REINFORCEMENT SHALL BE A615 GRADE 60

LOOR OR ROOF LEVEL, AND AT A MAXIMUM WALL HEIGHT OF 16'-0".

ART TYPE S HYDRATED LIME, AND SIX PARTS SAND, PROPORTIONED BY VOLUME.

IALL HAVE VOIDS FILLED WITH GROUT.

NNTS THOROUGHLY BEFORE APPLYING FRESH MORTAR, THE JOINTS SHALL NOT RECEIVE MORTAR IF THERE IS EVIDENCE OF FREESTANDING WATER. IN SUCH CASES, ALLOW WATER TO SOAK INTO THE WAL: HE NEW MORTAR SHALL BE PACKED TIGHTLY IN 1/4" LAYERS UNTIL THE JOINT IS FILLED, THEN TOOLED O A SMOOTIL CONCAVE SURFACE, NOTE CAREFULLY: FLUSH JOINTS WILL NOT BE ACCEPTABLE. THE CONTRACTOR SHALL PROTECT EXISTING ROOFING, WINDOWS, DOORS, STONEWORK, FLASHING, ULKING TRIM AND OTHER MATERIALS DURING THE COURSE OF OPERATIONS, ALL DAMAGES CAUSED B' E CONTRACTOR SHALL BE REPAIRED AT THEIR EXPENSE AND TO THE COMPLETE SATISFACTION OF THE AFTER NEW MORTAR IS THOROUGHLY SET AND CURED REMOVE LARGE PARTICLES OF MORTAR WITH

AFTER NEW MORTAR IS THOROUGHLY SET AND CURED, REMOYE LARGE PARTICLES OF MORTAR WITH COOD PADDLES AND SCAPERS PRIOR TO WEITING THE WALL USE CHIESE OS WIRE BRUSHES ATS ECESSARY WITH CARE TO PREVENT INJURY TO EXISTING BRICK AND STONEWORK. THE WALL AREAS HERR FOINTING HAS TAKE PLACE SHALL BE CLEANED WITH WATER TO FLUSH OFF ALL LOOSE MORTAR NO DIRKT THESE AREAS SHALL THEN BE SCRUBBED DOWN WITH A SOLUTION OF ONE HALF CURRENCY RISODIUM PHOSPHATE AND ONE HALF CUP OF HOUSEHOLD DETERGENT DISSOLVED IN ONE GALLON OF

GUARANTEE

THE CONTRACTOR SHALL GUARANTEE HIS WORK, LABOR, AND MATERIALS IN WRITING FOR A PERIOD OF E (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE BASE BID CONTRACT, SHOULD THE POINTED INTO SUSCITED INDER THIS CONFRACT FAIL WITHIN THE GUAR ANTEED PERIOD AS DETERMINED BY THE CHITECT THE CONTRACTOR SHALL MAKE SUITABLE REPAIRS INCLUDING AN ADDITIONAL APPLICATION

DISTRICT: HUNTINGTON AVENUE/PRUDENTIAL CENTER ZONE: ST BOTOLPH STREET PROTECTION AREA

BLDG. HEIGHT

45'

48'-9"

48'-9'

FAR

2.0

7,602 S.F. 3,04

7,602 S.F. 3.04

A. AT COMPLETION, REMOVE ALL EXCESS MATERIAL, DEBRIS, AND RUBBISH RESULTING FROM THE WORK F THIS SECTION FROM THE JOB SITE, THE GROUNDS SHALL BE LEFT CLEAN.

SOIL TESTING

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY SOIL BORINGS SHOULD BE PERFORMED TO VERIFY THAT THE CAPACITY, SOIS DORINGS SHOULD BE PERFORMED TO VERIFT HAT THE MINIMIMI DESIGN BEARING CAPACITES ARE ACHIEVABLE. IF A SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THAN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN

FRONT

MODAL

NA

SETBACK SETBACK SETBACK

REAR

25'-0"

NA

NA

SIDE

NONE

NA

NA

PROPOSED MULTI-FAMILY RENOVATION

131 St. Botolph St., Boston, MA 02115

STRUCTURAL STEEL NOTES:

PROVIDE STRUCTURAL STEEL OF THE FOLLOWING ASTM DESIGNATIONS UNLESS OTHERWISE NOTE: ROLLED STRUCTURAL STEEL WIDE FLANGE AND WY SHAPES - ASTM A 992 (Fy=50 KSI) A ALL, OTHER ROLLED STRUCTURAL STEEL STANDARD SHAPES, CHANNELS AND ANGLES - ASTM A 36 EIDEE ANGLES, BENT PLATES, HANGER AND BRACES - ASTM A 36 HOLLOW STRUCTURAL STEEL, ASTM A 36 HOLLOW STRUCTURAL STEEL - ASTM A 37 KINCHOLD STRUCTURAL STRUCTU FLOAR OOF LEVEL, AND ALL AMAZINDA WALL RESULT OF 19-9.

II. ALL COLD WRETHER MASONRY CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS OF THE BOCA CODE OR THE GUIDE SPECIFICATIONS OF THE INTERNATIONAL MASONRY INDUSTRY.

12. NO CONSTRUCTION LOAD, THAT WILL DAMAGE THE MORTAR JOINTS, SHALL BE PLACED ON MASONRY WITH LESS THAN 72 HOURS CURING TIME; OR 500 PSI MORTAR STRENGTH.

RICTANGULARSQUARE HOLLOW STRUCTURAL STEEL TUBING - ASTM A 500, GRADE B, (Fy-46 KSI)
BASE PLATES AND MISCELLANEOUS STEEL PLATES - ASTM A 36

CONNECTION MATERIALS.

BEAM COLUMN STIFFENER PLATES AND DOUBLER PLATES TO MATCH THE GRADE STEEL

OF STRUCTURAL ELEMENT

ALL CONNECTION MATERIALS, EXCEPT AS OTHERWISE NOTED HEREIN OR IN THE DRAWINGS,
INCLUDING BEARING PLATES, GUSSET PLATES, STIFFENER PLATES, ANGLES, ETC. - ASTM A 36
ALL SHOP CONNECTION STALL BE WALDED.

FIELD CONNECTION SHALL BE WALDED.

ALL BOLTS SHALL BE 3/4" IN DIAMETER, OR AS NOTED ON DRAWINGS. HOLES SHALL BE 1/16" LARGE ALL STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT OF RUST INHIBITIVE PAINT; SUCH AS THEMEC-99. OR RUST INHIBITOR BY "MAINLINE", OR, PAINT, AS NOTED IN THE SPECIFICATIONS AFTER STRUCTURAL STEEL ERECTION IS IN PLACE, ALL EXPOSED AREAS SHALL BE TOUCHED UP. SE

AF LEG STRUCTURAL, STEEL ERECTION IS IN PLACE, ALL EAROSED AREAS STALL BE TOUCHED IT: SEE SPECIFICATIONS ON PAINTING FOR ADDITIONAL REQUIREMENTS. PROVIDES 34: GROUT, 3,000 PSI, AND 1/4" THICK LEVELING PLATES UNDER ALL COLUMN BASE PLATES, WITH FOUR (4) 3/4" DIAMETER x 16" LONG ANCHOR BOLTS; OR AS NOTED. PROVIDE A MINIMUM OF 8" BEARING ON EACH SIDE OF LINTELS AND HEADERS OVER DOORS,

WINDOWS, LOUVERS, AND OPENINGS, ETC. WINDOWS, LOUVERS, AND OPENINGS, FIC.

THE CONTRACTOR SHALL SUBMIT A REPRODUCIBLE SEPIA AND FOUR PRINTS OF SHOP DRAWINGS, SHOWING ALL STRUCTURAL STEEL SIZES, CONNECTIONS AND DETAILS, TO THE ARCHITECT FOR HIS APPROVAL. A PABRICATION OF STRUCTURAL STEEL MEMBERS SHALL NOT BEGIN WITHOUT PRIOR WRITTEN APPROVAL HY THE ARCHITECT OR HIS ENGINEER.
ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST COMMONWEALTH OF MASSACHUSETTS BUILDING CODE AND THE STRUCTURAL STEEL INSTITUTE SPECIFICATIONS FOR

BUILDINGS AND BRIDGES

WELDING NOTES:

ALL WELDS SHALL BE MADE BY AN APPROVED WELDER, CERTIFIED BY THE COMMONWEALTH OF MASSACHUSTTS.

MASSACHUSTIS.
ALL WELDS SHALL, DEVELOP THE FULL STRENGTH OF THE MATERIALS BEING WELDED,
ALL WELDS AND WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL WELDING
CODE OF THE AMERICAN WELDING SCHOOL OF THE REPORT STRENGT OF THE STRUCTURAL WELDING
CODE OF THE MERICAN STRENGT OF THE STRUCTURAL WELDING
ALL WELDS WHICH WILL BE EXPOSED, SHALL BE GROUND SMOOTH; FREE FROM SLAGS AND FINS.

A COMPLETE NEPA 13 SPRINKLER SYSTEM THROUGHOUT THE BUILDING.

THE SPRINKLER SYSTEM SHALL BE HYDRAULICALLY CALCULATED, SIZED AND INSTALLED

THE SPRINKLER SYSTEM SHALL BE HYDRAULICALLY CALCULATED, SIZED AND INSTALLED BY ACCORDINGLY BY THE SPRINKLER CONTRACTOR. DENSITY FACTOR SHALL BE DETERMINED BY THE OWNER'S INSURANCE COMPANY.
THE SPRINKLER CONTRACTOR SHALL SUBMIT WORKING SPRINKLER DRAWINGS AND GYDRAULIC CALCULATIONS STAMPED BY A MASSACHUSITTS REGISTERED FIRE PROTECTION PROFESSIONAL ENGINEER, THE BOSTON FIRE DEPARTMENT AND THE OWNERS' INSURANCE COMPANY.

CODE SUMMARY

EX'G TYPE 3B CONSTRUCTION

EX'G R-2 USE GROUP (6 UNITS)

EX'G NON-SPRINKLERED

PROPOSED R-2 USE (4 UNITS)

PROPOSED FULLY SPRINKLERED & ALARMED

A BACKFLOW PREVENTER.

RCHITECTURAL PLANS WE HAVE PREPARED.

ALL WELDED PARTS SHALL BE STRAIGHT, SMOOTH, AND CONFORM TO THE SHAPES AND ANGLES

WOOD NOTES:

ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
ALL FRAMING LUMBER SHALL BE #2 HEM-FIR, OR BETTER, HAVING A MINIMUM

FB=1,200 PSI, FV=70 PSI, E=1,300,000 PSI. ALL L.V.L. LUMBER DENOTED ON PLANS SHALL HAVE A MINIMUM: FB=3 100 PSI FV=285 PSI E=1.900.000 PSI

FIP=3,100 FSI, FV=285 FSI, E=1,900,000 FSI
ALL JOIST SPANS SHALL HA VE ONE ROW OF I"X 3; CROSS BRIDGING AT MID SPAN
AND NOT MORE THAN 8-O" O.C.
ALL STUD BEARING WALLS SHALL HA VE ONE ROW OF 2X HORIZONTAL BLOCKING AT
1/2 STUD BEGIFT, AND NOT MORE THAN 6-O" O.C. MAXIMUM.
FROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.

PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING

TIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING OF

PROVIDE SOLID BRUDGED BY PREPARATION FROM THE BRANCH OF STUD PRACTITIONS OR BEAMS.
PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL
INTERSECTIONS, AT THE DISIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT 45°, SIMPSON TYPE "CWB", OR EQUAL.

ALL BUILT-LUP REAMS SHALL BE BOLTED WITH 1/2" DIAMETER BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWING

WOOD LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows; or as noted on drawings Size: 2x4 studs Size: 2x6 studs less than 4'-0" 3 - 2x42 - 2×4 up to 6'-0" 3 - 2x6 2 - 2x6

2 - 2x8 up to 8'-0" $3 - 2 \times 8$ up to 10'-0" 3 - 2x102 - 2x10

BUILDING AND DESIGN CODES:

MASSACHUSETTS BUILDING CODE 8TH EDITION WITH ALL REFERENCED CODES DESIGN LOADS:

OCCUPANCY: RESIDENTIAL 1. DEAD LOAD:

= 2.5 PSFPLYWOOD = 7.0 PSFWOOD FRAMING MISC TOTAL

2. LIVE LOAD FLOORS

= 40 PSF =40 PSFBALCONIES

2. SNOW LOAD:

GROUND SNOW LOAD, Pg = 45 PSF IMPORTANCE FACTOR, Is = 1.0

EXPOSURE CATEGORY B EXPOSURE FACTOR, Ce = 1.0

THERMAL FACTOR, Ct = 1.2 FLAT SNOW LOAD, Pf = 31.5 PSF g. FLAT SNOW LOAD MIN. Pf = 30 PSF

3. WIND LOADS

BASIC WIND SPEED (3 SECOND GUST) = 105 MPH

BUILDING CATEGORY = II IMPORTANCE FACTOR WIND LOAD WITHOUT ICE, Iw = 1.0

EXPOSURE CATEGORY = B

DIRECTIONALITY, Kd = 0.85

ENCLOSURE CLASSIFICATION = CLOSED BUILDING

MINIMUM WIND PRESSURE = +/- 30 PSF

4. SEISMIC LOADS:

OCCUPANCY CATEGORY = II

IMPORTANCE FACTOR, Ie = 1.0

MAPPED SPECTRAL RESPONSE ACCELERATIONS: Ss = 0.232, S1 = 0.068

SEISMIC DESIGN CATEGORY = B

e. SITE CLASS D

s. Furnishing and setting of all pipe sleeves. Certified plans will be submitted to the boston building department to be attached to the $|{ m KEY}|$

VEI			
0	SMOKE DETECTOR	ß	1-1/2 HOUR DOOR
@	HEAT DETECTOR	FACP	FIRE ALARM CONTROL PANEL
ø	CARBON MONOXIDE DETECTOR	n	1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
~	EMERGENCY LIGHT	2	2 HOUR CLG, WALL(SEE C.T.2/A-3.1)
置	HORN/ STROBE/ PULL STATION		FIRE EXTINGUISHER
	HORN/ STROBE	(D)	
♦—	1 HOUR WALL(SEE W.T.1/A-3.1)	11111	NEW WALL
⊗ —	2 HOUR WALL(SEE W.T.2/A-3.1)		EX'G WALL TO REMAIN
×	FAN		WALL TO BE REMOVED
O	45 MIN, DOOR		

MULTI-FAMILY BOTOL OPOSED RENOV₂ 131 ST. I ST. Choo Company Inc.

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Kevision Date	
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One Billings Road Quincy, MA 02171 617-786-7727 fax 617-786-7715

17124 Project No: AS NOTED 9-5-17 DF Drawn Bus

COVER SHEET

