

**ABBREVIATIONS:**

ADDL	ADDITIONAL	MANUF OR MFR	MANUFACTURER
ALT	ALTERNATE	MATL	MATERIAL
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MECH	MECHANICAL
AWS	AMERICAN WELDING SOCIETY	MEMB	MEMBRANE
AB	ANCHOR BOLT	MEP	MECHANICAL EQUIPMENT PAD
& OR	AND	MID	MIDDLE
APPROX	APPROXIMATELY	MID-PT	MID-POINT
ARCH	ARCHITECT OR ARCHITECTURAL	MIN	MINIMUM
@	AT	MR	MOISTURE RESISTANT
BAL	BALANCE	NFPA	NATIONAL FOREST PRODUCTS ASSOCIATION
BETW	BETWEEN	NOM	NOMINAL
BM	BEAM	NWC	NORMAL WEIGHT CONCRETE
BRG	BEARING	N	NORTH
BLK	BLOCK	NIC	NOT IN CONTRACT
B OR BOT	BOTTOM	NIS	NOT TO SCALE
BEW	BOTTOM EACH WAY	NO OR #	NUMBER
BRKT	BRACKET	OC	ON CENTER
BLDG	BUILDING	OPNG	OPENING
CIP	CAST-IN-PLACE	OPP	OPPOSITE
CTRD	CENTERED	OD	OUTSIDE DIAMETER
☐	CENTERLINE	OF	OUTSIDE FACE
CLR	CLEAR	P.T.	PRESSURE TREATED
COL	COLUMN	PT	POINT
CONC	CONCRETE	PTD	PAINTED
CMU	CONCRETE MASONRY UNIT	PTB	POST-TENSIONED BAR
CONST	CONSTRUCTION	PSF	POUNDS PER SQUARE FOOT
CONSTJT OR ☐	CONSTRUCTION JOINT	PSI	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	PVC	POLYVINYL CHLORIDE
CJ	CONTROL JOINT	P/C	PRECAST CONCRETE
DET	DETAIL	R	RADIUS
DIA OR ∅	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REINF	REINFORCE, REINFORCING OR REINFORCEMENT
DN	DOWN	REQD	REQUIRED
DWG	DRAWING	RD	ROOF DRAIN
EA	EACH	Ⓢ	SEALANT
ELECT	ELECTRICAL	SCH OR SCHED	SCHEDULE
EL OR ⊕	ELEVATION	SECT	SECTION
ELEV	ELEVATOR	SH	SHEET
EMBED	EMBEDMENT	SIM	SIMILAR
EQ	EQUAL	SOG	SLAB ON GRADE
EQUIP	EQUIPMENT	S	SOUTH
EXIST	EXISTING	SPECS	SPECIFICATIONS
EXP BOLT	EXPANSION BOLT	SPKR	SPRINKLER
EJ OR EXP JT	EXPANSION JOINT	SQ	SQUARE
EXT	EXTERIOR	STN STL	STAINLESS STEEL
FF	FINISH FACE	STD	STANDARD
FT	FEET OR FOOT	STL	STEEL
FIN	FINISH	ST STL	STAINLESS STEEL
FIN FL	FINISHED FLOOR	STRUCT	STRUCTURAL
FPRF	FIREPROOF	SYM	SYMMETRICAL
FL	FLOOR	TEMP	TEMPERATURE OR TEMPORARY
FD	FLOOR DRAIN	THK	THICK OR THICKNESS
FTG	FOOTING	x	TIMES OR BY
FDN	FOUNDATION	TO	TOP OF
GA	GAGE OR GAUGE	T & B	TOP AND BOTTOM
GALV	GALVANIZED	TOC	TOP OF CURB or CONCRETE
GWB or GYP	GYPSUM WALL BOARD	TOS	TOP OF STEEL
HGT	HEIGHT	TOW	TOP OF WALL
H OR HORIZ	HORIZONTAL	TYP	TYPICAL
HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
INFO	INFORMATION	V OR VERT	VERTICAL
INCL	INCLUDING OR INCLUSIVE	VIF	VERIFY IN FIELD
ID	INSIDE DIAMETER	W	WEST
IF	INSIDE FACE	WWPA	WESTERN WOOD PRODUCTS ASSOCIATION
INSUL	INSULATION	W/	WITH
INT	INTERIOR	W/O	WITHOUT
INV	INVERT	WP	WORKING POINT
JT	JOINT		
LWC	LIGHT WEIGHT CONCRETE		
LBS	POUNDS		

# SPRINGFIELD STREET RESIDENCES

8 E. Springfield Street, Boston, MA 02118

**CODE ANALYSIS:**

- APPLICABLE CODES:  
BUILDING CODE :  
IBC 2015 (780 CMR)  
IEBC 2015  
IECC 2018  
IFC 2015 (527 CMR)  
8TH EDITION AMENDMENTS
- ZONING DISTRICT - SOUTH END NEIGHBORHOOD  
SETBACKS:  
FRONT: ALLOWED CONFORMITY PROPOSED CONFORMITY  
RIGHT: NONE NONE  
LEFT: NONE NONE  
REAR: 20' 6'-6"  
HEIGHT: 70' 47'-10"  
  
FAR: 2.0  
LOT SIZE: 1,440SF  
ALLOWED: 2,880SF  
EXISTING: NA  
PROPOSED: 4,585GSF  
BASEMENT: 807GSF  
FIRST FLOOR: 950GSF  
SECOND FLOOR: 950GSF  
THIRD FLOOR: 928GSF  
FORTH FLOOR: 950GSF  
  
MECH/STORAGE/LAUNDRY: 165GSF (NOT INCLUDED IN F.A.R.)
- USABLE OPEN SPACE REQUIREMENTS: 200SF PER DWELLING UNIT  
REQUIRED U.O.S.: 400SF  
PER TABLE C, NOTE #3: 25% OF REQ'D U.O.S. ALLOWED ON ROOF OF MAIN BUILDING: 150SF  
PROPOSED:  
REAR YARD: 330SF  
ROOF DECK: 150SF  
TOTAL U.O.S: 480SF
- CHAPTER 3 - USE GROUP CLASSIFICATION :  
SECTION 310.0 - R3
- CHAPTER 6 - CONSTRUCTION CLASSIFICATION  
TABLE 602 - UNIT SEPERATION - 1HR  
SECTION 602.5 - TYPE 5A CONSTRUCTION
- CHAPTER 7 - EXTERIOR WALLS  
TABLE 705.8 - MAX WALL EXTERIOR OPENING - 15%

**PERFORMANCE SPECIFICATIONS:**

- EXTERIOR WALLS:  
2x6 WOOD FRAMING  
R21 MIN INSULATION VALUE (CAVITY)  
BASEMENT: R10 CONTINUOUS INSULATION OR R13 CAVITY INSULATION
  - WINDOWS:  
DOUBLE PANE LOW E  
MIN. U-FACTOR: .32  
REQUIREMENTS FOR 1 WDW MIN PER BEDROOM:  
5.75F OPERABLE CLEAR AREA,  
44" MAX SILL HGT
  - EXTERIOR DOORS:  
DOUBLE PANE LOW E  
MIN. U-FACTOR: .33
  - CEILING/ROOF  
R49 MIN INSULATION VALUE
  - FOUNDATION  
10" MIN 2,500PSI MIN
  - STAIRS:  
COMMON: 7 1/2" MAX RISER  
11" MIN TREAD  
INSIDE DWELLING: 8 1/4" MAX RISER  
10" MIN TREAD
- HANDRAILS:  
34" MIN. TO 38" MAXIMUM ABOVE STAIR NOSING,  
BALUSTERS: 4" MAX CLEAR WIDTH

**SYMBOL LEGEND**

- EXISTING WALL
- PROPOSED WALL
- EXISTING WALL TO BE REMOVED

- EXISTING DOOR
- PROPOSED DOOR
- EXISTING DOOR TO BE REMOVED

Room name  
101 ROOM TAG

- SHEET #
- ELEVATION TAG
- VIEW #
- VIEW #
- SECTION TAG
- SHEET #

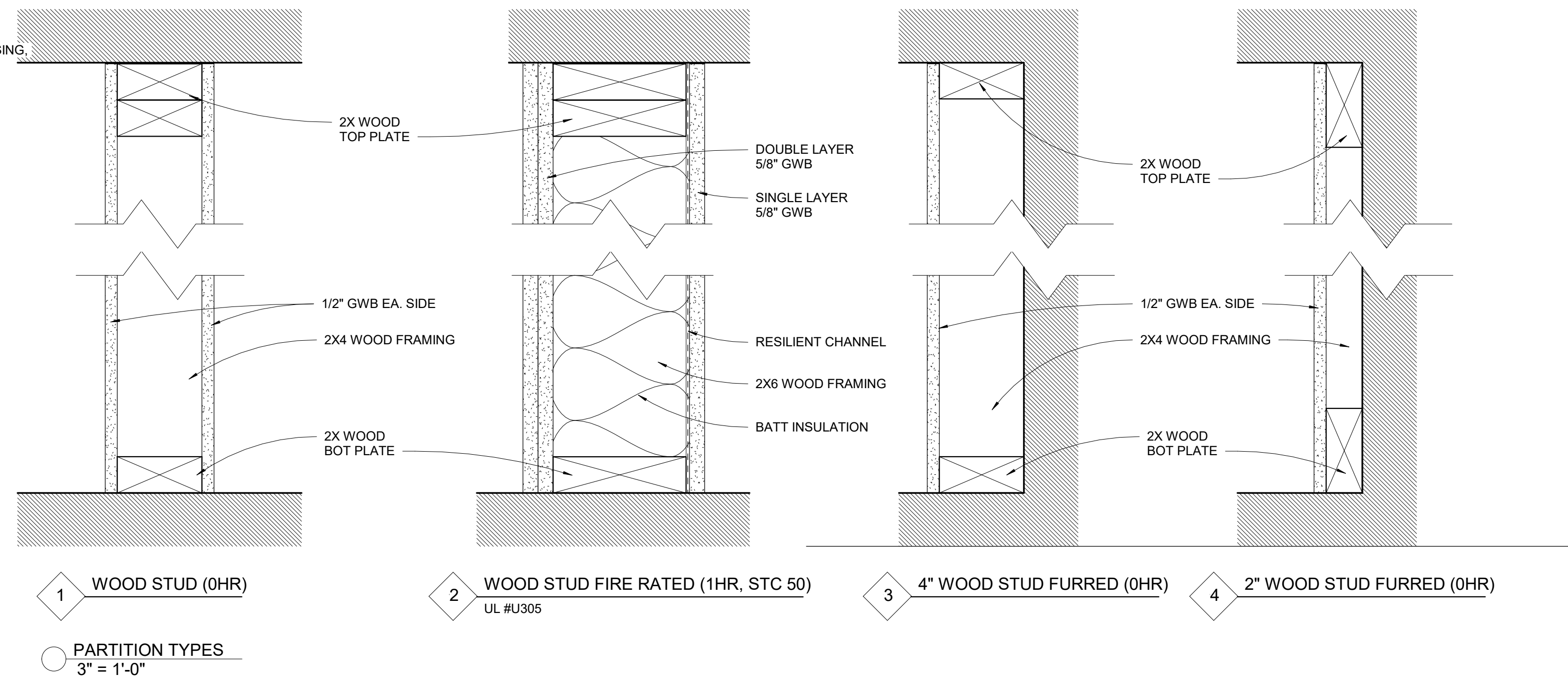
- 1HR RATED PARTITION (UL DESIGN U309)
- HEAT DETECTOR - KIDDE HD135F
- COMBO SMOKE/CO DETECTOR - KIDDE I12010SCO
- COMBO SMOKE/CO DETECTOR (PHOTOELECTRIC) KIDDE KN-COPE-IC

**DRAWING LIST**

SHEET #	SHEET NAME
A000	TITLE SHEET
A100	FLOOR PLANS - BSMT, 1ST & 2ND
A101	FLOOR PLANS - 3RD, 4TH & ROOF
A200	EXTERIOR ELEVATIONS

**GENERAL NOTES:**

- WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS. UNLESS OTHERWISE AGREED UPON, THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED TO PERFORM HIS OR HER WORK AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CEILINGS AND EGRESS STAIRS ARE 1HR FIRE RATED. SINGLE LAYER OF PLASTER OR 5/8" GWB EACH SIDE OF INTERIOR PARTITION (UL DESIGN# L305), SINGLE 5/8" AT CEILINGS (UL DESIGN# L512). ALL REPLACEMENT PATCHING OR REPAIRING IS THE RESPONSIBILITY OF CONTRACTOR. CONTACT ARCHITECT IF RATING IS BELIEVED TO BE INHERENT IN EXISTING ASSEMBLY.
- CONTRACTOR SHALL ENGAGE A LICENSED ELECTRICIAN FOR ALL ELECTRICAL WORK AND IN COMPLIANCE WITH NFPA 70.
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ARCHITECT  
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PROJECT:  
**Springfield Street Residences**  
8 Springfield St  
Boston, MA 02118

CLIENT:  
**River Front Realty**  
275 Main St  
Boston, MA

PROJECT TEAM:

REVISIONS:

DRAWING TITLE:

TITLE SHEET

STAMP



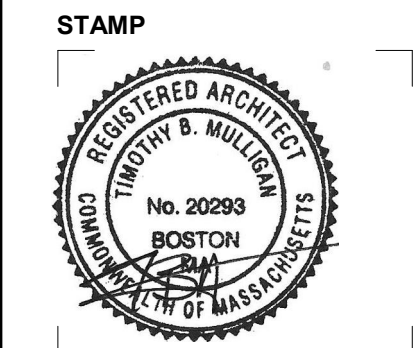
September 7, 2023  
DATE OF ISSUE  
GCOD APPROVAL  
DOCUMENT PHASE  
As indicated  
SCALE  
2318.00  
PROJECT #

DRAWING NUMBER:

**A000**

REVISIONS:


DRAWING TITLE:  
**FLOOR PLANS - BSMT, 1ST & 2ND**



September 7, 2023  
 DATE OF ISSUE  
 GCOD APPROVAL  
 DOCUMENT PHASE  
 1/4" = 1'-0"  
 SCALE  
 2318.00  
 PROJECT #

DRAWING NUMBER:

**A100**

**SYMBOL LEGEND**

	EXISTING WALL		SHEET #
	PROPOSED WALL		ELEVATION TAG
	EXISTING WALL TO BE REMOVED		VIEW #
	1HR RATED PARTITION (UL DESIGN U305)		VIEW #
	EXISTING DOOR		SECTION TAG
	PROPOSED DOOR		SHEET #
	EXISTING DOOR TO BE REMOVED		HEAT DETECTOR - KIDDE HD135F
	PROPOSED DOOR		COMBO SMOKE/CO DETECTOR - KIDDE I12010SCO
	EXISTING DOOR TO BE REMOVED		COMBO SMOKE/CO DETECTOR (PHOTOELECTRIC) KIDDE KN-COPE-IC

**FLOOR-CEILING SYSTEMS, WOOD-FRAMED**

<b>GA FILE NO. FC 5116</b>	<b>PROPRIETARY†</b>	<b>1 HOUR FIRE</b>	<b>50 to 54 STC SOUND</b>
<b>WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION</b>			
One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws at 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 1 5/8" perlite-sand concrete reinforced with No. 19 SWG galvanized hexagonal wire mesh, 3" glass fiber insulation 0.90 pcf in joist space stapled to subfloor.			
<b>PROPRIETARY GYPSUM BOARD</b>			
American Gypsum Company CertainTeed Gypsum, Inc. G-F Gypsum Lafarge North America Inc. National Gypsum Company PABCO Gypsum Temple-Inland Forest Products Corporation	5/8" FIREBLOC TYPE C 5/8" ProFlo™ Type C Gypsum Panels 5/8" ToughRock® Frequent® C 5/8" Firecheck® Type C 5/8" Gold Bond® Brand FIRE-SHIELD Cw Gypsum Wallboard 5/8" FLAME CURB® Super C 5/8" TG-C	Approx. Ceiling Weight: Fire Test:	2 pcf UL R3453-7, 5-1-70; Based on UL R3660-7, -8, 11-12-87; R2717-81, 8-18-87; Based on UL R7094; 90NK10655; 10-24-90; Based on UL R8742, 88NK22591, 10-8-88; UL Design L516 UL Design L514 KAL L 224-28-85, 3-30-85 (74 C & P) KAL L 224-27-85, 3-30-85
†Contact the manufacturer for more detailed information on proprietary products.			

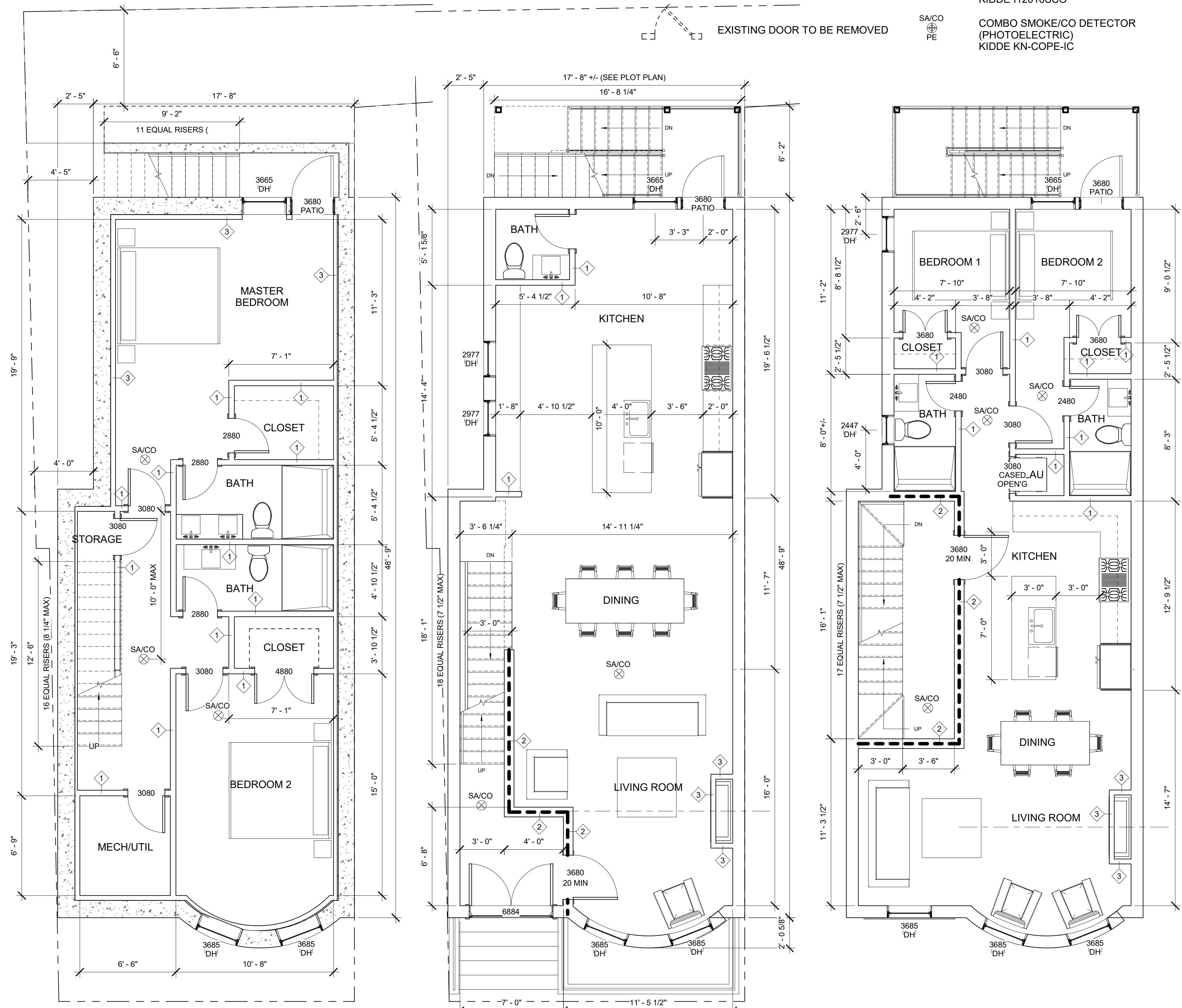
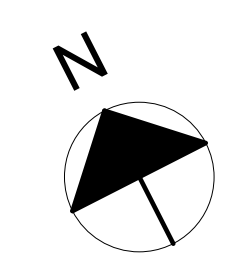
**MINIMUM FLOOR ASSEMBLY (STC 50)**

**FLOOR-CEILING SYSTEMS, WOOD-FRAMED**

<b>GA FILE NO. FC 5240</b>	<b>GENERIC</b>	<b>1 HOUR FIRE</b>	<b>45 to 49 STC SOUND</b>
<b>WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS</b>			
One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 1" nominal T & G wood subfloor and 1" nominal wood finish floor, or 19/32" plywood finished floor with long edges T & G and 15/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.			
Approx. Ceiling Weight: Fire Test: Sound Test: IC & Test:			
3 pcf UL R1319-65, 11-16-64 UL Design L514 CK 8512-6, 7, 4-15-65 39(67 C & P) CK 8512-6, 4-15-65			

**ACCEPTABLE FLOOR ASSEMBLY IF FIELD TESTED (STC45)**

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1 BASEMENT 1/4" = 1'-0"  
 2 1ST FLOOR 1/4" = 1'-0"  
 3 2ND FLOOR 1/4" = 1'-0"

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 1/4" = 1'-0"



**SYMBOL LEGEND**

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	PROPOSED WALL		ELEVATION TAG
	EXISTING WALL TO BE REMOVED		VIEW #
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**FLOOR-CEILING SYSTEMS, WOOD-FRAMED**

GA FILE NO. FC 5116	PROPRIETARY†	1 HOUR FIRE	50 to 54 STC SOUND
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**MINIMUM FLOOR ASSEMBLY (STC 50)**

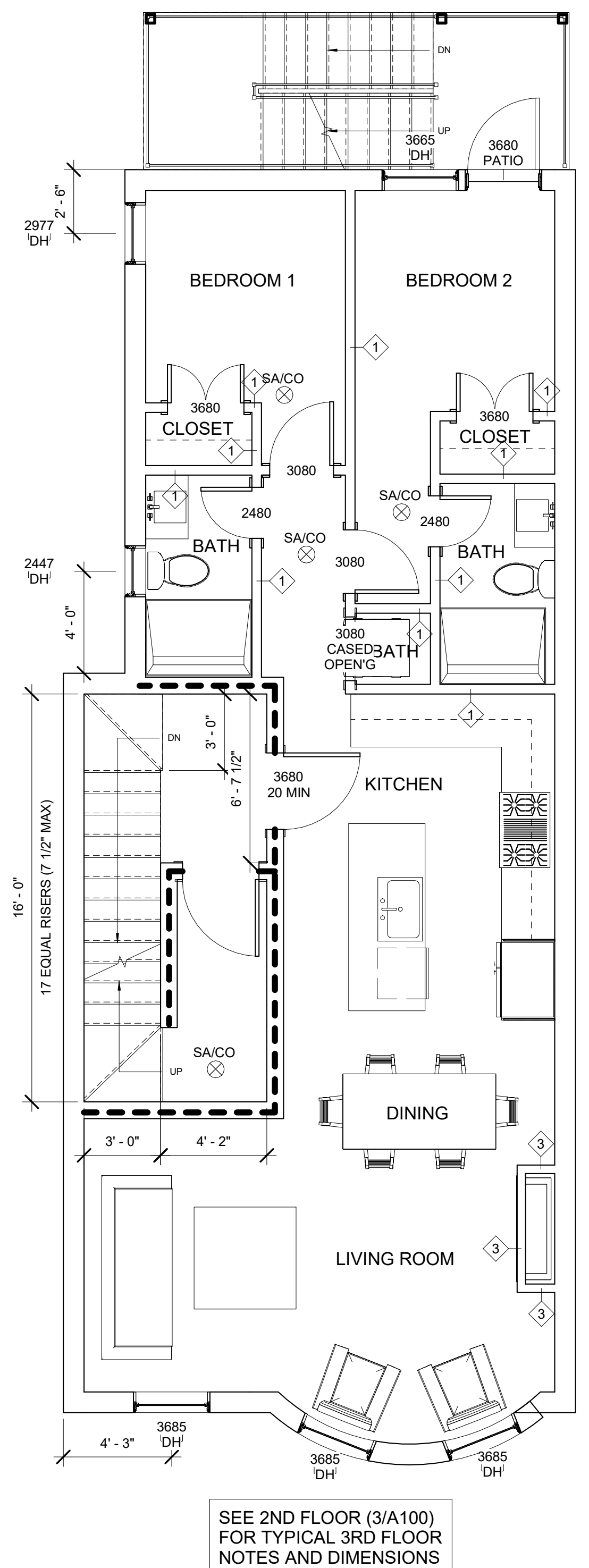
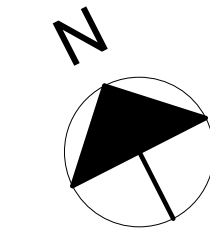
**FLOOR-CEILING SYSTEMS, WOOD-FRAMED**

GA FILE NO. FC 5240	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND
<b>WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS</b>			
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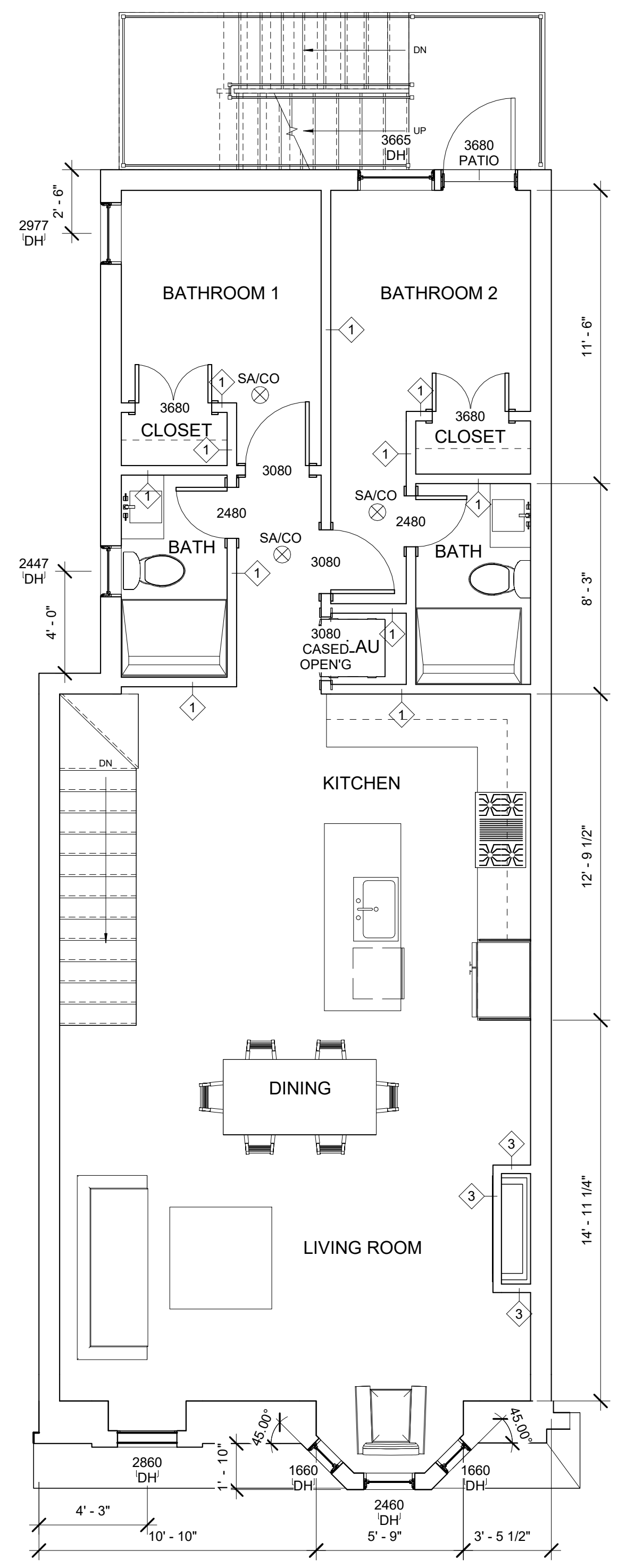
**ACCEPTABLE FLOOR ASSEMBLY IF FIELD TESTED (STC45)**

**GENERAL NOTES:**

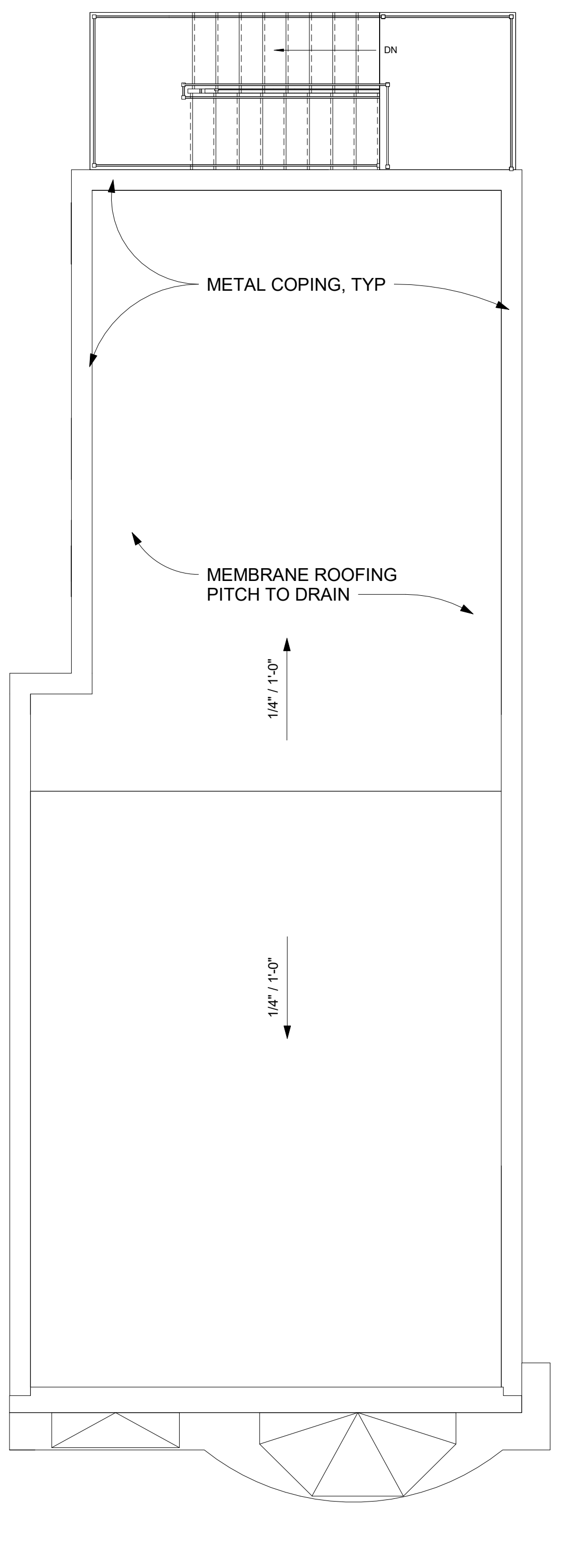
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① 3RD FLOOR  
 1/4" = 1'-0"



② 4TH FLOOR  
 1/4" = 1'-0"

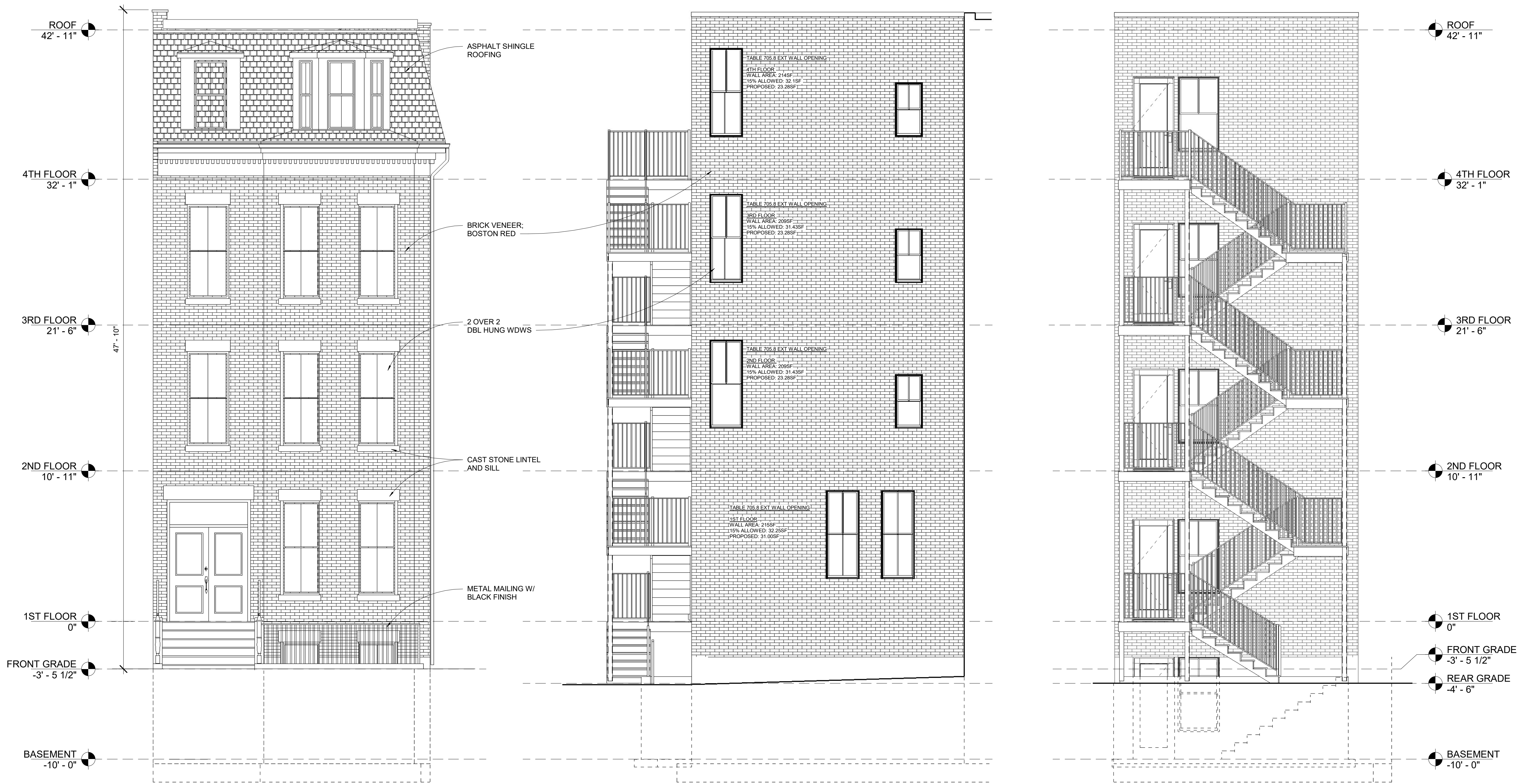


③ ROOF PLAN  
 1/4" = 1'-0"

SEE 2ND FLOOR (3/A100) FOR TYPICAL 3RD FLOOR NOTES AND DIMENSIONS

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ARCHITECT  
**S47|a**  
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 p: 508.550.4730  
 www.s47a.com

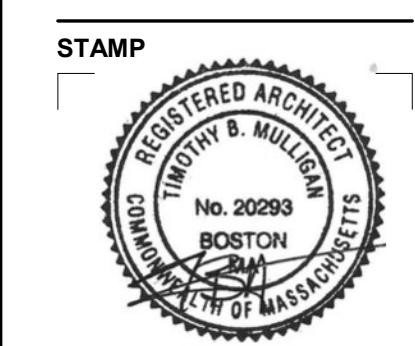
PROJECT:  
**Springfield Street Residences**  
 8 Springfield St  
 Boston, MA 02118

CLIENT:  
**River Front Realty**  
 275 Main St  
 Boston, MA

PROJECT TEAM:

REVISIONS:


DRAWING TITLE:  
**EXTERIOR ELEVATIONS**



September 7, 2023  
 DATE OF ISSUE  
 GCOD APPROVAL  
 DOCUMENT PHASE  
 1/4" = 1'-0"  
 SCALE  
 2318.00  
 PROJECT #

DRAWING NUMBER:

**A200**

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