ABBREVIATIONS:

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

TREMONT STREET RESIDENCES

667 Tremont Street, Boston, MA 02118

CODE ANALYSIS:

1. APPLICABLE CODES:
   BUILDING CODE :
   IBC 2015 (780 CMR)
   IEBC 2015
   IECC 2018
   IFC 2015 (527 CMR)
   8TH EDITION AMENDMENTS

2. ZONING DISTRICT - MFR
   SETBACKS:

	ALLOWED	EXISTING	PROPOSED
FRONT:	CONFORMITY	0.0'	NO CHANGE
RIGHT:	NONE	NONE	NO CHANGE
LEFT:	NONE	NONE	NO CHANGE
REAR:	20'	19'	NO CHANGE
HEIGHT:	70'	48"	NO CHANGE

FAR: 2.0
LOT SIZE: 1,760SF
ALLOWED: 3,520SF
EXISTING: 4,147SF
PROPOSED: 5,924SF
BASEMENT: 1,163SF
GARDEN LEVEL: 1,210SF
FIRST FLOOR: 1,127SF
SECOND FLOOR: 831SF
THIRD FLOOR: 818SF
FOURTH FLOOR: 775SF

MECH/STORAGE/LAUNDRY: 133GSF (NOT INCLUDED IN F.A.R.)

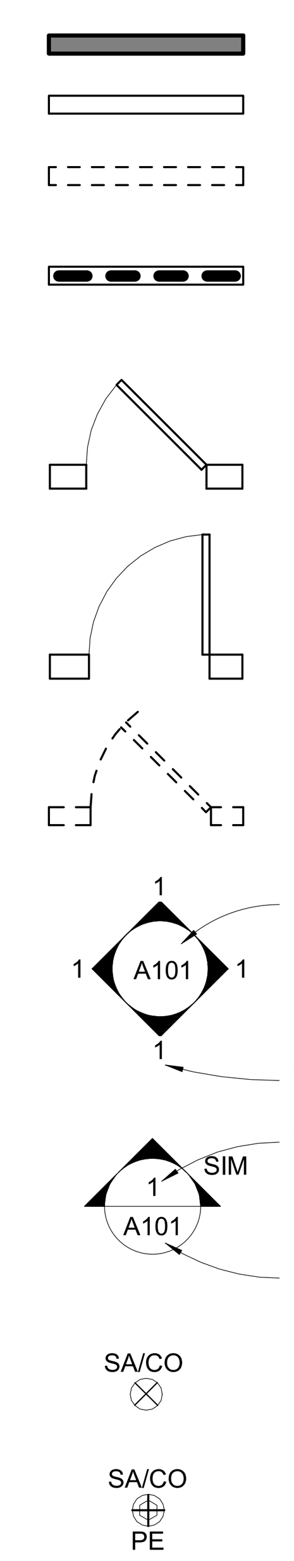
4. CHAPTER 3 - USE GROUP CLASSIFICATION :
   SECTION 310.0 - R2

5. CHAPTER 6 - CONSTRUCTION CLASSIFICATION
   TABLE 602 - UNIT SEPERATION - 1HR
   SECTION 602.5 - TYPE 5A CONSTRUCTION

PERFORMANCE SPECIFICATIONS:

1.EXTERIOR WALLS:
2X6 WOOD FRAMING
R21 MIN INSULATION VALUE (CAVITY)
BASEMENT: R10 CONTINUOUS INSULATION OR
R13 CAVITY INSULATION
2. WINDOWS:
DOUBLE PANE LOW E
MIN. U-FACTOR: .32
REQUIREMENTS FOR 1 WDW MIN PER BEDROOM:
5.7SF OPERABLE CLEAR AREA,
44" MAX SILL HGT
3. EXTERIOR DOORS:
DOUBLE PANE LOW E
MIN. U-FACTOR: .33
4. CEILING/ROOF
R49 MIN INSULATION VALUE
5. FOUNDATION
10" MIN 2,500PSI MIN
6. 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
1HR RATED PARTITION (UL DESIGN U309)
EXISTING DOOR
PROPOSED DOOR
EXISTING DOOR TO BE REMOVED
ELEVATION TAG
SECTION TAG
COMBO SMOKE/CO DETECTOR - KIDDE I12010SCO
COMBO SMOKE/CO DETECTOR (PHOTOELECTRIC) KIDDE KN-COPE-IC

DRAWING LIST

SHEET #	SHEET NAME
A000	TITLE SHEET
A100	DEMO PLANS
A101	DEMO PLANS
A102	BST, GDN & 1ST FLOOR PLANS
A103	2ND, 3RD & 4TH FLOOR PLANS
A200	EXTERIOR ELEVATIONS
A300	DETAILS
A301	MATERIALS
A400	WINDOW TYPES
A401	WINDOW DETAILS

GENERAL NOTES:

1. 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.

2. 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.

3. CONTRACTOR SHALL ENGAGE A LICENSED ELECTRICIAN FOR ALL ELECTRICAL WORK AND IN COMPLIANCE WITH NFPA 70.

4. CONTRACTOR RESPONSIBLE FOR ALL PREPARATION WORK REQUIRED BY MANUFACTURER'S SPECIFICATIONS.

5. CONTRACTOR SHALL PROVIDE PRODUCT SUBMITTAL FOR SMOKE ALARM FIXTURES FOR APPORVAL

6. CONFLICTS BETWEEN SITE CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT OR THE APPROPRIATE CONSULTING ENGINEERS.

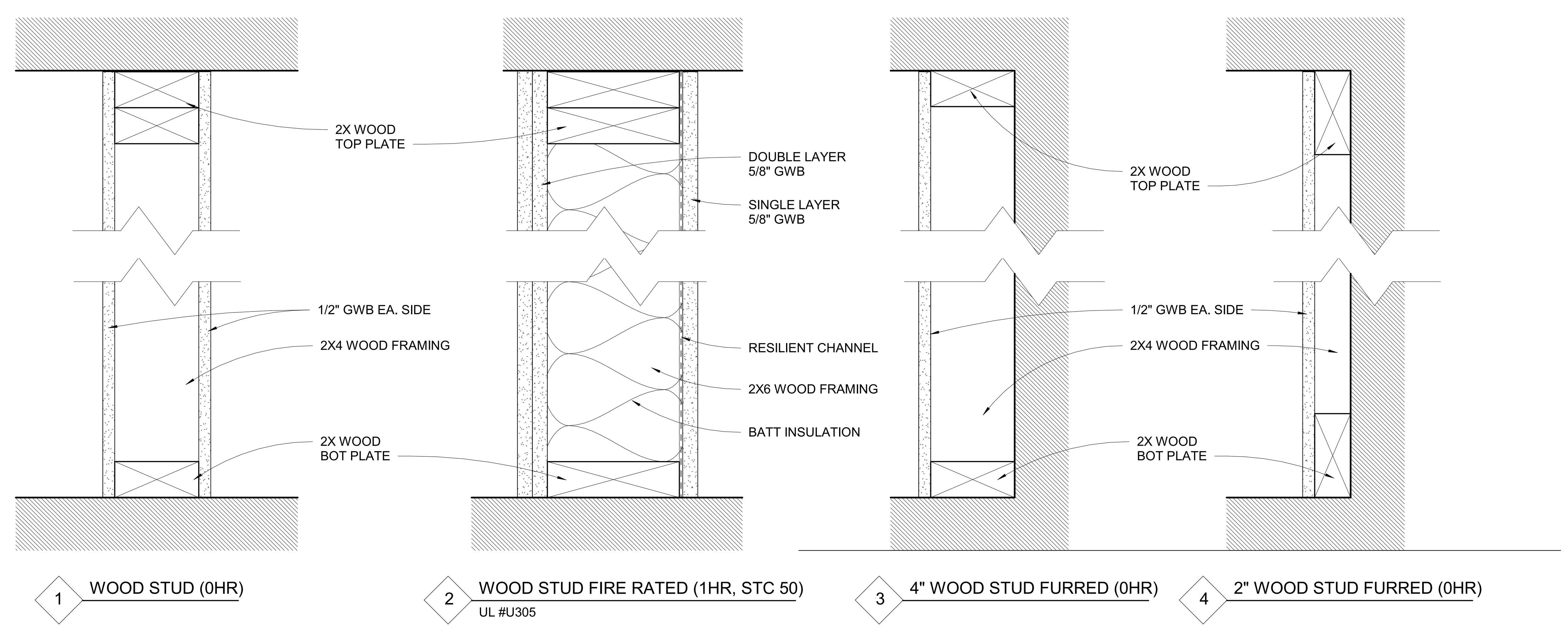
7. CONFIRM DIMENSIONS WITH THE ARCHITECT OR APPROPRIATE CONSULTING ENGINEER.

8. CONTRACTOR TO NOTIFY ARCHITECT, AFTER LAYOUT AND PRIOR TO FRAMING, OF ANY DISCREPANCY, OMISSION, OR UNANTICIPATED FIELD CONDITIONS ALTER THE DESIGN INTENT.

9. CONTRACTOR TO NOTIFY ARCHITECT, AFTER LAYOUT AND PRIOR TO FRAMING, IF DIMENSIONS INDICATED WITH "+/-" VARIES MORE THAN 3" FROM ACTUAL FIELD MEASURMENTS.

10. CONTRACTOR RESPONSIBLE FOR ALL PREPARATION WORK REQUIRED BY MANUFACTURER'S SPECIFICATIONS.

11. DAMAGED TO EXISTING OR NEW CONSTRUCTION CAUSED BY THE CONTRACTOR, HIS OR HER SUB-CONTRACTORS OR CREW IS THE RESPONSIBILITY OF THE CONTRACTOR.



1 WOOD STUD (0HR)
2 WOOD STUD FIRE RATED (1HR, STC 50) UL #U305
3 4" WOOD STUD FURRED (0HR)
4 2" WOOD STUD FURRED (0HR)

PARTITION TYPES
3" = 1'-0"

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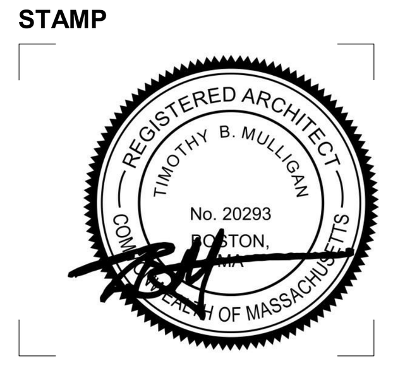
PROJECT TEAM:

REVISIONS:

DRAWING TITLE:
TITLE SHEET

STAMP



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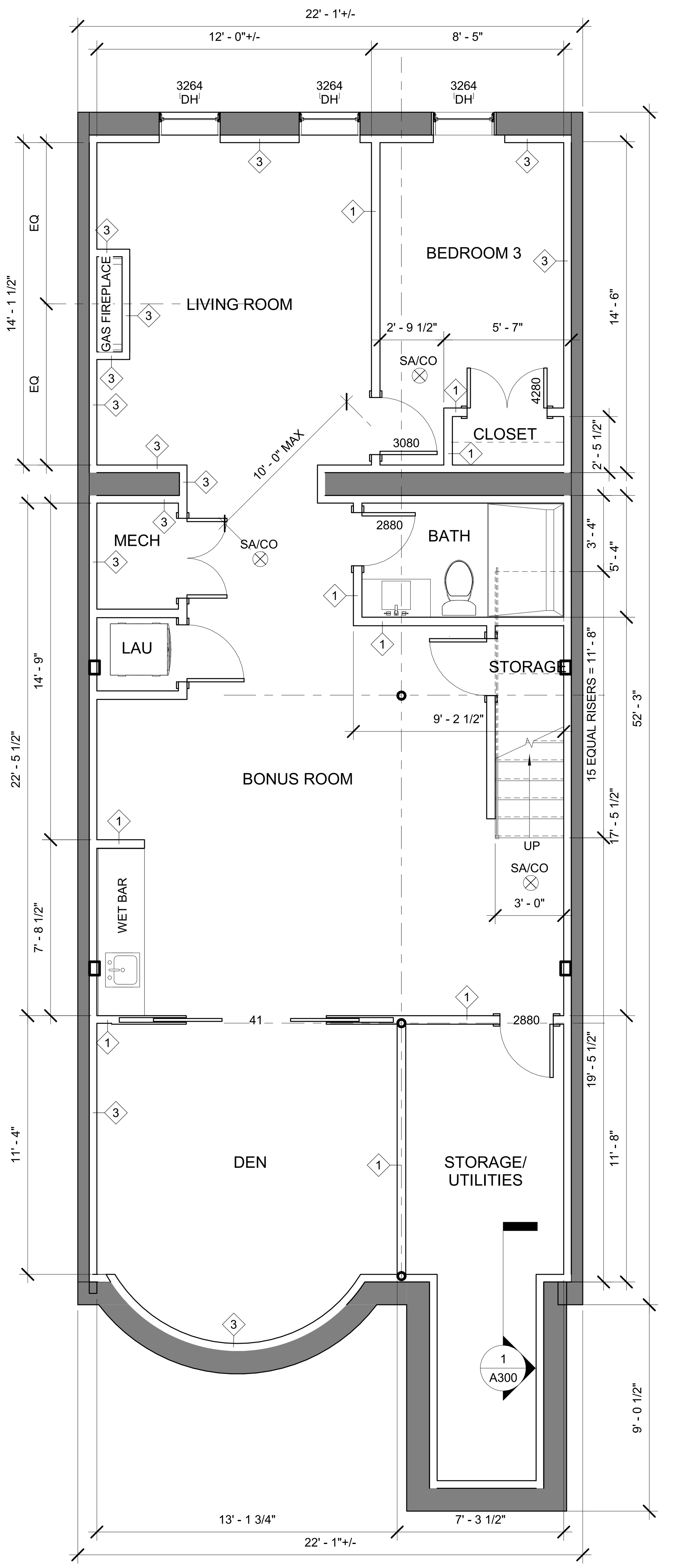
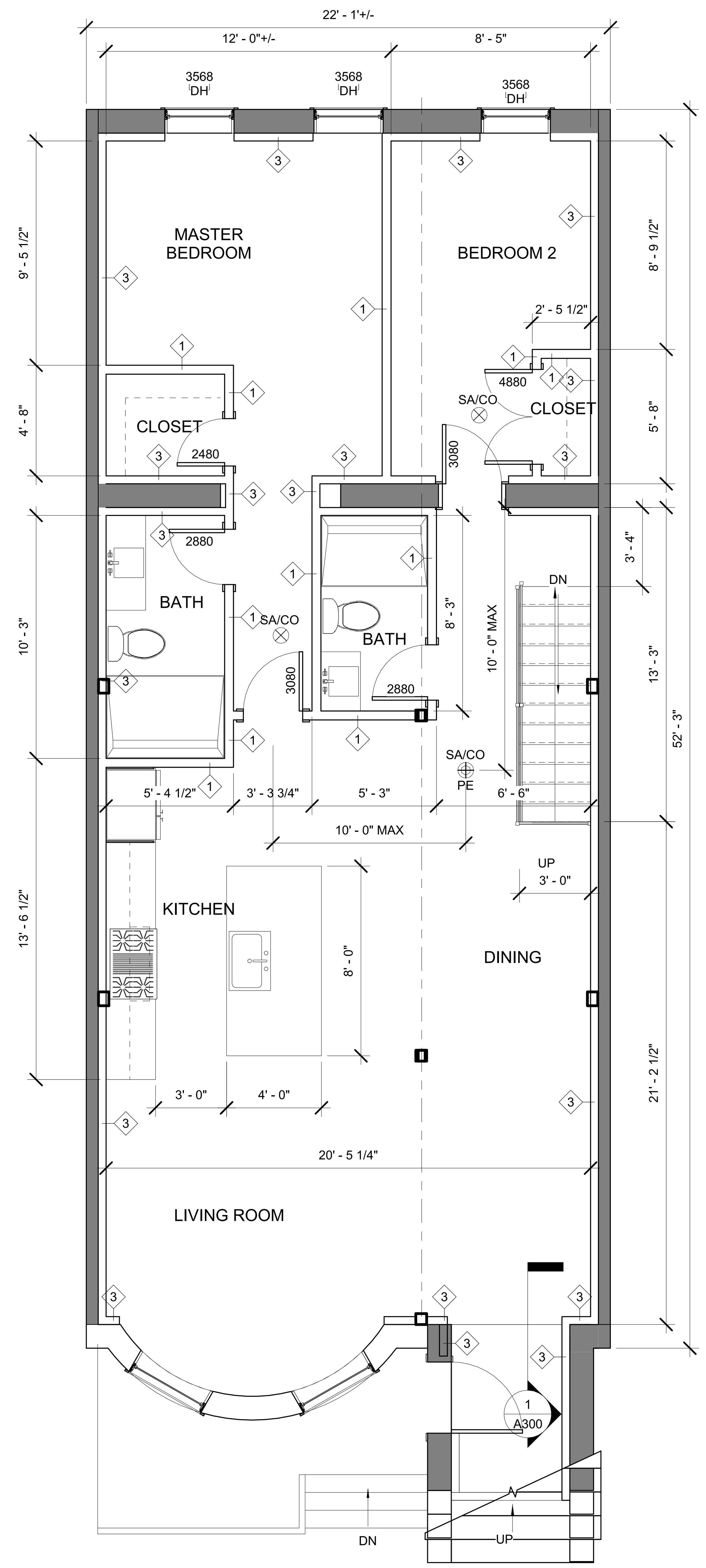


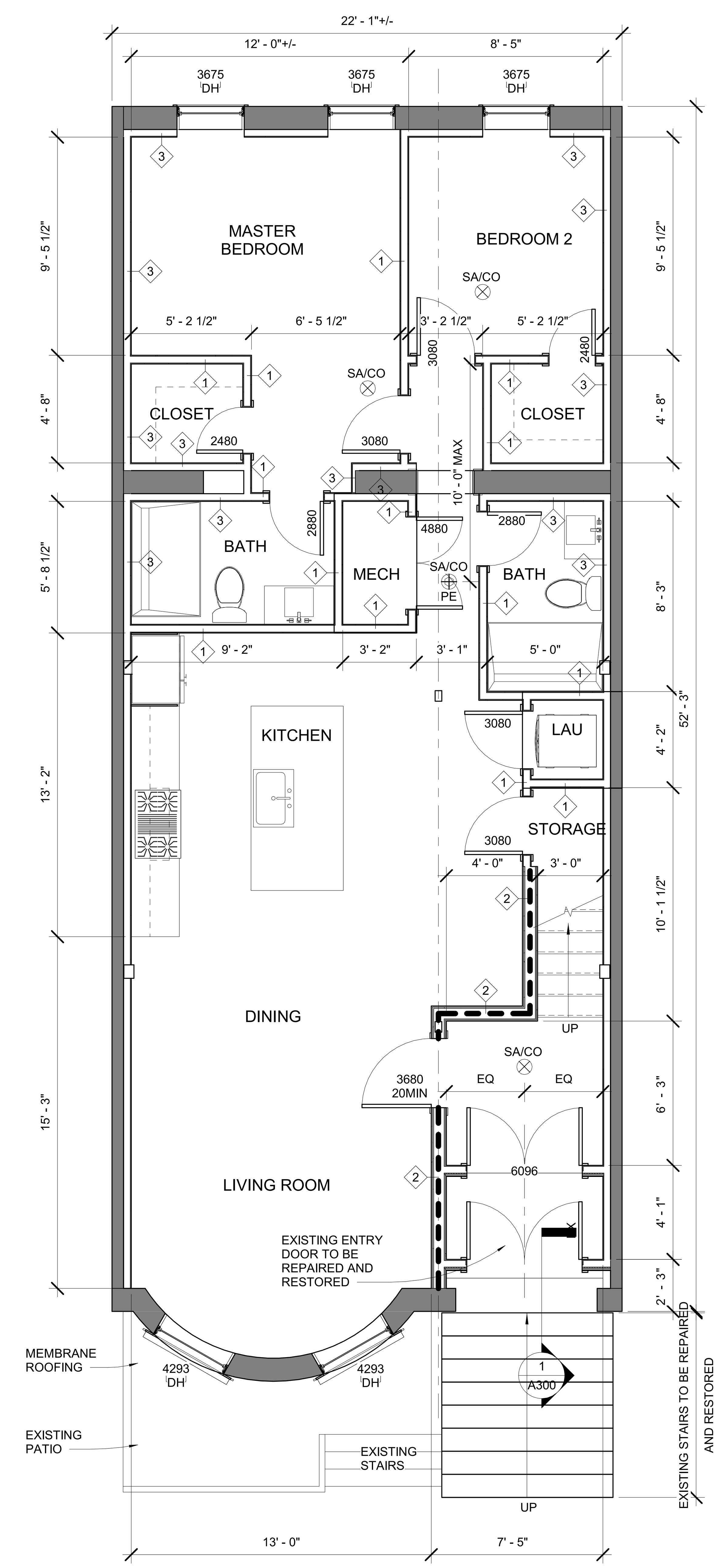
1 BASEMENT
1/4" = 1'-0"

UNIT 1



2 GARDEN LEVEL
1/4" = 1'-0"

UNIT 1



3 1ST FLOOR
1/4" = 1'-0"

UNIT 2

SYMBOL LEGEND

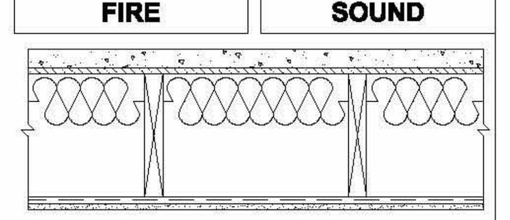
- EXISTING WALL
- PROPOSED WALL
- EXISTING WALL TO BE REMOVED
- 1HR RATED PARTITION (UL DESIGN U309)
- EXISTING DOOR
- PROPOSED DOOR
- EXISTING DOOR TO BE REMOVED
- ELEVATION TAG (SHEET #, VIEW #)
- SECTION TAG (VIEW #, SHEET #, SIM)
- SA/CO — COMBO SMOKE/CO DETECTOR - KIDDE I12010SCO
- SA/CO PE — COMBO SMOKE/CO DETECTOR (PHOTOELECTRIC) KIDDE KN-COPE-IC

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5116	PROPRIETARY†	1 HOUR FIRE	50 to 54 STC SOUND

WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION

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.



PROPRIETARY GYPSUM BOARD

American Gypsum Company	5/8" FIREBLOC TYPE C
CertainTeed Gypsum, Inc.	5/8" ProRocTM Type C Gypsum Panels
G-P Gypsum	5/8" ToughRock® Fireguard® C
Lafarge North America Inc.	5/8" Firecheck® Type C
National Gypsum Company	5/8" Gold Bond® Brand FIRE-SHIELD CTM Gypsum Wallboard
PABCO Gypsum	5/8" FLAME CURB® Super 'C'
Temple-Inland Forest Products Corporation	5/8" TG-C

Approx. Ceiling Weight:	2 psf
Fire Test:	UL R3453-7, 5-1-70; Based on UL R3660-7, -8, 11-12-87; R2717-61, 8-18-87; Based on UL R7094, 90NK10635, 10-24-90; Based on UL R8742, 88NK22591, 10-6-88; UL Design L516 UL Design L514
Sound Test:	KAL L 224-28-65, 3-30-65
IIC & Test:	(74 C & P) KAL L 224-27-65, 3-30-65

†Contact the manufacturer for more detailed information on proprietary products.

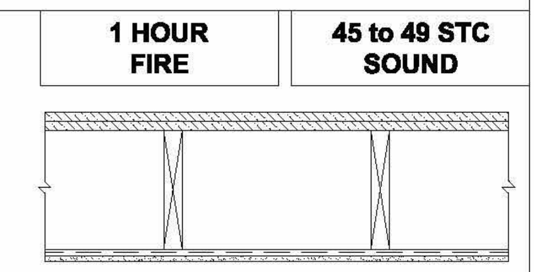
MINIMUIM FLOOR ASSEMBLY (STC 50)

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5240	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

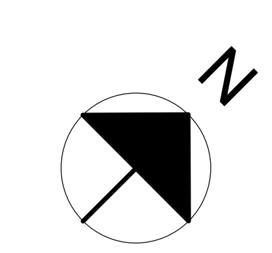
WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS,

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:	3 psf
Fire Test:	UL R1319-65, 11-16-64 UL Design, L514
Sound Test:	CK 6512-6, 7, 4-15-65
IIC & Test:	39(67 C & P) CK 6512-6, 4-15-65

ACCEPTABLE FLOOR ASSEMBLY IF FIELD TESTED (STC45)



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PROJECT TEAM:

REVISIONS:

DRAWING TITLE:
BST, GDN & 1ST FLOOR PLANS

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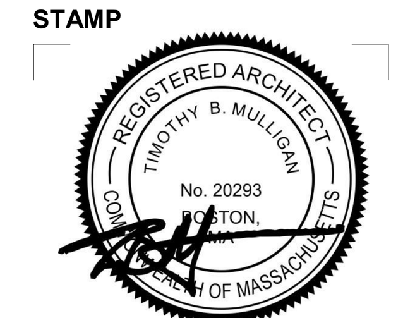

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1/4" = 1'-0"
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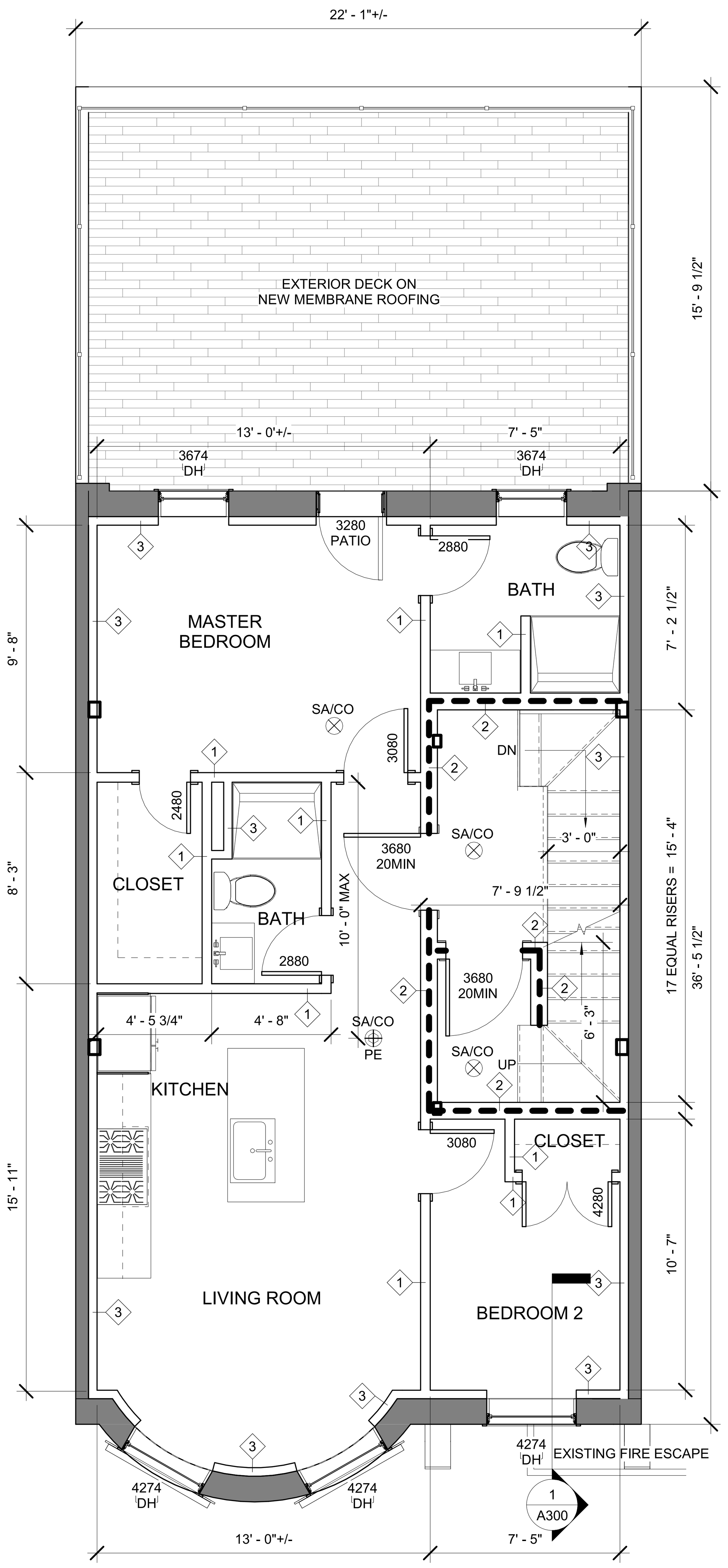
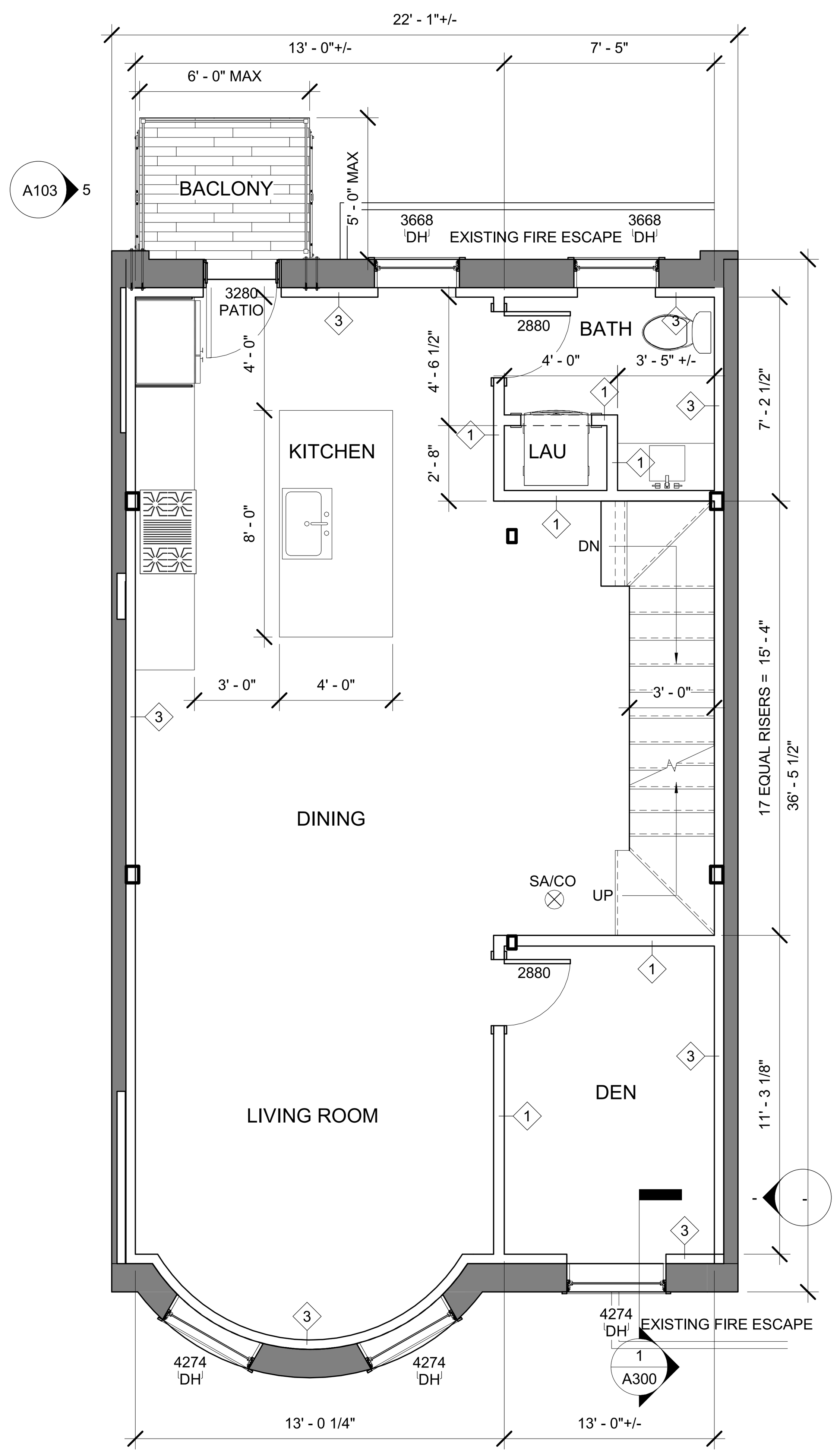
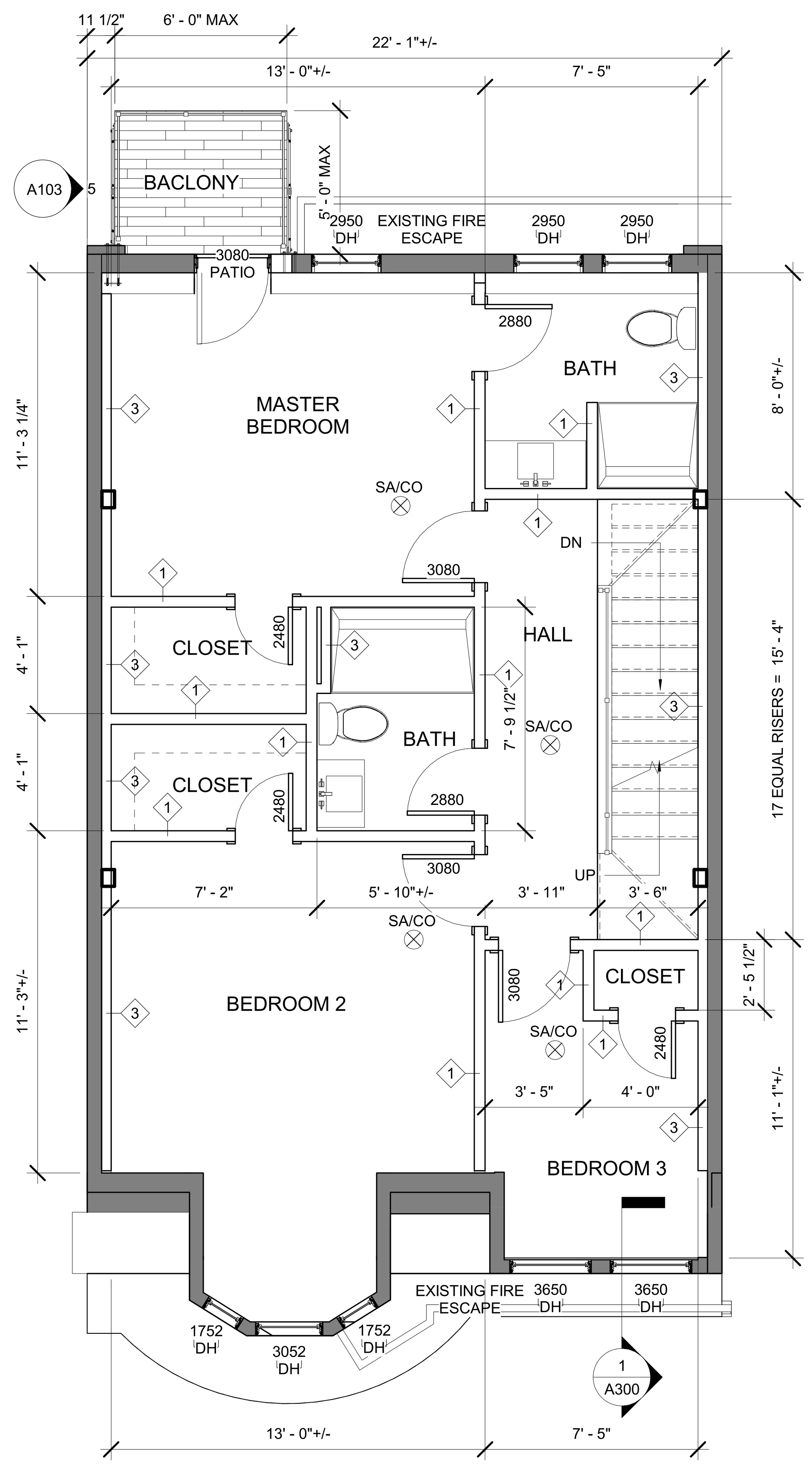


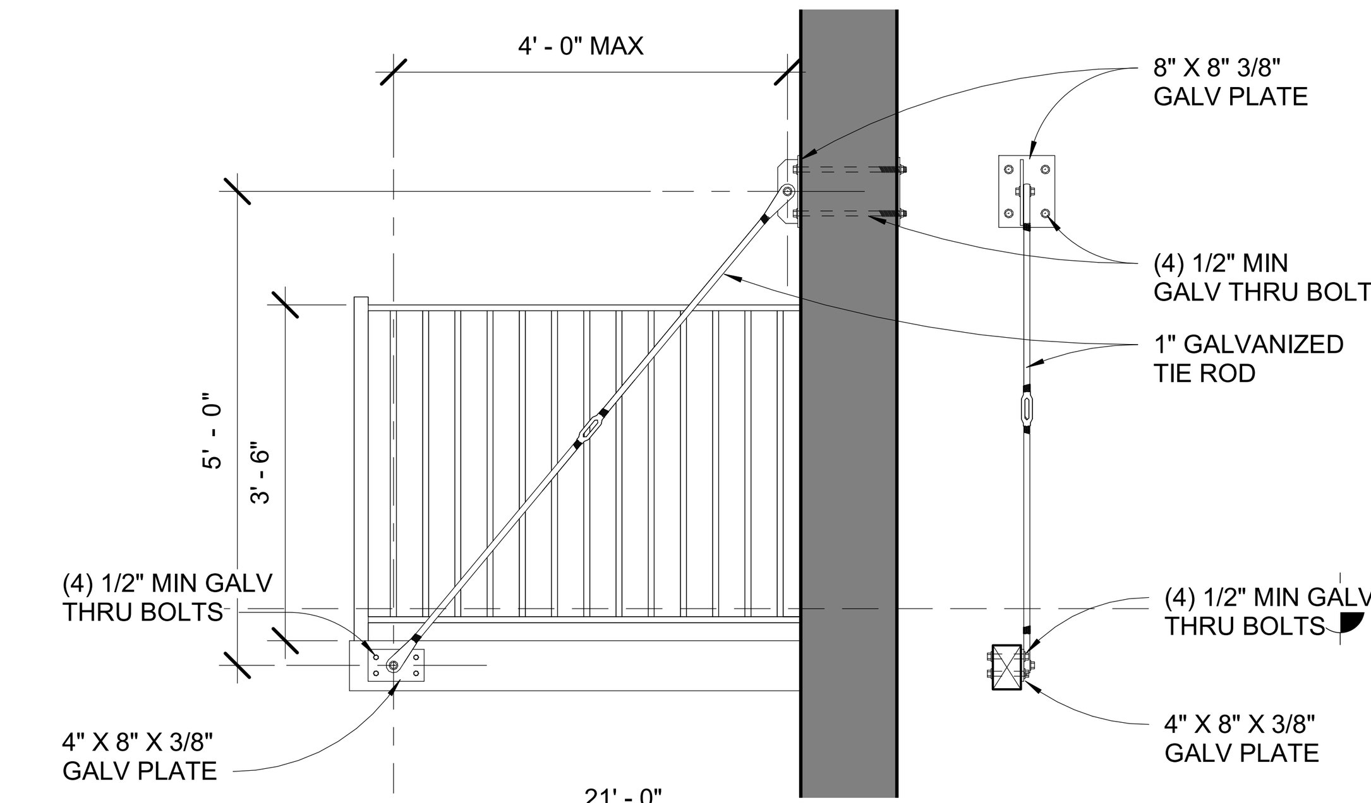
1 2ND FLOOR
1/4" = 1'-0"
UNIT 3



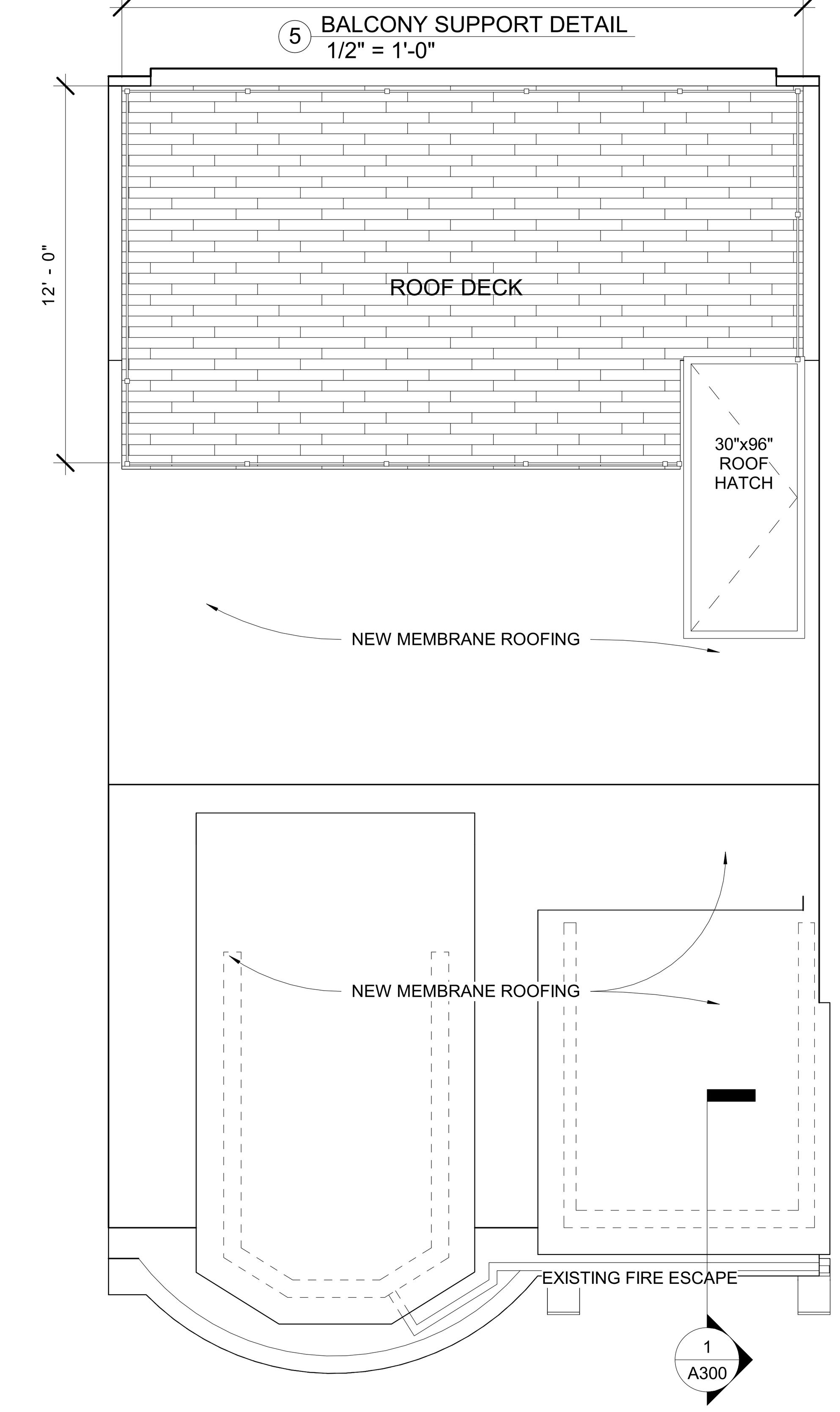
2 3RD FLOOR
1/4" = 1'-0"
UNIT 4



3 4TH FLOOR
1/4" = 1'-0"
UNIT 4



5 BALCONY SUPPORT DETAIL
1/2" = 1'-0"



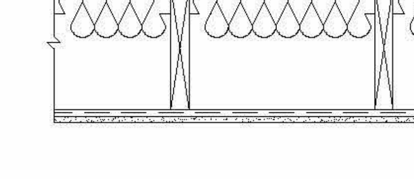
4 ROOF PLAN
1/4" = 1'-0"
UNIT 4

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5116	PROPRIETARY†	1 HOUR FIRE	50 to 54 STC SOUND

WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION

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.



PROPRIETARY GYPSUM BOARD

American Gypsum Company	5/8" FIREBLOC TYPE C
CertainTeed Gypsum, Inc.	5/8" ProRocTM Type C Gypsum Panels
G-P Gypsum	5/8" ToughRock® Fireguard® C
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PABCO Gypsum	5/8" FLAME CURB® Super 'C'
Temple-Inland Forest Products Corporation	5/8" TG-C

Approx. Ceiling Weight: 2 psf
Fire Test: UL R3453-7, 5-1-70; Based on UL R3660-7, -8, 11-12-87; R2717-61, 8-18-87; Based on UL R7094, 90NK10635, 10-24-90; Based on UL R8742, 88NK22591, 10-6-88; UL Design L516; UL Design L514
Sound Test: KAL L 224-28-65, 3-30-65
IIC & Test: (74 C & P) KAL L 224-27-65, 3-30-65

†Contact the manufacturer for more detailed information on proprietary products.

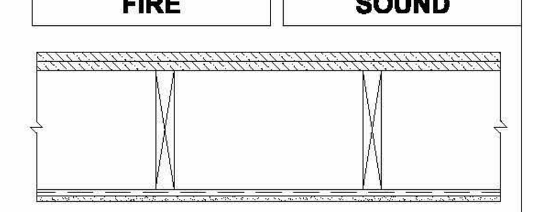
MINIMUIM FLOOR ASSEMBLY (STC 50)

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5240	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS,

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: 3 psf
Fire Test: UL R1319-65, 11-16-64; UL Design, L514
Sound Test: CK 6512-6, 7, 4-15-65
IIC & Test: 39(67 C & P) CK 6512-6, 4-15-65

ACCEPTABLE FLOOR ASSEMBLY IF FIELD TESTED (STC45)

SYMBOL LEGEND

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

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SOUTH END LANDMARK DISTRICT

STANDARDS AND CRITERIA (INFORMATIONAL PURPOSES ONLY)

II. NEW CONSTRUCTION

A. GENERAL STATEMENT OF INTENT

1. The District contains vacant parcels of varying sizes and shapes, many of which once held rowhouses. New construction on these sites have a potential for reinforcing and enhancing the streetscape of the South End. Inappropriate design could introduce the intrusive elements of incompatible bulk, material and detail. To insure that new construction has a positive effect on the historic physical character of the Landmark District, proposals for new construction will be reviewed for compatibility with the existing architecture in such critical factors as land coverage, bulk, material, and proportion. Therefore, the focus of the standards and criteria is on the compatibility of new construction with the existing character of the South End without dictating style or taste.

2. Plans of proposed new construction shall be submitted to the South End District Subcommission for review. A building permit may not be issued prior to the issuance of a Certificate of Design Approval or of Exemption.

3. These regulations shall apply only to facades visible from a public street or avenue, existing or proposed, in accordance with Sections 1.A., 3 and 5.

4. For buildings of monumental character, such as schools, churches, or other institutional uses, the Commission may waive portions of these standards and criteria which it deems to be inappropriate. The standards and criteria pertaining to height and materials shall be enforced. Where a new non-residential building has frontage on a block of predominantly residential rowhouse character, the Commission may require stricter adherence to these standards and criteria for that frontage alone.

5. The Landmark Commission shall determine the required degree on conformity of the new construction to the architecture of adjacent buildings, according to the strength of the existing neighborhood design and the configuration of the parcels to be developed. The applicable definitions and intent of the two categories are as follows:

a. Category A, defined as any vacant parcel or collection of parcels that share a party wall with an existing structure. Within this category, stricter conformity will be required of the new construction on the narrower parcels, especially those with existing buildings adjoining two sides, corner parcels, and parcels on a block of exceptionally strong or uniform character.
b. Category B, defined as any parcel or group of parcels which is not abutted by an existing structure. Within this category, less strict conformity to existing neighborhood design will be required.

6. Traditional architectural designs are permitted if in nineteenth century styles which are appropriate to the Landmark District, but shall not be expressly required by these standards and criteria.
7. These regulations shall not be deemed to supplant or nullify provisions of the Boston Zoning Ordinance or Sign Code, beyond the immediate scope of these provisions, nor any portion of the Massachusetts Building Code.

B. HEIGHTS

1. The maximum height of any new construction shall be seventy feet, and minimum shall be thirty feet, the latter being exclusive of ells.
2. Within this limitation, the following shall apply to any new construction on parcels in Category A:

a. The new building shall have the same height and cornice line as adjacent existing buildings having common property lines.
b. In the event a new building has two such abutters of differing heights and cornice lines, it shall conform to one of them, or it may step to match, i.e., each at the common property line.
c. In the event the height of the adjacent existing building is greater or smaller than the overall limitation, or is radically different from the remainder of the block, the Commission may set the height for the new building.

C. SETBACK:

1. The maximum setback for a new building shall be ten feet, except as follows:

a. A new building in Category A shall have the same setback as adjacent buildings having common property lines.
b. In the event a new building in Category A has two such abutters with different setbacks, it shall have the same setback as one of them, or it may step to match both of them.
c. A corner building in Category A shall have the same setback as its abutters on the primary frontage. No setback is required on the secondary frontage; if one is provided, it shall be the same as the adjacent building on the secondary frontage.

D. LOT COVERAGE:

A new building shall occupy the full width of its primary frontage, at the property or setback line.

E. BUILDING MATERIALS:

The following materials shall be required on all exterior surfaces within the scope of these regulations:

1. Walls shall be of masonry construction similar in color and texture to the majority of adjacent buildings. In general, smooth-textured red brick in standard size and coursing is acceptable; a standard brick being defined as 2 ¼" x 4"x8", nominal dimension. Other materials will be judged on their own merits and the neighborhood design context.
2. Exterior steps shall be of stone, or concrete having the appearance of stone on exposed surfaces. Lintels and sills, if expressed, shall be of similar material.
3. Cornices, if expressed, shall be of brick, wood or a combination thereof. If metal is used as a flashing or covering, it shall be of an appropriate finish or color; white or shiny metal other than copper is unacceptable.
4. Windows, storm sash and trim shall be wood or anodized aluminum in appropriate colors and finishes; white or shiny metal is unacceptable.
5. Visible roofs, such as mansards and gables, shall be of slate or of composition shingle similar in appearance to slate. Metal may be allowed if subdued in color and detail; white or shiny metal other than copper is unacceptable.

F. DESIGN FEATURES:

For new buildings in Category A, the following features are required; for Category B, they are recommended.

1. A new building shall match its abutters at common property lines in general conformation of roof and cornice; details may be simplified. In the event there are two abutters with differing roof forms, the new buildings shall conform to one of them, or it may match each at the common property lines.

2. Window openings shall approximate the number, size and positioning of those of its abutters. The vertical dimension of the opening should exceed the horizontal.
3. The entrance doorway shall approximate those of adjacent buildings in overall size, proportion and position.
4. For new buildings in either category, the use of elements which give the existing buildings of the district their essential character is recommended. Where used, they should approximate the proportions and materials of the existing buildings. These elements include, but are not limited to the following:

a. Bay, bow, oriel, and dormer windows
b. Mansard and gable roofs
c. Cornices
d. Exterior steps
e. Decorative ironwork, railings and fences
f. Recessed doorways
g. Entrance canopies
h. Chimneys
i. Exterior lighting

5. It is not required that new buildings on the larger parcels in Category A or B conform internally to the narrow rowhouse configuration typical of the district. It is recommended that such larger buildings avoid the appearance of monolithic apartment blocks through the use of design elements characteristic of the rowhouse blocks. Entrance doorways and steps should occur at a maximum of 45 feet on center; a more frequent spacing of 18 to 28 feet is recommended; the use of repeating bay, bow or oriels is especially recommended.

III. PUBLIC AREAS

A. GENERAL

The intent is to retain and improve those aspects of the public areas which contribute to and enhance the character of the South End. Alterations to existing street layouts or proposed new streets must be reviewed for conformance to the criteria below:

1. Sidewalks and Curbs:

a. Public sidewalks should be designed and constructed to reinforce the character of the district.
b. Granite and brick are preferred materials, but concrete walking surface may be allowed after review. Existing brick sidewalks must be repaired and restored. New or repaired concrete sidewalks must be approved for color or tone, and may not be patched with asphalt.
c. Granite curbs must be retained and reused wherever possible.
d. Existing sidewalks shall not be reduced in width.
e. Permanent use of Jersey barriers is not allowed.

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p: 508.500.4730
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PROJECT:
TREMONT ST RESDIDNCES
667 Tremont St
Boston, MA 02118

CLIENT:
RIVER FRONT REALTY
275 Main St
Boston, MA

PROJECT TEAM:

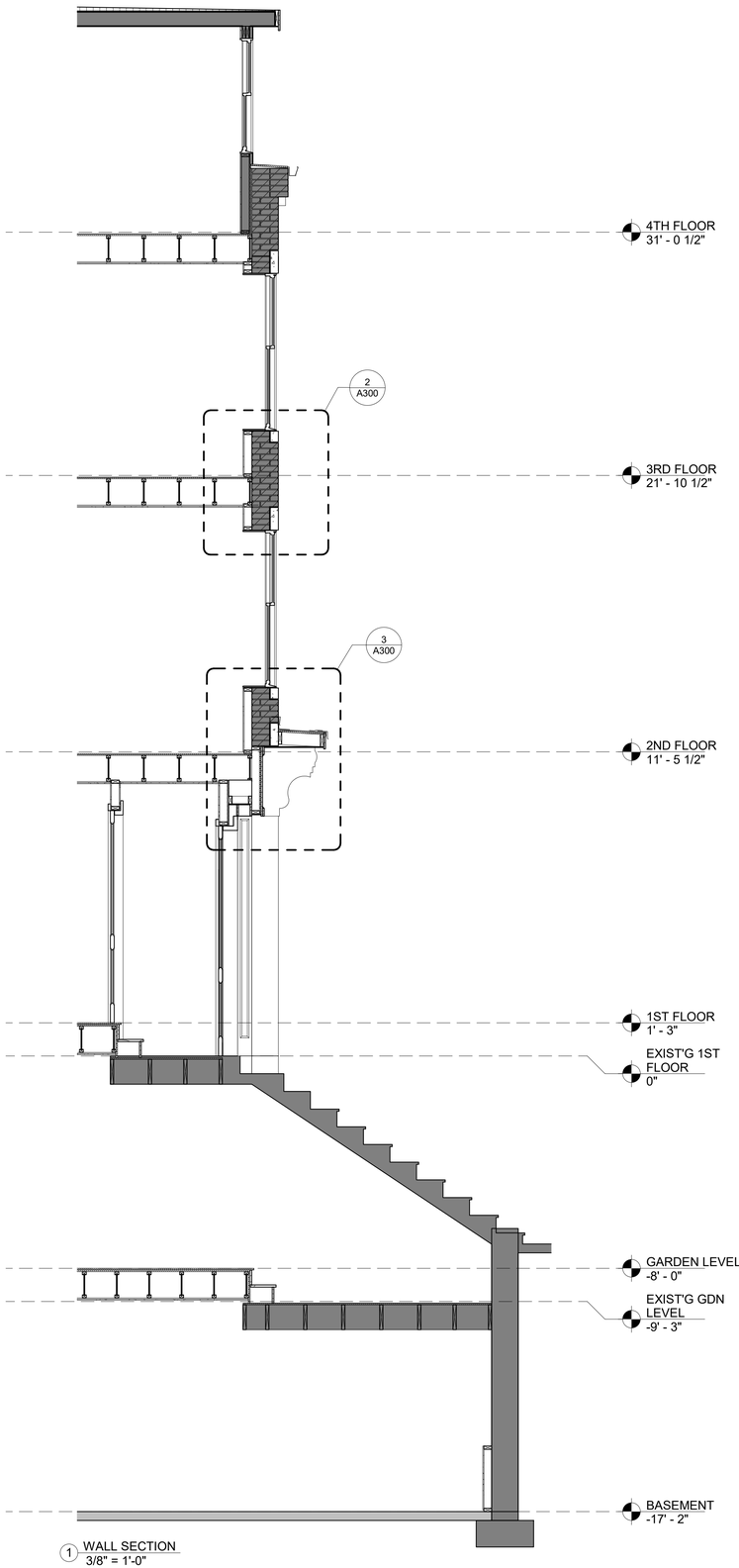
REVISIONS:

DRAWING TITLE:
EXTERIOR ELEVATIONS

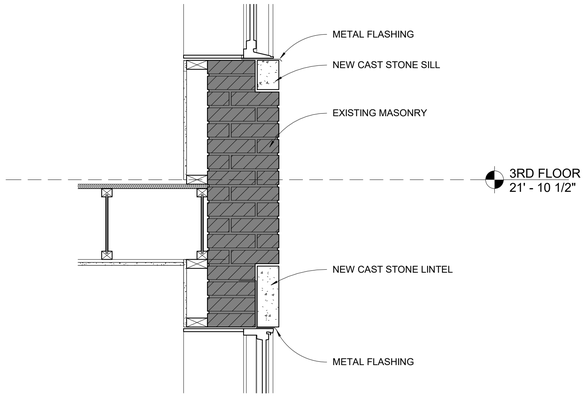
STAMP
REGISTERED ARCHITECT
TIMOTHY B. MULLIGAN
No. 20293
BOSTON
COMMONWEALTH OF MASSACHUSETTS

January 30, 2024
DATE OF ISSUE
SELDC APPROVAL
DOCUMENT PHASE
1/4" = 1'-0"
SCALE
2326.00
PROJECT #

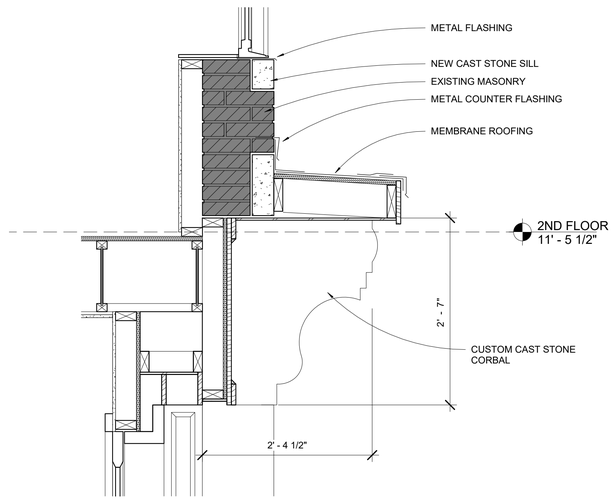
DRAWING NUMBER:
A200



1 WALL SECTION
3/8" = 1'-0"



2 TYPICAL WINDOW DETAIL
1" = 1'-0"



3 DETAIL @ ENTRY AWNING
1" = 1'-0"

ARCHITECT

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CLIENT:

RIVER FRONT REALTY

275 Main St
Boston, MA

PROJECT TEAM:

REVISIONS:

DRAWING TITLE:

DETAILS

STAMP

REGISTERED ARCHITECT
TIMOTHY B. MULLIGAN
No. 20293
BOSTON, MASS
COMMONWEALTH OF MASSACHUSETTS

January 30, 2024
DATE OF ISSUE

SELDC APPROVAL
DOCUMENT PHASE

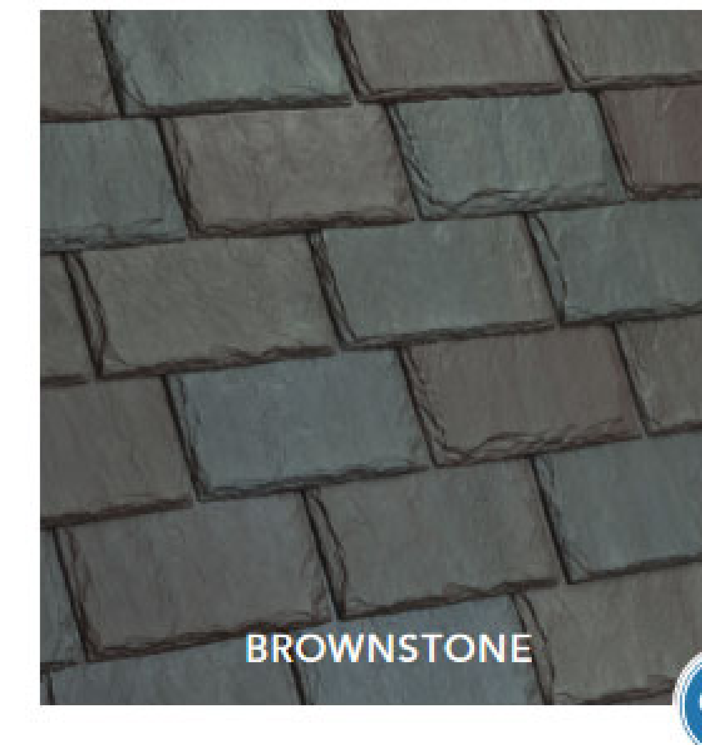
As indicated
SCALE

2326.00
PROJECT #

DRAWING NUMBER:

A300

SINGLE-WIDTH SLATE



ROOFING

Barrette OUTDOOR LIVING

AVALON ALUMINUM RAILING®

LEVEL RAIL PANELS			
Description	White	Matte Black	Matte Bronze
6' x 36" Level Rail Panel with Square Balusters	73019269	73019285	73019458
8' x 36" Level Rail Panel with Square Balusters	73019270	73019286	73019464
6' x 42" Level Rail Panel with Square Balusters	73019273	73019289	73019459
8' x 42" Level Rail Panel with Square Balusters	73019274	73019290	73019465

STAIR RAIL PANELS			
Description	White	Matte Black	Matte Bronze
6' x 36" Stair Rail Panel with Square Balusters	73019271	73019287	73019466
8' x 36" Stair Rail Panel with Square Balusters	73019272	73019288	73019468
6' x 42" Stair Rail Panel with Square Balusters	73019275	73019291	73019467
8' x 42" Stair Rail Panel with Square Balusters	73019276	73019292	73019469

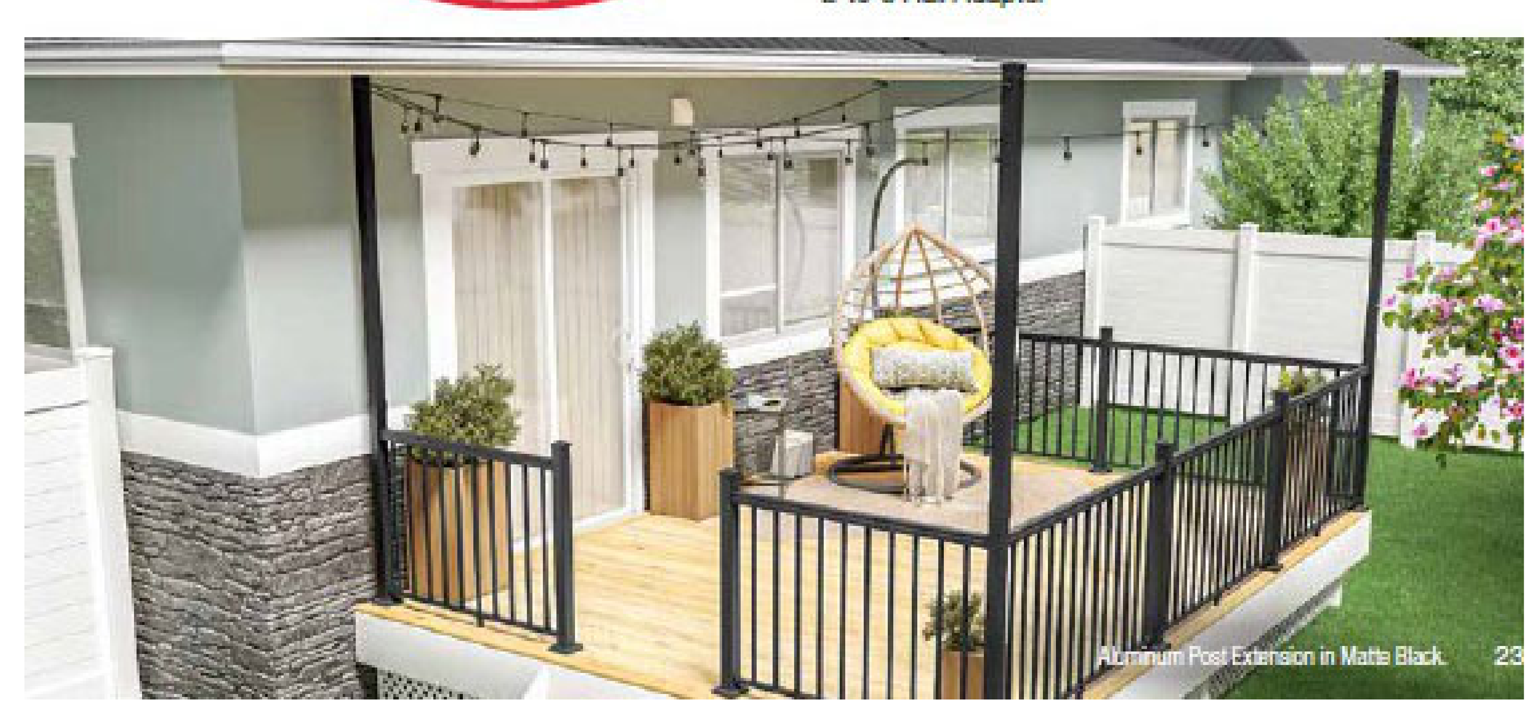
Rail panels include bracket kit (two top and two bottom brackets) and support foot with mounting hardware. Top rail sold separately – see page 24.

2-TO-3 RAIL ADAPTER			
Description	White	Matte Black	Matte Bronze
6' Rail Adapter	73050440	73050438	73050442
8' Rail Adapter	73050441	73050439	73050443

Adapter includes bracket kit (two top and two bottom brackets) with bracket covers and mounting hardware.

¾" Square Balusters

¾" Square Balusters with 2-to-3 Rail Adapter



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CAST STONE - MAIZE

ROYAL CORINTHIAN

CUSTOM BKT28x31x12

SUBMIT SHOP DWGS FOR APPROVAL

MASONRY

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CLIENT:
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Boston, MA

PROJECT TEAM:

REVISIONS:

DRAWING TITLE:
MATERIALS

STAMP
REGISTERED ARCHITECT TIMOTHY B. MULLIGAN No. 20293 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

January 30, 2024
DATE OF ISSUE

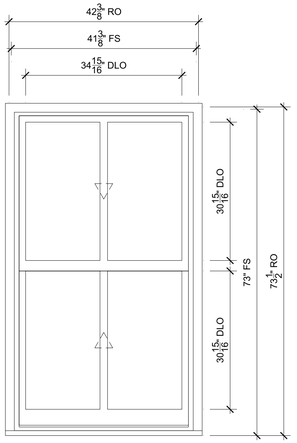
SELDC APPROVAL
DOCUMENT PHASE

12" = 1'-0"
SCALE

2326.00
PROJECT #

DRAWING NUMBER:
A301

A



42X74 WINDOW

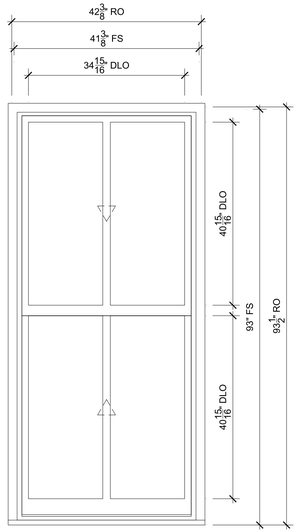
SCALE: 3/4" = 1'-0"

Head, Jamb, Sill, Divided Lite, Checkrail

SPECIFICATIONS

Line #: 1
Qty: 8
Mark Unit: 42x74 window
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 42 3/8" X 73 1/2"
Frame Size: 41 3/8" X 73"
Masonry Opening: 44 1/2" X 74 9/16"
Sash Opening: 42 3/8" X 73 1/2"
Inside Opening: 42 3/8" X 73 1/2"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: CN3632
Glass Information: IG, Low E2 w/Argon, Black
Divider Type: Rectangular ADL
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Performance Options : None
Screen Type: Extruded Aluminum Half Screen
Hardware Color: Satin Taupe
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 4 9/16"
Interior Trim: None
Exterior Casing: BMC
Subsill: Standard Subsill

B



42X93 WINDOW

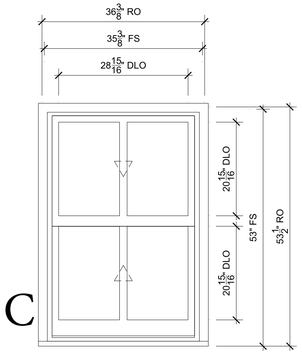
SCALE: 3/4" = 1'-0"

Head, Jamb, Sill, Divided Lite, Checkrail

SPECIFICATIONS

Line #: 2
Qty: 2
Mark Unit: 42x93 window
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 42 3/8" X 93 1/2"
Frame Size: 41 3/8" X 93"
Masonry Opening: 44 1/2" X 94 9/16"
Sash Opening: 42 3/8" X 93 1/2"
Inside Opening: 42 3/8" X 93 1/2"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: CN3642
Glass Information: IG, Low E2 w/Argon, Black
Divider Type: Rectangular ADL
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Performance Options : None
Screen Type: Extruded Aluminum Half Screen
Hardware Color: Satin Taupe
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 4 9/16"
Interior Trim: None
Exterior Casing: BMC
Subsill: Standard Subsill

C



36X52 WINDOW

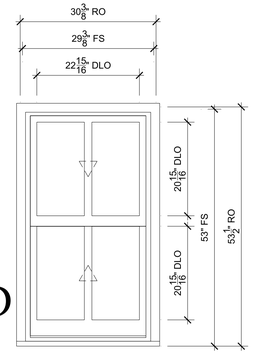
SCALE: 3/4" = 1'-0"

Head, Jamb, Sill, Divided Lite, Checkrail

SPECIFICATIONS

Line #: 3
Qty: 2
Mark Unit: 36x52 window
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 36 3/8" X 53 1/2"
Frame Size: 35 3/8" X 53"
Masonry Opening: 38 1/2" X 54 9/16"
Sash Opening: 36 3/8" X 53 1/2"
Inside Opening: 36 3/8" X 53 1/2"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: CN3022
Glass Information: IG, Low E2, Black
Divider Type: Rectangular ADL
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Performance Options : None
Screen Type: Extruded Aluminum Half Screen
Hardware Color: Satin Taupe
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 4 9/16"
Interior Trim: None
Exterior Casing: BMC
Subsill: Standard Subsill

D



30X52 WINDOW

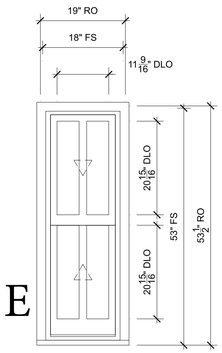
SCALE: 3/4" = 1'-0"

Head, Jamb, Sill, Divided Lite, Checkrail

SPECIFICATIONS

Line #: 4
Qty: 1
Mark Unit: 30x52 window
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 30 3/8" X 53 1/2"
Frame Size: 29 3/8" X 53"
Masonry Opening: 32 1/2" X 54 9/16"
Sash Opening: 30 3/8" X 53 1/2"
Inside Opening: 30 3/8" X 53 1/2"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: CN2822
Glass Information: IG, Low E2, Black
Divider Type: Rectangular ADL
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Performance Options : None
Screen Type: Extruded Aluminum Half Screen
Hardware Color: Satin Taupe
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 4 9/16"
Interior Trim: None
Exterior Casing: BMC
Subsill: Standard Subsill

E



17X52 WINDOW

SCALE: 3/4" = 1'-0"

Head, Jamb, Sill, Divided Lite, Checkrail

SPECIFICATIONS

Line #: 5
Qty: 2
Mark Unit: 17x52 window
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 19" X 53 1/2"
Frame Size: 18" X 53"
Masonry Opening: 21 1/8" X 54 9/16"
Sash Opening: 19" X 53 1/2"
Inside Opening: 19" X 53 1/2"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: CN22 height
Glass Information: IG, Low E2, Black
Divider Type: Rectangular ADL
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Performance Options : None
Screen Type: Extruded Aluminum Half Screen
Hardware Color: Satin Taupe
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 4 9/16"
Interior Trim: None
Exterior Casing: BMC
Subsill: Standard Subsill

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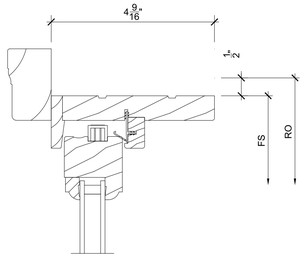
REVISION:

CREATED: 01/30/2024

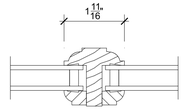
PROJ/JOB: RIVER FRONT 8 E SPRINGFIELD / RIVER FRONT 8 E SPRINGFIELD
DIST/DEALER: KOOPMAN LUMBER-GO
DRAWN: LEE HARPER
PK VERSION: 0004.06.00
QUOTE#: FCLQUGX

SHEET
A400
OF 2



1/2 Head

SCALE: 6" = 1'-0"



4/2 Divided Lite

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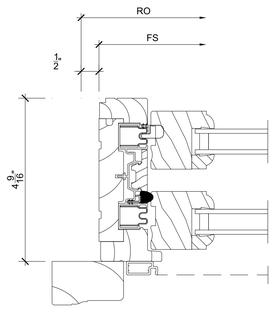
7/2 NOT USED

SCALE: 6" = 1'-0"

10/2 NOT USED

SCALE: 6" = 1'-0"



2/2 Jamb

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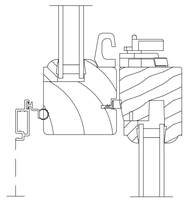


5/2 Checkrail

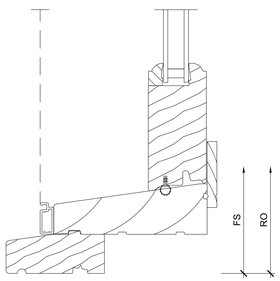
SCALE: 6" = 1'-0"

8/2 NOT USED

SCALE: 6" = 1'-0"

11/2 NOT USED

SCALE: 6" = 1'-0"



3/2 Sill

SCALE: 6" = 1'-0"

6/2 NOT USED

SCALE: 6" = 1'-0"

9/2 NOT USED

SCALE: 6" = 1'-0"

12/2 NOT USED

SCALE: 6" = 1'-0"

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PROJ/JOB: RIVER FRONT 8 E SPRINGFIELD / RIVER FRONT 8 E SPRINGFIELD

DIST/DEALER: KOOPMAN LUMBER-GO

DRAWN: LEE HARPER

QUOTE#: FCLOUGX

PK VERSION: 0004.06.00

CREATED: 01/30/2024

REVISION:

SHEET

A401

OF 2