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owner / developer

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73 Mount Calvary Road
 Boston, Massachusetts 02131

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FORBES STREET TOWNHOUSES

BOSTON, MA

08.19.15



sheet list

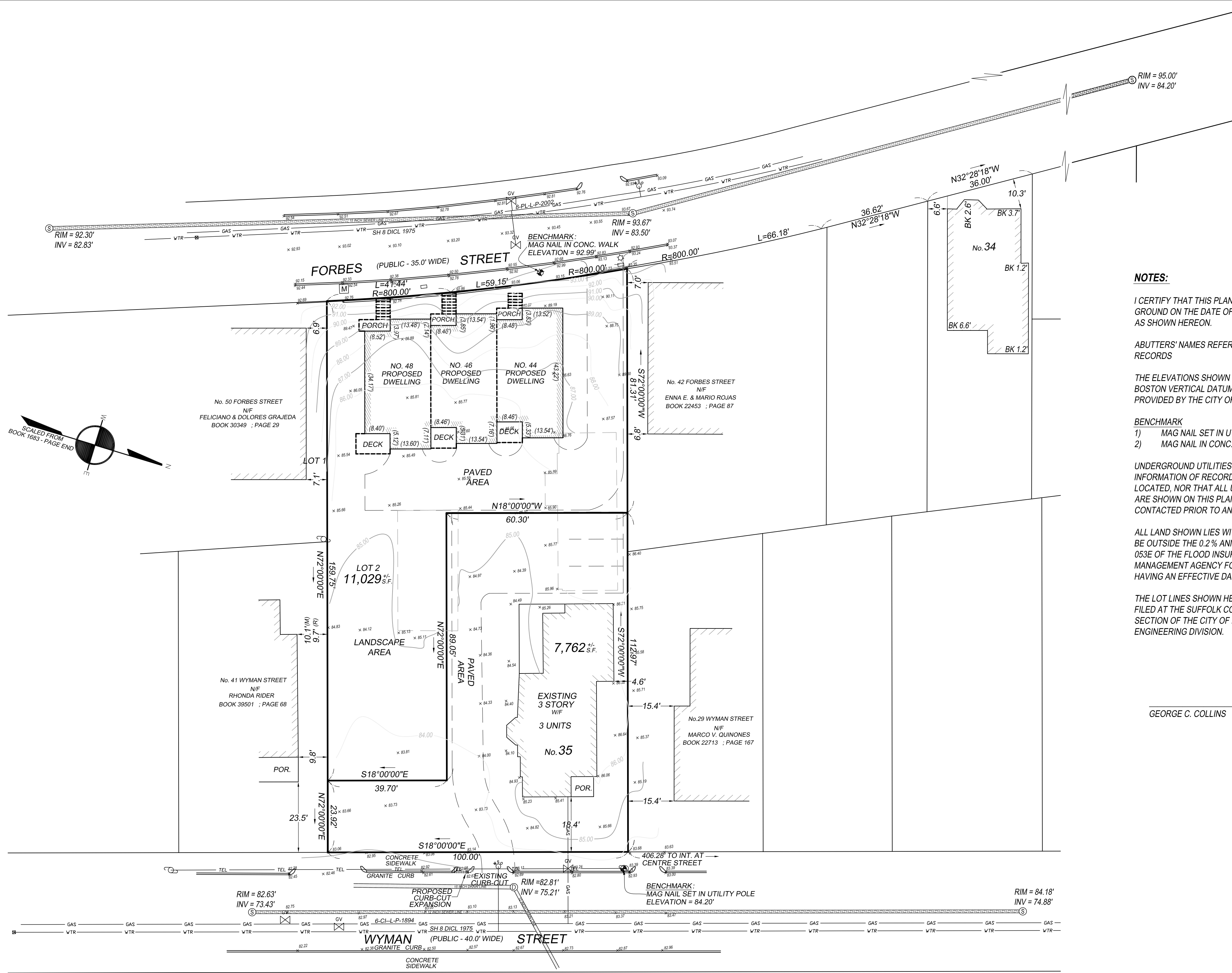
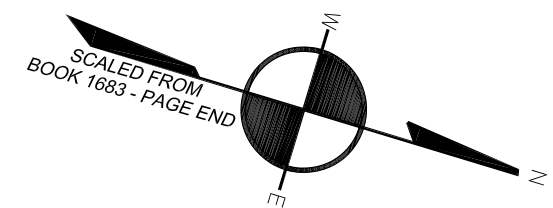
SURVEY	
PLOT	SUBDIVIDED PLAN OF LAND
ARCHITECTURAL	
A000	COVER
A001	ZONING + SITE ANALYSIS
A100	BASEMENT PLAN
A101	STREET LEVEL PLAN
A102	SECOND LEVEL PLAN
A103	THIRD LEVEL PLAN
A104	ROOF LEVEL PLAN
A201	FORBES STREET ELEVATION
A202	REAR ELEVATION
A203	SIDE ELEVATION
A204	SIDE ELEVATION
A301	CROSS SECTION @ STAIRS
A302	CROSS SECTION @ LIVING
A303	LONGITUDINAL SECTION @ KITCHEN
A310	WALL SECTIONS
STRUCTURAL	
S001	GENERAL INFORMATION
S002	TYPICAL DETAILS
S003	TYPICAL DETAILS
S100	FOUNDATION PLAN
S101	STREET LEVEL FRAMING PLAN
S102	SECOND LEVEL FRAMING PLAN
S103	THIRD LEVEL FRAMING PLAN
S104	ROOF FRAMING PLAN
S201	SECTIONS
S202	SECTIONS
FIRE PROTECTION	
FP-1	SPRINKLER PLANS

LEGEND:

- ⊗ BWSC HANDHOLE
- ⊞ CATCH BASIN
- ⊕ DRAIN MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊖ ELECTRIC HANDHOLE
- ⊗ GAS GATE
- ⊕ HYDRANT
- ⊙ LIGHT POLE
- ⊖ SEWER MANHOLE
- ⊕ UTILITY POLE
- ⊖ WATER GATE
- ⊙ RIM ELEVATION
- ⊖ INV INVERT ELEVATION

NOTES:

PARCEL ID: 1002551000
 ZONING DISTRICT: JAMAICA PLAIN NEIGHBORHOOD
 ZONING SUBDISTRICT: 3F-5000
 SUBDISTRICT TYPE: THREE FAMILY RESIDENTIAL
 OVERLAYS: NEIGHBORHOOD DESIGN
 MAP NO: 9A-9C
 ARTICLE: 55



NOTES:

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 27, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ABUTTERS' NAMES REFER TO CURRENT CITY OF BOSTON ASSESSOR'S RECORDS

THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO THE CITY OF BOSTON VERTICAL DATUM AND WERE DETERMINED FROM A SEWER INVERT PROVIDED BY THE CITY OF BOSTON WATER AND SEWER DEPARTMENT.

BENCHMARK

- 1) MAG NAIL SET IN UTILITY POLE; ELEVATION = 84.20'
- 2) MAG NAIL IN CONC. WALK AT FORBES ST.; ELEVATION = 92.99'

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. THE DIG-SAFE CALL CENTER SHALL BE CONTACTED PRIOR TO ANY EXCAVATION.

ALL LAND SHOWN LIES WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON PANEL 053E OF THE FLOOD INSURANCE RATE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF BOSTON, COMMUNITY No. 25021C, HAVING AN EFFECTIVE DATE OF JULY 17, 2012.

THE LOT LINES SHOWN HEREON WERE DETERMINED FROM PLANS OF RECORD FILED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS, AND OR THE RECORDS SECTION OF THE CITY OF BOSTON DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION.

GEORGE C. COLLINS P.L.S. DATE

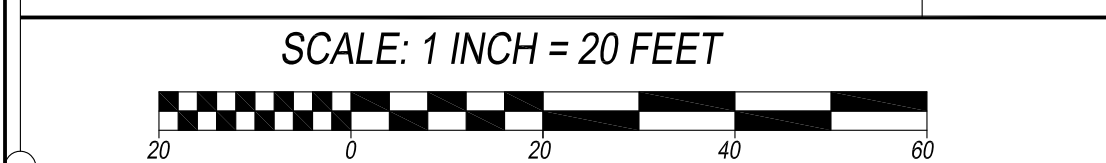
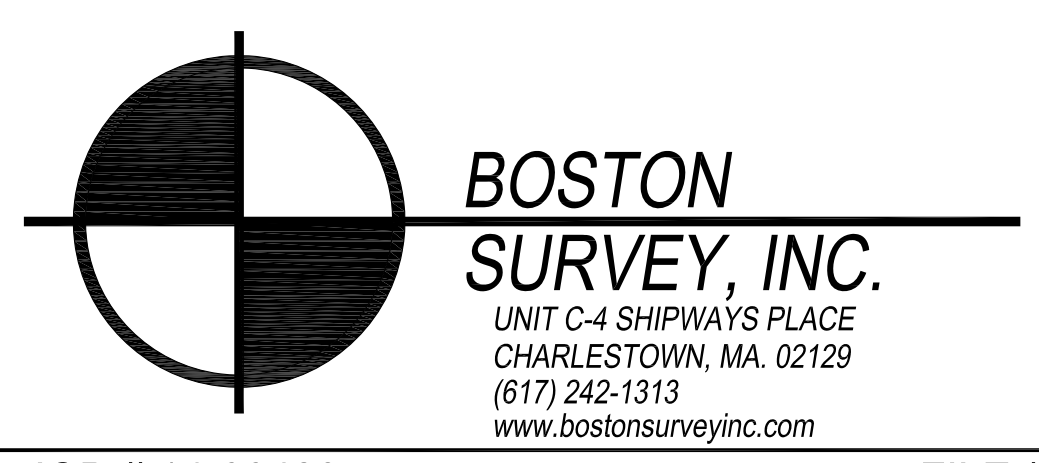
DRAFTSMAN: JJH	REVIEWED BY: GCC
SITE PLAN	7-28-15

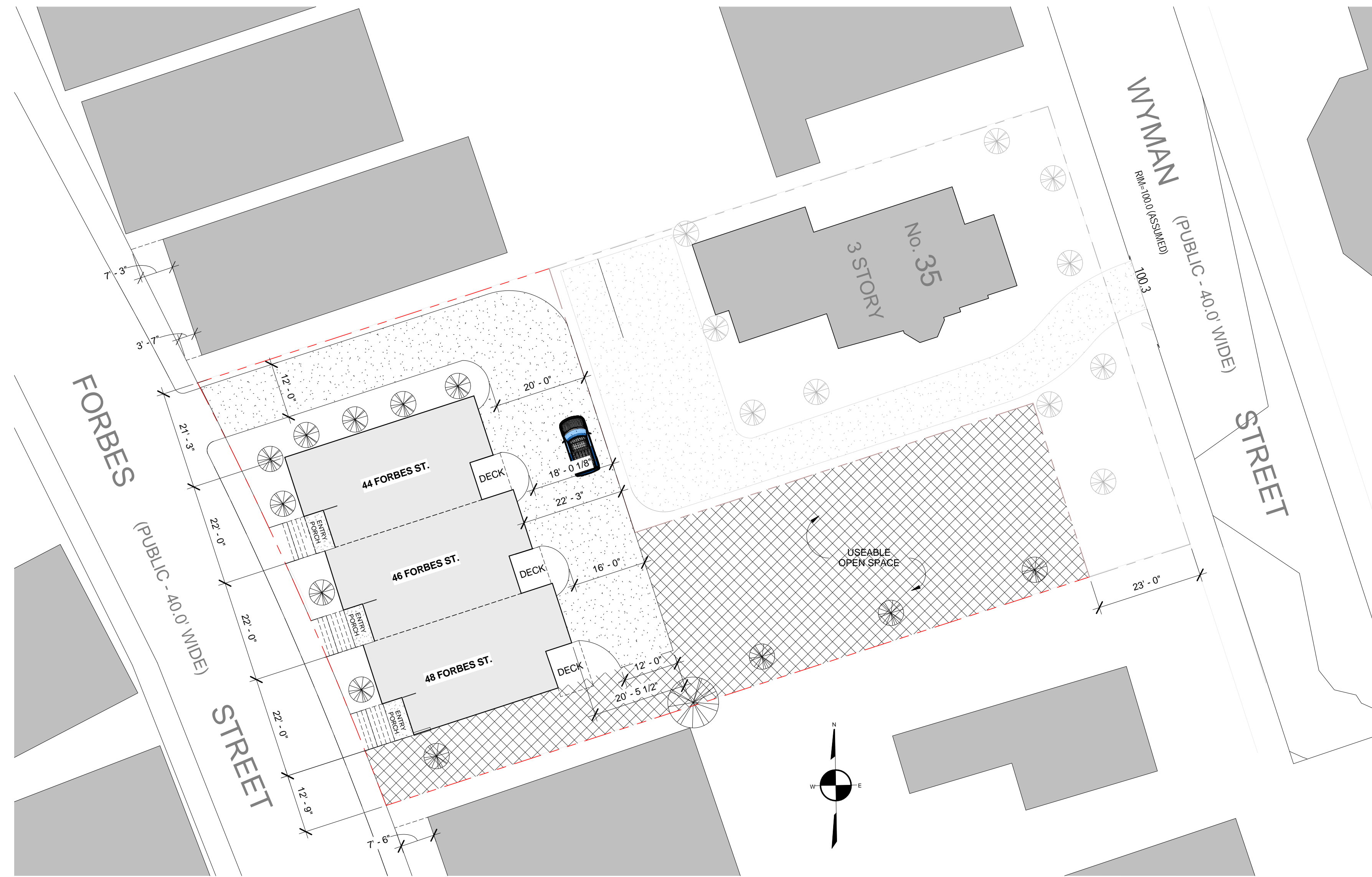
REFERENCES:
 DEED: BK 53904; PG 319
 PLAN: BK 1950; PG 434
 PLAN: BK 1683; PG 426
 PLAN: BK 12016; PG END
 PLAN: BK 29805; PG 93
 PLAN: BK 2129; PG END
 CITY LAYOUT PLAN L-2253
 CITY LAYOUT PLAN L-2119

SUBDIVISION PLAN OF LAND

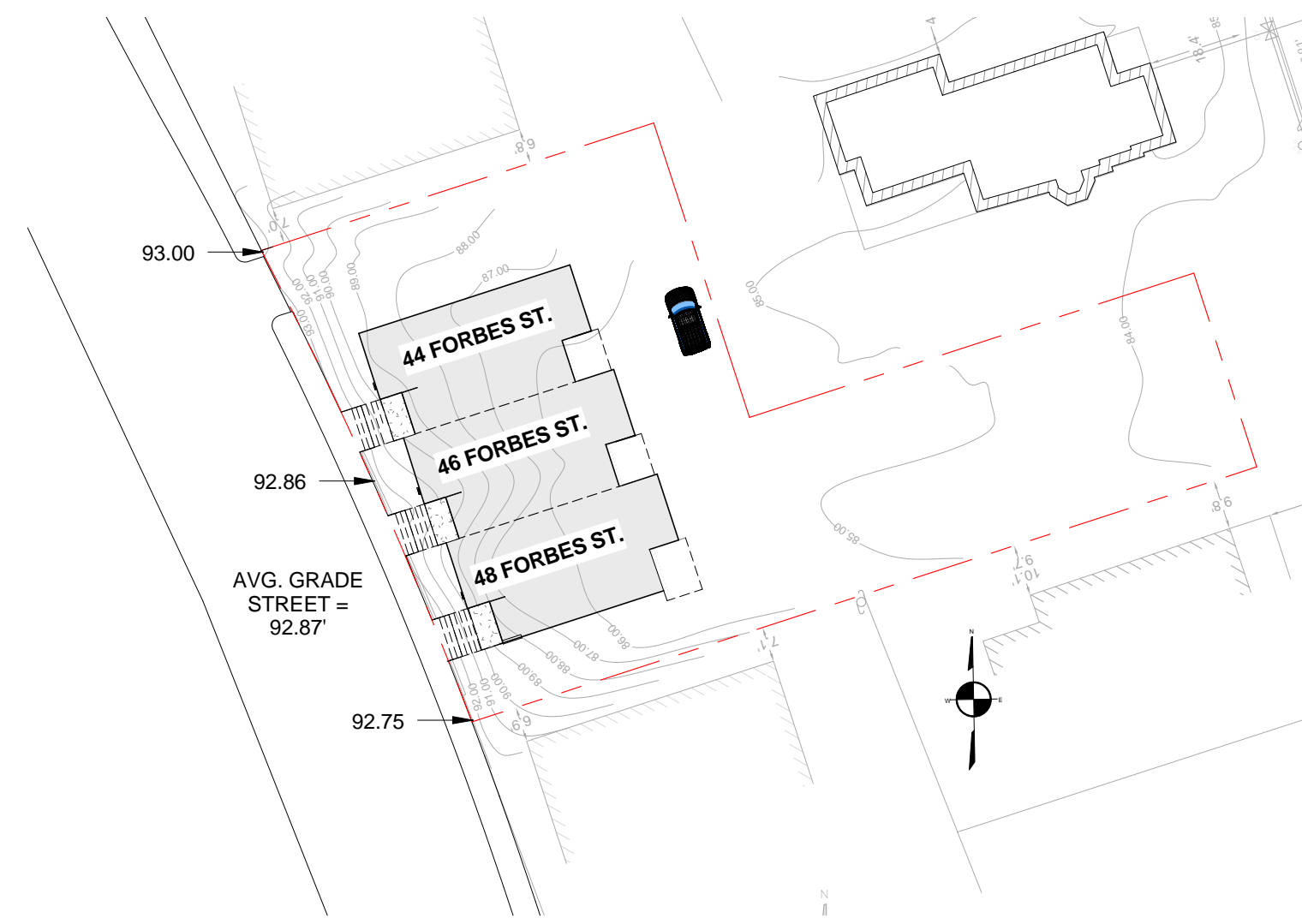
LOCATED AT
 35 WYMAN STREET
 JAMAICA PLAIN, MA

PREPARED FOR:
 WYMAN REAL ESTATE, LLC.
 73 MOUNT CALVARY RD.
 ROSLINDALE, MA. 02131

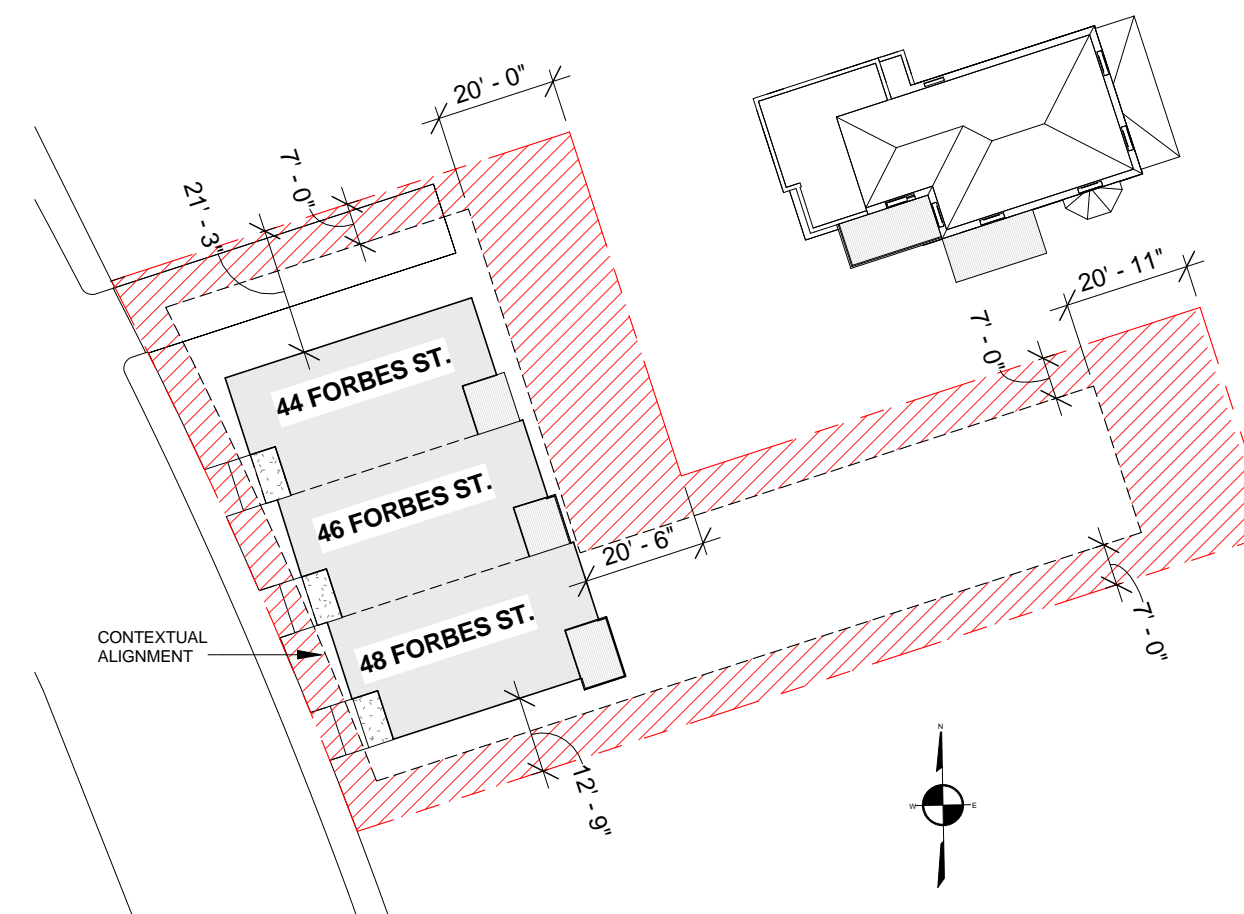




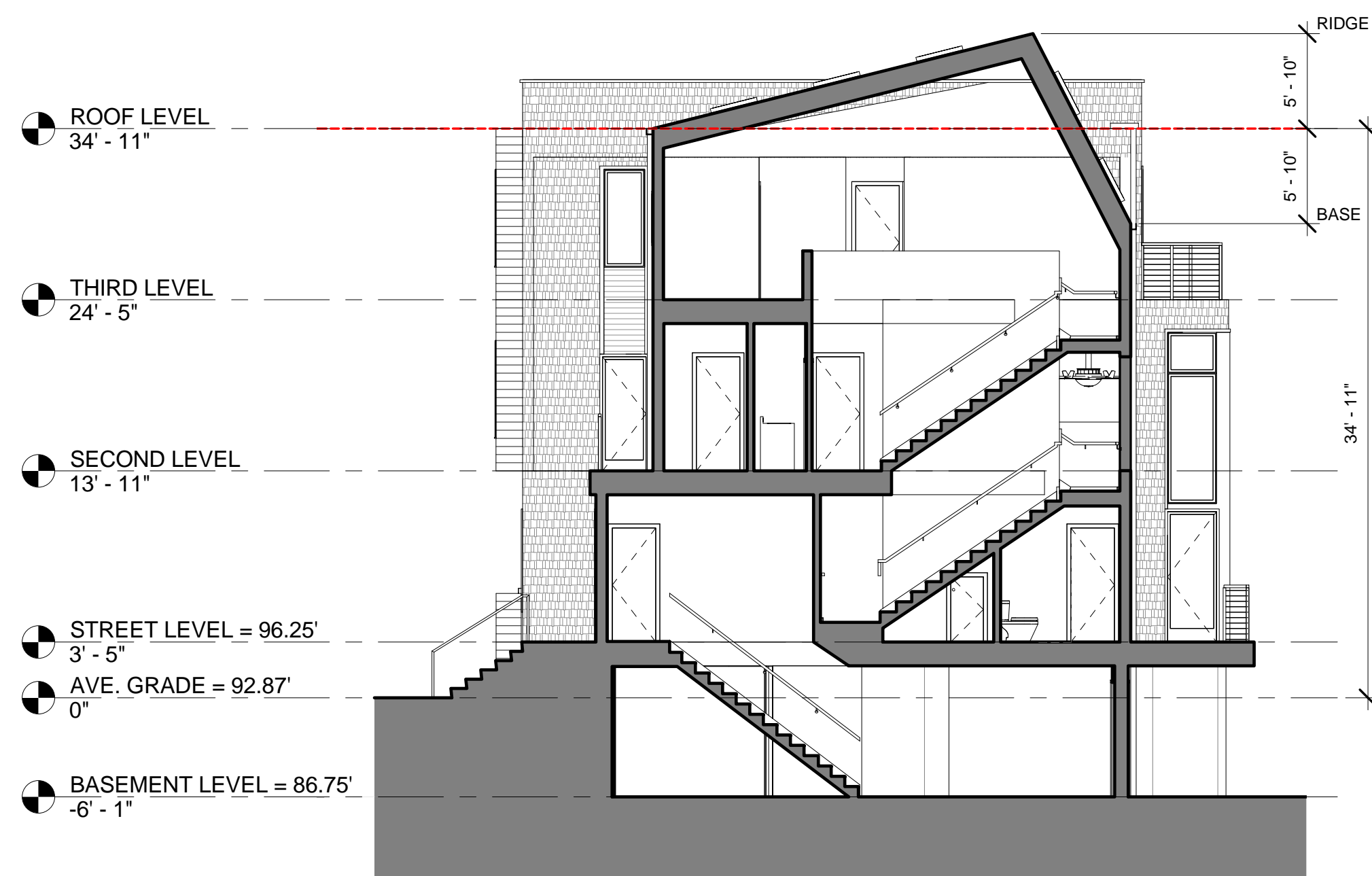
2 Site - Architectural Plan
1/16" = 1'-0"



4 Site - Average Sidewalk Grade Diagram
1/32" = 1'-0"



3 Site - Setback Diagram
1/32" = 1'-0"



5 DIAGRAM - BUILDING HEIGHT
1/8" = 1'-0"

ARTICLE #55 - JAMAICA PLAIN NEIGHBORHOOD DISTRICT - 3F-5000 (SEE '1')

ACTION	LOT AREA	MIN. LOT AREA PER DWELLING	MIN. LOT AREA PER ADD'L DWELLING	MIN. LOT WIDTH (sf)	MIN. FRONTAGE (sf)	BUILDING GSF	MAX. FLOOR AREA RATIO (F.A.R.)	MAX. BUILDING HEIGHT (ft)	MIN. FRONT YARD (ft)	MIN. REAR YARD (ft)	MIN. SIDE YARD (ft)	USABLE OPEN SPACE PER DWELLING	PARKING REQUIREMENT (TABLE - J)
REQUIRED	---	3,000 FOR THE 1ST UNIT	2,000 PER UNIT	25'-0"	25'-0"	---	0.6	3 STORIES 35'-0"	ALIGN WITH STREET (SEE '4')	20'-0"	7'-0" (SEE '5' + '6')	750 FOR 1ST 500 FOR EACH ADD'L UNIT (SEE '3')	RESIDENTIAL 1-3 UNITS = 1.0 SPACE PER
PROPOSED	11,029	---	3 UNITS = 7,000 (>11,029)	100'-0" (EXISTING)	66'-0"	6,560 GSF	0.59	3 STORIES 35'-0"	7'-0"	20'-7"	12'-9" (SEE '5' + '6')	1,750 - REQUIRED 4,460 - PROVIDED	5 - PROVIDED (3 - REQUIRED)

FOOTNOTES FROM ARTICLE 55 TABLE 'E':

- See Map 9A, Map 9B, Map 9C, and Section 55-7. In a 1F subdistrict, the maximum number of dwelling units allowed in a single structure shall be one (1). In a 2F subdistrict, the maximum number of dwelling units allowed in a single structure shall be two (2), provided that: (a) a third dwelling unit may be allowed as a conditional use in the 2F-4,000 and 2F-9,000 subdistricts, and (b) the maximum number of dwelling units allowed in a semi-attached dwelling shall be one (1). In a 3F subdistrict, the maximum number of dwelling units allowed in a single structure, or in any combination of semi-attached or attached structures (including Semi-Attached Dwellings, Town House Buildings, and Row House Buildings), shall be three (3).
- For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story, provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.
- The minimum usable open space requirement is applicable only to Residential Uses and Dormitory/Fraternity Uses. For any lot that exceeds the minimum lot area specified in this Table E, the required number of square feet of usable open space per dwelling unit shall be calculated by adding: (a) the minimum usable open space per dwelling unit specified in this Table E, and (b) twenty-five percent (25%) of the lot area in excess of the required minimum lot area specified in this Table E for the lot. All ground level open space used to satisfy the minimum usable open space requirements specified in this Table E must have an unobstructed length of not less than ten (10) feet and an unobstructed width of not less than ten (10) feet, except that, for yards used to meet the open space requirements of this Table E, shorter or narrower dimensions are allowed where specifically permitted by the provisions of Section 55-41 (Application of Dimensional Requirements). In the 3F Subdistricts and the MFR Subdistricts, up to twenty-five percent (25%) of the usable open space requirement may be met by unenclosed porches (with or without roofs) or by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory Buildings, provided that any such space on a porch, balcony, or roof has an unobstructed length of not less than six (6) feet and an unobstructed width of not less than six (6) feet.
- See Section 55-41.1, Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.
- Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.
- Seven (7) feet from a side lot line and ten (10) feet from an existing structure on an abutting lot, provided that: (a) the aggregate width of two side yards shall be not less than seventeen (17) feet, and (b) the width of any side yard in which there is a driveway providing access to off-street parking spaces or off-street loading facilities required by this Article shall be not less than ten (10) feet.

1 Zoning Analysis
1/8" = 1'-0"

PROJECT SUMMARY

PROJECT:
44 - 48 FORBES STREET
BOSTON MA 02118

DESCRIPTION:
CONSTRUCTION OF 3 NEW TOWNHOUSE BUILDINGS ON A CURRENTLY VACANT SITE

APPLICABLE CODES:
INTERNATIONAL RESIDENTIAL CODE 2009 (1+2 FAMILY DWELLINGS)
780 CMR - MA AMENDMENTS TO IRC
248 CMR - MA UNIFORM PLUMBING CODE
527 CMR - MA FIRE PREVENTION REGULATIONS

PROPOSED USE GROUP:
R-3 RESIDENTIAL LESS THAN 2 DWELLING UNITS PER BUILDING

NUMBER OF EXITS:
BASEMENT LEVEL = 1
FIRST LEVEL = 1

FIRE PROTECTION GENERAL REQUIREMENTS
THE FOLLOWING FIRE PROTECTION SYSTEMS ARE PROVIDED:
1. AUTOMATIC SPRINKLER SYSTEM
2. FIRE ALARM SYSTEM

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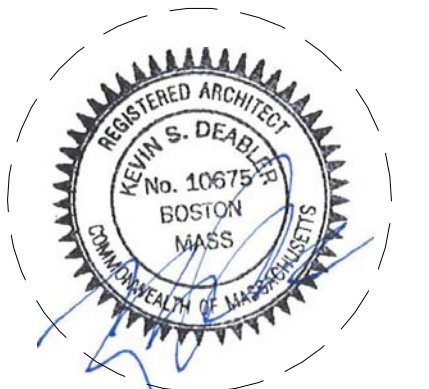
Design Team

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STRUCTURAL
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Contact: Carmine Guarracino, P.E.

FIRE PROTECTION
Rescom Fire Protection, Inc.
3 Mountain View Way, Burlington, MA
781.726.2505 | T



44 - 46 - 48 FORBES ST
Boston, MA

owner / developer
Mangiacotti Design + Development
73 Mount Calvary Road
Boston, Massachusetts 02131

PROJECT: 1347

No.	Description	Date

DATE: AUGUST 19, 2015

SCALE: As indicated

ZONING + SITE ANALYSIS

A001

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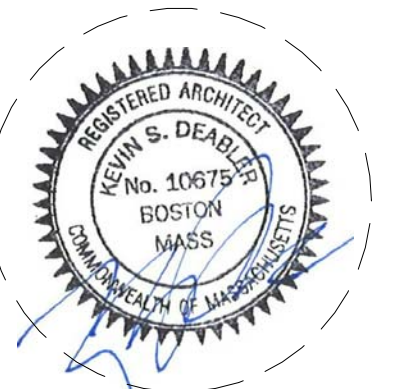
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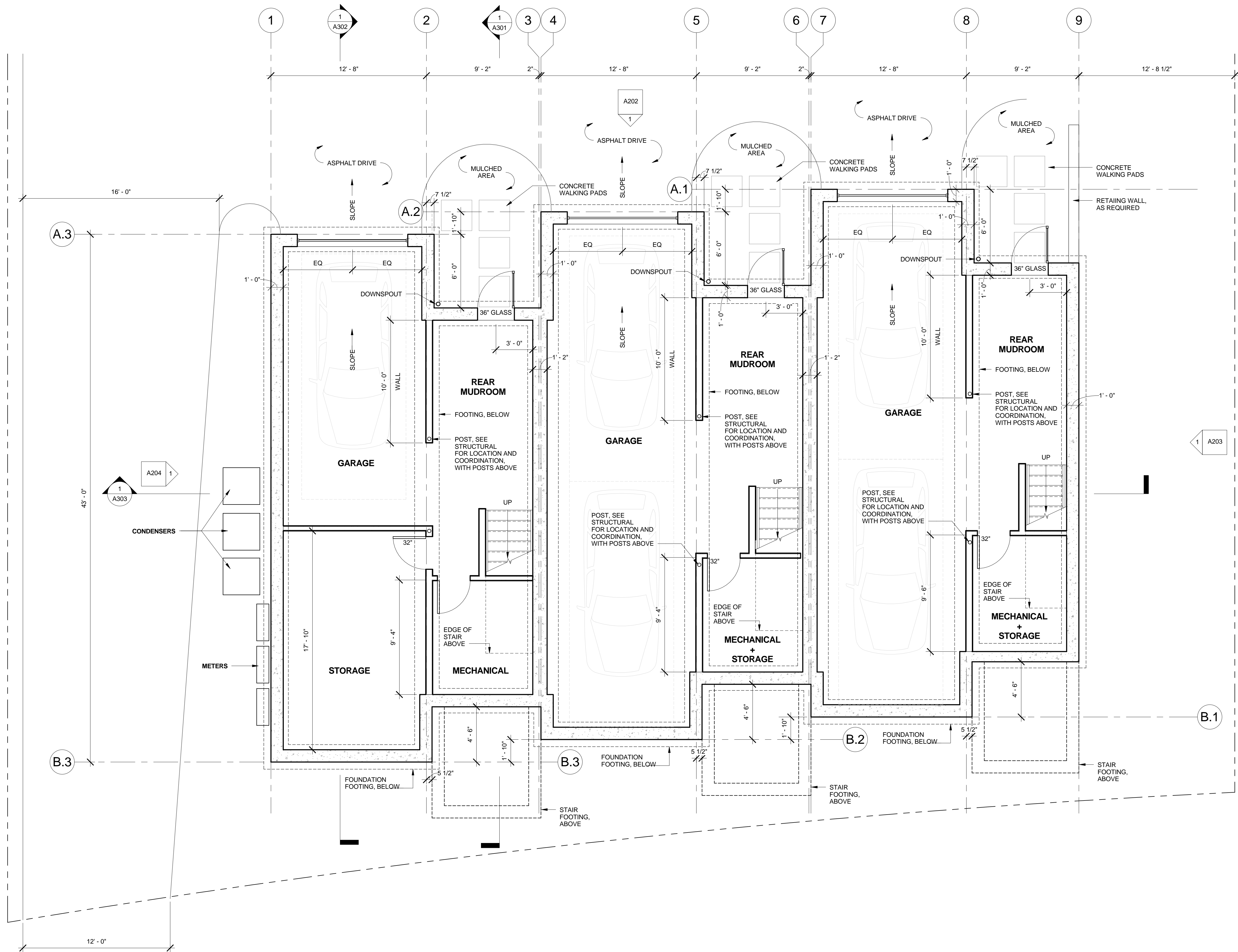
No.	Description	Date

DATE: AUGUST 19, 2015

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

BASEMENT PLAN

A100



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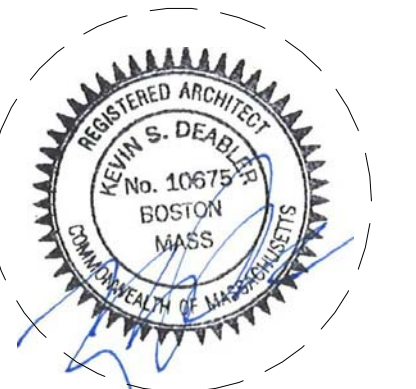
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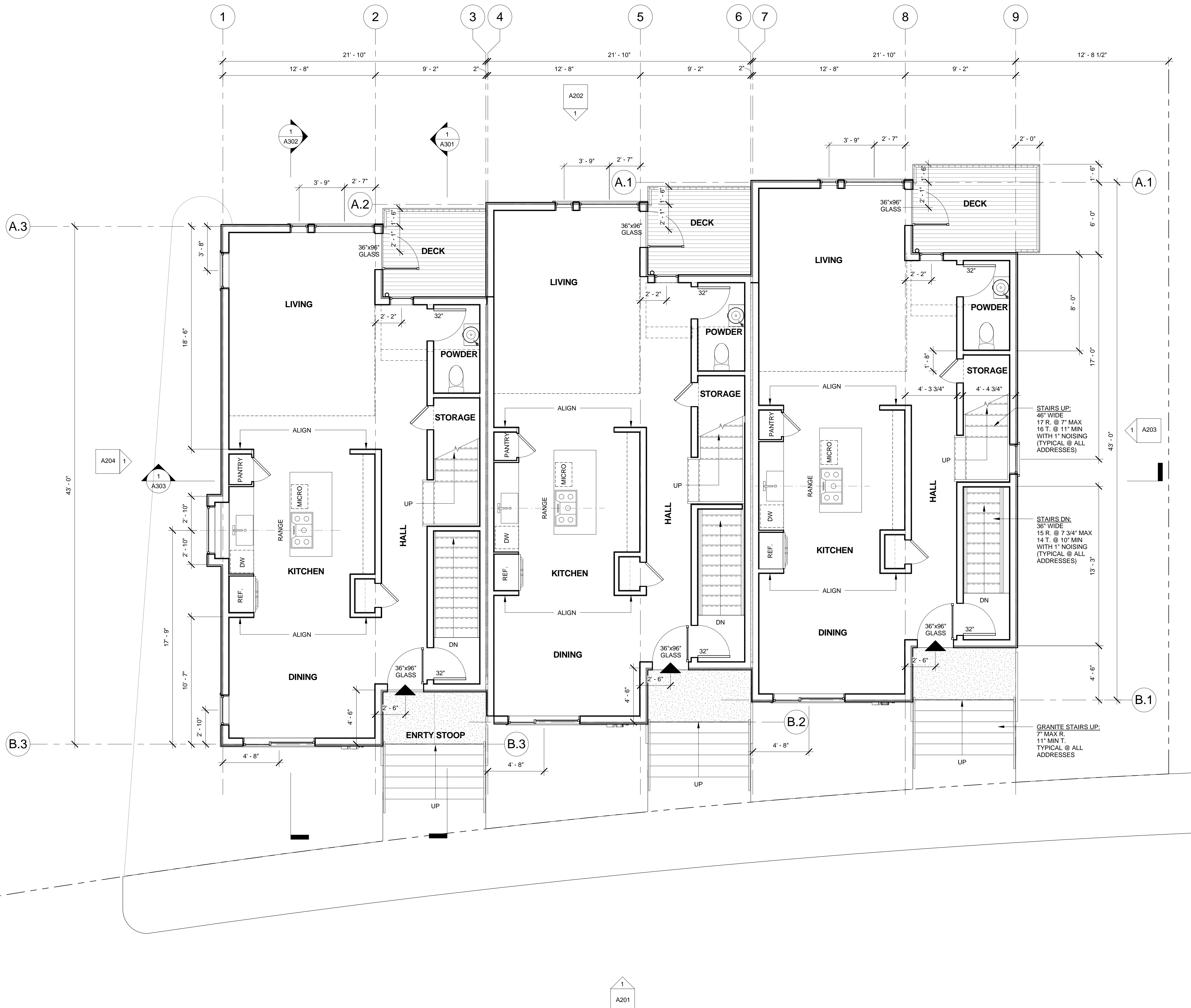
No.	Description	Date

DATE: AUGUST 19, 2015

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

STREET LEVEL PLAN

A101



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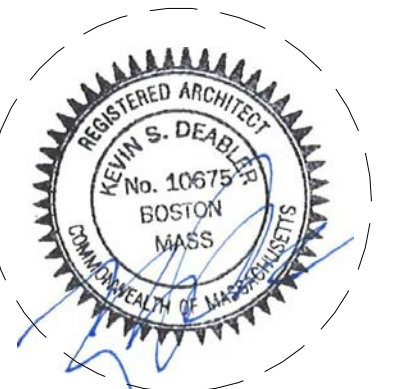
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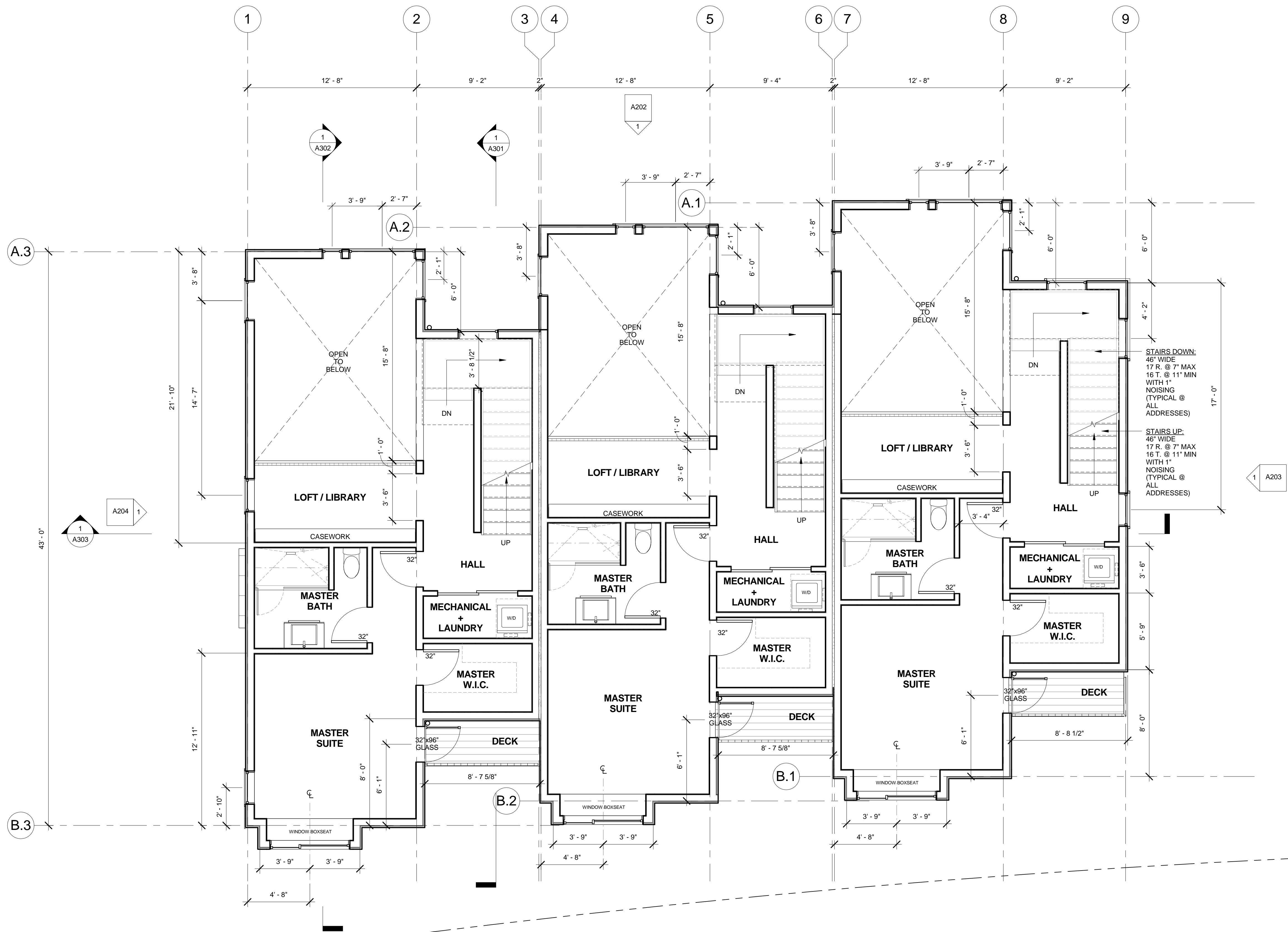
No.	Description	Date

DATE: AUGUST 19, 2015

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

SECOND LEVEL PLAN

A102



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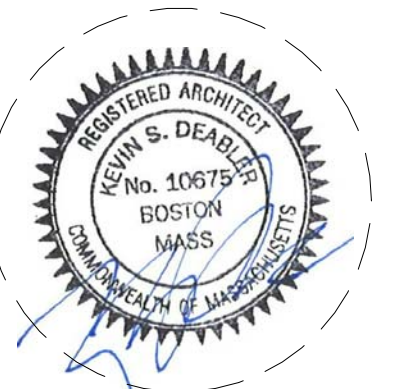
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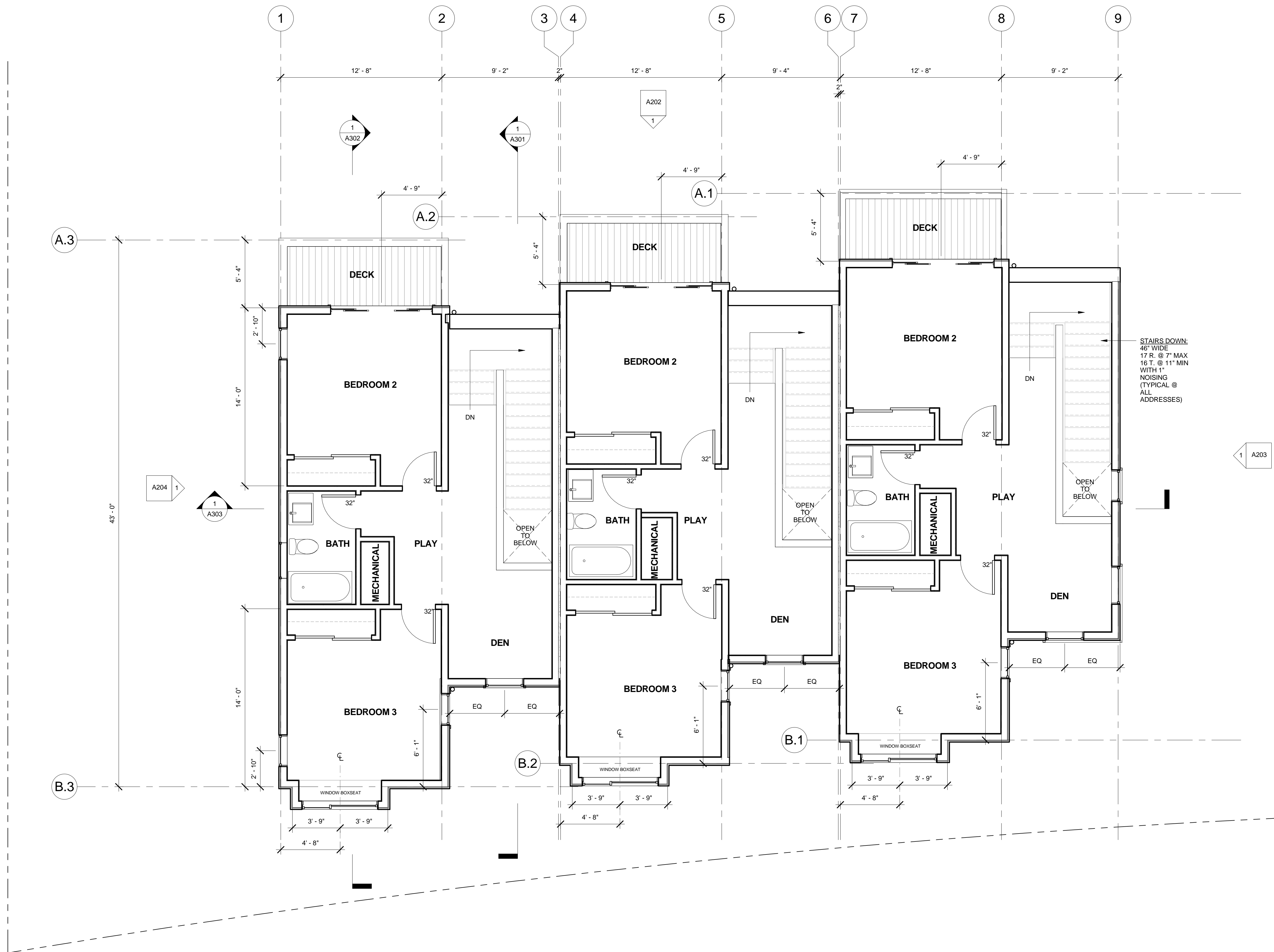
No.	Description	Date

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

THIRD LEVEL PLAN

A103



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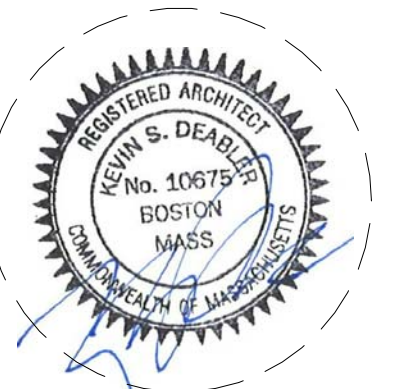
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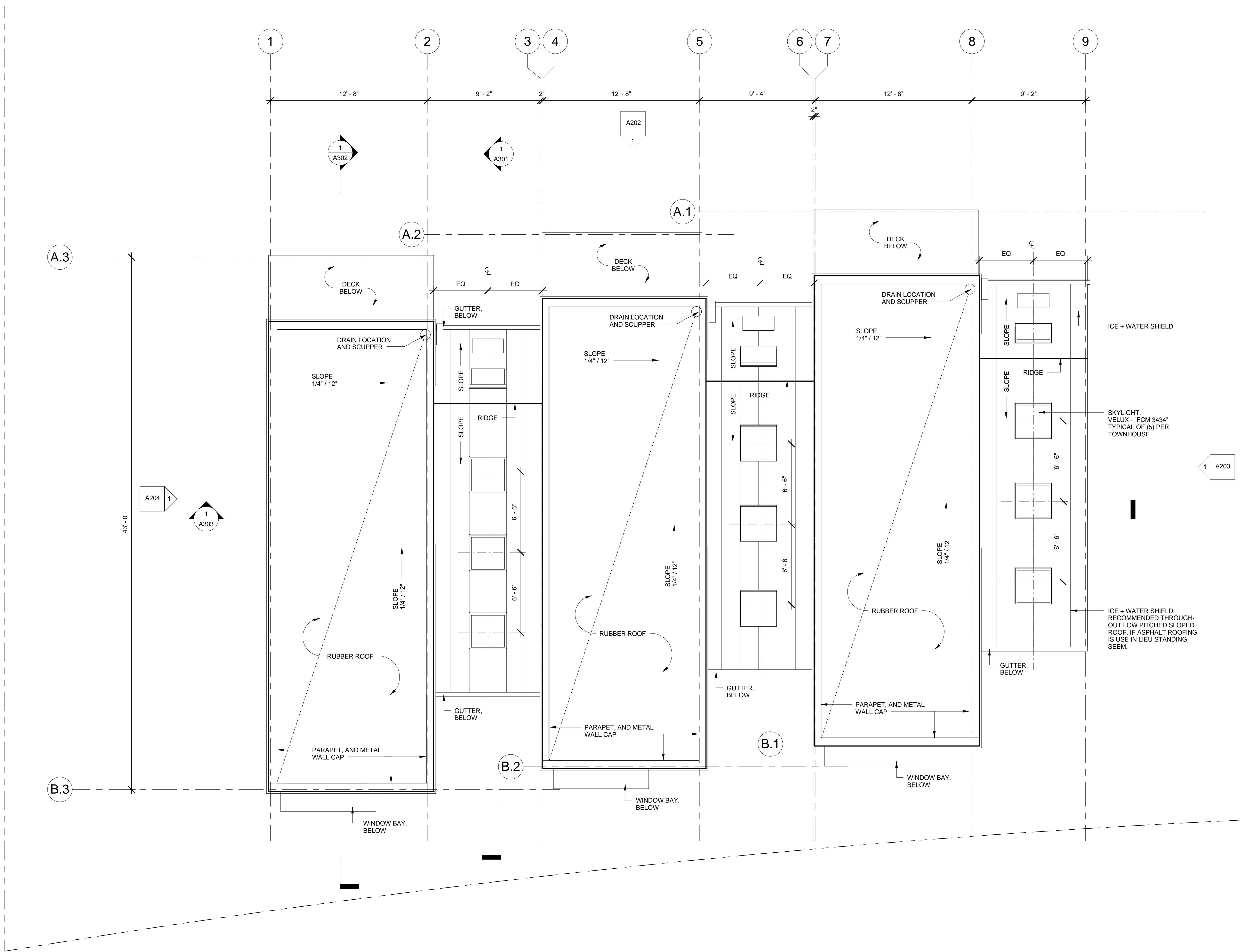
No.	Description	Date

DATE: AUGUST 19, 2015

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

ROOF LEVEL PLAN

A104



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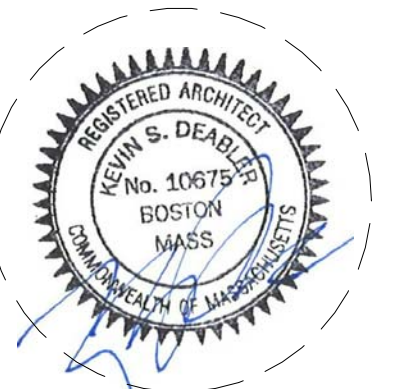
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**FORBES STREET
ELEVATION**

A201

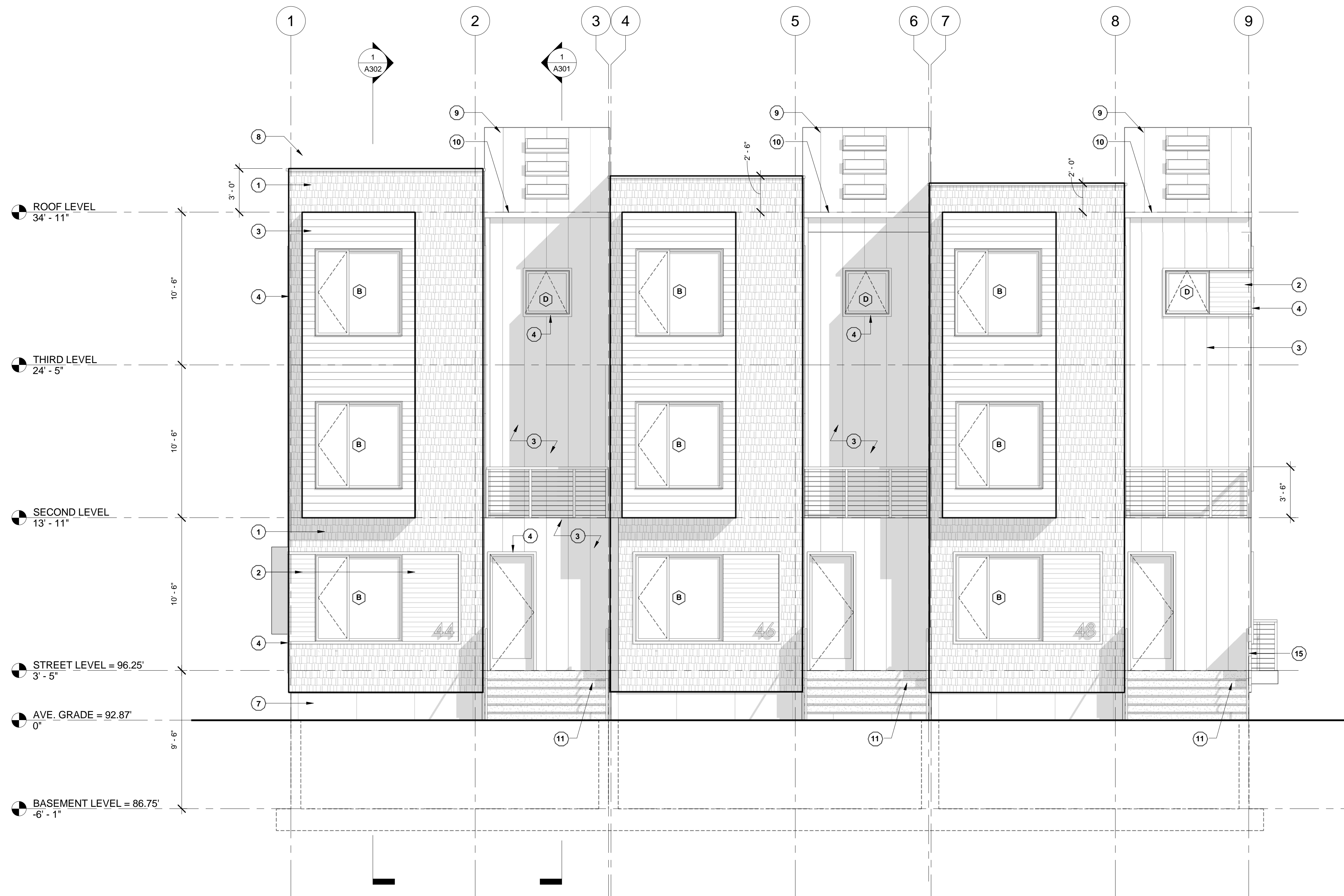
MATERIAL KEY NOTES:

- JAMES HARDIE - STRAIGHT EDGE SHINGLE PANEL
• 5" EXPOSURE
• COLOR - 'ARCTIC WHITE'
- JAMES HARDIE - LAP SIDING
• 4" EXPOSURE
• SMOOTH TEXTURE
• COLOR - 'AORTIC WHITE'
- JAMES HARDIE - BATTEN + PANEL
• 2 1/2" BATTENS 18" o.c.
• SMOOTH TEXTURE
• COLOR - 'IRON GRAY'
• (METAL STANDING SEAM PANEL AS ALT.)
- JAMES HARDIE - BATTEN TRIM
• 2 1/2" WIDE
• COLOR - 'ARCTIC WHITE'
- JAMES HARDIE - BATTEN TRIM
• 2 1/2" WIDE
• COLOR - 'IRON GRAY'
- SEALED CEDAR SIDING
• 4" EXPOSURE
- EXPOSED CONCRETE FOUNDATION WALL
- METAL WALL CAP
- STANDING SEAM METAL ROOFING
• 2" BATTENS
• COLOR - DARK GRAY
- METAL GUTTER + DOWNSPOUT
• COLOR - DARK GRAY
- JAMES HARDIE - DECK FASCIA BOARD
• SMOOTH FINISH
• COLOR - 'ARCTIC WHITE'
- HORIZONTAL METAL RAILING
• 42" TYPICAL
• PAINTED DARK GRAY
• SEALED WOOD CAP
- GARAGE DOOR
• 9' WIDE x 7' TALL
• (4) FLAT PANELS
• FINISH COLOR - BLACK
- SKYLIGHTS
• SEE ROOF PLAN
- CEDAR SCREEN + METAL RAILING
• SCREEN @ 36"
• HANDRAIL @ 34" - 36"
- GRANITE STAIRS
• CONCRETE BASE
- METAL SPANDREL PANEL
• COLOR TO MATCH WINDOW CLADDING
• (PROVIDED BY WINDOW MANUFACTURE IF POSSIBLE)

WINDOW SCHEDULE KEY:

- NOTES:
- ALL WINDOWS ARE 'JELD-WEN' ALUMINUM CLAD WITH PRIMED WOOD INTERIOR. EXTERIOR CLADDING COLOR - BLACK
- ALL SIZES BELOW ARE UNIT SIZES. REFER TO MANUFACTURE FOR ROUGH OPENINGS
- REFER TO PLANS FOR CENTERLINES OF R.O.'s
- REFER TO ELEVATIONS FOR OPERATION SIDE.

- A. 30" x 72" OPERABLE CASEMENT @ 24" A.F.F.
- B. 30" x 72" OPERABLE CASEMENT FACTORY MULLED TO 42" x 72" FIXED CASEMENT @ 24" A.F.F. TOTAL UNIT SIZE 72" x 72"
- C. 36" x 36" FIXED CASEMENT @ 42" A.F.F.
- D. 36" x 36" AWNING WINDOW @ 42" A.F.F.
- E. 48" x 48" FIXED CASEMENT @ 42" A.F.F.
- F. 24" x 72" FIXED CASEMENT @ 24" A.F.F.
- G. 60" x 96" FIXED CASEMENT @ 0" A.F.F.
- H. 18" x 96" FIXED CASEMENT @ 0" A.F.F.
- I. 60" x 96" FIXED CASEMENT FACTOR MULLED TO 60" x 30" FIXED CASEMENT @ 8'-6" A.F.F. (V.I.F.)
- J. 18" x 96" FIXED CASEMENT FACTOR MULLED TO 18" x 30" FIXED CASEMENT @ 8'-6" A.F.F. (V.I.F.)
- K. 36" x 96" FIXED CASEMENT FACTOR MULLED TO 36" x 30" FIXED CASEMENT @ 8'-6" A.F.F. (V.I.F.)
- L. 36" x 96" FIXED CASEMENT @ 0" A.F.F.



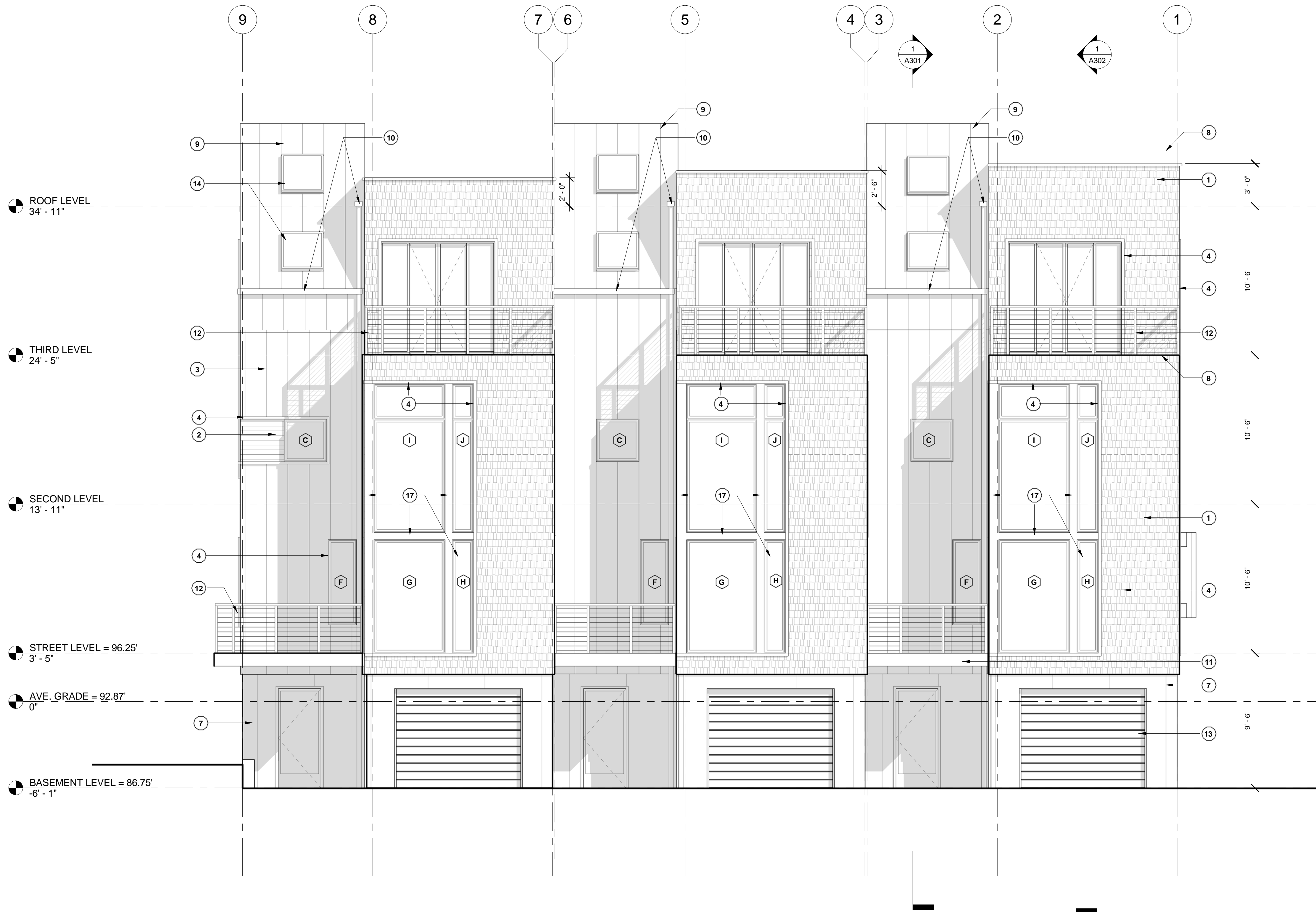
MATERIAL KEY NOTES:

1. JAMES HARDIE - STRAIGHT EDGE SHINGLE PANEL
• 5" EXPOSURE
• COLOR - 'ARCTIC WHITE'
2. JAMES HARDIE - LAP SIDING
• 4" EXPOSURE
• SMOOTH TEXTURE
• COLOR - 'AORTIC WHITE'
3. JAMES HARDIE - BATTEN + PANEL
• 2 1/2" BATTENS 18" o.c.
• SMOOTH TEXTURE
• COLOR - 'IRON GRAY'
• (METAL STANDING SEAM PANEL AS ALT.)
4. JAMES HARDIE - BATTEN TRIM
• 2 1/2" WIDE
• COLOR - 'ARCTIC WHITE'
5. JAMES HARDIE - BATTEN TRIM
• 2 1/2" WIDE
• COLOR - 'IRON GRAY'
6. SEALED CEDAR SIDING
• 4" EXPOSURE
7. EXPOSED CONCRETE FOUNDATION WALL
8. METAL WALL CAP
9. STANDING SEAM METAL ROOFING
• 2" BATTENS
• COLOR - DARK GRAY
10. METAL GUTTER + DOWNSPOUT
• COLOR - DARK GRAY
11. JAMES HARDIE - DECK FASCIA BOARD
• SMOOTH FINISH
• COLOR - 'ARCTIC WHITE'
12. HORIZONTAL METAL RAILING
• 42" TYPICAL
• PAINTED DARK GRAY
• SEALED WOOD CAP
13. GARAGE DOOR
• 9' WIDE x 7' TALL
• (4) FLAT PANELS
• FINISH COLOR - BLACK
14. SKYLIGHTS
• SEE ROOF PLAN
15. CEDAR SCREEN + METAL RAILING
• SCREEN @ 36"
• HANDRAIL @ 34" - 36"
16. GRANITE STAIRS
• CONCRETE BASE
17. METAL SPANDREL PANEL
• COLOR TO MATCH WINDOW CLADDING
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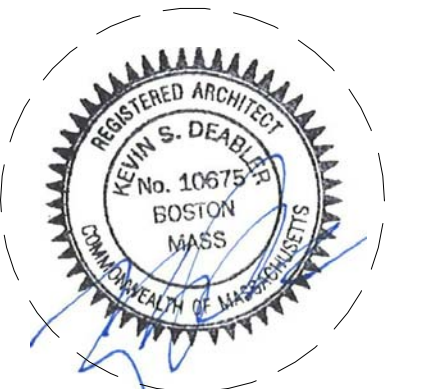
Design Team

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PROJECT: 1347

No.	Description	Date

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REAR ELEVATION

A202

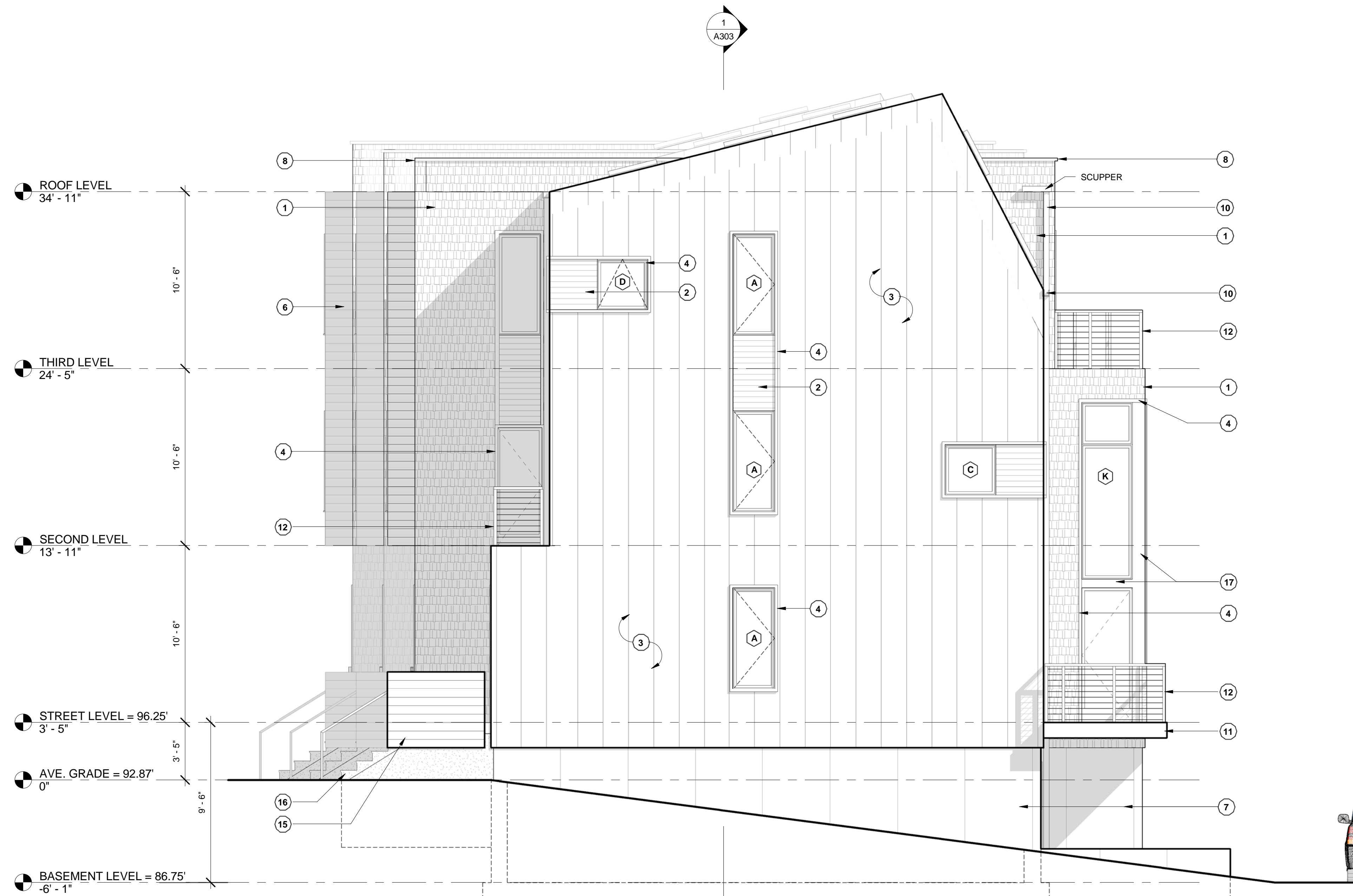
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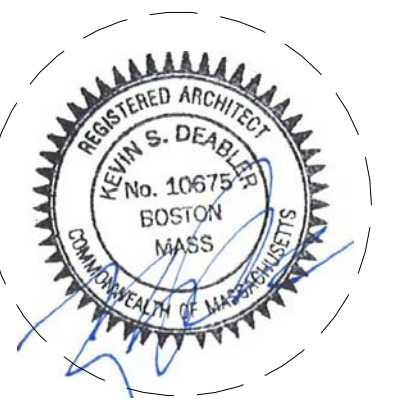
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SIDE ELEVATION

A203

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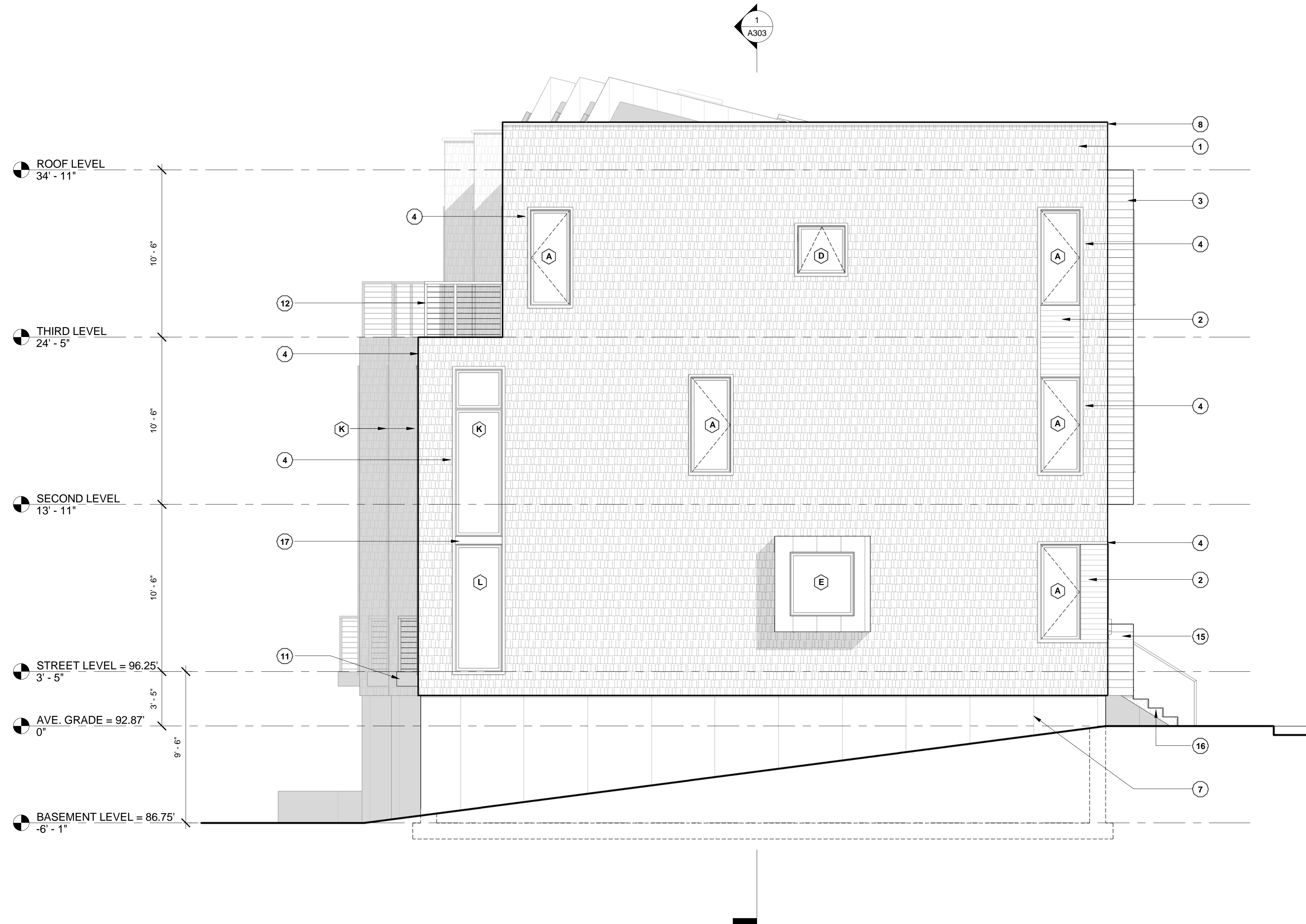
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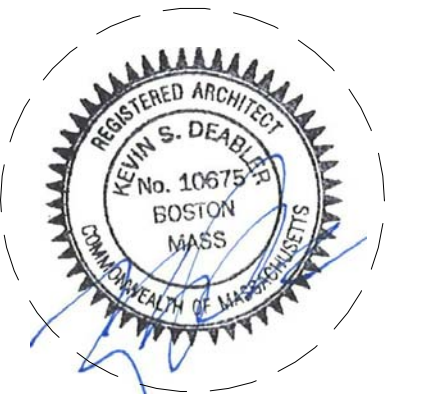
Design Team

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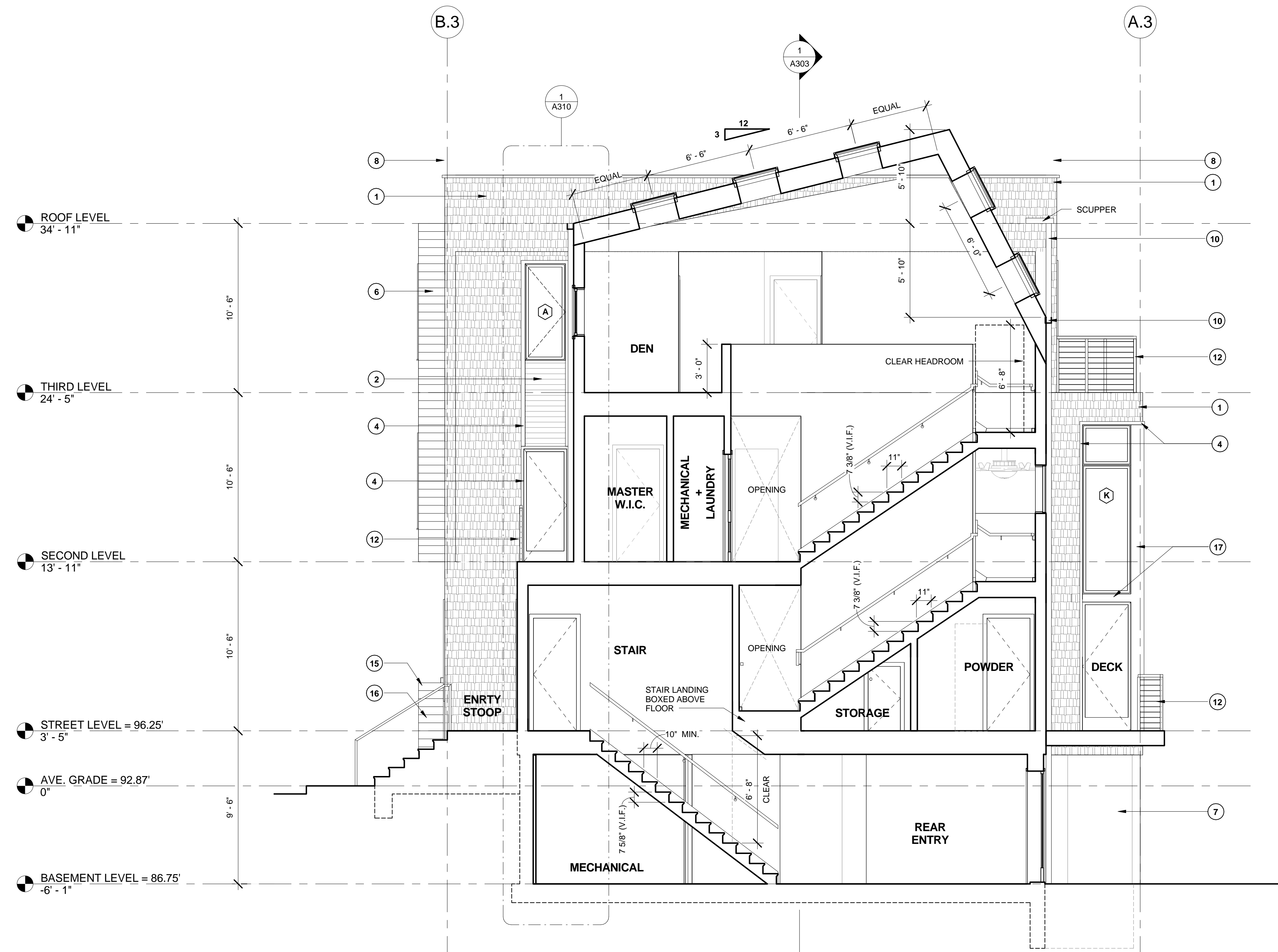
No.	Description	Date

DATE: AUGUST 19, 2015

SCALE: As indicated

SIDE ELEVATION

A204



MATERIAL KEY NOTES:

1. JAMES HARDIE - STRAIGHT EDGE SHINGLE PANEL
 - 5" EXPOSURE
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 - 4" EXPOSURE
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 - 42" TYPICAL
 - PAINTED DARK GRAY
 - SEALED WOOD CAP
13. GARAGE DOOR
 - 9' WIDE x 7' TALL
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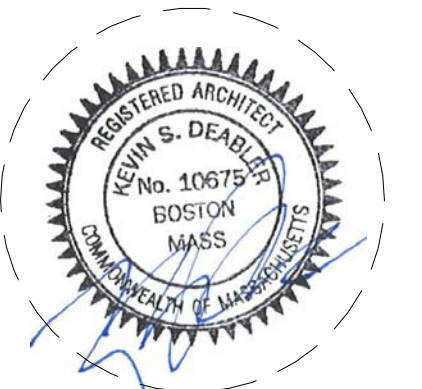
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CROSS SECTION @ STAIRS

A301

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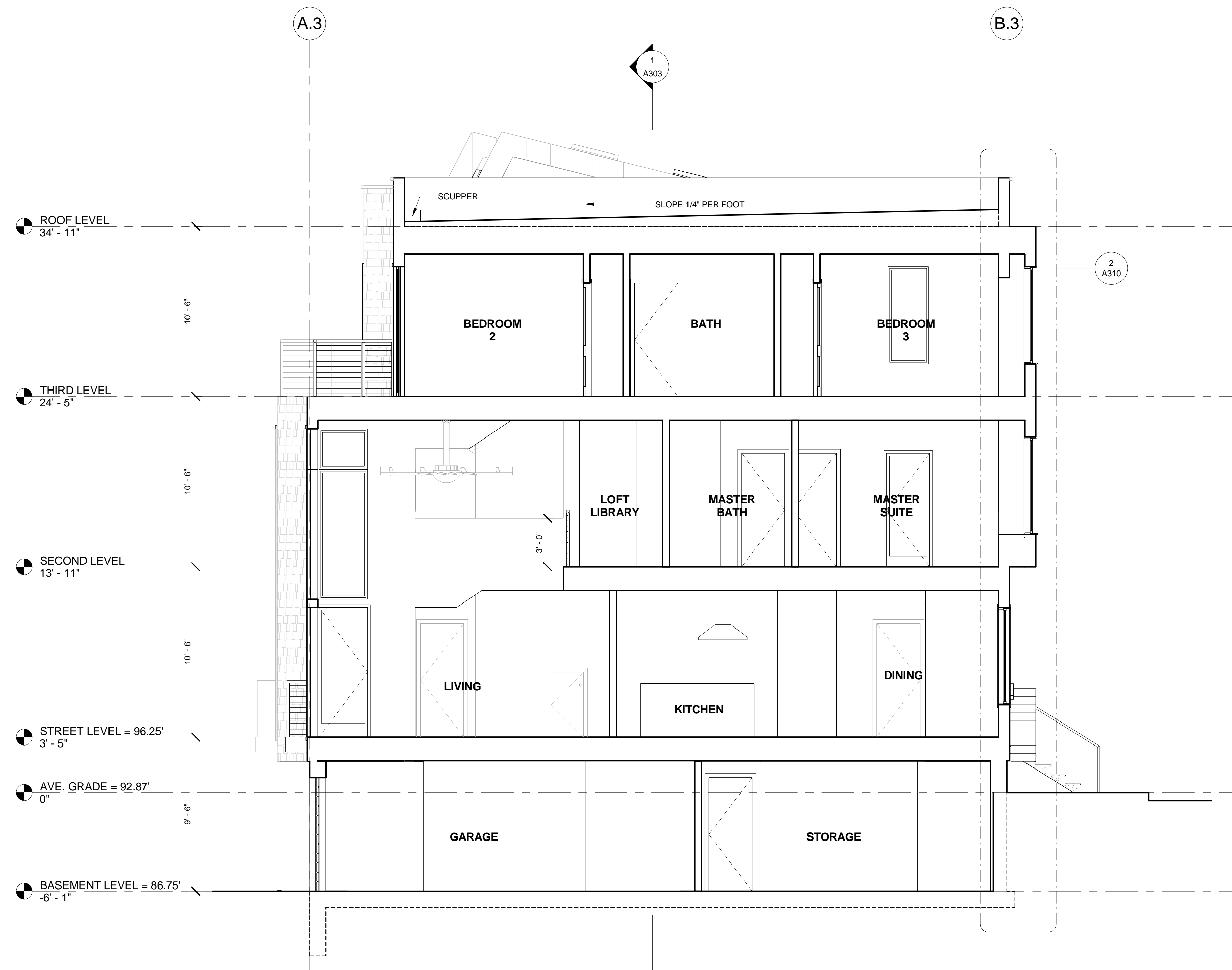
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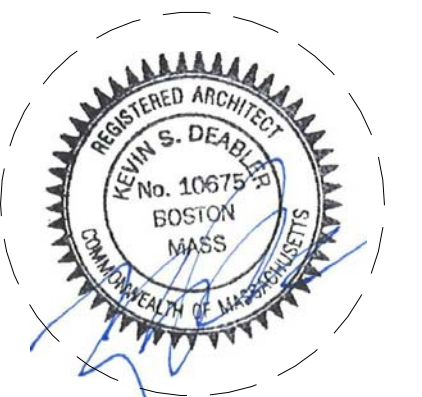
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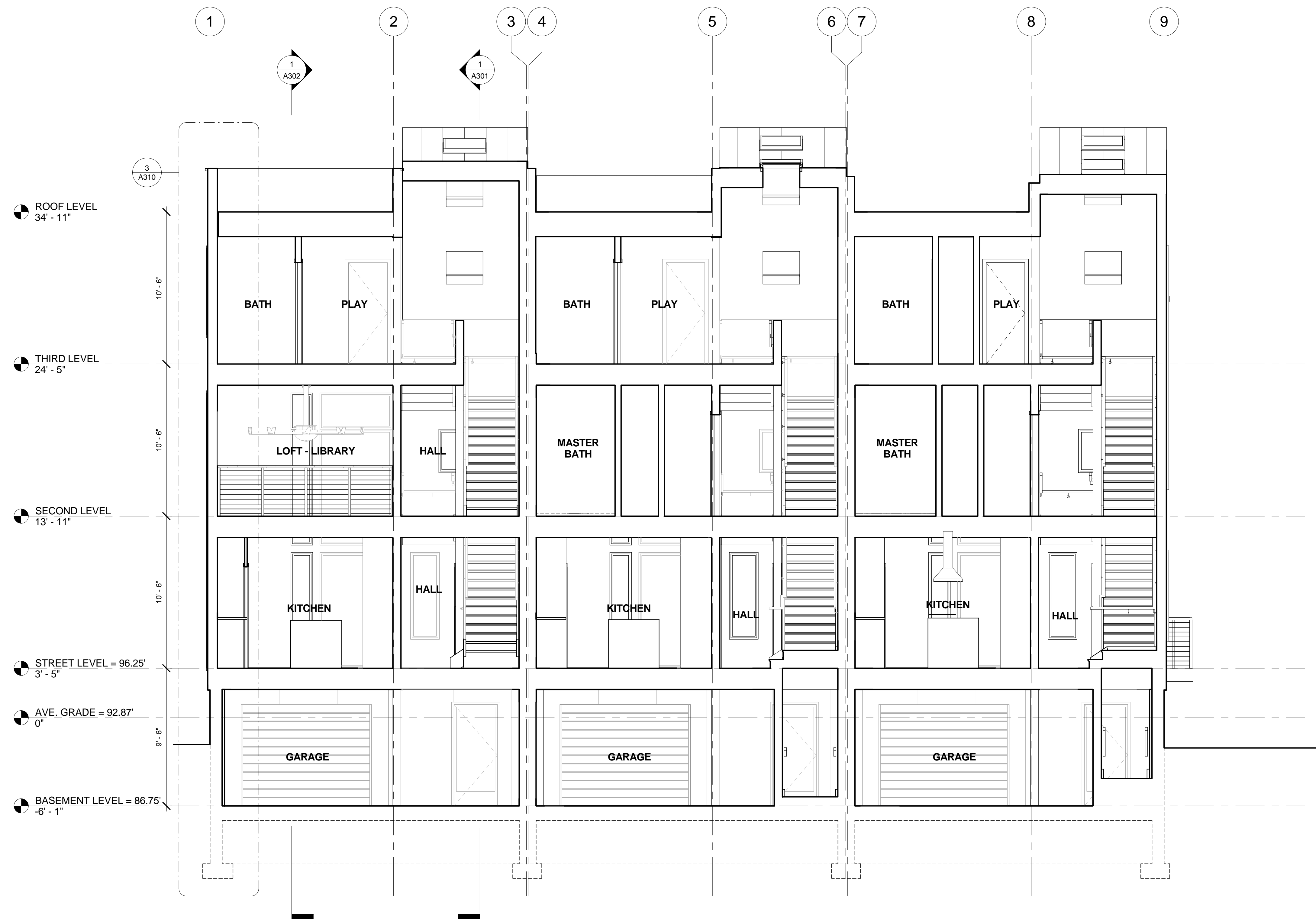
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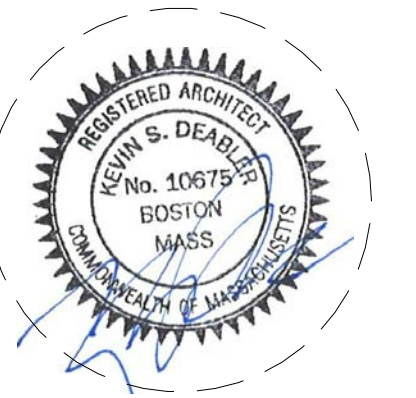
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owner / developer
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73 Mount Calvary Road
Boston, Massachusetts 02131

PROJECT: 1347

No.	Description	Date

DATE: AUGUST 19, 2015

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

**LONGITUDINAL SECTION @
KITCHEN**

A303



REAR PERSPECTIVE VIEW



FRONT PERSPECTIVE VIEW



PERSPECTIVE VIEW FACING NORTH ON FORBES STREET



PERSPECTIVE VIEW FACING SOUTH ON FORBES STREET

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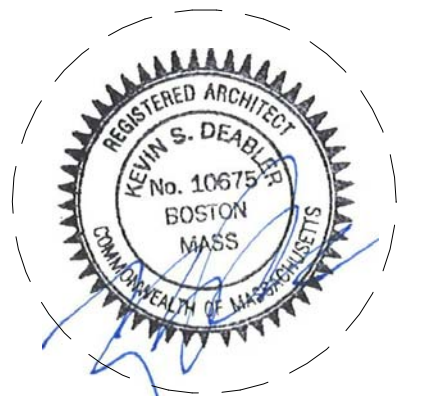
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SCALE:

RENDERINGS

A700

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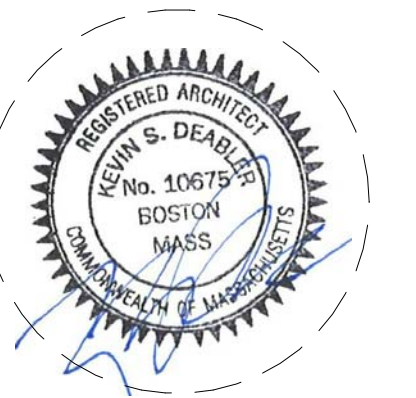
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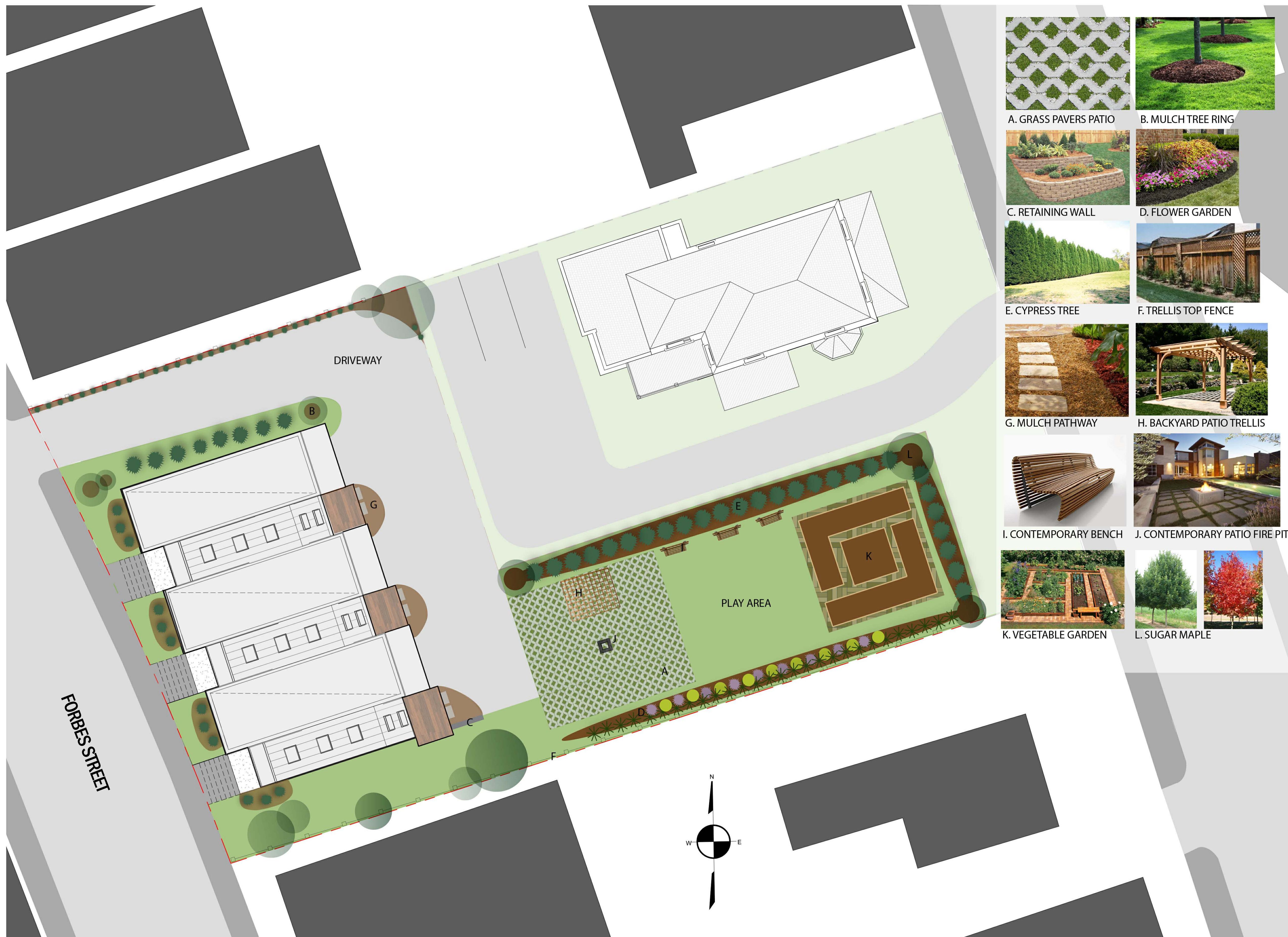
No.	Description	Date

DATE: AUGUST 19, 2015

SCALE:

SITE PLAN

A701



A. GRASS PAVERS PATIO



B. MULCH TREE RING



C. RETAINING WALL



D. FLOWER GARDEN



E. CYPRESS TREE



F. TRELLIS TOP FENCE



G. MULCH PATHWAY



H. BACKYARD PATIO TRELLIS



I. CONTEMPORARY BENCH



J. CONTEMPORARY PATIO FIRE PIT



K. VEGETABLE GARDEN



L. SUGAR MAPLE

GENERAL

- Structural work shall conform to the requirements of “the Commonwealth of Massachusetts State Building Code”, 8th Edition.
- Examine architectural, mechanical, plumbing and electrical drawings for verification of location and dimensions of chases, inserts, openings, sleeves, washes, drips, reveals, depressions and other project requirements not shown on structural drawings.
- Verify and coordinate dimensions related to this project.
- Openings in slabs and walls less than 12” maximum dimension are generally not shown on structural drawings shall not be revised without prior written approval of the architect.
- Typical details and notes shown on structural drawings shall be applicable to all parts of the structural work except where specifically required otherwise by contract documents.
- Details not specifically shown shall be similar to those shown for the most nearly similar condition as determined by the architect.
- The contractor shall submit complete shop drawings for all parts of the work, including description of demolition and construction methods and sequencing where applicable. No performance of the work including, but not limited to, demolition and construction methods and sequencing where applicable to, demolition of existing structure or fabrication or erection of new structural elements, shall commence without review of the shop drawings by the architect.

FOUNDATIONS

- Foundations for this project consist of foundation walls on strip footings, spread footings and slab on grade. The Owner and Contractor shall verify the suitability of soil conditions for an assumed allowable bearing pressure of 2 tsf. The services of a geotechnical engineer shall be engaged to verify soil bearing conditions.
- No responsibility is assumed by the architect for the validity of the subsurface conditions described on the drawings, specifications, test borings or test pits.
- Foundation units shall be centered under supported structural members, unless noted otherwise on the drawings.
- Exterior construction shall be carried down below finished exterior grade to a minimum depth of 4’-0”, unless noted otherwise.
- Provide temporary or permanent supports, whether shoring, sheeting or bracing so that no horizontal movement or vertical settlement occurs to existing structures, streets or utilities adjacent to the project site.
- Carry out continuous control of surface and subsurface water during construction such that foundation work is done in dry and on undisturbed subgrade material, as applicable.
- Bottom 3 inches of excavations for footings shall be finished by hand shovel.
- Backfill under any portion of the structure shall be compacted in 6” lifts.
- No foundation concrete shall be placed in water or on frozen subgrade material.
- Protect in-place foundations and slabs from frost penetration until the project is completed.
- Do not backfill behind foundation walls until permanent lateral structural support system is in place and of full strength.
- Sheeting, shoring and bracing for the lateral support of excavation shall remain in place until all permanent structural systems below ground level are complete.

CONCRETE

- Concrete work shall conform to “Building Code Requirements for Reinforced Concrete” (ACI 318-05), and “Specifications for Structural Concrete for Buildings” (ACI 301-05).
- Concrete shall be controlled concrete, proportioned, mixed and placed in the presence of a representative of an approved testing agency.
- Unless noted otherwise, concrete shall have a minimum 28 day compressive strength of 4,000 PSI and be normal weight concrete.
- Concrete to be exposed to the weather in the finished project shall be air entrained.
- Provide vapor barrier under interior slabs cast on grade.
- Construction joints shown on drawings are mandatory. Omissions, additions or changes shall not be made except with the submittal of a written request together with drawings of the proposed joint locations for approval of the architect.
- Where construction joints are not shown or when alternate locations are proposed, new joints locations and concrete placing sequences shall be submitted to the architect for approval prior to preparation of the reinforcement shop drawings.
- Minimum of 72 hours shall elapse between adjacent concrete placements.
- Concrete shall be placed without horizontal construction joints except where shown or noted. Vertical construction joints and stops in concrete work shall be made at midspan or at points of minimum shear.
- Concrete slabs shall be placed so that the slab thickness is at no point less than that indicated on the drawings.
- Structural steel below grade shall be encased in concrete with a minimum cover of 2”.

REINFORCEMENT

- Reinforcement work of detailing, fabrication and erection shall conform to “Building Code Requirements for Reinforced Concrete” (ACI 318-05), “ACI Detailing Manual – 1994” (SP-66), “CRSI Manual of Standard Practice” (MSP 1-97), and “Structural Welding Code – Reinforcing Steel” (AWS D1.4-92).
- Steel reinforcement, unless noted otherwise, shall conform to the following:

- (A) Bars, ties and stirrups ASTM A615 Grade 60 (FY=60 KSI)
- (B) Welded wire fabric (WWF) ASTM A185

- Provide and schedule on shop drawings the necessary accessories to hold reinforcement securely in position. Minimum requirements shall be: high chairs, 4’-0” O.C. with continuous #5 support bar; slab bolsters, continuous and 3’-6” O.C.; beam bolsters, 5’-0” O.C.
- Minimum concrete protective covering for reinforcement, unless noted otherwise, shall be as follows:
 - (A) Unformed surfaces cast against and permanently in contact with earth: 3.0”
 - (B) Formed surfaces in contact with earth or exposed to weather:

#6 through #18 bars	2.0”
#5 bars, 5/8” wire and smaller	1.5”

- (C) Surfaces not in contact with earth or exposed to weather - walls, slabs, joists:

#14 and #18 bars	1.5”
#11 bars and smaller	1.0”

Beams, girders and columns – principal reinforcement, ties, stirrups or spirals: 1.5”

- Where continuous reinforcement is called for, it shall be extended continuously around corners and lapped at necessary splices or hooked at discontinuous ends. Laps shall be Class B tension lap splices, unless noted otherwise.
- Where reinforcement is not shown on drawings, provide reinforcement in accordance with applicable details as determined by the architect. In no case shall reinforcement be less than the minimum reinforcement permitted by the applicable codes.
- Where reinforcement is required in section, reinforcement is considered typical wherever the section applies.
- Reinforcement shall be continuous through construction joints.
- Dowels shall match bar size and number, unless noted otherwise.
- Welded wire fabric shall lap 8” or 1-1/2” spaces, whichever is larger and shall be wired together.

STRUCTURAL TIMBER CONSTRUCTION

- Timber construction shall conform to Part II “Design” as published in the “Timber Construction Manual” (AITC 4th Edition) and to “National Design Specification for Wood Construction” (NF.PA, 2004 Edition).
- New timber for structural use shall have a moisture content as specified in the “National Design Specification for Wood Construction (NF.PA, 2004 Edition).
- Timber construction shall conform to Article 23, of the Commonwealth of Massachusetts State Building Code.
- Material properties for timber shall conform to the following:
 - (A) For members with nominal 2” thickness. S-P-F #1/#2 or better (15% max MC).
 - Allowable bending stress: Fb = 875 PSI (single member use)
 - Fb = 1000 PSI (multiple member use)
 - Allowable shear stress Fv = 135 PSI
 - Compression parallel to grain = 1100 PSI
 - Compression perpendicular to grain = 425 PSI
 - Modulus of elasticity = 1,400,000 PSI
 - (B) For members with nominal 4” thickness and greater southern pine #1 or better (19% max MC).
 - Allowable bending stress: Fb = 1300 PSI
 - Allowable shear stress Fv = 85 PSI
 - Compression parallel to grain = 925 PSI
 - Compression perpendicular to grain = 625 PSI
 - Modulus of elasticity = 1,600,000 PSI
 - (C) For pressure-treated members with nominal 2” thickness, southern pine #1 or better (19% max MC).
 - Allowable bending stress Fb = 1300 PSI
 - Allowable shear stress Fv = 90 PSI
 - Compression parallel to grain = 1550 PSI
 - Compression perpendicular to grain = 565 PSI
 - Modulus of elasticity = 1,500,000 PSI
 - (D) For pressure-treated members with nominal 4” thickness and greater, southern pine #2 pressure-treated (19% max MC).
 - Allowable bending stress Fb = 1250 PSI
 - Allowable shear stress Fv = 95 PSI
 - Compression parallel to grain = 725 PSI
 - Compression perpendicular to grain = 440 PSI
 - Modulus of elasticity = 1,400,000 PSI
- “PT” indicates pressure-treated lumber (to be used when in contact with concrete, masonry or weather).
- ‘11-7/8” BCI 90’s’ etc. indicates engineered wood I-Joist with laminated veneer lumber flanges and OSB webs by the Boise Cascade Co. or equal.
- ‘3-1/2” x 14” LVL’ etc. indicates laminated veneer lumber-2.0 E beam or post by the Boise Cascade Co. or equal.
- Joist support by nailing is forbidden unless used with an approved hanger. Unless noted otherwise on plans, all flush framed joists and beams shall be framed with Simpson hangers as follows (or approved equals):

(A) 2x6; 2x8	Type ‘U26’
(B) 2-2x6; 2-2x8	Type ‘U26 – 2’
(C) 3-2x6; 3-2x8	Type ‘U26-3’
(D) 2x10; 2x12	Type ‘U210’
(E) 2-2x10; 2-2x12	Type ‘U210-2’
(F) 3-2x10; 3-2x12	Type ‘U210-3’
(G) 11-7/8” BCI 5000’s	Type ‘ITT2.06/11.88’
(H) 11-7/8” BCI 6000’s	Type ‘ITT3511.88’
(I) 11-7/8” BCI 6500’s	Type ‘ITT311.88’
(J) 11-7/8” BCI 60’s	Type ‘ITT3511.88’
(K) 11-7/8” BCI 90’s	Type ‘ITT411.88’
(L) 3-1/2” x 9-1/2” L.V.L.	Type ‘HGLTV3.59’
(M) 5-1/4” x 9-1/2” L.V.L.	Type ‘HGLTV5.59’
(N) 3-1/2” x 11-7/8” L.V.L.	Type ‘HGLTV3.511’
(O) 5-1/4” x 11-7/8” L.V.L.	Type ‘HGLTV5.511’
(P) 3-1/2” x 14” L.V.L.	Type ‘HGLTV3.514’
(Q) 5-1/4” x 14” L.V.L.	Type ‘HGLTV5.514’

- (It is the contractor’s responsibility to determine correct hangers for all sloped and/or skewed conditions.)
- 9. Minimum bearing for all joists and rafters shall be 4”.
- 10. Use double joists under all partitions.
- 11. Partition and outside stud walls shall be bridges once in their story height or at least every 4’-6”.
- 12. Anchor bolts and bolts for structural timber shall be ASTM A 307. Standard cut washers shall be provided between wood and bolt head, and between wood and bolt nut unless steel plates or plate washers are used.
- 13. Exterior walls shall be framed with 2x6’s at 16” C/C with 7/16” APA rated SHEATHING, EXP. 1, span rating 24/16. Sheathing shall be installed with the long dimension perpendicular to the framing, and shall be to be nailed to studs with 8D ring shank nails at 4” on center at panel edges and at 12” on center at intermediate supports.
- 14. Interior shear walls indicated as **SW-1** or **SW-2** on plans shall be framed with 2x4’s or 2x6’s at 16” C/C with 3/2/16 – 1/2” exterior plywood sheathing. Plywood to be nailed to studs with 10D galvanized nails at 4” on center at panel edges and at 12” on center at intermediate supports.
- 15. Roof construction shall be as shown on the plans with 19/32” APA rated SHEATHING, EXP. 1, span rating 32/16. Roof sheathing shall be installed perpendicular to the framing and shall be nailed with 8D ring shank nails spaced at 6” along panel edges and at 12” along intermediate framing members.
- 16. Floor construction shall be as shown on the plans with 23/32” APA rated STURD-I-FLOOR, EXP.1, span rating 32/16. Floor sheathing shall be installed perpendicular to the framing, and shall be glued and nailed to the joists and beams with 8D ring shank nails spaced at 6” along panel edges and at 12” along intermediate framing members.

STRUCTURAL TIMBER CONSTRUCTION (Continued)

- Interior door and window headers shall be a minimum of 2-2x8’s unless noted otherwise on the plans.
- Exterior door and window headers shall be a minimum of 3-2x10s unless otherwise noted on the plans.
- No joist shall be noted or drilled with holes without the specific approval of the architect.
- No joist shall be repaired or reinforced in any way without the specific approval of the architect.
- Beams built up of timbers shall be firmly nailed or bolted together.
- Plywood shall be laid with face grain parallel to span; stagger all joints.
- Sills shall be 2-2x6 and shall be anchored with 5/8” diameter anchor bolts not more than 32” o.c. and at 8” from each corner.
- Temporary erection bracing shall be provided to hold structural timber securely in position as described on the drawings. It shall not be removed until permanent bracing has been installed.
- Timber shall be generally knot-free, with only small tight knots permitted and generally straight-grained.
- Structural timber shall be identified by the grade mark of or certificate of inspection issued by a grading or inspection bureau or agency recognized as being competent.
- Structural timber shall be visually stress-graded lumber in accordance with the provisions of ASTM designation D245-74, “Methods for Establishing Structural Grades and Related Allowable Properties for Visually Graded Lumber”.
- Timber shall be so handled and covered as to prevent marring and moisture absorption from snow or rain.

STRUCTURAL DESIGN LOADS

- Dead loads
 - (A) Weight of building components
- Live loads
 - (A) Typical residential floor – 40 PSF
 - (B) Stairs, public areas, etc – 100 PSF
 - (C) Exterior decks/balconies – 60 PSF
 - (D) Roof snow load – 32 PSF plus drift

Pg =45psf; Is=1.0;Ce=1.0;Ct=1.0;
- Wind loads – Per Mass. Code and ASCE7-05; Wind Speed 105 mph, Exposure B Importance Factor = 1.0
 - End Zone Wall pressure= 19.6 PSF; End Zone Roof Pressure= 13.5 PSF
 - Int. Zone Wall pressure = 15.7 PSF; Int. Zone Roof Pressure= 10.8 PSF

Height	Adjustment Factor	Int. Wall (Psf)	End Zone Wall (Psf)
0’-15’	1.00	15.7	19.6
15’-20’	1.00	15.7	19.6
20’-25’	1.00	15.7	19.6
25’-30’	1.00	15.7	19.6
30’-35’	1.05	16.5	20.6
35’-40’	1.09	17.1	21.3

(20 psf used for Design of Main Wind Force Resisting Systems)
- Earthquake loads– Per Mass. Building Code and ASCE7-05; Occupancy Category “II”; Importance Factor I=1.0; Site Class “D” Seismic Performance Category ‘B’ Equivalent Lateral Force Procedure; V=CsW Basic seismic-force resisting system – Light framed wood shear walls Seismic response coefficient Cs=.048 Response modification factor R= 6.5 Analysis procedure used - Equivalent Lateral Force Procedure

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PROJECT:347

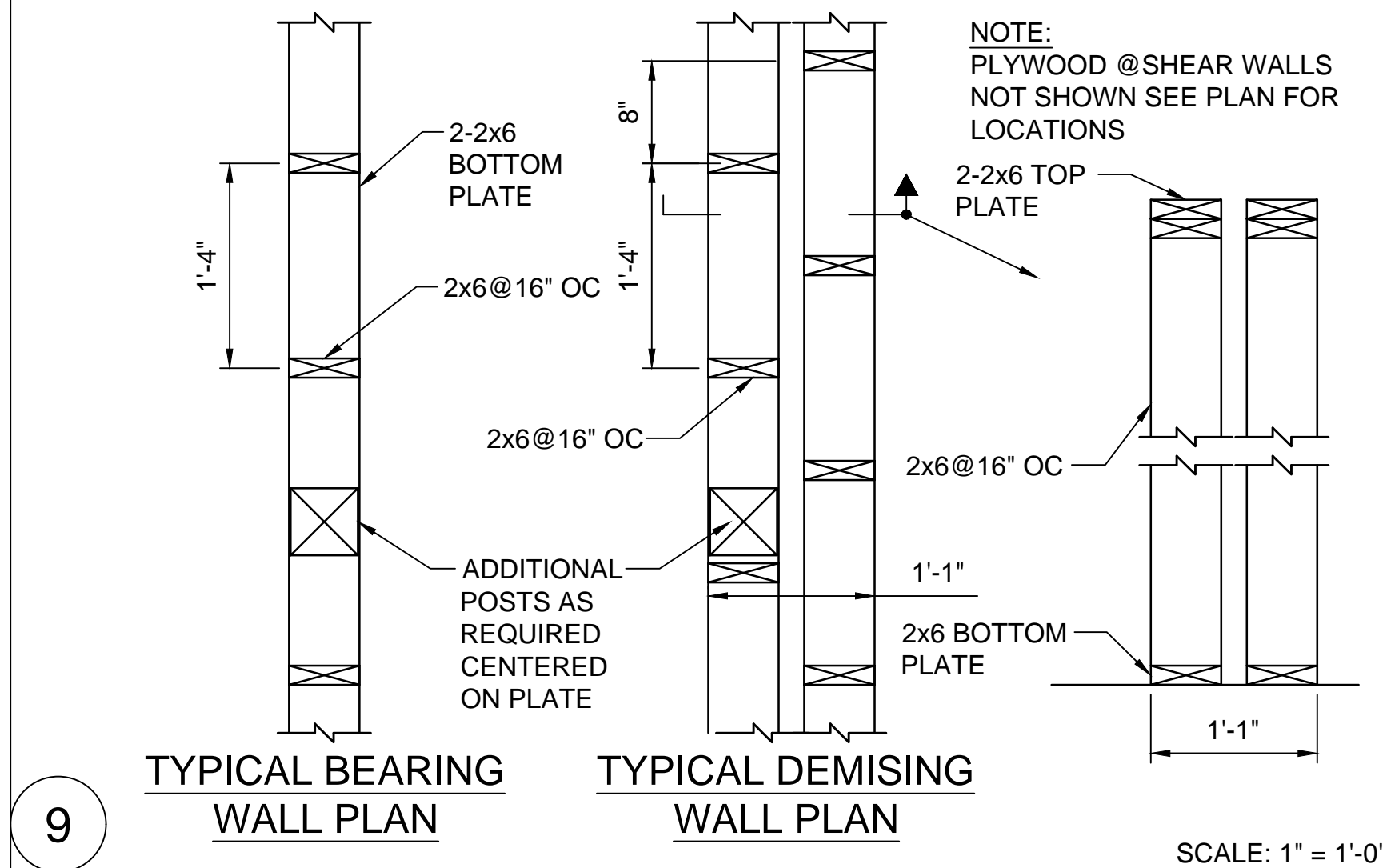
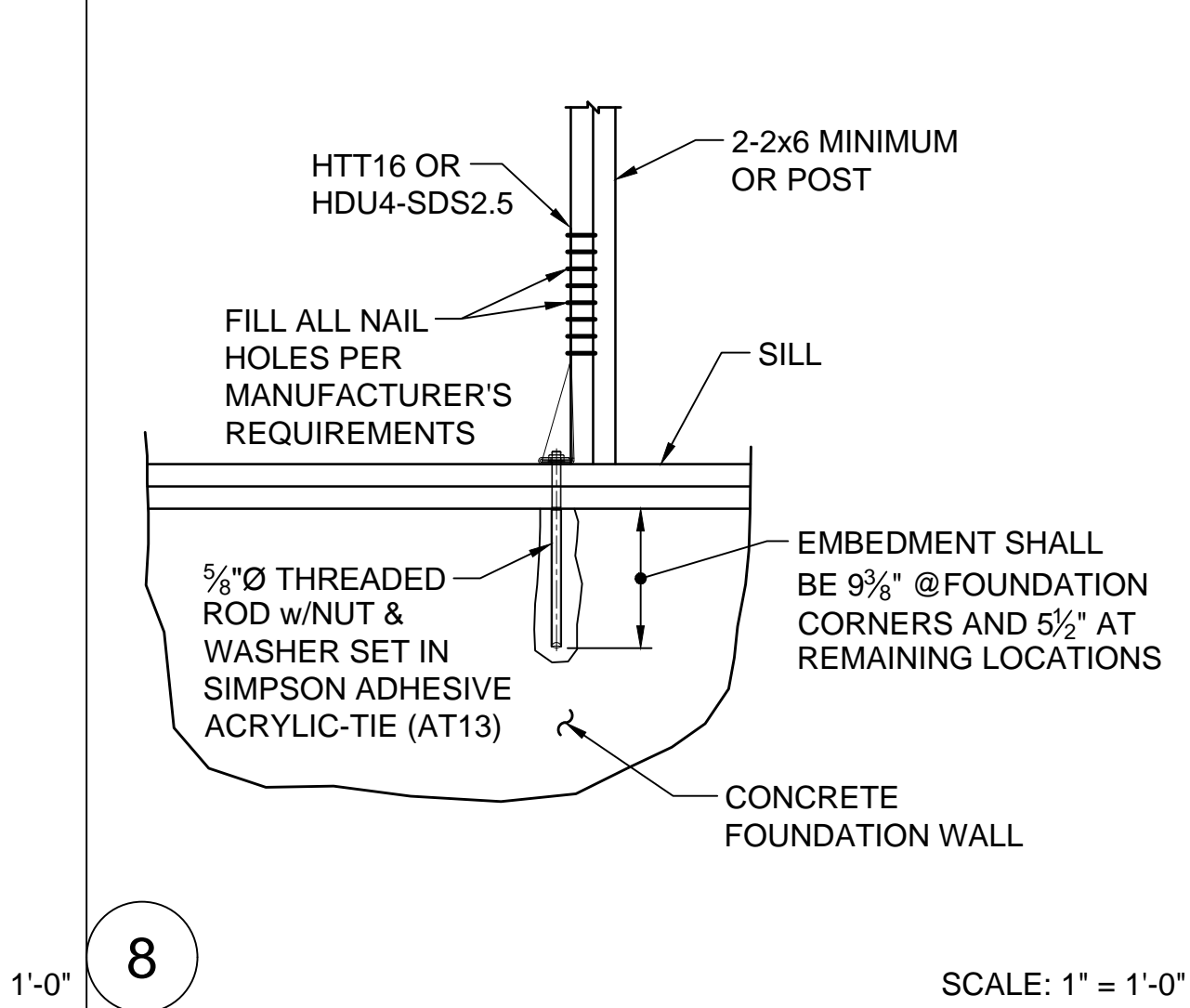
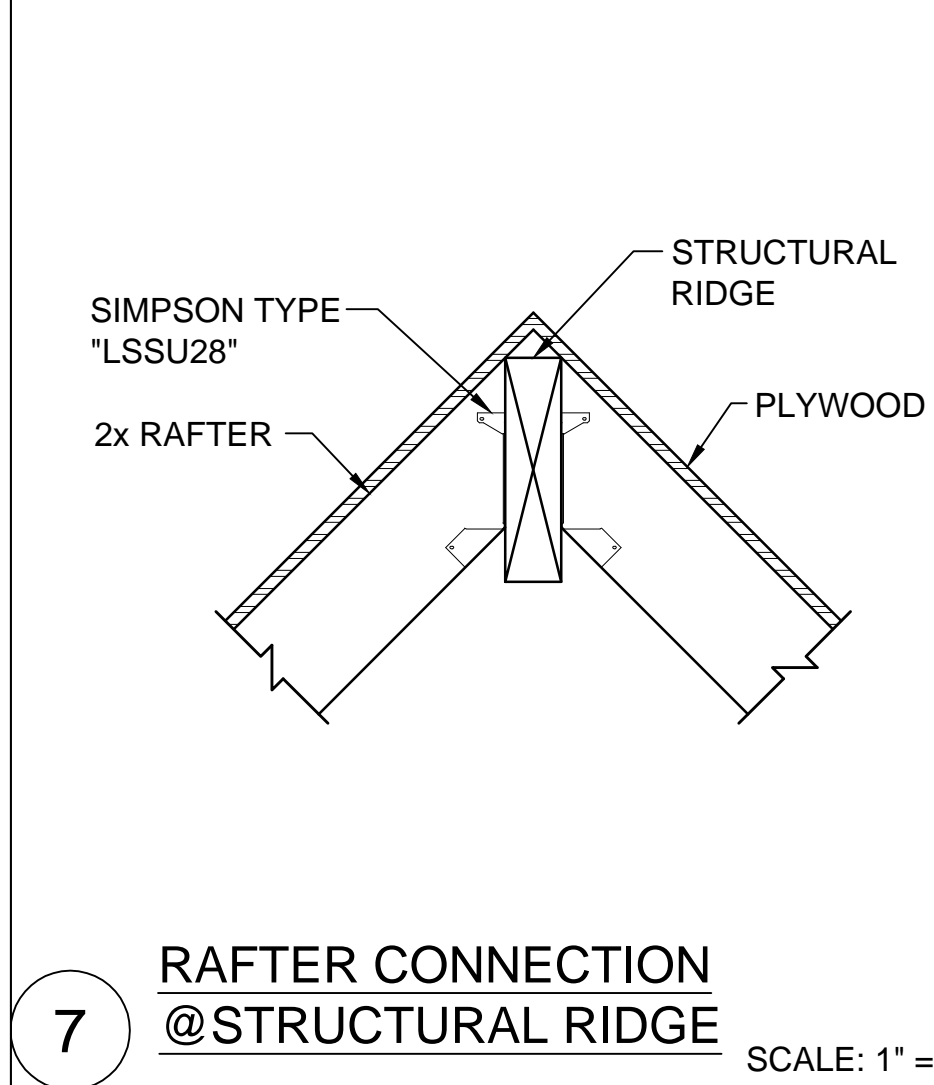
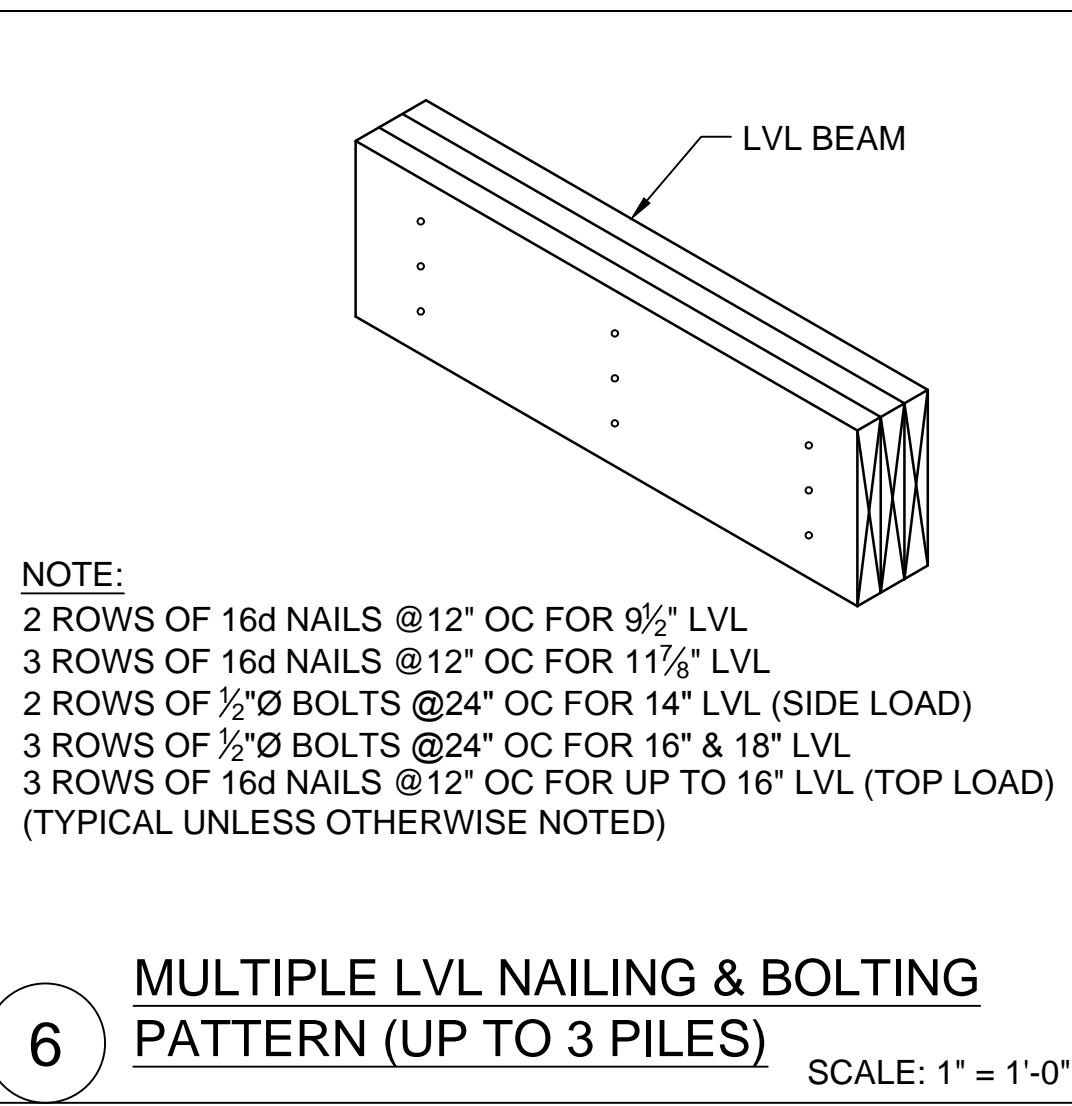
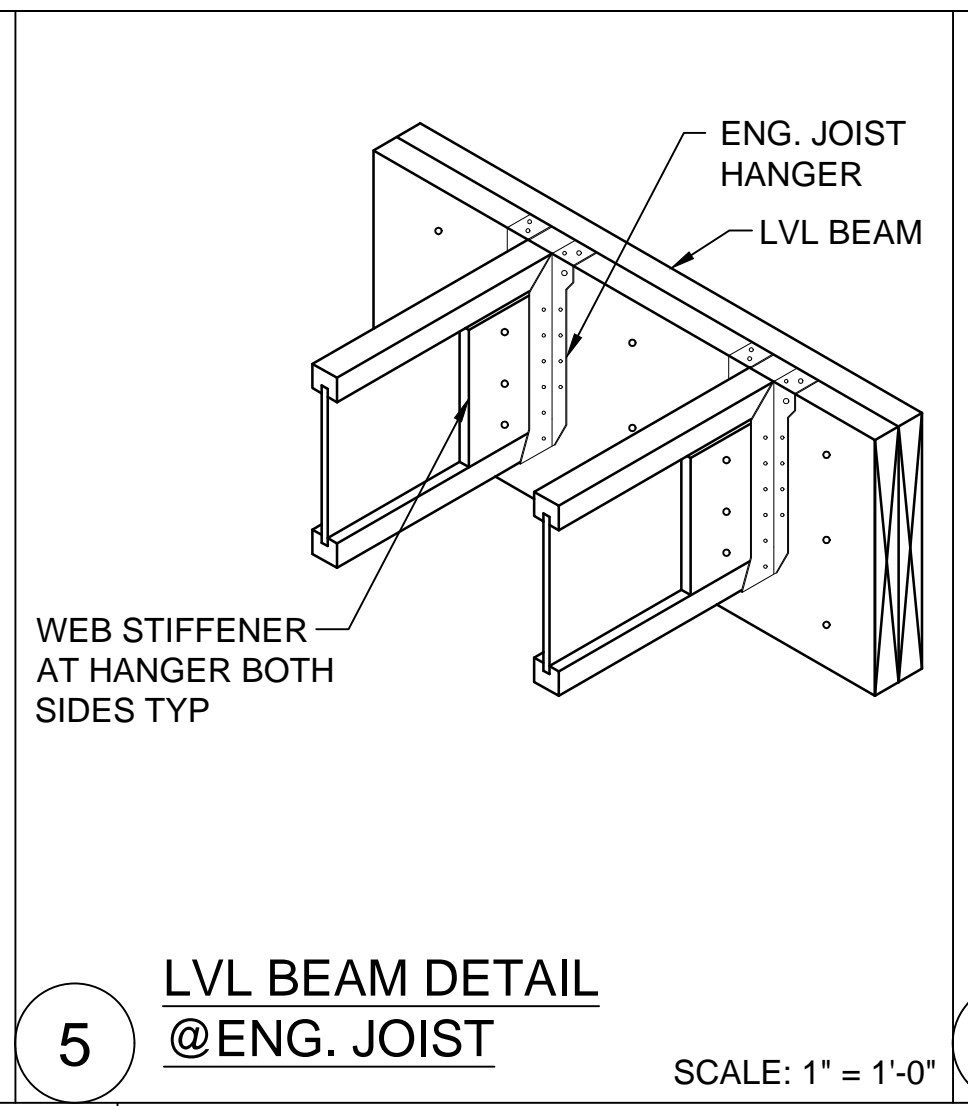
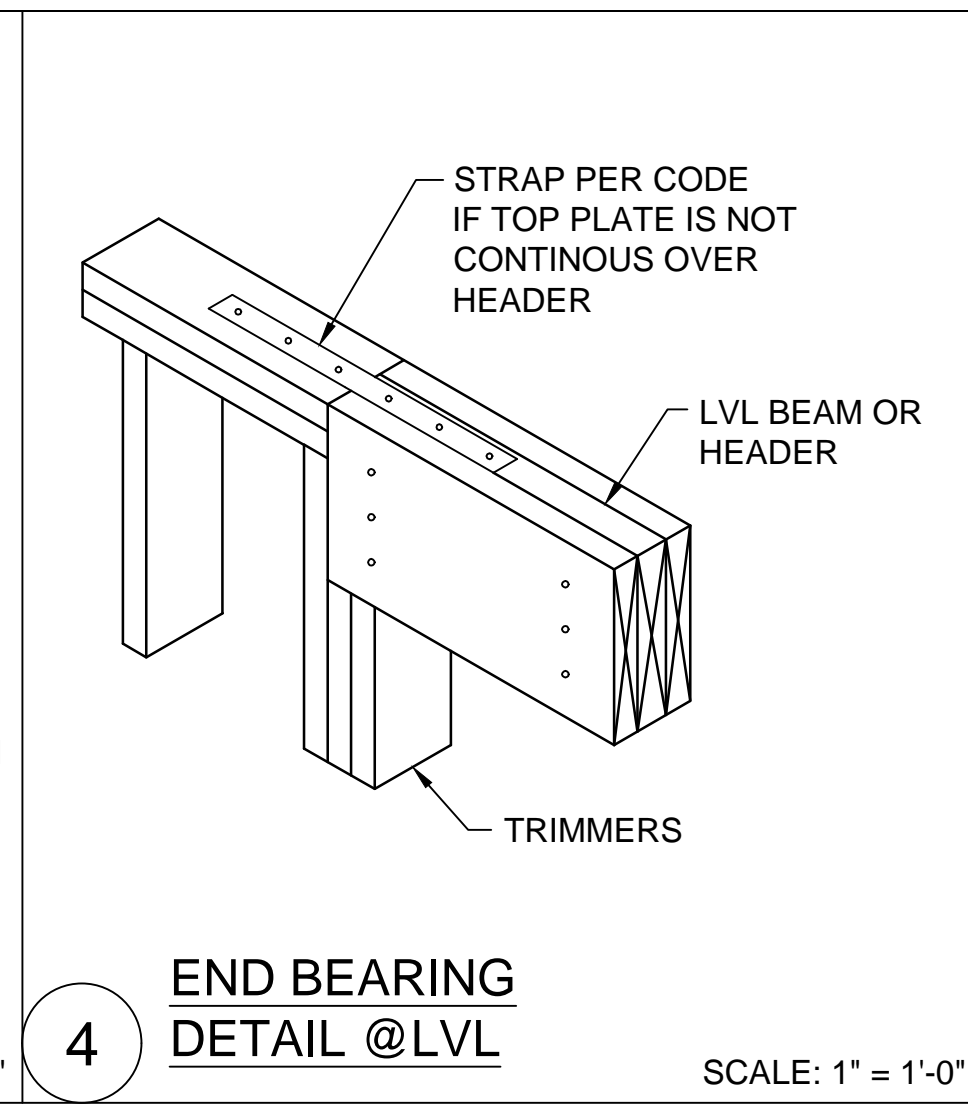
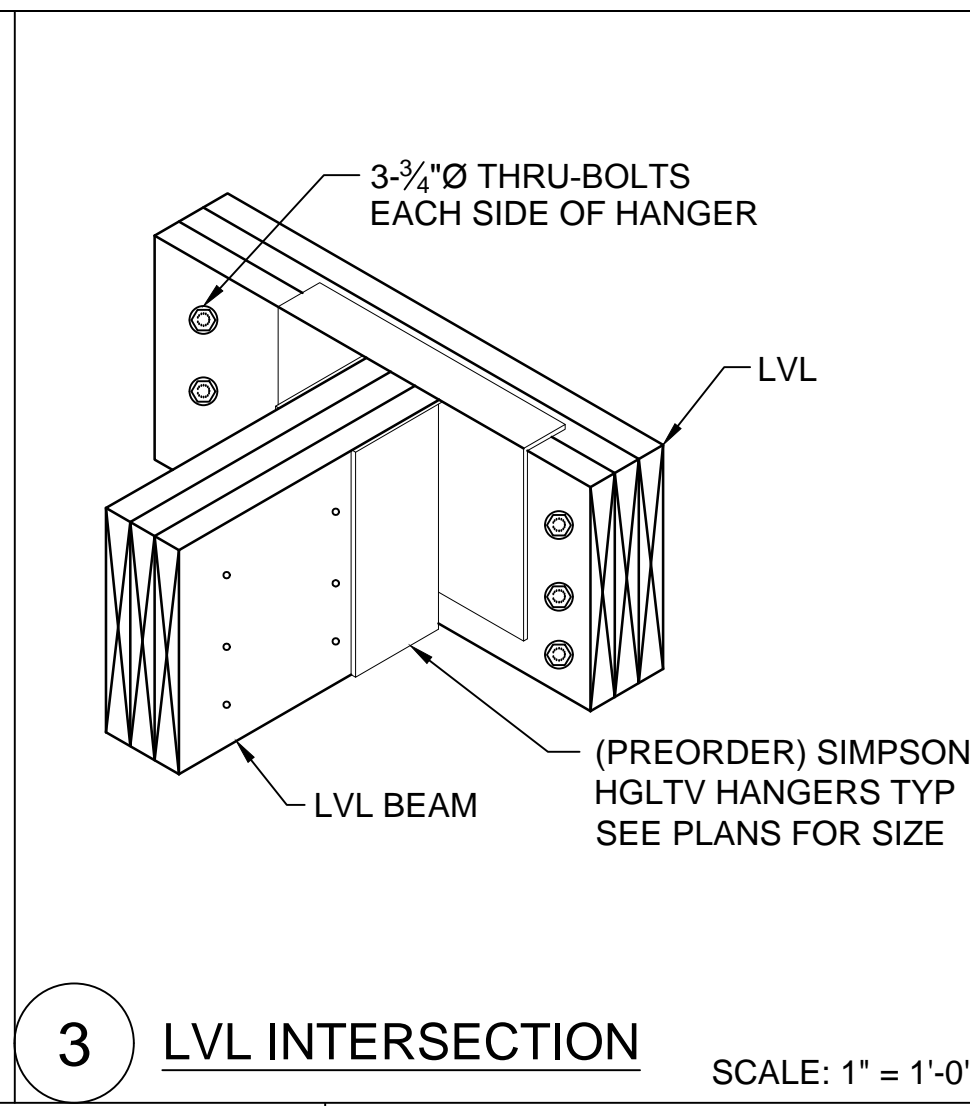
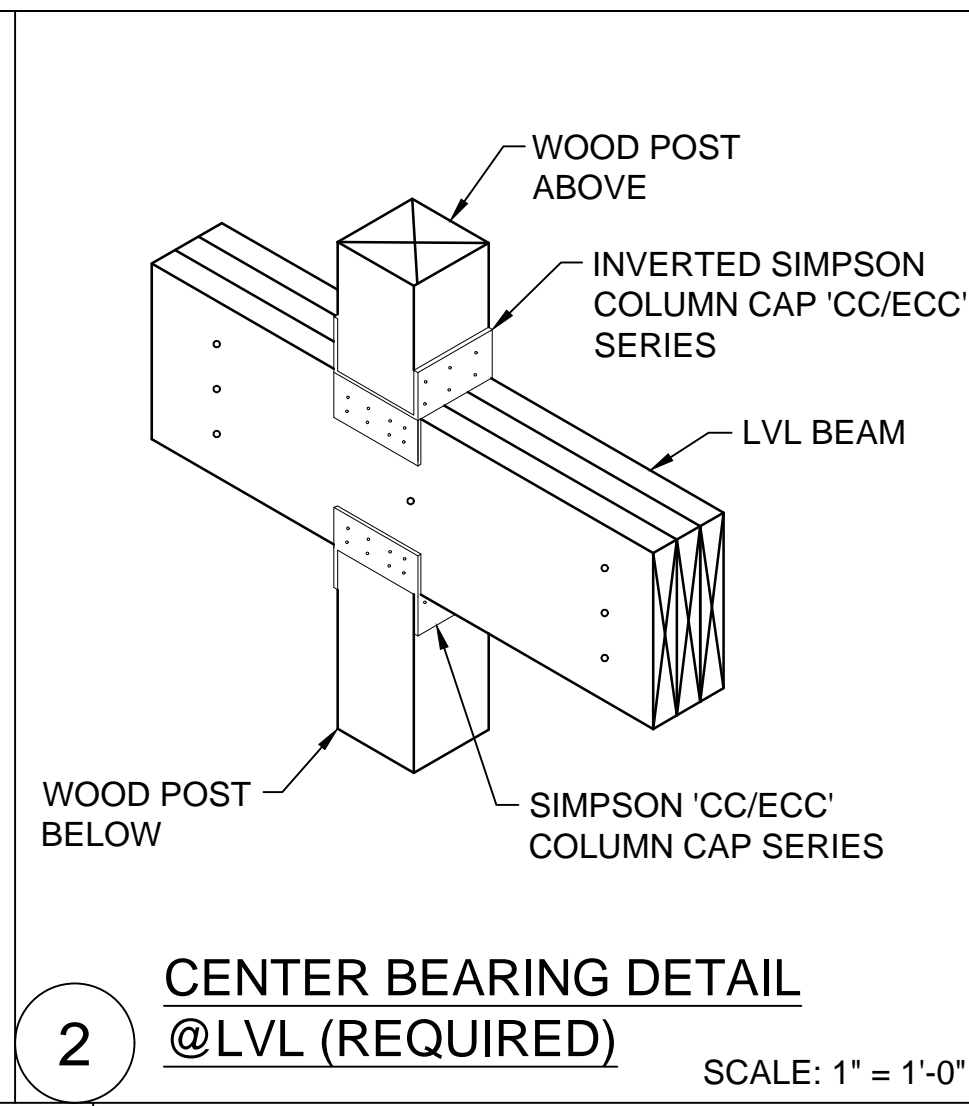
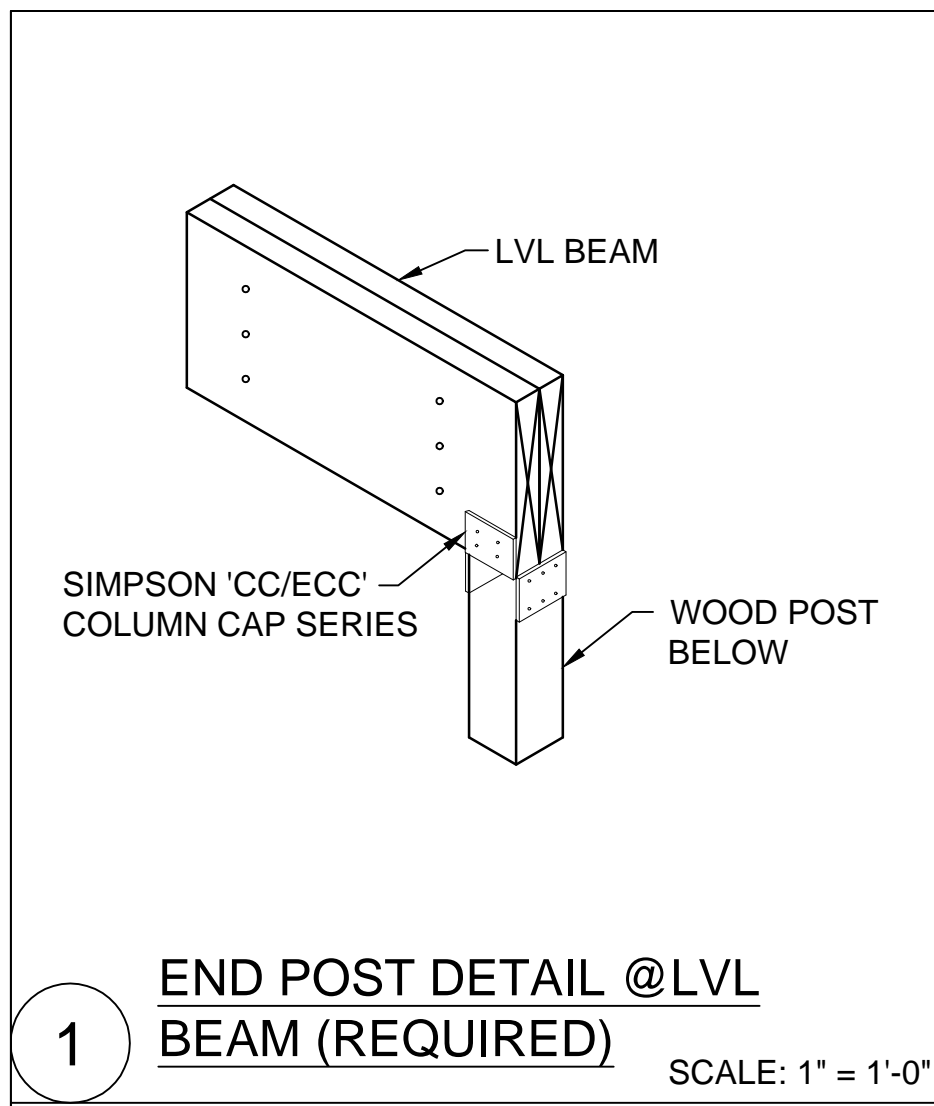
No.	Description	Date

DATE: 27-AUG-2015

SCALE: NONE

GENERAL NOTES

S001



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DATE: 27-AUG-2015
 SCALE: AS NOTED

TYPICAL DETAILS

S003



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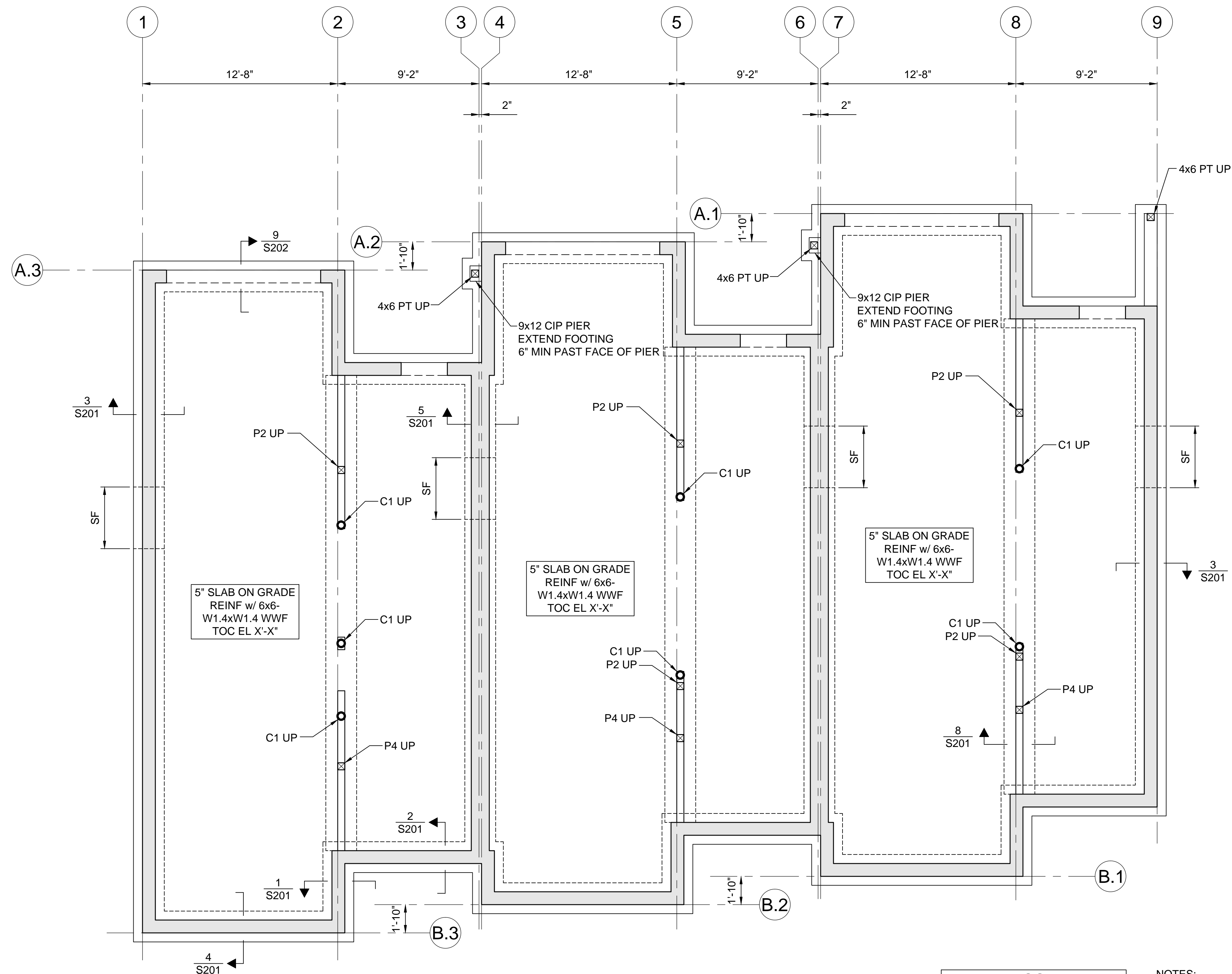
No.	Description	Date

DATE: 27-AUG-2015

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

FOUNDATION PLAN

S100



COLUMN SCHEDULE

MARK	TYPE
C1	3 1/2" Ø CONCRETE FILLED LALLY COL

POST SCHEDULE

MARK	TYPE
P1	2-2x6
P1A	2-2x8
P2	3-2x6
P2A	3-2x8
P3	3 1/2 x 3 1/2 PSL
P4	3 1/2 x 5 1/4 PSL
P5	5 1/4 x 5 1/4 PSL
P6	3 1/2 x 7 1/4 PSL
P7	5 1/4 x 7 1/4 PSL

- NOTES:**
- FOR GENERAL NOTES SEE S001.
 - FOR TYPICAL DETAILS SEE S002.
 - (X-X) INDICATES BOTTOM OF FOOTING ELEVATION.
 - "SF" INDICATES STEPPED FOOTING SEE DETAIL X ON S002.



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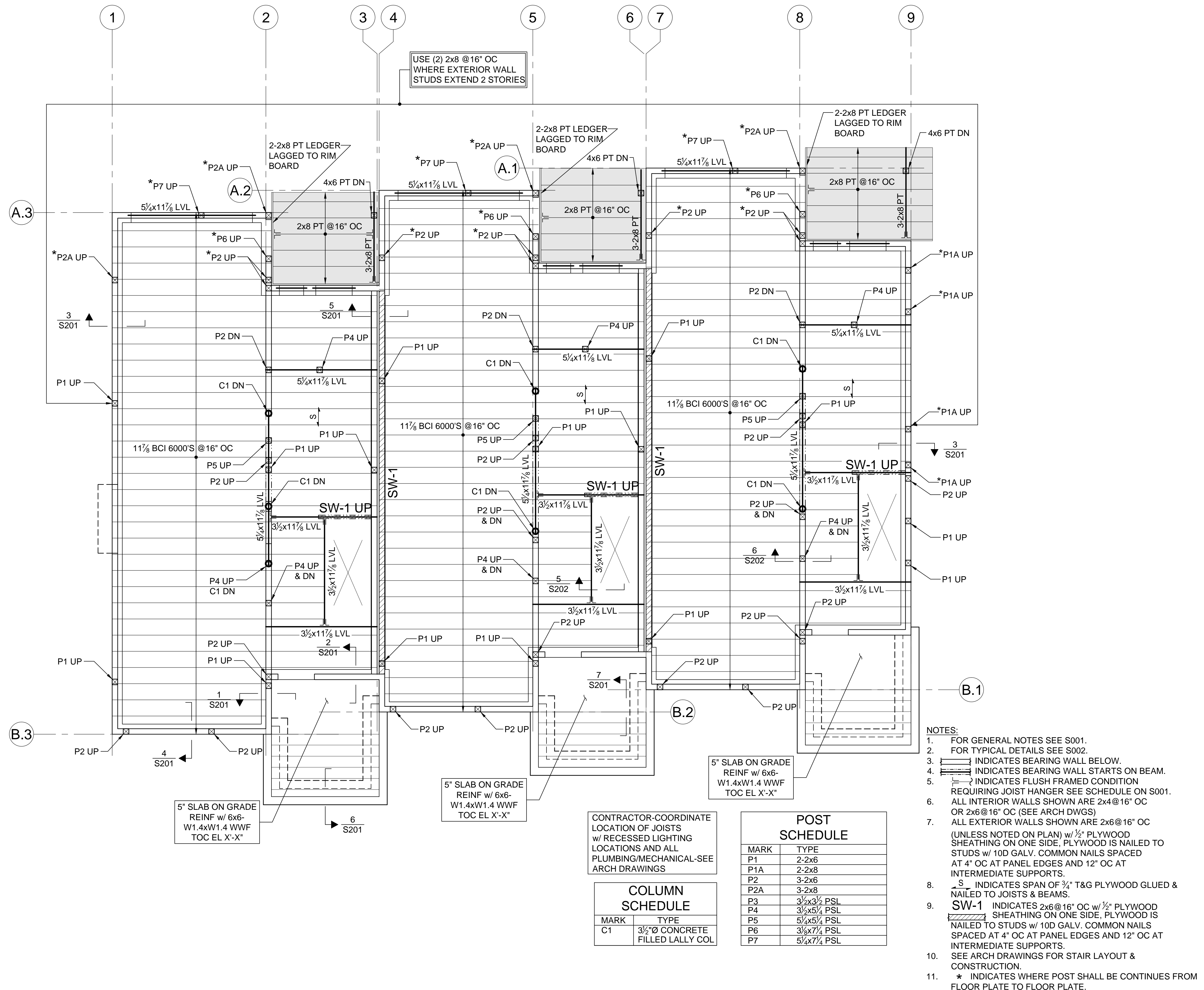
No.	Description	Date

DATE: 27-AUG-2015

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

**STREET LEVEL
FRAMING PLAN**

S101



- NOTES:**
- FOR GENERAL NOTES SEE S001.
 - FOR TYPICAL DETAILS SEE S002.
 - INDICATES BEARING WALL BELOW.
 - INDICATES BEARING WALL STARTS ON BEAM.
 - INDICATES FLUSH FRAMED CONDITION REQUIRING JOIST HANGER SEE SCHEDULE ON S001.
 - ALL INTERIOR WALLS SHOWN ARE 2x6@16" OC OR 2x6@16" OC (SEE ARCH DWGS)
ALL EXTERIOR WALLS SHOWN ARE 2x6@16" OC (UNLESS NOTED ON PLAN) w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE, PLYWOOD IS NAILED TO STUDS w/ 10D GALV. COMMON NAILS SPACED AT 4" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.
 - S INDICATES SPAN OF 3/4" T&G PLYWOOD GLUED & NAILED TO JOISTS & BEAMS.
 - SW-1 INDICATES 2x6@16" OC w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE, PLYWOOD IS NAILED TO STUDS w/ 10D GALV. COMMON NAILS SPACED AT 4" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.
 - SEE ARCH DRAWINGS FOR STAIR LAYOUT & CONSTRUCTION.
 - * INDICATES WHERE POST SHALL BE CONTINUES FROM FLOOR PLATE TO FLOOR PLATE.

CONTRACTOR-COORDINATE LOCATION OF JOISTS w/ RECESSED LIGHTING LOCATIONS AND ALL PLUMBING/MECHANICAL-SEE ARCH DRAWINGS

COLUMN SCHEDULE

MARK	TYPE
C1	3/2"Ø CONCRETE FILLED LALLY COL

POST SCHEDULE

MARK	TYPE
P1	2-2x6
P1A	2-2x8
P2	3-2x6
P2A	3-2x8
P3	3/2x3/2 PSL
P4	3/2x5/4 PSL
P5	5/4x5/4 PSL
P6	3/2x7/4 PSL
P7	5/4x7/4 PSL



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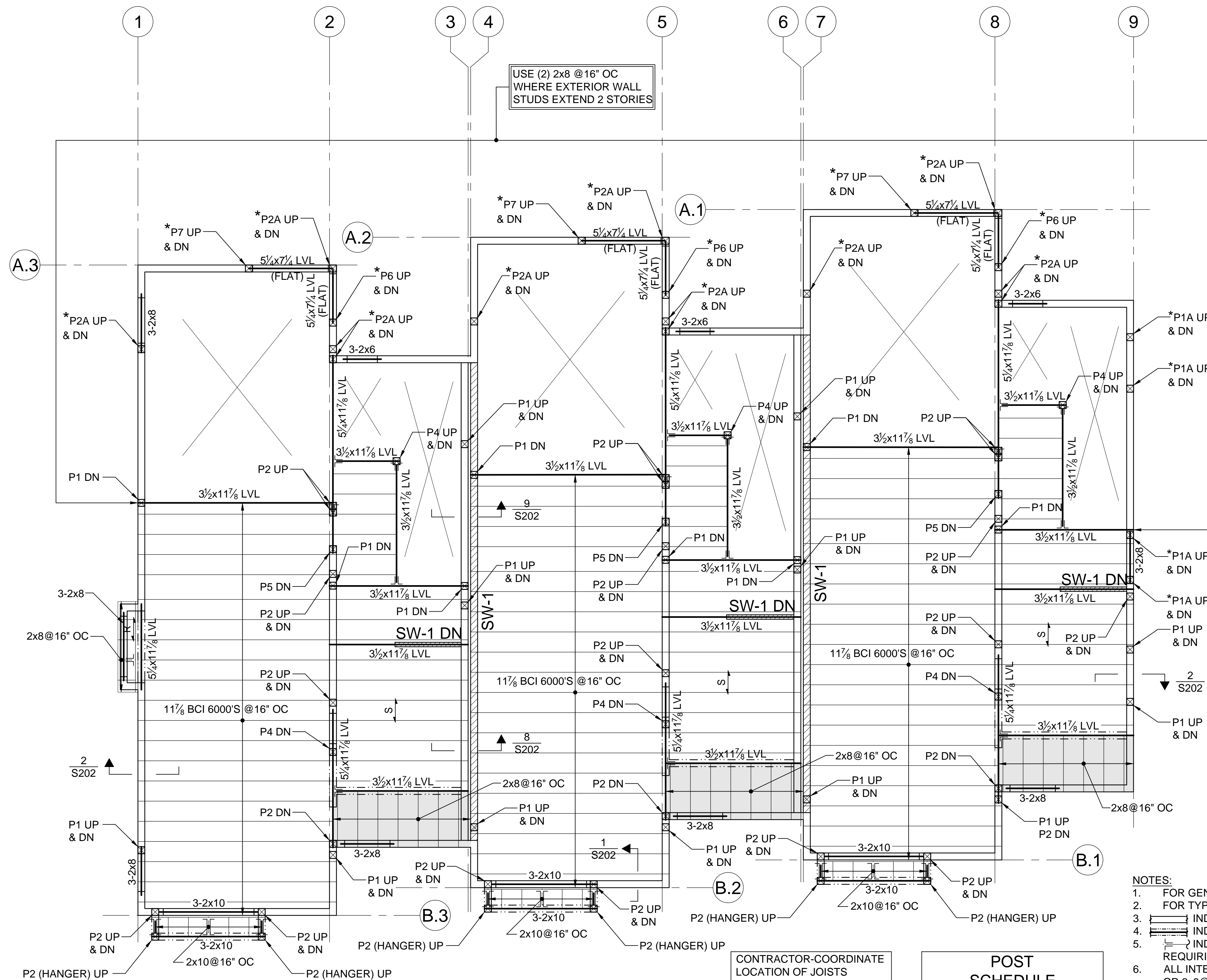
No.	Description	Date

DATE: 27-AUG-2015

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

**SECOND FLOOR
FRAMING PLAN**

S102



CONTRACTOR-COORDINATE LOCATION OF JOISTS w/ RECESSED LIGHTING LOCATIONS AND ALL PLUMBING/MECHANICAL-SEE ARCH DRAWINGS

MARK	TYPE
C1	3/2"Ø CONCRETE FILLED LALLY COL

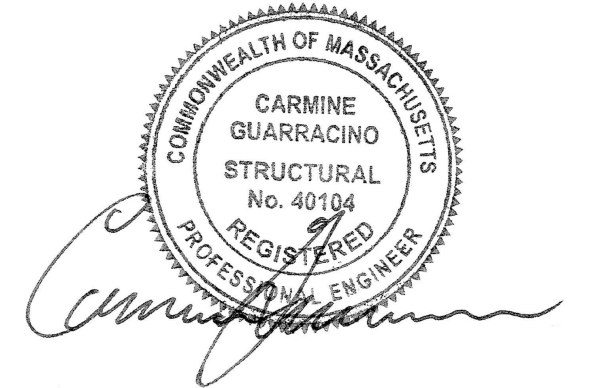
COLUMN SCHEDULE

MARK	TYPE
C1	3/2"Ø CONCRETE FILLED LALLY COL

POST SCHEDULE

MARK	TYPE
P1	2-2x6
P1A	2-2x8
P2	3-2x6
P2A	3-2x8
P3	3/2x3/2 PSL
P4	3/2x5/4 PSL
P5	5/4x5/4 PSL
P6	3/2x7/4 PSL
P7	5/4x7/4 PSL

- NOTES:
- FOR GENERAL NOTES SEE S001.
 - FOR TYPICAL DETAILS SEE S002.
 - INDICATES BEARING WALL BELOW.
 - INDICATES BEARING WALL STARTS ON BEAM.
 - INDICATES FLUSH FRAMED CONDITION REQUIRING JOIST HANGER SEE SCHEDULE ON S001.
 - ALL INTERIOR WALLS SHOWN ARE 2x4@16" OC OR 2x6@16" OC (SEE ARCH DWGS)
 - ALL EXTERIOR WALLS SHOWN ARE 2x6@16" OC (UNLESS NOTED ON PLAN) w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE. PLYWOOD IS NAILED TO STUDS w/ 10D GALV. COMMON NAILS SPACED AT 4" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.
 - INDICATES SPAN OF 3/4" T&G PLYWOOD GLUED & NAILED TO JOISTS & BEAMS.
 - SW-1 INDICATES 2x6@16" OC w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE. PLYWOOD IS NAILED TO STUDS w/ 10D GALV. COMMON NAILS SPACED AT 4" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.
 - SEE ARCH DRAWINGS FOR STAIR LAYOUT & CONSTRUCTION.
 - * INDICATES WHERE POST SHALL BE CONTINUES FROM FLOOR PLATE TO FLOOR PLATE.



44 FORBES ST
Boston, MA

owner / developer
Mangiacotti Design + Development
73 Mount Calvary Road
Boston, Massachusetts 02131

PROJECT: 1347

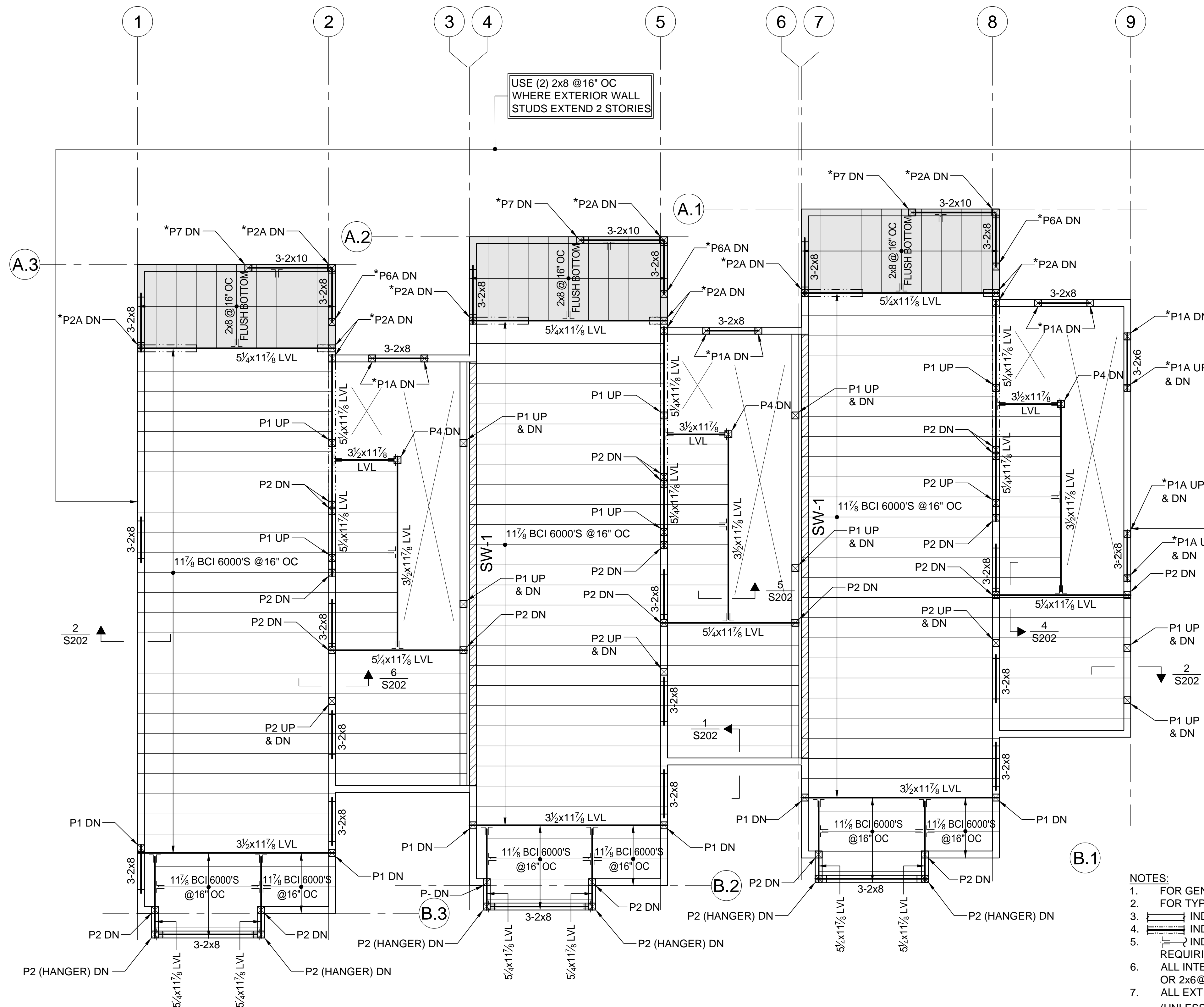
No.	Description	Date

DATE: 27-AUG-2015

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

**THIRD FLOOR
FRAMING PLAN**

S103



USE (2) 2x8 @ 16" OC
WHERE EXTERIOR WALL
STUDS EXTEND 2 STORIES

CONTRACTOR-COORDINATE
LOCATION OF JOISTS
w/ RECESSED LIGHTING
LOCATIONS AND ALL
PLUMBING/MECHANICAL-SEE
ARCH DRAWINGS

**COLUMN
SCHEDULE**

MARK	TYPE
C1	3/2"Ø CONCRETE FILLED LALLY COL

**POST
SCHEDULE**

MARK	TYPE
P1	2-2x6
P1A	2-2x8
P2	3-2x6
P2A	3-2x8
P3	3/2x3/2 PSL
P4	3/2x5/4 PSL
P5	5/4x5/4 PSL
P6	3/2x7/4 PSL
P7	5/4x7/4 PSL

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617.422.0094 | F
rodearchitects.com



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Boston, MA

owner / developer
Mangiacotti Design + Development
73 Mount Calvary Road
Boston, Massachusetts 02131

PROJECT: 1347

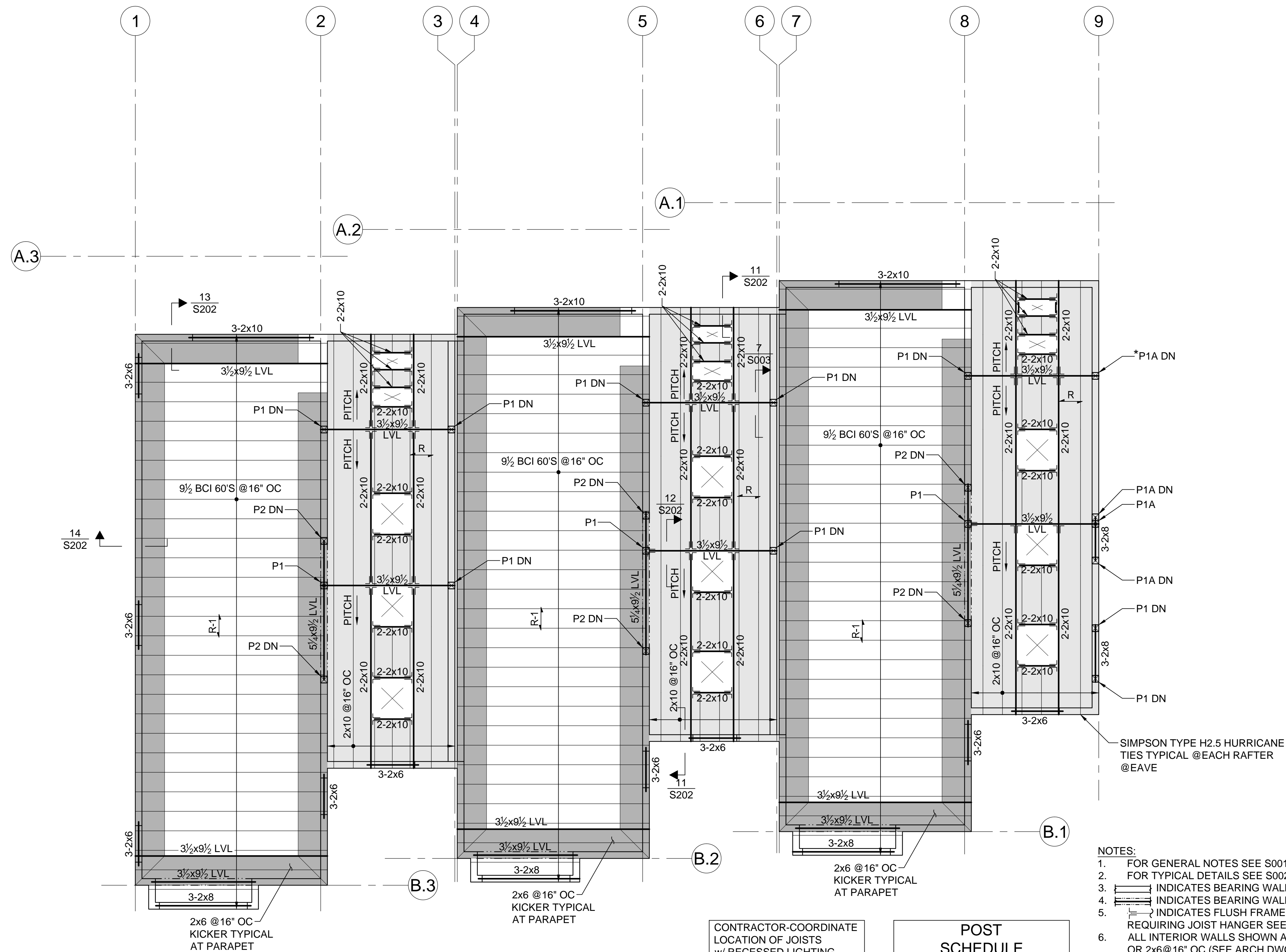
No.	Description	Date

DATE: 27-AUG-2015

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

ROOF FRAMING PLAN

S104



CONTRACTOR-COORDINATE
LOCATION OF JOISTS
w/ RECESSED LIGHTING
LOCATIONS AND ALL
PLUMBING/MECHANICAL-SEE
ARCH DRAWINGS

COLUMN SCHEDULE

MARK	TYPE
C1	3/2"Ø CONCRETE FILLED LALLY COL

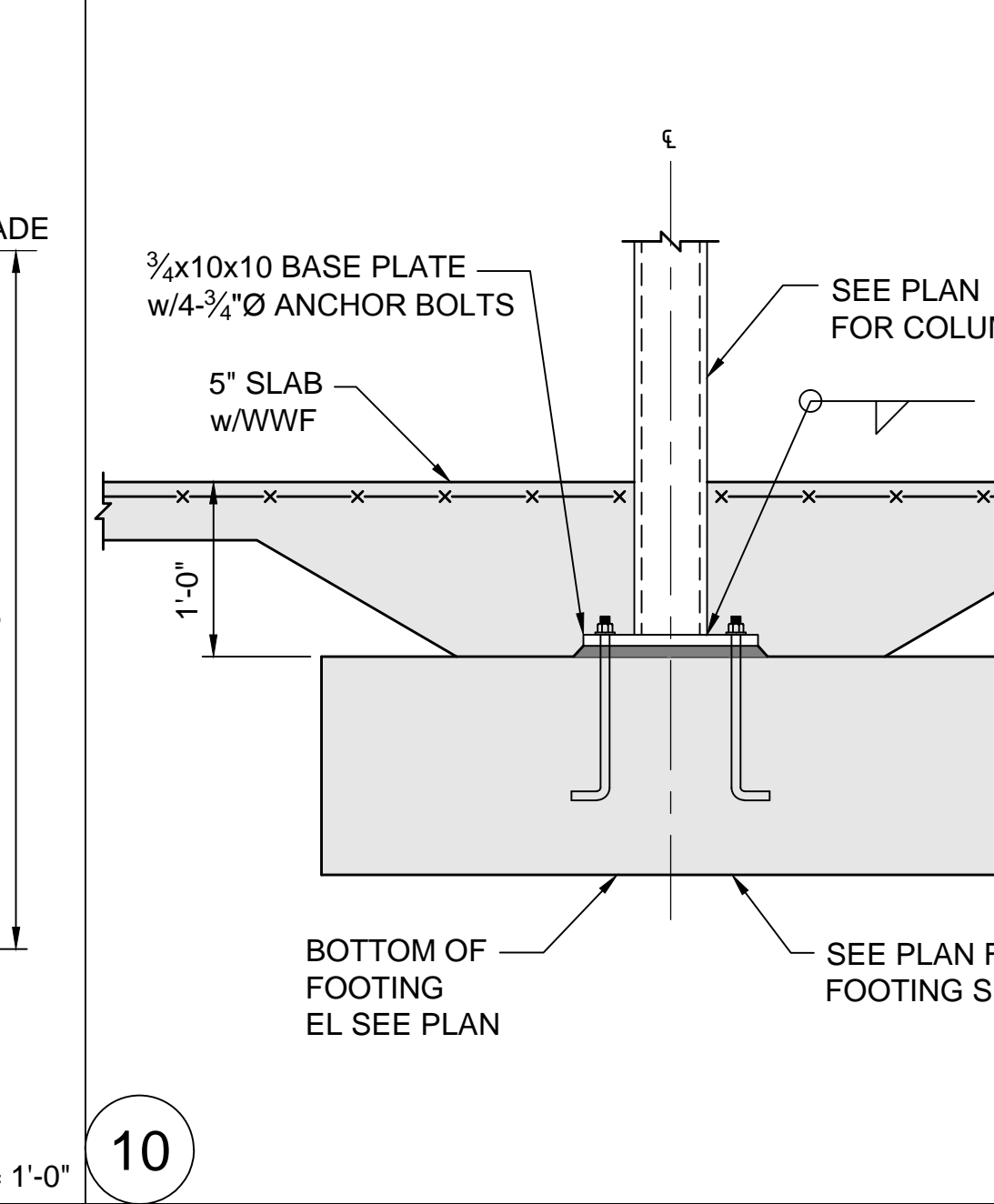
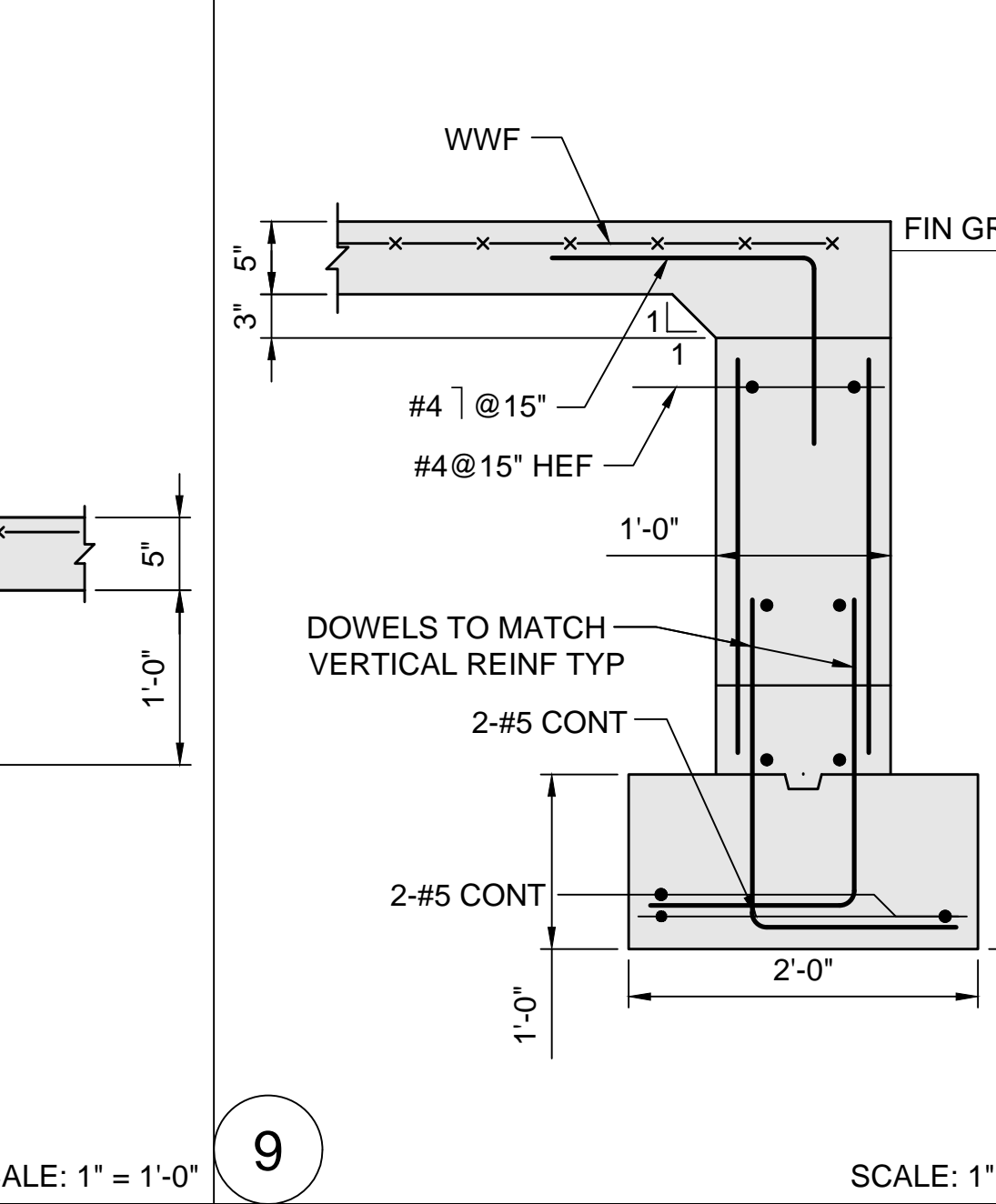
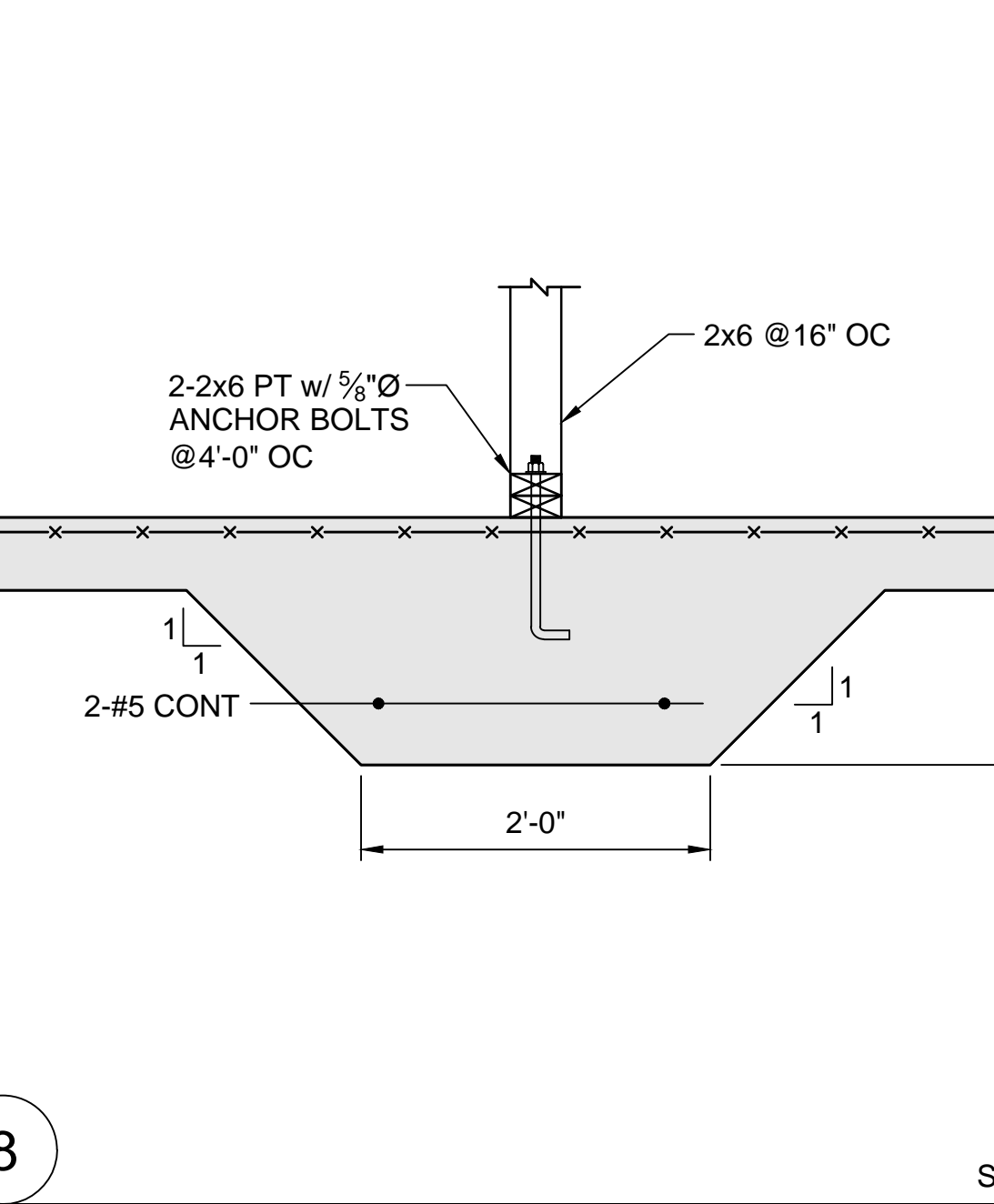
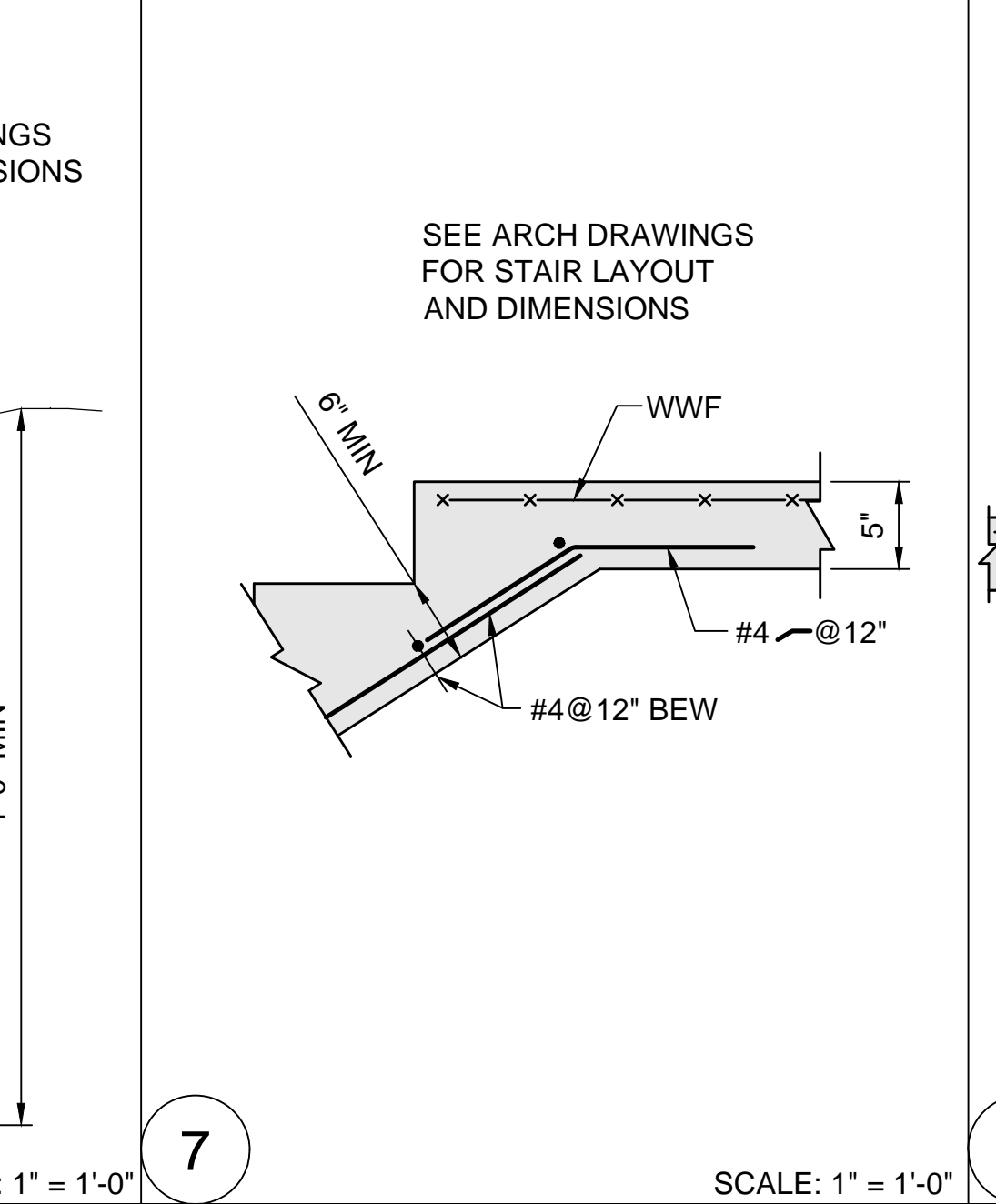
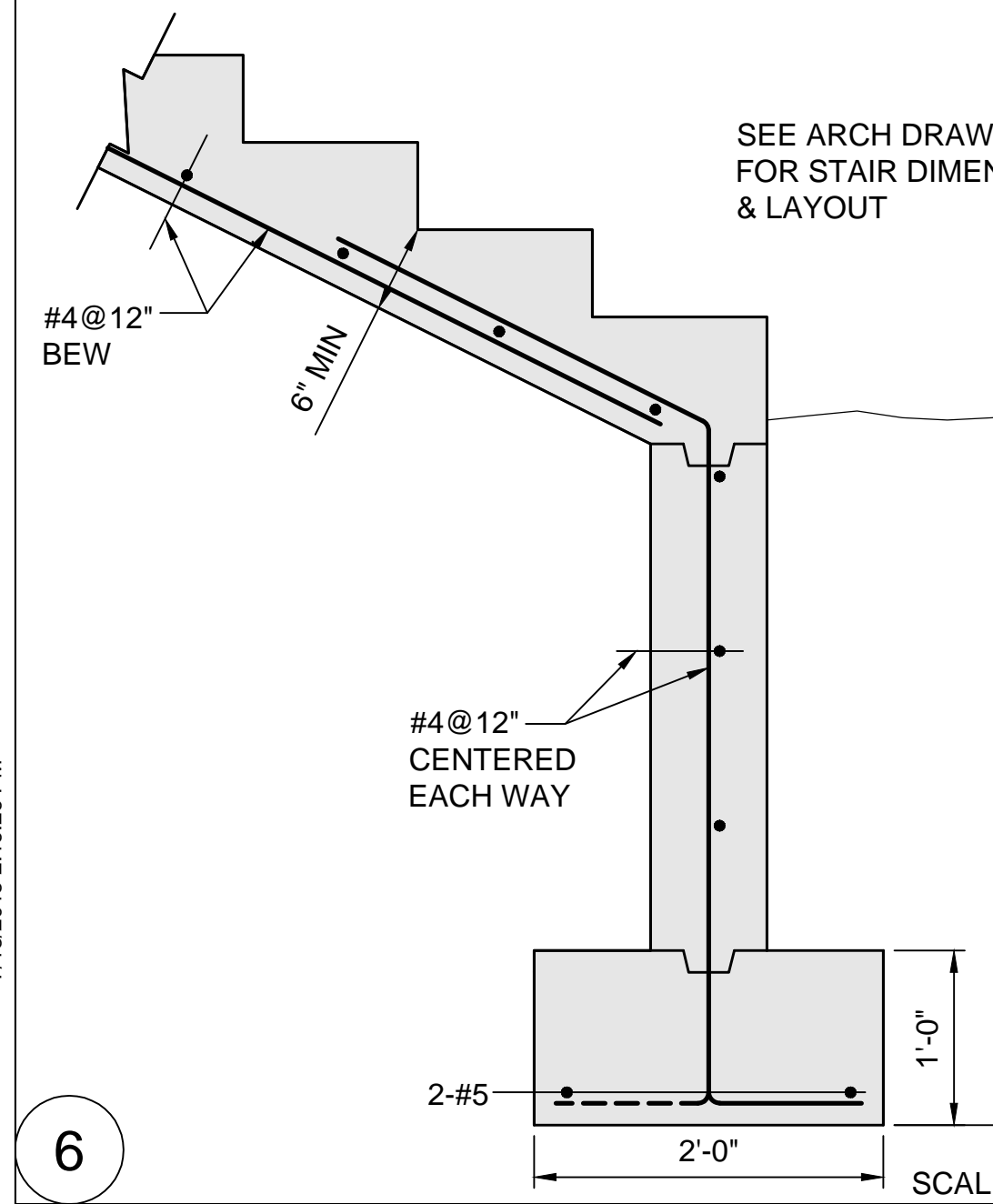
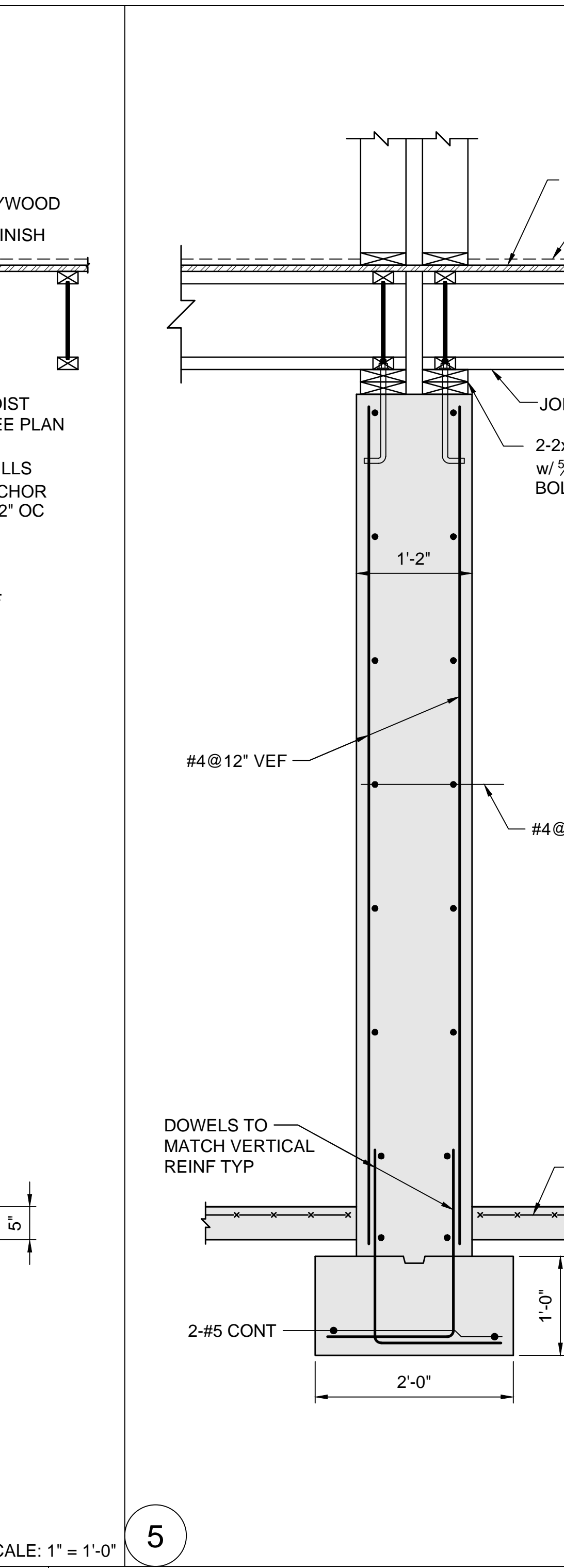
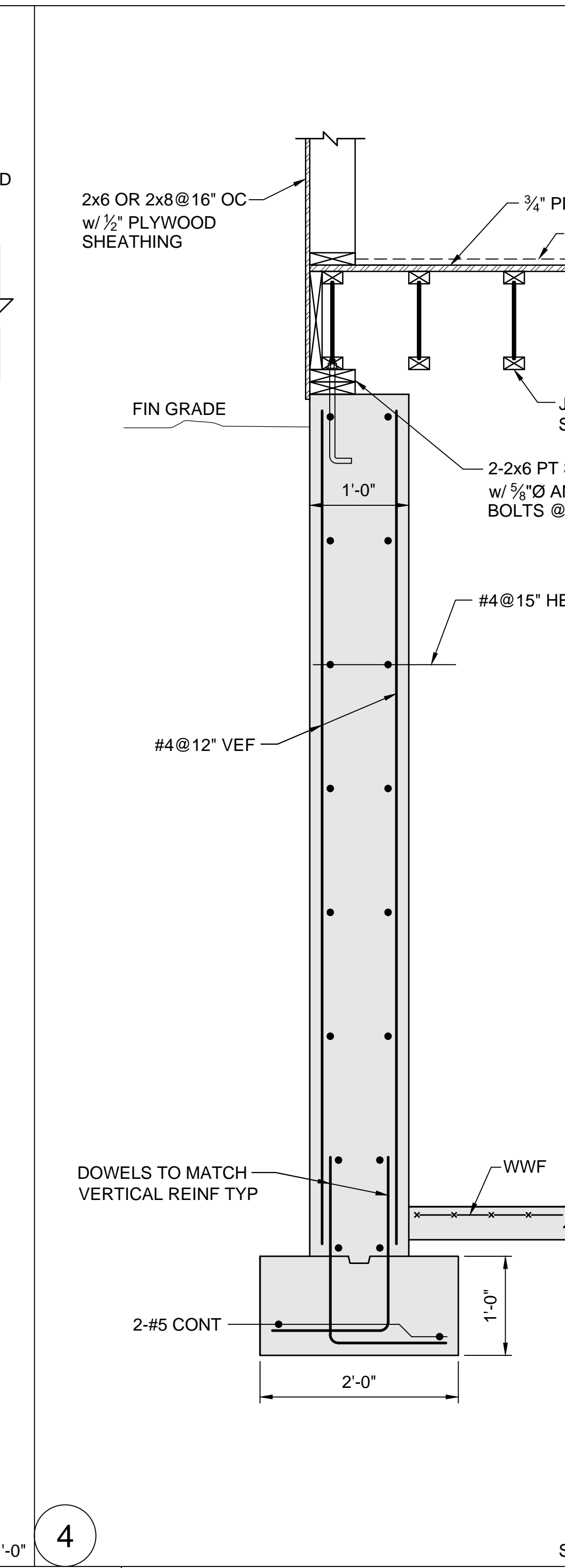
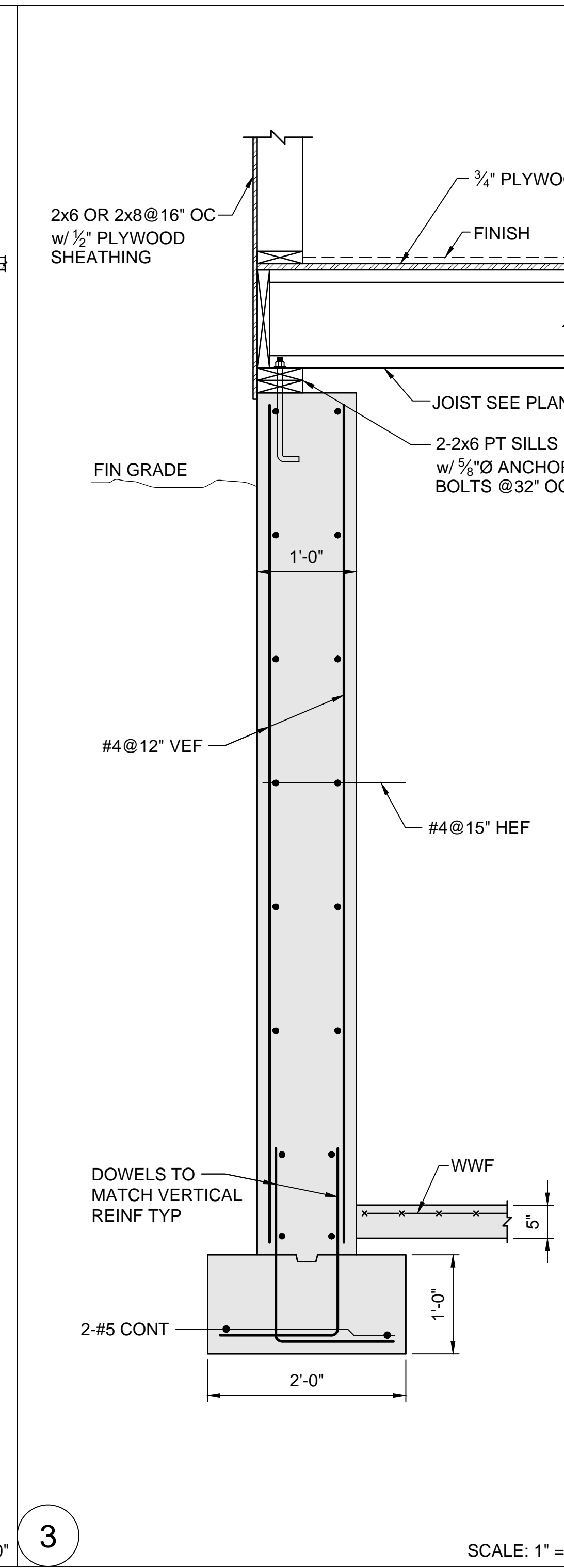
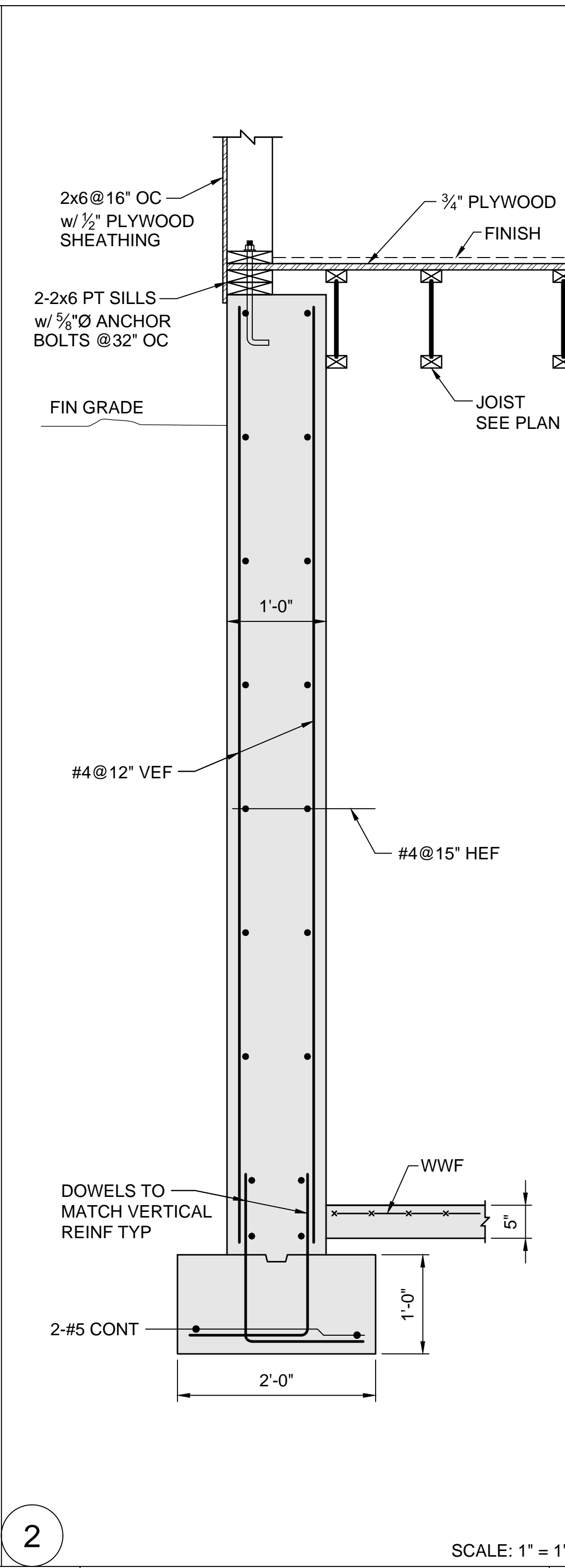
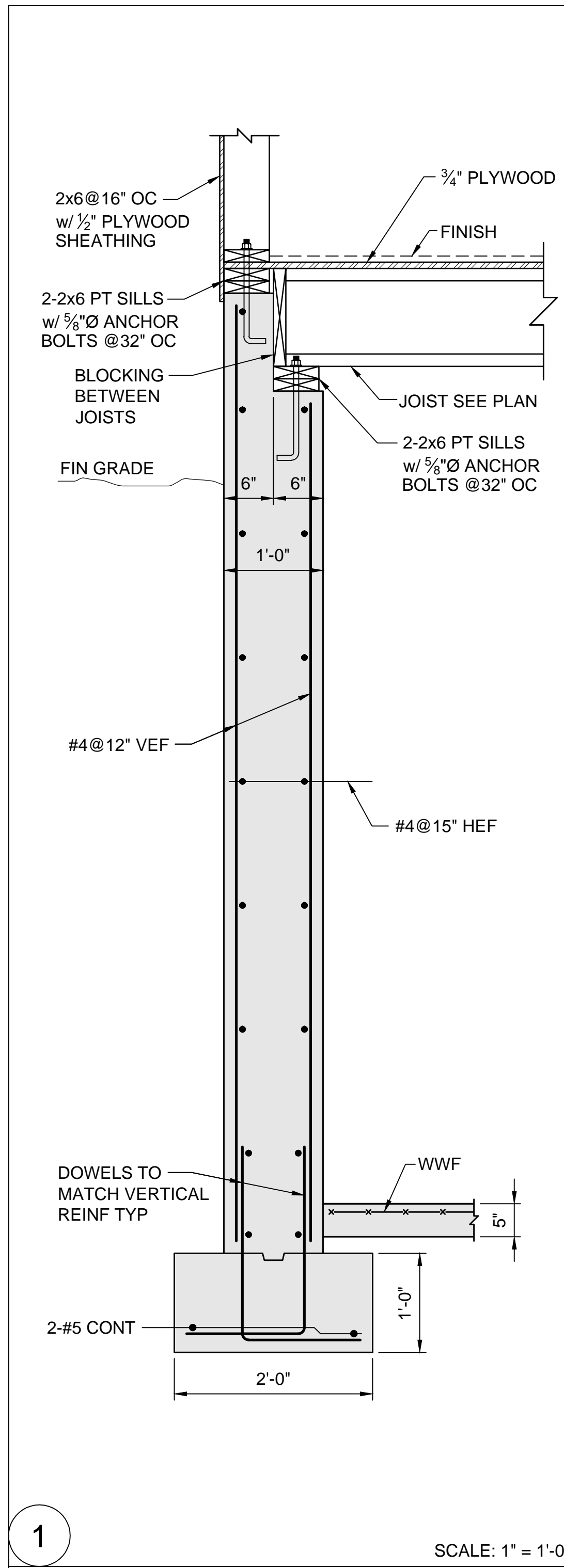
POST SCHEDULE

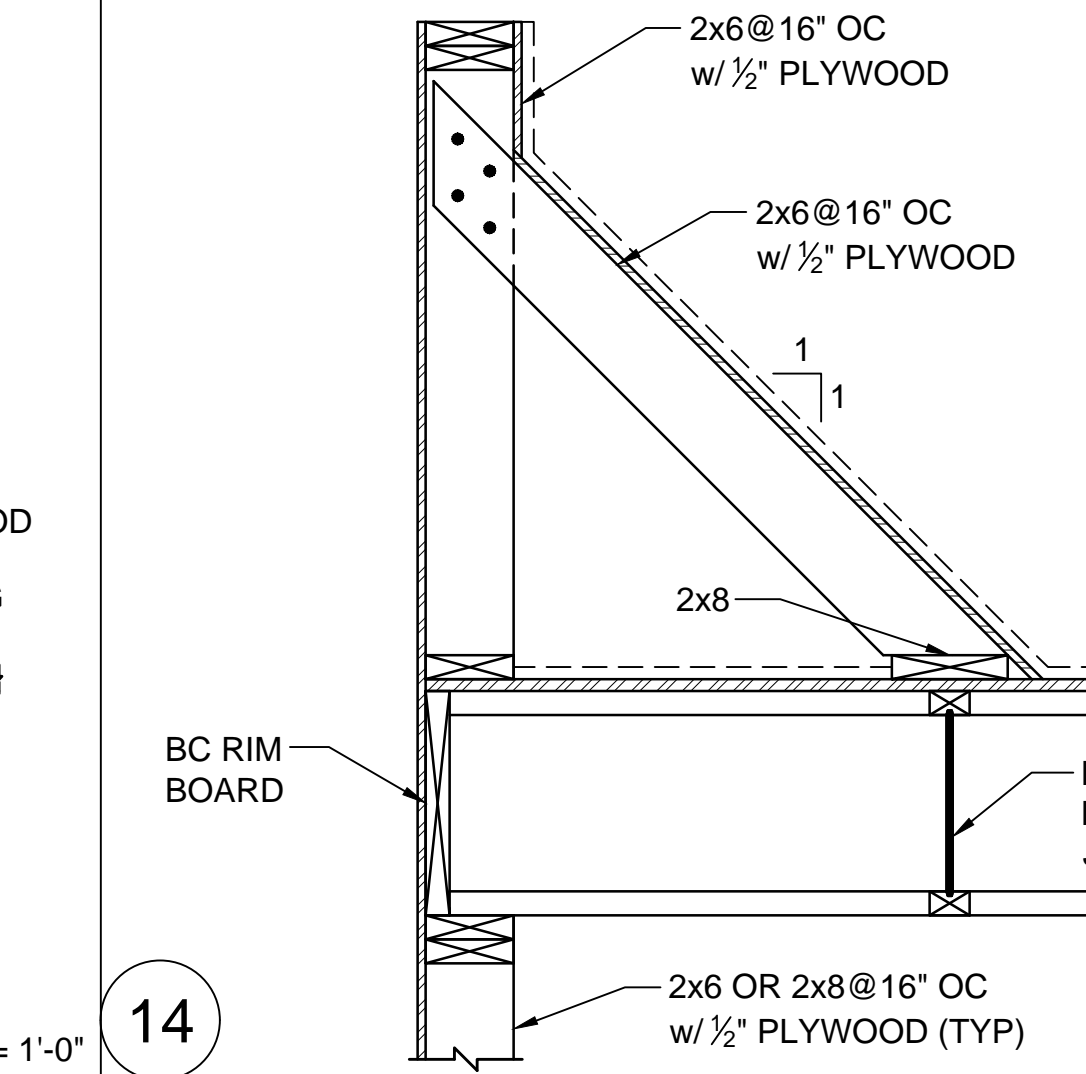
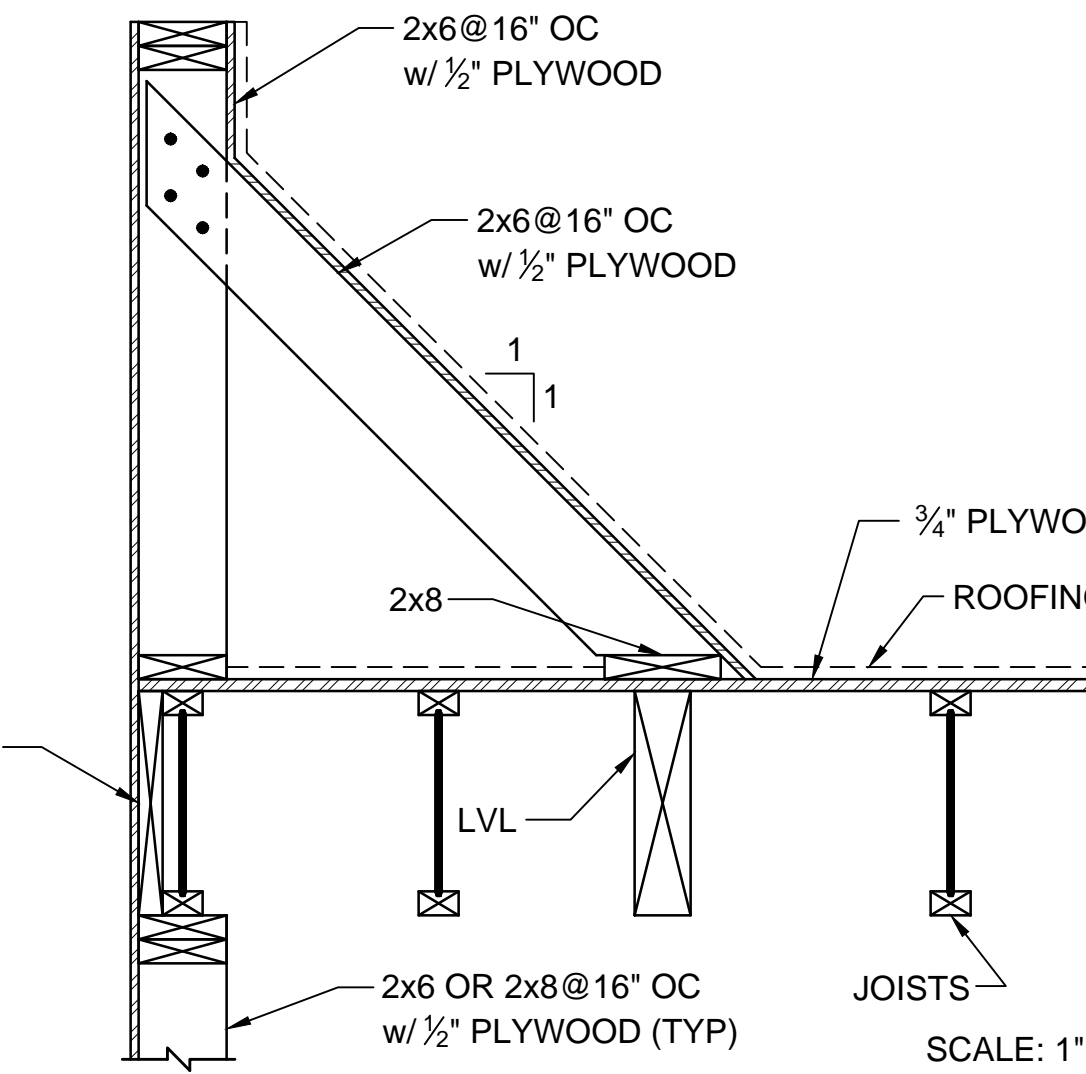
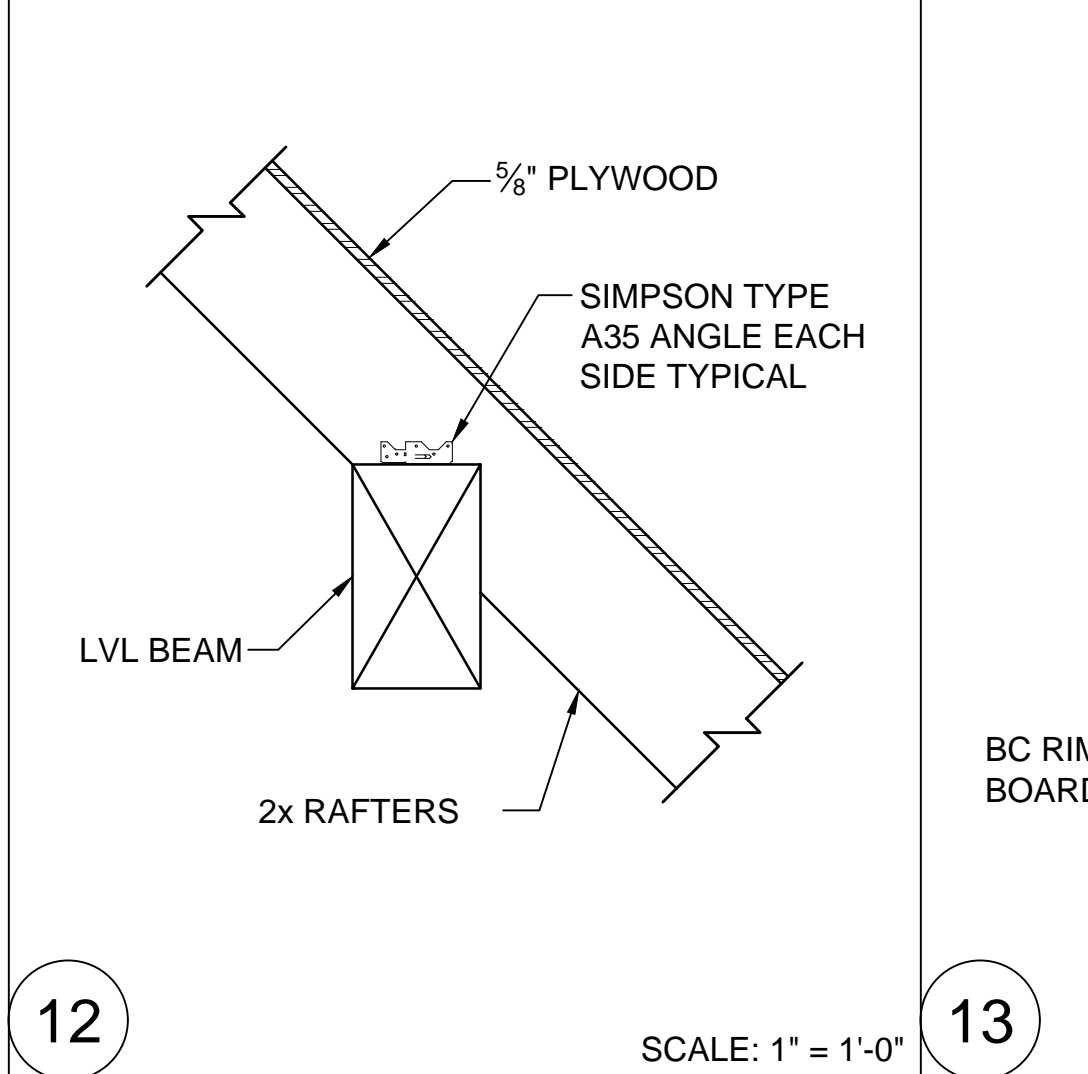
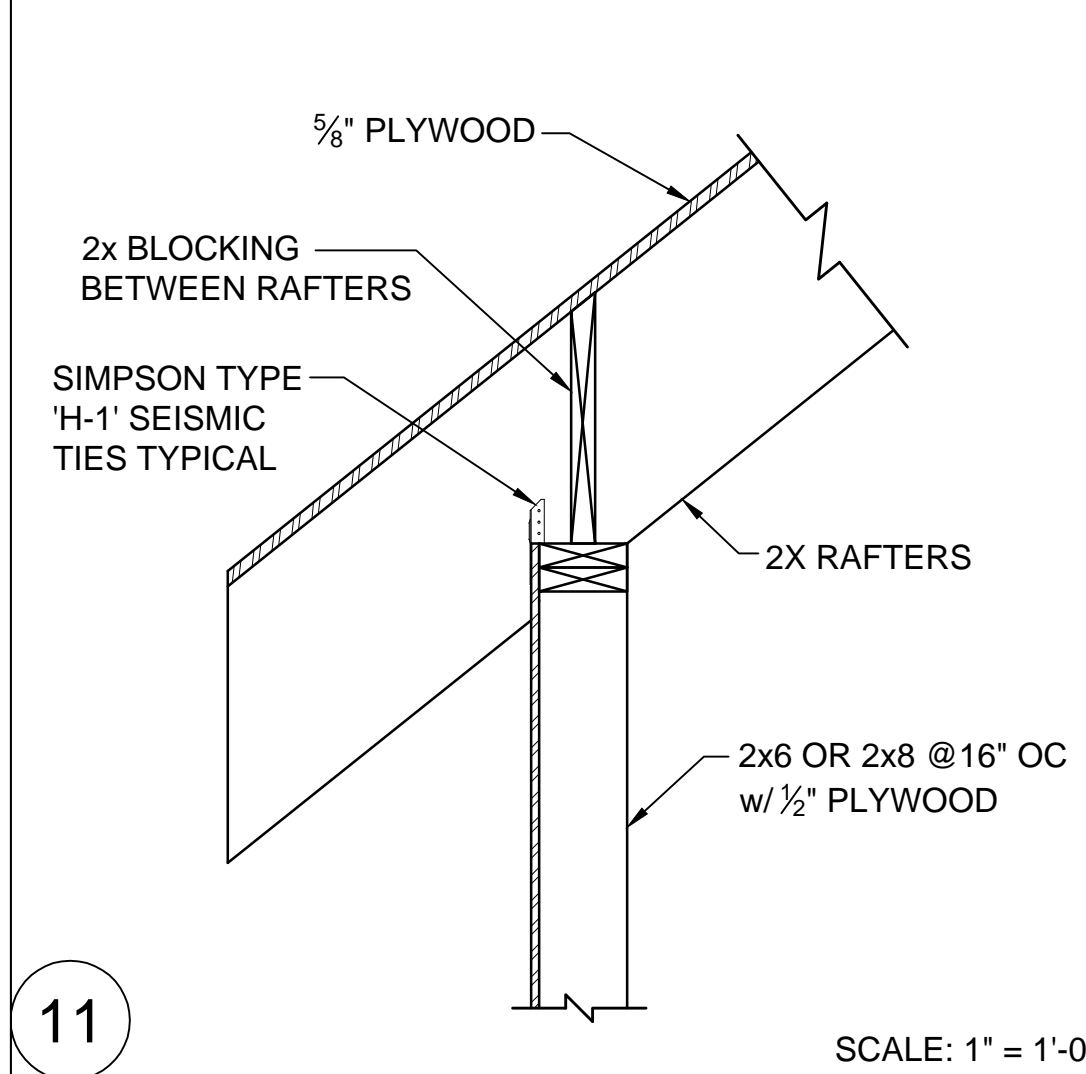
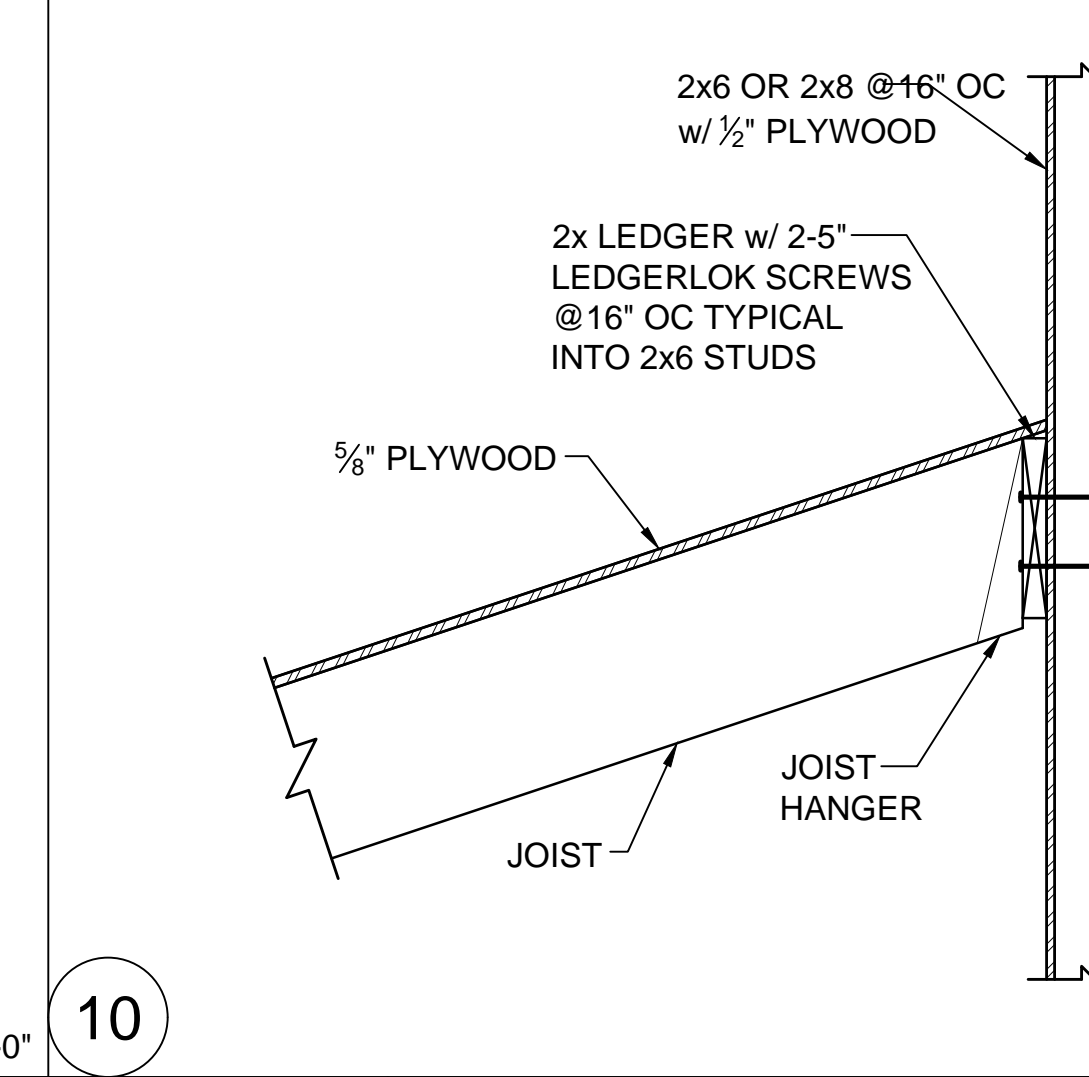
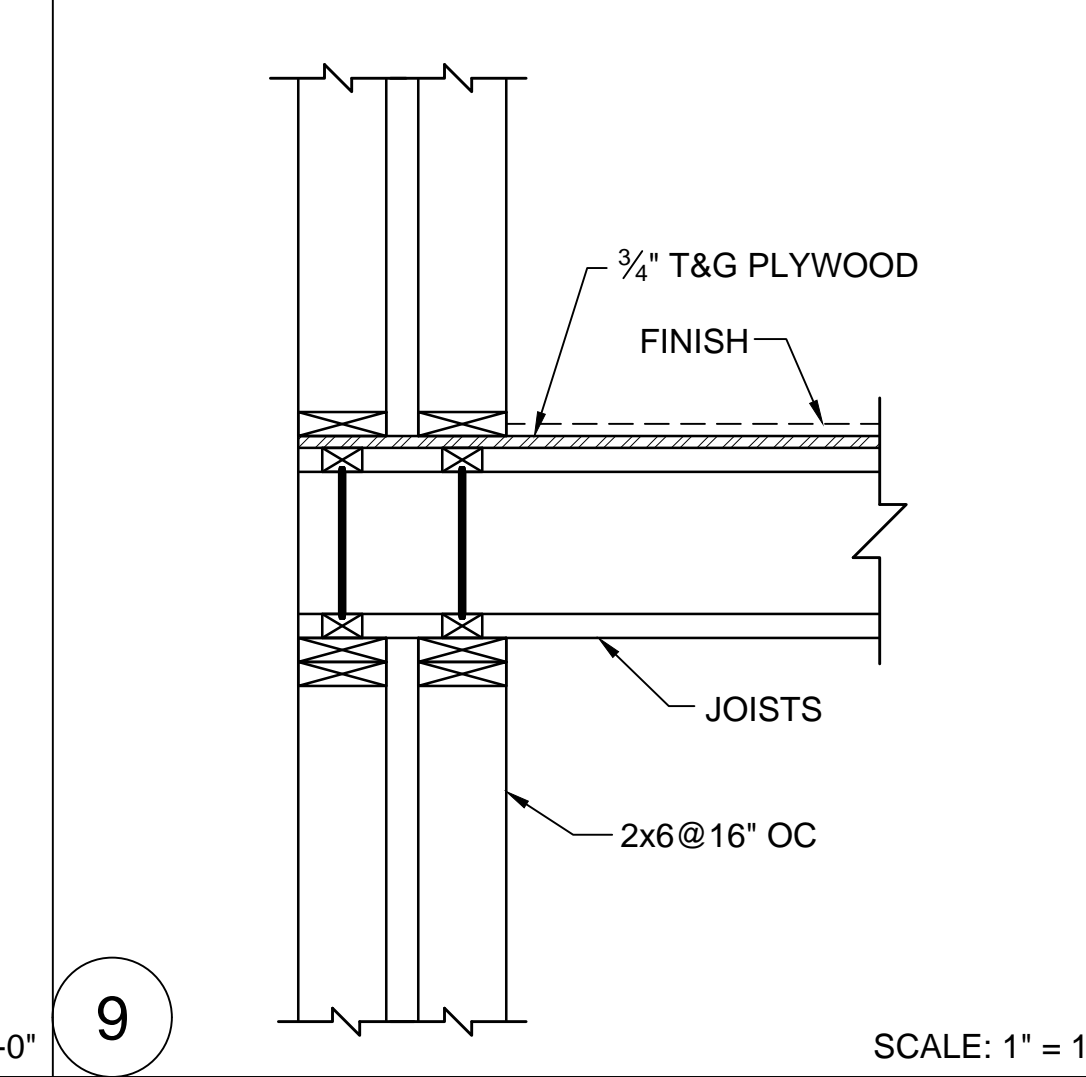
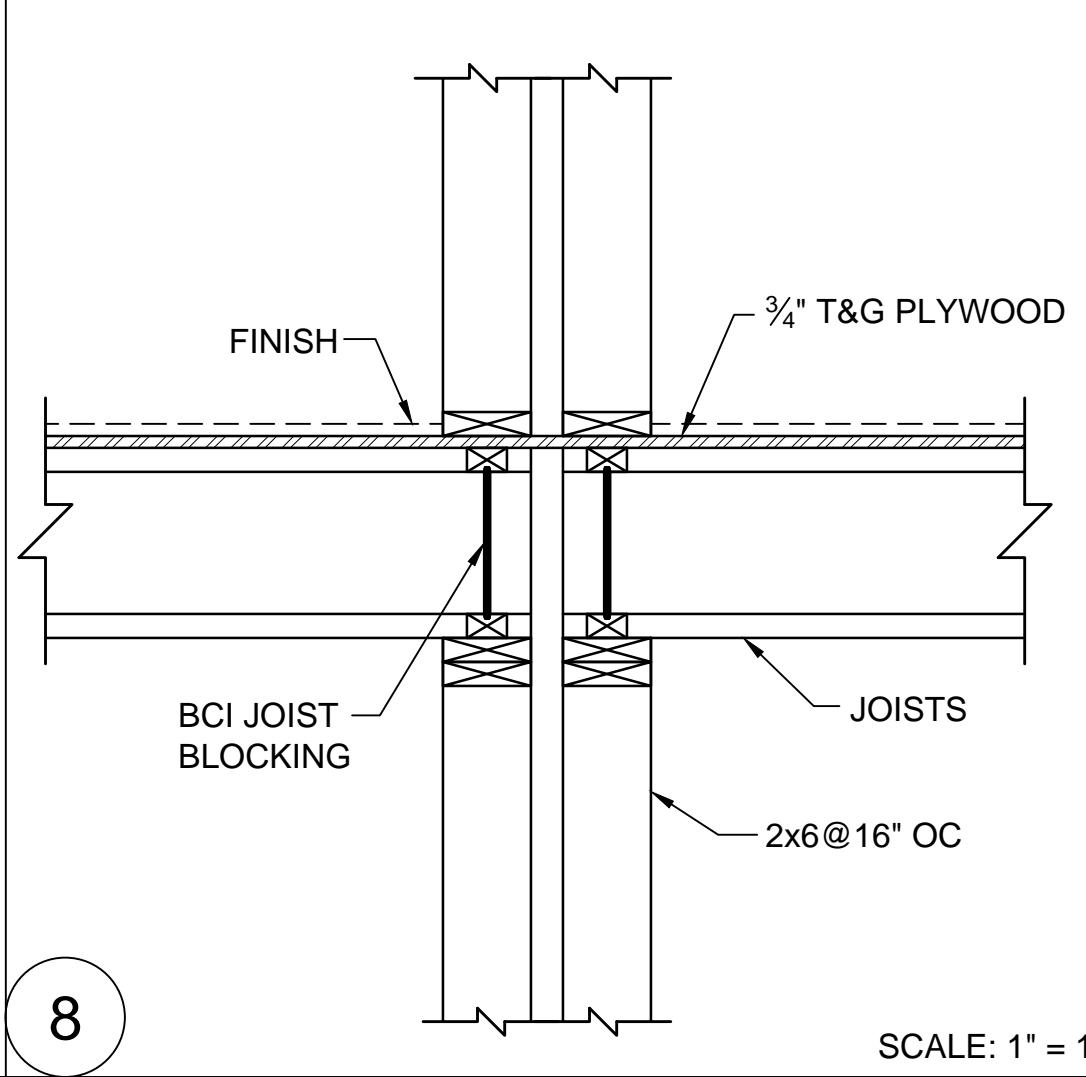
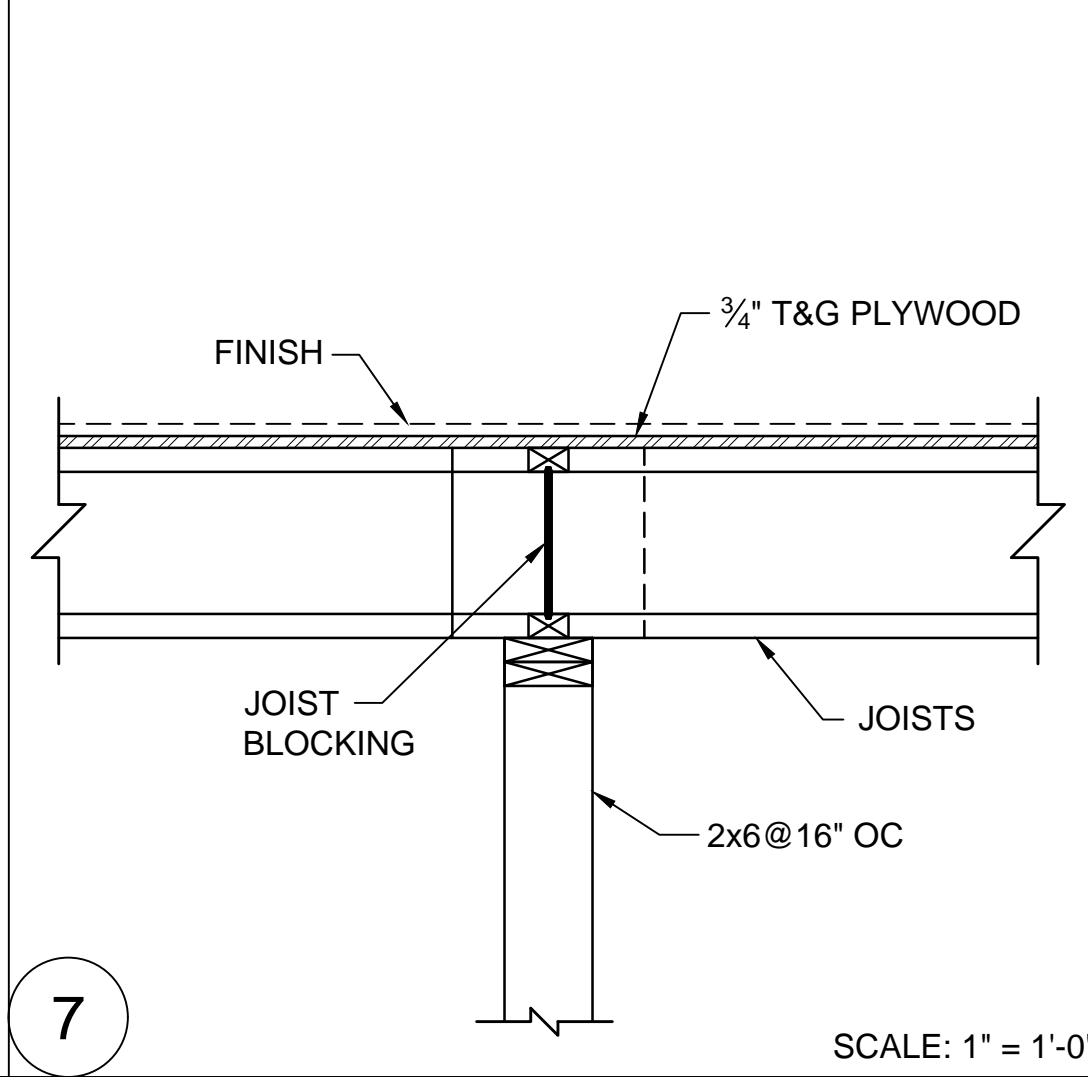
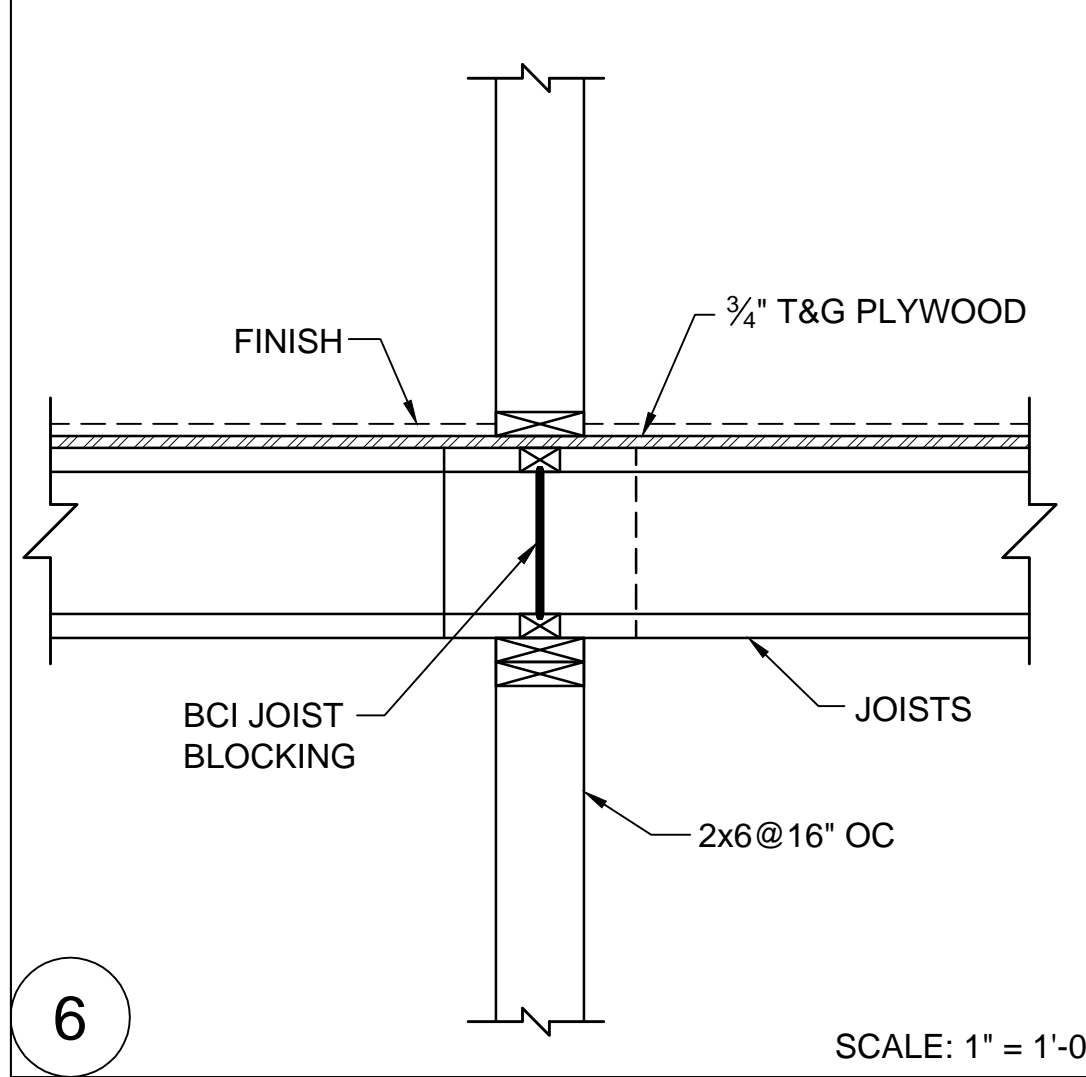
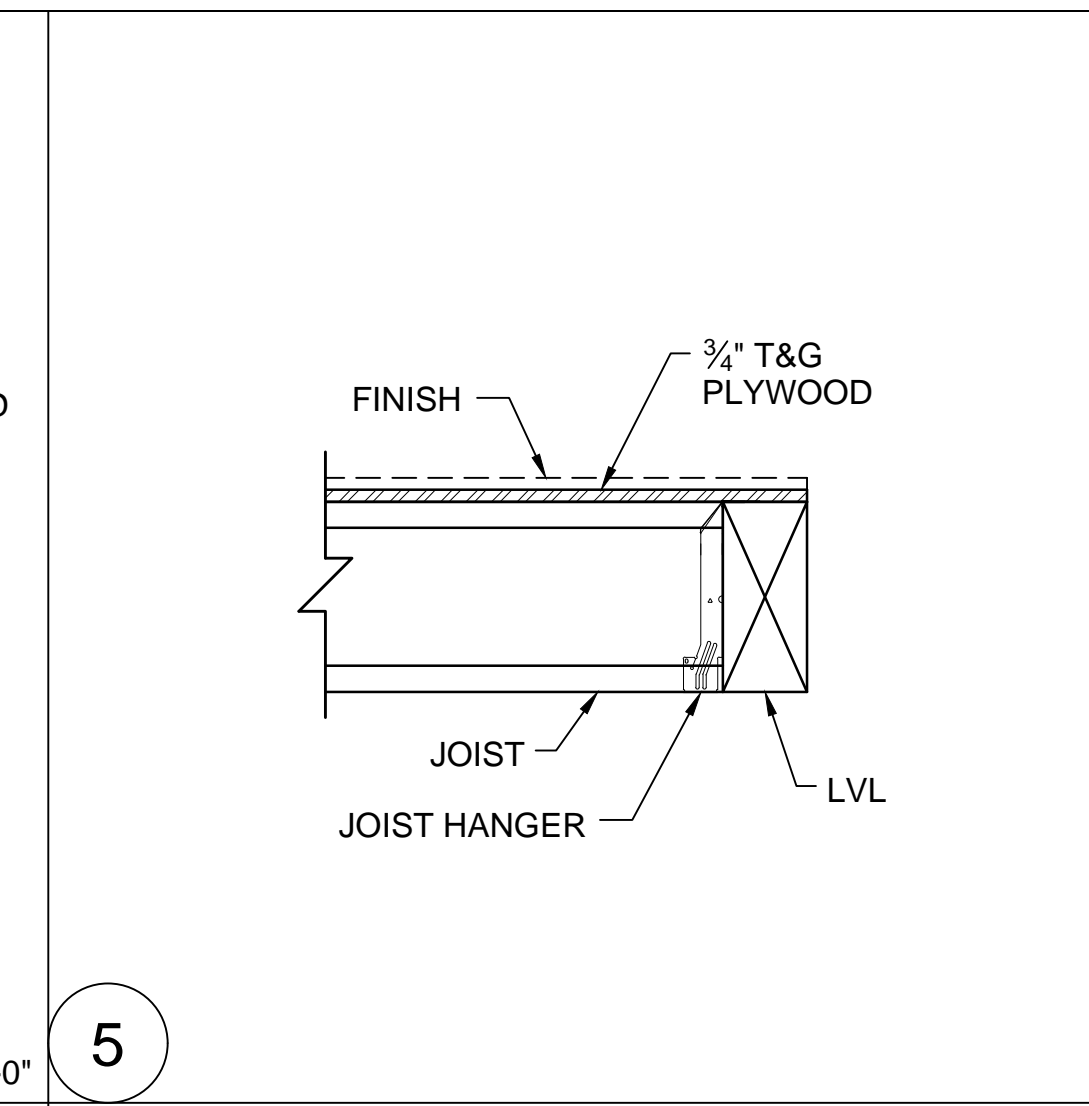
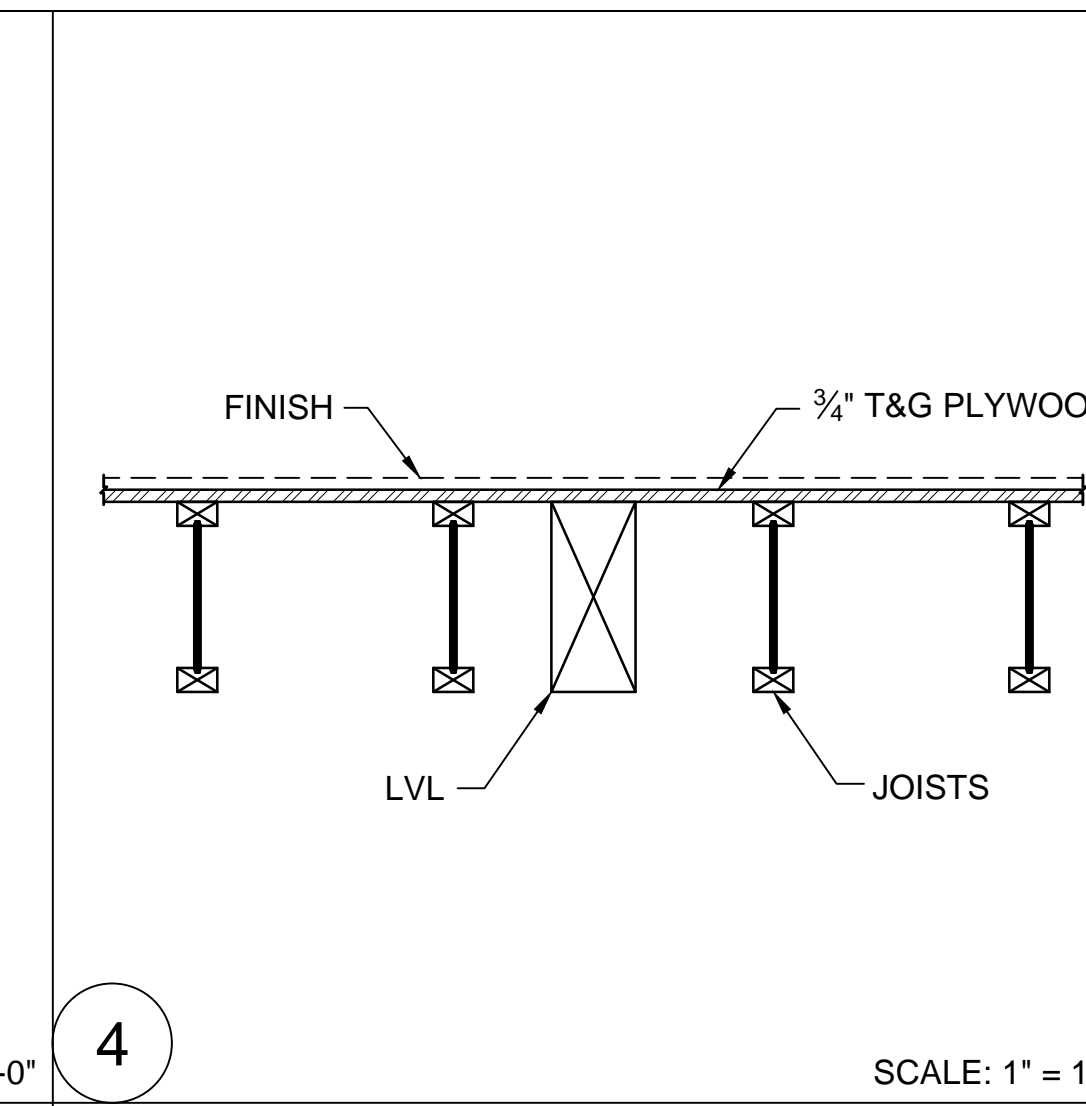
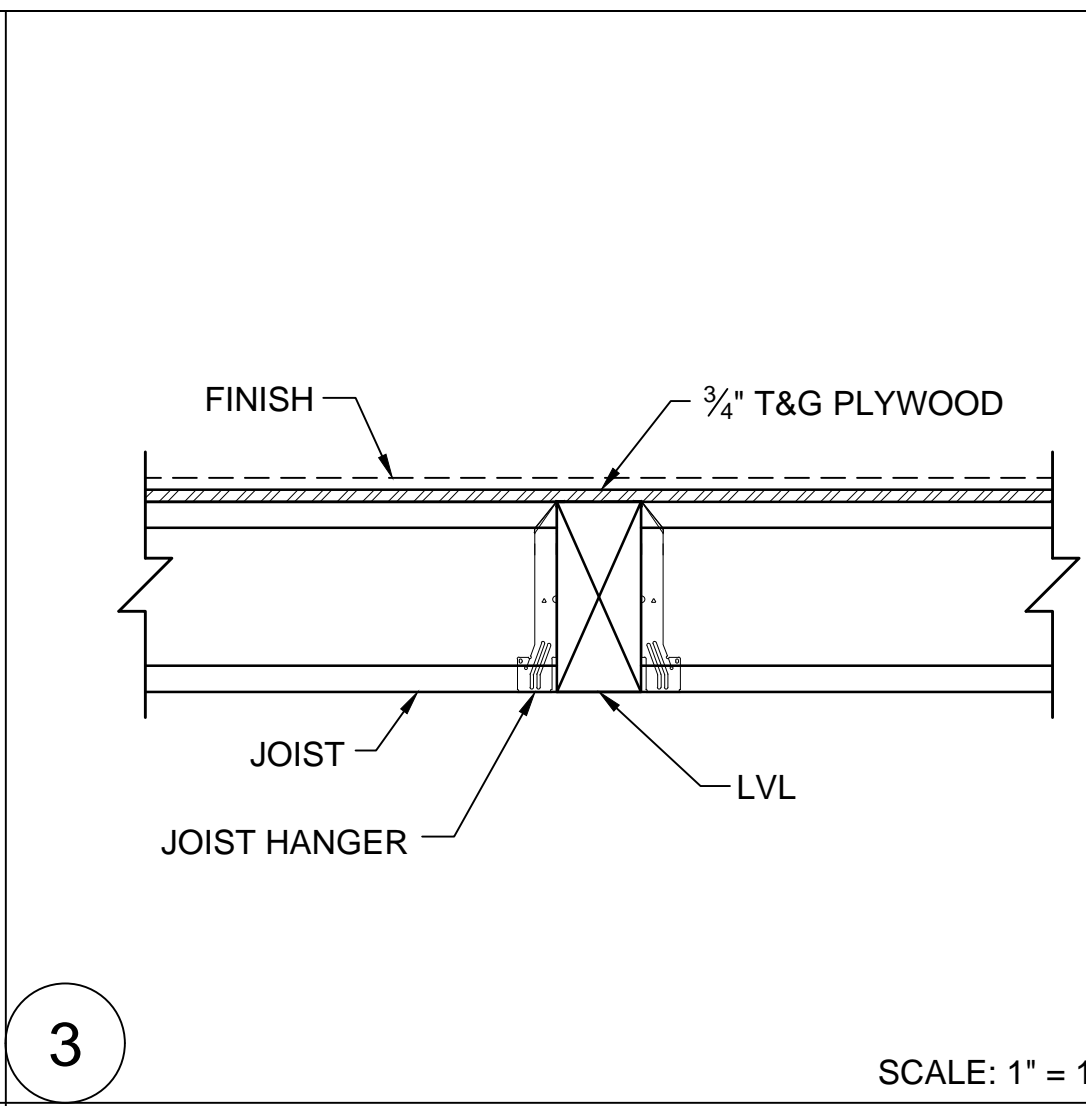
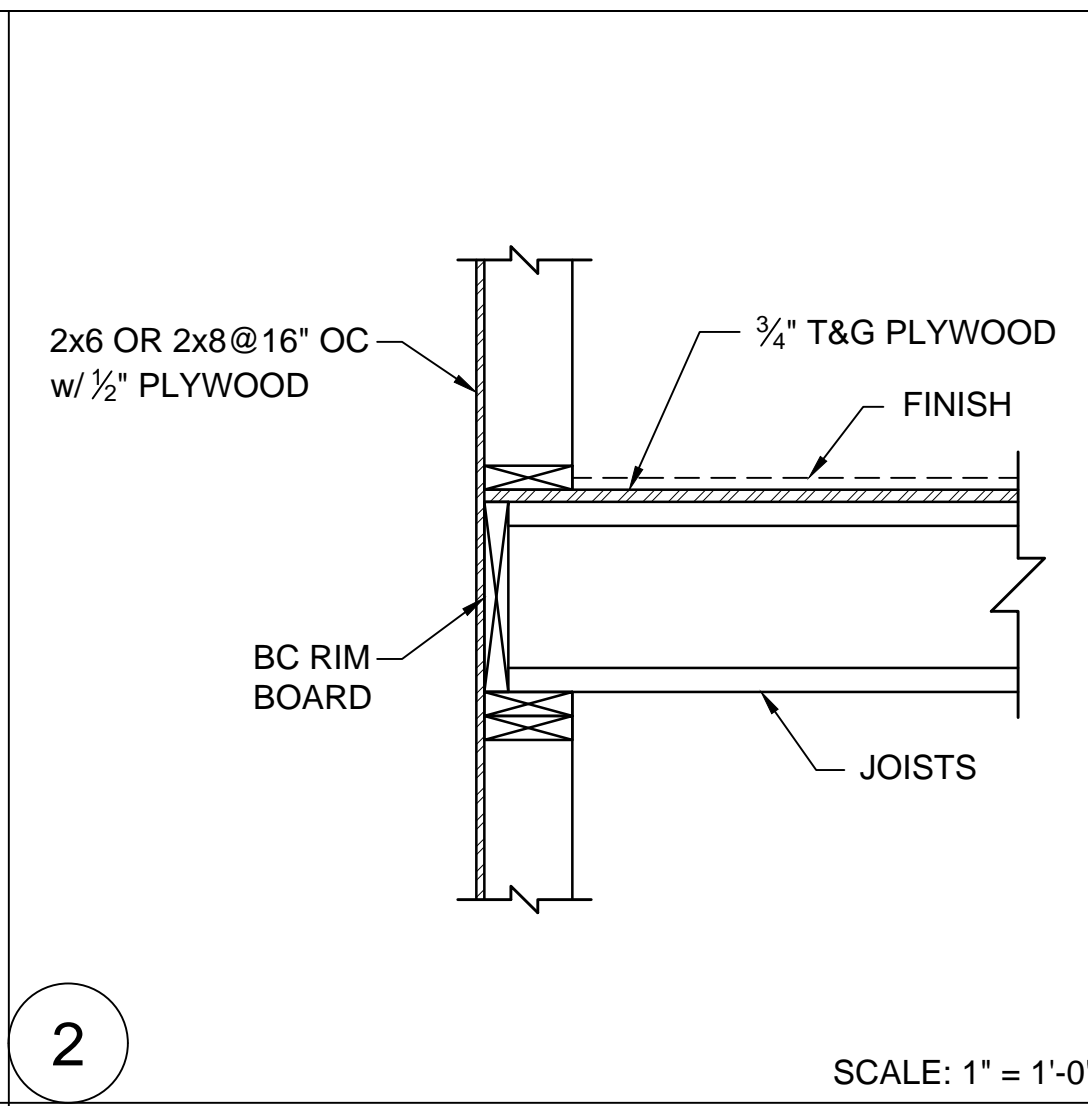
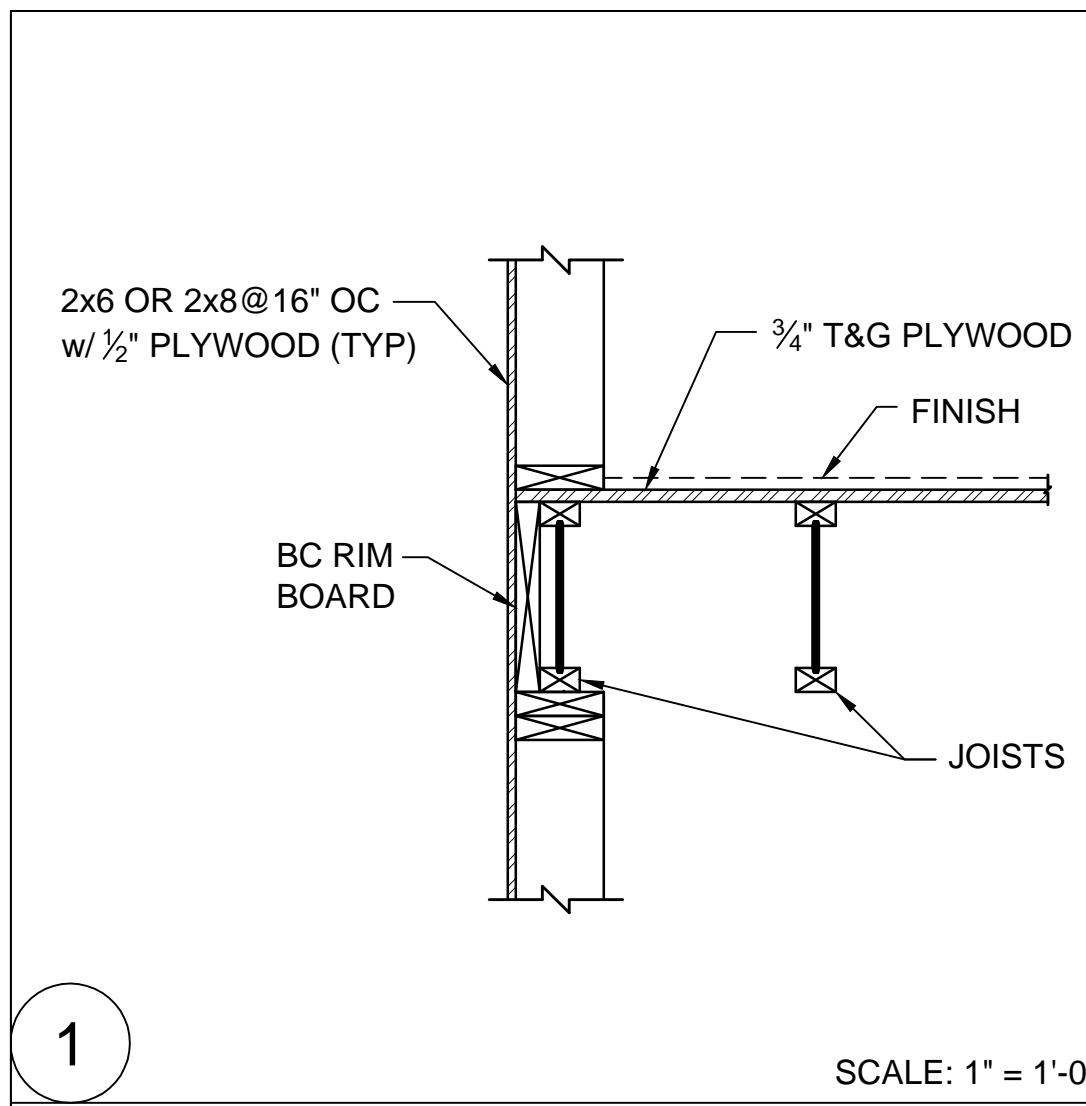
MARK	TYPE
P1	2-2x6
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P2	3-2x6
P2A	3-2x8
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 - R INDICATES SPAN OF 1/8" EXTERIOR GRADE PLYWOOD.
 - R-1 INDICATES SPAN OF 1/4" EXTERIOR GRADE PLYWOOD.
 - SW-1 INDICATES 2x6@16" OC w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE. PLYWOOD IS NAILED TO STUDS w/ 10D GALV. COMMON NAILS SPACED AT 4" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.
 - SEE ARCH DRAWINGS FOR STAIR LAYOUT & CONSTRUCTION.



No.	Description	Date





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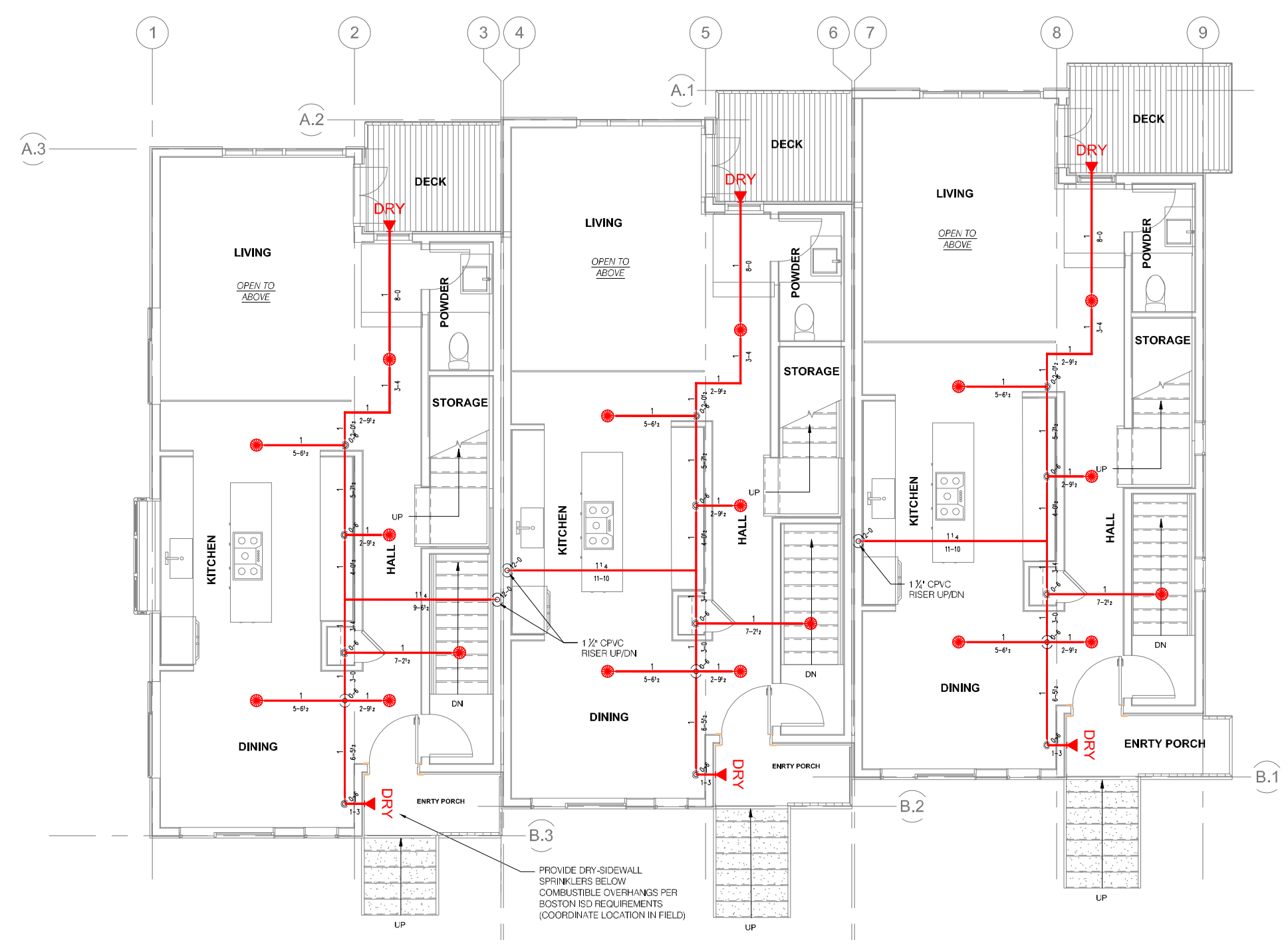
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DATE: 27-AUG-2015

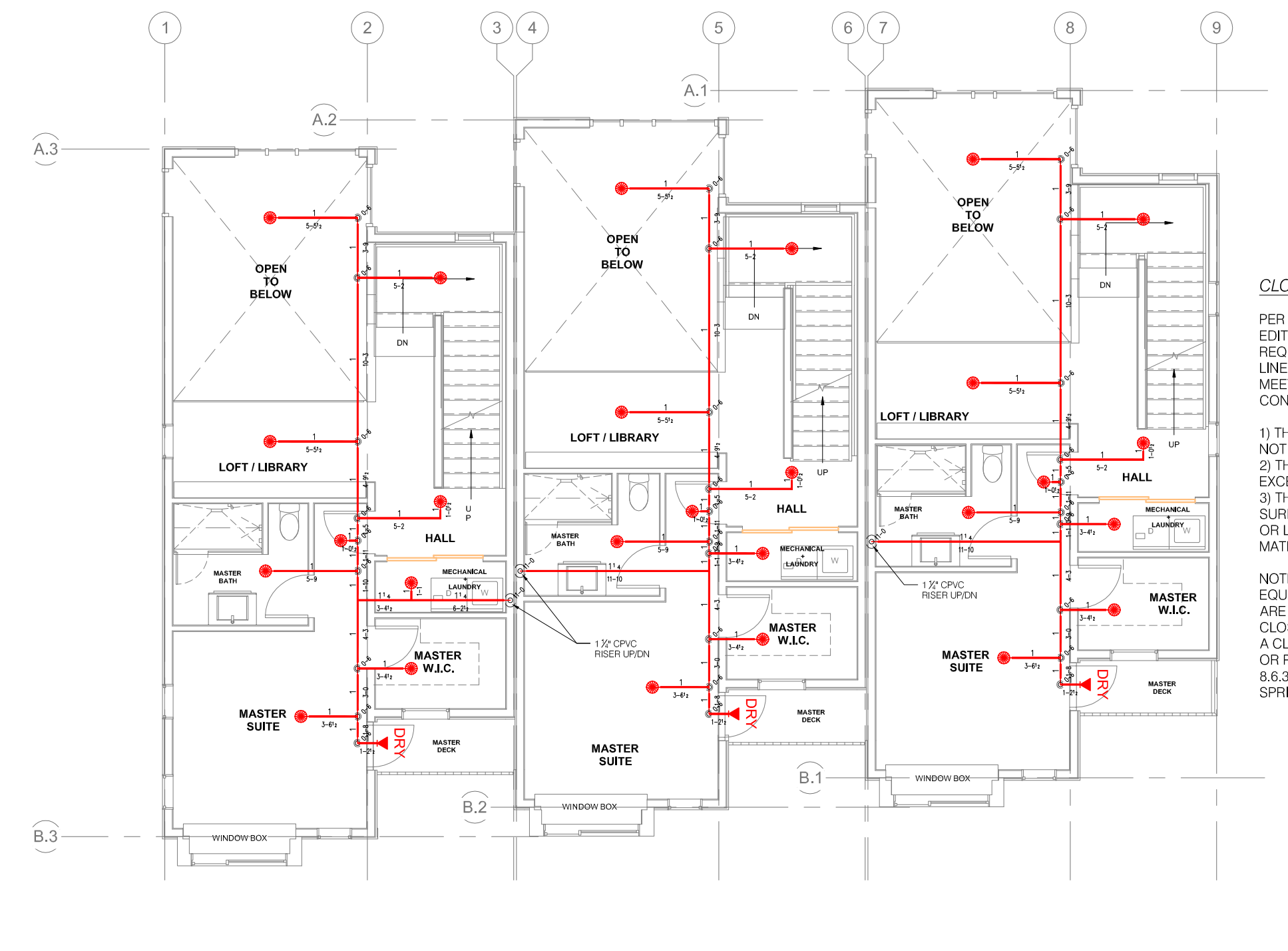
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SECTIONS

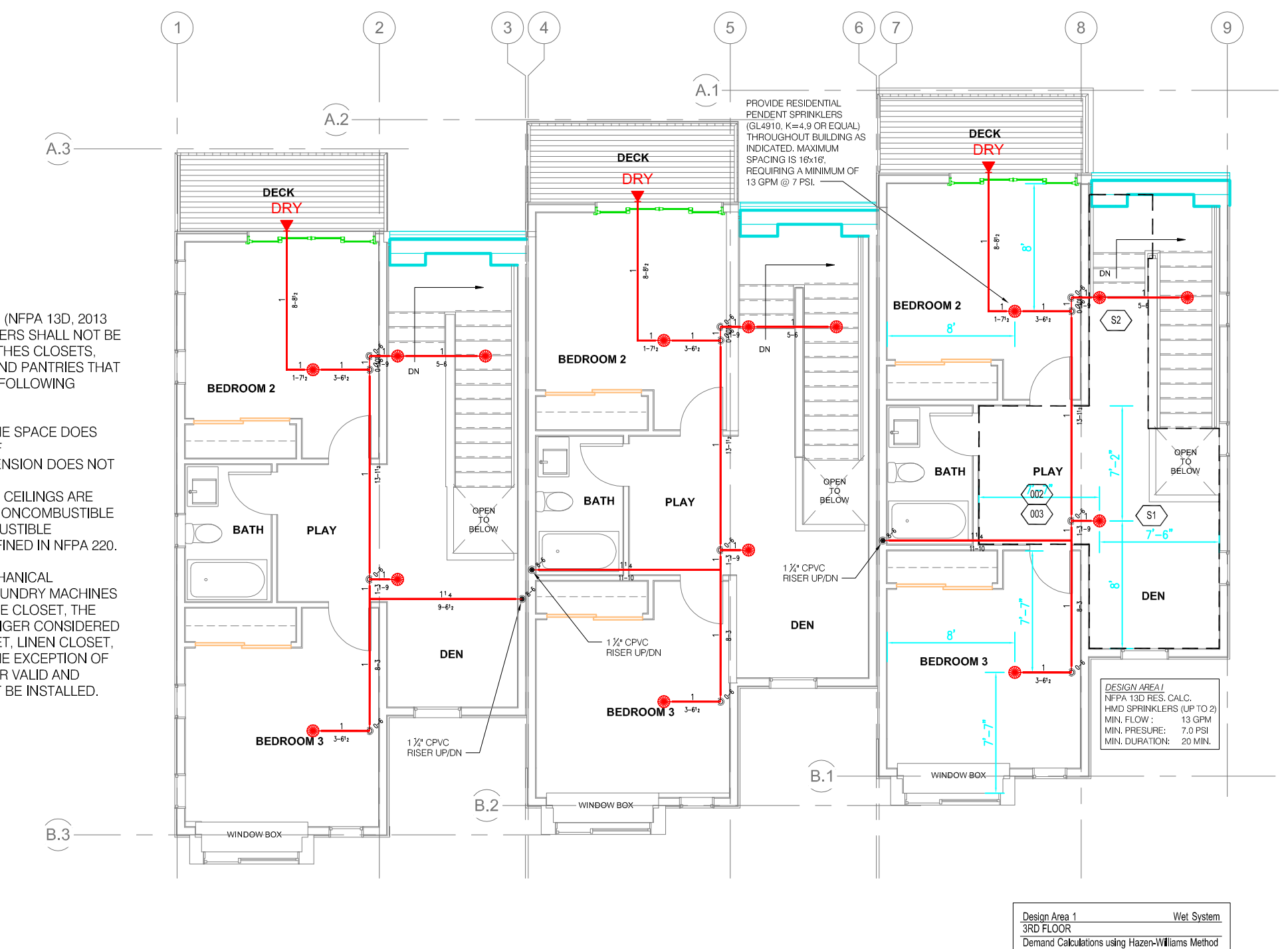
S202



FIRST FLOOR SPRINKLER SYSTEM LAYOUT
SCALE: 1/4"



SECOND FLOOR SPRINKLER SYSTEM LAYOUT
SCALE: 1/4"



THIRD FLOOR SPRINKLER SYSTEM LAYOUT
SCALE: 1/4"

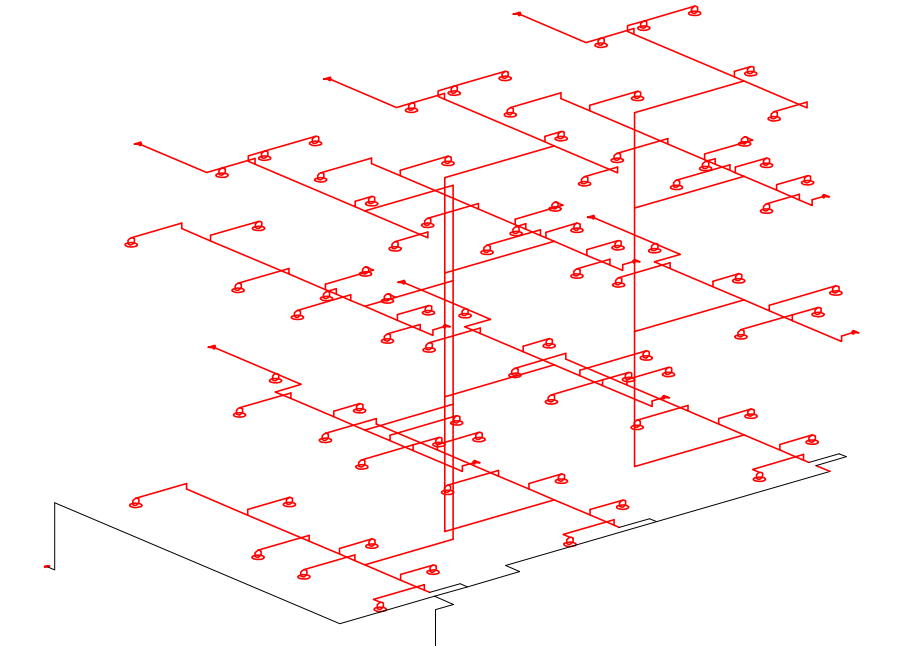
CLOSETS
PER SECTION 8.6.3 (NFPA 13D, 2013 EDITION), SPRINKLERS SHALL NOT BE REQUIRED IN CLOSETS, LINEN CLOSETS, AND PANTRIES THAT MEET ALL OF THE FOLLOWING CONDITIONS:
1) THE AREA OF THE SPACE DOES NOT EXCEED 24 SF
2) THE LEAST DIMENSION DOES NOT EXCEED 4 FT
3) THE WALLS AND CEILINGS ARE SURFACED WITH NONCOMBUSTIBLE OR LIMITED-COMBUSTIBLE MATERIALS AS DEFINED IN NFPA 220.
NOTE: WHEN MECHANICAL EQUIPMENT OR LAUNDRY MACHINES ARE PLACED IN THE CLOSET, THE CLOSET IS NO LONGER CONSIDERED A CLOSET, LINEN CLOSET, OR PANTRY, SO THE EXCEPTION OF 8.6.3 IS NO LONGER VALID AND SPRINKLERS MUST BE INSTALLED.

Design Area 1	Wet System
3RD FLOOR	
Demand Calculations using Hazen-Williams Method	
Occupancy Classification:	RES
Design Area Density:	0.05
Additional Density Area:	0
Design Area Size:	227
Note: THIS CALCULATION INCLUDES THE 2 INHO RESIDENTIAL HEADS ON THE 3RD FLOOR	

Job: NEW NFPA 13D SPRINKLER SYSTEM
Address: 44 FORBES STREET
City: BOSTON State: MA Zip/Postal Code: 02130
Contract #: 111-059 Date: 7/27/2015
Contractor: RESCOM FIRE PROTECTION Designer: JFP SOLUTIONS, INC.
Address: 3 MOUNTAIN VIEW WAY
City: BURLINGTON State: MA Zip/Postal Code:
Phone: (781) 726-2505 Fax: Email:
Approving Authority: BOSTON FD
Design Defaults Standards: NFPA13
Default Sprig Size: 1 Default Drop Size: 1
Default Sprig Material: 40 Default Drop Material: 40
Default Sprig Elevation: 0 Default Drop Elevation: 0

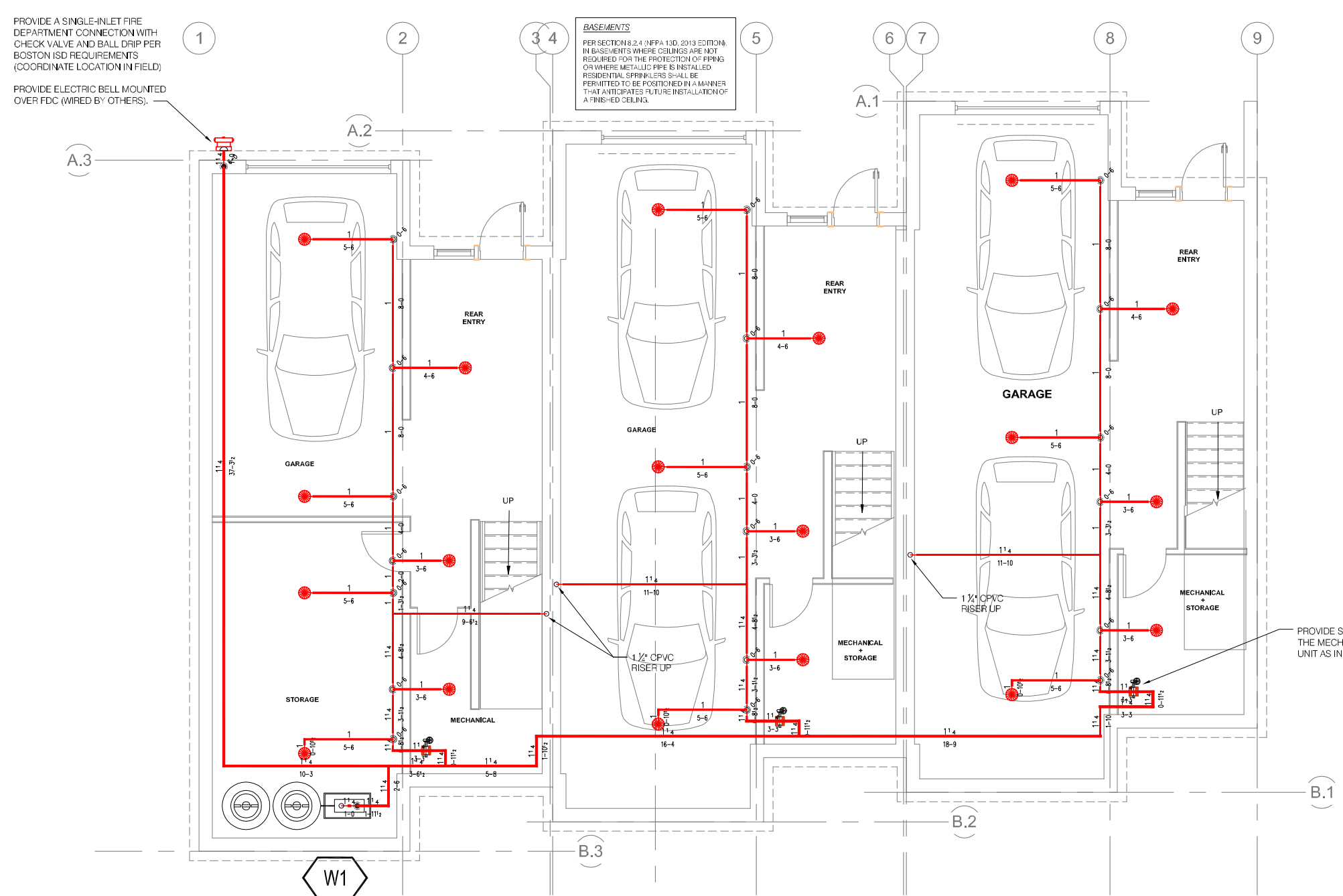
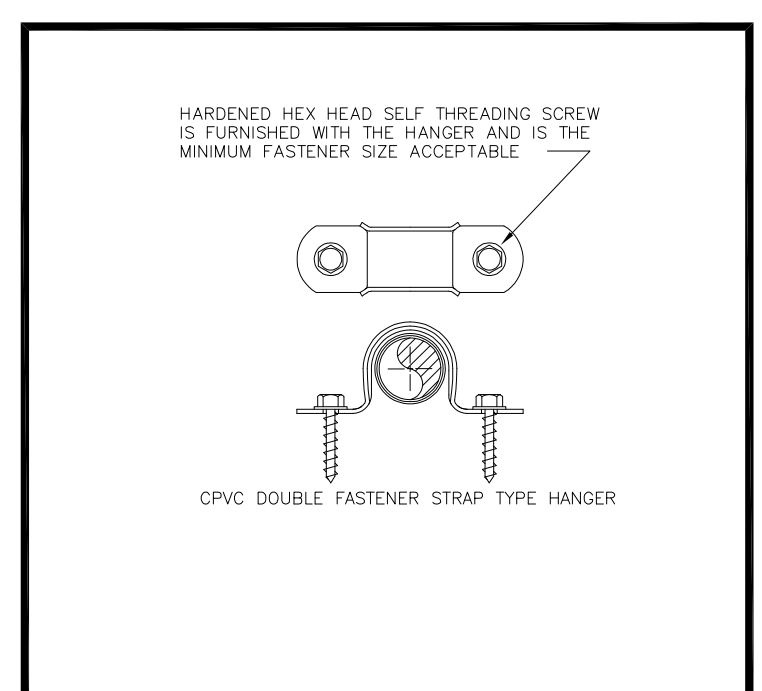
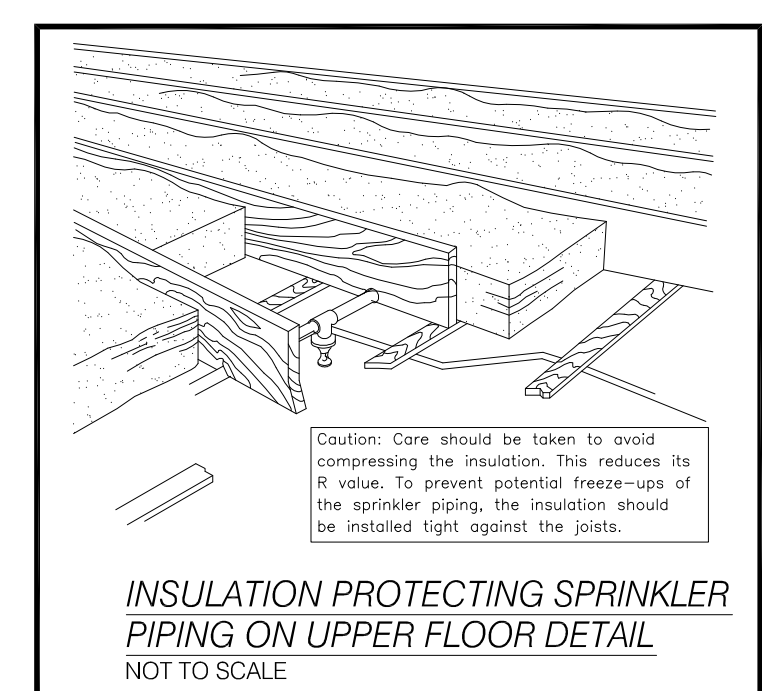
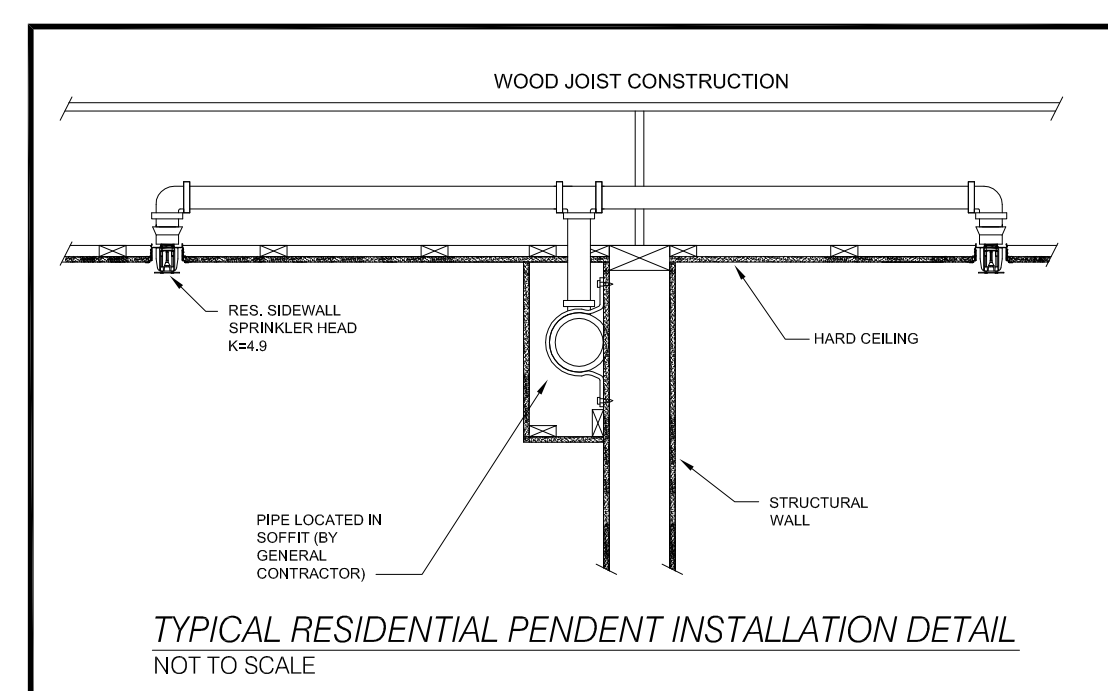
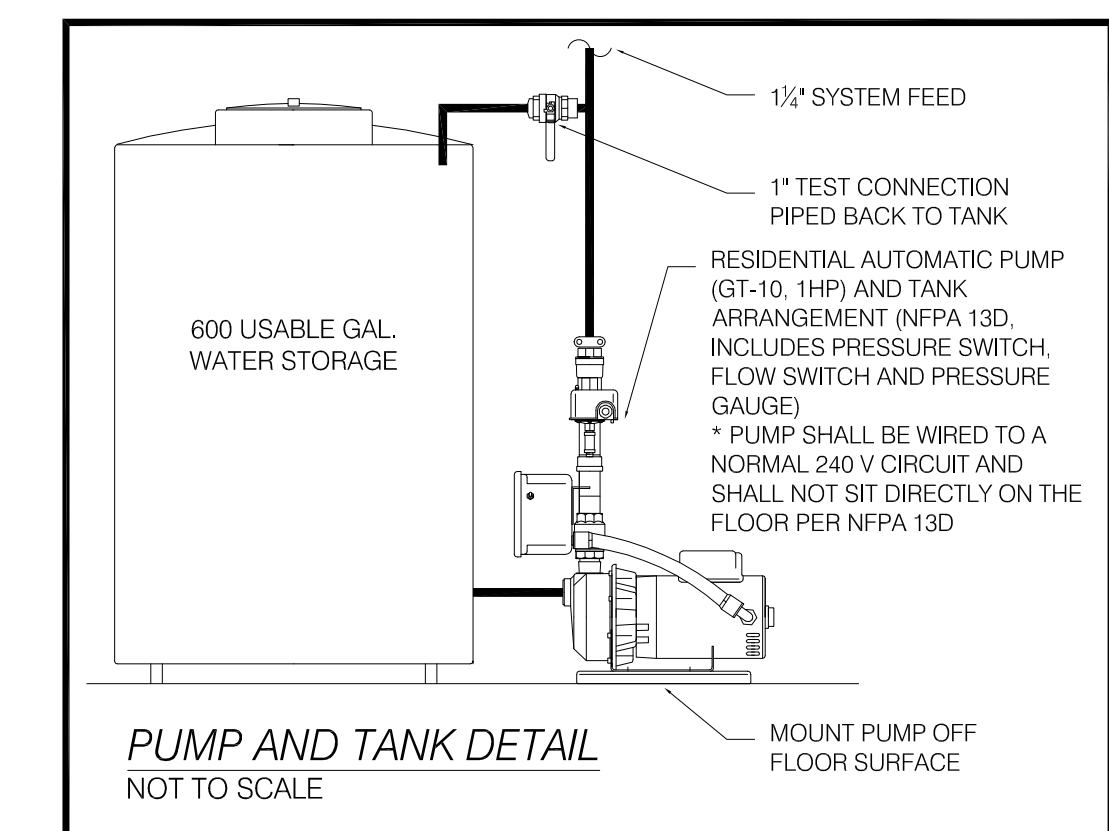
FIRE PROTECTION NOTES:

THIS SPRINKLER DRAWING AND ASSOCIATED HYDRAULIC CALCULATIONS ARE FOR THE DESIGN AND INSTALLATION OF A NEW RESIDENTIAL SPRINKLER SYSTEM FOR THE PROPOSED 3-UNIT TOWNHOUSE BUILDING LOCATED AT 44 FORBES STREET IN BOSTON, MASSACHUSETTS.
THE SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13D AND THE MASSACHUSETTS STATE BUILDING CODE (8TH EDITION) FOR A 3-FAMILY RESIDENTIAL BUILDING.
THE SPRINKLER CONTRACTOR SHALL FOLLOW THE LATEST REQUIREMENTS OF NFPA 13D (2013 EDITION), MASSACHUSETTS STATE BUILDING CODE AND BOSTON FIRE DEPARTMENT REQUIREMENTS.
THIS SYSTEM WILL BE SUPPLIED BY A RESIDENTIAL PUMP AND TANK SYSTEM WITH A CAPACITY OF 600 MINIMUM USABLE GALLONS FOR A 20 MINUTE DURATION AS REQUIRED BY NFPA 13D (2013 EDITION). THE PUMP SELECTED IS A GOULDS PUMPS MODEL GT10, 1-HP PUMP.
THE SYSTEM HAS BEEN HYDRAULICALLY CALCULATED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13D, INCLUDING THE TWO HYDRAULICALLY MOST DEMANDING HEADS IN A SINGLE COMPARTMENT BASED ON THE REQUIREMENTS OF THE SPECIFIC SPRINKLER HEAD AND THE SPACING USED IN THIS DESIGN (19x19" REQUIRING A MINIMUM OF 13 GPM @ 7.0 PSI). THE DEMAND AT THE DISCHARGE SIDE OF THE PUMP IS 26.4 GPM @ 33.9 PSI.
INSTALLATION NOTES:
ALL WORK SHALL BE PERFORMED BY A MASSACHUSETTS LICENSED SPRINKLER CONTRACTOR. THE SPRINKLER CONTRACTOR SHALL FOLLOW THE LATEST REQUIREMENTS OF NFPA 13 AND NFPA 13D (2013 EDITION), MASSACHUSETTS STATE BUILDING CODE (8TH EDITION) AND LOCAL FIRE DEPT REQUIREMENTS.
THE ARCHITECTURAL BACKGROUND OF BUILDING MAY DIFFER SLIGHTLY FROM ACTUAL LAYOUT. DRAWINGS ARE NOT INTENDED TO SHOW ALL OFFSETS AND PIPING ELEVATION CHANGES. CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS PRIOR TO FABRICATION.
CONTRACTOR SHALL HYDROSTATICALLY TEST ALL SPRINKLER PIPING AT 200 PSI FOR 2 HOURS AND IS RESPONSIBLE FOR THE COMPLETION OF ALL ABOVE GROUND TEST CERTIFICATES, SUPPLIED TO THE OWNER.
ALL PIPING SHALL BE UL LISTED CPVC SPRINKLER PIPING. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13 (2013 EDITION) AND ALL MANUFACTURERS INSTALLATION RECOMMENDATIONS. ALL PIPING SHALL BE PITCHED TO DRAIN WITH LOW-POINT DRAINS AT SECTIONS OF PIPING SUBJECT TO WATER TRAPPING.
SPRINKLER CONTRACTOR SHALL PROVIDE PROTECTIVE PLATES WHERE CPVC PIPING IS RUN THROUGH STUDS TO PREVENT PUNCTURING OF THE SPRINKLER PIPING DURING DRYWALL INSTALLATION AS REQUIRED BY NFPA STANDARDS.
THE BUILDING OWNER IS RESPONSIBLE FOR PROVIDING HEAT IN ALL AREAS CONTAINING SPRINKLER PIPING AND HEADS TO PREVENT PIPE FROM FREEZING. ANY AREAS THAT RAISE CONCERN WITH REGARD TO FREEZING POTENTIAL DURING INSTALLATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BEING INSTALLED.
SYSTEM SHALL BE MONITORED IN ACCORDANCE WITH BOSTON FIRE DEPARTMENT AND BOSTON ISD REQUIREMENTS (BY OTHERS)



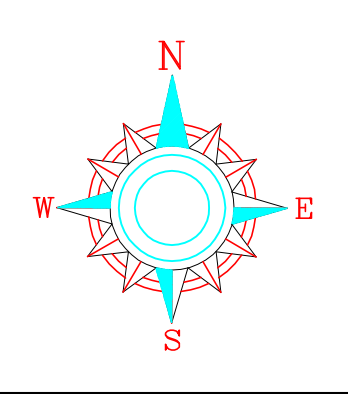
SYSTEM ISOMETRIC
SCALE: NOT TO SCALE

Calculation results for Design Area 1 - 3RD FLOOR
This system as shown on RESCOM FIRE PROTECTION for NEW NFPA 13D SPRINKLER SYSTEM at 44 FORBES STREET contract no 111-059 is designed to discharge at a rate of 0.05 gpm/ft² (L/min/m²) of floor area over a maximum area of 227 ft² when supplied with water at a rate of 26.4 gpm at 33.9 psi at the base of the riser. Hose stream allowance of is included in the above.
Occupancy classification: RES Number of heads flowing: 2
Commodity classification: System Type: Wet
Maximum storage height: Maximum velocity: 8.88 ft/s
Storage arrangement:
Flow from In-Rack sprinklers: 0 gpm Pressure Required at Source: 33.9 psi
Flow from Overhead sprinklers: 26.4 gpm Pressure Available at Source: 43.6 psi
Flow from Inside Hoses: 0 gpm Surplus Pressure at Source: 9.8 psi
Flow from Outside Hoses: 0 gpm
Other fixed flows: 0 gpm
Total flow in system piping: 26.4 gpm
Additional flow at/beyond source: 0 gpm
Total of all flows: 26.4 gpm



GROUND LEVEL SPRINKLER SYSTEM LAYOUT
SCALE: 1/4"

Source Information
Date of Flow Test / Info: 7/27/2015
Location of flow test data: PUMP DISCHARGE
Source of flow test data: 1 HP RES PUMP
Source Data Points Pump Data Points
Pressure | Flow Pressure | Flow
51.09 0.00
43.30 27.00
34.60 40.00

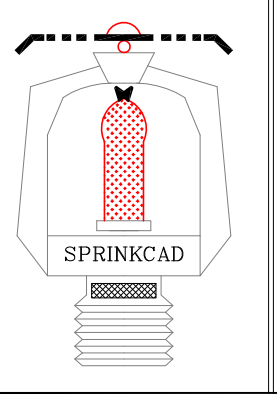


DESIGNED BY:
JFP SOLUTIONS, INC.
FIRE PROTECTION CONSULTING SERVICES
P.O. Box 1234
Lynnfield, Massachusetts 01940
Telephone: (781) 389-7999
E-Mail: TDJFP1@yahoo.com
www.JFPSolutions.com

DATE	REVISIONS DESCRIPTION	BY

HEAD BLOCK								
SYM	CNT	POSITION	FINISH	TEMP	K	NPT	MFG.	MODEL#
●	79	PEND	WHITE	155	4.90	1/2"	GLOBE	GL4910
●	12	SIDE	CHROME	155	5.60	1/2"	GLOBE	GL5642

NOTE: SPRINKLER CONTRACTOR MAY SELECT ANY MANUFACTURER OF SPRINKLER HEADS LISTED FOR THIS APPLICATION PROVIDED THE SAME CHARACTERISTICS OF THE SPRINKLER HEADS INDICATED IN THIS DESIGN ARE THE SAME.



RESCOM FIRE PROTECTION
3 MOUNTAINVIEW WAY
BURLINGTON, MA
(781) 726-2505
SPRINKLER CONTRACTOR

NEW NFPA 13D SPRINKLER SYSTEM
44 FORBES STREET
BOSTON, MA 02130
PROJECT ADDRESS

SPRINKLER PLAN	
PERMIT NO.	
CONTRACT NO.	111-062
APPROVAL	BOSTON FD
DRAWN BY	T. JENKINS
SCALE	1/8"=1'-0"
DATE	7/27/2015
REVISED	
PLOTTED	

