

**ABBREVIATIONS**

AC	AIR CONDITIONING	CT	CERAMIC TILE	GD	GRADE GRADING	N	NORTH	SPEC	SPECIFICATION
AB	ANCHOR BOLT	CTR	COUNTER	GKT	GASKET (ED)	NAT	NATURAL	SQ	SQUARE
ABV	ABOVE	CUH	CABINET UNIT HEATER	GLB	GLASS GLAZING	NOT IN CONTRACT	NOT IN CONTRACT	SST	STAINLESS STEEL
ACC	ACCUSTICAL	CW	COLD WATER	GLB	GLASS BLOCK	NUM	NUMBER	STD	STANDARD
ACC	ACCESS	CY	CUBIC YARD	GLCOM	GLAZING COMPOUND	NOM	NOMINAL	STL	STEEL
ACFL	ACCESS FLOOR			GLF	GLASS FIBER	NRC	NOISE REDUCTION COEFFICIENT	STR	STRUCTURAL
ACPL	ACCUSTICAL PLASTER	D	DRAIN	GLV	GALVANIZED	NTS	NOT TO SCALE	SURF	SURFACE
ACT	ACTUATOR	DA	DOUBLE ACTING	GR	GRANITE	OFF	OFFICE	SUSP	SUSPENDED
AD	AREA DRAIN	DEM	DEMOLISH, DEMOLITION	GRN	GRANITE	OA	OVERALL	SYM	SYMMETRY (ICAL)
ADD	ADDENDUM	DEP	DEPRESSED	GSS	GALVANIZED STEEL SHEET	OC	ON CENTER (S)	SYN	SYNTHETIC
ADJ	ADJACENT	DH	DOUBLE HUNG	GST	GLAZED STRUCTURAL TILE	OD	OUTSIDE DIAMETER	SYS	SYSTEM
ADJT	ADJUSTABLE	DI	DIAMETER	GT	GROUT	OFF	OFFICE		
AIE	ARCHITECTENGINEER	DIAG	DIAGONAL	GWB	GYPSUM WALL BOARD	OH	OVERHEAD	T	TREAD
AFF	ABOVE FINISHED FLOOR	DIFF	DIFFUSER	HARDN	HARDENED	TAP	TAPERED	T & B	TOP AND BOTTOM
AGG	AGGREGATE	DM	DIMENSION	HB	HOSE BIBB	OPENING	OPENING	TAG	TONGUE AND GROOVE
AL	ALUMINUM	DR	DUPLEX RECEPTACLE	HBD	HARDBOARD	TS	TIE BERING	TAG	TERRA COTTA
ALT	ALTERNATE	DN	DOWN	HC	HOLLOW CORE	TC	TERRA COTTA	TCS	TERRA COTTA
ANC	ANCHOR ANCHORAGE	DTL	DETAIL	HD	HEAVY DUTY	TOC	TOP OF CONCRETE, CURB	TER	TERNE COATED STAINLESS
AND	ANNIELED	DWG	DRAWING	HJ	HEAD JOINT	TEL	TELEPHONE	TL	TONGUE
ANOD	ANODIZED			HW	HIGH POINT	TEMP	TEMPORARY, TEMPERED	TK	THICKNESS
AP	ACCESS PANEL	E	EAST	HWD	HARDWARE	TAG	TONGUE AND GROOVE	THK	THICK (NESS)
APPROX	APPROXIMATE	EA	EACH	HWT	HIGH POINT	THRESH	THRESHOLD	THR	THROUGH
ARCH	ARCHITECT (URAL)	EF	EACH FACE	HM	HIGH METAL	TO	TOP OF	TO	TOP OF
ASPH	ASPHALT	ELEV	ELEVATION	HOR	HORIZONTAL	TOC	TOP OF CONCRETE, CURB	TOC	TOP OF CONCRETE, CURB
ASSEM	ASSEMBLY	ELAS	ELASTOMERIC	HR	HOUR	TOE	TOP OF EXISTING SLAB	TOE	TOP OF EXISTING SLAB
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	ELEC	ELECTRIC (AL)	HTS	HEATING	TOF	TOP OF FOOTING	TOF	TOP OF FOOTING
ATS	ABOVE TOP OF SLAB	ELEV	ELEVATION	HTG	HEATING	TOL	TOLERANCE	TOL	TOLERANCE
AUTO	AUTOMATIC	EMER	EMERGENCY	HVAC	HEATING/VENTILATING/AIR CONDITIONING	TOP	TOP OF PLANK	TOR	TOP OF ROOFING
AVE	AVENUE	ENC	ENCLOSURE (LURE)	HW	HOT WATER HEADWALL	TOS	TOP OF STEEL TOP OF SLAB	TOS	TOP OF STEEL TOP OF SLAB
		EP	ELECTRICAL PANELBOARD	HW	HOT WATER HEADWALL	TP	TOP OF WALL	TPH	TOILET PAPER HOLDER
		EQ	EQUAL	HWD	HARDWOOD	TTD	TOILET TISSUE DISPENSER	TYP	TYPICAL
		EQPT	EQUIPMENT	ID	INSIDE DIAMETER	UC	UNDERCUT	UC	UNDERCUT
BC	BRICK COURSE	EST	ESTIMATE	INCL	INCLUDE (D) (ING)	UNEX	UNEXCAVATED	UNEX	UNEXCAVATED
BD	BELOW	EWC	ELECTRIC WATER COOLER	INCL	INCLUDE (D) (ING)	UNF	UNFINISHED	UNF	UNFINISHED
BEL	BELIEF	EWFC	ELECTRIC WATER COOLER	INSUL	INSULATE (D) (ION)	UON	UNLESS OTHERWISE NOTED	UON	UNLESS OTHERWISE NOTED
BET	BETWEEN			INT	INTERIOR				
BIT/BITUM	BITUMINOUS	EXIST	EXISTING	INT	INTERIOR				
BLK	BLOCK	EXH	EXHAUST	IPS	IRON PIPE SIZE				
BLKG	BLOCK MARK	EXP	EXPANSION	J	JOIST				
BM	BENCH MARK	EXP JT	EXPANSION JOINT	JB	JUNCTION BOX				
BOC	BOTTOM OF CURB	EXT	EXTERIOR	JF	JOINT FILLER				
BOT	BOTTOM			JT	JOINT				
BPL	BEARING PLATE	F	FAHRENHEIT	K	KIPS (1000 LBS)	R*	THERMAL RESISTANCE	VAC	VACUUM
BRG	BEARING	FA	FIRE ALARM	KD	KNOCKDOWN	R	RADIUS, RISER	VAR	VARNISH
BRK	BRICK	FAS	FASTEN (ER)	KIT	KITCHEN	RAD	RADIATOR	VB	VAPOR BARRIER, VINYL
BS	BOTH SIDES	FAMP	FLUID APPLIED WATERPROOFING	KY	KILOVOLT	RB	RUBBER BASE STRAIGHT	VC	VINYL COATED
BSMT	BASEMENT	FBD	FIBERBOARD	KVA	KILOVOLT-AMPERE	RBT	RABBIT, REBATE	VCB	VINYL COVE BASE
BTU	BRITISH THERMAL UNIT	FCS	FIBER CEMENT SIDING	KW	KILOWATT	RC	REINFORCED CONCRETE	VCT	VINYL COMPOSITION TILE
BUR	BUILT UP ROOFING	FD	FLOOR DRAIN	L	LENGTH	RCB	RUBBER COVE BASE	VERT	VERTICAL
BW	BOTH WAYS	FDN	FOUNDATION	LAV	LAVATORY	RD	ROOF DRAIN	VEST	VESTIBULE
		FE	FIRE EXTINGUISHER	LBL	LABEL	REC	RECESSED	VG	VERTICAL GRAIN
C	COURSE	FEC	FIRE EXTINGUISHER CABINET	LH	LEFT HAND	REC	RECEPTACLE	VIF	VERIFY IN FIELD
CAB	CABINET	FF	FINISHED FLOOR	LMS	LIVE LOAD	REF	REFERENCE	VIN	VINYL
CATON	CATON BASIN, CORNER BEAD	FGL	FIBERGLASS	LOC	LOCATION	REG	REGISTER	VJT	V-JOINT (ED)
CEM	CEMENT	FH	FIRE HYDRANT	LP	LIGHTPROOF, LOW POINT	RENF	REINFORCE (D) (ING)	VNR	VENER
CF	CUBIC FOOT (FEET)	FHC	FIRE HOSE CABINET	LSW	LIGHT SWITCH /				
CFLG	COUNTERFLASHING	FHS	FIRE HOSE STATION	LT	LIGHT	RENO	REMOVED	VR	VAPOR RETARDER
CFM	CUBIC FEET PER MINUTE	FIN	FINISH (ED)	LTL	LIGHT TIGHT	REQD	REQUIRED	VRM	VAPOR RESISTANT
CG	CORNER GUARD	FIX	FIXTURE	LVL	LOUVER	RES	RESILIENT	VT	VINYL TILE
CH	CEILING HEIGHT	FJT	FLUSH JOINT	LWC	LIGHTWEIGHT CONCRETE	REV	REVISION (S) REVISED	VVF	VINYL WALL FABRIC
CI	CAST IRON	FL	FLOOR (ING)	M	METER (S)	RFG	ROOFING	W	WEST
CIPC	CAST IN PLACE CONCRETE	FLG	FLASHING	MAR	MARBLE	RGL	RIGID	WB	WOOD BASE
CR	CIRCLE	FLUR	FLUORESCENT	MAS	MASONRY	RH	RIGHT HAND	WC	WATER CLOSET
CRCL	CIRCUMFERENCE	FLX	FLEXIBLE	MAX	MAXIMUM	RLG	RAILING	WD	WOOD
CRJ	CONTROL JOINT	FMR	FEMININE NAPKIN RECEPTACLE	MB	MACHINE BOLT	RM	ROOM	WGL	WIRED GLASS
CL	CENTER LINE	FOC	FACE OF CONCRETE	MBR	MEMBER	RO	ROUGH OPENING	WH	WALL HUNG
CLG	CEILING	FOF	FACE OF FINISH	MCL	MECHANICAL (AL)	RTRN	RETURN	WIN	WINDOW (S)
CLL	CONTRACT LIMIT LINE	FOM	FACE OF MASONRY	MECH	MECHANICAL (AL)	RWC	RAIN WATER CONDUCTOR	WM	WIRE MESH
CLN	CLEAR (ANCE)	FOS	FACE OF STUD	MED	MEDIUM	R	RIGHT OF WAY	WO	WITHOUT
CLR	CLEAR (ANCE)	FR	FRAME (D) (ING)	MEMB	MEMBRANE	S	SOUTH	WP	WEATHERPROOF
CMPL	CEMENT PLASTER (PORTLAND)	FRM	FRAME (D) (ING)	MFR	MANUFACTURE (R)	SC	SOLID CORE	WPT	WORKING POINT
CMU	CONCRETE MASONRY UNIT	FRC	FIRE RESISTANT COATING	MH	MANHOLE	SCHED	SCHEDULE	WR	WATER RESISTANT
CO	CLEANOUT	FRCB	FIRE RESISTANT CONCRETE	MIR	MIRROR	SCRN	SCREEN	WRB	WATER RESISTIVE BARRIER
COL	COLUMN	FRT	FIRE RETARDANT	MISC	MISCELLANEOUS	SD	STORM DRAIN		
COMB	COMBINATION	FSP	FIRE STAND PIPELINE	MULDG	MOLDING, MOULDING	SECT	SECTION		
COMP	COMPRESS (ED) (ION) BLE	FSS	FIBER REINFORCED SHEET ROOFING	MULDG	MOLDING, MOULDING	SF	SQUARE FOOT (FEET)		
CONC	CONCRETE	FT	FOOT, FEET	MUL	MULLION	SFTL	SAFETY GLASS		
CONN	CONNECTION	FTG	FOOTING	MUL	MULLION	SHT	SHEET		
CONST	CONSTRUCTION	FTR	FURRED (ING)	MTR	METAL TUBING	SHTGS	SHEDDING		
CONT	CONTINUOUS or CONTINUE	FUR	FURRED (ING)	MT	MOUNT (ED) (ING)	SM	SMALLER		
CONTR	CONTRACT (OR)	FUT	FUTURE	MTR	METAL TUBING	SKYL	SKYLIGHT		
COORD	COORDINATE	GA	GAGE, GAUGE	MTL	METAL STUD	SKYL	SKYLIGHT		
COORD	CORRIDOR	GB	GRAB BAR	MTL ST	METAL STUD	SLR	SLEEVE		
CPR	COPPER	GC	GENERAL CONTRACT (OR)	MULL	MULLION	SLV	SLEEVE		
CPT	CARPET					SM	SMALLER		
OPTT	CARPET TILE					SNT	SEALANT		
CST	COUNTER SINK(SUNK)					SP	SOUND PROOF		
CS	CAST STONE								
CSMT	CASEMENT								



**DRAFTING SYMBOLS**

	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	SECTION VIEW
	DETAIL VIEW
	ROOM & AREA
	BUILDING ASSEMBLY (WALL, FLOOR, ROOF)
	WINDOW
	DOOR
	KEYNOTE
	REVISION

**MATERIALS LEGEND**

	ALUMINUM
	BATT INSULATION
	BRICK
	CMU
	CONCRETE
	CUT STONE
	EARTH
	GYPSUM WALLBOARD
	MARBLE, GRANITE
	PLYWOOD
	POROUS FILL GRAVEL STONE
	RIGID INSULATION
	RUBBLE STONE
	SHIM / BLOCKING
	STEEL
	WOOD, FINISHED
	WOOD, ROUGH

**Sheet List**

#	name	SD	CD	BD	IFC
A000	PROJECT COVER SHEET	Yes	Yes		
A001	GENERAL NOTES AND SPECIFICATIONS		Yes		
A002	TYPICAL BUILDING ASSEMBLIES		Yes		
A003	EXISTING AREA PLANS	Yes	Yes		
A004	PROPOSED AREA PLANS AND ZONING	Yes	Yes		
A100	PROPOSED PLOT PLAN		Yes		
A101	ARCHITECTURAL SITE PLAN		Yes		
A101	BASEMENT PLANS	Yes	Yes		
A102	FIRST FLOOR PLANS	Yes	Yes		
A103	SECOND FLOOR PLANS	Yes	Yes		
A104	THIRD FLOOR PLANS	Yes	Yes		
A105	ROOF PLANS		Yes		
A201	NORTH AND SOUTH ELEVATIONS	No	Yes		
A202	EAST AND WEST ELEVATIONS		Yes		
A301	BUILDING SECTION A-A		Yes		
A302	BUILDING SECTION B-B		Yes		
A501	IN-GRADE DETAILS		Yes		
A502	ROOF DRAINAGE AND RAILING DETAILS		Yes		
A503	FRAMING DETAILS		Yes		
S101	FOUNDATION PLAN		Yes		
S102	LEVEL 1 AND 2 FRAMING PLANS		Yes		
S103	LEVEL 3 AND ROOF FRAMING PLANS		Yes		
FP101	PROPOSED FIRE PROTECTION PLANS		Yes		
FP102	PROPOSED FIRE ALARM PLANS		Yes		
FP201	FIRE PROTECTION NOTES		Yes		
FP202	FIRE PROTECTION DETAILS		Yes		
FA101	PROPOSED FIRE ALARM PLANS		Yes		
FA102	PROPOSED FIRE PROTECTION PLANS		Yes		
FA201	FIRE ALARM NOTES & DETAILS		Yes		

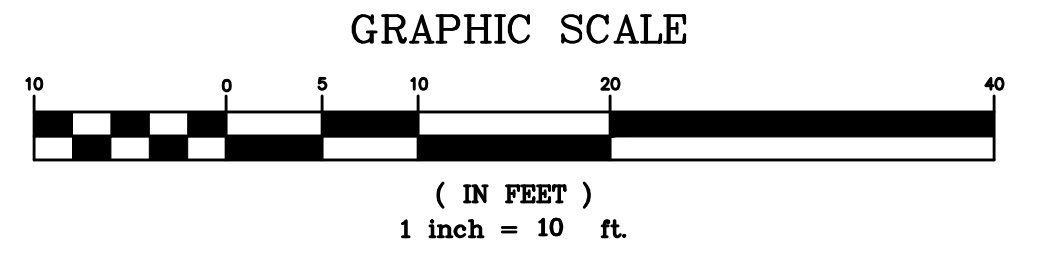
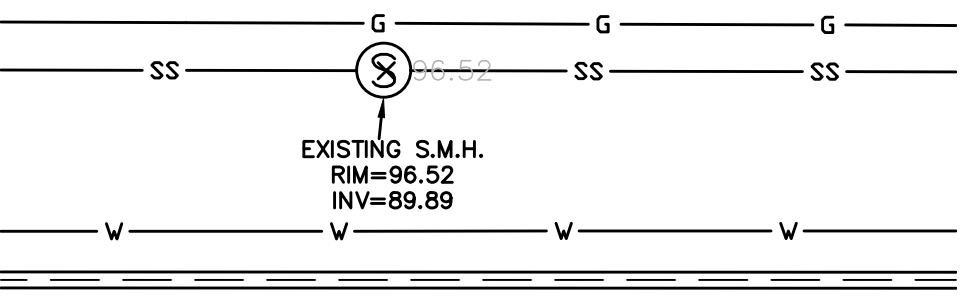
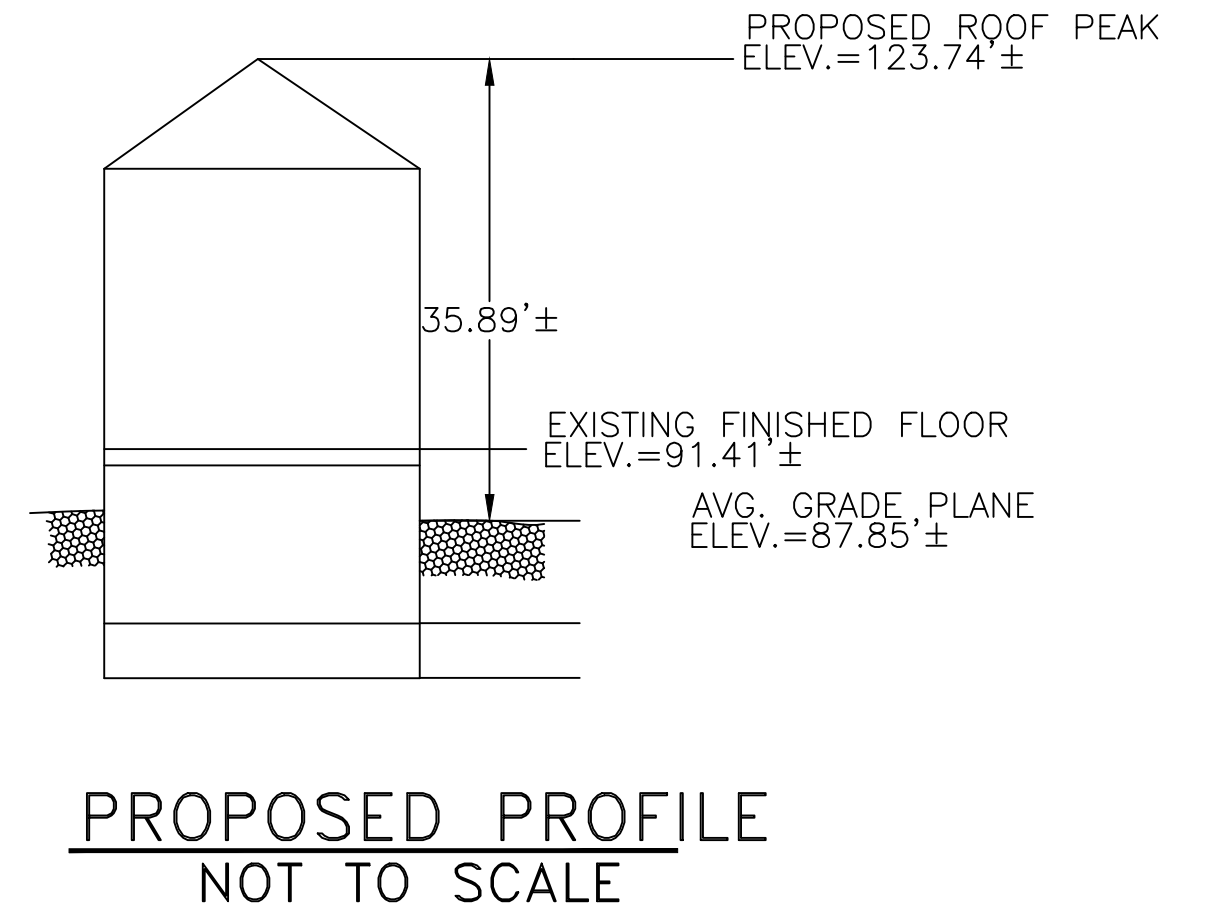
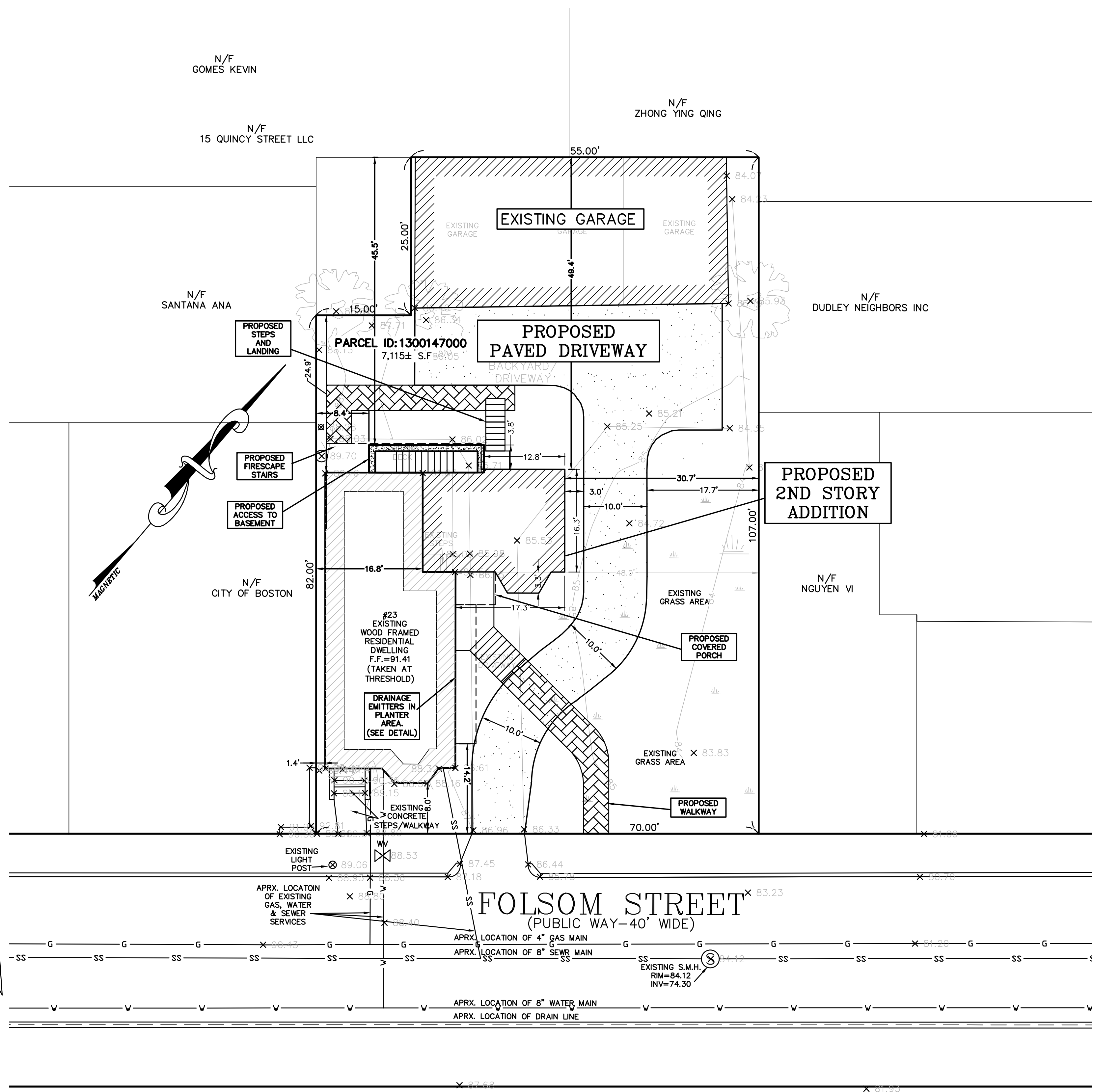
# THREE FAMILY RENOVATION

23 FOLSOM STREET, BOSTON, MA 02125

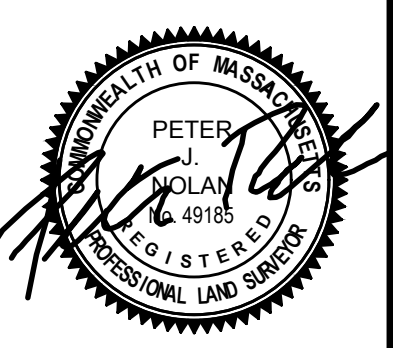


EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
○	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 5-26-2019.
  2. DEED REFERENCE BOOK 42056 PAGE 255 SUFFOLK DISTRICT REGISTRY OF DEEDS.
  3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
  4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25025C0079J, PANEL NUMBER 0079J, COMMUNITY NUMBER: 250286, DATED MARCH 16, 2016.
  5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
  6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
  7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.



SCALE	1"=10'
DATE	6/12/2019
REV	DATE REVISION BY
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	23 FOLSOM ST DORCHESTER, MA
DRAWN BY	HM
CHKD BY	PJN
APPD BY	PJN
PROPOSED PLOT PLAN	
<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST, SUITE 1, NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com	
SHEET NO.	<b>1</b>



PROJECT NAME

THREE FAMILY RENOVATION

PROJECT ADDRESS

23 FOLSOM STREET, BOSTON, MA 02125

PROJECT PHASE

CONSTRUCTION DOCUMENTS

ROUGH AREA SUMMARY

NAME	LEVEL	AREA
BASEMENT	00 - BASEMENT	871 SF
LEVEL 1	01 - LEVEL 1	890 SF
LEVEL 2	02 - LEVEL 2	873 SF
LEVEL 3	03 - LEVEL 3	829 SF
		3463 SF

ARCHITECT



407 DUDLEY STREET, SUITE #8  
BOSTON, MA 02119  
617.502.1120

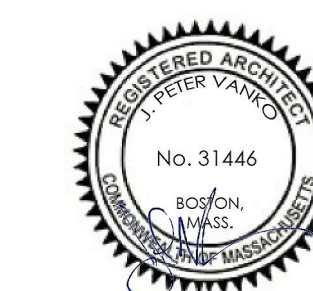
CONSULTANT(S)

SPRUHAN ENGINEERING  
80 JEWETT STREET  
NEWTON MA 02458  
617-816-0722

ZADE ASSOCIATES LLC.  
140 BEACH STREET  
BOSTON MA 02111  
617-338-4406

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME

EXISTING AREA PLANS

Sheet Use CONSTRUCTION DOCS

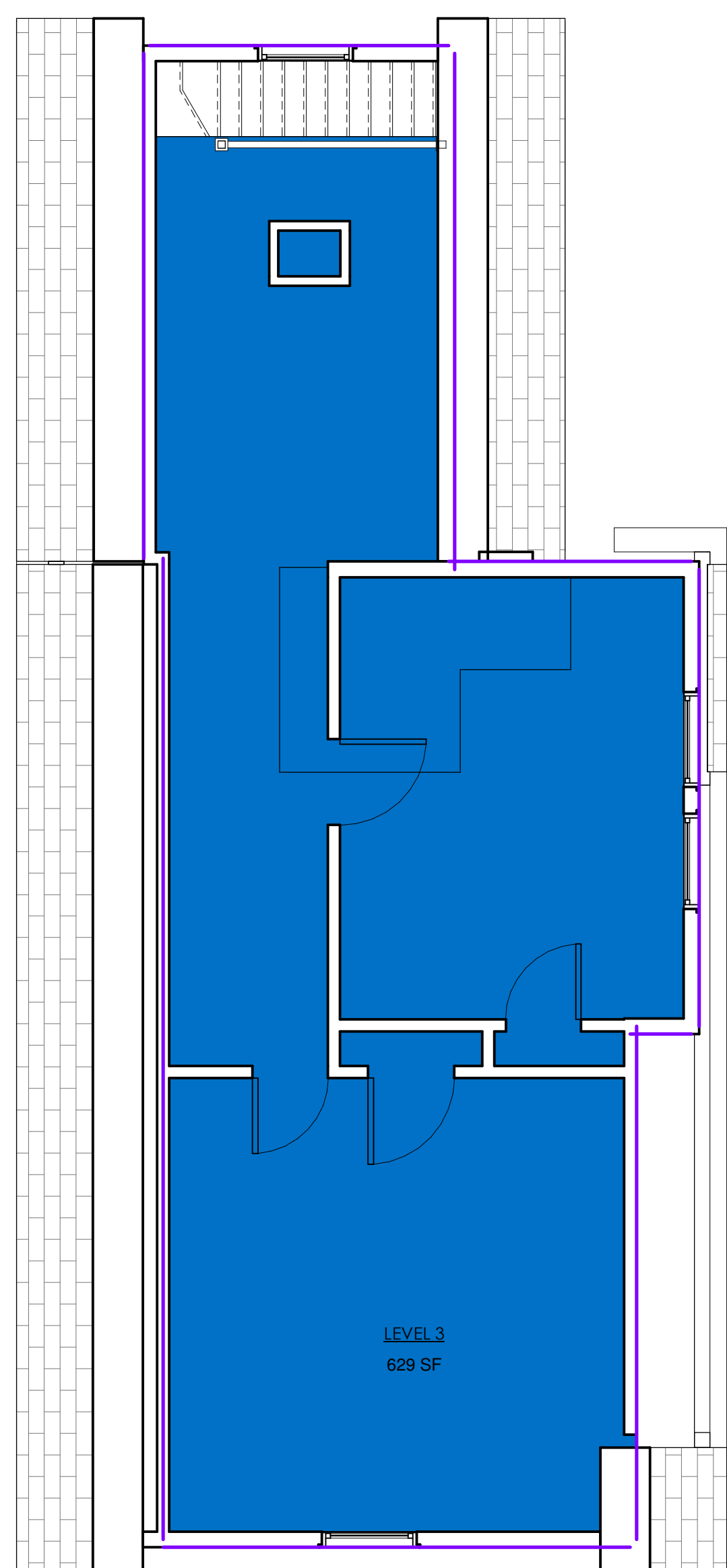
Date 8/24/2019

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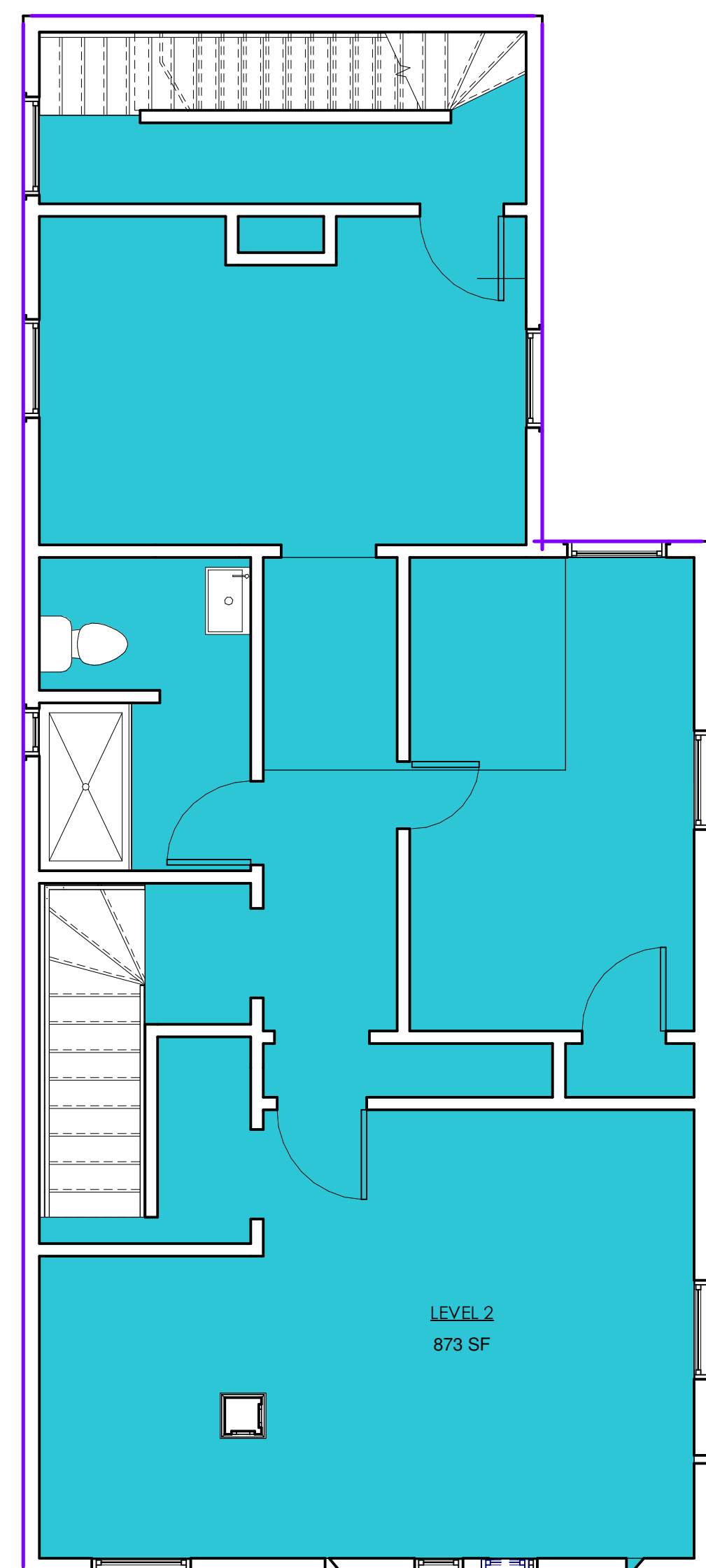
Revision

Rev' Issue

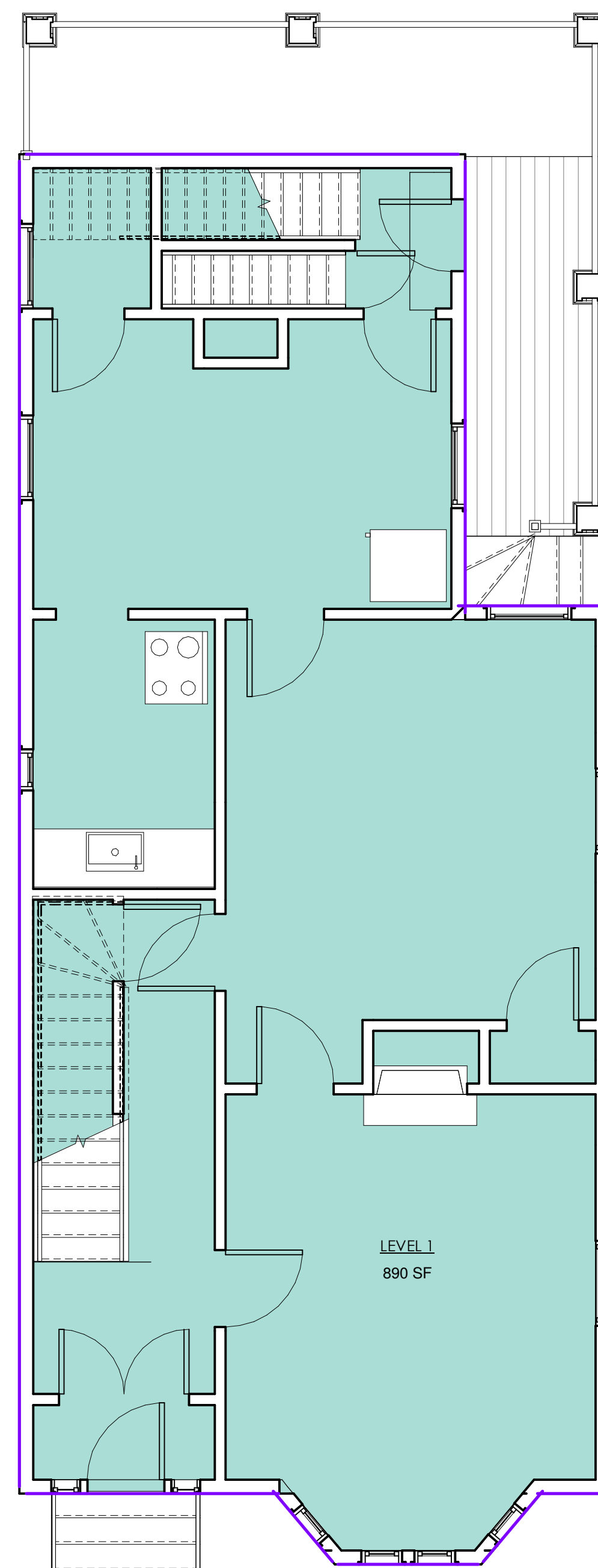
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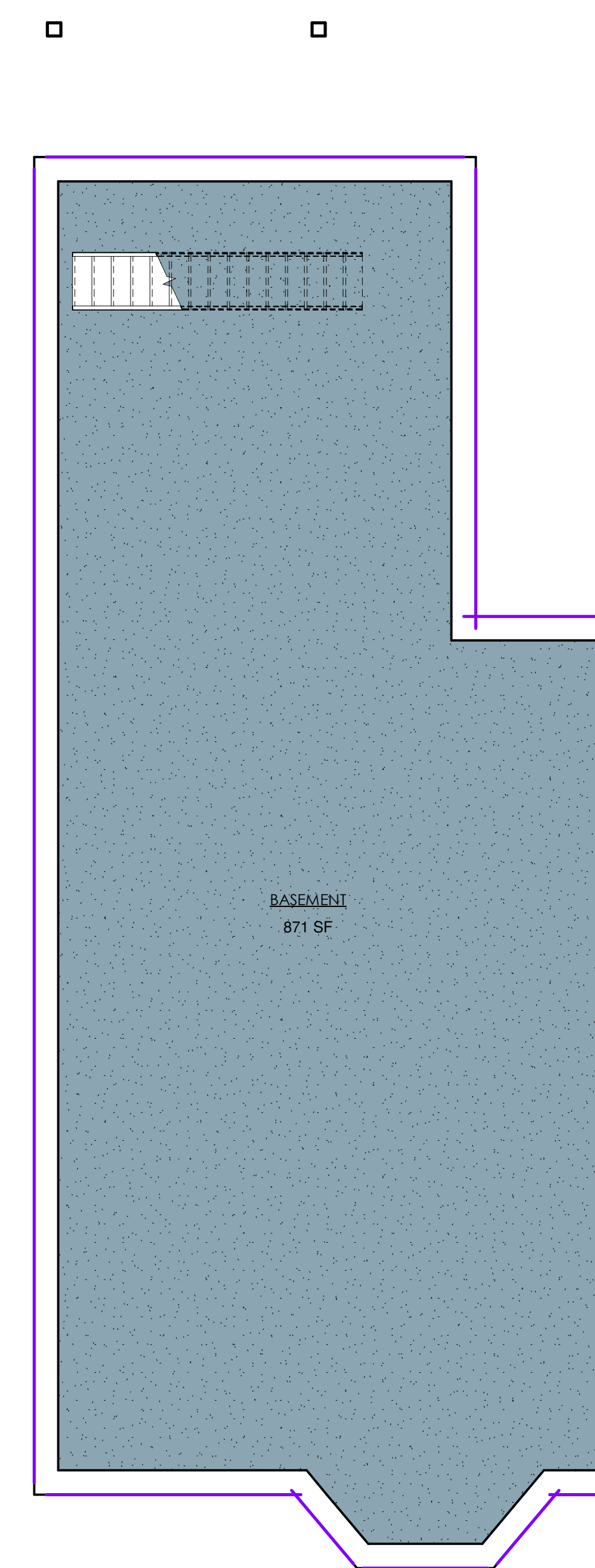
4 03 - LEVEL 3  
1/4" = 1'-0"



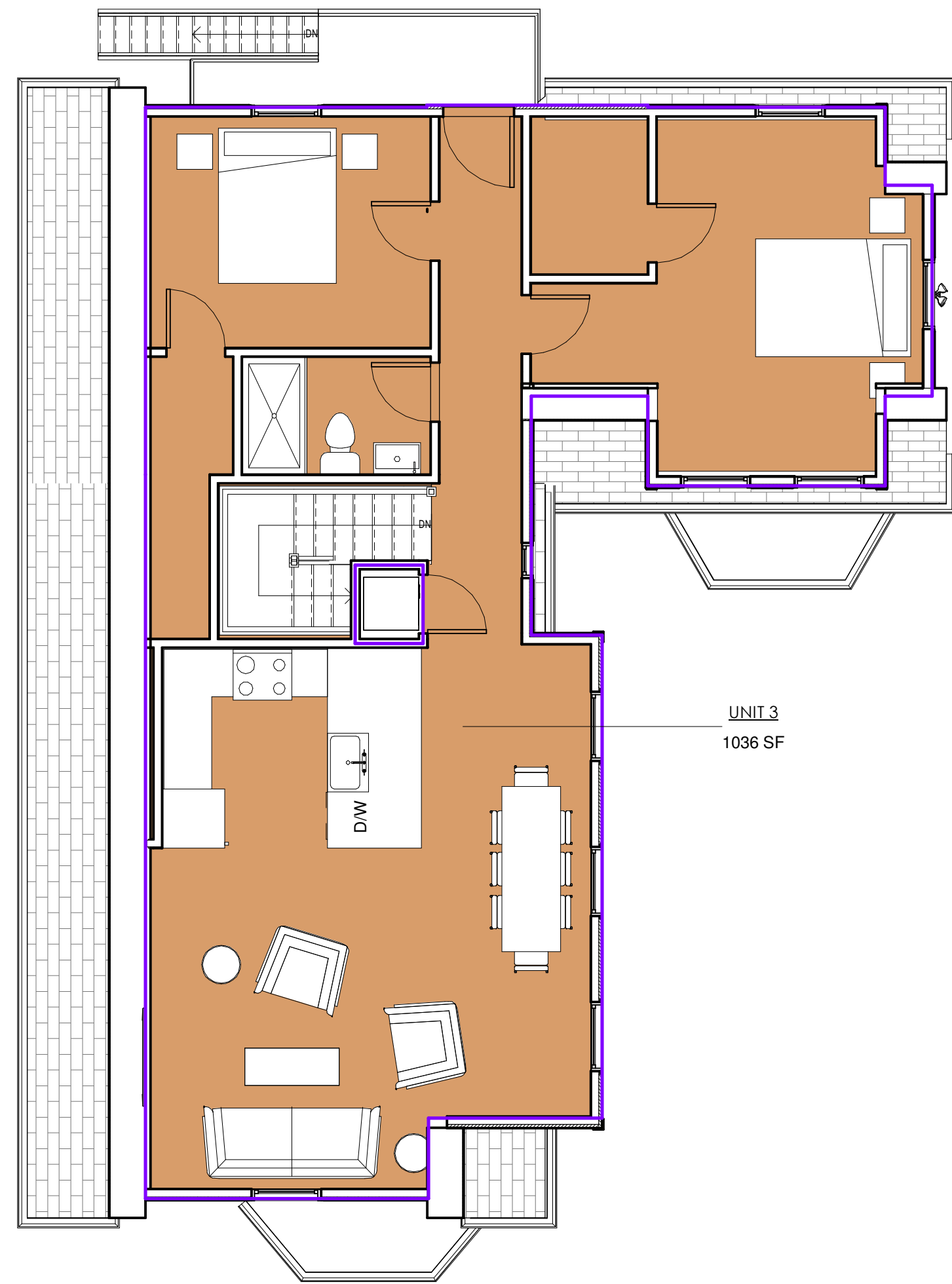
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1/4" = 1'-0"



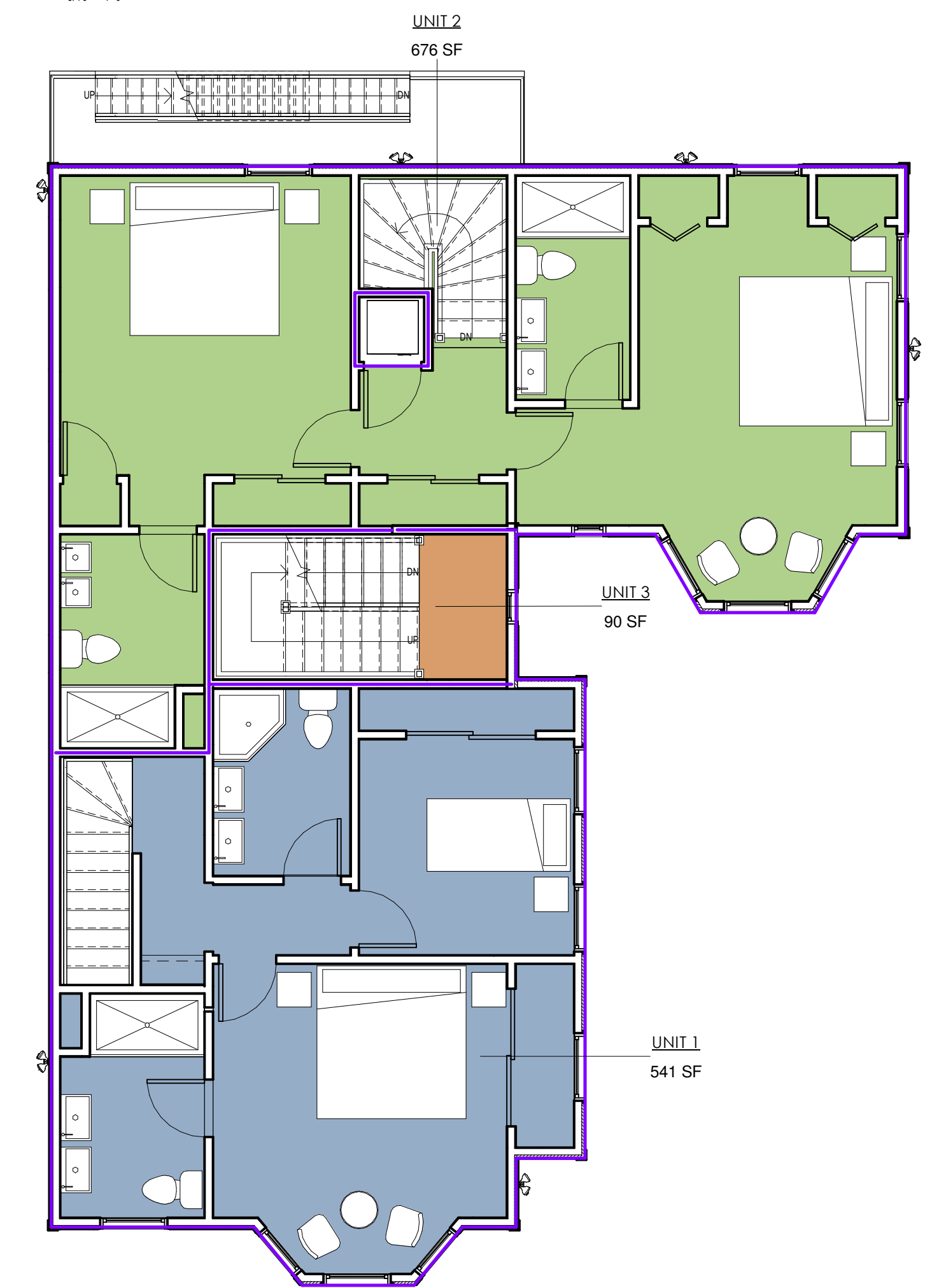
2 01 - LEVEL 1  
1/4" = 1'-0"



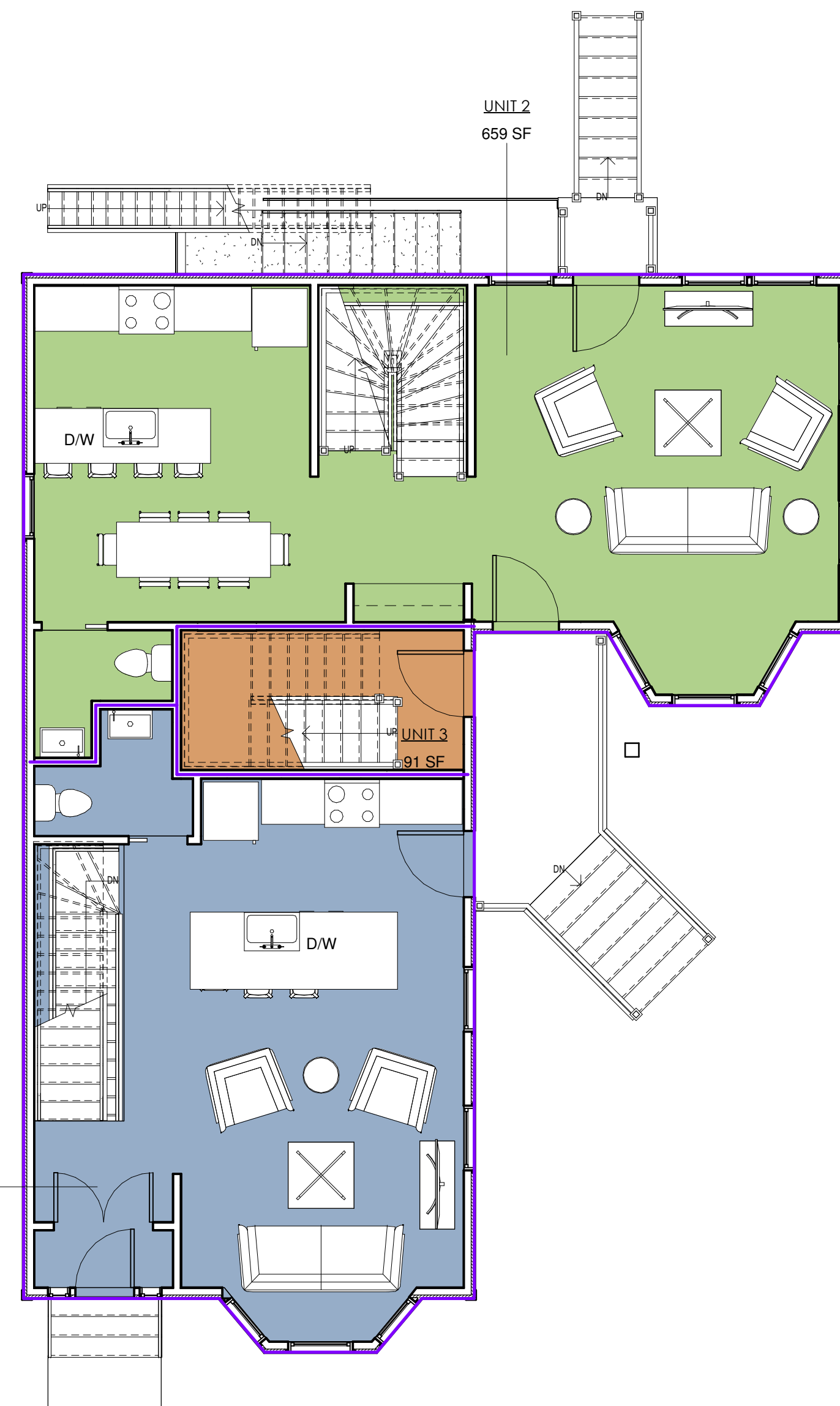
1 00 - BASEMENT  
1/4" = 1'-0"



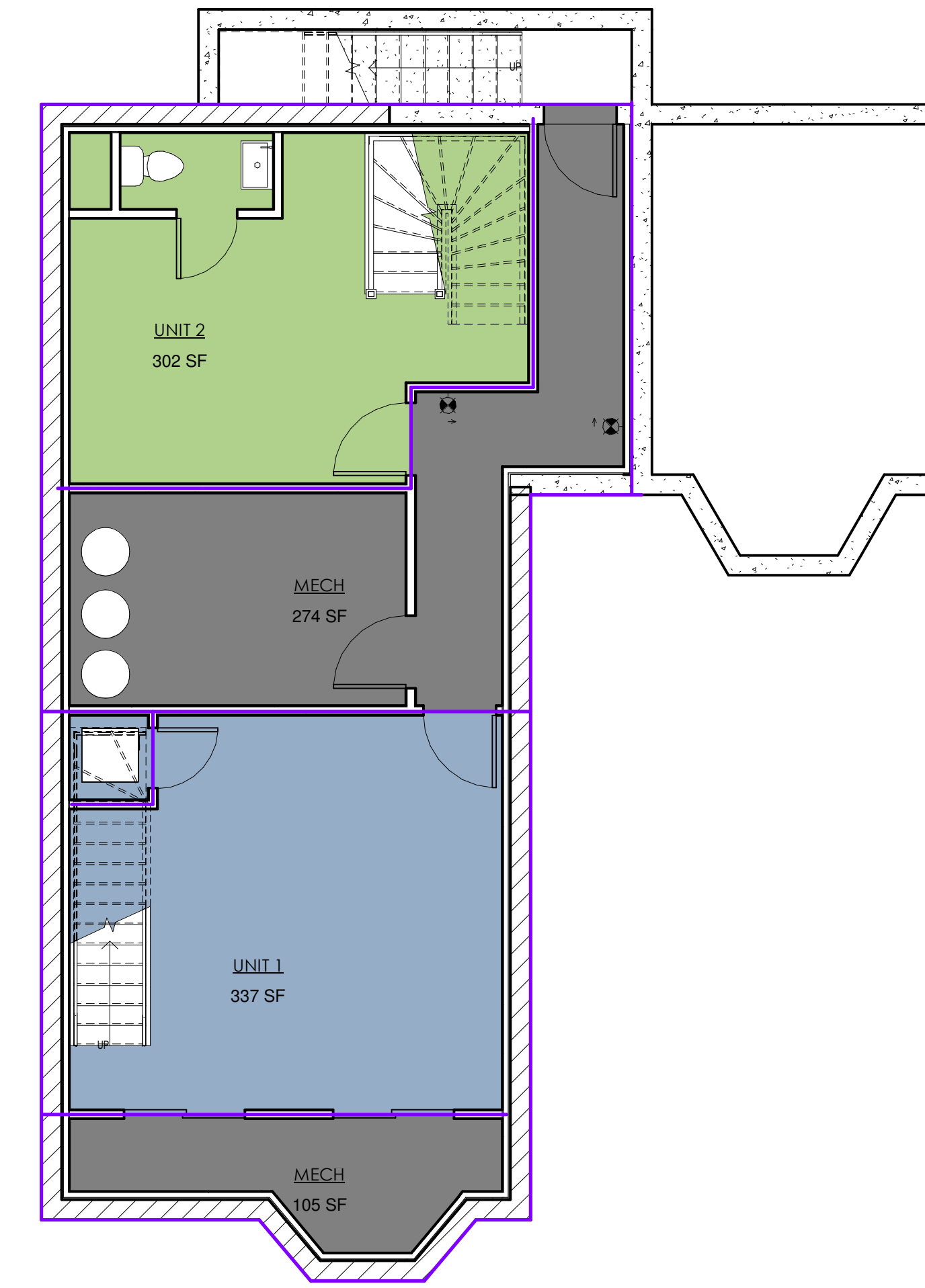
① 03 - LEVEL 3  
3/16" = 1'-0"



② 02 - LEVEL 2  
3/16" = 1'-0"



③ 01 - LEVEL 1  
3/16" = 1'-0"



④ 00 - BASEMENT  
3/16" = 1'-0"

### ZONING INFORMATION - 23 FOLSOM ST

ZONING DISTRICT - ROXBURY NEIGHBORHOOD  
ZONING SUB-DISTRICT - 3F-5000  
ARTICLE - 50  
OVERLAYS - NEIGHBORHOOD DESIGN REVIEW

	USE	MAX FAR	BUILDING HEIGHT	LOT SIZE	LOT SIZE PER DW. UNIT	LOT REQ'D FOR EA ADD DW. UNIT	OPEN SPACE PER DW. UNIT	LOT WIDTH	LOT FRONTAGE	FRONT YARD	SIDE YARD	REAR YARD	PARKING
ZONING	3 FAMILY	0.8	3 ST 35'-0"	-	5,000 SF FOR FIRST 2 UNITS	2,500 SF	650 SF	50'-0"	50'-0"	20'-0"	10'-0"	30'-0"	10U
EXISTING	1 FAMILY	0.43 (3,283 SF BUILDING 7,500 SF LAND)	2-1/2 ST 34'-4"	7,490 SF	5,000 SF FOR FIRST 2 UNITS	2,500 SF (7,500 SF REQ. 7,500 SF PROVIDED)	3,622 SF (EST)	70'-0"	70'-0"	2'-8"	5'-0" 44'-8"	50'-6"	3 EXISTING GARAGE SPACES
PROPOSED	3 FAMILY	0.57 (4,250 SF BUILDING 7,500 SF LAND)	2-1/2 ST 34'-4"	7,490 SF	5,000 SF FOR FIRST 2 UNITS	2,500 SF (7,500 SF REQ. 7,500 SF PROVIDED)	797.66 SF	70'-0"	70'-0"	2'-8" (EXISTING)	5'-0" (EXISTING) 27'-6"	55'-5"	3 PROPOSED GARAGE SPACES
VIOLATIONS	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES

### CODE INFORMATION

USE: R-2 MULTI-FAMILY  
PRIOR USE: R-3 SINGLE-FAMILY  
PREVAILING CODE: 2015 IBC  
ALTERATION CLASS: LEVEL 3  
903.2.1 - 1 HR DEMISING ASSEMBLIES  
904.1 - NFPA 13D SYSTEM TO BE INSTALLED  
905.1 - REFER TO SECTION 805  
1. FIRE ESCAPES PROVIDED TO UNIT 3 (TWO MEANS OF EGRESS)  
2. UNITS 1+2 QUALIFY FOR SINGLE EXIT PER IBC 1006.3.2.5  
907.2 - ALL STRUCTURE TO BE IBC COMPLIANT  
908 - STRETCH CODE COMPLIANT

NAME	LEVEL	AREA
MECH	00 - BASEMENT	274 SF
MECH	00 - BASEMENT	105 SF
UNIT 1	00 - BASEMENT	337 SF
UNIT 1	01 - LEVEL 1	518 SF
UNIT 1	02 - LEVEL 2	541 SF
UNIT 2	00 - BASEMENT	302 SF
UNIT 2	01 - LEVEL 1	659 SF
UNIT 2	02 - LEVEL 2	676 SF
UNIT 3	01 - LEVEL 1	91 SF
UNIT 3	02 - LEVEL 2	90 SF
UNIT 3	03 - LEVEL 3	1036 SF
		4629 SF

NAME	LEVEL	AREA
UNIT 1	00 - BASEMENT	337 SF
UNIT 1	01 - LEVEL 1	518 SF
UNIT 1	02 - LEVEL 2	541 SF
		1396 SF
UNIT 2	00 - BASEMENT	302 SF
UNIT 2	01 - LEVEL 1	659 SF
UNIT 2	02 - LEVEL 2	676 SF
UNIT 3	01 - LEVEL 1	91 SF
UNIT 3	02 - LEVEL 2	90 SF
UNIT 3	03 - LEVEL 3	1036 SF
		1217 SF
		4250 SF

PROJECT NAME  
THREE FAMILY RENOVATION

PROJECT ADDRESS  
23 FOLSOM STREET, BOSTON,  
MA 02125

PROJECT PHASE  
CONSTRUCTION DOCUMENTS

ARCHITECT



407 DUDLEY STREET, SUITE #8  
BOSTON, MA 02119  
617.502.1120

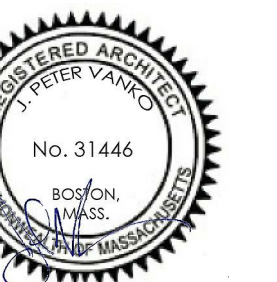
CONSULTANT(S)

SPRIHAN ENGINEERING  
80 JEWETT STREET  
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617-816-0722

ZADE ASSOCIATES LLC,  
140 BEACH STREET  
BOSTON MA 02111  
617-338-4406

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME  
PROPOSED AREA PLANS AND  
ZONING

Sheet Use CONSTRUCTION DOCS  
Date 6/24/2019  
Scale As indicated  
Revision  
Rev' Issue

A004





DEMOLITION NOTES

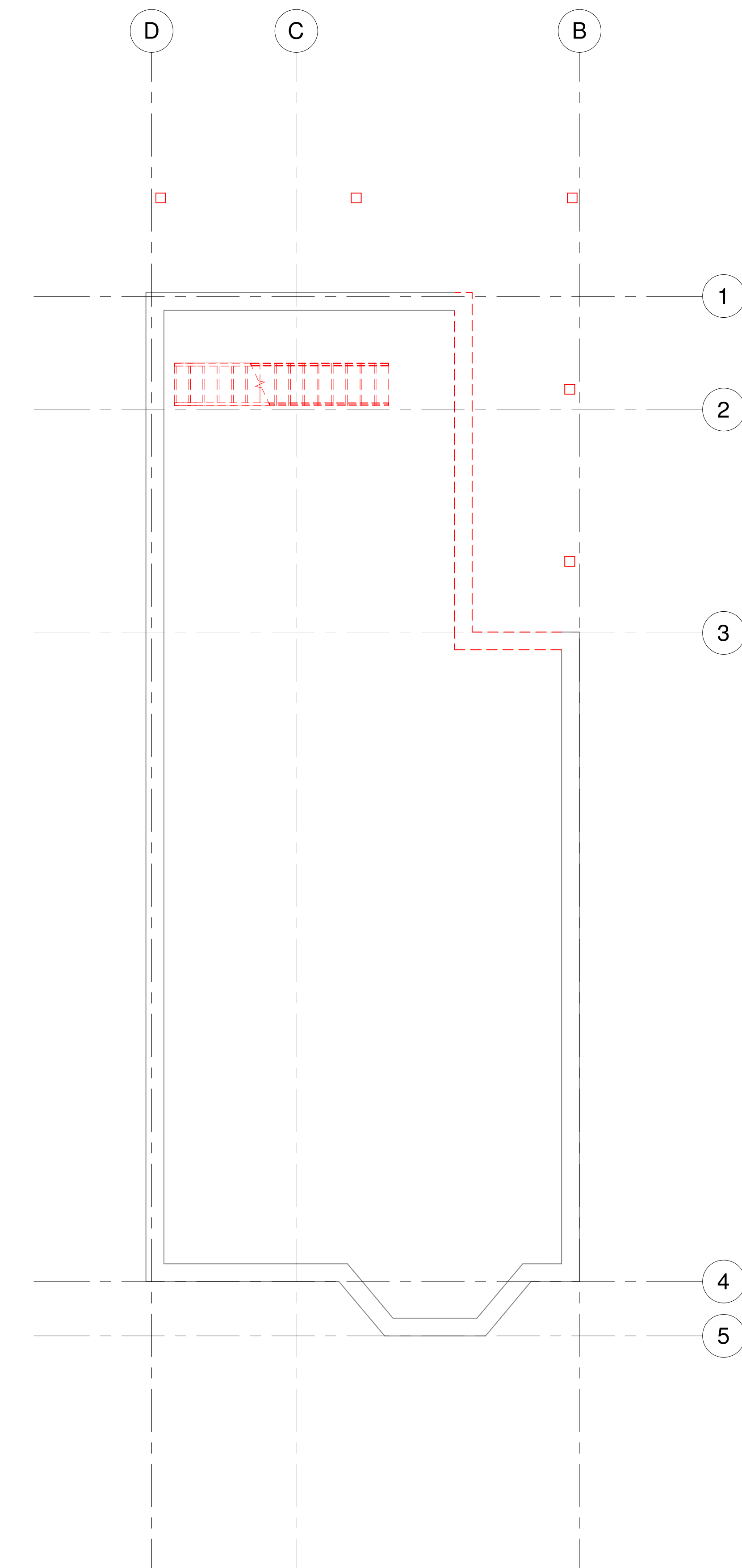
1. PRESENCE OF HAZARDOUS MATERIAL IS UNKNOWN. GENERAL CONTRACTOR TO PROCURE ENVIRONMENTAL SERVICES AS REQD FOR SUSPICIOUS MATERIALS
2. PROTECT ALL EXISTING WALLS, FLOORS, DOORS, WINDOWS, COLUMNS, ETC. TO REMAIN
3. AFTER REMOVAL/DEMOLITION, LEAVE ADJACENT AND REMAINING SURFACES READY FOR NEW WORK
4. REMOVE ANY APPLIED FLOORING (EX. SHEETGOOD, TILE, CARPET/OBJECTIVE HARDWOOD TO BE EXPOSED)
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7. REMOVE ALL EQUIPMENT WITHIN RESIDENTIAL UNITS INCLUDING BOILERS, RADIATORS, WATER HEATERS, ETC.

DEMOLITION LINETYPE

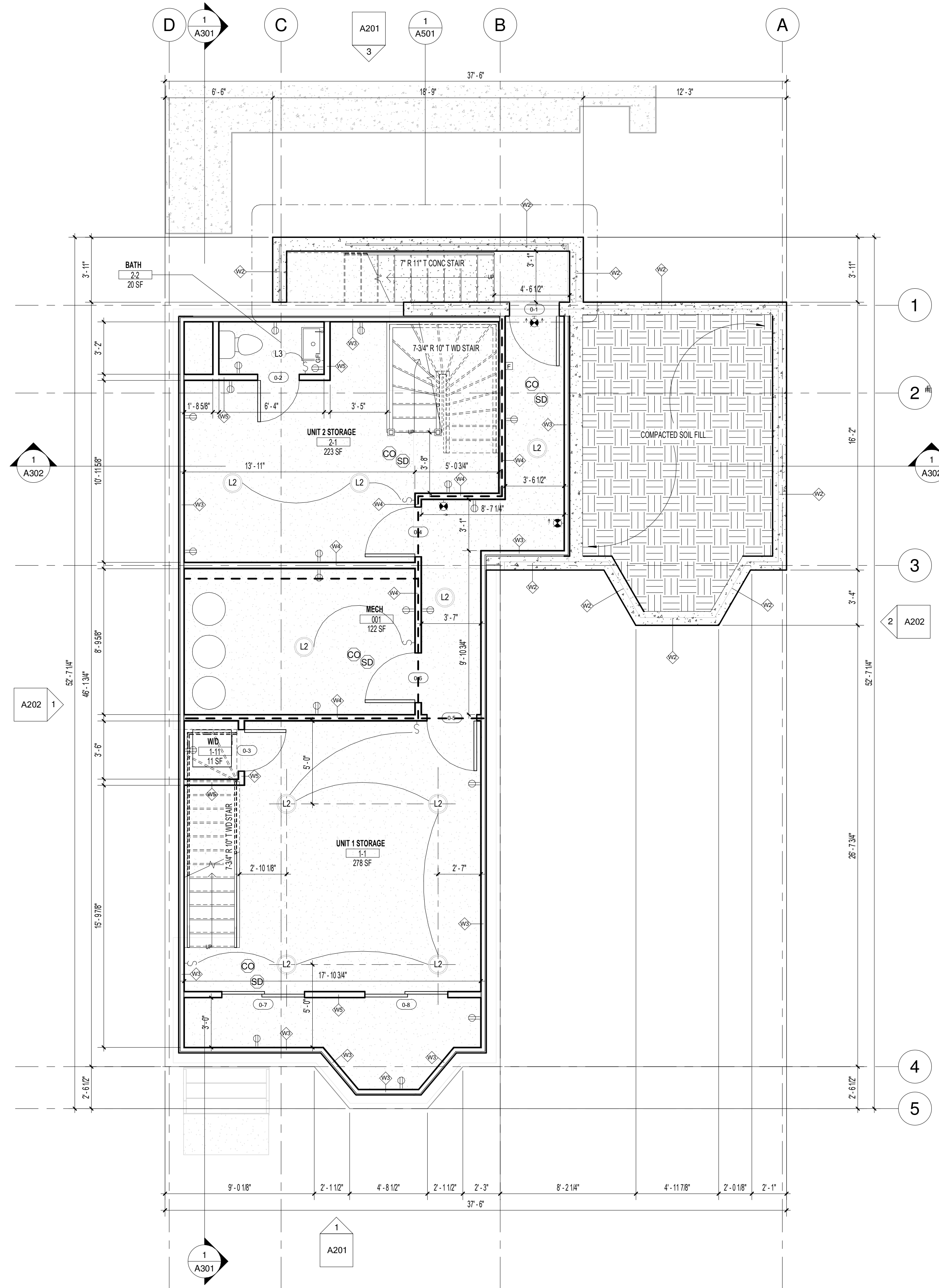
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LIFESAFETY FIXTURES

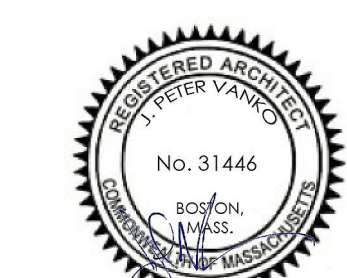
- EXIT SIGN
  1. ARROW(S) DESIGNATE(S) EGRESS DIRECTION
  2. SOLID HATCH DENOTES FIXTURE IS A COMPONENT OF THE EM LIGHTING SYSTEM
- EM LIGHT PACK - BATTERY BACKED UNLESS NOTED OTHERWISE BY ENGINEER
- FIRE EXTINGUISHER - SURFACE MOUNT
- ALARM PULL STATION - SURFACE MOUNT
- HORN STROBE - SURFACE MOUNT
- DETECTOR - CARBON MONOXIDE
- DETECTOR - SMOKE

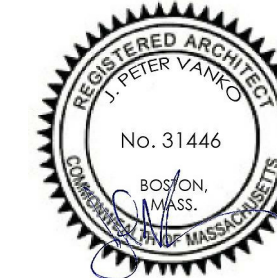


1 BASEMENT DEMO  
1/4" = 1'-0"



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





DEMOLITION NOTES

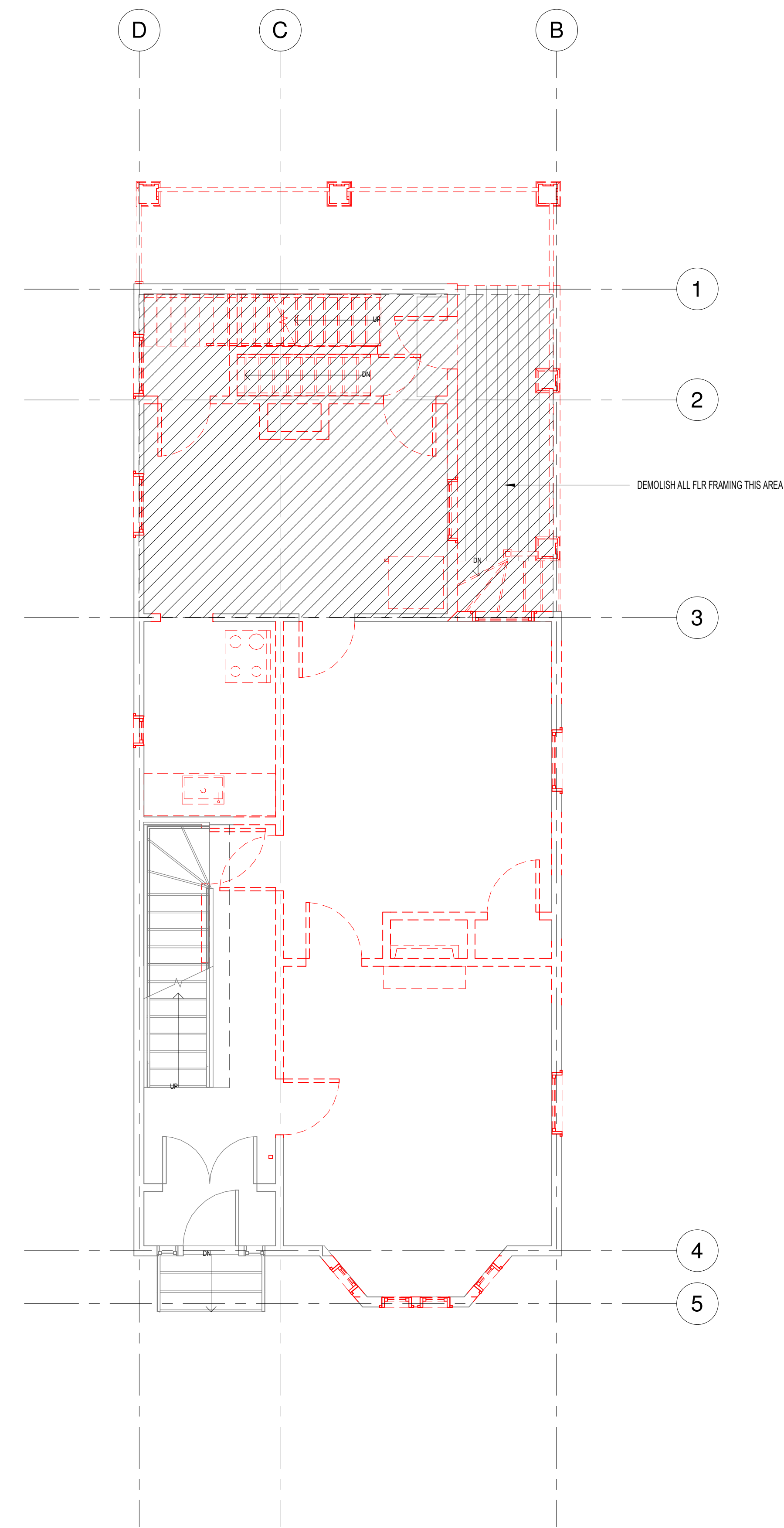
1. PRESENCE OF HAZARDOUS MATERIAL IS UNKNOWN. GENERAL CONTRACTOR TO PROCURE ENVIRONMENTAL SERVICES AS REQD FOR SUSPICIOUS MATERIALS.
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DEMOLITION LINETYPE

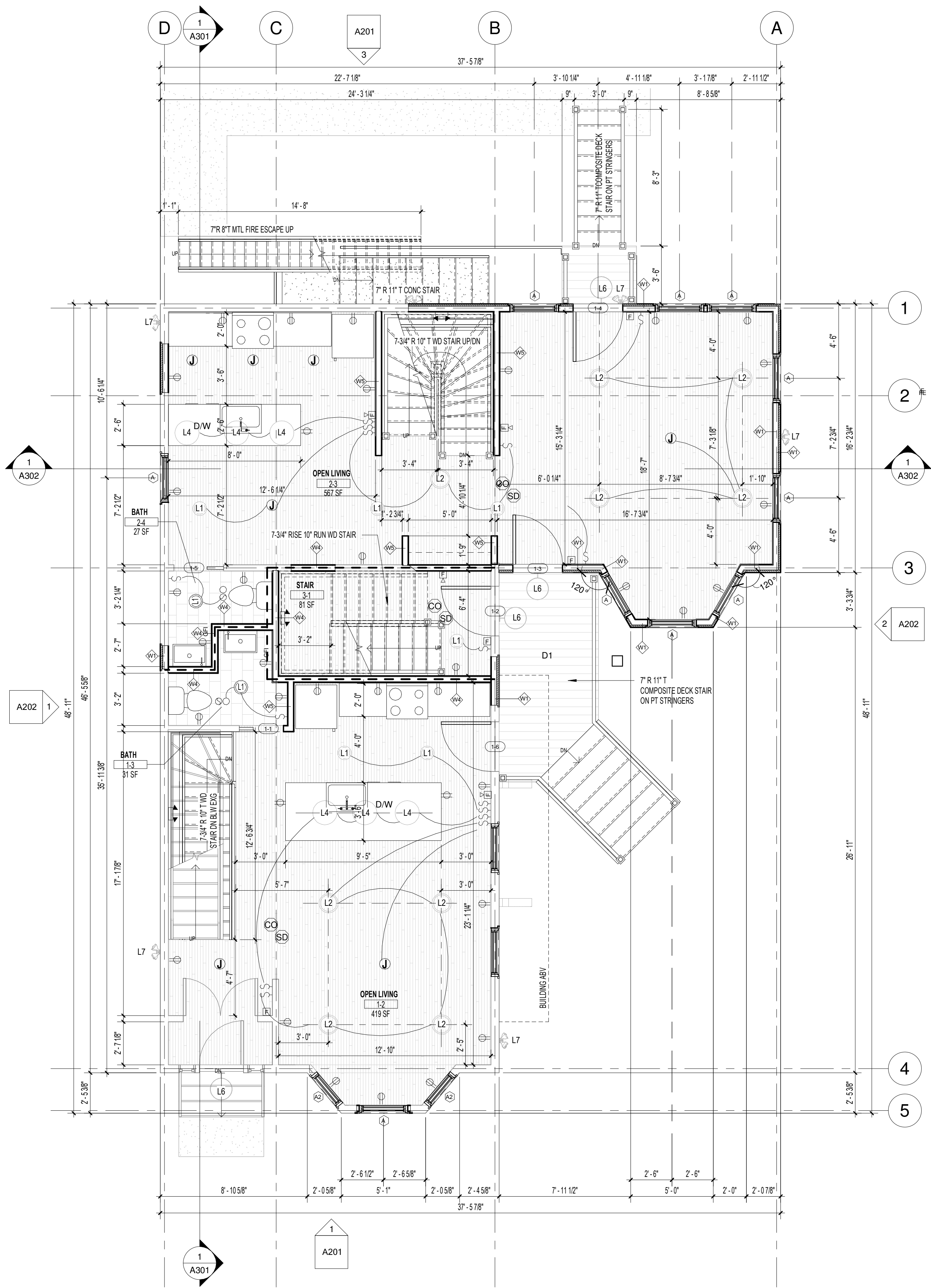
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LIFESAFETY FIXTURES

- EXIT SIGN
  1. ARROW(S) DESIGNATE(S) EGRESS DIRECTION
  2. SOLID HATCH DENOTES FIXTURE IS A COMPONENT OF THE EM LIGHTING SYSTEM
- EM LIGHT PACK - BATTERY BACKED UNLESS NOTED OTHERWISE BY ENGINEER
- FIRE EXTINGUISHER - SURFACE MOUNT
- ALARM PULL STATION - SURFACE MOUNT
- HORN STROBE - SURFACE MOUNT
- DETECTOR - CARBON MONOXIDE
- DETECTOR - SMOKE



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



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





DEMOLITION NOTES

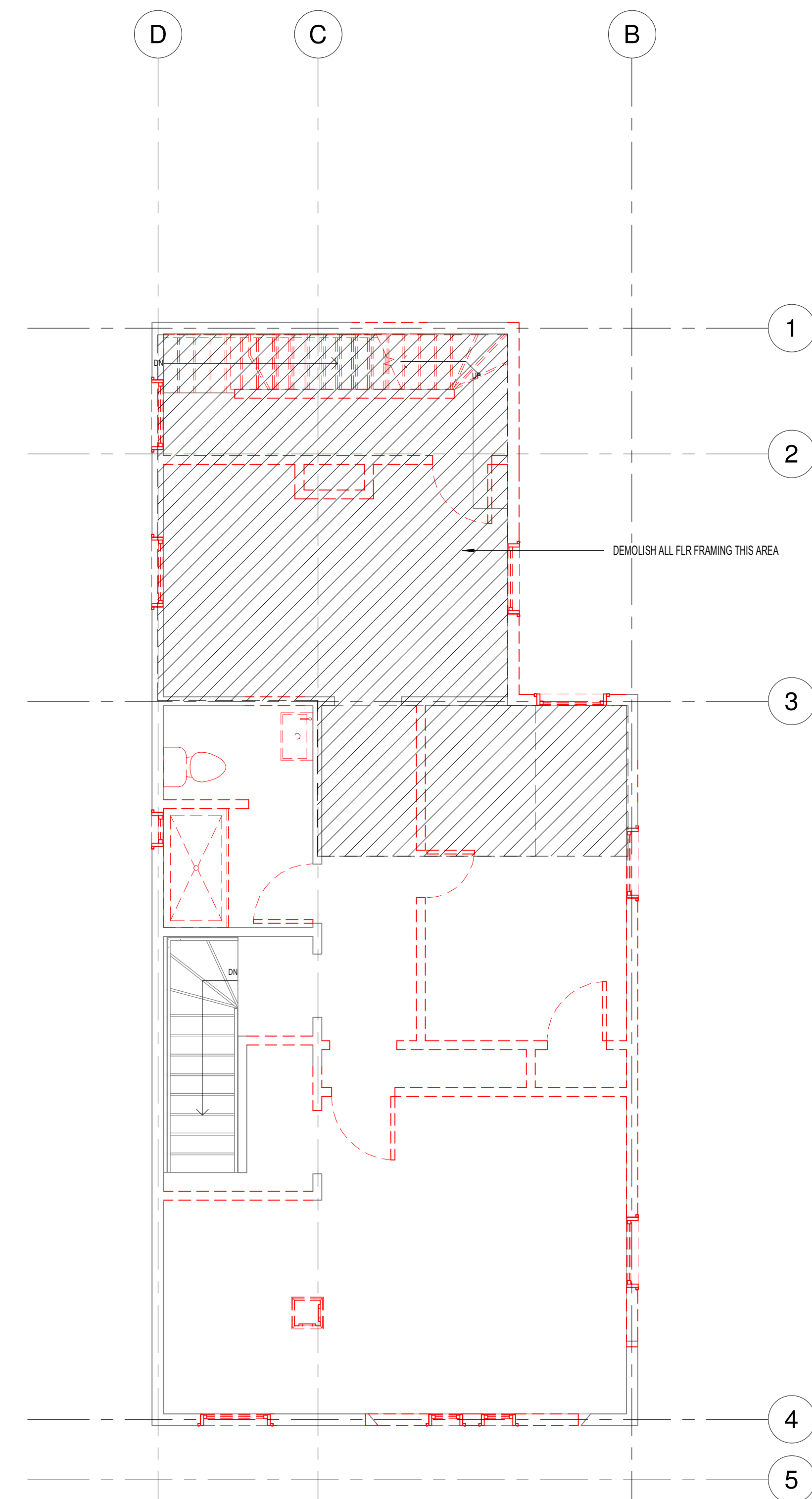
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DEMOLITION LINETYPE

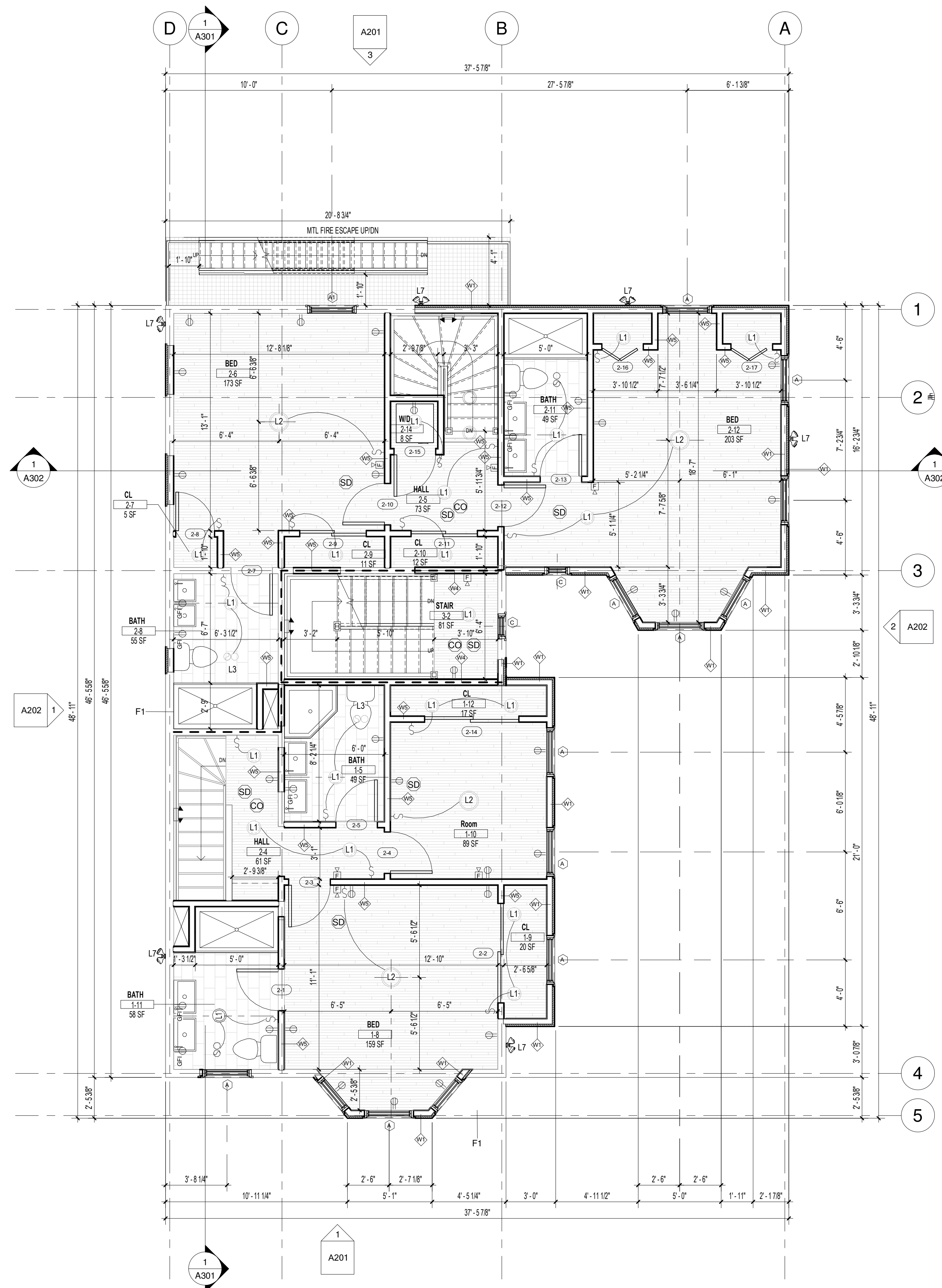
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LIFESAFETY FIXTURES

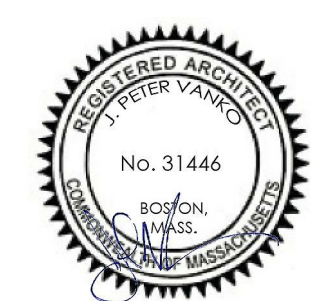
- EXIT SIGN
  1. ARROW(S) DESIGNATE(S) EGRESS DIRECTION
  2. SOLID HATCH DENOTES FIXTURE IS A COMPONENT OF THE EM LIGHTING SYSTEM
- EM LIGHT PACK - BATTERY BACKED UNLESS NOTED OTHERWISE BY ENGINEER
- MATE EXTERIOR LIGHT FIXTURE AT EXTERIOR EGRESS LOCATIONS
- FIRE EXTINGUISHER - SURFACE MOUNT
- ALARM PULL STATION - SURFACE MOUNT
- HORN STROBE - SURFACE MOUNT
- DETECTOR - CARBON MONOXIDE
- DETECTOR - SMOKE



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



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



DEMOLITION NOTES

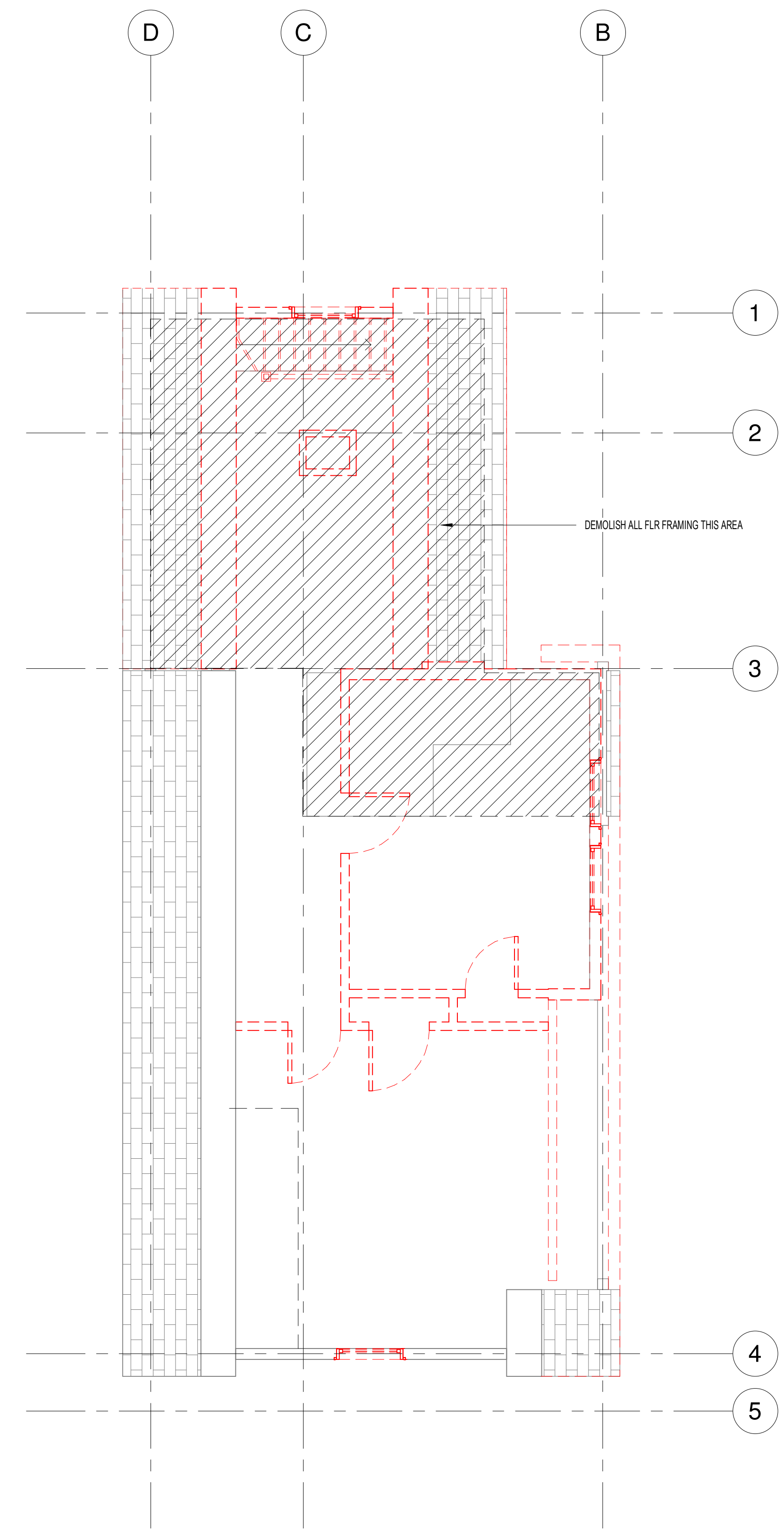
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3. AFTER REMOVAL/DEMOLITION, LEAVE ADJACENT AND REMAINING SURFACES READY FOR NEW WORK
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DEMOLITION LINETYPE

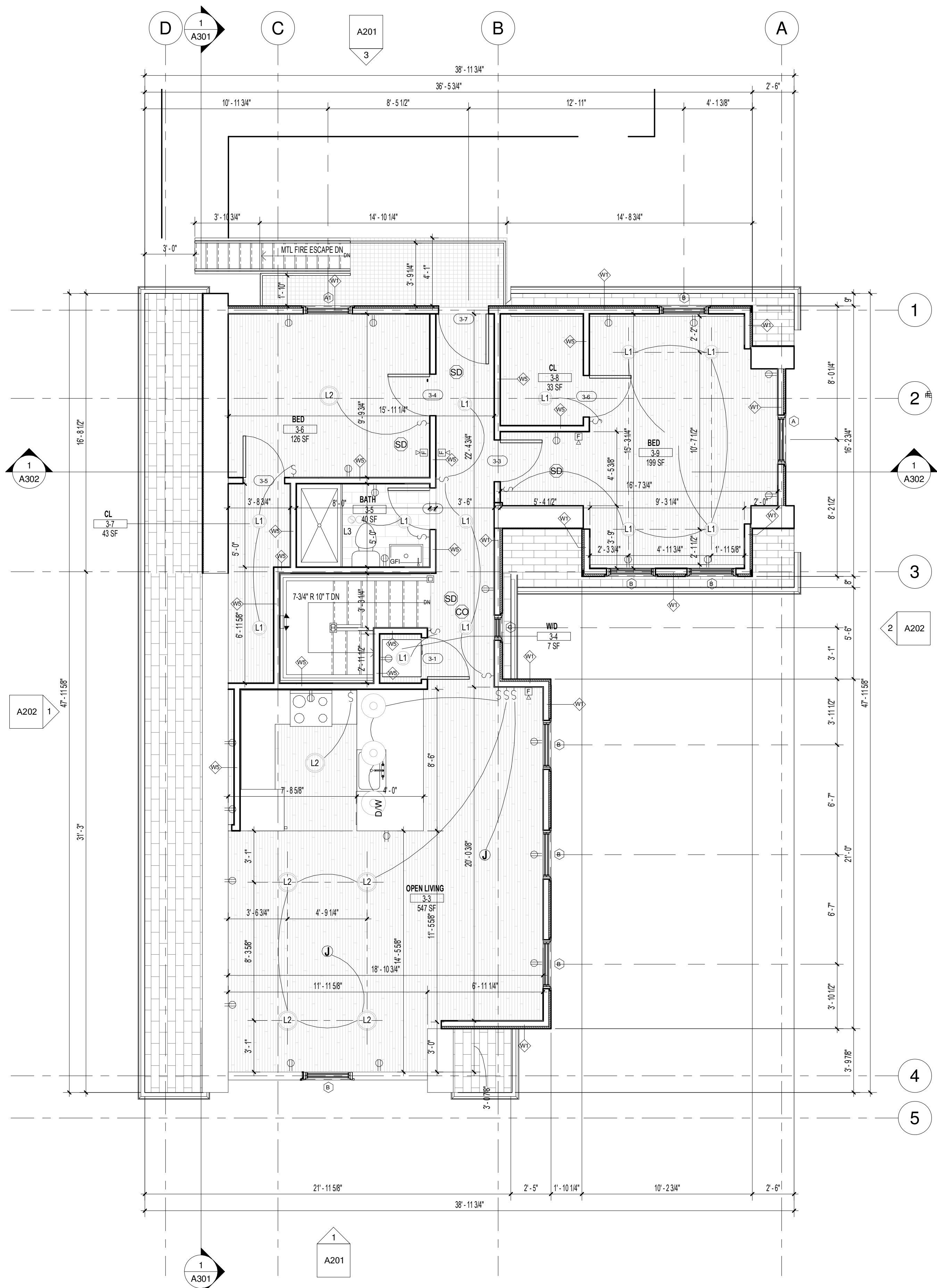
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LIFESAFETY FIXTURES

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- FIRE EXTINGUISHER - SURFACE MOUNT
- ALARM PULL STATION - SURFACE MOUNT
- HORN STROBE - SURFACE MOUNT
- DETECTOR - CARBON MONOXIDE
- DETECTOR - SMOKE



1 THIRD FLOOR DEMO  
1/4" = 1'-0"



2 PROPOSED THIRD FLOOR  
1/4" = 1'-0"



PROJECT NAME  
THREE FAMILY RENOVATION

PROJECT ADDRESS  
23 FOLSOM STREET, BOSTON, MA 02125

PROJECT PHASE  
CONSTRUCTION DOCUMENTS

ARCHITECT



407 DUDLEY STREET, SUITE #8  
BOSTON, MA 02119  
617.502.1120

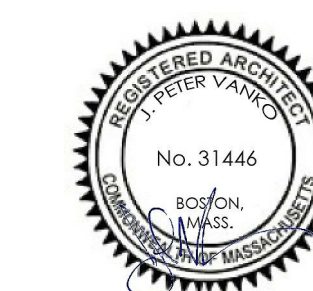
CONSULTANT(S)

SPRUHAN ENGINEERING  
80 JEWETT STREET  
NEWTON MA 02458  
617-816-0722

ZADE ASSOCIATES LLC  
140 BEACH STREET  
BOSTON MA 02111  
617-338-4406

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME  
ROOF PLANS

Sheet Use CONSTRUCTION DOCS  
Date 6/24/2019  
Scale 1/4" = 1'-0"  
Revision  
Rev Issue

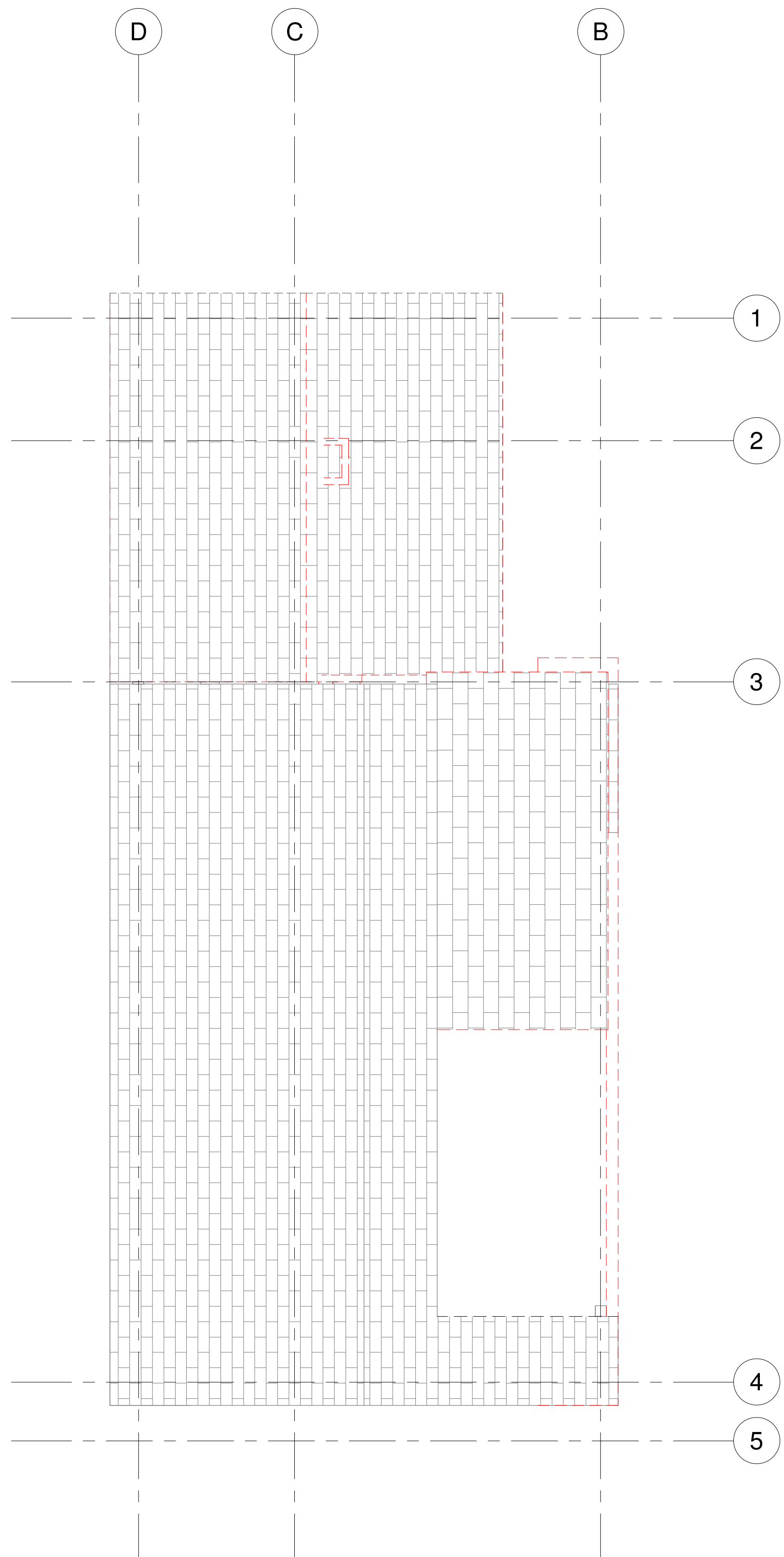
A105

DEMOLITION NOTES

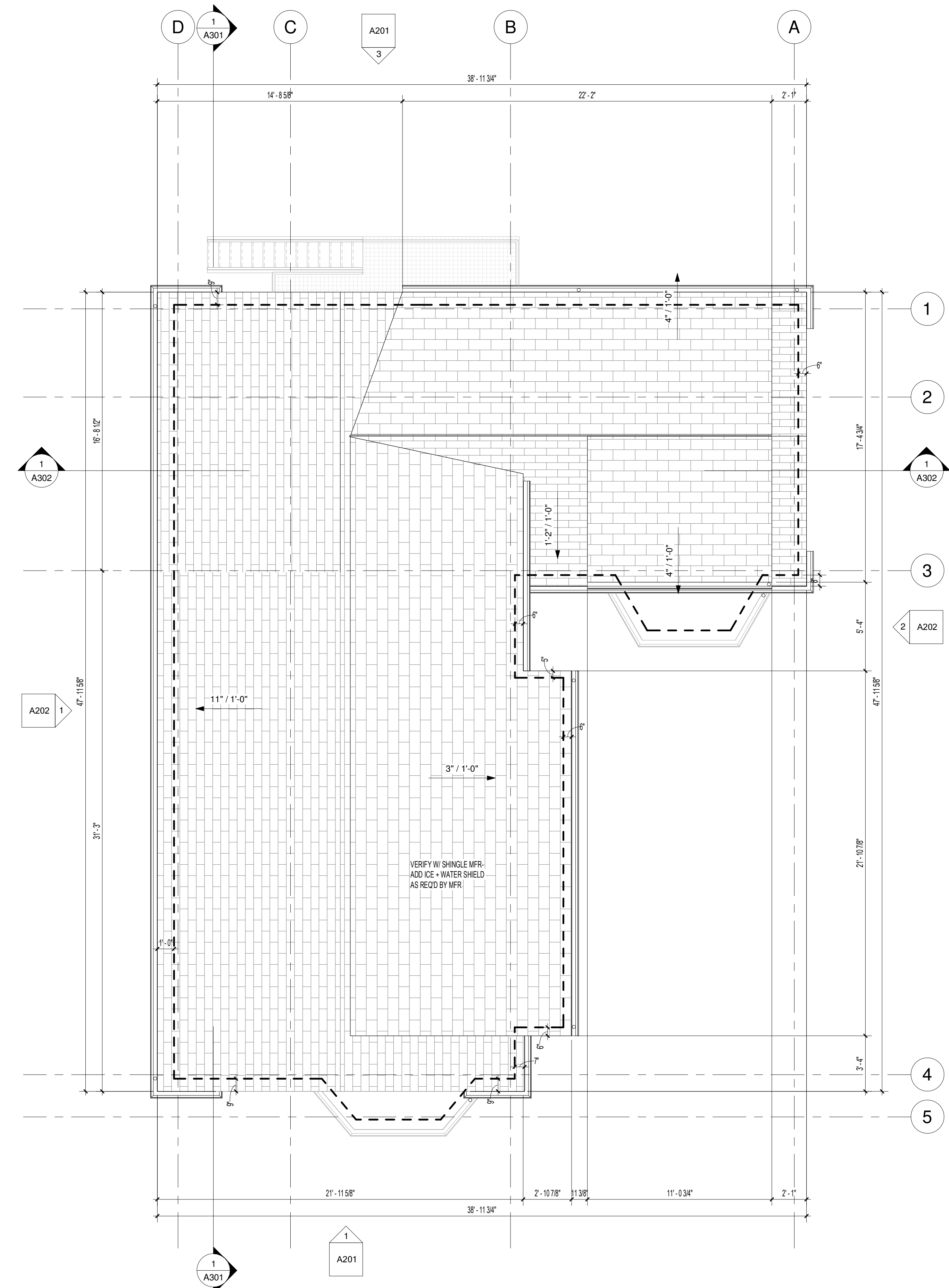
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DEMOLITION LINETYPE

--- DEMOLISHED



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



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

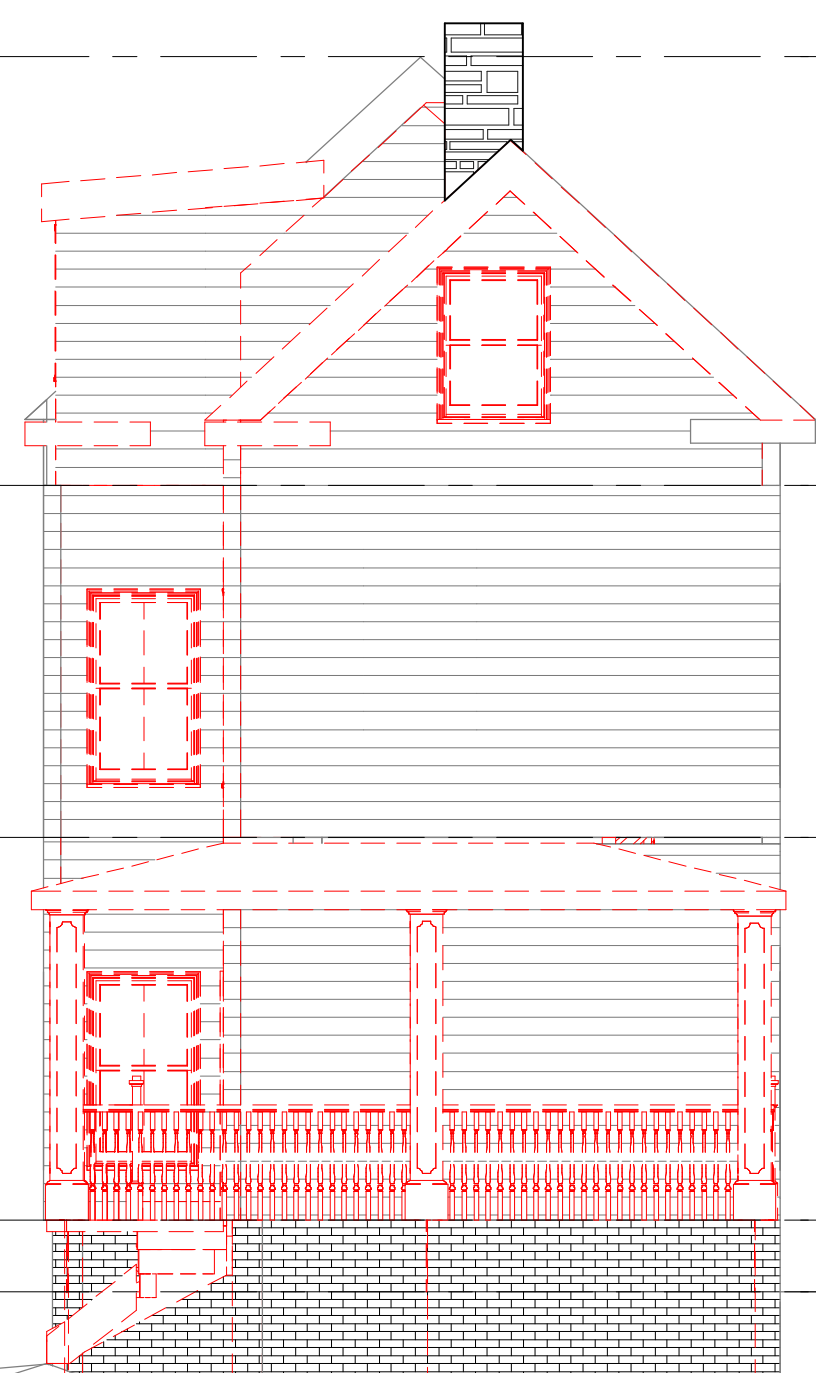


DEMOLITION NOTES

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6. REMOVE ALL EQUIPMENT WITHIN RESIDENTIAL UNITS INCLUDING BOILERS, RADIATORS, WATER HEATERS, ETC.

DEMOLITION LINETYPE

--- DEMOLISHED



4 NORTH DEMO ELEVATION  
3/16" = 1'-0"



3 PROPOSED NORTH ELEVATION  
3/16" = 1'-0"



2 SOUTH DEMO ELEVATION  
3/16" = 1'-0"

REMOVE + REPLACE ALL EXG WINDOWS--  
NOTE LOCATIONS W/ TEMPERED GLAZING REQUIREMENTS  
(TYP ALL BUILDING ELEVATIONS)



1 PROPOSED SOUTH ELEVATION  
3/16" = 1'-0"



PROJECT NAME  
THREE FAMILY RENOVATION

PROJECT ADDRESS  
23 FOLSOM STREET, BOSTON,  
MA 02125

PROJECT PHASE  
CONSTRUCTION DOCUMENTS

ARCHITECT



407 DUDLEY STREET, SUITE #8  
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ZADE ASSOCIATES LLC.  
140 BEACH STREET  
BOSTON MA 02111  
617-338-4406

APPROVALS

REGISTERED PROFESSIONAL

SHEET NAME  
EAST AND WEST ELEVATIONS

Sheet Use CONSTRUCTION DOCS

Date 6/24/2019

Scale As indicated

Revision

Rev Issue

A202

DEMOLITION NOTES

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DEMOLITION LINETYPE

DEMOLISHED

04 - T.O. RIDGE  
34' - 4"

03 - LEVEL 3  
22' - 5"

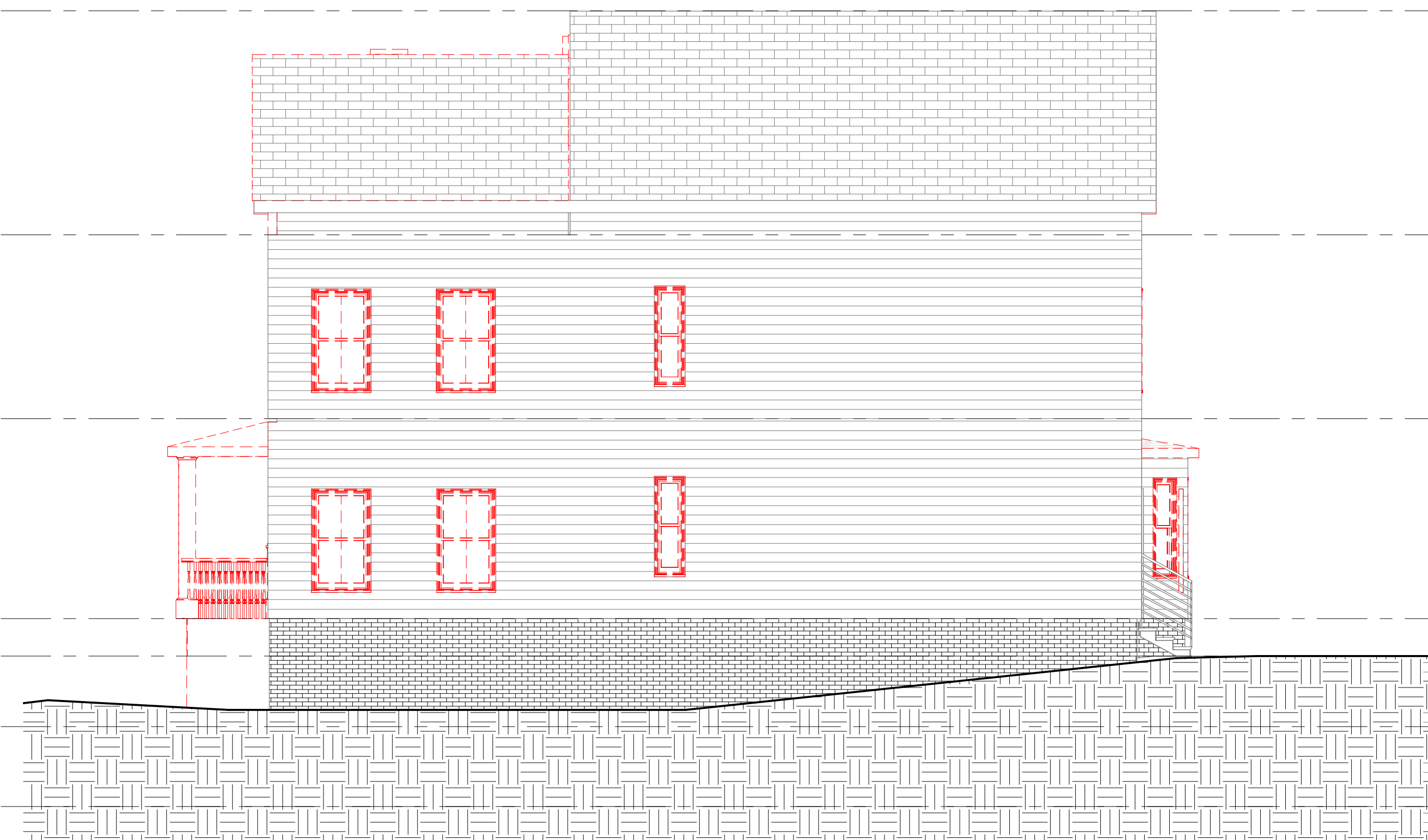
02 - LEVEL 2  
12' - 7 1/2"

01 - LEVEL 1  
2' - 0"

00 - GRADE (HP)  
0"

00 - GRADE (LP)  
-3' - 9"

00 - BASEMENT  
-8' - 0"



4 WEST DEMO ELEVATION  
3/16" = 1'-0"



1 PROPOSED WEST ELEVATION  
3/16" = 1'-0"



3 EAST DEMO ELEVATION  
3/16" = 1'-0"



2 PROPOSED EAST ELEVATION  
3/16" = 1'-0"

1x10