

PLOT PLAN

AT
6-8 DAVITT STREET
IN
BOSTON (DOR.), MASS.

PREPARED BY:
**NEPONSET VALLEY
SURVEY ASSOC., INC.**
95 WHITE STREET QUINCY, MASS.
FEBRUARY 19, 2020 SCALE 1" = 10'

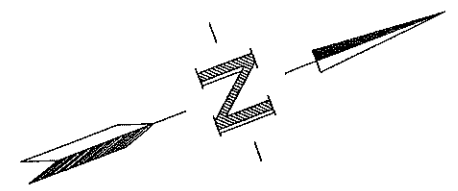


Stephen P. Desroche
STEPHEN P. DESROCHE PLS No. 27699



40.00' IR FND

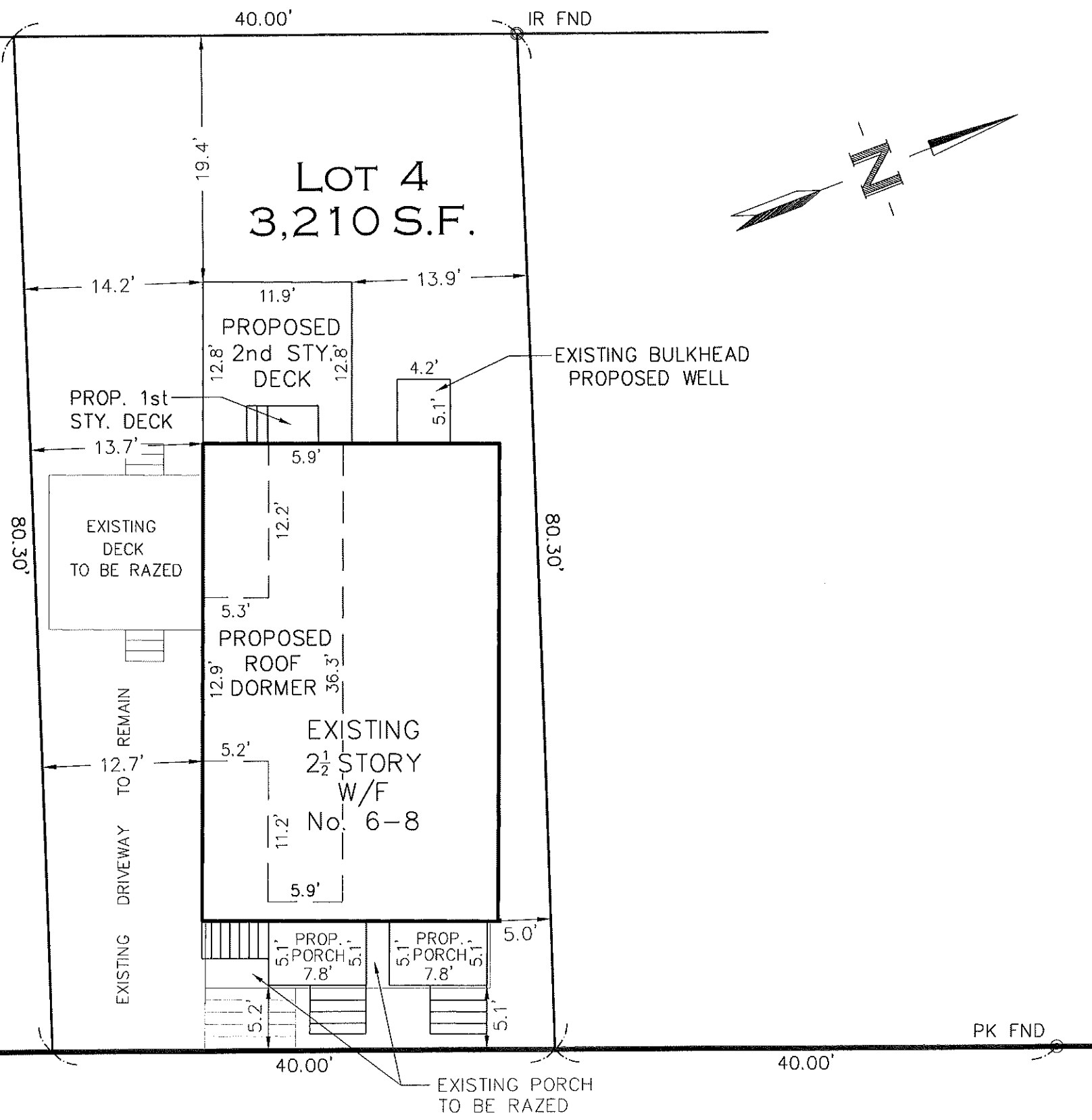
LOT 4
3,210 S.F.



PLOT PLAN

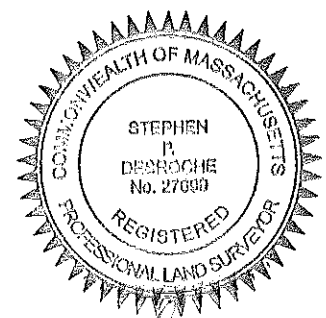
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6-8 DAVITT STREET
IN
BOSTON (DOR.), MASS.

PREPARED BY:
**NEPONSET VALLEY
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95 WHITE STREET QUINCY, MASS.
SEPTEMBER 8, 2020 SCALE 1" = 10'



DAVITT STREET

PK FND



Stephen P. Desroche
STEPHEN P. DESROCHE PLS No. 27699



GENERAL NOTES:

**CONTRACTOR RESPONSIBILITY-
CONTRACTOR IS SOLELY RESPONSIBLE FOR:**

- VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS.
- ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.
- OBTAINING AND PAYING FOR ALL PERMITS.
- PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES.
- CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS.
- SCHEDULING AND SEQUENCING.
- CONSTRUCTION MEANS, METHODS AND TECHNIQUES
- MAINTAINING DRAWINGS AND PERMITS ON SITE.
- JOB SITE SAFETY
- COORDINATION BETWEEN TRADES, AND SUPPLIERS.
- PROVIDE SCHEDULE TO OWNER AND ARCHITECT.
- PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT.
- TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- SITE CLEANLINESS AND CONFORMANCE TO NFPA 241 REQUIREMENTS.
- REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
- GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

REVIEW OF WORK BY DESIGNERS-

CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.

CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:

- POURING CONCRETE
- INSULATING
- INSTALLING DRYWALL
- FINAL INSPECTION

SHOP DRAWINGS-

ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD.

GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS, PRIOR TO SUBMITTING TO ARCHITECT OR ENGINEER.

NON SUBMISSION DOES NOT CONSTITUTE APPROVAL OF ANY WORK.

NO EXCEPTIONS TAKEN DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING ANY OTHER WORK ON THE DRAWINGS.

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNERS' REVIEW TIME.

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A CHANGE.

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS.

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS.

CHANGE ORDERS-

CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.

DESIGNER SHALL BE NOTIFIED OF ANY CHANGE TO THE DRAWINGS, UNFORESEEN FIELD CONDITIONS OR DISCREPANCIES PRIOR TO PERFORMING WORK.

ANY PROPOSED CHANGES SHALL BE ACCOMPANIED WITH A WRITTEN DESCRIPTION OR A SKETCH FOR CLARIFICATION.

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMING WORK.

CHANGE ORDERS SHALL BE PRICED EITHER LUMP SUM OR UNIT PRICE OR TIME AND MATERIALS.

ANY SUBSTITUTION REQUEST SHALL BE MADE VIA CHANGE ORDER, AND NOT VIA SHOP DRAWINGS UNLESS AGREED TO.

ANY CHANGE SHALL STATE THE CREDIT OR COST ADD AND/OR ANY CHANGE TO THE SCHEDULE.

REQUISITIONS-

ANY REQUISITION REQUIRED TO BE SIGNED BY THE ARCHITECTED SHALL BE SUBMITTED A MINIMUM OF ONE WEEK PRIOR TO BEING SUBMITTED TO THE BANK FOR REVIEW.

CONTRACTOR SHALL PROVIDE RECEIPTS AND INSURANCE CERTIFICATES FOR ANY MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE DESIGNING ARCHITECT OR STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. ANY SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM IS DESIGNED BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. IT SHALL BE THE CONTRACTORS OR OWNERS' RESPONSIBILITY TO DETERMINE SUITABLE SOIL CONDITIONS AND VERIFY THE BEARING PRESSURE. IF A SUITABLE SOIL THAT CAN WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

WOOD NOTES:

- ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
- ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A MINIMUM:
FB=875 PSI, FV=135 PSI, E=1,300,000 PSI.
- ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-0" O.C.
- ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-0" O.C. MAXIMUM.
- PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
- PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
- PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
- PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
- PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
- PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWB" STRAP, OR EQUAL.
- ALL BUILT-UP BEAMS SHALL BE BOLTED WITH 1/2" Ø THRU BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

WOOD LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows; or as noted on drawings.

Span of opening:	Size: 2x6 studs	Size: 2x4 studs
less than 4'-0"	3 - 2x4	2 - 2x4
up to 6'-0"	3 - 2x6	2 - 2x6
up to 8'-0"	3 - 2x8	2 - 2x8
up to 10'-0"	3 - 2x10	2 - 2x10

DESIGN CRITERIA:

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE NINTH EDITION OF THE MASSACHUSETTS BUILDING CODE.

DESIGN LIVE LOAD = 40 POUNDS PER SQUARE FOOT

- FLOORS
- PRIVATE DECK

DESIGN SNOW LOAD = 40 POUNDS PER SQUARE FOOT WITH SNOW DRIFT WHERE APPLICABLE.

WIND LOAD = 128 MILES PER HOUR

SEISMIC: Ss = 0.217
S1 = 0.069

ALL LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI.

PROPOSED RENOVATION

6-8 DAVITT ST DORCHESTER, MASSACHUSETTS

ZONING CODE ANALYSIS 6 Davitt

Governing Article: 65

Subdistrict: 2f-5000

Use Regulations: Section Table	
Existing	Proposed
2 FAMILY	2 FAMILY

Dimensional Regulations: Table					
	Code Requirement	Existing Condition	Proposed Project	Notes	
Lot Area Minimum	5000				
Min Lot Area for Additional Units					
Total Required Lot Size	5000	3210	3210	EX'G NON CONFORMANCE NO CHANGE	
Min Required Lot Width and Frontage	40	40	40	NO CHANGE	
Max FAR	0.5	2228/3210=.69	2228/3210=.69	EX'G NON CONFORMANCE REMAINS- NO CHANGE	
Max Building Height / Stories	2.5/ 35'	2.5/28'	2.5/28'	NO CHANGE	
Usable Open Space	750	1748 TOTAL/ 874 PER UNIT	1748 TOTAL/ 874 PER UNIT	NO CHANGE	
Min Front Yard	modal	4.75 (PORCH)	4.75 (PORCH)	NO CHANGE	
Min Side Yard	10	2.7/12.25	2.7/12.25	NO CHANGE	
Min Rear Yard	20/ 10 feet reduction	32.3	19.5	SHALLOW LOT REDUCTION ALLOWS FOR 10' REAR YARD	
Max Use of Rear Yard	25%	NA	NA		

Overlays:
NDOD

Parking:
1 per unit EX'G 2 TANDEM PROPOSED 2 TANDEM REMAINS NO CHANGE

Other Non-Dimensional Zoning Issues:
Proposed dormers only increase the head room of ex'g floor area on the building- No floor area is proposed to be added.

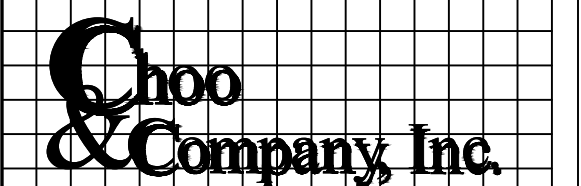
KEY

- ☉ SMOKE DETECTOR
- ☉ HEAT DETECTOR
- ☉ CARBON MONOXIDE DETECTOR
- ☐ EMERGENCY LIGHT
- ☐ HORN/ STROBE/ PULL STATION
- ☐ HORN/ STROBE
- ◆ 1 HOUR WALL(SEE W.T.1/A-3.1)
- ◆ 2 HOUR WALL(SEE W.T.2/A-3.1)
- ◆ 3 HOUR WALL(SEE W.T.3/A-3.1)
- ☒ FAN
- ⊙ 45 MIN. DOOR
- ⊙ 1-1/2 HOUR DOOR
- ☐ FIRE ALARM CONTROL PANEL
- ⬡ WINDOW TYPE
- 1 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
- 2 2 HOUR CLG. WALL(SEE C.T.2/A-3.1)
- 3 3 HOUR CLG. WALL(SEE C.T.2/A-3.1)
- ☉ FIRE EXTINGUISHER

CODE SUMMARY
EX'G TYPE 5B CONSTRUCTION
PROPOSED REMAINS
2.5 STORIES
PROPOSED REMAINS
R-3 2 RES UNITS
PROPOSED REMAINS

PROPOSED RENOVATION

 6-8 DAVITT ST
DORCHESTER, MASS



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

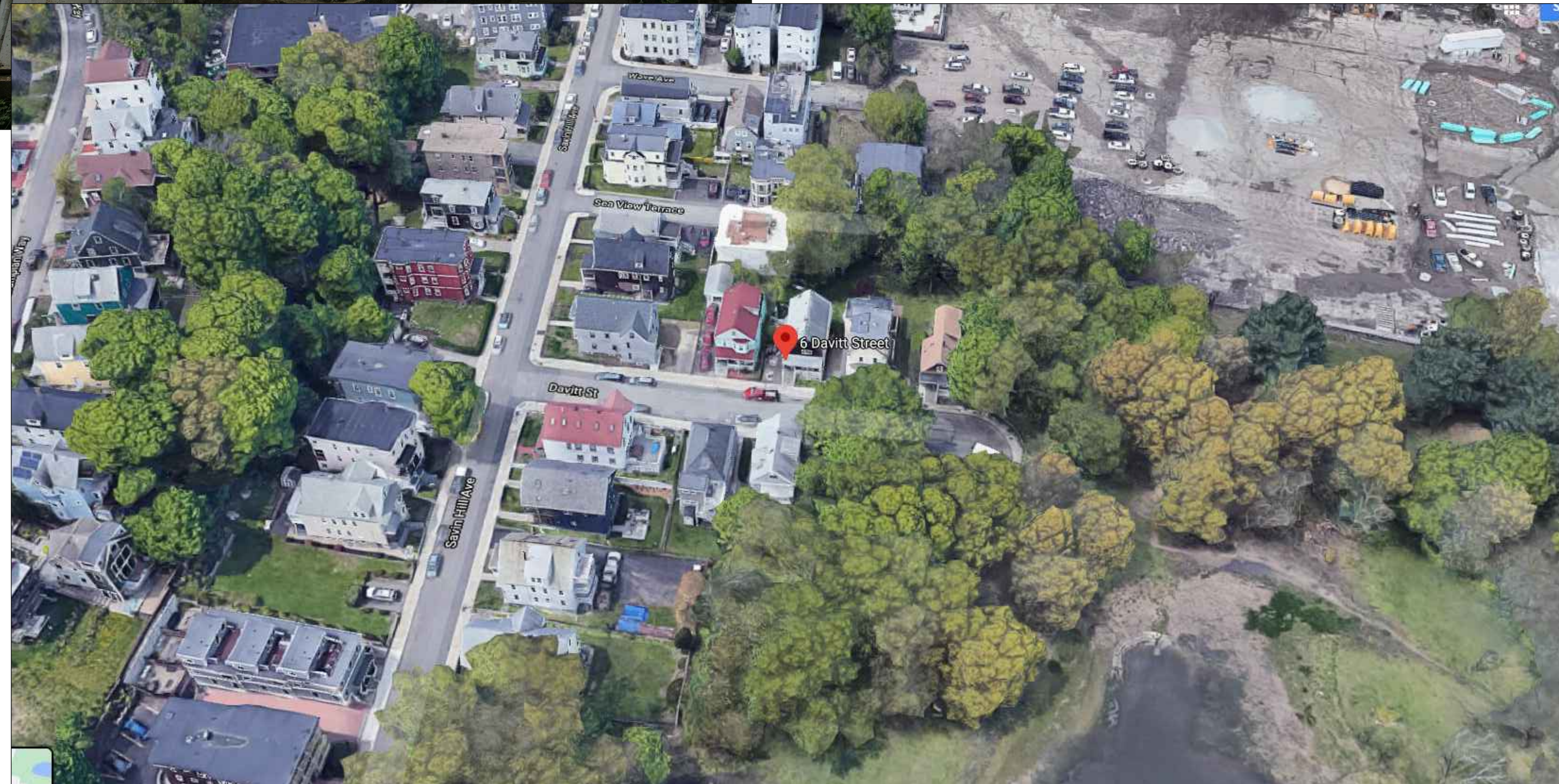
No.	Revision Date

Project No: 2020156
Scale: AS NOTED
Date: 07-16-2020
Drawn By: SL

Drawing Name

COVER SHEET

Sheet No.
A-0



Location

PROPOSED RENOVATION
6-8 DAVITT ST
DORCHESTER, MASS

Choo & Company, Inc.

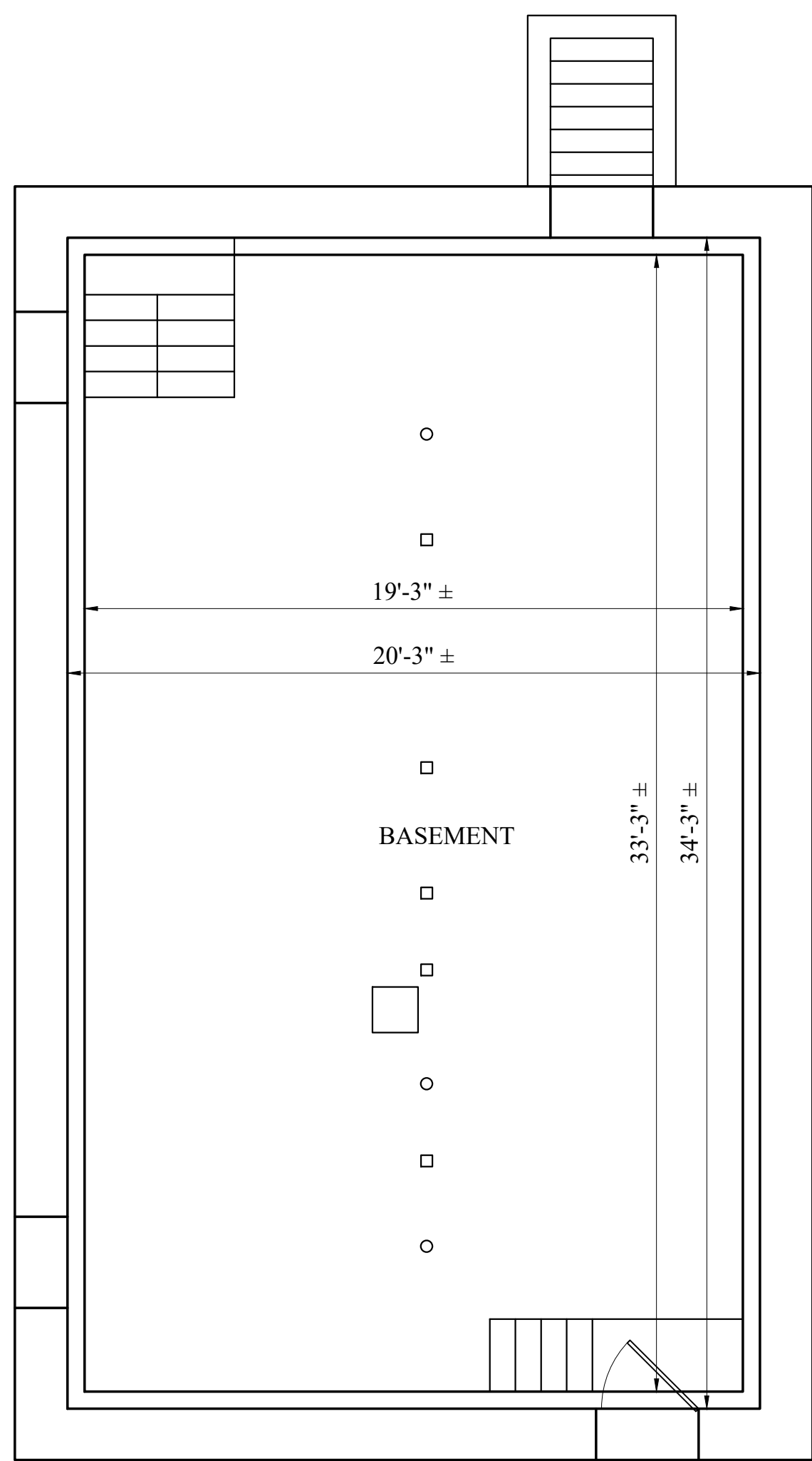
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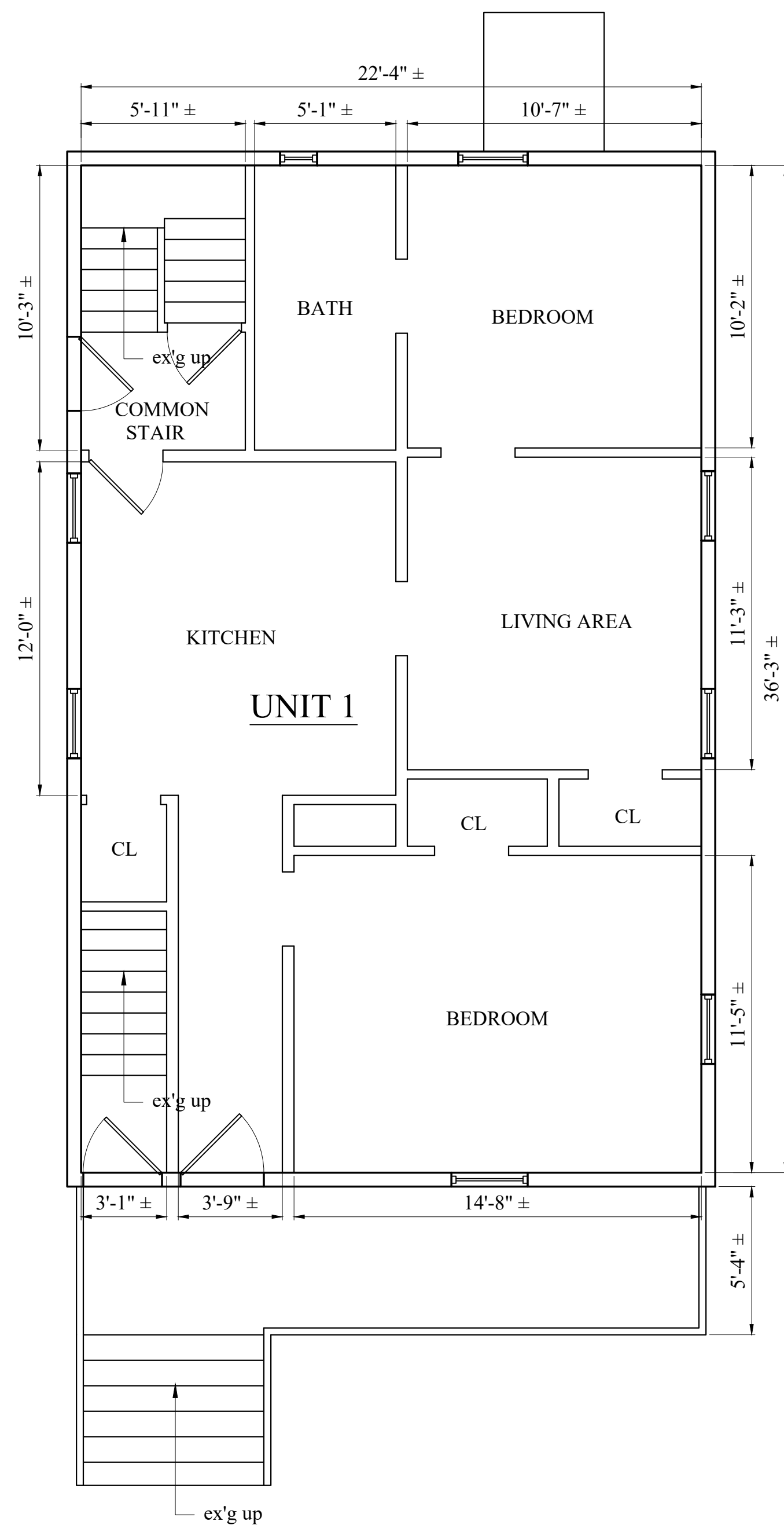
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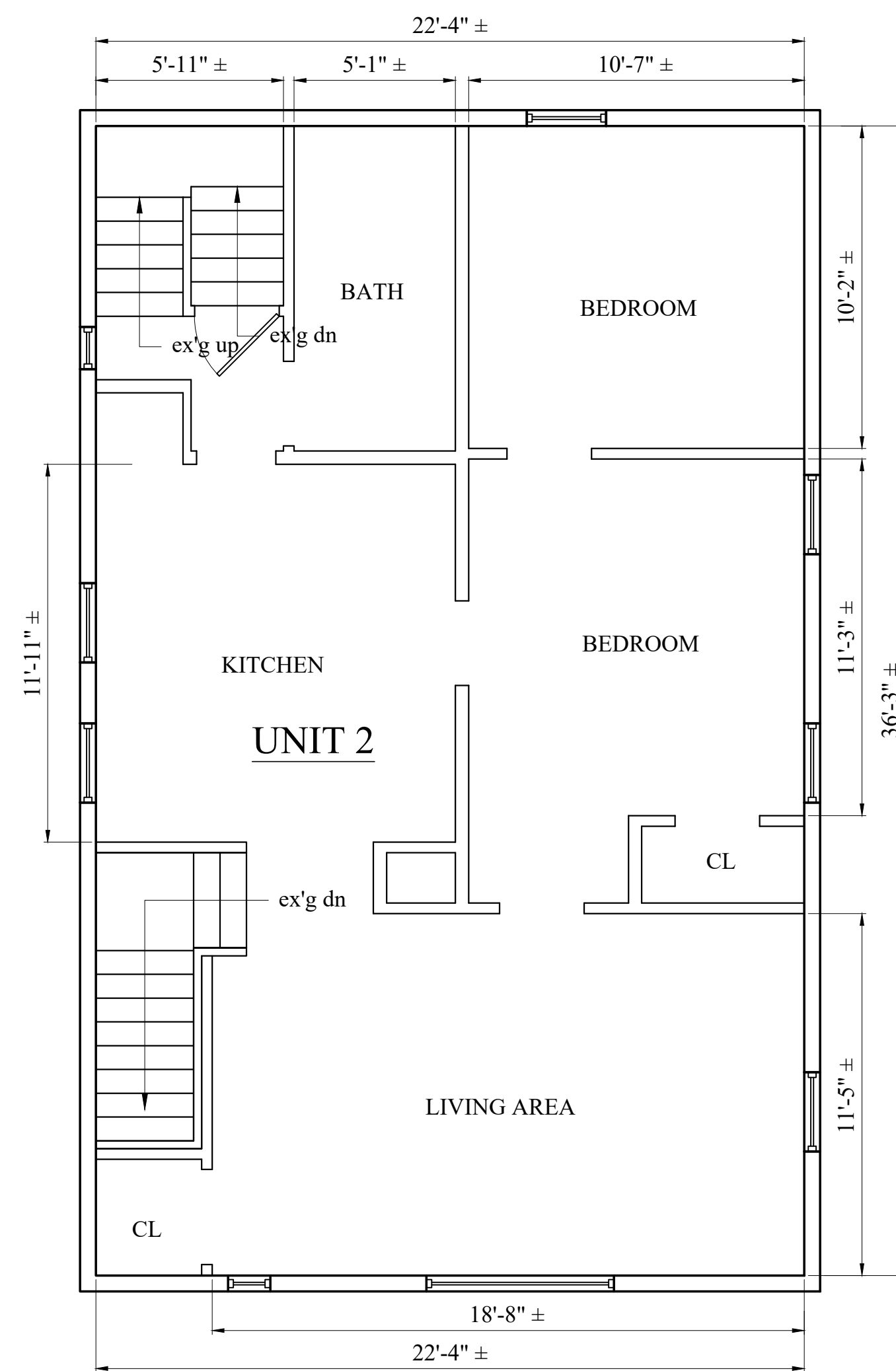
DAVITT STREET

1 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"



DAVITT STREET

2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



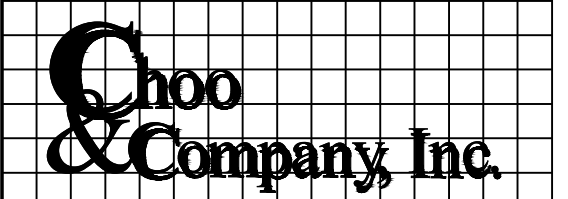
DAVITT STREET

3 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

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EXISTING
PLANS

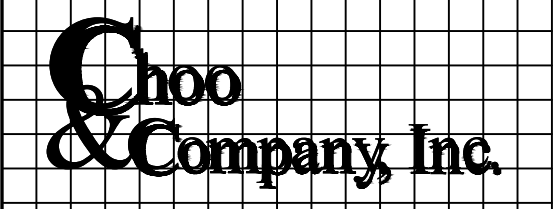
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Location

PROPOSED RENOVATION

6-8 DAVITT ST DORCHESTER, MASS



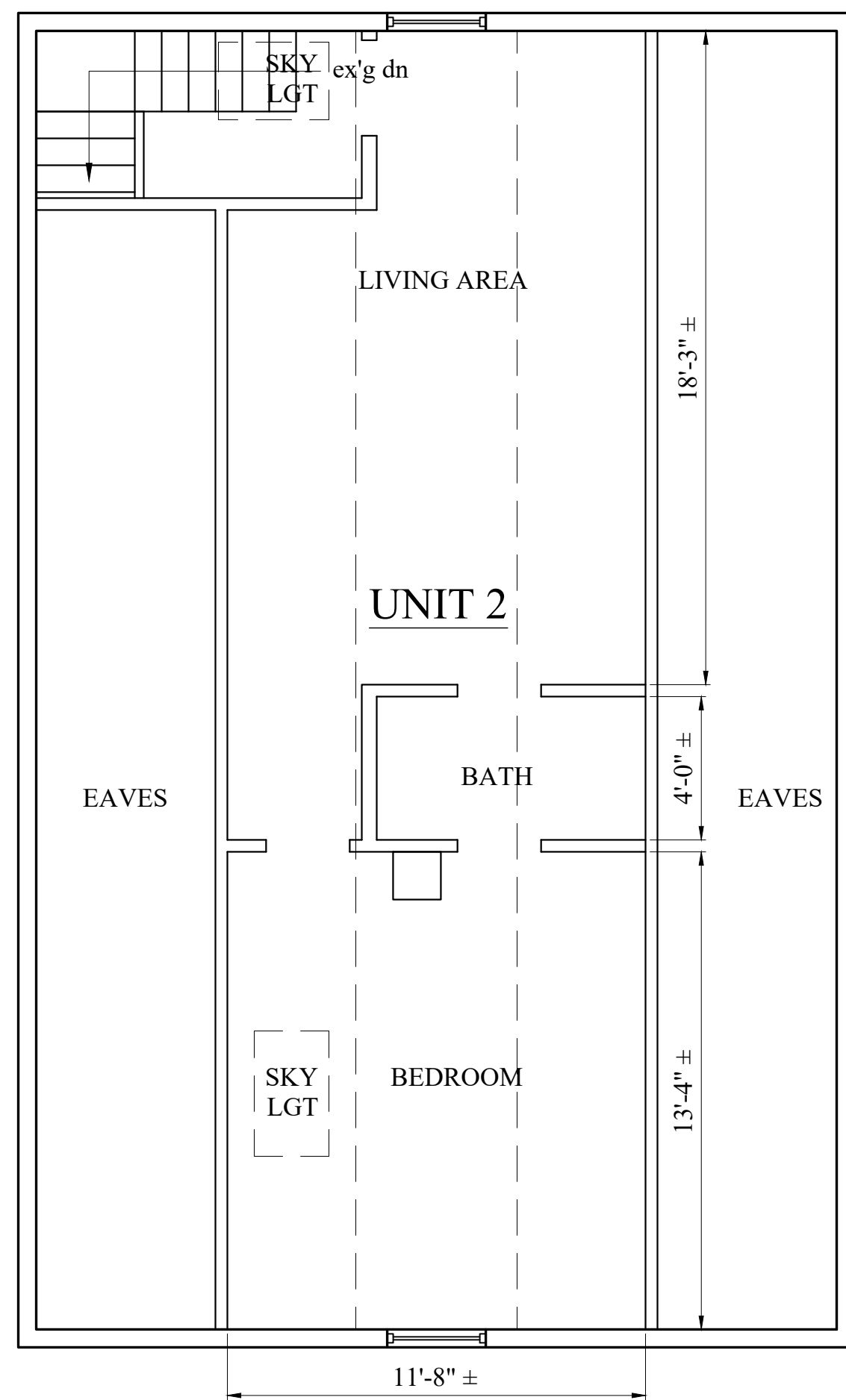
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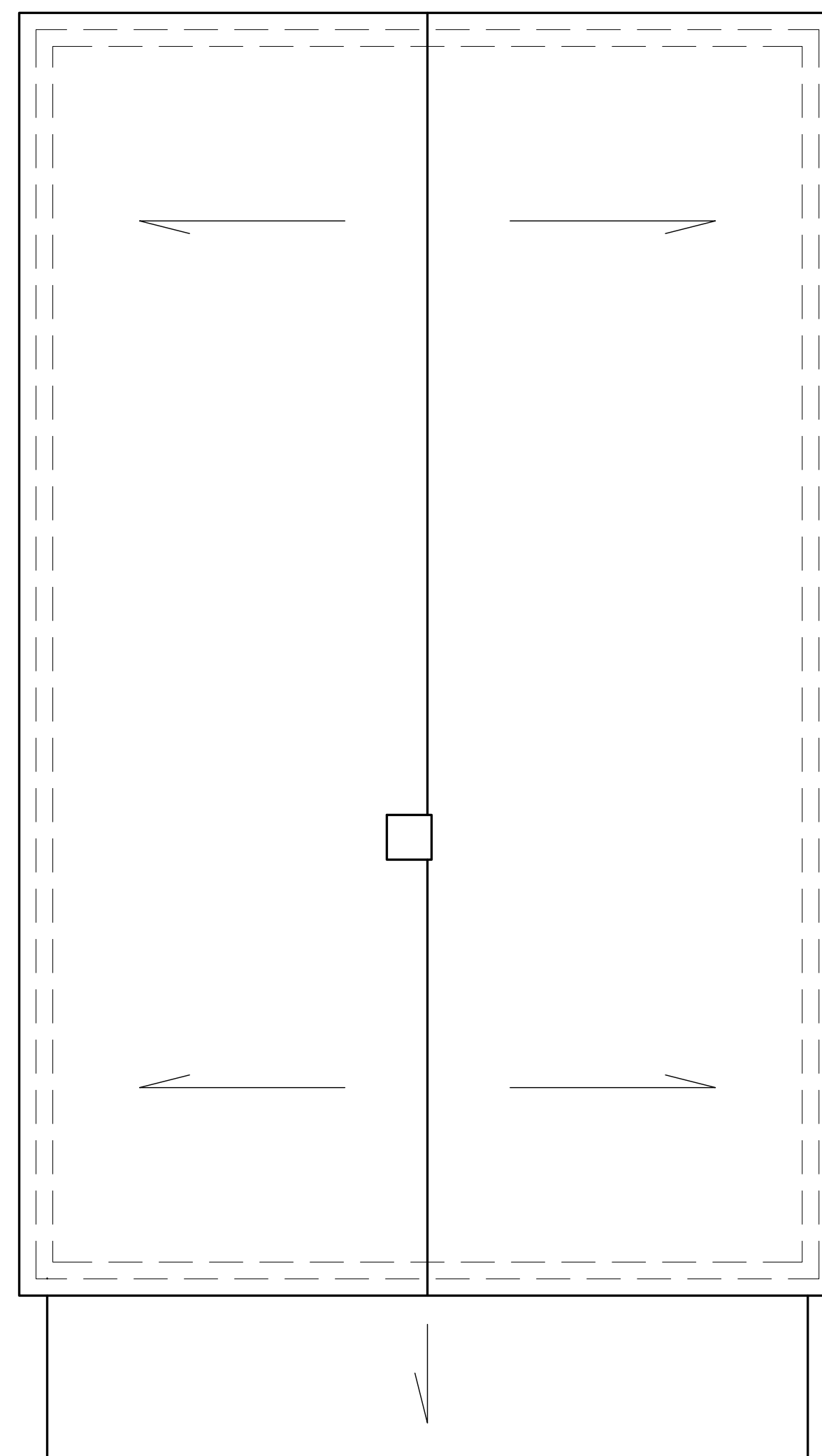
Drawing Name
EXISTING PLANS

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D-1.2



DAVITT STREET

4 EXISTING ATTIC FLOOR PLAN
 1/4" = 1'-0"



DAVITT STREET

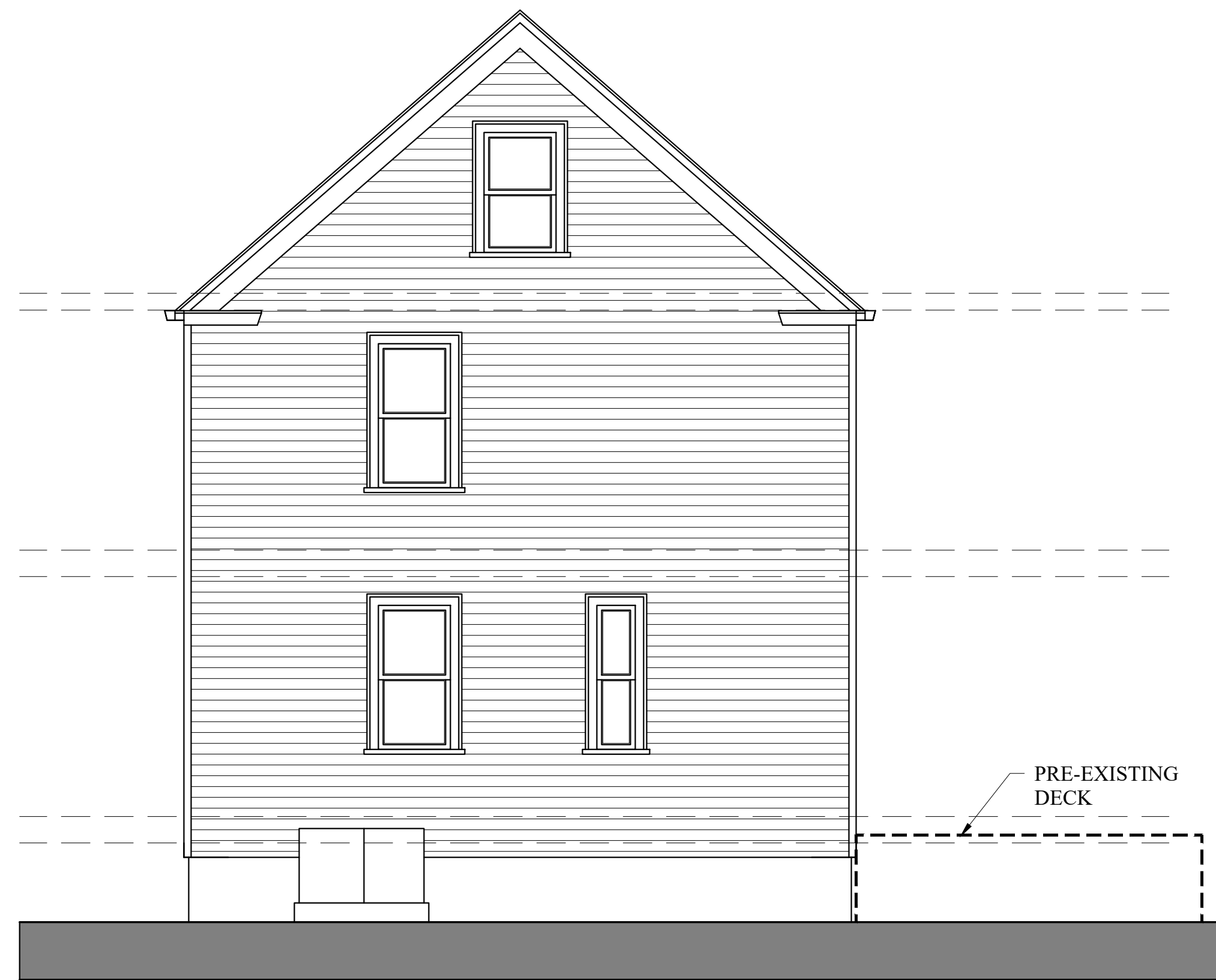
5 EXISTING ROOF PLAN
 1/4" = 1'-0"



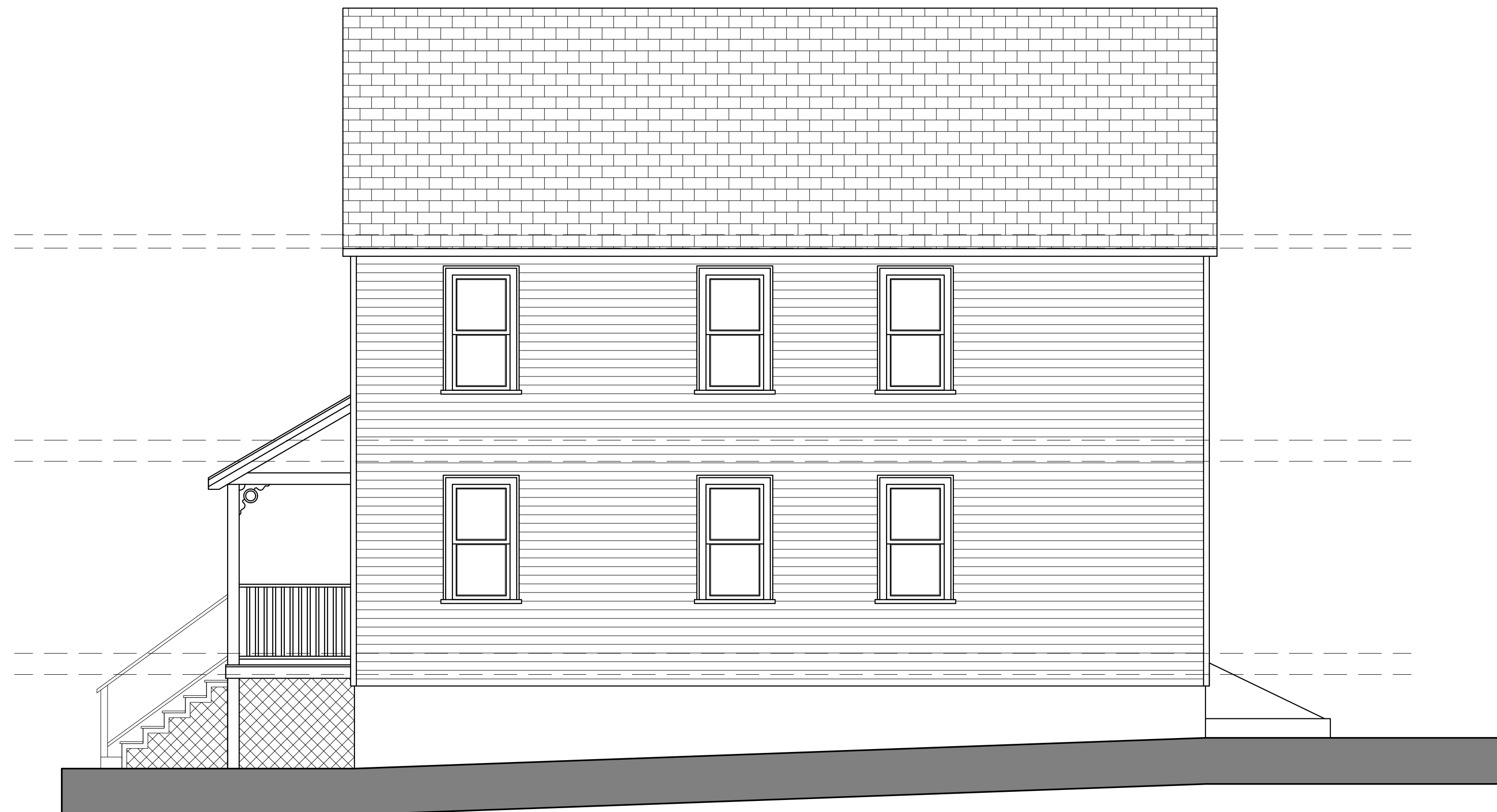
1 EXISTING FRONT ELEVATION
1/4" = 1'-0"



3 EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



2 EXISTING REAR ELEVATION
1/4" = 1'-0"



4 EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"

Location

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**6-8 DAVITT ST
DORCHESTER, MASS**

**Choo
& Company, Inc.**

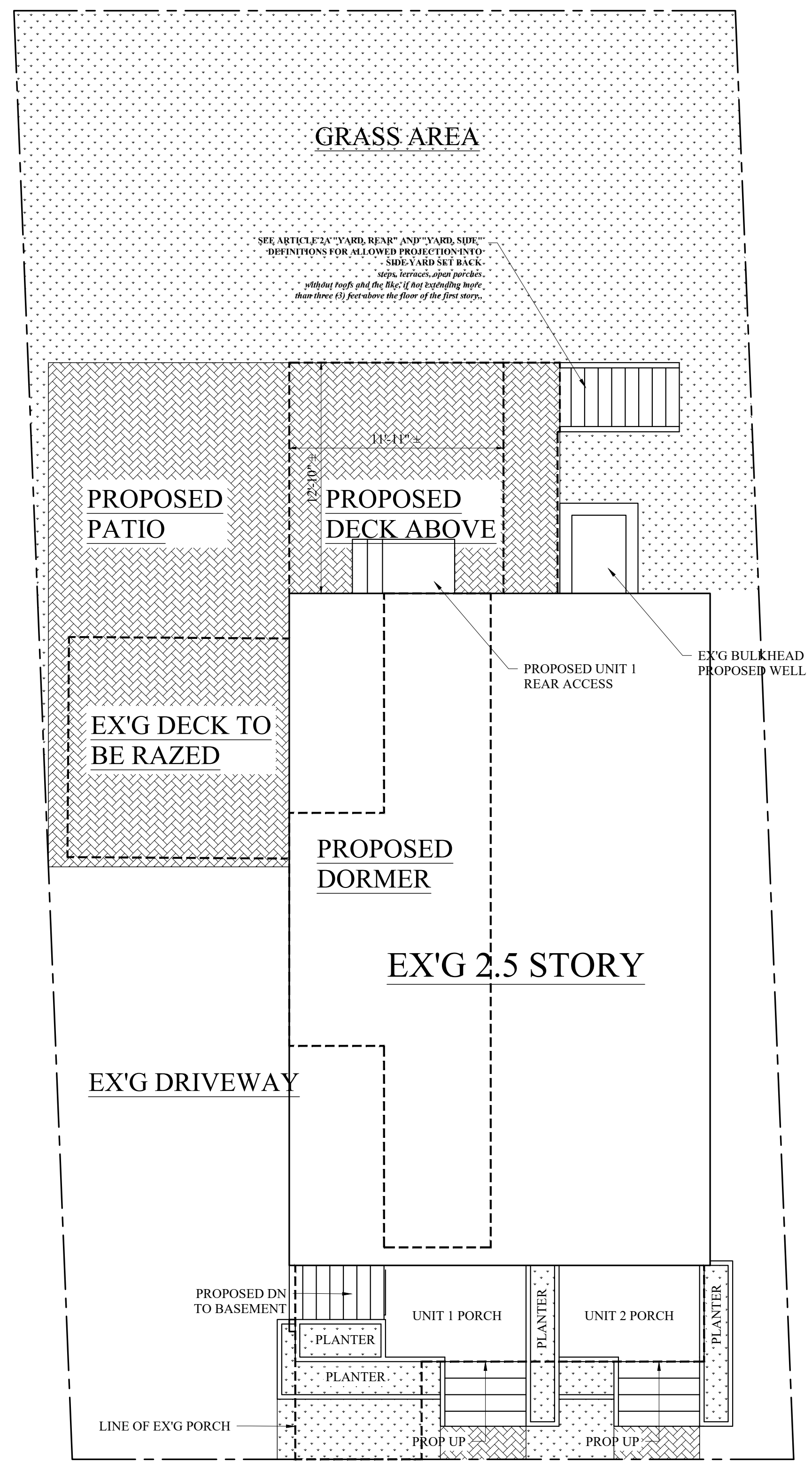
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Drawing Name
EXISTING ELEVATIONS

Sheet No.
D-2.1



DAVITT STREET

1 SITE PLAN (ARCH) PROPOSED
1/8"=1'-0"

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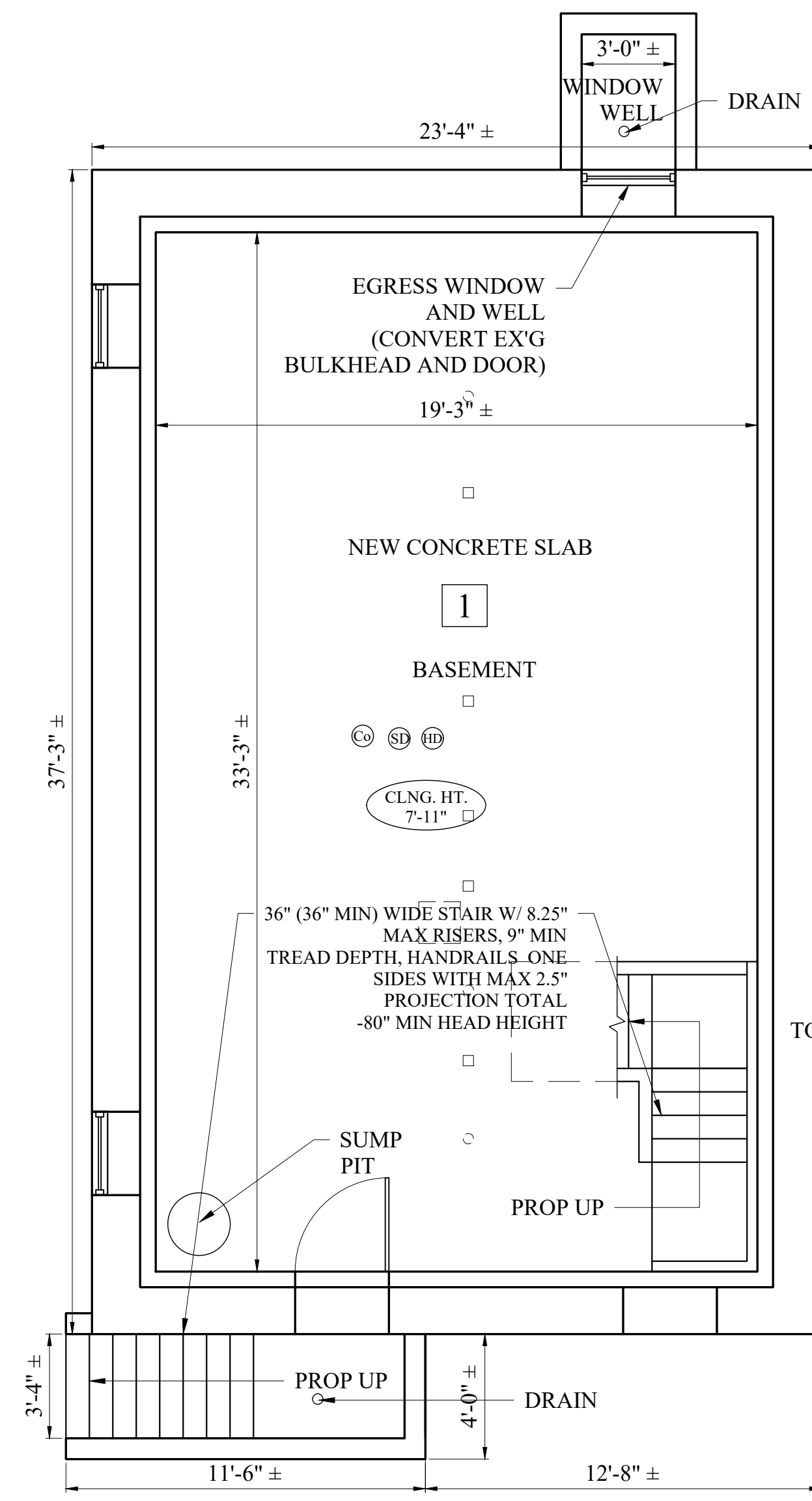
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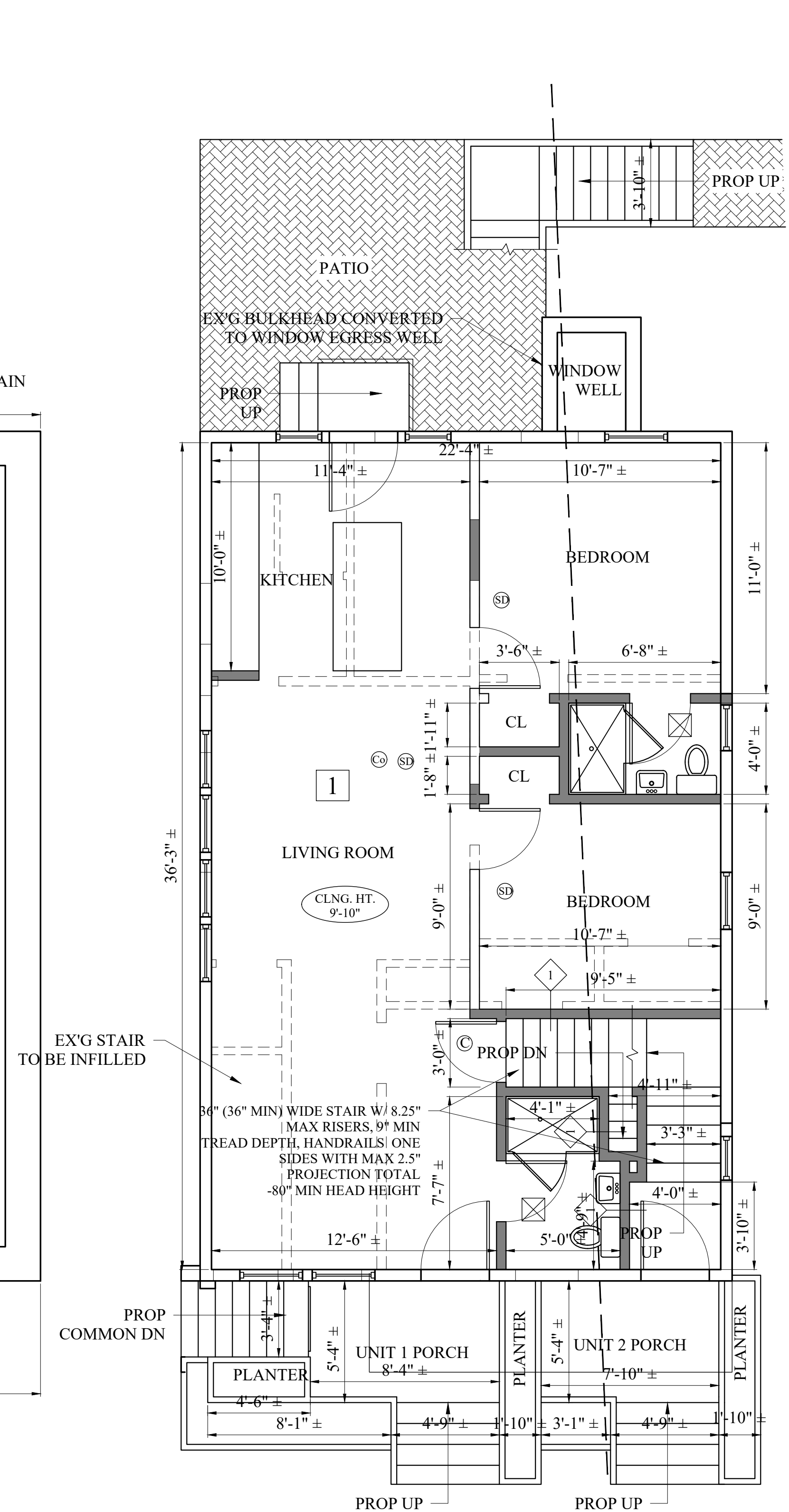
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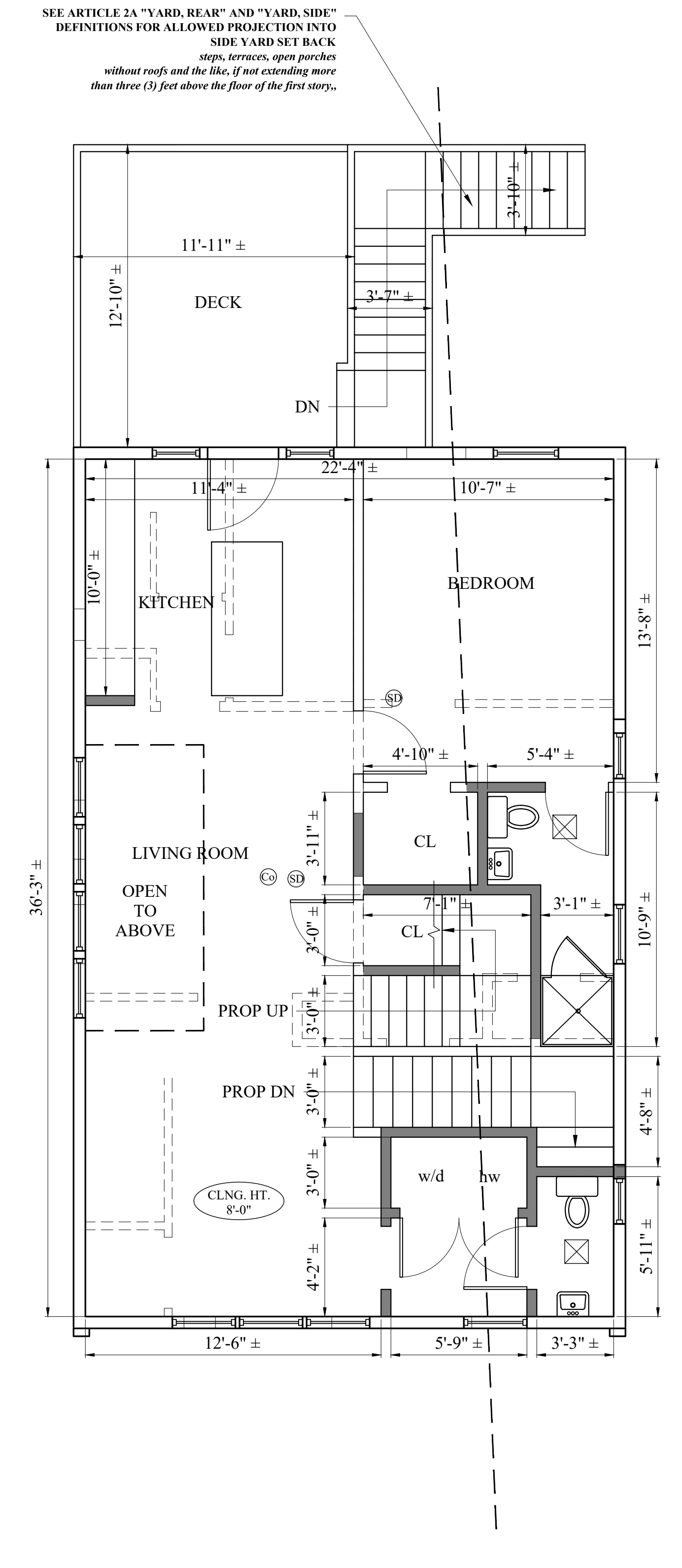
DAVITT STREET

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



DAVITT STREET

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



DAVITT STREET

3 SECOND FLOOR PLAN
1/4" = 1'-0"

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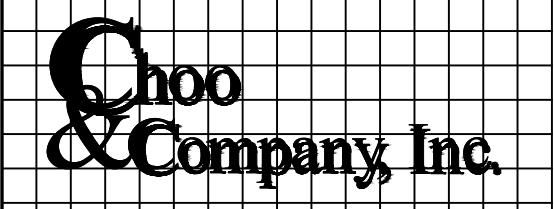
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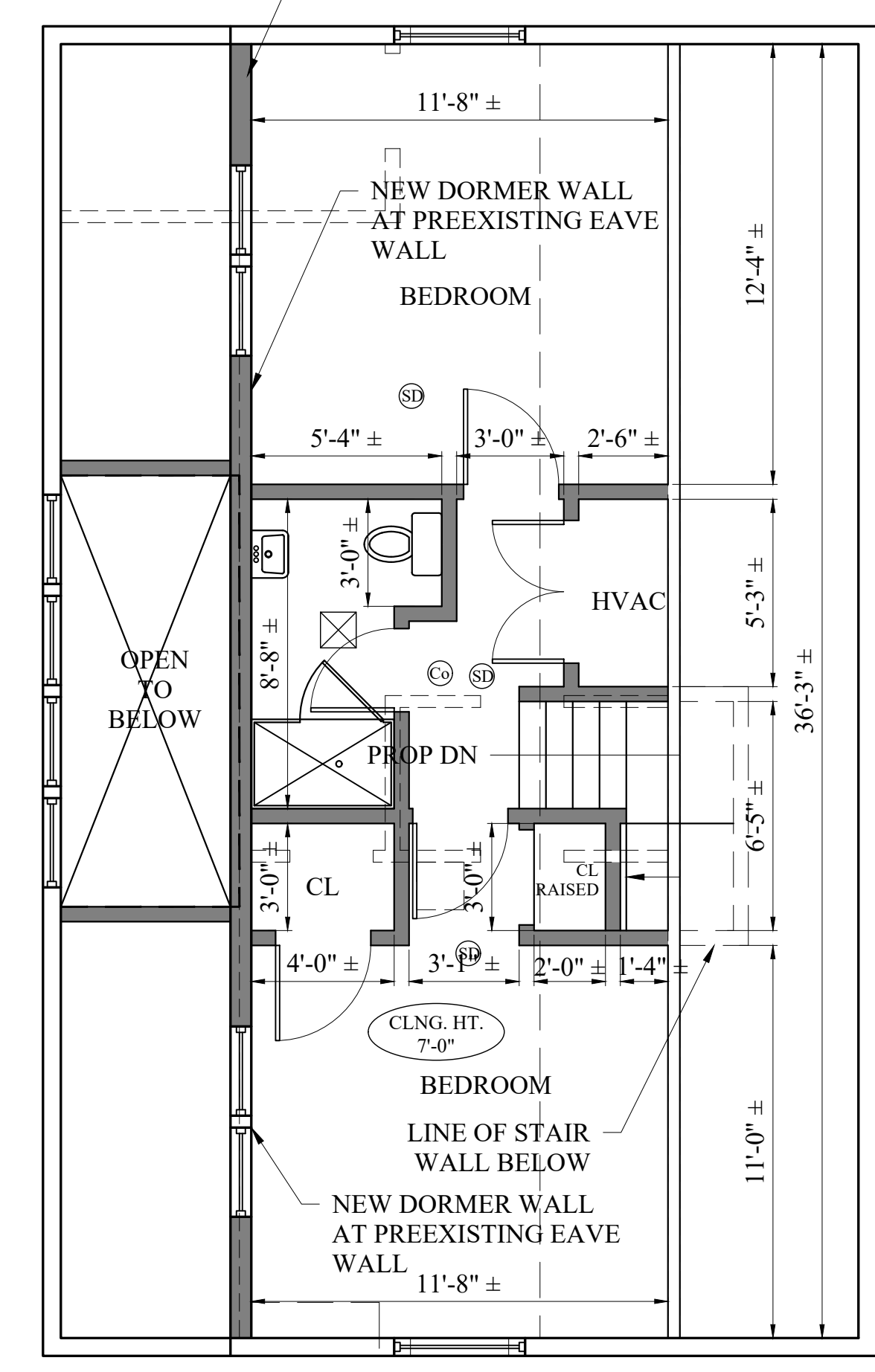
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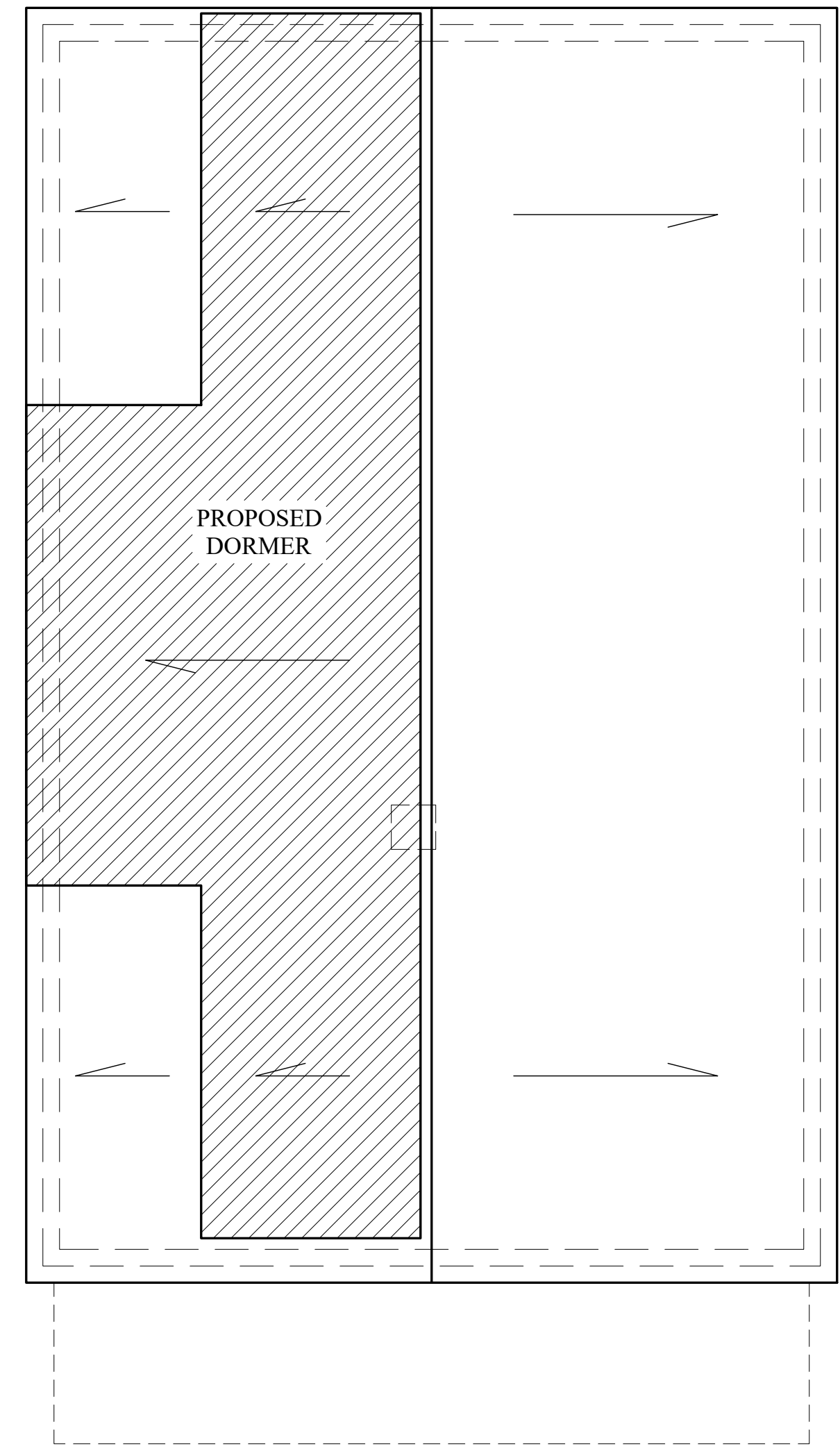
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NOTE: NEW DORMERS IN LINE WITH EXISTING EAVE WALLS - NO INCREASE IN EXISTING FLOOR AREA



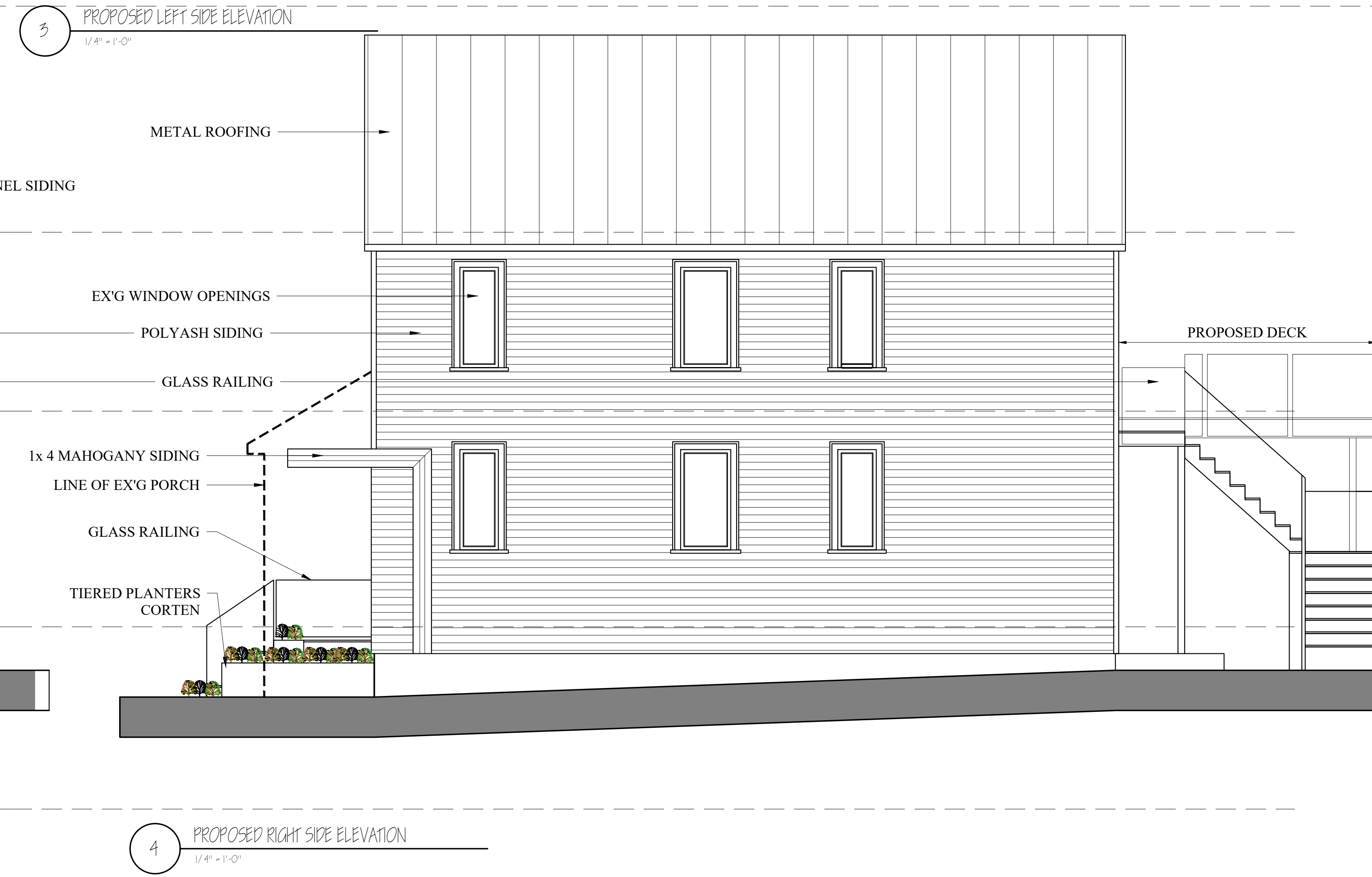
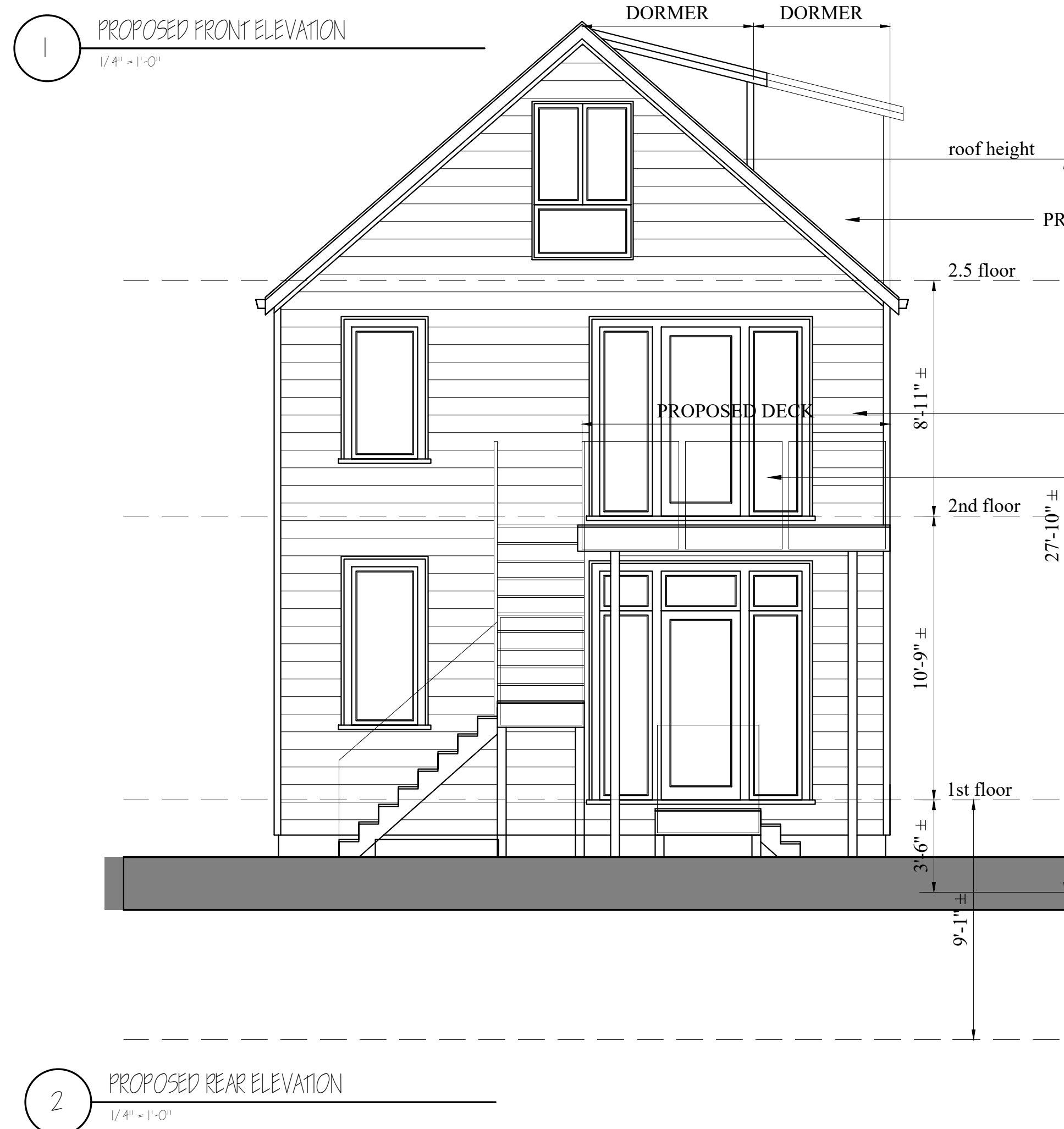
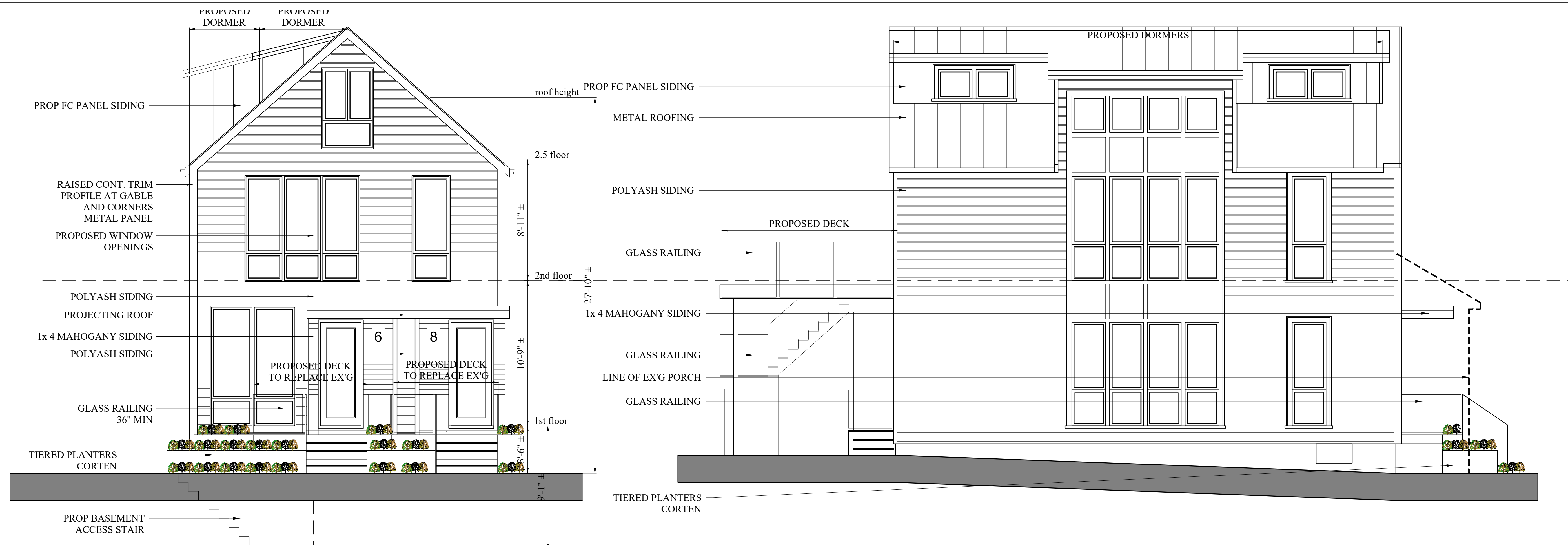
DAVITT STREET

4 ATTIC FLOOR PLAN
1/4" = 1'-0"



DAVITT STREET

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



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PROPOSED ELEVATIONS

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