

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SCHEDULING, AND SAFETY FOR THIS PROJECT.
3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY AQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
7. THE CONTRACTOR SHALL WARRANT HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

FOUNDATION NOTES:

1. ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT. FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR ON ENGINEERED BANK RUN GRAVEL FILL MATERIAL WITH A MINIMUM DRY DENSITY OF 95%.
3. ALL FOOTING SHALL BE POURED IN THE DRY ONLY.
4. NO FOOTING SHALL BE POURED ON FROZEN GROUND.
5. THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS, OR AS SHOWN ON DRAWINGS.
6. LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS.
7. ALL REINFORCEMENT, ASTM A615-60, WVF A185.

CONCRETE NOTES:

1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
2. MAXIMUM SLUMP SHALL NOT EXCEED 3", AND MAXIMUM COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.
3. ALL CONCRETE SLABS SHALL BE POURED IN 900 SQUARE FOOT PANELS, MAXIMUM, OR PROVIDE CONTROL JOINTS BY SAW CUTTING THE SLAB WHILE THE CONCRETE IS STILL GREEN.

STEEL NOTES:

1. ALL COLUMNS: A36, STEEL PIPE, A46 STEEL TUBE.
2. BOLTS: A325, ANCHOR BOLTS: A307.

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"	1- 2x6	2- 2x6
up to 8'-0"	1- 2x8	2- 2x8
up to 10'-0"	1- 2x10	2- 2x10

REINFORCING NOTES:

1. ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM 615-60.
2. ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM 615-40.
3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-70 SPECIFICATIONS.
4. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OF HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
5. THE CONTRACTOR SHALL SUBMIT A REPRODUCIBLE SEPIA AND FOUR PRINTS OF SHOP DRAWINGS, SHOWING ALL REINFORCING DETAILS, CHAIR BARS, HIGH CHAIRS, SLAB BOLSTERS, ETC. TO THE ARCHITECT FOR HIS APPROVAL. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS FROM THE ARCHITECT OR HIS ENGINEER PRIOR TO THE FABRICATION OF REINFORCEMENT.
6. CLEARANCES OF MAIN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:
 - A. FOOTINGS 3 INCHES
 - B. SIDES OF FOUNDATIONS WALLS. EXPOSED FACES OF FOUNDATIONS. SIDES OF COLUMNS, PIERS, SLABS ON GRADE FROM TOP SURFACE 2 INCHES
 - C. INTERIOR FACES OF FOUNDATIONS. TOP REINFORCING IN SLABS EXPOSED TO THE WEATHER 1-1/2 INCHES
 - D. TOP STEEL OF INTERIOR SLABS 1 INCHES
7. MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE 1/4" OF SECTIONS 10" OR LESS, 1/2" FOR SECTIONS GREATER THAN 10".

WOOD NOTES:

1. ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
2. ALL FRAMING LUMBER SHALL BE #2 HEM-FIR, OR BETTER, HAVING A MINIMUM: FB-1,200 PSI, FV-140 PSI, E-1,300,000 PSI.
3. ALL L.V.L. LUMBER DENOTED ON PLANS SHALL HAVE A MINIMUM: FB-2,600 PSI, FV-285 PSI, E-1,900,000 PSI.
4. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3" CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-0" O.C.
5. 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.
6. PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
7. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
8. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
9. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
10. PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
11. PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT 45°, SIMPSON TYPE "CWB", OR EQUAL.
12. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH 1/2" DIAMETER BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

PROPOSED 2 FAMILY

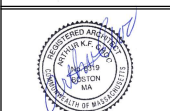
5 CEDAR STREET, ROXBURY MASSACHUSETTS

Location

PROPOSED 2 FAMILY
5 CEDAR STREET
ROXBURY, MA



One Billings Road Quincy, MA 02171
617-887-7271 fax 617-887-1715



No.	Revision Date

Project No: 17333
Scale: AS NOTED
Date: 01-17-2018
Drawn By: SL

Drawee Name

COVER SHEET

Sheet No.

A-0

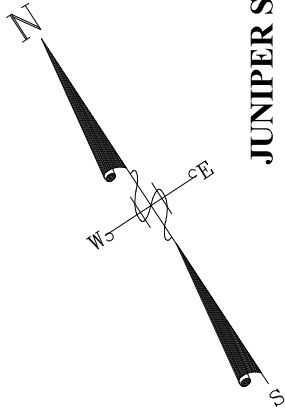
NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. SOIL BORINGS SHOULD BE PERFORMED TO VERIFY THAT THE MINIMUM DESIGN BEARING CAPACITIES ARE ACHIEVABLE. IF A SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THAN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

NOTE: ENERGY CODE COMPLIANCE
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRETCH/ ENERGY CODE COMPLIANCE PRIOR TO CLOSING OF WALLS. THE PROPER ENERGY CONSULTANT, HERS RATHER, OR OTHER ALLOWED PROFESSIONAL SHALL PERFORM THE FINAL INSPECTIONS ASSOCIATED WITH THE CONSTRUCTION REQUIREMENTS AT THE DIRECTION OF THE CONTRACTOR.

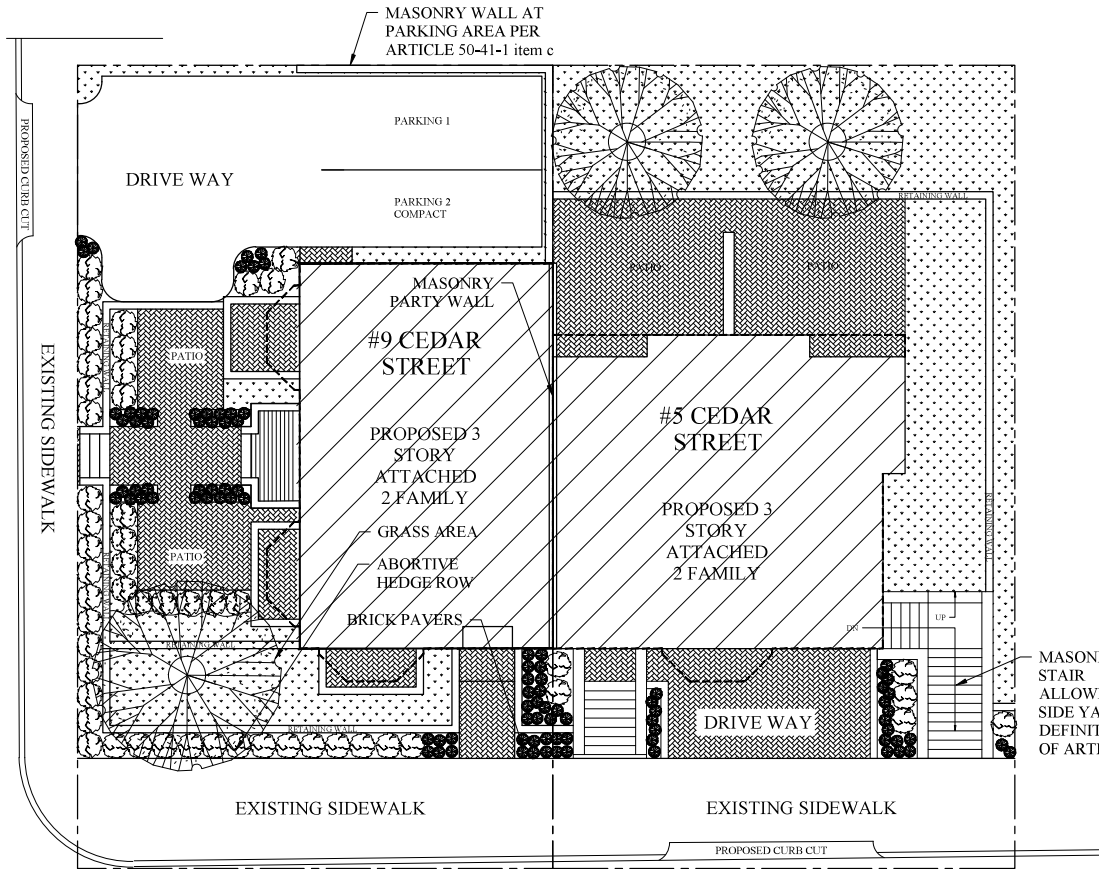
KEY	
○	SMOKE DETECTOR
○	HEAT DETECTOR
○	CARBON MONOXIDE DETECTOR
◇	1 HOUR WALL(SEE W.T.1/A-3.1)
◇	2 HOUR WALL(SEE W.T.2/A-3.1)
■	FAN
○	45 MIN. DOOR
1	1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
2	2 HOUR CLG. WALL(SEE C.T.2/A-3.1)
○	FIRE EXTINGUISHER

AS AN ATTACHED 2 FAMILY, THE PROPOSED R-3 USE FALLS UNDER THE IBC 2015 AND NOT THE IRC.

CODE SUMMARY
IBC 2015 W/ MA AMEND
NEW TYPE 5A CONSTRUCTION
3 STORIES
R-3 USE GROUP
FULLY SPRINKLED (NFPA 13-D)



JUNIPER STREET



CEDAR STREET

NOTES:
 -ROXBURY DISTRICT DOES NOT REQUIRE THE MAIN ENTRANCE TO FACE THE FRONT YARD STREET AS IS COMMON IN OTHER DISTRICTS
 -PER ARTICLE 2A DEFINITIONS "LOT CORNER" -THE FRONT YARD CAN BE DESIGNATED ON THE STREET OF CHOICE
 -MASONRY LANDSCAPED STAIR ALLOWED IN FRONT AND SIDE YARDS PER YARD DEFINITIONS OF ARTICLE 2A
 -MASONRY LANDSCAPE
 -UNCOVERED BRICKS ALLOWED IN FRONT YARDS PER YARD DEFINITIONS OF ARTICLE 2A
 -PARKING AREA BUFFER OF MASONRY WALL AT PARKING AREA PER ARTICLE 50-41-1 item c

ZONING SUMMARY 9 CEDAR
 ARTICLE 50
 3E-4000 SUBDISTRICT

ATTACHED DWELLING	MIN. LOT SIZE	MIN. LOT AREA PER ADD. UNIT	TOTAL LOT SIZE	LOT WIDTH/FRONTAGE	FAR	BLDG. HEIGHT	USABLE OPEN SPACE	SETBACK FRONT	SETBACK SIDE	SETBACK REAR	MAX USE REAR YARD
REQUIRED BY ZONING	2000	2000	2000	25	.8	3 STORIES 35' ±	650 S.F. (30.0% OF LOT AREA)	MODAL 15' (15.0% OF LOT AREA)	0' ATT/10'	15'	25%
PROPOSED PROJECT	NA	NA	3154 S.F.	43.21'	NO CHANGE	3 STORIES 35' ±	655 UNIT (30.0% OF LOT AREA)	MODAL 15' (15.0% OF LOT AREA)	0' ATT/19'	18'	0%
PARKING REQUIREMENT RESIDENTIAL USE: 1 SPACE PER UNIT											
REQUIRED 2 SPACES PROPOSED 2 SPACES 1 COMPACT											OTHER: -NONE

ZONING SUMMARY 5 CEDAR
 ARTICLE 50
 3E-4000 SUBDISTRICT

ATTACHED DWELLING	MIN. LOT SIZE	MIN. LOT AREA PER ADD. UNIT	TOTAL LOT SIZE	LOT WIDTH/FRONTAGE	FAR	BLDG. HEIGHT	USABLE OPEN SPACE	SETBACK FRONT	SETBACK SIDE	SETBACK REAR	MAX USE REAR YARD
REQUIRED BY ZONING	2000	2000	2000	25	.8	3 STORIES 35' ±	650 S.F. (30.0% OF LOT AREA)	MODAL 15' (15.0% OF LOT AREA)	0' ATT/10'	15'	25%
PROPOSED PROJECT	NA	NA	3066 S.F.	42.00'	NO CHANGE	3 STORIES 35' ±	650 UNIT (30.0% OF LOT AREA)	MODAL 15' (15.0% OF LOT AREA)	0' ATT/12'	17'	0%
PARKING REQUIREMENT RESIDENTIAL USE: 1 SPACE PER UNIT											
REQUIRED 2 SPACES PROPOSED 2 SPACES											OTHER: -NONE

PROPOSED 2 FAMILY
5 CEDAR STREET
ROXBURY, MA



One Billings Road Quincy, MA 02171
 617-286-7277 fax 617-286-7115



Project No.	17333
Scale	AS NOTED
Date	01-17-2018
Drawn By	SL
Checked By	
Project Name	

PROPOSED ARCH SITE DEVELOPMENT PLAN

Sheet No.
A-1.0

Location

PROPOSED 2 FAMILY
5 CEDAR STREET
ROXBURY, MA



One Billings Road Quincy, MA 02171
617-887-7277 fax 617-887-7115



No.	Revision Date

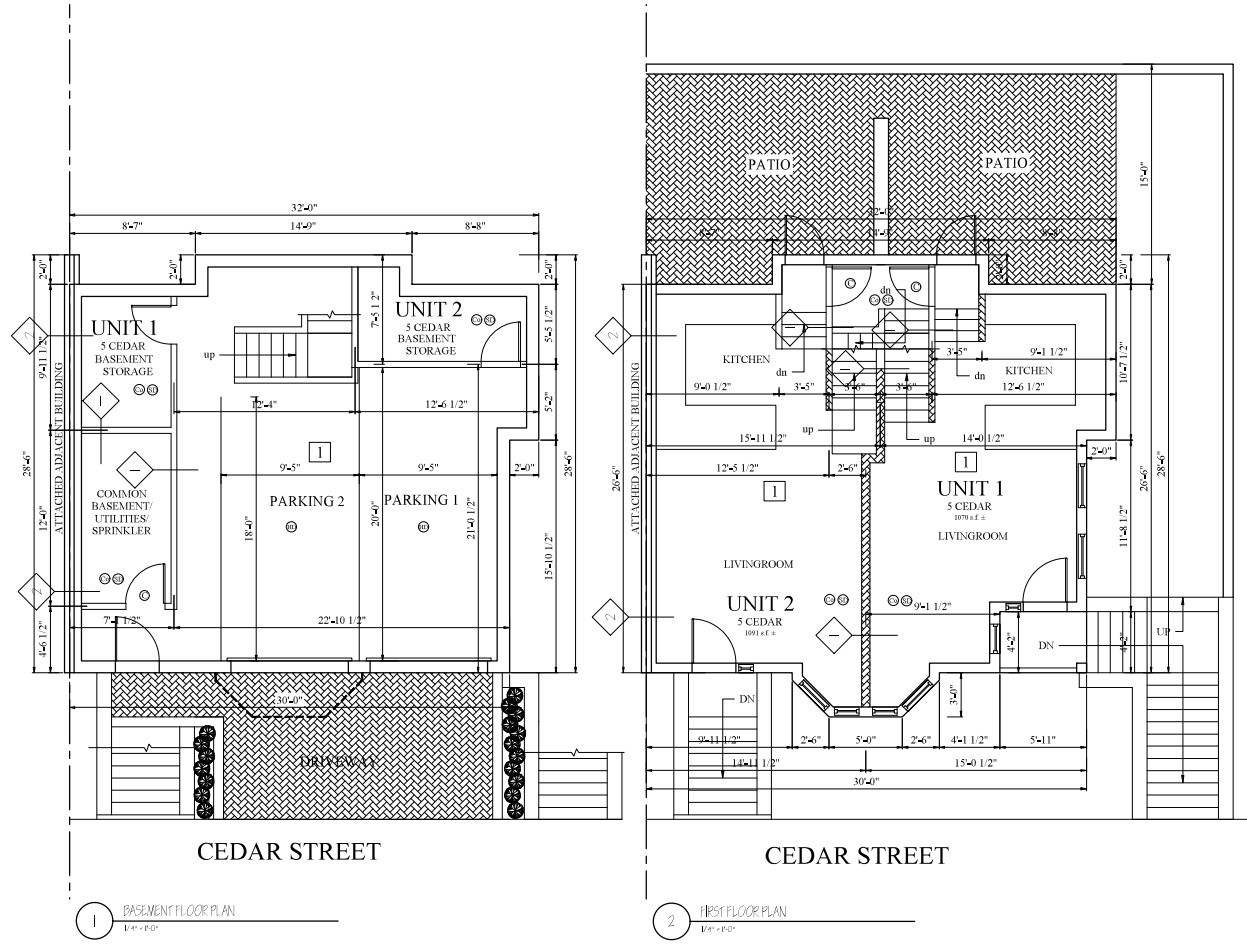
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 Scale: AS NOTED
 Date: 01-17-2018
 Project No. SL

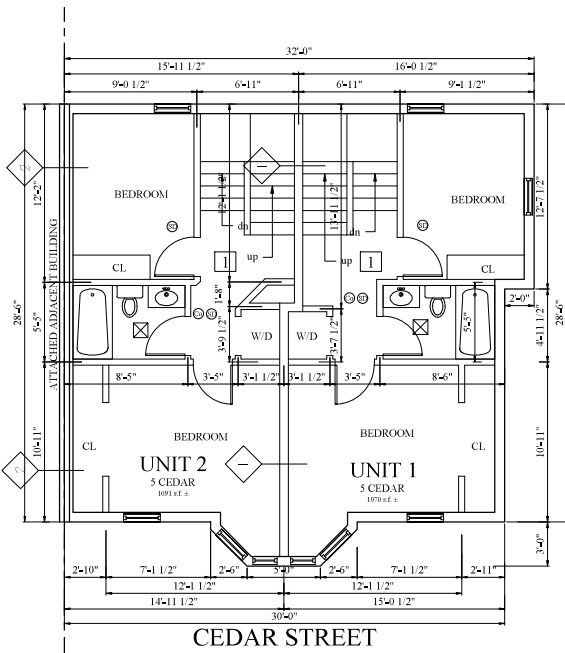
Drawn Name

PROPOSED FLOOR PLANS

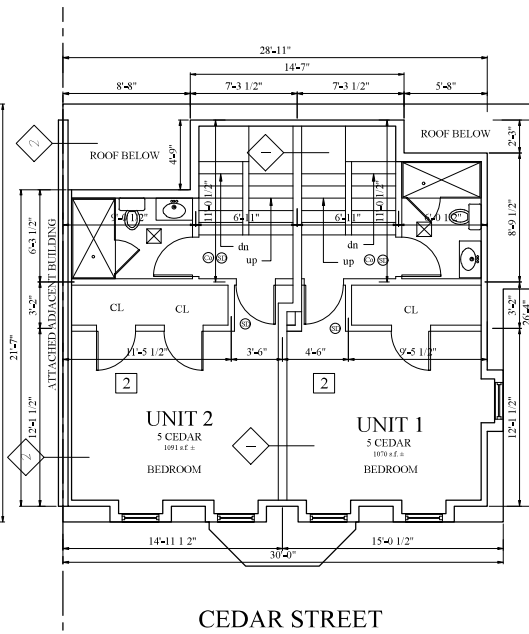
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A-1.1

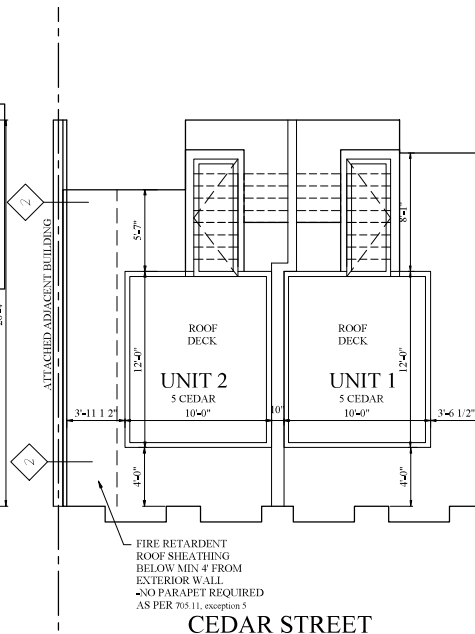




3 SECOND FLOOR PLAN
1/8" = 1'-0"



4 THIRD FLOOR PLAN
1/8" = 1'-0"



5 ROOF PLAN
1/8" = 1'-0"

PROPOSED 2 FAMILY
5 CEDAR STREET
ROXBURY, MA

Chow
Company, Inc.

One Billings Road Quincy, MA 02171
617-882727 fax 617-882715

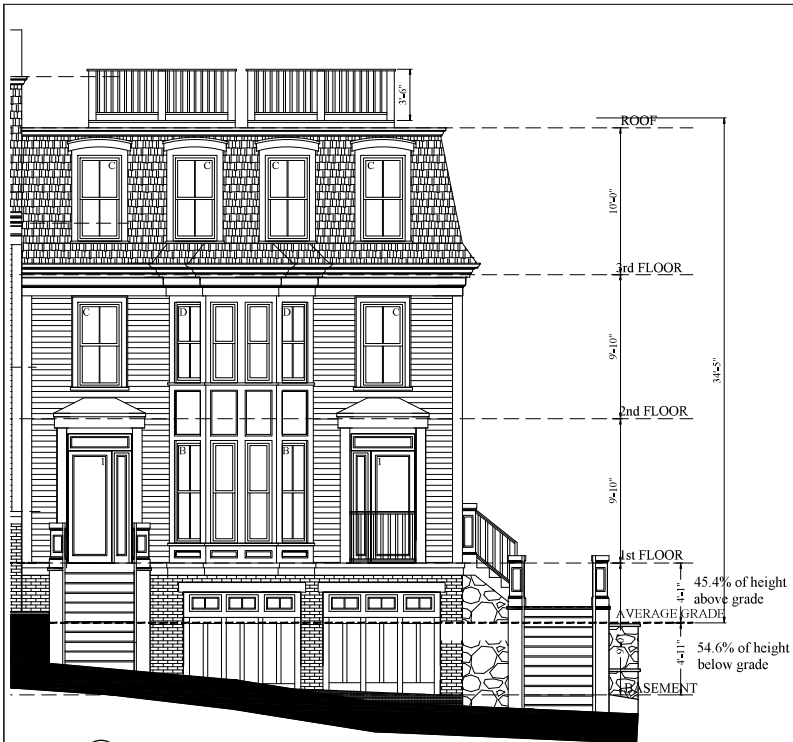
No. _____ Examine Date _____

Project No. 17333
Scale: AS NOTED
Date: 01-17-2018
Drawn By: SL

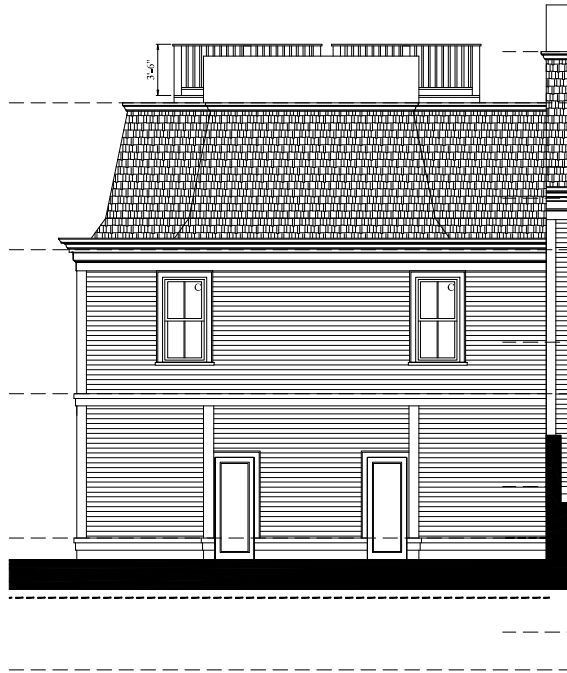
Proposed Name: _____

PROPOSED FLOOR PLANS

Sheet No. A-1.2



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

Location

PROPOSED 2 FAMILY
5 CEDAR STREET
ROXBURY, MA



One Billings Road Quincy, MA 02171
617-886-7271 fax 617-886-7715



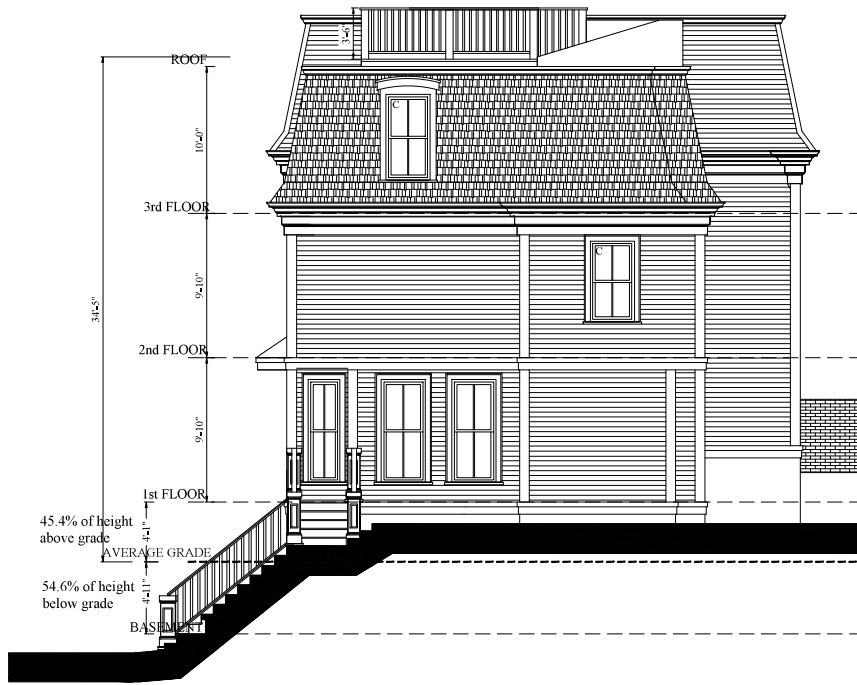
No.	Revision Date

Project No. 17333
Scale: AS NOTED
Date: 01-17-2018
Drawn By: SL

Drawn Name

PROPOSED
ELEVATIONS

Sheet No.
A-2.1



3 NORTH SIDE ELEVATION
1/4" = 1'-0"

Location

PROPOSED 2 FAMILY
5 CEDAR STREET
ROXBURY, MA

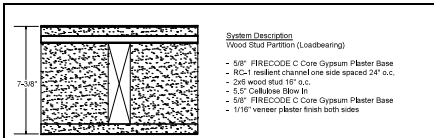
Chow
Company, Inc.
One Billings Road Quincy, MA 02171
617-882-727 fax 617-882-7115

Professional Engineer Seal
No. _____
Expiry Date _____

Project No. 17333
Scale: AS NOTED
Date: 01-17-2018
Drawn By: SL

Proposed Name
PROPOSED ELEVATIONS

Sheet No.
A-2.2

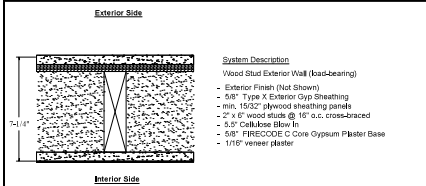


System Description
Wood Stud Partition (Loadbearing)

- 5/8" FIRECODE C Core Gypsum Plaster Base
- RC-1 resilient channel (one side spaced 24" o.c.)
- 2x6 wood stud 16" o.c.
- 5/8" Cellulose Blw In
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 1/16" veneer plaster finish both sides

System Performance
1 HR Fire
UL Design No. U311
52 STC Sound
SA-830702

1 1 HR PARTITION -WOOD LOAD BEARING STC +50
SCALE: 3/8"=1'-0"

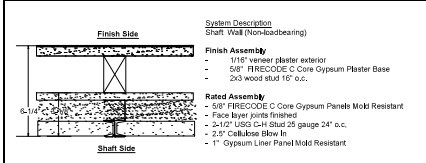


System Description
Wood Stud Exterior Wall (load-bearing)

- Exterior Finish (Not Shown)
- 5/8" Type X Exterior Gyp Sheathing
- min. 1/32" plywood sheathing panels
- 2" x 4" wood studs @ 16" o.c. cross-braced
- 3/8" Cellulose Blw In
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 1/16" veneer plaster

System Performance
1 HR Fire
(RATED FROM BOTH SIDES)
UL Design No. U344

1c 1 HR EXT PARTITION -WOOD LOAD BEARING
SCALE: 3/8"=1'-0"



System Description
Shaft Wall (Non-loadbearing)

Finish Assembly

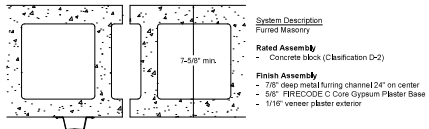
- 1/16" veneer plaster exterior
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 2x3 wood stud 16" o.c.

Rated Assembly

- 5/8" FIRECODE C Core Gypsum Panels Mold Resistant
- Face layer joints finished
- 2x12" USG C-44 Stud 25 gauge 24" o.c.
- 2.5" Cellulose Blw In
- 1" Gypsum Liner Panel Mold Resistant

System Performance
1 HR Fire
UL Design No. U428

1SH 1 HOUR SHAFT WALL
SCALE: 3/8"=1'-0"



System Description
Partition Masonry

Rated Assembly

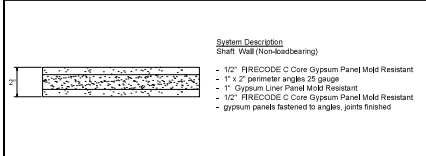
- Concrete block (Classification D-2)

Finish Assembly

- 7/8" deep metal furring channel 24" on center
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 1/16" veneer plaster exterior

System Performance
2 HR Fire
UL Design No. U905

2 2 HR PARTITION -CMU LOAD BEARING
SCALE: 3/8"=1'-0"

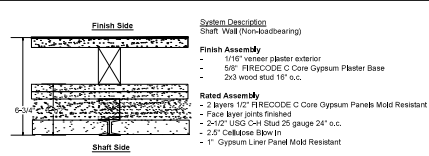


System Description
Shaft Wall (Non-loadbearing)

- 1/2" FIRECODE C Core Gypsum Panel Mold Resistant
- 1" x 2" perimeter angles 25 gauge
- 1" Gypsum Liner Panel Mold Resistant
- 1/2" FIRECODE C Core Gypsum Panel Mold Resistant
- gypsum panels fastened to angles, joints finished

System Performance
2 HR Fire
UL Design No. U529

2SH2 2 HOUR SHAFT WALL - SOLID
SCALE: 3/8"=1'-0"



System Description
Shaft Wall (Non-loadbearing)

Finish Assembly

- 1/16" veneer plaster exterior
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 2x3 wood stud 16" o.c.

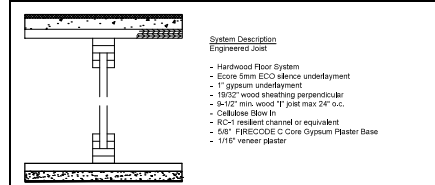
Rated Assembly

- 2 Layers 1/2" FIRECODE C Core Gypsum Panels Mold Resistant
- Face layer joints finished
- 2x12" USG C-44 Stud 25 gauge 24" o.c.
- 2.5" Cellulose Blw In
- 1" Gypsum Liner Panel Mold Resistant

System Performance
2 HR Fire
UL Design No. U428
50-54 STC Sound
WP 7051

2SH1 2 HOUR SHAFT WALL STC +50
SCALE: 3/8"=1'-0"

FLOOR ASSEMBLIES

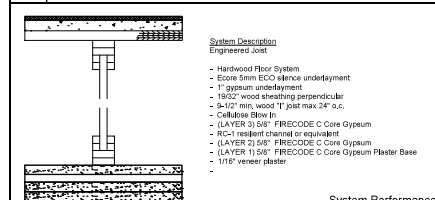


System Description
Engineered Joist

- Hardwood Floor System
- Ecove 5mm ECO silence underlayment
- 1" gypsum underlayment
- 1/2" wood sheathing perpendicular
- 3/4" x 12" min. wood T joist max 24" o.c.
- Cellulose Blw In
- RC-1 resilient channel or equivalent
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 1/16" veneer plaster

System Performance
1 HR Fire
IBC 2009 TABLE 720.1(3) ITEM 23
58 STC Sound
50 IIC Sound

1 1 HR FLOOR ASSEMBLY - +50 STC
SCALE: 3/8"=1'-0"

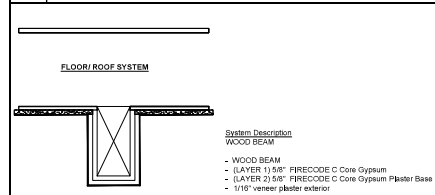


System Description
Engineered Joist

- Hardwood Floor System
- Ecove 5mm ECO silence underlayment
- 1" gypsum underlayment
- 1/2" wood sheathing perpendicular
- 3/4" x 12" min. wood T joist max 24" o.c.
- Cellulose Blw In
- (LAYER 3) 5/8" FIRECODE C Core Gypsum
- RC-1 resilient channel or equivalent
- (LAYER 2) 5/8" FIRECODE C Core Gypsum
- (LAYER 1) 5/8" FIRECODE C Core Gypsum Plaster Base
- 1/16" veneer plaster

System Performance
2 HR Fire
UL Design No. L538
58 STC Sound
50 IIC Sound

2 2 HR FLOOR ASSEMBLY - +50 STC
SCALE: 3/8"=1'-0"



System Description
WOOD BEAM

- WOOD BEAM
- (LAYER 1) 5/8" FIRECODE C Core Gypsum
- (LAYER 2) 5/8" FIRECODE C Core Gypsum Plaster Base
- 1/16" veneer plaster exterior

System Performance
1 HR Fire BEAM PROTECTION
UL Design No. P517

1BE 1 HR BEAM PROTECTION
SCALE: 1/2"=1'-0"

Location

PROPOSED 2 FAMILY

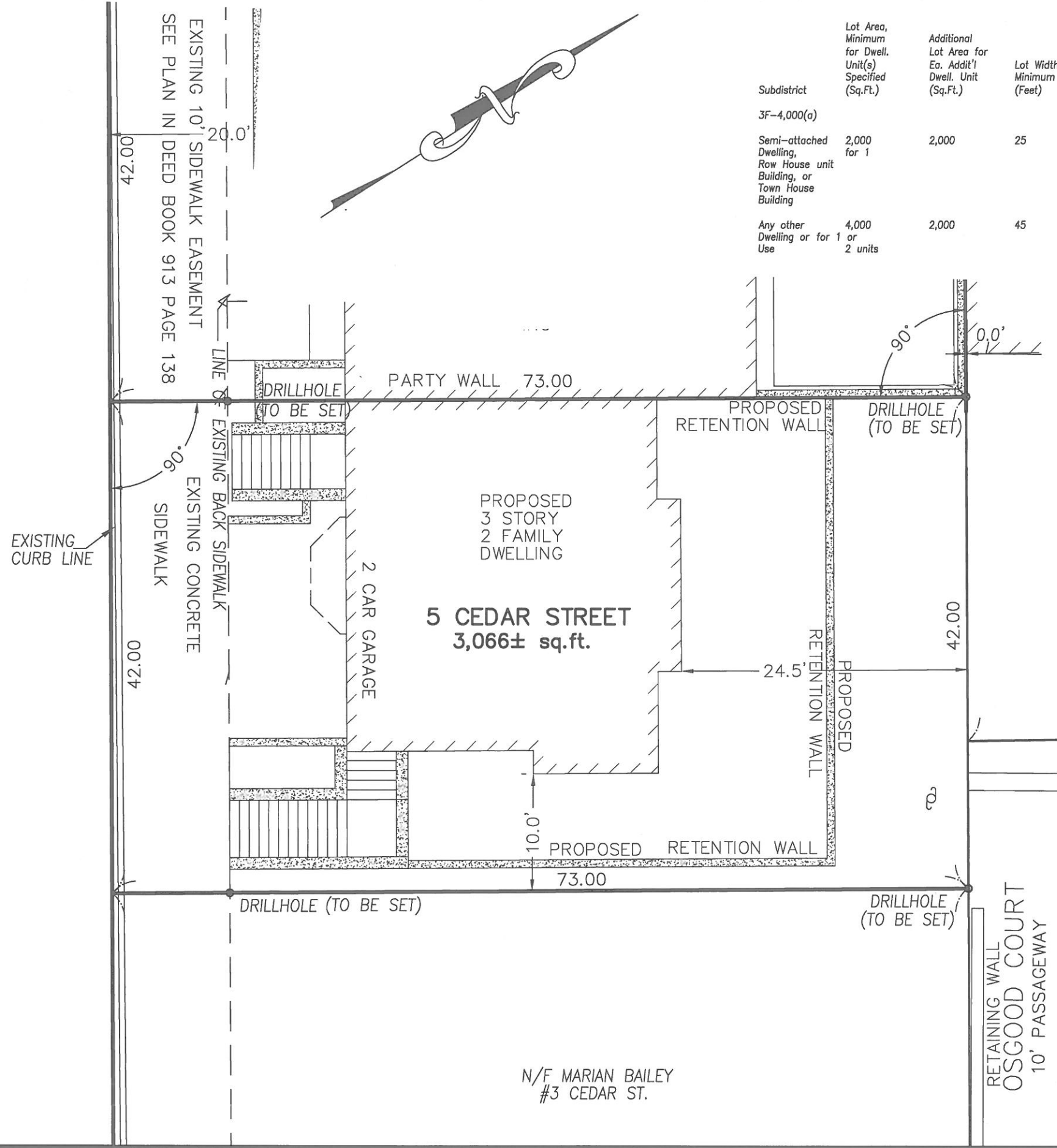
5 CEDAR STREET
ROXBURY, MA

Chow
Company, Inc.

One Billings Road Quincy, MA 02271
617-887-727 fax 617-887-715

Project No. 17333
Scale: AS NOTED
Date: 01-17-2018
Drawn By: SL
Checked By: [Blank]
Project Name: PROPOSED DETAILS
Sheet No. A-3.1

CEDAR STREET
(VARIABLE WIDTH R.O.W.)

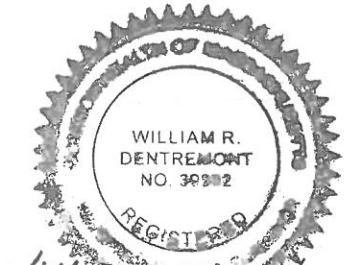


Roxbury Neighborhood District
Dimensional Regulations in Residential Subdistricts

Subdistrict	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum Stories	Usable Open Space(c) Minimum Sq. Ft. Per Dwelling Unit	Front Yard(d) Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)	
3F-4,000(a)												
Semi-attached Dwelling, Row House unit Building, or Town House Building	2,000 for 1	2,000	25	25	0.8	3	35	650	20	10(f)	30	25
Any other Dwelling or for 1 or 2 units	4,000	2,000	45	45	0.8	3	35	650	20	10(e)	30	25

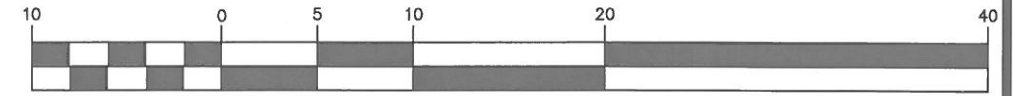
REAR YARD CALCULATION PER SHALLOW LOT REG.
REDUCTION OF 0.5' PER FOOT UNDER 100' DEPTH
100'-73'=27' X 0.5'=13.5' SETBACK REDUCTION
30'-13.5'=16.5' MIN REAR YARD SETBACK

I CERTIFY THAT THE PROPOSED DWELLINGS SETBACKS HAVE BEEN CALCULATED FROM INSTRUMENT SURVEY AND PROPERTY LINES HAVE BEEN DETERMINED FROM DEEDS AND PLANS OF RECORD.



William R. Dentrement

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

PROPOSED SITE PLAN
5 CEDAR STREET
ROXBURY, MA
FOR
TIM LONGDEN

CIVIL ENVIRONMENTAL CONSULTANTS LLC
8 OAK STREET PEABODY, MA 01960 (978)531-1191

SHEET NO: 1 OF 1 DATE 2/9/2018 JOB NO: 3877
DRAWN BY: L.J.B.