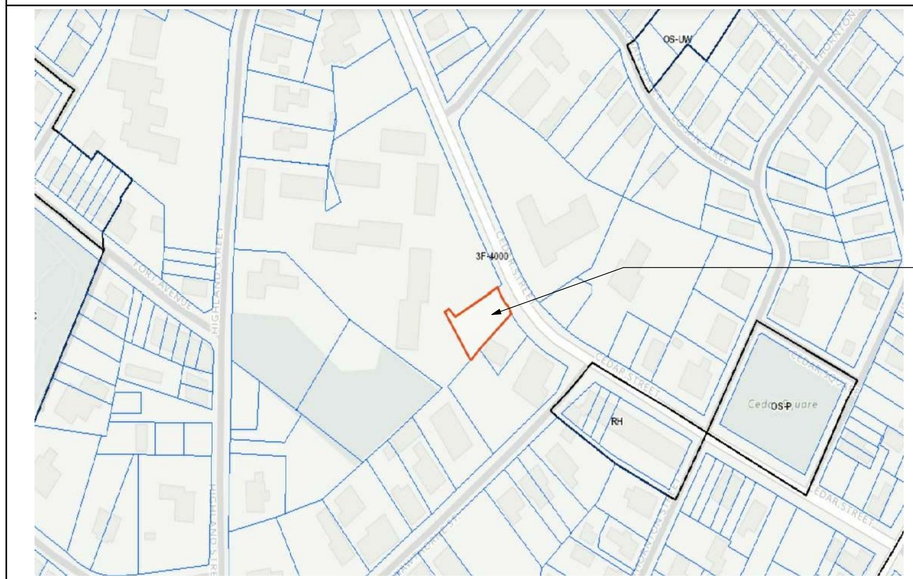
Sheet List					
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description
0-LIST OF DRAWINGS					
A-000	Cover Sheet	02/15/2018	2	04/19/2018	Ramp Diagrams
1-CIVIL					
C-1	Proposed SIte Grading & Utility Plan	12/13/2017			
C-2	Details Plan	12/13/2017			
2-ARCHITECTURAL					
A-001	General Notes and Abreviations	02/15/2018			
A-010	Code Review and Egress Calculations	02/15/2018	1	04/16/2018	ISD Revisions
A-013	Mounting Heights and Clearances	02/15/2018			
A-020	Zoning and Architectural Site Plan	02/15/2018	3	04/25/2018	Yard Access
A-021	FAR Plans & Zoning Elevations	02/15/2018	1	04/16/2018	ISD Revisions
A-022	Proposed Site Plan Showing Ramps	04/19/2018	2	04/19/2018	Ramp Diagrams
A-100	Foundation Plan	02/15/2018			
A-101	Basement Floor Plan	02/15/2018	3	04/25/2018	Yard Access
A-102	Ground and First Floor Plan	02/15/2018	3	04/25/2018	Yard Access
A-103	Second Floor Plan	02/15/2018			
A-104	Third and Roof Floor Plans	02/15/2018			
A-300	North & East Elevations	02/15/2018	3	04/25/2018	Yard Access
A-301	South & West Elevations	02/15/2018	3	04/25/2018	Yard Access
A-400	Building Longitudinal Section	02/15/2018			
A-401	Building Cross Section	02/15/2018			
A-402	Building Cross Section	02/15/2018	3	04/25/2018	Yard Access
A-500	Section Details	02/15/2018			
A-520	Typical Roof Details	02/15/2018			
A-521	EPDM Roof Details	02/15/2018			
A-600	Kitchen Enlarged Plans & Elevations	02/15/2018			
A-601	Bathroom Elarged Plans & Elevations	02/15/2018			
A-710	Stair Details	02/15/2018			
A-711	Hardi Lap Siding Details	02/15/2018			
A-900	Door and Window Schedules	02/15/2018			
A-910	Partition Types	02/15/2018			
3-STRUCTURAL					
S-100	Notes And Specs	02/14/2018			
S-101	Foundation and First Floor Framing	02/14/2018			
S-102	Second and Third Floor Framing	02/14/2018			
S-103	Attic and Roof Framing	02/14/2018			
4-FIRE PROTECTION					
FA-1	Fire Alarm Plans	12/05/2017			
FP-1	Sprinkler Plans	12/05/2017			

LOCUS MAP



PROJECT SITE: 56 CEDAR STREET, ROXBURY, MA

PROJECT:
56 CEDAR STREET RESIDENCES

PROJECT ADDRESS:
56 CEDAR STREET
ROXBURY, MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

CLIENT
CEDAROX, LLC
ADDRESS:
75 ORIENT AVENUE
EAST BOSTON, MA 02128

CIVIL
RJO'CONNELL & ASSOCIATES
ADDRESS:
80 MONTVALE AVENUE
STONEHAM, MA 02180

STRUCTURAL
DAVIDSON ENGINEERING ASSOCIATES
ADDRESS:
137 CLARK STREET
WALTHAM, MA 02453

FIRE PROTECTION
JFP SOLUTIONS, INC.
ADDRESS:
P.O. BOX 1234
LYNNFIELD, MA 01940

CD SET 02-15-2018
REVISION 1: 04-16-2018

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT · JASON KHALSA · NO. 6840 · CAMBRIDGE MA · COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	MJ
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date
2	Ramp Diagrams	04/19/2018

Cover Sheet

A-000

56 Cedar Street

\\TKG-Server\Data\17\17095-crm-56 cedar boston\03 Drawings\01_ARCH_CD\56 cedar boston CD ISD edits.re

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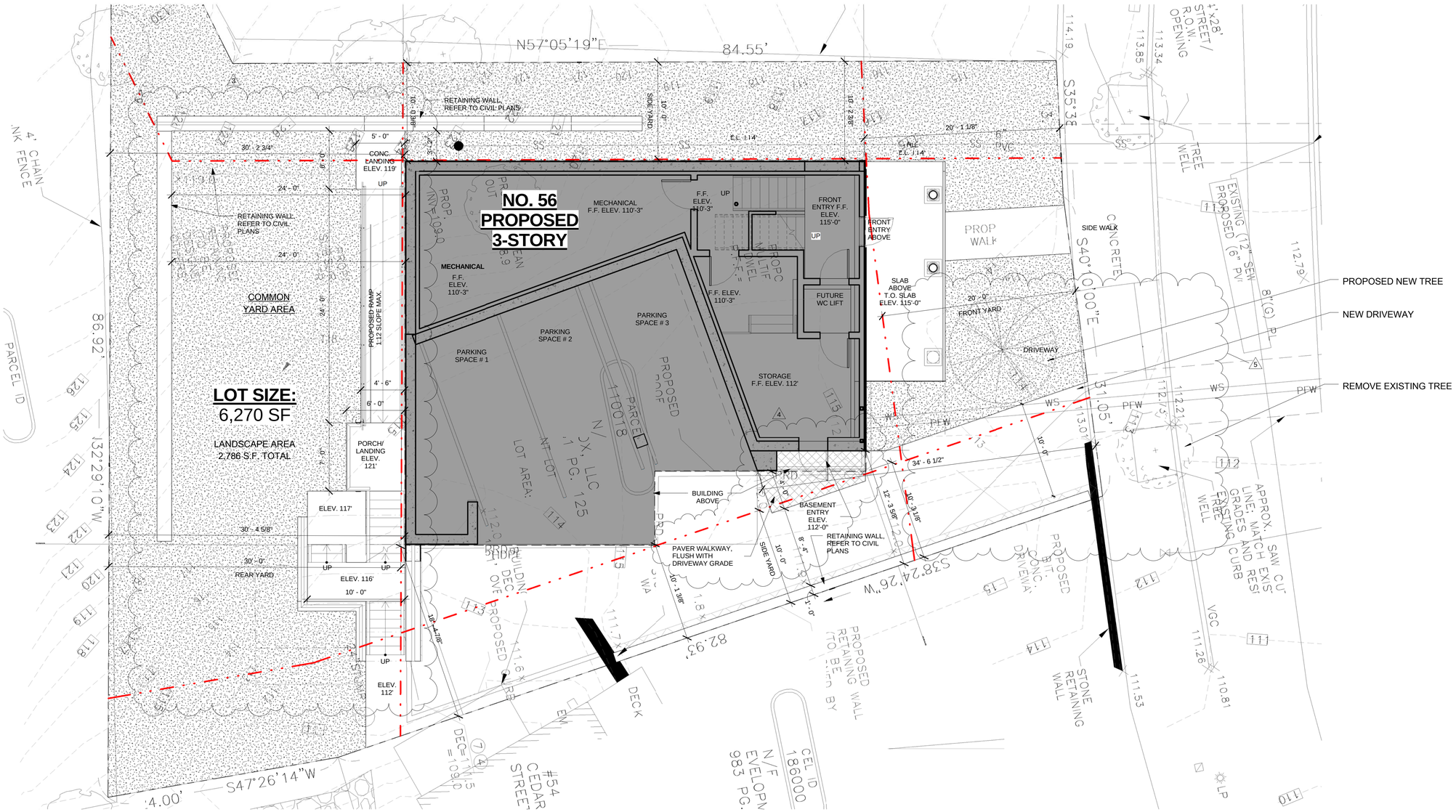
NO. 56
PROPOSED
3-STORY
MECHANICAL
F.F. ELEV. 110'-3"
MECHANICAL F.F. ELEV. 110'-3"
F.F. ELEV. 110'-3"
UP
FRONT ENTRY F.F. ELEV. 115'-0"
FRONT ENTRY ABOVE
SLAB ABOVE T.O. SLAB ELEV. 115'-0"
FUTURE WC LIFT
F.F. ELEV. 110'-3"
PARKING SPACE # 1
PARKING SPACE # 2
PARKING SPACE # 3
STORAGE F.F. ELEV. 112'
PROPOSED ROOF
PROPOSED RAMP 1:12 SLOPE MAX.
COMMON YARD AREA
LOT SIZE:
6,270 SF
LANDSCAPE AREA
2,786 S.F. TOTAL
PORCH/ LANDING ELEV. 121'
CONC. LANDING ELEV. 119'
RETAINING WALL, REFER TO CIVIL PLANS
RETAINING WALL REFER TO CIVIL PLANS
BUILDING ABOVE
BASEMENT ENTRY ELEV. 112'-0"
PAVER WALKWAY, FLUSH WITH DRIVEWAY GRADE
ELEV. 117'
ELEV. 116'
ELEV. 112'
REAR YARD
SIDE YARD
FRONT YARD
DRIVEWAY
SIDE WALK
PROP WALK
PROPOSED CONC. DRIVEWAY
PROPOSED RETAINING WALL TO BE BUILT BY
STONE RETAINING WALL
EXISTING TREE WELL
EXISTING (12" SEW PROPOSED (6" PVC
APPROX. SAW CUT LINE; MATCH EXIS GRADES AND REST CURB
VGC
4' CHAIN LINK FENCE
PROPOSED NEW TREE
NEW DRIVEWAY
REMOVE EXISTING TREE
N57°05'19"E 84.55'
S35°33'
S40°10'00"E 31.05'
S28°24'26"W 82.92'
S47°26'14"W 4.00'
N/F DX, LLC 1 PG. 125
PARCEL ID 110018
NT LOT AREA:
N/F EVELOPN 983 PG.
CEL ID 186000
#54 CEDAR STREET
DECK
PROP INV=108.0
PROP INV=108.9
PROP INV=109.2
PROP INV=109.3
PROP INV=109.4
PROP INV=109.5
PROP INV=109.6
PROP INV=109.7
PROP INV=109.8
PROP INV=109.9
PROP INV=110.0
PROP INV=110.1
PROP INV=110.2
PROP INV=110.3
PROP INV=110.4
PROP INV=110.5
PROP INV=110.6
PROP INV=110.7
PROP INV=110.8
PROP INV=110.9
PROP INV=111.0
PROP INV=111.1
PROP

ARCHITECTURAL ABBREVIATIONS

&	AND

A

AB	ANCHOR BOLT
ACFL	ACCESS FLOOR
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADD	ADDENDUM
ADDL	ADDITIONAL
ADJ	ADJUST/ABLE
ADJ	ADJACENT
ADMIN	ADMINISTRATION
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANUN	ANNUNCIATOR
AP	ACCESS PANEL
APC	ARCHITECTURAL PRECAST CONCRETE
APROX	APPROXIMATE
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
AWT	ACOUSTICAL WALL TREATMENT

B

BA	BUILDING ACCESSORY
BBD	BULLETIN BOARD
BC	BRICK COURSES
BD	BOARD
BFE	BOTTOM FOOTING ELEVATION
BG	BUMPER GUARD
BIT	BITUMINOUS
BKT	BRACKET
BLDG	BUILDING
BLKG	BLOCKING
BLT	BORROWED LIGHT
BLW	BELOW
BM	BEAM
BO	BY OWNER
BOF	BY OWNER FUTURE
BOT	BOTTOM
BR	BRICK
BRG	BEARING
BRL	BRICK LEDGE
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT-UP ROOFING

C

C	CHANNEL
C DISP	CUP DISPENSER
CAB	CABINET
CG	CORNER GUARD
CH	COAT HOOK
CJT	CONTROL JOINT
CCTV	CLOSED CIRCUIT TELEVISION

C

CD	COILING DOOR
CG	COILING GRILLE
CL	CENTER LINE
CL	CLASS
CLG	CEILING
CLR	CLEAR
CM	CONSTRUCTION MANAGER
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CO	CASED OPENING
COL	COLUMN
COMB	COMBINATION/-ED
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT/-ED /-ION
CONST	CONSTRUCTION
CONT	CONTINUE/OUS
CONTR	CONTRACT/OR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
CUH	CABINET UNIT HEATER
CW	CURTAIN WALL
CW	COLD WATER
CYL	CYLINDER

D

D	DEPTH OR DEEP
DEMO	DEMOLITION
DEPR	DEPRESSION
DEPT	DEPARTMENT
DET	DETAIL/S
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIST	DISTRIBUTION
DIV	DIVISION
DJT	DUMMY JOINT
DN	DOWN
DP	DEMOUNTABLE PARTITION
DP	DATA PROCESSING
DR	DOOR
DS	DOWNSPOUT
DW	DUMBWAITER
DWG	DRAWING
DWLS	DOWELS

E

E	EXISTING
EXIST	EXISTING
EC	ELECTRIC CABINET
EF	EXHAUST FAN
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM

E

EJT	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EO	ELECTRICAL OUTLET
EP	EXPLOSION PROOF
EQ	EQUAL
EQUIP	EQUIPMENT
ES	END SECTION
EWC	ELECTRIC WATER COOLER
EXA	EXHAUST AIR
EXC	EXCAVATE/-ED/-ION
EXH	EXHAUST HOOD
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR

F

FA	FIRE ALARM
FB	FIRE BLANKET
FD	FLOOR DRAIN
FDN	FOUNDATION
FDV	FIRE DEPARTMENT VALVE
FE	FIRE EXTINGUISHER
FGS	FOAM GASKET SEAL
FH	FIRE HOSE
FHP	FULL HEIGHT PARTITION
FHV	FIRE HOSE VALVE
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FL	FLOW LINE
FLASH	FLASHING
FLEX	FLEXIBLE
FLG	FLANGE
FLUOR	FLUORESCENT
FP	FIRE PROOFING

F

FRMG	FRAMING
FS	FULL SIZE
FS	FLOOR SINK
FSTOP	FIRESTOPPING
FT	FOOT/FEET
FTG	FOOTING
FTR	FIN TUBE RADIATION
FURR	FURRING
FUT	FUTURE

G

GA	GAUGE
GAL	GALLONS
GALV	GALVINIZED
GB	GRAB BAR
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GEN	GENERAL
GL	GLASS
GMU	GLASS MASONRY UNIT
GR	GRADE
GWB	GYPSUM BOARD
GWB/SK	GYPSUM BLUE BOARD W/ PLASTER SKIM COAT
GYP SHGT	GYPSUM SHEATHING

H

H	HIGH
HB	HOSE BIB
HD	HAND DRYER
HDCP	HANDICAP
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HPT	HIGHPOINT
HR	HANDRAIL
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HW	HOT WATER
HWD	HARDWOOD

I

IC	INTERCOM
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
ISO	ISOLATION

J

JAN	JANITOR
JB	JUNCTION BOX
JST	JOIST
JT	JOINT

K

KO	KNOCK OUT

L

L	ANGLE
L	LAVATORY
LAV	LAVATORY
LB	POUND
LCD	LINEAR CEILING DIFFUSER
LF	LINE FIGURED
LIN	LINEAR
LKR	LOCKER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LMC	LINEAR METAL CEILING
LOC	LOCATION OR LOCATE
LPT	LOW POINT
LS	LAWN SPRINKLING
LT	LIGHT
LTG	LIGHTING
LVR	LOUVER
LWC	LINEAR WOOD CEILING

M

M	MIDDLE
MAN	MANUAL
MATL	MATERIAL
MAX	MAXIMUM
MBD	MARKER BOARD
MC	MEDICINE CABINET
MCU	MODULAR COOLING UNIT
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MHC	MATERIAL HANDLING CONVEYOR
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MONO	MONOLITHIC
MPC	METAL PAN CEILING
MPU	MULTI-PURPOSE UNIT
MTD	MOUNTED
MTR	MOTOR
MULL	MULLION

N

NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NT	NOTE
NTS	NOT TO SCALE

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OP	OPERABLE PARTITION
OPER	OPERATOR
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN

P

PART	PARTITION
PB	PUSH BUTTON
PC	PRECAST CONCRETE
PCD	PAPER CUP DISPENSER
PED	PEDESTAL
PL	PLATE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLS	PLASTER
PLW	PLYWOOD
PNL	PANEL
PR	PAIR
PRELIM	PRELIMINARY
PRFS	PLASTIC RESIN
PRESS	PRESSURE
PRIM	PRIMARY
PROJ	PROJECTION
PRV	POWER ROOF VENTILATOR
PT	PAINT
PTC	PAPER TOWEL CABINET
PTR	PRINTER
PVC	POLYVINYL CHLORIDE

Q

QT	QUARRY TILE

R

R	RADIUS
R	RISER
RA	RETURN AIR
RAD	RADIATION
RB	RESILIENT BASE
RD	ROOF DRAIN
RE	RELOCATE EXISTING
RECS	RECESSED
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCE/-ED/-ING
REM	REMOVE
REQD	REQUIRED
RET	RETAINING
REV	REVERSE
REVS	REVISE
RF	RESILIENT FLOOR
RH	ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RS	ROUGH SLAB
RWC	RAIN WATER CONDUCTOR

S

S	SINK
SCHED	SCHEDULE
SD	SHOWER DRAIN
SD	SMOKE DAMPER
SDSP	SOAP DISPENSER
SECT	SECTION
SECY	SECRETARY
SF	STORE FRONT
SF	SQUARE FOOT
SH	SHOWER
SHD	SHOWER HEAD
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SL	SEALER
SLNT	SEALANT
SLV	SLEEVE
SM	SURFACE MOUNTED
SNC	SANITARY NAPKIN CABINET
SND	SANITARY NAPKIN DISPOSER
SOG	SLAB ON GRADE
SP	STANDPIPE
SPEC	SPECIFICATIONS
SPR	SINGLE PLY ROOF
SQ	SQUARE
SQ YD	SQUARE YARD
SR	SERVICE RECEPTOR
SS	SERVICE SINK
SST	STAINLESS STEEL
ST	STREET
ST	STONE TILE
STC	SOUND TRANSMISSION
STD	STANDARD
STL	STEEL
STN	STONE
STNL	STONE LEDGE
STOR	STORAGE
STRUCT	STRUCTURAL

S

STS	STEEL STRUCTURE
SUPV	SUPERVISOR
SUSP	SUSPENDED
SW	STEEL WINDOWS
SW	SWITCH
SWD	SOFTWOOD
SYM	SYMMETRICAL

T

T	TOP
TAN	TANGENT
TBD	TACKBOARD
TC	TIME CLOCK
TCAB	TOWEL CABINET
TDISP	TISSUE DISPENSER
TDR	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPERATURE
TER	TERRAZZO
TG	TONGUE & GROOVE
THRES	THRESHOLD
TPG	TEMPERED PLATE GLASS
TPH	TOILET PAPER HOLDER
TR	TREAD
TRANSF	TRANSFORMER
TS	TUBE SECTION
TV	TELEVISION
TYP	TYPICAL

U

U	URINAL
UC	UNDERCUT
UFD	UNDER FLOOR DUCT
UG	UNDERGROUND
UH	UNIT HEATER
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
US	UTILITY SHELF
UTIL	UTILITY

V

VC	VALVE CABINET
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VR	VAPOR RETARDER
VTR	VENT THROUGH ROOF

W

W	WIDTH/WIDE
W	WIDE FLANGE
W	WITH
W/O	WITHOUT
WC	WATER CLOSET
WC	WALL COVERING
WD	WOOD
WDW	WINDOW
WG	WALL GUARD
WH	WALL HYDRANT
WHCH	WHEELCHAIR
WHTR	WATER HEATER
WP	WATERPROOF
WR	WASTE RECEPTACLE
WS	WEATHERSTRIP
WSCT	WAINSCOT
WT	WINDOW TREATMENT
WT	WEIGHT
WW	WOOD WINDOW
WWF	WELDED WIRE FABRIC

SYMBOLS

- LEVEL LINE, CONTROL OR DATUM ELEVATION
- REVISION NUMBER (A)
- PARTITION TYPE (G)
- CASEWORK TYPE (C)
- INTERIOR WINDOW TYPE (W)
- WINDOW TYPE (W)
- COLUMN REFERENCE GRID (A)
- BUILDING SECTION REFERENCE DRAWING NUMBER (X / AX.X)
- WALL SECTION REFERENCE DRAWING NUMBER (X / AX.X)
- SECTION DETAIL REFERENCE DRAWING NUMBER (X / AX.X)
- 1 1/2" DIMENSION LINE
- BREAK LINE TO BREAK OFF PARTS OF A DRAWING
- DOTTED LINE HIDDEN OR CONSTRUCTION ABOVE, BEYOND
- DETAIL REFERENCE DRAWING NUMBER (X / AX.X)
- EXTERIOR ELEVATION NUMBER (X / AX.X)
- INTERIOR ELEVATION KEY (4 / AX.X / 2)
- 141 ROOM/SPACE NUMBER
- 111B DOOR NUMBER
- SEALANT AND BACKER ROD JOINT (S)
- DASH AND DOT CENTER LINE
- DASH AND DOUBLE DOT LINES PROPERTY LINES, BOUNDARY LINES

INDICATION OF MATERIALS

EARTH		EARTH/ COMPACT FILL	POROUS FILL/ GRAVEL
CONCRETE		CONCRETE	SAND MORTAR
MASONRY		BRICK	CONCRETE MASONRY UNIT
STONE		RUBBLE	MARBLE
METAL		STEEL/IRON	ALUMINUM
WOOD		WOOD SHIM	CONTINUOUS BLOCKING
		PLYWOOD	FINISH
GLASS		GLASS	GLASS BLOCK
INSULATION		BATT/ LOOSE FILL	RIGID
		FIRE SAFING	
FINISHES		GYPSUM WALL BOARD	ACOUSTICAL TILE

GENERAL NOTES

1. GENERAL CONDITIONS : THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA DOCUMENT B151 (2015 EDITION) EXCEPT AS HEREIN AMENDED.
2. SCOPE : WORK TO INCLUDE DEMOLITION AND CONSTRUCTION AS INDICATED ON THE DRAWINGS NECESSARY FOR A COMPLETE INSTALLATION. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND ARE RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY THEIR WORK.
3. CODES : ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND INDEMNIFY THE OWNER AND ARCHITECT AGAINST ANY CLAIM OR LIABILITY ARISING FROM ANY SUCH CODE OR REGULATION.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS.
5. QUALITY : WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS.
6. COORDINATION OF THE WORK : THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK CONTRACT FROM THE CONTRACTOR OR THE OWNER. THE CONTRACTORS INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES.
7. MECHANICAL TRADES : THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS AND SHALL COMPLETE THIS WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
8. EXAMINATION OF THE SITE AND DOCUMENTS : THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH EFFECT THE CONTRACT. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. TITLES AND SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONVENIENCE, AND NO REAL OR ALLEGED ERRORS IN ARRANGEMENT OF MATTER SHALL BE REASON FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.
9. SEPARATE CONTRACTS : THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY CONNECT AND COORDINATE HIS WORK WITH THEIRS.
10. GUARANTEE : ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME ON CERTAIN ITEMS.
11. TRASH REMOVAL : PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION DUMPSTER AND PICKUP SERVICE FOR ALL CONSTRUCTION DEBRIS (DUMPSTER LOCATION TO BE COORDINATED WITH THE OWNER). AT THE END OF EACH DAY, THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND OR WITHIN THE BUILDING. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR THE REMOVAL AND BACK CHARGE THE CONTRACTOR.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
13. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
14. THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
15. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ANY OR ALL FASTENING OR FRAMING TECHNIQUES /DEVICES, NOR BE ABLE TO SHOW ALL CONDITIONS PRESENT.
16. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
17. ALL WALLS AND CEILINGS TO BE 5/8in FIRE CODE OR 1/2in GYPSUM BOARD, 5/8in MOISTURE RESISTANT TYPE X OR 5/8in CEMENT BOARD. FINISH AND TEXTURE TO BE SELECTED BY OWNER. MATERIAL AS MANUFACTURED BY U.S. GYPSUM OR EQUAL FINISH (CEMENT ACCESSORIES AND TAPE OR SKIM COAT). ALL JOINTS AND NAIL HEADS READY FOR PAINT, TILE, WOOD TRIM, VWC, OR PANELING.
18. STORAGE : THE CONTRACTOR SHALL PROVIDE ON SITE WEATHER PROTECTED STORAGE SPACE, I.E.: TRAILER. STORAGE OF CONSTRUCTION MATERIALS IN THE EXISTING BUILDING WILL NOT BE PERMITTED.
19. PROTECTION : THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
20. TEMPORARY SERVICES : THE CONTRACTOR WILL PAY FOR EXISTING SERVICES (WATER, TELEPHONE AND ELECTRICITY) AND WILL TURN OVER THESE SERVICES TO THE OWNER UPON FINAL ACCEPTANCE OF THIS PROJECT.
21. THE CONTRACTOR SHALL VERIFY LOCATION AND ACTUAL DEPTH OF ALL EXISTING SANITARY PIPING, STORM DRAINS, GAS AND WATER MAINS, ELECTRIC LINES AND PIPES. HE IS ALSO ADVISED TO VERIFY ACTUAL INVERTS OF SANITARY AND STORM LINES BY HAND DUG TEST PITS WELL IN ADVANCE OF TRENCHING AND CONSTRUCTION. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. ALL NECESSARY PERMITS AND APPROVALS MUST BE OBTAINED FROM PROPER AUTHORITIES.
22. ARCHITECTURAL, MECHANICAL, ELECTRICAL, ELEVATOR, & SPRINKLER : EACH CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
23. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
24. DAMAGE : THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILDING, WALLS, CEILINGS, FLOORS, FURNITURE AND FURNISHINGS. DAMAGED SURFACES DUE TO CONSTRUCTION TO BE PATCHED, REPAIRED AND/OR REPLACED AS REQUIRED AND BLEND TO MATCH EXISTING ADJACENT SURFACES AT NO ADDITIONAL COST TO OWNER.
25. THE GENERAL CONTRACTOR SHALL PREPARE A BOOKLET CONTAINING : LIST OF SUBCONTRACTORS USED ON THIS JOB WITH NAMES, ADDRESSES AND TELEPHONE NUMBERS. ALL WARRANTIES AND INSTRUCTION MANUALS FOR EQUIPMENT AND MATERIALS INSTALLED WILL BE ISSUED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF BUILDING, AND PRESENT BOOKLET TO OWNER PRIOR TO FINAL ACCEPTANCE OF OWNER.
26. CARPET AND/OR TILE : CARPET AND/OR TILE AS SELECTED AS PER DRAWINGS.
27. HANDICAPPED REQUIREMENTS : THE GENERAL CONTRACTOR WILL ACQUAINT HIMSELF WITH THE ARCHITECTURAL ACCESS BOARD (AAB) CODE FOR THE STATE OF MASSACHUSETTS AND THE ADA (AMERICANS WITH DISABILITIES ACT) TO ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE.
28. SPRINKLER HEAD LOCATION : REFER TO N.F.P.A. STANDARDS. SPRINKLER HEADS TO BE LOCATED PER CODE. SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
29. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, ETC.
30. ALL INTERIOR FINISHES AND FURNISHINGS FOR CEILINGS, WALL AND FLOORS SHALL BE CLASS 1in WITH A FLAME SPREAD RATING OF 0 TO .25.
31. SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL PRIOR TO APPLICATION.
32. BEFORE COMMENCING WORK, THE GENERAL CONTRACTOR WILL MEET WITH THE APPOINTED COMPANY REPRESENTATIVE TO OUTLINE PHASING OF CONSTRUCTION AND DISPOSITION OF EXISTING CONSTRUCTION MATERIALS AND/OR EQUIPMENT.
33. ALL WOODS BLOCKING TO BE PRESSURE TREATED, FIRE RETARDANT.

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT

DESIGN

KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT — KHALSA, SUKHJIT SINGH — NO. 6006 — CAMBRIDGE MA — COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	WC/ERS
Checked by	JSK
Scale	1 : 1

REVISIONS

No.	Description	Date

General Notes and Abreviations

A-001

56 Cedar Street

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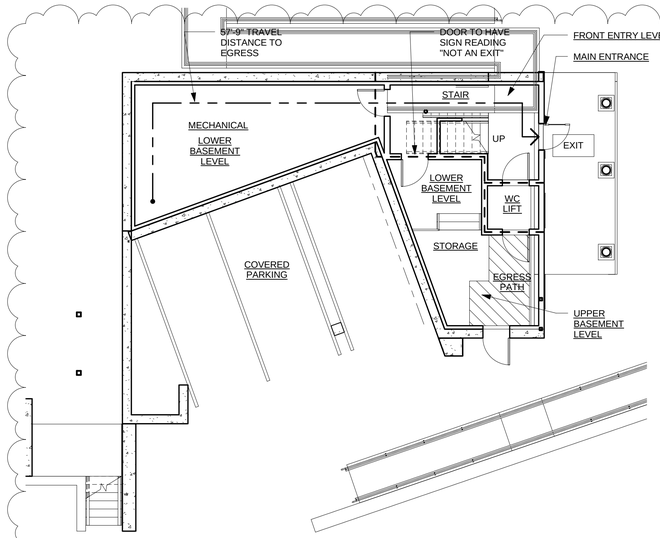
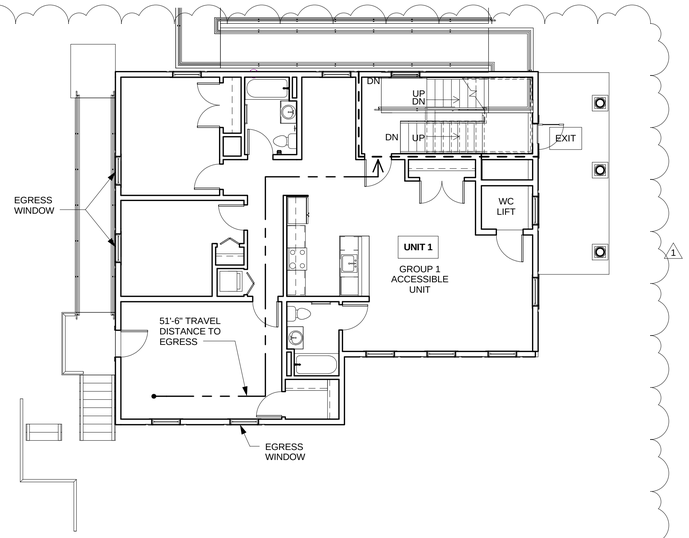
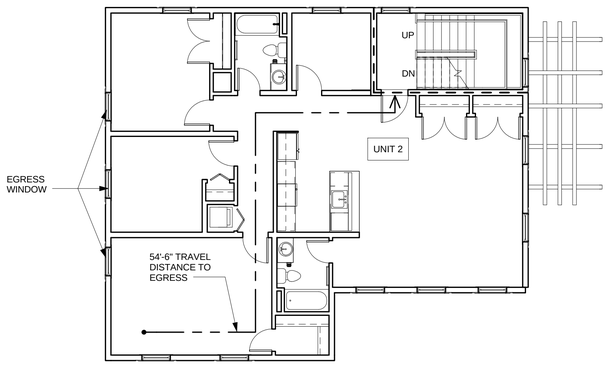


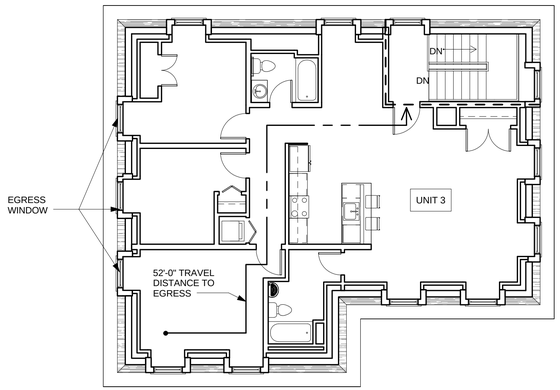
3 Code Review - Garage Level
1/8" = 1'-0"



2 Code Review - 1st Floor Level
1/8" = 1'-0"



4 Code Review - 2nd Floor Level
1/8" = 1'-0"



5 Code Review - 3rd Floor Level
1/8" = 1'-0"

1

ACCESSIBILITY CODE REVIEW

521 CMR

9.2 APPLICABILITY
New construction: Multiple dwellings, for which building permits for new construction are issued on or after September 1, 1996 shall meet the requirements of 521 CMR 9.3, Group 1 Dwelling Units and 521 CMR 9.4, Group 2 Dwelling Units.

9.3 GROUP 1 DWELLING UNITS
In multiple dwellings, for which building permits for new construction are issued on or after September 1, 1996, that are for rent, hire, lease or sale and that are equipped with an elevator, all dwelling units must be constructed as Group 1 Dwelling Units, except those covered in 521 CMR 9.4, Group 2 Dwelling Units.
In multiple dwellings that are for rent, hire, lease, or sale but are not equipped with an elevator, only units on the ground floor must be constructed as Group 1 Dwelling Units.
Group 1 units must comply with 521 CMR 9.5, and, 521 CMR 42.00: GROUP 1 BATHROOMS; 521 CMR 43.00: GROUP 1 KITCHENS; and 521 CMR 46.00: GROUP 1 BEDROOMS.

The building is not equipped with an elevator, therefore the ground floor unit, Unit #1, has been designed in compliance with the requirements of Group 1 Dwelling Units.

9.4 GROUP 2 DWELLING UNITS
In multiple dwellings that are for rent, hire, or lease (but not for sale) and contain 20 or more units, at least 5% of the dwelling units must be Group 2A units. Group 2A units must comply with 521 CMR 9.5, Dwelling Unit Interiors; and 521 CMR 44.00: GROUP 2 BATHROOMS; and 521 CMR 45.00: GROUP 2 KITCHENS; and 521 CMR 47.00: GROUP 2 BEDROOMS.

The building does not contain 20 or more units, therefore Group 2 Dwelling units are not required or provided.

28.12 WHEELCHAIR LIFTS/ LIMITED USE ELEVATORS:
Platform lift devices, shall comply with the following:
28.12.1 General: Vertical wheelchair lift devices and Limited use elevators may be used as a part of an accessible route of travel in lieu of an elevator under any of the following circumstances.
a. To provide an accessible route to a performing area (stage) in an assembly occupancy.
b. To comply with the wheelchair viewing position line-of-sight and dispersion requirements of 521 CMR 14.4.1.
c. In existing buildings where no other work is being performed, except for the installation of a vertical wheelchair lift.
d. In existing buildings of less than three stories in height or that have less than 3000 square feet per story unless the building is a shopping center, a shopping mall, or the professional office of a health care provider.
e. To provide vertical access where the distance between floors is less than a full story and where a ramp is not feasible.

A wheelchair lift is proposed to provide access to Unit #1 which is designed as a Group 1 Accessible Unit down to the front entry level (main entrance) and also down to the Upper Basment Level (where the parking is located).

The Front Entry Level up to the first floor level totals 6'-0" in vertical rise. The Front Entry Level down to the Upper Basement Level is 3'-0" in vertical rise.

If a ramp were to be provided from the parking level up to the front entry level it would be 41'-0" total in length and then an additional ramp would need to be provided from the front entry level up to the first floor level which would be 92'-0" in total length. The two ramps together would force the user to traverse 133'-0" in ramp length to get from the parking area up to the first floor level unit. This would be impracticable due to the site constraints and also difficult for the user to traverse such a lengthy ramp.

28.12.2 Vertical wheelchair lifts shall comply with the following:
a. 521 CMR 24.4, Landings, 521 CMR 29.00: FLOOR SURFACES, and 521 CMR 39.00 CONTROLS;
b. Platform size shall be a minimum of 36 inches wide by 54 inches deep (36" by 54" = 914mm by 1372mm)
c. The wheelchair lift shall be recessed into the floor, at all levels, so that it is flush with the finished floor or grade. Where recessing the lift is not possible and a ramp must be used, the ramp shall comply with 521 CMR 24.00: RAMPS.
d. If the wheelchair lift is key operated, a buzzer and intercom system must be installed at the lift and connected to a location within the building where the key is maintained.
e. Doors or gates shall comply with the requirements of 521 CMR 26.5 through 521 CMR 26.11.4. Exception: Where a door or gate is provided in the wider side of any lift platform that is less that 54 inches (54" = 1372mm) in any dimension, the door or gate shall be a minimum of 42 inches (42" = 1067mm) wide and shall comply with the applicable requirements of 521 CMR 26.6 through 521 CMR 26.11.4.
f. Wheelchair lifts must be permanently installed and maintained in operating condition at all times.

FIRE PROTECTION LEGEND

- 2HR FIRE RATED WALL/ PARTITION
- 1HR FIRE RATED WALL/ PARTITION
- EXIT PATH
- 1HR FIRE RATED FLOOR CEILING ASSEMBLY

BUILDING CODE REVIEW
MASSACHUSETTS STATE BUILDING CODE- 9TH EDITION

USE GROUP - R2

TABLE 504.3, 504.4 & 506.2 :

BUILDING A NO	FLOOR	USE GROUP		TYPE OF CONSTRUCTION		ALLOWED AREA S.F.	ALLOWED STORIES/ HEIGHT	PROVIDED AREA S.F.	PROVIDED STORIES/ HEIGHT	REMARKS
0	BASEMENT	"S2"	LOW- HAZARD STORAGE	"5B"	COMBUSTIBLE PROTECTED	7,000	3/60'	894	0 ST/ 5'-0"	
1	FIRST	"R2"	RESIDENTIAL, MULTIFAMILY	"5B"	COMBUSTIBLE PROTECTED	7,000	3/60'	1,704	1 ST/ 9'-3"	
2	SECOND	"R2"	RESIDENTIAL, MULTIFAMILY	"5B"	COMBUSTIBLE PROTECTED	7,000	3/60'	1,704	1 ST/ 9'-3"	
3	THIRD	"R2"	RESIDENTIAL, MULTIFAMILY	"5B"	COMBUSTIBLE PROTECTED	7,000	3/60'	1,704	1 ST/ 9'-3"	
TOTAL						28,000	3/60'	6,006	3 ST (32'-9")	

BUILDING EQUIPPED WITH NFPA 13R SPRINKLER SYSTEM

FIRE RESISTANCE OF STRUCTURAL ELEMENTS:

TABLE 601:

BUILDING ELEMENTS	TYPE OF CONSTRUCTION VB	FIRE RATING FILE #
PRIMARY STRUCTURAL FRAME (SEE SECTION 202)	0HR	
BEARING WALLS EXTERIOR INTERIOR	0HR 1HR	
NONBEARING WALLS AND PARTITIONS: EXTERIOR (table 602)	0HR	
NONBEARING WALLS AND PARTITIONS: INTERIOR	0HR	
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0HR	
ROOF CONSTRUCTION: AND ASSOCIATED SECONDARY MEMBERS	0HR	

Fire Resistance Rating Requirements for Exterior Walls

TABLE 602:

Fire Separation Distance = X (feet)	TYPE OF CONSTRUCTION	NOT USED	Occupancy R, S-2 & U Type VA,B
x < 5 (b)	VB		1
5 ≤ x <10)	VB		1
10 ≤ x <30	VB		0
x ≥ 30	VB		0

Dwelling Unit Separations

Dwelling units must be separated from each other (horizontally and vertically) and the rest of the building by construction that provides at least a one half (1/2) hour FRR (780 CMR Sections 709.3 & 712.3). Corridors in Use Group R-3 are required to provide a 30 minute FRR per Table 1018.1.

Concealed Spaces
Fire-blocking and draft-stopping shall be installed in combustible concealed locations in accordance with 780 CMR 717.0

EGRESS CALCULATIONS:

TABLE 1008.1.2:
RESIDENTIAL 1/200 SF GROSS

#	FLOOR / USE GROUP	RES-AREA/200	OCCUPANT/ FLOOR
0	BASEMENT/ S2	894/300	3
1	FIRST/ RESIDENTIAL	1,704/200	9
2	SECOND / RESIDENTIAL	1,704/200	9
3	THIRD / RESIDENTIAL	1,704/200	9
	TOTAL # 0 TO 3		30

TABLE 1009.2

STAIR WIDTH
WIDTH IN INCHES
STAIRS 0.2/PERSON

#	STAIR	EGRESS CAPACITY 0.2 * OCCUPANTS	WIDTH IN INCH ALLOWED	WIDTH PROVIDED
1	STAIR (TYP.)	6"	36"	36"
TYP. ALL UNITS				

DOOR WIDTH
WIDTH IN INCHES
DOORS 0.15/OCCUPANT

#	DOOR / CORRIDOR	EGRESS CAPACITY 0.15 * OCCUPANTS		WIDTH IN INCH ALLOWED		WIDTH PROVIDED	
ALL		4.5"	4.5"	32"	44"	32"	44"

TABLE 1006.2.1
SPACES WITH ONE EXIT OR ECT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET) WITH SPRINKLER SYSTEM
R-2	10	125 (a)

a. Buildings classified as Group R-2 equipped thoughout wiht an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue opening s in accordance wiht Section 1030.

TABLE 1006.3.2 (1)
STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCPANCIES

STORY	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE
BASEMENT, FIRST, SECOND OR THIRD STORY ABOVE GRADE PLANE	R-2 (a,b)	4 DWELLING UNITS	125 FEET
FOURTH STORY ABOVE GRADE PLANE & HIGHER	NP	NA	NA

FOR SI: 1 FOOT= 3048 MM
NP= NOT PERMITTED
NA- NOT APPLICABLE
a. Buildings classified as Group R-2 equipped thoughout wiht an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue opening s in accordance wiht Section 1030.
b. This table is used for R-2 occupancies consisting of sleeping units, use Table 1006.3.2(2).

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

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REGISTRATION

REGISTERED ARCHITECT
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No. 29613
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date
1	ISD Revisions	04/16/2018

Code Review and Egress Calculations

A-010

56 Cedar Street

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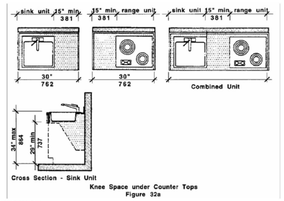
32.2 **COUNTER TOPS**
Counter tops that contain sinks and cooking units shall provide a minimum of 15 inches (15" = 381mm) of clear countertop on at least one side of the cooking unit and on at least one side of the sink and shall have a clear space underneath that complies with **521 CMR 32.6, Kneespace.** Countertops shall be mounted no higher than 34 inches (34" = 864mm) above the finish floor. See **Fig. 32a.**



Cross Section - Sink Unit
Knee Space under Counter Tops
Figure 32a

32.00: **KITCHENS**

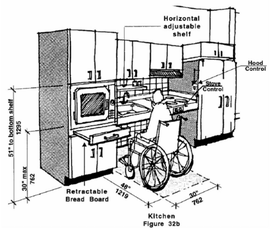


Figure 32b

Exception: In kitchenettes an undercounter type refrigerator is acceptable.

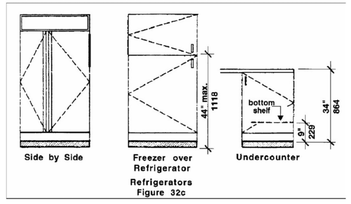
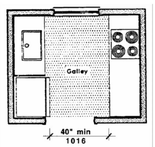
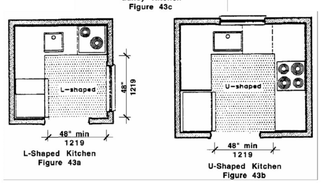


Figure 32c

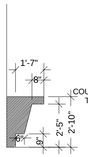
GROUP 1 KITCHENS



Galley Kitchen
Figure 43c



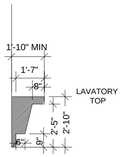
L-Shaped Kitchen
Figure 43a
U-Shaped Kitchen
Figure 43b



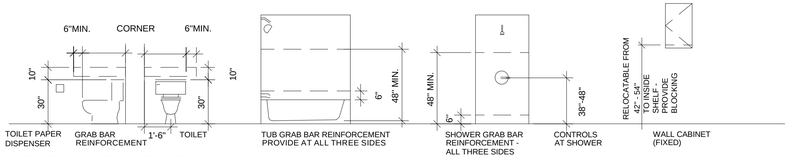
KITCHEN KNEESPACE

-- ALL PLUMBING, SUPPORTS & OBSTRUCTIONS TO BE INSTALLED WITHIN SHADED SECTIONS SHOWN.
-- INSULATE ALL PIPES, DRAINS & ROUGH, SHARP OR HOT SURFACES

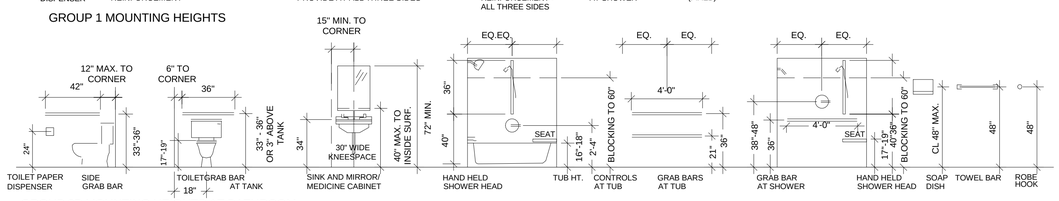
GENERAL KNEESPACE



BATHROOM KNEESPACE

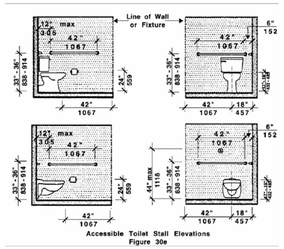


GROUP 1 MOUNTING HEIGHTS

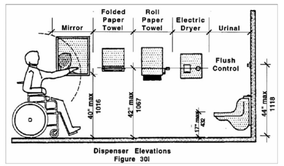


GROUP 2B MOUNTING HEIGHTS AT BATHROOM

30.00: **PUBLIC TOILET ROOMS**

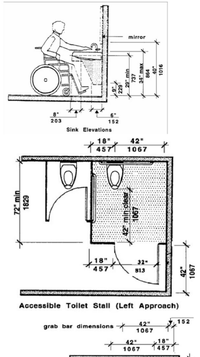


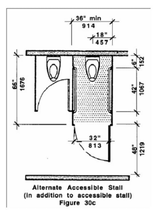
Accessible Toilet Stall Elevations
Figure 30e



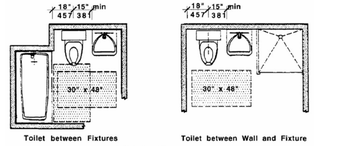
Dispenser Elevations
Figure 30f

Height: Sinks shall be mounted with the rim no higher than 34 inches (34" = 864mm) above the finish floor. See **Fig. 30b**. Sinks shall also extend a minimum of 17 inches (17" = 432mm) from the wall to the front of the sink or counter.

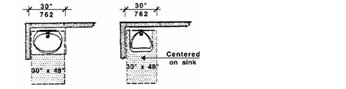




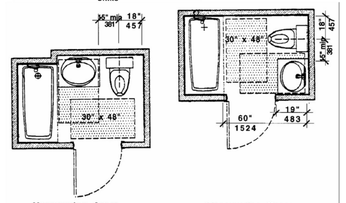
521 CMR 42.00: **GROUP 1 BATHROOMS**



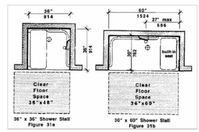
Toilet Locations



Sinks

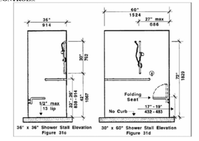


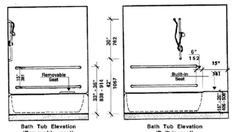
31.00: **BATHING ROOMS**

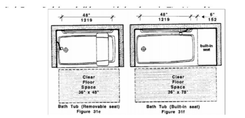


31.7.2 Floors: Floors shall be pitched to drain within the stall no steeper than one-in-50 (1:50) or (2%). Floors shall be carborundum, grit-face tile, or other slip resistant surface.

31.7.3 Controls: Showers shall operate by a single lever with a thermostatic and/or pressure balance mixing valve, and except in shower stalls 36 by 36 inches (36" by 36" = 914mm by 914mm) all controls shall be located on the center wall adjacent to the hinged seat. Faucets and other controls shall be located as shown in **Fig. 31e** and d and shall comply with **521 CMR 39.00: CONTROLS**



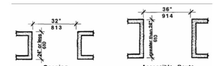




31.9.2 Seat: A removable in-tub seat or a built-in seat at the head end of the tub shall be provided as shown in **Fig. 31g**, and **31h**. Seats shall be mounted securely and shall not slip during use. The *structural strength* of seats and their attachments shall comply with the definition of *structural strength* in **521 CMR 5, DEFINITIONS**.

26.1.1 Gates, including ticket gates, shall also comply with 521 CMR 26.00.

Exceptions: Openings greater than 24 inches (24" = 6110mm) in depth are not doorways but may be part of an *accessible route*, in which case they shall comply with **521 CMR 20.00: ACCESSIBLE ROUTES** and **521 CMR 24.00: RAMPS** (See **Fig. 26a**). Doors not requiring full user passage, such as shallow closets, may have the *clear* opening reduced to 20 inches (20" = 508mm) minimum, See **521 CMR 9.5.8, Closets.**



Openings and Accessible Routes

26.6.4 Push side clearance shall comply with **Fig. 26e.**

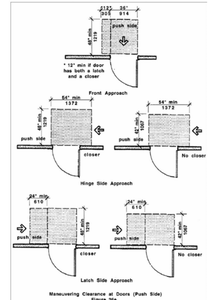


Figure 26e

26.5 **WIDTH**
All doorways and openings that are required to be *accessible* shall have a *clear* opening of not less than 32 inches (32" = 813mm). *Clear* opening of a door is measured from the face of the stop on the latch side to the face of the door when the door is open 90 degrees. For door types such as bifold, accordion, and pocket, the *clear* opening is measured when the door is in its most fully open position. See **Fig. 26b** and **26c**.

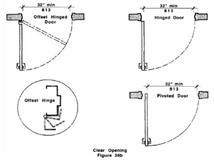
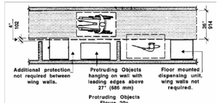


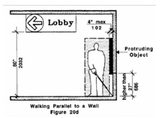
Figure 26b

NOTE: A standard 36 inch (36" = 914mm) door with a standard hinge, will produce a *clear* opening of at least 32 inches (32" = 813mm).



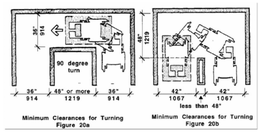
Protruding Objects
Figure 20c

20.6.1 Objects projecting from walls (for example, telephones) with their leading edges between 27 inches and 80 inches (27" and 80" = 686mm and 2032mm) above the finished floor shall protrude no more than four inches (4" = 102mm) into walks, halls, corridors, passageways, or aisles and shall not have sharp or abrupt edges. See **Fig. 20d.**

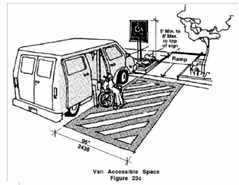


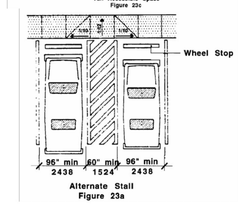
Walking Parallel to a Wall
Figure 20d

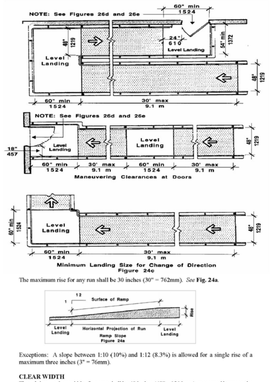
TURNS
If a person in a wheelchair must make a turn around an obstruction, the minimum *clear* width of the *accessible route* shall comply with **Fig. 20a or 20b.**



PARKING AND PASSENGER LOADING ZONES



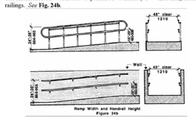


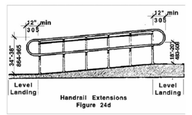


The maximum rise for any run shall be 30 inches (30" = 762mm). See **Fig. 24a.**

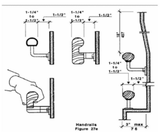
Exceptions: A slope between 1:10 (10%) and 1:12 (8.3%) is allowed for a single rise of a maximum three inches (3" = 76mm).

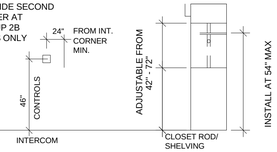
CLEAR WIDTH
The minimum *clear* width of a *ramp* shall be 48 inches (48" = 1219mm), measured between the railings. See **Fig. 24b.**



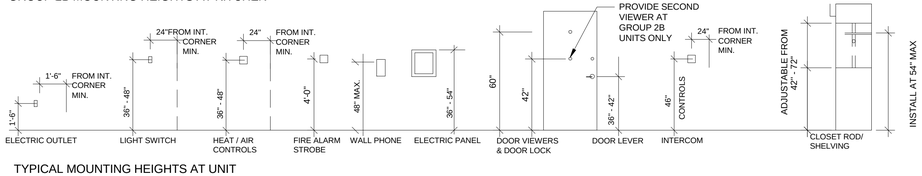


27.00: **STAIRS**





GROUP 2B MOUNTING HEIGHTS AT KITCHEN



TYPICAL MOUNTING HEIGHTS AT UNIT

Group 2B-mh-06.dwg

PROJECT NAME
56 Cedar Street

PROJECT ADDRESS
56 Cedar St, Roxbury, MA 02119

CLIENT
Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT
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17 IVALOO STREET SUITE 400
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CONSULTANTS:

REGISTRATION
REGISTERED ARCHITECT JASMINDER KHALSA NO. 6880 CAMBRIDGE MA COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	WC/ERS
Checked by	KDI
Scale	12" = 1'-0"

REVISIONS

No.	Description	Date

Mounting Heights and Clearances

A-013

56 Cedar Street

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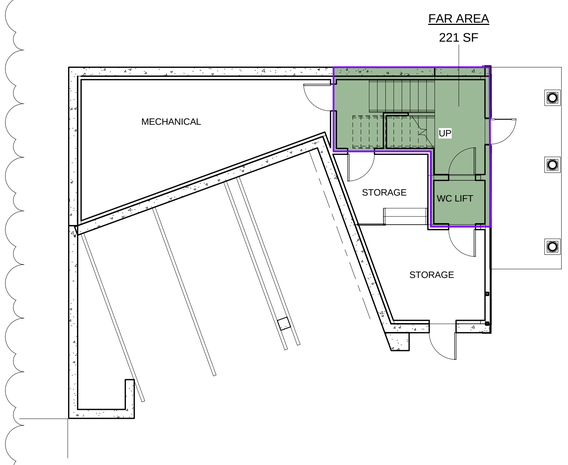
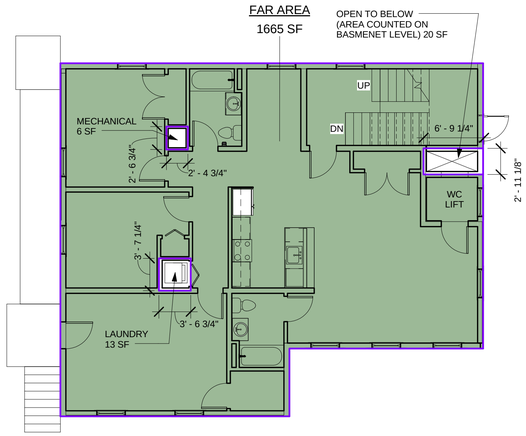
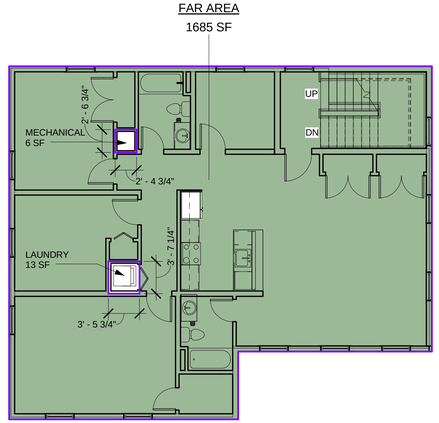


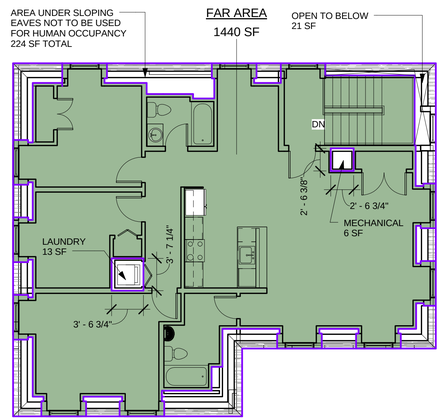
1 Basement
1/8" = 1'-0"



2 1st Floor Level
1/8" = 1'-0"



3 2nd Floor Level
1/8" = 1'-0"

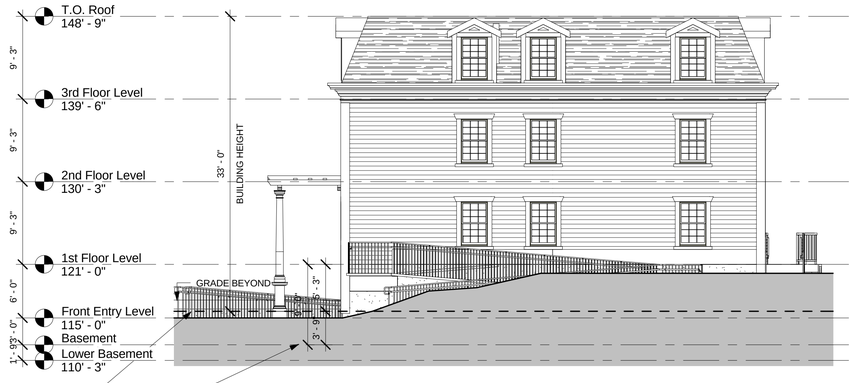


4 3rd Floor Level
1/8" = 1'-0"

Area Schedule (FAR)	
Level	Area
Basement	221 SF
1st Floor Level	1665 SF
2nd Floor Level	1685 SF
3rd Floor Level	1440 SF
Grand total	5010 SF

1

5 Zoning Diagram- East Elevation
1/8" = 1'-0"



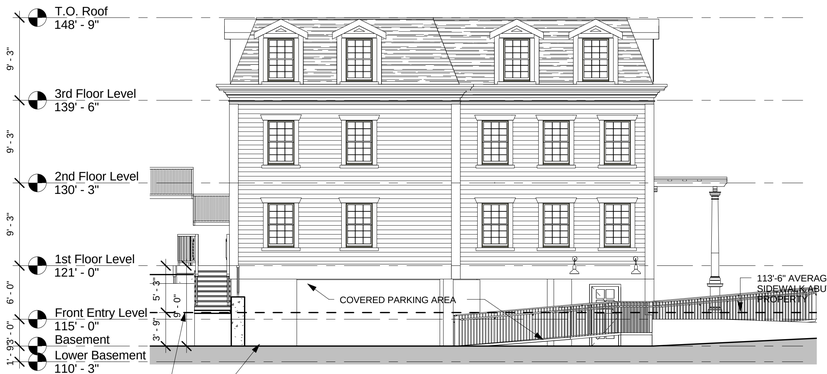
6 Zoning Diagram-North Elevation
1/8" = 1'-0"

GRADE= 113'-6" (AVERAGE GRADE OF SIDEWALK ABUTTING PROPERTY)

Basement. That portion of a building which is more than thirty-five percent (35%) of the height of the story below grade.

Basement is 3'-9" below average grade. Basement Story is 9'-0" tall. 3'-9" / 9'-0"= 0.41 x 100%= 41%. Basement Level is 41% below grade, thus is considered a basement.

7 Zoning Diagram-West Elevation
1/8" = 1'-0"



8 Zoning Diagram-South Elevation
1/8" = 1'-0"

GRADE= 113'-6" (AVERAGE GRADE OF SIDEWALK ABUTTING PROPERTY)

Basement. That portion of a building which is more than thirty-five percent (35%) of the height of the story below grade.

Basement is 3'-9" below average grade. Basement Story is 9'-0" tall. 3'-9" / 9'-0"= 0.41 x 100%= 41%. Basement Level is 41% below grade, thus is considered a basement.

DEFINITIONS

Basement. That portion of a building which is more than thirty-five percent (35%) of the height of the story below grade.

Grade:
The average elevation of the nearest sidewalk at the line of the street or streets on which the building abuts, except as otherwise provided in Section 16-8 as such section pertains to the restricted roof structure district in the North End, or in the case of a building not abutting on a street, the average elevation of the ground between the building and the lot line or a line twenty (20) feet from the building, whichever is nearer; but in no event shall the average elevation of such ground be taken to be more than five (5) feet above or below the average elevation of the ground immediately contiguous to the building.

Height of Building:
The vertical distance from grade to the top of the highest point of the roof beams of a flat roof, or the mean level of the highest gable or of the slope of a hip roof, excluding belfries, cupolas, domes, monuments, church spires, water, observation, radio and transmission towers, windmills, chimneys, smokestacks, silos, derricks, conveyors, masts, flagpoles, aerials, elevator penthouses, water tanks, monitors, signs, or other roof structures and penthouses normally built above the roof and not used or designed to be used for human occupancy, but such structures shall be erected only to such heights, and cover only such areas, as are necessary to accomplish the purpose they are intended to serve, provided that in any event, the total area of such roof structures and penthouses does not exceed 33 1/3 percent of the total of all roof areas, measured horizontally, of such building, except that, for any Proposed Project that

(a) is subject to Article 80B (Large Project Review); and (b) is within a downtown district established under Section 3-1C, "height of building" means the vertical distance from grade to the top of the structure of the last occupied floor. A mansard roof shall be considered a flat roof.

Story. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above, except that a space used exclusively for the housing above the roof of mechanical equipment of the building shall not be considered to be a story if access to such space may be had only for maintenance of such equipment.

Story above grade. Inserted on September 23, 1987, and deleted on March 30, 1989.)

Story, first. The lowest story of which sixty-five percent (65%) or more of the height is above grade.

Floor area ratio. The ratio of gross floor area of a structure to the total area of the lot.

Floor area, gross. The sum of areas of the several floors of the structure, as measured by the exterior faces of the walls, including fully enclosed porches and the like as measured by the exterior limits thereof, but excluding

(a) garage space which is in the basement of a building or, in the case of garage space accessory to a dwelling, is at grade, (b) basement and cellar areas devoted exclusively to uses accessory to the operation of the structure, and (c) areas elsewhere in the structure devoted to housing mechanical equipment customarily located in the basement or cellar such as heating and air conditioning equipment, plumbing, electrical equipment, laundry facilities and storage facilities, provided, however, that in an H-2-45, H-2-65, H-3-65, L-2-65 or B-3-65 district no area in an existing structure previously included in gross floor area and no area in any addition to an existing structure, except areas not used or designed to be used for human occupancy, such as attics, basements, cellars or space under sloping eaves, shall be excludable from gross floor area as area for storage facilities or laundry facilities.

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT

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KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
JAY SURESH KHALSA
No. 3423
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	TC
Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date
1	ISD Revisions	04/16/2018

FAR Plans & Zoning Elevations

A-021

56 Cedar Street

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GENERAL FLOOR PLAN NOTES

1. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
2. UNLESS OTHERWISE NOTED ALL NEW EXTERIOR WALLS ARE TYPE "X1"
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1" AND ALL EXTERIOR WALLS SHALL BE TYPE "8".
5. SEE A-910 FOR PARTITION TYPES.
6. MOISTURE RESISTANT GWB. BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS
7. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
8. SEE A-901 FOR DOOR DETAILS & A-900 FOR WINDOW DETAILS
9. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
10. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
11. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
12. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
13. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
14. CONTRACTOR TO CORDINATE WITH DESIGN BUILD OF MECHANICAL, PLUMBING AND ELECTRICAL PRIOR TO CONSTRUCTION.
15. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
16. BUILDING TO BE FULLY SPRINKLERED, REFER TO FIRE PROTECTION PLANS.
17. REFER TO ELEVATIONS 5 THROUGH 12 ON SHEET A-200 FOR TYPICAL BATHROOM INFORMATION. INSTANCES OF BATHROOMS ON SECOND AND THIRD FLOOR UNITS MAY BE MIRRORED OR ROTATED IMAGES OF REFERENCED ELEVATIONS.
18. REFER TO SHEETS A-520 FOR ROOF DETAILS.

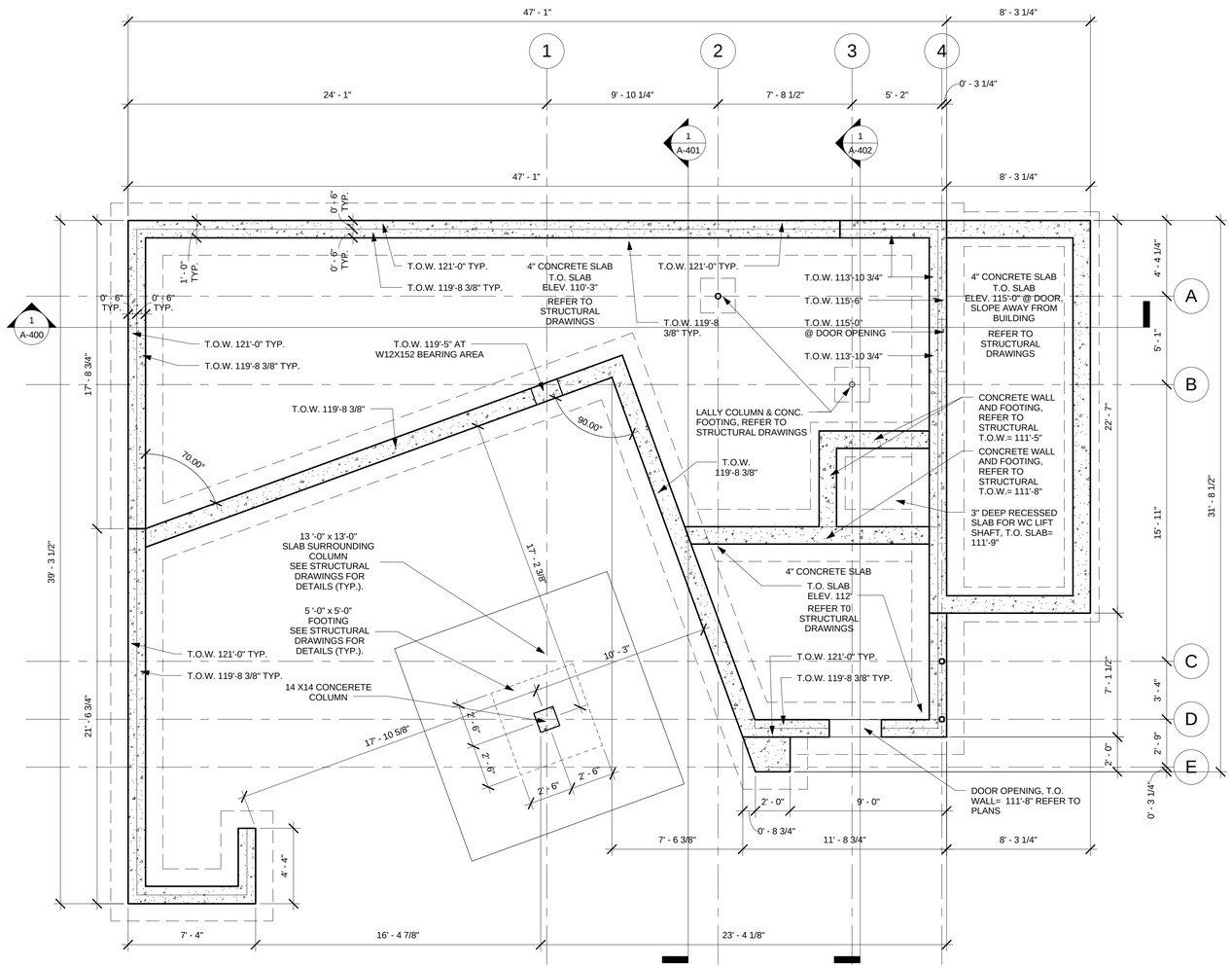
LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- WALL TYPE
- FLOOR MOUNTED SUPPLY GRILLE
- FLOOR DRAIN (FD)
- SMOKE DETECTOR
- CO DETECTOR
- POST UP, REFER TO STRUCTURAL DRAWINGS
- POST UP, REFER TO STRUCTURAL DRAWINGS

GENERAL FOUNDATION PLAN NOTES:

1. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURE. FOUNDATION LAYOUT PLAN IS FOR REFERENCE ONLY.

2. GENERAL CONTRACTOR TO COORDINATE ALL DIMENSIONS WITH FLOOR PLANS PRIOR TO CONSTRUCTION.



2 Foundation Level
1/4" = 1'-0"

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT

KHALSA DESIGN

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TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
COMMONWEALTH OF MASSACHUSETTS
NO. [illegible]
CAMBRIDGE MA

Project number	17095
Date	02/15/2018
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Foundation Plan

A-100

56 Cedar Street

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GENERAL FLOOR PLAN NOTES

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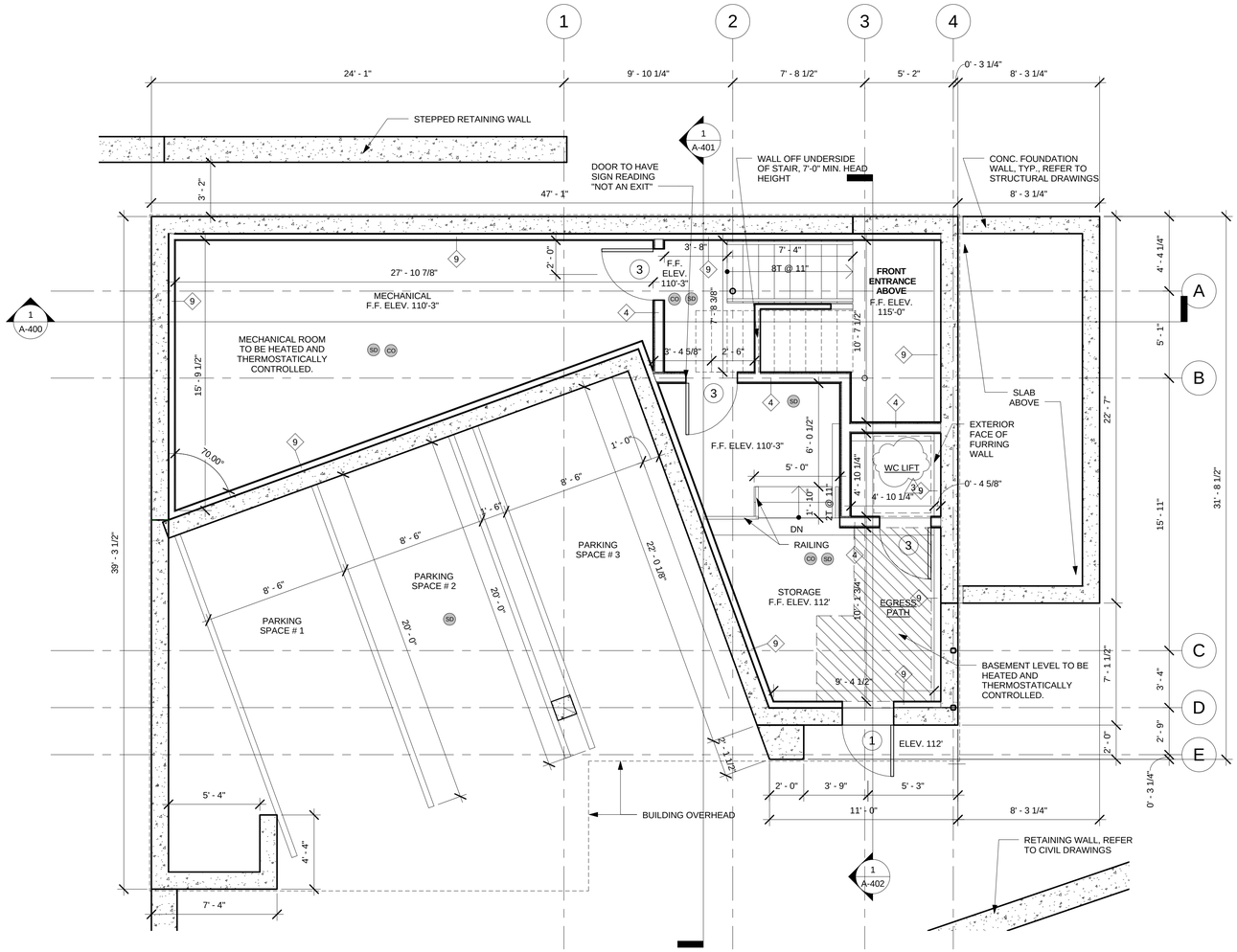
LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- WALL TYPE
- FLOOR MOUNTED SUPPLY GRILLE
- FD — FLOOR DRAIN
- SMOKE DETECTOR
- CO DETECTOR
- POST UP, REFER TO STRUCTURAL DRAWINGS
- POST UP, REFER TO STRUCTURAL DRAWINGS



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

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT

DESIGN
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CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
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COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

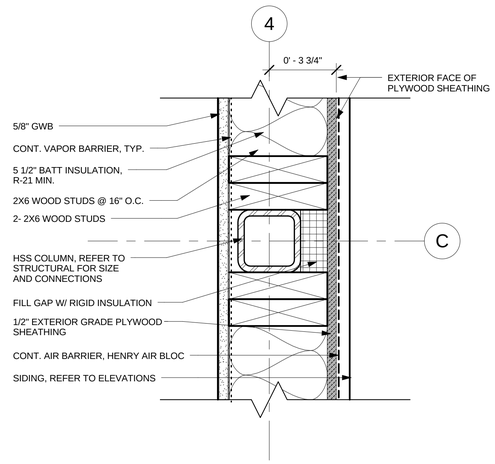
REVISIONS

No.	Description	Date
3	Yard Access	04/25/2018

Basement Floor Plan

A-101

56 Cedar Street



3 Plan Detail @ Steel Column
3" = 1'-0"

GENERAL FLOOR PLAN NOTES

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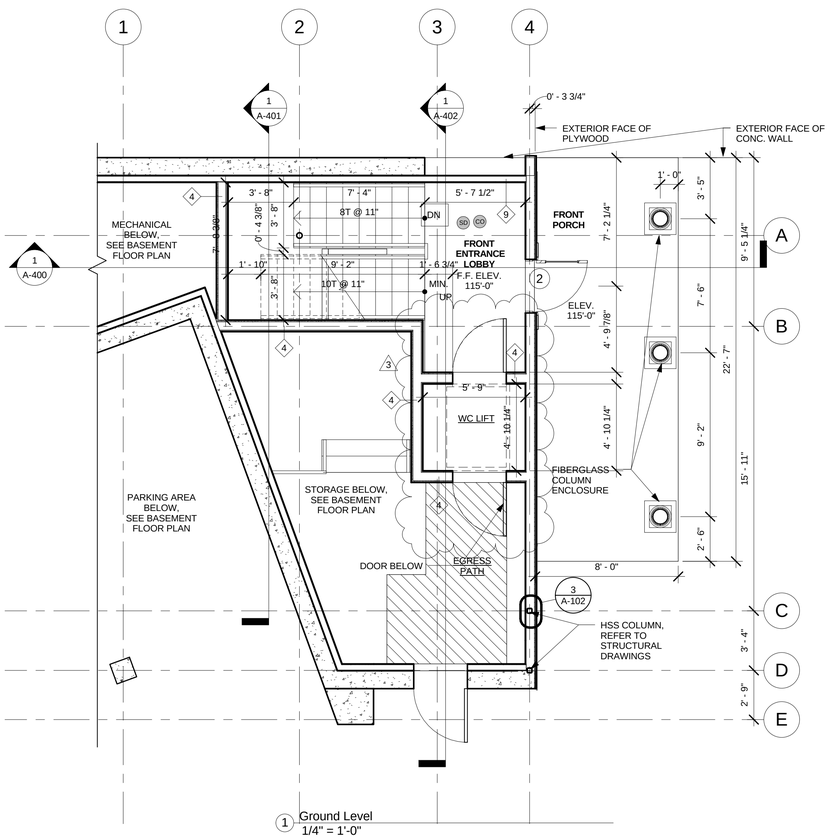
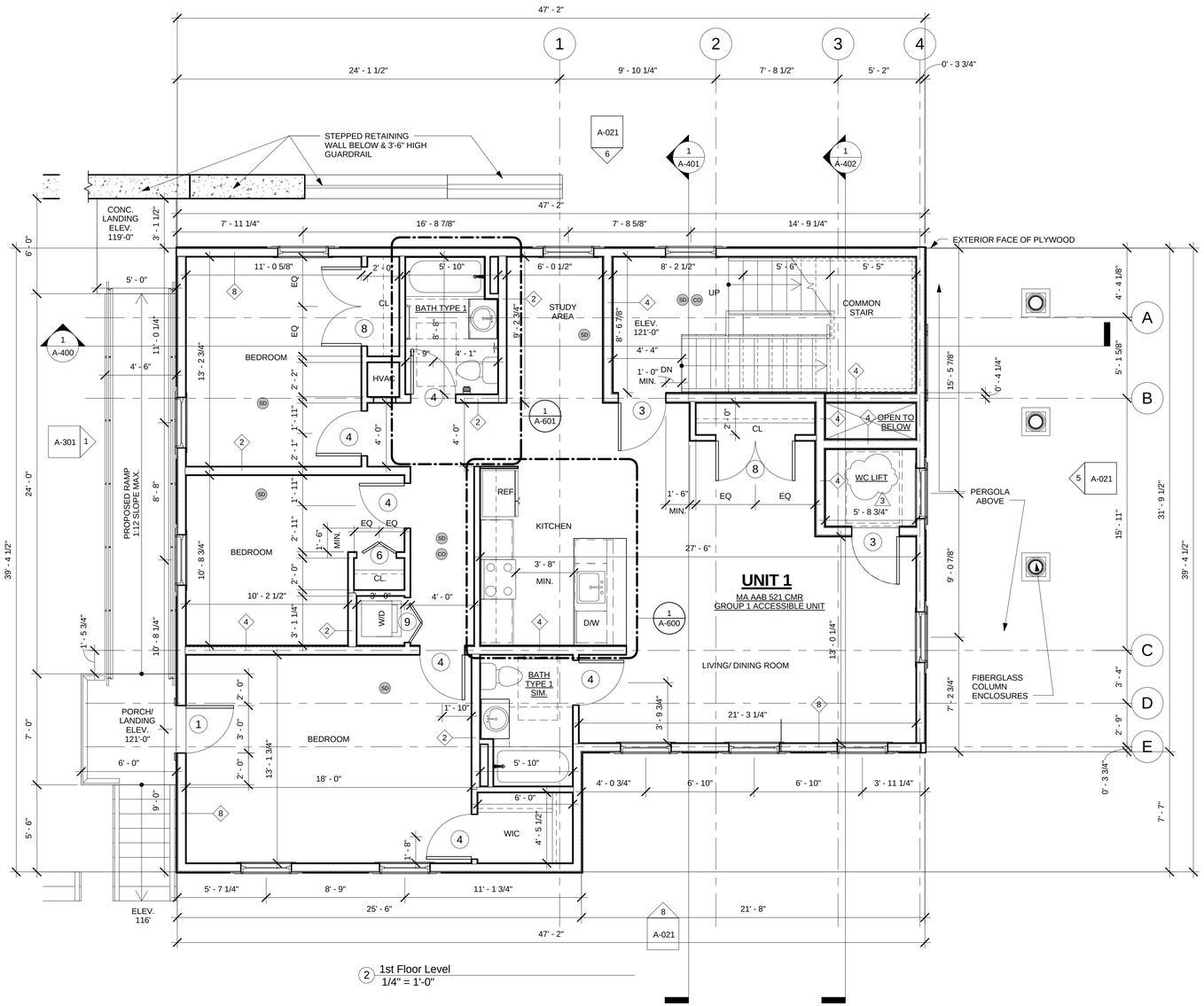
8. SEE A-901 FOR DOOR DETAILS & A-900 FOR WINDOW DETAILS
9. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
10. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
11. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
12. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
13. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
14. CONTRACTOR TO CORDINATE WITH DESIGN BUILD OF MECHANICAL, PLUMBING AND ELECTRICAL PRIOR TO CONSTRUCTION.
15. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
16. BUILDING TO BE FULLY SPRINKLERED, REFER TO FIRE PROTECTION PLANS.
17. REFER TO ELEVATIONS 5 THROUGH 12 ON SHEET A-200 FOR TYPICAL BATHROOM INFORMATION. INSTANCES OF BATHROOMS ON SECOND AND THIRD FLOOR UNITS MAY BE MIRRORED OR ROTATED IMAGES OF REFERENCED ELEVATIONS.
18. REFER TO SHEETS A-520 FOR ROOF DETAILS.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- WALL TYPE
- FLOOR MOUNTED SUPPLY GRILLE
- FD — FLOOR DRAIN
- SMOKE DETECTOR
- CO DETECTOR
- POST UP, REFER TO STRUCTURAL DRAWINGS
- POST UP, REFER TO STRUCTURAL DRAWINGS



1 Ground Level
1/4" = 1'-0"



2 1st Floor Level
1/4" = 1'-0"

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT MATTHEW KHALSA No. 3 CAMBRIDGE MA COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	MG
Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date
3	Yard Access	04/25/2018

Ground and First Floor Plan

A-102

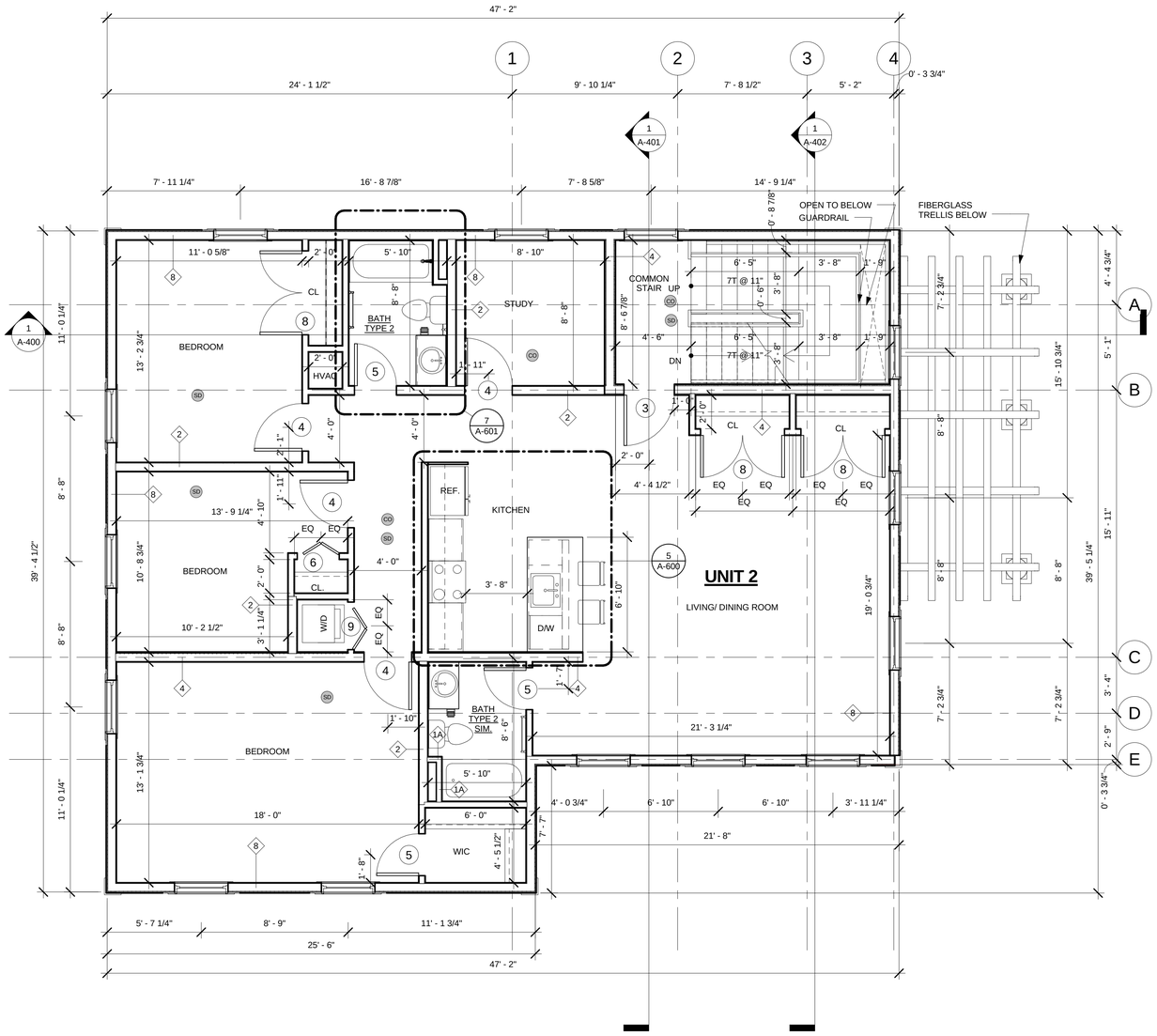
56 Cedar Street

GENERAL FLOOR PLAN NOTES

1. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
2. UNLESS OTHERWISE NOTED ALL NEW EXTERIOR WALLS ARE TYPE "X1"
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1" AND ALL EXTERIOR WALLS SHALL BE TYPE "8".
5. SEE A-910 FOR PARTITION TYPES.
6. MOISTURE RESISTANT GWB. BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS
7. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
8. SEE A-901 FOR DOOR DETAILS & A-900 FOR WINDOW DETAILS
9. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
10. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
11. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
12. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
13. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
14. CONTRACTOR TO CORDINATE WITH DESIGN BUILD OF MECHANICAL, PLUMBING AND ELECTRICAL PRIOR TO CONSTRUCTION.
15. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
16. BUILDING TO BE FULLY SPRINKLERED, REFER TO FIRE PROTECTION PLANS.
17. REFER TO ELEVATIONS 5 THROUGH 12 ON SHEET A-200 FOR TYPICAL BATHROOM INFORMATION. INSTANCES OF BATHROOMS ON SECOND AND THIRD FLOOR UNITS MAY BE MIRRORED OR ROTATED IMAGES OF REFERENCED ELEVATIONS.
18. REFER TO SHEETS A-520 FOR ROOF DETAILS.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- WALL TYPE
- FLOOR MOUNTED SUPPLY GRILLE
- FD — FLOOR DRAIN
- SMOKE DETECTOR
- CO DETECTOR
- POST UP, REFER TO STRUCTURAL DRAWINGS
- POST UP, REFER TO STRUCTURAL DRAWINGS



1 2nd Floor Level
1/4" = 1'-0"

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT

DESIGN KHALSA

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CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT — KAT FLINCH-KHALSA — No. 6643 — CAMBRIDGE MA — COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Second Floor Plan

A-103

56 Cedar Street

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GENERAL FLOOR PLAN NOTES

1. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
2. UNLESS OTHERWISE NOTED ALL NEW EXTERIOR WALLS ARE TYPE "X1"
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1" AND ALL EXTERIOR WALLS SHALL BE TYPE "8".
5. SEE A-910 FOR PARTITION TYPES.
6. MOISTURE RESISTANT GWB. BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS
7. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
8. SEE A-901 FOR DOOR DETAILS & A-900 FOR WINDOW DETAILS
9. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
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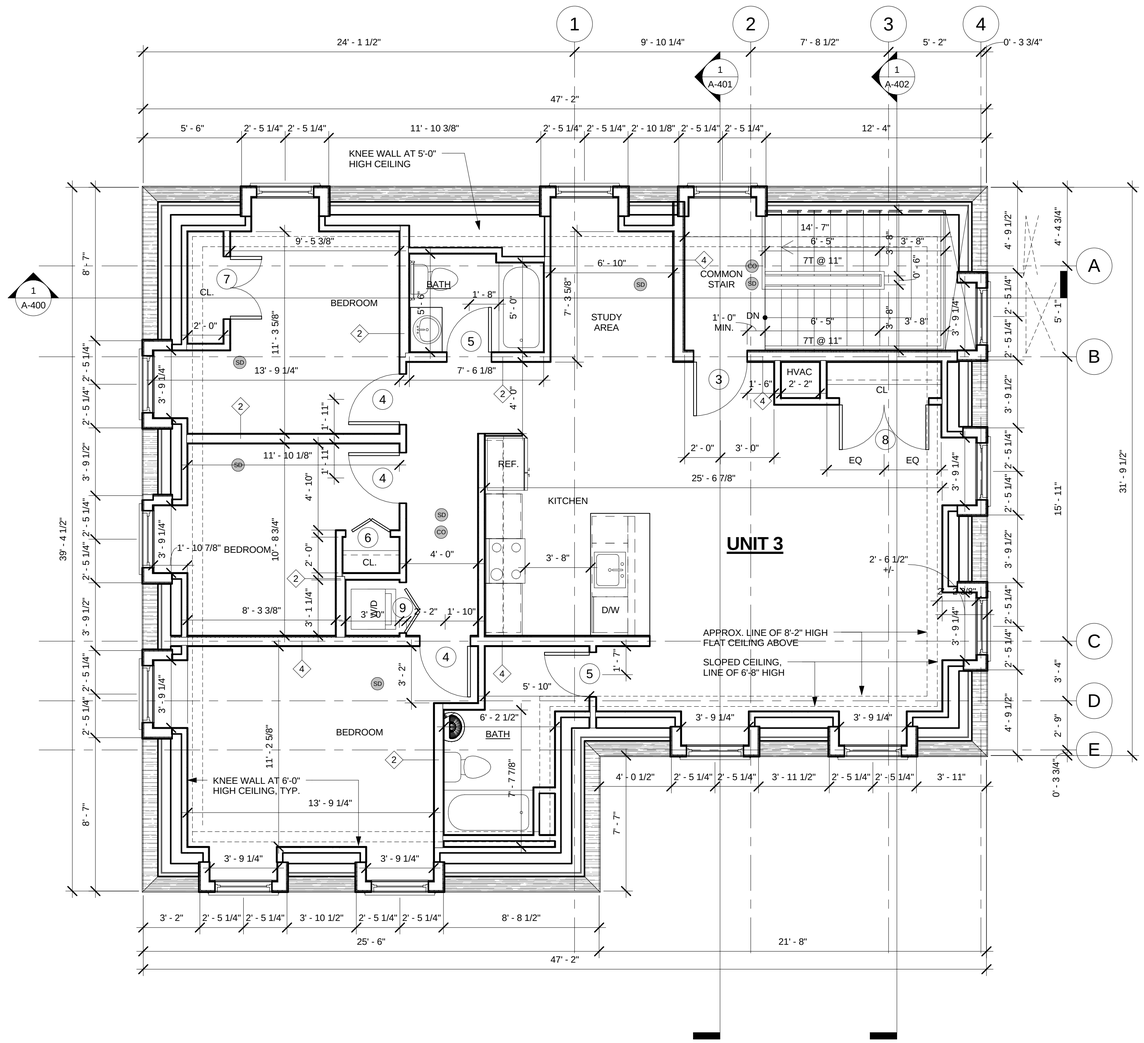
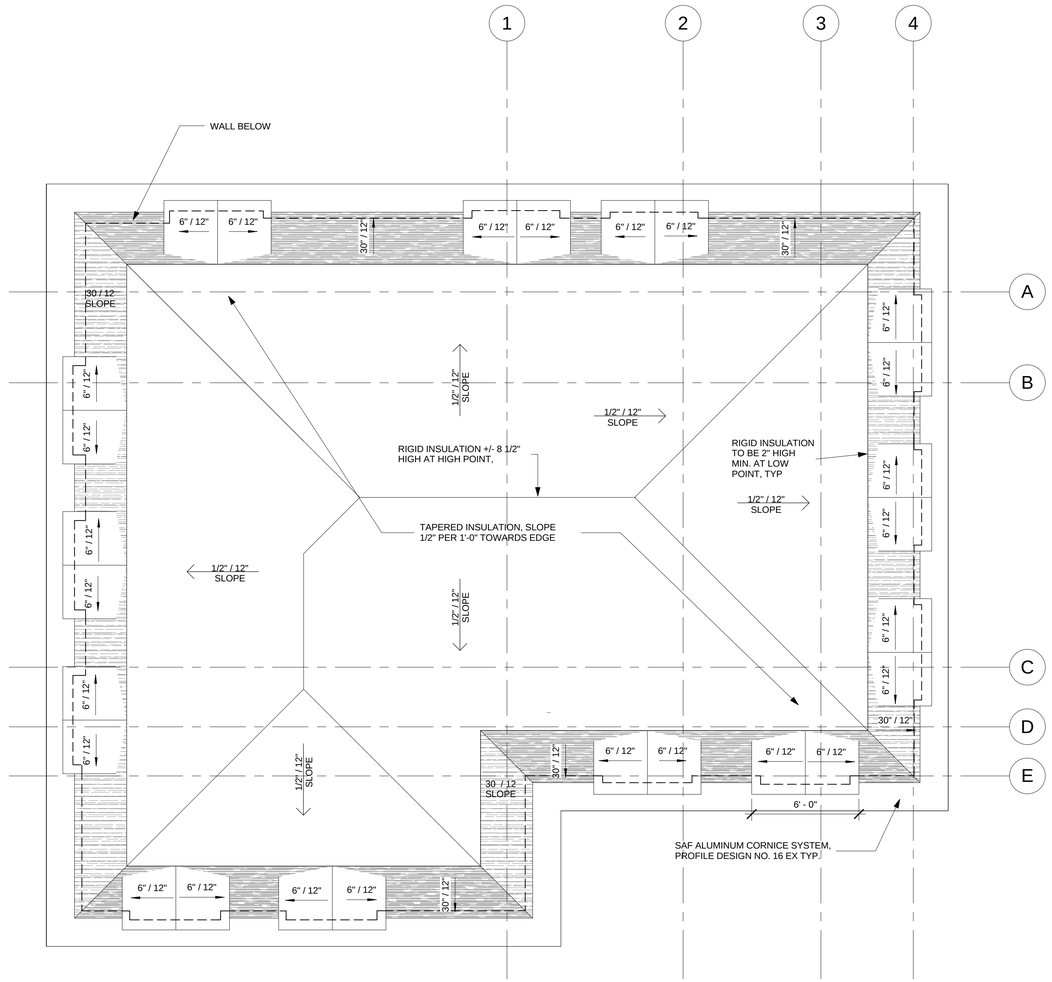
11. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
12. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
13. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
14. CONTRACTOR TO CORDINATE WITH DESIGN BUILD OF MECHANICAL, PLUMBING AND ELECTRICAL PRIOR TO CONSTRUCTION.
15. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
16. BUILDING TO BE FULLY SPRINKLERED, REFER TO FIRE PROTECTION PLANS.
17. REFER TO ELEVATIONS 5 THROUGH 12 ON SHEET A-200 FOR TYPICAL BATHROOM INFORMATION. INSTANCES OF BATHROOMS ON SECOND AND THIRD FLOOR UNITS MAY BE MIRRORED OR ROTATED IMAGES OF REFERENCED ELEVATIONS.
18. REFER TO SHEETS A-520 FOR ROOF DETAILS.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- WALL TYPE
- FLOOR MOUNTED SUPPLY GRILLE
- FD — FLOOR DRAIN
- SD — SMOKE DETECTOR
- CO — CO DETECTOR
- POST UP, REFER TO STRUCTURAL DRAWINGS
- POST UP, REFER TO STRUCTURAL DRAWINGS



1 3rd Floor Level
1/4" = 1'-0"



2 Roof Level
1/4" = 1'-0"

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT

DESIGN KHALSA

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CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT — KRISTOFFER KHALSA — NO. 52845 — CAMBRIDGE MA — COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Third and Roof Floor Plans

A-104

56 Cedar Street

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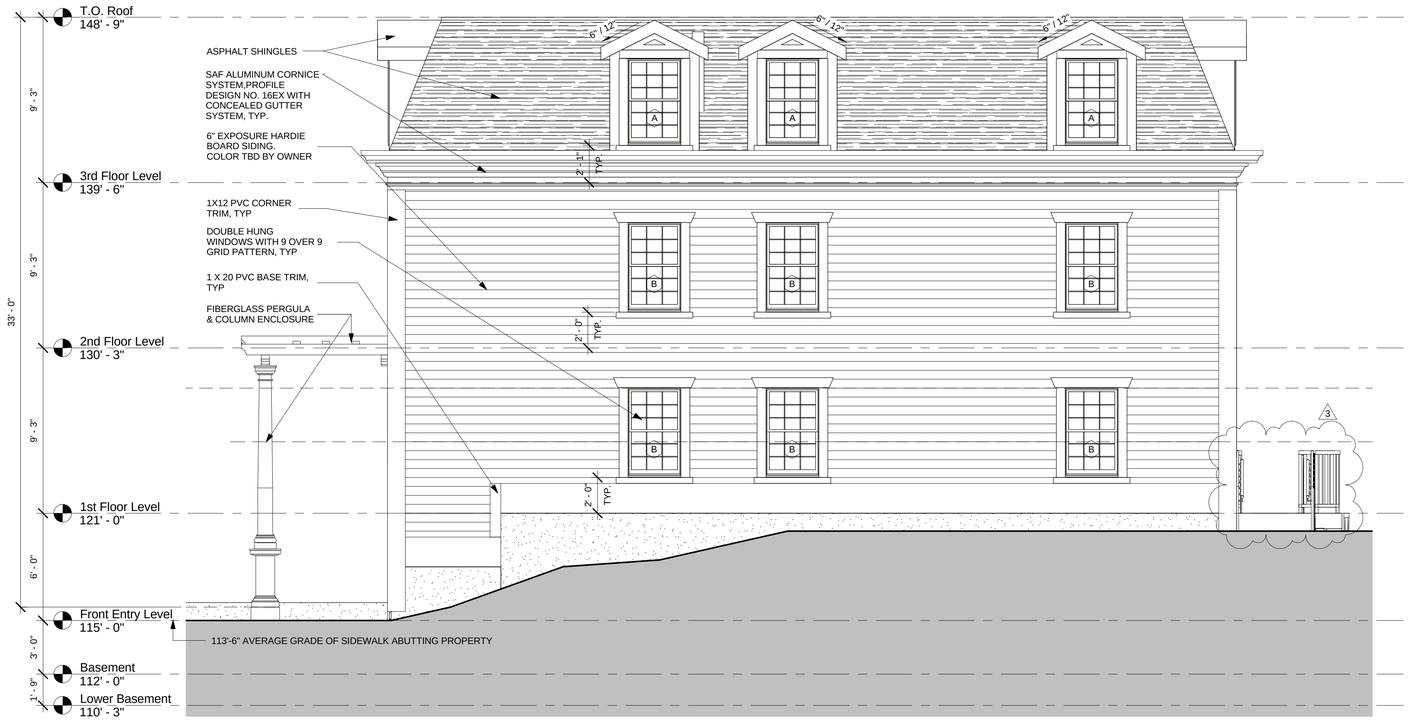
1 East Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT

KHALSA DESIGN

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
JAY KHALSA
No. 6648
CAMBRIDGE
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COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

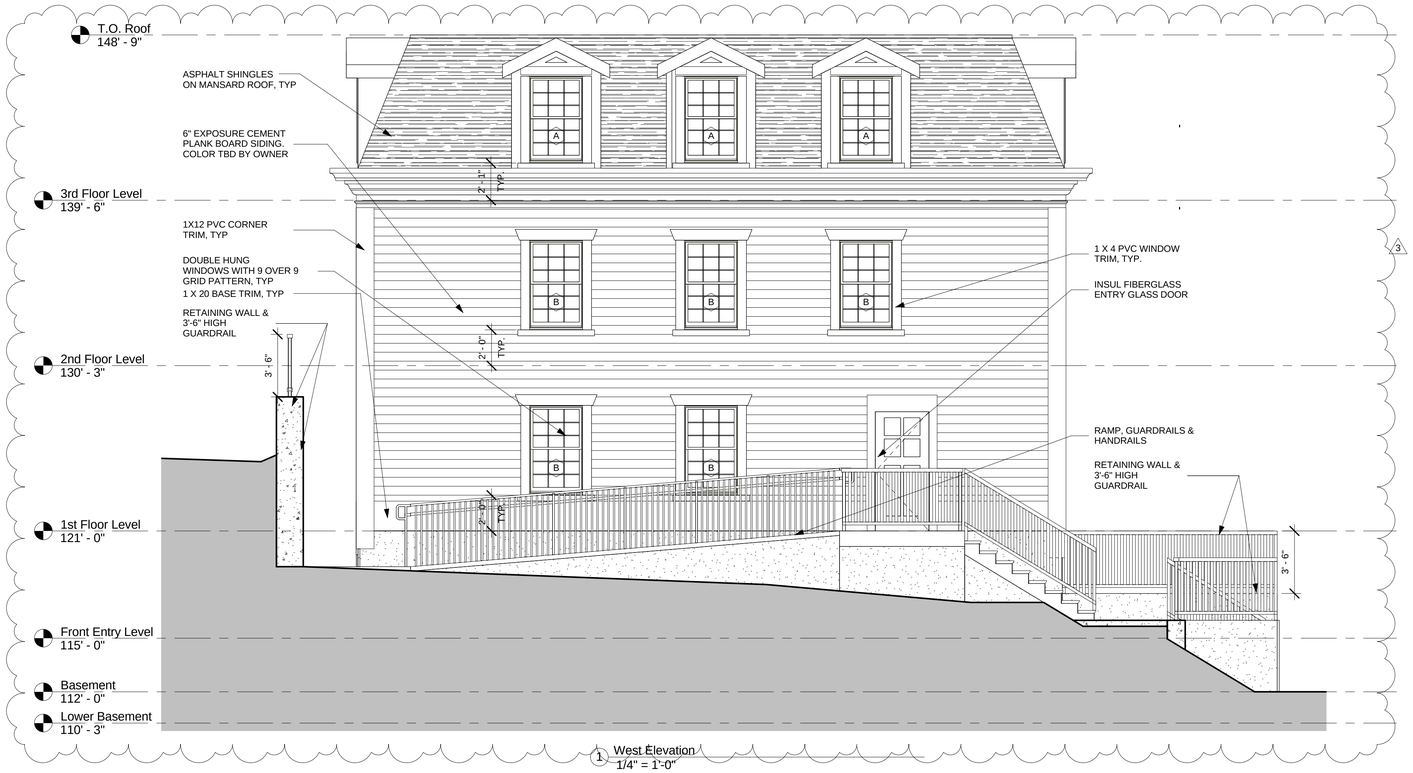
REVISIONS

No.	Description	Date
3	Yard Access	04/25/2018

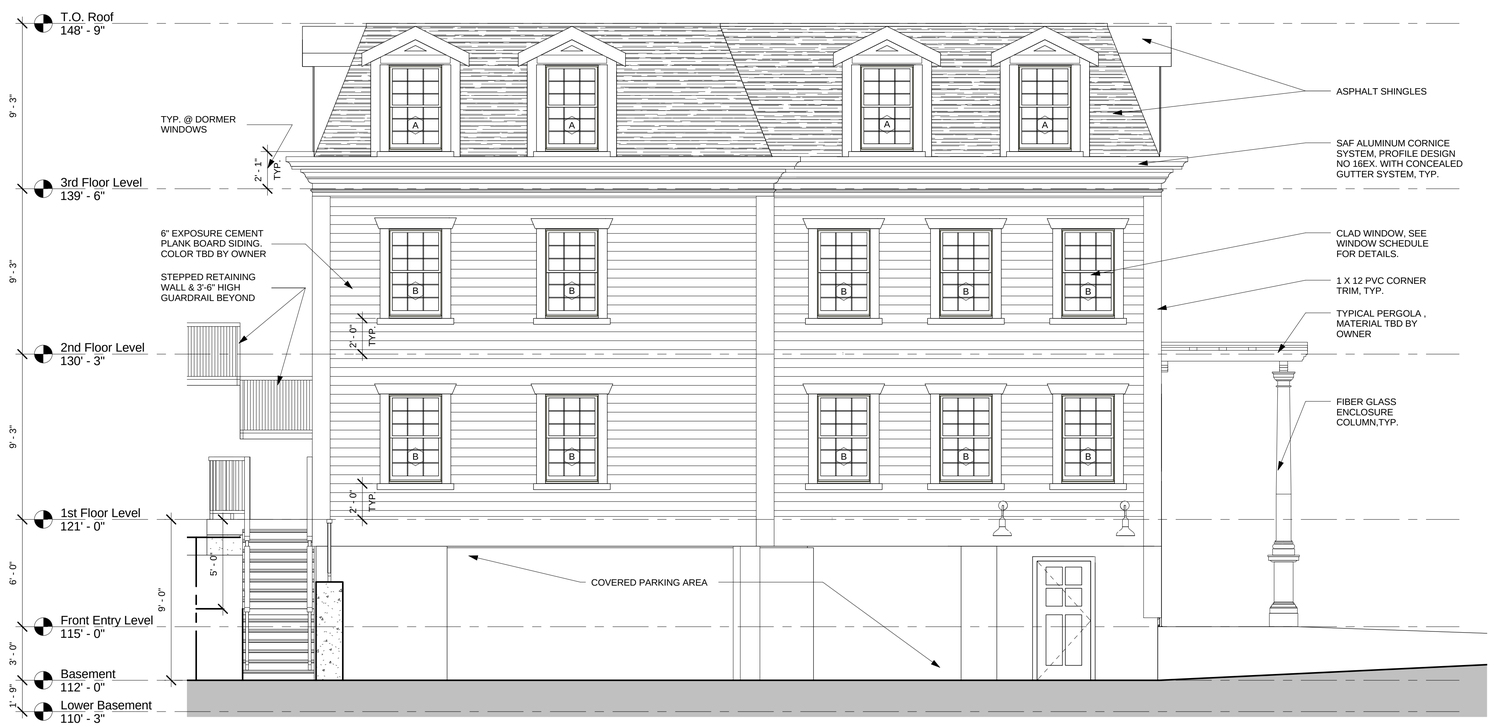
North & East Elevations

A-300

56 Cedar Street



1 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
RAM KHALSA
No. 6845
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date
3	Yard Access	04/25/2018

South & West Elevations

A-301

56 Cedar Street

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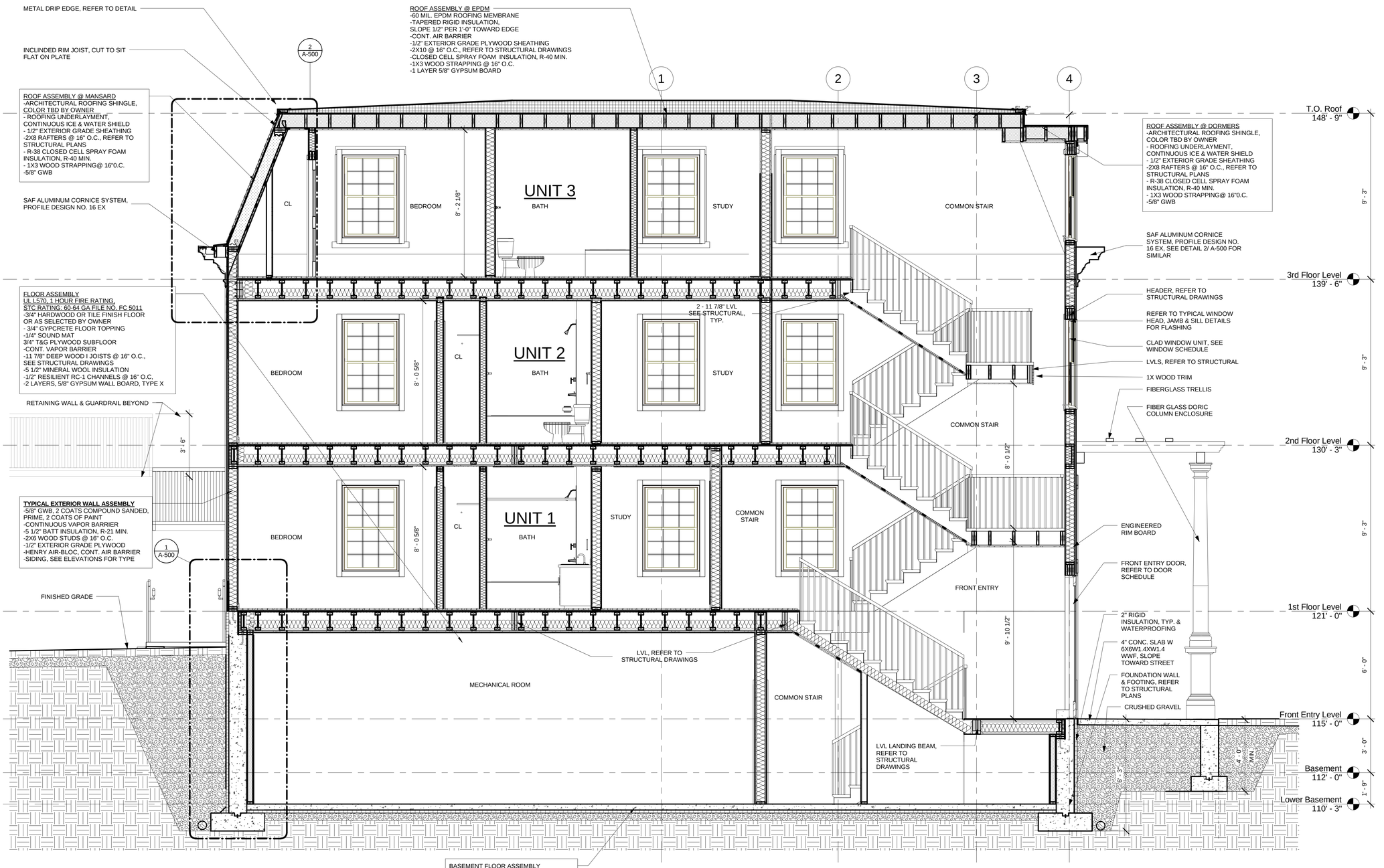
GENERAL NOTES

1. TUBS/SHOWERS ON THE OUTSIDE WALLS TO BE INSULATED AND AIR SEALED BEFORE THE UNITS ARE INSTALLED.
2. INSTALL SEALED BLOCKER BELOW ALL KNEE WALLS.
3.FIBROUS INSULATION TO HAVE A COMPLETELY SEALED AIR BARRIER ON ALL (6) SIDES.
4.INSULATION TO BE TOUCHING ITS AIR BARRIER



1 Building Longitudinal Section
3/8" = 1'-0"

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT

KHALSA DESIGN

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT — RICHARD KHALSA — No. 9445 — CAMBRIDGE MA — COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date

Building Longitudinal Section

A-400

56 Cedar Street

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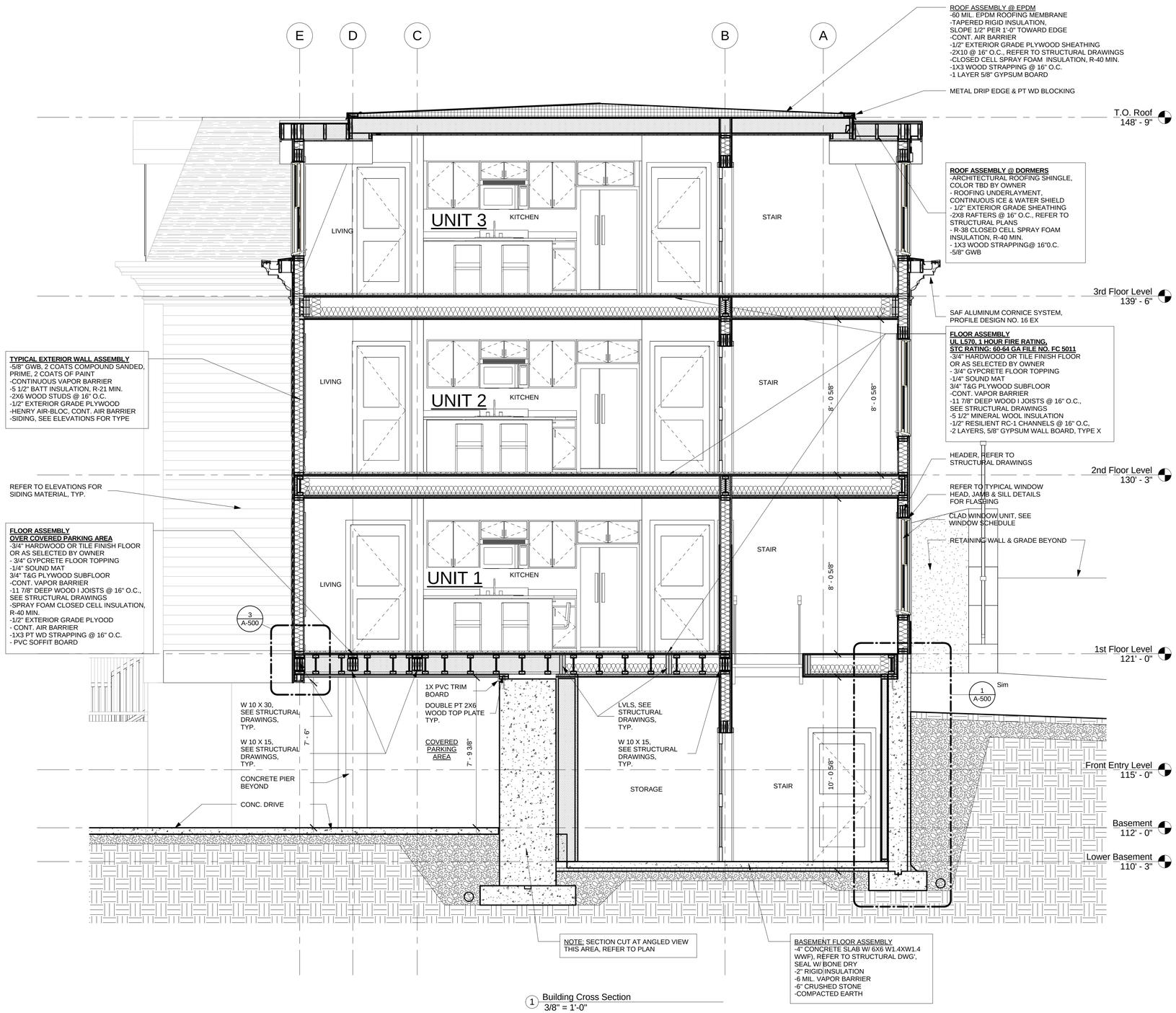
GENERAL NOTES

1. TUBS/SHOWERS ON THE OUTSIDE WALLS TO BE INSULATED AND AIR SEALED BEFORE THE UNITS ARE INSTALLED.
2. INSTALL SEALED BLOCKER BELOW ALL KNEE WALLS.
3. FIBROUS INSULATION TO HAVE A COMPLETELY SEALED AIR BARRIER ON ALL (6) SIDES.
4. INSULATION TO BE TOUCHING ITS AIR BARRIER



1 Building Cross Section
3/8" = 1'-0"

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT — KAMRAN KHALSA — NO. 6045 — CAMBRIDGE MA — COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date

Building Cross Section

A-401

56 Cedar Street

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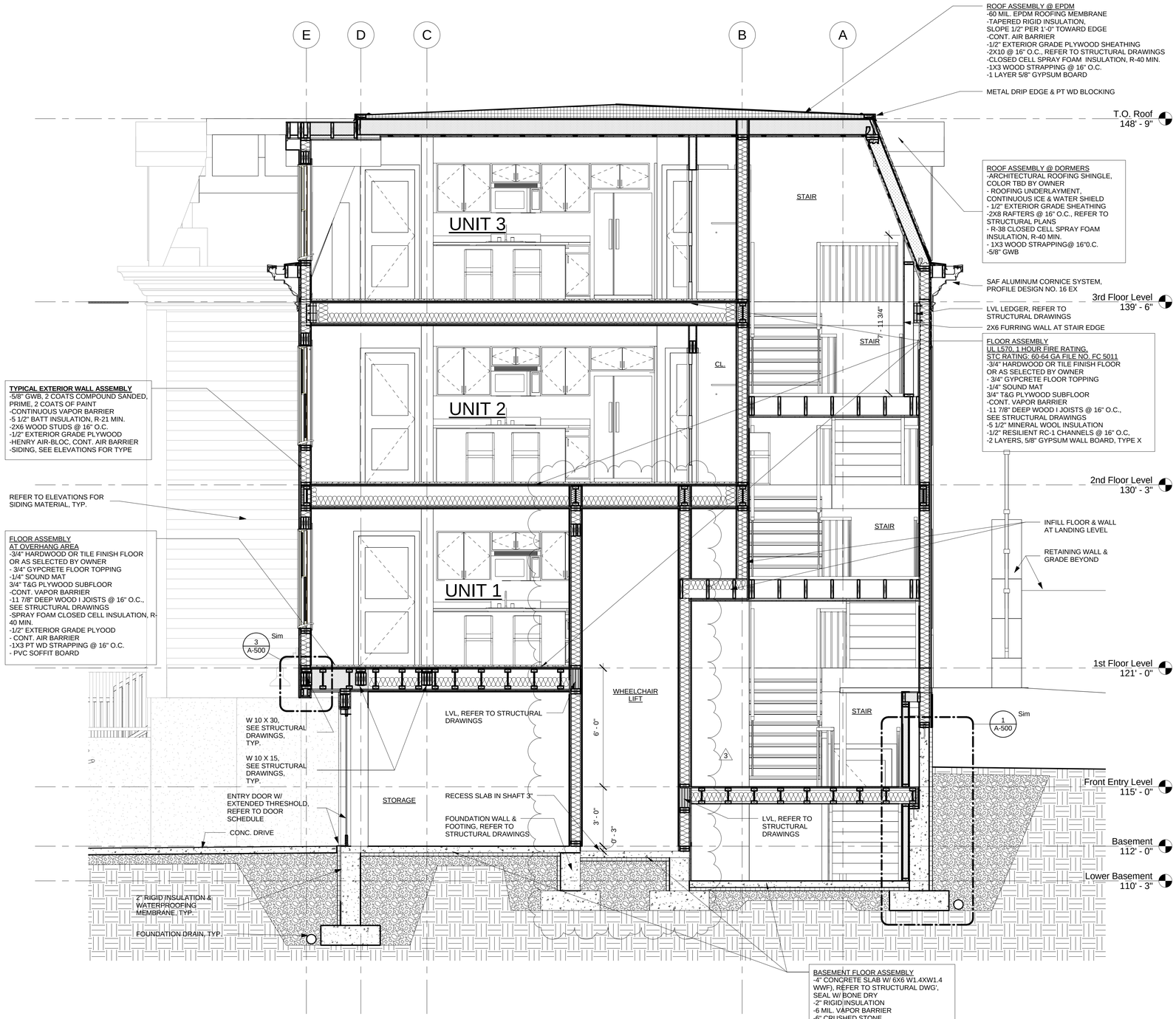


1 Building Cross Section Through Entry Level
3/8" = 1'-0"

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT

KHALSA DESIGN

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
KRISTEN KHALSA
No. 3
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	Author
Checked by	Checker
Scale	3/8" = 1'-0"

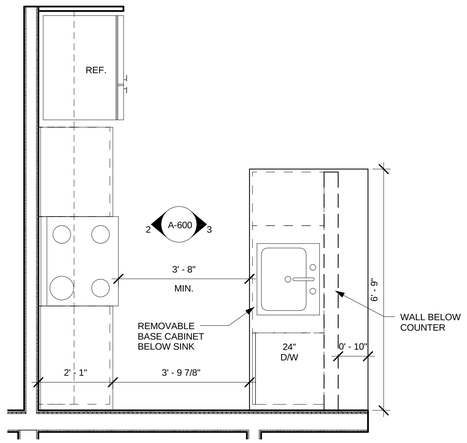
REVISIONS

No.	Description	Date
3	Yard Access	04/25/2018

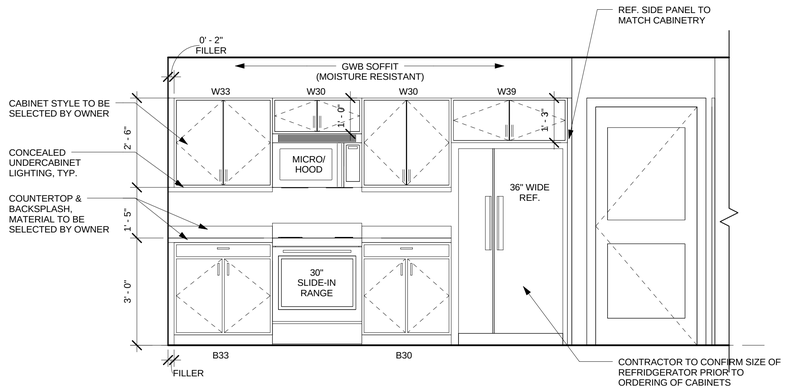
Building Cross Section

A-402

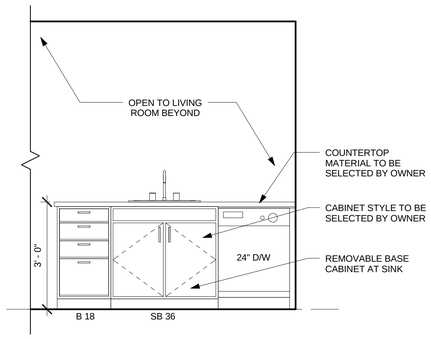
56 Cedar Street



1 Unit 1- Enlarged Kitchen Plan
1/2" = 1'-0"



2 Unit 1 Kitchen Elevation- A
1/2" = 1'-0"



3 Unit 1 Kitchen Elevation- B
1/2" = 1'-0"

5 Unit 2 & 3- Enlarged Kitchen Plan
1/2" = 1'-0"

6 Unit 2 & 3 Kitchen Elevation- A
1/2" = 1'-0"

7 UNIT 2 & 3 Kitchen Elevation- B
1/2" = 1'-0"

GENERAL KITCHEN NOTES - ALL KITCHENS

1. GC TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. SUBMIT SHOP DRAWINGS AND FULL SIZE SAMPLES FOR ALL CABINETS, TRIM, HARDWARE, COUNTERTOPS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER. GC TO COORDINATE ALL MECHANICAL SYSTEMS WITH MILLWORK. PROVIDE ALL BLOCKING AS REQUIRED AND CAULK ALL GAPS AS REQUIRED BY ARCHITECT.

2. KITCHEN AND BATHROOM FINISH SPECIFICATIONS TO COMPLY WITH 780 CMR TABLE 803.4.

3. GC TO PROVIDE RECESSED TASK LIGHTING UNDER ALL KITCHEN WALL CABINETS.

4. ALL KITCHEN FINISHES TO BE SELECTED AND VERIFIED/APPROVED BY OWNER.

5. KITCHEN CABINET MANUF. TO COORDINATE WITH MEP DRAWINGS.

GENERAL KITCHEN NOTES FOR MAAB GROUP 1 COMPLIANT UNIT (UNIT #1)

1.WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING WALL CABINETS AT ANY LOCATION FROM 42 INCHES TO 54 INCHES FROM THE FLOOR TO THE BOTTOM OF THE INSIDE OF THE CABINET.CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING.

2. BASE CABINET UNDER THE SINK SHALL BE CAPABLE OF BEING REMOVED TO PROVIDE 30" KNEE SPACE FOR PERSONS USING WHEELCHAIRS.

3. IF A COOKTOP IS PROVIDED, THE BASE CABINET AT THE COOKTOP SHALL BE CAPABLE OF BEING REMOVED TO PROVIDE KNEE SPACE THE WIDTH OF THE COOKTOP, BUT NOT LESS THAN 30" WIDE.

4. ALL BASE CABINETS SHALL BE CAPABLE OF BEING REMOVED

5. IF A COOKTOP IS PROVIDED, THE CONTROL SHALL BE LOCATED AT THE FRONT OF THE UNIT.

6. THE SINK BOWL SHALL NOT EXCEED 6-1/2".

7. IF A WALL OVEN IS PROVIDED, IT SHALL BE LOCATED 30" ABOVE FINISHED FLOOR.

8. REFRIGERATORS SHALL BE LOCATED SO THAT IT'S DOORS CAN OPEN 180 DEGREES.

9. WALL BOARD BEHIND SINK AREA TO BE MOISTURE RETARDANT.

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT

DESIGN
KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
KAMRAN KHALSA
No. 6866
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	TC
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date

Kitchen Enlarged Plans & Elevations

A-600

56 Cedar Street

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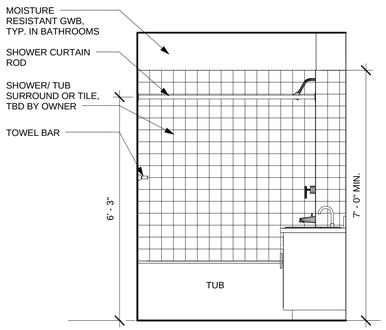
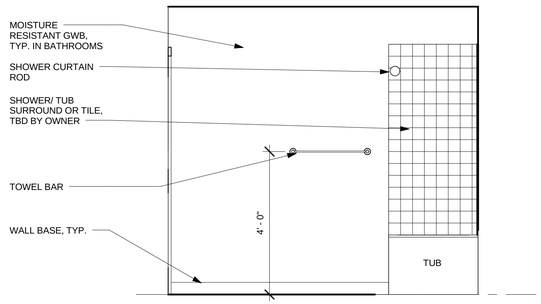
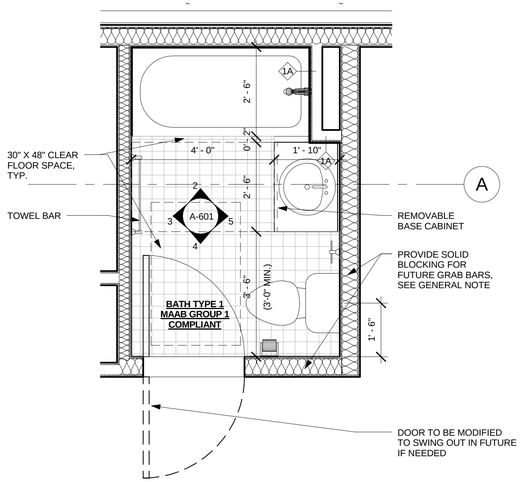


2 Bath Type 1 Elevation- A
1/2" = 1'-0"



3 Bath Type 1 Elevation- B
1/2" = 1'-0"



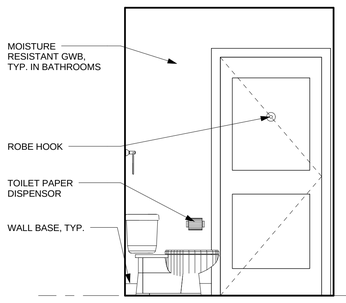
1 Bath Type 1- Enlarged Plan
1/2" = 1'-0"

GENERAL BATHROOM NOTES FOR MAAB GROUP 1 COMPLIANT UNIT (UNIT #1)

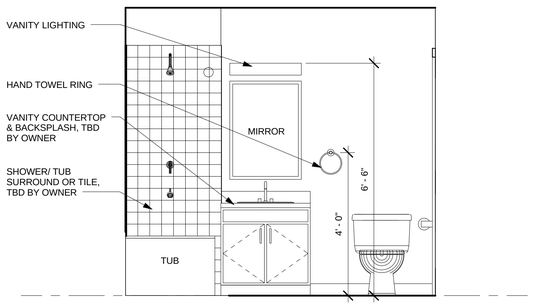
1. WALLS ADJACENT TO AND BEHIND THE TOILET SHALL BE CAPABLE OFSTRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 32"-38" A.F.F. THE BACK WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR REINFORCEMENT FROM THE INTERIOR CORNER TO A DISTANCE OF 6" BEYOND THE WIDEST PART OF THE TOILET. THE SIDE WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR CORNER TO DISTANCE OF 6" BEYOND THE FRONT EDGE OF THE TOILET, UNLESS INTERRUPTED BY A DOOR OR OTHER FIXTURE. THEN REINFORCEMENT SHALL BE INSTALLED AS FAR AS POSSIBLE.WHEN THE TOILET IS LOCATED BETWEEN TWO FIXTURES, THE WALL REINFORCEMENT BEHIND THE TOILET SHALL BE EXTENDED 6" BEYOND THE WIDEST PART OF THE TOILET

2. ALL TUB & SHOWER WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 6" ABOVE THE RIM TO A HEIGHT OF 48" ABOVE THE TUB BOTTOM AND SHALL EXTEND THE LENGTH AND WIDTH OF THE TUB.

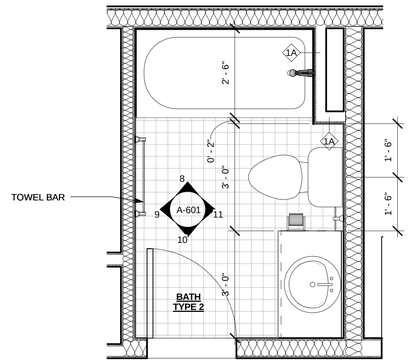
3. ALL INTERIOR FINISHES TBD BY OWNER



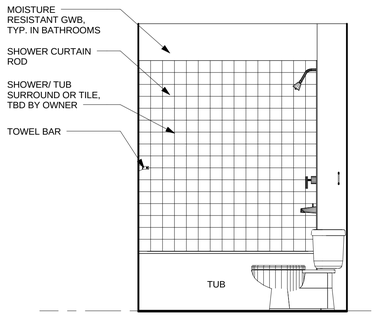
4 Bath Type 1 Elevation- C
1/2" = 1'-0"



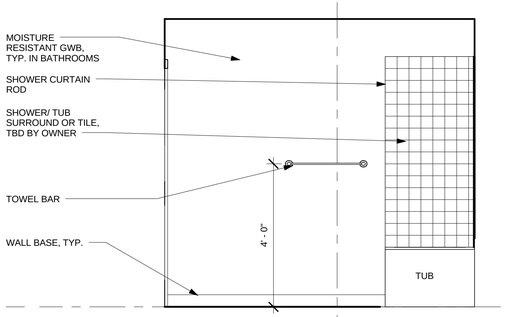
5 Bath Type 1 Elevation- D
1/2" = 1'-0"



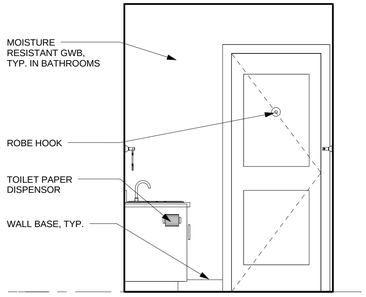
7 Bath Type 2- Enlarged Plan
1/2" = 1'-0"



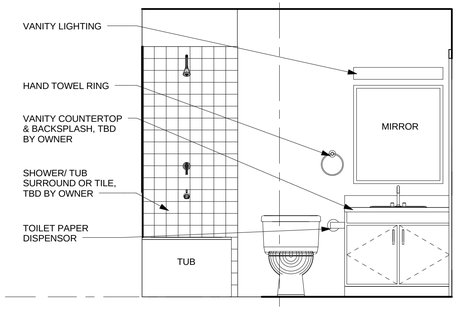
8 Bath Type 2 Elevation A
1/2" = 1'-0"



9 Bath Type 2- Elevation B
1/2" = 1'-0"



10 Bath Type 2- Elevation C
1/2" = 1'-0"



11 Bath Type 2- Elevation D
1/2" = 1'-0"

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

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ARCHITECT

DESIGN KHALSA

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CONSULTANTS:

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REGISTERED ARCHITECT
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No. 6643
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date

Bathroom Elarged Plans & Elevations

A-601

56 Cedar Street

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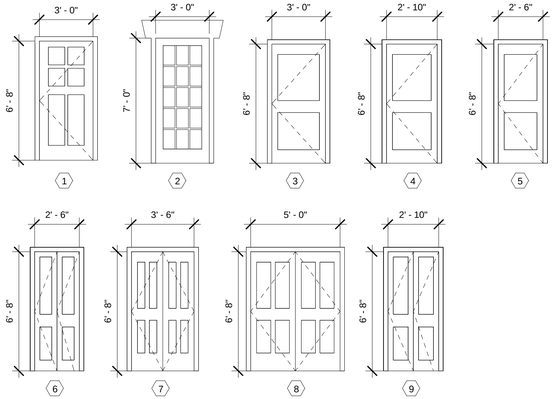
Door Schedule

Type Mark	Location	Description	Door Material	Frame Material	Width	Height	Fire Rating	Detail			Comments
								Head	Jamb	Sill	
1	Exterior	Hinged-Single	S.C. WD/Glass	WD	3' - 0"	6' - 8"					
2	Exterior	Hinged-Single	Clad/Glass	WD	3' - 0"	8' - 0"		5/A-900	6/A-900	7/A-900	
3					3' - 0"	6' - 8"	20 MINS.				
4	Bedrooms /Bath/ Closets	Hinged-Single	S.C. WD.	WD	2' - 10"	6' - 8"		5/A-900	6/A-900	7/A-900	Offset Hidges at Unit 1
5	Bath/Closets	Hinged-Single	S.C. WD.	WD	2' - 6"	6' - 8"		5/A-900	6/A-900	7/A-900	
6	Closets	Bi-fold- Single	S.C. WD.	WD	2' - 6"	6' - 8"		5/A-900	6/A-900	7/A-900	
7	Closets	Hinged-Double	S.C. WD.	WD	3' - 6"	6' - 8"		5/A-900	6/A-900	7/A-900	
8	Closets	Hinged-Double	S.C. WD.	WD	5' - 0"	6' - 8"		5/A-900	6/A-900	7/A-900	
9	Closets	Bi-fold- Single	S.C. WD.	WD	2' - 10"	6' - 8"		5/A-900	6/A-900	7/A-900	



Window Schedule

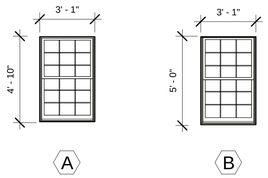
Type Mark	Window Style	Frame Size		Material	Detail			Manufacturer
		Width	Height		Head	Jamb	Sill	
A	Double Hung	3' - 1"	4' - 9"	ALUM. CLAD	2/A-900	3/A-900	4/A-900	Pella
B	Double Hung	3' - 1"	4' - 11"	ALUM. CLAD	2/A-900	3/A-900	4/A-900	Pella

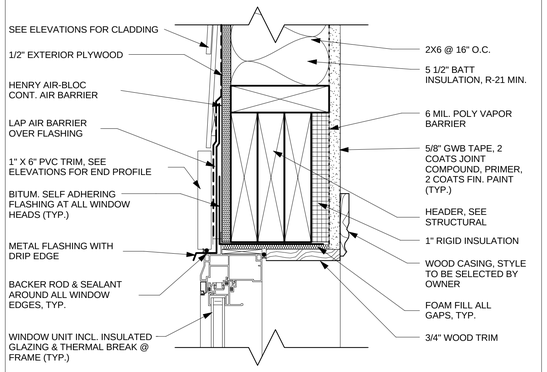
WINDOW NOTES:
1. ALL WINDOWS TO BE PELLA DH 450 SERIES CLAD WINDOWS, EXTERIOR COLOR TO BE BLACK. 9 OVER 9 SDL WITH SPACER.

2. EACH BEDROOM TO HAVE A WINDOW THAT COMPLIES WITH EMERGENCY ESCPAE AND RESCUE OPENINGS MINIMUM CLEAR AREA OF 5.7 SF AND MINIMUM HEIGHT OF 24" & MINIMUM WIDTH OF 20" AS REQUIRED BY THE IBC 2015 SECTION 1030.2 & 1030.2.1, VERIFY COMPLIANCE WITH SELECTED MANUFACTURER PRIOR TO ORDERING.

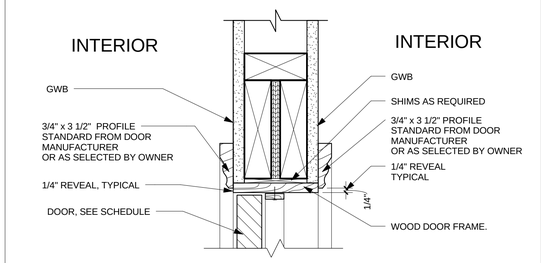
3. WINDOWS TO HAVE U-VALUE OF .27 OR BETTER.

WINDOW TYPES

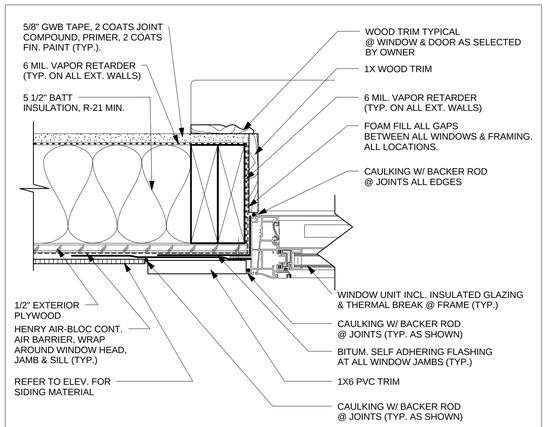




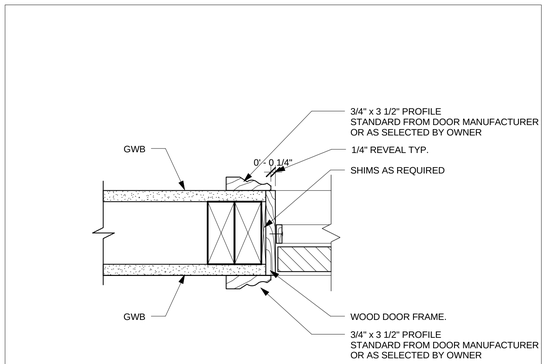
2 WINDOW HEAD DETAIL- NEW WALL
Scale: 3"=1'-0"



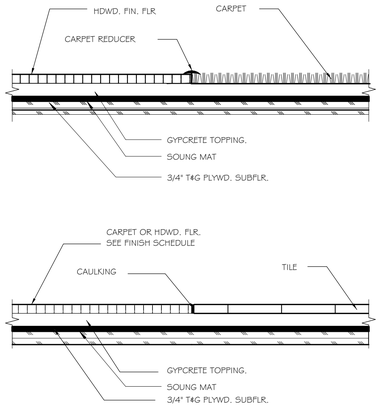
5 INTERIOR WOOD FRAME- DOOR HEAD DETAIL
Scale: 3"=1'-0"



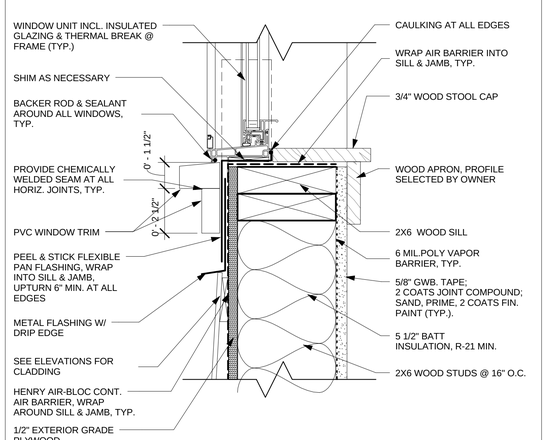
3 WINDOW JAMB DETAIL- NEW WALL
Scale: 3"=1'-0"



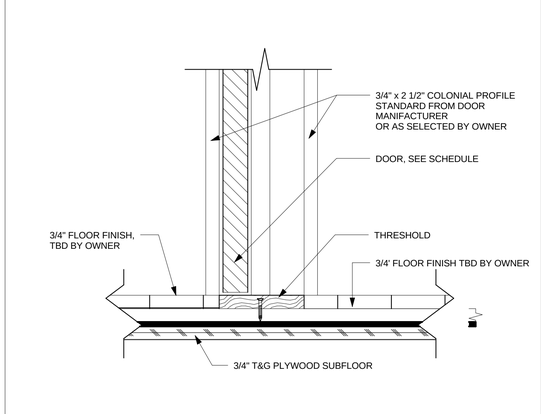
6 INTERIOR WOOD FRAME- DOOR JAMB DETIAL
Scale: 3"=1'-0"



1 FINISH FLOOR DETAILS
Scale: 3"= 1'-0"



4 WINDOW SILL DETAIL- NEW WALL
Scale: 3"=1'-0"



7 INTERIOR WOOD FRAME- DOOR THRESHOLD DETAIL
Scale: 3"=1'-0"

PROJECT NAME

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CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT — MARJORIE KHALSA — No. 6845 — CAMBRIDGE MA — COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date

Door and Window Schedules

A-900

56 Cedar Street

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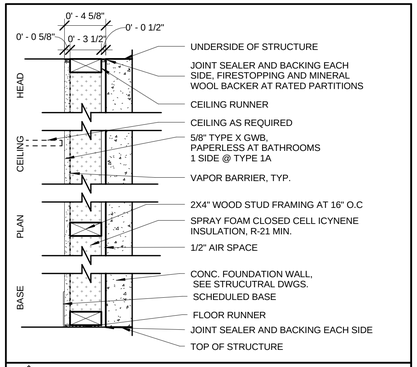
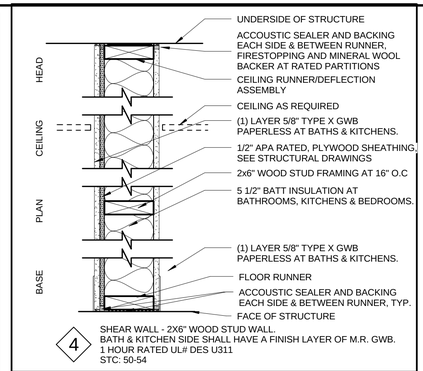
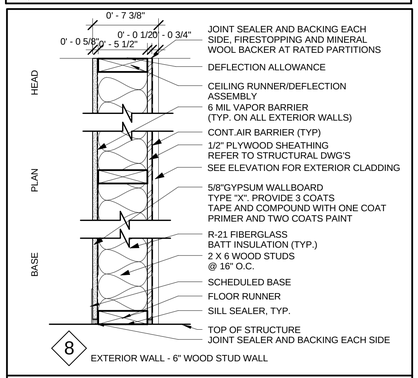


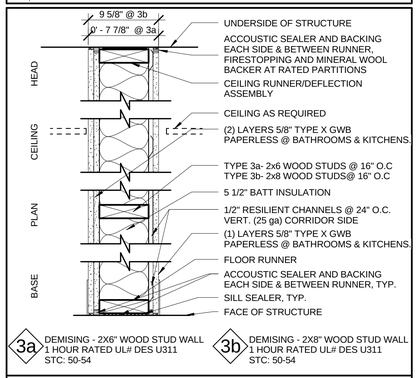
9 **FURRED MASONRY WALL**
SCALE: 1-1/2" = 1'-0"



4 **SHEAR WALL PARTITION TYPE**
SCALE: 1-1/2" = 1'-0"

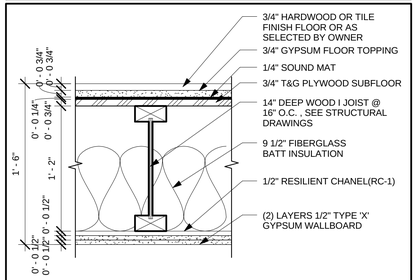


8 **EXTERIOR WALL TYPE**
SCALE: 1-1/2" = 1'-0"



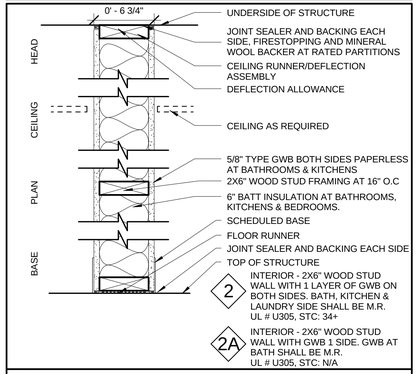
3 **DEMISING PARTITION TYPE**
SCALE: 1-1/2" = 1'-0"

REFER TO STRUCTURAL FOR BEARING WALL LOCATIONS



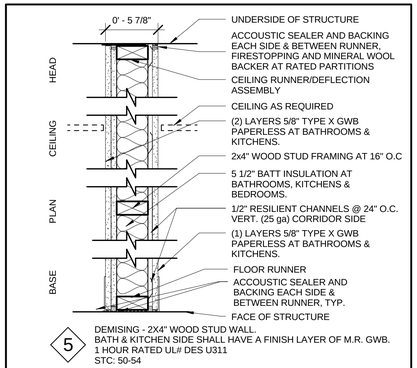
1 HOUR FIRE RATED FLOOR UL # L570
STC RATING OF 60-64
GA FILE NO. FC 5011

6 **FLOOR/CEILING ASSEMBLY**
SCALE: 1-1/2" = 1'-0"

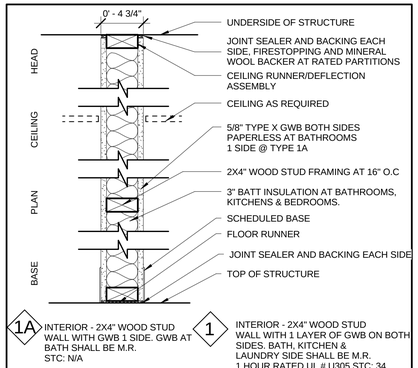


2 **6" STUD PARTITION TYPE**
SCALE: 1-1/2" = 1'-0"

REFER TO STRUCTURAL FOR BEARING WALL LOCATIONS



5 **DEMISING PARTITION TYPE**
SCALE: 1-1/2" = 1'-0"



1 **TYPICAL 2X4" STUD PARTITION TYPE**
SCALE: 1-1/2" = 1'-0"

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

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Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

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CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
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No. 50842
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	17095
Date	02/15/2018
Drawn by	WC/ERS
Checked by	KDI
Scale	1 1/2" = 1'-0"

REVISIONS

No.	Description	Date

Partition Types

A-910

56 Cedar Street

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GENERAL CONDITIONS

1. ALL STRUCTURAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ADDITION OF THE MASSACHUSETTS STATE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE.
2. CONTRACTOR MUST BUILD EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED AND APPROVED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL REVIEW ALL THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS FOR THIS PROJECT AND IS ENTIRELY RESPONSIBLE FOR: COORDINATING THE WORK OF ALL TRADES, VERIFYING ALL THE PROPOSED AND EXISTING BUILDING AND SITE CONDITIONS, CONFIRMING ALL NEW AND EXISTING BUILDING DIMENSIONS, ELEVATIONS, AND MEASUREMENTS, FRAMING CONDITIONS, MEASUREMENTS AND ALL OTHER RELATED PROPOSED AND EXISTING BUILDING CONDITIONS.
4. ENGINEER'S DESIGN IS DERIVED FROM ASSUMED FIELD CONDITIONS. ANY DISCREPANCIES BETWEEN MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ENGINEERING AND ARCHITECTURAL DOCUMENTS.
6. PRINCIPAL OPENINGS THROUGH THE FRAMING ARE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE STRUCTURAL AND MECHANICAL DRAWINGS FOR THE REQUIRED OPENINGS AND SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH THE MECHANICAL CONTRACTOR. PROVIDING ALL OPENINGS REQUIRED BY THE MECHANICAL, ELECTRICAL, OR PLUMBING TRADES SHALL BE A PART OF THE GENERAL CONTRACT, WHETHER OR NOT SHOWN IN THE STRUCTURAL DRAWINGS. ANY DEVIATIONFROM THE OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR REVIEW.
7. TYPICAL DETAILS AND NOTES SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE STRUCTURAL WORK UNLESS SPECIFICALLY NOTED OTHERWISE.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ENGINEER IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
9. FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.
10. CONTRACTOR SHALL PROVIDE STEEL SHOP DRAWINGS FOR ENGINEER'S REVIEW

FOUNDATIONS

1. EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS AS REQUIRED BY THE ARCHITECTURAL PLANS.
2. ALL FOOTINGS SHALL BE PLACED ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL. FOOTING ELEVATIONS GIVEN ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY TO THE DEPTH OF EXCAVATION REQUIRED TO REACH ADEQUATE BEARING.
3. NO FOUNDATION SHALL BE PLACED IN WATER OR FROZEN GROUND. CONTRACTOR IS REQUIRED TO ENSURE DRY AND UNFROZEN CONDITION POST POURING UNTIL THE CONCRETE HAS REACHED 75% OF ITS SPECIFIED DESIGN STRENGTH.
4. EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FEET, OR AS MODIFIED BY THE STRUCTURAL ENGINEER, BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ARCHITECT.
5. SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT.
6. BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 6" LAYERS. LAYERS SHALL BE COMPACTED TO 96% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557.
7. FOR WOOD FRAMED RESIDENTIAL CONSTRUCTION, BACKFILLING AGAINST WALLS OR PIERS MAY ONLY BE DONE AFTER WALLS OR PIERS ARE BRACED TO PREVENT MOVEMENT. NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST FLOOR DECK HAS BEEN FRAMED AND SHEATHED, UNLESS APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
8. PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING, AND FOUNDATION WALL INSULATION AS INDICATED ON THE CIVIL/DRAINAGE DRAWINGS.
9. PROVIDE METAL OR PVC SLEEVES IN THE FOUNDATION WALLS FOR SEWER, GAS, ELECTRIC, AND WATER LINES, AS REQUIRED.

CONCRETE

1. ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. ALL CONCRETE SHALL BE CONTROLLED CONCRETE, MIXED AND PLACED UNDER THE SUPERVISION OF A CONCRETE TESTING AGENCY APPROVED BY THE OWNER.
3. CONCRETE SHALL BE NORMAL WEIGHT OR LIGHT WEIGHT CONCRETE, AS INDICATED, WITH A SAND AND GRAVEL AGGREGATE , TYPE I OR TYPE II PORTLAND CEMENT AND HAVING A MINIMUM COMPRESSIVE STRENGTH (f'c) IN 28 DAYS AS FOLLOWS UNLESS INDICATED ON PLANS.

FOOTINGS	4000 PSI (NORMAL WT.)
BASEMENT WALLS & PIERS	3000 PSI (NORMAL WT.)
INTERIOR SLABS	4000 PSI (NORMAL WT.)
EXTERIOR SLABS EXPOSED TO WEATHER	4000 PSI (NORMAL WT.)
CONCRETE NOT OTHERWISE SPECIFIED	3000 PSI (NORMAL WT.)

MAXIMUM DENSITY OF NORMAL WEIGHT CONCRETE SHALL BE 150 POUNDS PER CUBIC FOOT. MAXIMUM DENSITY OF LIGHT WEIGHT CONCRETE SHALL BE 110 POUNDS PER CUBIC FOOT.

4. REINFORCING STEEL: TYPICAL – ASTM A615, GRADE 60. FIELD BENT – ASTM A615, GRADE 40 WELDED WIRE FABRIC – ASTM A185.
5. REINFORCING STEEL SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL. THESE DRAWINGS SHALL SHOW COMPLETE AND ACCURATE BAR LAYOUT, SIZES, OPENINGS, ACCESSORIES, AND ALL OTHER INFORMATION NECESSARY FOR COMPLETE AND ACCURATE FABRICATION AND PLACEMENT OF REINFORCING STEEL.
6. THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN TO THE OWNER FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE FIRST PLACEMENT.
7. CONTRACTOR SHALL PROVIDE A CONCRETE POURING SEQUENCE TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL 7 DAYS PRIOR TO CONCRETE PLACEMENT.
8. INSPECTION AND TESTING OF CAST-IN-PLACE CONCRETE WORK WILL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY, UNDER A SEPARATE CONTRACT WITH THE OWNER. IF CONCRETE FAILS, CONTRACTOR SHALL PROMPTLY REPLACE CONCRETE MATERIALS OR REDO WORK WHICH HAS BEEN REJECTED BY ARCHITECT AND/OR TESTING AGENCY, AT NO EXPENSE TO THE OWNER.
9. INSPECTION AND APPROVAL BY THE OWNER OR THEIR REPRESENTATIVE SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PROVIDE QUALITY CONTROL, MATERIALS, AND WORKMANSHIP FULLY INSURING THAT THIS WORK WILL CONFORM TO THE CONTRACT REQUIREMENTS.
10. SAMPLING AND TESTING FOR QUALITY ASSURANCE DURING THE PLACEMENT OF CONCRETE MAY INCLUDE THE FOLLOWING, AS DIRECTED BY THE ARCHITECT. SAMPLES WILL BE MADE AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK.
    A. SLUMP TEST, COMPLYING WITH ASTM C143; ONE TEST FOR EACH SET OF COMPRESSION STRENGTH TEST SPECIMENS. SLUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3-5".
    B. COMPRESSION TEST SPECIMENS, COMPLYING WITH ASTM C31; ONE SET OF 4 STANDARD CYLINDERS FOR EACH COMPRESSION STRENGTH TEST. ONE SET OF CYLINDERS SHALL BE TAKEN FROM THE FIRST FOOTING POUR, AND TWO SETS SHALL BE TAKEN DURING FOUNDATION WALL POURS, AT AN INTERVAL CHOSEN BY THE ARCHITECT.
    C. COMPRESSION STRENGTH TESTS SHALL COMPLY WITH ASTM C39; ONE SPECIMEN TESTED AT 7 DAYS, 2 SPECIMENS TESTED AT 28 DAYS, AND 1 SPECIMEN RETAINED IN RESERVE FOR LATER TESTING IF REQUIRED.
11. ALL CONCRETE EXPOSED TO THE WEATHER OR POSSIBLE FREEZE/THAW ACTION SHALL CONTAIN AN AIR ENTRAINMENT ADMIXTURE.
12. CONCRETE FLOOR SLABS ON METAL DECK SHALL HAVE LIGHT-WEIGHT COARSE AGGREGATE, SAND FINE AGGREGATE AND TYPE I OR II PORTLAND CEMENT, SEE NOTE 3 ABOVE.
13. ALL CONCRETE SHALL BE PLACED WITHOUT HORIZONTAL CONSTRUCTION JOINTS, EXCEPT WHERE SPECIFICALLY NOTED. VERTICAL CONSTRUCTION JOINTS AND STOPS IN SHORED CONCRETE WORK SHALL BE MADE AT MIDSPAN. HORIZONTAL REINFORCEMENT SHALL BE CONTINUOUS THROUGH VERTICAL CONSTRUCTION JOINTS.
14. GROUT UNDER COLUMN BASE PLATES AND UNDER OTHER BEARING PLATES SHALL BE NON-SHRINK, NONMETALLIC GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 3 DAYS.NON-SHRINK GROUT SHALL BE "EMBECO 153" BY MASTER BUILDERS, "SONOGROUT" BY SONNEBORN BUILDING PRODUCTS , "FIVE STAR GROUT" BY U.S. GROUT CORPORATION, OR EQUAL AS APPROVED BY THE ARHCRECT AND ENGINEER.
15. ALL KEYS SHALL BE 2"X4" (NOMINAL) UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
16. CONCRETE MUST REACH THE FOLLOWING PERCENTAGES OF ITS 28-DAY COMPRESSIVE STRENGTH (f'c) BEFORE FORMS OR SHORES MAY BE REMOVED: WALLS 20%%
17. REFER TO THE ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHES.WHERE FINISH IS NOT SPECIFIED,
18. CONFORM TO REQUIREMENTS OF ACI 301-"SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
19. SEE ARCHITECTURAL DRAWINGS FOR DOOR AND WINDOW OPENINGS, DRIPS,WASHES, REGLETS, CONCRETE FINISHES, MASONRY ANCHORS, AND FOR MISCELLANEOUS EMBEDDED PLATES, BOLTS, ANCHORS, ANGLES, ETC.
20. THE PLACEMENT OF SLEEVES, OUTLET BOXES, BOX-OUTS, ANCHORS, ETC.,FOR THE MECHANICAL, ELECTRICAL, AND PLUMBING TRADES IS THE RESPONSIBILITY OF THE TRADE INVOLVED. HOWEVER, ANY BOX-OUTS NOT COVERED BY TYPICAL DETAILS IN THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED FOR APPROVAL.
21. UNLESS OTHERWISE NOTE, COVER TO REINFORCING BARS SHALL AS INDICATED BELOW.
    CONCRETE CAST AGAINST AND PERMANENTLY
    IN CONTACT WITH EARTH ..... 3"
    CONCRETE IN CONTACT WITH EARTH OR WEATHER ..... 2"
    CONCRETE NOT EXPOSED TO WEATHER OR IN
    CONTACT WITH EARTH, FOR SLABS, WALLS & BEAMS ..... 1½"

ROUGH CARPENTRY

1. ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE 8TH EDITION OF THE MASSACHUSETTS BUILDING CODE (MBC) AND THE INTERNATIONAL BUILDING CODE (IBC).
2. REFER THE MBC AND IBC FOR FRAMING COMPONENTS NOT SPECIFIED IN PLANS AND SECTIONS. NOTIFY THE ENGINEER OF ANY COMPONENT NOT DEFINED IN EITHER THE MBC AND IBC OR IN THESE DRAWINGS.
3. REFER TO IBC FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 2304.9.1 FOR CONNECTION FASTENING NOT IDENTIFIED IN THESE PLANS OR DETAILS.
4. ENGINEER MAKES NO CLAIMS TOWARDS EXISTING CONDITIONS.
5. WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLS SHALL BE SPRUCE PINE FIR #2 OR BETTER, WITH A MINIMUM Fb = 875 PSI (SINGLE USE) AND Fb = 1000 PSI (REPETITIVE USE), AND E SHALL BE 14,000,000 PSI OR BETTER.
6. WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2 OR BETTER.
7. LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM Fb = 3100 PSI, E = 2,000,000 PSI, AND Fv = 285 PSI. LVL BEAMS SHALL BE "VERSALAM" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
8. WOOD "I" BEAMS SHALL BE BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR. MANUFACTURER'S RECOMMENDATIONS FOR BEARING, REINFORCING, CUTS, CANTILEVERS, FASTENING, ETC., SHALL BE STRICTLY ADHERED TO.
9. PLYWOOD WALL SHEATHING, ROOF SHEATHING, AND SUBFLOORING SHALL BE APA GRADE, TRADEMARKED C-D INTERIOR WITH EXTERIOR GLUE. SUBFLOORING SHALL BE 3/4" THICK TONGUE AND GROOVE, AND SHALL BE GLUED TO FLOOR JOISTS WITH AN APPROVED ADHESIVE PRIOR TO NAILING. ROOF SHEATHING SHALL BE 1/2" THICK AND WALL SHEATHING SHALL BE 1/2" THICK.
10. ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 8" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESSURE TREATED.
11. ALL METAL CONNECTORS INCLUDING JOIST AND BEAM HANGERS AND COLUMN CAP AND BASES SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO FRAMING ELEMENTS BEFORE ORDERING.
12. UNLESS DETAILED OR SPECIFIED OTHERWISE ON THE PLANS, HEADERS AND BEAMS SHALL BE SUPPORTED BY AT LEAST TWO JACK STUD AND ONE KING STUD.
13. GABLE-END WALL STUDS IN CATHEDRAL, PARTIAL CATHEDRAL, OR HIGH CEILING SPACES SHALL SPAN UNINTERRUPTED FROM THE FLOOR PLATE TO THE UNDERSIDE OF THE ROOF RAFTERS. THEY SHOULD NOT BE INTERRUPTED BY ANY HORIZONTAL PLATES OR BEAMS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
14. MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPLICED OVER SUPPORTS.
15. UNLESS NOTE OTHERWISE ON PLAN PROVIDE SIMPSON H1 OR H2.5 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND ITS BEARING POINT.
16. CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUT, BORED OR NOTCHED IN FRAMING LUMBER. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE BUILDING CODE WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
17. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER SUPPORT. BLOCKING TO MATCH UPPER POST SIZE.
18. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2"ø BOLTS AT 16" ON CENTER OR 3-¼"ø DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
19. IN ADDITION TO THE FLOOR JOIST SHOWN IN THE PLANS, CONTRACTOR SHALL INSTALL DOUBLE JOISTS UNDER ALL PARTITIONS WALLS RUNNING PARALLEL TO THE DIRECTION OF FRAMING.

STRUCTURAL STEEL

1. STRUCTURAL STEEL WORK SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION: "SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION.
2. STEEL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A992, WITH A MINIMUM YIELD STRENGTH OF 50 KSI. PLATES, ANGLES, CHANNELS, AND MISC. FABRICATED HARDWARE SHALL CONFORM TO ASTM A36, WITH A MINIMUM YIELD STRENGTH OF 36 KSI. RECTANGULAR STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B, WITH A MINIMUM YIELD STRENGTH OF 46 KSI.
3. ALL STEEL TO STEEL FIELD CONNECTIONS SHALL BE MADE BY HIGH STRENGTH BOLTING WITH ASTM A325 BOLTS OR WELDING WITH E70 XX ELECTRODES. STEEL TO CONCRETE AND STEEL TO WOOD FIELD CONNECTIONS MAY BE MADE WITH ASTM A 307 BOLTS.
4. STEEL SHALL BE SHOP-PAINTED WITH A MODIFIED ALKYD PRIMER UNLESS OTHERWISE NOTED.
5. NO CUTTING OF OR OPENINGS THROUGH STEEL WILL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
6. CONTRACTOR TO SUBMIT SHOP DRAWING TO ARCHITECT AND ENGINEER FOR APPROVAL.

DESIGN LOADS PER MASSACHUSETTS STATE BUILDING CODE

LIVE LOADS

GROUND SNOW LOAD:	45 PSF
HABITABLE ATTICS AND SLEEPING AREAS:	30 PSF
ALL OTHER AREAS EXCEPT DECKS AND BALCONIES	40 PSF

WIND LOADS

MASSACHUSETTS STATE BUILDING CODE 105 MPH, EXPOSURE B

EARTHQUAKE LOADS

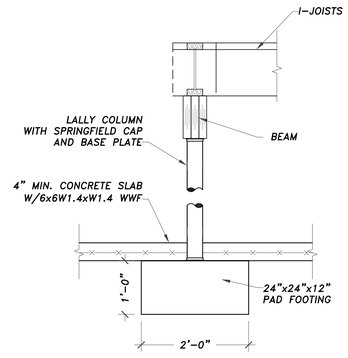
Ss=0.29, S1=0.68

DEAD LOAD

WEIGHT OF MATERIALS AND CONSTRUCTION

LATERAL FRAMING NOTES:

1. ALL EXTERIOR WALLS AND SW1 TO FOLLOW SHEARWALL SHEATHING CRITERIA.
2. SHEARWALLS CONSTRUCTION:
    - SHEATHING TO BE ½" APA RATED, SINGLE SIDED
    - SHEATHING TO BE ATTACHED TO THE WALL STUDS WITH 8dNAILS @ 4" OC AROUND EDGES & 8" OC IN FIELDS.
    - HOLDDOWNS TO BE HDU5 BY SIMPSON
    - THREADED ROD TO BE ⅝"ø.
3. ALL PLYWOOD SEAMS IN A SHEARWALL SHALL BE BLOCKED WITH DIMENSIONAL LUMBER OF THE SAME SIZE AS THE WALL STUDS.
4. REFER TO PLANS AND SECTIONS FOR STUD SIZES, STUDS SHALL BE SPACED AT 16 INCHES ON CENTER UNLESS NOTED OTHERWISE ON PLAN.
5. CARE SHOULD BE TAKEN TO ADJUST NAIL GUN PRESSURE SO AS TO NOT OVER DRIVE NAILS INTO PLYWOOD. NAIL HEADS SHOULD BE FLUSH WITH PLYWOOD FACE. OVER DRIVING NAILS GREATLY REDUCES THE EFFECTIVENESS OF THE SHEARWALL.
6. FOR FRAMING SIZES REFER TO FRAMING PLANS.



2 LALLY COL. DETAIL
Scale: 3/4" = 1'-0"

LEGEND

BW = BEARING WALL
FVP = FLAT VALLEY PLATE
(E) = EXISTING
(N) = NEW
TBR = TO BE REMOVED

POST LOCATION — POST UP (ABOVE LINE), POST DOWN (BELOW LINE)

DIM. LUMBER POST
P3-26 — NUMBER OF STUDS; SIZE OF STUD
TYPE OF POST: P-POST, J-JACK,

ENGINEERED POST
LC 3½ø — SIZE
TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL

PROJECT NAME
56 Cedar Street

PROJECT ADDRESS
56 Cedar St, Roxbury, MA 02119

CLIENT
Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT
DESIGN KHALSA
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CONSULTANTS:
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REGISTRATION
COMMONWEALTH OF MASSACHUSETTS — MICHAEL DAVIDSON — NO. 53313 — REGISTERED PROFESSIONAL ENGINEER

Project number	17095
Date	02/14/2018
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

NOTES AND SPECS

S-100

56 Cedar Street

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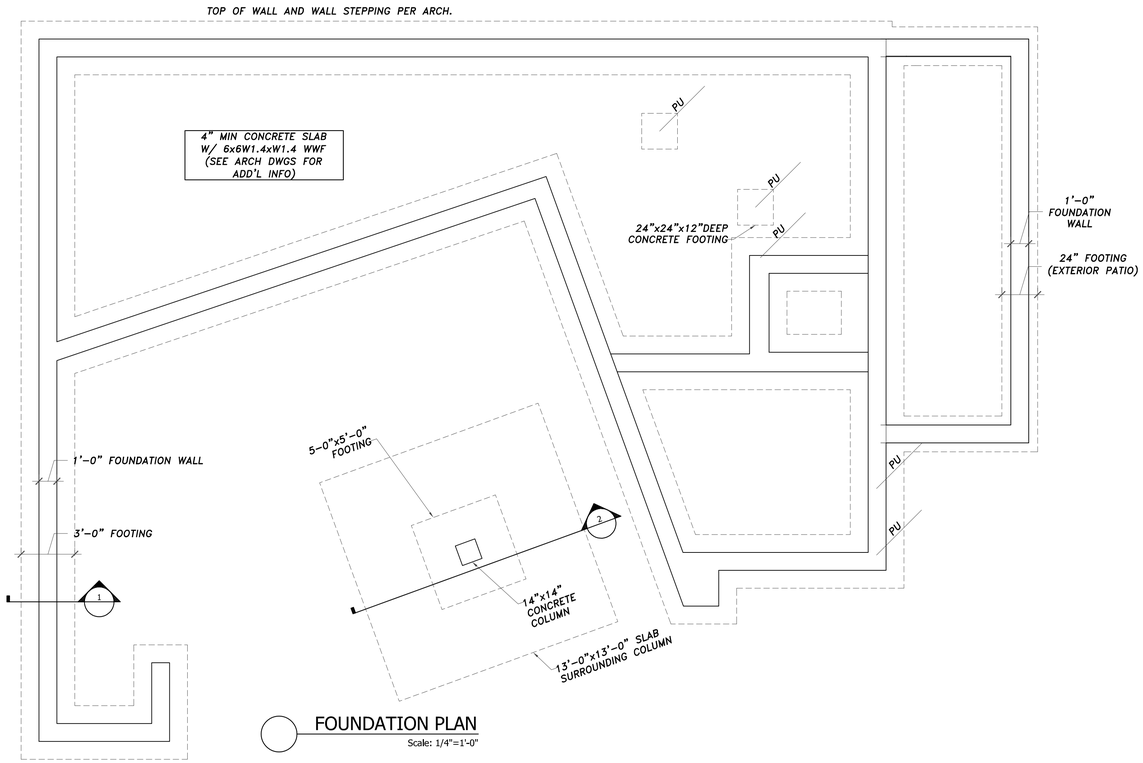
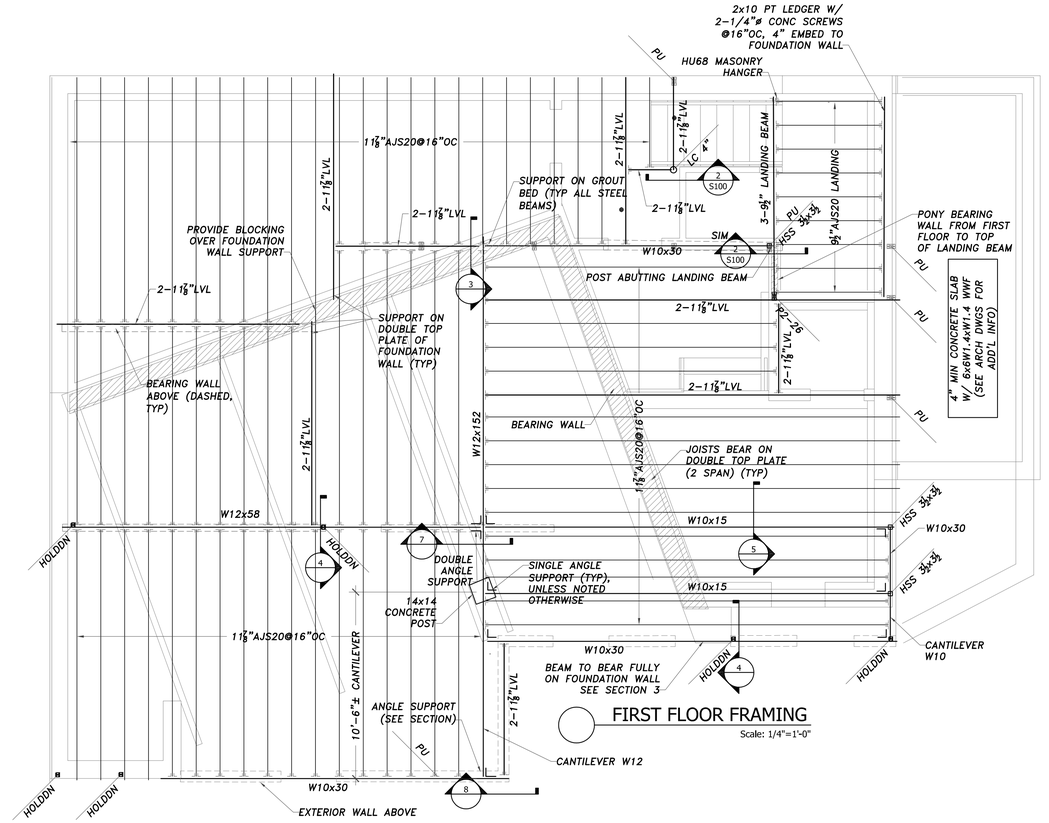


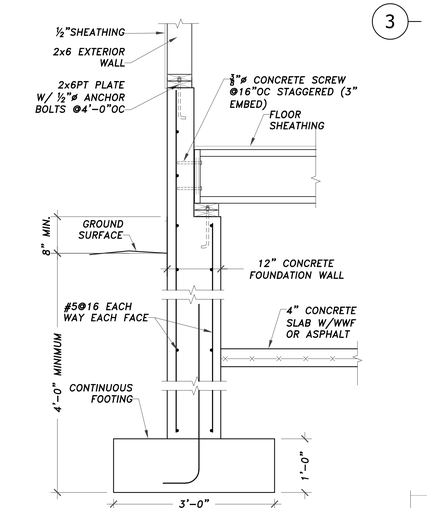
FOUNDATION PLAN

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



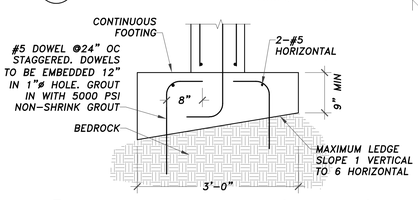
FIRST FLOOR FRAMING

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



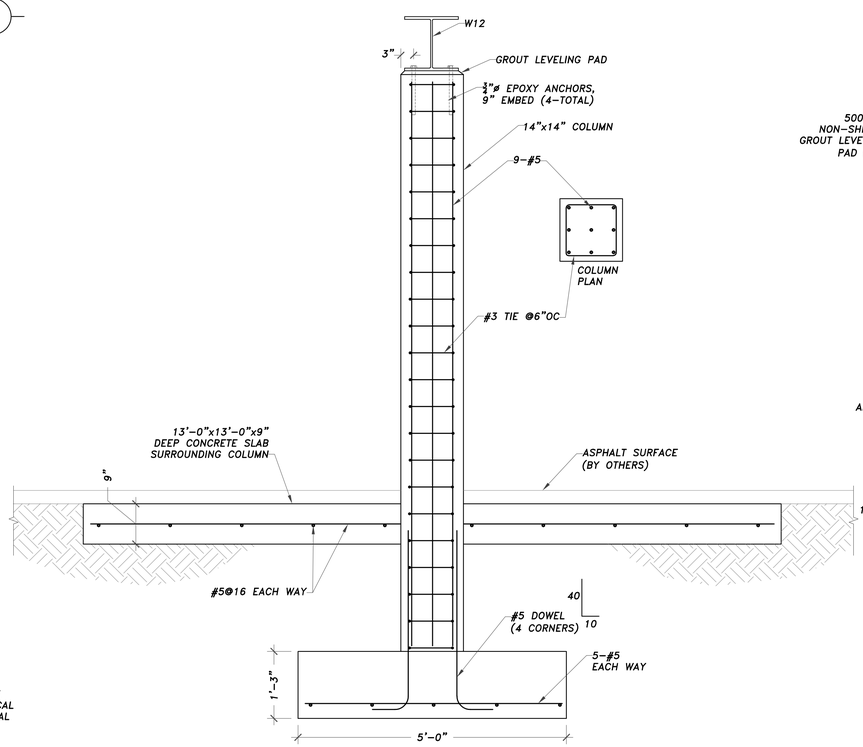
1 FOUNDATION DETAIL (SOIL)

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



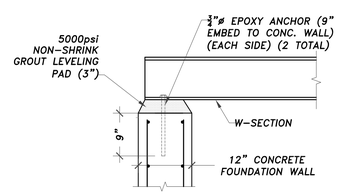
1A FOUNDATION DETAIL (BEDROCK)

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



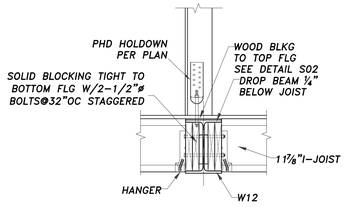
2 CONCRETE COLUMN

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



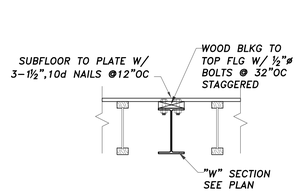
3 TYPICAL BEAM BEARING

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



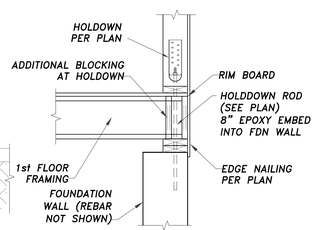
4 TIE DOWN TO BEAM

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



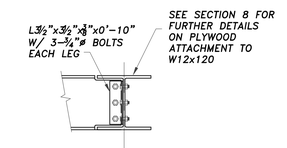
5 W10 DETAIL

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



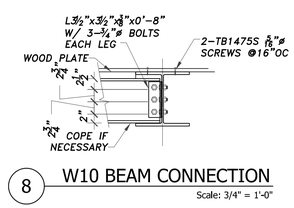
6 TIE DOWN TO FOUNDATION

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



7 W12 BEAM CONNECTION

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



8 W10 BEAM CONNECTION

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

LEGEND

BW = BEARING WALL
FVP = FLAT VALLEY PLATE
(E) = EXISTING
(N) = NEW
TBR = TO BE REMOVED

POST LOCATION: POST UP (ABOVE LINE), POST DOWN (BELOW LINE)

DIM. LUMBER POST: NUMBER OF STUDS; P3-26 SIZE OF STUD; TYPE OF POST: P-POST, J-JACK,

ENGINEERED POST: LC 3½"ø SIZE; TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL

PROJECT NAME

56 Cedar Street

PROJECT ADDRESS

56 Cedar St, Roxbury, MA 02119

CLIENT

Cedarox, LLC – 75 Orient Ave, East Boston, MA 02128

ARCHITECT

DESIGN KHALSA
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CONSULTANTS:

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REGISTRATION

COMMONWEALTH OF MASSACHUSETTS — MICHAEL DAVIDSON — NO. 53313 — REGISTERED PROFESSIONAL ENGINEER

Project number	17095
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REVISIONS

No.	Description	Date

FOUNDATION AND FIRST FLOOR

S-101

56 Cedar Street

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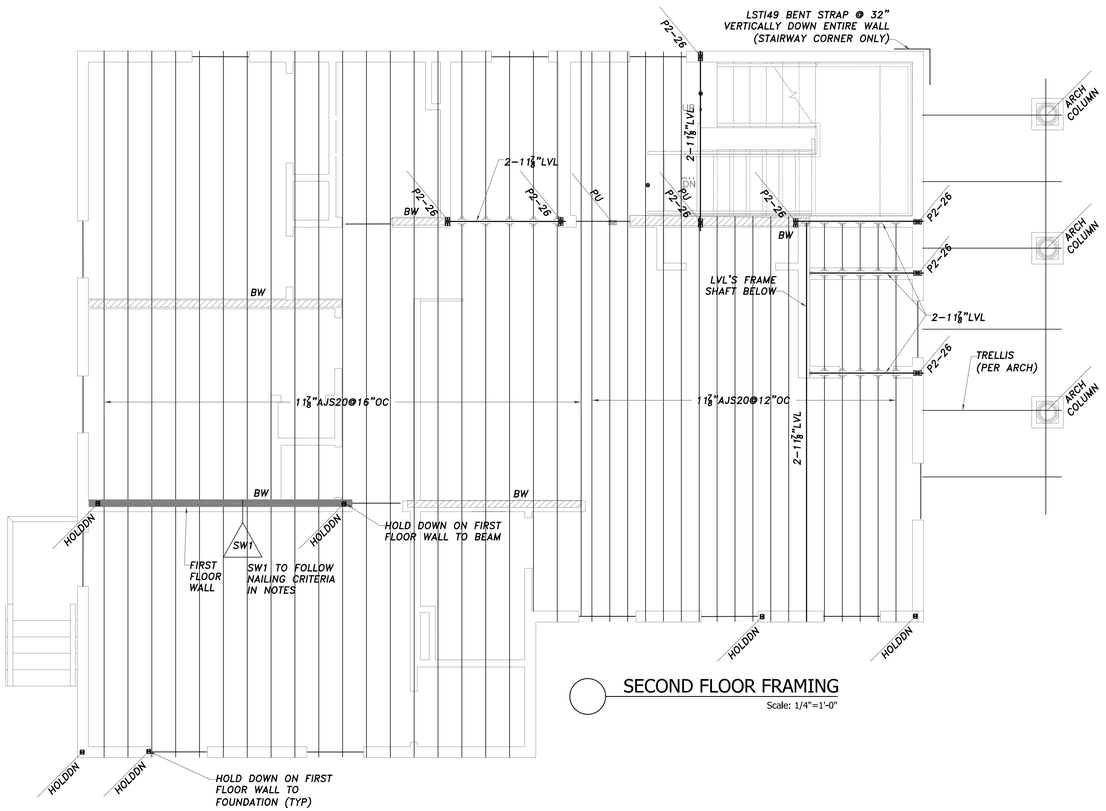
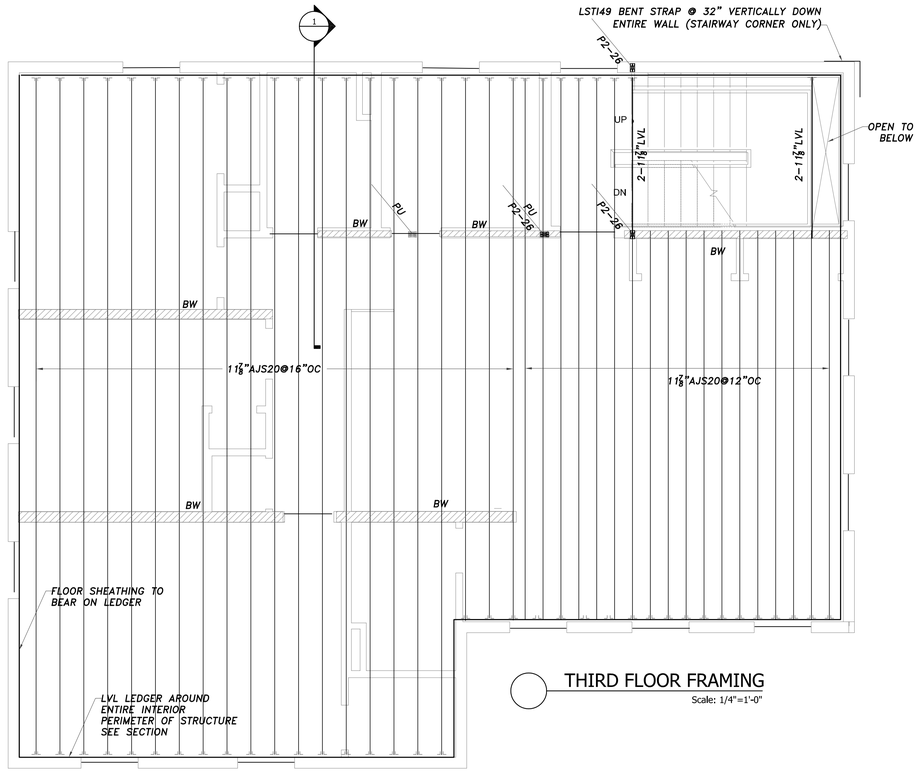


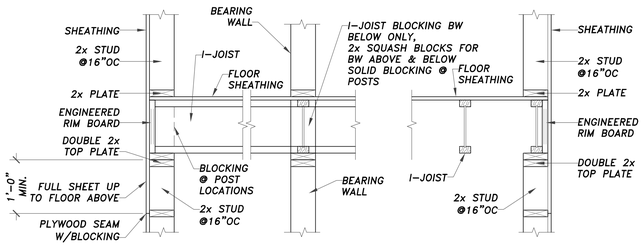
SECOND FLOOR FRAMING

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



THIRD FLOOR FRAMING

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



TYPICAL I-JOIST FLOOR DETAILS

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

NOTE:
REFER TO MNFR SPECS FOR ADD'L INFORMATION.

NOTES

1. ALL INDIVIDUAL LVLS ARE 1¾" THICK UNLESS NOTED OTHERWISE ON PLAN.
2. HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:

   3-2x8 J1-26

3. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2"ø BOLTS AT 16" ON CENTER OR 3-¼"ø DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
4. BW DENOTES BEARING WALLS CONSISTING OF 2x6@16"OC. SEE FRAMING NOTES FOR HORIZ. BRACING.

LEGEND

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SECOND AND THIRD FLOOR

S-102

56 Cedar Street

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