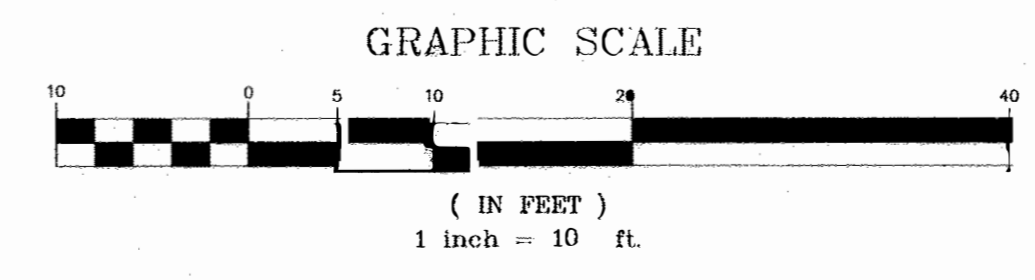
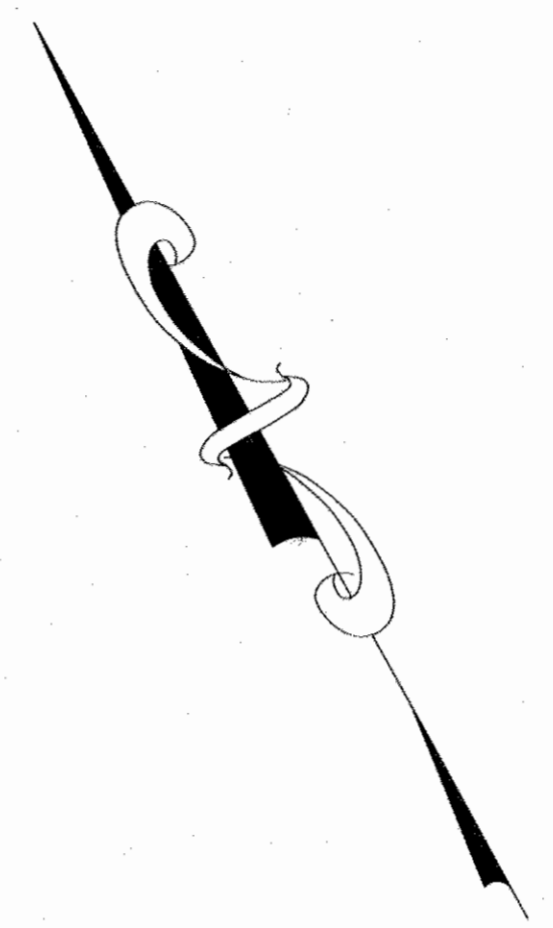
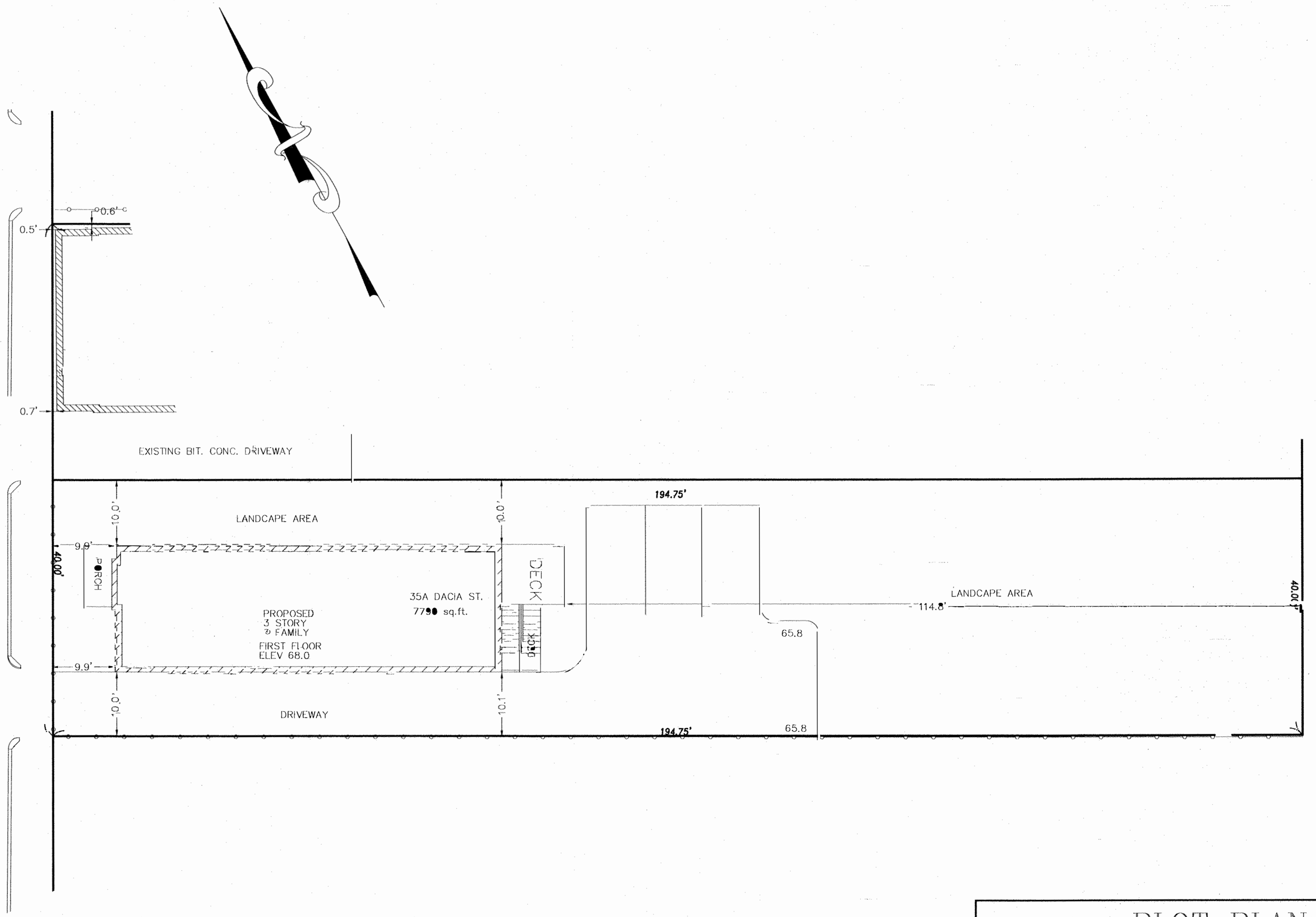


DACIA STREET
(PUBLIC - 40' R.O.W.)



PLOT PLAN
35R DACIA ST.
BOSTON, MA
FOR
FIRST SUFFOLK LLC
CIVIL ENVIRONMENTAL CONSULTANTS
8 OAK STREET PEABODY, MA 01960 978-531-1191
SHEET NO: 1 OF 1
DATE: 6/25/2018 JOB: 3732
DRAWN BY: L.J.R.

GENERAL NOTES

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

FOUNDATION NOTES:

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

CONCRETE NOTES:

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

STEEL NOTES:

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

WOOD LINTEL SCHEDULE:

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

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

REINFORCING NOTES:

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

WOOD NOTES:

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

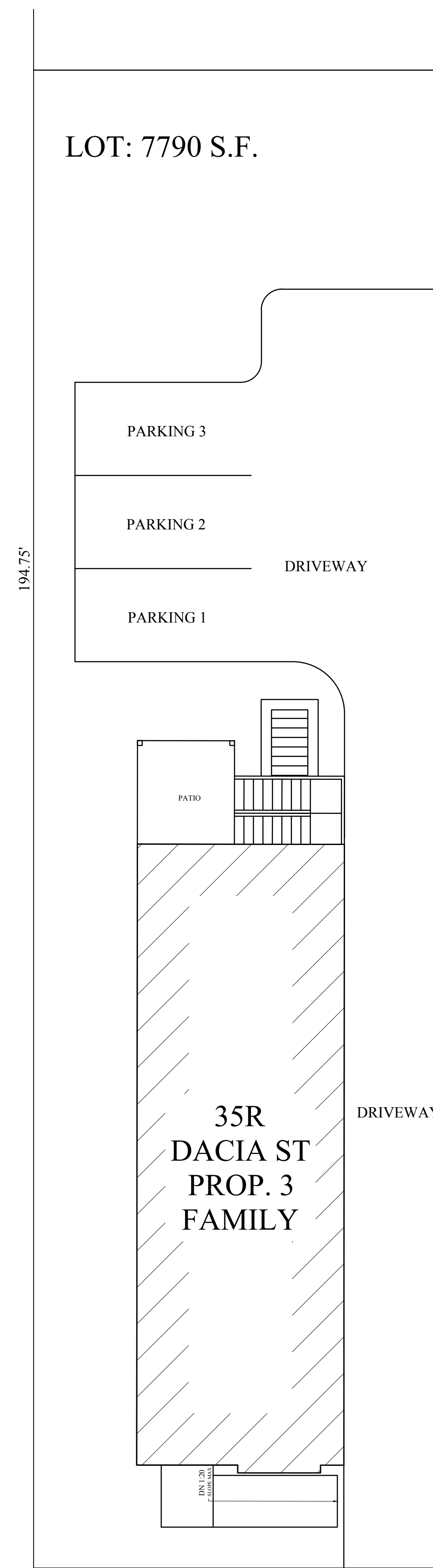
PROPOSED 3 FAMILY

35R DACIA STREET

ROXBURY, MASSACHUSETTS

KEY

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



0 ARCHITECTURAL SITE PLAN
1/8"=1'-0"

Location
PROPOSED 3 FAMILY
35R DACIA STREET
ROXBURY, MA

Choo & Company, Inc.
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 18168
 Scale: AS NOTED
 Date: -
 Drawn By: DRM

Drawing Name
COVER SHEET

Sheet No.
A-0

ZONING SUMMARY
 ARTICLE 50
 3F-4000 SUBDISTRICT
 PROPOSED 3-FAMILY ON A SINGLE LOT

ANY OTHER DWELLING	MIN. LOT SIZE	MIN. LOT AREA PER ADD. UNIT	TOTAL LOT SIZE	LOT WIDTH/ FRONTAGE	FAR	BLDG. HEIGHT	USABLE OPEN SPACE	SETBACK FRONT	SETBACK SIDE	SETBACK REAR	MAX USE REAR YARD
REQUIRED BY ZONING 3F-4000	4000 S.F. FOR 1-2 UNITS	2000 S.F.	6000 S.F. FOR 3 UNITS	25'	0.8	3 STORIES 33'	300/UNIT	8'-0" ± MODAL	10'-0"	30'	25%
PROPOSED PROJECT	4000 S.F. FOR 1-2 UNITS	3790 S.F.	7790 S.F.	40'	3618/7790 0.5	3 STORIES 34'-0" ±	1365/UNIT	9'-9" ± MODAL	10.0'±	114.8' ±	0 %

PARKING REQUIREMENT
 RESIDENTIAL USE: 1 SPACE PER UNIT

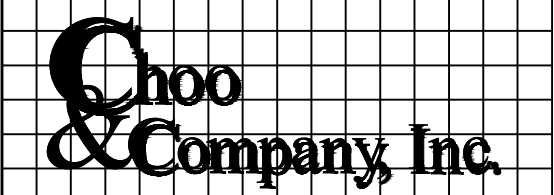
REQUIRED 3 SPACES
 PROPOSED 3 SPACES

CODE SUMMARY
 NEW TYPE 5A CONSTRUCTION
 3 STORIES
 R-2 USE GROUP
 FULLY SPRINKLED
 FULLY ALARMED

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

Location

PROPOSED 3 FAMILY 35R DACIA STREET ROXBURY, MA



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

No. Revision Date

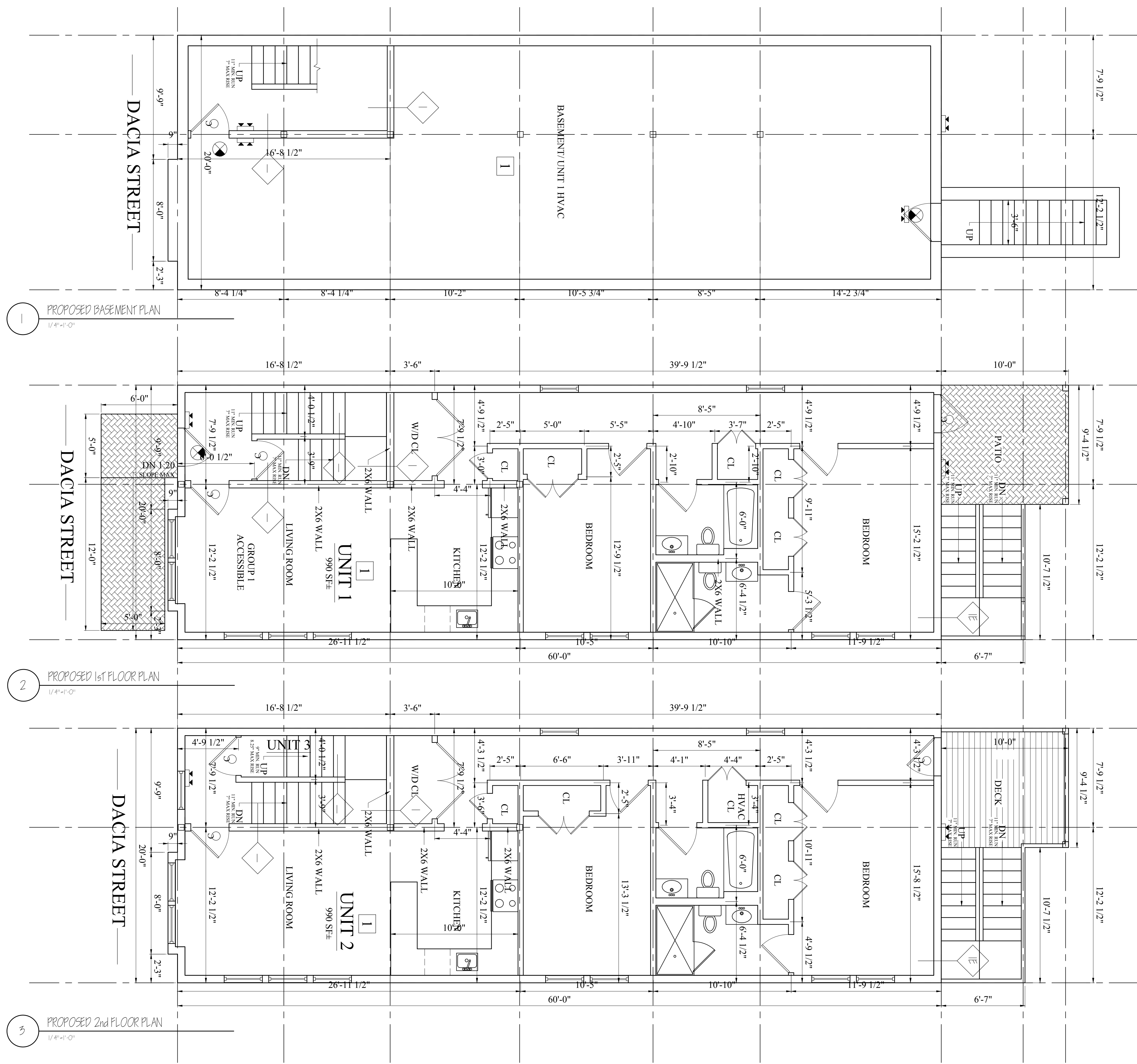
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Scale: AS NOTED
Date: -
Drawn By: DRM

Drawing Name

FLOOR PLANS

Sheet No.

A-1.1



Location

PROPOSED 3 FAMILY
35R DACIA STREET
ROXBURY, MA



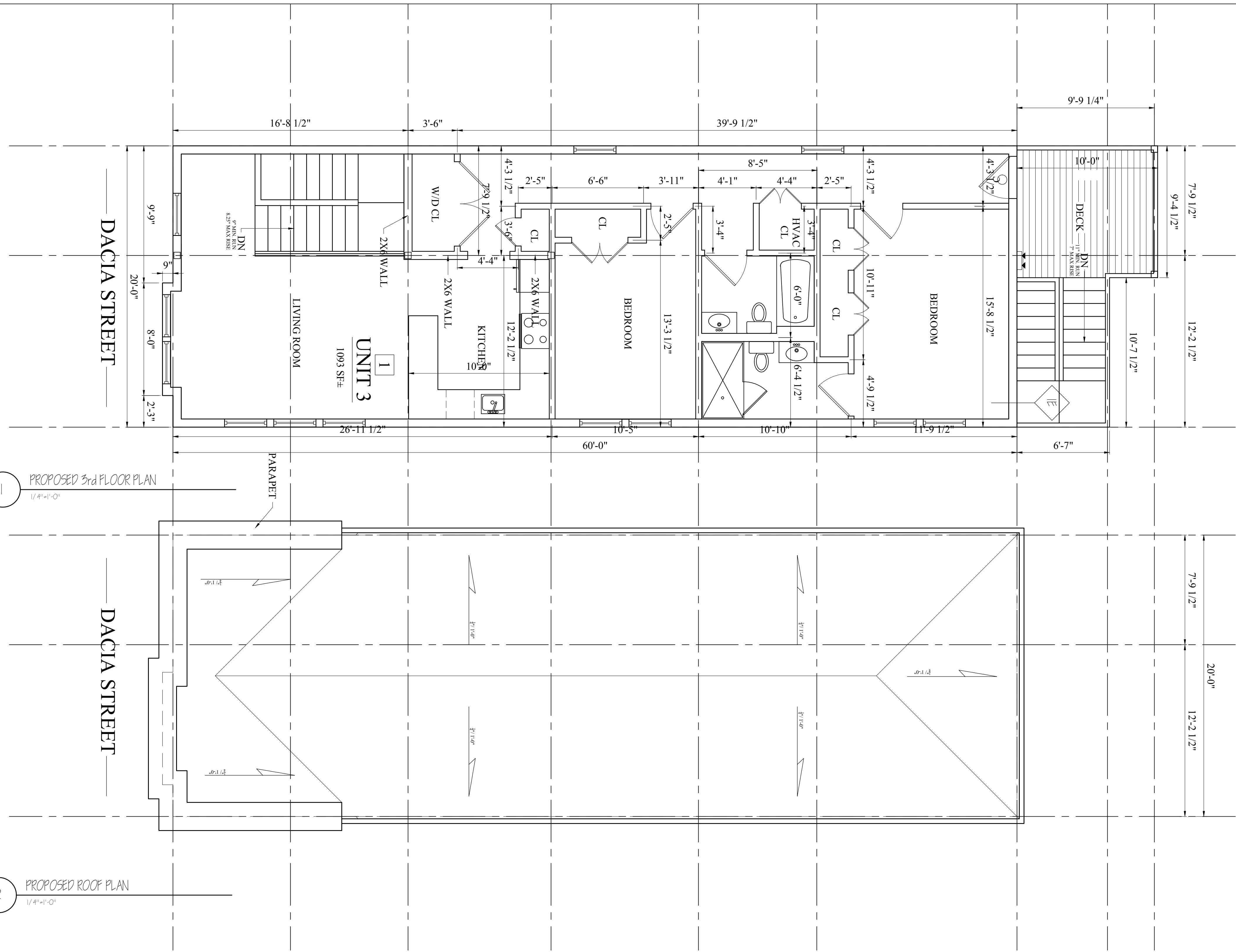
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

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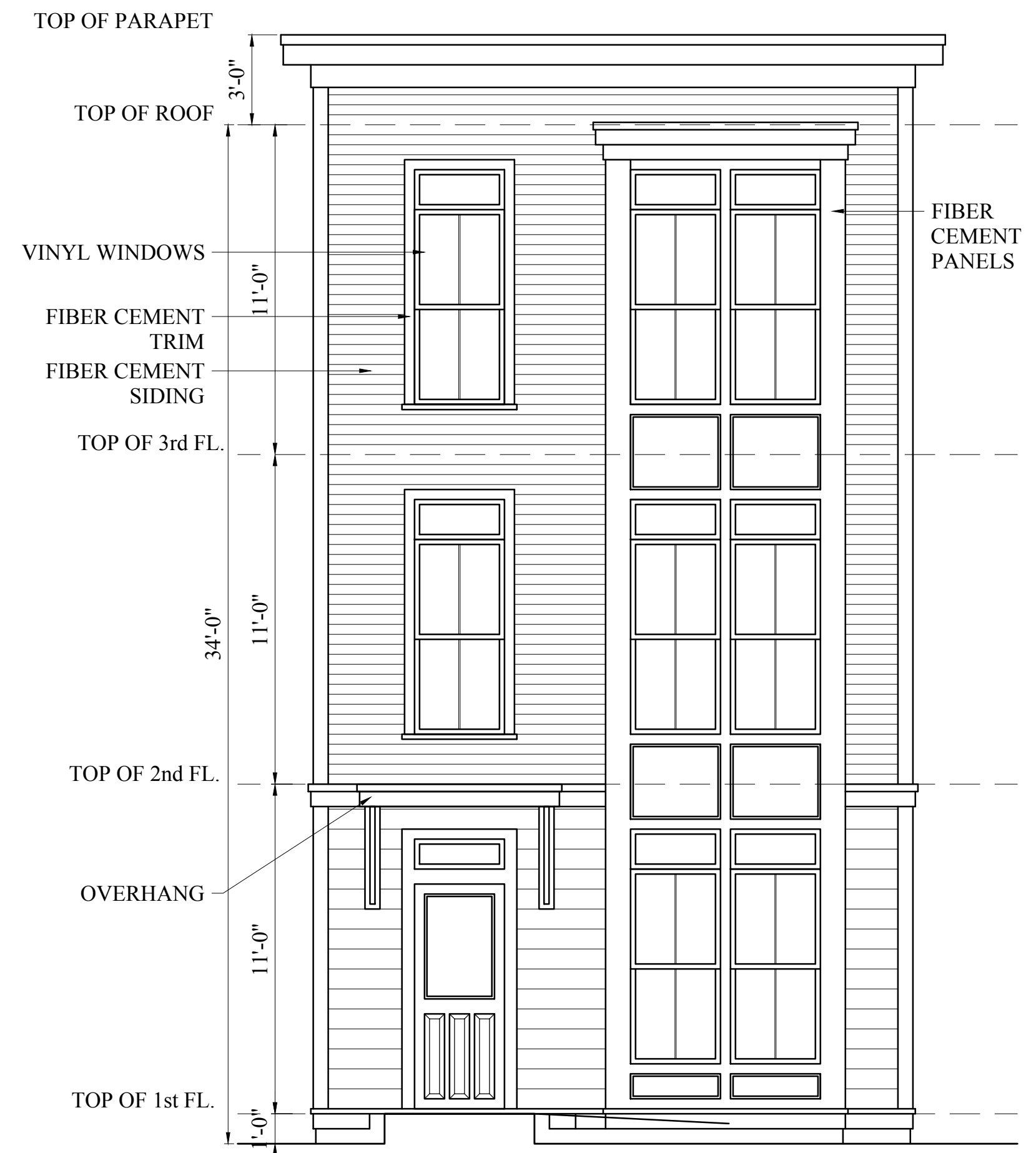
Drawing Name
FLOOR PLANS

Sheet No.
A-1.2



1 PROPOSED 3rd FLOOR PLAN
1/4"=1'-0"

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



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



2 PROPOSED LEFT SIDE ELEVATION
1/4"=1'-0"

Location

**PROPOSED 3 FAMILY
35R DACIA STREET
ROXBURY, MA**

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

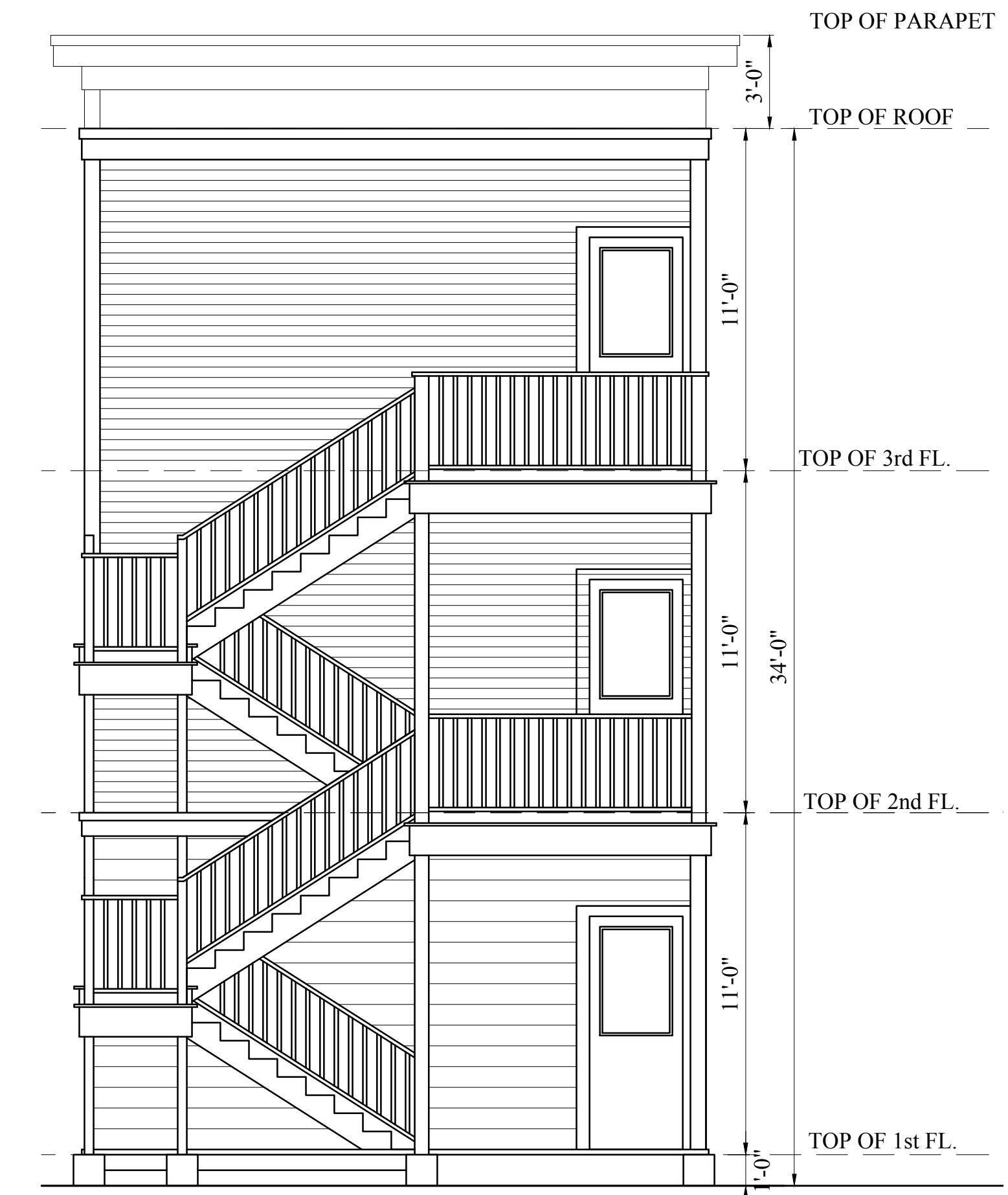
Project No: 18168
Scale: AS NOTED
Date: -
Drawn By: DRM

Drawing Name
PROPOSED ELEVATIONS

Sheet No.
A-2.1

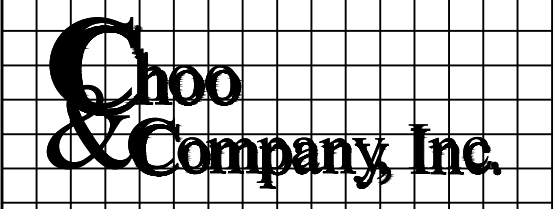


3 PROPOSED RIGHT SIDE ELEVATION
1/4"=1'-0"



4 PROPOSED REAR ELEVATION
1/4"=1'-0"

Location
**PROPOSED 3 FAMILY
35R DACIA STREET
ROXBURY, MA**



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

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Project No: 18168
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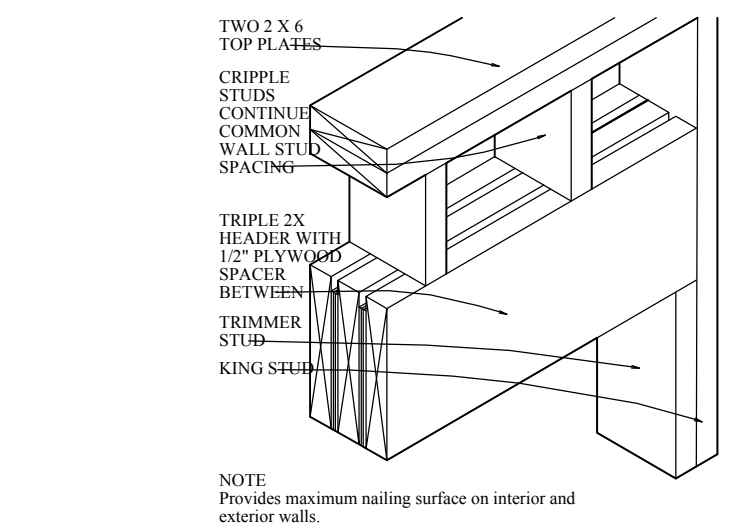
Drawing Name
**PROPOSED
ELEVATIONS**

Sheet No.
A-2.1

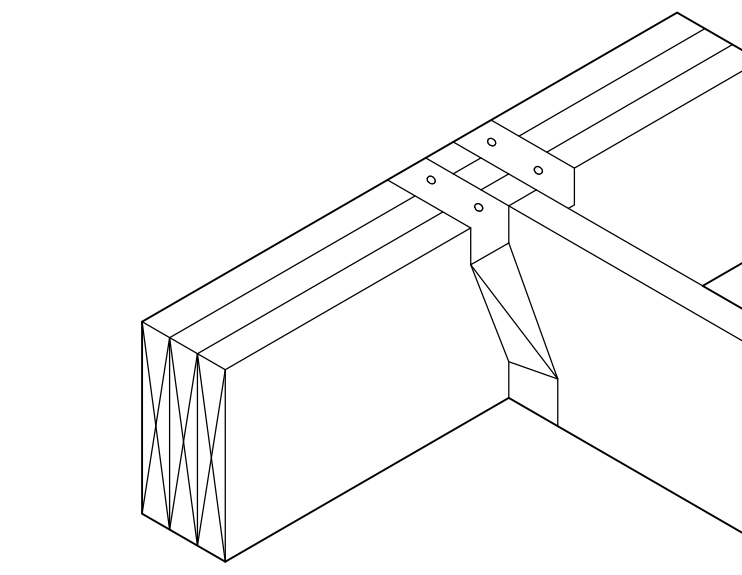
RECOMENDED FASTENING SCHEDULE

BUILDING ELEMENT	NAIL SIZE AND TYPE	NUMBER AND LOCATION
STUD TO SOLE PLATE	8D COMMON 16D COMMON	4 TOE-NAIL OR 2 DIRECT-NAIL
STUD TO CAP PLATE	16D COMMON	2 TOE-NAIL OR 2 DIRECT-NAIL
DOUBLE STUDS	10D COMMON	12" O.C. DIRECT
CORNER STUDS	16D COMMON	24" O.C. DIRECT
SOLE PLATE TO JOIST OR BLOCKING	16D COMMON	16" O.C.
DOUBLE CAP PLATE	10D COMMON	16" O.C. DIRECT
CAP PLATE LAPS	10D COMMON	2 DIRECT-NAIL
RIBBON STRIP, 6" OR LESS	10D COMMON	2 EACH DIRECT BEARING
RIBBON STRIP, 6" OR MORE	10D COMMON	5 EACH DIRECT BEARING
ROOF RAFTER TO PLATE	8D COMMON	5 TOE-NAIL
JACK RAFTER TO RIDGE	16D COMMON	2 TOE-NAIL OR DIRECT-NAIL
JACK RAFTER TO HP	10D COMMON 16D COMMON	5 TOE-NAIL OR 2 DIRECT-NAIL
FLOOR JOISTS TO STUDS (NO CEILING JOISTS)	10D COMMON 16D COMMON	5 DIRECT OR 3 DIRECT
FLOOR JOISTS TO STUDS (WITH CEILING JOISTS)	10D COMMON	2 DIRECT
FLOOR JOISTS TO SILL OR GIRDER	3D COMMON	5 TOE-NAIL
LEADER STRIP	16D COMMON	5 EACH DIRECT
CEILING JOISTS TO PLATE	16D COMMON	5 TOE-NAIL
CEILING JOISTS (LAPS OVER PARTITION)	10D COMMON	5 DIRECT-NAIL
CEILING JOISTS (PARALLEL TO RAFTER)	10D COMMON	5 DIRECT
COLLAR BEAM	10D COMMON	5 DIRECT
BRIDGING TO JOISTS	8D COMMON	2 EACH DIRECT END
DIAGONAL BRACE (TO STUD AND PLATE)	8D COMMON	2 EACH DIRECT BEARING
TAIL BEAMS TO HEADERS (WHEN NAILING PERMITTED)	20D COMMON	1 EACH END @ 50 FT. FLOOR AREA
HEADER BEAMS TO TRIMMERS	20D COMMON	1 EACH END @ 50 FT. FLOOR AREA
1" ROOF BRACING (COVER 6" IN WIDTH)	8D COMMON 8D COMMON	2 EACH DIRECT RAFTER 5 EACH DIRECT RAFTER
1" SUBFLOORING (6" OR LESS)	8D COMMON	2 EACH DIRECT JOIST
1" SUBFLOORING (8" OR MORE)	8D COMMON	5 EACH DIRECT JOIST
2" SUBFLOORING	16D COMMON	2 EACH DIRECT JOIST
1" WALL SHEATHING (6" OR LESS IN WIDTH)	8D COMMON	2 EACH DIRECT STUD
1" WALL SHEATHING (COVER 8" IN WIDTH)	8D COMMON	5 EACH DIRECT STUD
PLYWOOD ROOF & WALL SHEATHING (1/2" OR LESS) (5/8" OR GREATER) (5/16", 3/8", OR 1/2") (COVER 6" IN WIDTH)	6D COMMON 8D COMMON 16 GAUGE GALVANIZED WIRE STAPLES, 3/8" MINIMUM CROWN LENGTH OF 1" PLUS PLYWOOD THICKNESS SAME AS IMMEDIATELY ABOVE	6" O.C. DIRECT EDGES & 12" O.C. INTERMEDIATE 6" O.C. DIRECT EDGES & 12" O.C. INTERMEDIATE 4" O.C. EDGES & 8" O.C. INTERMEDIATE 2 1/2" O.C. EDGES & 9" O.C. INTERMEDIATE
PLYWOOD SUBFLOORING (1/2") (5/8", 3/4") (1", 1 1/8") (1/2") (3/8")	8D COMMON OR 8D ANNULAR OR SPIRAL THREAD 8D COMMON OR 8D ANNULAR OR SPIRAL THREAD 10D COMMON OR 8D RING SHANK OR 8D ANNULAR OR SPIRAL THREAD 16D GALVANIZED WIRE STAPLES 3/8" MINIMUM CROWN, 1 3/8" LENGTH	6" O.C. DIRECT EDGES & 10" O.C. INTERMEDIATE 6" O.C. DIRECT EDGES & 10" O.C. INTERMEDIATE 6" O.C. DIRECT EDGES & 6" O.C. INTERMEDIATE 4" O.C. EDGES & 7" O.C. INTERMEDIATE 2 1/2" O.C. EDGES & 4" O.C. INTERMEDIATE
BUILT-UP GIRDERS AND BEAMS	20D COMMON	52" O.C. DIRECT
CONTINUOUS HEADER TO STUD	8D COMMON	4 TOE-NAIL
CONTINUOUS HEADER, TWO PIECES	16D COMMON	16" O.C. DIRECT
1/2" FIBER BOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL OR 16 GAUGE STAPLE, 1 1/2" LONG WITH MIN. CROWN OF 7/16"	5" O.C. EXTERIOR EDGE 6" O.C. INTERMEDIATE
25/32" FIBER BOARD SHEATHING	1 5/8" GALVANIZED ROOFING NAIL OR 8D COMMON NAIL OR 16 GAUGE STAPLE, 1 1/2" LONG WITH MIN. CROWN OF 7/16"	5" O.C. EXTERIOR EDGE 6" O.C. INTERMEDIATE
GYP-SUM SHEATHING	12 GAUGE 1 5/8" LARGE HEAD CORROSION-RESISTANT	4" O.C. EDGE 8" O.C. INTERMEDIATE
PARTICLE BOARD UNDERLAYMENT (1/4"-5/4")	6D ANNULAR THREADED	6" O.C. DIRECT EDGES 10" O.C. INTERMEDIATE
PARTICLE BOARD ROOF AND WALL SHEATHING 1/2" OR LESS	8D COMMON	6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE
5/8" OR GREATER	8D COMMON	6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE
PARTICLE BOARD SUBFLOORING (5/8" OR GREATER)	8D COMMON	6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE
SHINGLES, WOOD	NO. 14 8x5 GAGE CORROSION RESISTIVE	2 EACH BEARING
WEATHER BOARDING	8D CORROSION	2 EACH BEARING

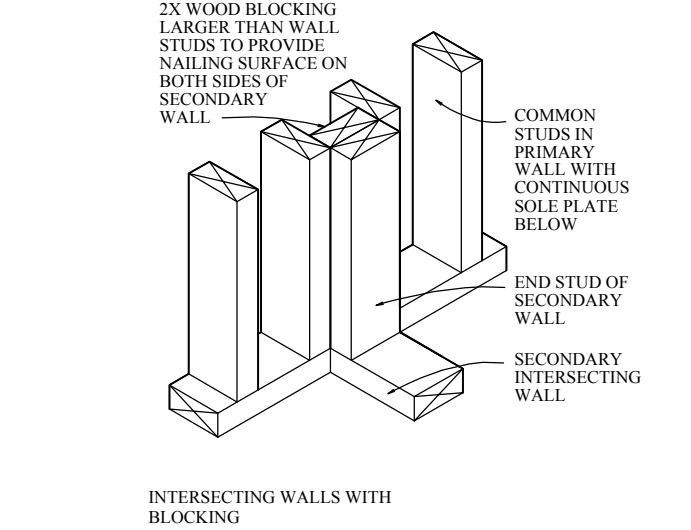
NOTE #: SHINGLE NAILS SHALL PENETRATE NOT LESS THAN 5/4" INTO NAILING STRIPS, SHEATHING OR SUPPORTING CONSTRUCTION EXCEPT AS OTHERWISE PROVIDED IN 780 CMR 1229.4.4.



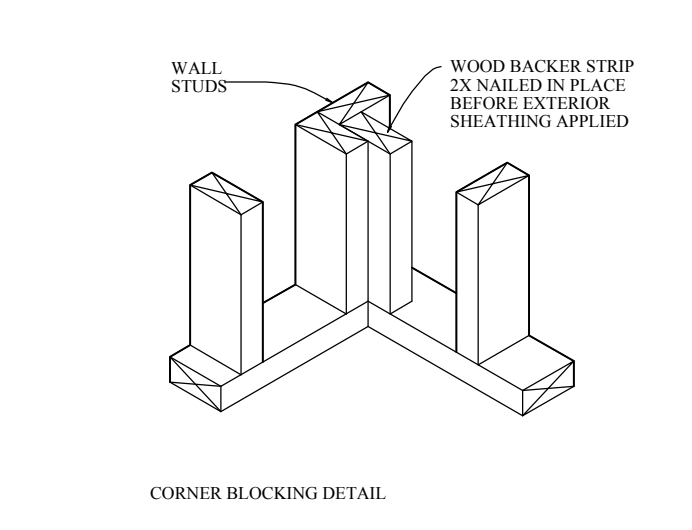
2X6 BEARING WALL HEADER DETAIL
N/S



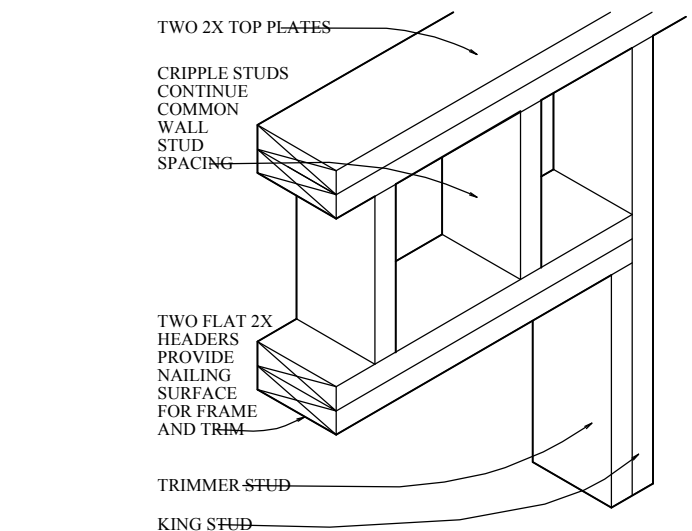
WOOD JOISTS SUPPORTED ON WOOD GIRDPERS
N/S



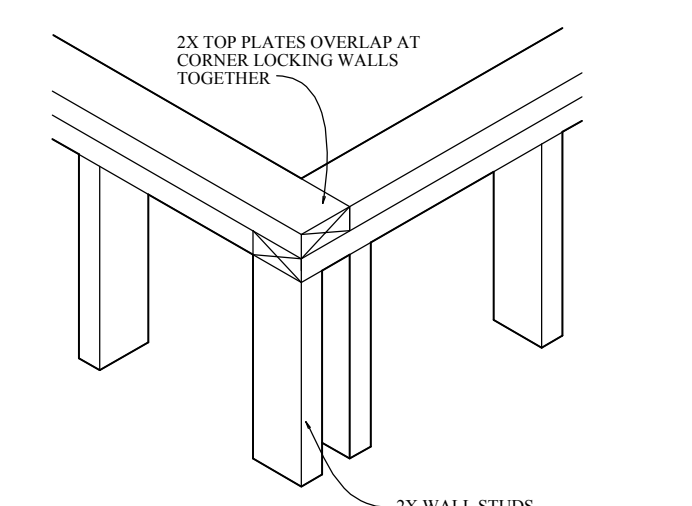
INSULATED WALL DETAILS
1"-1'-0"



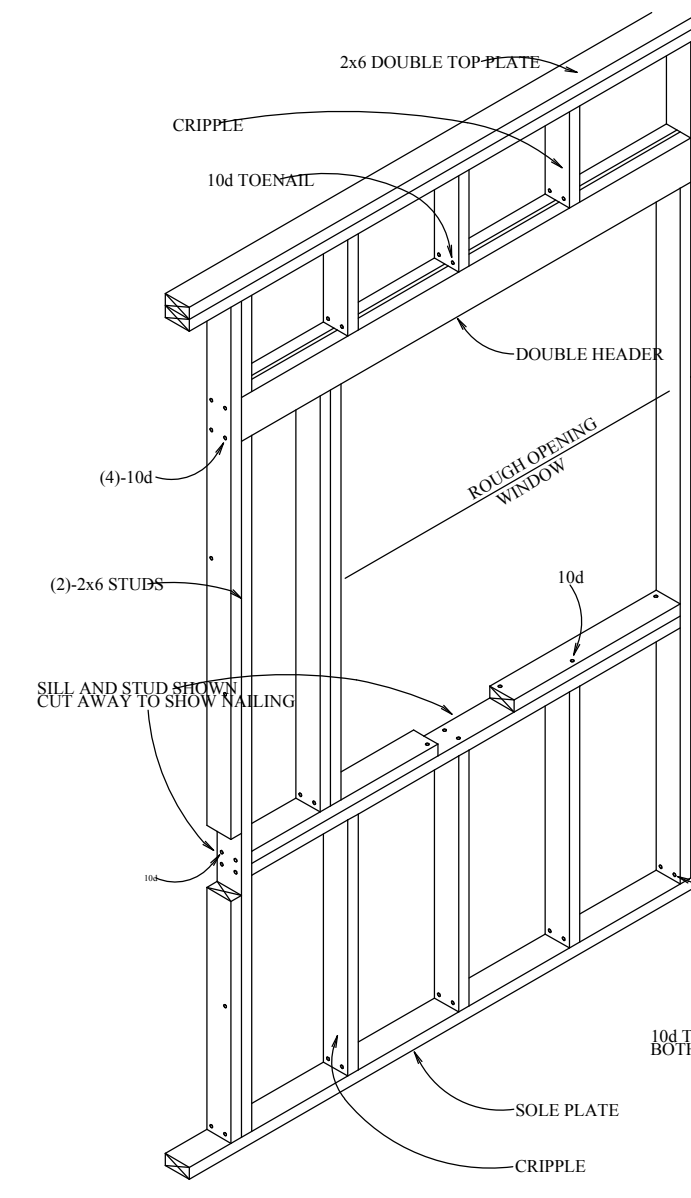
INSULATED WALL DETAILS
1"-1'-0"



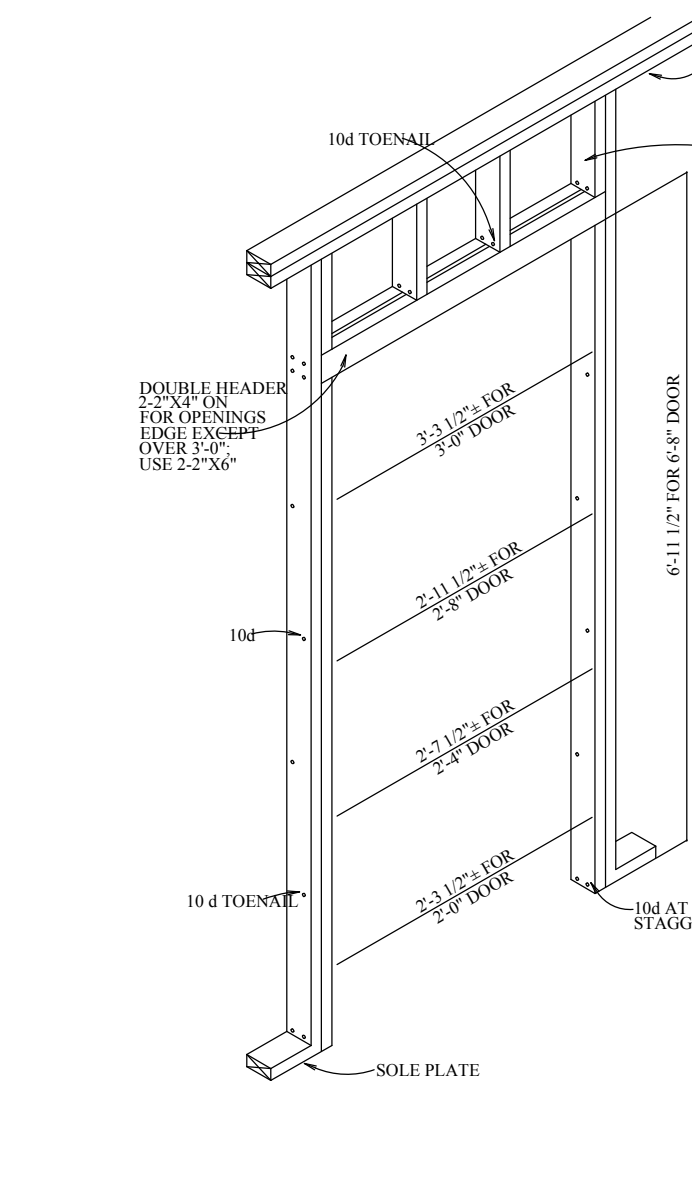
2X PARTITION WALL HEADER DETAIL
N/S



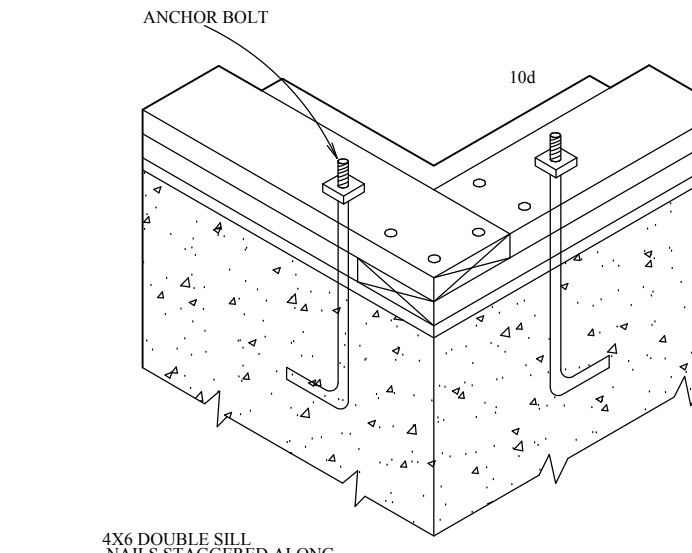
TOP PLATE FRAMING DETAIL
N/S



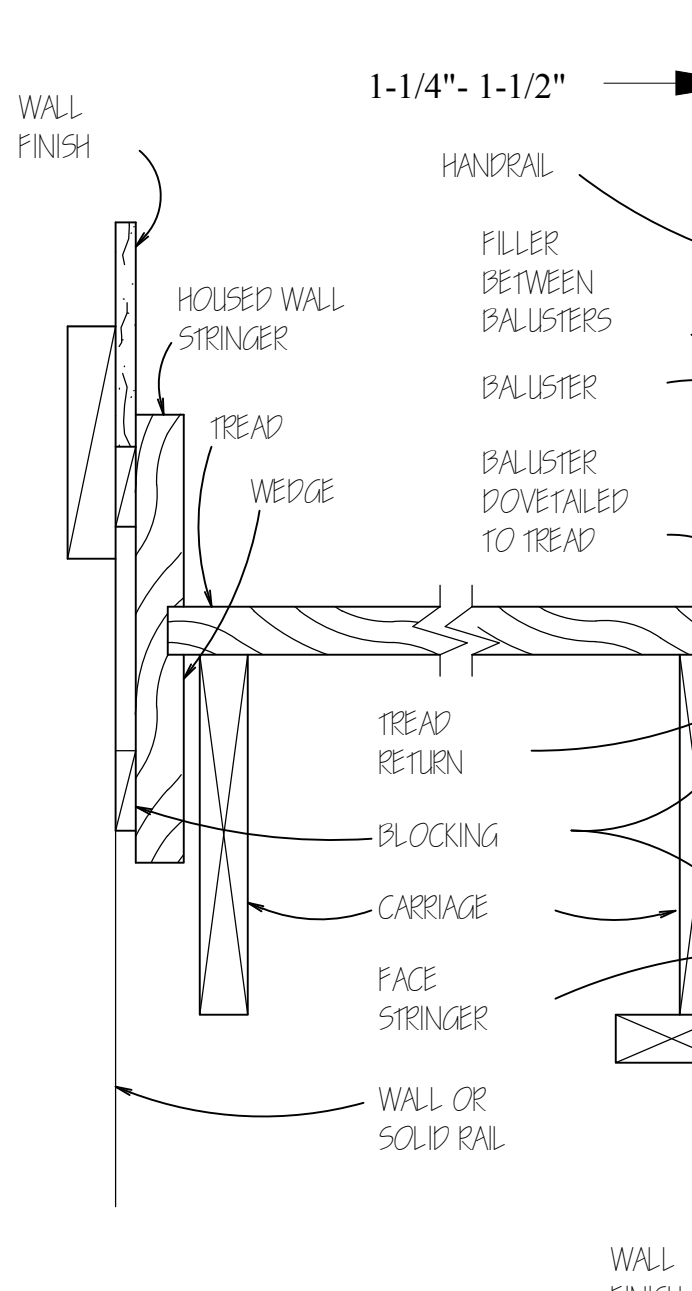
WINDOW OPENING DETAIL
1"-1'-0"



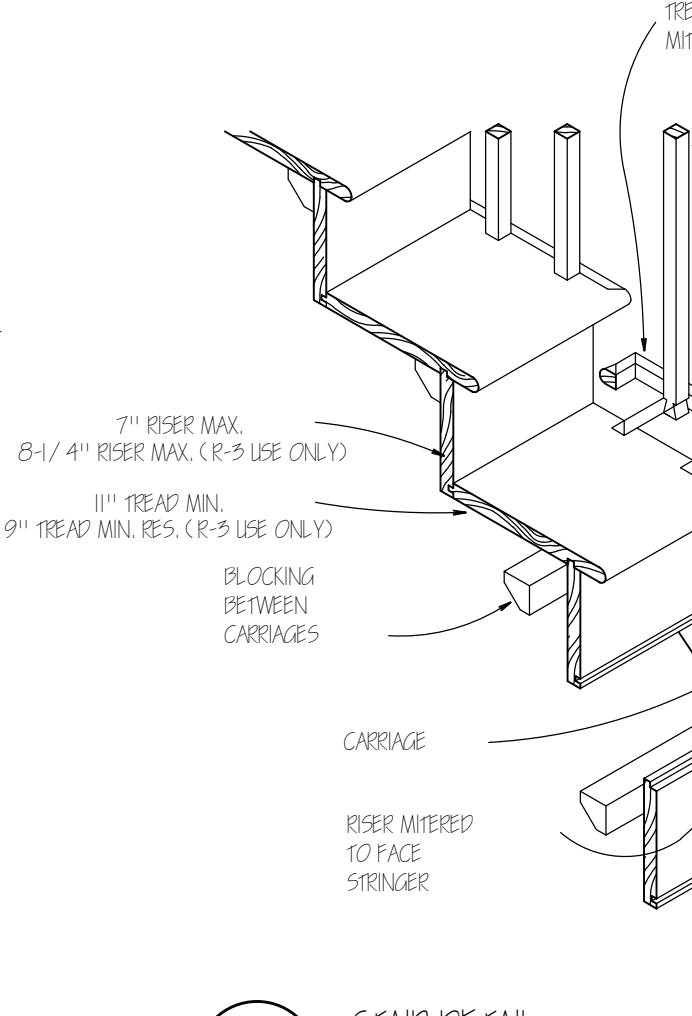
DOOR OPENING DETAIL
1"-1'-0"



SILL FOR PLATFORM FRAMING DETAIL
1"-1'-0"



STAIR DETAIL
N/S



STAIR DETAIL
N/S

Location

**PROPOSED 3 FAMILY
35R DACIA STREET
DORCHESTER, MA**

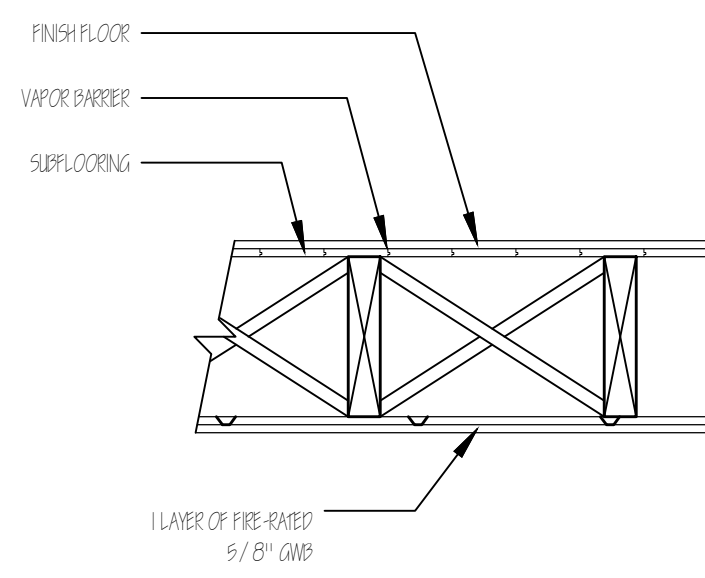
Choo & Company, Inc.
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617-786-7727 fax 617-786-7715

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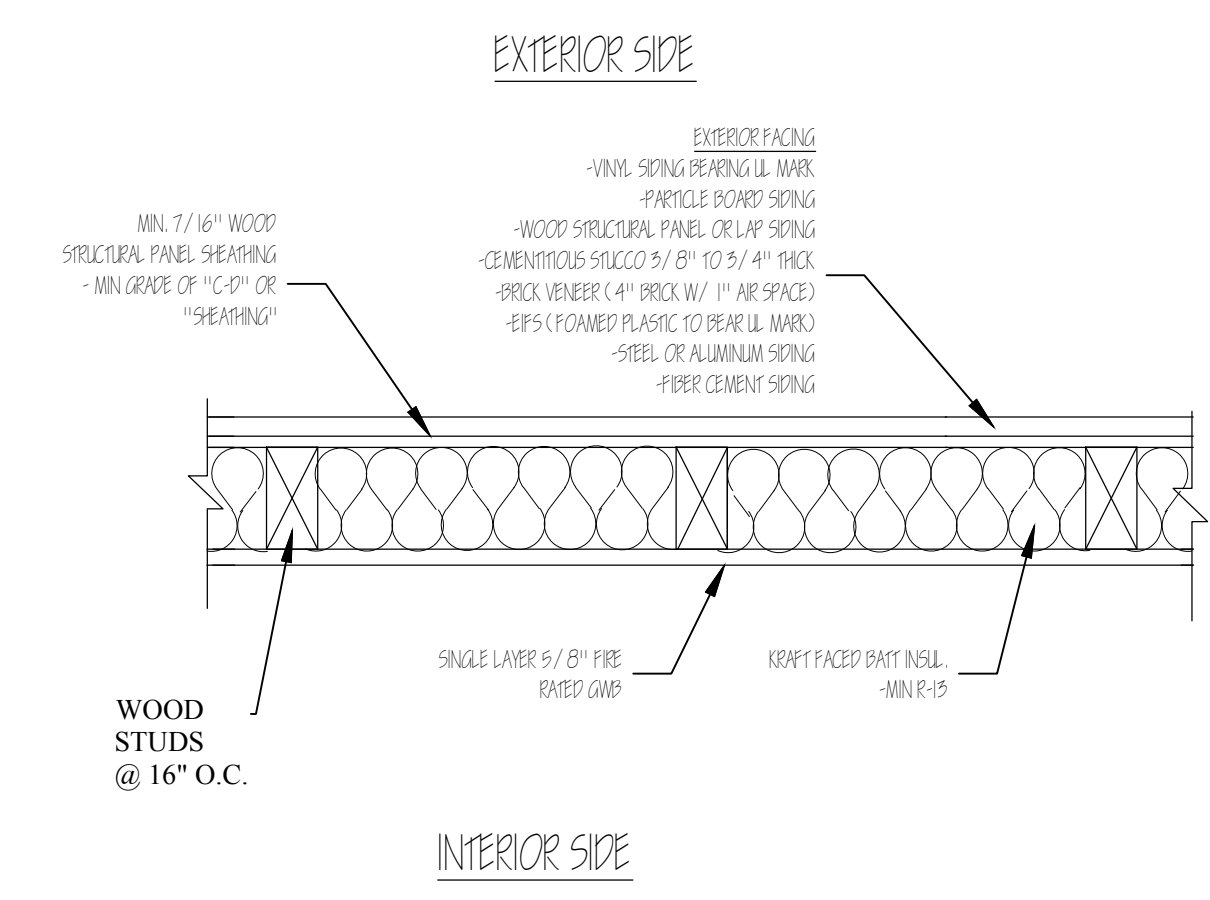
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Scale: **AS NOTED**
Date: **-**
Drawn By: **DRM**

**PROPOSED
PLANS**

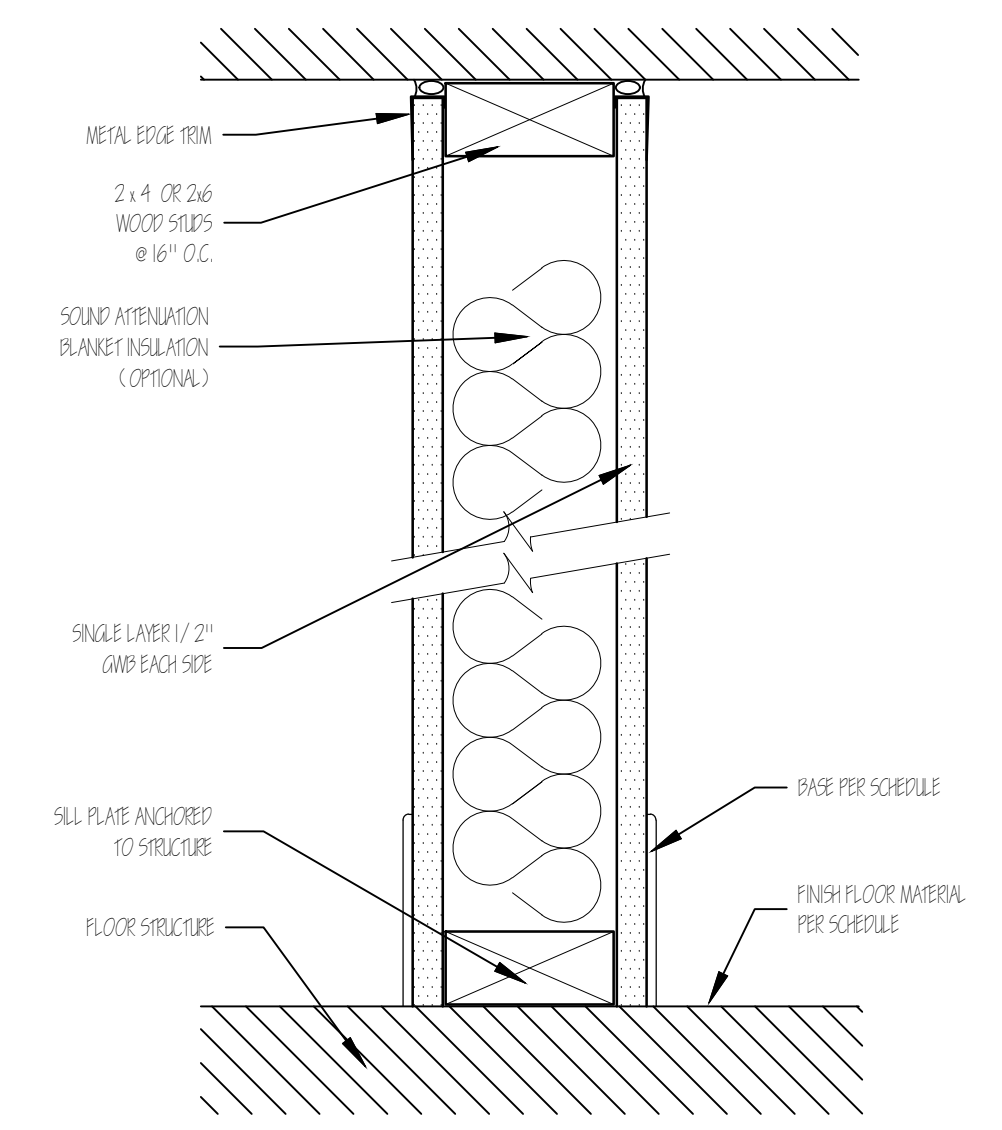
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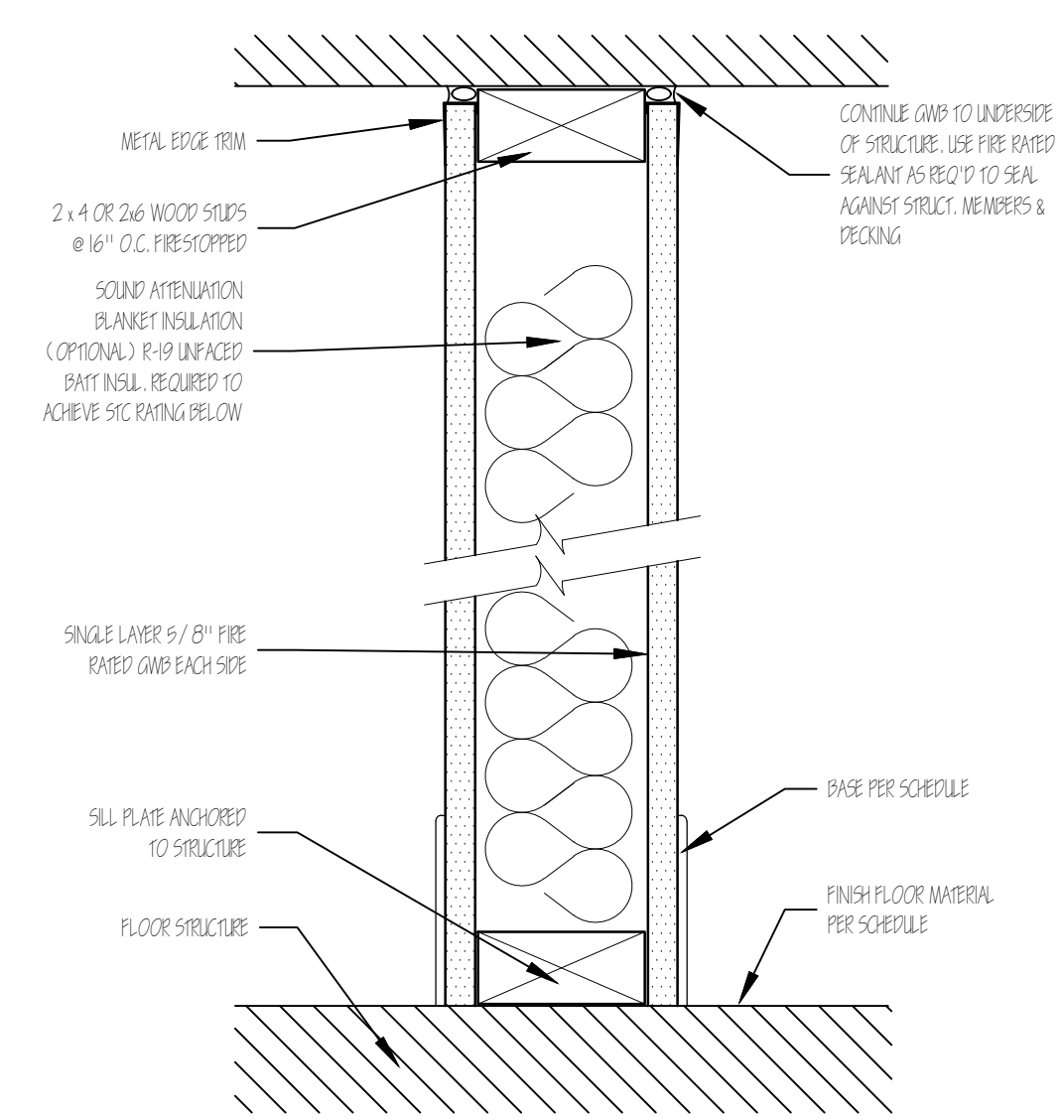
1 1 HOUR CLG TYPE (#L555)
SCALE: 1/4"=1'-0"



1 HOUR - EXTERIOR BEARING WALL (U556)
SCALE: 1/4"=1'-0"



0 TYPICAL PARTITION - WOOD STUD
SCALE: 3/4"=1'-0"



1 1 HOUR PARTITION - WOOD STUD BEARING WALL - LL DESIGN # U505 (STC RATING=56)
SCALE: 3/4"=1'-0"

Location

**PROPOSED 3 FAMILY
35R DACIA STREET
DORCHESTER, MA**

**Choo
& Company, Inc.**

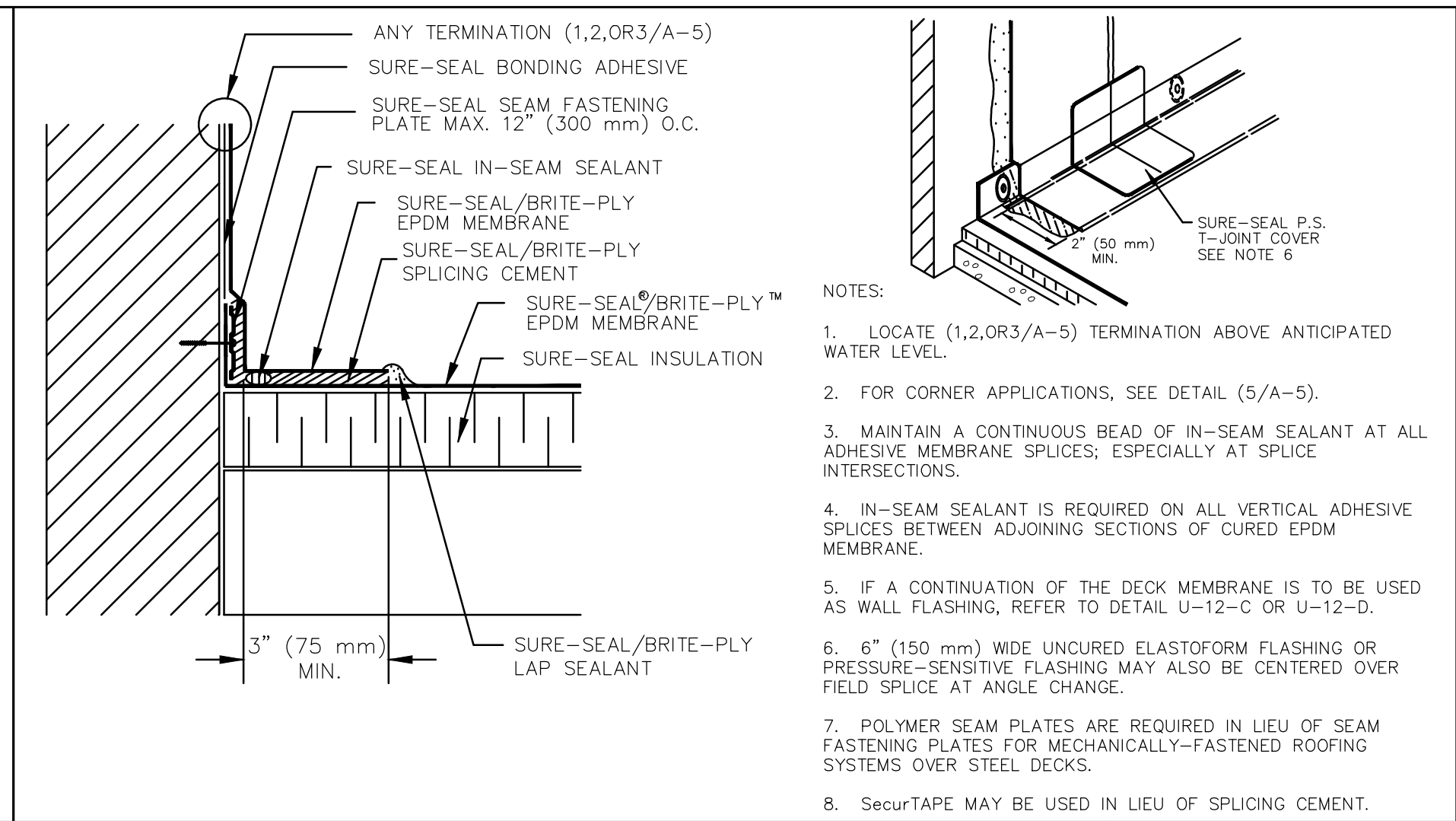
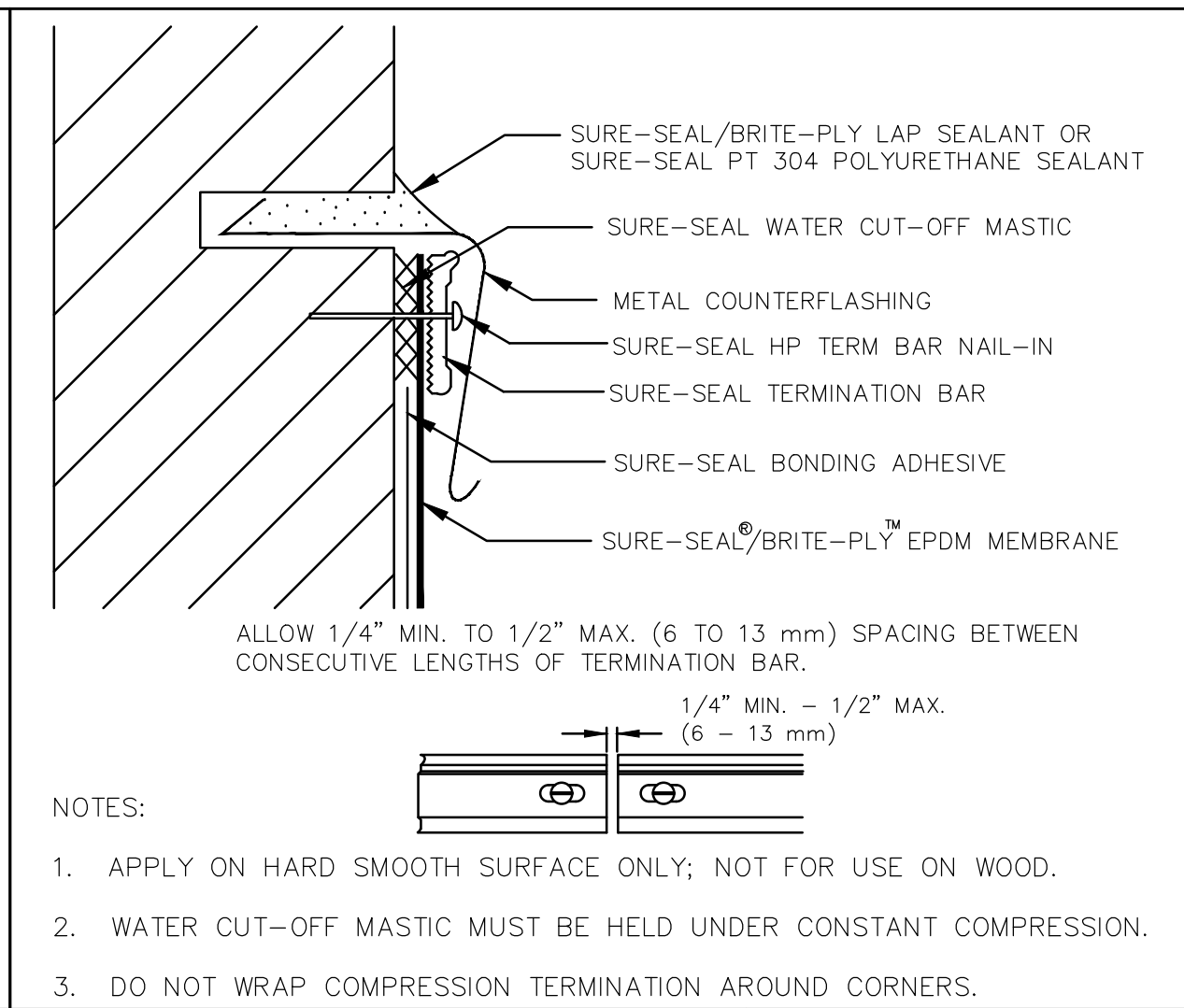
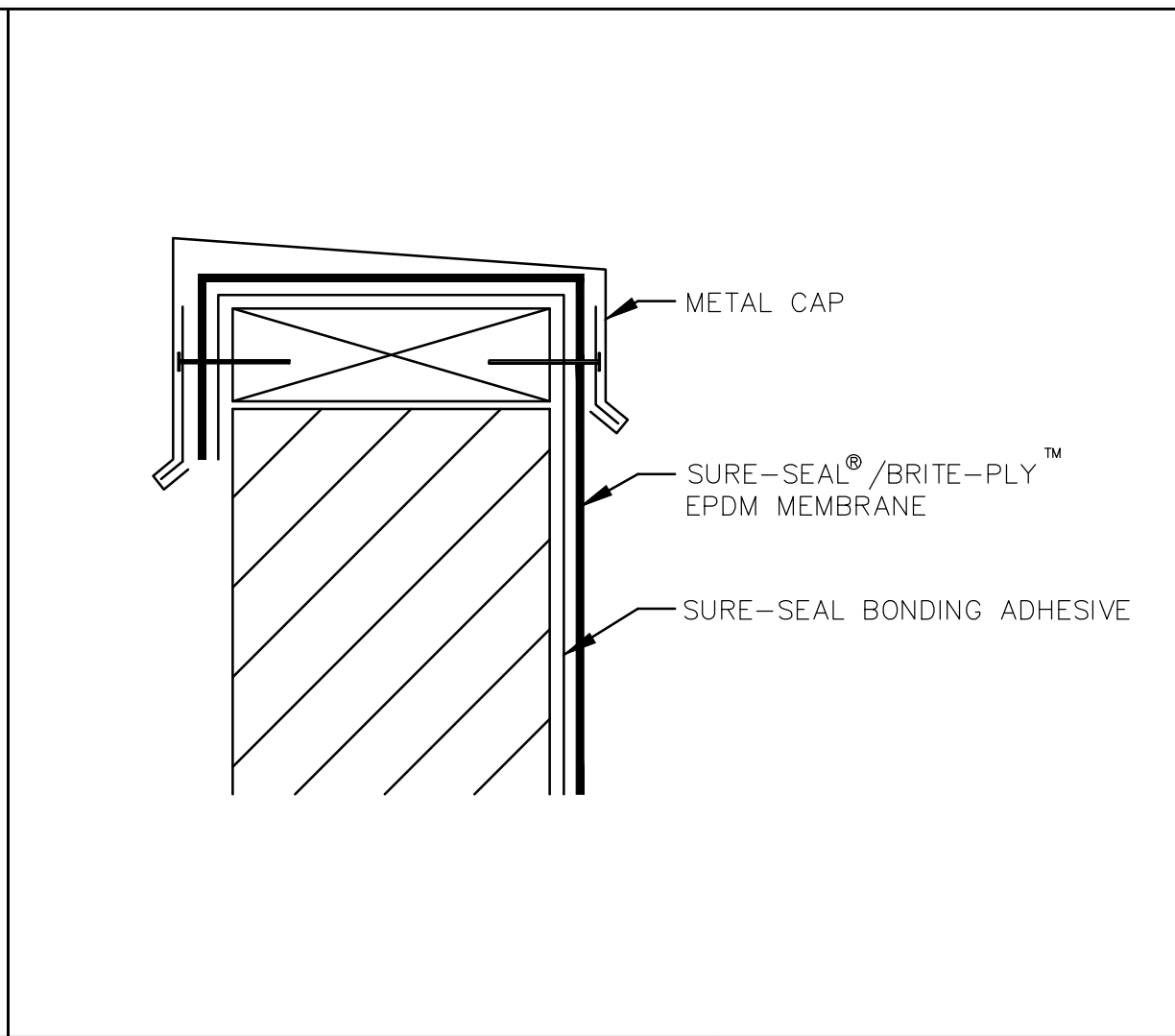
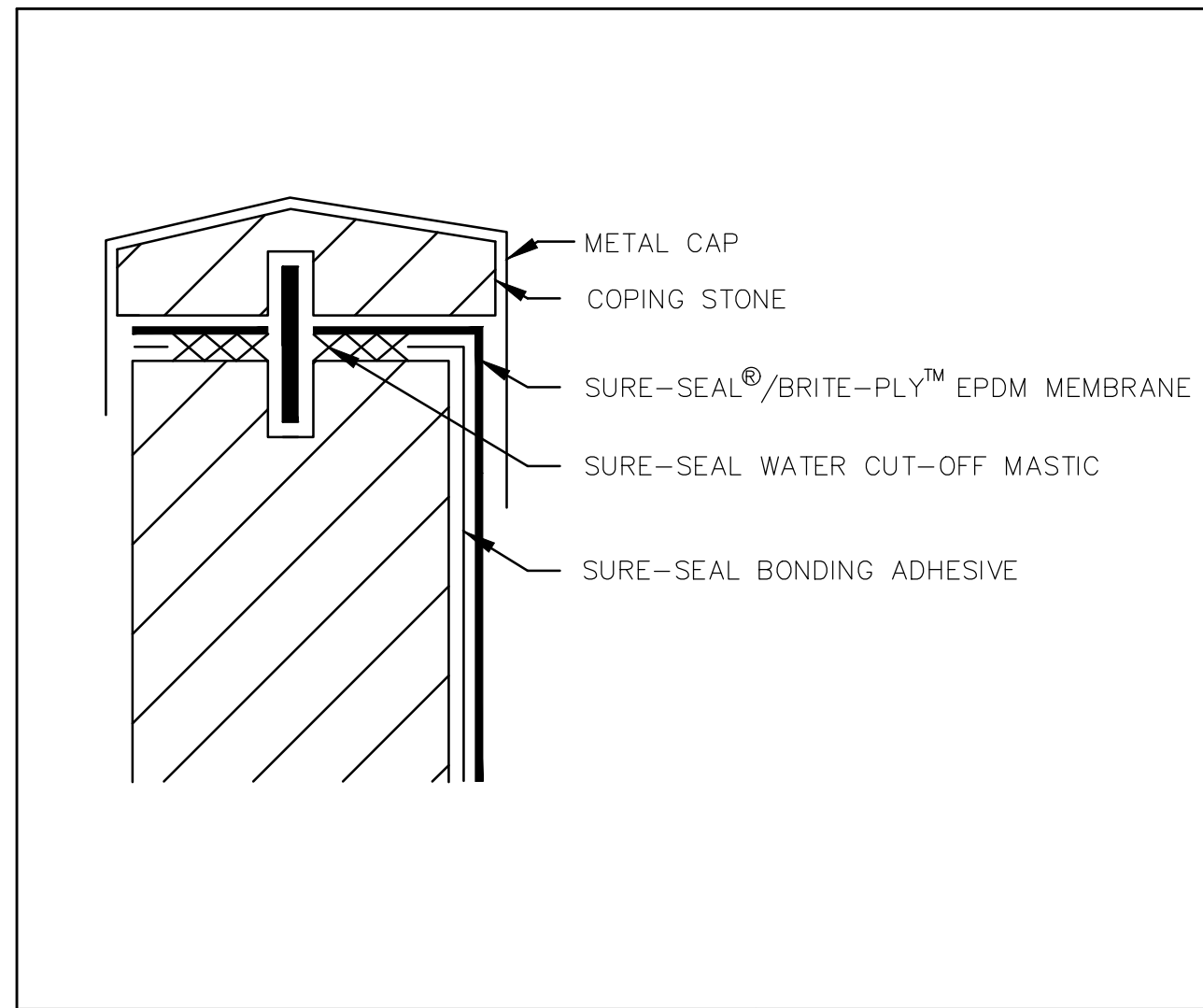
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PROPOSED PLANS

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A-3.2



COPING STONE TERMINATION

1
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CAP FLASHING TERMINATION

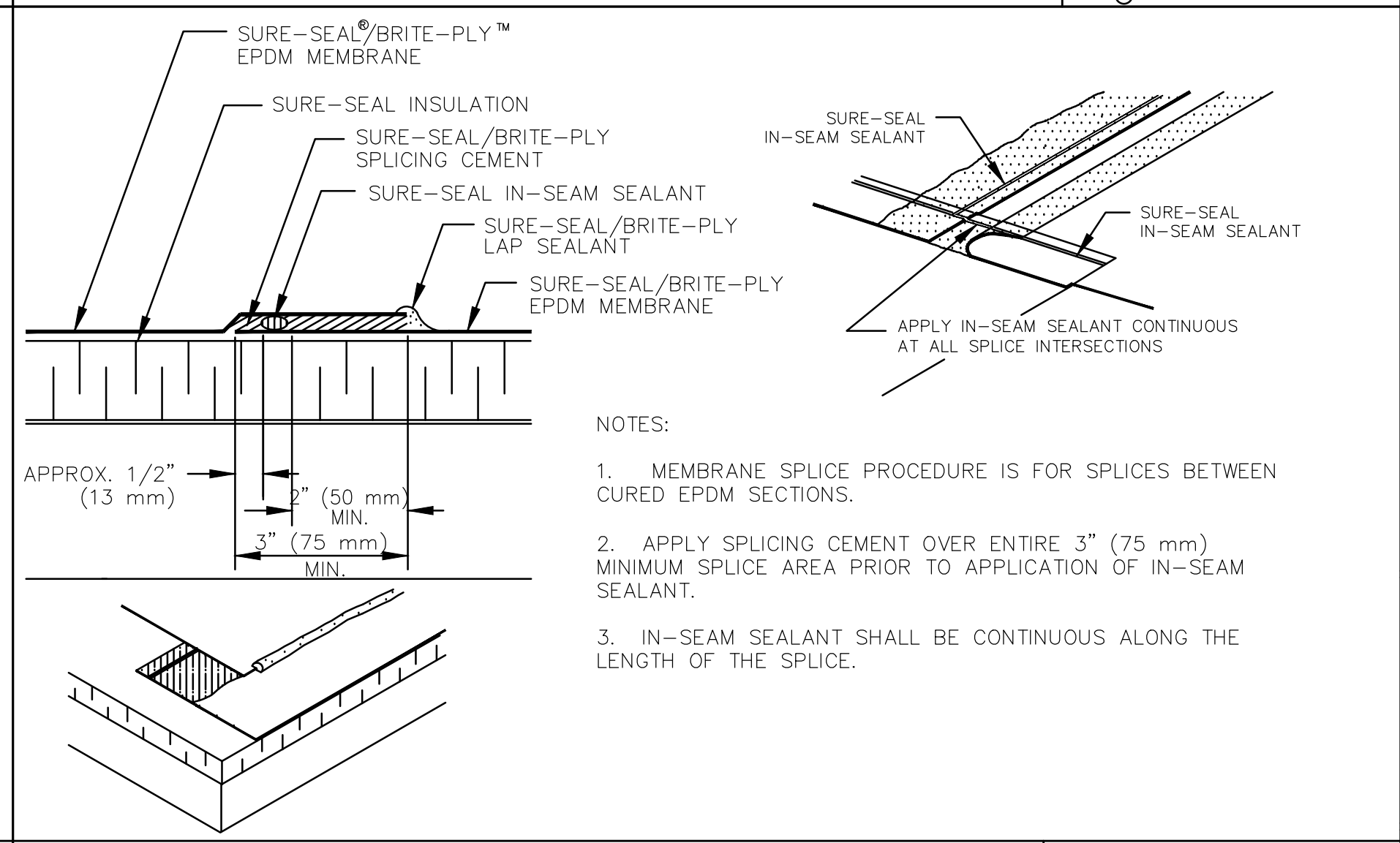
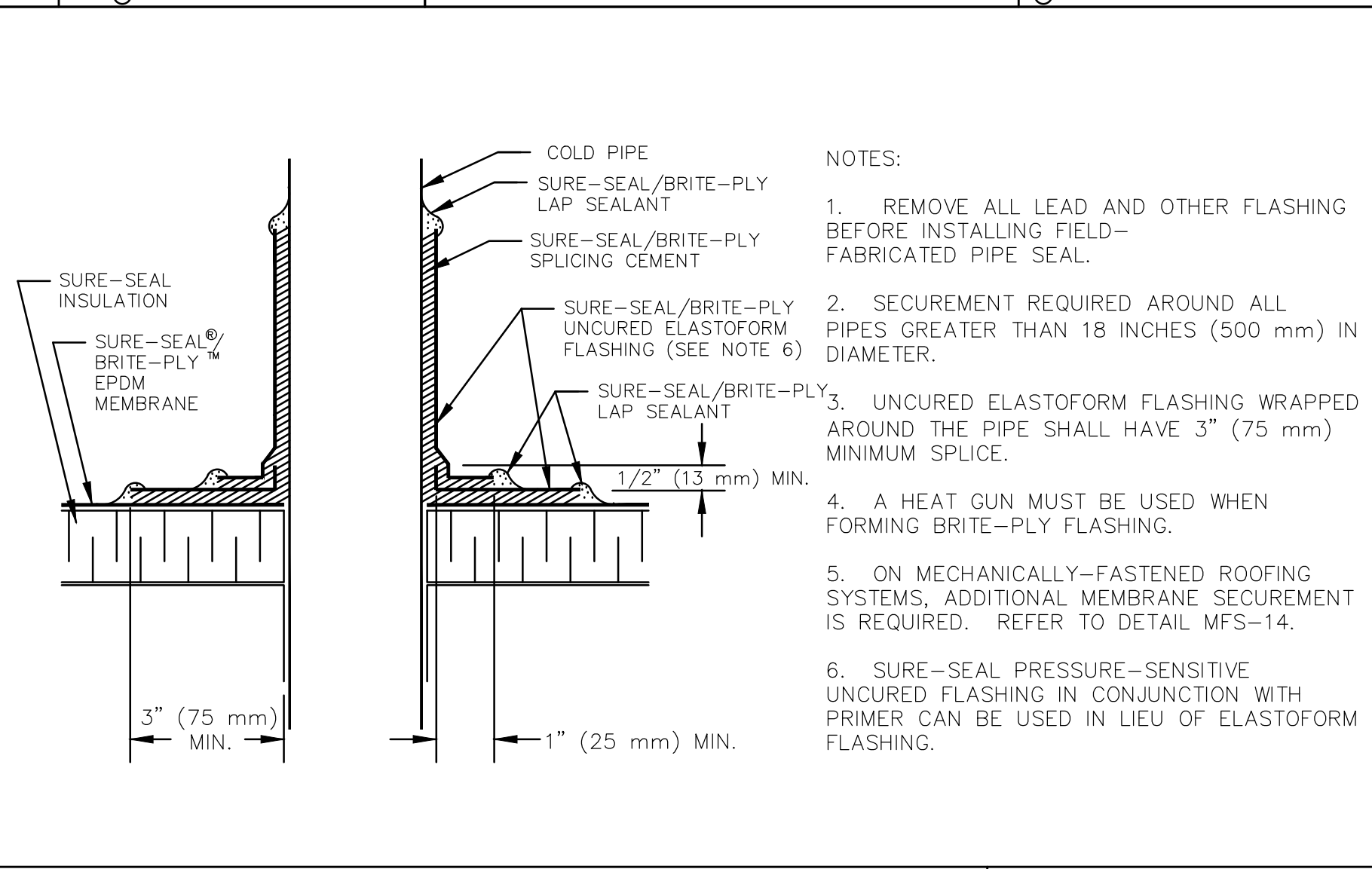
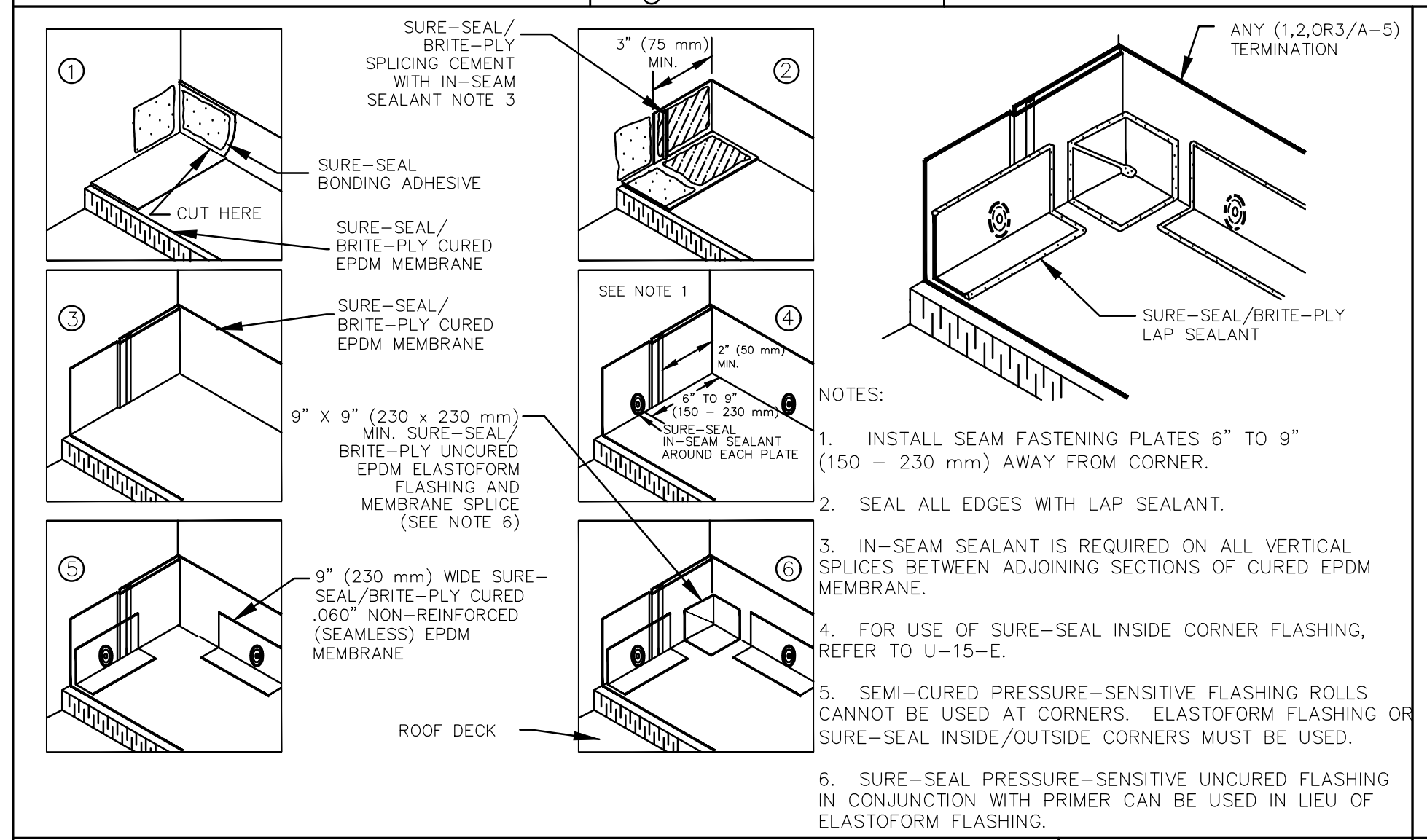
2
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COUNTERFLASHING TERMINATION

3
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PARAPET/CURB CURED EPDM

4
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INSIDE CORNER CONTINUOUS EPDM WALL FLASHING

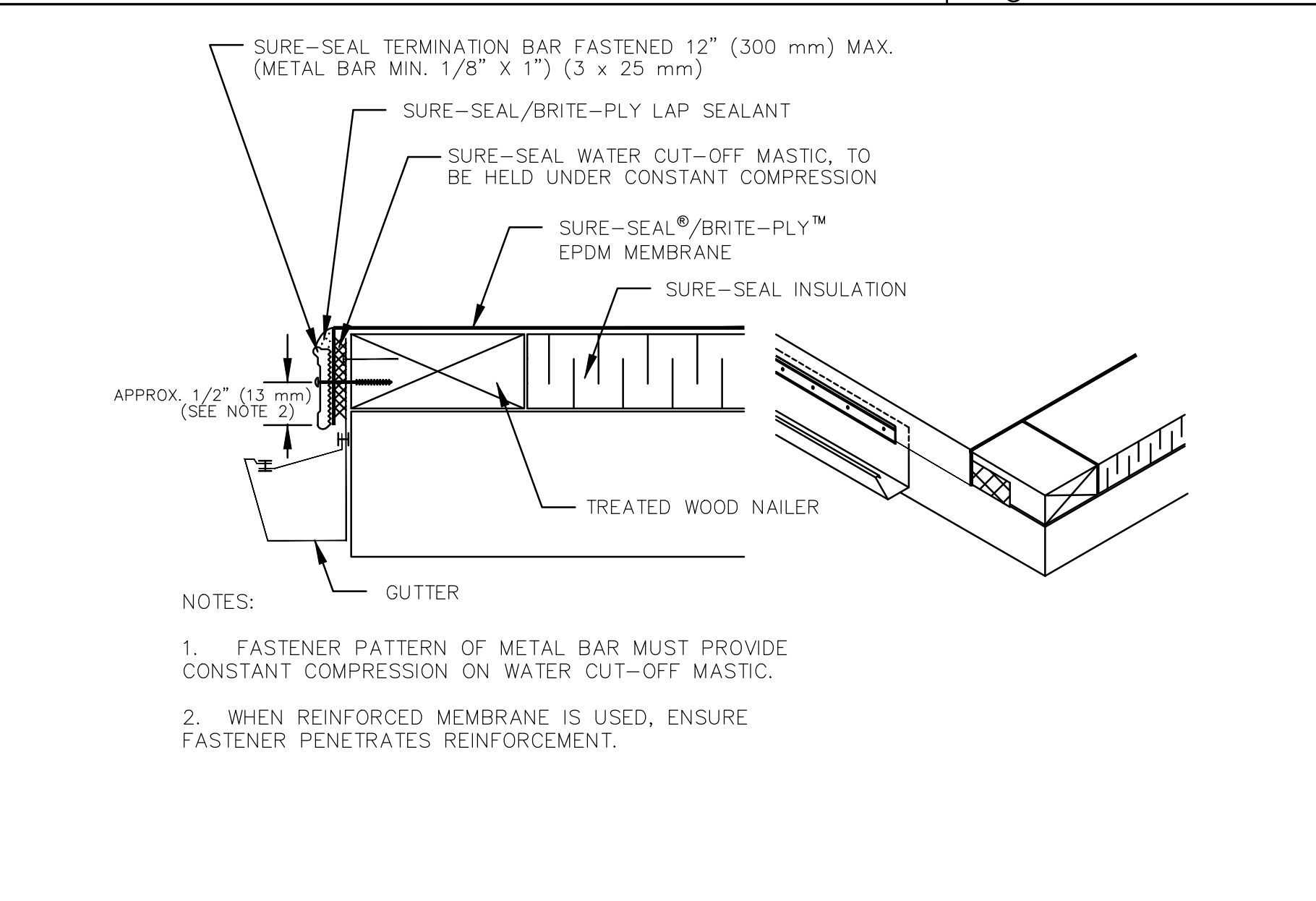
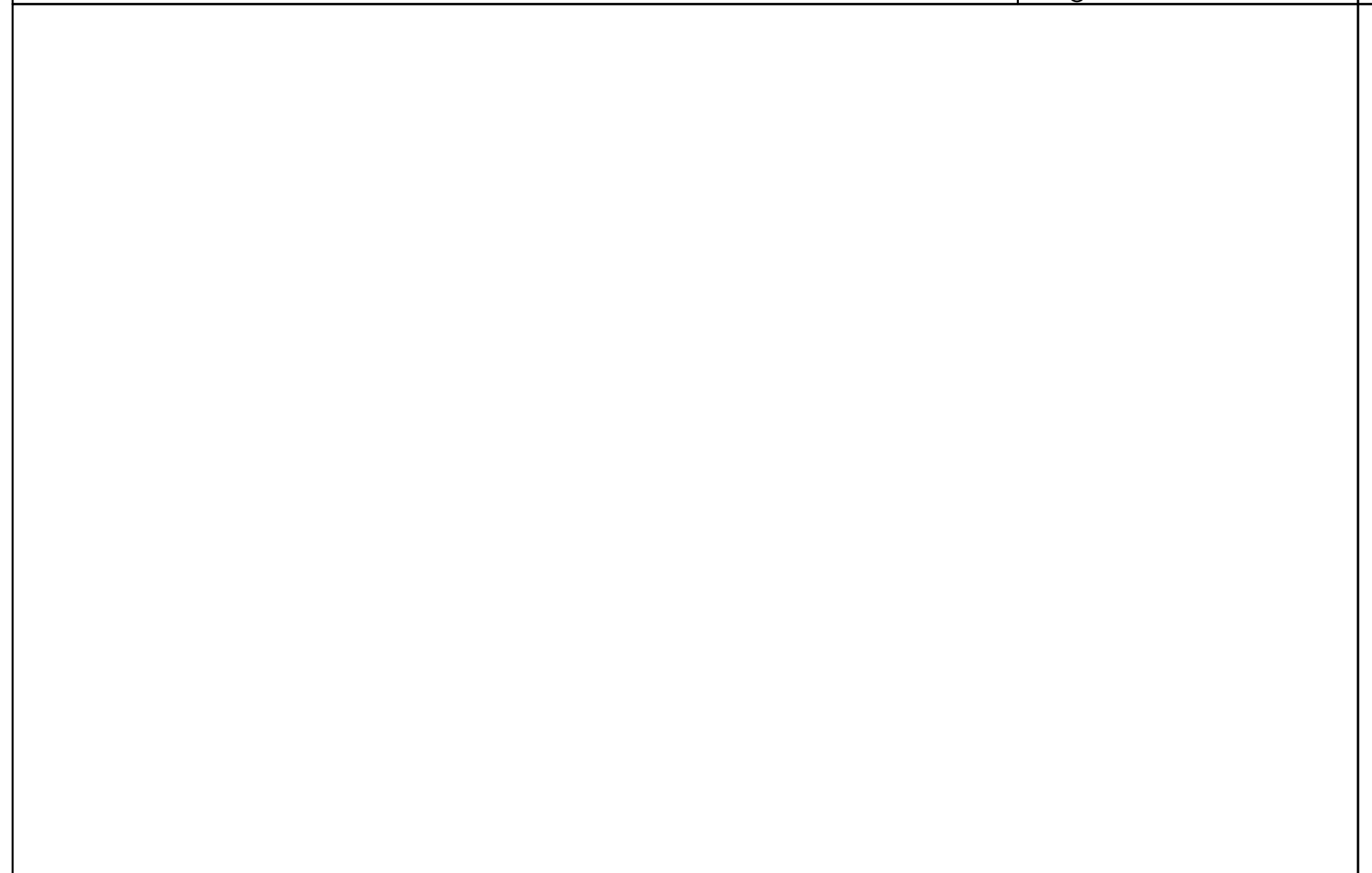
5
© 2003 CARLISLE SYNTEC INCORPORATED

FIELD FABRICATED PIPE SEAL

6
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MEMBRANE SPLICE WITH SPLICING CEMENT

7
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METAL BAR TERMINATION

8
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METAL BAR TERMINATION

9
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CURB FLASHING

10
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Location

**PROPOSED 3 FAMILY
35R DACIA STREET
DORCHESTER, MA**

Choo & Company, Inc.

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

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Sheet No. A-3.3

LATERAL SUPPORT

- BCI JOISTS MUST BE Laterally supported at the ends with HANGERS, BCI RIM JOISTS, RIM BOARDS, BCI BLOCKING PANELS OR X-BRACING. BCI BLOCKING PANELS OR X-BRACING ARE REQUIRED AT CANTILEVER SUPPORTS.
- BLOCKING MAY BE REQUIRED AT INTERMEDIATE BEARINGS FOR FLOOR DIAPHRAGM PER IRC IN HIGH SEISMIC AREAS, CONSULT LOCAL BUILDING OFFICIAL.

MINIMUM BEARING LENGTH FOR BCI JOISTS

- 1-3/4" INCHES IS REQUIRED AT END SUPPORTS. 3-1/2" INCHES IS REQUIRED AT CANTILEVER AND INTERMEDIATE SUPPORTS.
- LONGER BEARING LENGTHS ALLOW HIGHER REACTION VALUES. REFER TO THE BUILDING CODE EVALUATION REPORT OF THE BC CALC SOFTWARE.

NAILING REQUIREMENTS

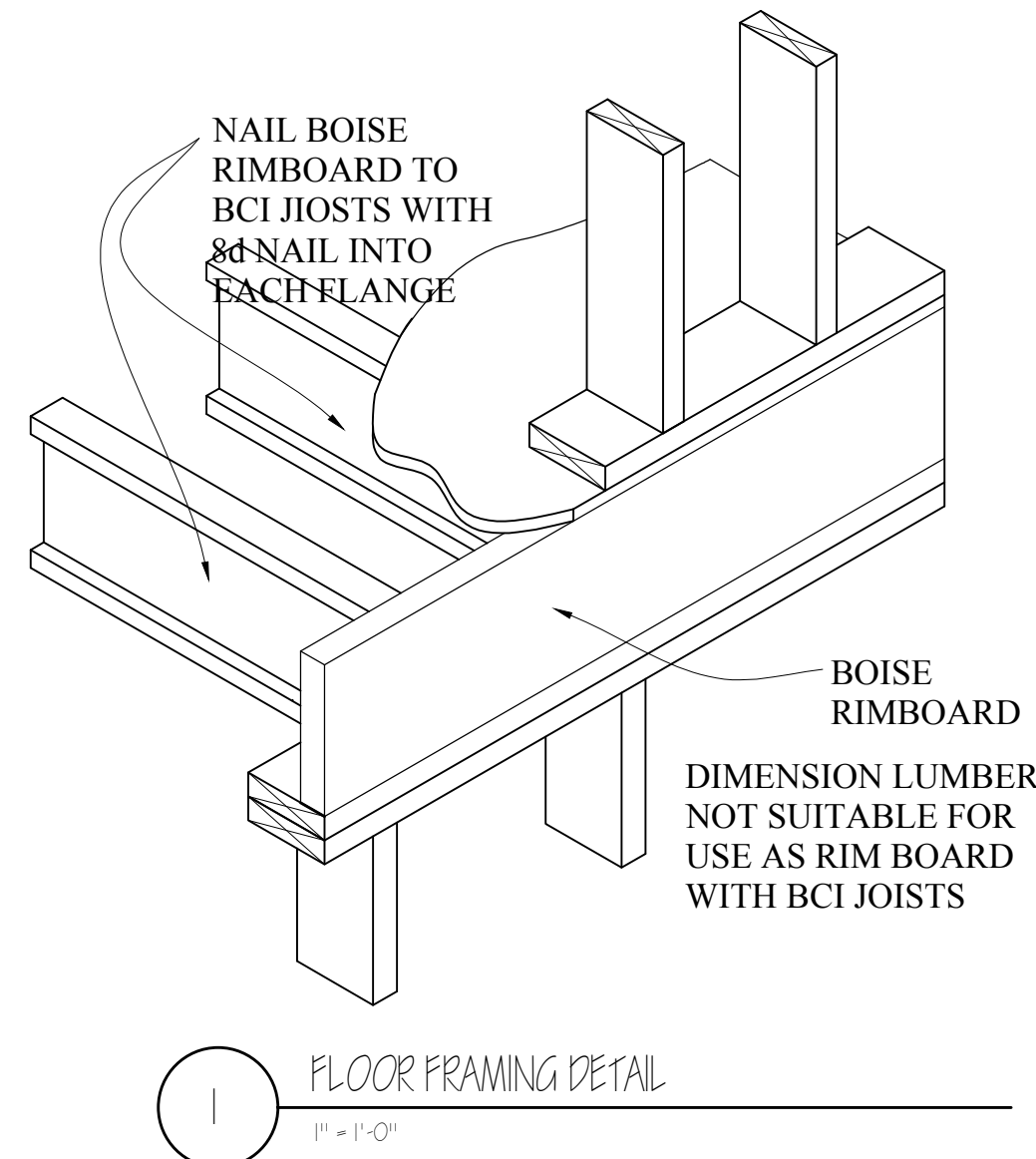
- BCI RIM JOIST, RIM BOARD OR CLOSURE PANEL TO BCI JOIST:
- RIMS OR CLOSURE PANEL 1-3/4" THICK AND LESS: 2-8d NAILS, ONE EACH ON THE TOP AND BOTTOM FLANGE
- BCI 5000S RIM JOIST: 2-10d BOX NAILS, ONE EACH IN THE TOP AND BOTTOM FLANGE.
- BCI 6000S, 60S RIM JOIST: 2-16d BOX NAILS, ONE EACH IN THE TOP AND BOTTOM FLANGE.
- BCI 6500S, 90S RIM JOIST: 10E-NAIL TOP FLANGE TO RIM JOIST WITH 2-10d BOX NAILS, ONE EACH SIDE OF THE FLANGE.
- BCI RIM JOIST, RIM BOARD OR BCI BLOCKING PANEL TO SUPPORT:
- 8d NAILS AT 6 INCHES ON CENTER.
- WHEN USED FOR SHEAR TRANSFER, FOLLOW THE BUILDING DESIGNER'S SPECIFICATION.
- BCI JOIST TO SUPPORT:
- 2-8d NAILS, ONE ON EACH SIDE OF THE WEB, PLACED 1-1/2" MINIMUM FROM THE END OF THE BCI JOIST TO LIMIT SPLITTING.
- SHEATHING TO BCI JOIST:
- SEE CLOSEST ALLOWABLE NAIL SPACING CHART (ON THIS SHEET)
- BCI 6000S, 6500S, 60S, 90S JOIST: MAXIMUM NAIL SPACING IS 24 INCHES ON CENTER.
- 14 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS IF THE STAPLES PENETRATE AT LEAST 1 INCH INTO THE JOIST.
- WOOD SCREWS MAY BE ACCEPTABLE, CONTACT LOCAL BUILDING OFFICIAL AND/OR BOISE EWP ENGINEERING FOR FURTHER INFORMATION.

PROTECT BCI JOISTS FROM THE WEATHER

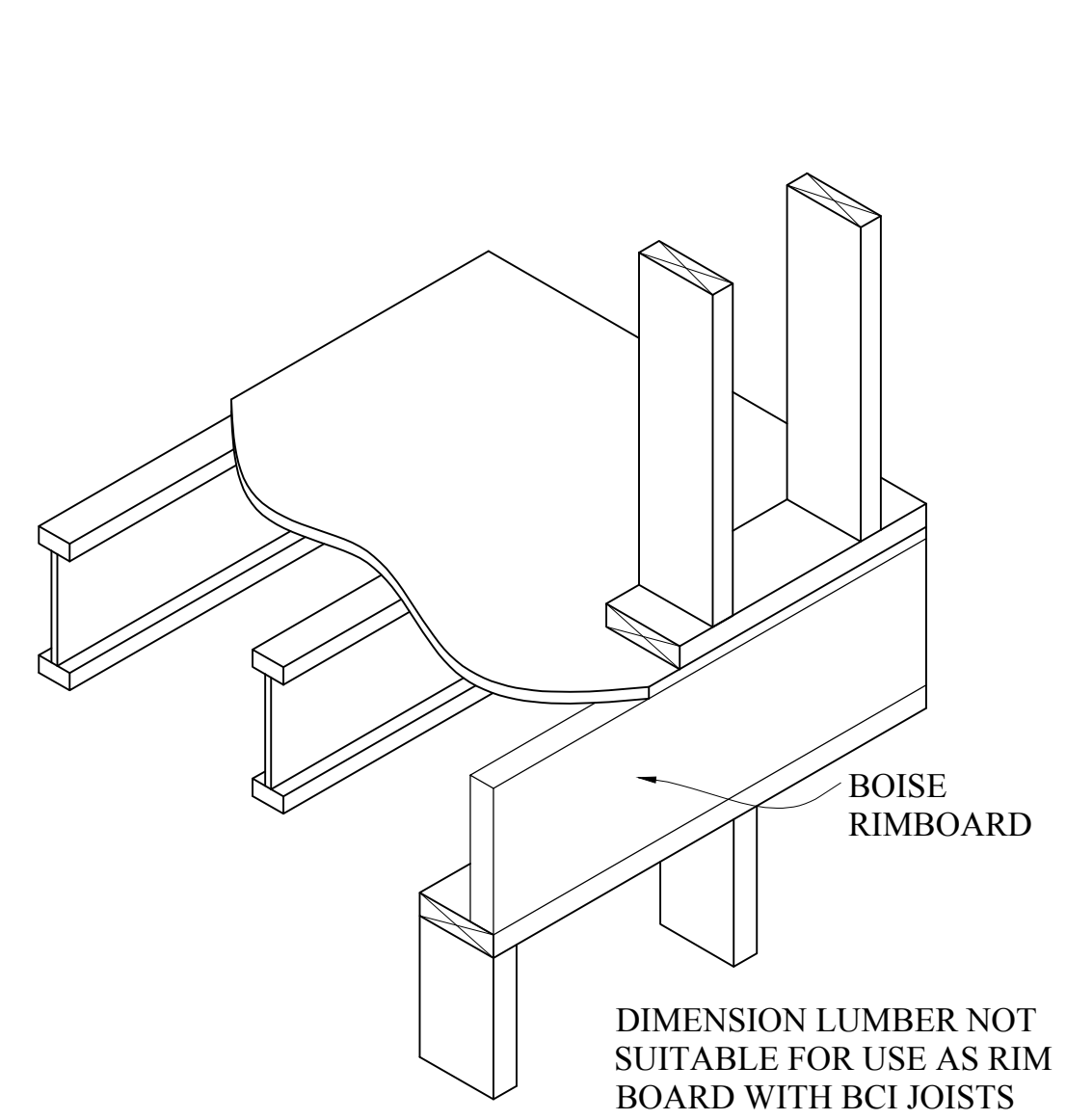
- BCI JOISTS ARE INTENDED ONLY FOR APPLICATIONS THAT PROVIDE PERMANENT PROTECTION FROM THE WEATHER. BUNDLES OF BCI JOISTS SHOULD BE COVERED AND STORED OFF THE GROUND ON STICKERS.

WEB STIFFENER REQUIREMENTS

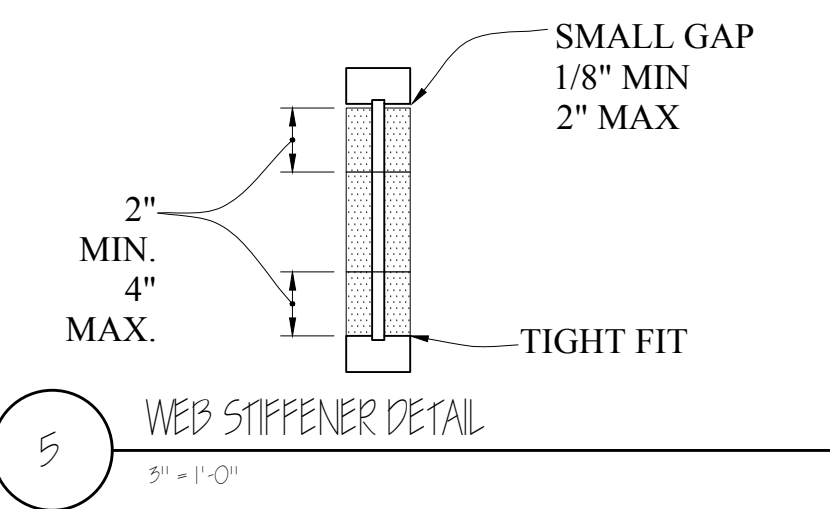
- WEB STIFFENERS ARE OPTIONAL EXCEPT AS NOTED BELOW.
- WEB STIFFENERS ARE ALWAYS REQUIRED IN HANGERS THAT DO NOT EXTEND UP TO SUPPORT THE FLANGE OF THE BCI JOIST. WEB STIFFENERS MAY BE REQUIRED WITH CERTAIN SLOPED OR SKEWED HANGERS OR TO ACHIEVE UPLIFT VALUES. REFER TO THE HANGER MANUFACTURER'S INSTALLATION REQUIREMENTS
- WEB STIFFENERS ARE ALWAYS REQUIRED IN CERTAIN ROOF APPLICATIONS (SEE ROOF FRAMING DETAILS)
- WEB STIFFENERS ARE ALWAYS REQUIRED UNDER CONCENTRATED LOADS THAT EXCEED 1,000 POUNDS. INSTALL THE WEB STIFFENERS ONLY TO THE TOP FLANGE IN THIS SITUATION. FOLLOW THE NAILING SCHEDULE FOR INTERMEDIATE BEARINGS.
- WEB STIFFENERS MAY BE USED TO INCREASE ALLOWABLE REACTION VALUES.



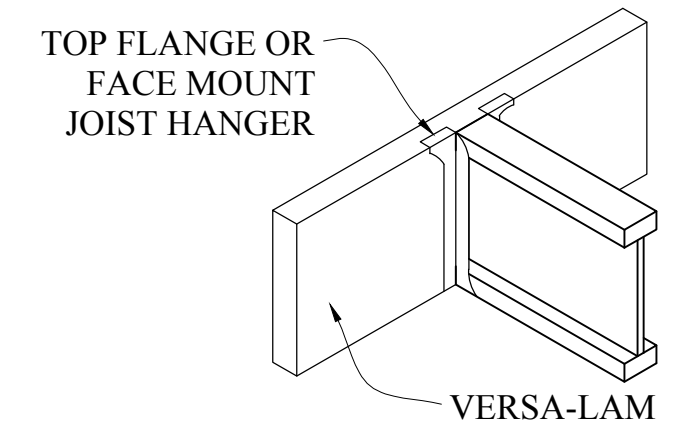
1 FLOOR FRAMING DETAIL
1" = 1'-0"



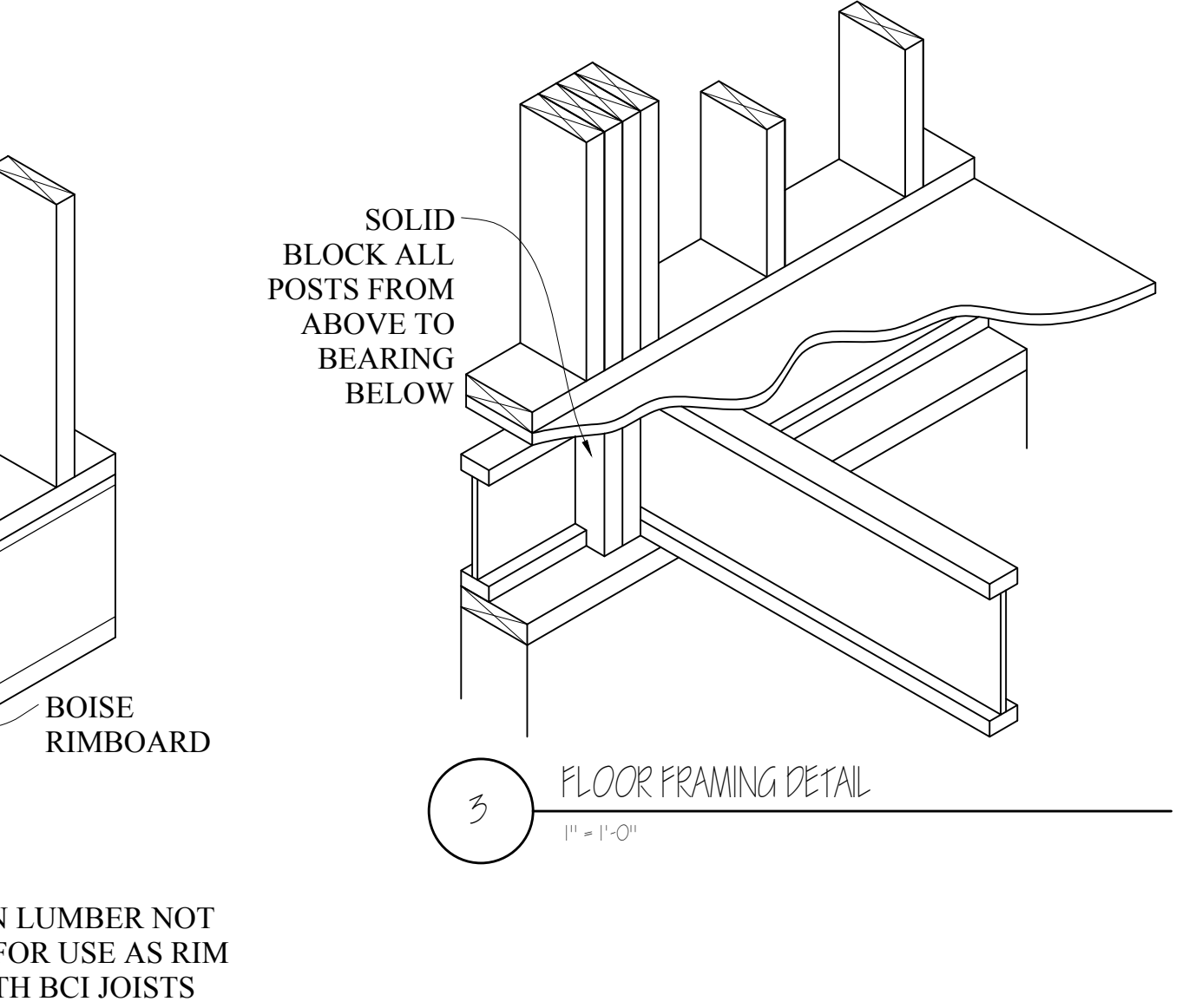
2 FLOOR FRAMING DETAIL
1" = 1'-0"



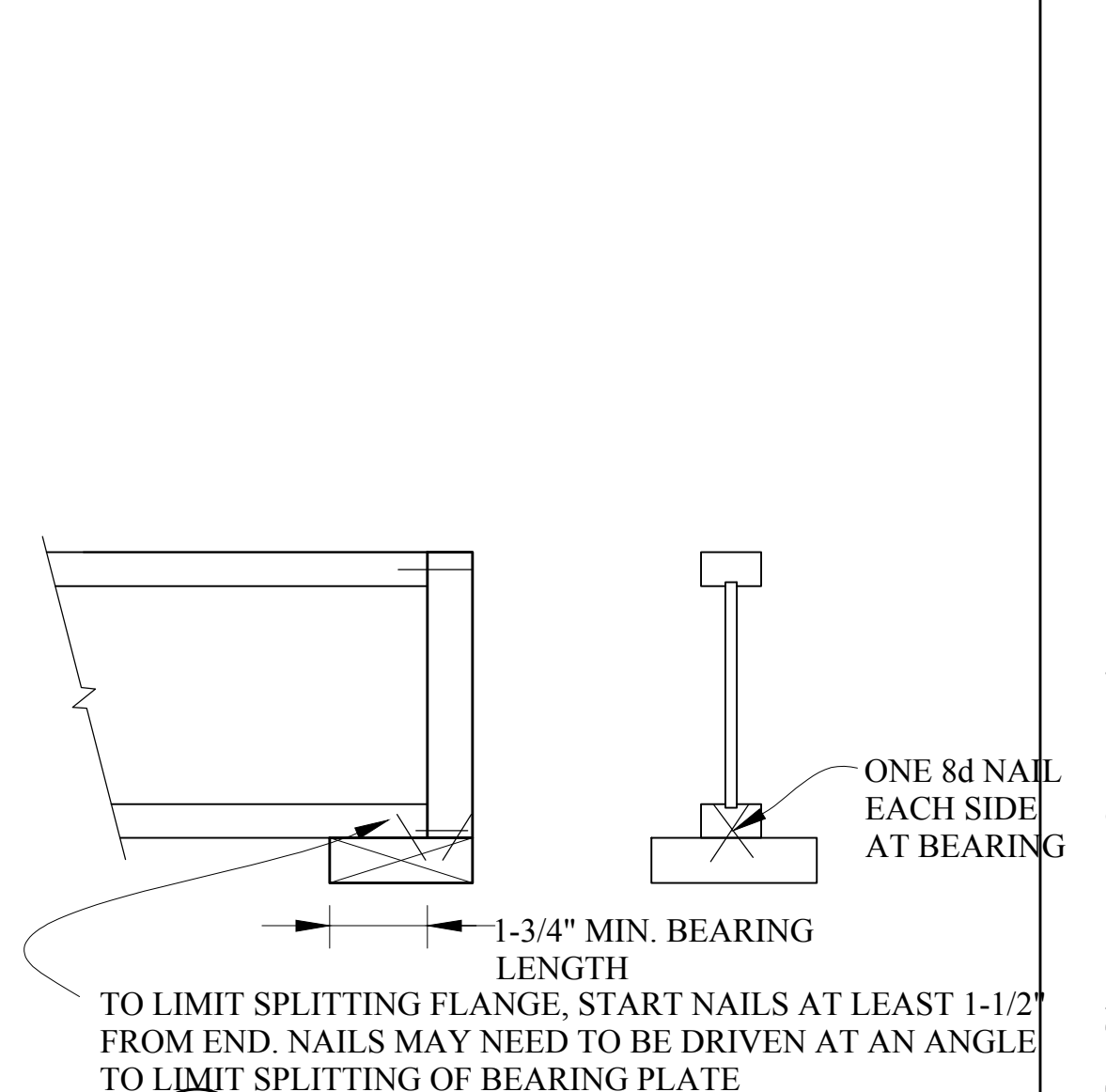
5 WEB STIFFENER DETAIL
3/4" = 1'-0"



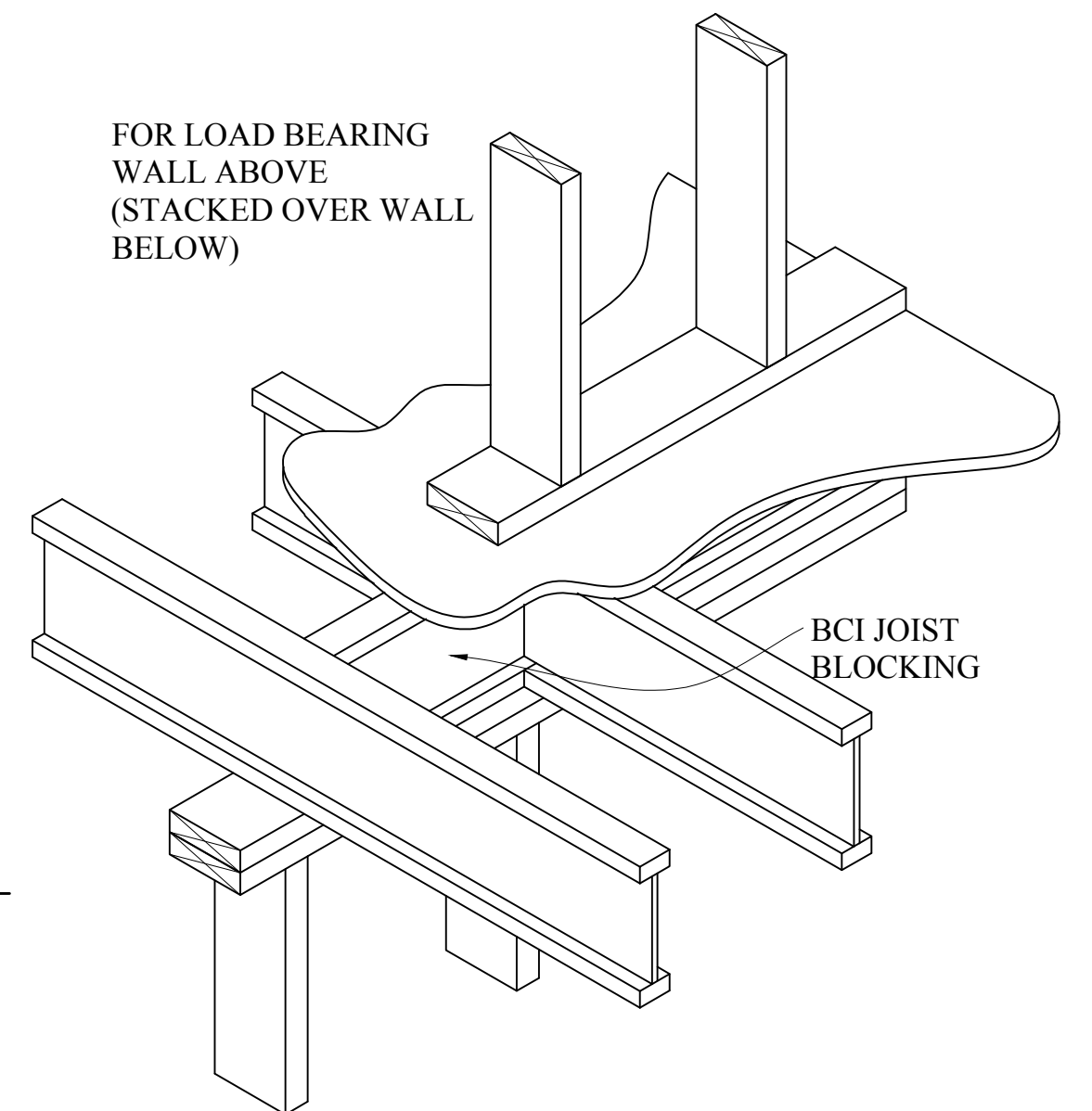
6 FLOOR FRAMING DETAIL
1" = 1'-0"



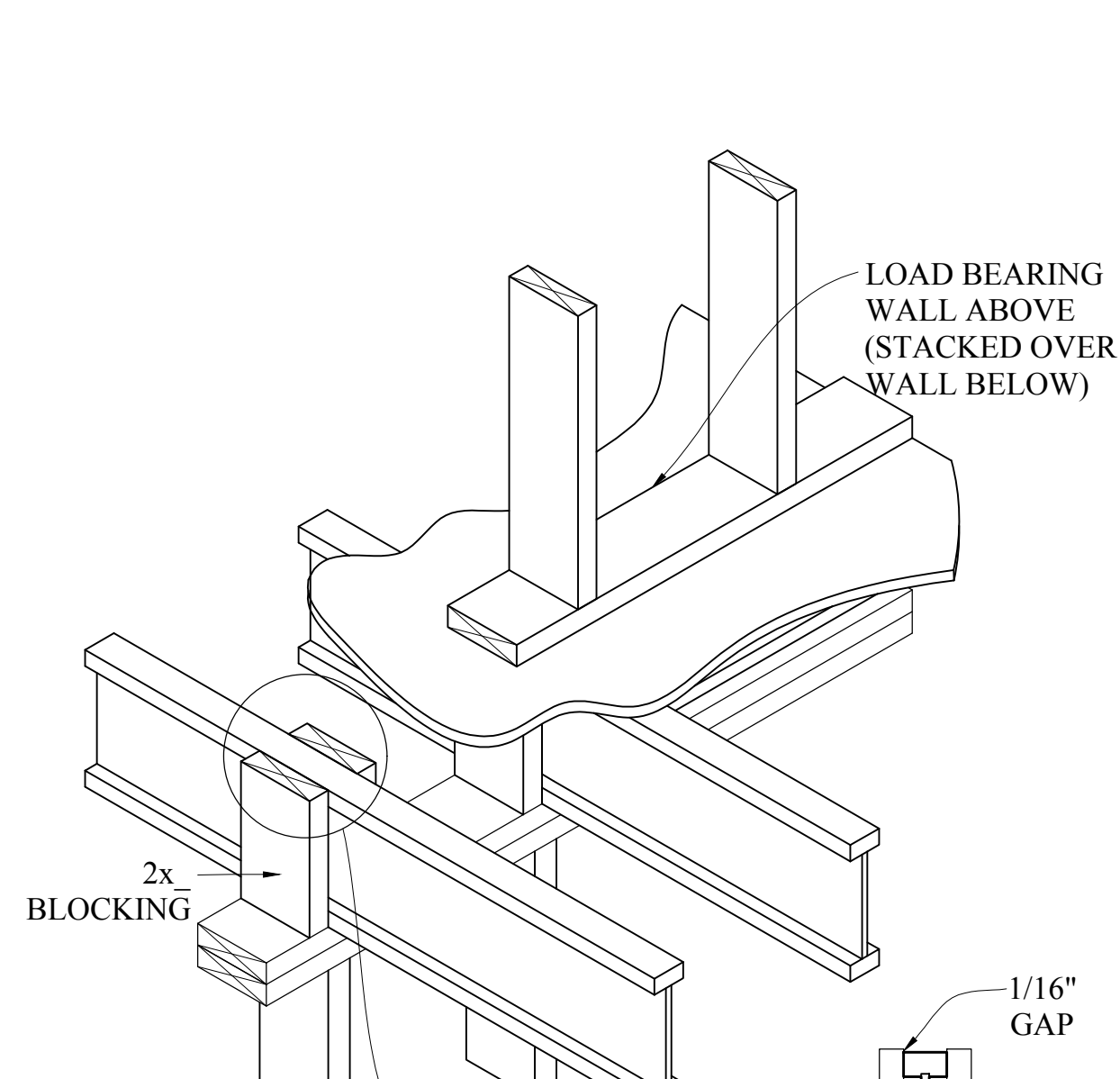
3 FLOOR FRAMING DETAIL
1" = 1'-0"



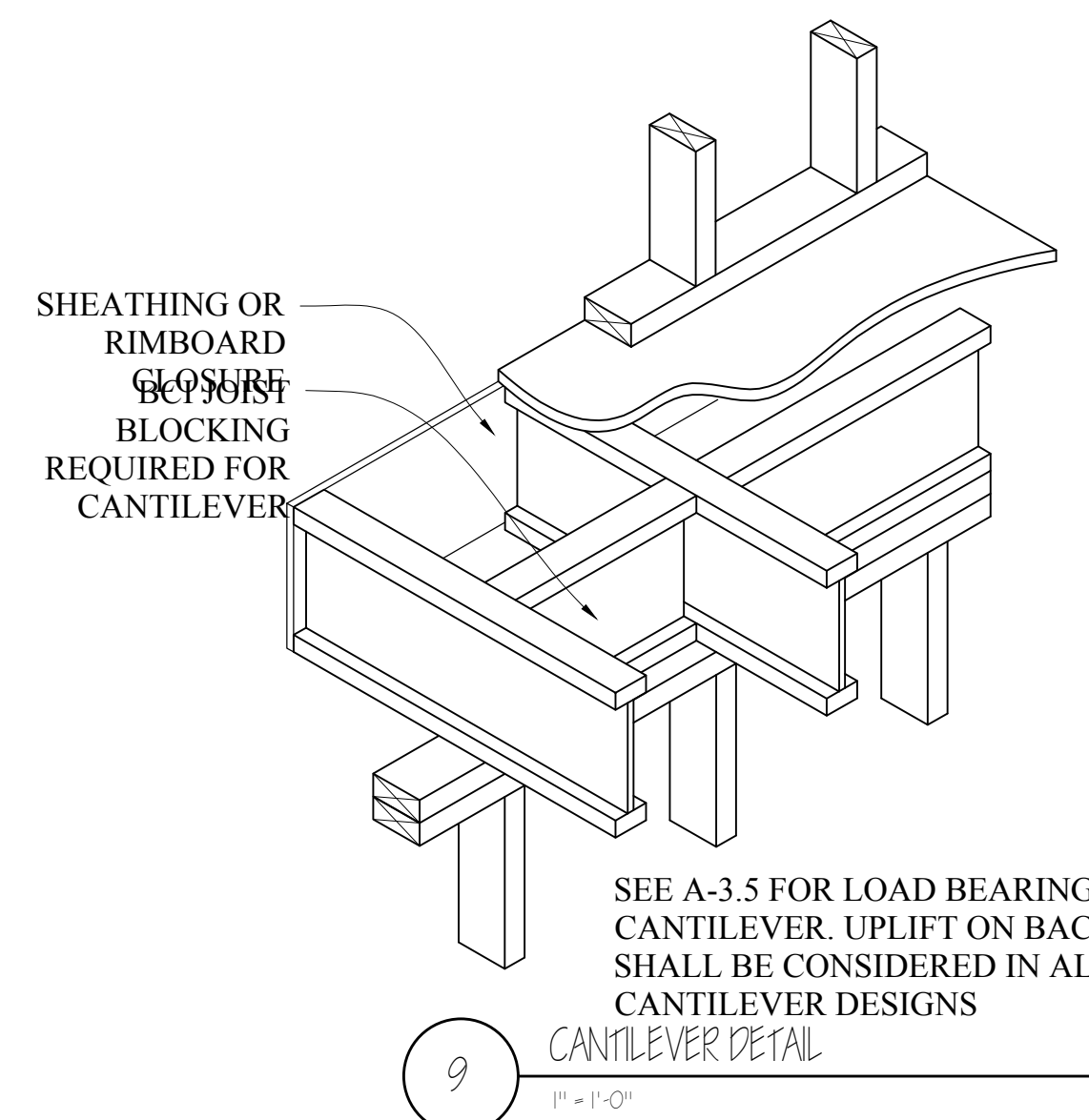
4 FLOOR FRAMING DETAIL
1/2" = 1'-0"



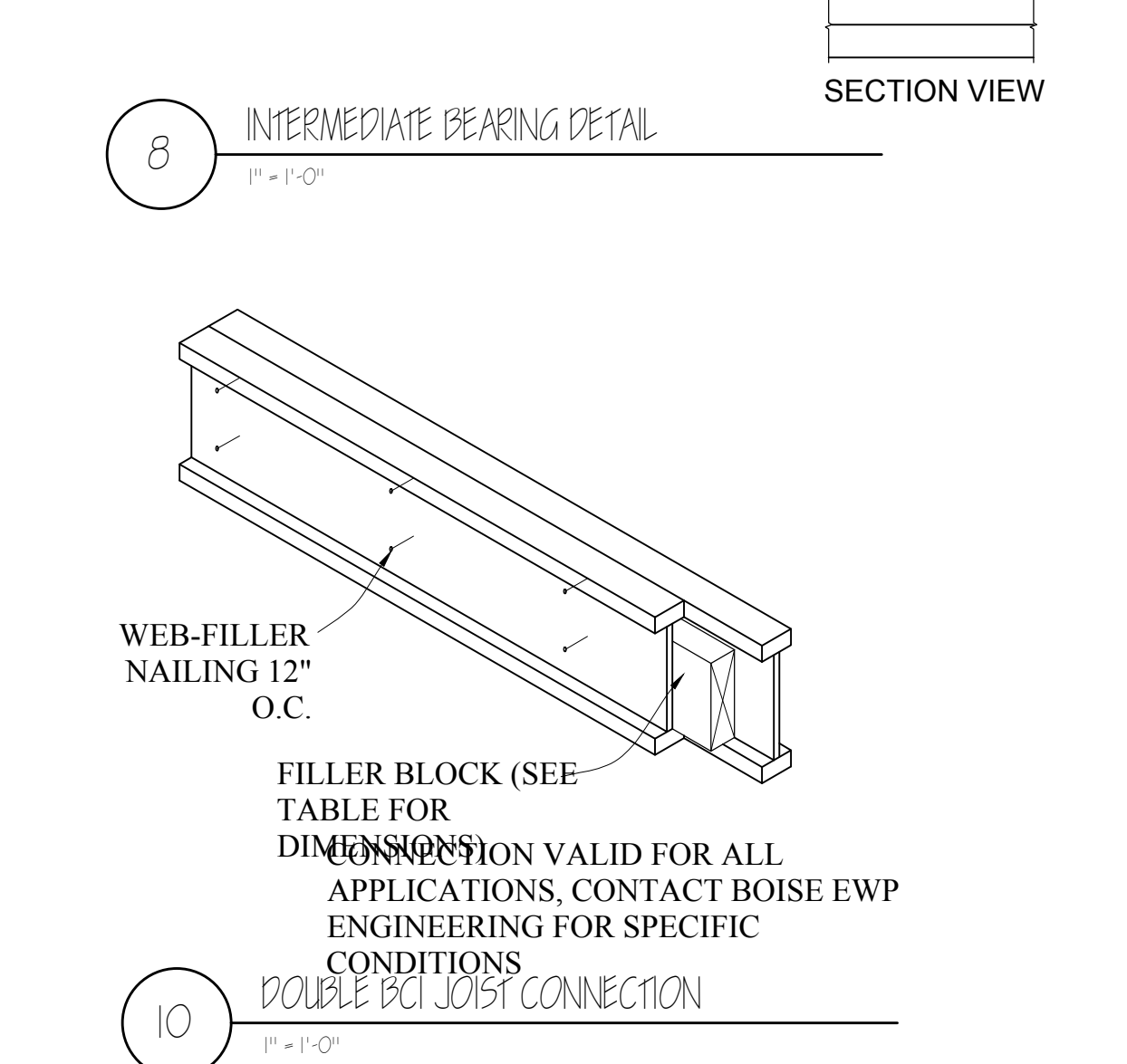
7 INTERMEDIATE BEARING DETAIL
1" = 1'-0"



8 INTERMEDIATE BEARING DETAIL
1" = 1'-0"



9 CANTILEVER DETAIL
1" = 1'-0"



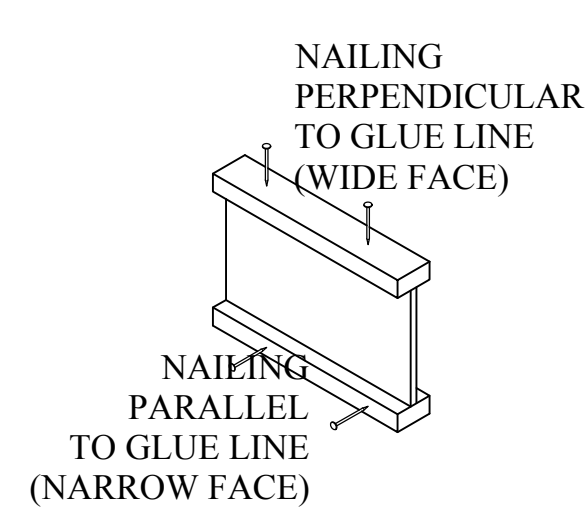
10 DOUBLE BCI JOIST CONNECTION
1" = 1'-0"

BCI JOIST SERIES	JOIST DEPTH	BEARING LOCATION	
		END	INTERMEDIATE
5000s 1.8	9 1/2"	2-8d	2-8d
	11 7/8"	2-8d	3-8d
6000s 1.8	14"	2-8d	5-8d
	9 1/2"	2-8d	2-8d
	11 7/8"	2-8d	3-8d
6500s 1.8	14"	2-8d	5-8d
	16"	2-8d	6-8d
	9 1/2"	2-8d	2-8d
60s 2.0	11 7/8"	2-8d	3-8d
	14"	2-8d	5-8d
	16"	2-8d	6-8d
90s 2.0	11 7/8"	3-16d	3-16d
	14"	5-16d	5-16d
	16"	6-16d	6-16d

SERIES	BACKER BLOCK THICKNESS	FILLER BLOCK THICKNESS
5000s 1.8	3/4" OR 7/8" WOOD PANELS	TWO 3/4" WOOD PANELS OR 2x
6000s 1.8	1-1/8" OR TWO 1/2" WOOD PANELS	2x + 5/8" OR 3/4" WOOD PANEL
6500s 1.8	1-1/8" OR TWO 1/2" WOOD PANELS	2x + 5/8" OR 3/4" WOOD PANEL
60s 2.0	1-1/8" OR TWO 1/2" WOOD PANELS	2x + 5/8" OR 3/4" WOOD PANEL
90s 2.0	2x LUMBER	DOUBLE 2x LUMBER

CUT BACKER AND FILLER BLOCKS TO A MAXIMUM DEPTH EQUAL TO THE WEB DEPTH MINUS 1/4" TO AVOID A FORCED FIT

NAIL SIZE	ALL BCI JOISTS			
	NAILING PERPENDICULAR TO GLUE LINE (WIDE FACE)		NAILING PARALLEL TO GLUE LINE (NARROW FACE)	
	O.C. SPACING	END OF JOIST	O.C. SPACING	END OF JOIST
8d BOX	2"	1-1/2"	4"	1-1/2"
8d COMMON	2"	1-1/2"	4"	3"
10d & 12d BOX	2"	1-1/2"	4"	3"
16d BOX	2"	1-1/2"	4"	3"
10d & 12d COMMON	3"	2"	6"	4"
16d SINKER	3"	2"	6"	4"
16 COMMON	3"	2"	6"	4"



DEPTH (IN)	VERTICAL LOAD CAPACITY (PLF)
9 1/2"	2800
11 7/8"	2775
14"	2750
16"	2450

Location

**PROPOSED 3 FAMILY
35R DACIA STREET
DORCHESTER, MA**

Choo & Company, Inc.

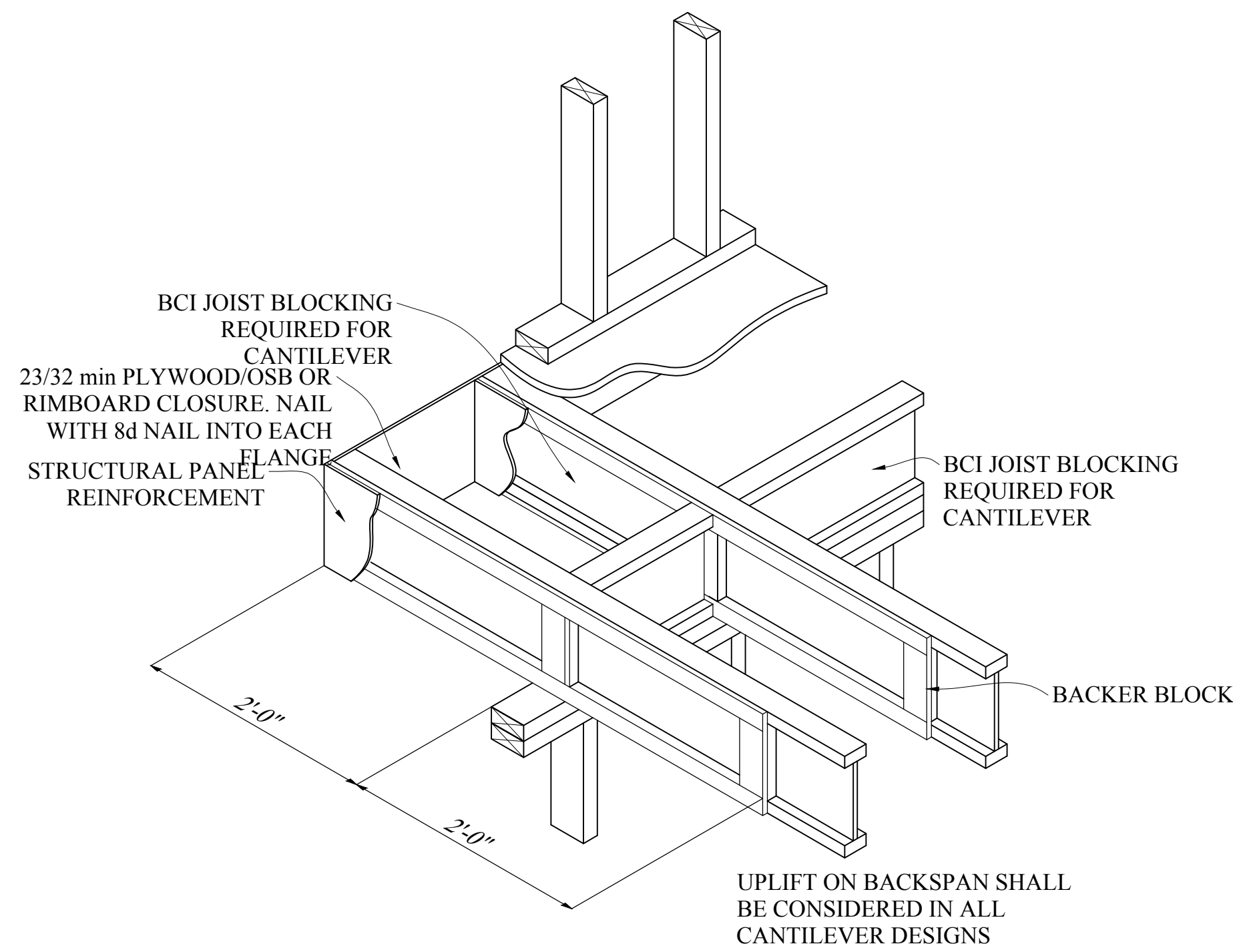
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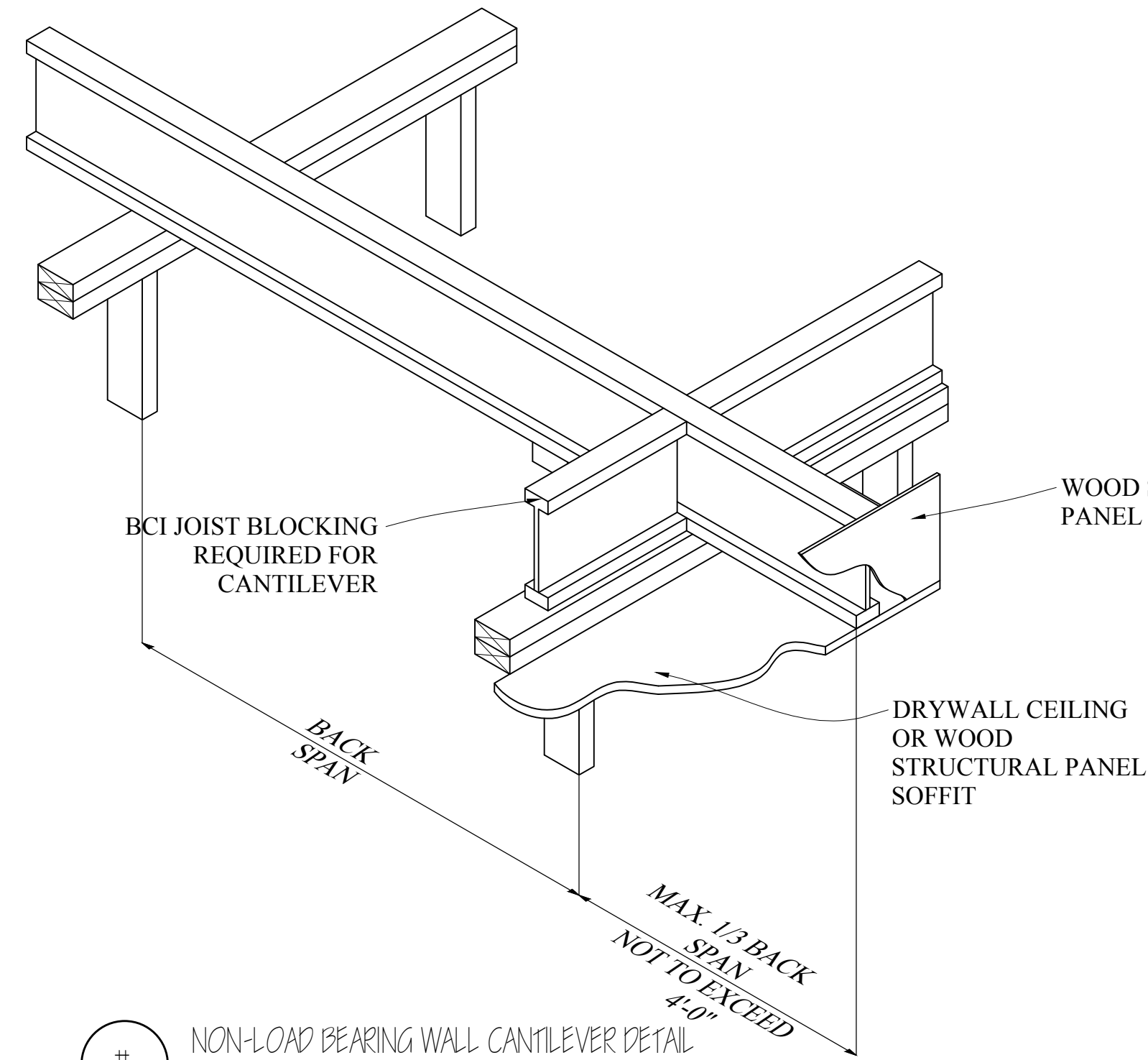
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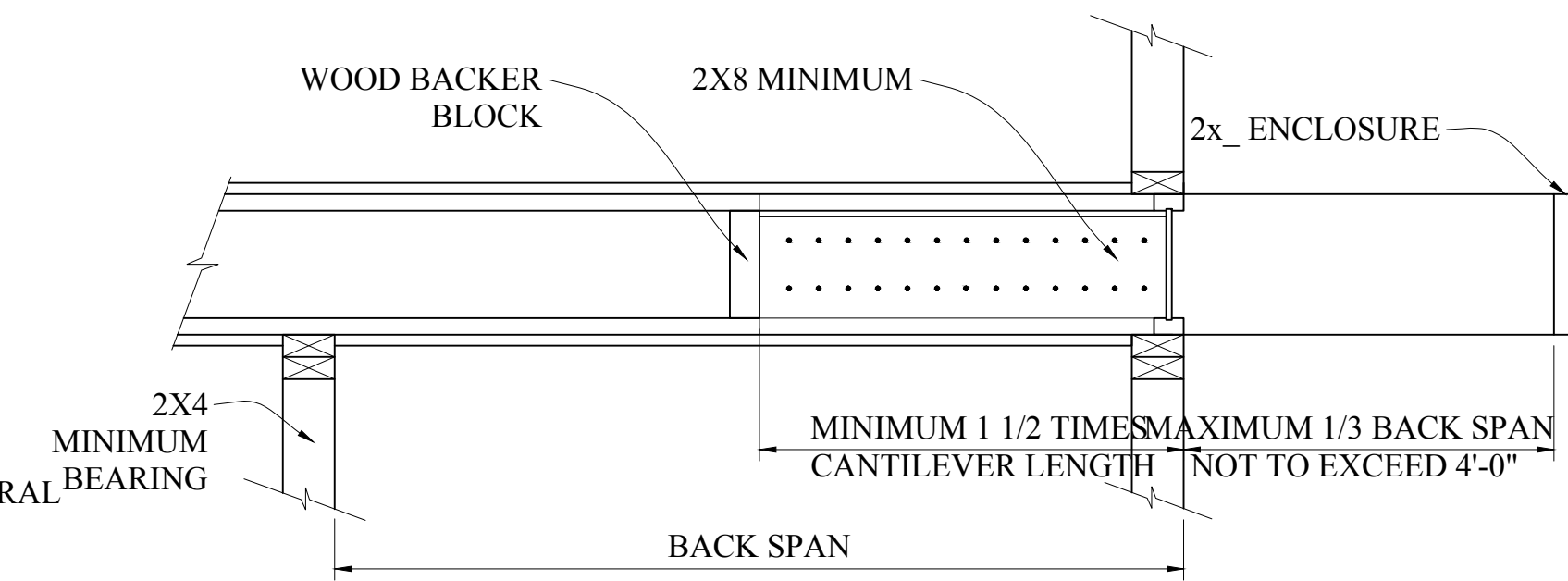
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A-3.4



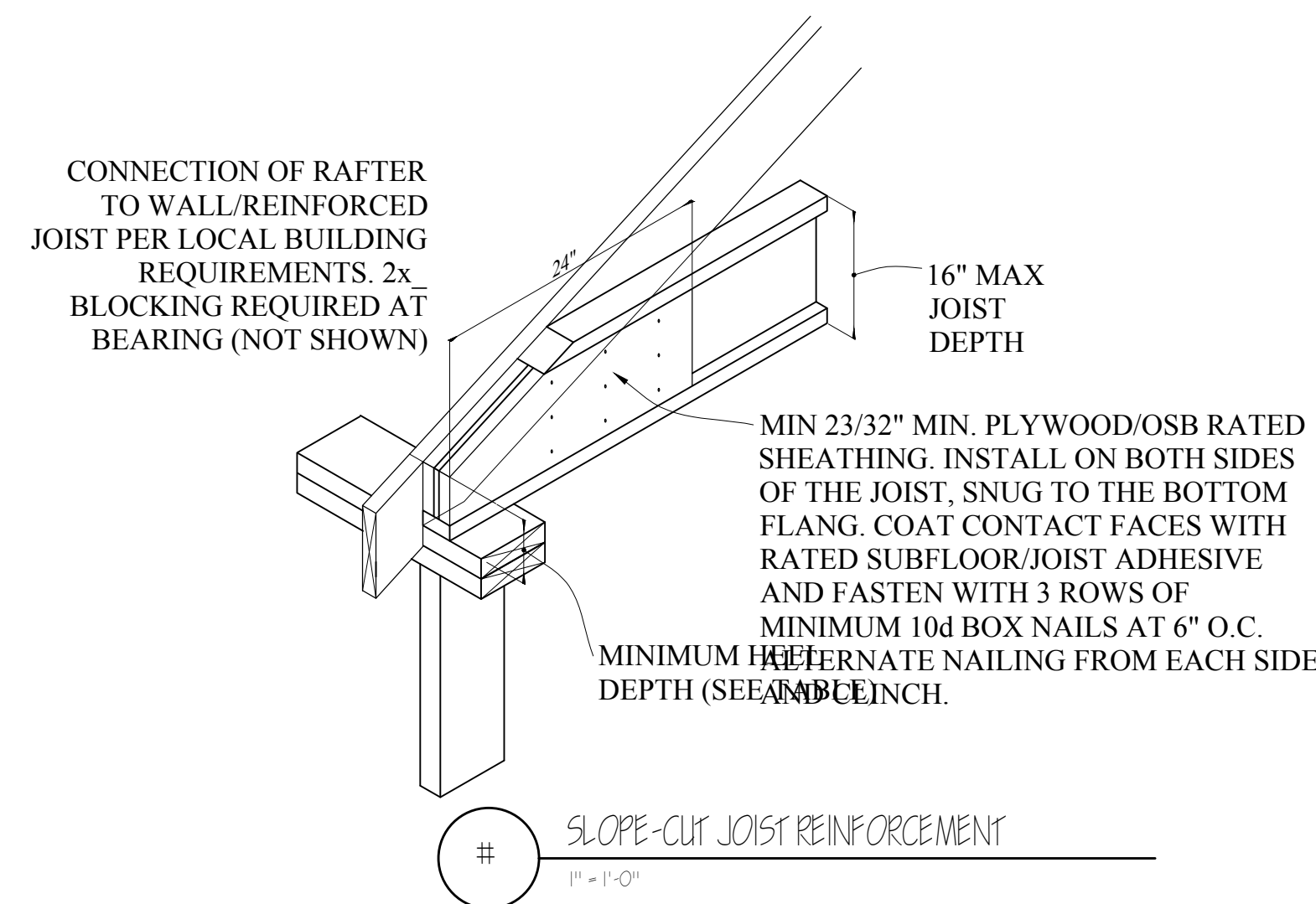
REINFORCED LOAD BEARING CANTILEVER DETAIL
1" = 1'-0"



NON-LOAD BEARING WALL CANTILEVER DETAIL
1" = 1'-0"



NON-LOAD BEARING WALL CANTILEVER DETAIL
1" = 1'-0"



END WALL BEARING	ROOF PITCH					
	6/12	7/12	8/12	9/12	10/12	12/12
2 x 4	4-3/8"	4-5/16"	4-1/4"	4-1/4"	4-1/4"	4-1/4"
2 x 6	3-3/8"	3-3/16"	2-5/16"	2-3/4"	2-9/16"	2-1/4"

SIDE-LOADED APPLICATIONS							
NUMBER OF MEMBERS	MAXIMUM UNIFORM SIDE LOAD (PLF)						
	NAILED		1/2" DIA. THROUGH BOLT (1)		5/8" DIA. THROUGH BOLT (1)		
	2 ROWS 16d SINKERS @ 12" O.C.	3 ROWS 16d SINKERS @ 12" O.C.	2 ROWS @ 24" O.C. STAGGERED	2 ROWS @ 12" O.C. STAGGERED	2 ROWS @ 6" O.C. STAGGERED	2 ROWS @ 24" O.C. STAGGERED	2 ROWS @ 6" O.C. STAGGERED
1-3/4" VERSA-LAM (DEPTH OF 18" AND LESS)							
2	470	705	505	1010	2020	560	1120
3 (1)	350	525	375	755	1515	420	840
4 (1)	USE BOLT SCHEDULE	355	505	670	1345	370	745
3-1/2" VERSA-LAM							
2 (1)	USE BOLT SCHEDULE	855	1715	N/A	1125	2250	N/A
1-3/4" VERSA-LAM (DEPTH OF 24")							
	3 ROWS 16d SINKERS @ 12" O.C.	4 ROWS 16d SINKERS @ 12" O.C.	3 ROWS @ 24" O.C. 8" STAGGERED	3 ROWS @ 18" O.C. 6" STAGGERED	3 ROWS @ 12" O.C. 4" STAGGERED	3 ROWS @ 24" O.C. 8" STAGGERED	3 ROWS @ 18" O.C. 6" STAGGERED
2	705	940	755	1010	1515	840	1120
3 (1)	525	705	565	755	1155	630	840
4 (1)	USE BOLT SCHEDULE	505	670	1010	560	745	1120

- DESIGN VALUES APPLY TO COMMON JOISTS THAT CONFORM TO ANSI/AIAA STANDARD S16-21 (S16-01) FROM 1989 AND THE 2005 EDITIONS OF 2, OR HIGHER. A WASHER NOT LESS THAN A STANDARD CLEAR WASHER SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT. THE DISTANCE FROM THE EDGE OF THE BEAM TO THE BOLT HOLES MUST BE AT LEAST 2" FOR 1/2" BOLTS AND 2-1/2" FOR 5/8" BOLTS. BOLT HOLES SHALL BE THE SAME DIAMETER AS THE BOLT.
- THE NAIL SCHEDULES SHOWN APPLY TO BOTH SERIES OF A 3-MEMBER BEAM.
- 7" WEB BEAMS MUST BE TOP-LOADED OR LOADED FROM BOTH SIDES (LEADER SIDE SHALL BE NO LESS THAN 25% OF OPPOSITE SIDE).

BCI JOIST SERIES			
FOR TOP-LOADED BEAMS AND BEAM WITH SIDE LOADS WITH LESS THAN THOSE SHOWN:			
PILES	DEPTH	NAILING	MAX. UNIFORM LOAD FROM ONE SIDE
(2) 1-3/4" PILES	DEPTHS 11-7/8" & LESS	2 ROWS 16d BOX/SINKER NAILS @ 12" O.C.	400 PLF
	DEPTHS 14" - 18"	3 ROWS 16d BOX/SINKER NAILS @ 12" O.C.	600 PLF
	DEPTH = 24"	4 ROWS 16d BOX/SINKER NAILS @ 12" O.C.	800 PLF
(3) 1-3/4" PILES	DEPTHS 11-7/8" & LESS	2 ROWS 16d BOX/SINKER NAILS @ 12" O.C.	500 PLF
	DEPTHS 14" - 18"	3 ROWS 16d BOX/SINKER NAILS @ 12" O.C.	450 PLF
	DEPTH = 24"	4 ROWS 16d BOX/SINKER NAILS @ 12" O.C.	600 PLF
(4) 1-3/4" PILES	DEPTHS 18" & LESS	2 ROWS 1/2" BOLTS @ 24" O.C. STAGGERED	555 PLF
	DEPTH = 24"	2 ROWS 1/2" BOLTS @ 24" O.C. STAGGERED EVERY 8"	505 PLF
(2) 1-3/4" PILES	DEPTHS 18" & LESS	2 ROWS 1/2" BOLTS @ 24" O.C. STAGGERED	855 PLF
	DEPTHS 20 - 24"	2 ROWS 1/2" BOLTS @ 24" O.C. STAGGERED EVERY 8"	1285 PLF

- BEAMS WIDER THAN 7" MUST BE DESIGNED BY THE ENGINEER OF RECORD.
- ALL VALUES IN THESE TABLES MAY BE INCREASED BY 15% FOR SNOW-LOAD ROOFS AND BY 25% FOR NON-SNOW-LOAD ROOFS WHERE THE BUILDING CODE ALLOWS.
- USE ALLOWABLE LOAD TABLES OR BCI CALC SOFTWARE TO SIZE BEAMS.
- AN EQUIVALENT SPECIFIC GRAVITY OF .5 MAY BE USED WHEN DESIGNING SPECIFIC CONNECTIONS WITH VERSA-LAM.
- CONNECTION VALUES ARE BASED UPON THE 2003 NDS.
- FASTENERS: 100% BCI, SIMPSON STRONG-TIE 50% AND USP W5 SCREWS MAY ALSO BE USED TO CONNECT MULTIPLE MEMBER VERSA-LAM BEAMS. CONTACT BOBE EWP ENGINEERING FOR FURTHER INFORMATION.

Location

**PROPOSED 3 FAMILY
35R DACIA STREET
DORCHESTER, MA**

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

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Sheet No.

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Location

PROPOSED 3 FAMILY
35R DACIA STREET
DORCHESTER, MA



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

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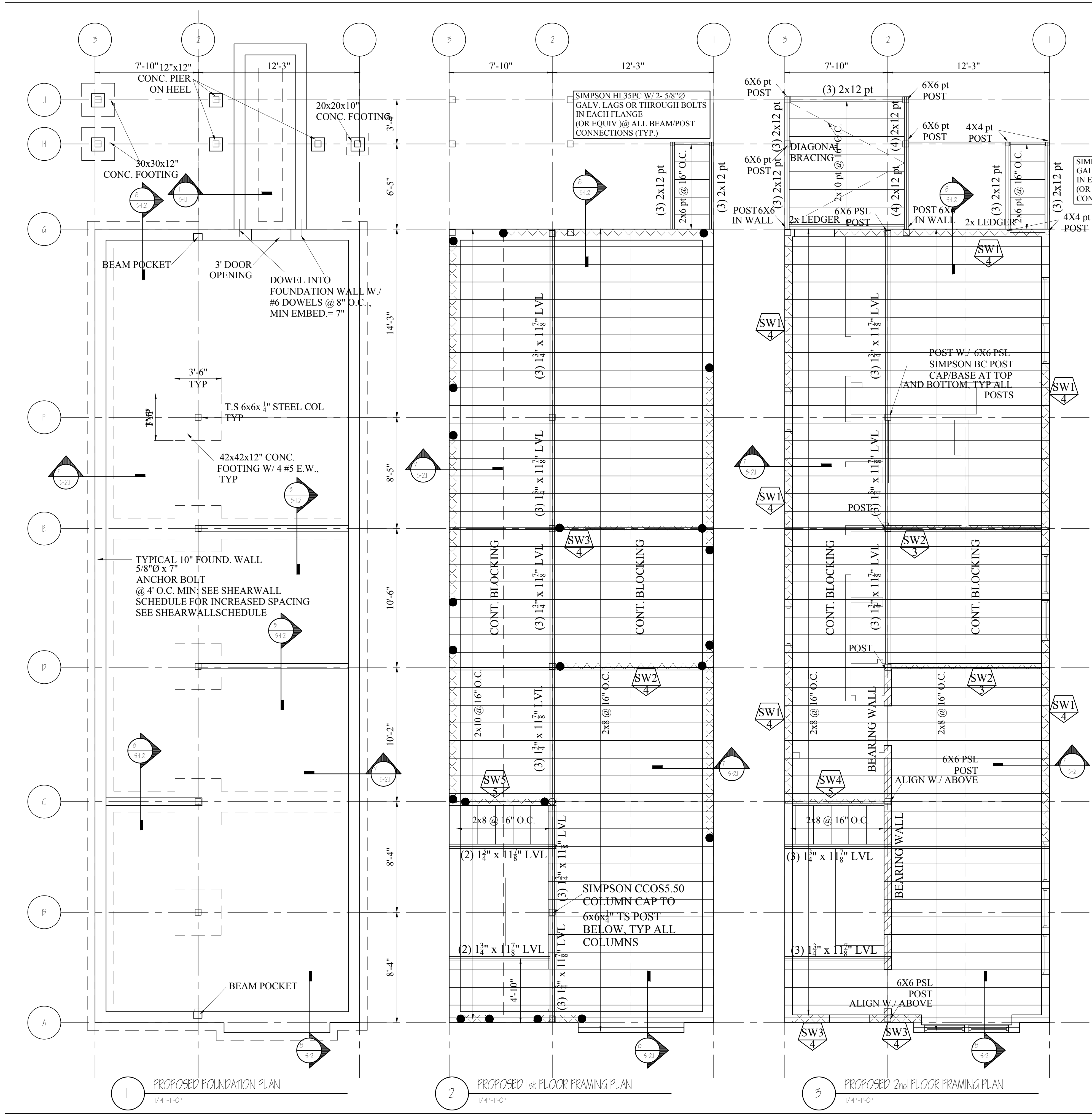
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A-3.6

- 9.5 DWELLING UNIT INTERIORS
- The interiors of all Group 1 and 2 dwelling units, except as exempted by 521 CMR 9.2.1, shall comply with the following requirements: 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 46
- 9.00: MULTIPLE DWELLINGS
- 9.5.1 Doorways: All doorways and all openings that allow passage in a Group 2 unit must comply with 521 CMR 26.2, Double Leaf Doorways, through 521 CMR 26.11, Door Hardware. All doorways and all openings that allow passage in Group 1 units shall be capable of complying, without structural change, with 521 CMR 26.2, Double Leaf Doorways, through 521 CMR 26.11, Door Hardware. For door types such as bifold, pocket, and accordion doors, the clear opening is measured when the door is in its most fully open position. See Fig. 26b and 26c. For Group 1 units, only the common area and apartment entrance door hardware are required to comply with 521 CMR 26.11, Door Hardware.
- 9.5.2 Every entry door to each dwelling unit shall have a means by which the resident can visually identify a visitor before opening the door. This may be achieved by any of the following means:
 - a. In Group 1 and 2A units, a peephole mounted 60 inches (60" = 1524mm) above the floor, a vision panel in the door with its bottom edge no higher than 60 inches (60" = 1524mm) above the floor, or a sidelight with its bottom edge no higher than 60 inches (60" = 1524mm) above the floor, shall be provided.
 - b. In Group 2B units, an additional peephole mounted at 42 inches (42" = 1067mm) above the floor; a vision panel in the door with its bottom edge no higher than 42 inches (42" = 1067mm) above the floor; or a sidelight with its bottom edge no higher than 42 inches (42" = 1067mm) above the floor. See Fig. 9a.
- 9.5.3 Buzzers/bells and intercoms: All buzzers/bells and intercom systems shall comply with 521 CMR 6.5, Forward Reach or 521 CMR 6.6, Side Reach. 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 47
- 9.00: MULTIPLE DWELLINGS
- 9.5.4 Accessible routes: An accessible route at least 36 inches (36" = 914mm) wide shall be provided to all rooms and spaces in the dwelling unit including exterior decks, patios, balconies, attached garages, and storage closets. An accessible route shall be provided to mechanical spaces, only if the resident is expected to service, adjust or maintain the equipment therein.
- a. Patios, Terraces, and Balconies: Where it is necessary to use a door threshold or a change in level between the interior and exterior, greater than 1/2 inch (1/2" = 13mm) to protect the integrity of the unit from water or snow damage, equivalent facilitation such as raised decking or a ramp shall be provided or capable of being provided.
- In Group 2B Units, the exterior deck, patio, balcony surfaces shall be either permanently installed at no more than 1/2 inch (1/2" = 13mm) below the floor level of the interior of the dwelling unit or a temporary raised surface, such as duckboards, that is no more than 1/2 inch (1/2" = 13mm) below the interior floor level shall be available upon request.
- 9.5.5 Laundry Facilities: If a washer or dryer is provided in a Group 1 or Group 2A unit, it shall be front loading or capable of being replaced with a front loading appliance. If a washer or dryer is provided in a Group 2B dwelling unit, it shall be front loading. Operating controls for washers and dryers shall be located within the zone of reach. If residents are expected to operate shut-off valves for the washer, the shut-off valves shall be located within the zone of reach. For common area laundry facilities, see 521 CMR 10.8, Laundry Facilities.
- 9.5.6 Outlets: Electrical outlets, telephone outlets, cable TV jacks, and other wall outlets shall be located between 15 inches (15" = 381mm) and 48 inches (48" = 1219mm) above the floor, measured at the centerline of the lowest receptacle. All outlets shall be located no less than 18 inches (18" = 457mm) from interior corners. When outlets are located on walls above counters or other fixtures that are 22 inches (22" = 559mm) or greater in depth, they shall be no higher than 44 inches (44" = 1118mm). In Group 1 and 2 units, at least one electrical outlet must be provided on the same wall as the telephone outlet and the door chime. Wherever exterior decks, patios, and balconies are provided, an exterior electrical outlet shall also be provided.
- In Group 2B units, all telephone outlets must have an electrical outlet located within 12 inches (12" = 305mm) for installation of a TTY.
- 9.5.7 Controls and alarms: In Group 2A and 2B units, the operable portions of all controls and alarms, including but not limited to: intercoms, and heat and air controls, shall be located between 36 and 48 inches (36" to 48" = 914mm to 1219mm) above the floor, measured at the centerline of the operable portion in its highest position. Operable portions shall be located at least 24 inches (24" = 610mm) from interior corners. Controls and alarms in Group 1 units may be located at other locations so long as sufficient wiring is provided to permit future location from 36 inches to 48 inches (36" to 48" = 914mm to 1219mm) above the floor. 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 48
- 9.00: MULTIPLE DWELLINGS
- 9.5.8 Closets/pantries and linen closets: Shall comply with the following:
 - a. Closet shelves/poles: Closet walls shall be structurally capable of supporting the installation of shelves and poles which are relocatable from 42 inches to 72 inches (42" to 72" = 1067mm to 1829mm) to the top of shelf or pole whichever is higher.
 - b. Closet depth: Where the interior depth of the closet exceeds 24 inches (24" = 610mm), the doorway must comply with 521 CMR 26.5, Width so that a disabled person can enter the closet. The bottom track of the closet door must also be recessed with no more than 1/4 of an inch (1/4" = 6mm) change in finish material. For Group 2 units, when the interior depth of the closet is 24 inches (24" = 610mm) or less, it shall be open to the room to permit a person with a disability to reach all parts of the closet. See Fig. 9b. 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 49
- 9.00: MULTIPLE DWELLINGS
- 9.6 TOWNHOUSES - GROUP 1 UNITS ONLY: RESERVED until further notice. In the interim, they are exempt.
- 9.7 SLEEPING ACCOMMODATIONS FOR PERSONS WHO ARE DEAF OR HARD OF HEARING
- In addition to those units required to be accessible by 521 CMR 9.4, Group 2 Dwelling Units, 2% of the total number of dwelling units in the complex or project, but not less than one shall comply with the following:
 - 9.7.1 Sleeping accommodations for persons who are deaf or hard of hearing required by 521 CMR 9.7 shall comply with the following requirements for smoke/fire/safety alarms, visual signal devices, telephones, televisions, alarm clocks and climate controls.
 - 9.7.2 Auxiliary Visual Alarms: Sleeping accommodations shall be equipped with auxiliary visual alarms which comply with 521 CMR 40.4:
 - a. a visual alarm connected to the building emergency alarm system; or
 - b. a standard 110-volt electrical receptacle into which such an alarm can be connected and a means by which a signal from the building emergency alarm system can trigger such an auxiliary alarm. Such receptacle shall be connected to the emergency or standby power, (if provided in the building).
 - The visual alarm signal shall be visible in all areas of the unit or room. Instructions for use of the auxiliary alarm or receptacle shall be provided.
- 9.7.3 Visual Notification Devices shall be provided in sleeping accommodations to alert room occupants of incoming telephone calls and a door knock or doorbell. Visual notification devices shall not be connected to auxiliary visual alarm signal appliances.
- 9.7.4 Equivalent Facilitation: For rooms required under 521 CMR 9.7, the operator of a facility may either permanently install the equipment required under 521 CMR 9.7 or may elect to install electrical outlets (including outlets connected to a facility's central alarm system) and telephone wiring in sleeping rooms and suites to enable persons with hearing impairments to utilize portable visual alarms and communication devices. For purposes of equivalent facilitation, such devices shall be provided by the operator of the facility during the tenancy of a person with a hearing impairment.

- 42.00: GROUP 1 BATHROOMS
- 42.4 DOORS
- Shall be capable of complying with 521 CMR 26.5, Width through 521 CMR 26.11, Door Hardware.
- 42.4.1 Operation: Doors may swing into the bathroom if the swing of the door does not impede clear floor space. If the door impedes the clear floor space, the doors shall be capable of being adapted to swing out, fold or slide.
- 42.5 WATER CLOSETS
- Shall comply with the following:
 - 42.5.1 Clear Floor Space: As defined in 521 CMR 42.2, Clear Floor Space, shall be provided or shall be capable of being provided without structural change in at least one of two specific locations at the water closet. One shall be beside the water closet with its short edge parallel to the wall behind the water closet. The other shall be in front of the water closet with its long edge parallel to the wall behind the water closet.
 - 42.5.2 Location:
 - a. When a water closet is located between a wall and a fixture, its centerline shall be 18 inches (18" = 457mm) from the wall. If the clear floor space is provided in front of the water closet, the centerline of the water closet shall be a minimum of 15 inches (15" = 381mm) from the closest edge of the fixture. See Fig. 42c.
 - b. When a water closet is located between two fixtures, its centerline shall be 18 inches (18" = 457mm) from a bathing fixture and a minimum of 15 inches (15" = 381mm) from other types of fixtures. See Fig. 42c. 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 179 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 180
 - 42.5.3 Wall reinforcement: Walls adjacent to and behind the water closet shall be capable of structurally supporting the future installation of grab bars from 32 to 38 inches (32" to 38" = 813mm to 965mm) above the floor. The back wall shall have reinforcement from the interior corner to a distance of six inches (6" = 152mm) beyond the widest part of the water closet. The side wall shall have reinforcement from the interior corner to a distance of six inches (6" = 152mm) beyond the front edge of the water closet, unless interrupted by a door or other fixture, then the reinforcement shall be installed as far as possible.
- When the water closet is located between two fixtures, the wall reinforcement behind the water closet shall be extend at least six inches (6" = 152mm) beyond the widest part of the water closet.
- 42.6 SINKS
- At least one sink in a bathroom must meet the following:
 - 42.6.1 Vanity Cabinets: If a cabinet is provided under a sink, it shall be capable of being removed without structural change.
 - 42.6.2 Knee Space Width: The sink shall have or be capable of having a knee space of 30 inches (30" = 762mm) in width.
 - 42.6.3 Knee Space Depth: The front edge of the sink fixture, or the countertop in which a sink is located, shall be a minimum of 19 inches (19" = 482mm) from the back wall or shall be capable of being relocated to create a space of that depth under the sink.
 - 42.6.4 Height: The sink shall be capable of being relocated without structural change.
 - 42.6.5 Clear Floor Space: Shall be provided at the sink, as defined in 521 CMR 42.2, Clear Floor Space and shall be perpendicular to the face of the sink and may extend under the sink. See Fig. 42d. 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 181
- 42.00: GROUP 1 BATHROOMS
- 42.7 BATHING FIXTURES
- If more than one bathing fixture is provided in a bathroom, at least one must meet the requirements of 521 CMR 42.
 - a. Size: Bathtubs shall be at least a nominal 60 inches (60" = 1524mm) long.
 - b. Clear Floor Space: At the bathtub, as defined in 521 CMR 42.2, Clear Floor Space shall be parallel to the face of the tub.
 - c. Wall Reinforcement: All tub walls shall be capable of structurally supporting the future installation of grab bars from six inches (6" = 152mm) above the tub rim to a height of 48 inches (48" = 1219mm) above the tub bottom and shall extend the length and width of the tub.
 - d. Door Enclosure: Tracks for sliding doors or enclosures mounted on the rim of a bathtub must be capable of removal to provide a smooth tub rim for transfer.
 - 42.7.2 Showers shall comply with the following:
 - a. Size: Shower stalls shall be a minimum, nominal dimension of 36 inches by 36 inches (36" x 36" = 914mm x 914mm).
 - b. Minimum Clear Floor Space: At the shower, as defined in 521 CMR 42.2, Clear Floor Space shall be located parallel to and centered on the shower stall opening.
 - c. Wall Reinforcement: All shower walls shall be capable of structurally supporting the future installation of grab bars, seats, etc., from a height of six inches (6" = 152mm) to 48 inches (48" = 1219mm) above the floor and shall extend the full width and length of the shower stall. Grab bars shall not be located behind the seat.
 - d. Door: The opening of the shower stall must be 32 inches (32" = 813mm) wide. If a shower door is provided, it shall be capable of swinging open 180 degrees or capable of being removed.
 - e. Seat: If a wall mounted seat is provided, it shall be located on a wall adjacent to the opening. The seat shall be mounted with the edge as close as possible to the door opening to allow a safe transfer.
 - f. Hardware Location: Mixing valves shall be mounted on the wall opposite the seat. The centerline of the shower controls shall be located between 38 inches and 48 inches (38" to 48" = 965mm to 1219mm).
 - g. Where curbs are provided, they shall not exceed four inches (4" = 102mm) in height.
 - 42.7.3 Soap Tray shall not have a hand hold feature unless it can support 250 lbs for five minutes. Soap dispensers, holders, etc., shall be located within the zone of reach from the seat.
 - 42.7.4 Prefabricated Units: In prefabricated showers and tubs, structural reinforcement for grab bars must be in full contact with the surface of walls of the unit on which grab bars may be mounted as described in 521 CMR 42.7.1 (e) and 521 CMR 42.7.2 (e). 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 182
 - 42.00: GROUP 1 BATHROOMS
 - 42.8 OUTLETS AND CONTROLS
 - Shall comply with 521 CMR 39.00: CONTROLS.
 - 42.9 ALARMS - Shall comply with 521 CMR 40.00: ALARMS.

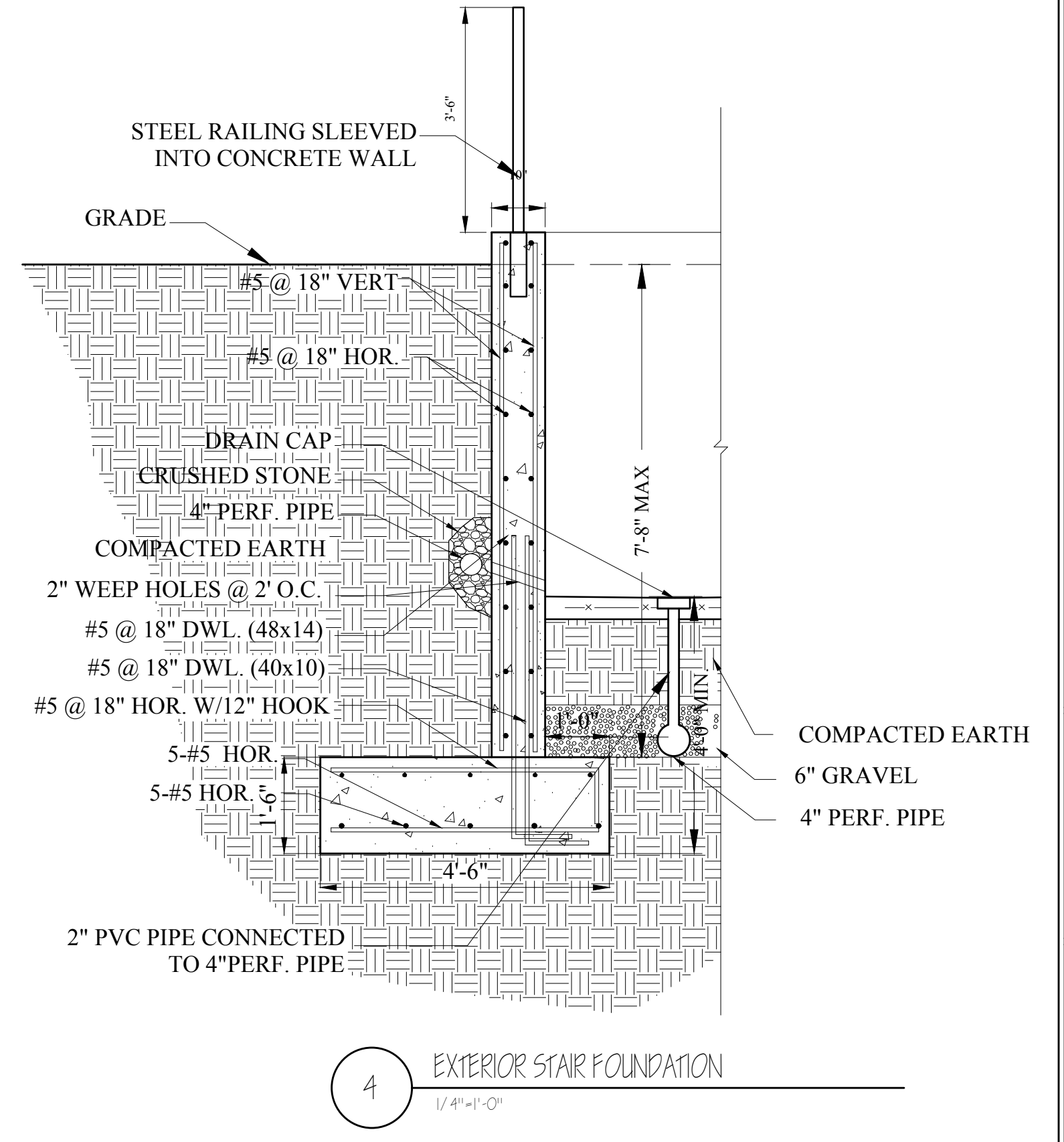
- 521 CMR 43.00: GROUP 1 KITCHENS
- 43.1 GENERAL
- In all Group 1 Dwelling units, kitchens shall be designed so that when a unit is adapted a person in a wheelchair has access to the sink, cooking surface, refrigerator, and a food preparation surface and can turn around without having to leave the kitchen.
- 43.2 CLEAR FLOOR SPACE:
 - Shall be measured at the face of the base cabinets or appliances, (excluding cabinet hardware and appliance hardware) and shall be provided at the time of first occupancy as follows:
 - 43.2.1 L-shaped kitchens shall have a minimum clear floor space of 48 inches by 48 inches (48" x 48" = 1219mm x 1219mm). See Fig. 43a.
 - 43.2.2 U-shaped kitchens shall provide a minimum clear floor space of 48 inches (48" = 1219mm) between opposing base cabinets or appliances. See Fig. 43b.
 - 43.2.3 Galley kitchens shall provide a minimum clear floor space of 40 inches (40" = 1016mm) between opposing base cabinets or appliances. See Fig. 43c. 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 183
- 43.00: GROUP 1 KITCHENS
- 43.3 SINKS
- Shall comply with the following:
 - 43.3.1 Sink Cabinet: The base cabinet under the sink shall be capable of being removed to provide a knee-space of 30 inches (30" = 762mm) in width.
 - 43.3.2 Sink Depth: The sink bowl shall not exceed 6 1/2 inches (6 1/2" = 165mm) in depth. Where more than one bowl is provided, only one bowl must meet this requirement.
- 43.4 COOKING UNITS
- Shall comply with the following to ensure that both burners and ovens can be made functional and safe for a person in a wheelchair.
 - 43.4.1 In-Counter cooktops: If a cooktop is provided, its base cabinet shall be capable of being removed to provide future knee-space the width of the cooktop but not less than 30 inches (30" = 762mm) wide. Cooktops shall have controls located at the front or side of the unit.
 - 43.4.2 Wall Ovens: If a wall oven is provided, the floor of the wall oven shall be located 30 inches (30" = 762mm) above the floor.
- 43.5 WALL CABINETS
- Walls shall be capable of structurally supporting wall cabinets at any location from 42 inches to 54 inches (42" to 54" = 1067mm to 1372mm) from the floor to the bottom of the inside of the cabinet.
- 43.6 BASE CABINETS
- Each base cabinet shall be capable of being removed to provide knee-space for persons using wheelchairs. 521 CMR: ARCHITECTURAL ACCESS BOARD 1/27/06 521 CMR - 184
- 43.00: GROUP 1 KITCHENS
- 43.7 REFRIGERATORS
- Space shall be provided so that the refrigerator can be located so that its doors can be opened to 180 degrees. If doors cannot be opened to 180 degrees, a minimum of 30 inches (30" = 762mm) of counter space next to the refrigerator shall be provided.
- 43.7.1 Where refrigerators are provided with less than nine cubic feet of capacity, 521 CMR 43.7, Refrigerators shall not apply.
- 43.8 OUTLETS AND CONTROLS
- Shall comply with 521 CMR 39.00: CONTROLS.
- 43.9 ALARMS
- Shall comply with 521 CMR 40.00: ALARMS.
- 521 CMR 46.00: GROUP 1 BEDROOMS
- 46.1 BEDROOMS IN GROUP 1 UNITS
- Group 1 units shall provide or be capable of providing, wheelchair turning space as defined in 521 CMR 6.3, Wheelchair Turning Space, clear of the door swing, at one side of the bed in the primary bedroom (based on a full size bed). Where more than one bedroom is provided, an additional bedroom shall also provide or be capable of providing wheelchair turning space (based on one twin size bed).
- 46.2 DOORS:
 - Doors to all bedrooms required to comply under 521 CMR 46.1, shall comply with 521 CMR 26.00: DOORS AND DOORWAYS.
- 46.3 CLOSETS
- All closets in bedrooms required to be accessible shall comply with 521 CMR 9.5.8, Closets.
- 46.4 ELECTRICAL OUTLETS AND CONTROLS
- Shall comply with 521 CMR 39.00: CONTROLS.
- 46.5 ALARMS
- Shall comply with 521 CMR 40.00: ALARMS.



KEY

BEARING WALL
 SHEARWALL
 HOLDDOWN

SHEARWALL SYMBOL:
 SHEARWALL TYPE; SEE SCHEDULE
 HOLDDOWN TYPE; SEE SCHEDULE



SHEARWALL SCHEDULE		SILL PLATE ATTACHMENT		TOP PLATE ATTACHMENT		CAPACITY (PLF)			
TYPE	WALL COVER	FASTENER	# PANEL LEGS	# INTERM STUDS	ANCHOR BOLT AT CONCRETE		FASTEN TO FRAM BELOW	AT FLOOR	AT ROOF
SW1	2x8 @ 16" O.C.	ACCOMMON	4"	12"	4"	12"	4"	12"	400
SW2	2x8 @ 16" O.C.	ACCOMMON	4"	12"	4"	12"	4"	12"	400
SW3	2x8 @ 16" O.C.	ACCOMMON	4"	12"	4"	12"	4"	12"	400
SW4	2x8 @ 16" O.C.	ACCOMMON	4"	12"	4"	12"	4"	12"	400
SW5	2x8 @ 16" O.C.	ACCOMMON	4"	12"	4"	12"	4"	12"	400

NOTES:

1. ALL SHEARWALLS TO BE CONCRETE.
2. ALL SHEARWALLS TO BE 12" MIN. THICK.
3. ALL SHEARWALLS TO BE 4" MIN. O.C.
4. ALL SHEARWALLS TO BE 4" MIN. O.C.
5. ALL SHEARWALLS TO BE 4" MIN. O.C.
6. ALL SHEARWALLS TO BE 4" MIN. O.C.

HOLDDOWN SCHEDULE		MIN. POST	ANCHOR BOLT	CAPACITY (LBS)
LOC.	NUMBER			
UPPER FLOOR TO LOWER FLOOR	1	SIMPSON M275 STRAP TIE ATTACHED ACROSS A 12" OR LESS RIM DEPTH. PROVIDE ONE 4X POST AT BOTH ABOVE AND BELOW FLOOR FRAMING AT STRAP LOCATIONS. ATTACH TO STUD STUDS W/ (2) 1/4" NAILS ABOVE AND BELOW RIM (2) TOTAL	2x12 NOM. STUDS (17)	2155
	2	SIMPSON M275 STRAP TIE ATTACHED ACROSS A 12" OR LESS RIM DEPTH. PROVIDE ONE 4X POST AT BOTH ABOVE AND BELOW FLOOR FRAMING AT STRAP LOCATIONS. ATTACH TO STUD STUDS W/ (2) 1/4" NAILS ABOVE AND BELOW RIM (2) TOTAL	2x12 NOM. STUDS (17)	3425
UPPER FLOOR TO LOWER FLOOR	3	SIMPSON M275 STRAP TIE ATTACHED ACROSS A 12" OR LESS RIM DEPTH. PROVIDE ONE 4X POST AT BOTH ABOVE AND BELOW FLOOR FRAMING AT STRAP LOCATIONS. ATTACH TO STUD STUDS W/ (2) 1/4" NAILS ABOVE AND BELOW RIM (2) TOTAL	2x12 NOM. STUDS (17)	4030
	4	SIMPSON HD36 HOLDOWN ATTACHED TO 4X POST W/ (2) 5/8" 1/4" X 3" SCREWS	4X POST	5495
UPPER FLOOR TO LOWER FLOOR	5	SIMPSON HD36H HOLDOWN ATTACHED TO 4X POST W/ (2) 5/8" 1/4" X 3" SCREWS	4X POST	8595
	6	SIMPSON HD36H HOLDOWN ATTACHED TO 4X POST W/ (2) 5/8" 1/4" X 3" SCREWS	4X POST	10150

NOTES:

1. ALL SHEARWALLS TO BE CONCRETE.
2. ALL SHEARWALLS TO BE 12" MIN. THICK.
3. ALL SHEARWALLS TO BE 4" MIN. O.C.
4. ALL SHEARWALLS TO BE 4" MIN. O.C.
5. ALL SHEARWALLS TO BE 4" MIN. O.C.
6. ALL SHEARWALLS TO BE 4" MIN. O.C.

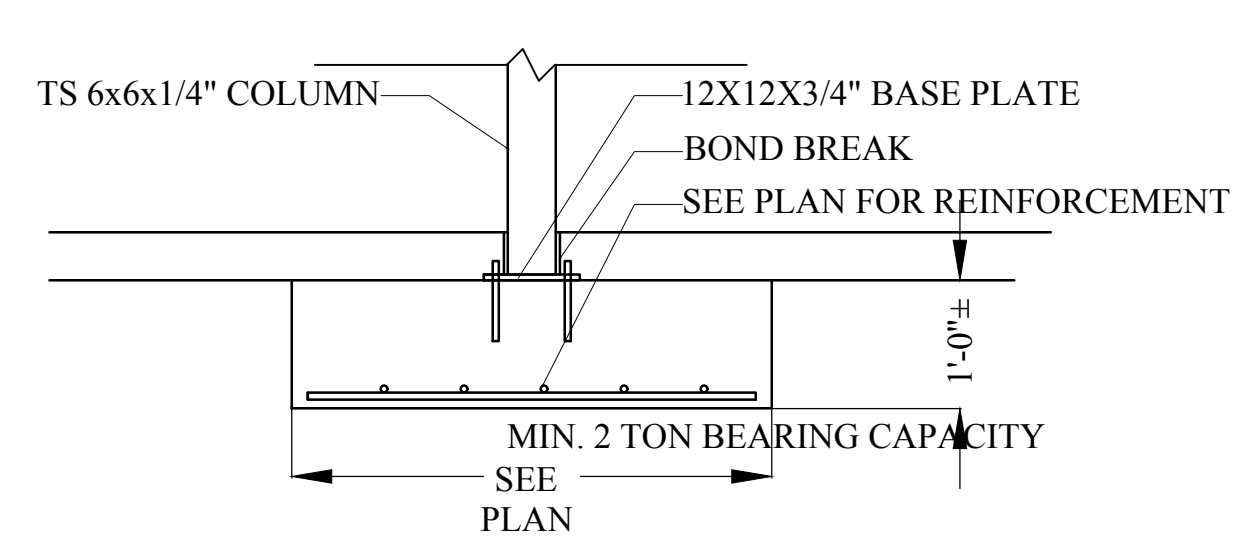
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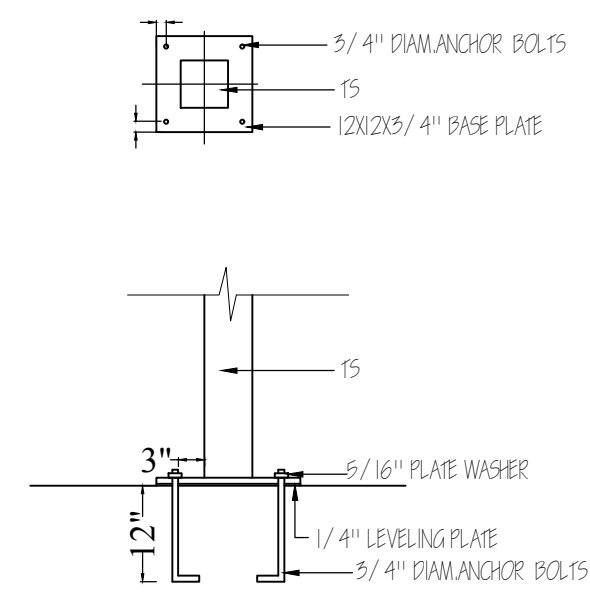
Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

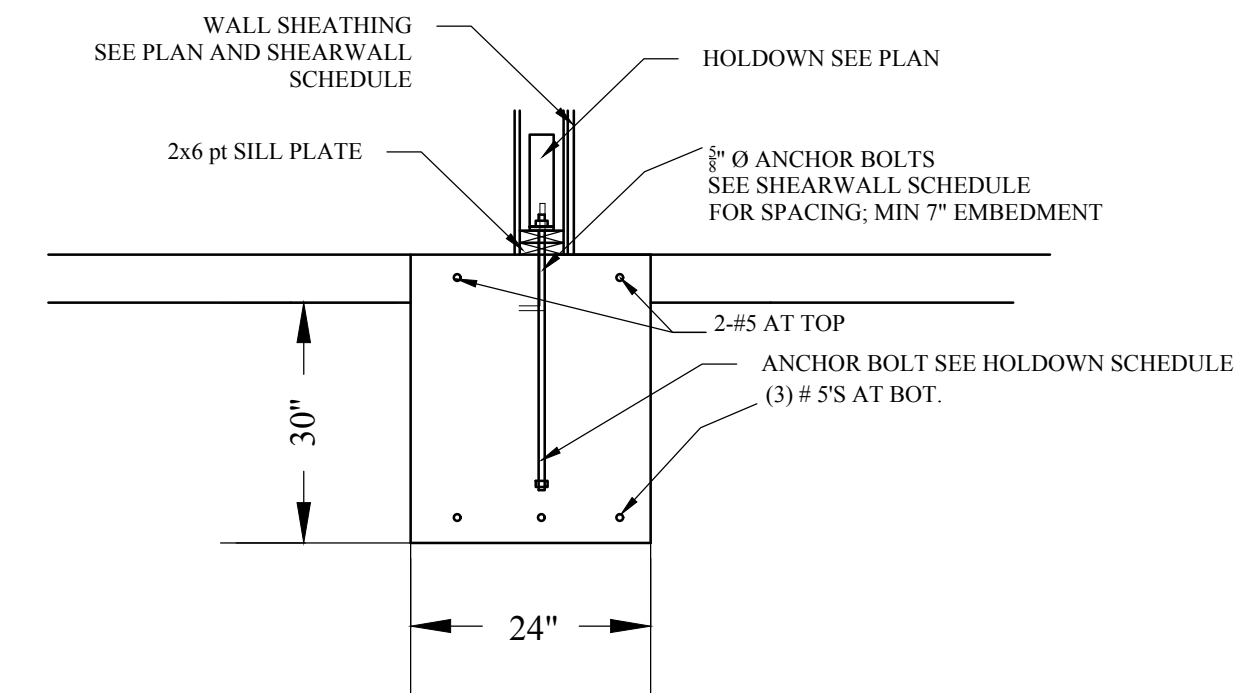
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Date: -
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Sheet No: S-11



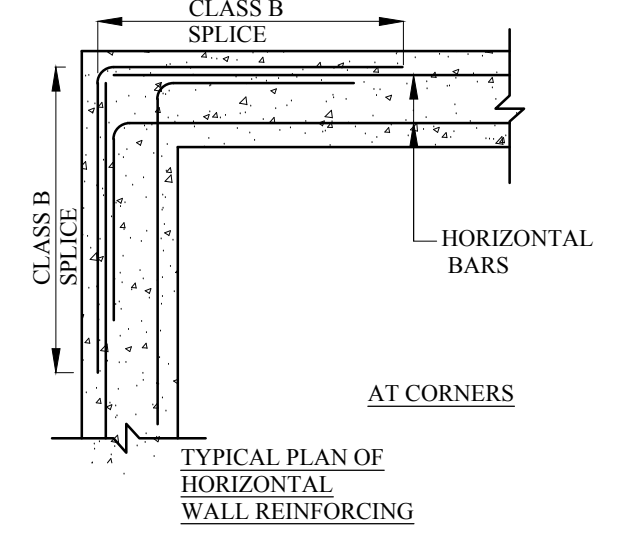
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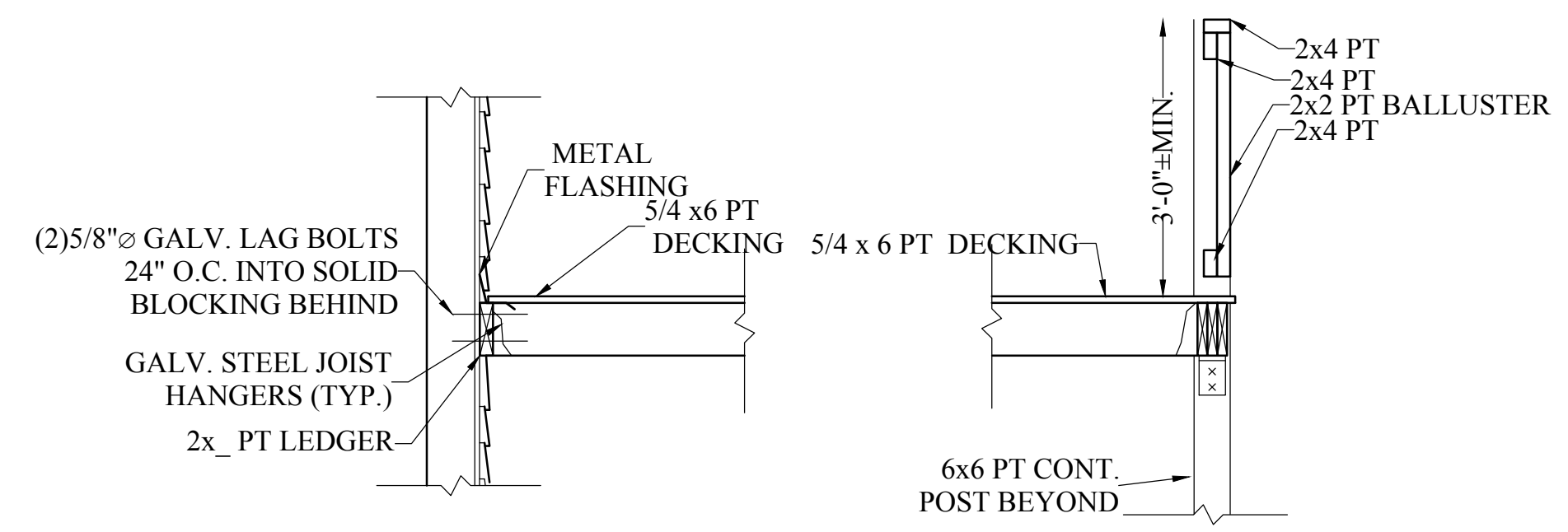
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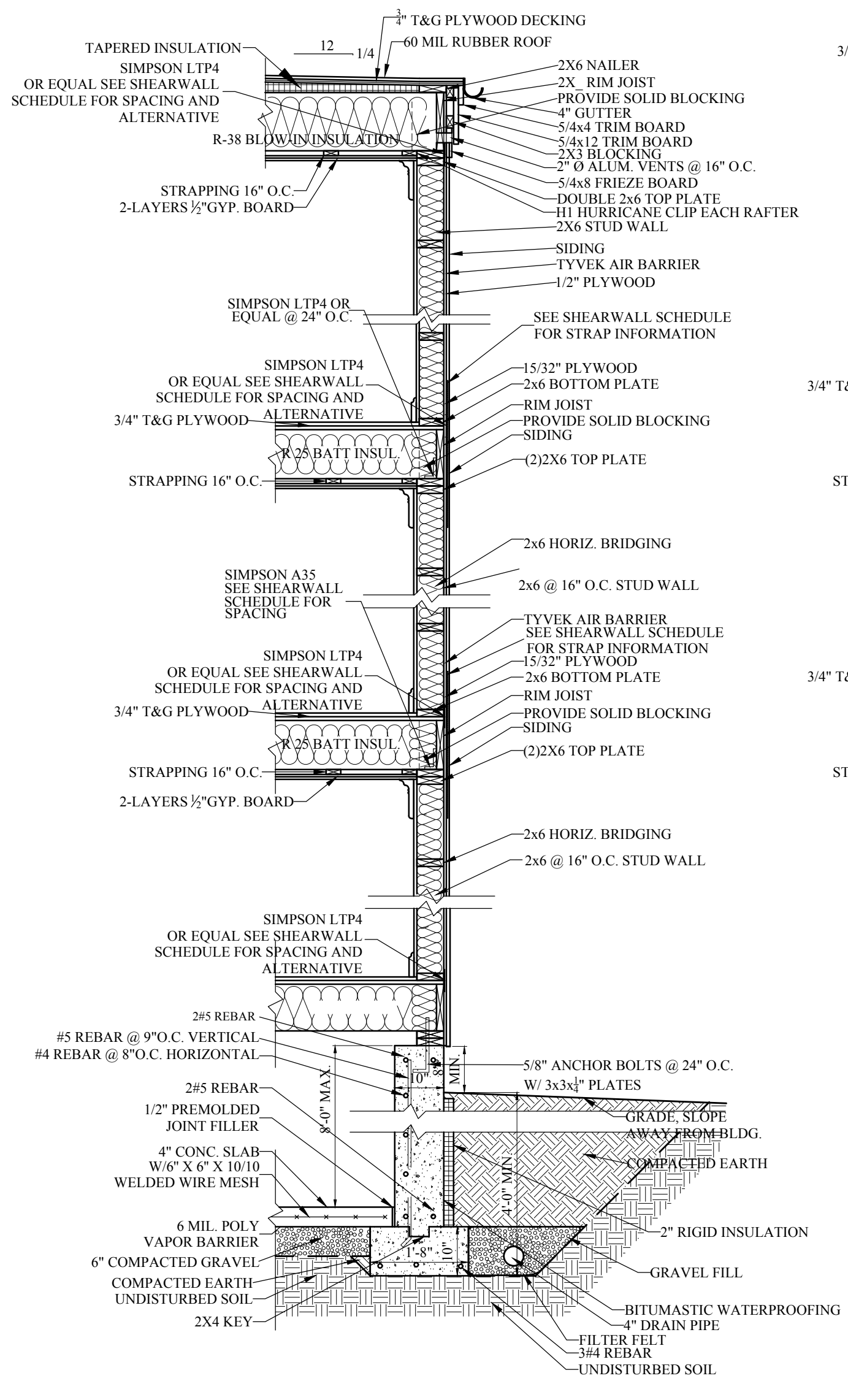
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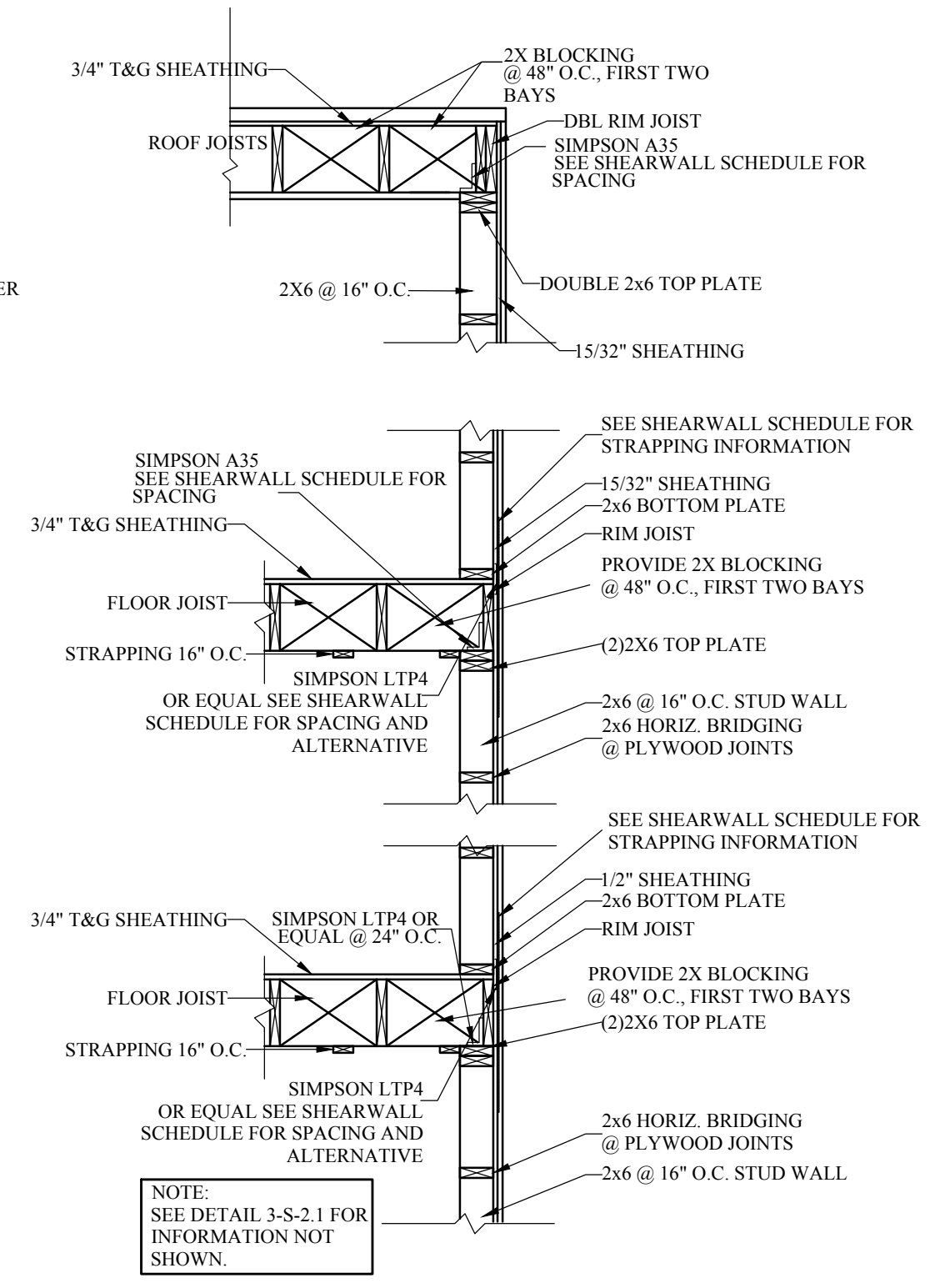
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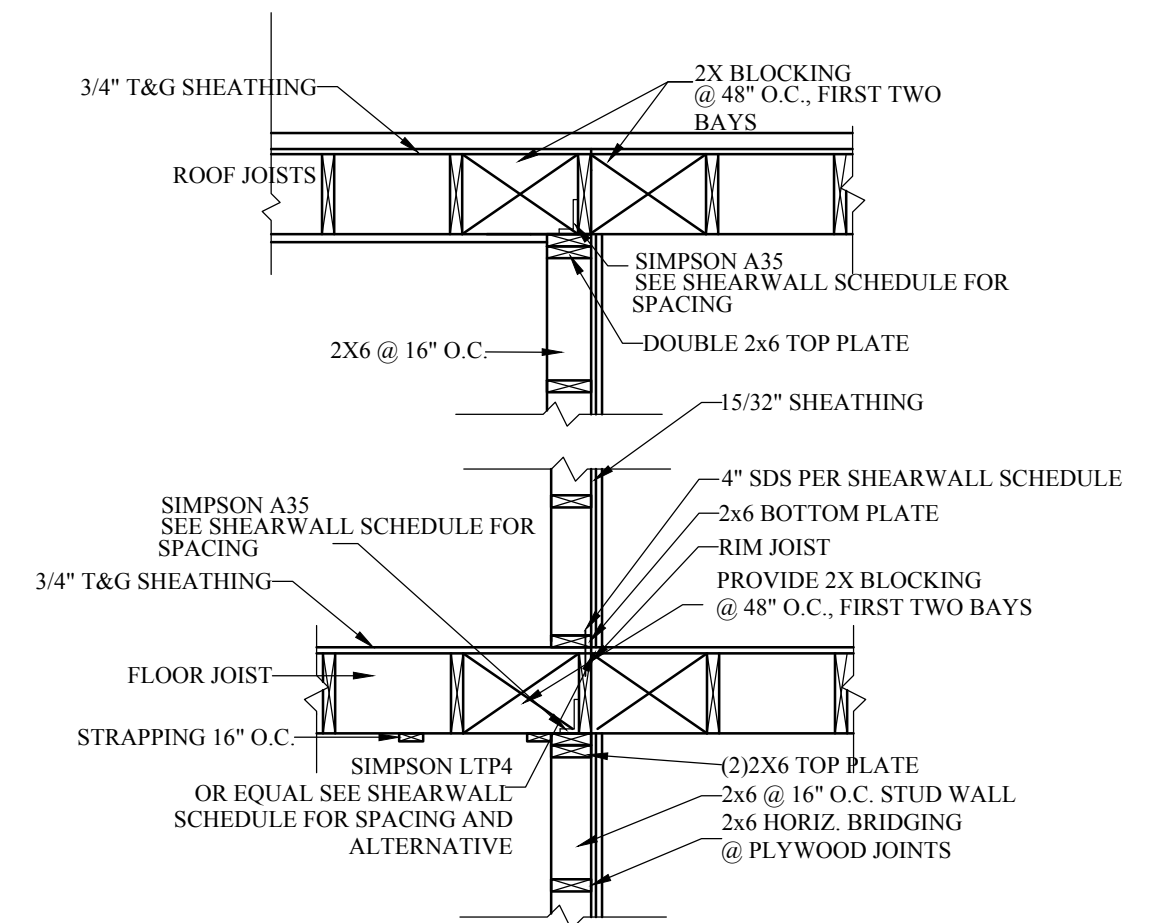
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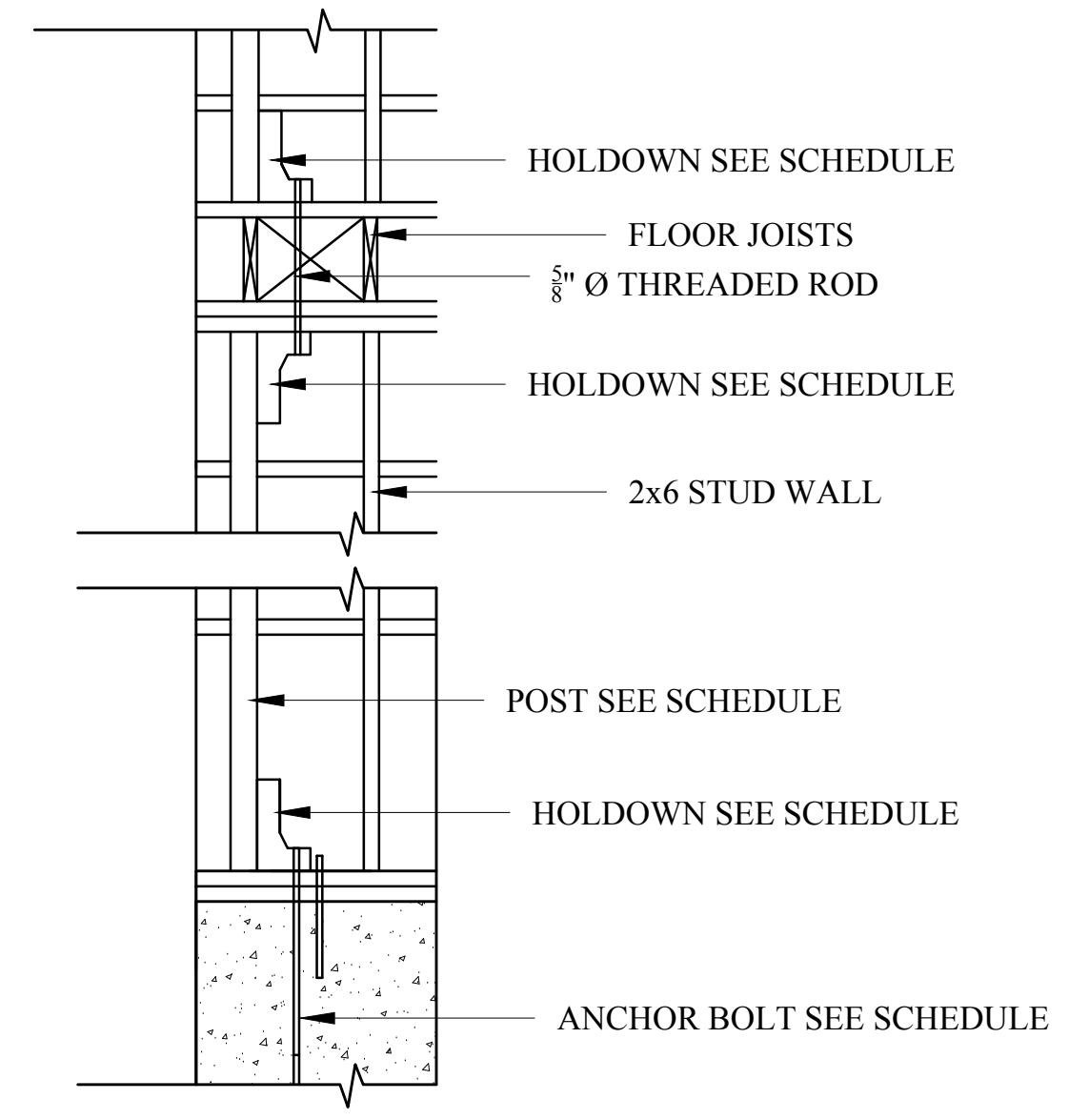
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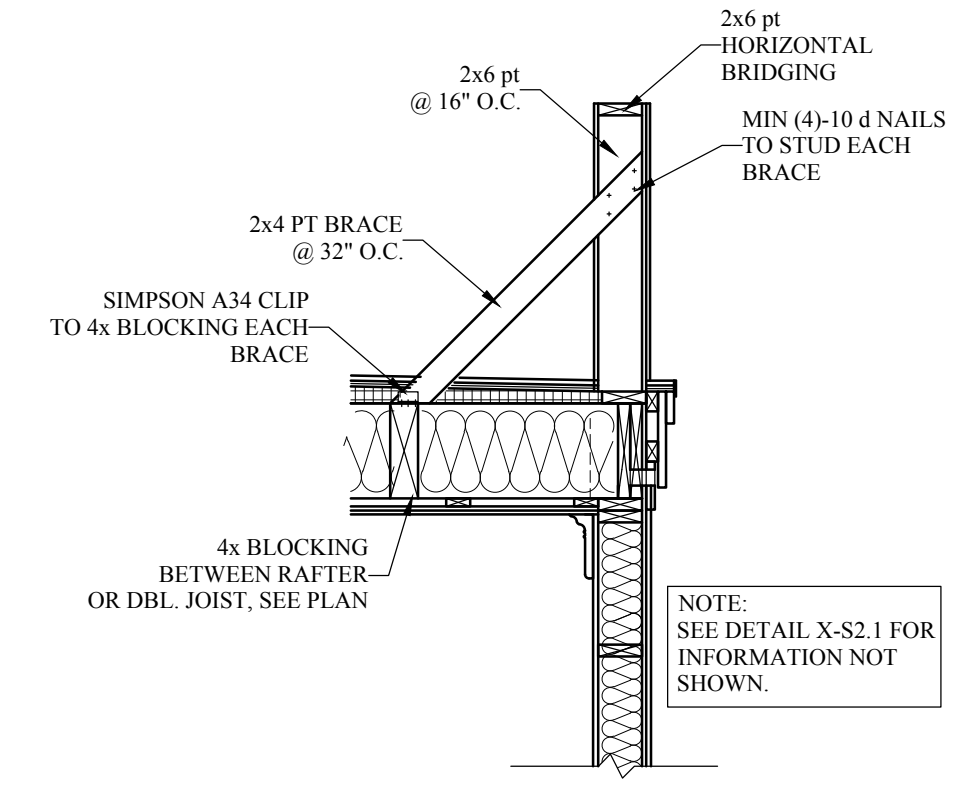
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9 TYPICAL INTERIOR SHEARWALL DETAIL
1/2\"/>



6 TYPICAL BACK TO BACK HOLD-DOWN APPLICATION
1/2\"/>



10 PARAPET SECTION
1/2\"/>

**PROPOSED 3 FAMILY
35R DACIA STREET
DORCHESTER, MA**

**Choo
& Company, Inc.**

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**FRAMING
PLANS**

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S-2.1