

| Drawing List | | | |
|-------------------|--------------|--|------------------|
| Discipline | Sheet Number | Sheet Name | Sheet Issue Date |
| 0-COVER | | | |
| 0-COVER | A-000 | Cover Sheet | 08/04/17 |
| 1-CIVIL | | | |
| 1-CIVIL | C-1 | Civil Site Plan | 01/06/2017 |
| 2-ARCHITECTURAL | | | |
| 2-ARCHITECTURAL | A-001 | General Notes & Abbreviations | 08/04/17 |
| 2-ARCHITECTURAL | A-010 | Code Review and Egress Calculations | 08/04/17 |
| 2-ARCHITECTURAL | A-020 | Site Plan and Zoning Chart | 08/04/17 |
| 2-ARCHITECTURAL | A-100 | Basement and Foundation Layout Plans | 08/04/17 |
| 2-ARCHITECTURAL | A-101 | 1st & 2nd Floor Plans | 08/04/17 |
| 2-ARCHITECTURAL | A-102 | 3rd & 4th Floor Plans | 08/04/17 |
| 2-ARCHITECTURAL | A-103 | Roof Plans | 08/04/17 |
| 2-ARCHITECTURAL | A-200 | Reflected Ceiling Plans and Interior Elevations | 08/04/17 |
| 2-ARCHITECTURAL | A-300 | Exterior Elevations | 08/04/17 |
| 2-ARCHITECTURAL | A-301 | Exterior Elevations | 08/04/17 |
| 2-ARCHITECTURAL | A-400 | Building Sections | 08/04/17 |
| 2-ARCHITECTURAL | A-410 | Stair Plans and Sections | 08/04/17 |
| 2-ARCHITECTURAL | A-411 | Details | 08/04/17 |
| 2-ARCHITECTURAL | A-430 | Typical Roof Details | 08/04/17 |
| 2-ARCHITECTURAL | A-500 | Perspective Views | 08/04/17 |
| 2-ARCHITECTURAL | A-610 | Enlarged Kitchen and Bathroom Plans & Elevations | 08/04/17 |
| 2-ARCHITECTURAL | A-710 | Stair and Door Details | 08/04/17 |
| 2-ARCHITECTURAL | A-800 | Partition Types | 08/04/17 |
| 2-ARCHITECTURAL | A-900 | Door & Window Schedules | 08/04/17 |
| 3-STRUCTURAL | | | |
| 3-STRUCTURAL | S-000 | NOTES AND SPECS | 08/04/2017 |
| 3-STRUCTURAL | S-100 | FOUNDATION PLAN | 08/04/2017 |
| 3-STRUCTURAL | S-101 | 1ST AND 2ND FLOOR PLAN | 08/04/2017 |
| 3-STRUCTURAL | S-102 | 3RD AND 4TH FLOOR PLANS | 08/04/2017 |
| 3-STRUCTURAL | S-103 | ROOF PLAN | 08/04/2017 |
| 4-HVAC | | | |
| 4-HVAC | H-100 | Basement & 1st Floor HVAC Plans | 07/25/2017 |
| 4-HVAC | H-101 | 2nd and 3rd Floor HVAC Plans | 07/25/2017 |
| 4-HVAC | H-102 | 4th Floor & Roof HVAC Plans | 07/25/2017 |
| 4-HVAC | H-201 | HVAC SCHEDULES NOTES & DETAILS | 07/25/2017 |
| 4-HVAC | H-202 | HVAC DETAILS & NOTES | 07/25/2017 |
| 5-PLUMBING | | | |
| 5-PLUMBING | P-100 | Basement & 1st Floor Plumbing Plans | 07/25/2017 |
| 5-PLUMBING | P-101 | 2nd and 3rd Floor Plumbing Plans | 07/25/2017 |
| 5-PLUMBING | P-102 | 4th Floor & Roof Plumbing Plans | 07/25/2017 |
| 5-PLUMBING | P-200 | PLUMBING NOTES | 07/25/2017 |
| 5-PLUMBING | P-201 | PLUMBING NOTES & SCHEDULES | 07/25/2017 |
| 6-Electrical | | | |
| 6-Electrical | E-100 | Basement & 1st Floor Power Plans | 07/26/2017 |
| 6-Electrical | E-101 | 2nd thru 4th Floor Power Plans | 07/26/2017 |
| 6-Electrical | E-102 | Roof Power Plan | 07/26/2017 |
| 6-Electrical | E-200 | Basement & 1st Floor Lighting Plans | 07/26/2017 |
| 6-Electrical | E-201 | 2nd thru 4th Floor Lighting Plans | 07/26/2017 |
| 6-Electrical | E-300 | Electrical Notes & Details | 07/26/2017 |
| 6-Electrical | E-301 | Electrical Riser Diagrams & Schedules | 07/26/2017 |
| 7-Fire Protection | | | |
| 7-Fire Protection | FP-100 | Basement & First Floor Sprinkler Plans | 07/25/2017 |
| 7-Fire Protection | FP-101 | Second & Third Floor Sprinkler Plans | 07/25/2017 |
| 7-Fire Protection | FP-102 | Fourth Floor Sprinkler Plan & Notes | 07/25/2017 |



PROJECT:
41 Woodville Street Residences
CD SET: 08.08.2017

ARCHITECT
KHALSA DESIGN INC.
 17 IVALOO STREET, SUITE 400
 SOMERVILLE, MA 02143
 T:(617)-591-8682

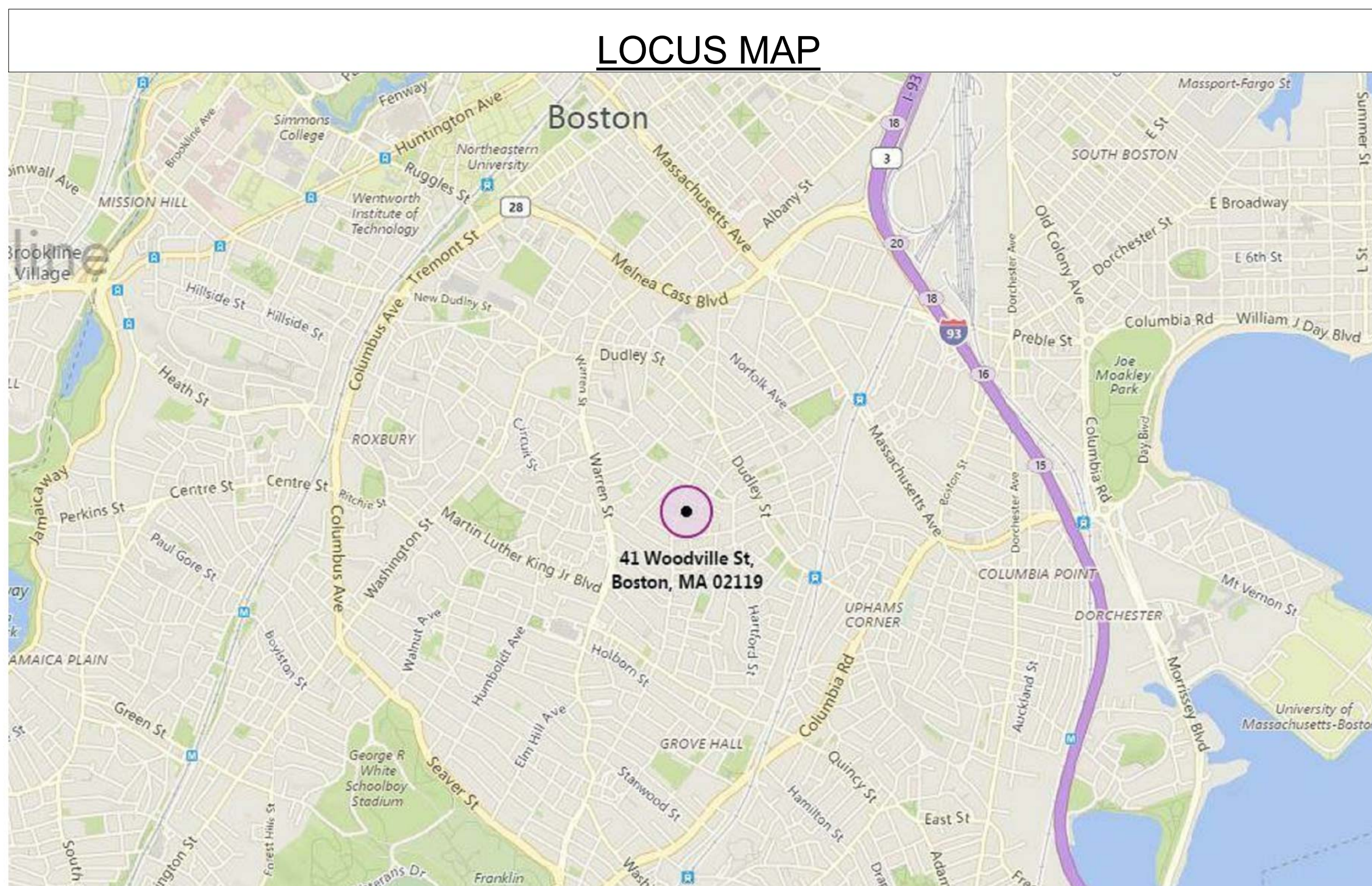
OWNER
DOUG BEAUDET

CIVIL ENGINEER
COLUMBIA DESIGN GROUP, LLC
 14 UPHAM AVENUE
 BOSTON, MA 02125
 T:(617)-506-1474

LANDSCAPE ARCHITECT
BLAIR HINES DESIGN ASSOCIATES
 318 HARVARD STREET, SUITE 25
 BROOKLINE, MA 02446
 T:(617)-735-1180

STRUCTURAL ENGINEER
WEBB STRUCTURAL SERVICES
 670 MAIN STREET, READING, MA
 SOMERVILLE, MA 02145
 T:(781)-779-1330

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION ENGINEERS
ZADE ASSOCIATES LLC
 140 BEACH STREET
 BOSTON, MA 02111
 T:(617)-338-4406



PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
 41 Woodville Street
 Boston, MA 02119

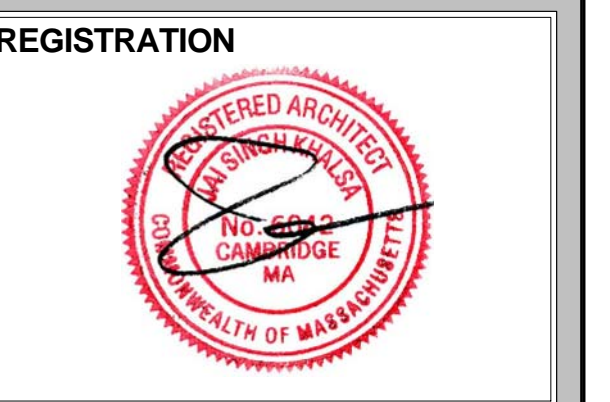
CLIENT
Doug Beaudet

ARCHITECT

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

CONSULTANTS:

COPYRIGHT KDI © 2015
 THESE DRAWINGS ARE NOW AND DO
 REMAIN THE SOLE PROPERTY OF KHALSA
 DESIGN INC. USE OF THESE PLANS OR ANY
 FORM OF REPRODUCTION OF THIS DESIGN
 IN WHOLE OR IN PART WITHOUT EXPRESS
 WRITTEN CONSENT IS PROHIBITED AND
 SHALL RESULT IN THE FULLEST EXTENT OF
 PROSECUTION UNDER LAW



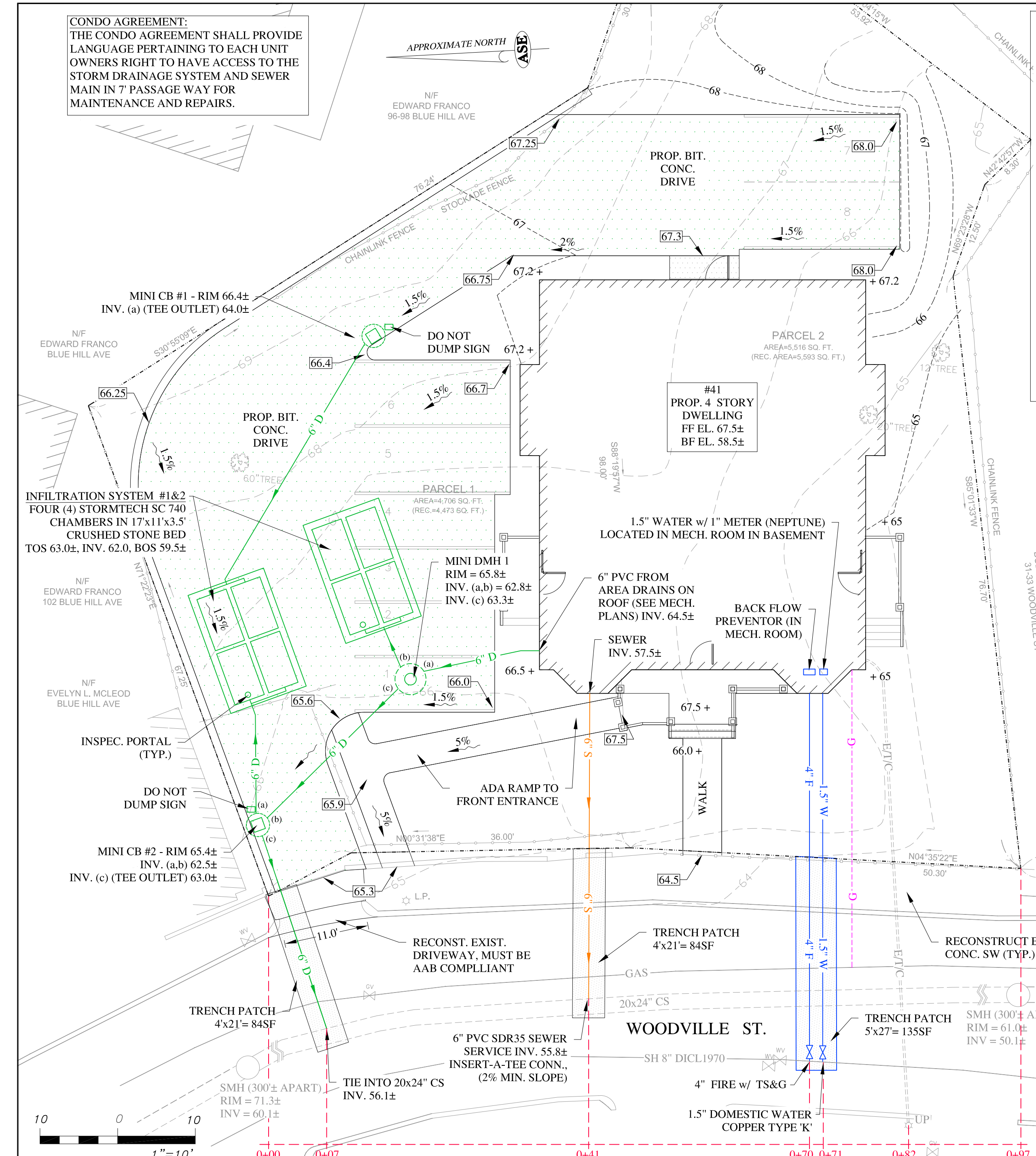
| | |
|----------------|------------|
| Project number | 17010 |
| Date | 08/08/2017 |
| Drawn by | TC/ERS |
| Checked by | ERS |
| Scale | |

| REVISIONS | | |
|-----------|-------------|------|
| No. | Description | Date |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Cover Sheet

A-000
 Woodville Street Residences

CONDO AGREEMENT:
THE CONDO AGREEMENT SHALL PROVIDE LANGUAGE PERTAINING TO EACH UNIT OWNERS RIGHT TO HAVE ACCESS TO THE STORM DRAINAGE SYSTEM AND SEWER MAIN IN 7' PASSAGE WAY FOR MAINTENANCE AND REPAIRS.

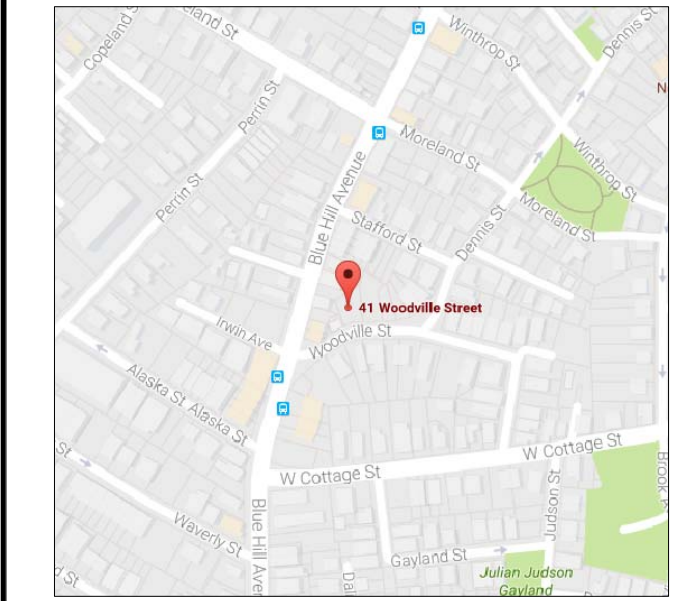


DRAINAGE CALCULATIONS & LAYOUT NOTES:
IMPERVIOUS SURFACES: 5,786 SF (2209 ROOF+3577 DRIVE)
DESIGN STORMS: 1" - OVER IMPERVIOUS AREA
STORAGE REQUIRED: (5786x1"/12) = 482 CF
PROP. STORAGE:
INFILTRATION SYSTEM #1&2
 51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing
 2 Chambers/Row x 7.12' Long +0.44' Row Adjustment = 14.68' Row Length +12.0" End Stone x 2 = 16.68' Base Length
 2 Rows x 51.0" Wide + 6.0" Spacing x 1 + 12.0" Side Stone x 2 = 11.00' Base Width
 6.0" Base + 30.0" Chamber Height + 6.0" Cover = 3.50' Field Height
 4 Chambers x 45.9 cf +0.44' Row Adjustment x 6.45 sf x 2 Rows = 189.4 cf Chamber Storage
 642.1 cf Field - 189.4 cf Chambers = 452.7 cf Stone x 30.0% Voids = 135.8 cf Stone Storage
 Chamber Storage + Stone Storage = 325.2(2) = 650 CF
NOTE: PROPOSED STORM DRAINAGE SYSTEM COMPLETELY STORES THE REQUIRED 1" (24hr) STORM EVENT.

- GENERAL NOTES**
- THIS PLAN HAS BEEN PREPARED FOR APPROVAL BY THE BWSC FOR THE PROPOSED 1.5" WATER, 4" FIRE SERVICE, 6" SEWER AND DRAIN SERVICES. THE ELEC., TELE., CABLE SERVICES ARE ALSO TO BE PROVIDED. FOR ADDITIONAL INFORMATION ABOUT THE PROPOSED BUILDING PLEASE SEE THE ARCHITECTURAL DRAWINGS.
 - THE APPLICANT FOR THIS PROPERTY IS:
Doug Beaudet (617)733-4223
689 Somerville Ave., Somerville, MA 02143
 - ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF BWSC, DPW AND BTD, AND LOCAL CODES AND REGULATIONS PRIOR TO CONSTRUCTION.
 - THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON RECORD INFORMATION.
 - BOSTON WATER AND SEWER IS NOT PART OF DIG-SAFE. MARKING OF BWSC FACILITIES SHALL BE PERFORMED BY BWSC STAFF. REQUEST FOR MARKINGS CAN BE MADE BY CALLING THE BWSC FIELD SERVICES DEPARTMENT AT 617-989-7248. CONTACT DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HRS PRIOR TO EXCAVATION.
 - ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE CUT AND CAPPED AT THE MAIN. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING AND VERIFYING THE LOCATION OF EACH EXISTING SERVICE CONNECTION, EVEN IF SAID LOCATION IS NOT SHOWN ON THIS PLAN.
 - THE CONTRACTOR SHALL SUPPLY ALL PIPING AND FITTINGS NECESSARY FOR THE UTILITY SERVICE CONNECTIONS, AND SHALL PERFORM ALL WET AND DRY TAPS AS PART OF THE CONTRACT.
 - NEW WATER SERVICES SHALL BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY THE BOSTON WATER AND SEWER COMMISSION.
 - UTILITIES SHOWN ON THIS PLAN ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE LICENSED PLUMBER OR MECHANICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF EACH UTILITY CONNECTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING ALL TRENCH AND FOUNDATION EXCAVATIONS TO PROTECT AGAINST CAVE-IN, DURING THE CONSTRUCTION. THE RESPONSIBILITY OF MAINTENANCE OF THE SEWER, DRAIN AND WATER CONNECTION ON PRIVATE PROPERTY AND/OR PRIVATE WAYS SHALL REMAIN THAT OF THE OWNER.
 - CONTRACTOR SHALL FILE THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT, AS A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER & SEWER COMMISSION FOR NEW CONSTRUCTION.
 - THE CONTRACTOR SHALL COORDINATE FIELD INSPECTIONS WITH THE ENGINEER AND PROVIDE AS-BUILT DRAWINGS TO BWSC.
 - THE CONTRACTOR SHALL VERIFY RIM/INV AND EXIST. IT IS THE CONTRACTORS RESPONSIBILITY TO VALIDATE THE GRADES SHOWN, IF EXIST. CONDITIONS ARE SIGNIFICANTLY DIFFERENT FROM WHAT IS SHOWN THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER PRIOR TO INSTALLING SYSTEMS.
 - THE CONTRACTOR SHALL COORDINATE ELECTRICAL, GAS AND COMMUNICATION SERVICES WITH PRIVATE UTILITY COMPANIES FOR FINAL DEMARICATIONS AND DETAILS. PRIVATE UTILITIES SHOWN HERE ARE FOR DESIGN INTENT ONLY.
 - THE CONTRACTOR SHALL VERIFY EXISTING SITE GRADES WITH PROPOSED PLANS AND FIELD CONDITIONS. IF SIGNIFICANTLY DIFFERENT FROM SHOWN THE ENGINEER SHALL BE NOTIFIED. DOWNSPOUT LOCATIONS MUST BE CONFIRMED AND COORDINATED WITH THE ARCHITECTURAL PLANS.

WARD-PARCEL: 08-0298000 LAND USE CODE: A (8 UNITS)
 WATER ACCOUNT: NEW ACCOUNT
 RESERVED FOR BWSC USE ONLY
 PEAK WATER DEMAND = 30 GPM
 SEWER: 1760 GPD (16 BED x 110 GPD)

Civil Site Plan
 41 Woodville St.
 Roxbury, MA

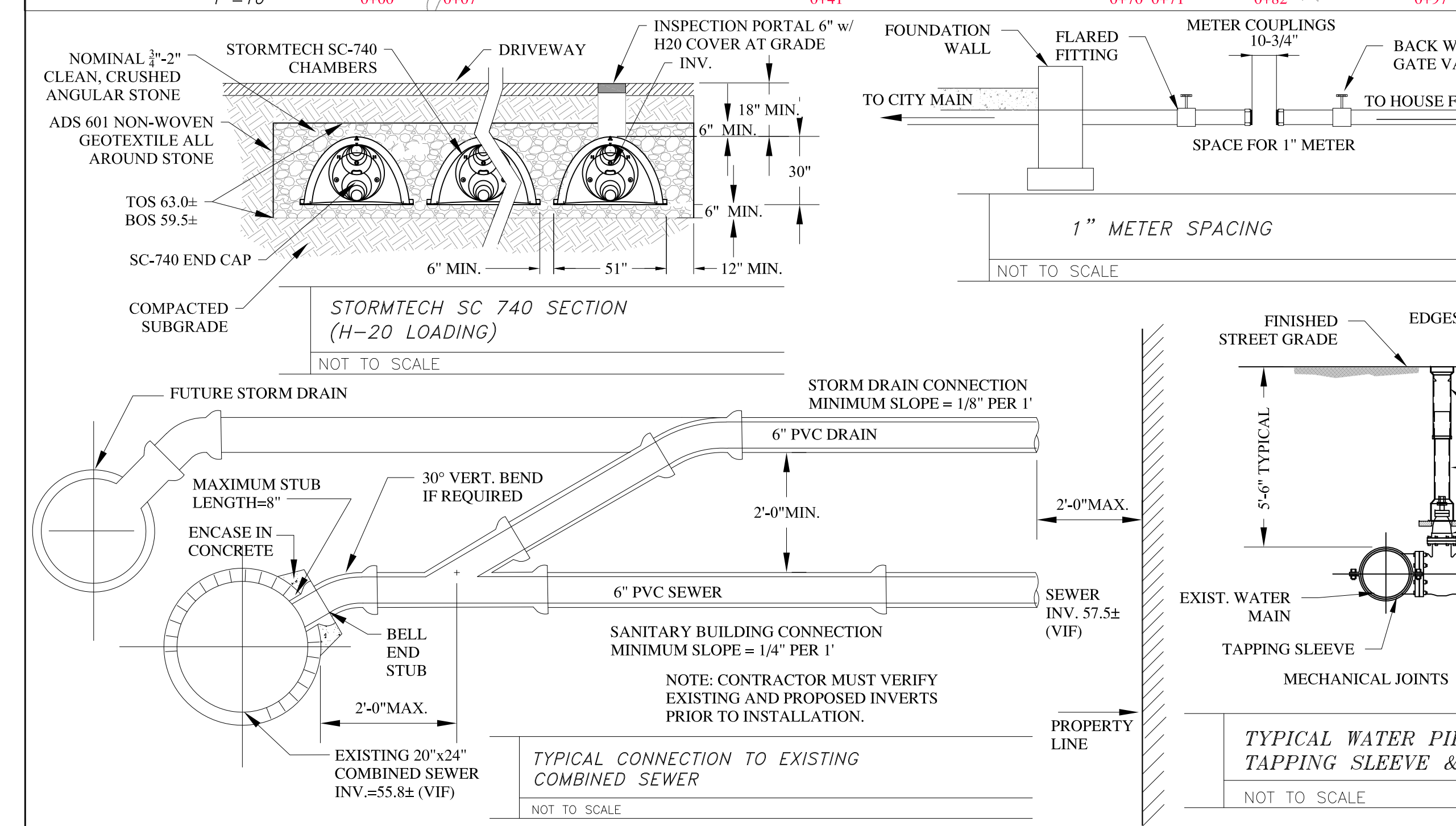
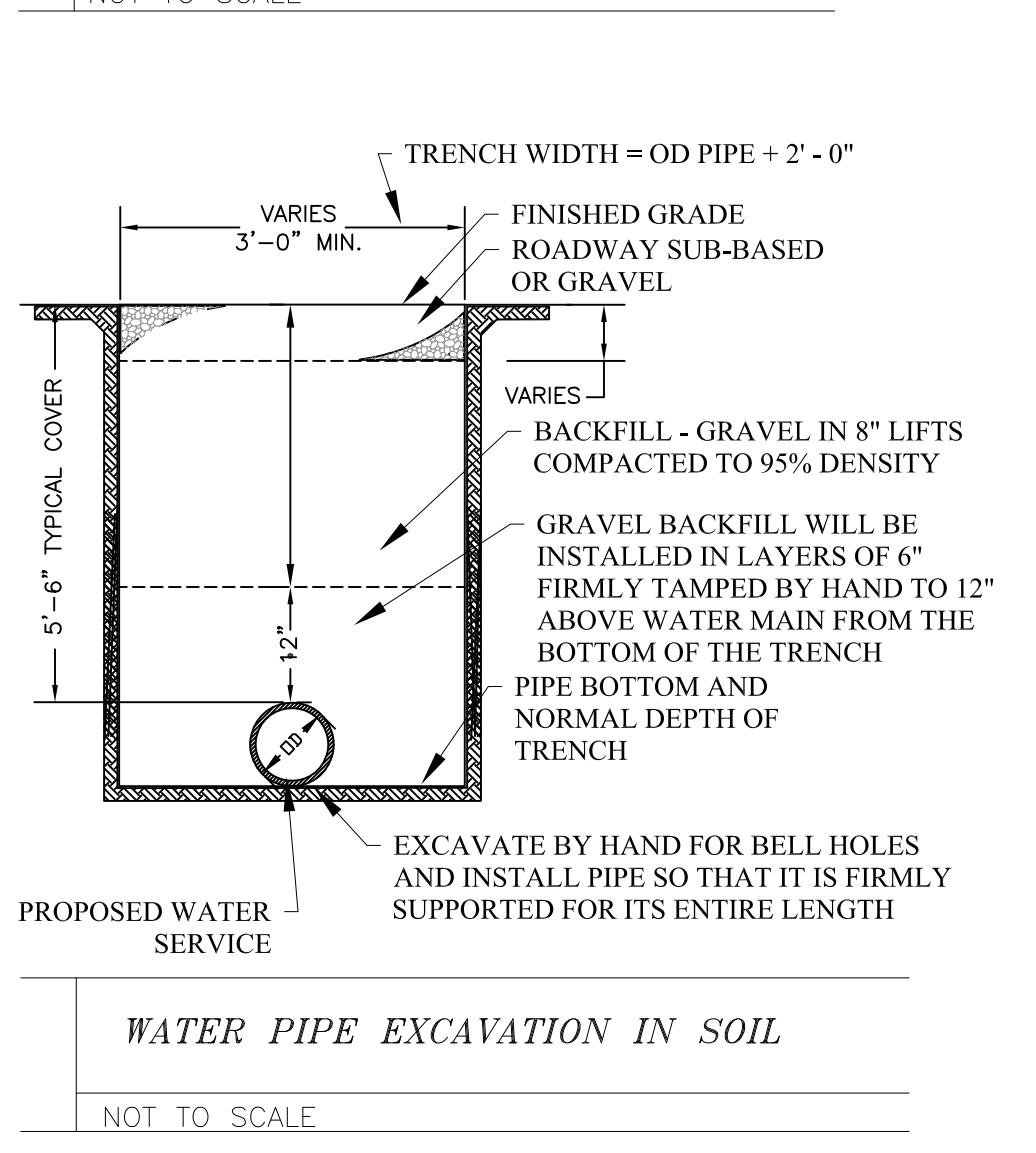
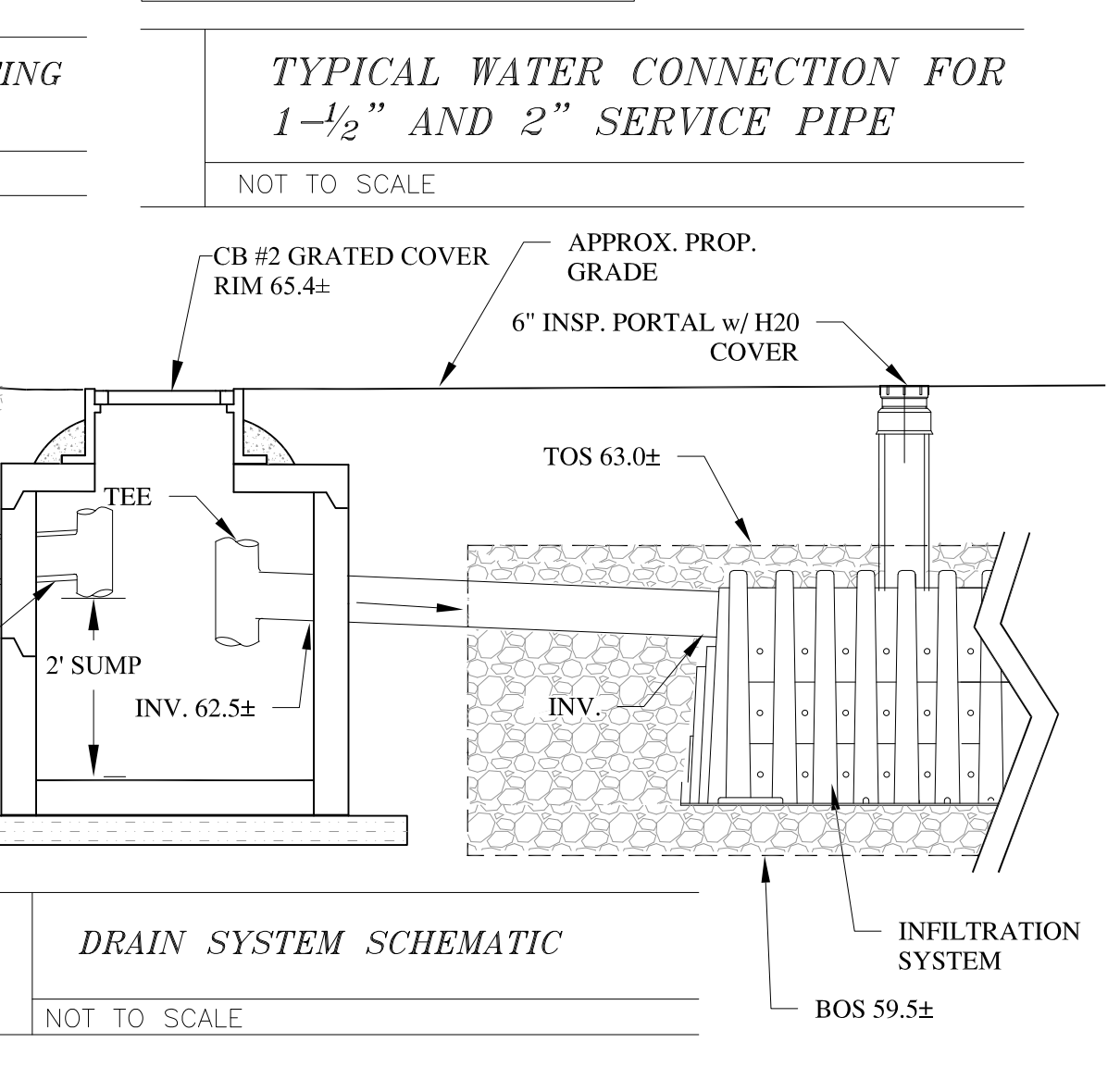
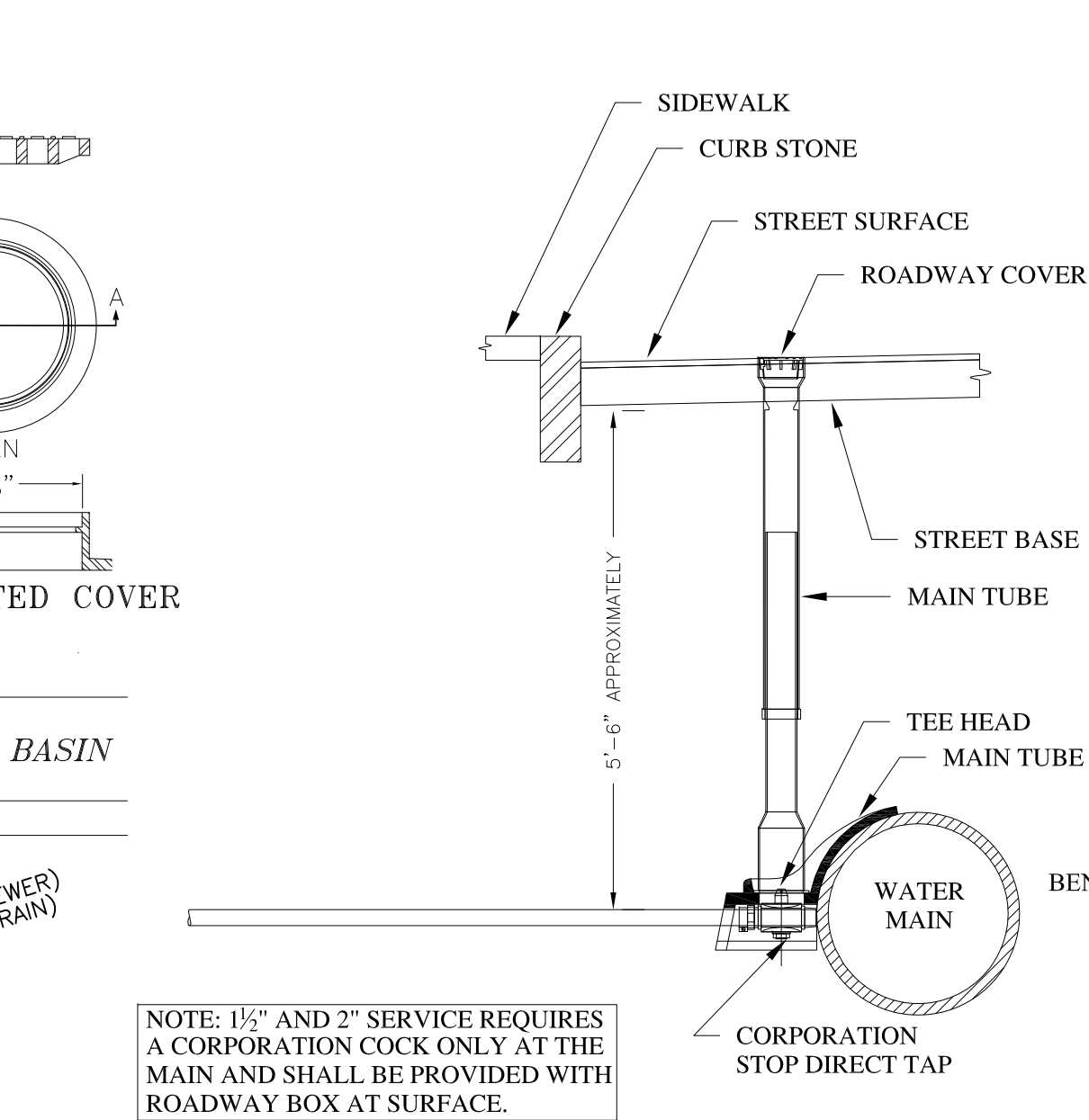
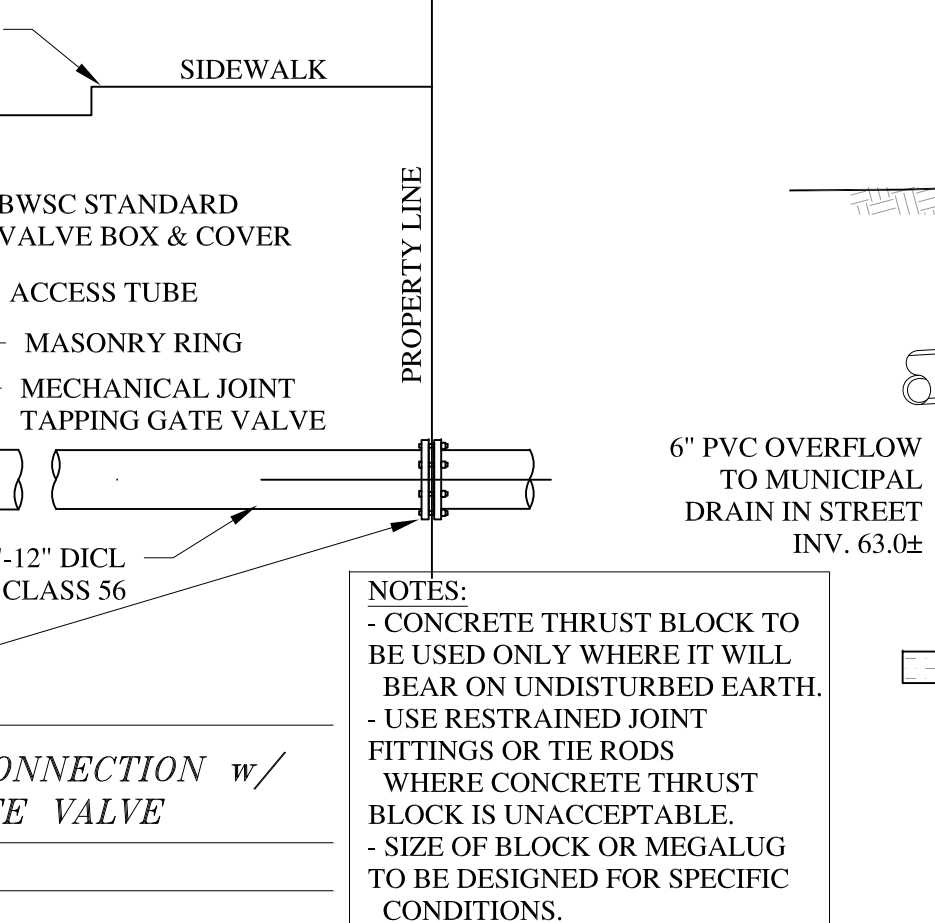
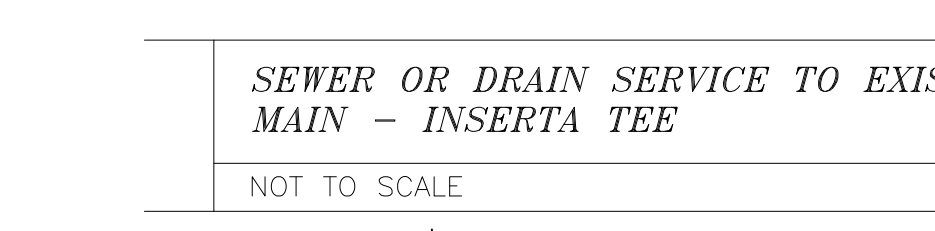
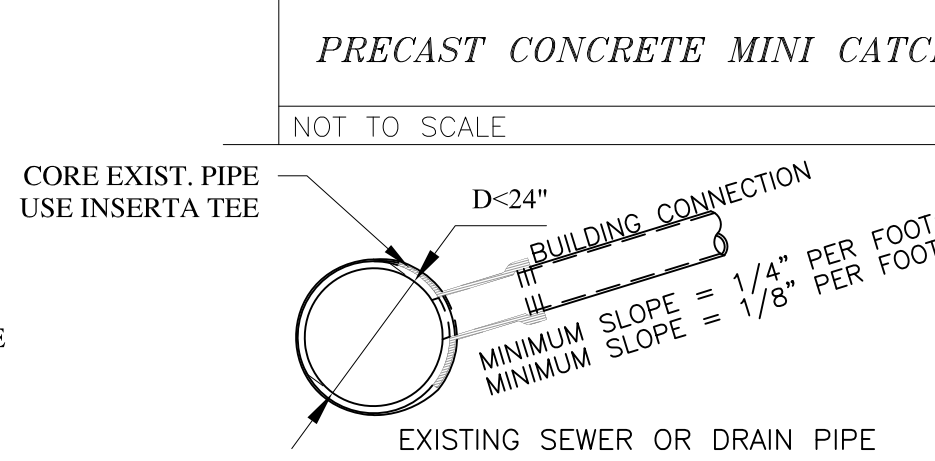
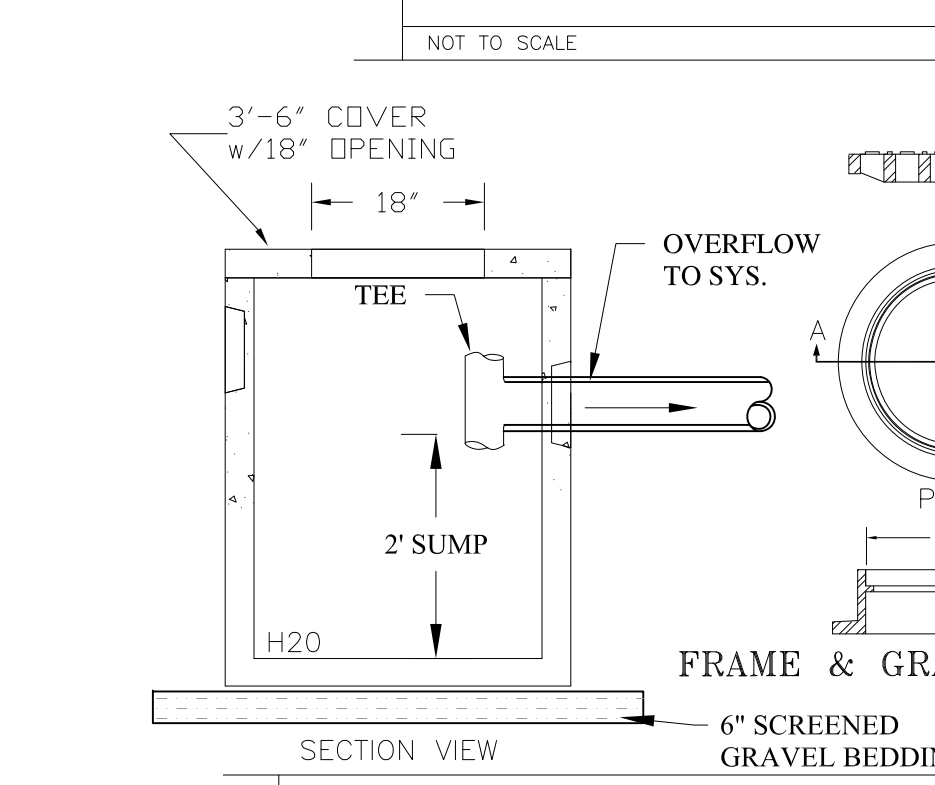
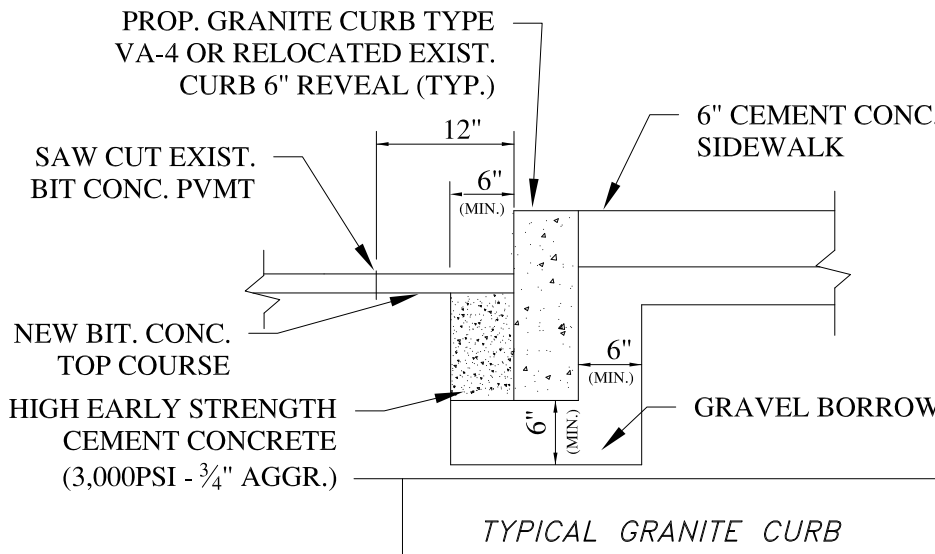
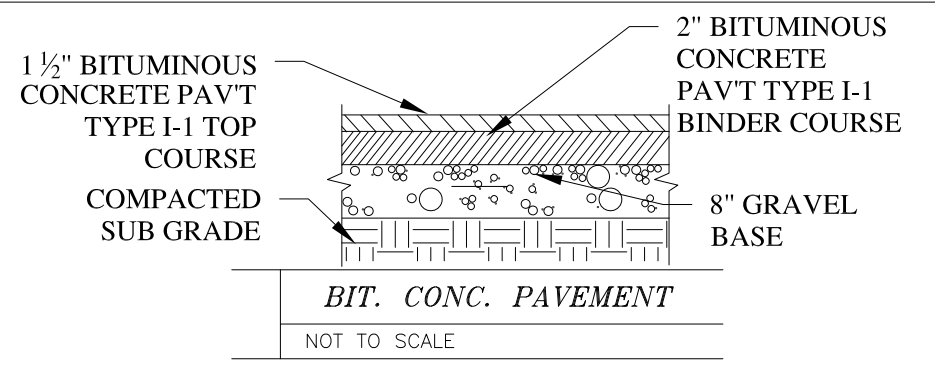


MATERIALS:
 STORM DRAIN: 4" & 6" PVC (SDR35) 1% SLOPE MIN.
 SEWER SERVICE: 6" (SDR 35) 2% SLOPE MIN.
 WATER: 2" DOMESTIC - COPPER TYPE 'K' (MINIMUM OF 5 FEET BELOW GRADE)
 FIRE: 4" DI CL FIRE SERVICE (MINIMUM OF 5 FEET BELOW GRADE)

INSPECTION CHECK LIST

| | |
|------------------------|------------------|
| 1.5" DOMESTIC WATER | INSPECTOR: _____ |
| DATE: _____ | |
| 4" FIRE SERVICE | INSPECTOR: _____ |
| DATE: _____ | |
| INFILTRATION SYSTEM #1 | INSPECTOR: _____ |
| DATE: _____ | |
| INFILTRATION SYSTEM #2 | INSPECTOR: _____ |
| DATE: _____ | |
| 6" SEWER SERVICE | INSPECTOR: _____ |
| DATE: _____ | |
| 6" SEWER DYE TEST | INSPECTOR: _____ |
| DATE: _____ | |
| 6" DRAIN SERVICE | INSPECTOR: _____ |
| DATE: _____ | |
| 6" DRAIN DYE TEST | INSPECTOR: _____ |
| DATE: _____ | |
| MINI DMH | INSPECTOR: _____ |
| DATE: _____ | |
| CATCH BASIN #1 | INSPECTOR: _____ |
| DATE: _____ | |
| CATCH BASIN #2 | INSPECTOR: _____ |
| DATE: _____ | |
| DO NOT DUMP PLAQUE (2) | INSPECTOR: _____ |
| DATE: _____ | |

AS-BUILT FEE REQUIRED



REFERENCES:
 SURVEY: Land Mapping, Inc. - 01/06/17
 APPLICANT: Doug Beaudet (617)733-4223
 689 Somerville Ave., Somerville, MA 02143
 ARCHITECT: Khalsa Design, Inc. - 04/19/17

| No. | Date | Comment |
|-----|------|---------|
| | | |
| | | |
| | | |

Columbia Design Group, LLC
 Consulting Engineers
 14 Upham Avenue
 Boston, MA 02125
 (T) 617.506.1474 (F) 617.507.7740

BWSC SITE PLAN

| | | | |
|--------------|---------------|-------------|----------|
| Date: | June 09, 2017 | Scale: | 1" = 10' |
| Project No.: | 2017-130 | Drawing by: | PG |

C-1
 Sheet 1 of 1

Peter Gamme

ARCHITECTURAL ABBREVIATIONS

| | | | | | | | | | |
|--|--|--|--|---|---|--|---|--|--|
| & AND | C | E | F | J | N | R | S | W | |
| A | CD COILING DOOR CG COILING GRILLE CL CENTER LINE CLG CEILING CLR CLEAR CM CONSTRUCTION MANAGER AD AREA DRAIN ADD ADDENDUM ADDD ADDITIONAL ADJ ADJUSTABLE ADJ ADJACENT ADMIN ADMINISTRATION AFF ABOVE FINISH FLOOR AHT 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 | CO COILING DOOR CG COILING GRILLE CL CENTER LINE CLG CEILING CLR CLEAR CM CONSTRUCTION MANAGER AD AREA DRAIN ADD ADDENDUM ADDD ADDITIONAL ADJ ADJUSTABLE ADJ ADJACENT ADMIN ADMINISTRATION AFF ABOVE FINISH FLOOR AHT 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 | EJT EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR EMERG EMERGENCY ENCL ENCLOSURE ENTR ENTRANCE EO ELECTRICAL OUTLET EP EXPLOSION PROOF EQ EQUAL EQU EQUIPMENT ES END SECTION EWC ELECTRIC WATER COOLER EVA EXHAUST AIR EXC EXCAVATE/ED-ION EXH EXHAUST HOOD EXIST EXISTING EXP EXPANSION EXT EXTERIOR E EXISTING EC EXHAUST CABINET EF EXHAUST FAN EIFS EXTERIOR INSULATION AND FINISH SYSTEM EJT EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR EMERG EMERGENCY ENCL ENCLOSURE ENTR ENTRANCE EO ELECTRICAL OUTLET EP EXPLOSION PROOF EQ EQUAL EQU EQUIPMENT ES END SECTION EWC ELECTRIC WATER COOLER EVA EXHAUST AIR EXC EXCAVATE/ED-ION EXH EXHAUST HOOD EXIST EXISTING EXP EXPANSION EXT EXTERIOR | FRMG FRAMING FS FULL SIZE FS FLOOR SINK FSTOP FIRESTOPPING FT FOOT/FEET FTR FOOTING FURR FIN TUBE RADIATION FUT FUTURE | JAN JANITOR JB JUNCTION BOX JT JOIST JT JOINT | NA NOT APPLICABLE NIC NOT IN CONTRACT NO NUMBER NOM NOMINAL NRC NOISE REDUCTION COEFFICIENT NT NOTE NTS NOT TO SCALE | R RADIUS R RISER RA RETURN AIR RAD RADIATION RB RESILIENT BASE RD ROOF DRAIN RE RELOCATE EXISTING REC RECESSED REF REFERENCE REFR REFRIGERATOR REG REGISTER REIN REINFORCE/EDI-ING REM REMOVE REQ REQUIRED RET RETAINING REV REVERSE RIS RISER RF RESILIENT FLOOR RH ROOF HATCH RM ROOM RO ROUGH OPENING RS ROUGH SLAB RWC RAIN WATER CONDUCTOR | STS STEEL STRUCTURE SUPV SUPERVISOR SUSP SUSPENDED SW SWITCH SWH SWITCH SWD SWOOD SYM SYMMETRICAL | W WIDTH/WIDE WF WITH W/O WITHOUT WC WATER CLOSET WC WALL COVERING WD WOOD WDW WINDOW WG WALL GUARD WH WALL HYDRANT WHC WHEELCHAIR WHTR WATER HEATER WR WATERPROOF WASTE WASTE RECEPTACLE WSCT WEATHERSTRIP WVSCCT WATERPROOF WINDOW TREATMENT WT WEIGHT WW WOOD WINDOW WWF WELDED WIRE FABRIC |
| B | D | H | M | L | O | S | T | U | |
| 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 | D DEPTH OR DEEP DEMO DEMOLITION DEPR DEPRESSION DEPT DEPARTMENT DET DETAILS DF DRINKING FOUNTAIN DIA DIAMETER DIAG DIAGONAL DIFF DIFFUSER DIM DIMENSION DISP DISPENSER DISTR DISTRIBUTION DIV DIVISION DJT DUMMY JOINT DN DOWN DP DEMOUNTABLE PARTITION DR DATA PROCESSING DR DOOR DS DOWNSPOUT DW DUMBWATER DWG DRAWING DWLS DOWELS | 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 | 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 MR MILDEW RESISTENT MTD MOUNTED MTR MOTOR MULL MULLION | L ANGLE LAV LAVATORY LAV LAVATORY LFC 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 | O ON CENTER OD OUTSIDE DIAMETER OFF OFFICE OH OVERHEAD OP OPERABLE PARTITION OPER OPERATOR OPNG OPENING OPP OPPOSITE ORD OVERFLOW ROOF DRAIN | S SCHED SINK SD SCHEDULE SD SHOWER DRAIN SD SMOKE DAMPER SDSP SOAP DISPENSER SECT SECTION SECY SECRETARY SF STORE FRONT SQUARE 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 SS STAINLESS STEEL ST STREET ST STONE TILE STC SOUND TRANSMISSION STD STANDARD STL STEEL STN STONE STNL STONE LEDGE STOR STORAGE STRUCT STRUCTURAL | 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 URINAL UC UNDERCUT UFD UNDER FLOOR DUCT UH UNIT HEATER UNFIN UNFINISHED UNO UNLESS NOTED OTHERWISE US UTILITY SHELF UTIL UTILITY | |
| C | E | I | Q | K | P | S | V | W | |
| C CHANNEL C DISP CUP DISPENSER CAB CABINET CG CORNER GUARD CH COAT HOOK CJT CONTROL JOINT CCTV CLOSED CIRCUIT TELEVISION | E EXISTING EC EXISTING CABINET EF EXHAUST FAN EIFS EXTERIOR INSULATION AND FINISH SYSTEM | IC INTERCOM ID INSIDE DIAMETER IN INCH INSUL INSULATION INT INTERIOR ISO ISOLATION | QT QUARRY TILE | KO KNOCK OUT | P PART PB PARTITION PC PUSH BUTTON PCD PRECAST CONCRETE PED 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 PRES PLASTIC RESIN PRESS PRESSURE PRIM PRIMARY PROJ PROJECTION PRV POWER ROOF VENTILATOR PT PAINT PTC PAPER TOWEL CABINET PTR PRINTER PVC POLYVINYL CHLORIDE | S SCHED SINK SD SCHEDULE SD SHOWER DRAIN SD SMOKE DAMPER SDSP SOAP DISPENSER SECT SECTION SECY SECRETARY SF STORE FRONT SQUARE 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 SS STAINLESS STEEL ST STREET ST STONE TILE STC SOUND TRANSMISSION STD STANDARD STL STEEL STN STONE STNL STONE LEDGE STOR STORAGE STRUCT STRUCTURAL | V VALVE CABINET VENT VENTILATION VERT VERTICAL VEST VESTIBULE VR VAPOR RETARDER VTR VENT THROUGH ROOF | W WIDTH/WIDE WF WITH W/O WITHOUT WC WATER CLOSET WC WALL COVERING WD WOOD WDW WINDOW WG WALL GUARD WH WALL HYDRANT WHC WHEELCHAIR WHTR WATER HEATER WR WATERPROOF WASTE WASTE RECEPTACLE WSCT WEATHERSTRIP WVSCCT WATERPROOF WINDOW TREATMENT WT WEIGHT WW WOOD WINDOW WWF WELDED WIRE FABRIC | |

SYMBOLS

| | | | |
|--|---|--|---|
| | LEVEL LINE, CONTROL OR DATUM ELEVATION | | DETAIL REFERENCE DRAWING NUMBER |
| | REVISION NUMBER | | EXTERIOR ELEVATION NUMBER |
| | PARTITION TYPE | | INTERIOR ELEVATION KEY |
| | CASEWORK TYPE | | ROOM/SPACE NUMBER |
| | INTERIOR WINDOW TYPE | | DOOR NUMBER |
| | WINDOW TYPE | | SEALANT AND BACKER ROD JOINT |
| | COLUMN REFERENCE GRID | | DASH AND DOT CENTER LINE |
| | BUILDING SECTION REFERENCE DRAWING NUMBER | | DASH AND DOUBLE DOT LINES PROPERTY LINES, BOUNDARY LINES |
| | WALL SECTION REFERENCE DRAWING NUMBER | | SECTION DETAIL REFERENCE DRAWING NUMBER |
| | DIMENSION LINE | | BREAK LINE TO BREAK OFF PARTS OF A DRAWING |
| | DOTTED LINE | | HIDDEN OR CONSTRUCTION ABOVE, BEYOND |

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

- GENERAL CONDITIONS : THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA DOCUMENT A201 (1987 EDITION) EXCEPT AS HEREIN AMENDED.
- 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.
- 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.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 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.
- 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.
- 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.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- 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, VVC, OR PANELING.
- 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.
- PROTECTION : THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
- 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.
- 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.
- ARCHITECTURAL, MECHANICAL, ELECTRICAL, ELEVATOR, & SPRINKLER : EACH CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- 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.
- 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.
- CARPET AND/OR TILE : CARPET AND/OR TILE AS SELECTED AS PER DRAWINGS.
- 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.
- 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.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, ETC.
- ALL INTERIOR FINISHES AND FURNISHINGS FOR CEILINGS, WALL AND FLOORS SHALL BE CLASS 1in WITH A FLAME SPREAD RATING OF 0 TO 25.
- SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL PRIOR TO APPLICATION.
- 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.
- ALL WOODS BLOCKING TO BE PRESSURE TREATED, FIRE RETARDANT.

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
41 Woodville Street
Boston, MA 02119

CLIENT
Doug Beaudet

ARCHITECT

DESIGN

KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8882 FAX: 617-591-2086

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

| | |
|----------------|------------|
| Project number | 17010 |
| Date | 08/08/2017 |
| Drawn by | AB |
| Checked by | JSK |
| Scale | 1 : 1 |

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

General Notes & Abbreviations

A-001

Woodville Street Residences

BUILDING CODE REVIEW

MASSACHUSETTS STATE BUILDING CODE-8TH EDITION

Introduction

This report documents the code compliance review for the proposed Woodville Street Residences (the Building) project, located in Boston, MA. The compliance review is limited to the fire protection, life safety and accessibility of the applicable codes.

Project Description

The proposed construction project resides in Boston, MA and consists of a 4 Story Residential building (R-2) of type 5A construction.

Applicable Codes

- The applicable codes and guidelines for the project include the following:
1. The Massachusetts State Building Code (780 CMR), Eighth Edition, Effective August 1, 2010 (based on IBC International Building Code 2009) with MA Amendments
 2. 521 CMR Massachusetts Architectural Access Board
 3. 248 CMR MA Plumbing Regulations
 4. 524 CMR MA Elevator Regulations
 5. 527 CMR MA Fire Prevention and Electrical Regulations
 6. International Energy Code 2009
 7. International Mechanical Code 2009
 8. International Fire Code 2009
 9. IEBC 2009

Occupancy Separation

TABLE 508.4
Fire Resistance Rating Requirements for Fire Separation Assemblies Between Fire Areas (in Hours)

| Occupancy | S | M | NS |
|-----------|---|---|----|
| R-2 | 1 | 2 | - |
| - | - | - | - |

Individual Floor Area Review:

Floor 1 (R-2) has a building area of 2,202 square feet which is less than the permitted allowable Unlimited area and thus compliant.

Floor 2 (R-2) has a building area of 2,202 square feet which is less than the permitted allowable Unlimited area and thus compliant.

Floor 3 (R-2) has a building area of 2,202 square feet which is less than the permitted allowable Unlimited area and thus compliant.

Floor 4 (R-2) has a building area of 2,202 square feet each which is less than the permitted allowable Unlimited area and thus compliant.

Egress Features - Occupant Load, Exit Number, and Exit Capacity

The occupant loads for each space within the Building are calculated using the maximum floor area allowances per occupant identified in 780 CMR Table 1004.1.1. Allowed areas are as follows:

These calculated occupant loads are then used to determine the minimum required size of the Building's egress elements, using the egress width per occupant factors identified in section 1005.1.0.2 inches per person for doors and ramps and corridors and 0.3 inches per person for stairways. Table 1021.1 requires two exits for Buildings with occupancy between 1-500 per story.

NUMBER OF EXITS REQUIRED FOR MAXIMUM OCCUPANT LOAD: 1 - 500 = 2
EXITS SUPPLIED FROM RESIDENTIAL - 2

(see code 1021.2 for exception below)

1021.1 Exits from stones. All spaces within each story shall have access to the minimum number of approved independent exits as specified in Table 1021.1 based on the occupant load of the story. For the purposes of this chapter, occupied roofs shall be provided with exits as required for stones.

Exceptions:

1. As modified by Section 403.5.2.
2. As modified by Section 1021.2.
3. Exit access stairways and ramps that comply with Exception 3 or 4 of Section 1016.1 shall be permitted to provide the minimum number of approved independent exits required by Table 1021.1 on each story.
4. In Group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
5. Within a story, rooms and spaces complying with Section 1015.1 with exits that discharge directly to the exterior at the level of exit discharge, are permitted to have one exit.

TABLE 1021.1
MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD OCCUPANT LOAD (persons per story)

| MINIMUM NUMBER OF EXITS(per story) | |
|------------------------------------|---|
| 1-500 | 2 |
| 501-1,000 | 3 |
| More than 1,000 | 4 |

1015.1 Exits or exit access doorways from spaces. Two exits or exit access doorways from any space shall be provided where one of the following conditions exists:
Exception: Group I-2 occupancies shall comply with Section 1014.2.2 through 1014.2.7.

1. The occupant load of the space exceeds one of the values in Table 1015.1.

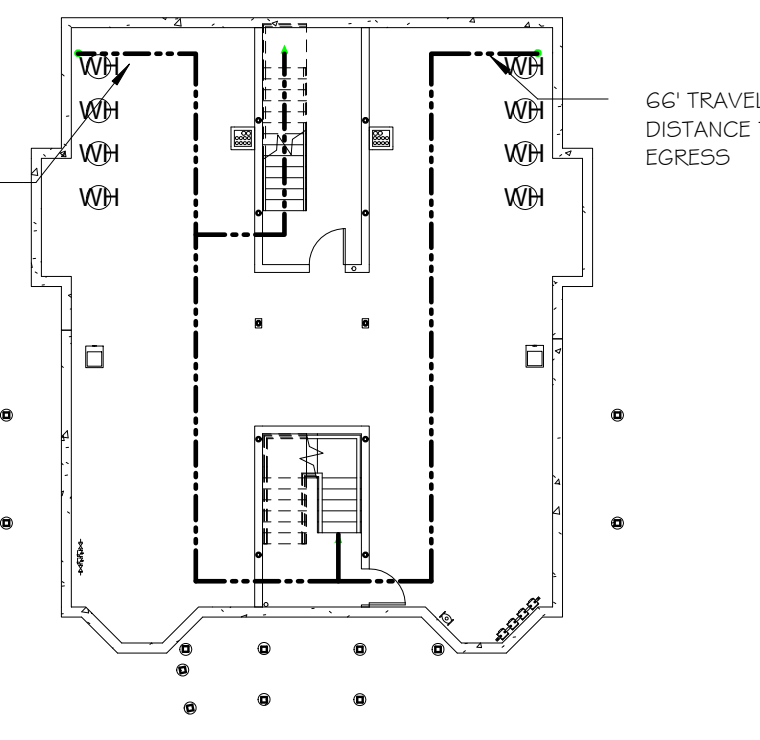
Exception: In Group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

2. The common path of egress travel exceeds one of the limitations of Section 1014.3.

3. Where required by Section 1015.3, 1015.4, 1015.5, 1015.6 or 1015.6.1.

Where a building contains mixed occupancies, each individual occupancy shall comply with the applicable requirements for that occupancy. Where applicable, cumulative occupant loads from adjacent occupancies shall be considered in accordance with the provisions of Section 1004.1.

Only one exit shall be required from Group R-2 occupancy buildings or from stones of other buildings as indicated in Table 1021.2. Occupancies shall be permitted to have a single exit in buildings otherwise required to have more than one exit if the areas served by the single exit do not exceed the limitations of Table 1021.2. Mixed occupancies shall be permitted to be served by single exits provided each individual occupancy complies with the applicable requirements of Table 1021.2 for that occupancy. Where applicable, cumulative occupant loads from adjacent occupancies shall be considered in accordance with the provisions of Section 1004.1. Basements with a single exit shall not be located more than one story below grade plane.



5 Basement Egress Plan
1/16" = 1'-0"

MA AAB Group Dwelling Units

GROUP 1 DWELLING UNITS

In multiple dwellings that are for rent, 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.

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.

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.

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 10 inches (10" = 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. Whenever exterior decks, patios, and balconies are provided, an exterior electrical outlet shall also be provided.

9.5.6 Closets/pantines 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

Concealed Spaces

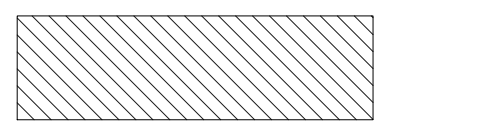
Fire-blocking and draft-stopping shall be installed in combustible concealed locations in accordance with 717.0

FIRE PROTECTION LEGEND

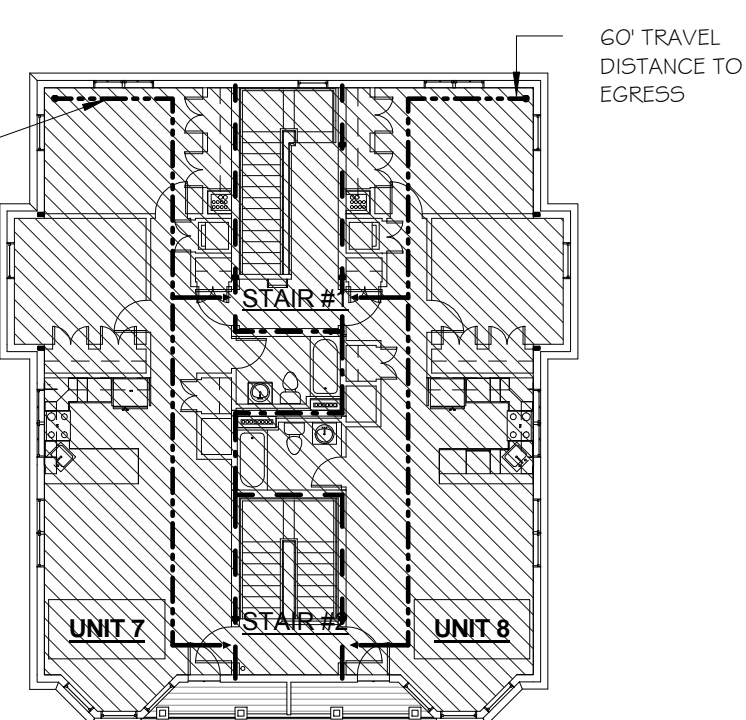
EXIT PATH

1HR. FIRE RATED WALL/PARTITION

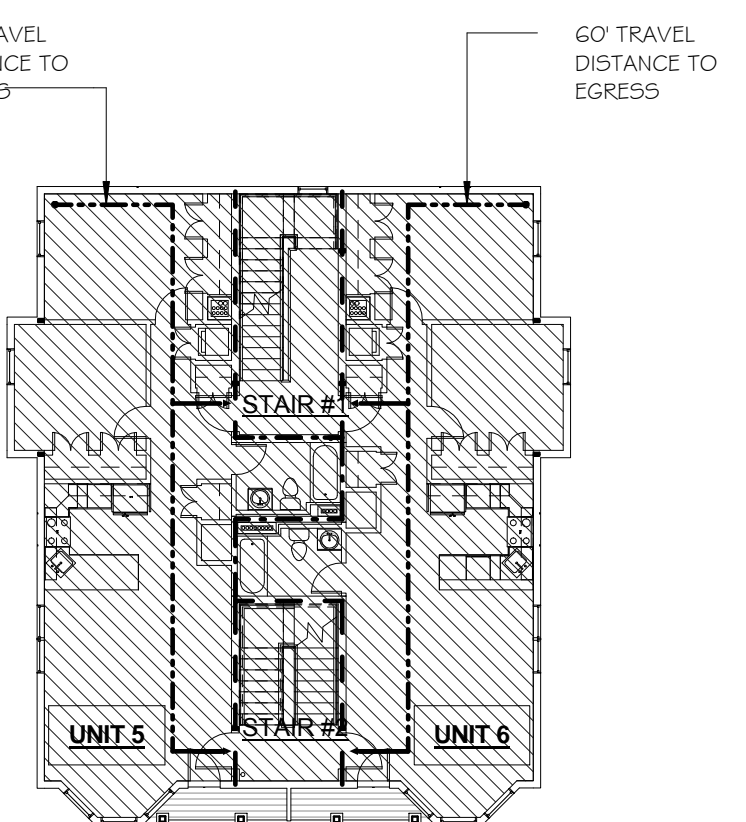
2HR. FIRE RATED WALL/PARTITION



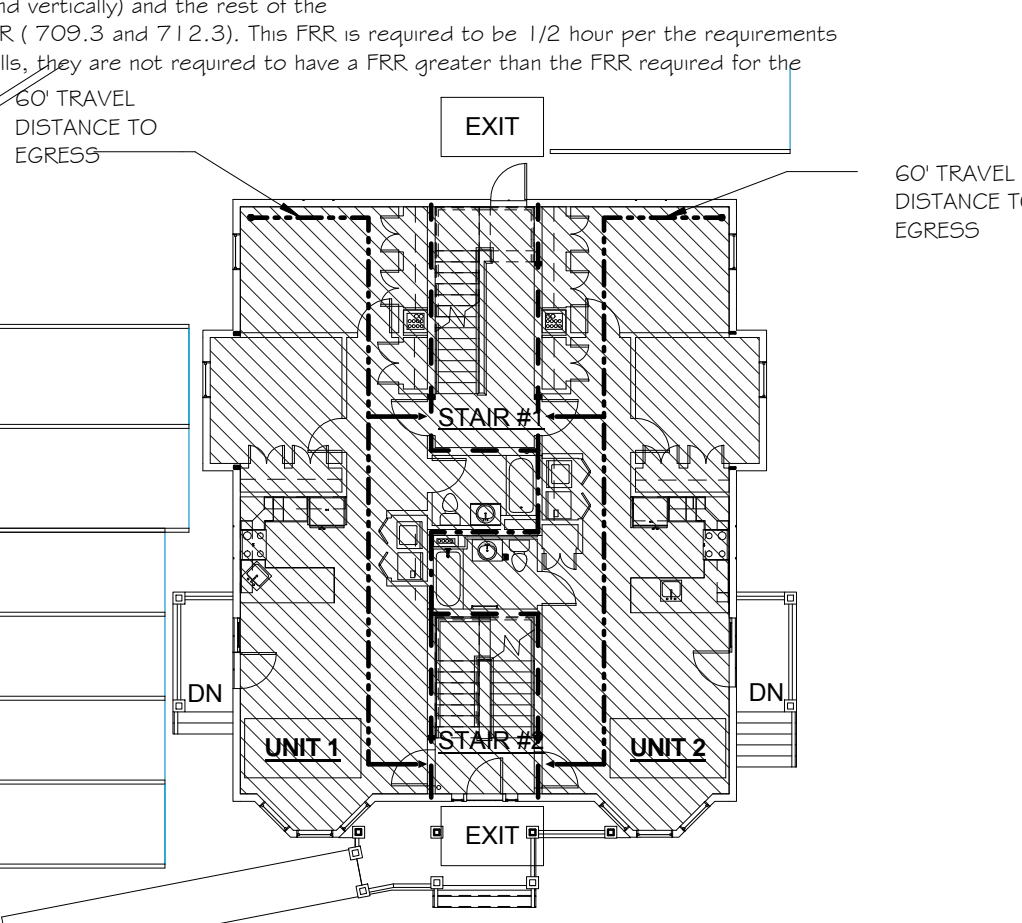
1HR. FIRE RATED FLOOR CEILING ASSEMBLY



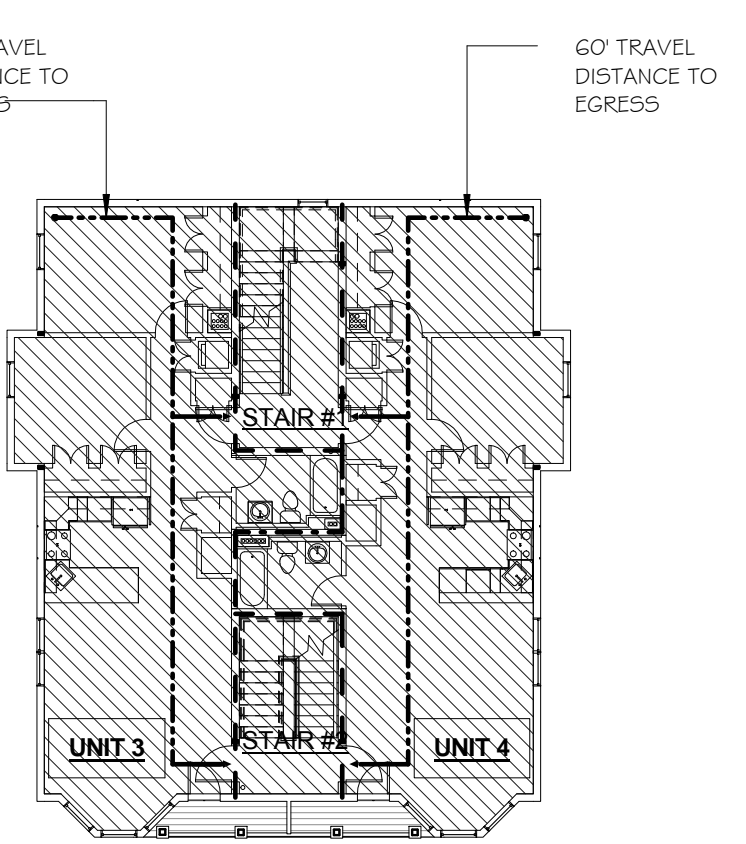
6 4th Floor Egress Plan
1/16" = 1'-0"



4 3rd Floor Egress Plan
1/16" = 1'-0"



2 1st Floor Egress Plan
1/16" = 1'-0"



3 2nd Floor Egress Plan
1/16" = 1'-0"

**BUILDING CODE REVIEW
INTERNATIONAL BUILDING CODE-2009 EDITION**

USE GROUP - R-2

TABLE 503:

| BUILDING A | FLOOR | USE GROUP | TYPE OF CONSTRUCTION | ALLOWED | | INCREASE | | TOTAL | | PROVIDED | | REMARKS |
|------------|----------|-----------|--|-----------|----------------|-----------|---------|-------------------|----------------|------------|--|---------|
| | | | | AREA S.F. | STORIES/HEIGHT | AREA S.F. | STORIES | ALLOWED AREA S.F. | STORIES/HEIGHT | | | |
| 0 | BASEMENT | "S2" | LOW HAZARD CITY/TOWN RESIDENTIAL MULTIFAMILY | 13,500 | 2 | NOT USED | 1 | 7,000 | 2130 | 0 S/8'-9" | SEE NOTE #1,2,3,4,5,6 BELOW FOR INCREASE INFORMATION | |
| 1 | FIRST | "R2" | RESIDENTIAL MULTIFAMILY | 7,000 | 2 | NOT USED | 1 | 7,000 | 2202 | 1 S/10'-0" | SEE NOTE #1,2,3,4,5,6 BELOW FOR INCREASE INFORMATION | |
| 2 | SECOND | "R2" | RESIDENTIAL MULTIFAMILY | 7,000 | 2 | NOT USED | 1 | 7,000 | 2202 | 1 S/10'-0" | SEE NOTE #1,2,3,4,5,6 BELOW FOR INCREASE INFORMATION | |
| 3 | THIRD | "R2" | RESIDENTIAL MULTIFAMILY | 7,000 | 2 | NOT USED | 1 | 7,000 | 2202 | 1 S/10'-0" | SEE NOTE #1,2,3,4,5,6 BELOW FOR INCREASE INFORMATION | |
| 4 | FOURTH | "R2" | RESIDENTIAL MULTIFAMILY | 7,000 | 2 | NOT USED | 1 | 7,000 | 2202 | 1 S/10'-0" | SEE NOTE #1,2,3,4,5,6 BELOW FOR INCREASE INFORMATION | |
| TOTAL | | | | | | | | | 10,938 | 4 S/40'-0" | | |

BUILDING "R2" RESIDENTIAL AREA = 8,808 S.F. TOTAL BUILDING "A" AREA = 10,938 S.F.

SECTION 508.4

Fire Resistance Rating Requirements for Fire Separation Assemblies Between Fire Areas (in Hours)

| OCCUPANCY | R2 | S2 |
|-----------|----|----|
| R2 | N | 1 |
| S2 | 1 | N |

SECTION 506.3

1. ALLOWABLE AREA INCREASE DUE TO AUTOMATIC FIRE SUPPRESSION SYSTEM = 200% (NOT USED)
 3. USE GROUP "R2" = 8,808 S.F.
 4. ALLOWABLE HEIGHT INCREASE DUE TO AUTOMATIC SPRINKLES SYSTEM - 1 STORY* - (USED)
 5. ALLOWABLE AREA INCREASE DUE TO STREET FRONTAGE - SECTION - 506.2 - (NOT USED)
 6. AREA ANALYSIS ALLOWABLE AREA INCREASE (NOT USED) DUE TO COMPLIANCE WITH BASIC REQUIREMENTS OF TABLE 503
- NOTE: BUILDING IS FULLY FIRE SUPPRESSED

FIRE RESISTANCE OF STRUCTURAL ELEMENTS:

TABLE 601:

| STRUCTURAL ELEMENTS | TYPE OF CONSTRUCTION | FIRE RATING FILE # |
|---|----------------------|--------------------|
| | | |
| 1. EXTERIOR FRAME: INCLUDING COLUMNS, GIRDERS, TRUSSES | | 1 HR |
| 2. BEARING WALLS EXTERIOR INTERIOR | | 1 HR 1 HR |
| 3. NONBEARING WALLS AND PARTITIONS: EXTERIOR (table 602) | | 1 HR |
| 4. NONBEARING WALLS AND PARTITIONS: INTERIOR | | 0 HR |
| 5. FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS | | 1 HR |
| 6. ROOF CONSTRUCTION: INCLUDING SUPPORTING BEAMS AND JOISTS | | 1 HR |

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 (c) | 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-2 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 1004.1.1:
RESIDENTIAL 1200 SF GROSS

| # | FLOOR | USE GROUP | AREA/200 | OCCUPANT/FLOOR |
|-----------------|--------------|-----------|------------|----------------|
| 0 | BASEMENT /S2 | | 2,130/ 300 | 7 |
| 1 | FIRST/R2 | | 2,202/ 200 | 11 |
| 2 | SECOND/ R2 | | 2,202/ 200 | 11 |
| 3 | THIRD/ R2 | | 2,202/ 200 | 11 |
| 4 | FOURTH/ R2 | | 2,202/ 200 | 11 |
| TOTAL # 1,2,3,4 | | | | 51 |

SECTION 1005.1

STAIR WIDTH WIDTH IN INCHES STAIRS 0.3/PERSON

| # | STAIR | EGRESS CAPACITY 0.3" OCCUPANTS | WIDTH IN INCH ALLOWED | WIDTH PROVIDED |
|---|----------|--------------------------------|-----------------------|----------------|
| 1 | STAIR #1 | 16" | 44" | 44" |
| 2 | STAIR #2 | 16" | 44" | 44" |

EGRESS WIDTH (OTHER THAN STAIRS) WIDTH IN INCHES 0.2/OCCUPANT

| # | DOOR | EGRESS CAPACITY 0.2" OCCUPANTS | WIDTH IN INCH ALLOWED | WIDTH PROVIDED |
|----------------------|----------|--------------------------------|-----------------------|----------------|
| 1 | CORRIDOR | 5.5" | 11" | 32" |
| 2 | CORRIDOR | 5.5" | 11" | 32" |
| EXTERIOR EGRESS DOOR | | | | 11" |

PROJECT NAME

Woodville Street Residences

PROJECT ADDRESS

41 Woodville Street
Boston, MA 02119

CLIENT

Doug Beudet

ARCHITECT



17IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8882 FAX: 617-591-2086

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION



| | |
|----------------|--------------|
| Project number | 17010 |
| Date | 08/08/2017 |
| Drawn by | AB |
| Checked by | JSK |
| Scale | As indicated |

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

Code Review and Egress Calculations

A-010

Woodville Street Residences

ITKG-SERVERData\1717010_Beudet_35-37\Woodville03 Drawings\01_ARCH_CD\1717010_Woodville_Boston_05.13.17_CD.rvt

8/8/2017 10:39:29 AM

GENERAL SITE PLAN NOTES:

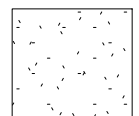

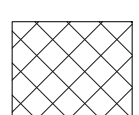
1. SEE CIVIL PLANS FOR ADDITIONAL NOTES
2. SEE LANDSCAPE PLAN FOR PLANTING LIST AND NOTES

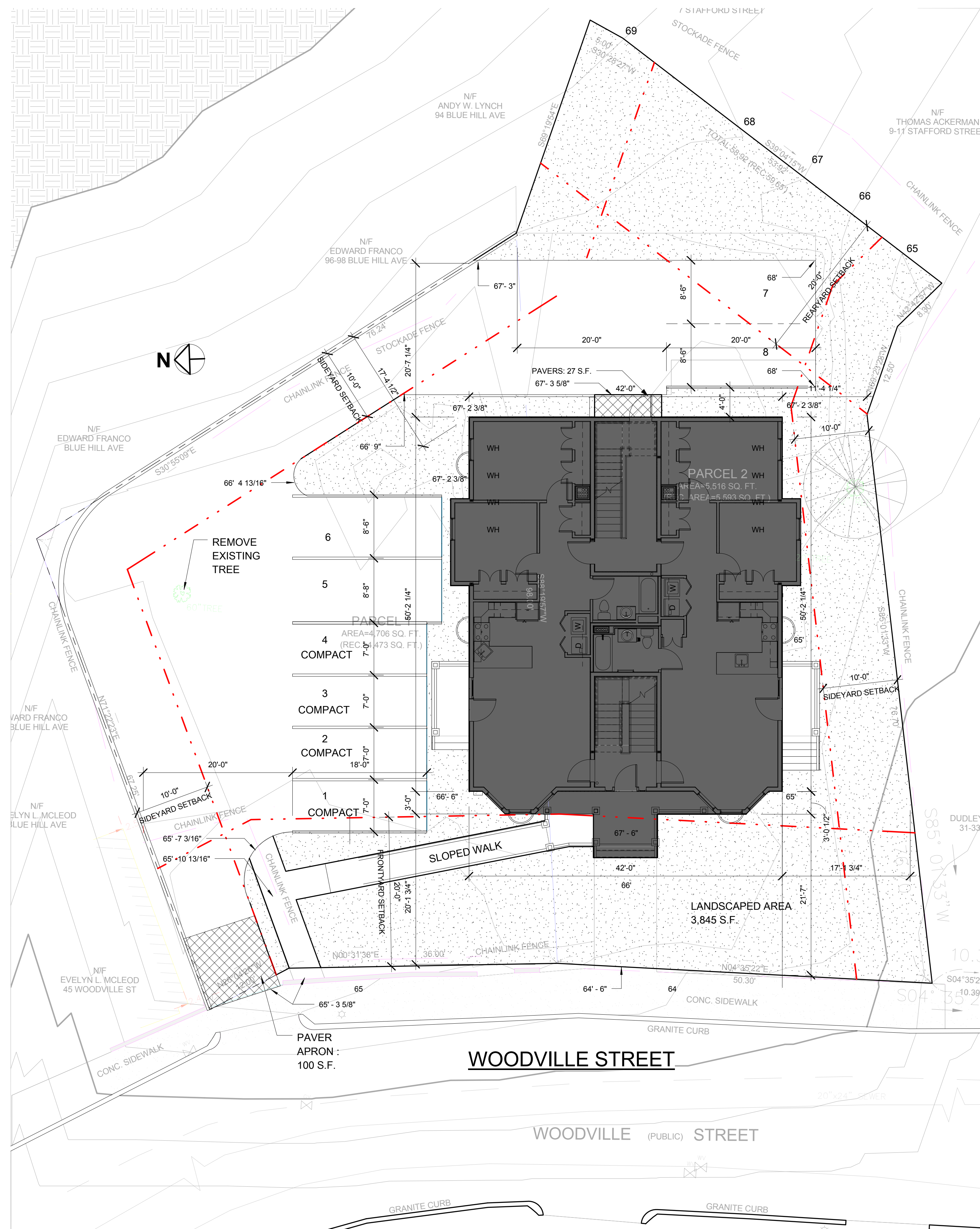
ZONING CHART

| ZONE - MFR (OTHER) | REQUIRED | EXISTING | PROPOSED | REMARKS |
|---|--|-----------|----------------------------|----------|
| LOT AREA, MIN. S.F. FOR DWELL. UNIT(S) | 4,000 SF/ FIRST 3 UNITS + 1,000 SF /EACH ADDTL UNIT (9,000 SF REQ./8 DU) | 10,221 SF | 10,221 SF / DU | COMPLIES |
| FAR | 1.0/ 10,222 S.F. | N/A | 0.86 / 8,808 S.F. | COMPLIES |
| USEABLE OPEN SPACE | 200 S.F. (PER DU) 1,600 S.F. REQ. FOR 8 DU | 10,221 SF | 3,845 S.F. 480.5 SF / DU | COMPLIES |
| LOT WIDTH (MIN.) | 40' | ~98' | ~98' | COMPLIES |
| LOT FRONTAGE (MIN.) | 40' | ~98' | ~98' | COMPLIES |
| MAX HEIGHT | 45'-0" / 4 ST | N/A | 42' 9" / 4 ST | COMPLIES |
| FRONT SETBACK | 20' | N/A | 20'-0" | COMPLIES |
| LEFT SIDE SETBACK | 10' - 0" | N/A | 17' 4" | COMPLIES |
| RIGHT SIDE SETBACK | | N/A | 10'-0" | COMPLIES |
| REAR SETBACK | 20' | N/A | 27'-3" | COMPLIES |
| REAR YARD MAX. OCC. BY ACCESSORY BUILDING | 25% / 2,555 SF | N/A | 0 % | COMPLIES |
| PARKING | 1/ DU = 8 Spaces Required (50% COMPACT ALLOWED) | N/A | 8 SPACES (INCL. 4 COMPACT) | COMPLIES |

OVERLAYS: BOULEVARD PLANNING NEIGHBORHOOD DESIGN REVIEW

KEY:

| | |
|--|--------------------|
|  | LANDSCAPE AREA |
|  | PROPOSED FOOTPRINT |
|  | WALKWAY PAVERS |



1 Proposed Architectural Site Plan
1/8" = 1'-0"

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
41 Woodville Street
Boston, MA 02119

CLIENT
Doug Beaudet

ARCHITECT

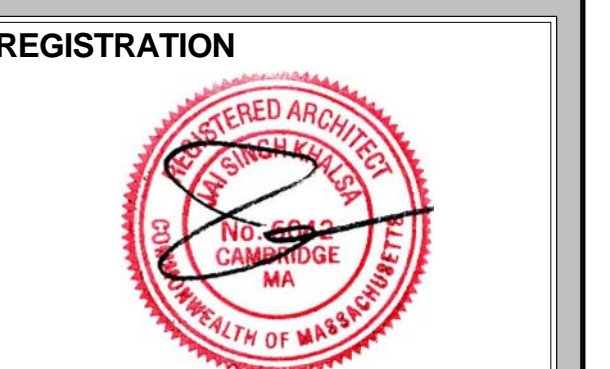
DESIGN

KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW



| | |
|----------------|--------------|
| Project number | 17010 |
| Date | 08/08/2017 |
| Drawn by | TC/ERS |
| Checked by | ERS |
| Scale | As indicated |

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

Site Plan and Zoning Chart

A-020

Woodville Street Residences

GENERAL FLOOR PLAN NOTES

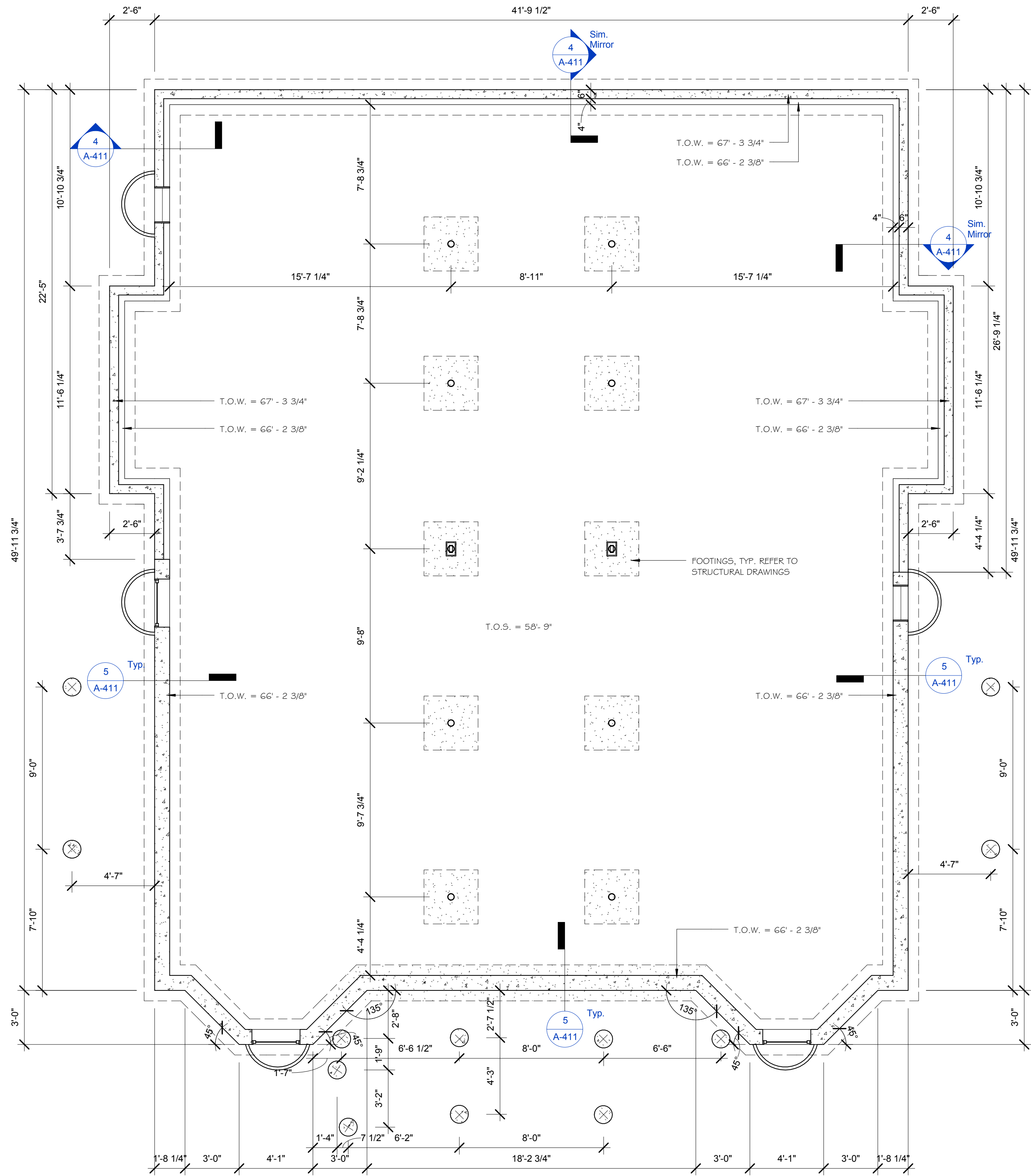
1. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
2. UNLESS OTHERWISE NOTED ALL NEW EXTERIOR WALLS ARE TYPE "X1"
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1"
5. SEE A-800 FOR PARTITION TYPES.
6. MOISTURE RESISTANT GWB. BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS
7. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
8. SEE A-710 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. SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
15. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
16. BUILDING TO BE FULLY SPRINKLERED.
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-430 AND A-431 FOR ROOF DETAILS.
19. ALL WINDOWS IN EXISTING BUILDING ARE NEW, REPLACE IN EXISTING OPENINGS, U.O.N.

LEGEND

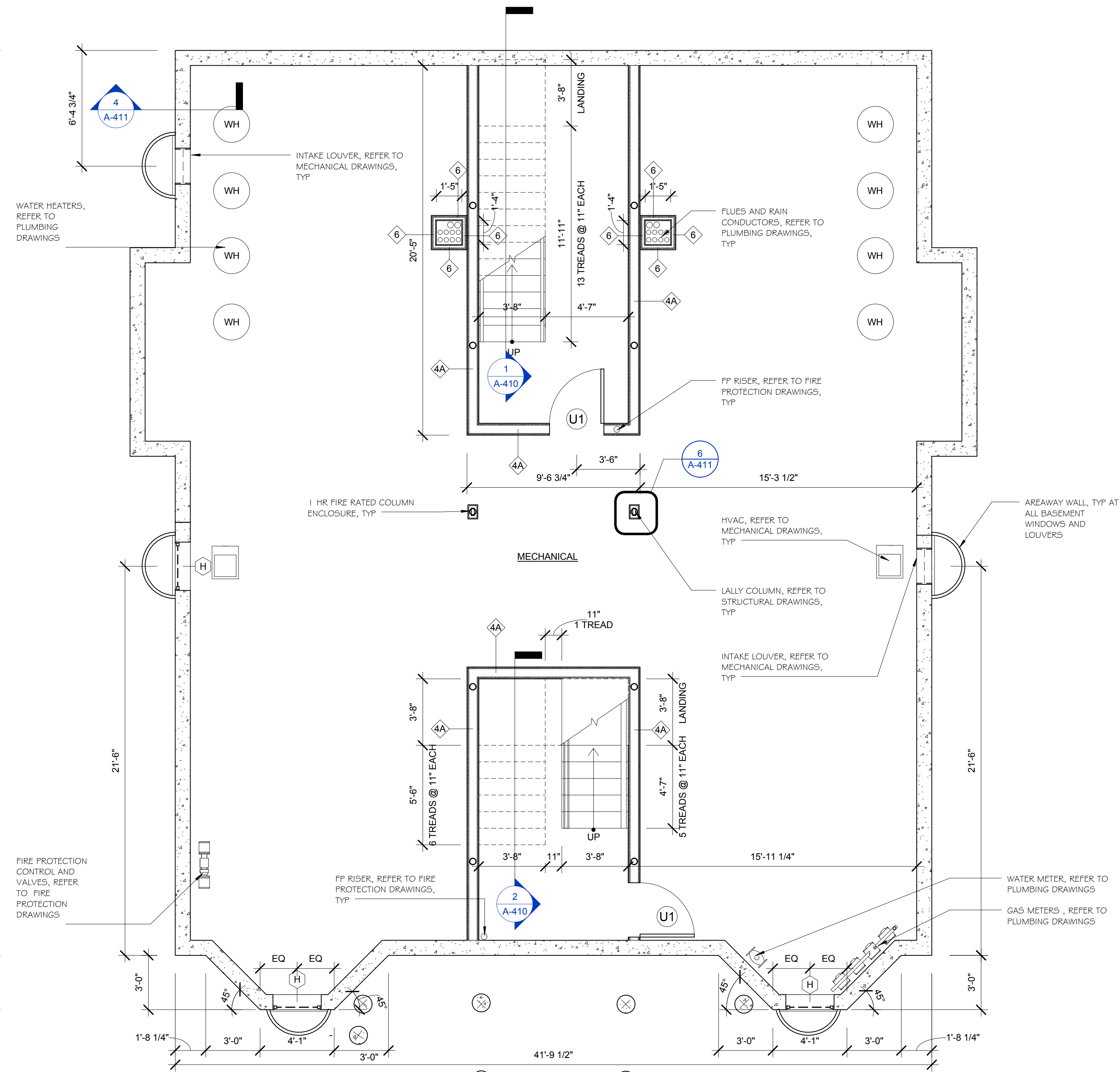
- NEW WALL
- EXISTING WALL TO REMAIN
- WALL TYPE
- FLOOR MOUNTED SUPPLY GRILLE
- FLOOR DRAIN
- SMOKE DETECTOR
- CO DETECTOR
- POST UP, REFER TO STRUCTURAL DRAWINGS
- POST UP, REFER TO STRUCTURAL DRAWINGS

GENERAL FOUNDATION PLAN NOTES:

1. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURE. FOUNDATION LAYOUT PLAN IS FOR REFERENCE ONLY.
2. COORDINATE ALL DIMENSIONS WITH FLOOR PLANS PRIOR TO CONSTRUCTION.



② Foundation Layout Plan
1/4" = 1'-0"



① Basement Plan
1/4" = 1'-0"

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
41 Woodville Street
Boston, MA 02119

CLIENT
Doug Beaudet

ARCHITECT
**DESIGN
KHALSA**

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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW



REGISTRATION

| | |
|----------------|--------------|
| Project number | 17010 |
| Date | 08/08/2017 |
| Drawn by | TC/ERS |
| Checked by | ERS |
| Scale | 1/4" = 1'-0" |

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

Basement and Foundation Layout Plans

A-100
Woodville Street Residences

GENERAL FLOOR PLAN NOTES

- FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
- UNLESS OTHERWISE NOTED ALL NEW EXTERIOR WALLS ARE TYPE "X1"
- ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
- UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "I1"
- SEE A-800 FOR PARTITION TYPES.
- MOISTURE RESISTANT G.W.B. BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS
- SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
- SEE A-710 FOR DOOR DETAILS & A-900 FOR WINDOW DETAILS
- ALL INTERIOR DIMENSIONS ARE FROM FACE OF G.W.B TO FACE G.W.B
- ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
- ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
- SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- BUILDING TO BE FULLY SPRINKLERED.
- 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.
- REFER TO SHEETS A-430 AND A-431 FOR ROOF DETAILS.
- ALL WINDOWS IN EXISTING BUILDING ARE NEW, REPLACE IN EXISTING OPENINGS, U.O.N.

LEGEND

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

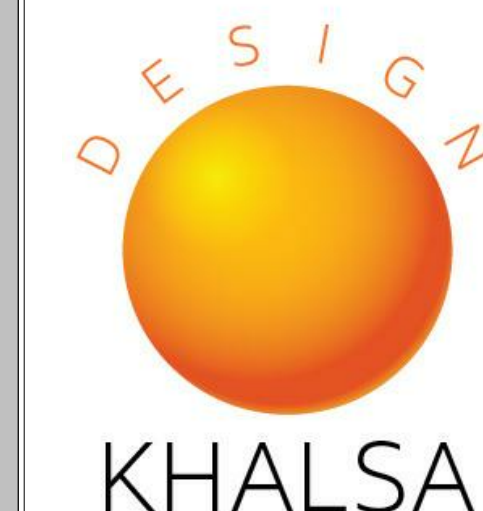
PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
41 Woodville Street
Boston, MA 02119

CLIENT

Doug Beaudet

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



Project number 17010
Date 08/08/2017
Drawn by TC/ERS
Checked by ERS
Scale 1/4" = 1'-0"

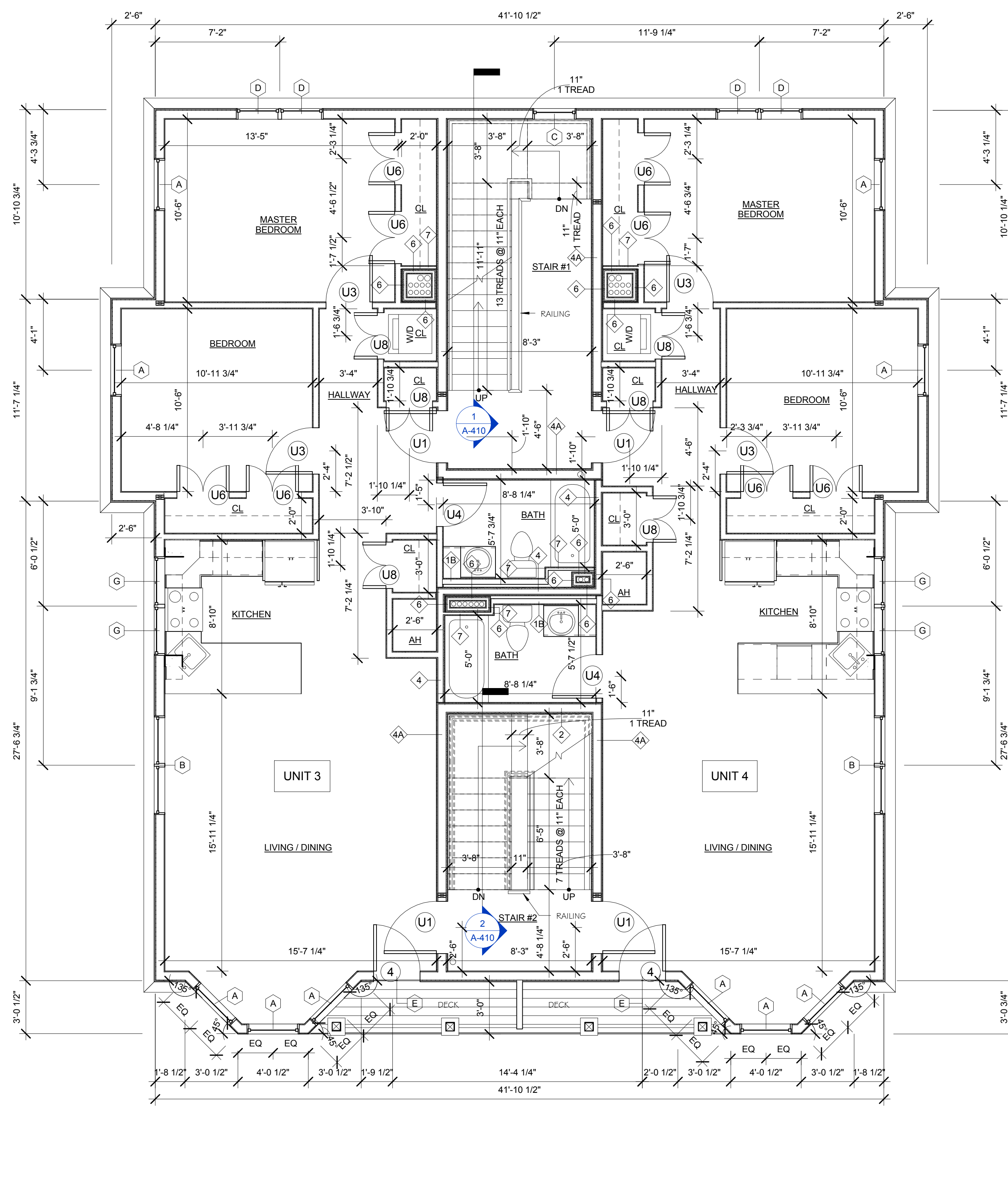
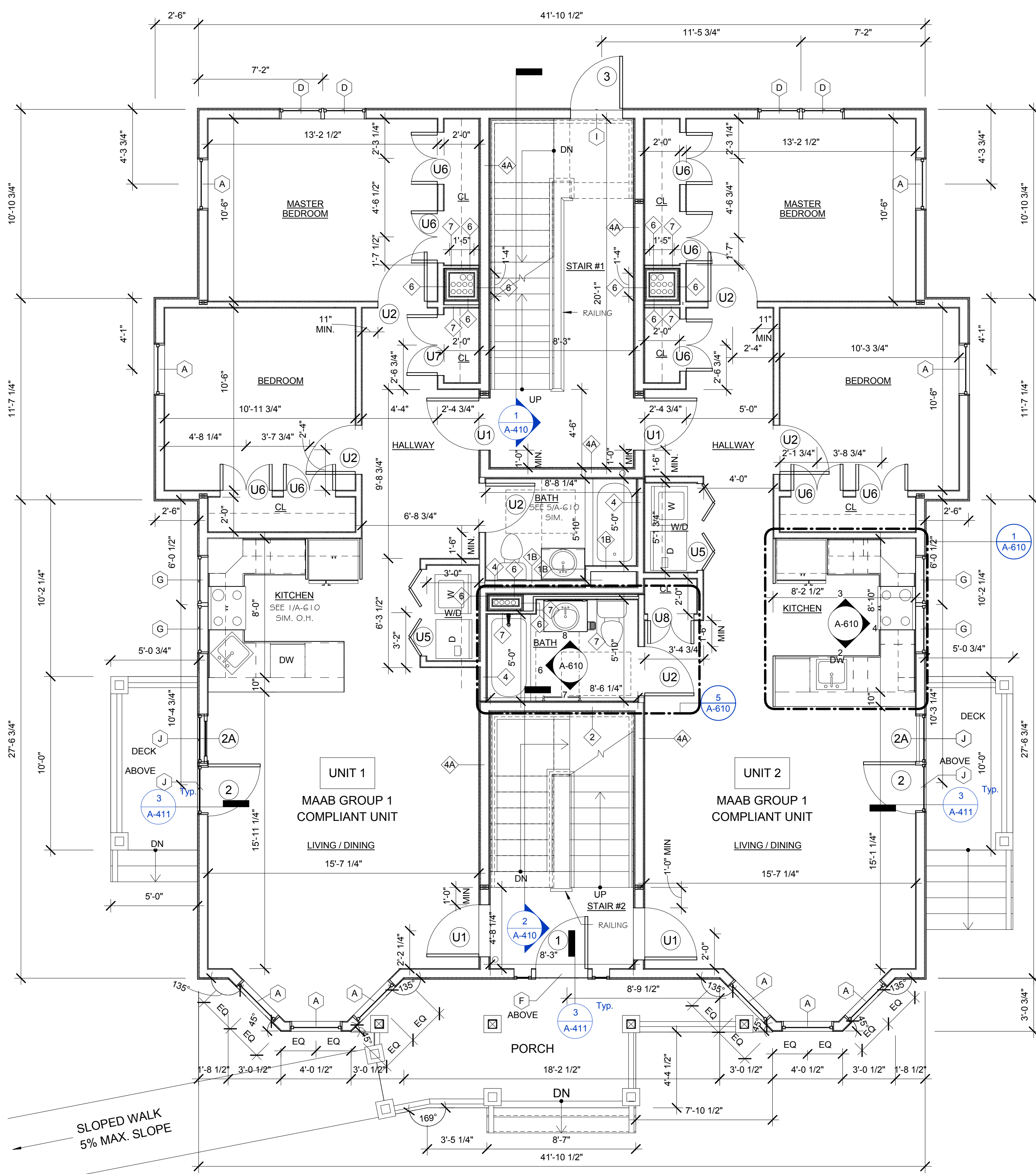
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

1st & 2nd Floor Plans

A-101

Woodville Street Residences



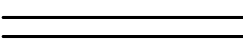

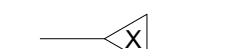






I:\TKG-SERVER\Draw\1717010_Beaudet_35-37\Woodville03 Drawings\01_ARCH_CD\17010_Woodville_Boston_05.13.17_CD.rvt

8/8/2017 10:38:41 AM

GENERAL FLOOR PLAN NOTES

- FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
- UNLESS OTHERWISE NOTED ALL NEW EXTERIOR WALLS ARE TYPE "X1"
- ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
- UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "I"
- SEE A-800 FOR PARTITION TYPES.
- MOISTURE RESISTANT GWB. BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS
- SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
- SEE A-710 FOR DOOR DETAILS & A-900 FOR WINDOW DETAILS
- ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
- ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
- ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
- SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- BUILDING TO BE FULLY SPRINKLERED.
- 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 MIRRORRED OR ROTATED IMAGES OF REFERENCED ELEVATIONS.
- REFER TO SHEETS A-430 AND A-431 FOR ROOF DETAILS.
- ALL WINDOWS IN EXISTING BUILDING ARE NEW. REPLACE IN EXISTING OPENINGS, U.O.N.

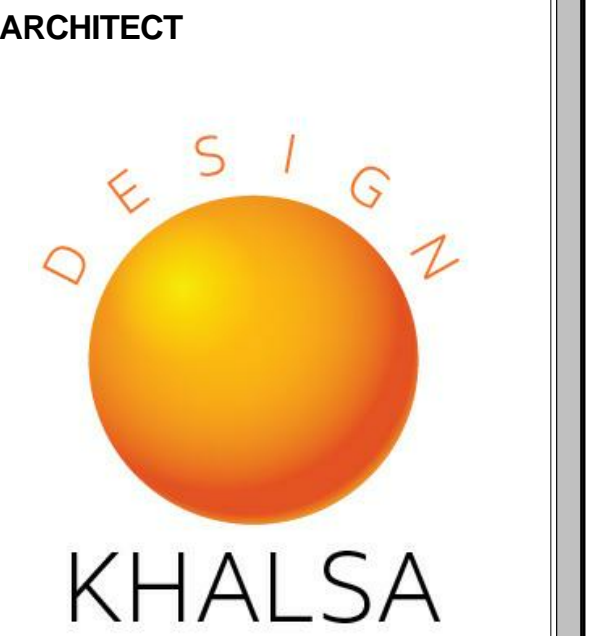
LEGEND

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

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
41 Woodville Street
Boston, MA 02119

CLIENT
Doug Beaudet



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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW



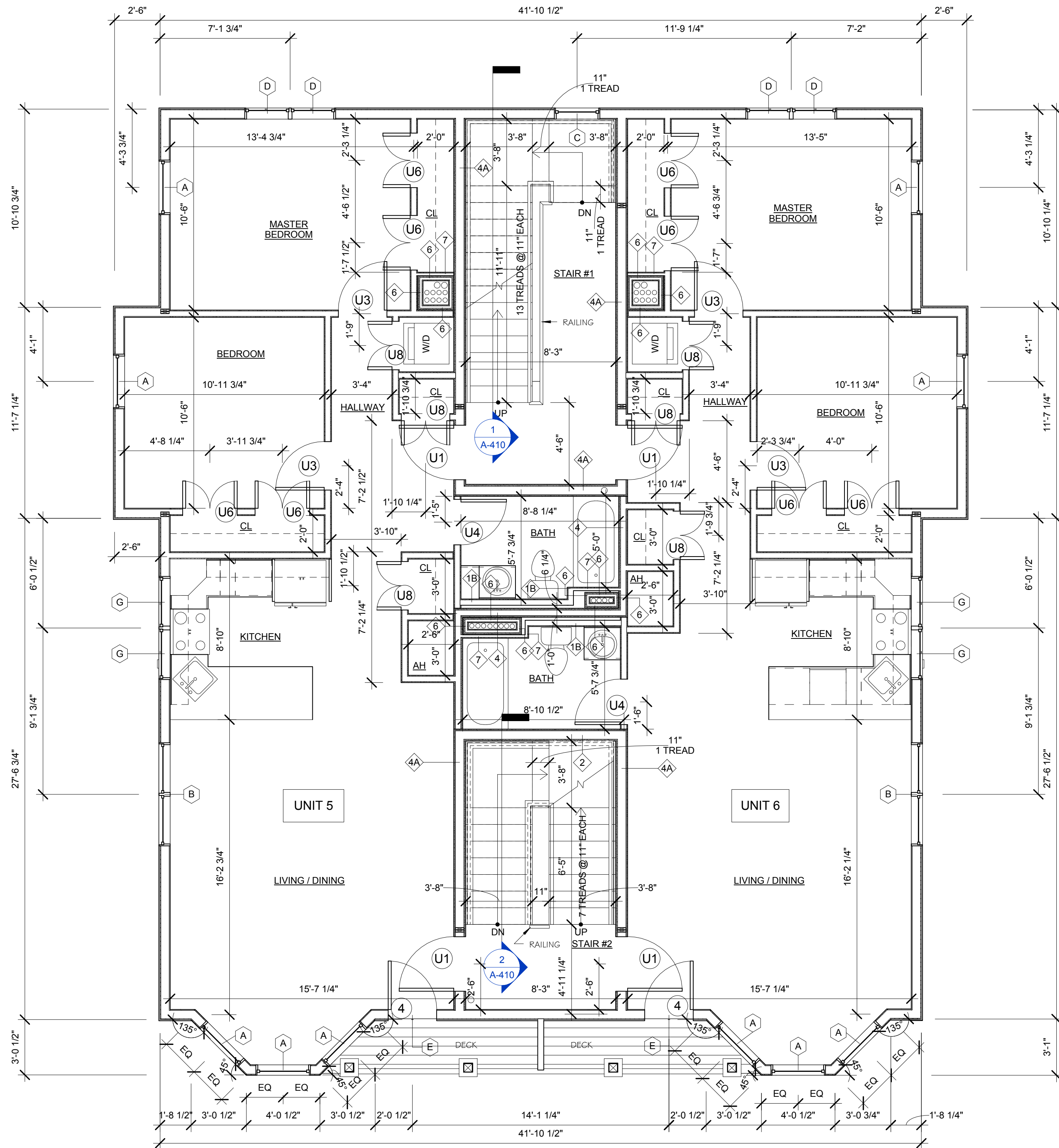
Project number 17010
Date 08/08/2017
Drawn by TC/ERS
Checked by ERS
Scale 1/4" = 1'-0"

REVISIONS

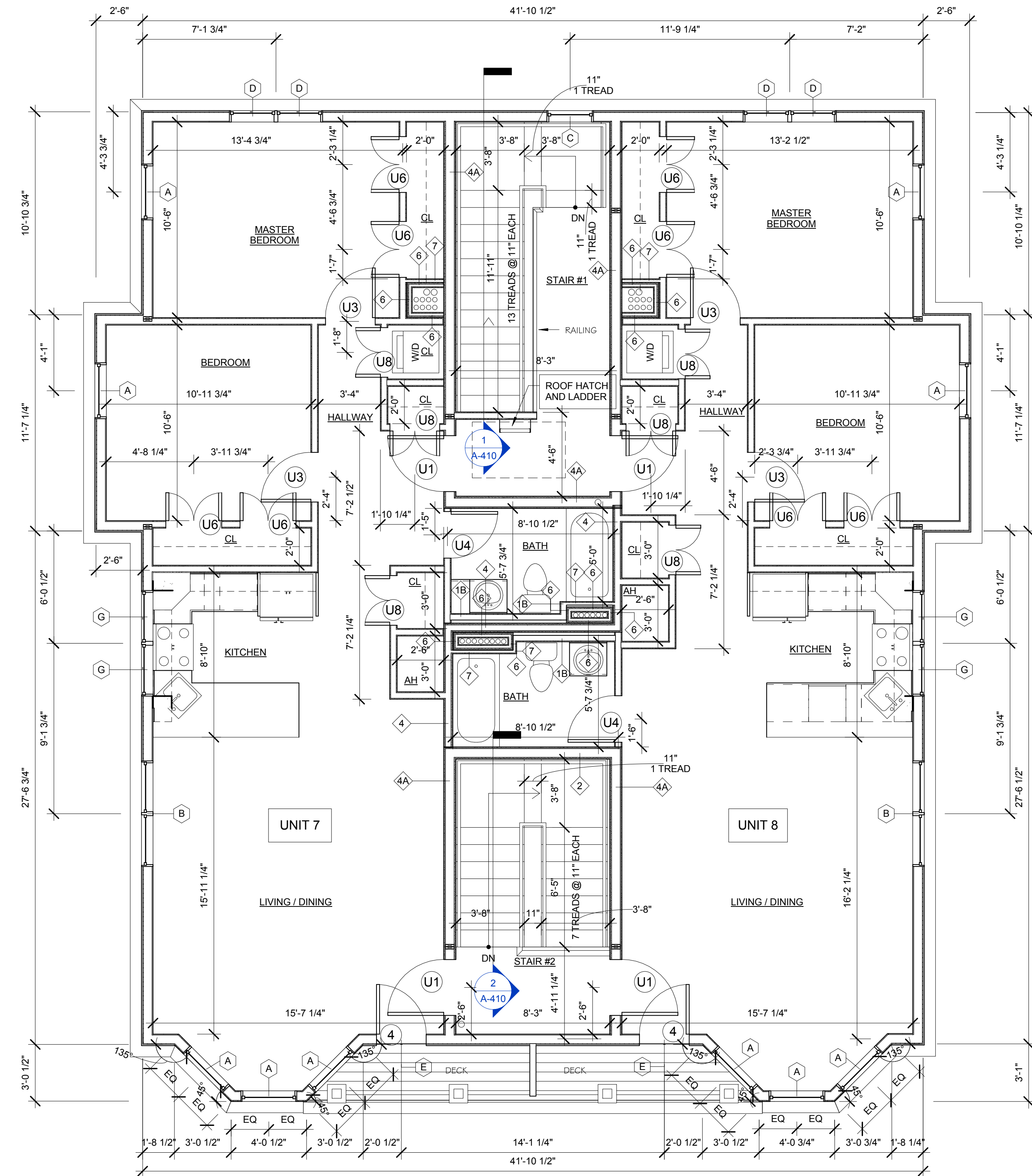
| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

3rd & 4th Floor
Plans

A-102
Woodville Street Residences



② 3rd Floor
1/4" = 1'-0"

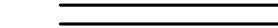





① 4th Floor
1/4" = 1'-0"

I:\TKG-SERVER\Draw\1717010_Beaudet_35-37\Woodville03 Drawings\01_ARCH_CD\17010_Woodville_Boston_05.13.17 CD.rvt

8/8/2017 10:39:44 AM

ROOF LEGEND

-  NEW WALL OR ROOF AREA
-  EXISTING WALL OR ROOF AREA TO REMAIN
-  ROOF DRAIN
-  EMERGENCY ROOF DRAIN

GENERAL ROOF PLAN NOTES

1. SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
2. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
3. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. REFER TO SHEETS A-430 AND A-431 FOR ROOF DETAILS.
5. HIGH FLAT ROOF TO BE EPDM MEMBRANE SYSTEM.

PROJECT NAME

Woodville Street Residences

PROJECT ADDRESS

41 Woodville Street
Boston, MA 02119

CLIENT

Doug Beaudet

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



| | |
|----------------|--------------|
| Project number | 17010 |
| Date | 08/08/2017 |
| Drawn by | Author |
| Checked by | Checker |
| Scale | 1/4" = 1'-0" |

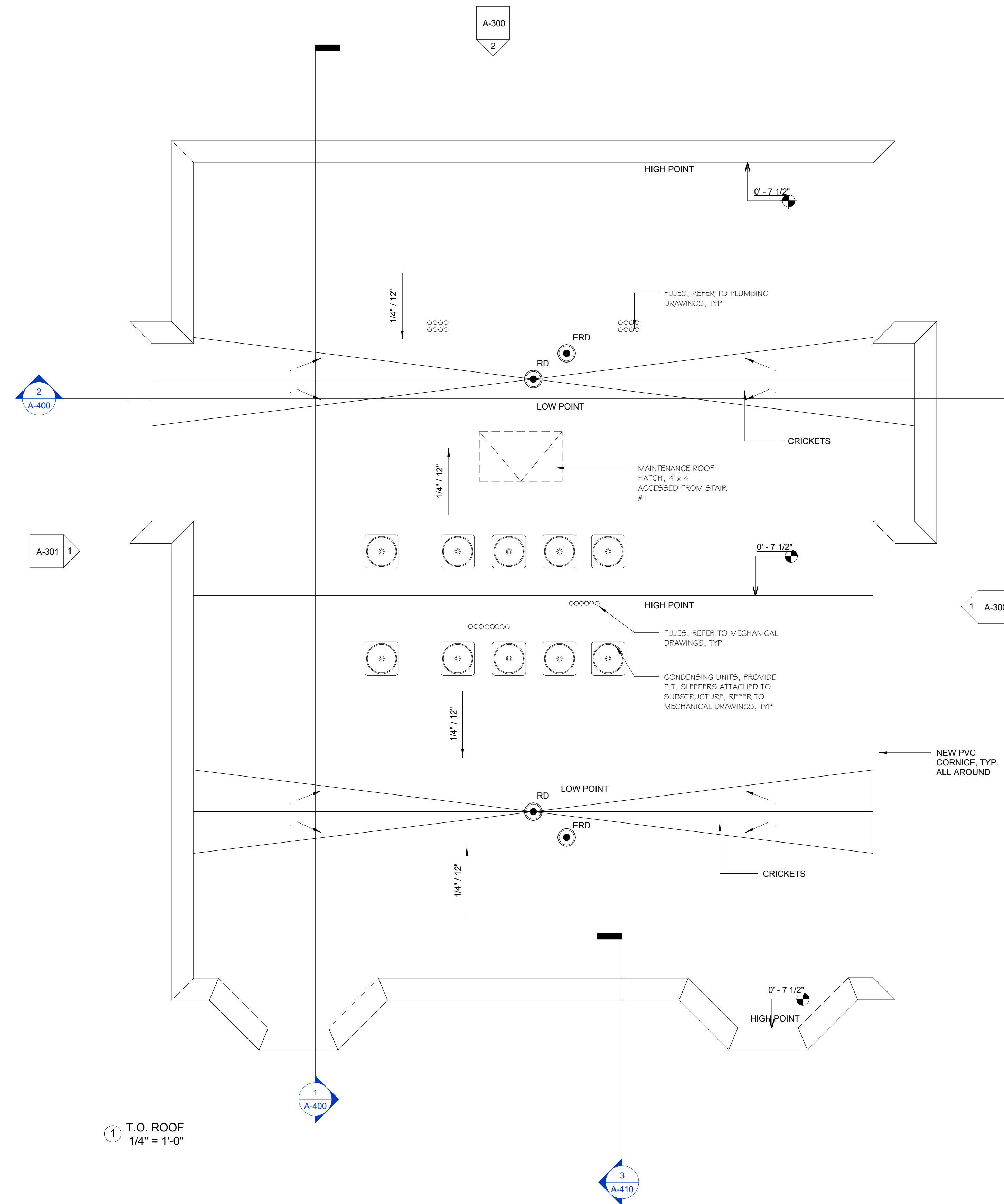
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Roof Plans

A-103

Woodville Street Residences


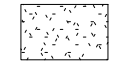




1 T.O. ROOF
1/4" = 1'-0"

I:\TKG-SERVER\DRData\17010_Beaudet_35-37\Woodville03 Drawings\01_ARCH_CD\17010_Woodville_Boston_05.13.17 CD.rvt

8/8/2017 10:39:46 AM

REFLECTED CEILING PLAN LEGEND

| | |
|---|---|
|  | GWB SUSPENDED CEILING, HEIGHT AS SPECIFIED AND GWB CEILING ATTACHED TO JOIST ABOVE TO MAINTAIN FIRE RATING. SEE BUILDING SECTION FOR CEILING ASSEMBLY |
|  | GWB CEILING ATTACHED TO JOIST, SEE BUILDING WALL SECTIONS FOR CEILING ASSEMBLY |
|  | GWB SOFFIT, SIZE TBD BY MECH. DUCTWORK ABOVE SOFFIT. GWB CEILING ATTACHED TO JOIST TO MAINTAIN FIRE RATING. SEE BUILDING SECTION FOR CEILING ASSEMBLY |
|  | PVC SOFFIT BOARD. SEE BUILDING SECTION FOR CEILING ASSEMBLY |

| | | |
|--|---|---|
|  SMOKE/CO ALARM |  SMOKE ALARM |  SPRINKLER |
|--|---|---|

NOTES:

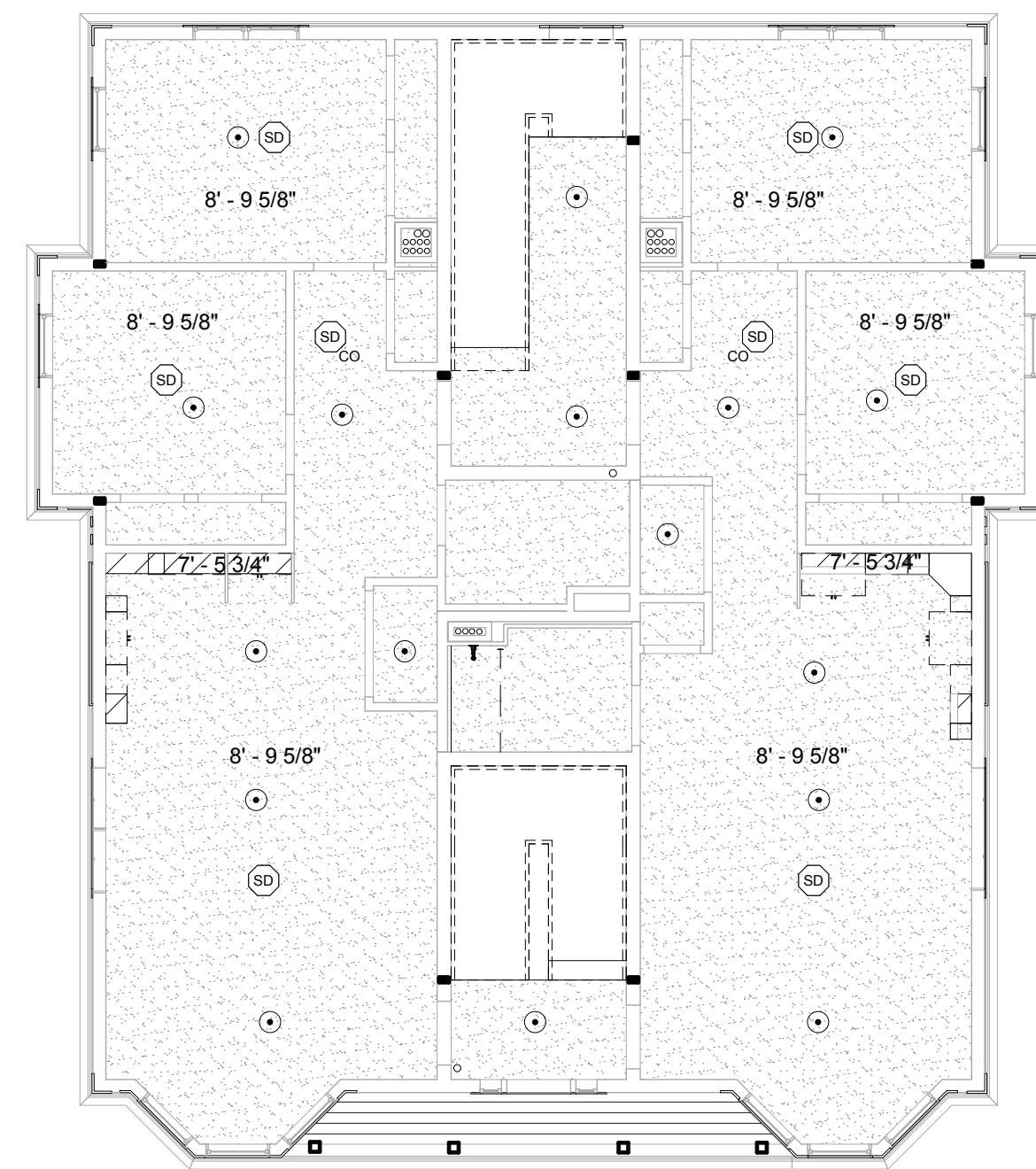
SMOKE DETECTORS TO BE INTERCONNECTED & HARD WIRED.
REFER TO ELECTRICAL PLANS FOR LIGHTING

SEE BUILDING SECTIONS FOR FLOOR/ CEILING ASSEMBLY; MAINTAIN 1 HR FIRE RATING ABOVE ALL SOFFITS AND SUSPENDED CEILINGS BY PROVIDING 2 LAYER 1/2" TYPE 'X' GWB ON 1/2" RESILIENT CHANNELS (RC-1) ATTACHED TO FLOOR JOISTS.

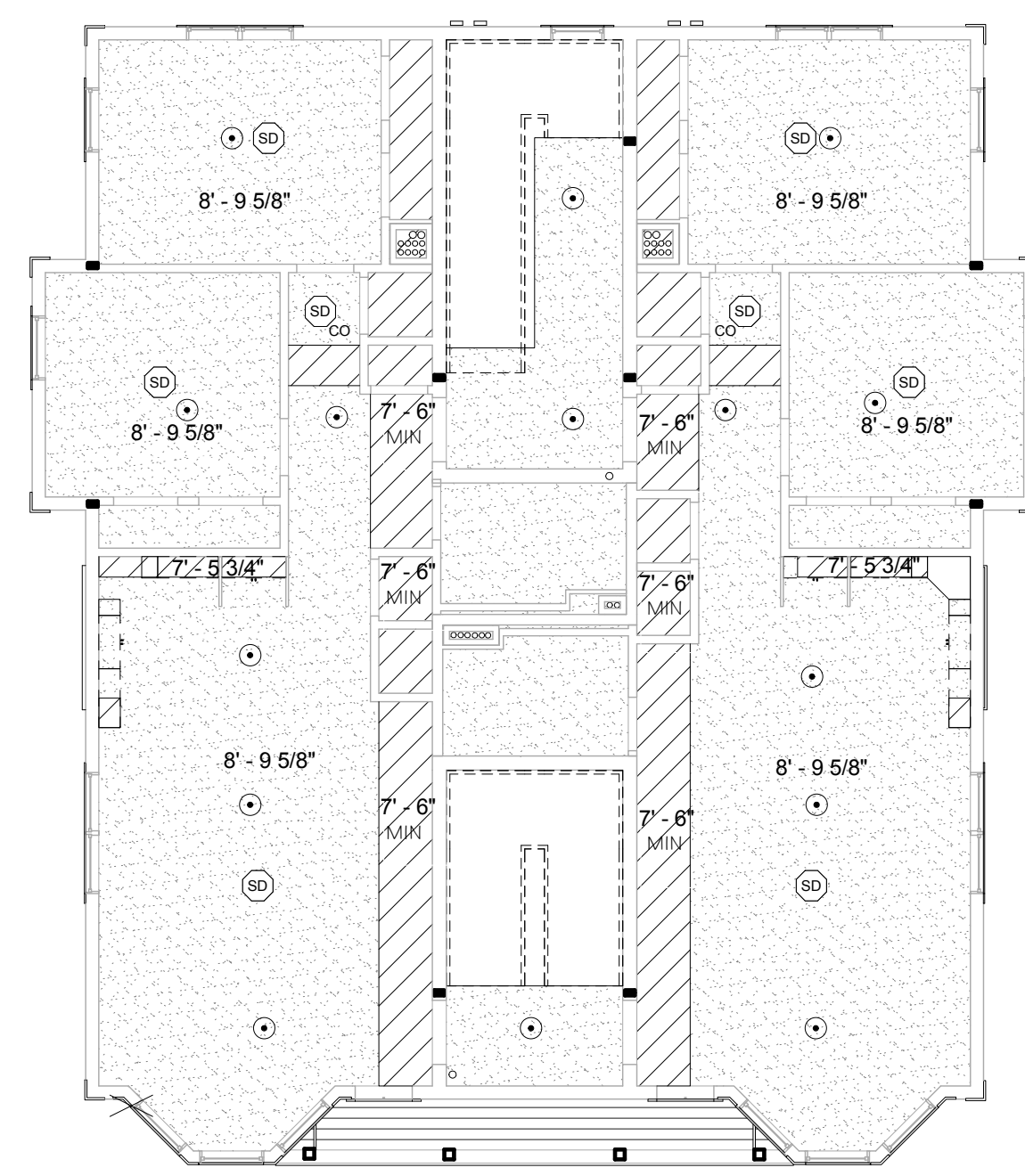
CONTRACTOR TO COORDINATE ALL INTERIOR ACCESSORIES WITH OWNER AND TO SUPPLY ADEQUATE BLOCKING.

CONTRACTOR TO REVIEW STRUCTURAL DRAWINGS WITH ARCHITECTURAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT ERRORS TO THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK.

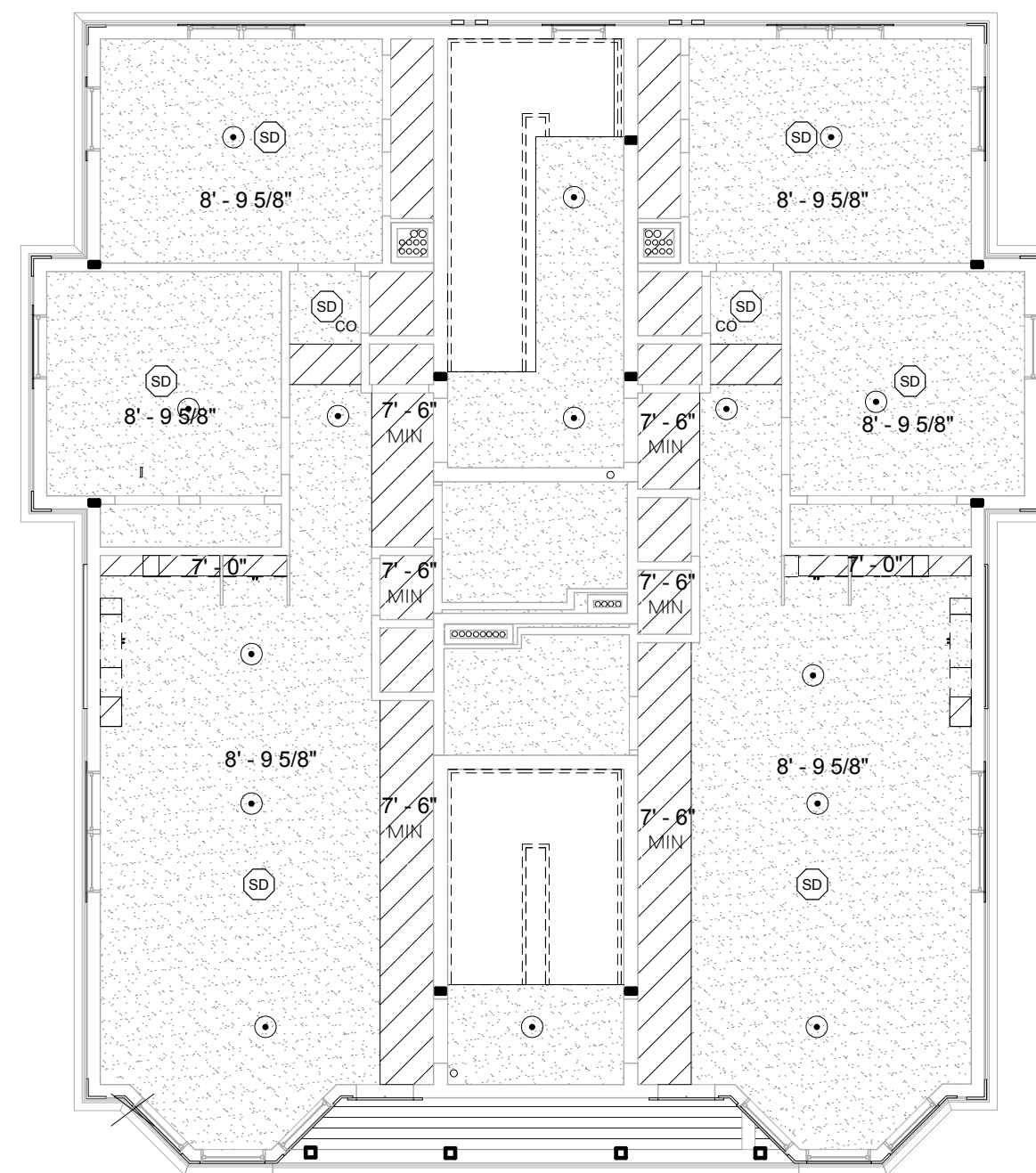
VERIFY AND COORDINATE MECHANICAL AND MAKE FLUSH TO DUCTWORK, ETC. SPOT ELEVATION ON RCP TO BE ADJUSTED AS REQUIRED. CONTRACTOR TO REVIEW AND DETERMINE HEIGHT POINT PRIOR TO CONSTRUCTION AND INSTALLATION.



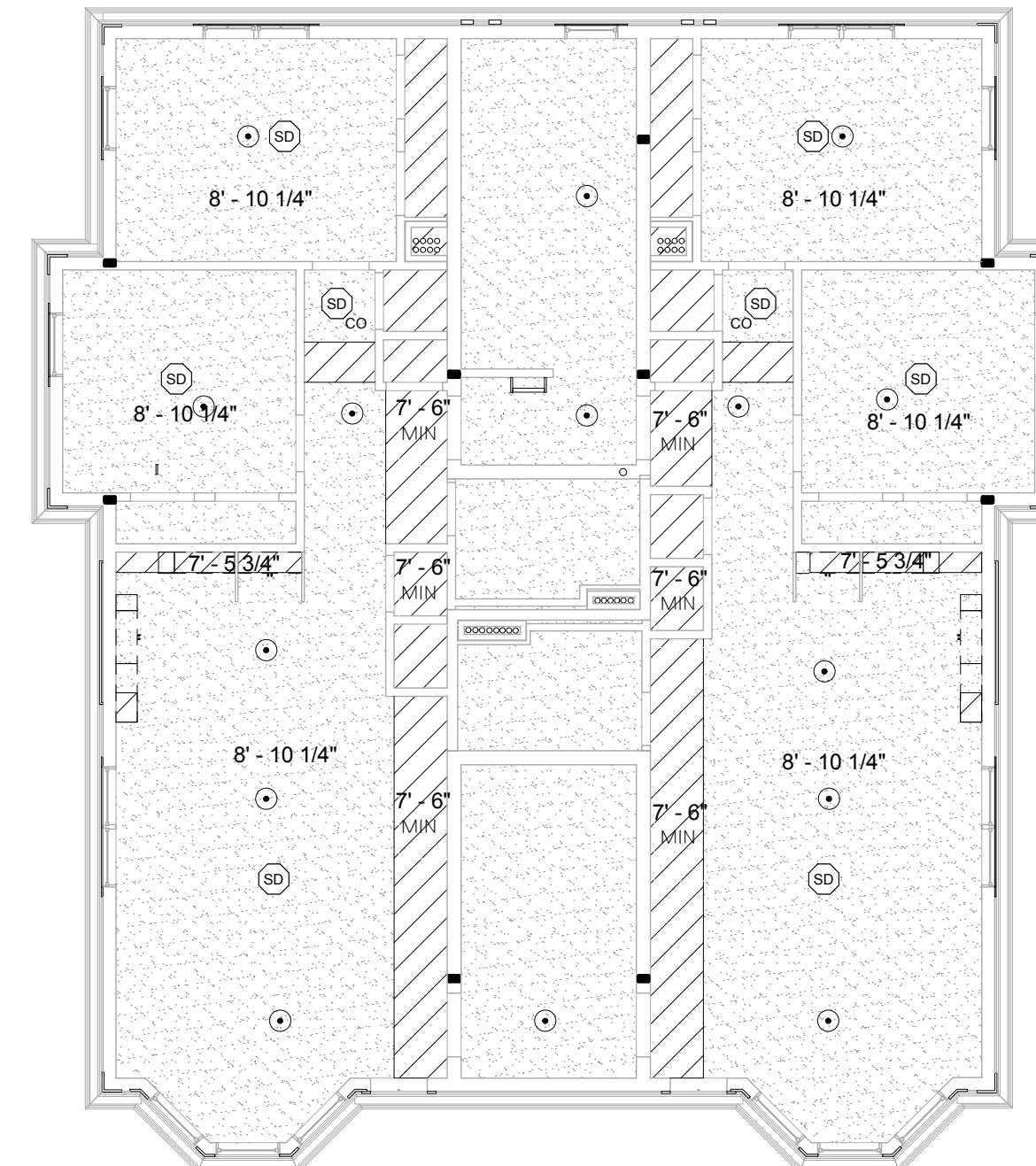
1 1st Floor
1/8" = 1'-0"



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



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




4 4th Floor
1/8" = 1'-0"

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
41 Woodville Street
Boston, MA 02119

CLIENT
Doug Beaudet

ARCHITECT



KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW



REGISTRATION

| | |
|----------------|--------------|
| Project number | 17010 |
| Date | 08/08/2017 |
| Drawn by | TC/ERS |
| Checked by | ERS |
| Scale | 1/8" = 1'-0" |

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

Reflected Ceiling Plans and Interior Elevations

A-200

Woodville Street Residences

- ELEVATION NOTES:**
1. ALL ELEVATIONS TO RECEIVE NEW FIBER CEMENT SIDING. PROVIDE LAP SIDING WITH 5 1/4" EXPOSURE.
 2. ALL ELEVATIONS TO RECEIVE NEW PVC CORNER AND HORIZONTAL TRIM. REFER TO ELEVATIONS FOR SIZES.
 3. PROVIDE PVC TRIM AROUND ALL EXTERIOR DOORS AND WINDOWS AT NEW ELEVATIONS.

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
 41 Woodville Street
 Boston, MA 02119

CLIENT
 Doug Beaudet

ARCHITECT

DESIGN

KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2015
 THESE DRAWINGS ARE NOW AND DO
 REMAIN THE SOLE PROPERTY OF KHALSA
 DESIGN INC. USE OF THESE PLANS OR ANY
 FORM OF REPRODUCTION OF THIS DESIGN
 IN WHOLE OR IN PART WITHOUT EXPRESS
 WRITTEN CONSENT IS PROHIBITED AND
 SHALL RESULT IN THE FULLEST EXTENT OF
 PROSECUTION UNDER LAW



REGISTRATION

| | |
|----------------|--------------|
| Project number | 17010 |
| Date | 08/08/2017 |
| Drawn by | TC/ERS |
| Checked by | ERS |
| Scale | 1/4" = 1'-0" |

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

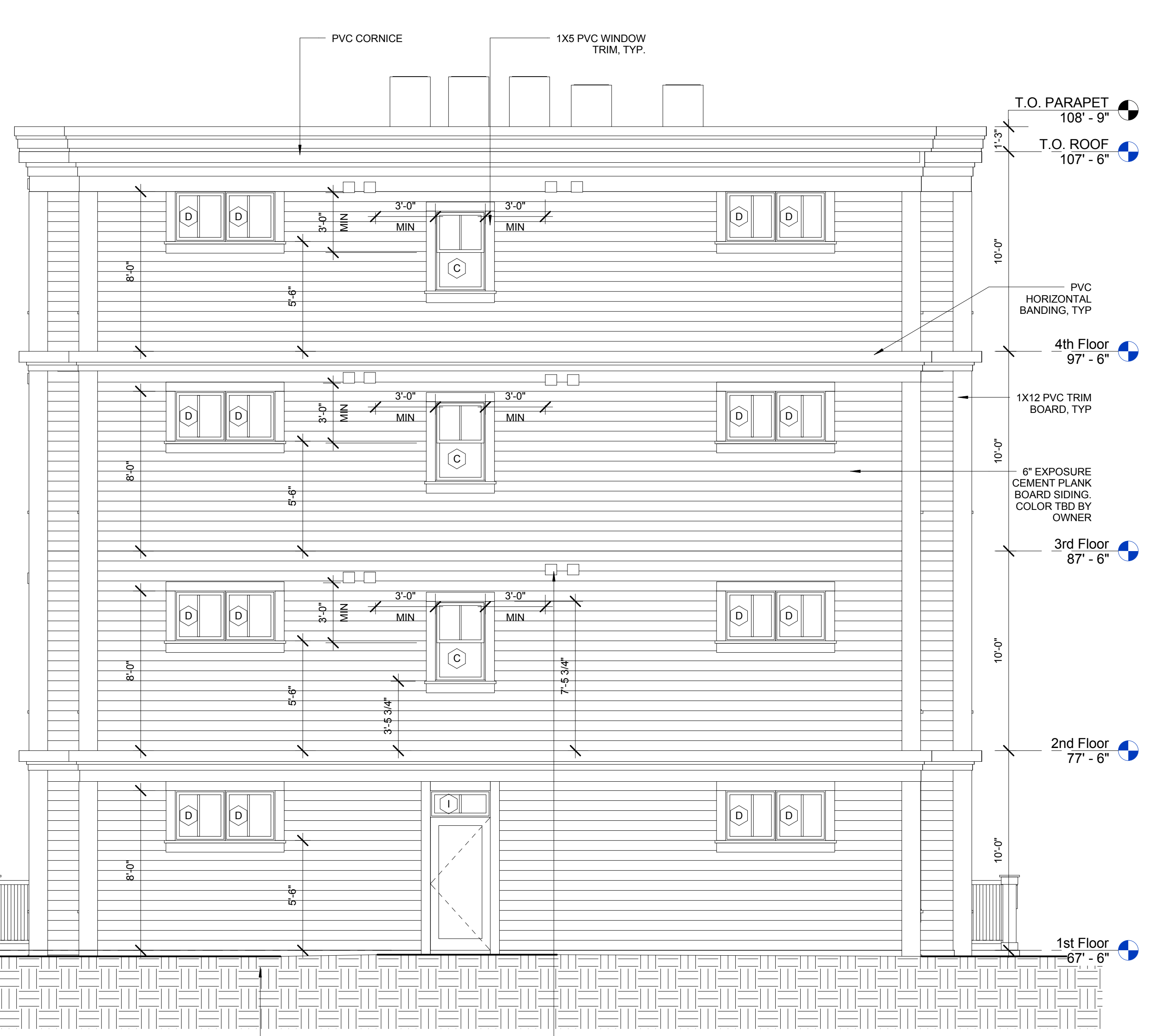
Exterior Elevations

A-300

Woodville Street Residences



① South (Right) Elevation
 1/4" = 1'-0"



② East (Rear) Elevation
 1/4" = 1'-0"

I:\TKG-SERVER\DATA\1717010_Beaudet_35-37_Woodville03 Drawings\01_ARCH_CD\17010_Woodville_Boston_05.13.17_CD.rvt
 8/8/2017 10:39:52 AM


- ELEVATION NOTES:**
1. ALL ELEVATIONS TO RECEIVE NEW FIBER CEMENT SIDING. PROVIDE LAP SIDING WITH 5 1/4" EXPOSURE.
 2. ALL ELEVATIONS TO RECEIVE NEW PVC CORNER AND HORIZONTAL TRIM. REFER TO ELEVATIONS FOR SIZES.
 3. PROVIDE PVC TRIM AROUND ALL EXTERIOR DOORS AND WINDOWS AT NEW ELEVATIONS.

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
 41 Woodville Street
 Boston, MA 02119

CLIENT
 Doug Beaudet

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2015
 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW



| | |
|----------------|--------------|
| Project number | 17010 |
| Date | 08/08/2017 |
| Drawn by | TC/ERS |
| Checked by | ERS |
| Scale | 1/4" = 1'-0" |

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

Exterior Elevations

A-301
 Woodville Street Residences

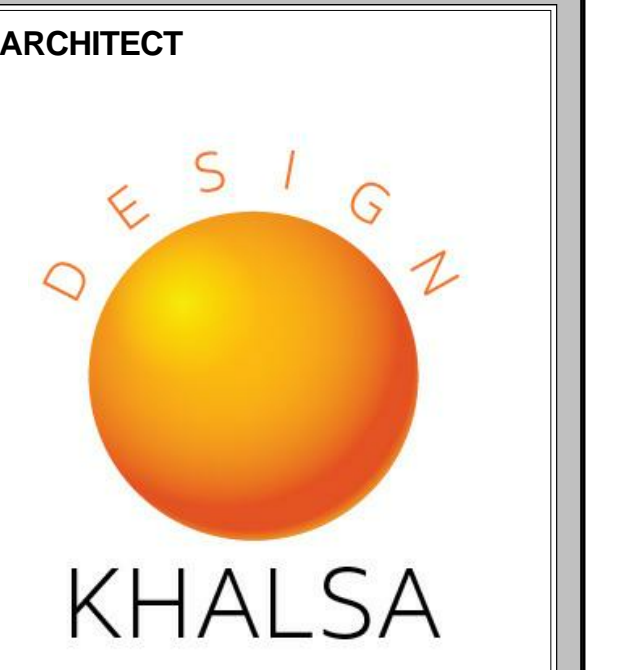


I:\TKG-SERVER\Draw\1717010_Beaudet_35-37_Woodville\03 Drawings\01_ARCH_CD\17010_Woodville_Boston_05.13.17_CD.rvt
 8/8/2017 10:39:55 AM

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
41 Woodville Street
Boston, MA 02119

CLIENT
Doug Beaudet



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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW



Project number 17010
Date 08/08/2017
Drawn by TMC/ERS/AB
Checked by Checker
Scale 1/4" = 1'-0"

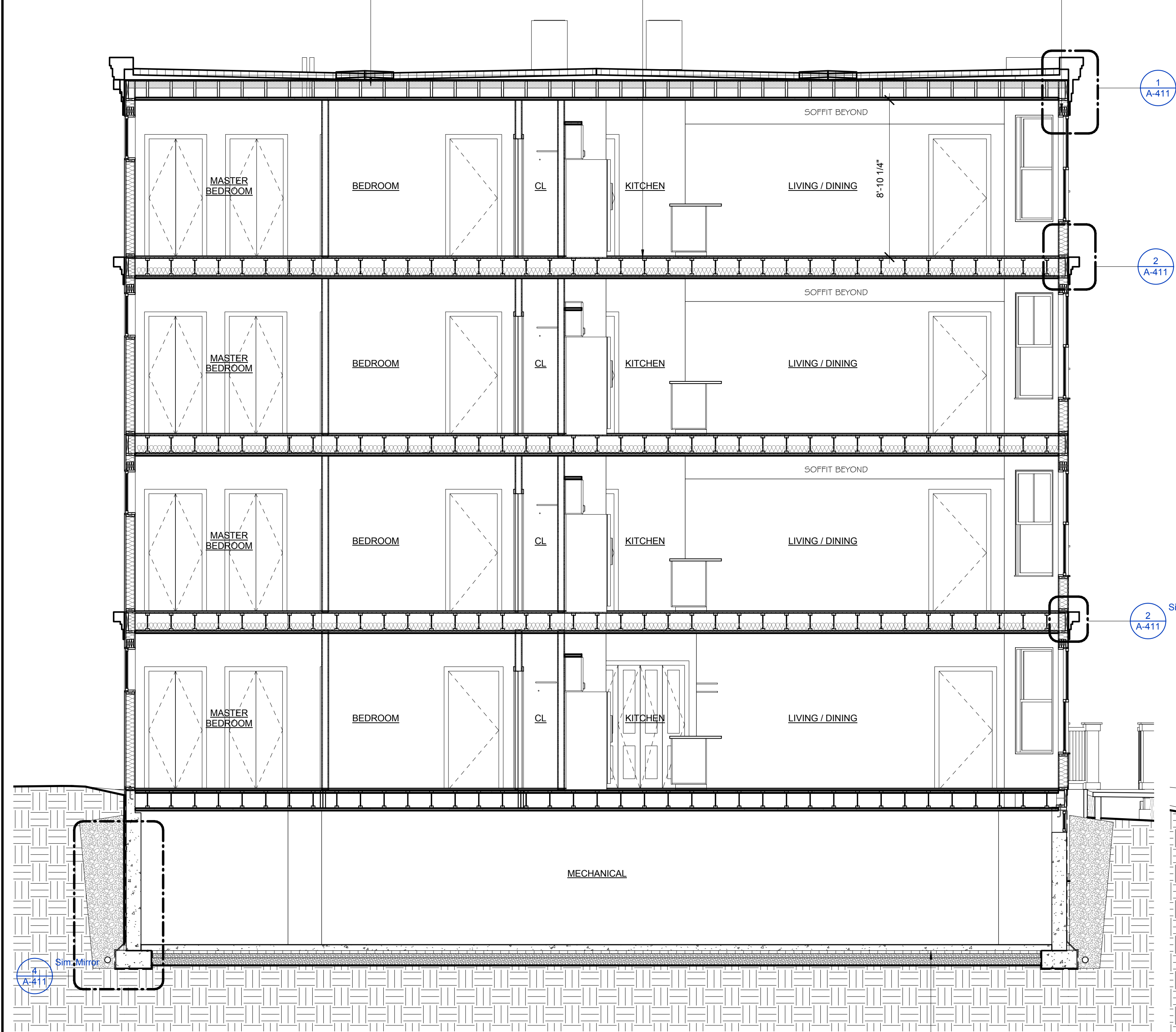
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

Building Sections

A-400
Woodville Street Residences

- FLAT ROOF ASSEMBLY**
UL 1570, 1-HOUR FIRE RATING, STC RATING: 57-59
-60 MIL EPDM ROOFING MEMBRANE
-5/8" DENS DECK
-TAPERED INSULATION, SLOPE TOWARDS ROOF DRAINS @ 1/4"
PER 1'-0" MINIMUM
-ROOFING UNDERLAMENT
-1/2" EXTERIOR GRADE PLYWOOD SHEATHING
-2" x 12" ROOF JOISTS @ 16" O.C., SEE STRUCTURAL
DRAWINGS
-SPRAY FOAM CLOSED CELL INSULATION, R-38 MIN.
-1X3 WOOD STRAPPING @ 16" O.C.
-1 LAYER 5/8" GYPSUM WALLBOARD
- TYPICAL FLOOR/CEILING ASSEMBLY**
UL 1570, 1-HOUR FIRE RATING, STC RATING: 57-59
-3/4" HARDWOOD OR TILE FINISH FLOOR OR AS
SELECTED BY OWNER
-3/4" GYPCRETE FLOOR TOPPING
-3/4" T&G PLYWOOD SUBFLOOR
-11 7/8" JOISTS @ 16" O.C., SEE STRUCTURAL
DRAWINGS
-5 1/2" MINERAL WOOL INSULATION
-1/2" RESILIENT CHANNELS (RC-1) @ 16" O.C.
-2 LAYERS 1/2" TYPE 'X' GYPSUM WALLBOARD
- TYPICAL EXTERIOR WALL ASSEMBLY**
1-HOUR FIRE RATING, REFER TO WALL TYPES FOR
FIRE RATING CALCULATIONS
-5/8" GWB, 2 COATS COMPOUND SANDED,
PRIME, 2 COATS OF PAINT
-CONTINUOUS VAPOR BARRIER
-2X6 WOOD STUDS @ 16" O.C.
-BATT INSULATION, R-21 MIN.
-1/2" EXTERIOR GRADE PLYWOOD
-HENRY AIR-BLOC, CONT. AIR BARRIER
-SIDING, SEE ELEVATIONS FOR TYPE



1 Building Section (East/West)
1/4" = 1'-0"

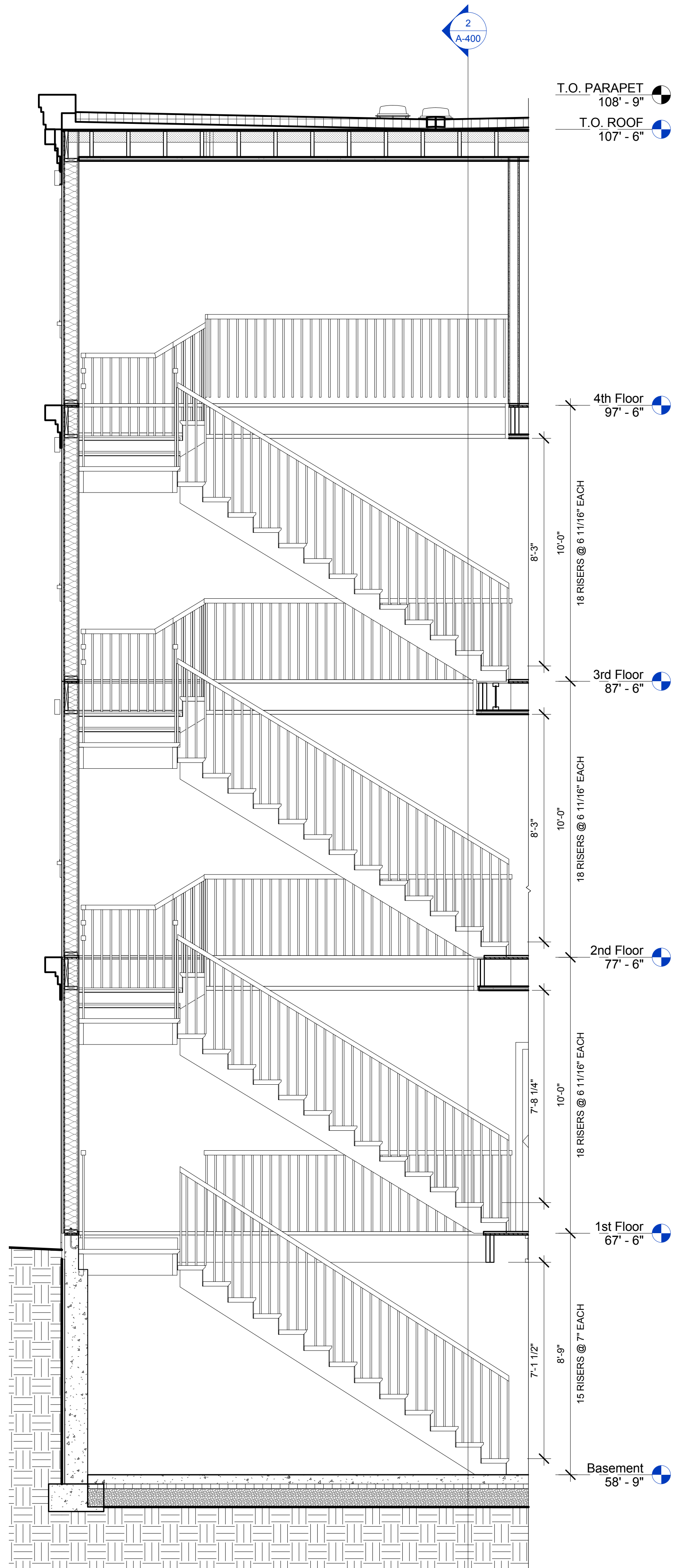
- TYPICAL FLOOR ASSEMBLY / SLAB ON GRADE**
-4" CONC. SLAB ON GRADE SEALED W/ BONE DRY,
REINF. W/6X6-W1.4 X W1.4 WWF, REFER TO
STRUCTURAL DRAWINGS
-6 MIL POLY. VAPOR BARRIER
-2" RIGID INSULATION
-4" CRUSHED GRAVEL
-COMPACTED EARTH



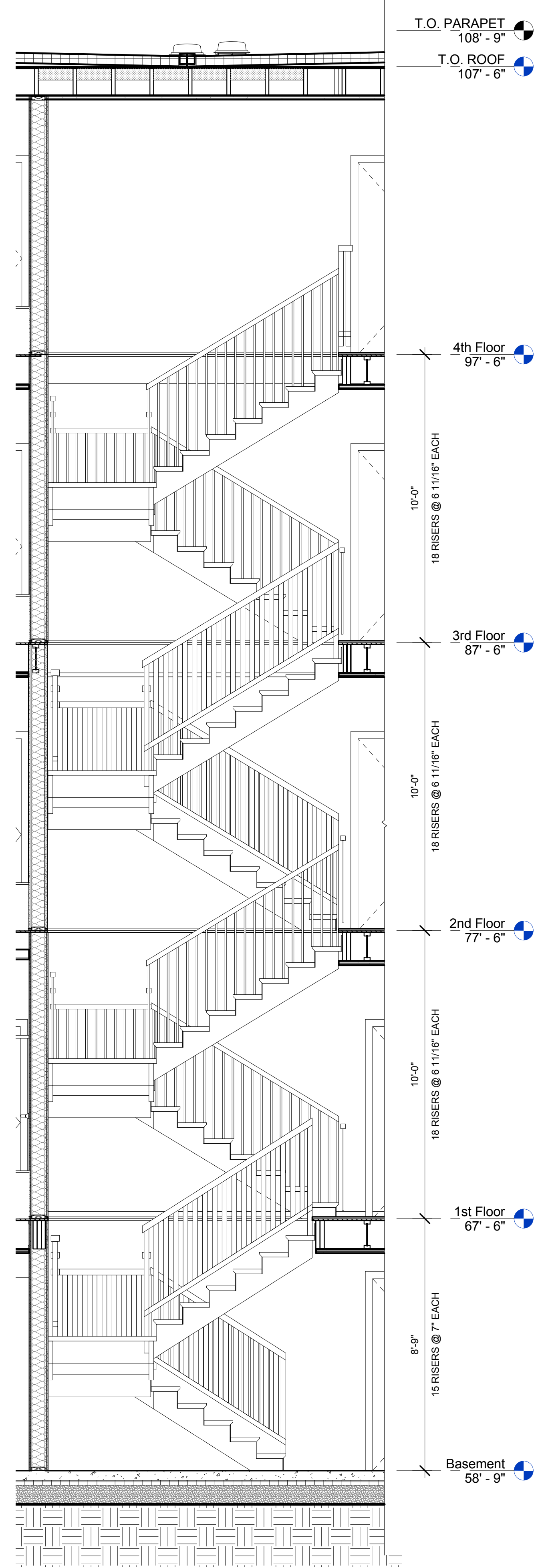
2 Building Section (North/South)
1/4" = 1'-0"

I:\TKG-SERVER\Drawings\17010_Beaudet_35-37_Woodville\03 Drawings\01_ARCH_CD\17010_Woodville_Boston_05.13.17_CD.rvt

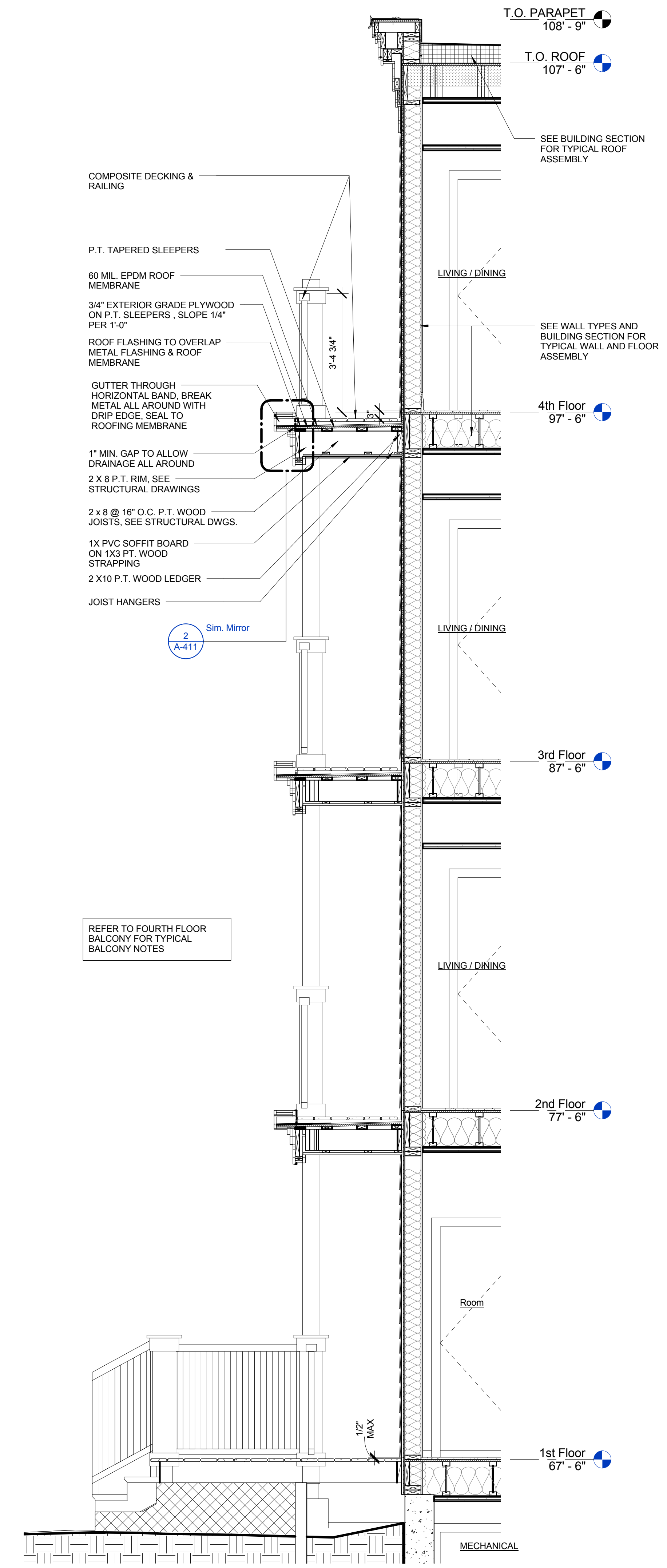
8/8/2017 10:40:00 AM



1 Section @ Stair #1
3/8" = 1'-0"



2 Section @ Stair #2
3/8" = 1'-0"



3 Section @ Porches
1/2" = 1'-0"

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
41 Woodville Street
Boston, MA 02119

CLIENT
Doug Beaudet

ARCHITECT
DESIGN
KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION

Project number 17010
Date 08/08/2017
Drawn by AB
Checked by JSK
Scale As indicated

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

Stair Plans and Sections


A-410
Woodville Street Residences

8/8/2017 10:40:04 AM

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
 41 Woodville Street
 Boston, MA 02119

CLIENT
Doug Beaudet

ARCHITECT

KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2015
 THESE DRAWINGS ARE NOW AND DO
 REMAIN THE SOLE PROPERTY OF KHALSA
 DESIGN INC. USE OF THESE PLANS OR ANY
 FORM OF REPRODUCTION OF THIS DESIGN
 IN WHOLE OR IN PART WITHOUT EXPRESS
 WRITTEN CONSENT IS PROHIBITED AND
 SHALL RESULT IN THE FULLEST EXTENT OF
 PROSECUTION UNDER LAW



REGISTRATION

| | |
|----------------|--------------|
| Project number | 17010 |
| Date | 08/08/2017 |
| Drawn by | TMC/ERS/AB |
| Checked by | JSK |
| Scale | As indicated |

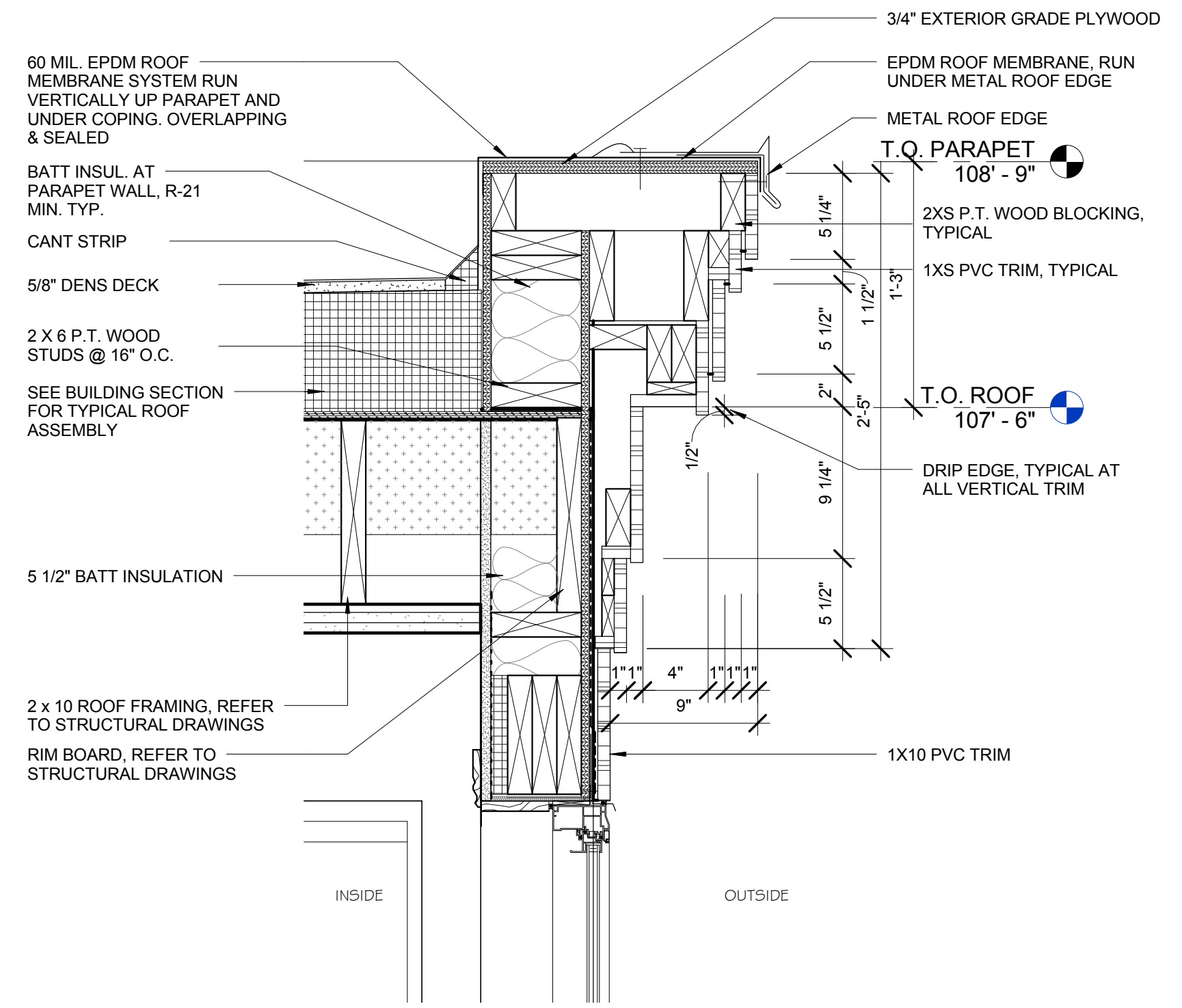
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

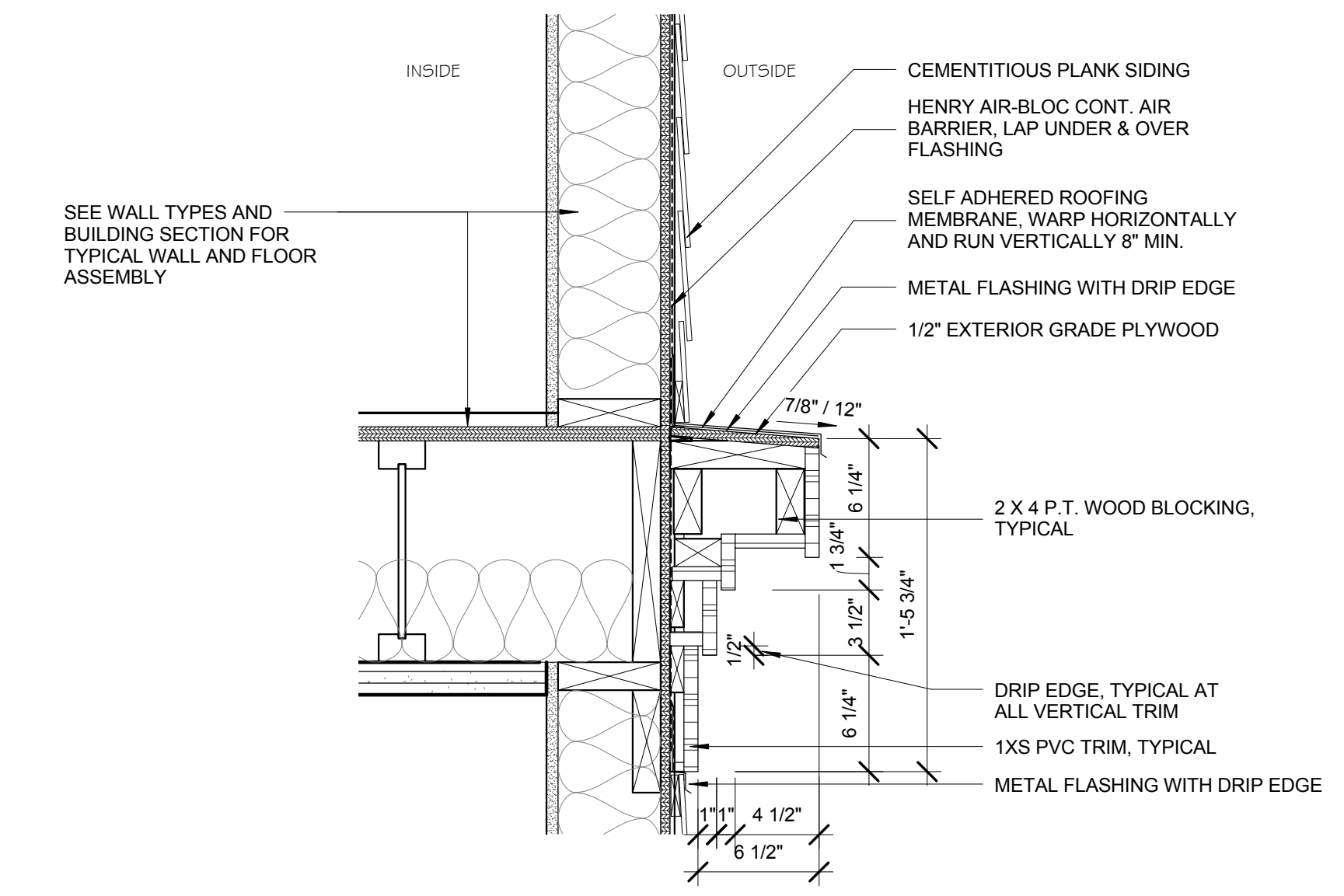
Details

A-411

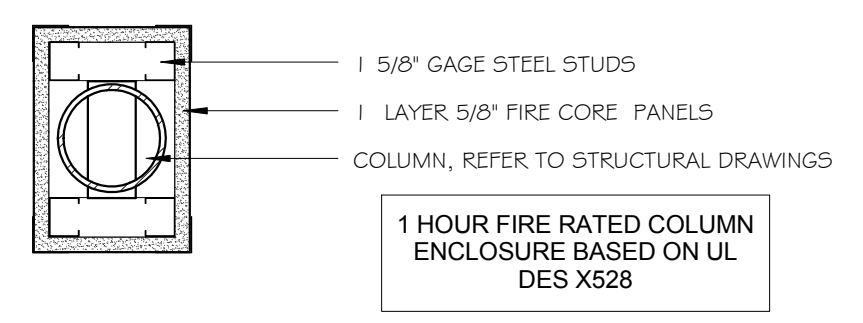
Woodville Street Residences



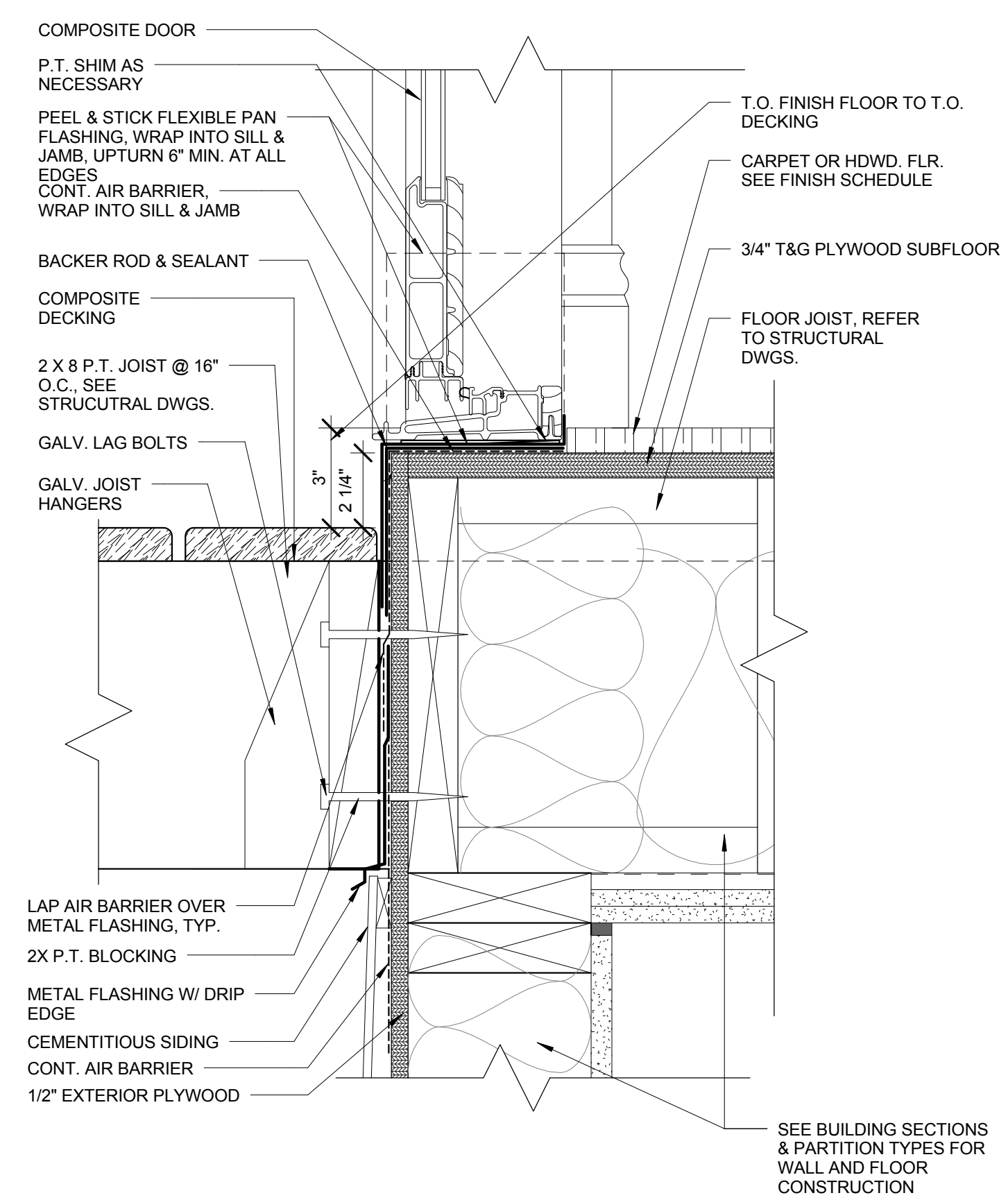
1 Detail Section @ Cornice
 1 1/2" = 1'-0"



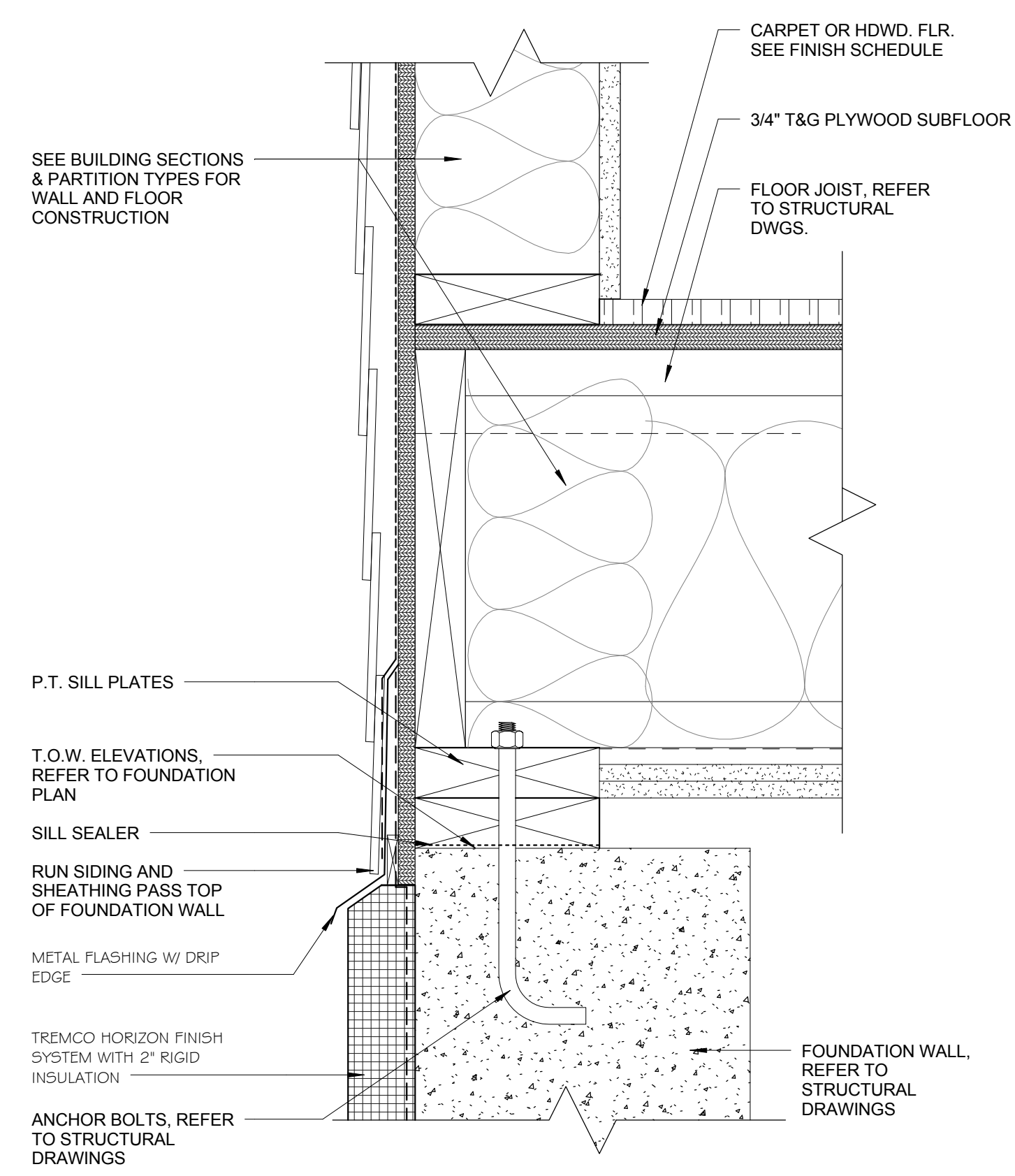
2 Section Detail @ Horizontal Band
 1 1/2" = 1'-0"



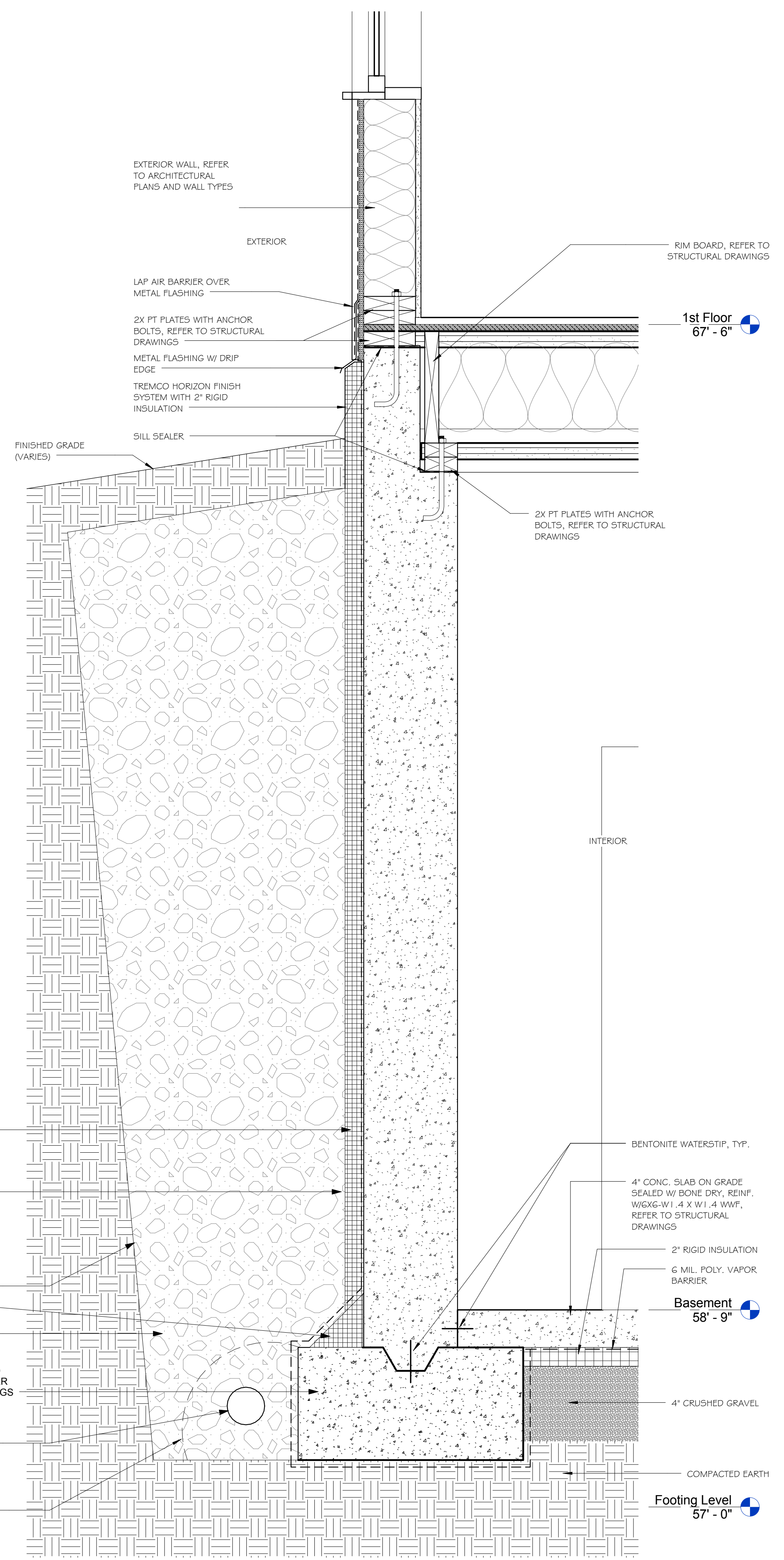
6 Plan Detail @ 1 Hour Fire Rated Column Enclosure
 1 1/2" = 1'-0"



3 Detail @ 1st, 2nd & 3rd Floor Porch Door
 3" = 1'-0"



5 Detail @ Foundation Wall
 3" = 1'-0"



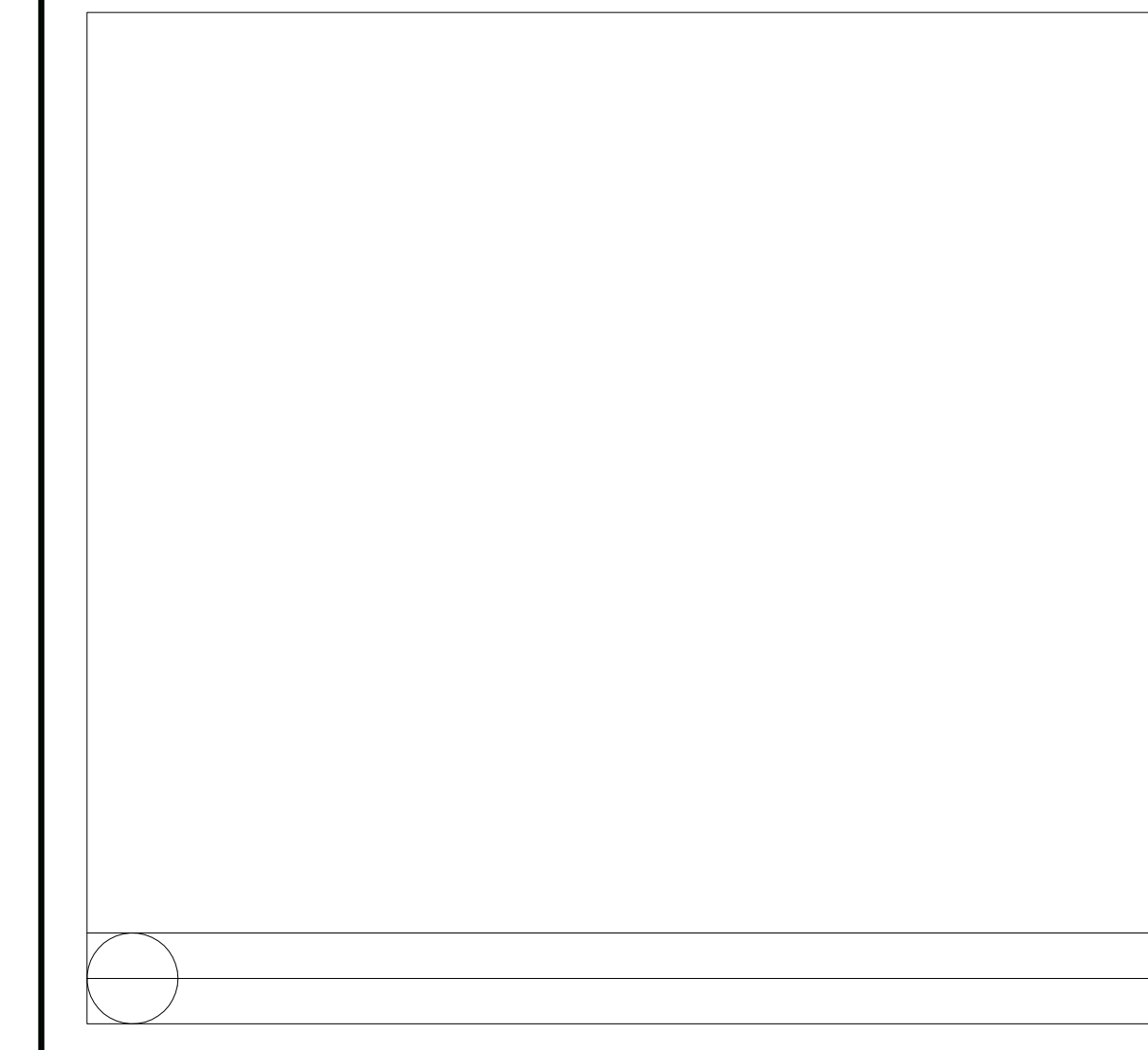
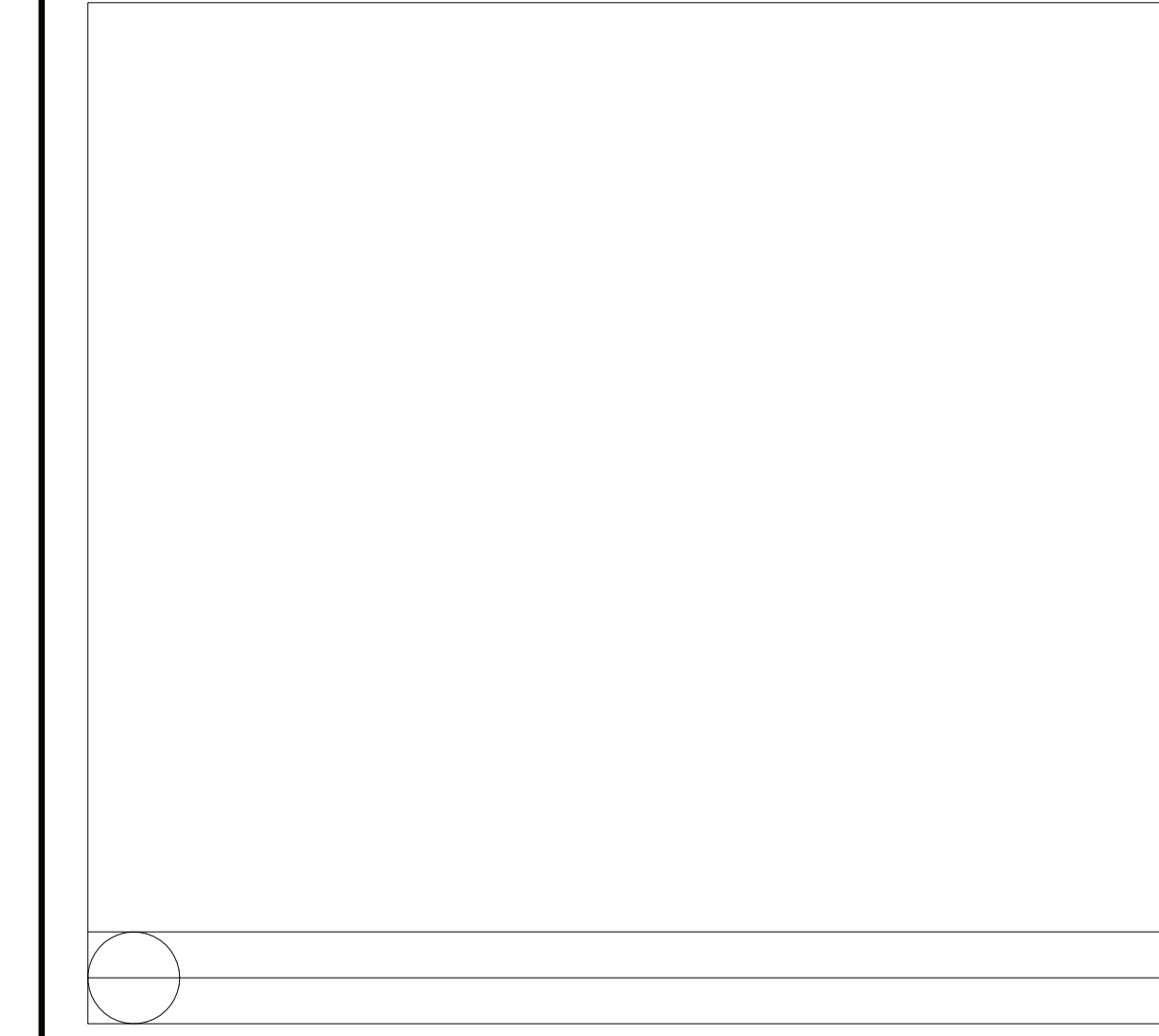
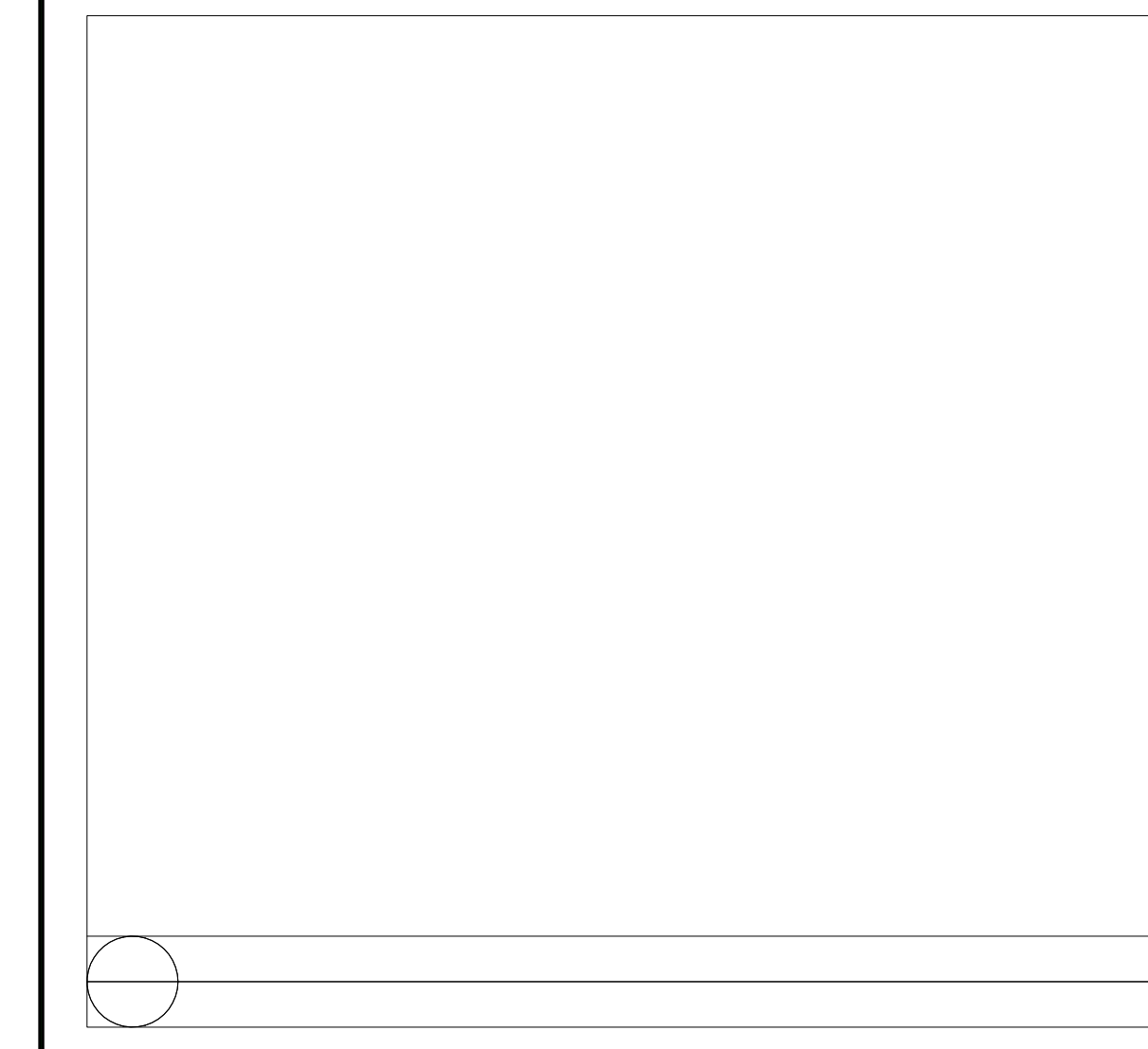
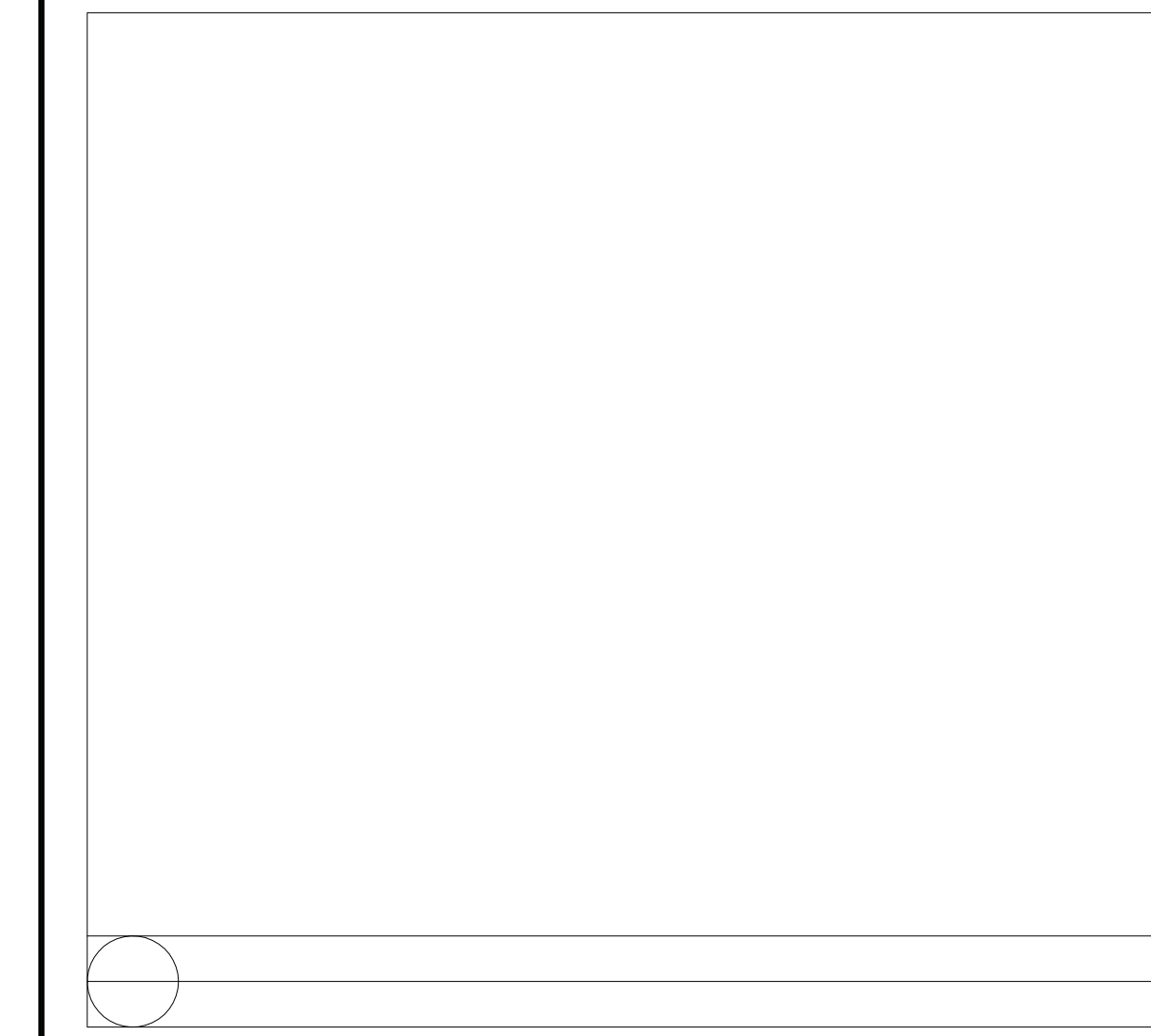
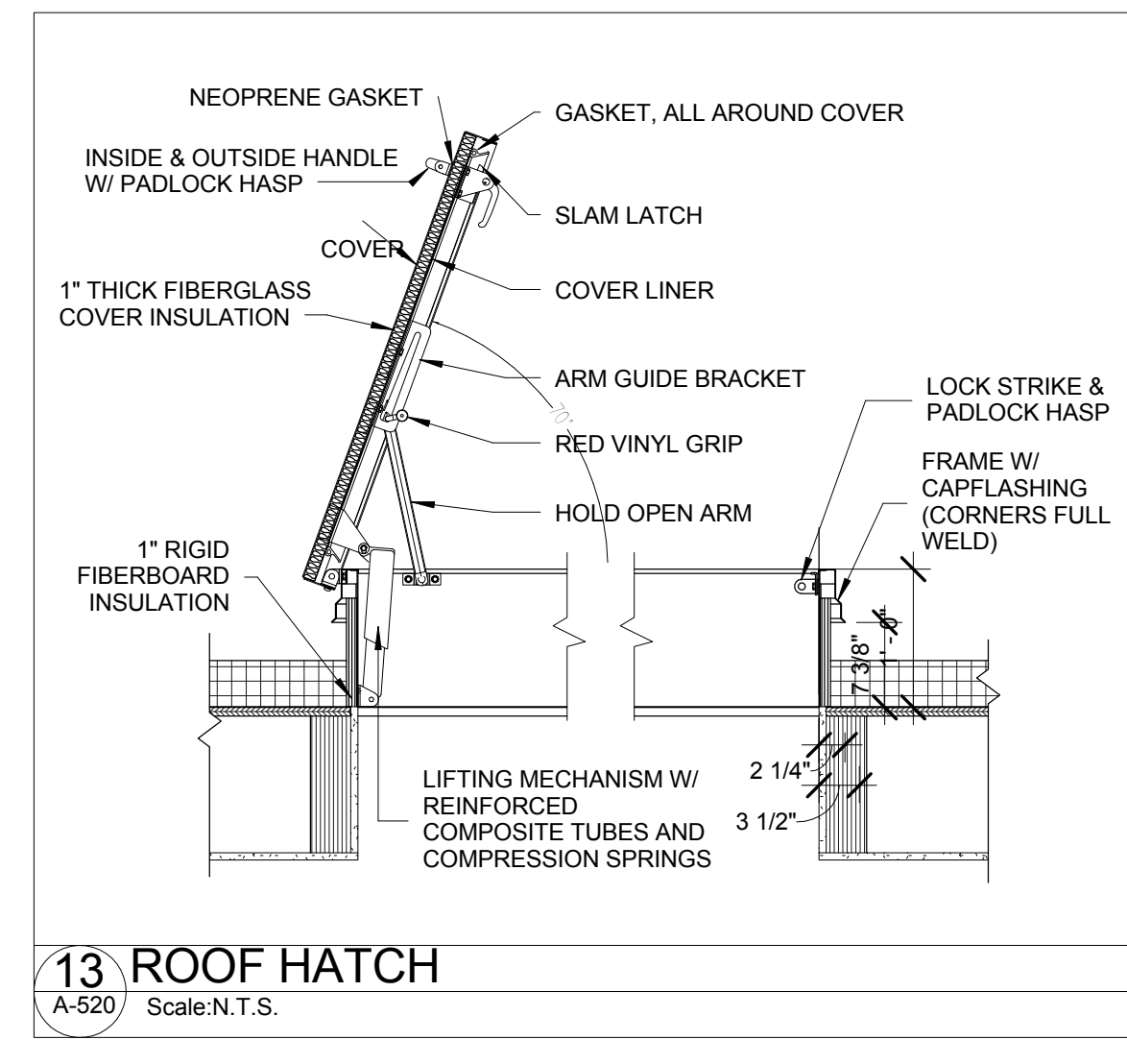
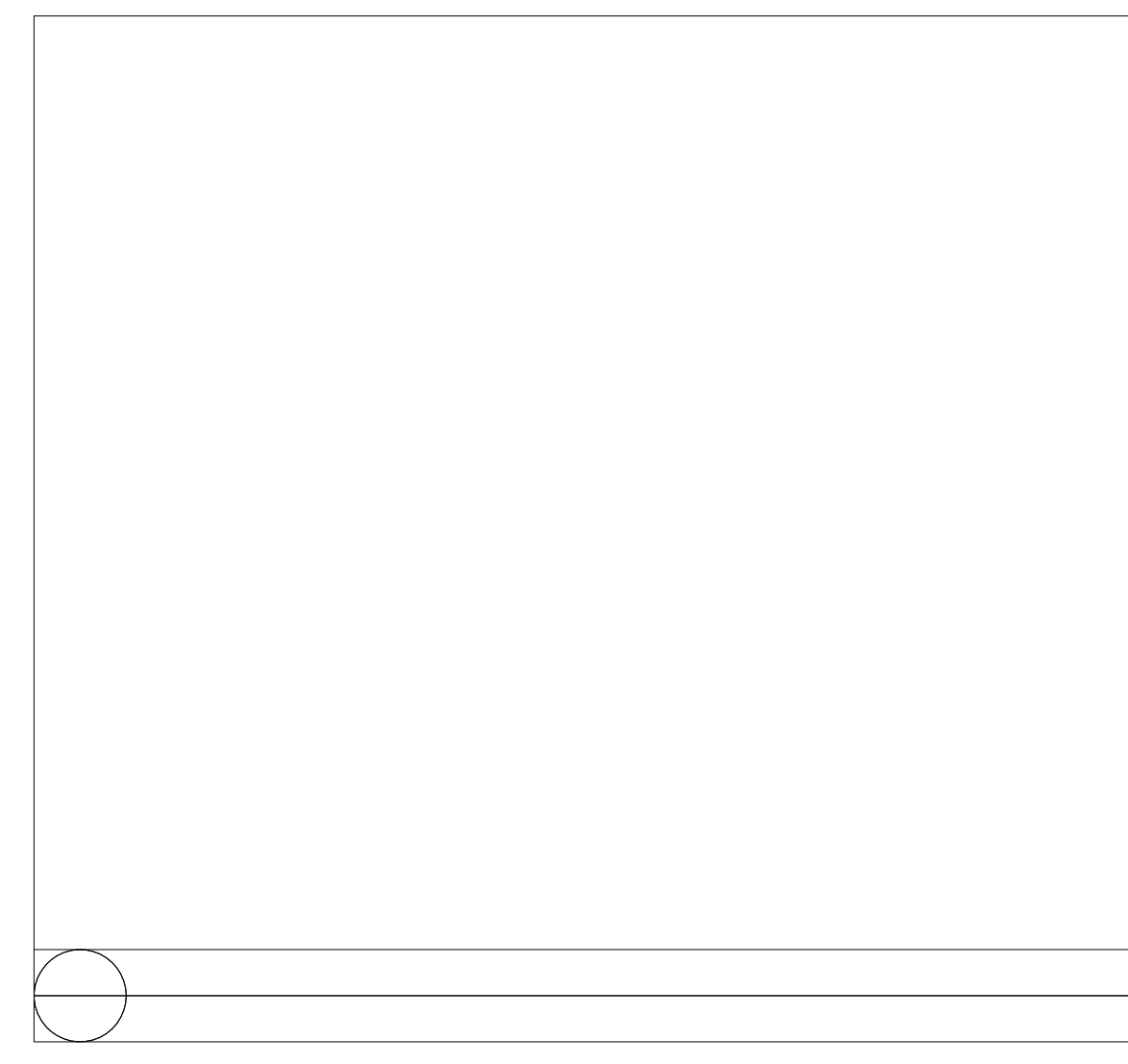
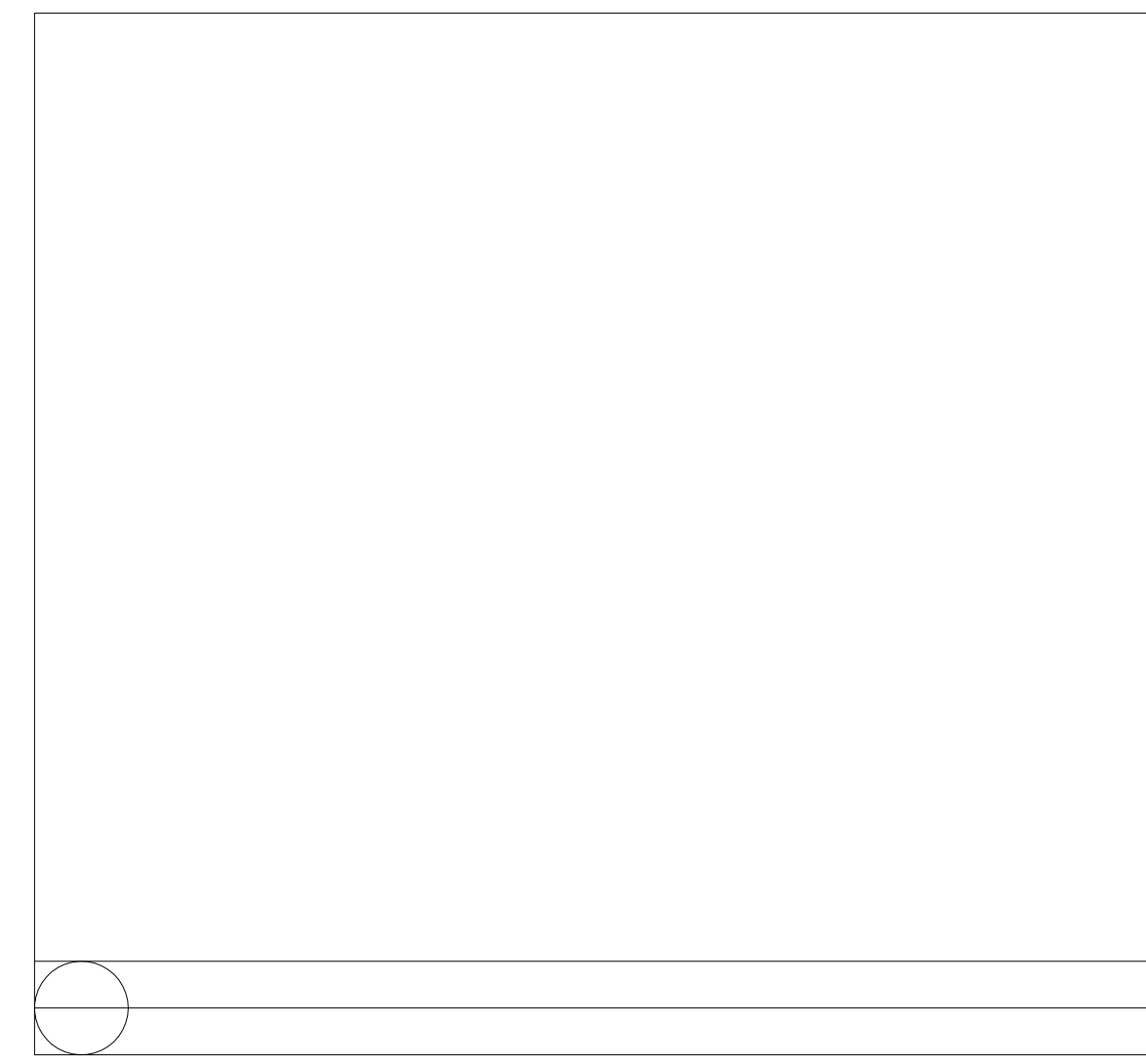
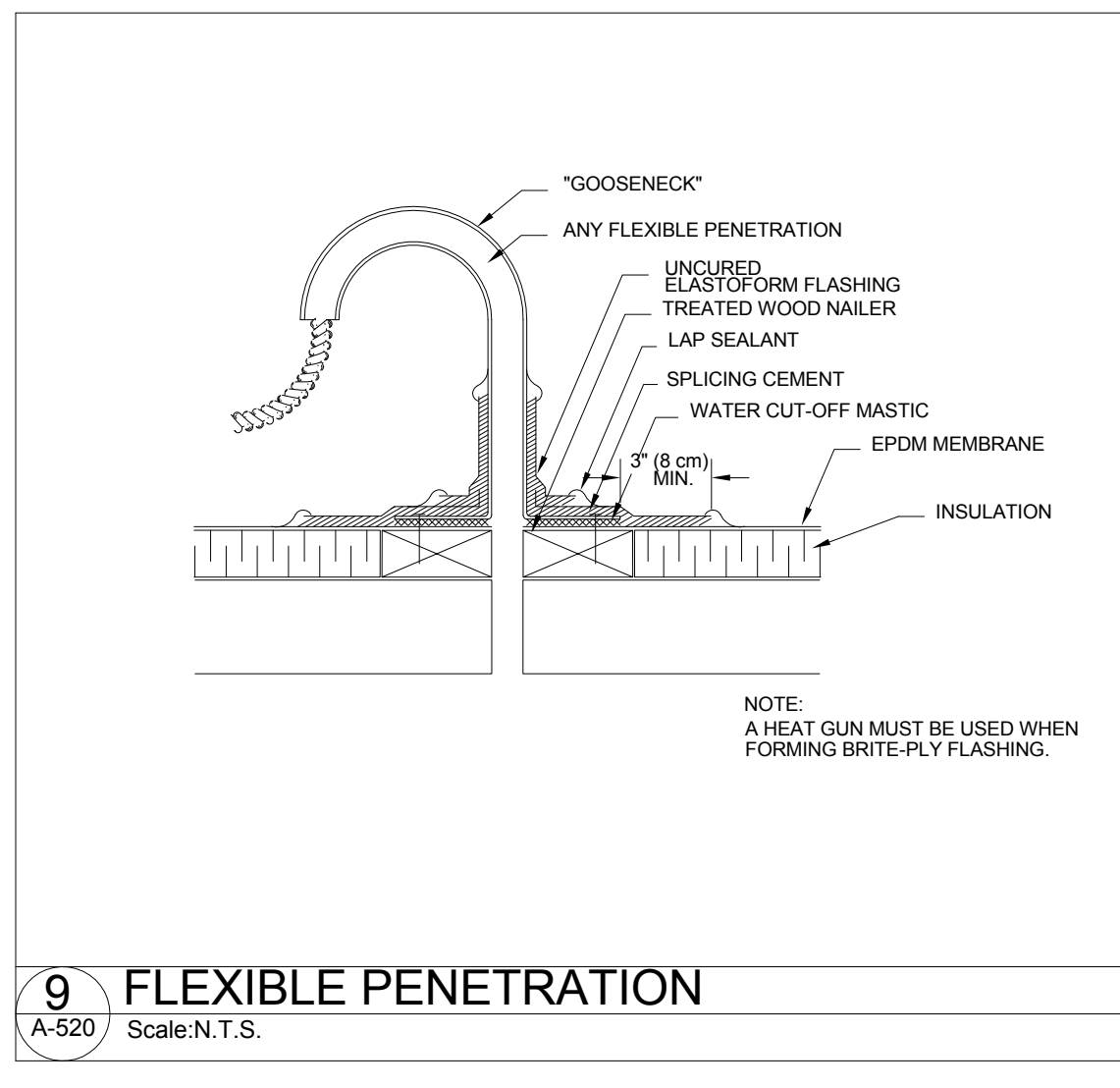
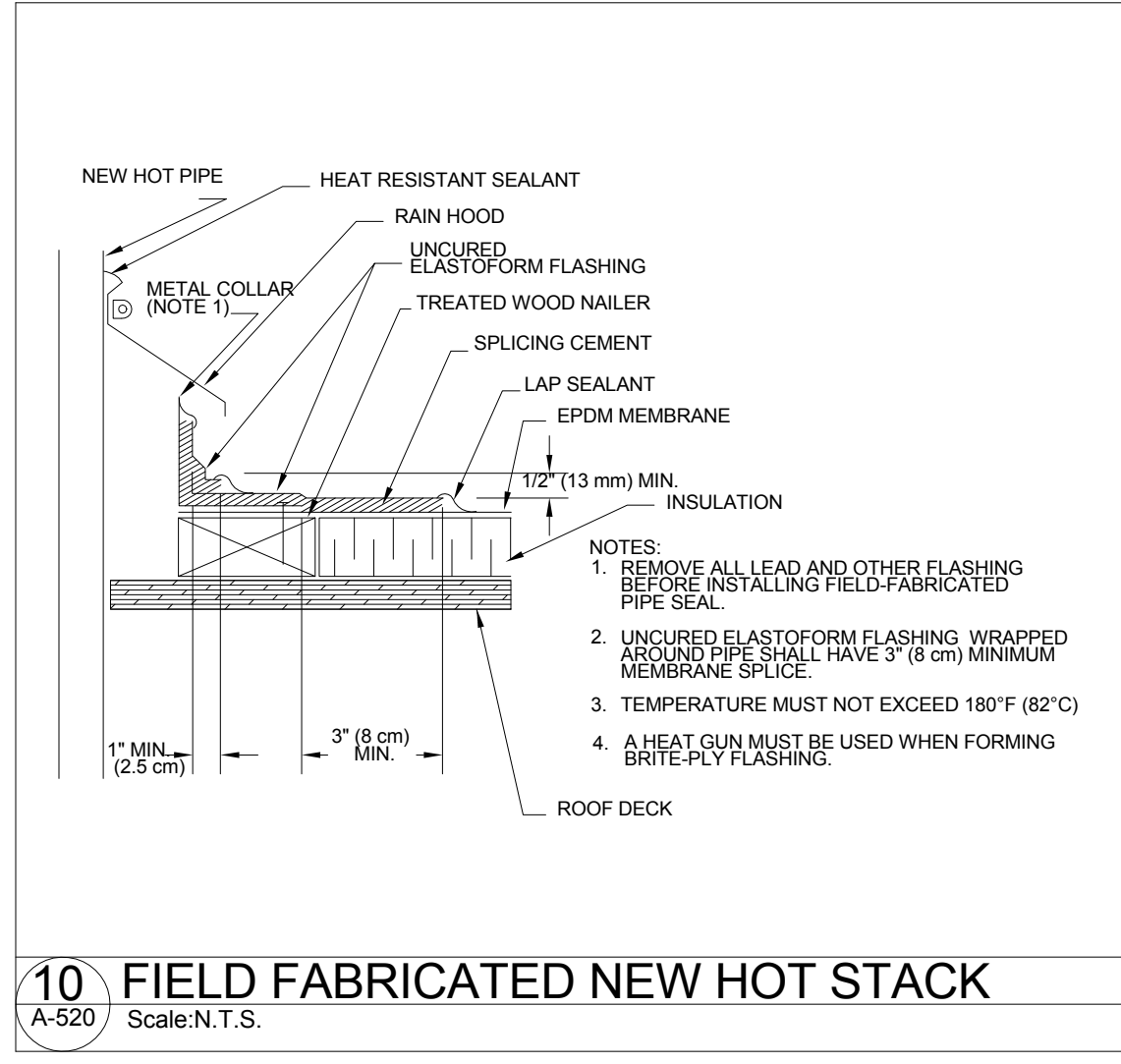
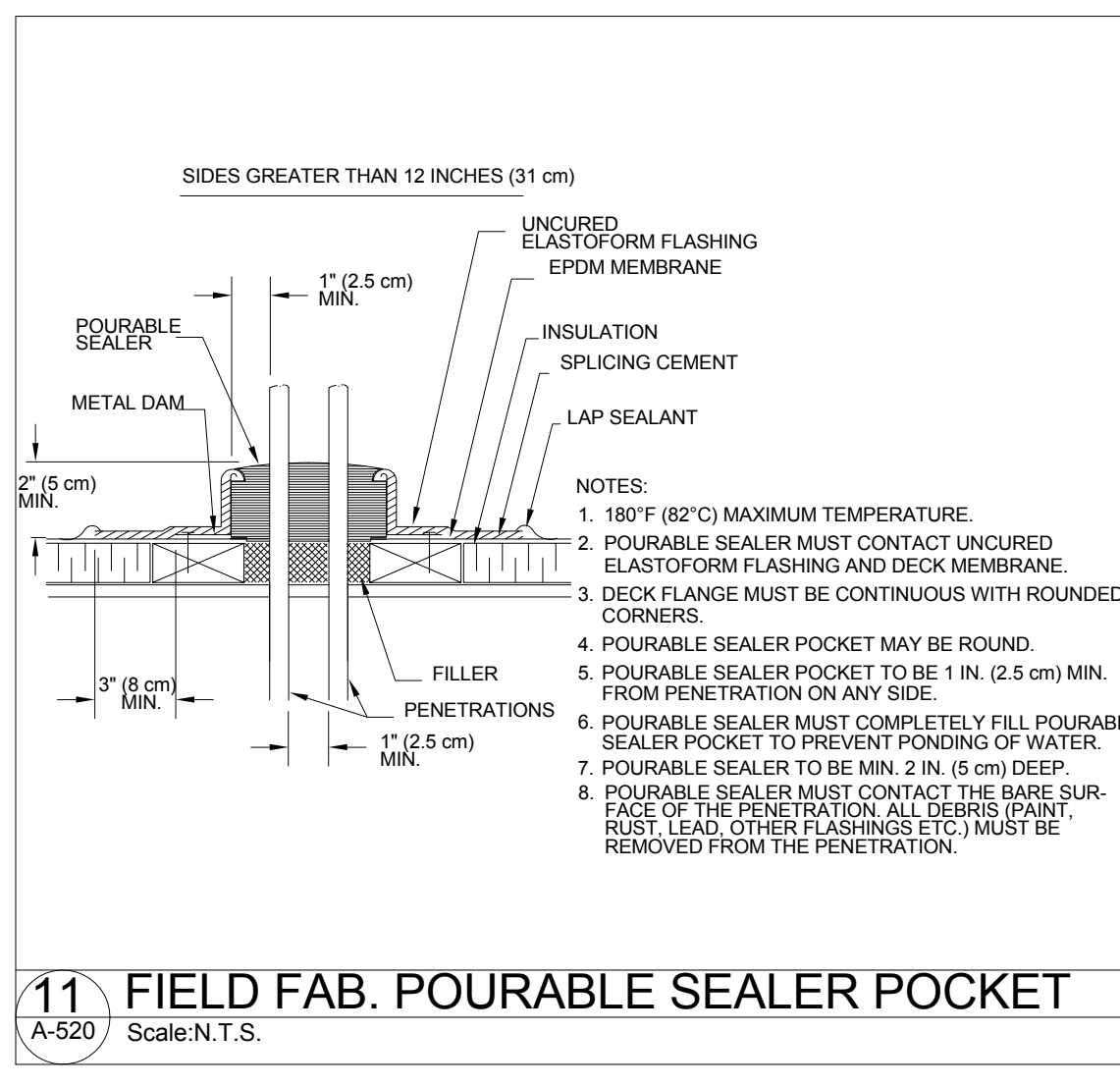
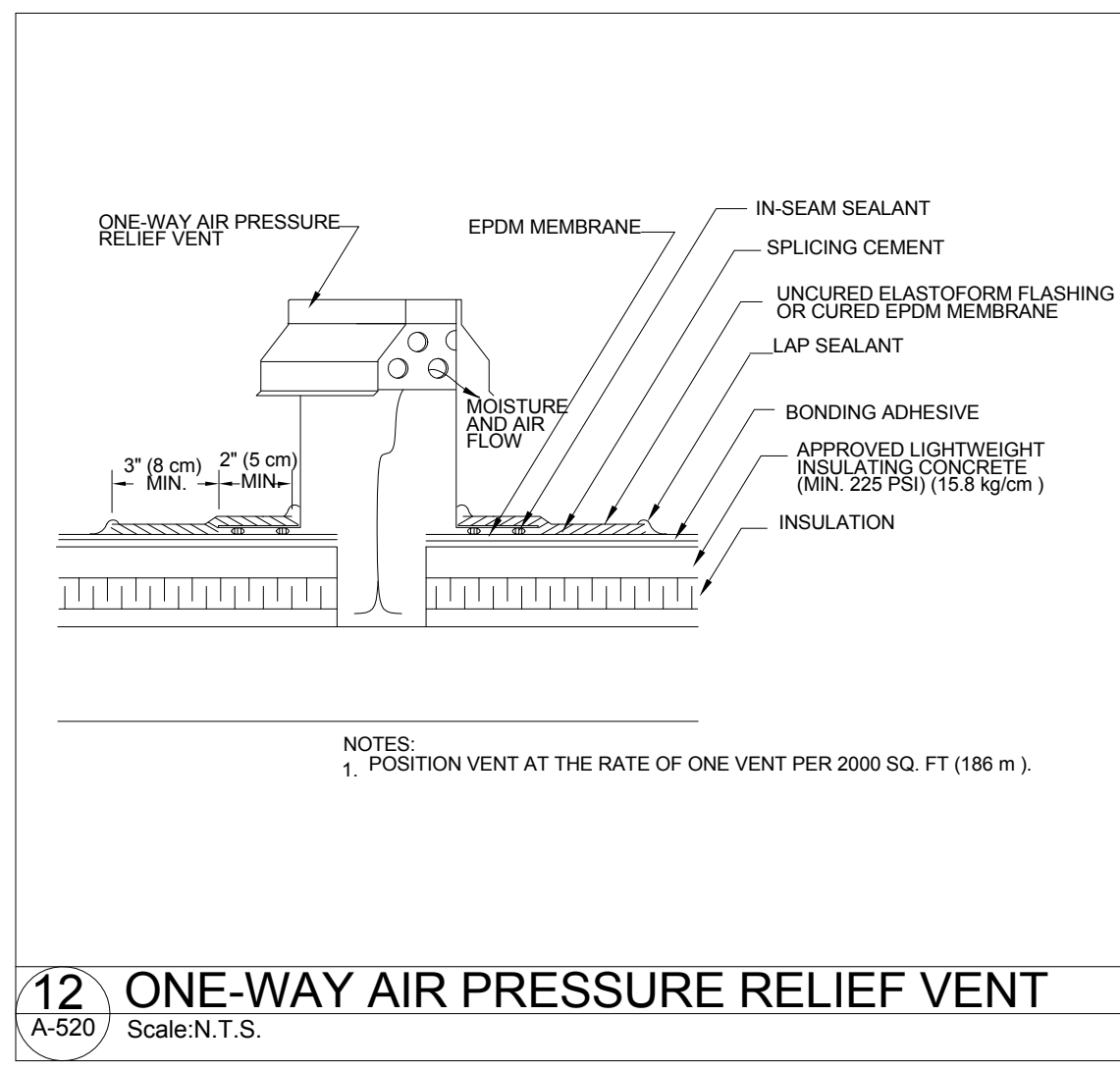
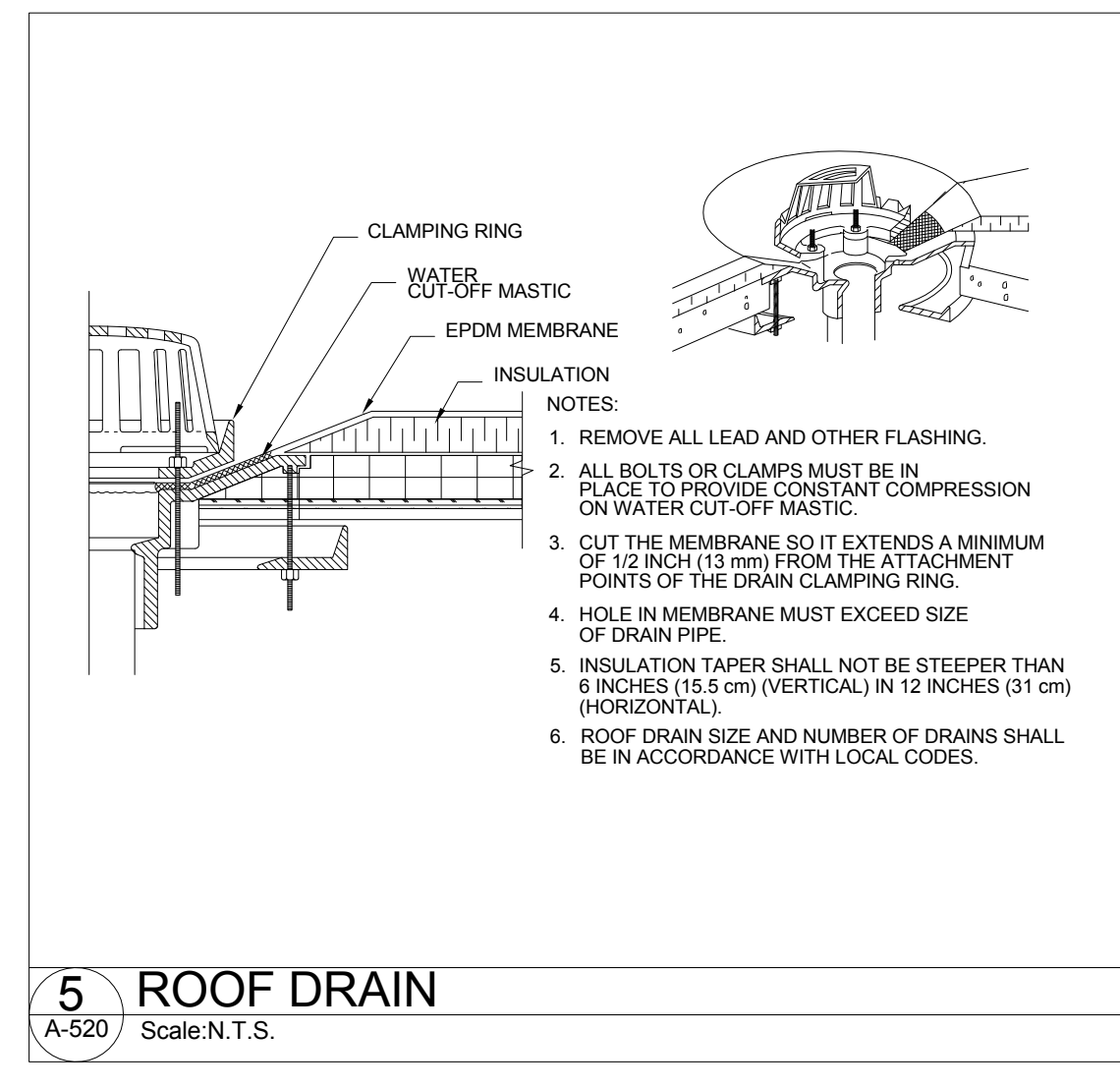
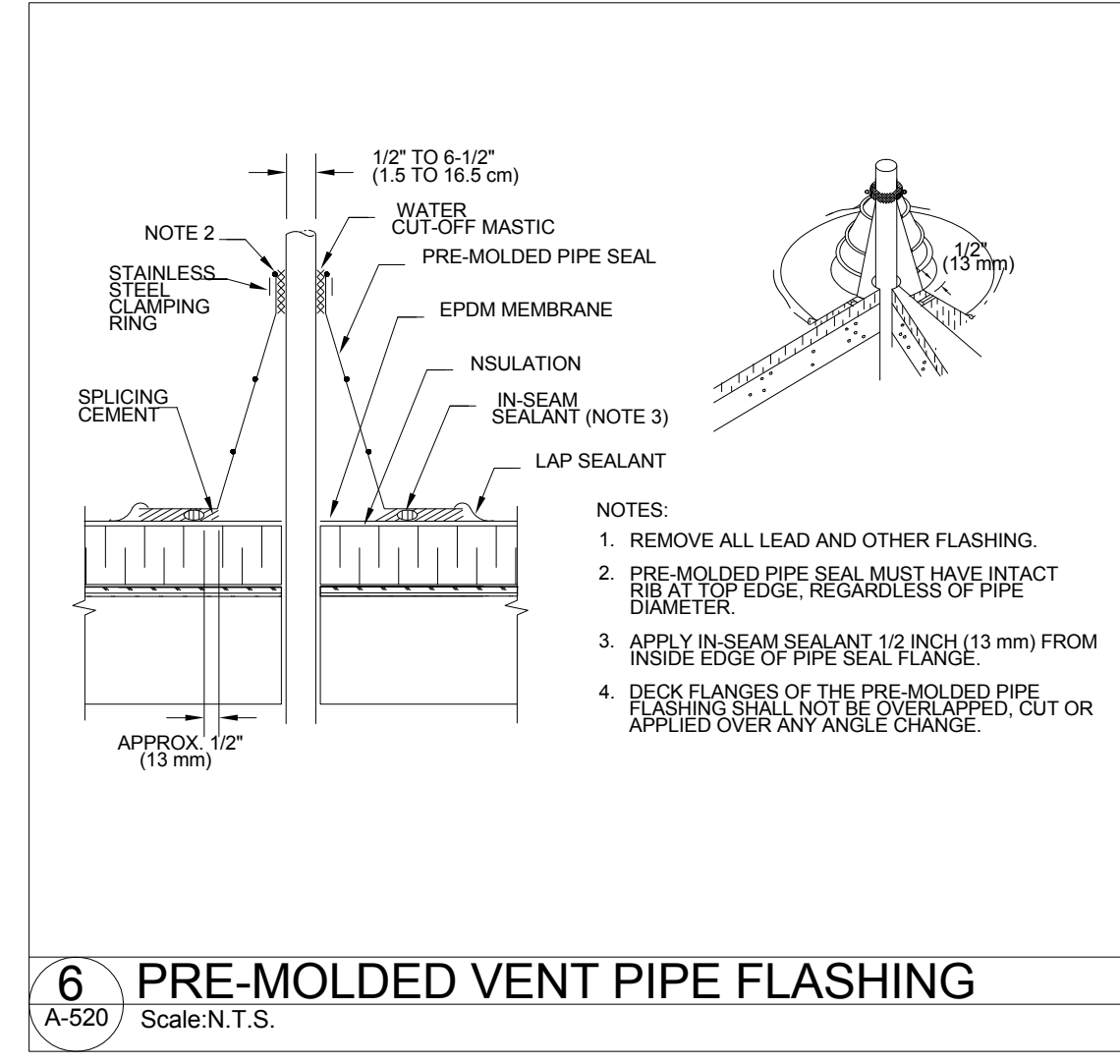
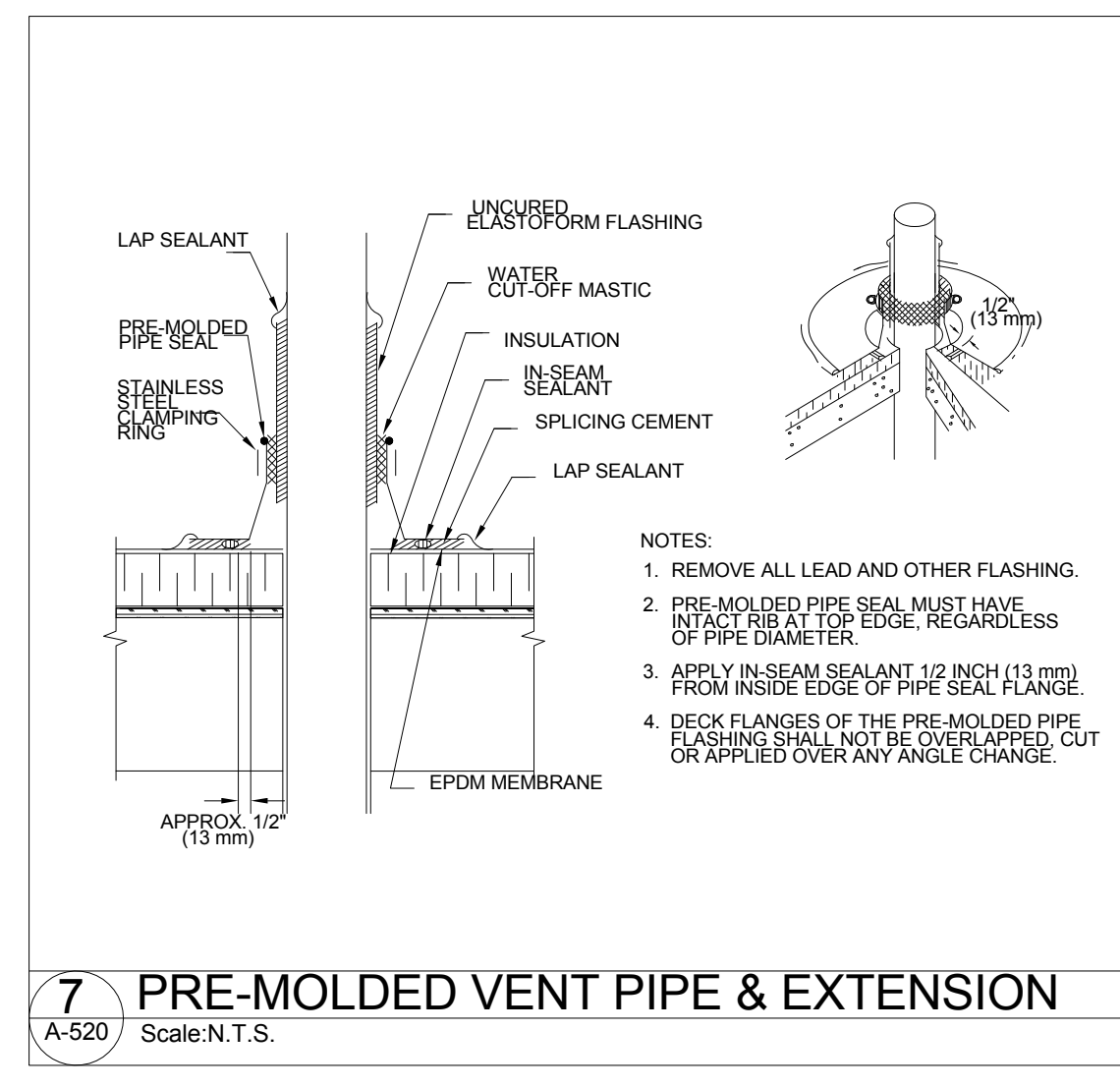
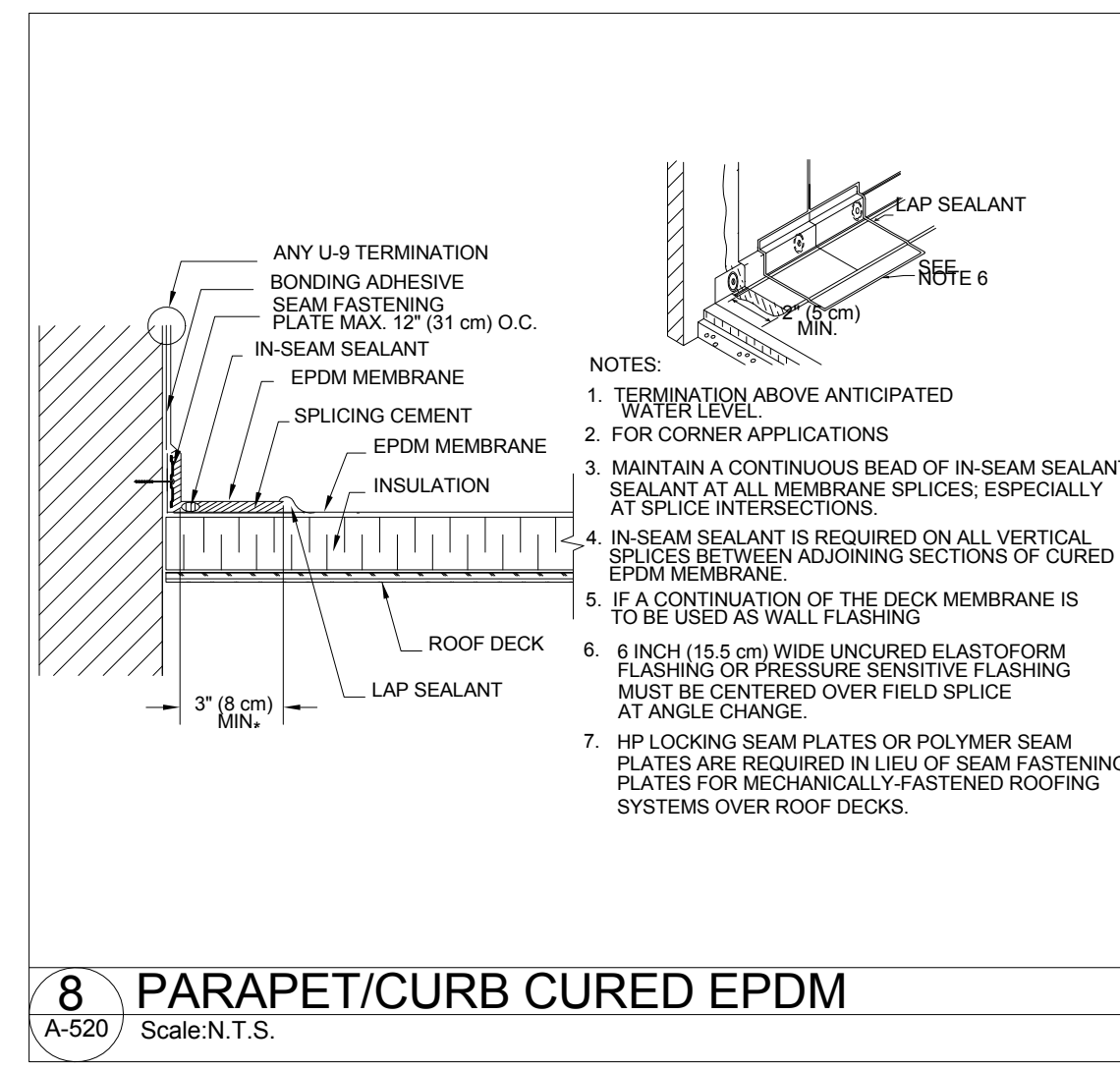
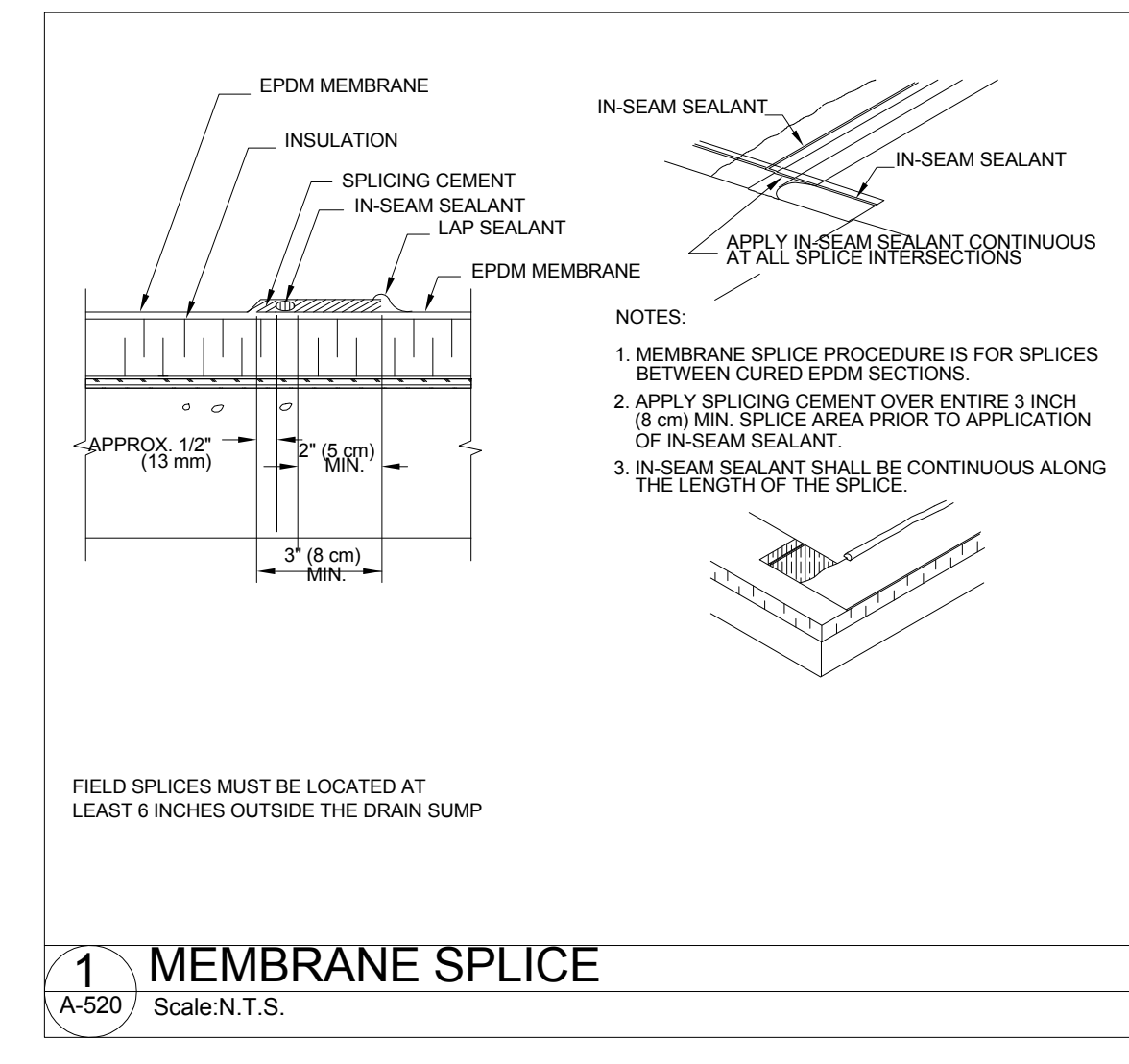
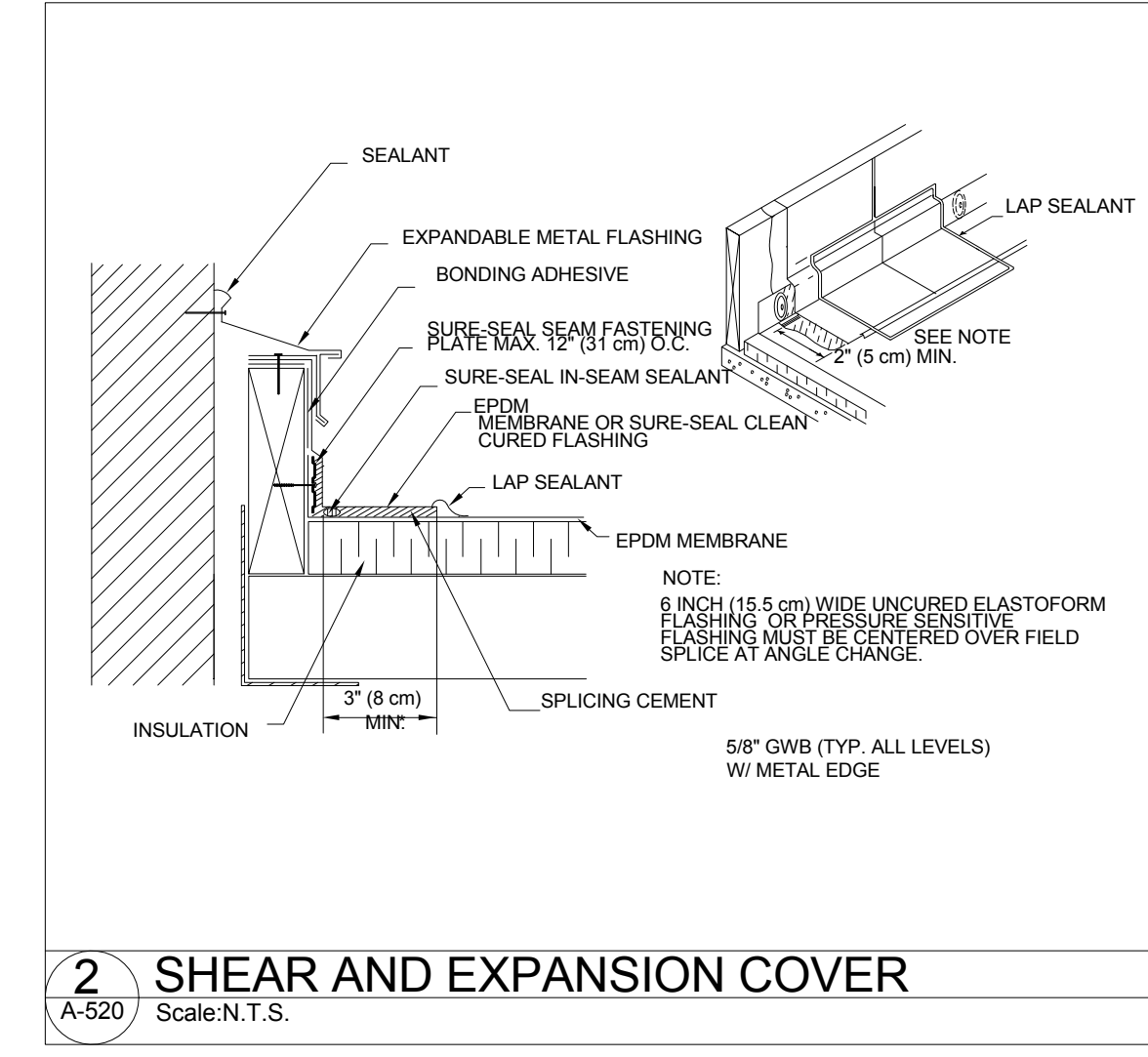
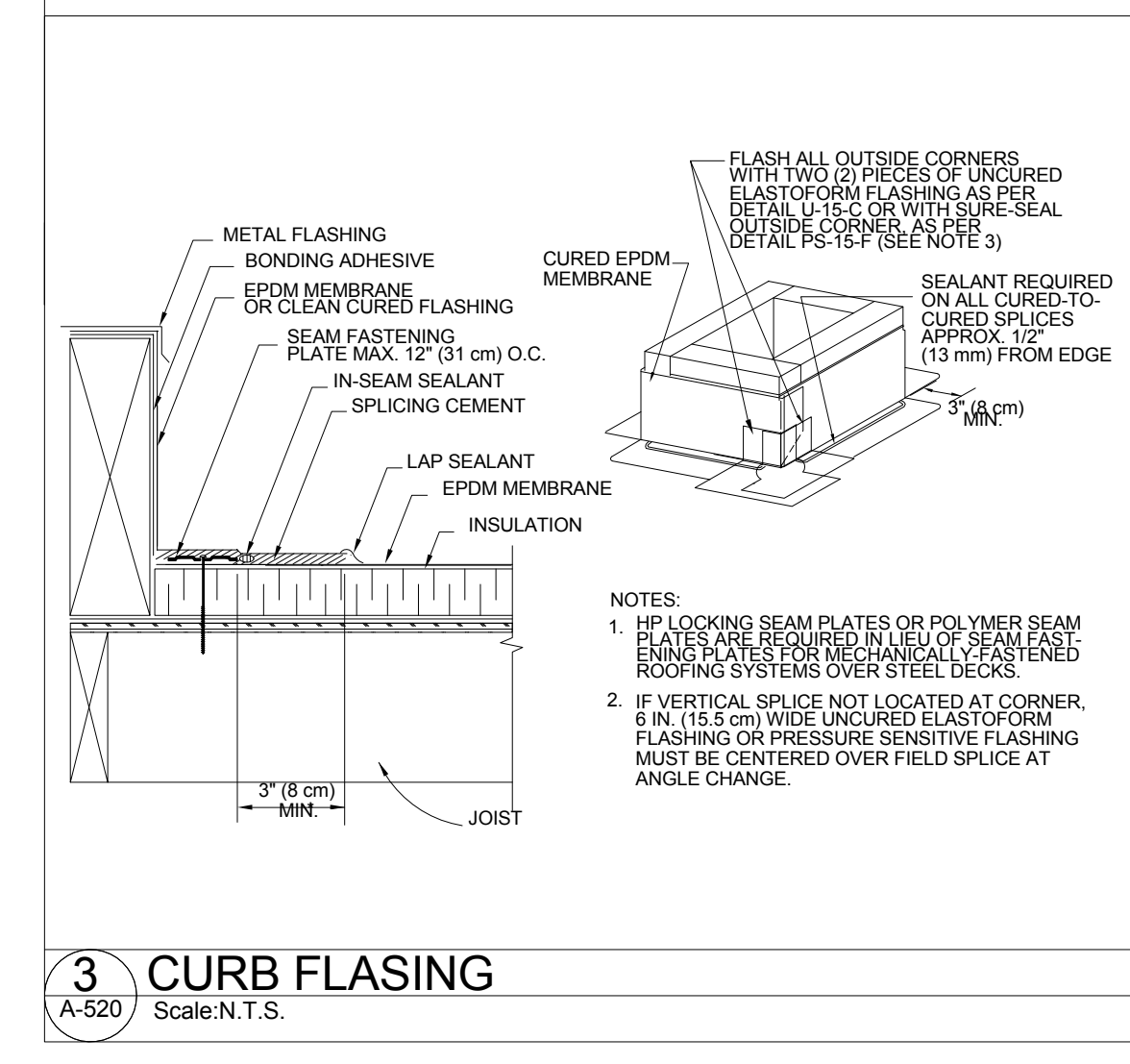
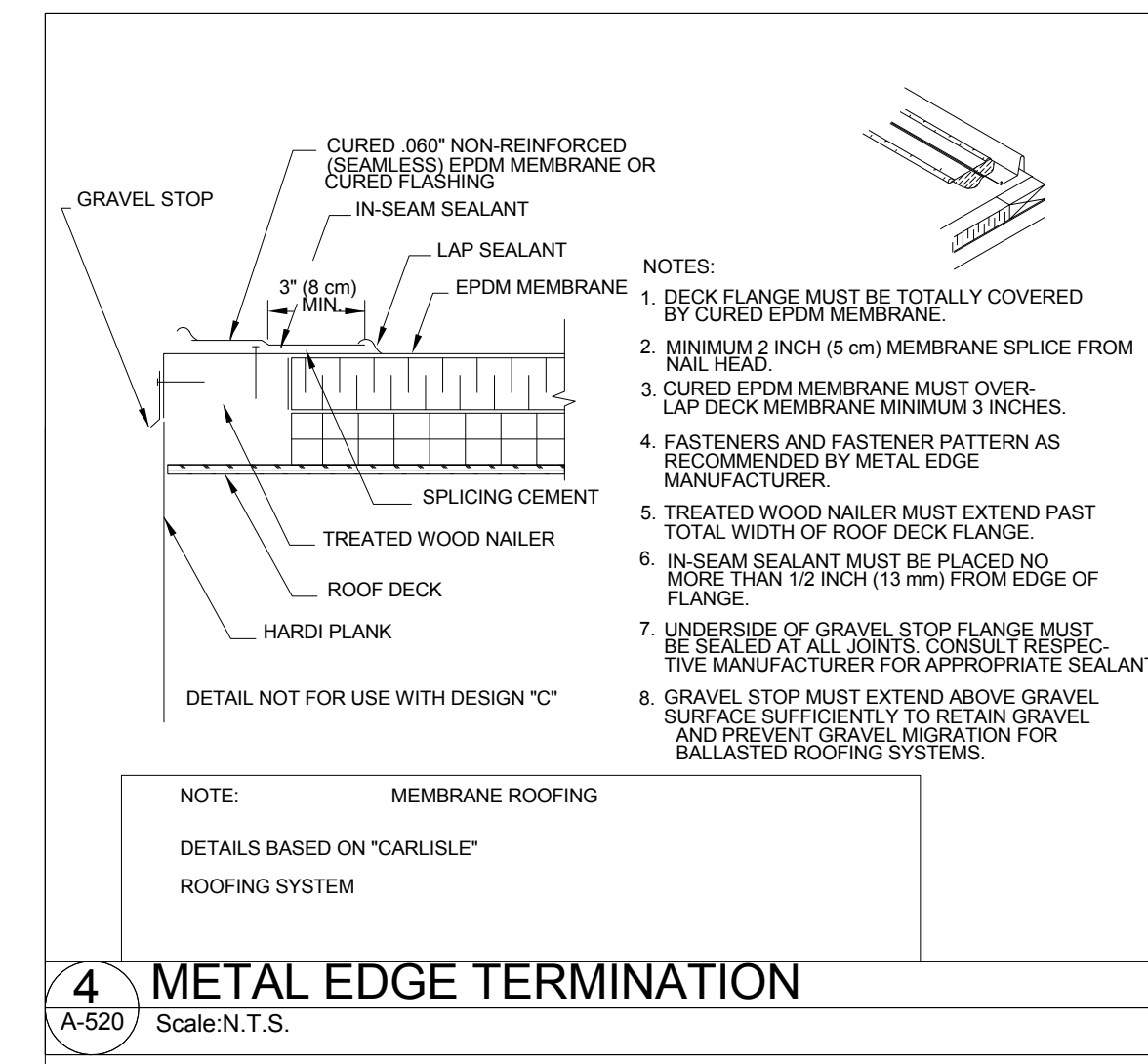
4 Detail Section @ Foundation Wall - Mud Sill
 1 1/2" = 1'-0"

\\TKG-SERVER\Draw\1717010_Beaudet_35-37\Woodville\03 Drawings\01_ARCH_CD\1717010_Woodville_Boston_05.13.17_CD.rvt

8/8/2017 10:40:07 AM

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |





2 3D View 7

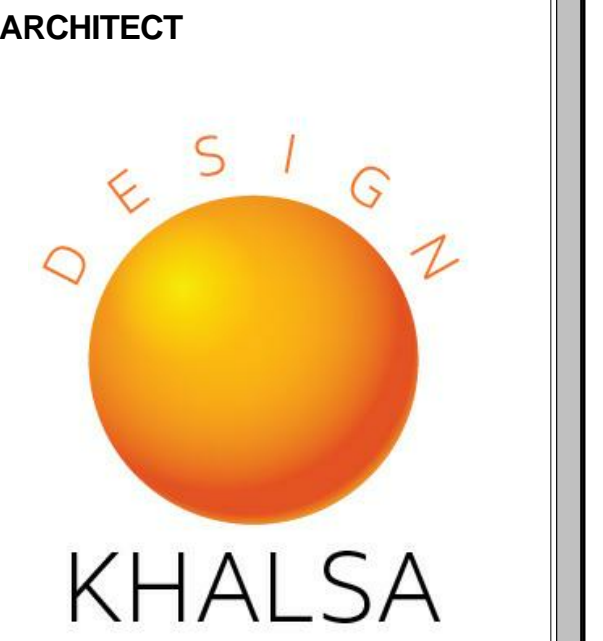


1 3D View 6

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
 41 Woodville Street
 Boston, MA 02119

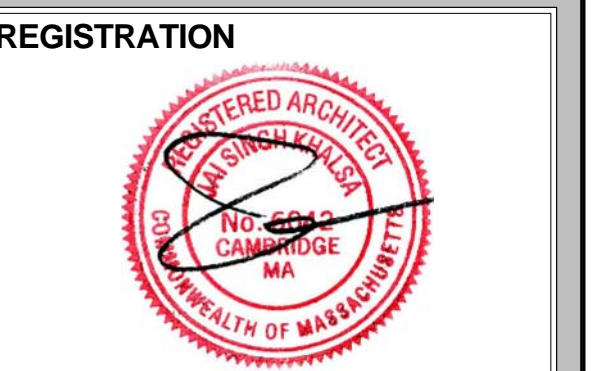
CLIENT
Doug Beaudet



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

CONSULTANTS:

COPYRIGHT KDI © 2015
 THESE DRAWINGS ARE NOW AND DO
 REMAIN THE SOLE PROPERTY OF KHALSA
 DESIGN INC. USE OF THESE PLANS OR ANY
 FORM OF REPRODUCTION OF THIS DESIGN
 IN WHOLE OR IN PART WITHOUT EXPRESS
 WRITTEN CONSENT IS PROHIBITED AND
 SHALL RESULT IN THE FULLEST EXTENT OF
 PROSECUTION UNDER LAW



Project number 17010
 Date 08/08/2017
 Drawn by TMC/ERS/AB
 Checked by JSK
 Scale

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Perspective Views

A-500

Woodville Street Residences

GENERAL KITCHEN NOTES - ALL KITCHENS

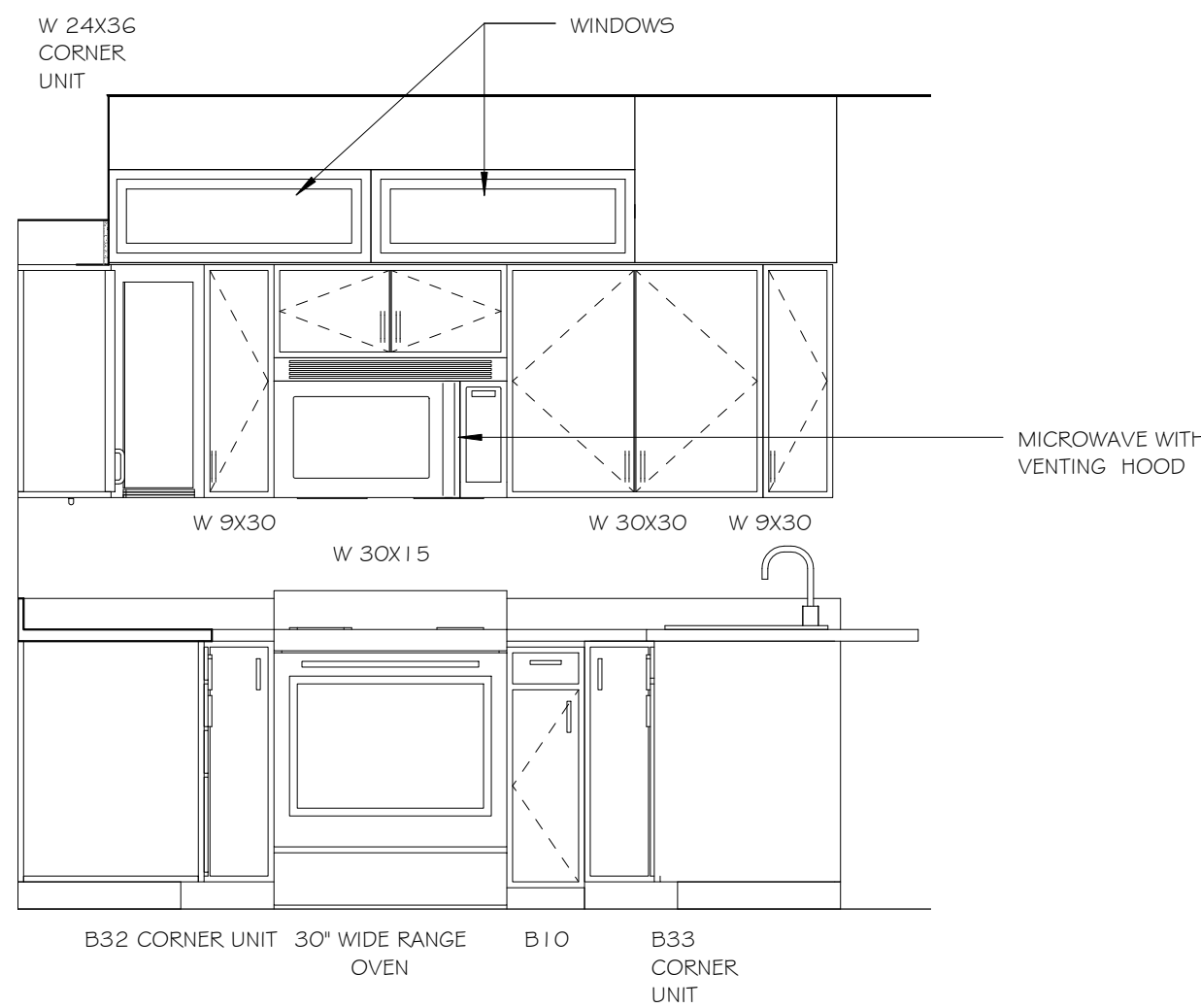
- GC TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. SUBMIT SHOP DRAWINGS AND FULL SIZE SAMPLES FOR ALL CABINETS, TRIM, HARDWARE, COUNTERTOPS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER. GC TO COORDINATE ALL MECHANICAL SYSTEMS WITH MILLWORK. PROVIDE ALL BLOCKING AS REQUIRED AND CAULK ALL GAPS AS REQUIRED BY ARCHITECT.
- KITCHEN AND BATHROOM FINISH SPECIFICATIONS TO COMPLY WITH 780 CMR TABLE 803.4.
- GC TO PROVIDE RECESSED TASK LIGHTING UNDER ALL KITCHEN WALL CABINETS.
- ALL KITCHEN FINISHES TO BE SELECTED AND VERIFIED/APPROVED BY OWNER.
- KITCHEN CABINET MANUF. TO COORDINATE WITH MEP DRAWINGS.

GENERAL KITCHEN NOTES FOR MAAB GROUP 1 COMPLIANT UNIT (UNITS #1&2)

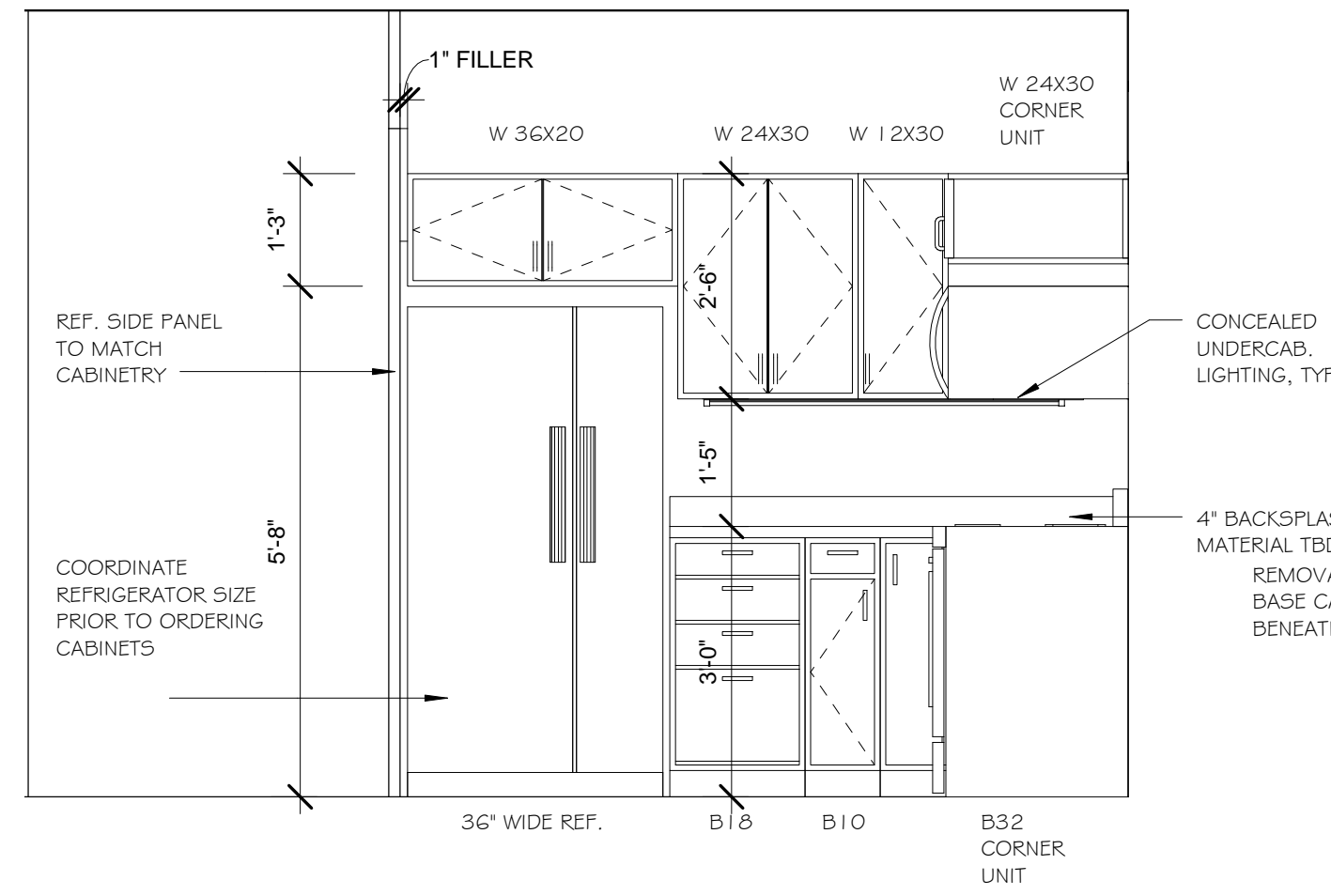
- WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING WALL CABINETS AT ANY LOCATION FROM 42 INCHES TO 54 INCHES FROM THE FLOOR TO THE BOTTOM OF THE INSIDE OF THE CABINET. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING.
- BASE CABINET UNDER THE SINK SHALL BE CAPABLE OF BEING REMOVED TO PROVIDE 30" KNEE SPACE FOR PERSONS USING WHEELCHAIRS.
- 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.
- ALL BASE CABINETS SHALL BE CAPABLE OF BEING REMOVED
- COOKTOP CONTROL SHALL BE LOCATED AT THE FRONT OF THE UNIT.
- THE SINK BOWL SHALL NOT EXCEED 6-1/2".
- WALL OVEN SHALL BE LOCATED 30" ABOVE FINISHED FLOOR.
- REFRIGERATORS SHALL BE LOCATED SO THAT IT'S DOORS CAN OPEN 180 DEGREES.
- WALL BOARD BEHIND SINK AREA TO BE MOISTURE RETARDANT.

GENERAL GROUP 1 BATHROOM NOTES

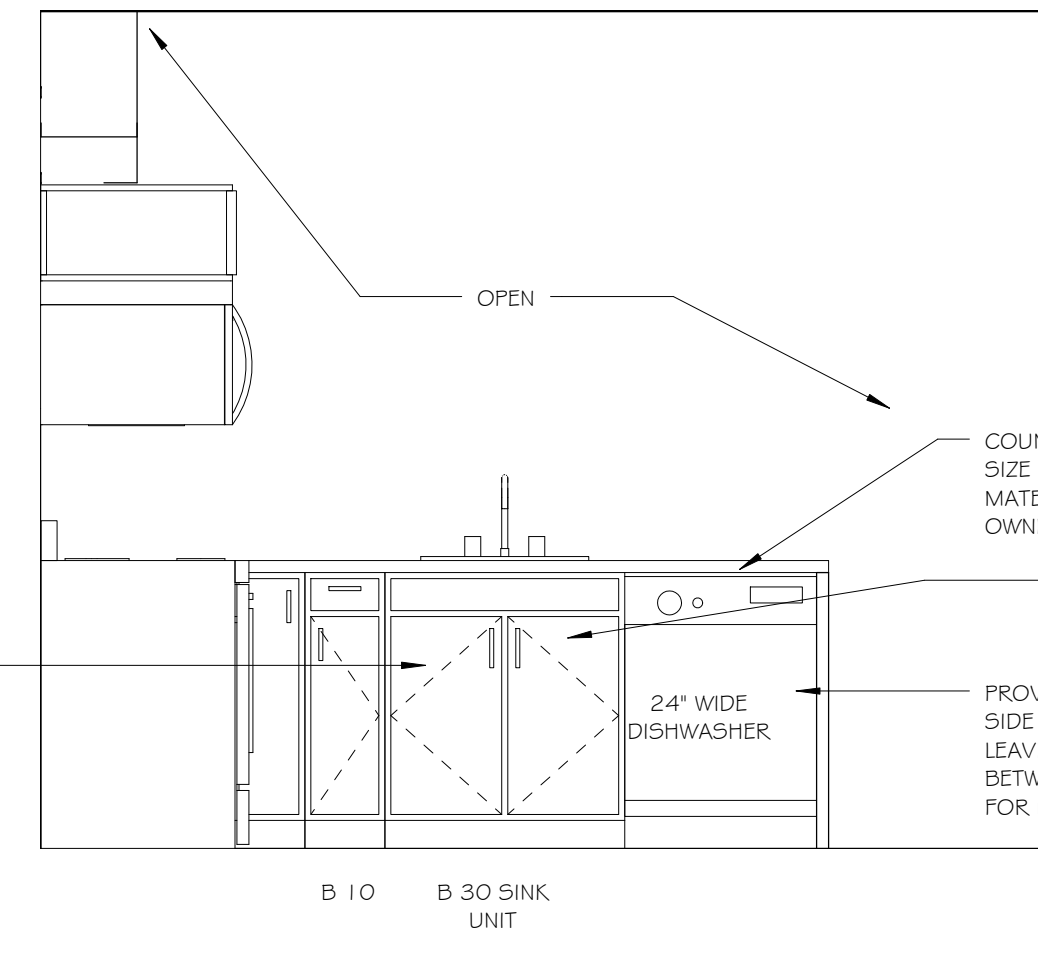
- WALLS ADJACENT TO AND BEHIND THE TOILET SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 32"-38" A.F.F. THE BACK WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR CORNER TO A DISTANCE OF 6" BEYOND THE WIDEST PART OF THE TOILET. THE SIDE WALL SHALL HAVE REINFORCEMENT 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
- 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.
- ALL INTERIOR FINISHES TBD BY OWNER



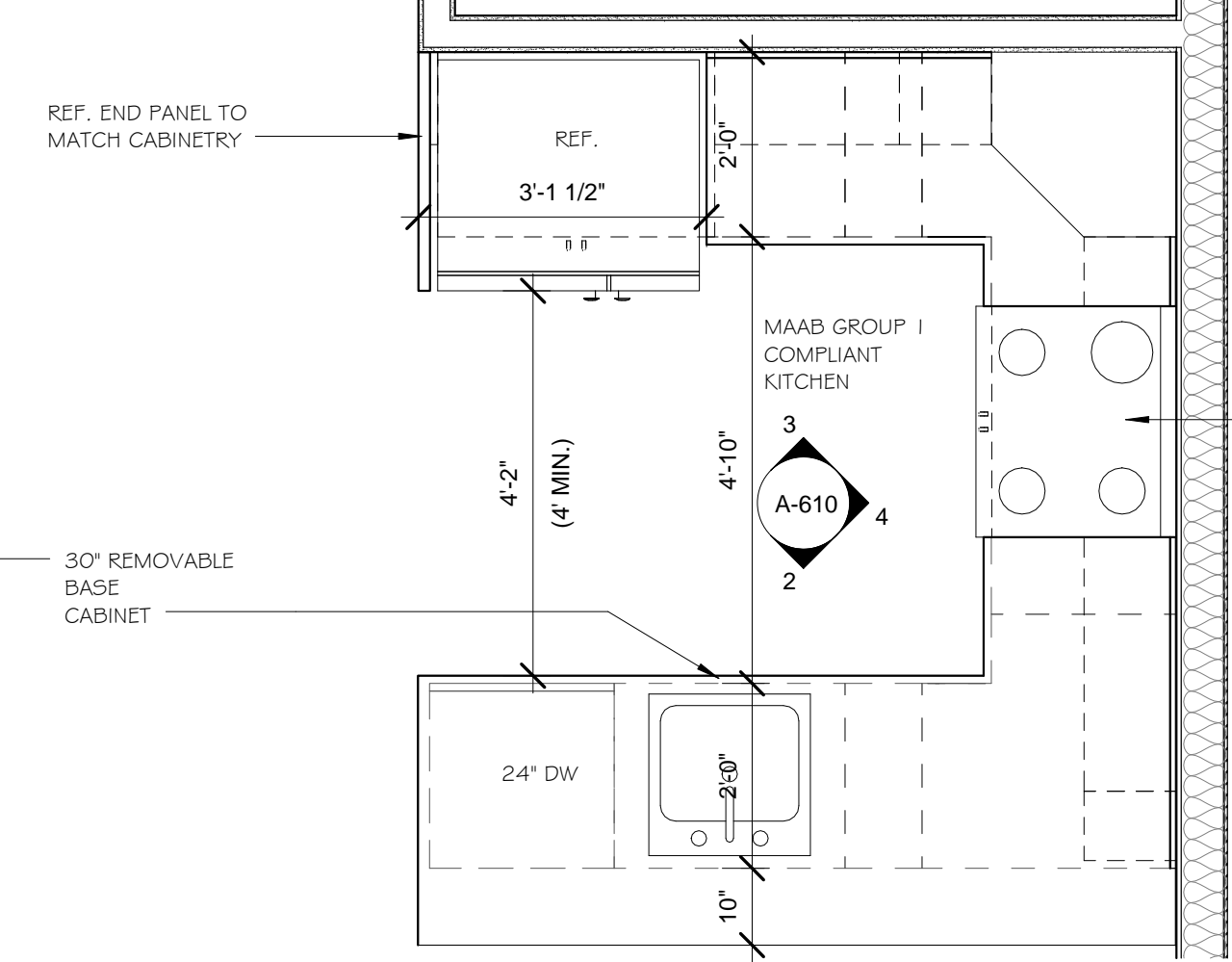
4 Kitchen Elevation 4
1/2" = 1'-0"



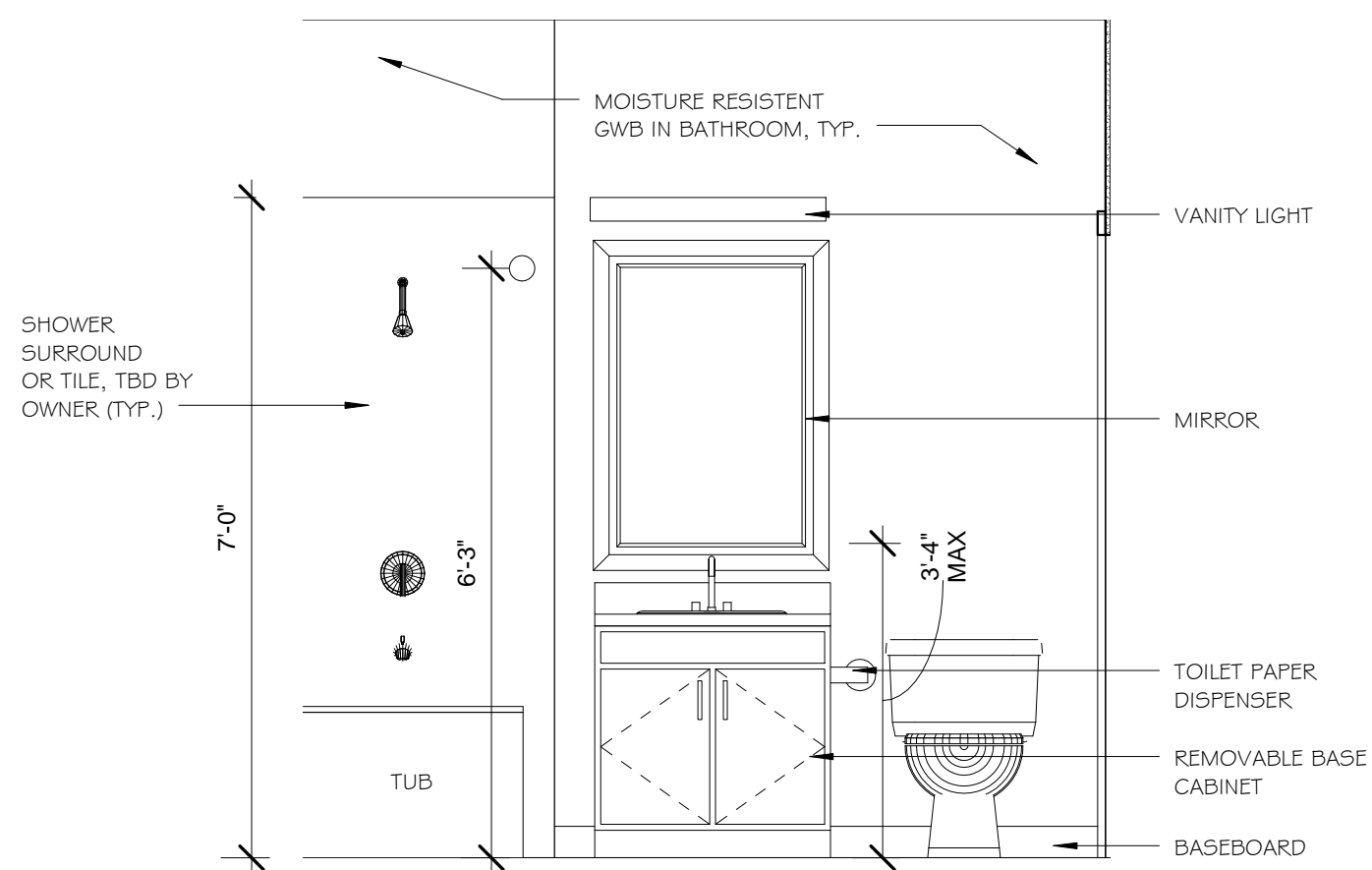
3 Kitchen Elevation 3
1/2" = 1'-0"



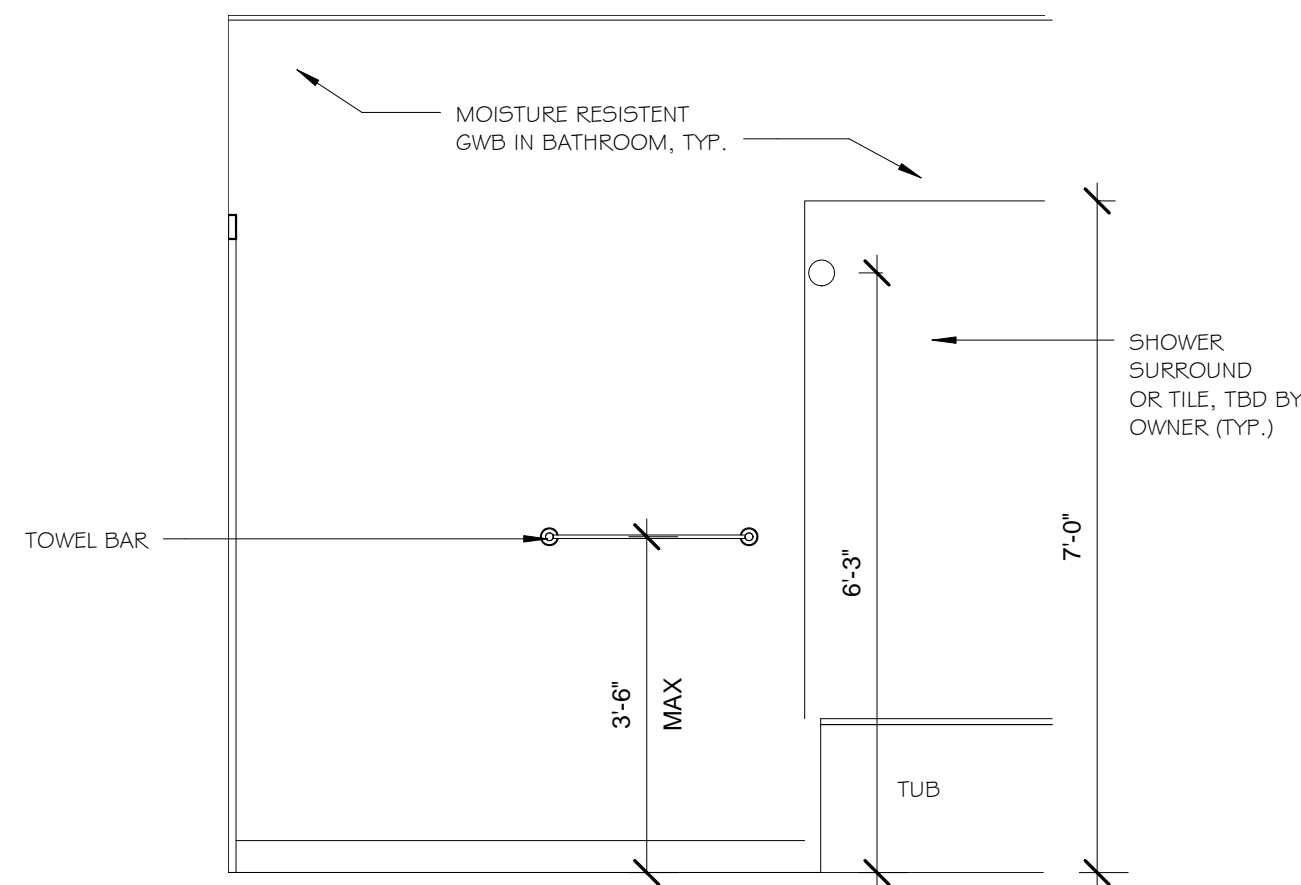
2 Kitchen Elevation 2
1/2" = 1'-0"



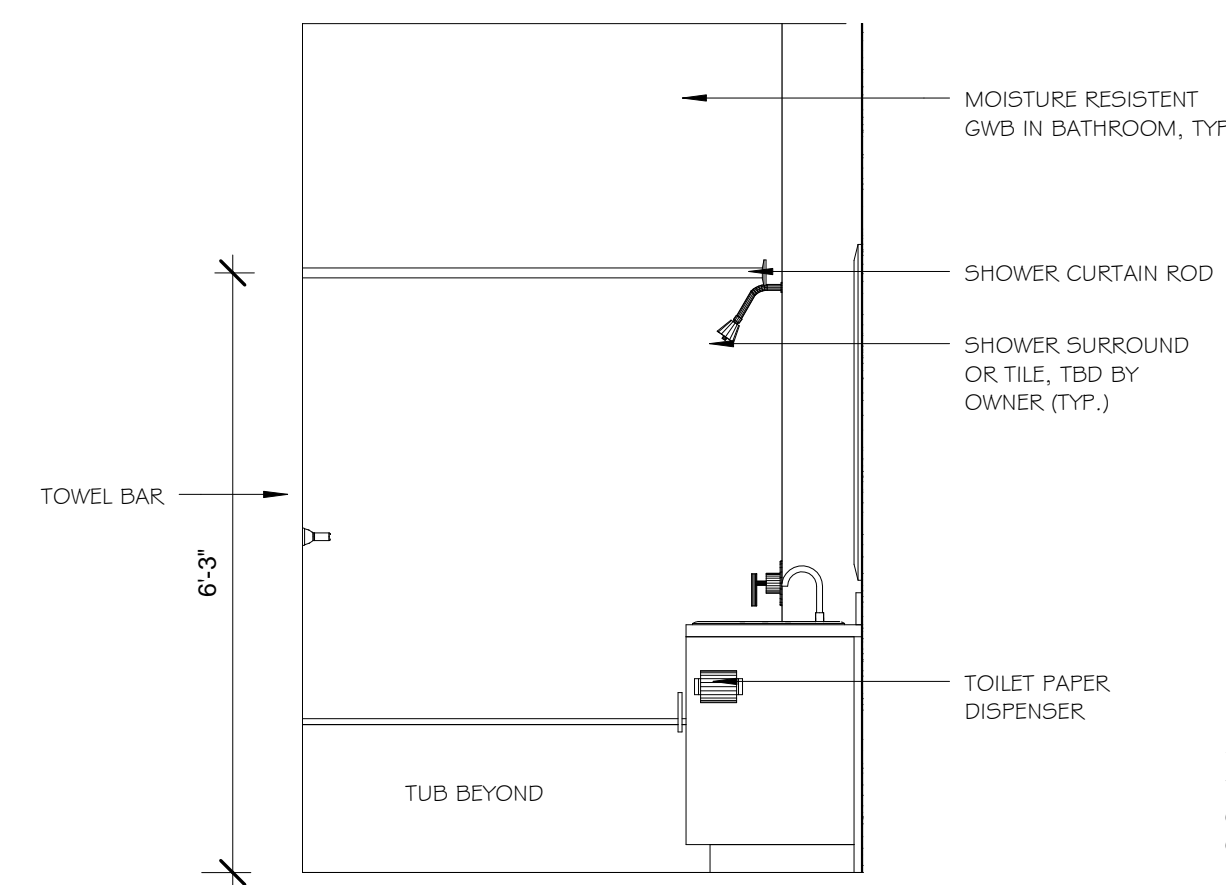
1 Enlarged Kitchen - Group 1
1/2" = 1'-0"



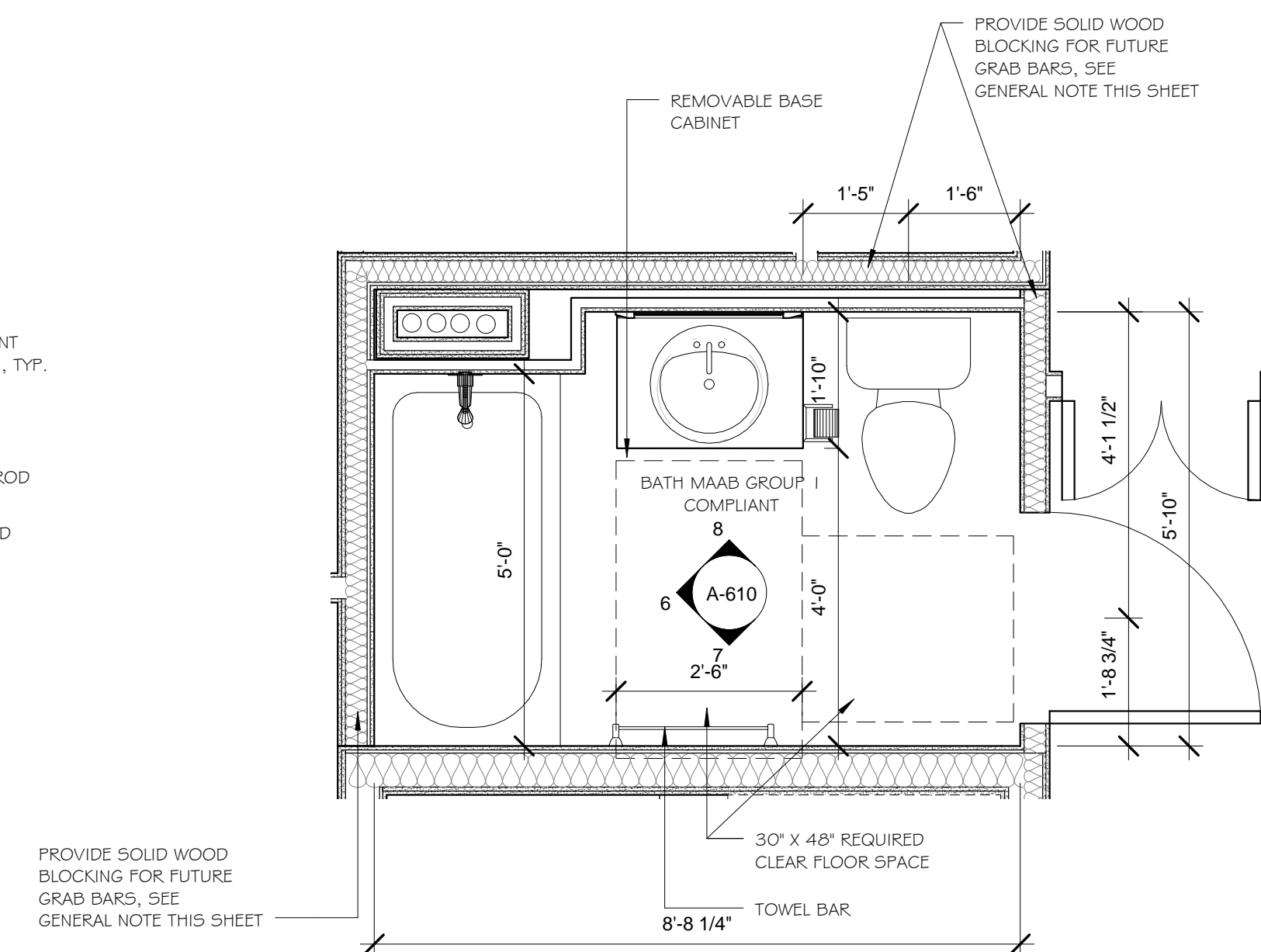
8 Bathroom Elevation D
1/2" = 1'-0"



7 Bathroom Elevation B
1/2" = 1'-0"



6 Bathroom Elevation A
1/2" = 1'-0"

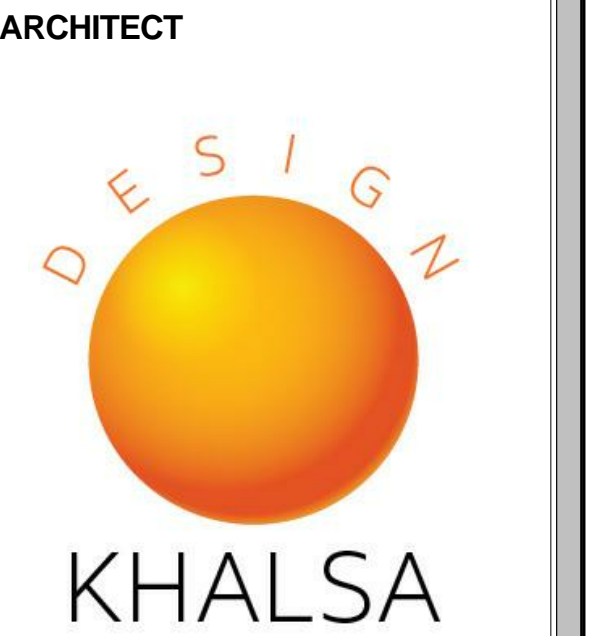


5 Enlarged Bath - Group 1
1/2" = 1'-0"

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
41 Woodville Street
Boston, MA 02119

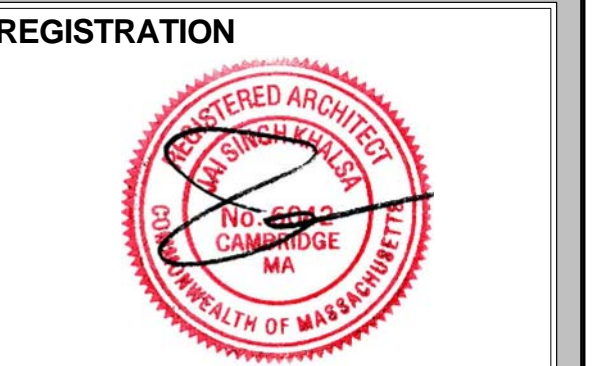
CLIENT
Doug Beaudet



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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW



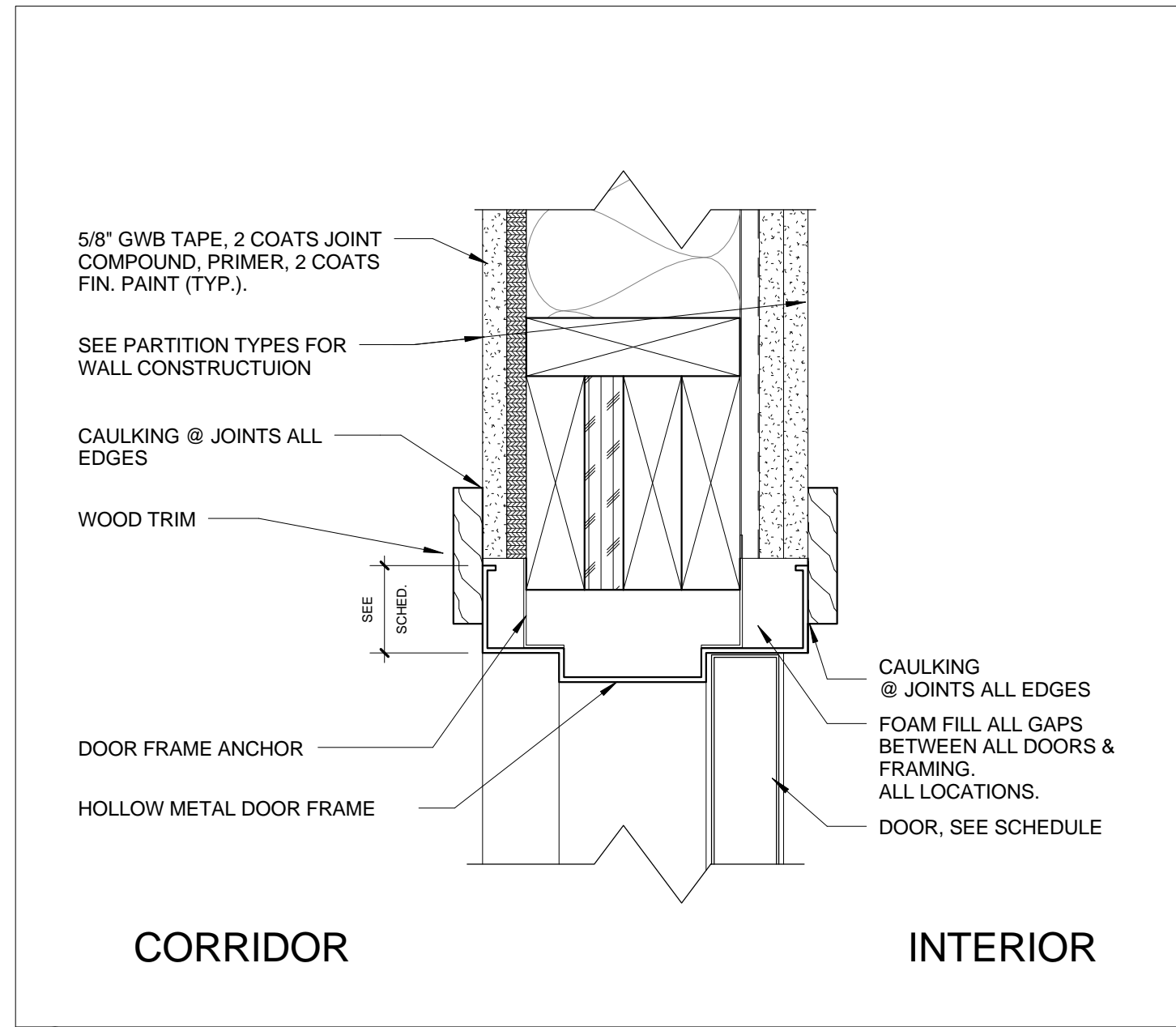
| | |
|----------------|--------------|
| Project number | 17010 |
| Date | 08/08/2017 |
| Drawn by | Author |
| Checked by | Checker |
| Scale | As indicated |

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

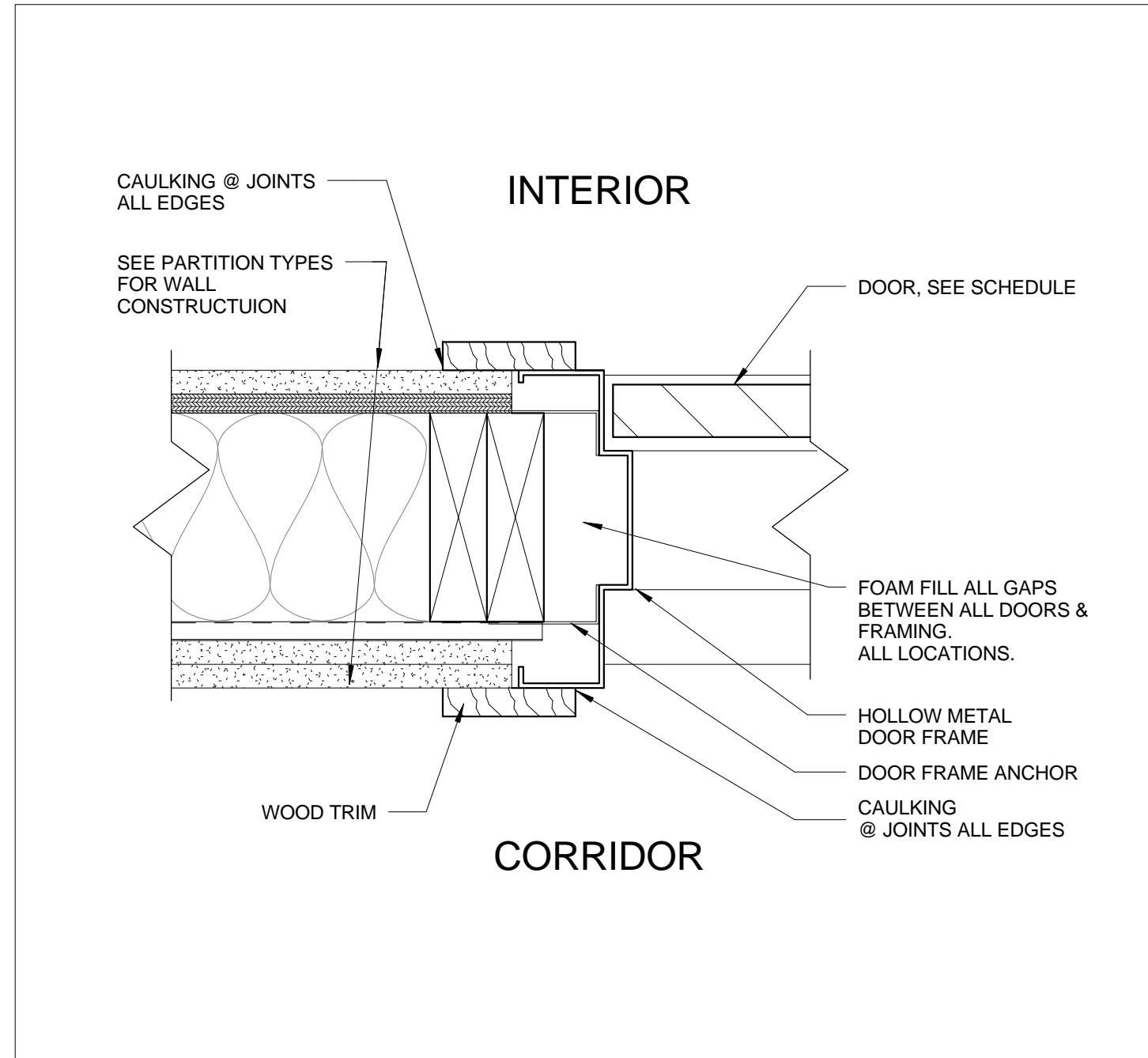
Enlarged Kitchen and Bathroom Plans & Elevations

A-610

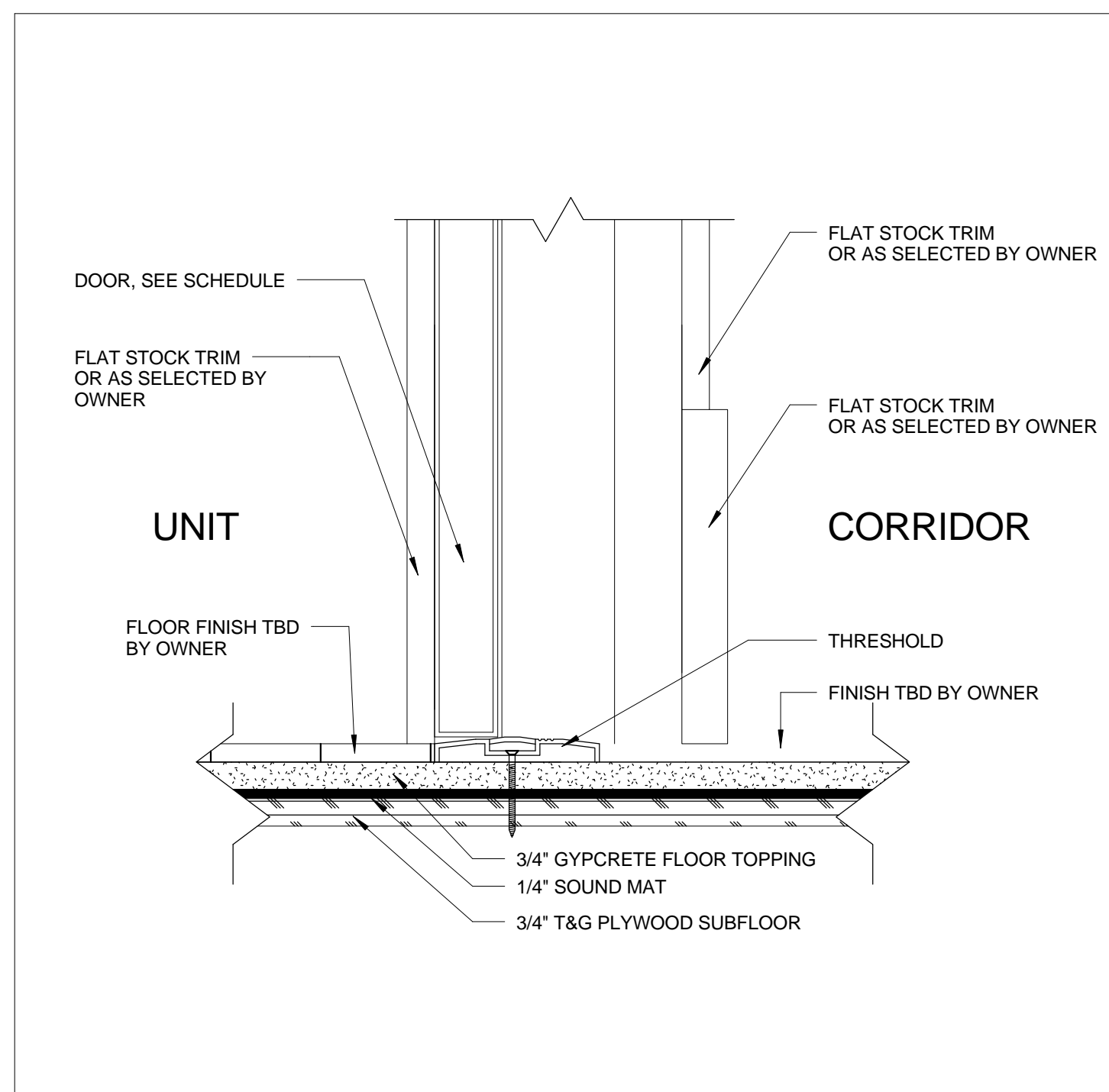
Woodville Street Residences



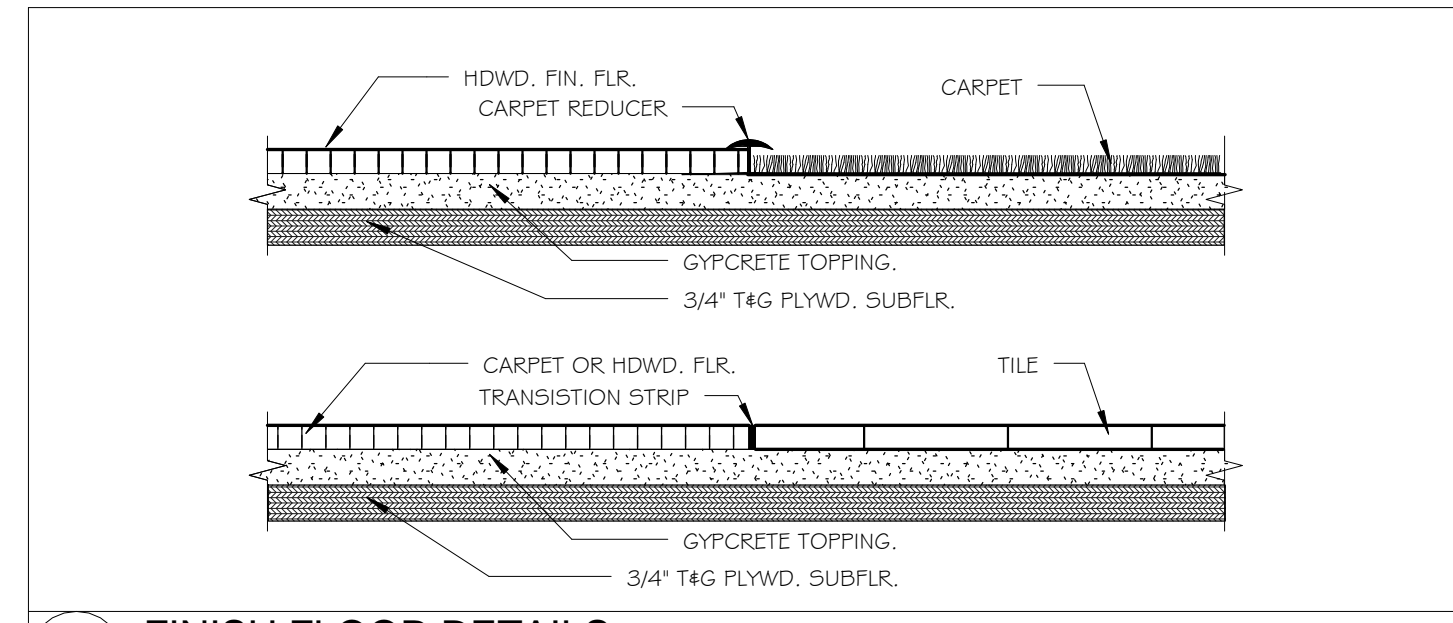
13 INTERIOR METAL FRAME- DOOR HEAD DETAIL
 A-710 Scale: 3"=1'-0"



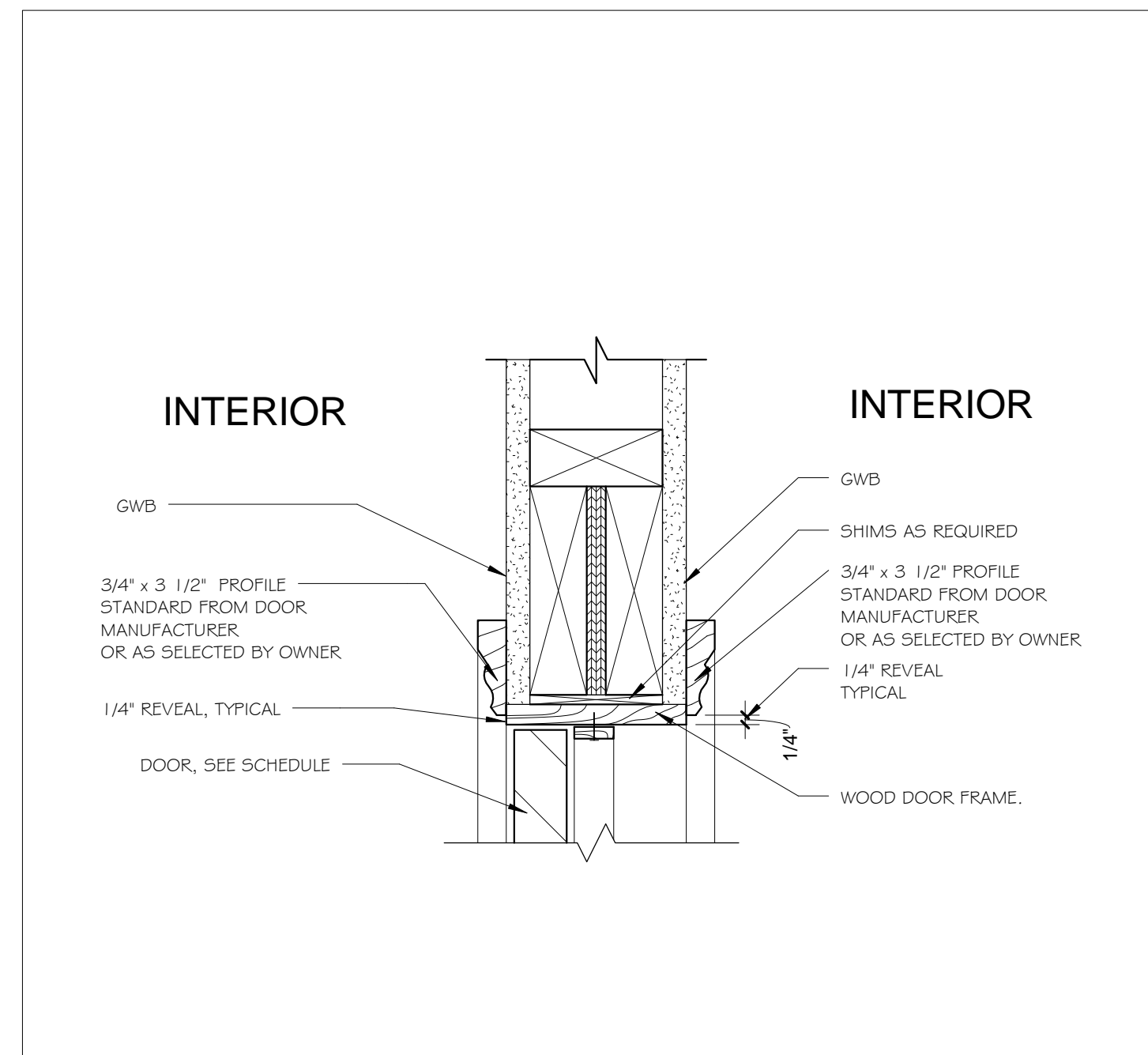
12 INTERIOR METAL FRAME- DOOR JAMB DETAIL
 A-710 Scale: 3"=1'-0"



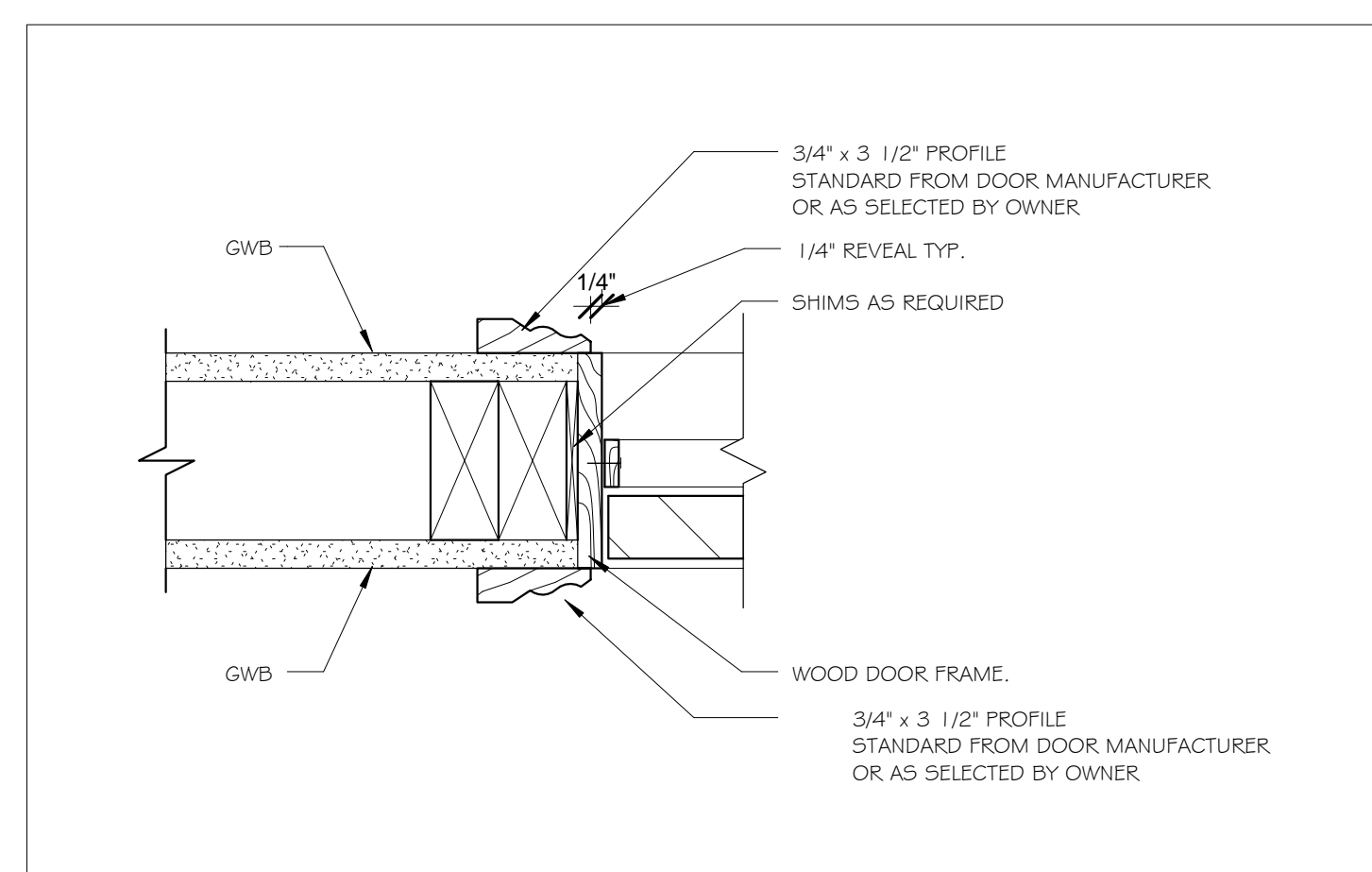
11 INTERIOR METAL FRAME- DOOR THRESHOLD DETAIL
 A-710 Scale: 3"=1'-0"



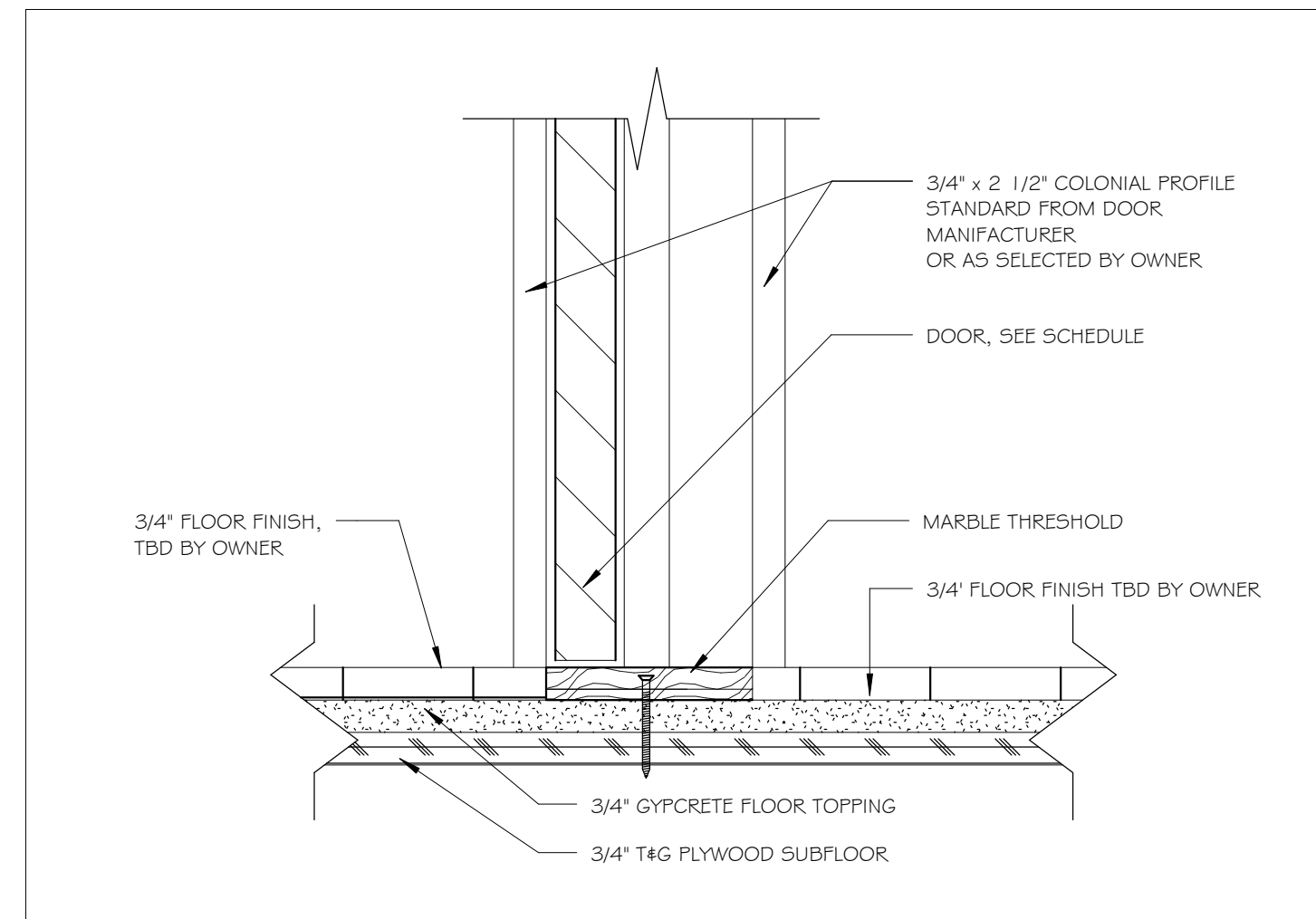
10 FINISH FLOOR DETAILS
 A-710 Scale: 3"=1'-0"



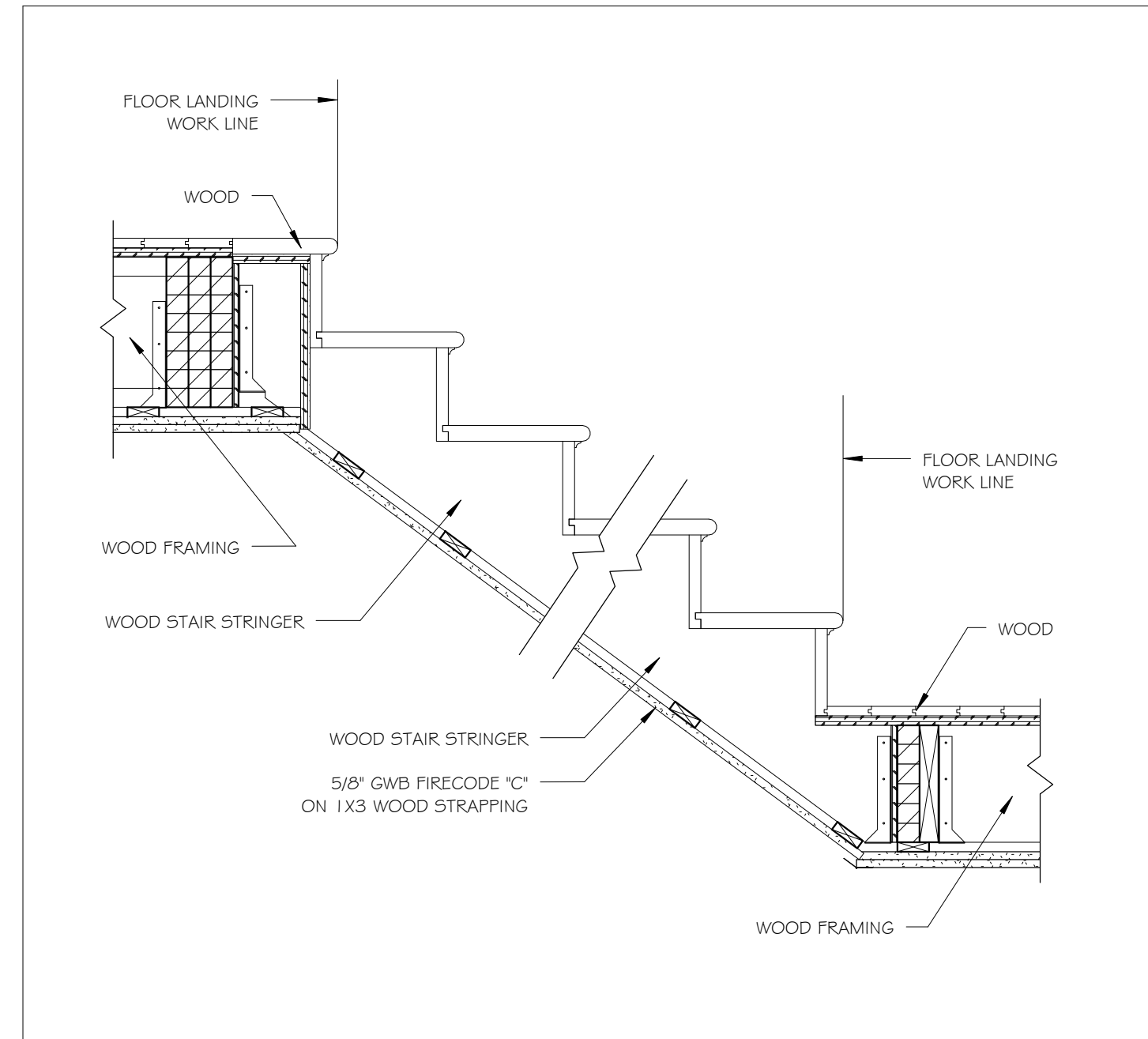
9 INTERIOR WOOD FRAME- DOOR HEAD DETAIL
 A-710 Scale: 3"=1'-0"



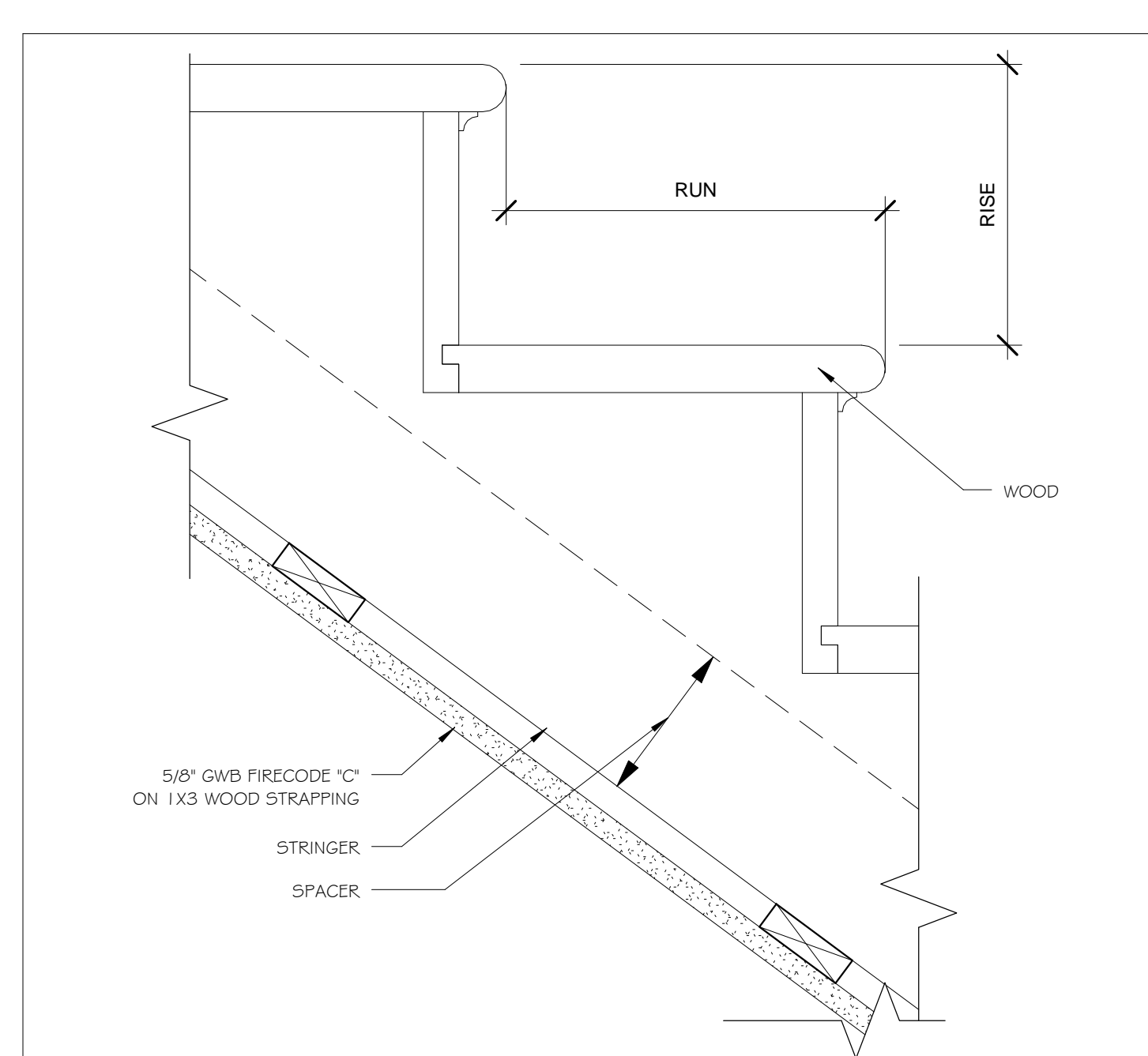
8 INTERIOR WOOD FRAME- DOOR JAMB DETAIL
 A-710 Scale: 3"=1'-0"



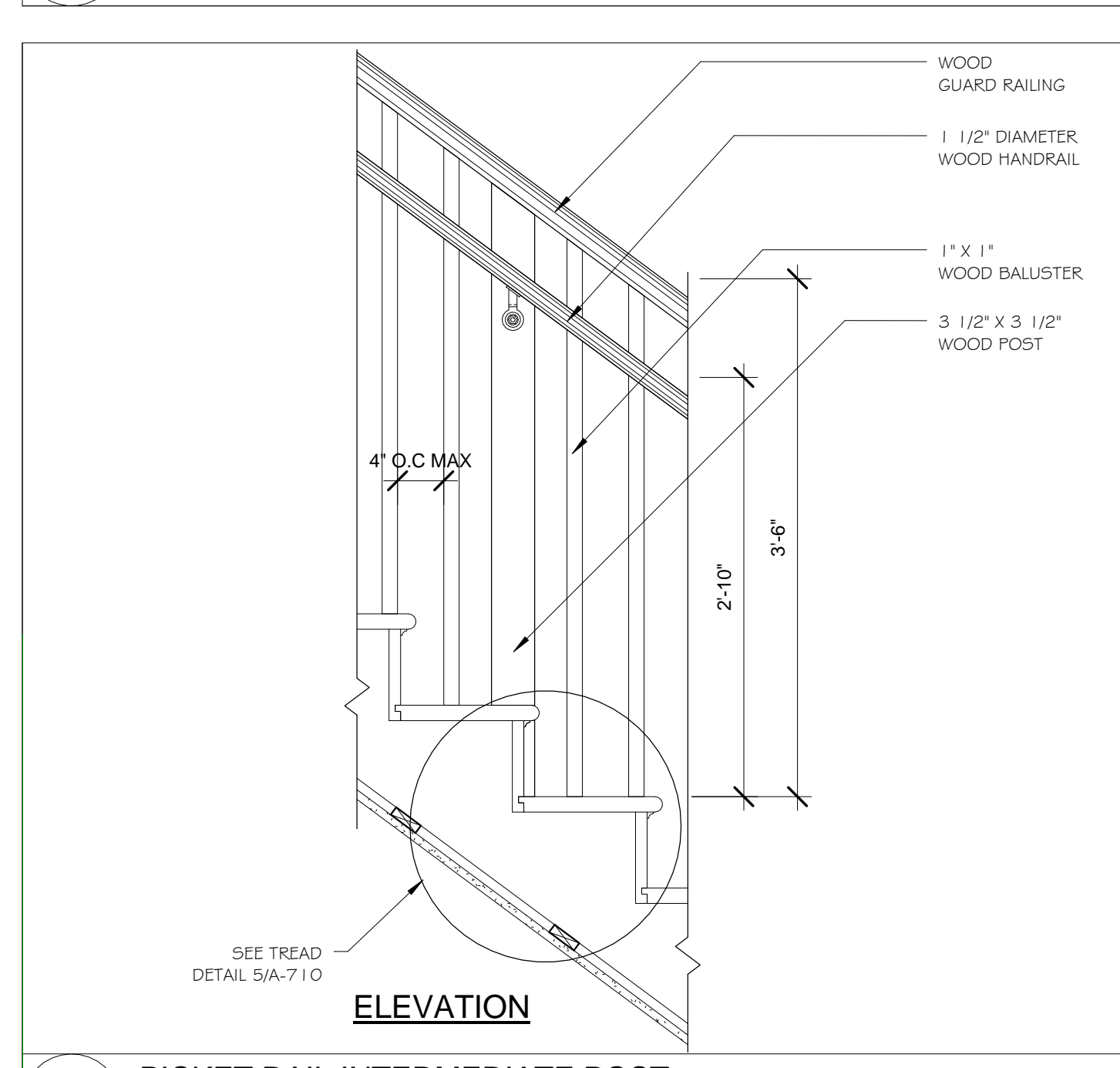
7 INTERIOR WOOD FRAME- DOOR THRESHOLD DETAIL
 A-710 Scale: 3"=1'-0"



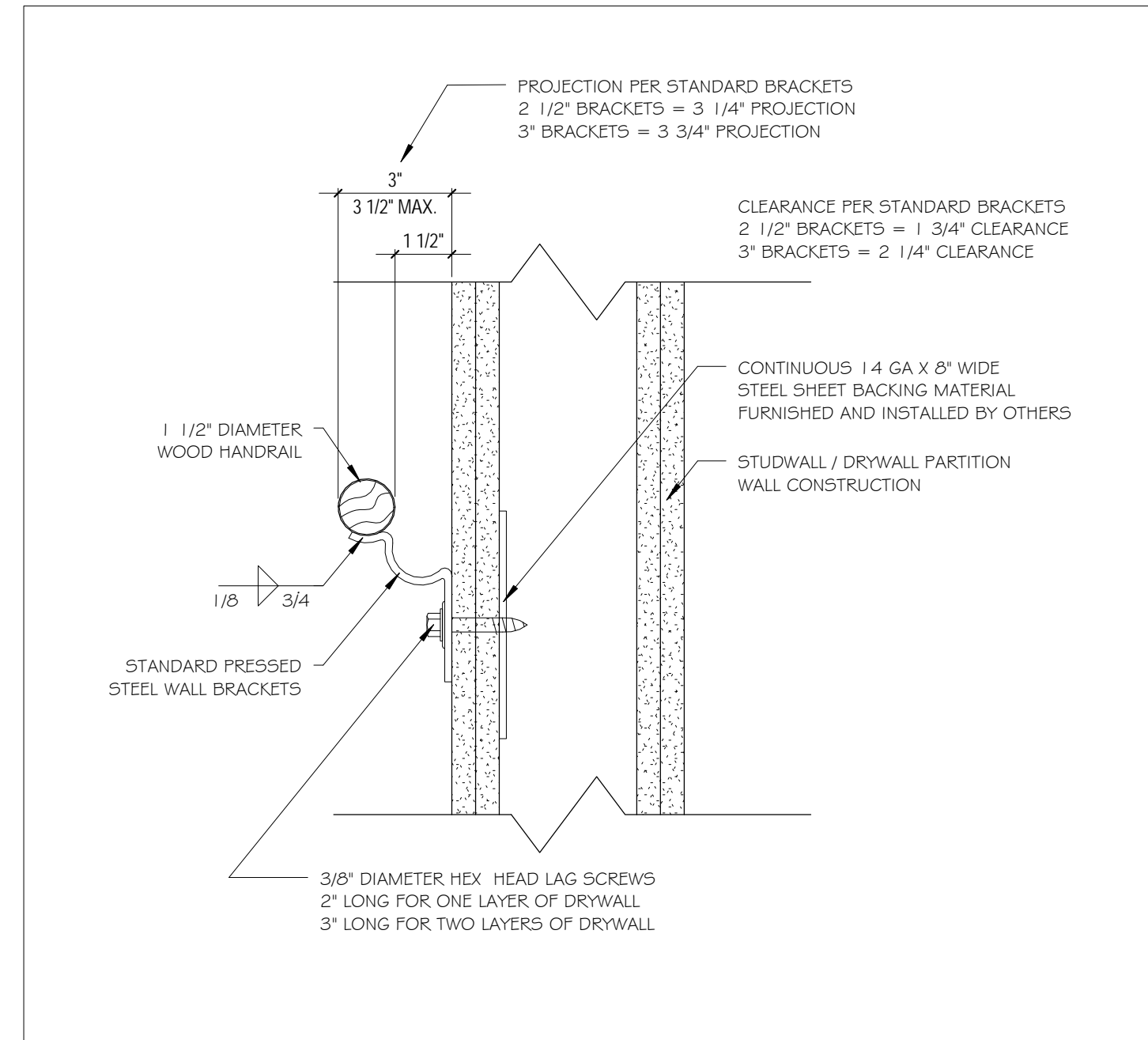
6 TYPICAL STAIR SECTION
 A-710 SCALE: 1"=1'-0"



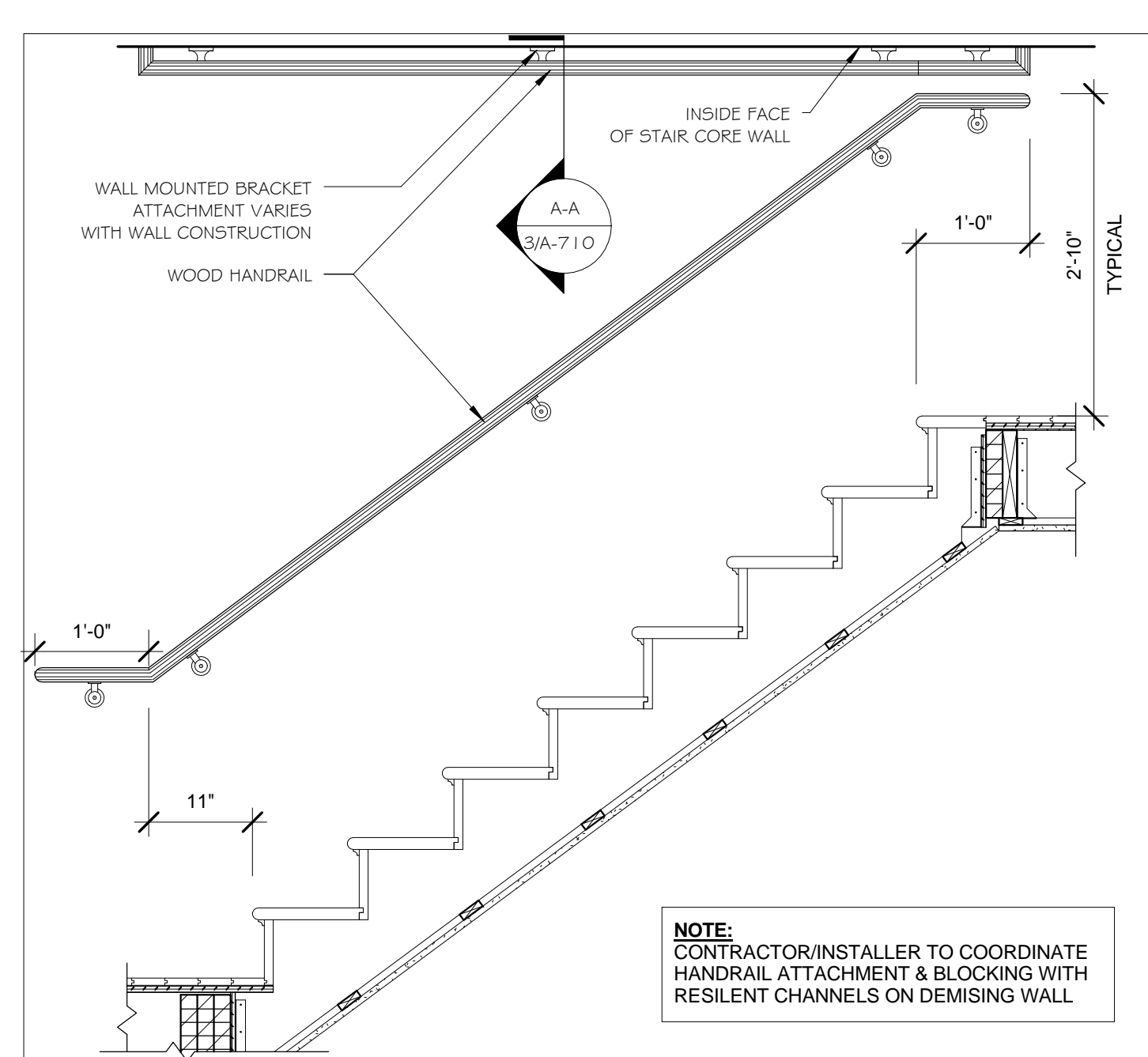
5 WOOD STAIR DETAIL
 A-710 SCALE: 3"=1'-0"



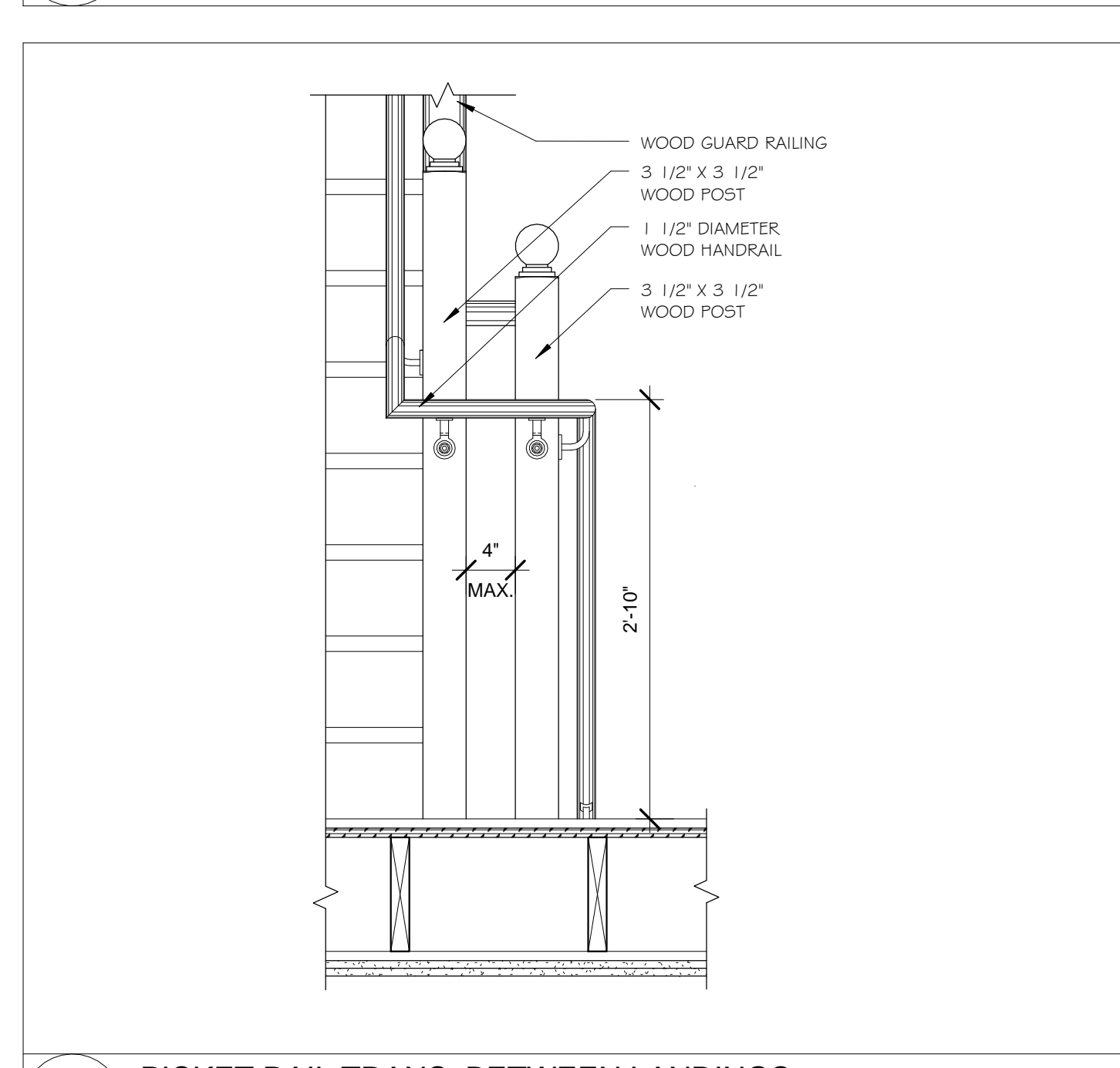
4 PICKET RAIL INTERMEDIATE POST
 A-710 SCALE: 1"=1'-0"



3 WALL HANDRAIL BRACKET MOUNTING DETAIL
 A-710 SCALE: 3"=1'-0"



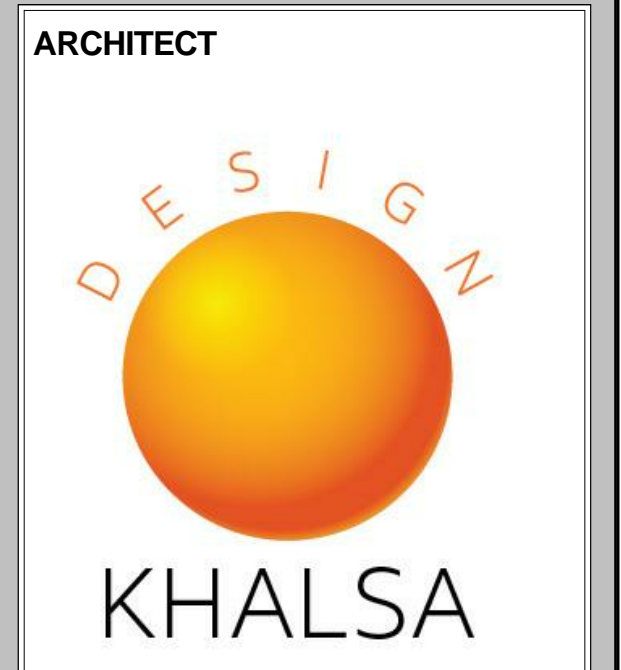
2 TYPICAL WALL RAIL
 A-710 SCALE: 3/4"=1'-0"



1 PICKET RAIL TRANS. BETWEEN LANDINGS
 A-710 SCALE: 1"=1'-0"

PROJECT NAME
Woodville Street Residences
 PROJECT ADDRESS
 41 Woodville Street
 Boston, MA 02119

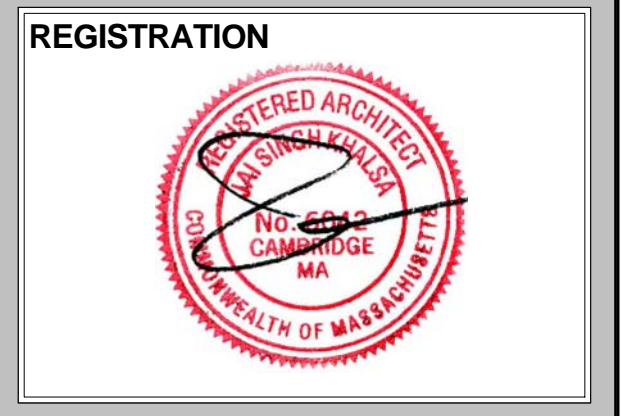
CLIENT
Doug Beaudet



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

CONSULTANTS:

COPYRIGHT KDI © 2015
 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW



| | |
|----------------|--------------|
| Project number | 17010 |
| Date | 08/08/2017 |
| Drawn by | ARS |
| Checked by | KDI |
| Scale | As indicated |

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

Stair and Door Details

A-710
 Woodville Street Residences



| | |
|----------------|----------------|
| Project number | 17010 |
| Date | 08/08/2017 |
| Drawn by | ARS |
| Checked by | KDI |
| Scale | 1 1/2" = 1'-0" |

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

| PARTITION TYPE | STUD TYPE | SHEATHING TYPE | ACTUAL WIDTH | FILL | FIRE TEST (UL #) | FIRE RESISTANCE | STC RATING | IC RATING | LIMITING HEIGHT | OTHER REQUIREMENTS |
|----------------|-----------|----------------|--------------|------|------------------|-----------------|------------|-----------|-----------------|--------------------|
| 7 | 1 5/8" | - | 2 1/4" | - | - | - | - | - | - | - |

7 PARTITION TYPE 7 - FURRING WALL
 SCALE: 1 1/2" = 1'-0"

| PARTITION TYPE | STUD TYPE | SHEATHING TYPE | ACTUAL WIDTH | FILL | FIRE TEST (UL #) | FIRE RESISTANCE | STC RATING | IC RATING | LIMITING HEIGHT | OTHER REQUIREMENTS |
|----------------|-----------|-------------------|--------------|-------------|------------------|-----------------|------------|-----------|-----------------|--------------------------------|
| 4 | 2X4 | 5/8" TYPE "X" GWB | 5 7/8" | 3 1/2" BATT | UL# U311 SIM. | 1 HR | STC 50-54 | - | 16'-4" | MR GWB @ BATH AND KITCHEN SIDE |
| 4A | 2X6 | 5/8" TYPE "X" GWB | 7 7/8" | 3 1/2" BATT | UL# U334 SIM. | 2 HR | STC 50-54 | - | 16'-4" | MR GWB @ BATH AND KITCHEN SIDE |

6 PARTITION TYPE 6 - SHAFT WALL - 2 HR FIRE RATED WALL
 SCALE: 1 1/2" = 1'-0"

| PARTITION TYPE | STUD TYPE | SHEATHING TYPE | ACTUAL WIDTH | FILL | FIRE TEST (UL #) | FIRE RESISTANCE | STC RATING | IC RATING | LIMITING HEIGHT | OTHER REQUIREMENTS |
|----------------|-----------|-------------------|--------------|-------------|------------------|-----------------|------------|-----------|-----------------|--------------------------------|
| 2 | 2X6 | 5/8" TYPE "X" GWB | 7 7/8" | 3 1/2" BATT | UL# U334 SIM. | 1 HR | STC 50-54 | - | 16'-4" | MR GWB @ BATH AND KITCHEN SIDE |

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

| PARTITION TYPE | STUD TYPE | SHEATHING TYPE | ACTUAL WIDTH | FILL | FIRE TEST (UL #) | FIRE RESISTANCE | STC RATING | IC RATING | LIMITING HEIGHT | OTHER REQUIREMENTS |
|----------------|-----------|-------------------|--------------|-------------|------------------|-----------------|------------|-----------|-----------------|--------------------------------|
| 4 | 2X4 | 5/8" TYPE "X" GWB | 5 7/8" | 3 1/2" BATT | UL# U311 SIM. | 1 HR | STC 50-54 | - | 16'-4" | MR GWB @ BATH AND KITCHEN SIDE |
| 4A | 2X6 | 5/8" TYPE "X" GWB | 7 7/8" | 3 1/2" BATT | UL# U334 SIM. | 2 HR | STC 50-54 | - | 16'-4" | MR GWB @ BATH AND KITCHEN SIDE |

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

| PARTITION TYPE | STUD TYPE | SHEATHING TYPE | ACTUAL WIDTH | FILL | FIRE TEST (UL #) | FIRE RESISTANCE | STC RATING | IC RATING | LIMITING HEIGHT | OTHER REQUIREMENTS |
|----------------|-----------|----------------|--------------|-------------|------------------|-----------------|------------|-----------|-----------------|--|
| 1 | 2X4 | 5/8" GWB | 4 3/4" | 3 1/2" BATT | UL# U305 | - | - | - | 16'-4" | MR GWB @ BATH AND KITCHEN SIDE |
| 1B | 2X4 | 5/8" GWB | 4 1/8" | 3 1/2" BATT | UL# U305 | - | - | - | 16'-4" | DELETE GWB @ INSIDE FACE OF STUD, MR GWB @ BATH AND KITCHEN SIDE. DEFLECTION U360 5/8" GWB TYPE X, STC 50+ AND PT WOOD FRAMING @ CMU WALLS |

1 PARTITION TYPE 1 - INTERIOR WALL
 SCALE: 1 1/2" = 1'-0"

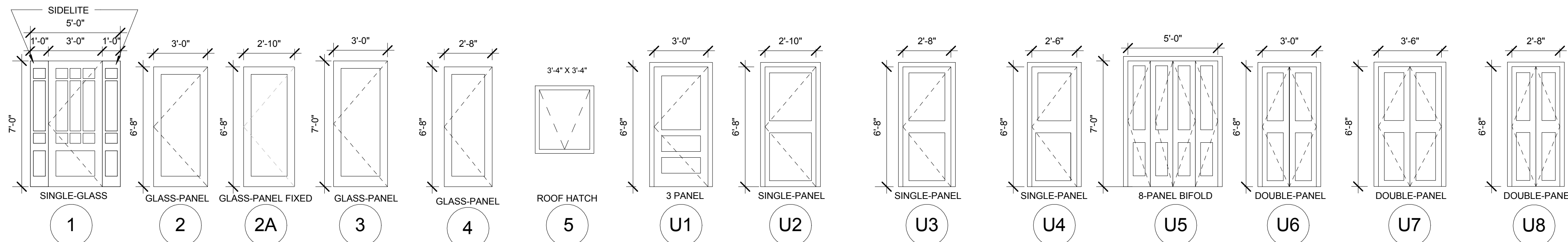
| PARTITION TYPE | STUD TYPE | SHEATHING TYPE | ACTUAL WIDTH | FILL | FIRE TEST (UL #) | FIRE RESISTANCE | STC RATING | IC RATING | LIMITING HEIGHT | OTHER REQUIREMENTS |
|----------------|-----------|-------------------|--------------|-------------|------------------|-----------------|------------|-----------|-----------------|--|
| X1 | 2X6 | 5/8" TYPE "X" GWB | 6 5/8" | 5 1/2" BATT | UL# 356 | - | - | - | 16'-4" | HORIZONTAL LAP SIDING 6" SEE ELEVATION DWGS. |

X1 EXTERIOR WALL, 1 HOUR FIRE RATED
 SCALE: 1 1/2" = 1'-0"

DOOR NOTES:

- 1.) DOORS TO BE BY TRIMLITE OR EQUIVALENT AS SELECTED BY OWNER.
- 2.) SEE RENDERING FOR EXTERIOR DOOR COLORS & STYLE.
- 3.) INTERIOR DOOR COLOR AND PANEL STYLE TBD BY OWNER.

DOOR LEGEND



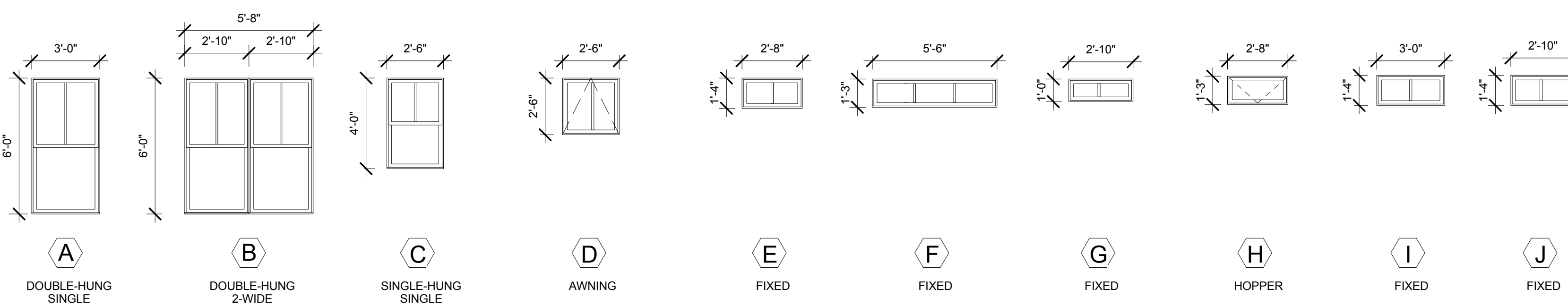
Door Schedule

| Door Number | Description | Width | Height | Frame Type | Door | Fire Rating | Details | | | Sill Height | Head Height | Comments |
|-------------|------------------|----------|---------|------------|-------------------|-------------|----------|----------|----------|-------------|-------------|---|
| | | | | | | | Head | Jamb | Sill | | | |
| 1 | SINGLE 36" X 84" | 3' - 0" | 7' - 0" | WD | FIR WD DOOR | | | | | 0' - 0" | 7' - 0" | |
| 2 | SINGLE 36" X 80" | 3' - 0" | 6' - 8" | CLAD/GLASS | WD GLASS | | | | | 0' - 0" | 6' - 8" | |
| 2A | FIXED 34" X 80" | 2' - 10" | 6' - 8" | CLAD/GLASS | WD GLASS | | | | | 0' - 0" | 6' - 8" | |
| 3 | SINGLE 36" X 84" | 3' - 0" | 6' - 8" | CLAD/GLASS | WD GLASS | | | | | 0' - 0" | 6' - 8" | |
| 4 | SINGLE 32" X 80" | 2' - 8" | 6' - 8" | CLAD/GLASS | INSUL. FIBERGLASS | | | | | 0' - 0" | 6' - 8" | |
| U1 | SINGLE 36" X 80" | 3' - 0" | 6' - 8" | HM | HM | 90 MINUTES | 13/A-710 | 12/A-710 | 11/A-710 | 0' - 0" | 6' - 8" | |
| U2 | SINGLE 34" X 80" | 2' - 10" | 6' - 8" | WD | S.C. WOOD | | 9/A-710 | 8/A-710 | 7/A-710 | 0' - 0" | 6' - 8" | OFFSET HINGES TO BE ADDED IN GROUP 1 UNITS IN FUTURE IF NECESSARY |
| U3 | SINGLE 32" X 80" | 2' - 8" | 6' - 8" | WD | S.C. WOOD | | 9/A-710 | 8/A-710 | 7/A-710 | 0' - 0" | 6' - 8" | |
| U4 | SINGLE 30" X 80" | 2' - 6" | 6' - 8" | WD | S.C. WOOD | | 9/A-710 | 8/A-710 | 7/A-710 | 0' - 0" | 6' - 8" | MARBLE THRESHOLDS AT BATHROOMS |
| U5 | BIFOLD 60" X 84" | 5' - 0" | 7' - 0" | WD | S.C. WOOD | | 9/A-710 | 8/A-710 | 7/A-710 | 0' - 0" | 7' - 0" | |
| U6 | DOUBLE 36" X 80" | 3' - 0" | 6' - 8" | WD | S.C. WOOD | | 9/A-710 | 8/A-710 | 7/A-710 | 0' - 0" | 6' - 8" | |
| U7 | DOUBLE 42" X 80" | 3' - 6" | 6' - 8" | WD | S.C. WOOD | | 9/A-710 | 8/A-710 | 7/A-710 | 0' - 0" | 6' - 8" | |
| U8 | DOUBLE 32" X 80" | 2' - 8" | 6' - 8" | WD | S.C. WOOD | | 9/A-710 | 8/A-710 | 7/A-710 | 0' - 0" | 6' - 8" | |

WINDOW NOTES:

- 1.) WINDOW TO BE ALSIDE VINYL WINDOWS OR EQUIVALENT AS SELECTED BY OWNER.
- 2.) EXTERIOR FINISH TO BE WHITE, INTERIOR FINISH AS SELECTED BY OWNER.
- 3.) SIMULATED DIVIDED LIGHT PATTERN AS SHOWN.

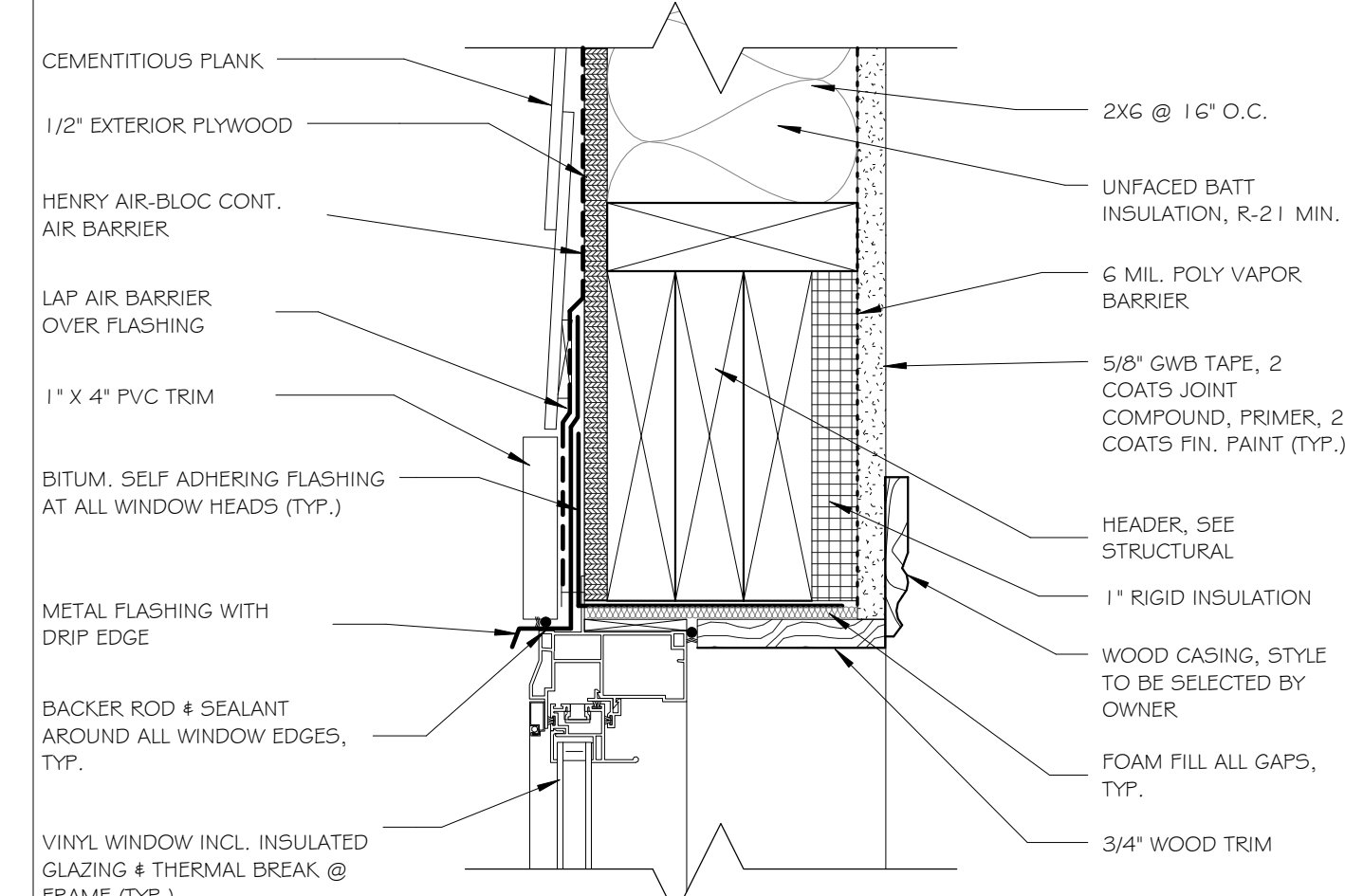
WINDOW LEGEND



NOTE: BEDROOM EGRESS WINDOW TO COMPLY w/ MIN. NET CLEAR OPENING DIMENSIONS OF 20" X 24" & 5.75 S.F.

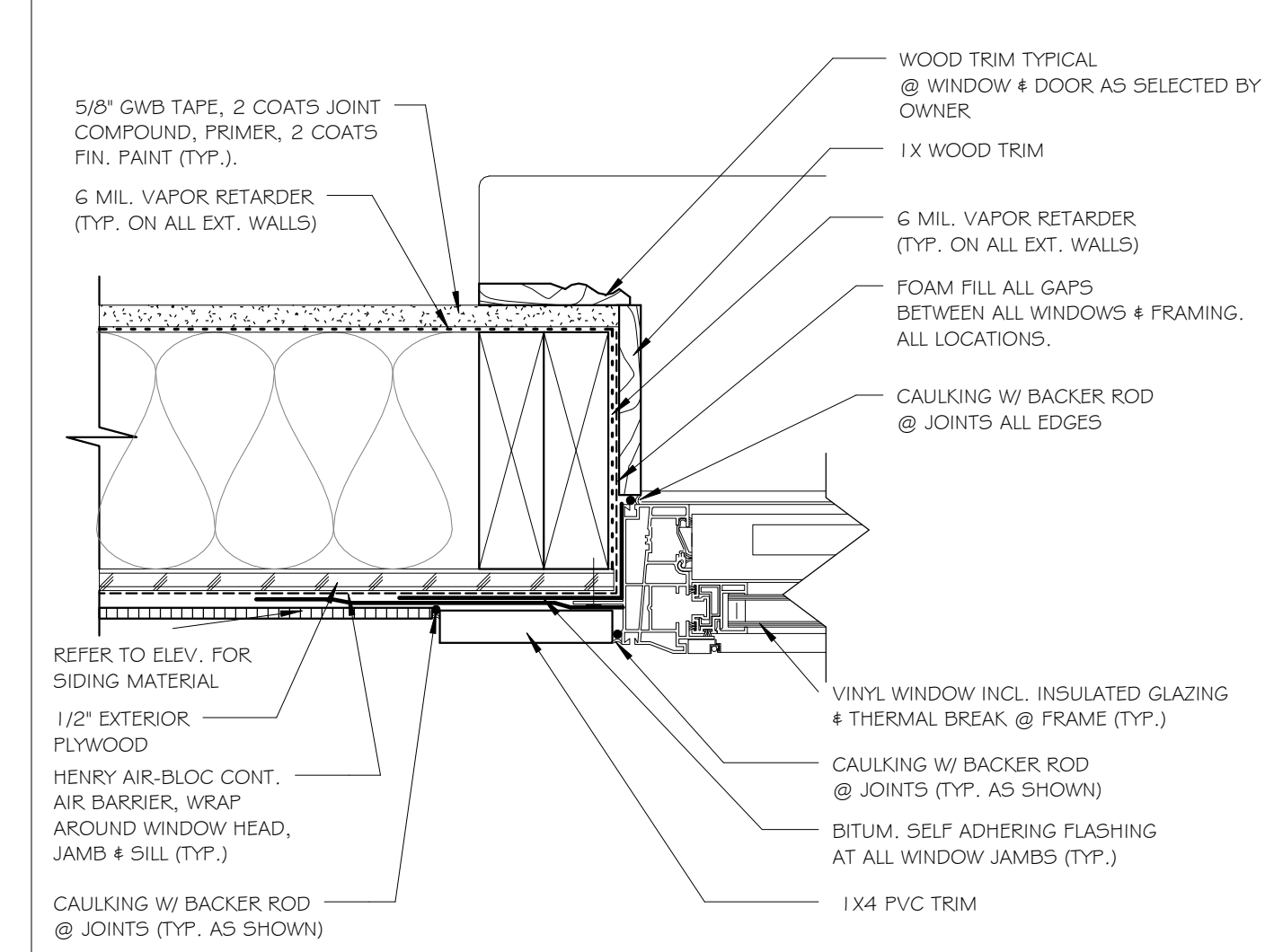
WINDOW SCHEDULE

| Type Mark | ROUGH OPENING | | Description | Material | Finish | DETAILS | | | Comments |
|-----------|---------------|---------|-------------|----------|--------|---------|---------|---------|----------|
| | Width | Height | | | | Head | Jamb | Sill | |
| A | 3' - 0" | 6' - 0" | DOUBLE HUNG | VINYL | WHITE | 1/A-900 | 2/A-900 | 3/A-900 | |
| B | 5' - 8" | 6' - 0" | DOUBLE HUNG | VINYL | WHITE | 1/A-900 | 2/A-900 | 3/A-900 | |
| C | 2' - 6" | 4' - 0" | SINGLE HUNG | VINYL | WHITE | 1/A-900 | 2/A-900 | 3/A-900 | |
| D | 2' - 6" | 2' - 6" | AWNING | VINYL | WHITE | 1/A-900 | 2/A-900 | 3/A-900 | |
| E | 2' - 8" | 1' - 4" | FIXED | VINYL | WHITE | 1/A-900 | 2/A-900 | 3/A-900 | |
| F | 5' - 6" | 1' - 3" | FIXED | VINYL | WHITE | 1/A-900 | 2/A-900 | 3/A-900 | |
| G | 2' - 10" | 1' - 0" | FIXED | VINYL | WHITE | 1/A-900 | 2/A-900 | 3/A-900 | |
| H | 2' - 8" | 1' - 3" | HOPPER | VINYL | WHITE | 1/A-900 | 2/A-900 | 3/A-900 | |
| I | 3' - 0" | 1' - 4" | FIXED | VINYL | WHITE | 1/A-900 | 2/A-900 | 3/A-900 | |
| J | 2' - 10" | 1' - 4" | FIXED | VINYL | WHITE | 1/A-900 | 2/A-900 | 3/A-900 | |



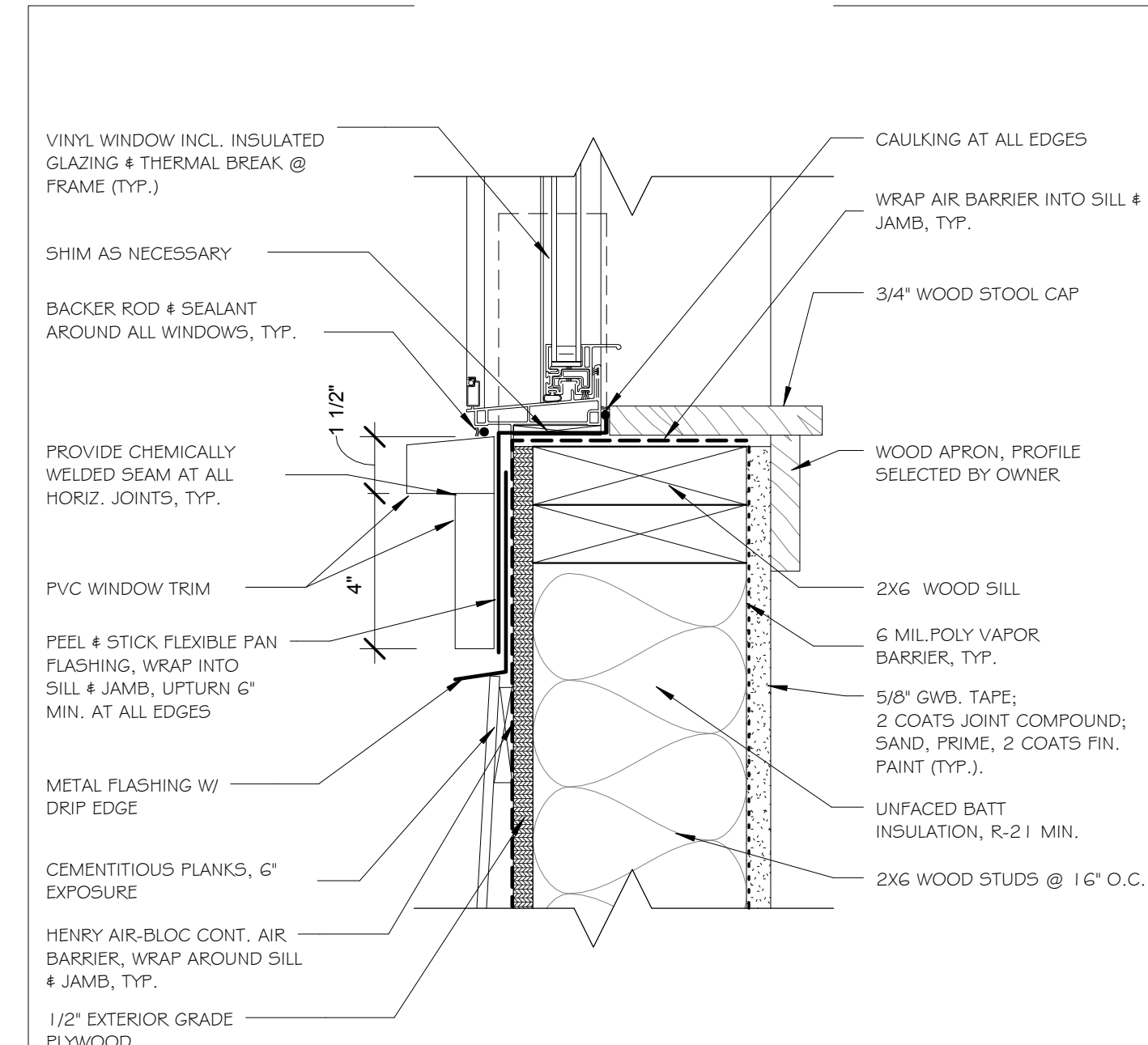
1 WINDOW HEAD DETAIL- NEW WALL

A-900 Scale: 3"=1'-0"



2 WINDOW JAMB DETAIL- NEW WALL

A-900 Scale: 3"=1'-0"




3 WINDOW SILL DETAIL- NEW WALL

A-900 Scale: 3"=1'-0"

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
 41 Woodville Street
 Boston, MA 02119

CLIENT
Doug Beaudet

ARCHITECT

KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2015
 THESE DRAWINGS ARE NOW AND DO
 REMAIN THE SOLE PROPERTY OF KHALSA
 DESIGN INC. USE OF THESE PLANS OR ANY
 FORM OF REPRODUCTION OF THIS DESIGN
 IN WHOLE OR IN PART WITHOUT EXPRESS
 WRITTEN CONSENT IS PROHIBITED AND
 SHALL RESULT IN THE FULLEST EXTENT OF
 PROSECUTION UNDER LAW

REGISTRATION



| | |
|----------------|--------------|
| Project number | 17010 |
| Date | 08/08/2017 |
| Drawn by | AB |
| Checked by | JSK |
| Scale | As indicated |

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

Door & Window Schedules

A-900

Woodville Street Residences

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
41 Woodville Street,
Boston, MA 02119

CLIENT

Doug Beudet

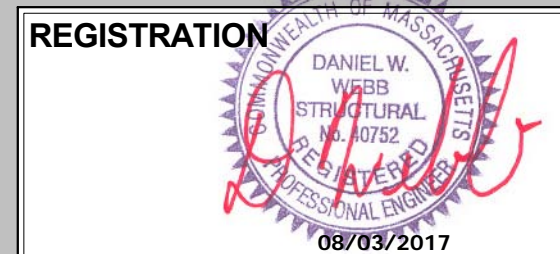
ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW



| | |
|----------------|--------------|
| Project number | 17213 |
| Date | 08/04/17 |
| Drawn by | MD |
| Checked by | DW |
| Scale | 1/4" = 1'-0" |

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| - | - | - |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

NOTES AND SPECS

S-000

Woodville Street Residences

GENERAL CONDITIONS

- ALL STRUCTURAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ADDITION OF THE MASSACHUSETTS STATE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE. CONTRACTOR MUST BUILD EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS. ANY PROPOSED CHANGES TO THE APPROVED DRAWINGS 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.
- 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.
- 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.
- 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.
- 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.
- 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 DEVIATION FROM THE OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR REVIEW.
- TYPICAL DETAILS AND NOTES SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE STRUCTURAL WORK UNLESS SPECIFICALLY NOTED OTHERWISE.
- 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.
- FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.

CONCRETE

- ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- ALL CONCRETE SHALL BE CONTROLLED CONCRETE, MIXED AND PLACED UNDER THE SUPERVISION OF A CONCRETE TESTING AGENCY APPROVED BY THE OWNER. 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.
- REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60. FIELD BENT - ASTM A615, GRADE 40 WELDED WIRE FABRIC - ASTM A185.
- 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.
- THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN TO THE OWNER FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE FIRST PLACEMENT.
- CONTRACTOR SHALL PROVIDE A CONCRETE POURING SEQUENCE TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL 7 DAYS PRIOR TO CONCRETE PLACEMENT.
- 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 RE-DO WORK WHICH HAS BEEN REJECTED BY ARCHITECT AND/OR TESTING AGENCY, AT NO EXPENSE TO THE OWNER.
- 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.
- 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.
- 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".
- 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.
- 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.
- ALL CONCRETE EXPOSED TO THE WEATHER OR POSSIBLE FREEZE/THAW ACTION SHALL CONTAIN AN AIR ENTRAINMENT ADMIXTURE.
- CONCRETE FLOOR SLABS ON METAL DECK SHALL HAVE LIGHT-WEIGHT COARSE AGGREGATE, SAND FINE AGGREGATE AND TYPE I OR II PORTLAND CEMENT. SEE NOTE 8 ABOVE.
- 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.
- 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, "FINE STAR GROUT" BY U.S. GROUT CORPORATION, OR EQUAL AS APPROVED BY THE ARCHITECT AND ENGINEER.
- ALL KEYS SHALL BE 2X4 (NOMINAL) UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHES WHERE FINISH IS NOT SPECIFIED, CONFORM TO REQUIREMENTS OF ACI 301-SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
- SEE ARCHITECTURAL DRAWINGS FOR DOOR AND WINDOW OPENINGS, DRIPS, WASHES, REGLETS, CONCRETE FINISHES, MASON ANCHORS, AND FOR MISCELLANEOUS EMBEDDED PLATES, BOLTS, ANCHORS, ANGLES, ETC.
- 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.
- 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 1 1/2"

ROUGH CARPENTRY

- ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE 8TH EDITION OF THE MASSACHUSETTS BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS (MBC 182) AND THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC 182).
- REFER TO THE MBC 182 AND IRC 182 FOR FRAMING COMPONENTS NOT SPECIFIED IN PLANS AND SECTIONS. NOTIFY THE ENGINEER OF ANY COMPONENT NOT DEFINED IN EITHER THE MBC 182 AND IRC 182 OR IN THESE DRAWINGS.
- REFER TO THE IRC 182 FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 602.3 FOR CONNECTION FASTENING NOT IDENTIFIED IN THESE PLANS OR DETAILS.
- 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.
- WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2 OR BETTER.
- 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.
- 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.
- 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.
- 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.
- 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. UNLESS DETAILED OR SPECIFIED OTHERWISE ON THE PLANS, HEADERS AND BEAMS SHALL BE SUPPORTED BY AT LEAST ONE JACK STUD AND ONE KING STUD.
- FOR WOOD JOIST SPANS UP TO 14 FEET, PROVIDE A SINGLE ROW OF FULL DEPTH BLOCKING BETWEEN JOISTS AT MIDSPAN. FOR SPANS EXCEEDING 14 FEET, PROVIDE TWO ROWS OF FULL DEPTH BLOCKING BETWEEN JOISTS AT THIRD POINTS OF THE SPAN.
- MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPLICED OVER SUPPORTS.
- PROVIDE SIMPSON H8 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND ITS BEARING POINT.
- 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.
- 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.
- SET LVL BEAMS THAT FRAME FLOSH WITH DIMENSIONED LUMBER JOISTS 3/8" BELOW THE TOP OF JOISTS TO ALLOW FOR JOIST SHRINKAGE. WHERE BEARING WALLS OR POSTS LAND ON THESE BEAMS, INFILL GAP WITH 3/8" PLYWOOD FOR SOLID BEARING.
- BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" BOLTS AT 16" ON CENTER OR 1/4" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS. UNLESS NOTED OTHERWISE ON DRAWING.
- 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.
- MINIMUM BEAM BEARING TO BE 3 INCHES UNLESS NOTED OTHERWISE ON PLAN.

FOUNDATIONS

- WHERE FOUNDATIONS ARE EXISTING, DESIGN HAS BEEN COMPLETED ASSUMING FOUNDATIONS ARE SUITABLE TO SUPPORT PROPOSED RENOVATION. CONTRACTOR RESPONSIBLE FOR VERIFYING THAT THE EXISTING FOUNDATION CONFORMS TO BUILDING CODE REQUIREMENTS AND REPORT FOOTING CONDITIONS TO ENGINEER FOR VERIFICATION.
- EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.
- 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.
- SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT.
- BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 6" LAYERS. LAYERS SHALL BE COMPACTED TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557.
- BACKFILLING AGAINST WALLS OR PIERS MAY ONLY BE DONE AFTER WALLS OR PIERS ARE BRACED TO PREVENT MOVEMENT. FOR WOOD FRAMED RESIDENTIAL CONSTRUCTION, NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST FLOOR DECK HAS BEEN FRAMED AND SHEATHED, UNLESS WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
- PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING, AND FOUNDATION WALL INSULATION AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

DESIGN LOADS PER MASSACHUSETTS STATE BUILDING CODE

LIVE LOADS

| | |
|---|---------|
| GROUND SNOW LOAD: | 40 PSF |
| STAIRS: | 100 PSF |
| CORRIDORS: | 100 PSF |
| CORRIDORS ABOVE THE 1ST FLOOR: | 80 PSF |
| RESIDENTIAL AREAS: | 40 PSF |
| EXTERIOR DECKS (SERVING A SINGLE UNIT): | 40 PSF |

WIND LOADS

| | |
|-----------------------------------|---------------------|
| MASSACHUSETTS STATE BUILDING CODE | 100 MPH, EXPOSURE B |
|-----------------------------------|---------------------|

DEAD LOAD

WEIGHT OF MATERIALS AND CONSTRUCTION

EARTHQUAKE LOAD - PER 2009 IBC WITH MASSACHUSETTS STATE BUILDING CODE AMENDMENTS

| | |
|---------------------------|---|
| SEISMIC SITE CLASS: | D |
| SEISMIC DESIGN CATEGORY: | B |
| SEISMIC RESISTING SYSTEM: | LIGHT-FRAME (WOOD) WALL SHEARWING WITH WOOD STRUCTURAL PANELS |
| R | = 6.5 |
| Cd | = 3 |
| Cd | = 4 |

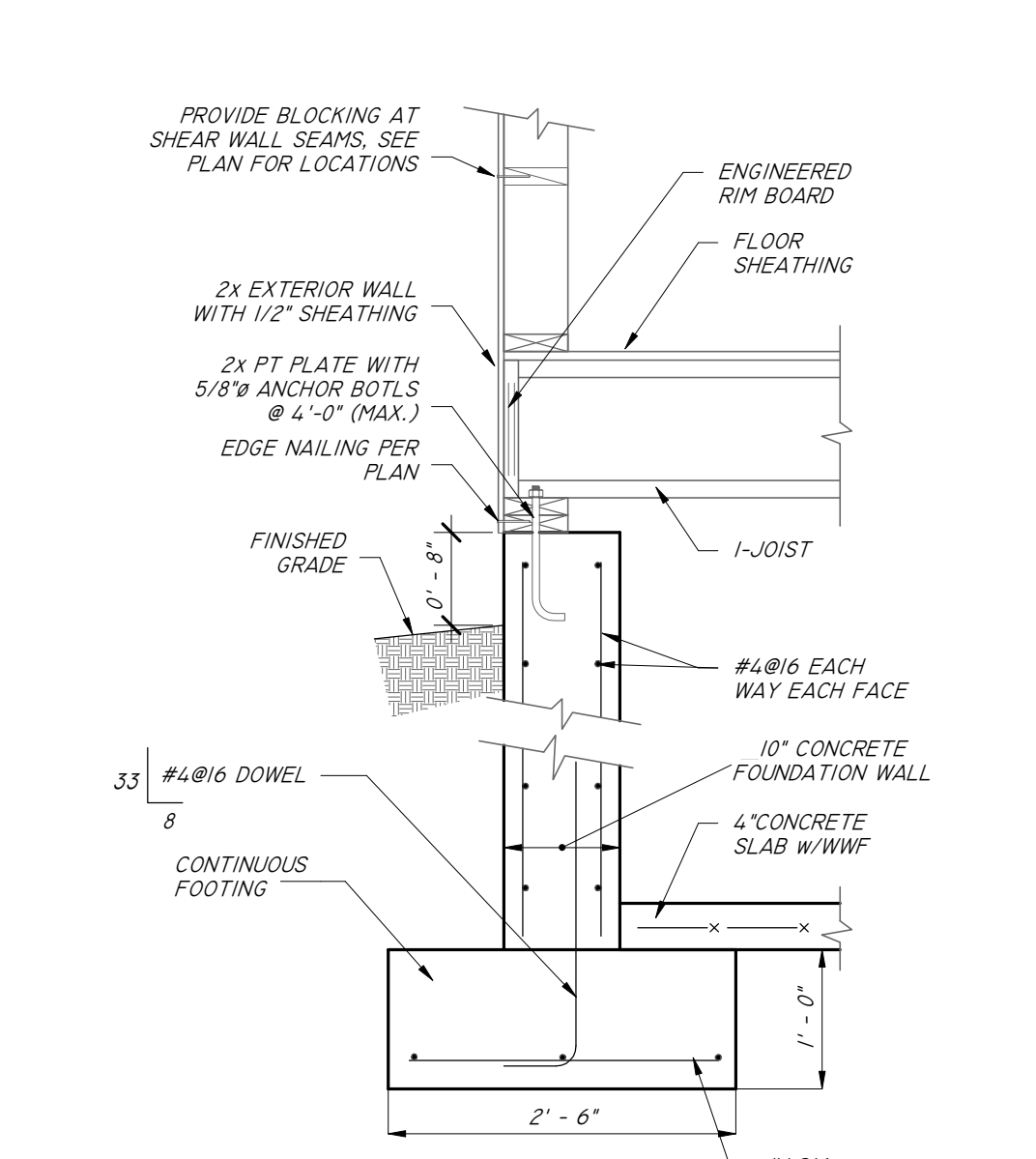
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
SEISMIC COEFFICIENT: Ss=0.29 S1=0.068

LATERAL FRAMING NOTES:

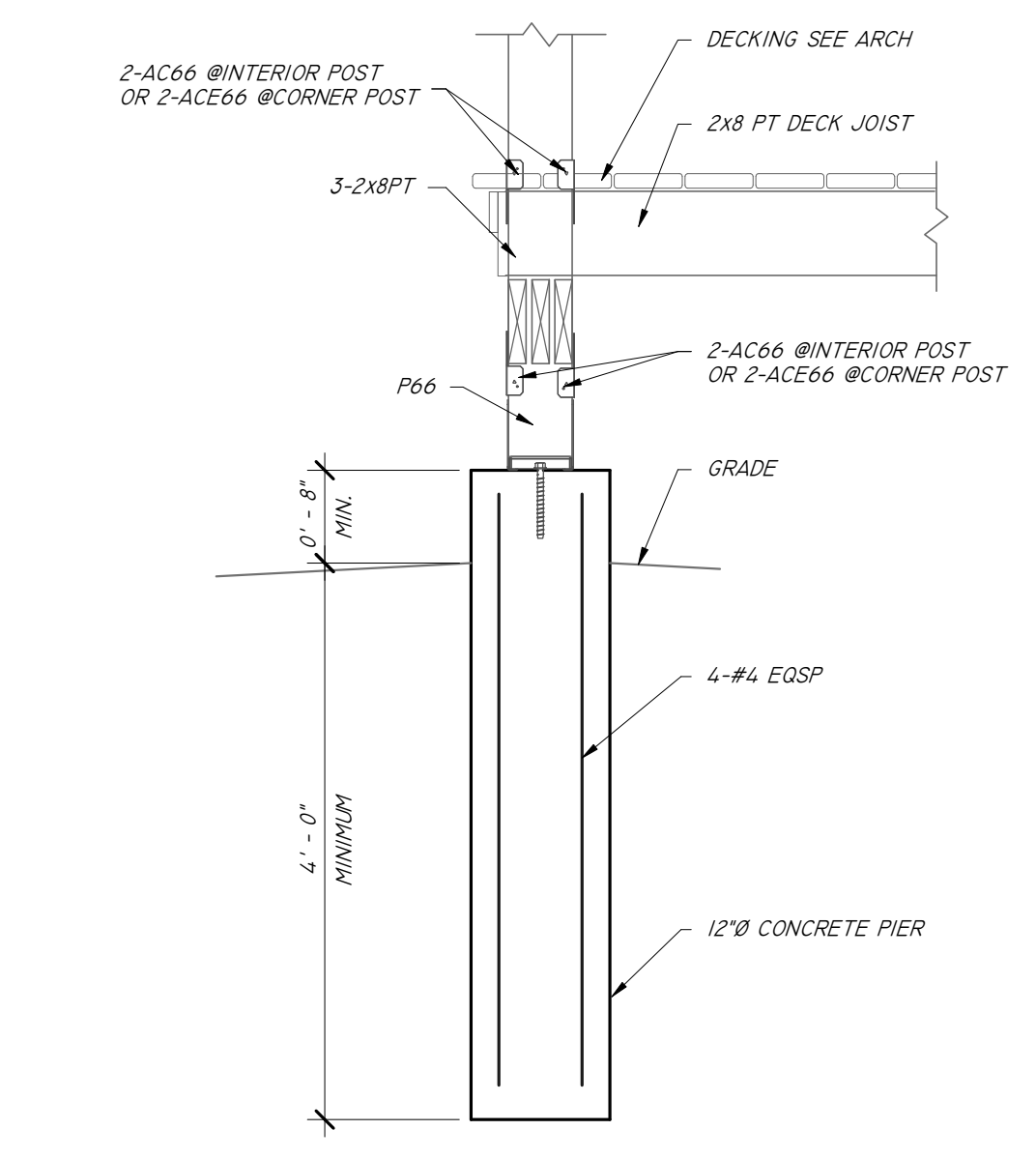
- THE STRUCTURAL DESIGN OF THIS RESIDENCE WAS PERFORMED IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. THE PRESCRIPTIVE REQUIREMENTS OF THIS CODE DO NOT APPLY PER SECTIONS 301.1.3 ALTERNATIVE PROVISIONS AND 301.1.3 ENGINEERED DESIGN.
- FRAMING COMPONENTS AND FASTENERS AS IDENTIFIED IN THESE DRAWINGS AND NOTES ADEQUATELY RESIST THE LATERAL LOAD REQUIREMENTS AS DEFINED BY THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
- ALL EXTERIOR WALLS TO FOLLOW SHEARWALL CRITERIA FOR SHEAR WALL 1 SET FORTH IN TABLES IN PROCEEDING PAGES.
- ALL PLYWOOD SEAMS IN A SHEARWALL SHALL BE BLOCKED WITH DIMENSIONAL LUMBER OF THE SAME SIZE AS THE WALL STUDS.
- REFER TO PLANS AND SECTIONS FOR STUD SIZES. STUDS SHALL BE SPACED AT 16 INCHES ON CENTER UNLESS NOTED OTHERWISE ON PLAN.
- 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.
- FOR FRAMING SIZES REFER TO FRAMING PLANS.

REVISIONS

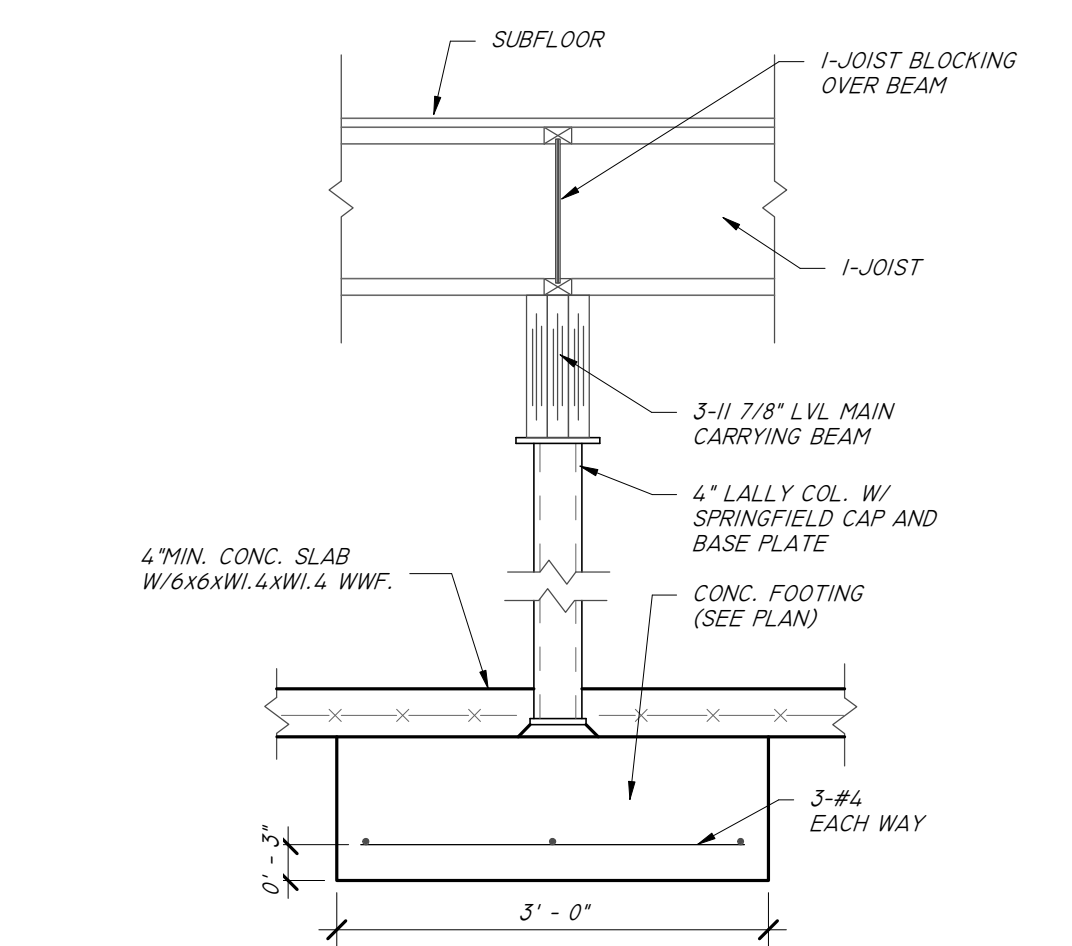
| No. | Description | Date |
|-----|-------------|------|
| - | - | - |



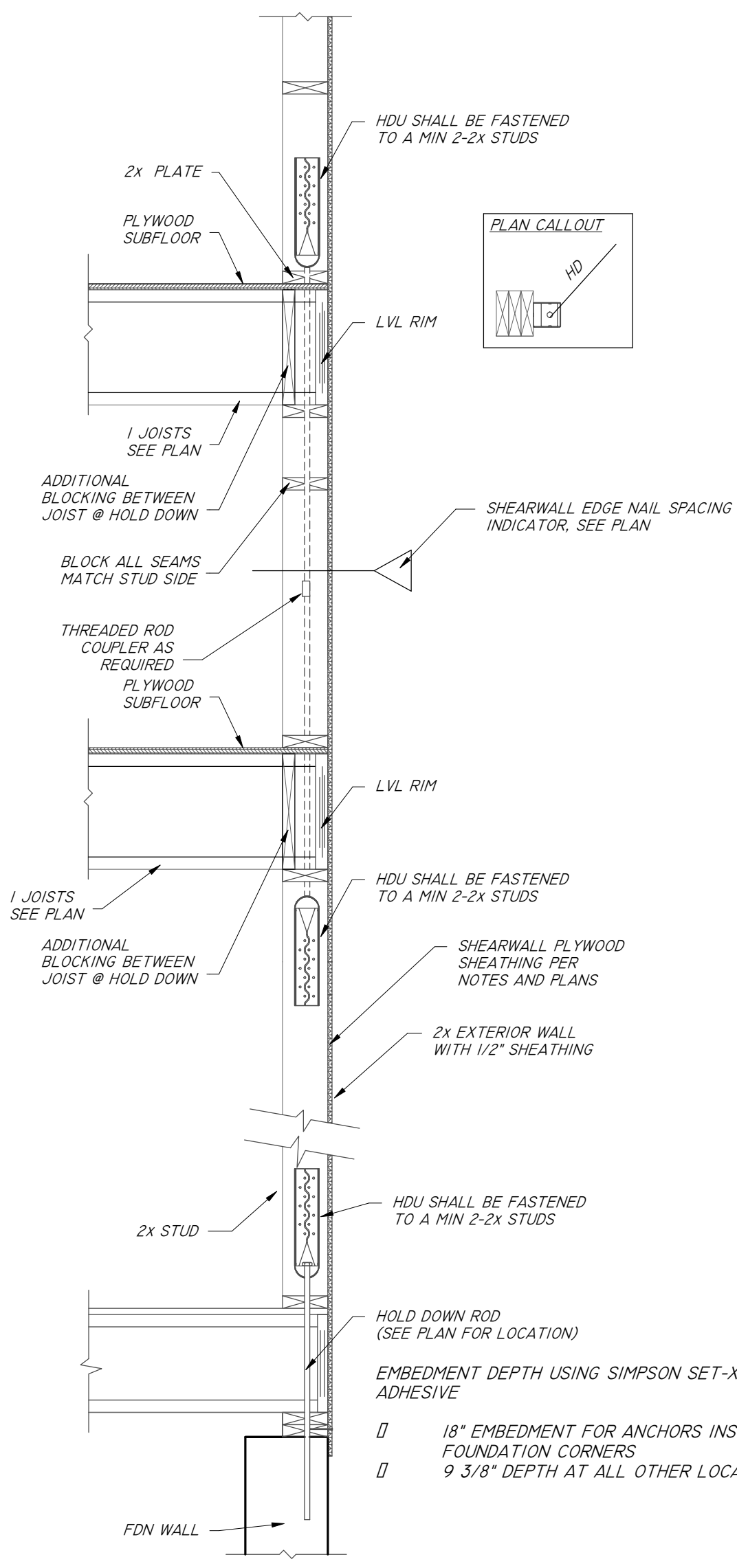
1 TYPICAL IJOIST FDN
3/4" = 1'-0"



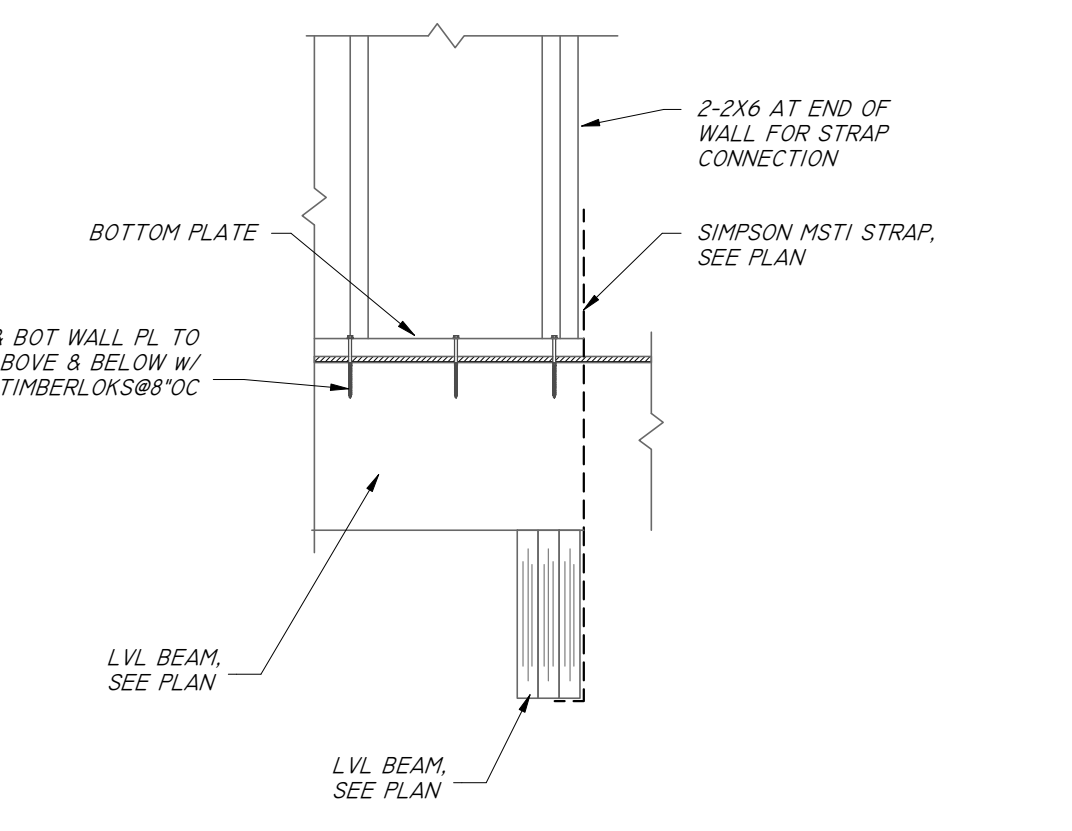
3 PIER DETAIL @ COVERED PORCH
3/4" = 1'-0"



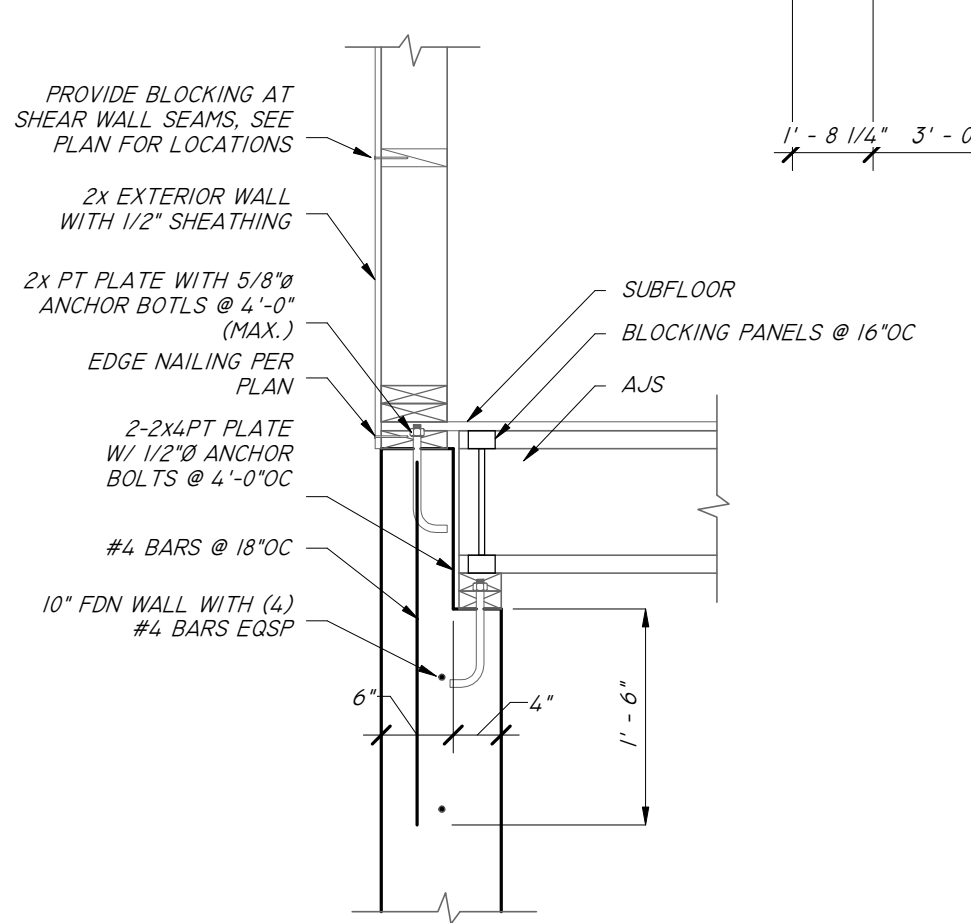
2 TYPICAL LALLY COLUMN
3/4" = 1'-0"



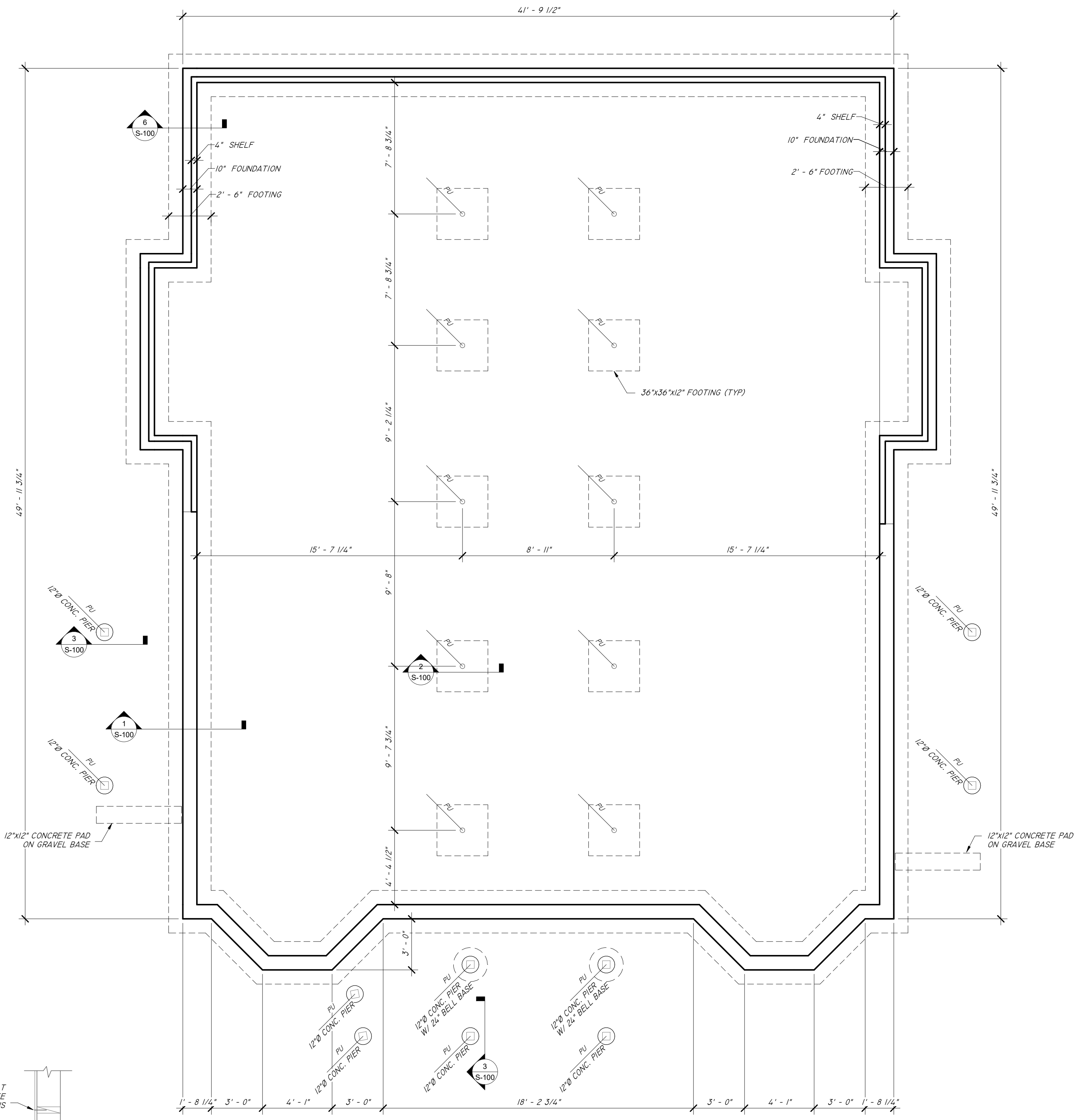
4 SHEARWALL SECTION-EXTERIOR WALL
3/4" = 1'-0"



5 INTERIOR SHEARWALL ON BEAM
3/4" = 1'-0"

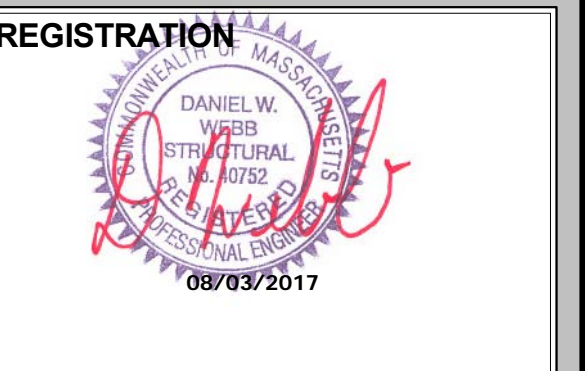


6 FOUNDATION DETAIL AT SHELF
3/4" = 1'-0"



Foundation Plan
1/4" = 1'-0"

NOTE:
1. ALL FOUNDATIONS AND DIMENSIONS TO BE VERIFIED WITH SITE CONDITIONS AND ARCHITECTURAL DRAWINGS.

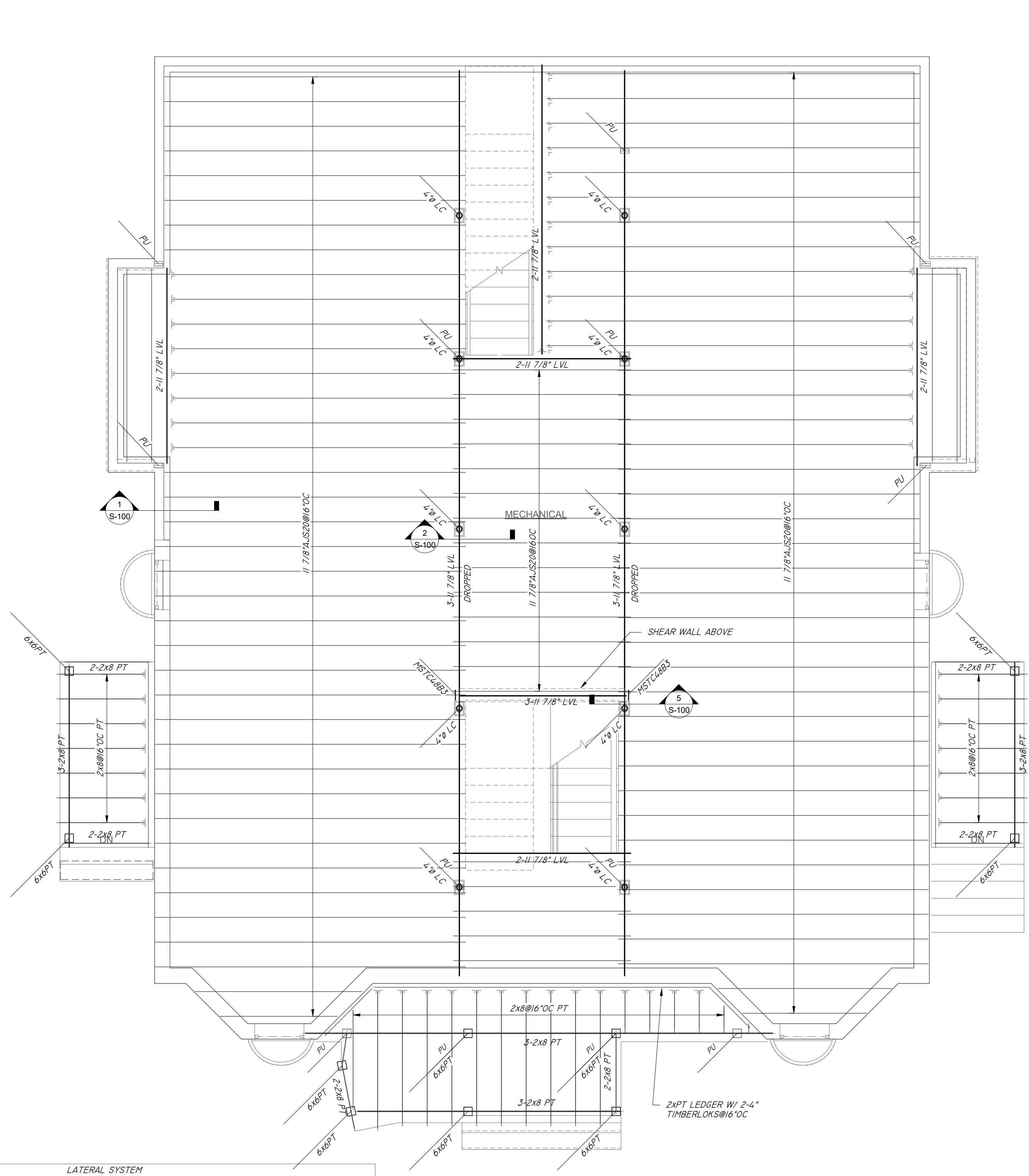


| | |
|----------------|--------------|
| Project number | 17213 |
| Date | 08/04/17 |
| Drawn by | MD |
| Checked by | DW |
| Scale | As indicated |

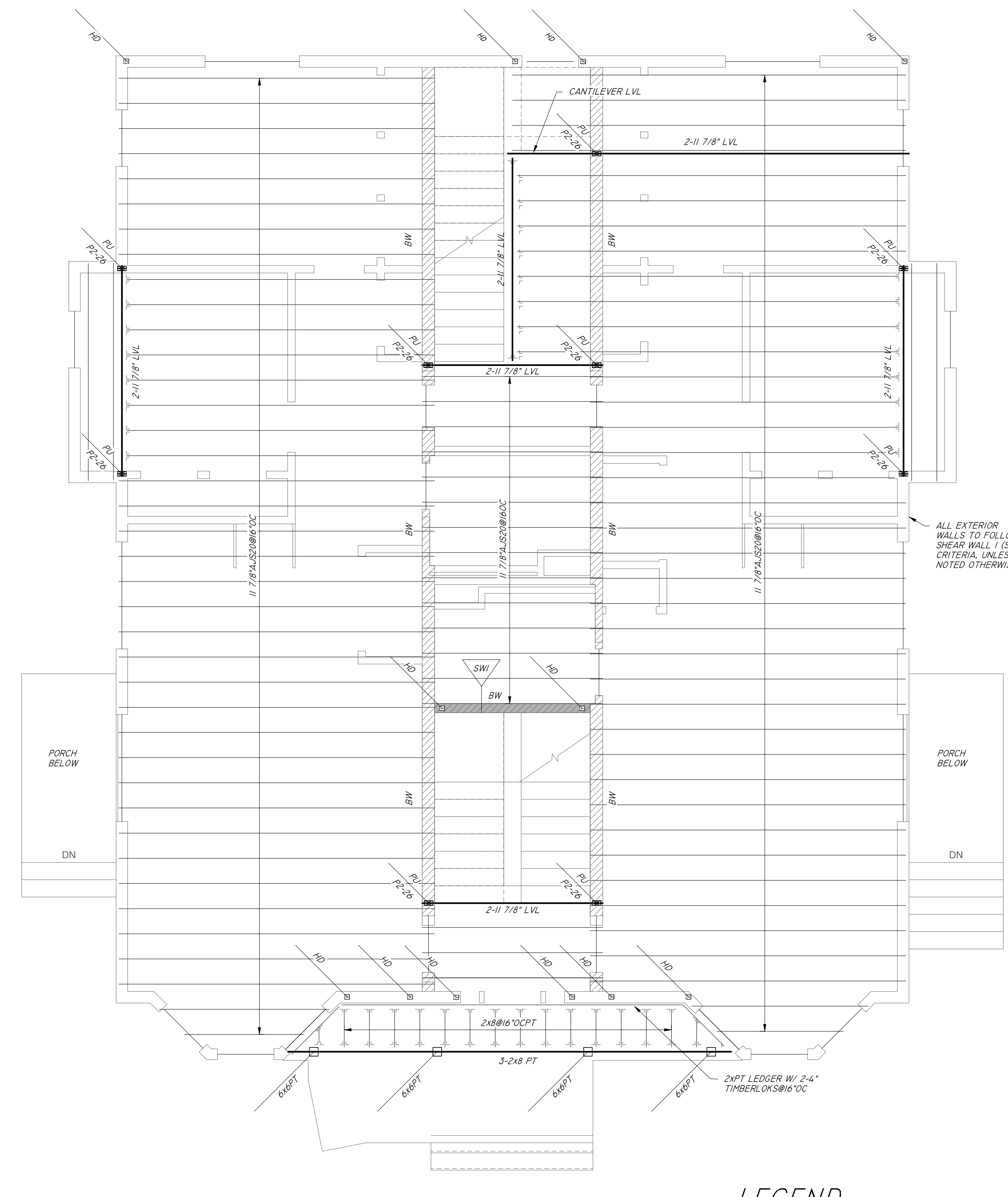
| No. | Description | Date |
|-----|-------------|------|
| - | - | - |

1ST AND 2ND FLOOR PLAN

S-101
Woodville Street Residences



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



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

| ID | TYPE | PLYWOOD | BOUNDARY NAILING | HOLD DOWN | ROD | CONC. EMBED |
|-----|-----------------|------------------|------------------|-----------------------|-----|-------------|
| SWI | FIELD BLT PANEL | 1/2" SINGLE SIDE | 100#4" | HDU511-SD2.5/MSTC6683 | 1" | 12" |

ALL EXTERIOR WALLS ARE TO BE SWI UNLESS OTHERWISE NOTED

- SHEARWALL NOTES:**
- SHEARWALLS CONSTRUCTION:
-SHEATHING TO BE 1/2" APA RATED
-HOLD-DOWNS BY SIMPSON, SEE SPEC FOR CONNECTION INFORMATION
ALL PLYWOOD SEAMS IN A SHEARWALL SHALL BE BLOCKED WITH DIMENSIONAL LUMBER OF THE SAME SIZE AS WALL STUDS.
REFER TO PLANS AND SECTIONS FOR STUD SIZES. STUDS SHALL BE SPACED AT 16 INCHES ON CENTER UNLESS NOTED OTHERWISE ON PLAN. 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.
FOR FRAMING SIZES REFER TO FRAMING PLANS.
 - IDENTIFIES HOLD-DOWNS INSTALLED ABOVE THE FRAMED LEVEL WITH ROD EXTENDING TO FRAMING BELOW. REFER TO SHEARWALL NOTES AND DETAILS
 - IDENTIFIES HOLD-DOWNS INSTALLED BELOW THE FRAMED LEVEL WITH ROD EXTENDING TO FRAMING ABOVE. REFER TO SHEARWALL NOTES AND DETAILS
 - IDENTIFIES HOLD-DOWN ROD EXTENDING THROUGH THE FRAMED LEVEL TO BELOW

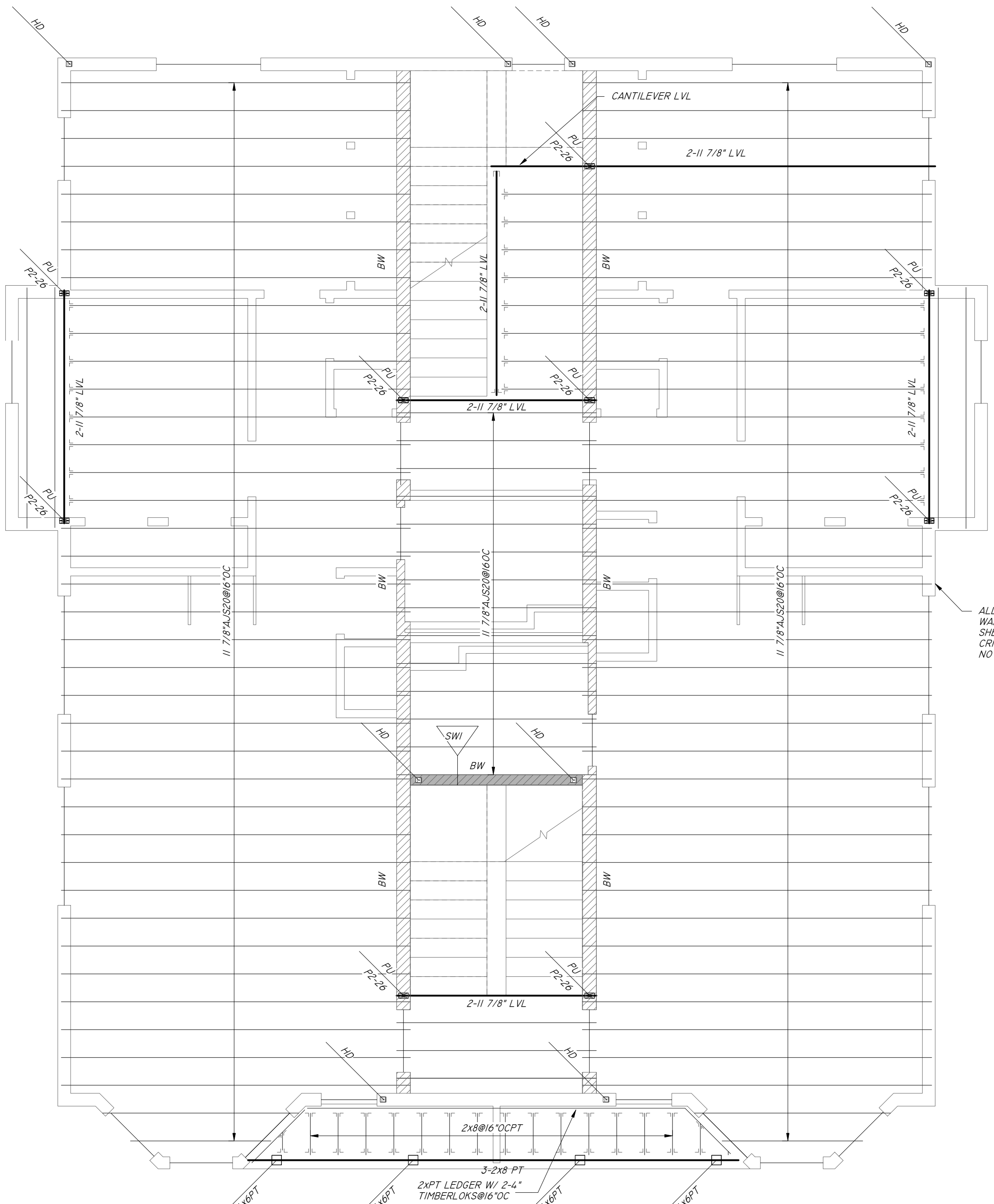
LEGEND

- BW = BEARING WALL
- FVP = FLAT VALLEY PLATE
- (E) = EXISTING
- (*) SPAN = JOISTS OR BEAM RUNS CONTINUOUS OVER SUPPORTS FOR (*) SPANS
- (P) POST ABOVE FRAMING LEVEL
- (J) JACK THROUGH FRAMING LEVEL
- NUMBER OF STUDS IF APPLICABLE
- SIZE OF POST, P-POST, J-JACK, VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-HOLLOW STRUCTURAL SECTION
- TYPE OF POST: P-POST, J-JACK, VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-HOLLOW STRUCTURAL SECTION

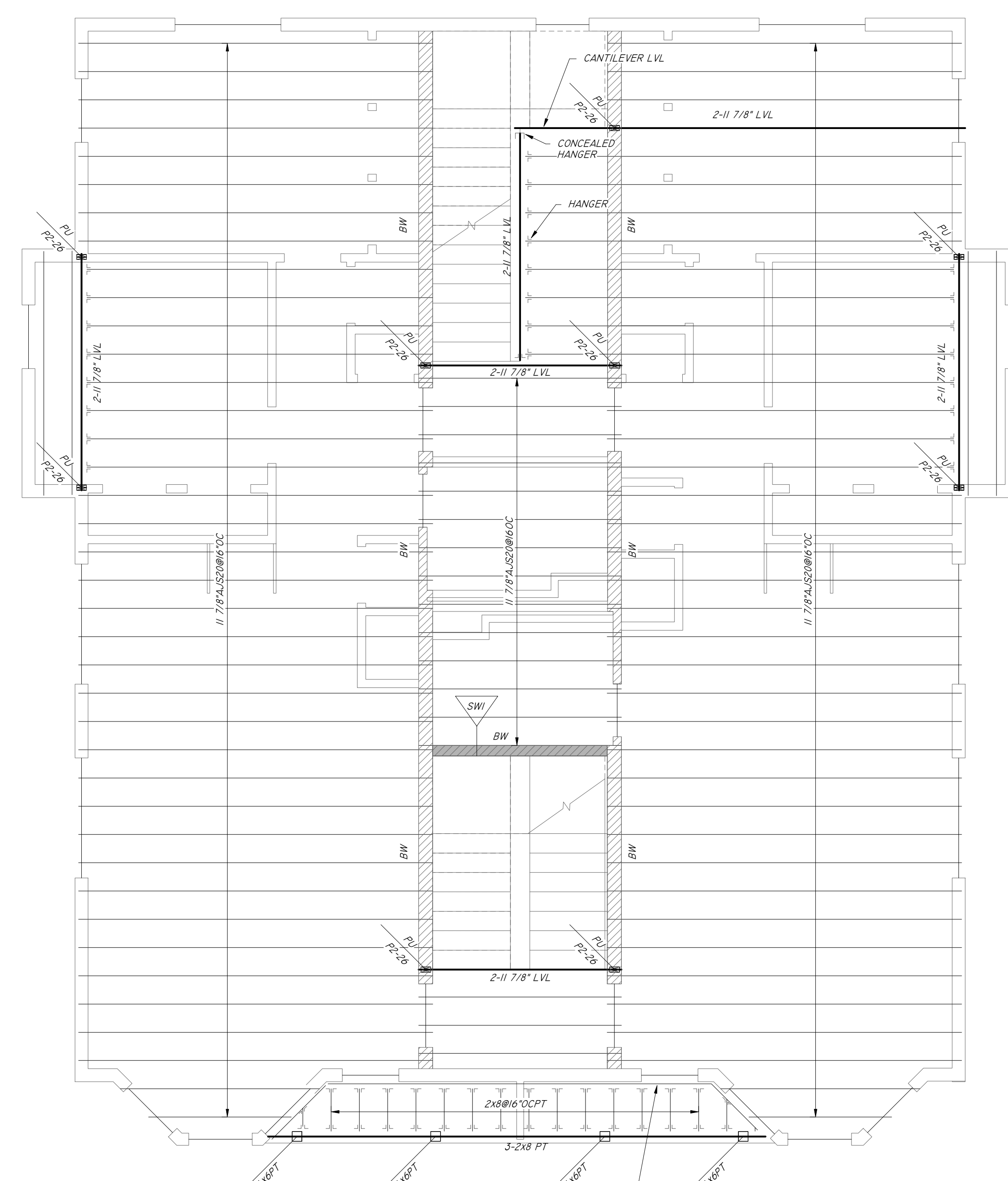
- NOTES:**
- ALL EXTERIOR WALLS SHALL BE 2X6 WALLS
 - ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
 - BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF (2) 1/2" DIA BOLTS AT 16" OC OR (3) 1/4" DIA SELF TAPPING LAG SCREWS @16" OC, ALTERNATING INSERTION SIDES. FOLLOW MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE ON PLAN.
 - HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
3-2X10 WITH 2 JACKS/2 KINGS

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| - | - | - |



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



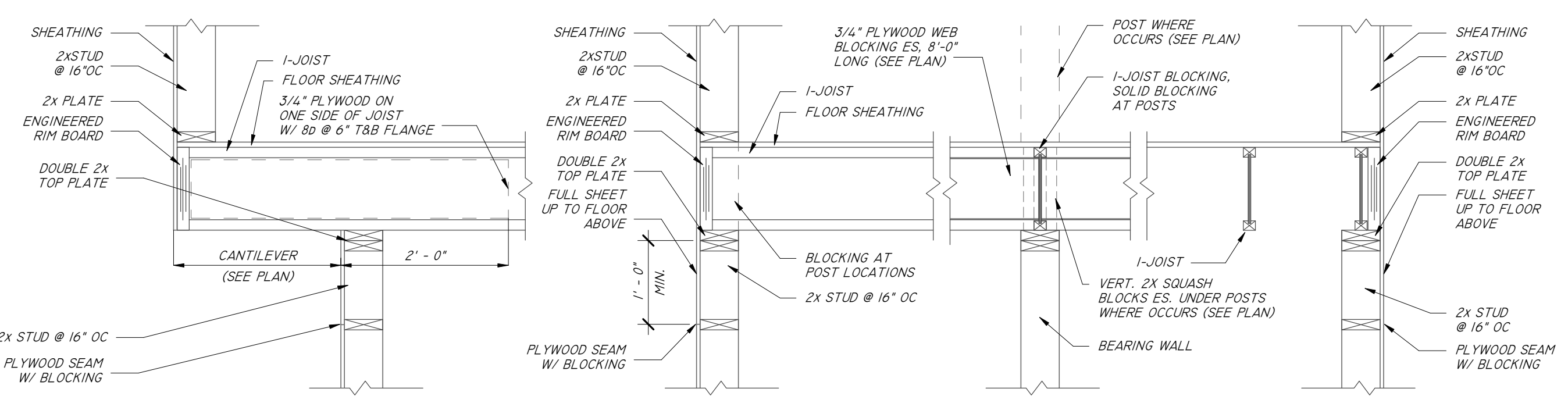
4th Floor Level
1/4" = 1'-0"

ALL EXTERIOR WALLS TO FOLLOW SHEAR WALL I (SWI) CRITERIA, UNLESS NOTED OTHERWISE

LATERAL SYSTEM

| ID | TYPE | PLYWOOD | BOUNDARY MAILING | HOLD DOWN | ROD | CONC. EMBED |
|---|-----------------|------------------|------------------|----------------------|-----|-------------|
| *ALL EXTERIOR WALLS ARE TO BE SWI* UNLESS OTHERWISE NOTED | | | | | | |
| SW1 | FIELD BLT PANEL | 1/2" SINGLE SIDE | 100#4* | HDSII-SD2.5/MSTC6683 | 1" | 12" |
| SW2 | FIELD BLT PANEL | 1/2" DOUBLE SIDE | 100#4* | HDSII-SD2.5/MSTC6683 | 1" | 12" |

- SHEARWALL NOTES:**
- SHEARWALLS CONSTRUCTION: SHEATHING TO BE 1/2" APA RATED -HOLD-DOWNS BY SIMPSON, SEE SPEC FOR CONNECTION INFORMATION. ALL PLYWOOD SEAMS IN A SHEARWALL SHALL BE BLOCKED WITH DIMENSIONAL LUMBER OF THE SAME SIZE AS WALL STUDS. REFER TO PLANS AND SECTIONS FOR STUD SIZES. STUDS SHALL BE SPACED AT 16 INCHES ON CENTER UNLESS NOTED OTHERWISE ON PLAN. 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. FOR FRAMING SIZES REFER TO FRAMING PLANS.
 - IDENTIFIES INTERIOR SHEARWALL BELOW FRAMED LEVEL. ALL EXTERIOR WALLS ARE DESIGNED TO BE SHEARWALLS. TYPE SW-I UNLESS NOTED OTHERWISE ON PLAN.
 - IDENTIFIES HOLD-DOWNS INSTALLED ABOVE THE FRAMED LEVEL WITH ROD EXTENDING TO FRAMING BELOW. REFER TO SHEARWALL NOTES AND DETAILS.
 - IDENTIFIES HOLD-DOWNS INSTALLED BELOW THE FRAMED LEVEL WITH ROD EXTENDING TO FRAMING ABOVE. REFER TO SHEARWALL NOTES AND DETAILS.
 - IDENTIFIES HOLD-DOWN ROD EXTENDING THROUGH THE FRAMED LEVEL TO BELOW.



TYPICAL I-JOIST FLOOR FRAMING
3/4" = 1'-0"

- NOTES:**
- ALL EXTERIOR WALLS SHALL BE 2x6 WALLS.
 - ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
 - BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF (2) 1/2" DIA BOLTS AT 16" OC OR (3) 1/4" DIA SELF TAPPING LAG SCREWS @16" OC, ALTERNATING INSERTION SIDES. FOLLOW MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE ON PLAN.
 - HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE: 3-2x10 WITH 2 JACKS/2 KINGS

LEGEND

BW = BEARING WALL
FVP = FLAT VALLEY PLATE
(E) = EXISTING
(*) SPAN = JOISTS OR BEAM RUNS CONTINUOUS OVER SUPPORTS FOR (*) SPANS

NUMBER OF STUDS IF APPLICABLE
P3-26

SIZE OF STUD OR DIMENSION OR SOLID POST

TYPE OF POST: P-POST, J-JACK, VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-HOLLOW STRUCTURAL SECTION

PLYWOOD SEAM / PLYWOOD SEAM W/ BLOCKING
FRAMING LEVEL
FRAMING LEVEL

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
41 Woodville Street,
Boston, MA 02119

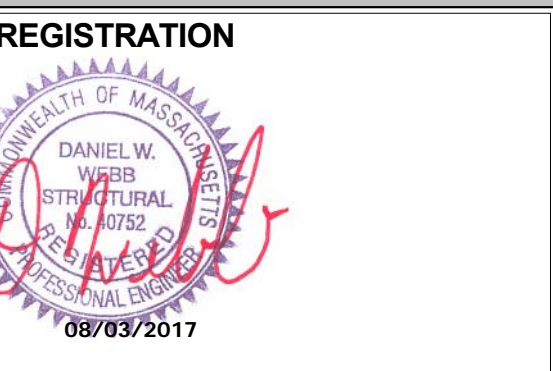
CLIENT
Doug Beaudet



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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW



| | |
|----------------|--------------|
| Project number | 17213 |
| Date | 08/04/17 |
| Drawn by | MD |
| Checked by | DW |
| Scale | As indicated |

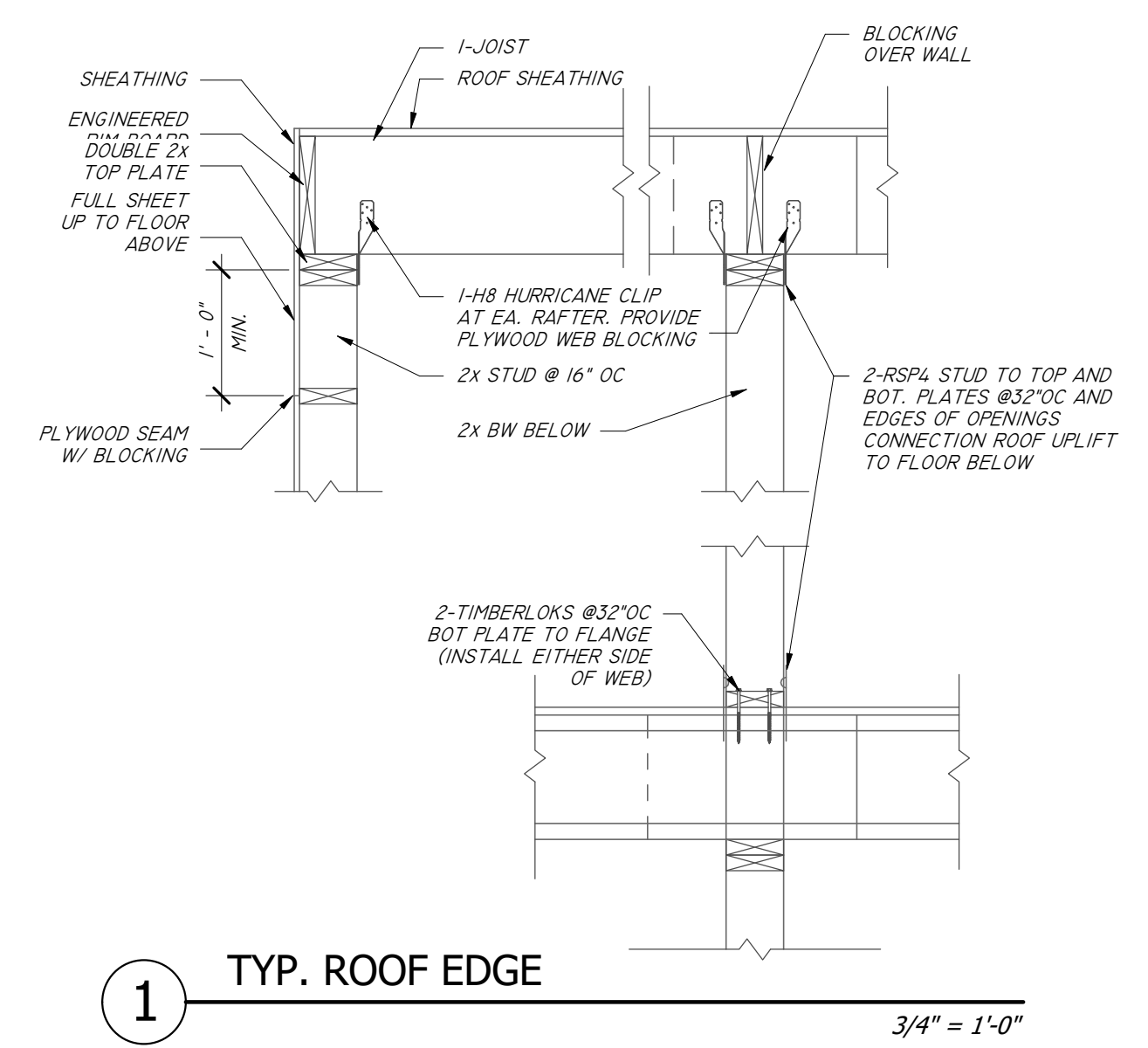
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| - | - | - |

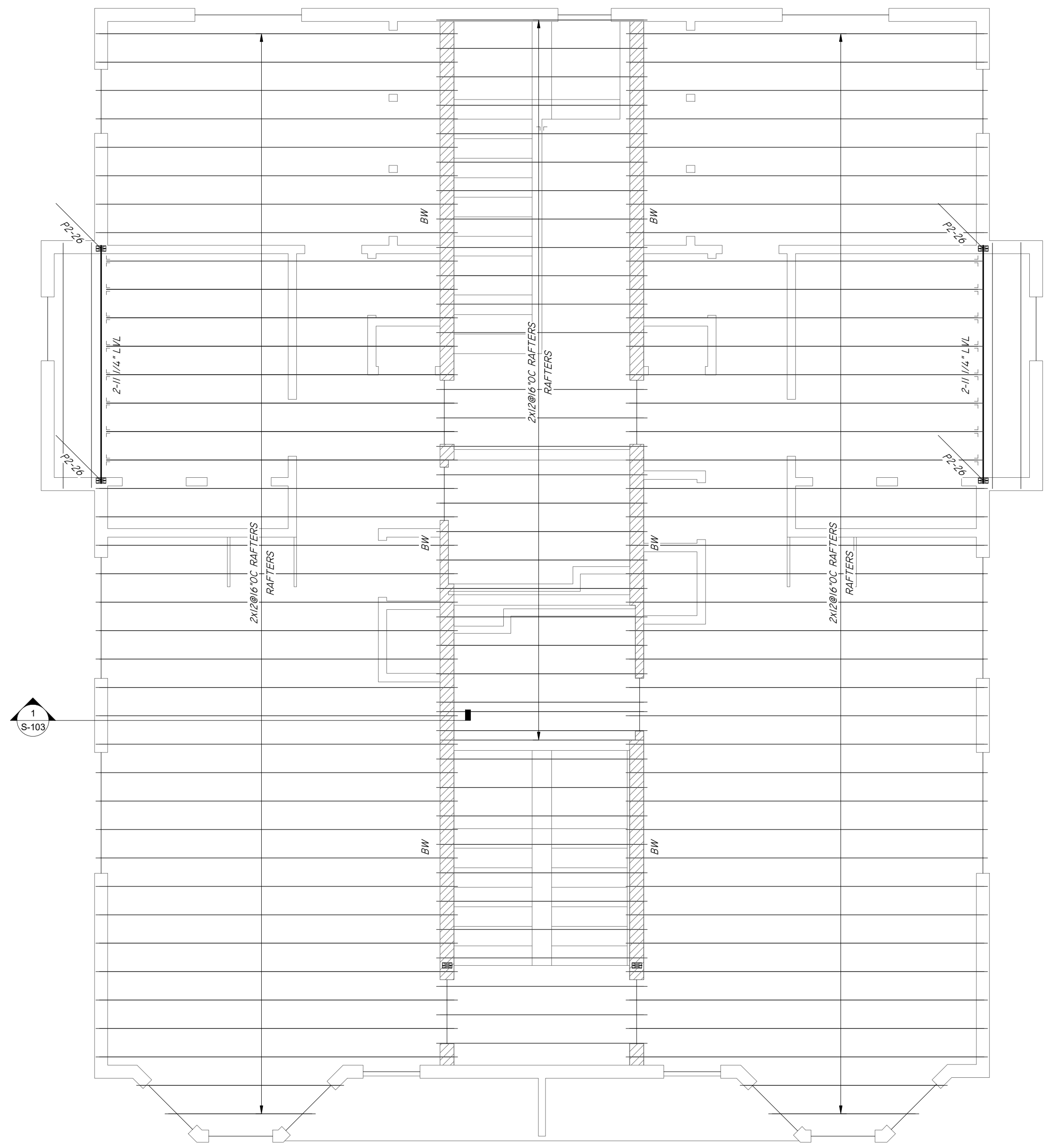
ROOF PLAN

S-103

Woodville Street Residences



1 TYP. ROOF EDGE
3/4" = 1'-0"



Roof Framing
1/4" = 1'-0"

- NOTES:
- ALL EXTERIOR WALLS SHALL BE 2X6 WALLS
 - ALL INDIVIDUAL LVL'S ARE 1 5/8" THICK UNLESS NOTED OTHERWISE ON PLAN
 - BEAMS COMPRISED OF 3 LVL'S OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF (2) 1/2" DIA BOLTS AT 16" OC OR (3) 3/4" DIA SELF TAPPING LAG SCREWS @ 16" OC, ALTERNATING INSERTION SIDES. FOLLOW MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE ON PLAN
 - HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
3-2X10 WITH 2 JACKS/2 KINGS

LEGEND

BW = BEARING WALL
FVP = FLAT VALLEY PLATE
(E) = EXISTING
(*) SPAN = JOISTS OR BEAM RUNS CONTINUOUS OVER SUPPORTS FOR (*) SPANS

(POST) ABOVE FRAMING LEVEL / (THRU) POST THROUGH FRAMING LEVEL / POST BELOW FRAMING LEVEL

NUMBER OF STUDS IF APPLICABLE

P3-26

SIZE OF STUD OR DIMENSION OR SOLID POST

TYPE OF POST: P-POST, J-JACK, VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-HOLLOW STRUCTURAL SECTION

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
 41 Woodville Street
 Boston, MA 02119

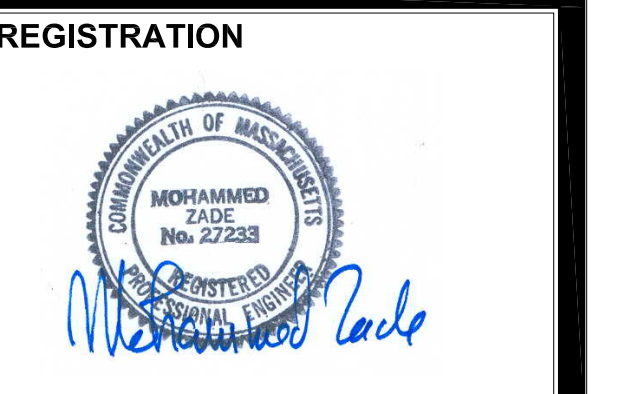
CLIENT
Doug Beaudet



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

CONSULTANTS:

COPYRIGHT KOI © 2015
 THESE DRAWINGS ARE NOW AND DO
 REMAIN THE SOLE PROPERTY OF KHALSA
 DESIGN INC. USE OF THESE PLANS OR ANY
 FORM OF REPRODUCTION OF THIS DESIGN
 IN WHOLE OR IN PART WITHOUT EXPRESS
 WRITTEN CONSENT IS PROHIBITED AND
 SHALL RESULT IN THE FULLEST EXTENT OF
 PROSECUTION UNDER LAW



Project number 17010
 Date 07/25/2017
 Drawn by MM
 Checked by MZ
 Scale 1/4" = 1'-0"

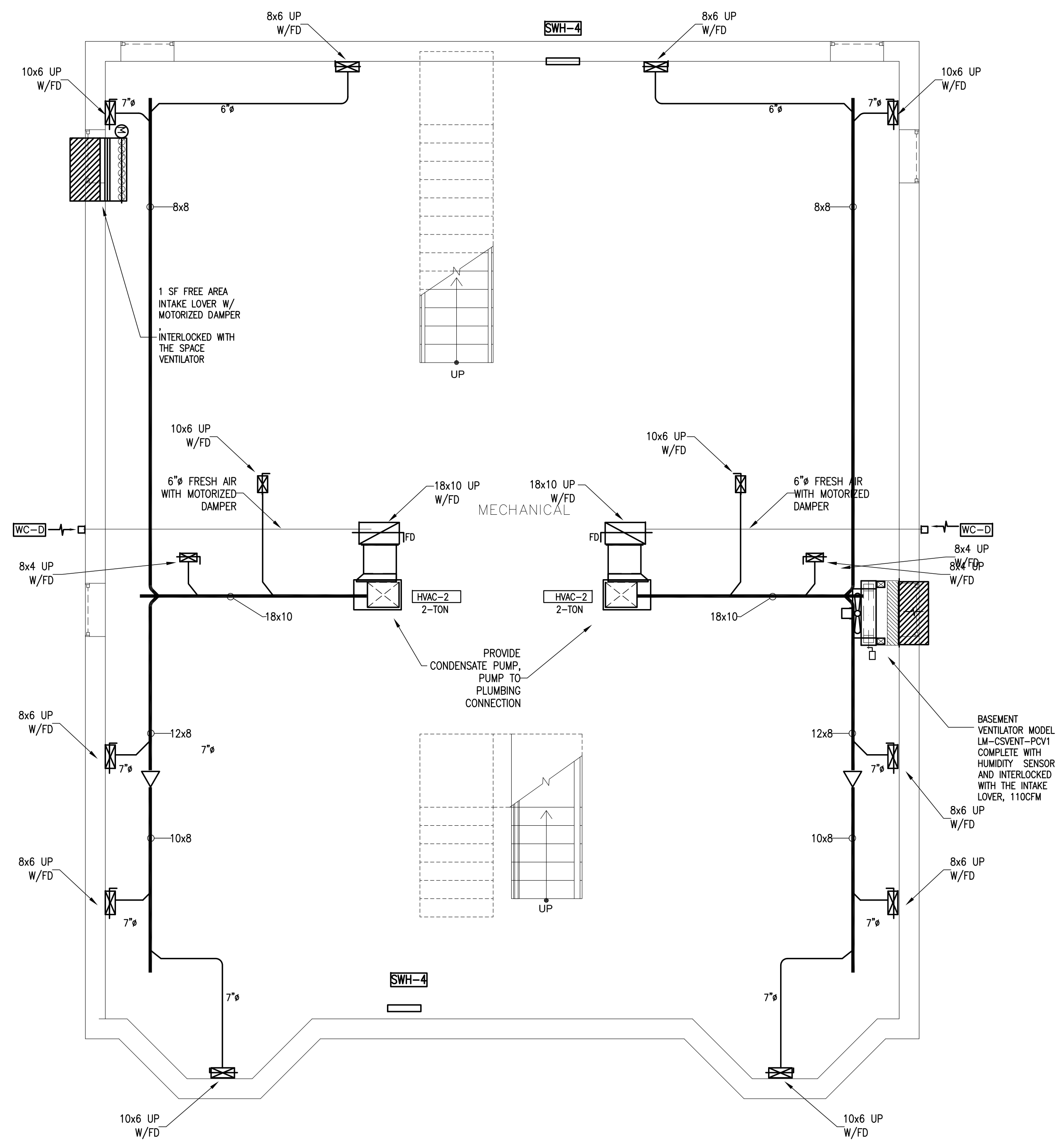
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

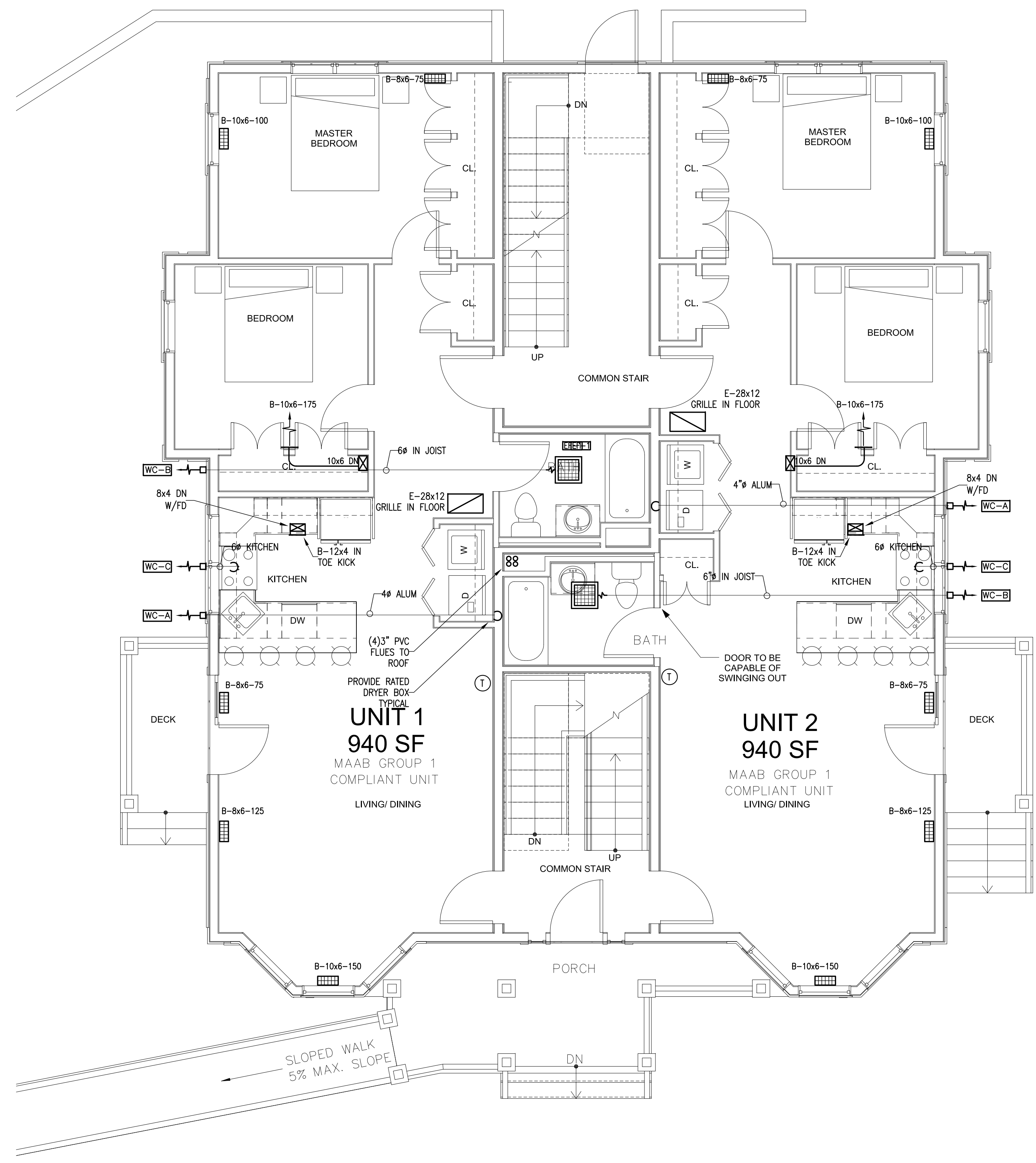
Basement & 1st Floor HVAC Plans

H-100

Woodville Street Residences



① Basement
 1/4" = 1'-0"



② 1st Floor Level
 1/4" = 1'-0"

PROJECT NAME

Woodville Street Residences

PROJECT ADDRESS

41 Woodville Street
Boston, MA 02119

CLIENT

Doug Beaudet

ARCHITECT

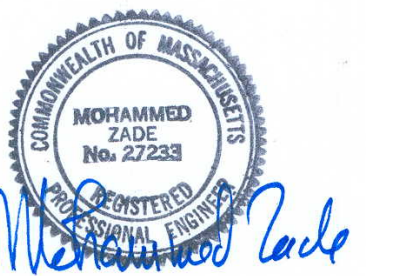


17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

COPYRIGHT KOI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



Project number 17010
Date 07/25/2017
Drawn by MM
Checked by MZ
Scale 1/4" = 1'-0"

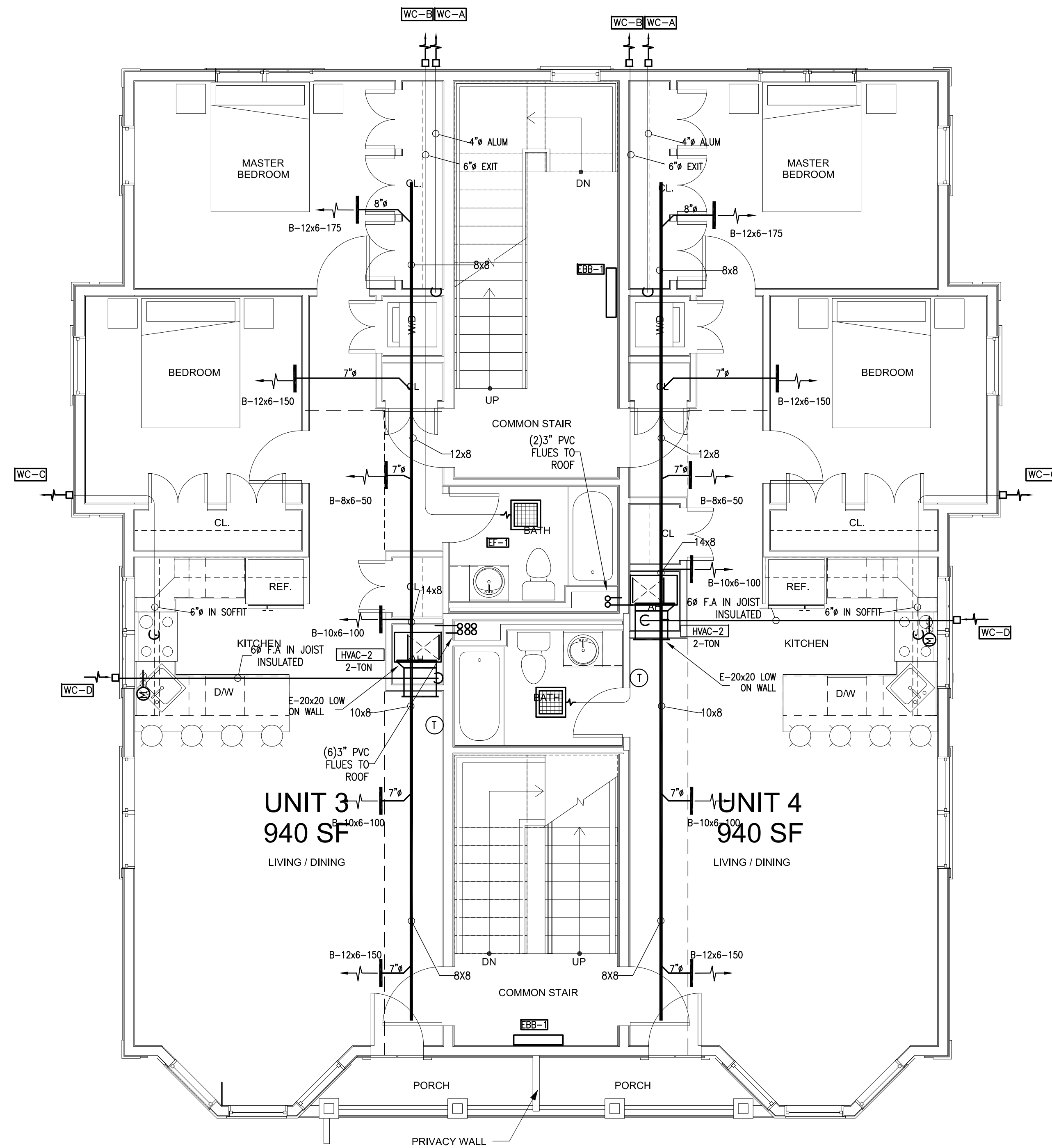
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

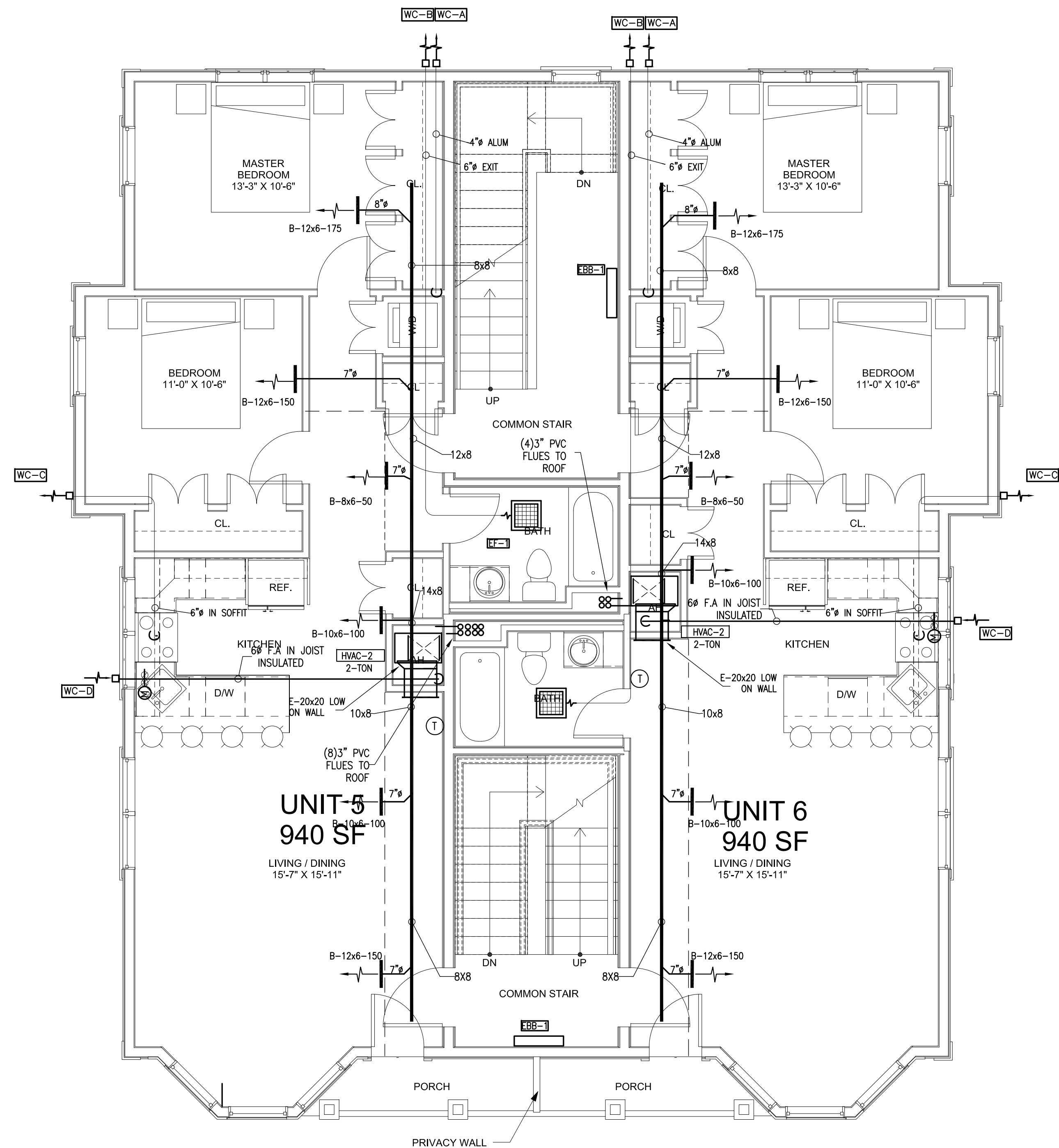
2nd and 3rd Floor
HVAC Plans

H-101

Woodville Street Residences



① 2nd Floor Level
1/4" = 1'-0"



② 3rd Floor Level
1/4" = 1'-0"

PROJECT NAME

Woodville Street Residences

PROJECT ADDRESS

41 Woodville Street
Boston, MA 02119

CLIENT

Doug Beaudet

ARCHITECT

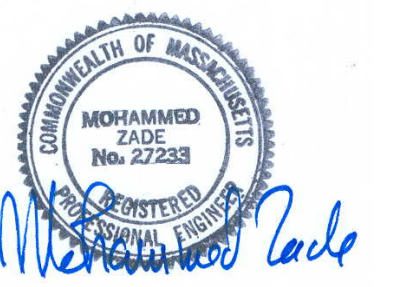


17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

COPYRIGHT KOI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



Project number 17010
Date 07/25/2017
Drawn by MM
Checked by MZ
Scale 1/4" = 1'-0"

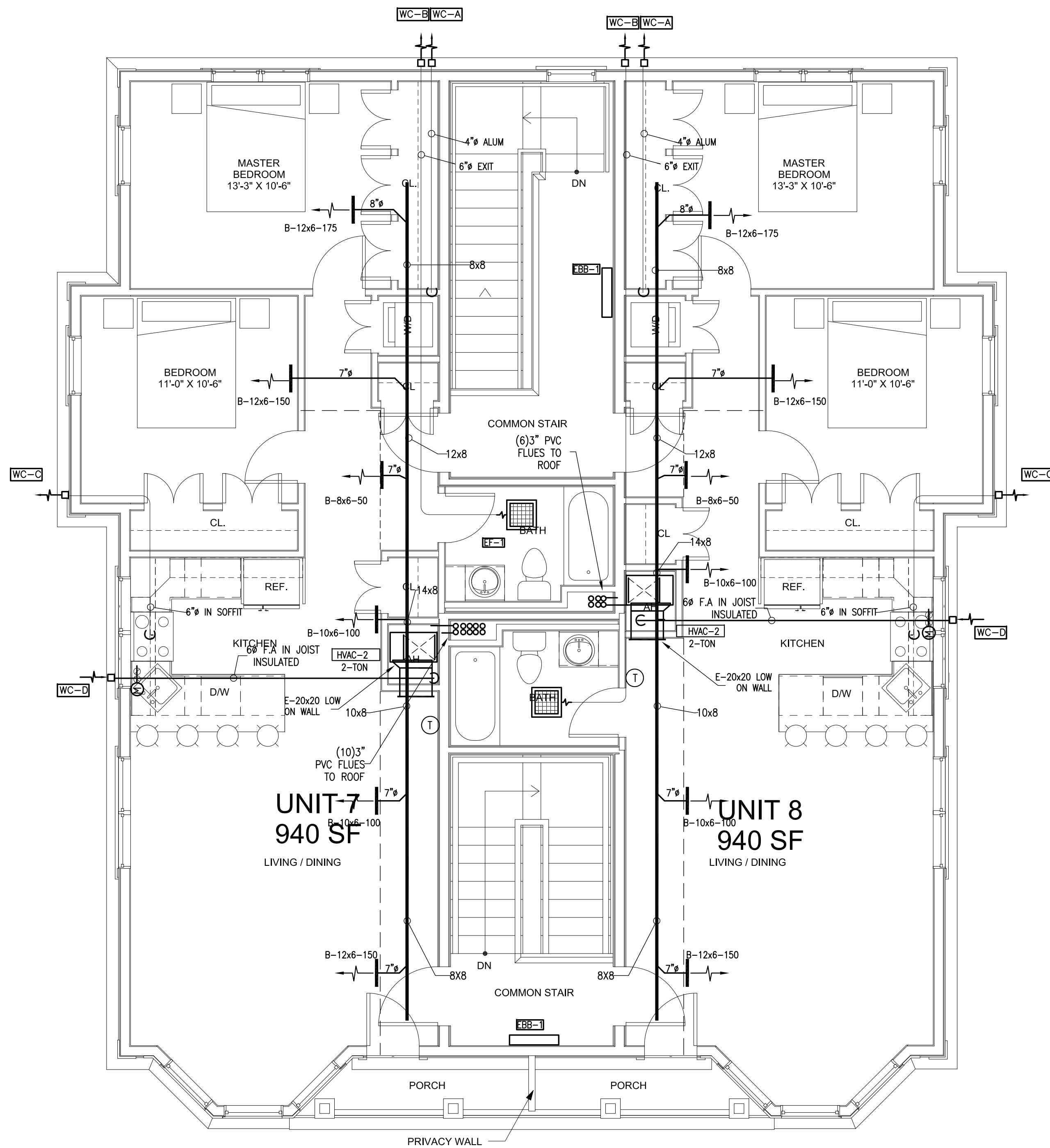
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

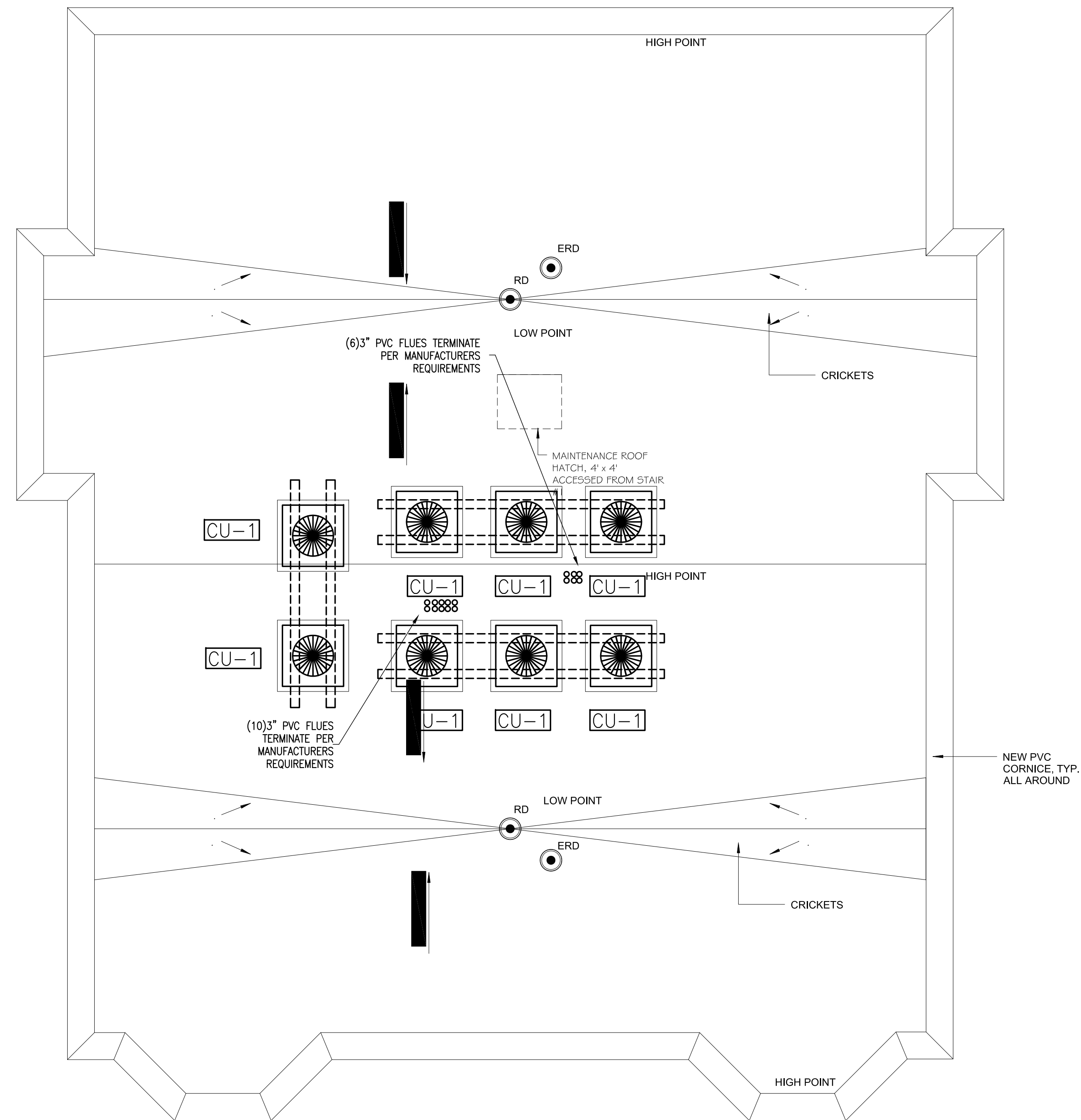
4th Floor & Roof HVAC Plans

H-102

Woodville Street Residences



① 4th Floor Level
1/4" = 1'-0"



② Roof Level
1/4" = 1'-0"

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
41 Woodville Street
Boston, MA 02119

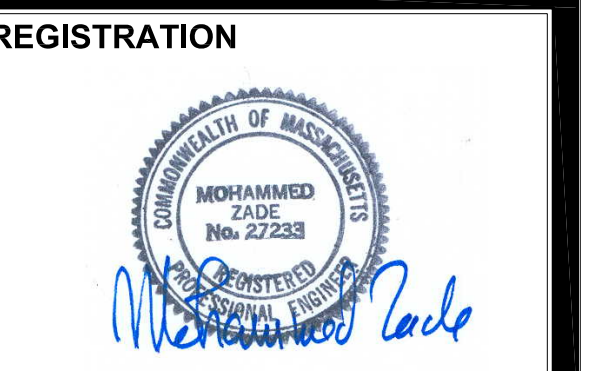
CLIENT
Doug Beudet



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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW



Project number 17010
Date 07/25/2017
Drawn by MM
Checked by MZ
Scale 1/4" = 1'-0"

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

HVAC
SCHEDULES
NOTES & DETAILS

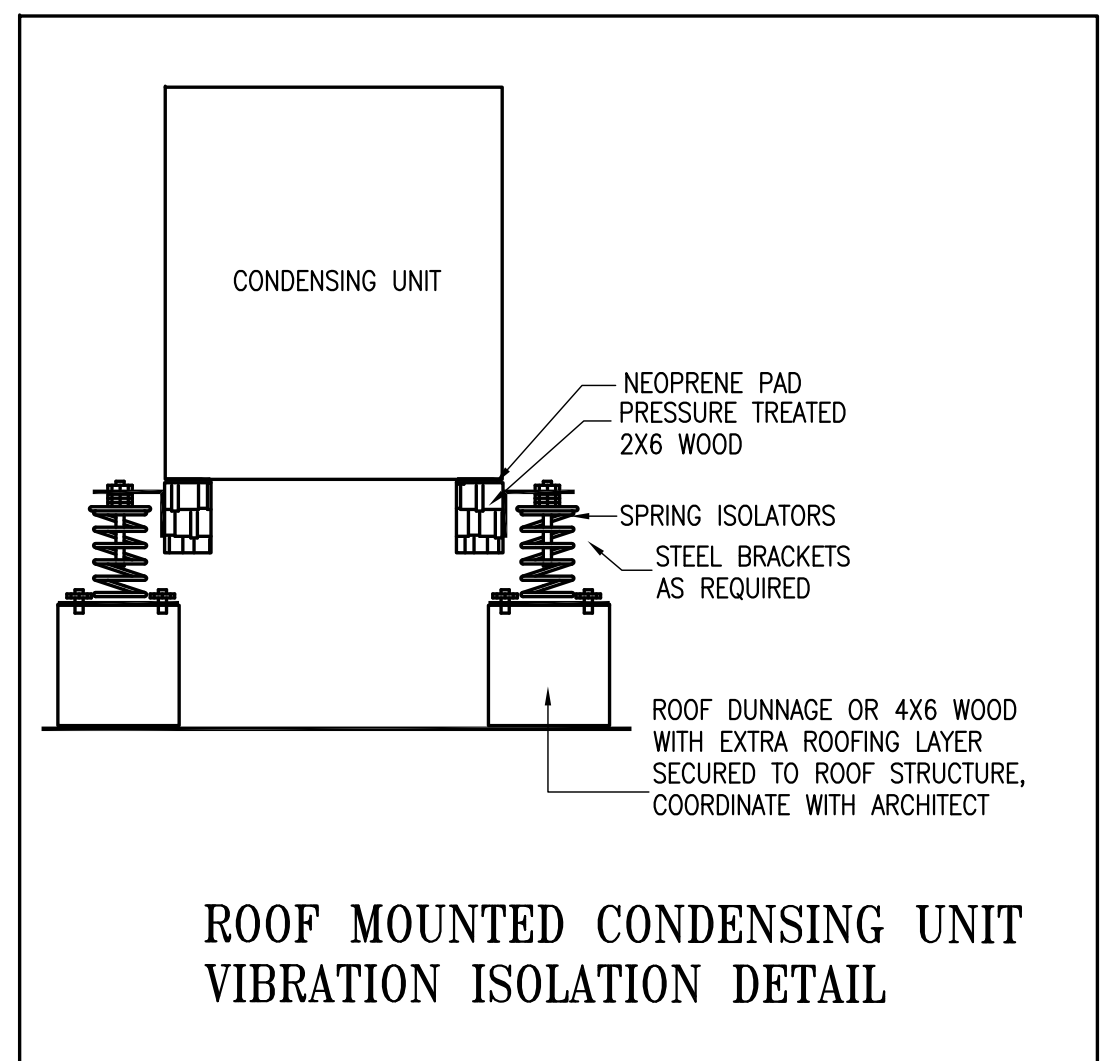
H-201
Woodville Street Residences

LEGEND

| | | | | |
|--|--------------------------------|--|-----|--------------------------|
| | SUPPLY AIR DUCT UP | | HWR | HOT WATER RETURN PIPE |
| | SUPPLY AIR DUCT DOWN | | HWS | HOT WATER SUPPLY PIPE |
| | RETURN AIR DUCT UP | | D | CONDENSATE DRAIN PIPE |
| | RETURN AIR DUCT DOWN | | —○— | PIPE UP |
| | VOLUME DAMPER | | —○— | PIPE DOWN |
| | MOTORIZED DAMPER | | —○— | BALL VALVE |
| | FIRE DAMPER | | —○— | GATE VALVE |
| | 1" LINED DUCTWORK | | —○— | CHECK VALVE |
| | SUPPLY AIR REGISTER | | —○— | STRAINER |
| | RETURN OR EXHAUST AIR REGISTER | | —○— | UNION |
| | SUPPLY AIR DIFFUSER | | —○— | 3-WAY CONTROL VALVE |
| | THERMOSTAT | | —○— | 2-WAY CONTROL VALVE |
| | EXHAUST FAN | | —○— | BALANCING VALVE |
| | CONDENSING UNIT | | —○— | THERMOMETER |
| | SPLIT SYSTEM AC UNIT | | —○— | PRESSURE GAUGE |
| | AIR HANDLER UNIT | | —○— | FLEXIBLE PIPE CONNECTION |
| | UNIT HEATER UNIT | | | |

GENERAL NOTES

1. SHOULD ANY CONTRADICTION, AMBIGUITY, ERROR, INCONSISTENCY, OMISSION OR INCOMPLETE SYSTEM APPEAR IN OR BETWEEN ANY OF CONTRACT DOCUMENTS THE CONTRACTOR SHALL, BEFORE SUBMITTING THE FINAL BID AND SIGNING THE CONTRACT FOR CONSTRUCTION, NOTIFY THE ARCHITECT AND REQUEST A WRITTEN RESOLUTION AS TO WHICH METHODS OR MATERIALS WILL BE REQUIRED. IN THE EVENT OF CONFLICTING REQUIREMENTS OF STANDARDS, DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLY WITH THE MORE STRINGENT REQUIREMENTS. BEFORE SUBMITTING THE FINAL BID AND THE SIGNING THE CONTRACT FOR THE CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A WRITTEN INTERPRETATION FROM THE ARCHITECT. IN NO CASE SHALL THE CONTRACTOR PROCEED WITH THE AFFECTED WORK UNTIL ADVISED BY THE ARCHITECT. IF THE CONTRACTOR FAILS TO MAKE A REQUEST FOR INTERPRETATION OR RESOLUTION NO EXCUSE WILL BE ACCEPTED FOR FAILURE TO CARRY OUT THE WORK IN A SATISFACTORY MANNER, AS INTERPRETED BY THE ARCHITECT. THIS GENERALLY MEANS THE USE OF THE HIGHEST QUALITY MATERIAL, MOST EXPENSIVE WAY OF PERFORMING WORK AND PROVIDING COMPLETE FUNCTIONING SYSTEM FOR PROPER OPERATION. EACH AND EVERY TRADE OR SUBCONTRACTOR WILL BE DEEMED TO HAVE FAMILIARIZED THEMSELVES WITH ALL THE CONTRACT DOCUMENTS OF THIS PROJECT, INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND SITE WORK, AND TO HAVE VISITED THE SITE, SO AS TO AVOID ERROR, OMISSIONS AND MISINTERPRETATIONS. RELATED INFORMATION MAY BE PROVIDED ON CONTRACT DOCUMENTS OTHER THAN THOSE ASSOCIATED WITH THE SUBCONTRACTOR'S TRADE. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELATED WORK OF ALL THE CONTRACT DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE AUTHORIZED FOR ALLEGED ERRORS, OMISSIONS AND MISINTERPRETATIONS WHETHER THEY ARE A RESULT OF FAILURE TO OBSERVE THIS REQUIREMENT OR NOT.



SPLIT SYSTEM GAS FIRED HVAC UNIT SCHEDULE (VFD INDOOR-TWO STAGE COMP) 96% FURNACE

| INDOOR SECTION (VFD) | | | | | | | | | | CONDENSING SECTION | | | | | | | | | | | | |
|----------------------|---------------|-----|--------|--------|----------|-----------|------------------|------|------|--------------------|-------|------|-----|------|-------|-----|------|--------------|----|---|---------------------------------|------------------------|
| TAG | NOM. CAP. TON | CFM | ESP IN | FAN HP | TOT. MBH | SENS. MBH | GAS FURN(MBH) IN | OUT | AFUE | FLUE | V/ø | FLA | MCA | MOCP | V/ø | EER | SEER | STRETCH SEER | DB | MODEL (BASED ON GOODMAN) | INDOOR | OUTDOOR |
| HVAC-2 | 2 | 700 | .5 | 1/5 | 22 | 16 | 60 | 57.6 | 96 | 70 FT | 115/1 | 11.5 | 14 | 20 | 208/1 | 14 | 19 | 15.0-YES | 72 | GCMV96060 W/DSXC16-24 AND MATCHING COIL | 18"Wx28"Dx34"H+12" COIL-200 LBS | 30"Wx30"Dx38"H-200 LBS |

WITH EACH INDOOR UNIT PROVIDE
-HONEYWELL T-7300 THERMOSTAT, ACID NEUTRALIZER, AIR FILTER, COMBUSTION AIR INTAKE AND EXHAUST FLUE PIPES, CONDENSATE DRAINS SHALL BE TYPE "L" COPPER WITH 1/2" FIBERGLASS INSULATION RUN TO INDIRECT WASTE ABOVE BATHROOM CEILING.
PROVIDE ZONE CONTROL AS REQUIRED TO MATCH NUMBER OF MOTORIZED DAMPERS
WHEN RUN IN UNCONDITIONED SPACES PROVIDE MINIMUM 1" INSULATION FOR THE FLUE/VENT PIPES TO MATCH MAXIMUM LENGTHS ON FLUE LENGTH (INCLUDES 6 ELBOWS)
PROVIDE REFRIGERANT LINES BETWEEN INDOOR AND OUTDOOR UNITS AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE 3/4" ARMORFLEX INSULATION ON REFRIGERANT LINES
PROVIDE MERV 6 FILTER

WALL CAP SCHEDULE

| TAG | MODEL BROAN | SIZE | DIMENSIONS | MODEL (BASED ON CARRIER) |
|------|-------------|------|--------------------------------|--------------------------|
| WC-A | 885BL | 4" | 6.5"x6.5" SQR, 2.75" EXTENSION | WALL CAP FOR DRYER |
| WC-B | 843BL | 6" | 9"x9" SQR, 5.5" EXTENSION | WALL CAP FOR BATHROOM |
| WC-C | 643 | 8" | 12.5"x12.5" SQR, 6" EXTENSION | WALL CAP FOR KITCHEN |
| WC-D | 641FA | 6" | 9"x9" SQR, 5.5" EXTENSION | WALL CAP FOR FRESH AIR |

HOT WATER PIPE SIZING GUIDELINES

| PIPE | GPM | FFM | LOAD |
|--------|-----|-----|---------|
| 3/4" | 3 | 1.5 | 30 MBH |
| 1" | 6 | 2 | 60 MBH |
| 1 1/4" | 10 | 2.5 | 100 MBH |
| 1 1/2" | 16 | 2.5 | 180 MBH |
| 2" | 36 | 3 | 300 MBH |
| 2 1/2" | 50 | 3.5 | 550 MBH |
| 3" | 90 | 4 | 900 MBH |

CONDENSATE DRAIN PIPE SIZING GUIDELINES

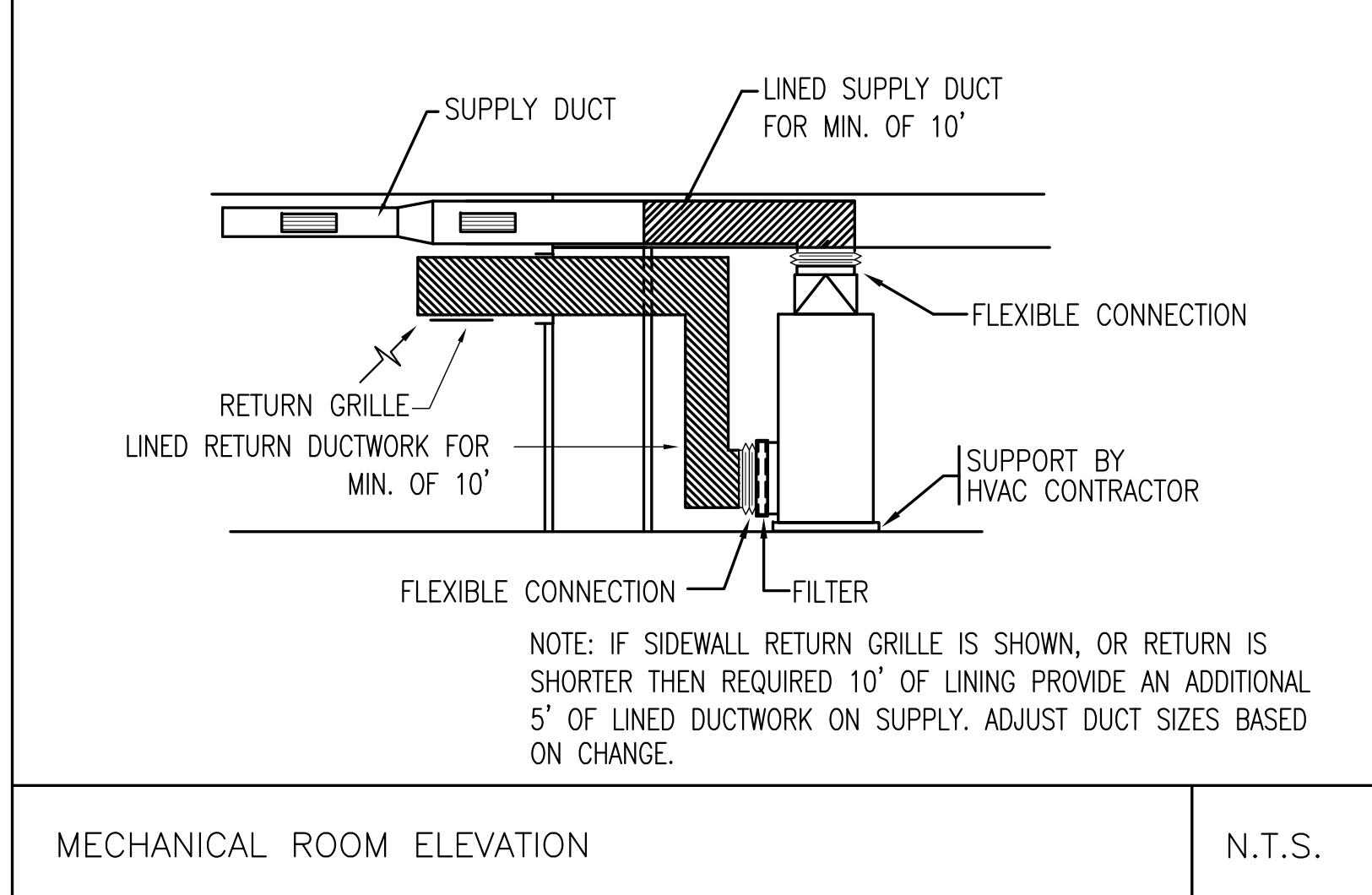
| PIPE | TON |
|--------|-----|
| 3/4" | 2 |
| 1" | 5 |
| 1 1/4" | 30 |
| 1 1/2" | 50 |
| 2" | 170 |

PROVIDE SPRING LOADED BACKDRAFT DAMPER, CUSTOM FINISH COLOR AS SPECIFIED BY THE ARCHITECT
MATCH DUCT SIZE CONNECTED TO UNIT
REMOVE SCREEN IN DRYER WALL CAPS

CEILING MOUNTED EXHAUST FAN

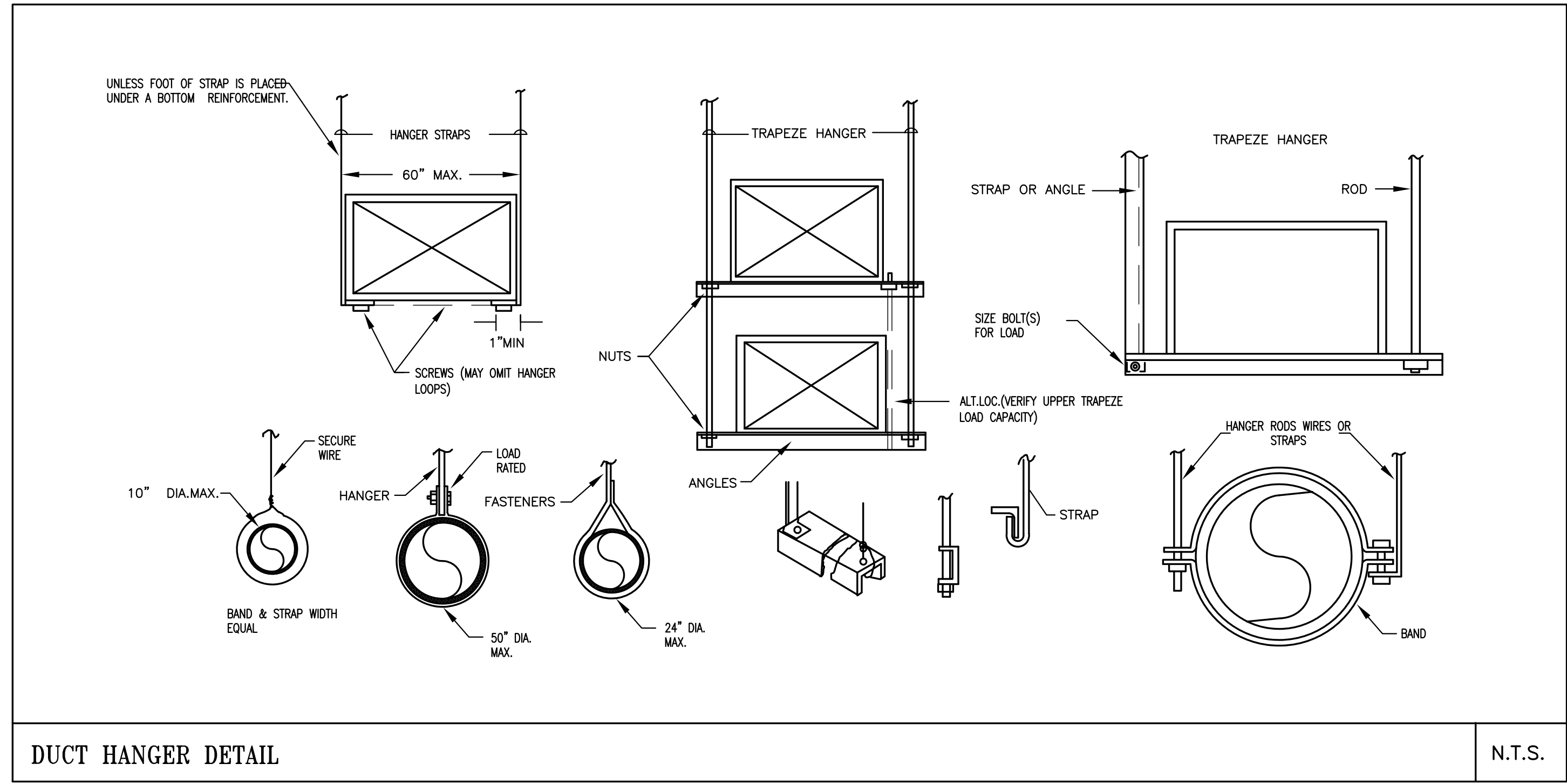
| TAG | LOCATION | TYPE | DRIVE | CFM | V/ø | LAMP | SP | NOISE SONES | DIMENSIONS | PANASONIC MODEL | ESTAR | CONTROLS |
|------|----------|---------|--------|-----|-------|---------|------|-------------|--------------------------------|-----------------|-------|---|
| EF-1 | BATHROOM | CEILING | DIRECT | 110 | 120/1 | (2)PL18 | 0.1" | 0.3 | 14.5"x17"x11.5"H-16LBS-6" DUCT | FV-05-11VKS1 | YES | HIGH/LOW FAN REQUIRES TWO WALL SWITCHES (HAS LIGHT) |

PROVIDE PANASONIC FIRE DAMPER ENCLOSURE FOR ALL CEILING BATHROOM FANS.



DESIGN CRITERIA

- NO ESTAR
- NO LEED
- COMPLY WITH ENERGY CODES
- HERS RATER BY OWNER
- HVAC SYSTEM: GAS FURNACE
- INDIVIDUAL GAS METERS
- FLUES GOES TO ROOF
- EXHAUST TO SIDEWALL
- DUCTED HOOD
- GAS COOKING
- ELEC DRYER
- DW/DISP
- FIRE RATING ABOVE BATHROOMS AND DUCTWORK



INSULATION NOTES

THE FOLLOWING SYSTEMS SHALL BE INSULATED.
DUCT LINER SHALL BE CLOSED CELL TYPE, GERM PROOF

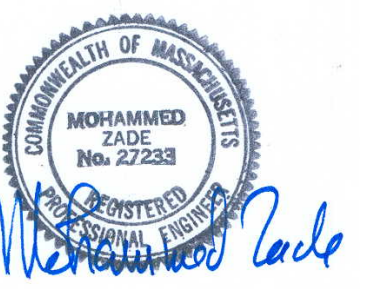
GENERAL INSULATION REQUIREMENTS:

- SUPPLY & RETURN DUCTWORK FROM HVAC UNITS:
1" INSULATION MIN. R-6
- CONDENSATE DRAIN: 1"
- DOMESTIC COLD WATER: 1/2" FOR CONDENSATION
- STORM HORIZONTAL PIPING: 1"
- REFRIGERANT PIPING 5/8" ARAMFLEX
- FLAT OVAL OR ROUND DUCTS SHALL BE DOUBLE WALL AS REQUIRED
- ALL LINED SUPPLY, RETURN AND TRANSFER DUCTWORK SHALL BE 1" DUCT LINER

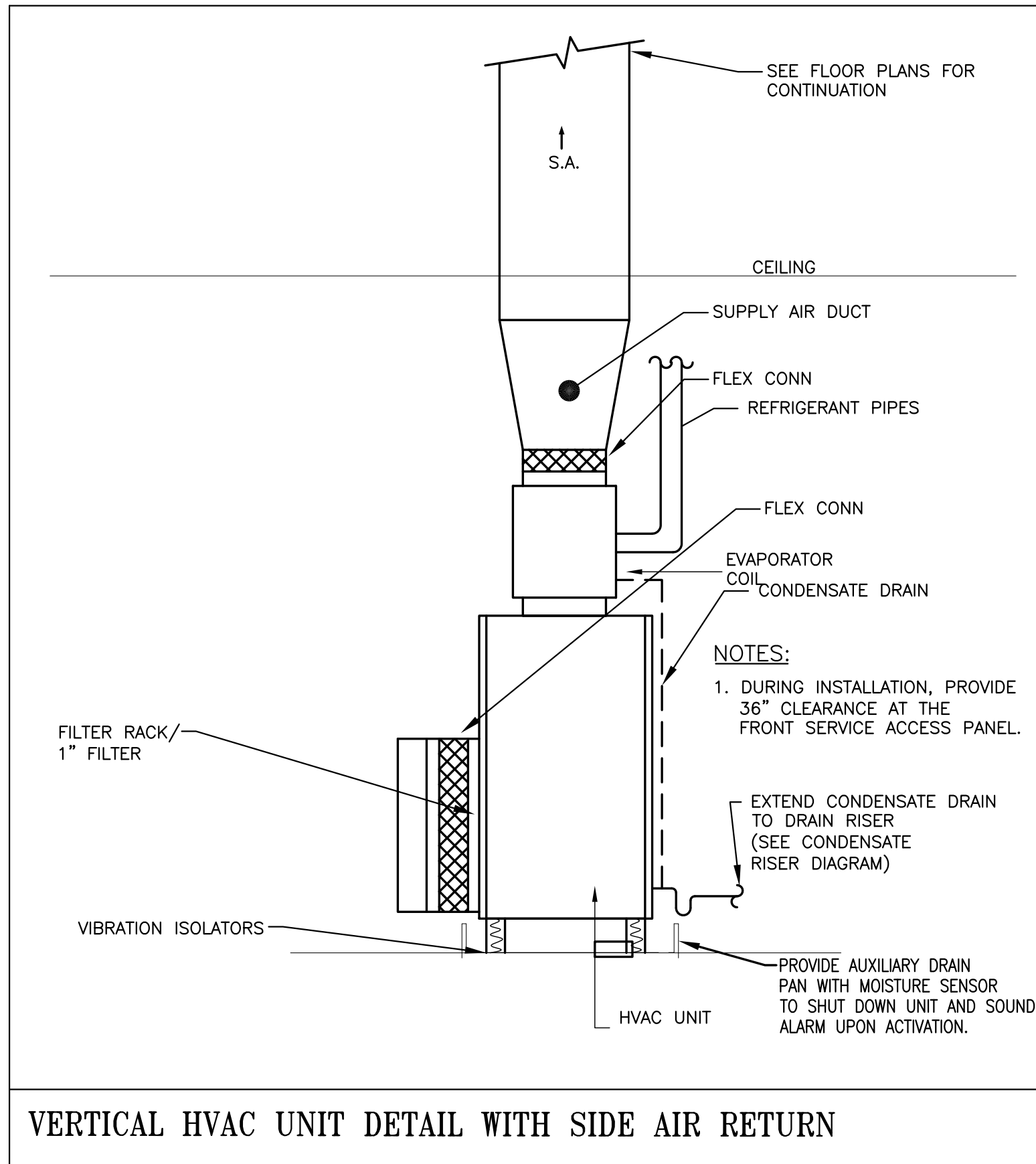
DUCT INSULATION SHALL CONTINUE OVER DUCT AT LINED POINT
ALL DUCTWORK ON ROOF SHALL BE INSULATED WITH R-8 INSULATION AND COVERED WITH EPDM ROOFING MATERIAL FOR WATER TIGHT INSTALLATION.

ELECTRIC HEATER SCHEDULE

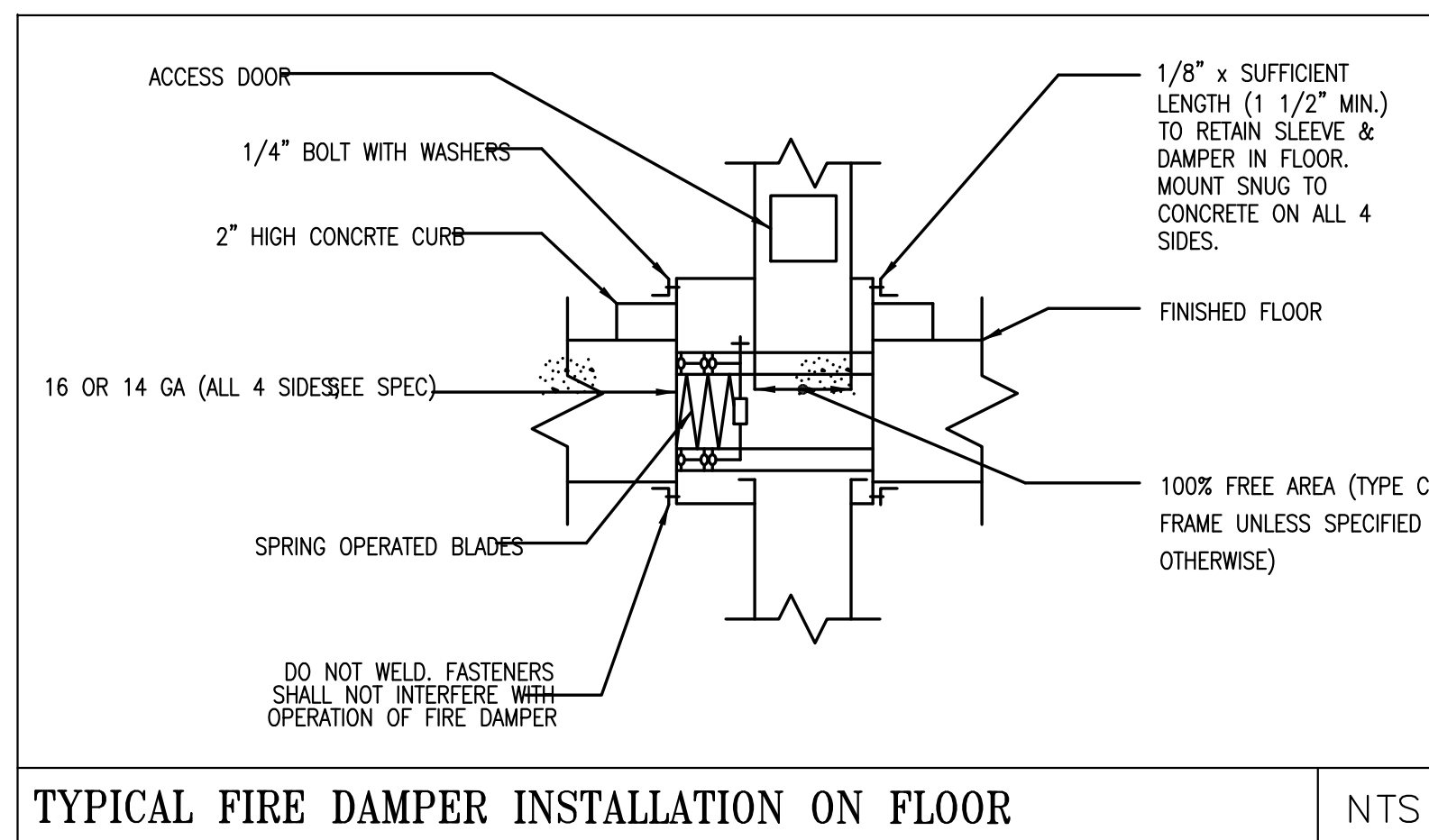
| TYPE | KW | VOLT/PH | WIRE | MODEL NUMBER |
|-------|------|---------|------|---------------------------|
| RWH-1 | 1 | 120/1 | 2#12 | Q'MARK#CRA 1512-T2 |
| RWH-2 | 2 | 208/1 | 2#12 | Q'MARK#AWH-4208 |
| RWH-4 | 4 | 208/1 | 2#10 | Q'MARK#AWH-4408 |
| SWH-4 | 4 | 208/1 | 2#10 | Q'MARK#AWH-4408-W/AWH-SM |
| EBB-2 | 0.4 | 120/1 | 2#12 | Q'MARK#QMK-2512W-W/T'STAT |
| EBB-3 | 0.75 | 120/1 | 2#12 | Q'MARK#QMK-2513W-W/T'STAT |
| EBB-4 | 1 | 120/1 | 2#12 | Q'MARK#QMK-2514W-W/T'STAT |
| EBB-6 | 1.5 | 120/1 | 2#12 | Q'MARK#QMK-2516W-W/T'STAT |
| UH-5 | 5 | 208/1 | 2#10 | Q'MARK#MUH-35-W/T'STAT |



| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

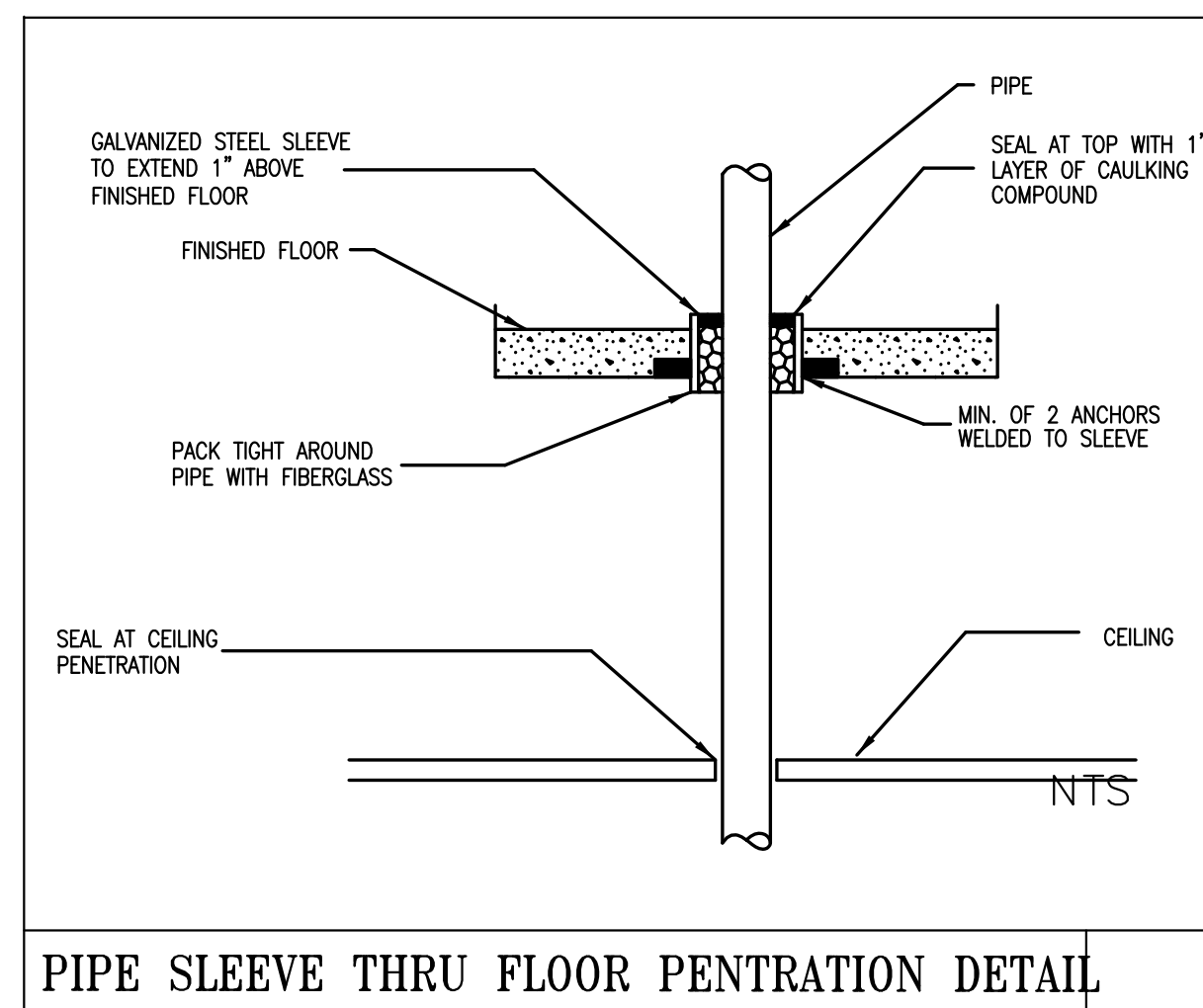


VERTICAL HVAC UNIT DETAIL WITH SIDE AIR RETURN

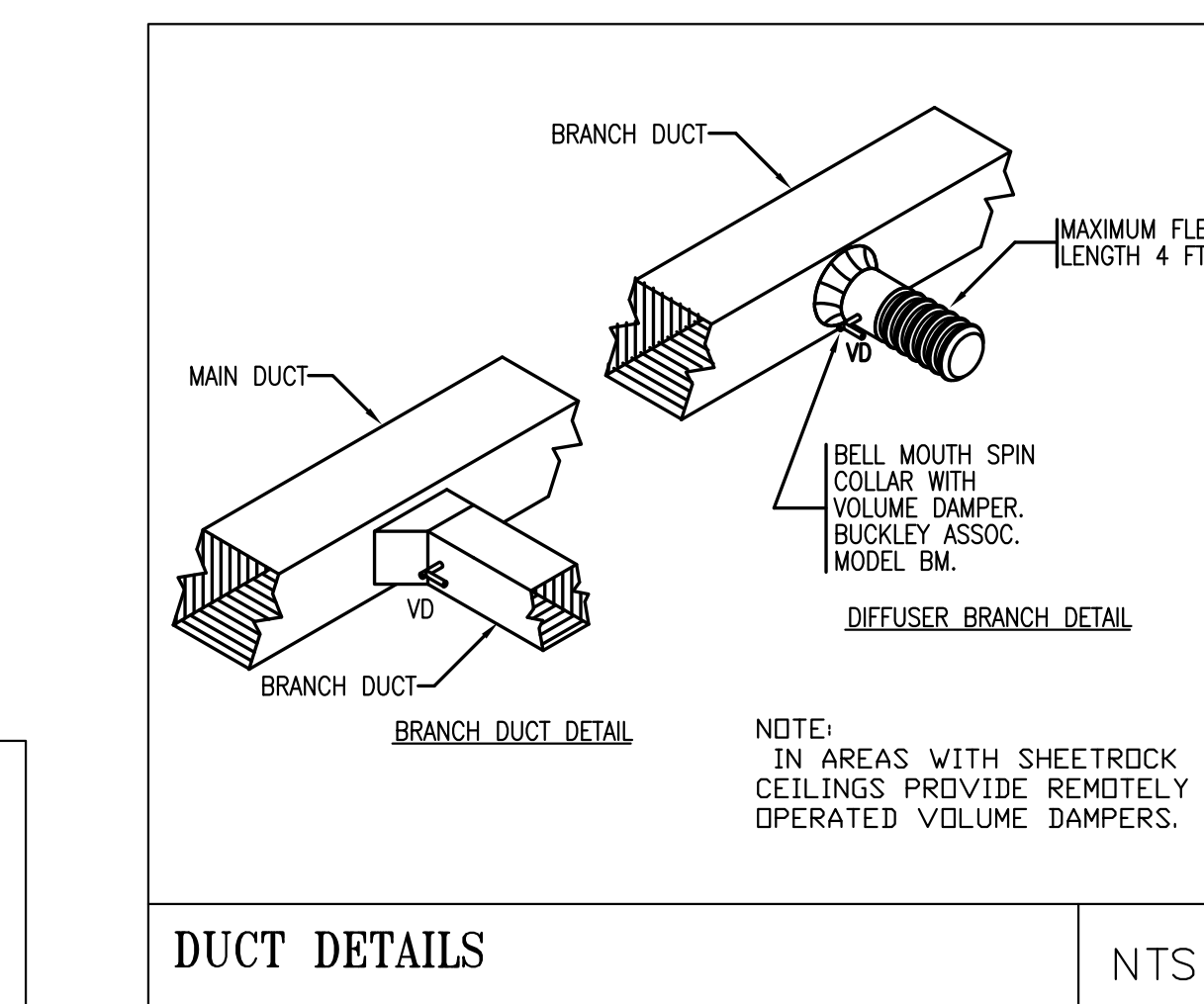


TYPICAL FIRE DAMPER INSTALLATION ON FLOOR

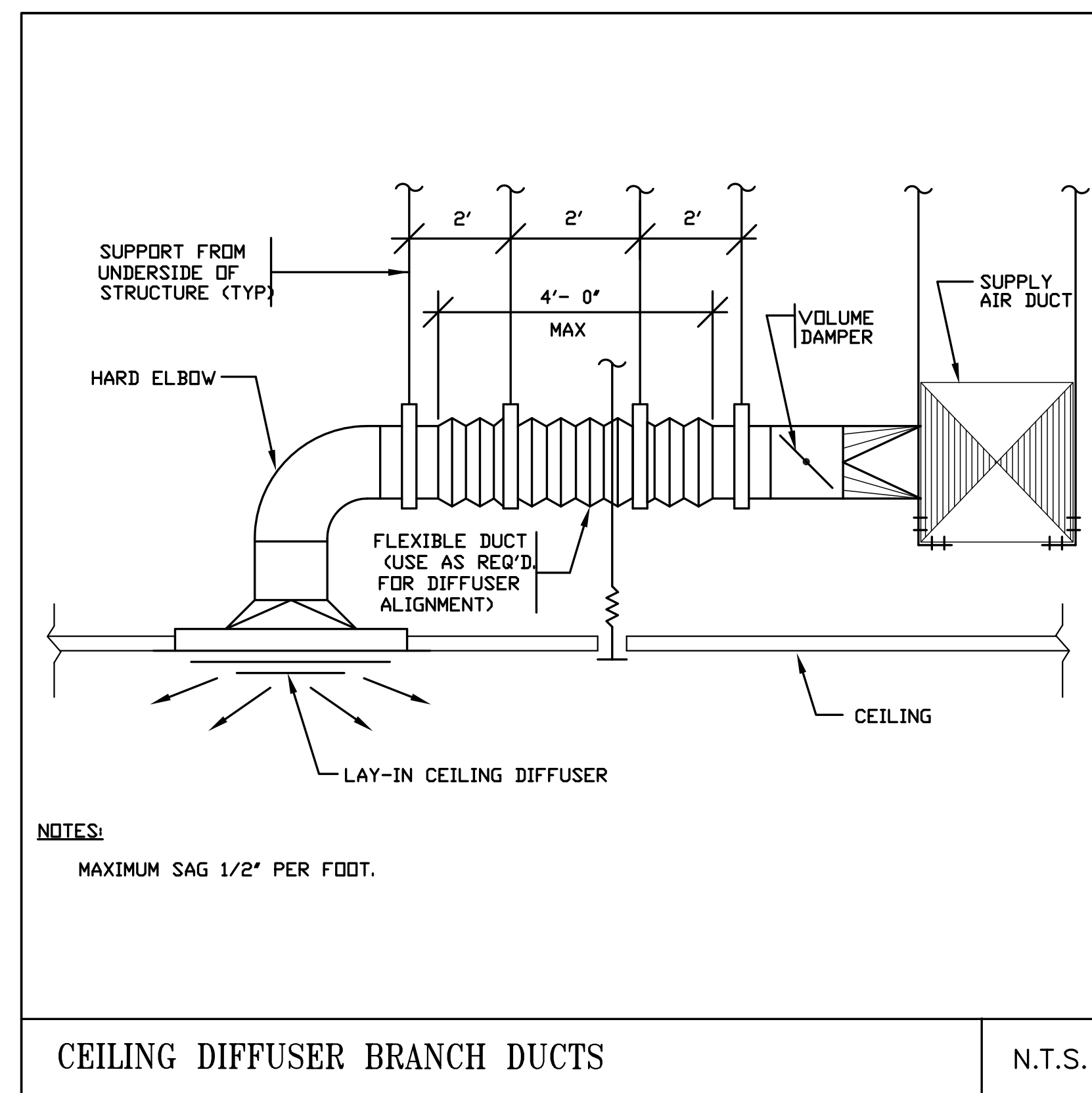
NTS



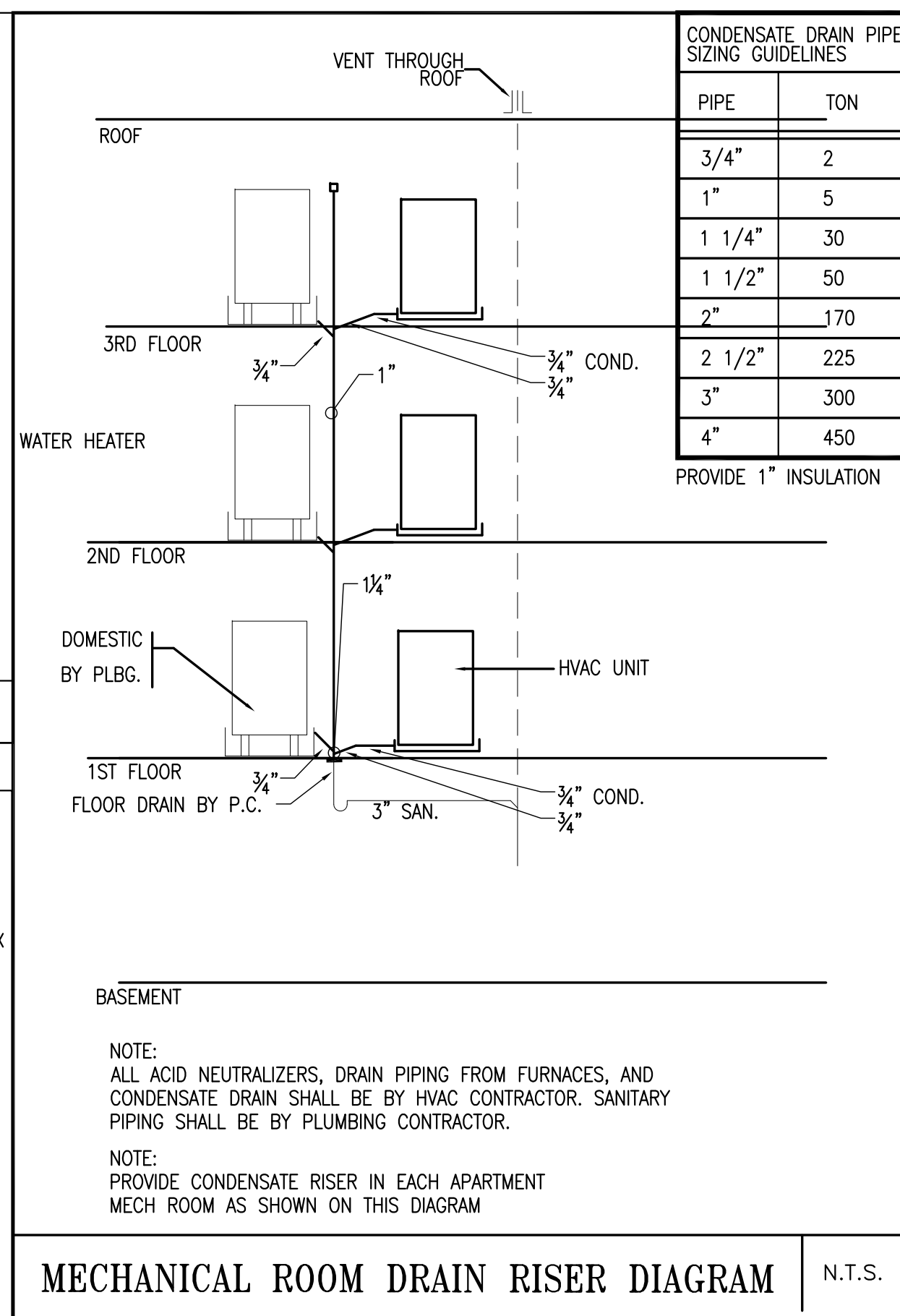
PIPE SLEEVE THRU FLOOR PENETRATION DETAIL



NTS



N.T.S.



N.T.S.

GENERAL NOTES

- PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE WORK SHOWN AND DESCRIBED. INSTALLATION OF MATERIALS SHALL MEET ALL APPLICABLE STATE, FEDERAL AND MUNICIPAL REQUIREMENTS.
 - OBTAIN PERMITS AND PAY ALL FEES FOR WORK AND REQUIRED INSPECTIONS.
 - MAINTAIN LIABILITY INSURANCE TO PROTECT OWNER AND THE CONTRACTOR FROM ANY AND ALL CLAIMS UNDER THE WORKER'S COMPENSATION ACT.
 - THE DRAWINGS SHALL CONSIDERED DIAGRAMMATIC ONLY. ALL MEASUREMENTS SHALL BE TAKEN FROM BUILDING SITE AND ARCHITECT'S DRAWINGS.
 - PROVIDE TEMPORARY MATERIAL STORAGE AS REQUIRED AND BE RESPONSIBLE FOR ANY LOSS OR DAMAGE THERETO.
 - SUBMIT 7 COPIES OF SHOP DRAWINGS FOR REVIEW COVERING MAJOR MANUFACTURED ITEMS, IE. AIR HANDLING UNITS, REGISTERS & DIFFUSERS, WIRING DIAGRAMS, ETC.
 - KEEP ACCURATE RECORD OF "AS-BUILT" DRAWINGS AND SUBMIT THESE BEFORE FINAL CERTIFICATE OF COMPLETION.
 - ON COMPLETION OF THE WORK, REMOVE FROM THE PREMISES ALL TOOLS, DEBRIS, SURPLUS AND WASTE MATERIALS RESULTING FROM OPERATIONS UNDER THIS SECTION. CLEAN ALL EQUIPMENT AND LEAVE ALL ITEMS IN PERFECT ORDER READY FOR OPERATION.
 - AFTER ACCEPTANCE, INSTRUCT OWNER IN EQUIPMENT OPERATION AND PROVIDE HIM WITH OPERATING AND MAINTENANCE MANUALS STANDARDS AND EXTENDED WARRANTY DOCUMENTS, INSPECTION CERTIFICATES AND COPIES OF SHOP DRAWINGS OF INSTALLED EQUIPMENT.
 - THE CONTRACTOR SHALL, BEFORE FINAL PAYMENT IS MADE, GUARANTEE ALL MATERIALS AND WORKMANSHIP SUPPLIED BY HIM IN THE PERFORMANCE OF THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE AND SHALL, WHEN CALLED UPON, MAKE GOOD WITHOUT FURTHER COST TO THE OWNER SUCH DEFECTS AS MAY APPEAR WITHIN THIS PERIOD.
 - SUPPLY AND INSTALL DUCTWORK AS INDICATED ON DRAWING. DUCTWORK SHALL BE FABRICATED AND INSTALLED IN STRICT ACCORDANCE WITH LATEST ASHRAE & SMACNA STANDARDS AND SHALL BE MANUFACTURED OF GALVANIZED STEEL UNLESS SPECIFICALLY NOTED OTHERWISE.
 - ADJUST ALL FAN SPEEDS TO DELIVER SHOWN AIR QUANTITIES. BALANCE ALL AIR SYSTEMS AND SUPPLY WRITTEN AIR BALANCING REPORTS IN TRIPLICATE. INCLUDE NECESSARY SPARE BELTS AND PULLEYS FOR FIELD ADJUSTMENT.
 - ALL CONCEALED SUPPLY AND RETURN DUCTWORK LOCATED WITHIN THE BUILDING SHALL BE EXTERNALLY INSULATED WITH 1 1/2" THICK INSULATION WITH A MINIMUM "R-6" VALUE. THERMAL INSULATION SHALL BE PROVIDED WITH VAPOR BARRIER. ALL SUPPLY AND RETURN DUCTWORK LOCATED OUTSIDE THE BUILDING ENVELOPE SHALL BE FURNISHED WITH 3" THICK INSULATION WITH A MINIMUM "R-8" VALUE. THERMAL INSULATION LOCATED OUTSIDE THE BUILDING ENVELOPE SHALL BE PROVIDED WITH WEATHER-PROOF JACKET.
 - ALL DUCTWORK SHALL BE: 24 GAUGE UP TO 36 INCHES WIDE, 22 GAUGE 31 INCHES WIDE TO 60 INCHES WIDE, ROUND DUCT SHALL BE 24 GAUGE UP TO 10 INCHES DIAMETER, 22 GAUGE 11 TO 20 INCHES DIAMETER, 20 GAUGE ABOVE 20 INCHES DIAMETER; ALL GALVANIZED SHEETMETAL. SEAL ALL JOINTS AND SLIPS WITH EC 800 OR OTHER SUITABLE SEALANT. ALL LONGITUDINAL SEAMS SHALL BE PITTSBURG LOCKING TAPE. ALL SLIPS SHALL BE REINFORCED BAR TYPE. FABRICATE AND INSTALL ALL DUCTS IN COMPLIANCE WITH SMACNA STANDARDS FOR LOW PRESSURE DUCT CONSTRUCTION.
 - ALL DUCT CONNECTIONS TO FAN DRIVEN UNITS SHALL BE MADE WITH A FIREPROOF FLEXIBLE DUCT CONNECTOR. BEFORE THE H.V.A.C. SYSTEM IS OPERATED, ALL DUCTS SHALL BE BLOWN OUT & THOUGHLY CLEANED. SYSTEM SHALL BE TEST AT FULL PRESSURE & ALL LEAKS & FAULTS CORRECTED.
- INSTALL ALL PIPING AND VALVES AS HIGH AS POSSIBLE.
- HOT WATER SUPPLY AND RETURN PIPE SHALL BE TYPE L COPPER
 - PIPE INSULATION - HOT WATER SUPPLY AND RETURN PIPE 2" THICK FIBERGLASS INSULATION.
 - BALANCE THE AIR SYSTEM AS PER ASSOCIATED AIR BALANCING COUNCILS LATEST STANDARDS. SUBMIT BALANCING REPORT FOR ARCHITECTS APPROVAL.
 - THESE DRAWINGS ARE DIAGRAMMATIC. FIELD CONDITIONS SHALL DETERMINE ACTUAL LOCATION OF ALL NEW PIPING AND DUCTWORK.
 - ALL VALVES AND FITTINGS SHALL BE SUITABLE FOR THIS PARTICULAR PIPING APPLICATION AND MINIMUM 150LBS PRESSURE RATING.

PROJECT NAME

Woodville Street Residences

PROJECT ADDRESS

41 Woodville Street
Boston, MA 02119

CLIENT

Doug Beaudet

ARCHITECT



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

CONSULTANTS:

ZADE ASSOCIATES LLC
CONSULTING ENGINEERS
140 BEACH STREET, BOSTON, MA 02111
TEL. (617) 358-4406
FAX. (617) 451-8540
E-MAIL: Zade@ZadeEngineering.com

COPYRIGHT KDJ © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW



Project number 17010
Date 07/26/2017
Drawn by MM
Checked by MZ
Scale As Noted

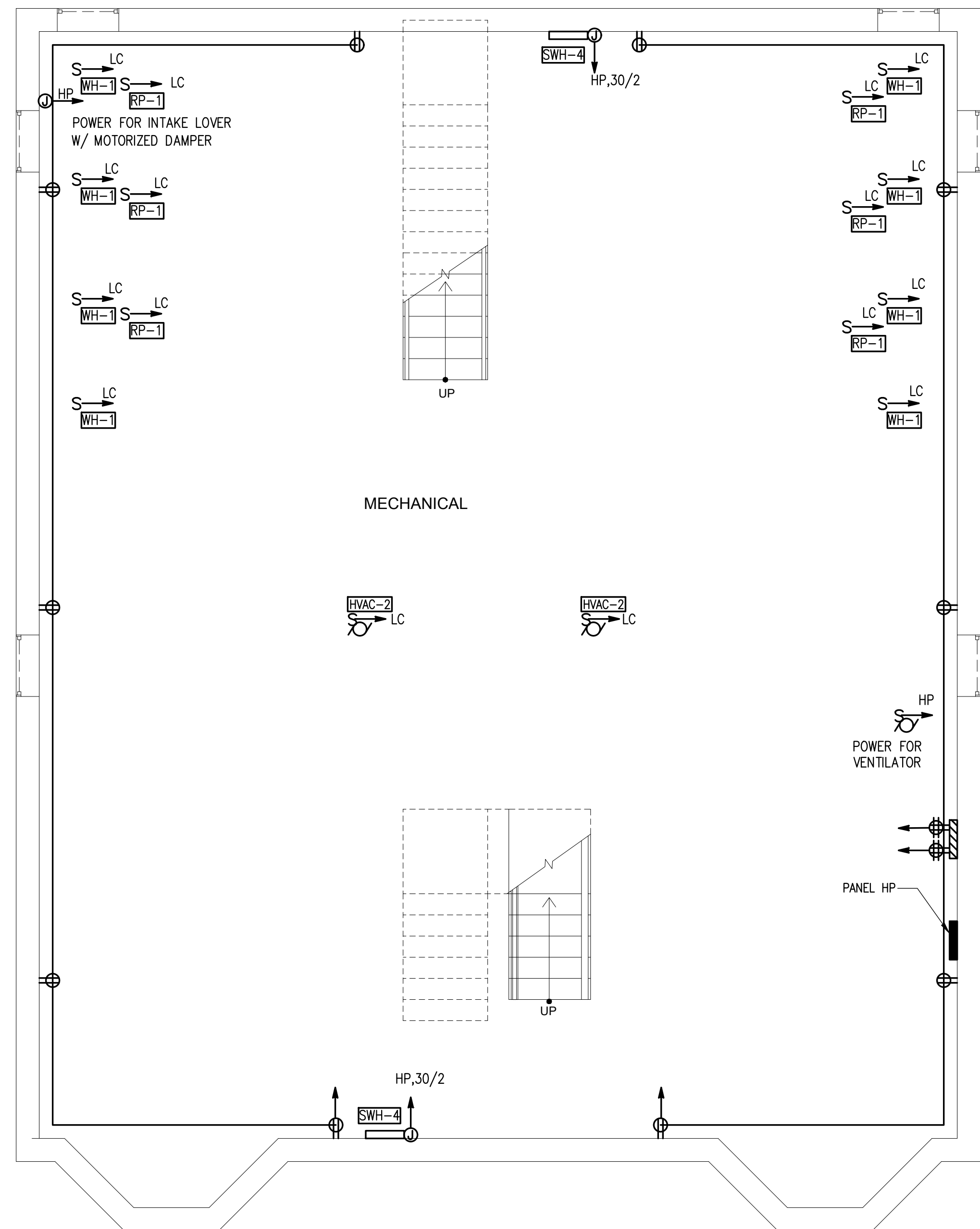
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

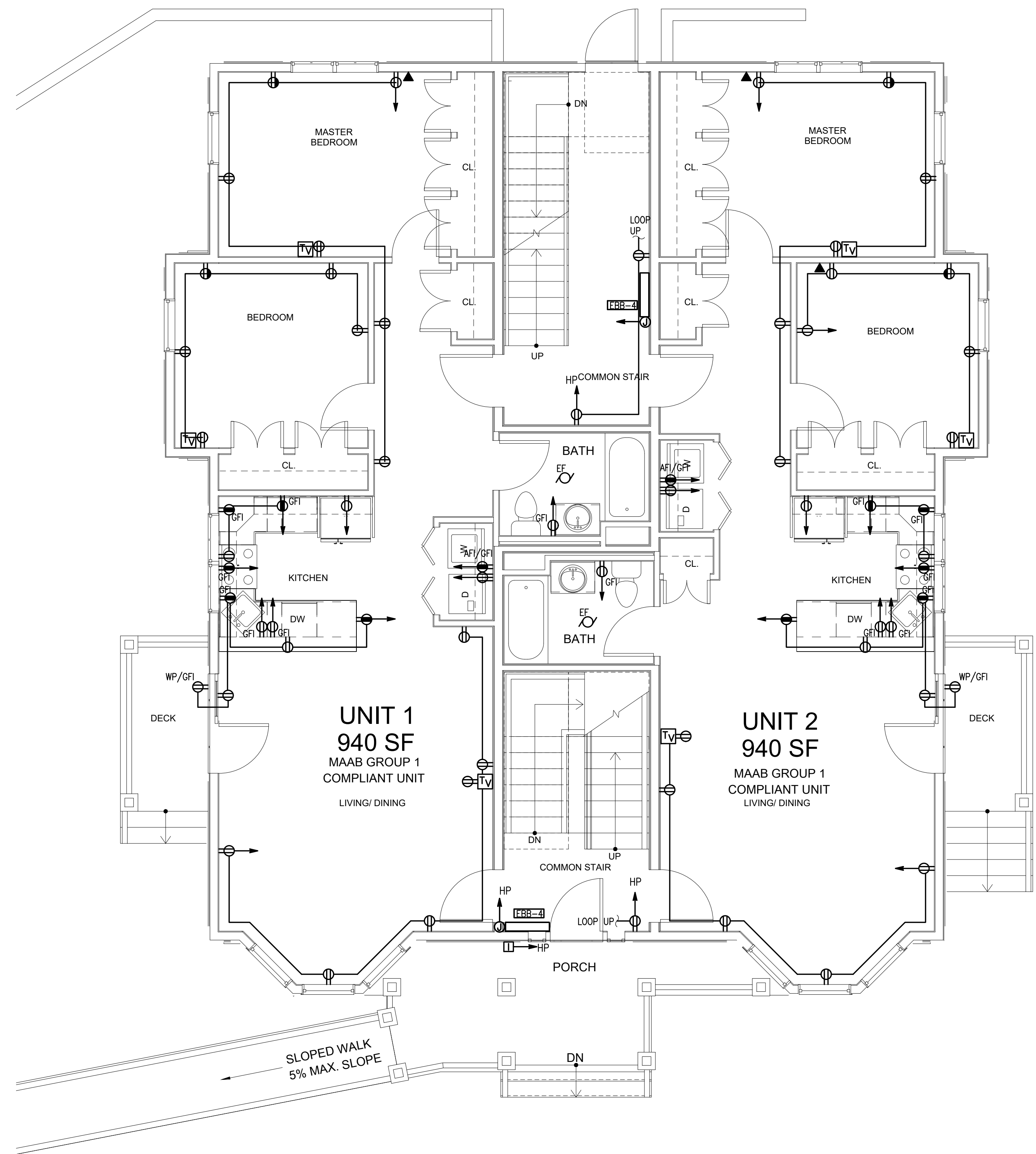
Basement & 1st Floor Power Plans

E-100

Woodville Street Residences



① Basement
1/4" = 1'-0"



② 1st Floor Level
1/4" = 1'-0"

PROJECT NAME

Woodville Street Residences

PROJECT ADDRESS

41 Woodville Street
Boston, MA 02119

CLIENT

Doug Beaudet

ARCHITECT



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

CONSULTANTS:

ZADE ASSOCIATES LLC
CONSULTING ENGINEERS
140 BEACH STREET, BOSTON, MA 02111
TEL. (617) 358-4406
FAX. (617) 451-8540
E-MAIL Zade@ZadeEngineering.com

COPYRIGHT KDJ © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW



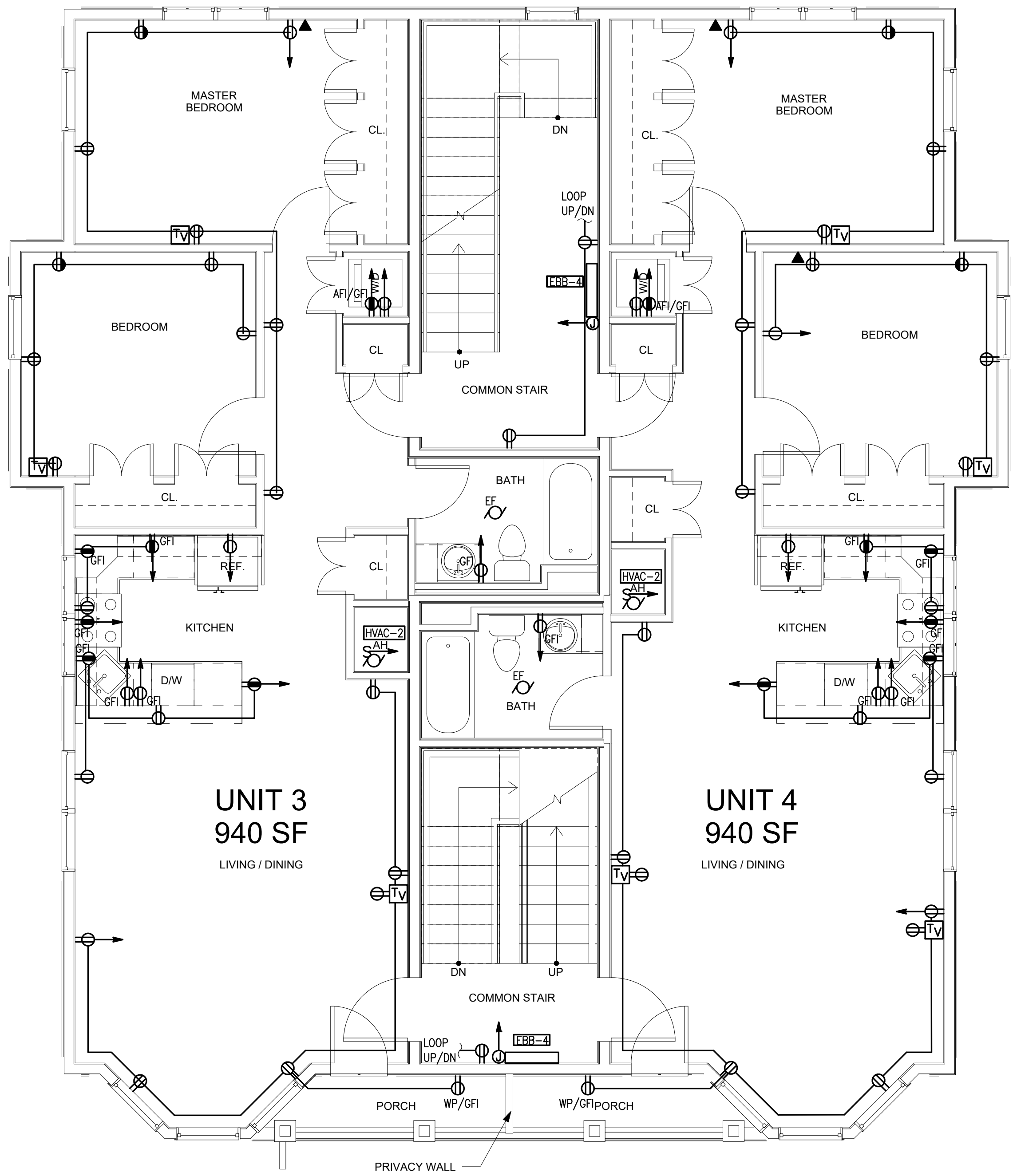
Project number 17010
Date 07/26/2017
Drawn by MM
Checked by MZ
Scale As Noted

| REVISIONS | | |
|-----------|-------------|------|
| No. | Description | Date |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

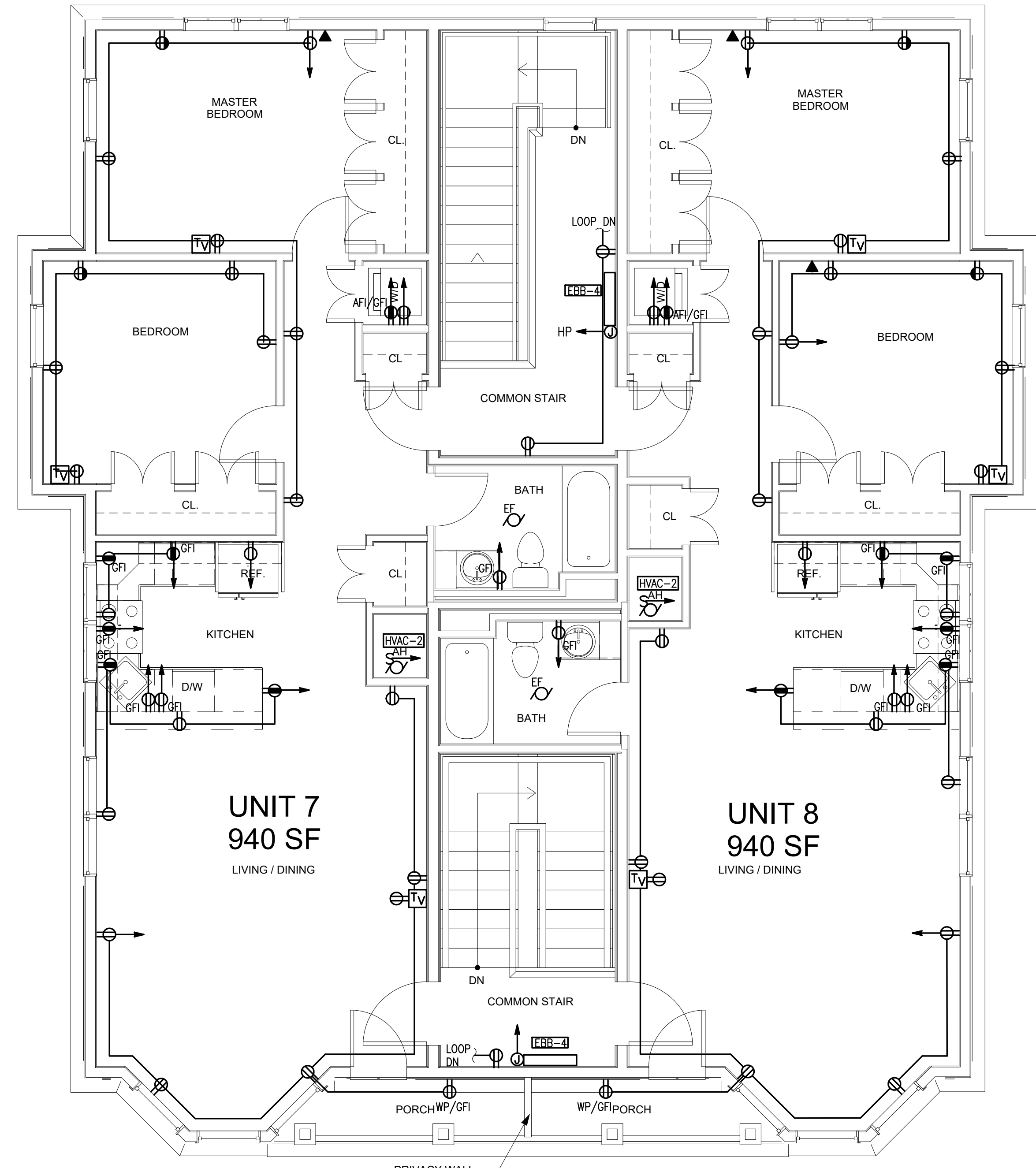
2nd thru 4th Floor
Power Plans

E-101

Woodville Street Residences



① 2nd & 3rd Floor Level
1/4" = 1'-0"



② 4th Floor Level
1/4" = 1'-0"

PROJECT NAME

Woodville Street Residences

PROJECT ADDRESS

41 Woodville Street
Boston, MA 02119

CLIENT

Doug Beaudet

ARCHITECT



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

CONSULTANTS:

ZADE ASSOCIATES LLC
CONSULTING ENGINEERS
140 BEACH STREET, BOSTON, MA 02111
TEL. (617) 358-4406
FAX. (617) 451-8540
E-MAIL: Zade@ZadeEngineering.com

COPYRIGHT KDJ © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW



Project number 17010
Date 07/26/2017
Drawn by MM
Checked by MZ
Scale As Noted

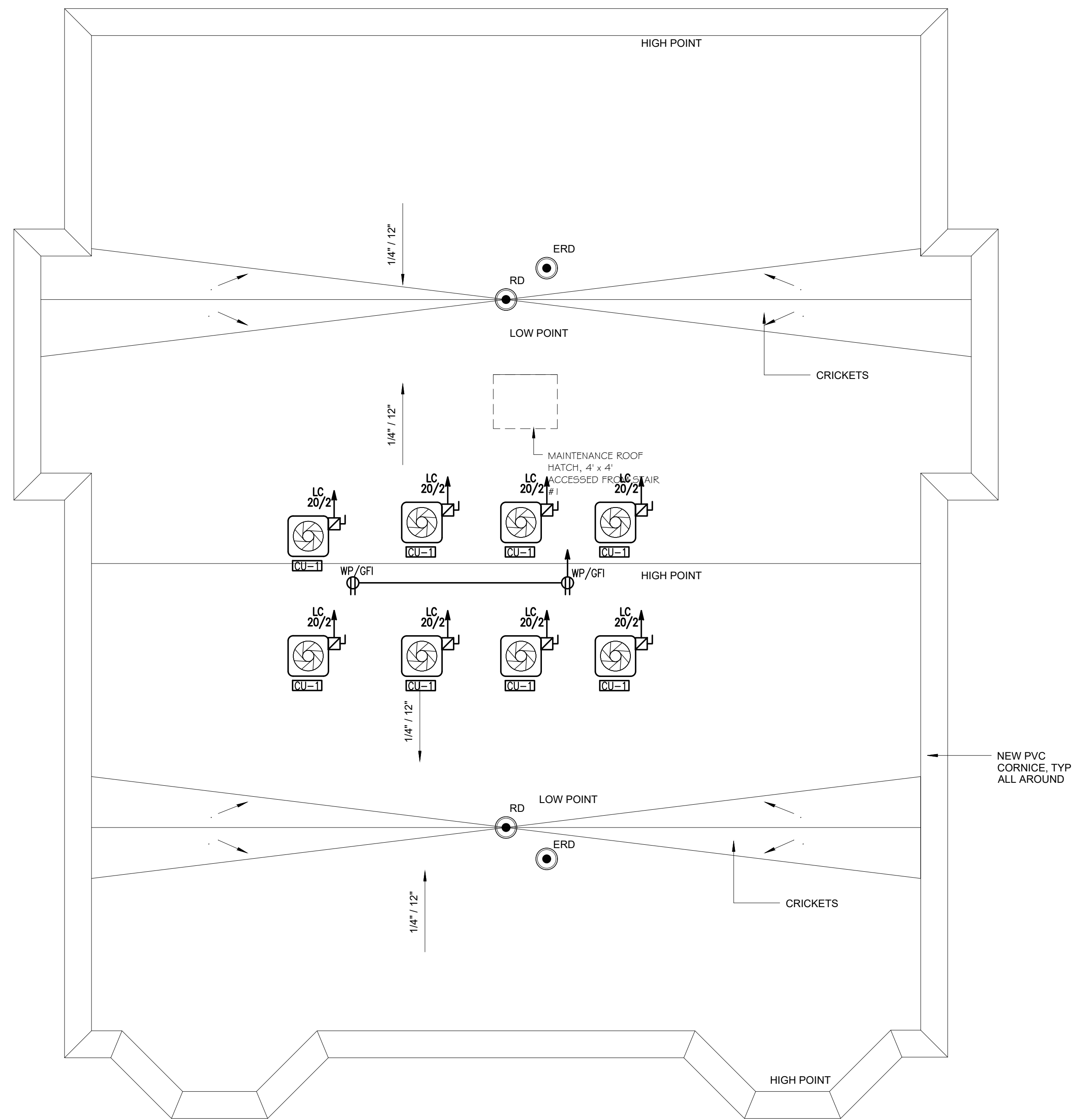
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Roof Power Plan

E-102

Woodville Street Residences

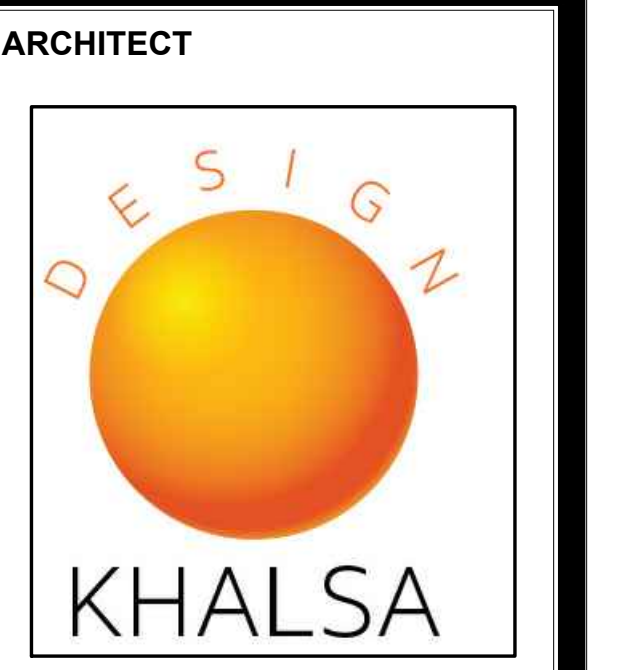


① Roof Level
1/4" = 1'-0"

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
 41 Woodville Street
 Boston, MA 02119

CLIENT
Doug Beaudet



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

CONSULTANTS:

ZADE ASSOCIATES LLC
 CONSULTING ENGINEERS
 140 BEACH STREET, BOSTON, MA 02111
 TEL. (617) 358-4406
 FAX. (617) 451-8540
 E-MAIL: Zade@ZadeEngineering.com

COPYRIGHT KDJ © 2015
 THESE DRAWINGS ARE NOW AND DO
 REMAIN THE SOLE PROPERTY OF KHALSA
 DESIGN INC. USE OF THESE PLANS OR ANY
 FORM OF REPRODUCTION OF THIS DESIGN
 IN WHOLE OR IN PART WITHOUT EXPRESS
 WRITTEN CONSENT IS PROHIBITED AND
 SHALL RESULT IN THE FULLEST EXTENT OF
 PROSECUTION UNDER LAW



Project number 17010
 Date 07/26/2017
 Drawn by MM
 Checked by MZ
 Scale As Noted

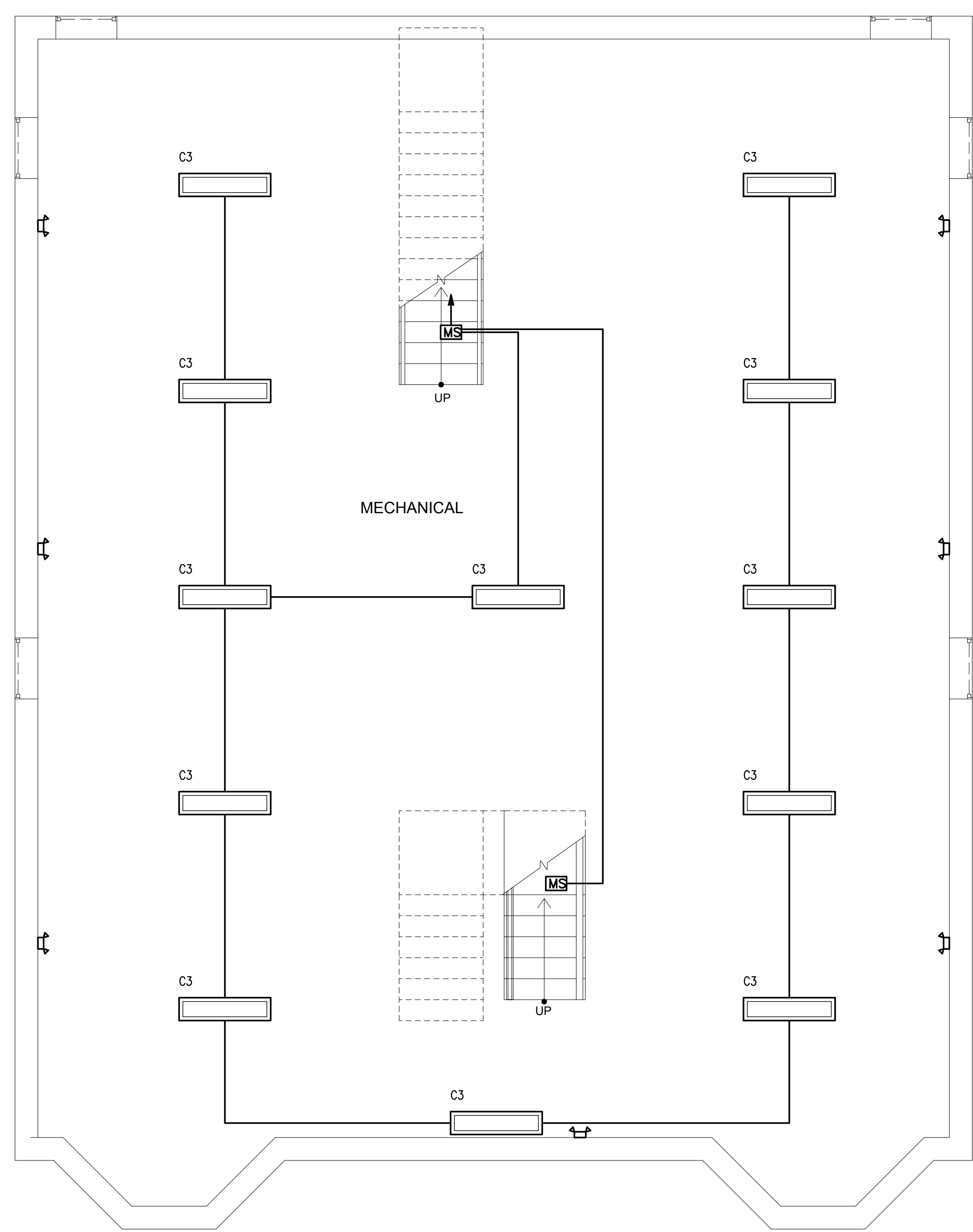
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

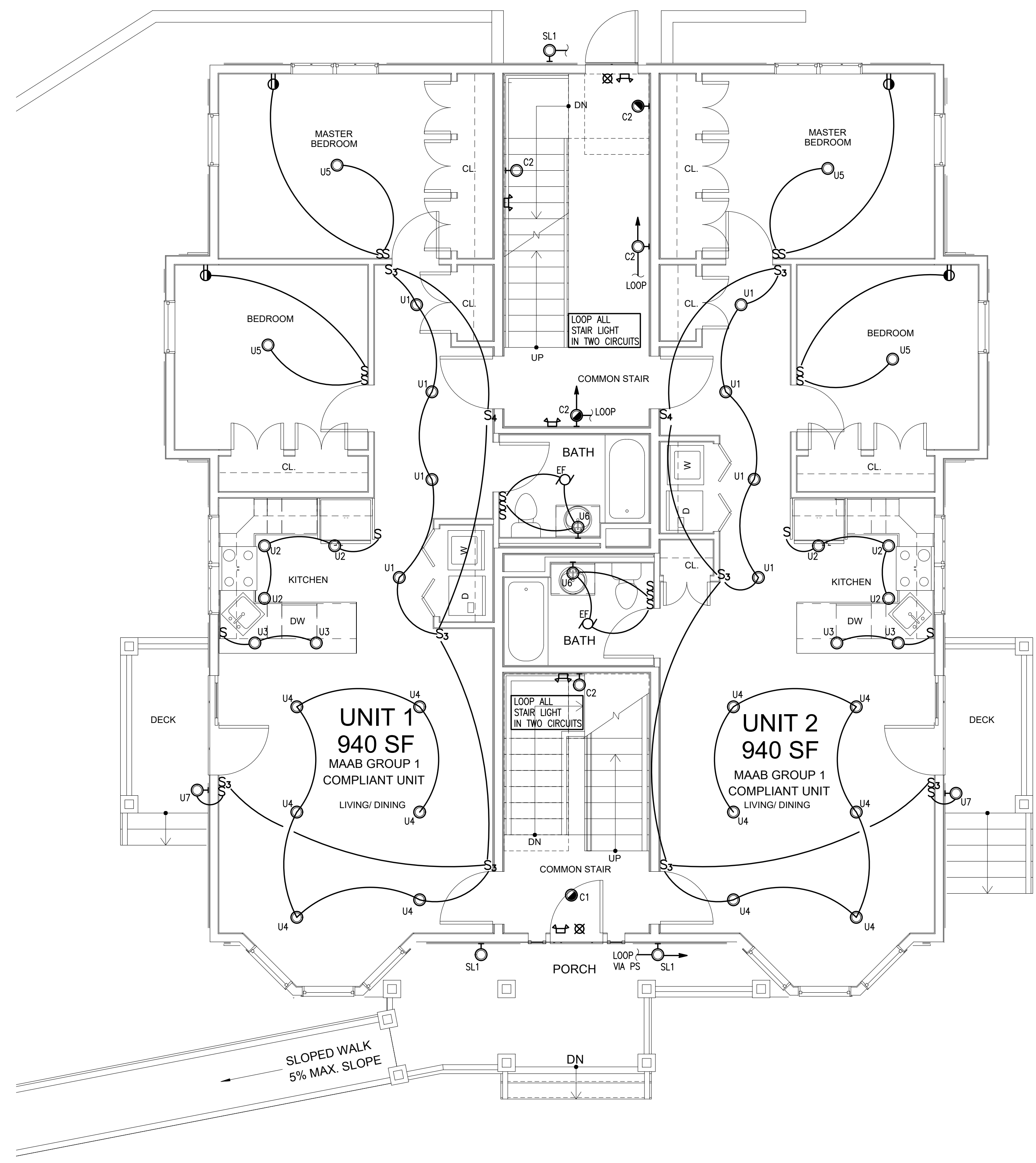
Basement & 1st Floor Lighting Plans

E-200

Woodville Street Residences



① Basement
 1/4" = 1'-0"



② 1st Floor Level
 1/4" = 1'-0"

SLOPED WALK
 5% MAX. SLOPE

PROJECT NAME

Woodville Street Residences

PROJECT ADDRESS

41 Woodville Street
Boston, MA 02119

CLIENT

Doug Beaudet

ARCHITECT



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

CONSULTANTS:

ZADE ASSOCIATES LLC
CONSULTING ENGINEERS
140 BEACH STREET, BOSTON, MA 02111
TEL. (617) 358-4406
FAX. (617) 451-8540
E-MAIL: Zade@ZadeEngineering.com

COPYRIGHT KDJ © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW



Project number 17010
Date 07/26/2017
Drawn by MM
Checked by MZ
Scale As Noted

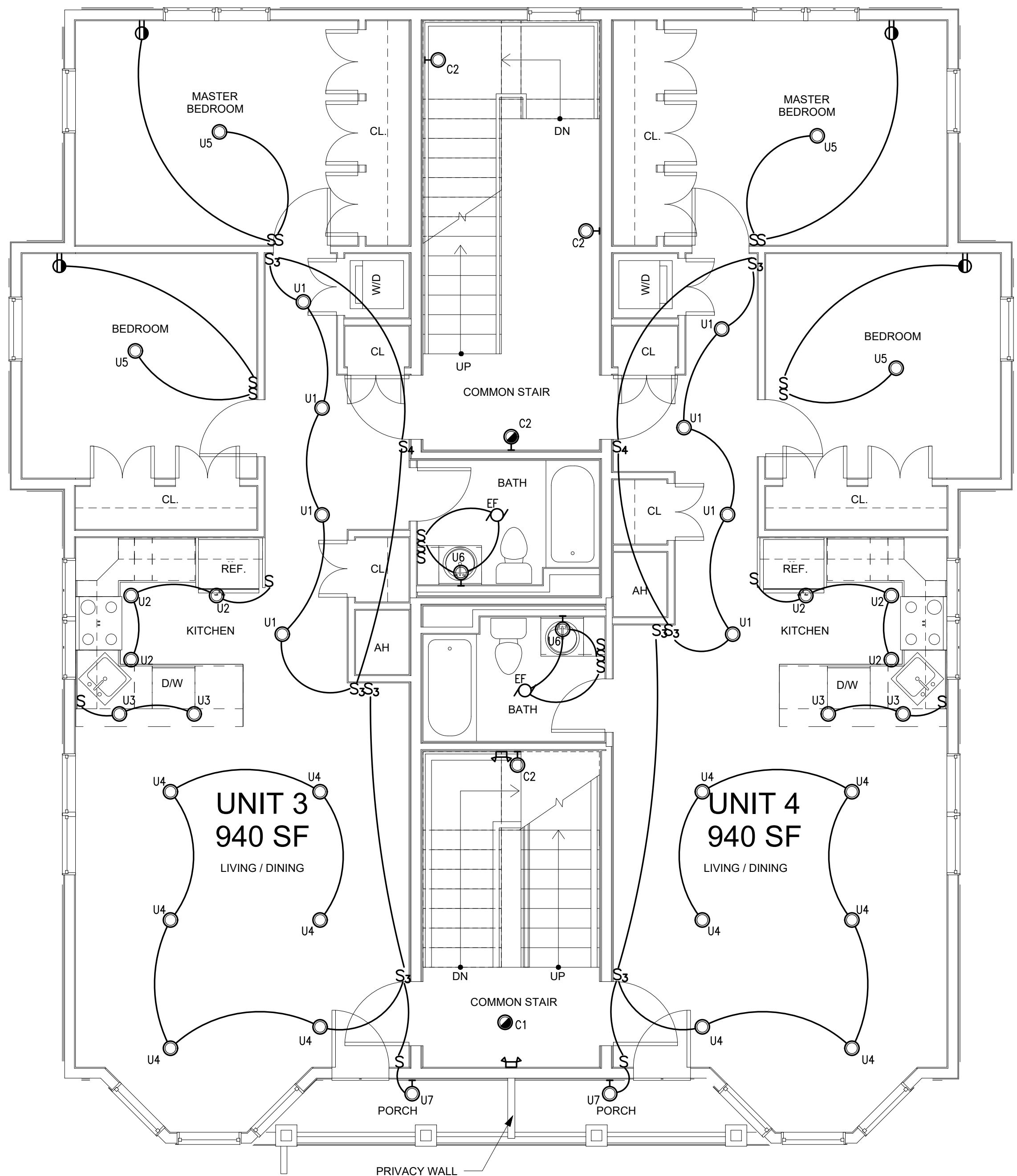
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

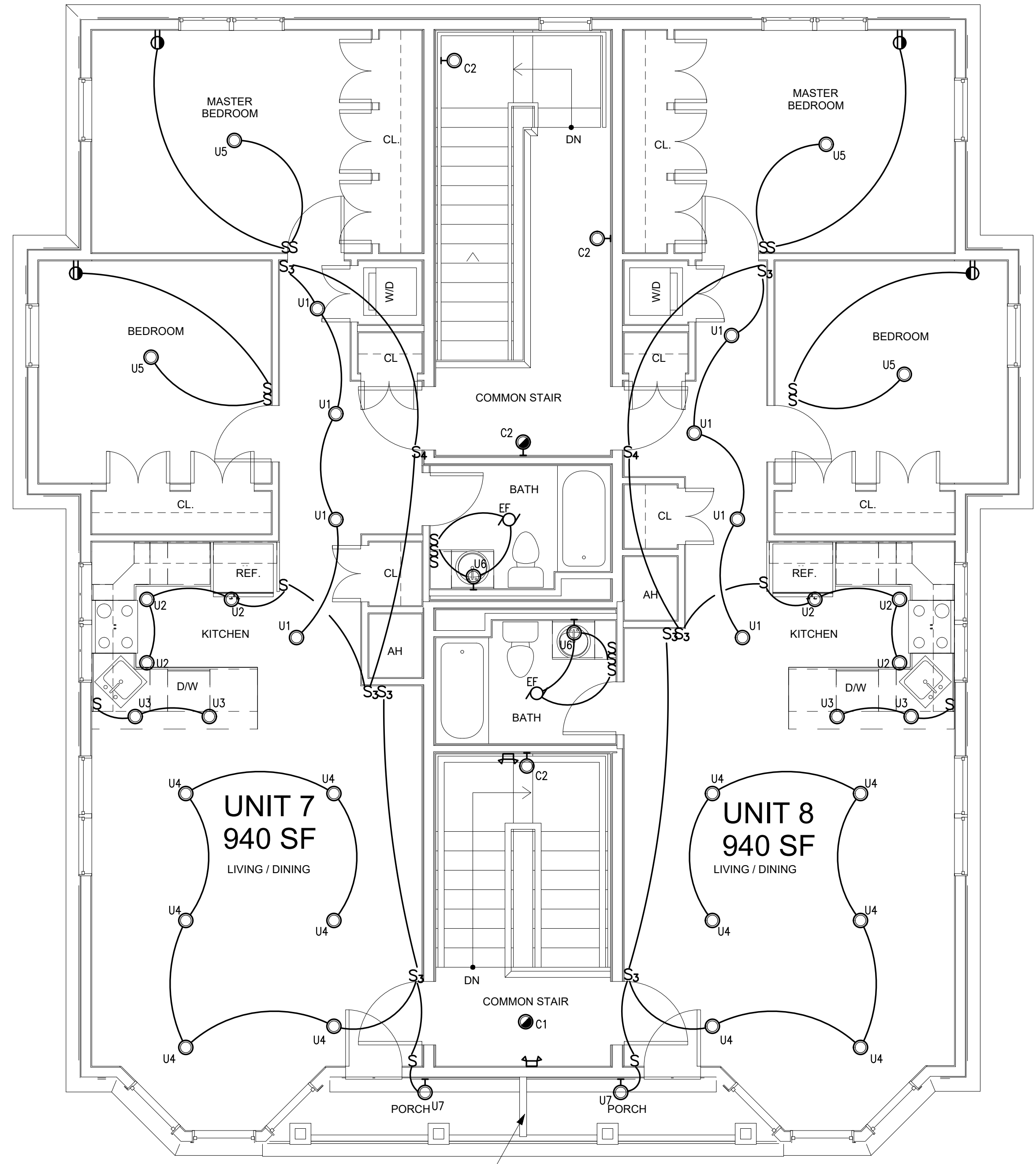
2nd thru 4th Floor Lighting Plans

E-201

Woodville Street Residences



① 2nd & 3rd Floor Level
1/4" = 1'-0"



② 4th Floor Level
1/4" = 1'-0"

PROJECT NAME

Woodville Street Residences

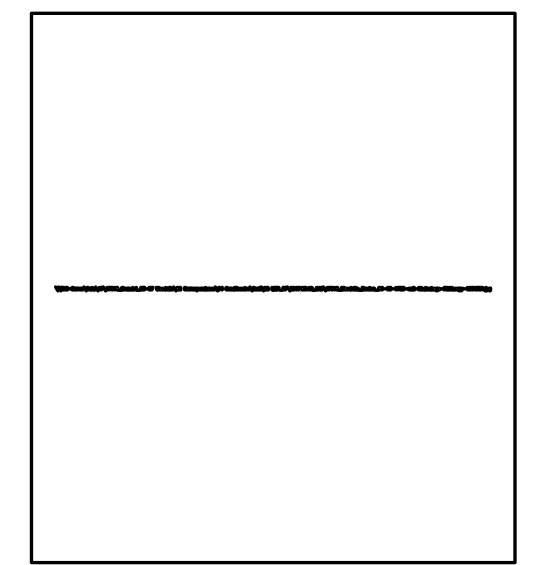
PROJECT ADDRESS

41 Woodville Street
Boston, MA 02119

CLIENT

Doug Beaudet

ARCHITECT

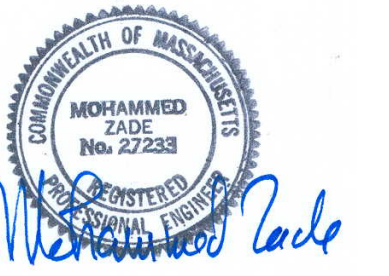


17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

COPYRIGHT KOI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



Project number 17010
Date 07/25/2017
Drawn by MM
Checked by MZ
Scale 1/4" = 1'-0"

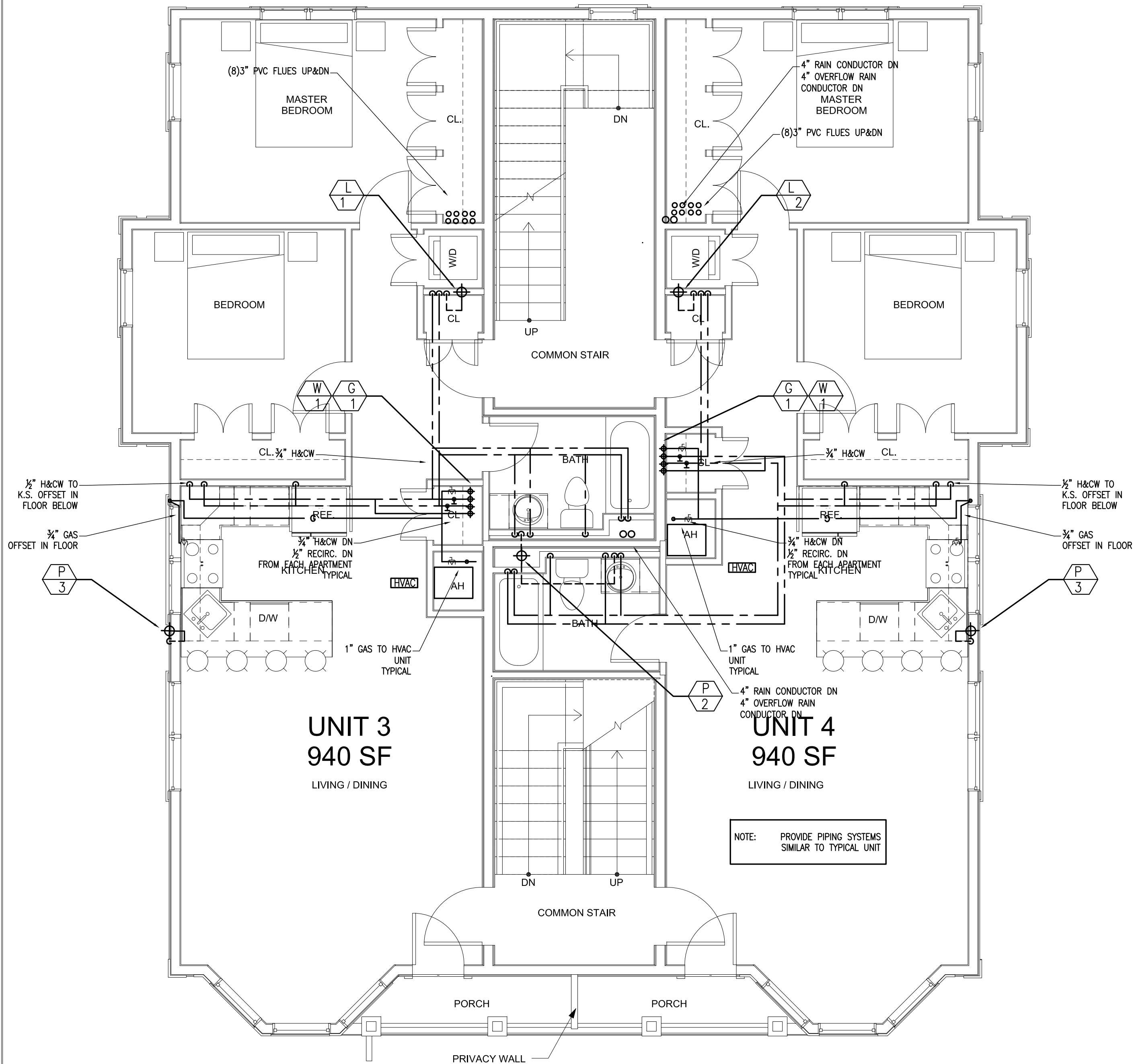
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

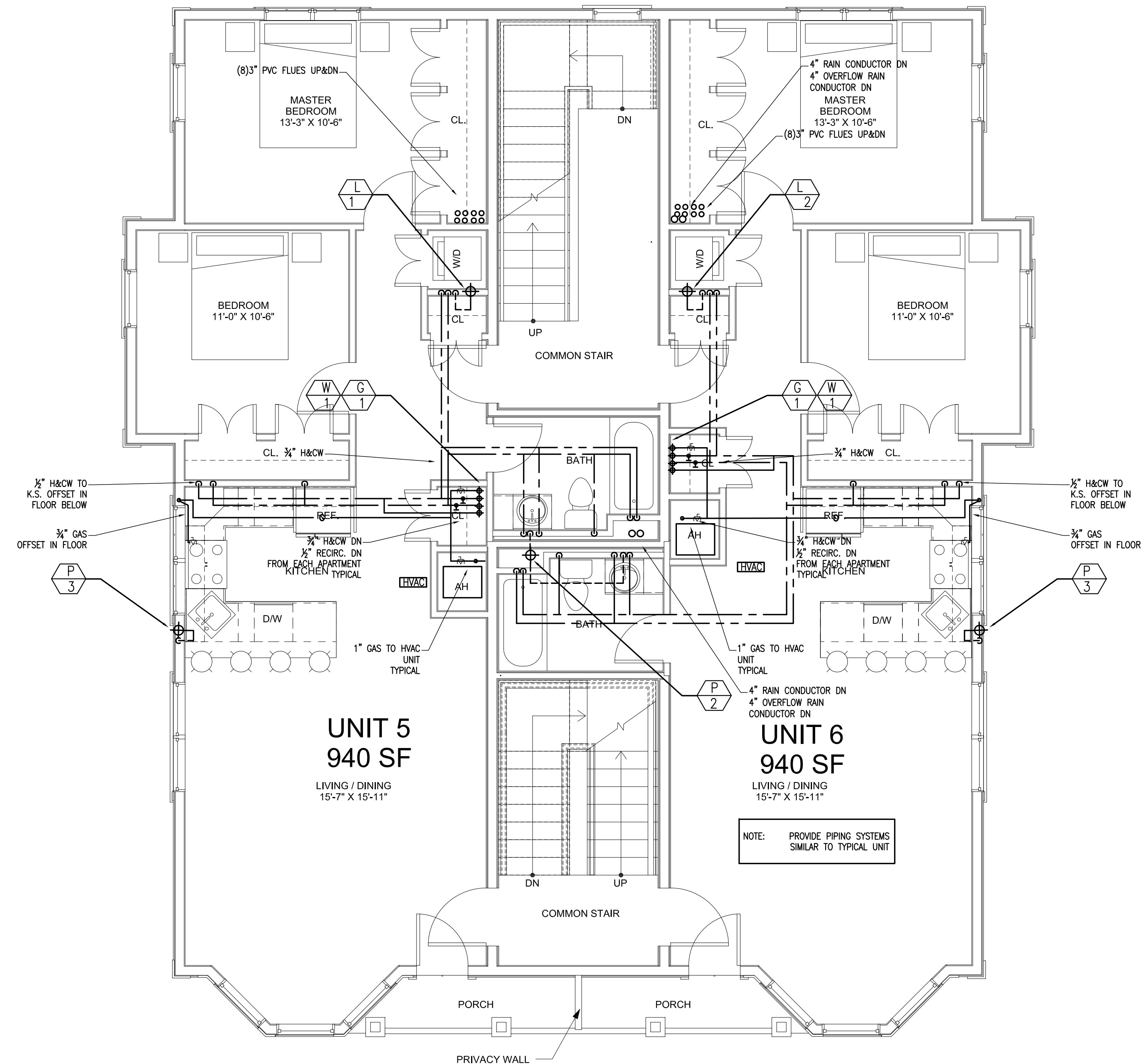
2nd and 3rd Floor Plumbing Plans

P-101

Woodville Street Residences



① 2nd Floor Level
1/4" = 1'-0"



② 3rd Floor Level
1/4" = 1'-0"

PROJECT NAME

Woodville Street Residences

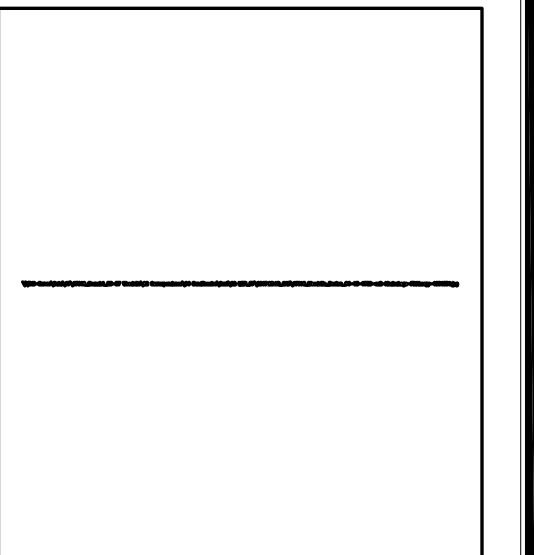
PROJECT ADDRESS

41 Woodville Street
Boston, MA 02119

CLIENT

Doug Beaudet

ARCHITECT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8862 FAX: 617-591-2086

CONSULTANTS:

COPYRIGHT K01 © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



Project number 17010
Date 07/25/2017
Drawn by MM
Checked by MZ
Scale 1/4" = 1'-0"

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

PLUMBING NOTES

P-200

Woodville Street Residences

BASIC PLUMBING REQUIREMENTS

PART 1. - GENERAL

1.1 RELATED DOCUMENTS

ALL APPLICABLE REQUIREMENTS OF OTHER PORTIONS OF THE CONTRACT DOCUMENTS APPLY TO THE WORK OF THIS SECTION INCLUDING, BUT NOT LIMITED TO, ALL DRAWINGS, ALL SPECIFICATIONS, GENERAL CONDITIONS, AND GENERAL REQUIREMENTS INCLUDING SUBMITTALS.

1.2 APPLICABLE CODES AND STANDARDS

APPLICABLE CODES: ALL LOCAL AND STATE BUILDING CODES, INCLUDING THE INTERNATIONAL PLUMBING CODE MASSACHUSETTS STATE PLUMBING CODE AND THE MASSACHUSETTS STATE BUILDING CODE.
APPLICABILITY OF STANDARDS: EXCEPT WHERE THE CONTRACT DOCUMENTS INCLUDE MORE STRINGENT REQUIREMENTS, APPLICABLE CONSTRUCTION INDUSTRY STANDARDS HAVE THE SAME FORCE AND EFFECT AS IF BOUND OR COPIED DIRECTLY INTO THE CONTRACT DOCUMENTS. SUCH STANDARDS ARE MADE A PART OF THE CONTRACT DOCUMENTS BY REFERENCE.

CONFLICTING REQUIREMENTS: WHERE COMPLIANCE WITH TWO OR MORE STANDARDS IS SPECIFIED, AND THE STANDARDS ESTABLISH DIFFERENT OR CONFLICTING REQUIREMENTS FOR MINIMUM QUANTITIES OR QUALITY LEVELS, REFER REQUIREMENTS THAT ARE DIFFERENT, BUT APPARENTLY EQUAL, AND UNCERTAINTIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING.

PUBLICATION DATES: WHERE THE DATE OF ISSUE OF A REFERENCED STANDARD IS NOT SPECIFIED, COMPLY WITH THE STANDARD IN EFFECT AS OF DATE OF CONTRACT DOCUMENTS.

ABBREVIATIONS AND NAMES: TRADE ASSOCIATION NAMES AND TITLES OF GENERAL STANDARDS ARE FREQUENTLY ABBREVIATED. THE FOLLOWING ACRONYMS OR ABBREVIATIONS AS REFERENCED IN CONTRACT DOCUMENTS ARE DEFINED TO MEAN THE ASSOCIATED NAMES. NAMES AND ADDRESSES ARE SUBJECT TO CHANGE AND ARE BELIEVED TO BE BUT ARE NOT ASSURED TO BE ACCURATE AND UP TO DATE AS OF DATE OF CONTRACT DOCUMENTS.

- AGA - AMERICAN GAS ASSOCIATION
- ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE
- ARI - AIR CONDITIONING AND REFRIGERATION INSTITUTE
- ASHRAE - AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS
- ASME - AMERICAN SOCIETY OF MECHANICAL ENGINEERS
- ASSE - AMERICAN SOCIETY OF SANITARY ENGINEERING
- ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS
- AWS - AMERICAN WELDING SOCIETY
- AWWA - AMERICAN WATER WORKS ASSOCIATION
- CISPI - CAST IRON SOIL PIPE INSTITUTE
- NEC - NATIONAL ELECTRIC CODE
- NFPA - NATIONAL FIRE PROTECTION ASSOCIATION
- NSF - NATIONAL SANITATION FOUNDATION
- FDI - PLUMBING AND DRAINAGE INSTITUTE
- UL - UNDERWRITERS LABORATORIES
- DOT - DEPARTMENT OF TRANSPORTATION
- EPA - ENVIRONMENTAL PROTECTION AGENCY
- OSHA - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

1.3 SUBMITTALS

PRIOR TO THE PERFORMANCE OF ANY WORK OR INSTALLATION OF ANY MATERIALS, OBTAIN APPROVAL FROM THE ARCHITECT BY SUBMITTING SHOP DRAWINGS AND DATA SHEETS.

SUBMITTAL OF SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES WILL BE ACCEPTED ONLY WHEN SUBMITTED BY THE GENERAL CONTRACTOR. DATA SUBMITTED FROM SUBCONTRACTORS AND MATERIAL SUPPLIERS DIRECTLY TO THE ARCHITECT WILL NOT BE PROCESSED. CERTIFIED DRAWINGS AND CATALOG DATA SHEETS SHALL SHOW:

1. SPECIFICALLY WHAT ITEMS AND FEATURES ARE TO BE PROVIDED.
2. APPLICABLE SPECIFICATION SECTION NUMBER AND EQUIPMENT TAG NUMBER.
3. PRINCIPAL DIMENSIONS AND DETAILS OF CONSTRUCTION.
4. WEIGHTS: INFORMATION REQUIRED FOR THE DESIGN OF SUPPORTS AND FOUNDATIONS.
5. SIZES AND LOCATIONS OF PIPING AND CONNECTIONS.
6. PERFORMANCE DATA CERTIFIED BY THE MANUFACTURER.
7. SUBMIT SCHEDULE OF PROPOSED PIPING, VALVES, SPECIALTIES, ETC.
8. ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE SEPERATLY IDENTIFIED.

PLUMBING SUBMITTALS SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:

1. PIPING AND FITTING MATERIALS.
2. PLUMBING VALVES AND SPECIALTIES.
3. PIPING HANGER AND ATTACHMENT ASSEMBLIES.
4. PIPING INSULATION.
5. ALL SCHEDULED PLUMBING FIXTURES, DRAINS, AND CLEANOUTS.
6. UTILITY CONNECTION DETAILS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

APPROVAL OF SHOP DRAWINGS DOES NOT RELEASE RESPONSIBILITY OF COORDINATING HIS WORK AT JOBSITE AND TAKING FIELD MEASUREMENTS. IN CASES WHERE INTERFERENCES BECOME APPARENT, NOTIFY ARCHITECT SO THAT SUCH INTERFERENCES MAY BE RESOLVED PRIOR TO PROCEEDING WITH SHOP WORK. NO CLAIM WILL BE ALLOWED FOR WORK THAT MIGHT HAVE TO BE MOVED OR REPLACED BASED ON A CLAIM THAT WORK WAS PLACED IN ACCORDANCE WITH DIMENSIONS INDICATED ON AN APPROVED SHOP DRAWING.

1.4 COORDINATION

COORDINATE WITH THE BUILDING TRADES:

1. STRUCTURAL MEMBERS, PADS, AND BUILDING OPENINGS FOR FIXTURES, EQUIPMENT, PIPING, ETC., FOR USE BY THIS INDICATED ON THE ARCHITECTURAL AND STRUCTURAL PLANS ARE THE COORDINATION RESPONSIBILITY OF THIS INSTALLER. PAY FOR ANY CHANGES IN THE ABOVE REQUIREMENTS AFTER LETTING AND ACCEPTING THE CONTRACT.
2. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT, DIRECTIONS AND SIZES OF EQUIPMENT, PIPING, ETC. IT IS NOT INTENDED TO SHOW EVERY OFFSET AND FITTING OF EVERY SITE DIFFICULTY THAT MAY BE ENCOUNTERED. PROVIDE ALL MATERIALS AND PERFORM ALL LABOR NECESSARY TO MAKE COMPLETE WORKING SYSTEMS, READY FOR USE, WITHOUT EXTRA CHARGE. ALL MEASUREMENTS MUST BE VERIFIED ON THE JOBSITE.
3. EXAMINE THE SITE AND ALL DRAWINGS BEFORE PROCEEDING WITH THE LAYOUT AND INSTALLATION OF THIS TO SUIT ACTUAL CONDITIONS. CONFER AND COOPERATE WITH OTHER TRADES ON THE JOB SO THAT ALL WORK WILL BE INSTALLED IN PROPER RELATIONSHIP. COORDINATE PRECISE LOCATION OF PARTS WITH OTHER WORK. ALL SYSTEMS SHALL BE INSTALLED TO PROVIDE MAXIMUM HEADROOM, EXCEPT WHERE DIMENSIONED OTHERWISE ON THE DRAWINGS.

1.5 RECORD DOCUMENTS

RECORD DRAWINGS: MAINTAIN A CLEAN, UNDAMAGED SET OF PRINTS OF CONTRACT DRAWINGS AND SHOP DRAWINGS. MARK THE SET TO SHOW THE ACTUAL INSTALLATION WHERE THE INSTALLATION VARIES SUBSTANTIALLY FROM THE WORK AS ORIGINALLY SHOWN. MARK WHICHEVER DRAWING IS MOST CAPABLE OF SHOWING CONDITIONS FULLY AND ACCURATELY; WHERE SHOP DRAWINGS ARE USED, RECORD A CROSS-REFERENCE AT THE CORRESPONDING LOCATION ON THE CONTRACT DRAWINGS. GIVE PARTICULAR ATTENTION TO CONCEALED ELEMENTS THAT WOULD BE DIFFICULT TO MEASURE AND RECORD LATER.

1. MARK INFORMATION THAT IS IMPORTANT TO THE OWNER, BUT WAS NOT SHOWN ON CONTRACT DRAWINGS OR SHOP DRAWINGS.
2. ORGANIZE RECORD DRAWING SHEETS INTO MANAGEABLE SETS, BIND WITH DURABLE PAPER COVER SHEETS, AND PRINT SUITABLE TITLES, DATES AND OTHER IDENTIFICATION ON THE COVER OF EACH SET.
3. MAINS AND BRANCHES OF PIPING SYSTEMS, WITH VALVES AND CONTROL DEVICES LOCATED AND NUMBERED, CONCEALED UNIONS LOCATED, AND WITH ITEMS REQUIRING MAINTENANCE LOCATED (I.E., TRAPS, STRAINERS, EXPANSION COMPENSATORS, TANKS, ETC.).
4. EQUIPMENT LOCATIONS (EXPOSED AND CONCEALED), DIMENSIONED FROM AT LEAST TWO PROMINENT BUILDING LINES.
5. APPROVED SUBSTITUTIONS, CONTRACT MODIFICATIONS, AND ACTUAL EQUIPMENT AND MATERIALS INSTALLED.
6. INCLUDE ALL "CORRECTED FOR RECORD" SHOP DRAWINGS TO REFLECT APPROVALS RECEIVED.

1.6 MAINTENANCE MANUALS

ORGANIZE OPERATING AND MAINTENANCE DATA INTO SUITABLE SETS OF MANAGEABLE SIZE. BIND PROPERLY INDEXED DATA IN INDIVIDUAL HEAVY-DUTY 2-INCH, 3-RING VINYL-COVERED BINDERS, WITH POCKET FOLDERS FOR FOLDED SHEET INFORMATION. MARK APPROPRIATE IDENTIFICATION ON FRONT AND SPINE OF EACH BINDER. INCLUDE THE FOLLOWING TYPES OF INFORMATION:

1. COPIES OF WARRANTIES.
2. WIRING DIAGRAMS.
3. INSPECTION PROCEDURES.
4. APPROVED SHOP DRAWINGS AND PRODUCT DATA.
5. DESCRIPTION OF FUNCTION, NORMAL OPERATING CHARACTERISTICS AND LIMITATIONS, PERFORMANCE CURVES, ENGINEERING DATA AND TESTS, AND COMPLETE NOMENCLATURE AND COMMERCIAL NUMBERS OF REPLACEMENT PARTS.
6. MANUFACTURER'S PRINTED OPERATING PROCEDURES TO INCLUDE START-UP, BREAK-IN, AND ROUTINE AND NORMAL OPERATING INSTRUCTIONS; REGULATION, CONTROL, STOPPING, SHUTDOWN, AND EMERGENCY INSTRUCTIONS; AND SUMMER AND WINTER OPERATING INSTRUCTIONS.
7. MAINTENANCE PROCEDURES FOR ROUTINE PREVENTATIVE MAINTENANCE AND TROUBLESHOOTING; DISASSEMBLY, REPAIR, AND REASSEMBLY; ALIGNING AND ADJUSTING INSTRUCTIONS.
8. SERVICING INSTRUCTIONS AND LUBRICATION CHARTS AND SCHEDULES.

1.7 REGULATIONS AND PERMITS
PROVIDE NOTICES, FILE PLANS, OBTAIN PERMITS AND LICENSES, PAY FEES, AND OBTAIN NECESSARY APPROVALS FROM AUTHORITIES HAVING JURISDICTION.

PAY FOR AND OBTAIN ALL REQUIRED PERMITS & SCHEDULE INSPECTIONS IN A TIMELY MANNER AS TO NOT DELAY THE PROJECT. OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO ENTERING MANHOLES, USE OF WATER FROM LOW PRESSURE HYDRANTS, DEMOLITION AND NEW WORK, ETC. PRIOR TO COMMENCE OF WORK.

PART 2. - PRODUCTS

2.1 GENERAL PRODUCT REQUIREMENTS

ALL EQUIPMENT AND MATERIALS, EXCEPT AS OTHERWISE SPECIFIED, SHALL BE NEW, OF CURRENT PRODUCTION, FIRST QUALITY AND OF THE BEST OF EACH CLASS SPECIFIED. MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE DELIVERED TO JOBSITE WITH FACTORY PACKAGING BEARING MANUFACTURER'S NAME OR LABEL, AND UNION LABEL WHENEVER PRACTICAL.

PART 3. - EXECUTION

3.1 PLUMBING INSTALLATIONS

GENERAL: SEQUENCE, COORDINATE, AND INTEGRATE THE VARIOUS ELEMENTS OF PLUMBING SYSTEMS, MATERIALS, AND EQUIPMENT. COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. COORDINATE SYSTEMS, EQUIPMENT, AND MATERIALS INSTALLATION WITH OTHER BUILDING COMPONENTS.
2. VERIFY ALL DIMENSIONS BY FIELD MEASUREMENTS.
3. ARRANGE FOR CHASES, SLOTS, AND OPENINGS IN OTHER BUILDING COMPONENTS DURING PROGRESS OF CONSTRUCTION, TO ALLOW FOR MECHANICAL INSTALLATIONS.
4. COORDINATE THE INSTALLATION OF REQUIRED SUPPORTING DEVICES AND SLEEVES TO BE SET IN POURED-IN-PLACE CONCRETE AND OTHER STRUCTURAL COMPONENTS, AS THEY ARE CONSTRUCTED.
5. INSTALL SYSTEMS, MATERIALS, AND EQUIPMENT LEVEL AND PLUMB, PARALLEL AND PERPENDICULAR TO OTHER BUILDING SYSTEMS AND COMPONENTS, WHERE INSTALLED EXPOSED IN FINISHED SPACES.
6. INSTALL EQUIPMENT TO FACILITATE SERVICING, MAINTENANCE, AND REPAIR OR REPLACEMENT OF EQUIPMENT COMPONENTS. AS MUCH AS PRACTICAL, CONNECT EQUIPMENT FOR EASE OF DISCONNECTING, WITH MINIMUM OF INTERFERENCE WITH OTHER INSTALLATIONS.
7. PROVIDE ACCESS PANELS OR DOORS WHERE UNITS ARE CONCEALED BEHIND FINISHED SURFACES.
8. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS, TO THE EXTENT THAT THOSE INSTRUCTIONS AND RECOMMENDATIONS ARE MORE EXPLICIT OR STRINGENT THAN REQUIREMENTS CONTAINED IN CONTRACT DOCUMENTS.
9. INSPECT MATERIALS OR EQUIPMENT IMMEDIATELY UPON DELIVERY AND AGAIN PRIOR TO INSTALLATION. REJECT DAMAGED AND DEFECTIVE ITEMS.

3.2 FINAL INSPECTION

PRIOR TO FINAL ACCEPTANCE, ALL SYSTEMS SHALL BE OPERATED TO TEST PERFORMANCE TO THE SATISFACTION OF THE ARCHITECT.

1. WATER SHALL CIRCULATE THROUGHOUT SYSTEMS WITHOUT NOISE, WATER HAMMER, LEAKS, TRAPPING, OR AIR-BINDING.
2. MOTORS AND OTHER EQUIPMENT SHALL OPERATE WITHOUT EXCESSIVE NOISE OR VIBRATION.
3. DRAINS SHALL FLOW FREELY, WITHOUT EXCESSIVE NOISE, LEAKS OR STOPPAGES.

CORRECT DEFECTS DEMONSTRATED BY INSPECTIONS AND TESTS TO THE SATISFACTION OF THE ARCHITECT.

3.3 CLEANING OF SYSTEMS AND PREMISES

ALL EQUIPMENT AND FIXTURES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS AT THE COMPLETION OF THE PROJECT AND PRIOR TO ACCEPTANCE BY THE OWNER.

3.4 PROTECTION

GUARDS, BARRICADES, LIGHTS, SERVICES, ETC., NECESSARY FOR THE PROTECTION OF PERSONS AND PROPERTY SHALL BE FURNISHED AND MAINTAINED.

EXISTING WORK SUCH AS PAVEMENTS, LAWNS, SIDEWALKS, FLOORS, CURBS, AND OTHER STRUCTURES AND UTILITIES WHICH ARE DAMAGED OR DISTURBED DUE TO MAKING CONNECTIONS OR ANY PHASE OF OPERATIONS SHALL BE RESTORED TO THE SATISFACTION OF THE OWNER AND THE GOVERNING AUTHORITIES.

GENERAL NOTES

NOTE FOLLOWING LINE ITEM ARE LISTED FOR QUALITY PURPOSES AND APPLICABLE WHERE COMPONENTS PRESENT IN THE PROJECT.

REGARDLESS HOW THE DETAILS ARE SHOWN, CONTRACTOR SHALL FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS.

CONTRACTOR SHALL PAY ATTENTION TO GAS FIRED EQUIPMENT DISCHARGE LOCATIONS RELATIVE TO AIR INTAKES BEFORE ANY INSTALLATION AND MAINTAIN CODE REQUIRED OR MANUFACTURER REQUIRED CLEARANCES.

1-ALL HOT WATER PIPING IN RECIRCULATION TYPE SYSTEMS SHALL BE INSULATED, INCLUDING TAKE OFFS FROM RE-CIRCULATION LINE.
ALL HORIZONTAL COLD WATER MAINS OR BRANCH LINES ABOVE CEILING SHALL BE INSULATED.
ALL HORIZONTAL STORM DRAINS SHALL BE INSULATED. INSULATE 3 FT PIPING ABOVE AND BELOW THE OFFSET. INSULATE ROOF DRAIN BODIES UNDER DECK AND 3 FT PIPING IF NO OFFSET.

2-HOT WATER PIPING IN SYSTEMS WITHOUT RECIRCULATION SHALL BE FULLY INSULATED TO MAINTAIN TEMPERATURE (IECC 2014)

3-ALL TRAPS SHALL HAVE CLEAN OUTS

4-ALL COMMON AREA FAUCETS SHALL HAVE POINT OF USE MIXING VALVES. ZURN LEAD FREE SERIES LFUS-8 OR EQUAL

5-ALL ADA SINKS AND LAVATORIES SHALL HAVE LAVGUARD PROTECTION COVERS, COMPLETE

6-ALL FIXTURES SHALL HAVE MULTI TURN LEAD FREE WATER STOPS AS MANUFACTURED BY ZURN LF SERIES.

7-ALL PREFABRICATED SHOWERS AND TUB SURROUNDS SHALL HAVE BUILT IN GRAB BAR RE-INFORCEMENTS, OR

8-WALLS BEHIND THE WATER CLOSETS, TUBS, SHOWERS SHALL BE RE-INFORCED FOR FUTURE GRAB BAR INSTALLATION

9-ALL KITCHEN SINKS SHALL HAVE 30" CLEAR KNEE SPACE UNDER

10-IN ALL ELEVATOR BUILDINGS OR GROUP 2 UNITS, SINKS SHALL BE NO DEEPER THAN 6 1/2"

11-WATER CLOSET CONTROLS FOR ADA UNITS SHALL BE ON THE ACCESSIBLE SIDE

12-GROUP 2 TUBS SHALL BE 60" LONG WITH RIM 16-18" AFF.

13-FOR GROUP 2 APARTMENTS, ALL TUBS AND SHOWERS SHALL HAVE HOT/COLD WATER PIPING CAPPED BEHIND TO LONGER DIMENSION OF THE STALL.

14-A HAND HELD SHOWER HEAD WITH FLOW REGULATOR ATTACHED TO 60" LONG FLEXIBLE HOSE AND AN ADJUSTABLE MOUNTING BAR SHALL BE PROVIDED OR BE CAPABLE OF BEING INSTALLED ON THE LONG WALL OF THE TUB.

15-ALL VENT THROUGH THE ROOF LOCATIONS SHALL BE FIELD COORDINATED WITH HVAC EQUIPMENT INTAKES AND IF NECESSARY SHALL BE EXTENDED 3FT ABOVE THE EQUIPMENT WITHIN 10FT OF THE VENT.

16-ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS.

17-ALL PUBLIC TOILETS SHALL HAVE HOSE BIBS AND FLOOR DRAINS, FLOOR DRAINS SHALL BE WITHIN 3FT OF THE URINALS.

18-ALL FLOOR PENETRATIONS SHALL BE FIRE RATED WITH FIRE STOP MATERIAL OR INTUMESCENT TYPE COLLARS AS REQUIRED.

19-UNLESS NOTED OTHERWISE PVC MAY BE USED FOR RESIDENTIAL TYPE BUILDINGS UP TO TEN FLOORS FOR DRAINAGE. CPVC MAY BE USED FOR DOMESTIC HOT/COLD WATER IN RESIDENTIAL TYPE BUILDINGS UP TO 60 FT. OR 6 STORY BUILDINGS. PROVIDE SOUND INSULATION ON ALL PVC VERTICAL DRAIN LINES

20-PROVIDE DRAIN PAN FOR ALL STORAGE TYPE WATER HEATERS AND WASHING MACHINES W/DRAINS CONNECTED TO SEWER DRAIN. PROVIDE TRAP PRIMERS..

21-PROVIDE COMPLETE PIPING FOR DISHWASHER AND DISPOSAL CONNECTIONS. OBSERVE CLEARANCE REQUIREMENTS UNDER KITCHEN SINKS.

22-ALL DRAINS LOCATED BELOW THE STREET GRADE SHALL HAVE LOCAL OR CENTRAL TYPE BACK WATER VALVES. DRAINS FROM UPPER FLOORS WILL CONNECT AT EXIT

23-ALL PLUMBING FIXTURES SHALL BE APPROVED TYPE IN THE STATE OF PROJECT BEING USED, SPECIFICATIONS ARE FOR QUALITY, LOOK AND PERFORMANCE PURPOSES ONLY. IF SPECIFIED EQUIPMENT IS NOT THE APPROVED TYPE, CONTRACTOR SHALL PROVIDE SIMILAR APPROVED FIXTURE.

24-ALL FLOOR DRAINS IN BOILER ROOMS SHALL BE COORDINATED WITH BOILER PLACEMENTS SO THAT CONDENSATE DRAINS WILL BE DRAINED TO FLOOR DRAIN.

25-ALL PENETRATIONS THROUGH FIRE RATED WALLS AND CEILINGS SHALL BE FIRE SAFED.
USE FIRE PUDDY WITH FIRE WOOL FILLING FOR 2" AND SMALL PIPES.
USE INTUMESCENT COLLAR FOR LARGER PIPES.

26-ALL LAUNDRY DRAINS FOR BUILDINGS 4 STORIES AND HIGHER SHALL HAVE DEDICATED DRAIN LINES CONNECTED TO SEWER LINES AT BUILDING DISCHARGE.

27-ALL BASEMENT DRAINS WILL HAVE BACK WATER VALVES AND AN UPPER FLOORS WILL BE CONNECTED TO SEWER DISCHARGE SEPERATELY FROM BASEMENT DRAIN

28- PROVIDE BALL TYPE SHUT OFF VALVES FOR ALL RISERS AND WATER BRANCHES OFF THE MAIN PIPES. RISERS SHALL HAVE DRAIN VALVES WITH GAP AND CHAIN

1. GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND GENERAL REQUIREMENTS, APPLY TO WORK SPECIFIED ON THESE DRAWINGS.
2. COORDINATE WORK WITH THAT OF OTHER TRADES AFFECTING OR AFFECTED BY WORK OF THIS SECTION AND COOPERATE WITH SUCH TRADES TO ASSURE THE STEADY PROGRESS OF THE WORK.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH THE MASSACHUSETTS STATE PLUMBING AND GAS CODES AND THE CITY OF BOSTON, MA.
4. FURNISH AND INSTALL A COMPLETE, SANITARY DRAINAGE AND VENT SYSTEM THROUGHOUT THE BUILDING FOR CONNECTION TO EVERY FIXTURE OR PIECE OF EQUIPMENT REQUIRING DRAINAGE. THE NEW WORK SHALL EXTEND AND CONNECT TO THE EXTERIOR SANITARY SYSTEM AS INDICATED.
5. FURNISH AND INSTALL A COMPLETE HOT WATER AND COLD WATER SYSTEM THROUGHOUT THE BUILDING, CONNECTING TO ALL FIXTURES AND EQUIPMENT REQUIRING HOT AND/OR COLD WATER. THE COLD WATER SYSTEM FIBERGLASS INSERTS AND FITTED WITH MOULDED PVC COVERS, SECURED WITH GLASS FABRIC TAPE WITH MASTIC. WORK SHALL BEGIN AT EACH NEW WATER HEATER WHERE INDICATED.
6. FURNISH AND INSTALL A COMPLETE GAS SYSTEM THROUGHOUT THE BUILDING, CONNECTING TO ALL EQUIPMENT REQUIRING GAS. THE GAS SYSTEM WORK SHALL EXTEND AND CONNECT TO THE GAS METERS SUPPLIED BY GAS COMPANY.
7. FURNISH TO OWNER A WRITTEN GUARANTEE OF THE GENERAL CONTRACTOR AND THIS SUBCONTRACTOR JOINTLY AND SEVERALLY, AGAINST ANY DEFECTS IN MATERIALS AND WORKMANSHIP IN WORK OF THIS SECTION FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
8. SUBMIT SHOP DRAWINGS ON PLUMBING FIXTURES AND VALVES SPECIFIED.
9. FURNISH AND INSTALL ALL PIPE OPENINGS, PIPE HANGERS AND HANGER RODS, AND FIXTURE SUPPORTS. PROPERLY SECURE HANGER RODS TO BUILDING STRUCTURE. SEAL ALL PIPE OPENINGS THROUGH FLOORS AND WATER TIGHT.
10. BURIED STORM, SANITARY AND VENT PIPING SHALL BE CAST IRON PIPE AND DRAINAGE FITTINGS. ABOVE GROUND SANITARY AND VENT PIPING SHALL BE CAST IRON PIPE AND DRAINAGE FITTINGS/PVC SCHED. 40 SOLID. PROVIDE FIRE STOPPING AND SHEET METAL SLEEVES AS REQUIRED BY CODE WHERE ALL PVC PIPING PASSES THROUGH FIRE RATED WALLS AND FLOORS.
11. HOT AND COLD WATER PIPING SHALL BE TYPE L SEAMLESS COPPER TUBING AND FITTINGS WITH 95-5 SOLDER JOINTS. FLOWGUARD PIPING SYSTEM. SEEK APPROVAL FROM ARCHITECT AND BUILDING OWNER REPRESENTATIVE BEFORE SUBMITTING FOR APPROVAL TO ENGINEER. ALL PIPING SHALL BE INSULATED AND MARKED AS HOT WATER (HW) OR COLD WATER (CW)
12. GAS PIPING SHALL BE SCHEDULE 40 STEEL WITH MALLEABLE IRON FITTINGS AND THREADED JOINTS.
13. VALVES FOR HOT AND COLD WATER SHALL BE GATE VALVE, BRONZE BODY AND TRIM, NON-RISING STEM, 200 PSIG, SOLDER END, SIMILAR TO JENKINS 1240 OR APPROVED EQUAL. VALVES FOR GAS SHALL BE IRON BODY, PLUG TYPE, WITH SQUARE KEY AND THREADED ENDS.
14. COLD WATER AND HOT WATER PIPING INSULATION SHALL BE 1/2" THICK, WITH FACTORY APPLIED FIBERGLASS CLOTH WITH INTEGRAL VAPOR BARRIER AND SELF-SEALING LAP. FITTINGS AND VALVES SHALL BE COVERED WITH PRE-CUT FIBERGLASS INSERTS AND FITTED WITH MOULDED PVC COVERS, SECURED WITH GLASS FABRIC TAPE WITH MASTIC. RECOMMENDATIONS TO CONFORM TO THE AUL NON-COMBUSTIBLE RATING.
15. PLUMBING FIXTURES: (TO BE APPROVED BY BUILDING OWNER REPRESENTATIVE BEFORE SUBMISSION FOR APPROVAL TO ENGINEER)
 16. WH - WALL HYDRANT - WOODFORD MODEL 25 FREEZE RESISTANT, WITH INTEGRAL VACUUM BREAKER.
 17. WATER HEATERS - FURNISH AND INSTALL WATER HEATERS WHERE INDICATED. (TO BE APPROVED BY BUILDING OWNER REPRESENTATIVE BEFORE SUBMISSION FOR APPROVAL TO ENGINEER)
18. TEST ALL NEW PLUMBING WORK IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS. PROVIDE HEAT TRACE ON ALL TRAPS LOCATED IN GARAGE, COLD WATER PIPING LOCATED IN GARAGE, AND ANY PIPING SUBJECT TO FREEZING.

GENERAL NOTES

NTS

PROJECT NAME

Woodville Street Residences

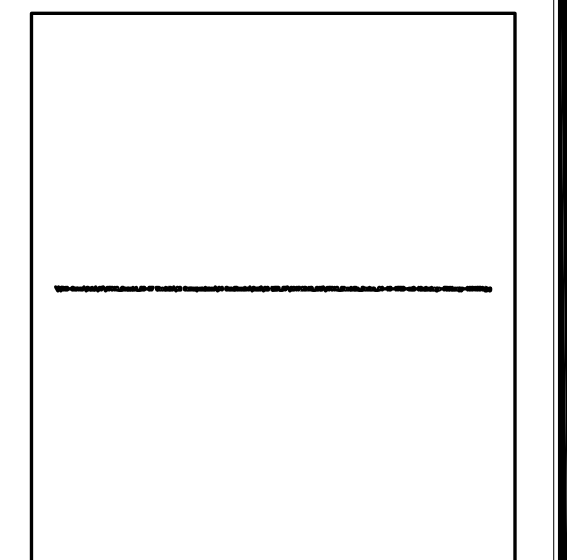
PROJECT ADDRESS

41 Woodville Street
Boston, MA 02119

CLIENT

Doug Beaudet

ARCHITECT



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

CONSULTANTS:

PLUMBING FIXTURE SPECIFICATION SCHEDULE

| DESIGNATION | FIXTURE SYMBOL | SYMBOL | MANUFACTURER | FIXTURE | | | FITTING | | | | CARRIER | LOCATION | REMARKS |
|--|----------------|--------|-----------------------------|---------|------|------|--------------|------|----------------|------|---------|----------|--|
| | | | | MODEL | TYPE | SIZE | MANUF/MODEL# | TYPE | SUPPLY | TRAP | | | |
| REFER TO ARCHITECTURAL SPECIFICATION FOR PLUMBING FIXTURES | | | | | | | | | | | | | |
| TRAP PRIMER | P-6 | T.P. | PRECISION PLUMBING PRODUCTS | PR-500 | - | - | - | - | 1/2" CW SUPPLY | - | - | AS SHOWN | PROVIDE DU-4 FOR MULTIPLE TRAP PRIMERS |
| PLEASE REFER TO PLUMBING SPECIFICATIONS FOR FIXTURE SELECTION. | | | | | | | | | | | | | |

NOTE: ALL WASHER MACHINES TO BE PROVIDED WITH AQUA MANAGERS "FLOODSTOP" (FS 3/4-H) AUTOMATIC FLOOD PROTECTION KIT

GENERAL NOTES

- FOR EXACT LOCATION OF PLUMBING FIXTURES SEE ARCHITECTURAL DRAWINGS.
- EXAMINE ALL CONTRACT DRAWINGS, GENERAL CONDITIONS AND SPECIFICATIONS WHICH MAY AFFECT THE WORK.
- ALL PLUMBING WORK MUST BE COORDINATED WITH ALL OTHER TRADES BEFORE PROCEEDING WITH INSTALLATION.
- CHECK INVERT ELEVATIONS AND EXACT LOCATIONS OF ALL OUTSIDE UTILITIES BEFORE INSTALLING ANY UNDERGROUND.
- NO CHANGES ARE TO BE MADE IN PLUMBING LAYOUT WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.
- NO PIPING SHALL RUN EXPOSED IN FINISHED AREAS.
- ALL PLUMBING SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE LOCAL AND STATE PLUMBING CODES.
- ROUGHING DIMENSIONS OF TOILET FIXTURES MUST BE COORDINATED WITH GENERAL CONTRACTOR.
- INSTALL ALL HOT AND COLD WATER PIPING AS PER SPECIFICATIONS.
- INSTALL SHUTOFF GATE VALVES ON ALL BRANCH SUPPLY LINES AND AT THE BASE OF HOT AND COLD WATER RISERS.
- PLUMBING CONTRACTOR SHALL REQUIRE PANELS TO ACCESS THE CONCEALED PLUMBING CLEANOUTS, DRAINS, DEVICES AND CONTROLS. ACCESS PANELS SHALL BE FIRE RATED TO MATCH THE PENETRATING PARTITION OR CEILING TYPE. GENERAL CONTRACTOR SHALL INSTALL THE ACCESS PANELS.
- INSTALL ALL FLOOR CLEANOUTS TO CLEAR EQUIPMENT.
- PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES AND CHARGES IN CONNECTION WITH THE WORK.
- PLUMBING CONTRACTOR SHALL PROVIDE WATERTIGHT SLEEVES FOR ALL PIPES PASSING THRU BASEMENT WALLS.
- INSTALL CLEANOUTS AT THE BASE OF ALL SANITARY STACKS.
- INSTALL ALL HORIZONTAL RUNS OF PIPING AS HIGH AS POSSIBLE, PITCH ALL WATER PIPING TO DRAIN, DRAW OFFS AT ALL POINTS.
- PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO OUTSIDE UTILITIES.
- FOR PIPE SIZES NOT SHOWN ON PLANS SEE DETAILS & RISER DIAGRAMS.

SCHEDULE OF WATER HEATER

| DESIGNATION | NAME | LOCATION | DESCRIPTION |
|-------------|------------------|-------------------|--|
| WH-1 | HOT WATER HEATER | BASEMENT AS SHOWN | STATE GAS FIRED WATER HEATER, MODEL G56-50-YBPD, 45 MBH INPUT, 120V/1Ø |

PLUMBING NOTES:

- REFER TO ARCHITECTURAL DRAWINGS FOR TYPE AND LOCATION OF ALL FIRE WALLS. ANY PENETRATION THROUGH FIRE FLOORS SHALL BE FIRE STOPPED. ANY PENETRATION THROUGH FIRE WALL SHALL BE FIRE CAULKED. REFER TO SECTION 7275 FOR PROCEDURE.
- WITHOUT LIMITATION PAY ATTENTION TO THE FOLLOWING ITEMS:
 - CHASES BEHIND BATHROOM (WALL BETWEEN CORRIDOR AND BATHROOM) AND WALLS BETWEEN UNITS ARE FIRE RATED. FIRE CAULK ALL PENETRATIONS.
 - TOP AND BOTTOM WALL PLATES AT CEILING AND AT FLOOR IS PART OF FIRE SEPARATION. FIRE STOP ALL PENETRATIONS THROUGH PLATES.

FIRE SAFE THROUGH WOOD FLOORS

| TYPE | SIZE | HILTI | MATERIAL | RATING | BOTTOM | TOP | CHASE WALL |
|----------------------------|--------|--------|----------------------------|--------|------------|------------|--------------|
| STEEL/CAST COPPER/EMT | MAX 4" | FS-ONE | INTUMESCENT SEALANT | 2HRS | FIRE STOP | FIRE STOP | REQUIRED |
| STEEL/CAST 4" EMT/ 2" FLEX | MAX 6" | FS-ONE | INTUMESCENT SEALANT | 2HRS | FIRE STOP | FIRE STOP | NOT REQUIRED |
| STEEL/CAST COPPER/EMT | MAX 4" | CP-620 | FIRE FOAM | 1HRS | FIRE STOP | FIRE STOP | REQUIRED |
| PEX | MAX 1" | CP 645 | INTUMESCENT STRIP W/COLLAR | 1HRS | BOTH SIDES | BOTH SIDES | NOT REQUIRED |
| PVC PIPE | MAX 2" | FS-ONE | INTUMESCENT SEALANT | 1HRS | FIRE STOP | FIRE STOP | NOT REQUIRED |
| PVC PIPE | MAX 4" | FS-ONE | INTUMESCENT SEALANT | 2HRS | FIRE STOP | FIRE STOP | REQUIRED |
| PVC PIPE | MAX 4" | CP 645 | INTUMESCENT STRIP W/COLLAR | 1HRS | COLLAR | FIRE STOP | NOT REQUIRED |
| REFRIGERANT | - | FS-ONE | INTUMESCENT SEALANT | - | 1HRS | FIRE STOP | NOT REQUIRED |
| 4" DUCT | MAX 4" | FS-ONE | INTUMESCENT SEALANT | - | 1HRS | FIRE STOP | NOT REQUIRED |
| INSULATED COPPER/STEEL | MAX 2" | FS-ONE | INTUMESCENT SEALANT | - | 1HRS | FIRE STOP | NOT REQUIRED |
| CABLES | MAX 2" | FS-ONE | INTUMESCENT SEALANT | - | 1HRS | FIRE STOP | NOT REQUIRED |

PIPING MATERIAL NOTES

SANITARY AND VENT: BELOW GROUND: SWCI WITH PUSH ON JOINTS.

ABOVE GROUND:
-SCH.40 PVC WITH SOLVENT JOINTS FOR ALL PLUMBING FIXTURES ONLY SERVING RESIDENTIAL FLOORS, IF SANITARY MAIN CONNECTS TO COMMERCIAL FIXTURES FROM THAT POINT AND BEYOND SHALL BE CAST IRON. IF ANY CONNECTION FROM RESIDENTIAL TO COMMERCIAL FIXTURES HAPPENS ON FIRST LEVEL TRANSITION TO CAST IRON IN RESIDENTIAL LEVEL.
-SWCI WITH HUSKY 4-BAND CLAMPS FOR ALL PLUMBING IN CONNECTIONS IN COMMERCIAL AND GARAGE LEVELS.

WATER PIPING: TYPE "L" COPPER WITH 95-5 SOLDER JOINTS IN COMMERCIAL AND GARAGE LEVEL. CPVC IN RESIDENTIAL LEVELS ONLY.

GAS PIPING: SCHEDULE 40 ER/ERW BLACK STEEL WITH THREADED JOINTS OR WELDED.

GENERAL NOTES:

1. SHOULD ANY CONTRADICTION, AMBIGUITY, ERROR, INCONSISTENCY, OMISSION OR INCOMPLETE SYSTEM APPEAR IN OR BETWEEN ANY OF CONTRACT DOCUMENTS THE CONTRACTOR SHALL, BEFORE SUBMITTING THE FINAL BID AND SIGNING THE CONTRACT FOR CONSTRUCTION, NOTIFY THE ARCHITECT AND REQUEST A WRITTEN RESOLUTION AS TO WHICH METHODS OR MATERIALS WILL BE REQUIRED. IN THE EVENT OF CONFLICTING REQUIREMENTS OF STANDARDS, DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLY WITH THE MORE STRINGENT REQUIREMENTS. BEFORE SUBMITTING THE FINAL BID AND THE SIGNING THE CONTRACT FOR THE CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A WRITTEN INTERPRETATION FROM THE ARCHITECT. IN NO CASE SHALL THE CONTRACTOR PROCEED WITH THE AFFECTED WORK UNTIL ADVISED BY THE ARCHITECT.

IF THE CONTRACTOR FAILS TO MAKE A REQUEST FOR INTERPRETATION OR RESOLUTION NO EXCUSE WILL BE ACCEPTED FOR FAILURE TO CARRY OUT THE WORK IN A SATISFACTORY MANNER, AS INTERPRETED BY THE ARCHITECT. THIS GENERALLY MEANS THE USE OF THE HIGHEST QUALITY MATERIAL, MOST EXPENSIVE WAY OF PERFORMING WORK AND PROVIDING COMPLETE FUNCTIONING SYSTEM FOR PROPER OPERATION.

EACH AND EVERY TRADE OR SUBCONTRACTOR WILL BE DEEMED TO HAVE FAMILIARIZED THEMSELVES WITH ALL THE CONTRACT DOCUMENTS OF THIS PROJECT, INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND SITE WORK, AND TO HAVE VISITED THE SITE, SO AS TO AVOID ERROR, OMISSIONS AND MISINTERPRETATIONS. RELATED INFORMATION MAY BE PROVIDED ON CONTRACT DOCUMENTS OTHER THAN THOSE ASSOCIATED WITH THE SUBCONTRACTOR'S TRADE. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELATED WORK OF ALL THE CONTRACT DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE AUTHORIZED FOR ALLEGED ERRORS, OMISSIONS AND MISINTERPRETATIONS WHETHER THEY ARE A RESULT OF FAILURE TO OBSERVE THIS REQUIREMENT OR NOT.

2. ALL PENETRATIONS OF ASSEMBLIES EXPOSED TO THE EXTERIOR ENVIRONMENT SHALL BE SEALED WITH FOAM SEALANT OR EQUIVALENT SEALER TO PROVIDE ZERO AIR INFILTRATION. COORDINATE WITH FIRE STOPPING REQUIREMENTS.

3. NO COMPONENT OF ANY SYSTEM SHALL RUN THROUGH THE STAIR ENCLOSURE THAT DOES NOT RELATE TO OR SERVE THE STAIR ENCLOSURE.

INSULATION NOTES

THE FOLLOWING SYSTEMS SHALL BE INSULATED. DUCT LINER SHALL BE CLOSED CELL TYPE, GERM PROOF

ESTAR REQUIREMENTS:

- DOMESTIC HOT WATER & RECIRCULATION MAINS AND BRANCHES:
PIPING < 1" REQUIRES 1" INSULATION
PIPING > 1/2" REQUIRES 1/2" INSULATION

IECC 2009 REQUIREMENTS:

- DOMESTIC HOT WATER MAINS AND BRANCHES:
PIPING < 1" REQUIRES 1" INSULATION
PIPING > 1/2" REQUIRES 2" INSULATION

GENERAL INSULATION REQUIREMENTS:

CW PIPING: 1/2" INSULATION
HORIZONTAL STORM: 1/2" INSULATION

THIS BUILDING WILL SHALL BE QUALIFIED FOR ESTAR, STRETCH CODE, AND LEED SILVER. PROVIDE THE MOST STRINGENT LEVELS OF INSULATION FOR QUALIFICATION

GENERAL NOTES

NOTE FOLLOWING LINE ITEMS ARE LISTED FOR QUALITY PURPOSES AND APPLICABLE WHERE COMPONENTS PRESENT IN THE PROJECT.

REGARDLESS HOW THE DETAILS ARE SHOWN, CONTRACTOR SHALL FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS.

CONTRACTOR SHALL PAY ATTENTION TO GAS FIRED EQUIPMENT DISCHARGE LOCATIONS RELATIVE TO AIR INTAKES BEFORE ANY INSTALLATION AND MAINTAIN CODE REQUIRED OR MANUFACTURER REQUIRED CLEARANCES.

1-ALL HOT WATER PIPING IN RECIRCULATION TYPE SYSTEMS SHALL BE INSULATED, INCLUDING TAKE OFFS FROM RE-CIRCULATION LINE.

ALL HORIZONTAL COLD WATER MAINS OR BRANCH LINES ABOVE CEILINGS SHALL BE INSULATED.

ALL HORIZONTAL STORM DRAINS SHALL BE INSULATED. INSULATE 3 FT PIPING ABOVE AND BELOW THE OFFSET. INSULATE ROOF DRAIN BODIES UNDER DECK AND 3 FT PIPING IF NO OFFSET.

2-HOT WATER PIPING IN SYSTEMS WITHOUT RECIRCULATION SHALL BE FULLY INSULATED TO MAINTAIN TEMPERATURE (IECC 2014)

3-ALL TRAPS SHALL HAVE CLEAN OUTS

4-ALL COMMON AREA FAUCETS SHALL HAVE POINT OF USE MIXING VALVES. ZURN LEAD FREE SERIES LFS0-B OR EQUAL

5-ALL ADA SINKS AND LAVATORIES SHALL HAVE LAVGUARD PROTECTION COVERS, COMPLETE

6-ALL FIXTURES SHALL HAVE MULTI TURN LEAD FREE WATER STOPS AS MANUFACTURED BY ZURN LF SERIES.

7-ALL PREFABRICATED SHOWERS AND TUB SURROUNDS SHALL HAVE BUILT IN GRAB BAR RE-INFORCEMENTS, OR

8-WALLS BEHIND THE WATER CLOSETS, TUBS, SHOWERS SHALL BE RE-INFORCED FOR FUTURE GRAB BAR INSTALLATION

9-ALL KITCHEN SINKS SHALL HAVE 30" CLEAR KNEE SPACE UNDER

10-IN ALL ELEVATOR BUILDINGS OR GROUP 2 UNITS, SINKS SHALL BE NO DEEPER THAN 6 1/2"

11-WATER CLOSET CONTROLS FOR ADA UNITS SHALL BE ON THE ACCESSIBLE SIDE

12-GROUP 2 TUBS SHALL BE 60" LONG WITH RIM 16-18" AFF.

13-FOR GROUP 2 APARTMENTS, ALL TUBS AND SHOWERS SHALL HAVE HOT/COLD WATER PIPING CAPPED BEHIND TO LONGER DIMENSION OF THE STALL

14-A HAND HELD SHOWER HEAD WITH FLOW REGULATOR ATTACHED TO 60" LONG FLEXIBLE HOSE AND AN ADJUSTABLE MOUNTING BAR SHALL BE PROVIDED OR BE CAPABLE OF BEING INSTALLED ON THE LONG WALL OF THE TUB.

15-ALL VENT THROUGH THE ROOF LOCATIONS SHALL BE FIELD COORDINATED WITH HVAC EQUIPMENT INTAKES AND IF NECESSARY SHALL BE EXTENDED 3FT ABOVE THE EQUIPMENT WITHIN 10FT OF THE VENT.

16-ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS.

17-ALL PUBLIC TOILETS SHALL HAVE HOSE BIBS AND FLOOR DRAINS. FLOOR DRAINS SHALL BE WITHIN 3FT OF THE URINALS.

18-ALL FLOOR PENETRATIONS SHALL BE FIRE RATED WITH FIRE STOP MATERIAL OR INTUMESCENT TYPE COLLARS AS REQUIRED.

19-UNLESS NOTED OTHERWISE PVC MAY BE USED FOR RESIDENTIAL TYPE BUILDINGS UP TO TEN FLOORS FOR DRAINAGE. CPVC MAY BE USED FOR DOMESTIC HOT/COLD WATER IN RESIDENTIAL TYPE BUILDINGS UP TO 60 FT. OR 6 STORY BUILDINGS. PROVIDE SOUND INSULATION ON ALL PVC VERTICAL DRAIN LINES

20-PROVIDE DRAIN PAN FOR ALL STORAGE TYPE WATER HEATERS AND WASHING MACHINES W/DRAINS CONNECTED TO SEWER DRAIN, PROVIDE TRAP PRIMERS..

21-PROVIDE COMPLETE PIPING FOR DISHWASHER AND DISPOSAL CONNECTIONS. OBSERVE CLEARANCE REQUIREMENTS UNDER KITCHEN SINKS.

22-ALL DRAINS LOCATED BELOW THE STREET GRADE SHALL HAVE LOCAL OR CENTRAL TYPE BACK WATER VALVES. DRAINS FROM UPPER FLOORS WILL CONNECT AT EXIT

23-ALL PLUMBING FIXTURES SHALL BE APPROVED TYPE IN THE STATE OF PROJECT BEING USED. SPECIFICATIONS ARE FOR QUALITY, LOOK AND PERFORMANCE PURPOSES ONLY. IF SPECIFIED EQUIPMENT IS NOT THE APPROVED TYPE, CONTRACTOR SHALL PROVIDE SIMILAR APPROVED FIXTURE.

24-ALL FLOOR DRAINS IN BOILER ROOMS SHALL BE COORDINATED WITH BOILER PLACEMENTS SO THAT CONDENSATE DRAINS WILL BE DRAINED TO FLOOR DRAIN.

25-ALL PENETRATIONS THROUGH FIRE RATED WALLS AND CEILINGS SHALL BE FIRE SEALED.

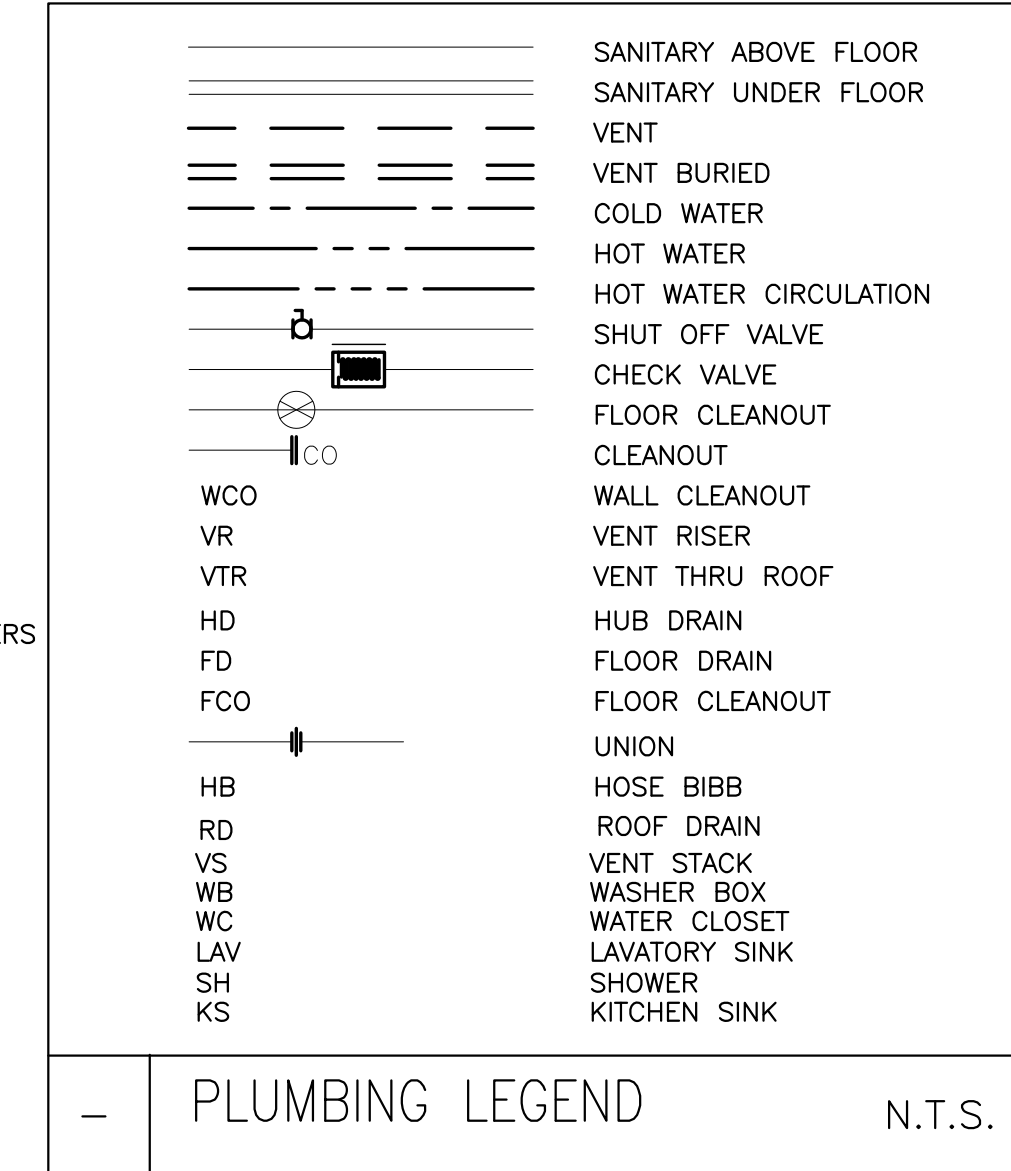
USE FIRE PUDDY WITH FIRE WOOL FILLING FOR 2" AND SMALL PIPES.

USE INTUMESCENT COLLAR FOR LARGER PIPES.

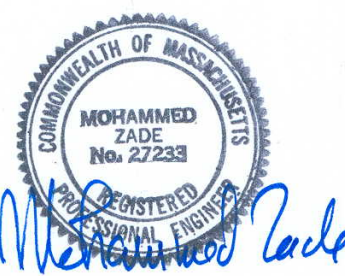
26-ALL LAUNDRY DRAINS FOR BUILDINGS 4 STORIES AND HIGHER SHALL HAVE DEDICATED DRAIN LINES CONNECTED TO SEWER LINES AT BUILDING DISCHARGE.

27-ALL BASEMENT DRAINS WILL HAVE BACK WATER VALVES AND AND UPPER FLOORS WILL BE CONNECTED TO SEWER DISCHARGE SEPERATELY FROM BASEMENT DRAIN

28- PROVIDE BALL TYPE SHUT OFF VALVES FOR ALL RISERS AND WATER BRANCHES OFF THE MAIN PIPES. RISERS SHALL HAVE DRAIN VALVES WITH CAP AND CHAIN



REGISTRATION



| | |
|----------------|--------------|
| Project number | 17010 |
| Date | 07/25/2017 |
| Drawn by | MM |
| Checked by | MZ |
| Scale | 1/4" = 1'-0" |

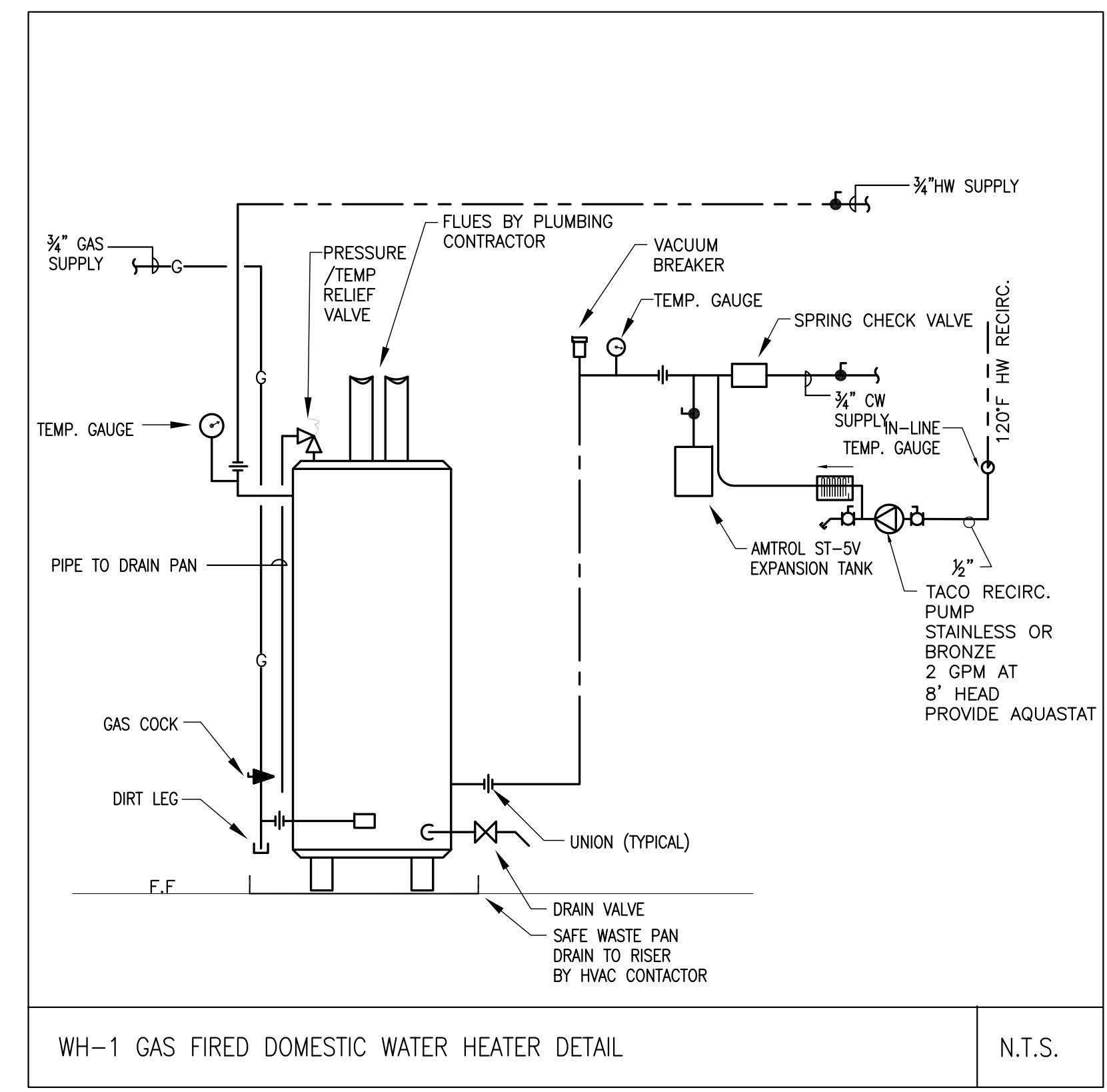
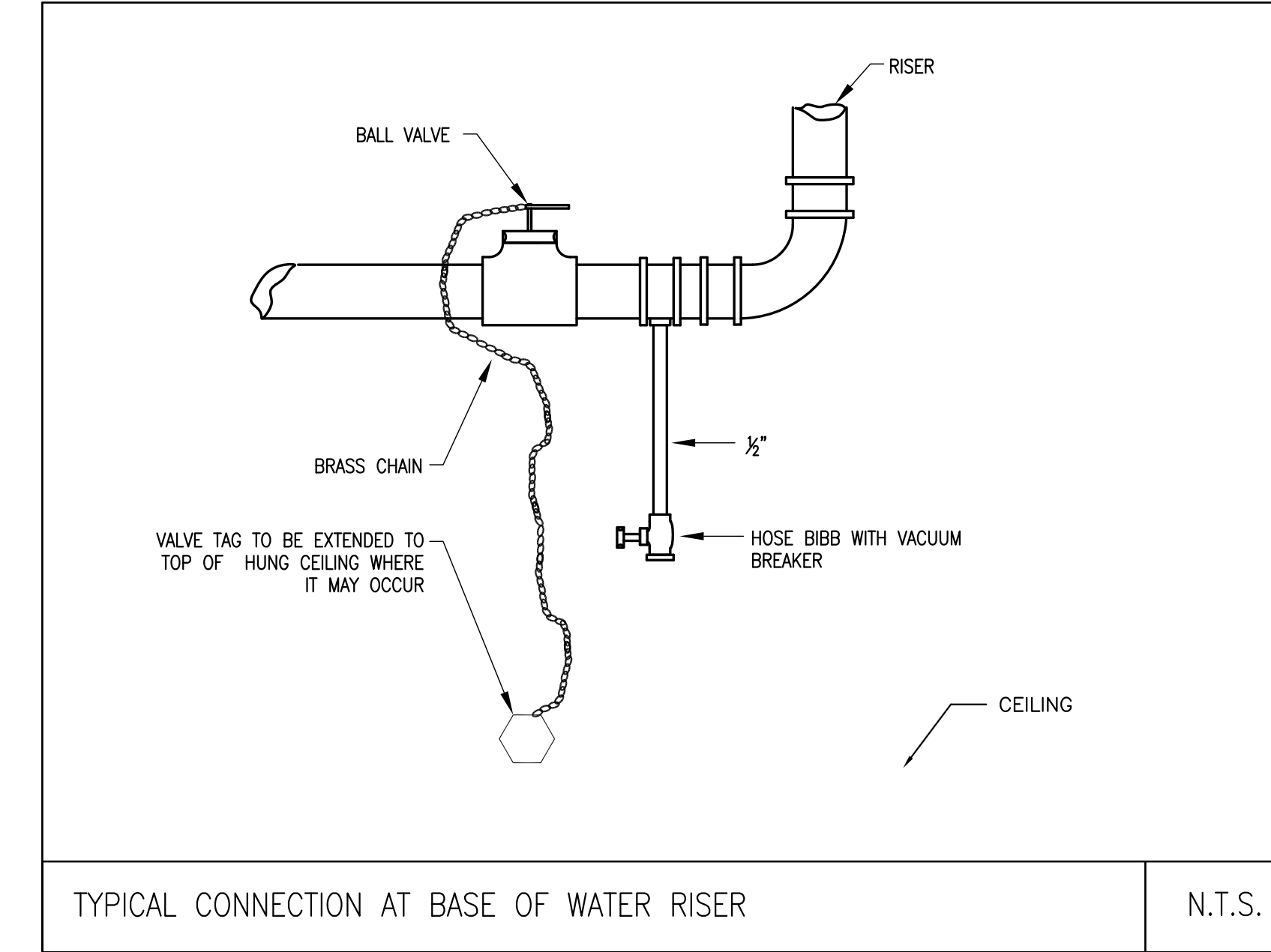
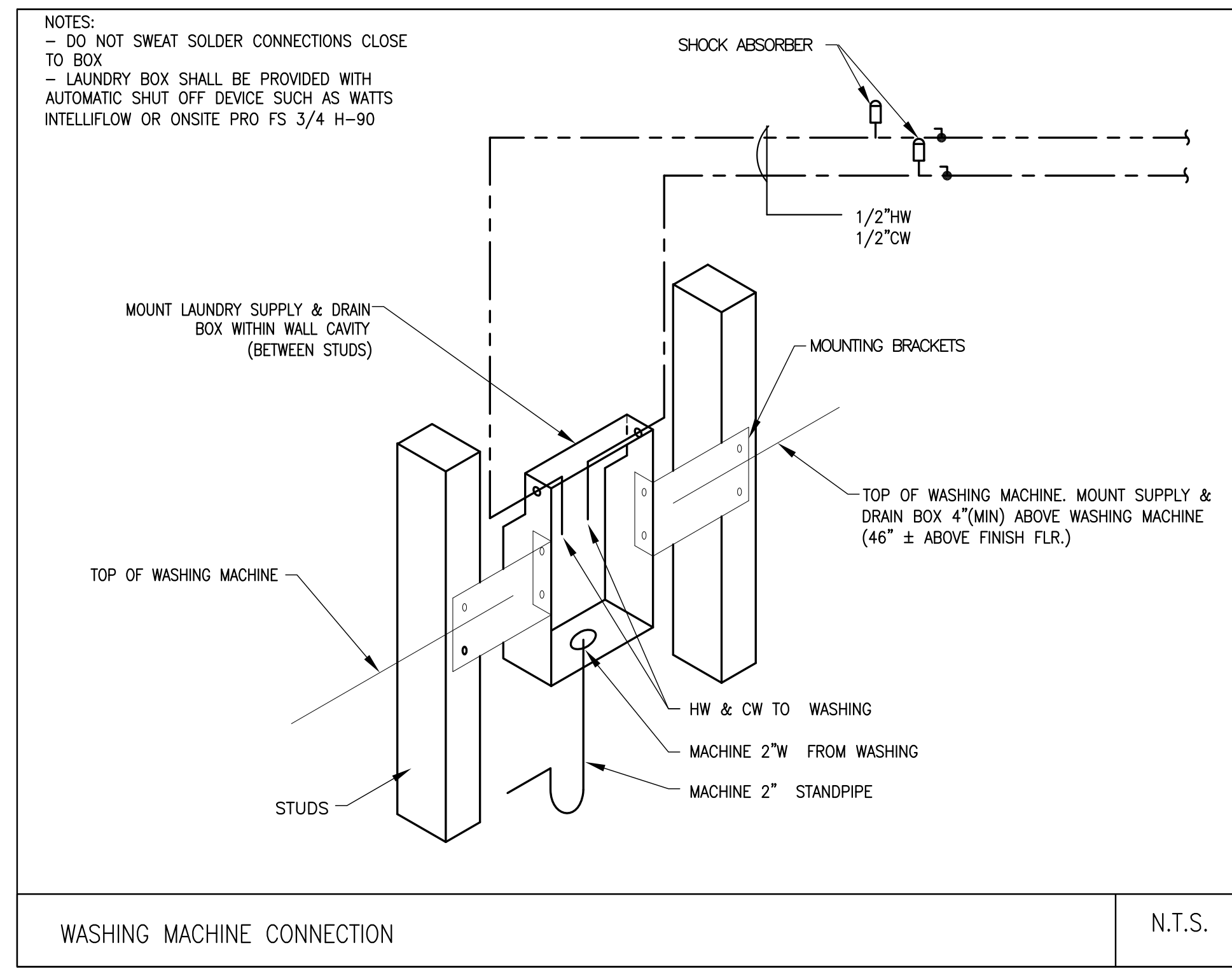
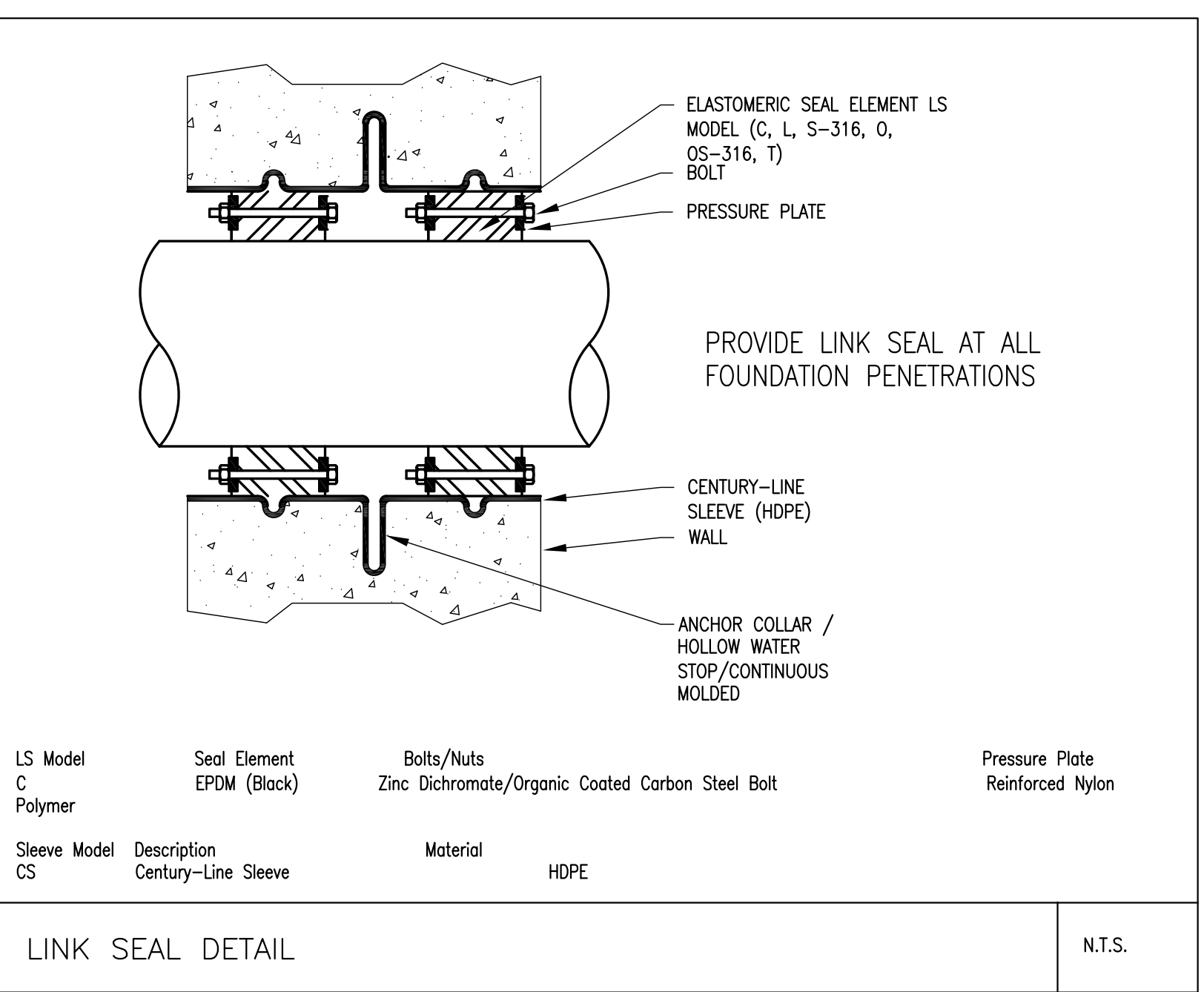
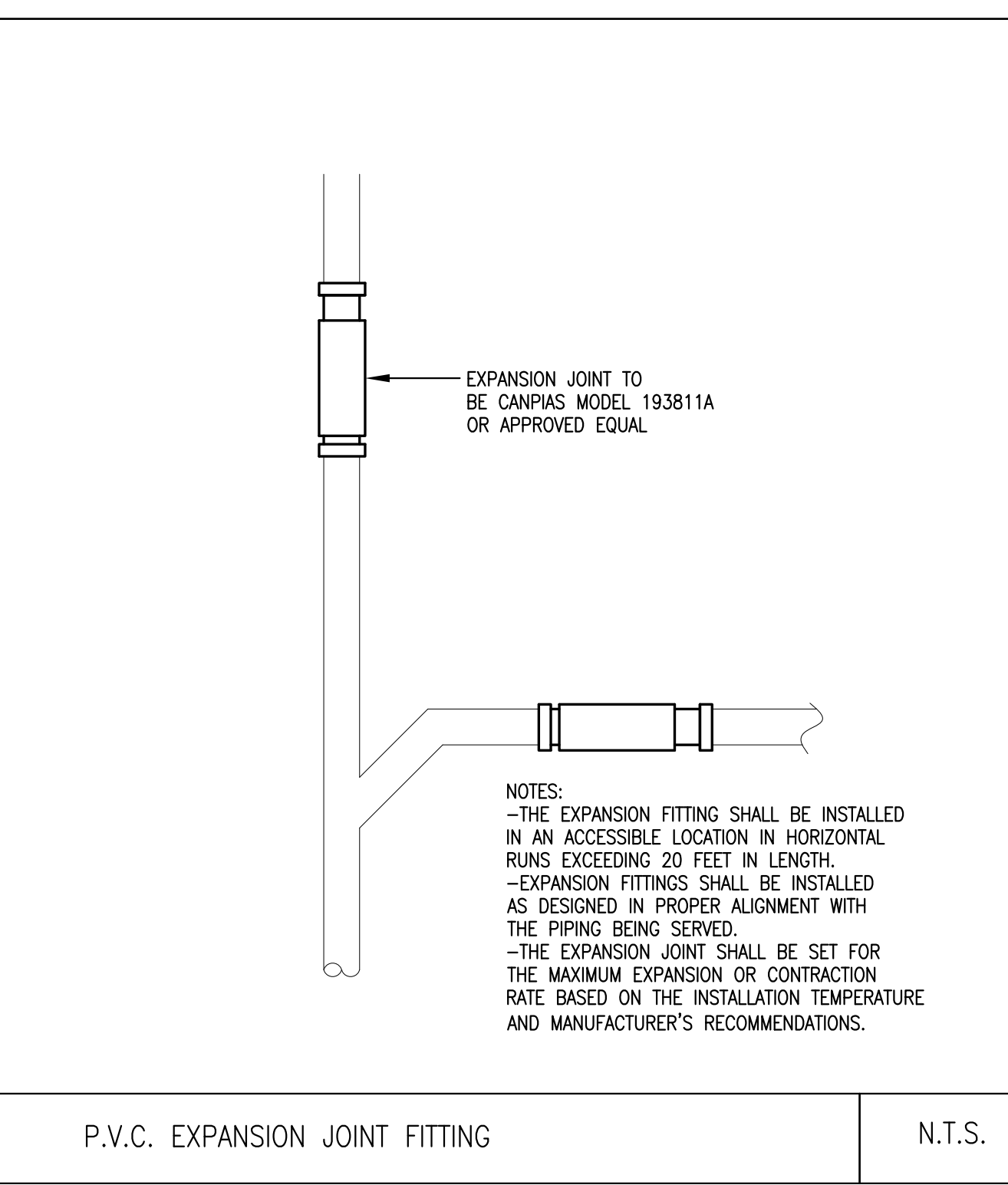
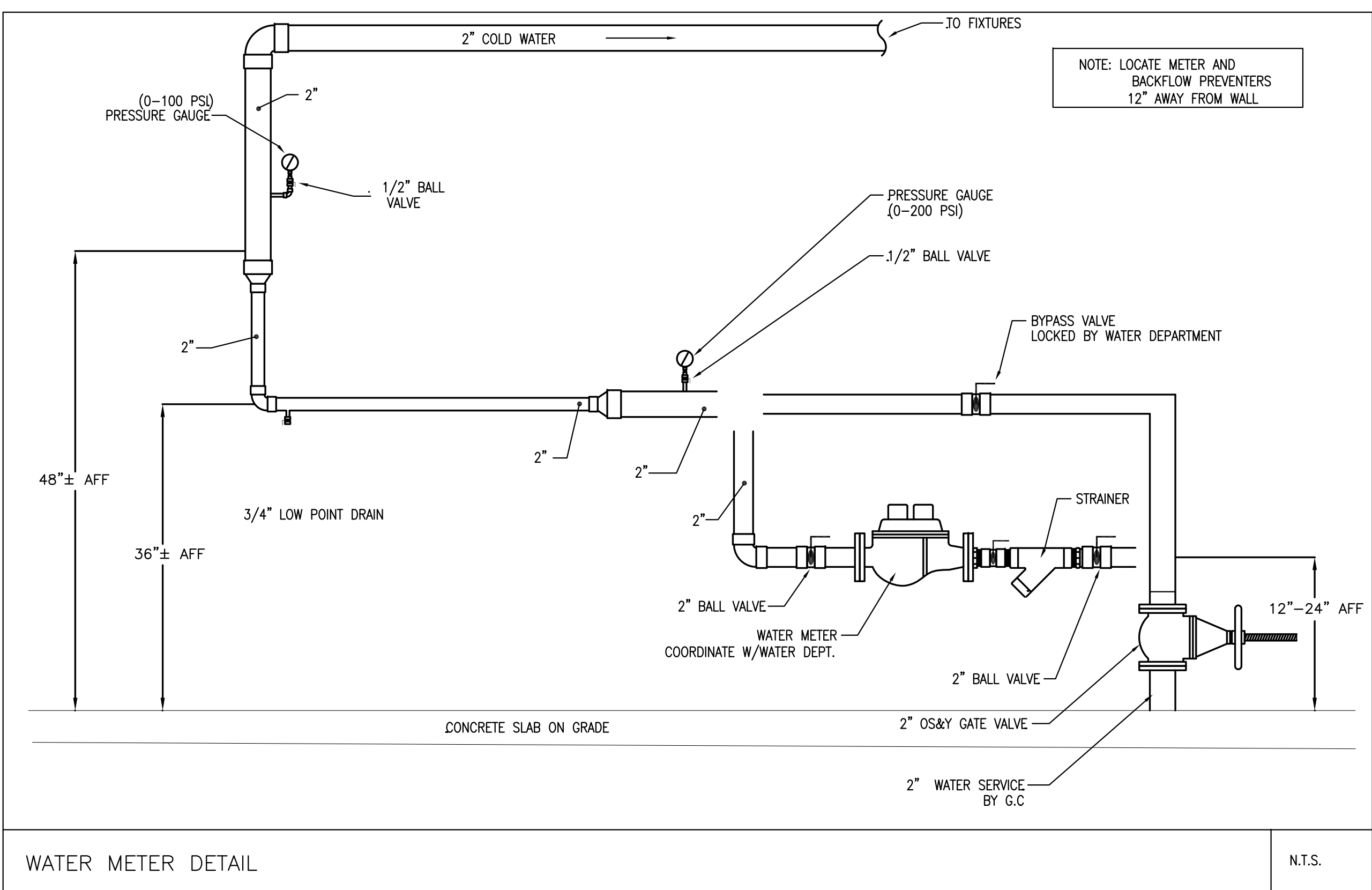
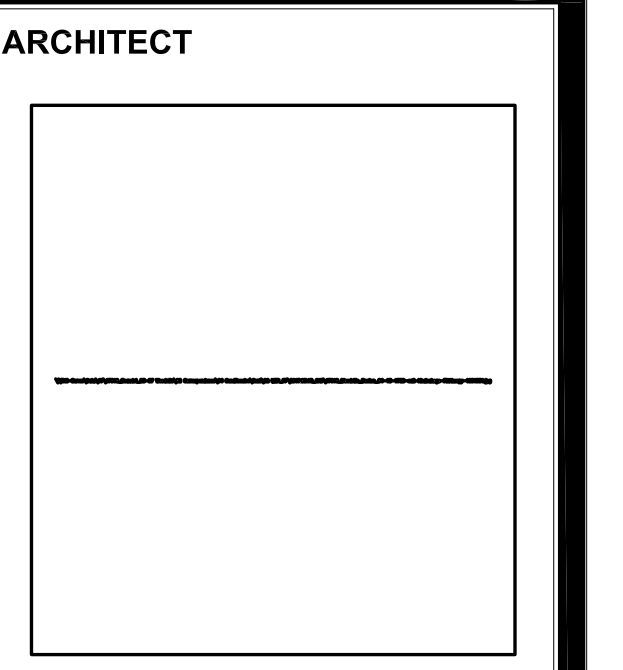
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

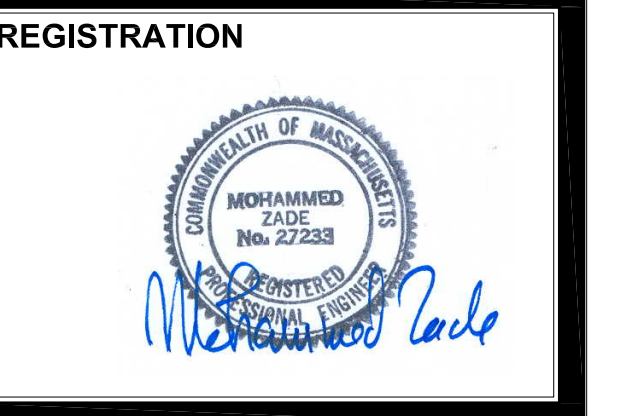
PLUMBING NOTES & SCHEDULES

P-201

Woodville Street Residences



COPYRIGHT KOI © 2015
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW



| | |
|----------------|--------------|
| Project number | 17010 |
| Date | 07/25/2017 |
| Drawn by | MM |
| Checked by | MZ |
| Scale | 1/4" = 1'-0" |

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

PROJECT NAME

Woodville Street Residences

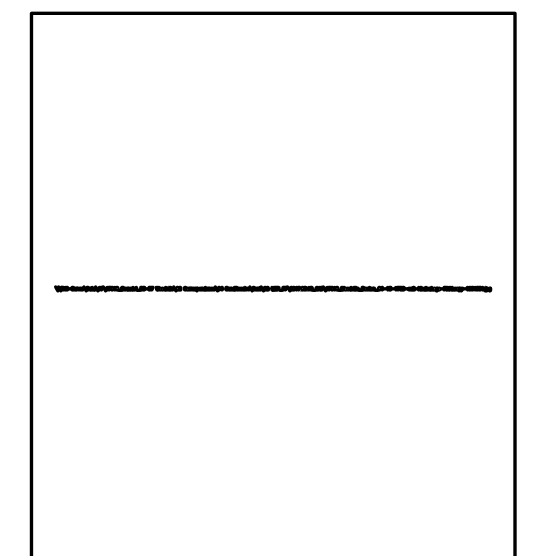
PROJECT ADDRESS

41 Woodville Street
Boston, MA 02119

CLIENT

Doug Beudet

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KOI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



Project number 17010
Date 07/25/2017
Drawn by MM
Checked by MZ
Scale 1/4" = 1'-0"

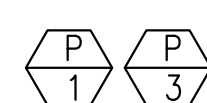
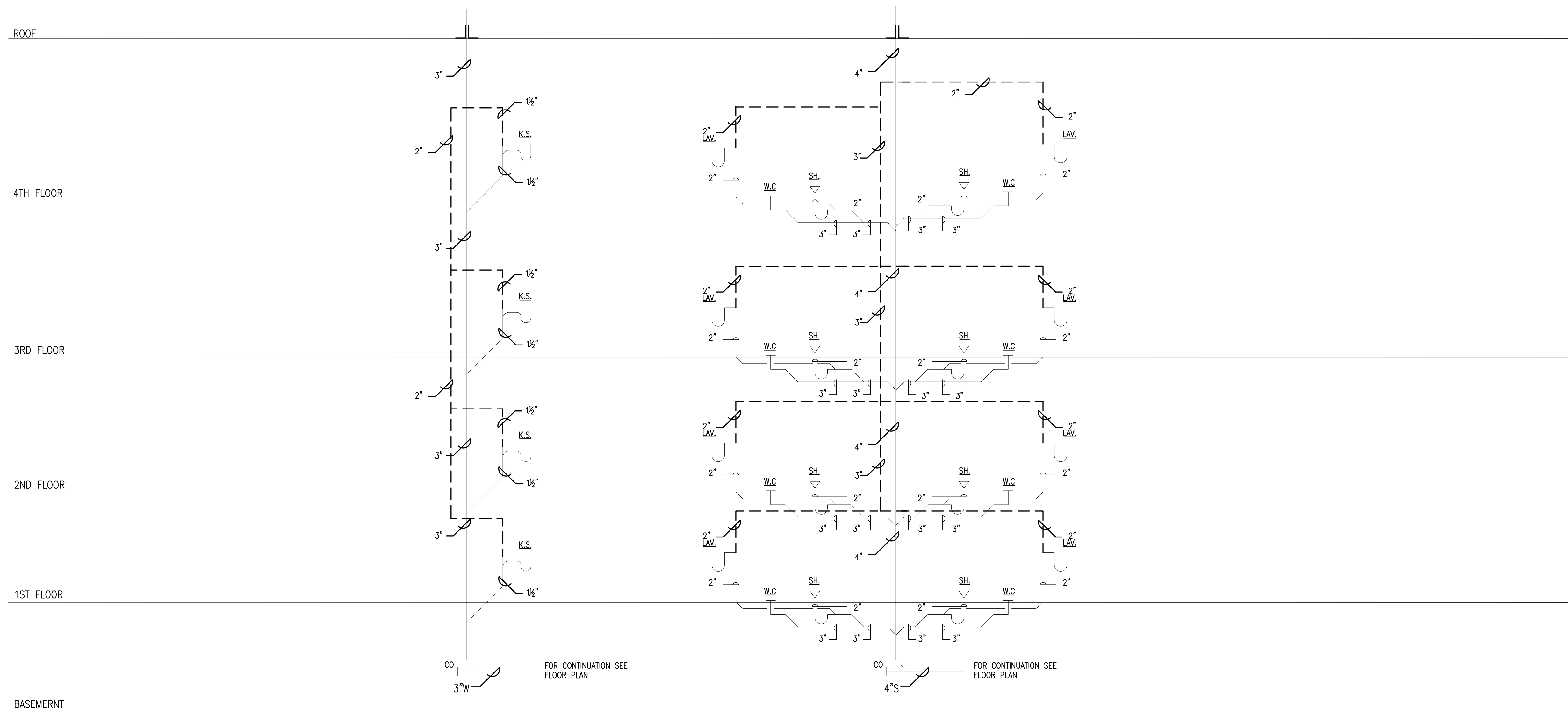
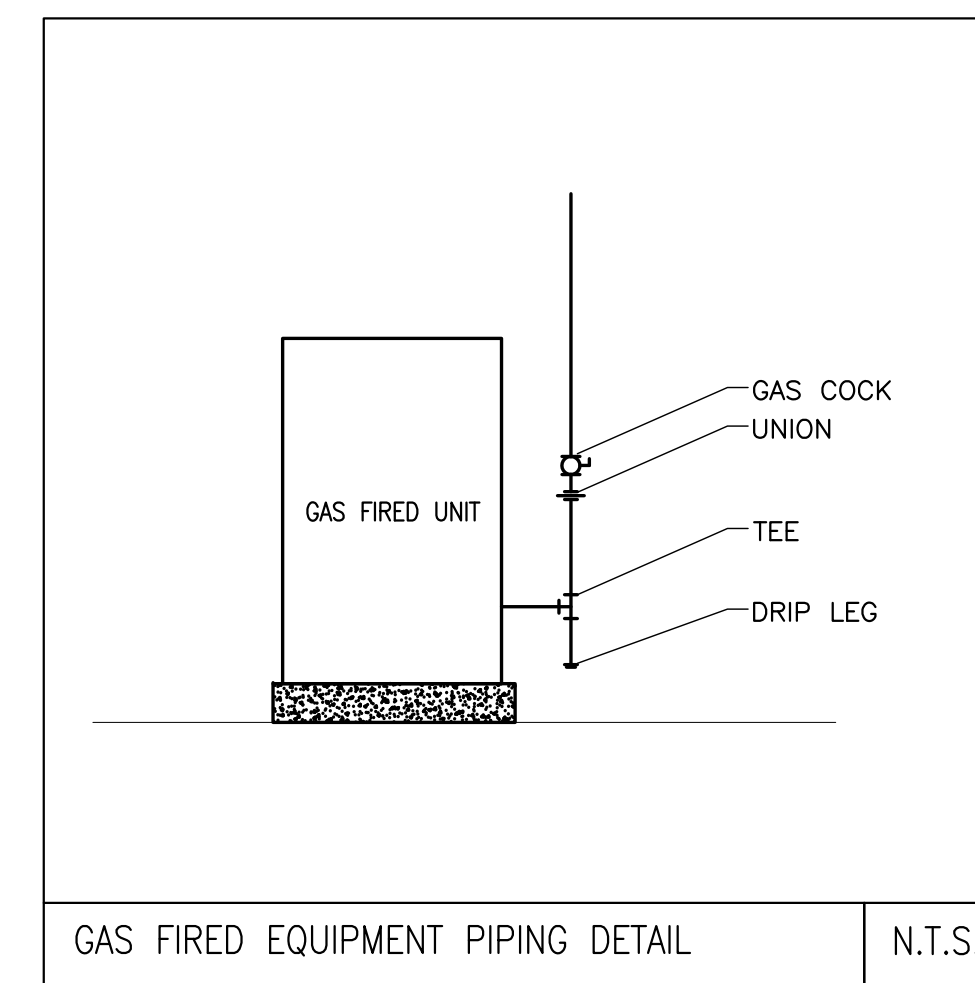
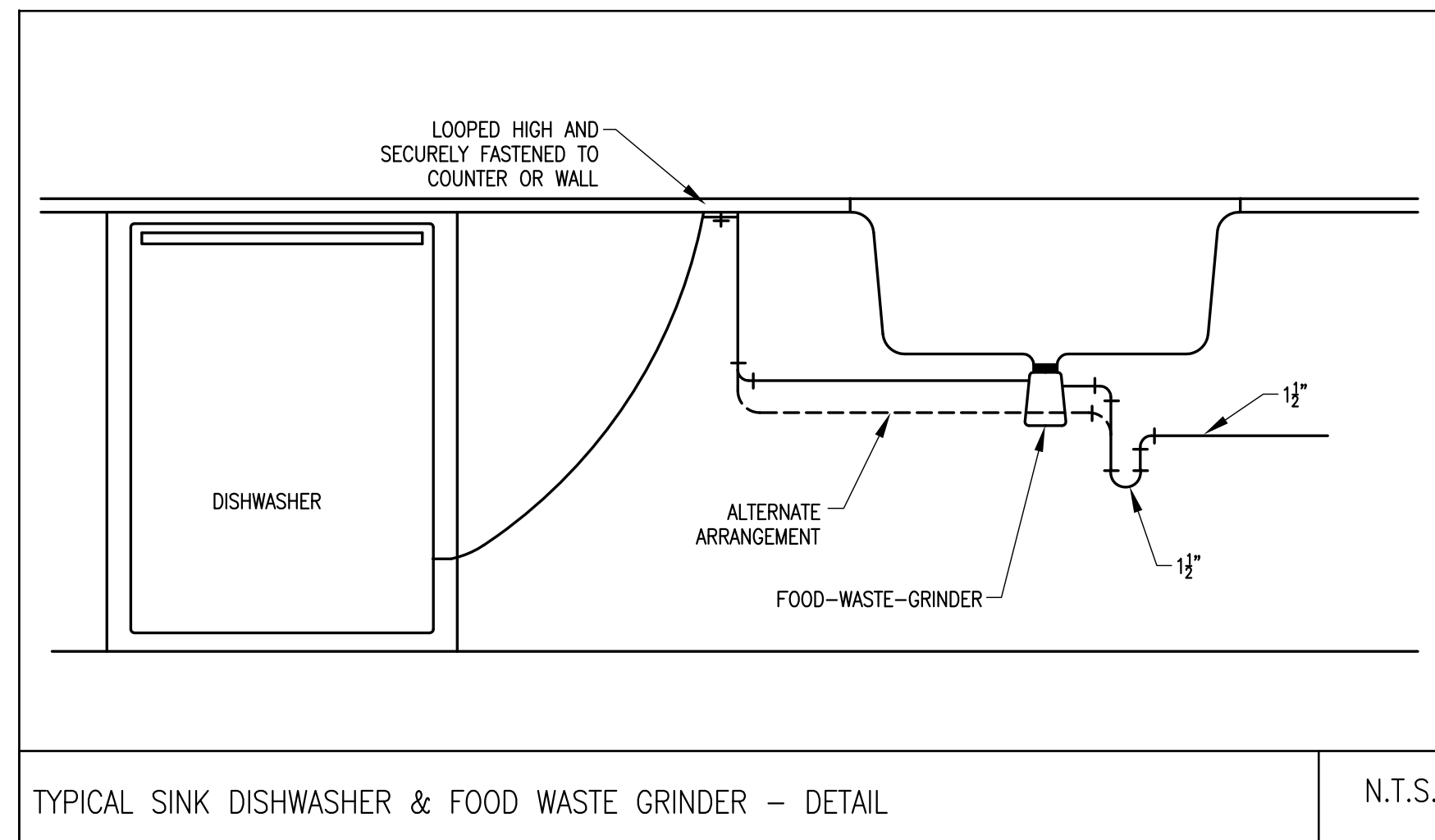
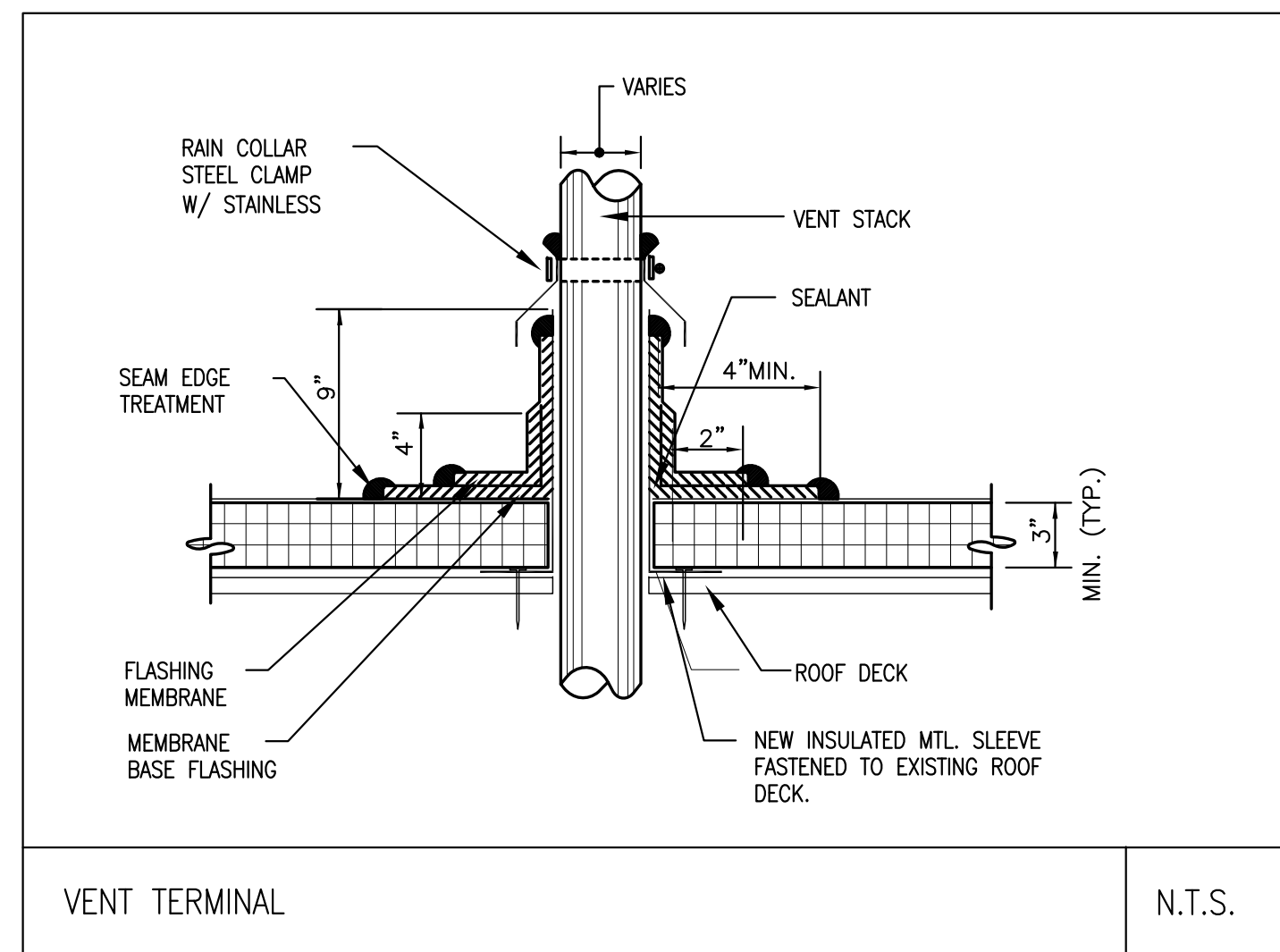
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

PLUMBING DETAILS & RISER DIAGRAMS

P-203

Woodville Street Residences



PROJECT NAME

Woodville Street Residences

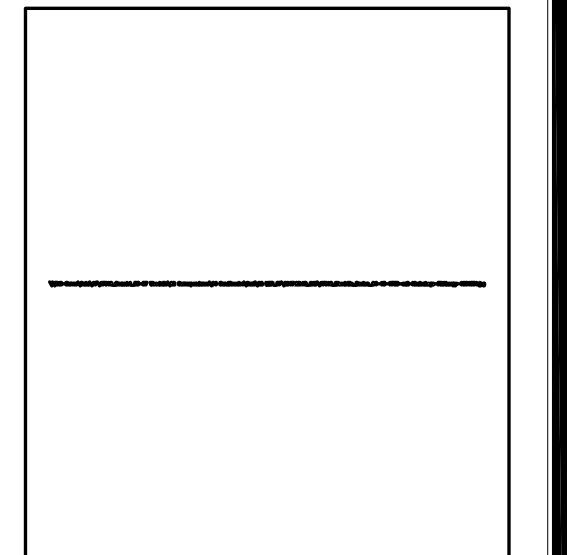
PROJECT ADDRESS

41 Woodville Street
Boston, MA 02119

CLIENT

Doug Beaudet

ARCHITECT

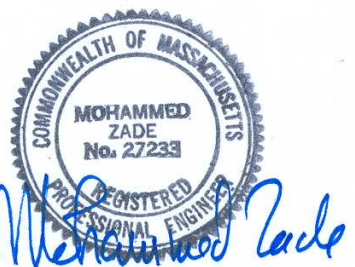


17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

COPYRIGHT KOI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



Project number 17010
Date 07/25/2017
Drawn by MM
Checked by MZ
Scale 1/4" = 1'-0"

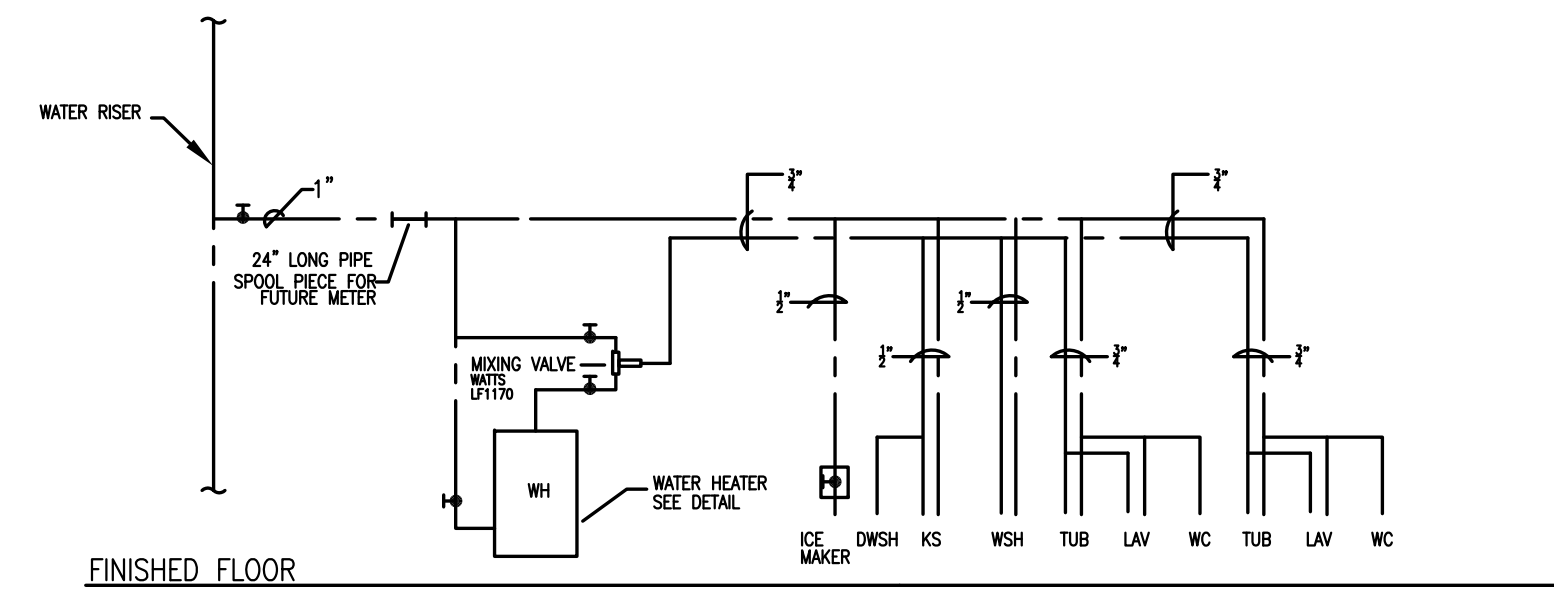
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

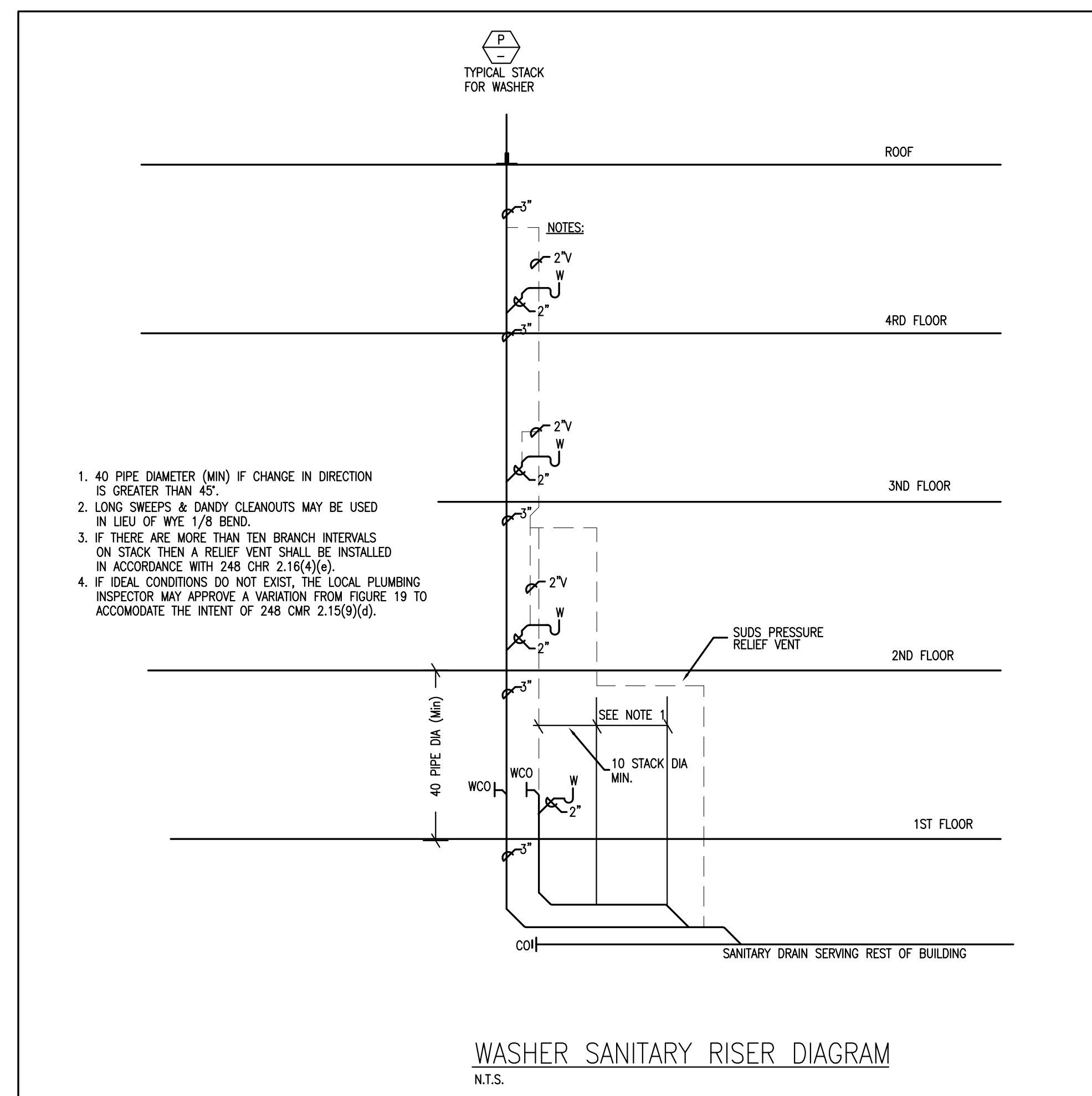
PLUMBING RISER DIAGRAMS

P-204

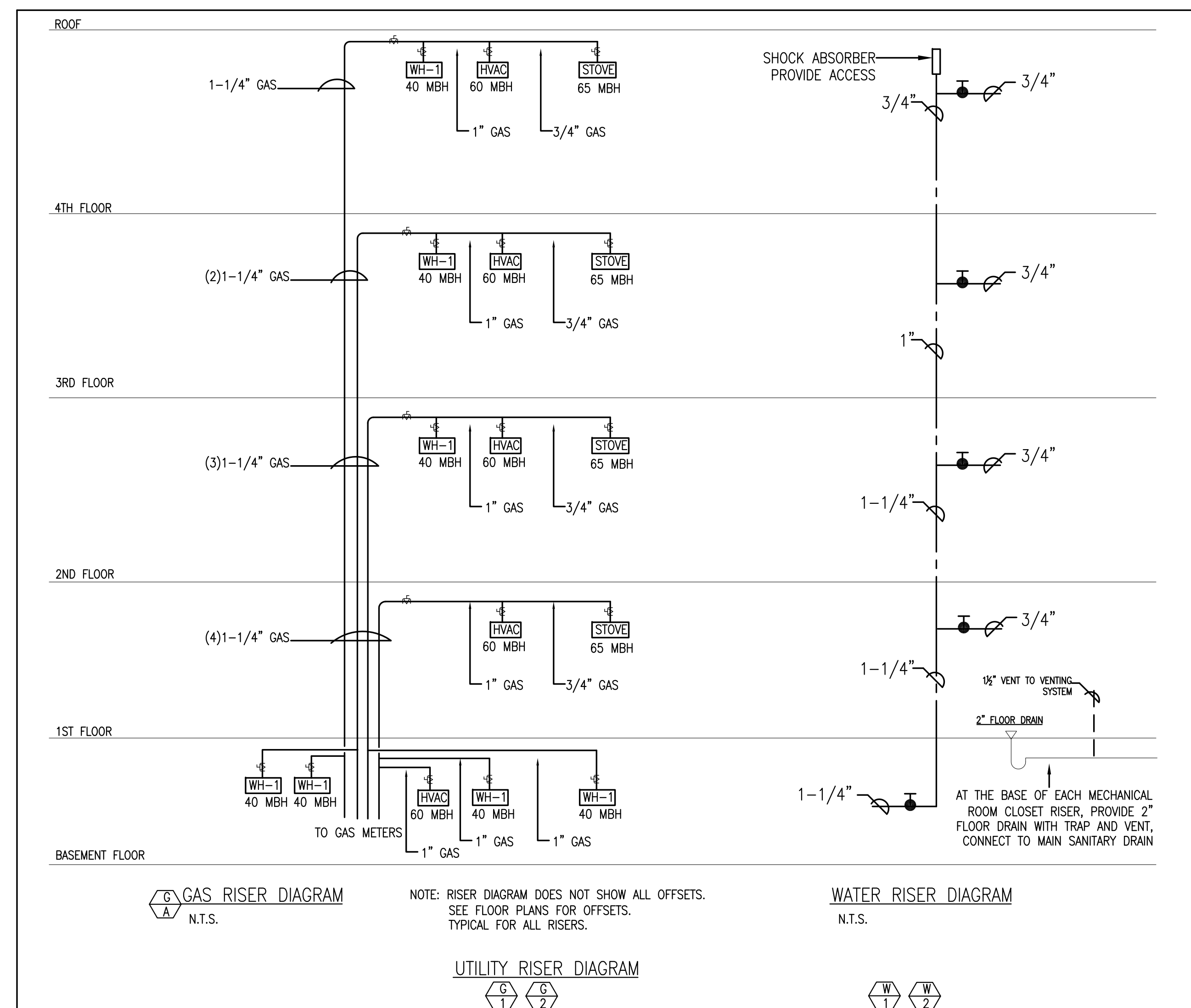
Woodville Street Residences



TYPICAL WATER PIPING DIAGRAM
N.T.S.
(2-BATH UNITS IS SHOWN OMIT SECOND BATH FOR SINGLE BATH UNITS)



WASHER SANITARY RISER DIAGRAM
N.T.S.



GAS RISER DIAGRAM
N.T.S.

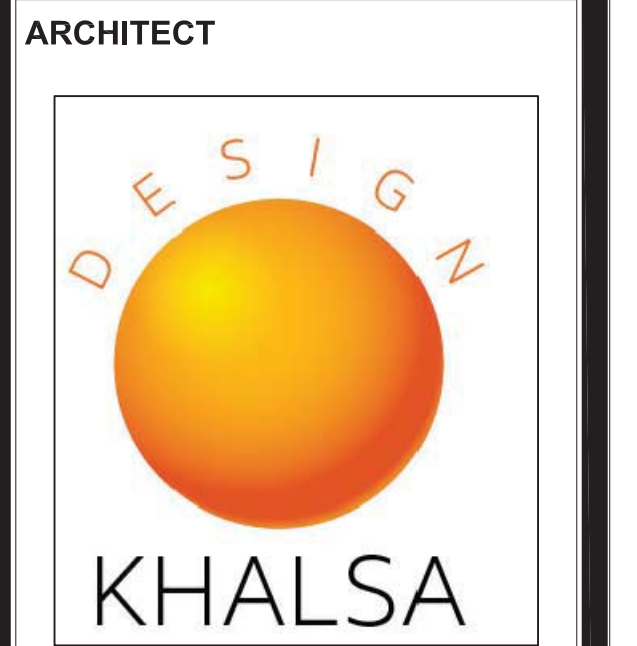
WATER RISER DIAGRAM
N.T.S.

UTILITY RISER DIAGRAM
N.T.S.

PROJECT NAME
Woodville Street Residences

PROJECT ADDRESS
 41 Woodville Street
 Boston, MA 02119

CLIENT
Doug Beaudet



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

CONSULTANTS:

COPYRIGHT KDI © 2015
 THESE DRAWINGS ARE NOW AND DO
 REMAIN THE SOLE PROPERTY OF KHALSA
 DESIGN INC. USE OF THESE PLANS OR ANY
 FORM OF REPRODUCTION OF THIS DESIGN
 IN WHOLE OR IN PART WITHOUT EXPRESS
 WRITTEN CONSENT IS PROHIBITED AND
 SHALL RESULT IN THE FULLEST EXTENT OF
 PROSECUTION UNDER LAW

REGISTRATION



Project number 17010
 Date 07/25/2017
 Drawn by MM
 Checked by MZ
 Scale 1/4" = 1'-0"

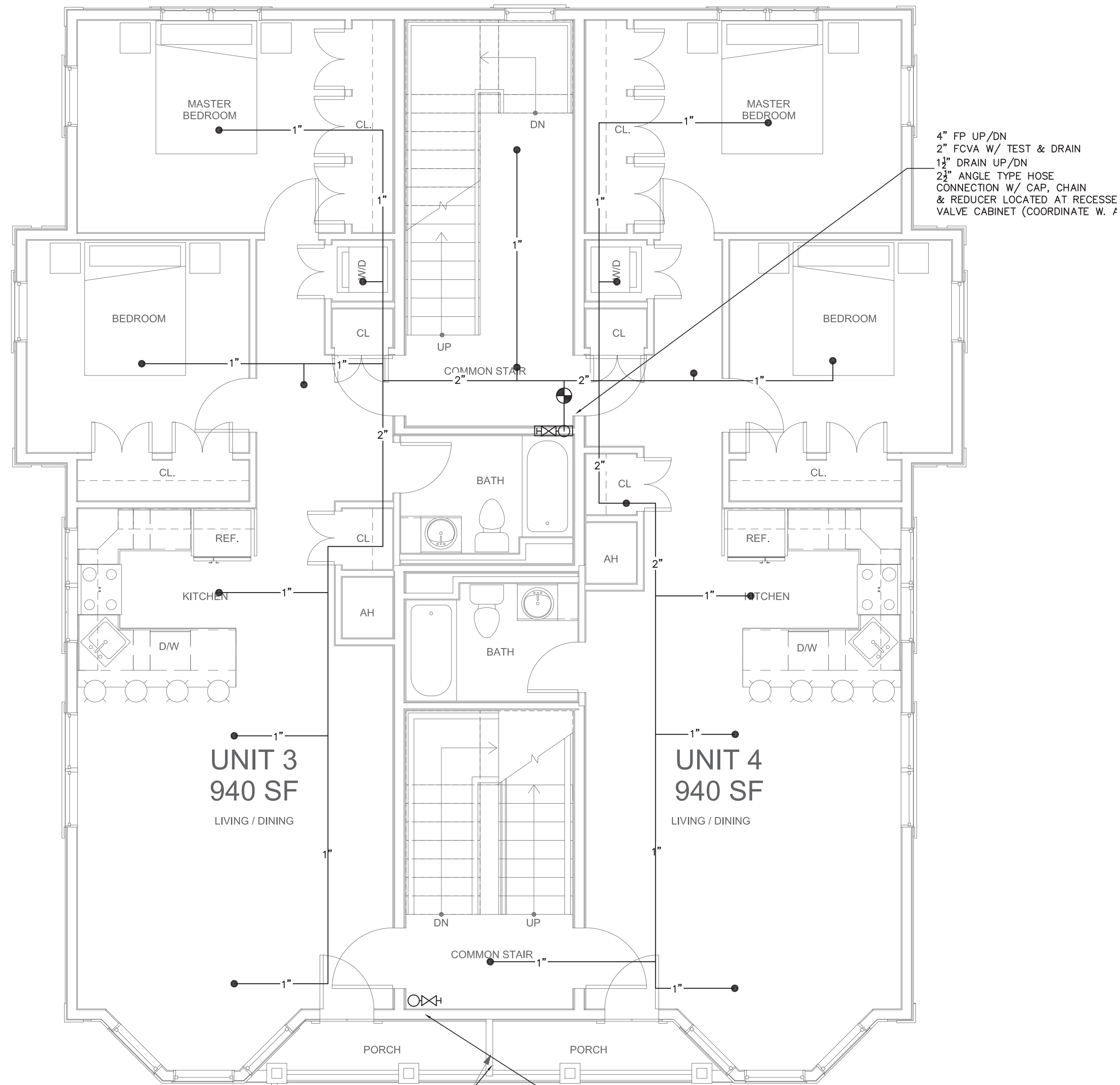
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Second & Third
 Floor Sprinkler
 Plans

FP-101

Woodville Street Residences

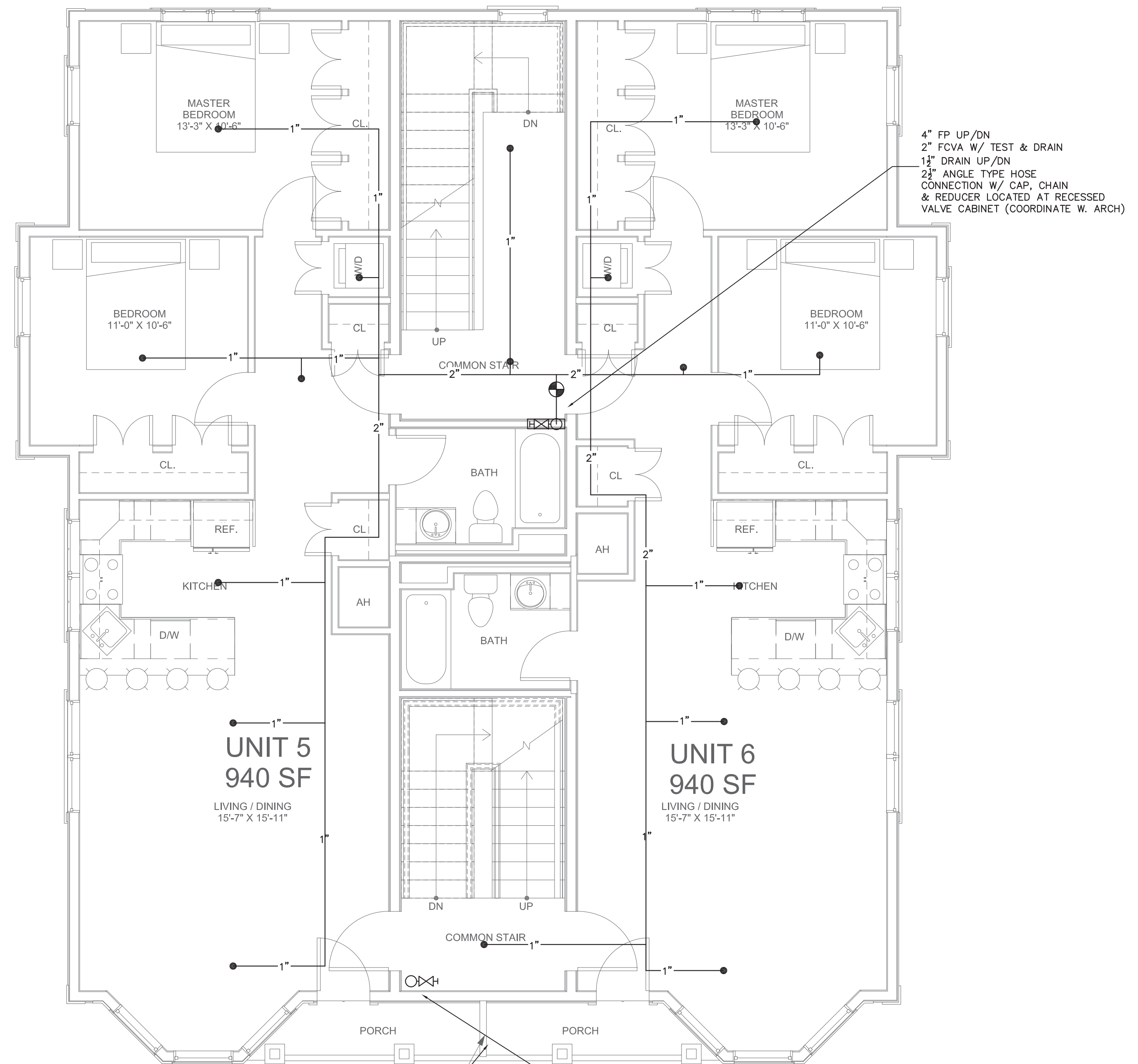


4" FP UP/DN
 2" FCVA W/ TEST & DRAIN
 1 1/2" DRAIN UP/DN
 2" ANGLE TYPE HOSE
 CONNECTION W/ CAP, CHAIN
 & REDUCER LOCATED AT RECESSE
 VALVE CABINET (COORDINATE W. F

STORAGE OF COMBUSTIBLE PROHIBITED
 OR ADD SIDEWALL SPRINKLER HEAD
 TYPICAL FOR ALL PROJECTIONS LARGER
 THAN 2'-0"

4" FP UP/DN
 1 1/2" DRAIN UP/DN
 2" ANGLE TYPE HOSE
 CONNECTION W/ CAP, CHAIN
 & REDUCER

① 2nd Floor Level
 1/4" = 1'-0"

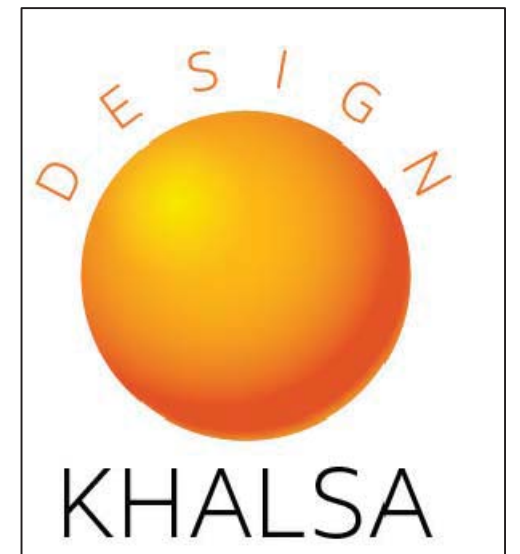


4" FP UP/DN
 2" FCVA W/ TEST & DRAIN
 1 1/2" DRAIN UP/DN
 2" ANGLE TYPE HOSE
 CONNECTION W/ CAP, CHAIN
 & REDUCER LOCATED AT RECESSE
 VALVE CABINET (COORDINATE W. ARCH)

STORAGE OF COMBUSTIBLE PROHIBITED
 OR ADD SIDEWALL SPRINKLER HEAD
 TYPICAL FOR ALL PROJECTIONS LARGER
 THAN 2'-0"

4" FP UP/DN
 1 1/2" DRAIN UP/DN
 2" ANGLE TYPE HOSE
 CONNECTION W/ CAP, CHAIN
 & REDUCER

③ 3rd Floor Level
 1/4" = 1'-0"



| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

FIRE PROTECTION SPECIFICATIONS

PIPE, FITTINGS AND JOINTS

- PIPE AND FITTINGS SHALL CONFORM TO THE LATEST ANSI, ASTM, NFPA AND AWWA STANDARDS INCLUDING LATEST AMENDMENTS.
- SPRINKLER MAINS AND BRANCHES MAY BE LIGHT WALL BLACK STEEL PIPE WITH ROLLED GROOVE TYPE MALLEABLE IRON PIPE COUPLINGS AND FITTINGS WITH GASKETS AND BOLTS AS APPROVED BY THE NATIONAL FIRE PROTECTION ASSOCIATION AND THE UNDERWRITERS' LABORATORIES, SCHEDULE 40 BLACK STEEL PIPE WITH STANDARD WEIGHT MALLEABLE IRON FITTINGS AS APPROVED BY NFPA AND UL MAY BE USED WITH, OR IN LIEU OF, THE SYSTEM DESCRIBED ABOVE.

HANGERS AND SUPPORTS

- HANGERS AND SWAY BRACING WHERE REQUIRED, SHALL BE INSTALLED TO MEET NFPA AND MASSACHUSETTS STATE BUILDING CODE (29-292-12E) COMPLIANCE AS TO LOCATION, SPACING, AND MAXIMUM LOADS.
- HANGER MATERIAL SHALL BE COMPATIBLE WITH PIPING MATERIALS WITH WHICH IT COMES INTO CONTACT.
- HANGERS SHALL BE INSTALLED, IN ADDITION TO THE ABOVE, AT ALL CHANGES OF DIRECTION (HORIZONTAL AND VERTICAL), VALVES AND EQUIPMENT CONNECTIONS. HANGERS SHALL BE LOCATED SO THAT THEIR REMOVAL IS NOT REQUIRED TO SERVICE, ASSEMBLE OR REMOVE EQUIPMENT.
- HORIZONTAL RUNS MAY USE BAND HANGERS UP TO 4" SIZE. PIPING LARGER THAN 4" SHALL BE PROVIDED WITH CLEVIS TYPE.
- ALL RODS, CLAMPS, NUTS, WASHERS, SHIELDS AND HANGERS IN ALL AREAS SHALL BE ELECTRO-GALVANIZED COATED STEEL.

VALVES AND SUNDRIES

- SHUTOFF VALVES ON THE ABOVEGROUND FIRE PROTECTION SYSTEM SHALL BE UL, FM BUTTERFLY OR OS&Y GATE VALVES, AS INDICATED, ON SIZES 2-1/2" AND LARGER, VALVES UP TO 2" SHALL BE UL, FM BALL VALVES. ALL ISOLATION / CONTROL VALVES SHALL BE MONITORED.
- CHECK VALVES SHALL BE 175-POUND CLASS FOR FIRE PROTECTION.
- VALVES SHALL BE PROVIDED WITH SEATS SUITABLE FOR THE SERVICE INTENDED.
- VALVES SHALL BE AS MANUFACTURED BY HIBDO, VICTAULIC, RELIABLE, MILWAUKEE OR APPROVED EQUAL MANUFACTURERS MODEL NUMBERS REFERENCED BELOW ARE USED TO INDICATE A TYPE, MATERIAL AND QUALITY TO BE PROVIDED.
- ALL VALVES SPECIFIED HEREIN SHALL BE UL/FM APPROVED, 175 PSI MINIMUM WORKING PRESSURE. ALL CONTROL VALVES SHALL BE PROVIDED WITH TAMPER SWITCH.

AUTOMATIC SPRINKLERS

- SPRINKLER HEADS: QUICK RESPONSE, BULB TYPE, AND STYLE AS INDICATED OR REQUIRED BY THE APPLICATION. UNLESS OTHERWISE INDICATED.
- IN ALL OPEN AREAS, WHERE ELECTRICAL EQUIPMENT IS LOCATED, AN APPROVED TYPE SHIELD, TO KEEP WATER OFF THE ELECTRICAL EQUIPMENT, SHALL BE PROVIDED.
- PROVIDE ALL SPRINKLER HEADS WITH PROTECTIVE CAGE.
- PROVIDE IN THE VALVE ROOM, A FINISHED STEEL CABINET SUITABLE FOR WALL MOUNTING, WITH HINGED COVER AND SPACE FOR 6 SPARE SPRINKLER HEADS PLUS SPRINKLER HEAD WRENCH.

SPRINKLER SHOP DRAWINGS

- WHERE CHANGES ARE MADE FROM THE DESIGN DRAWINGS, THIS CONTRACTOR SHALL PROVIDE HYDRAULICALLY CALCULATED SHOP DRAWINGS, FOR APPROVAL.

FLUSHING AND TESTING

- ALL LABOR, MATERIALS, INSTRUMENTS, DEVICES AND POWER REQUIRED FOR TESTING SHALL BE PROVIDED BY THIS CONTRACTOR. THE TESTS SHALL BE PERFORMED IN THE PRESENCE AND TO THE SATISFACTION OF THE ENGINEER, GENERAL CONTRACTOR AND THE LEONISTERS FIRE DEPARTMENT AND SUCH OTHER PARTIES, AS MAY HAVE LEGAL JURISDICTION. NO PIPING IN ANY LOCATION SHALL BE CLOSED UP, FURRED IN, OR COVERED BEFORE TESTING.
- WHERE PORTIONS OF PIPING SYSTEMS ARE TO BE COVERED OR CONCEALED BEFORE COMPLETION OF THE PROJECT, THOSE PORTIONS SHALL BE TESTED SEPARATELY IN THE MANNER SPECIFIED HEREIN FOR THE RESPECTIVE ENTIRE SYSTEM.
- ANY PIPING OR EQUIPMENT THAT HAS BEEN LEFT UNPROTECTED AND SUBJECT TO MECHANICAL OR OTHER INJURY IN THE OPINION OF THE GENERAL CONTRACTOR SHALL BE RE-TESTED IN PART OR IN WHOLE AS DIRECTED.
- THE ENGINEER RETAINS THE RIGHT TO REQUEST A RECHECK OR RESETTING OF ANY PUMP OR INSTRUMENT BY THIS CONTRACTOR DURING THE GUARANTEE PERIOD AT NO ADDITIONAL COST TO THE CONTRACTOR.
- REPAIR, OR IF DIRECTED, REPLACE ANY DEFECTIVE WORK WITH NEW WORK WITHOUT EXTRA CHARGE TO THE CONTRACT. REPEAT TESTS AS DIRECTED, UNTIL THE WORK IS PROVEN TO MEET THE REQUIREMENTS SPECIFIED HEREIN.
- RESTORE TO ITS FINISHED CONDITION ANY WORK, DAMAGED OR DISTURBED, PROVIDED BY OTHER CONTRACTORS AND ENGAGE THE ORIGINAL CONTRACTOR TO DO THE WORK OF RESTORATION TO THE DAMAGED OR DISTURBED WORK.
- THIS CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND ANY INSPECTORS HAVING JURISDICTION, A MINIMUM OF 48 HOURS IN ADVANCE OF MAKING ANY REQUIRED TESTS SO THAT ARRANGEMENTS MAY BE MADE FOR THEIR PRESENCE TO WITNESS HIS SCHEDULED TESTS.
- TESTING SHALL BE IN ACCORDANCE WITH NFPA-13 "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS".
- EACH SYSTEM SHALL BE TESTED TO A HYDROSTATIC PRESSURE OF 200 PSI FOR TWO HOURS.
- FLUSHING OF ALL BURIED SUPPLY PIPING SHALL BE PERFORMED AT A MINIMUM RATE OF 880 GPM FOR SYSTEMS WITH A 6" SERVICE.
- ALL WATER FLOW DETECTING DEVICES AND CIRCUITS SHALL BE FLOW TESTED THROUGH THE INSPECTOR'S TEST CONNECTION AND ACTIVATE WITHIN FIVE MINUTES OF INITIATION.
- ALL FLOW TESTS ON THE FIRE PROTECTION SYSTEMS SHALL BE PERFORMED IN THE PRESENCE OF THE AUTHORITY HAVING JURISDICTION.
- SPRINKLER FLOW TEST DISCHARGE AND FLUSHING WATER DISCHARGE SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND THE UTTERFIELD DEPARTMENT OF PUBLIC WORKS AS TO ACCEPTABLE DISCHARGE POINTS PRIOR TO SCHEDULING OF FLUSHING AND TESTS. THIS CONTRACTOR SHALL PROVIDE ALL HOSE AND EQUIPMENT NECESSARY TO PERFORM THE REQUIRED TESTING AND FLUSHING.

AS-BUILT DRAWINGS AND CONTRACTOR CERTIFICATES

- CONTRACTOR SHALL HAVE, ON HAND, AT TIME OF FINAL INSPECTION BY THE AUTHORITY HAVING JURISDICTION, FOR TEMPORARY / FINAL CERTIFICATE OF OCCUPANCY, ALL COMPLETED CERTIFICATES OF MATERIAL AND TESTING FOR ABOVEGROUND AND UNDERGROUND PIPING AS WELL AS THE AS-BUILT DRAWINGS OF THE FIRE PROTECTION INSTALLATION.

HYDRAULIC CALCULATIONS

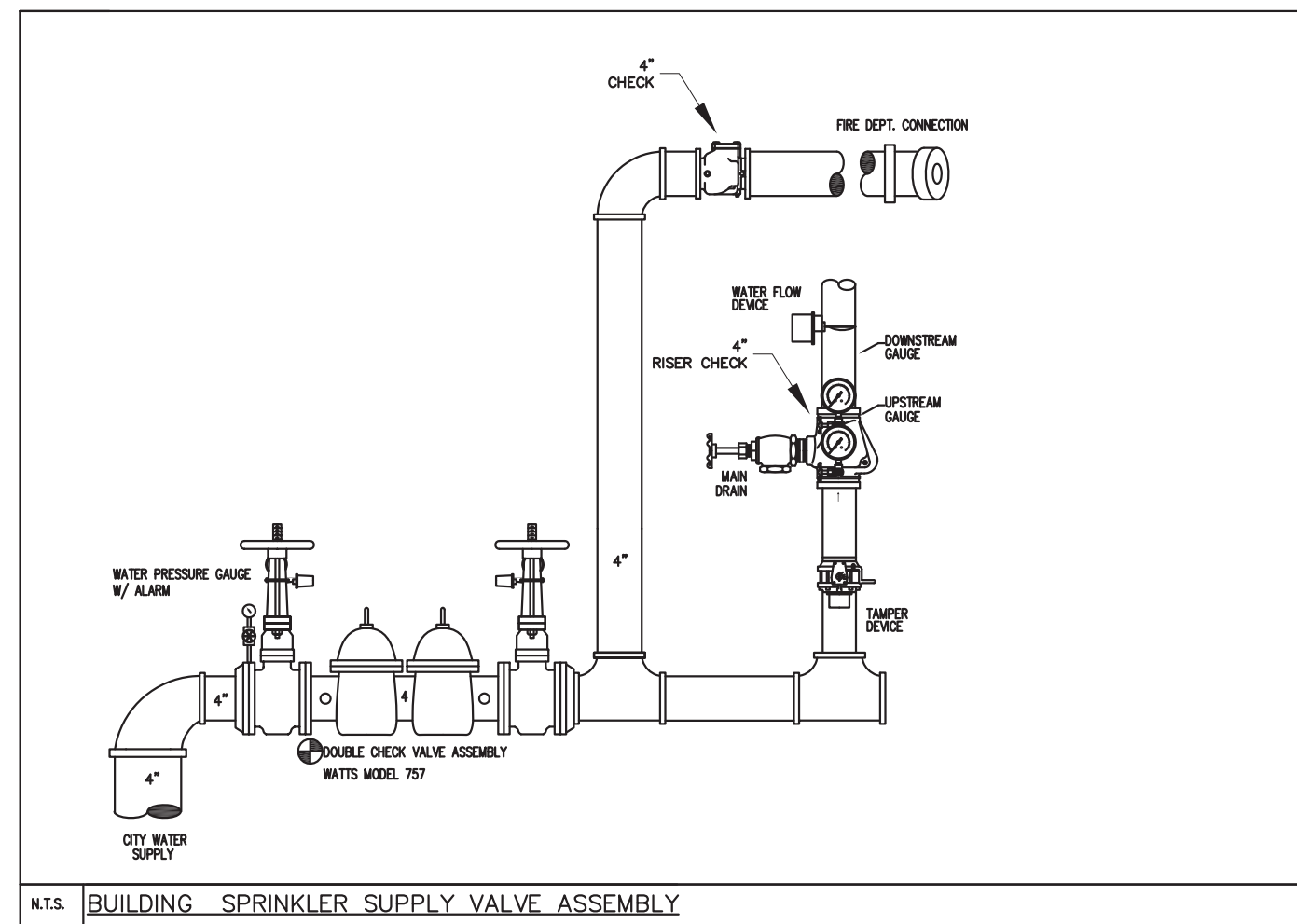
- CONTRACTOR SHALL OBTAIN RECENT HYDRANT FLOW TEST RESULTS.
- CONTRACTOR SHALL PERFORM HYDRAULIC CALCULATIONS STAMPED BY A REGISTERED ENGINEER IN GOOD STANDING.
- TERM II SHOP DRAWINGS AND HYDRAULIC CALCULATIONS SHALL BE SUBMITTED TO AND APPROVED BY THIS OFFICE PRIOR TO ANY WORK BEING PERFORMED.

INSTALLATION

- GENERAL: INSTALL FIRE PROTECTION SPECIALTY VALVES, FITTINGS, AND SPECIALTIES IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS, NFPA 13 AND 14, AND THE AUTHORITY HAVING JURISDICTION.
- USE PROPER TOOLS TO PREVENT DAMAGE DURING INSTALLATIONS.
- ALL PENDENT MOUNTED SPRINKLERS SHALL BE INSTALLED ON RETURN BENDS.
- ALL SPRINKLERS INSTALLED IN ACOUSTICAL CEILING TILES SHALL BE CENTERED IN TILES WHERE APPLICABLE.

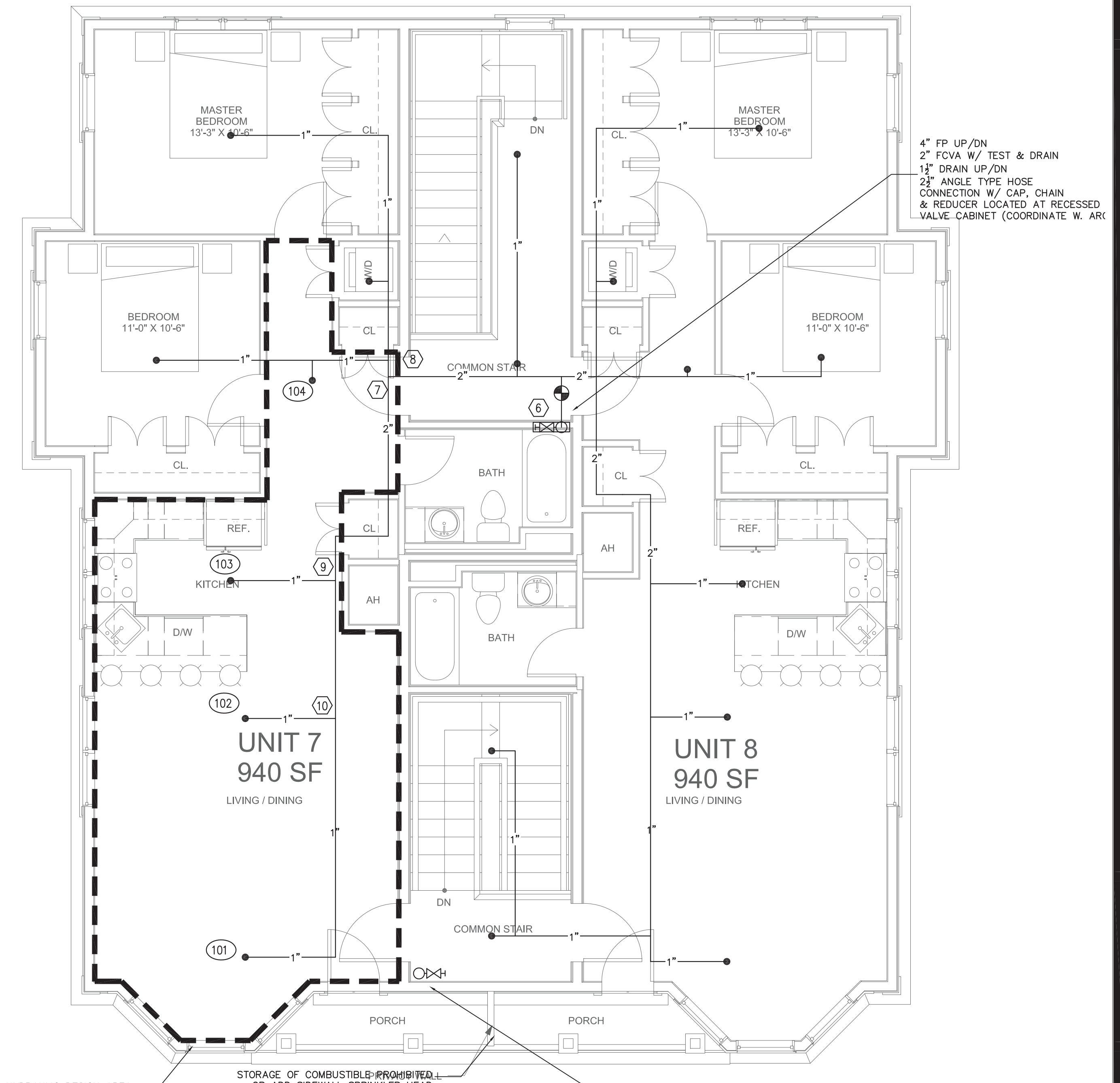
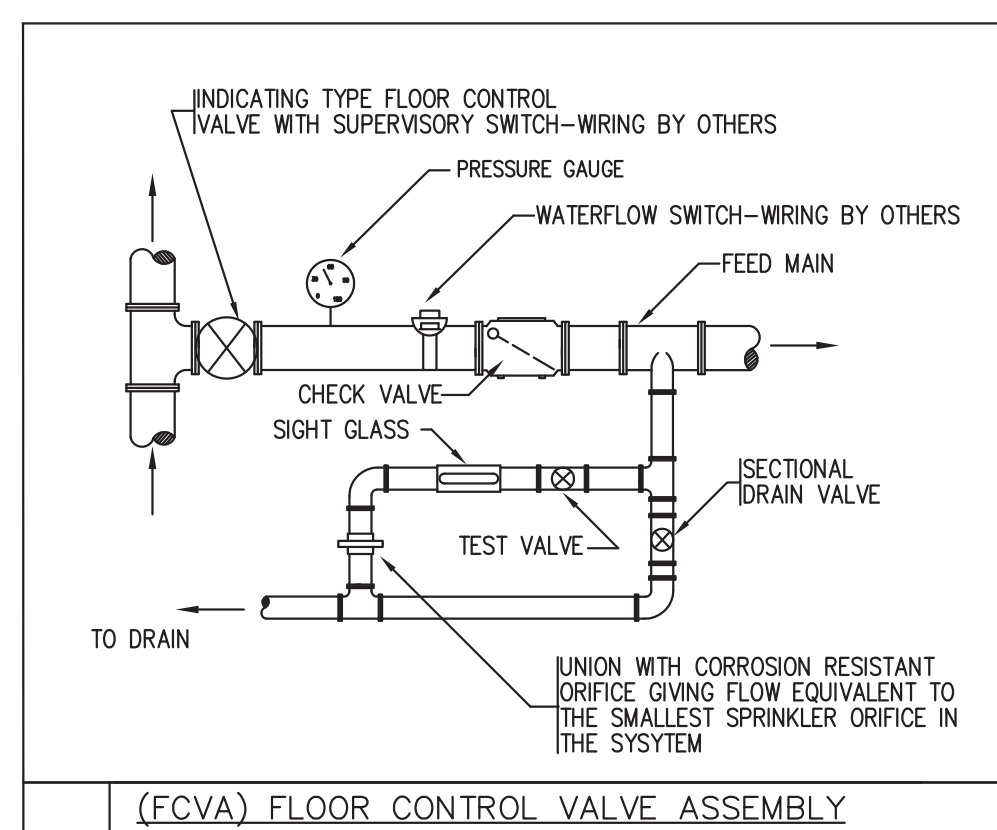
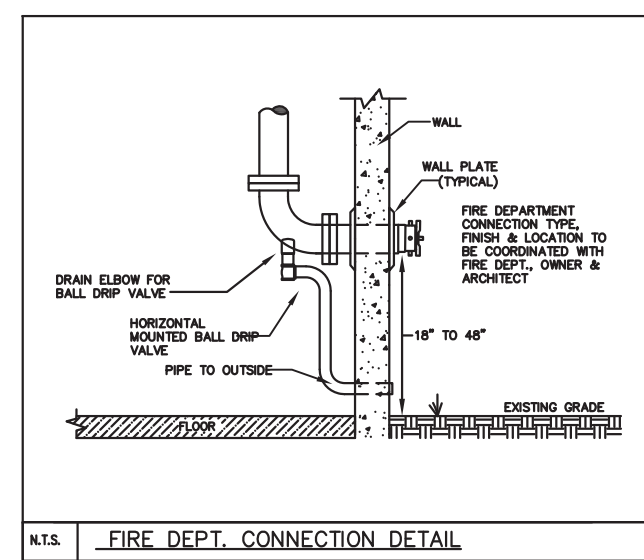
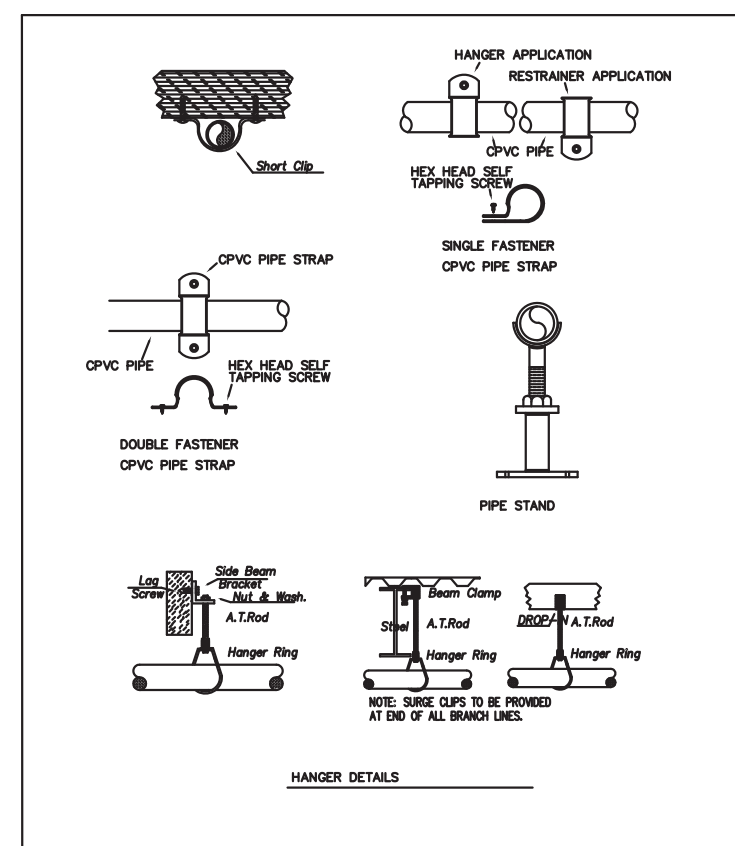
FIRE PROTECTION GENERAL NOTES:

- ALL AUTOMATIC SPRINKLER SYSTEM COMPONENTS SHALL BE DESIGNED AND INSTALLED PER NFPA-13R, NFPA-14 & CMR 780
- ALL CONTROL VALVES SHALL BE PROVIDED WITH TAMPER SWITCHES. WIRING TO FIRE ALARM CONTROL PANEL SHALL BE BY FIRE ALARM CONTRACTOR
- ALL FIRE PROTECTION WORK SHALL BE IN ACCORDANCE WITH CONNECTICUT STATE BUILDING CODE, INCLUDING ALL PERTINENT IBC AND NFPA REFERENCED STANDARDS AS ADOPTED.
- SEISMIC RESTRAINT SHALL BE PROVIDED IN ACCORDANCE WITH NFPA-13-2010 AND MASS. BUILDING CODE CHAPTER 9.
- MOUNT ALL SPRINKLERS WITH DEFLECTORS 1"-2" BELOW CEILING UNLESS OTHERWISE NOTED. ALL SPRINKLERS SHALL BE LOCATED PER NFPA-13, 2010 SECTIONS 8.6.4.1.1, & 8.6.5
- PROVIDE AUXILIARY DRAINS AS REQUIRED TO COMPLETELY DRAIN THE SYSTEM.



FIRE SPRINKLER LEGEND

| SYMBOL | TYPE | SPRINKLER FINISH | MANUFACTURER | TEMP | SNF# |
|--------|-------------------------------------|------------------|--------------|------|---------|
| ◀ | DRY SIDEWALL | BRONZE | RASCO-F30R | 175° | R-5734 |
| ● | STANDARD RESPONSE CONCEALED PENDENT | BRONZE | RASCO-GS | 135° | RA-3415 |
| ○ | QUICK RESPONSE BRASS UPRIGHT | BRASS | RASCO-F1FR | 155° | R-3625 |
| ⊙ | RESIDENTIAL FLAT CONCEALED PENDENT | BRONZE | RASCO-RFS42 | 135° | RA-3516 |



| | |
|----------------------------|---------------------------------|
| FOURTH FLOOR RESIDENTIAL | |
| SYSTEM TYPE: AUTOMATIC-WET | |
| LIGHT HAZARD RESIDENTIAL | |
| DENSITY: 0.10 GPM/FT2 | AREA OF APPLICATION: 457 FT2 |
| PROTECTION AREA 225 FT2 | HOSE ALLOWANCE 100 GPM |

① 4th Floor Level
1/4" = 1'-0"