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DS

APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY
SIGNATURE

01/17/2024

Approved pursuant to the requirements in a Neighborhood Design Overlay District and with the proviso that any changes to these plans be submitted to the BPDA for approval.

BAIRD RESIDENCE

16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

PERMIT REVISION

DATE ISSUED: AUGUST 18TH, 2023

DRAWING LIST SURVEY

SHEET NO.	SHEET NAME
SURVEY	
_	SURVEY

DRAWING LIST CIVIL

SHEET NO.	SHEET NAME
CIVIL	
2.11	SITE IMPROVEMENT PLAN
2.31	SOIL EROSION & SEDIMENT CONTROL PLAN
3.01	CONSTRUCTION DETAILS
3.02	CONSTRUCTION DETAILS

DRAWING LIST STRUCTURAL

SHEET NO.	SHEET NAME
S0.00	GENERAL NOTES
S0.01	TYPICAL DETAILS
S0.02	TYPICAL DETAILS
S0.03	TYPICAL DETAILS
S1.10	FOUNDATION PLAN
S1.11	FIRST FLOOR FRAMING PLAN
S1.12	SECOND FLOOR FRAMING PLAN
S1.13	THIRD FLOOR FRAMING PLAN
S1.14	ROOF FRAMING PLAN
S2.00	SECTIONS

DRAWING LIST - ARCHITECTURAL PERMIT SET

SHEET NO.	SHEET NAME
ARCHITECTURAL	
A0.00	COVER
A0.02	RESIDENTIAL CODE NOTES
A0.10	GENERAL NOTES
A1.00	SITE PLAN
A2.00	LOWER LEVEL & FIRST FLOOR DEMO PLAN
A2.01	SECOND & THIRD FLOOR DEMO PLAN
A2.10	LOWER LEVEL FLOOR PLAN
A2.11	FIRST FLOOR PLAN
A2.12	SECOND FLOOR PLAN
A2.13	THIRD FLOOR PLAN
A2.14	ROOF PLAN
A2.20	LOWER LEVEL FLOOR FINISH PLAN
A2.21	FIRST FLOOR FINISH PLAN
A2.22	SECOND FLOOR FINISH PLAN
A2.23	THIRD FLOOR FINISH PLAN
A3.10	LOWER LEVEL REFLECTED CEILING PLAN
A3.11	FIRST FLOOR REFLECTED CEILING PLAN
A3.12	SECOND FLOOR REFLECTED CEILING PLAN
A3.13	THIRD FLOOR REFLECTED CEILING PLAN
A3.15	SITE LIGHTING PLAN
A3.20	LOWER LEVEL SWITCHING PLAN
A3.21	FIRST FLOOR SWITCHING PLAN
A3.22	SECOND FLOOR SWITCHING PLAN
A3.23	THIRD FLOOR SWITCHING PLAN
A3.25	SITE SWITCHING PLAN

DRAWING LIST - ARCHITECTURAL PERMIT SET

SHEET NO.	SHEET NAME
A4.00	EXTERIOR ELEVATIONS
A4.01	EXTERIOR ELEVATIONS
A4.10	ENLARGED ELEVATIONS
A4.11	ENLARGED ELEVATIONS
A4.20	EXTERIOR WINDOW & DOOR SCHEDULE
A5.00	BUILDING SECTIONS
A5.01	BUILDING SECTIONS
A6.00	INTERIOR ELEVATIONS
A6.01	INTERIOR ELEVATIONS
A6.02	INTERIOR ELEVATIONS
A6.03	INTERIOR ELEVATIONS
A6.05	INTERIOR ELEVATIONS
A6.06	INTERIOR ELEVATIONS
A6.10	ENLARGED INTERIOR PLANS & ELEVATIONS
A6.11	ENLARGED INTERIOR PLANS & ELEVATIONS
A6.12	ENLARGED INTERIOR PLANS & ELEVATIONS
A6.13	ENLARGED INTERIOR PLANS & ELEVATIONS
A6.14	ENLARGED INTERIOR PLANS & ELEVATIONS
A6.15	ENLARGED INTERIOR PLANS & ELEVATIONS
A6.16	ENLARGED INTERIOR PLANS & ELEVATIONS
A6.17	ENLARGED INTERIOR PLANS & ELEVATIONS
A6.30	INTERIOR STAIR DETAILS
A6.31	INTERIOR STAIR DETAILS
A6.32	INTERIOR STAIR DETAILS
A6.33	ENTRY STAIR DETAILS
A7.00	INTERIOR PARTITION TYPES
A7.01	INTERIOR FLOOR DETAILS

CLIENT

LISSA BAIRD
16 WOODLAND ROAD
JAMAICA PLAIN, MA 02130
917-617-0498

ARCHITECT

CHARLES ROSE ARCHITECTS, INC.
115 WILLOW AVENUE
SOMERVILLE, MA 02144
TEL. 617-628-5033

© CHARLES ROSE ARCHITECTS INC.

CONTRACTOR

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TEL. 617-893-1717

SURVEYOR

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CIVIL ENGINEER

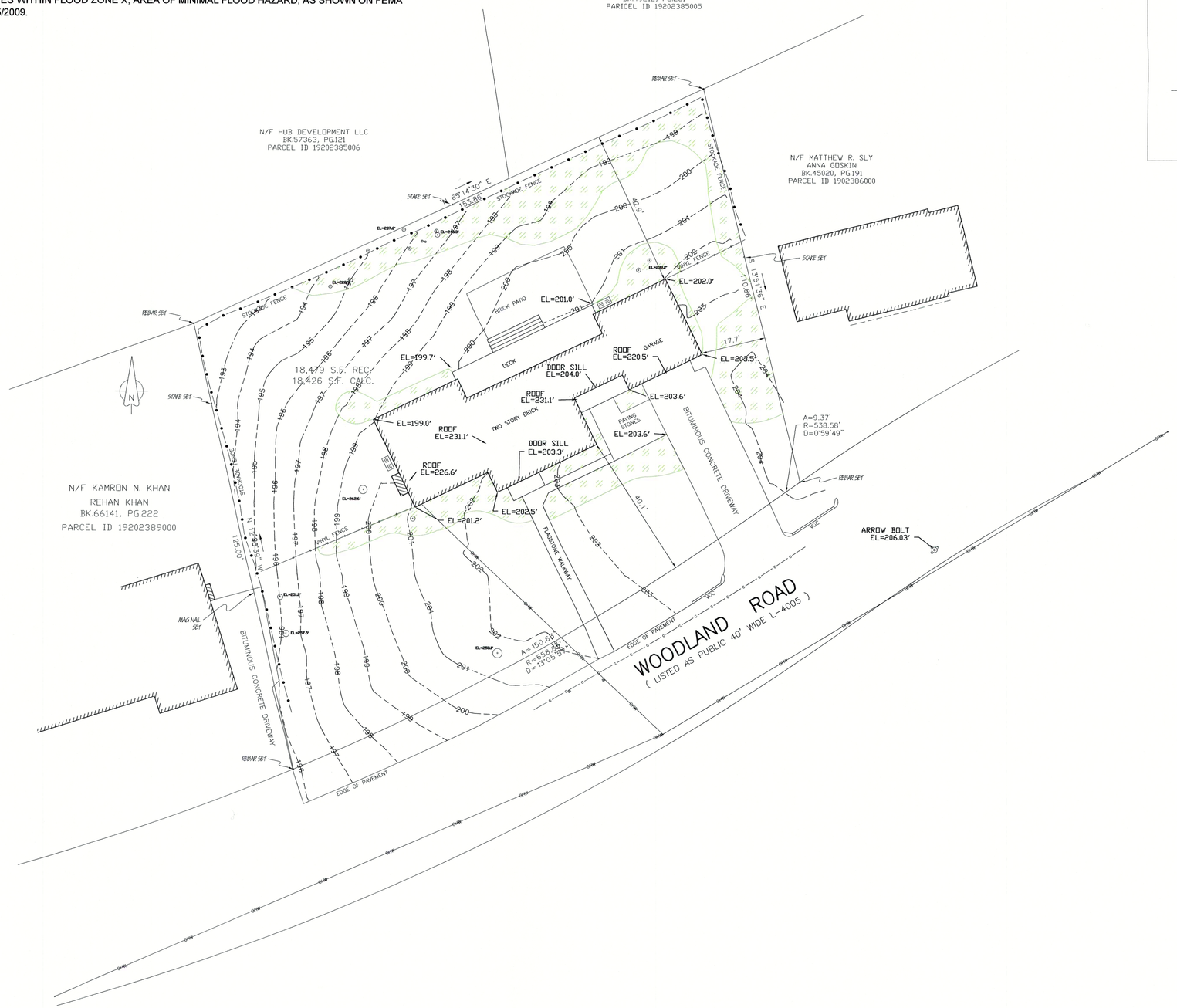
SOLLI ENGINEERING
11 VANDERBILT AVENUE
NORWOOD, MA 02062
TEL. 781-352-8491

STRUCTURAL ENGINEER

RSE ASSOCIATES
63 PLEASANT STREET
WATERTOWN, MA 02472
TEL. 617-926-8300

PLAN NOTES:

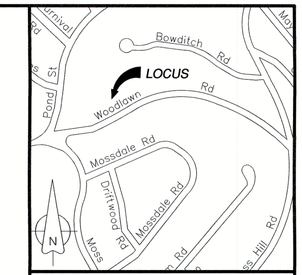
1. ELEVATIONS AND BEARINGS ARE BASED UPON AN OPUS CONVERSIONS OF STATIC GPS OBSERVATIONS TAKEN ON FEBRUARY 11, 2022. REF FRAME: NAD_83(2011)(EPOCH:2010.0000).
2. COORDINATES AND BEARING SHOWN ARE MASSACHUSETTS STATE PLANE (MAINLAND) AND ARE SHOWN FOR SURVEY REPRODUCTION PURPOSES ONLY.
3. ABUTTERS ARE SHOWN PER ASSESSOR'S RECORDS.
4. UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED UPON MARKINGS SET BY OTHERS. (DIG SAFE)
5. TREE DIAMETERS ARE BASED UPON TRUNK DIAMETERS THREE FEET ABOVE GROUND LEVEL AND ARE PLOTTED TO SCALE.
6. BY HORIZONTAL SCALING ONLY LOCUS LIES WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FIRM 25025C0067G, EFFECTIVE DATE: 9/25/2009.



LEGEND

These standard symbols will be found in the drawing.

- HVAC UNIT
- HYDRANT
- MAN HOLE SEWER
- UTILITY POLE
- GAS GATE
- GAS LINE
- TREE EVERGREEN
- TREE DECIDUOUS
- LANDSCAPED AREA



LOCUS PLAN

EXISTING CONDITIONS PLAN
LAND IN

BOSTON,

JAMAICA PLAIN,
SUFFOLK COUNTY,
MASSACHUSETTS

16 WOODLAND ROAD
PARCEL ID 1902387000

LISTED OWNER:
LISSA BAIRD
DEED BOOK 66318, PAGE 241
PLAN IN BOOK 6167, PAGE 583

DATE: March 9, 2022

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ANDERSON SURVEYS, INC.
Professional Land Surveyors
800 HIGH STREET
HANSON, MA 02341-0149
(781) 293-3349

SCALE : 1." = 16'

0 16 32 48

COMMONWEALTH OF MASSACHUSETTS
KENNETH B. ANDERSON
No. 31298
REGISTERED
PROFESSIONAL LAND SURVEYOR
3-9-2022

Carlson Survey 2021 - 84013 - AutoCAD 2021

Kenneth B. Anderson, PLS # 31298

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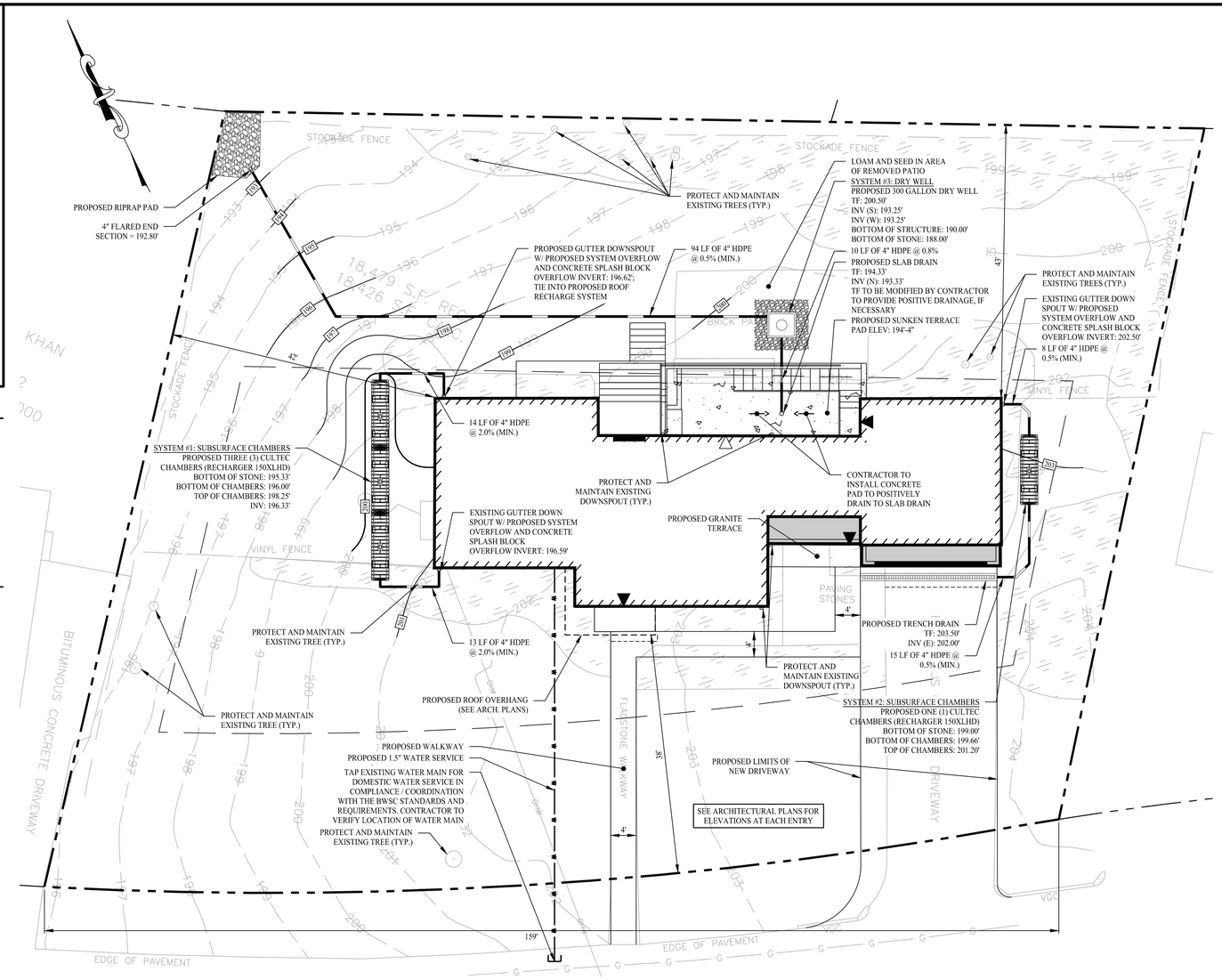


SITE PLAN NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. CONTRACTOR TO PERFORM ALL SITE WORK PROPOSED HEREON IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITS AND CONDITIONS OF APPROVALS ISSUED FOR THIS PROJECT.
3. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "EXISTING CONDITIONS PLAN LAND IN BOSTON, JAMAICA PLAIN, SUFFOLK COUNTY, MASSACHUSETTS, 16 WOODLAND ROAD", SCALE 1"=16'; DATED: 03/09/2022; BY ANDERSON SURVEYS, INC.
4. THE SUBJECT SITE CONSISTS OF A TOTAL AREA OF APPROXIMATELY 0.42 ACRES, LOCATED WITHIN THE JAMAICA PLAIN NEIGHBORHOOD DISTRICT AND FURTHER WITHIN THE ONE-FAMILY RESIDENTIAL SUBDISTRICT (1F) OF THE CITY OF BOSTON.
5. THIS SITE LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X). FLOOD ZONE INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP NO. 25025C0867G, DATE 09/25/2009.
6. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "811" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY AND SECURITY OF THE SITE DURING ALL PHASES OF CONSTRUCTION. THE ARCHITECT AND ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER OF RECORD HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
8. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
9. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING AND BUILDING EXPANSIONS.
10. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
11. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
12. THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER.

DRAINAGE & UTILITY NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS FROM LOCAL GOVERNING AUTHORITIES AND STATE REQUIRED TO PERFORM ALL REQUIRED WORK, INCLUDING FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES. THE CONTRACTOR SHALL POST ALL BONDS ,EXCEPT MASSACHUSETTS DOT ENCROACHMENT PERMIT BOND, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
2. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "811" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES.
3. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "811" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
4. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE STATE AND LOCAL GOVERNING AUTHORITIES.
6. ALL DISTURBANCE INCURRED TO CITY, COUNTY, OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER.
7. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
8. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
9. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
10. GRADING CONTRACTOR SHALL RESTORE TO GRADE AND COMPACTION ALL AREAS DISTURBED BY BUILDING CONSTRUCTION PRIOR TO PAVING OPERATIONS COMMENCING.
11. THE PROPERTY IS NOT LOCATED WITHIN A ZONE II WELLHEAD PROTECTION AREA.
12. THE PROJECT SITE IS LOCATED WITHIN FEMA AREAS OF MINIMAL FLOOD HAZARD (ZONE X); OUTSIDE THE 500-YEAR FLOOD ZONES.
13. ALL CATCH BASINS PROPOSED ARE TO BE 4' x 4' MIN. DEEP SUMP CATCH BASINS WITH HOODED OUTLETS, SEE DETAILS ON SHEET 3.01.
14. ALL WORK IN THE CITY OF BOSTON MUST BE PERFORMED BY A LICENSED DRAIN LAYER APPROVED BY THE BOSTON WATER AND SEWER COMMISSION AND MUST MAINTAIN A BOND WITH BWSC.
15. THE CONTRACTOR BEARS THE RESPONSIBILITY FOR CONFIRMING THE EXACT LOCATION OF UTILITIES SHOWN ON THIS PLAN AND OTHERS THAT MAY EXISTING BUT ARE NOT SHOWN HERE.
16. ALL WATER LATERALS AND PIPES SHALL BE INSTALLED PER THE BOSTON WATER & SEWER COMMISSION STANDARD REQUIREMENTS.
17. ALL SEWER PIPES AND STRUCTURES SHALL BE INSTALLED PER THE BOSTON WATER & SEWER COMMISSION STANDARD REQUIREMENTS.

BWSC INSPECTION LIST

STRUCTURE	INSPECTOR	DATE
SYSTEM #1: SUBSURFACE CHAMBERS		
SYSTEM #2: SUBSURFACE CHAMBERS		
SYSTEM #3: DRY WELL		
TRENCH DRAIN		

ABBREVIATIONS

ARCH.	ARCHITECTURAL
@	AT
BWSC	BOSTON WATER & SEWER COMMISSION
CF	CUBIC FEET
DPW	DEPARTMENT OF PUBLIC WORKS
E	EAST
ELEV	ELEVATION
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MIN	MINIMUM
N	NORTH
PR	PROPOSED
S	SLOPE
S	SOUTH
SF	SQUARE FEET
TF	TOP OF FRAME
TYP	TYPICAL
W	WEST

ZONING COMPLIANCE TABLE

ZONING DISTRICT: ONE-FAMILY RESIDENTIAL SUBDISTRICT (1F)

DIMENSIONAL REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	9,000 SF	18,426± SF	18,426± SF
MINIMUM LOT WIDTH	70 FT	154 FT	154 FT
MINIMUM USEABLE OPEN SPACE	2,000 SF / DWELLING	14,976 SF	13,429 SF
MINIMUM FRONT YARD	25 FT	40 FT	38 FT
MINIMUM SIDE YARD	12 FT	17 FT	13 FT
MINIMUM REAR YARD	40 FT	43 FT	43 FT
MAXIMUM BUILDING HEIGHT	35 FT / 2.5 STORIES	2.5 STORIES	2.5 STORIES
MAXIMUM FLOOR-TO-AREA RATIO (FAR)	0.3	< 0.3	< 0.3
MAXIMUM REAR YARD OCCUPANCY BY ACCESSORY BLDGS	25%	0%	< 25%

LEGEND

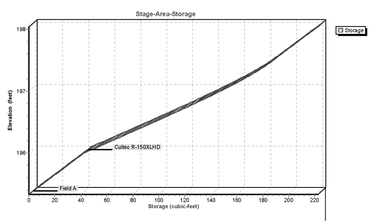
- PROPERTY LINE
- ADJOINING LOT LINE
- BUILDING SETBACK
- EXISTING BUILDING LIMITS
- PROPOSED BUILDING LIMITS
- PROPOSED BUILDING HATCH
- SAWCUT PAVEMENT LINE
- CONCRETE SIDEWALK / PAVEMENT
- 420 MAJOR CONTOURS
- 421 MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- 420 CONTOUR LABEL
- STORM DRAIN PIPE
- DRAINAGE AREA
- WATER MAIN / LATERAL
- FIRST FLOOR DOOR LOCATIONS (SEE ARCH. PLANS)
- LOWER LEVEL DOOR LOCATIONS (SEE ARCH. PLANS)
- SLIDER / OVERHEAD DOOR LOCATIONS (SEE ARCH. PLANS)

BWSC STORMWATER REQUIREMENTS & CALCULATIONS

FOR ALL RE/CONSTRUCTION PROJECTS WITHIN THE CITY OF BOSTON, IT IS MANDATORY TO RETAIN STORMWATER ON-SITE. A VOLUME OF RUNOFF EQUAL TO ONE INCH OF RAINFALL TIMES THE TOTAL IMPERVIOUS AREA ON-SITE MUST BE INFILTRATED PRIOR TO DISCHARGE TO A STORM DRAIN OR A COMBINED SEWER SYSTEM FOR PROJECTS LESS THAN 100,000 SQUARE FEET OF FLOOR AREA.

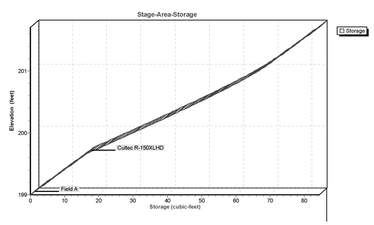
ON-SITE IMPERVIOUS AREA
TOTAL IMPERVIOUS AREA ON-SITE = 4,317± SQUARE FEET = 621,648± SQUARE INCHES
621,648± SQUARE INCHES X 1 INCH OF RAINFALL = 621,648± CUBIC INCHES
621,648± CUBIC INCHES = 360± CUBIC FEET

SYSTEM #1: SUBSURFACE CHAMBERS
CULTEC RECHARGER 150XLHD THREE (3) CHAMBERS
CONTRIBUTING DRAINAGE AREA = 706± SF
BOTTOM OF STONE = 195.33'
BOTTOM OF CHAMBER = 196.00'
TOP OF CHAMBER = 198.25'



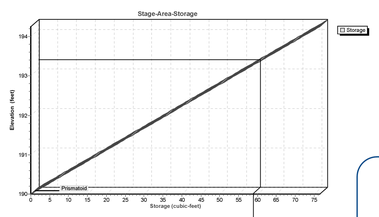
TOTAL VOLUME: 222 CF

SYSTEM #2: SUBSURFACE CHAMBERS
CULTEC RECHARGER 150XLHD ONE (1) CHAMBER
CONTRIBUTING DRAINAGE AREA = 701± SF
BOTTOM OF STONE = 199.00'
BOTTOM OF CHAMBER = 199.66'
TOP OF CHAMBER = 201.20'



TOTAL VOLUME: 84 CF

SYSTEM #3: DRY WELL
ONE (1) 300 GALLON DRY WELL
CONTRIBUTING DRAINAGE AREA = 363± SF
BOTTOM OF STONE = 188.00'
BOTTOM OF CHAMBER = 190.00'
TOP OF CHAMBER = 200.50'

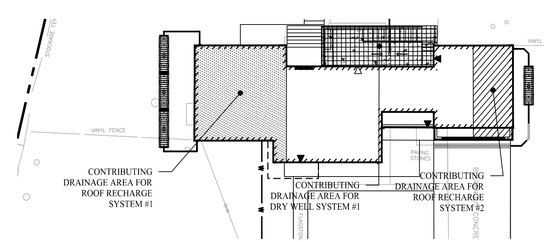


TOTAL VOLUME: 59 CF

TOTAL ON-SITE STORAGE PROVIDED = 222± CUBIC FEET + 84± CUBIC FEET + 59± CUBIC FEET = 365± CUBIC FEET

365± CUBIC FEET > 360± CUBIC FEET

CONTRIBUTING DRAINAGE AREA MAP ENLARGEMENT



PLAN VIEW
SCALE: 1" = 20'

LEGEND
- CONTRIBUTING DRAINAGE AREA FOR ROOF RECHARGE SYSTEM #1
- CONTRIBUTING DRAINAGE AREA FOR ROOF RECHARGE SYSTEM #2
- CONTRIBUTING DRAINAGE AREA FOR DRY WELL SYSTEM #1
- CONTRIBUTING DRAINAGE AREA FOR DRY WELL SYSTEM #2

DS

APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY
SIGNATURE

01/17/2024

Approved pursuant to the requirements in a Neighborhood Design Overlay District and with the proviso that any changes to these plans be submitted to the BPDA for approval.

Rev. #:	Date	Description
1	08/28/23	Response to Comments

Graphic Scale: 10 0 10 20

SOLLI ENGINEERING
501 Main Street, Monroe, CT 06468 T: (203) 880-5455 F: (203) 880-9695
11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

Drawn By:	JEP
Checked By:	CJB
Approved By:	KMS
Project #:	22205001
Plan Date:	12/22/22
Scale:	1" = 10'

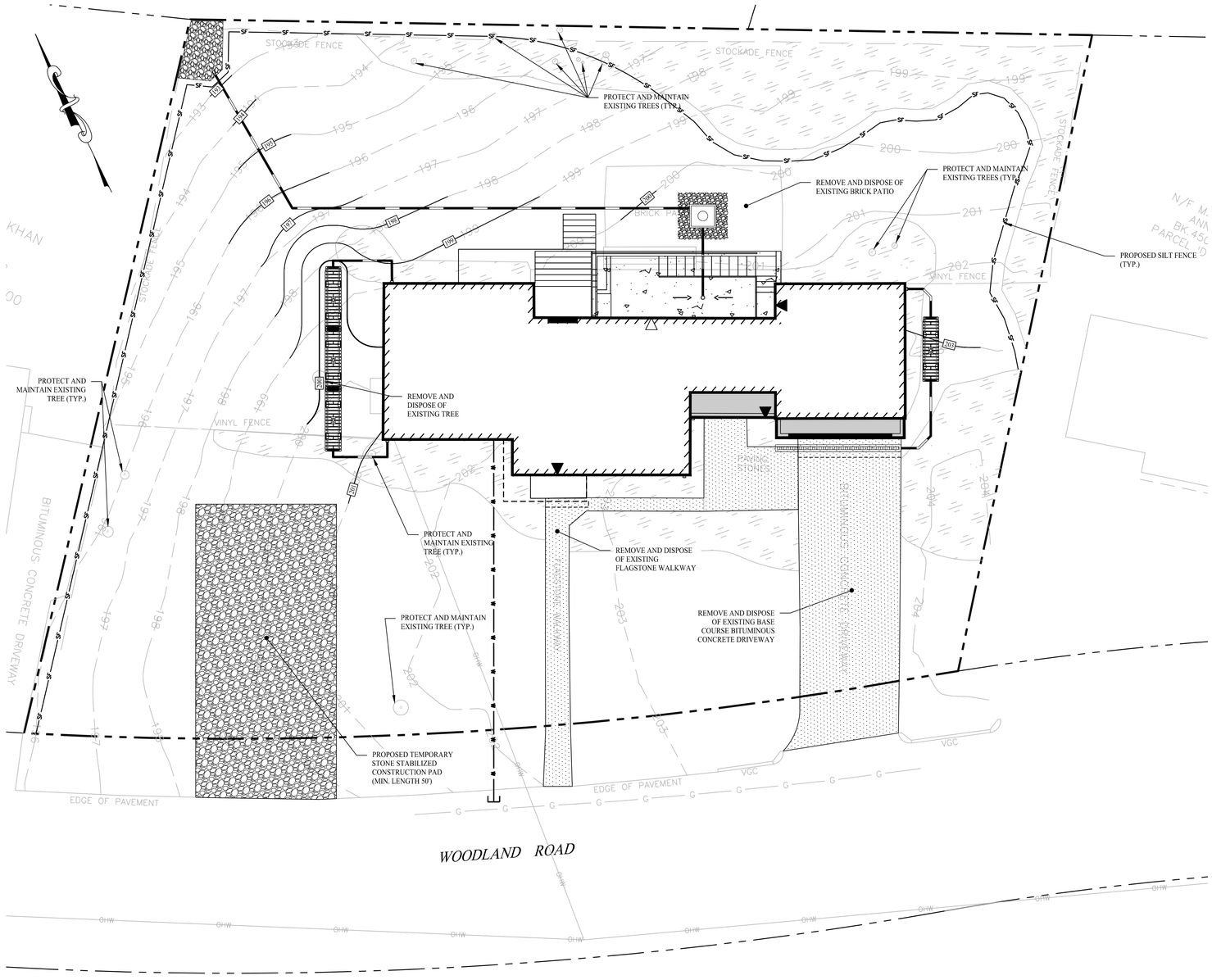
COMMONWEALTH OF MASSACHUSETTS KEVIN M. SOLLI CIVIL NO. 51952 PROFESSIONAL ENGINEER
Kevin Solli, P.E.
MA 51952

Project:
PROPOSED DEVELOPMENT
16 WOODLAND ROAD
JAMAICA PLAIN, MASSACHUSETTS

Sheet Title: SITE IMPROVEMENT PLAN

Sheet #: 2.11

Aug 28, 2023 – 1:45pm chartford
B:\SE Files\Project Data\2022\22205001 – 16 Woodland Rd – Jamaica Plain, MA\Cadd Data\22205001-2.11.dwg



SOIL EROSION & SEDIMENT CONTROL NOTES

SEDIMENT & EROSION CONTROL NARRATIVE

THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

CONTINGENCY EROSION PLAN

THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE LAND USE AGENTS OF THE CITY OF BOSTON AND ENGINEER OF RECORD SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

OPERATION REQUIREMENTS

CLEARING, GRUBBING & DEMOLITION OPERATIONS:

1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO THE START OF CLEARING, GRUBBING AND DEMOLITION OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING, GRUBBING & DEMOLITION OPERATIONS SO AS NOT TO DISTURB SEDIMENTATION AND EROSION CONTROL DEVICES AS WELL AS EXISTING LANDSCAPED AREAS.
4. FOLLOWING THE COMPLETION OF CLEARING, GRUBBING AND DEMOLITION OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING, PROCESSED AGGREGATE STONE OR DISPERSED HAY AS SOON AS PRACTICAL.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND ROADWAY CONSTRUCTION OPERATIONS:

1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF TEMPORARY TRAPS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES MAY BE USED IF SHOWN ON THE EROSION CONTROL PLANS OR IF DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE:

A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
D. BACKFILL THE TRENCH AND COMPACT.

II. CONSTRUCTION ENTRANCE:

A. REMOVE ALL VEGETATION AND OTHER MATERIALS FROM THE FOUNDATION AREA. GRADE AND CROWN FOUNDATION FOR POSITIVE DRAINAGE.
B. PLACE 1-3" STONE A MINIMUM OF 100FT ALONG THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD. AGGREGATE SHOULD BE PLACED AT LEAST 6" THICK.
C. GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN STONE FILL AND EARTH SURFACE TO TO REDUCE THE MIGRATION OF SOIL PARTICLES FROM THE UNDERLYING SOIL INTO THE STONE AND VICE VERSA.
D. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE.
E. FILTER FABRIC FENCE SHALL BE INSTALLED DOWN GRADIENT FROM THE CONSTRUCTION ENTRANCE IN ORDER TO CONTAIN ANY SEDIMENT-LADEN RUNOFF FROM THE ENTRANCE.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE:

A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

II. CONSTRUCTION ENTRANCE:

A. THE CONSTRUCTION ENTRANCE AND FENCE SHALL BE INSPECTED AT A MINIMUM WEEKLY AND AFTER HEAVY RAINS OR HEAVY USE.
B. REMOVE MUD AND HEAVY SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROAD IMMEDIATELY.
C. THE GRAVEL PAD SHALL BE TOPDRESSED WITH NEW STONE WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE GRAVEL.
D. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
E. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

EROSION AND SEDIMENT CONTROL PLAN

1. SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS; ENERGY DISSIPATERS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
3. CATCH BASINS WILL BE PROTECTED WITH HAY BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MASSACHUSETTS SOIL EROSION AND SEDIMENT CONTROL GUIDELINES MANUAL, LATEST EDITION.
5. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE
6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE ENGINEER OF RECORD OR BY LOCAL GOVERNING OFFICIALS.
8. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE EROSION CONTROL PLANS, NOTES, AND DETAILS.
9. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.

SEDIMENT & EROSION CONTROL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS AND CONDITIONS OF APPROVALS ISSUED BY THE CITY OF BOSTON FOR THIS PROJECT.
3. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "EXISTING CONDITIONS PLAN LAND IN BOSTON, JAMAICA PLAIN, SUFFOLK COUNTY, MASSACHUSETTS, 16 WOODLAND ROAD"; SCALE 1"=16'; DATED: 03/09/2022; BY ANDERSON SURVEYS, INC.
4. PRIOR TO STARTING ANY OTHER WORK ON SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT. EROSION CONTROLS TO BE INSTALLED AT THE EDGE OF PROPOSED WORK.
5. EROSION CONTROLS TO ACT AS A LIMIT OF WORK LINE TO ENSURE THAT NO EQUIPMENT ENCROACHES ON THE ADJACENT PROPERTIES.
6. EROSION CONTROLS SHALL REMAIN IN PLACE AND BE MAINTAINED FOR THE DURATION OF THE PROJECT TO LIMIT THE MOVEMENT OF SILTATION AND SEDIMENTS FROM ENTERING EXISTING DRAINAGE SYSTEMS OR FROM LEAVING THE PARCEL. ANY ACCUMULATED SEDIMENTS ARE TO BE REMOVED FROM THE EROSION CONTROLS AND DISPOSED TO PROPERLY. ADDITIONALLY, ALL EROSION CONTROLS ARE TO BE INSPECTED AFTER A STORM EVENT AND THE CONTROLS REPLACED OR ARMORED AS NECESSARY AND ACCUMULATED SEDIMENTS REMOVED.
7. ADDITIONAL EROSION CONTROLS ARE TO BE UTILIZED AS NECESSARY AND AS DIRECTED BY THE ENGINEER OF RECORD TO LIMIT SEDIMENTS FROM DISCHARGING TO ADJACENT PROPERTIES OR INTO EXISTING STORM DRAIN SYSTEMS.
8. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT EROSION SHALL NOT AFFECT AND OFF-SITE AREAS, WHETHER SUCH EROSION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
9. A RESERVE AMOUNT OF EROSION CONTROL MATERIALS ARE TO BE KEPT WITHIN EASY ACCESS ON SITE AT ALL TIMES.
10. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF THE TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
11. TEMPORARY STOCKPILING OF MATERIALS RELATED TO THE CONSTRUCTION ACTIVITIES ARE TO BE PROPERLY STABILIZED, PROTECTED AND DEMARCATED TO LIMIT MOVEMENT OF MATERIAL INTO STORM DRAIN SYSTEM OR ONTO ADJACENT PARCELS
12. REFUELING AND ANY WORK ASSOCIATED WITH THE MAINTENANCE OF CONSTRUCTION EQUIPMENT TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE REGULATIONS.
13. THE AREAS OF CONSTRUCTION SHALL REMAIN IN A STABLE CONDITION AT THE CLOSE OF EACH CONSTRUCTION DAY. EROSION CONTROLS SHALL BE CHECKED AT THIS TIME AND MAINTAINED OR REINFORCED IF NECESSARY.
14. EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED WITH PAVEMENT, PLANTINGS, OR WITH AN ESTABLISHED STAND OF GRASS. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE STABILIZATION IS COMPLETE. CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS AS DIRECTED BY THE ENGINEER OF RECORD, DPW AND/OR BOSTON LAND USE AGENT.
15. UTILIZE APPROPRIATE DEWATERING SYSTEMS AND TECHNIQUES TO MAINTAIN THE EXCAVATED AREA SUFFICIENTLY DRY FROM GROUNDWATER AND/OR SURFACE RUNOFF SO AS TO NOT ADVERSELY AFFECT CONSTRUCTION PROCEDURES OR CAUSE EXCESSIVE DISTURBANCE OF UNDERLYING NATURAL GROUND.
16. WATER FROM TRENCHES AND EXCAVATIONS SHALL NOT BE DISCHARGED DIRECTLY TO STORM DRAIN SYSTEMS. PROPER TREATMENT TO A SEDIMENTATION AREA IS TO TAKE PLACE PRIOR TO DISCHARGE TO ANY DRAINAGE SYSTEMS.
17. THE CONTRACTOR SHALL REPAIR ANY DAMAGE RESULTING FROM THE FAILURE OF THE DEWATERING OPERATIONS OR FROM FAILURE TO MAINTAIN ALL THE AREAS OF WORK IN SUITABLE DRY CONDITION.
18. PRECAUTIONS SHALL BE TAKEN TO PROTECT NEW WORK FROM FLOODING DURING STORMS OR FROM OTHER CAUSES. GRADING IN THE AREAS SURROUNDING ALL EXCAVATIONS SHALL BE PROPERLY SLOPED TO PREVENT WATER FROM RUNNING INTO THE EXCAVATED AREA OR TO ADJACENT PROPERTIES. WHERE REQUIRED, TEMPORARY DITCHES SHALL BE PROVIDED FOR DRAINAGE. UPON COMPLETION OF THE WORK AND WHEN DIRECTED, ALL AREAS SHALL BE RESTORED IN A SATISFACTORY MANNER AND AS DIRECTED.
19. ALL PIPELINES OR STRUCTURES NOT STABLE AGAINST UPLIFT DURING CONSTRUCTION OR PRIOR TO COMPLETION SHALL BE THOROUGHLY BRACED OR OTHERWISE PROTECTED.
20. REFER TO SHEET 3.01 FOR DETAILS OF THE PROPOSED SOIL EROSION AND SEDIMENT CONTROL (SEC) MEASURES AND ADDITIONAL INFORMATION REGARDING CONSTRUCTION SEQUENCE, SEC MEASURE INSTALLATION, AND MAINTENANCE.

LEGEND

	PROPERTY LINE
	ADJOINING LOT LINE
SF SF	SILT FENCE PROTECTION
	CONSTRUCTION ENTRANCE

Rev. #:	Date	Description
1	08/28/23	Response to Comments

Graphic Scale: 10 0 10 20

SOLLI ENGINEERING
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11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

Drawn By:	JEP
Checked By:	CJB
Approved By:	KMS
Project #:	22205001
Plan Date:	12/22/22
Scale:	1" = 10'

COMMONWEALTH OF MASSACHUSETTS KEVIN M. SOLLI CIVIL NO. 51952 REGISTERED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
MA 51952

Project:

PROPOSED DEVELOPMENT
16 WOODLAND ROAD
JAMAICA PLAIN, MASSACHUSETTS

Sheet Title: SOIL EROSION & SEDIMENT CONTROL PLAN

Sheet #: 2.31

Aug 28, 2023 – 10:16am chartford
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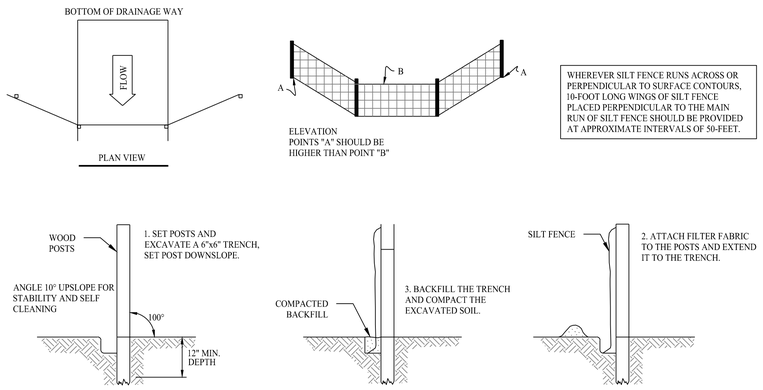
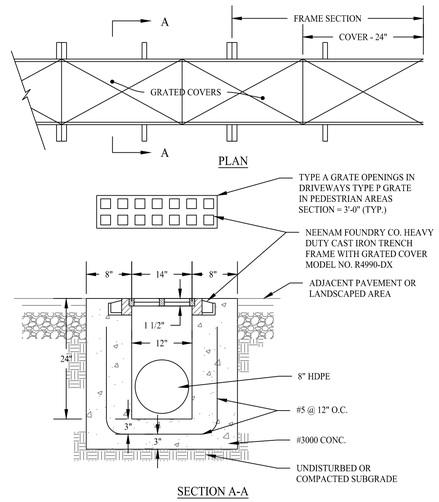


SILT FENCE PROTECTION DETAIL

SCALE: NTS



TRENCH DRAIN DETAIL

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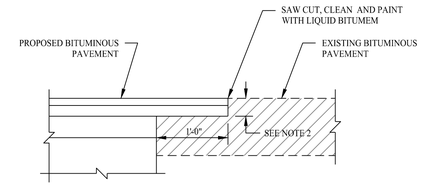
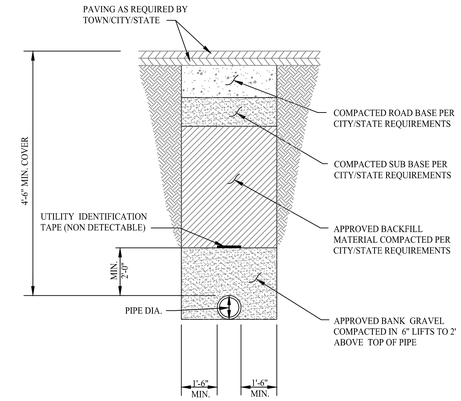


NOTES
1. OVERLAP BOTH PROPOSED BITUMINOUS CONCRETE COURSES (CLASS 1 AND CLASS 2) OVER EXISTING SUBBASE.
2. MINIMUM THICKNESS TO BE SAME AS PROPOSED BITUMINOUS OR MATCH THICKNESS OF EXISTING PAVEMENT, WHICH EVER IS GREATER.

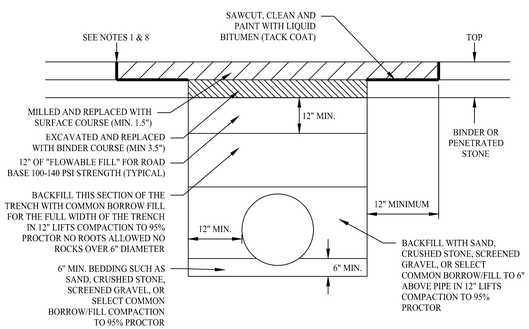
PAVEMENT MATCH TREATMENT (SAWCUT) DETAIL

SCALE: NTS



TYPICAL WATER MAIN TRENCH

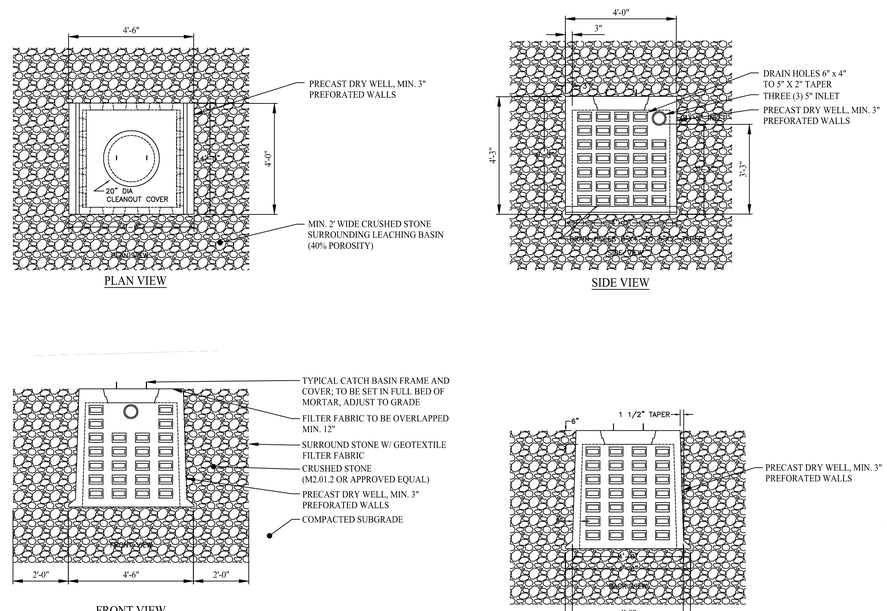
SCALE: NTS



NOTES
1. SAW CUT OUTER EDGE OF UTILITY PATCH
2. MILL TO REMOVE TOP COURSE
3. LEAVE 12" MIN. LIP BETWEEN EDGE OF TOP AND EDGE OF BINDER COURSE
4. REPLACE LAYERS OF BINDER AND DEEP BASE; THE THICKNESS OF SURFACE COURSE AND BINDER COURSE TO MATCH SAME DEPTH AS EXISTING ASPHALT MINIMUM
5. TACK AREA OF MILLING 1 GALLON PER 25 SQUARE YARDS
6. REPLACE TOP COURSE
7. SEAL EDGES OF UTILITY PATCH WITH HOT POURED RUBBERIZED ASPHALT SEALANT
8. ALL ROAD CUTS 2' OR LESS FROM THE CURB MUST BE MILLED AND REPAIRED FROM THE OUTER MOST EDGE OF CUT TO THE CURB

PAVEMENT REPAIR OVER TRENCH

SCALE: NTS

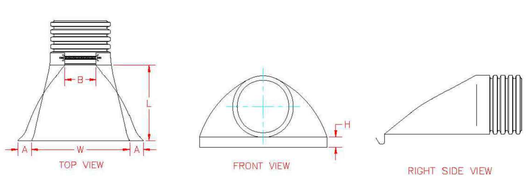


300 GALLON PRECAST CONCRETE DRY WELL DETAIL

SCALE: NTS

DETAIL PROVIDED BY SHEA CONCRETE PRODUCTS

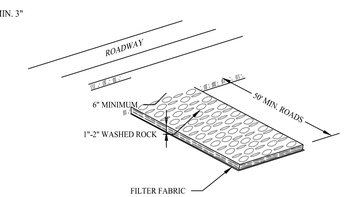
PIPE DIAMETER, in (mm)						
Diameter in (mm)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)
A in (mm)	6.5 (165)	6.5 (165)	7.5 (191)	7.5 (191)	7.5 (191)	7.5 (191)
B (max) in (mm)	10.0 (254)	10.0 (254)	15.0 (381)	18.0 (475)	22.0 (559)	25.0 (635)
H in (mm)	6.5 (165)	6.5 (165)	6.5 (165)	6.5 (165)	8.6 (218)	8.6 (218)
L in (mm)	25.0 (635)	25.0 (635)	32.0 (813)	36.0 (914)	58.0 (1473)	58.0 (1473)
W in (mm)	29.0 (737)	29.0 (737)	35.0 (889)	45.0 (1143)	63.0 (1600)	63.0 (1600)



FLARED END SECTION DETAILS

SCALE: NTS

DETAIL PER ADVANCED DRAINAGE SYSTEMS, INC.



CONSTRUCTION ENTRANCE

SCALE: NTS

Rev. #:	Date	Description

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501 Main Street, Monroe, CT 06468 T: (203) 880-5455 F: (203) 880-9695
11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

Drawn By:	JEP
Checked By:	CJB
Approved By:	KMS
Project #:	22205001
Plan Date:	12/22/22
Scale:	NTS

COMMONWEALTH OF MASSACHUSETTS KEVIN M. SOLLI CIVIL NO. 51952 REGISTERED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
MA 51952

Project:

PROPOSED DEVELOPMENT

16 WOODLAND ROAD
JAMAICA PLAIN, MASSACHUSETTS

Sheet Title: CONSTRUCTION DETAILS

Sheet #: 3.01

Dec 20, 2022 – 10:16am chartford
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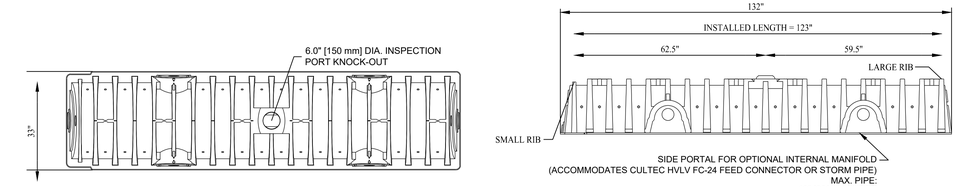
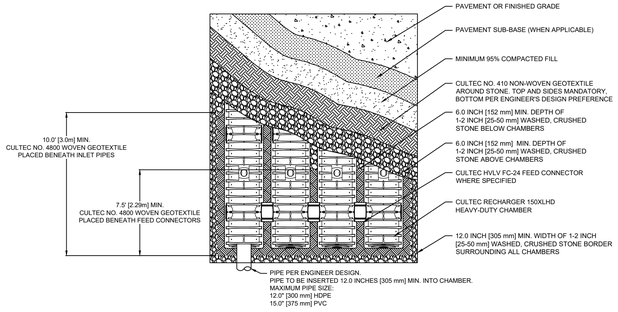
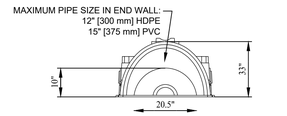
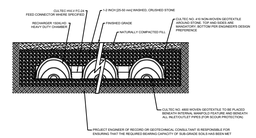




TYPICAL PLAN VIEW



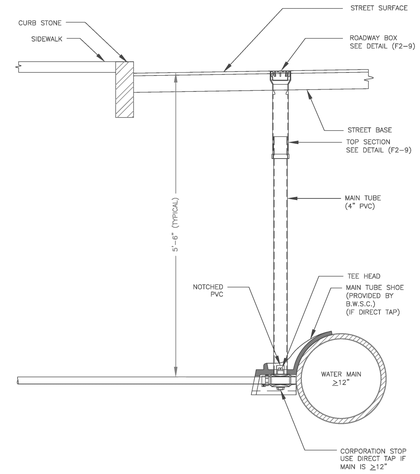


TYPICAL CROSS SECTION

CULTEC RECHARGER 150XLHD STORMWATER CHAMBER DETAIL

SCALE: NTS

DETAIL PROVIDED BY CULTEC

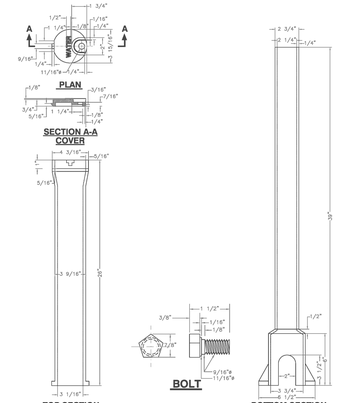


WATER CONNECTION DETAIL

SCALE: NTS

DETAIL PROVIDED BY BOSTON WATER & SEWER COMMISSION

NOTE:
ALL CASTINGS SHALL BE MANUFACTURED FROM GRAY IRON CONFORMING TO ASTM A48 CLASS 35B AND/OR AASHTO M105 CLASS 35B.

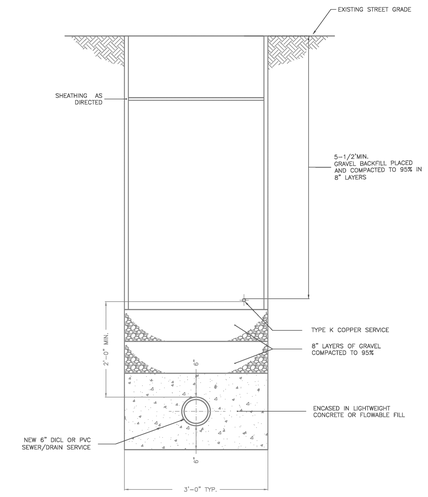


ITEM	NUMBER
COVER	99602000
TOP SECTION	99602001
BOTTOM SECTION	99602002
BOLT ONLY	99602003

CURB BOX DETAIL

SCALE: NTS

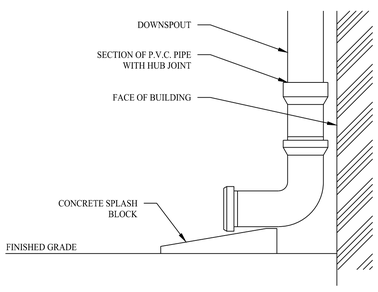
DETAIL PROVIDED BY BOSTON WATER & SEWER COMMISSION



STORM TRENCH DETAIL

SCALE: NTS

DETAIL PROVIDED BY BOSTON WATER & SEWER COMMISSION



DOWNSPOUT DETAIL (DISCONNECTED)

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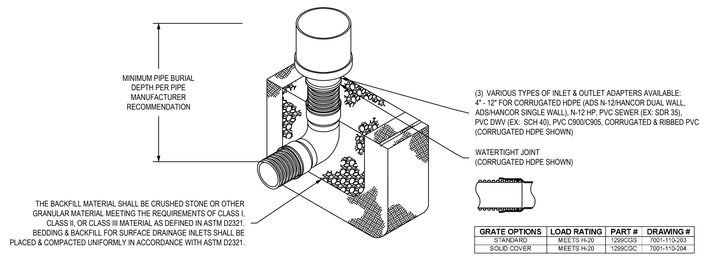
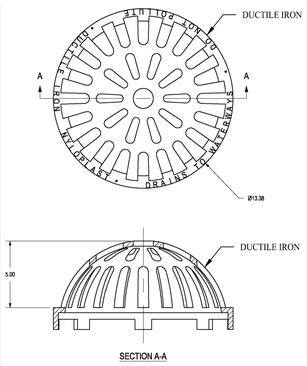


GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204

12" INLINE DRAIN DETAIL

SCALE: NTS

DETAIL PROVIDED BY ADS

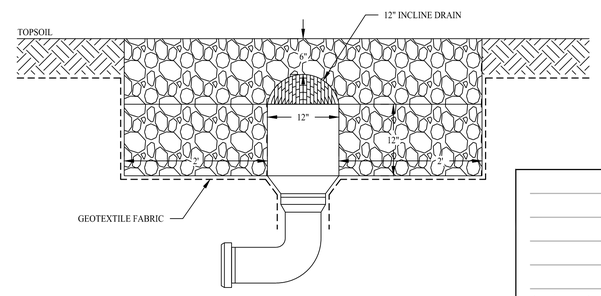


DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

12" DOME GRATE DETAIL

SCALE: NTS

DETAIL PROVIDED BY ADS



GRAVEL PIT DETAIL

SCALE: NTS

Rev. #:	Date	Description

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Drawn By:	JEP
Checked By:	CJB
Approved By:	KMS
Project #:	22205001
Plan Date:	12/22/22
Scale:	NTS

COMMONWEALTH OF MASSACHUSETTS
KEVIN M. SOLLI
CIVIL
NO. 51952
PROFESSIONAL ENGINEER

Kevin Solli, P.E.
MA 51952

Project:

PROPOSED DEVELOPMENT

16 WOODLAND ROAD
JAMAICA PLAIN, MASSACHUSETTS

Sheet Title: CONSTRUCTION DETAILS

Sheet #: 3.02

Dec 20, 2022 - 10:20am chartford
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GENERAL NOTES

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION FOR 1 & 2 FAMILY DWELLINGS. ALL STRUCTURAL WORK TO BE COMPLETED IN ACCORDANCE WITH THIS CODE.
2. DESIGN LOAD ASSUMPTIONS:

   LIVE LOAD
   FLOORS..40 PSF

   SNOW LOAD
   GROUND SNOW LOAD Pg.................40 PSF
   FLAT ROOF SNOW LOAD Pf.............30 PSF

   WIND LOAD
   BASIC WIND SPEED.........................128 MPH
   EXPOSURE.......................................B
   RISK CATEGORY................................II
   MWFRS LATERAL LOAD.....................32 PSF
   C&C LATERAL LOAD........................
   –FIELD: –44 PSF
   –CORNER: –52 PSF
3. THE CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING WITH THE WORK AND SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES REQUIRING CLARIFICATION OR REVISIONS. DO NOT SCALE STRUCTURAL DRAWINGS.
4. THE CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS FOR THE ENGINEER'S APPROVAL FOR ALL PARTS OF THE WORK, INCLUDING CONCRETE AND STRUCTURAL STEEL. FABRICATION OR ERECTION OF NEW STRUCTURAL ELEMENTS SHALL NOT COMMENCE WITHOUT ENGINEER'S REVIEW AND APPROVAL OF THE SHOP DRAWINGS.
5. IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME TYPE AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN AND NOTED, SUBJECT TO THE STRUCTURAL ENGINEER'S APPROVAL.
6. SEE THE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
   A. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON BEARING PARTITIONS.
   B. SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, INSERTS, ETC. EXCEPT AS SHOWN.
   C. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS EXCEPT AS SHOWN.
   D. FLOOR AND ROOF FINISHES.
   E. WATERPROOFING AND DAMPPROOFING DETAILS.
   F. FINISHED FLOOR AND EXTERIOR ELEVATIONS.
   G. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
7. SEE THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
   A. PIPE AND DUCT RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC. EXCEPT AS SHOWN OR NOTED.
   B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
   C. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL, OR PLUMBING FIXTURES.
   D. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS, EXCEPT AS SHOWN OR NOTED.
8. THE OWNER WILL RETAIN AN INDEPENDENT TESTING AGENCY TO INSPECT THE FOLLOWING TYPES OF WORK. SEE THE PROJECT SPECIFICATIONS FOR SPECIFIC REQUIREMENTS.
   A. SUBGRADE, INCLUDING SOIL PREPARATION, COMPACTION AND BEARING CAPACITY
   B. INSTALLATION OF EXPANSION AND ADHESIVE ANCHORS
   C. STEEL FRAMING AND CONNECTIONS (BOLTS)
   D. WHERE INDICATED ON THE DRAWINGS OR PROJECT SPECIFICATIONS.
9. BOLTS AND ANCHOR RODS MUST BE OF SUFFICIENT LENGTH TO PROTRUDE BEYOND THE END OF THE NUT WHEN FULLY INSTALLED.
10. CUTTING, SPLICING, OR NOTCHING OF STRUCTURAL MEMBERS IS NOT PERMITTED UNLESS NOTED OTHERWISE IN THE STRUCTURAL DRAWINGS FOR SPECIFIC LOCATIONS.

FOUNDATION

1. FOUNDATIONS ON THIS PROJECT CONSIST OF CAST IN PLACE CONCRETE WALLS OVER CONTINUOUS SPREAD FOOTINGS AND CAST IN PLACE CONCRETE PIERS.
2. PROVIDE 4'–0" MINIMUM FROST COVER FOR FOOTINGS.
3. ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 3,000 PSF. BEARING CAPACITY OF SOIL SHALL BE CONFIRMED BY A GEOTECHNICAL ENGINEER PRIOR TO POURING FOOTINGS.
4. NO FOUNDATION CONCRETE SHALL BE PLACED INTO STANDING WATER. WATER SHALL NOT BE ALLOWED TO STAND IN TRENCHES BEFORE OR AFTER CONCRETE IS PLACED. IF TRENCHES BECOME SOFTENED DUE TO RAIN OR OTHER WATER BEFORE THE CONCRETE IS CAST, THE CONTRACTOR SHALL EXCAVATE THE SOFTENED MATERIAL AND REPLACE WITH CONCRETE OR WELL COMPACTED CRUSHED STONE.
5. FOUNDATION UNITS SHALL BE CENTERED UNDER SUPPORTED STRUCTURAL MEMBER, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
6. ALL EXCAVATIONS FOR FOUNDATIONS SHALL BE APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO PLACING REINFORCEMENT AND CASTING CONCRETE.
7. BACKFILL UNDER ANY PORTION OF THE STRUCTURE SHALL BE COMPACTED IN 6 INCH LIFTS.
8. FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL FIRST FLOOR DECK IS INSTALLED UNLESS APPROVED BY ENG.

MASONRY

1. CONCRETE MASONRY UNITS TO BE NORMAL WEIGHT HOLLOW BLOCK ASTM C90 TYPE 1 GRADE N, 12X8X16 INCH UNITS, 10X8X16 INCH UNITS, 8x8x16 INCH UNITS OR 6x8x16 INCH UNITS. MINIMUM STRENGTH OF UNITS TO BE 2800 PSI.
2. MORTAR FOR USE IN FOUNDATIONS WALLS, RETAINING WALLS, AND BELOW–GRADE CMU TO BE ASTM C270 TYPE M. ADMIXTURES ARE NOT ALLOWED.
3. MORTAR FOR USE IN ABOVE GRADE STRUCTURAL MASONRY WALLS TO BE ASTM C270 TYPE S.
4. MORTAR FOR USE IN NON–STRUCTURAL ABOVE GRADE WALLS/VENEERS TO BE ASTM C270 TYPE S OR TYPE N
5. GROUT TO CONFORM TO ASTM C476, FINE, WITH A MINIMUM STRENGTH OF 3000 PSI.
6. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
7. MASONRY OPENINGS FOR MORE THAN 16" WIDE REQUIRE APPROVED LINTELS.
8. PROVIDE AND INSTALL LINTELS FOR VENEER OPENINGS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

MAX OPENINGS	LINTEL PER 4" OF MASONRY WIDTH
4'–0"	1–L4x4x5/16
7'–0"	1–L6x4x5/16

9. PROVIDE 1–#5 VERTICAL REINFORCING BAR AT 32" O.C. AT CMU WALLS, UNO. THIS REINFORCING SHALL BE CONTINUOUS FOR THE FULL HEIGHT OF THE WALL. MASONRY BLOCK CELLS CONTAINING VERTICAL REINFORCING SHALL BE GROUTED SOLID. FILLING CELLS WITH MORTAR IS NOT ACCEPTABLE.
10. REINFORCED MASONRY WALLS SHALL HAVE 9 GA LONGITUDINAL WIRES, LADDER OR TRUSS TYPE, AT 16 INCHES O.C. HORIZONTAL REINFORCEMENT, UNO.
11. PROVIDE BOND BEAM AT EACH FLOOR LEVEL AND 8 FEET ON CENTER VERTICALLY.

CONCRETE AND REINFORCEMENT

1. CONCRETE 28 DAYS COMPRESSIVE STRENGTH TO BE 3500 PSI MINIMUM (4,000 PSI FOR EXTERIOR CONCRETE).
2. NOMINAL COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" U.N.O..
3. STEEL REINFORCING IN CONCRETE TO BE ASTM A615 GRADE 60.
4. WELDED WIRE FABRIC TO BE ASTM A185 WITH ULTIMATE TENSILE STRENGTH OF 70,000 PSI.
5. OVERLAP STEEL REINFORCING BARS BY 24" TYP. RETURN BARS BY 1'–0" MIN. AROUND CORNERS.
6. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6" OR ONE FULL MESH, WHICHEVER IS GREATER, AND SHALL BE WIRED TOGETHER.
7. PROVIDE CLEAR COVERAGE OF OUTER REINFORCEMENT AS FOLLOWS:

LOCATION IN STRUCTURE	CLEAR COVERAGE
SURFACE CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER	
#5 BAR OR SMALLER	1 1/2"
#6 BAR TO #18 BAR	2"
FORMED SLABS, WALLS AND JOISTS NOT EXPOSED TO EARTH OR WEATHER	3/4" **
FORMED BEAMS AND COLUMNS NOT EXTERIOR SLABS AND EQUIPMENT PADS	1 1/2"

   **MAX COARSE AGGREGATE SIZE FOR 3/4" COVER IS 1/2" NOMINAL DIAMETER
8. THE MINIMUM CLEAR SPACING BETWEEN PARALLEL REINF. BARS IN A LAYER SHALL BE EQUAL TO THE BAR DIAMETER, BUT NOT LESS THAN ONE INCH.
9. CAST IN PLACE OPENING, POCKETS, ETC. LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, OR WALLS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC LARGER THAN 6" WHICH ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
10. CAST IN PLACE STRUCTURAL CONCRETE SHALL NOT BE CUT OR CORED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
11. ALL REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 315 DETAILING MANUAL.
12. ALL REINFORCING STEEL SHALL BE SECURELY HELD IN PROPER POSITION WHILE POURING CONCRETE. IF REQUIRED, ADDITIONAL BARS AND STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT TO THE REINFORCING STEEL.
13. CONTRACTOR SHALL SUBMIT REBAR SHOP DRAWINGS AND CONCRETE MIX DESIGN FOR ENGINEER'S APPROVAL. SHOP DRAWINGS SHALL SHOW EXTENTS OF CONCRETE AS WELL AS REBAR PLACEMENT.
14. NO CONCRETE SHALL BE POURED UNTIL ALL REINFORCEMENT AND INSTALLATIONS HAVE BEEN INSPECTED AND APPROVED BY THE OWNER'S TESTING AGENCY. THE CONTRACTOR SHALL NOTIFY THE OWNER'S TESTING AGENCY 48 HOURS BEFORE POURING CONCRETE TO ALLOW FOR ALL NECESSARY INSPECTIONS.
15. NO PIPES OR CONDUIT SHALL BE EMBEDDED IN THE STRUCTURAL CONCRETE FLOOR SLABS WITHOUT APPROVAL OF STRUCTURAL ENGINEER.
16. PROVIDE VAPOR BARRIER UNDER INTERIOR GROUND LEVEL SLABS.
17. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED. PROVIDE AIR CONTENT OF 4% TO 7%.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHAPES SHALL CONFORM TO THE FOLLOWING GRADES:

ROLLED SHAPES	ASTM A992 GRADE 50
PLATES AND BARS	ASTM A36
RECT HSS	ASTM A500 GR B–46KSI
ROUND HSS	ASTM A500 GR B–42KSI
STEEL PIPE	ASTM A53 TYPE S GRADE B

2. STEEL CONNECTION BOLTS TO BE ASTM A325. ANCHOR BOLTS TO BE ASTM F1554. WELDED STEEL CONNECTIONS TO BE MINIMUM 3/16" CONTINUOUS FILLET WELD, UNLESS LARGER WELDS ARE REQUIRED.
3. SHOP DRAWINGS SHALL BE SUBMITTED FOR ENGINEER'S REVIEW AND APPROVAL.
4. BOLT HOLES IN STEEL TO BE 1/16 LARGER IN DIAMETER THAN THE NOMINAL SIZE OF BOLTS USED.
5. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:
   A. MIN (2) 3/4 INCH DIAMETER BOLTS WITH STANDARD OR HORIZONTAL SHORT SLOTTED HOLES IN WEBS OF BEAMS.
   B. BOLTS AT MOMENT CONNECTIONS SHALL BE PREPARED AND INSTALLED FOR SLIP CRITICAL SERVICE.
   C. SIMPLE SHEAR CONNECTIONS SHALL BE EITHER SLIP CRITICAL OR BEARING TYPE HIGH STRENGTH BOLTS (ASSUME TYPE N BOLTS FOR ALLOWABLE VALUES).
6. SIMPLY SUPPORTED BEAM CONNECTIONS, UNLESS SHOWN ON PLAN OR NOTED OTHERWISE, SHALL PROVIDE CONNECTION CAPACITY EQUAL TO 1/2 OF THE TOTAL UNIFORM LOAD CAPACITY OF THE BEAM BASED ON SHAPE, SPAN, AND GRADE OF STEEL, PER "ALLOWABLE LOADS ON BEAMS" PART 2, AISC MANUAL OF STEEL CONSTRUCTION, 13TH ED. ADD FULL REACTIONS OF SUPPORTED BEAMS FRAMING IN WITHIN L/10 OF CONNECTIONS.
7. PROVIDE MINIMUM 3/4" THICK BASE PLATE WITH 4–1/2"ø NUT AND WASHER TYPE ANCHOR BOLTS FOR COLUMNS. U.N.O. EMBED ANCHOR BOLTS 12" MINIMUM IN CONCRETE.
8. WHERE STEEL COLUMNS ARE WITHIN STUD WALLS, ANCHOR STUDS TO STEEL USING A MINIMUM OF (2) HILTI X–U POWDER ACTUATED FASTENERS @ 8 INCHES O.C., UNO.
9. WHERE PENETRATIONS THROUGH STEEL BEAMS ARE NECESSARY, LOCATIONS AND SIZES OF PROPOSED PENETRATIONS SHALL BE MARKED ON PLAN AND SUBMITTED TO ENGINEER FOR REVIEW. WRITTEN APPROVAL OF ENGINEER IS REQUIRED PRIOR TO CUTTING OR MODIFYING STEEL BEAMS.

PRESSURE PRESERVATIVE TREATED (P.T.) WOOD

1. ALL P.T. LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER.
2. ALL P.T. LUMBER SHALL BE UNINCISED.
3. ALL WOOD IN CONTACT WITH THE GROUND, OR CONCRETE, OR EXPOSED TO THE WEATHER, SHALL BE PRESSURE–PRESERVATIVE TREATED AND SUITABLE FOR EXTERIOR USE AND GROUND CONTACT IN ACCORDANCE WITH AWPA STANDARDS, UNO.
4. FIELD–CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE–TREATED WOOD SHALL BE TREATED IN THE FIELD WITH COMPATIBLE PRESERVATIVE IN ACCORDANCE WITH AWPA M4.
5. ALL HARDWARE AND STEEL CONNECTORS USED IN CONTACT WITH P.T. LUMBER SHALL BE HOT–DIP GALVANIZED, STAINLESS STEEL, OR OTHERWISE NOTED BY THE MANUFACTURER AS APPROVED FOR EXTERIOR USE AND FOR CONTACT WITH ALL P.T. LUMBER PRESERVATIVES. CARE SHALL BE TAKEN NOT TO MIX GALVANIZED MILD STEEL WITH STAINLESS STEEL IN CONNECTIONS.

WOOD & ENGINEERED WOOD CONSTRUCTION

1. DIMENSIONAL LUMBER TO BE SPRUCE–PINE–FIR (SPF) NO. 2 OR BETTER UNO.
2. ALL ENGINEERED LUMBER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. ALTERNATE PRODUCTS SHALL NOT BE SUBSTITUTED UNLESS APPROVED IN WRITING BY ENGINEER OF RECORD.
4. LVL'S (LAMINATED VENEER LUMBER) TO BE 1.9E MICROLLAM LVL BY iLEVEL.
5. PSL'S (PARALLEL STRAND LUMBER) TO BE 2.0E PARALLAM PSL BY iLEVEL.
6. 1 3/4" LSL'S (LAMINATED STRAND LUMBER) TO BE 1.55E TIMBERSTRAND LSL BY iLEVEL.
7. 1 1/2" LSL'S TO BE 1.5E TIMBERSTRAND LSL BY iLEVEL.
8. WOOD I–JOISTS TO BE TJI 230 BY iLEVEL.
9. PROVIDE SIMPSON CONNECTORS AT POST/BEAM, POST BASE, JOIST/BEAM AND BEAM/BEAM CONNECTIONS. USAGE AND INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE SIMPSON HURRICANE TIES AT ROOF RAFTER CONNECTIONS TO STUD WALL CONNECTIONS OR SUPPORTING BEAMS.
10. PROVIDE MINIMUM 3/4" PLYWOOD SHEATHING FOR FLOORS AND ROOFS. PLYWOOD TO BE APA–RATED EXPOSURE 1 GRADE C–D (CDX) OR APPROVED EQUAL. PROVIDE 1/8" SPACE BETWEEN EDGES OF ADJACENT PLYWOOD PANELS AND STAGGER PANEL JOINTS BETWEEN ROWS OF SHEATHING.
11. ALL PLYWOOD FLOOR AND ROOF SHEATHING SHALL BE GLUED AND SCREWED TO SUPPORTING WOOD FRAMING. GLUE SHALL CONSIST OF CONSTRUCTION GRADE ADHESIVE. SCREWS NOT TO BE PLACED WITHIN 3/8" OF PANEL EDGES. MAXIMUM SCREW SPACING TO BE 6", UNO. SCREWS TO BE MIN #8x2 1/2" LONG. SCREW LENGTH SHALL BE SUFFICIENT TO PROVIDE EMBEDMENT OF 10X SCREW DIAM INTO FRAMING.
12. FOR JOIST SPANS UP TO 14'–0", PROVIDE A SINGLE ROW OF FULL DEPTH BLOCKING BETWEEN JOISTS AT MIDSPAN. FOR SPANS EXCEEDING 14'–0", PROVIDE TWO ROWS OF FULL DEPTH BLOCKING BETWEEN JOISTS AT THIRD POINTS OF THE SPAN.
13. IN ADDITION TO THE FLOOR JOISTS SHOWN ON THE PLANS, CONTRACTOR SHALL INSTALL DOUBLE JOISTS UNDER ALL PARTITION WALLS RUNNING PARALLEL TO THE DIRECTION OF FRAMING.
14. PROVIDE MINIMUM 1/2" PLYWOOD SHEATHING FOR EXTERIOR WALLS AND SHEAR WALLS. FASTEN SHEATHING TO STUDS WITH MINIMUM 8d NAILS @ 4" O.C..

9. PROVIDE CONTINUOUS BLOCKING ABOVE INTERIOR SHEAR WALLS.
10. MAXIMUM MOISTURE CONTENT OF DIMENSIONAL LUMBER AT TIME OF INSTALLATION TO BE 19%.
11. SILL PLATE ANCHOR BOLTS: PROVIDE 1/2"ø ANCHOR BOLTS AT 3'–0" O.C. TWO BOLTS MINIMUM PER SILL PIECE WITH A BOLT WITHIN 10" OF EACH END OF EACH PIECE. BOLT SPACING SHALL BE COORDINATED PRIOR TO PLACING OF STUDS AND POSTS TO AVOID CONFLICTS. ALL BOLTS SHALL HAVE STEEL WASHERS. SEE TYPICAL DETAILS AND SHEAR WALL SCHEDULE FOR ADDITIONAL SILL BOLT REQUIREMENTS.
12. PROVIDE PERPENDICULAR BLOCKING AT 32 INCHES O.C. BETWEEN ALL PERIMETER JOISTS AND EXTERIOR WALLS OR PERIMETER BEAMS.
13. STAND–ALONE WOOD POSTS OVER CONCRETE SHALL BEAR UPON SIMPSON POST BASE EMBEDDED IN OR ANCHORED TO CONCRETE FOUNDATION.
14. WASHERS SHALL ALWAYS BE INSTALLED BETWEEN BOLT HEADS OR NUTS AND WOOD OR ENGINEERED WOOD.

ABBREVIATION LIST

ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
B or BOT	BOTTOM
BEW	BOTTOM EACH WAY
BM	BEAM
BS	BOTH SIDES
CANT	CANTILEVER
CIP	CAST–IN–PLACE
CJ	CONTROL JOINTS
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST JT	CONSTRUCTION JOINT
CONT	CONTINUOUS
D	DEPTH
DIA or ø	DIAMETER
DIM	DIMENSION
DIR	DIRECTION
DWG	DRAWING
DWLS	DOWELS
EA	EACH
EE	EACH END
EF	EACH FACE
EL or ELEV	ELEVATION
EQ	EQUAL
ES	EACH SIDE
EW	EACH WAY
EXIST	EXISTING
EXP BOLT	EXPANSION BOLT
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN
FF	FAR FACE
FIN	FINISH
FIN FL	FINISHED FLOOR
FL	FLOOR
FND	FOUNDATION
FP	FULL PENETRATION
FS	FAR SIDE
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GND	GROUND
GR	GRADE
GUS PL	GUSSET PLATE
H or HORIZ	HORIZONTAL
HEF	HORIZONTAL EACH FACE
HIF	HORIZONTAL INSIDE FACE
HOF	HORIZONTAL OUTSIDE FACE
HP	HIGH POINT
HSB	HIGH STRENGTH BOLT
HT	HEIGHT
ID	INSIDE DIAMETER
IF	INSIDE FACE
INT	INTERIOR
INV	INVERT
JST	JOIST
JT	JOINT
K	KIP (1000 POUNDS)
LL	LOWER LAYER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION
LP	LOW POINT
LW	LIGHTWEIGHT

MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MID	MIDDLE
MID–PT	MIDPOINT
MIN	MINIMUM
NF	NEAR FACE
NIC	NOT IN CONTRACT
NO or #	NUMBER
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
OC or O/C	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
P/C	PRE–CAST
PC	PILE CAP
PCI	PRECAST CONCRETE INSTITUTE
PEN	PENETRATION
PL	PLATE
PSF	POUNDS/SQUARE FOOT
PSI	POUNDS/SQUARE INCH
PT	PRESSURE–TREATED
PVC	POLYVINYL CHLORIDE
R or RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCE or REINFORCEMENT/ING
REQ'D	REQUIRED
RET	RETURN
REV	REVISION
SAD	SEE ARCHITECTS DRAWINGS
SC	SLIP CRITICAL
SCHED	SCHEDULE
SECT	SECTION
SF	STEP FOOTING
SIM	SIMILAR
SOG	SLAB ON GROUND / GRADE
SPECS	SPECIFICATIONS
SS	STAINLESS STEEL
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STR	STRUCTURAL
T	TOP
TB	TIE BEAM
TEMP	TEMPORARY
THK	THICK or THICKNESS
THRD	THREADED
T/SLAB	TOP OF SLAB
TOC orT/CONC	TOP OF CONCRETE
TOS or T/ST	TOP OF STEEL
TOW or T/W	TOP OF WALL
TYP	TYPICAL
UL	UPPER LAYER
UNO	UNLESS NOTED OTHERWISE
V or VERT	VERTICAL
VEF	VERTICAL EACH FACE
VIF	VERIFY IN FIELD
VOF	VERTICAL OUTSIDE FACE
W/	WITH
W/O	WITHOUT
WP	WORKING POINT
WWF	WELDED WIRE FABRIC

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CERTIFICATION

COMMONWEALTH OF MASSACHUSETTS
RICHMOND
SO
STRUCTURAL
No. 42696
REGISTERED
PROFESSIONAL ENGINEER

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

CONSTRUCTION DOCUMENTS

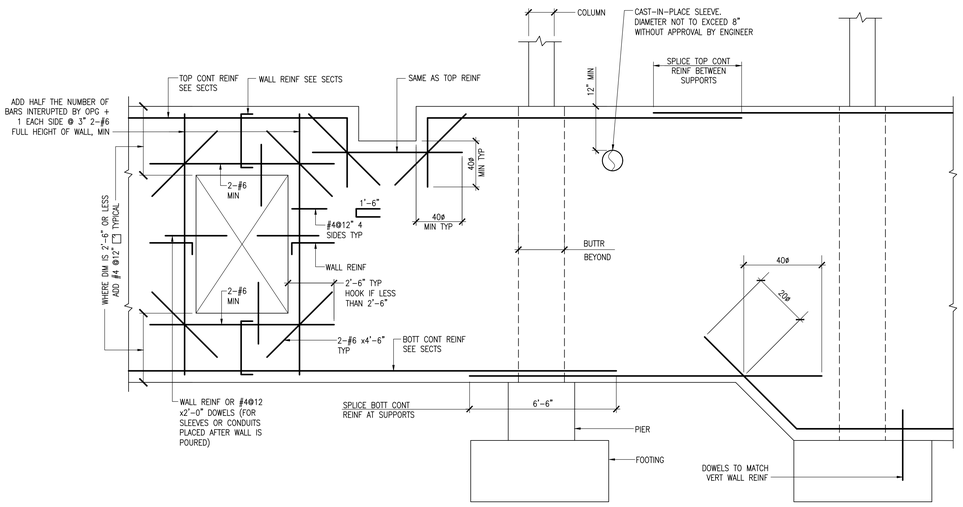
DATE:	AUG 16, 2023
SCALE:	As indicated
DRAWN BY:	EAC
CHECKED BY:	SW

SHEET TITLE PROJECT #: 40035

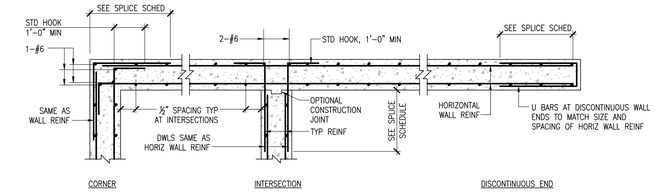
GENERAL NOTES

S0.00

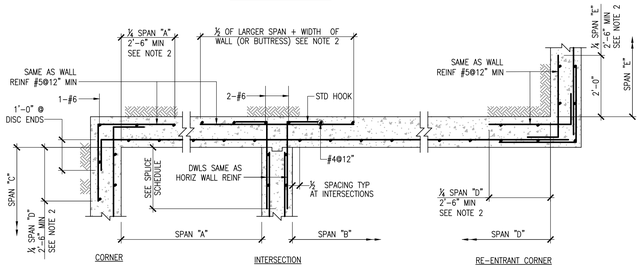
12/21/2022 4:00:10 PM



TYPICAL WALL ELEVATION INDICATING OPENING AND MISCELLANEOUS REINFORCING DETAILS (1)



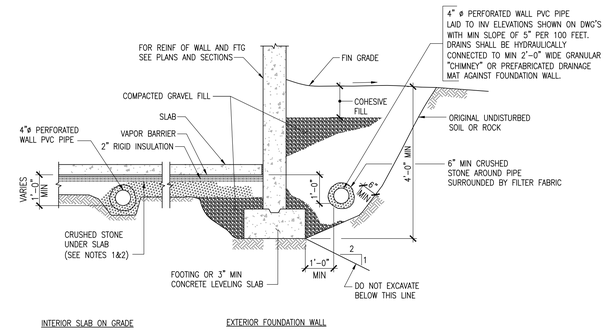
DOUBLE LAYER



SINGLE LAYER

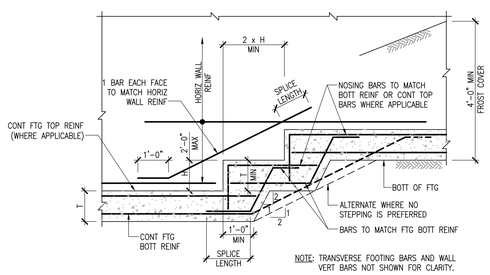
NOTES:
1. FOR WALL REINFORCEMENT, SEE FOUNDATION SECTIONS.
2. IF SPANS ARE LESS THAN 7 FEET, EXTEND REINFORCEMENT INTO ADJACENT SPAN.
3. ALL SPLICE LENGTHS ARE TENSION SPLICES PER CHARTS IN TYPICAL DETAILS.

TYPICAL WALL REINFORCEMENT DETAIL (2)

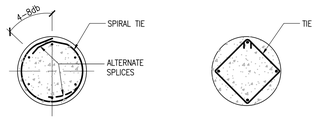


NOTES:
1. SLABS LOCATED BELOW THE ADJACENT EXTERIOR GRADE SHALL HAVE A MINIMUM 9" THICKNESS OF ¾" CRUSHED STONE UNDERLYING A POLYETHYLENE VAPOR BARRIER & 2" RIGID INSULATION. PROVIDE A FILTER FABRIC BELOW THE CRUSHED STONE. FILTER FABRIC NOT REQ'D IF THE SLAB SUBGRADE IS BEDROCK.
2. SLABS LOCATED ABOVE THE ADJACENT EXTERIOR GRADE SHALL HAVE A MINIMUM 6" THICKNESS OF GRAVEL FILL UNDERLYING A POLYETHYLENE VAPOR BARRIER.
3. LOCATION OF VAPOR BARRIER SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT.

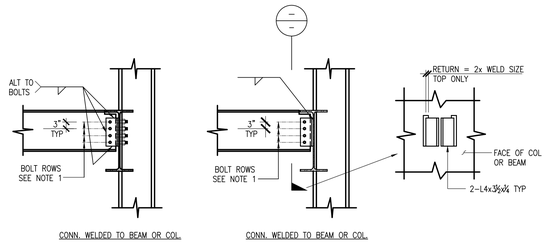
TYPICAL UNDERSLAB FILL AND FOUNDATION DRAIN DETAILS (3)



TYPICAL STEPPED FOOTING DETAIL AT FOUNDATION WALLS (4)



TYPICAL CONCRETE PIER REINFORCEMENT (5)



MINIMUM NUMBER OF BOLTS	
BEAM SIZE	"N"
W33	8
W30	8
W27	7
W24	6
W21	5
W18	4
W16	4
W14	3
W12	3
W10	2
W8	2

"N" = MINIMUM NUMBER OF BOLT ROWS

DOUBLE ANGLE CONNECTIONS TO BEAM OR COLUMN

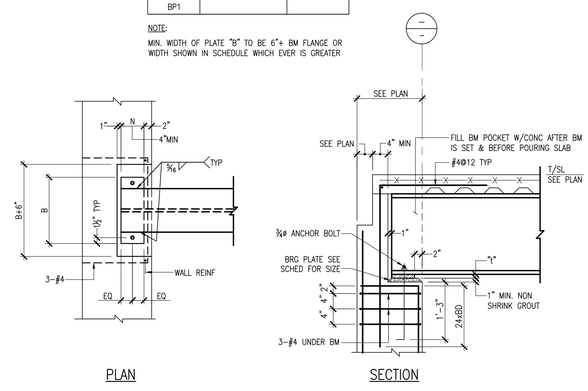
NOTE: CONN SIMILAR WHEN CONNECTING TO GIRDER OR COLUMN (SHOWN DASHED)

NOTES:
1. SIMPLE SHEAR CONNECTIONS SHALL BE DESIGNED FOR THE REACTION SHOWN ON THE DRAWINGS OR THE GREATEST OF THE FOLLOWING:
   a. REACTION FROM AISC MANUAL OF STEEL TABLES FOR BEAMS FOR APPLICABLE BEAM MATERIAL AS PER GENERAL NOTES.
   b. MINIMUM NUMBER OF BOLTS, SEE TABLE.
2. BOLTS SHALL BE ¾" DIAMETER A325 MINIMUM U.O.N..
3. PROVIDE WEB REINFORCING AS REQUIRED DUE TO WEB CUTS, COPES ETC..
4. DESIGN OF DOUBLE ANGLE CONNECTIONS SHALL BE BASED ON THE LATEST AISC PROCEDURES SHOWN IN THE AISC MANUAL OF STEEL CONSTRUCTION.
5. FACTOR FOR CONVERSION OF LOADS FROM SERVICE TO ULTIMATE SHALL BE EQUAL TO 1.6.
6. ALTERNATE CONNECTION SYSTEM (SINGLE ANGLE, SEATED, ETC) MAY BE USED ONLY UPON SPECIFIED APPROVAL OF THE ENGINEER OF RECORD. DETAILER SHALL SUBMIT WRITTEN REQUESTS FOR USE OF ALTERNATE CONNECTIONS TO THE ARCHITECT AND ENGINEER OF RECORD.

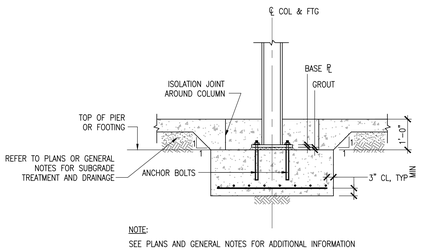
TYPICAL SIMPLE SHEAR CONNECTION DETAIL (6)

BEARING PLATE SCHEDULE		
MARK	DIMENSION (BxN)	THICKNESS)
BP1		

NOTE:
MIN. WIDTH OF PLATE "B" TO BE 6"+ BM FLANGE OR WIDTH SHOWN IN SCHEDULE WHICH EVER IS GREATER

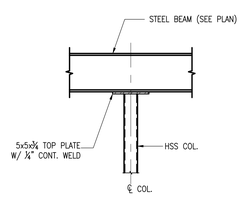


TYPICAL BEAM POCKET DETAIL (7)

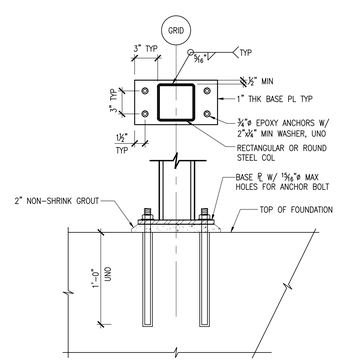


NOTE:
SEE PLANS AND GENERAL NOTES FOR ADDITIONAL INFORMATION

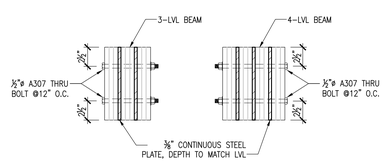
TYPICAL INTERIOR COLUMN DETAIL (8)



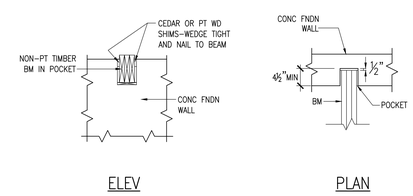
TYPICAL STEEL BEAM / COLUMN CONN. @ CANTILEVER (9)



TYPICAL BASE PLATE DETAIL (10)



TYPICAL FLITCH BEAM DETAIL (11)



TYPICAL BEAM POCKET DETAIL (12)

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CERTIFICATION

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REVISION HISTORY

NO	DESCRIPTION	DATE

CONSTRUCTION DOCUMENTS

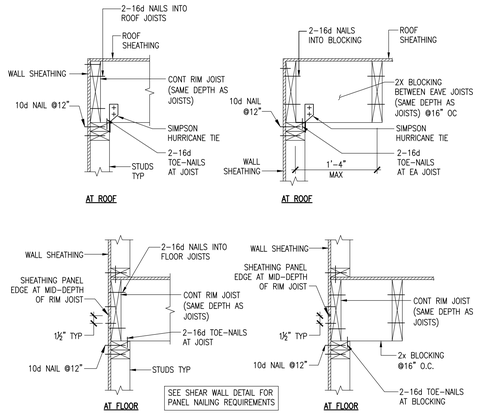
DATE:	AUG 16, 2023
SCALE:	As indicated
DRAWN BY:	EAC
CHECKED BY:	SW

SHEET TITLE — PROJECT #: 40035

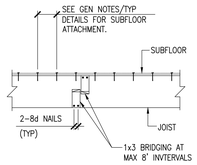
TYPICAL DETAILS

S0.01

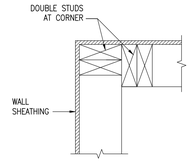
13/21/2023 4:00:10 PM



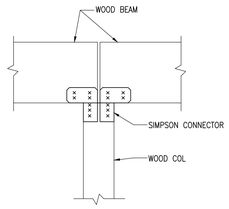
TYPICAL JOIST-STUD FRAMING DETAILS (1)



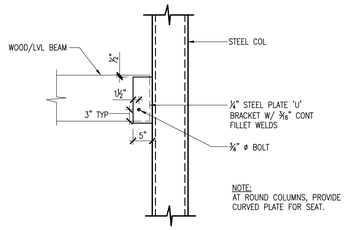
TYPICAL DETAIL FOR JOIST AND SUBFLOOR FRAMING (2)



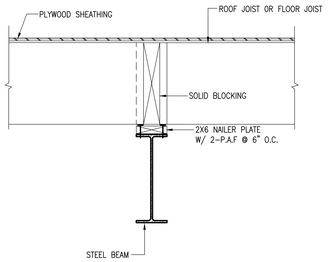
TYPICAL STUD WALL CORNER DETAIL (3)



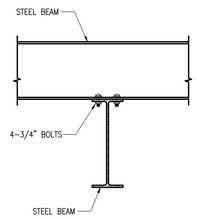
TYPICAL WOOD BEAM/ WOOD COLUMN CONNECTION (4)



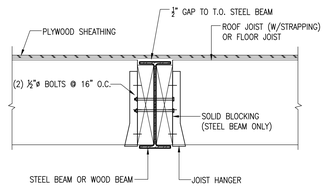
TYPICAL WOOD/LVL BEAM CONNECTION AT STEEL COLUMN (5)



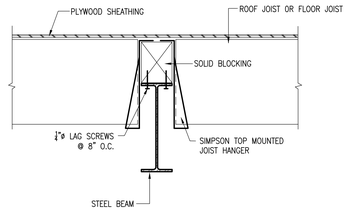
TYPICAL DROPPED STEEL BEAM DETAIL (6)



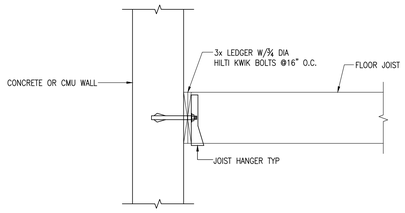
TYPICAL STEEL BEAM SUPPORT ON STEEL BEAM (7)



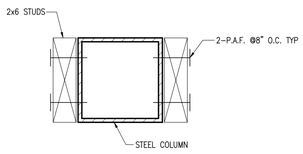
TYPICAL FLUSH BEAM/JOISTS CONNECTION (8)



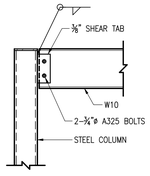
PARTIALLY DROPPED STEEL BEAM CONNECTION (9)



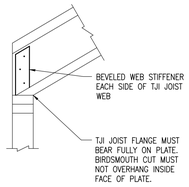
TYPICAL LEDGER AT CONCRETE OR CMU WALL (10)



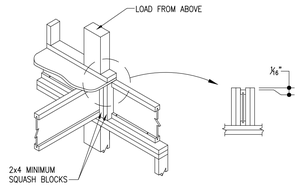
TYPICAL STEEL COLUMN/ STUD CONNECTION (11)



TYPICAL SHEAR TAB CONNECTION AT HSS COLUMN (12)

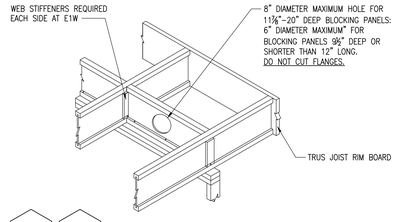


BC — BIRDSMOUTH CUT ALLOWED AT LOW END OF JOIST ONLY

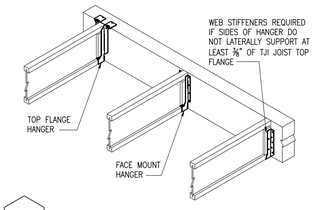


CS — USE 2x4 MINIMUM SQUASH BLOCKS TO TRANSFER LOAD AROUND TJI JOIST

WEB STIFFENER ATTACHMENT

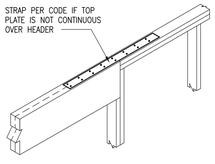


E1 E1W



H1

BEARING FOR DOOR OR WINDOW HEADER



L2

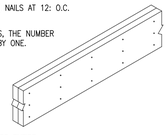
CONNECTION OF MULTIPLE PIECES OF TOP LOADED BEAMS (1)

1¾" WIDTH PIECES:

- MINIMUM OF 3 ROWS 10D (3"x0.128") NAILS AT 12" O.C.
- MINIMUM OF 4 ROWS 10D (3"x0.128") NAILS AT 12: O.C. FOR 14: AND DEEPER BEAMS.
- IF USING 12D (3¼") OR LARGER NAILS, THE NUMBER OF NAILING ROWS MAY BE REDUCED BY ONE.

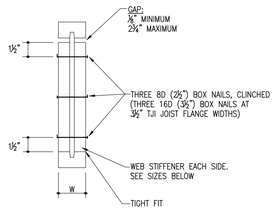
3½" WIDTH PIECES:

- MINIMUM OF 2 ROWS ½" BOLTS AT 24" O.C. STAGGERED



(1) LOAD MUST BE APPLIED EVENLY ACROSS ENTIRE BEAM WIDTH. OTHERWISE, USE CONNECTIONS FOR SIDE-LOADED BEAMS.

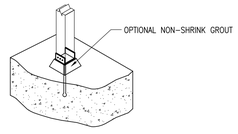
L6 — ADDITIONAL NAING OR BOLTING MAY BE REQUIRED WITH SIDE-LOADED MULTIPLE-MEMBER BEAMS. REFER TO CURRENT PRODUCT LITERATURE.



W	WEB STIFFENER SIZE	W	WEB STIFFENER SIZE
1½"	½" x 2⁹⁄₁₆" MINIMUM	2⁹⁄₁₆"	⅞" x 2⁹⁄₁₆" MINIMUM
1¾"	⅝" x 2⁹⁄₁₆" MIMIMUM	2½"	1" x 2⁹⁄₁₆" MINIMUM
2⁷⁄₁₆"	¾" x 2⁹⁄₁₆" MINIMUM	3½"	2x4

W

ELEVATED COLUMN BASE



P3

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COMMONWEALTH OF MASSACHUSETTS — RICHMOND SCI — STRUCTURAL — No. 42686 — REGISTERED PROFESSIONAL ENGINEER

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REVISION HISTORY

NO	DESCRIPTION	DATE

CONSTRUCTION DOCUMENTS

DATE:	AUG 16, 2023
SCALE:	As indicated
DRAWN BY:	EAC
CHECKED BY:	SW

SHEET TITLE — PROJECT #: 40035

TYPICAL DETAILS

S0.02

12/21/2023 4:00:10 PM

ALLOWABLE HOLES - TJI JOISTS

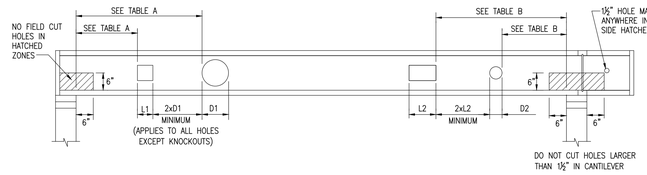


TABLE A–END SUPPORT

MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST END SUPPORT

DEPTH	TJI	ROUND HOLE SIZE							SQUARE OR RECTANGULAR HOLE SIZE						
		2"	3"	4"	6½"	8⅛"	11"	13"	2"	3"	4"	6½"	8⅛"	11"	13"
9½"	110	1'–0"	1'–6"	2'–0"	5'–0"				1'–0"	1'–6"	2'–6"	4'–6"			
	210	1'–0"	1'–6"	2'–0"	5'–0"				1'–0"	2'–0"	2'–6"	5'–0"			
	230	1'–0"	2'–0"	2'–6"	5'–6"				1'–0"	2'–0"	3'–0"	5'–0"			
	360	1'–6"	2'–0"	3'–0"	6'–0"				1'–6"	2'–6"	3'–6"	5'–6"			
11⅞"	110	1'–0"	1'–0"	1'–0"	2'–6"	5'–0"			1'–0"	1'–0"	1'–6"	4'–6"	6'–0"		
	210	1'–0"	1'–0"	1'–0"	2'–6"	5'–6"			1'–0"	1'–0"	2'–0"	5'–0"	6'–6"		
	230	1'–0"	1'–0"	1'–0"	3'–0"	6'–0"			1'–0"	1'–0"	2'–0"	5'–6"	7'–0"		
	360	1'–0"	1'–0"	1'–6"	4'–6"	7'–0"			1'–0"	1'–0"	2'–6"	6'–6"	7'–6"		
	560	1'–0"	1'–0"	1'–6"	5'–0"	8'–0"			1'–0"	2'–0"	3'–6"	7'–0"	8'–0"		
14"	110	1'–0"	1'–0"	1'–0"	1'–0"	2'–6"	5'–0"		1'–0"	1'–0"	1'–0"	3'–6"	6'–0"	8'–0"	
	210	1'–0"	1'–0"	1'–0"	1'–0"	3'–0"	6'–0"		1'–0"	1'–0"	1'–0"	4'–0"	6'–6"	8'–6"	
	230	1'–0"	1'–0"	1'–0"	1'–6"	3'–6"	6'–6"		1'–0"	1'–0"	1'–0"	4'–0"	7'–0"	9'–0"	
	360	1'–0"	1'–0"	1'–0"	2'–6"	5'–6"	8'–0"		1'–0"	1'–0"	1'–0"	5'–6"	8'–0"	9'–6"	
	560	1'–0"	1'–0"	1'–0"	2'–6"	6'–0"	9'–0"		1'–0"	1'–0"	1'–6"	6'–6"	9'–0"	10'–0"	
16"	210	1'–0"	1'–0"	1'–0"	1'–0"	1'–6"	3'–6"	6'–0"	1'–0"	1'–0"	1'–0"	2'–6"	6'–6"	8'–0"	10'–6"
	230	1'–0"	1'–0"	1'–0"	1'–0"	2'–0"	4'–0"	6'–6"	1'–0"	1'–0"	1'–0"	3'–0"	7'–0"	9'–0"	11'–0"
	360	1'–0"	1'–0"	1'–0"	1'–0"	3'–0"	6'–0"	9'–0"	1'–0"	1'–0"	1'–0"	4'–0"	9'–0"	10'–0"	11'–6"
	560	1'–0"	1'–0"	1'–0"	1'–0"	3'–0"	6'–6"	10'–0"	1'–0"	1'–0"	1'–0"	5'–0"	10'–0"	11'–0"	12'–0"
		4"	6"	8"	10"	12"	15"	17"	4"	6"	8"	10"	12"	15"	17"
18"	360	1'–0"	1'–0"	1'–0"	2'–0"	5'–0"	10'–0"		1'–0"	1'–0"	5'–0"	10'–0"	11'–0"	13'–6"	
	560	1'–0"	1'–0"	1'–0"	1'–0"	5'–0"	11'–0"		1'–0"	1'–6"	6'–6"	11'–0"	12'–0"	14'–6"	
20"	360	1'–0"	1'–0"	1'–0"	1'–0"	2'–0"	7'–0"	10'–6"	1'–0"	1'–0"	2'–6"	8'–0"	11'–6"	14'–0"	15'–6"
	560	1'–0"	1'–0"	1'–0"	1'–0"	1'–0"	7'–0"	11'–0"	1'–0"	1'–0"	4'–0"	9'–6"	12'–6"	14'–6"	15'–6"

TABLE B–INTERMEDIATE OR CANTILEVER SUPPORT

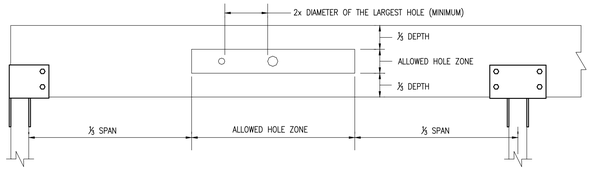
MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST INTERMEDIATE OR CANTILEVER SUPPORT

DEPTH	TJI	ROUND HOLE SIZE							SQUARE OR RECTANGULAR HOLE SIZE						
		2"	3"	4"	6½"	8⅛"	11"	13"	2"	3"	4"	6½"	8⅛"	11"	13"
9½"	110	1'–6"	2'–6"	3'–0"	7'–6"				1'–6"	2'–6"	3'–6"	6'–6"			
	210	2'–0"	2'–6"	3'–6"	7'–6"				2'–0"	3'–0"	4'–0"	7'–0"			
	230	2'–6"	3'–0"	4'–0"	8'–0"				2'–6"	3'–0"	4'–6"	7'–6"			
	360	3'–0"	4'–0"	5'–6"	9'–0"				3'–0"	4'–6"	5'–6"	8'–0"			
11⅞"	110	1'–0"	1'–0"	1'–6"	4'–0"	8'–0"			1'–0"	1'–6"	2'–6"	6'–6"	9'–0"		
	210	1'–0"	1'–0"	2'–0"	4'–6"	9'–0"			1'–0"	2'–0"	3'–0"	7'–6"	10'–0"		
	230	1'–0"	2'–0"	2'–6"	5'–0"	9'–6"			1'–0"	2'–6"	3'–6"	8'–0"	10'–0"		
	360	2'–0"	3'–0"	4'–0"	7'–0"	11'–0"			2'–0"	3'–6"	5'–0"	9'–6"	11'–0"		
	560	1'–6"	3'–0"	4'–6"	8'–0"	12'–0"			3'–0"	4'–6"	6'–0"	10'–6"	12'–0"		
14"	110	1'–0"	1'–0"	1'–0"	2'–0"	4'–6"	8'–0"		1'–0"	1'–0"	1'–0"	5'–0"	9'–0"	12'–0"	
	210	1'–0"	1'–0"	1'–0"	2'–6"	5'–0"	9'–0"		1'–0"	1'–0"	2'–0"	6'–0"	10'–0"	12'–6"	
	230	1'–0"	1'–0"	1'–0"	3'–0"	5'–6"	10'–0"		1'–0"	1'–0"	2'–6"	6'–0"	10'–6"	13'–0"	
	360	1'–0"	1'–0"	2'–0"	5'–6"	8'–6"	12'–6"		1'–0"	2'–0"	4'–0"	9'–0"	12'–0"	14'–0"	
	560	1'–0"	1'–0"	1'–6"	5'–6"	9'–6"	13'–6"		1'–0"	3'–0"	5'–0"	10'–0"	13'–6"	15'–0"	
16"	210	1'–0"	1'–0"	1'–0"	1'–0"	3'–0"	5'–6"	9'–6"	1'–0"	1'–0"	1'–0"	4'–6"	9'–6"	12'–6"	15'–6"
	230	1'–0"	1'–0"	1'–0"	1'–6"	4'–0"	6'–6"	10'–6"	1'–0"	1'–0"	1'–0"	5'–0"	10'–6"	13'–0"	16'–0"
	360	1'–0"	1'–0"	1'–0"	3'–0"	6'–6"	10'–0"	13'–6"	1'–0"	1'–0"	2'–0"	7'–6"	13'–0"	14'–6"	17'–0"
	560	1'–0"	1'–0"	1'–0"	2'–6"	7'–0"	11'–0"	15'–0"	1'–0"	1'–0"	3'–6"	9'–0"	14'–6"	16'–0"	18'–0"
		4"	6"	8"	10"	12"	15"	17"	4"	6"	8"	10"	12"	15"	17"
18"	360	1'–0"	1'–0"	3'–0"	6'–0"	9'–0"	15'–0"		1'–0"	4'–0"	9'–0"	14'–6"	16'–6"	19'–6"	
	560	1'–0"	1'–0"	2'–0"	6'–0"	10'–0"	16'–6"		1'–0"	6'–0"	11'–6"	16'–6"	18'–0"	20'–0"	
20"	360	1'–0"	1'–0"	1'–0"	3'–0"	6'–0"	11'–0"	15'–6"	1'–0"	1'–6"	7'–0"	12'–6"	16'–6"	19'–0"	21'–0"
	560	1'–0"	1'–0"	1'–0"	1'–6"	5'–6"	12'–0"	16'–0"	1'–0"	3'–0"	8'–6"	14'–0"	17'–6"	19'–6"	20'–6"

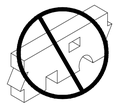
RECTANGULAR HOLES BASED ON MEASUREMENT OF LONGEST SIDE.

- HOLES MAY BE LOCATED VERTICALLY ANYWHERE WITHIN THE WEB. LEAVE ⅛" OF WEB (MINIMUM) AT TOP AND BOTTOM OF HOLE.
- KNOCKOUTS ARE LOCATED IN WEB AT APPROXIMATELY 12" ON CENTER; THEY DO NOT AFFECT HOLE PLACEMENT.
- FOR SIMPLE SPAN (5' MINIMUM) UNIFORMLY LOADED JOISTS MEETING THE REQUIREMENTS OF CURRENT TRUS JOIST PRODUCT GUIDES, ONE MAXIMUM SIZE ROUND HOLE MAY BE LOCATED AT THE CENTER OF THE JOIST SPAN PROVIDED NO OTHER HOLES OCCUR IN THE JOIST.
- DISTANCES ARE BASED ON THE MAXIMUM UNIFORM LOADS SHOWN IN CURRENT TRUS JOIST PRODUCT GUIDES. FOR OTHER LOAD CONDITIONS OR HOLE CONFIGURATIONS CONTACT YOUR TRUS JOIST REPRESENTATIVE.

ALLOWABLE HOLES - BEAMS AND HEADERS



- FOR UNIFORMLY LOADED BEAMS ONLY.
- RECTANGULAR HOLES ARE NOT ALLOWED.
- NO HOLES IN CANTILEVERS.
- NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTAITION.

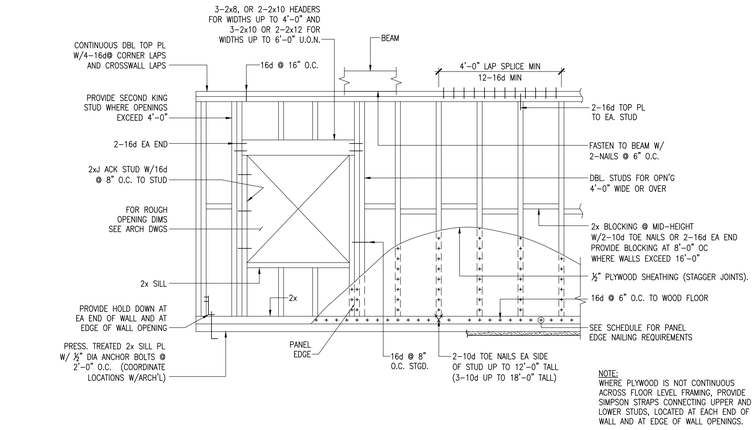


CUT ONLY ROUND HOLES AND ONLY IN THE CENTER OF BEAM

ROUND HOLE CHART

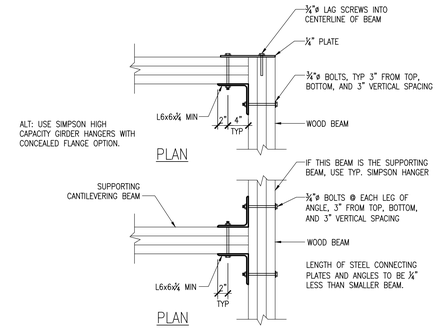
BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
4⅞"	1"
5½"	1¾"
7¼" TO 20"	2"

SEE ILLUSTRATION FOR ALLOWED HOLE ZONE

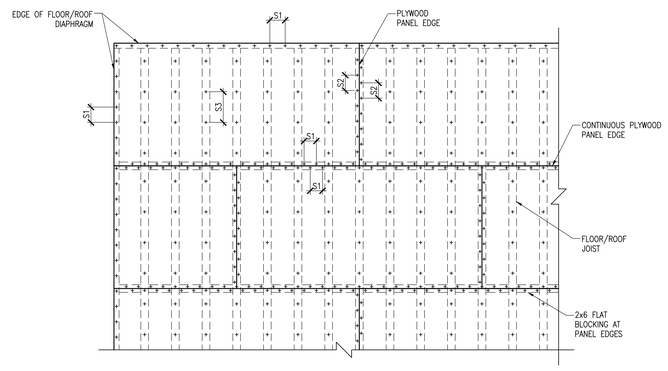


NOTE:
WHERE PLYWOOD IS NOT CONTINUOUS ACROSS FLOOR LEVEL FRAMING, PROVIDE SIMPSON STRAPS CONNECTING UPPER AND LOWER STUDS, LOCATED AT EACH END OF WALL AND AT EDGE OF WALL OPENINGS.

TYPICAL SHEAR WALL AND EXTERIOR WALL FRAMING ELEVATION (1)



TYPICAL WOOD BEAM CORNER CONNECTIONS (2)

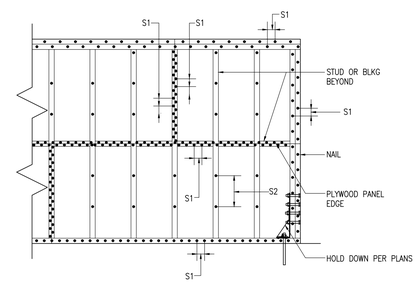


NOTES:

1. ROOF AND FLOOR SHEATHING TO BE ¾" PLYWOOD.
2. SCREWS SHALL BE #8x2½" WITH MINIMUM PENETRATION OF 1½" IN FRAMING.
3. SCREW SPACING SHALL BE AS FOLLOWS:

   S1 = 6 IN (AT DIAPHRAGM BOUNDARIES AND CONTINUOUS PANEL EDGES)
   S2 = 6 IN (AT ALL OTHER PANEL EDGES)
   S3 = 6 IN (AT INTERMEDIATE FRAMING MEMBERS)

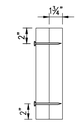
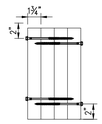
TYPICAL FLOOR AND ROOF DIAPHRAGM SCREW LAYOUT (3)



NOTE: PROVIDE PANEL EDGE NAILING PATTERN @ WALL TOP PLATE & BEAMS WERE THEY OCCUR

NOTE: SEE SCHEDULE IN GEN'L NOTES FOR SHEAR WALL NAILING REQUIREMENTS
S1 = PANEL EDGE NAIL SPACING
S2 = FIELD NAIL SPACING

TYPICAL SHEARWALL NAILING LAYOUT (4)

ASSEMBLY	2–PLY (3½" WIDE)	3–PLY (5¼" WIDE)	4–PLY (7" WIDE)
			
UNIFORM FASTENERS/ SPACING *	2 ROWS OF 10d (0.128"x3") MIN NAILS @ 6" O.C. OR 2 ROWS OF SIMPSON SDS ¼"x3½" SCREWS @ 19.2" O.C.	3 ROWS OF 10d (0.128"x3") MIN NAILS @ 6" O.C. – EACH SIDE OR 2 ROWS OF SIMPSON SDS ¼"x3½" SCREWS @ 16" O.C. – EACH SIDE	2 ROWS OF ¼"X6" SIMPSON SDS SCREWS @ 12" O.C. EACH SIDE OR 2 ROWS OF ⅜"ø A307 THRU–BOLTS @ 12" O.C.
ADDITIONAL FASTENERS REQ'D AT BEAMS FRAMING IN W/ TOP OR FACE MOUNTED HANGERS **	8–¼"X3½" SIMPSON SDS SCREWS	8–¼"X3½" SIMPSON SDS SCREWS – EACH SIDE OF MAIN BEAM	8–¼"X6" SIMPSON SDS SCREWS – EACH SIDE OF MAIN BEAM

* – FASTENERS SHOWN DIAGRAMMATICALLY. REFER TO QUANTITIES AND SPACINGS SPECIFIED HEREIN FOR NUMBER OF ROWS AND TYPES OF FASTENERS REQUIRED.

** – INSTALL WITH HALF OF SPECIFIED ADDITIONAL FASTENERS 6" AWAY FROM EACH SIDE OF BEAM FRAMING IN.

NOTES:

1. MINIMUM END DISTANCE FOR BOLTS AND SCREWS IS 6".
2. STAGGER FASTENERS ON OPPOSITE SIDES OF BEAM BY ½ THE REQUIRED CONNECTOR SPACING.
3. WASHERS ARE REQUIRED AT ALL BOLTS.
4. DRILLED HOLES FOR ½" THROUGH BOLTS SHALL BE 9/16" MAXIMUM.

LVL LAMINATION SCHEDULE FOR SIDE-LOADED BEAMS (5)

JOIST MARK (I–LEVEL DESIGNATIONS)	MAXIMUM END REACTION	FLANGE WIDTH	TOP–MOUNTED HANGER (SIMPSON STRONG–TIE DESIGNATIONS)	FACE–MOUNTED HANGER (SIMPSON STRONG–TIE DESIGNATIONS)
9½" TJI 110	910 LB	1¾"	ITS 1.81/9.5	MIU 1.81/9
9½" TJI 230	1060 LB	2⁹⁄₁₆"	ITS 2.37/9.5	MIU 2.37/9
11⅞" TJI 110	910 LB	1¾"	ITS 1.81/11.88	IUS 1.81/11.88
11⅞" TJI 230	1060 LB	2⁹⁄₁₆"	ITS 2.37/11.88	IUS 2.37/11.88
11⅞" TJI 360	1080 LB	2⁹⁄₁₆"	ITS 2.37/11.88	IUS 2.37/11.88
11⅞" TJI 560	1265 LB	3½"	MIT 411.88	IUS 3.56/11.88
14" TJI 110	910 LB	1¾"	ITS 1.81/14	IUS 1.81/14
14" TJI 230	1060 LB	2⁹⁄₁₆"	ITS 2.37/14	IUS 2.37/14
14" TJI 360	1080 LB	2⁹⁄₁₆"	ITS 2.37/14	IUS 2.37/14
14" TJI 560	1265 LB	3½"	MIT 414	IUS 3.56/14
16" TJI 230	1060 LB	2⁹⁄₁₆"	ITS 2.37/16	IUS 2.37/16
16" TJI 360	1080 LB	2⁹⁄₁₆"	ITS 2.37/16	IUS 2.37/16
16" TJI 560	1265 LB	3½"	MIT 416	IUS 3.56/16

NOTES:

1. FOLLOW FASTENER AND INSTALLATION REQUIREMENTS PROVIDED BY SIMPSON STRONG–TIE.
2. WEB STIFFENERS REQUIRED WHEN TOP FLANGE OF I–JOIST IS NOT LATERALLY SUPPORTED BY HANGER.
3. CONTRACTOR MAY SUBMIT ALTERNATE HANGERS FOR REVIEW.
4. ALL JOISTS TO FRAME TOP FLUSH WITH SUPPORTING BEAM. TABLE NOT APPLICABLE FOR SKEWED OR SLOPED JOISTS.
5. TABLE NOT APPLICABLE FOR ROOF JOISTS.

FLOOR I-JOIST HANGER SCHEDULE (6)

NAILING REQUIREMENTS

TJI JOIST AT BEARINGS: TWO 8D (2½) BOX NAILS (1 EACH SIDE), 1½" MINIMUM FROM END.

BLOCKING PANELS, RIM JOIST OR RIM BOARD TO BEARING PLATE:
TJI BLOCKING PANELS OR RIM JOIST: 10D (3") BOX NAILS AT 6" O.C.
TRUS JOIST RIM BOARD: TOENAIL WITH 10D (3") BOX NAILS AT 6" O.C. OR 16D (3½") BOX NAILS AT 12" O.C.
SHEAR TRANSFER: CONNECTIONS EQUIVALENT TO DECKING NAIL SCHEDULE.

RIM BOARD, RIM JOIST OR CLOSURE TO TJI JOIST:
1¾" WIDTH OR LESS: TWO 10D (3") BOX NAILS, ONE EACH AT TOP AND BOTTOM FLANGE.
2⅛" THRU 2⅝" WIDTHS: TWO 16D (3½") BOX NAILS, ONE EACH AT TOP AND BOTTOM FLANGE.
3½" WIDTH: TOENAIL JOIST TO RIM JOIST WITH ONE 10D (3") BOX NAIL EACH SIDE OF JOIST TOP FLANGE.

2X4 MINIMUM SQUASH BLOCKS: TWO 10D (3") BOX NAILS, ONE EACH AT TOP AND BOTTOM FLANGE.

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CERTIFICATION

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

CONSTRUCTION DOCUMENTS

DATE:	AUG 16, 2023
SCALE:	As indicated
DRAWN BY:	EAC
CHECKED BY:	SW

SHEET TITLE: TYPICAL DETAILS
PROJECT #: 40035

S0.03

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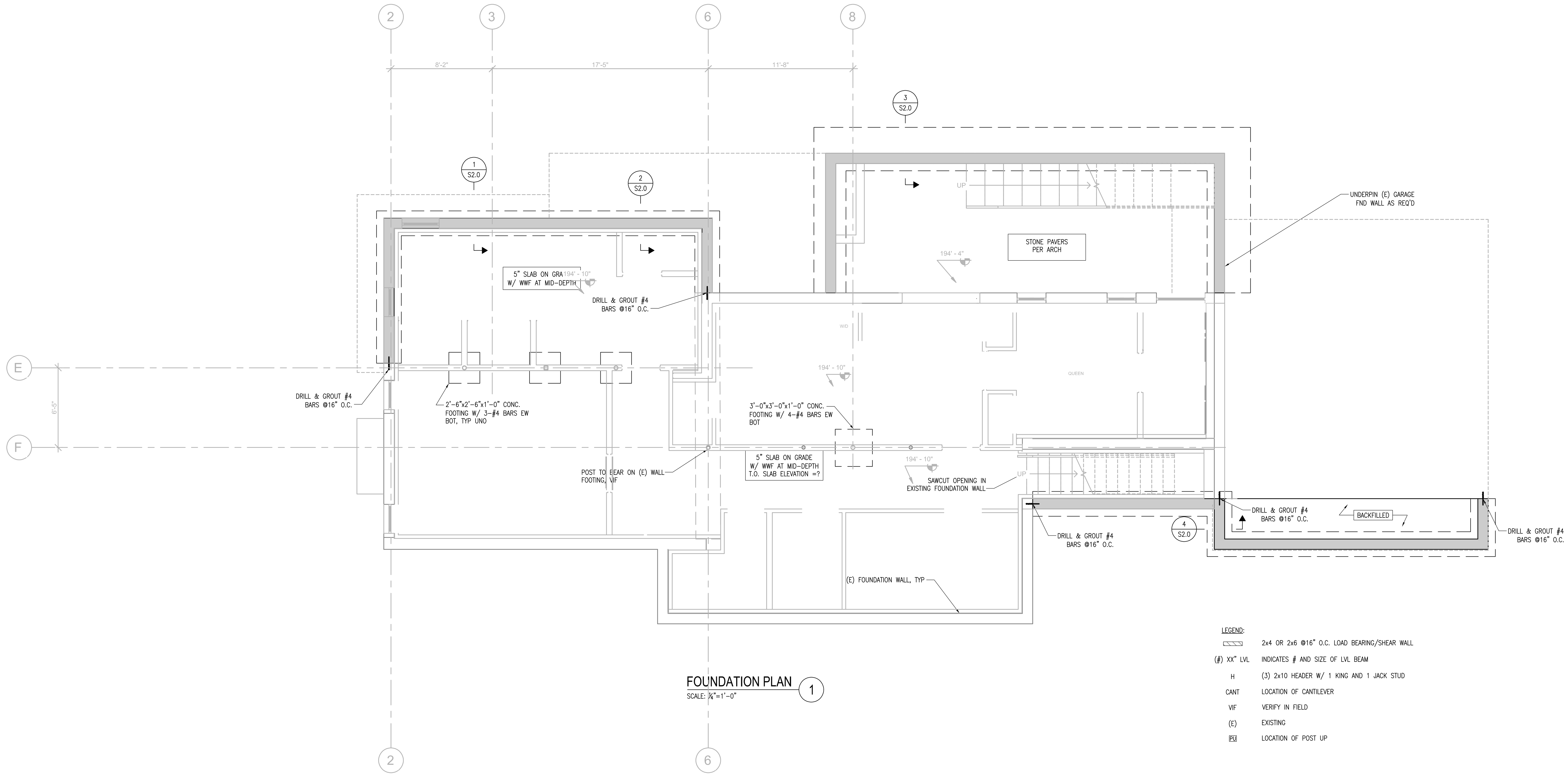

FOUNDATION PLAN (1)
SCALE: ¼"=1'-0"

LEGEND:

[wall symbol]	2x4 OR 2x6 @16" O.C. LOAD BEARING/SHEAR WALL
(#) XX" LVL	INDICATES # AND SIZE OF LVL BEAM
H	(3) 2x10 HEADER W/ 1 KING AND 1 JACK STUD
CANT	LOCATION OF CANTILEVER
VIF	VERIFY IN FIELD
(E)	EXISTING
PU	LOCATION OF POST UP

NOTES:

1. ALL EXTERIOR FOOTINGS SHALL BE 4'-0" BELOW FINAL GRADE
2. SEE ARCH DWGS FOR FLOOR ELEVATIONS.

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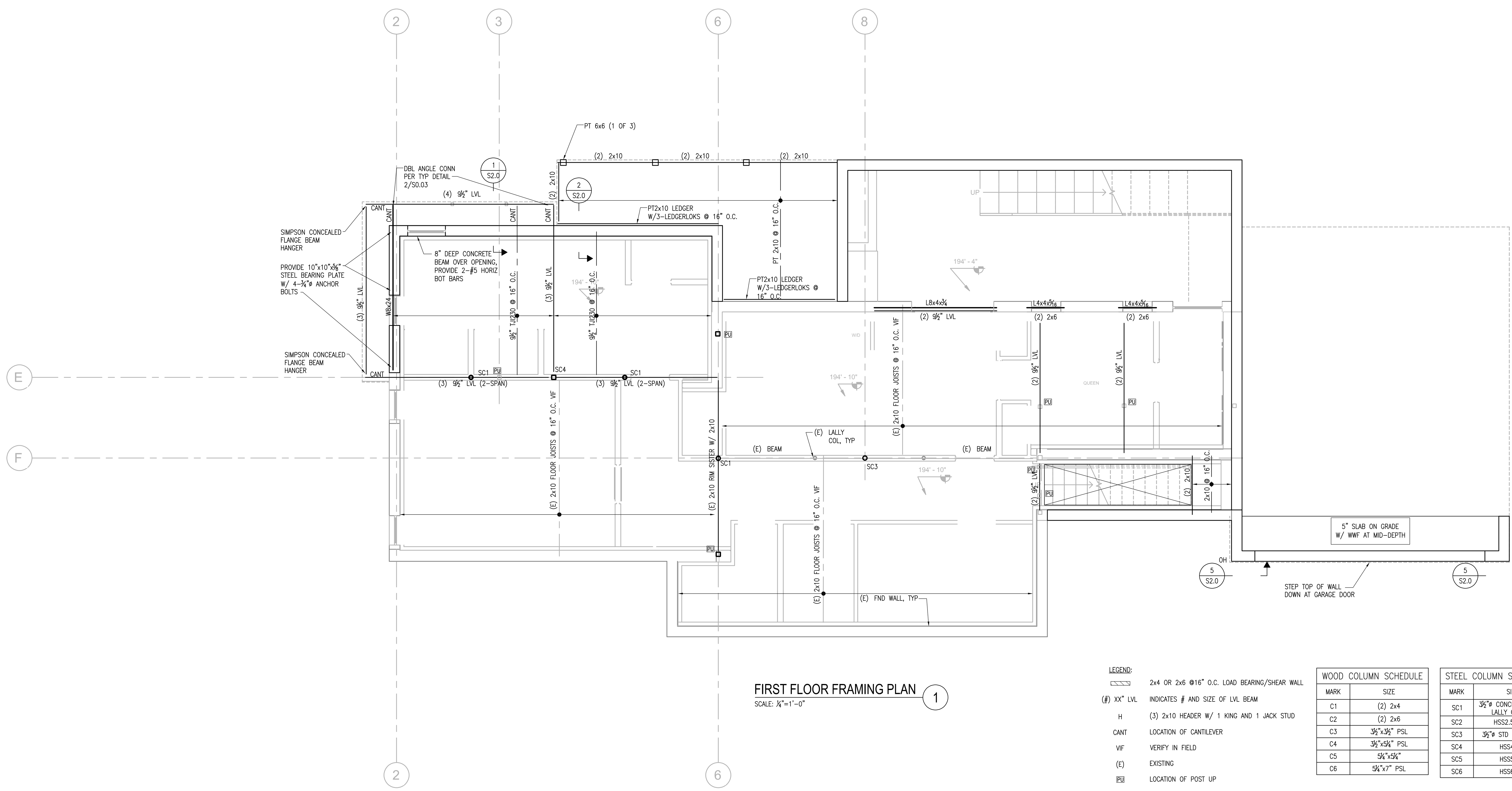
SHEET TITLE **PROJECT #:** 40035

FOUNDATION PLAN

S1.10



FIRST FLOOR FRAMING PLAN (1)

SCALE: ¼"=1'-0"

LEGEND:

(hatched wall symbol)	2x4 OR 2x6 @16" O.C. LOAD BEARING/SHEAR WALL
(#) XX" LVL	INDICATES # AND SIZE OF LVL BEAM
H	(3) 2x10 HEADER W/ 1 KING AND 1 JACK STUD
CANT	LOCATION OF CANTILEVER
VIF	VERIFY IN FIELD
(E)	EXISTING
PU	LOCATION OF POST UP

WOOD COLUMN SCHEDULE

MARK	SIZE
C1	(2) 2x4
C2	(2) 2x6
C3	3½"x3½" PSL
C4	3½"x5¼" PSL
C5	5¼"x5¼"
C6	5¼"x7" PSL

STEEL COLUMN SCHEDULE

MARK	SIZE
SC1	3½"ø CONCRETE FILLED LALLY COLUMN
SC2	HSS2.5x2.5x¼
SC3	3½"ø STD STEEL PIPE
SC4	HSS4x4x½
SC5	HSS5x5x½
SC6	HSS6x6x½

NOTES:

1. ALL INDIVIDUAL LVLs ARE 1¾" THICK.
2. BEAMS DESIGNATED AS (LOW) ARE AT LIVING ROOM LEVEL. BEAMS DESIGNATED AS (HIGH) ARE AT ENTRY LEVEL.
3. ALL BEAMS FLUSH FRAMED WITH SIMPSON JOIST HANGERS, UNO.
4. ALL WOOD BEAMS ON WOOD POSTS REQUIRE SIMPSON CONNECTOR.
5. PROVIDE SIMPSON HDU5-SDS2.5 HOLDDOWN AT EACH END OF LOAD-BEARING/SHEAR WALL. IF THERE IS A BEAM BELOW, PROVIDE (2) SIMPSON MSTC48B3 PRE-BENT STRAP TIES.
6. ALL EXTERIOR WALLS SHALL BE SW1, UNO.

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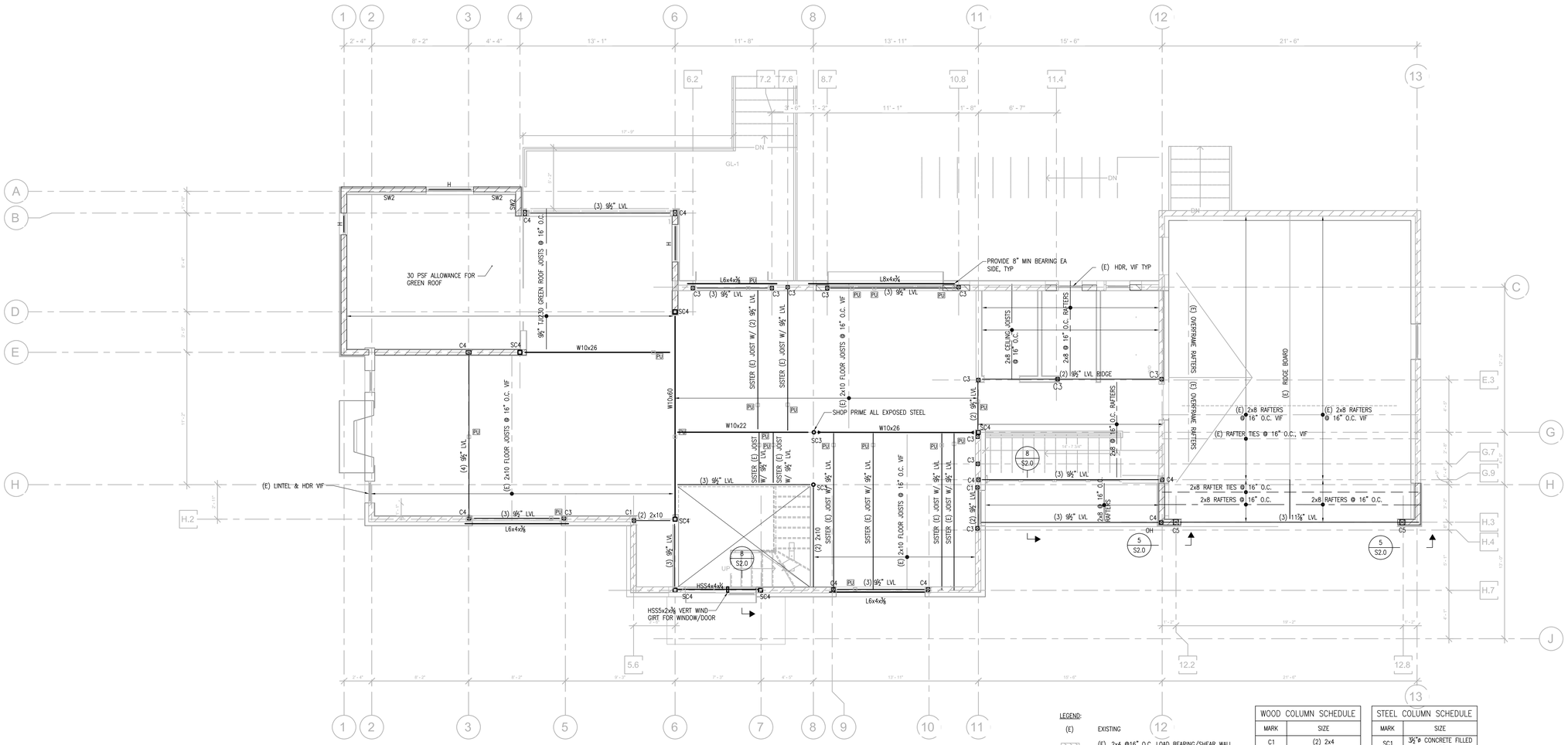
SHEET TITLE **PROJECT #:** 40035

FIRST FLOOR
FRAMING PLAN

S1.11



SECOND FLOOR FRAMING PLAN (1)

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

LEGEND:

(E)	EXISTING
	(E) 2x4 @16" O.C. LOAD BEARING/SHEAR WALL
	2x4 OR 2x6 @16" O.C. LOAD BEARING/SHEAR WALL
(#) XX" LVL	INDICATES # AND SIZE OF LVL BEAM
H	(3) 2x10 HEADER W/ 1 KING AND 1 JACK STUD
CANT	LOCATION OF CANTILEVER
VIF	VERIFY IN FIELD
PU	LOCATION OF POST UP
►	MOMENT CONNECTION

WOOD COLUMN SCHEDULE

MARK	SIZE
C1	(2) 2x4
C2	(2) 2x6
C3	3½"x3½" PSL
C4	3½"x5¼" PSL
C5	5¼"x5¼"
C6	5¼"x7" PSL

STEEL COLUMN SCHEDULE

MARK	SIZE
SC1	3½"ø CONCRETE FILLED LALLY COLUMN
SC2	NOT USED
SC3	3½"ø STD STEEL PIPE
SC4	HSS4x4x½

SHEAR WALL SCHEDULE

MARK	BLOCKED	SHEATHING	S1 (E.N.)	S2 (F.N.)	SHEAR TRANSFER AT TOP PLATE	SILL PLATE NAILING	CAPACITY (PLF)
SW1	YES	½" PLYWOOD, 1 SIDE	10d @ 6" O.C.	10d @ 12" O.C.	A35 CLIP @ 16" O.C.	16d @ 4" O.C.	VALL= 422
SW2	YES	½" PLYWOOD, 1 SIDES	10d @ 4" O.C.	10d @ 12" O.C.	A35 CLIP @ 9" O.C.	16d @ 3" O.C.	VALL = 715

NOTES:

1. ALL INDIVIDUAL LVLs ARE 1¾" THICK.
2. BEAMS DESIGNATED AS (LOW) ARE AT LIVING ROOM LEVEL. BEAMS DESIGNATED AS (HIGH) ARE AT ENTRY LEVEL.
3. ALL BEAMS FLUSH FRAMED WITH SIMPSON JOIST HANGERS, UNO.
4. ALL WOOD BEAMS ON WOOD POSTS REQUIRE SIMPSON CONNECTOR.
5. PROVIDE SIMPSON HDU5-SDS2.5 HOLDDOWN AT EACH END OF LOAD-BEARING/SHEAR WALL. IF THERE IS A BEAM BELOW, PROVIDE (2) SIMPSON MSTC48B3 PRE-BENT STRAP TIES.
6. ALL EXTERIOR WALLS SHALL BE SW1, UNO.

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SHEET TITLE — PROJECT #: 40035

SECOND FLOOR FRAMING PLAN

S1.12

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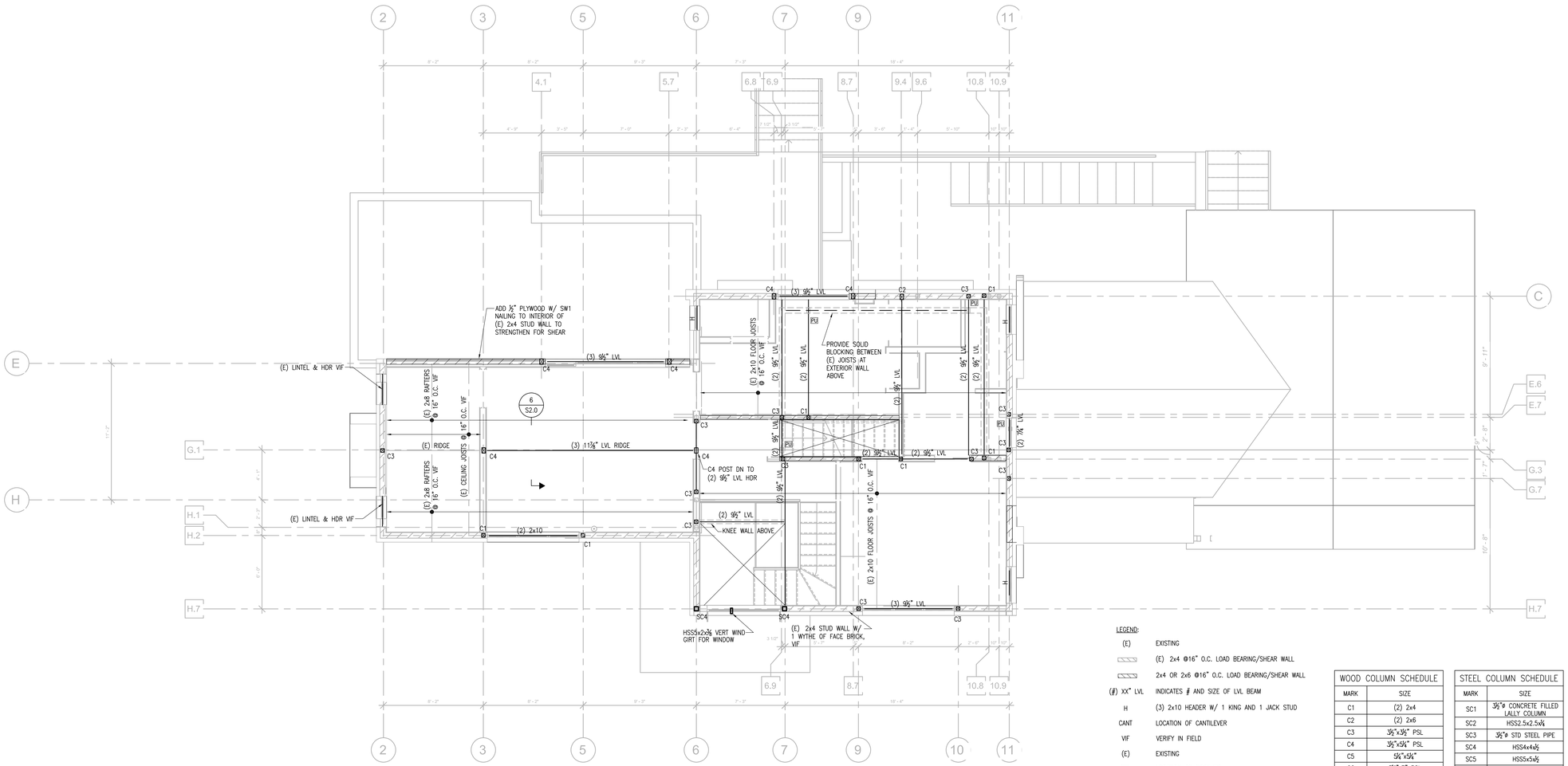

THIRD FLOOR FRAMING PLAN (1)

SCALE: ¼"=1'-0"

LEGEND:

(E)	EXISTING
	(E) 2x4 @16" O.C. LOAD BEARING/SHEAR WALL
	2x4 OR 2x6 @16" O.C. LOAD BEARING/SHEAR WALL
(#) XX" LVL	INDICATES # AND SIZE OF LVL BEAM
H	(3) 2x10 HEADER W/ 1 KING AND 1 JACK STUD
CANT	LOCATION OF CANTILEVER
VIF	VERIFY IN FIELD
(E)	EXISTING
PU	LOCATION OF POST UP
►	MOMENT CONNECTION

WOOD COLUMN SCHEDULE

MARK	SIZE
C1	(2) 2x4
C2	(2) 2x6
C3	3½"x3½" PSL
C4	3½"x5¼" PSL
C5	5¼"x5¼"
C6	5¼"x7" PSL

STEEL COLUMN SCHEDULE

MARK	SIZE
SC1	3½"ø CONCRETE FILLED LALLY COLUMN
SC2	HSS2.5x2.5x¼
SC3	3½"ø STD STEEL PIPE
SC4	HSS4x4x½
SC5	HSS5x5x½
SC6	HSS6x6x½

NOTES:

1. ALL INDIVIDUAL LVLs ARE 1¾" THICK.
2. BEAMS DESIGNATED AS (LOW) ARE AT LIVING ROOM LEVEL. BEAMS DESIGNATED AS (HIGH) ARE AT ENTRY LEVEL.
3. ALL BEAMS FLUSH FRAMED WITH SIMPSON JOIST HANGERS, UNO.
4. ALL WOOD BEAMS ON WOOD POSTS REQUIRE SIMPSON CONNECTOR.
5. PROVIDE SIMPSON HDU5-SDS2.5 HOLDDOWN AT EACH END OF LOAD-BEARING/SHEAR WALL. IF THERE IS A BEAM BELOW, PROVIDE (2) SIMPSON MSTC48B3 PRE-BENT STRAP TIES.
6. ALL EXTERIOR WALLS SHALL BE SW1, UNO.

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CERTIFICATION

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

CONSTRUCTION DOCUMENTS

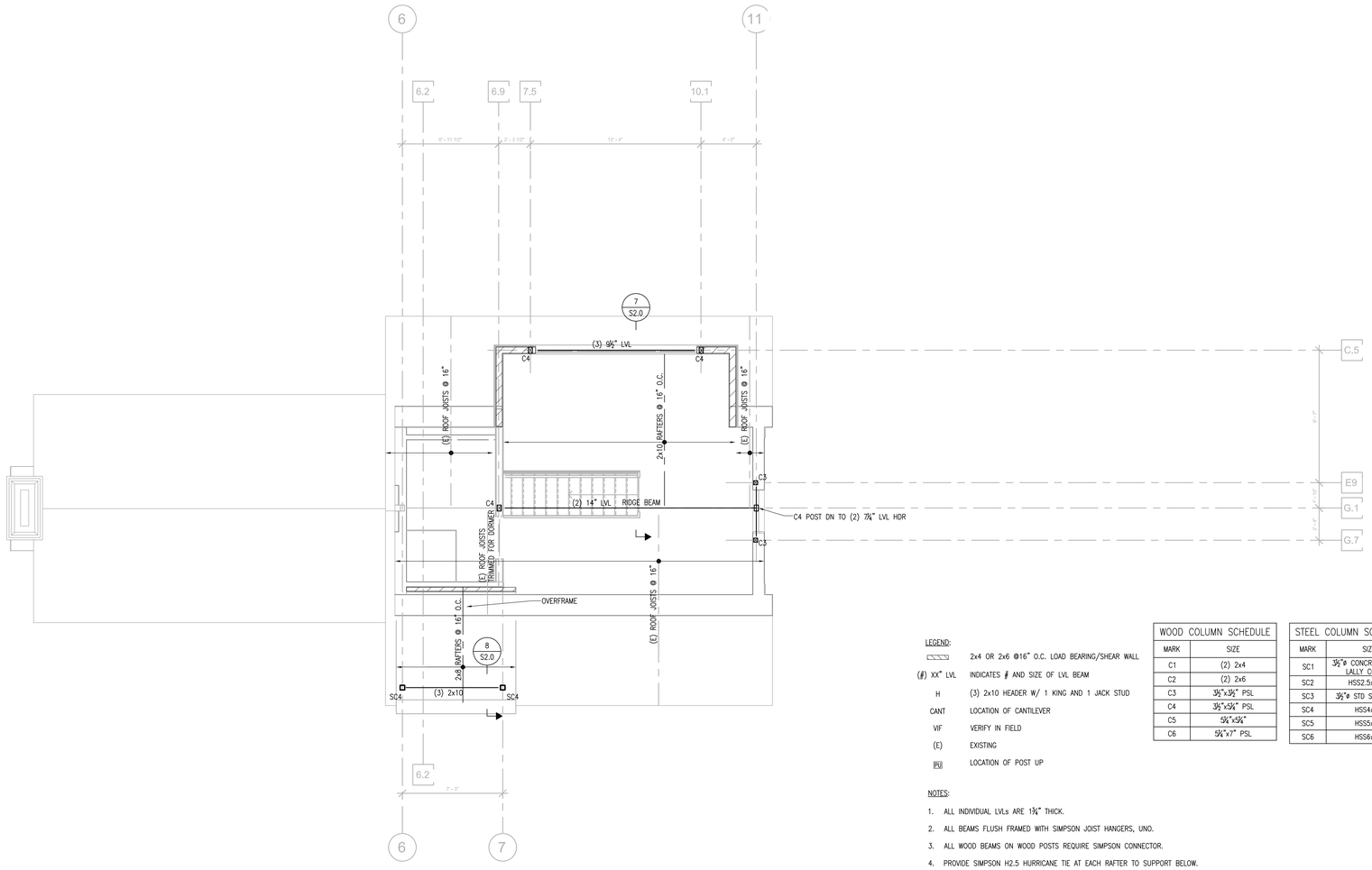
DATE:	AUG 16, 2023
SCALE:	As indicated
DRAWN BY:	EAC
CHECKED BY:	SW

SHEET TITLE — PROJECT #: 40035

THIRD FLOOR FRAMING PLAN

S1.13

10/21/2023 4:00:18 PM



ROOF FRAMING PLAN (1)

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

LEGEND:

	2x4 OR 2x6 @16" O.C. LOAD BEARING/SHEAR WALL
(#) XX" LVL	INDICATES # AND SIZE OF LVL BEAM
H	(3) 2x10 HEADER W/ 1 KING AND 1 JACK STUD
CANT	LOCATION OF CANTILEVER
VIF	VERIFY IN FIELD
(E)	EXISTING
PU	LOCATION OF POST UP

WOOD COLUMN SCHEDULE

MARK	SIZE
C1	(2) 2x4
C2	(2) 2x6
C3	3 1/2"x3 1/2" PSL
C4	3 1/2"x5 1/4" PSL
C5	5 1/4"x5 1/4"
C6	5 1/4"x7" PSL

STEEL COLUMN SCHEDULE

MARK	SIZE
SC1	3 1/2"ø CONCRETE FILLED LALLY COLUMN
SC2	HSS2.5x2.5x1/4
SC3	3 1/2"ø STD STEEL PIPE
SC4	HSS4x4x1/2
SC5	HSS5x5x1/2
SC6	HSS6x6x1/2

NOTES:

1. ALL INDIVIDUAL LVLs ARE 1 3/4" THICK.
2. ALL BEAMS FLUSH FRAMED WITH SIMPSON JOIST HANGERS, UNO.
3. ALL WOOD BEAMS ON WOOD POSTS REQUIRE SIMPSON CONNECTOR.
4. PROVIDE SIMPSON H2.5 HURRICANE TIE AT EACH RAFTER TO SUPPORT BELOW.
5. PROVIDE SIMPSON HDU5-SDS2.5 HOLDDOWN AT EACH END OF LOAD-BEARING/SHEAR WALL. IF THERE IS A BEAM BELOW, PROVIDE (2) SIMPSON MSTC48B3 PRE-BENT STRAP TIES.
6. ALL EXTERIOR WALLS SHALL BE SW1, UNO.

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CERTIFICATION

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

CONSTRUCTION DOCUMENTS

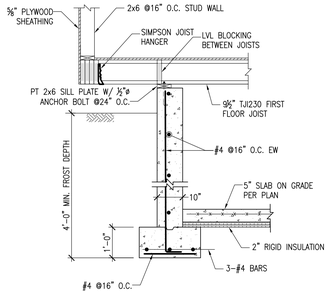
DATE:	AUG 16, 2023
SCALE:	As indicated
DRAWN BY:	EAC
CHECKED BY:	SW

SHEET TITLE — PROJECT #: 40035

ROOF FRAMING PLAN

S1.14

10/31/2023 4:00:10 PM



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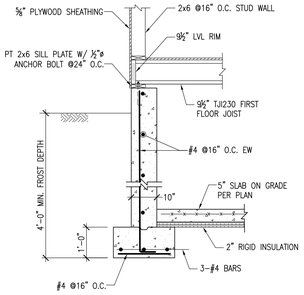

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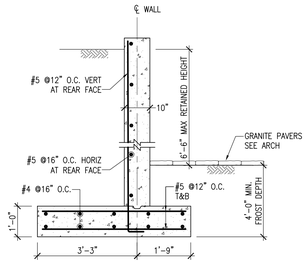

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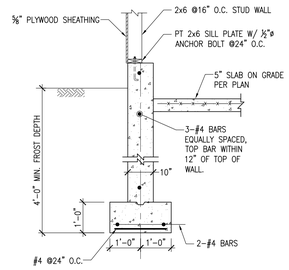

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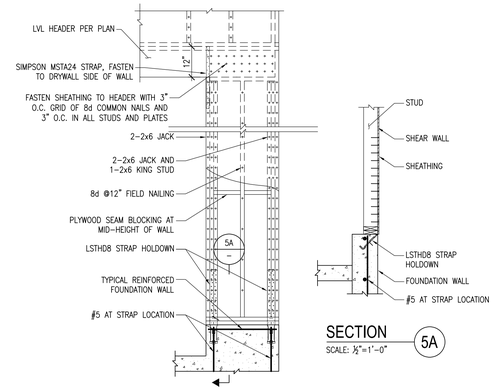
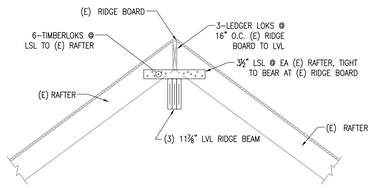


SECTION 5A
SCALE: ½"=1'-0"

SECTION 5
SCALE: ½"=1'-0"



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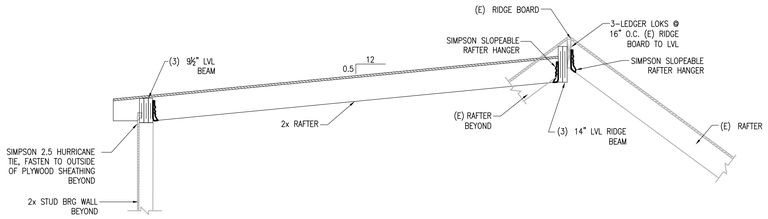

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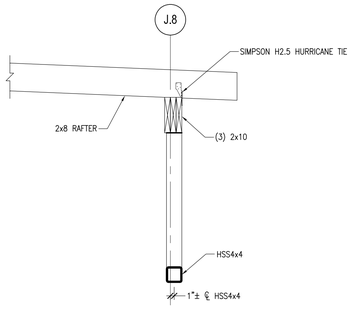

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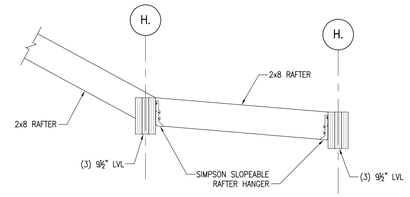

SECTION 9
SCALE: ¾"=1'-0"

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REVISION HISTORY

NO	DESCRIPTION	DATE

CONSTRUCTION DOCUMENTS

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CHECKED BY:	SW

SHEET TITLE — PROJECT #: 40035

SECTIONS

S2.00

1/21/2023 4:00:10 PM

APPLICABLE CODES:

BUILDING: DWELLINGS,	INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY 2015 EDITION (EFFECTIVE 10/20/2017) [2015 IRC] MA AMENDMENTS TO INTERNATIONAL RESIDENTIAL CODE, NINTH EDITION [2015 IRC-MA]
ELECTRICAL:	MASSACHUSETTS ELECTRICAL CODE (AMENDMENTS) [527 CMR 12.00]
MECHANICAL:	INTERNATIONAL MECHANICAL CODE [2015 IMC]
PLUMBING / GAS:	MASSACHUSETTS FUEL GAS AND PLUMBING CODE [248 CMR]
OIL FIRED APPLIANCES:	BOARD OF FIRE PREVENTION REGULATIONS (OIL BURNING EQUIPMENT) [527 CMR 4.00]
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION (EFFECTIVE 8/12/2016) [2015 IECC] MA AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE [2015 IECC-MA]
FIRE PREVENTION:	INTERNATIONAL FIRE CODE (BUILDING CODE REQUIREMENTS) [2015 IFC] BOARD OF FIRE PREVENTION REGULATIONS [527 CMR]
ACCESSIBILITY:	ARCHITECTURAL ACCESS BOARD REGULATIONS [521 CMR]
ELEVATOR (IF APPLICABLE):	MASSACHUSETTS BOARD OF ELEVATOR REGULATIONS [524 CMR]
HISTORICAL (IF APPLICABLE):	[PER LOCAL MUNICIPALITY]
ENVIRONMENTAL PROTECTION:	DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS [310 CMR] DIVISION OF WATER POLLUTION CONTROL REGULATIONS [314 CMR]
SWIMMING POOL & SPA	INTERNATIONAL SWIMMING POOL AND SPA CODE [2015 ISPSC]

1. ABBREVIATIONS FOR CODE REFERENCES ARE SHOWN IN BRACKETS. EXAMPLE: [2015 IECC-MA]
2. CODES ARE LISTED FOR THE CONTRACTOR'S CONVENIENCE. REFER TO THE SPECIFIC CODE SECTIONS CITED FOR ADDITIONAL DETAIL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFORM TO ALL CURRENT FEDERAL, STATE, AND LOCAL REGULATIONS AND ENFORCEMENT AGENCIES SUCH AS THE LOCAL BUILDING DEPARTMENT, FIRE DEPARTMENT, AND ALL OTHERS HAVING JURISDICTION OVER THE PROJECT.
3. EVERY PERSON WHO PERFORMS WORK ON THE BUILDING, STRUCTURAL, ELECTRICAL, GAS, MECHANICAL, OR PLUMBING SYSTEMS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL RELEVANT CODE PROVISIONS [2015 IRC R105.8].

CLIMATE DESIGN CRITERIA		CODE REFERENCE
GROUND SNOW LOAD	25-60 PSF (VARIES BY MUNICIPALITY)	2015 IRC-MA R301.2(4)
MIN FLAT ROOF SNOW LOAD	30 PSF	2015 IRC-MA R301.2(4)
BASIC WIND SPEED	139 MPH	2015 IRC-MA R301.2(4)
SEISMIC DESIGN CATEGORY	NO (CATEGORY B PER 2015 IRC MAPS)	2015 IRC-MA R301.2(1) 2015 IRC R301.2(2)
CONCRETE WEATHERING	SEVERE	2015 IRC-MA R301.2(1)
FROST LINE DEPTH	48 INCHES	2015 IRC-MA R301.2(1)
TERMITE INFESTATION	MODERATE TO HEAVY	2015 IRC R301.2(6)

PERMITS / INSPECTIONS:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS FOR THE WORK.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE INSPECTIONS OF COMPLETED WORK AT APPROPRIATE INTERVALS SO AS NOT TO DELAY THE PROJECT SCHEDULE OR REQUIRE CORRECTIONS OF COMPLETED CONSTRUCTION.
3. REQUIRED INSPECTIONS MAY INCLUDE, BUT ARE NOT LIMITED TO: FOUNDATION, PLUMBING, MECHANICAL, GAS, ELECTRICAL, FRAMING, MASONRY, FIRE-RATED CONSTRUCTION, AND ANY ADDITIONAL INSPECTIONS IDENTIFIED AT THE TIME OF PERMIT APPROVAL.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE BUILDING OFFICIAL OF REQUIRED INSPECTIONS AND TO PROVIDE ACCESS TO THE WORK [2015 IRC R109.3].
5. WHERE FIRE-RATED CONSTRUCTION IS REQUIRED, CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH BUILDING OFFICIAL PRIOR TO APPLICATION OF PLASTER, OR TAPING AND FINISHING OF WALLBOARD [2015 IRC R109.1.5.1].

JOBSITE SAFETY AND SECURITY:
1. ALL CONTRACTORS AND SUBCONTRACTORS MUST BE LICENSED BY THE APPROPRIATE STATE REGULATORY OFFICE GOVERNING THE WORK TO BE PERFORMED, AS WELL AS ANY REQUIRED LOCAL LICENSES.
2. ALL CONTRACTORS AND SUBCONTRACTORS MUST MAINTAIN ADEQUATE INSURANCE FOR ALL PERSONNEL FOR GENERAL LIABILITY AND WORKERS' COMPENSATION, AS REQUIRED BY LAW.
3. THE ARCHITECT HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS.
4. PERIODIC SITE VISITS PERFORMED BY THE ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION SAFETY PRECAUTIONS.
5. THE ARCHITECT IS NOT RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR THE CONTRACTOR'S EMPLOYEES, OR EMPLOYEES OF SUPPLIERS OR SUBCONTRACTORS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL, OR OCCUPANCY BY ANY PERSON.
6. CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR CONFORMING TO INDUSTRY STANDARD SAFETY PRACTICES; MASSACHUSETTS ISSUED SAFETY ORDERS AND DIRECTIVES; FEDERAL REQUIREMENTS INCLUDING BUT NOT LIMITED TO OSHA; AND ALL REQUIREMENTS OF THE WORKERS' COMPENSATION INSURANCE DIVISION.
7. DURING ALL CONSTRUCTION ACTIVITIES, MAINTAIN EGRESS ROUTES AND ENTRANCES FOR CONSTRUCTIONS PERSONNEL, BUILDING OCCUPANTS, AND VISITORS. EGRESS DOORS AND WINDOWS SHALL REMAIN CLEAR OF CONSTRUCTION DEBRIS AND EQUIPMENT AT ALL TIMES.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A SECURE JOBSITE AND TAKE ALL NECESSARY MEASURES TO PROTECT THE OWNERS' PROPERTY AT ALL TIMES DURING CONSTRUCTION.
9. CONTACT "DIG SAFE" AT 811 TO MARK LOCATIONS OF UNDERGROUND UTILITY LINES PRIOR TO ANY TYPE OF EXCAVATION [220 CMR 99.00].

HAZARDOUS MATERIALS:
1. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO LEAD, ASBESTOS AND ASBESTOS PRODUCTS, AND OTHER TOXIC SUBSTANCES.

GENERAL CONSTRUCTION PRACTICE:
1. CONTRACTOR MUST NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES IN CONTRACT DOCUMENTS OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.
2. CONTRACTOR MUST NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND APPLICABLE CODES AND REGULATIONS PRIOR TO PROCEEDING WITH WORK.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS, GRADES, AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK.
4. VERIFY EXISTING CONDITIONS PRIOR TO INSTALLING ANY NEW WORK. COMMENCEMENT OF WORK INDICATES ACCEPTANCE OF EXISTING CONDITIONS OR SUBSTRATES AS SATISFACTORY.
5. FOLLOW ALL PRODUCT MANUFACTURER'S INSTRUCTIONS FOR SURFACE PREPARATION, COMPATIBILITY, AND INSTALLATION.
6. COORDINATE ALL ON-SITE CONSTRUCTION ACTIVITIES WITH OWNERS, INCLUDING BUT NOT LIMITED TO WORKING HOURS, NOISE, UTILITY SHUTOFFS, AND OBSTRUCTIONS TO CIRCULATION.
7. GUARANTEE ON ALL MATERIALS AND WORKMANSHIP TO BE ONE (1) YEAR FROM DATE OF COMPLETION UNLESS NOTED OTHERWISE IN CONTRACT.

GLAZING:
1. GLAZING USED IN HANDRAILS AND GUARDRAILS SHALL BE DESIGNED WITH A SAFETY FACTOR OF 4 [2015 IRC R301.5].
2. TEMPERED GLASS SHALL BE USED IN ALL HAZARDOUS LOCATIONS AS SPECIFIED IN 2015 IRC R308.4.
3. LAMINATED GLASS AS SPECIFIED IN 2015 IRC R306.2 SHALL BE USED IN ALL SKYLIGHTS.

GUARDS (GUARDRAILS):
1. GUARDRAILS SHALL BE PROVIDED WHEREVER THE WALKING SURFACE IS 30 INCHES (2'-6") OR HIGHER ABOVE AN ADJACENT GRADE OR WALKING SURFACE [2015 IRC R312.1.1].
2. GUARDRAILS MUST BE CONSTRUCTED TO WITHSTAND A 200 POUND LIVE LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP [2015 IRC R301.5].
3. GUARDRAIL COMPONENTS, OTHER THAN THE HANDRAIL, MUST BE CONSTRUCTED TO WITHSTAND A 50 POUND/SQUARE FOOT LIVE LOAD HORIZONTALLY APPLIED. THIS LIVE LOAD DOES NOT NEED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT [2015 IRC R301.5].
4. TOP OF THE GUARDRAIL SHALL BE 36 INCHES (3'-0") MINIMUM ABOVE THE ADJACENT WALKING SURFACE, OR BETWEEN 34 AND 38 INCHES ABOVE THE SLOPING LINE OF TREAD NOSINGS ON STAIRWAYS [2015 IRC R312.1.2].
5. INFILL COMPONENTS OF GUARDRAILS SHALL BE DESIGNED TO PREVENT PASSAGE OF A 4" DIAMETER SPHERE [2015 IRC R312.1.3].

FIRE RESISTANT CONSTRUCTION:
1. DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND/OR FLOOR ASSEMBLIES WITH A MINIMUM ONE-HOUR FIRE-RESISTANCE RATING. RATED FLOOR ASSEMBLIES SHALL EXTEND TO THE EXTERIOR WALL. RATED WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING [2015 IRC R302.3].
2. SUPPORTING CONSTRUCTION OF FIRE-RESISTANCE RATED FLOOR ASSEMBLIES SHALL HAVE AN EQUAL OR GREATER FIRE RESISTANCE RATING [2015 IRC R302.3.1].
3. PENETRATIONS OF FIRE-RESISTANCE RATED WALL, FLOOR, AND CEILING ASSEMBLIES MUST BE PROTECTED BY A FIRESTOPPING PER 2015 IRC R302.4.
4. RECESSED FIXTURES IN FIRE-RESISTANCE RATED WALL OR FLOOR ASSEMBLIES MUST BE INSTALLED SO THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED [2015 IRC R302.4.2].
5. DOORS BETWEEN A GARAGE AND RESIDENCE SHALL BE 20 MINUTE FIRE-RESISTANCE RATED AND SELF-CLOSING [2015 IRC R302.5.1].
6. GARAGE WALLS AND CEILINGS SHALL BE PROTECTED BY A MINIMUM (1) LAYER 5/8" TYPE X GWB APPLIED TO THE GARAGE SIDE [2015 IRC-MA R302.6].
7. ENCLOSED SPACE BELOW STAIRS SHALL HAVE WALLS AND CEILINGS PROTECTED ON ENCLOSED SIDE WITH A MINIMUM 1/2" GWB [2015 IRC R302.7].
8. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX <=200 AND A SMOKE-DEVELOPED INDEX <=450. [2015 IRC R302.9].
9. INSULATION, VAPOR RETARDERS, AND VAPOR PERMEABLE MEMBRANES SHALL HAVE A FLAME SPREAD INDEX <=25 AND A SMOKE-DEVELOPED INDEX <=450 [2015 IRC R302.10.1].
10. PROVIDE FIREBLOCKING MATERIALS IN LOCATIONS AS SPECIFIED IN 2015 IRC R302.11.
11. COMBUSTIBLE INSULATION SHALL BE SEPARATED BY A MINIMUM OF 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS, KNOB AND TUBE WIRING, AND OTHER HEAT PRODUCING DEVICES, EXCEPT FOR THOSE DEVICES SPECIFICALLY LISTED BY THE MANUFACTURER FOR LESSER CLEARANCES [2015 IRC-MA R302.14].
12. FOAM PLASTIC INSULATION, INCLUDING BUT NOT LIMITED TO SPRAY FOAM INSULATION, SHALL BE PROTECTED FROM BUILDING OCCUPANTS WITH A THERMAL BARRIER OF 1/2" GWB OR EQUIVALENT METHOD AS SPECIFIED IN 2015 IRC R316.4.

HABITABLE SPACE:
1. HABITABLE SPACES ARE THOSE USED FOR LIVING, SLEEPING, COOKING, OR EATING [2015 IRC R202].
2. HABITABLE ROOMS SHALL HAVE A MINIMUM GLAZING AREA >=8% OF THE FLOOR AREA OF THE ROOM, ONE-HALF OF WHICH MUST BE OPERABLE [2015 IRC R303.1].
3. BATHROOMS AND SIMILAR ROOMS SHALL HAVE A MINIMUM GLAZING AREA >=3 SQUARE FEET, ONE-HALF OF WHICH MUST BE OPERABLE [2015 IRC-MA R303.3].
4. CEILING HEIGHTS IN HABITABLE ROOMS AND HALLWAYS SHALL BE A MINIMUM OF 7'-0". CEILING HEIGHTS IN BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS, AND HABITABLE PORTIONS OF BASEMENTS SHALL BE A MINIMUM OF 6'-8" [2015 IECC-MA 305.1].

EGRESS REQUIREMENTS		CODE REFERENCE
PRIMARY EGRESS (FRONT DOOR) MUST BE HINGED	32 INCHES (2'-8") MIN. CLEAR WIDTH 78 INCHES (6'-6") MIN. CLEAR HEIGHT (3'-0" x 6'-8" MIN. DOOR PREFERRED)	2015 IRC-MA R311.2
SECONDARY EGRESS (REAR OR SIDE DOOR) HINGED OR SLIDING	28 INCHES (2'-4") MIN. CLEAR WIDTH 78 INCHES (6'-6") MIN. CLEAR HEIGHT (2'-8" x 6'-8" MIN. DOOR PREFERRED)	2015 IRC-MA R311.2
INTERIOR DOORS TO HABITABLE ROOMS	30 INCHES (2'-6") WIDE x 78 INCHES (6'-6") TALL MINIMUM DOOR PANEL	2015 IRC-MA R311.2.1
INTERIOR DOORS TO BATHROOMS	28 INCHES (2'-4") WIDE MINIMUM [24 INCHES (2'-0") WIDE MINIMUM FOR EXISTING BUILDINGS] x 78 INCHES (6'-6") TALL	2015 IRC-MA R311.2.1
EMERGENCY EGRESS WINDOWS (ONE PER SLEEPING ROOM)	5.7 SQ FT MIN NET CLEAR OPENING (5.0 SQ FT MIN IF BELOW GRADE) 24 INCHES NET CLEAR HEIGHT 20 INCHES NET CLEAR WIDTH 44 INCHES (3'-8") MAXIMUM SILL HEIGHT)	2015 IRC-MA R310.2.1 2015 IRC R310.2.2
EMERGENCY EGRESS WINDOWS (SINGLE/DOUBLE HUNG)	3.3 SQ FT MIN NET CLEAR OPENING 20 INCHES x 24 INCHES (IN EITHER DIRECTION) MIN NET CLEAR OPENING 44 INCHES (3'-8") MAXIMUM SILL HEIGHT)	2015 IRC-MA R311.2.1
HALLWAYS	36 INCHES (3'-0") WIDE MINIMUM 84 INCHES (7'-0") HIGH MINIMUM	2015 IECC R311.6 2015 IECC-MA 305.1

STAIRS:
1. STAIRWAY WIDTH TO BE 36 INCHES MINIMIUM (3'-0"), MEASURED BETWEEN TOP OF HANDRAIL AND THE MINIMUM STAIRWAY HEADROOM [2015 IRC 311.7.1].
2. STAIRWAY HEADROOM TO BE 80 INCHES MINIMIUM (6'-8"), MEASURED FROM A LANDING OR A SLOPING LINE OF TREAD NOSINGS [2015 IRC 311.7.2].
3. RISER HEIGHT TO BE 8 1/4" MAXIMUM [2015 IRC-MA 311.7.5.1].
4. TREAD DEPTH TO BE 9" MINIMUM [2015 IRC-MA 311.7.5.2].
5. WINDER TREAD DEPTH TO EQUAL STRAIGHT RUN TREAD DEPTH AT THE "WALKLINE", A LINE 12 INCHES FROM THE SIDE WHERE THE TREADS ARE SHALLOWEST. WINDER TREAD DEPTH TO BE 3" MINIMUM AT ANY POINT [2015 IRC-MA 311.7.5.2.1].
6. NOSING PROJECTION BETWEEN 3/4" AND 1-1/4" INCHES TO BE PROVIDED ON STAIRWAYS WITH SOLID RISERS [2015 IRC 311.7.5.3].
7. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH STAIRWAY, WITH A WIDTH EQUAL TO THE STAIR WIDTH AND A DEPTH OF 36 INCHES MINIMUM IN THE DIRECTION OF TRAVEL. A LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR STAIR AS LONG AS THE DOOR DOES NOT SWING OVER THE STAIR [2015 IRC 311.7.6].

HANDRAILS:
1. HANDRAILS MUST BE CONSTRUCTED TO WITHSTAND A 200 POUND LIVE LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP [2015 IRC R301.5].
2. HANDRAILS ARE REQUIRED AT ONE SIDE OF EACH CONTINUOUS STAIR, INCLUDING EXTERIOR STAIRS, OF FOUR OR MORE RISERS [2015 IRC 311.7.8]. HANDRAILS ARE PREFERRED AT ONE SIDE OF EVERY STAIR, AND SHOULD BE PROVIDED IF SHOWN ON THE DRAWINGS, EVEN IF NOT REQUIRED BY CODE.
3. TOP OF THE HANDRAIL SHALL BE BETWEEN 34 AND 38 INCHES ABOVE THE SLOPING LINE OF TREAD NOSINGS [2015 IRC 311.7.8.1]. 36" (3'-0") HEIGHT IS PREFERRED UNLESS NOTED OTHERWISE.
4. HANDRAIL SHALL BE CONTINOUS FROM THE TOP RISER TO THE BOTTOM RISER, EXCEPT WHERE THE STAIR TURNS THE HANDRAILS MAY TERMINATE AT A NEWEL POST [2015 IRC 311.7.8.2].
5. HANDRAILS SHALL TERMINATE TO A WALL OR NEWEL POST [2015 IRC 311.7.8.2].
6. PROVIDE 1.5" MINIMUM HAND CLEARANCE BETWEEN A HANDRAIL AND A WALL OR OTHER OBSTRUCTION [2015 IRC 311.7.8.2].
7. CONFORM TO 2015 IRC 311.7.8.3 FOR HANDRAIL GRASPABILITY. 1 3/4" OUTSIDE DIAMETER ROUND WOOD HANDRAILS ARE PREFERRED UNLESS OTHERWISE NOTED.

SMOKE ALARM REQUIREMENTS AND GUIDELINES:
1. SMOKE ALARMS SHALL BE PHOTOELECTRIC AND LISTED IN ACCORDANCE WITH UL 217 OR UL 268 [2015 IECC-MA 314.1.1].
2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS [2015 IECC-MA 314.3]:
   A. ALL SLEEPING ROOMS.
   B. OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM DOORS.
   C. ON EACH FLOOR, INCLUDING BASEMENTS AND HABITABLE ATTICS.
   D. NOT LESS THAN 3'-0" HORIZONTALLY FROM BATHROOM DOORS CONTAINING SHOWERS OR BATHTUBS.
   E. ONE FOR EACH 1,000 SQ FT OF FLOOR AREA, OR PART THEREOF.
   F. NEAR ALL STAIRS.
   G. IN TWO-FAMILY DWELLING UNITS, ON THE STAIRWAY SIDE OF DOORS TO COMMON INTERIOR STAIRS [2015 IECC-MA 314.9].
3. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT WHEN ONE ALARM IS ACTIVATED, ALL ALARMS SOUND WITHIN THE DWELLING UNIT [2015 IECC 314.4].
4. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE HOUSE WIRING, WITH A BATTERY BACKUP [2015 IECC 314.6].
5. SMOKE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S INSTRUCTIONS.
6. SMOKE ALARM SHALL EMIT A SIGNAL WHEN BACKUP BATTERY POWER IS LOW.
7. IN TWO-FAMILY DWELLING UNITS WITH A COMMON BASEMENT AREA, A SEPARATE INTERCONNECTED SYSTEM OF SMOKE ALARMS SHALL BE PROVIDED SERVING THE BASEMENT ONLY, INCLUDING SMOKE DETECTORS ON THE STAIRWAY SIDE OF EACH STAIRWAY DOOR [2015 IECC-MA 314.9].

HEAT DETECTOR REQUIREMENTS AND GUIDELINES:
1. HEAT DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 521 OR UL 539 [2015 IECC-MA 314.8.1].
2. A HEAT DETECTOR SHALL BE INSTALLED IN A GARAGE ATTACHED TO OR BENEATH LIVING SPACE [2015 IECC-MA 314.8].
3. HEAT DETECTOR SHALL BE INTERCONNECTED TO THE SMOKE ALARM SYSTEM, OR CONNECTED TO AN ALARM INSIDE THE DWELLING WITHIN 20 FEET OF THE DOOR TO THE GARAGE [2015 IECC-MA 314.8].
4. HEAT DETECTOR SHOULD BE LOCATED NEAR THE CENTER OF THE GARAGE CEILING [2015 IECC-MA 314.8.1].

ENERGY CODE GENERAL NOTES:

DESIGN CONDITIONS:
1. INTERIOR DESIGN TEMPERATURES FOR LOAD CALCULATIONS SHALL BE A MAXIMUM OF 72°F FOR HEATING AND A MINIMUM OF 75°F FOR COOLING [2015 IECC R302.1].

MATERIALS IDENTIFICATION AND INSTALLATION:
1. INSULATION INSTALLER TO PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURER, AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. INSULATION INSTALLER SHALL SIGN, DATE, AND POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE [2015 IECC R303.1.1].
2. PROVIDE MARKERS INDICATING THE MINIMUM INITIAL INSTALLED THICKNESS OF BLOWN-IN OR SPRAYED ROOF/CEILING INSULATION. INSTALL AT LEAST ONE MARKER FOR EVERY 300 SQ FT OF ATTIC SPACE. MARKERS MUST FACE THE ATTIC ACCESS OPENING [2015 IECC R303.1.1.1].
3. INSTALL ALL MATERIALS, SYSTEMS, AND EQUIPMENT ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS [2015 IECC R303.2].
4. PROVIDE MANUFACTURER'S MANUALS, AND INSTRUCTIONS FOR OPERATIONS AND MAINTENANCE, FOR ALL INSTALLED HEATING, COOLING, VENTILATION, AND WATER HEATING EQUIPMENT [2015 IECC R303.3 & 2015 IECC-MA R403.6.5].

CERTIFICATE:
PROVIDE A PERMANENT CERTIFICATE LISTING THE PREDOMINANT INSULATION R-VALUES; WINDOW U-FACTORS; RESULTS OF DUCT TESTING OR AIR LEAKAGE TESTING; EFFICIENCY OF HEATING, COOLING, AND WATER HEATING EQUIPMENT; AND FINAL HERS INDEX SCORE WHERE APPLICABLE. CERTIFICATE TO BE LOCATED ON THE WALL OF THE MECHANICAL ROOM, ELECTRICAL ROOM, OR OTHER APPROVED LOCATION. IF CERTIFICATE IS LOCATED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL, DO NOT COVER OR OBSTRUCT VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS [2015 IECC-MA R401.3].

BUILDING THERMAL ENVELOPE:
1. CLASS I OR II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAMED WALLS, EXCEPT BASEMENT WALLS OR THE BELOW GRADE PORTION OF ANY WALL [2015 IECC R402.1.1 / 2015 IRC R702.7].
2. FOR AIR-PERMEABLE INSULATION IN VENTED ATTICS, INSTALL BAFFLES ADJACENT TO SOFFIT AND EAVE VENTS [2015 IECC R402.2.3].
3. ACCESS DOORS AND HATCHES TO UNCONDITIONED ATTICS AND CRAWL SPACES SHALL BE INSULATED TO EQUAL THE SURROUNDING WALL OR CEILING ASSEMBLIES [2015 IECC R402.2.4].
4. EXTERIOR THERMAL ENVELOPE INSULATION IN FLOORS, WALLS, AND CEILINGS SHALL BE INSTALLED TO BE IN PERMANENT CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER [2015 IECC R402.4.1.1].
5. WALLS OF CONDITIONED BASEMENTS SHALL BE INSULATED FROM THE TOP OF THE BASEMENT WALL TO 10 FEET BELOW GRADE, OR THE BASEMENT FLOOR, WHICHEVER IS LESS [2015 IECC R402.2.9].
6. THE FOLLOWING AREAS MUST BE INSULATED [2015 IECC R402.4.1.1]:
   A. WALL CAVITIES WITHIN CORNERS
   B. HEADERS IN FRAMED WALLS
   C. RIM JOISTS
   D. EXTERIOR WALLS AROUND SHOWERS AND TUBS
7. EXTERIOR WALL INSULATION IN NARROW CAVITIES AND AROUND PLUMBING, WIRING, AND OTHER UTILITIES SHALL BE CUT TO FIT, OR FILLED WITH INSULATION WHICH READILY CONFORMS TO FILL AVAILABLE SPACE [2015 IECC R402.4.1.1].

AIR SEALING:
1. BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE [2015 IECC R402.4].
2. ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION WHEN SEALING BETWEEM DISSIMILAR MATERIALS [2015 IECC R402.4.1]
3. A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE EXTERIOR BUILDING ENVELOPE. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. AIR PERMEABLE INSULATION SHALL NOT BE USED AS AN AIR BARRIER [2015 IECC R402.4.1.1].
4. AIR BARRIER IN A DROPPED CEILING OR SOFFIT SHALL ALIGN WITH THE INSULATION, AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED [2015 IECC R402.4.1.1].
5. THE FOLLOWING AREAS SHALL BE AIR SEALED [2015 IECC R402.4.1.1]:
   A. ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES
   B. JUNCTION OF FOUNDATION WALL AND SILL PLATE (0.25" THICK FOAM SEAL).
   C. JUNCTION OF TOP PLATE AND EXTERIOR WALL.
   D. SPACES BETWEEN DOORS, WINDOWS, SKYLIGHTS AND ROUGH OPENINGS.
   E. RIM JOISTS
   F. DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE
   G. WALLS OR CEILINGS SEPARATING GARAGE FROM CONDITIONED SPACE
6. EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED [2015 IECC R402.4.1.1].
7. RECESSED LIGHT FIXTURES INSTALLED IN THE THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE INTERIOR WALL OR CEILING FINISH [2015 IECC R402.4.1.1 AND R402.4.5].
8. AIR BARRIER SHALL SEPARATE TUBS AND SHOWERS FROM ADJACENT PORTIONS OF BUILDING THERMAL ENVELOPE [2015 IECC R402.4.1.1].
9. AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL JUNCTION BOXES IN THE BUILDING THERMAL ENVELOPE, OR AIR SEALED BOXES SHALL BE USED [2015 IECC R402.4.1.1].
10. AFTER ALL PENETRATIONS OF THE BUILDING ENVELOPE HAVE BEEN COMPLETED, AIR LEAKAGE RATE SHALL BE TESTED AND VERIFIED TO BE <3.0 AIR CHANGES PER HOUR MEASURED AT A PRESSURE OF 50 PASCALS [2015 IECC R402.4.1.2]. INTERMEDIATE AIR LEAKAGE TESTING IS SUGGESTED PRIOR TO INSTALLATION OF WINDOWS, DOORS & SKYLIGHTS. AN AIR LEAKAGE RATE OF <1.0 AIR CHANGES PER HOUR IS PREFERRED.

DUCTS:
1. PREFER THAT ALL SUPPLY AND RETURN DUCTS BE LOCATED WITHIN THE BUILDING THERMAL ENVELOPE. IF OUTSIDE THE THERMAL ENVELOPE, INSULATE SUPPLY AND RETURN DUCTS PER CHART AT LEFT [2015 IECC R403.3.1].
2. ALL DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED [2015 IECC R403.3.2].
3. PREFER THAT ALL SUPPLY AND RETURN DUCTS AND AIR HANDLERS BE LOCATED WITHIN THE BUILDING THERMAL ENVELOPE. IF OUTSIDE THE THERMAL ENVELOPE, PERFORM DUCT AIR LEAKAGE TESTING AS REQUIRED [2015 IECC R403.3.3 AND R403.3.4]. TESTING SHALL BE PERFORMED BY A HERS RATER, HERS RATING FIELD INSPECTOR, OR AN APPLICABLE BPI CERTIFIED PROFESSIONAL [2015 IECC-MA R403.3.3].
4. DO NOT USE BUILDING FRAMING CAVITIES AS SUPPLY DUCTS OR PLENUMS [2015 IECC R403.3.5].
5. HVAC REGISTER BOOTS SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL [2015 IECC R402.4.1.1].

PIPES:
1. ALL PIPE INSULATION EXPOSED TO THE WEATHER SHALL BE PROTECTED FROM DAMAGE [2015 IECC R403.4.1].
2. HEATED WATER CIRCULATION SYSTEMS, HEAT TRACE SYSTEMS, AND DEMAND RECIRCULATION SYSTEMS SHALL CONFORM TO 2015 IECC R403.5.

MECHANICAL VENTILATION:
1. EACH DWELLING UNIT OF A RESIDENTIAL BUILDING SHALL BE PROVIDED WITH CONTINUOUSLY OPERATING EXHAUST, SUPPLY OR BALANCED MECHANICAL VENTILATION THAT HAS BEEN SITE VERIFIED TO MEET A MINIMUM AIRFLOW PER 2015 IECC-MA R403.6.
2. INSTALLED PERFORMANCE OF MECHANICAL VENTILATION SYSTEM SHALL BE TESTED AND VERIFIED BY A HERS RATER, HERS RATING FIELD INSPECTOR, OR AN APPLICABLE BPI CERTIFIED PROFESSIONAL [2015 IECC-MA R403.6.2].
3. SOUND RATINGS FOR FANS USED FOR WHOLE BUILDING VENTILATION SHALL BE A MAXIMUM OF 1.0 SONE [2015 IECC-MA R403.6.4].
4. LOCATE AND IDENTIFY AIR INLETS AND EXHAUST VENTS AS REQUIRED IN 2015 IECC-MA R403.6.6.
5. MECHANICAL VENTILATION IS REQUIRED FOR BATHROOMS WITH A SHOWER OR A BATHTUB AND ROOMS WITH A TOILET [2015 IRC-MA R303.3].
6. OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED 10 FEET MINIMUM FROM POTENTIAL SOURCES OF CONTAMINANTS, INCLUDING VENTS, CHIMNEYS, PLUMBING VENTS, CHIMNEYS, AND VEHICULAR TRAFFIC AREAS BUT NOT INCLUDING RESIDENTIAL BATHROOM OR KITCHEN EXHAUST [2015 IRC R303.5.1].
7. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS [2015 IRC R303.5.2].
8. AIR EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH OPENINGS BETWEEN 1/4" AND 1/2" IN ANY DIMENSION [2015 IRC R303.6]

SNOW/ICE MELTING SYSTEMS:
1. PROPOSED PROJECT DOES NOT INCLUDE A SNOW OR ICE MELTING SYSTEM [2015 IECC R403.9].

SWIMMING POOLS / SPAS:
1. PROPOSED PROJECT DOES NOT INCLUDE A SWIMMING POOL OR SPA [2015 IECC R403.4.10-R403.4.12].

LIGHTING:
1. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO A MINIMUM OF 1 FOOTCANDLE [2015 IRC R303.7].
2. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE AT THE TOP LANDING OF THE STAIRWAY [2015 IRC R303.8].
3. EXTERIOR STAIRWAYS DOWN FROM GRADE SERVING BASEMENTS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE AT THE BOTTOM LANDING OF THE STAIRWAY [2015 IRC R303.8].
4. FOR LED LIGHT FIXTURES, PREFER A WARM COLOR TEMPERATURE OF 2700K UNLESS OTHERWISE NOTED.
5. IN HABITABLE ROOMS, LIGHT FIXTURES AND BULBS SHALL HAVE A MINIMUM COLOR RENDERING INDEX (CRI) = 90.

CARBON MONOXIDE DETECTOR REQUIREMENTS AND GUIDELINES:
1. CARBON MONOXIDE (CO) ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 2075 [2015 IECC-MA 315.1.1].
2. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 [2015 IECC-MA 315.1.1].
3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS [2015 IECC-MA 315.3]:
   A. OUTSIDE EACH SLEEPING AREA WITHIN 10 FEET OF ALL BEDROOM DOORS.
   B. INSIDE ANY BEDROOM WITH A FUEL BURNING APPLIANCE INSIDE THE BEDROOM OR CONNECTED BATHROOM.
   C. ON EACH FLOOR, INCLUDING BASEMENTS AND HABITABLE ATTICS.
4. IF COMBINED WITH SMOKE ALARMS, CARBON MONOXIDE ALARMS MUST DISTINGUISH BETWEEN THE TWO TYPES OF EMERGENCIES. AND SMOKE ALARM SIGNALS SHALL TAKE PRECEDENCE OVER CO ALARMS [2015 IECC-MA 314.5].
5. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE HOUSE WIRING, WITH A BATTERY BACKUP [2015 IECC-MA 315.5].
6. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S INSTRUCTIONS.
7. CARBON MONOXIDE ALARMS SHALL EMIT A SIGNAL WHEN BACKUP BATTERY POWER IS LOW.

CLIMATE ZONE	2015 IECC R301.1	5A (MOIST) (ALL OF MASSACHUSETTS)		
WINDOWS (FIXD/OPERBLE) DOORS (GLAZED/OPAQUE)	2015 IECC-MA R402.1.2	U = 0.30 MAXIMUM (LOWER U VALUE = MORE EFFICIENT)	U = 0.29	
SKYLIGHTS	2015 IECC R402.1.2	U = 0.55 MAXIMUM (LOWER U VALUE = MORE EFFICIENT)	-	
SOLAR HEAT GAIN COEFFICIENT (SHGC)	2015 IECC R402.1.2	NO REQUIREMENT	-	
WINDOWS, SKYLIGHTS AND SLIDING DOORS	2015 IECC R402.4.3	AIR INFILTRATION RATE = 0.3 CFM/SQ FT MAXIMUM (MUST BE TESTED AND LABELED)	PROVIDED	
SWINGING DOORS	2015 IECC R402.4.3	AIR INFILTRATION RATE = 0.5 CFM/SQ FT MAXIMUM (MUST BE TESTED AND LABELED)	PROVIDED	
CEILINGS	2015 IECC R402.1.2 / 2015 IECC R402.2.1	MINIMUM R-49 / MINIMUM R-38 IF UNCOMPRESSED FOR 100% OF CEILING AREA	PROVIDED	
WOOD FRAMED WALLS	2015 IECC R402.1.2	MINIMUM R-20 CAVITY OR R-13 CAVITY + R-5 CONTINUOUS	PROVIDED	
MASS WALLS	2015 IECC R402.1.2	MINIMUM R-13 (R-17 IF <50% OF INSULATION ON INTERIOR OF WALL)	-	
FLOORS OVER UNCONDITIONED SPACE	2015 IECC R402.1.2	MINIMUM R-30 (OR FILL CAVITY TO MINIMUM R-19)	-	
BASEMENT WALLS CRAWL SPACE WALLS	2015 IECC R402.1.2	MINIMUM R-15 CONTINUOUS OR R-19 CAVITY (INTERIOR) OR R-13 CAVITY (INTERIOR) + R-5 CONTINUOUS	PROVIDED	
CONCRETE SLAB	2015 IECC R402.1.2	MINIMUM R-10 / 2 FOOT DEPTH (MINIMUM R-15 FOR HEATED SLABS)	PROVIDED	
DUCTS IN ATTICS NOT IN THERMAL ENVELOPE	2015 IECC R403.3.1	MINIMUM R-8 (>=3" DIAMETER) MINIMUM R-6 (<3" DIAMETER)	PROVIDED	
DUCTS IN OTHER SPACES NOT IN THERMAL ENVELOPE	2015 IECC R403.3.1	MINIMUM R-6 (>=3" DIAMETER) MINIMUM R-4.2 (<3" DIAMETER)	PROVIDED	
MECHANICAL SYSTEM PIPING	2015 IECC R403.4	MINIMUM R-3 (IF CAPABLE OF CARRYING FLUIDS <55°F OR >105°F)	-	
HOT WATER PIPING	2015 IECC R403.5.3	MINIMUM R-3	-	
RANGE HOOD FANS AND IN LINE FANS	2015 IECC R403.6.1	MINIMUM EFFICACY 2.8 CFM/WATT	PROVIDED	
BATHROOM OR UTILITY ROOM FANS (<90 CFM)	2015 IECC R403.6.1	MINIMUM EFFICACY 1.4 CFM/WATT	PROVIDED	
BATHROOM OR UTILITY ROOM FANS (>=90 CFM)	2015 IECC R403.6.1	MINIMUM EFFICACY 2.8 CFM/WATT	PROVIDED	
PERMANENTLY INSTALLED LIGHTING FIXTURES	2015 IECC R404.1	MINIMUM 75% HIGH EFFICACY LAMPS	PROVIDED	

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CERTIFICATION

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REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	12" = 1'-0"
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE PROJECT #: 40035

RESIDENTIAL CODE NOTES

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ABBREVIATIONS

A/E	ARCHITECT/ENGINEER
AB	ANCHOR BOLT
AB	AIR BARRIER
AC	AIR CONDITIONING
ACOUST	ACOUSTICAL
ACP	ACOUSTICAL CEILING PANEL
ACT	ACOUSTICAL CEILING TILE
ADD	ADDENDUM
ADJ	ADJUSTABLE
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISHED FLOOR
AID	ACCESSIBLE BY INDIVIDUALS WITH DISABILITIES
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ASB	ASBESTOS
ASM	ASSEMBLY
ASPH	ASPHALT(IC)
AUTO	AUTOMATIC
AV	AUDIO VISUAL
AVG	AVERAGE
AVWB	AIR VAPOR WATER BARRIER
AWB	AIR WATER BARRIER
AWP	ACOUSTIC WALL PANEL
B/S	BOTH SIDES
BC	BRICK COURSE
BD	BOARD
BDRM	BEDROOM
BENT	BENTONITE
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BENCHMARK
BO	BOTTOM OF
BOS	BOTTOM OF STEEL
BOTT	BOTTOM
BRKT	BRACKET
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BTWN	BETWEEN
BUR	BUILT UP ROOF
C	CENTER
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CF	COPPER FABRIC
CFM	CUBIC FEET PER MINUTE
CFMF	COLD FORMED METAL FRAMING
CFP	CEMENT FIBER PANEL
CFR	COATED FORMED ROOFING
CFS	CONCRETE FINISHING SYSTEM
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMPST	COMPOSITE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CR	COLD ROLLED
CSI	CONSTRUCTION SPECIFICATIONS INSTITUTE
CSTN	CAST STONE
CT	CERAMIC TILE
CTJ	CONSTRUCTION JOINT
CTSK	COUNTERSUNK
CUH	CABINET UNDER HEATER
CW	COLD WATER
CW	CURTAIN WALL
D	DEEP
DBL	DOUBLE
DEG	DEGREE
DET	DETAIL
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIF	DIFFUSER
DIM	DIMENSION
DIN	DINING ROOM
DISPL	DISPOSAL
DL	DEAD LOAD
DMPRFG	DAMP PROOFING
DN	DOWN
DO	DITTO
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EJS	EXPANSION JOINT SYSTEM
EL	ELEVATION (GRADE)
ELEC	ELECTRIC
ELEV	ELEVATOR / ELEVATION (FACADE)
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FAB	FABRICATED / FABRICATION
FD	FLOOR DRAIN
FDVC	FIRE DEPARTMENT VALVE CABINET
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FG	FIBERGLASS
FH	FIRE HYDRANT / HOSE
FH	FLAT HEAD
FHC	FIRE HOSE CABINET
FIN	FINISH
FIN FL	FINISH FLOOR
FIN GR	FINISH GRADE
FIX	FIXED
FIXT	FIXTURE
FLASH	FLASHING
FLEX	FLEXIBLE
FLR	FLOOR
FLRG	FLOORING
FLUOR	FLUORESCENT
FNDN	FOUNDATION
FO	FACE OF
FP	FIRE PROTECTION
FPA	FALL PROTECTION ANCHOR
FPRF	FIRE PROOF
FPRFG	FIRE PROOFING
FRC	FIBER REINFORCED CONCRETE
FRG	FIBER REINFORCED GYPSUM
FRM	FRAME
FRNG	FURRING
FRP	FIBER REINFORCED POLYMER
FRR	FIRE RESISTANCE RATING
FT	FULL TILE
FT	FULLY TEMPERED
FT	FOOT / FEET
FT(A)	FENESTRATION TRANSITION (ASSEMBLY)
FTG	FOOTING
FURN	FURNISH
FURR	FURRING
GA	GUAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GL	GLASS
GLZNG	GLAZING
GRAV	GRAVEL
GRND	GROUND
GWB	GYPSUM WALL BOARD
GYM	GYMNASIUM
GYP	GYPSUM
H	HIGH
HAL	HALOGEN
HB	HOSE BIB
HC	HOLLOW CORE
HDBD	HARDBOARD
HDWD	HARDWOOD
HDWR	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HS	HEAT STRENGTHENED
HTG	HEATING
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMTERE
IGU	INSULATED GLASS UNIT
IN	INCH(ES)
INC	INCORPORATE(D)
INCAN	INCANDESCENT
INCL	INCLUDE / INCLUSIVE
INFO	INFORMATION
INSTL	INSTALLATION
INSUL	INSULATION
INT	INTERIOR
INTMED	INTERMEDIATE
INV	INVERT
IR	IMPACT RESISTANT
IRC	IMPACT RESISTANT CLASS
IT	INFORMATION TECHNOLOGY
JAN	JANITOR
JB	JUNCTION BOX
JST	JOIST
JT	JOINT
KIT	KITCHEN
L	LEFT
LAB	LABORATORY
LAM	LAMINATE(D)
LAV	LAVATORY
LB	POUND
LCC	LEAD COATED COPPER
LD	LINEAR DIFFUSER
LED	LIGHT EMITTING DIODE
LEV	LEVEL
LF	LINEAR FOOT
LG	LINEAR GRILLE
LGMF	LIGHT GUAGE METAL FRAMING
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LIN	LINEAR
LL	LIVE LOAD
LM	LIQUID APPLIED MEMBRANE
LN	LINOLEUM
LOC	LOCATION / LOCATED
LP	LOW POINT
LT	LIGHT
LTG	LIGHTING
LTWT CONC	LIGHTWEIGHT CONCRETE
LULA	LIMITED USE / LIMITED APPLICATION (ELEVATOR)
LVR	LOUVER
M	MEMBRANE
MACH	MACHINE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MBR	MODIFIED BITUMEN ROOFING
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MFR	MANUFACTURE(R)
MH	MANHOLE
MH	METAL HALIDE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MOVEMENT JOINT
MK	MARK
MO	MASONRY OPENING
MOD	MODULE
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
N	NORTH
NA	NOT APPLICABLE
NAT	NATURAL
NC	NON-CORROSIVE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOICE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OVHD	OVERHEAD
OZ	OUNCE
P	PLATE
PART	PARTITION
PART BD	PARTICLE BOARD
PC	PRECAST
PERF	PERFORATED
PERIM	PERIMETER
PL	PROPERTY LINE
PL	PL
PLAM	PLASTIC LAMINATE
PLAST	PLASTER
PLMB	PLUMBING
PLYWD	PLYWOOD
PMC	POLYMER MODIFIED CEMENET
PNL	PANEL
POL	POLISHED
POLY	POLYETHYLENE
PR	PAIR
PREFAB	PREFABRICATED
PROT BD	PROTECTION BOARD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PORCELAIN TILE
PT (WD)	PRESERVATIVE TREATED (WOOD)
PTD	PAINTED
PVC	POLYVINYL CHLORIDE
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RCPT	RECEPTACLE
RD	ROOF DRAIN
REC	RECESSED
RECT	RECTANGULAR
REF	REFERENCE
REFIN	REFINISH
REG	REGISTER
REINF	REINFORCE
REM	REMOVABLE
REQ	REQUIRED
RESIL	RESILIENT
RESIST	RESISTIVE
RESNS	RESINOUS
RET	RETAINING / RETURN
REV	REVISE / REVISION / REVERSE
RF	ROOF
RFG	ROOFING
RFM	RECESSED FLOOR MAT
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RQD	REQUIRED
RTD	RATED
RUB	RUBBER
RWL	RAIN WATER LEADER
S	SOUTH
SA	SUPPLY AIR
SAF	SOUND ABSORPTIVE FINISH
SAN	SANITARY
SAP	SOUND ABSORPTIVE PANELS
SC	SOLID CORE
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SEG	SEGMENT
SFAB	STRETCH FABRIC
SFRM	SPRAYED FIRE RESISTIVE MATERIAL
SFTWD	SOFT WOOD
SHT	SHEET
SIM	SIMILAR
SIPS	STRUCTURAL INSULATED PANELS
SKYLT	SKYLIGHT
SLNT	SEALANT
SLR	SEALER
SM	SHEET MEMBRANE
SP	SPEAKER
SP_EX	EXTERIOR SPEAKER
SPCTY	SPECIALTY
SPEC	SPECIFICATION
SPR	SINGLE PLY ROOFING
SQ FT / SF	SQUARE FOOT
SQ IN	SQUARE INCH
SRVC	SERVICE
SS	STAINLESS STEEL
SSM	SELF-ADHERED SHEET MEMBRANE
ST	STREET
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STN	STAIN
STN	STONE
STOR	STORAGE
STPG	STOPPING
STR FRNT	STORE FRONT
STRUCT	STRUCTURE / STRUCTURAL
SUBFLR	SUBFLOOR
SUSP	SUSPENDED
SW	SWITCH
T	TREADS
T&G	TONGUE AND GROOVE
TACKBD	TACKBOARD
TC	TERRA COTTA
TEL	TELEPHONE
TEMP	TEMPERED
TERR	TERRAZZO
TH	THICKNESS
THRESH	THRESHHOLD
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOEBD	TOE BOARD
TOFF	TOP OF FINISHED FLOOR
TOL	TOLERANCE
TOS	TOP OF SLAB
TOS	TOP OF STEEL
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNEXCAV	UNEXCAVATED
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
US	UNIT SIZE
VAR	VARIES
VB	VAPOR BARRIER
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VEN	VENEER
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBLE
VIN	VINYL
VP	VENEER PLASTER
VWC	VINYL WALL COVERING
W	WEST
W	WIDE
W/	WITH
W/O	WITHOUT
WAP	WOOD ACOUSTICAL PANEL
WB	WATER BARRIER
WC	WALL COVERING
WC	WATER CLOSET
WD	WOOD
WDTC	WOOD TILE CEILING
WDW	WINDOW
WI	WROUGHT IRON
WK PT	WORK POINT
WP	WATERPROOFING
WPFG	WATERPROOFING
WRB	WEATHER RESISTIVE BARRIER
WS	WEATHERSTRIPPING
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
X	INDICATED TIMES OR BY
YD	YARD

INTERIOR/EXTERIOR NOTES

1. WHERE ELECTRICAL, MECHANICAL, AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. ARE TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC. IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT OT THE ARCHITECT'S ATTENTION FOR CLARIFICATION.
2. CONTRACTOR, ALONG WITH THE MECHANICAL CONTRACTOR, SHALL PROVIDE AND LOCATE ACCESS DOORS/PANELS IN WALL AND CEILING CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING, AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED ACCESS PANEL LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL PENETRATIONS AT RATED CONSTRUCTION SHALL BE PROTECTED TO MAINTAIN RATING.
4. WHERE OCCURS, CONTRACTOR SHALL PATCH ANY EXISTING WALLS AND/OR CEILINGS AS NEEDED TO REFURBISH LEASE SPACE AND REPAIR ALL DAMAGES CAUSED BY CONTRACTOR.
5. INTERIOR WALLS AND CEILINGS SHALL BE INSTALLED IN ACCORDANCE TO STATE AND LOCAL CODES, INCLUDING REQUIREMENTS FOR FLAME SPREAD AND SMOKE DENSITY RATINGS FOR FINISH MATERIALS.
6. WHEN USED, ALL NOISE BARRIER BATTS (SOUND INSULATION) AND INSULATION BATTS SHALL BE NON-COMBUSTIBLE AND SHALL NOT CONTAIN OR UTILIZE OZONE DEPLETING COMPOUNDS.
7. ALL NEW CONSTRUCTION MATERIALS SHALL BE 100% ASBESTOS-FREE

JOB SITE NOTES

1. WHERE EXISTING TENANT/BUSINESSES ARE ADJACENT TO THE JOB SITE/TENANT, THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION NOISE - EXTREME NOISE CONSTRUCTION SHALL OCCUR AT NON-TYPICAL BUSINESS HOURS. CONTRACTOR SHOULD NOTIFY BUILDING REPRESENTATIVE OF SPECIAL CIRCUMSTANCES IN ADVANCE PRIOR TO WORK.
2. THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
3. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE BUILDING REPRESENTATIVE OF THE LOCATION OF DISPOSAL SITES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF THE JOB AFTER ITS COMPLETION. WHERE APPLICABLE, CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO, THE EXTERIOR AND THE INTERIOR OF THE BUILDING, THE PATH OF TRAVEL TO THE JOB SITE, PARKING LOTS, ELEVATORS, LOBBIES, AND CORRIDOR CARPETS.
5. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION, WHERE REQUIRED PER STATE AND LOCAL CODES.
6. IF TRENCHES OR ESCAVATIONS 5'-0" OR MORE IN DEPTH ARE REQUIRED, OBTAIN ISSUANCE OF A BUILDING OR GRADING PERMIT.
7. NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH DOES NOT COMPLY WITH THE LOCAL FIRE AUTHORITY AND STATE AND COUNTY REQUIREMENTS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN AIR GRILLES, DIFFUSERS, AND DUCTS TO KEEP DUST FROM ENTERING INTO BUILDING AIR DISTRIBUTION SYSTEMS.
9. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE DONE SO IN ACCORDANCE WITH STATE AND LOCAL CODES.

GENERAL NOTES: MILLWORK

1. UNLESS NOTED OTHERWISE, ALL CABINET CONSTRUCTION SHALL BE PLASTIC LAMINATE CLAD, AND SHALL MEET THE REQUIREMENTS OF AWI SECTION 400, CUSTOM GRADE, FLUSH OVERLAY CONSTRUCTION. COUNTERTOPS SHALL MEET THE REQUIREMENTS OF AWI SECTION 400 WITH EDGE DETAILS AS INDICATED ON THE DRAWINGS.
2. ALL OPEN SHELVING SHALL CONFORM TO AWI SECTION 400B, CUSTOM GRADE. UNLESS NOTED OTHERWISE, ALL SHELVES SHALL BE PAINTED. SHELVING STANDARDS SHALL BE EQUAL TO KV NO. 82 AND BRACKETS SHALL BE EQUAL TO KV NO.182, UNLESS MORE STRINGENT REQUIREMENTS ARE NOTED. PROVIDE PROPER FIRE-RETARDANT BLOCKING WITHIN PARTITIONS ON WHICH SHELVING IS INSTALLED.
3. PROVIDE EXTERIOR-GRADE OR WATER-RESISTANT SUBSTRATE TOE COUNTERS AND KICKS AT SINKS AND LAVATORIES.
4. CABINET BODY AND DOOR CONSTRUCTION TO BE PLYWOOD OR MDF. PARTICLE BOARD IS NOT PERMITTED.
5. INTERIOR CONSTRUCTION TO BE MELAMINE ON MDF OR PARTICLE BOARD.
6. PROVIDE SHOP DRAWINGS FOR ALL MILLWORK FOR REVIEW PRIOR TO BEGINNING FABRICATION OF ANY MILLWORK ITEMS.
7. UNDERSIDE OF OVERHEAD CABINETS TO MATCH CABINET FINISH.
8. ALL FINISHES SHALL BE AS INDICATED IN THE FINISH SCHEDULE AND FINISH KEY, UNLESS NOTED OTHERWISE.
9. UNLESS INDICATED OTHERWISE, BASE CABINETS ARE 2'-0" DEEP WITH 2'-1" DEEP COUNTER; UPPER CABINETS ARE 1'-0" INSIDE CLEAR.
10. UNLESS NOTED OTHERWISE, HARDWARE MINIMUM REQUIREMENTS ARE AS FOLLOWS:
    - CABINET PULL: VERTICAL CABINET PULL: AMEROCK 96MM BAR PULL, STAINLESS STEEL FINISH
    - DRAWER PULL: HORIZONTAL DRAWER PULL: AMEROCK 128 MM BAR PULL, STAINLESS STEEL FINISH
    - HINGES: CONCEALED, SELF-CLOSING, GRASS 1003 OR EQUAL
    - SHELF PINS: HAFELE 282.04.71, NICKEL PLATED FINISH
    - BUMPERS: BLUM #TP1950 CLEAR PLASTIC RESILIENT, PROVIDE AT ALL DOORS & DRAWERS
    - ELBOW CATCHES: IVES - #IV2AM
    - DRAWER GLIDES: ACCURIDE #2132, EXTENSION, 75 LB. ATING

GENERAL NOTES: POWER

1. CONTACT ARCHITECT OR OWNER WHERE OUTLETS CAN NOT BE INSTALLED AS SHOWN ON DRAWINGS DUE TO CONFLICTS WITH BUILDING STRUCTURAL, MECHANICAL, OR ELECTRICAL ELEMENTS. DO NOT PROCEED WITH WORK IN THESE AREAS UNTIL CLARIFICATION IS OBTAINED.
2. INSTALL WALL OUTLETS OCCURRING ON OPPOSITE SIDES OF A PARTITION WITH A MINIMUM SPACING OF 2'-0" O.C., UNLESS OTHERWISE DIMENSIONED.
3. INSTALL ADJACENT TELEPHONE AND ELECTRICAL OUTLETS 6" ON CENTER, U.N.O.
4. INSTALL WALL OUTLETS SO THAT CENTER LINE OF OUTLET IS 16" A.F.F., UNLESS NOTED OTHERWISE.
5. COVER PLATES FOR ELECTRICAL, DATA AND TELEPHONE OUTLETS AND SWITCHES ON ALL WALLS SHALL MATCH EXISTING. EXCEPTION: ALL DEDICATED CIRCUITS FOR SPECIAL EQUIPMENT SHALL HAVE MANUFACTURER'S STANDARD RED RECEPTACLES WITH COVER PLATES AS SPECIFIED.
6. TURN OUTLET BOXES MARKED AT 42" (INCLUDING THOSE THAT OCCUR ABOVE COUNTER TOPS AND SPLASH) TO HORIZONTAL POSITION FOR INSTALLATION. INSTALL WITH OUTLET BOX AT 42" TO CENTERLINE OF BOX.
7. DUPLEX RECEPTACLES MOUNTED ABOVE COUNTER TOPS IN WET AREAS SHALL BE G.F.I. TYPE.
8. TENANT'S REPRESENTATIVE SHALL HAVE FINAL APPROVAL OF POWER/COMMUNICATION OUTLET LOCATIONS. OBTAIN REPRESENTATIVE'S APPROVAL PRIOR TO INSTALLATION.
9. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE ELECTRICAL SYSTEMS INDICATED. FIELD VERIFY EXISTING CONDITIONS AND COORDINATE WITH BUILDING REPRESENTATIVE PRIOR TO PROCEEDING WITH ALL WORK. ALL WORK SHALL COMPLY WITH ALL LOCALLY-ADOPTED CODES AND ORDINANCES.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATIONS OF POWER POLES AND BASE END FEEDS WITH FURNITURE INSTALLER.

GENERAL NOTES: REFLECTED CEILING PLAN

1. INFORM ARCHITECT IMMEDIATELY OF CONFLICTS DISCOVERED ON SITE BETWEEN DRAWINGS AND FIELD CONDITIONS. OBTAIN CLARIFICATION OR RESOLUTION OF CONFLICTS PRIOR TO PROCEEDING WITH WORK IN QUESTION.
2. CONFIRM EXISTING LAYOUT FOR FIXTURES TO REMAIN. INFORM ARCHITECT OF DEVIATIONS FROM EXISTING LAYOUT SHOWN.
3. REFER TO LIGHTING, POWER AND COMMUNICATIONS GENERAL NOTES FOR INFORMATION PERTAINING TO LIGHTING.
4. REFER TO MECHANICAL GENERAL NOTES FOR INFORMATION PERTAINING TO HVAC DEVICES IN THE CEILING.
5. REFER TO PLUMBING AND FIRE PROTECTION GENERAL NOTES FOR INFORMATION PERTAINING TO FIRE SPRINKLER SYSTEMS.
6. SPRINKLER HEADS IN WOOD VENEER AND GYPSUM BOARD SURFACES ARE TO BE FULLY RECESSED WITH A COVER PLATES TO MATCH OR COMPLEMENT ADJACENT SURFACE COLOR. SUBMIT SAMPLES TO THE ARCHITECT FOR APPROVAL.
7. LOCATIONS OF LIGHT FIXTURES, HVAC DEVICES AND OTHER CEILING-MOUNTED ELEMENTS ON ARCHITECTURAL REFLECTED CEILING PLANS HAVE PRECEDENCE OVER LOCATIONS SHOWN ON M.E.P. DRAWINGS.
8. CEILING AND SOFFIT HEIGHTS ARE NOTED ON THE REFLECTED CEILING PLANS.
9. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL ADDITIONAL FIRE ALARM DEVICES, VISUAL ALARM LIGHTS, SPEAKERS, AND WIRING THAT ARE REQUIRED TO MEET THE INTERNATIONAL BUILDING CODE, LIFE SAFETY CODE REQUIREMENTS, AND ACCESSIBILITY REQUIREMENTS.
10. REPAINT AND REFINISH EXISTING HVAC DIFFUSERS SCHEDULED FOR REUSE.
11. ALL GYP. BD. AND ACT CEILING HEIGHTS ARE 10'-0" A.F.F., U.N.O.
12. CENTER CAN LIGHT FIXTURES IN CEILING TILE, U.N.O.
13. REFERENCE PARTITIONS TYPES (A9.1) FOR PARTITION HEIGHTS; REFLECTED CEILING PLAN DOES NOT INDICATE WHERE PARTITION BREAK CEILING GRID.

DOOR NOTES

1. VERIFY THAT ALL DORS AND DOOR HARDWARE MEET THE REQUIREMENTS OF ALL GOVERNING CODES AND STANDARDS. NOTIFY THE ARCHITECT IMMEDIATELY IN CASE OF DISCREPANCY.
2. FIELD MEASURE, AS REQUIRED, ALL DOORS PRIOR TO FABRICATION.
3. PROVIDE A SIGN ON OR NEAR THE MAIN EXIT DOOR READING: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".
4. LATCHING AND LOCKING DOORS THAT ARE HAND OPERATED SHALL BE OPERABLE WITH A SINGLE EFFORT WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE (LEVER OR PUSH TYPE). VERIFY CONDITION AT EXISTING DOORS.
5. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED THE FOLLOWING PER THE REQUIREMENTS OF THE ADA:
   -INTERIOR DOORS - 5 POUNDS
   -EXTERIOR DOORS - 5 POUNDS
   -FIRE DOORS - 15 POUNDS
6. ALL HARDWARE TO BE LEVER-TYPE PER STATE OF ALL GOVERNING CODES AND STANDARDS AND THE ADA.
7. OPENING HARDWARE IS TO BE CENTERED BETWEEN 34" AND 48" ABOVE FINISH FLOOR. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND MATCH NEW.
8. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
9. PROVIDE WEATHER SEALS ON ALL EXTERIOR DOORS PER ANSI STANDARDS.
10. CONTRACTOR IS RESPONSIBLE TO COORDINATE AND VERIFY ALL DOOR FRAME THROAT THICKNESS FOR EACH LOCATION.
11. ALL DOOR FRAMES TO BE FACTORY FINISHED.
12. ALL DOOR STOPS TO HAVE 2X6 BACKING IN THE WALL BEHIND.
13. MAXIMUM UNDERCUT OF ALL DOORS NOT IN A RATED CORRIDOR SHALL NOT EXCEED 0-1/2" ABOVE FINISH FLOOR SURFACE.

GLAZING NOTES

1. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS.
2. GLASS SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES.
3. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
4. ALL GLAZING WITHIN A 24" ARC OF EITHER EDGE OF A DOOR AND WITHIN 60" OF THE FLOOR SHALL BE TEMPERED.
5. ALL GLASS SHALL COMPLY WITH THE REQUIREMENTS OF STATE AND LOCAL CODES.

FIRE AUTHORITY NOTES

1. FINAL INSPECTION BY THE FIRE DEPARTMENT IS REQUIRED - SCHEDULE 72 HOURS IN ADVANCE.
2. THE PROJECT ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN POSITION AS TO BE PLAINLY VISIBLE AND LEGIBILE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER LOCAL FIRE DEPARTMENT STANDARDS.
3. AN UNOBSTRUCTED ALL-WEATHER FIRE APPARATUS ACCESS ROAD SHALL BE IN PLACE PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING MATERIALS TO THE SITE.
4. FIRE PREVENTION WATER SERVICE SHALL BE IN SERVICE PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING MATERIALS TO THE SITE.
5. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLICANCE WITH LOCAL FIRE AUTHORITY.
6. FIRE SPRINKLER SYSTEM(S) SHALL MEET STATE AND LOCAL FIRE CODES AND BE PROVIDED TO PROTECT ENTIRE BUILDING INCLUDING PROJECTIONS OVER 4'-0" AND SPRAY BOOTH.
7. FIRE SPRINKLER SYSTEM(S) AND ALL CONTROL VALVES, INCLUDING EXTERIOR, SHALL BE SUPERVISED BY A U.I. LISTED CENTRAL ALARM STATION OR PER STATE AND LOCAL FIRE CODES.
8. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS (100) OR MORE.
9. ELECTRICAL SUBCONTRACTORS TO INSTALL WIRING FOR FIRE SPRINKLER, ALARM BELL, AND TELEPHONE WARNING AS REQUIRED BY FIRE DEPARTMENT.
10. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL FIRE CODES.
11. COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIXED FIRE PROTECTION EQUIPMENT, INCLUDING AUTOMATIC SPRINKLERS AND OTHER FIRE-PROTECTION SYSTEMS, SHALL BE SUBMITTED BY INSTALLING CONTRACTOR. SUCH PLANS SHALL BE APPROVED BY LOCAL FIRE AUTHORITY PRIOR TO INSTALLATION.
12. LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL FIRE CODES AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR. VERIFY QUANTITY AND EXACT LOCATION FROM FIRE DEPARTMENT PRIOR TO ORDERING.
13. AT LEAST ONE (1) FIRE EXTINGUISHER WITH A MINIMUM RATING OF : 2-A-10B:C (FOR OFFICE), OR 10-A-80B:C (FOR WAREHOUSE), SHALL BE PROVIDED WITHIN 75'-0" MAXIMUM TRAVEL DISTANCE FOR EACH 3,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.
14. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH STATE AND LOCAL FIRE CODES. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO ANY MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO THE STORAGE AND USE OF HAZARDOUS MATERIALS.
15. BUILDING(S) NOT APPROVED FOR HIGH-PILED STOCK (MATERIALS IN CLOSELY PACKED PILES OR ON PALLETS, OR IN RACKS WHERE THE TOP OF STORAGE EXCEEDS 12'-0" IN HEIGHT, AND 6'-0" FOR GROUP "A" PLASTICS AND CERTAIN OTHER HIGH-HAZARD COMMODITES), HIGH-PILED STOCK SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO MATERIALS BEING STORED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR HIGH-PILED STORAGE IN ACCORDANCE WITH STATE AND LOCAL FIRE CODES.
16. A LETTER OF INTENDED USE MAY BE REQUIRED BY THE FIRE INSPECTOR.

DRAWING NOTES

1. THE INSIDE FACE OF ALL DOOR JAMBS ARE TO BE LOCATED 4 INCHES FROM AN INSIDE CORNER UNLESS NOTED OR SHOWN OTHERWISE.
2. PROVIDE IN-WALL FRT BLOCKING AT ALL WALL MOUNTED FIXTURE LOCATIONS; COORDINATE LOCATIONS WITH OWNER / TENANT.
3. ALL EXPOSED STEEL COLUMNS, BEAMS, & JOISTS TO BE PAINTED, U.N.O.
4. COLUMN CENTERLINES (GRID LINES) ARE SHOWN FOR DIMENSIONING PURPOSES.
5. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE TO THE FACE OF CONCRETE OR MASONRY, FACE OF FINISH, OR CENTERLINE OF GRIDS.
6. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FLOOR SLAB, U.O.N.
7. DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
8. THE TERM "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISHES IN THE SAME PLANE.
9. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N.
10. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N.

GENERAL NOTES: FURNITURE

1. FREESTANDING AND SYSTEMS FURNITURE SHOWN IN THIS PLAN IS NOT INCLUDED IN THE SCOPE FOR GENERAL CONSTRUCTION. THIS INFORMATION IS PROVIDED FOR REFERENCE AND COORDINATION PURPOSES ONLY.
2. THE ACTUAL LAYOUT AND LOCATION OF FURNITURE SHOWN IN THIS PLAN IS SUBJECT TO CHANGE. THE CONTRACTOR IS TO VERIFY THE EXACT CONFIGURATION OF FURNITURE WITH THE OWNER PRIOR TO THE INSTALLATION OF ANY ELECTRICAL OR TELECOMM CABLES, WIRES, OR DEVICES INTENDED TO SERVICE FURNITURE SYSTEMS.

GENERAL PROJECT NOTES

1. THIS PROJECT AND ALL WORK ASSOCIATED WITH PROJECT SHALL CONFORM TO STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.
2. THE TERM "ARCHITECT" OR "DESIGNER" AS USED IN THESE DOCUMENTS REFERS TO CHARLES ROSE ARCHITECTS.
3. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OF PROCEDURE, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. DURING DEMOLITION AND/OR CONTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER OR ARCHITECT.
5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUE OF THE BUILDING PERMIT.
6. ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE "OTHER" CONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER AND TENANT.
7. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR EXAMINING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ITEMS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
8. THE CONTRACTOR SHALL MAINTAIN RECORD DOCUMENTS OF CONSTRUCTION CHANGES ("AS-BUILT DRAWINGS") AND SHALL PROVIDE SAID DOCUMENTATION TO THE ARCHITECT UPON COMPLETION OF CONSTRUCTION - NO EXCEPTION ALLOWED.
9. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE TO COORDINATE WITH ALL SUBCONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER, TENANT, OR BOTH, WHICH ARE UNDER SEPARATE CONTRACT WITH THE OWNER, OR TENANT, OR BOTH.
10. THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, OTHER DRAWINGS, AND JOB SPECIFICATIONS ARE SUPPLEMENTARY TO ARCHITECTURAL CONSTRUCTION DRAWINGS. ANY DISCREPANCY BETWEEN THESE DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
11. THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITY INDICATED IN THE CONTRACT DOCUMENTS.
12. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, U.O.N.
13. ANY WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DRAWINGS WITHOUT THE PRIOR APPROVAL OF THE OWNER AND THE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
14. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR THAT WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE. THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT HAVING LONG LEAD TIMES.
15. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE, OR A LOWER PRICE WITH CREDIT TO THE OWNER / TENANT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE, AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.
16. PROJECT SPECIFICATIONS ARE AN INTEGRAL PART OF THESE PLANS - SUBSTITUTIONS FOR SPECIFIED MATERIALS REQUIRE WRITTEN APPROVAL FROM THE ARCHITECT.
17. UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SUBMIT ONE (1) SET OF SHOP DRAWINGS. SHOP DRAWINGS SHOULD INCLUDE DETAILED FABRICATION AND ERECTION DRAWINGS, SETTING DRAWINGS, DIAGRAMMATIC DRAWINGS, AND MATERIAL SCHEDULES. LOCATION AND ORIENTATION OF ALL ITEMS SHOULD BE CLEARLY INDICATED. BEGIN FABRICATION OF SHOP ITEMS AFTER RECEIVING ARCHITECT'S OR DESIGNER'S APPROVAL OF SHOP DRAWINGS.
18. THE ARCHITECT'S REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, AND BROUGHT TO THE ATTENTION OF THE ARCHITECT SUCH DEVIATIONS AT THE TIME OF THE SUBMISSION, NOR SHALL IT RELIEVE HIM (GENERAL CONTRACTOR) FROM RESPONSIBLITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS PRIOR TO STARTING CONSTRUCTION.
20. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE STATE LABOR DEPARTMENT IN COMPLIANCE WITH CURRENT LABOR CODES.
21. PROVIDE CONTINUOUS INSPECTIONS AS SET FORTH IN STATE AND LOCAL CODES AND PER CONTRACT DOCUMENTS AS NEEDED.
22. PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THIS PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT A SIGNED CERTIFICATE TO THE DEPARTMENT OF BUILDING AND SAFETY STATING THAT ALL WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORIDNG TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY.

GENERAL NOTES: TRANSITIONS

1. TILES ADJACENT TO TRANSITION STRIPS ARE TO BE FULL SIZED.
2. LEVELING COMPOUND TO BEGIN SLOPE 4'-0" FROM EDGE OF TRANSITION STRIP. SLOPE NOT TO EXCEED 1/16" PER FOOT.
3. REFER TO THE ACCESSIBILITY INFORMATION SHEET PROVIDED FOR ADDITIONAL REQUIREMENTS.

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CONSULTANT

CERTIFICATION

REGISTERED ARCHITECT
CHARLES B ROSE
No. 8184
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE

16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	1/8" = 1'-0"
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE **PROJECT #:** 40035

GENERAL NOTES

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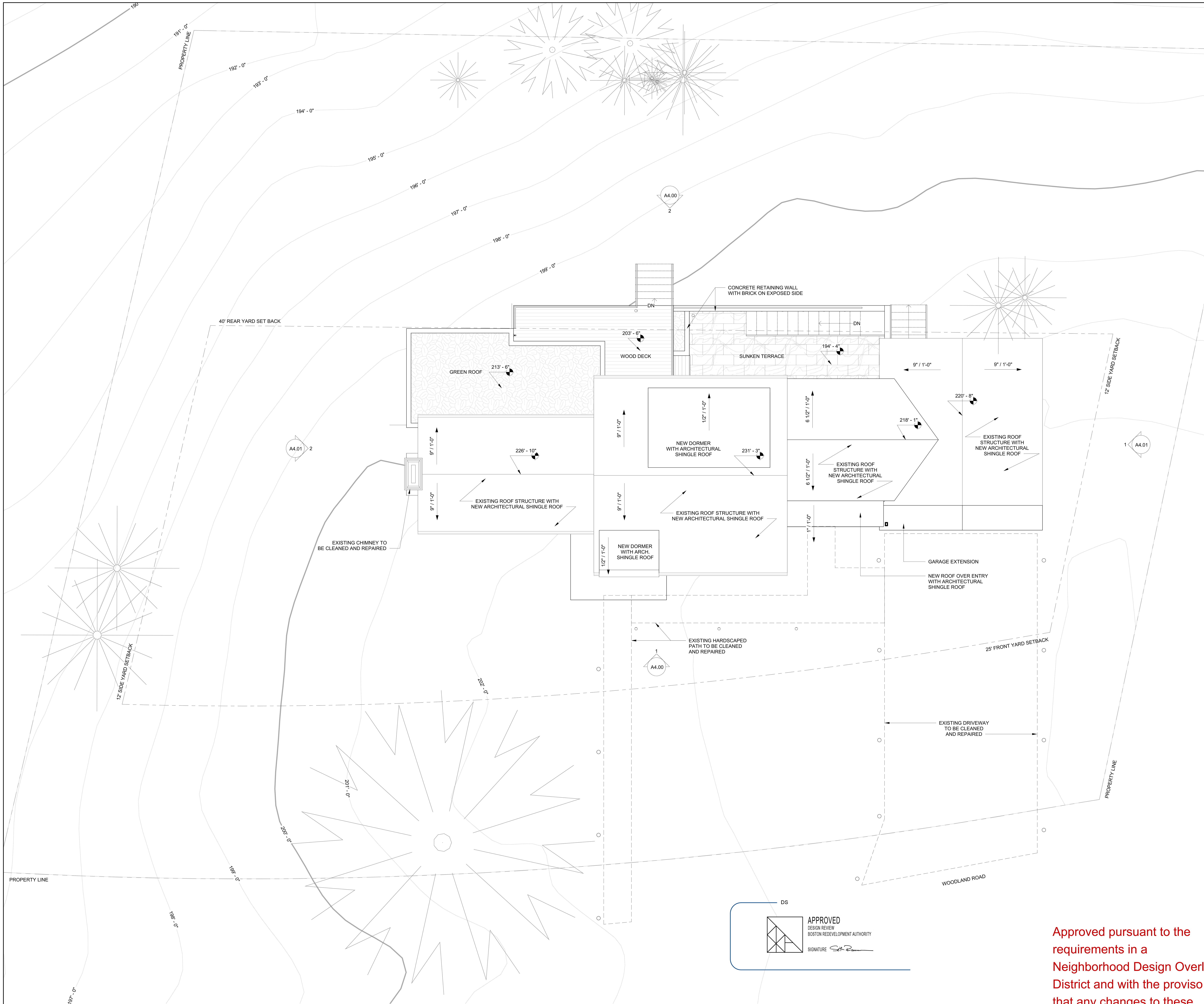

1 SITE PLAN
3/16" = 1'-0"

DS

APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY
SIGNATURE

01/17/2024

Approved pursuant to the requirements in a Neighborhood Design Overlay District and with the proviso that any changes to these plans be submitted to the BPDA for approval.

SITE PLAN LEGEND

EXISTING 1' CONTOURS
EXISTING 10' CONTOURS
DRIVEWAY AND HARDSCAPE BOUNDARIES
EXISTING DECIDUOUS TREE
EXISTING EVERGREEN TREE

GENERAL NOTES

1. DRIVEWAY LAYOUT AND TREE REMOVAL TO ISSUED AFTER SURVEY RETURNED. TO BE VERIFIED IN FIELD WITH ARCHITECT AND OWNER.
2. EXISTING MAJOR UTILITIES TO BE LOCATED AFTER SURVEY RETURNED.
3. PROPOSED GRADING TO BE ISSUED WITH CONSTRUCTION DOCUMENT SET.

BEDROOM COUNT BY PHASE

EXISTING
3 BEDROOMS (MAIN HOUSE)
3 BEDROOMS ON SECOND FLOOR

PROPOSED
3 BEDROOMS (MAIN HOUSE)
2 BEDROOMS ON SECOND FLOOR
1 BEDROOM IN BASEMENT

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BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE: AUG 18, 2023
SCALE: As indicated
DRAWN BY: CJ
CHECKED BY: CR

SHEET TITLE PROJECT #: 40026

SITE PLAN

A1.00

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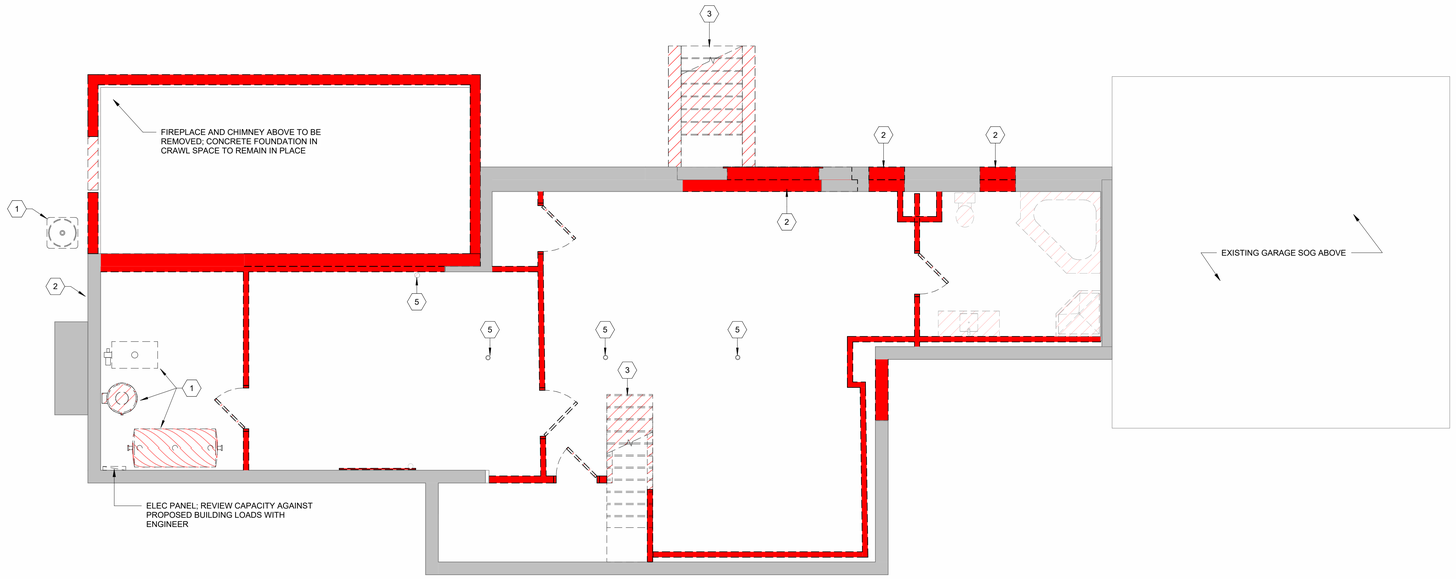
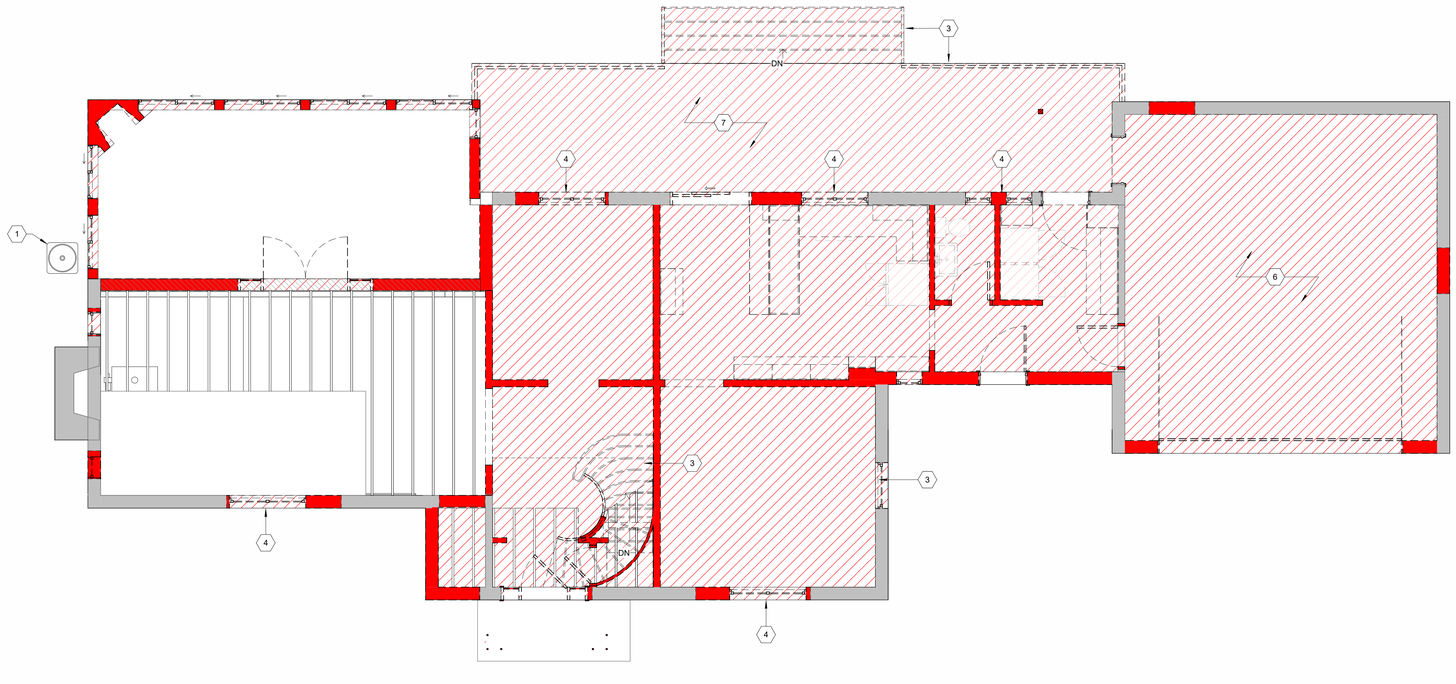


1 BASEMENT DEMO PLAN
1/4" = 1'-0"



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

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO THE EXISTING BUILDING AND GROUNDS ARISING FROM DEMOLITION OPERATIONS.
2. DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE REMOVED. REMOVE ALL CONSTRUCTION THAT CONFLICTS WITH THE INTENT OF THE NEW CONSTRUCTION. NOTIFY ARCHITECT OF ALL M.E.P. ITEMS LOCATED IN PARTITIONS OR CEILINGS NOT NOTED ON M.E.P. DRAWINGS.
3. REMOVAL OF DOORS ALSO INCLUDES REMOVAL OF DOOR FRAMES AND HARDWARE U.N.O.
4. RETURN ALL SALVAGED DOORS, FRAMES, HARDWARE, LIGHT FIXTURES AND EQUIPMENT NOT REUSED IN THIS PROJECT TO OWNER FOR REUSE ELSEWHERE.
5. REMOVE ALL EXISTING DEBRIS, ABANDONED DUCT, WIRING AND CONDUIT FROM ABOVE CEILING AREAS THAT ARE TO REMAIN.
6. LIGHTING TO BE REMOVED AND/OR RELOCATED IS INDICATED ON THE REFLECTED CEILING PLAN, OR A SEPARATE CEILING DEMOLITION PLAN.
7. RELOCATION OF EXISTING DUCTWORK TO REMAIN IN ORDER TO AVOID CONFLICT WITH NEW CONSTRUCTION IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
8. RELOCATION OF EXISTING ELECTRICAL WORK TO REMAIN IN ORDER TO AVOID CONFLICT WITH NEW CONSTRUCTION IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
9. RELOCATION OF EXISTING PLUMBING WORK TO REMAIN IN ORDER TO AVOID CONFLICT WITH NEW CONSTRUCTION IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
10. NOTIFY ARCHITECT OF ALL NOTICEABLE DEFECTS IN EXISTING CONSTRUCTION PRIOR TO BEGINNING DEMOLITION OPERATIONS, AS WELL AS DEFECTS UNCOVERED DURING DEMOLITION OPERATIONS.
11. REMOVE ELECTRICAL BOXES, WIRING AND CONDUIT IN DEMOLISHED PARTITIONS BACK TO THEIR RESPECTIVE PANELS, UNLESS INDICATED TO BE REROUTED.
12. ELECTRICAL BOXES TO BE REMOVED FROM PARTITIONS TO REMAIN ARE INDICATED ON THE PLANS. REMOVE DEVICES AND REPAIR PARTITION, READY TO RECEIVE NEW FINISHES.

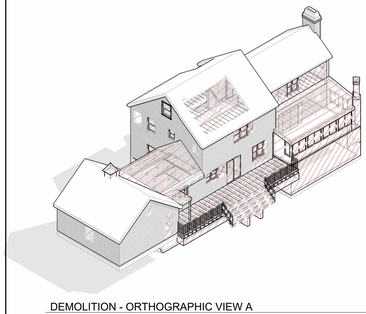
DEMOLITION DRAWING LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING SURFACE/FINISH TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW WALLS

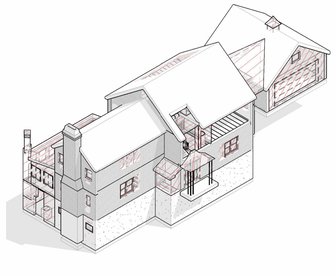
DEMOLITION KEYNOTES

1. REMOVE EXISTING MECHANICAL EQUIPMENT
2. CUT OPENING IN EXISTING CONCRETE WALL, COORINDATE CLEAR DIM WITH WINDOW SCHEDULE AND STRUC.
3. REMOVE EXISTING STAIR, INCL. RAILS, TREADS, STRUCTURE
4. CUT OPENING IN EXISTING MASONRY WALL, COORINDATE CLEAR DIM WITH WINDOW SCHEDULE AND STRUC; PROVIDE CLEAN, TRUE AND PLUMB R.O. FOR WINDOW INSTAL
5. PROTECT EXISTING COLUMNS TO REMAIN DURING DEMOLITION; CLEAN SURFACE TO SP-3 TO PREP FOR PAINT.
6. REMOVE EXISTING CONCRETE SLAB; PREP FOR NEW CONCRETE SLAB
7. REMOVE EXISTING DECK

ORTHOGRAPHIC VIEWS



DEMOLITION - ORTHOGRAPHIC VIEW A



DEMOLITION - ORTHOGRAPHIC VIEW B

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CONSULTANT

CERTIFICATION

REGISTERED ARCHITECT CHARLES R. ROSE No. 8184 CAMBRIDGE MASS. COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

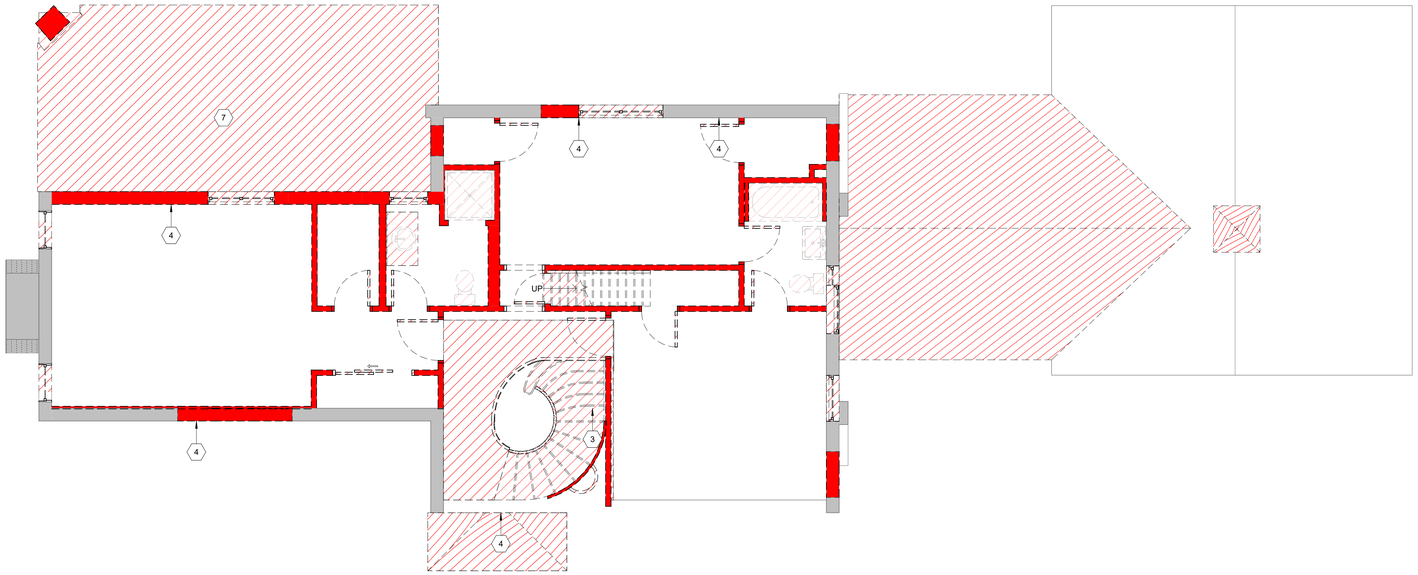
DATE:	AUG 18, 2023
SCALE:	1/4" = 1'-0"
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40035

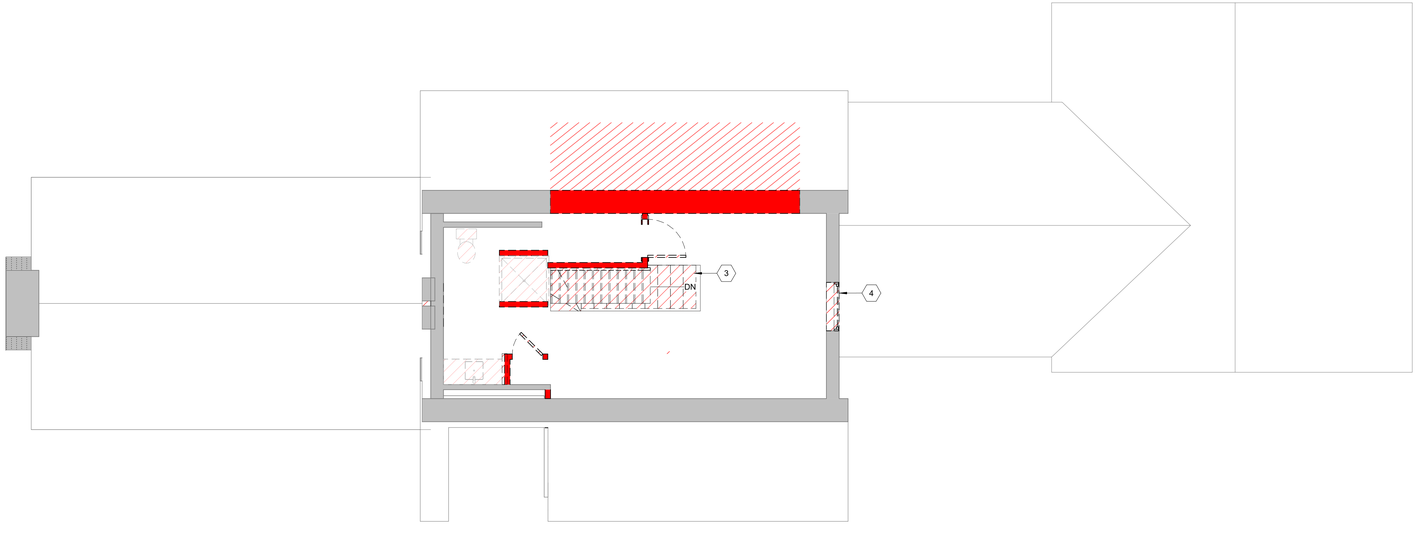
LOWER LEVEL & FIRST FLOOR DEMO PLAN

A2.00

8/18/2023 10:17:47 PM



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



2 THIRD FLOOR DEMO PLAN
1/4" = 1'-0"

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO THE EXISTING BUILDING AND GROUNDS ARISING FROM DEMOLITION OPERATIONS.
2. DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE REMOVED. REMOVE ALL CONSTRUCTION THAT CONFLICTS WITH THE INTENT OF THE NEW CONSTRUCTION. NOTIFY ARCHITECT OF ALL M.E.P. ITEMS LOCATED IN PARTITIONS OR CEILINGS NOT NOTED ON M.E.P. DRAWINGS.
3. REMOVAL OF DOORS ALSO INCLUDES REMOVAL OF DOOR FRAMES AND HARDWARE U.N.O.
4. RETURN ALL SALVAGED DOORS, FRAMES, HARDWARE, LIGHT FIXTURES AND EQUIPMENT NOT REUSED IN THIS PROJECT TO OWNER FOR REUSE ELSEWHERE.
5. REMOVE ALL EXISTING DEBRIS, ABANDONED DUCT, WIRING AND CONDUIT FROM ABOVE CEILING AREAS THAT ARE TO REMAIN.
6. LIGHTING TO BE REMOVED AND/OR RELOCATED IS INDICATED ON THE REFLECTED CEILING PLAN, OR A SEPARATE CEILING DEMOLITION PLAN.
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9. RELOCATION OF EXISTING PLUMBING WORK TO REMAIN IN ORDER TO AVOID CONFLICT WITH NEW CONSTRUCTION IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
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11. REMOVE ELECTRICAL BOXES, WIRING AND CONDUIT IN DEMOLISHED PARTITIONS BACK TO THEIR RESPECTIVE PANELS, UNLESS INDICATED TO BE REROUTED.
12. ELECTRICAL BOXES TO BE REMOVED FROM PARTITIONS TO REMAIN ARE INDICATED ON THE PLANS. REMOVE DEVICES AND REPAIR PARTITION, READY TO RECEIVE NEW FINISHES.

DEMOLITION DRAWING LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING SURFACE/FINISH TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW WALLS

DEMOLITION KEYNOTES

1. REMOVE EXISTING MECHANICAL EQUIPMENT
2. CUT OPENING IN EXISTING CONCRETE WALL, COORINDATE CLEAR DIM WITH WINDOW SCHEDULE AND STRUC.
3. REMOVE EXISTING STAIR, INCL. RAILS, TREADS, STRUCTURE
4. CUT OPENING IN EXISTING MASONRY WALL, COORINDATE CLEAR DIM WITH WINDOW SCHEDULE AND STRUC; PROVIDE CLEAN, TRUE AND PLUMB R.O. FOR WINDOW INSTAL
5. PROTECT EXISTING COLUMNS TO REMAIN DURING DEMOLITION; CLEAN SURFACE TO SP-3 TO PREP FOR PAINT.
6. REMOVE EXISTING CONCRETE SLAB; PREP FOR NEW CONCRETE SLAB
7. REMOVE EXISTING DECK

ORTHOGRAPHIC VIEWS

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CERTIFICATION

REGISTERED ARCHITECT CHARLES ROSE No. 8184 CAMBRIDGE MASS. COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	1/4" = 1'-0"
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE **PROJECT #:** 40035

SECOND & THIRD FLOOR DEMO PLAN

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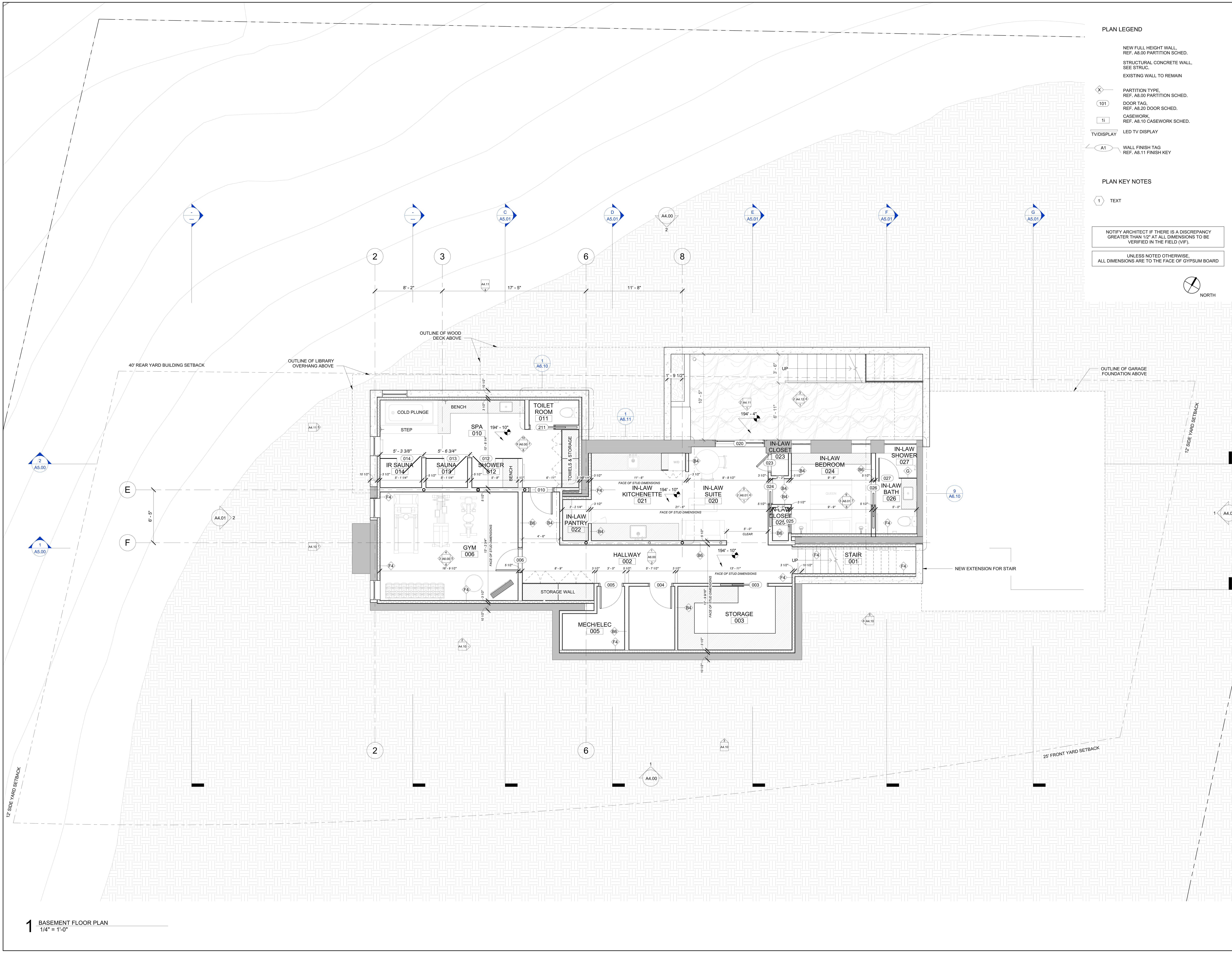

1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

PLAN LEGEND

- NEW FULL HEIGHT WALL, REF. A8.00 PARTITION SCHED.
- STRUCTURAL CONCRETE WALL, SEE STRUC.
- EXISTING WALL TO REMAIN
- X PARTITION TYPE, REF. A8.00 PARTITION SCHED.
- 101 DOOR TAG, REF. A8.20 DOOR SCHED.
- 1i CASEWORK, REF. A8.10 CASEWORK SCHED.
- TV/DISPLAY LED TV DISPLAY
- A1 WALL FINISH TAG REF. A8.11 FINISH KEY

PLAN KEY NOTES

1 TEXT

NOTIFY ARCHITECT IF THERE IS A DISCREPANCY GREATER THAN 1/2" AT ALL DIMENSIONS TO BE VERIFIED IN THE FIELD (VIF).

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD

NORTH

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BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

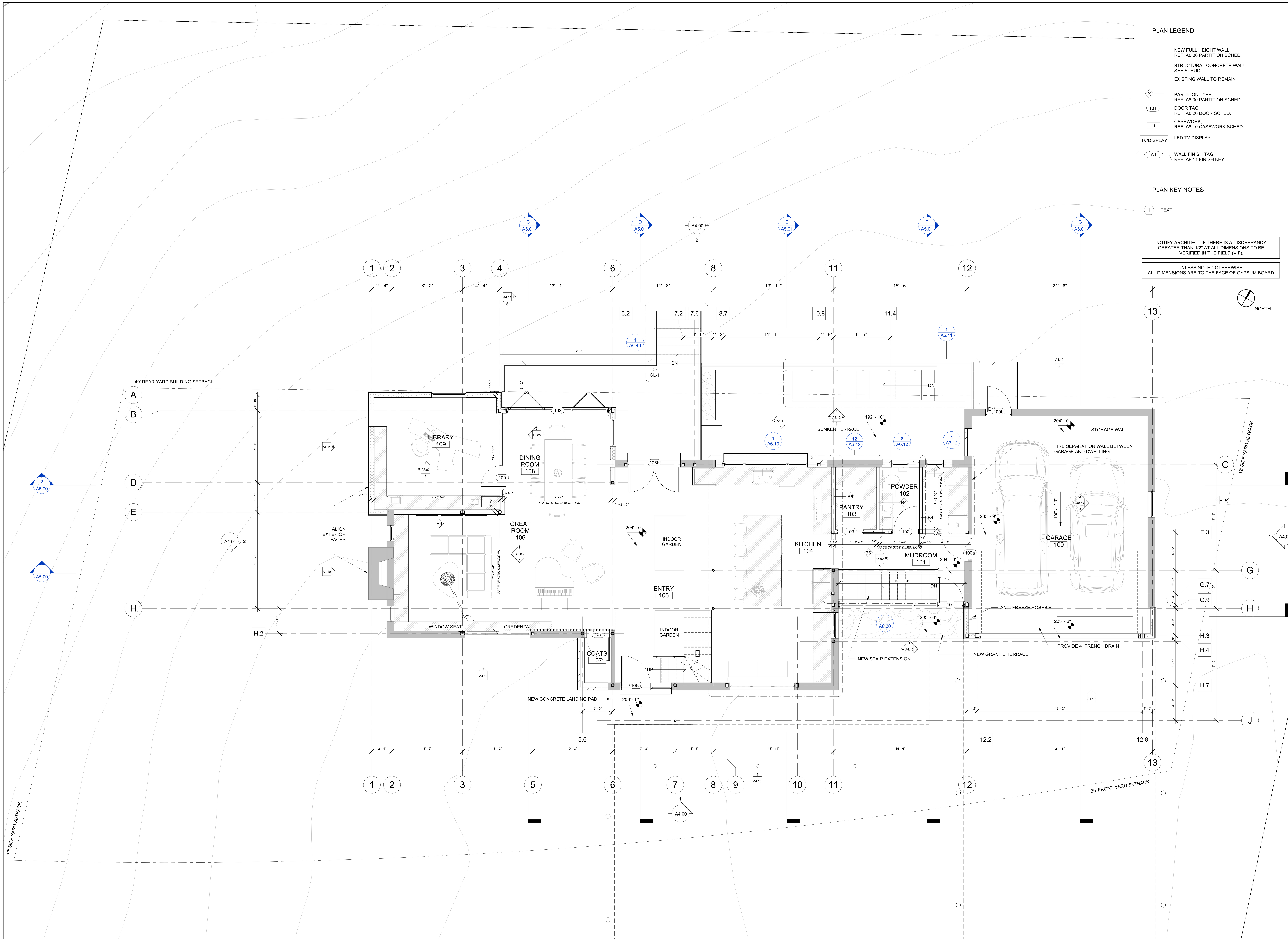
PERMIT REVISION

DATE:	SEPT 6, 2023
SCALE:	As indicated
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE PROJECT #: 40035

LOWER LEVEL FLOOR PLAN

A2.10



PLAN LEGEND

NEW FULL HEIGHT WALL, REF. A8.00 PARTITION SCHED.

STRUCTURAL CONCRETE WALL, SEE STRUC.

EXISTING WALL TO REMAIN

X — PARTITION TYPE, REF. A8.00 PARTITION SCHED.

101 — DOOR TAG, REF. A8.20 DOOR SCHED.

1i — CASEWORK, REF. A8.10 CASEWORK SCHED.

TV/DISPLAY — LED TV DISPLAY

A1 — WALL FINISH TAG REF. A8.11 FINISH KEY

PLAN KEY NOTES

1 TEXT

NOTIFY ARCHITECT IF THERE IS A DISCREPANCY GREATER THAN 1/2" AT ALL DIMENSIONS TO BE VERIFIED IN THE FIELD (VIF).

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD

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

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REVISION HISTORY

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PERMIT REVISION

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SCALE:	As indicated
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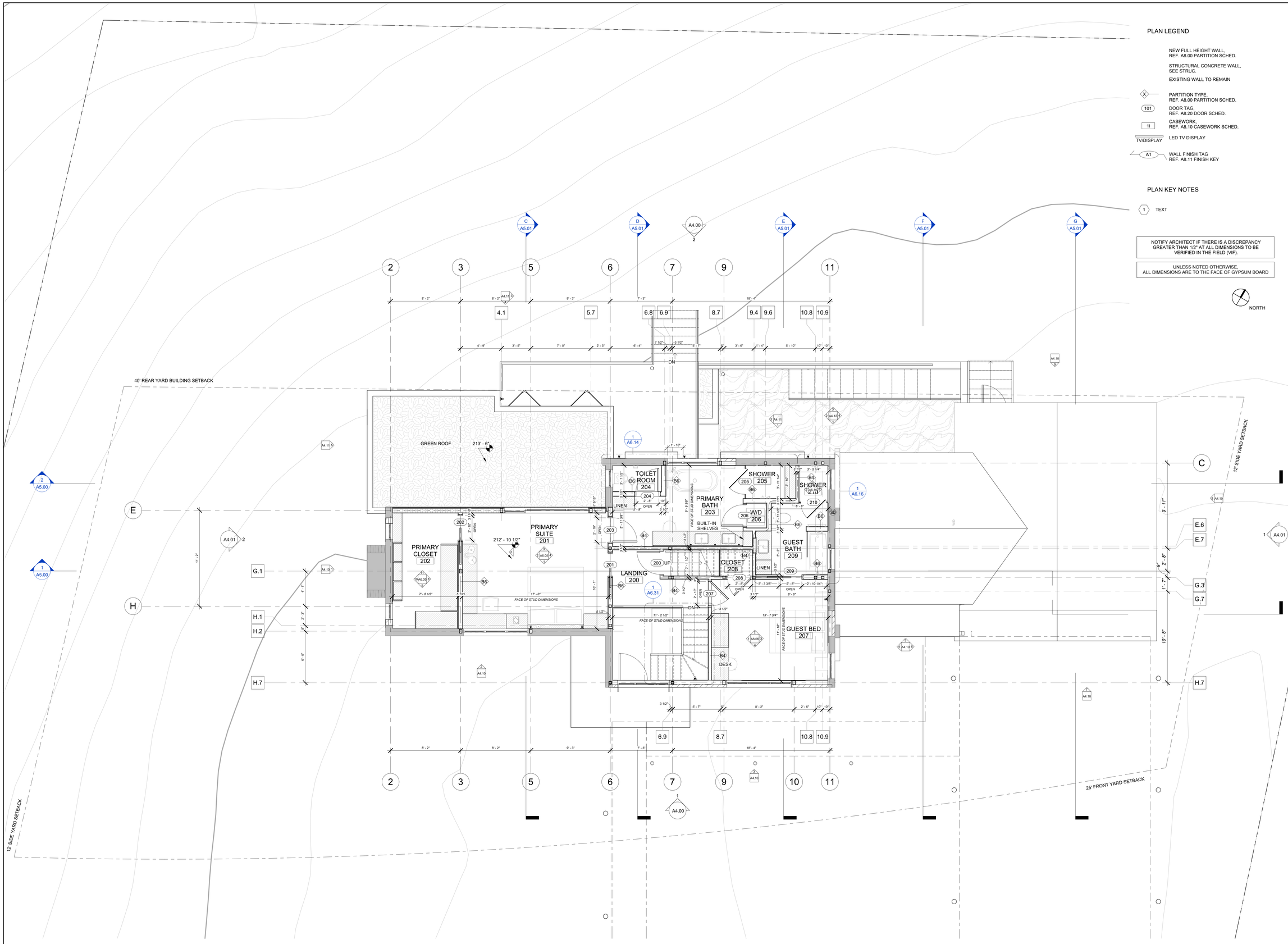
SHEET TITLE — PROJECT #: 40035

FIRST FLOOR PLAN

A2.11



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

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REGISTERED ARCHITECT CHARLES E.S.P. ROSE No. 8184 CAMBRIDGE MASS. COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	As indicated
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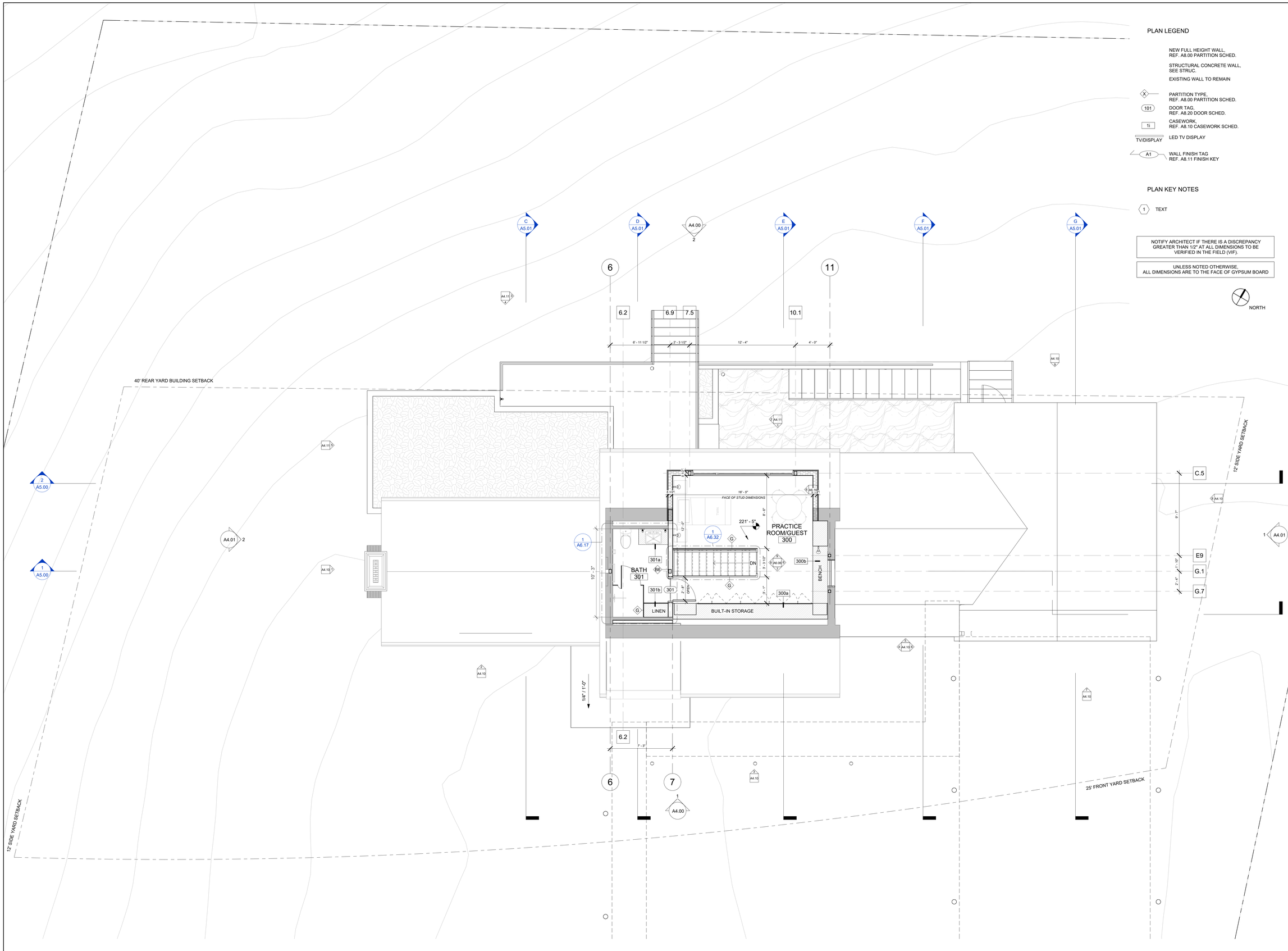
CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40035

SECOND FLOOR PLAN

A2.12

8/18/2023 10:17:55 PM



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

PLAN LEGEND

- NEW FULL HEIGHT WALL, REF. A8.00 PARTITION SCHED.
- STRUCTURAL CONCRETE WALL, SEE STRUC.
- EXISTING WALL TO REMAIN
- X — PARTITION TYPE, REF. A8.00 PARTITION SCHED.
- 101 — DOOR TAG, REF. A8.20 DOOR SCHED.
- 1i — CASEWORK, REF. A8.10 CASEWORK SCHED.
- TV/DISPLAY — LED TV DISPLAY
- A1 — WALL FINISH TAG REF. A8.11 FINISH KEY

PLAN KEY NOTES

- 1 — TEXT

NOTIFY ARCHITECT IF THERE IS A DISCREPANCY GREATER THAN 1/2" AT ALL DIMENSIONS TO BE VERIFIED IN THE FIELD (VIF).

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD

NORTH

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PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	As indicated
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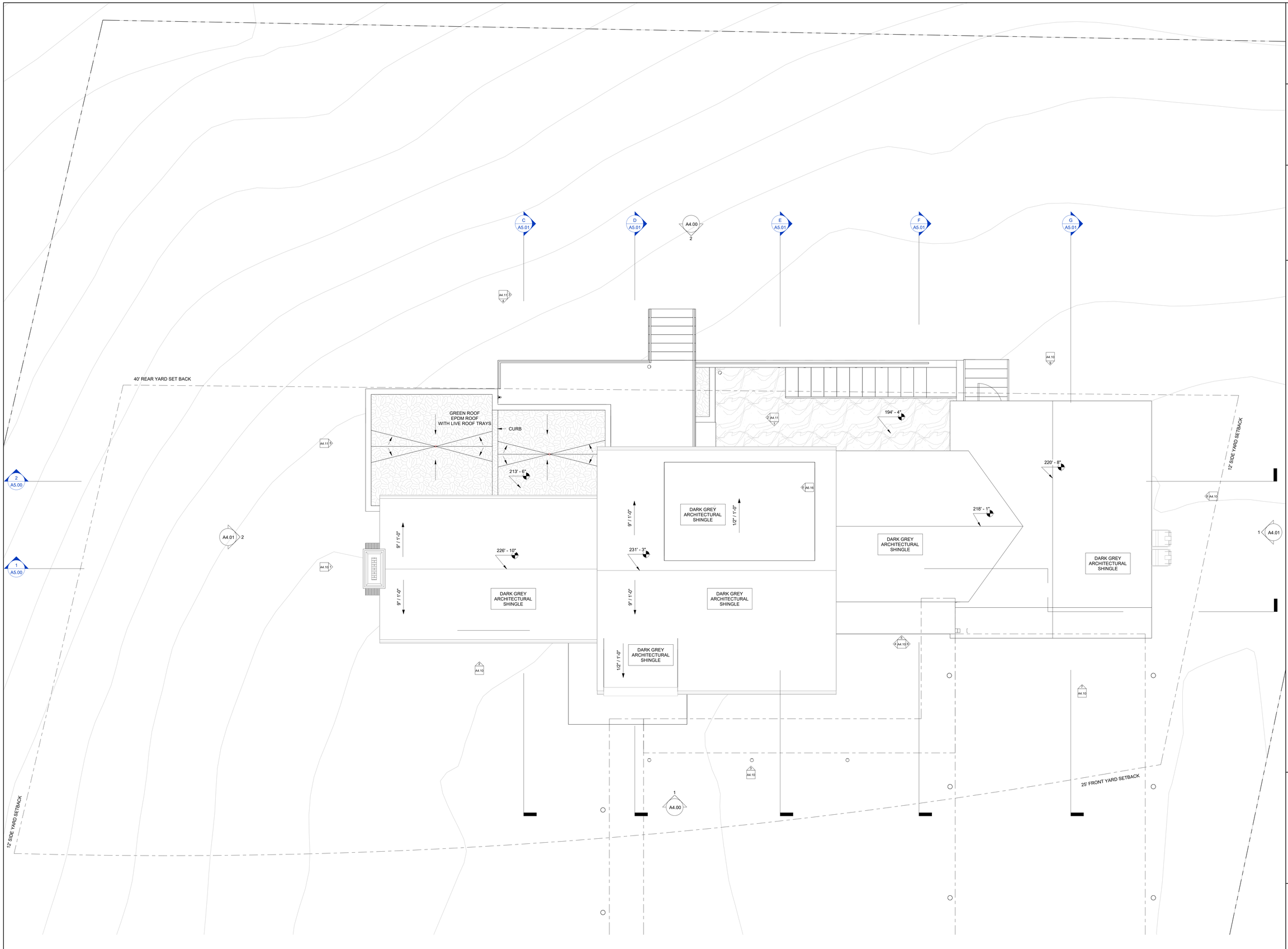
CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40035

THIRD FLOOR PLAN

A2.13

8/18/2023 10:17:56 PM



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

8/18/2023 10:17:55 PM

CHARLES ROSE ARCHITECTS INC
115 WILLOW AVENUE
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CONSULTANT

CERTIFICATION

REGISTERED ARCHITECT
JOHN E.S.P. ROSE
No. 8184
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE

16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	1/4" = 1'-0"
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40035

ROOF PLAN

A2.14

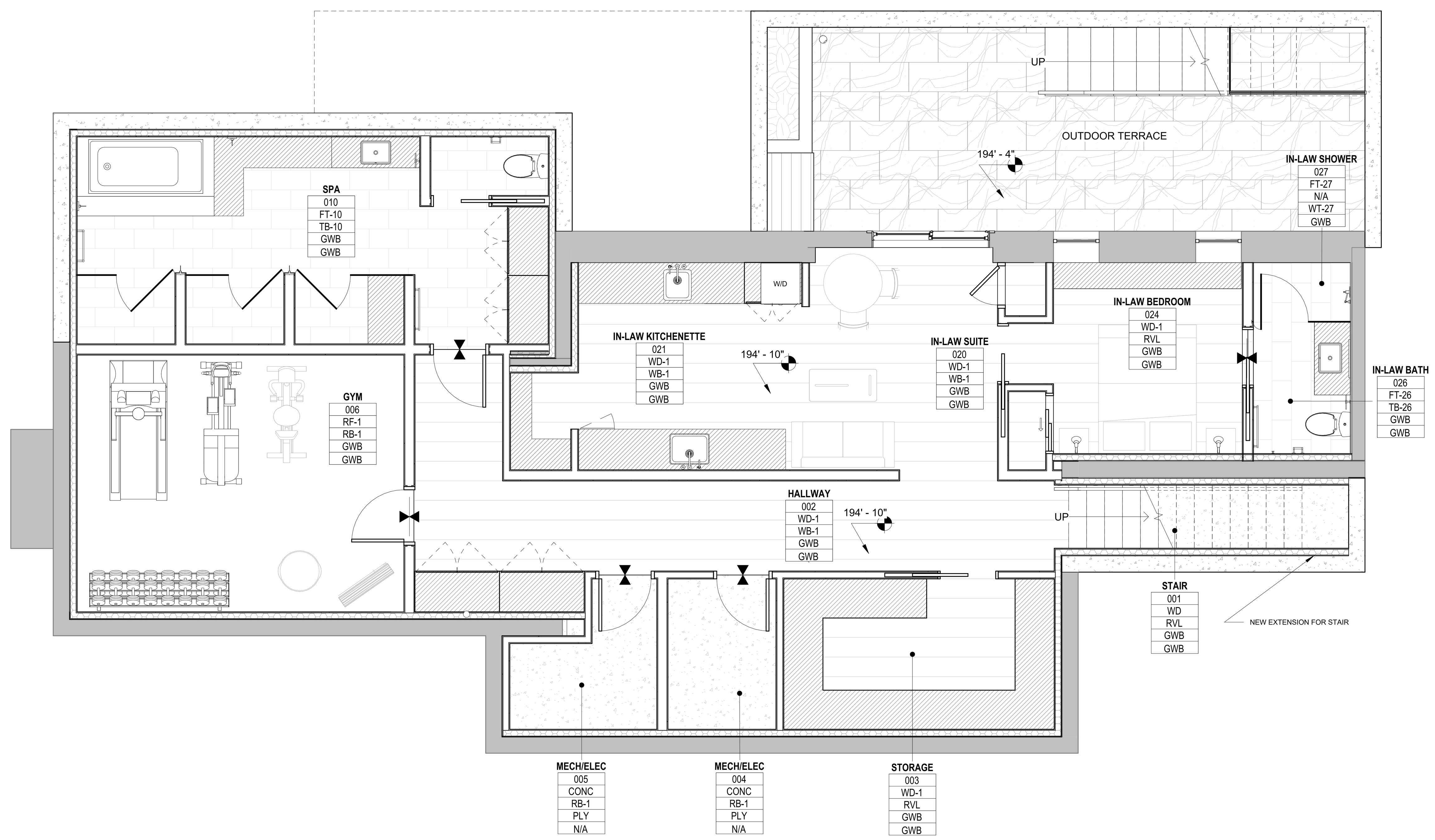
FINISH PLAN LEGEND

Room name	
101	ROOM #
CPT-1	FLOOR TYPE
RB-1	BASE TYPE
PNT-1	WALL FINISH
ACT-1	CEILING TYPE

CHANGE IN FLOORING FINISH, SEE TYPICAL FLOORING TRANSITION DETAILS

FLOORING TRANSITION NOTE:
1. ALIGN TRANSITION WITH INTERIOR FACE OF RECESSED GLASS SHOE.
2. AT FLUSH WOOD DOORS, TRANSITION FLOORING UNDER CLOSED DOOR.

A1 ACCENT FINISH, SEE SCHED. ON A8.30



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

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CERTIFICATION

REGISTERED ARCHITECT CHARLES ROSE No. 8184 CAMBRIDGE MASS. COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	SEPT 6, 2023
SCALE:	As indicated
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE PROJECT #: 40026

LOWER LEVEL FLOOR FINISH PLAN

A2.20

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CHARLES B ROSE
No. 8184
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE

16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

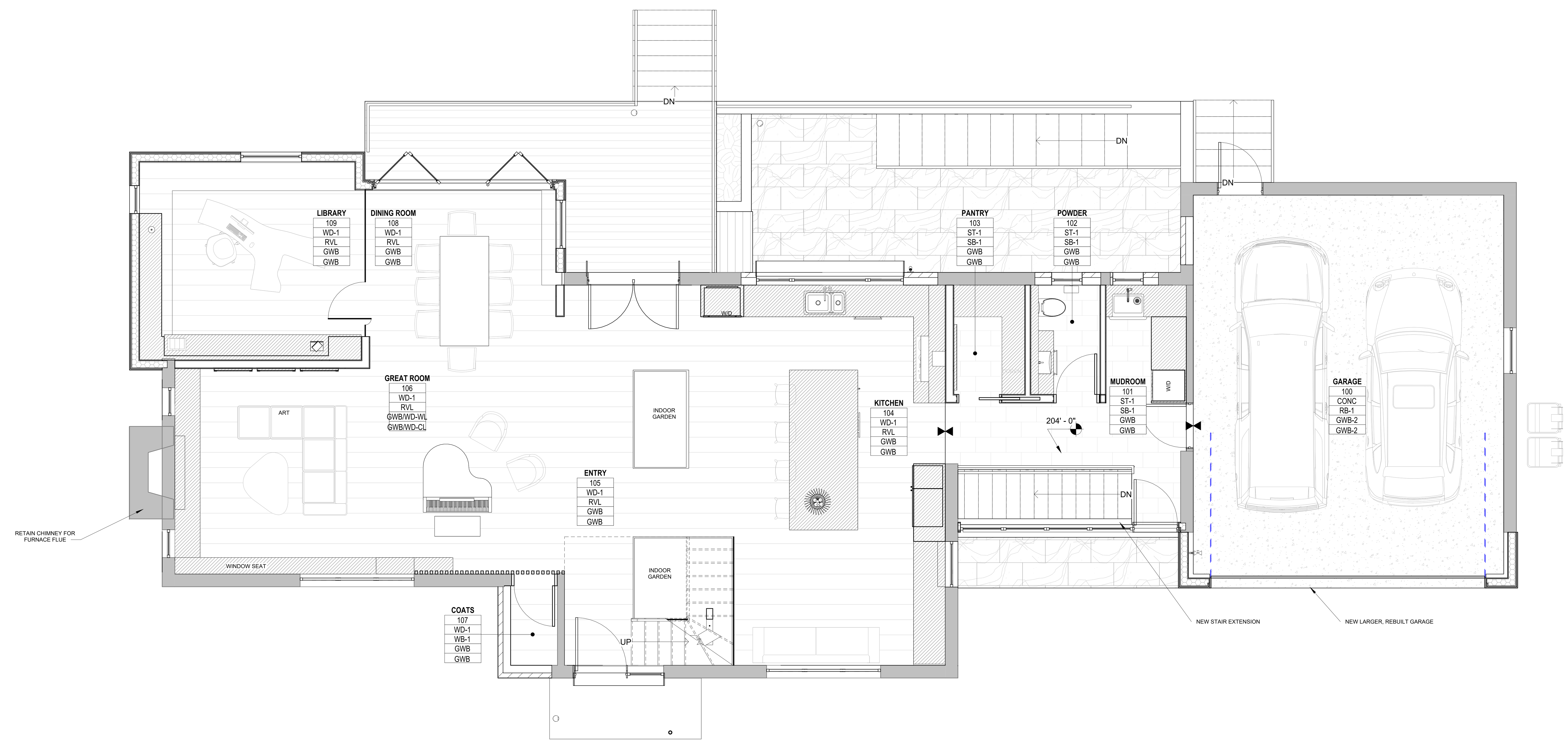
FINISH PLAN LEGEND

Room name	
101	ROOM #
CPT-1	FLOOR TYPE
RB-1	BASE TYPE
PNT-1	WALL FINISH
ACT-1	CEILING TYPE

CHANGE IN FLOORING FINISH, SEE TYPICAL FLOORING TRANSITION DETAILS

FLOORING TRANSITION NOTE:
1. ALIGN TRANSITION WITH INTERIOR FACE OF RECESSED GLASS SHOE.
2. AT FLUSH WOOD DOORS, TRANSITION FLOORING UNDER CLOSED DOOR.

A1 ACCENT FINISH, SEE SCHED. ON A8.30



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

REVISION HISTORY		
NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	As indicated
DRAWN BY:	CJ
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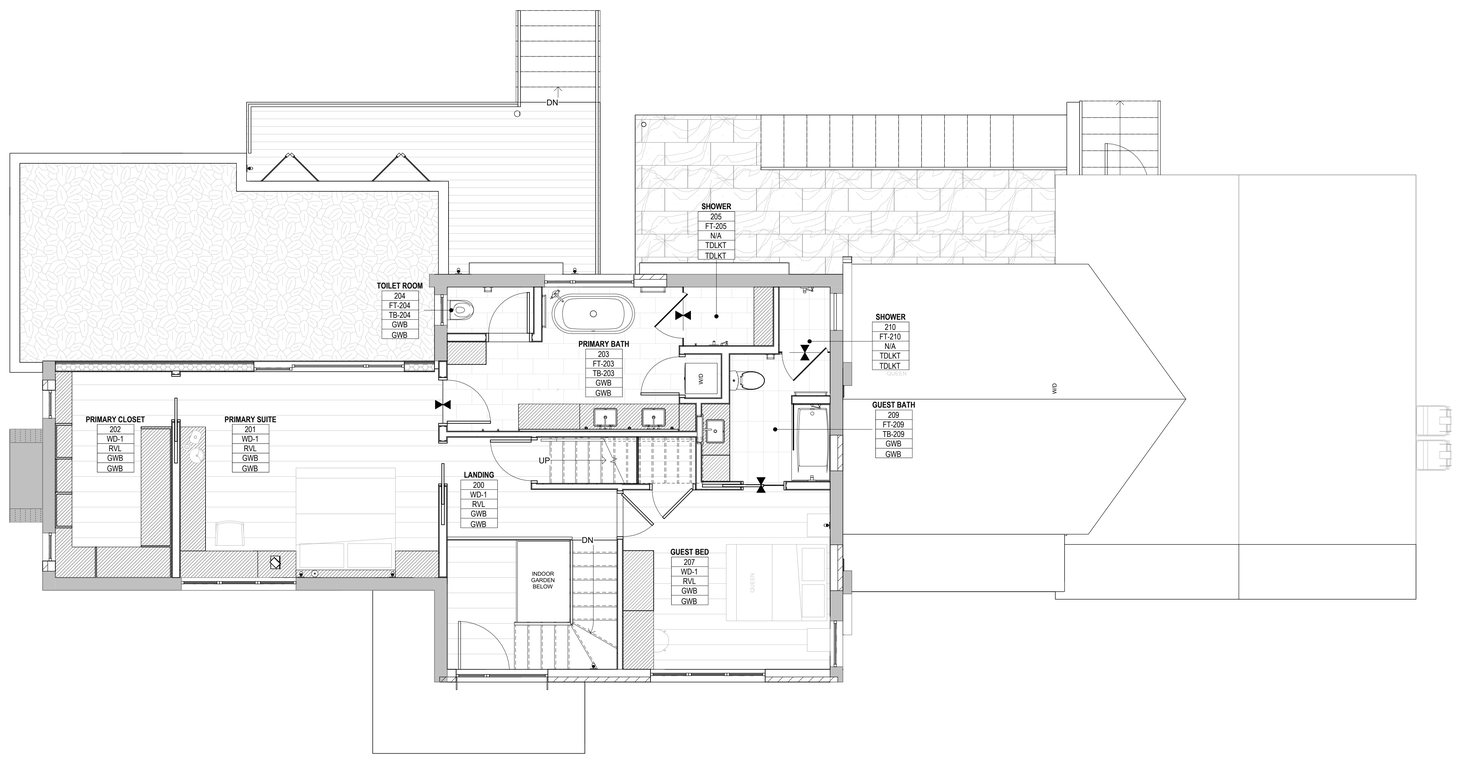
SHEET TITLE **PROJECT #:** 40035

FIRST FLOOR FINISH PLAN

A2.21

8/18/2023 10:18:06 PM



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

FINISH PLAN LEGEND

Room name	
101	ROOM #
CPT-1	FLOOR TYPE
RB-1	BASE TYPE
PNT-1	WALL FINISH
ACT-1	CEILING TYPE

CHANGE IN FLOORING FINISH, SEE TYPICAL FLOORING TRANSITION DETAILS

FLOORING TRANSITION NOTE:
1. ALIGN TRANSITION WITH INTERIOR FACE OF RECESSED GLASS SHOE.
2. AT FLUSH WOOD DOORS, TRANSITION FLOORING UNDER CLOSED DOOR.

A1 ACCENT FINISH, SEE SCHED. ON A8.30

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BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	As indicated
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CHECKED BY:	CR

SHEET TITLE PROJECT #: 40035

SECOND FLOOR FINISH PLAN

A2.22

8/18/2023 10:18:01 PM

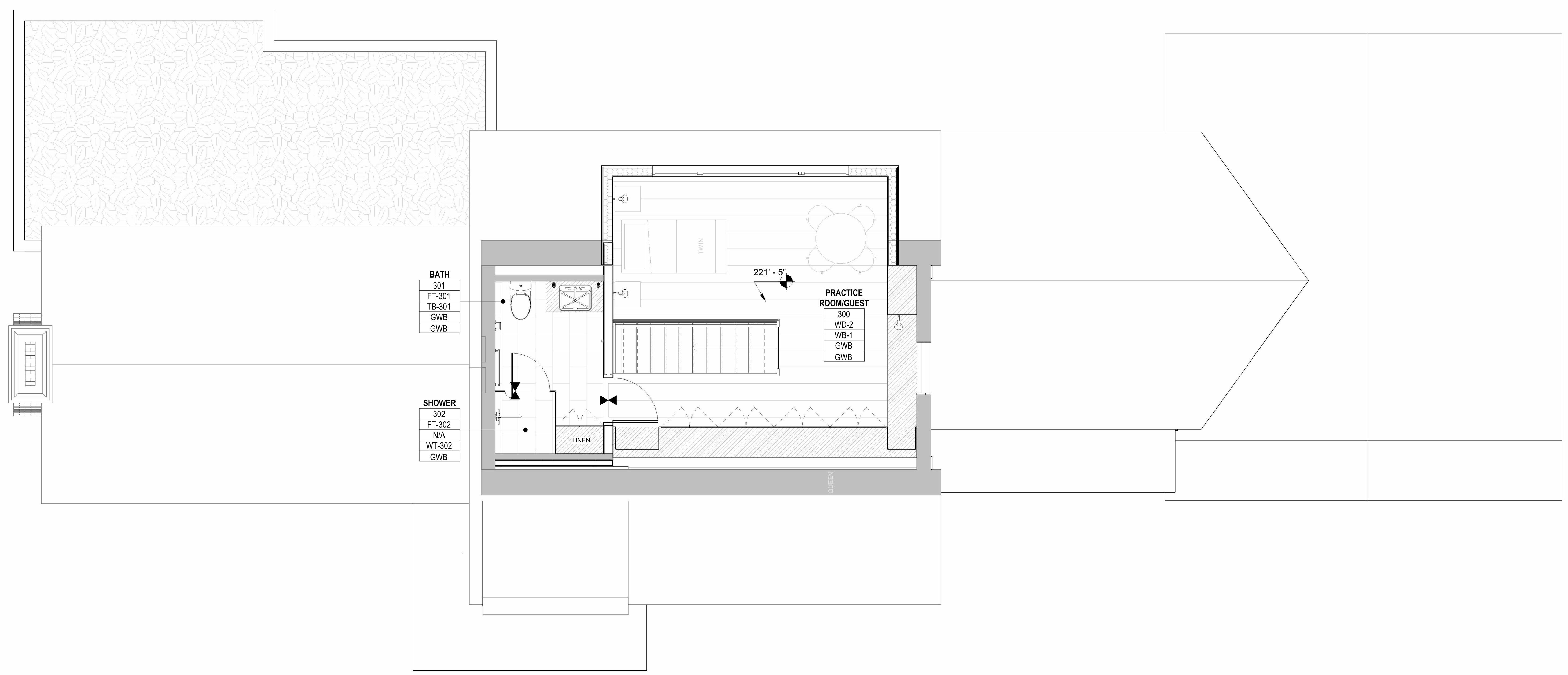
FINISH PLAN LEGEND

Room name	
101	ROOM #
CPT-1	FLOOR TYPE
RB-1	BASE TYPE
PNT-1	WALL FINISH
ACT-1	CEILING TYPE

CHANGE IN FLOORING FINISH, SEE TYPICAL FLOORING TRANSITION DETAILS

FLOORING TRANSITION NOTE:
1. ALIGN TRANSITION WITH INTERIOR FACE OF RECESSED GLASS SHOE.
2. AT FLUSH WOOD DOORS, TRANSITION FLOORING UNDER CLOSED DOOR.

A1 ACCENT FINISH, SEE SCHED. ON A8.30



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

8/18/2023 10:18:05 PM

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CHARLES ROSE
No 8184
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	As indicated
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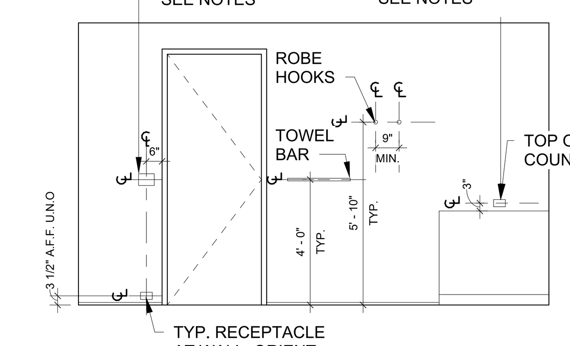
SHEET TITLE **PROJECT #:** 40035

THIRD FLOOR FINISH PLAN

A2.23



NOTE: COORDINATE ALL ROUGH-IN LOCATIONS WITH ARCHITECT & OWNER PRIOR TO DRYWALL INSTALLATION

CEILING PLAN KEY NOTES

1. MOTORIZED ROLL DOWN SHADE, RECESSED POCKET TYPE
2. RECESSED CURTAIN TRACK BY SILENT GLISS
3. MOTORIZED ROLL DOWN SHADE, RECESSED POCKET TYPE WITH RECESSED CURTAIN TRACK
4. 1" LINEAR SLOT DIFFUSER, FLOWBAR, GWB INSTALLATION FLANGE, MITER AT CORNERS; FL-10 TYPE 22
5. RETURN GRILLE

ELECTRICAL PLAN GENERAL NOTES

1. ELECTRICAL CONTRACTOR TO COORDINATE THE EXACT RECEPTACLE TYPE AND VOLTAGEFOR ALL EQUIPMENT WITH THE RESPECTIVE EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
2. STACK DEVICES, OUTLETS, AND SWITCHES WHENEVER POSSIBLE.
3. DEVICES, OUTLETS, AND SWITCHES SHALL BE CLEAR OF DOOR SWINGS
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DEVICE LOCATIONS (RECEPTACLES, DETECTORS, DATA OUTLETS, AND TELEPHONE JACKS - TYPICAL) AND ADJUST ACCORDINGLY. THE ARCHITECT IS TO BE NOTIFIED OF ANY CONFLICTS WITH THE DEVICE LOCATIONS AND THE N.E.C. REQUIREMENTS.
5. REFERENCE ARCHITECTURAL RCPS FOR SMOKE DETECTORS, CO DETECTORS, AND SWITCH PLATE SPECIFICATIONS
6. ALL EXTERIOR LIGHTS TO BE 'SMART' SWITCHED IN ADDITION TO PHYSICAL.

GENERAL REFLECTED CEILING PLAN NOTES

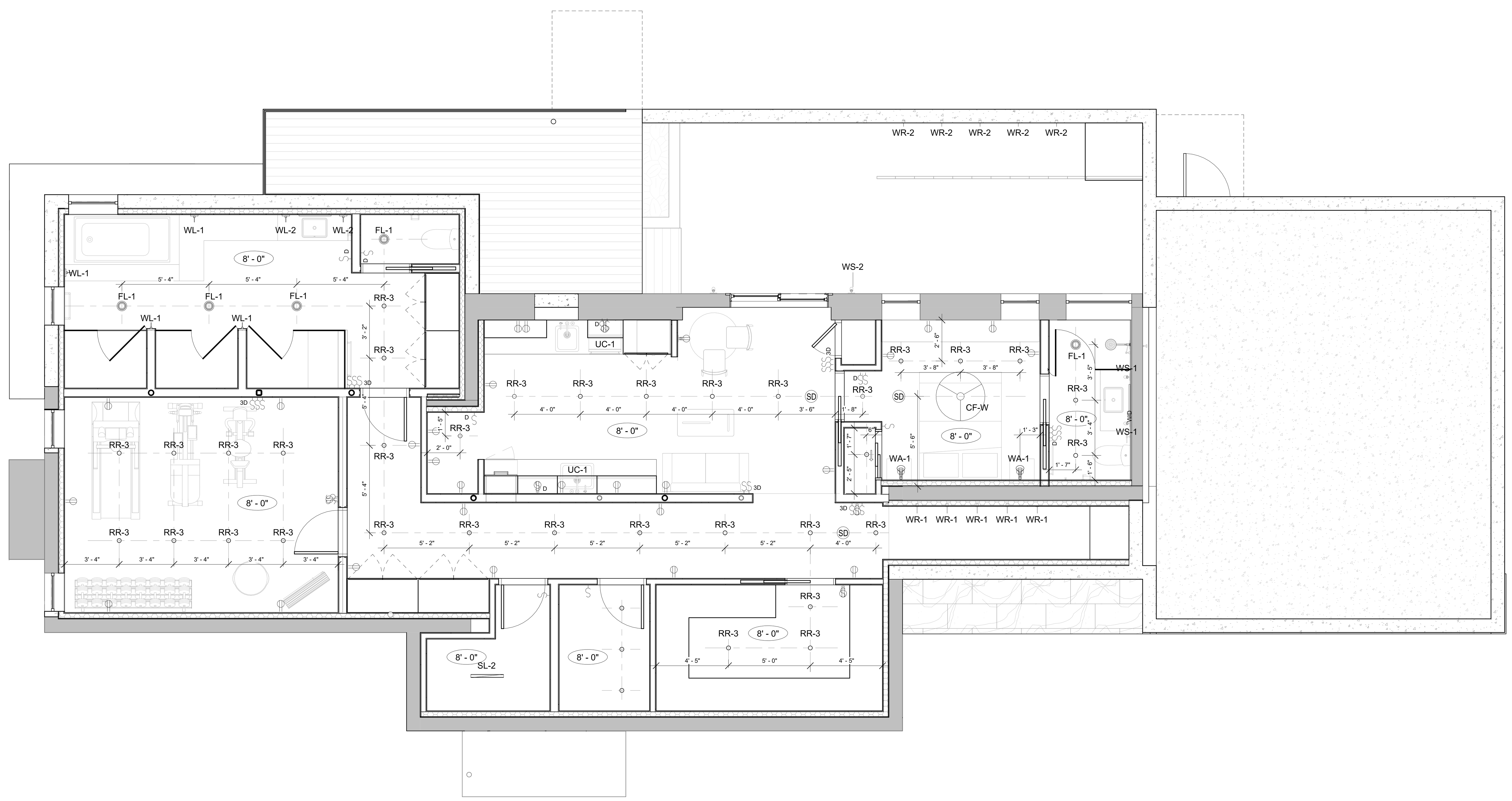
1. ALL CEILINGS ARE GWB, UNLESS NOTED OTHERWISE
2. ALL DIMENSION TO CENTERLINES OF LIGHTING FIXTURES & FINISH FACE OF WALL, U.N.O.
3. REVIEW LOCATIONS OF SMOKE DETECTORS WITH ARCHITECT PRIOR TO INSTALLING
4. REVIEW LOCATIONS AND MOUNTING HEIGHTS FOR WALL HUNG LIGHTING FIXTURES WITH ARCHITECT PRIOR TO INSTALLING
5. REF E-DWGS FOR SWITCHING INFORMATION
6. ALL LIGHTS TO BE DIMMABLE
7. BUSTER & PUNCH SWITCHES/DIMMERS IN KITCHEN, DINING, AND LIVING
8. ALL OUTLETS IN WHITE GYPSUM WALLS TO BE LUTRON MAESTRO, SATIN WHITE
9. ALL OUTLETS IN OTHER MATERIALS TO BE COORDINATED WITH OWNER AND ARCHITECT
10. ALL BEDSIDE OUTLETS TO BE USB OUTLETS
11. FLOOR OUTLETS IN FRAMED FLOORS TO BE ARLINGTON FLBR520, FINISH TO BE COORDINATED WITH OWNER/ARCHITECT
12. FLOOR OUTLETS IN CONCRETE SLABS TO BE ARLINGTON FLBC5570, FINISH TO BE COORDINATED WITH OWNER/ARCHITECT
13. RADIANT HEAT, FANS, AND CLOSET LIGHT SWITCHES AND CONTROLS SHALL BE CONCEALED IN CLOSETS/MILLWORK WHERE POSSIBLE

REFLECTED CEILING PLAN LEGEND

- GYPSUM CEILING BOARD
- WOOD CEILING
- 0'-0" CEILING HEIGHT

RCP DEVICE LEGEND

- SD — COMBO SMOKE/CO DETECTOR, HARDWIRED WITH 10 YR BATTERY BACKUP (KIDDIE P4010ACSO-W OR APPROVED SIMILAR)
- SC — SECURITY CAMERA
- MS — MOTION SENSOR
- SPRINKLER HEAD



1 LOWER LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"

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CONSULTANT

CERTIFICATION

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

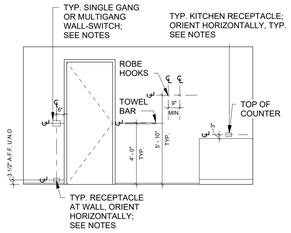
PERMIT REVISION

DATE:	SEPT 6, 2023
SCALE:	As indicated
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE **PROJECT #:** 40035

LOWER LEVEL REFLECTED CEILING PLAN

A3.10



NOTE: COORDINATE ALL ROUGH-IN LOCATIONS WITH ARCHITECT & OWNER PRIOR TO DRYWALL INSTALLATION

CEILING PLAN KEY NOTES

1. MOTORIZED ROLL DOWN SHADE, RECESSED POCKET TYPE
2. RECESSED CURTAIN TRACK BY SILENT GLISS
3. MOTORIZED ROLL DOWN SHADE, RECESSED POCKET TYPE WITH RECESSED CURTAIN TRACK
4. 1" LINEAR SLOT DIFFUSER, FLOWBAR, GWB INSTALLATION FLANGE, MITER AT CORNERS; FL-10 TYPE 22
5. RETURN GRILLE

ELECTRICAL PLAN GENERAL NOTES

1. ELECTRICAL CONTRACTOR TO COORDINATE THE EXACT RECEPTACLE TYPE AND VOLTAGEFOR ALL EQUIPMENT WITH THE RESPECTIVE EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
2. STACK DEVICES, OUTLETS, AND SWITCHES WHENEVER POSSIBLE.
3. DEVICES, OUTLETS, AND SWITCHES SHALL BE CLEAR OF DOOR SWINGS
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DEVICE LOCATIONS (RECEPTACLES, DETECTORS, DATA OUTLETS, AND TELEPHONE JACKS - TYPICAL) AND ADJUST ACCORDINGLY. THE ARCHITECT IS TO BE NOTIFIED OF ANY CONFLICTS WITH THE DEVICE LOCATIONS AND THE N.E.C. REQUIREMENTS.
5. REFERENCE ARCHITECTURAL RCPS FOR SMOKE DETECTORS, CO DETECTORS, AND SWITCH PLATE SPECIFICATIONS
6. ALL EXTERIOR LIGHTS TO BE 'SMART' SWITCHED IN ADDITION TO PHYSICAL.

GENERAL REFLECTED CEILING PLAN NOTES

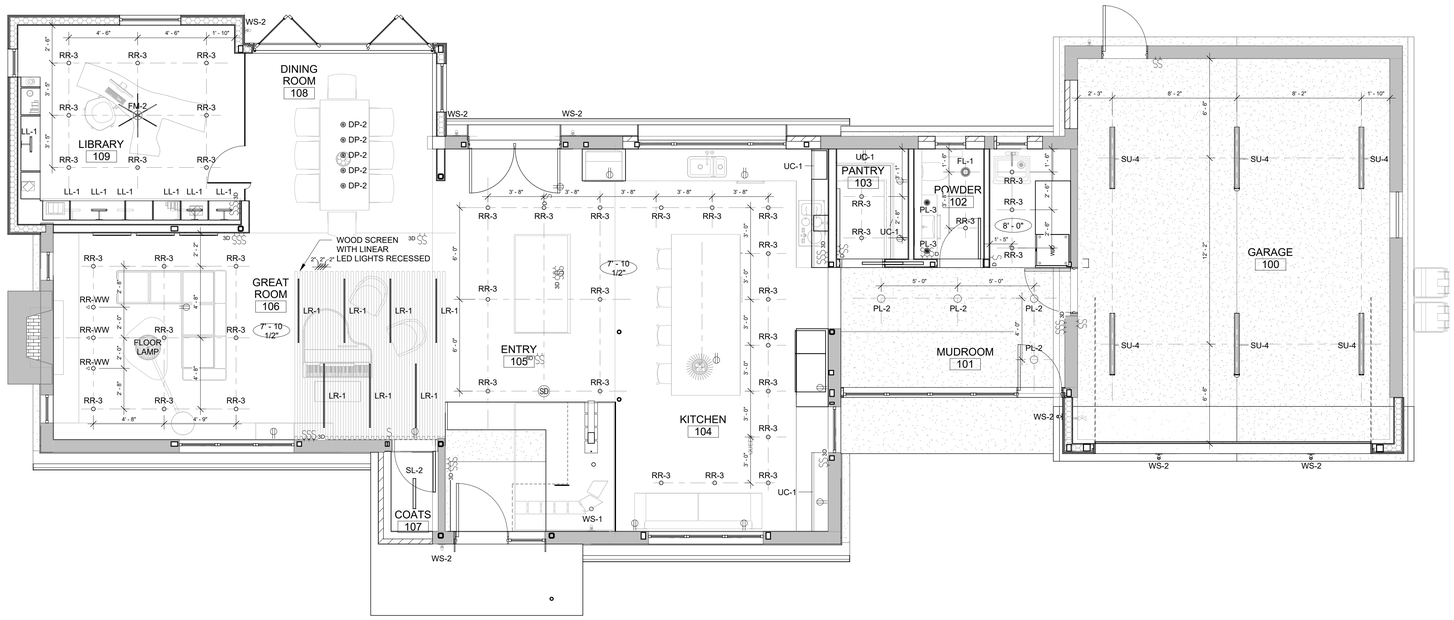
1. ALL CEILINGS ARE GWB, UNLESS NOTED OTHERWISE
2. ALL DIMENSION TO CENTERLINES OF LIGHTING FIXTURES & FINISH FACE OF WALL, U.N.O.
3. REVIEW LOCATIONS OF SMOKE DETECTORS WITH ARCHITECT PRIOR TO INSTALLING
4. REVIEW LOCATIONS AND MOUNTING HEIGHTS FOR WALL HUNG LIGHTING FIXTURES WITH ARCHITECT PRIOR TO INSTALLING
5. REF E-DWGS FOR SWITCHING INFORMATION
6. ALL LIGHTS TO BE DIMMABLE
7. BUSTER & PUNCH SWITCHES/DIMMERS IN KITCHEN, DINING, AND LIVING
8. ALL OUTLETS IN WHITE GYPSUM WALLS TO BE LUTRON MAESTRO, SATIN WHITE
9. ALL OUTLETS IN OTHER MATERIALS TO BE COORDINATED WITH OWNER AND ARCHITECT
10. ALL BEDSIDE OUTLETS TO BE USB OUTLETS
11. FLOOR OUTLETS IN FRAMED FLOORS TO BE ARLINGTON FLBR520, FINISH TO BE COORDINATED WITH OWNER/ARCHITECT
12. FLOOR OUTLETS IN CONCRETE SLABS TO BE ARLINGTON FLBC5570, FINISH TO BE COORDINATED WITH OWNER/ARCHITECT
13. RADIANT HEAT, FANS, AND CLOSET LIGHT SWITCHES AND CONTROLS SHALL BE CONCEALED IN CLOSETS/MILLWORK WHERE POSSIBLE

REFLECTED CEILING PLAN LEGEND

- GYPSUM CEILING BOARD
- WOOD CEILING
- 0'-0" CEILING HEIGHT

RCP DEVICE LEGEND

- SD — COMBO SMOKE/CO DETECTOR, HARDWIRED WITH 10 YR BATTERY BACKUP (KIDDIE P4010ACSO-W OR APPROVED SIMILAR)
- SC — SECURITY CAMERA
- MS — MOTION SENSOR
- SPRINKLER HEAD



1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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CONSULTANT

CERTIFICATION

REGISTERED ARCHITECT CHARLES E. ROSE No. 8184 CAMBRIDGE MASS. COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

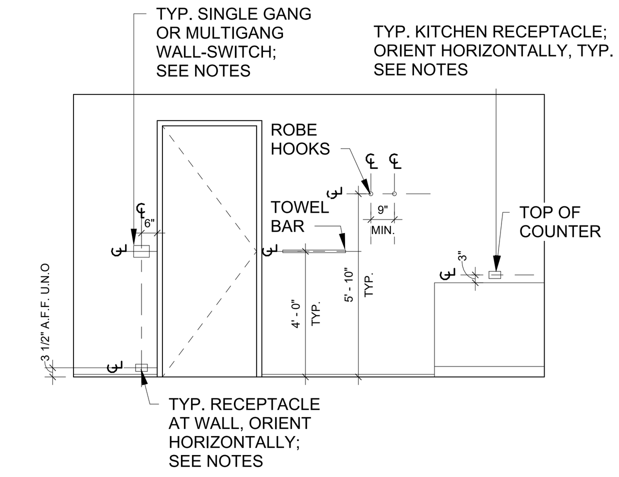
DATE:	AUG 18, 2023
SCALE:	As indicated
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40035

FIRST FLOOR REFLECTED CEILING PLAN

A3.11

8/18/2023 10:19:05 PM



NOTE: COORDINATE ALL ROUGH-IN LOCATIONS WITH ARCHITECT & OWNER PRIOR TO DRYWALL INSTALLATION

CEILING PLAN KEY NOTES

1. MOTORIZED ROLL DOWN SHADE, RECESSED POCKET TYPE
2. RECESSED CURTAIN TRACK BY SILENT GLISS
3. MOTORIZED ROLL DOWN SHADE, RECESSED POCKET TYPE WITH RECESSED CURTAIN TRACK
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5. RETURN GRILLE

ELECTRICAL PLAN GENERAL NOTES

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GENERAL REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS ARE GWB, UNLESS NOTED OTHERWISE
2. ALL DIMENSION TO CENTERLINES OF LIGHTING FIXTURES & FINISH FACE OF WALL, U.N.O.
3. REVIEW LOCATIONS OF SMOKE DETECTORS WITH ARCHITECT PRIOR TO INSTALLING
4. REVIEW LOCATIONS AND MOUNTING HEIGHTS FOR WALL HUNG LIGHTING FIXTURES WITH ARCHITECT PRIOR TO INSTALLING
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7. BUSTER & PUNCH SWITCHES/DIMMERS IN KITCHEN, DINING, AND LIVING
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9. ALL OUTLETS IN OTHER MATERIALS TO BE COORDINATED WITH OWNER AND ARCHITECT
10. ALL BEDSIDE OUTLETS TO BE USB OUTLETS
11. FLOOR OUTLETS IN FRAMED FLOORS TO BE ARLINGTON FLBR520, FINISH TO BE COORDINATED WITH OWNER/ARCHITECT
12. FLOOR OUTLETS IN CONCRETE SLABS TO BE ARLINGTON FLBC5570, FINISH TO BE COORDINATED WITH OWNER/ARCHITECT
13. RADIANT HEAT, FANS, AND CLOSET LIGHT SWITCHES AND CONTROLS SHALL BE CONCEALED IN CLOSETS/MILLWORK WHERE POSSIBLE

REFLECTED CEILING PLAN LEGEND

- GYPSUM CEILING BOARD
- WOOD CEILING
- 0'-0" CEILING HEIGHT

RCP DEVICE LEGEND

- SD — COMBO SMOKE/CO DETECTOR, HARDWIRED WITH 10 YR BATTERY BACKUP (KIDDIE P4010ACSO-W OR APPROVED SIMILAR)
- SC — SECURITY CAMERA
- MS — MOTION SENSOR
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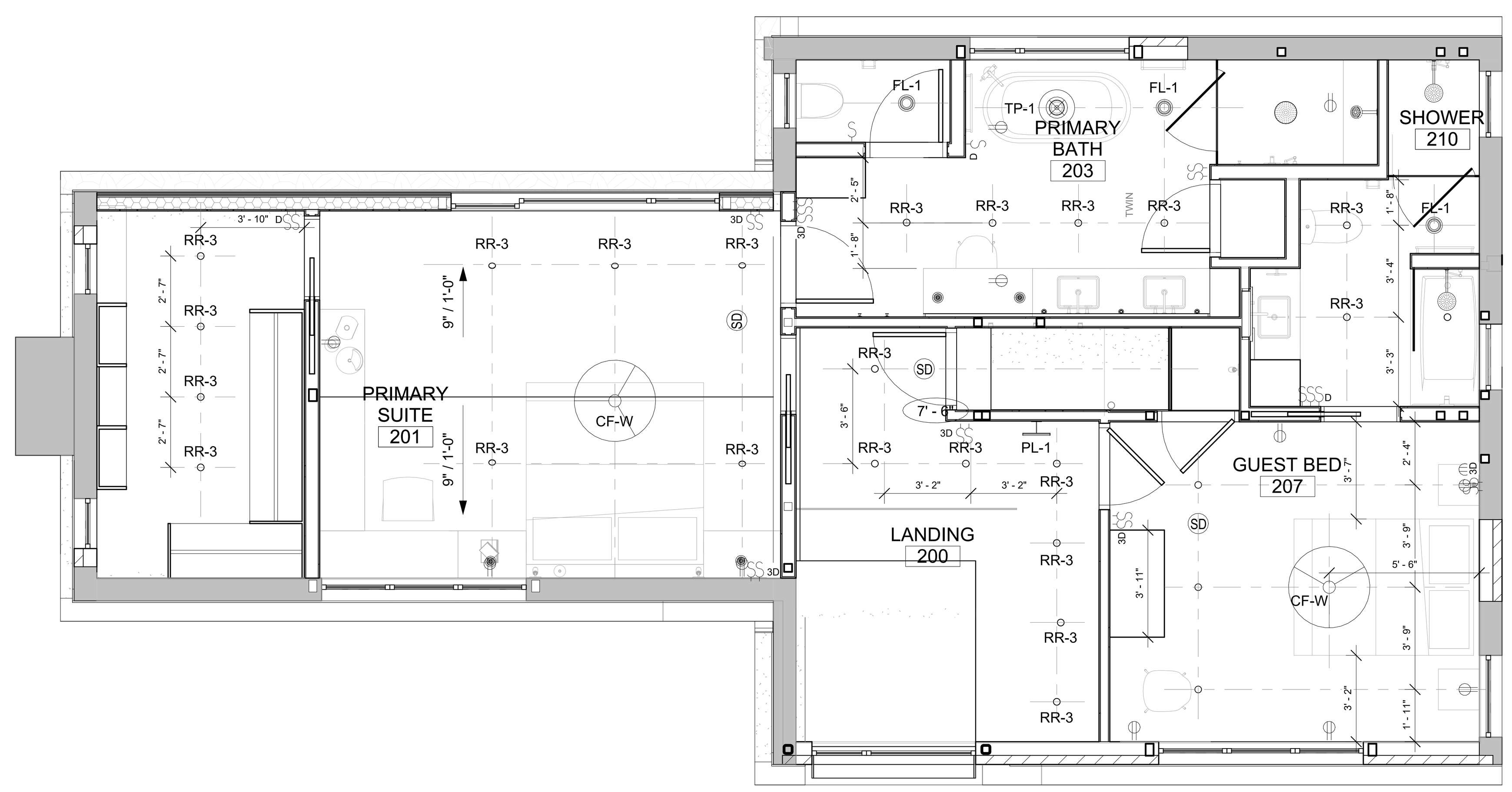

1 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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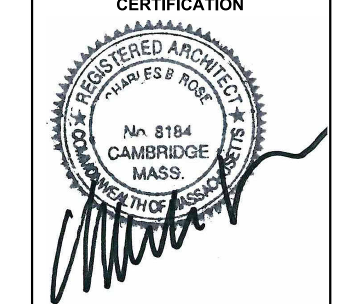


BAIRD RESIDENCE

16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

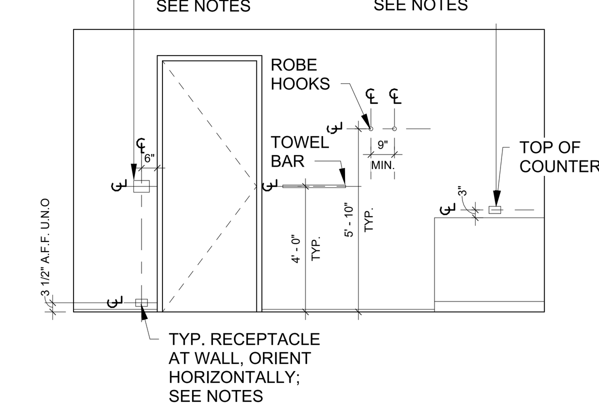
PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	As indicated
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE **PROJECT #:** 40035

SECOND FLOOR REFLECTED CEILING PLAN

A3.12



NOTE: COORDINATE ALL ROUGH-IN LOCATIONS WITH ARCHITECT & OWNER PRIOR TO DRYWALL INSTALLATION

CEILING PLAN KEY NOTES

1. MOTORIZED ROLL DOWN SHADE, RECESSED POCKET TYPE
2. RECESSED CURTAIN TRACK BY SILENT GLISS
3. MOTORIZED ROLL DOWN SHADE, RECESSED POCKET TYPE WITH RECESSED CURTAIN TRACK
4. 1" LINEAR SLOT DIFFUSER, FLOWBAR, GWB INSTALLATION FLANGE, MITER AT CORNERS; FL-10 TYPE 22
5. RETURN GRILLE

ELECTRICAL PLAN GENERAL NOTES

1. ELECTRICAL CONTRACTOR TO COORDINATE THE EXACT RECEPTACLE TYPE AND VOLTAGEFOR ALL EQUIPMENT WITH THE RESPECTIVE EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
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5. REFERENCE ARCHITECTURAL RCPS FOR SMOKE DETECTORS, CO DETECTORS, AND SWITCH PLATE SPECIFICATIONS
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GENERAL REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS ARE GWB, UNLESS NOTED OTHERWISE
2. ALL DIMENSION TO CENTERLINES OF LIGHTING FIXTURES & FINISH FACE OF WALL, U.N.O.
3. REVIEW LOCATIONS OF SMOKE DETECTORS WITH ARCHITECT PRIOR TO INSTALLING
4. REVIEW LOCATIONS AND MOUNTING HEIGHTS FOR WALL HUNG LIGHTING FIXTURES WITH ARCHITECT PRIOR TO INSTALLING
5. REF E-DWGS FOR SWITCHING INFORMATION
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9. ALL OUTLETS IN OTHER MATERIALS TO BE COORDINATED WITH OWNER AND ARCHITECT
10. ALL BEDSIDE OUTLETS TO BE USB OUTLETS
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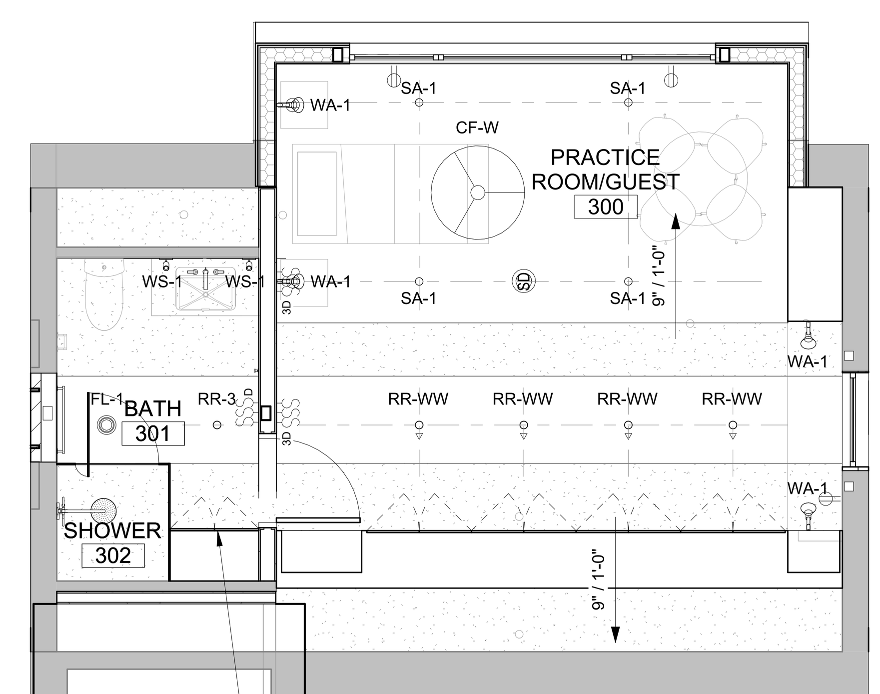
REFLECTED CEILING PLAN LEGEND

- GYPSUM CEILING BOARD
- WOOD CEILING
- 0'-0" CEILING HEIGHT

RCP DEVICE LEGEND

- SD — COMBO SMOKE/CO DETECTOR, HARDWIRED WITH 10 YR BATTERY BACKUP (KIDDIE P4010ACSO-W OR APPROVED SIMILAR)
- SC — SECURITY CAMERA
- MS — MOTION SENSOR
- SPRINKLER HEAD



MOTION-ACTIVATED LED LIGHT IN CABINET

1 THIRD FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

CHARLES ROSE ARCHITECTS INC
115 WILLOW AVENUE
SOMERVILLE, MA 02144
TEL 617.628.5033
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CONSULTANT

CERTIFICATION

REGISTERED ARCHITECT — CHARLES ROSE — No. 8164 — CAMBRIDGE MASS.

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	As indicated
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE **PROJECT #:** 40035

THIRD FLOOR REFLECTED CEILING PLAN

A3.13

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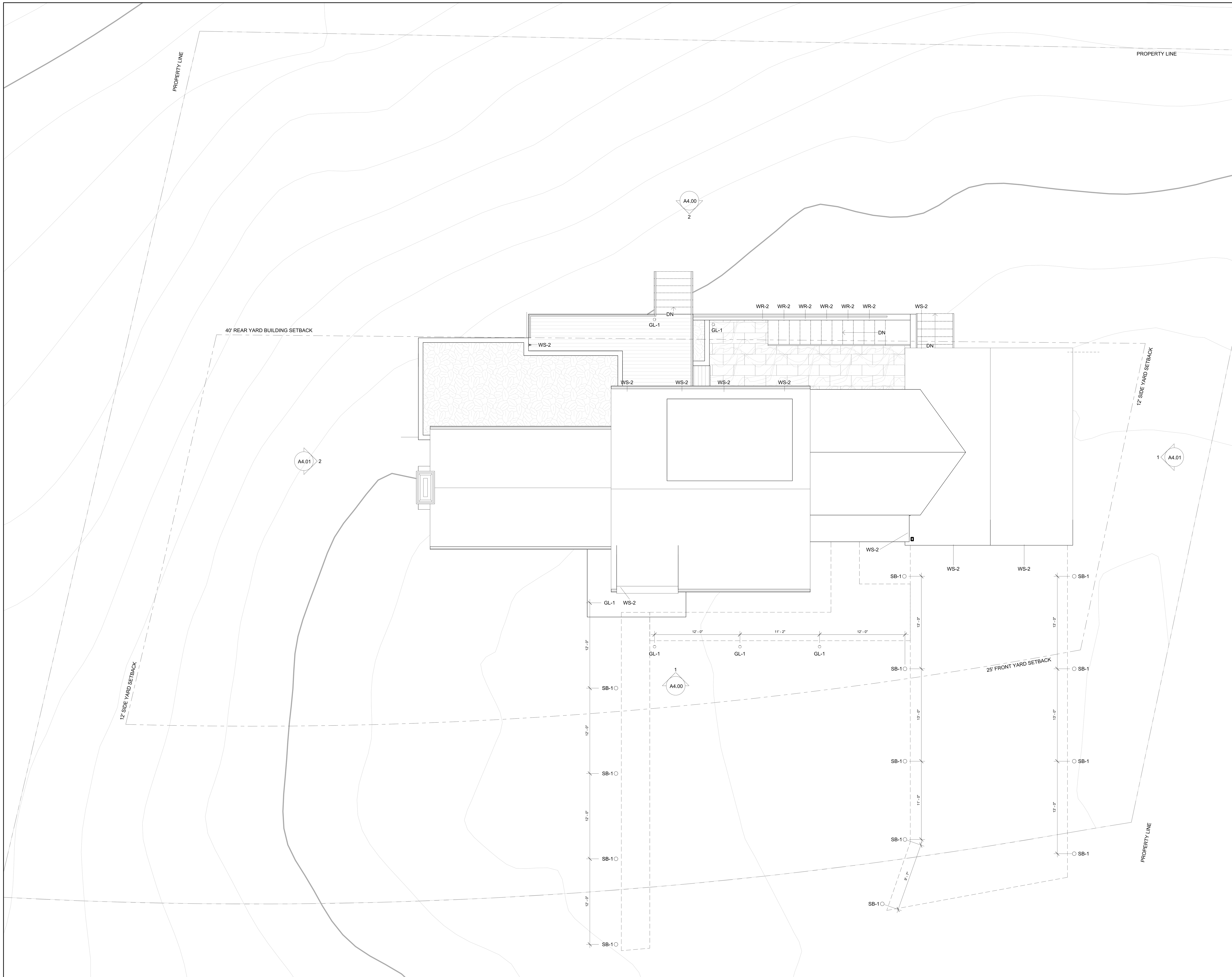

1 SITE LIGHTING PLAN
3/16" = 1'-0"

GENERAL SITE LIGHTING PLAN NOTES

EXISTING 1' CONTOURS

EXISTING 10' CONTOURS

DRIVEWAY AND HARDSCAPE BOUNDARIES

GENERAL NOTES

1. DRIVEWAY LAYOUT AND TREE REMOVAL TO ISSUED AFTER SURVEY RETURNED. TO BE VERIFIED IN FIELD WITH ARCHITECT AND OWNER.
2. EXISTING MAJOR UTILITIES TO BE LOCATED AFTER SURVEY RETURNED
3. PROPOSED GRADING TO BE ISSUED WITH CONSTRUCTION DOCUMENT SET.

GENERAL ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR TO COORDINATE THE EXACT RECEPTACLE TYPE AND VOLTAGEFOR ALL EQUIPMENT WITH THE RESPECTIVE EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
2. STACK DEVICES, OUTLETS, AND SWITCHES WHENEVER POSSIBLE.
3. DEVICES, OUTLETS, AND SWITCHES SHALL BE CLEAR OF DOOR SWINGS
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DEVICE LOCATIONS (RECEPTACLES, DETECTORS, DATA OUTLETS, AND TELEPHONE JACKS - TYPICAL) AND ADJUST ACCORDINGLY. THE ARCHITECT IS TO BE NOTIFIED OF ANY CONFLICTS WITH THE DEVICE LOCATIONS AND THE N.E.C. REQUIREMENTS.
5. REFERENCE ARCHITECTURAL RCPS FOR SMOKE DETECTORS, CO DETECTORS, AND SWITCH PLATE SPECIFICATIONS
6. ALL DIMENSION TO CENTERLINES OF LIGHTING FIXTURES & FINISH FACE OF WALL, U.N.O.
7. REVIEW LOCATIONS AND MOUNTING HEIGHTS FOR WALL HUNG LIGHTING FIXTURES WITH ARCHITECT PRIOR TO INSTALLING
8. REF A3.2X DRAWINGS FOR SWITCHING INFORMATION
9. ALL LIGHTS TO BE DIMMABLE
10. ALL EXTERIOR LIGHTS TO BE 'SMART' SWITCHED IN ADDITION TO PHYSICAL
11. ALL OUTLETS IN WHITE GYPSUM WALLS TO BE LUTRON MAESTRO, SATIN WHITE
12. ALL OUTLETS IN OTHER MATERIALS TO BE COORDINATED WITH OWNER AND ARCHITECT

NORTH

LIGHTING SCHEDULE - OUTDOOR

TYPE MARK	DESCRIPTION	MANUFACTURER	PRODUCT NAME	MODEL	FINISH	COUNT	ALLOWANCE	LAMP	COLOR TEMPERATURE	MOUNTING LOCATION	NOTES
GL-1	OUTDOOR GROUND LIGHT	BEGA	IN GROUND LUMENAIRE	88 671	BLK	4		LED	3000 K	IN GROUND	WET LOCATION RATED
SB-1	OUTDOOR SHEILDED BOLLARD	BEGA	BOLLARD	99 577	BLK	13		LED	3000 K	AT GRADE	WET LOCATION RATED
WR-2	OUTDOOR WALL RECESSED LIGHT	BEGA	RECESSED WALL LUMINAIRE	22 230	BLK	6		LED	3000 K	WALL RECESSED, STEP LIGHTS	WET LOCATION RATED
WS-2	OUTDOOR WALL SCONCE	BEGA	WALL LUMINAIRE	66 655	BLK	6		LED	3000 K	WALL SCONCE	WET LOCATION RATED

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CERTIFICATION

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE: AUG 18, 2023
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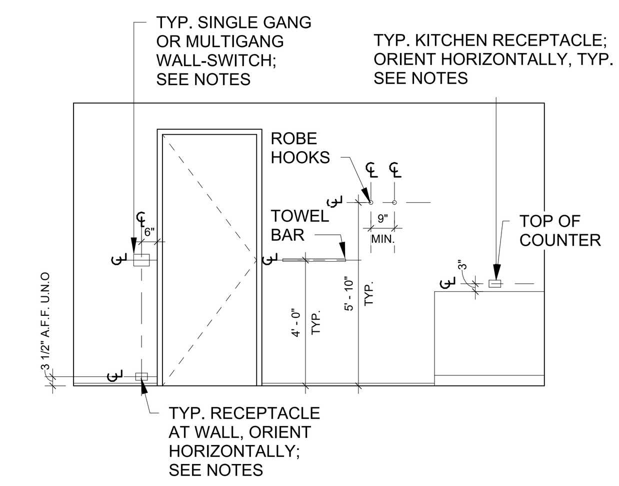
SHEET TITLE **PROJECT #:** 40035

SITE LIGHTING PLAN

A3.15



NOTE: COORDINATE ALL ROUGH-IN LOCATIONS WITH ARCHITECT & OWNER PRIOR TO DRYWALL INSTALLATION

CEILING PLAN KEY NOTES

1. MOTORIZED ROLL DOWN SHADE, RECESSED POCKET TYPE
2. RECESSED CURTAIN TRACK BY SILENT GLISS
3. MOTORIZED ROLL DOWN SHADE, RECESSED POCKET TYPE WITH RECESSED CURTAIN TRACK
4. 1" LINEAR SLOT DIFFUSER, FLOWBAR, GWB INSTALLATION FLANGE, MITER AT CORNERS; FL-10 TYPE 22
5. RETURN GRILLE

ELECTRICAL PLAN GENERAL NOTES

1. ELECTRICAL CONTRACTOR TO COORDINATE THE EXACT RECEPTACLE TYPE AND VOLTAGEFOR ALL EQUIPMENT WITH THE RESPECTIVE EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
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5. REFERENCE ARCHITECTURAL RCPS FOR SMOKE DETECTORS, CO DETECTORS, AND SWITCH PLATE SPECIFICATIONS
6. ALL EXTERIOR LIGHTS TO BE 'SMART' SWITCHED IN ADDITION TO PHYSICAL.

GENERAL REFLECTED CEILING PLAN NOTES

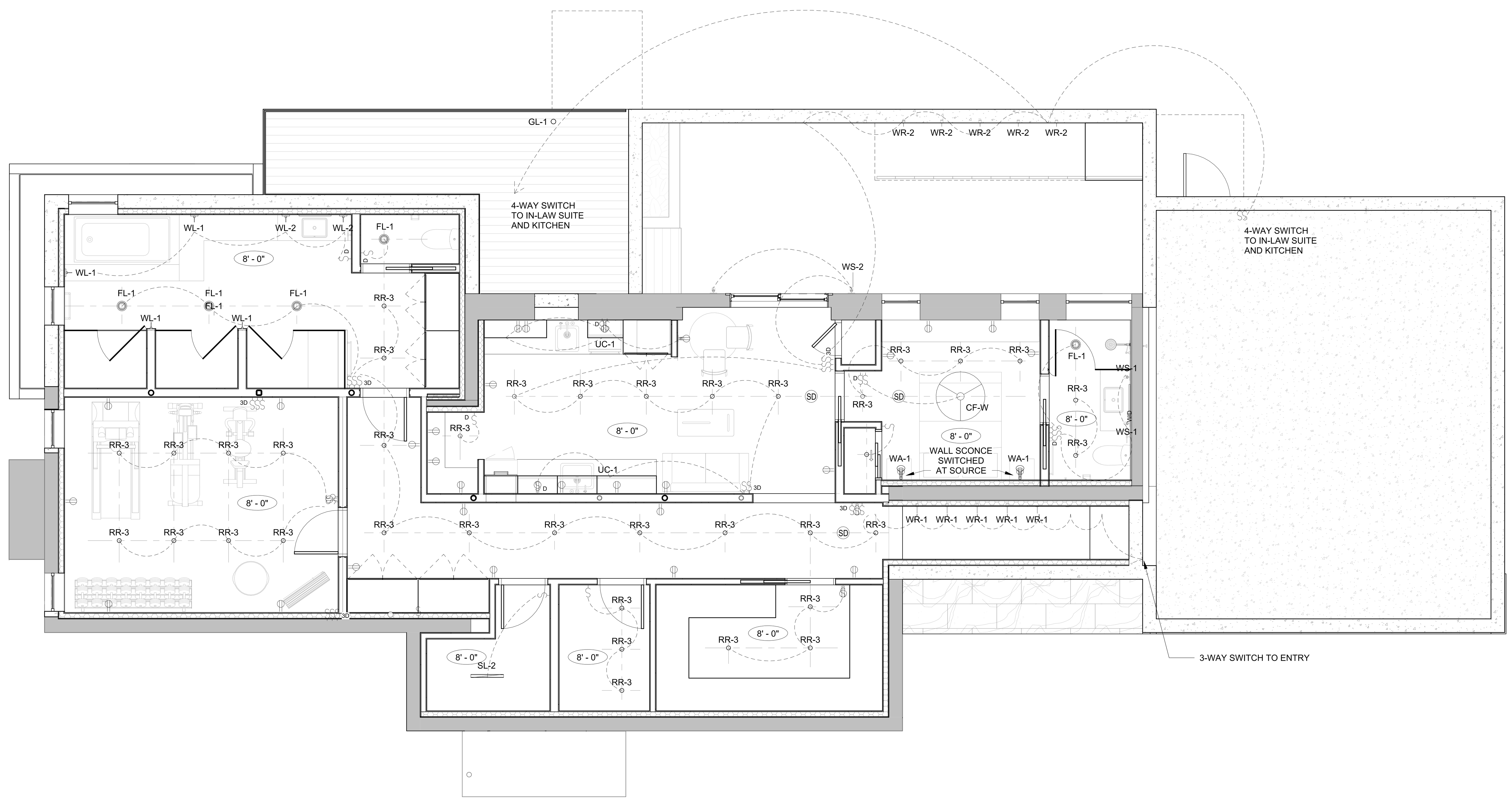
1. ALL CEILINGS ARE GWB, UNLESS NOTED OTHERWISE
2. ALL DIMENSION TO CENTERLINES OF LIGHTING FIXTURES & FINISH FACE OF WALL, U.N.O.
3. REVIEW LOCATIONS OF SMOKE DETECTORS WITH ARCHITECT PRIOR TO INSTALLING
4. REVIEW LOCATIONS AND MOUNTING HEIGHTS FOR WALL HUNG LIGHTING FIXTURES WITH ARCHITECT PRIOR TO INSTALLING
5. REF E-DWGS FOR SWITCHING INFORMATION
6. ALL LIGHTS TO BE DIMMABLE
7. BUSTER & PUNCH SWITCHES/DIMMERS IN KITCHEN, DINING, AND LIVING
8. ALL OUTLETS IN WHITE GYPSUM WALLS TO BE LUTRON MAESTRO, SATIN WHITE
9. ALL OUTLETS IN OTHER MATERIALS TO BE COORDINATED WITH OWNER AND ARCHITECT
10. ALL BEDSIDE OUTLETS TO BE USB OUTLETS
11. FLOOR OUTLETS IN FRAMED FLOORS TO BE ARLINGTON FLBR520, FINISH TO BE COORDINATED WITH OWNER/ARCHITECT
12. FLOOR OUTLETS IN CONCRETE SLABS TO BE ARLINGTON FLBC5570, FINISH TO BE COORDINATED WITH OWNER/ARCHITECT
13. RADIANT HEAT, FANS, AND CLOSET LIGHT SWITCHES AND CONTROLS SHALL BE CONCEALED IN CLOSETS/MILLWORK WHERE POSSIBLE

REFLECTED CEILING PLAN LEGEND

- GYPSUM CEILING BOARD
- WOOD CEILING
- 0'-0" CEILING HEIGHT

RCP DEVICE LEGEND

- SD — COMBO SMOKE/CO DETECTOR, HARDWIRED WITH 10 YR BATTERY BACKUP (KIDDIE P4010ACSO-W OR APPROVED SIMILAR)
- SC — SECURITY CAMERA
- MS — MOTION SENSOR
- SPRINKLER HEAD



1 LOWER LEVEL SWITCHING PLAN
1/4" = 1'-0"

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CONSULTANT

CERTIFICATION

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

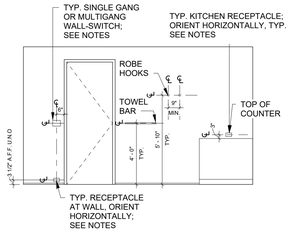
PERMIT REVISION

DATE:	SEPT 6, 2023
SCALE:	As indicated
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40026

LOWER LEVEL SWITCHING PLAN

A3.20



NOTE: COORDINATE ALL ROUGH-IN LOCATIONS WITH ARCHITECT & OWNER PRIOR TO DRYWALL INSTALLATION

CEILING PLAN KEY NOTES

1. MOTORIZED ROLL DOWN SHADE, RECESSED POCKET TYPE
2. RECESSED CURTAIN TRACK BY SILENT GLISS
3. MOTORIZED ROLL DOWN SHADE, RECESSED POCKET TYPE WITH RECESSED CURTAIN TRACK
4. 1" LINEAR SLOT DIFFUSER, FLOWBAR, GWB INSTALLATION FLANGE, MITER AT CORNERS; FL-10 TYPE 22
5. RETURN GRILLE

ELECTRICAL PLAN GENERAL NOTES

1. ELECTRICAL CONTRACTOR TO COORDINATE THE EXACT RECEPTACLE TYPE AND VOLTAGEFOR ALL EQUIPMENT WITH THE RESPECTIVE EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
2. STACK DEVICES, OUTLETS, AND SWITCHES WHENEVER POSSIBLE.
3. DEVICES, OUTLETS, AND SWITCHES SHALL BE CLEAR OF DOOR SWINGS
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5. REFERENCE ARCHITECTURAL RCPS FOR SMOKE DETECTORS, CO DETECTORS, AND SWITCH PLATE SPECIFICATIONS
6. ALL EXTERIOR LIGHTS TO BE 'SMART' SWITCHED IN ADDITION TO PHYSICAL.

GENERAL REFLECTED CEILING PLAN NOTES

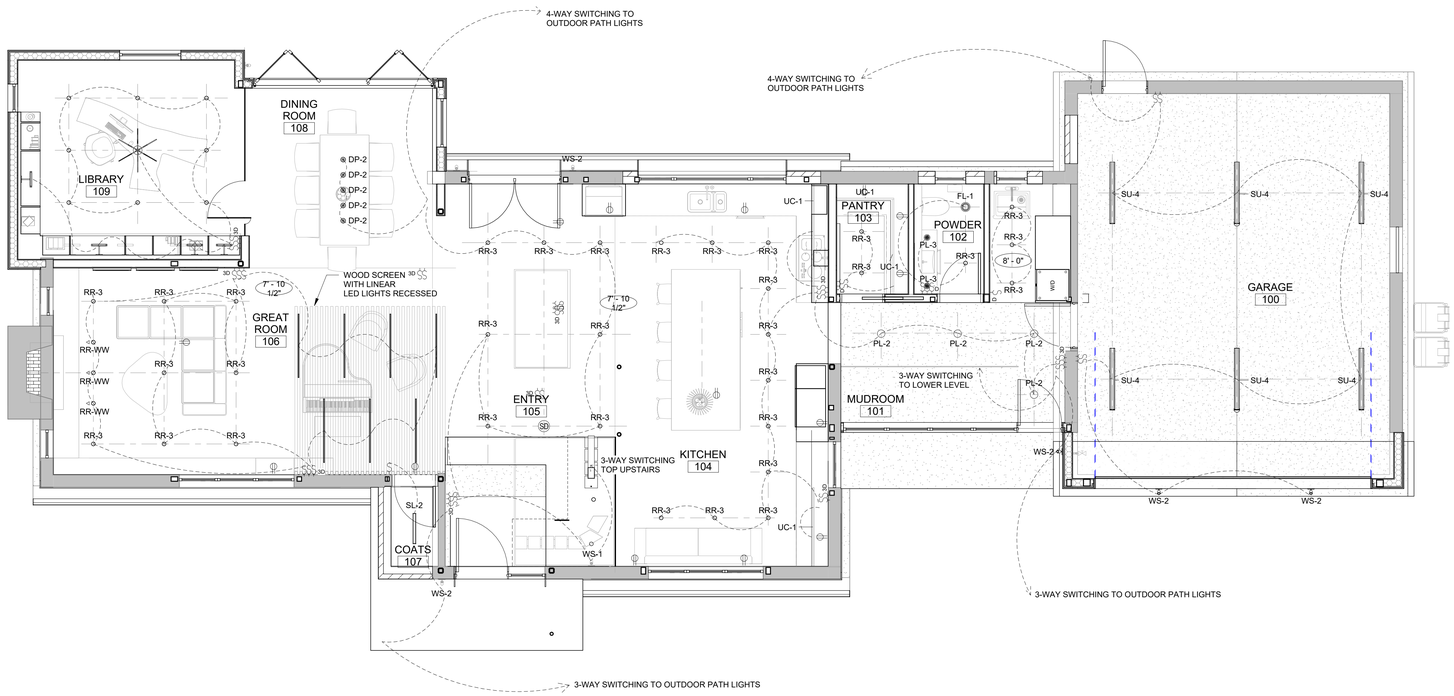
1. ALL CEILINGS ARE GWB, UNLESS NOTED OTHERWISE
2. ALL DIMENSION TO CENTERLINES OF LIGHTING FIXTURES & FINISH FACE OF WALL, U.N.O.
3. REVIEW LOCATIONS OF SMOKE DETECTORS WITH ARCHITECT PRIOR TO INSTALLING
4. REVIEW LOCATIONS AND MOUNTING HEIGHTS FOR WALL HUNG LIGHTING FIXTURES WITH ARCHITECT PRIOR TO INSTALLING
5. REF E-DWGS FOR SWITCHING INFORMATION
6. ALL LIGHTS TO BE DIMMABLE
7. BUSTER & PUNCH SWITCHES/DIMMERS IN KITCHEN, DINING, AND LIVING
8. ALL OUTLETS IN WHITE GYPSUM WALLS TO BE LUTRON MAESTRO, SATIN WHITE
9. ALL OUTLETS IN OTHER MATERIALS TO BE COORDINATED WITH OWNER AND ARCHITECT
10. ALL BEDSIDE OUTLETS TO BE USB OUTLETS
11. FLOOR OUTLETS IN FRAMED FLOORS TO BE ARLINGTON FLBR520, FINISH TO BE COORDINATED WITH OWNER/ARCHITECT
12. FLOOR OUTLETS IN CONCRETE SLABS TO BE ARLINGTON FLBC5570, FINISH TO BE COORDINATED WITH OWNER/ARCHITECT
13. RADIANT HEAT, FANS, AND CLOSET LIGHT SWITCHES AND CONTROLS SHALL BE CONCEALED IN CLOSETS/MILLWORK WHERE POSSIBLE

REFLECTED CEILING PLAN LEGEND

- GYPSUM CEILING BOARD
- WOOD CEILING
- 0'-0" CEILING HEIGHT

RCP DEVICE LEGEND

- SD — COMBO SMOKE/CO DETECTOR, HARDWIRED WITH 10 YR BATTERY BACKUP (KIDDIE P4010ACSO-W OR APPROVED SIMILAR)
- SC — SECURITY CAMERA
- MS — MOTION SENSOR
- SPRINKLER HEAD



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

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115 WILLOW AVENUE
SOMERVILLE, MA 02144
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CONSULTANT

CERTIFICATION

REGISTERED ARCHITECT CHARLES E. ROSE No. 8184 CAMBRIDGE MASS. COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	As indicated
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40035

FIRST FLOOR SWITCHING PLAN

A3.21

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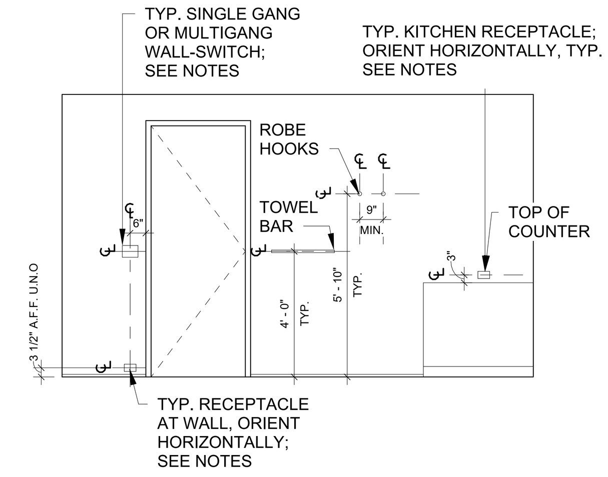


NOTE: COORDINATE ALL ROUGH-IN LOCATIONS WITH ARCHITECT & OWNER PRIOR TO DRYWALL INSTALLATION

CEILING PLAN KEY NOTES

1. MOTORIZED ROLL DOWN SHADE, RECESSED POCKET TYPE
2. RECESSED CURTAIN TRACK BY SILENT GLISS
3. MOTORIZED ROLL DOWN SHADE, RECESSED POCKET TYPE WITH RECESSED CURTAIN TRACK
4. 1" LINEAR SLOT DIFFUSER, FLOWBAR, GWB INSTALLATION FLANGE, MITER AT CORNERS; FL-10 TYPE 22
5. RETURN GRILLE

ELECTRICAL PLAN GENERAL NOTES

1. ELECTRICAL CONTRACTOR TO COORDINATE THE EXACT RECEPTACLE TYPE AND VOLTAGEFOR ALL EQUIPMENT WITH THE RESPECTIVE EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
2. STACK DEVICES, OUTLETS, AND SWITCHES WHENEVER POSSIBLE.
3. DEVICES, OUTLETS, AND SWITCHES SHALL BE CLEAR OF DOOR SWINGS
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DEVICE LOCATIONS (RECEPTACLES, DETECTORS, DATA OUTLETS, AND TELEPHONE JACKS - TYPICAL) AND ADJUST ACCORDINGLY. THE ARCHITECT IS TO BE NOTIFIED OF ANY CONFLICTS WITH THE DEVICE LOCATIONS AND THE N.E.C. REQUIREMENTS.
5. REFERENCE ARCHITECTURAL RCPS FOR SMOKE DETECTORS, CO DETECTORS, AND SWITCH PLATE SPECIFICATIONS
6. ALL EXTERIOR LIGHTS TO BE 'SMART' SWITCHED IN ADDITION TO PHYSICAL.

GENERAL REFLECTED CEILING PLAN NOTES

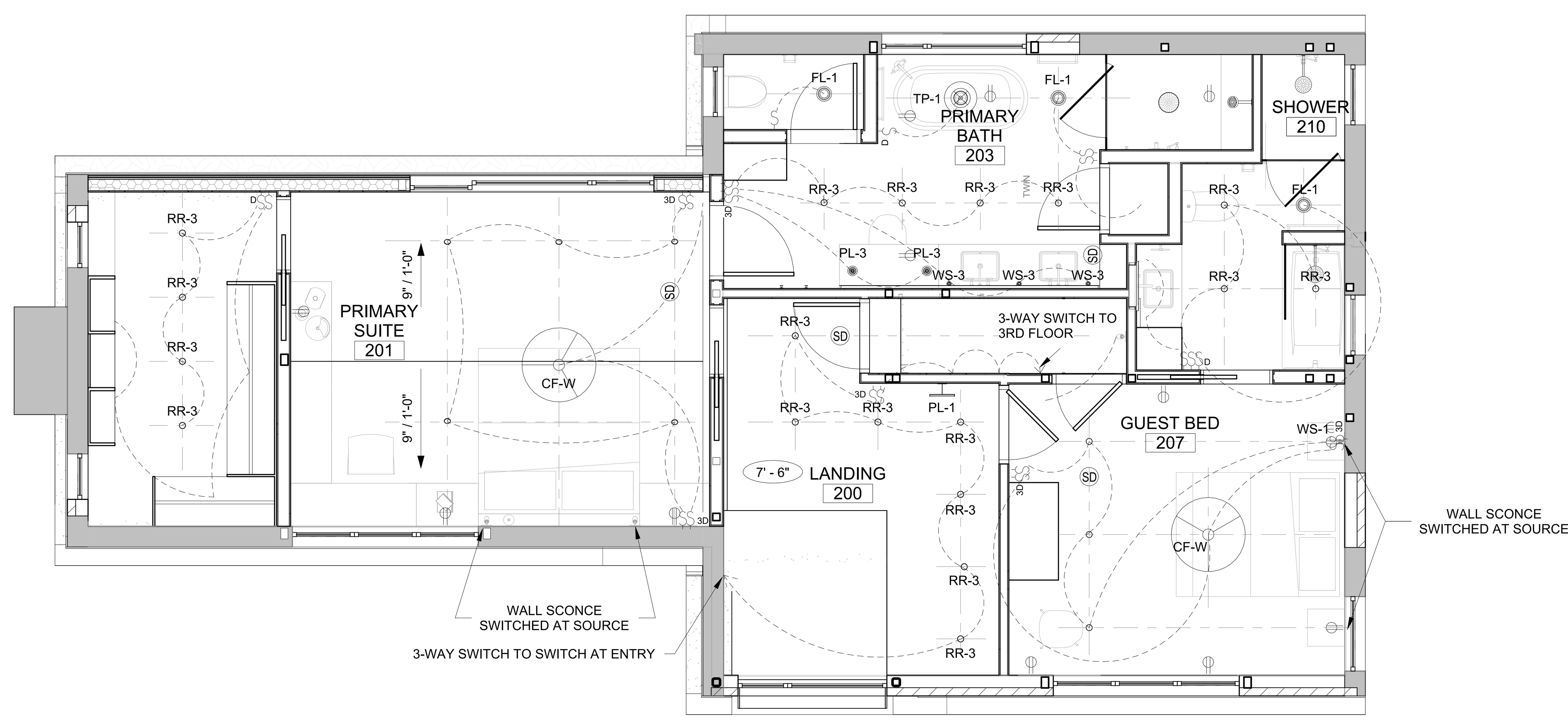
1. ALL CEILINGS ARE GWB, UNLESS NOTED OTHERWISE
2. ALL DIMENSION TO CENTERLINES OF LIGHTING FIXTURES & FINISH FACE OF WALL, U.N.O.
3. REVIEW LOCATIONS OF SMOKE DETECTORS WITH ARCHITECT PRIOR TO INSTALLING
4. REVIEW LOCATIONS AND MOUNTING HEIGHTS FOR WALL HUNG LIGHTING FIXTURES WITH ARCHITECT PRIOR TO INSTALLING
5. REF E-DWGS FOR SWITCHING INFORMATION
6. ALL LIGHTS TO BE DIMMABLE
7. BUSTER & PUNCH SWITCHES/DIMMERS IN KITCHEN, DINING, AND LIVING
8. ALL OUTLETS IN WHITE GYPSUM WALLS TO BE LUTRON MAESTRO, SATIN WHITE
9. ALL OUTLETS IN OTHER MATERIALS TO BE COORDINATED WITH OWNER AND ARCHITECT
10. ALL BEDSIDE OUTLETS TO BE USB OUTLETS
11. FLOOR OUTLETS IN FRAMED FLOORS TO BE ARLINGTON FLBR520, FINISH TO BE COORDINATED WITH OWNER/ARCHITECT
12. FLOOR OUTLETS IN CONCRETE SLABS TO BE ARLINGTON FLBC5570, FINISH TO BE COORDINATED WITH OWNER/ARCHITECT
13. RADIANT HEAT, FANS, AND CLOSET LIGHT SWITCHES AND CONTROLS SHALL BE CONCEALED IN CLOSETS/MILLWORK WHERE POSSIBLE

REFLECTED CEILING PLAN LEGEND

- GYPSUM CEILING BOARD
- WOOD CEILING
- 0'-0" CEILING HEIGHT

RCP DEVICE LEGEND

- SD — COMBO SMOKE/CO DETECTOR, HARDWIRED WITH 10 YR BATTERY BACKUP (KIDDIE P4010ACSO-W OR APPROVED SIMILAR)
- SC — SECURITY CAMERA
- MS — MOTION SENSOR
- SPRINKLER HEAD



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

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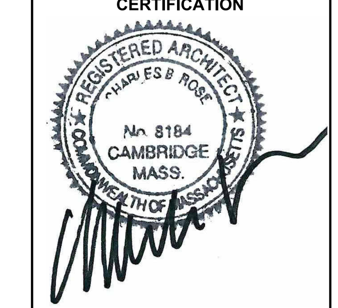


BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

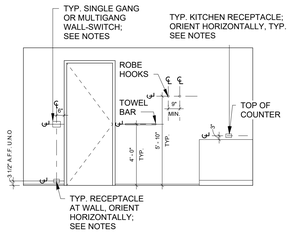
PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	As indicated
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE **PROJECT #:** 40035

SECOND FLOOR SWITCHING PLAN

A3.22



NOTE: COORDINATE ALL ROUGH-IN LOCATIONS WITH ARCHITECT & OWNER PRIOR TO DRYWALL INSTALLATION

CEILING PLAN KEY NOTES

1. MOTORIZED ROLL DOWN SHADE, RECESSED POCKET TYPE
2. RECESSED CURTAIN TRACK BY SILENT GLISS
3. MOTORIZED ROLL DOWN SHADE, RECESSED POCKET TYPE WITH RECESSED CURTAIN TRACK
4. 1" LINEAR SLOT DIFFUSER, FLOWBAR, GWB INSTALLATION FLANGE, MITER AT CORNERS; FL-10 TYPE 22
5. RETURN GRILLE

ELECTRICAL PLAN GENERAL NOTES

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10. ALL BEDSIDE OUTLETS TO BE USB OUTLETS
11. FLOOR OUTLETS IN FRAMED FLOORS TO BE ARLINGTON FLBRS20, FINISH TO BE COORDINATED WITH OWNER/ARCHITECT
12. FLOOR OUTLETS IN CONCRETE SLABS TO BE ARLINGTON FLBC5570, FINISH TO BE COORDINATED WITH OWNER/ARCHITECT
13. RADIANT HEAT, FANS, AND CLOSET LIGHT SWITCHES AND CONTROLS SHALL BE CONCEALED IN CLOSETS/MILLWORK WHERE POSSIBLE

REFLECTED CEILING PLAN LEGEND

- GYPSUM CEILING BOARD
- WOOD CEILING
- 0'-0" CEILING HEIGHT

RCP DEVICE LEGEND

- SD — COMBO SMOKE/CO DETECTOR, HARDWIRED WITH 10 YR BATTERY BACKUP (KIDDIE P4010ACSO-W OR APPROVED SIMILAR)
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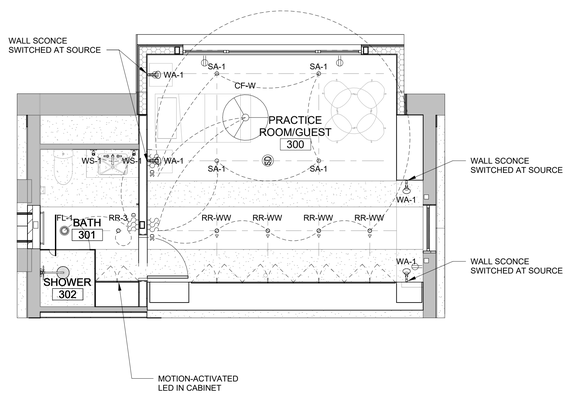

1 THIRD FLOOR SWITCHING PLAN
1/4" = 1'-0"

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CERTIFICATION

REGISTERED ARCHITECT — CHARLES ROSE — No. 8184 — CAMBRIDGE MASS. — COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
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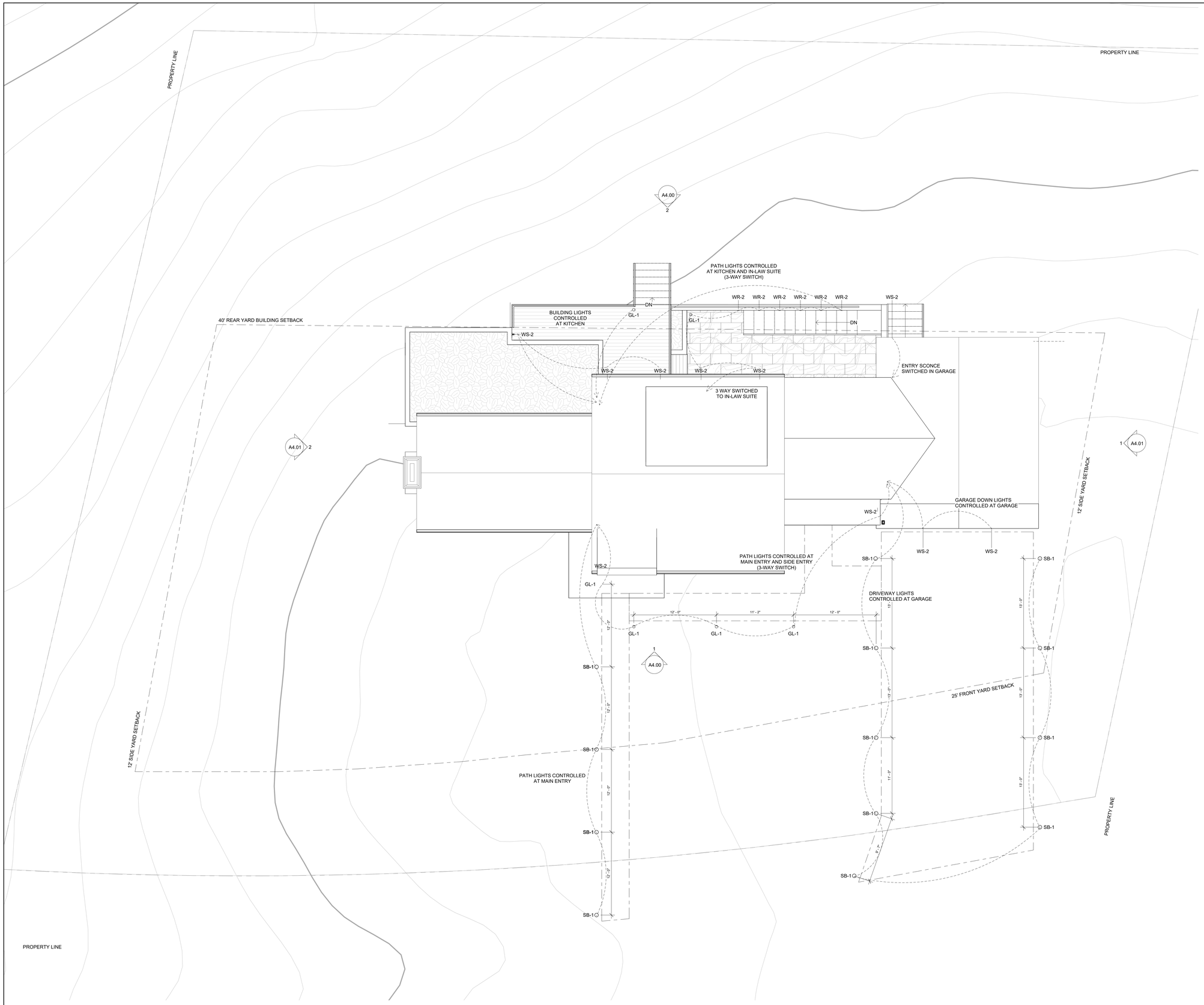
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40035

THIRD FLOOR SWITCHING PLAN

A3.23

8/18/2023 10:18:14 PM



1 SITE SWITCHING PLAN
3/16" = 1'-0"

GENERAL SITE LIGHTING PLAN NOTES

EXISTING 1' CONTOURS

EXISTING 10' CONTOURS

DRIVEWAY AND HARDSCAPE BOUNDARIES

GENERAL NOTES

1. DRIVEWAY LAYOUT AND TREE REMOVAL TO ISSUED AFTER SURVEY RETURNED. TO BE VERIFIED IN FIELD WITH ARCHITECT AND OWNER.
2. EXISTING MAJOR UTILITIES TO BE LOCATED AFTER SURVEY RETURNED
3. PROPOSED GRADING TO BE ISSUED WITH CONSTRUCTION DOCUMENT SET.

GENERAL ELECTRICAL NOTES

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2. STACK DEVICES, OUTLETS, AND SWITCHES WHENEVER POSSIBLE.
3. DEVICES, OUTLETS, AND SWITCHES SHALL BE CLEAR OF DOOR SWINGS
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DEVICE LOCATIONS (RECEPTACLES, DETECTORS, DATA OUTLETS, AND TELEPHONE JACKS - TYPICAL) AND ADJUST ACCORDINGLY. THE ARCHITECT IS TO BE NOTIFIED OF ANY CONFLICTS WITH THE DEVICE LOCATIONS AND THE N.E.C. REQUIREMENTS.
5. REFERENCE ARCHITECTURAL RCPS FOR SMOKE DETECTORS, CO DETECTORS, AND SWITCH PLATE SPECIFICATIONS
6. ALL DIMENSION TO CENTERLINES OF LIGHTING FIXTURES & FINISH FACE OF WALL, U.N.O.
7. REVIEW LOCATIONS AND MOUNTING HEIGHTS FOR WALL HUNG LIGHTING FIXTURES WITH ARCHITECT PRIOR TO INSTALLING
8. REF A3.2X DRAWINGS FOR SWITCHING INFORMATION
9. ALL LIGHTS TO BE DIMMABLE
10. ALL EXTERIOR LIGHTS TO BE 'SMART' SWITCHED IN ADDITION TO PHYSICAL
11. ALL OUTLETS IN WHITE GYPSUM WALLS TO BE LUTRON MAESTRO, SATIN WHITE
12. ALL OUTLETS IN OTHER MATERIALS TO BE COORDINATED WITH OWNER AND ARCHITECT

NORTH

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CERTIFICATION

REGISTERED ARCHITECT
CHARLES ROSE
No. 8184
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE — PROJECT #: 40035

SITE SWITCHING PLAN

A3.25

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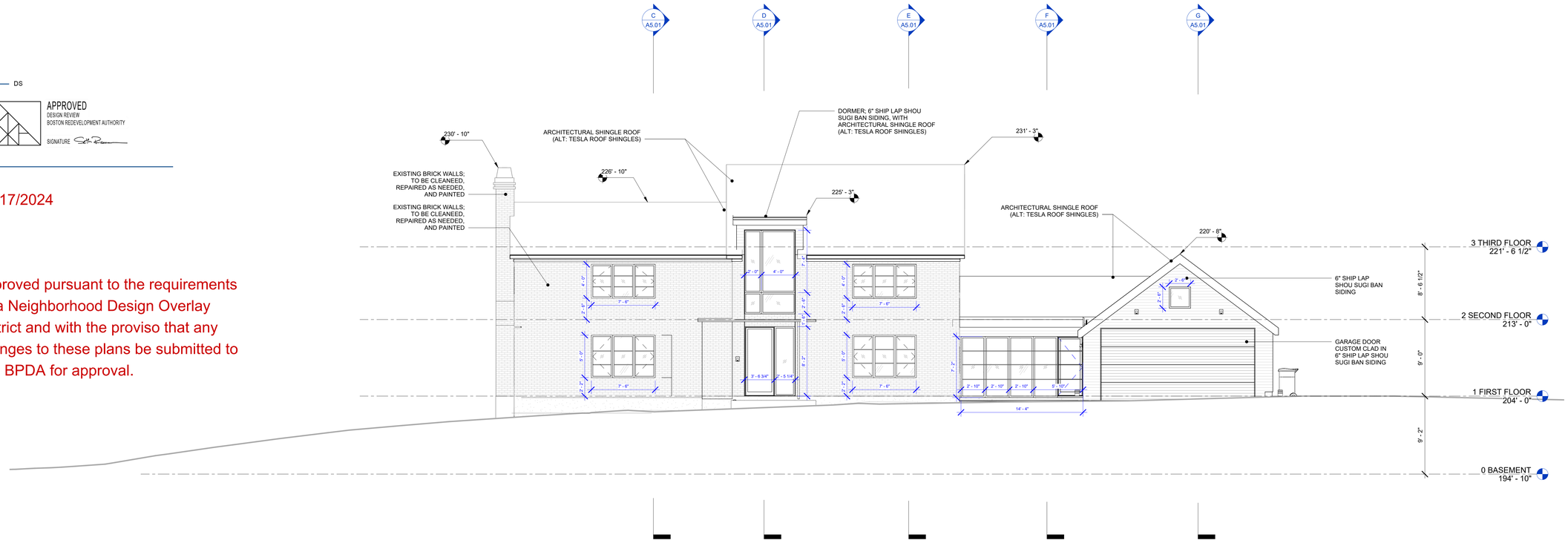
DS

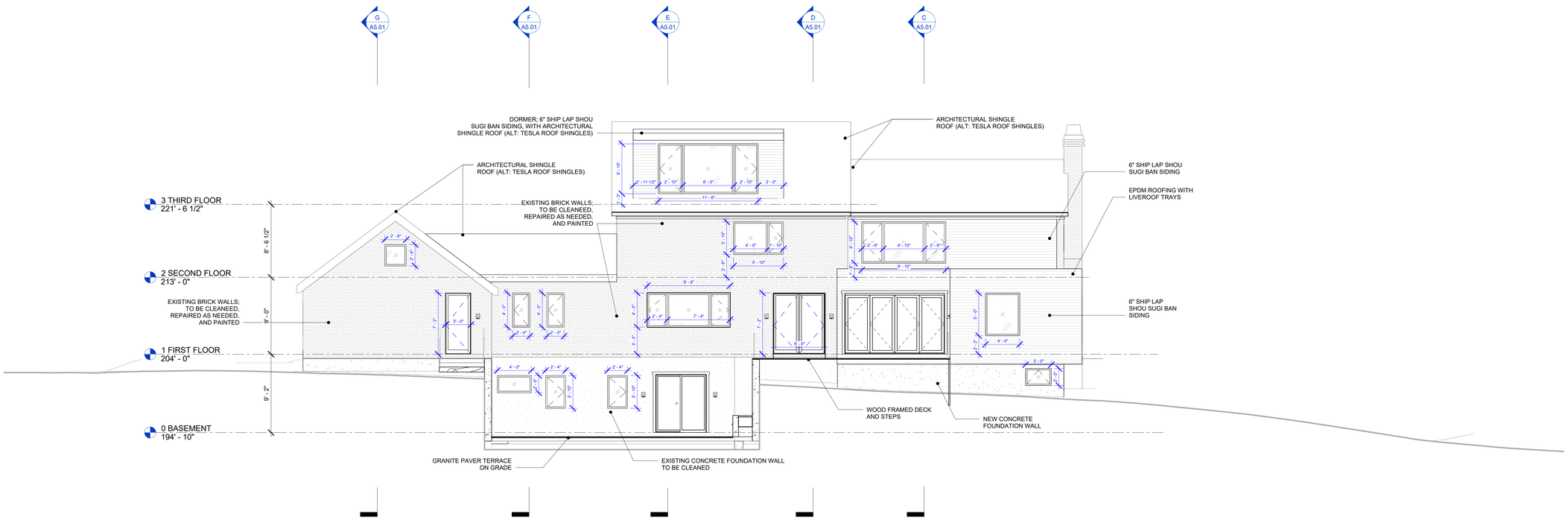
APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY
SIGNATURE

01/17/2024

Approved pursuant to the requirements in a Neighborhood Design Overlay District and with the proviso that any changes to these plans be submitted to the BPDA for approval.



1 SOUTH ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

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BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	3/16" = 1'-0"
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SHEET TITLE — PROJECT #: 40035

EXTERIOR ELEVATIONS

A4.00

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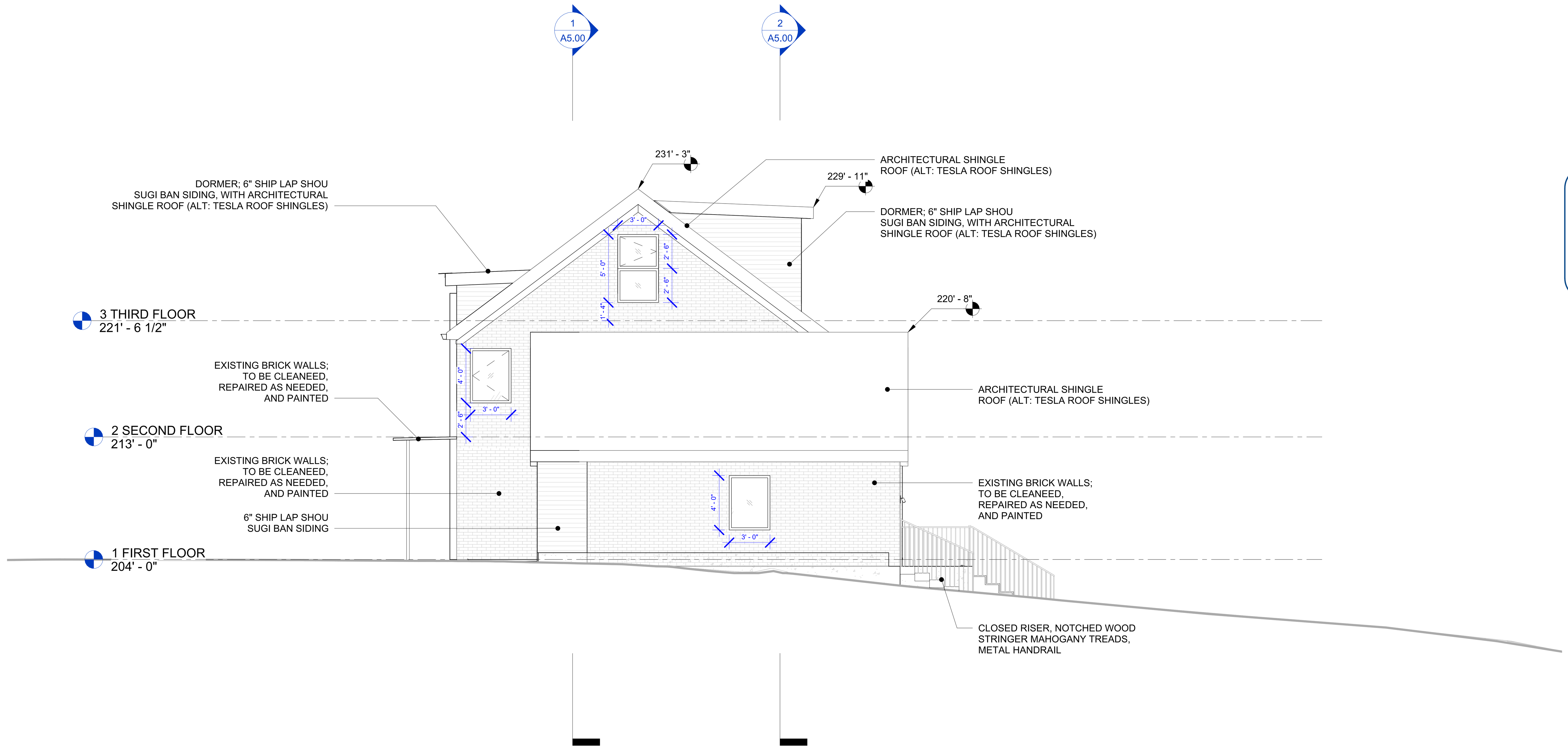
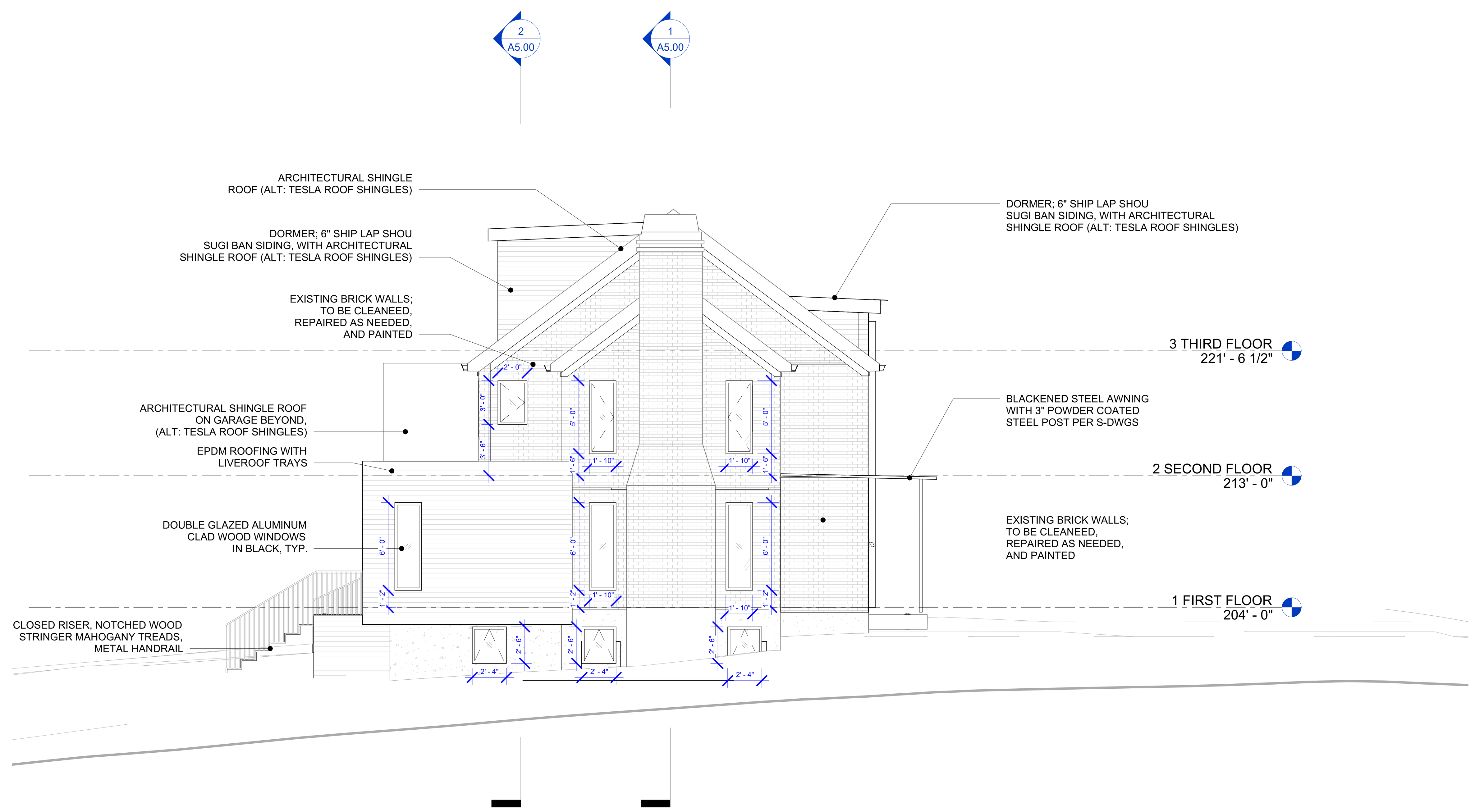


1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

DS
APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY
SIGNATURE

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COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
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JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	3/16" = 1'-0"
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SHEET TITLE PROJECT #: 40026

EXTERIOR ELEVATIONS

A4.01

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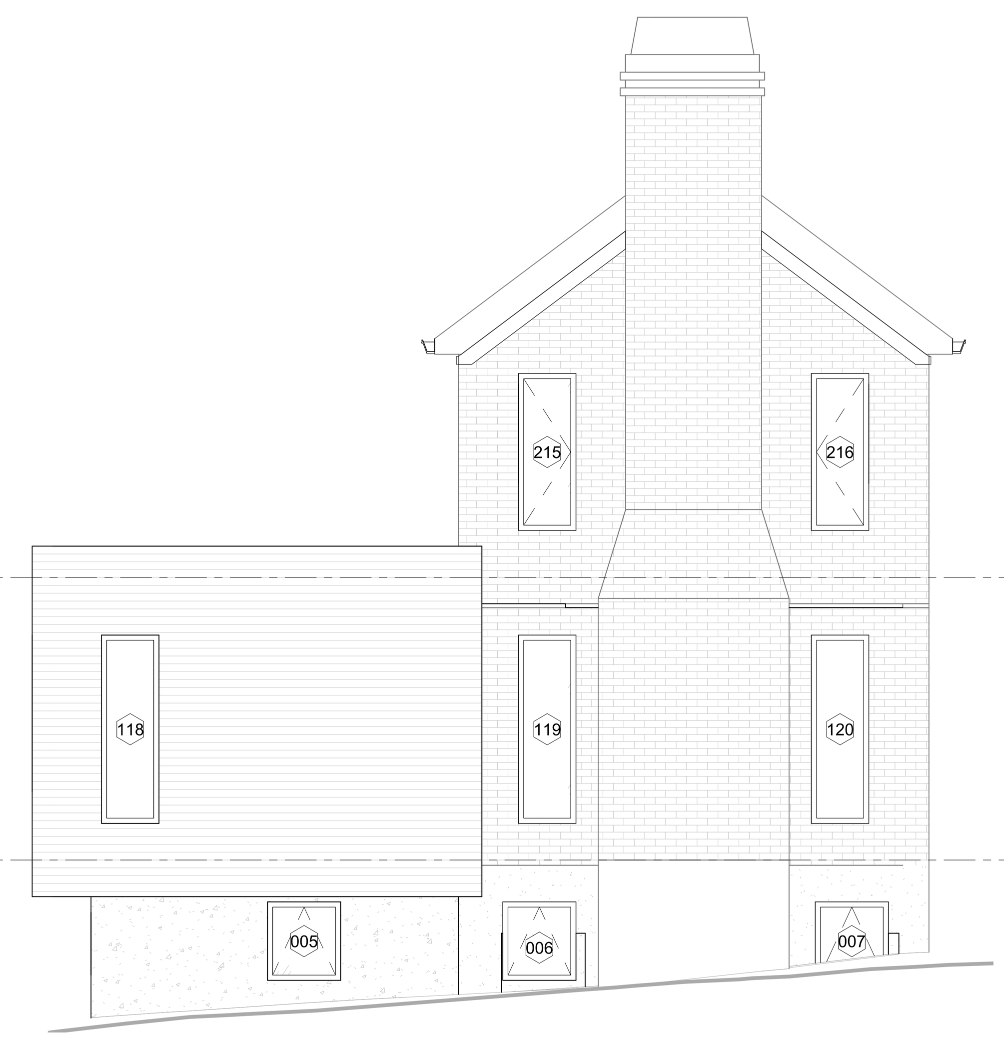
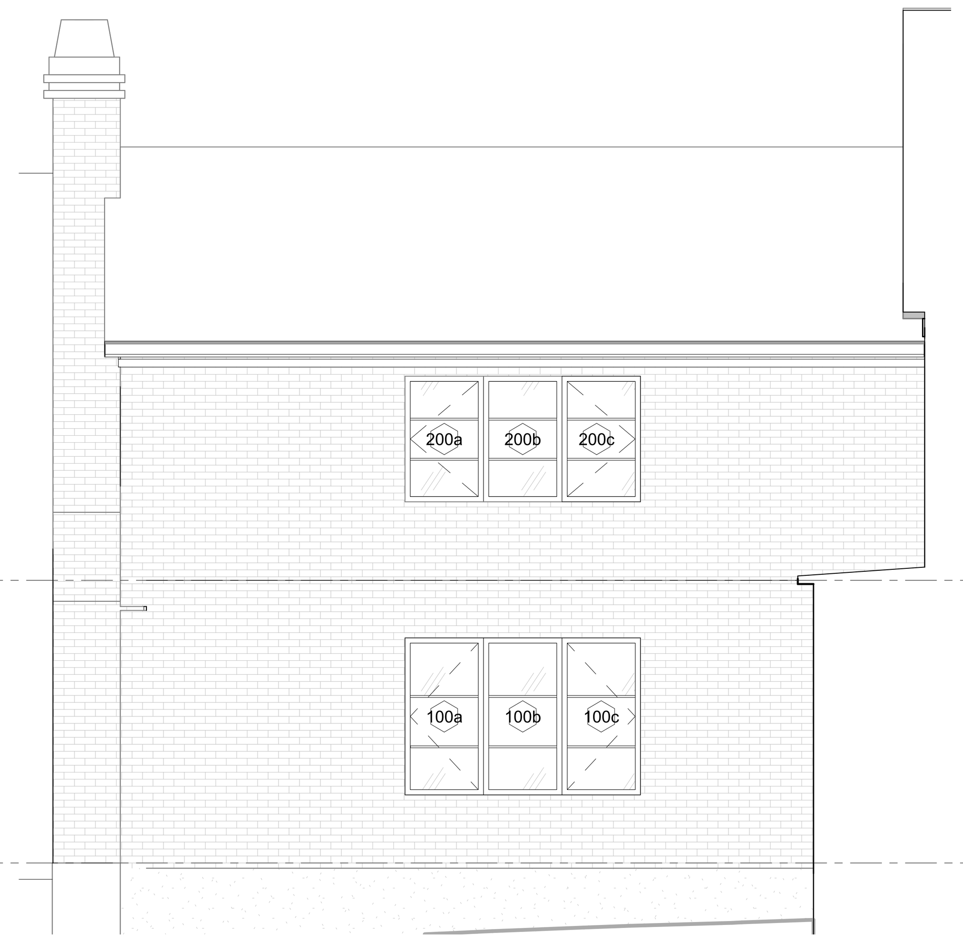
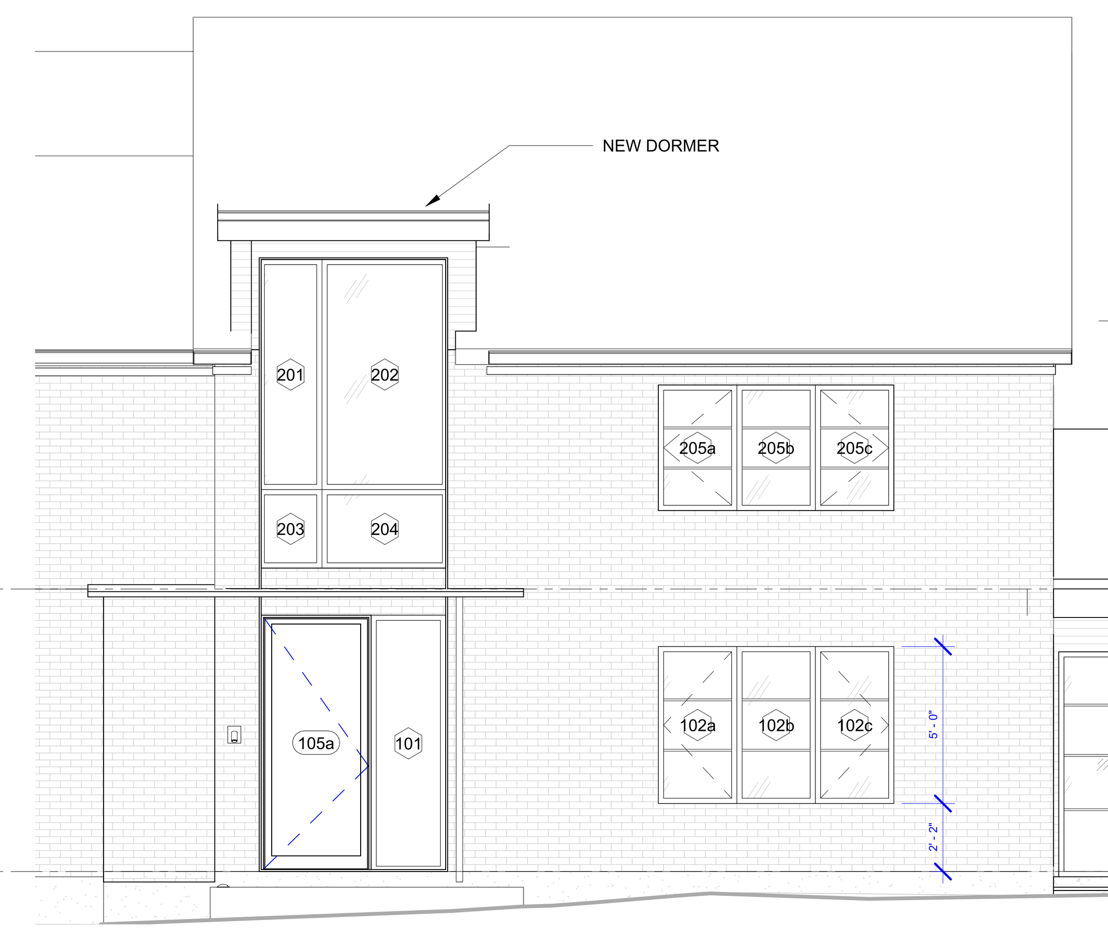


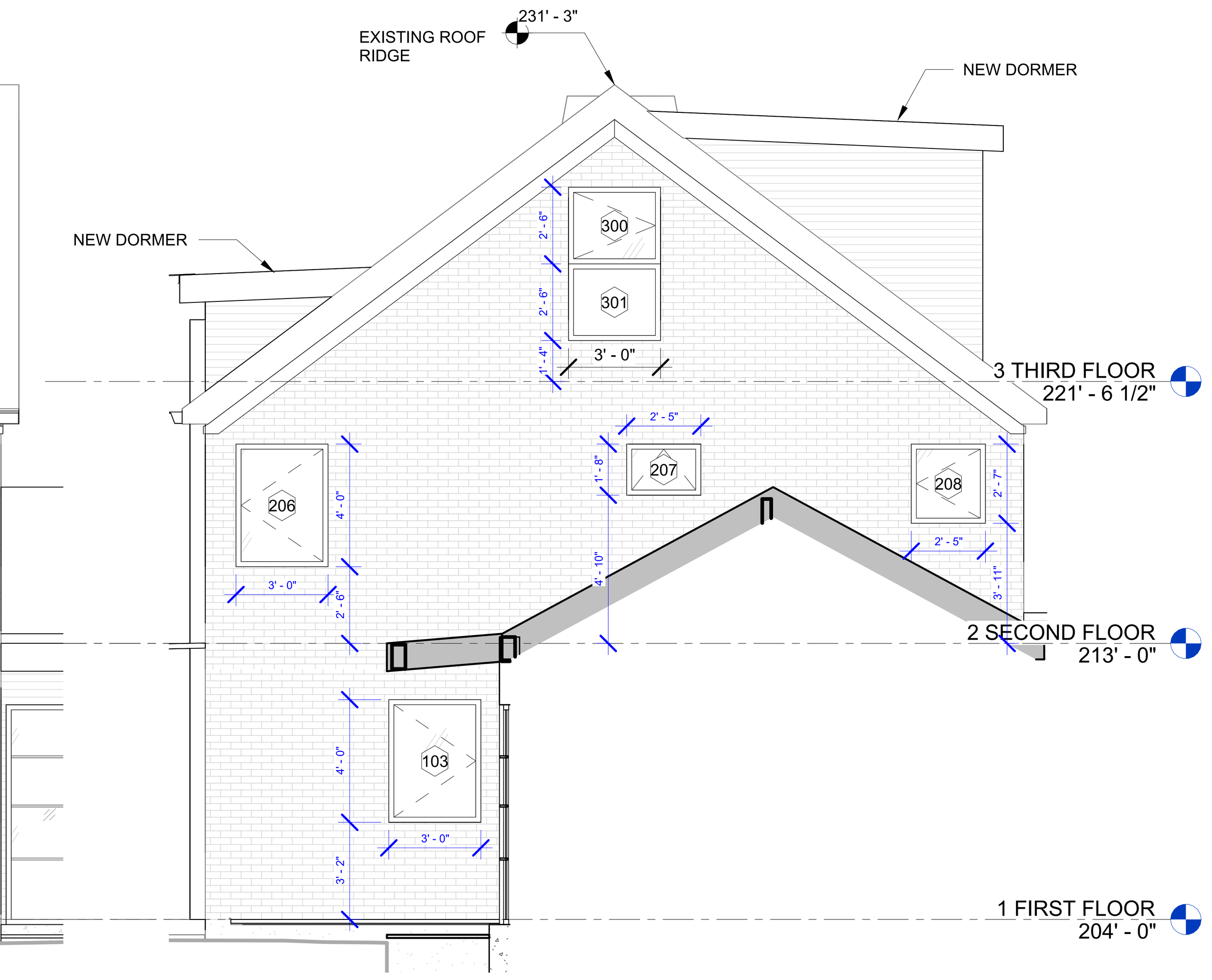
1 MAIN BUILDING - WEST ELEVATION SOUTH
1/4" = 1'-0"



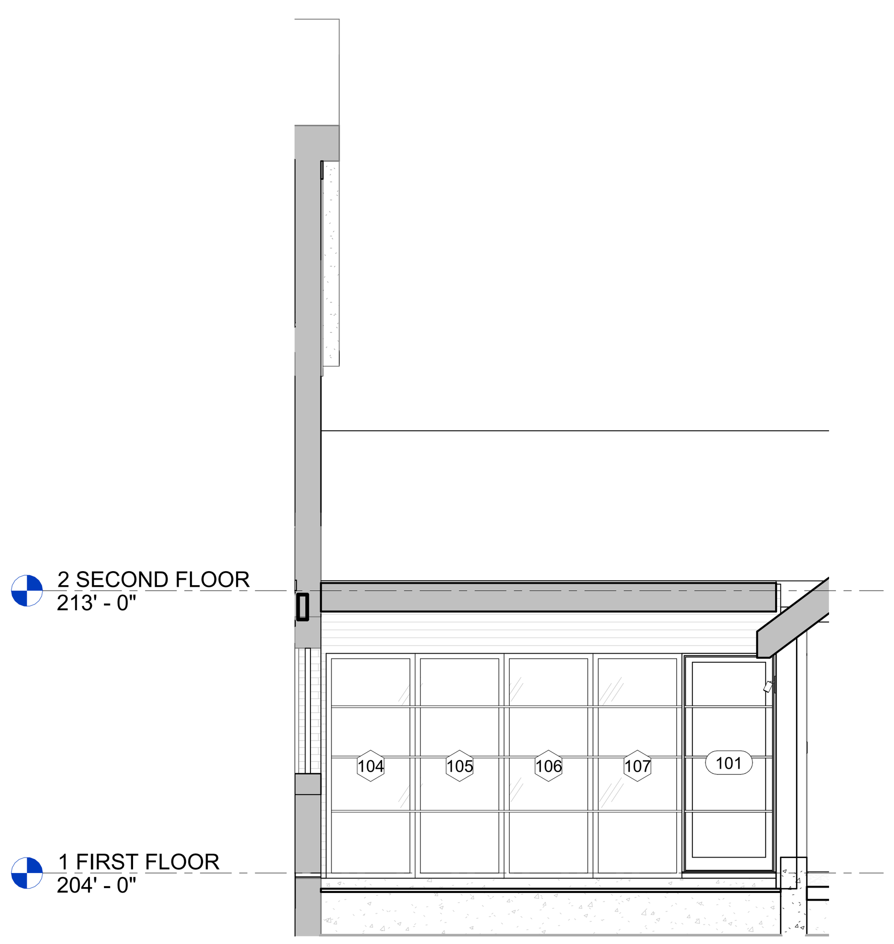
2 MAIN BUILDING - SOUTH ELEVATION WEST
1/4" = 1'-0"



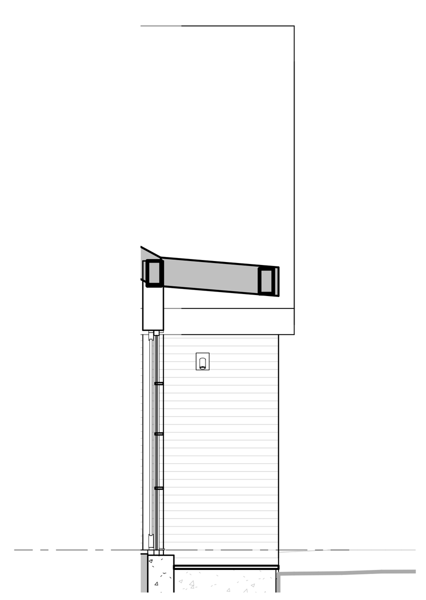
3 MAIN BUILDING - SOUTH ELEVATION
1/4" = 1'-0"



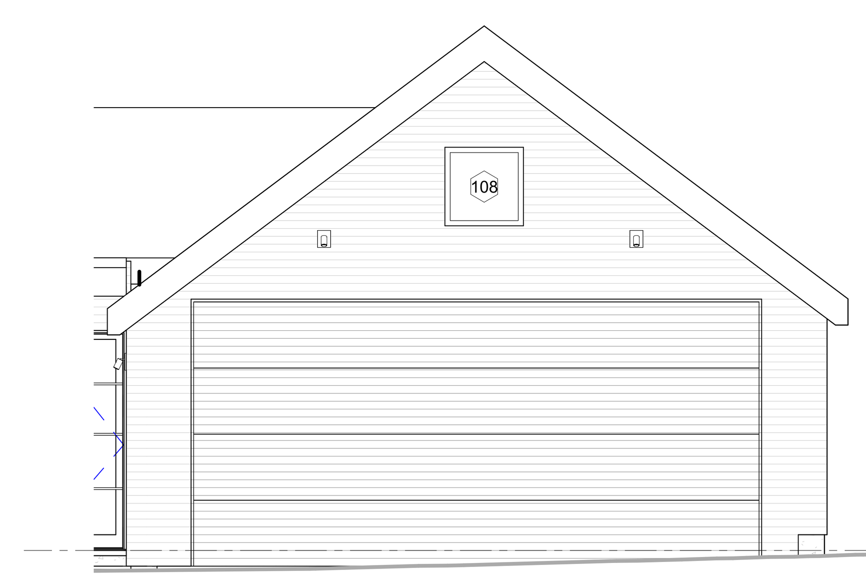
4 MAIN ELEVATION - EAST ELEVATION
1/4" = 1'-0"



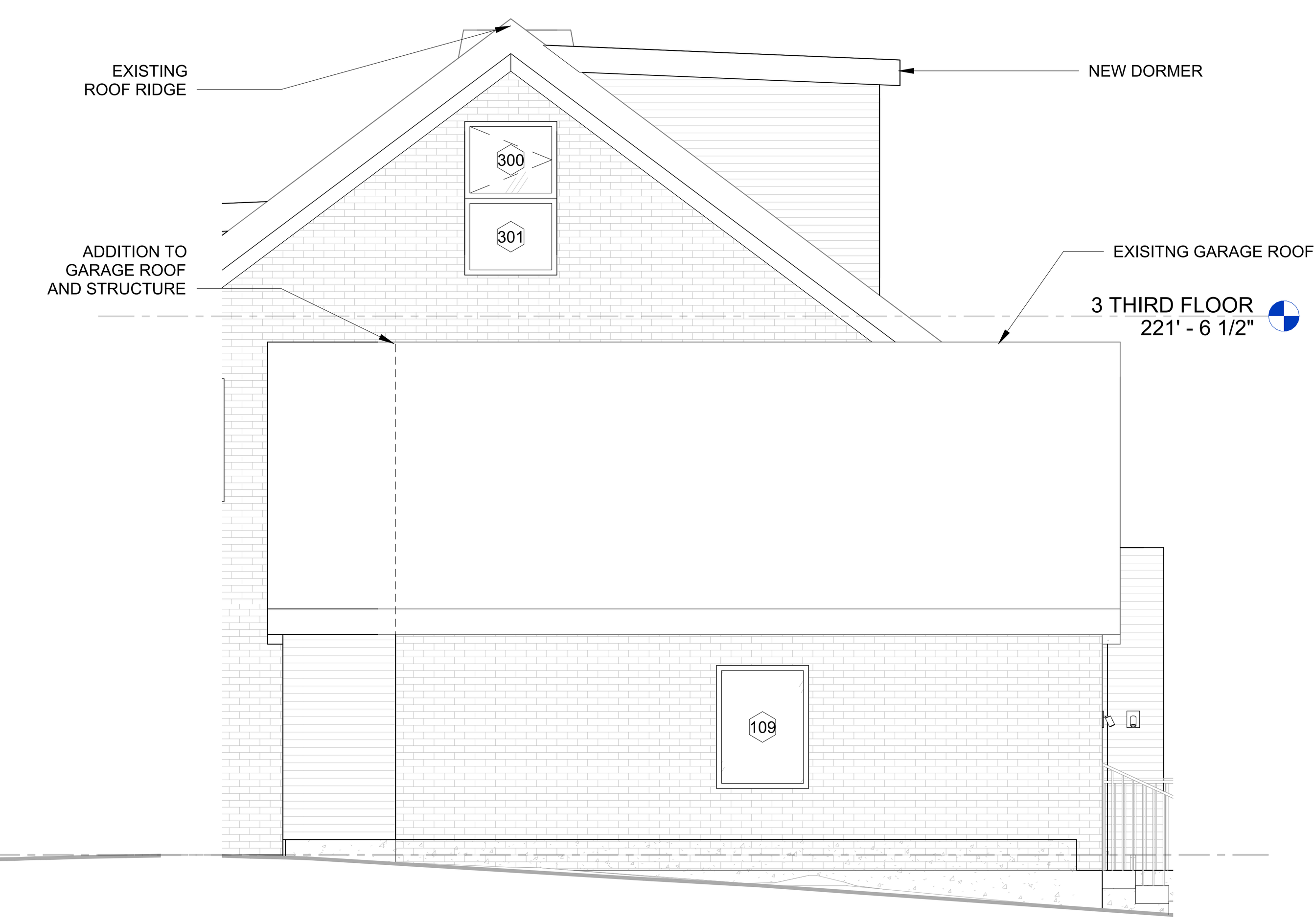
5 BREEZEWAY - SOUTH ELEVATION
1/4" = 1'-0"



6 GARAGE - WEST ELEVATION S.
1/4" = 1'-0"



7 GARAGE - SOUTH ELEVATION
1/4" = 1'-0"



8 GARAGE - EAST ELEVATION
1/4" = 1'-0"

9 GARAGE - NORTH ELEVATION
1/4" = 1'-0"

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CERTIFICATION

REGISTERED ARCHITECT — CHARLES ROSE — No 8184 — CAMBRIDGE MASS. — COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	1/4" = 1'-0"
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE PROJECT #: 40026

ENLARGED ELEVATIONS

A4.10

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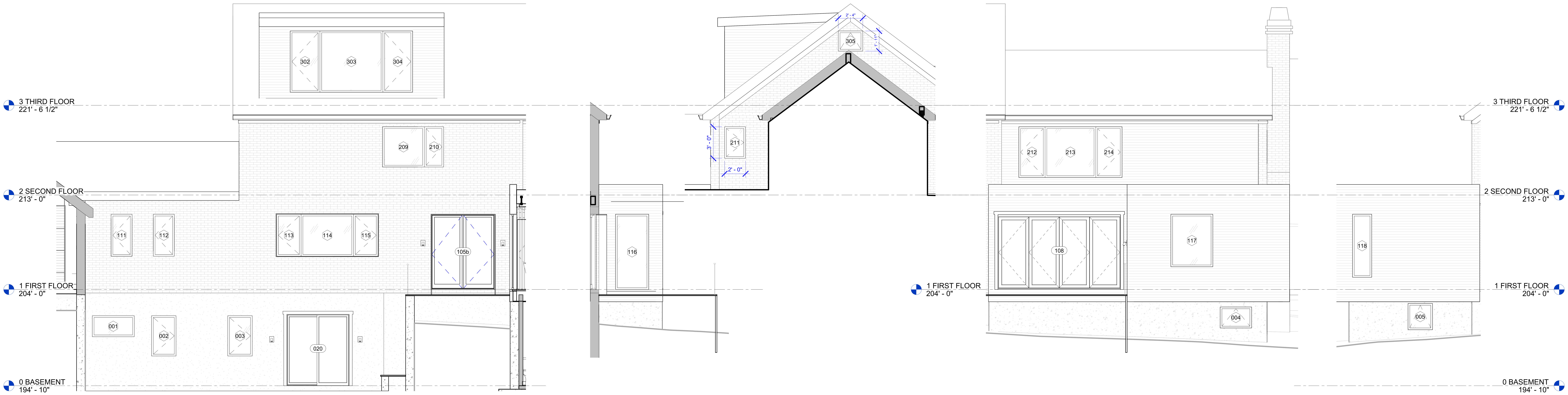

1 MAIN BUILDING - NORTH ELEVATION
1/4" = 1'-0"

2 MAIN BUILDING - EAST ELEVATION (LIVING)
1/4" = 1'-0"

3 MAIN BUILDING - WEST ELEVATION (BATH)
1/4" = 1'-0"

4 MAIN BUILDING - NORTH ELEVATION - WEST
1/4" = 1'-0"

5 MAIN BUILDING - WEST ELEVATION NORTH
1/4" = 1'-0"

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JAMAICA PLAIN, BOSTON, MA 02130

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SHEET TITLE PROJECT #: 40035

ENLARGED ELEVATIONS

A4.11

8/18/2023 10:18:26 PM

WINDOW SCHEDULE ON SHEET						
			DIMENSIONS			
LEVEL	MARK	OPERATION	WIDTH	HEIGHT	AREA	W. SCREEN
0						
0	001	FIXED	4' - 0"	2' - 0"	8 SF	No
0	002	CASEMENT	2' - 4"	3' - 10"	9 SF	Yes
0	003	CASEMENT	2' - 4"	3' - 10"	9 SF	Yes
0	004	AWNING	3' - 0"	2' - 0"	6 SF	Yes
0	005	AWNING	2' - 4"	2' - 6"	6 SF	Yes
0	006	AWNING	2' - 4"	2' - 6"	6 SF	Yes
0	007	AWNING	2' - 4"	2' - 6"	6 SF	Yes
1						
1	100a	CASEMENT	2' - 6"	5' - 0"	13 SF	Yes
1	100b	FIXED	2' - 6"	5' - 0"	13 SF	No
1	100c	CASEMENT	2' - 6"	5' - 0"	13 SF	Yes
1	101	FIXED	2' - 4 1/2"	8' - 2"	19 SF	No
1	102a	CASEMENT	2' - 6"	5' - 0"	13 SF	Yes
1	102b	FIXED	2' - 6"	5' - 0"	13 SF	No
1	102c	CASEMENT	2' - 6"	5' - 0"	13 SF	Yes
1	103	CASEMENT	3' - 0"	4' - 0"	12 SF	Yes
1	104	FIXED	2' - 10"	7' - 2"	20 SF	No
1	105	FIXED	2' - 10"	7' - 2"	20 SF	No
1	106	FIXED	2' - 10"	7' - 2"	20 SF	No
1	107	FIXED	2' - 10"	7' - 2"	20 SF	No
1	108	FIXED	2' - 6"	2' - 6"	6 SF	No
1	109	FIXED	3' - 0"	4' - 0"	12 SF	No
1	110	FIXED	2' - 6"	2' - 6"	6 SF	No
1	111	CASEMENT	2' - 0"	4' - 0"	8 SF	Yes
1	112	CASEMENT	2' - 0"	4' - 0"	8 SF	Yes
1	113	CASEMENT	2' - 4"	4' - 0"	9 SF	Yes
1	114	FIXED	5' - 0"	4' - 0"	20 SF	No
1	115	CASEMENT	2' - 4"	4' - 0"	9 SF	Yes
1	116	FIXED	3' - 2"	7' - 2"	23 SF	No
1	117	FIXED	4' - 0"	5' - 0"	20 SF	No
1	118	FIXED	1' - 10"	6' - 0"	11 SF	No
1	119	FIXED	1' - 10"	6' - 0"	11 SF	No
1	120	FIXED	1' - 10"	6' - 0"	11 SF	No

WINDOW SCHEDULE ON SHEET						
			DIMENSIONS			
LEVEL	MARK	OPERATION	WIDTH	HEIGHT	AREA	W. SCREEN
2						
2	200a	CASEMENT	2' - 6"	4' - 0"	10 SF	Yes
2	200b	FIXED	2' - 6"	4' - 0"	10 SF	No
2	200c	CASEMENT	2' - 6"	4' - 0"	10 SF	Yes
2	201	FIXED	2' - 0"	7' - 4"	15 SF	No
2	202	FIXED	4' - 0"	7' - 4"	29 SF	No
2	203	FIXED	2' - 0"	2' - 6"	5 SF	No
2	204	FIXED	4' - 0"	2' - 6"	10 SF	No
2	205a	CASEMENT	2' - 6"	4' - 0"	10 SF	Yes
2	205b	FIXED	2' - 6"	4' - 0"	10 SF	No
2	205c	CASEMENT	2' - 6"	4' - 0"	10 SF	Yes
2	206	CASEMENT	3' - 0"	4' - 0"	12 SF	Yes
2	207	AWNING	2' - 5"	1' - 8"	4 SF	No
2	208	CASEMENT	2' - 5"	2' - 7"	6 SF	Yes
2	209	FIXED	4' - 0"	3' - 10"	15 SF	No
2	210	CASEMENT	1' - 10"	3' - 10"	7 SF	Yes
2	211	CASEMENT	2' - 0"	3' - 0"	6 SF	Yes
2	212	CASEMENT	2' - 6"	4' - 10"	12 SF	Yes
2	213	FIXED	4' - 10"	4' - 10"	23 SF	No
2	214	CASEMENT	2' - 6"	4' - 10"	12 SF	Yes
2	215	CASEMENT	1' - 10"	5' - 0"	9 SF	Yes
2	216	CASEMENT	1' - 10"	5' - 0"	9 SF	Yes
3						
3	300	CASEMENT	3' - 0"	2' - 6"	8 SF	Yes
3	301	FIXED	3' - 0"	2' - 6"	8 SF	No
3	302	CASEMENT	2' - 10"	5' - 10"	17 SF	Yes
3	303	FIXED	6' - 0"	5' - 10"	35 SF	No
3	304	CASEMENT	2' - 10"	5' - 10"	17 SF	Yes
3	305	AWNING	2' - 4"	1' - 11"	4 SF	Yes

NOTES:
1. WINDOW WIDTH AND HEIGHT GIVEN ARE APPROXIMATE SASH SIZES FOR PRICING
2. WINDOW MANUFACTURER TO PROVIDE THIRD PARTY ENGINEERING
3. EGRESS WINDOWS TO HAVE OPENING CONTROL DEVICE IN COMPLIANCE WITH ASTM F 2090

SPEC: BASIS OF DESIGN:
MANUFACTURER: MARVIN
PRODUCT LINE: ELEVATE,
GLAZING: DOUBLE GLAZED, LOW IRON GLASS
FINISH: TO BE DETERMINED
EXTERIOR COLOR: BLACK (PROVIDE SUBMITTAL)
INTERIOR COLOR: PRIMED FOR PAINT

DOOR SCHEDULE - EXTERIOR							
	LOCATION			DOOR			
		FROM ROOM		OPENING		PANEL	
Level	MARK	ROOM NO.	ROOM NAME	WIDTH	HEIGHT	TYPE	COMMENTS
0 BASEMENT							
0 BASEMENT	020	020	IN-LAW SUITE	6' - 0"	6' - 10"	FG	DOUBLE SLIDING DOOR
1 FIRST FLOOR							
1 FIRST FLOOR	100a	101	MUDROOM	3' - 0"	7' - 0"	FG	
1 FIRST FLOOR	100b	100	GARAGE	3' - 0"	7' - 2"	FG	
1 FIRST FLOOR	101	101	MUDROOM	3' - 0"	7' - 0"	FG	
1 FIRST FLOOR	105a	105	ENTRY	3' - 6"	8' - 2"	FG	MAIN FRONT DOOR
1 FIRST FLOOR	105b	105	ENTRY	6' - 1"	7' - 2"	FG	
1 FIRST FLOOR	108	108	DINING ROOM	11' - 9"	7' - 2"	FG	BIFOLD DOOR

NOTES:
1. DOOR WIDTH AND HEIGHT GIVEN ARE APPROXIMATE SASH SIZES FOR PRICING
2. WINDOW MANUFACTURER TO PROVIDE THIRD PARTY ENGINEERING
3. EGRESS WINDOWS TO HAVE OPENING CONTROL DEVICE IN COMPLIANCE WITH ASTM F 2090

SPEC: BASIS OF DESIGN:
MANUFACTURER: MARVIN
PRODUCT LINE: ULTIMATE
GLAZING: DOUBLE GLAZED, LOW IRON GLASS
FINISH: TO BE DETERMINED
EXTERIOR COLOR: BLACK (PROVIDE SUBMITTAL)
INTERIOR COLOR: PRIMED FOR PAINT
HARDWARE: TO BE DETERMINED

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No. 8184
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

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JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

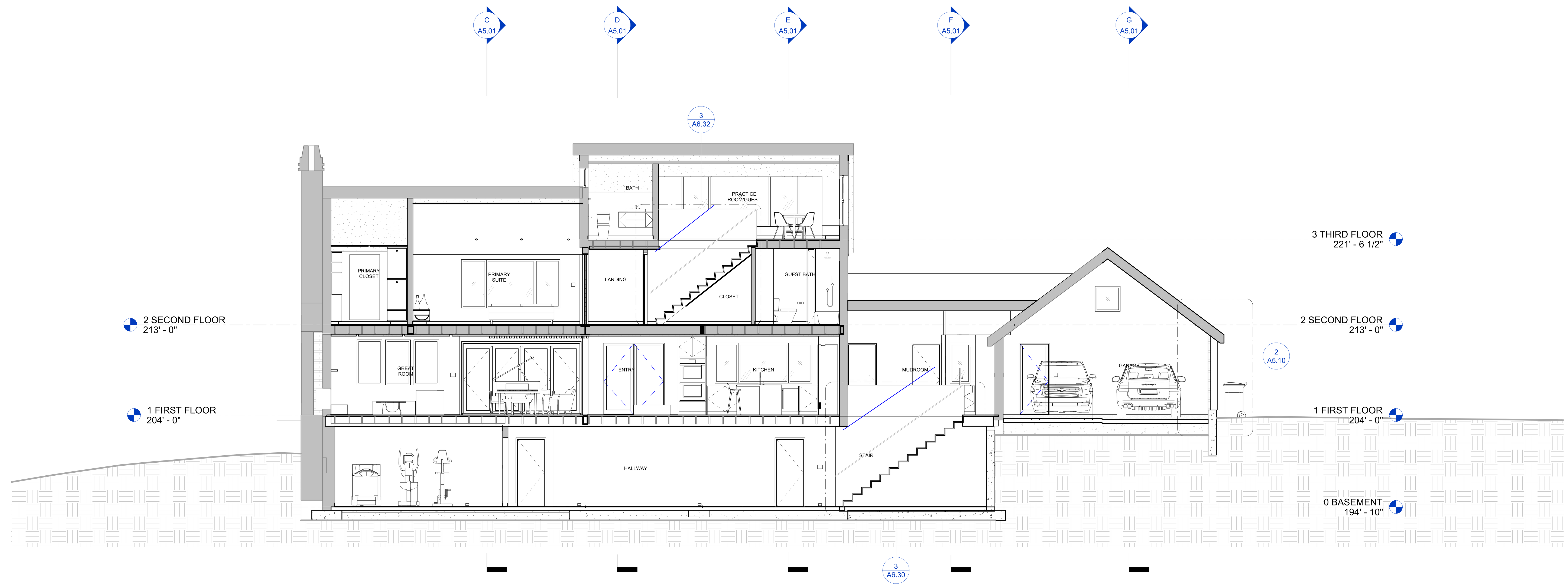
PERMIT REVISION

DATE: AUG 18, 2023
SCALE:
DRAWN BY: CJ
CHECKED BY: CR

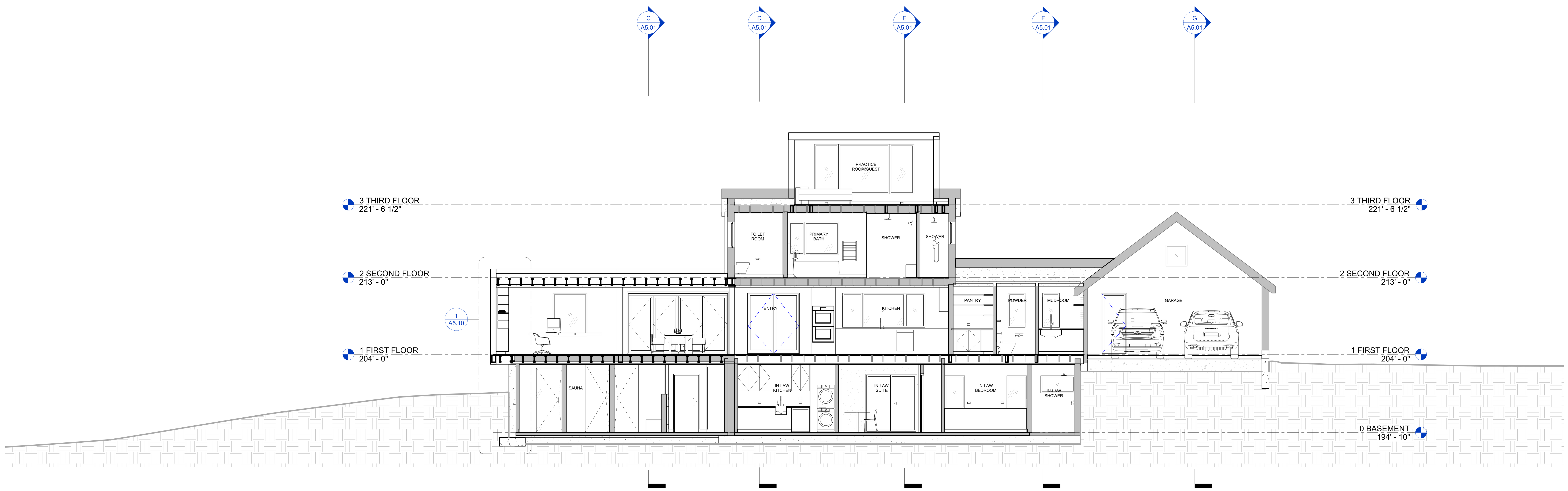
SHEET TITLE **PROJECT #:** 40035

EXTERIOR WINDOW
& DOOR SCHEDULE

A4.20



1 LONGITUDINAL SECTION 1
3/16" = 1'-0"



2 LONGITUDINAL SECTION 2
3/16" = 1'-0"

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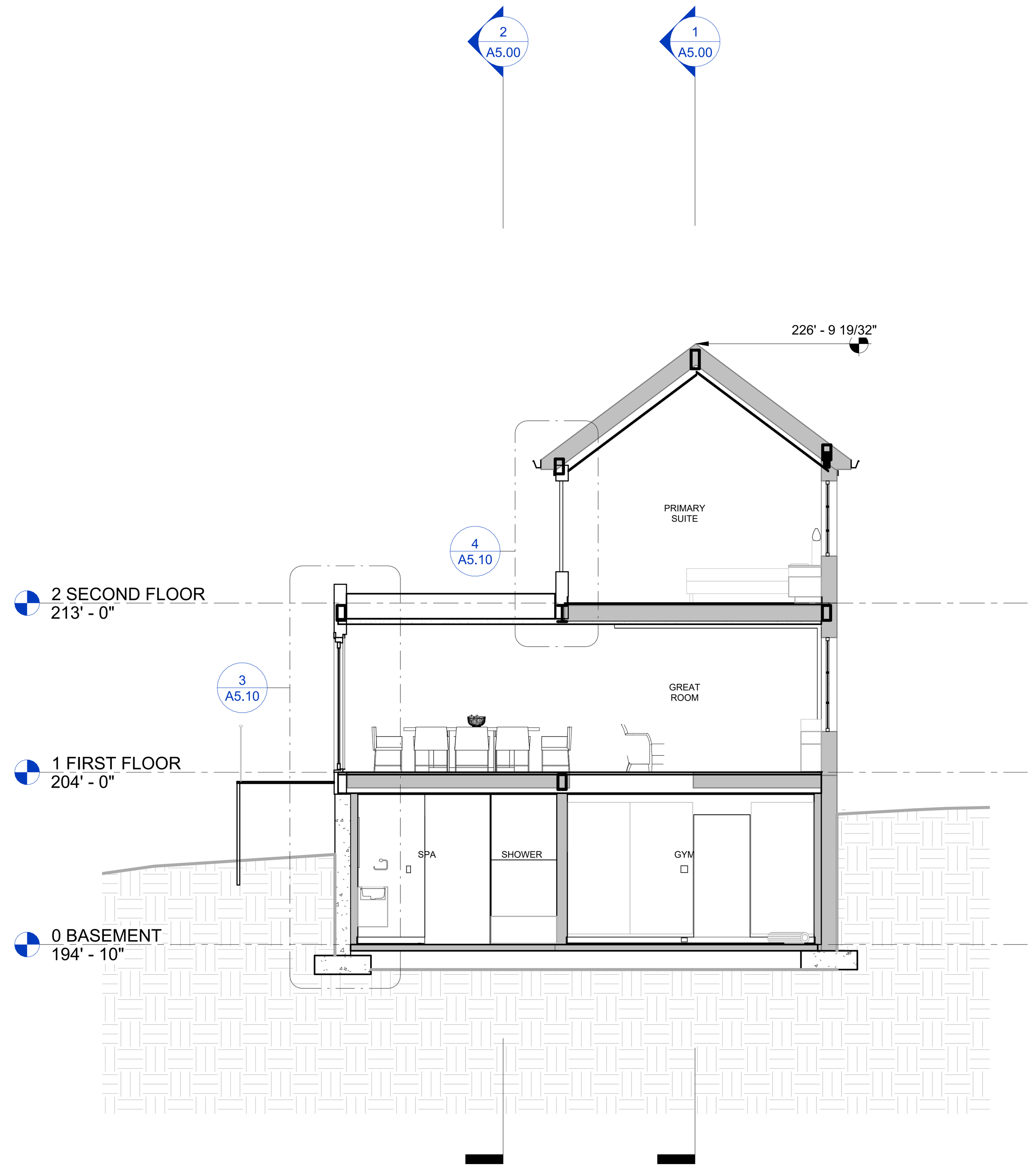
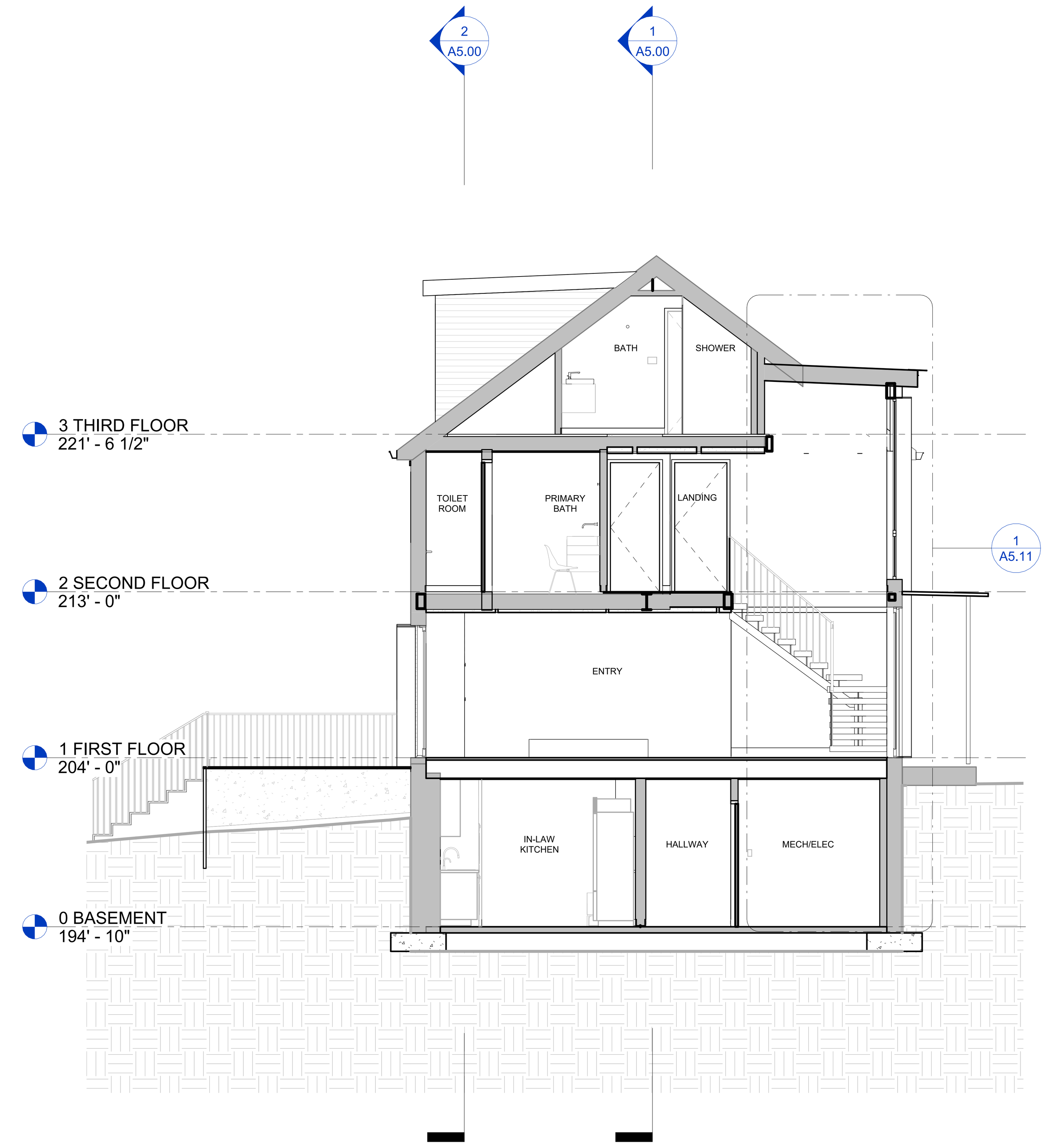
SHEET TITLE **PROJECT #:** 40035

BUILDING SECTIONS

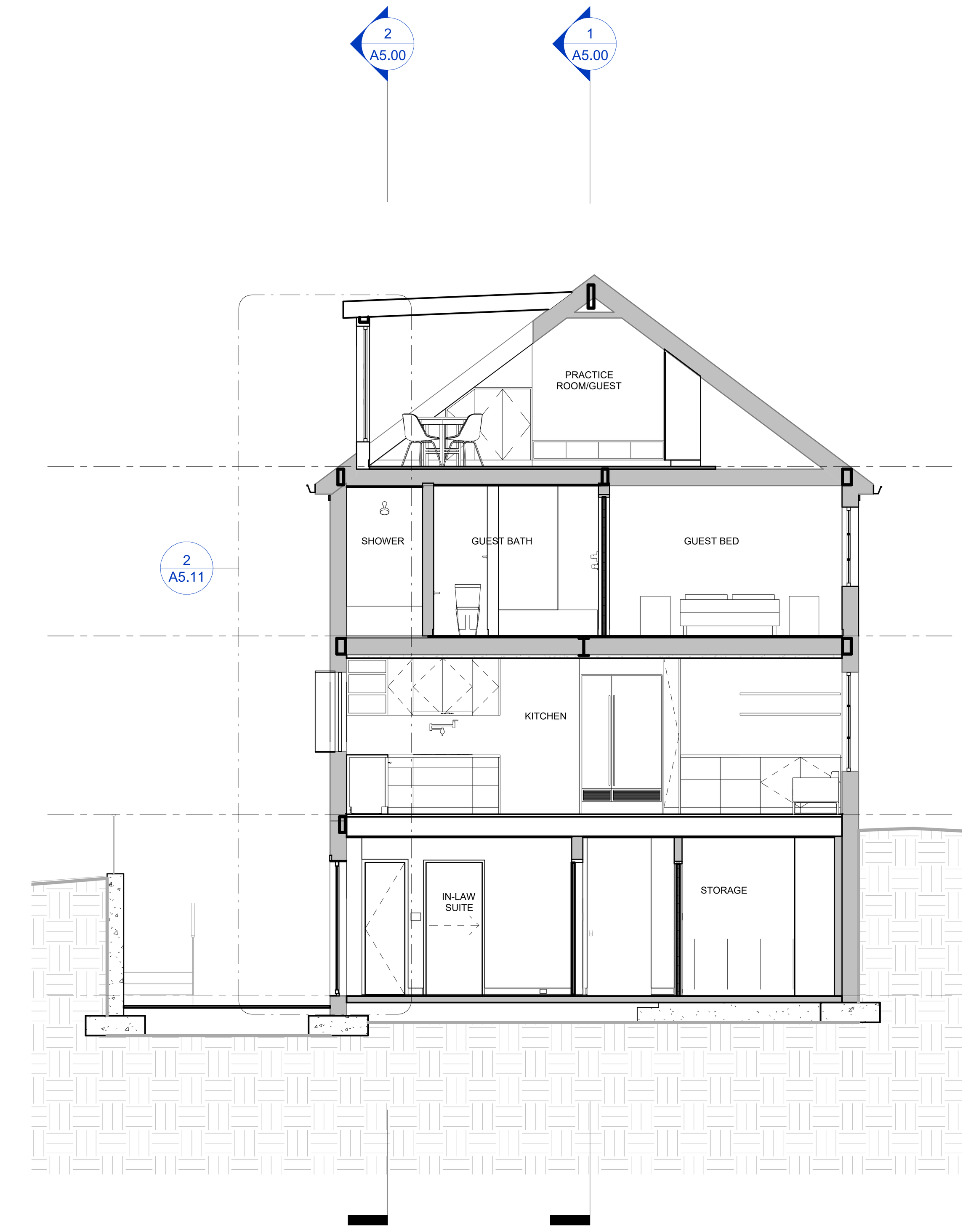
A5.00



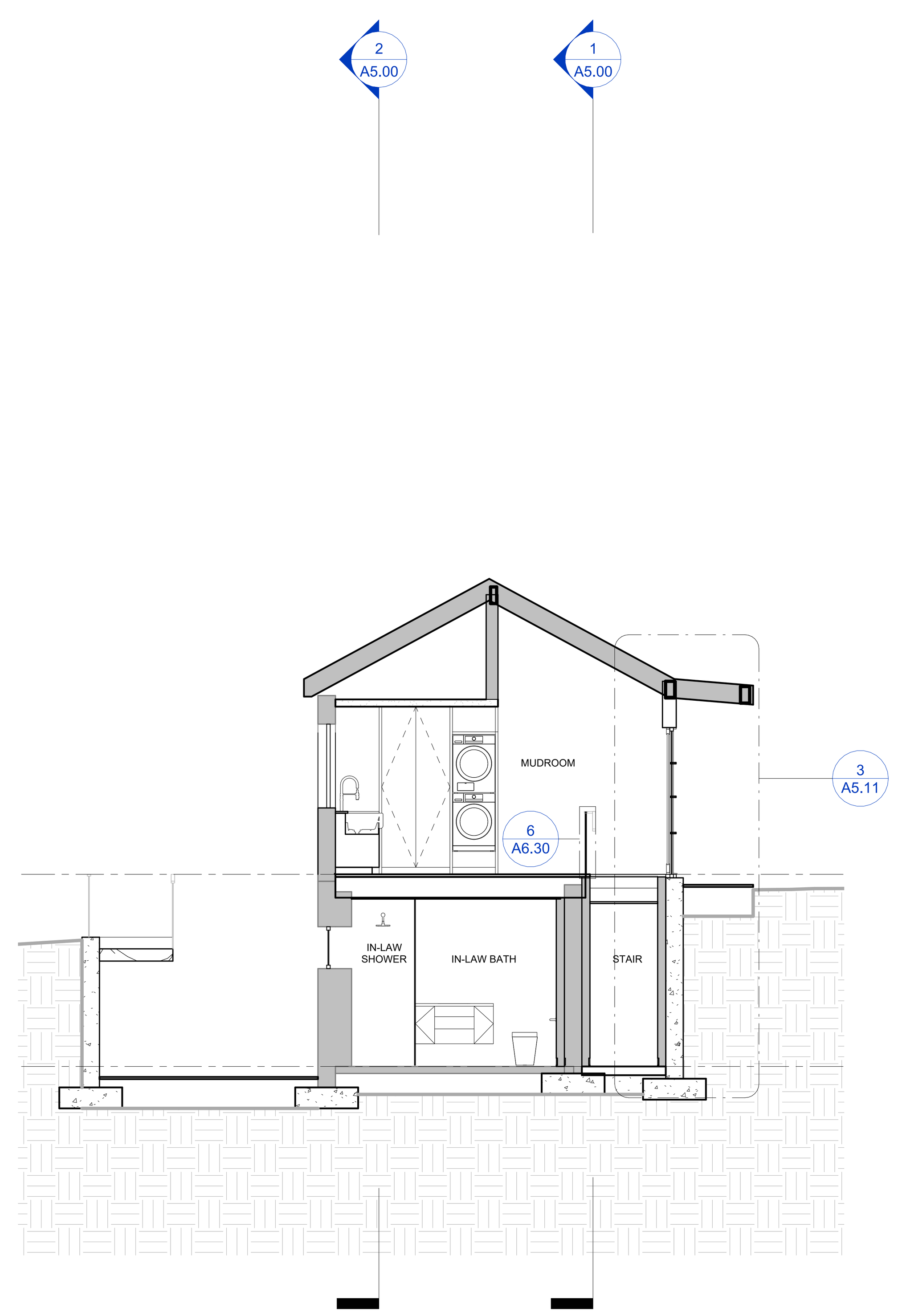
C TRANSVERSE SECTION C
3/16" = 1'-0"



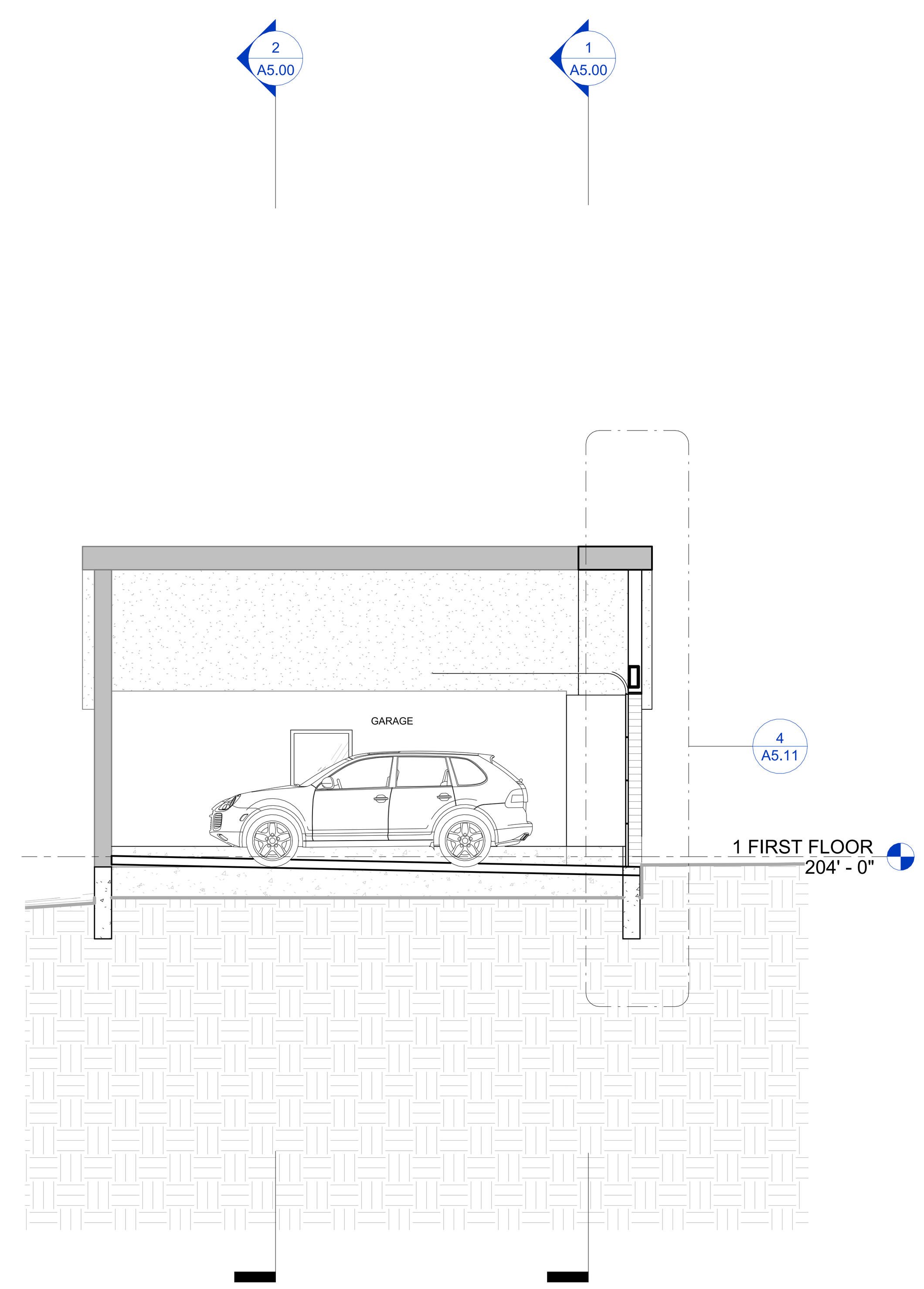
D TRANSVERSE SECTION D
3/16" = 1'-0"



E TRANSVERSE SECTION E
3/16" = 1'-0"



F TRANSVERSE SECTION F
3/16" = 1'-0"



G TRANSVERSE SECTION G
3/16" = 1'-0"

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CAMBRIDGE MASS.
COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE

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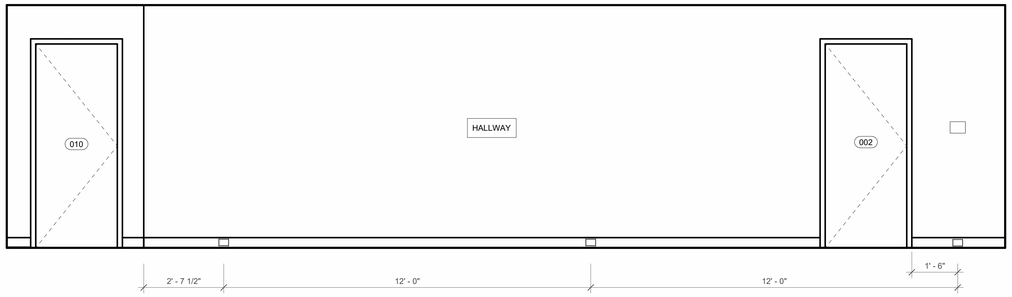
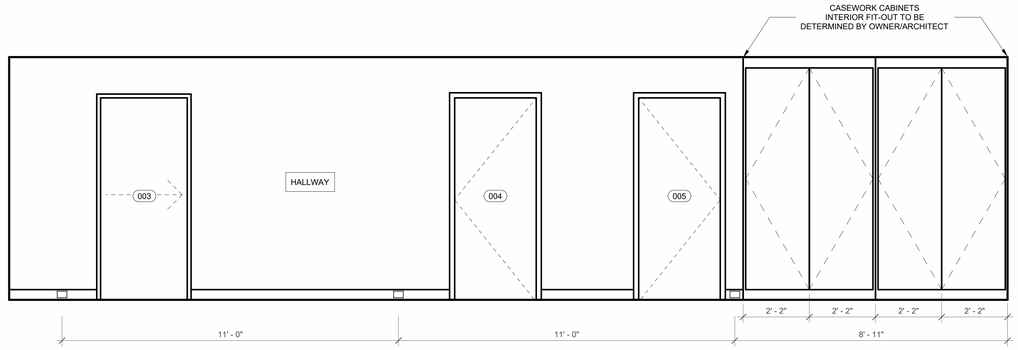
BUILDING SECTIONS

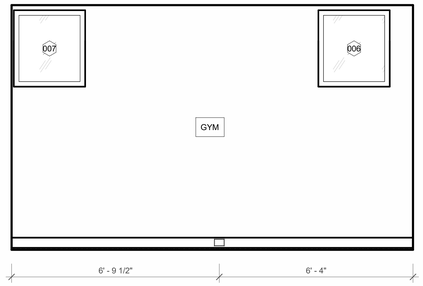
A5.01



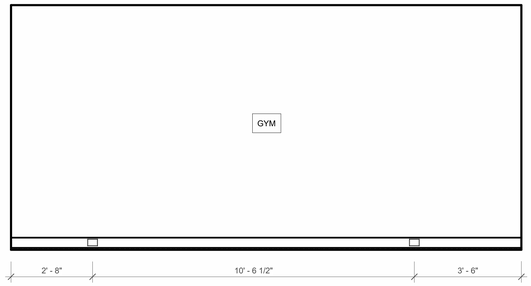
1 002 LOWER LEVEL HALL - NORTH
1/2" = 1'-0"



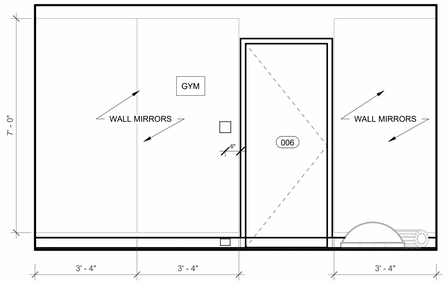
2 002 LOWER LEVEL HALL - SOUTH
1/2" = 1'-0"



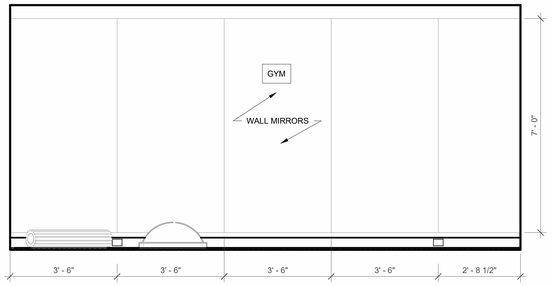
3 006 GYM - WEST
1/2" = 1'-0"



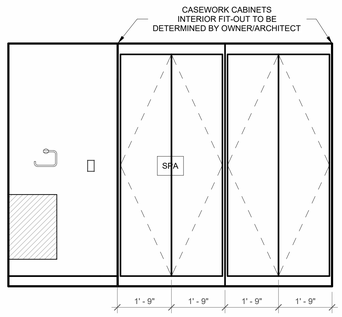
4 006 GYM - NORTH
1/2" = 1'-0"



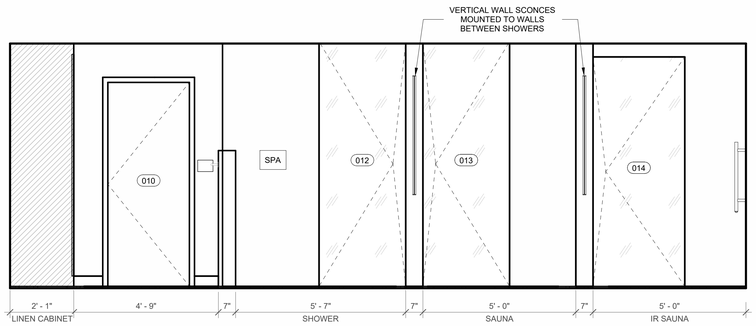
5 006 GYM - EAST
1/2" = 1'-0"



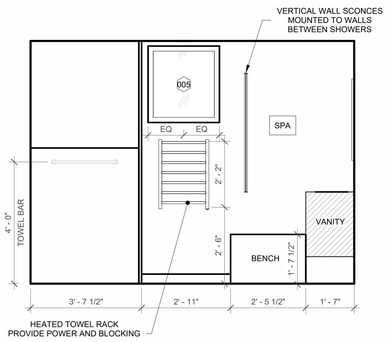
6 006 GYM - SOUTH
1/2" = 1'-0"



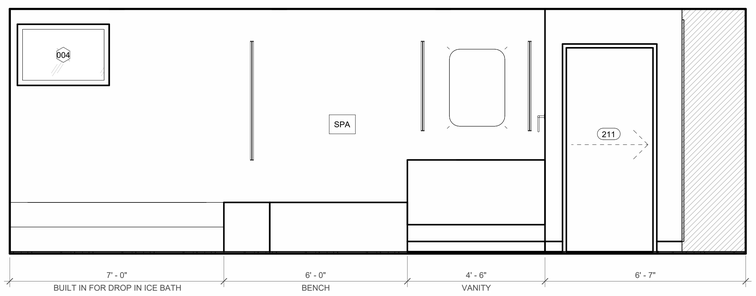
7 010 SPA - EAST
1/2" = 1'-0"



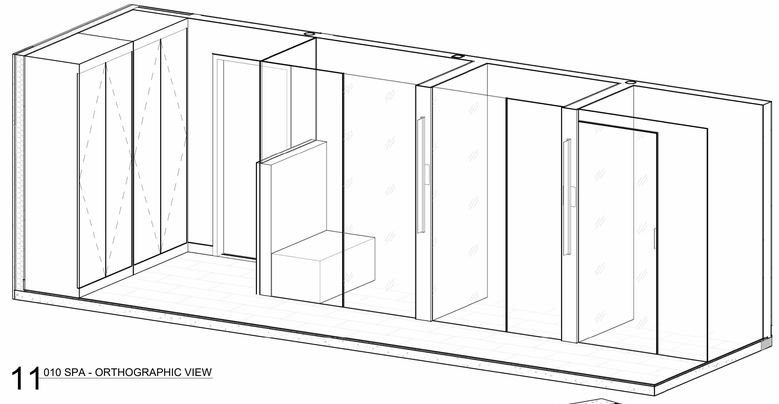
8 010 SPA - SOUTH
1/2" = 1'-0"



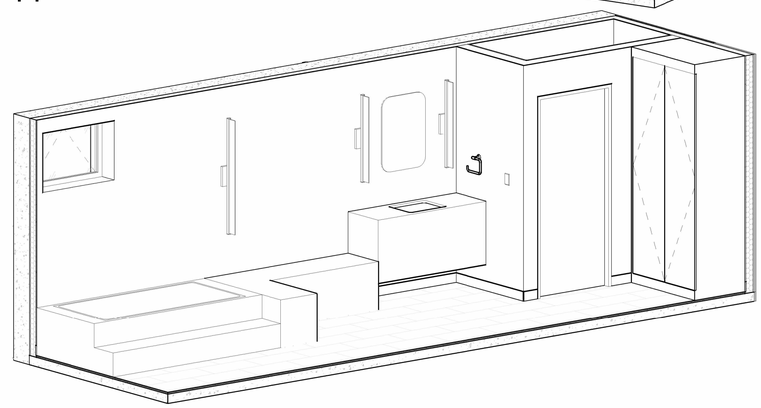
9 010 SPA - WEST
1/2" = 1'-0"



10 010 SPA - NORTH
1/2" = 1'-0"



11 010 SPA - ORTHOGRAPHIC VIEW



12 010 SPA - ORTHOGRAPHIC VIEW 2

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16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

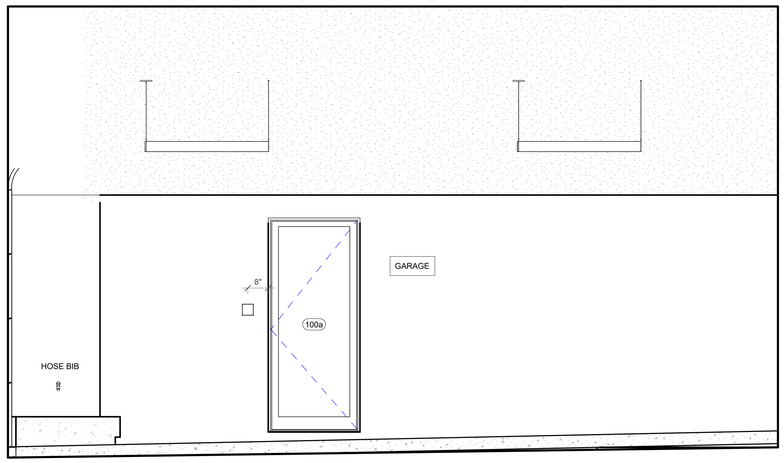
DATE:	AUG 18, 2023
SCALE:	1/2" = 1'-0"
DRAWN BY:	CJ
CHECKED BY:	Checker

SHEET TITLE — PROJECT #: 40035

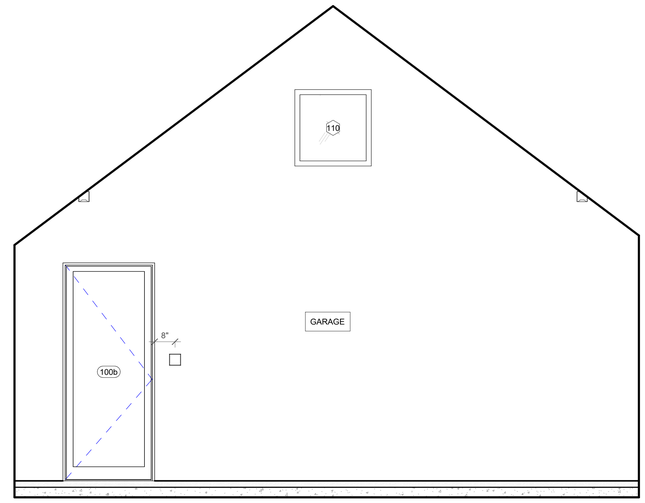
INTERIOR ELEVATIONS

A6.00

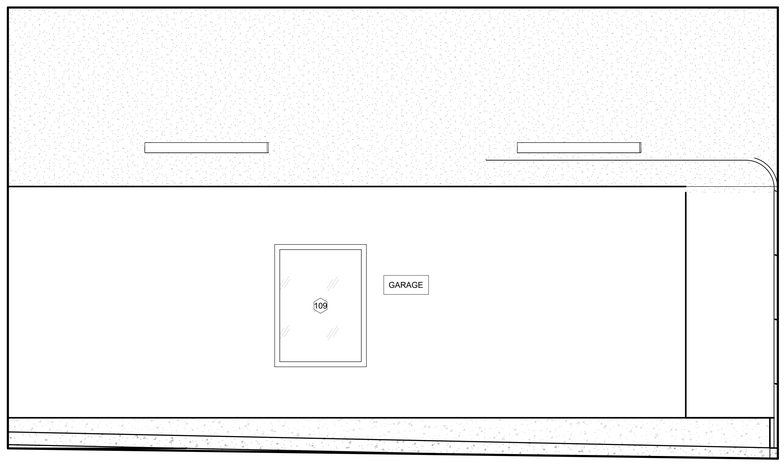
8/18/2023 10:18:35 PM



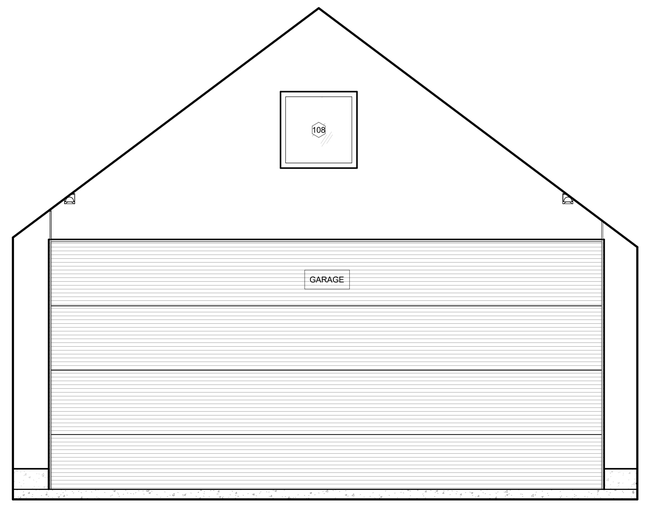
1 100 GARAGE - WEST ELEVATION
1/2" = 1'-0"



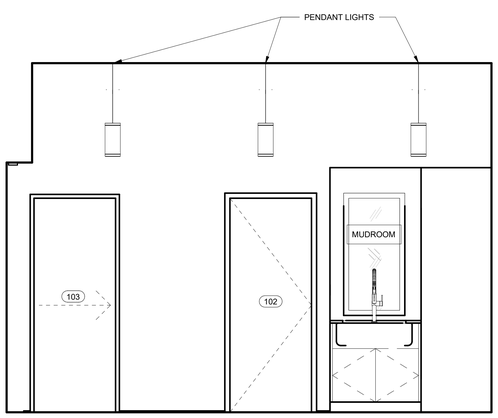
2 100 GARAGE - NORTH ELEVATION
1/2" = 1'-0"



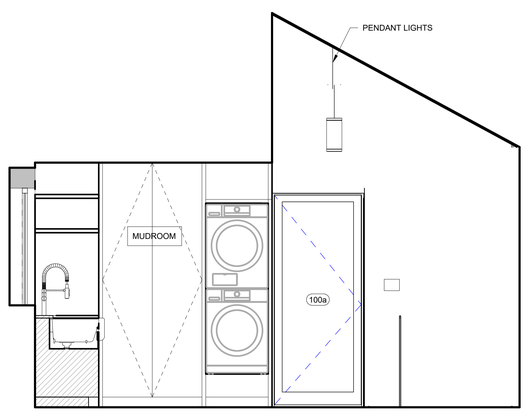
3 100 GARAGE - EAST ELEVATION
1/2" = 1'-0"



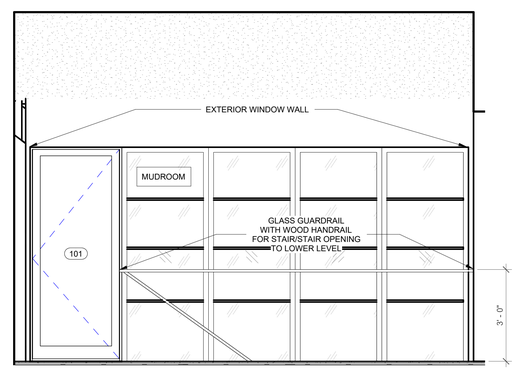
4 100 GARAGE - SOUTH ELEVATION
1/2" = 1'-0"



5 101 MUD HALL - NORTH ELEVATION
1/2" = 1'-0"



6 101 MUD HALL - EAST ELEVATION
1/2" = 1'-0"



7 101 MUD HALL - SOUTH ELEVATION
1/2" = 1'-0"

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BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

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PERMIT REVISION

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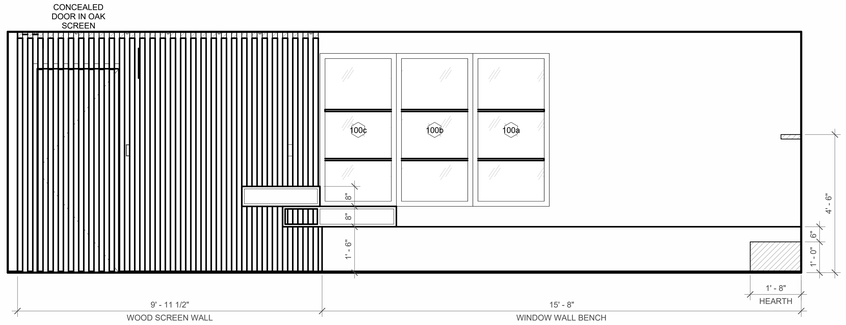
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40035

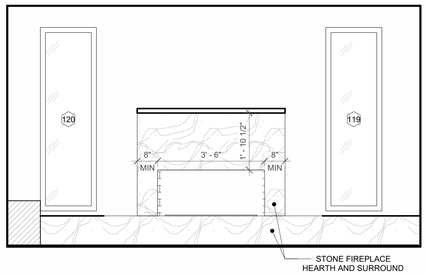
INTERIOR ELEVATIONS

A6.02

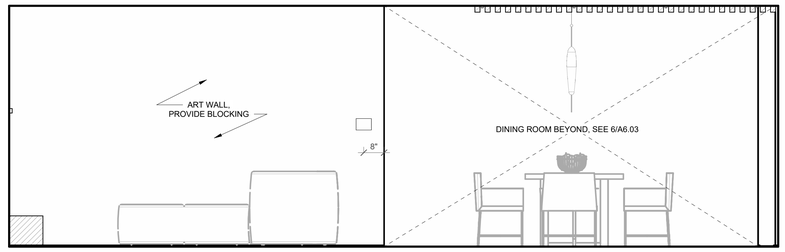
8/18/2023 10:18:56 PM



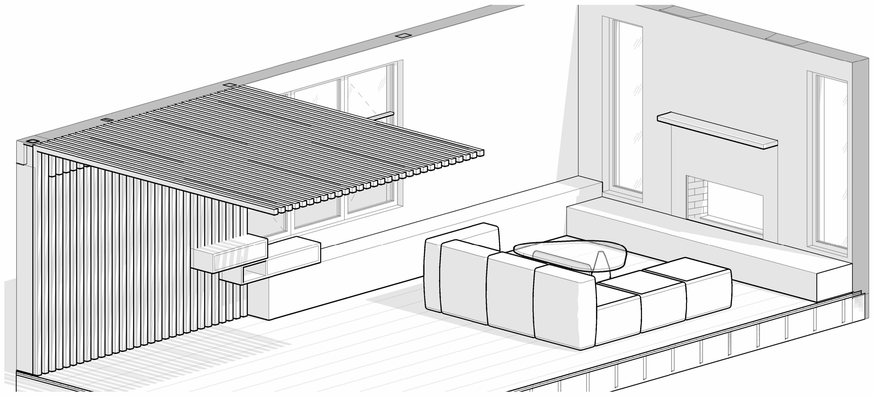
1 106 GREAT ROOM - SOUTH
1/2" = 1'-0"



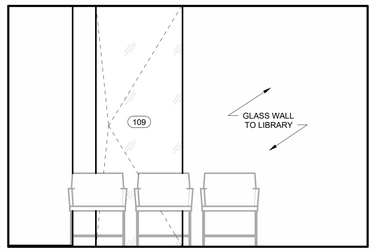
2 106 GREAT ROOM - WEST
1/2" = 1'-0"



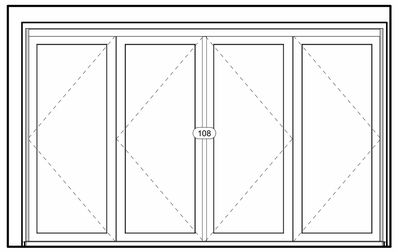
3 106 GREAT ROOM - NORTH
1/2" = 1'-0"



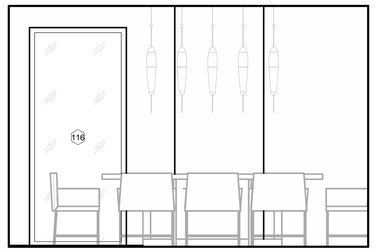
4 106 GREAT ROOM - ORTHOGRAPHIC VIEW B



5 108 DINING - WEST
1/2" = 1'-0"



6 108 DINING - NORTH
1/2" = 1'-0"



7 108 DINING - EAST
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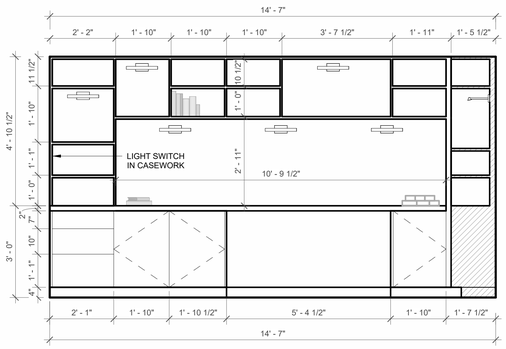
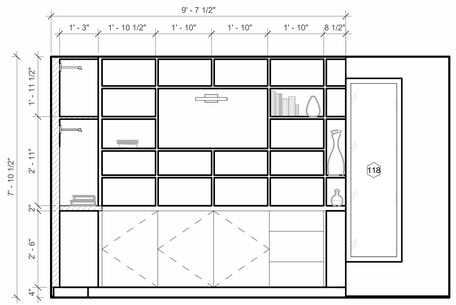
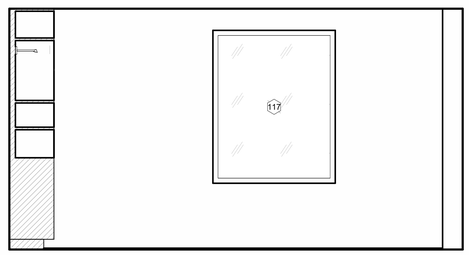


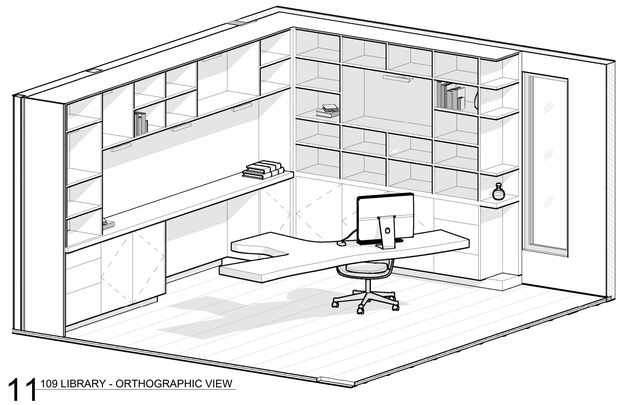
8 109 LIBRARY - SOUTH
1/2" = 1'-0"



9 109 LIBRARY - WEST
1/2" = 1'-0"



10 109 LIBRARY - NORTH
1/2" = 1'-0"



11 109 LIBRARY - ORTHOGRAPHIC VIEW

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BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
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DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40035

INTERIOR
ELEVATIONS

A6.03

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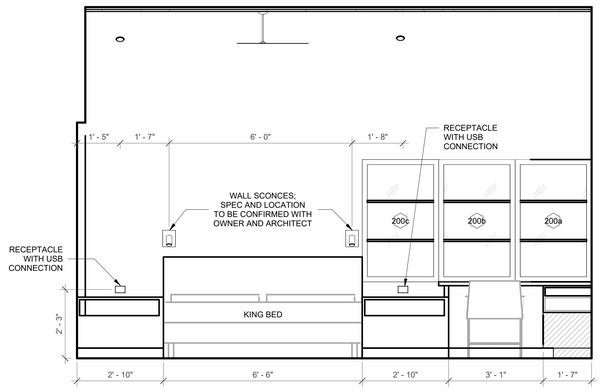
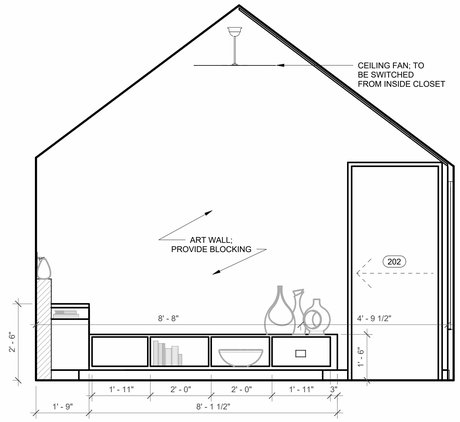
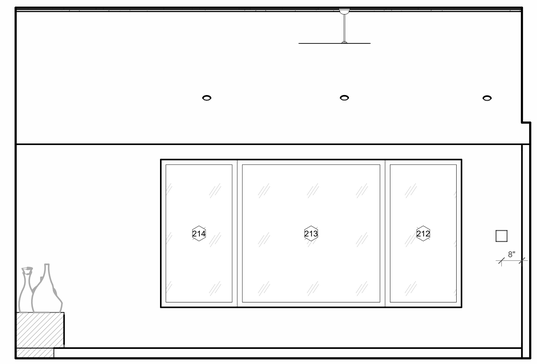


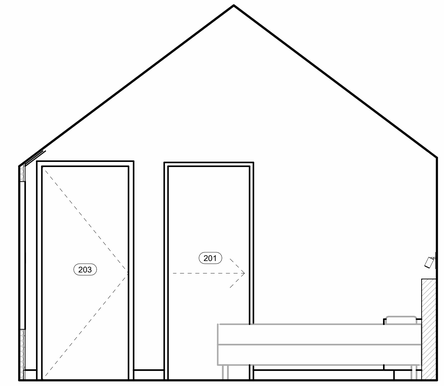
1 201 PRIMARY BED - SOUTH ELEVATION
1/2" = 1'-0"



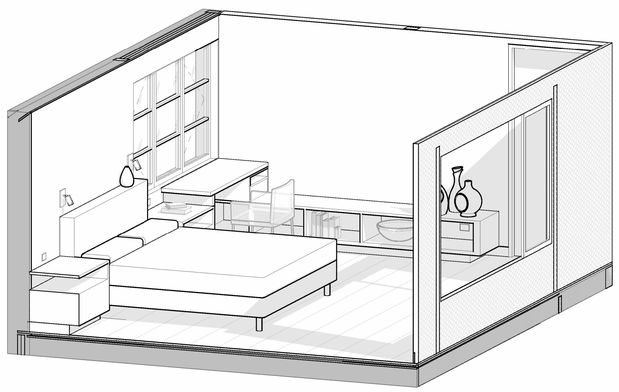
2 201 PRIMARY BED - WEST ELEVATION
1/2" = 1'-0"



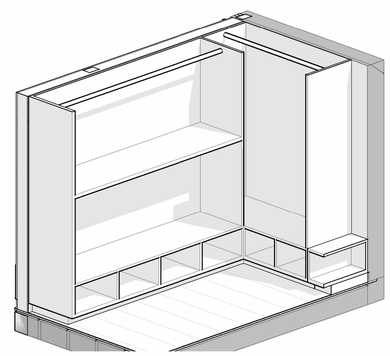
3 201 PRIMARY BED - NORTH ELEVATION
1/2" = 1'-0"



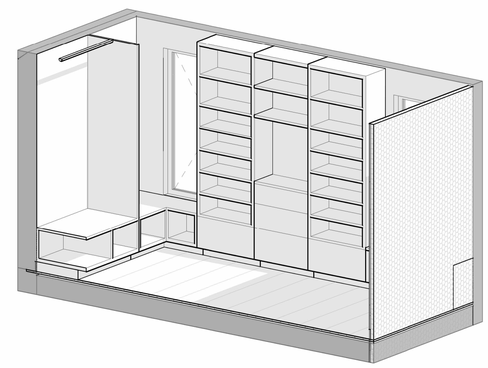
4 201 PRIMARY BED - EAST ELEVATION
1/2" = 1'-0"



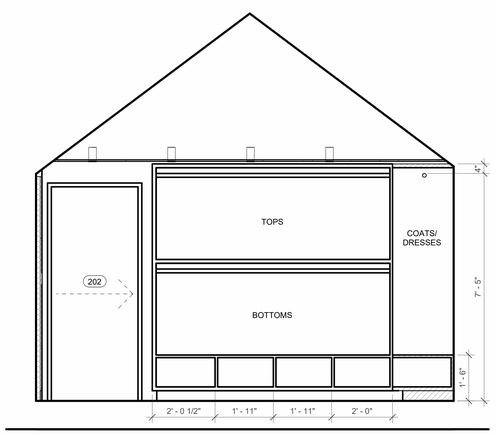
5 201 PRIMARY BEDROOM - ORTHOGRAPHIC VIEW A



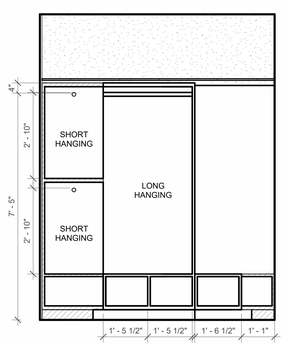
6 202 PRIMARY CLOSET - ORTHOGRAPHIC VIEW A



7 202 PRIMARY CLOSET - ORTHOGRAPHIC VIEW B



8 202 PRIMARY CLOSET - EAST ELEVATION
1/2" = 1'-0"



9 202 PRIMARY CLOSET - SOUTH ELEVATION
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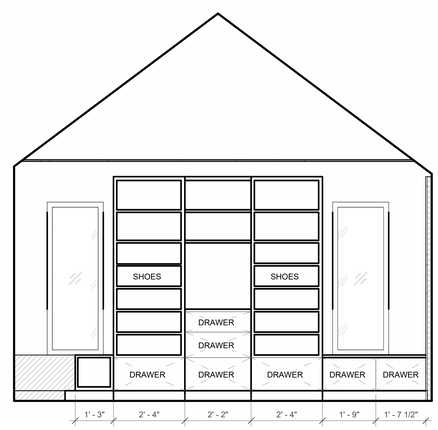

10 202 PRIMARY CLOSET - WEST ELEVATION
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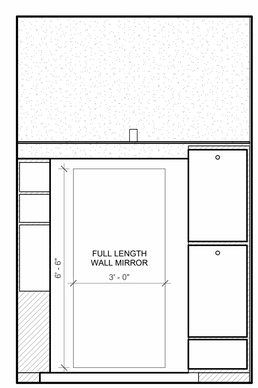

11 202 PRIMARY CLOSET - NORTH ELEVATION
1/2" = 1'-0"

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CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40035

INTERIOR ELEVATIONS

A6.05

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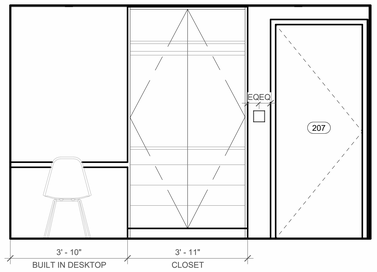
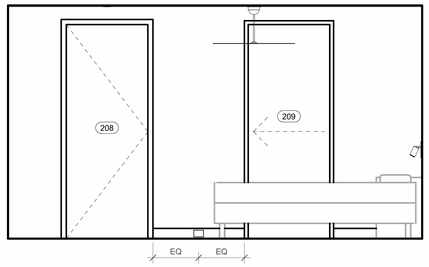


1 207 GUEST BED - WEST ELEVATION
1/2" = 1'-0"



2 207 GUEST BED - NORTH ELEVATION
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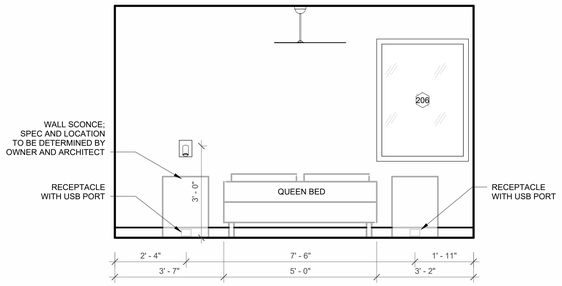

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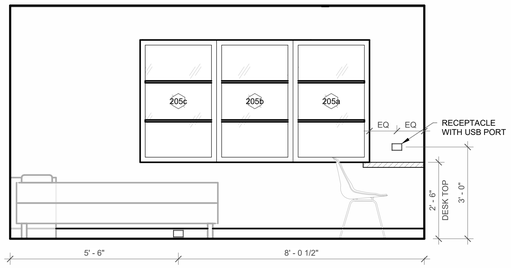
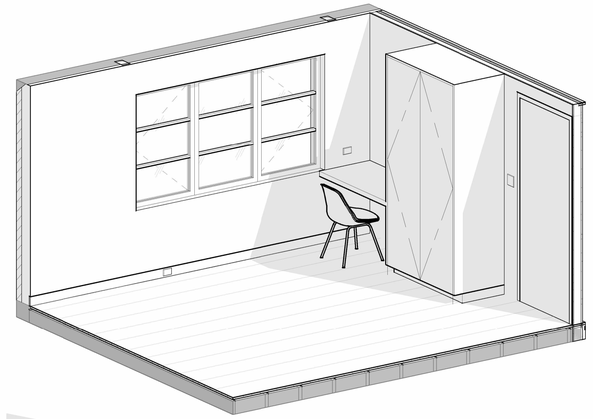
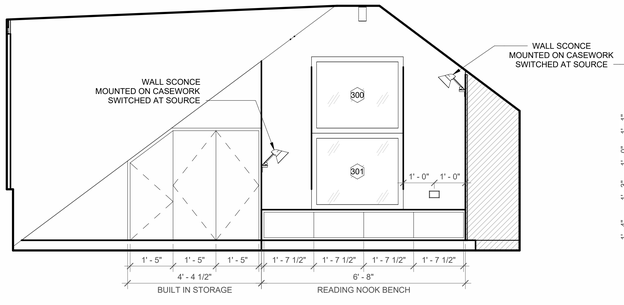
1/2" = 1'-0"



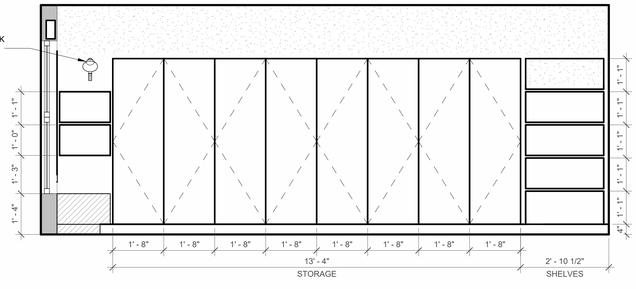
4 207 GUEST BED - SOUTH ELEVATION
1/2" = 1'-0"



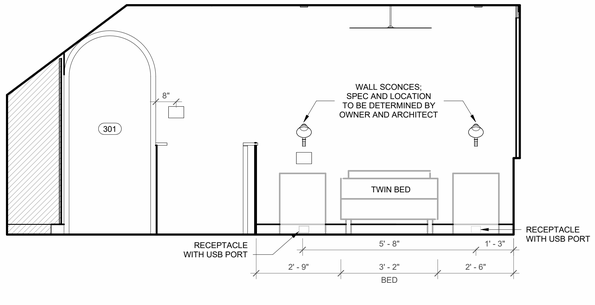
5 207 GUEST BED - ORTHOGRAPHIC VIEW A



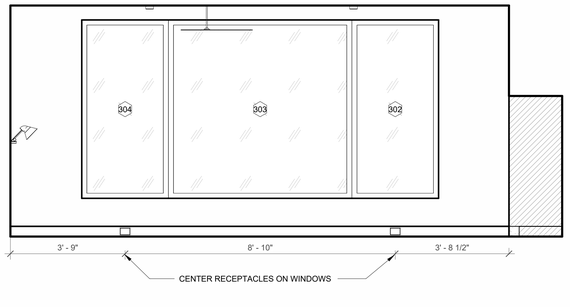
6 300 ATTIC - EAST ELEVATION
1/2" = 1'-0"



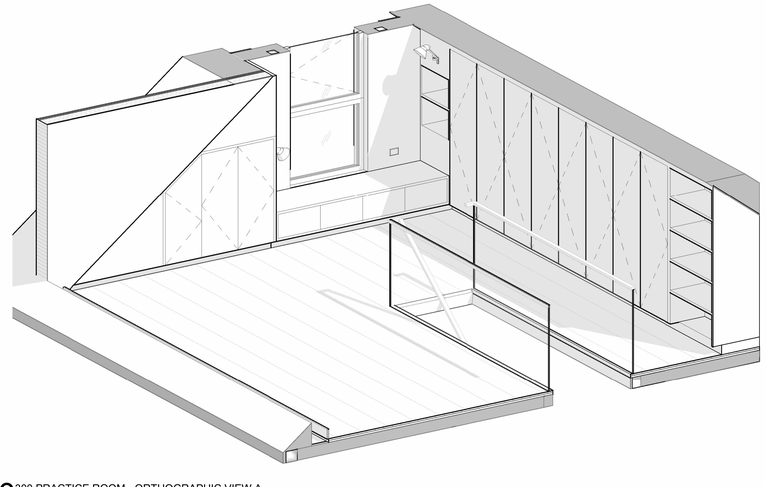
7 300 ATTIC - SOUTH ELEVATION
1/2" = 1'-0"



8 300 ATTIC - WEST ELEVATION
1/2" = 1'-0"



9 300 ATTIC - NORTH ELEVATION
1/2" = 1'-0"



10 300 PRACTICE ROOM - ORTHOGRAPHIC VIEW A

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CONSULTANT

CERTIFICATION

REGISTERED ARCHITECT
HUGH E.S.P. ROSE
No. 8184
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

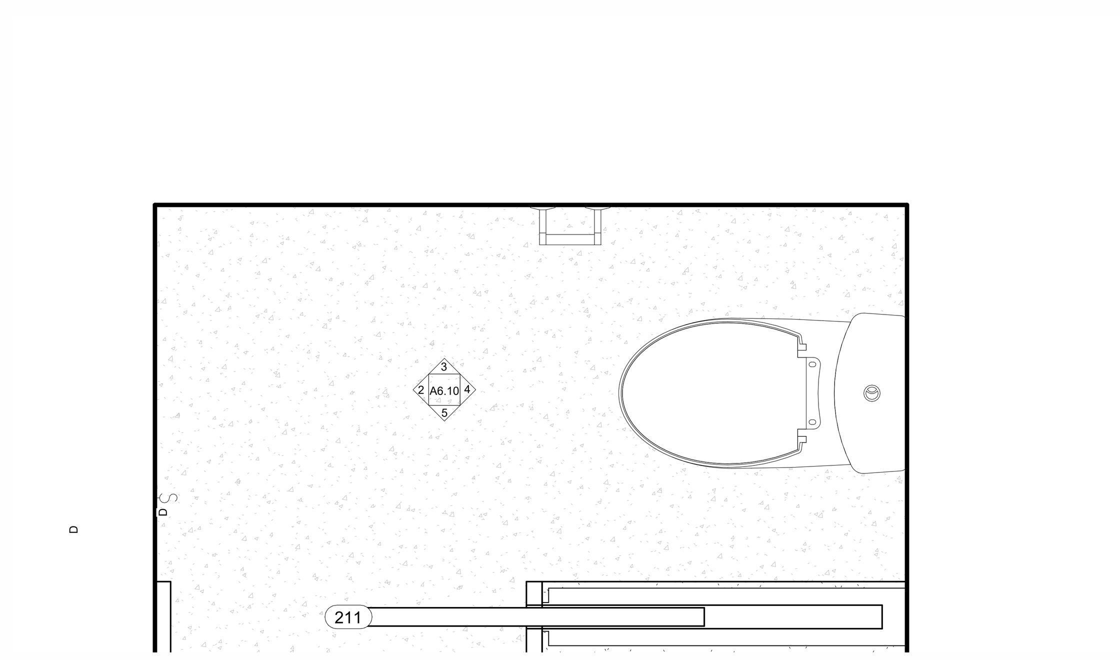
DATE:	AUG 18, 2023
SCALE:	1/2" = 1'-0"
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40035

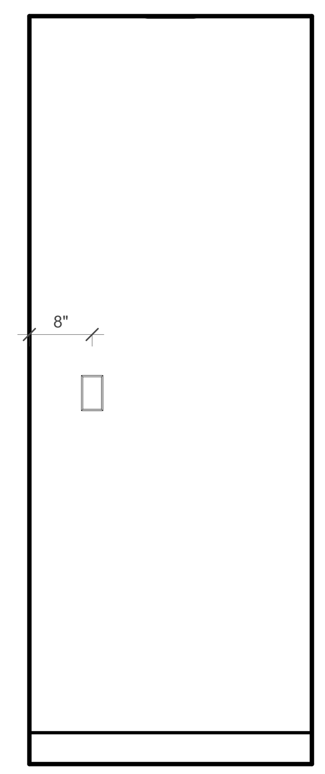
INTERIOR ELEVATIONS

A6.06

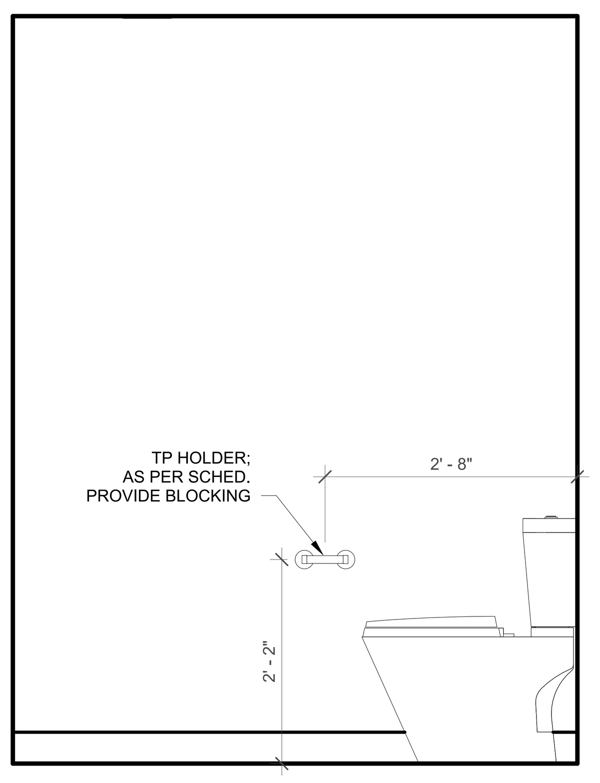
8/18/2023 10:55:52 PM



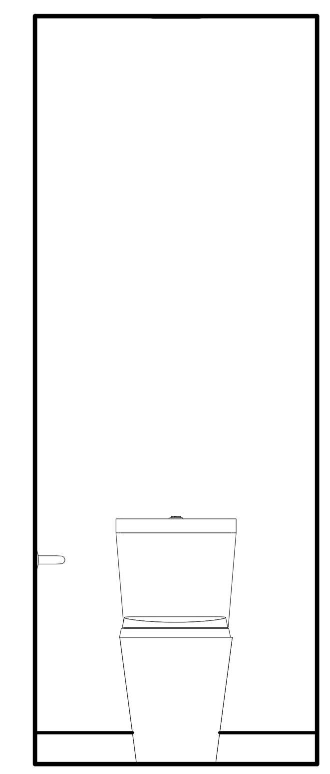
1 011 SPA TOILET ROOM
1" = 1'-0"



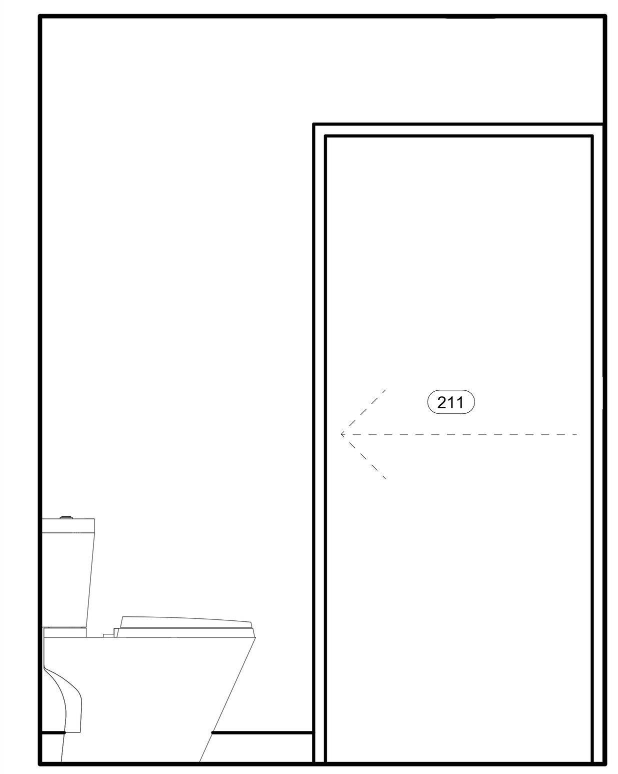
2 011 TOILET - WEST
3/4" = 1'-0"



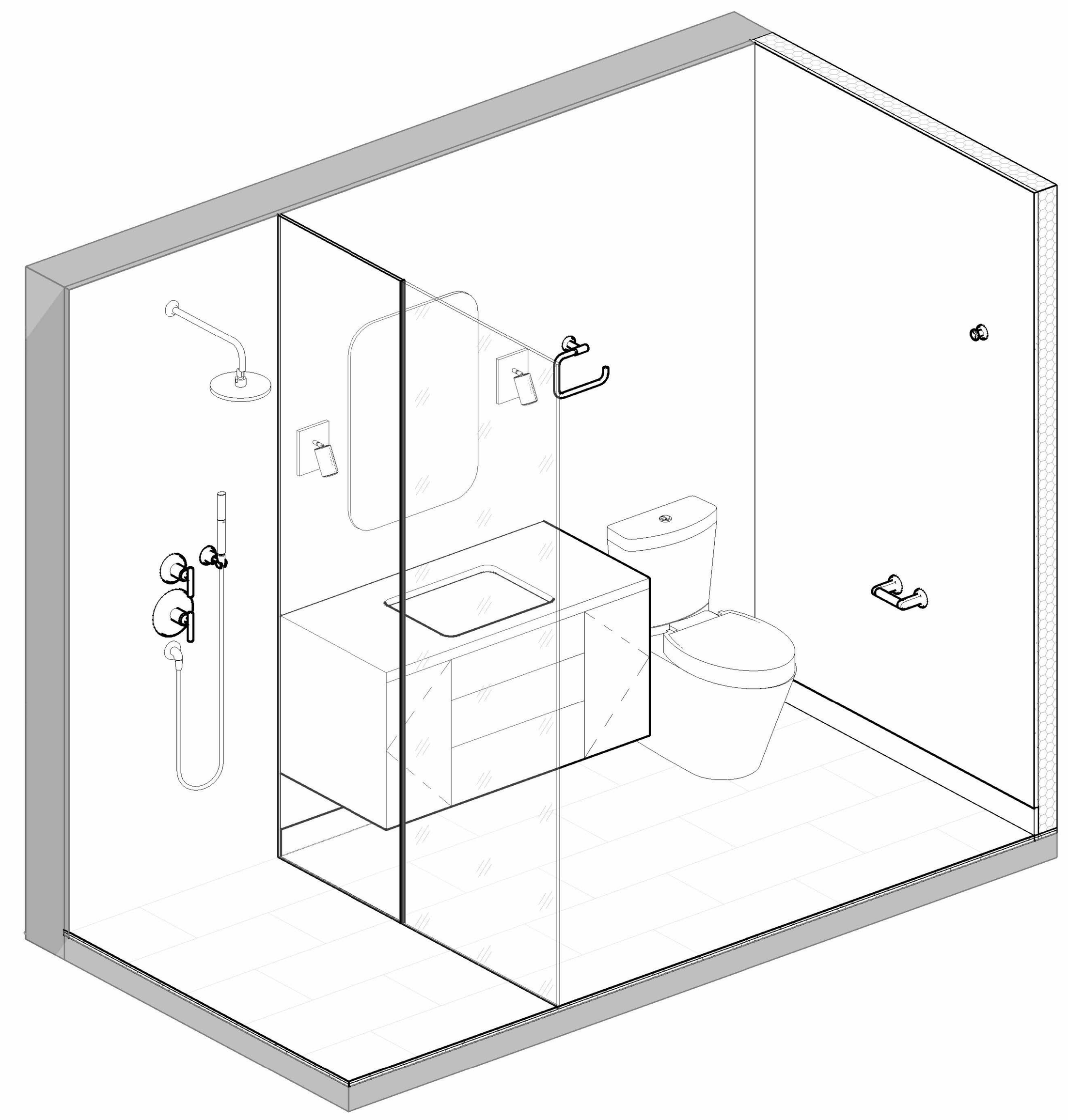
3 011 TOILET - NORTH
3/4" = 1'-0"



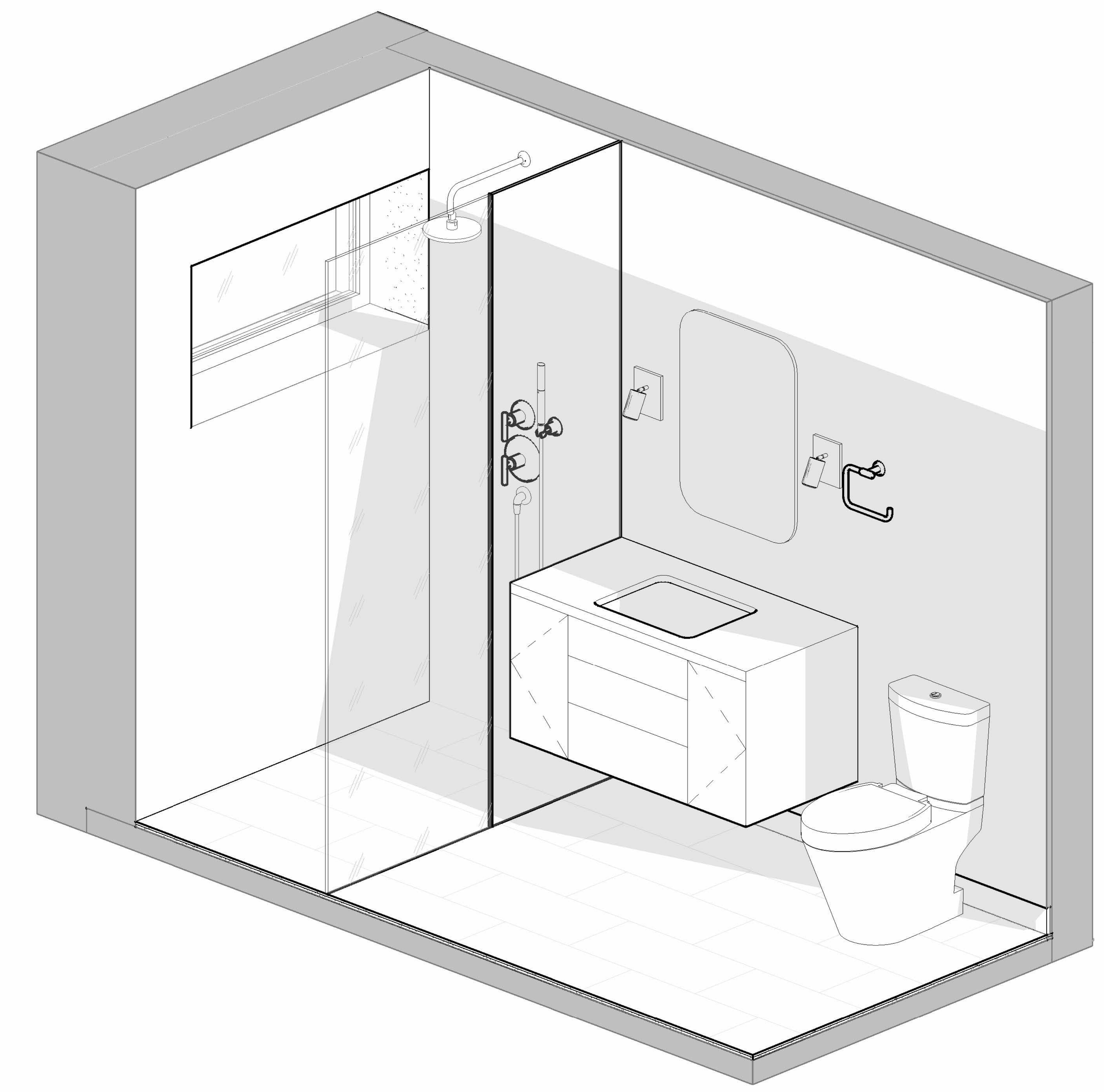
4 011 TOILET - EAST
3/4" = 1'-0"



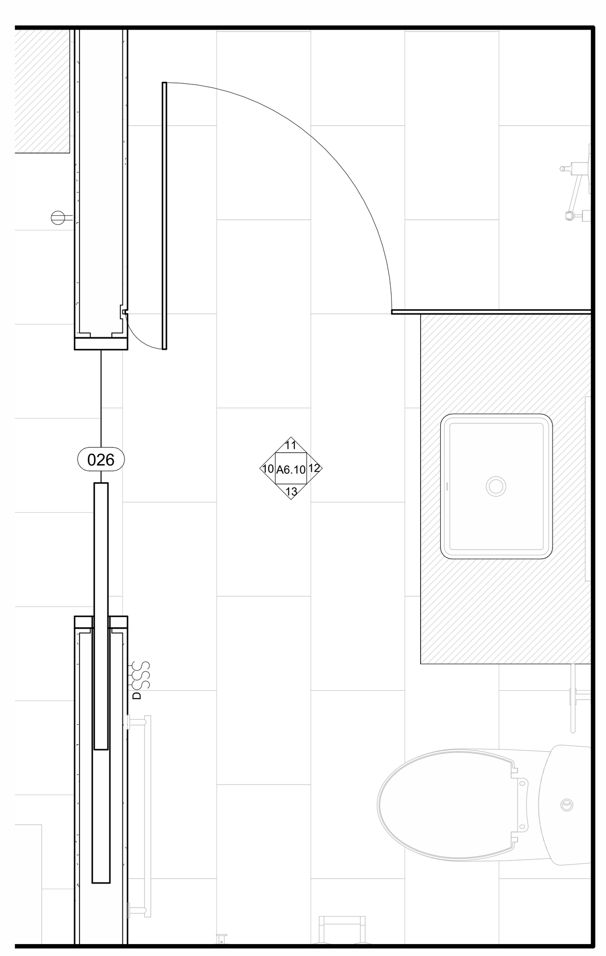
5 011 TOILET - SOUTH
3/4" = 1'-0"



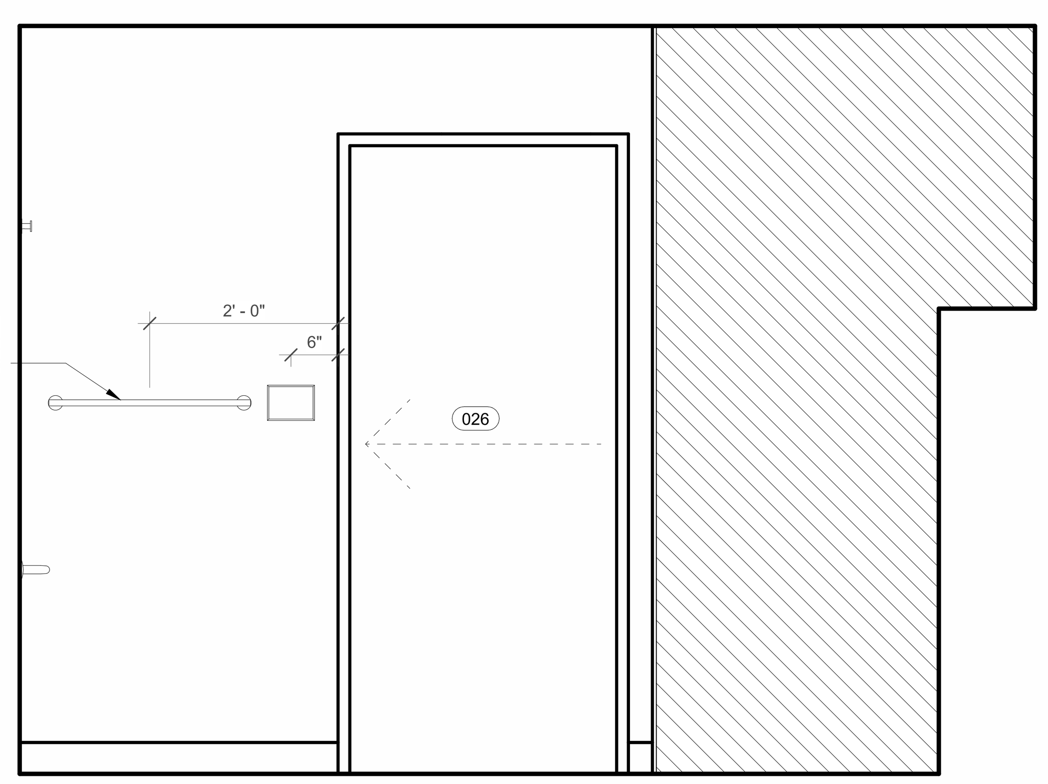
7 026 IN-LAW BATH - ORTHOGRAPHIC VIEW A



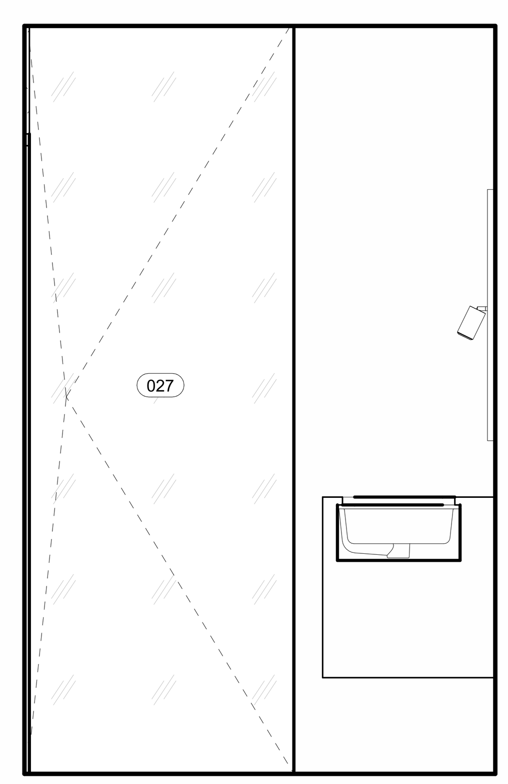
8 026 IN-LAW BATH - ORTHOGRAPHIC VIEW B



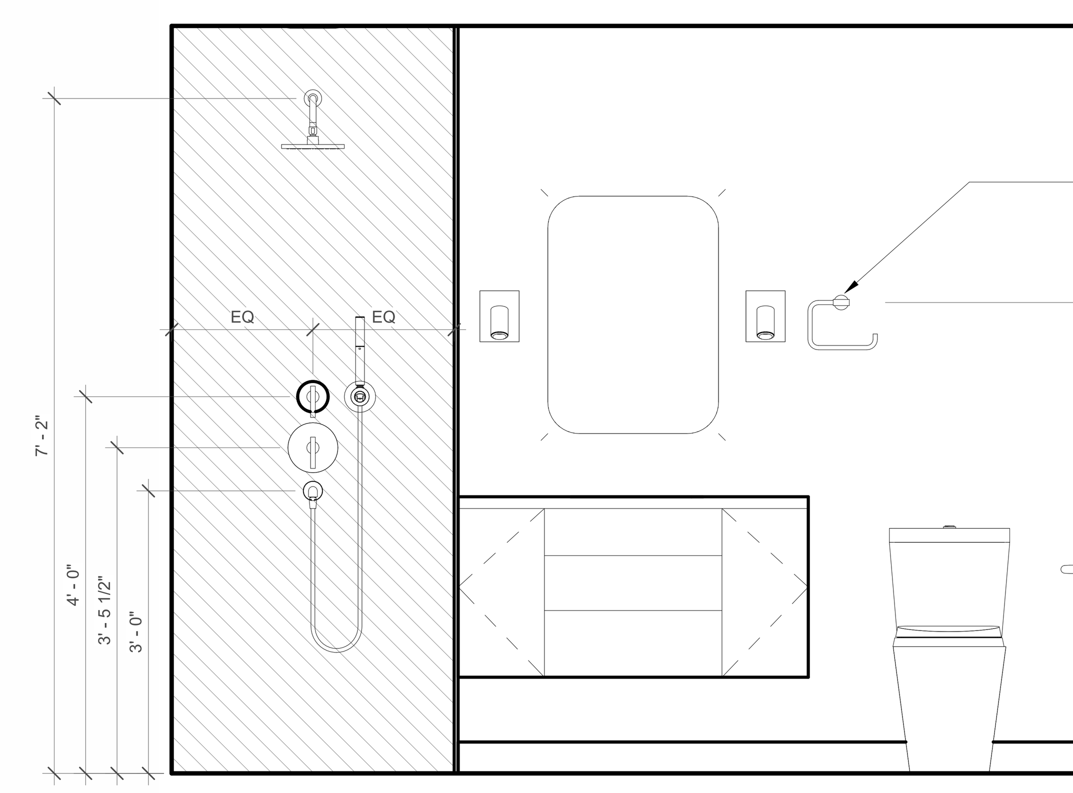
9 026 IN-LAW BATHROOM
3/4" = 1'-0"



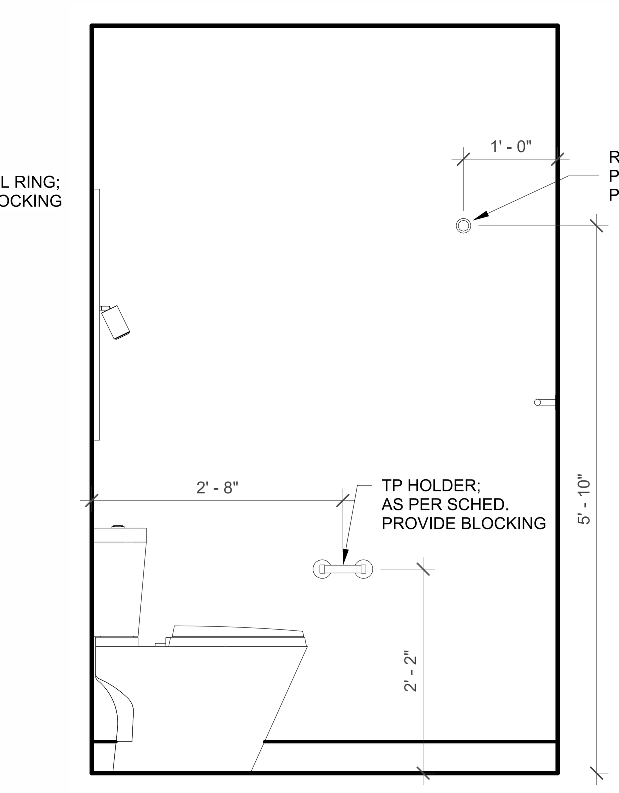
10 026 IN-LAW BATHROOM - WEST ELEVATION
3/4" = 1'-0"



11 026 IN-LAW BATHROOM - NORTH ELEVATION
3/4" = 1'-0"



12 026 IN-LAW BATHROOM - EAST ELEVATION
3/4" = 1'-0"



13 026 IN-LAW BATHROOM - SOUTH ELEVATION
3/4" = 1'-0"

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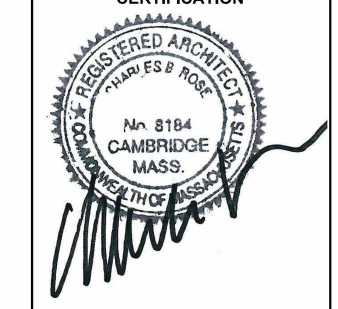


BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

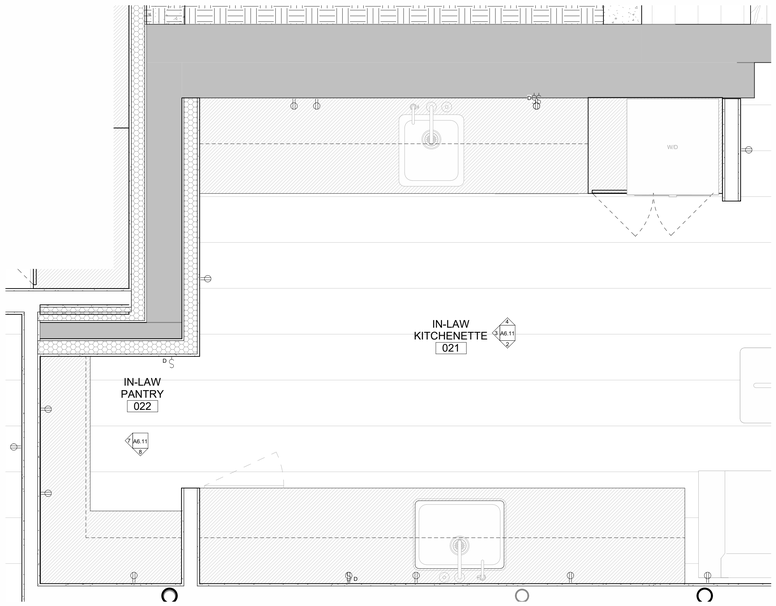
PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	As indicated
DRAWN BY:	CJ
CHECKED BY:	CR

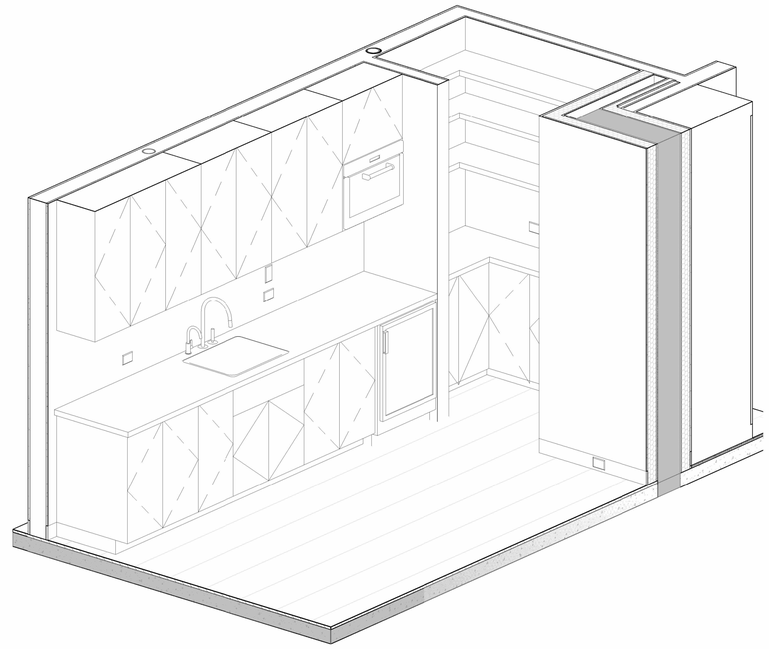
SHEET TITLE PROJECT #: 40035

ENLARGED INTERIOR PLANS & ELEVATIONS

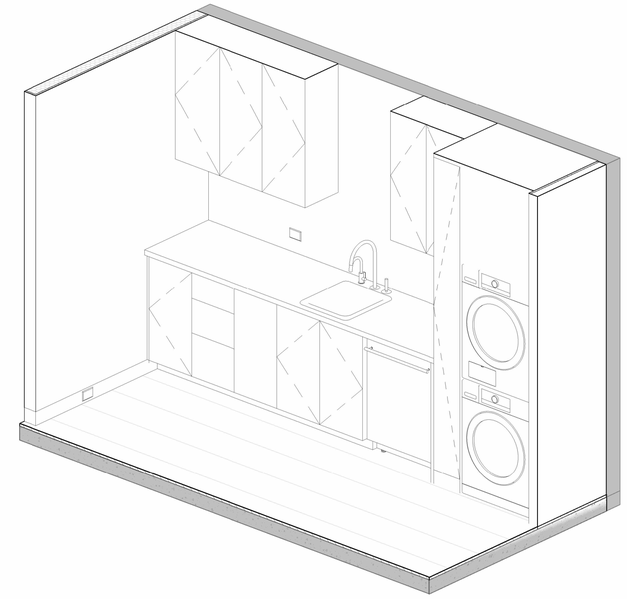
A6.10



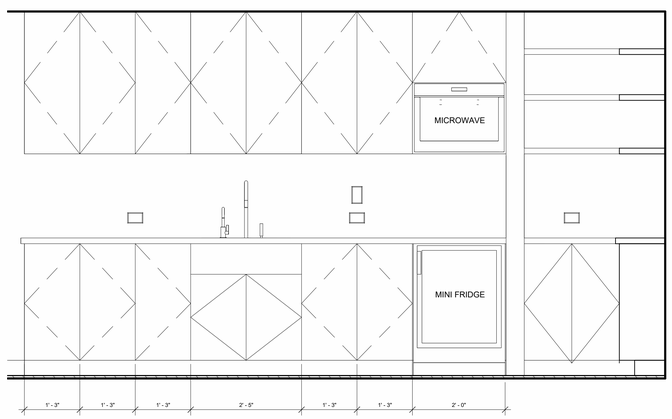
1 021 IN-LAW KITCHEN
3/4" = 1'-0"



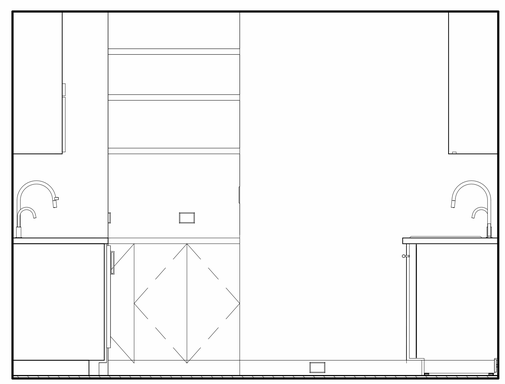
5 021 IN-LAW KITCHEN - ORTHOGRAPHIC VIEW A



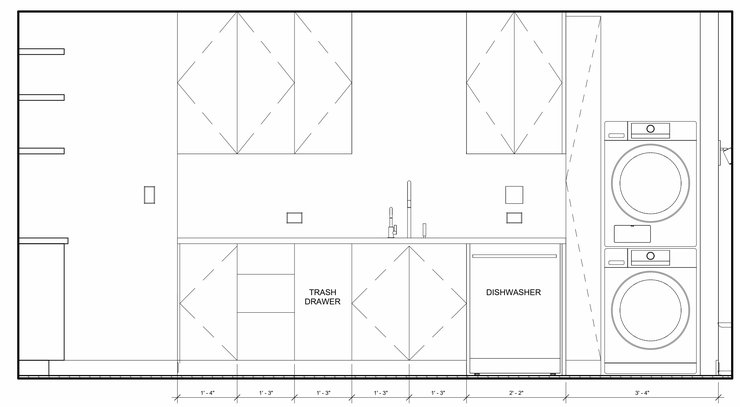
6 021 IN-LAW KITCHEN - ORTHOGRAPHIC VIEW B



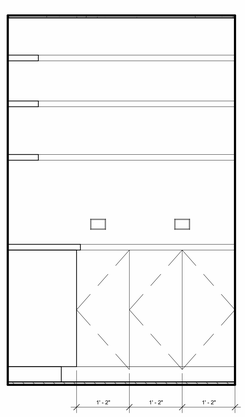
2 021 IN-LAW KITCHEN - SOUTH ELEVATION
3/4" = 1'-0"



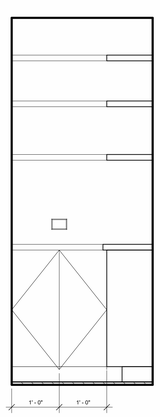
3 021 IN-LAW KITCHEN - WEST ELEVATION
3/4" = 1'-0"



4 021 IN-LAW KITCHEN - NORTH ELEVATION
3/4" = 1'-0"



7 022 PANTRY - WEST ELEVATION
3/4" = 1'-0"



8 022 PANTRY - SOUTH ELEVATION
3/4" = 1'-0"

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CAMBRIDGE
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COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

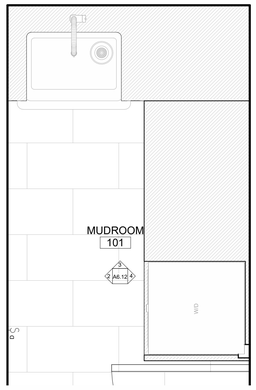
DATE:	SEPT 6, 2023
SCALE:	3/4" = 1'-0"
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE PROJECT #: 40035

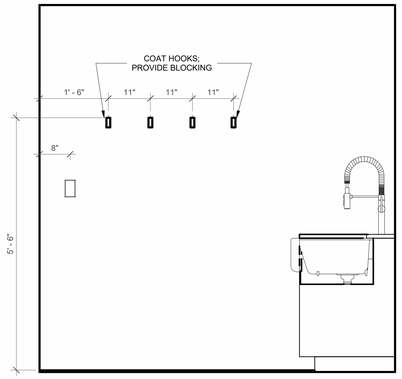
ENLARGED
INTERIOR PLANS &
ELEVATIONS

A6.11

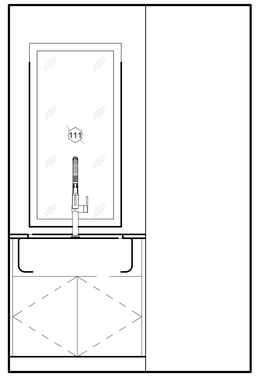
10/3/2023 3:32:26 PM



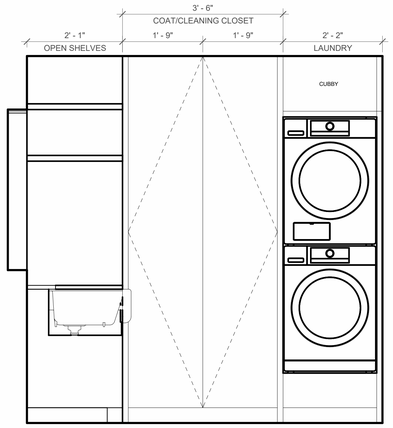
1 101 MUDROOM
3/4" = 1'-0"



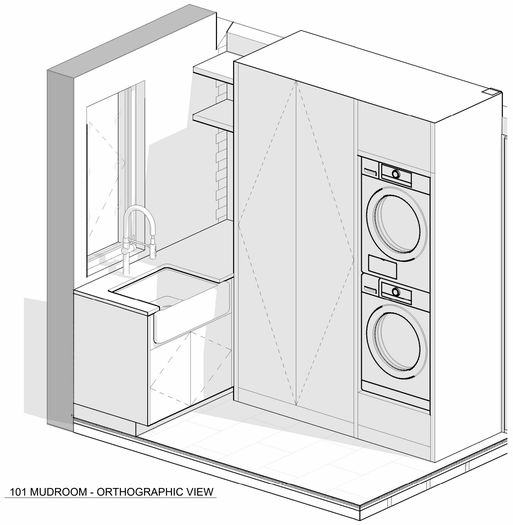
2 101 MUDROOM - WEST ELEVATION
3/4" = 1'-0"



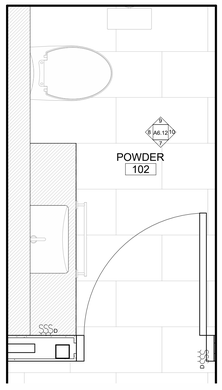
3 101 MUDROOM - NORTH ELEVATION
3/4" = 1'-0"



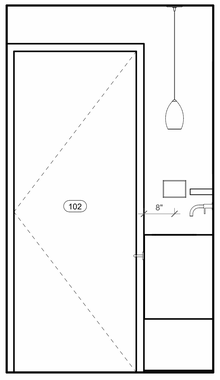
4 101 MUDROOM - EAST ELEVATION
3/4" = 1'-0"



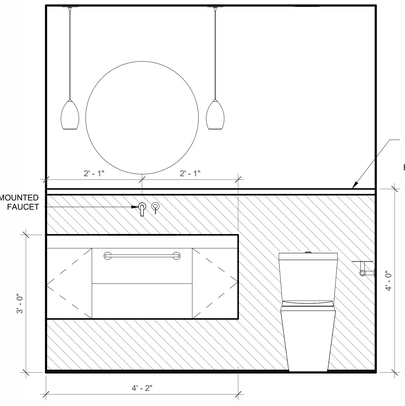
5 101 MUDROOM - ORTHOGRAPHIC VIEW



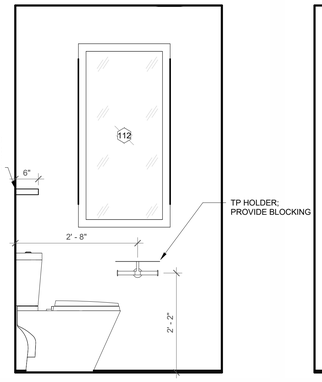
6 102 POWDER
3/4" = 1'-0"



7 102 POWDER ROOM - SOUTH ELEVATION
3/4" = 1'-0"

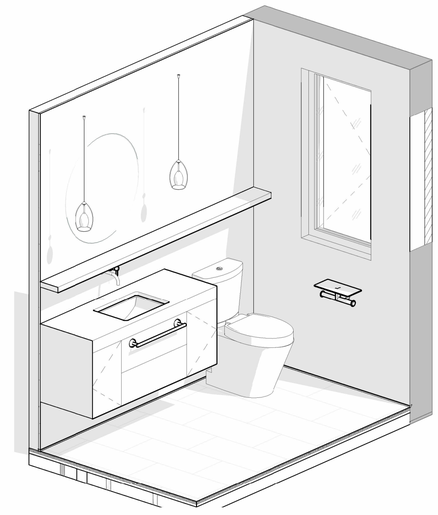


8 102 POWDER ROOM - WEST ELEVATION
3/4" = 1'-0"

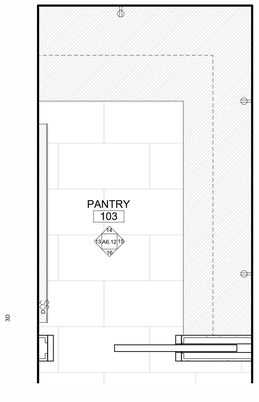


9 102 POWDER ROOM - NORTH ELEVATION
3/4" = 1'-0"

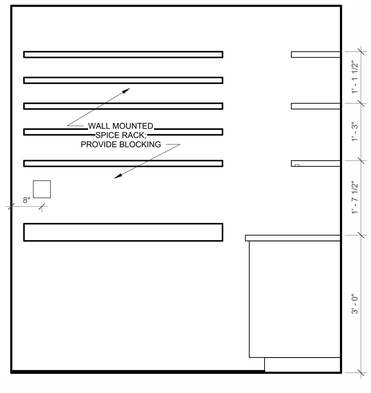
10 102 POWDER ROOM - EAST ELEVATION
3/4" = 1'-0"



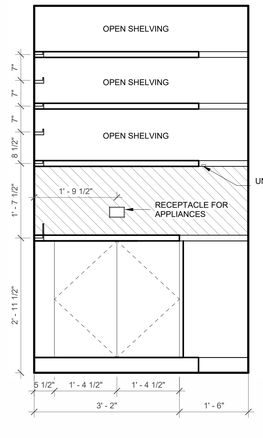
11 102 POWDER ROOM - ORTHOGRAPHIC VIEW



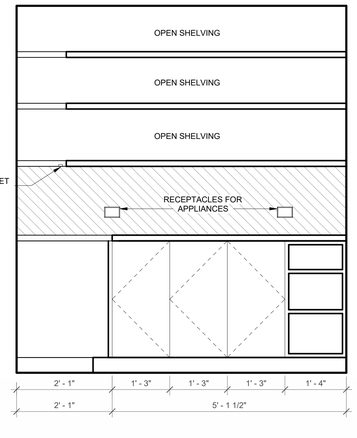
12 103 PANTRY
3/4" = 1'-0"



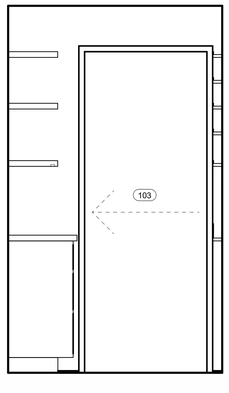
13 103 PANTRY - WEST ELEVATION
3/4" = 1'-0"



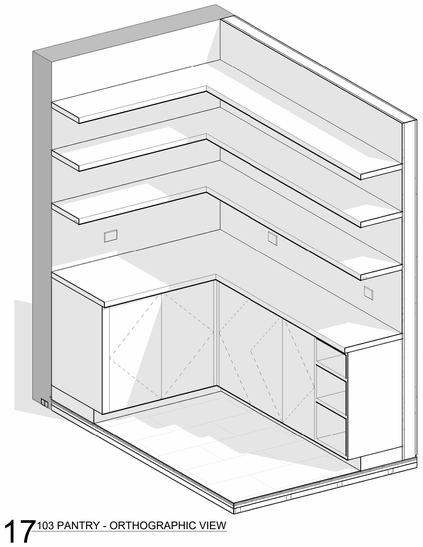
14 103 PANTRY - NORTH ELEVATION
3/4" = 1'-0"



15 103 PANTRY - EAST ELEVATION
3/4" = 1'-0"



16 103 PANTRY - SOUTH ELEVATION
3/4" = 1'-0"



17 103 PANTRY - ORTHOGRAPHIC VIEW

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115 WILLOW AVENUE
SOMERVILLE, MA 02144
TEL 617.628.5033
WWW.CHARLESROSEARCHITECTS.COM

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CONSULTANT

CERTIFICATION

REGISTERED ARCHITECT
CHARLES ROSE
No. 8184
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

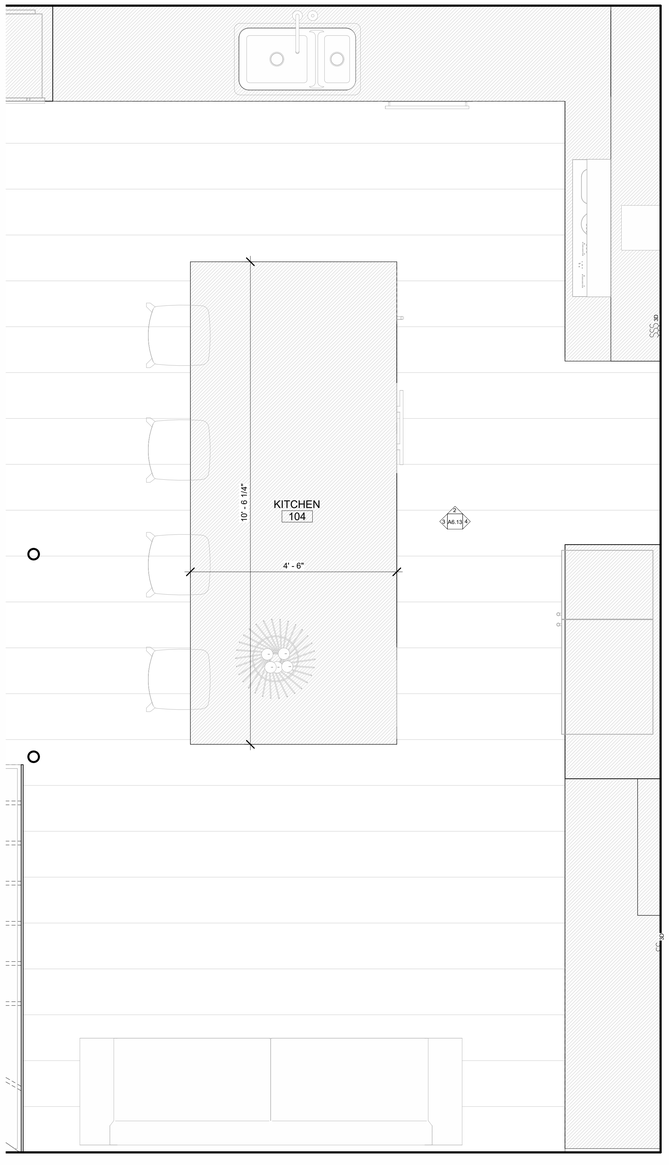
DATE:	AUG 18, 2023
SCALE:	3/4" = 1'-0"
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40035

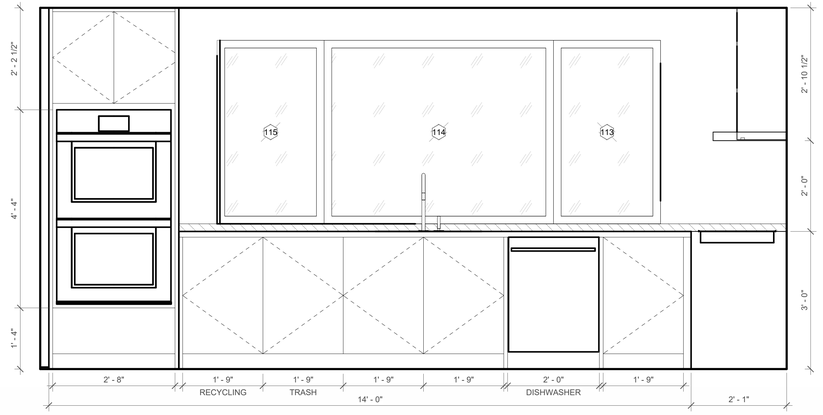
ENLARGED
INTERIOR PLANS &
ELEVATIONS

A6.12

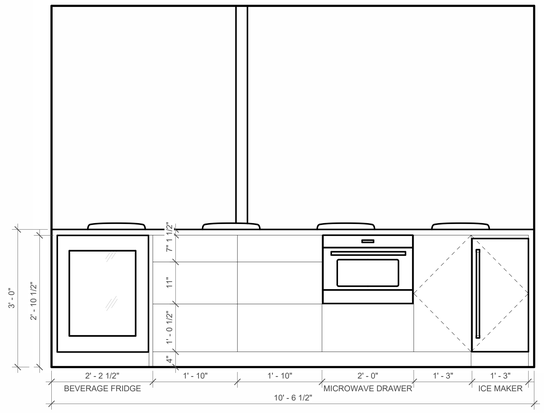
8/18/2023 10:19:10 PM



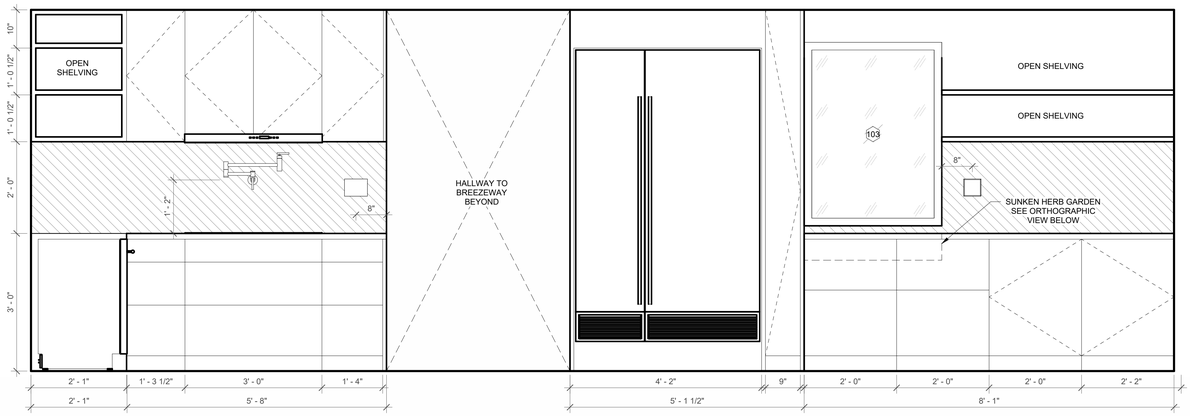
1 104 KITCHEN
3/4" = 1'-0"



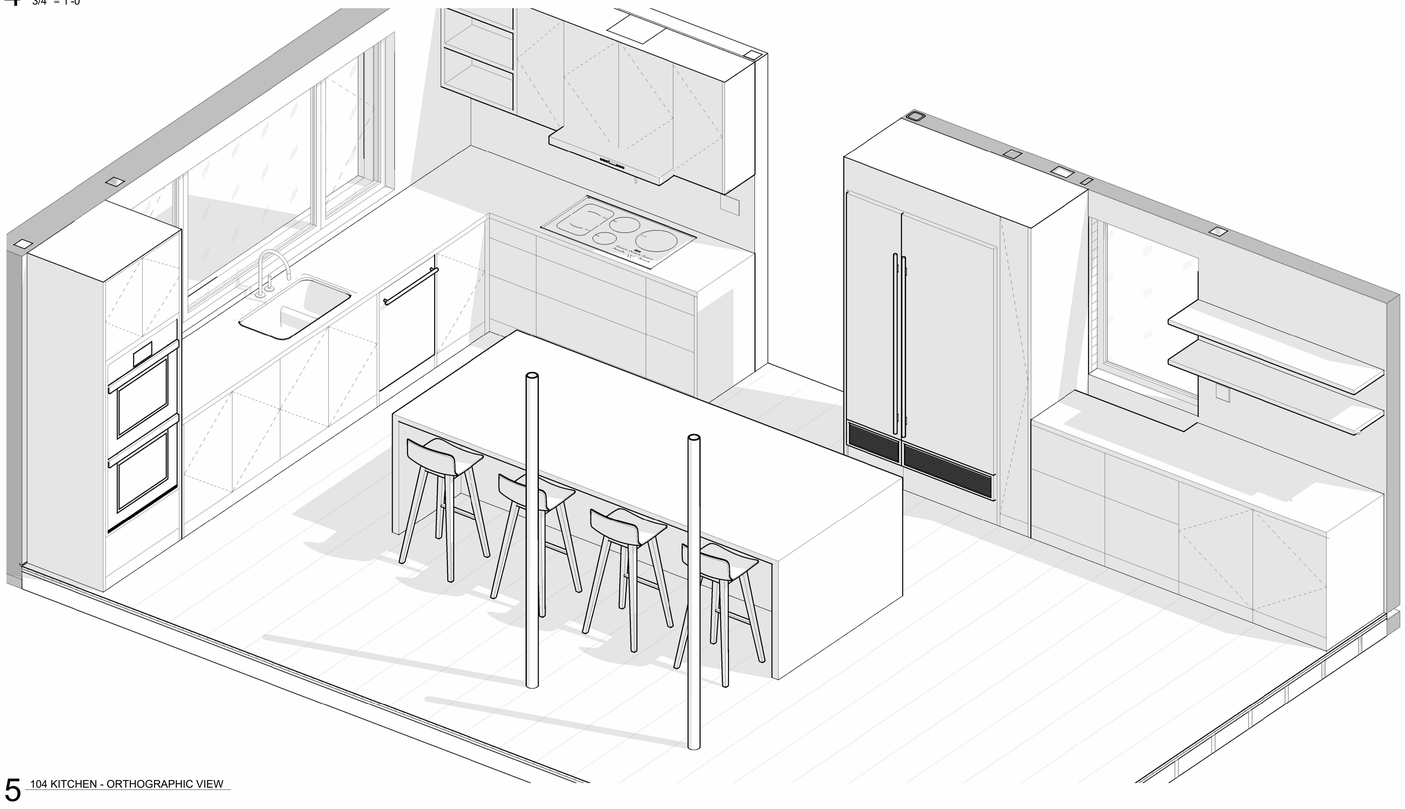
2 104 KITCHEN - NORTH ELEVATION
3/4" = 1'-0"



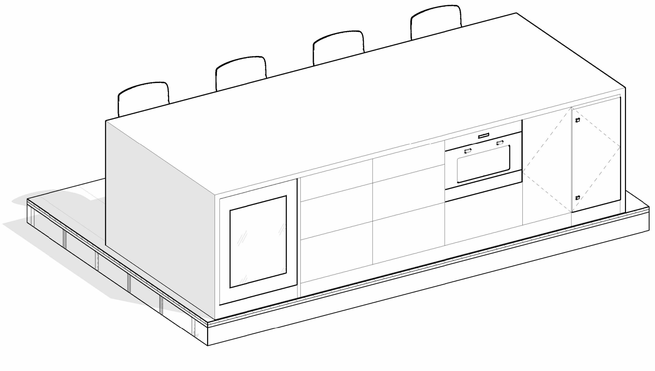
3 104 KITCHEN - WEST ELEVATION
3/4" = 1'-0"



4 104 KITCHEN - EAST ELEVATION
3/4" = 1'-0"



5 104 KITCHEN - ORTHOGRAPHIC VIEW



6 104 KITCHEN - ORTHOGRAPHIC VIEW Copy 1

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REGISTERED ARCHITECT CHARLES ROSE No. 8184 CAMBRIDGE MASS. COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

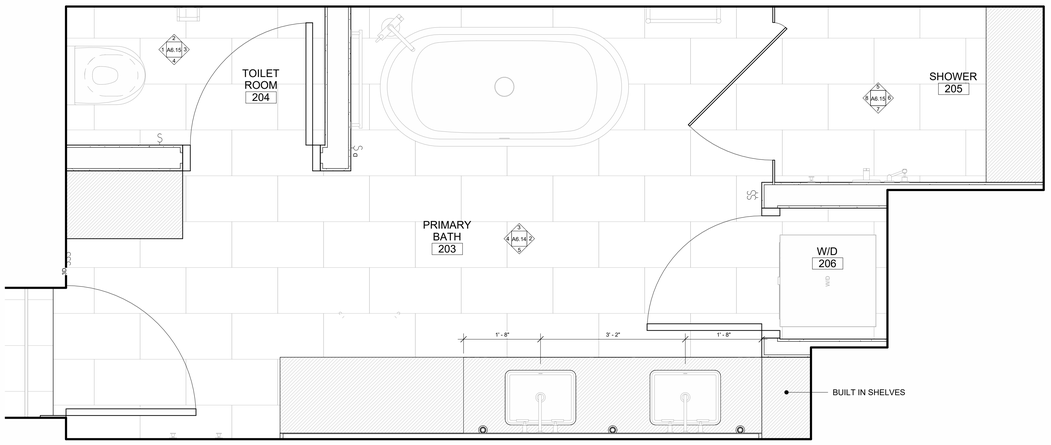
DATE:	AUG 18, 2023
SCALE:	3/4" = 1'-0"
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40035

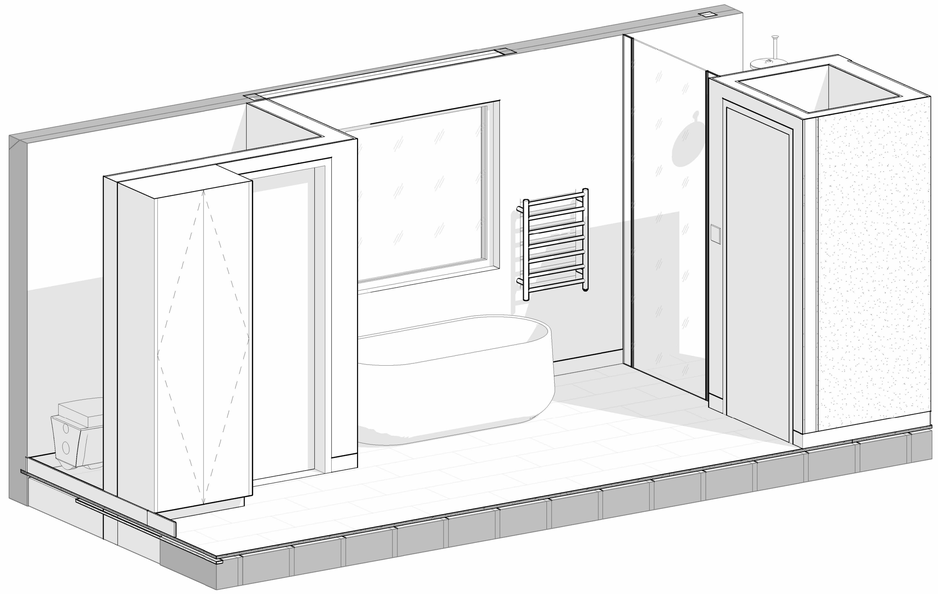
ENLARGED INTERIOR PLANS & ELEVATIONS

A6.13

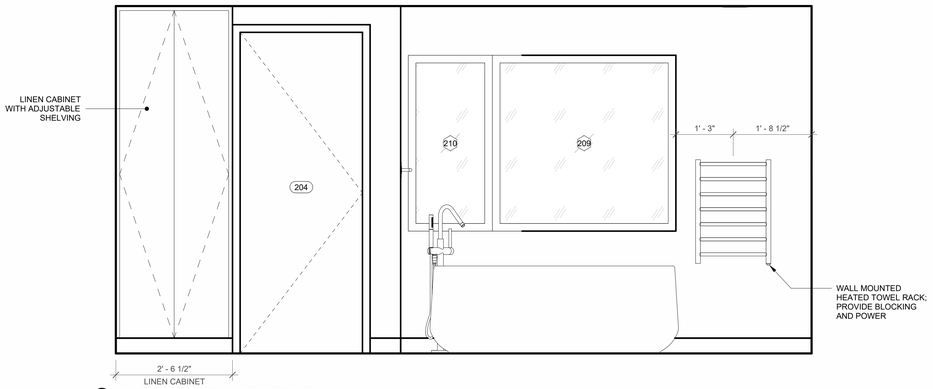
8/18/2023 10:15:17 PM



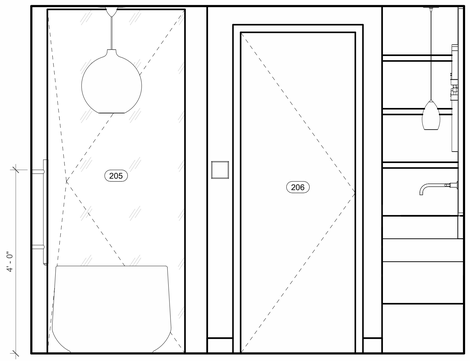
1 203 PRIMARY BATH
3/4" = 1'-0"



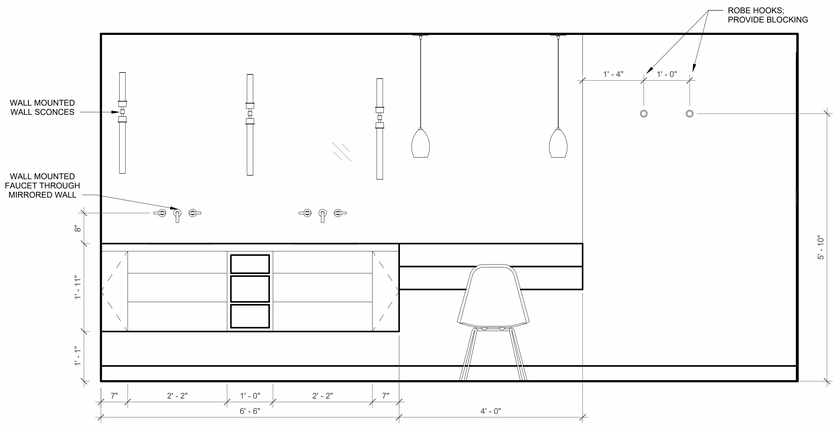
7 203 PRIMARY BATH - ORTHOGRAPHIC VIEW B



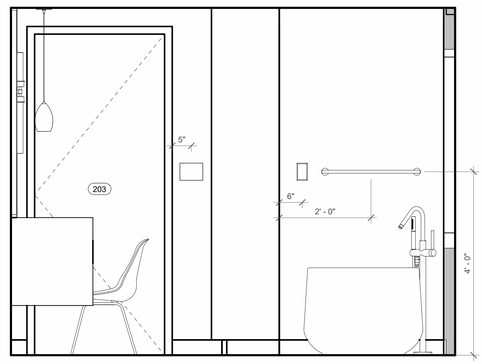
3 203 PRIMARY BATH - NORTH ELEVATION
3/4" = 1'-0"



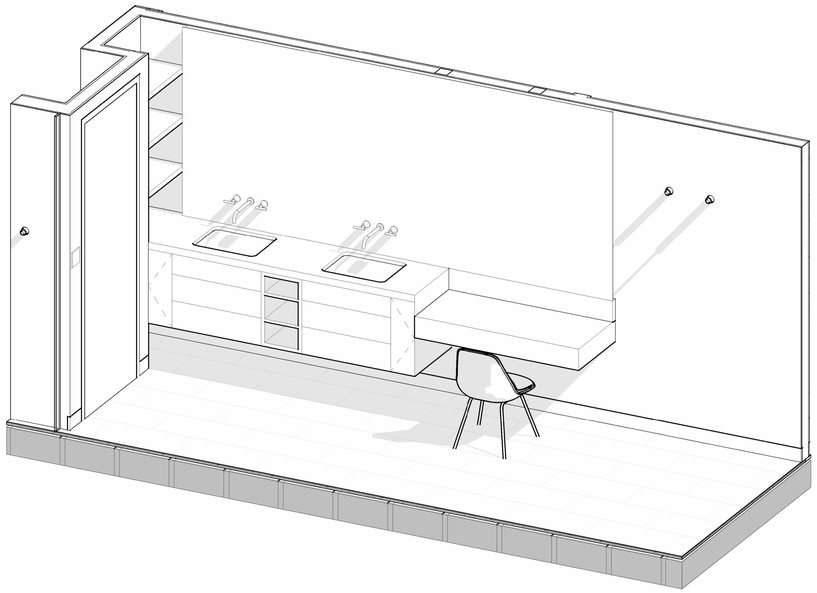
2 203 PRIMARY BATH - EAST ELEVATION
3/4" = 1'-0"



5 203 PRIMARY BATH - SOUTH ELEVATION
3/4" = 1'-0"



4 203 PRIMARY BATH - WEST ELEVATION
3/4" = 1'-0"



6 203 PRIMARY BATH - ORTHOGRAPHIC VIEW A

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CHARLES ROSE
No. 8184
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

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CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40035

ENLARGED INTERIOR PLANS & ELEVATIONS

A6.14

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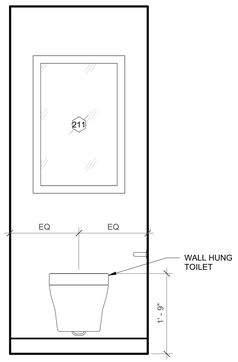
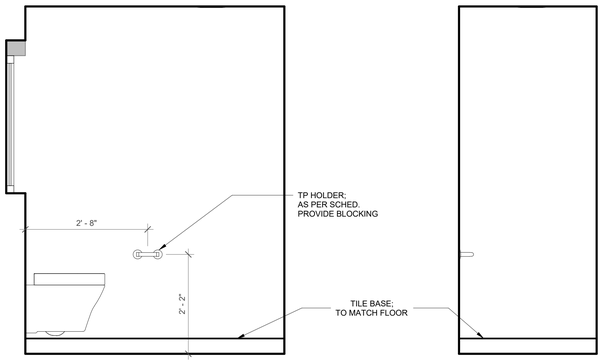
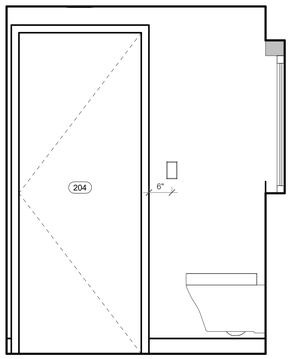


1 204 TOILET ROOM - WEST ELEVATION
3/4" = 1'-0"

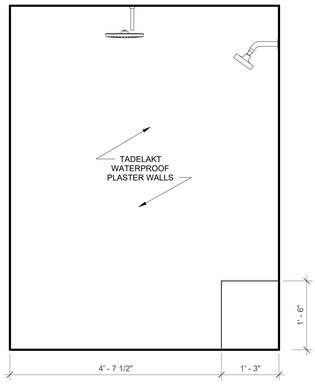


2 204 TOILET ROOM - NORTH ELEVATION
3/4" = 1'-0"

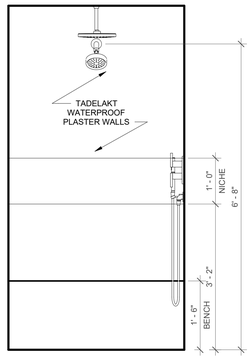
3 204 TOILET ROOM - EAST ELEVATION
3/4" = 1'-0"



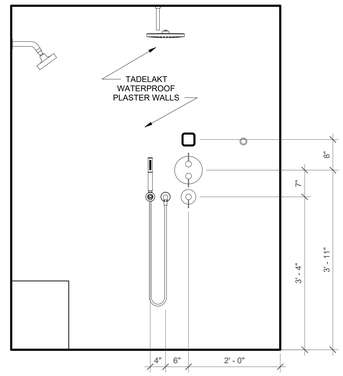
4 204 TOILET ROOM - SOUTH ELEVATION
3/4" = 1'-0"



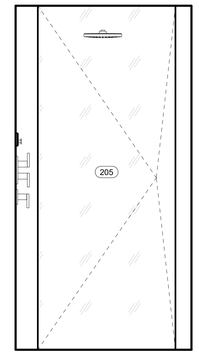
5 205 PRIMARY SHOWER - NORTH ELEVATION
3/4" = 1'-0"



6 205 PRIMARY SHOWER - EAST ELEVATION
3/4" = 1'-0"



7 205 PRIMARY SHOWER - SOUTH ELEVATION
3/4" = 1'-0"



8 205 PRIMARY SHOWER - WEST ELEVATION
3/4" = 1'-0"

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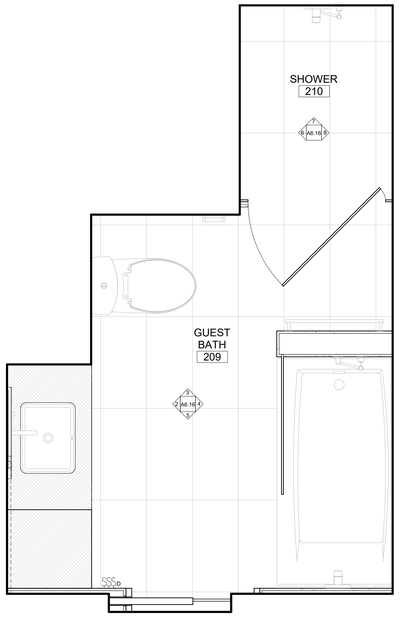
CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40035

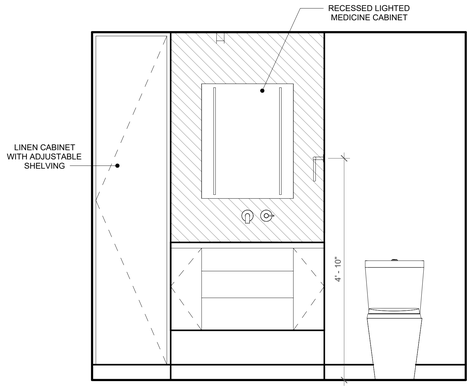
ENLARGED
INTERIOR PLANS &
ELEVATIONS

A6.15

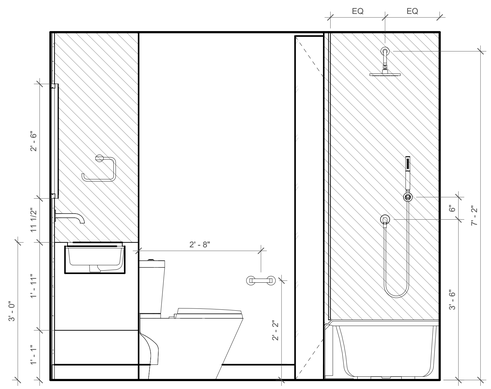
8/18/2023 10:19:24 PM



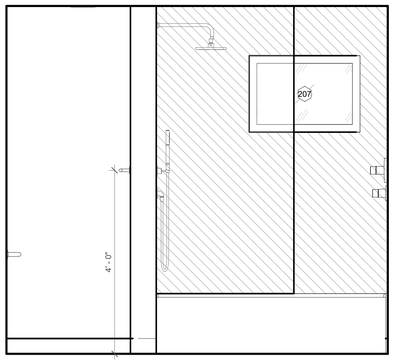
1 209 GUEST BATH
3/4" = 1'-0"



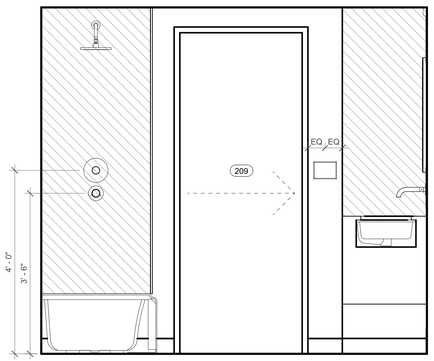
2 209 GUEST BATH - WEST ELEVATION
3/4" = 1'-0"



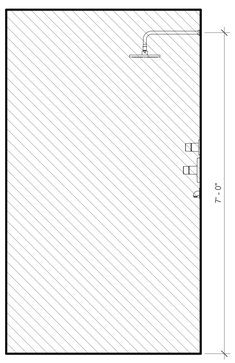
3 209 GUEST BATH - NORTH ELEVATION
3/4" = 1'-0"



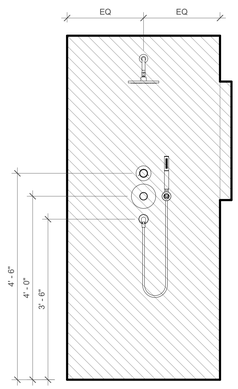
4 209 GUEST BATH - EAST ELEVATION
3/4" = 1'-0"



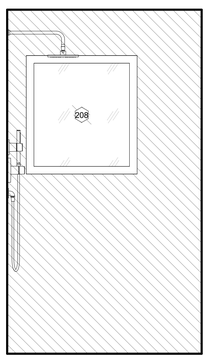
5 209 GUEST BATH - SOUTH ELEVATION
3/4" = 1'-0"



6 210 SHOWER - WEST
3/4" = 1'-0"



7 210 SHOWER - NORTH
3/4" = 1'-0"



8 210 SHOWER - EAST
3/4" = 1'-0"

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JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

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DRAWN BY:	CJ
CHECKED BY:	Checker

SHEET TITLE — PROJECT #: 40035

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INTERIOR PLANS &
ELEVATIONS

A6.16

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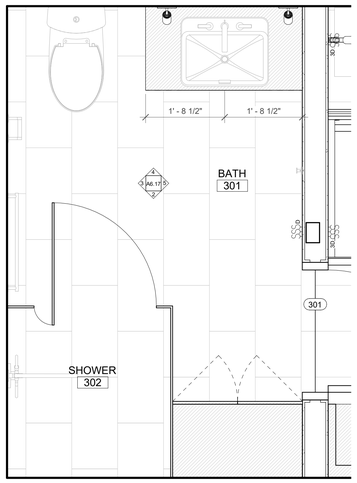
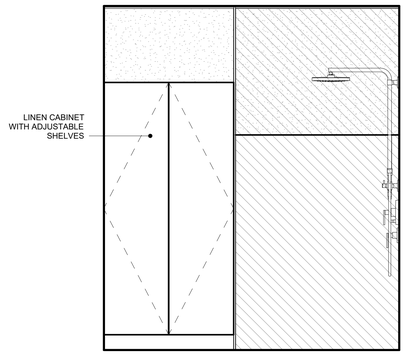
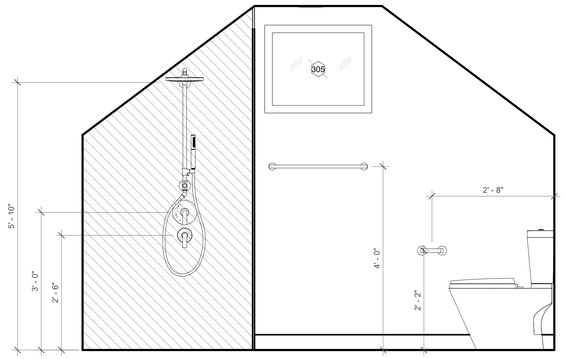


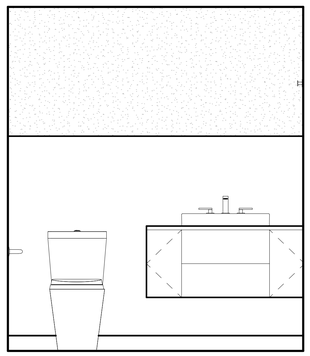
1 301 BATH
3/4" = 1'-0"



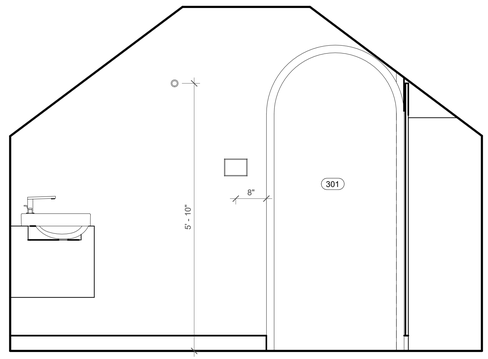
2 301 BATH - SOUTH ELEVATION
3/4" = 1'-0"



3 301 BATH - WEST ELEVATION
3/4" = 1'-0"



4 301 BATH - NORTH ELEVATION
3/4" = 1'-0"



5 301 BATH - EAST ELEVATION
3/4" = 1'-0"

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SHEET TITLE **PROJECT #:** 40035

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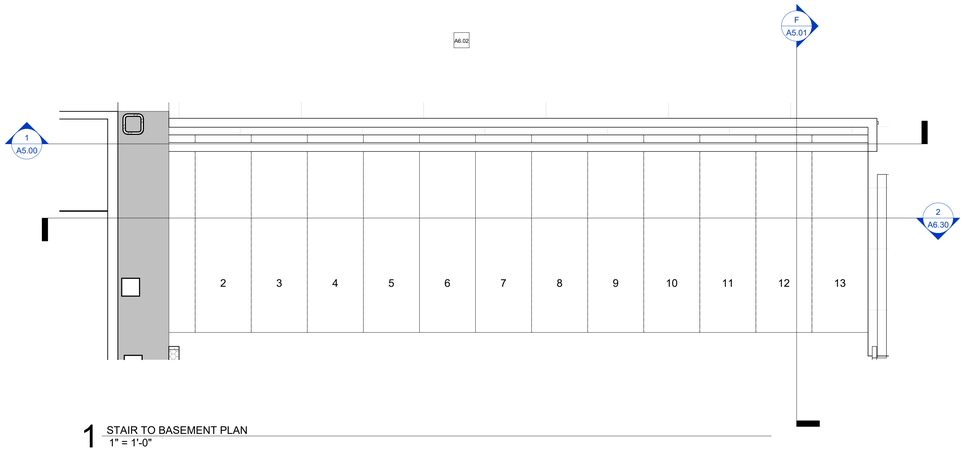
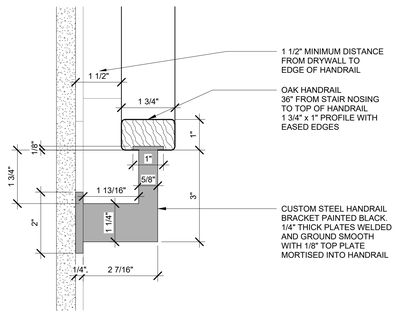
A6.17

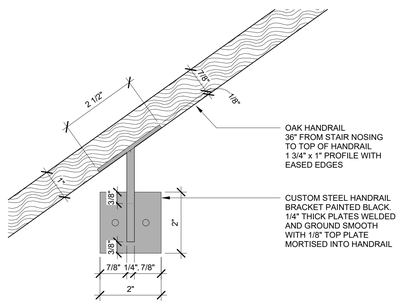
8/18/2023 10:19:24 PM



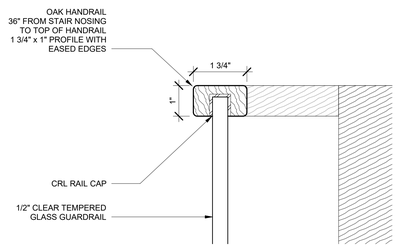
1 STAIR TO BASEMENT PLAN
1" = 1'-0"

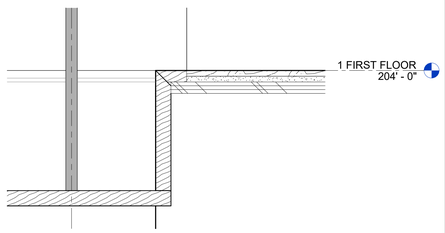


8 OAK HANDRAIL WITH STEEL BRACKET - SECTION
6" = 1'-0"

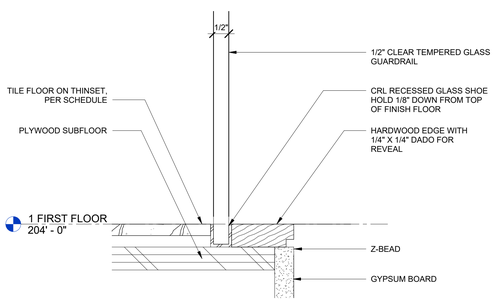


9 OAK HANDRAIL WITH STEEL BRACKET - ELEVATION
6" = 1'-0"

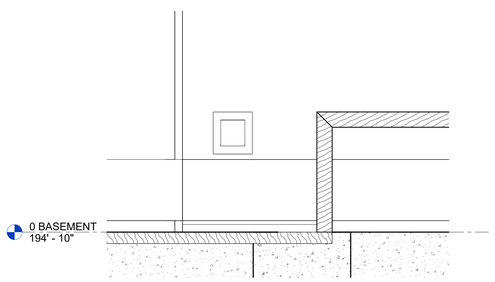




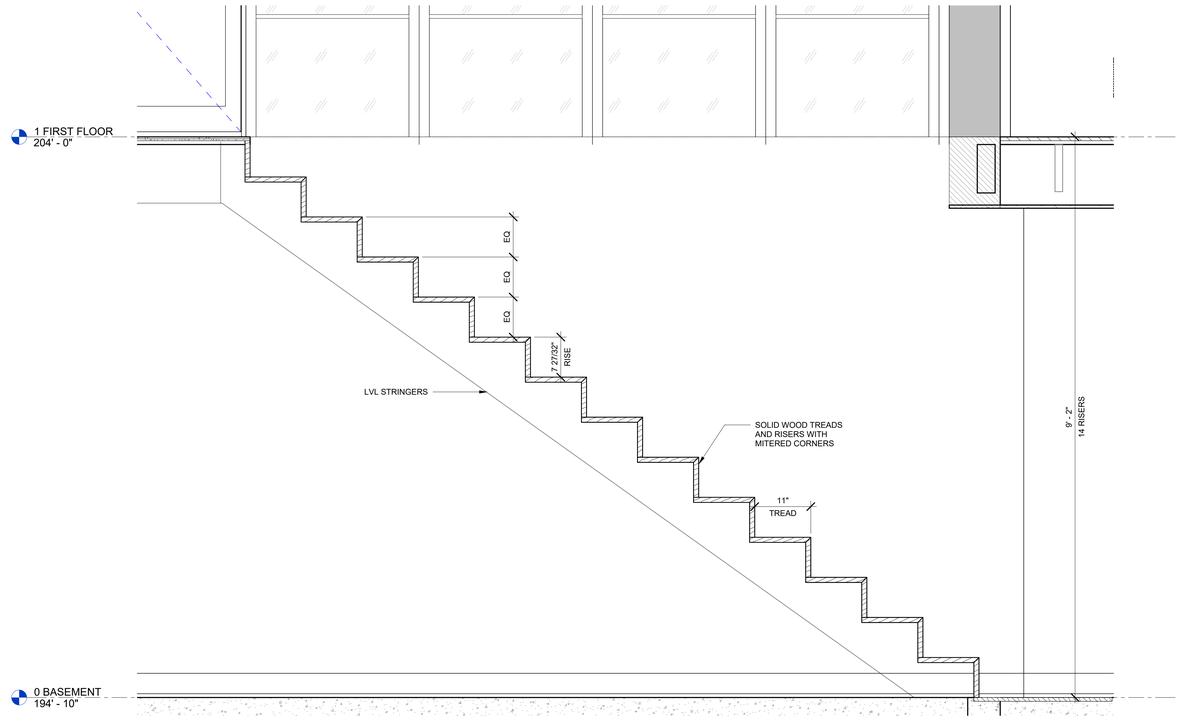
5 Detail 0
3" = 1'-0"



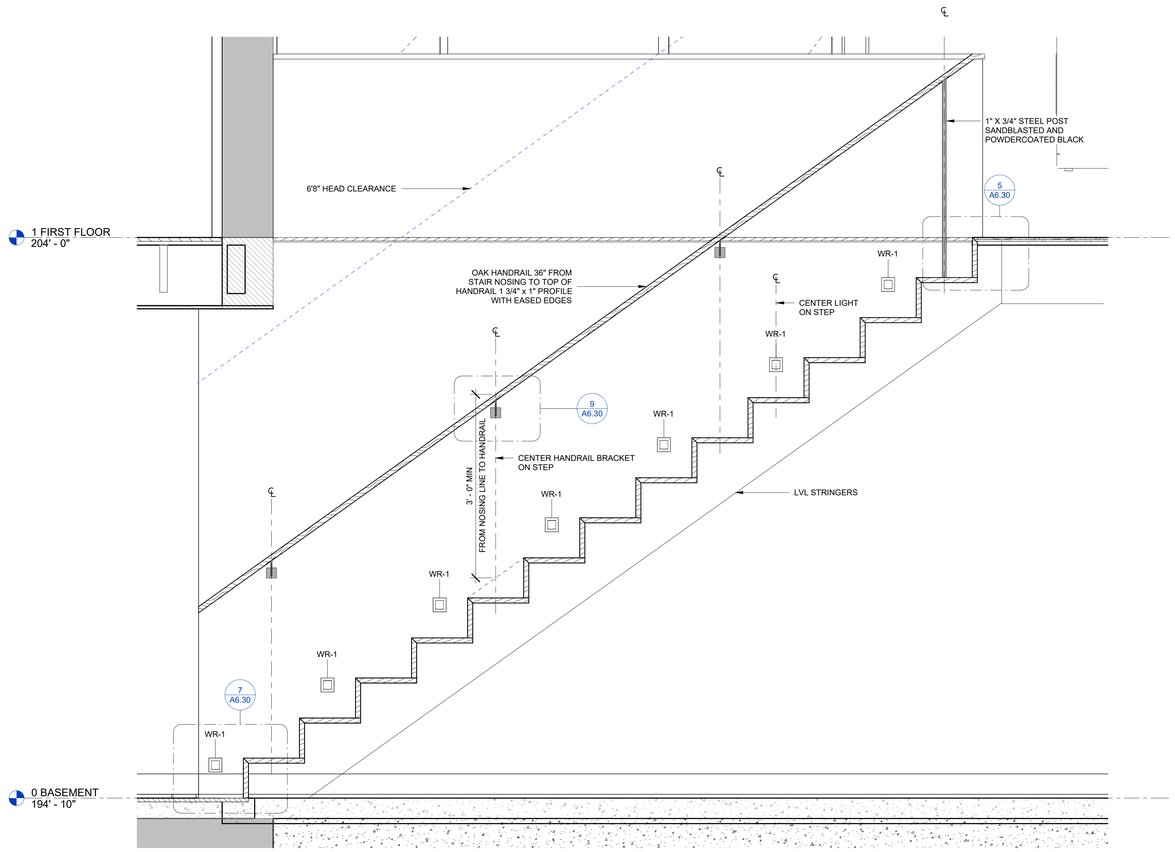
6 TRANSVERSE SECTION F - Callout 1
6" = 1'-0"



7 Detail 1
3" = 1'-0"



2 STAIR TO BASEMENT - SECTION FACING SOUTH
1" = 1'-0"



3 STAIR TO BASEMENT - SECTION FACING NORTH
1" = 1'-0"

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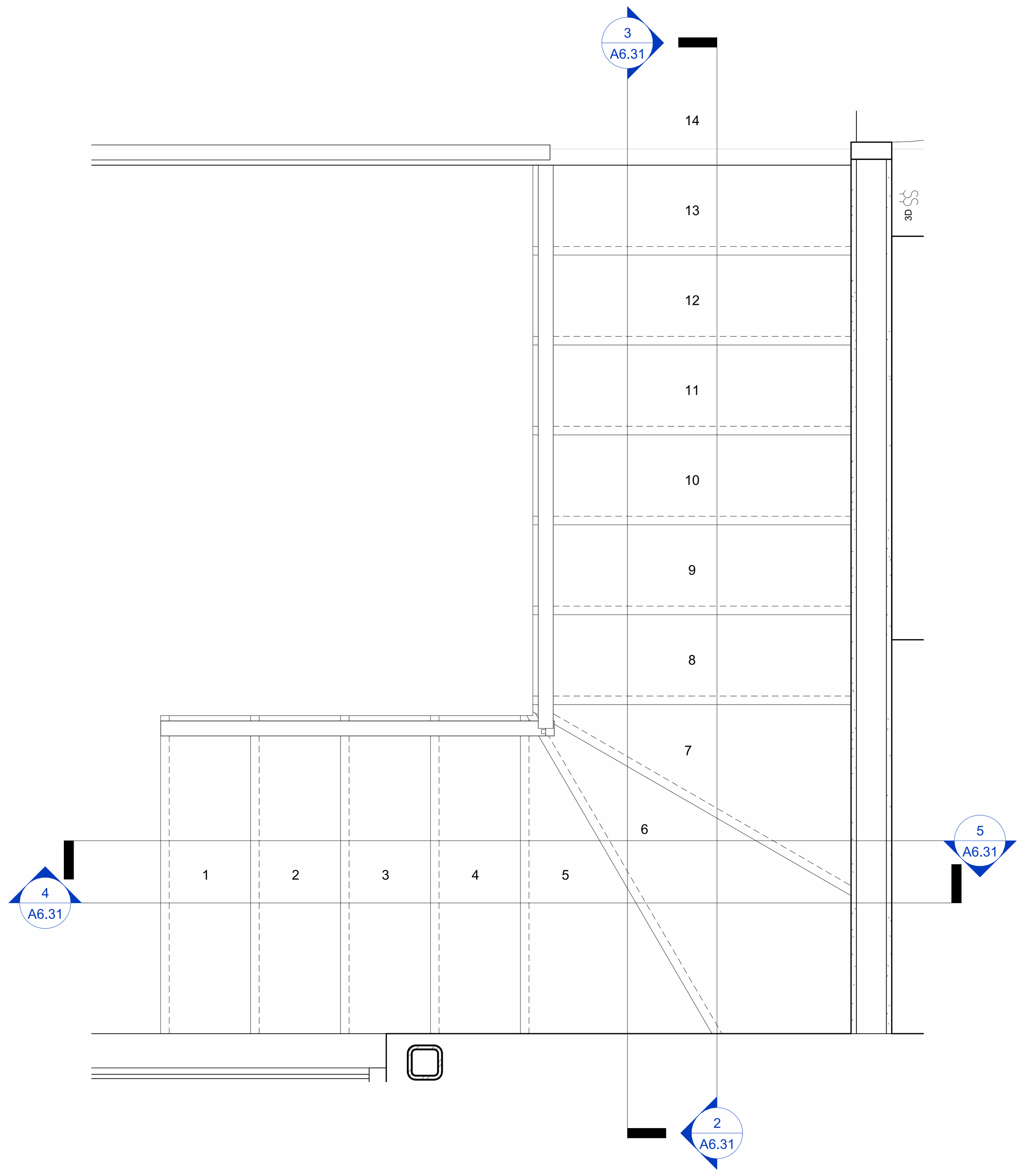
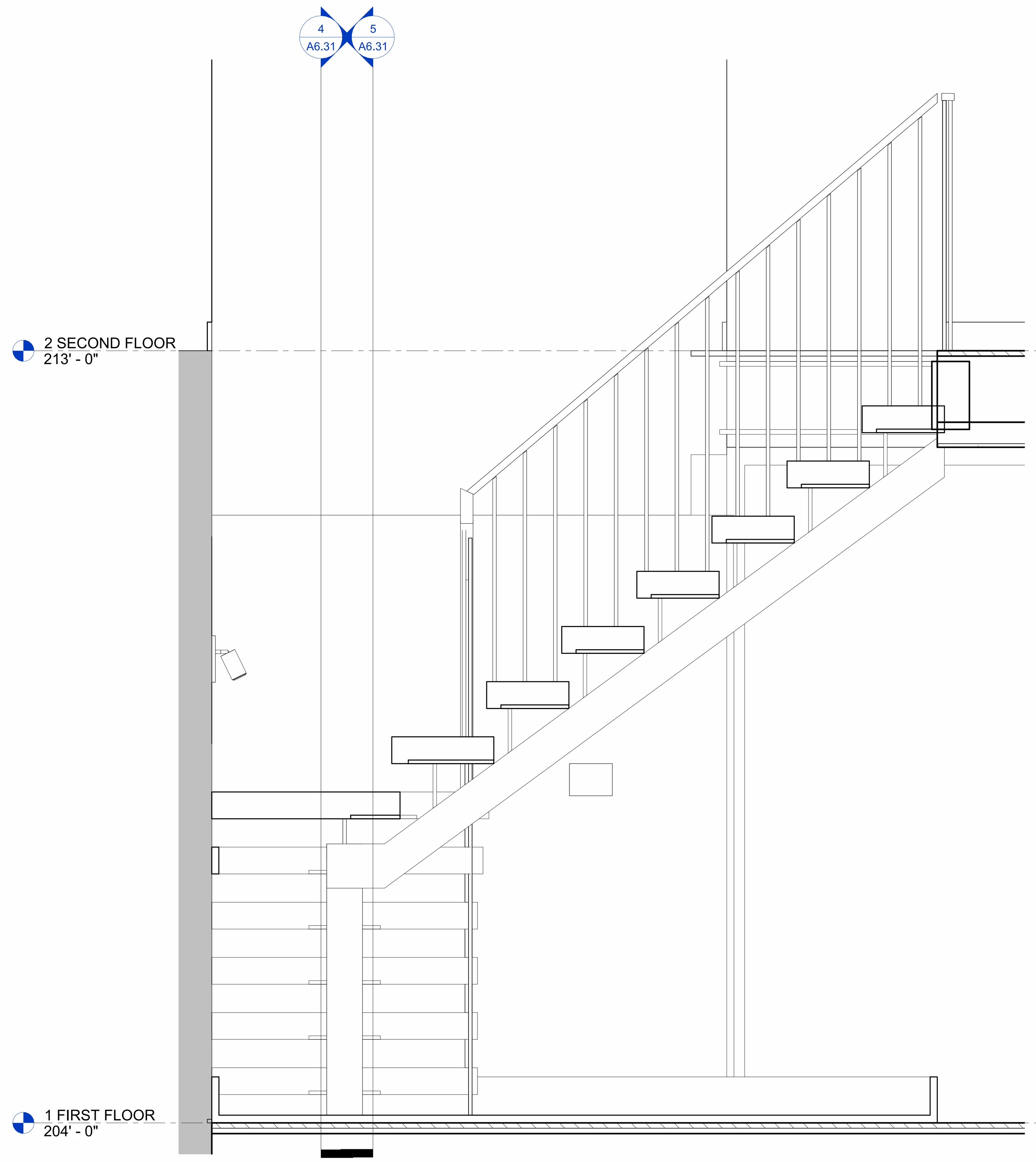
INTERIOR STAIR DETAILS

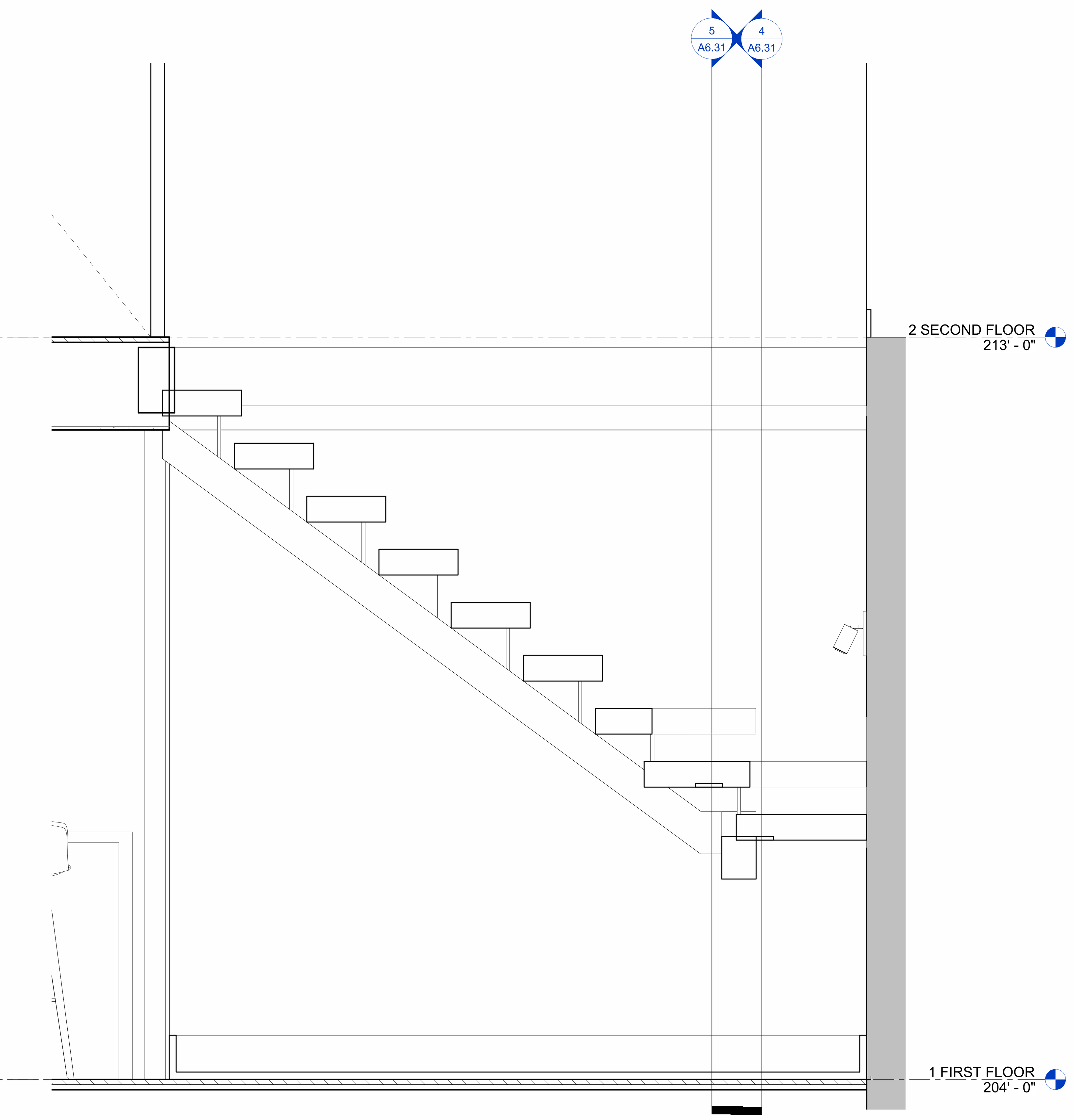
A6.30



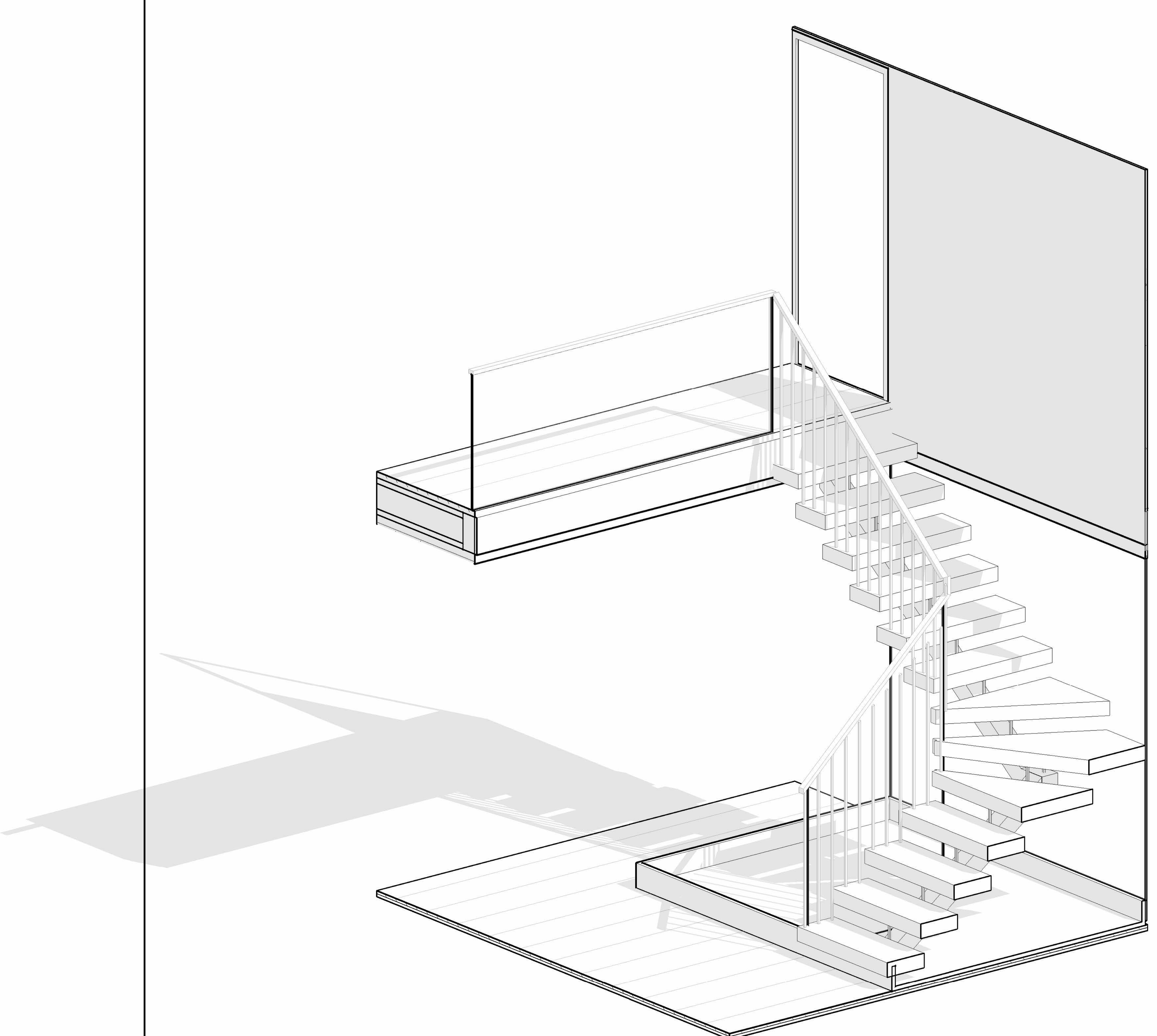
1 STAIR TO SECOND FLOOR PLAN
1" = 1'-0"



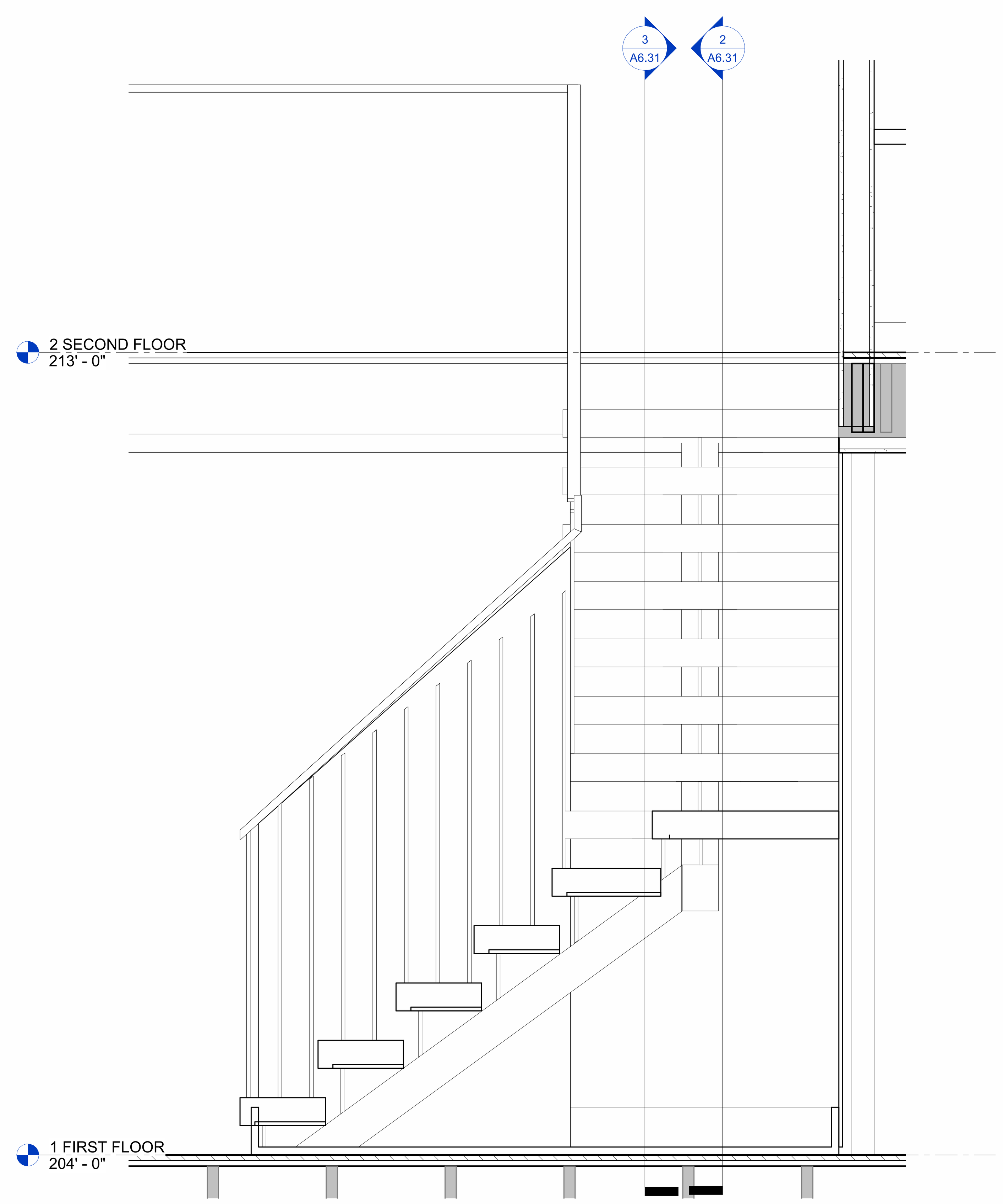
2 MAIN STAIR - NORTH SOUTH SECTION FACING WEST
1" = 1'-0"



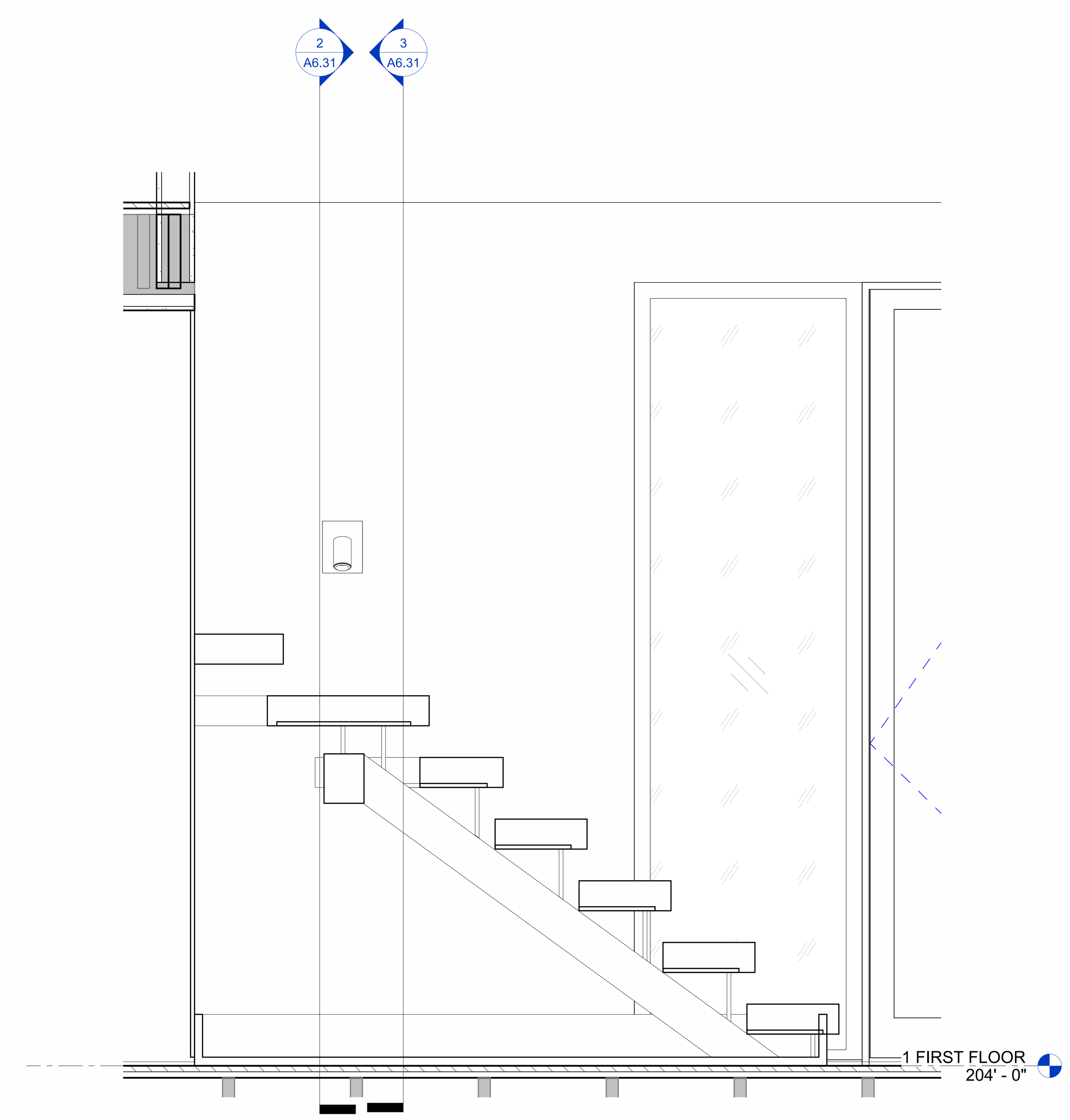
3 MAIN STAIR - NORTH SOUTH SECTION FACING EAST
1" = 1'-0"



6 Entry Stair 3D



4 MAIN STAIR - EAST WEST SECTION FACING NORTH
1" = 1'-0"



5 MAIN STAIR - EAST WEST SECTION FACING SOUTH
1" = 1'-0"

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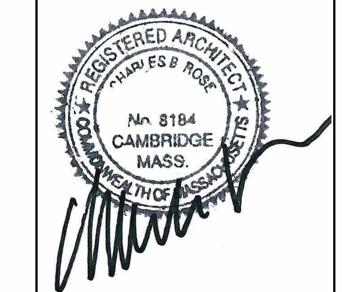


BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

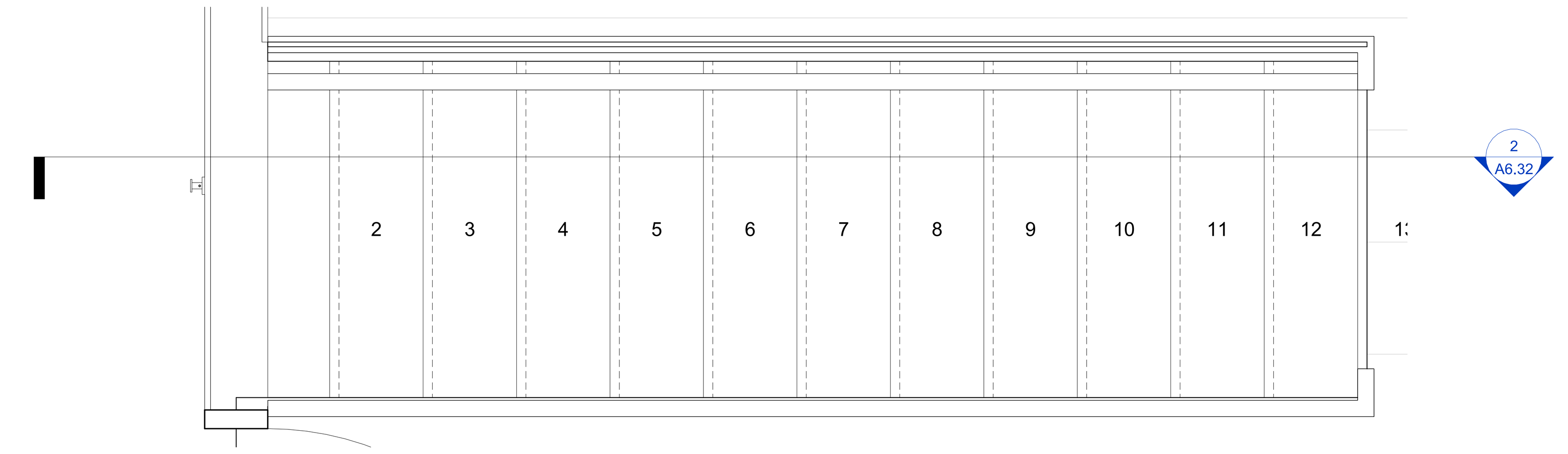
PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	1" = 1'-0"
DRAWN BY:	CJ
CHECKED BY:	CR

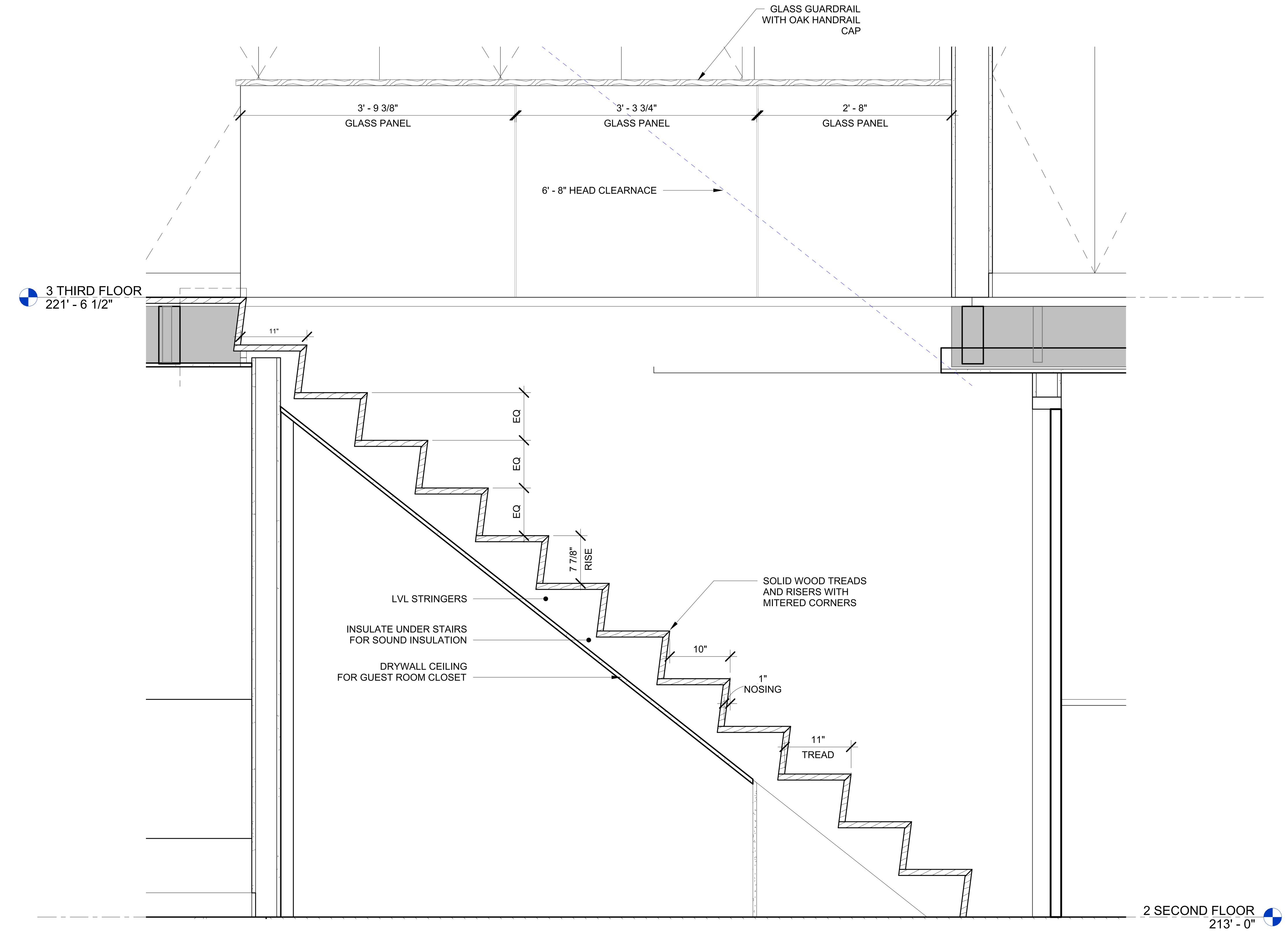
SHEET TITLE **PROJECT #:** 40035

INTERIOR STAIR DETAILS

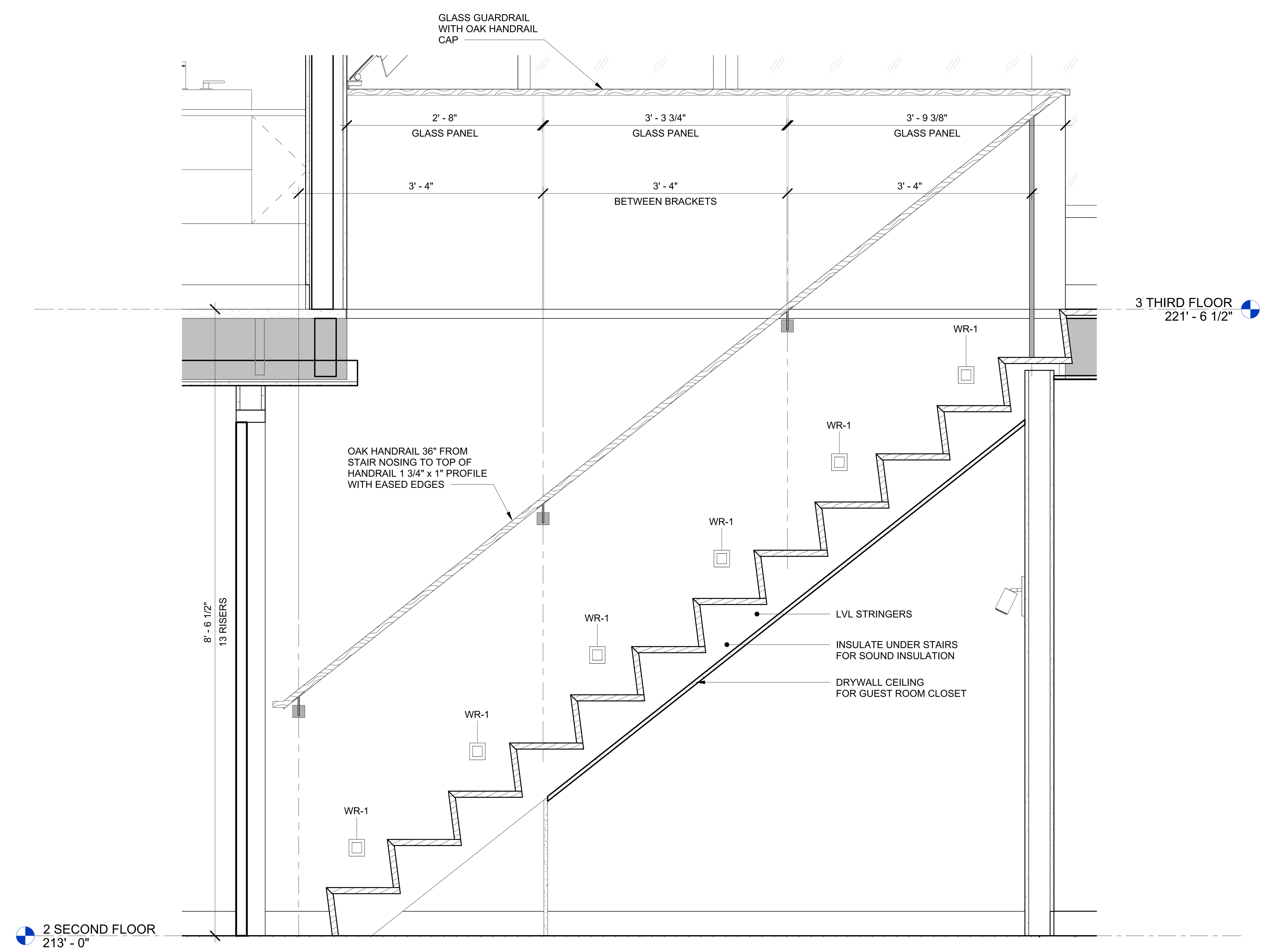
A6.31



1 STAIR TO THIRD FLOOR PLAN
1" = 1'-0"



2 STAIR TO THIRD FLOOR - SECTION FACING SOUTH
1" = 1'-0"



3 STAIR TO THIRD FLOOR - SECTION FACING NORTH
1" = 1'-0"

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CERTIFICATION

REGISTERED ARCHITECT CHARLES ROSE No. 8164 CAMBRIDGE MASS. COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

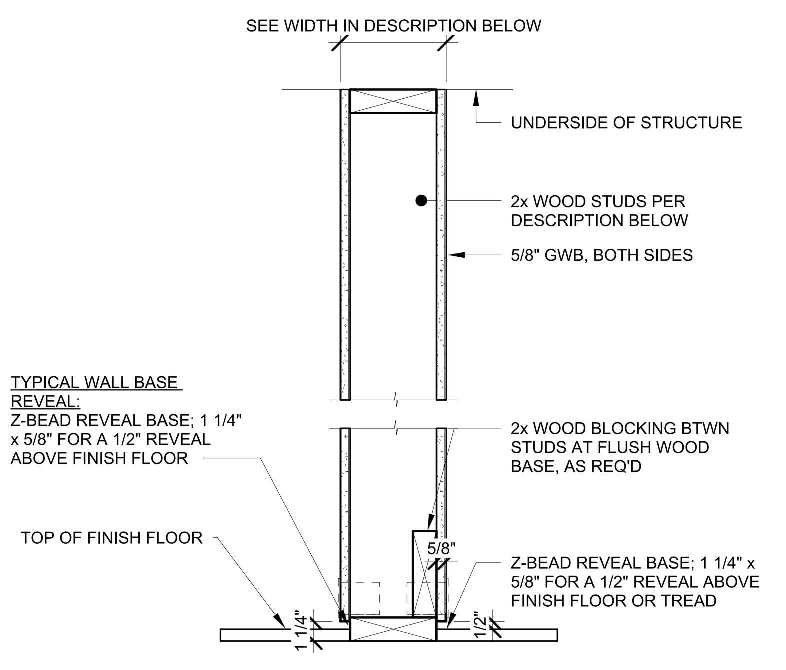
DATE:	AUG 18, 2023
SCALE:	1" = 1'-0"
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE PROJECT #: 40026

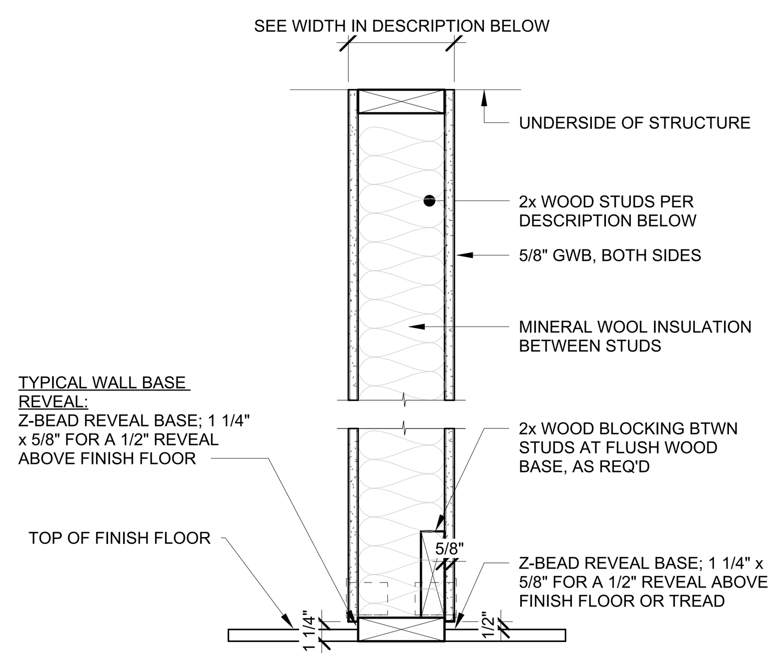
INTERIOR STAIR DETAILS

A6.32

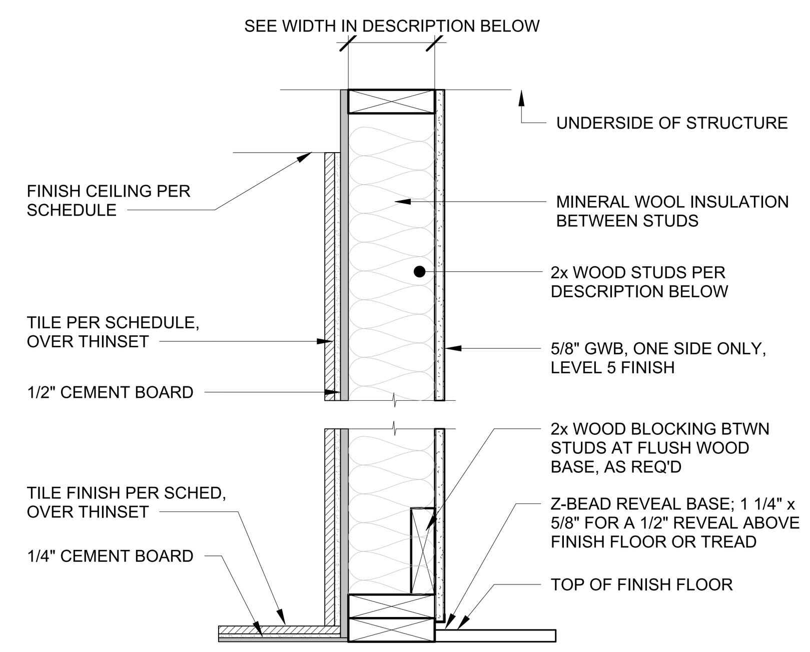
8/18/2023 10:19:49 PM



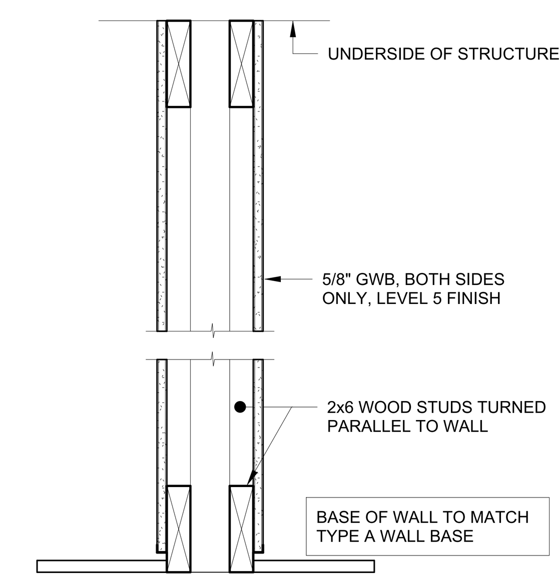
TYPICAL GWB PARTITIONS



TYPICAL GWB PARTITIONS



PARTITIONS WITH TILE ON ONE SIDE



PARTITIONS AT INTERIOR POCKET DOORS

NOTE: SEE DETAILS FOR SLIDING DOOR TRACK & COORD. W/ STRUCTURE

A4 — 2x4 WOOD STUDS @ 16"O.C. W/ 5/8" GWB BOTH SIDES, LEVEL 5 FINISH
TOTAL WIDTH: 4 3/4"

A6 — 2x6 WOOD STUDS @ 24"O.C. W/ 5/8" GWB BOTH SIDES, LEVEL 5 FINISH
TOTAL WIDTH: 6 3/4"

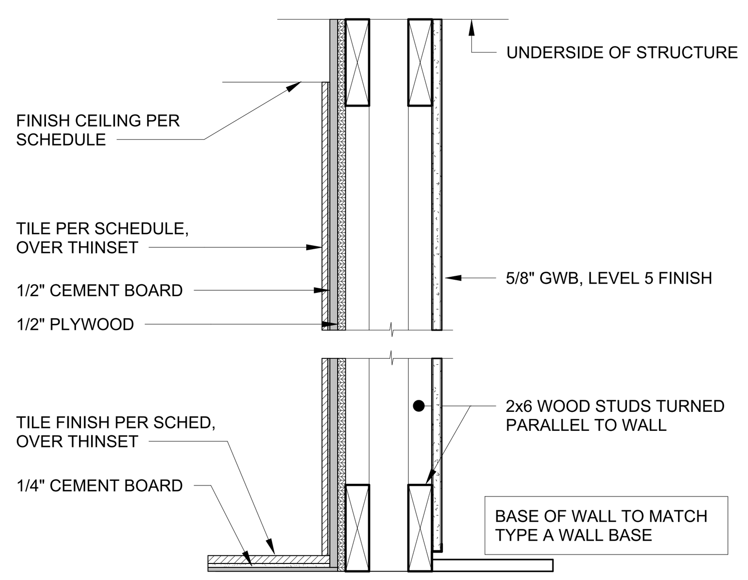
B4 — SAME AS A4, BUT ADD ACOUSTICAL BATTS INSULATION BETWEEN STUDS
TOTAL WIDTH: 4 3/4"

B6 — SAME AS A6, BUT ADD ACOUSTICAL BATTS INSULATION BETWEEN STUDS
TOTAL WIDTH: 6 3/4"

C4 — 2x4 WOOD STUDS @ 16"O.C. W/ FULL HEIGHT TILE ON ONE SIDE
TOTAL WIDTH: <5 5/8"

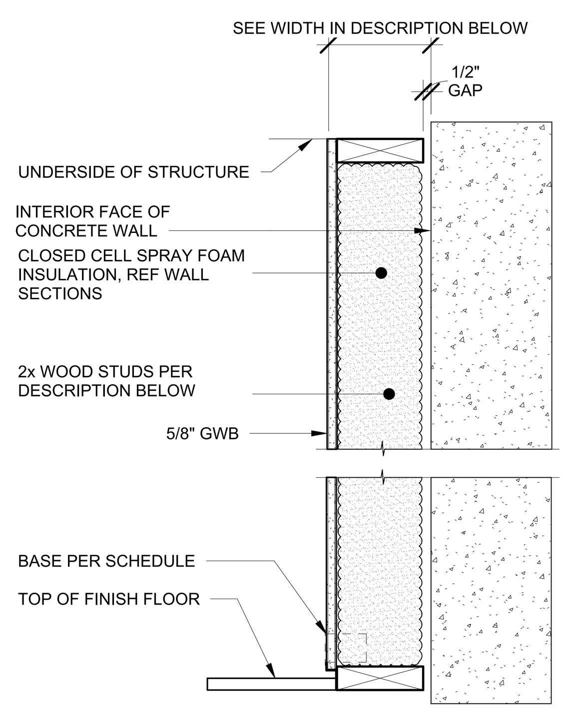
C6 — 2x6 WOOD STUDS @ 16"O.C. W/ FULL HEIGHT TILE ON ONE SIDE
TOTAL WIDTH: <7 5/8"

D6 — WOOD STUDS W/ 5/8" GWB BOTH SIDES, LEVEL 5 FINISH
TOTAL WIDTH: 6 3/4"

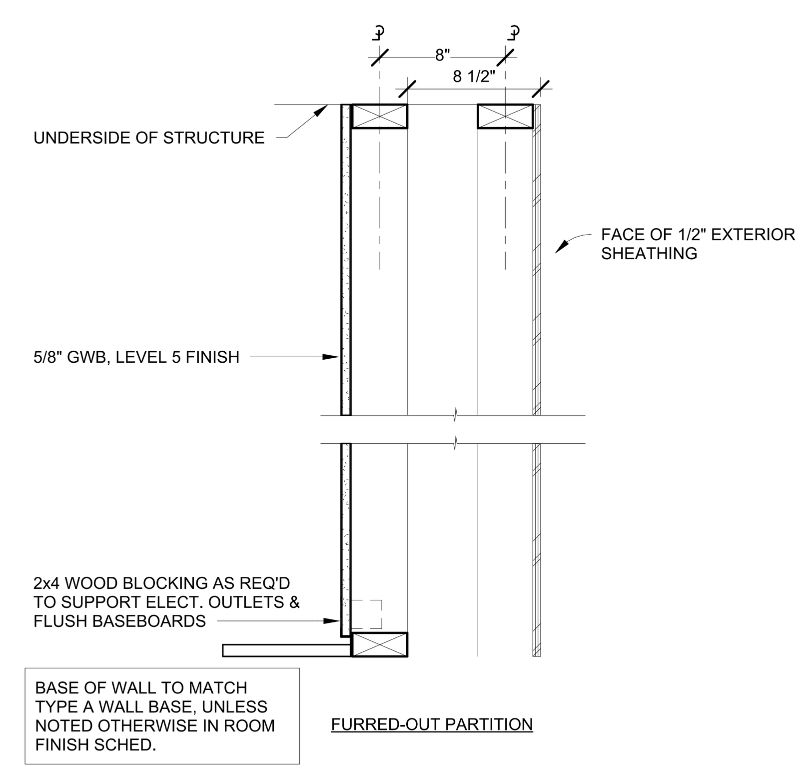


PARTITIONS AT INTERIOR POCKET DOORS WITH TILE ON ONE SIDE

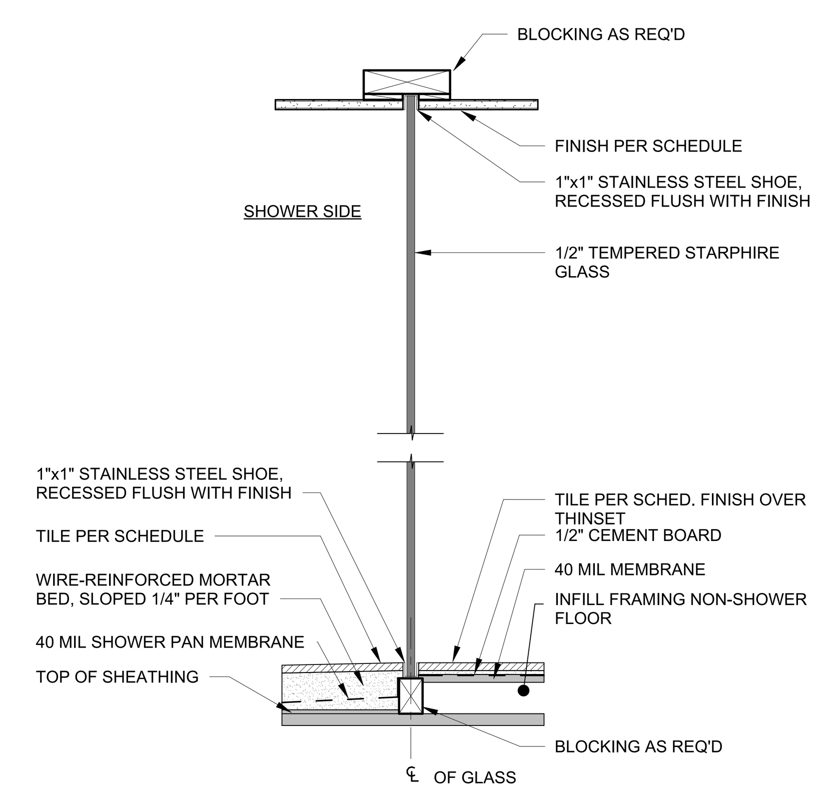
NOTE: SEE DETAILS FOR SLIDING DOOR TRACK & COORD. W/ STRUCTURE



TYPICAL GWB WALLS AT EXTERIOR CONCRETE



FURRED-OUT PARTITION



FULL HEIGHT GLASS PARTITION WITH NO CURB

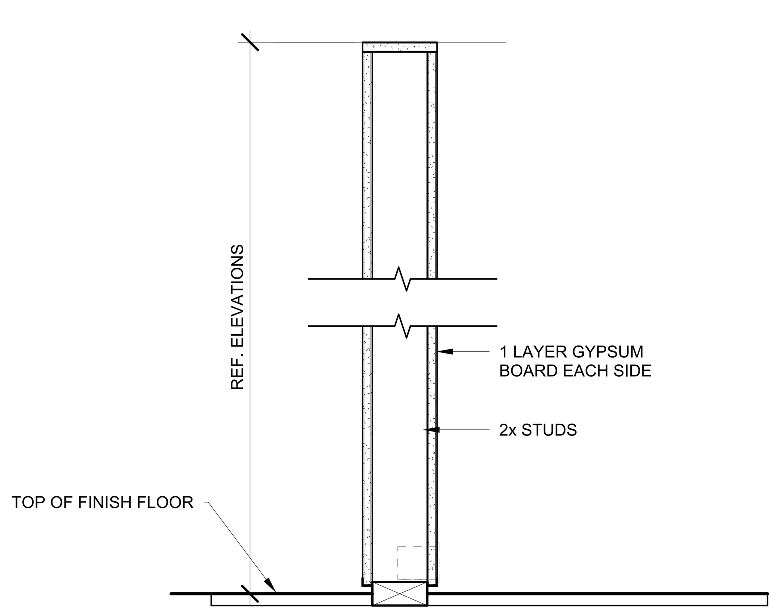
E6 — 2x6 WOOD STUDS @ 24"O.C. W/ FULL HEIGHT TILE ON ONE SIDE

F4 — 2x4 WOOD STUDS @ 16"O.C. W/ 5/8" GWB, LEVEL 5 FINISH
TOTAL WIDTH FROM FACE OF CONCRETE: 4 1/8"

F5 — SAME AS F4, BUT REPLACE GWB WITH 1/2" CEMENT BOARD AND TILE FINISH OVER THINSET & EXTEND SHOWER PAN MEMBRANE UP WALL MIN. 6"
TOTAL WIDTH FROM FACE OF CONCRETE: 4 1/2"

F7 — 2x4 WOOD STUDS @ 24"O.C. AND 2x4 @ 16" O.C. W/ 5/8" GWB ON INSIDE, LEVEL 5 FINISH, EXTERIOR FINISH AS PER DRAWINGS

G — 1/2" TEMPERED STARPHIRE (LOW-IRON) GLASS PARTITION, WITH RECESSED SUPPORTS AT TOP AND BOTTOM



H — PARTIAL HEIGHT PARTITION

PARTITION NOTES

1. UNLESS INDICATED OTHERWISE, ALL NEW INTERIOR PARTITIONS ARE TYPE B.
2. PARTITION TYPE DESIGNATIONS ARE SHOWN ON FLOOR PLANS. WHERE PLANS ARE ENLARGED, DESIGNATIONS ARE FOUND ONLY ON THE ENLARGED PLANS.
3. DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD, UNLESS NOTED OTHERWISE, FOR ALL METAL STUD CONSTRUCTION.
4. STUD SIZES ARE NOTED WITH A NUMERICAL SUFFIX CORRESPONDING TO THE STUD SIZE, ACCORDING TO THE FOLLOWING:

SUFFIX	WOOD STUD SIZE
4	2x4
6	2x6
8	2x8

5. ALL GYPSUM BOARD IS 5/8" TYPE X. WHERE TILE, STONE AND SIMILAR RIGID MATERIALS ARE USED AS FINISH MATERIALS, USE 5/8" CEMENT FIBER BACKER BOARD IN LIEU OF GYPSUM BOARD.
6. ALL STUDS ARE CONTINUOUS FOR THE FULL HEIGHT OF THE PARTITION. NO SPLICING OF STUDS IS PERMITTED.
7. TAPE AND FLOAT ALL JOINTS FOR THE FULL HEIGHT OF PARTITIONS.
8. FULL-HEIGHT PARTITIONS EXTEND FROM THE TOP OF STRUCTURAL CONCRETE FLOORS TO THE UNDERSIDE OF STRUCTURE OF THE FLOOR OR ROOF ABOVE, AND ARE CONSIDERED UNBRACED FOR THEIR FULL HEIGHT.
9. PARTITIONS ARE DRAWN AT THEIR ACTUAL THICKNESS AND DO NOT INCLUDE APPLIED FINISHES.
10. SEE REFLECTED CEILING PLANS FOR CEILING HEIGHTS.

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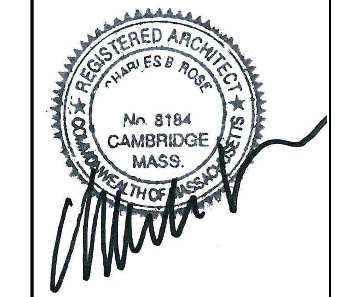


BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

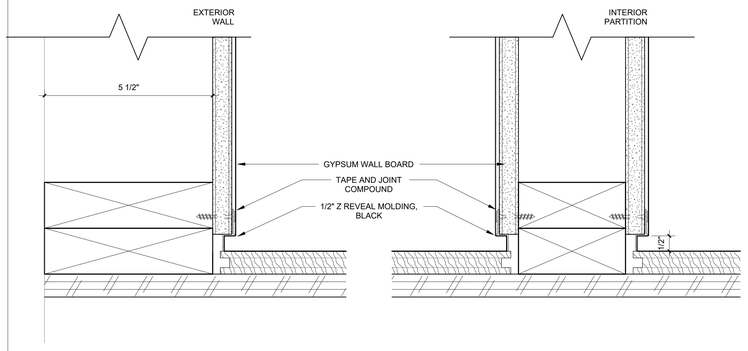
PERMIT REVISION

DATE: AUG 18, 2023
SCALE: 1 1/2" = 1'-0"
DRAWN BY: CJ
CHECKED BY: CR

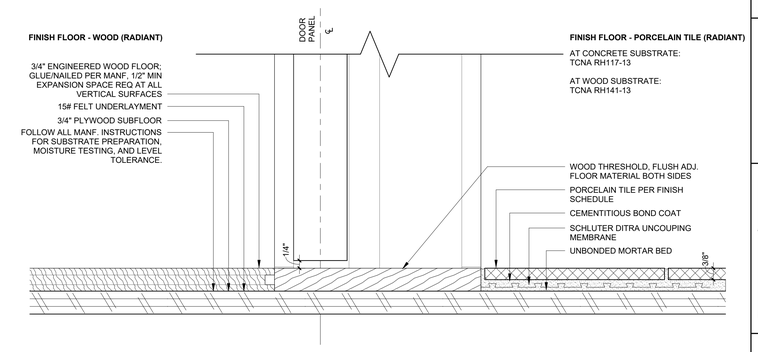
SHEET TITLE — **PROJECT #:** 40035

INTERIOR PARTITION TYPES

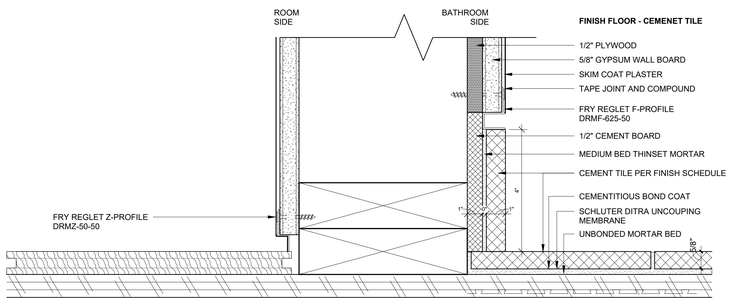
A7.00



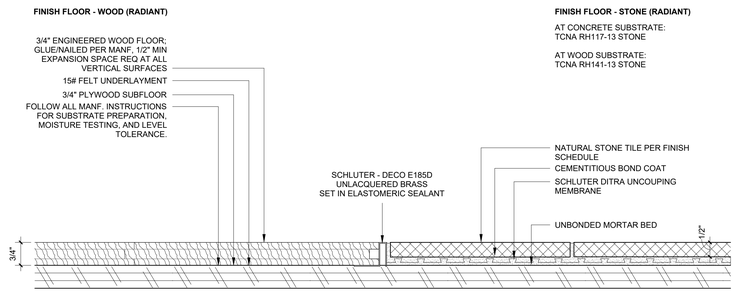
4 WALL BASE DETAIL - REVEAL 1/2"
6" = 1'-0"



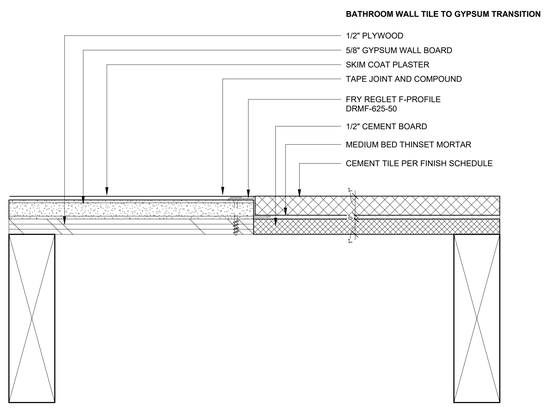
3 FLOOR TRANSITION - WOOD/TILE
6" = 1'-0"



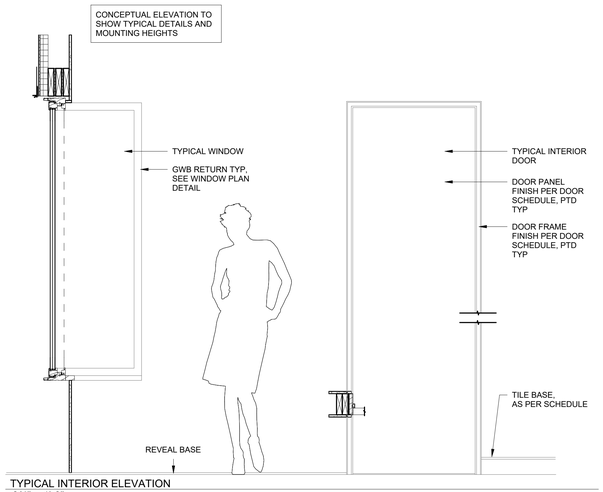
5 WALL BASE DETAIL - REVEAL 1/2" - CEMENT TILE BASE
6" = 1'-0"



2 FLOOR TRANSITION - WOOD/STONE
6" = 1'-0"



6 WALL TILE TRANSITION DETAIL
6" = 1'-0"



1 TYPICAL INTERIOR ELEVATION
3/4" = 1'-0"

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CERTIFICATION

REGISTERED ARCHITECT CHARLES E. ROSE No. 8184 CAMBRIDGE MASS. COMMONWEALTH OF MASSACHUSETTS

BAIRD RESIDENCE
16 WOODLAND ROAD
JAMAICA PLAIN, BOSTON, MA 02130

REVISION HISTORY

NO	DESCRIPTION	DATE

PERMIT REVISION

DATE:	AUG 18, 2023
SCALE:	As indicated
DRAWN BY:	CJ
CHECKED BY:	CR

SHEET TITLE — PROJECT #: 40035

INTERIOR FLOOR DETAILS

A7.01

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