463 BEACON STREET

BOSTON, MA 02115

JUNE 03, 2020

ISSUED FOR CONSTRUCTION

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS W/ DISABILITIES ACT
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AV.	AUDIO VISUAL
BLDG.	BUILDING
BLKG.	BLOCKING
B.O.	BOTTOM OF
CAB.	CABINET
C.H.	CEILING HEIGHT
CLR.	CLEAR
CL	CENTERLINE
COL.	COLUMN
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
C.J.	CONTROL JOINT
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DWG.	DRAWING
(E)	EXISTING
EL	ELEVATION
ELEC.	ELECTRICAL
EQ	EQUAL
FD.	FLOOR DRAIN
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
GFIC	GROUND FAULT INTERCEPTOR CIRCUIT
GSM.	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
H OR HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
H.B.	HOSE BIB
HM	HOLLOW METAL
MAX.	MAXIMUM
M.O.	MASONRY OPENING
MECH.	MECHANICAL
MEP	MECHANICAL ELECTRICAL PLUMBING
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P.G.	PAINT GRADE
PLYWD.	PLYWOOD
PTD.	PAINTED
R.D.	ROOF DRAIN
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
S.G.	STAIN GRADE
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
SQ.	SQUARE
SPEC.	SPECIFICATION
S.S.D.	SEE STRUCTURAL DRAWINGS
SSTL.	STAINLESS STEEL
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
T.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THK.
T.O.	TOP OF
T.S.	TUBULAR STEEL
TYP.	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD.	WOOD
WPM.	WATERPROOFING MEMBRANE

SYMBOLS

1 / A201 — REFERENCE NUMBER: BUILDING SECTION; DRAWING SHEET

1 / A201 — REFERENCE NUMBER: DETAIL; DRAWING SHEET

1 / A201 — REFERENCE NUMBER: DRAWING; DRAWING SHEET

1 / A401 — REFERENCE NUMBER: INTERIOR ELEVATION; DRAWING SHEET

1 / A401 — REFERENCE NUMBER: EXTERIOR ELEVATION; DRAWING SHEET

N — NORTH ARROW

A — WINDOW TAG

100 — DOOR TAG

W101 — WALL TYPE TAG

1 — APPLIANCE TAG

1 — REVISION TAG

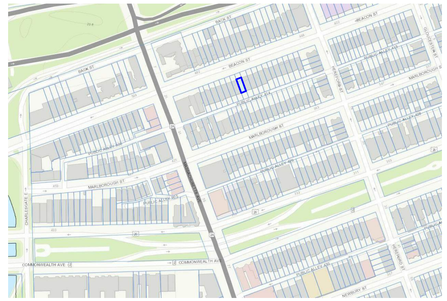
℄ — CENTER LINE

GENERAL REQUIREMENTS

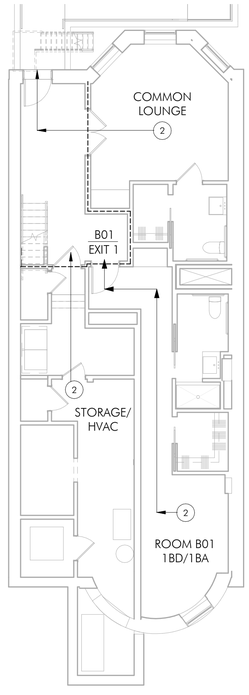
1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCALS BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
2. CONTRACTOR SHALL EXAMINE THE PREMISES AND SITE SO AS TO COMPARE THEM TO THE CONTRACT DRAWINGS AND WILL BE FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID NUMBER. ALLOWANCES ARE TO BE MADE TO INCLUDE ALL ITEMS OF WORK INCLUDING BOTH LABOR OR MATERIALS FOR ALL NOTED, DETAILS, OR IMPLIED ITEMS REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS AND SPECIFICATIONS.
3. ALL SUBCONTRACTORS SHALL INSPECT THE SITE AND CONVEY ANY QUJESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE GENERAL CONTRACTOR WHO WILL CONVEY THESE TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OR PERSON DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
5. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING THE SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
6. CONTRACTOR SHALL CONFORM TO ALL NEIGHBORHOOD ASSOCIATION RULES AND GUIDELINES.
7. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD TIME ITEMS AND OF APPROXIMATE DELIVERY DATES.
8. ALL CONSTRUCTION MATERIALS AND SUPPLIES ARE TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
9. IF ERRORS OR OMISSIONS ARE FOUND IN THE CONTRACT DOCUMENTS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
10. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHALL ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
11. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
12. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS.
13. THESE NOTES ARE TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED THAT ARE APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE INDIVIDUAL SUBSECTIONS OF CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.
14. PROVIDE WEATHERSTRIPPING AT ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHERSTRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF NEW DOORS ARE TO BE WEATHERSTRIPPED INCLUDING THE THRESHOLD.

DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2015, THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015, AND THE MASSACHUSETTS BUILDING CODE 2015 AMENDMENTS. CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE SECTIONS.

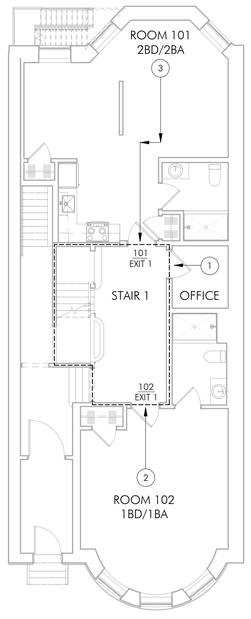
VICINITY MAP



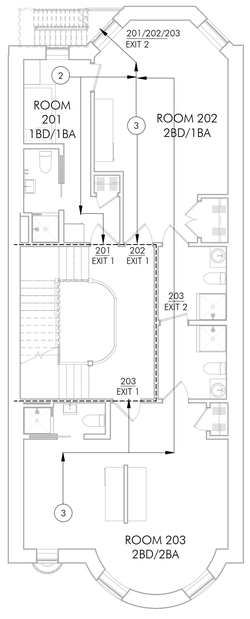
SHEET LIST



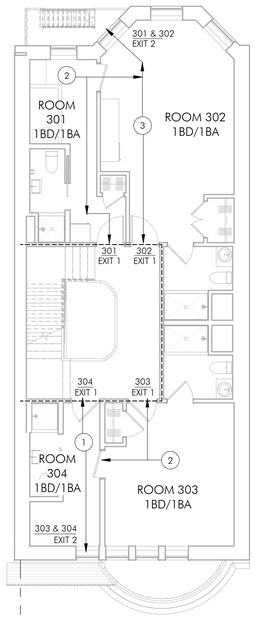
GARDEN LEVEL



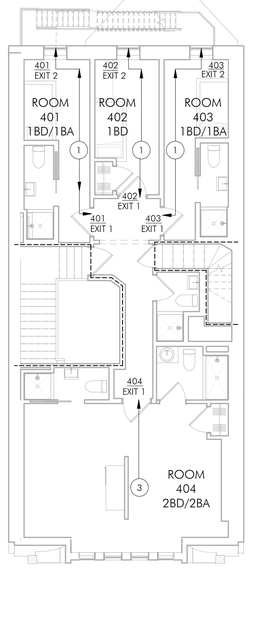
PARLOR LEVEL



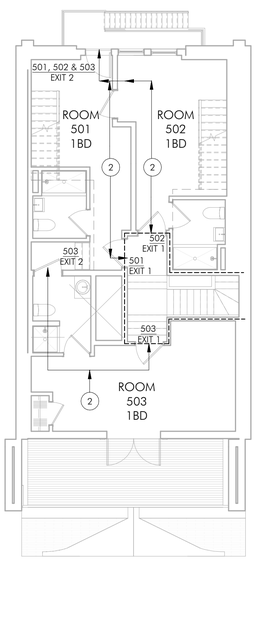
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

ARCHITECT
EMBARC
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330
www.embarcstudio.com

OWNER
FOUR 63 BEACON LLC
301 SOUTH AVE WESTON MA 02493

CONSULTANTS

SURVEYOR
RJ O'CONNELL & ASSOC.
80 MONTVALE AVENUE STE. 201
STONEHAM, MA 02180

STRUCTURAL ENGINEER
H+O STRUCTURAL ENG.
51 MELCHER ST, FLR 1
BOSTON, MA 02210

FIRE PROTECTION
PLS INC.
23 SAGAMORE LN.
BOXFORD, MA 01921

CIVIL ENGINEER
COLUMBIA DESIGN GROUP
14 UPHAM AVENUE
BOSTON, MA 02125

463 BEACON STREET
BOSTON, MA 02115
ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

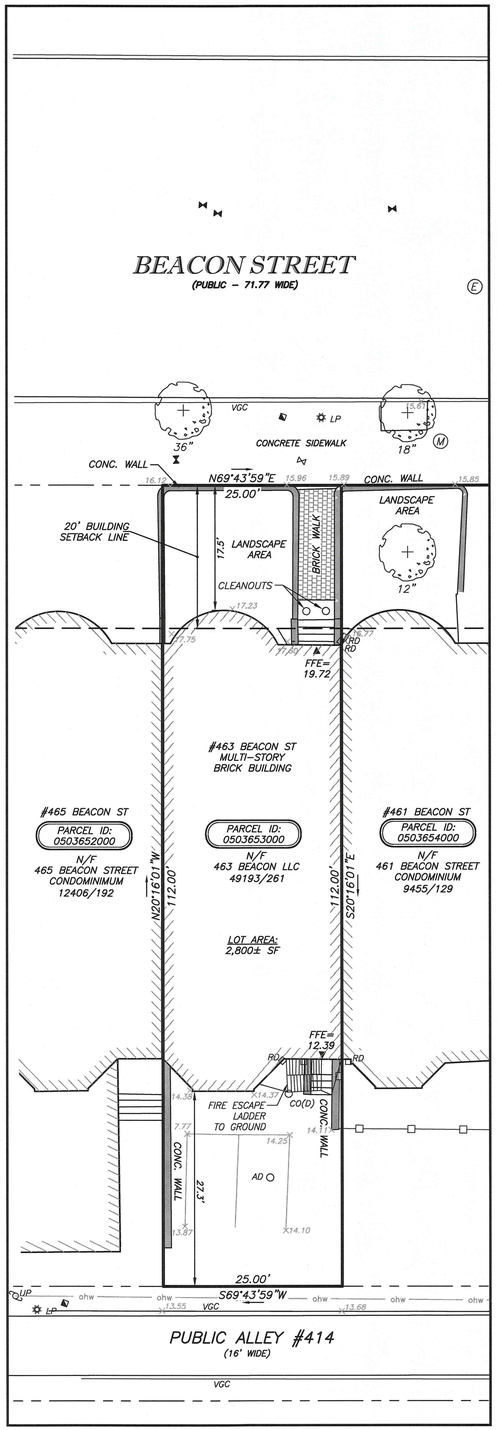
REGISTERED ARCHITECT · DONAGHAN-BROWN · NO. 20350 · BOSTON · COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	JUNE 03, 2020
PROJECT #:	19054
SCALE:	As indicated

DRAWING TITLE
COVER

DRAWING NUMBER
A000



10 0 5 10 20

GRAPHIC SCALE IN FEET

LEGEND

(NOT ALL SYMBOLS SHOWN IN THE LEGEND BELOW WILL BE DEPICTED ON THE FACE OF THE PLAN)

	PROPERTY LINE
	ABUTTING PROPERTY LINE
	EASEMENT LINE
ohw	OVERHEAD WIRES
X X X	CHAIN LINK FENCE
UP	UTILITY POLE
LP	LIGHT POLE
	ELECTRIC HAND HOLE
C	CABLE MANHOLE
S	SEWER MANHOLE
D	DRAIN MANHOLE
CB	CATCH BASIN
	WATER VALVE
	FIRE HYDRANT
SPR	SPRINKLER CONNECTION
PIV	POST INDICATOR VALVE
	BOLLARD
GM	GAS METER
	GAS VALVE
RD	ROOF DRAIN
AD	AREA DRAIN
CC	CONCRETE CURB
VGC	VERTICAL GRANITE CURB
BCB	BITUMINOUS CONC. CURB
HC	HANDICAP
HPDE	HIGH DENSITY POLYETHYLENE
CONC.	CONCRETE
LSA	LANDSCAPE AREA
	DOOR
	SIGN
8/2C	PARKING COUNT/COMPACT NUMBER
	DECIDUOUS TREE
	CONIFEROUS TREE

NOTES

1. UNDERGROUND UTILITIES SHOWN ARE NOT SHOWN. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
2. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 12/23/2019.
3. THE HORIZONTAL DATUM IS NAD83 THE VERTICAL DATUM IS BOSTON CITY BASE DATUM WAS ESTABLISHED USING RTK GPS METHODS.
4. THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.

PLAN REFERENCES

1. CITY OF BOSTON LAYOUT PLAN L-2953
2. CITY OF BOSTON LAYOUT PLAN L-2760
3. CITY OF BOSTON LAYOUT PLAN L-1052

DIG SAFE

BEFORE YOU DIG CALL 811

Drawing name: G:\MA\Boston\First Cambridge Capital\463 Beacon Street\Survey\DWG\19149 Survey.dwg
Jan 06, 2020 - 9:28am

RJOC

NO.	REVISION	DATE

Record Owner:
463 BEACON LLC
301 SOUTH AVENUE
WESTON, MA 02493
BK 49193 / PG 261

Location:
PARCEL ID: 0503653000
463 BEACON STREET
BOSTON, MA

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

FIRST CAMBRIDGE CAPITAL
6 BENNETT STREET
CAMBRIDGE, MA 02138

PROJECT NAME:

463 BEACON STREET
BOSTON, MA

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED ON 12/23/2019

COMMONWEALTH OF MASSACHUSETTS
SCOTT M. L'ITALIEN NO. 50815
REGISTERED PROFESSIONAL LAND SURVEYOR

1/6/2020
PROFESSIONAL LAND SURVEYOR FOR R.J.O'CONNELL & ASSOCIATES, INC — DATE

DRAWN BY:	AA
REVIEWED BY:	SML
SCALE:	1"=10'
FIELD CREW:	AA/RJK
FIELD BOOK:	FIELD BOOK 36 / PG 52
DATE:	01/06/2020

DRAWING NAME:

EXISTING CONDITIONS PLAN

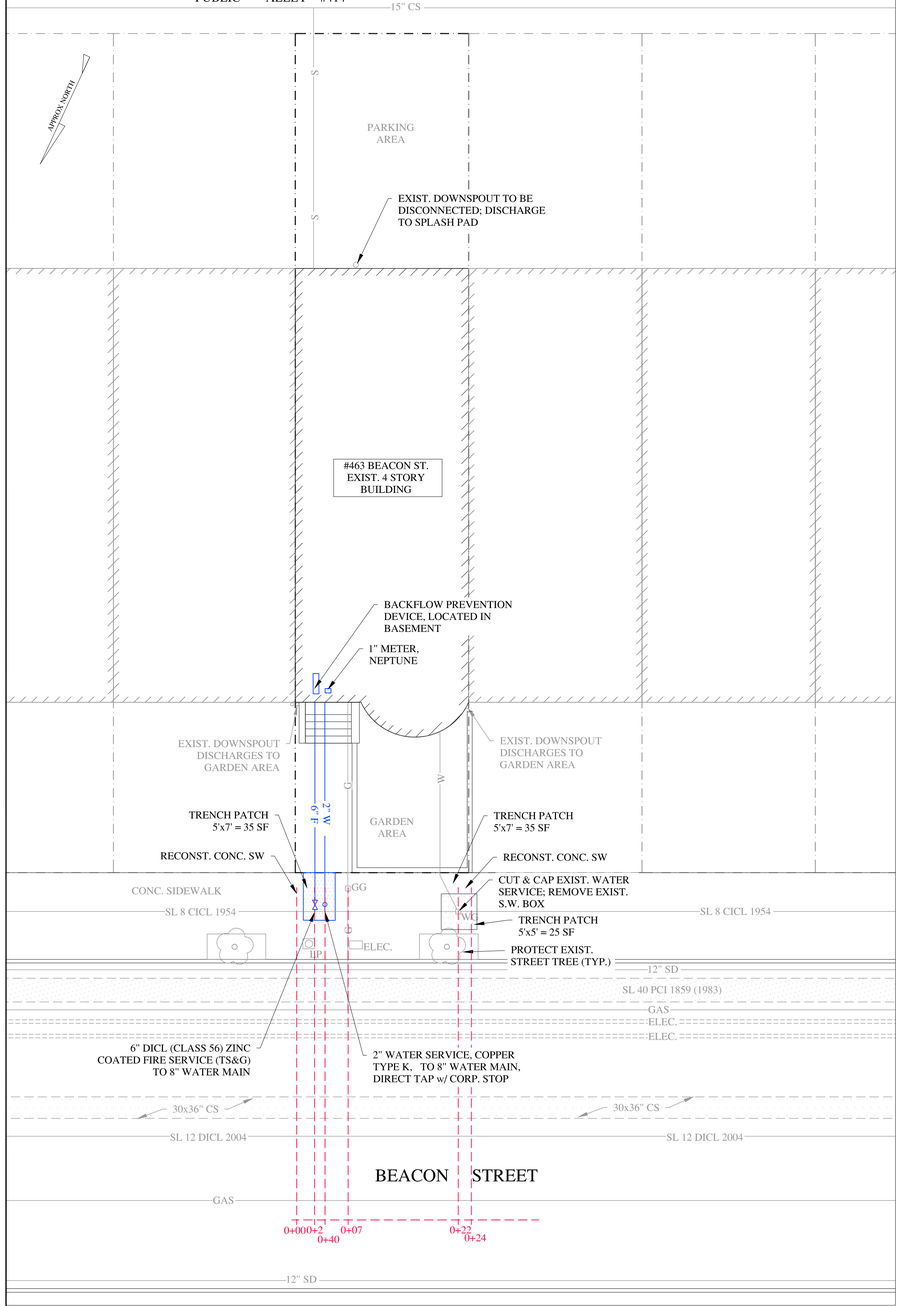
DRAWING NUMBER:

EX-1

PROJECT NUMBER:

19149

COPY



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED FOR APPROVAL BY THE BWSC FOR THE PROPOSED NEW 2" DOMESTIC WATER SERVICE AND NEW 6" FIRE SERVICE FOR THE EXISTING BUILDING. SIZE OF THE FIRE SERVICE IS DETERMINED BY THE FIRE SUPPRESSION ENGINEER. SEE APPROPRIATE PLANS FOR ADDITIONAL INFORMATION.
2. THE APPLICANT FOR THIS PROPERTY IS:
   Wenhua Jiang, (463 Beacon, LLC), 1-617-797-6365
   6 Bennett St., Cambridge, MA 02138
3. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF BWSC, DPW AND BTP.
4. THE CONTRACTOR SHALL OBTAIN ALL PERMITS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS PRIOR TO CONSTRUCTION.
5. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES.
6. BOSTON WATER AND SEWER IS NOT PART OF DIG-SAFE. MARKING OF BWSC FACILITIES SHALL BE PERFORMED BY BWSC STAFF. REQUEST FOR MARKINGS CAN BE MADE BY CALLING THE BWSC FIELD SERVICES DEPARTMENT AT 617-989-7248. CONTACT DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HRS PRIOR TO EXCAVATION.
7. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE CUT AND CAPPED AT THE MAIN. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING AND VERIFYING THE LOCATION OF EACH EXISTING SERVICE CONNECTION, EVEN IF SAID LOCATION IS NOT SHOWN ON THIS PLAN.
8. THE CONTRACTOR SHALL SUPPLY ALL PIPING AND FITTINGS NECESSARY FOR THE UTILITY SERVICE CONNECTIONS, AND SHALL PERFORM ALL WET AND DRY TAPS AS PART OF THE CONTRACT.
9. NEW WATER SERVICES SHALL BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY THE BOSTON WATER AND SEWER COMMISSION.
10. UTILITIES SHOWN ON THIS PLAN ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE LICENSED PLUMBER OR MECHANICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF EACH UTILITY CONNECTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING ALL TRENCH AND FOUNDATION EXCAVATIONS TO PROTECT AGAINST CAVE-IN, DURING THE CONSTRUCTION.
12. THE RESPONSIBILITY OF MAINTENANCE OF THE SEWER, DRAIN AND WATER CONNECTION ON PRIVATE PROPERTY AND/OR PRIVATE WAYS SHALL REMAIN THAT OF THE OWNER.
13. THE CONTRACTOR MUST FIELD VERIFY EXISTING UTILITY LOCATIONS AT THE START OF WORK. THIS PLAN WAS PREPARED BASED ON RECORD PLANS AND FIELD OBSERVATIONS. THERE COULD BE ADDITIONAL UTILITIES NOT SHOWN ON THIS PLAN.

ALL WATER, SEWER AND DRAIN SERVICE CONNECTIONS TO BOSTON WATER AND SEWER COMMISSION FACILITIES MUST BE PERFORMED BY A BONDED DRAIN LAYER LICENSED BY THE BOSTON WATER AND SEWER COMMISSION.

WARD-PARCEL: 05-03653000 LAND USE CODE: C
EXISTING WATER ACCOUNT: 158332000 METER No. 13003410

BOSTON WATER AND SEWER COMMISSION
Reviewed and approved as to proposed connection(s) to existing Water and Sewer facilities as shown, for Issue of Building Permit Only. Additional Permits must be obtained from BWSC prior to Connection to BWSC facilities. Site Plans are valid for a period of one (1) year from date of approval.
JOHN P. SULLIVAN, JR. P.E.
Chief Engineer
11/21/17

BOSTON WATER & SEWER COMMISSION
Cross Connection
Approval: Date: 11/21/17
Discharge Enforcement
Approval: Date:

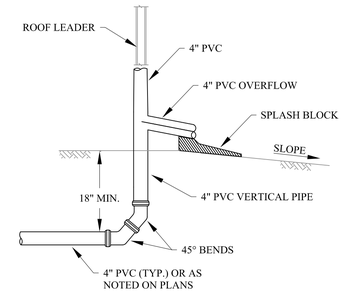
RESERVED FOR BWSC USE ONLY

PEAK WATER DEMAND = 35 GPM
SEWER: 1760 GPD (16 BED x 110 GPD)

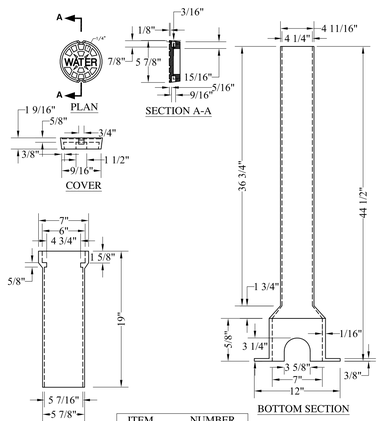
MATERIALS:

FIRE: 6" DUCTILE IRON CEMENT LINED, ZINC COATED, (CLASS 56)
(MINIMUM OF 5 FEET BELOW GRADE)

WATER: 2" COPPER TYPE 'K'

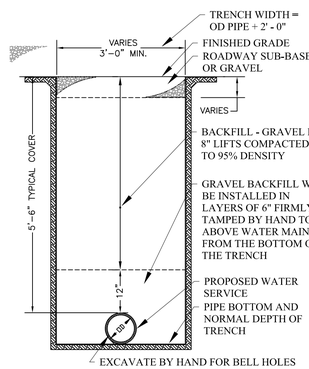


TYPICAL DOWNSPOUT OVERFLOW
NOT TO SCALE

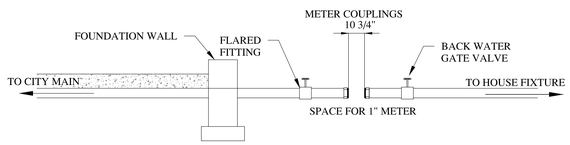


ITEM	NUMBER
COVER	99460000
TOP SECTION	99460001
BOT. SECTION	99460002

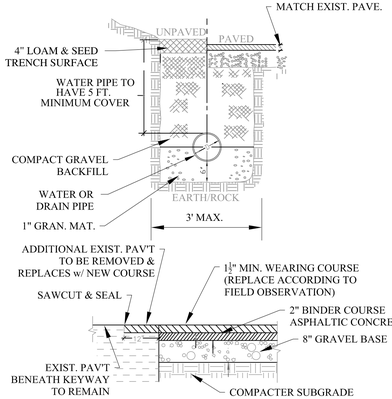
SPECIAL ROADWAY BOX
NOT TO SCALE



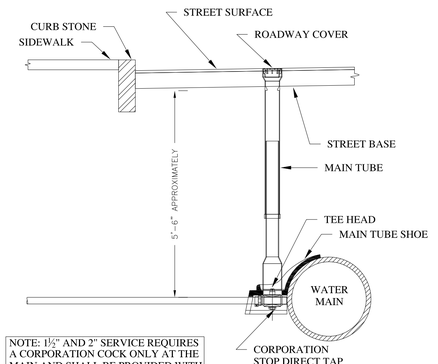
WATER PIPE EXCAVATION IN SOIL
NOT TO SCALE



1" METER SPACING
NOT TO SCALE

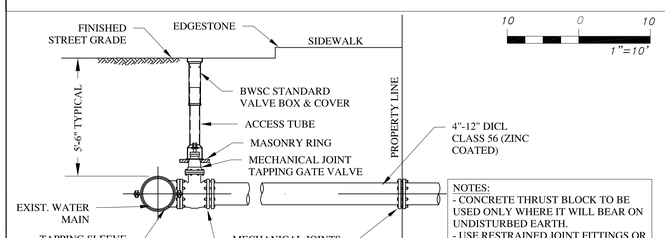


PIPE EXCAVATION & TRENCH PATCH
NOT TO SCALE



NOTE: 1½" AND 2" SERVICE REQUIRES A CORPORATION COCK ONLY AT THE MAIN AND SHALL BE PROVIDED WITH ROADWAY BOX AT SURFACE.

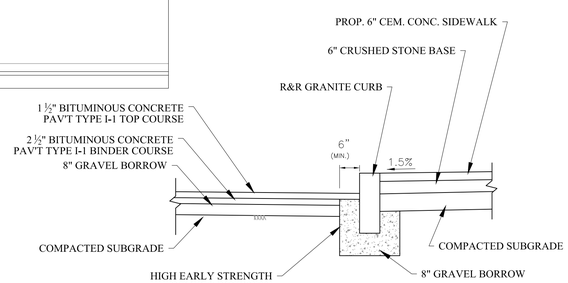
TYPICAL WATER CONNECTION FOR 1–½" AND 2" SERVICE PIPE
NOT TO SCALE



NOTES:
- CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
- USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
- SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.

TYPICAL WATER PIPE CONNECTION w/ TAPPING SLEEVE & GATE VALVE
NOT TO SCALE

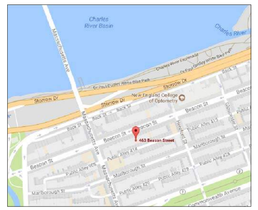
10 0 10
1"=10'



ROAD PAVEMENT AND SIDEWALK CONSTRUCTION
NOT TO SCALE

Fire Service Plan

463 Beacon St.
Boston, MA



INSPECTION CHECK LIST

6" FIRE SERVICE
INSPECTOR: _____
DATE: _____

BACKFLOW PREVENTOR
INSPECTOR: _____
DATE: _____

2" DOMESTIC WATER SERVICE
INSPECTOR: _____
DATE: _____

WATER CUT & CAP
INSPECTOR: _____
DATE: _____

REAR DOWNSPOUT DISCONNECTION
INSPECTOR: _____
DATE: _____

REFERENCES:

Contact: Wenhua Jiang, (463 Beacon, LLC),
1-617-797-6365
6 Bennett St., Cambridge, MA 02138

Fire Suppression: Jason Kahan - 617.633.3533

Survey: Generated from field observations and record information. Contractor must verify field conditions at start of work.

No.	Date	Comment
#1	11-16-17	BWSC Comments

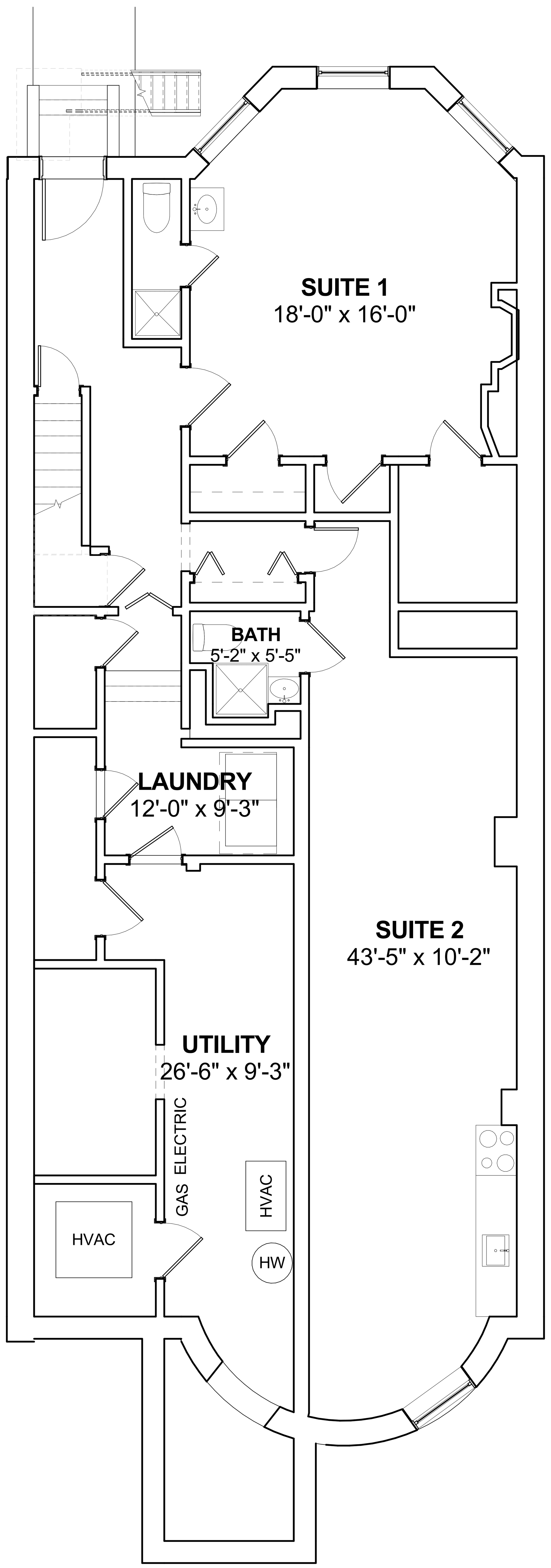
Columbia Design Group, LLC
Consulting Engineers
14 Upham Avenue
Boston, MA 02125
(T) 617.506.1474 (F) 617.507.7740

BWSC SITE PLAN
#17521

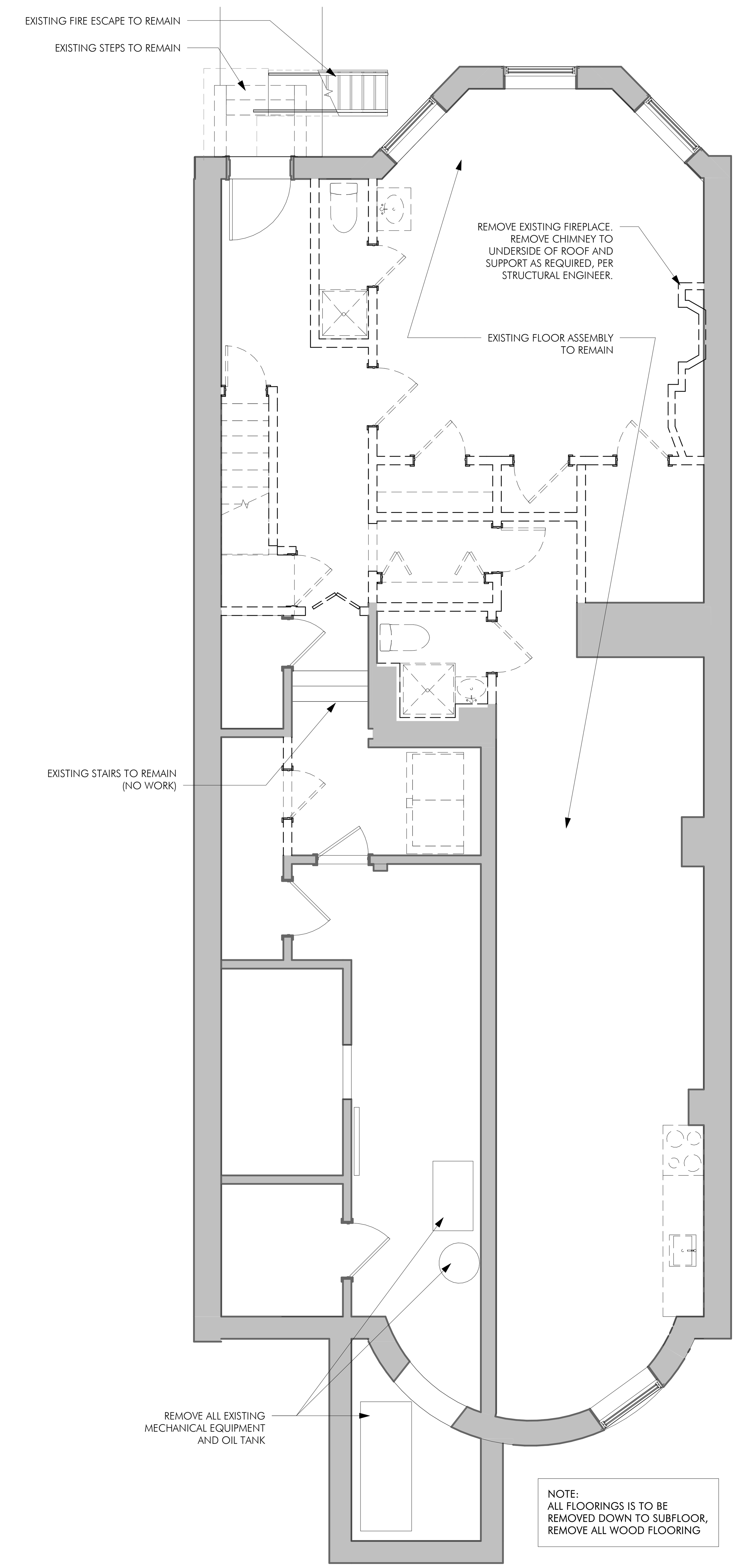
Date:	Scale:
October 5, 2017	1" = 10'
Project No.:	Drawing by:
2017-148	PG

C-1

COMMONWEALTH OF MASSACHUSETTS
PETER GAMMIE
CIVIL
No. 34100
REGISTERED PROFESSIONAL ENGINEER



2 BASEMENT EXISTING PLAN
1/4" = 1'-0"



NOTE:
ALL FLOORINGS IS TO BE REMOVED DOWN TO SUBFLOOR, REMOVE ALL WOOD FLOORING

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

DEMOLITION PLAN LEGEND

■ EXISTING WALL TO REMAIN

╌ DEMOLISHED BUILDING ELEMENT

▨ AREA NOT IN CONTRACT

GENERAL DEMOLITION NOTES

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463 BEACON STREET
BOSTON, MA 02115

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

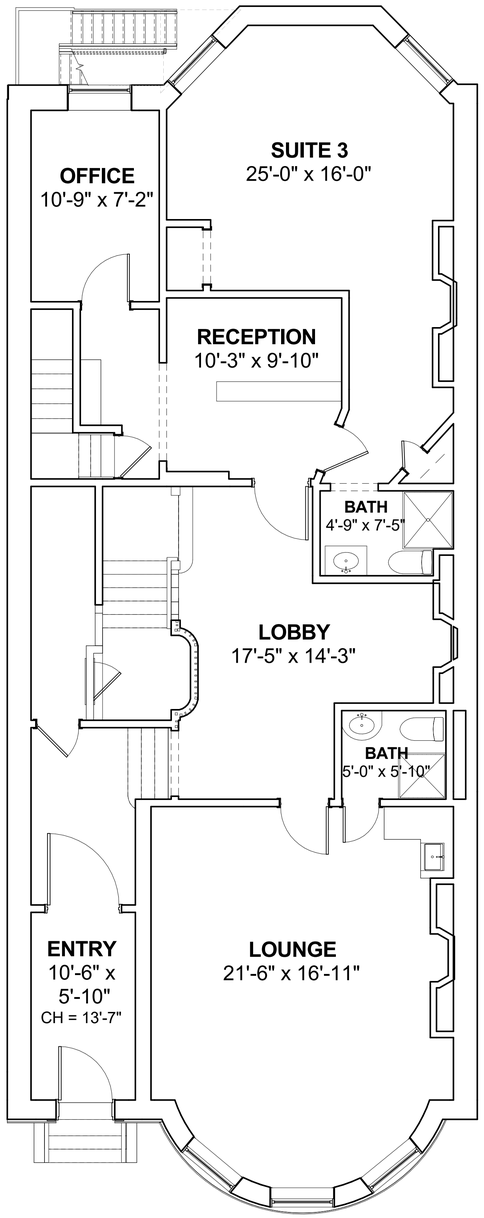
REGISTERED ARCHITECT
DARTAGNAN BROWN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS
[illegible]

DRAWING INFORMATION

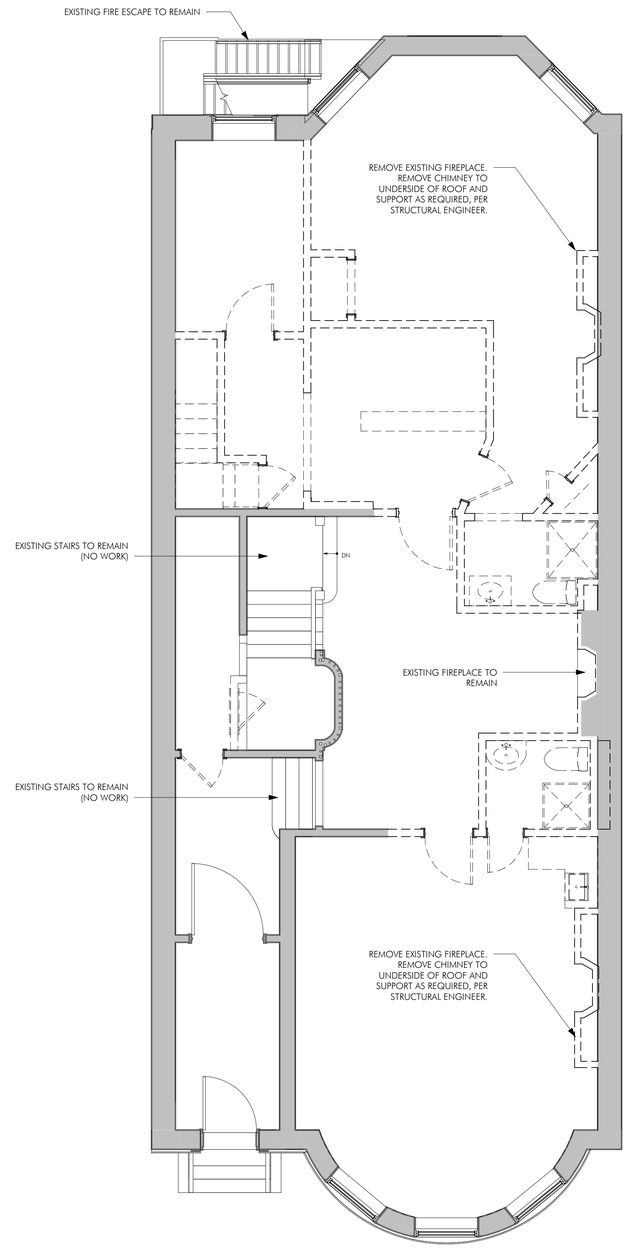
ISSUE: ISSUED FOR CONSTRUCTION
DATE: JUNE 03, 2020
PROJECT #: 19054
SCALE: 1/4" = 1'-0"

DRAWING TITLE
DEMOLITION PLANS

DRAWING NUMBER
D101



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



NOTE:
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1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN
- DEMOLISHED BUILDING ELEMENT
- AREA NOT IN CONTRACT

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REVISIONS

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REGISTERED ARCHITECT
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COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	JUNE 03, 2020
PROJECT #:	19054
SCALE:	1/4" = 1'-0"

DRAWING TITLE
DEMOLITION PLANS

DRAWING NUMBER
D102

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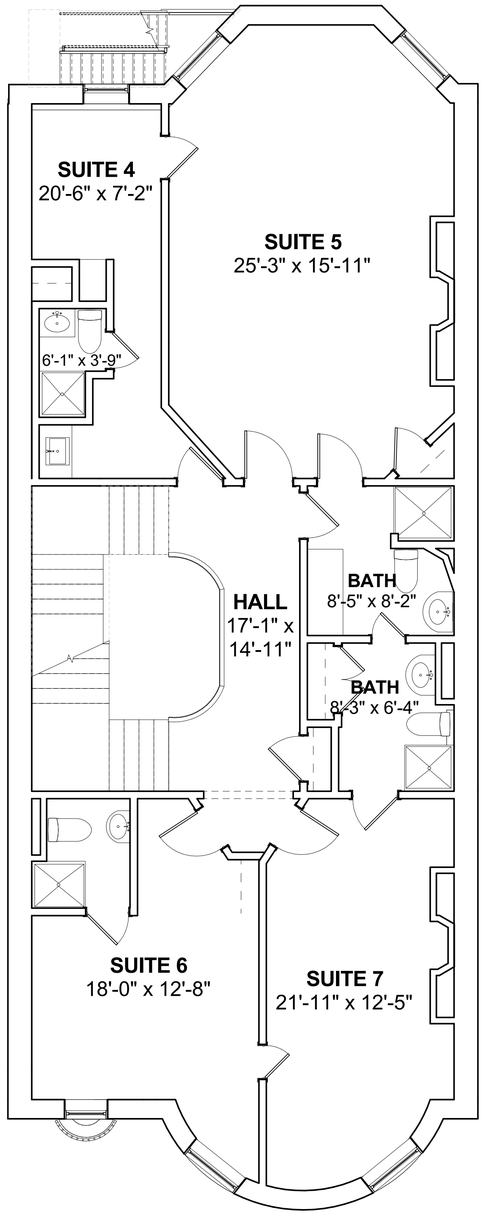
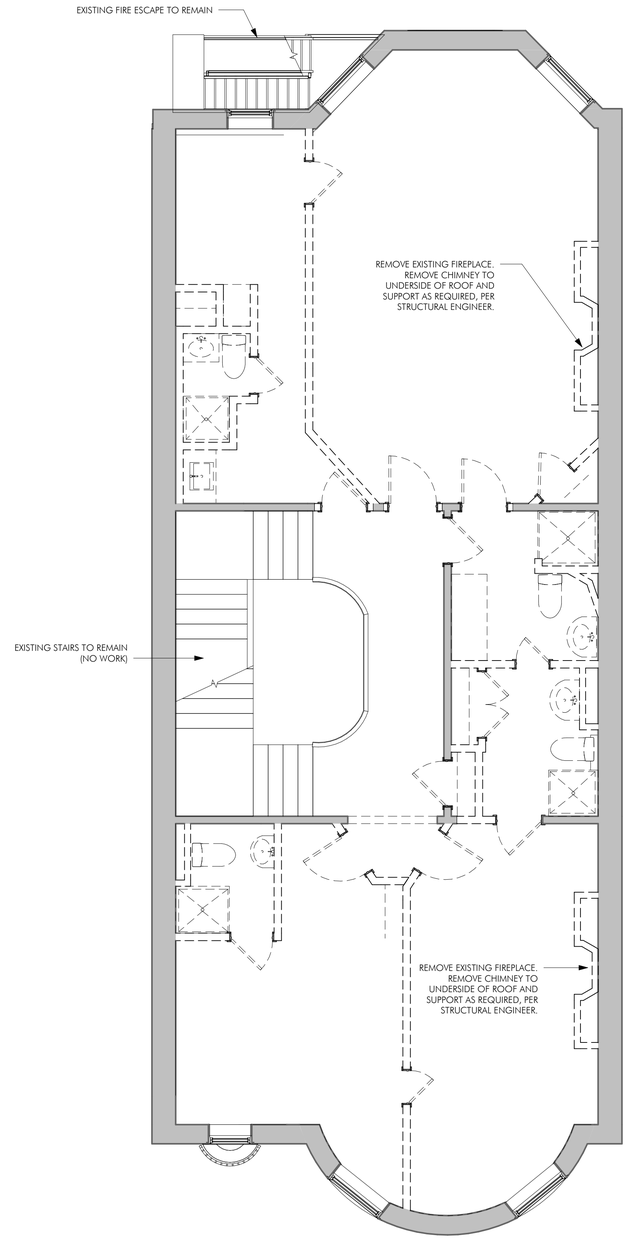


2 SECOND FLOOR EXISTING PLAN
1/4" = 1'-0"



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REMOVED DOWN TO SUBFLOOR,
REMOVE ALL WOOD FLOORING

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

DEMOLITION PLAN LEGEND

EXISTING WALL TO REMAIN

DEMOLISHED BUILDING ELEMENT

AREA NOT IN CONTRACT

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DRAWING TITLE
DEMOLITION PLANS

DRAWING NUMBER
D103

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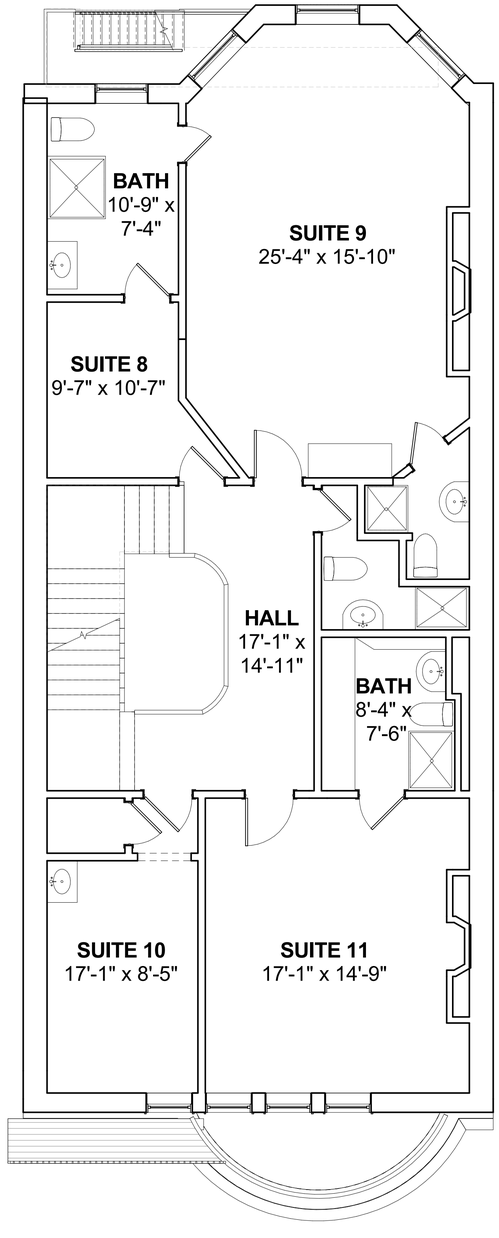
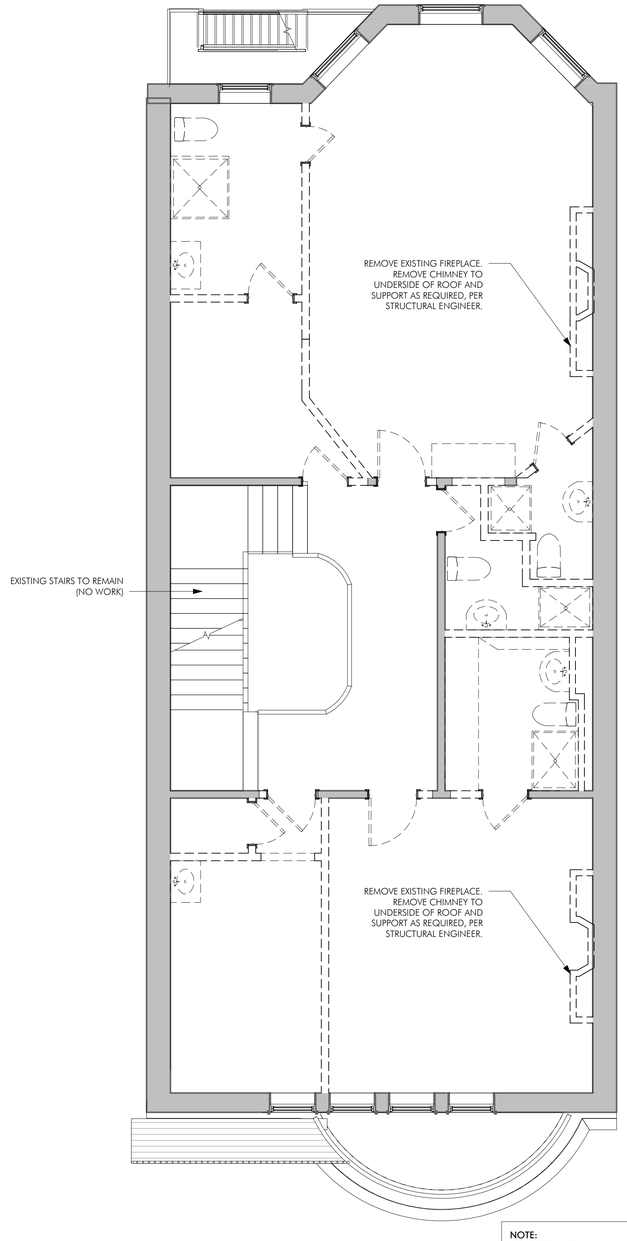


2 THIRD FLOOR EXISTING PLAN
1/4" = 1'-0"



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REMOVE ALL WOOD FLOORING

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

DEMOLITION PLAN LEGEND

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DRAWING INFORMATION

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

DRAWING TITLE
DEMOLITION PLANS

DRAWING NUMBER
D104

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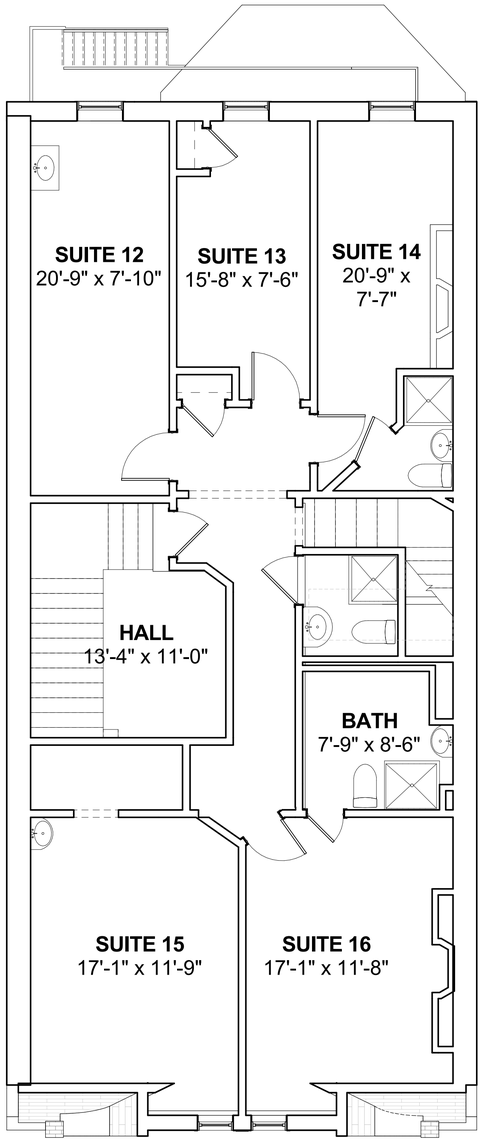
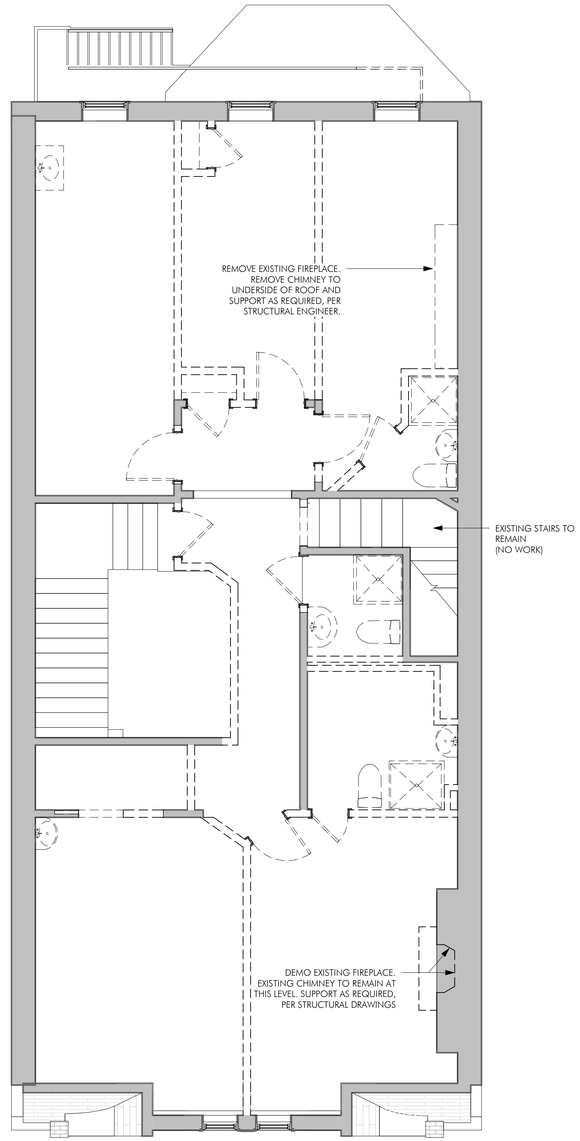


2 FOURTH FLOOR EXISTING PLAN
1/4" = 1'-0"



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REVISIONS

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NO. 20350
BOSTON
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DRAWING INFORMATION

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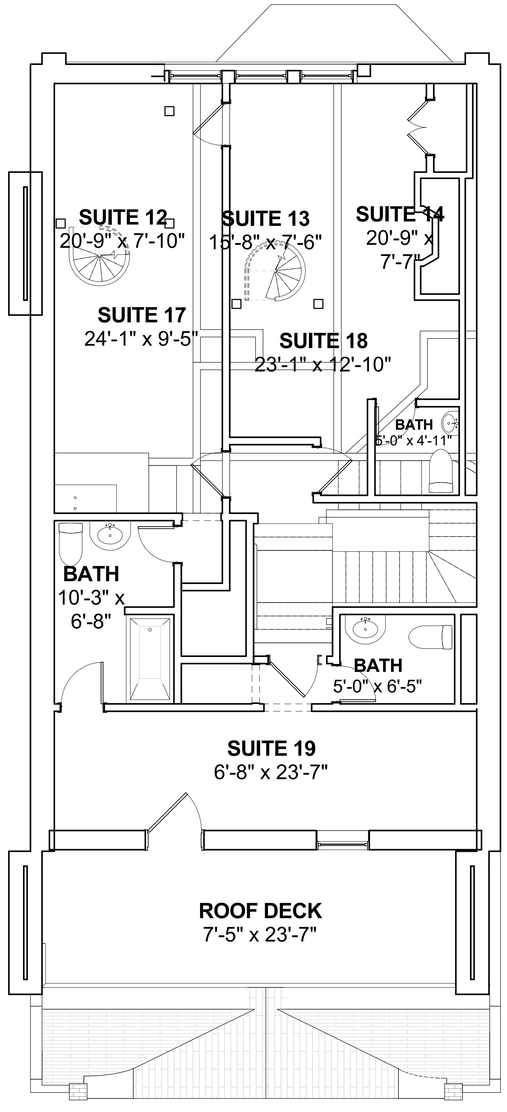
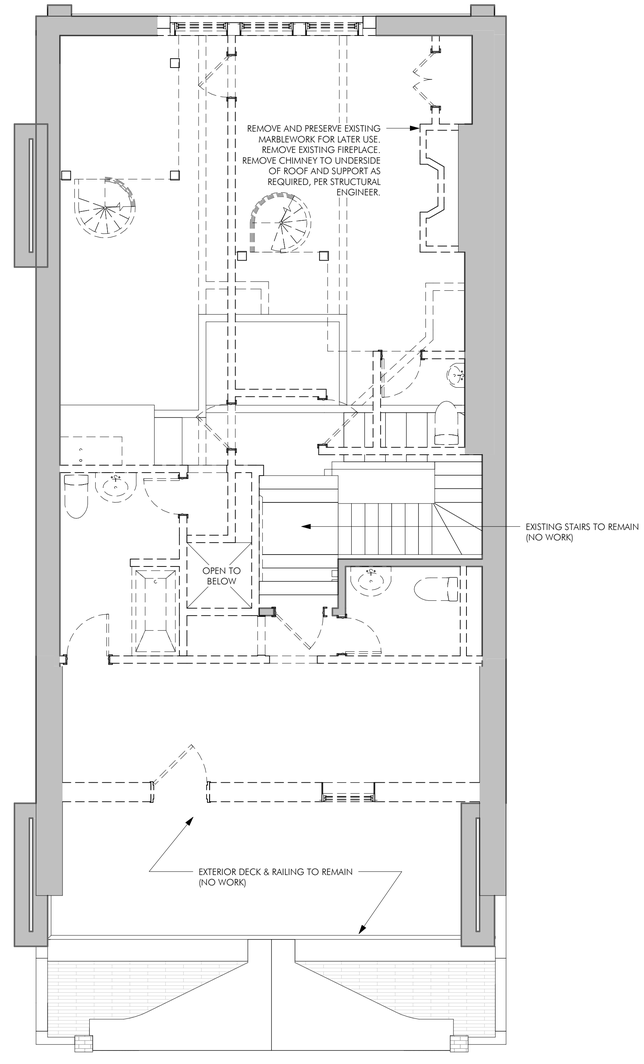
SCALE:	1/4" = 1'-0"

DRAWING TITLE
DEMOLITION PLANS

DRAWING NUMBER
D105



2 FIFTH FLOOR EXISTING PLAN
1/4" = 1'-0"



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1 FIFTH FLOOR DEMOLITION PLAN
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DEMOLITION PLAN LEGEND

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COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

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PROJECT #:	19054
SCALE:	1/4" = 1'-0"

DRAWING TITLE
DEMOLITION PLANS

DRAWING NUMBER
D106

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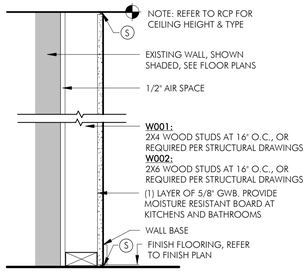
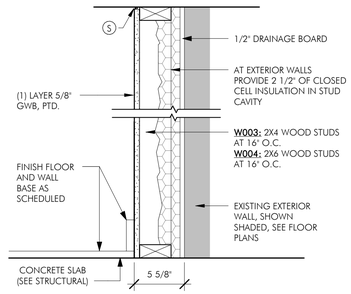


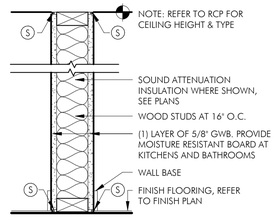
W001: WOOD FURRING PARTITION WITH 2X4" STUDS AT PARTY WALLS

W002: WOOD FURRING PARTITION WITH 2X6" STUDS AT PARTY WALLS WITH PLUMBING



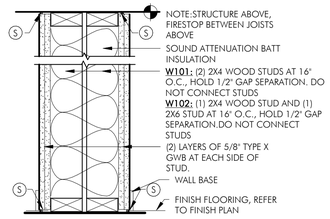
W003: WOOD FURRING WITH 2X4 STUD AT EXISTING EXTERIOR MASONRY WALLS

W004: WOOD FURRING WITH 2X6 STUD AT EXISTING EXTERIOR MASONRY WALLS



W010: TYPICAL PARTITION - 2X4 STUD

W011: TYPICAL PARTITION - 2X6 STUD

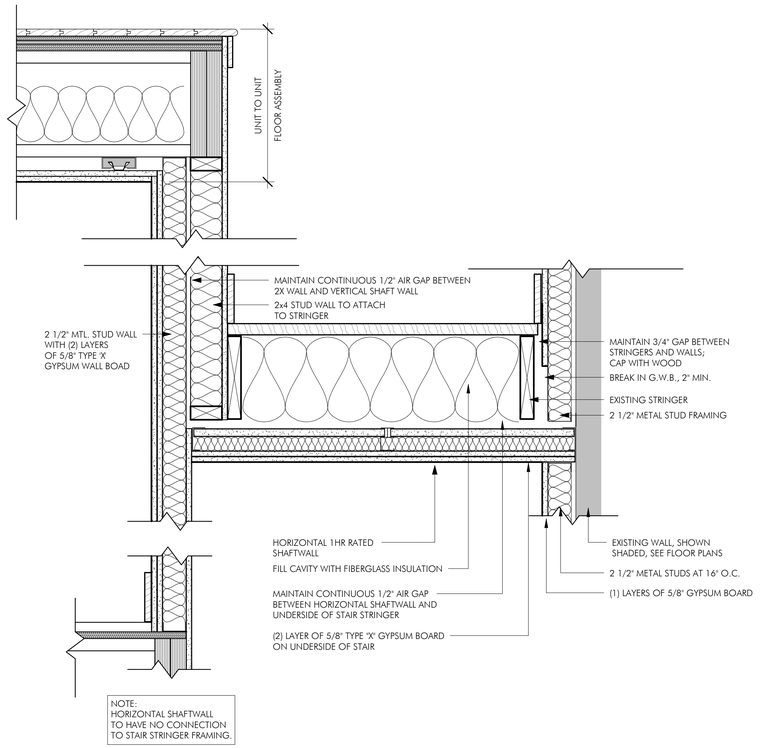


W101: TENANT TO STAIRWELL - 2X4 x 2x4 STUD

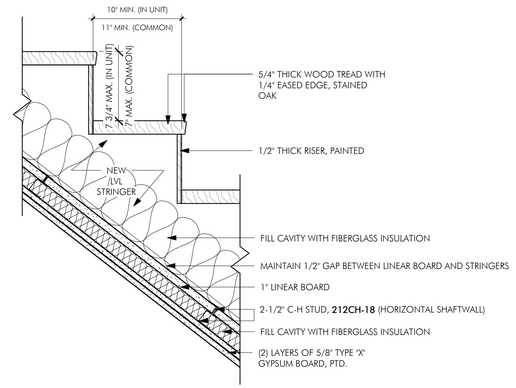
W102: TENANT TO STAIRWELL - 2X4 x 2x6 STUD

1. SEE FLOOR PLANS FOR PARTITION TAGS AND LOCATIONS.
2. SEE FLOOR PLANS FOR LOCATIONS OF SOUND INSULATION.
3. PARTITION TYPE DETAILS SHOW ONLY PRINCIPLE COMPONENTS AND REQUIREMENTS; RATED PARTITIONS WITH U.L. DESIGN NUMBERS MAY HAVE ADDITIONAL COMPONENTS AND REQUIREMENTS; REFER TO U.L. FIRE RESISTANCE DIRECTORY.
4. RATED PARTITIONS SHALL HAVE U.L. HEAD DESIGNS, SEALANT, AND FILL MATERIAL OF THE SAME RATING.
5. ALL THROUGH-WALL PENETRATIONS MUST BE COMPLETED TO PREVENT DIRECT CONTACT WITH FRAMING MEMBERS AND SHALL BE ACOUSTICALLY SEALED WITH A RESILIENT, NON-HARDENING CAULK. IF THE PENETRATION IS THOUGH A FIRE-RATED PARTITION, AN ACOUSTICAL FIRE-RATED CAULK SHALL BE USED.
6. SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS FOR REINFORCING, BRACING AND OTHER SPECIAL REQUIREMENTS.
7. PROVIDE LATERAL BRACING AND CROSS-BRIDGING AS RECOMMENDED BY STUD MANUFACTURER FOR EACH CONDITION.
8. COORDINATE FINISHES APPLIED TO PARTITIONS AS INDICATED IN THE FINISH SCHEDULE, INTERIOR ELEVATIONS AND ELSEWHERE IN THE CONTRACT DOCUMENTS.
9. PROVIDE BLOCKING AT LOCATIONS INCLUDING BUT NOT LIMITED TO CASEWORK, SHELVING, COUNTERS, CABINETS, DOOR STOPS, HANDRAIL BRACKETS, TELEVISION LOCATIONS, BATHROOM ACCESSORIES, ETC. WHERE INDICATED, SPECIFIED OR REQUIRED TO PROVIDE A SOLID BASE.
10. SUBSTITUTE MOISTURE-RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND LAUNDRY ROOMS.
11. WHERE TWO OR MORE LAYERS OF GYPSUM BOARD ARE USED, BOTH HORIZONTAL AND VERTICAL JOINTS SHALL BE STAGGERED.
12. FIBER INSULATION SHOULD BE UN-FACED AND SECURED TO STRUCTURE TO PREVENT SAGGING.

1 PARTITION SCHEDULE
1 1/2" = 1'-0"



2 DEMISING WOOD STAIR ASSEMBLY - SECTION
1 1/2" = 1'-0"



3 WOOD STAIRS - SHAFT WALL DEMISING STAIR
1 1/2" = 1'-0"

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FIRE PROTECTION
PLS INC.
23 SAGAMORE LN.
BOXFORD, MA 01921

CIVIL ENGINEER
COLUMBIA DESIGN GROUP
14 UPHAM AVENUE
BOSTON, MA 02125

463 BEACON STREET
BOSTON, MA 02115

ISSUED FOR CONSTRUCTION

REVISIONS

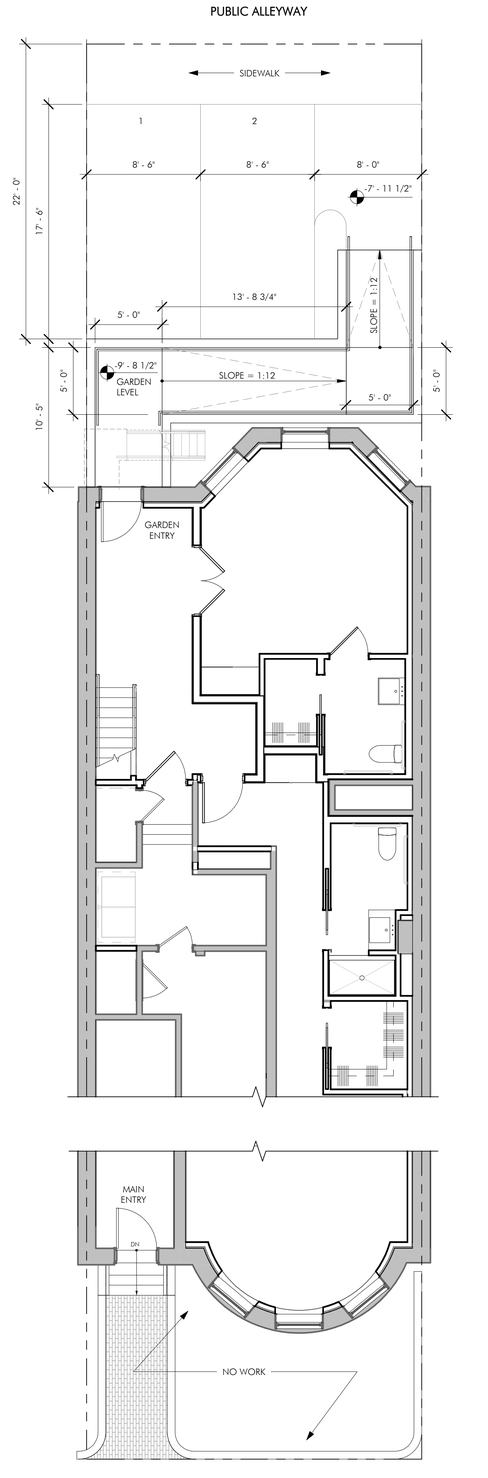
MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	JUNE 03, 2020
PROJECT #:	19054
SCALE:	1 1/2" = 1'-0"

DRAWING TITLE
PARTITION DETAILS

DRAWING NUMBER
A002



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

ARCHITECT
EMBARC
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330
www.embarcstudio.com

OWNER

FOUR 63 BEACON LLC
301 SOUTH AVE WESTON MA 02493

CONSULTANTS

SURVEYOR
RJ O'CONNELL & ASSOC.
80 MONTVALE AVENUE STE. 201
STONEHAM, MA 02180

STRUCTURAL ENGINEER
H+O STRUCTURAL ENG.
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PLS INC.
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BOXFORD, MA 01921

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COLUMBIA DESIGN GROUP
14 UPHAM AVENUE
BOSTON, MA 02125

463 BEACON STREET
BOSTON, MA 02115

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
D'ARTAGNAN BROWN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

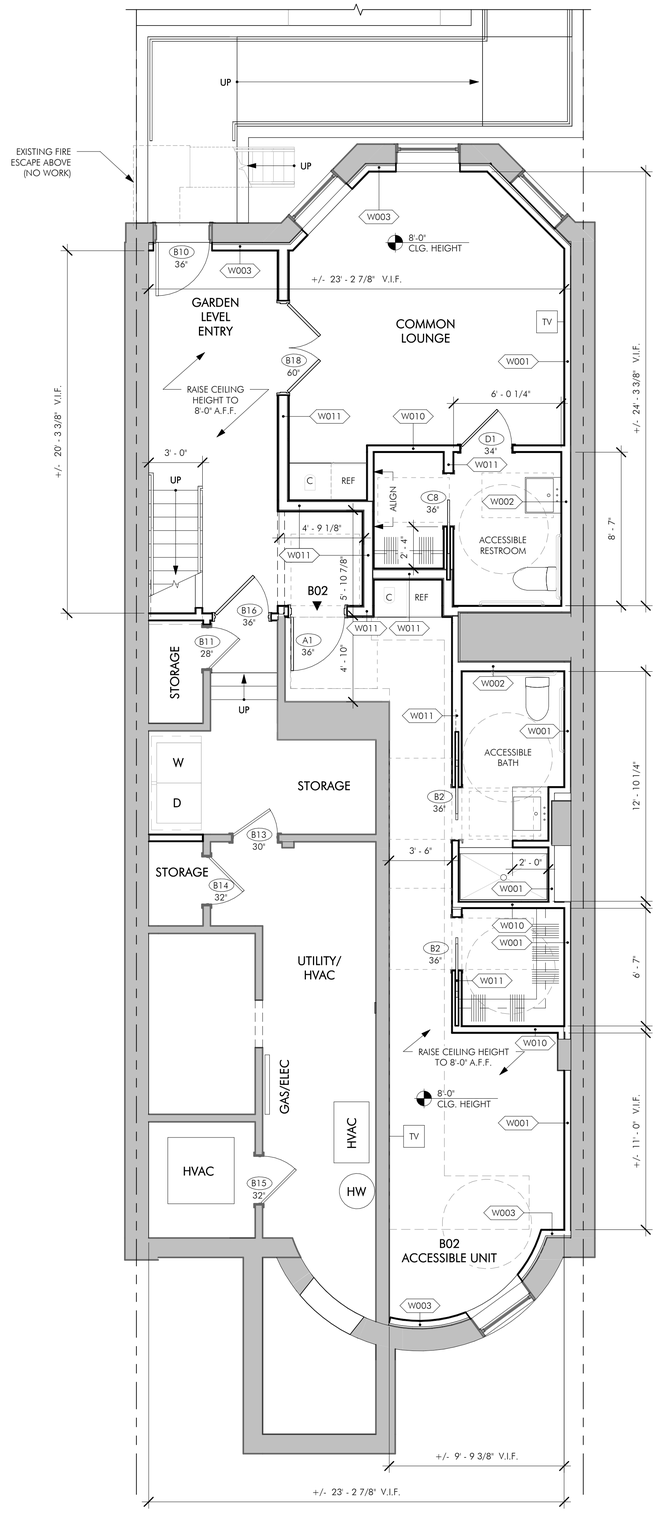
DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	JUNE 03, 2020
PROJECT #:	19054
SCALE:	3/16" = 1'-0"

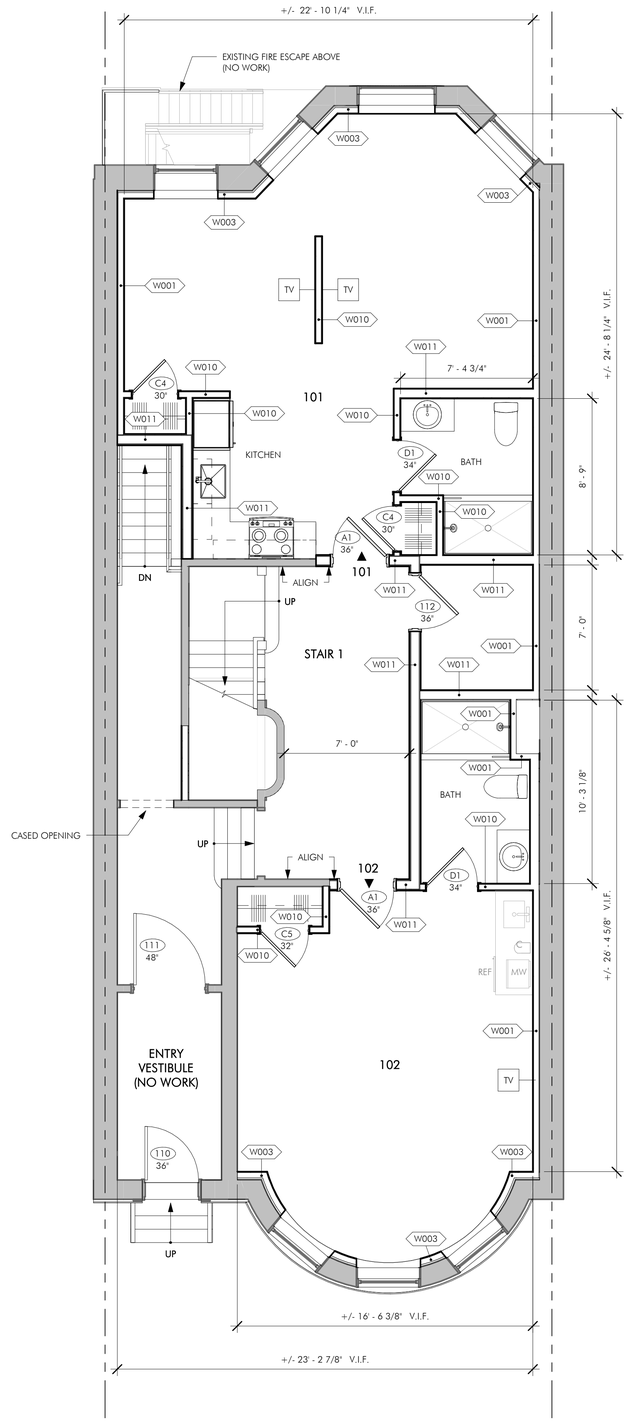
DRAWING TITLE
SITE PLAN

DRAWING NUMBER
A010

C:\Users\dartigan\Documents\19054_463 Beacon St_Original Height_dartigan@embarcstudio.com.rvt
6/3/2020 2:47:41 PM



1 GARDEN LEVEL
1/4" = 1'-0"



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

GENERAL NOTES

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3. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
4. ALL GYPSUM BOARD SURFACES ARE TO BE 5/8" THICK UNLESS OTHERWISE NOTED.
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ELECTRICAL NOTES

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2. ALL NEW ELECTRICAL ITEMS ARE TO BE U.L. RATED.
3. ALL ELECTRICAL PANELS ARE TO BE RECESSED INTO A WALL WITH A MINIMUM 6" STUD DIMENSION. REVIEW FINAL LOCATION WITH ARCHITECT AND OWNER.
4. ALL DISTRIBUTION PANELS ARE TO BE NEW.
5. ALL CLOSET LIGHTING IS TO BE FLUORESCENT OR HIGH EFFICIENCY LIGHTING.
6. OUTLETS IN BATHROOMS SHALL HAVE GROUND FAULT INTERCEPTORS.
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   B. MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
   C. VERTICALLY ALIGN SWITCHES AND OUTLETS WHERE POSSIBLE.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- TV LOCATION

ARCHITECT
EMBARC
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330
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OWNER
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CONSULTANTS
SURVEYOR
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COLUMBIA DESIGN GROUP
14 UPHAM AVENUE
BOSTON, MA 02125

463 BEACON STREET
BOSTON, MA 02115

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

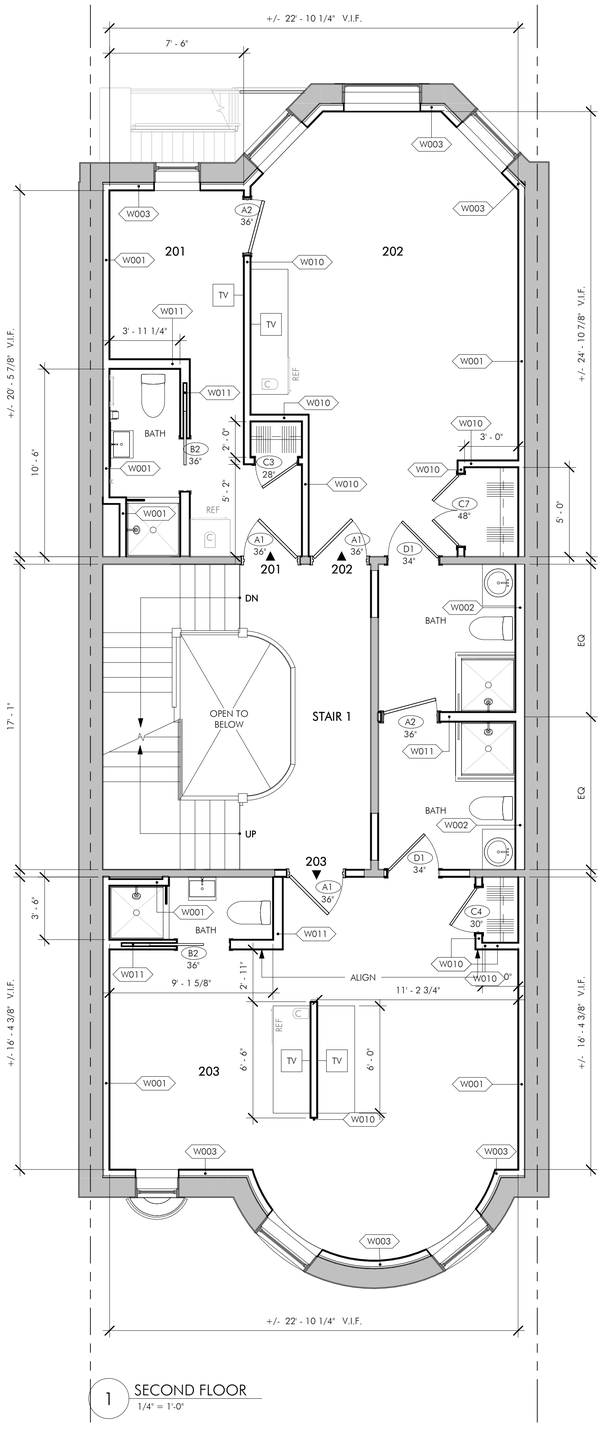
REGISTERED ARCHITECT DAMIAN GANAN BROWN NO. 20350 BOSTON COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

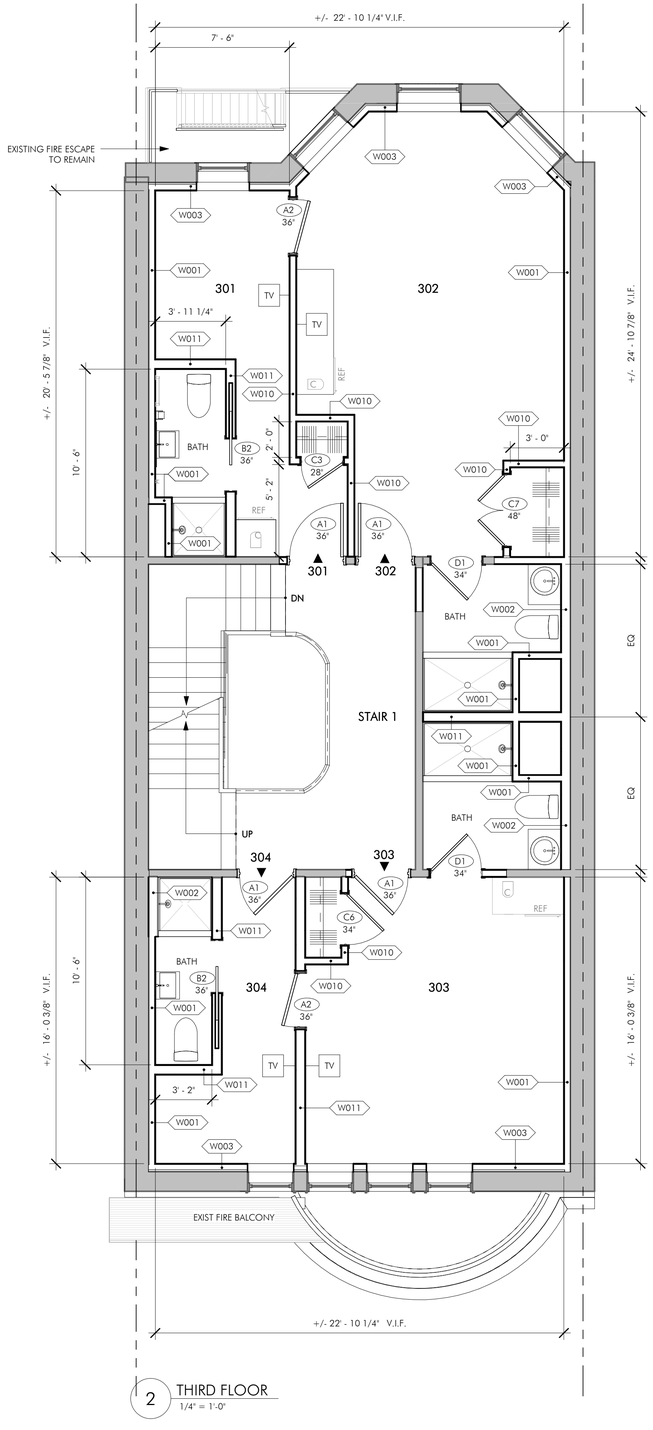
ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	JUNE 03, 2020
PROJECT #:	19054
SCALE:	1/4" = 1'-0"

DRAWING TITLE
GARDEN & PARLOR (FIRST FLOOR) LEVEL PLANS

DRAWING NUMBER
A100



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



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

GENERAL NOTES

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4. ALL GYPSUM BOARD SURFACES ARE TO BE 5/8" THICK UNLESS OTHERWISE NOTED.
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ELECTRICAL NOTES

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2. ALL NEW ELECTRICAL ITEMS ARE TO BE U.L. RATED.
3. ALL ELECTRICAL PANELS ARE TO BE RECESSED INTO A WALL WITH A MINIMUM 6" STUD DIMENSION. REVIEW FINAL LOCATION WITH ARCHITECT AND OWNER.
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   B. MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
   C. VERTICALLY ALIGN SWITCHES AND OUTLETS WHERE POSSIBLE.

FLOOR PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL

TV LOCATION

ARCHITECT
EMBARC
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330
www.embarcstudio.com

OWNER

FOUR 63 BEACON LLC
301 SOUTH AVE WESTON MA 02493

CONSULTANTS

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CIVIL ENGINEER
COLUMBIA DESIGN GROUP
14 UPHAM AVENUE
BOSTON, MA 02125

463 BEACON STREET
BOSTON, MA 02115

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

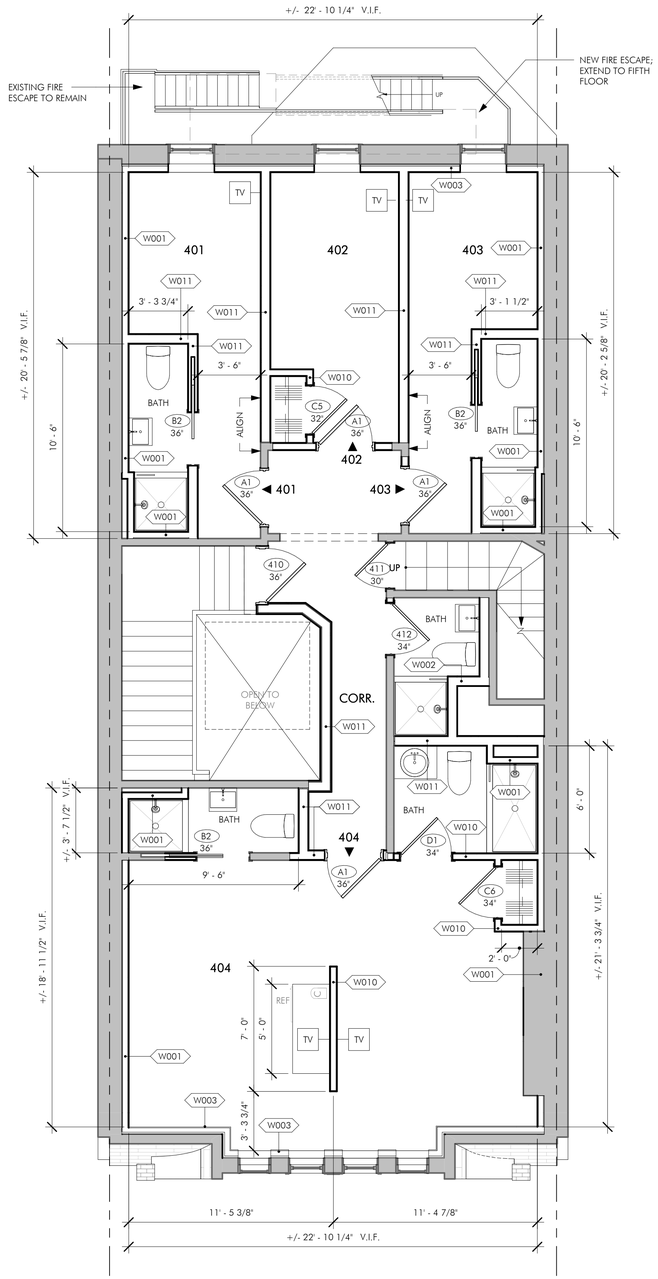
REGISTERED ARCHITECT
DIANTAGNAN BROWN
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

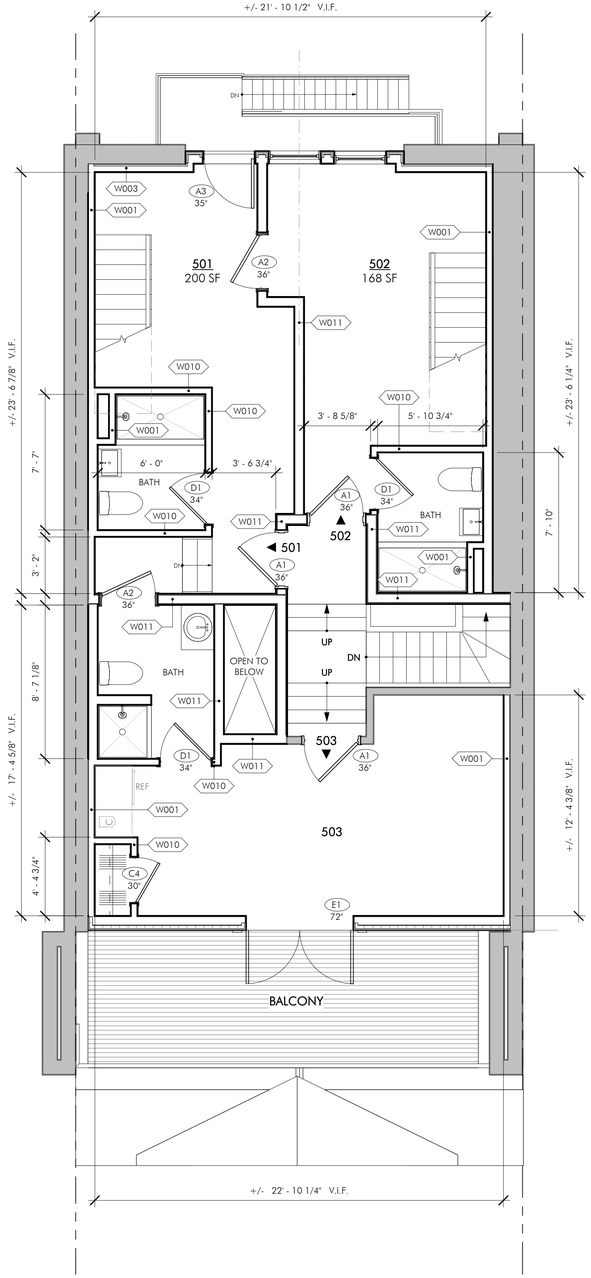
ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	JUNE 03, 2020
PROJECT #:	19054
SCALE:	1/4" = 1'-0"

DRAWING TITLE
SECOND & THIRD FLOOR PLAN

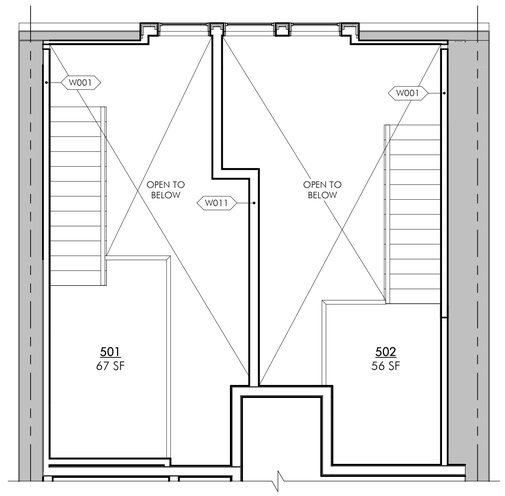
DRAWING NUMBER
A101



1 FOURTH FLOOR
1/4" = 1'-0"



2 FIFTH FLOOR
1/4" = 1'-0"



3 LOFT
1/4" = 1'-0"

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   - C. VERTICALLY ALIGN SWITCHES AND OUTLETS WHERE POSSIBLE.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- TV LOCATION

ARCHITECT
EMBARC
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330
www.embarcstudio.com

OWNER
FOUR 63 BEACON LLC
301 SOUTH AVE WESTON MA 02493

CONSULTANTS
SURVEYOR
RJ O'CONNELL & ASSOC.
80 MONTVALE AVENUE STE. 201
STONEHAM, MA 02180

STRUCTURAL ENGINEER
H+O STRUCTURAL ENG.
51 MELCHER ST, FLR 1
BOSTON, MA 02210

FIRE PROTECTION
PLS INC.
23 SAGAMORE LN.
BOXFORD, MA 01921

CIVIL ENGINEER
COLUMBIA DESIGN GROUP
14 UPHAM AVENUE
BOSTON, MA 02125

463 BEACON STREET
BOSTON, MA 02115

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

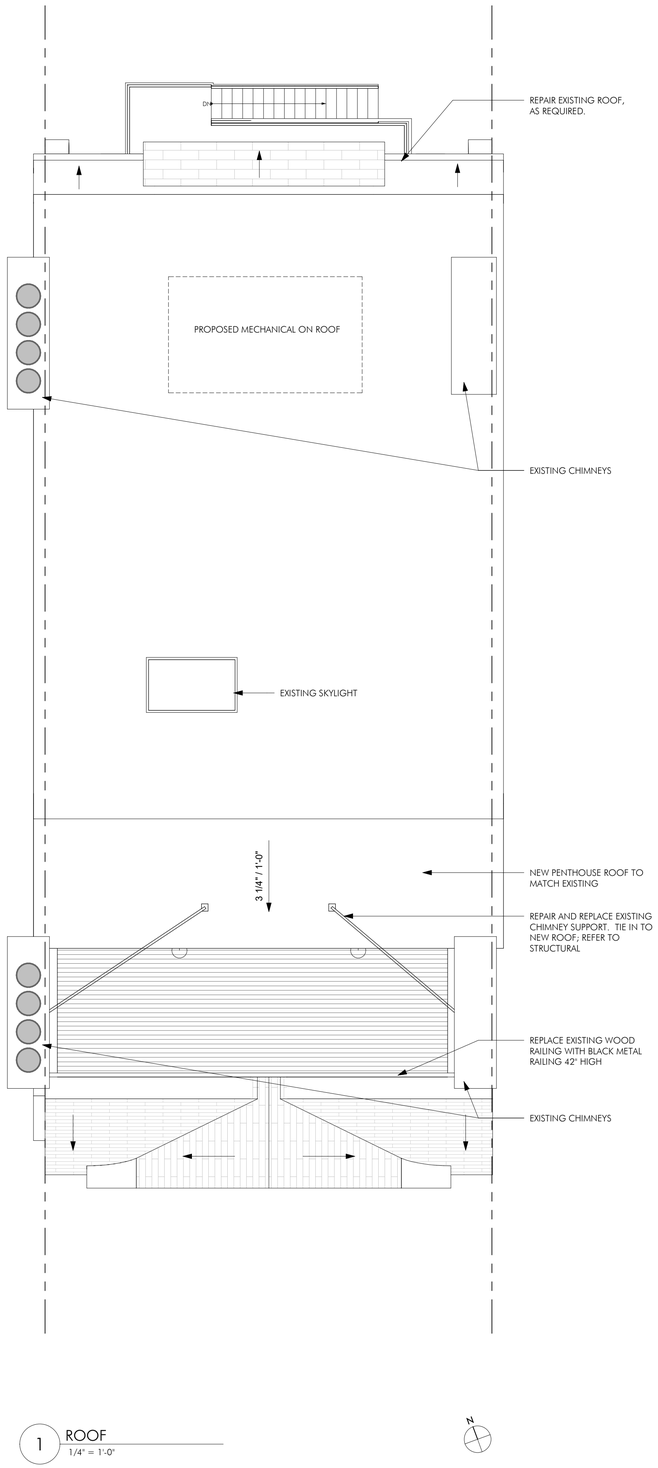
REGISTERED ARCHITECT
DARTAGNAN BROWN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	JUNE 03, 2020
PROJECT #:	19054
SCALE:	1/4" = 1'-0"

DRAWING TITLE
FOUR & FIFTH FLOOR PLAN

DRAWING NUMBER
A102



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

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FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- TV — TV LOCATION

ARCHITECT
EMBARC
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
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OWNER
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463 BEACON STREET
BOSTON, MA 02115

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
DARTAGNAN BROWN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

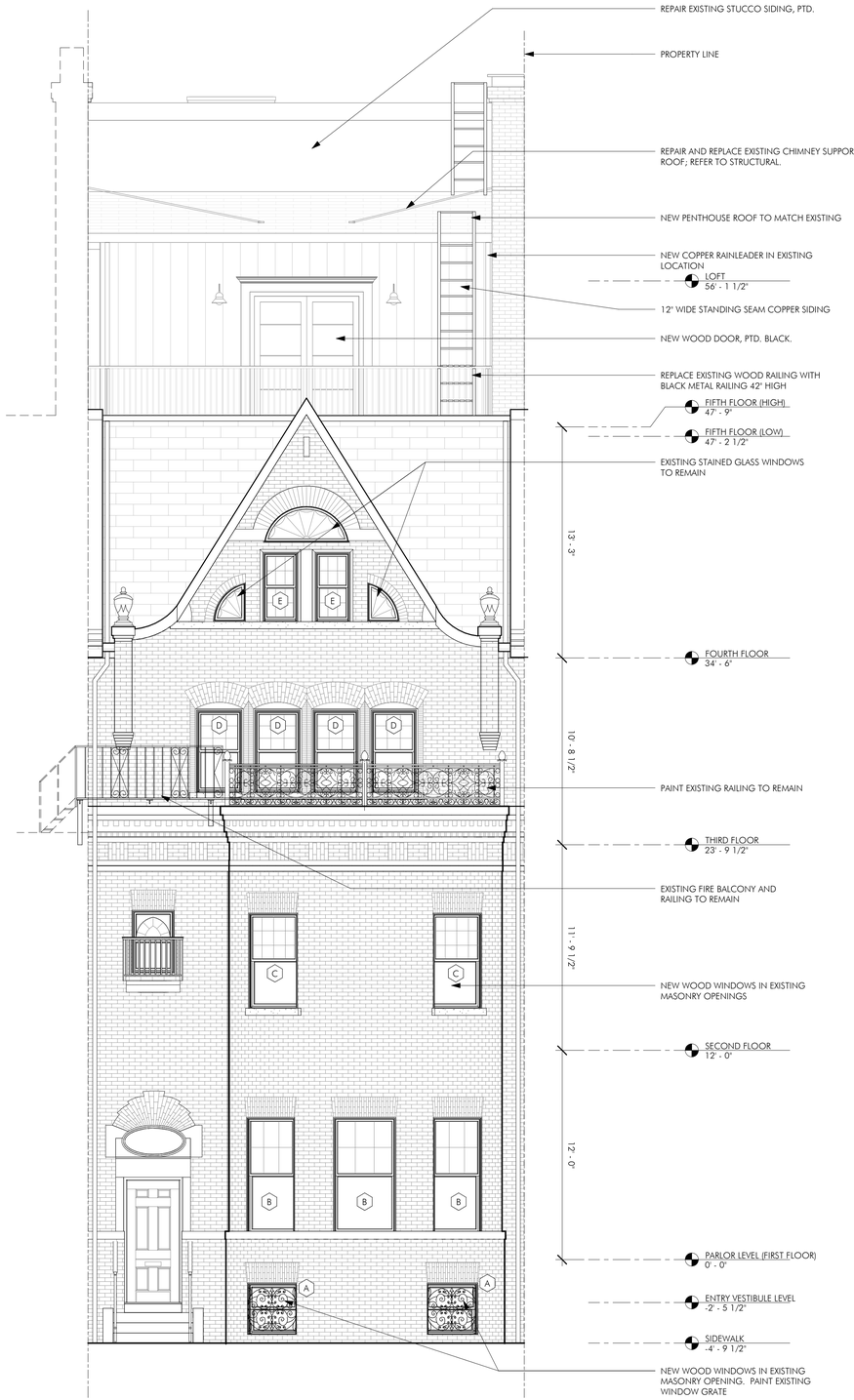
DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	JUNE 03, 2020
PROJECT #:	19054
SCALE:	1/4" = 1'-0"

DRAWING TITLE
ROOF PLAN

DRAWING NUMBER
A103

1 BEACON STREET ELEVATION - EXISTING
1/4" = 1'-0"



2 BEACON STREET ELEVATION - NEW
1/4" = 1'-0"

ARCHITECT
EMBARC
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O: 617.766.8330
www.embarcstudio.com

OWNER

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CONSULTANTS

SURVEYOR
RJ O'CONNELL & ASSOC.
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463 BEACON STREET
BOSTON, MA 02115

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
KAMYAGNAN BROWN
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

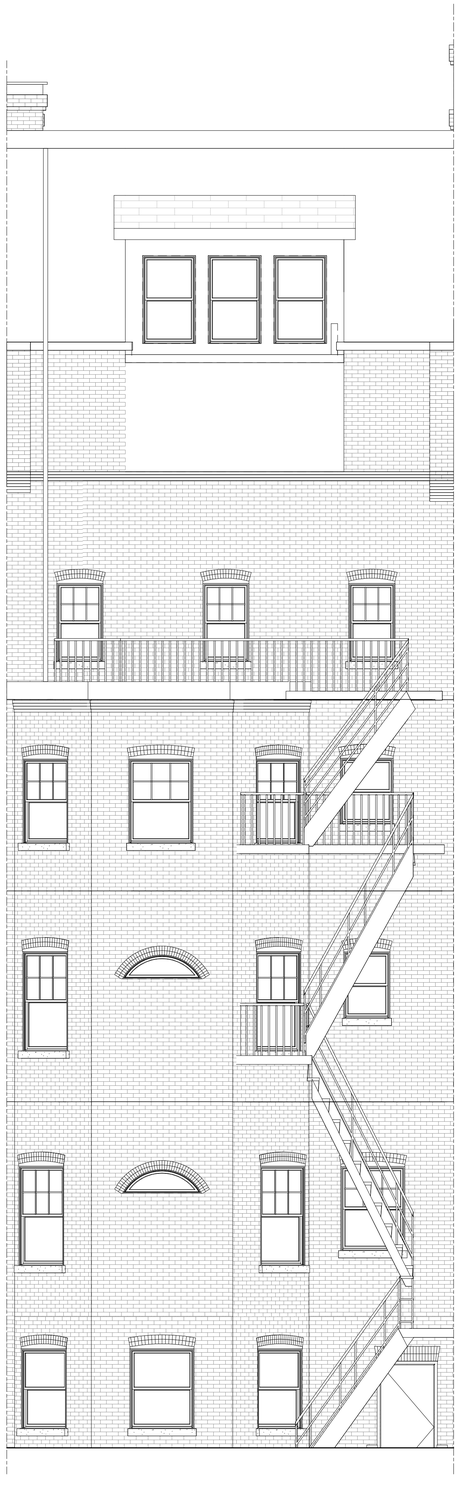
DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	JUNE 03, 2020
PROJECT #:	19054
SCALE:	1/4" = 1'-0"

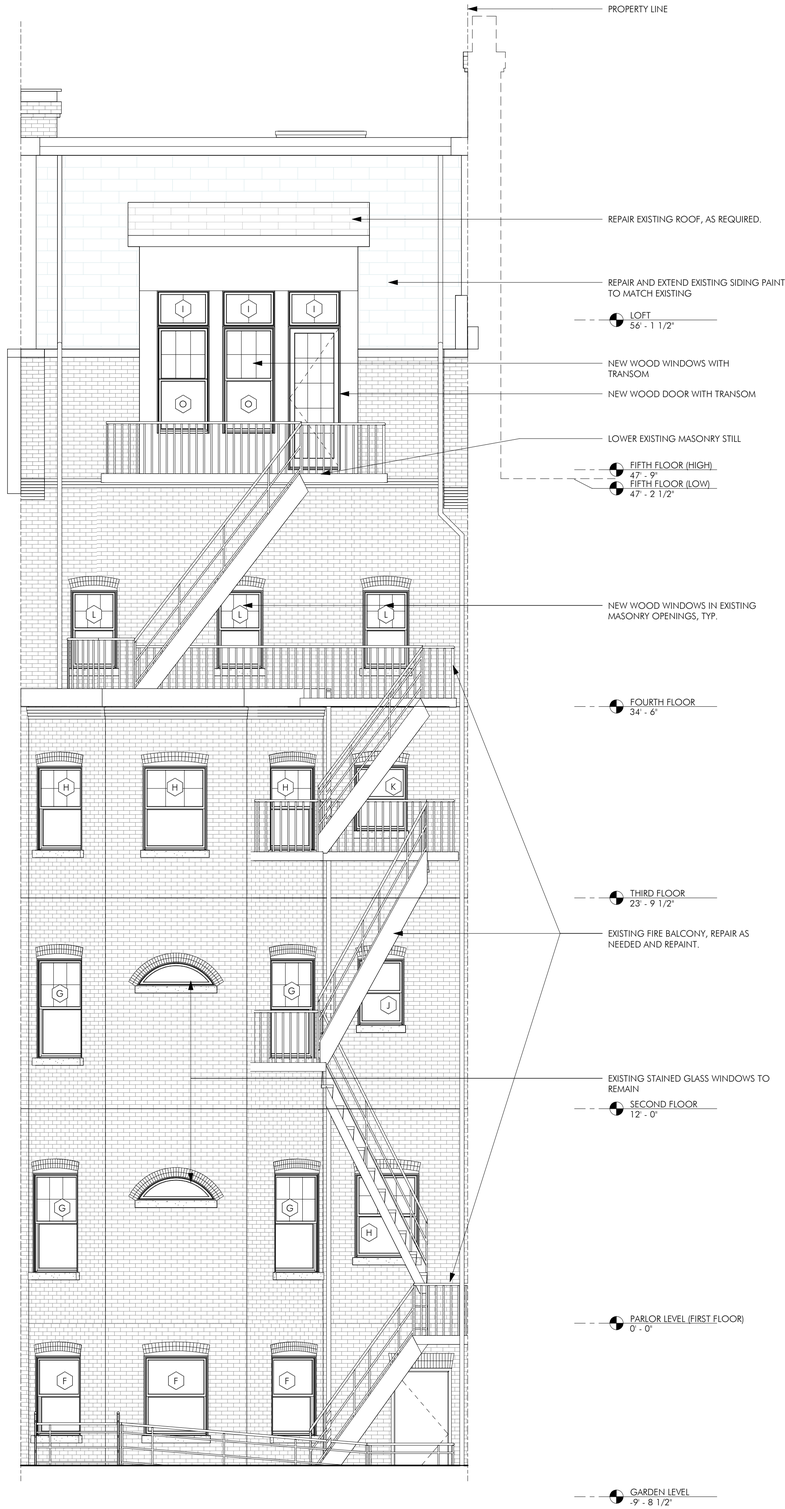
DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NUMBER
A201

C:\Users\dantigan\Documents\19054_463 Beacon St_Original Height_dantigan@embarcstudio.com.rvt
6/2/2020 2:47:51 PM



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



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

ARCHITECT
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60 K STREET, 3RD FLOOR
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COLUMBIA DESIGN GROUP
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463 BEACON STREET
BOSTON, MA 02115

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
DARIA GINAN-GRIFFIN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	JUNE 03, 2020
PROJECT #:	19054
SCALE:	1/4" = 1'-0"

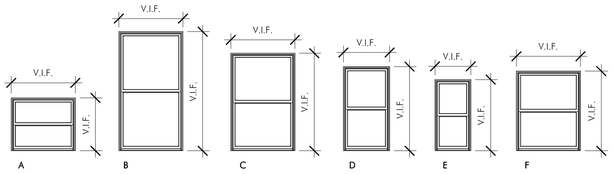
DRAWING TITLE
BUILDING ELEVATIONS

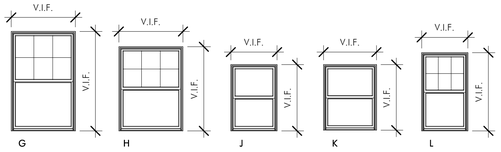
DRAWING NUMBER
A202

C:\Users\dariagin\Documents\19054_463 Beacon St_Original Height_dariagin@embarcstudio.com.rvt
6/3/2020 2:47:54 PM

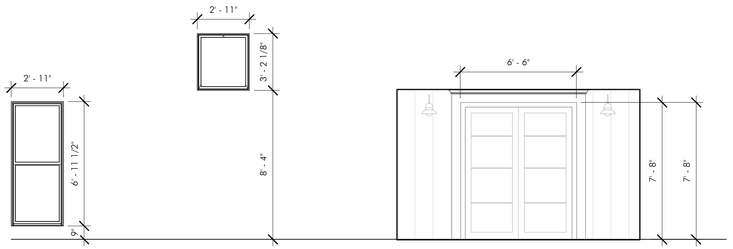
NEW WINDOWS (EXISTING OPENINGS)

SILL HEIGHT V.I.F.
DOUBLE HUNG: 1, OVER 1
WOOD WINDOW
MATCH EXISTING WINDOW SIZES





NEW WINDOWS



M
DOUBLE HUNG: 1 OVER 1
WOOD WINDOW

N
DOUBLE HUNG: 1 OVER 1
WOOD WINDOW

S
ALUMINUM-CLAD STOREFRONT
PTD. BLACK

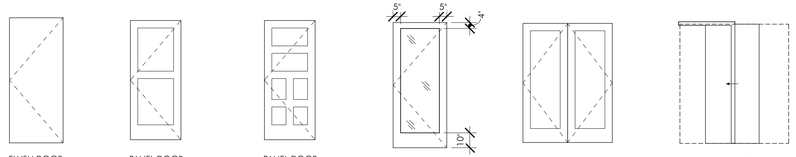
COMMON DOOR SCHEDULE

DOOR NO.	WIDTH	HEIGHT	THICKNESS	DOOR			FRAME		DETAILS			FIRE RATING (MINS.)	HWR SET	COMMENTS
				DOOR STYLE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	JAMB	HEAD	SILL			
B10	3' - 0"	7' - 0"	0' - 1 3/4"	EXIST										EXIST DOOR AT PUBLIC ALLEY; CONTROLLED ACCESS
B11	2' - 4"	6' - 8"	0' - 1 3/8"	C	WD	PTD	WD	PTD						
B13	2' - 6"	6' - 8"	0' - 1 3/8"	EXIST										EXIST
B14	2' - 8"	6' - 8"	0' - 1 3/8"	EXIST										EXIST
B15	2' - 8"	6' - 8"	0' - 1 3/8"	EXIST										EXIST
B16	3' - 0"	7' - 0"	0' - 1 3/4"	C	WD	PTD	WD	PTD				0		CONTROLLED ACCESS
B18	5' - 0"	7' - 0"	0' - 1 3/4"	E	WD	PTD	WD	PTD						CONTROLLED ACCESS
110	3' - 0"	7' - 0"	0' - 1 3/4"	EXIST										EXIST MAIN ENTRY DOOR; CONTROLLED ACCESS
111	4' - 0"	7' - 0"	0' - 1 3/4"	EXIST										EXIST VESTIBULE DOOR
112	3' - 0"	7' - 0"	0' - 1 3/4"	B	WD	PTD	WD	PTD						
410	3' - 0"	7' - 0"	0' - 1 3/4"	B	WD	PTD	WD	PTD						
411	2' - 6"	6' - 8"	0' - 1 3/8"	EXIST										
412	2' - 10"	6' - 8"	0' - 1 3/8"	B	WD	PTD	WD	PTD						CONTROLLED ACCESS

UNIT DOOR SCHEDULE

DOOR TYPE	WIDTH	HEIGHT	THICKNESS	DOOR			FRAME		DETAILS			FIRE RATING (MINS.)	HWR SET	COMMENTS
				DOOR STYLE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	JAMB	HEAD	SILL			
A1	3' - 0"	7' - 0"	0' - 1 3/4"	B	WD	PTD	WD	PTD						ROOM ENTRY DOOR; CONTROLLED ACCESS
A2	3' - 0"	7' - 0"	0' - 1 3/4"	C	WD	PTD	WD	PTD						BREAK AWAY DOOR; ELECTRICALLY ACTIVATED
A3	2' - 11"	8' - 0"	0' - 1 3/4"	D										
B2	3' - 0"	6' - 8"	0' - 1 3/8"	C	WD	PTD	WD	PTD						POCKET DOOR
C3	2' - 4"	6' - 8"	0' - 1 3/8"	C	WD	PTD	WD	PTD						
C4	2' - 6"	6' - 8"	0' - 1 3/8"	C	WD	PTD	WD	PTD						
C5	2' - 8"	6' - 8"	0' - 1 3/8"	C	WD	PTD	WD	PTD						
C6	2' - 10"	6' - 8"	0' - 1 3/8"	C	WD	PTD	WD	PTD						
C7	4' - 0"	6' - 8"	0' - 1 3/8"	E	WD	PTD	WD	PTD						
C8	3' - 0"	6' - 8"	0' - 1 3/8"	C	WD	PTD	WD	PTD						
D1	2' - 10"	6' - 8"	0' - 1 3/8"	C	WD	PTD	WD	PTD						
E1	6' - 0"	7' - 6"	0' - 1 3/4"											

DOOR STYLES



FLUSH DOOR
A

PANEL DOOR
B

PANEL DOOR
C

SINGLE DOOR W/ GLASS
D

DOUBLE PANEL DOORS
E

POCKET DOOR
F

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FIRE PROTECTION
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463 BEACON STREET
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ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	JUNE 03, 2020
PROJECT #:	19054
SCALE:	1/4" = 1'-0"

DRAWING TITLE
SCHEDULES

DRAWING NUMBER
A600

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GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STATE BUILDING CODE OF THE COMMONWEALTH OF MASSACHUSETTS, NINTH EDITION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. WHERE DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION COULD AFFECT THE NEW CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE FIELD MEASUREMENTS IN TIME FOR THEIR INCORPORATION IN THE SHOP DRAWINGS. THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES THAT MAY EXIST.
3. SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, SLOPES, LOCATIONS OF DEPRESSED FLOOR AREAS, AND FLOOR OPENINGS. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
4. PRINCIPAL OPENINGS THROUGH THE FRAMING ARE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE STRUCTURAL, ARCHITECTURAL AND MECHANICAL DRAWINGS FOR THE REQUIRED OPENINGS AND SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH THE MECHANICAL CONTRACTOR. PROVIDING ALL OPENINGS REQUIRED BY THE MECHANICAL, ELECTRICAL, OR PLUMBING TRADES SHALL BE A PART OF THE GENERAL CONTRACT, WHETHER OR NOT SHOWN IN THE STRUCTURAL DRAWINGS. ANY DEVIATION FROM THE OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR REVIEW.
5. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE INCLUDED IN THE CONTRACTOR'S WORK.
6. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT STRUCTURES, PROPERTY, HIS WORKMEN, AND THE PUBLIC, AS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
7. STRUCTURAL DRAWINGS MAY REPRESENT CONSTRUCTION WITH A REFERENCE SCALE. DUE TO THE INHERENT PROCESS OF DRAWING DEVELOPMENT AND PRESENTATION NOT ALL WORK MAY BE SHOWN "EXACT" IN THAT SCALE. DO NOT "SCALE" DRAWINGS TO OBTAIN ANY MISSING INFORMATION OR TO INTERPRET ANY INFORMATION NOT SPECIFICALLY DIMENSIONED FOR "EXACT" DETAILING OR CONSTRUCTION PURPOSES.
8. THE CONTRACT DOCUMENTS REPRESENT FINAL CONDITIONS. STABILITY OF THE STRUCTURE DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY, INCLUDES, BUT IS NOT LIMITED TO, THE DESIGN AND FURNISH OF TEMPORARY SUPPORTS, SHORING AND/OR BRACING REQUIRED FOR SAFETY AND STABILITY DURING CONSTRUCTION.

LVL, PSL, GLULAM (GL) LUMBER:

1. "LVL" LUMBER SHALL BE FABRICATED FROM ULTRASONICALLY GRADED SOUTHERN PINE VENEERS IN ACCORDANCE WITH NER 126.
2. "PSL" LUMBER SHALL BE FABRICATED FROM LONG, THIN STRANDS OF EITHER EASTERN OR WESTERN SPECIES WOOD BONDED TOGETHER WITH A MICROWAVE PROCESS.
3. EASTERN "PSL" LUMBER (ES) MAY INCLUDE SOUTHERN PINE OR YELLOW POPLAR. WESTERN "PS LUMBER (WS) MAY INCLUDE DOUGLAS FIR, LODGEPOLE PINE, WESTERN HEMLOCK OR WHITE FIR.
4. "PSL" LUMBER SHALL BE FABRICATED IN PARALLEL STRANDS (PSL) IN CONFORMANCE WITH NER 292.
5. "GL" LUMBER SHALL BE FABRICATED FROM LAMINATED 2X LUMBER ACCORDING TO STANDARDS SET FORTH IN NDS AND OTHER APPLICABLE CODES.
6. HEAL CUTS ON BEAMS MUST NOT OVERHANG INSIDE FACE OF SUPPORT MEMBER.
7. "LVL" AND "PSL" MEMBERS SHALL BE FABRICATED WITHOUT CAMBER. GLULAM MEMBERS MAY BE CAMBERED TO REMOVE DEAD LOAD DEFLECTION.
8. THE "LVL", "PSL" AND "GL" MEMBERS SHALL BE PROTECTED FROM THE WEATHER WHILE IN STORAGE. CARE SHALL BE EXERCISED DURING HANDLING TO PREVENT DAMAGE TO THE SAME.
9. ADHESIVES SHALL COMPLY WITH ASTM D2559-76 ADHESIVES FOR STRUCTURAL LAMINATED PRODUCTS FOR USE UNDER EXTERIOR (WET USE) EXPOSURE CONDITIONS.
10. PRIOR TO START OF ERECTION, VERIFY THE LOCATIONS AND ELEVATION OF ALL BEARING SURFACES AND EMBEDDED ANCHORS. REPORT ANY DEVIATIONS TO THE GENERAL CONTRACTOR. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED. TAKE MEASUREMENTS ON SITE AS REQUIRED FOR CORRECT FABRICATION AND INSTALLATION.
11. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM DESIGN STRESSES:
    - A. SHEAR MODULUS OF ELASTICITY (G)
        - a. LVL=125,000 PSI
        - b. PSL=112,500 PSI
        - c. GL=125,000 PSI
    - B. MODULUS OF ELASTICITY (E)
        - a. LVL=2.0X106 PSI
        - b. PSL=1.8X106 PSI
        - c. GL=2.0X106 PSI
    - C. FLEXURAL STRESS (F'B)
        - a. LVL=2,600 PSI
        - b. PSL=2,400 PSI
        - c. GL=2,400 PSI
    - D. COMPRESSION PERPENDICULAR TO THE GRAIN (F'CPERP)
        - a. LVL=750 PSI
        - b. PSL=545 PSI
        - c. GL=740 PSI
    - E. COMPRESSION PARALLEL TO GRAIN (F'CPARALLEL)
        - a. LVL=2,510 PSI
        - b. PL=2,500 PSI
        - c. GL=2,400 PSI
    - F. HORIZONTAL SHEAR (FV)
        - a. LVL=285 PSI
        - b. PSL=190 PSI
        - c. GL=290 PSI

DRAWING LIST

DRAWING #	DRAWING NAME
S0.1	GENERAL NOTES I
S1.0	PART PLANS
S2.0	SECTIONS AND DETAILS I
S2.1	SECTIONS AND DETAILS II

WOOD FRAMING:

1. LUMBER AND ITS FASTENINGS, SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS OF STRESS-GRADE LUMBER AND ITS FASTENINGS, CURRENT EDITION, AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. CURRENT EDITION OF WOOD GRADING RULES ARE TO BE FOLLOWED. ALL CONNECTIONS SHALL CONFORM TO THE CURRENT EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AND THE CONTRACT DOCUMENTS.
2. UNLESS OTHERWISE NOTED, ALL JOISTS, STUDS, LINTELS/HEADERS AND PLATES SHALL BE SPRUCE-PINE-FIR (SPF) NO.2 WITH Fc=1,150PSI; Fb=875PSI; Fv=135PSI; E=1,400,00PSI (MC19). SOLID WOOD POSTS SHALL BE DOUGLAS-FIR LARCH NO.2 WITH Fc=1,350 PSI. LUMBER SIZES SHOWN IN THE DRAWINGS ARE NOMINAL SIZE. ACTUAL SIZES SHALL CONFORM TO AMERICAN LUMBER STANDARD PS-20-70.
3. MATERIALS MUST BE GRADE MARKED.
4. FOR OVERLAY FRAMING AT ROOFS OR OTHER CONVENTIONAL ROOF FRAMING, CONTRACTOR SHALL PROVIDE 2X FRAMING IN ACCORDANCE WITH ROOF RAFTER TABLE IN THE APPLICABLE BUILDING CODE.
5. POSTS SUPPORTING HEADERS AND BEAMS SHALL CONTINUE FROM POINT OF LOAD APPLICATION TO THE FOUNDATION.
6. ALL FLUSH CONNECTIONS SHALL HAVE METAL BEAM OR JOIST HANGERS.
7. ALL BEAM OVER POST CONNECTIONS SHALL HAVE A METAL POST CAP, SUCH AS SIMPSON LPC OR BC TYPE POST CAPS, U.N.O.
8. BOLT HOLES THROUGH WOOD SHALL BE DRILLED 1/16" MAXIMUM LARGER THEN THE DIAMETER OF THE BOLTS TO BE INSTALLED.
9. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS AT HEAD AND NUT ENDS.
10. EDGE OF A BORED HOLE SHALL NOT BE WITHIN 5/8 INCH OF THE STUDS EDGE. BORED HOLES SHALL NOT BE LOCATED AT CUT OR NOTCH IN THE STUDS.
11. ALL WOOD FRAMING EXPOSED TO WEATHER SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE NO. 2 OR BETTER.
12. FRAMING LUMBER SHALL BE SOUND, THOROUGHLY SEASONED, SURFACED FOUR SIDES, WELL MANUFACTURED AND FREE FROM WARP NOT CORRECTABLE BY BRIDGING, BLOCKING OR NAILING. MOISTURE CONTENT SHALL BE A MAXIMUM OF 19 PERCENT.
13. WOOD STRUCTURAL PANELS SHALL BE INSTALLED WITH A 1/8" GAP BETWEEN PANEL ENDS AND EDGES.
14. ALL INTERIOR LOAD BEARING WALLS SHALL HAVE ONE ROW OF BLOCKING AT THE MID-HEIGHT OF THE STUDS. ANY WALL THAT IS NOT SHEATHED ON BOTH SIDES WITH EITHER WOOD STRUCTURAL PANELS OR GYPSUM BOARD, SHALL HAVE WOOD BLOCKING SPACED AT NO MORE THAN 4'-0" O.C.
15. WOOD JOISTS JOISTS SHALL BE TOE NAILED TO WOOD SUPPORT WITH TWO 10D NAILS.
16. WOOD JOISTS SHALL HAVE MINIMUM BEARING OF 1 1/2".
17. WOOD JOIST ENDS SHALL BE LAPPED OVER BEARING AND NAILED TOGETHER WITH 3-16D NAILS; MINIMUM LAP, 4".
18. JOIST OVERHANG SHALL NOT EXCEED 12" UNLESS OTHERWISE NOTED.
19. JOIST BRIDGING SHALL BE PROVIDED AT ALL JOIST SPANS EXCEEDING 8FT AND BE INSTALLED IN AN OFFSET FASHION. MAXIMUM SPACING = 8FT. JOIST BLOCKING SHALL BE FULL DEPTH TO MATCH THE JOIST DEPTH.
20. AT FLOOR OPENING UP TO 2'-0" IN WIDTH, DOUBLE THE JOISTS AT EACH SIDE OF THE OPENING. AT LARGER OPENINGS NOT SHOWN ON THE FRAMING PLAN SHALL BE CALLED TO THE ATTENTION OF THE E.O.R.
21. BUILT-UP STUDS COLUMNS SHALL BE NAILED TOGETHER AS FOLLOWS (D=NAIL DIAMETER):
22. POST NAILING - ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF COLUMN.
23. POST NAILING - ALL NAILS SHALL PENETRATE ALL LAMINATIONS AND AT LEAST 3/4 THE THICKNESS OF THE OUTERMOST LAMINATION.
24. POST NAILING - THE NAIL END DISTANCE FROM THE END OF COLUMN SHALL BE BETWEEN 15D AND 18D
25. POST NAILING - THE SPACING BETWEEN ADJACENT NAILS IN A ROW SHALL NOT BE GREATER THAN EITHER 20D OR 6"TMIN (WHERE TMIN=THICKNESS OF THE THINNEST LAMINATION)
26. POST NAILING - THE SPACING BETWEEN ROWS OF NAILS SHALL BE BETWEEN 10D AND 20D
27. POST NAILING - THE NAIL EDGE DISTANCE SHALL BE BETWEEN 5D AND 20D
28. POST NAILING - PROVIDE 2 LONGITUDINAL ROWS OF NAILS MINIMUM.
29. SOLE PLATES SHALL BE NAILED TO SUBFLOOR AND JOISTS WITH 16D NAILS AT EACH JOIST. SEE SHEAR WALL NAILING SCHEDULES FOR ADDITONAL NAILING REQUIREMENTS.
30. TOP PLATES FOR BEARING PARTITIONS SHALL BE TWO 2x (STUD WALL DEPTH) OR A CONTINUOUS HEADER. PLATE MEMBERS OF PRINCIPAL PARTITIONS SHALL BE LAPPED A MINIMUM OF 48" AND NAILED WITH (16)-16D STAGGERED. WHERE 48" LAP CANNOT BE ACHIEVED, A CS16 STRAP WITH (22)-10D NAILS SHOULD BE USED TO SPLICE THE PLATE.
31. TOP PLATES FOR NON-BEARING PARTITIONS MAY BE SINGLE. NAIL PLATE TO STUD WITH TWO 16D NAILS. WHEN TOP PLATE IS PARALLEL TO CEILING OR FLOOR FRAMING INSTALL 2 X 4 CROSS BLOCKING NOT MORE THAN 4'-0"O.C.
32. WHEN TOP PLATES ARE CUT FOR PIPING OR DUCT WORK, REINFORCE WITH STEEL STRAPS.
33. SILL PLATES AT BEARING DIRECTLY ON CONCRETE SHALL BE PRESSURE TREATED LUMBER, 0.25CCA MINIMUM SOUTHERN PINE NO.2 OR BETTER.
34. BEAMS AND GIRDERS WILL NOT REST LESS THAN 4" ON SUPPORTS.
35. WHERE BEAMS AND GIRDERS OF NOMINAL 2" MEMBERS ARE SPECIFIED, NAIL TOGETHER WITH TWO ROWS OF 16D NAILS SPACED NOT MORE THAN 24"O.C., LOCATE END JOISTS IN MEMBERS OVER SUPPORTS.
36. ALL BEAMS MUST SPLICE ONLY OVER SUPPORTS UNLESS SPECIFICALLY INSTRUCTED OTHERWISE BY STRUCTURAL ENGINEER.
37. ALL BUILT-UP WOOD BEAMS WIDER THAN 6"WILL BE BOLTED WITH 5/8"DIAMETER THROUGH-BOLTS AT 2'-0" O.C. STAGGERED SPACING, UNLESS OTHERWISE NOTED.
38. ALL INTERIOR WALLS SHALL HAVE A JOIST LOCATED DIRECTLY BELOW (AT PARALLEL WALLS) OR CONTINUOUS BLOCKING (AT PERPENDICULAR WALLS).
39. NAILING INSTALLATION AND MATERIAL ARE TO BE IN COMPLIANCE WITH A.I.T.C., NDS AND IN ACCORDANCE WITH THE APPLICABLE LOCAL BUILDING CODE.
40. NAILS SHALL HAVE A MINIMUM PENETRATION OF 6 TIMES THE WIRE DIAMETER UNLESS OTHERWISE NOTED ON PLANS.
41. EDGE DISTANCE FOR ALL NAILS SHALL BE MINIMUM OF 2 TIMES THE WIRE DIAMETER UNLESS OTHERWISE NOTED ON PLANS.
42. ALL NAILS SHOWN IN NAILING SCHEDULE SHALL BE COMMON. THREADED, HARDENED STEEL NAILS MAY BE SUBSTITUTED FOR COMMON SIZE NAILS OF CORRESPONDING SIZE FOR PLYWOOD. USE ANNULAR-RING, COMMON WIRE, GALVANIZED NAILS FOR PLYWOOD. GALVANIZED NAILS SHALL BE HOT-DIP GALVANIZED, ASTM-A153.
43. ALL FASTENERS USED IN PRESSURE TREATED WOOD SHALL BE COATED, TREATED, AND APPROVED FOR USE IN PRESSURE TREATED WOOD.
44. ALL FASTENERS USED IN FIRE TREATED LUMBER SHALL BE COATED AND APPROVED FOR THAT USE BY THE MANUFACTURER.
45. BORED HOLES IN WOOD STUD WALLS SHALL NOT EXCEED A DIAMETER GREATER THAN 40% OF THE STUD DEPTH, I.E. 2x4 SHALL NOT HAVE A HOLE GREATER THAN 1 3/8" DIAMETER. HOLE EDGE SHALL BE 5/8" CLEAR OF STUD EDGE. WOOD POSTS SHALL NOT HAVE BORED HOLES WITHOUT APPROVAL FROM E.O.R.

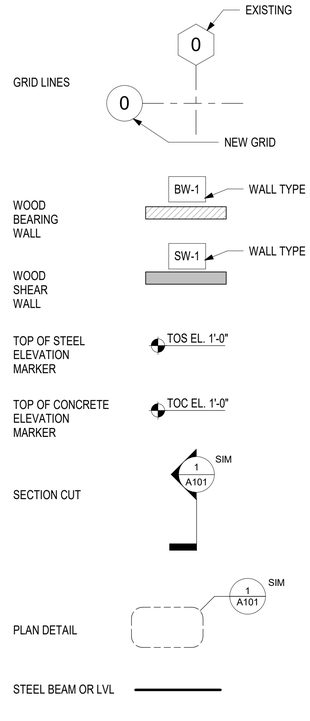
STRUCTURAL STEEL:

1. STRUCTURAL STEEL DESIGN CONFORMS TO THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDING, THIRTEENTH EDITION.
2. STRUCTURAL STEEL WORK SHALL CONFORM TO AISC 360-10 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", AISC 303-10 "CODE OF STANDARD PRACTICE FOR STEEL BUILDING & BRIDGES", AND AISC 341-10 AND SUPPLEMENTS "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS".
3. STRUCTURAL STEEL SHALL BE NEW MATERIAL THAT SATIFIES THE PROPERTY REQUIREMENTS INDICATED IN THE "STRUCTURAL STEEL MATERIAL PROPERTIES" SCHEDULE.
4. ALL STEEL SHALL BE COATED WITH SHOP PRIMER UNLESS STEEL IS TO BE FIREPROOFED (SEE ARCH DRAWINGS).
5. ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIP GALVANIZED. FIELD WELDS OF GALVANIZED MEMBERS SHALL BE TOUCHED UP USING A ZINC RICH PRIMER AFTER COMPLETION AND INSPECTION OF THE WELD.
6. INFILL BEAMS SHALL BE SPACED EQUALLY BETWEEN ESTABLISHED DIMENSIONS, U.N.O.
7. ALL SHOP AND FIELD WELDS TO CONFORM TO AWS D1.1-04 "STRUCTURAL WELDING CODE"
8. WELDED CONNECTIONS SHALL BE MADE BY CERTIFIED WELDERS USING FILLER METAL CONFORMING TO E70XX OR F7X-EXXX WITH LOW HYDROGEN.
9. WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIALS BEING WELDED, U.N.O.
10. ALL WELD SIZES SHALL BE THE MINIMUM REQUIRED SIZE BASED ON THE THICKNESS OF THE THICKER PART ACCORDING TO AISC TABLE J2.3 & J2.4.
11. ALL FILLET WELDS SHALL BE 1/4" THICK MINIMUM.
12. ALL AROUND WELDS SHALL BE DISCONTINUOUS AT THE FLANGE TIPS OF OPEN SECTIONS.
13. MEMBER SPLICES SHALL BE DESIGNED AND DETAILED TO DEVELOP THE FULL STRENGTH OF THE MEMBER OR COMPONENTS BEING CONNECTED.
14. STRUCTURAL STEEL DETAILS NOT SPECIFICALLY SHOWN SHALL BE TAKEN AS BEING SIMILAR TO THAT SHOWN IN CORRESPONDING CONDITIONS.
15. DETAILS AND CONNECTIONS EXPLICITLY DETAILED IN THE CONTRACT DRAWINGS MAY NOT BE ALTERED WITHOUT WRITTEN APPROVAL BY THE ENGINEER. ALTERED CONNECTIONS SHALL BE COMPLETELY DETAILED AND DESIGNED BY THE FABRICATOR'S ENGINEER AND CLEARLY MARKED ON THE SHOP DRAWINGS.
16. SUBMIT CALCULATIONS FOR CONNECTION DESIGNS NOT FULLY DETAILED ON DRAWINGS. DESIGN CONNECTIONS UNDER SUPERVISION OF REGISTERED PROFESSIONAL ENGINEER, REGISTERED IN THE STATE WHERE PROJECT IS BEING CONSTRUCTED, EMPLOYED BY THE STEEL FABRICATOR. DESIGN CALCULATIONS TO BE SEALED BY FABRICATOR'S REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SUBMITTED WITHOUT COMPLETE DESIGN CALCULATIONS WILL NOT BE REVIEWED.
17. WIDE FLANGE BEAM-TO-BEAM AND BEAM-TO-COLUMN CONNECTIONS SHALL MEET OR EXCEED THE FACTORED SHEAR DESIGN STRENGTH REQUIREMENTS (LRFD)(KIPS) INDICATED IN THE "WF BEAM FACTORED SHEAR DESIGN STRENGTH" SCHEDULE.
18. BEAM REACTIONS (Ru = "XX" KIPS INDICATED IN THE DRAWINGS SUPERSEDE THE TABLE ABOVE.
19. SEATED BEAM CONNECTIONS ARE NOT ALLOWED UNLESS USED FOR ERECTION PURPOSES ONLY.
20. THE MINIMUM THICKNESS FOR A STRUCTURAL CONNECTION PLATE IS 3/8".
21. BEAM AND GIRDER SHEAR CONNECTIONS TO COLUMNS SHALL BE DESIGNED AND DETAILED TO BE CAPABLE OF END ROTATION PER AISC.
22. CONNECTIONS WITH AXIAL LOAD THROUGH-FORCES AS INDICATED ON PLAN, SHALL BE DESIGNED FOR SHEAR AND AXIAL FORCES SIMULTANEOUSLY.
23. TENSION AND COMPRESSION MEMBER END CONNECTIONS SHALL DEVELOP THE FORCE DUE TO THE POSTED DESIGN LOAD, BUT NOT LESS THAN 100% OF THE TENSION CAPACITY OF THE MEMBER WHERE NO DESIGN LOAD IS POSTED. THE TENSION CAPACITY SHALL BE APPLIED AS A LOAD IN BOTH TENSIONS AND COMPRESSION.
24. ALL BOLTED STRUCTURAL CONNECTIONS SHALL BE MADE WITH 3/4" DIAMETER A325 BOLTS, MINIMUM.
25. ALL STRUCTURAL BOLTS SHALL BE TENSION CONTROLLED AS SPECIFIED IN AISC MANUAL TABLE J3.1 (14TH ED).
26. STRUCTURAL BOLTS CONFINED BY STRUCTURE GEOMETRY THAT CANNOT BE INSTALLED USING CONTROLLED BOLT TENSION, SHALL BE HAND TIGHTENED USING A WRENCH AND CLEARLY MARKED ON THE STRUCTURAL STEEL AS "HT".
27. PROVIDE FULL-DEPTH WELDED STIFFENER PLATES ON BOTH SIDES OF A BEAM WEB UNDER CONCENTRATED LOAD DUE TO A BEAM OVER COLUMN, COLUMN UP, OR STRUCTURAL HANGER CONDITION.
28. RECTANGULAR HSS MEMBERS ARE TO BE ORIENTED LLV U.N.O
29. ALL HSS SHAPES, EXCEPT DIAGONAL BRACING MEMBERS, ARE TO HAVE 1/4" CAP PLATES, FULLY SEAL WELDED ALL AROUND.
30. FIELD MODIFICATIONS OF STRUCTURAL STEEL MEMBERS AND CONNECTIONS, SHALL NOT BE MADE WITHOUT APPROVAL FROM THE ENGINEER.
31. BEAMS ARE NOT DESIGNED TO SUPPORT LATERAL LOADS, OR OUT-OF-PLANE BENDING, AT THE BOTTOM FLANGE THAT MAY RESULT OTHER TRADES. BEAMS SHALL BE BRACED OR SUPPORTED TO RESIST SUCH FORCES.
32. BEAM WEB PENETRATIONS OR COPES REQUIRED FOR COORDINATION WITH OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWINGS AND MADE IN THE SHOP WHENEVER POSSIBLE.
33. SPLICING OF STRUCTURAL MEMBERS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE ENGINEER UNLESS SPECIFICALLY INDICATED IN THE CONTRACT DRAWINGS.
34. DOUBLE ANGLE OR CHANNEL MEMBERS SHALL HAVE BOLTS PLATE SPACERS AT NO MORE THAN 4'-0" O.C. ALONG THE MEMBER LENGTH.

MASONRY STEEL LINTEL SCHEDULE

OPENING WIDTH	4" WALL	6" WALL	8" WALL	12" WALL
L < 5'-0"	L4x3 1/2x5/16	L6x6x5/16	(2)-L4x3 1/2x5/16	(2)-L6x6x5/16
5'-0" < L < 7'-0"	L5x3 1/2x5/16	L6x6x5/16	(2)-L5x3 1/2x5/16	(2)-L6x6x5/16
7'-0" < L < 9'-0"	L6x3 1/2x3/8	L6x6x3/8	(2)-L6x3 1/2x3/8	(2)-L6x6x3/8
9'-0" < L < 12'-0"	L6x3 1/2x1/2	L6x6x1/2	(2)-L6x3 1/2x1/2	(2)-L6x6x1/2

1. LINTELS THAT ARE PART OF THE EXTERIOR WALL ASSEMBLY OR EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.
2. LINTELS SHALL HAVE A MINIMUM 8" BEARING ON EACH SIDE OF OPENING.
3. LINTELS IN PAIRS SHALL BE STITCH WELDED TOGETHER AT 18" O.C.
4. PROVIDE LINTELS FOR MASONRY OPENINGS IN ACCORDANCE WITH THIS SCHEDULE UNLESS SHOWN OTHERWISE ON DRAWINGS.
5. AT WALLS THICKER THAN 12" PROVIDE ONE LINTEL PER EACH 4" OR 6" OF WALL THICKNESS PER THE TABLE ABOVE. FOR EXAMPLE, AN 18" THICK WALL WITH AN 6'-0" OPENING REQUIRES (3)-L6X6X5/16.



ABBREVIATIONS:

ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
AISC	AMERICAN INSTIT. OF STEEL CONSTR.
ALT	ALTERNATE
ARCH	ARCHITECT
ASD	ALLOWABLE STRESS DESIGN
AWS	AMERICAN WELDING SOCIETY
BF	BRACED FRAME
BOT	BOTTOM
BOF	BOTTOM OF FOOTING
BRG	BEARING
BLDG	BUILDING
CB	CONCRETE BEAM
CIP	CAST-IN-PLACE
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CJ	CONSTRUCTION JOINT
CONT	CONTINUOUS
CNTR	CENTERED
D&E	DRILL AND EPOXY
DEPR	DEPRESSION
DET	DETAIL
DIA	DIAMETER
Ø	DIAMETER
DIM	DIMENSION
DIR	DIRECTION
DN	DOWN
DO	DITTO
DWG	DRAWING
DWLS	DOWELS
(E)	EXISTING
EA	EACH
EE	EACH END
EF	EACH FACE
EL	ELEVATION
ELEV	ELEVATOR
EQ	EQUAL
EF	EACH FACE
EW	EACH WAY
EXP ANC	EXPANSION ANCHOR
EXP JT	EXPANSION JOINT
FND	FOUNDATION
FIN FLR	FINISHED FLOOR
FLR	FLOOR
FRT	FIRE-RETARDANT TREATED
FT	FEET
FTG	FOOTING
FV	FIELD VERIFY
GT	GIRDER TRUSS
HORIZ	HORIZONTAL
HP	HIGH POINT
HSS	HOLLOW STRUCTURAL SECTION
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IN	INCH
K	KIP=1000 LBS
LLV	LONG LEG VERTICAL
LLH	LONG LEG HORIZONTAL
LP	LOW POINT
LRFD	LOAD RESISTANCE FACTOR DESIGN
LSV	LONG SIDE VERTICAL
LSH	LONG SIDE HORIZONTAL
LWC	LIGHTWEIGHT CONCRETE
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ	MEZZANINE
MF	MOMENT FRAME
(N)	NEW
NIC	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OPG	OPENING
OWJ	OPEN-WEB JOIST/TRUSS (PREFABRICATED)
PT	POST-TENSIONED
PC	PILE CAP
PCI	PRECAST CONCRETE INSTITUTE
PL	PLATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
REF	REFERENCE
REINF	REINFORCING
RETG	RETAINING
SHT	SHEET
SIM	SIMILAR
SOG	SLAB-ON-GRADE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
T	TOP
T.O.	TOP OF
T&B	TOP AND BOTTOM
TB	TIE-BEAM
THK	THICK
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
WP	WORKPOINT
WWF	WELDED WIRE FABRIC

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463 BEACON STREET
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ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE

JEREMIAH O'NEIL No. 51914 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

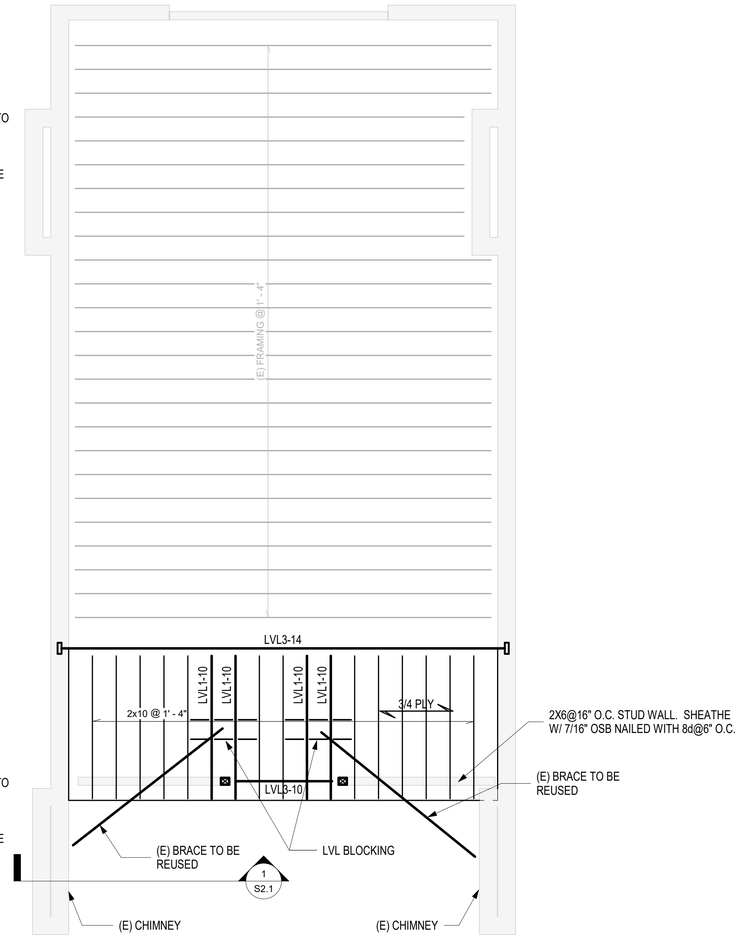
ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	JANUARY 30, 2020
PROJECT #:	19054
SCALE:	As indicated

DRAWING TITLE
GENERAL NOTES I

DRAWING NUMBER
S0.1

2 LEVEL 5 FRAMING PLAN

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

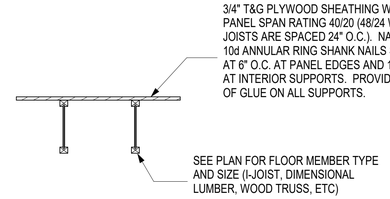


1 ROOF FRAMING PLAN

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

PLAN NOTES:

1. SEE S0 SERIES FOR GENERAL NOTES
2. SEE S2 SERIES FOR SECTIONS AND DETAILS
3. ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECT AND ARCHITECTURAL DRAWINGS
4. ALL HEADERS AT 2X4 WALLS SHALL BE (2)-2X10, UNLESS OTHERWISE NOTED.
5. ALL HEADERS AT 2X6 WALLS SHALL BE (3)-2X10, UNLESS OTHERWISE NOTED
6. xJS - INDICATES NUMBER OF JACK STUDS. REFER TO TYPICAL HEADER DETAIL FOR CONFIGURATION AND KING STUD QUANTITIES. TOTAL STUD COUNT= JACK STUD QUANTITY + KING STUD QUANTITY. IF JACK STUD QUANTITY IS NOT NOTED ON PLAN, HEADER SHALL BE SUPPORTED BY (1) JACK STUD (REFER TO DETAIL FOR KING STUD QUANTITY).
7. WOOD FLOOR BEAMS SHALL BE SUPPORTED WITH THE FOLLOWING MINIMUM POST SIZES (U.N.O.ON PLAN): DOUBLE 2x BEAM=(2)-2x4 POST OR (2)-2x6 POST, TRIPLE 2x BEAM=(3)-2x4 POST OR (3)-2x6 POST, DOUBLE LVL BEAMS=(3)-2x4 POST OR (3)-2x6 POST, TRIPLE LVL BEAMS=(4)-2x4 POST OR (4)-2x6 POST. ALL POSTS SHALL BE CONNECTED TO BEAMS WITH POST CAPS SUCH AS SIMPSON BCS OR LPCZ. POST SIZE SHALL MATCH WALL STUD DEPTH, (I.E. 2x4 POSTS AT 2x4 WALLS).
8. WITH THE EXCEPTION OF HEADERS OVER DOOR AND WINDOW OPENINGS, ALL BEAMS SHOWN ON PLAN ARE TO BE FLUSH WITH FLOOR FRAMING UNLESS NOTED OTHERWISE.
9. ONLY MAJOR FLOOR OPENINGS ARE SHOWN ON STRUCTURAL PLANS. REFER TO THE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL OTHER FLOOR OPENINGS. SEE THE TYPICAL FLOOR OPENING REINFORCING DETAILS FOR STRUCTURAL REQUIREMENTS. LOCATIONS SHOWN ON STRUCTURAL PLANS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS.
10. LVL3-12 - INDICATES THE NUMBER AND DEPTH OF LVL BEAM (FOR INSTANCE LVL3-12 INDICATES 3-PLY 1 3/4"X11 7/8"). ALL LVL PLYS SHALL BE 1 3/4" THICK. LVL DEPTH SHALL BE AS NOTED IN CALLOUT EXCEPT: 6=5 1/2" ACTUAL DEPTH, 8=7 1/4" ACTUAL DEPTH, 10=9 1/2" ACTUAL DEPTH, 12=11 7/8" ACTUAL DEPTH.
11. THE EXISTING FRAMING REPRESENTED ON THE STRUCTURAL PLANS IS FOR REFERENCE ONLY AND MAY NOT BE AN EXACT REPRESENTATION OF THE EXISTING CONDITIONS. ALL EXISTING STRUCTURAL ELEMENT CONFIGURATIONS, SIZES, MATERIALS, AND CONDITION SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
12. ALL DIMENSIONS OF EXISTING STRUCTURAL ELEMENTS SHALL BE VERIFIED IN THE FIELD PRIOR TO FABRICATION AND INSTALLATION.
13. ALL SHORING AND TEMPORARY SUPPORT NEEDED TO SAFELY ACCOMPLISH DEMOLITION WORK AND INSTALLATION OF THE PERMANENT FRAMING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL ENGAGE A SPECIALTY ENGINEER FOR THE REVIEW AND DEVELOPMENT OF A SAFE SHORING AND DEMOLITION PLAN AS NEEDED.



3/4" T&G FLOOR (3/4" PLY)

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

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DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	JANUARY 30, 2020
PROJECT #:	19054
SCALE:	As indicated

DRAWING TITLE
PART PLANS

DRAWING NUMBER
S1.0

C:\Users\PC\Hoyas & O'Neill\20-003 463 Beacon St - Documents\03 Structural Drawings\Structural Revit\19054_463 Beacon St (Revit 2019)_STR.rvt
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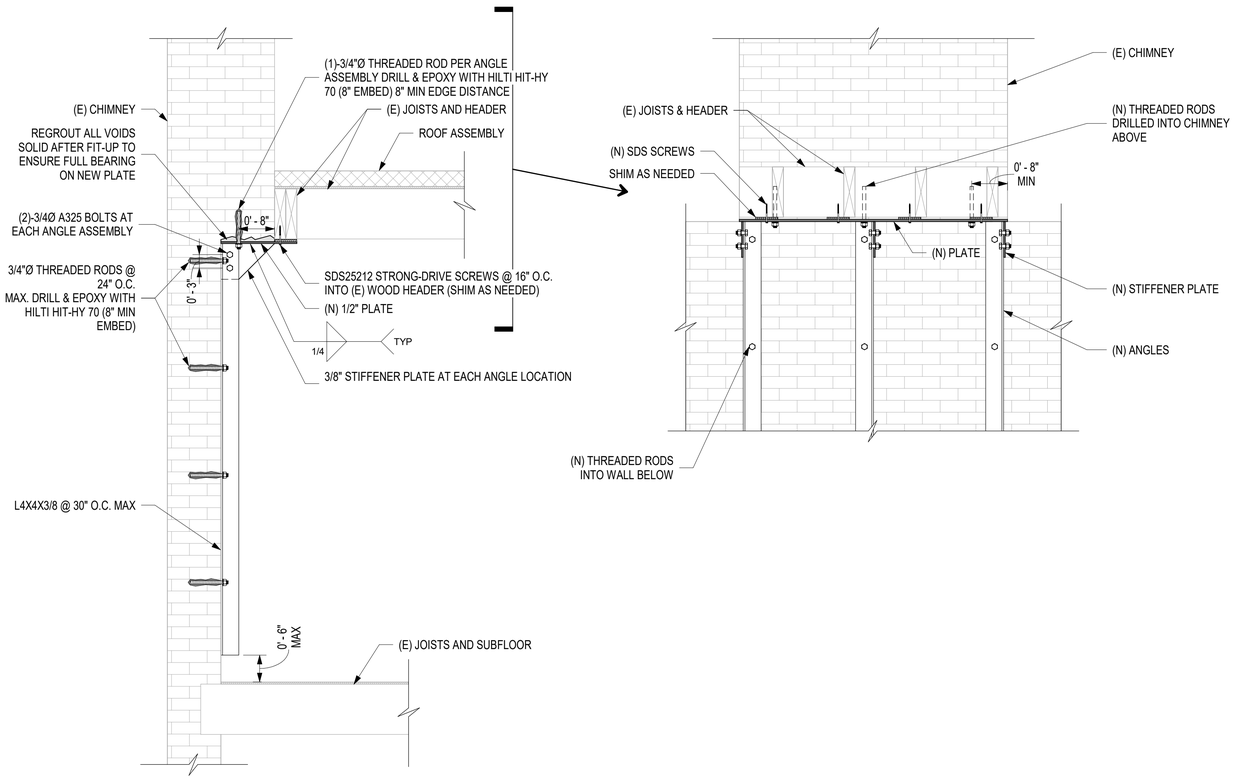
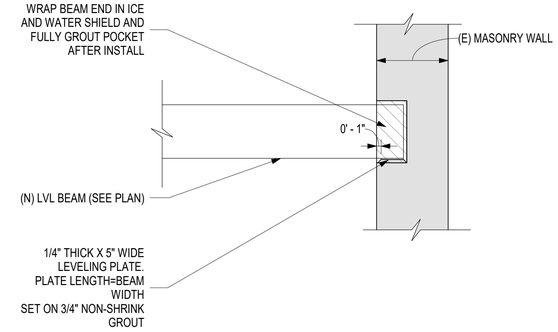
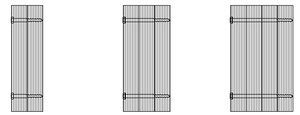


1 SECTION AT CHIMNEY SUPPORT
SCALE: 3/4" = 1'-0"



2 TYPICAL LVL BEAM POCKET IN BRICK MASONRY
SCALE: 3/4" = 1'-0"



NOTES:
1. ALL SCREWS ARE STRONG-DRIVE SDW EWP SCREWS SPACED AT 16" O.C.
2. SCREW LENGTHS ARE AS FOLLOWS:
   -2 PLY=3 3/8"
   -3 PLY=5"
   -4 PLY=6 3/4"
3. PROVIDE NUMBER OF FASTENER ROWS AS FOLLOWS:
   -9 1/2" LVL=2 ROWS
   -11 1/2" OR 11 7/8" LVL=3 ROWS
   -14" LVL=3 ROWS
   -16" LVL AND GREATER=4 ROWS

3 TYPICAL ATTACHMENT OF MULTI-PLY LVLS
SCALE: 1 1/2" = 1'-0"

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MARK	ISSUE	DATE

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COMMONWEALTH OF MASSACHUSETTS

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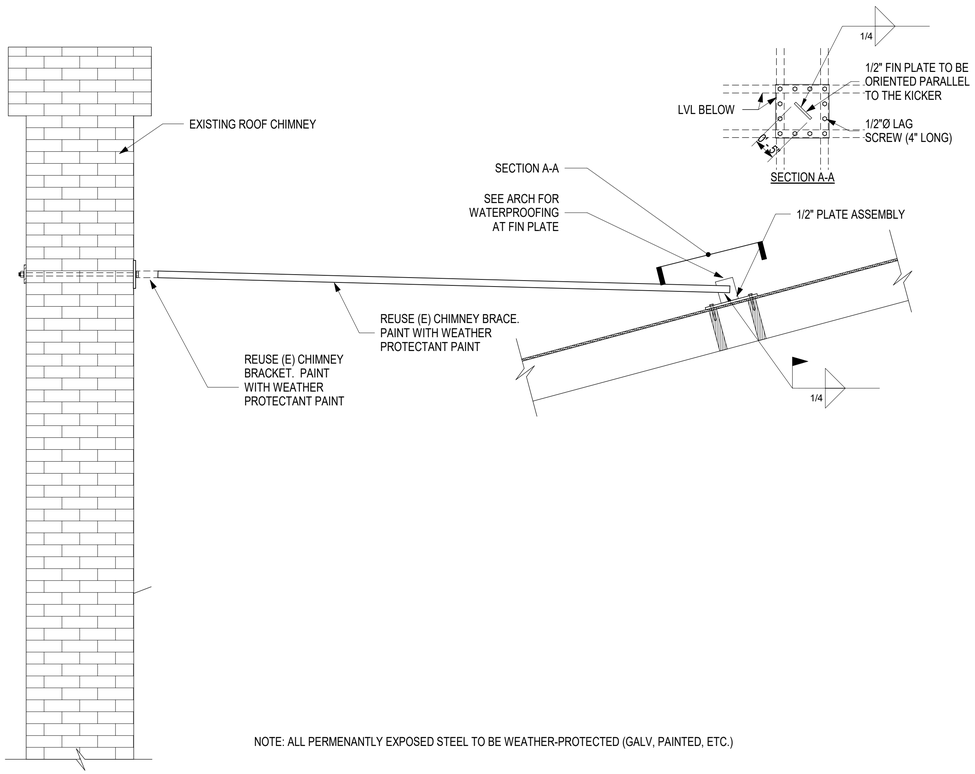
DRAWING TITLE
SECTIONS AND DETAILS I

DRAWING NUMBER
S2.0



NOTE: ALL PERMENANTLY EXPOSED STEEL TO BE WEATHER-PROTECTED (GALV, PAINTED, ETC.)

1 / S1.0 SECTION AT TYPICAL ROOF CHIMNEY KICKER

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

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DRAWING INFORMATION

ISSUE: ISSUED FOR CONSTRUCTION
DATE: JANUARY 30, 2020
PROJECT #: 19054
SCALE: 3/4" = 1'-0"

DRAWING TITLE
SECTIONS AND DETAILS II

DRAWING NUMBER
S2.1

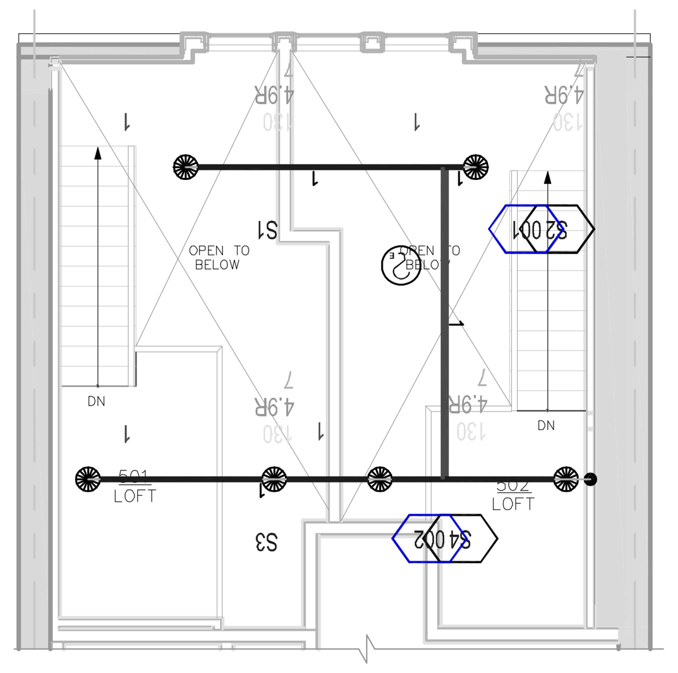
Calculation results for Design Area 1 – RESIDENTIAL

This system as shown on ______ company print no ______ dated 11/29/17
for BOSTON MULTI FAMILY at 463 BEACON ST
contract no ______ is designed to discharge at a rate of 0.1 gpm/ft² (L/min/m²) of floor area over
a maximum area of 520 ft² when supplied with water at a rate of 55.1 gpm at 63.7 psi at the base of the riser.
Hose stream allowance of ______ is included in the above.

Occupancy classification:	RESIDENTIAL	Number of heads flowing:	4
Commodity classification:		System Type:	Wet
Maximum storage height:		Maximum velocity:	18.57 ft/s
Storage arrangement:			

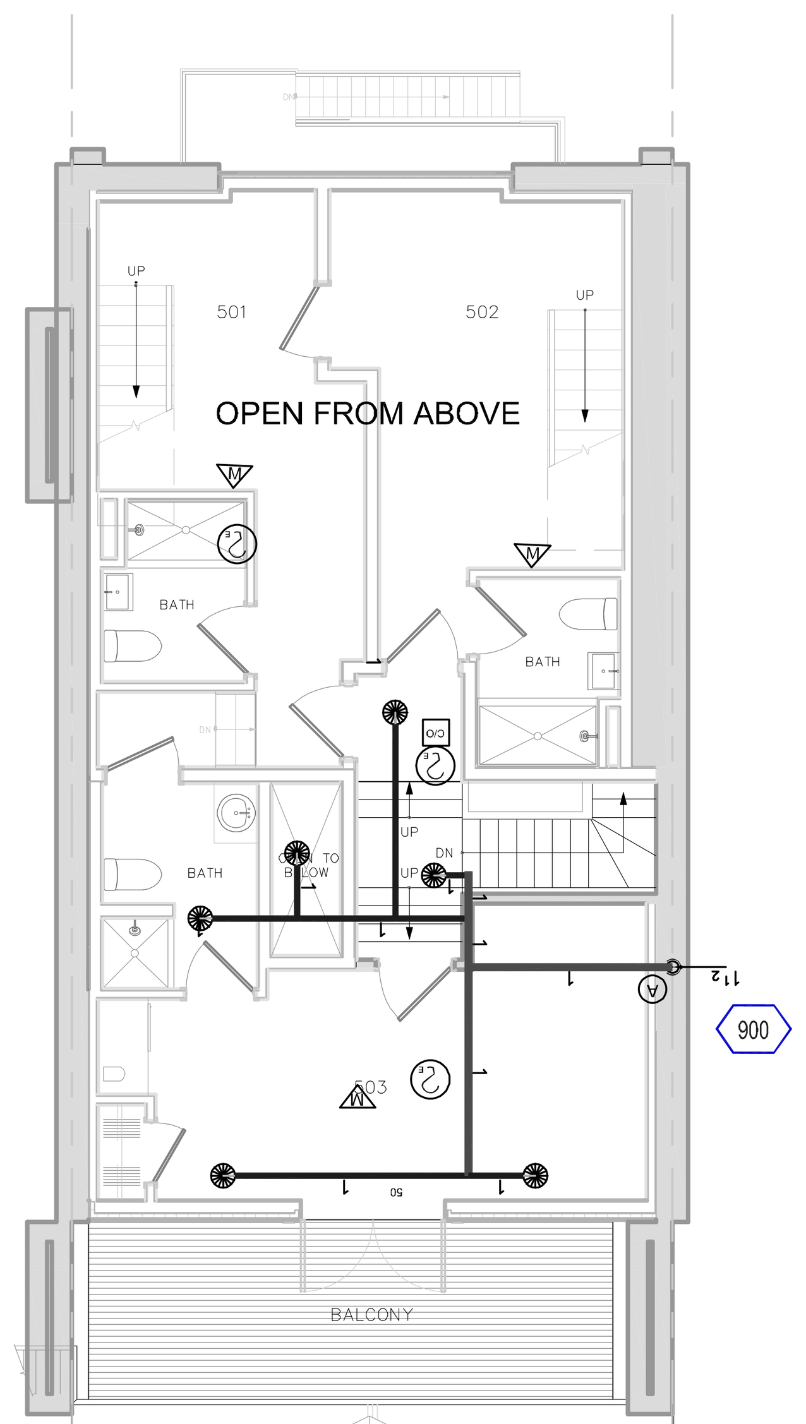
Flow from In-Rack sprinklers:	0 gpm
Flow from Overhead sprinklers:	55.1 gpm
Flow from Inside Hoses:	0 gpm
Flow from Outside Hoses:	0 gpm
Other fixed flows:	0 gpm
Total flow in system piping:	55.1 gpm
Additional flow at/beyond source:	100 gpm
Total of all flows:	155.1 gpm

Pressure Required at Source:	63.7 psi
Pressure Available at Source:	72 psi
Surplus Pressure at Source:	8.3 psi

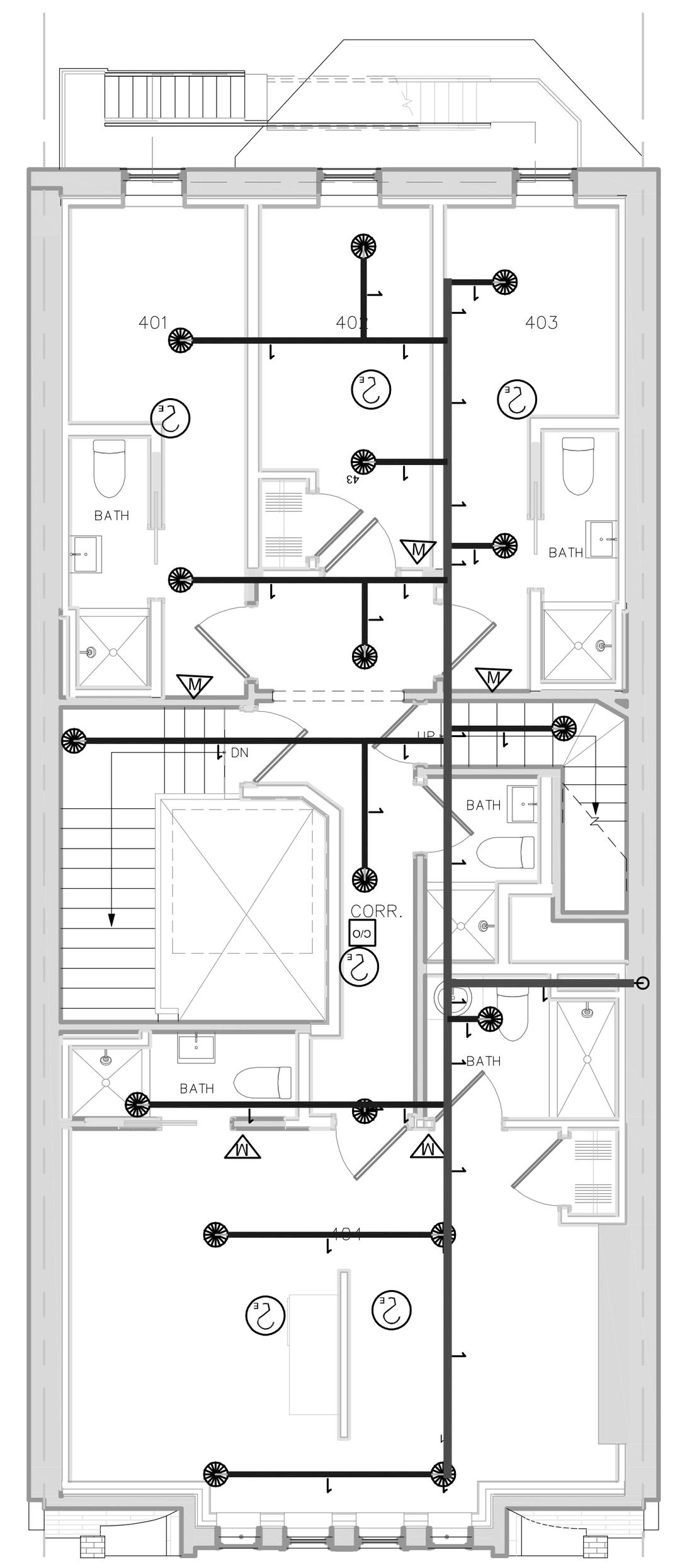


FLOOR PLAN LOFT

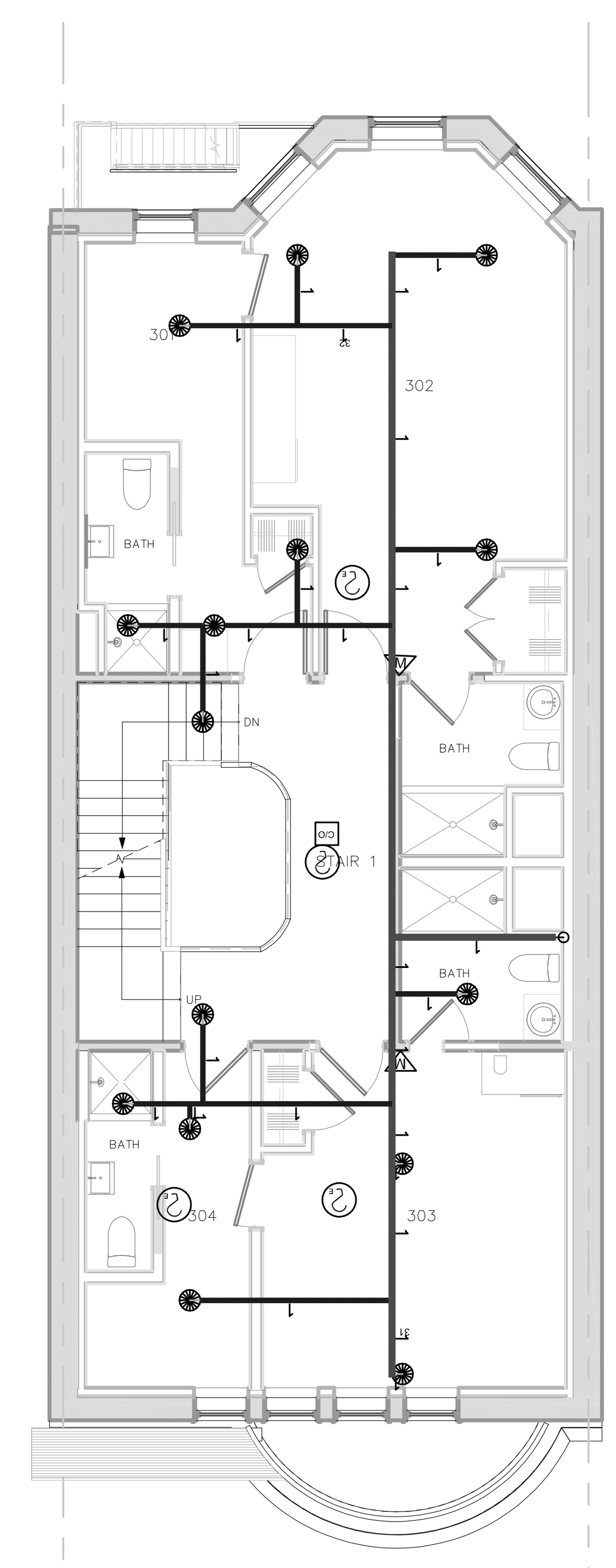
Design Area 1	Wet System
RESIDENTIAL	
Demand Calculations using Hazen-Williams Method	
Occupancy Classification:	RESIDENTIAL
Design Area Density:	0.1
Additional Outside Hose:	100
Design Area Size:	
Notes:	



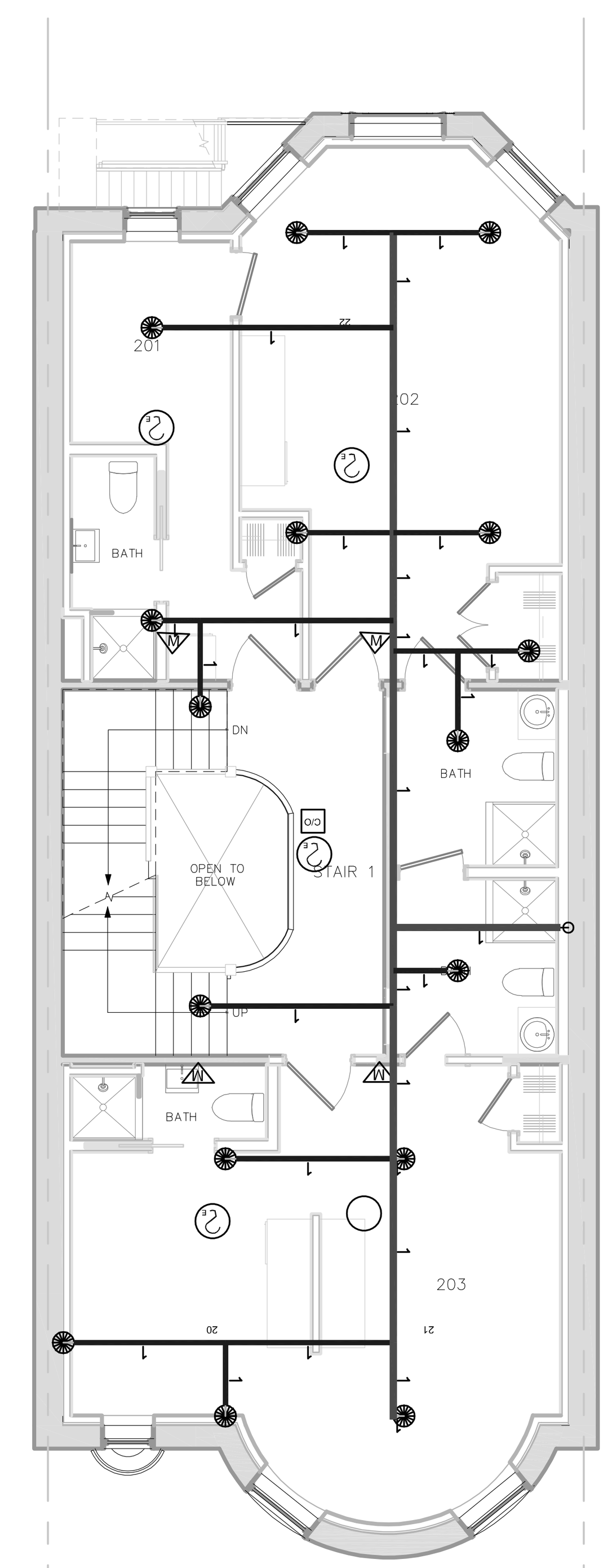
FLOOR PLAN A05



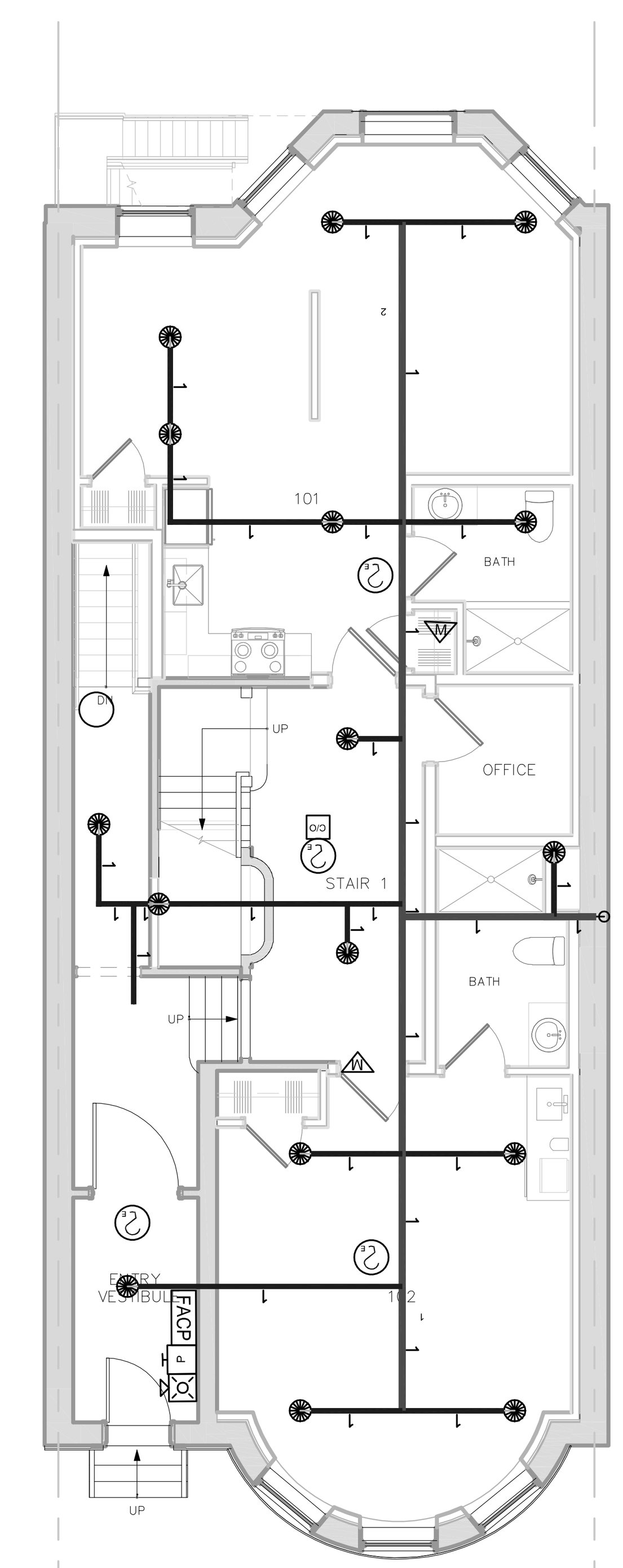
FLOOR PLAN A04



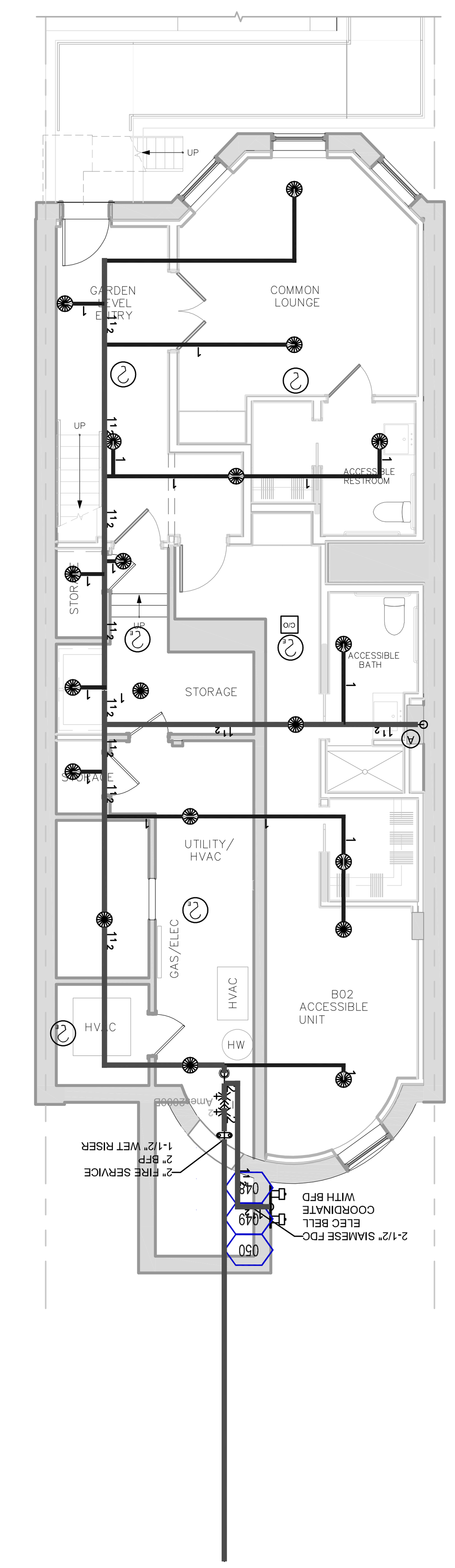
FLOOR PLAN A03



FLOOR PLAN A02



FLOOR PLAN A01



Notes:

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2. WORK TO FIGURED DIMENSIONS ONLY.

3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, SERVICE ENGINEER'S AND PLS DRAWINGS AND SPECIFICATIONS.

REV:	DESCRIPTION:	BY:	DATE:
C		JK	
B		DJ	
A			

STATUS: CONSTRUCTION ISSUE

PLS INC

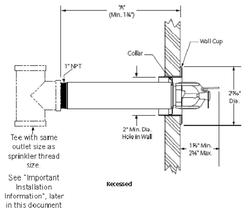
CLIENT:

ENGINEER: PLS INC
23 SAGAMORE LN
BOXFORD, MA
01921

SITE: 463 BEACON ST
BOSTON, MA

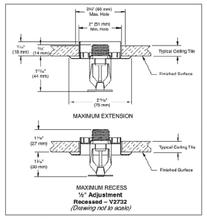
TITLE: FIRE PROTECTION DETAILS
FP FLOOR PLAN

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1/8"= 1'-0"	2/6/2020	JK	JK
PROJECT NO:	DRAWING NO:		REVISION:
FP1	2020-BEACON		1



See "Important Installation Information on", later in this document

DRY-SIDEWALL DETAIL
SCALE: NOT TO SCALE



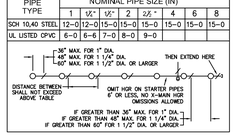
RESIDENTIAL PENDENT DETAIL
SCALE: NOT TO SCALE

Job: BOSTON MULTI FAMILY

Address:	463 BEACON ST		
City:	BOSTON	State: MA	Zip/Postal Code: 02115
Contract #:		Date:	11/29/17
Contractor:		Designer:	JK
Address:			
City:		State:	Zip/Postal Code:
Phone:	Fax:	Email:	
Approving Authority:	AHJ		
Design Defaults		Standards:	NFPA13R
Default Sprig Size:	1	Default Drop Size:	1
Default Sprig Material:	40	Default Drop Material:	40
Default Sprig Elevation:	0	Default Drop Elevation:	0

MAX. HANGER SPACING

PIPE TYPE	NOMINAL PIPE SIZE (IN)						
	1	1¼"	1½"	2	2½"	4	6	8
SCH 10,40 STEEL	12–0	12–0	15–0	15–0	15–0	15–0	15–0	15–0
UL LISTED CPVC	6–0	6–6	7–0	8–0	9–0			



CLOSETS (TYPICAL)

EXCEPT WHERE SPECIFIED IN SECTION 6.6.4 (NFPA 13R, 2013 EDITION), SPRINKLERS SHALL NOT BE REQUIRED IN CLOTHES CLOSETS, LINEN CLOSETS, AND PANTRIES THAT MEET ALL OF THE FOLLOWING CONDITIONS:

1) THE AREA OF THE SPACE DOES NOT EXCEED 24 SF.
2) THE LEAST DIMENSION DOES NOT EXCEED 3 FT.
3) THE WALLS AND CEILINGS ARE SURFACED WITH NONCOMBUSTIBLE OR LIMITED–COMBUSTIBLE MATERIALS AS DEFINED IN NFPA 220.

NOTE: WHEN MECHANICAL EQUIPMENT OR LAUNDRY MACHINES ARE PLACED IN THE CLOSET, THE CLOSET IS NO LONGER CONSIDERED A CLOTHES CLOSET, LINEN CLOSET, OR PANTRY, SO THE EXCEPTION OF 6.6.3.IS NO LONGER VALID AND SPRINKLERS MUST BE INSTALLED.

FIRE PROTECTION NOTES:

THE PURPOSE OF THIS FIRE PROTECTION DRAWING AND THE ASSOCIATED FIRE PROTECTION DESIGN NARRATIVE IS TO INDICATE THE PROPOSED COMMERCIAL SPRINKLER SYSTEM TO BE INSTALLED WITHIN THE RENOVATED MULTI–UNIT BUILDING LOCATED AT 463 BEACON ST IN BOSTON, MASSACHUSETTS.

THIS BUILDING CONSISTS OF A BASEMENT LEVEL, 1ST LEVEL, 2ND LEVEL AND 3RD LEVEL, 4TH AND 5TH LEVEL AS INDICATED ON THE ASSOCIATED ARCHITECTURAL DRAWINGS.

THIS RESIDENTIAL SPRINKLER SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13R (2013 EDITION) FOR A RESIDENTIAL BUILDING UP TO 5 STORIES IN HEIGHT AND NOT EXCEEDING 12,000 GROSS SF WITH A SINGLE MEANS OF EGRESS.

THE SPRINKLER CONTRACTOR SHALL FOLLOW THE LATEST REQUIREMENTS OF NFPA 13 AND 13R (2013 EDITION), MASSACHUSETTS STATE BUILDING CODE (780 CMR, 9TH EDITION) AND BOSTON FIRE DEPARTMENT REQUIREMENTS.

THIS SYSTEM WILL BE SUPPLIED BY A NEW 2" COPPER SERVICE, TAPPED OFF THE EXISTING WATER MAIN ON ATHENS STREET. THE 2" SERVICE SHALL BE DESIGNED, INSTALLED, FLUSHED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 24 BY A LICENSED UNDERGROUND CONTRACTOR AND WILL ENTER THE BASEMENT AS INDICATED ON THIS DRAWING.

THE SYSTEM HAS BEEN HYDRAULICALLY CALCULATED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13R, INCLUDING THE FOUR HYDRAULICALLY MOST DEMANDING HEADS IN A SINGLE COMPARTMENT BASED ON THE REQUIREMENTS OF THE SPECIFIC SPRINKLER HEAD AND THE SPACING USED IN THIS DESIGN (16'x16' REQUIRING A MINIMUM OF 13 GPM @ 7 PSI). REMOTE AREAS, DENSITIES AND HOSE STREAM ALLOWANCES ARE INDICATED ON THIS DRAWING ALONG WITH SYSTEM DEMANDS AT CONNECTION TO STREET AND CALCULATION RESULTS HAVE BEEN COMPARED TO RECENT HYDRANT FLOW TEST INFORMATION OBTAINED FROM THE BOSTON WATER & SEWER DEPARTMENT. CALCULATIONS HAVE BEEN SUBMITTED WITH THIS DRAWING TO THE BOSTON FIRE DEPARTMENT FOR REVIEW.

WHERE MECHANICAL EQUIPMENT, SUCH AS FANS, OBSTRUCTS THE PROTECTION PROVIDED BY SPRINKLERS, THE SPRINKLER CONTRACTOR SHALL COORDINATE WITH ELECTRICIAN AND LOCATE SPRINKLERS AT LEAST 36" FROM THE CENTER OF ANY CEILING-MOUNTED FIXTURE, IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13R WHILE MAINTAINING THE MAXIMUM DISTANCES FROM WALLS INDICATED ON THIS DESIGN (8-FT). ADDITIONAL SPRINKLERS REQUIRED DUE TO INABILITY TO MEET OBSTRUCTION CRITERIA SHALL BE AT THE OWNERS EXPENSE.

INSTALLATION NOTES:

ALL WORK SHALL BE PERFORMED BY A MASSACHUSETTS LICENSED SPRINKLER CONTRACTOR. THE SPRINKLER CONTRACTOR SHALL FOLLOW THE LATEST REQUIREMENTS OF NFPA 13R (2013 EDITION), MASSACHUSETTS STATE BUILDING CODE (9TH EDITION) AND THE BOSTON FIRE DEPARTMENTS.

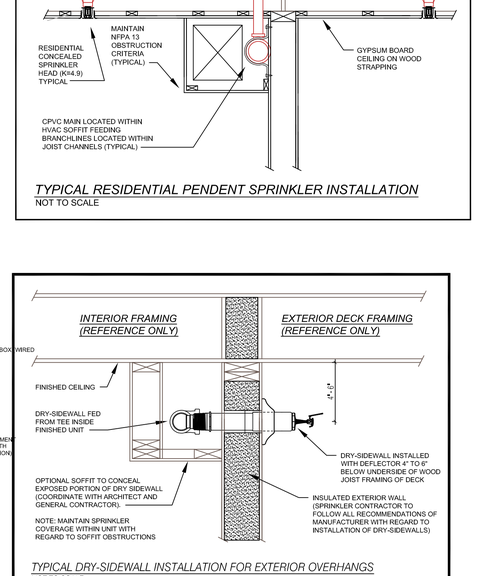
THE ARCHITECTURAL BACKGROUND OF BUILDING MAY DIFFER SLIGHTLY FROM ACTUAL LAYOUT, DRAWINGS ARE NOT INTENDED TO SHOW ALL OFFSETS AND PIPING ELEVATION CHANGES. CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS PRIOR TO FABRICATION.

CONTRACTOR SHALL HYDROSTATICALLY TEST ALL SPRINKLER PIPING AT 200 PSI FOR 2 HOURS AND IS RESPONSIBLE FOR THE COMPLETION OF ALL ABOVE GROUND TEST CERTIFICATES, SUPPLIED TO THE OWNER.

ALL PIPING INSTALLED THROUGHOUT THE RESIDENTIAL AREAS OF THE BUILDING SHALL BE UL LISTED CPVC SPRINKLER PIPING.ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13 (2013 EDITION) AND ALL MANUFACTURERS INSTALLATION RECOMMENDATIONS. ALL PIPING SHALL BE PITCHED TO DRAIN WITH LOW-POINT DRAINS AT SECTIONS OF PIPING SUBJECT TO WATER TRAPPING. SPRINKLER CONTRACTOR SHALL PROVIDE PROTECTIVE PLATES WHERE CPVC PIPING IS RUN THROUGH STUDS TO PREVENT PUNCTURING OF THE SPRINKLER PIPING DURING DRYWALL INSTALLATION AS REQUIRED BY NFPA STANDARDS.

ALL SPRINKLER HEADS WITHIN RESIDENTIAL AREAS OF THE BUILDING SHALL BE RESIDENTIAL PENDENT SPRINKLERS. SPRINKLERS WITHIN THE BASEMENT LEVEL WILL BE QUICK-RESPONSE UPRIGHT HEADS. ALL HEADS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS AND THE REQUIREMENTS OF NFPA 13R (2013 EDITION).

THE BUILDING OWNER IS RESPONSIBLE FOR MAINTAINING THIS SPRINKLER SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 25, INCLUDING THE PROVISION OF HEAT IN ALL AREAS CONTAINING SPRINKLER PIPING AND HEADS TO PREVENT PIPE FROM FREEZING. JFP SOLUTIONS, INC. AND THE ENGINEER OF RECORD TAKE NO RESPONSIBILITY FOR ANY DAMAGES CAUSED BY FREEZE UPS.



TYPICAL RESIDENTIAL PENDENT SPRINKLER INSTALLATION
NOT TO SCALE

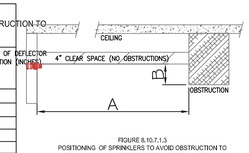


FIGURE 8.10.7.1.3
POSITIONING OF SPRINKLERS TO AVOID OBSTRUCTION TO DISCHARGE

TABLE 8.10.7.1.3
POSITIONING OF SPRINKLER TO AVOID OBSTRUCTION TO DISCHARGE

DISTANCE FROM SPRINKLERS TO OBSTRUCTION (A)	MAXIMUM ALLOWABLE DISTANCE OF DEFLECTOR ABOVE BOTTOM OF OBSTRUCTION (INCHES) (B)
LESS THAN 8 FT	0
8'–0" TO LESS THAN 10'	0'–1"
10' TO LESS THAN 11'	0'–2"
11' TO LESS THAN 12'	0'–3"
12' TO LESS THAN 13'	0'–4"
13' TO LESS THAN 14'	0'–5"
14' TO LESS THAN 15'	0'–7"
15' TO LESS THAN 16'	0'–9"
16' TO LESS THAN 17'	0'–11"
17' OR GREATER	1'–2"

NFPA 13 TABLE 8.10.7.1.3 + FIGURE 8.10.7.1.3
RESIDENTIAL SIDEWALL SPRINKLERS

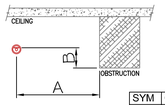


FIGURE 8.10.7.1.4 (B)
POSITIONING OF SPRINKLERS TO AVOID OBSTRUCTION TO DISCHARGE

TABLE 8.10.7.1.4
POSITIONING OF SPRINKLER TO AVOID OBSTRUCTION TO DISCHARGE

DISTANCE FROM SPRINKLERS TO OBSTRUCTION (A)	MAXIMUM ALLOWABLE DISTANCE OF DEFLECTOR ABOVE BOTTOM OF OBSTRUCTION (INCHES) (B)
LESS THAN 1'–6"	0'–0"
1'–6" TO LESS THAN 3'–0"	0'–1"
3' TO LESS THAN 4'	0'–3"
4' TO LESS THAN 4'–6"	0'–5"
4'–6" TO LESS THAN 6'	0'–7"
6' TO LESS THAN 6'–6"	0'–9"
6'–6" TO LESS THAN 7'	0'–11"
7' TO LESS THAN 7'–6"	1'–2"

NFPA 13 TABLE 8.10.7.1.4 + FIGURE 8.10.7.1.4 (B)
STANDARD SIDEWALL SPRINKLERS

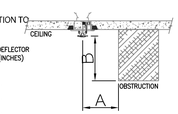


FIGURE 8.10.6.1.2(A)
POSITIONING OF SPRINKLERS TO AVOID OBSTRUCTION TO DISCHARGE

TABLE 8.10.6.1.2
POSITIONING OF SPRINKLER TO AVOID OBSTRUCTION TO DISCHARGE

DISTANCE FROM SPRINKLERS TO OBSTRUCTION (A)	MAXIMUM ALLOWABLE DISTANCE OF DEFLECTOR ABOVE BOTTOM OF OBSTRUCTION (INCHES) (B)
LESS THAN 1 FT	0
1'–0" TO LESS THAN 1'–6"	0'–0"
1'–6" TO LESS THAN 2'–0"	0'–1"
2'–0" TO LESS THAN 2'–6"	0'–1"
2'–6" TO LESS THAN 3'–0"	0'–1"
3'–0" TO LESS THAN 3'–6"	0'–3"
3'–6" TO LESS THAN 4'–0"	0'–3"
4'–0" TO LESS THAN 4'–6"	0'–5"
4'–6" TO LESS THAN 5'–0"	0'–7"
5'–0" TO LESS THAN 5'–6"	0'–7"
5'–6" TO LESS THAN 6'–0"	0'–9"
6'–0" TO LESS THAN 6'–6"	0'–9"
6'–6" TO LESS THAN 7'–0"	0'–11"
7'–0" AND GREATER	1'–2"

NFPA 13 TABLE 8.10.6.1.2 + FIGURE 8.10.6.1.2(A)
RESIDENTIAL PENDENT AND UPRIGHT SPRAY SPRINKLERS

TABLE 8.3.2.5(c)
TEMPERATURE RATINGS OF SPRINKLERS IN SPECIFIED RESIDENTIAL AREAS

HEAT SOURCE	MINIMUM DISTANCE FROM EDGE OF SOURCE TO ORDINARY TEMPERATURE SPRINKLER (INCHES)	MINIMUM DISTANCE FROM EDGE OF SOURCE TO INTERMEDIATE TEMPERATURE SPRINKLER (INCHES)
SIDE OF OPEN OR RECESSED FIREPLACE	36	12
FRONT OF RECESSED FIREPLACE	60	36
KITCHEN RANGE	18	9
WALL OVEN	18	9
SIDE OF CEILING OR WALL MOUNTED HOT AIR DIFFUSER	24	12
FRONT OF WALL MOUNTED HOT AIR DIFFUSER	36	18
HOT WATER HEATER OR FURNACE	6	3
LIGHT FIXTURE: 0W–250W	6	3
LIGHT FIXTURE: 250W–499W	12	6

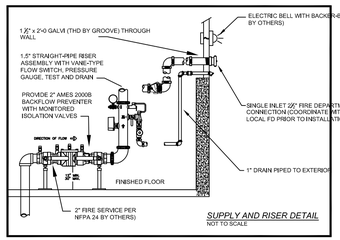
TEMPERATURE RATINGS OF SPRINKLERS IN SPECIFIED RESIDENTIAL AREAS
FP0.1 SCALE: NTS

RESIDENTIAL
FLAT PLATE CONCEALED PENDENT

SPRINKLER CONTRACTOR SHALL TAKE PRECAUTIONS WHEN INSTALLING SPRINKLER PIPING IN JOISTS ON TOP FLOOR. GENERAL CONTRACTOR SHALL BE REQUIRED TO INSTALL SUFFICIENT INSULATION TO MAINTAIN 40-DEGREES IN ALL AREAS WHERE SPRINKLER PIPING AND HEADS ARE INSTALLED

SYM	CNT	POSITION	FINISH	TEMP	K	NPT	SIN	MFG.	MODEL#
	94	PEND	WHITE	155	4.90	1/2"	VK494	VIKING	VK494

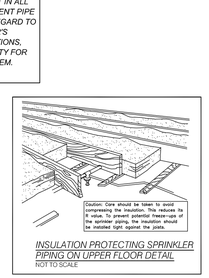
UL LISTED CPVC SPRINKLER PIPING



SUPPLY AND RISER DETAIL
NOT TO SCALE

FREEZE PROTECTION

THE BUILDING OWNER IS RESPONSIBLE FOR PROVIDING HEAT IN ALL AREAS CONTAINING SPRINKLER PIPING AND HEADS TO PREVENT PIPE FROM FREEZING. ANY AREAS THAT RAISE CONCERN WITH REGARD TO FREEZING POTENTIAL SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION, IN WRITING, PRIOR TO INSTALLATION. JFP SOLUTIONS, INC. AND THE ENGINEER OF RECORD TAKE NO RESPONSIBILITY FOR DAMAGES CAUSED BY FREEZE-UPS OF THE SPRINKLER SYSTEM.



INSULATION PROTECTING SPRINKLER PIPING ON UPPER FLOOR DETAIL
NOT TO SCALE

FIRE ALARM NOTES

1. ALL FIRE ALARM SYSTEM WIRING SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, APPLICABLE STATE AND LOCAL FIRE AND SAFETY CODES, AS WELL AS BEING COORDINATED WITH THE LOCAL AUTHORITY HAVING JURISDICTION.
2. CAUTION: DO NOT CONNECT ANY POWER TO CONTROL PANEL (BATTERIES OR 120VAC) UNTIL ALL OTHER FIELD WIRING IS TESTED AND CONNECTED.
3. DO NOT INSTALL ANY A.C. CURRENT CARRYING CONDUCTORS CLOSE TO OR IN THE SAME RACEWAY WITH FIRE ALARM SYSTEM CONDUCTORS.
4. THE ENTIRE FIRE ALARM SYSTEMS SHALL BE A CLASS "A" ADDRESSABLE SYSTEM.
5. THE RATING OF THE CONTROL MODULE (ES-200X) CONTACTS ARE: 20 WATTS AUDIO AT 25 OR 70 VOLTS 2.0 AMPS DC (BELLS, HORNS AND DC CONTROL CIRCUITS) 0.3 AMPS INDUCTIVE
6. ALL OUTPUT (SIGNAL) CIRCUITS ARE SHOWN IN ALARM CONDITION. POLARITY IS REVERSED WHEN THE SYSTEM IS IN THE SUPERVISORY CONDITION.
7. OWNER TO PROVIDE DESIGNATIONS FOR DEVICES PROGRAMMING LANGUAGE.
8. REFER TO FLOOR PLANS FOR EXACT LOCATIONS AND QUANTITY OF ALL DEVICES.
9. FIRE ALARM CONTRACTOR SHALL FIELD VERIFY THE LENGTHS AND FEASIBILITY OF ALL ROUTING BEFORE BEGINNING WORK.
10. ALL JUNCTION BOX COVERS IN THE FIRE ALARM SYSTEM SHALL BE PAINTED RED, BY THE FIRE ALARM CONTRACTOR, BEFORE THEY ARE INSTALLED.
11. ALL EQUIPMENT SHALL BE UL LISTED AND/OR FM APPROVED.
12. ELECTRICAL SUBCONTRACTOR SHALL INSTALL ALL WIRING TO THE FIRE ALARM CONTROL PANELS; TERMINATIONS TO FACP's SHALL BE MADE BY THE FIRE ALARM SUPPLIER OR UNDER SUPERVISION OF A REPRESENTATIVE FROM THE FIRE ALARM MANUFACTURER.
13. GROUND ALL EQUIPMENT PER N.E.C. REQUIREMENTS.
14. ALL PERMITS AND INSPECTION FEES SHALL BE OBTAINED AND PAID FOR BY THE FOR BY THE FIRE ALARM CONTRACTOR.
15. ALL CUTTING, PATCHING, AND CORE DRILLING FOR FIRE ALARM SYSTEMS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. FIRE SEAL ALL NEW ELECTRICAL PENETRATIONS IN FLOORS AND WALLS.
16. THE LOCATIONS OF ALL SMOKE DETECTORS AND HEAT DETECTORS SHOWN ARE CONSIDERED TO BE SCHEMATIC ONLY. THE ACTUAL LOCATIONS (SPACING TO ADJACENT DETECTORS, WALLS ETC.) ARE REQUIRED TO MEET NFPA 72.

FIRE ALARM LEGEND

(S)	PHOTOELECTRIC SYSTEM SMOKE DETECTOR
(H)	110V ELEC. SMOKE/HEAT INTERCONNECT TO LOCAL UNIT
	SPEAKER STROBE NOTIFIER SPECTRALERT
P	MANUAL PULL STATION NOTIFIER BNG BRG SERIES
	MINI SOUNDER TEMPORAL 3 NOTIFIER E SERIES
	ADA STROBE
CO	CARBON MONOXIDE DETECTOR
B	OUTDOOR LOCATOR BEACON
TS	TAMPER SWITCH POTTER
FS	FLOW SWITCH POTTER
FACP	FIRE ALARM CONTROL PANEL NOTIFIER

FIRE ALARM NOTES & NARRATIVE

THE FIRE ALARM SYSTEM FOR THIS BUILDING IS MADE UP OF THE FOLLOWING:

1. FIRE ALARM CONTROL PANEL (ADDRESSABLE TYPE) LOCATED IN FRONT ENTRANCE
2. PULL STATIONS AT MAIN EGRESS LOCATIONS
3. HORN STROBE LOCATED ON SECOND LEVEL COMMON AREA AND LOW FREQUENCY SOUNDERS IN ALL APARTMENTS (70 dB MIN AT PILLOW OF SLEEPING ROOMS).
4. LOCAL SMOKE DETECTORS IN ALL BEDROOMS AND COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS WITHIN 10-FT OF ALL BEDROOM DOORS, INTERCONNECTED WITHIN UNIT.
5. SYSTEM SMOKE DETECTORS IN ALL COMMON AREAS
6. FLOW AND TAMPER SWITCHES FOR SPRINKLER SYSTEM. TAMPER SWITCH SHALL BE TROUBLE ONLY ON THE FIRE ALARM PANEL AND SIGNAL SENT VIA RADIO SIGNAL (WILL NOT TRIP MASTER BOX)
7. ELECTRIC BELL LOCATED ON OUTSIDE OF THE BUILDING NEAR FIRE ALARM CONTROL PANEL AND FIRE DEPARTMENT CONNECTION
8. KNOX BOX AT MAIN ENTRANCE
9. CARBON MONOXIDE DETECTOR SHALL BE LOCATED IN ALL AREAS THAT CONTAIN FOSSIL FUEL AND ADJACENT AREAS AND CONNECTED TO THE FIRE ALARM SYSTEM. TROUBLE ONLY ON FIRE ALARM PANEL AND SIGNAL SENT VIA RADIO SIGNAL (WILL NOT TRIP MASTER BOX).

SYSTEM OPERATION

THE ACTIVATION OF ANY MANUAL FIRE ALARM STATION OR THE AUTOMATIC ACTUATION OF ANY SYSTEM SMOKE DETECTOR, SPRINKLER SYSTEM WATER FLOW SWITCH OR ANY OTHER APPROVED ALARM INITIATION DEVICE SHALL IMMEDIATELY RESULT IN THE FOLLOWING:

1. THE DEVICE IN ALARM SHALL BE LISTED ON A DISPLAY AT THE FIRE ALARM PANEL AND REMOTE ANNUNCIATOR
2. THE AUDIBLE HORNS SHALL SOUND A TEMPORAL PATTERN AT ALL LOCATIONS
3. ALL VISUAL ALARM SIGNALS SHALL FLASH AT A RATE OF 120 FLASHES PER MINUTE.
4. IF ALARM SIGNALS ARE SILENCED FOR ANY REASON, THEY SHALL AUTOMATICALLY RESOUND IF ANOTHER ADDRESS IS TRIPPED
5. OUTDOOR BEACON LIGHTS WILL ILLUMINATE
6. IN THE EVENT OF A COMMERCIAL POWER INTERRUPTION, THE SYSTEM SHALL AUTOMATICALLY TRANSFER TO AN EMERGENCY BATTERY SOURCE.

THIS TIER 1 DRAWING IS FOR DIAGRAMMATICAL USE ONLY. FIRE ALARM CONTRACTOR TO SUBMIT TIER II SHOP DRAWINGS, BATTERY CALCULATIONS AND PRODUCT CUTS TO BE REVIEWED BY JFP SOLUTIONS, INC. AND REVIEWED AND APPROVED BY THE BOSTON FIRE DEPARTMENT AND BUILDING DEPARTMENT.

TYPICAL DRY-SIDEWALL INSTALLATION FOR EXTERIOR OVERHANGS
NOT TO SCALE

AMBIENT TEMPERATURE OF PROTECTED AREA AT THE DISCHARGE END OF THE SPRINKLER		EXPOSED BARREL AMBIENT TEMPERATUTE		
		40°F (4°C)	50°F (10°C)	60°F (16°C)
		EXPOSED MINIMUM BARREL LENGTH DIMENSION "A" (FACE OF TEE TO TOP OF CEILING OR INSIDE WALL) (inches (mm))		
40°F	(4°C)	0	0	0
30°F	(-1°C)	0	0	0
20°F	(-7°C)	4 (102)	0	0
10°F	(-12°C)	8 (203)	1 (25)	0
0°F	(-18°C)	12 (305)	3 (76)	0
-10°F	(-23°C)	14 (356)	4 (102)	1 (25)
-20°F	(-29°C)	14 (356)	6 (152)	3 (76)
-30°F	(-34°C)	16 (406)	8 (203)	4 (102)
-40°F	(-40°C)	18 (457)	8 (203)	4 (102)
-50°F	(-46°C)	20 (508)	10 (254)	6 (152)
-60°F	(-51°C)	20 (508)	10 (254)	6 (152)

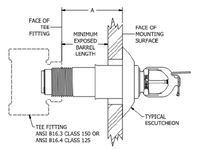
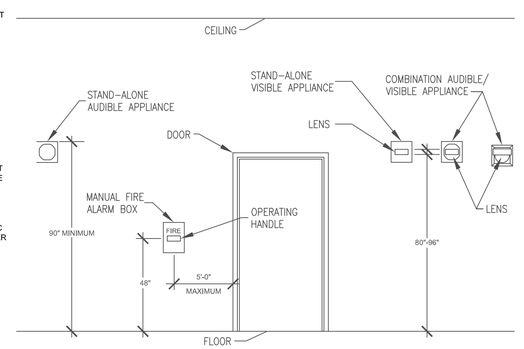


FIGURE 3: EXPOSED BARREL LENGTH



TYPICAL MOUNTING HEIGHT DETAIL FOR WALL MOUNTED DEVICES

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2. WORK TO FIGURED DIMENSIONS ONLY.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, STRUCTURE ENGINEER'S AND PLS DRAWINGS AND SPECIFICATIONS.

COMMONWEALTH OF MASSACHUSETTS
JASON CATALFO KAHAN
FIRE PROTECTION
NO. 46588
REGISTERED PROFESSIONAL ENGINEER
02/06/2020

REV:	DESCRIPTION:	BY:	DATE:
C		JK	
B		DU	
A			

STATUS: CONSTRUCTION ISSUE

PLS INC

CLIENT:

ENGINEER: PLS INC
23 SAGAMORE LN
BOXFORD, MA
01921

SITE: 463 BEACON ST
BOSTON, MA

TITLE: FIRE PROTECTION DETAILS
INFO SHEET

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1/4"= 1'-0"	2/6/2020	JK	JK

PROJECT NO:	DRAWING NO:	REVISION:
FP2	2020-BEACON	1