



**APPLICATION
ARTICLE 85
DEMOLITION DELAY REVIEW**

Mailing Address:
Environment Dept
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # _____

RECEIVED _____

SIGNIFICANT _____

HEARING DATE _____

SCAN AND EMAIL TO BLC@BOSTON.GOV AND MAIL HARD COPY

I. PROPERTY ADDRESS 52 Withington St. Boston, ma 02124

NAME of BUSINESS/PROPERTY _____

The names, phone numbers, postal and email addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicants.

II. APPLICANT 52-58 Withington Street, LLC

Brad Cangiamila Owner
CONTACT NAME RELATIONSHIP TO PROPERTY

1 Crest Road Wellesley MA 02482
MAILING ADDRESS CITY STATE ZIP CODE

781-844-4215 brad@cresctcitycapital.com
PHONE EMAIL

52-58 Withington Street, LLC Brad Cangiamila
PROPERTY OWNER CONTACT NAME

1 Crest Road Wellesley MA 02482
MAILING ADDRESS CITY STATE ZIP CODE

781-844-4215 brad@cresctcitycapital.com
PHONE EMAIL

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? Yes

IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS _____
(If necessary, attach additional pages to provide more information.)

IV. DESCRIPTION OF PROPOSED DEMOLITION:

A BRIEF OUTLINE OF THE PROPOSED WORK **MUST** BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL **NOT** BE ACCEPTED. This description should describe the structure(s) to be demolished and the proposed condition of the site after demolition, including any proposed new construction or site improvements. Additional pages may be attached if necessary to provide more detailed information. See also 4. on page two.

Demolish existing structure located at 52 Withington Street. Combine the parcels located at 52-58 Withington Street to erect a new nine (9) unit multi-family residential dwelling.

V. **REQUIRED DOCUMENTATION:** The following is a list of documents that **MUST** be submitted with this application. Failure to include adequate documentation will cause a delay in the review process and may result in a rejected application. No documents should be larger than 11x17.

- 1. **PHOTOGRAPHS:** 3x5 or larger *current* color photographs of the property, properties affected by the proposed demolition and surrounding areas must be labeled with addresses and dates. Major elevations of the building(s) and any deterioration or reason for demolition should be documented. Photographs of the subject property seen from a distance with neighboring properties are required. All photographs must be keyed to a map (see below) to provide a thorough location description. **Images from the internet are not acceptable.**
- 2. **MAP:** A map showing the location of the property affected by the proposed demolition must be submitted with this application. The map must be an 8 1/2 x 11 portion of a street map, such as from a BPDA locus map or an internet mapping site.
- 3. **PLOT PLAN:** A plot plan showing the existing building footprint and those of buildings in the immediate vicinity must be submitted with this application. Assessing parcel maps will be accepted, if the footprint of the relevant structure(s) is illustrated.
- 4. **PLANS and ELEVATIONS:** If a new structure is being planned, a site plan, building plans and elevations of the new structure(s) must be submitted. If no new building is planned, submit plans for site improvements and a written narrative describing the proposed use and treatment of parcel. (Parking, landscaping, clear debris, fill excavations, etc.) **Do not submit sheets larger than 11x17.**
- 5. **PROOF OF OWNERSHIP:** Proof of ownership must be submitted with the application. A copy of a property deed, property tax assessment bill, or other official documentation of property ownership is required.

NOTE: Copies of all documentation submitted with this application (photographs, maps, plot plans, etc.) should be retained by the applicant should additional copies be necessary for a commission hearing. Additional materials will be requested if a hearing is required.

VI. **NOTARIZED SIGNATURES:** Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional ownership, an authorized representative of the organization shall sign as owner.

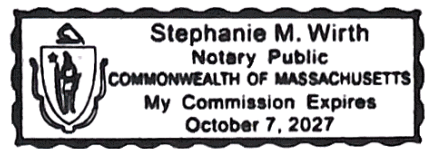
The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT *[Signature]* OWNER* *[Signature]*
 PRINT Brad Cangiamila PRINT Brad Cangiamila
 *(If building is a condominium or cooperative, the chairman must sign.)

On this 3 day of March, 2022, before me, the undersigned Notary Public, personally** appeared Brad Cangiamila (name of document signer), proved to me through satisfactory evidence of identification, which were drivers license, to be the person whose name is signed on the preceding or attached document in my presence.
10/7/2027 (official signature and seal of Notary)
 My Commission expires:

On this 3 day of March, 2022, before me, the undersigned Notary Public, personally** appeared Brad Cangiamila (name of document signer), proved to me through satisfactory evidence of identification, which were drivers license, to be the person whose name is signed on the preceding or attached document in my presence.
10/7/2027 (official signature and seal of Notary)
 My Commission expires:

[Signature]



**During the declared state of emergency due to COVID-19, digital notarization is allowed.

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

Please review all instructions and documentation requirements carefully before submitting your application. It is your responsibility to ensure the application is complete before submittal. **Incomplete applications will not be accepted.**

Once you have submitted the application, staff will review for completeness and will be in touch about next steps.

This form approved by Commissioner of Revenue

COMMONWEALTH OF MASSACHUSETTS
 CITY OF BOSTON
 OFFICE OF THE COLLECTOR-TREASURER
 ONE CITY HALL SQUARE, BOSTON, MA 02201



FY 2022
CITY OF BOSTON
REAL ESTATE TAX

Office of the Assessor 617-635-4287
 Office of the Collector 617-635-4131
 Office Hours: Monday - Friday 9:00 AM - 5:00 PM

COLLECTOR OF TAXES
JUSTIN STERRITT

52-58 WITHINGTON STREET LLC
 1 CREST RD
 C/O 52-58 WITHINGTON STREET LLC
 WELLESLEY MA 02482

PAYMENTS CAN BE MADE ONLINE AT:
www.boston.gov/taxpayments
 credit/debit card payments are subject to fees

If you are using a payment service to pay this bill, you
 MUST indicate the **TAXYEAR** and **BILL NUMBER** on the check

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
17	01318-000	5394	111
LOCATION			AREA
52 WITHINGTON ST			3505
RESIDENTIAL OPEN SPACE COMMERCIAL INDUSTRIAL			
Tax Rate Per \$1,000	10.88	10.88	24.98 24.98
CLASS	DESCRIPTION	ASSESSED OWNER	
R1 R1	LAND BUILDING	52-58 WITHINGTON STREET LLC	

IMPORTANT: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

IF YOU WISH TO CONTEST YOUR ASSESSMENT, YOU MAY FILE AN ABATEMENT BY 02/01/2022.
 DEADLINE FOR PAYMENT WITHOUT INTEREST IS 02/01/2022.

TAXPAYER'S COPY
3RD QUARTER

TOTAL FULL VALUATION	445,100.00
RESIDENTIAL EXEMPTION	.00
TOTAL TAXABLE VALUATION	445,100.00
COMMUNITY PRESERVATION ACT	37.55
SPECIAL ASSESSMENT	.00
CODE VIOLATIONS	.00
TOTAL TAX & SPEC ASSMNT. DUE	4,880.24
PERSONAL EXEMPTIONS	.00
PAYMENTS TO DATE/CREDITS	2,220.06
NET TAX & SPEC. ASSMNT. DUE	2,660.18
PRELIMINARY OVERDUE	.00
1ST TAX PAYMENTS DUE BY 02/01/2022	1,330.09
2ND TAX PAYMENTS DUE BY 05/02/2022	1,330.09
TAX DUE	1,330.09
FEES	.00
INTEREST	.00
TOTAL DUE	1,330.09
Pay by 02/01/2022	

Please detach this portion and remit this slip with payment

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON

COLLECTOR'S COPY
2022 REAL ESTATE TAX
3RD QUARTER

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
17	01318-000	5394	111
LOCATION			
52 WITHINGTON ST			

COLLECTOR OF TAXES
JUSTIN STERRITT

ASSESSED OWNER: 52-58 WITHINGTON STREET
 LLC

52-58 WITHINGTON STREET LLC
 1 CREST RD
 C/O 52-58 WITHINGTON STREET LLC
 WELLESLEY MA 02482

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

TAX DUE	1,330.09
FEES	.00
INTEREST	.00
TOTAL DUE	1,330.09
Pay by 02/01/2022	

00182082022200005394200001330091

FISCAL YEAR 2022 TAX: This tax bill shows the amount of real estate taxes you owe for fiscal year 2022 (July 1, 2021 - June 30, 2022). The tax shown in this bill is based on assessments as of January 1, 2021. This bill also shows betterments, special assessments and other charges.

PAYMENT DUE DATES: The City of Boston has adopted Mass. Gen. Law Ch. 59 § 57C which establishes a quarterly property tax bill system. The preliminary tax was payable in two installments. The first payment was due on August 1, 2021 and the second payment was due on November 1, 2021. Your preliminary tax payments are shown on this bill as a credit against FY 2022 tax, special assessments and other charges. If tax bills were mailed on or before December 31, 2021, the balance remaining after credit for preliminary tax payments is payable in two equal installments. Your first payment is due on February 1, 2022. Your second payment is due on May 3, 2022. However, if tax bills were mailed after December 31, 2021, the entire balance remaining is due on May 3, 2022, or 30 days after the bills were mailed, whichever is later.

Payments are considered made when received by the Collector. To obtain a receipted bill, enclose a self-addressed stamped envelope and both portions of the bill with your payment.

If you have a mortgage with a real estate escrow account, it is important that you forward this bill to the mortgagee in sufficient time so that the bill can be paid timely.

INTEREST CHARGES: If your payments are not made by their due dates, interest at the rate of 14% will be charged on the amount of the payment that is unpaid and overdue. If tax bills were mailed on or before December 31, 2021, interest will be computed on overdue first payments from February 1, 2022 and on overdue second payments from May 3, 2022 to the date payment is made. If tax bills were mailed after December 31, 2021, interest will be computed on overdue remaining payments from May 3, 2022 or the payment due date, whichever is later, to the date payment is made. You will also be required to pay charges and fees incurred for collection if payments are not made when due.

ABATEMENT/EXEMPTION APPLICATIONS: You have a right to contest your assessment. To do so, you must file an application for an abatement in writing on an approved form with Assessing Department. You may apply for an abatement, if you believe your property is valued at more than its fair cash value, is not assessed fairly in comparison with other properties, or is not properly classified. The filing deadline for an abatement applications is February 1, 2022. You may be eligible for an exemption from or a deferral of all or some of your tax. In order to obtain an exemption for which you are qualified, you must file an application in writing on an approved form with the Assessing Department. The filing deadline for an exemption such as elderly, surviving spouse or minor, blind, veteran, hardship and surviving spouse or minor of a police officer or firefighter killed in the line of duty under Mass. G.L. Ch.59 § 5, Cls. 17D, 18, 22A, 22B, 22C, 22D, 22E, 37A, 41C, 42 or 43, or a deferral under Cl. 41A is 3 months after the date tax bills were mailed. The filing deadline for all other exemptions under CH. 59 § 5 is February 1, 2022. The filing deadline for a residential exemption under Ch. 59 § 5C, if not shown on your bill, is 3 months after the date tax bills were mailed.

Application forms are available at the Assessing Department, Room 301, City Hall, Boston, MA 02201, Monday-Friday 9:00 A.M. to 5:00 P.M. Applications are considered filed when received by the Assessing Department. If your application is not received by the applicable deadline, the assessors cannot, by law, grant an abatement or exemption.

FURTHER INFORMATION:

TRAC:
 Taxpayer Referral & Assistance Center
 Mezzanine, Boston City Hall
 Boston, MA 02201
 617-635-4287
 www.cityofboston.gov/trac

52-58 Withington Street

Dorchester, Boston, Massachusetts

Owner: 52-58 Withington Street, LLC

Issued for Construction - --/--/---

PROJECT KEY PLAN:

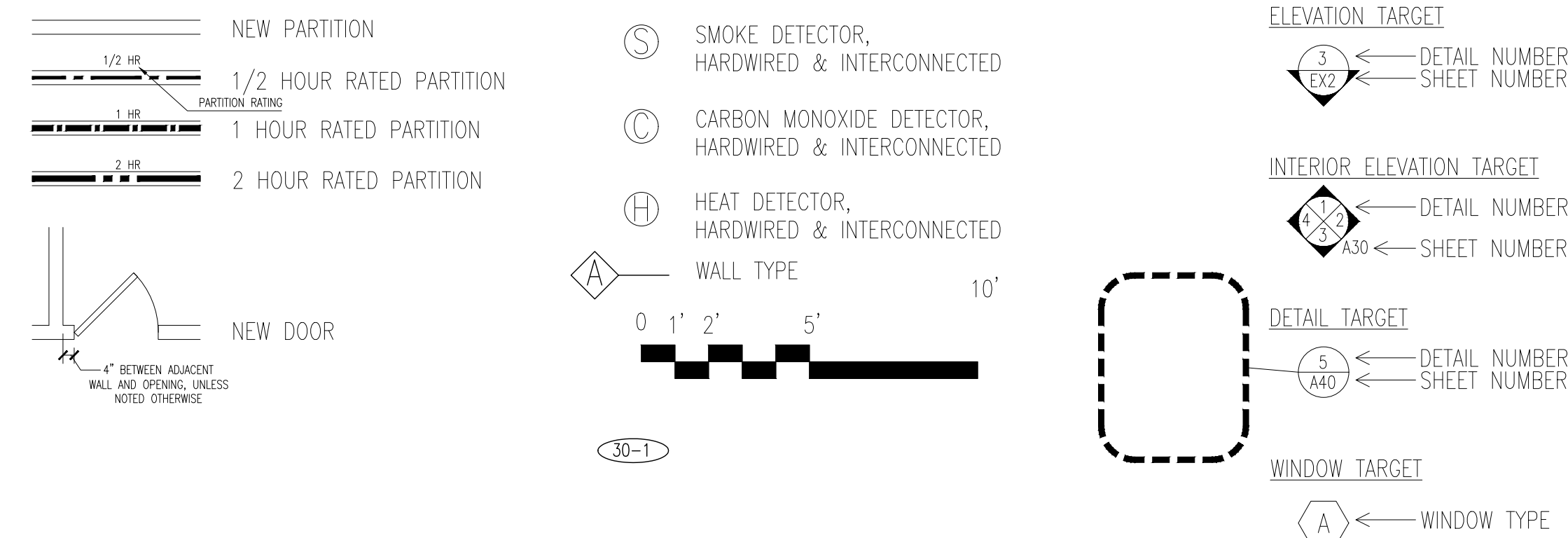


- GENERAL NOTES:**
- ALL WORK SHALL COMPLY WITH STATE, NATIONAL CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT.
 - THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND POSTING ALL NECESSARY VALID CONSTRUCTION PERMITS FROM ALL LOCAL, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION PRIOR TO THE START OF ON-SITE CONSTRUCTION.
 - THE CONTRACTOR SHALL KEEP ALL BUILDING MEANS OF EGRESS CLEAR OF ANY OBSTRUCTIONS AT ALL TIMES.
 - THE GENERAL CONTRACTOR MUST COORDINATE WITH THE BUILDING FACILITIES MANAGER ALL ACTIVITIES INCLUDING, BUT NOT LIMITED TO WORK WHICH WILL GENERATE EXCESSIVE NOISE AND MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT.
 - THE GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ANY TENANT DESIGN AND CONSTRUCTION MANUAL AND ANY OTHER BUILDING OWNER OR BUILDING STANDARDS.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, MATERIALS, MEANS AND METHODS. THE CONTRACTOR IS TO COORDINATE ALL SUBCONTRACTORS TO COMPLETE THE FULL SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK AND FOR ALL LINES AND MEASUREMENTS FOR THE WORK.
 - BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED OR DAMAGED BY THE WORK SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR, OR AS APPROVED BY THE OWNER.
 - WHERE THE DESIGN INTENT CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. (312) 780-9456
 - THE CONTRACTOR SHALL VERIFY THE DIMENSIONS SHOWN ON THE DRAWINGS BEFORE LAYING OUT THE WORK, AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR INACCURACIES RESULTING FROM FAILURE TO DO SO.
 - DETAILS SHOWN ARE INDICATIVE OF THE CHARACTER, PROFILES, MATERIALS AND SYSTEMS REQUIRED FOR THE WORK INCLUDING THOSE CONDITIONS NOT COVERED BY SPECIFIC DETAILS.
 - DIMENSIONS SHALL GOVERN, DO NOT SCALE THE DRAWINGS. WHERE THERE APPEARS TO BE A CONFLICT OR WHERE DIMENSIONS CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL DIMENSIONS ARE TO INSIDE FACE OF WALLS.
 - UNLESS SHOWN OTHERWISE, ALL DOORS SHALL BE LOCATED SUCH THAT THERE IS A 2 INCH WALL RETURN BETWEEN THE JAMB FRAME AND THE ADJACENT PERPENDICULAR WALL.
 - CONSULT WITH THE ARCHITECT OR ENGINEER BEFORE PENETRATING ANY JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS
 - ALL CONSTRUCTION MATERIALS AND EQUIPMENT ARE TO BE STORED NEATLY WITHIN THE SCOPE OF WORK AREA ONLY.
 - ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS
 - SUBMIT SHOP DRAWINGS AND SAMPLES FOR ALL STEEL, MILLWORK, SIGNAGE, HARDWARE AND INTERIOR FINISHES
 - SUBMIT PRODUCT DATA FOR FIXTURES AND HARDWARE
 - ALL INTERIOR AND EXTERIOR FINISHES, COLORS AND MATERIALS ARE TO BE SELECTED AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION
 - ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS 'A' FIRE RATED AND ARE TO COMPLY WITH MASSACHUSETTS BUILDING CODE AND THE BOSTON FIRE CODE
 - ALL WOOD COMPONENTS SHALL BE FIRE TREATED
 - CONFIRM THAT ALL MATERIALS AND FINISHES, INCLUDING THEIR FABRICATION AND INSTALLATION WILL NOT RELEASE FUMES OR AROMAS WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PANEL CONTROL AND CIRCUIT DESIGN AND FOR COMPLIANCE WITH ALL BUILDING, LIFE SAFETY, AND STATE AND NATIONAL ELECTRICAL CODES WHICH MAY APPLY
 - ALL EXPOSED UTILITY WIRES AND PIPES SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS AND CEILINGS; THEY SHALL BE INSTALLED A MINIMUM OF 6" OFF OF FLOORS AND 1" OFF OF WALLS, CEILINGS OR ADJACENT PIPES OR WIRES
 - WHERE APPROPRIATE, EXISTING SPRINKLER HEADS ALARM SYSTEM AND DETECTORS ARE TO REMAIN. MODIFY LOCATIONS ONLY WHERE CEILING IS ALTERED OR AS INDICATED ON FIRE PROTECTION DRAWINGS.
 - EQUIPMENT INFORMATION AND SPECIFICATIONS, INCLUDING EQUIPMENT SUPPLIED BY THE OWNER, ARE TO BE THE MOST CURRENT AT THE TIME OF DOCUMENTATION PREPARATION.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS.
 - MAKE ALL FINAL CONNECTIONS, INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOTE VOID WARRANTIES.
 - COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL EQUIPMENT, INCLUDING THAT SUPPLIED BY THE OWNER.
 - PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF THE WORK
 - ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME FOR A CERTAIN ITEM
 - SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS OR RODENTS
 - EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING. CLEAN TO COMMERCIAL BUILDING PROGRAM STANDARDS
 - DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES



1 RENDERING NORTH ALONG WITHINGTON STREET
SCALE: NOT TO SCALE

SYMBOLS



ABBREVIATIONS

ARCHITECTURAL

- A-0.0 ANALYSIS, DWG LIST, NOTES
- A-0.1 EXTERIOR RENDERS
- A-0.2 CODE & ENERGY COMPLIANCE, ACCESSIBILITY EGRESS PLAN
- A-0.3 WALL ASSEMBLY DETAILS
- A-0.4 FLOOR-CEILING & ROOF-CEILING ASSEMBLIES
- A-0.5 INTERIOR DETAILS
- A-0.6 TYPICAL MOUNTING HEIGHTS

- A-1.0 ARCHITECTURAL SITE PLAN
- A-1.1 LEVEL 1 FLOOR PLAN
- A-1.2 LEVEL 2 FLOOR PLAN
- A-1.3 LEVEL 3 FLOOR PLAN
- A-1.4 LEVEL 4 FLOOR PLAN

- A-2.1 EGRESS STAIR & ROOF DECK DETAILS
- A-3.1 LEVEL 1 REFLECT CEILING PLAN
- A-3.2 LEVEL 2 REFLECT CEILING PLAN
- A-3.3 LEVEL 3 REFLECT CEILING PLAN
- A-3.4 LEVEL 4 REFLECT CEILING PLAN

- A-4.1 ROOF PLAN

- A-5.1 WITHINGTON STREET OBLIQUE ELEVATION
- A-5.2 DRIVEWAY SIDE STREET OBLIQUE ELEVATION
- A-5.3 REAR OBLIQUE ELEVATION
- A-5.4 RIGHT SIDE OBLIQUE ELEVATION
- A-5.5 BUILDING SECTION
- A-5.6 BUILDING SECTION

- A-6.1 EXTERIOR WALL SECTIONS

- A-7.1 SECTION DETAILS
- A-7.2 WINDOW & SLIDING DOOR HEAD, JAMB & SILL DETAILS
- A-8.1 DOOR TYPES, SCHEDULE AND DETAILS

CIVIL LANDSCAPING STRUCTURAL PLUMBING/ FP ELECTRICAL/FA

ZONING ANALYSIS:	3F-6000	PROPOSED	COMMENTS
LOT AREA MIN.	6000	9084 SF	
ADD'L LOT AREA FOR EACH ADD'L UNIT	N/A	--	
LOT WIDTH MIN.	50'	90'-3.5"	
LOT FRONTAGE MIN.	50'	90'-3.5"	
FLOOR AREA RATIO MAX.	0.4	1.42	VARIANCE REQUIRED
BUILDING HEIGHT MAX. (STORIES/FEET)	2.5/35'	4/42'	VARIANCE REQUIRED
OPEN SPACE REQUIREMENT	NONE	-	
FRONT YARD SETBACK MIN.	15'	15'	
SIDE YARD SETBACK MIN.	10'	10'	
REAR YARD SETBACK MIN.	20'	20'	
REAR YARD MAX. OCC. BY ACC. BLDG.	25%	0%	
PARKING REQUIREMENT	1.25/UNIT	18 SPACES	

CONSULTANTS:



ZADE
Associates

SEAL:



Eric Johnson

52-58 Withington St.

52-58 Withington
Street LLC

context
a collaborative design workshop

Boston,
Massachusetts
02128

No.	Description	Date
04	Issued for BPDA Revision	08/20/2021
04	Issued for BPDA Revision	08/03/2021
03	Issued for BPDA Revision	10/23/2020
02	Issued for BPDA Review	06/24/2020
01	Issued for Permit	08/13/2019

Drawing Title:

ANALYSIS, DWG LIST,
NOTES

Project No.: 0019

Checked by: EZ

A-0.0



2 RENDERING LOOKING WEST
SCALE: NOT TO SCALE



1 RENDERING LOOKING SOUTH ALONG WITHINGTON STREET
SCALE: NOT TO SCALE

ZONE 5, GROUP R - OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD A¹

ROOFS		WALLS, ABOVE GRADE	FLOORS	SLAB-ON-GRADE FLOORS	OPAQUE DOORS
INSULATION ENTIRELY ABOVE ROOF DECK	ATTIC AND OTHERS	WOOD FRAMED & OTHER	JOIST FRAMING	UNHEATED SLABS	NON-SWINGING
R-30 CI	R-49	R-13 + R-7.5 CI OR R-20 + R-3.8 CI	R-30	R-10 FOR 24" BELOW	R-4.75

CI = CONTINUOUS INSULATION, LS = LINEAR SYSTEM

A. ASSEMBLY DESCRIPTIONS CAN BE FOUND IN ANSI/ASHRAE/IESNA APPENDIX A

D. WHERE HEATED SLABS ARE BELOW GRADE, BELOW-GRADE WALLS SHALL COMPLY WITH THE EXTERIOR INSULATION REQUIREMENTS FOR HEATED SLABS.

I. NOT APPLICABLE TO GARAGE DOORS. SEE TABLE C402.1.4.

3 BUILDING ENVELOPE OPAQUE THERMAL REQUIREMENTS
NTS

ZONE 5, GROUP R - BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS

U-FACTOR			SHGC - N EXPOSURE			SHGC - S, E, W EXPOSURE		
FIXED FENESTRATION	OPERABLE FENESTRATION	ENTRANCE DOORS	PF < 0.2	0.2 <= PF < 0.5	PF >= 0.5	PF < 0.2	0.2 <= PF < 0.5	PF >= 0.5
0.38	0.45	0.77	0.51	0.56	0.61	0.38	0.46	0.61

NR - NO REQUIREMENT, PF = PROJECTION FACTOR

A. "N" INDICATES VERTICAL FENESTRATION ORIENTED WITHIN 45 DEGREES OF TRUE NORTH. "S,E,W" INDICATES ORIENTATION OTHER THAN "N".

4 BUILDING ENVELOPE FENESTRATION REQUIREMENTS
NTS

DESIGN PRESSURE:	DP40
FRAME AND SASH:	EXTERIOR/INTERIOR MATERIAL - ALUMINUM / WOOD
GLAZING:	DUEL PANE INSULATED GLASS UNIT, ARGON FILLED LOW E2 CLEAR FLOAT GLASS. TEMPERED GLASS WHERE INDICATED
HARDWARE:	CASEMENT: FINISH - STONE WHITE SASH LIMITER
ACCESSORIES:	PROVIDE FACTORY APPLIED NAIL FIN, 4 SIDES.
WEATHER STRIP:	DEFAULT - BLACK
SCREEN:	BLACK FIBERGLAS SCREEN CLOTH FRAME COLOR - TO MATCH THE INTERIOR FRAME COLOR
FINISH:	EXTERIOR COLOR - STONE WHITE INTERIOR COLOR - PRIMED WHITE
NOTE:	OMIT GRILLS
U-FACTOR:	<= 0.30 PER STRETCH ENERGY CODE

5 GENERAL WATERPROOFING REQUIREMENTS
NTS

SEAL:



Eric Johnson

52-58 Withington St.

52-58 Withington
Street LLC

context
a collaborative design workshop

Boston,
Massachusetts
02128

04	Issued for BPDA Revision	08/20/2021
04	Issued for BPDA Revision	08/03/2021
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01	Issued for Permit	08/13/2019

No. Description Date

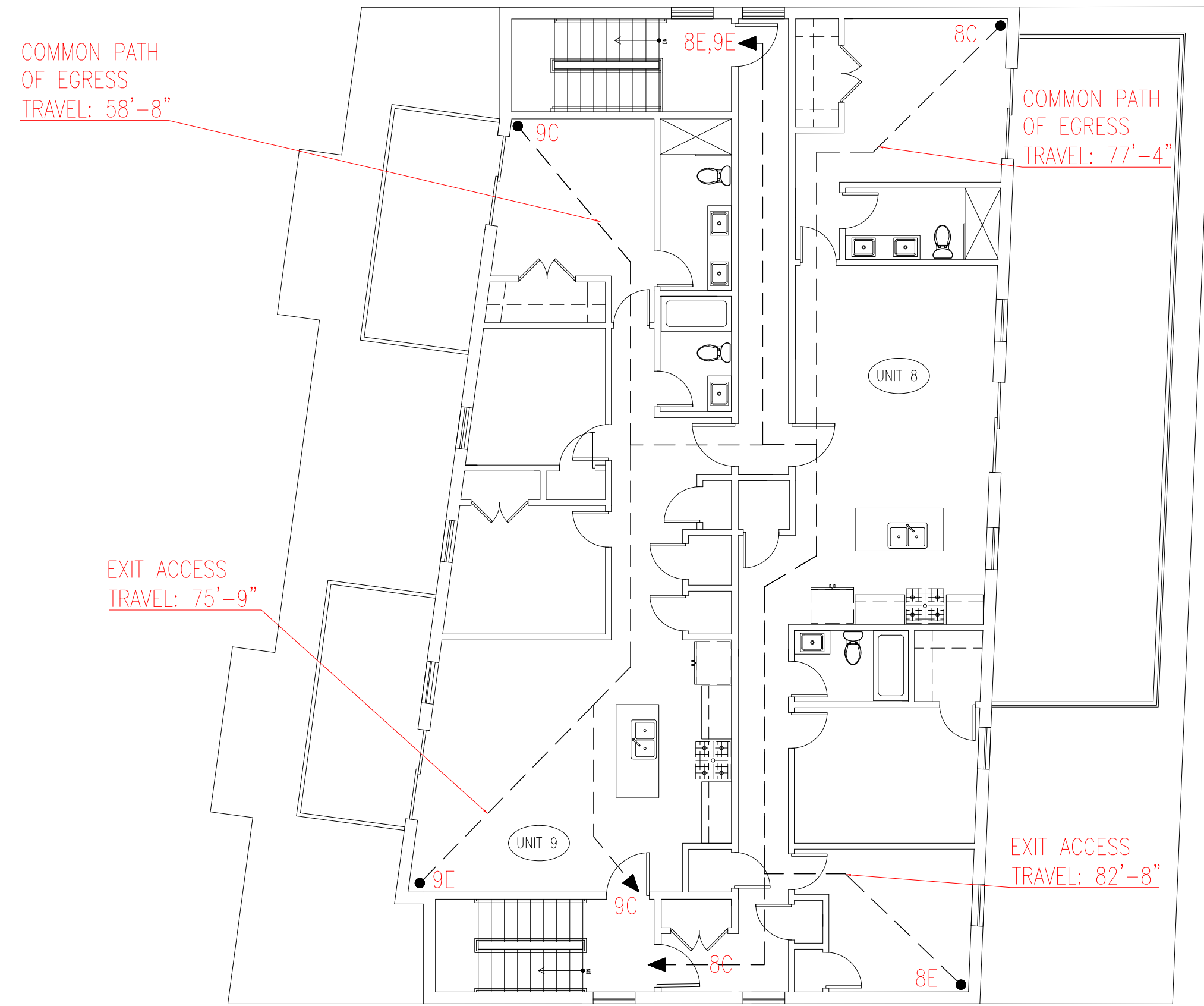
Drawing Title:

EXTERIOR RENDERS

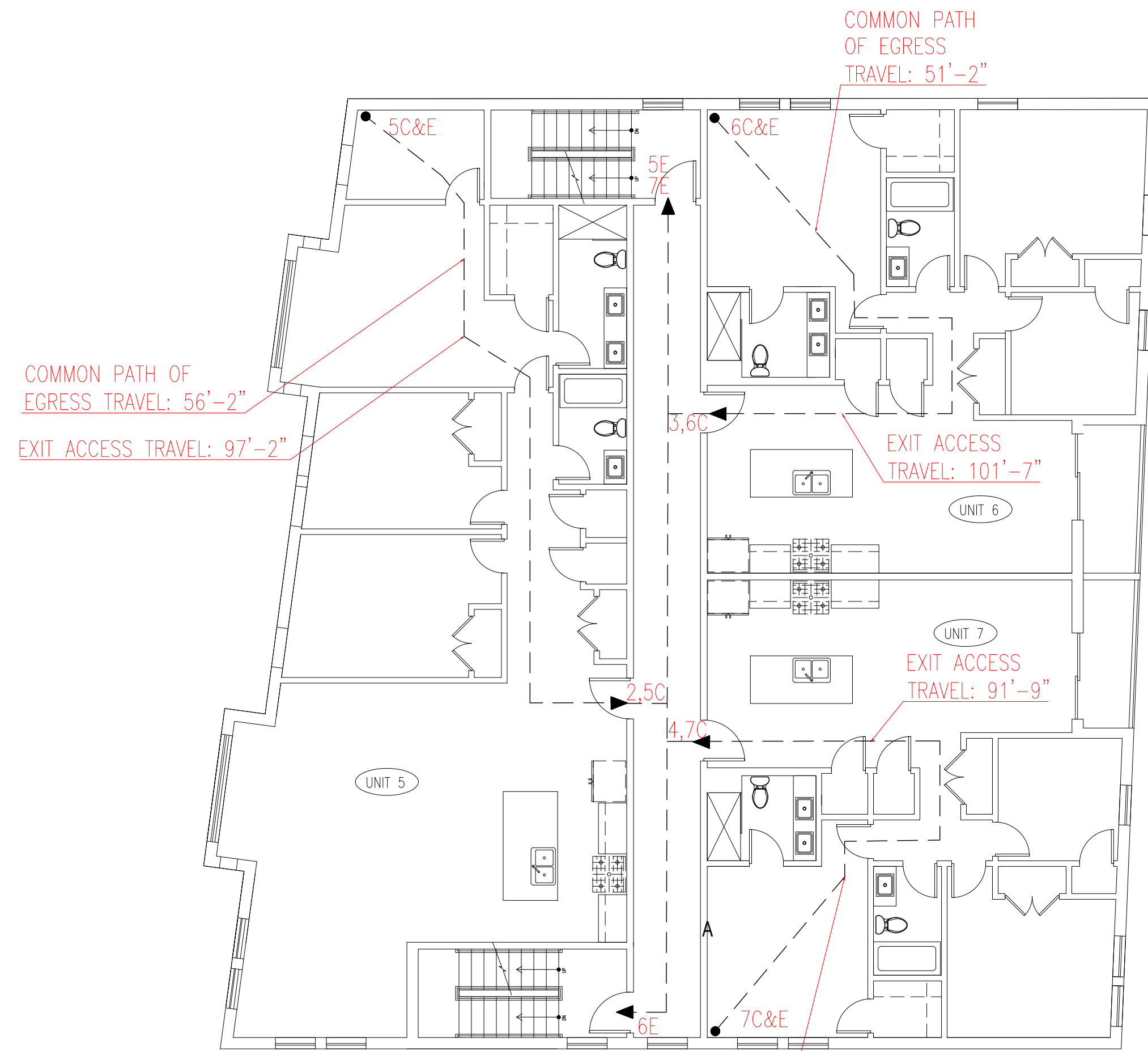
Project No.: 0019

Checked by: EZ

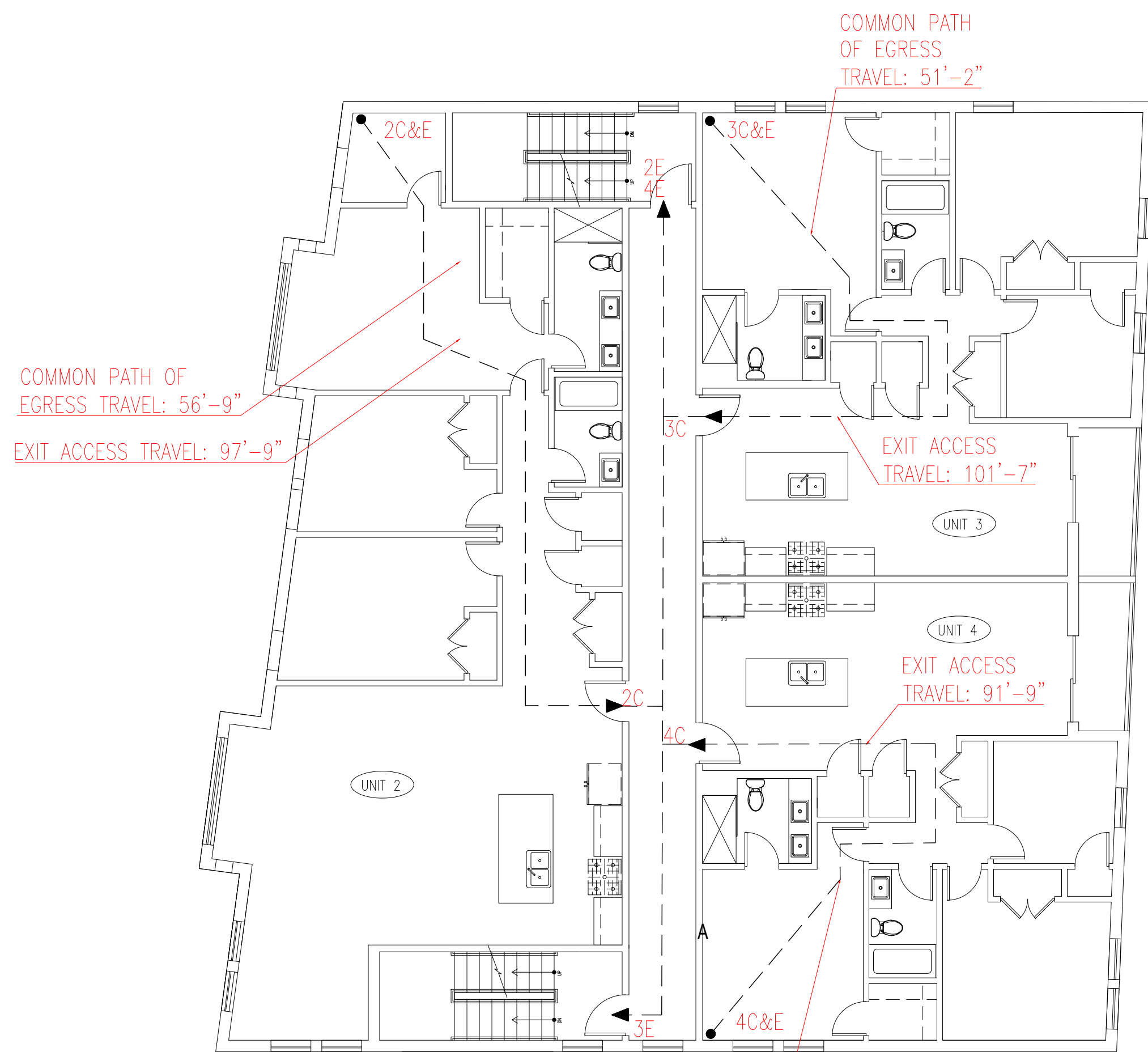
A-0.1



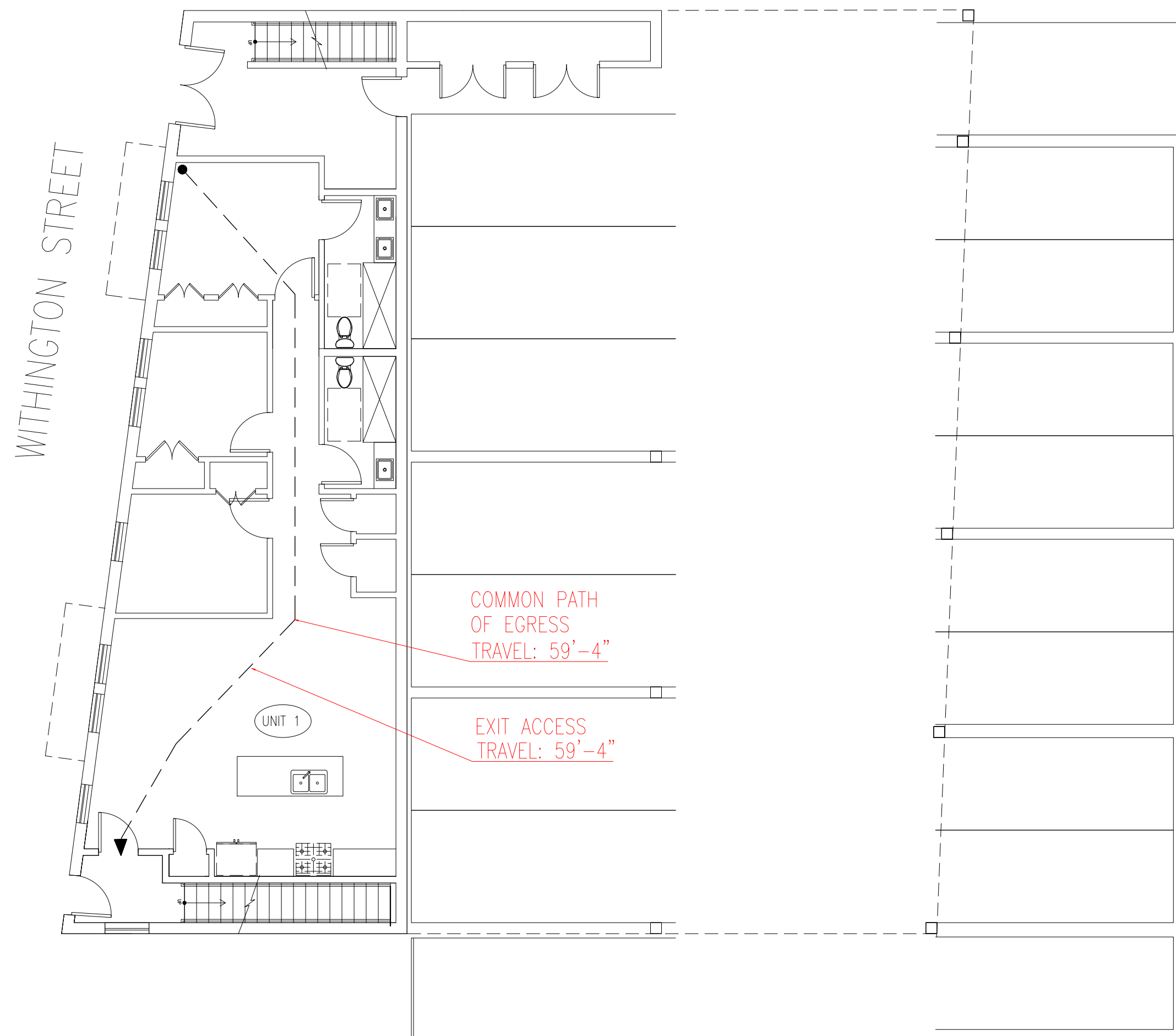
4 LEVEL 4 EGRESS PLAN
SCALE: 1/8" = 1'-0"



3 LEVEL 3 EGRESS PLAN
SCALE: 1/8" = 1'-0"



2 LEVEL 2 EGRESS PLAN
SCALE: 1/8" = 1'-0"



1 LEVEL 1 EGRESS PLAN
SCALE: 1/8" = 1'-0"

- APPLICABLE CODES:**
- BUILDING CODE: CMR 780 MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION (AMENDED INTERNATIONAL BUILDING CODE 2015, INTERNATIONAL RESIDENTIAL CODE 2015 AND THE 2015 INTERNATIONAL EXISTING BUILDING CODE W/ MASSACHUSETTS AMENDMENTS)
 - ACCESSIBILITY: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD CMR 521 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS
 - FIRE PROTECTION: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE CMR 527 1.00 - 2012 NFPA 1: FIRE CODE WITH AMENDMENTS
 - ELECTRICAL: 527 CMR 12.00 MASSACHUSETTS ELECTRICAL CODE - 2014 NFPA 70 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
 - MECHANICAL: INTERNATIONAL MECHANICAL CODE 2015 W/ AMENDMENTS
 - PLUMBING: 248 CMR BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS - UNIFORM STATE PLUMBING CODE
 - ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE 2015 (IECC)
 - AMERICANS WITH DISABILITIES ACT
 - BOSTON ZONING CODE
 - MGL CH. 148 SECTION 26G

BUILDING DESCRIPTION:
NEW FOUR-STORY BUILDING CONTAINING 9 RESIDENTIAL UNITS. BUILDING DOES NOT INCLUDE AN ELEVATOR AND DOES NOT HAVE A BASEMENT. THERE WILL BE ONE UNIT ON THE FIRST LEVEL, THREE UNITS ON THE SECOND LEVEL, THREE UNITS ON THE THIRD LEVEL, AND TWO UNITS ON THE FOURTH LEVEL. THERE WILL BE A SURFACE LEVEL PARKING LOT WITH SPACES FOR 18 CARS ON THE FIRST LEVEL OF THE BUILDING.

- CODE SUMMARY:**
- PROPOSED USE OR OCCUPANCY: RESIDENTIAL - R-2
 - OCCUPANT LOAD: (200 GROSS SF/PERSON PER 1004.1.1) APPROX. 12,947 SF = 65 PERSONS
 - CONSTRUCTION TYPE: V.A. - TABLE 504.4
 - PER TABLE 601: STRUCTURAL FRAME, BEARING WALLS, FLOORS AND ROOF ARE TO BE 1 HOUR RATED
 - MAX. AREA PER FLOOR IS 12,000 SF PER TABLE 506 AND MAXIMUM HEIGHT IS 4 STORIES ABOVE GRADE - 504.4
 - PER TABLE 1006.2.1 FOR USE GROUP R-2 - TWO EXITS ARE REQUIRED IN A FOUR STORY BUILDING AND TRAVEL DISTANCE IS LIMITED TO 125' IN A SPRINKLERED BUILDING
 - MINIMUM WIDTH OF EGRESS STAIR: 36 INCHES PER SECTION 1011.2
 - MAXIMUM LENGTH OF EXIT TRAVEL: 250 FEET PER 1017.2
 - FIRE RATED CONSTRUCTION:
 - BUILDING TO BE FULLY EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.
 - PER TABLE 602, EXTERIOR WALLS MORE THAN 10' FROM PROPERTY LINE ARE NOT REQUIRED TO BE RATED, 10' OR LESS MUST BE 1 HOUR RATED.
 - DEMISING PARTITIONS MUST BE 1 HOUR AND CORRIDORS MUST BE 1/2 HOUR RATED IN A SPRINKLERED VA BUILDING PER 420.2 AND 708.3
 - HORIZONTAL SEPARATIONS BETWEEN DWELLING UNITS MUST BE 1 HOUR RATED IN A SPRINKLERED VA BUILDING PER 420 AND 711.2.4.3 - REFER TO DETAIL ON A-20
 - STAIRWAYS CONNECTING 4 OR MORE STORIES ARE TO BE 2 HOUR RATED, STAIRS CONNECTING LESS THAN 4 STORIES ARE TO BE 1 HOUR RATED PER 1022.1
 - 1 HOUR ENCLOSURES SHALL HAVE 1 HOUR DOORS, 2 HOUR EXIT ACCESS SHALL HAVE 90 MIN. DOORS. 1 HOUR AND 1/2 HOUR CORRIDORS SHALL HAVE A MINIMUM 20 MIN. RATED DOOR.
 - DEMISING PARTITION MINIMUM: STC 50 PER SECTION 1207.2
 - ACCESSIBILITY REQUIREMENTS:
 - CMR 521 9.3 - BUILDING DOES NOT CONTAIN AN ELEVATOR - ONLY UNITS ON THE GROUND FLOOR MUST BE CONSTRUCTED AS GROUP 1 DWELLING UNITS, COMPLY WITH 9.5, 42.00, 43.00 AND 46.00
 - CMR 521 9.4 - BUILDING DOES NOT CONTAIN 20 OR MORE UNITS

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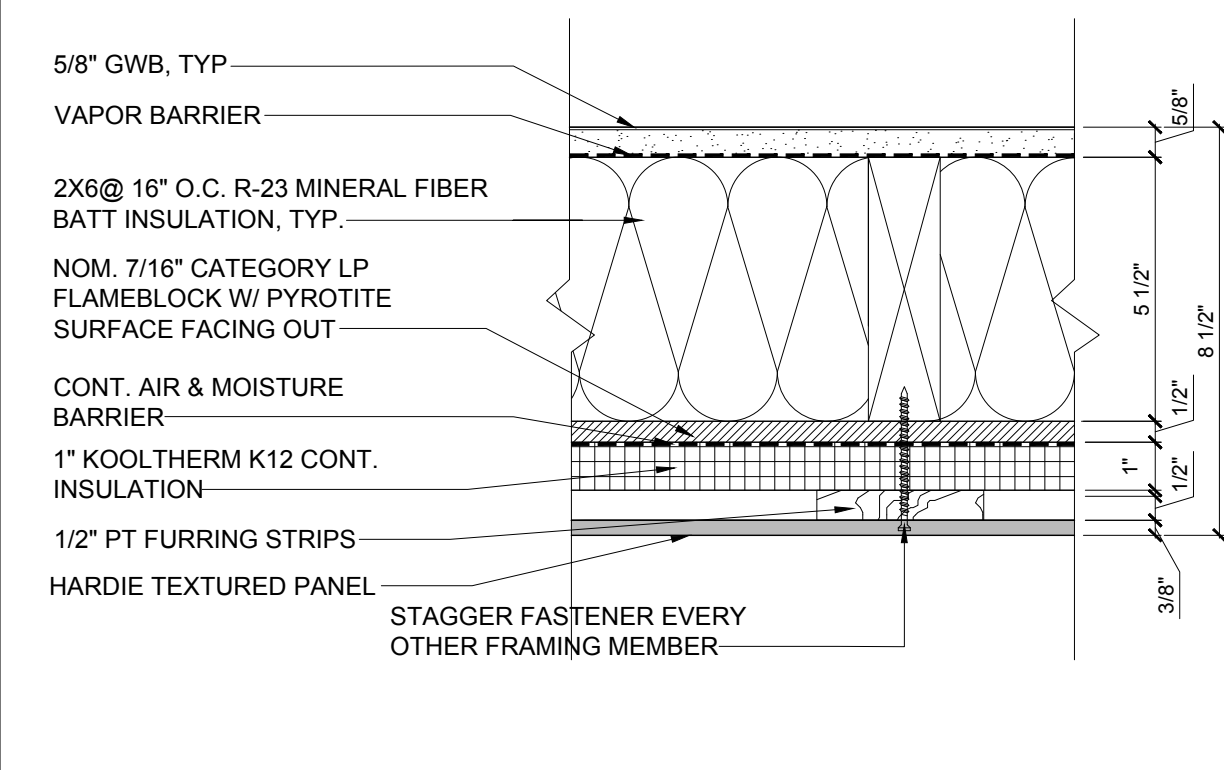
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04	Issued for BPDA Revision	08/20/2021
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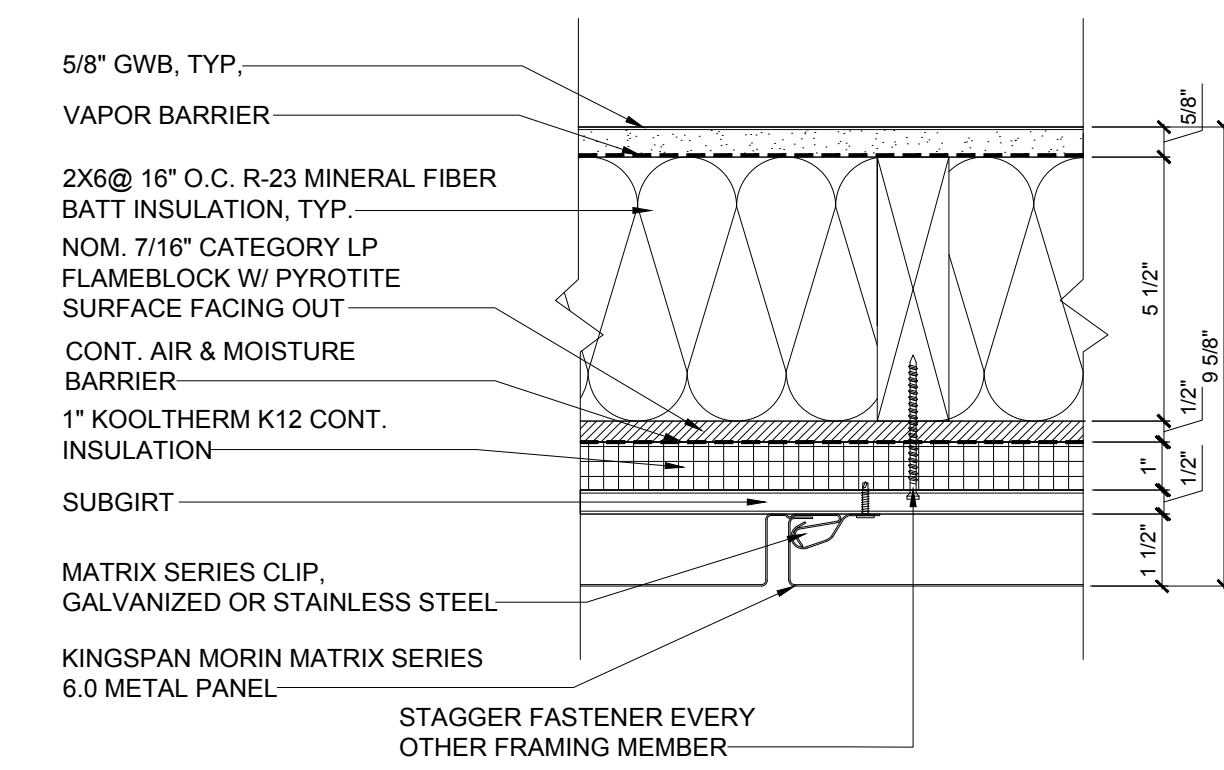
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CODE & ENERGY COMPLIANCE
ACCESSIBILITY
EGRESS PLAN

Project No.: 0019 Checked by: EZ

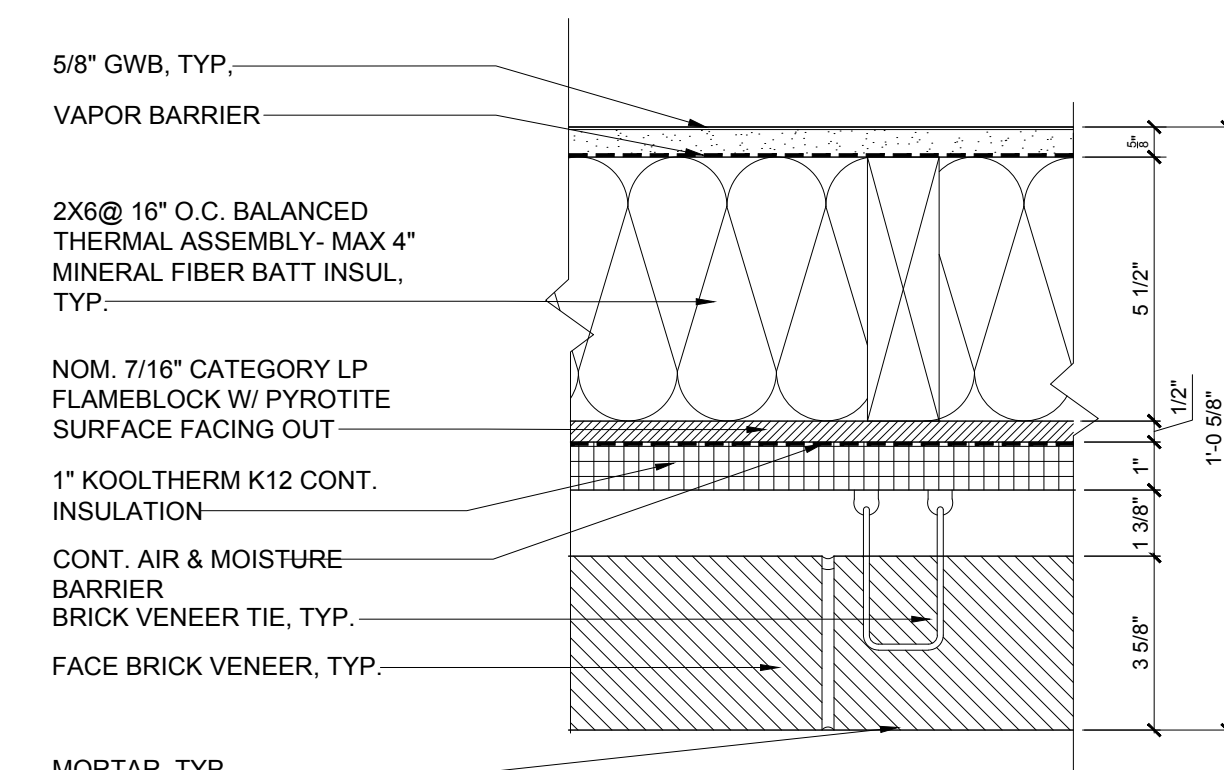
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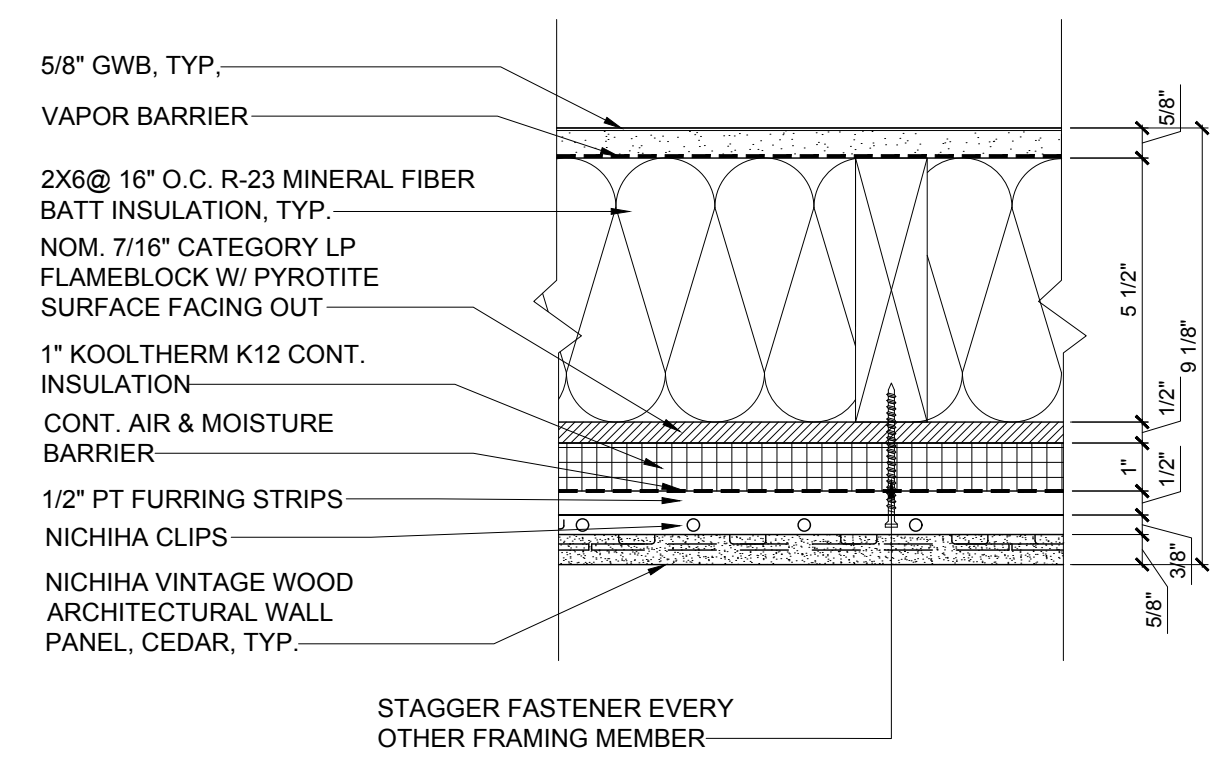
EWA-5 WALL ASSEMBLY- HARDIE TEXTURED PANEL
3\"/>



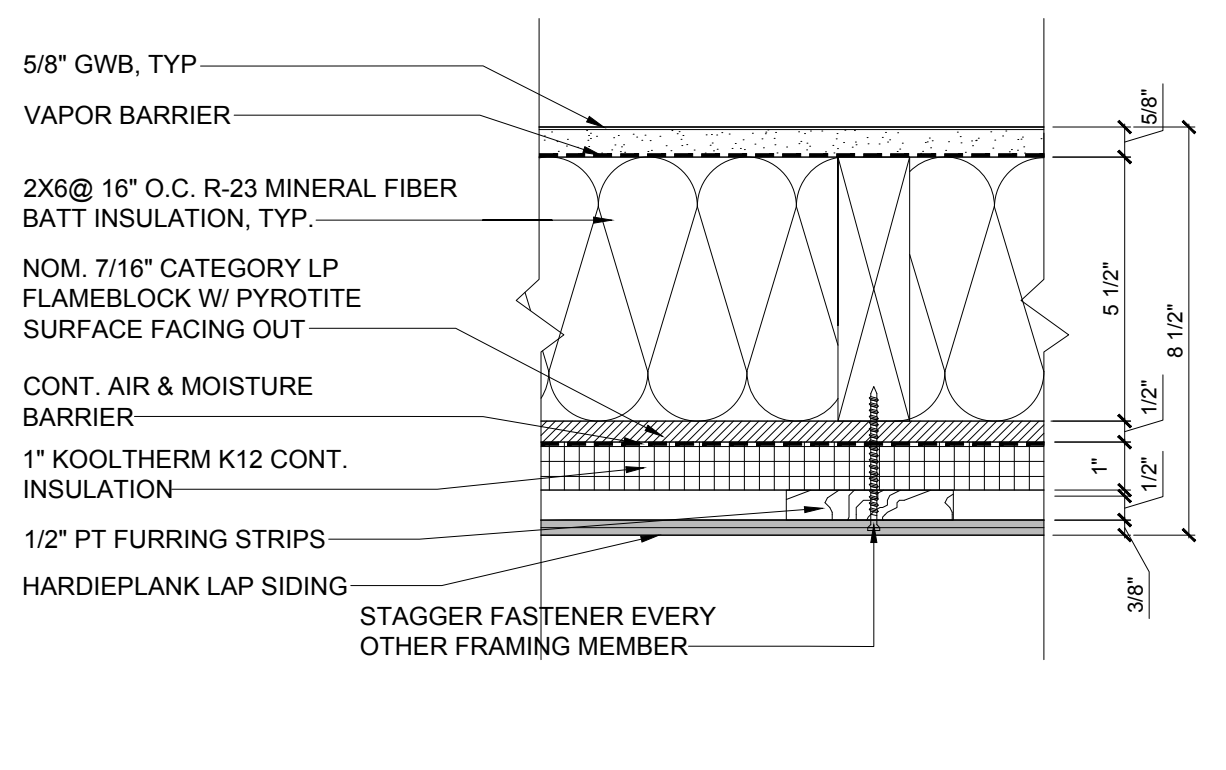
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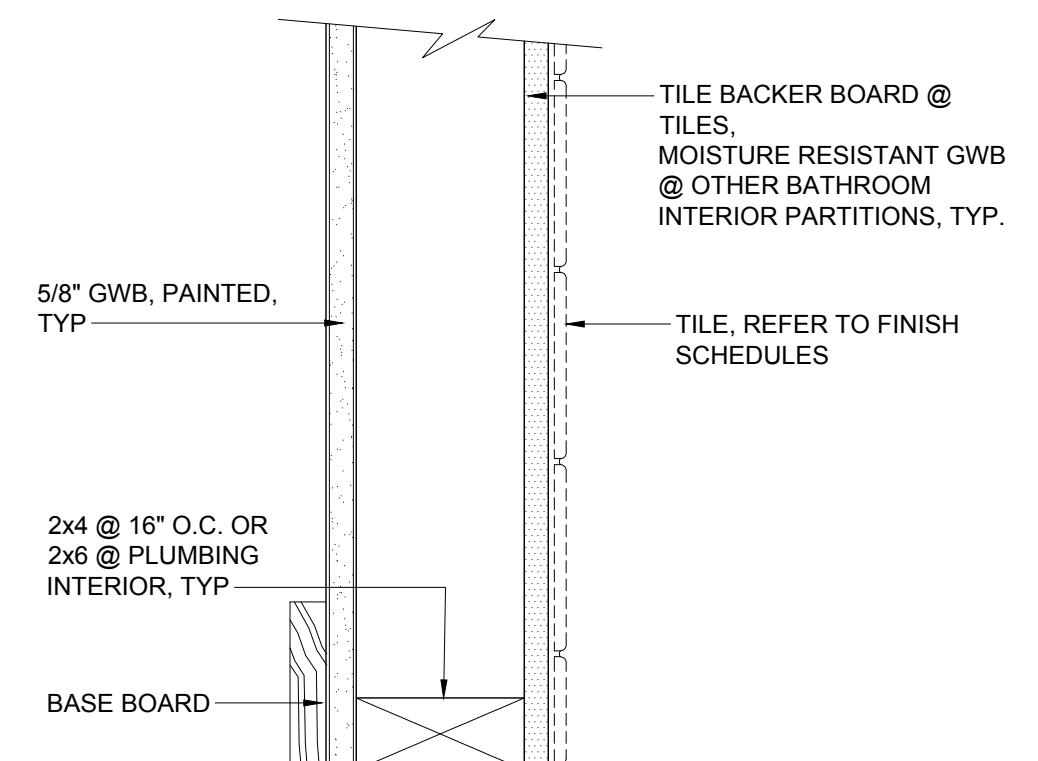
EWA-3 WALL ASSEMBLY- BRICK VENEER
3\"/>



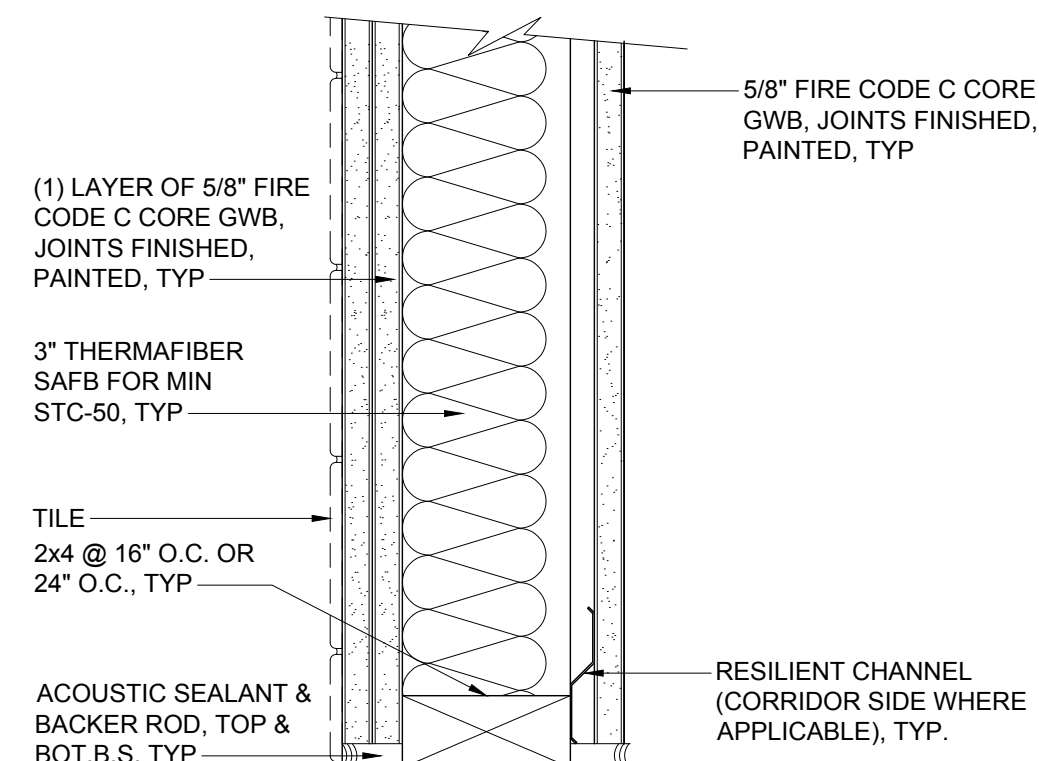
EWA-2 WALL ASSEMBLY- NICHIA ARCHITECTURAL PANEL
3\"/>



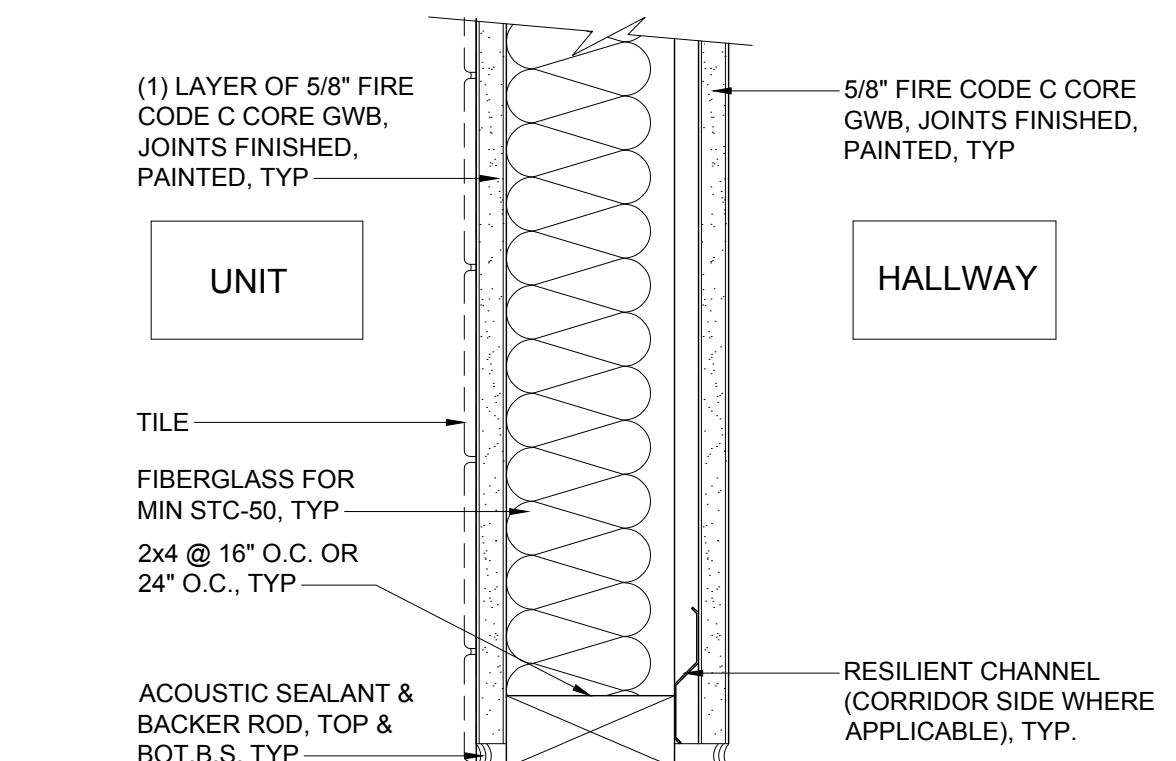
EWA-1 WALL ASSEMBLY- HARDIE PLANK SIDING
3\"/>



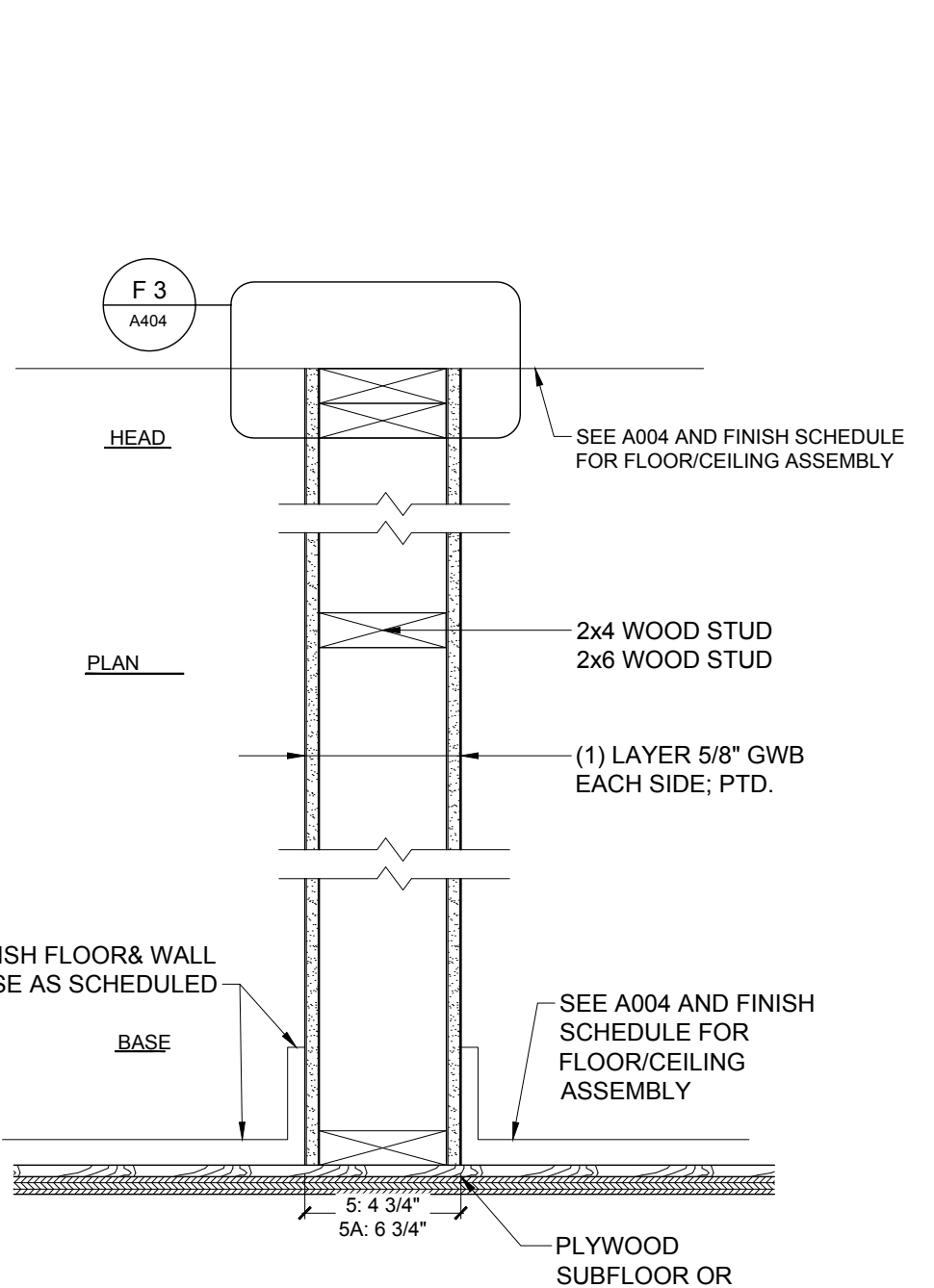
8 BATHROOM PARTITION
1-1/2\"/>



7 LOAD BEARING PARTITION (2x4)
1-1/2\"/>

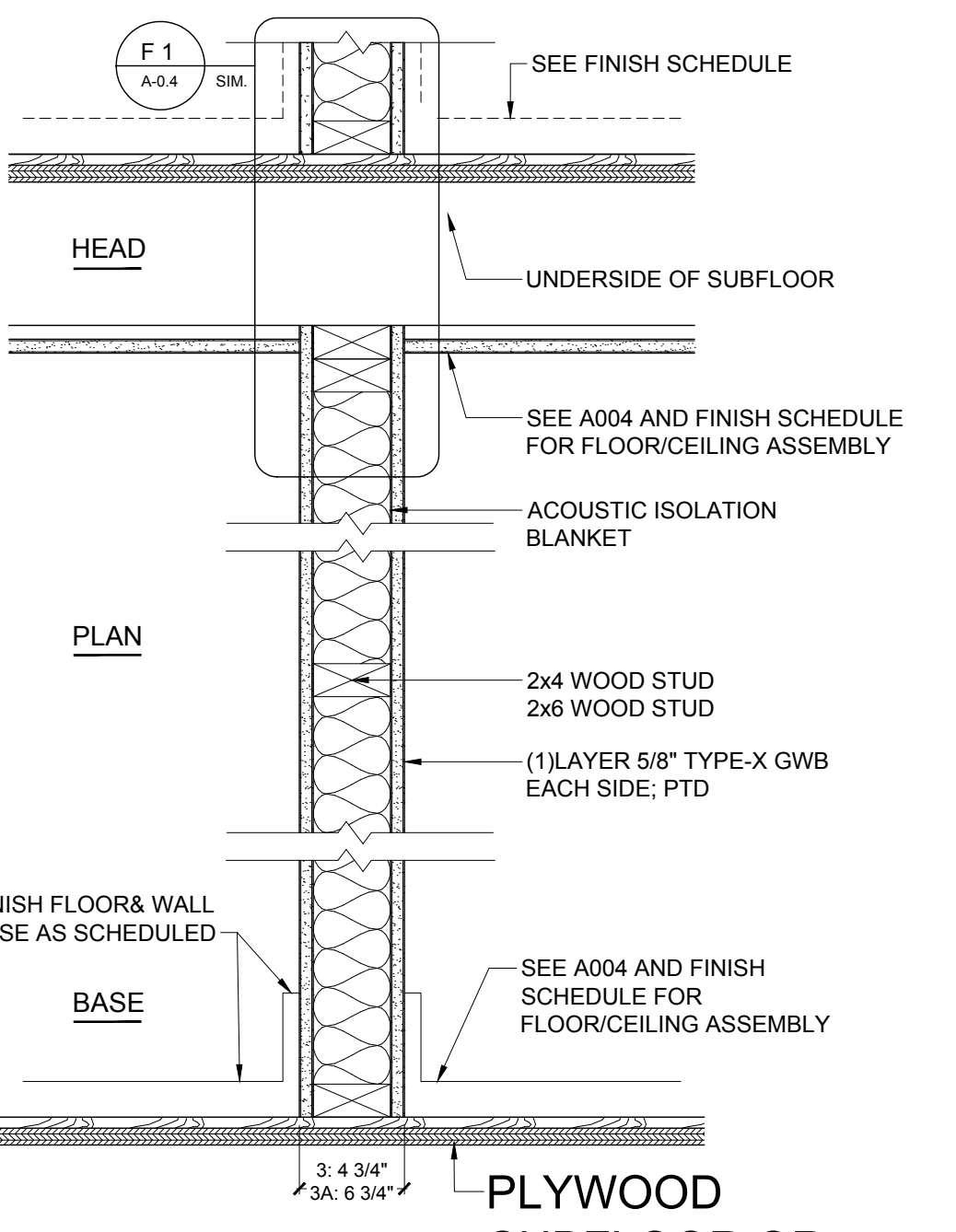


6 RATED BATHROOM PARTITION @CORRIDOR
1-1/2\"/>



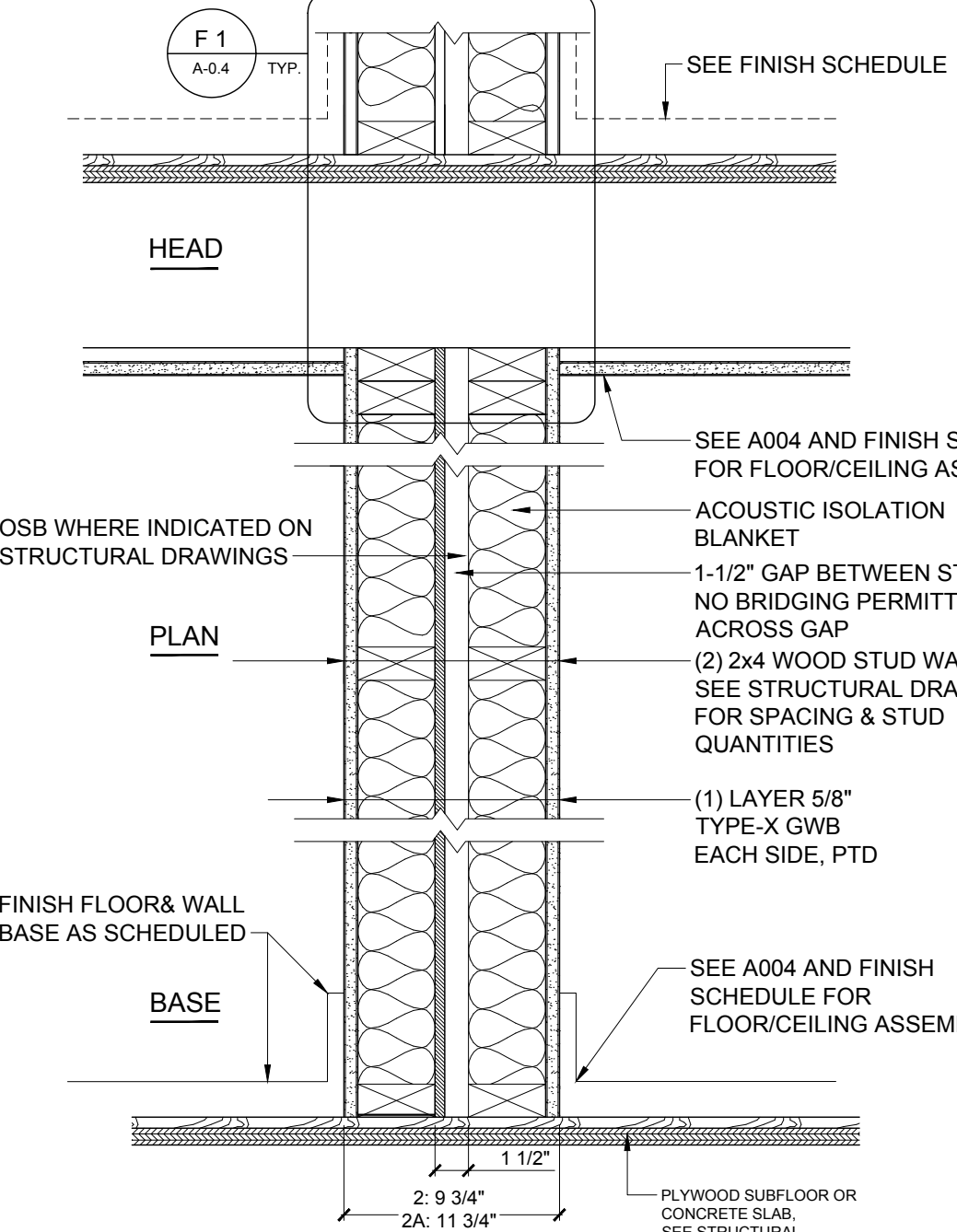
5 NON-LOAD BEARING PARTITION (2x4)
1 1/2\"/>

5A NON-LOAD BEARING PARTITION (2x6)
1 1/2\"/>



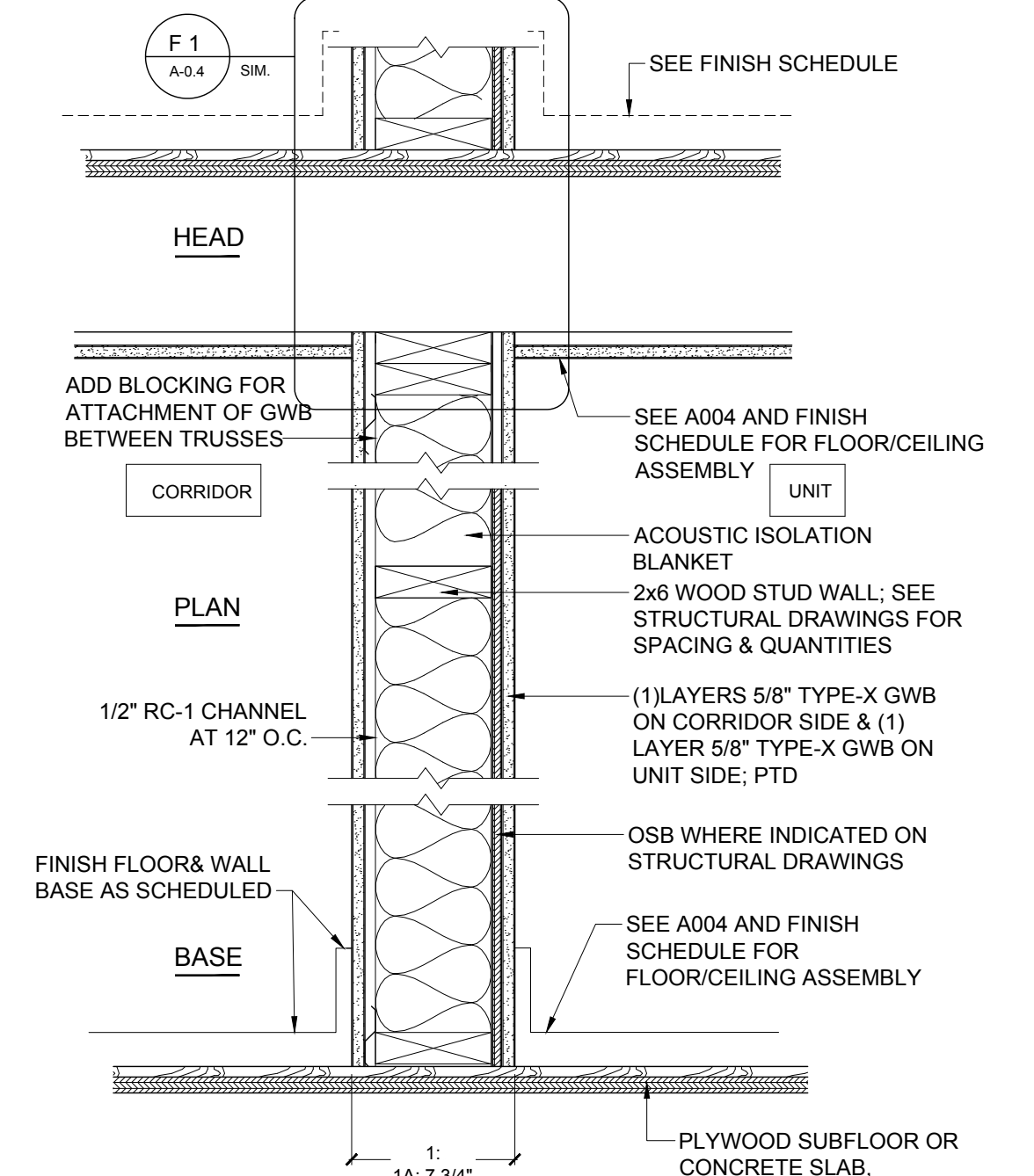
4 LOAD BEARING PARTITION (2x4)
1 1/2\"/>

4A LOAD BEARING PARTITION (2x6)
1 1/2\"/>

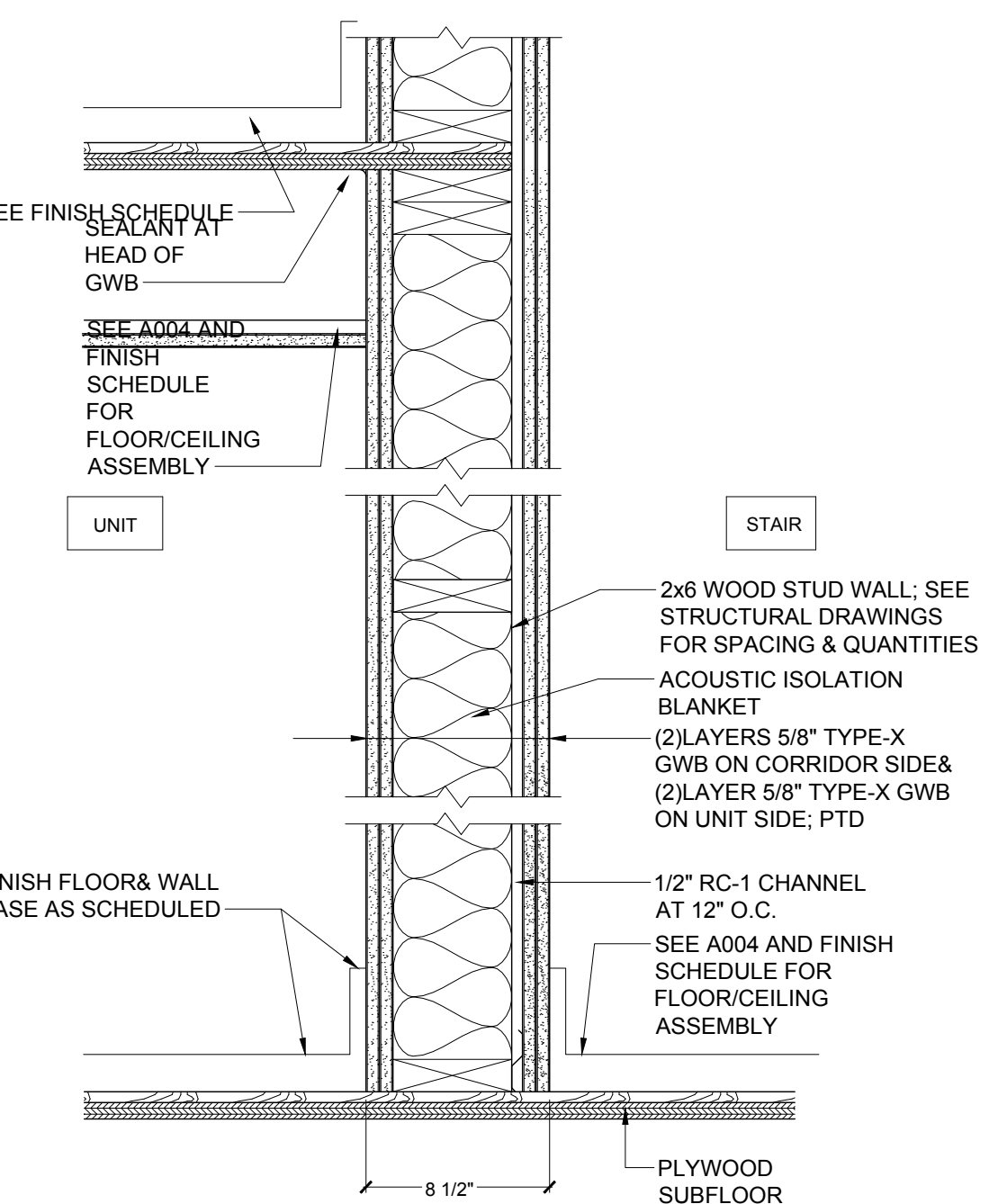


3 DEMISING/ LOAD BEARING PARTITION (2x4)
1 1/2\"/>

3A DEMISING/ LOAD BEARING PARTITION (2x6)
1 1/2\"/>



2 1-HR RATED PARTITION @ CORRIDOR
1 1/2\"/>



1 2 HR RATED PARTITION @ STAIR
1 1/2\"/>

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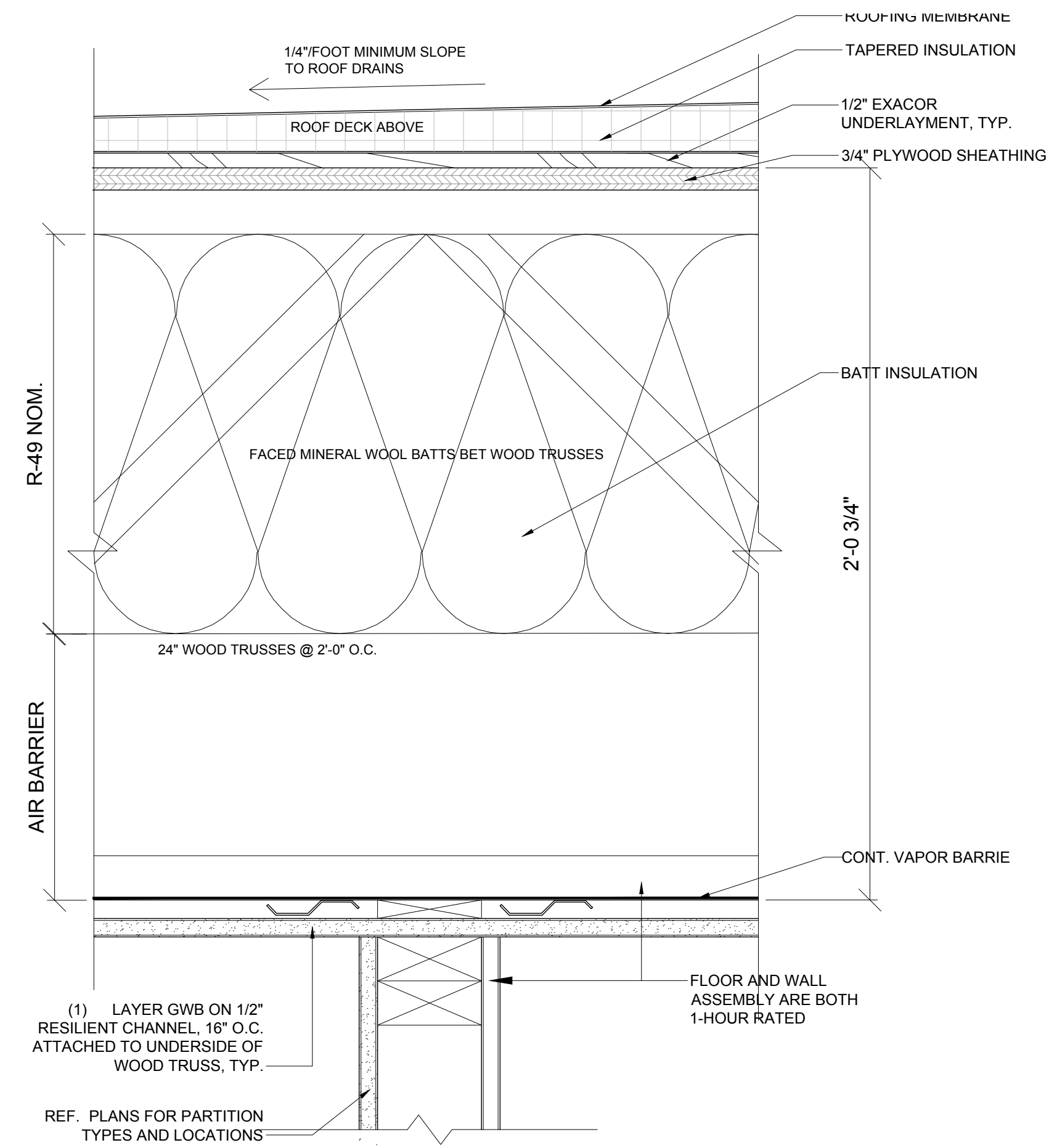
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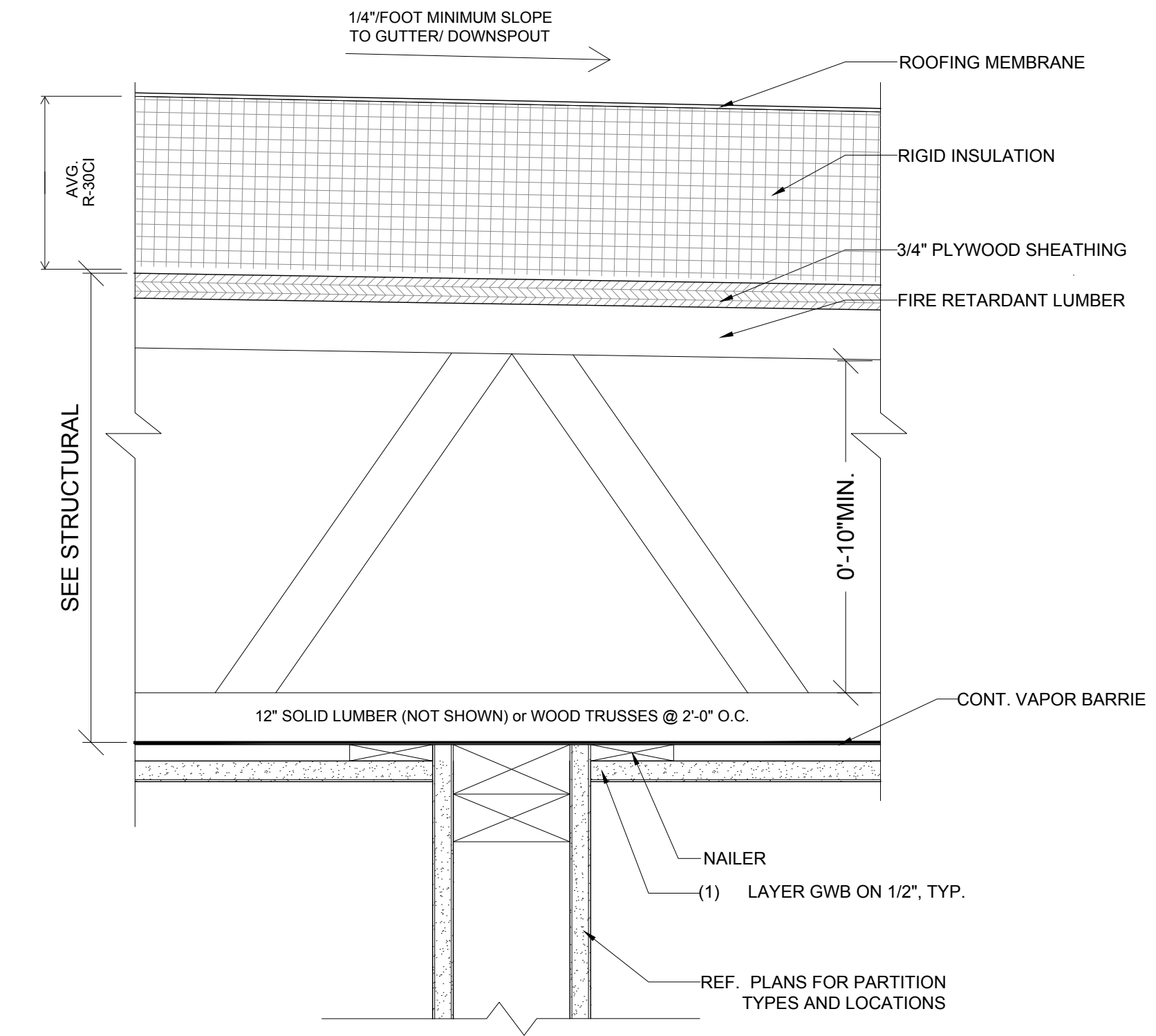
Drawing Title:
WALL ASSEMBLY DETAILS

Project No.: 0019 Checked by: EZ

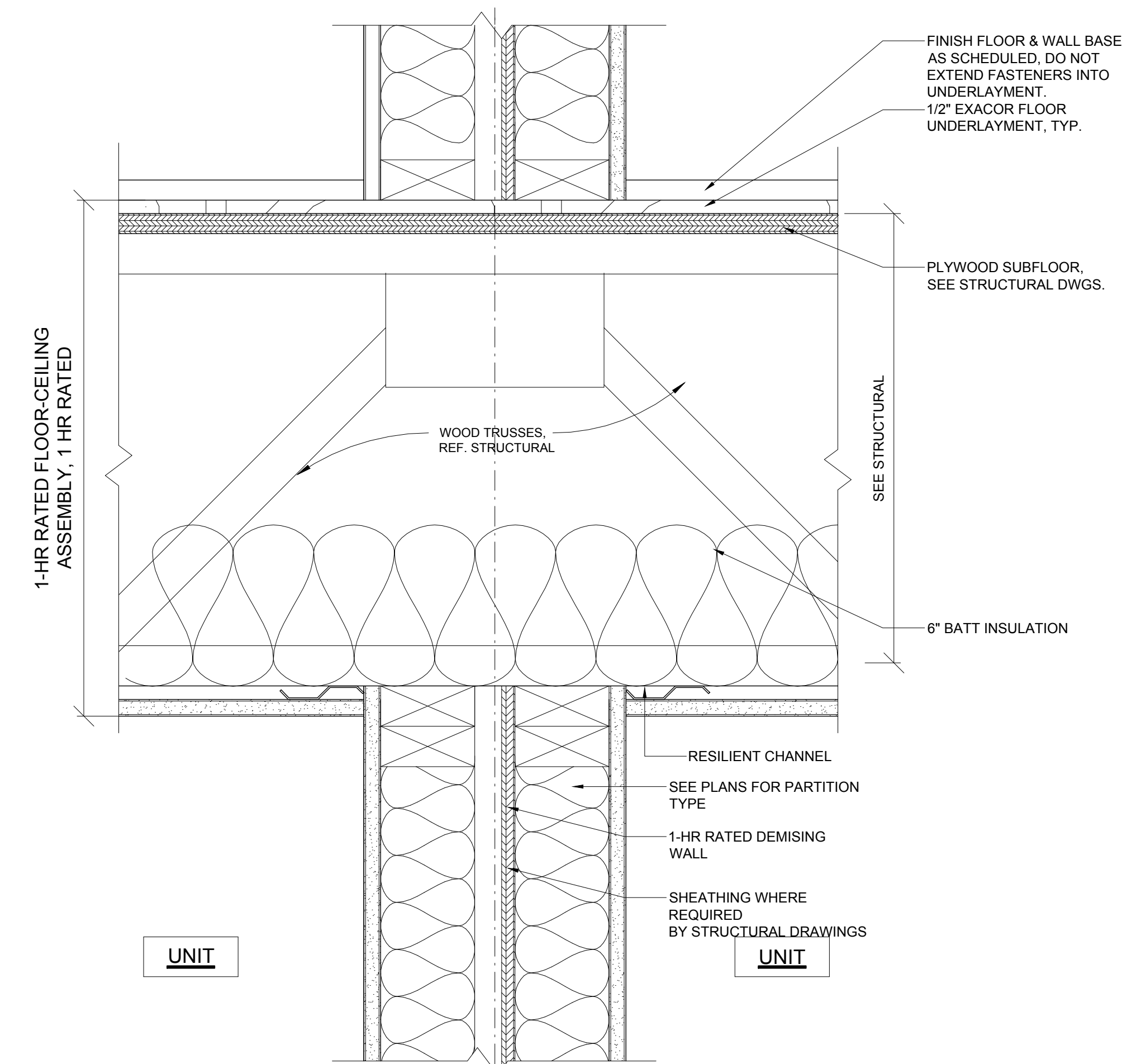
A-0.3



R2 ROOF ASSEMBLY @ 3RD FLOOR ROOF- MIN R-49 per 2018 IECC TABLE C402.1.3
UL P528 1-HR RATED



R1 ROOF ASSEMBLY @ ROOF- MIN R-30 per 2018 IECC TABLE C402.1.3



F1 FLOOR SECTION DETAIL AT DEMISING/SHEAR WALL
UL L528

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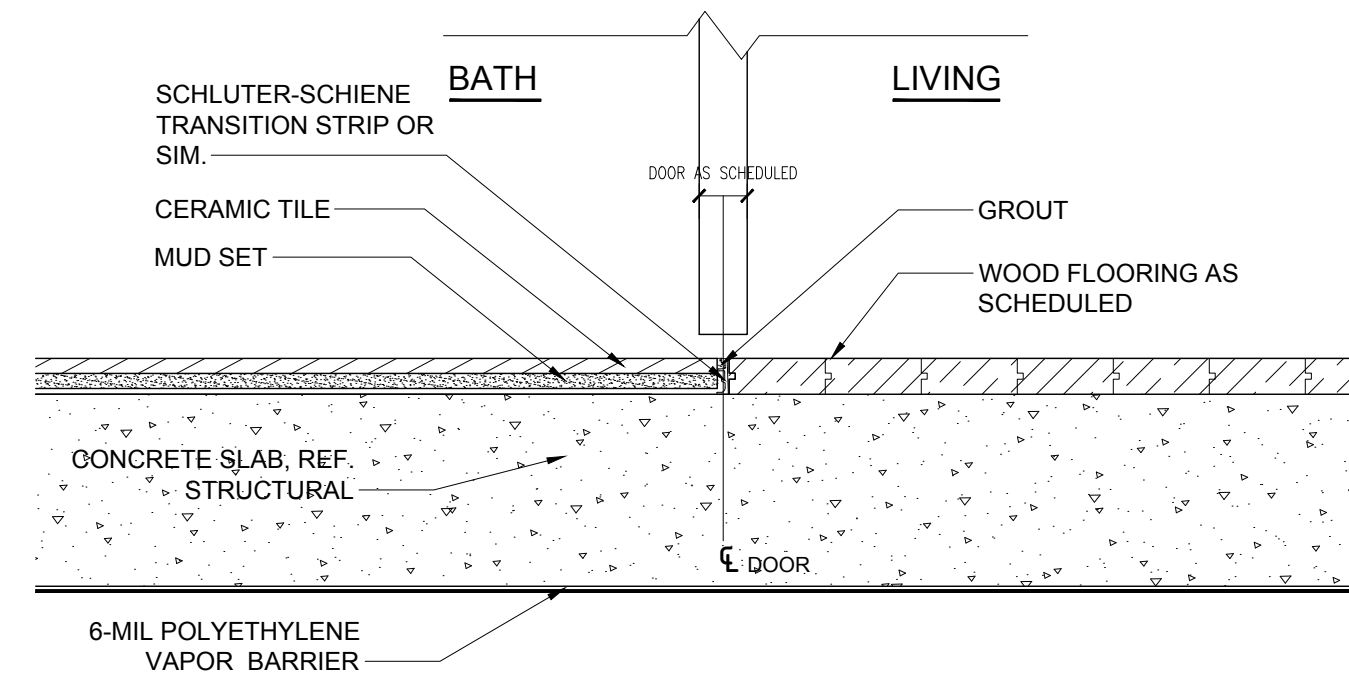
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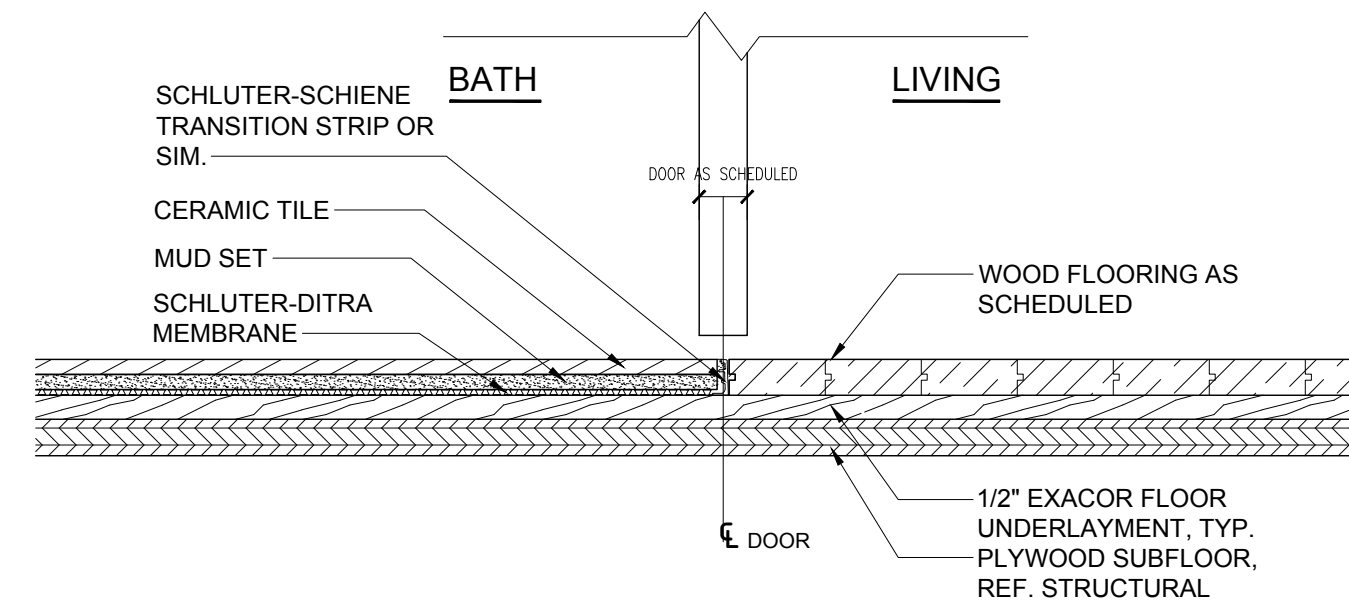
Drawing Title:
FLOOR & ROOF ASSEMBLY DETAIL

Project No.: 0019 Checked by: EZ

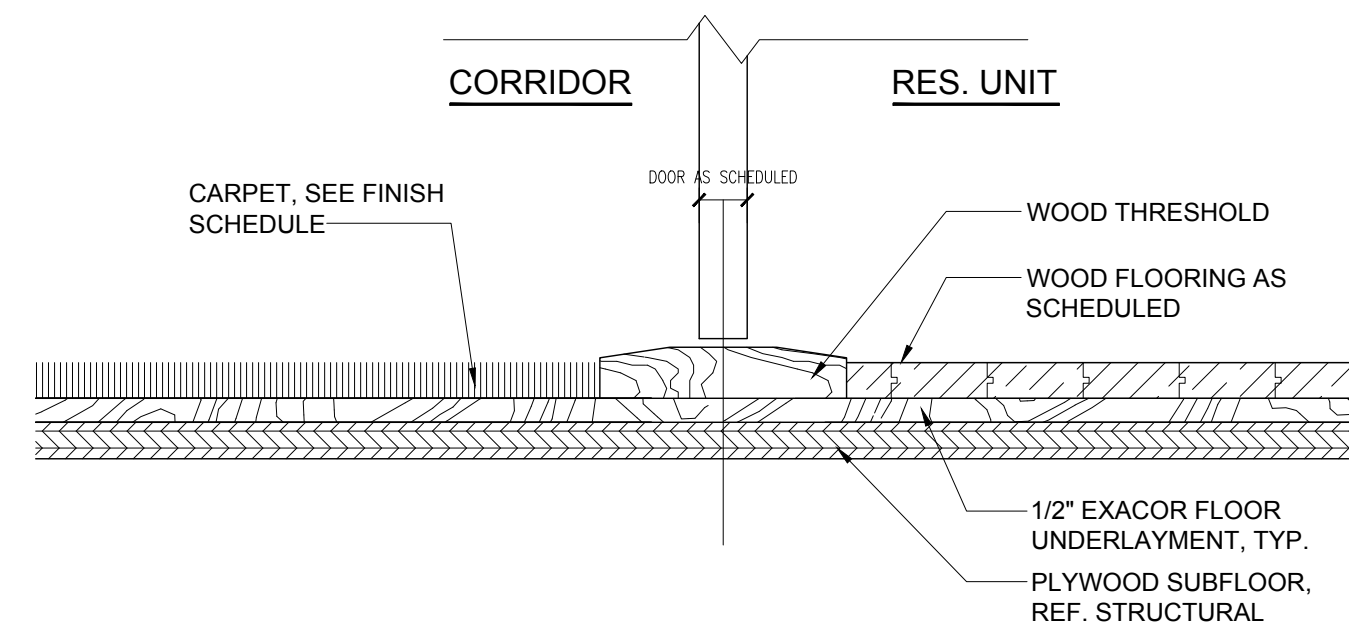
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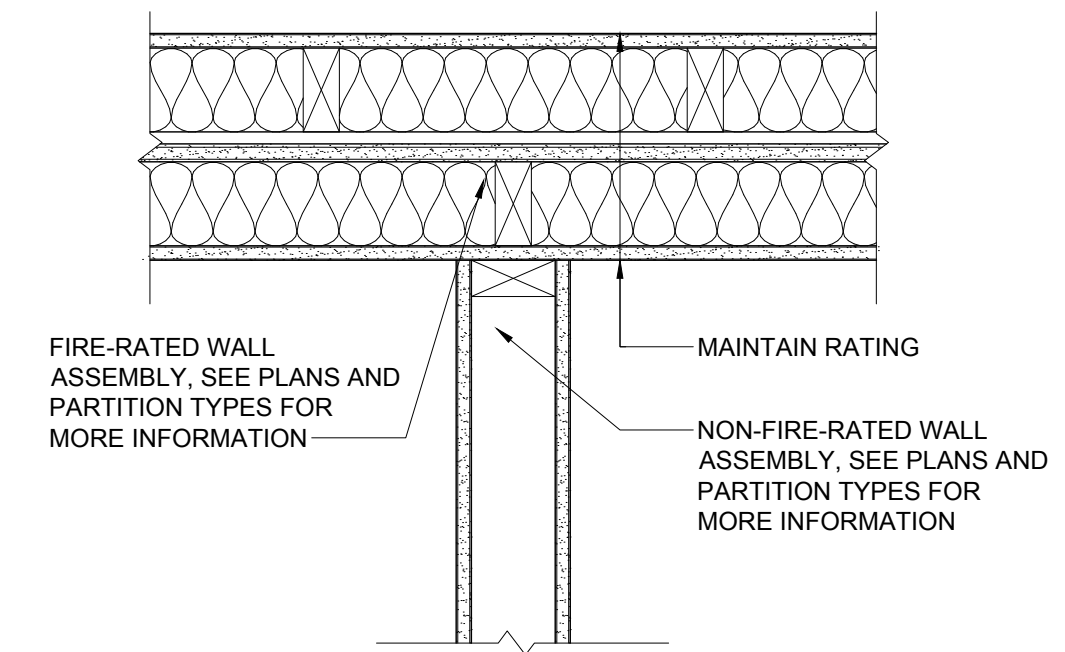
5 WOOD FLOOR TO TILE IN UNITS TRANSITION (AT GRADE)
3"= 1'-0"



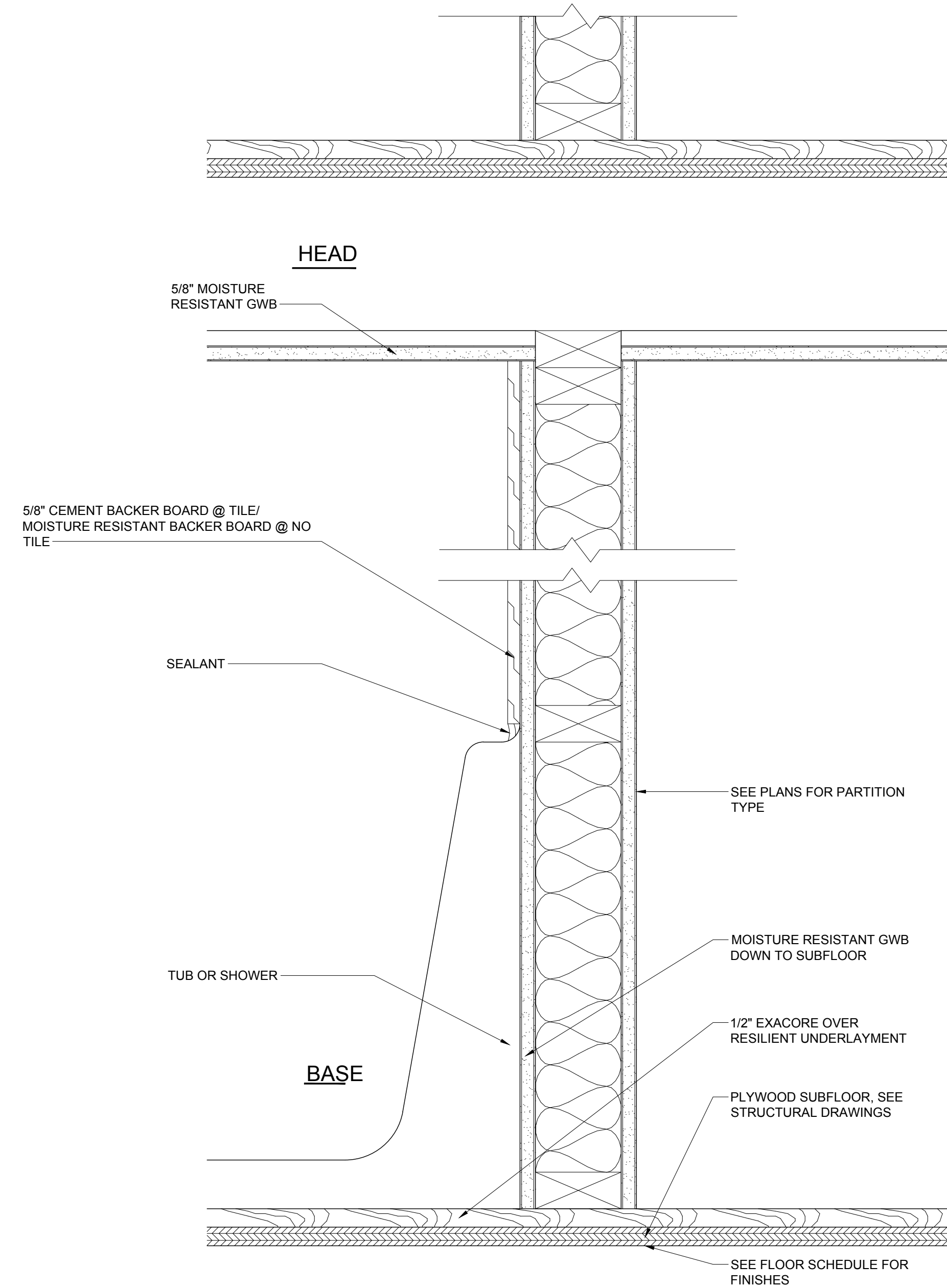
4 WOOD FLOOR TO TILE IN UNITS TRANSITION (UPPER FLOOR)
3"= 1'-0"



3 CARPET TO WOOD FLOOR TRANSITION AT UNIT ENTRY
3"= 1'-0"



2 FIRE RATED AND NON-FIRE RATED PARTITION PLAN DETAIL
1 1/2"= 1'-0"



1 DETAIL AT SHOWER/TUB
3"= 1'-0"

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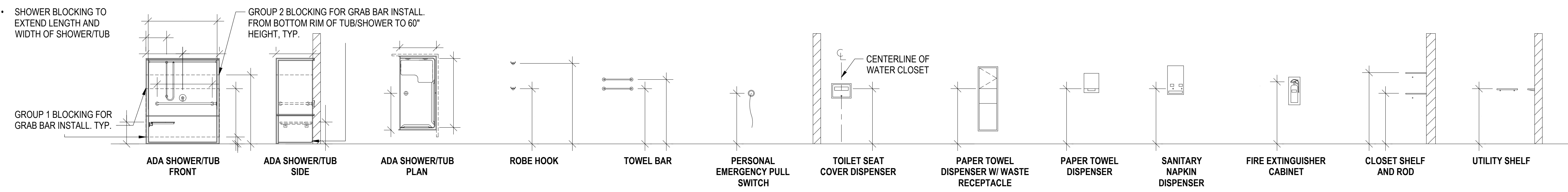
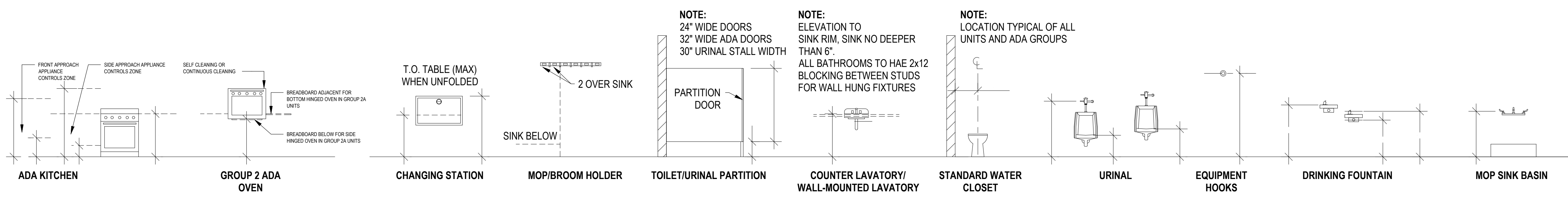
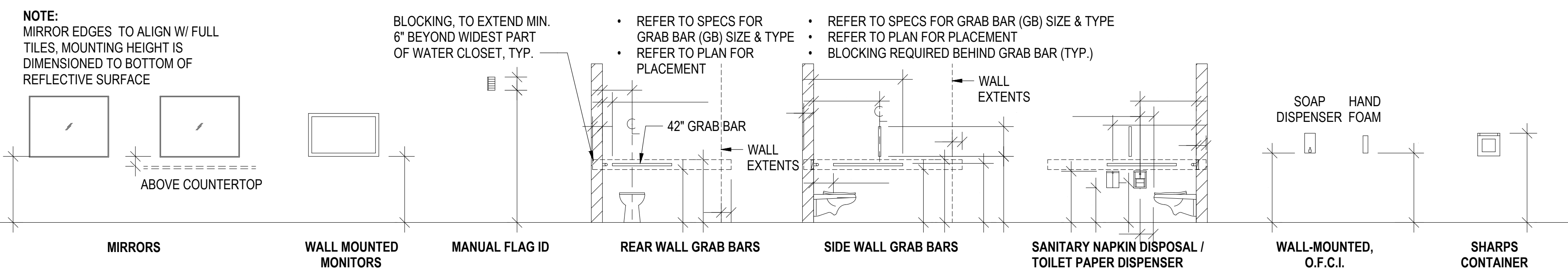
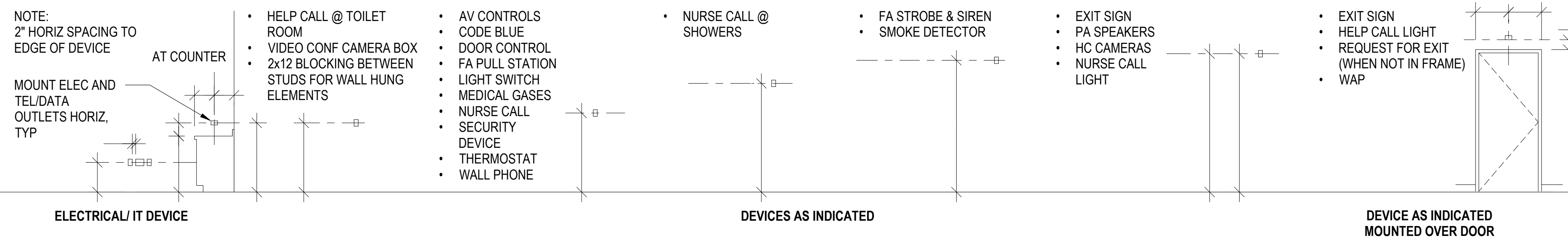
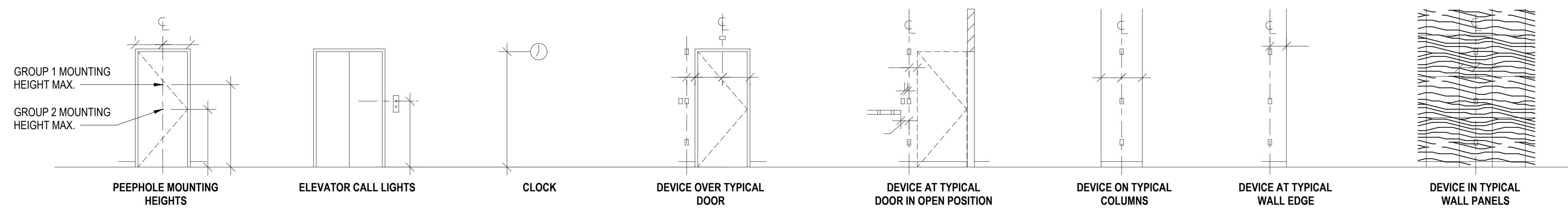
Drawing Title:

INTERIOR DETAILS

Project No.: 0019

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A-0.5



1 TYPICAL ATTACHMENT & IN-WALL BLOCKING HEIGHTS
1/4" = 1'-0"

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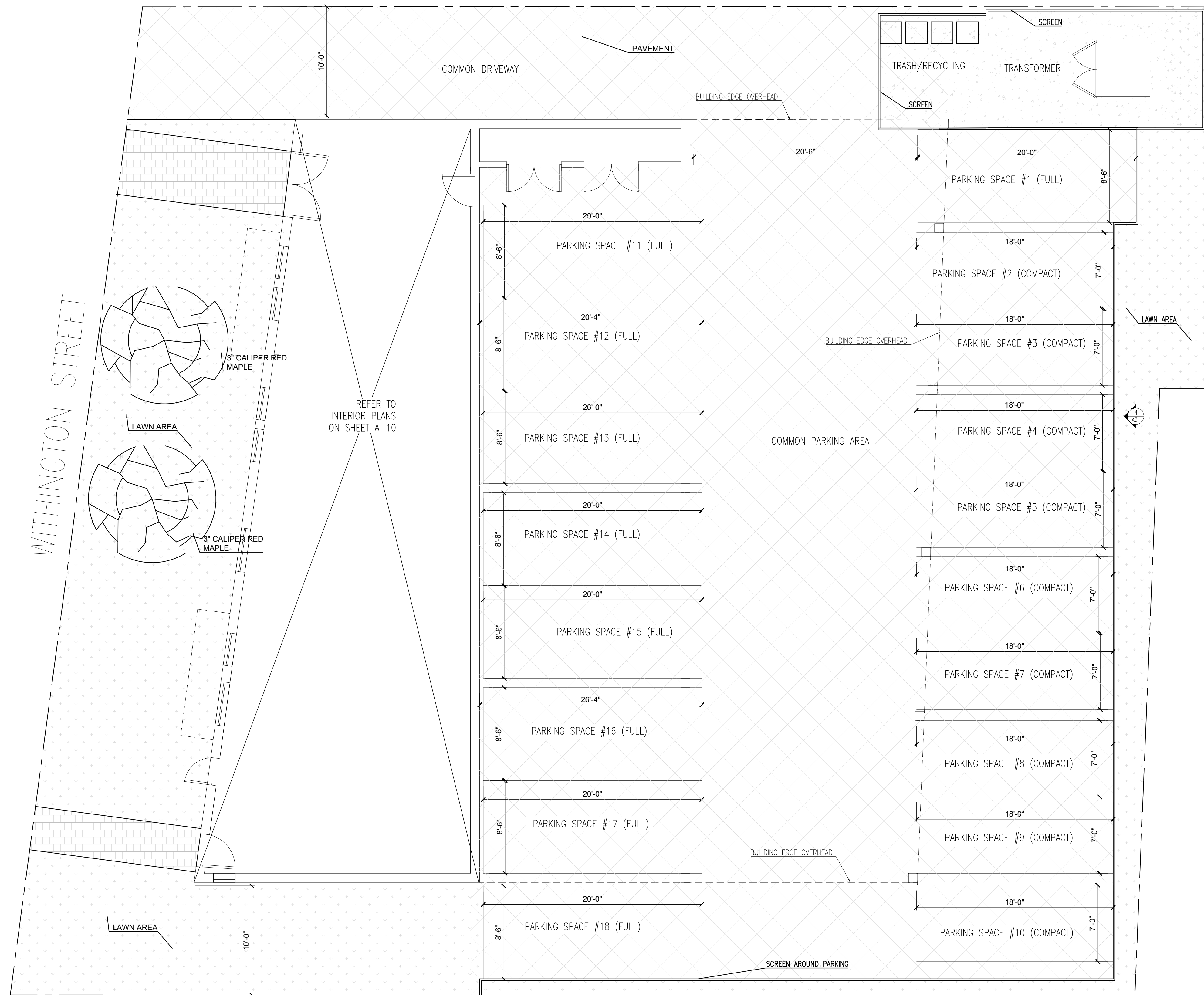
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Drawing Title:
TYPICAL MOUNTING HEIGHTS

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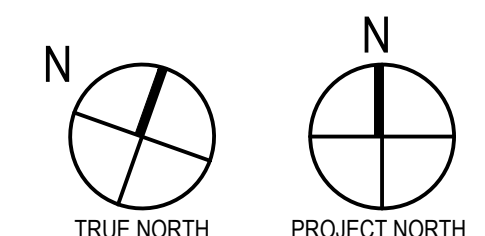
GENERAL NOTES

- REFER TO GENERAL NOTES, CODE INFORMATION, APPROPRIATE EXTERIOR SYSTEM AND TECHNICAL SPECIFICATION SECTIONS.
- REFER TO MANUFACTURER'S REQUIREMENTS FOR ADDITIONAL INFORMATION ON GLAZED WINDOW AND ALUMINUM ENTRANCE AND STOREFRONT FRAME SYSTEMS.
- REFER TO MANUFACTURER'S REQUIREMENTS FOR ADDITIONAL INFORMATION ON GLASS AND GLAZING.
- REFER TO MANUFACTURER'S REQUIREMENTS FOR INFORMATION ON SEALANTS. PROVIDE DOUBLE SEAL AT ALUMINUM ENTRANCE AND STOREFRONT FRAMES.
- DESIGN WIND LOADS SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE.
- PROVIDE EXTERIOR ENTRANCES AND WINDOWS AS A COMPLETE SYSTEM INCLUDING STIFFENERS, FASTENERS, SEALANTS, JOINTING, MISCELLANEOUS PIECES AND MATERIAL THICKNESSES AS REQUIRED FOR A COMPLETE HIGH QUALITY WEATHERPROOF ENCLOSURE.
- THE FENESTRATION CONTRACTOR IS RESPONSIBLE FOR THE DEVELOPMENT OF FINAL DETAILS THAT ACCOMMODATE THE FABRICATION ERECTION AND INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DESIGN INTENT SHOWN.
- PROVIDE WINDOW AND ENTRANCE SYSTEM PROFILES AS INDICATED AND STRUCTURALLY REINFORCED INTERNALLY OR WITHIN CONCEALED AREAS TO SUFFICIENTLY MEET THE REQUIRED PERFORMANCE CRITERIA AND LOADS.
- COORDINATE WINDOW OR ENTRANCE SYSTEM FABRICATION AND MAKE PROVISIONS FOR CONSTRUCTION TOLERANCES AS REQUIRED FOR WINDOW OR CERTAIN WALL INSTALLATION. COORDINATE ROUGH AND FINISHED OPENINGS WITH THE APPROPRIATE TRADES.
- ACCOMMODATE MOVEMENT WITHIN THE WINDOW OR CERTAIN WALL SYSTEM. JOINTS SHALL CONTROL THERMAL MOVEMENT WITHOUT INDUCING STRESS IN OR DISTORTION OF THE WINDOW OR CERTAIN WALL COMPONENTS.
- UNLESS SPECIFICALLY INDICATED OTHERWISE PROVIDE TEMPERED, SAFETY OR HEAT STRENGTHENED GLASS AS REQUIRED BY CODE AND AS RECOMMENDED BY THE GLASS MANUFACTURER FOR EACH APPLICATION.
- UNLESS SPECIFICALLY INDICATED OTHERWISE WINDOW OR ENTRANCE SYSTEM GLAZING IS 1" THICK MINIMUM, INSULATED GLASS, LOW E.
- ALL GLAZED DOORS AND ADJACENT SIDE LIGHTS WHOSE NEAREST VERTICAL EDGE IS WITHIN 12" FROM A DOOR IN A CLOSED POSITION SHALL BE GLAZED WITH SAFETY GLASS.
- FIREPROOFING FOR WINDOW OR ENTRANCE SYSTEM AND ANCHORAGE SHALL BE AS REQUIRED BY APPLICABLE CODES
- PROVIDE MISCELLANEOUS STRUCTURAL STEEL SUPPORT MEMBERS, WHETHER OR NOT THEY ARE SHOWN ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS AS REQUIRED TO RESIST GRAVITY, WIND AND SEISMIC LOADS.
- SHOP DRAWINGS SHALL INDICATE THE DIRECTION OF ROLLER-WAVE DISTORTION ON GLASS AS CAUSED BY HEAT STRENGTHENING OF GLASS LIGHTS. ROLLER WAVE RIPPLES SHALL RUN PARALLEL WITH THE GROUND PLANE UNLESS NOTED OTHERWISE.
- ALL WEEPS SHALL BE FILLED WITH A RETICULATED FOAM INSECT BARRIER,
- WINDOW SYSTEM ANCHORS ARE NOT PERMITTED TO PENETRATE THE THROUGH-WALL FLASHING BELOW THE WINDOW SILL. REFER TO THE SILL FLASHING DETAILS.

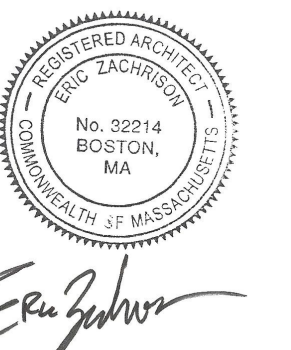
SITE PLAN GENERAL NOTES

- FOR PLOT OF LAND REFER TO FELDMAN LAND SURVEYORS, DATED NOVEMBER 16, 2016.
- WINDOW LAYOUT DIMENSIONS TO CENTERLINE OF WINDOW UNLESS NOTED OTHERWISE.
- FOR GENERAL INTERIOR DETAILS, MOUNTING INTERIOR PARTITION TYPES & OTHER TYPICAL DETAILS SEE A-000- SERIES.
- SEE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION FOR DISCIPLINE DETAILS.

1 ARCHITECTURAL SITE PLAN
SCALE: 3/16" = 1'-0"



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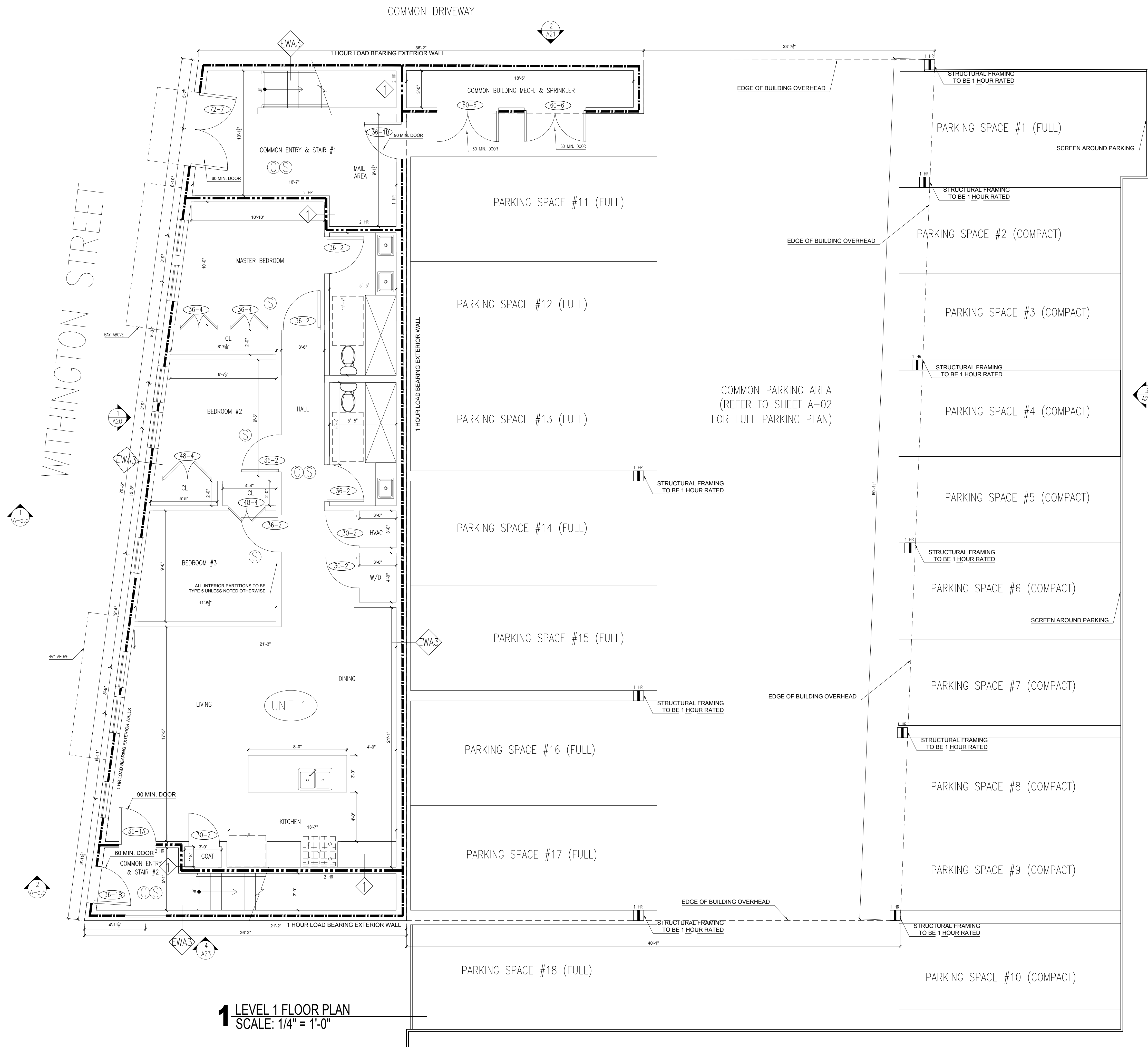
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ARCHITECTURAL
SITE PLAN

Project No.: 0019

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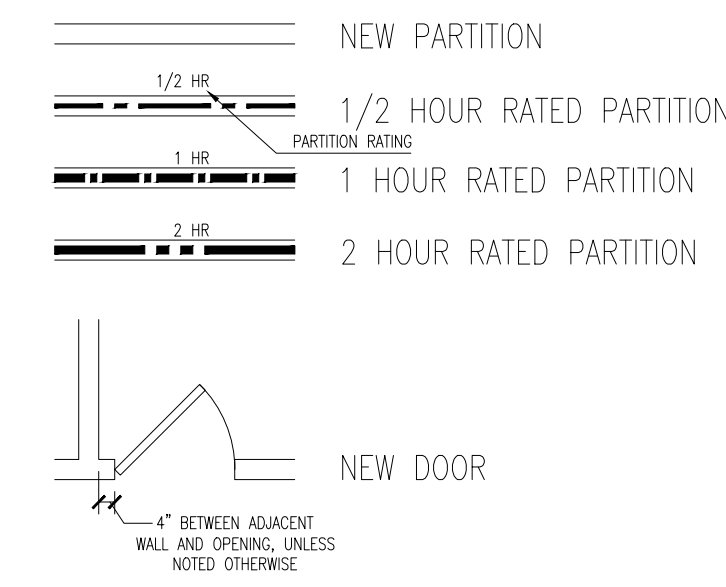
A-1.0



1 LEVEL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN GENERAL NOTES

1. FOR PLOT OF LAND REFER TO FELDMAN LAND SURVEYORS, DATED NOVEMBER 16, 2016.
2. WINDOW LAYOUT DIMENSIONS TO CENTERLINE OF WINDOW UNLESS NOTED OTHERWISE.
3. FOR GENERAL INTERIOR DETAILS, MOUNTING INTERIOR PARTITION TYPES & OTHER TYPICAL DETAILS SEE A-000-SERIES.
4. SEE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION FOR DISCIPLINE DETAILS.



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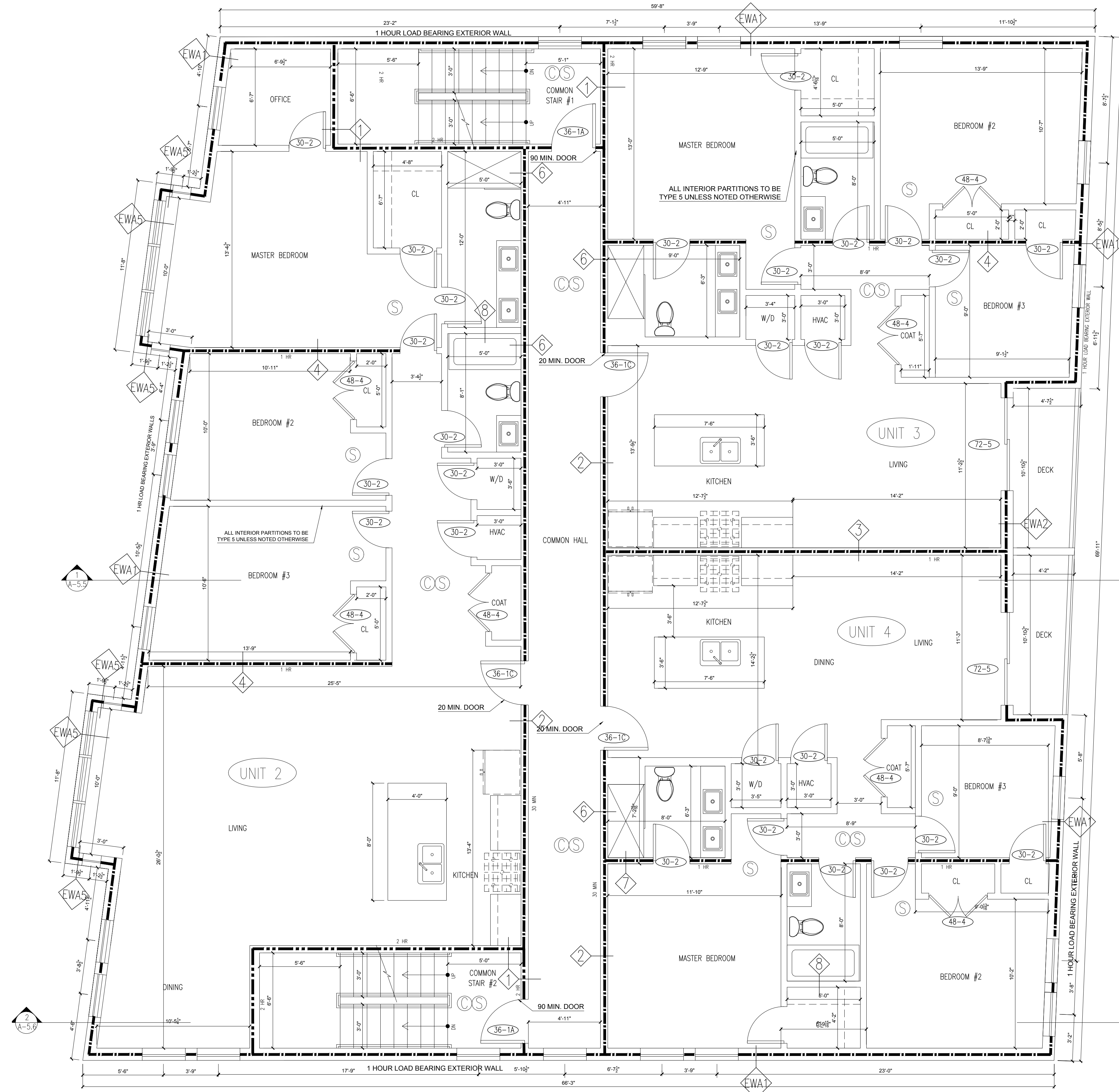
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LEVEL 1 FLOOR PLAN

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1 LEVEL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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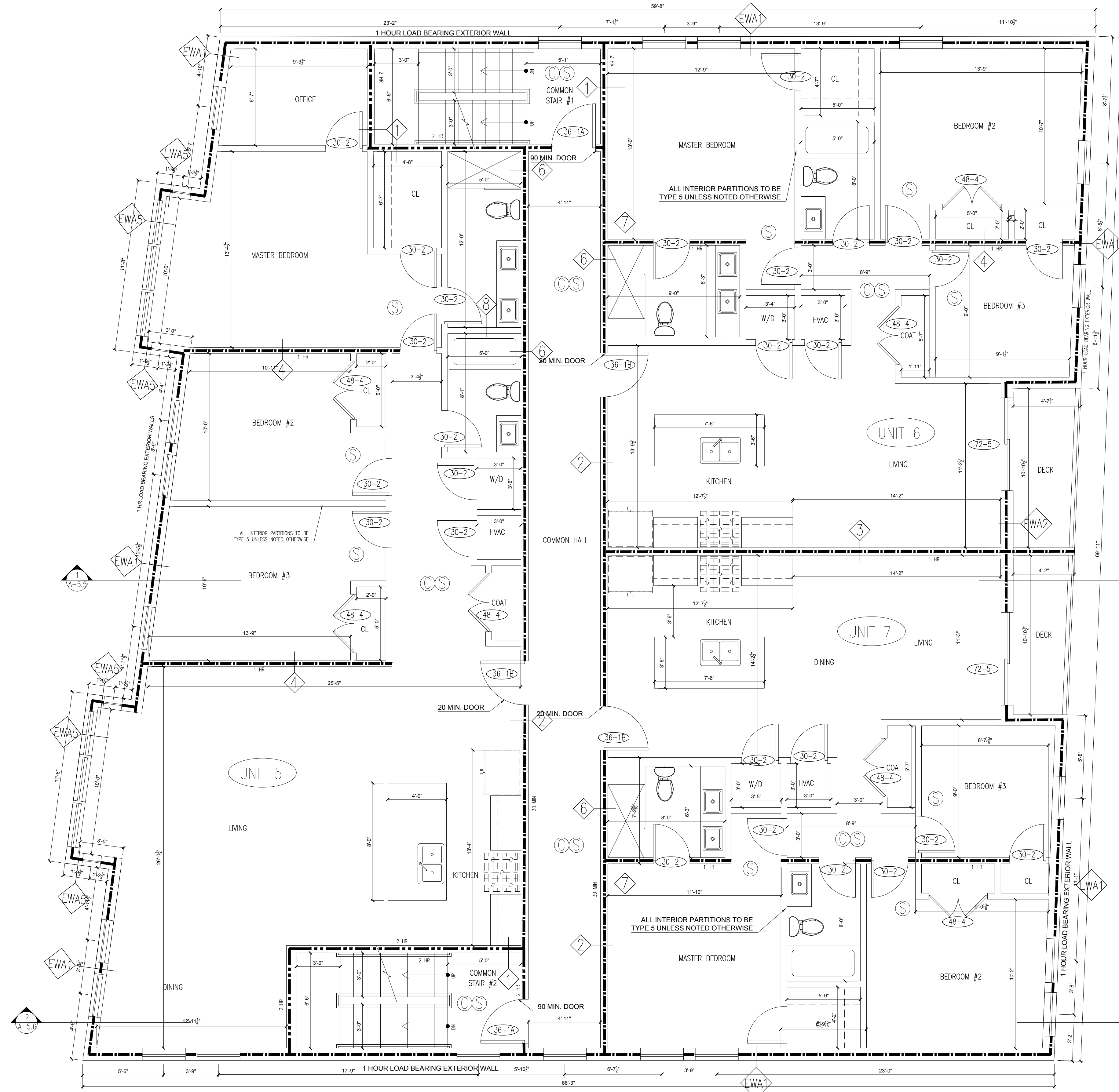
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Drawing Title:		
LEVEL 2 FLOOR PLAN		
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A-1.2		

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1 LEVEL 3 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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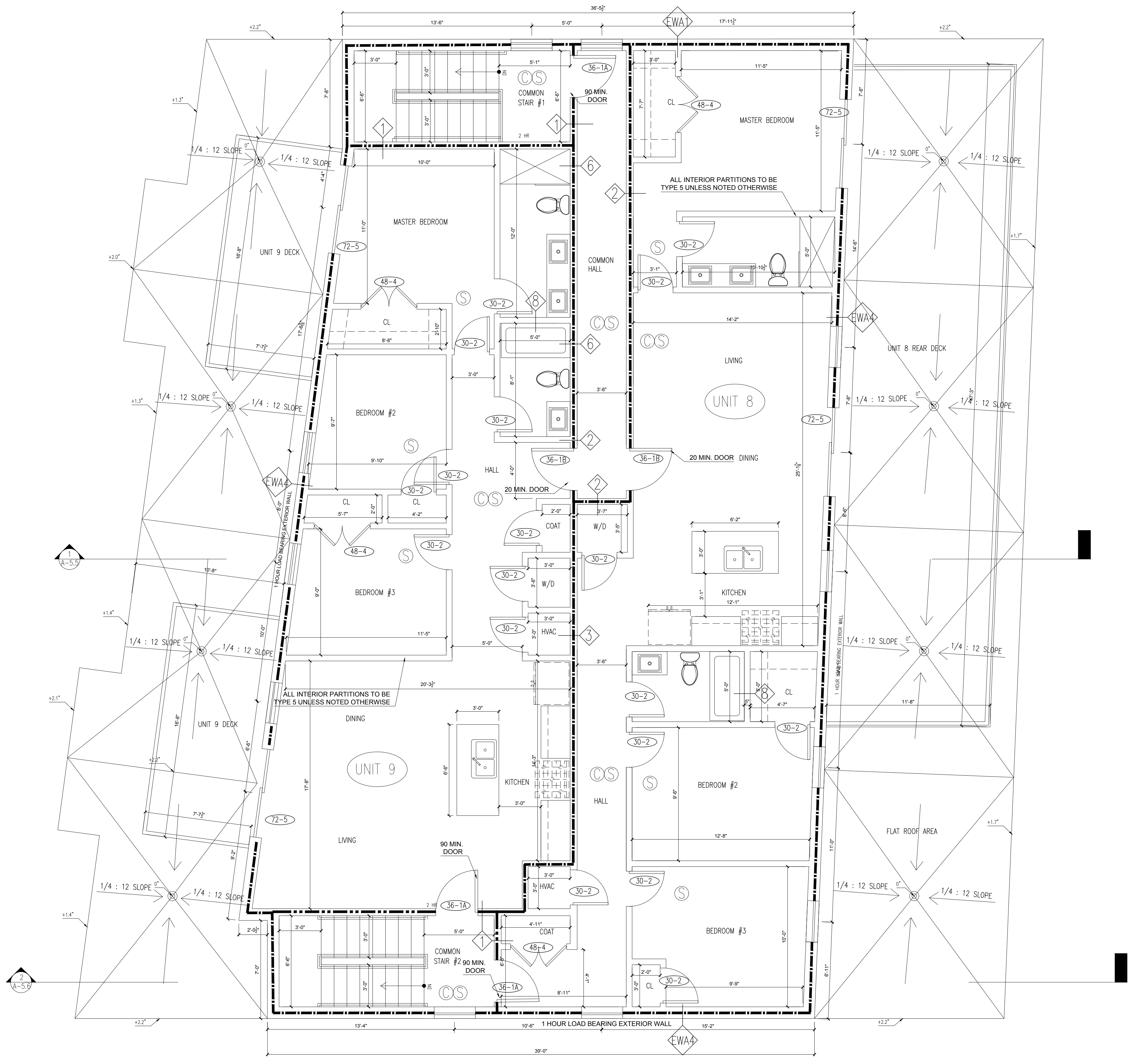
Drawing Title:
LEVEL 3 FLOOR PLAN

Project No.: 0019 Checked by: EZ

A-1.3

ROOF DECK GENERAL NOTES

1. PERFORM ROOF DECK WORK IN ACCORDANCE WITH STRUCTURAL NOTES AND MANUFACTURER REQUIREMENTS, TYP.
2. ARCHITECTURAL AND STRUCTURAL DOCUMENTS REPRESENT THE GENERAL DESIGN INTENT FOR THE ROOF DECK SYSTEM LAYOUT. CONTRACTOR TO COORDINATE THE ROOF DECK SYSTEM WITH RELATED SHOP DRAWING SUBMITTALS. FIELD VERIFY ALL CONDITIONS.
3. ROOF DECK WALKING SURFACE TO BE FLAT (LEVEL) THROUGHOUT, TYP.
4. ARCHITECTURAL AND STRUCTURAL DOCUMENTS INDICATE THE GENERAL DESIGN INTENT FOR STORM WATER DRAINAGE SLOPED DOWN TO ROOF DRAINS, TYP.
5. CONTRACTOR TO PREPARE AND SUBMIT FOR ARCHITECT/ENGINEER REVIEW SHOP DRAWINGS WITH SEAL OF A MASSACHUSETTS REGISTERED STRUCTURAL ENGINEER. SHOP DRAWINGS TO INCLUDE:
 - A. OVERALL LAYOUT OF THE ROOF DECK SYSTEM AND ANY ADJUSTMENTS OR REVISIONS NECESSARY TO COORDINATE WITH ROOFTOP STRUCTURES, EQUIPMENT AND/OR ROOF PENETRATIONS.
6. PLACE ROOF DECK SYSTEM COMPONENTS IN CONTACT WITH THE ROOF MEMBRANE ON ROOFING SLIP-SHEET PROTECTION MEMBRANE IN ACCORDANCE WITH THE ROOFING MANUFACTURER'S RECOMMENDATIONS AND WARRANTY.



1 LEVEL 4 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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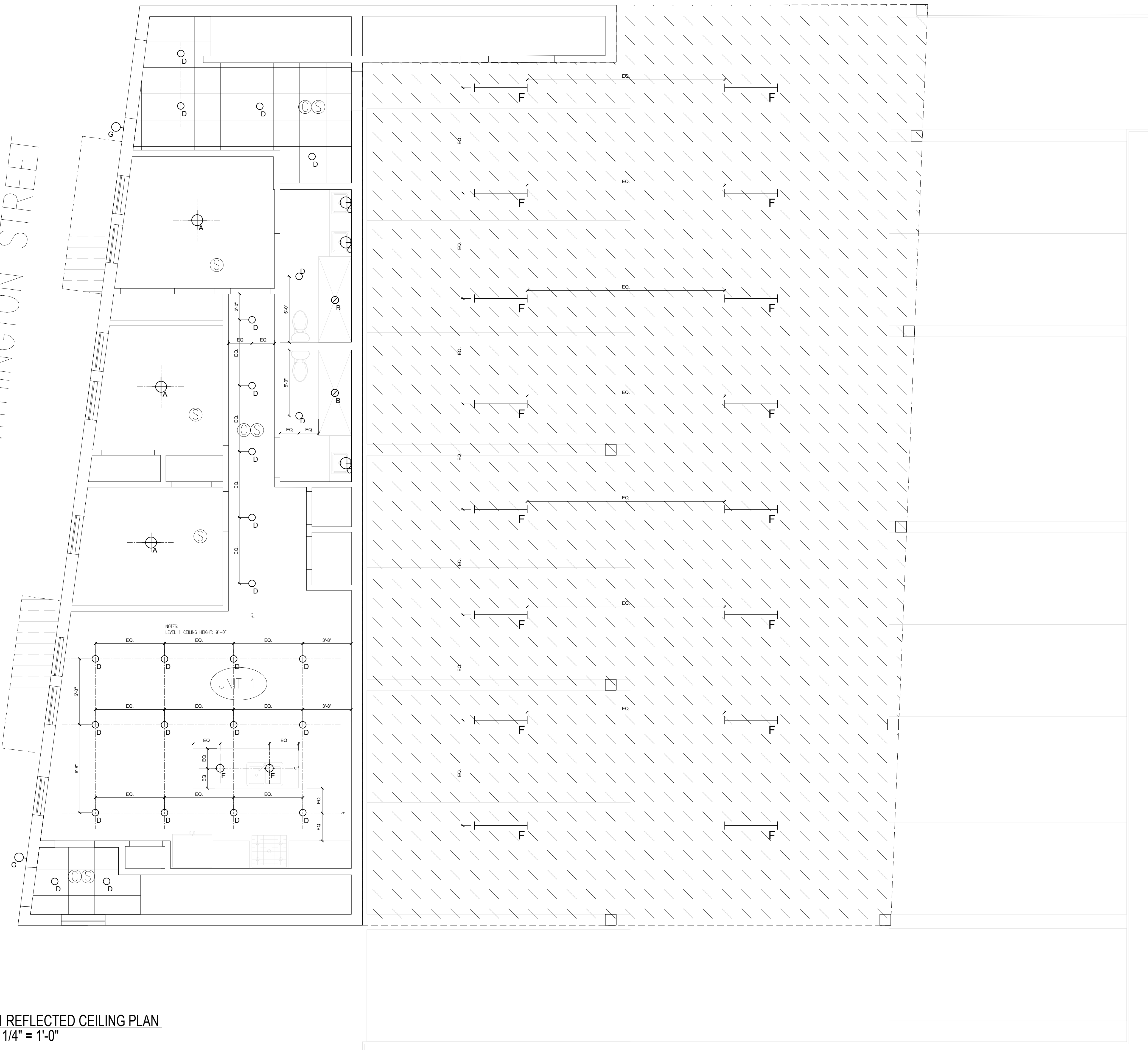
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Drawing Title:		
LEVEL 4 FLOOR PLAN		
Project No.: 0019		
Checked by: EZ		

A-1.4

WITHINGTON STREET



LIGHTING LEGEND

- ⊕ A CEILING LIGHT
- ⊙ B RECESSED WET LOCATION DOWNLIGHT
- ⊖ C WALL SCNCE
- D RECESSED DOWNLIGHT
- ◇ E PENDANT
- F SURFACE MOUNTED LINEAR EXTERIOR FIXTURE
- ♀ G EXTERIOR WALL SCNCE

CEILING FINISHES LEGEND

- AC 24" X 24" ACOUSTICAL CEILING TILES
- GWB-1 CEILING IN UNITS: (1) LAYERS OF TYPE-C GYPSUM CEILING ATTACHED TO WOOD TRUSSES WITH RESILIENT CHANNELS
- FCP-2 AZEK SOFFIT
- FCP-3 NICHIIHA SOFFIT
- FCP-4 HARDIE PANEL

NOTES:
LEVEL 1 CEILING HEIGHT: 9'-0"

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

SEAL:

52-58 Withington St.
52-58 Withington Street LLC

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04	Issued for BPDA Revision	08/03/2021
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01	Issued for Permit	08/13/2019

No. Description Date

Drawing Title:
REFLECTED CEILING PLAN

Project No.: 0019 Checked by: EZ

A-3.1



LIGHTING LEGEND

- ⊕ A CEILING LIGHT
- ⊙ B RECESSED WET LOCATION DOWNLIGHT
- ⊖ C WALL SCONCE
- D RECESSED DOWNLIGHT
- ◇ E PENDANT
- F SURFACE MOUNTED LINEAR EXTERIOR FIXTURE
- ♀ G EXTERIOR WALL SCONCE

CEILING FINISHES LEGEND

- AC 24" X 24" ACOUSTICAL CEILING TILES
- GWB-1 CEILING IN UNITS: (1) LAYERS OF TYPE-C GYPSUM CEILING ATTACHED TO WOOD TRUSSES WITH RESILIENT CHANNELS
- FCP-2 AZEK SOFFIT
- FCP-3 NICHIIA SOFFIT

1 LEVEL 2 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

SEAL:

Eric Johnson

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52-58 Withington Street LLC

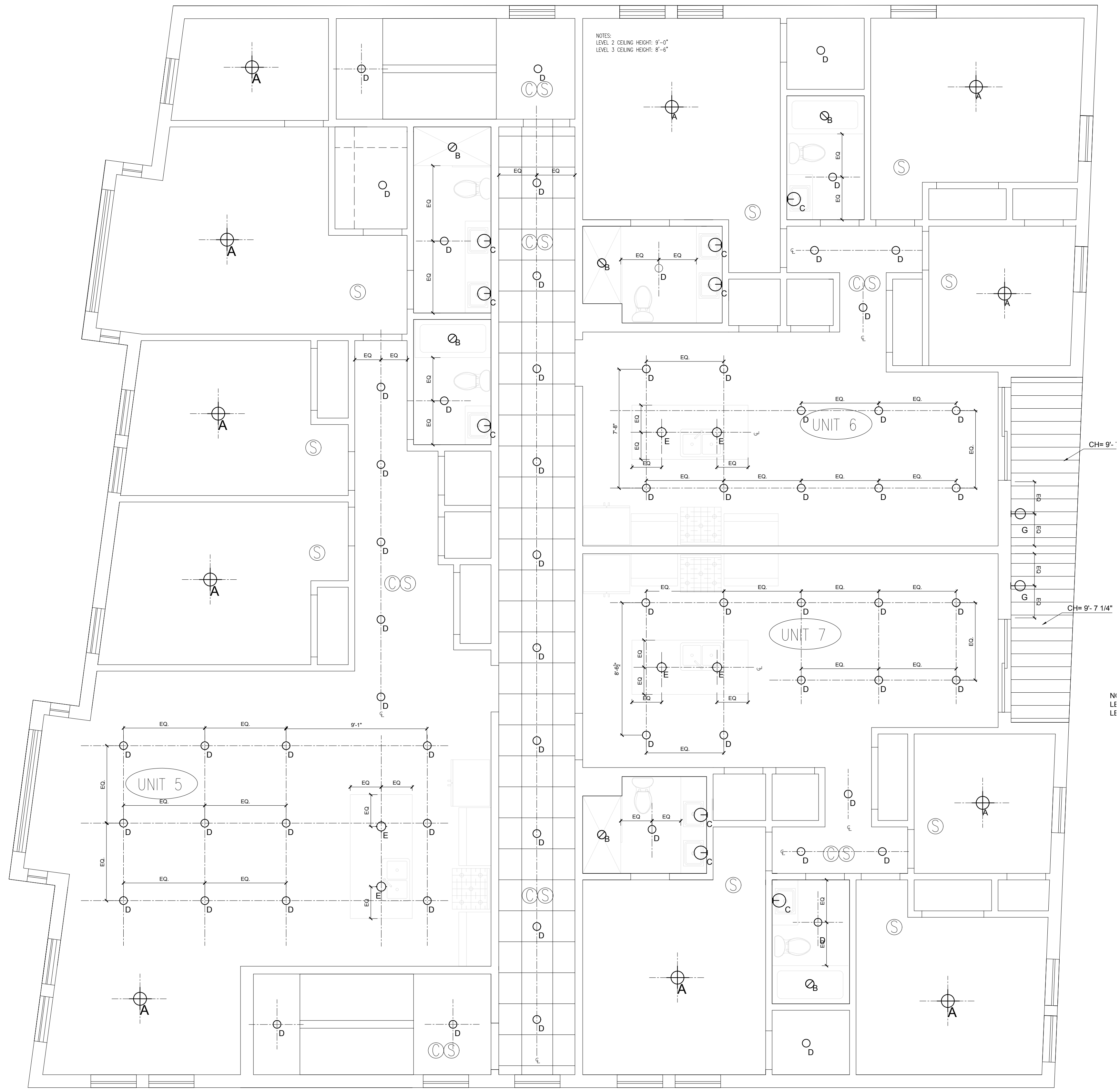
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01	Issued for Permit	08/13/2019

No.	Description	Date
Drawing Title:		
REFLECTED CEILING PLAN		
Project No.: 0019		
Checked by: EZ		

A-3.2



LIGHTING LEGEND

- ⊕ A CEILING LIGHT
- ⊙ B RECESSED WET LOCATION DOWNLIGHT
- ⊖ C WALL SCNCE
- D RECESSED DOWNLIGHT
- ◇ E PENDANT
- F SURFACE MOUNTED LINEAR EXTERIOR FIXTURE
- ♀ G EXTERIOR WALL SCNCE

CEILING FINISHES LEGEND

- AC 24" X 24" ACOUSTICAL CEILING TILES
- GWB-1 CEILING IN UNITS: (1) LAYERS OF TYPE-C GYPSUM CEILING ATTACHED TO WOOD TRUSSES WITH RESILIENT CHANNELS
- FCP-2 AZEK SOFFIT
- FCP-3 NICHIIA SOFFIT

1 LEVEL 3 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

SEAL:

Eric Johnson

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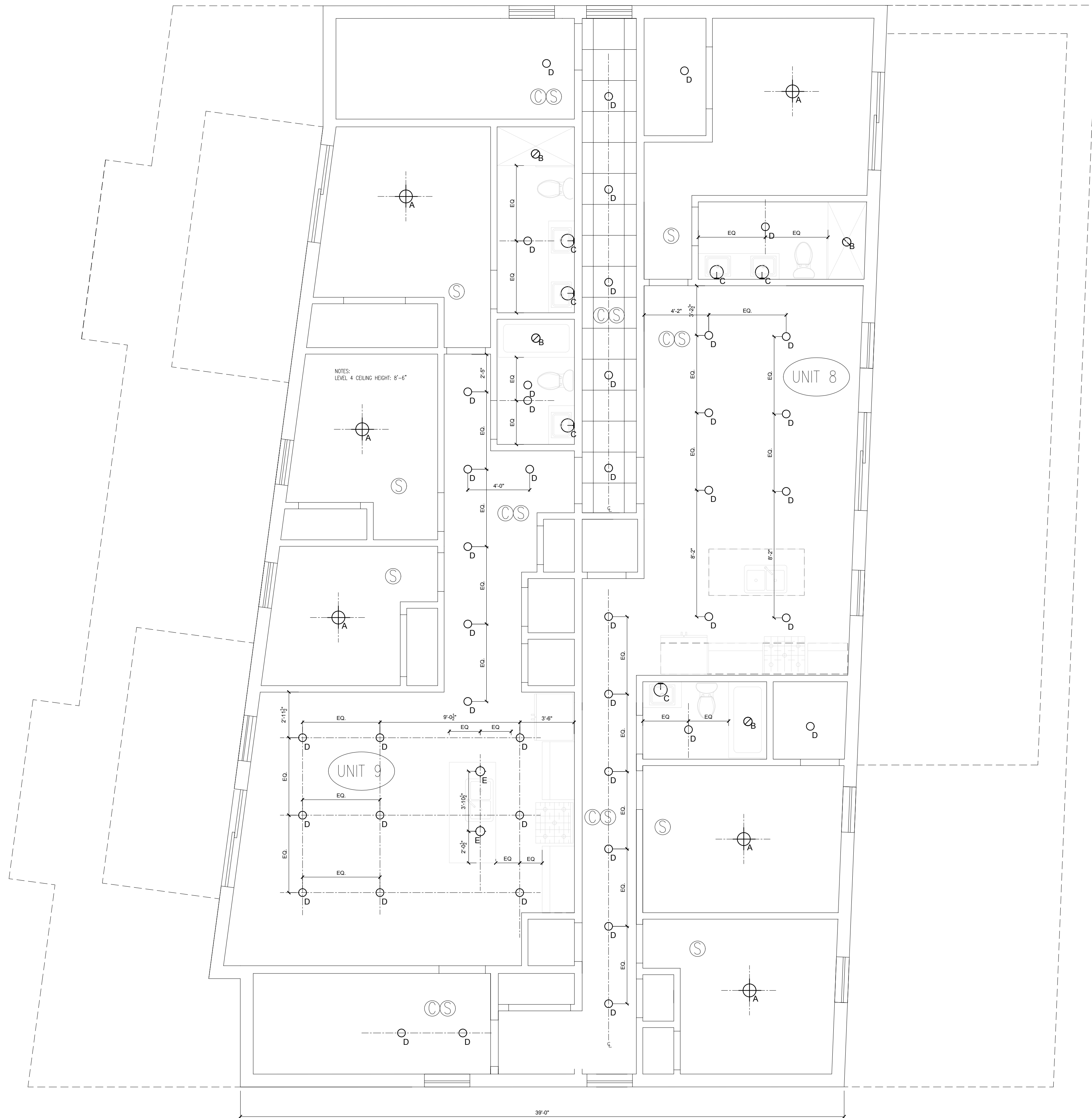
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Drawing Title:		
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Project No.: 0019	Checked by: EZ	






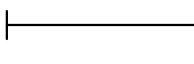

A-3.2

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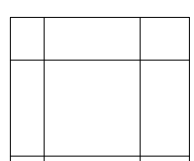

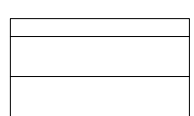
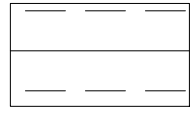
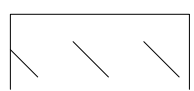


1 LEVEL 4 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND


-  A CEILING LIGHT
-  B RECESSED WET LOCATION DOWNLIGHT
-  C WALL SCONCE
-  D RECESSED DOWNLIGHT
-  E PENDANT
-  F SURFACE MOUNTED LINEAR EXTERIOR FIXTURE
-  G EXTERIOR WALL SCONCE

CEILING FINISHES LEGEND

-  AC 24" X 24" ACOUSTICAL CEILING TILES
-  GWB-1 CEILING IN UNITS: (1) LAYERS OF TYPE-C GYPSUM CEILING ATTACHED TO WOOD TRUSSES WITH RESILIENT CHANNELS
-  FCP-2 AZEK SOFFIT
-  FCP-3 NICHIIHA SOFFIT
-  FCP-4 HARDIE PANEL

NOTES:
LEVEL 4 CEILING HE

SEAL:



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Drawing Title:		
REFLECTED CEILING PLAN		
Project No.: 0019		
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A-3.4



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

SEAL:



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Drawing Title:

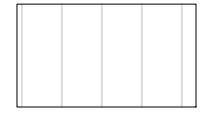
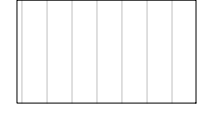
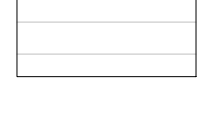
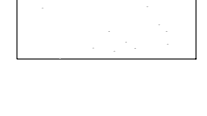

ROOF PLAN

Project No.: 0019

Checked by: EZ


A-4.1



- EXTERIOR FINISH LEGEND**
-  KINGSSPAN MATRIX SERIES METAL PANEL
 -  NICHIIHA ARCHITECTURAL WOOD SERIES PANEL
 -  HARDIE PLANK LAP SIDING
 -  HARDIE TEXTURED PANEL
 -  BRICK VENEER

1 WITHINGTON STREET OBLIQUE ELEVATION
SCALE: 1/4" = 1'-0"

SEAL:



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52-58 Withington Street LLC

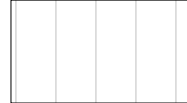
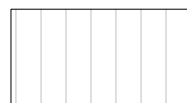


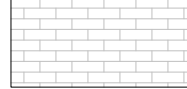
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No.	Description	Date
Drawing Title:		
WITHINGTON STREET OBLIQUE ELEVATION		
Project No.: 0019	Checked by: EZ	
A-5.1		

EXTERIOR FINISH LEGEND

-  KINGSPAN MATRIX SERIES METAL PANEL
-  NICHIIHA ARCHITECTURAL WOOD SERIES PANEL
-  HARDIE PLANK LAP SIDING
-  HARDIE TEXTURED PANEL
-  BRICK VENEER



1 DRIVEWAY SIDE OBLIQUE ELEVATION
SCALE: 1/4" = 1'-0"

SEAL:



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No.	Description	Date
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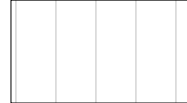
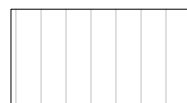


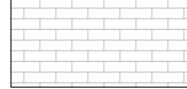
Drawing Title:

DRIVEWAY SIDE
OBLIQUE ELEVATION

Project No.: 0019 Checked by: EZ

A-5.2

EXTERIOR FINISH LEGEND

-  KINGSPAN MATRIX SERIES METAL PANEL
-  NICHIIHA ARCHITECTURAL WOOD SERIES PANEL
-  HARDIE PLANK LAP SIDING
-  HARDIE TEXTURED PANEL
-  BRICK VENEER



1 REAR OBLIQUE ELEVATION
SCALE: 1/4" = 1'-0"

SEAL:



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No.	Description	Date
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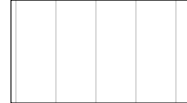
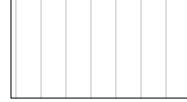



Drawing Title:

REAR OBLIQUE
ELEVATION

Project No.: 0019 Checked by: EZ

A-5.3

EXTERIOR FINISH LEGEND

-  KINGSPAN MATRIX SERIES METAL PANEL
-  NICHIIHA ARCHITECTURAL WOOD SERIES PANEL
-  HARDIE PLANK LAP SIDING
-  HARDIE TEXTURED PANEL
-  BRICK VENEER



1 RIGHT SIDE OBLIQUE ELEVATION
SCALE: 1/4" = 1'-0"

SEAL:



Eric Johnson

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02128

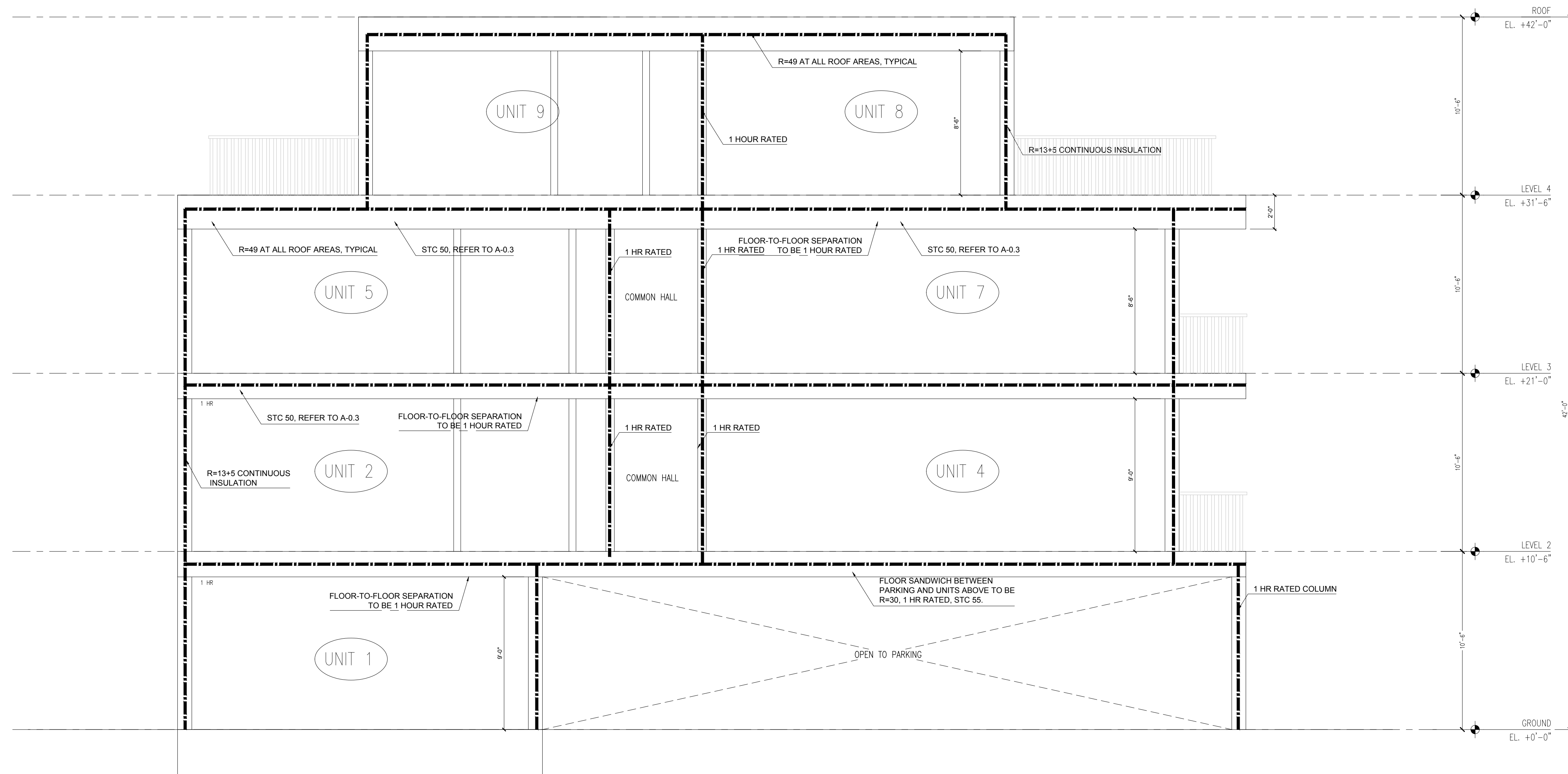
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03	Issued for BPDA Revision	10/23/2020
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No.	Description	Date
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Drawing Title:
**RIGHT SIDE OBLIQUE
ELEVATION**

Project No.: 0019 Checked by: EZ

A-5.4



1 PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"

SEAL:



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No.	Description	Date
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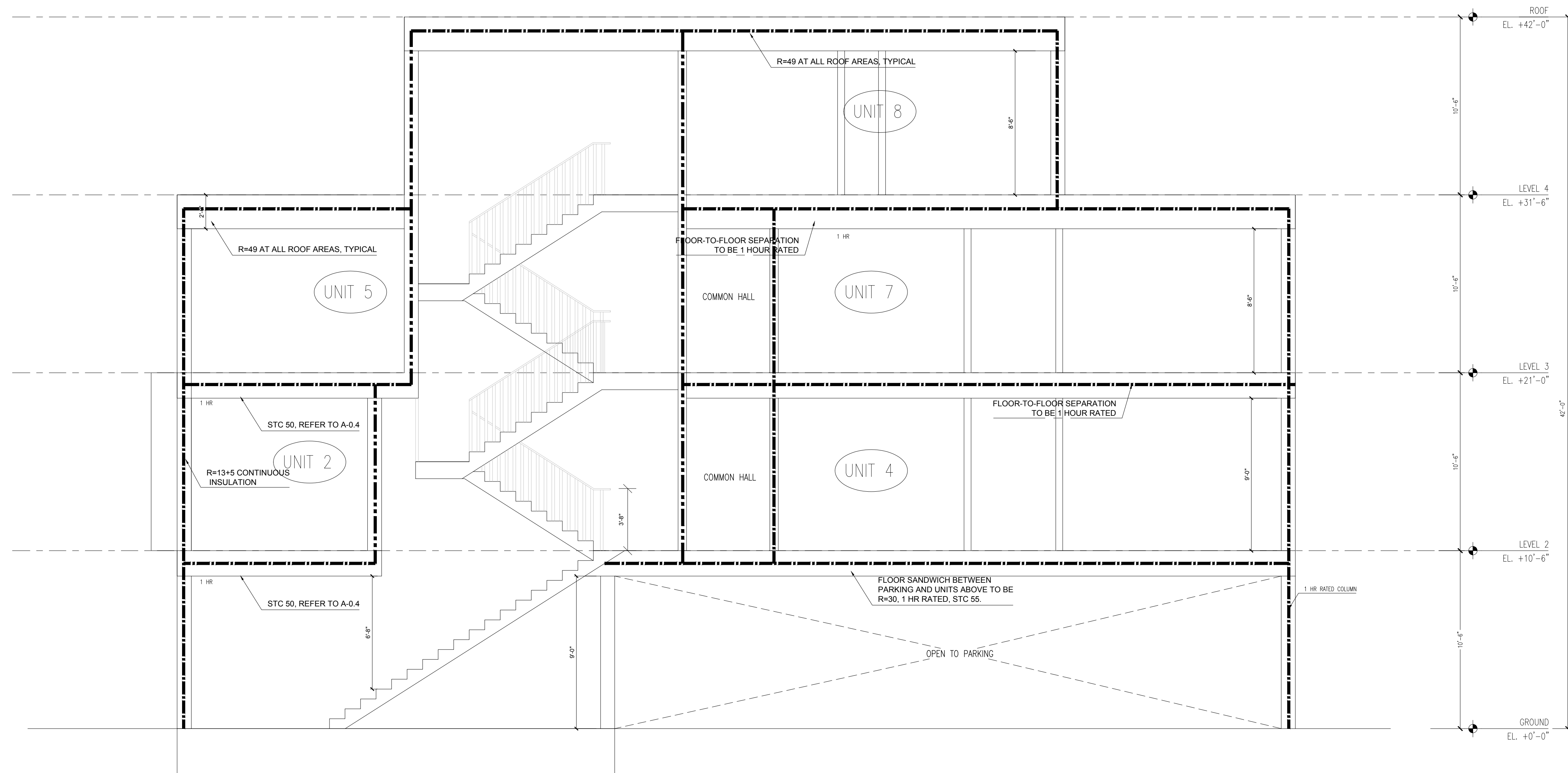
Drawing Title:

BUILDING SECTION

Project No.: 0019

Checked by: EZ

A-5.5



2 PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"

SEAL:



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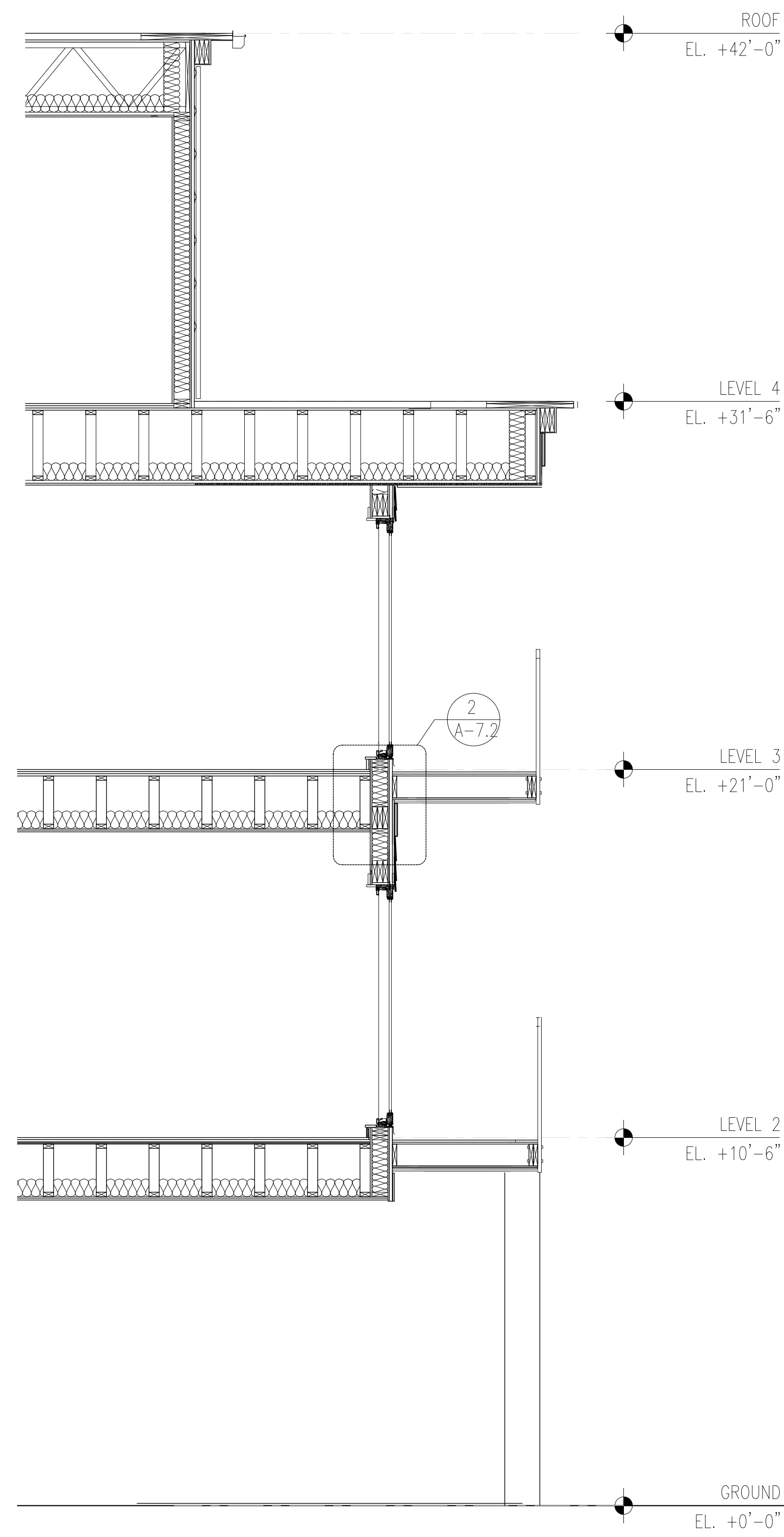
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No.	Description	Date
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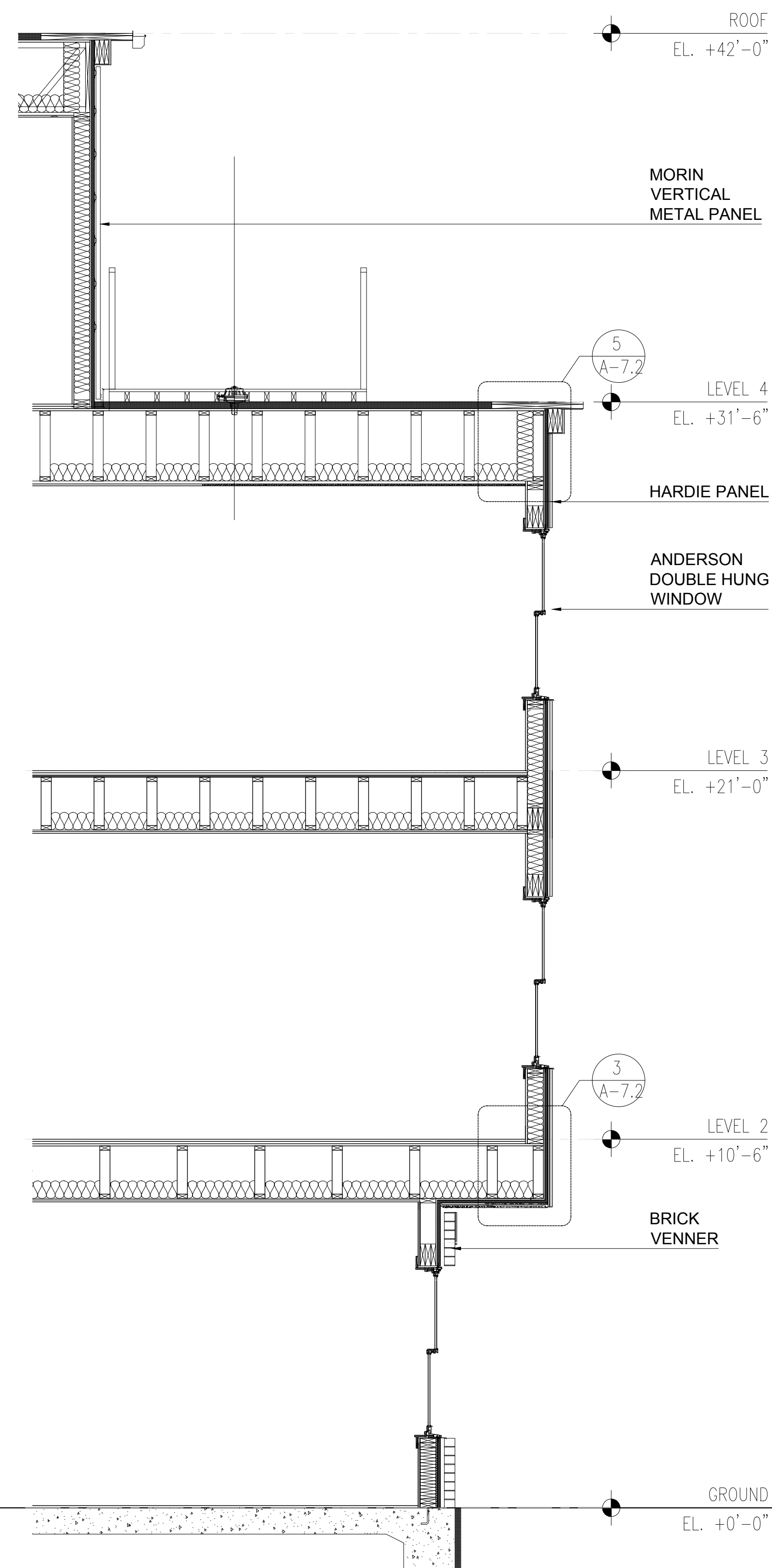
Drawing Title:
BUILDING SECTION

Project No.: 0019 Checked by: EZ

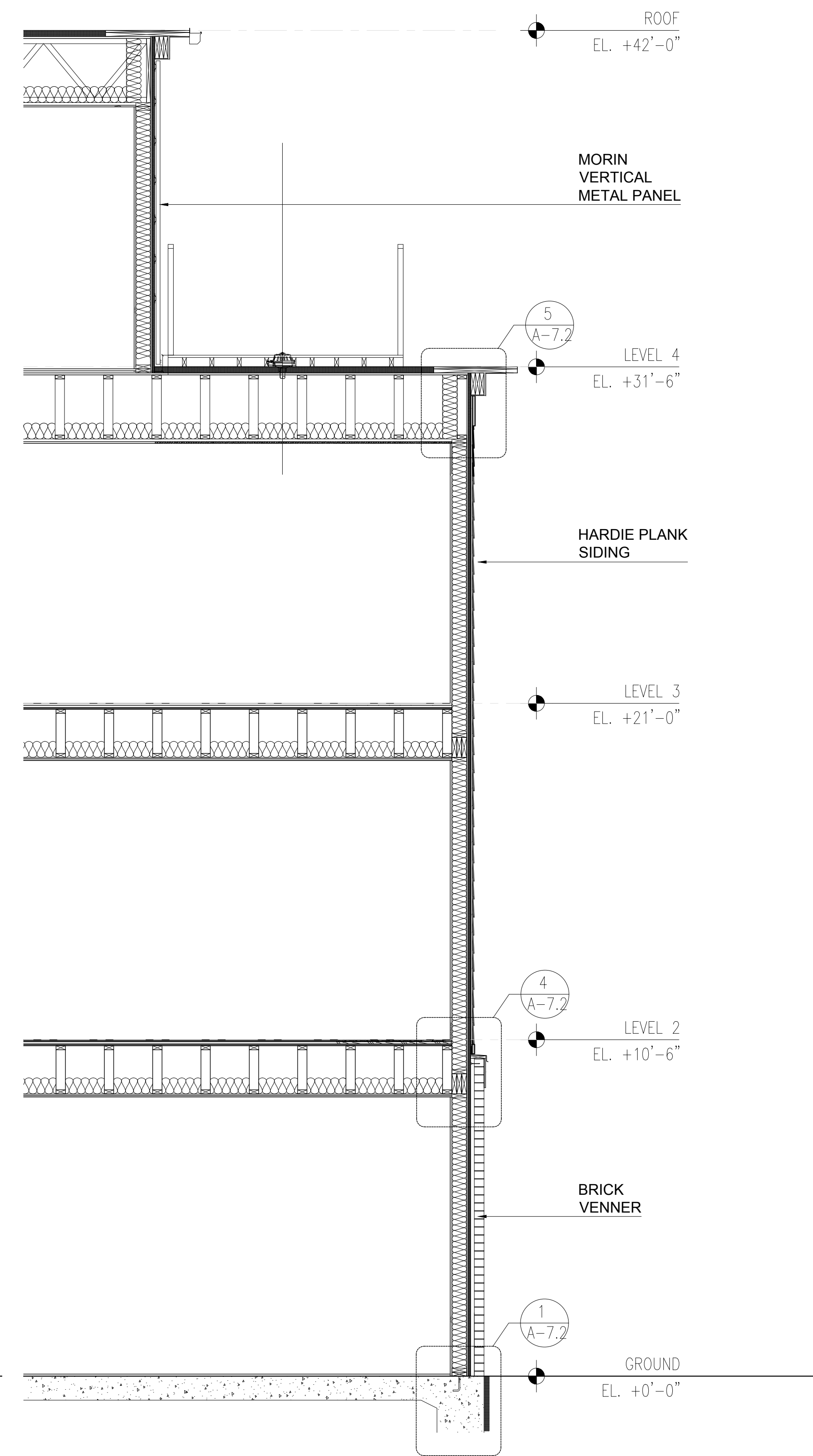
A-5.6



3 WALL SECTION
3/8" = 1'-0"



2 WALL SECTION
3/8" = 1'-0"



1 WALL SECTION
3/8" = 1'-0"

SEAL:

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52-58 Withington Street LLC

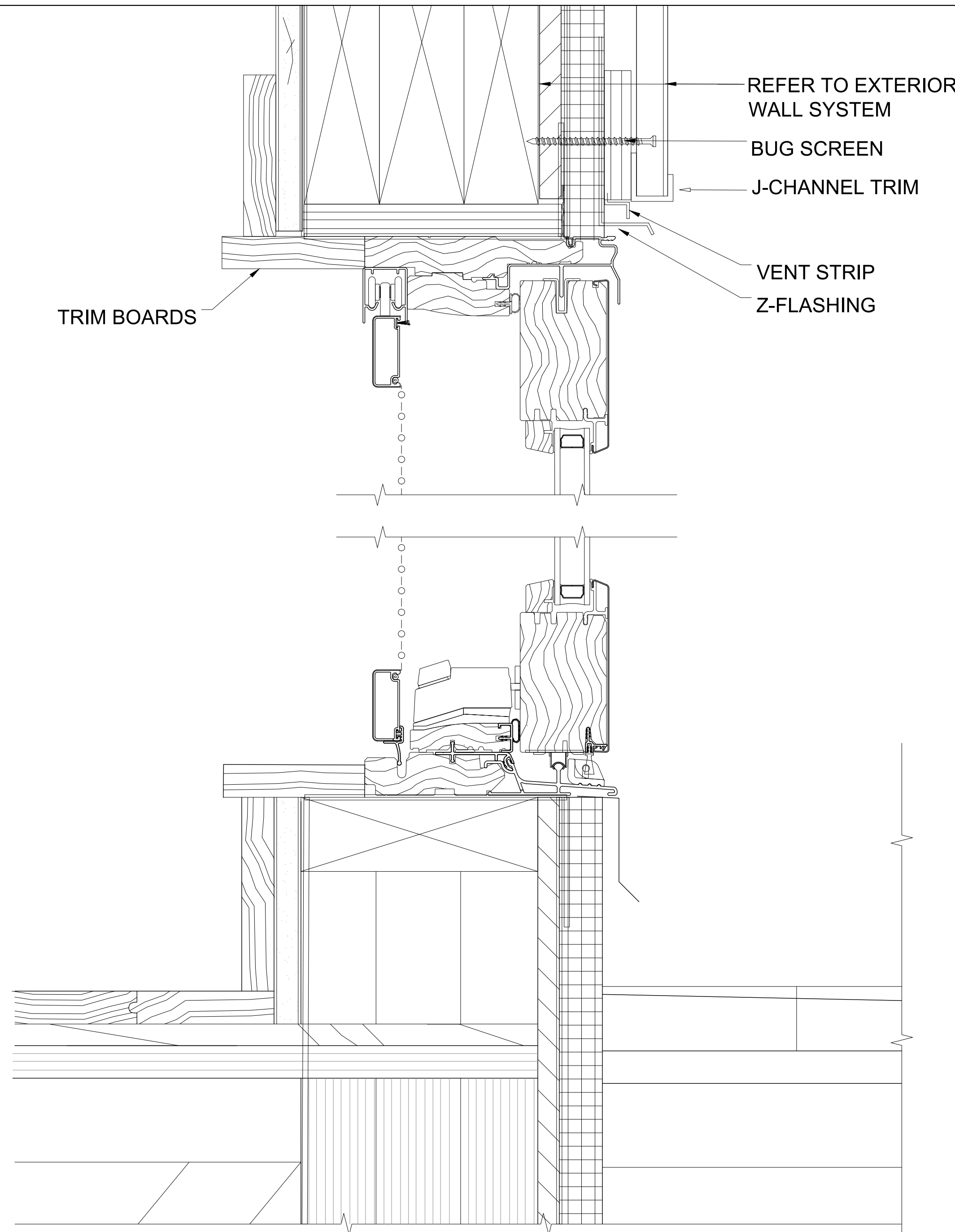
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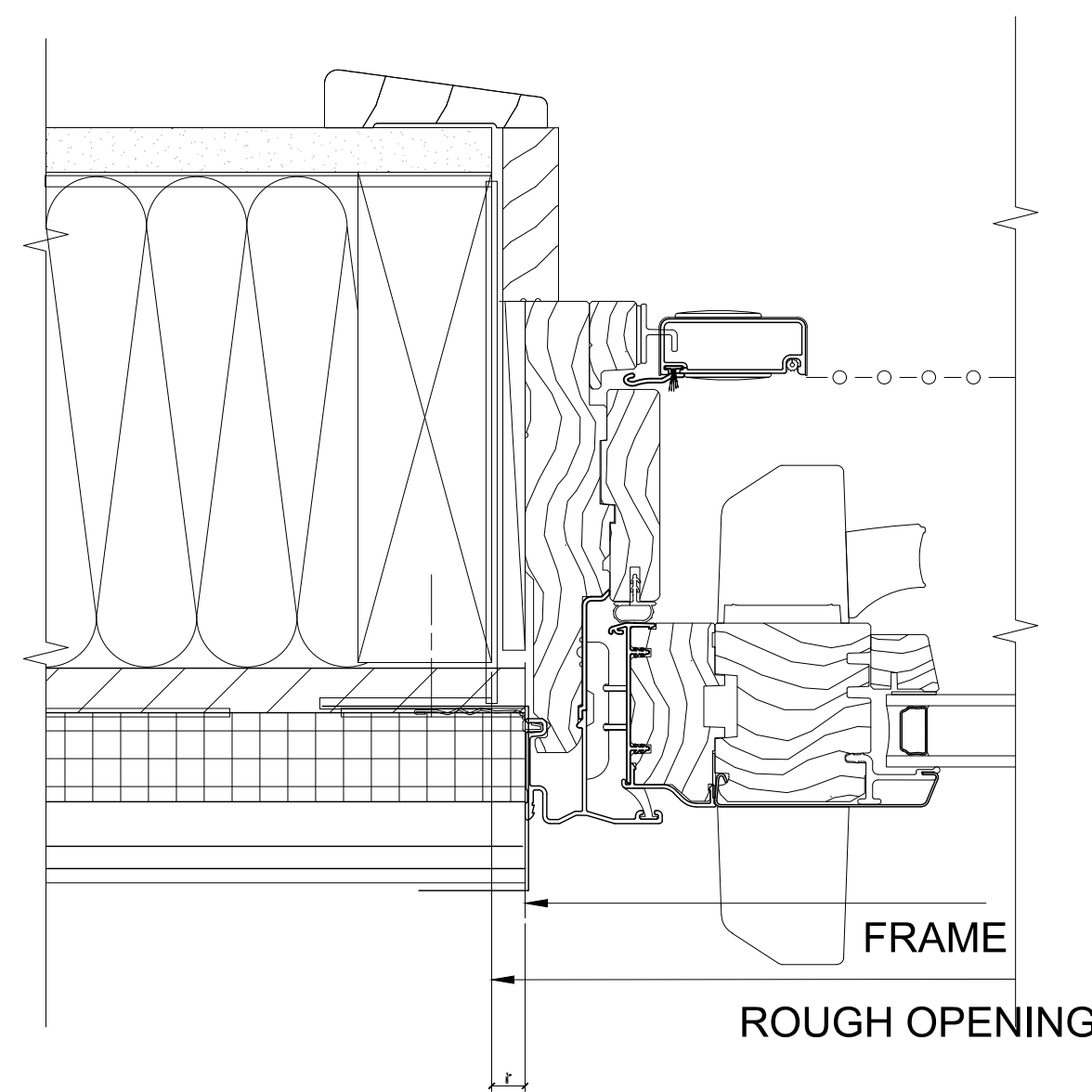
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No.	Description	Date
Drawing Title:		
EXTERIOR WALL SECTIONS		
Project No.: 0019	Checked by: EZ	
A-5.5		

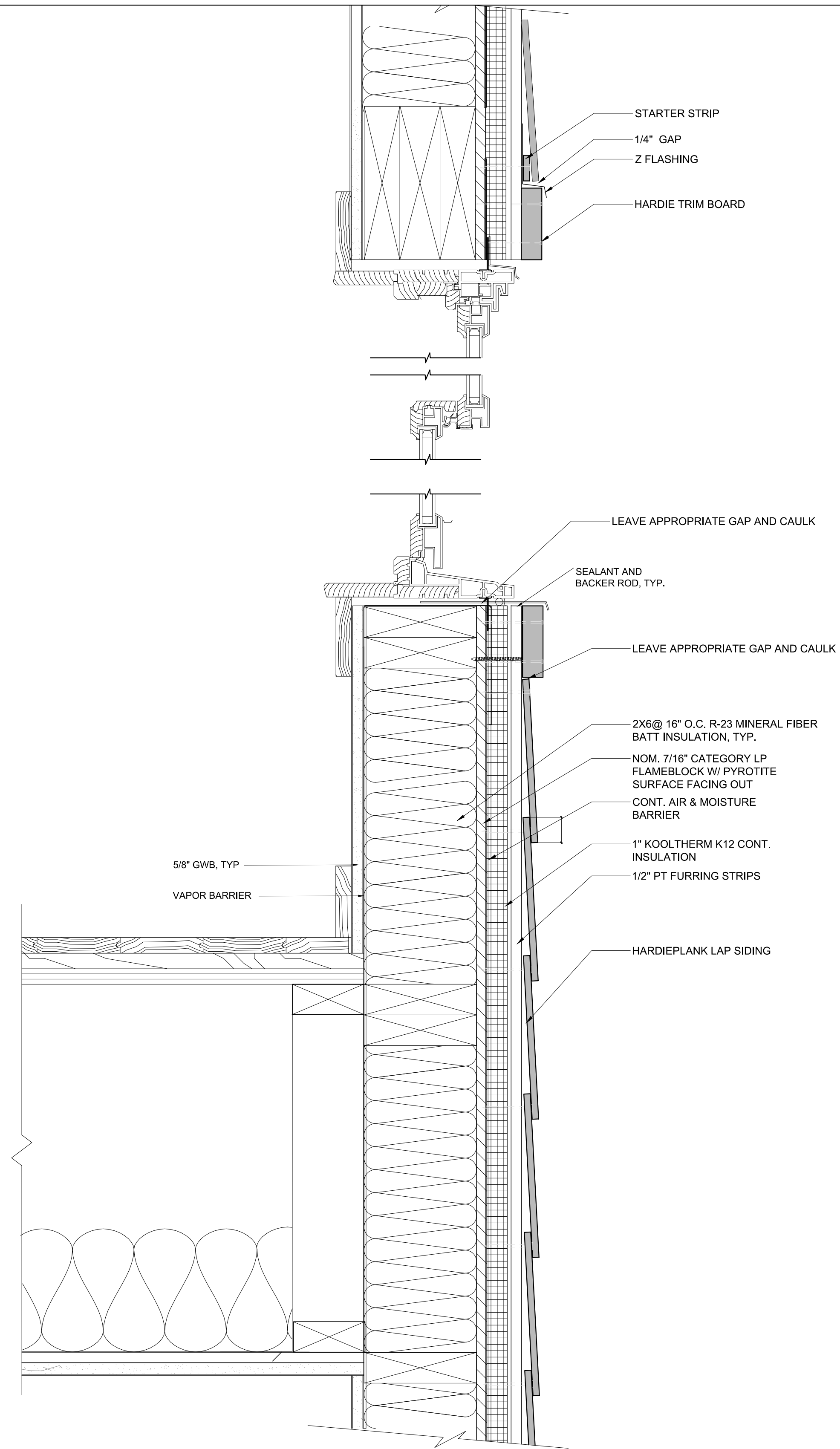
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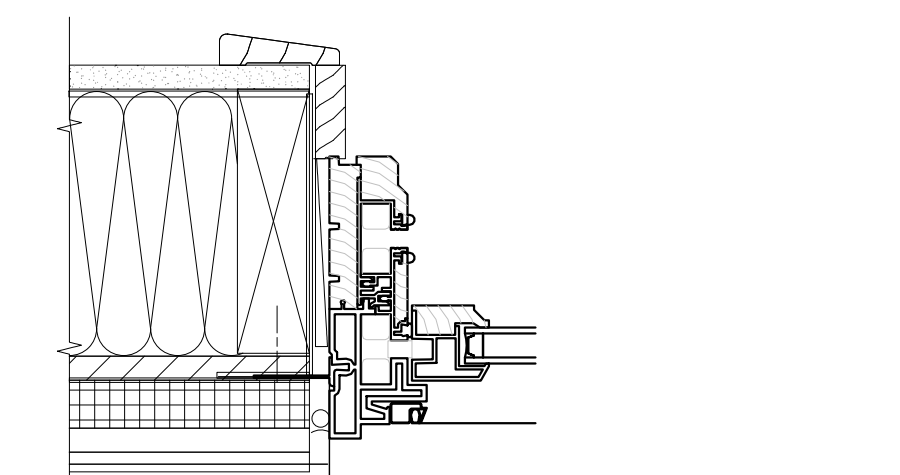
4 SLIDING DOOR VERTICAL DETAILS
3"= 1'-0" 1-HOUR RATED



3 SLIDING DOOR JAMB DETAILS
3"= 1'-0"



2 WINDOW HEAD/SILL DETAIL
3"= 1'-0"



1 WINDOW JAMB DETAIL
3"= 1'-0"

SEAL:

52-58 Withington St.

*52-58 Withington
Street LLC*

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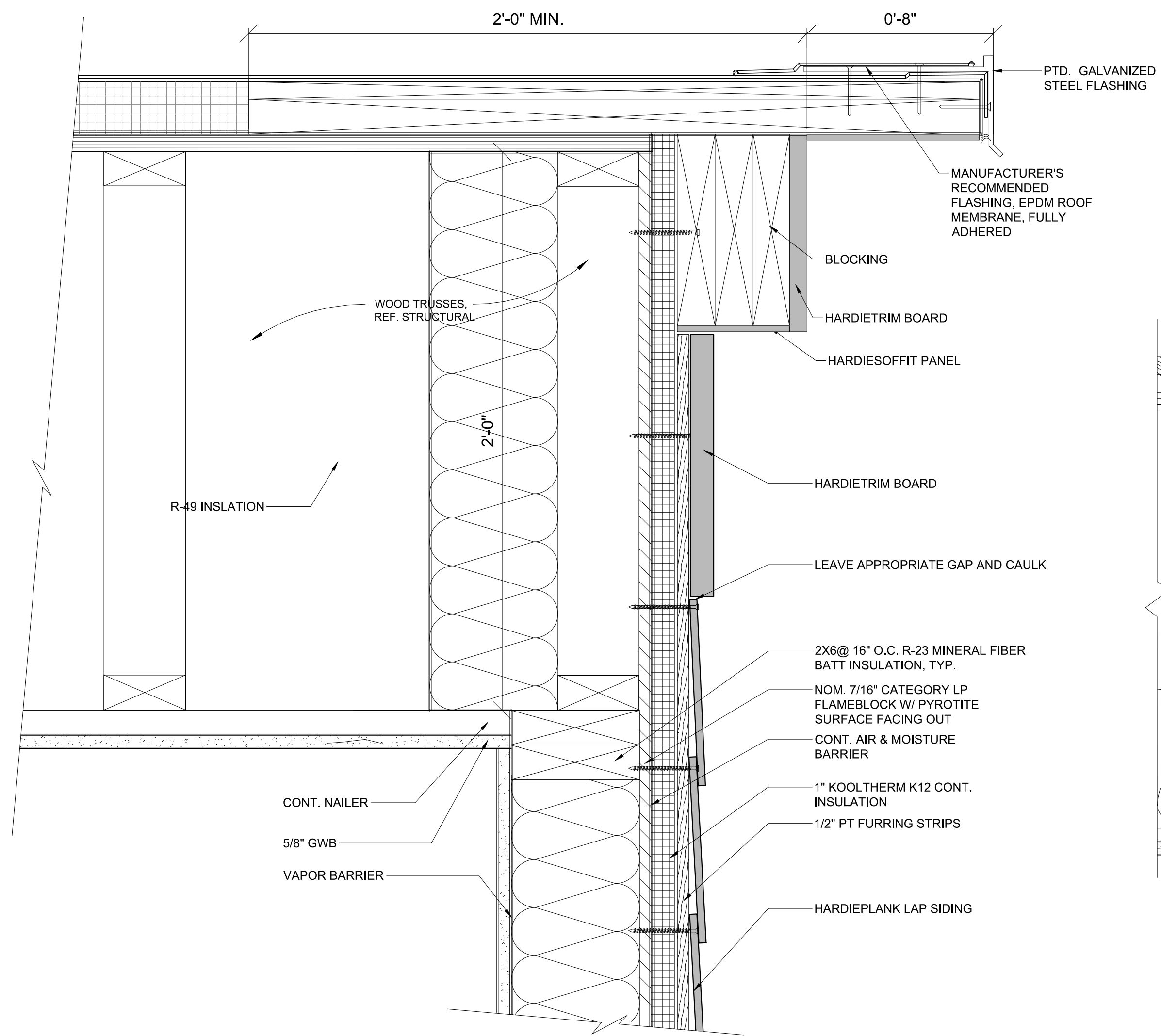
No.	Description	Date
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Drawing Title:

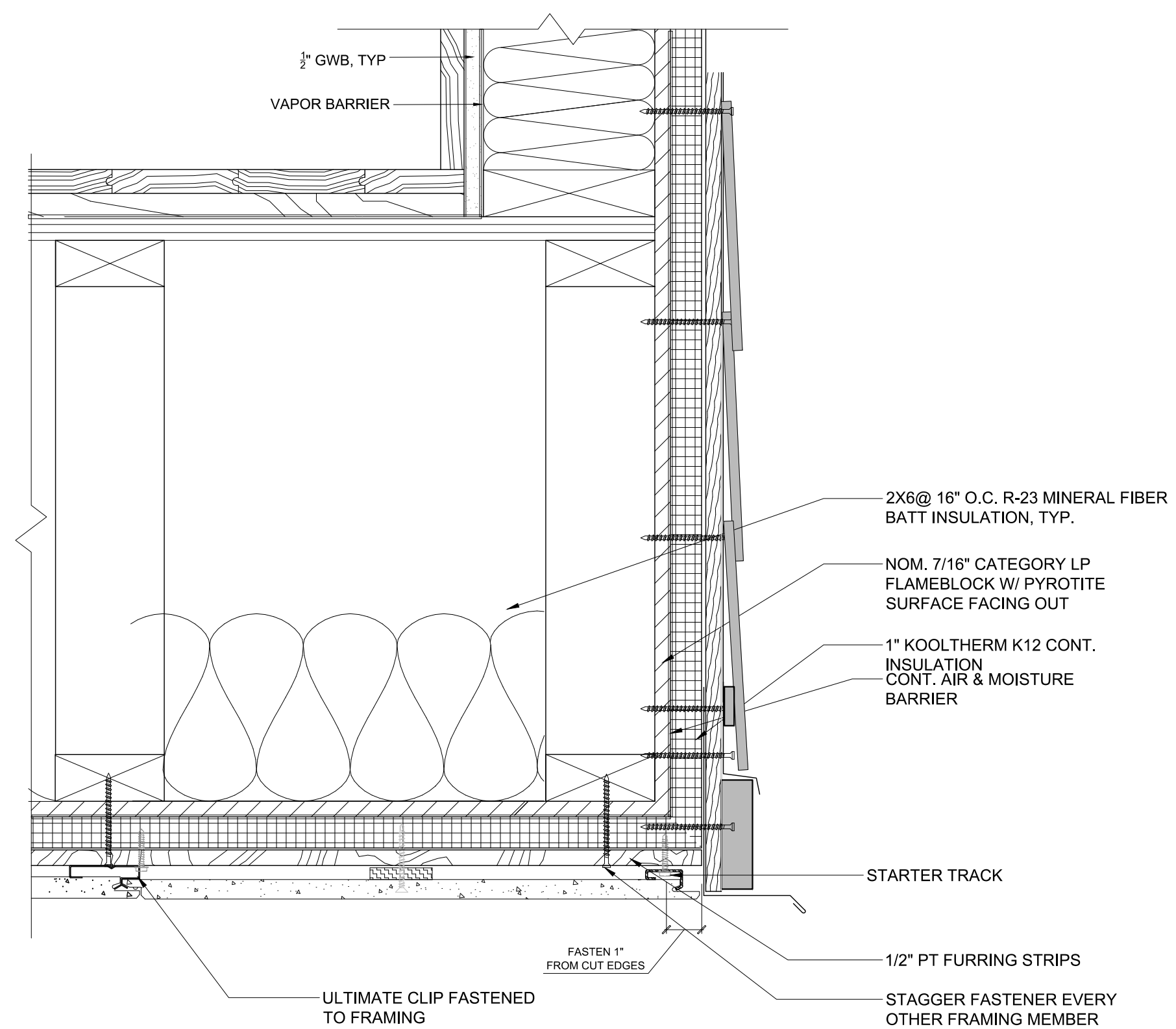
SECTION DETAIL

Project No.: 0019 Checked by: EZ

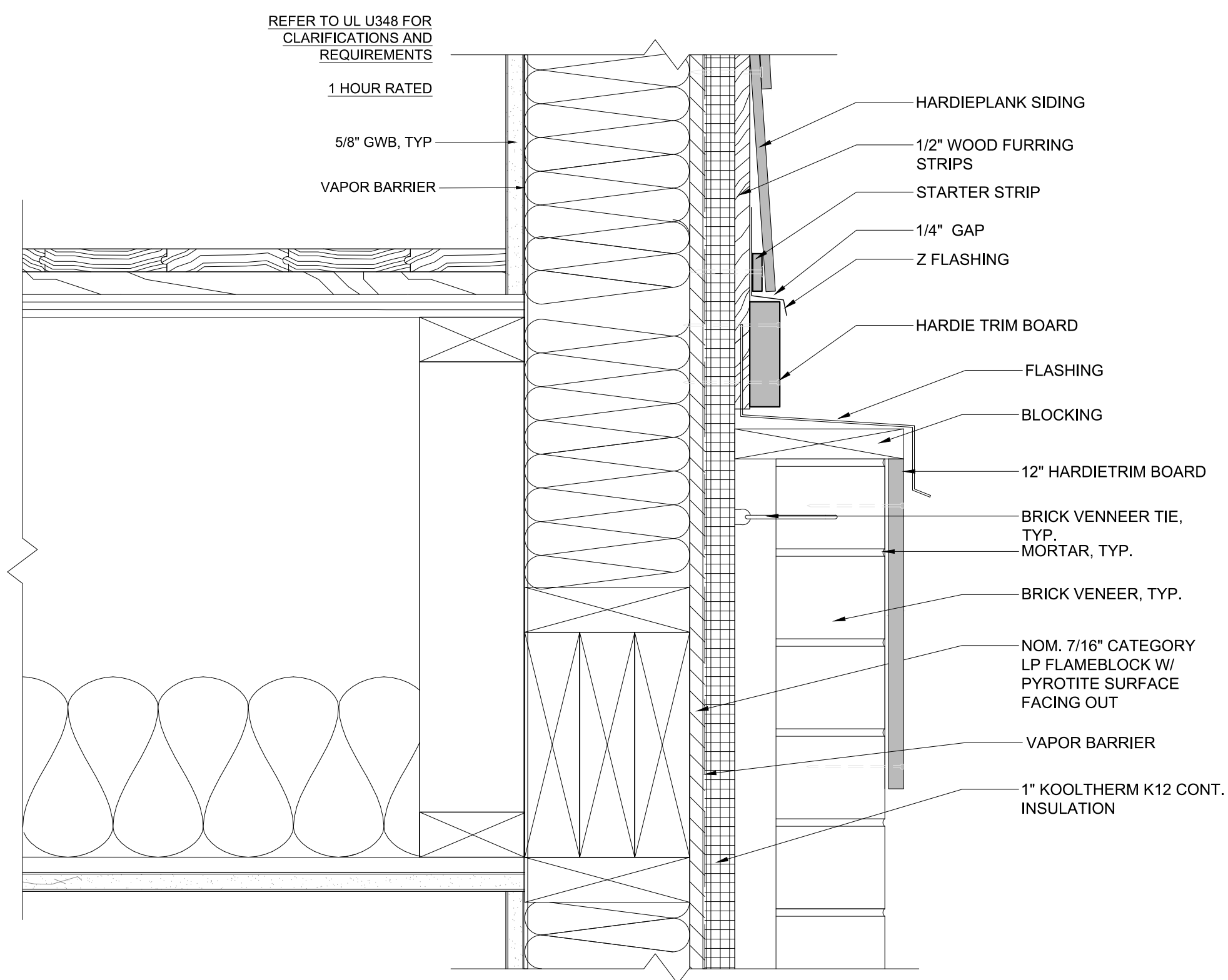
A-7.1



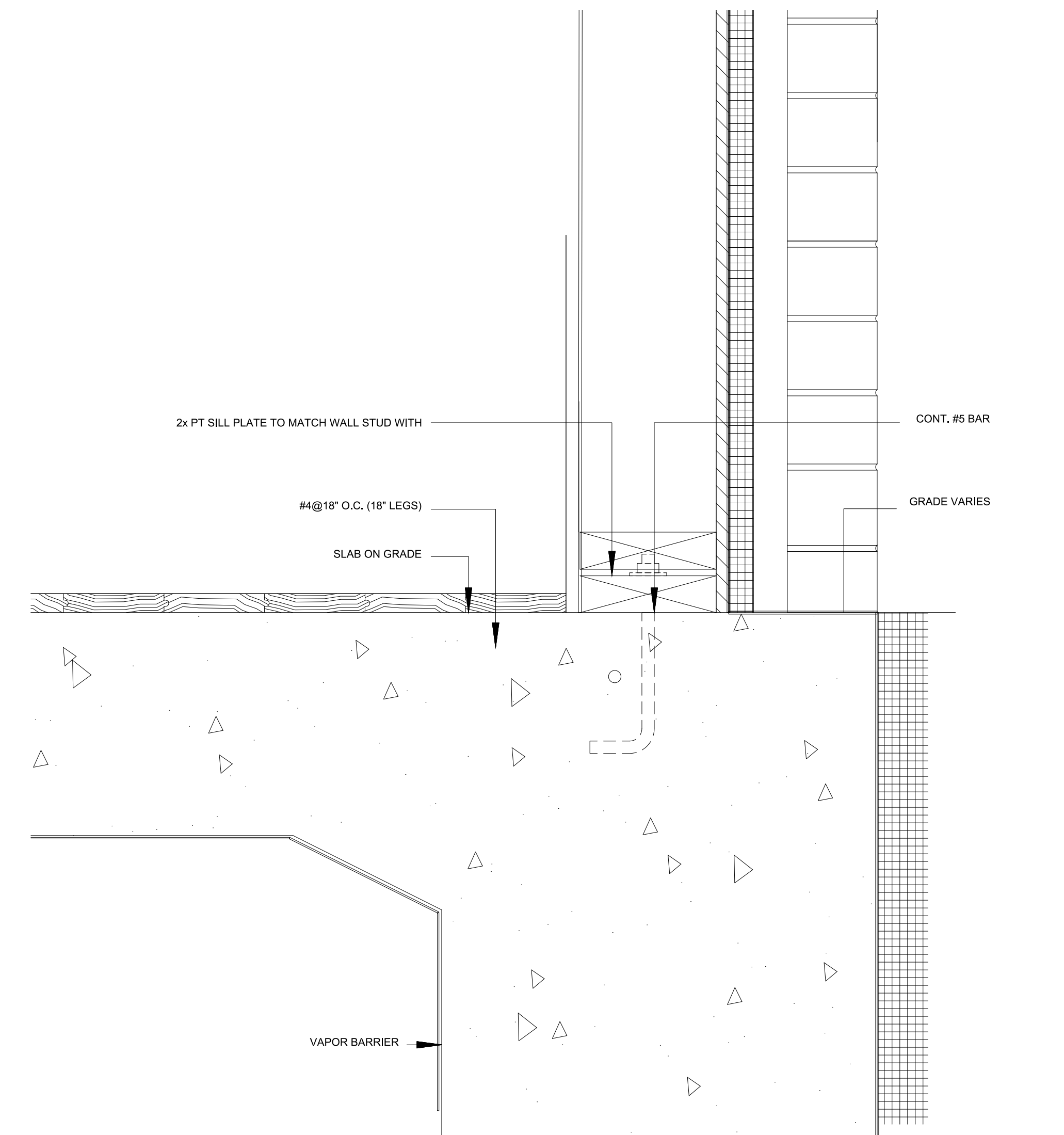
5 ROOF EDGE FASCIA @ LEVEL 3 ROOF
3"= 1'-0"



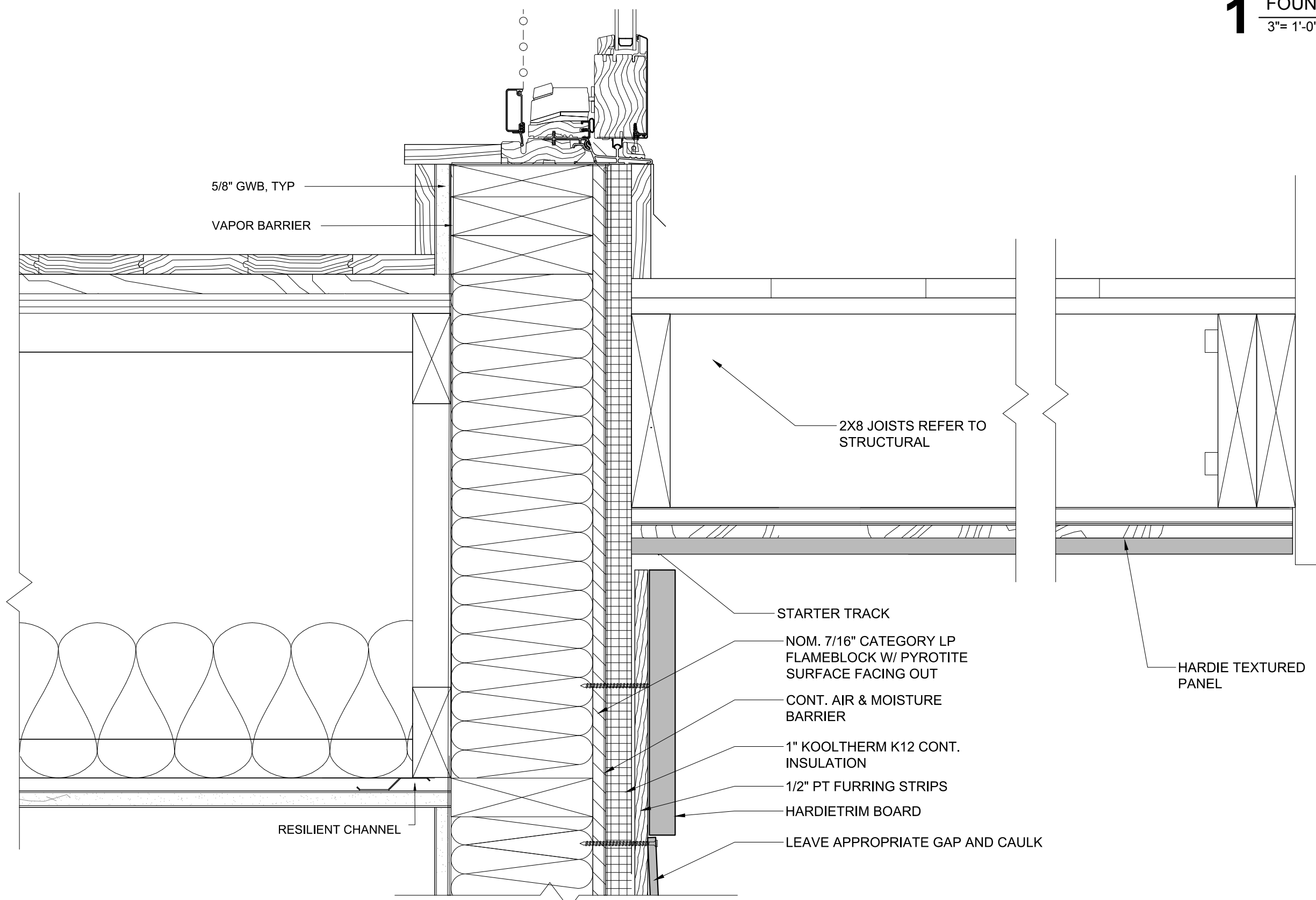
3 BOTTOM OF BAY
3"= 1'-0"



4 SECTION DETAIL @ LEVEL 3 BALCONY
3"= 1'-0"



1 FOUNDATION DETAIL
3"= 1'-0"



2 BOTTOM OF HORIZONTAL FIBER CEMENT SIDING BAY
3"= 1'-0"

SEAL:

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52-58 Withington
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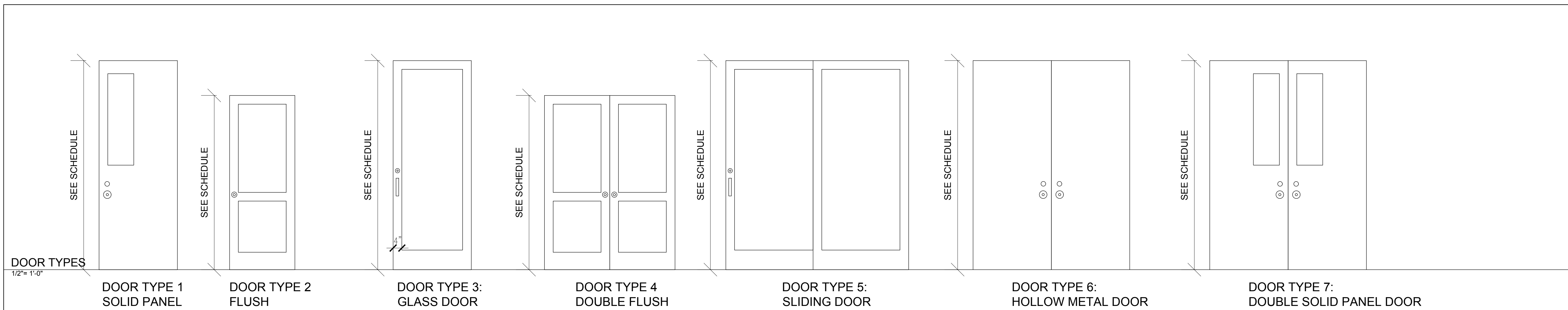
Drawing Title:

SECTION DETAIL

Project No.: 0019

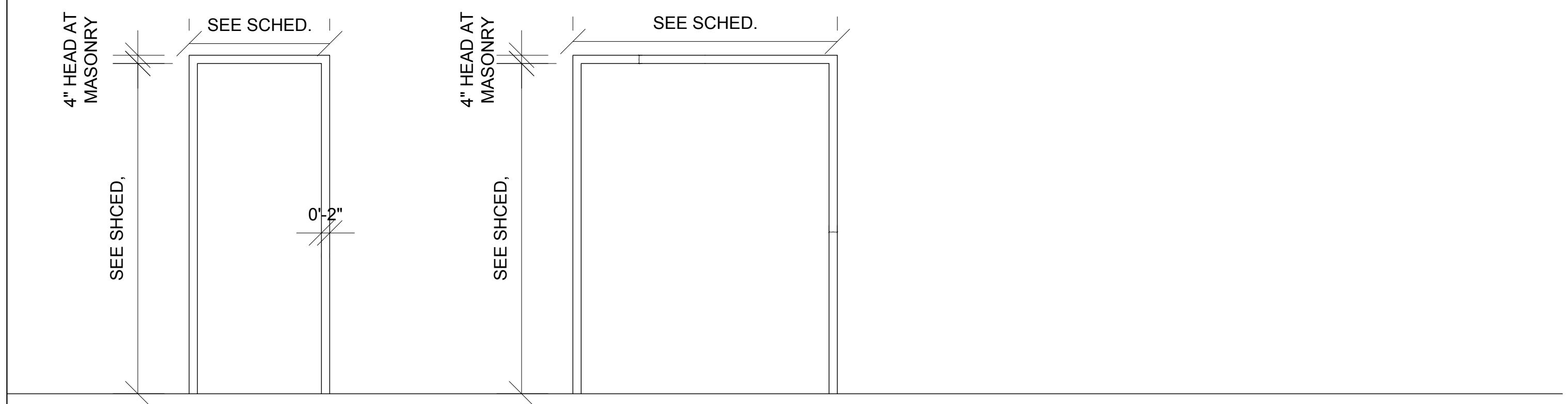
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A-7.2



DOOR TYPES
1/2" = 1'-0"

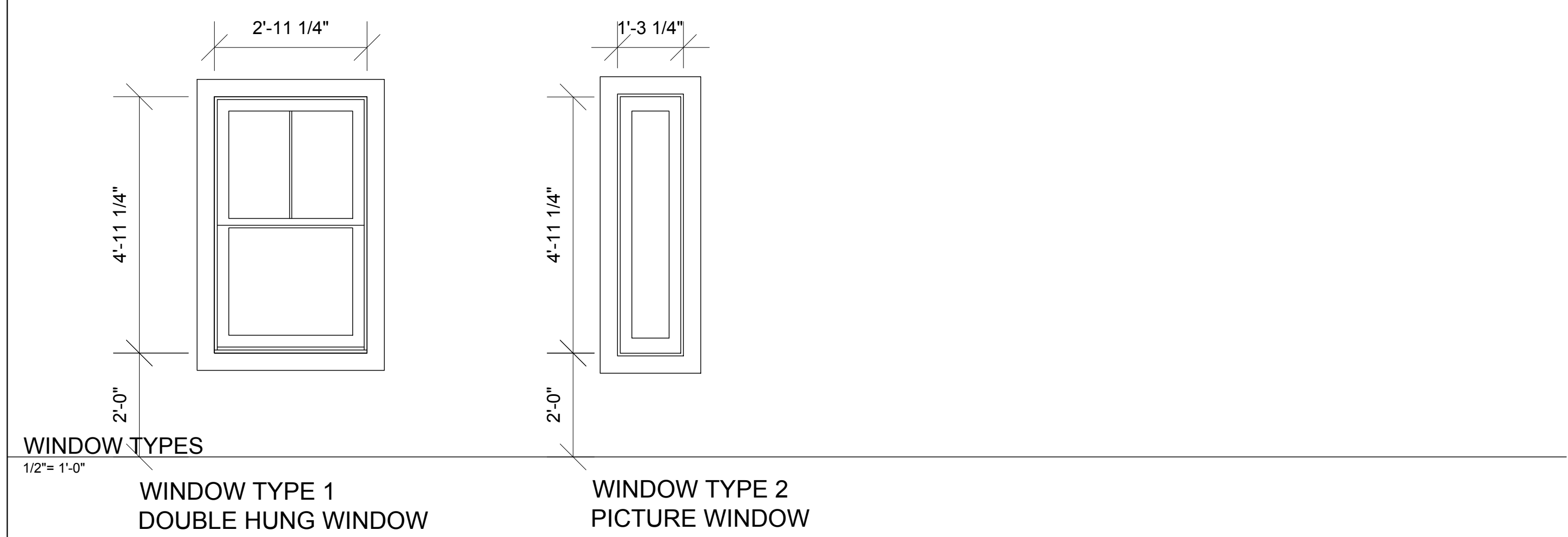
DOOR TYPE 1 SOLID PANEL DOOR TYPE 2 FLUSH DOOR TYPE 3: GLASS DOOR DOOR TYPE 4 DOUBLE FLUSH DOOR TYPE 5: SLIDING DOOR DOOR TYPE 6: HOLLOW METAL DOOR DOOR TYPE 7: DOUBLE SOLID PANEL DOOR



DOOR SCHEDULE
GENERAL NOTES:
1. DIMENSIONS ON PLANS AND SCHEDULES ARE NOMINAL. COORDINATE ALL DIMENSIONS AND ROUGH OPENINGS IN THE FIELD PRIOR TO FABRICATION AND CONSTRUCTION.
2. SCHEDULED ROOM NUMBER IS OF ROOM DOOR SWINGS INTO.
3. SEAL ALL EDGES OF METAL FRAMES IN CONTACT WITH ADJACENT WALL SURFACE.
4. WHERE 2 DOOR PANELS ARE INDICATED FOR AN OPENING, BOTH LEAFS ARE EQUAL WIDTH UNLESS NOTED OTHERWISE.

AL = ALUMINUM
GL = GLAZING, GLASS
HC = HOLLOW CORE
HM = HOLLOW METAL
PTD = PAINTED
SCW = SOLID CORE WOOD
T = TEMPERED
WD = WOOD
WV = WOOD VENEER

RESIDENTIAL DOOR SCHEDULE			
TYPE	HEIGHT	WIDTH	FIRE RATING
1A	8'-0"	3'-0"	90 MINS
1B	8'-0"	3'-0"	60 MINS
1C	8'-0"	3'-0"	20 MINS
2	6'-8"	2'-6"	NOT RATED
3	8'-0"	2'-6"	NOT RATED
4	6'-8"	4'-0"	NOT RATED
5	8'-0"	6'-0"	NOT RATED
6	8'-0"	5'-0"	60 MINS
7	8'-0"	6'-0"	60 MINS

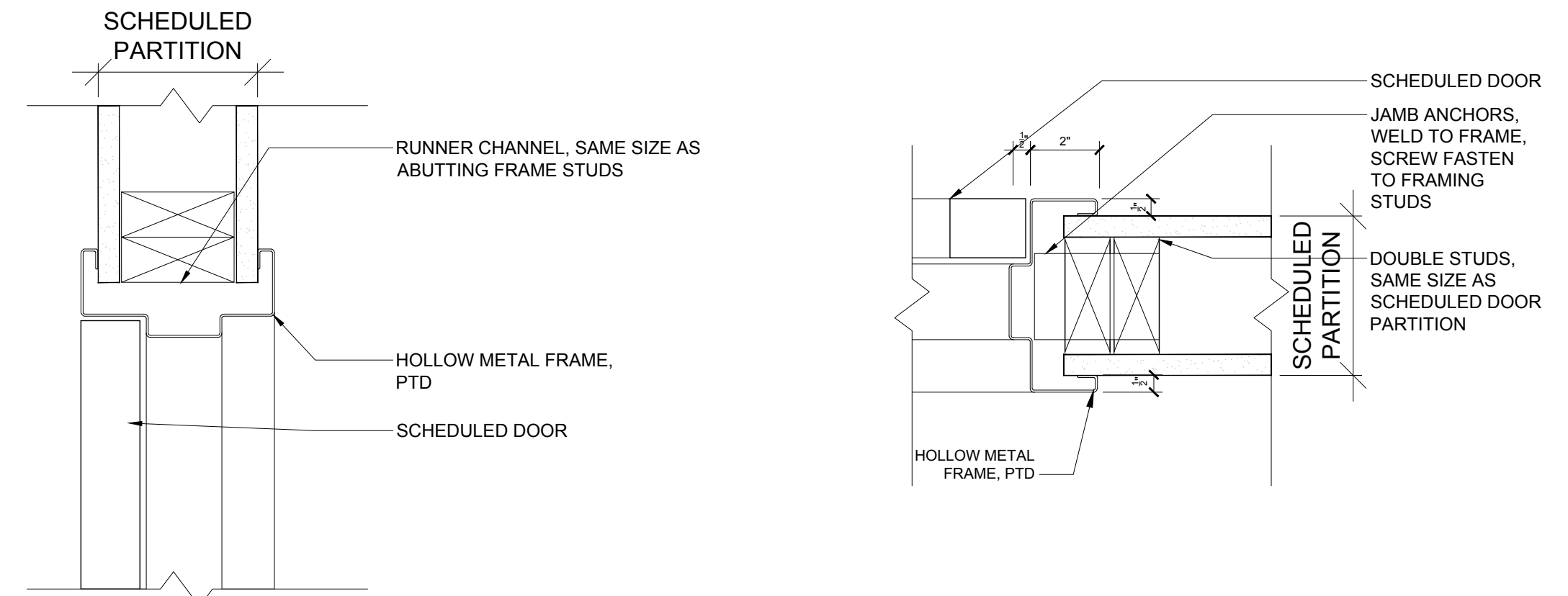


WINDOW TYPES
1/2" = 1'-0"

WINDOW TYPE 1 DOUBLE HUNG WINDOW WINDOW TYPE 2 PICTURE WINDOW

RESIDENTIAL WINDOW SCHEDULE				
TYPE	HEIGHT	WIDTH	COMMENTS	SILL HEIGHT
A	4'-11 1/4"	2'-11 1/4"	ANDERSEN ARCHITECTURAL SERIES DOUBLE HUNG WINDOW	2'-0" A.F.F
B	4'-11 1/4"	1'-3 1/4"	ANDERSEN ARCHITECTURAL SERIES PICTURE WINDOW	2'-0" A.F.F

**ALL WINDOWS TO BE U=0.30 OR BETTER



2 INTERIOR DOOR HEAD 3" = 1'-0" 1 INTERIOR DOOR 3" = 1'-0"

SEAL:

52-58 Withington St.
52-58 Withington Street LLC

context
a collaborative design workshop

Boston, Massachusetts 02128

No.	Description	Date
04	Issued for BPDA Revision	08/20/2021
04	Issued for BPDA Revision	08/03/2021
03	Issued for BPDA Revision	10/23/2020
02	Issued for BPDA Review	06/24/2020
01	Issued for Permit	08/13/2019

Drawing Title:
DOOR TYPES, SCHEDULE DETAILS
PRODUCT REQUIREMENT

Project No.: 0019 Checked by: EZ

A-8.1



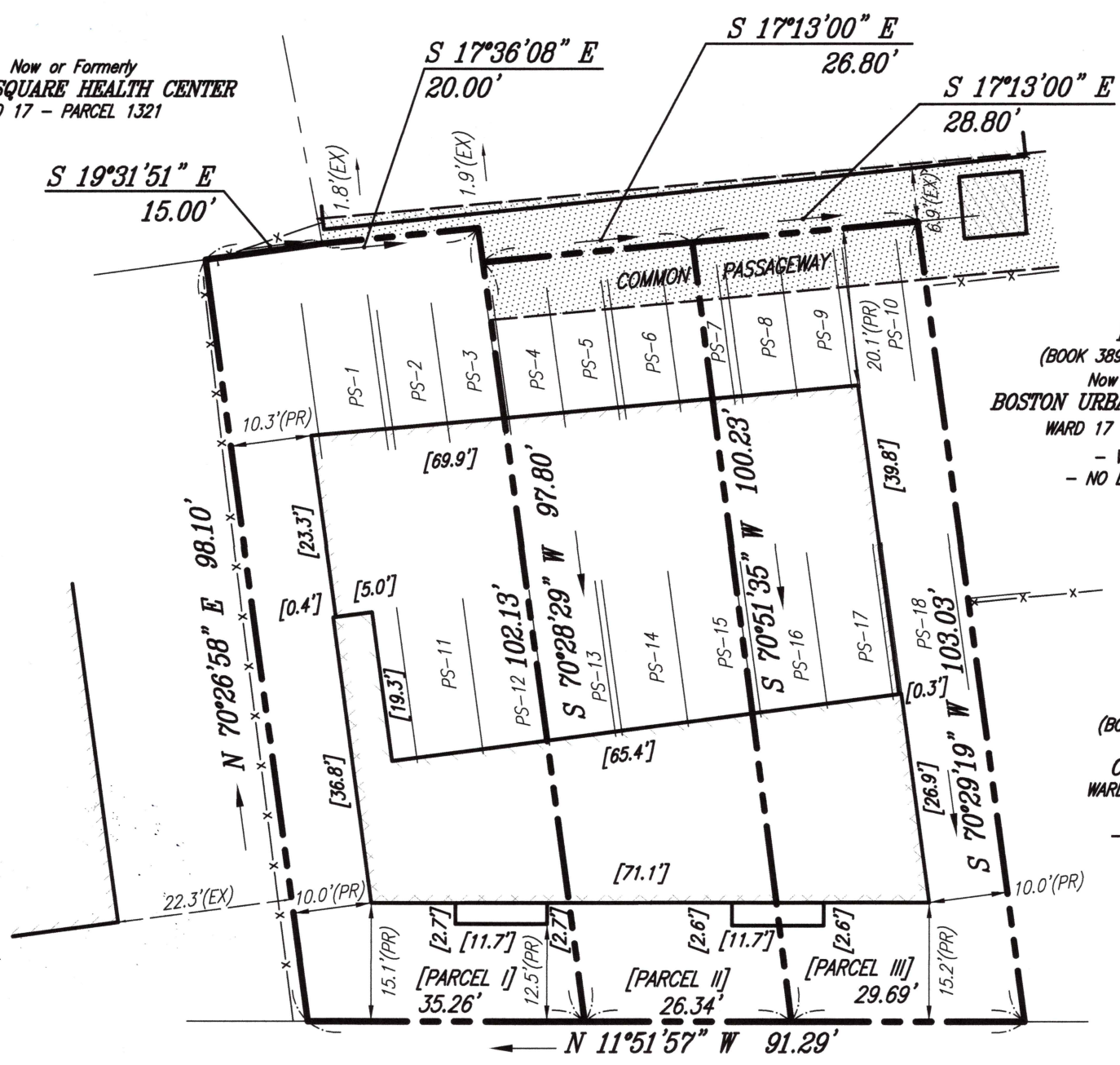
LOT D
 (BOOK 3895 - PAGE 270)
 PART OF LOT D
 (BOOK 6640 - PAGE 9)
 Now or Formerly
 4 JEROME LLC
 WARD 17 - PARCEL 1313

Now or Formerly
 CODMAN SQUARE HEALTH CENTER
 WARD 17 - PARCEL 1321

Now or Formerly
 MARLENE M. ELLISON
 WARD 17 - PARCEL 1319

LOT C
 (BOOK 3895 - PAGE 270)
 Now or Formerly
 BOSTON URBAN GARDENERS INC.
 WARD 17 - PARCEL 1314
 - VACANT -
 - NO BUILDINGS -

LOT B
 (BOOK 3895 - PAGE 270)
 Now or Formerly
 CITY OF BOSTON
 WARD 17 - PARCEL 1315
 - VACANT -
 - NO BUILDINGS -



PROPOSED 4 STORY
 9 UNIT BUILDING

WITHINGTON STREET (PUBLIC - 40' WIDE)
 (L-2179)

ONE WAY ←

NOTES

- [PARCEL I] - 52-58 WITHINGTON ST - AREA = 3505 S.F. - WARD 17 - PARCEL 1318
- [PARCEL II] - 54-55 WITHINGTON ST - AREA = 2620 S.F. - WARD 17 - PARCEL 1317
- [PARCEL III] - 58-60 WITHINGTON ST - AREA = 2659 S.F. - WARD 17 - PARCEL 1316

LEGEND

- PS - PARKING SPACE
- (PR) - PROPOSED OFFSET
- [20.0'] - PROPOSED DIMENSION

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY, PLANS AND DEEDS OF RECORD.



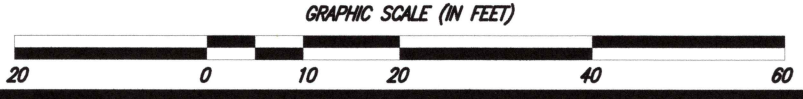
[Signature]
 WILLIAM E. TIRRELL, PLS (MA# 49930) DATE 7/15/24

2	JULY 22, 2021	ARCHITECT COMMENTS
1	JUNE 4, 2021	ARCHITECT COMMENTS

FS PLAN FOR PROPOSED BUILDING
 52 WITHINGTON STREET
 BOSTON, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
 P.O. BOX 1190 FRAMINGHAM, MA 01701
 PH: 508-628-1444 FAX: 508-879-9292
 WWW.FRAMINGHAMSURVEY.COM

SCALE: 1"=20'	DRAWN BY: RDN	DWG: 4160_20 PPPFR
DATE: MARCH 31, 2021	CHECKED BY: WET	JOB NO: 4160_20





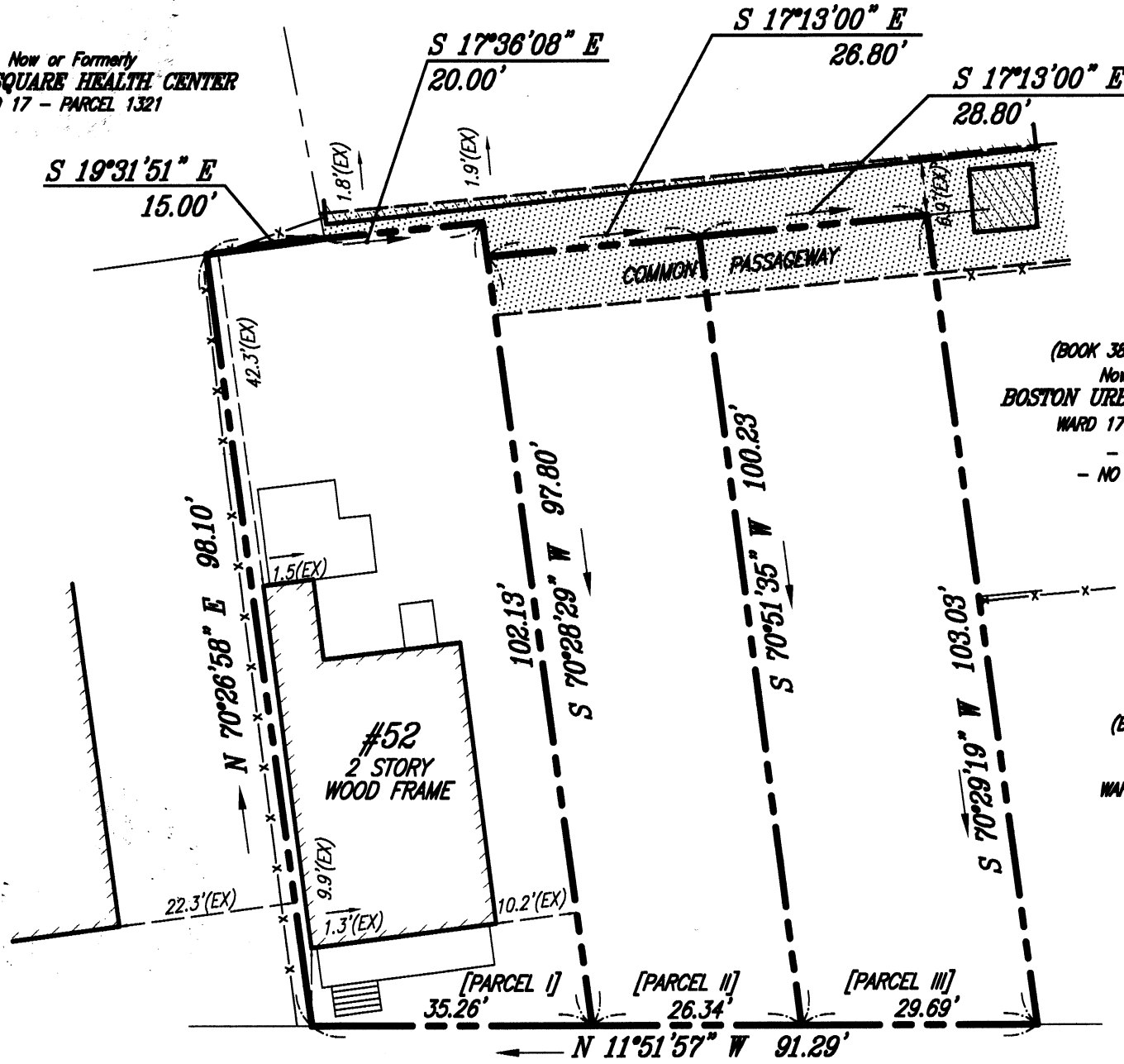
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WITHINGTON (PUBLIC - 40' WIDE) STREET
 (L-2179)

ONE WAY ←

NOTES

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- [PARCEL III] - 58-60 WITHINGTON ST - AREA = 2659 S.F. - WARD 17 - PARCEL 1316

LEGEND

(EX) - EXISTING OFFSET

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY, PLANS AND DEEDS OF RECORD.



[Signature]
 WILLIAM E. TIRRELL, PLS (MA# 49930) DATE 3/12/22



PLOT PLAN
 52 WITHINGTON STREET
 BOSTON, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
 P.O. BOX 1190 FRAMINGHAM, MA 01701
 PH: 508-628-1444 FAX: 508-879-9292
 WWW.FRAMINGHAMSURVEY.COM

SCALE: 1"=20'	DRAWN BY: RDN	DWG: 4100_20 EXPP
DATE: MARCH 31, 2021	CHECKED BY: WET	JOB NO: 4100_20

GRAPHIC SCALE (IN FEET)

