

GENERAL NOTES:

**CONTRACTOR RESPONSIBILITY:
CONTRACTOR IS SOLELY RESPONSIBLE FOR:**

- VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS.
- ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.
- OBTAINING AND PAYING FOR ALL PERMITS.
- PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES.
- CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS.
- SCHEDULING AND SEQUENCING.
- CONSTRUCTION MEANS, METHODS AND TECHNIQUES
- MAINTAINING DRAWINGS AND PERMITS ON SITE.
- JOB SITE SAFETY.
- COORDINATION BETWEEN TRADES, AND SUPPLIERS.
- PROVIDE SCHEDULE TO OWNER AND ARCHITECT.
- PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT.
- TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- SITE CLEANLINESS AND CONFORMANCE TO NFPA 241 REQUIREMENTS.
- REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
- GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

REVIEW OF WORK BY DESIGNERS-

CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.

CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:

- POURING CONCRETE
- INSULATING
- INSTALLING DRYWALL
- FINAL INSPECTION

SHOP DRAWINGS-

ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD.

GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS, PRIOR TO SUBMITTING TO ARCHITECT OR ENGINEER.

NO SUBMISSION DOES NOT CONSTITUTE APPROVAL OF ANY WORK.

NO EXCEPTIONS TAKEN DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING ANY OTHER WORK ON THE DRAWINGS.

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNERS' REVIEW TIME.

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A CHANGE.

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS.

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS.

CONTRACTOR TO ENSURE MATERIALS AND ASSEMBLIES ARE COMPATIBLE AND ACCEPTABLE TO THE MANUFACTURER. ALL ASSEMBLY MATERIALS SHALL BE FROM A SINGLE SOURCE AS MUCH AS POSSIBLE.

REQUEST FOR INFORMATION -

ONLY RFIS SENT THROUGH BY THE OWNER AND AWARDED CONTRACTOR WILL BE ANSWERED. SUBCONTRACTORS MUST SUBMIT RFIS THROUGH THE GENERAL CONTRACTOR.

BIDDING PHASE - OWNER AND AWARDED CONTRACTOR ARE RESPONSIBLE FOR COMPILING AND AGGREGATING RFIS AND SUBMITTING TO THE ARCHITECT OR DESIGNER AT ONE TIME ONLY. ARCHITECT OR DESIGNER HAS ONE WEEK TO RESPOND. QUESTIONS MUST BE COMPLETE, NOT PIECEMEAL AND SHOULD BE SUBMITTED BY CSI DIVISION.

CHANGE ORDERS-

CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.

DESIGNER SHALL BE NOTIFIED OF ANY CHANGE TO THE DRAWINGS, UNFORESEEN FIELD CONDITIONS OR DISCREPANCIES PRIOR TO PERFORMING WORK.

ANY PROPOSED CHANGES SHALL BE ACCOMPANIED WITH A WRITTEN DESCRIPTION OR A SKETCH FOR CLARIFICATION.

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMING WORK.

CHANGE ORDERS SHALL BE PRICED EITHER LUMP SUM OR UNIT PRICE OR TIME AND MATERIALS.

ANY SUBSTITUTION REQUEST SHALL BE MADE VIA CHANGE ORDER, AND NOT VIA SHOP DRAWINGS UNLESS AGREED TO.

ANY CHANGE SHALL STATE THE CREDIT OR COST ADD AND/OR ANY CHANGE TO THE SCHEDULE.

REQUISITIONS-

ANY REQUISITION REQUIRED TO BE SIGNED BY THE ARCHITECT SHALL BE SUBMITTED A MINIMUM OF ONE WEEK PRIOR TO BEING SUBMITTED TO THE BANK FOR REVIEW.

CONTRACTOR SHALL PROVIDE RECEIPTS AND INSURANCE CERTIFICATES FOR ANY MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

WOOD NOTES:

- ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
- ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A MINIMUM:
Fb=875 PSI, Fv=135 PSI, E=1,300,000 PSI.
- ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-0" O.C.
- ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-0" O.C. MAXIMUM.
- PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
- PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
- PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
- PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
- PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
- PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWB" STRAP, OR EQUAL.
- ALL BUILT-UP BEAMS SHALL BE BOLTED WITH 1/2" Ø THRU BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

WOOD LINTEL SCHEDULE:

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

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

DESIGN CRITERIA:

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE NINTH EDITION OF THE MASSACHUSETTS

BUILDING CODE.

DESIGN LIVE LOAD = 40 POUNDS PER SQUARE FOOT
- FLOORS
- PRIVATE DECK

DESIGN SNOW LOAD = 40 POUNDS PER SQUARE FOOT
WITH SNOW DRIFT
WHERE APPLICABLE.

WIND LOAD = 128 MILES PER HOUR
SEISMIC: Ss = 0.217
S1 = 0.069

ALL LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI.

ROOF DECK REPLACEMENT

59 WARREN AVE UNIT 3 BOSTON, MASSACHUSETTS

ZONING CODE ANALYSIS

Governing Article: Article 64
Subdistrict: MFR/

Use Regulations: Section Table	
Existing	Proposed
multi family attached	multi family attached
	No Change

Dimensional Regulations: Table				
	Code Requirement	Existing Condition	Proposed Project	Notes
Lot Area Min	na			
Min Lot Area for Add Units	na			
Total Required Lot Size	na	1152	1152	No Change
Min Required Lot Width and Frontage	na	18	18	No Change
Max FAR	2	3.3 +/-	3.3 +/-	No Change Ex'g Non-conforming
Max Building Height / Stories	70	4 stories / 48'	4 stories / 48'	No Change
Usable Open Space	200	90 per unit	90 per unit	No Change Ex'g Non-conforming
Min Front Yard	modal/0	modal/0	modal/0	No Change
Min Side Yard	0 for 70'	0'	0'	No Change
Min Rear Yard	20'-10" w/ shallower lot reduction	see 64-37-7 for set back reduction	15.3/ 18.3 AT ROOF DECK	15.3/ 18.3 AT ROOF DECK No Change
Max Use of Rear Yard	25%	na	NA	NA

Overlays:	
groundwater	NA
climate resiliency	NA
South End landmarks	

Parking:	
0 per unit - Existing non	
No Change	

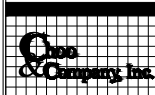
Other Non-Dimensional Zoning Issues:

Section 64-34 - Roof Structure Restrictions.
-On a roof slope of less than 5%- Not more than 1' above roof highest point- Not over 70' height limit -Not accessed by head house -30' -Setback from roof edge more than 5'

Building Code Issues:	Violations
1011.12 Stairway to Roof-4th story and above requires access by head house- EX'G NON CONFORMING	

Location

ROOF DECK REPLACEMENT
UNIT 3
59 WARREN AVE
BOSTON, MASS



One Billings Road Quincy, MA 02171
617-886-7727 fax 617-886-7155



No.	Revision Date

Project No: 2022126

Scale: AS NOTED

Date: 05-31-2022

Drawn By: SL

Drawing Name

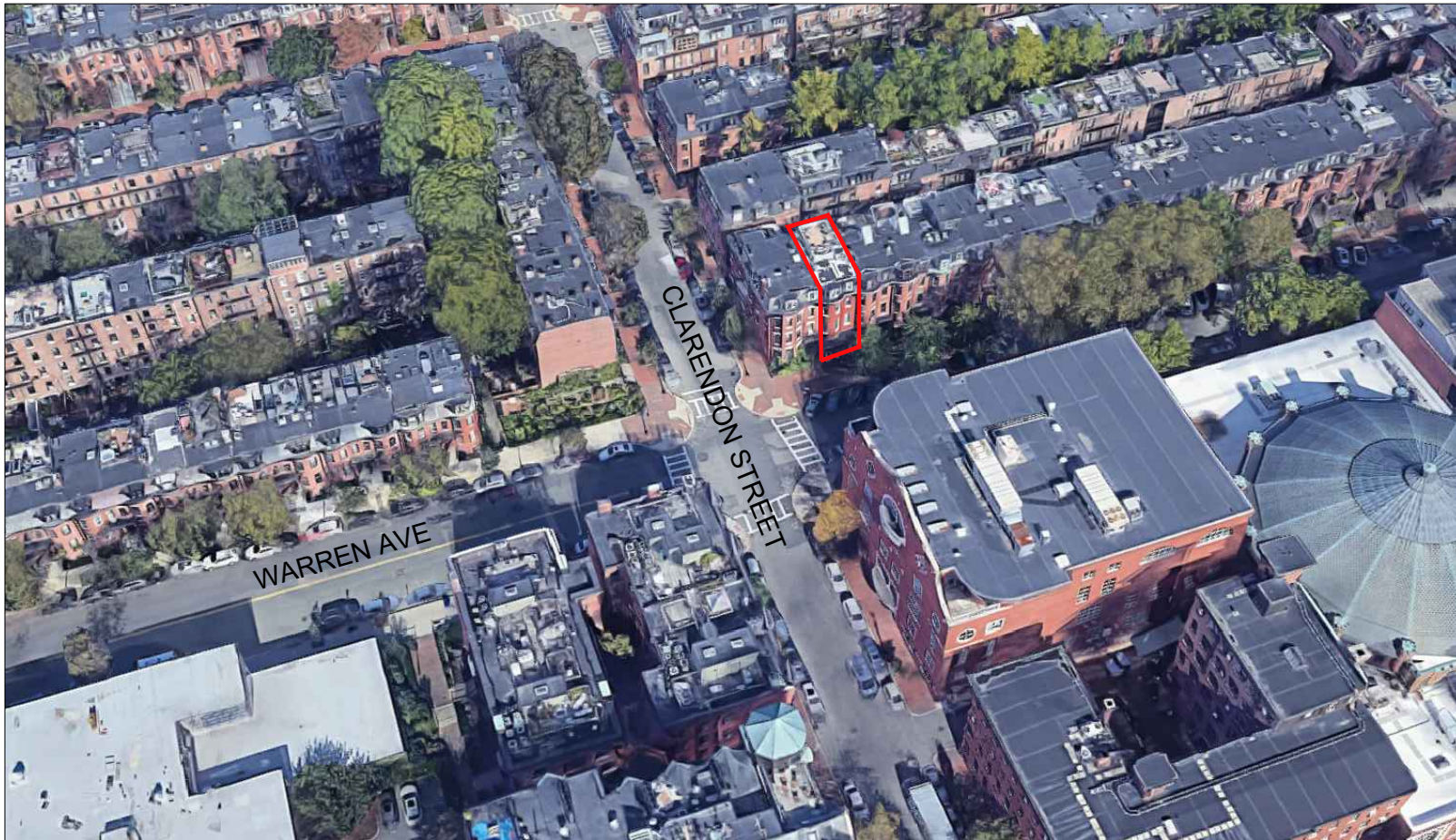
PROPOSED FLOOR PLANS

Sheet No.

A-1.1

CODE SUMMARY

EX'G TYPE 3 CONSTRUCTION
EX'G R-2 USE GROUP (FOUR FAMILY)
EX'G 4 STORIES



BIRDSEYE FROM THE SOUTH

Location

ROOF DECK REPLACEMENT
 UNIT 3
 59 WARREN AVE
 BOSTON, MASS



No.	Revision Date

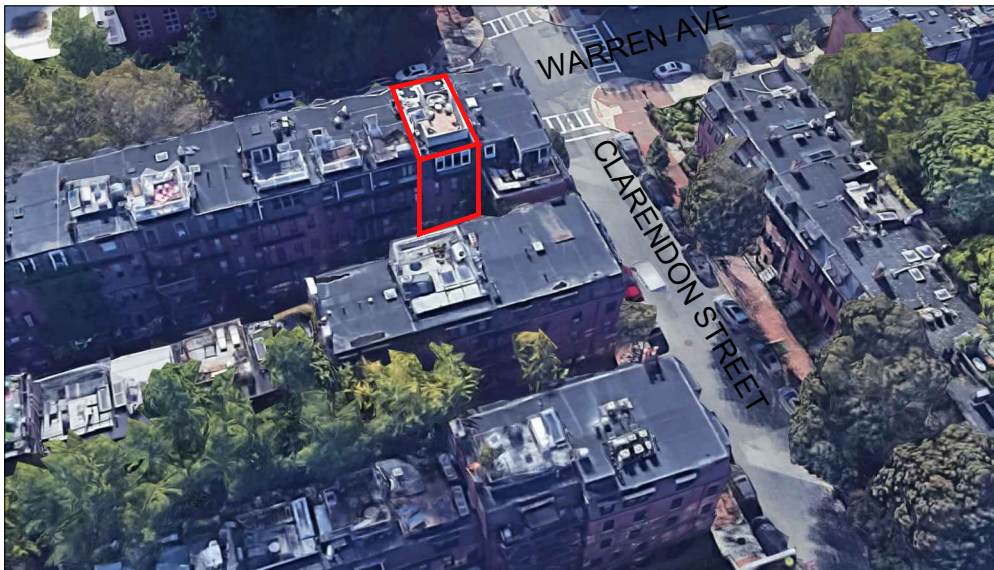
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 Date: 05-31-2022
 Drawn By: SL

Drawing Name
 SITE
 CONTEXT

Sheet No.
A-0.1



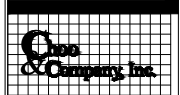
BIRDSEYE LOOKING WEST



BIRDSEYE LOOKING SOUTH

Location

ROOF DECK REPLACEMENT
 UNIT 3
 59 WARREN AVE
 BOSTON, MASS



One Billings Road Quincy, MA 02171
 617-886-7727 fax 617-886-7115



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Drawing Name
 SITE
 CONTEXT

Sheet No.
A-0.2



4 VIEW FROM WARREN LOOKING NORTHEAST



4 CLOSE UP OF VISIBLE ROOF DECK RAILING

5 VIEW FROM REAR PATH



3 VIEW FROM FAR CORNER OF WARREN AND CLARENDON



2 VIEW FROM CLARENDON LOOKING NORTH



2 CLOSE UP OF VISIBLE ROOF DECK RAILING

1 59 FRONT ELEVATION



Location
ROOF DECK REPLACEMENT
UNIT 3
59 WARREN AVE
BOSTON, MASS



No.	Revision Date

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 Scale: AS NOTED
 Date: 05-31-2022
 Drawn By: SL

Drawing Name
SITE
CONTEXT

Sheet No.
A-0.3



VIEW FROM CLARENDON LOOKING SOUTHEAST



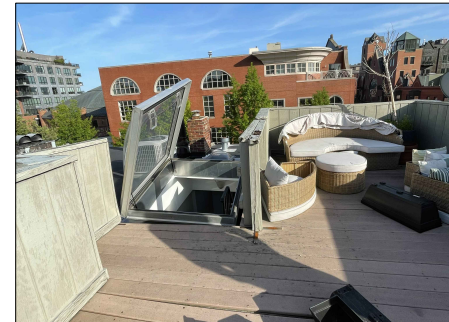
VIEW FROM WARREN LOOKING NORTHWEST



EXISTING 59 WARREN LEFT SIDE ROOF DECK ELEVATION



EXISTING 59 WARREN FRONT SIDE ROOF DECK ELEVATION



EXISTING 59 WARREN ROOF HATCH

Location

ROOF DECK REPLACEMENT
UNIT 3
59 WARREN AVE
BOSTON, MASS



No.	Revision Date

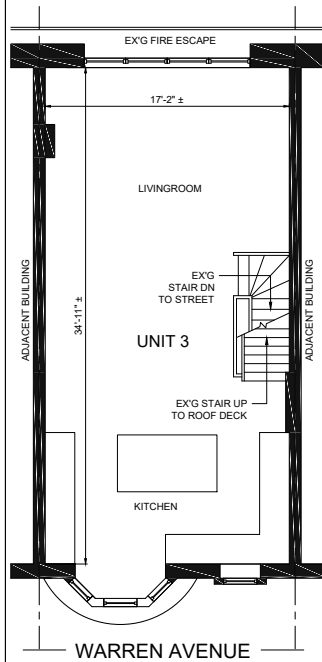
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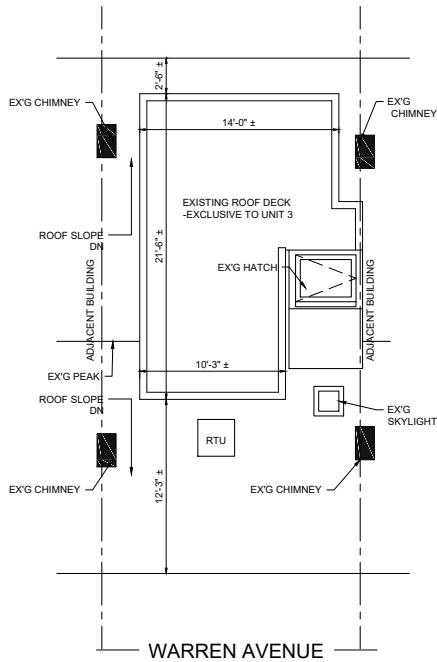
SITE
CONTEXT

Sheet No.

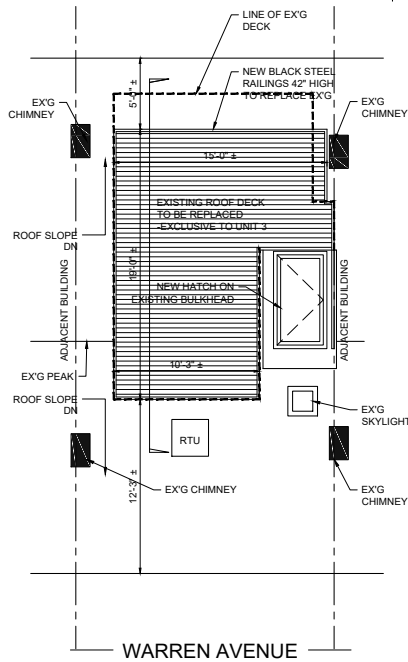
A-0.4



1 EXISTING FOURTH FLOOR PLAN (NO CHANGES)
1/8" = 1'-0"



2A EXISTING ROOF DECK PLAN
1/8" = 1'-0"



2B PROPOSED ROOF DECK PLAN
1/8" = 1'-0"

Location

ROOF DECK REPLACEMENT
UNIT 3
59 WARREN AVE
BOSTON, MASS

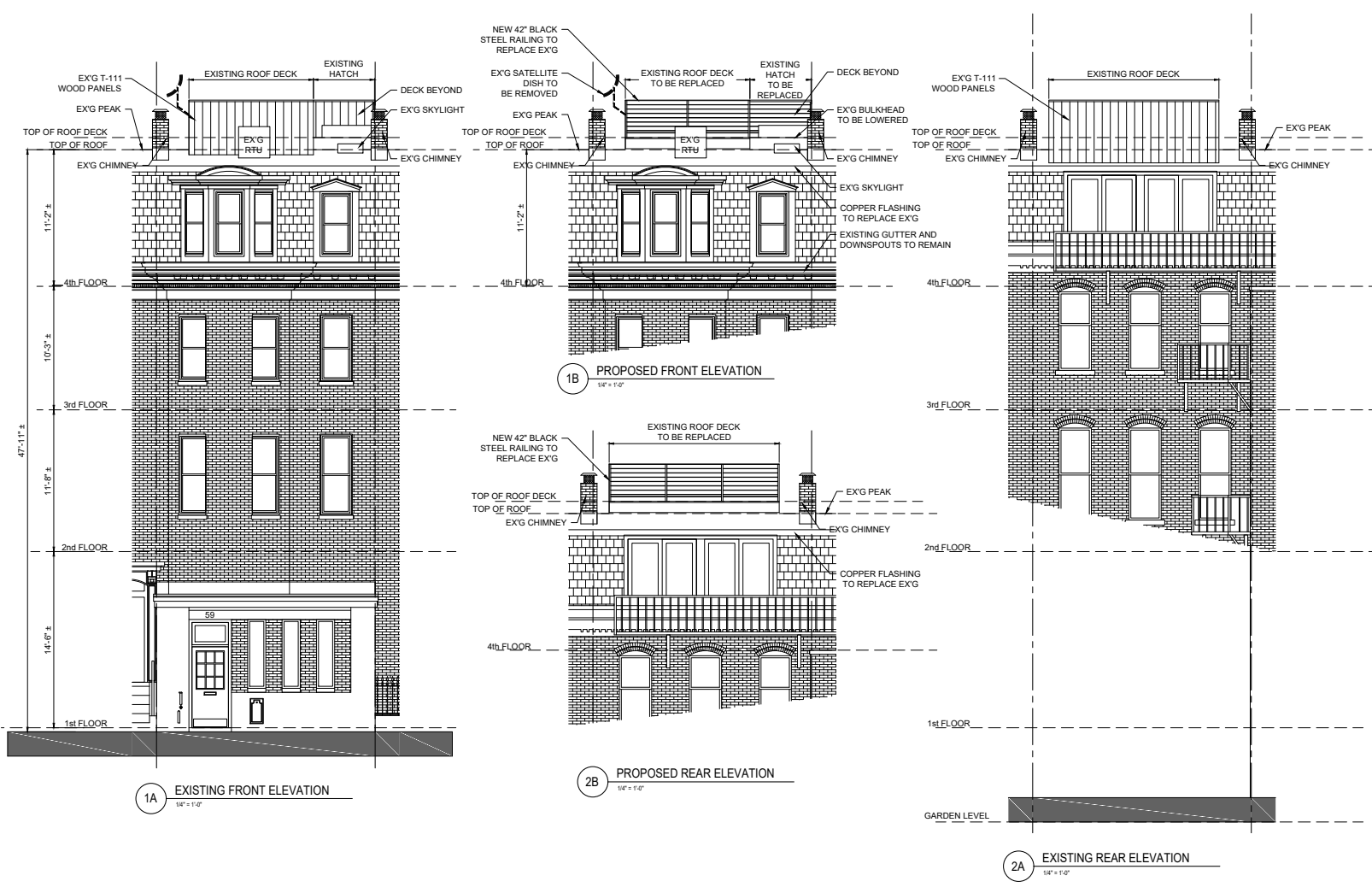


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Scale: AS NOTED
Date: 05-31-2022
Drawn By: SL

Drawing Name
PROPOSED FLOOR PLANS

Sheet No.
A-1.1



Location
ROOF DECK REPLACEMENT
 UNIT 3
 59 WARREN AVE
 BOSTON, MASS



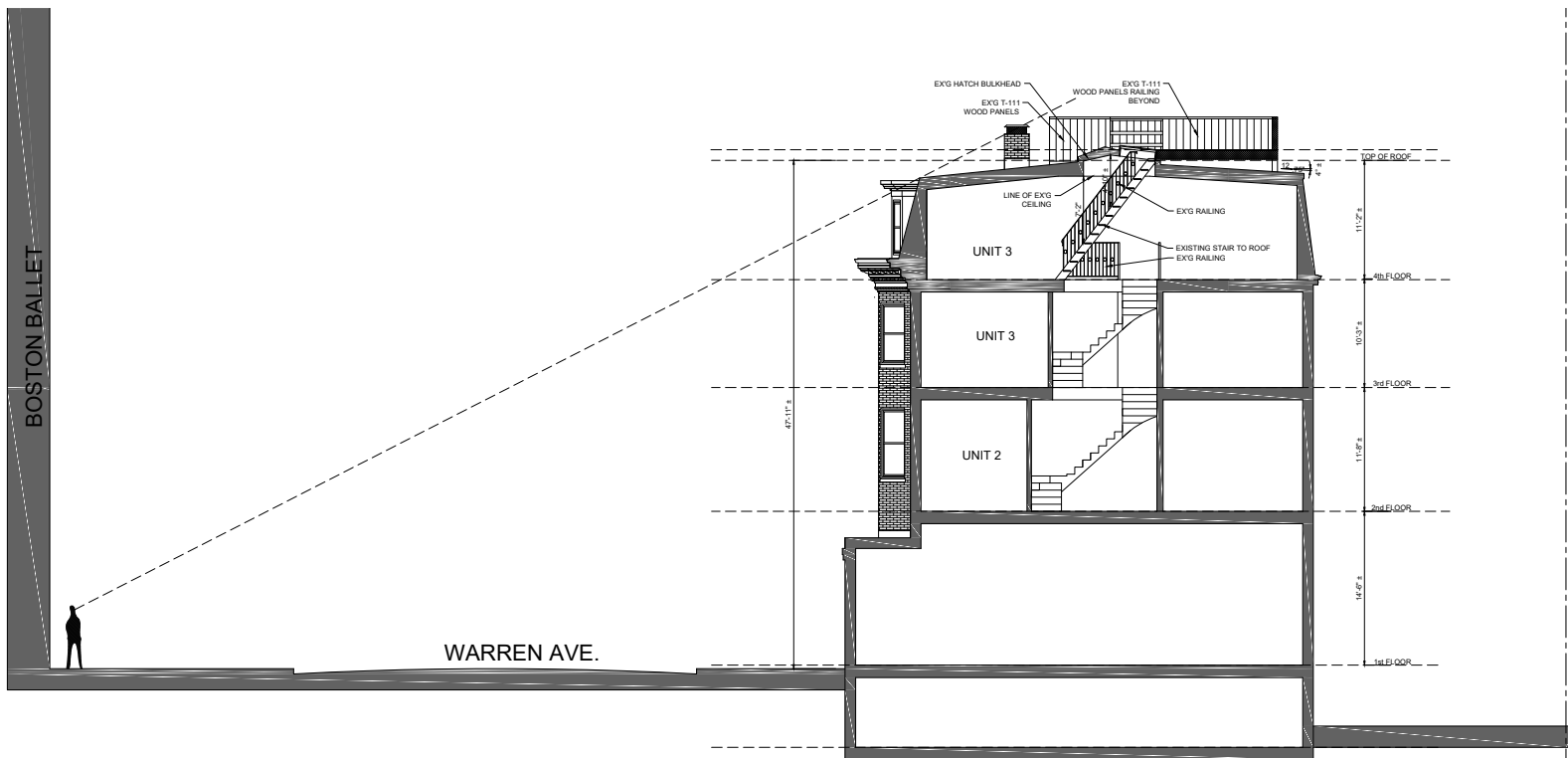
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Drawing Name
PROPOSED ELEVATIONS

Sheet No.

A-2.1



1 EXISTING SITE SECTION
3/8" = 1'-0"

Location
ROOF DECK REPLACEMENT
UNIT 3
59 WARREN AVE
BOSTON, MASS



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Drawing Name
PROPOSED SECTIONS

Sheet No.
A-2.2

Location

**ROOF DECK REPLACEMENT
UNIT 3
59 WARREN AVE
BOSTON, MASS**



One Billings Road Quincy, MA 02171
617-886-7727 fax 617-886-7715

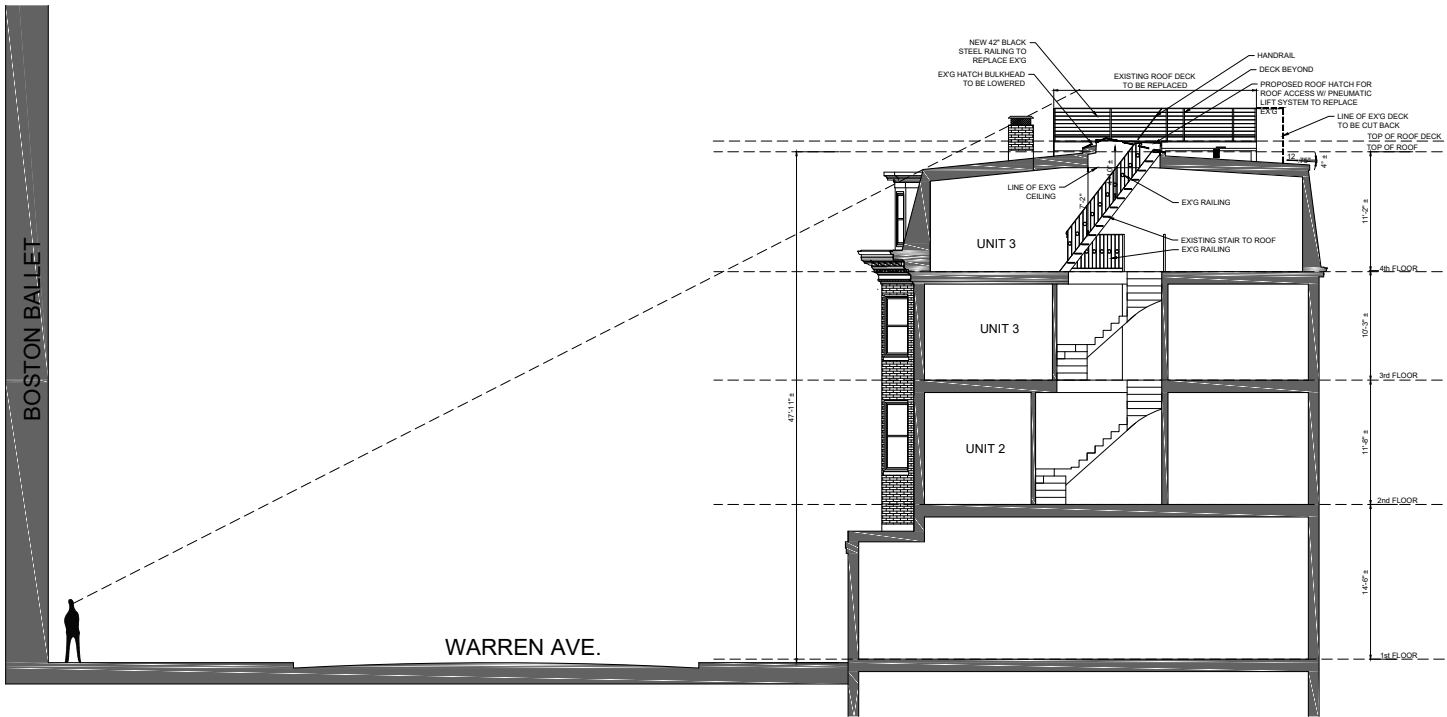


No.	Revision Date

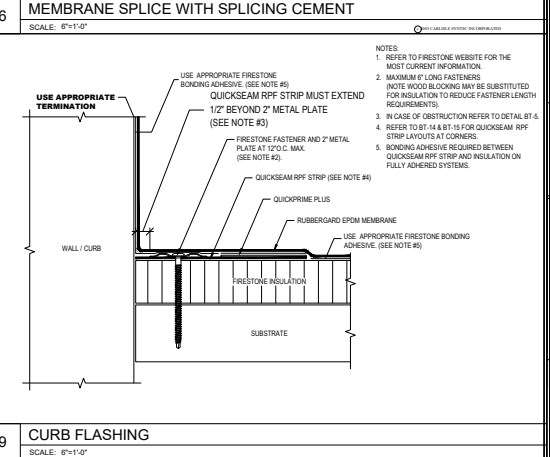
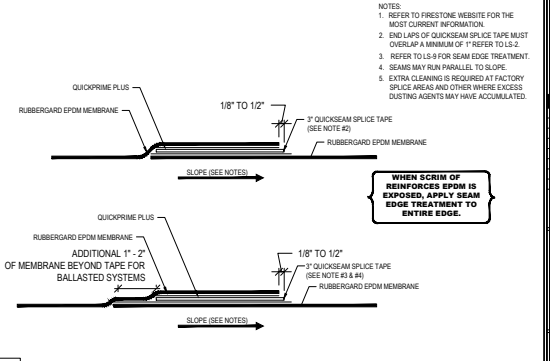
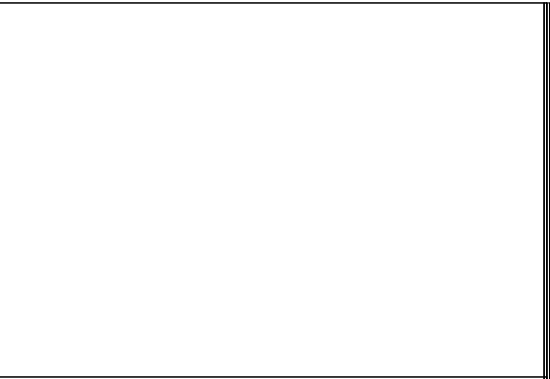
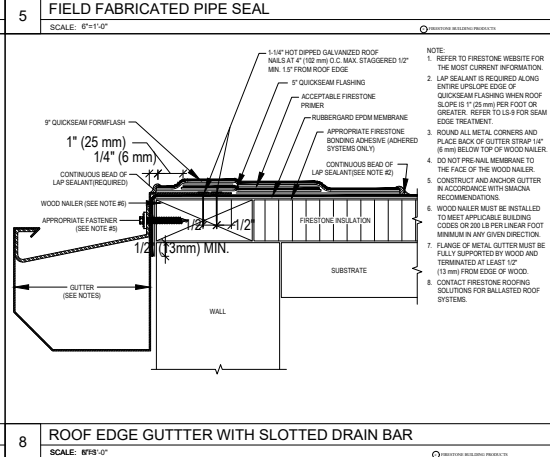
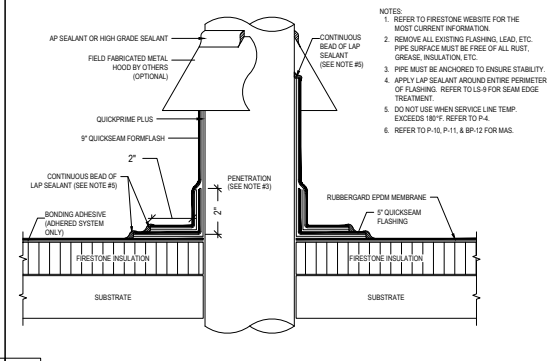
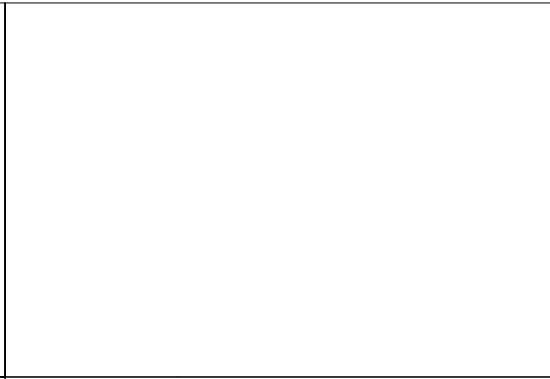
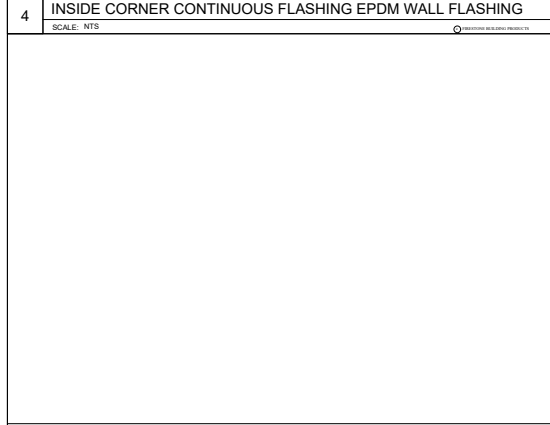
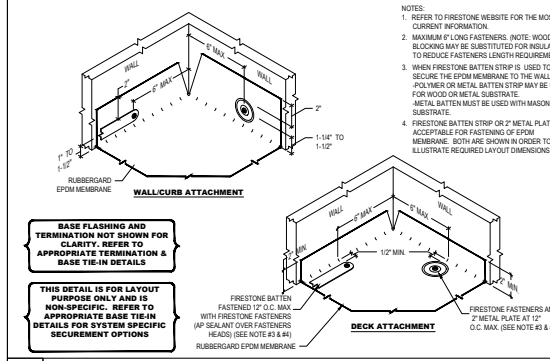
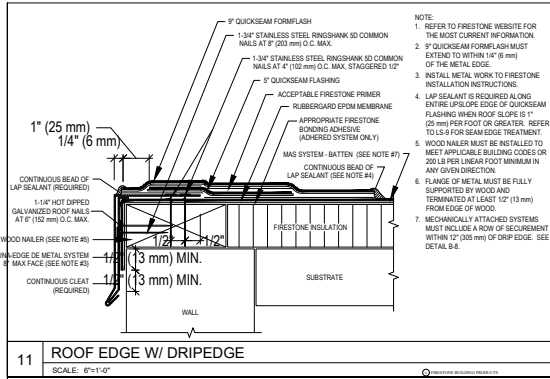
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Drawing Name
PROPOSED SECTIONS

Sheet No.
A-2.3



1 PROPOSED SITE SECTION
3/16" = 1'-0"



Location
ROOF DECK REPLACEMENT
UNIT 3
59 WARREN AVE
BOSTON, MASS

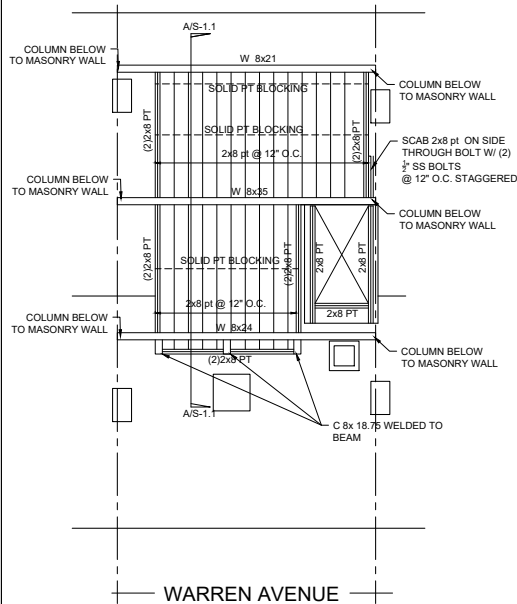


No.	Revision Date

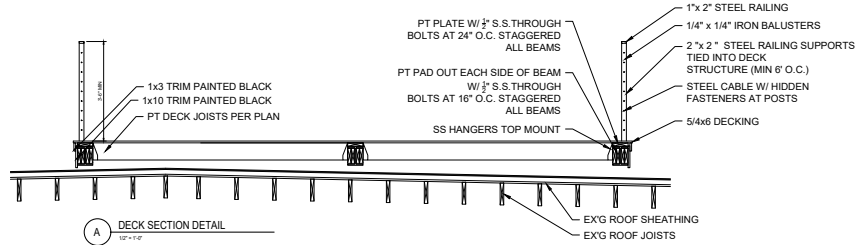
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Scale: AS NOTED
Date: 05-31-2022
Drawn By: SL

Drawing Name
PROPOSED ROOF DETAILS

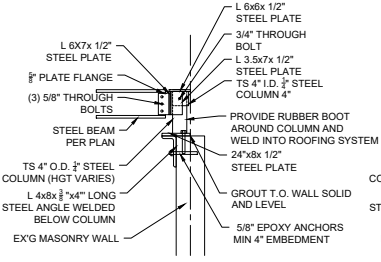
Sheet No.
A-3.1



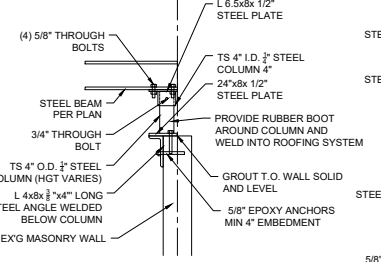
1 ROOF DECK REPLACEMENT FRAMING PLAN
1/8" = 1'-0"



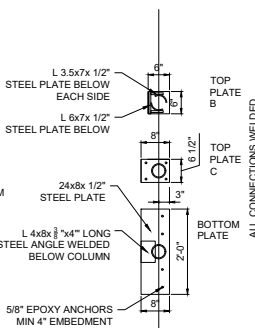
A DECK SECTION DETAIL
1/2" = 1'-0"



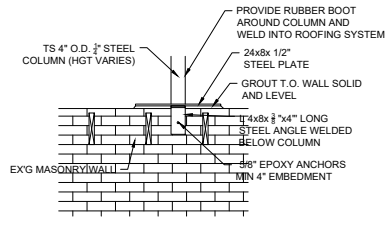
B LOW HEIGHT BEAM SUPPORT DETAIL
3/8" = 1'-0"



C BEAM SUPPORT DETAIL
3/8" = 1'-0"



D PLATE DETAILS
3/8" = 1'-0"



E BASE PLATE SIDE ELEVATION
3/8" = 1'-0"

- STRUCTURAL STEEL NOTES:**
1. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 SPECIFICATIONS, EXCEPT SQUARE STEEL TUBE COLUMNS.
 2. ALL SQUARE STEEL TUBE COLUMNS SHALL CONFORM TO ASTM A500, WITH A MINIMUM YIELD STRESS OF 46,000 PSI.
 3. ALL SHOP CONNECTIONS SHALL BE WELDED.
 4. FIELD CONNECTION SHALL BE MADE WITH HIGH STRENGTH FRICTION BOLTS MEETING A325-X SPECIFICATIONS.
 5. ALL BOLTS SHALL BE 3/4" IN DIAMETER, OR AS NOTED ON DRAWINGS. HOLES SHALL BE 1/16" LARGER.
 6. ALL STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT OF RUST INHIBITIVE PAINT, SUCH AS TNEMEC-99, OR RUST INHIBITOR BY "MAINLINE", OR, PAINT, AS NOTED IN THE SPECIFICATIONS.
 7. AFTER STRUCTURAL STEEL ERECTION IS IN PLACE, ALL EXPOSED AREAS SHALL BE TOUCHED UP. SEE SPECIFICATIONS ON PAINTING FOR ADDITIONAL REQUIREMENTS.
 8. PROVIDE 3/4" GROUT, 3,000 PSI, AND 1/4" THICK LEVELING PLATES UNDER ALL COLUMN BASE PLATES, WITH FOUR (4) 3/4" DIAMETER x 16" LONG ANCHOR BOLTS, OR AS NOTED.
 9. PROVIDE A MINIMUM OF 6" BEARING ON EACH SIDE OF LINTELS AND HEADERS OVER DOORS, WINDOWS, LOUVERS, AND OPENINGS, ETC.
 10. THE CONTRACTOR SHALL SUBMIT A REPRODUCIBLE SEPIA AND FOUR PRINTS OF SHOP DRAWINGS, SHOWING ALL STRUCTURAL STEEL SIZES, CONNECTIONS AND DETAILS, TO THE ARCHITECT FOR HIS APPROVAL. FABRICATION OF STRUCTURAL STEEL MEMBERS SHALL NOT BEGIN WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT OR HIS ENGINEER.
 11. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST COMMONWEALTH OF MASSACHUSETTS BUILDING CODE AND THE STRUCTURAL STEEL INSTITUTE SPECIFICATIONS FOR BUILDINGS AND BRIDGES.

Location
ROOF DECK REPLACEMENT
UNIT 3
59 WARREN AVE
BOSTON, MASS



No.	Revision Date

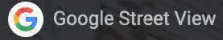
Project No: 2022126
Scale: AS NOTED
Date: 05-31-2022
Drawn By: SL

Drawing Name
FRAMING DETAILS

Sheet No.
S-1.1

30 Clarendon St

Boston, Massachusetts

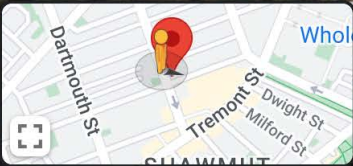


Sep 2022

[See more dates](#)



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