

7 CHESTNUT

BOSTON, MA 02108

APRIL 20, 2022

ISSUED FOR CONSTRUCTION

ARCHITECT
EMBARC

580 HARRISON AVE, SUITE 2W
BOSTON, MA 02118
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OWNER

7 CHESTNUT STREET LLC
92 HIGH STREET, SUITE 22
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CONSULTANTS

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
REQD.	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

	REFERENCE NUMBER
	BUILDING SECTION DRAWING SHEET
	REFERENCE NUMBER DETAIL DRAWING SHEET
	REFERENCE NUMBER DRAWING DRAWING SHEET
	REFERENCE NUMBER INTERIOR ELEVATION DRAWING SHEET
	REFERENCE NUMBER EXTERIOR ELEVATION DRAWING SHEET
	NORTH ARROW
	WINDOW TAG
	DOOR TAG
	WALL TYPE TAG
	APPLIANCE TAG
	REVISION TAG
	CENTER LINE



VICINITY MAP



PROJECT DATA

LEVEL	COMMON	RESIDENTIAL
GARDEN	0	913
FIRST	0	1160
SECOND	0	1174
THIRD	0	1165
FOURTH	0	1045
FIFTH	0	903
TOTAL GSF =	0 GSF	6360 GSF

COMMON AREA	0 SF
UNIT 1	1,849 SF
TOTAL	6,360 GSF

- A. USE GROUP:
RESIDENTIAL
R-3 (RESIDENTIAL, ONE DWELLING UNIT)
- B. CONSTRUCTION CLASSIFICATION:
TYPE 3-B CONSTRUCTION
- C. FULLY SPRINKLERED

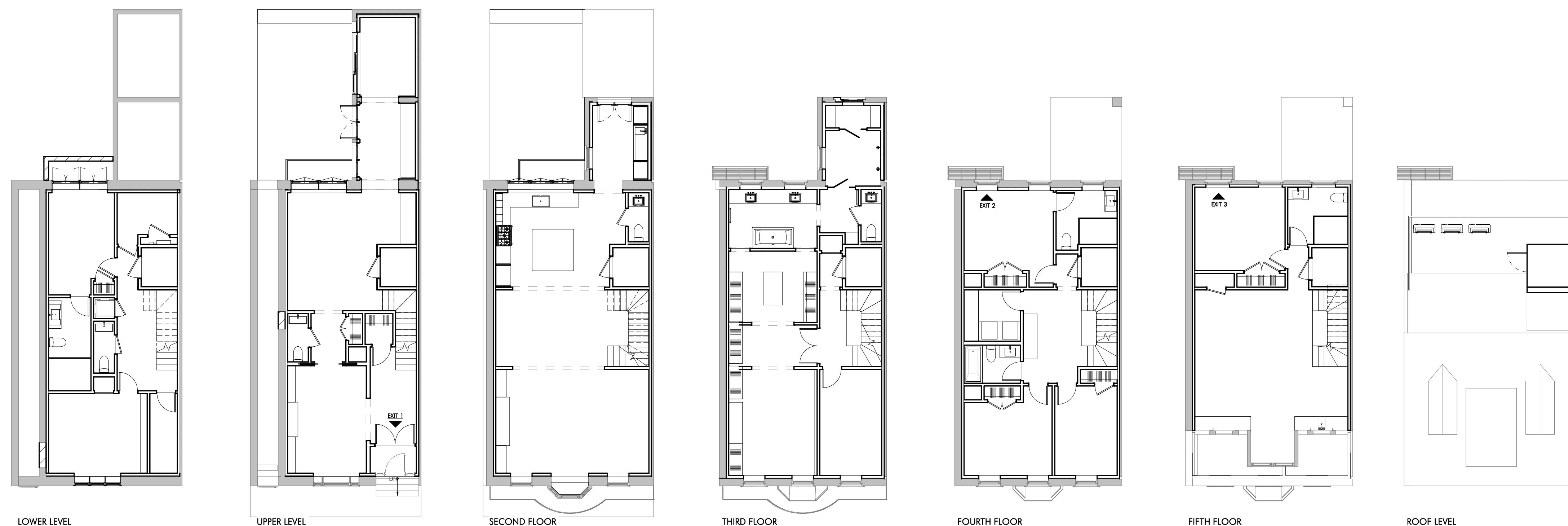
ZONING REVIEW

BOSTON PROPER; H-2-65 ZONE

	ALLOWABLE	EXISTING	PROPOSED
LOT SIZE	NONE	1,665 S.F.	NO CHANGE
LOT WIDTH	NONE	23' - 8"	NO CHANGE
F.A.R. (2.0)	3,330 S.F. (2.0)	5,447 S.F. (4.68)	6,359 (5.46)
BUILDING HEIGHT	65'-0"	± 58'-0"	62'-8"
FRONT YARD	20'-0"	± 3'-6"	NO CHANGE
SIDE YARD	0'-0"	0'-0"	NO CHANGE
REAR YARD	30'-0"	± 24'-8"	NO CHANGE

SHEET LIST

NUMBER	NAME
A000	COVER
A001	CODE REVIEW
A002	BUILDING INFORMATION
A010	EXISTING PLANS
A011	EXISTING PLANS
D101	DEMOLITION PLANS
D102	DEMOLITION PLANS
A101	CONSTRUCTION PLANS
A102	CONSTRUCTION PLANS
A103	CONSTRUCTION PLANS
A201	BUILDING ELEVATIONS
A501	INTERIOR DETAILS
A502	EXTERIOR DETAILS



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BOSTON, MA 02108

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REVISIONS

MARK	ISSUE	DATE



DRAWING INFORMATION

ISSUE: ISSUED FOR CONSTRUCTION
DATE: APRIL 20, 2022
PROJECT #: 22010
SCALE: As indicated

DRAWING TITLE

COVER

DRAWING NUMBER

A000

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CODE SUMMARY

Building Overview: The building is an existing five-story residential building. No Change of use or occupancy classification. Proposed work to include (1) proposed dwelling unit, mechanical headhouse, exterior restoration.

Only the exterior brick walls and roofs will be retained. The existing wood interior framing and all other infrastructure is to be removed in its entirety.

The building is to be fully sprinklered per NFPA 13.

Executive Summary

- This report is based on the IBC 2015, the IEBC 2015, MA amendments; collectively the 9th Edition of 780 CMR. Using the Work Area Method, this is a Level 3 project.

APPLICABLE CODES

Code Type	Applicable Code
Building	(Model Code Basis) 780 CMR, Massachusetts Building Code (9th Edition) (2015 International Building Code, amended) (2015 International Existing Building Code, amended)
Energy	2015 International Energy Conservation Code, amended
Fire	527 CMR, Massachusetts Fire Prevention Regulations (2012 NFPA-1, amended) NFPA 10 for fire extinguisher placement NFPA 13 for fire protection systems
Accessibility	521 CMR, Massachusetts Architectural Access Board Regulations (2006) ADA: Americans With Disabilities Act (ADAAG 2010)
Electrical	527 CMR 12.00, Massachusetts Electrical Code (2017 National Electrical Code, amended)
Mechanical	2015 International Mechanical Code
Plumbing	248 CMR 10.00, Massachusetts Plumbing Code
Sanitary	105 CMR 41.0, Massachusetts State Sanitary Code

Existing Building Overview

Existing Occupancy: Group R-3 (one- or two- family residential), 1 unit
Proposed Occupancy: Group R-3 (one- or two- family residential), 1 unit
Height and Area: 5 stories; 62'-8"; 6,359 sq ft
Minimum Construction Type: Type IIIB (Fully Sprinklered)

Project Data

LEVEL	COMMON	RESIDENTIAL
GARDEN	0	913
FIRST	0	1160
SECOND	0	1174
THIRD	0	1165
FOURTH	0	1045
FIFTH	0	903
TOTAL GSF =	0 GSF	6359 GSF

Work Area Compliance Method

The premise behind the three levels of work is, besides requiring that all new equipment and systems meet the code for new construction, that additional building improvements are required above and beyond the scope of work otherwise proposed.

Alterations -- Level 1: Level 1 alterations covers removal and replacement of existing materials, elements, equipment or fixtures using like materials that serve the same purpose.

Alterations -- Level 2: Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration of any system, or the installation of any additional equipment.

Alterations -- Level 3: Level 3 alterations apply where the work area exceeds 50 percent of the aggregate area of the building.

Analysis: The project is Level 3 project, which requires full compliance with all provisions for Level 1, Level 2 and Level 3. The provisions of Chapters 6, 7, and 8 all apply for this project.

New Construction

Level 1, IEBC 602.4: All new work shall comply with materials and methods requirements in the IBC, IECC, and IMC, as applicable...

Analysis: The new fixtures, finishes, and replacement equipment must meet the provisions of the code for new construction. The provisions of Level 1 will be met.

Level 2, IEBC 701.3: All new construction elements, components, systems and spaces shall comply with the requirements of the IBC.

Analysis: Fixtures, finishes, and replacement equipment and materials must meet the provisions of the code for new construction. In the event the provisions for new construction cannot be met, Compliance Alternatives may be proposed.

Height and Area Limitations

Since the interior structure is new, compliance with current height and area limitations is required.

Energy Code
SECTION R402: RESIDENTIAL BUILDING ENVELOPE REQUIREMENTS (TABLE C402.1.2)

BUILDING ELEMENT	CLIMATE ZONE 5A (A - MOIST) - INSULATION R-VALUES
CEILING	R-49
WOOD FRAME WALL	R-20 OR R-13 cavity + R-5ci
MASS WALLS	R-13/17 ^a
FLOORS	R-30 ^b
ROOF/CEILINGS	R-49 (min. R-30 allowed at 500sf or 20% of total insulated ceiling area - R402.2.2)
BASEMENT WALL	R-15/19 ^c
SLAB ^d	R-10 AND 2FT DEEP (when slab surface is less than 12" below grade - R402.2.10)
CRAWL SPACE WALL	R-15/19 ^c

- R-13ci on interior or exterior of the home or R-17 cavity insulation on the interior of the basement wall
- Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19
- R-15ci on exterior or exterior of the home or R-19 cavity insulation on the interior of the basement wall. Alternatively, compliance shall be R-5ci on the interior or exterior of the home plus R-13 cavity insulation on interior the basement wall.
- R-5 insulation shall be provided under full slab area of a heated slab in addition of the req'd slab edge insulation R-value for slabs, as indicated in table. The slab edge insulation for heated slabs shall not be required to extend below the slab.

Primary Structural Frame Fire Resistance Ratings: The table shown below summarizes the requirements for Type IIIB construction. This table is based upon 780 CMR Table 601.

Building Element	IBC Type IIIB (Hours)
Structural frame	0 ^b
Including columns, girders, trusses	0 ^b
Bearing walls	2 ^{a, 8}
Exterior	0
Bearing walls	0
Interior	0
Non-Bearing Walls and Partitions	1 ^a
Exterior	0
Non-Bearing Walls and Partitions	0
Interior	0
Floor Construction	0 ^b
Including supporting beams and joists	0 ^b
Roof Construction	0
Including supporting beams and joists	0

A. Not less than rating based on fire separation distance (addressed later in this report)
B. Not less than rating of structure supported

Analysis: The fire separation distance is 20 feet or greater on the front and rear exterior walls. The allowed percentage of exterior wall openings is unlimited and front and rear walls do not need to be rated unless as Type IIIB if loadbearing. Any exposed exterior wall will need to be fire resistance rated for one hour for exposure from both sides. All exterior walls must be non-combustible in Type IIIB; fire retardant wood is permitted.

The party walls (780 CMR 706.1.1) are considered a shared structural wall between adjacent dwellings and shall be constructed as a 3hr rated fire wall in a R-3, IIIB building.

Fire resistance Assemblies: The table shown below summarizes the fire resistance ratings for various wall types in the building and their opening protectives.

Building Element	Wall Type	Fire Resistance Rating (Hours)	Opening Protection Rating
Shafts, Stair and Hoistway Enclosures	Fire Barrier	2 (1 ^a)	90 minutes (60 ^b)
Dwelling Unit Separations, Type IIIB	Fire Partition	0.50 ^c	20 ^b
Non-dwelling/Dwelling Unit Separations	Fire Partition	1	45 minutes
Common Area Corridors serving sleeping rooms or dwelling units	Fire partition	0.50 ^c	20 ^b minutes
Electrical/Telecom Closets	---	---	---
Electrical Rooms with xfmr > 112.5 kVA	Fire Barrier	1	60 minutes
Emergency Electrical Rooms	Fire Barrier	2	90 minutes
Transformer Vault	Fire Barrier	3	180 or 20/90 minutes
Fire Pump Room	Fire Barrier	2	90 minutes
Elevator Machine Room	Fire Barrier	2	90 minutes
Mechanical Rooms	Reference Table 509 for Incidental Uses	---	---

a. If connecting 3 stories or less; but not less than the rating of the building floor.
b. Doors must be smoke and draft control doors (780 CMR 716.5.3)
c. Fire resistance rated supporting construction is not required but the floor slab is required to have a 30 min rating per 780 CMR 712.3 Exception.

780 CMR 420.2 Separation Walls: Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.

709.3 Fire-resistance rating: Fire Partitions shall have a fire-resistance rating of not less than 1 hour.
Exception: Dwelling unit and sleeping unit separations in buildings of Type IIB, IIIB and VB construction shall have fire-resistance ratings of not less than 0.5 hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Analysis: Walls separating each unit require 0.5 hour fire resistant rating for Type IIIB. Walls separating units from other common use spaces, for example the entry lobby, require a 1 hour rating.

Means of Egress

The means of egress will be via the existing interior stair and the existing exterior fire balcony.

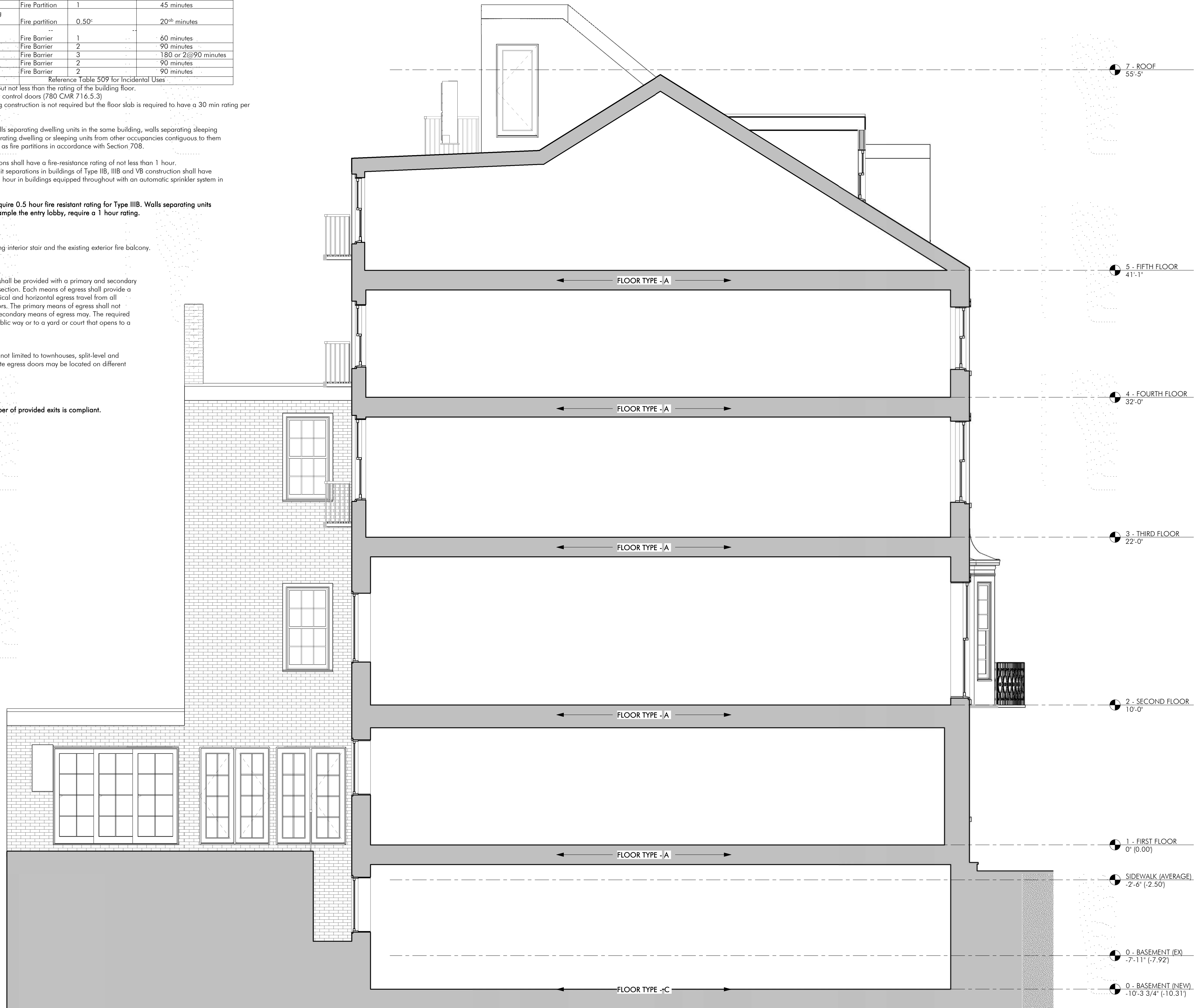
780 CMR 51.00

R311.1 Means of Egress. Dwelling units shall be provided with a primary and secondary means of egress in accordance with this section. Each means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the egress doors. The primary means of egress shall not require travel through a garage but the secondary means of egress may. The required egress doors shall open directly into a public way or to a yard or court that opens to a public way.

NOTES:

- In multi-level dwellings, including but not limited to townhouses, split-level and raised ranch style layouts, the two separate egress doors may be located on different levels.

Analysis: The egress capacity and number of provided exits is compliant.



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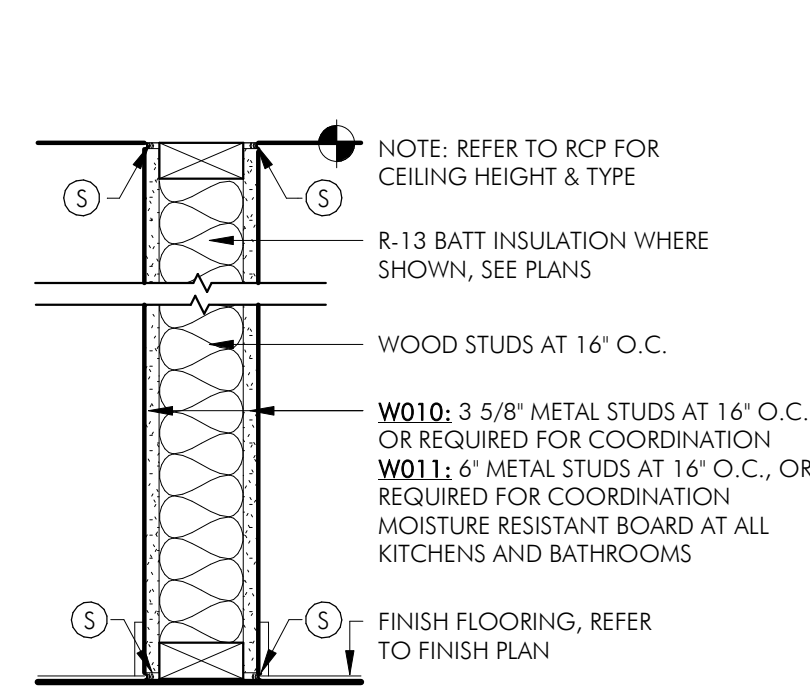
DRAWING TITLE
CODE REVIEW

DRAWING NUMBER

A001

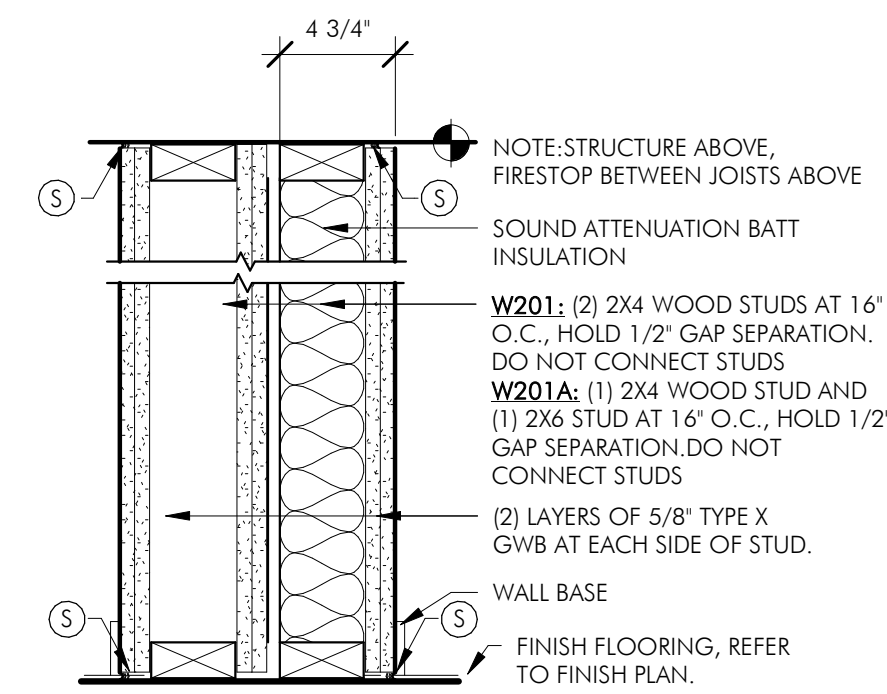
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- SEE FLOOR PLANS FOR PARTITION TAGS AND LOCATIONS.
- SEE FLOOR PLANS FOR LOCATIONS OF SOUND INSULATION.
- PARTITION TYPE DETAILS SHOW ONLY PRINCIPLE COMPONENTS AND REQUIREMENTS, RATED PARTITIONS WITH U.L. DESIGN NUMBERS MAY HAVE ADDITIONAL COMPONENTS AND REQUIREMENTS; REFER TO U.L. FIRE RESISTANCE DIRECTORY.
- RATED PARTITIONS SHALL HAVE U.L. HEAD DESIGNS, SEALANT, AND FILL MATERIAL OF THE SAME RATING.
- 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 THROUGH A FIRE-RATED PARTITION, AN ACOUSTICAL FIRE-RATED CAULK SHALL BE USED.
- SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS FOR REINFORCING, BRACING AND OTHER SPECIAL REQUIREMENTS.
- PROVIDE LATERAL BRACING AND CROSS-BRIDGING AS RECOMMENDED BY STUD MANUFACTURER FOR EACH CONDITION.
- COORDINATE FINISHES APPLIED TO PARTITIONS AS INDICATED IN THE FINISH SCHEDULE, INTERIOR ELEVATIONS AND ELSEWHERE IN THE CONTRACT DOCUMENTS.
- 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.
- SUBSTITUTE MOISTURE-RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND LAUNDRY ROOMS.
- WHERE TWO OR MORE LAYERS OF GYPSUM BOARD ARE USED, BOTH HORIZONTAL AND VERTICAL JOINTS SHALL BE STAGGERED.
- FIBER INSULATION SHOULD BE UN-FACED AND SECURED TO STRUCTURE TO PREVENT SAGGING.

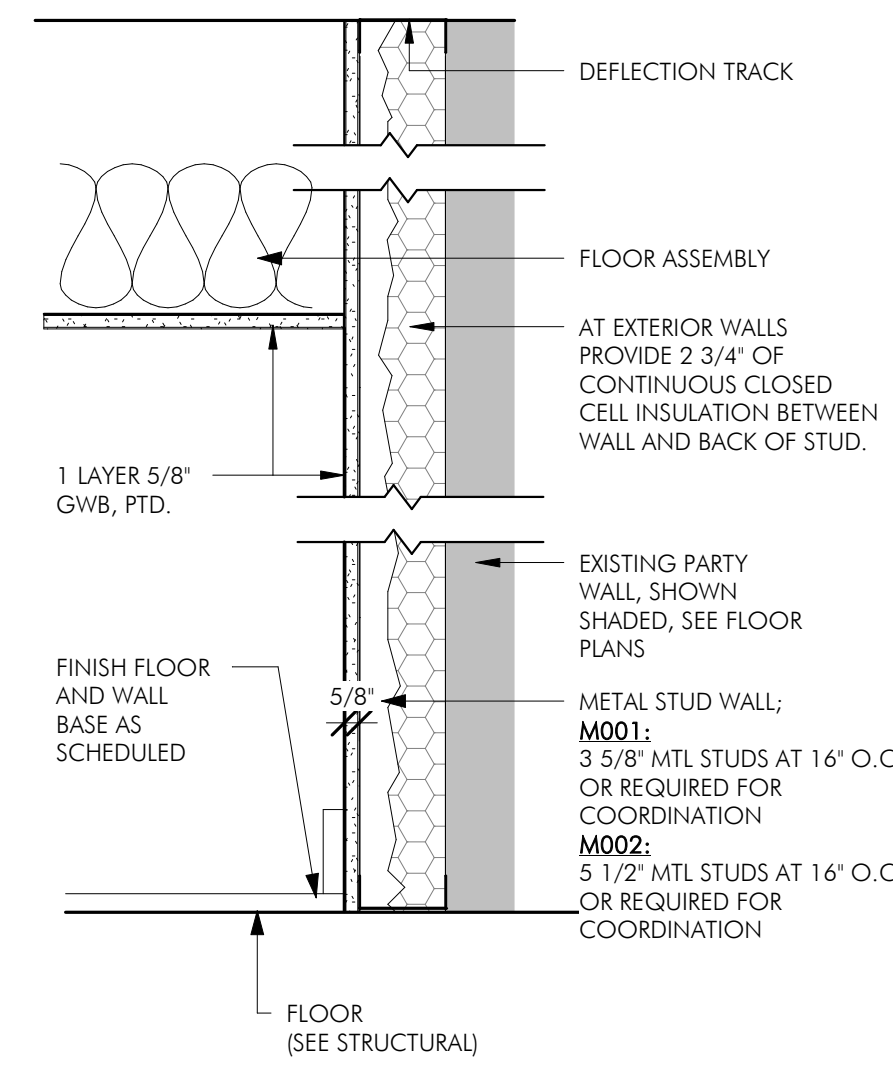


W010 TYPICAL PARTITION - 2X4 STUD

W011 TYPICAL PARTITION - 2X6 STUD

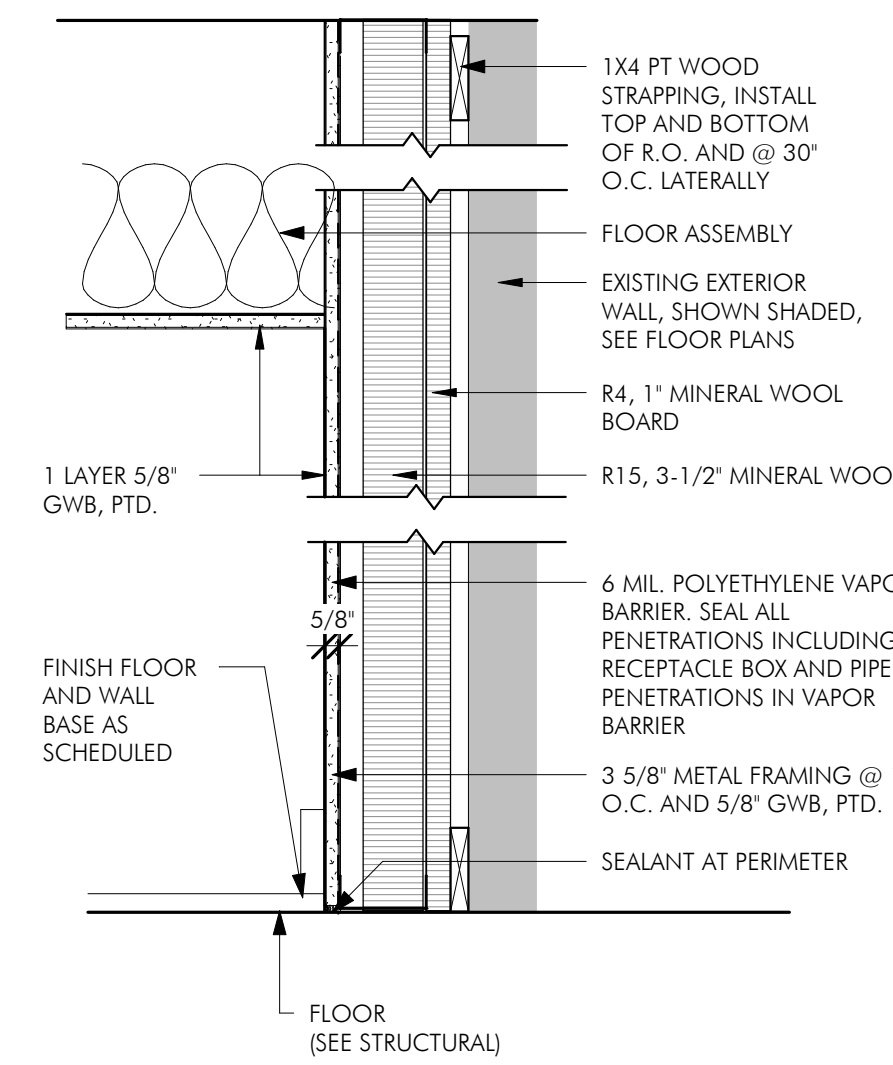


W203 TENANT TO STAIRWELL - 2X4 STUD



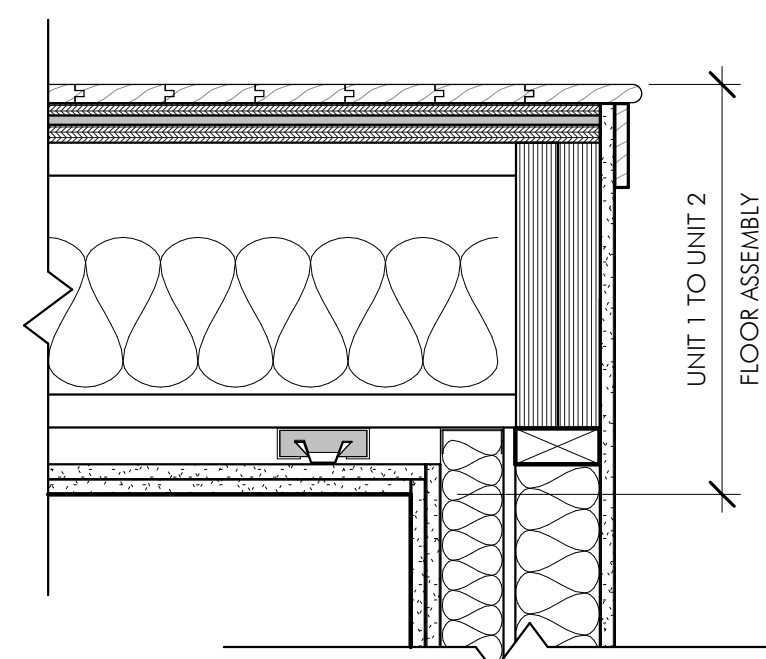
M001 METAL FURRING WITH 3 5/8" STUD AT EXISTING MASONRY PARTY WALL

M002 METAL FURRING WITH 5 1/2" STUD AT EXISTING MASONRY PARTY WALL



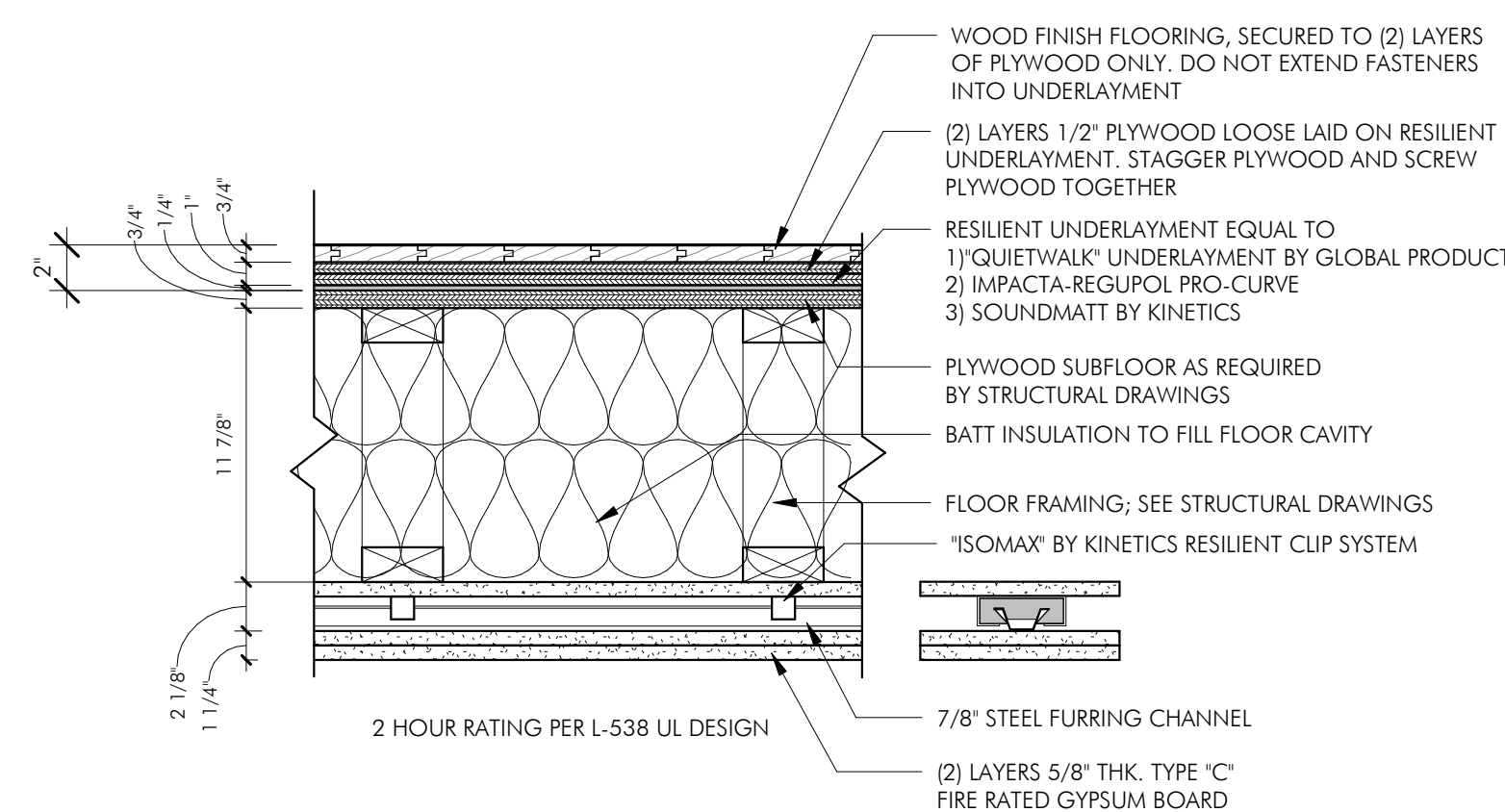
M001A METAL FURRING WITH 3 5/8" STUD AT EXISTING MASONRY EXTERIOR WALL

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

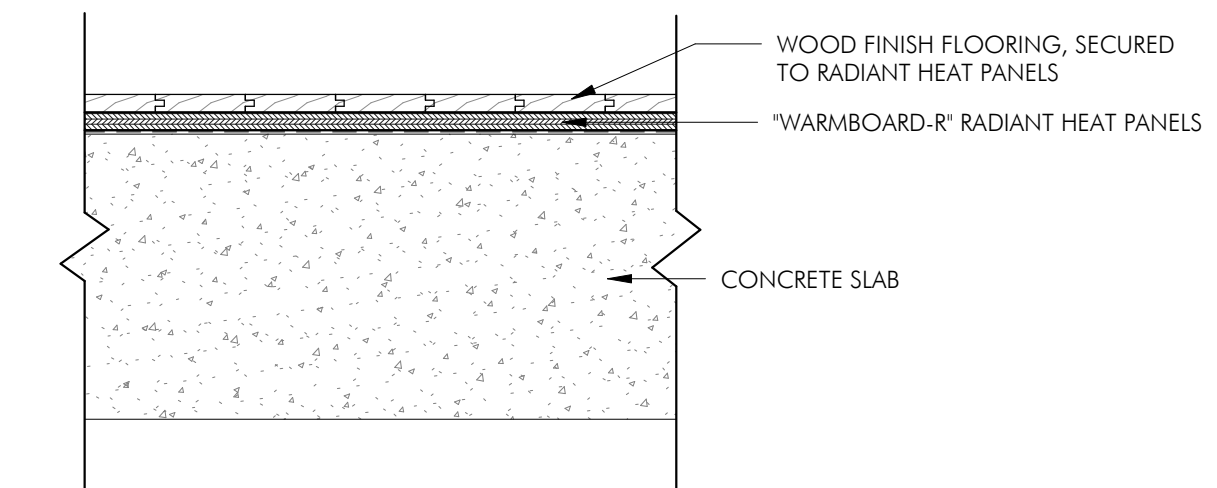


3 FLOOR TYPE 'A' - TYPICAL IN-UNIT FLOOR ASSEMBLY
1 1/2" = 1'-0"

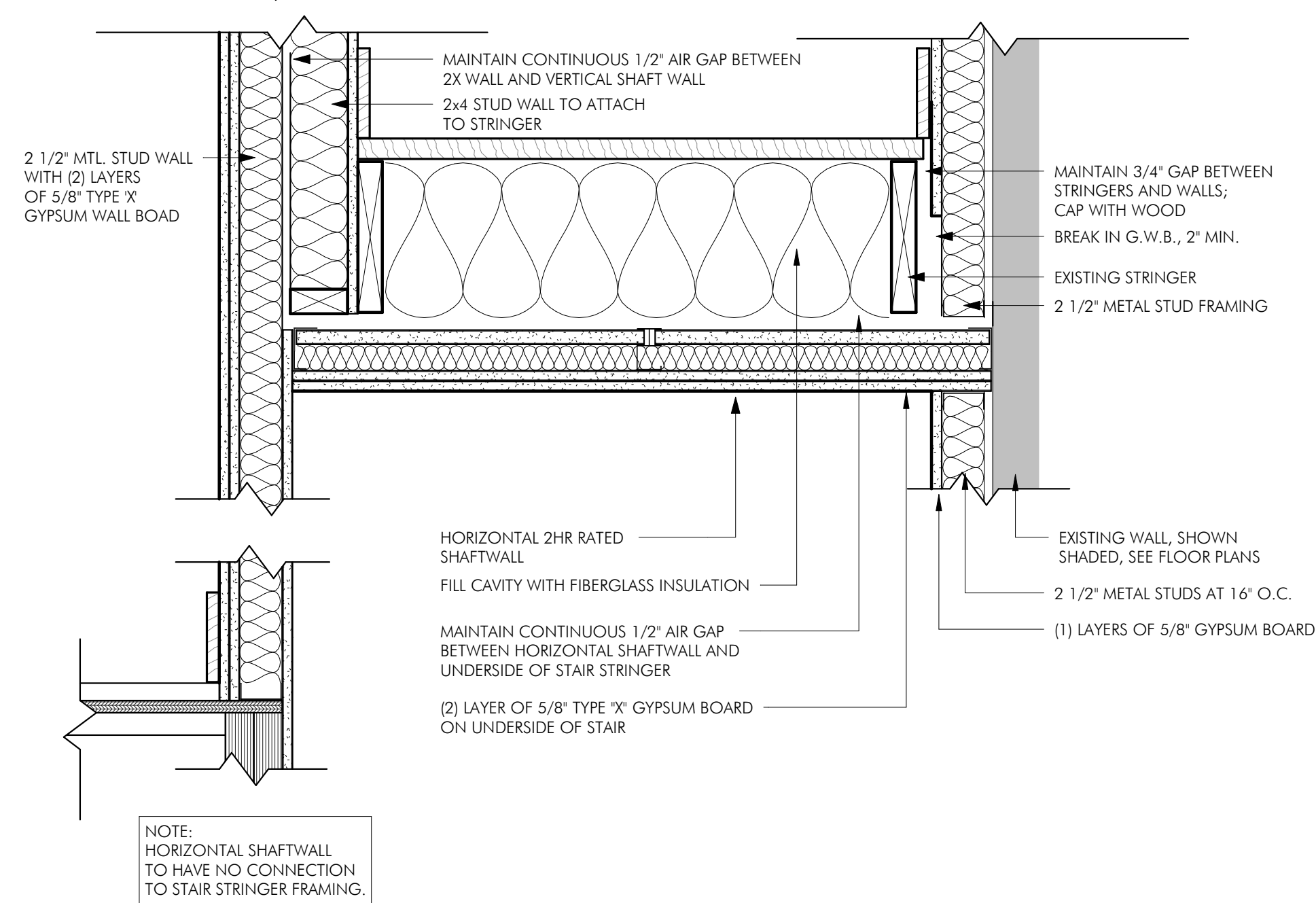
4 FLOOR TYPE 'B' - TYPICAL DEMISING FLOOR ASSEMBLY
1 1/2" = 1'-0"



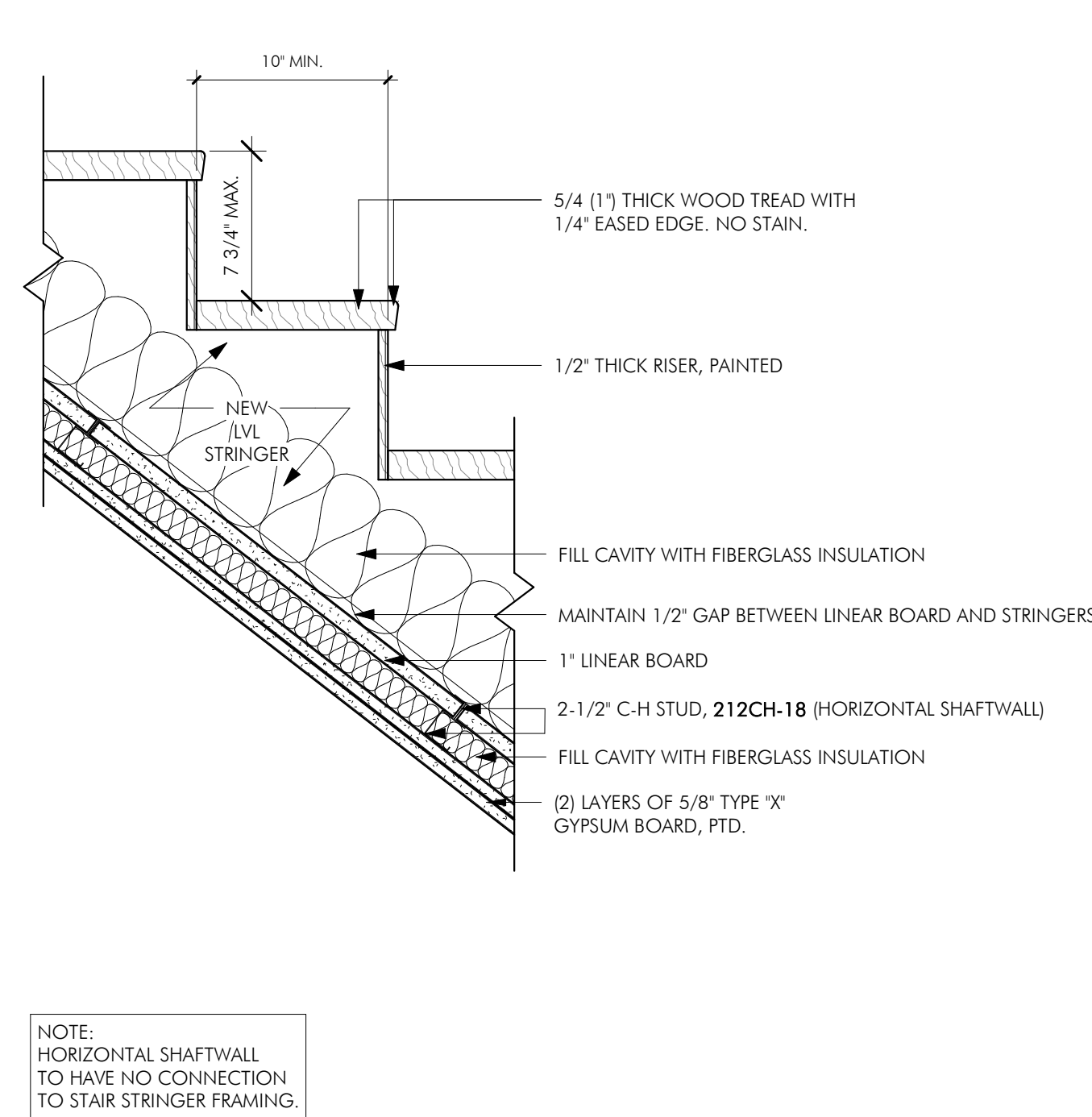
5 FLOOR TYPE 'C' - TYPICAL BASEMENT FLOOR ASSEMBLY
1 1/2" = 1'-0"



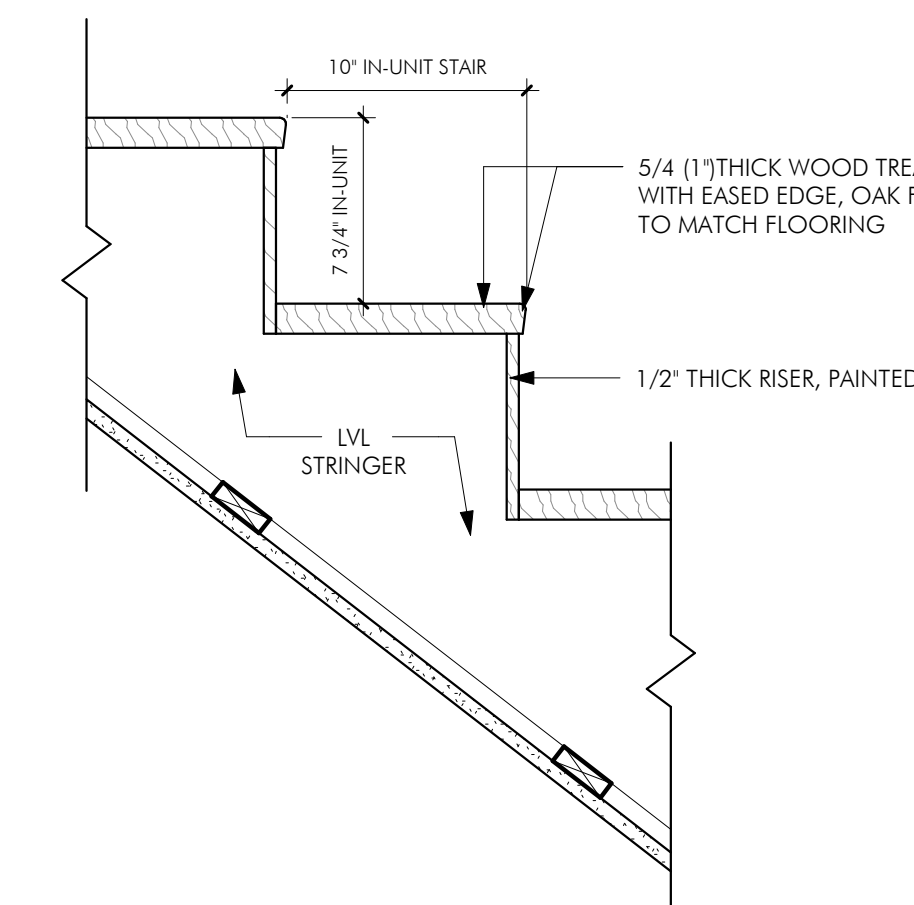
2 DEMISING WOOD STAIR ASSEMBLY - SECTION
1 1/2" = 1'-0"



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



7 WOOD STAIRS - TYPICAL NON-DEMISING STAIR
1 1/2" = 1'-0"



REVISIONS

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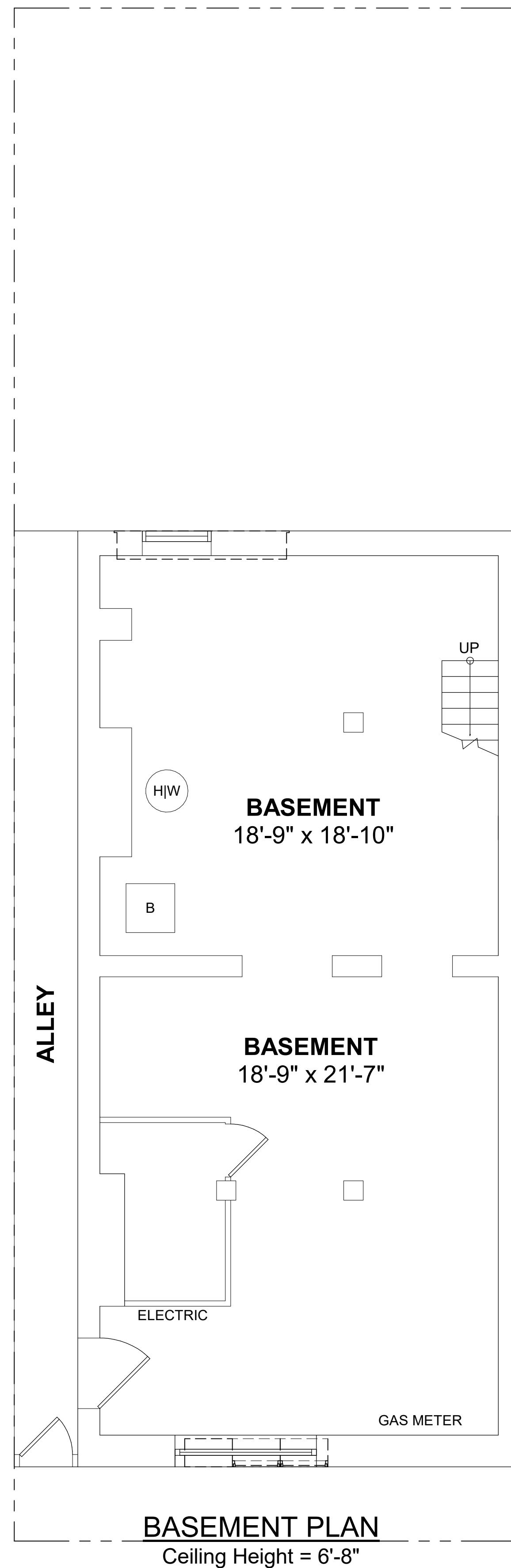
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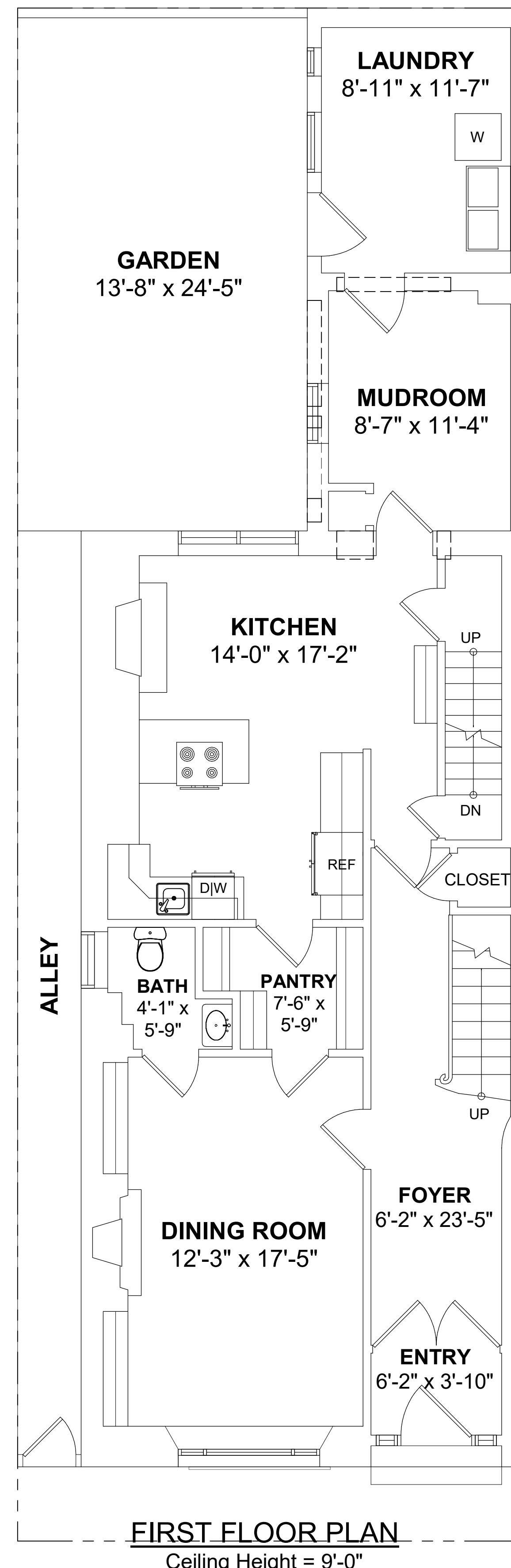
DRAWING TITLE
BUILDING INFORMATION

DRAWING NUMBER

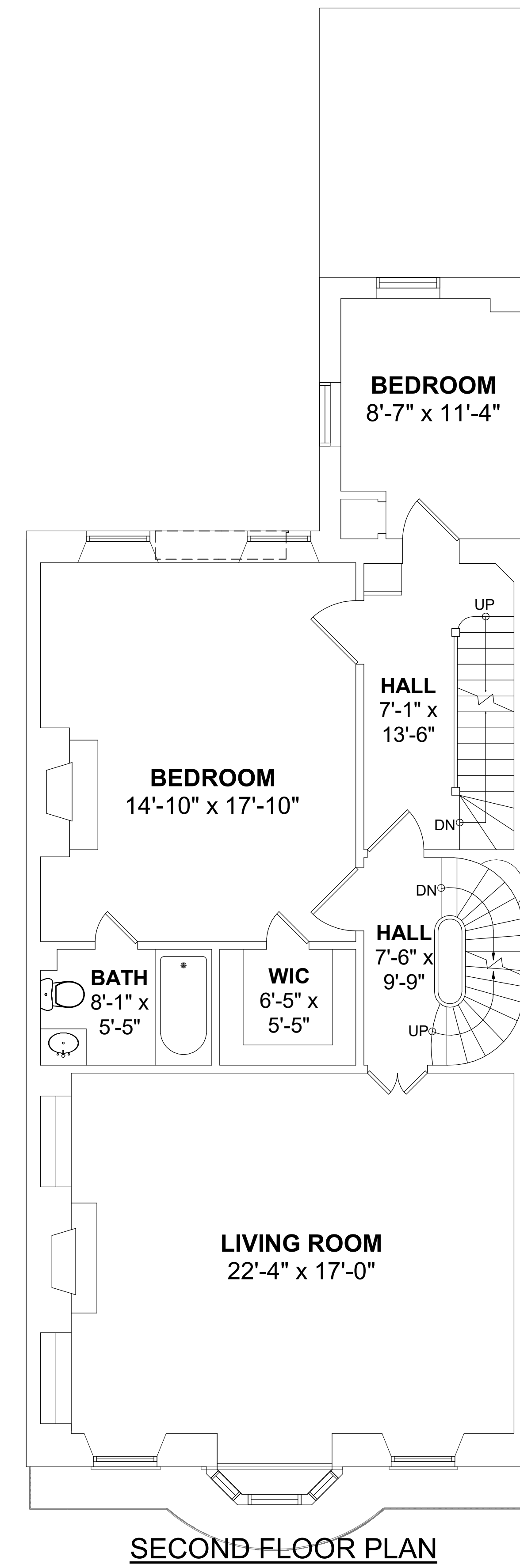
A002



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



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



3 2 - SECOND FLOOR - EXISTING
1/4" = 1'-0"

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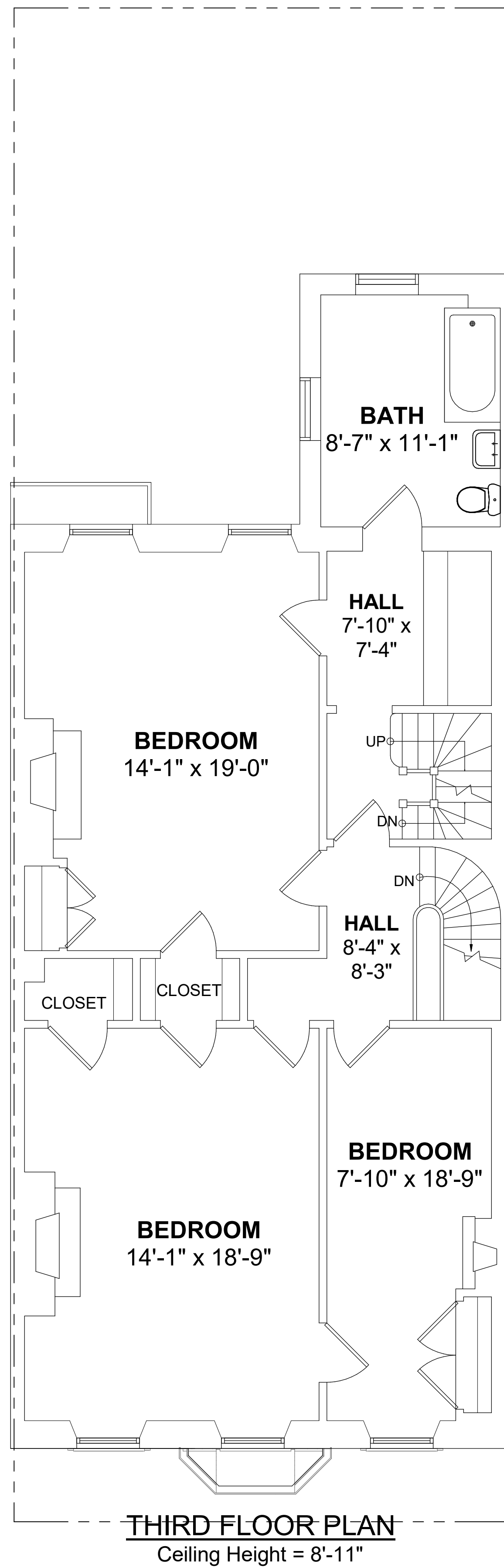
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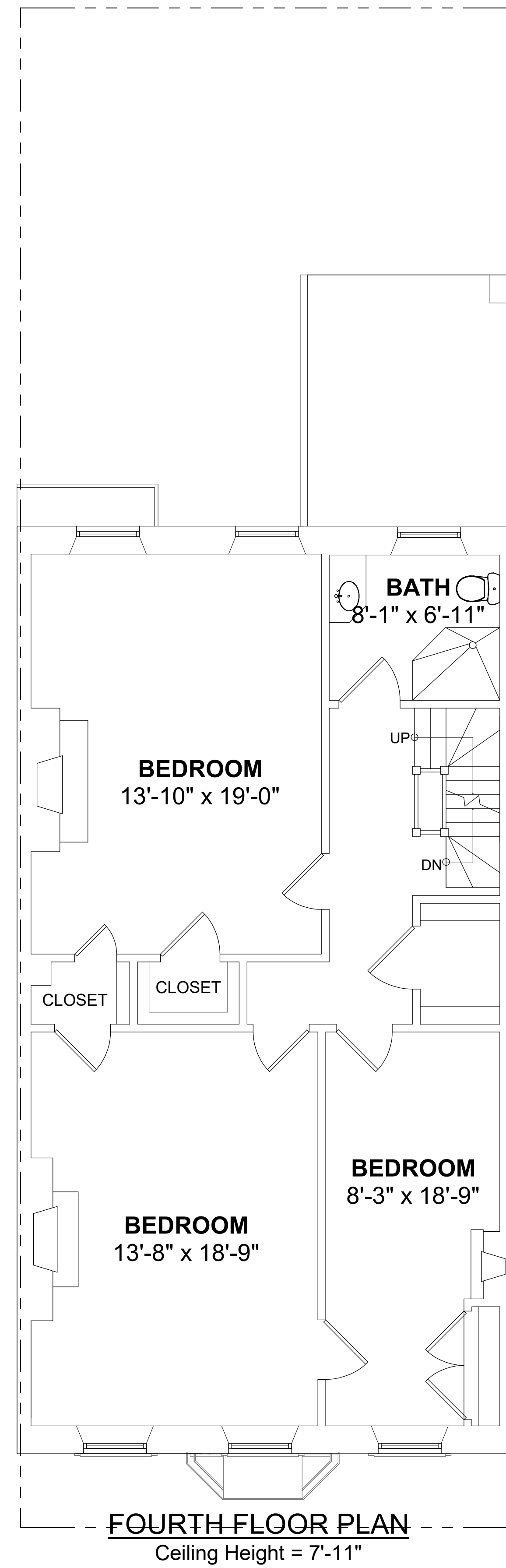
EXISTING PLANS

DRAWING NUMBER

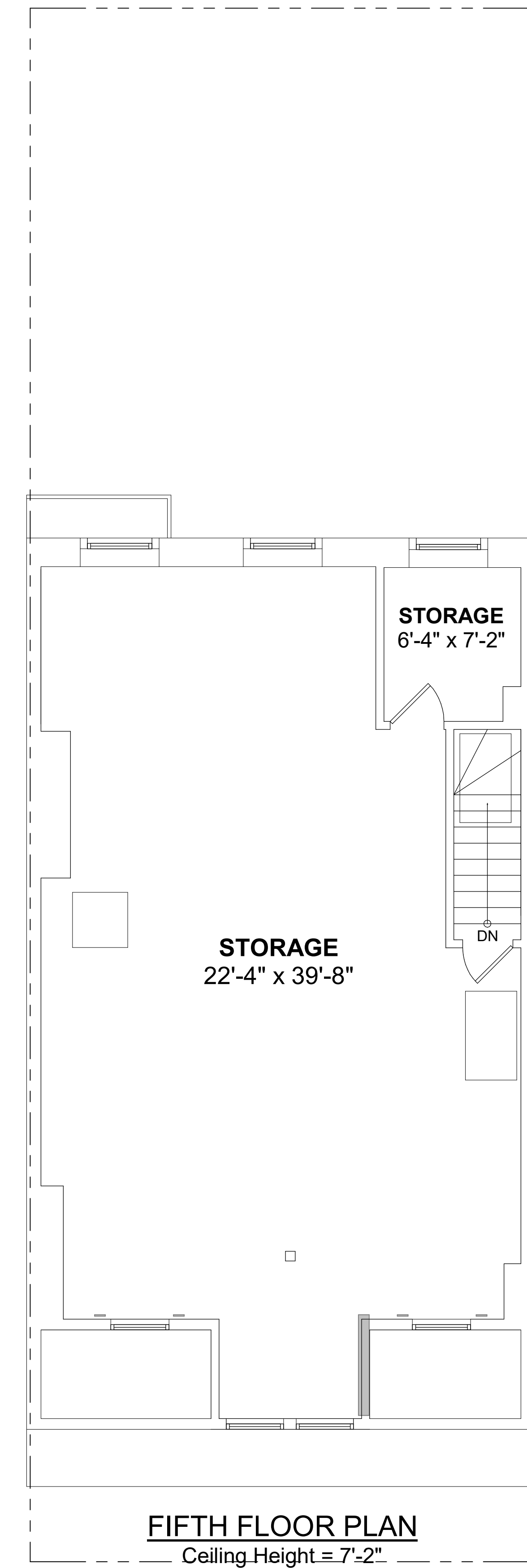
A010



1 3 - THIRD FLOOR - EXISTING
1/4" = 1'-0"



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



3 5 - FIFTH FLOOR - EXISTING
1/4" = 1'-0"

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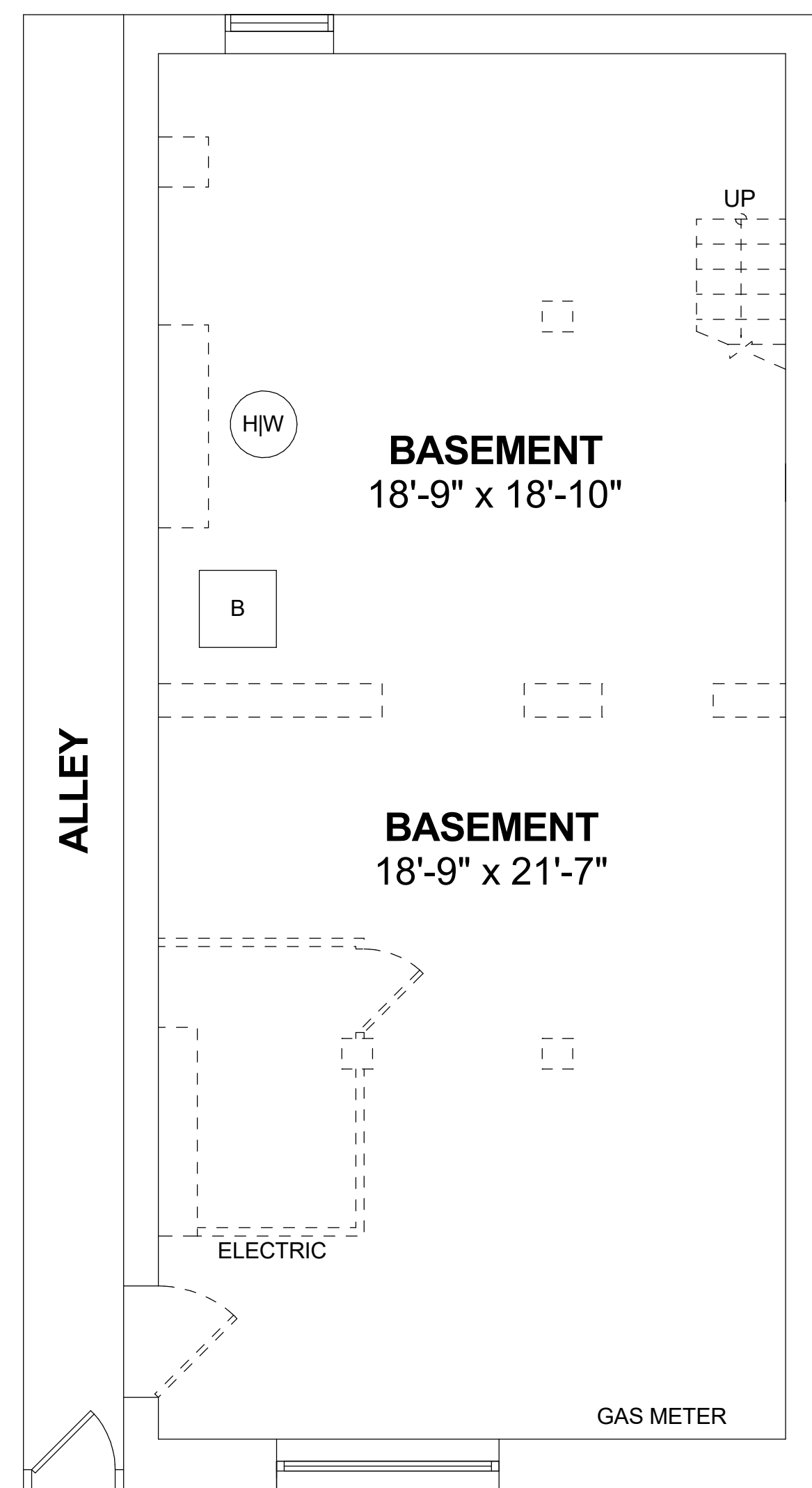
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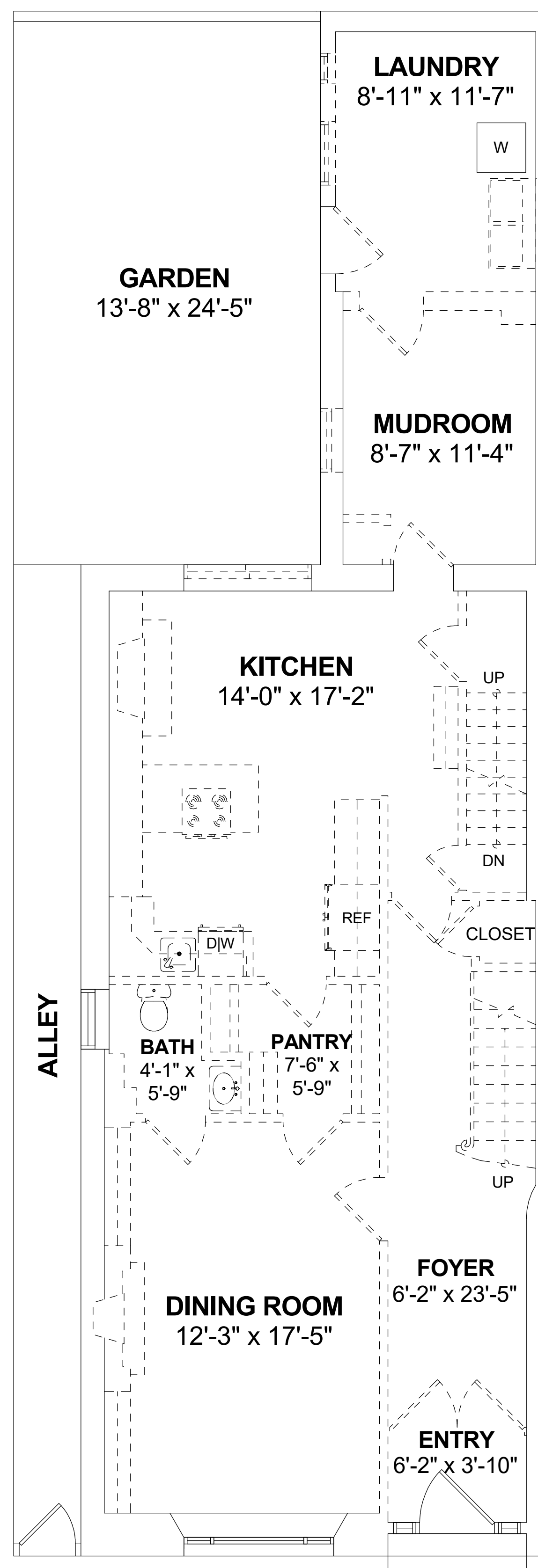
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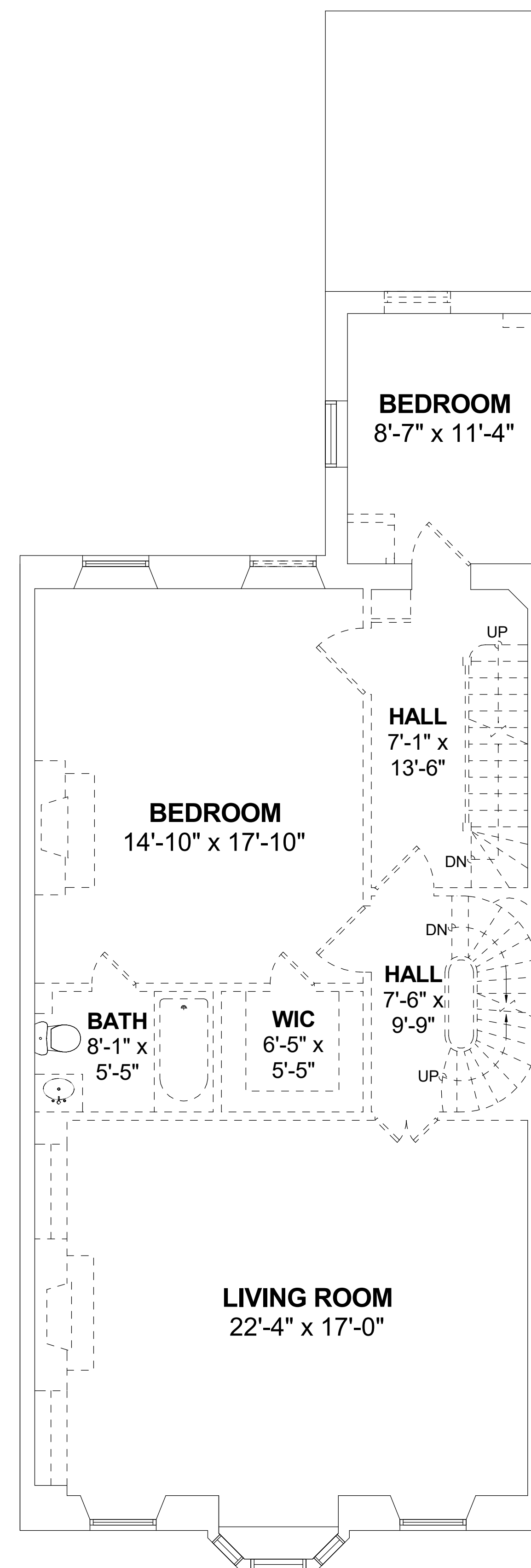
A011



BASEMENT PLAN
Ceiling Height = 6'-8"



FIRST FLOOR PLAN
Ceiling Height = 9'-0"



SECOND FLOOR PLAN
Ceiling Height = 10'-10"

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DEMOLITION
PLANS

DRAWING NUMBER

D101

OWNER

7 CHESTNUT STREET LLC
92 HIGH STREET, SUITE 22 MEDFORD, MA
02155

CONSULTANTS

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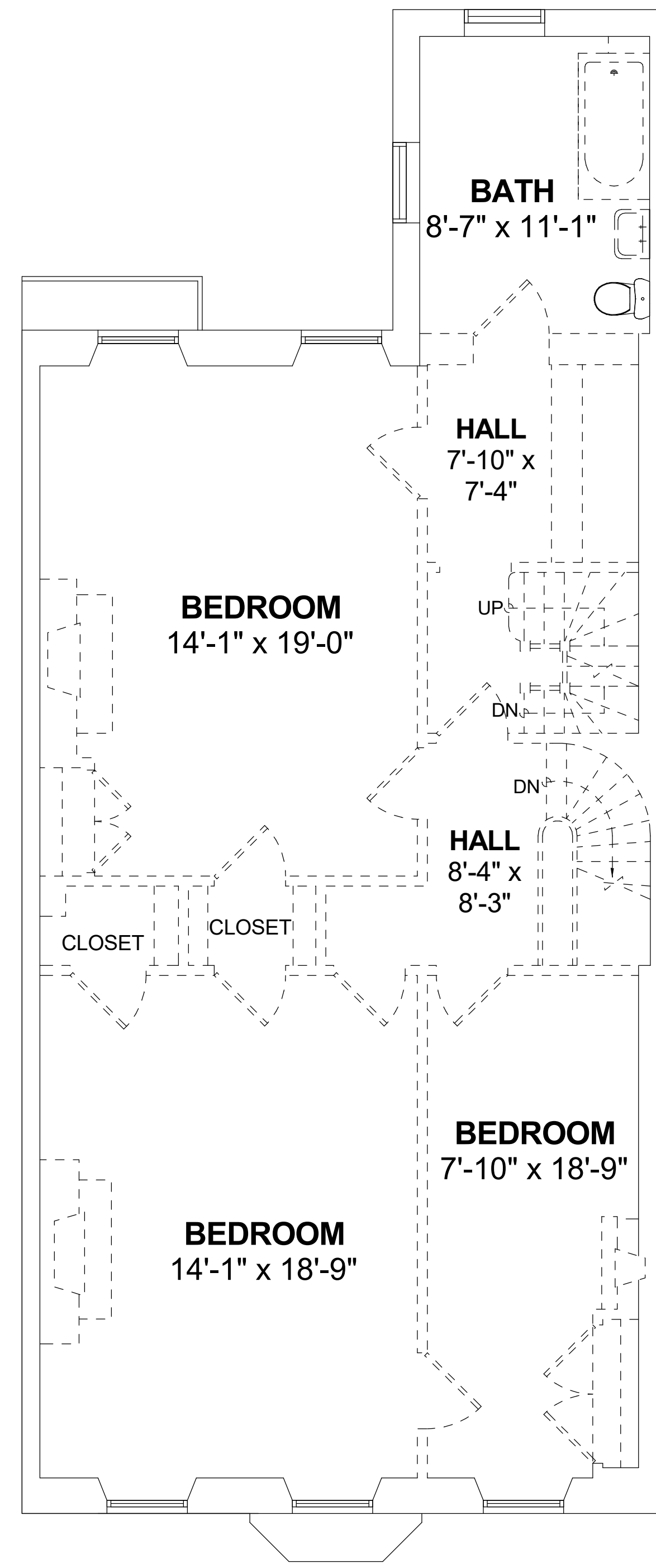
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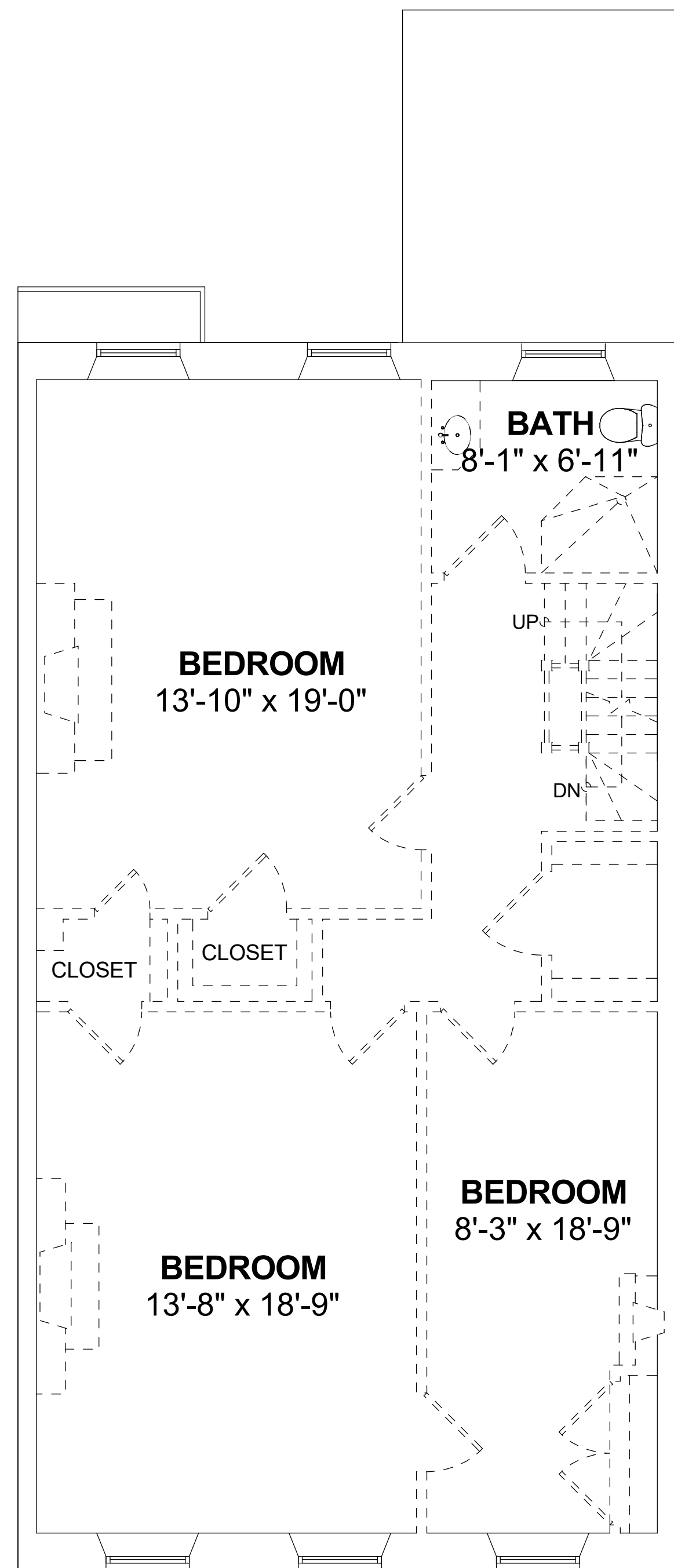
DRAWING TITLE
**DEMOLITION
PLANS**

DRAWING NUMBER

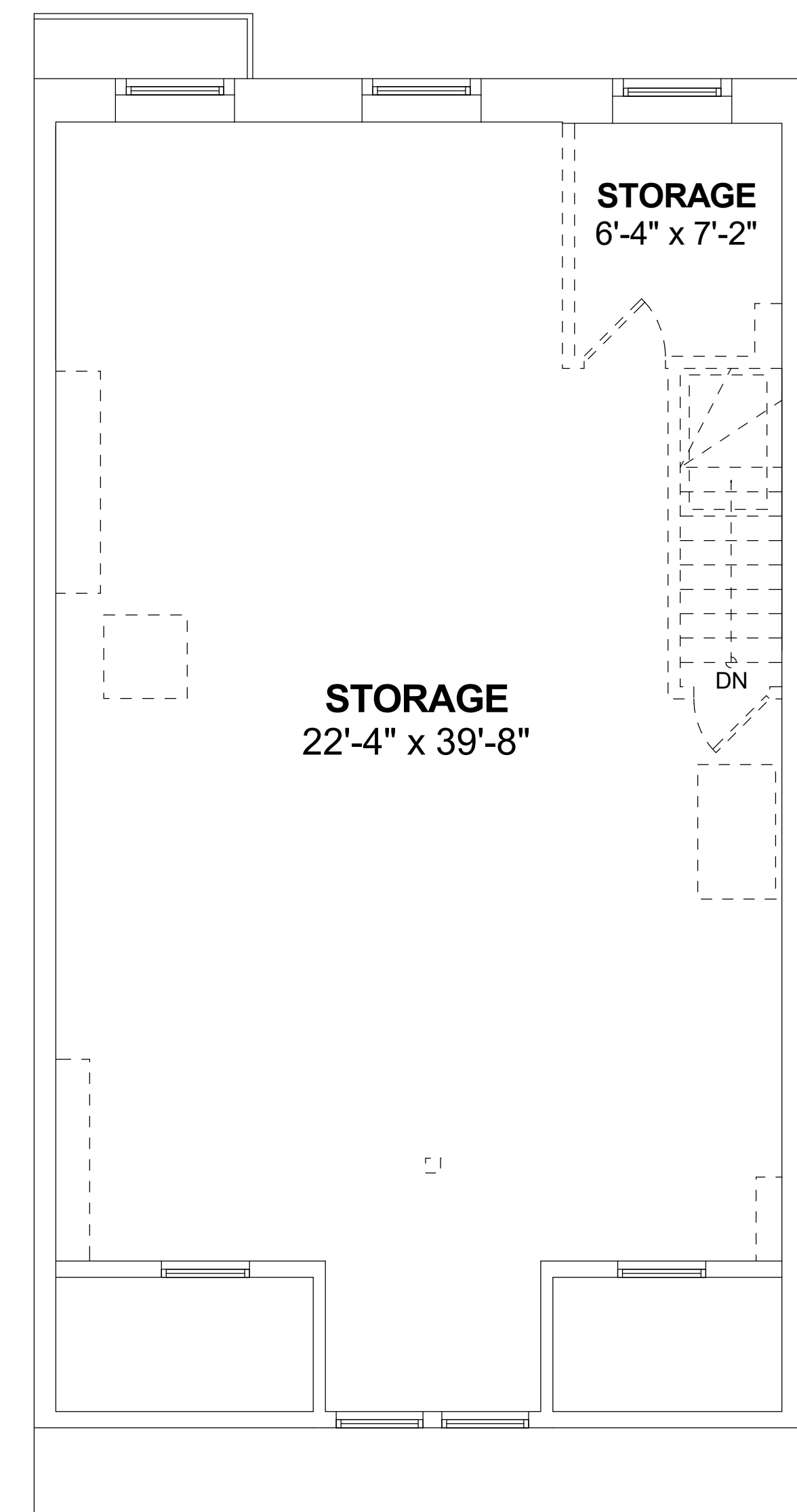
D102



THIRD FLOOR PLAN
Ceiling Height = 8'-11"



FOURTH FLOOR PLAN
Ceiling Height = 7'-11"



FIFTH FLOOR PLAN
Ceiling Height = 7'-2"

GENERAL NOTES

- 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.
- ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF THE DRAWINGS.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- ALL GYPSUM BOARD SURFACES ARE TO BE 5/8" THICK UNLESS OTHERWISE NOTED.
- ALL GYPSUM AND PLASTER FINISHES SHOULD BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND HAVE NO VISIBLE JOINTS.
- PROVIDE GAS, WATER SPIGOT, OUTLET, AND LIGHTING AT ROOF DECKS; FOR LOCATIONS, SEE FLOOR PLANS AND REFLECTED CEILING PLANS.
- ALL CLOSETS SHALL HAVE SHELF AND POLE OR SHELVES AS REQUIRED, UNLESS OTHERWISE NOTED.
- ALL REQUIRED LIFE SAFETY DEVICES, INCLUDING SMOKE & CARBON MONOXIDE DETECTORS, SHALL BE INSTALLED BY THE CONTRACTOR IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.

PLAN NOTES

- ALL DIMENSIONS ARE MEASURED FROM FACE OF EXISTING BRICK TO FINISH FACE OF G.W.B. OR FROM FINISH FACE OF G.W.B. TO FINISH FACE OF G.W.B.
- ALL DOORS ARE 84" TALL UNLESS OTHERWISE NOTED.
- ALL EXISTING PARTY WALLS AND EXTERIOR WALLS TO RECEIVE FURRING WALL TYPE AS INDICATED ON PLANS.

MECHANICAL | SECURITY NOTES

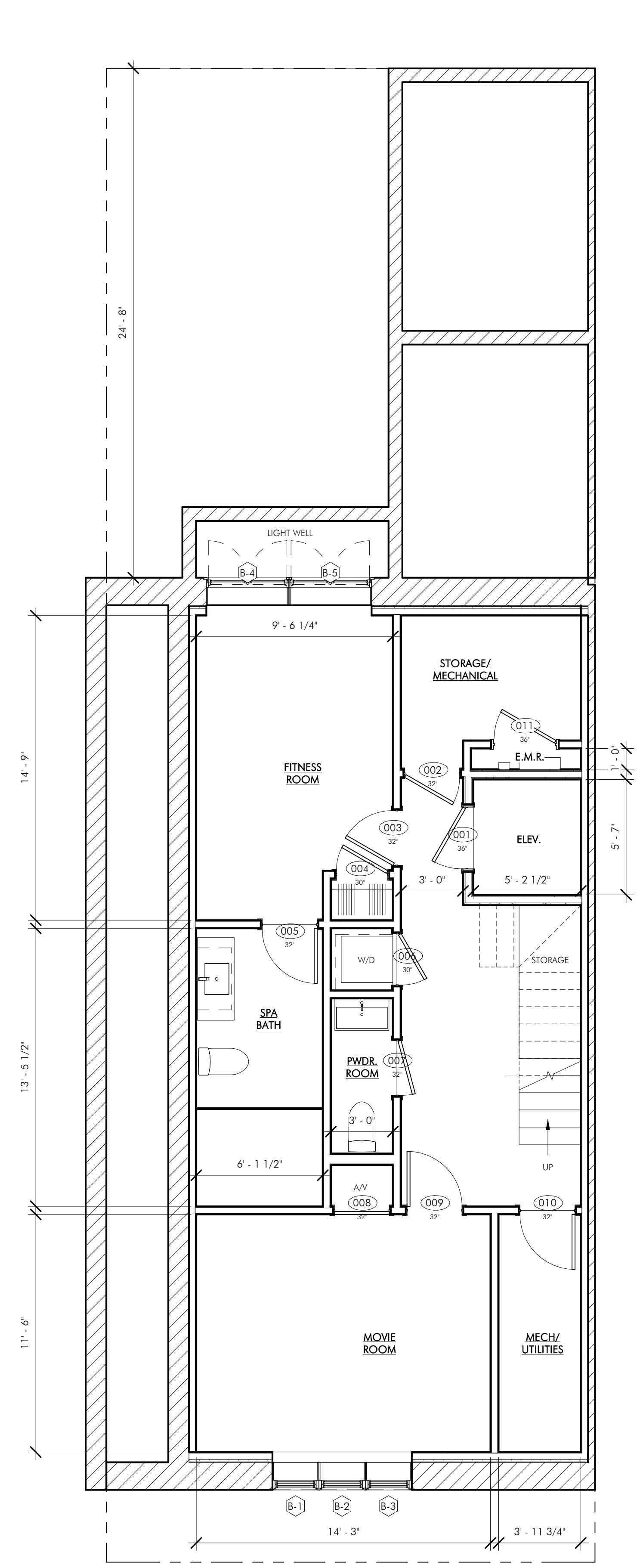
- PROVIDE NEST LEARNING THERMOSTAT AT EACH UNIT. (ZONING PER FLOOR LEVEL IN DUPLEX UNITS)
- HEATING AND AIR CONDITIONING IS TO BE PROVIDED BY HIGH VELOCITY FORCED AIR SPACE PAK HIGH VELOCITY AIR CONDITIONING SYSTEMS WITH HYDRONIC HEATING.
- HOT WATER IS TO BE PROVIDED BY A HIGH EFFICIENCY NAVEN MODULATING CONDENSING COMBINATION HEATING AND HOT WATER SYSTEM OR EQUAL.

ELECTRICAL NOTES

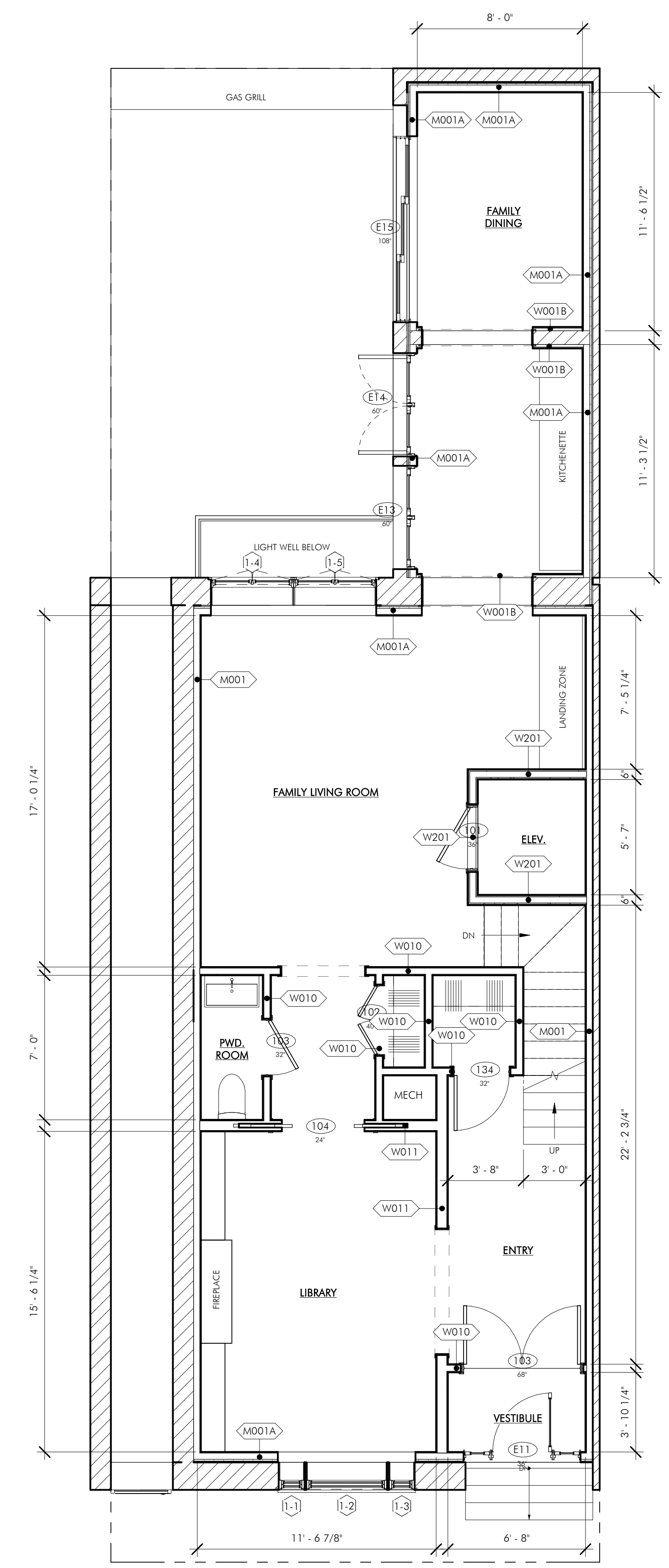
- ELECTRICAL SERVICE POWER IS TO BE EVALUATED FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS. PROPER POWER LEVEL SHALL BE PROVIDED.
- ALL NEW ELECTRICAL ITEMS ARE TO BE U.L. RATED.
- ALL ELECTRICAL PANELS ARE TO BE RECESSED INTO A WALL WITH A MINIMUM 6" STUD DIMENSION. REVIEW FINAL LOCATION WITH ARCHITECT AND OWNER.
- ALL DISTRIBUTION PANELS ARE TO BE NEW.
- LIVING AREAS, DINING AREAS, AND ALL BEDROOM ARE TO RECEIVE 3-WIRE JUNCTION BOXES.
- PROVIDE INTERCOM AND REMOTE ENTRY DOOR ACCESS BY HOUSING DEVICES, INC. OR APPROVED EQUAL.
- PROVIDE ELECTRIC HEAT MATS BY NUHEAT OR EQUAL AT ALL BATHROOMS.
- ALL CLOSET LIGHTING IS TO BE L.E.D. OR HIGH EFFICIENCY LIGHTING.
- OUTLETS IN BATHROOMS SHALL HAVE GROUND FAULT INTERCEPTORS.
- ALL SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCE OF POWER FROM BUILDING WIRING WITH BATTERY BACK-UP.
- ALL DIMENSIONS FOR THE FOLLOWING ITEMS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED:
 - A. MOUNT ALL OUTLETS, PHONE JACKS, AND TELEVISION CABLE JACKS VERTICALLY AT 18" TO CENTERLINE ABOVE THE FINISH FLOOR UNLESS OTHERWISE NOTED. WHERE BASE AND TRIM IS LARGER THAN 9-1/2" TALL PROVIDE 6" CLEARANCE FROM BOTTOM OF PLATE TO TOP OF BASEBOARD TRIM.
 - 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
- AREA NOT IN CONTRACT
- GAS SPIGOT
- WATER SPIGOT
- WATERPROOF OUTLET
- TV LOCATION
- STRUCTURED VIDEO LOCATION
- THERMOSTAT LOCATION



1 0 - BASEMENT (NEW)
1/4" = 1'-0"



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

7 CHESTNUT
BOSTON, MA 02108

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE



DRAWING INFORMATION

ISSUE: ISSUED FOR CONSTRUCTION
DATE: APRIL 20, 2022
PROJECT #: 22010
SCALE: 1/4" = 1'-0"

DRAWING TITLE

CONSTRUCTION PLANS

DRAWING NUMBER

A101

GENERAL NOTES

1. 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.
2. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF THE DRAWINGS.
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4. ALL GYPSUM BOARD SURFACES ARE TO BE 5/8" THICK UNLESS OTHERWISE NOTED.
5. ALL GYPSUM AND PLASTER FINISHES SHOULD BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND HAVE NO VISIBLE JOINTS.
6. PROVIDE GAS, WATER SPIGOT, OUTLET, AND LIGHTING AT ROOF DECKS; FOR LOCATIONS, SEE FLOOR PLANS AND REFLECTED CEILING PLANS.
7. ALL CLOSETS SHALL HAVE SHELF AND POLE OR SHELVES AS REQUIRED, UNLESS OTHERWISE NOTED.
8. ALL REQUIRED LIFE SAFETY DEVICES, INCLUDING SMOKE & CARBON MONOXIDE DETECTORS, SHALL BE INSTALLED BY THE CONTRACTOR IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.

PLAN NOTES

1. ALL DIMENSIONS ARE MEASURED FROM FACE OF EXISTING BRICK TO FINISH FACE OF G.W.B. OR FROM FINISH FACE OF G.W.B. TO FINISH FACE OF G.W.B.
2. ALL DOORS ARE 84" TALL UNLESS OTHERWISE NOTED.
3. ALL EXISTING PARTY WALLS AND EXTERIOR WALLS TO RECEIVE FURRING WALL TYPE AS INDICATED ON PLANS.

MECHANICAL | SECURITY NOTES

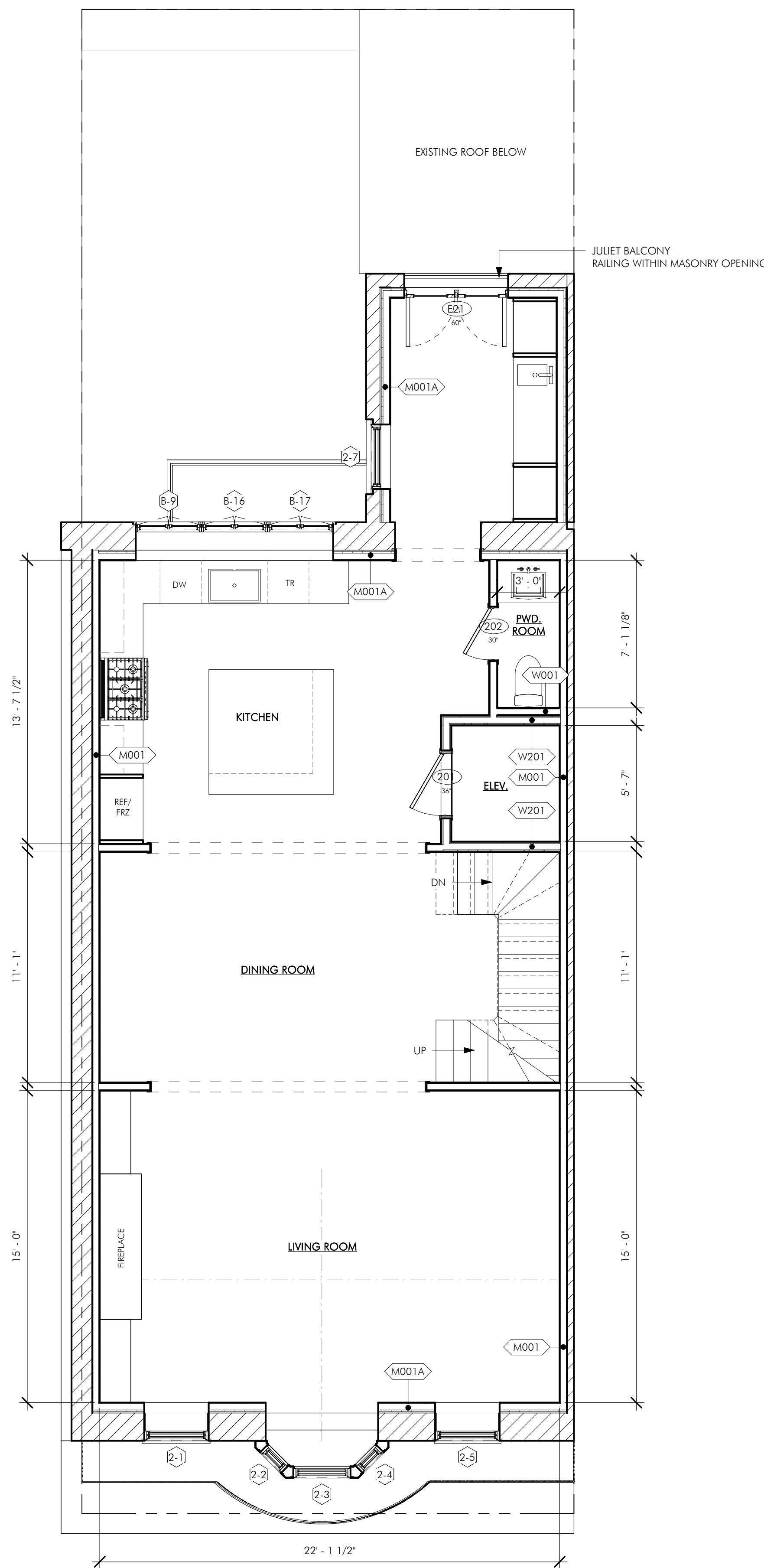
1. PROVIDE NEST LEARNING THERMOSTAT AT EACH UNIT. (ZONING PER FLOOR LEVEL IN DUPLEX UNITS)
2. HEATING AND AIR CONDITIONING IS TO BE PROVIDED BY HIGH VELOCITY FORCED AIR SPACE PAK HIGH VELOCITY AIR CONDITIONING SYSTEMS WITH HYDRONIC HEATING.
3. HOT WATER IS TO BE PROVIDED BY A HIGH EFFICIENCY NAVEN MODULATING CONDENSING COMBINATION HEATING AND HOT WATER SYSTEM OR EQUAL.

ELECTRICAL NOTES

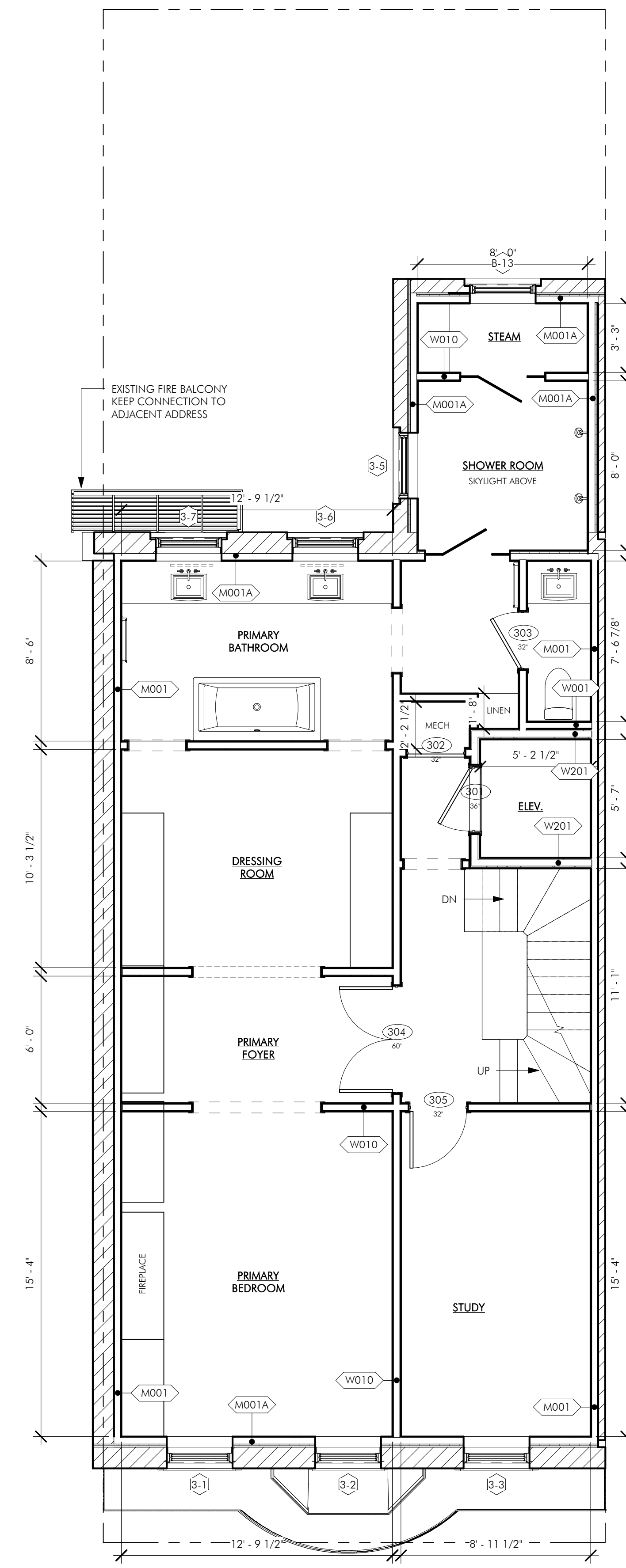
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6. PROVIDE INTERCOM AND REMOTE ENTRY DOOR ACCESS BY HOUSING DEVICES, INC. OR APPROVED EQUAL.
7. PROVIDE ELECTRIC HEAT MATS BY NUHEAT OR EQUAL AT ALL BATHROOMS.
8. ALL CLOSET LIGHTING IS TO BE L.E.D. OR HIGH EFFICIENCY LIGHTING.
9. OUTLETS IN BATHROOMS SHALL HAVE GROUND FAULT INTERCEPTORS.
10. ALL SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCE OF POWER FROM BUILDING WIRING WITH BATTERY BACK-UP.
11. ALL DIMENSIONS FOR THE FOLLOWING ITEMS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED:
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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
- AREA NOT IN CONTRACT
- GAS SPIGOT
- WATER SPIGOT
- WATERPROOF OUTLET
- TV LOCATION
- STRUCTURED VIDEO LOCATION
- THERMOSTAT LOCATION



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



2 3 - THIRD FLOOR
1/4" = 1'-0"

7 CHESTNUT
BOSTON, MA 02108

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE



DRAWING INFORMATION

ISSUE: ISSUED FOR CONSTRUCTION
DATE: APRIL 20, 2022
PROJECT #: 22010
SCALE: 1/4" = 1'-0"

DRAWING TITLE

CONSTRUCTION PLANS

DRAWING NUMBER

A102

GENERAL NOTES

- 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.
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MECHANICAL | SECURITY NOTES

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 - C. VERTICALLY ALIGN SWITCHES AND OUTLETS WHERE POSSIBLE.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- AREA NOT IN CONTRACT
- GAS SPIGOT
- WATER SPIGOT
- WATERPROOF OUTLET
- TV LOCATION
- STRUCTURED VIDEO LOCATION
- THERMOSTAT LOCATION

7 CHESTNUT
BOSTON, MA 02108

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE



DRAWING INFORMATION

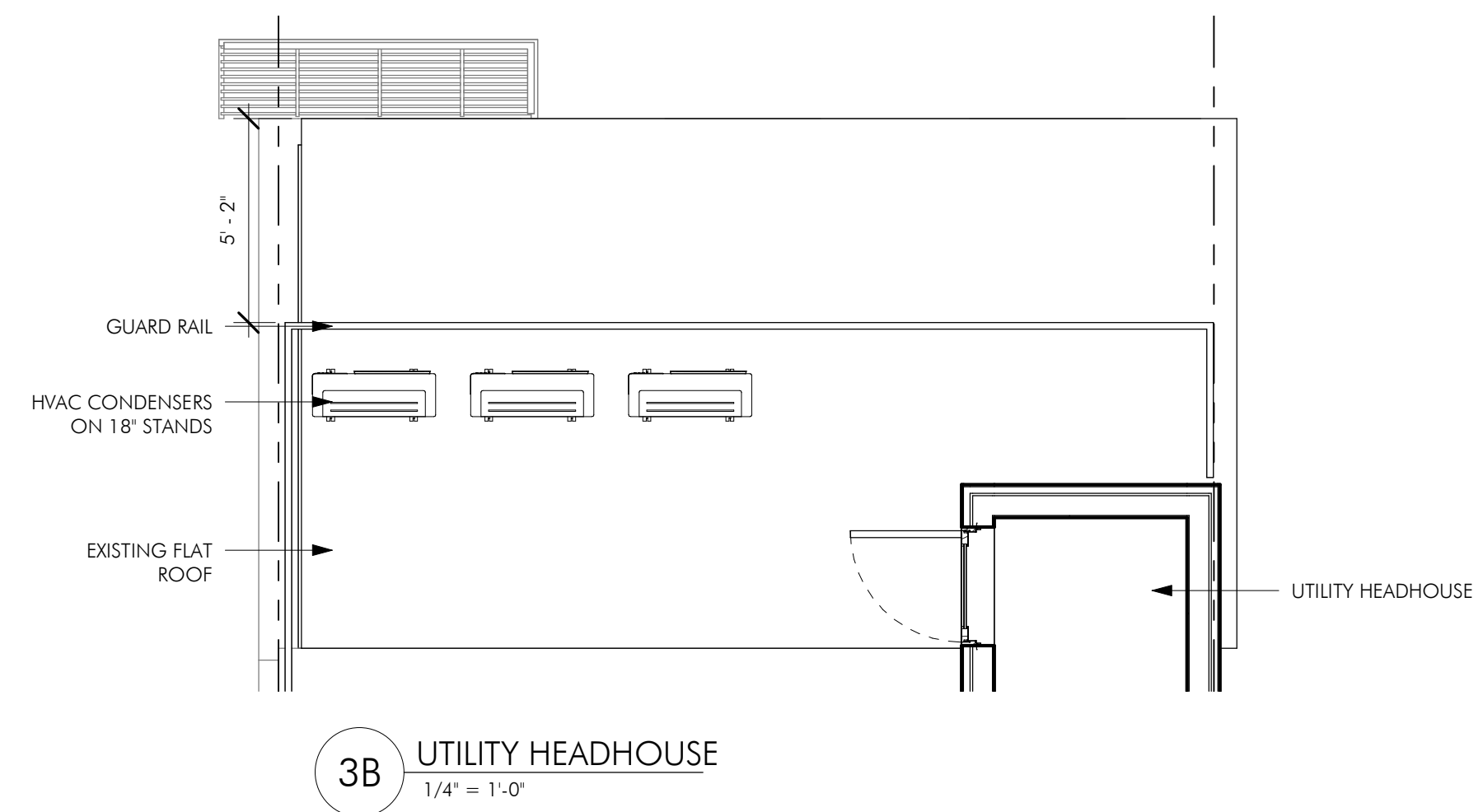
ISSUE: ISSUED FOR CONSTRUCTION
DATE: APRIL 20, 2022
PROJECT #: 22010
SCALE: 1/4" = 1'-0"

DRAWING TITLE

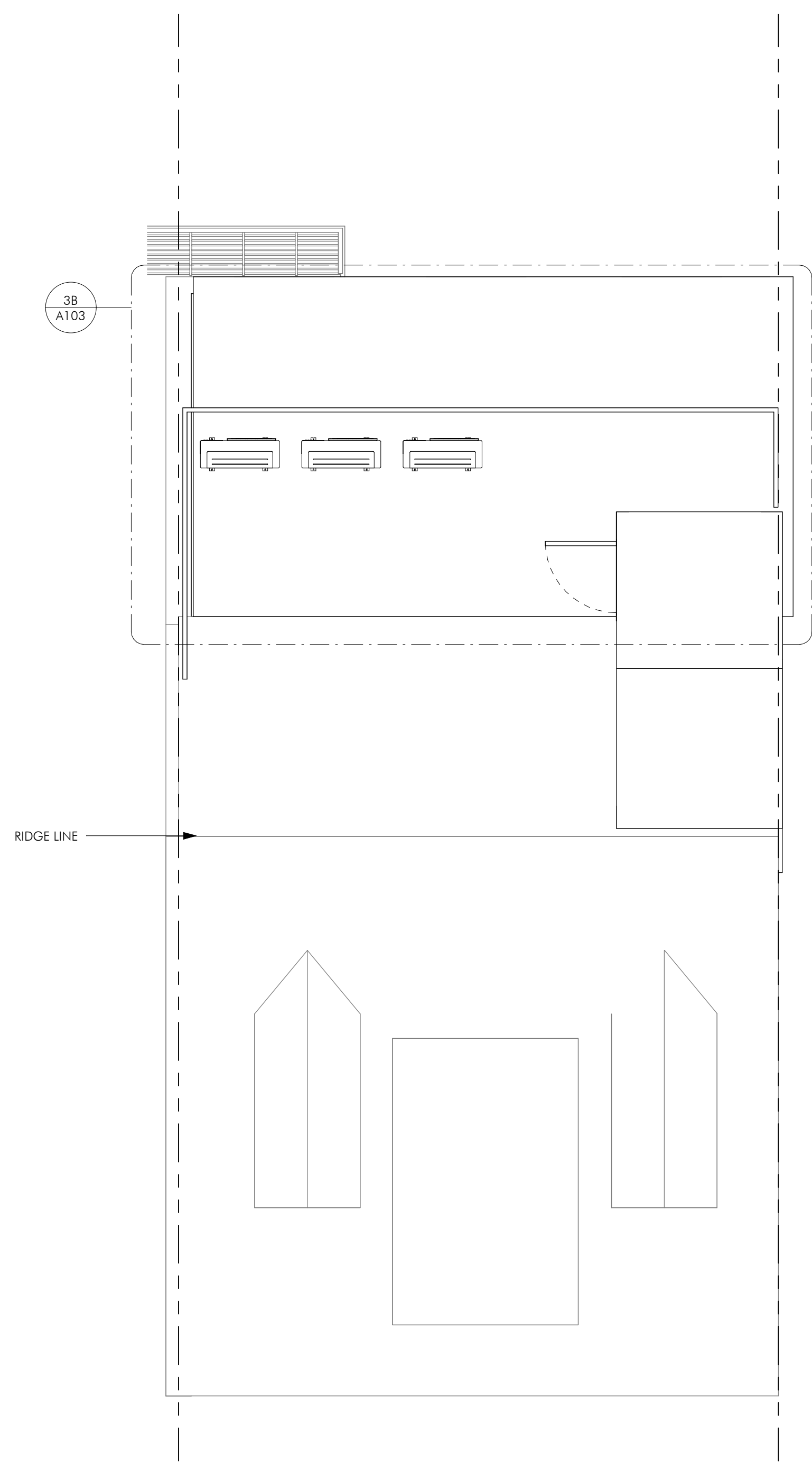
CONSTRUCTION PLANS

DRAWING NUMBER

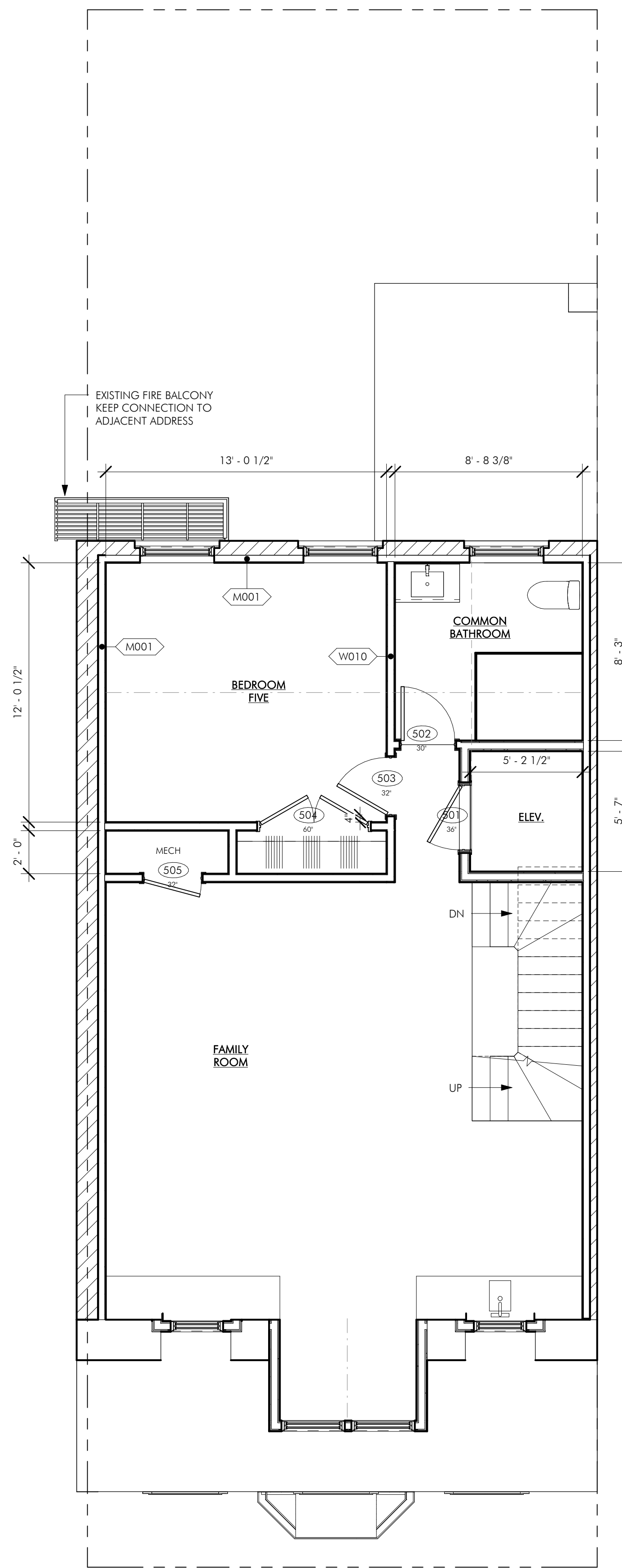
A103



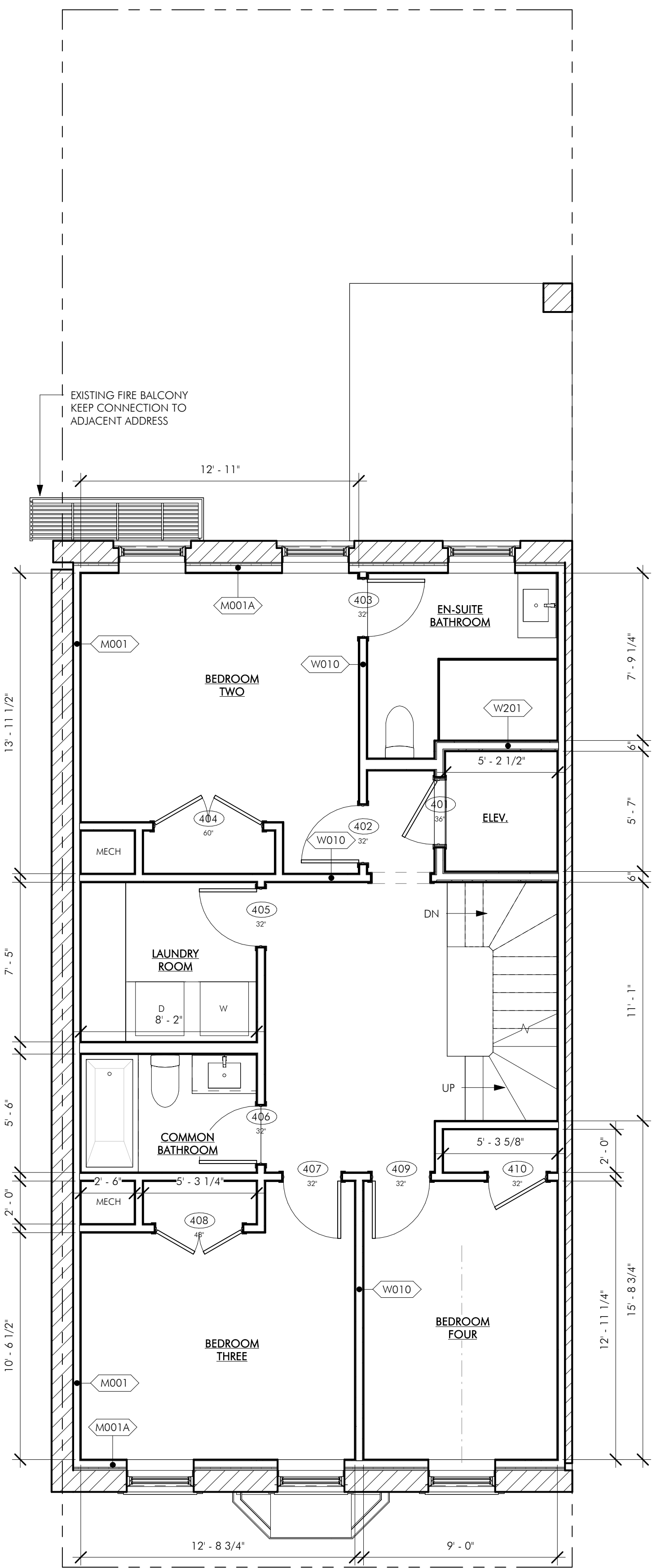
3B UTILITY HEADHOUSE
1/4" = 1'-0"



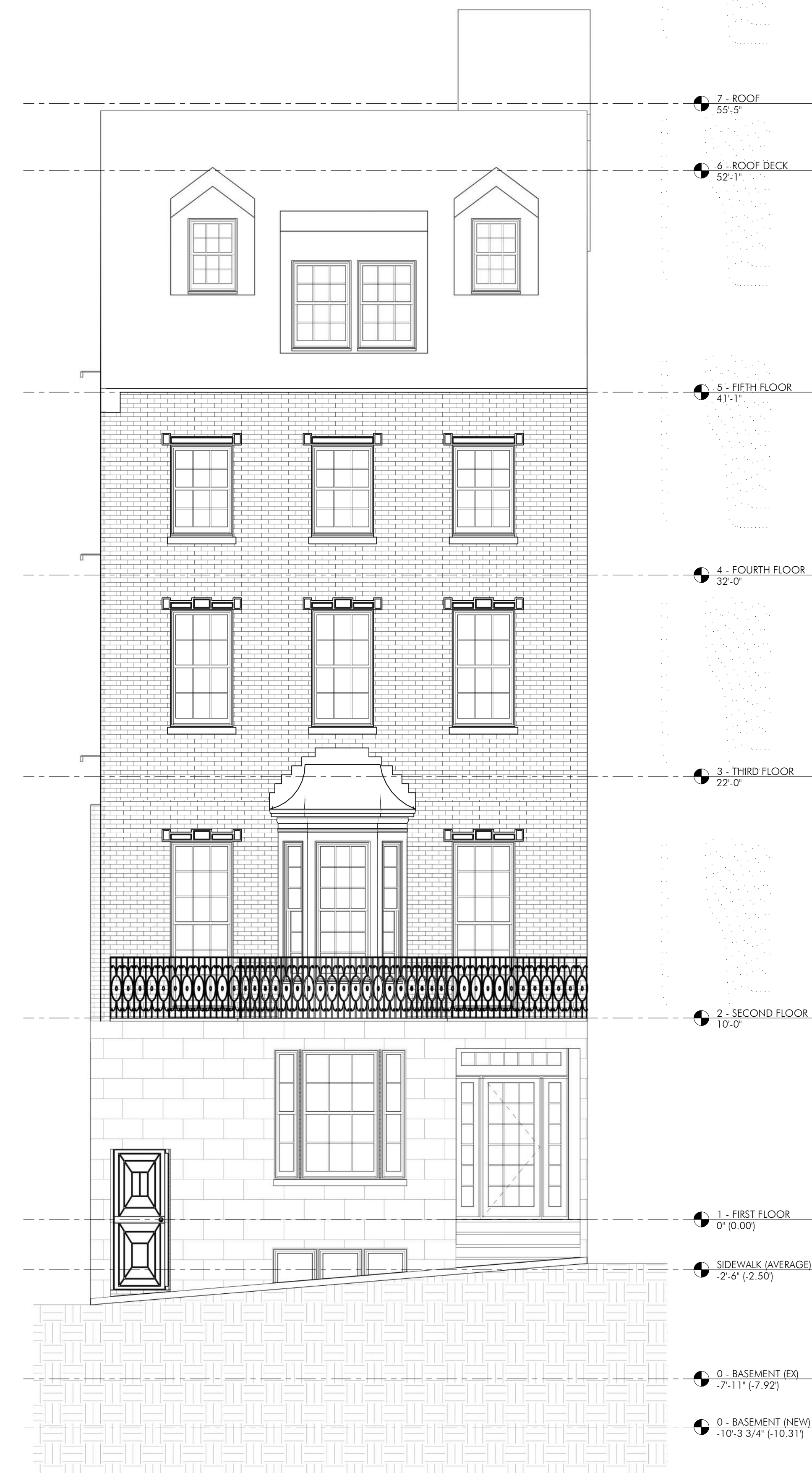
3 8 - BIRDS EYE
1/4" = 1'-0"



2 5 - FIFTH FLOOR
1/4" = 1'-0"



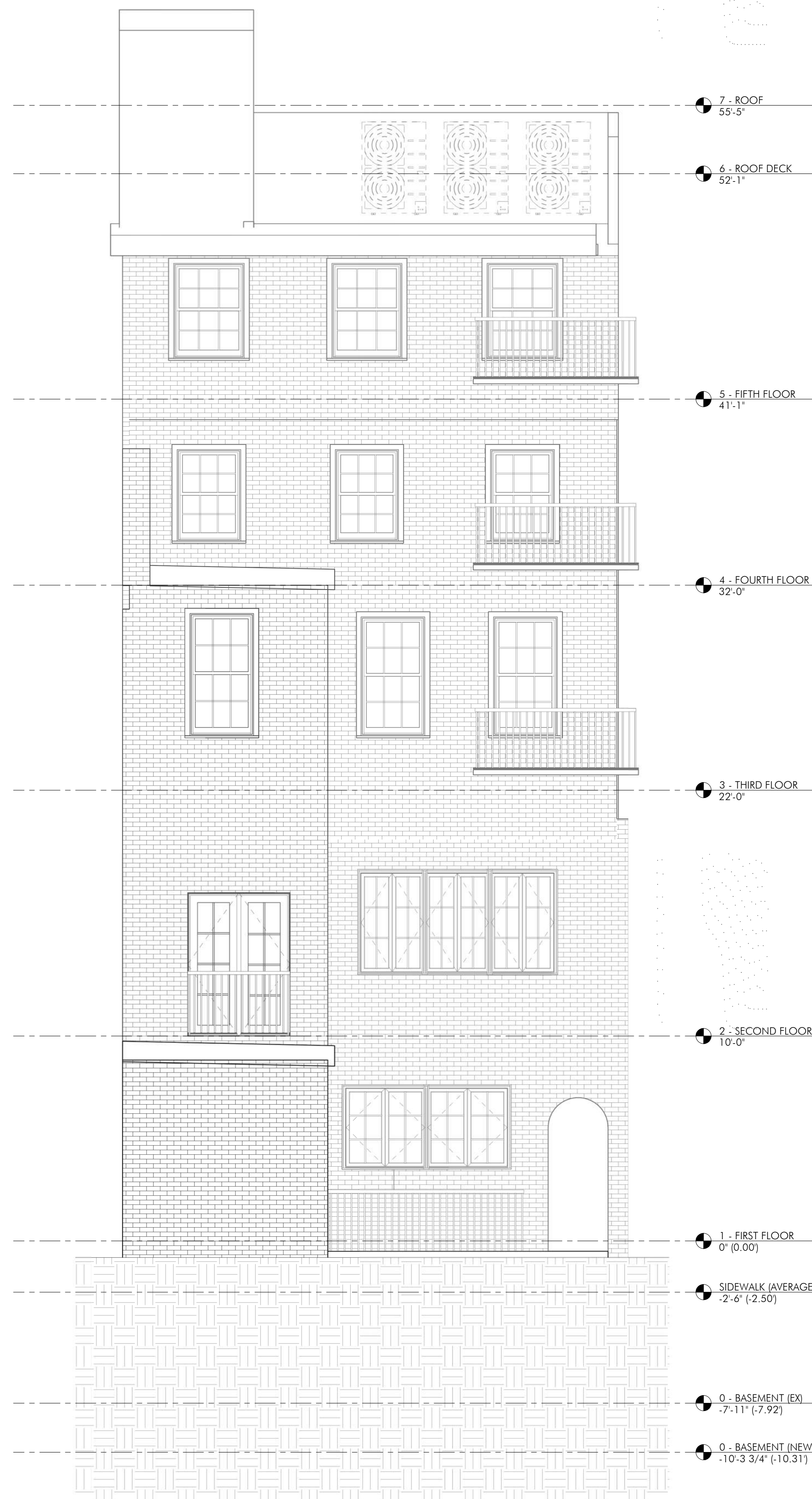
1 4 - FOURTH FLOOR
1/4" = 1'-0"



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



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



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

REVISIONS

MARK	ISSUE	DATE



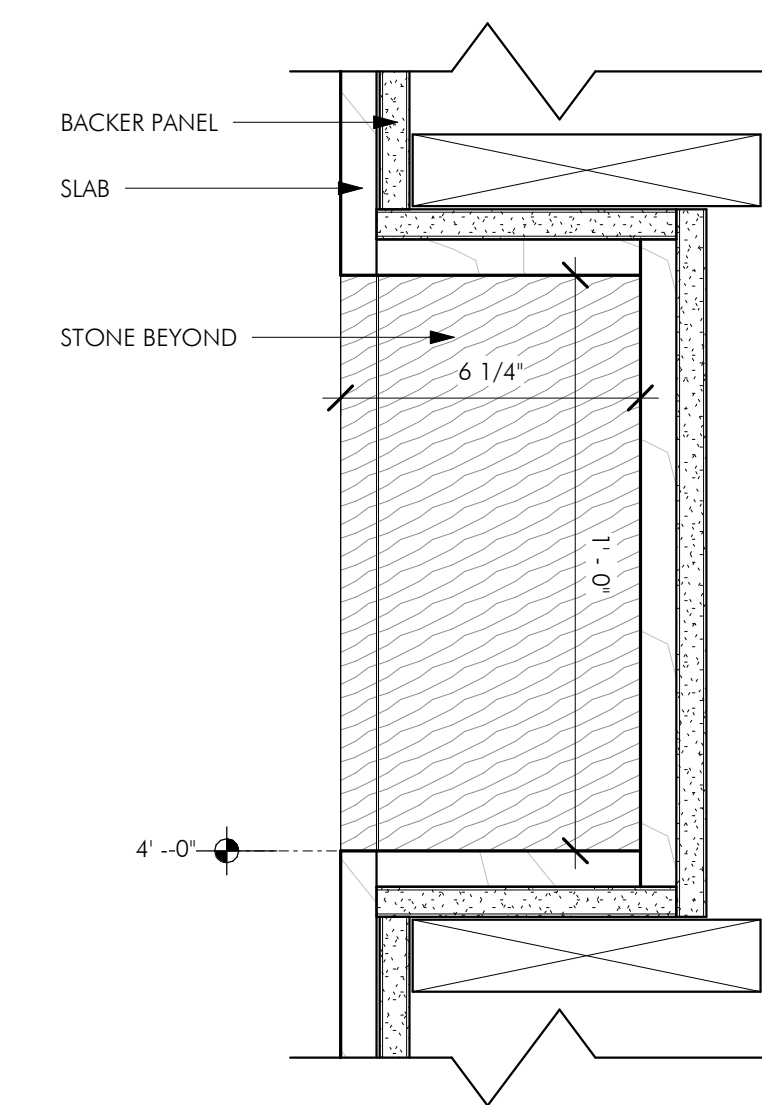
DRAWING INFORMATION

ISSUE: ISSUED FOR CONSTRUCTION
DATE: APRIL 20, 2022
PROJECT #: 22010
SCALE: As indicated

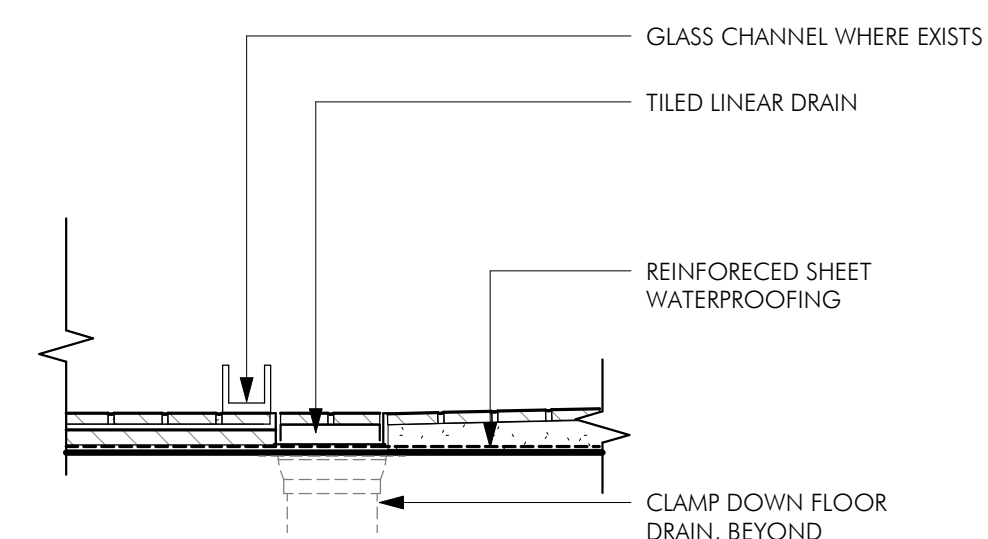
DRAWING TITLE
INTERIOR DETAILS

DRAWING NUMBER

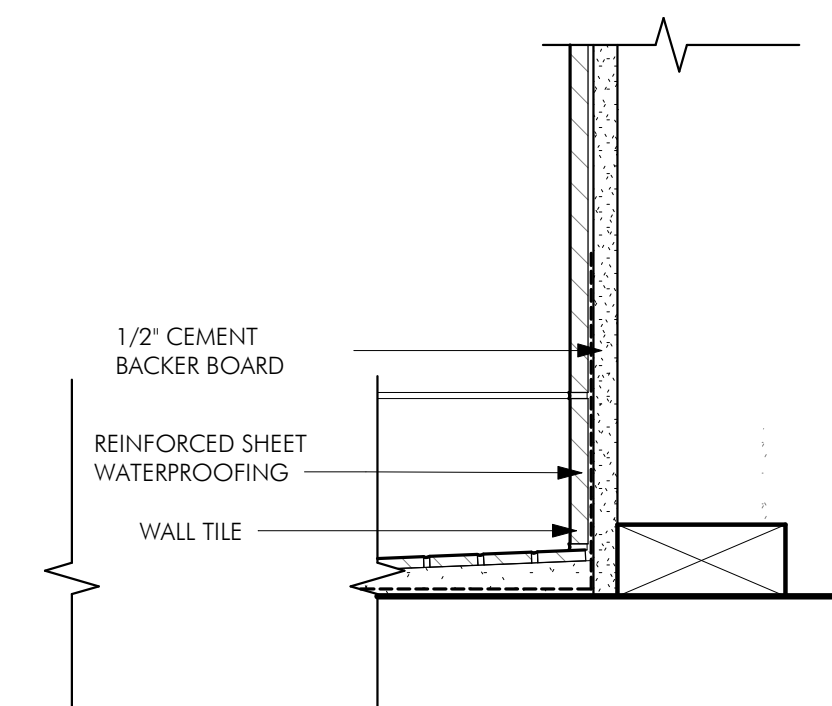
A501



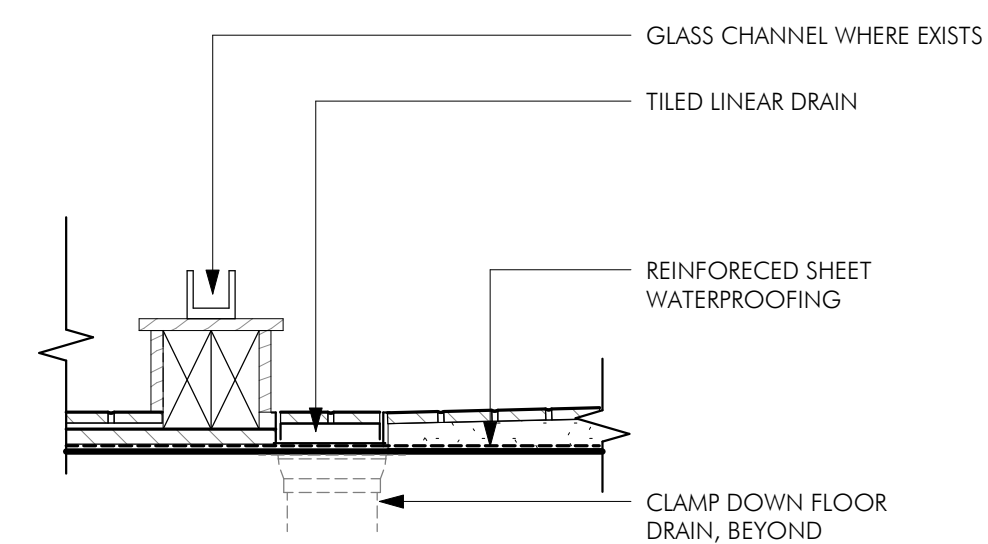
6 SECTION AT BATH NICHE
3" = 1'-0"



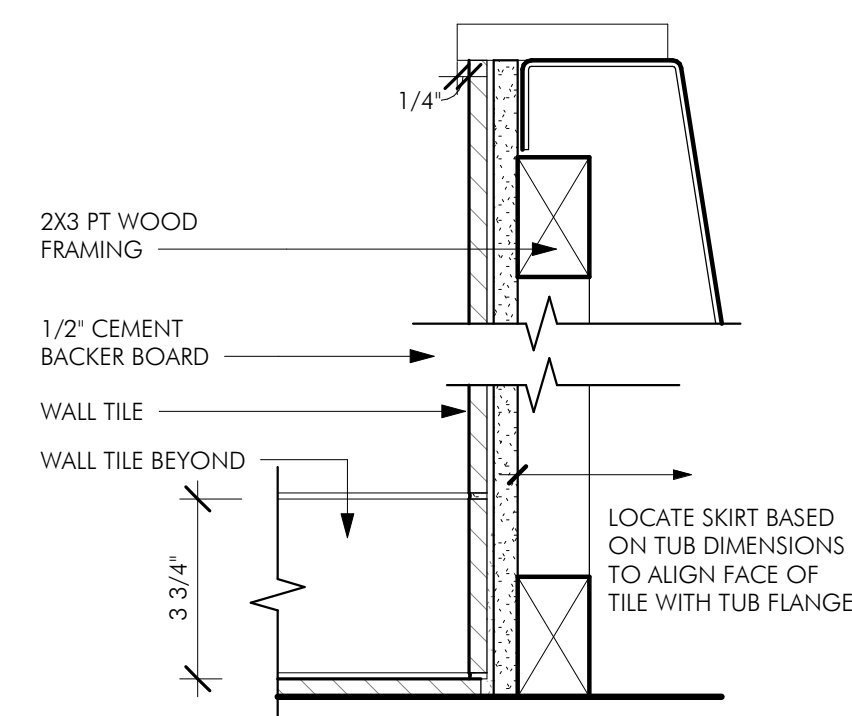
5 SHOWER CURBLESS
3" = 1'-0"



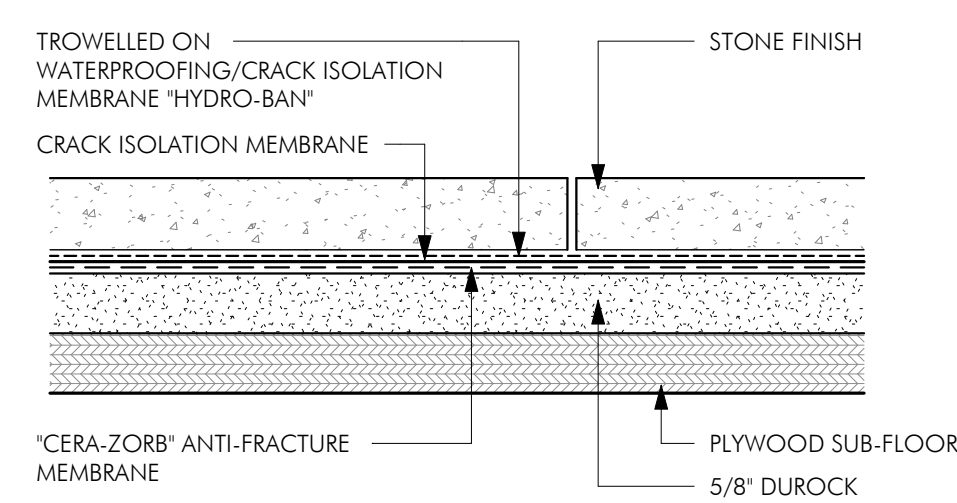
4 SHOWER WATERPROOFING
3" = 1'-0"



3 SHOWER CURB
3" = 1'-0"



2 TUB SKIRT
3" = 1'-0"



1 BATHROOM FLOOR ASSEMBLY
6" = 1'-0"

OWNER

7 CHESTNUT STREET LLC
92 HIGH STREET, SUITE 22 MEDFORD, MA
02155

CONSULTANTS

7 CHESTNUT
BOSTON, MA 02108
ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE



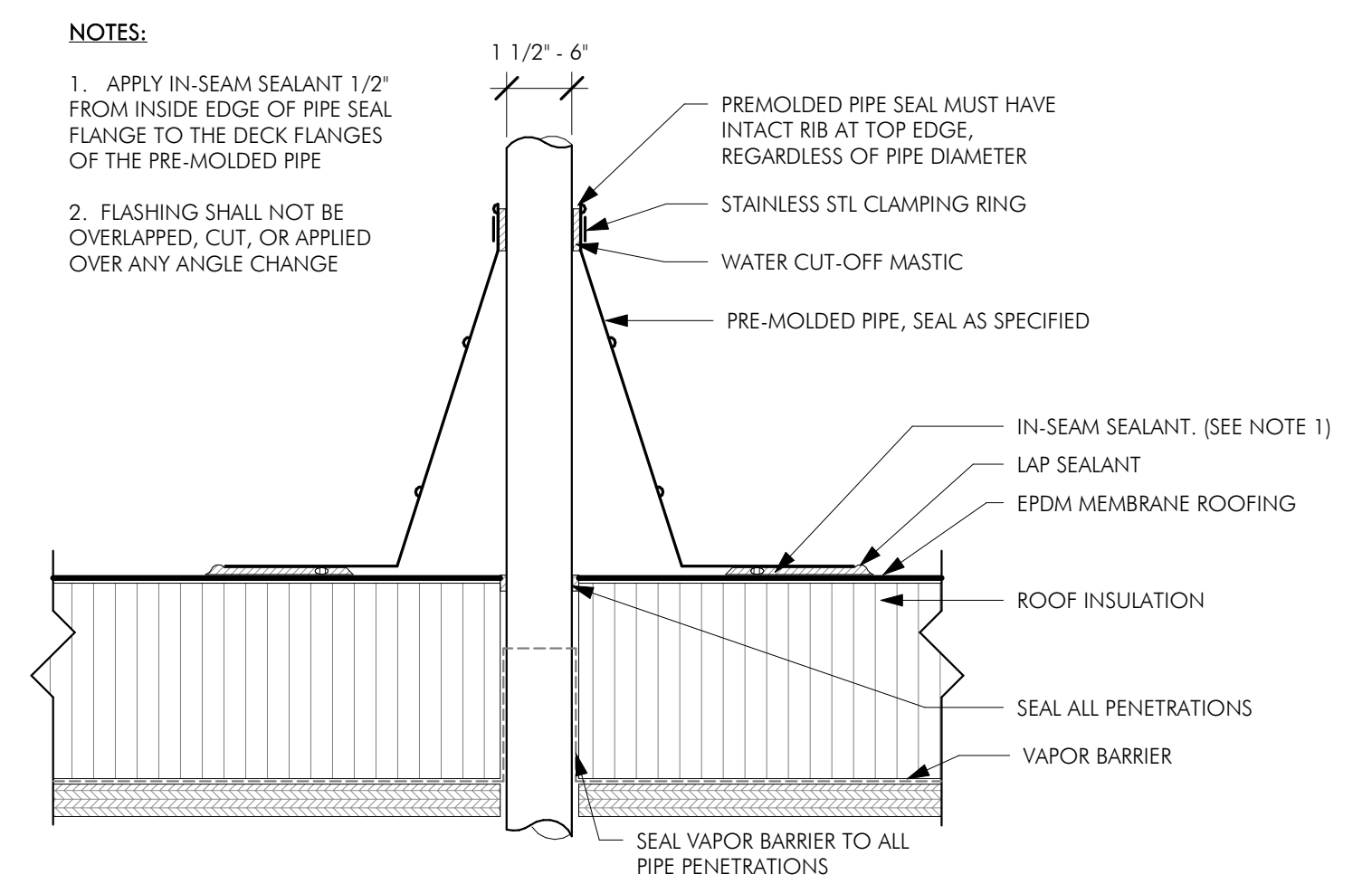
DRAWING INFORMATION

ISSUE: ISSUED FOR CONSTRUCTION
DATE: APRIL 20, 2022
PROJECT #: 22010
SCALE: 3" = 1'-0"

DRAWING TITLE
EXTERIOR DETAILS

DRAWING NUMBER

A502



NOTES:

1. APPLY IN-SEAM SEALANT 1/2" FROM INSIDE EDGE OF PIPE SEAL FLANGE TO THE DECK FLANGES OF THE PRE-MOLDED PIPE
2. FLASHING SHALL NOT BE OVERLAPPED, CUT, OR APPLIED OVER ANY ANGLE CHANGE

1 SECTION AT PIPE FLASHING AT MEMBRANE ROOFING
3" = 1'-0"