Boston Inspectional Services Department
Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Michelle Wu
Mayor

ZONING CODE REFUSAL

Marc A. Joseph
Inspector of Buildings

JOHN BURKE
19 CAMELOT LANE
WESTFIELD, MA 01085

~~August 09, 2023~~
October 24,2023

Location:	5 GOODWIN PL BOSTON, MA 02114
Ward:	05
Zoning District:	Boston Proper
Zoning Subdistrict:	H-2-65
Appl. #:	**ALT1481866**
Date Filed:	June 05, 2023
Purpose:	Legalize Deck Permit. Replace existing deck and install exterior temporary scaffolding to access unit and roof. We also have a short form permit number for interior renovations #SF1451333 for this unit; also shares cost. This unit has received the Beacon Hill ADC Cert APP # 23.0664 BH. (UNIT #4)
	LEGAL USE AND OCCUPANCY:4 APARTMENTS #89/1993
	SF permit @150k=interior renovation of 435 sf condo unit, including new windows, kitchen, bath. (ALT1481866) on the long form they will be doing marr scaffolding, along with deck legalization/renovation on that long form

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

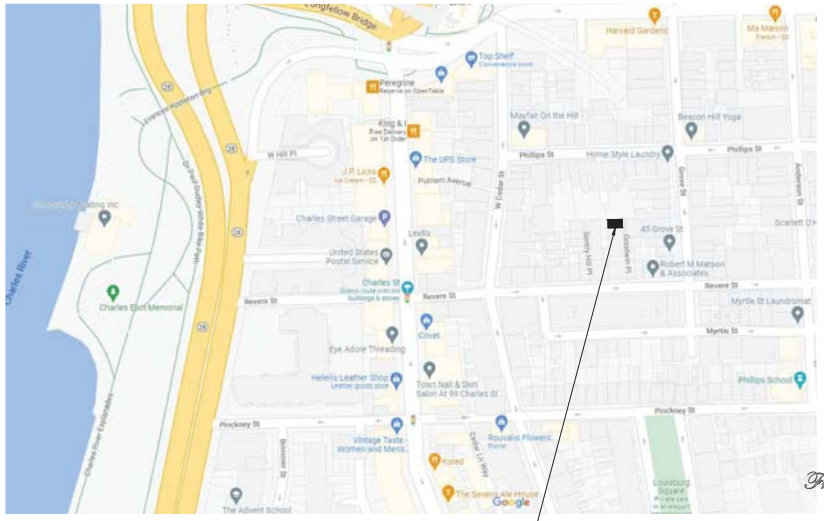
Violation	Violation Description	Violation Comments
Art. 13 Sec. 13-1	Dimensional Regulations	Insufficient rear yard setback

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485. For more information visit boston.gov/zba-appeal.

Francesco D'Amato
Digitally signed by Francesco D'Amato
Date: 2023.10.25 17:32:52 -04'00'

Francesco D'Amato
frank.damato@boston.gov / (617)961-3265
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.



LOCUS PLAN

NOT TO SCALE

PROJECT LOCATION:
5 GOODWIN PLACE,
UNIT 4
FOURTH FLOOR AND ROOF

5 GOODWIN PLACE

GOODWIN PLACE

ZONING DECISION

"DENIED"

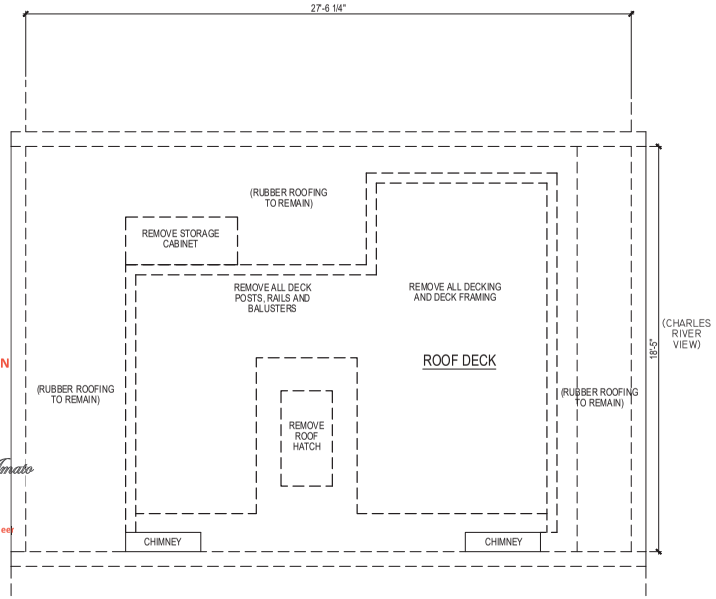
BOA PLAN SET

Francesco D'Amato

Francesco D'Amato

Associate Inspection Engineer

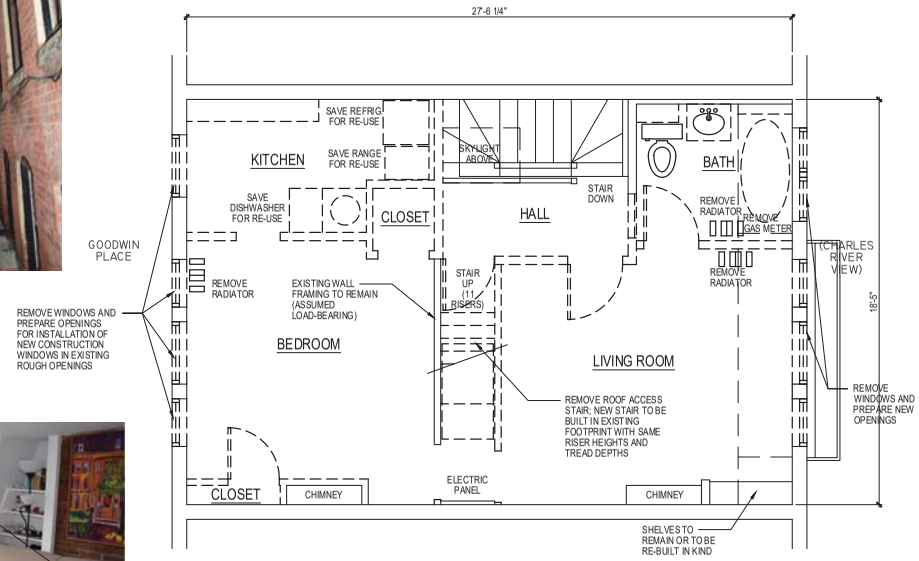
City of Boston



ROOF PLAN WITH DEMOLITION NOTES

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

230 SQUARE FEET
EXISTING DECK



FLOOR PLAN WITH DEMOLITION NOTES

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

445 SQUARE FEET
EXISTING LIVING AREA

INTERIOR DEMOLITION GENERAL NOTES:

- ALL INTERIOR WALL AND CEILING FINISHES, INTERIOR TRIM, PLUMBING FIXTURES, ELECTRICAL DEVICES, ELECTRICAL WIRING TO BE REMOVED
- ALL WINDOWS TO BE REMOVED
- APPLIANCES WILL BE RE-USED – STORAGE LOCATIONS DURING CONSTRUCTION TO BE COORDINATED WITH OWNER
- THE INTENT IS TO RE-USE AND/OR REFINISH ALL EXISTING HARDWOOD FLOORING TO THE EXTENT FEASIBLE, NEW HARDWOOD FLOORING TO MATCH AND BLEND WITH EXISTING

EXISTING LIVING ROOM

GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS, USE ONLY THE DIMENSIONS SHOWN. VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS IN THE FIELD PRIOR TO THE START OF FRAMING LAYOUT.
2. PLAN DIMENSIONS:
   - WALL FRAMING LAYOUT:
     - ALL DIMENSIONS SHOWN (UNLESS NOTED OTHERWISE) ARE FROM FACE OF ROUGH FRAMING TO FACE OF ROUGH FRAMING.
   - WINDOWS/ DOORS/ CASED OPENINGS:
     ALL OPENINGS (WINDOWS/ DOORS/ CASED OPENINGS) SHALL BE MEASURED, LOCATED AND DIMENSIONED TO THE CENTERLINES. REFER TO THE DOOR SCHEDULE AND WINDOW SCHEDULE FOR ROUGH OPENING SIZES AND HEADER HEIGHTS.
3. REFER TO ROOF FRAMING PLAN FOR SIZES OF NEW HEADERS.
4. MATERIAL PROPERTIES
   WOOD FRAMING (UNLESS NOTED)..... S.P.F. No. 2 KILN-DRIED
   LVL FRAMING..... F_b = 2,400 PSI, E=2.0x10^6 PSI
5. 1/2" DIAMETER THROUGH BOLTS OR TIMBERLOK LAG SCREWS @ 16" O.C. STAGGERED TOP AND BOTTOM, TYPICAL AT ALL BUILT-UP LVL BEAMS AND RAFTERS.
6. NAILING SHALL BE IN ACCORDANCE WITH MASSACHUSETTS STATE BUILDING CODE FASTENING SCHEDULE, TABLE 602.3 (1).
7. SOLID BLOCKING SHALL BE PROVIDED WITHIN THE FLOOR UNDER COLUMNS AND BEARING WALLS.
8. JOIST AND BEAM HANGERS SHALL BE PROVIDED AT ALL CONNECTIONS WHETHER OR NOT THEY ARE SHOWN ON DRAWINGS. SIMPSON H2.5 HURRICANE TIES SHALL BE PROVIDED AT ALL NEW RAFTER-TO-WALL PLATE CONNECTIONS.
9. PROVIDE (2) JACK STUDS AND (1) KING STUD AT ENDS OF HEADERS IN ALL BEARING WALLS AFFECTED.

ALL WORK TO COMPLY WITH THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, WHICH CONSISTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH MASSACHUSETTS AMENDMENTS AND ALL RELATED APPLICABLE CODES

BOSTON, MA DESIGN LOAD REQUIREMENTS

TABLE R301.2(4) **BASIC WIND SPEED: V(ult) 128** MPH, EXPOSURE B
TABLE R301.2(5) **GROUND SNOW LOAD:** 40 PSF
TABLE R301.5 **MINIMUM LIVE LOADS:**

LIVING AREAS:	40 PSF
SLEEPING ROOMS:	30 PSF
ATTICS (W/ STORAGE):	20 PSF
ATTICS (W/O STORAGE):	10 PSF
DECKS:	50 PSF
EXTERIOR BALCONIES:	60 PSF
GUARD/HANDRAILS:	200 PSF (SINGLE CONCENTRATED LOAD)

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BOSTON, MA

LIST OF DRAWINGS

D-1 GENERAL NOTES, EXISTING CONDITIONS AND DEMOLITION PLANS

A-1 FLOOR PLAN AND INTERIOR DETAILS

A-2 ROOF PLAN, ELEVATIONS, WINDOWS AND EXTERIOR DETAILS

E-1 POWER AND LIGHTING PLANS

REGISTERED ARCHITECT JEREMIAH E. GALLANT NO. 6 COMMONWEALTH OF MASSACHUSETTS

REVISION 1
10/06/2023

NOTE:
ALL DIMENSIONS SUBJECT TO FIELD VERIFICATION

GENERAL NOTES, EXISTING CONDITIONS AND DEMOLITION PLANS

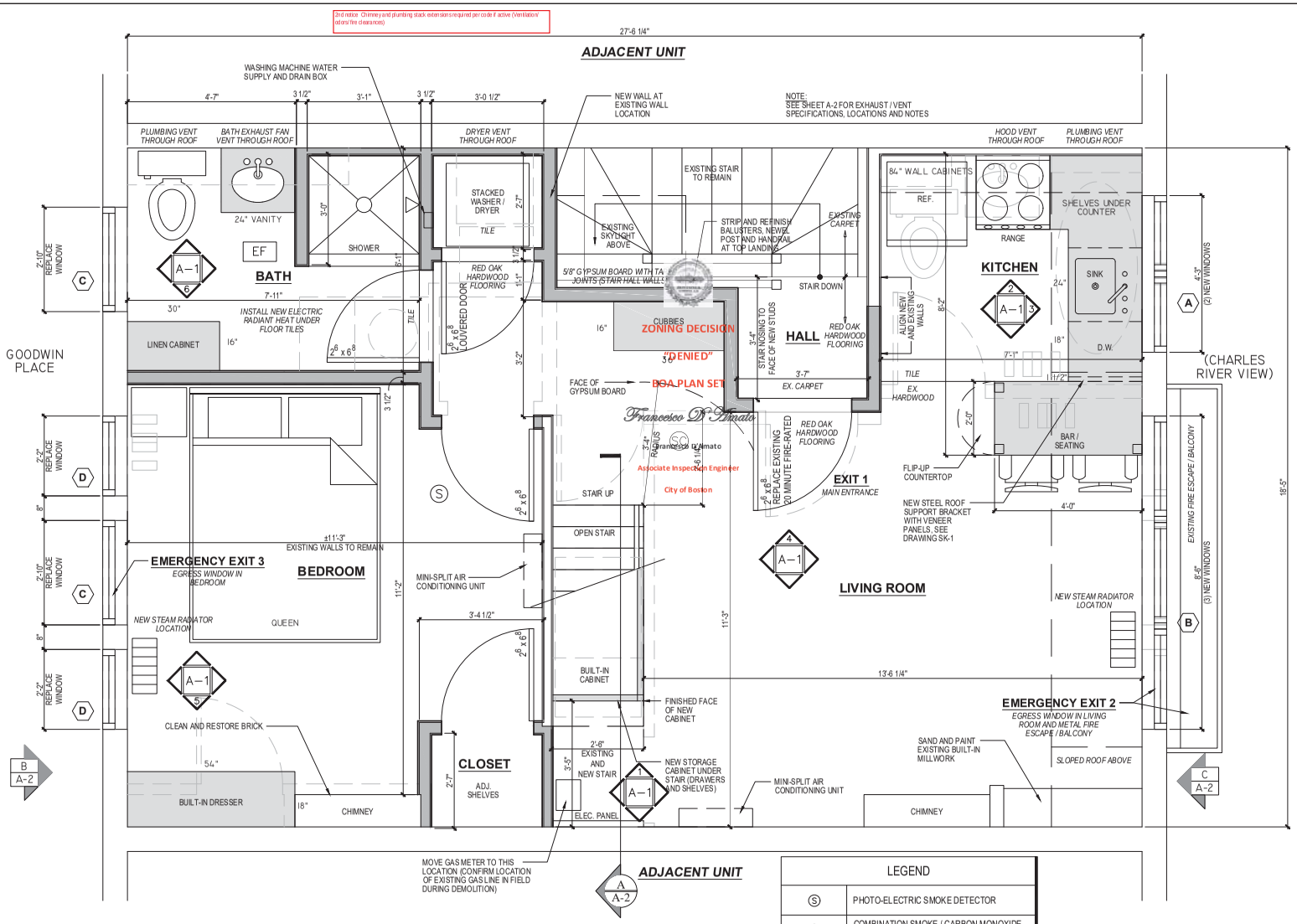
REVISIONS

NO.	DESCRIPTION	DATE

FILE: 5 GOODWIN_PL1.dwg / TYPICAL.ctb

DWN. BY: j. gallant
SCALE: AS NOTED
DATE: -/-/----

D
1

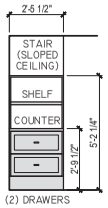


PROPOSED FLOOR PLAN

SCALE: 1/2" = 1'-0"

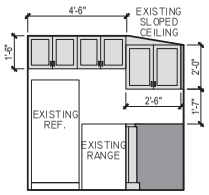
460 SQUARE FEET PROPOSED LIVING AREA

LEGEND	
S	PHOTO-ELECTRIC SMOKE DETECTOR
SC	COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
CO	CARBON MONOXIDE DETECTOR
H	HEAT DETECTOR
EF	110 CFM EXHAUST FAN VENTED THROUGH EXTERIOR WALL PANASONIC MODEL #FV-0511VQL1



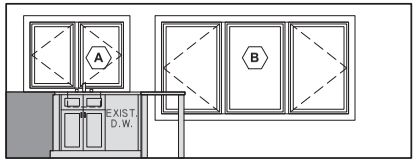
1 CABINET ELEVATION

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



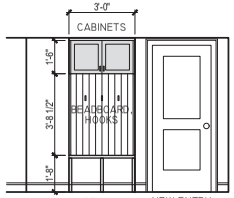
2 KITCHEN ELEVATION

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



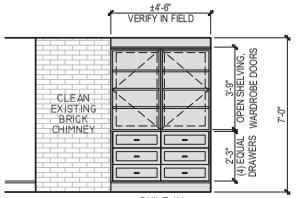
3 KITCHEN ELEVATION

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



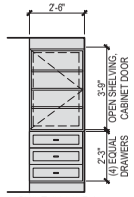
4 ENTRY INTERIOR ELEVATION

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



5 CABINET ELEVATION

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



6 CABINET ELEVATION

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

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REVISION 1
10/06/2023

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FLOOR PLAN AND INTERIOR DETAILS

REVISIONS

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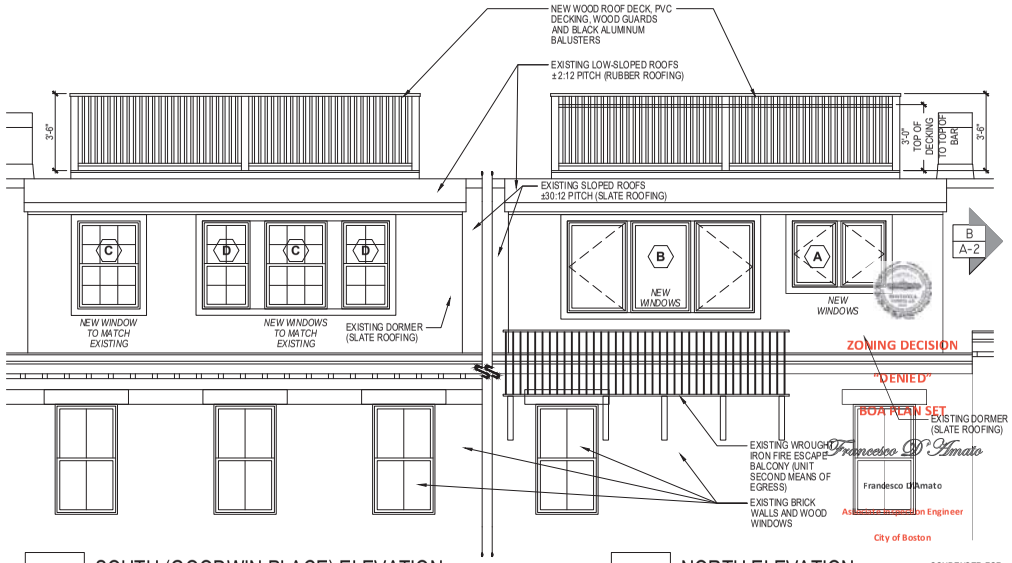
1

2nd notice: Chimney and plumbing stack extensions required per code if active (Ventilation/ ations/fire clearances)

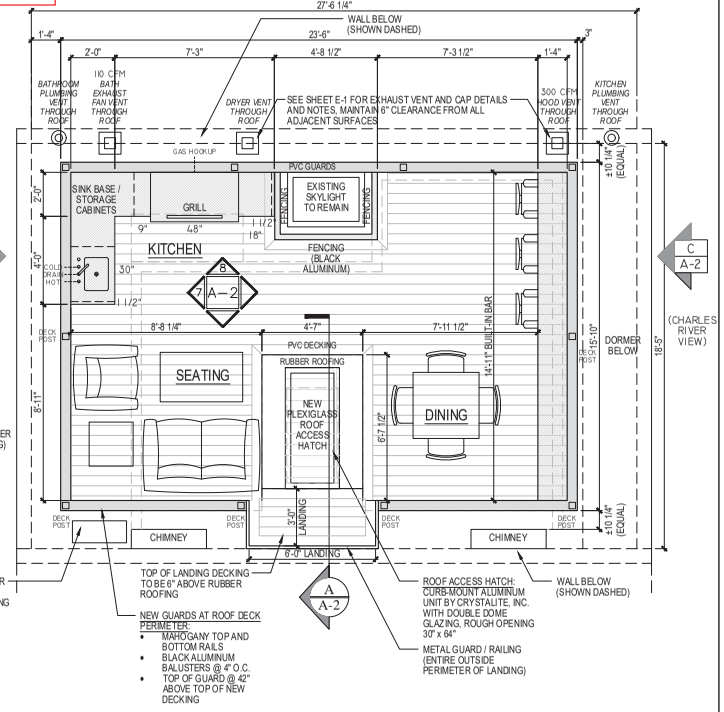


B SOUTH (GOODWIN PLACE) ELEVATION

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

C NORTH ELEVATION

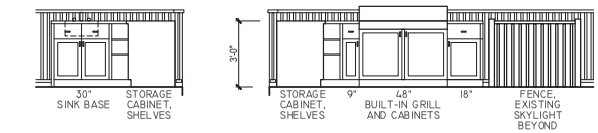
SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN

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

345 SQUARE FEET PROPOSED DECK

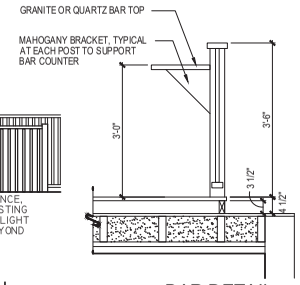


7 ROOF DECK KITCHEN ELEVATION

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

8 ROOF DECK KITCHEN ELEVATION

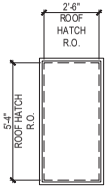
SCALE: 1/4" = 1'-0"



BAR DETAIL

SCALE: 1/2" = 1'-0"

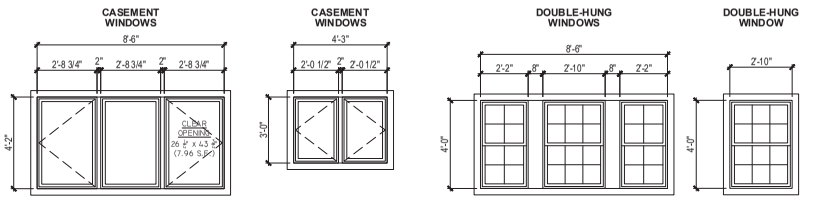
ROOF HATCH



CRYSTALITE, INC.
ALUMINUM CURB-MOUNTED ROOF ACCESS HATCH
PLEXIGLASS DOME GLAZING

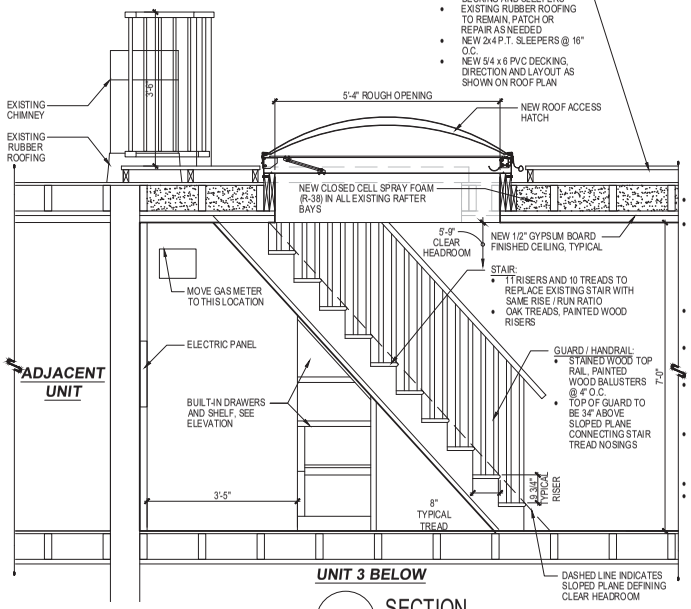
- MATERIAL: ALUMINUM COVER AND FRAME.
- COVER: BRAKEFORMED, HOLLOW-METAL DESIGN WITH 1" CONCEALED XPS INSULATION, FULLY WELDED CORNERS AND SEAMS, AND INTERNALLY REINFORCED FOR 40 PSF LIVE LOAD.
- GASKET: EXTRUDED EPDM RUBBER GASKET PERMANENTLY ADHERED TO COVER
- HINGES: HEAVY-DUTY FULL LENGTH CORROSION RESISTANT ALUMINUM HINGE.
- LATCH: SLAM LATCH WITH INTERIOR TURN HANDLE, PADLOCK FEATURE AND EXTERIOR CABLE RELEASE
- LIFT ASSISTANCE: TELESCOPING GAS STRUTS WITH AUTOMATIC HOLD-OPEN MECHANISM AND ONE HANDED CABLE RELEASE SYSTEM
- FINISH: ALUMINUM MILL FINISH
- HARDWARE: ALL HARDWARE TO BE ZINC PLATED/CHROMATE SEALED

NEW / REPLACEMENT WINDOWS



B	A	D	C	D	C
U-FACTOR: 0.29	U-FACTOR: 0.29	U-FACTOR: 0.29	U-FACTOR: 0.29	U-FACTOR: 0.29	U-FACTOR: 0.29
MARVIN ULTIMATE NEW CONSTRUCTION WOOD WINDOW SIGNATURE SERIES (CUSTOM SIZE) NO GRILLES	MARVIN ULTIMATE NEW CONSTRUCTION WOOD WINDOW SIGNATURE SERIES (CUSTOM SIZE) NO GRILLES	MARVIN ULTIMATE NEW CONSTRUCTION WOOD WINDOWS SIGNATURE SERIES (CUSTOM SIZE) 3/4" BLACK EXTERIOR, PAINTED WHITE INTERIOR GRILLES SIMULATED DIVIDED LIGHT WITH SPACER			MARVIN ULTIMATE NEW CONSTRUCTION WOOD WINDOW SIGNATURE SERIES (CUSTOM SIZE) 3/4" BLACK EXTERIOR, PAINTED WHITE INTERIOR GRILLES SIMULATED DIVIDED LIGHT WITH SPACER

REPLACEMENT OF EXISTING WINDOW, "C" WINDOW UNIT TO MEET EMERGENCY ESCAPE AND RESCUE OPENINGS EGRESS REQUIREMENTS. MINIMUM 24" x 20" CLEAR OPENING



A SECTION

SCALE: 1/2" = 1'-0"

NORTH

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REVISION 1
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ROOF PLAN, ELEVATIONS, WINDOWS AND EXTERIOR DETAILS

REVISIONS

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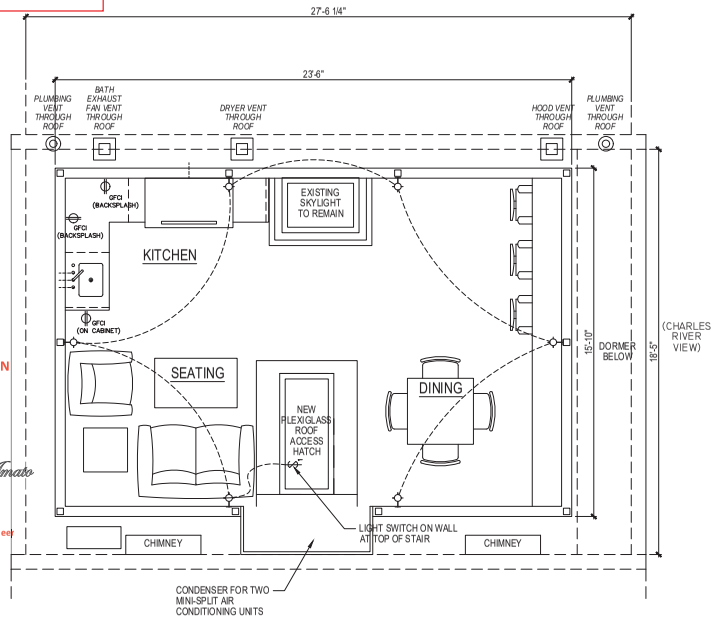
DWN. BY: j. gallant
SCALE: AS NOTED
DATE: -/-/---

A
2

2nd notice: Chimney and plumbing stack extensions required per code if active (Ventilation/ ations/fire clearances)

LIGHTING / POWER PLAN LEGEND	
S	PHOTO-ELECTRIC SMOKE DETECTOR
SC	COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
CO	CARBON MONOXIDE DETECTOR
	CUT-OFF WALL PACK
	POST-MOUNTED DECK RAIL LIGHT FIXTURE
	WALL-MOUNTED LIGHT FIXTURE
EF	EXHAUST FAN / LIGHT PANASONIC MODEL #FV–08–11VFL5
	RECESSED LIGHT FIXTURE
	CEILING-MOUNTED LIGHT FIXTURE
	LED SURFACE-MOUNTED LIGHT FIXTURE
	UNDER-CABINET LIGHT FIXTURE
	FLOODLIGHTS
$1	SINGLE POLE LIGHT SWITCH
$3 $4	THREE-WAY or FOUR-WAY LIGHT SWITCH
$V	VARIABLE SPEED CEILING FAN SWITCH
$D	DIMMABLE SINGLE POLE LIGHT SWITCH
$T	EXHAUST FAN TIMER SWITCH
$D	DIMMABLE THREE-WAY LIGHT SWITCH
JS	JAMB SWITCH
	WALL OUTLET
	SWITCHED WALL OUTLET
FLOOR	SWITCHED RECESSED FLOOR OUTLET
APL	APPLIANCE HOOKUP
220	220V APPLIANCE HOOKUP



ZONING DECISION

"DENIED"

BOA PLAN SET

Francesco D'Amato

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Associate Inspection Engineer

City of Boston

ROOF DECK POWER AND LIGHTING PLAN

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

DRYER VENT SPECIFICATIONS

MASSACHUSETTS MECHANICAL CODE (2015 INTERNATIONAL MECHANICAL CODE)

SECTION 504 CLOTHES DRYER EXHAUST

504.1 INSTALLATION

CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. DRYER EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL CONVEY THE MOISTURE AND ANY PRODUCTS OF COMBUSTION TO THE OUTSIDE OF THE BUILDING.

504.2 EXHAUST PENETRATIONS

WHERE A CLOTHES DRYER EXHAUST DUCT PENETRATES A WALL OR CEILING MEMBRANE, THE ANNULAR SPACE SHALL BE SEALED WITH NONCOMBUSTIBLE MATERIAL, APPROVED FIRE CAULKING OR A NONCOMBUSTIBLE DRYER EXHAUST DUCT WALL RECEPTACLE. DUCTS THAT EXHAUST CLOTHES DRYERS SHALL NOT PENETRATE OR BE LOCATED WITHIN ANY FIREBLOCKING, DRAFTSTOPPING OR ANY WALL, FLOOR/CEILING OR OTHER ASSEMBLY REQUIRED BY THE INTERNATIONAL BUILDING CODE TO BE FIRE-RESISTANCE RATED, UNLESS SUCH DUCT IS CONSTRUCTED OF GALVANIZED STEEL OR ALUMINUM OF THE THICKNESS SPECIFIED IN SECTION 603.4 AND THE FIRE-RESISTANCE RATING IS MAINTAINED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE. FIRE DAMPERS, COMBINATION FIRE/SMOKE DAMPERS AND ANY SIMILAR DEVICES THAT WILL OBSTRUCT THE EXHAUST FLOW SHALL BE PROHIBITED IN CLOTHES DRYER EXHAUST DUCTS.

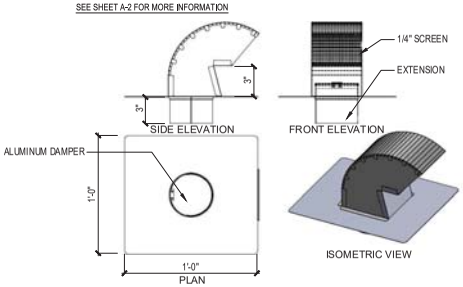
504.3 CLEANOUT

EACH VERTICAL RISER SHALL BE PROVIDED WITH A MEANS FOR CLEANOUT.

504.4 EXHAUST INSTALLATION

DRYER EXHAUST DUCTS FOR CLOTHES DRYERS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION. DUCTS SHALL NOT BE CONNECTED OR INSTALLED WITH SHEET METAL SCREWS OR OTHER FASTENERS THAT WILL OBSTRUCT THE EXHAUST FLOW. CLOTHES DRYER EXHAUST DUCTS SHALL NOT BE CONNECTED TO A VENT CONNECTOR, VENT OR CHIMNEY. CLOTHES DRYER EXHAUST DUCTS SHALL NOT EXTEND INTO OR THROUGH DUCTS OR PLENUMS.

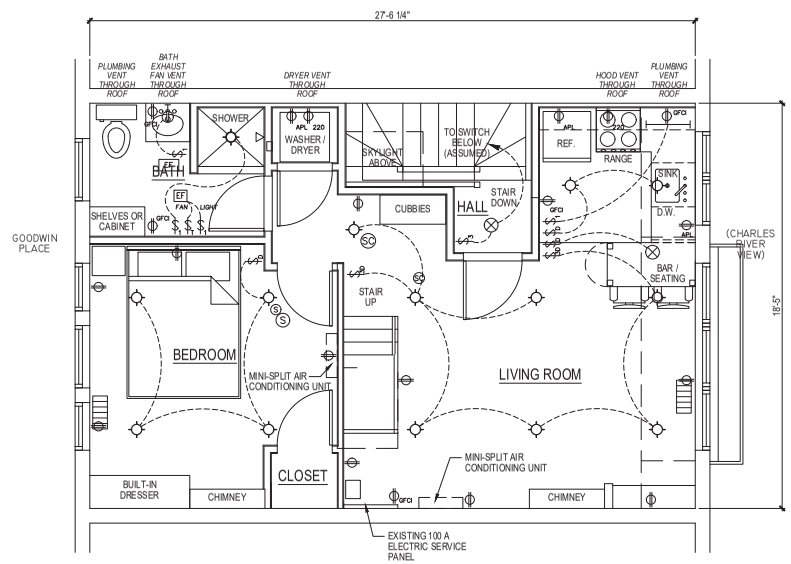
SEE SHEET A-2 FOR MORE INFORMATION



INSTALL EXTENSION FOR DRYER VENT, BATH FAN AND RANGE HOOD EXHAUST

ROOF VENT EXTENSION DETAILS

SCALE: 1 1/2" = 1'-0"



POWER AND LIGHTING PLAN

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

GALLANT ARCHITECTURE

Jay Gallant, AIA, LEED AP

HILL RESIDENCE
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FILE: 5 GOODWIN_PL1.dwg / TYPICAL.ctb

DWN. BY: j. gallant

SCALE: AS NOTED

DATE: -/-/----

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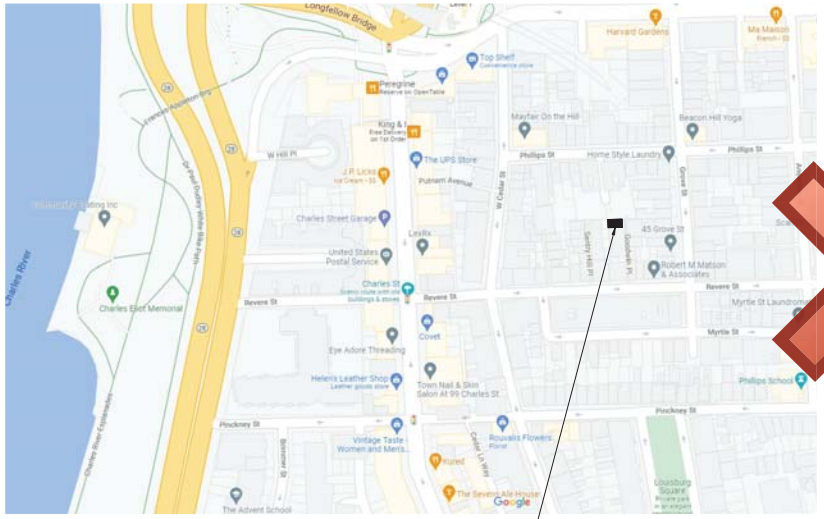
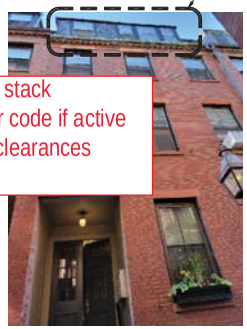


LOCUS PLAN

NOT TO SCALE

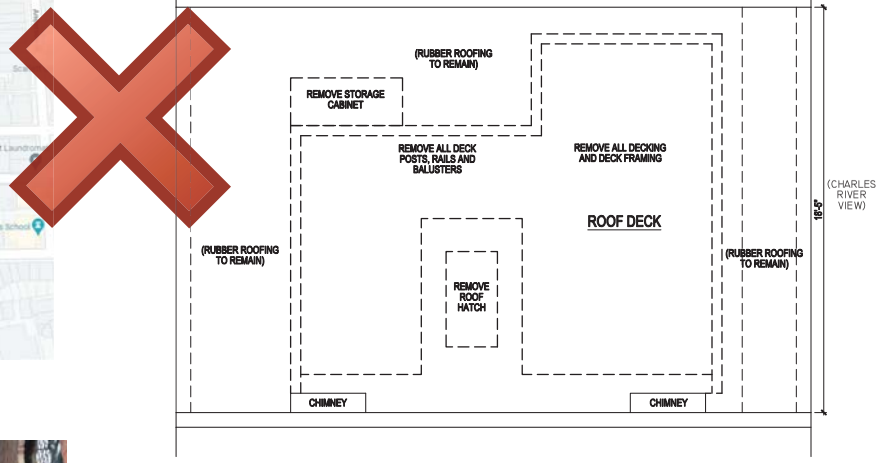
PROJECT LOCATION:
5 GOODWIN PLACE,
UNIT 4
FOURTH FLOOR AND ROOF



Chimney and plumbing stack extensions required per code if active (Ventilation/odors/ fire clearances

5 GOODWIN PLACE

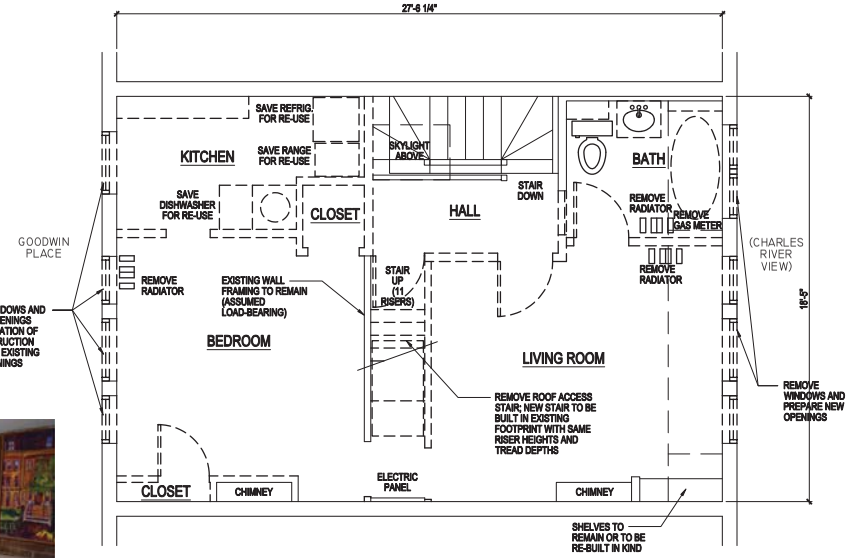
GOODWIN PLACE



ROOF PLAN WITH DEMOLITION NOTES

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

230 SQUARE FEET
EXISTING DECK



FLOOR PLAN WITH DEMOLITION NOTES

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

445 SQUARE FEET
EXISTING LIVING AREA

GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS, USE ONLY THE DIMENSIONS SHOWN. VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS IN THE FIELD PRIOR TO THE START OF FRAMING LAYOUT.
2. PLAN DIMENSIONS:
   - **WALL FRAMING LAYOUT**
     - ALL DIMENSIONS SHOWN (UNLESS NOTED OTHERWISE) ARE FROM FACE OF ROUGH FRAMING TO FACE OF ROUGH FRAMING.
   - **WINDOWS/ DOORS/ CASED OPENINGS**
     ALL OPENINGS (WINDOWS/ DOORS/ CASED OPENINGS) SHALL BE MEASURED, LOCATED AND DIMENSIONED TO THE CENTERLINES. REFER TO THE DOOR SCHEDULE AND WINDOW SCHEDULE FOR ROUGH OPENING SIZES AND HEADER HEIGHTS.
3. REFER TO ROOF FRAMING PLAN FOR SIZES OF NEW HEADERS.
4. **MATERIAL PROPERTIES**
   WOOD FRAMING (UNLESS NOTED)..... S.P.F. No. 2 KILN-DRIED
   LVL FRAMING..... F_b = 2,400 PSI, E=2.0x10 ^{6}PSI
5. 1/2" DIAMETER THROUGH BOLTS OR TIMBERLOK LAG SCREWS @ 16" O.C. STAGGERED TOP AND BOTTOM, TYPICAL AT ALL BUILT-UP LVL BEAMS AND RAFTERS.
6. NAILING SHALL BE IN ACCORDANCE WITH MASSACHUSETTS STATE BUILDING CODE FASTENING SCHEDULE, TABLE 602.3 (1).
7. SOLID BLOCKING SHALL BE PROVIDED WITHIN THE FLOOR UNDER COLUMNS AND BEARING WALLS.
8. JOIST AND BEAM HANGERS SHALL BE PROVIDED AT ALL CONNECTIONS WHETHER OR NOT THEY ARE SHOWN ON DRAWINGS. SIMPSON H2.5 HURRICANE TIES SHALL BE PROVIDED AT ALL NEW RAFTER-TO-WALL PLATE CONNECTIONS.
9. PROVIDE (2) JACK STUDS AND (1) KING STUD AT ENDS OF HEADERS IN ALL BEARING WALLS AFFECTED.

ALL WORK TO COMPLY WITH THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, WHICH CONSISTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH MASSACHUSETTS AMENDMENTS AND ALL RELATED APPLICABLE CODES

BOSTON, MA DESIGN LOAD REQUIREMENTS

TABLE R301.2(4) BASIC WIND SPEED: V(ult) 128 MPH, EXPOSURE B
TABLE R301.2(5) GROUND SNOW LOAD: 40 PSF
TABLE R301.5 MINIMUM LIVE LOADS:

LIVING AREAS:	40 PSF
SLEEPING ROOMS:	30 PSF
ATTICS (W/ STORAGE):	20 PSF
ATTICS (W/O STORAGE):	10 PSF
DECKS:	50 PSF
EXTERIOR BALCONIES:	60 PSF
GUARD/HANDRAILS:	200 PSF (SINGLE CONCENTRATED LOAD)

EXISTING LIVING ROOM

INTERIOR DEMOLITION GENERAL NOTES:

- ALL INTERIOR WALL AND CEILING FINISHES, INTERIOR TRIM, PLUMBING FIXTURES, ELECTRICAL DEVICES, ELECTRICAL WIRING TO BE REMOVED
- ALL WINDOWS TO BE REMOVED
- APPLIANCES WILL BE RE-USED – STORAGE LOCATIONS DURING CONSTRUCTION TO BE COORDINATED WITH OWNER
- THE INTENT IS TO RE-USE AND/OR REFINISH ALL EXISTING HARDWOOD FLOORING TO THE EXTENT FEASIBLE, NEW HARDWOOD FLOORING TO MATCH AND BLEND WITH EXISTING

NORTH

GALLANT ARCHITECTURE
Jay Gallant, AIA, LEED AP

HILL RESIDENCE
INTERIOR AND
ROOF DECK RENOVATIONS
5 GOODWIN PLACE, UNIT 4
BOSTON, MA

LIST OF DRAWINGS

D-1 GENERAL NOTES, EXISTING CONDITIONS AND DEMOLITION PLANS
A-1 FLOOR PLAN AND INTERIOR DETAILS
A-2 ROOF PLAN, ELEVATIONS, WINDOWS AND EXTERIOR DETAILS
E-1 POWER AND LIGHTING PLANS

CONSTRUCTION SET
01/04/2022

NOTE:
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GENERAL NOTES, EXISTING CONDITIONS AND DEMOLITION PLANS

REVISIONS

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DATE: -/-/---

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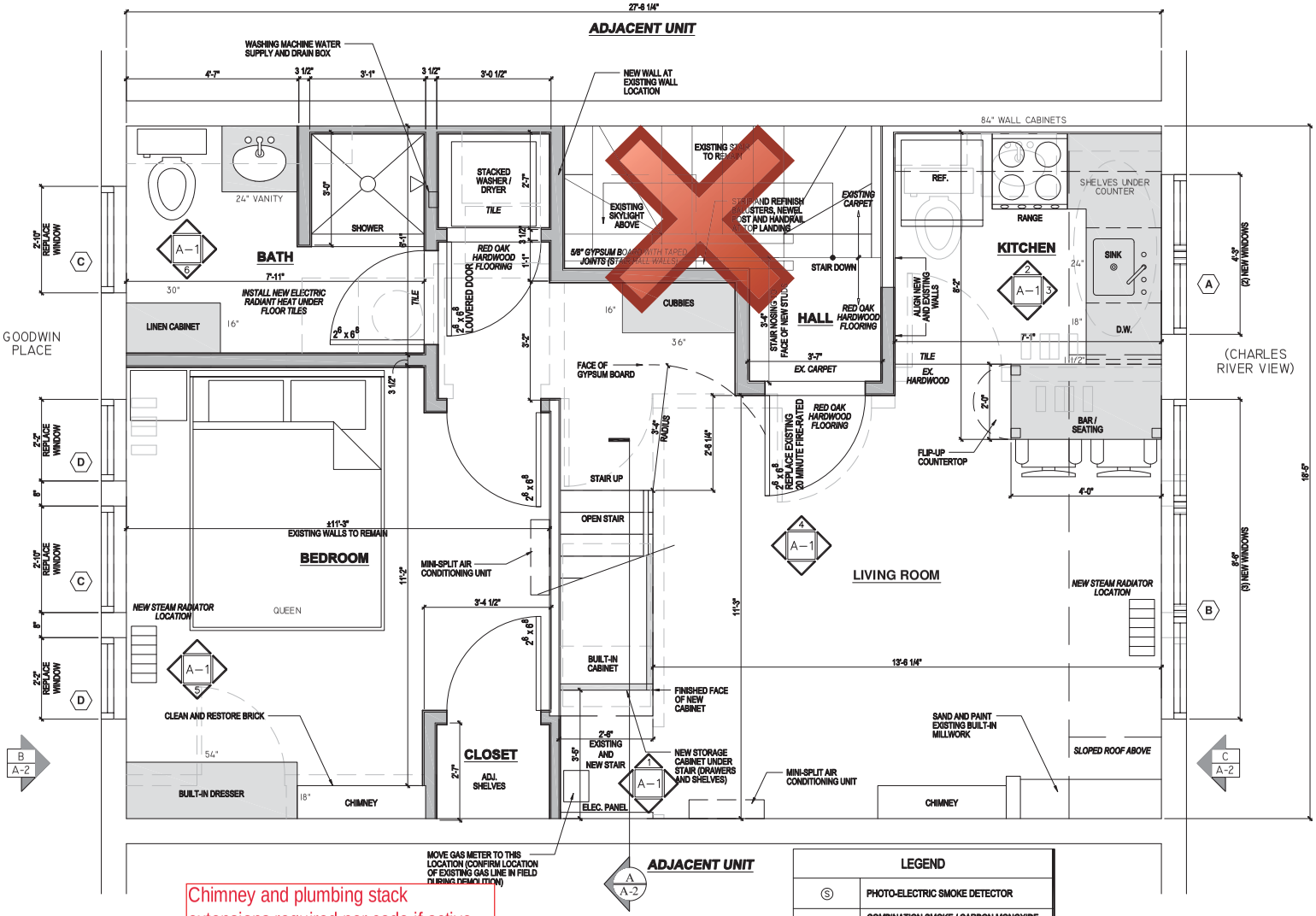


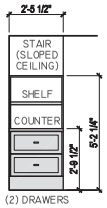
Chimney and plumbing stack extensions required per code if active (Ventilation/odors/ fire clearances

PROPOSED FLOOR PLAN

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

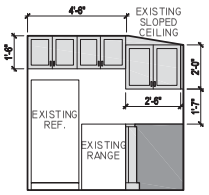
460 SQUARE FEET PROPOSED LIVING AREA

LEGEND	
S	PHOTO-ELECTRIC SMOKE DETECTOR
SC	COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
CO	CARBON MONOXIDE DETECTOR
H	HEAT DETECTOR
EF	110 CFM EXHAUST FAN VENTED THROUGH EXTERIOR WALL PANASONIC MODEL #FV-08-11VFL5



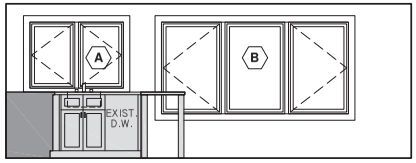
1 CABINET ELEVATION

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



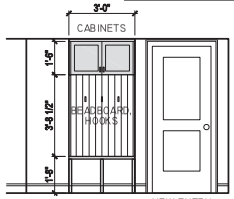
2 KITCHEN ELEVATION

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



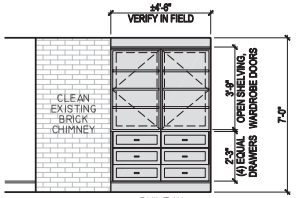
3 KITCHEN ELEVATION

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



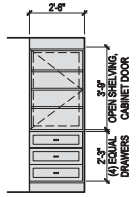
4 ENTRY INTERIOR ELEVATION

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



5 CABINET ELEVATION

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



6 CABINET ELEVATION

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

GALLANT ARCHITECTURE

Jay Gallant, AIA, LEED AP

HILL RESIDENCE
INTERIOR AND
ROOF DECK RENOVATIONS
5 GOODWIN PLACE, UNIT 4
BOSTON, MA

LIST OF DRAWINGS

D-1 EXISTING CONDITIONS AND DEMOLITION PLANS AND GENERAL NOTES

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E-1 POWER AND LIGHTING PLANS

CONSTRUCTION SET
01/04/2022

NOTE:
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FLOOR PLAN AND INTERIOR DETAILS

REVISIONS

NO.	DESCRIPTION	DATE

FILE: 5 GOODWIN_PL1.dwg / TYPICAL.ctb

DWN. BY: j. gallant

SCALE: AS NOTED

DATE: -/-/-

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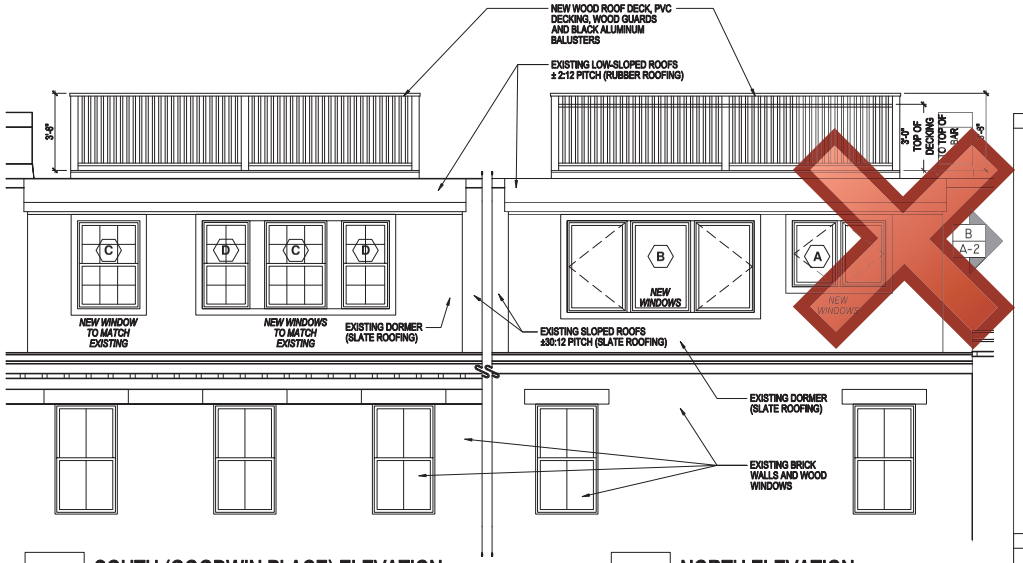
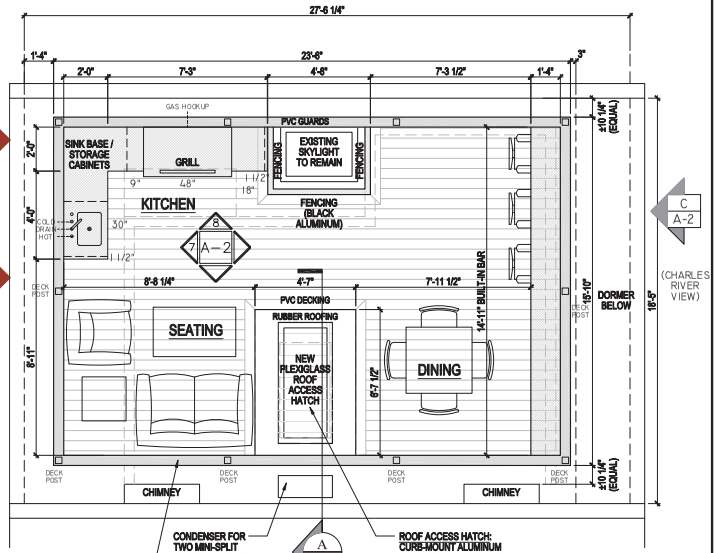


B SOUTH (GOODWIN PLACE) ELEVATION

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



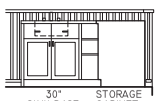
PROPOSED ROOF PLAN

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

330 SQUARE FEET PROPOSED DECK

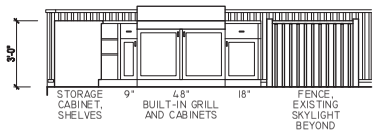
C NORTH ELEVATION

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



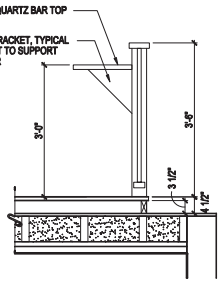
7 ROOF DECK KITCHEN ELEVATION

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



8 ROOF DECK KITCHEN ELEVATION

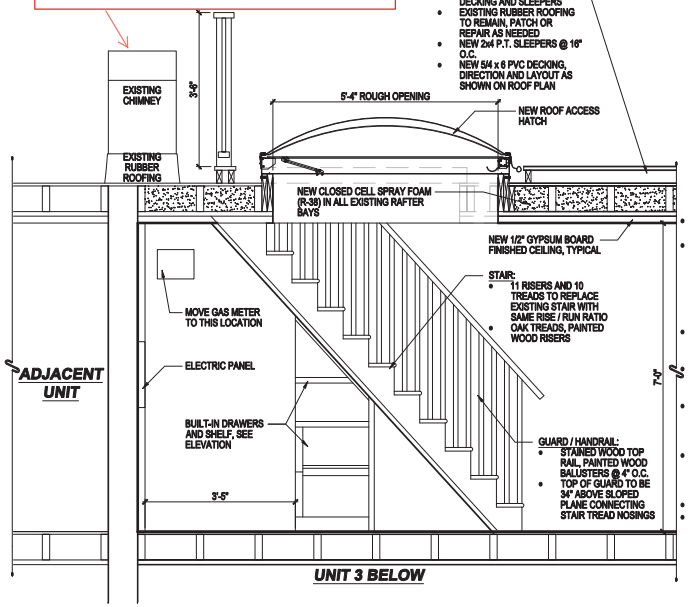
SCALE: 1/4" = 1'-0"



BAR DETAIL

SCALE: 1/2" = 1'-0"

Chimney and plumbing stack extensions required per code if active (Ventilation/odors/ fire clearances)

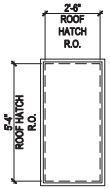


ROOF DECK CONSTRUCTION:
- REMOVE EXISTING GUARDS, DECKING AND SLEEPERS
- EXISTING RUBBER ROOFING TO REMAIN, PATCH OR REPAIR AS NEEDED
- NEW 2x4 P.T. SLEEPERS @ 16" O.C.
- NEW 5/4 x 6 PVC DECKING, DIRECTION AND LAYOUT AS SHOWN ON ROOF PLAN

A SECTION

SCALE: 1/2" = 1'-0"

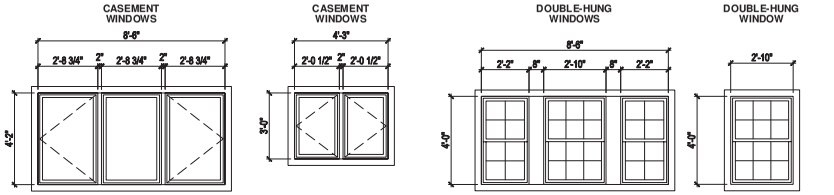
ROOF HATCH



CRYSTALITE, INC.
ALUMINUM CURB-MOUNTED ROOF ACCESS HATCH
PLEXIGLASS DOME GLAZING

- MATERIAL: ALUMINUM COVER AND FRAME.
- COVER: BRAKEFORMED, HOLLOW-METAL DESIGN WITH 1" CONCEALED XPS INSULATION, FULLY WELDED CORNERS AND SEAMS, AND INTERNALLY REINFORCED FOR 40 PSF LIVE LOAD.
- GASKET: EXTRUDED EPDM RUBBER GASKET PERMANENTLY ADHERED TO COVER
- HINGES: HEAVY-DUTY FULL LENGTH CORROSION RESISTANT ALUMINUM HINGE.
- LATCH: SLAM LATCH WITH INTERIOR TURN HANDLE, PADLOCK FEATURE AND EXTERIOR CABLE RELEASE
- LIFT ASSISTANCE: TELESCOPING GAS STRUTS WITH AUTOMATIC HOLD-OPEN MECHANISM AND ONE HANDED CABLE RELEASE SYSTEM
- FINISH: ALUMINUM MILL FINISH
- HARDWARE: ALL HARDWARE TO BE ZINC PLATED/CHROMATE SEALED

NEW / REPLACEMENT WINDOWS



B	A	D	C	D	C
U-FACTOR: 0.29	U-FACTOR: 0.29	U-FACTOR: 0.29	U-FACTOR: 0.29	U-FACTOR: 0.29	U-FACTOR: 0.29
MARVIN ULTIMATE NEW CONSTRUCTION WOOD WINDOW SIGNATURE SERIES (CUSTOM SIZE) NO GRILLES	MARVIN ULTIMATE NEW CONSTRUCTION WOOD WINDOW SIGNATURE SERIES (CUSTOM SIZE) NO GRILLES	MARVIN ULTIMATE NEW CONSTRUCTION WOOD WINDOWS SIGNATURE SERIES (CUSTOM SIZE) 3/4" BLACK EXTERIOR, PAINTED WHITE INTERIOR GRILLES SIMULATED DIVIDED LIGHT WITH SPACER			MARVIN ULTIMATE NEW CONSTRUCTION WOOD WINDOW SIGNATURE SERIES (CUSTOM SIZE) 3/4" BLACK EXTERIOR, PAINTED WHITE INTERIOR GRILLES SIMULATED DIVIDED LIGHT WITH SPACER

REPLACEMENT OF EXISTING WINDOW, "C" WINDOW UNIT TO MEET EMERGENCY ESCAPE AND RESCUE OPENINGS EGRESS REQUIREMENTS, MINIMUM 24" x 20" CLEAR OPENING

GALLANT ARCHITECTURE
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BOSTON, MA

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ROOF PLAN, ELEVATIONS, WINDOWS AND EXTERIOR DETAILS

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DWN. BY: j. gallant
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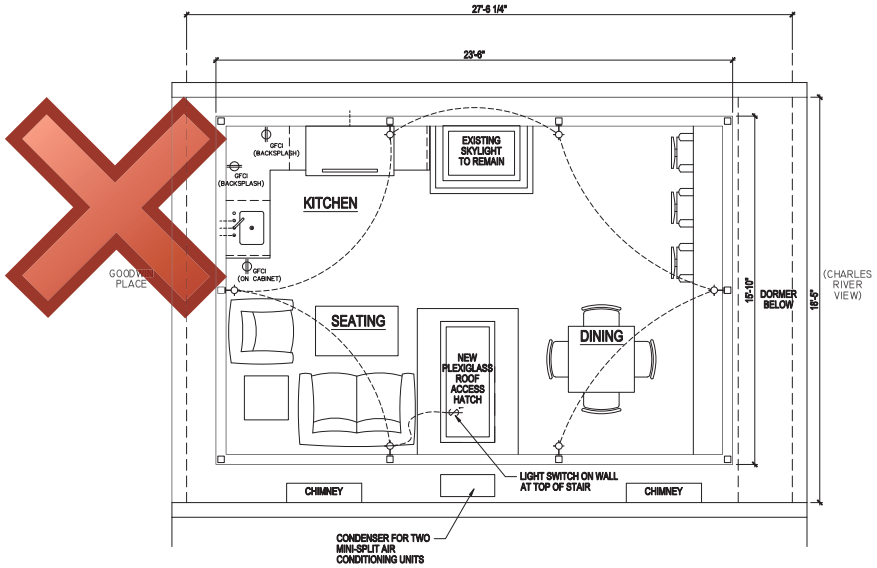
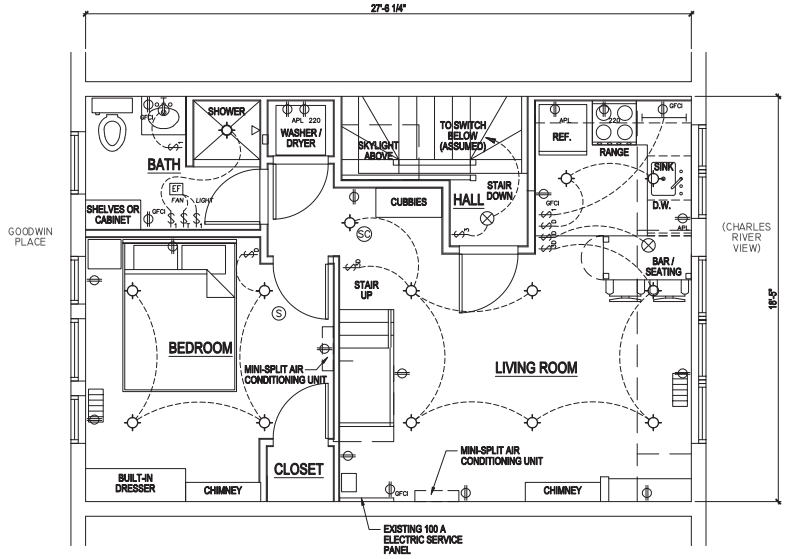
2

LIGHTING / POWER PLAN LEGEND	
S	PHOTO-ELECTRIC SMOKE DETECTOR
SC	COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
CO	CARBON MONOXIDE DETECTOR
	CUT-OFF WALL PACK
	POST-MOUNTED DECK RAIL LIGHT FIXTURE
	WALL-MOUNTED LIGHT FIXTURE
EF	EXHAUST FAN / LIGHT PANASONIC MODEL #FV-08-11VFL5
	RECESSED LIGHT FIXTURE
	CEILING-MOUNTED LIGHT FIXTURE
	LED SURFACE-MOUNTED LIGHT FIXTURE
	UNDER-CABINET LIGHT FIXTURE
	FLOODLIGHTS
$1	SINGLE POLE LIGHT SWITCH
$3 $4	THREE-WAY or FOUR-WAY LIGHT SWITCH
$V	VARIABLE SPEED CEILING FAN SWITCH
$D	DIMMABLE SINGLE POLE LIGHT SWITCH
$T	EXHAUST FAN TIMER SWITCH
$D	DIMMABLE THREE-WAY LIGHT SWITCH
JS	JAMB SWITCH
	WALL OUTLET
	SWITCHED WALL OUTLET
FLOOR	SWITCHED RECESSED FLOOR OUTLET
APL	APPLIANCE HOOKUP
220	220V APPLIANCE HOOKUP



ROOF DECK POWER AND LIGHTING PLAN

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



POWER AND LIGHTING PLAN

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

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5 GOODWIN PLACE, UNIT 4
BOSTON, MA

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POWER AND LIGHTING PLANS

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