

**CODE SUMMARY**

BUILDING DEPARTMENT BOSTON, MA

BUILDING CODES 780 CMR: MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION (2015 IBC)

OCCUPANCY CLASSIFICATION GROUP R2 - RESIDENTIAL EXISTING, UNCHANGED

TYPE OF CONSTRUCTION EXISTING, UNCHANGED MASONRY CONSTRUCTION

SPRINKLERED NO

NUMBER OF STORIES EXISTING BUILDING HAS 4 STORIES SCOPE OF WORK IS DECK ON ROOF

ASSESSOR'S PARCEL NUMBER 0501881000

PROJECT AREAS 480SF ROOF DECK

**PROJECT SCOPE**

REF #801 750

LEGALIZE EXISTING ROOF DECK TO ALLOW ROOF MEMBRANE REPLACEMENT UNDERNEATH AND REPAIR TO RETURN DECK TO ORIGINAL STATE. NO CHANGE IN FOOTPRINT OR EGRESS IS PROPOSED.

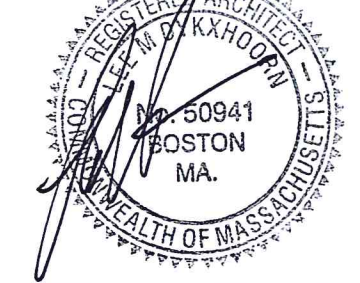
ROOF MEMBRANE REPLACEMENT UNDER SEPARATE PERMIT, SF768255

EXISTING ROOF DECK DIMENSIONS AND DOCUMENTATION IS PROVIDED ON A1.1 PROPOSED ROOF DECK IS SHOWN AT SAME LOCATOIN ON A1.3

**32 MYRTLE STREET**

LEGALIZE EXISTING ROOF DECK AND REPAIR

32 MYRTLE STREET BOSTON, MA 02114



ARCHITECT  
LEE DYKXHOORN, AIA  
32 MYRTLE STREET #3-1  
BOSTON, MA 02114

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

DRAWINGS REFLECT DESIGN INTENT ONLY. AUTHOR DOES NOT ACCEPT ANY LIABILITY REGARDING THE ACCURACY & VERACITY OF INFORMATION PROVIDED BY OTHERS IN THE PREPARATION OF THESE DRAWINGS.

ISSUE AND REVISION  
PERMIT SET MAY 3 2018

DRAWN BY LDX



COVER SHEET & CODE SUMMARY & LIFE SAFETY PLAN

A0.0

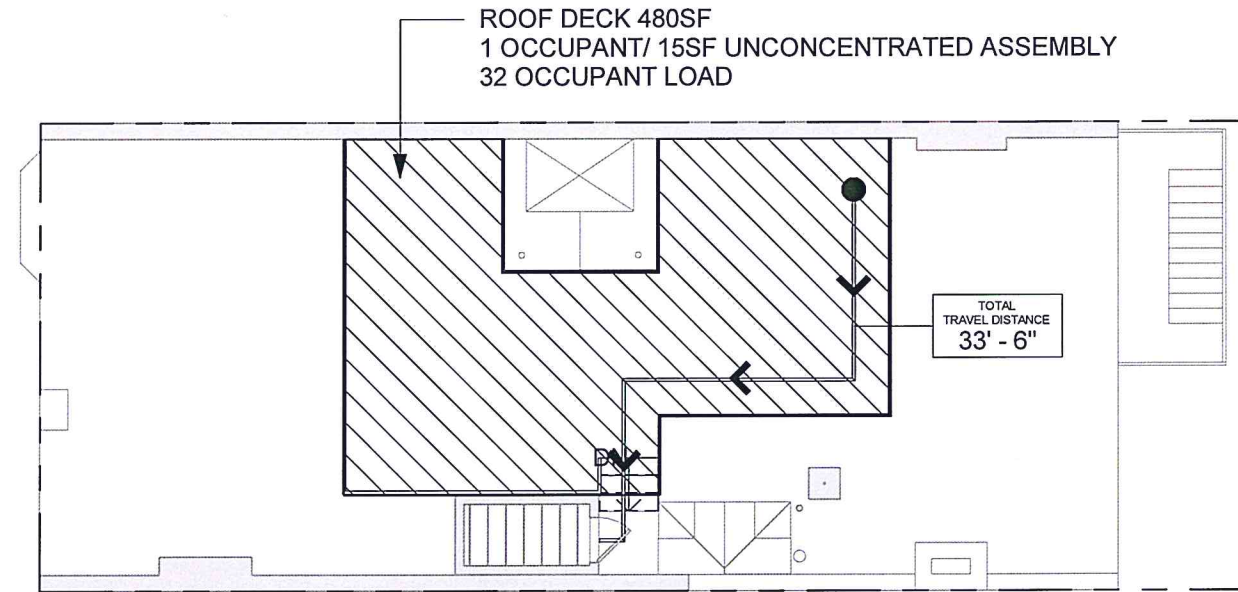
**DRAWING LIST**

SHEET NO. SHEET NAME

- Architectural
- A0.0 COVER SHEET & CODE SUMMARY & LIFE SAFETY PLAN
  - A1.0 LEVEL 4 PLAN, UNITS 4-1 AND 4-2
  - A1.1 ROOF DECK PLAN EXISTING
  - A1.2 ROOF DECK EXISTING PHOTOS AND AERIALS
  - A1.3 ROOF DECK PLAN PROPOSED
  - A2.1 CONTEXT SECTION & VIEW ANGLES FROM PUBLIC WAY

- Structural
- A-1 DECK CONSTRUCTION
  - A-2 PROPOSED DECK
  - A-3 DETAILS

- Survey
- S-1 PLOT PLAN



**ROOF DECK PLAN LIFE SAFETY PLAN**

3/32" = 1'-0"

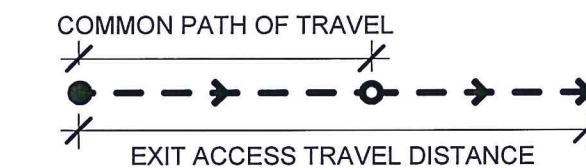
EXIT CAPACITY SUMMARY TABLE						
EXIT #	DOOR WIDTH (INCHES)	DOOR CAPACITY (PERSONS)	STAIR WIDTH (INCHES)	STAIR CAPACITY (PERSONS)	LIMITING CAPACITY (PERSONS)	ACTUAL USE (PERSONS)
EXIT 1	30	150	38	126	126	32

**EGRESS LEGEND**




- EXIT DISCHARGE
- OCCUPANT LOAD AT EXIT
- Area Name**  
1:RATIO  
AREA (SF)  
# OCC.
- COUNT USED FOR OCCUPANT LOAD AT EXITS

XX'/XXX' XX' = COMMON PATH OF TRAVEL  
XXX' = EXIT ACCESS TRAVEL DIST.

**TRAVEL DISTANCE DIAGRAM:**



PLAN LEGEND

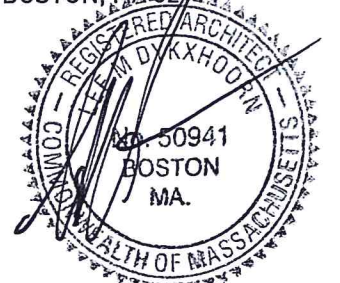
-  AREA NOT IN CONTRACT (N.I.C.)
-  EXISTING WALLS TO REMAIN
-  NEW WALLS

NO CHANGES PROPOSED THIS LEVEL,  
PROVIDED FOR REFERENCE ONLY

32 MYRTLE STREET

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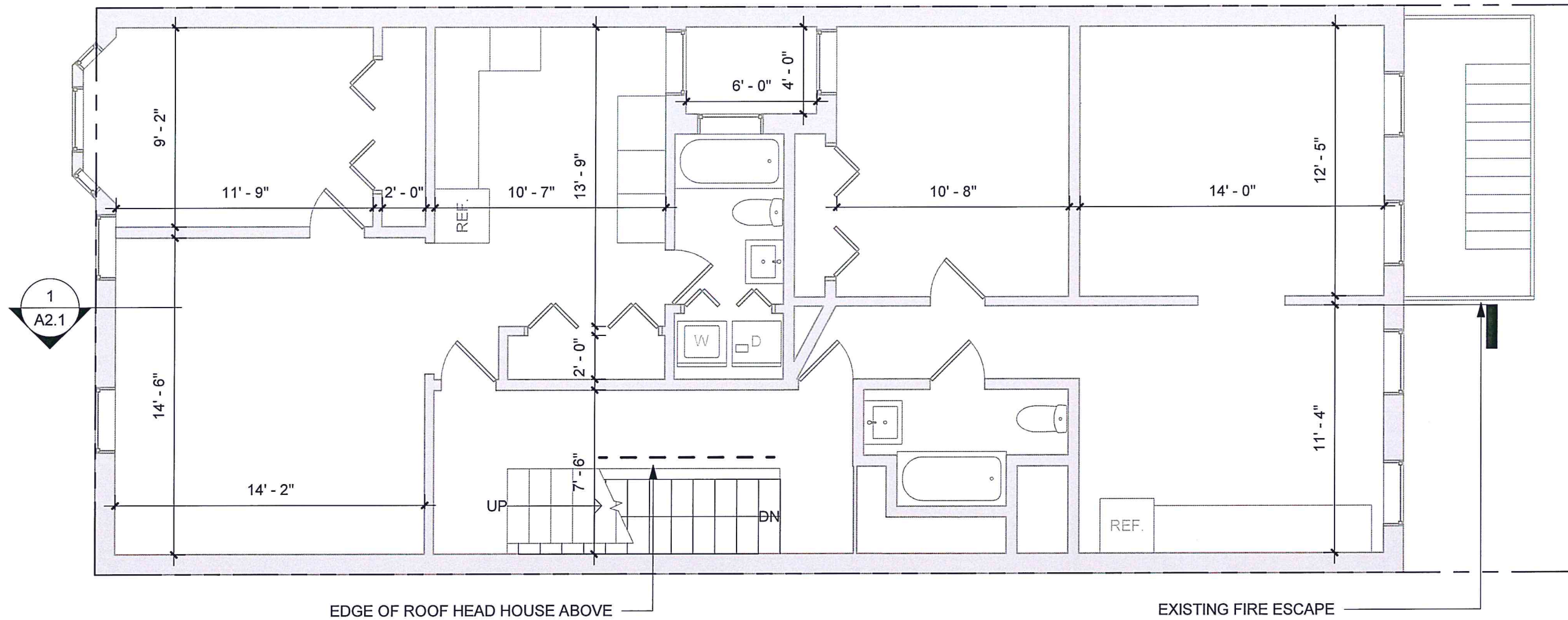


LEVEL 4 PLAN, UNITS 4-1 AND 4-2

A1.0

UNIT 4-1

UNIT 4-2



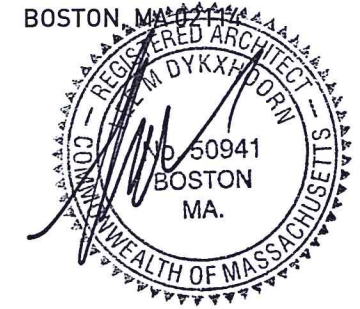
**1** LEVEL 4 PLAN  
3/16" = 1'-0"



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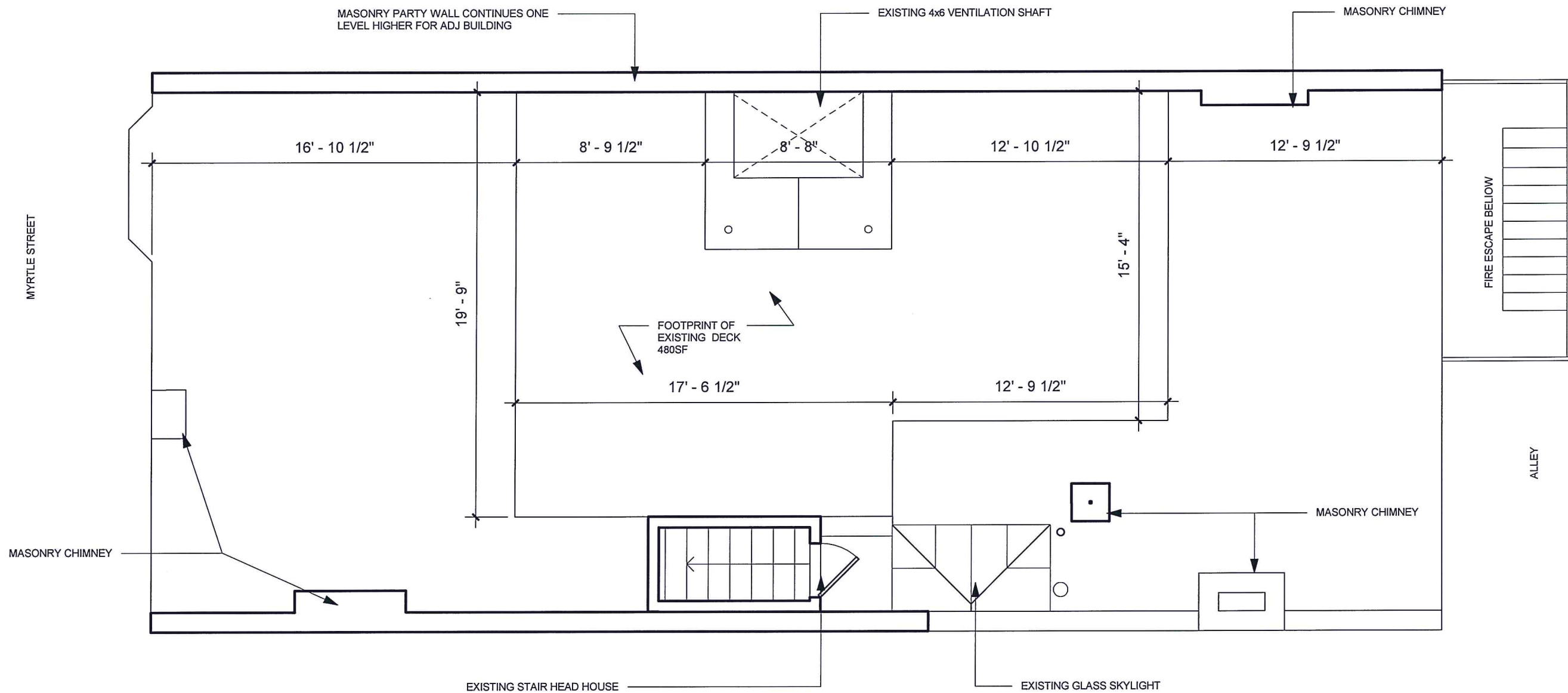
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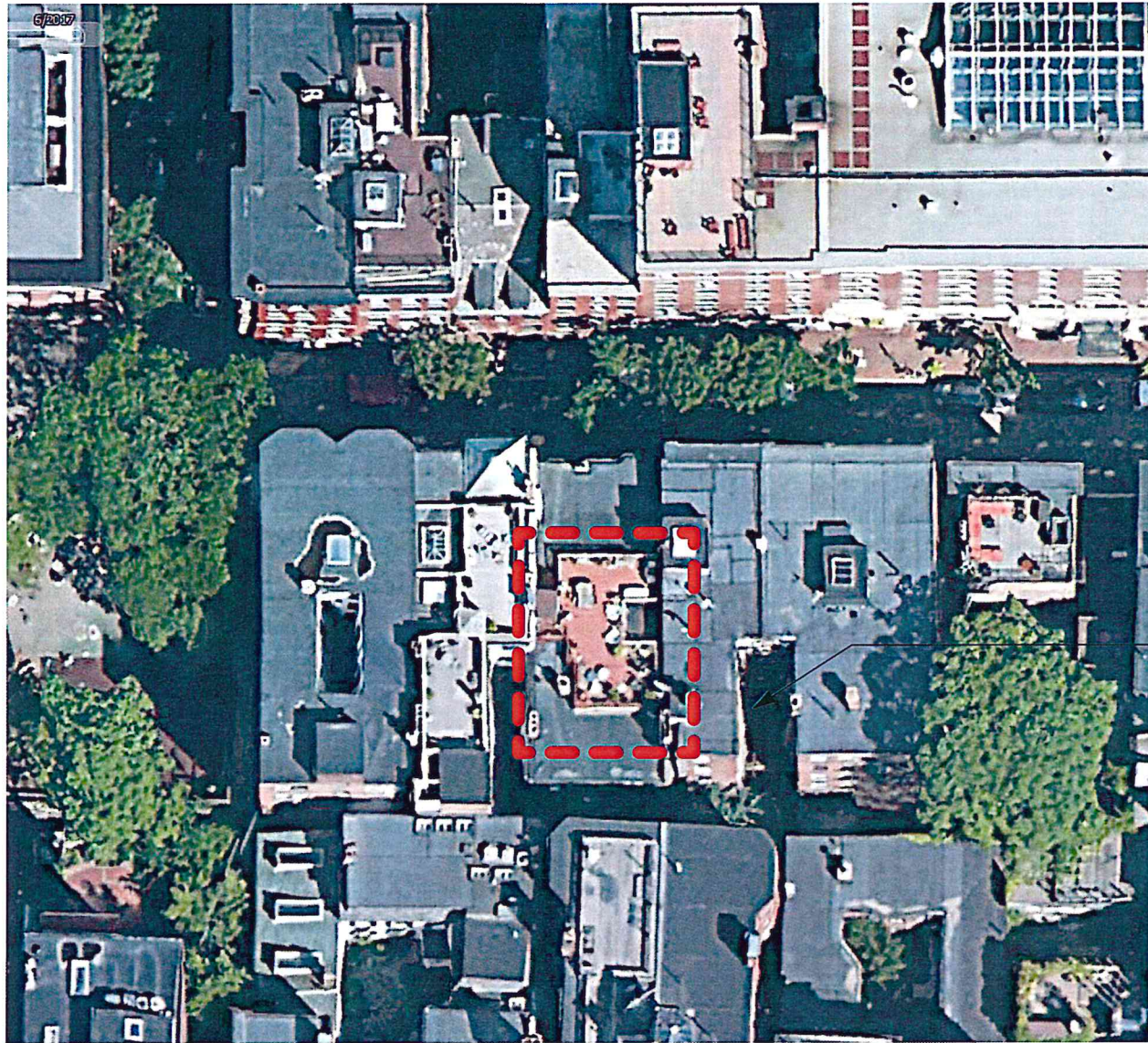
ROOF DECK PLAN EXISTING

A1.1



**1** ROOF DECK EXISTING FOOTPRINT  
3/16" = 1'-0"





FOOTPRINT OF EXISTING DECK  
VISIBLE ON AERIAL PHOTOS



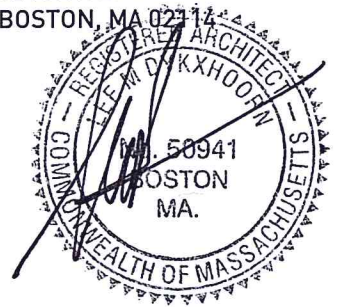
PHOTO LOOKING NORTH  
EAST OF EXISTING DECK  
DATED 10-29-2017.

THIS PORTION OF THE DECK  
IS CURRENTLY DISMANTLED  
TO ALLOW FOR ROOF  
MEMBRANE WORK  
UNDERNEATH.

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LEGALIZE EXISTING ROOF  
DECK AND REPAIR

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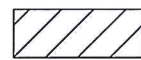


PERMIT SET	MAY 3 2018
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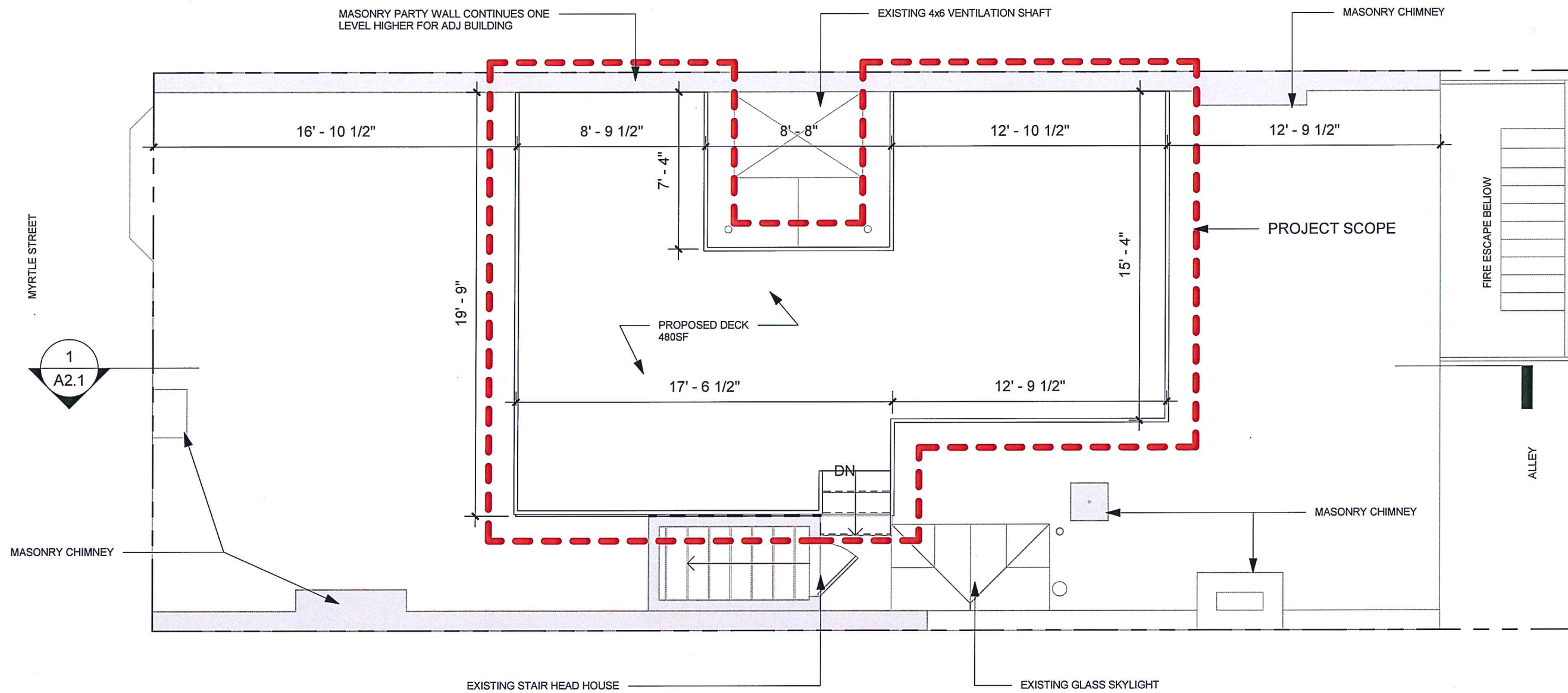
DRAWN BY	LDX
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ROOF DECK EXISTING  
PHOTOS AND AERIALS



PLAN LEGEND

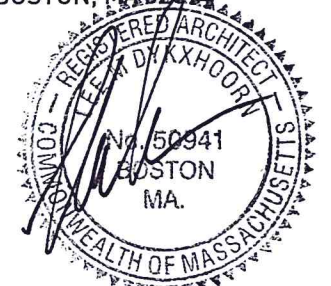
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ROOF DECK PLAN  
PROPOSED

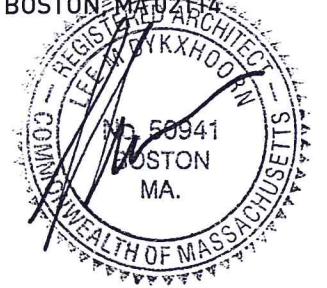
1 ROOF DECK PLAN  
3/16" = 1'-0"

A1.3

# 32 MYRTLE STREET

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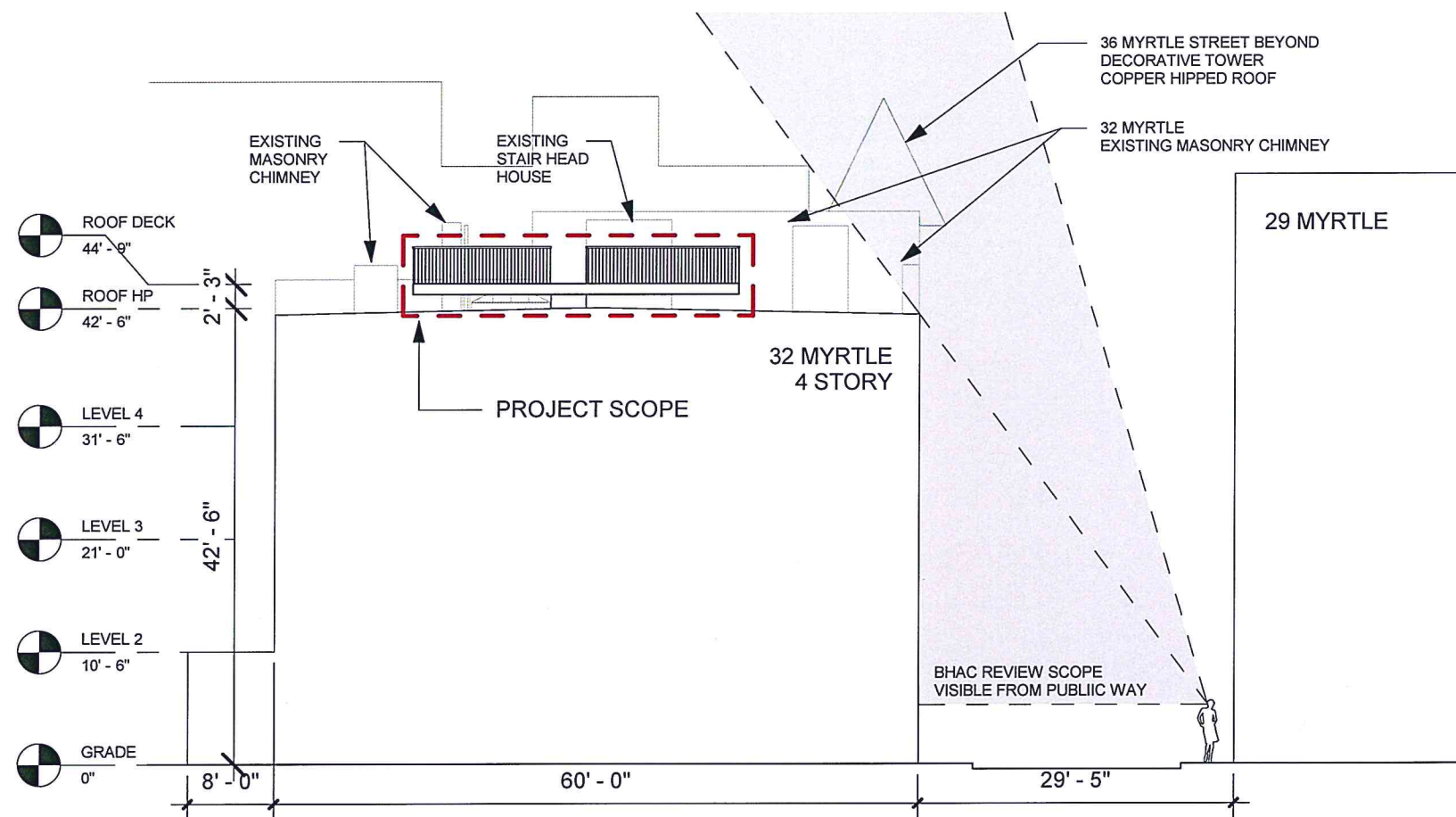
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CONTEXT SECTION & VIEW ANGLES FROM PUBLIC WAY

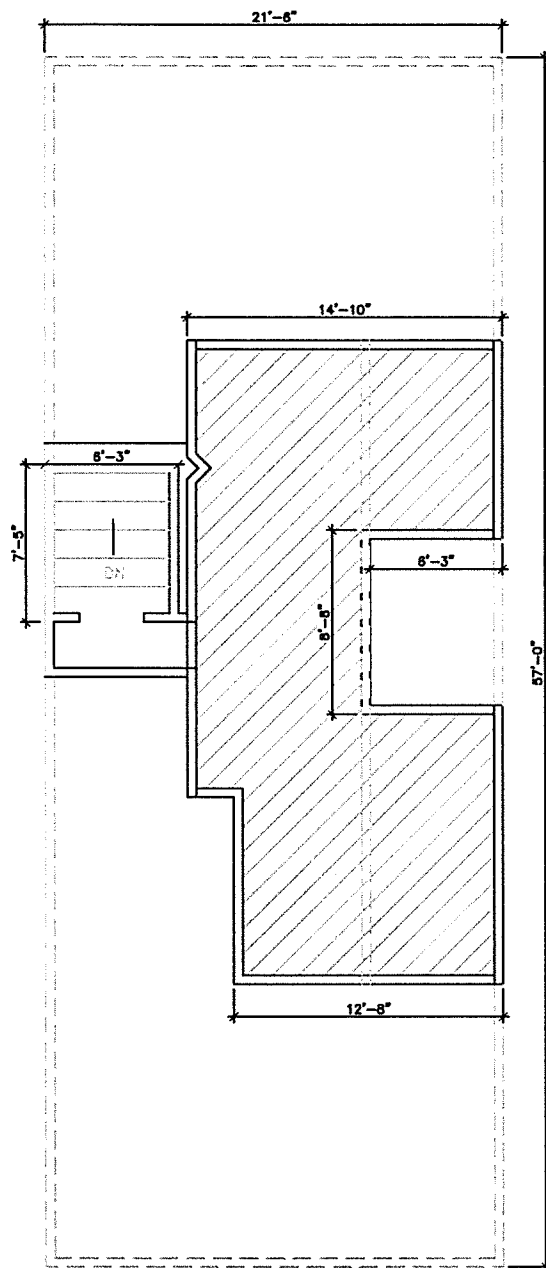
PICTURE TAKEN OF 32 MYRTLE FROM ACROSS THE STREET. THIS SHOWS THAT NO PART OF THE INTENDED CONSTRUCTION FALLS WITHIN THE VIEW RANGE OF PUBLIC WAY.

VIEW ORIGIN MATCHES THAT SHOWN ON THE SECTION TO THE LEFT, 1 / A2.1

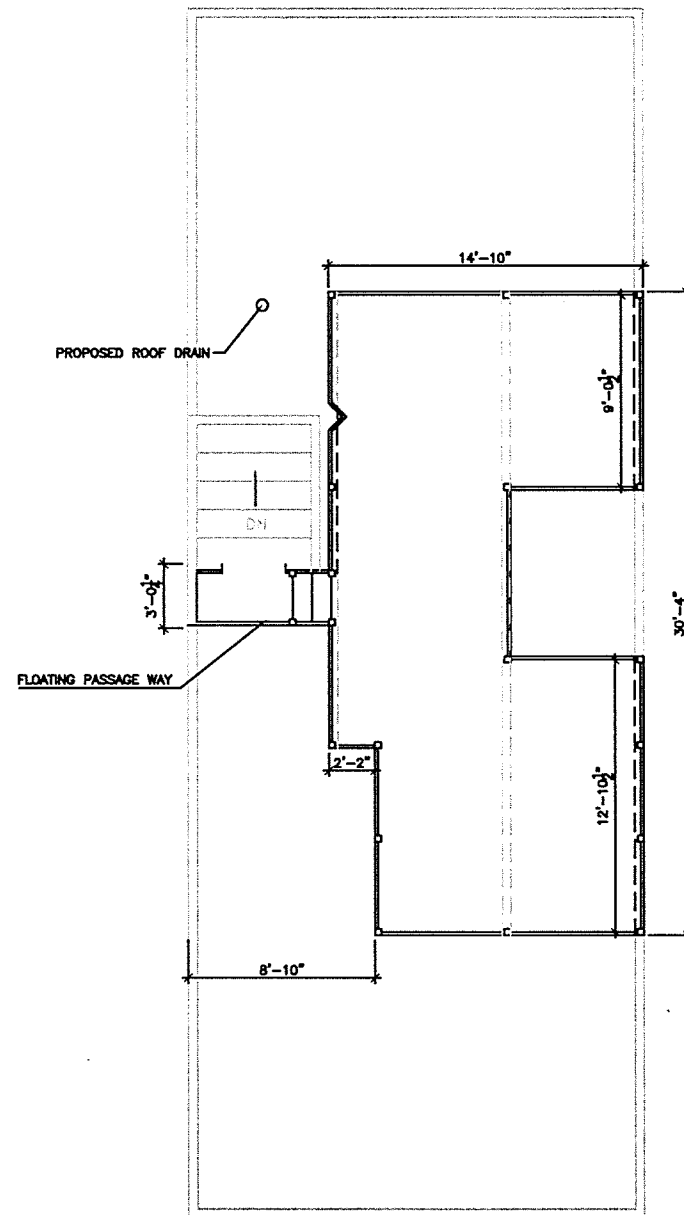


**1** MYRTLE STREET SECTION  
1/16" = 1'-0"

**2** 32 Myrtle Elevation  
1/4" = 1'-0"



EXISTING ROOF PLAN



PROPOSED ROOF DECK PLAN

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO MASSACHUSETTS BUILDING CODE AND ALL FEDERAL, STATE AND TOWN OF BOSTON LAWS, CODES AND REGULATIONS AS EACH MAY APPLY.
2. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF SUCH WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING AND WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO BRACING AND SHORING.
5. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS AND WORKMANLIKE MANNER IN CONFORMITY WITH THE PLANS AND SPECIFICATIONS, AND SHALL BE IN GOOD USABLE CONDITION AT THE COMPLETION OF THE PROJECT.
7. ALL INFORMATION RELATIVE TO EXISTING CONDITIONS IS GIVEN TO THE BEST OF PRESENT KNOWLEDGE, BUT WITHOUT GUARANTY OF ACCURACY. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND STRUCTURE PLACEMENT, PRIOR TO START OF THE WORK. ANY DEVIATION FROM THE PLANS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF THE WORK, SO THE PROPER REVISION COULD BE MADE. THE CONTRACTOR WILL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGE TO EXISTING STRUCTURES. ANY DAMAGE TO EXISTING STRUCTURES AND UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWINGS, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. PRIOR TO BIDDING THE WORK THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS AND QUANTITIES, IF ANY. NO CLAIM AGAINST THE OWNER OR ENGINEER WILL BE ALLOWED FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
9. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RELOCATION WORKS, IF ANY.

NOTES:

- ALL EXPOSED WOOD AND WOOD IN DIRECT CONTACT WITH CONCRETE MUST BE PRESSURE TREATED.
- THE PROPERTIES OF WOOD MUST BE AS DESIGNED OR BETTER.
- SIMPSON CONNECTORS MUST BE USED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS IN FIELD. IF ADJUSTMENTS ARE NECESSARY, CONTACT THE ENGINEER.

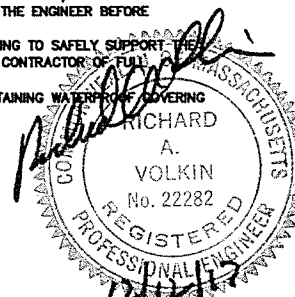
NOTES:

- CONTRACTOR TO VERIFY CONDITION, LOCATION AND VERTICALITY OF ALL COLUMNS;
- ALL EXISTING STRUCTURAL MEMBERS SHALL BE REPAIRED OR REPLACED AS NECESSARY
- COLUMNS OR BUILD-UP STUDS MUST BE INSTALLED UNDER EACH BEAM AND HEADER SUPPORT (TYP.) WHETHER IT IS SHOWN OR NOT ON THE PLANS. THESE COLUMNS MUST CARRY THE LOAD DOWN TO THE FOUNDATION OR BEAM BELOW.

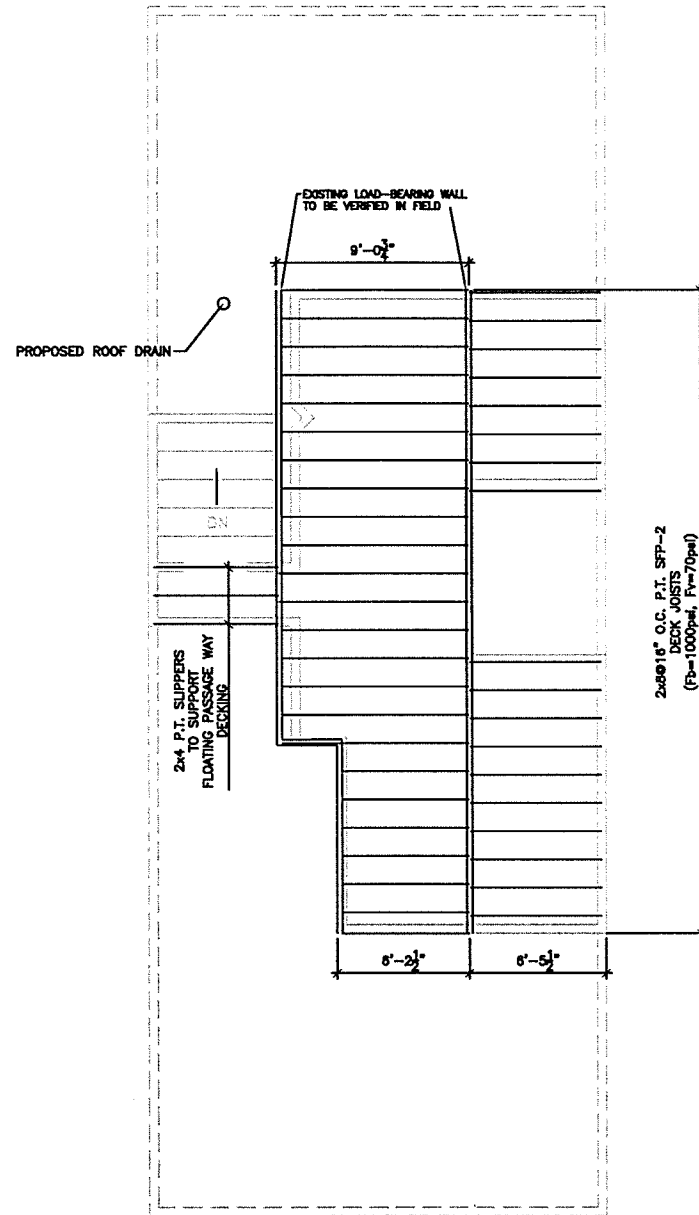
DEMOLITION NOTES FOR REMOVAL OF THE EXISTING DECK

1. VERIFY IN FIELD ALL LOCATIONS AND CONDITIONS IN THE STRUCTURE SHOWN ON THE DRAWINGS AND/OR AFFECTING THE INSTALLATION OF BOSTON. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE FABRICATION OF DEPENDENT WORK.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE SHORING AND BRACING TO SAFELY SUPPORT BUILDING DURING CONSTRUCTION. ANY APPROVAL BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY, FOR SHOWING AND/OR BRACING.
3. PROTECT FACING MATERIAL AGAINST STAINING. KEEP TOP OF WALLS COVERED WITH NON-STAINING MATERIAL DURING WHEN WORK IS NOT IN PROGRESS.
4. DEMOLISH AND REMOVE EXISTING WALLS INCLUDING ALL FINISHES. ETC. FULL HEIGHT.
5. ALL DEMOLITION WORK MUST BE COORDINATE WITH OTHER TRADES.
6. ANY ADJACENT MATERIAL TO REMAIN DAMAGED DURING DEMOLITION MUST BE REPAIRED.
7. ALL DEMOLISHED EQUIPMENT AND FIXTURES ARE TO BECOME THE PROPERTY OF OWNER.

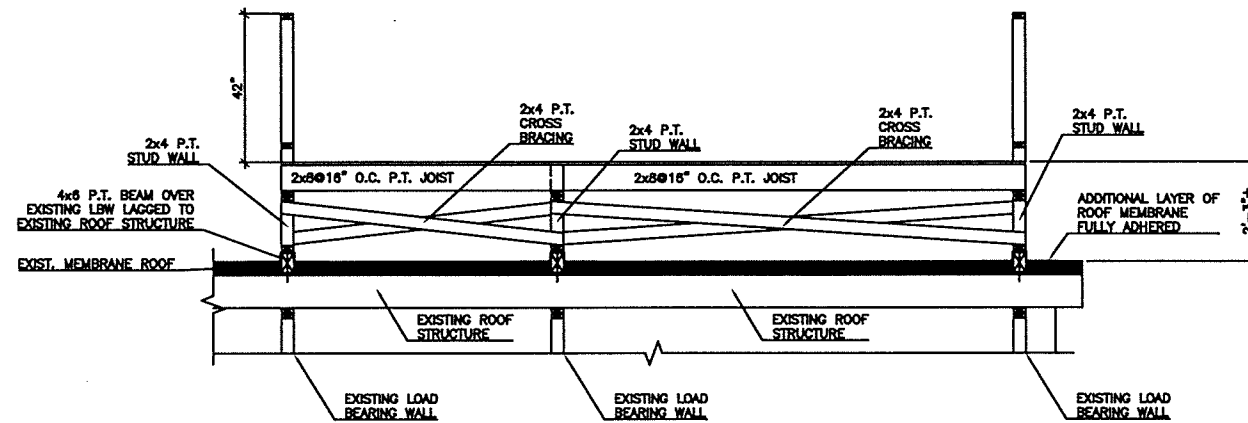
DATE	REVISION
<p><b>DECK CONSTRUCTION</b></p> <p><b>32 MYRTLE STREET,</b> <b>BOSTON, MASSACHUSETTS</b></p> <p><b>RAV &amp; Assoc., Inc.</b> 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205</p>	
SCALE: 1/4"=1'-0"	
APPROVED: R.A.V.	DESIGNED BY: L.K.
DATE: 12/04/2017	DRAWN BY: L.K.
	CHECKED BY: R.A.V.
	DRAWING No. A-1







PROPOSED ROOF DECK FRAMING PLAN



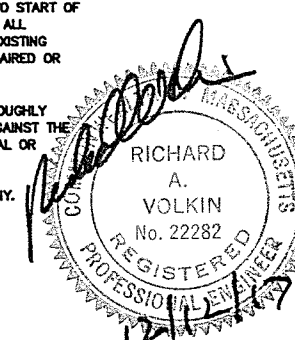
PROPOSED ROOF DECK CROSS SECTION

GENERAL NOTES

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5. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
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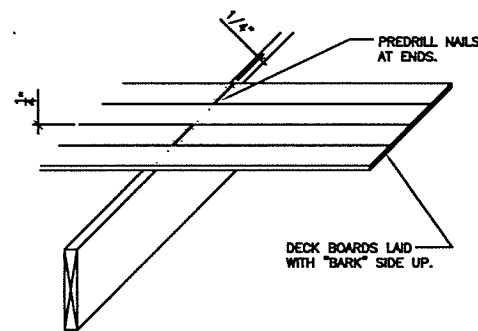
NOTES:

STAND PIPE MUST BE 7 FEET ABOVE DECK.



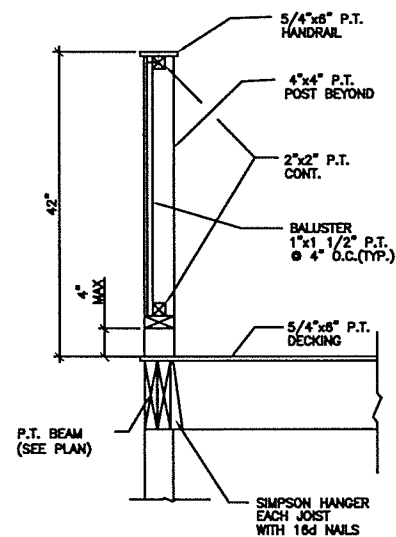
DATE	REVISION
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SCALE: 1/4"=1'-0"	
APPROVED: R.A.V.	DESIGNED BY: L.K.
DATE: 12/04/2017	CHECKED BY: R.A.V.
DRAWING No. A-2	





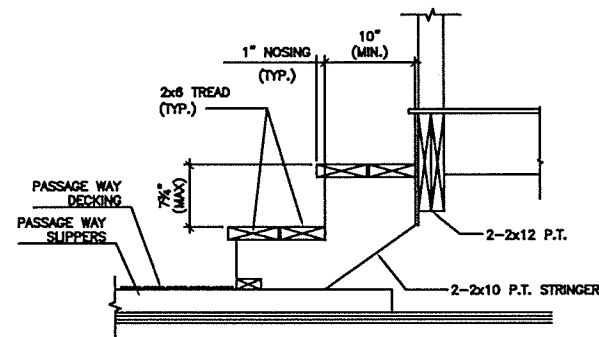
DECKING APPLICATIONS

N.T.S.



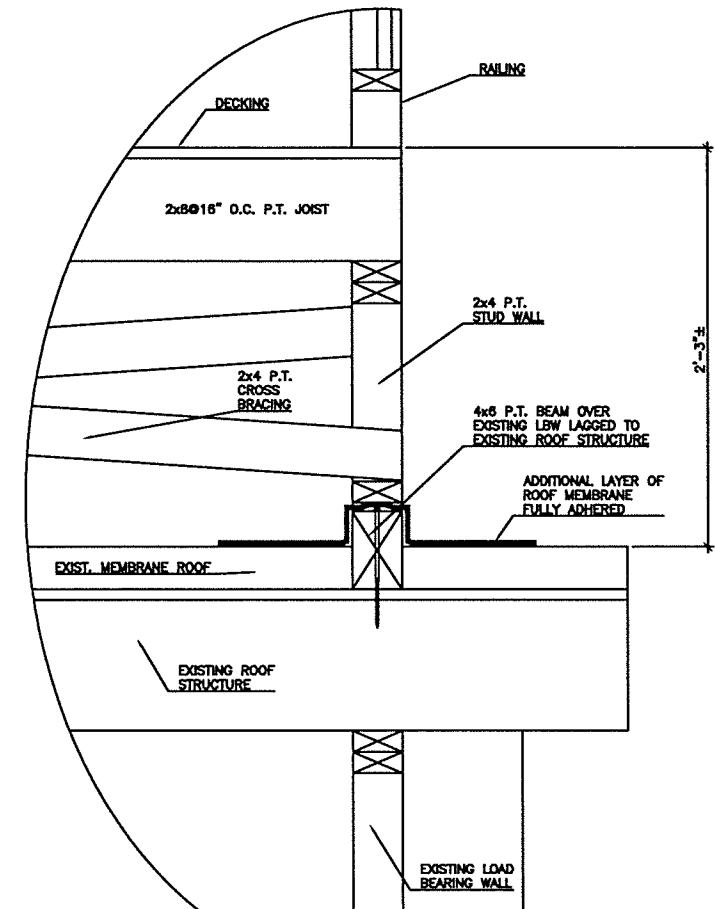
RAILING DETAIL

N.T.S.



STAIRS DETAIL

N.T.S.



ROOF DECK TO ROOF STRUCTURE CONNECTION DETAIL

N.T.S.

NOTES:

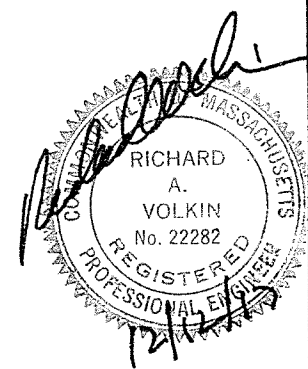
CARPENTRY:

- ALL ROUGH CARPENTRY SHALL PRODUCE JOINTS TRUE, TIGHT, WITH ALL MEMBERS ASSEMBLED IN ACCORDANCE WITH THE DRAWINGS AND WITH ALL PERTINENT CODES AND REGULATIONS. CAREFULLY SELECT ALL MEMBERS. SELECT INDIVIDUAL PIECES SO THAT KNOTS AND DEFECTS WILL NOT INTERFERE WITH PLACING BOLTS OR PROPER NAILING OR MAKING CONNECTIONS. LUMBER MAY BE REJECTED BY THE ENGINEER, WHETHER OR NOT IT HAS BEEN INSTALLED, FOR EXCESSIVE WARP, TWIST, BOW, CROOK, MILDEW, FUNGUS, OR MOLD, AS WELL AS FOR IMPROPER CUTTING AND FITTING. DO NOT SHIM SILLS, JOISTS, SHORT STUDS, TRIMMERS, HEADERS, LINTELS, OR OTHER FRAMING COMPONENTS. USE ONLY TREATED LUMBER FOR ALL WOOD BUCKS AND NAILING GROUNDS IN, OR IN CONTACT WITH CONCRETE. TREAT ALL WOOD LESS THAN TWO FEET ABOVE FINISHED GRADE BY SPRAYING WITH THE PRESERVATIVE TO A MINIMUM DISTANCE OF SIX INCHES FROM THE ENDS. PERFORM ALL TREATMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- IN ADDITION TO ALL FRAMING OPERATIONS NORMAL TO FABRICATION AND ERECTION INDICATED ON THE DRAWINGS, INSTALL ALL BACKING REQUIRED FOR WORK OF OTHER TRADES.
- MAKE ALL BEARINGS FULL. FINISH ALL BEARING SURFACES ON WHICH STRUCTURAL MEMBERS ARE TO REST SO AS TO GIVE SURE AND EVEN SUPPORT. WHERE FRAMING MEMBERS SLOPE, CUT OR NOTCH THE ENDS AS REQUIRED TO GIVE UNIFORM BEARING SURFACE.
- INSTALL ALL BLOCKING REQUIRED TO SUPPORT ALL ITEMS OF FINISH AND TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, BETWEEN CEILING AND FLOOR AREAS.
- FIRE BLOCKS SHALL BE TWO INCHES IN THICKNESS (NOMINAL) BY THE FULL WIDTH OF THE OPENING BEING BLOCKED.
- FIRE-BLOCK IN THE FOLLOWING SPECIFIC LOCATIONS:
  - (1) IN ALL STUD WALLS AT CEILING AND FLOOR LEVELS;
  - (2) IN ALL STUD WALLS, INCLUDING FURRED SPACES, SO THAT THE MAXIMUM DIMENSION OF EACH CONCEALED SPACE IS NOT MORE THAN EIGHT FEET;
  - (3) ALL OTHER LOCATIONS WHERE OPENINGS COULD AFFORD PASSAGE FOR RODENTS OR FLAMES.
- INSTALL WOOD CROSS BRIDGING OF NOT LESS THAN TWO INCHES BY THREE INCHES NOMINAL, METAL CROSS BRIDGING OF EQUAL STRENGTH, OR SOLID BLOCKING BETWEEN JOISTS WHERE THE SPAN EXCEEDS EIGHT FEET. INSTALL SOLID BLOCKING BETWEEN JOISTS AT ALL POINTS OF SUPPORT AND WHEREVER SHEATHING OR FLOORING IS DISCONTINUOUS.
- MAKE ALL STUDS SINGLE LENGTH, UNSPLICED, AND PLATFORM FRAMED. FRAME ALL CORNERS AND INTERSECTIONS WITH THREE OR MORE STUDS AND ALL REQUIRED BEARING FOR WALL FINISH.
- ON ALL FRAMING MEMBERS TO RECEIVE A FINISHED WALL OR CEILING, ALIGN THE FINISH SUBSURFACE TO VARY NOT MORE THAN 1/8" FROM THE PLANE OF SURFACES OF ADJACENT FRAMING AND FURRING MEMBERS.
- PLACE ALL PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND CONTINUOUSLY OVER AT LEAST TWO SUPPORTS.
- ALL DOORS AND WINDOWS MUST BE INSTALLED WITH ALL NECESSARY APPURTENANCES AND TRIMS.

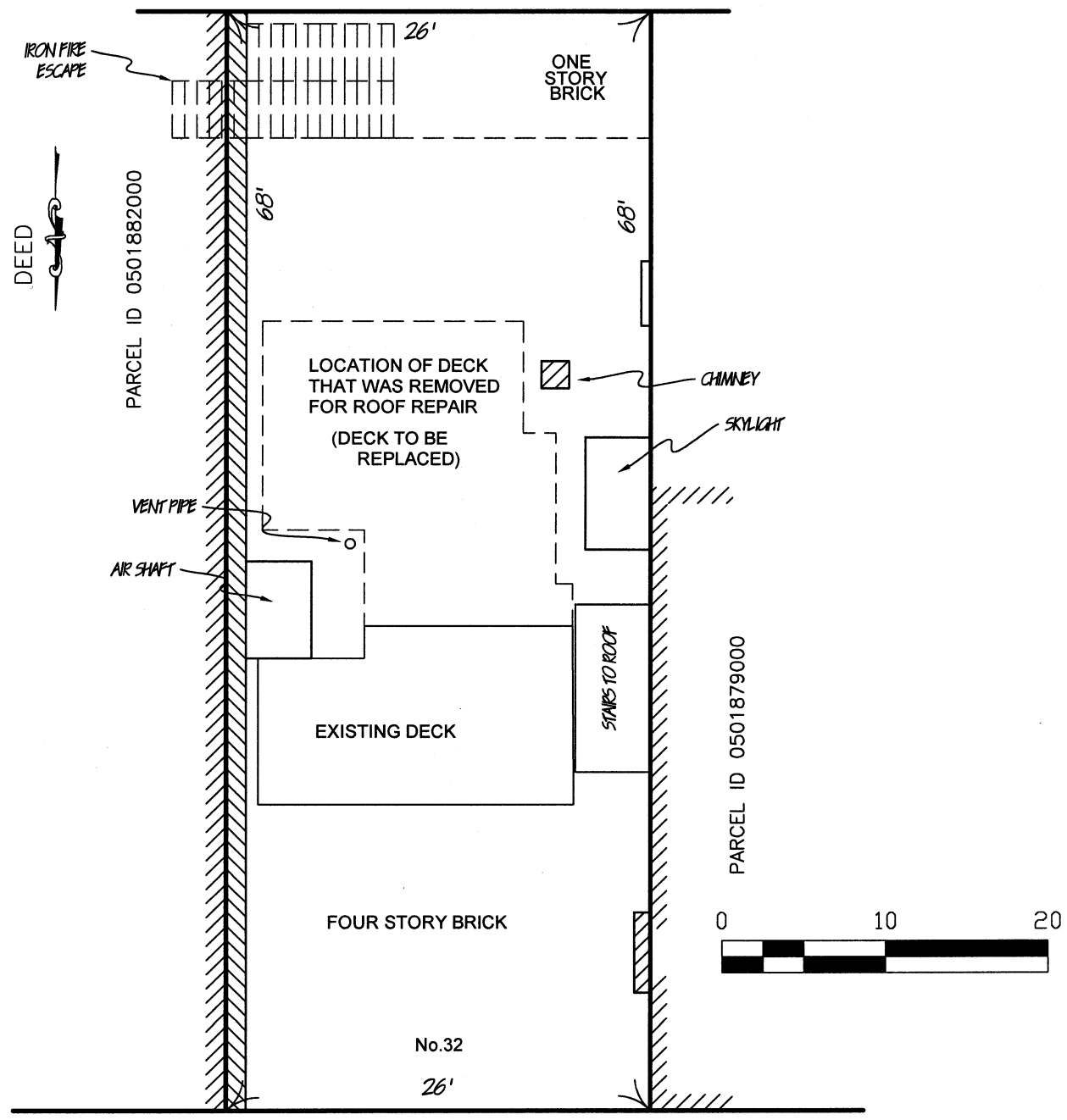
DATE	REVISION

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<b>DETAILS</b>		
32 MYRTLE STREET, BOSTON, MASSACHUSETTS		
<b>RAV &amp; Assoc., Inc.</b> 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205		
SCALE: 1/4"=1'-0"		
APPROVED: R.A.V.	DESIGNED BY: L.K.	DRAWING No.
DATE: 12/04/2017	CHECKED BY: R.A.V.	A-3



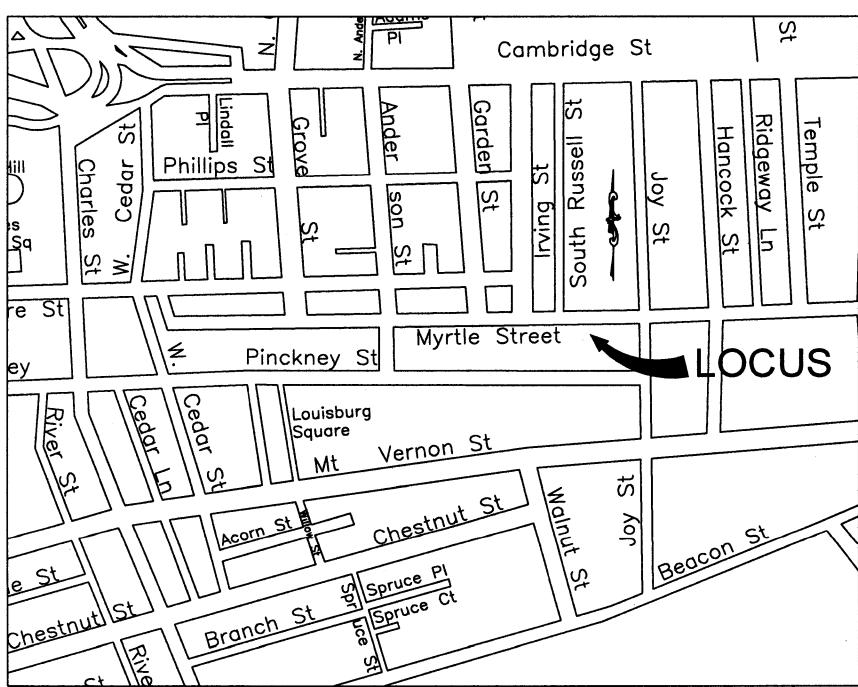
32 Myrtle Street, Boston      Parcel ID 0501881000  
 PARCEL ID 0501891-100



# MYRTLE STREET

## PLOT PLAN FOR CITY OF BOSTON

Apr. 30, 2018  
 JN 83296  
 Scale: 1."= 10'



I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING 250 CMR SECTION 6.00 .



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 ANDERSON SURVEYS, INC.  
 Professional Land Surveyors  
 800 High Street  
 Hanson, MA 02341-0149  
 (781) 293-3349  
 andersonsurveys.com