

ABBREVIATIONS:

ADDL	ADDITIONAL	MANUF OR MFR	MANUFACTURER
ALT	ALTERNATE	MATL	MATERIAL
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
AFG or A.F.G.	ABOVE FINISH GRADE	MECH	MECHANICAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MEMB	MEMBRANE
		MEP	MECHANICA, ELECTRICAL, PLUMBING
AWS	AMERICAN WELDING SOCIETY	MID	MIDDLE
APPROX	APPROXIMATELY	MID-PT	MID-POINT
ARCH	ARCHITECT OR ARCHITECTURAL	MIN	MINIMUM
@	AT	MR	MOISTURE RESISTANT
BAL	BALANCE BETWEEN	NFPA	NATIONAL FIRE PROTECTION AGENCY
BTWN	BEAM	NTH	NORTH
BM	BEARING	NIC	NOT IN CONTRACT
BRG	BEARING	NTS	NOT TO SCALE
BLK	BLOCK	NO OR #	NUMBER
BLKG	BLOCKING		
B.O.	BOTTOM OF		
BRKT	BRACKET	OC	ON CENTER
BLDG	BUILDING	OPNG	OPENING
		OPP	OPPOSITE
CIP	CAST-IN-PLACE	OD	OUTSIDE DIAMETER
CTRD	CENTERED	OF	OUTSIDE FACE
CL	CENTERLINE		
CLR	CLEAR	P.T.	PRESSURE TREATED
COL	COLUMN	PTD	PAINTED
CONC	CONCRETE	PSF	POUNDS PER SQUARE FOOT
CMU	CONCRETE MASONRY UNIT	PSI	POUNDS PER SQUARE INCH
CONST	CONSTRUCTION	PVC	POLYVINYL CHLORIDE
CONSTJT OR CJ	CONSTRUCTION JOINT	PC	PRECAST CONCRETE
		CONTJ	CONTINUOUS
		CJ	CONTROL JOINT
DIA OR Ø	DIAMETER	R	RADIUS
DIM	DIMENSION	REF	REFERENCE
DN	DOWN	REINF	REINFORCE, REINFORCING OR REINFORCEMENT
DWG	DRAWING	REQ'D	REQUIRED
		RD	ROOF DRAIN
EA	EACH	Ⓢ	SEALANT
ELECT	ELECTRICAL	SCH OR SCHED	SCHEDULE
EL OR ⚡	ELEVATION	SECT	SECTION
ELEV	ELEVATOR	SHT	SHEET
EMBED	EMBEDMENT	SHTG	SHEATHING
ENCL	ENCLOSURE	SIM	SIMILAR
EQ	EQUAL	SOG	SLAB ON GRADE
EQUIP	EQUIPMENT	STH	SOUTH
EXIST'G	EXISTING	SPECS	SPECIFICATIONS
EXP BOLT	EXPANSION BOLT	SPKR	SPRINKLER
EJ OR EXP JT	EXPANSION JOINT	SQ or SQR	SQUARE
EXT	EXTERIOR	SQD or SQRD	SQUARED
		S.S. or STN STL	STAINLESS STEEL
FF	FINISH FACE	STD	STANDARD
FT	FEET OR FOOT	STL	STEEL
FIN	FINISH	ST STL	STAINLESS STEEL
FIN FL	FINISHED FLOOR	STRUCT	STRUCTURAL
FPRF	FIREPROOF	SYM	SYMMETRICAL
FL	FLOOR		
FD	FLOOR DRAIN	TEMP	TEMPORARY
FTG	FOOTING	THK	THICK OR THICKNESS
FDN	FOUNDATION	T.O.	TOP OF
		T & B	TOP AND BOTTOM
		T.O.C.	TOP OF CURB or CONCRETE
GA	GAGE OR GAUGE	TOP	TOP PLATE
GALV	GALVANIZED	T.O.S.	TOP OF STEEL
GWB	GYPNUM WALL BOARD	T.O.W.	TOP OF WALL
		TYP	TYPICAL
HGT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL	VERT	VERTICAL
IN	INCH	VIF	VERIFY IN FIELD
INFO	INFORMATION	WST	WEST
INCL	INCLUDING OR INCLUSIVE	WWPA	WESTERN WOOD PRODUCTS ASSOCIATION
ID	INSIDE DIAMETER		
INSUL	INSULATION	W/	WITH
INT	INTERIOR	W/O	WITHOUT
INV	INVERT	WP	WORKING POINT
JT	JOINT		
LAU	LAUNDRY		
LWC	LIGHT WEIGHT CONCRETE		
LBS	POUNDS		

SAINT BOTOLPH RESIDENCES

119 Saint Botolph Street, Boston, MA 02115

CODE ANALYSIS:

- APPLICABLE CODES:
BUILDING CODE :
IBC 2015 (780 CMR)
IEBC 2015
IECC 2018
IFC 2015 (527 CMR)
8TH EDITION AMENDMENTS
- ZONING DISTRICT - HUNTINGTON AVE/PRUDENTIAL CTR
SUBDISTRICT - ST BOTOLPH STREET PROTECTION AREA
SETBACKS:
FRONT: 0'
SIDE: 25'(TABLE F)
REAR: 45'
HEIGHT: 45'
PROPOSED: 56' - 8'
- CHAPTER 3 - USE GROUP CLASSIFICATION :
SECTION 310.0 - RESIDENTIAL R2
- CHAPTER 6 - CONSTRUCTION CLASSIFICATION
TABLE 602 - UNIT SEPERATION - 1HR
SECTION 602.5 - TYPE 5A CONSTRUCTION
- CHAPTER 10 - MEANS OF EGRESS:
TABLE 1006.2.1 - ONE EXIT ALLOWED W/ SPRINKLER SYSTEM
MIN TRAVEL: 125'
PROPOSED MAX TRAVEL: 29'
SECTION 1030 - EMERGENCY ESCAPE & RESCUE
BEDROOM EGRESS:
1 WINDOW MINIMUM REQUIREMENTS
5.7SF OPERABLE CLEAR AREA,
44" MAX SILL HGT

PERFORMANCE REQUIREMENTS

- EXTERIOR WALLS:
EXISTING MASONRY FRAMING
R21 MIN INSULATION VALUE (CAVITY)
- WINDOWS:
VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
DOUBLE PANE LOW E
MIN. U-FACTOR: .30
REQUIREMENTS FOR 1 WDW MIN PER BEDROOM:
5.7SF OPERABLE CLEAR AREA, 44" MAX SILL HGT
- EXTERIOR DOORS:
VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
DOUBLE PANE LOW E
MIN. U-FACTOR: .30
- CEILING/ROOF
R49 MIN INSULATION VALUE
- FOUNDATION
EXISTING; NO CHANGE
- STAIRS:
COMMON STAIRS: 7" MAX RISER, 11" MIN TREAD
STAIRS W/IN UNITS: 7 3/4" MAX RISER, 10" MIN TREAD
HANDRAILS:
34" MIN. TO 38" MAXIMUM ABOVE STAIR NOSING
GAURDRAILS:
42" MIN TO TOP RAIL
BALUSTERS: 4" MAX CLEAR WIDTH

SYMBOL LEGEND

- EXISTING WALL
- PROPOSED WALL
- EXISTING WALL TO BE REMOVED
- 1HR RATED PARTITION (UL DESIGN U309)

- EXISTING DOOR
- PROPOSED DOOR
- EXISTING DOOR TO BE REMOVED

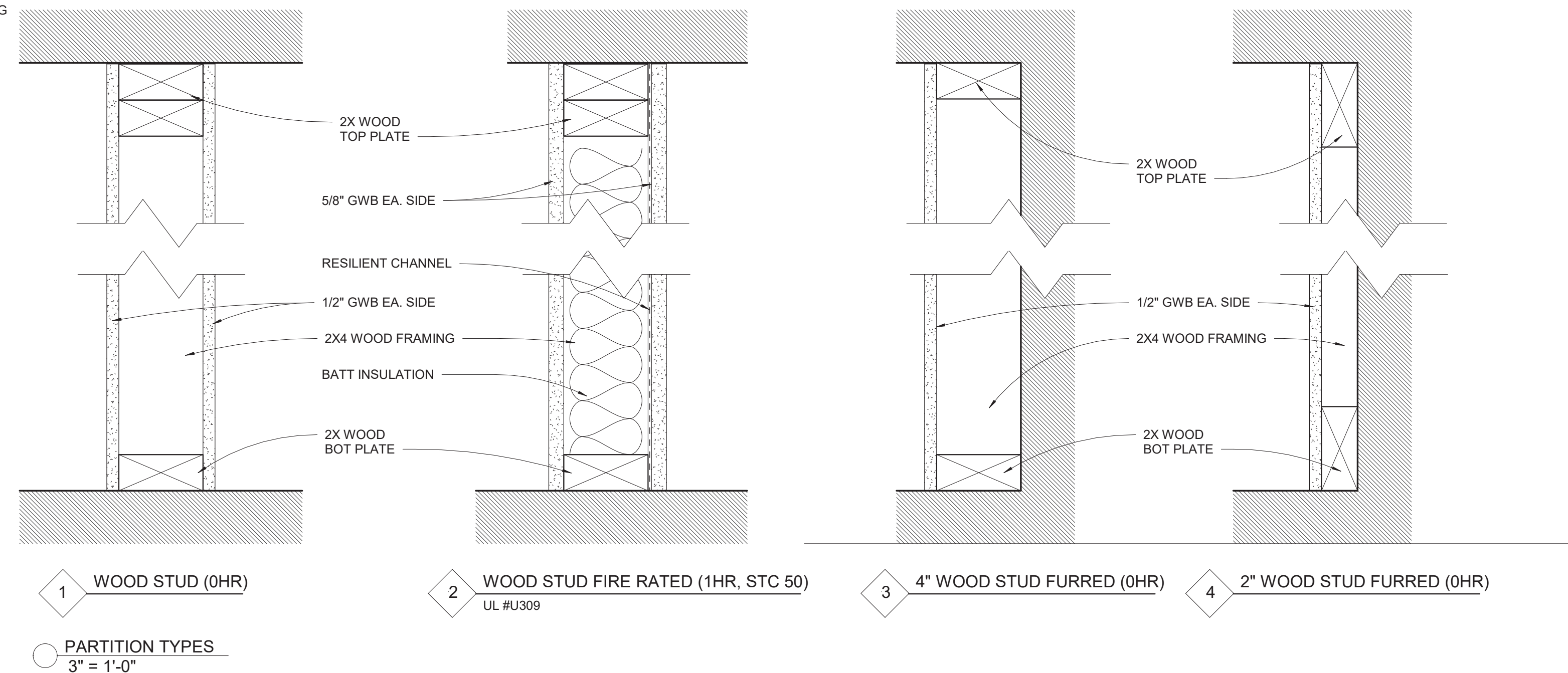
- Room name**
- ROOM TAG
 - ELEVATION TAG
 - VIEW #
 - SECTION TAG
 - COMBO SMOKE/CO2 DETECTOR - KIDDE I1201USCO
 - COMBO SMOKE/CO2 DETECTOR (PHOTOELECTRIC) KIDDE KN-COPE-IC

DRAWING LIST

SHEET #	SHEET NAME
A000	TITLE SHEET
A100	DEMO PLANS
A101	DEMO PLANS
A102	DEMO PLANS
A103	FLOOR PLANS
A104	FLOOR PLANS
A105	FLOOR PLANS
A200	EXTERIOR ELEVATIONS
S100	FRAMING PLANS - BASEMENT & 1STR FLOOR
S101	FRAMING PLANS - 2ND & 3RD FLOORS
S102	FRAMING PLANS - 4TH FLOOR & ROOF
S103	FRAMING PLANS - HEADHOUSE ROOF
S104	PENTHOUSE SECTION

GENERAL NOTES:

- WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS. UNLESS OTHERWISE AGREED UPON, THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED TO PERFORM HIS OR HER WORK AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CEILINGS AND EGRESS STAIRS ARE 1HR FIRE RATED. SINGLE LAYER OF PLASTER OR 5/8" GWB EACH SIDE OF INTERIOR PARTITION (UL DESIGN# L305), SINGLE 5/8" AT CEILINGS (UL DESIGN# L512). ALL REPLACEMENT PATCHING OR REPAIRING IS THE RESPONSIBILITY OF CONTRACTOR. CONTACT ARCHITECT IF RATING IS BELIEVED TO BE INHERENT IN EXISTING ASSEMBLY.
- CONTRACTOR SHALL ENGAGE A LICENSED ELECTRICIAN FOR ALL ELECTRICAL WORK AND IN COMPLIANCE WITH NFPA 70.
- CONTRACTOR RESPONSIBLE FOR ALL PREPARATION WORK REQUIRED BY MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE PRODUCT SUBMITTAL FOR SMOKE ALARM FIXTURES FOR APPORVAL.
- CONFLICTS BETWEEN SITE CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT OR THE APPROPRIATE CONSULTING ENGINEERS.
- CONFIRM DIMENSIONS WITH THE ARCHITECT OR APPROPRIATE CONSULTING ENGINEER.
- CONTRACTOR TO NOTIFY ARCHITECT, AFTER LAYOUT AND PRIOR TO FRAMING, OF ANY DISCREPANCY, OMISSION, OR UNANTICIPATED FIELD CONDITIONS ALTER THE DESIGN INTENT.
- CONTRACTOR TO NOTIFY ARCHITECT, AFTER LAYOUT AND PRIOR TO FRAMING, IF DIMENSIONS INDICATED WITH "+/-" VARIES MORE THAN 3" FROM ACTUAL FIELD MEASUREMENTS.
- CONTRACTOR RESPONSIBLE FOR ALL PREPARATION WORK REQUIRED BY MANUFACTURER'S SPECIFICATIONS.
- DAMAGED TO EXISTING OR NEW CONSTRUCTION CAUSED BY THE CONTRACTOR, HIS OR HER SUB-CONTRACTORS OR CREW IS THE RESPONSIBILITY OF THE CONTRACTOR.



ARCHITECT
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517 Boston post rd
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roxbury, ma 02176
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www.s47a.com

PROJECT:
Saint Botolph
Residences

119 Saint Botolph Street
Boston, MA 02115

CLIENT:
River Front Realty

275 Main St
Boston, MA 02129

PROJECT TEAM:

REVISIONS:

DRAWING TITLE:

TITLE SHEET

STAMP



October 28, 2021

DATE OF ISSUE

PERMITTING

DOCUMENT PHASE

As indicated

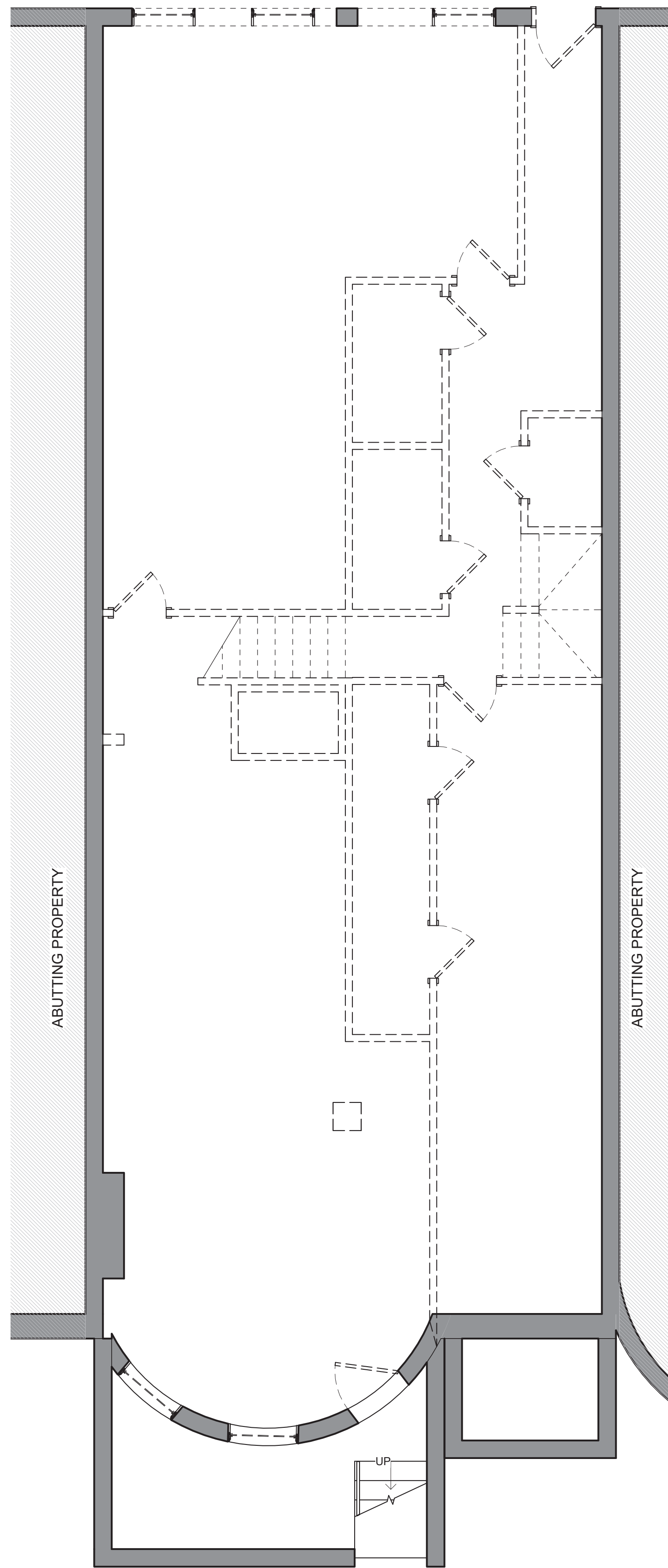
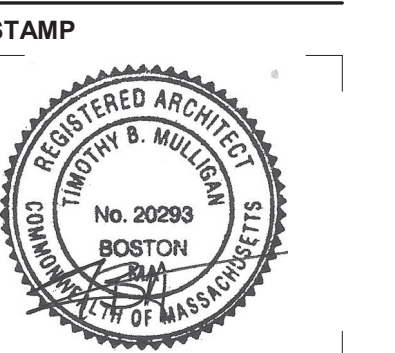
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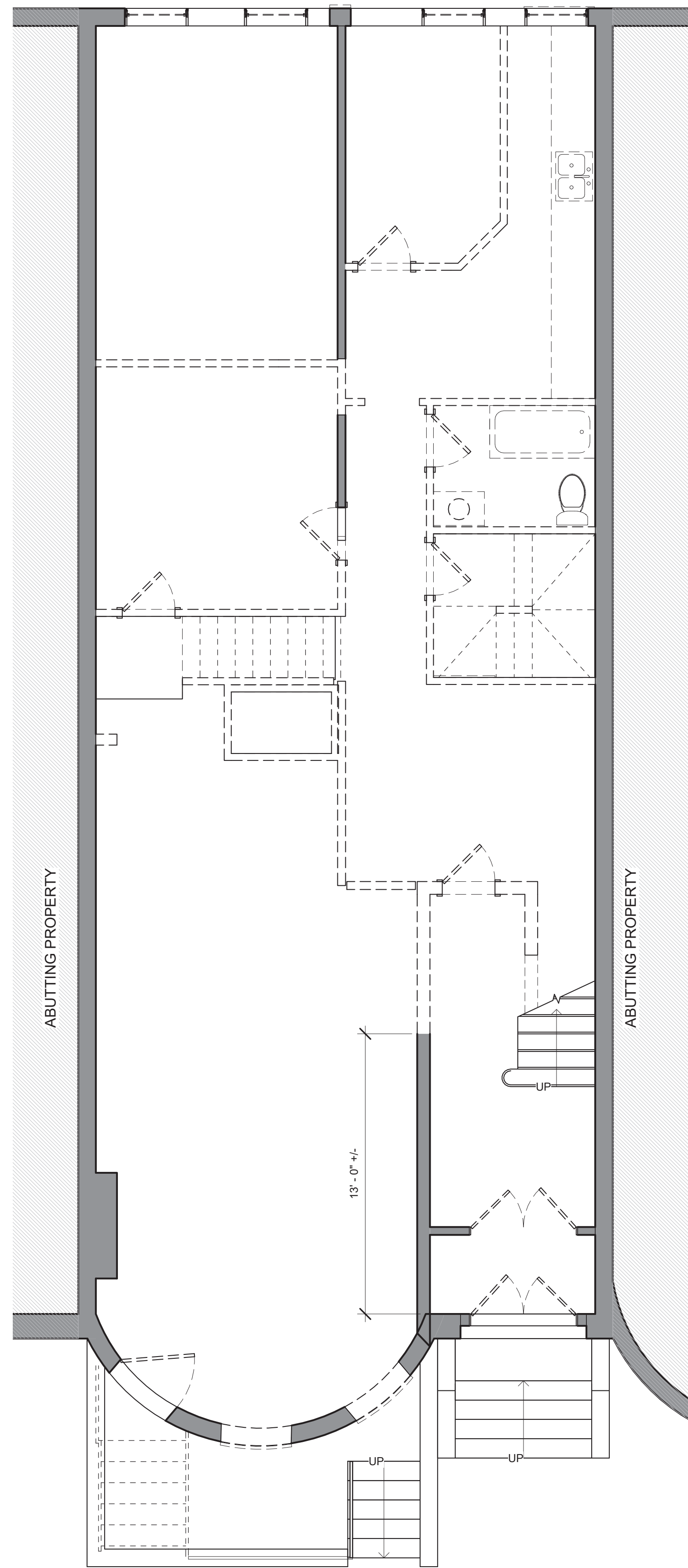
PROJECT #

DRAWING NUMBER:

A000



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

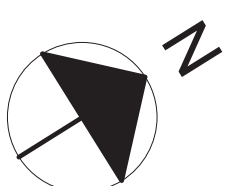


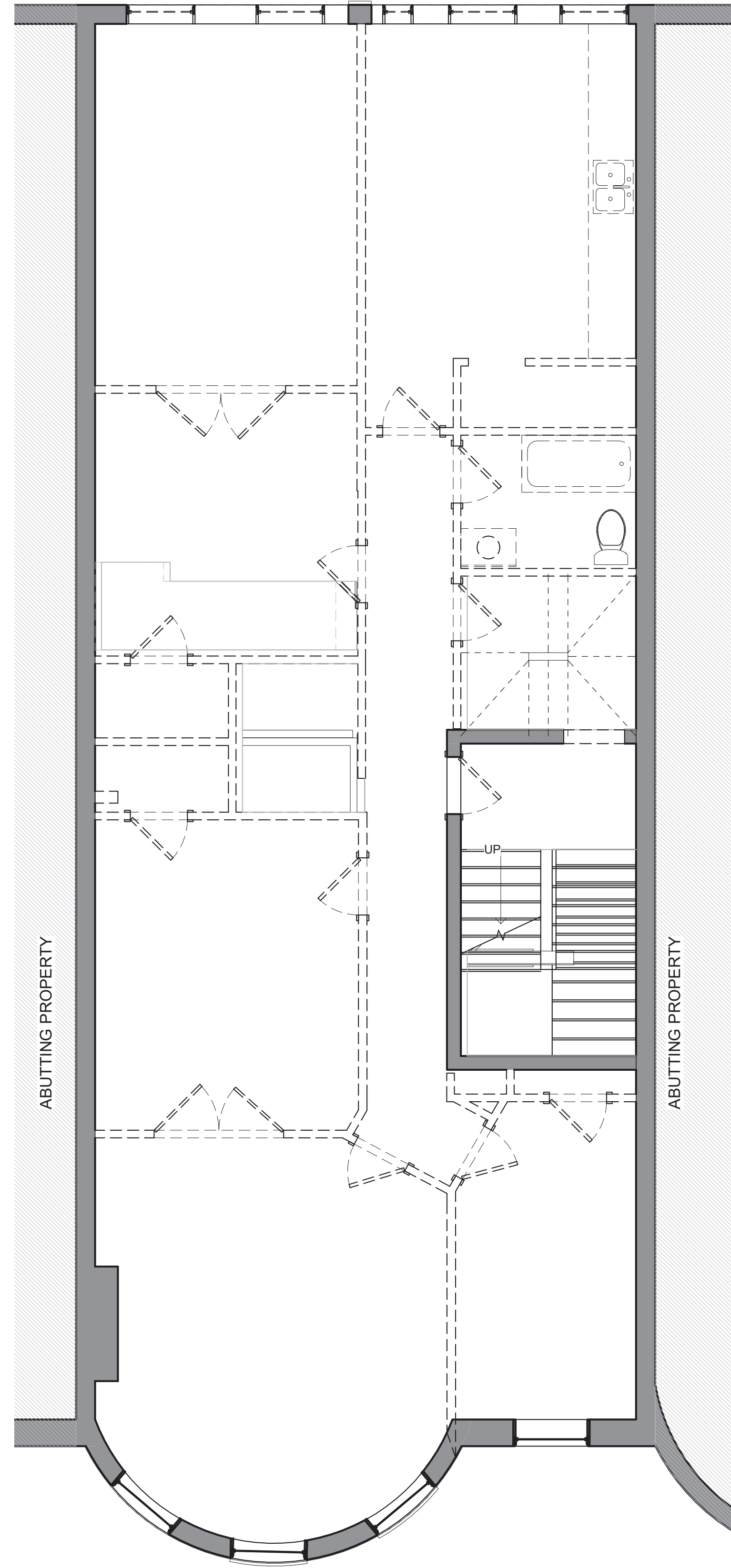
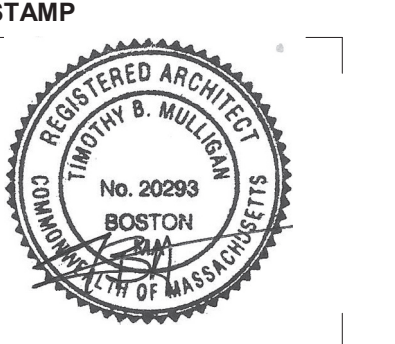
2 DEMO - 1ST FLOOR
1/4" = 1'-0"

DEMO NOTES:

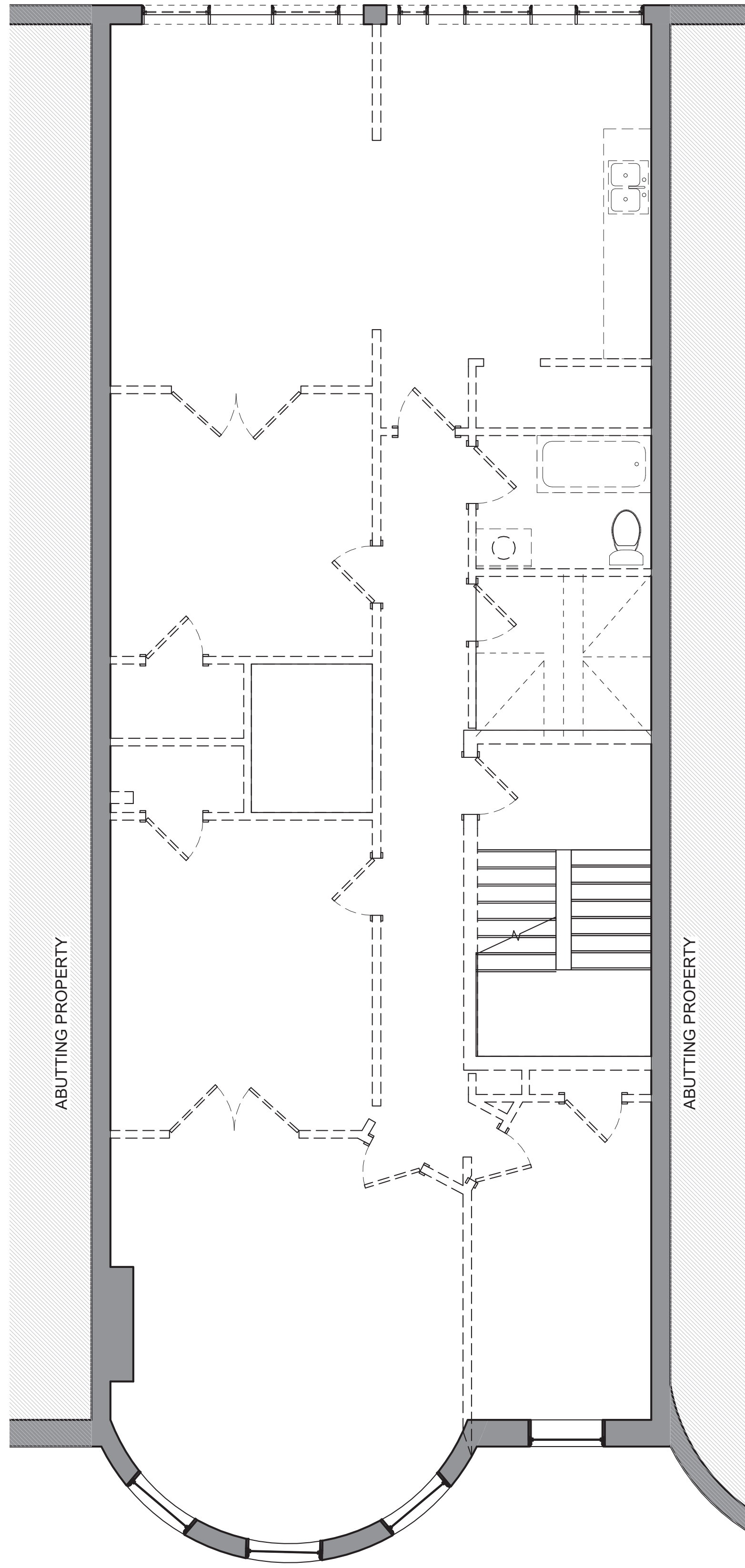
1. ALL EXISTING CEILING AND FLOOR FINISHES TO BE REMOVED ON FLOORS 2 THROUGH 4.
2. ALL EXISTING PLUMBING AND LIGHTING FIXTURES TO BE REMOVED ON FLOORS 2 THROUGH 4.
3. ALL EXISTING WDWs & DOORS TO BE REMOVED
4. G.C. TO ENSURE ALL BEARING WALLS NOTED FOR REMOVAL ARE PROPERLY SHORED PRIOR TO DEMO AND UNTIL PROPOSED NEW STRUCTURAL COMPONENT IS INSTALLED

- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED





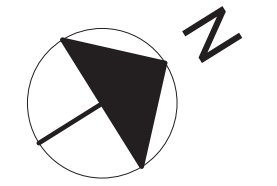
② DEMO - 2ND FLOOR
1/4" = 1'-0"

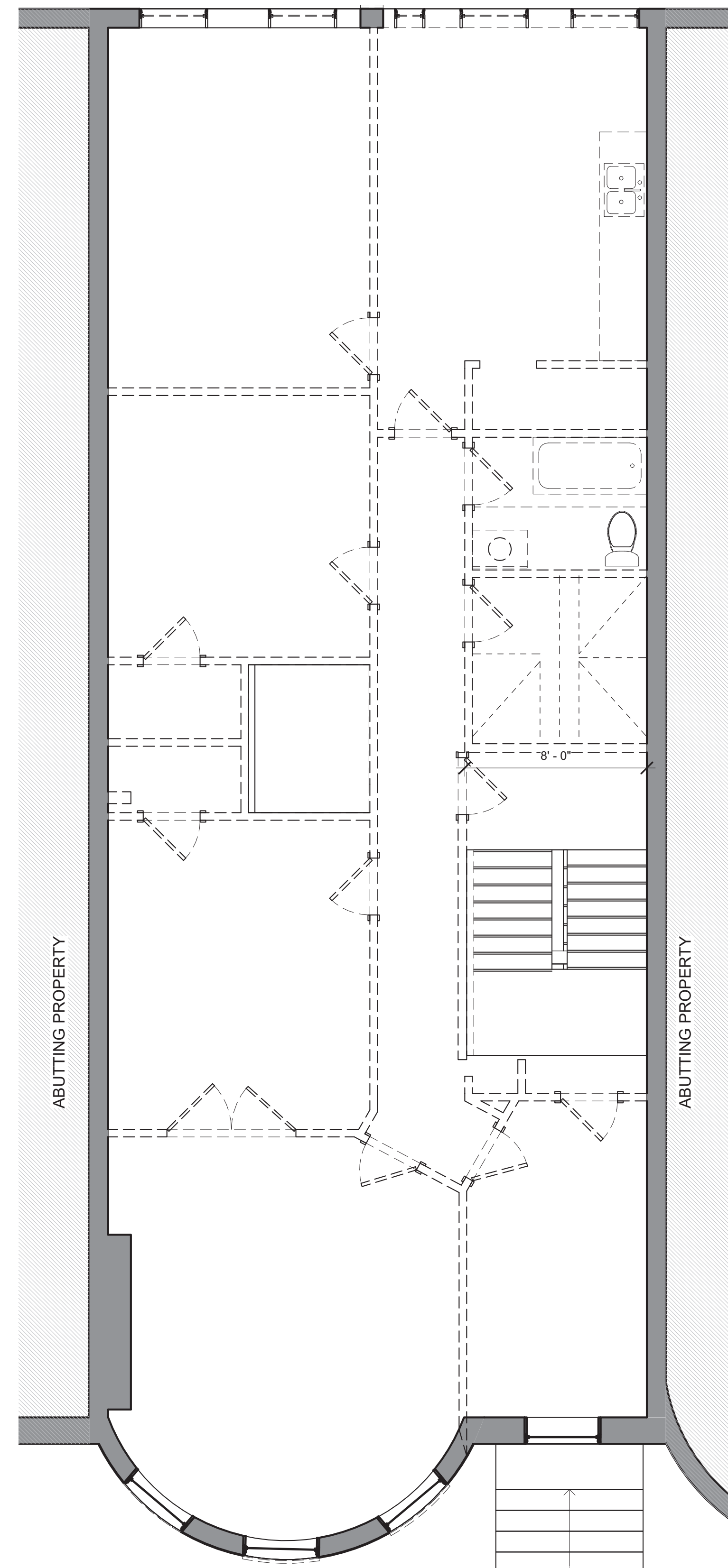


① DEMO - 3RD FLOOR
1/4" = 1'-0"

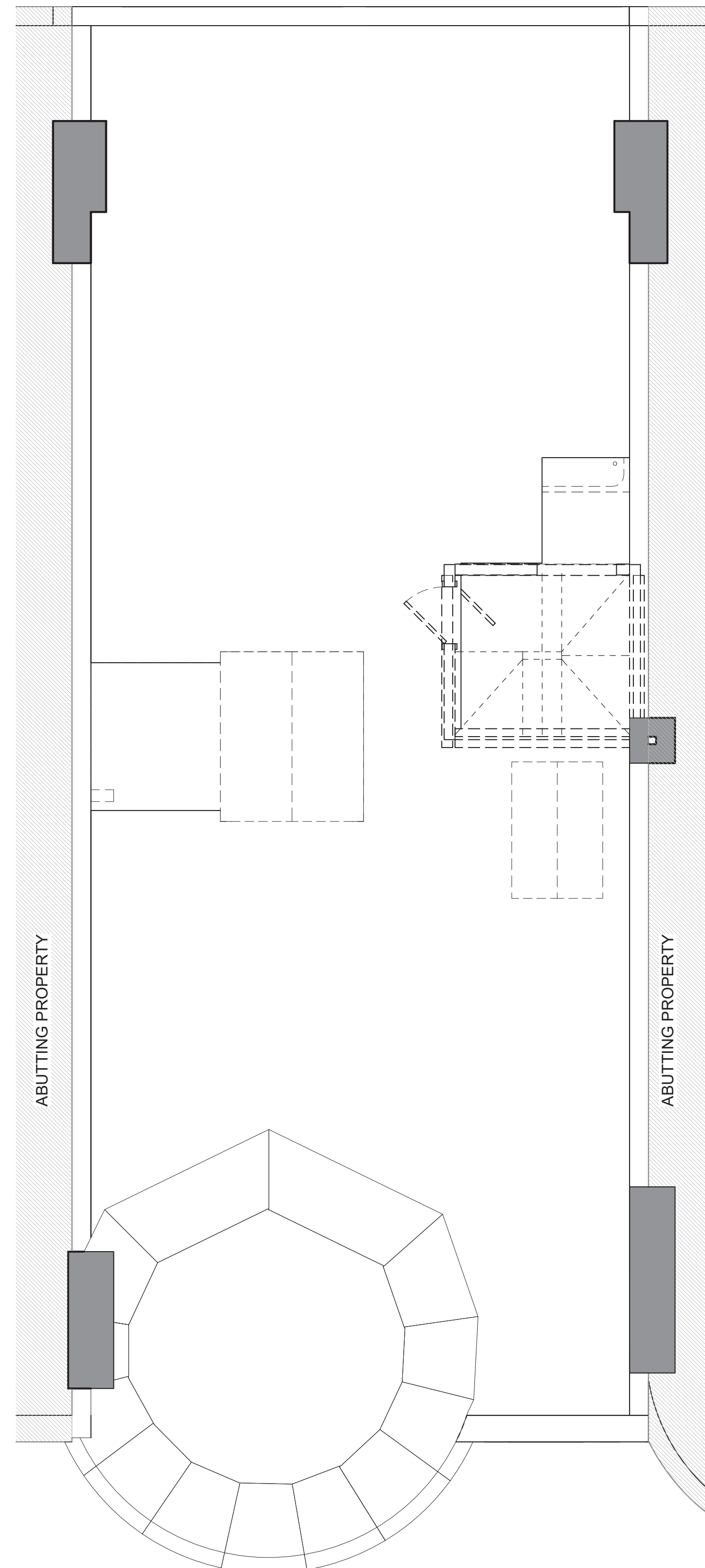
- DEMO NOTES:
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 3. ALL EXISTING WDWs & DOORS TO BE REMOVED
 4. G.C. TO ENSURE ALL BEARING WALLS NOTED FOR REMOVAL ARE PROPERLY SHORED PRIOR TO DEMO AND UNTIL PROPOSED NEW STRUCTURAL COMPONENT IS INSTALLED

- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED





1 DEMO - 4TH FLOOR
1/4" = 1'-0"

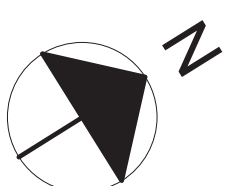


2 DEMO - ROOF
1/4" = 1'-0"

DEMO NOTES:

1. ALL EXISTING CEILING AND FLOOR FINISHES TO BE REMOVED ON FLOORS 2 THROUGH 4.
2. ALL EXISTING PLUMBING AND LIGHTING FIXTURES TO BE REMOVED ON FLOORS 2 THROUGH 4.
3. ALL EXISTING WDWs & DOORS TO BE REMOVED
4. G.C. TO ENSURE ALL BEARING WALLS NOTED FOR REMOVAL ARE PROPERLY SHORED PRIOR TO DEMO AND UNTIL PROPOSED NEW STRUCTURAL COMPONENT IS INSTALLED

- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED



REVISIONS:

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DEMO PLANS

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October 28, 2021
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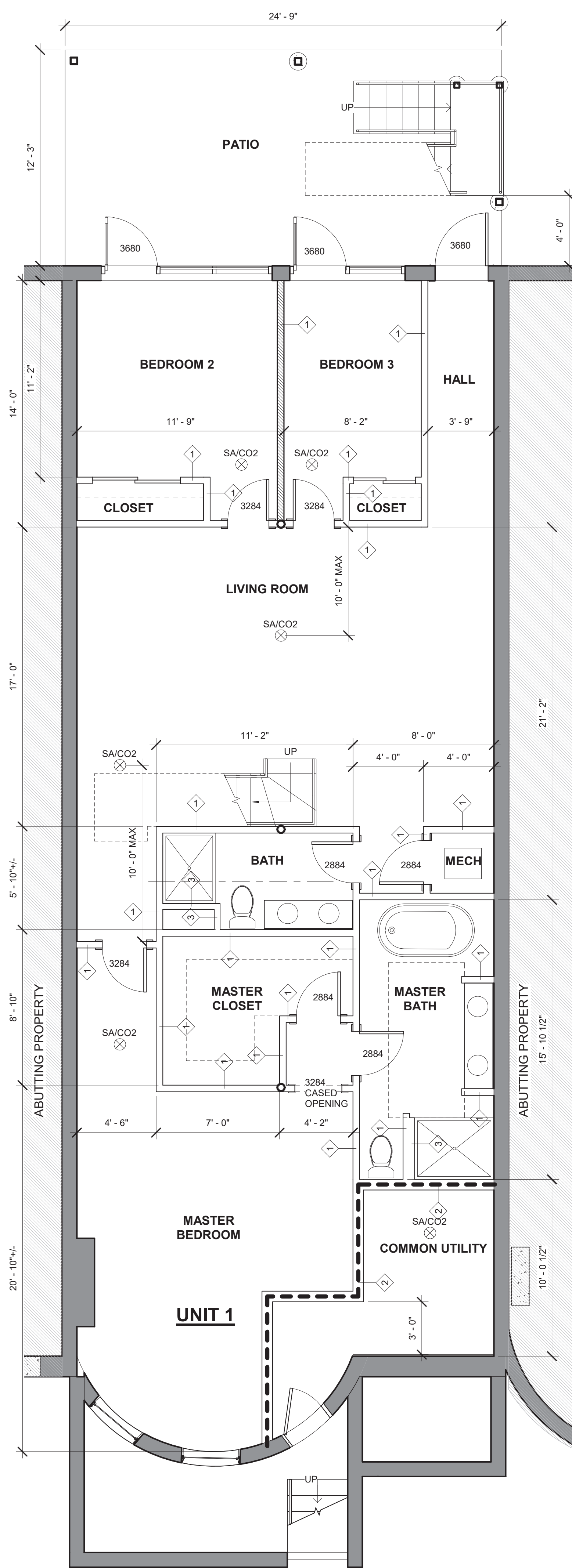
1/4" = 1'-0"
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PROJECT #

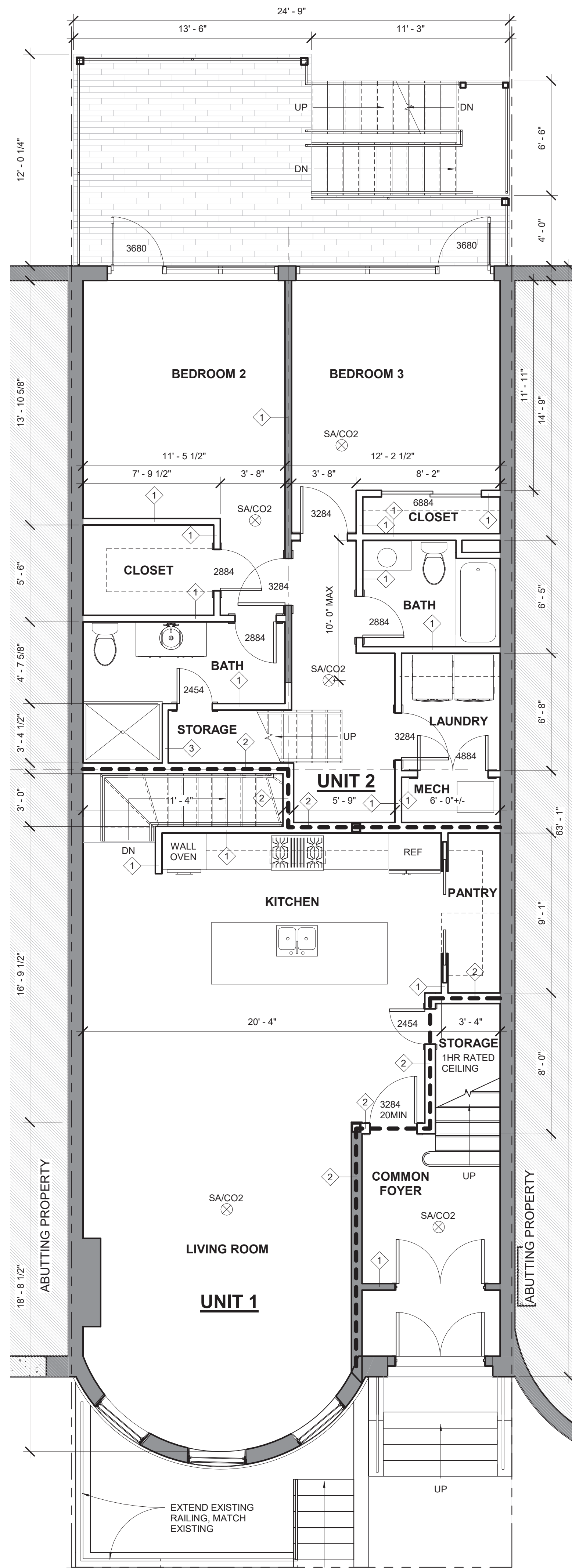
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A102

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



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

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5240

GENERIC

1 HOUR FIRE

45 to 48 STC SOUND

WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS,
One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 1" nominal T & G wood subfloor and 1" nominal wood finish floor, or 19/32" plywood finished floor with long edges T & G and 15/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.

Approx. Ceiling Weight: 3 pcf
Fire Test: UL R1319-65, 11-16-64
UL Design L514
Sound Test: CK 6512-6, 7, 4-15-65
IC & Test: 39(67 C & P)
CK 6512-6, 4-15-65

ACCEPTABLE FLOOR ASSEMBLY IF FIELD TESTED (STC45)

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5116

PROPRIETARY†

1 HOUR FIRE

50 to 54 STC SOUND

WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS,
GLASS FIBER INSULATION
One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws at 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 1 5/8" perlite-sand concrete reinforced with No. 19 SWG galvanized hexagonal wire mesh. 3" glass fiber insulation 0.90 pcf in joist space stapled to subfloor.

PROPRIETARY GYPSUM BOARD

American Gypsum Company
CertainTeed Gypsum, Inc.
G-P Gypsum
Lafarge North America, Inc.
National Gypsum Company
PABCO Gypsum
Temple-Inland Forest Products Corporation

5/8" FIREBLOC TYPE C
5/8" ProRock Type C Gypsum Panels
5/8" ToughRock® Fireguard® C
5/8" Firecheck® Type C
5/8" Gold Bond® Brand FIRE-SHIELD Cw
Gypsum Wallboard
5/8" FLAME CURB® Super™ C
5/8" TG-C

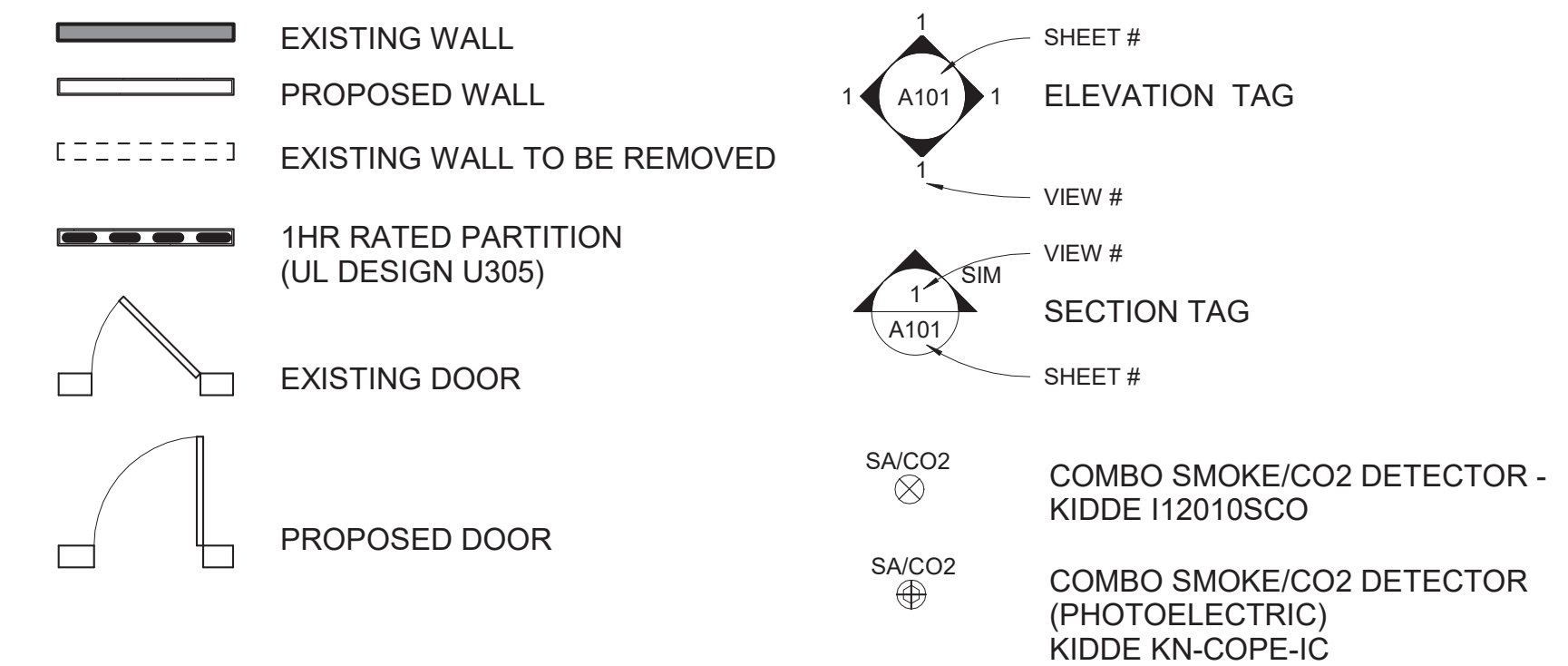
Approx. Ceiling Weight: 2 pcf
Fire Test: UL R3453-7, 5-1-70;
Based on UL R3660-7, -8,
11-12-87; R2717-61, 8-18-87;
Based on UL R7094,
90NK10635, 10-24-90;
Based on UL R8742,
88NK22991, 10-6-88;
UL Design L516
UL Design L514
Sound Test: KAL L 224-28-65, 3-30-65
(74 C & P)
KAL L 224-27-65, 3-30-65

MINIMUM FLOOR ASSEMBLY (STC 50)

PERFORMANCE REQUIREMENTS

- EXTERIOR WALLS:
EXISTING MASONRY FRAMING
R21 MIN INSULATION VALUE (CAVITY)
- WINDOWS:
VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
DOUBLE PANE LOW E
MIN. U-FACTOR: .30
REQUIREMENTS FOR 1 WDW MIN PER BEDROOM:
5.75% OPERABLE CLEAR AREA, 44" MAX SILL HGT
- EXTERIOR DOORS:
VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
DOUBLE PANE LOW E
MIN. U-FACTOR: .30
- CEILING/ROOF:
R49 MIN INSULATION VALUE
- FOUNDATION:
EXISTING; NO CHANGE
- STAIRS:
COMMON STAIRS: 7" MAX RISER, 11" MIN TREAD
STAIRS WITH UNITS: 7 3/4" MAX RISER, 10" MIN TREAD
HANDRAILS:
34" MIN. TO 38" MAXIMUM ABOVE STAIR NOSING
GAURDRAILS:
42" MIN TO TOP RAIL
BALUSTERS: 4" MAX CLEAR WIDTH

SYMBOL LEGEND



ARCHITECT
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www.s47a.com

PROJECT:
Saint Botolph Residences
119 Saint Botolph Street
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CLIENT:
River Front Realty
275 Main St
Boston, MA 02129

PROJECT TEAM:

REVISIONS:

DRAWING TITLE:

FLOOR PLANS

STAMP

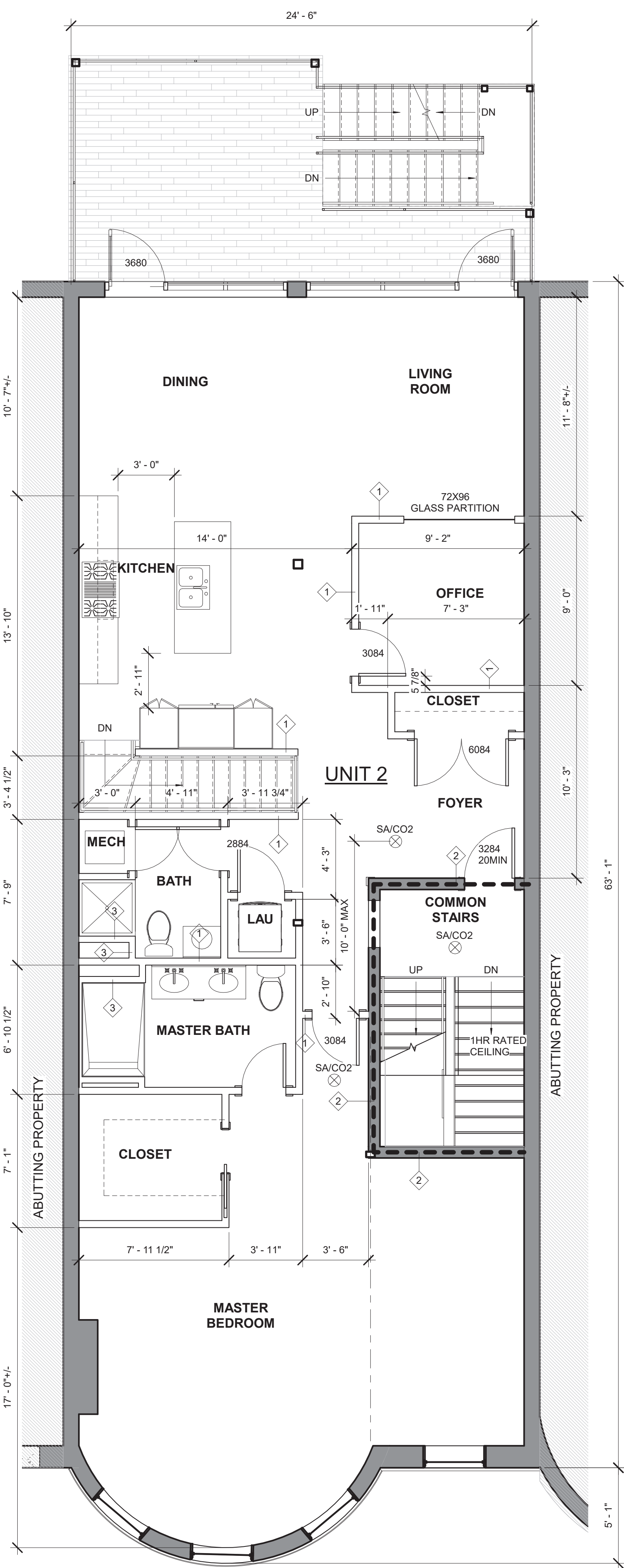


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1/4" = 1'-0"
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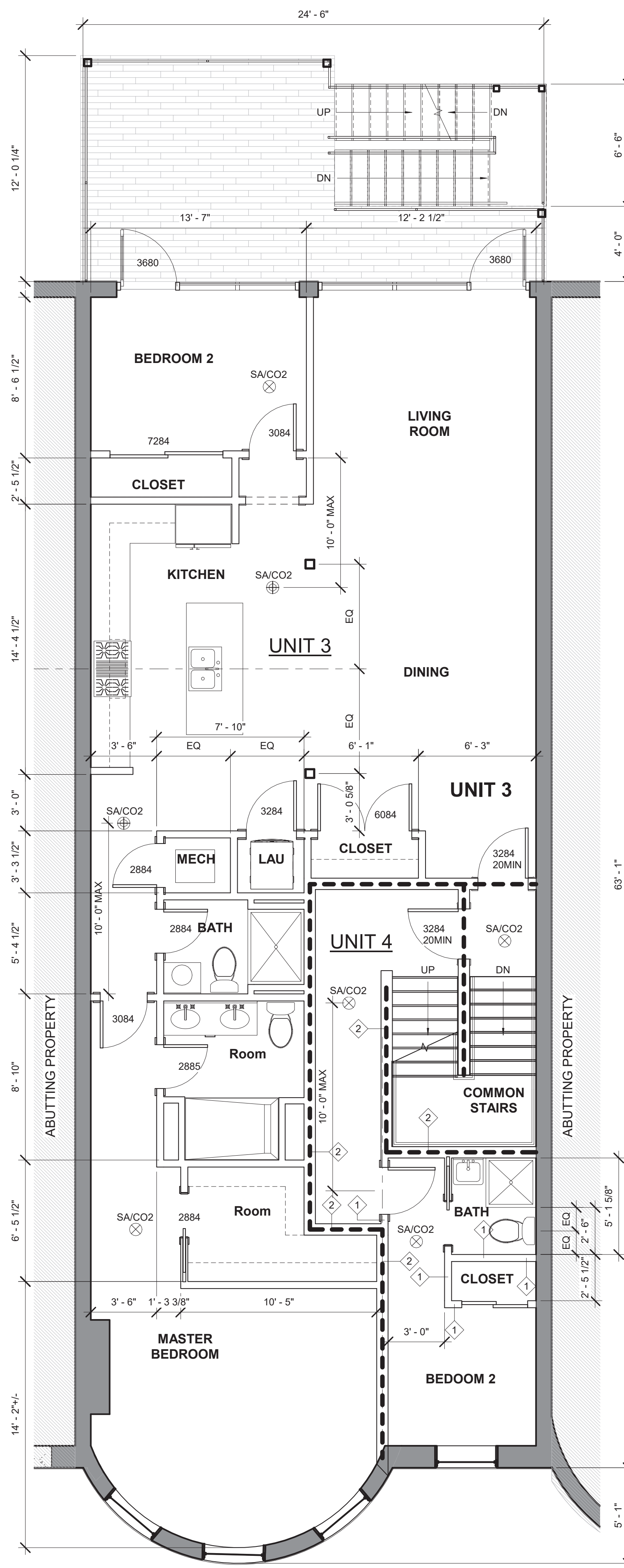
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① 2ND FLOOR
1/4" = 1'-0"



③ 3RD FLOOR
1/4" = 1'-0"

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5240	GENERIC	1 HOUR FIRE	45 to 48 STC SOUND
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WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS,
 One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 1" nominal T & G wood subfloor and 1" nominal wood finish floor, or 19/32" plywood finished floor with long edges T & G and 15/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.

Approx. Ceiling Weight: 3 pcf
 Fire Test: UL R1319-65, 11-16-64
 UL Design L514
 Sound Test: CK 6512-6, 7, 4-15-65
 IIC & Test: 39(67 C & P)
 CK 6512-6, 4-15-65

ACCEPTABLE FLOOR ASSEMBLY IF FIELD TESTED (STC45)

GA FILE NO. FC 5116	PROPRIETARY†	1 HOUR FIRE	50 to 54 STC SOUND
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WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS,
GLASS FIBER INSULATION
 One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws at 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 1 5/8" perlite-sand concrete reinforced with No. 19 SWG galvanized hexagonal wire mesh. 3" glass fiber insulation 0.90 pcf in joist space stapled to subfloor.

PROPRIETARY GYPSUM BOARD
 American Gypsum Company 5/8" FIREBLOC TYPE C
 CertainTeed Gypsum, Inc. 5/8" ProRock Type C Gypsum Panels
 G-P Gypsum 5/8" ToughRock® Fireguard® C
 Lafarge North America, Inc. 5/8" Firecheck® Type C
 National Gypsum Company 5/8" Gold Bond® Brand FIRE-SHIELD Cw Gypsum Wallboard
 PABCO Gypsum 5/8" FLAME CURB® Super™ C
 Temple-Inland Forest Products Corporation 5/8" TG-C

Approx. Ceiling Weight: 2 pcf
 Fire Test: UL R3453-7, 5-1-70;
 Based on UL R3660-7, -8,
 11-12-87; R2717-61, 8-18-87;
 Based on UL R7094,
 90NK10635, 10-24-90;
 Based on UL R8742,
 88NK22991, 10-6-88;
 UL Design L516
 UL Design L514
 Sound Test: KAL L 224-28-65, 3-30-65
 (74 C & P)
 IIC & Test: KAL L 224-27-65, 3-30-65

†Contact the manufacturer for more detailed information on proprietary products.

MINIMUM FLOOR ASSEMBLY (STC 50)

PERFORMANCE REQUIREMENTS

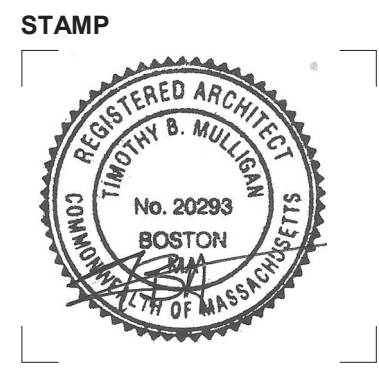
- EXTERIOR WALLS:
 EXISTING MASONRY FRAMING
 R21 MIN INSULATION VALUE (CAVITY)
- WINDOWS:
 VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
 DOUBLE PANE LOW E
 MIN. U-FACTOR: .30
 REQUIREMENTS FOR 1 WDW MIN PER BEDROOM:
 57SF OPERABLE CLEAR AREA, 44" MAX SILL HGT
- EXTERIOR DOORS:
 VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
 DOUBLE PANE LOW E
 MIN. U-FACTOR: .30
- CEILING/ROOF:
 R49 MIN INSULATION VALUE
- FOUNDATION:
 EXISTING; NO CHANGE
- STAIRS:
 COMMON STAIRS: 7" MAX RISER, 11" MIN TREAD
 STAIRS WITH UNITS: 7 3/4" MAX RISER, 10" MIN TREAD
 HANDRAILS:
 34" MIN. TO 38" MAXIMUM ABOVE STAIR NOSING
 GAURDRAILS:
 42" MIN TO TOP RAIL
 BALUSTERS: 4" MAX CLEAR WIDTH

SYMBOL LEGEND

	EXISTING WALL		SHEET #
	PROPOSED WALL		ELEVATION TAG
	EXISTING WALL TO BE REMOVED		VIEW #
	1HR RATED PARTITION (UL DESIGN U305)		VIEW #
	EXISTING DOOR		SECTION TAG
	PROPOSED DOOR		SHEET #
	SA/CO2		COMBO SMOKE/CO2 DETECTOR - KIDDE I12010SCO
	SA/CO2		COMBO SMOKE/CO2 DETECTOR (PHOTOELECTRIC) KIDDE KN-COPE-IC

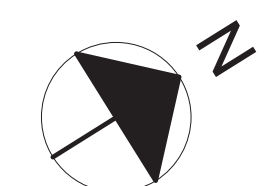
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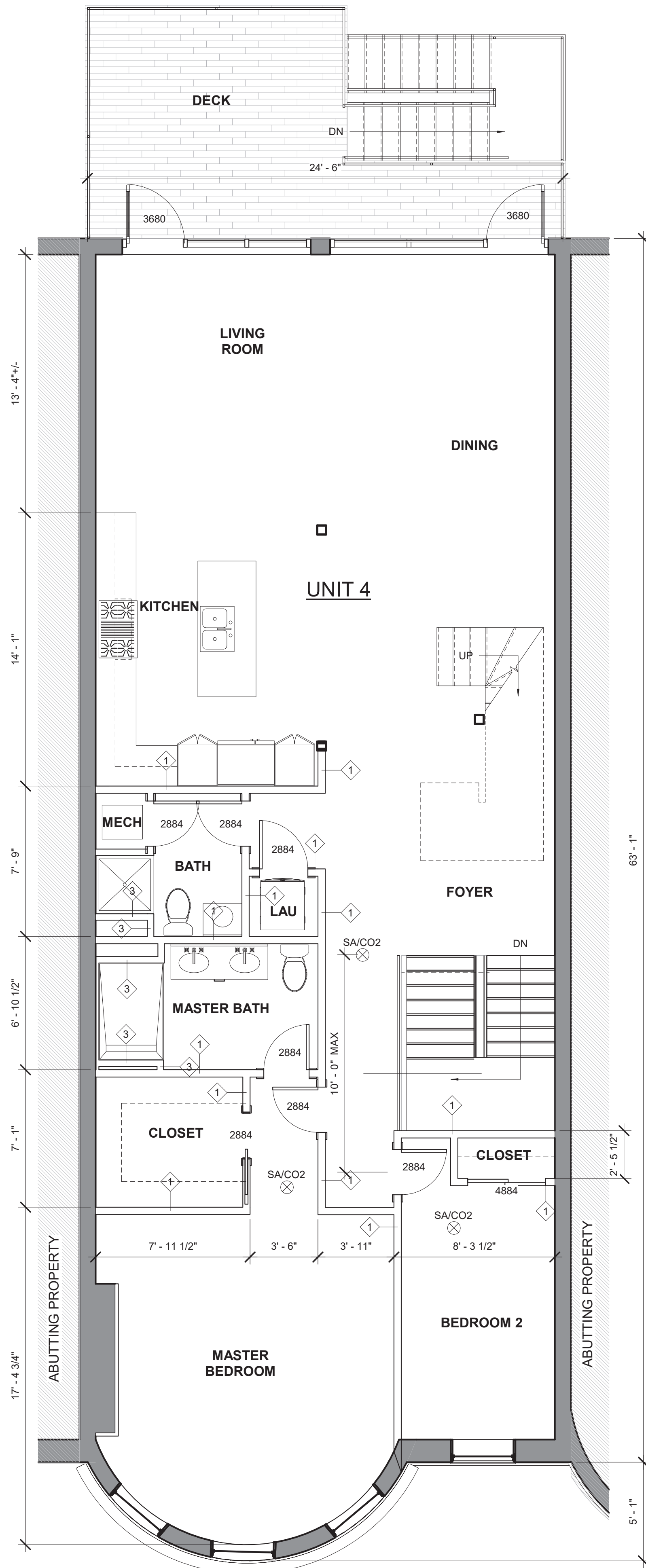
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FLOOR PLANS



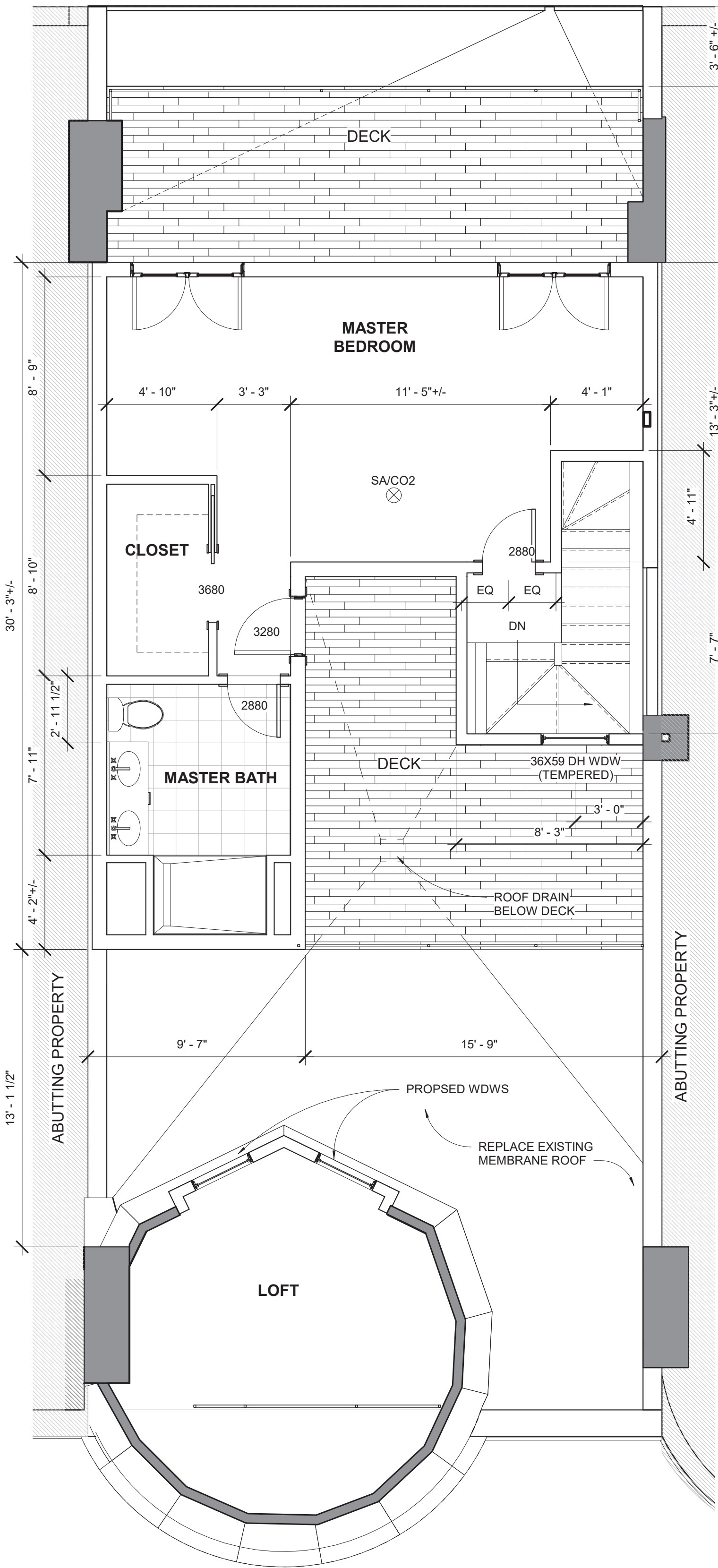
October 28, 2021
 DATE OF ISSUE
 PERMITTING
 DOCUMENT PHASE
 1/4" = 1'-0"
 SCALE
 2111.00
 PROJECT #

DRAWING NUMBER:





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



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

PERFORMANCE REQUIREMENTS

- EXTERIOR WALLS:
EXISTING MASONRY FRAMING
R21 MIN INSULATION VALUE (CAVITY)
- WINDOWS:
VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
DOUBLE PANE LOW E
MIN. U-FACTOR: .30
REQUIREMENTS FOR 1 WDW MIN PER BEDROOM:
5.75' OPERABLE CLEAR AREA, 44" MAX SILL HGT
- EXTERIOR DOORS:
VINYL OR METAL (METAL MUST HAVE THERMAL BRAKE)
DOUBLE PANE LOW E
MIN. U-FACTOR: .30
- CEILING/ROOF
R49 MIN INSULATION VALUE
- FOUNDATION
EXISTING; NO CHANGE
- STAIRS:
COMMON STAIRS: 7" MAX RISER, 11" MIN TREAD
STAIRS W/IN UNITS: 7 3/4" MAX RISER, 10" MIN TREAD
HANDRAILS:
34" MIN. TO 38" MAXIMUM ABOVE STAIR NOSING
GAURDRAILS:
42" MIN TO TOP RAIL
BALUSTERS: 4" MAX CLEAR WIDTH

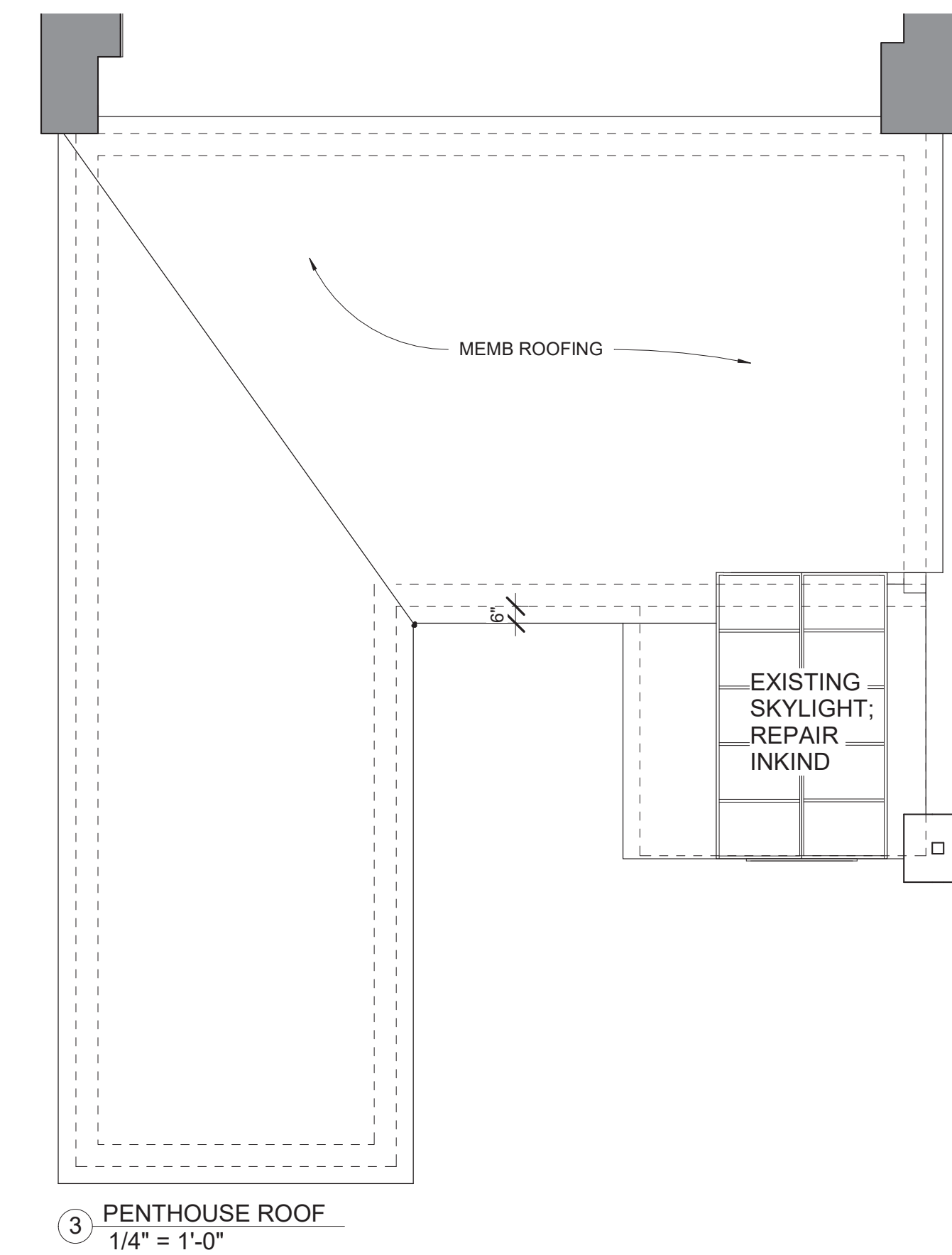
FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5240	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND
WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 1" nominal T & G wood subfloor and 1" nominal wood finish floor, or 1932" plywood finished floor with long edges T & G and 1532" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.			
Approx. Ceiling Weight: Fire Test: Sound Test: IIC & Test:		3 pcf UL R1319-65, 11-16-64 UL Design L514 CK 6512-6, 7, 4-15-65 39(67 C & P) CK 6512-6, 4-15-65	

ACCEPTABLE FLOOR ASSEMBLY IF FIELD TESTED (STC45)

GA FILE NO. FC 5116	PROPRIETARY†	1 HOUR FIRE	50 to 54 STC SOUND
FLOOR-CEILING SYSTEMS, WOOD-FRAMED WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws at 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 1 5/8" perlite-sand concrete reinforced with No. 19 SWG galvanized hexagonal wire mesh, 3" glass fiber insulation 0.90 pcf in joist space stapled to subfloor.			
PROPRIETARY GYPSUM BOARD American Gypsum Company CertainTeed Gypsum, Inc. G-F Gypsum Lafarge North America Inc. National Gypsum Company PABCO Gypsum Temple-Inland Forest Products Corporation		5/8" FIREBLOC TYPE C 5/8" ProRoc™ Type C Gypsum Panels 5/8" ToughRock® Fireguard® C 5/8" Firecheck® Type C 5/8" Gold Bond® Brand FIRE-SHIELD C™ Gypsum Wallboard 5/8" FLAME CURB® Super™ 5/8" TG-C	
Approx. Ceiling Weight: Fire Test: Sound Test: IIC & Test:		2 pcf UL R3453-7, 5-1-70; Based on UL R3960-7, -8, 11-12-87; R2717-61, 8-18-87; Based on UL R7094, 50NK10635, 10-24-90; Based on UL R8742, 88NK22591, 10-8-88; UL Design L516 UL Design L514 KAL L 224-28-65, 3-30-65 (74 C & P) KAL L 224-27-65, 3-30-65	

MINIMUM FLOOR ASSEMBLY (STC 50)



SYMBOL LEGEND

- EXISTING WALL
- PROPOSED WALL
- EXISTING WALL TO BE REMOVED
- 1HR RATED PARTITION (UL DESIGN U305)
- EXISTING DOOR
- PROPOSED DOOR
- SHEET #
1 A101 1 ELEVATION TAG
- VIEW #
- VIEW #
1 SIM SECTION TAG
- SHEET #
A101
- COMBO SMOKE/CO2 DETECTOR - KIDDE I12010SCO
- COMBO SMOKE/CO2 DETECTOR (PHOTOELECTRIC) KIDDE KN-COPE-IC

REVISIONS:

DRAWING TITLE:

FLOOR PLANS

STAMP



October 28, 2021

DATE OF ISSUE

PERMITTING

DOCUMENT PHASE

1/4" = 1'-0"

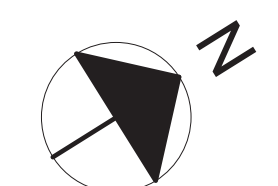
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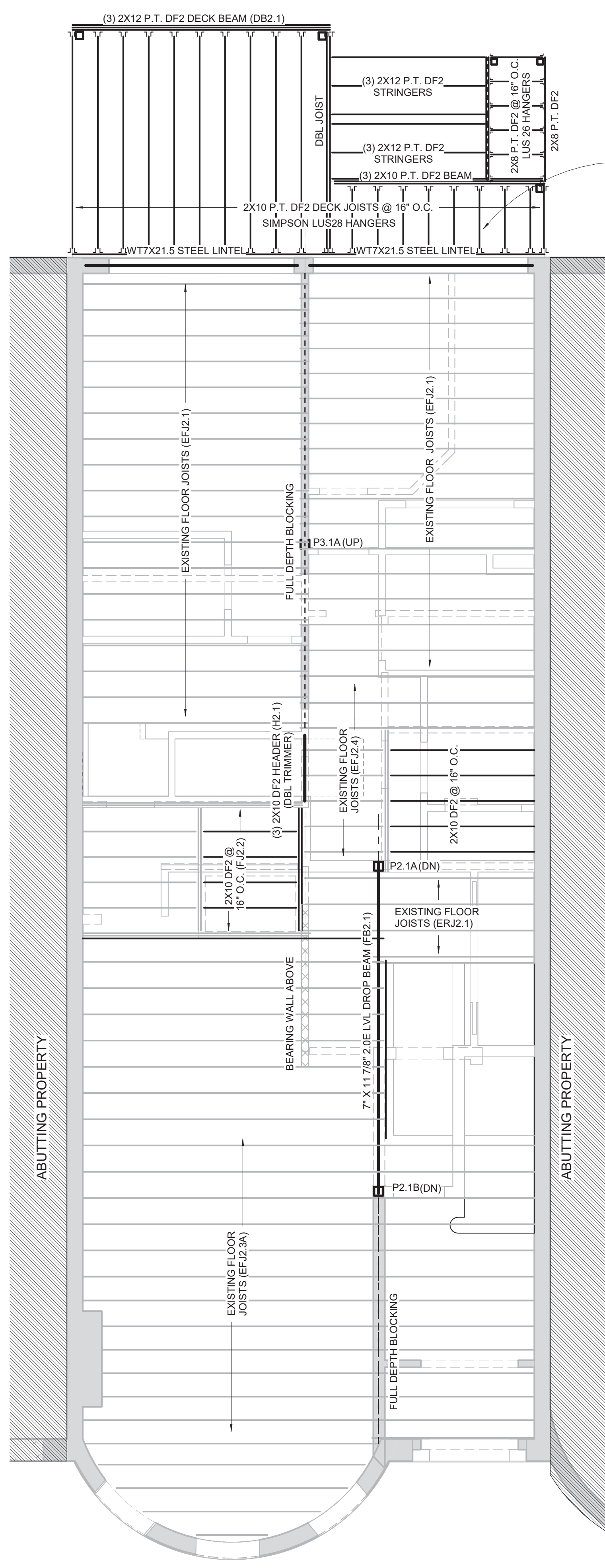
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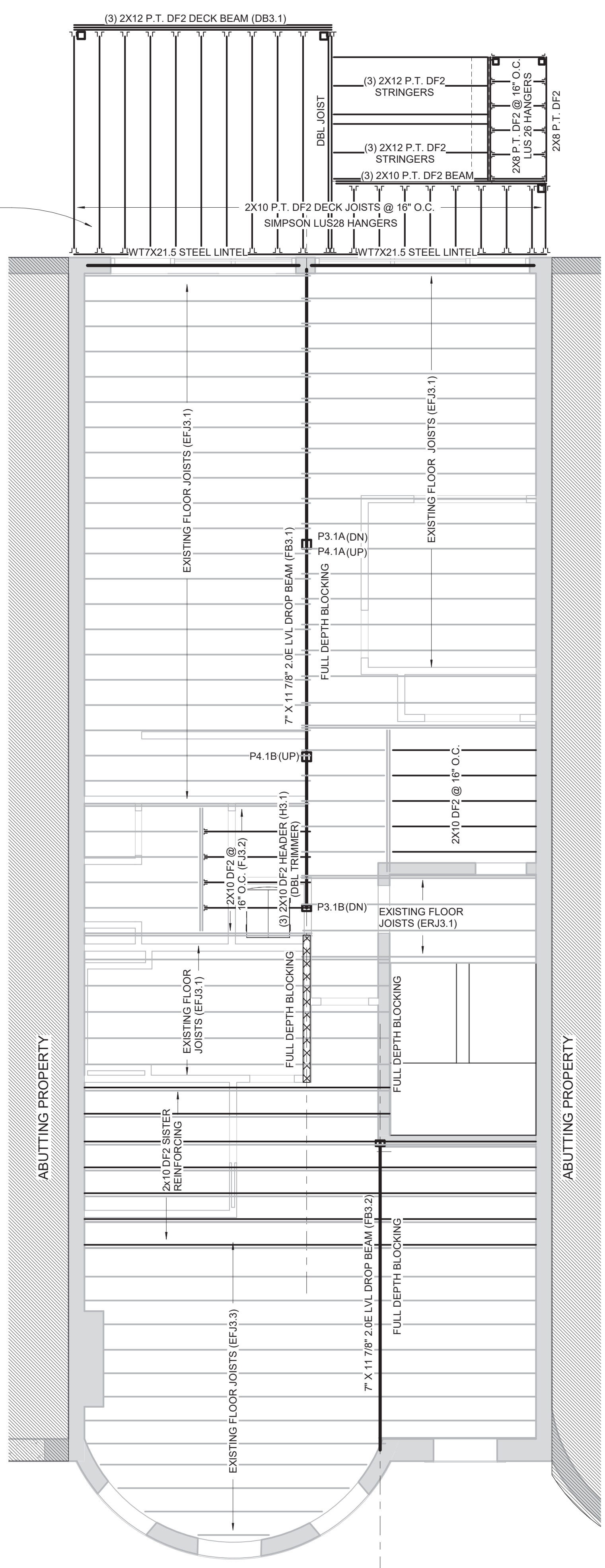
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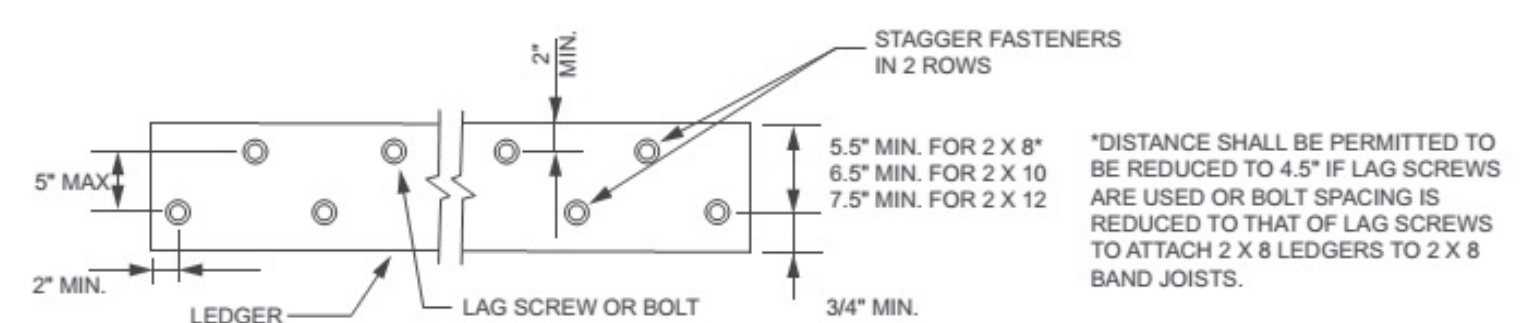
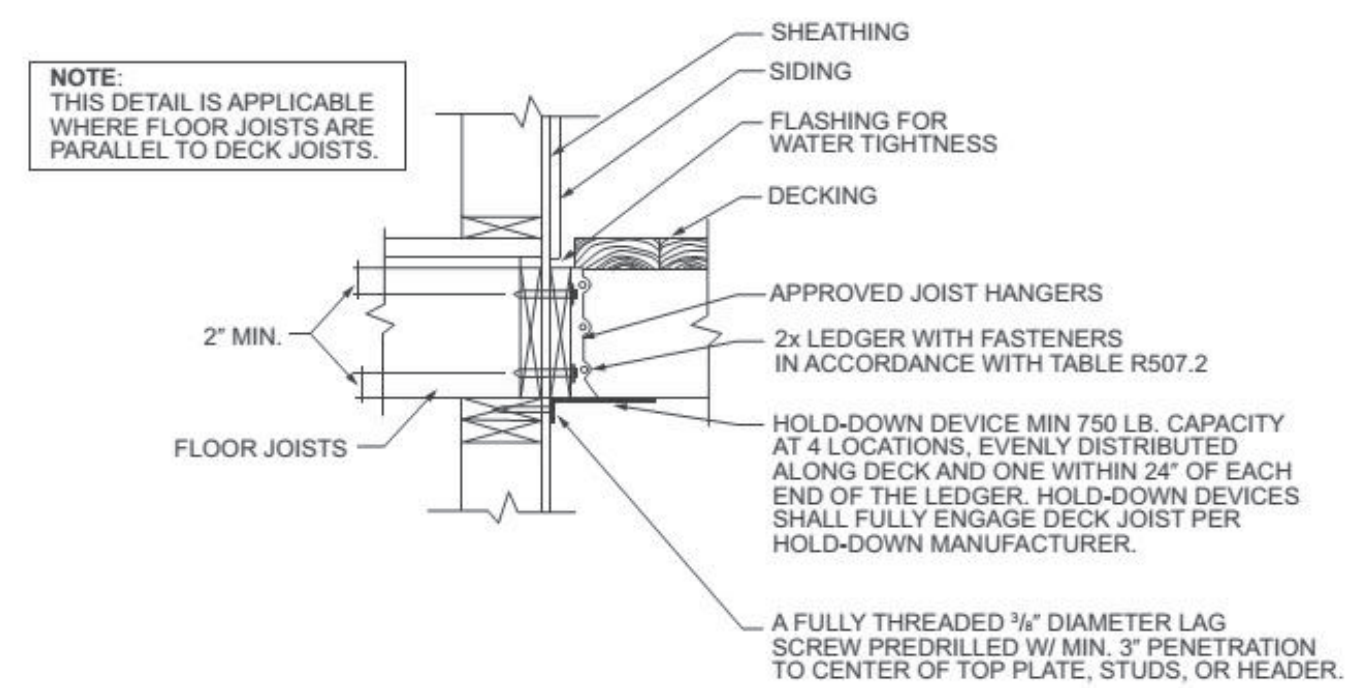
② FRAMING - 2ND FLOOR
 1/4" = 1'-0"

750LB HOLD DOWN TENSION
 HARDWARE, (SIMPSON LTT19
 OR EQUAL), MIN (4) SPACED
 EVENLY 24" FROM END JOISTS,
 TYPICAL ALL LEVELS

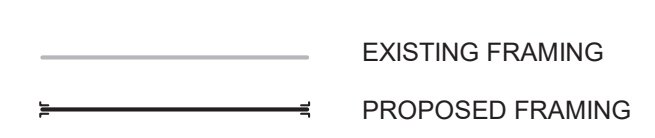


③ FRAMING - 3RD FLOOR
 1/4" = 1'-0"

COLUMN SCHEDULE				
MARK	DESCRIPTION	CAP	BASE	COMMENTS
P1	3 1/2" DIA SCHED 80 PIPE	LCC7-3.5	ADJUSTABLE	A501 OR A53 GRADE B
P2.1A	6X6 DF2	CCQ7.1-7.1SDS2.5	CCQ106SDS2.5	
P2.1B	6X6 DF2	CCQ7.1-7.1SDS2.5		
P3.1A	6X6 DF2	CCQ7.1-6SDS2.5		
P3.1B	4X6 DF2	ECCQ7.1-4SDS2.5		
P4.1A	5 1/4" X 5 1/4" 1.8E PSL	CCQ66SDS2.5	CCQ7.1-6SDS2.5	
P4.1B	6X6 DF2	ECCQ7.1-6SDS2.5	CCQ7.1-6SDS2.5	
P5.1A	6X6 DF2	CCQ7.1-6SDS2.5	CCQ66SDS2.5	
P5.1B	6X6 DF2	ECCQ7.1-6SDS2.5	ECCQ66SDS2.5	
P5.1C	6X6 DF2	ECCQ7.1-6SDS2.5	CCQ66SDS2.5	

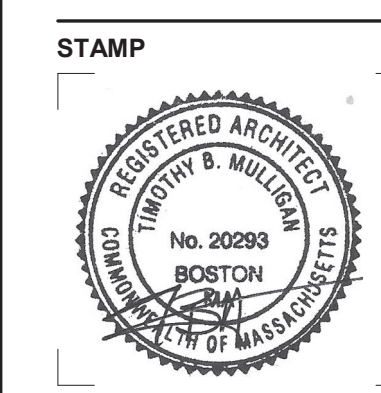


- FRAMING NOTES:**
- FRAMING BASED ON ASSUMPTIONS OF EXISTING CONDITIONS; ALERT ARCHITECT OF CONDITIONS THAT VARY FROM EXISTING LAYOUT
 - COMMODITY FRAMING GRADE TO BE DOUGLAS FIR #2 (EQUAL OR BETTER) ALL EXTERIOR FRAMING TO BE PRESSURE TREATED (P.T.)
 - INSTALL BTWN JOIST FULL DEPTH BLOCKING AT DROP BEAMS AND BEARING WALLS.
 - INSTALL SIMPSON JOIST HANGERS AT ALL FACE MOUNT JOIST, U.N.O.
 - INSTALL 3/4" T&G PLYWOOD SUB-FLOOR GLUE AND NAIL, TYP ALL FLOORS
 - NOTCHING OR DRILLING HOLES IN JOISTS TO BE APPROVED BY ENGINEER
 - SPLICE BEAMS AT SUPPORTS
 - INSULATE AT ALL WINDOWS AND EXTERIOR DOOR HEADERS.
 - LIVE LOADS:**
 BEDROOMS 30 PSF
 OTHER THAN BEDROOMS 40 PSF
 EXTERIOR DECK 40 PSF
 SNOW LOAD 50PSF



REVISIONS:

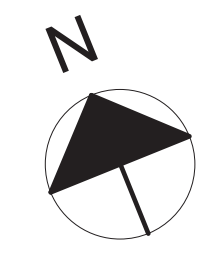
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**FRAMING - 2ND
 & 3RD
 FLOORS**

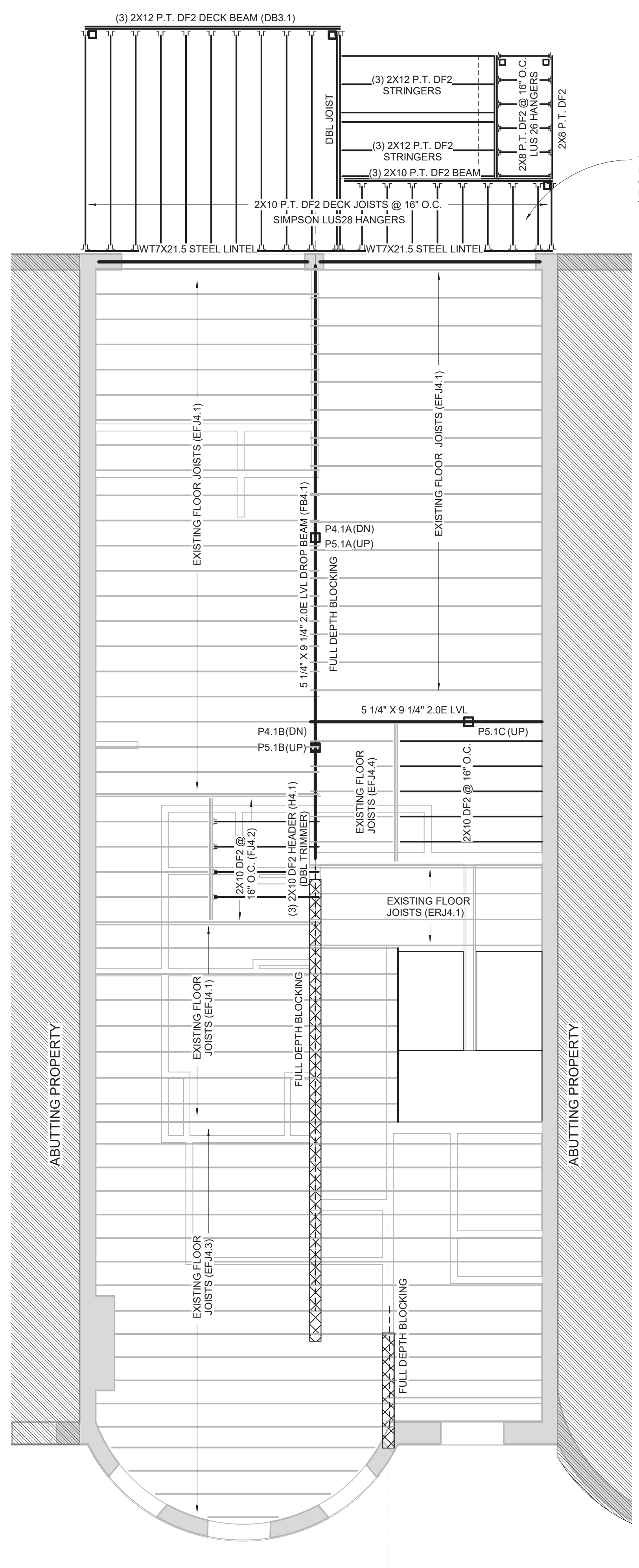


October 28, 2021
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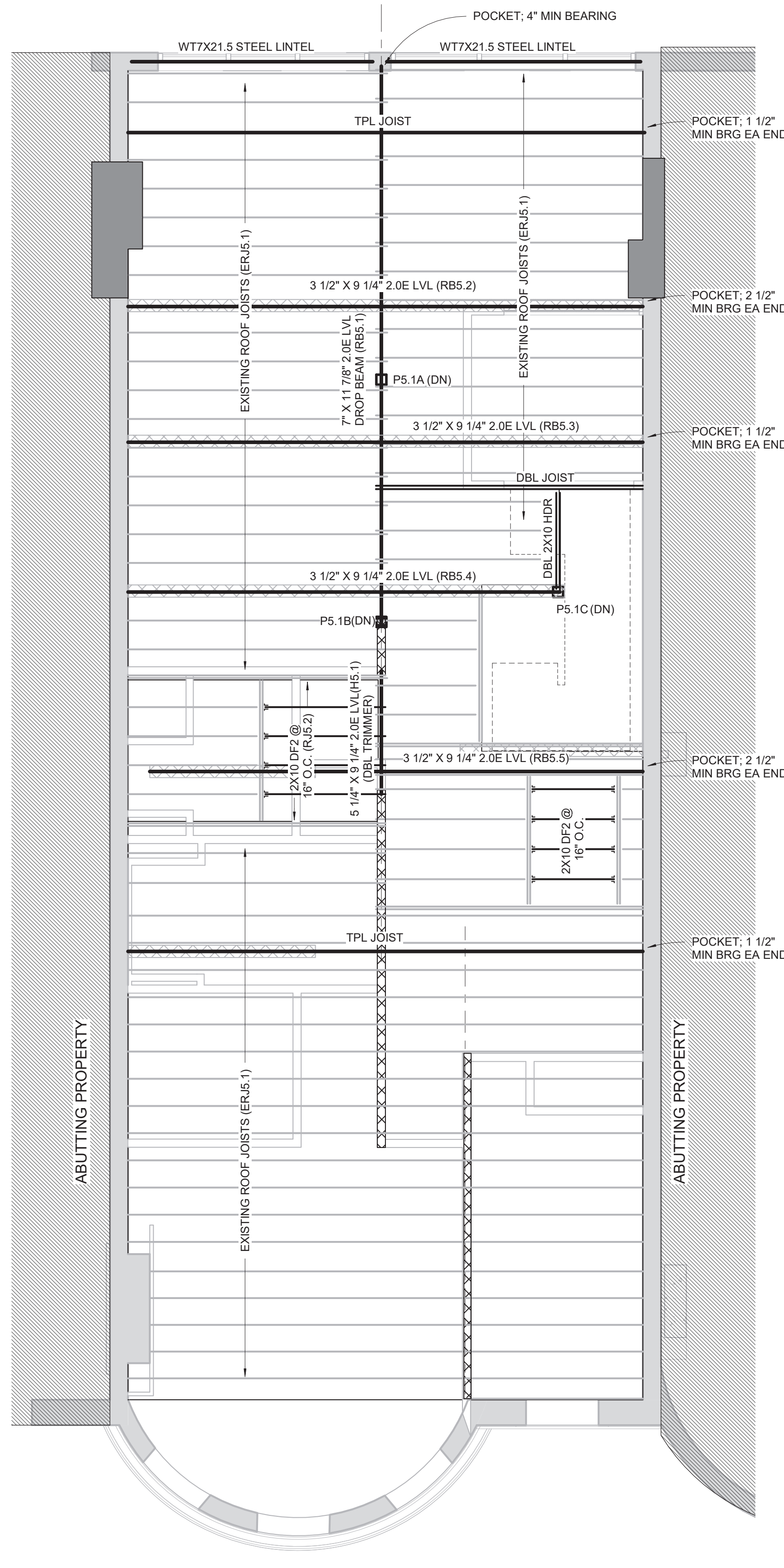
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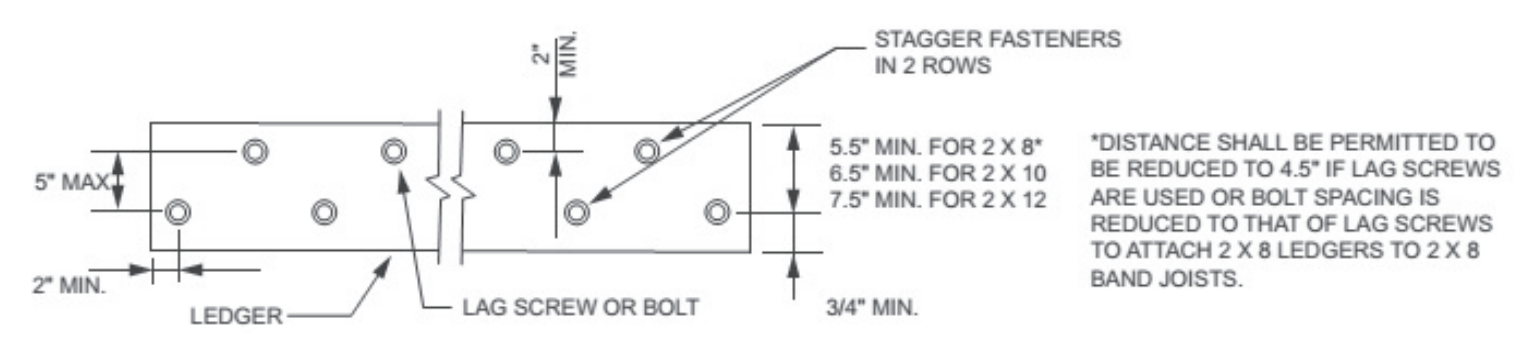
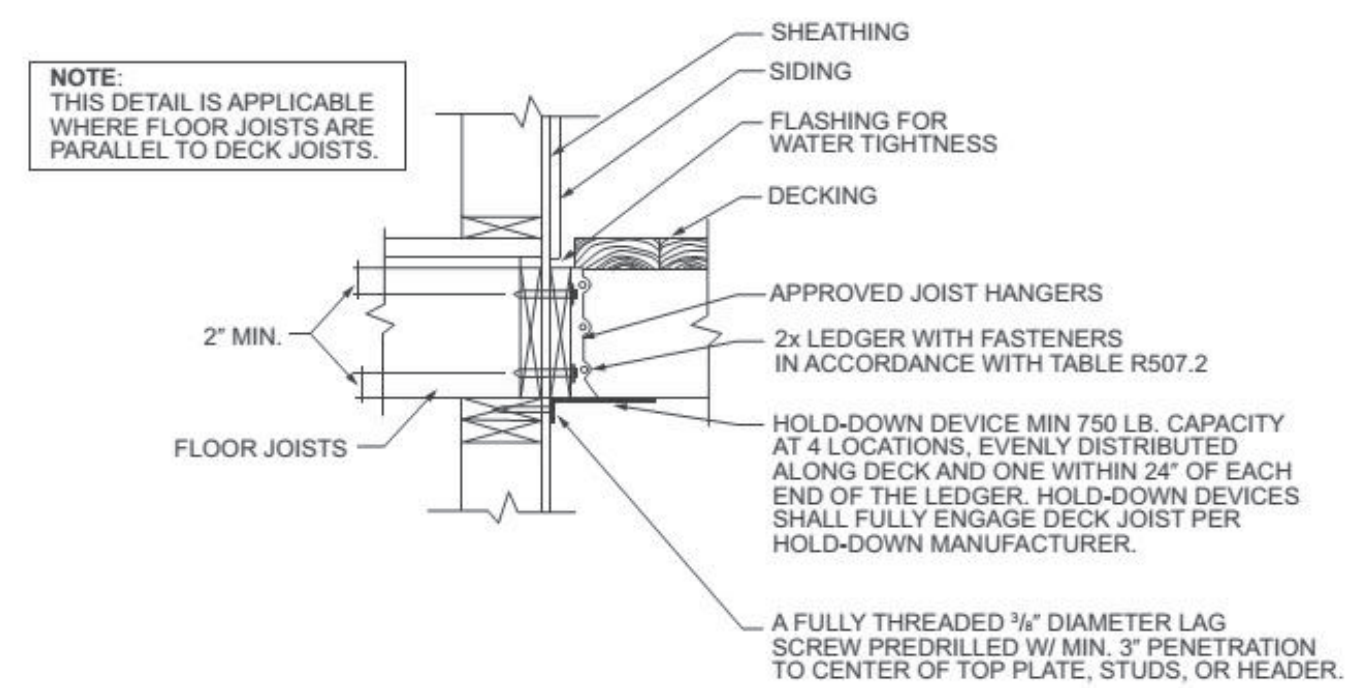
1 FRAMING - 4TH FLOOR
 1/4" = 1'-0"

750LB HOLD DOWN TENSION HARDWARE, (SIMPSON LTT19 OR EQUAL), MIN (4) SPACED EVENLY 24" FROM END JOISTS, TYPICAL ALL LEVELS

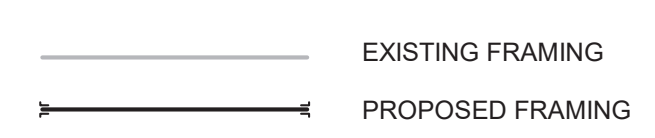


2 FRAMING - ROOF
 1/4" = 1'-0"

COLUMN SCHEDULE				
MARK	DESCRIPTION	CAP	BASE	COMMENTS
P1	3 1/2" DIA SCHED 80 PIPE	LCC7-3.5	ADJUSTABLE	A501 OR A53 GRADE B
P2.1A	6X6 DF2	CCQ7.1-7.1SDS2.5	CCQ106SDS2.5	
P2.1B	6X6 DF2	CCQ7.1-7.1SDS2.5		
P3.1A	6X6 DF2	CCQ7.1-6SDS2.5		
P3.1B	4X6 DF2	ECCQ7.1-4SDS2.5		
P4.1A	5 1/4" X 5 1/4" 1.8E PSL	CCQ66SDS2.5	CCQ7.1-6SDS2.5	
P4.1B	6X6 DF2	ECCQ7.1-6SDS2.5	CCQ7.1-6SDS2.5	
P5.1A	6X6 DF2	CCQ7.1-6SDS2.5	CCQ66SDS2.5	
P5.1B	6X6 DF2	ECCQ7.1-6SDS2.5	ECCQ66SDS2.5	
P5.1C	6X6 DF2	ECCQ7.1-6SDS2.5	CCQ66SDS2.5	

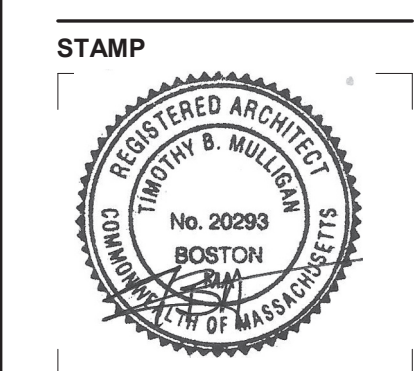


- FRAMING NOTES:**
- FRAMING BASED ON ASSUMPTIONS OF EXISTING CONDITIONS; ALERT ARCHITECT OF CONDITIONS THAT VARY FROM EXISTING LAYOUT
 - COMMUNITY FRAMING GRADE TO BE DOUGLAS FIR #2 (EQUAL OR BETTER) ALL EXTERIOR FRAMING TO BE PRESSURE TREATED (P.T.)
 - INSTALL BTWN JOIST FULL DEPTH BLOCKING AT DROP BEAMS AND BEARING WALLS.
 - INSTALL SIMPSON JOIST HANGERS AT ALL FACE MOUNT JOIST, U.N.O.
 - INSTALL 3/4" T&G PLYWOOD SUB-FLOOR GLUE AND NAIL, TYP ALL FLOORS
 - NOTCHING OR DRILLING HOLES IN JOISTS TO BE APPROVED BY ENGINEER
 - SPlice BEAMS AT SUPPORTS
 - INSULATE AT ALL WINDOWS AND EXTERIOR DOOR HEADERS.
 - LIVE LOADS:**
 BEDROOMS 30 PSF
 OTHER THAN BEDROOMS 40 PSF
 EXTERIOR DECK 40 PSF
 SNOW LOAD 50PSF



REVISIONS:

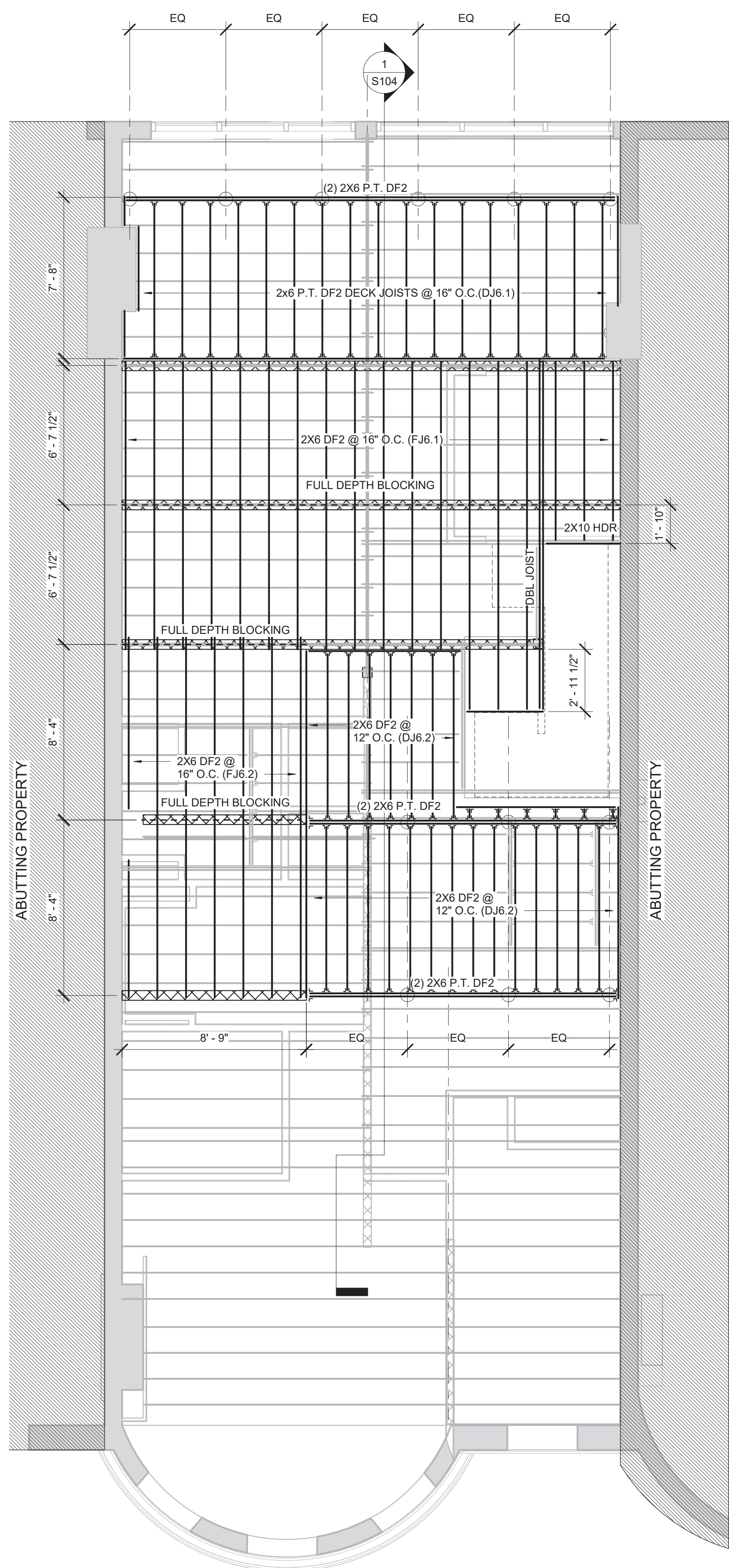
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FRAMING - 4TH FLOOR & ROOF



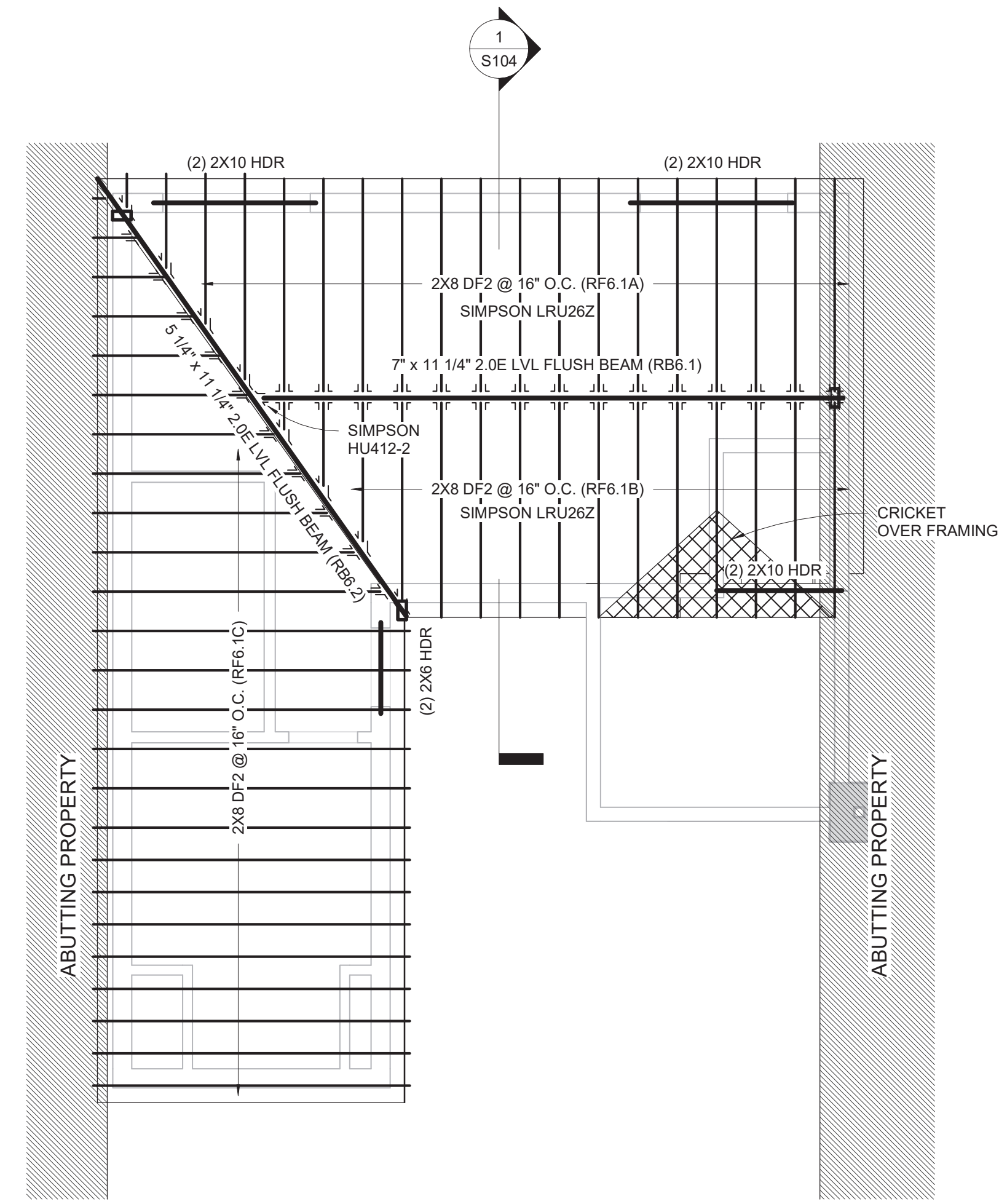
October 28, 2021
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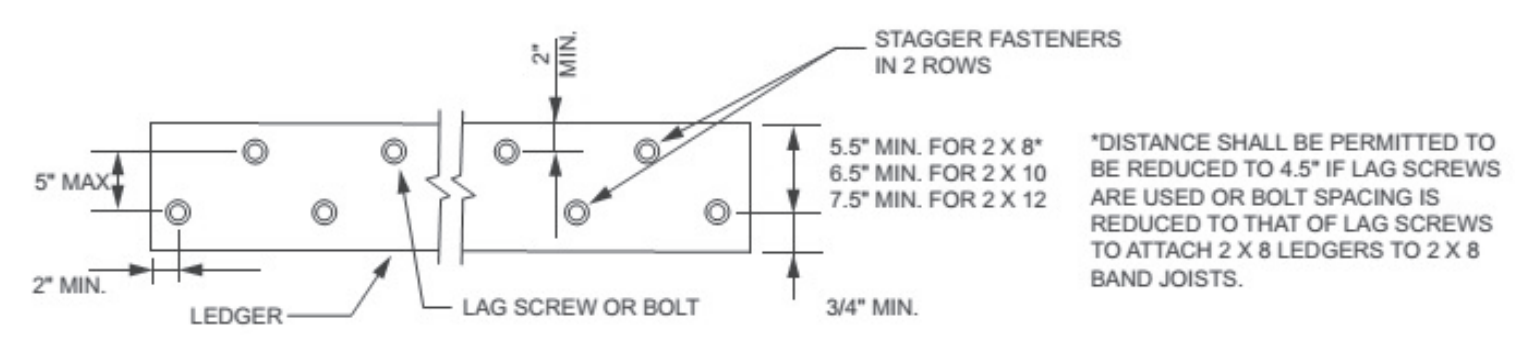
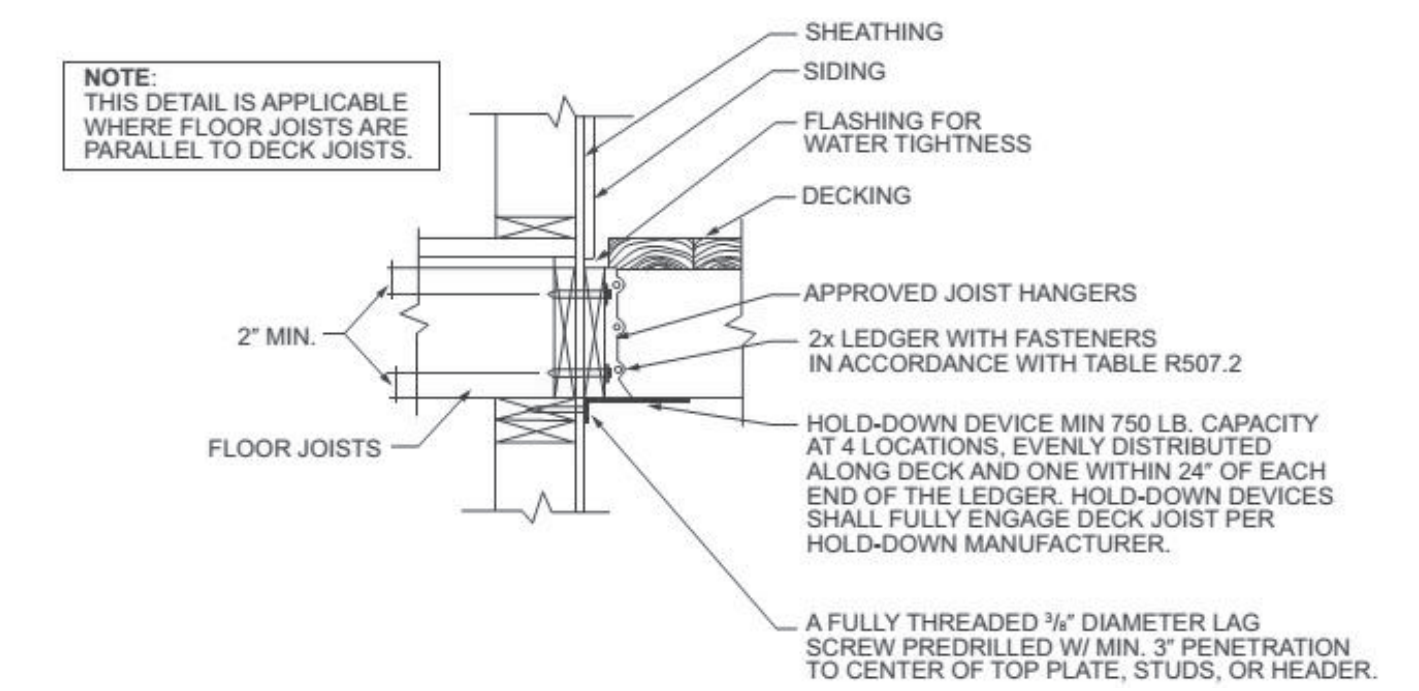
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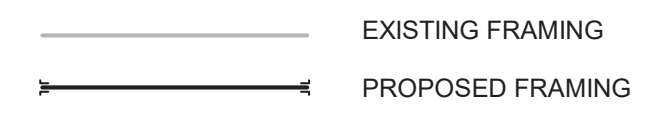
② FRAMING - PENTHOUSE FLOOR
 1/4" = 1'-0"



① FRAMING - PENTHOUSE ROOF
 1/4" = 1'-0"



- FRAMING NOTES:**
- FRAMING BASED ON ASSUMPTIONS OF EXISTING CONDITIONS; ALERT ARCHITECT OF CONDITIONS THAT VARY FROM EXISTING LAYOUT
 - COMMODITY FRAMING GRADE TO BE DOUGLAS FIR #2 (EQUAL OR BETTER) ALL EXTERIOR FRAMING TO BE PRESSURE TREATED (P.T.)
 - INSTALL BTWN JOIST FULL DEPTH BLOCKING AT DROP BEAMS AND BEARING WALLS.
 - INSTALL SIMPSON JOIST HANGERS AT ALL FACE MOUNT JOIST, U.N.O.
 - INSTALL 3/4" T&G PLYWOOD SUB-FLOOR GLUE AND NAIL, TYP ALL FLOORS
 - NOTCHING OR DRILLING HOLES IN JOISTS TO BE APPROVED BY ENGINEER
 - SPLICE BEAMS AT SUPPORTS
 - INSULATE AT ALL WINDOWS AND EXTERIOR DOOR HEADERS.
 - LIVE LOADS:**
 BEDROOMS 30 PSF
 OTHER THAN BEDROOMS 40 PSF
 EXTERIOR DECK 40 PSF
 SNOW LOAD 50PSF



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