

# SINGLE FAMILY INTERIOR RENOVATION

384 MARLBOROUGH STREET, BOSTON MA 02115



286 BLUE HILL AVE.  
MILTON, MA 02186  
617-953-4356  
INFO@ROSADC.COM

## BOSTON ZONING GISS MAP



<https://acortar.link/2KcDL2>

## EXISTING FRONT FACADE



Rosadesign photo

## INDEX

- A-0.0 Cover sheet.
- A-0.1 Code analysis.
- A-0.2 Existing conditions / proposed (Schematic landscape).
- A-0.3 Schematic line of sight to the railing from both streets.
- AB-1.0 Existing conditions / proposed (Basement floor plan).
- AB-1.1 Existing conditions / proposed (First floor plan).
- AB-1.2 Existing conditions / proposed (Second floor plan).
- AB-1.3 Existing conditions / proposed (Third floor plan).
- AB-1.4 Existing conditions / proposed (Fourth floor plan).
- AB-1.5 Existing conditions / proposed (Roof plan).
- AB-2.0 Existing conditions / proposed ( front elevation) / doors/windows schedule).
- AB-2.1 Existing conditions / proposed (rear elevation).
- AB-2.2 Proposed (Rear / left elevation skylight/ roof access hatch).

## GENERAL NOTES

- All work shall be performed in conformance to the latest edition of the Massachusetts state building code and all other applicable codes.
- The contractor is responsible for obtaining and paying for all permits required for this project.
- The contractor is solely responsible for means, methods, techniques, sequencing, scheduling and safety for this project.
- The contractor shall visit the site and be thoroughly acquainted with the project prior to submitting a price. additional money will not be granted for work not clarified prior to bidding.
- The contractor shall report any discrepancies between drawings specifications or field conditions to this office immediately.
- The contractor is responsible for repairing any work damaged by his forces while performing this contract.
- The contractor shall give a warranty for his work for a period of one year from the date of final completion.
- All dimensions and conditions shall be field verified, and this office shall be notified of inconsistencies immediately upon discovery and before proceeding with the work.
- Take field measurements before fabrication work to ensure that components fit together properly.

## GENERAL SYMBOLS

ROOM NAME	Room tag
	Break line
	Window
	Door
	Object above or below
	Combo - exhaust light

## ZONING

Zoning district:	Boston Proper
Zoning subdistrict:	H-3-65
Subdistrict type:	Apartment Residential
Overlays:	Groundwater Conservation Overlay District
Map NO:	1
Article:	Underlying Zoning

## ASSESSOR'S REPORT

Parcel ID:	0503608000
Property type:	One family
Classification code:	0101 (Residential Property/Single Fam Dwelling)
Lot size:	2,576 sq ft

	DISTRICT	TYPE OF USE	LOT SIZE minimum (sq. ft.)	LOT AREA minimum (sq. ft.)	LOT WIDTH minimum (Feet)	FLOOR AREA RATIO maximum	Building Height		USABLE OPEN SPACE minimum (sq. ft.)	FRONT YARD Minimum Depth (Feet) <sup>(14)</sup>	SIDE YARD Minimum Width (Feet)	REAR YARD Minimum Depth (Feet)	SET BACK PARAPET minimum distance from lot line	REAR YARD maximum % occup. by accessory buildings
							Stories	Feet						
	H-3-65	ANY DWELLING	NONE	NONE	NONE	3.0	-	65 <sup>(9)</sup>	50	(10)	(4)	25% of lot depth all use	H+L <sup>1</sup> (9) 6 all uses	40
		OTHER USE	NONE	NONE	NONE	3.0	-	65 <sup>(9)</sup>	NONE	(10)	(4)			40
EXISTING		ONE FAMILY	N/A	N/A	N/A	N/A	-	50	N/A	N/A	N/A	N/A	N/A	N/A
PROPOSED		ONE FAMILY	N/A	N/A	N/A	N/A	-	50.6*	N/A	N/A	N/A	N/A	N/A	N/A

\*PROPOSED ROOF DECK

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LAYOUT BY: EBR
DRAWN: LDN
CHECKED: EBR
SCALE: AS INDICATED
DATE: 9/1/2023
REVISIONS:      NOTES:      DATE:

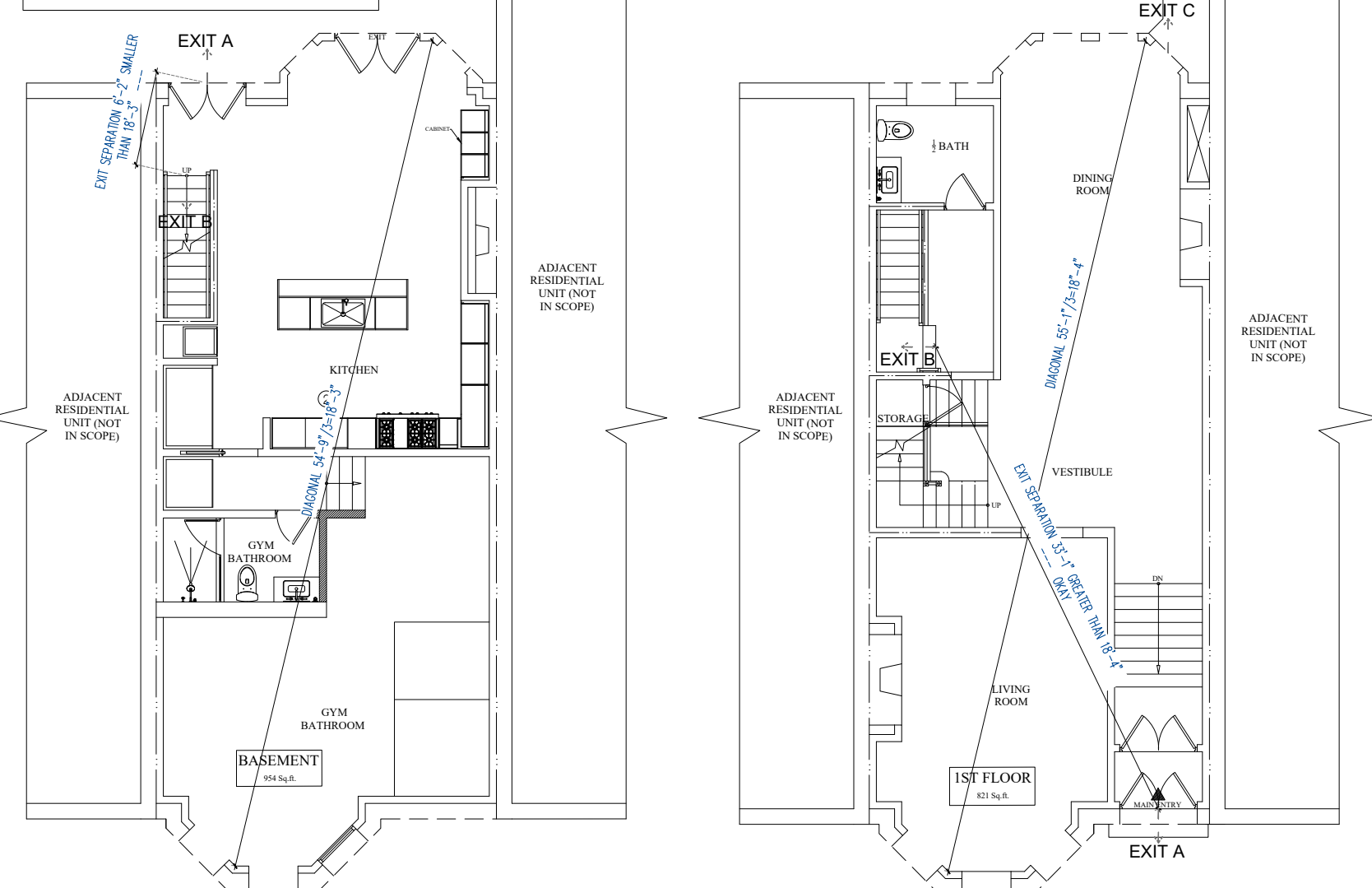
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DRAWING TITLE:  
**COVER SHEET**

SHEET NUMBER:  
**A-0.0**

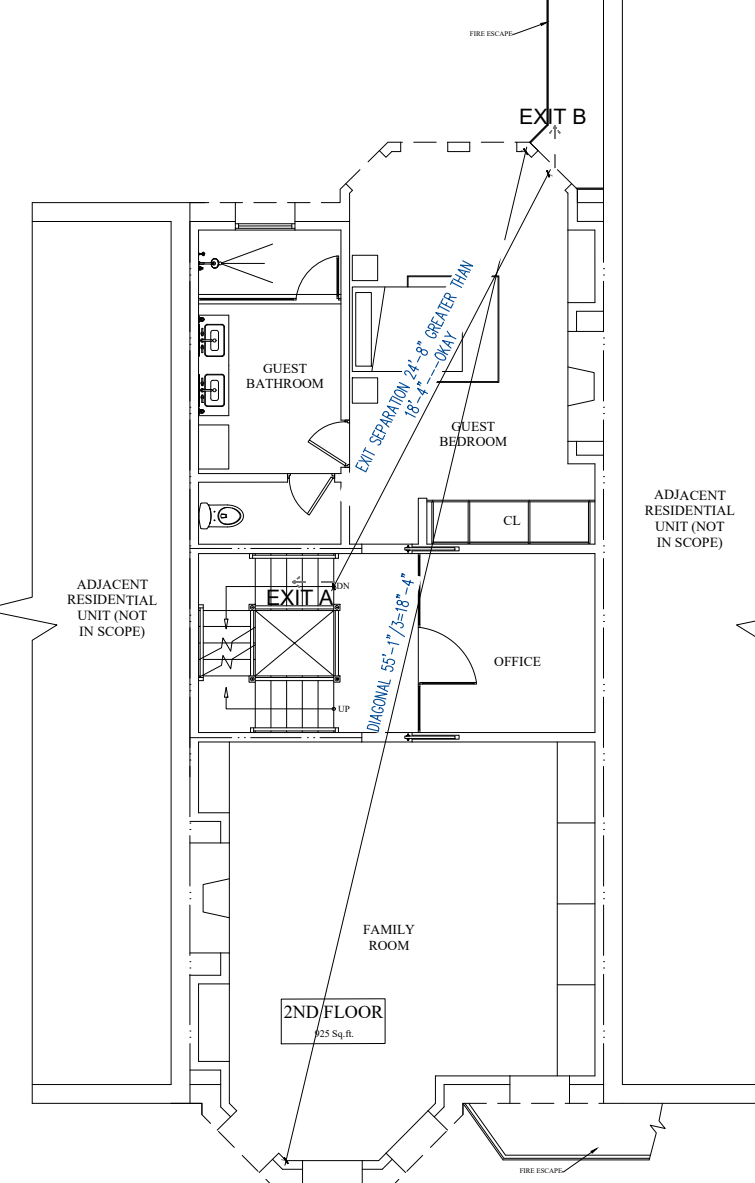
**LEYEND**

- 1-HR RATED
- 2-HR RATED
- 3-HR RATED

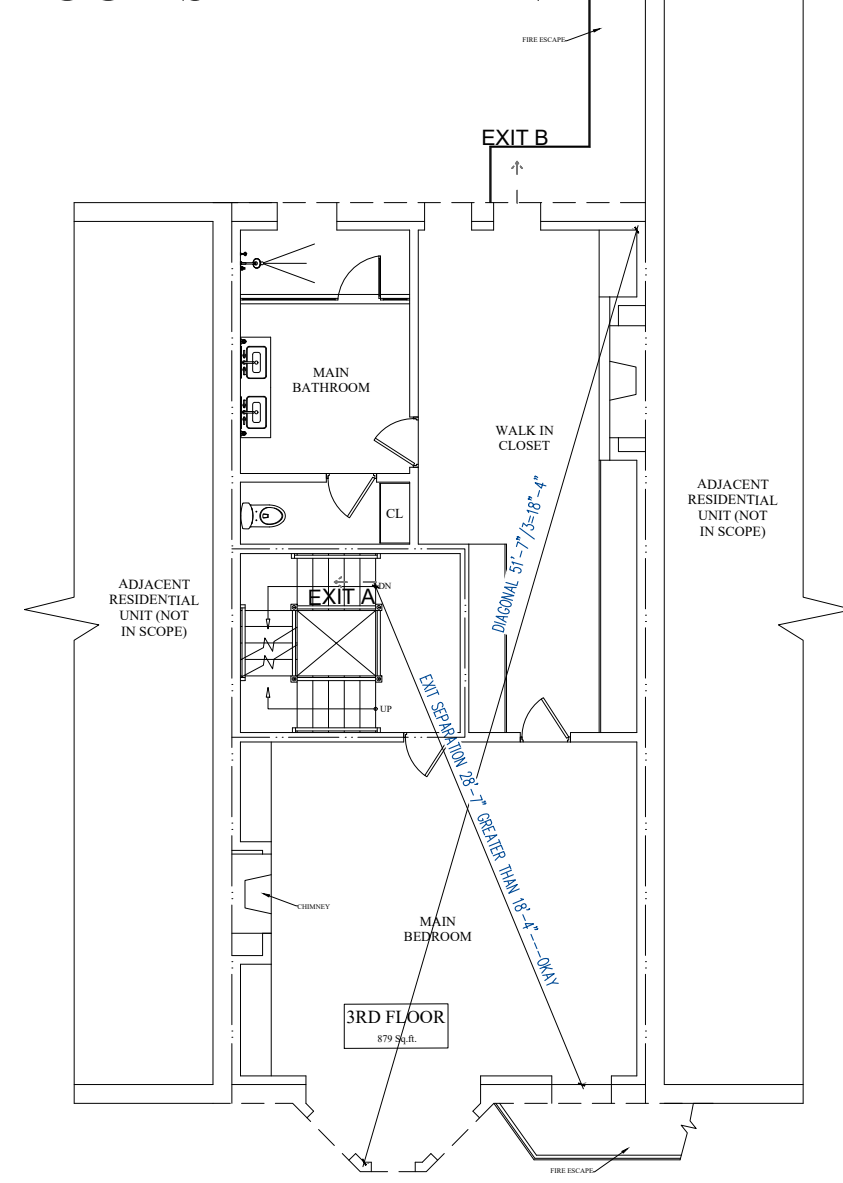


**PROPOSED BASEMENT FLOOR SAFETY PLAN**

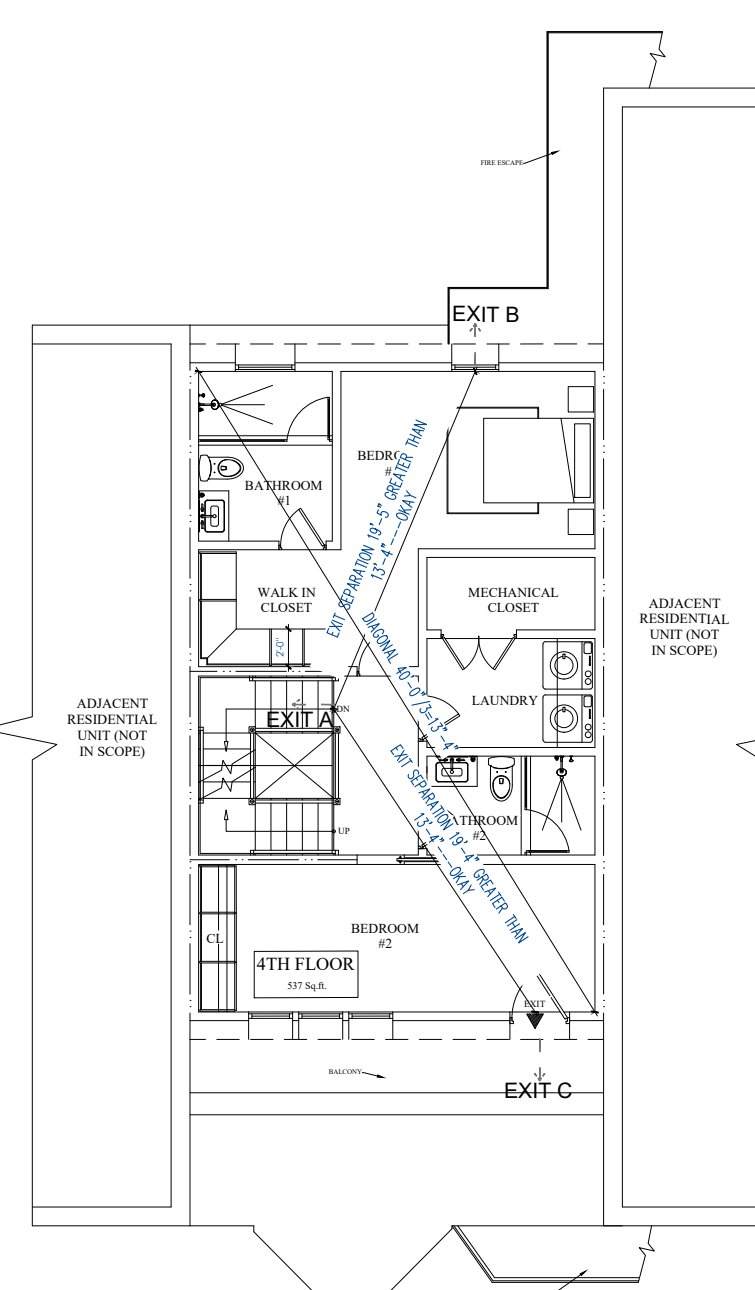
**PROPOSED FIRST FLOOR SAFETY PLAN**



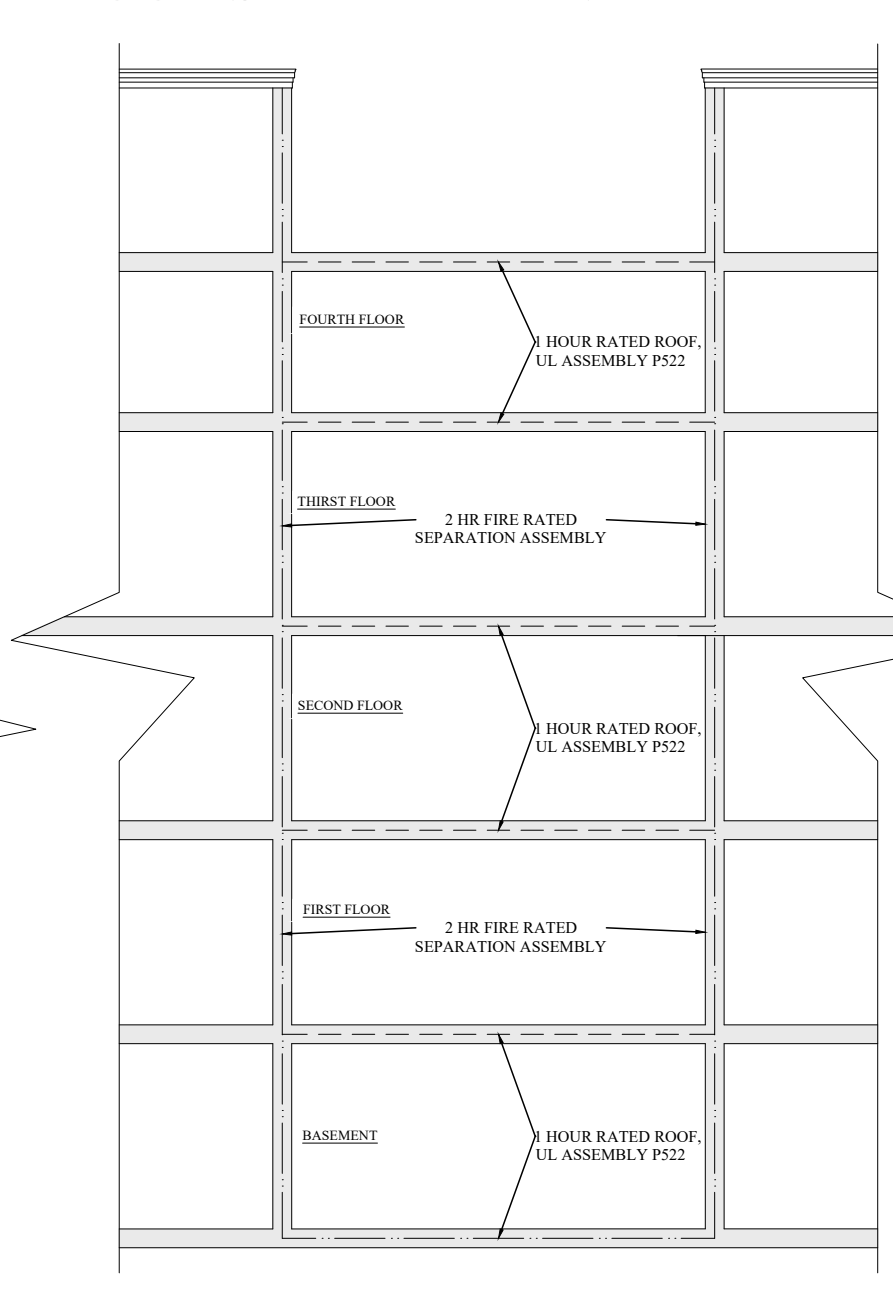
**PROPOSED SECOND FLOOR SAFETY PLAN**



**PROPOSED THIRST FLOOR SAFETY PLAN**



**PROPOSED FOURTH FLOOR SAFETY PLAN**



**BUILDING SECTION FIRE RATING DIAGRAM**

**GENERAL NOTES**

1. ALL WORK SHALL CONFORM TO THE IBC / 2015 REQUIREMENTS AND ITS APPLICABLE REFERENCED STANDARDS.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AS THEY RELATE TO NEW CONSTRUCTION, REPORT TO THE ARCHITECT / ENGINEER ALL OBSERVATIONS AND ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.
3. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION
4. CONTRACTOR SHALL SHORE, BRACE OR OTHERWISE SUPPORT THE STRUCTURE AS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES. (MASONRY, STEEL, WOOD, ETC.)
5. CONTRACTOR WILL NOTIFY DESIGNER IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS AND WILL NOT PROCEED WITH WORK IN THOSE AREAS UNTIL DISCREPANCIES ARE RESOLVED.
6. ANY DEVIATIONS FROM THE CONTENTS OF THESE PLANS WITHOUT WRITTEN CONSENT OF THIS DESIGNER WOULD MAKE IT NULL AND VOID.
7. THIS DESIGNER HAS NO CONTRACT WITH OWNER TO SUPERVISE OR OBSERVE THE CONSTRUCTION OF THIS PROJECT. IT IS THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE FULL COMPLIANCE AND NOT OF THIS DESIGNER
8. THIS DESIGNER IS NOT RESPONSIBLE FOR MECHANICAL, PLUMBING, AND ELECTRICAL WORK OR DESIGN, AS WELL AS FIRE ALARM DESIGN.
9. LOCATIONS OF ALL UTILITIES MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATING BY THE CONTRACTOR. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
10. NOTIFY THE DESIGNER OF ANY FIELD CONDITIONS WHICH DIFFER FROM THOSE SHOWN IMPLIED ON THE DRAWINGS.
11. THIS DESIGNER IS NOT RESPONSIBLE FOR ANY HIDDEN STRUCTURAL PROBLEMS.

**WORK DESCRIPTIONS**

RENOVATION OF RESIDENTIAL FOURTH (4) STORY BUILDING. SPRINKLERS AND FIRE ALARM. TWO HOURS FIRE RESISTANCE RATED SEPARATION TO BE EXTENDED TO ALL STAIRS AND FIRE DOOR TO BE NINETY MINUTES.

**CODE ANALYSIS**

**USE AND OCCUPANCY CLASSIFICATION**

IBC - 2015 SECTION 310 & 312  
EXISTING USE: RESIDENTIAL UNIT.

**TYPE OF CONSTRUCTION**

IBC - 2015 SECTION 601  
(IV-HT) EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIAL AND INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIALS PERMITTED BY THIS CODE.

**USE SEPARATION & FIRE PROTECTION ASSEMBLY**

IBC - 2015 SECTIONS 508, TABLE 716.5, TABLE 1020.1, & 1023  
ASSUMED USES (A) OR (B) / (R) = 1- HOUR WHEN BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.  
CORRIDOR FIRE RESISTANCE RATING 0.5 HOUR & DOORS 20 MINUTES WHEN BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.  
INTERIOR EXIT STAIRWAY ENCLOSURES SHALL BE 2- HOURS WHEN CONNECTING 4- STORY OR MORE INCLUDING BASEMENT.

**FIRE PROTECTION SYSTEMS**

IBC - 2015 SECTIONS 903 & 906-907  
PROPOSED BUILDING WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.  
PROPOSED BUILDING WILL BE EQUIPPED THROUGHOUT WITH AN APPROVED FIRE ALARM DETECTION SYSTEM.

**REFENCED CODE**

INTERNATIONAL BUILDING CODE - 2015  
INTERNATIONAL RESIDENTIAL CODE - 2015  
NFPA 101 / 2012

**MEANS OF EGRESS**

(NFPA 101 / 2012) CHAPTER 7 & 12  
IBC - 2015 SECTIONS 1001

**MINIMUM REQUIRED EGRESS WIDTH:**

(ACCORDING TO IBC - 2015 SECTION 1005.1) & NFPA 101 / 2012 TABLE 7.3.3.1  
THE TOTAL WIDTH OF MEANS OF EGRESS SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY .2"/PERSON FOR DOORS, CORRIDORS & .3"/PERSON FOR STAIRS

(SEE LIFE SAFETY PLANS)

**NUMBER OF EXITS:**

(BASED ON IBC - 2015 TABLE 1006.3.1)  
MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD PERSONS PER STORY 1 - 500 = 2 EXITS  
OCCUPANT LOAD LESS THAN 500 = 2 EXITS REQUIRED  
2 SEPARATE EXITS LOCATIONS PROVIDED

**EXIT SEPARATION DISTANCE:**

(ACCORDING TO IBC - 2015 SECTION 1007)  
WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM EXIT DOORS OR EXIT ACCESS DOORWAY MIN. SEPARATION DISTANCE SHALL NOT BE LESS THAN 1/3 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED PROPOSED DOORWAY CONFIGURATION --- OK (SEE SAFETY PLAN)

**EXIT ACCESS TRAVEL DISTANCE:**

(BASED ON IBC - 2015 TABLE 1017.2)  
ASSUMED OCCUPANCY (B) WITH SPRINKLER SYSTEM = 300'  
OCCUPANCY (R) WITH SPRINKLER SYSTEM = 250'  
PROPOSED BUILDING --- OK (SEE SAFETY PLAN)

**EXIT ENCLOSURES:**

(ACCORDING TO IBC - 2015 SECTION 1023)  
2 HOURS FIRE RESISTANCE RATING WHERE CONNECTING FOUR STORIES OR MORE AND 1 HOUR WHEN CONNECTING LESS THAN FOUR STORIES INCLUDING ANY BASEMENT.

PROPOSED BASEMENT FLOOR OCCUPANT LOAD = 5 OCCUPANTS			
EGRESS WIDTH REQUIREMENTS			
	MIN. WIDTH REQUIREMENTS	WIDTH BASED ON OCC. LOAD	WIDTH PROVIDED
STAIRS	36" (R311.7.1)	0.3' X 5 OCC = 1.5" (1005.3.1)	36" EQUAL OR GREATER THAN 36"
DOORS	32" (R311.2)	0.2' X 5 OCC = 1" / 2 = 0.5" (1005.3.2)	60" EQUAL OR GREATER THAN 32"
CORRIDORS	36" (R311.6)	0.2' X 5 OCC = 1" (1005.3.2)	42" EQUAL OR GREATER THAN 36"
PROPOSED FIRST FLOOR OCCUPANT LOAD = 4 OCCUPANTS			
EGRESS WIDTH REQUIREMENTS			
	MIN. WIDTH REQUIREMENTS	WIDTH BASED ON OCC. LOAD	WIDTH PROVIDED
STAIRS	36" (R311.7.1)	0.3' X 4 OCC = 1.2" (1005.3.1)	68" EQUAL OR GREATER THAN 36"
DOORS	32" (R311.2)	0.2' X 4 OCC = 0.8" (1005.3.2)	60" EQUAL OR GREATER THAN 32"
CORRIDORS	36" (R311.6)	0.2' X 4 OCC = 0.8" (1005.3.2)	51" EQUAL OR GREATER THAN 36"
PROPOSED SECOND FLOOR TOTAL OCCUPANT LOAD = 4 OCCUPANTS			
EGRESS WIDTH REQUIREMENTS			
	MIN. WIDTH REQUIREMENTS	WIDTH BASED ON OCC. LOAD	WIDTH PROVIDED
STAIRS	36" (R311.7.1)	0.3' X 4 OCC = 1.2" (1005.3.1)	48" EQUAL OR GREATER THAN 36"
CORRIDORS	36" (R311.6)	0.2' X 4 OCC = 0.8" (1005.3.2)	72" EQUAL OR GREATER THAN 36"
WINDOWS EGRESS/ FIRE ESCAPE	20" (R310.2.1)	0.2' X 4 OCC = 0.8" (1005.3.2)	30" EQUAL OR GREATER THAN 20"

PROPOSED THIRD FLOOR TOTAL OCCUPANT LOAD = 4 OCCUPANTS			
EGRESS WIDTH REQUIREMENTS			
	MIN. WIDTH REQUIREMENTS	WIDTH BASED ON OCC. LOAD	WIDTH PROVIDED
STAIRS	36" (R311.7.1)	0.3' X 4 OCC = 1.2" (1005.3.1)	48" EQUAL OR GREATER THAN 36"
CORRIDORS	36" (R311.6)	0.2' X 4 OCC = 0.8" (1005.3.2)	72" EQUAL OR GREATER THAN 36"
WINDOWS EGRESS/ FIRE ESCAPE	20" (R310.2.1)	0.2' X 4 OCC = 0.8" (1005.3.2)	30" EQUAL OR GREATER THAN 20"
PROPOSED FOURTH FLOOR TOTAL OCCUPANT LOAD = 3 OCCUPANTS			
EGRESS WIDTH REQUIREMENTS			
	MIN. WIDTH REQUIREMENTS	WIDTH BASED ON OCC. LOAD	WIDTH PROVIDED
STAIRS	36" (R311.7.1)	0.3' X 3 OCC = 0.9" (1005.3.1)	48" EQUAL OR GREATER THAN 36"
CORRIDORS	36" (R311.6)	0.2' X 3 OCC = 0.6" (1005.3.2)	72" EQUAL OR GREATER THAN 36"
WINDOWS EGRESS/ FIRE ESCAPE	20" (R310.2.1)	0.2' X 4 OCC = 0.8" (1005.3.2)	30" EQUAL OR GREATER THAN 20"



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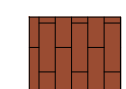
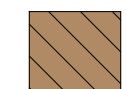
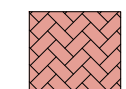

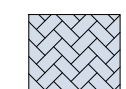
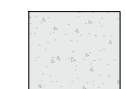


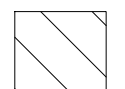

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**CODE ANALYSIS**

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**A-0.1**

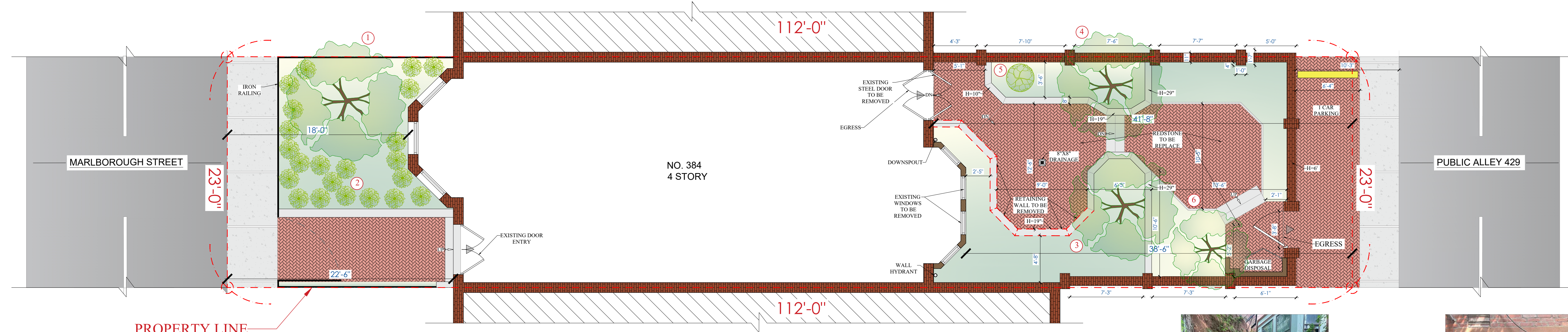
**LEGEND**

-  EXISTING RED BRICK WALL
-  EXISTING WOOD WALL
-  EXISTING REDSTONE PAVERS
-  PROPERTY LINE
-  PROPOSED BLUESTONE PAVERS
-  EXISTING CONCRETE PAVEMENT
-  EXISTING GRASS
-  EXISTING CONCRETE
-  ADJACENT RESIDENTIAL UNIT (NOT IN SCOPE)
-  EXISTING ASPHALT PAVEMENT

**TABLE OF EXISTING TREES**

MARK	NAME	TYPE	SEASON	HEIGHT	TREE CROWN DIAMETER	FLOWER COLOR	LEAF COLOR	CONDITIONS
①	CRABAPPLE	TREE	SPRING/AUTUMN	45 FT	10 TO 25 FT	WHITE, PINK, RED	GREEN, YELLOW	TO BE REMAIN
②	JAPANESE BARBERRY	SHRUB	SPRING	1 TO 10 FT	4 TO 7 FT	YELLOW, RED, GREEN	GREEN, RED	TO BE REMAIN
③	YOSHINO CHERRY	TREE	SPRING/AUTUMN	40 FT	15 TO 30 FT	PINK TO WHITE	GREEN, RED, ORANGE	TO BE REMAIN
④	KOREAN EVODIA	TREE	SPRING/SUMMER	40 FT	25 TO 30 FT	WHITE	GREEN, YELLOW	TO BE REMAIN
⑤	JAPANESE SNOWBELL	TREE	SUMMER	15 FT	20 TO 30 FT	WHITE	GREEN, RED, YELLOW	TO BE REMAIN
⑥	CUT LEAF BIRCH	TREE	SPRING	60 FT	20 TO 30 FT	GREEN	GREEN, YELLOW	TO BE REMAIN

<https://backbaytrees.org/384-marlborough/>



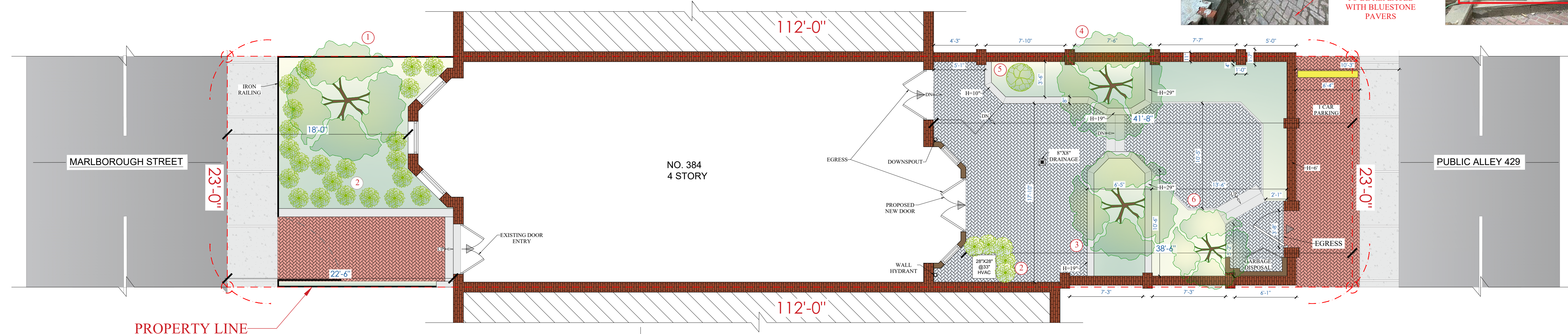
**1 EXISTING SCHEMATIC LANDSCAPE**  
SCALE: 3/16"=1'-0"



EXISTING STEEL DOOR TO BE REMOVED

EXISTING 19" RETAINING WALL TO BE REMOVED

EXISTING REDSTONE PAVERS TO BE REPLACED WITH BLUESTONE PAVERS



**2 PROPOSED SCHEMATIC LANDSCAPE**  
SCALE: 3/16"=1'-0"



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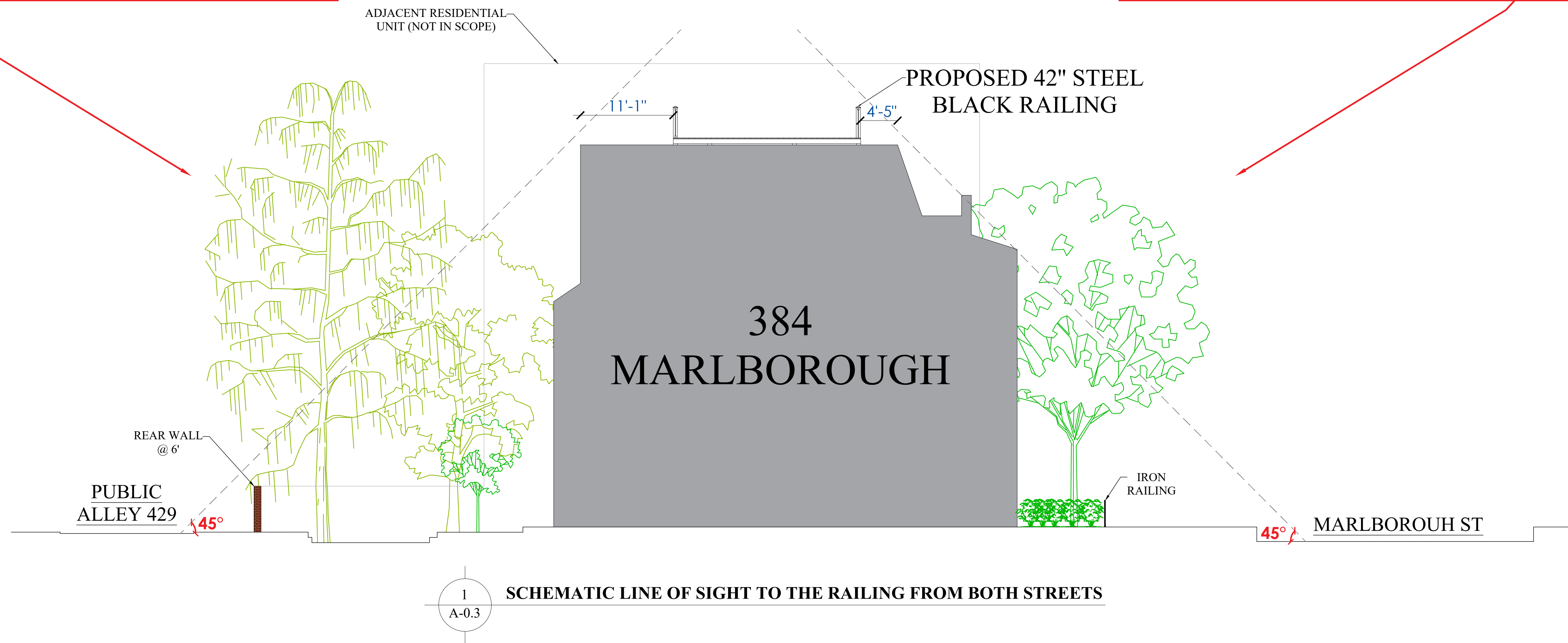
SHEET NUMBER:  
**A-0.2**



EXISTING REAR VIEW FROM THE  
PUBLIC ALLEY 429



EXISTING FRONT VIEW FROM  
MARLBOROUGH STREET



1  
A-0.3 SCHEMATIC LINE OF SIGHT TO THE RAILING FROM BOTH STREETS



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DRAWING TITLE:  
**EXISTING CONDITIONS**

SHEET NUMBER:  
**A-0.3**

- BASEMENT EQUIPMENTS**
- ① FREEZER
  - ② REFRIGERATOR
  - ③ REFRIGERATOR DRAWERS
  - ④ MAGIC CORNER PRESTIGE
  - ⑤ OVEN MICRO
  - ⑥ DISHWASHER
  - ⑦ WINE FRIDGE



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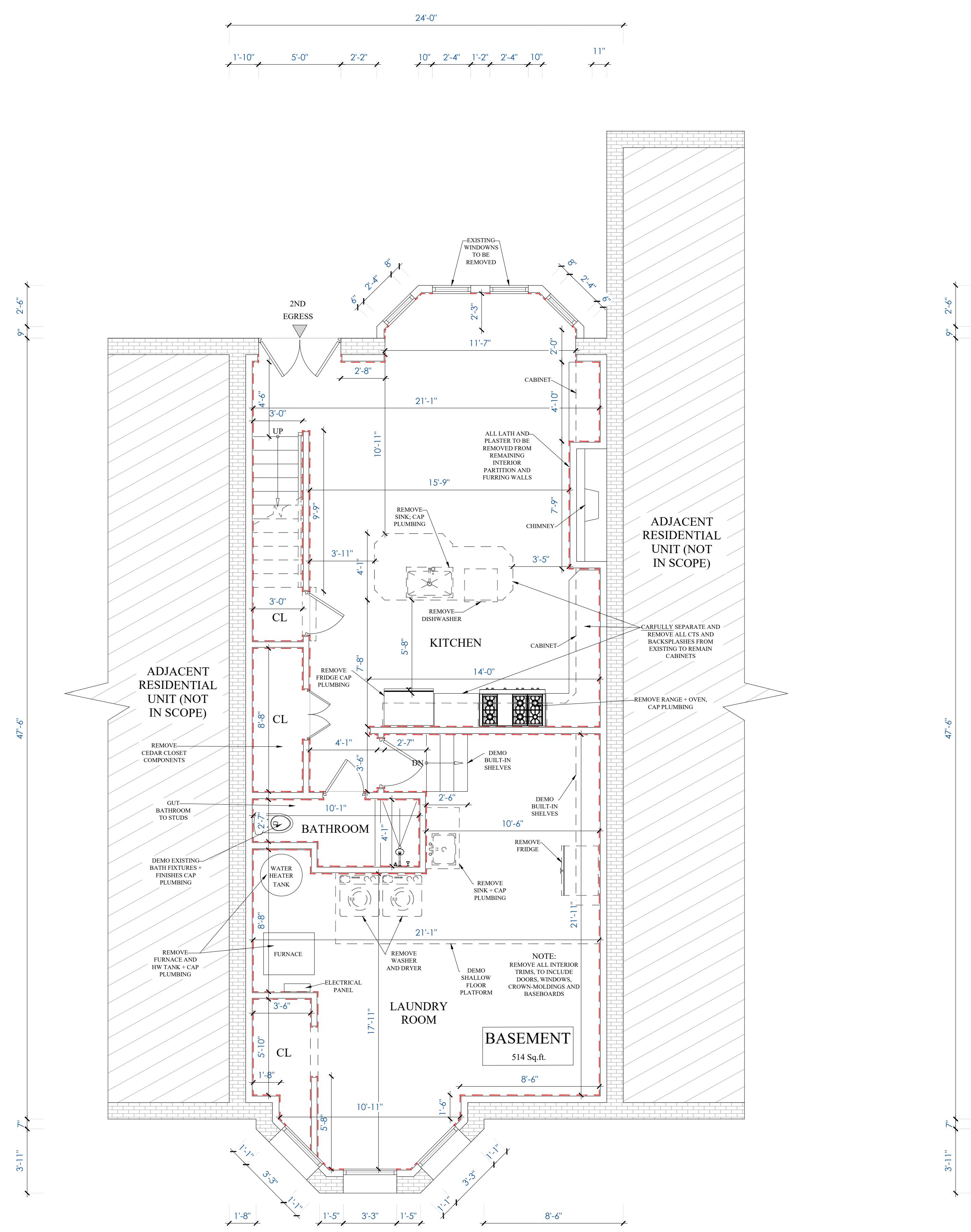
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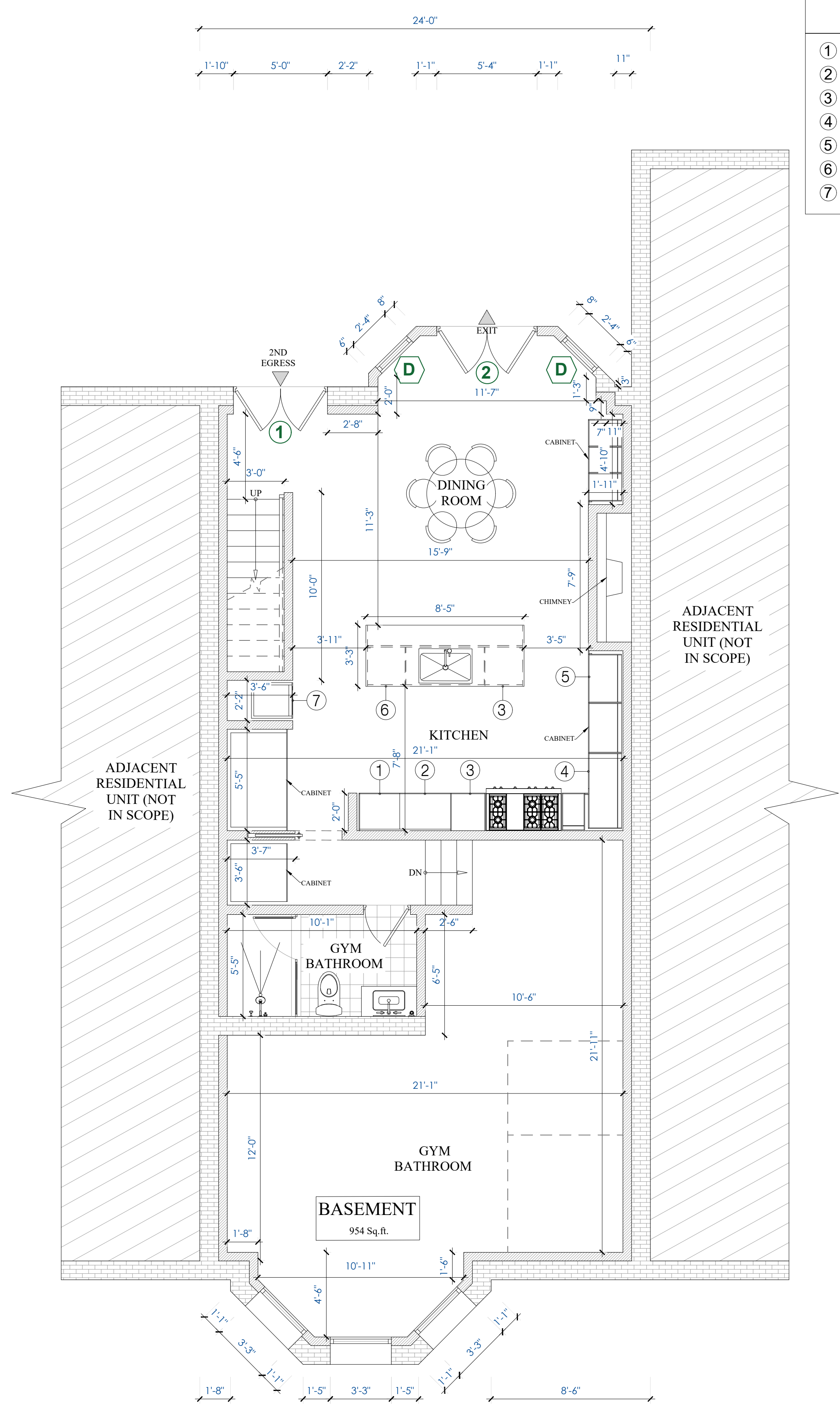
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DRAWING TITLE:  
**EXISTING CONDITIONS / PROPOSED**

SHEET NUMBER:  
**AB-1.0**



1 EXISTING BASEMENT FLOOR PLAN  
AB-1.0 SCALE: 1/4"=1'-0"



2 PROPOSED BASEMENT FLOOR PLAN  
AB-1.0 SCALE: 1/4"=1'-0"



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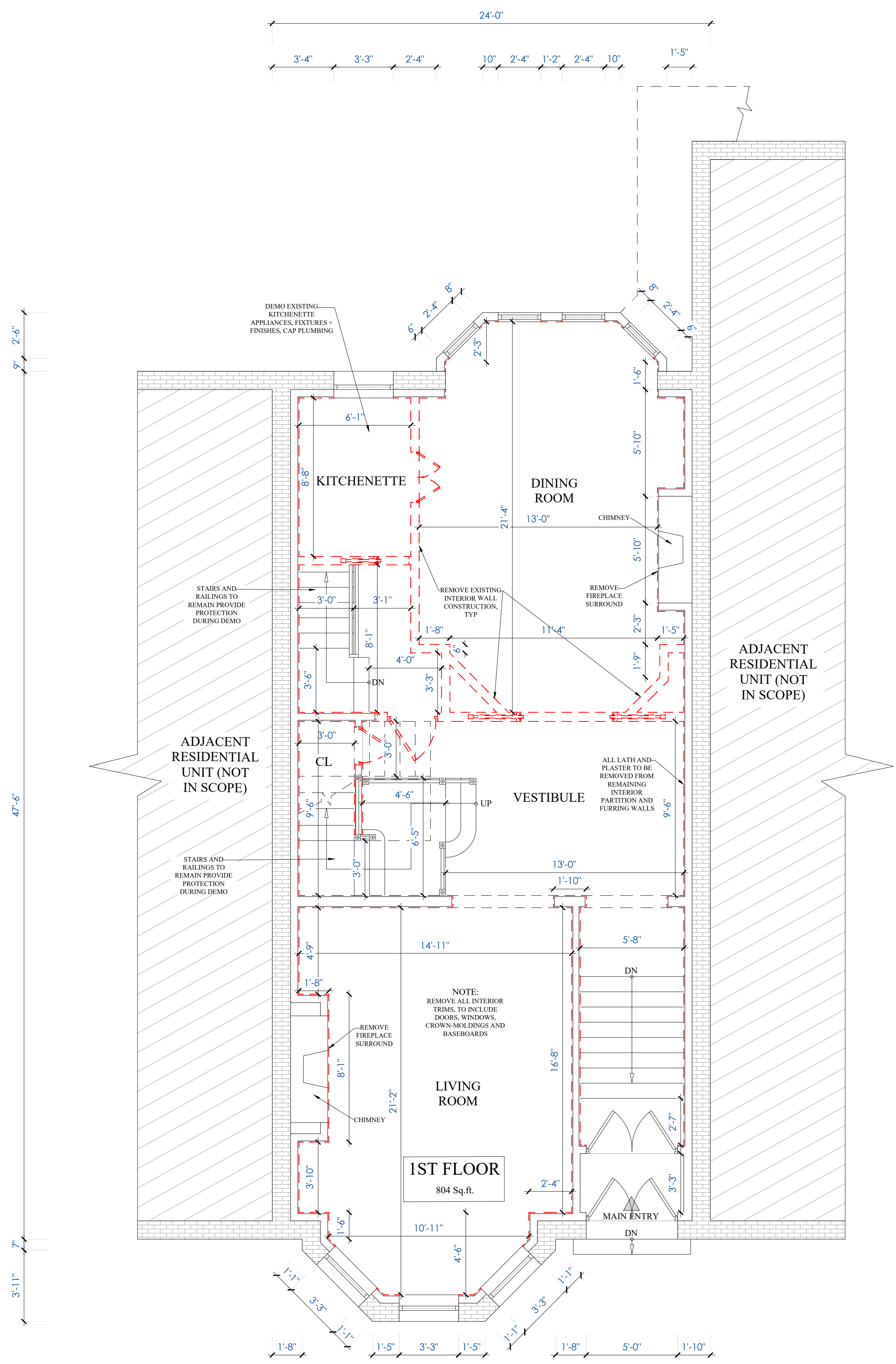
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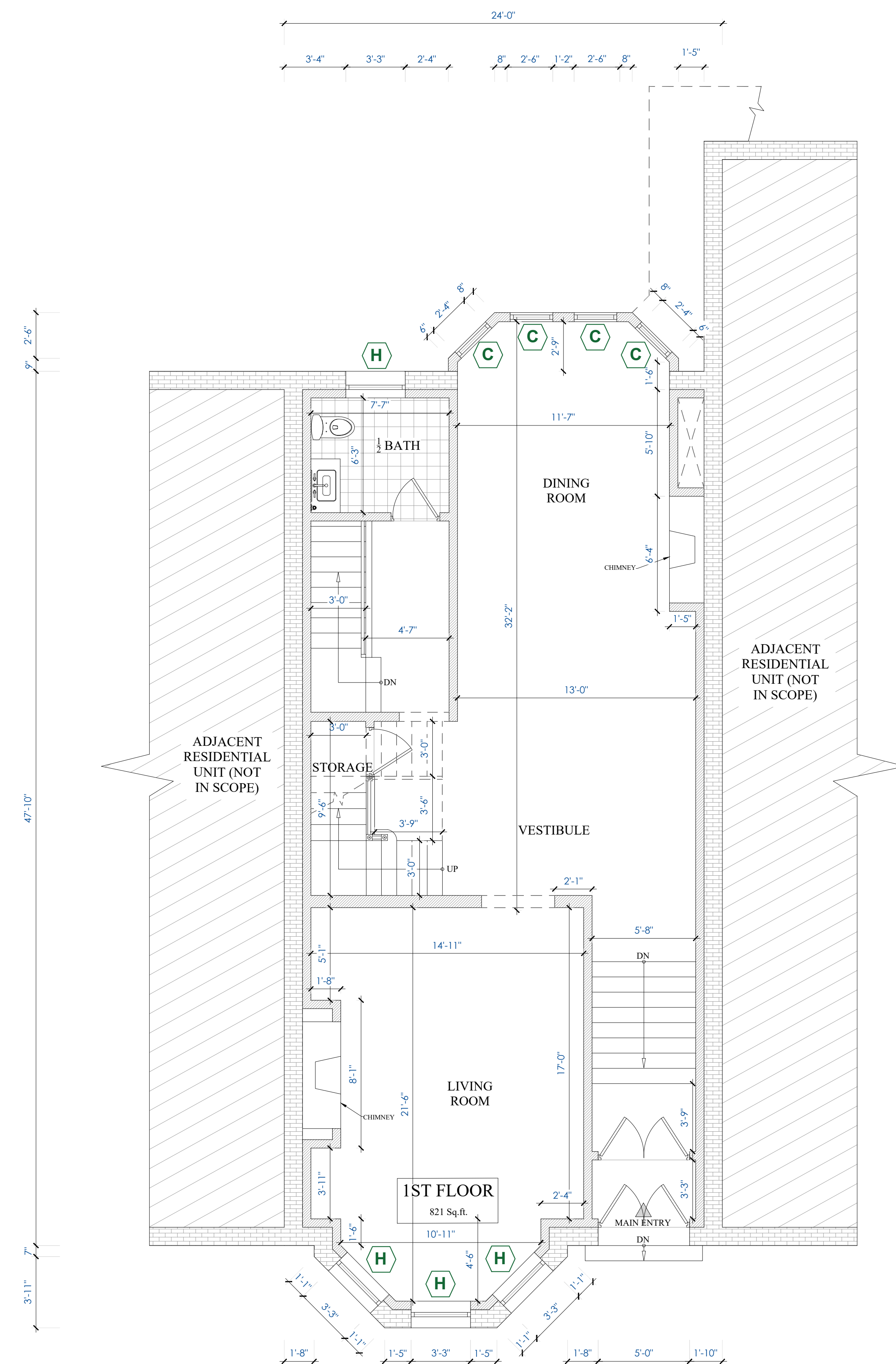
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SHEET NUMBER:  
**AB-1.1**



**1**  
AB-1.1 **EXISTING FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**2**  
AB-1.1 **PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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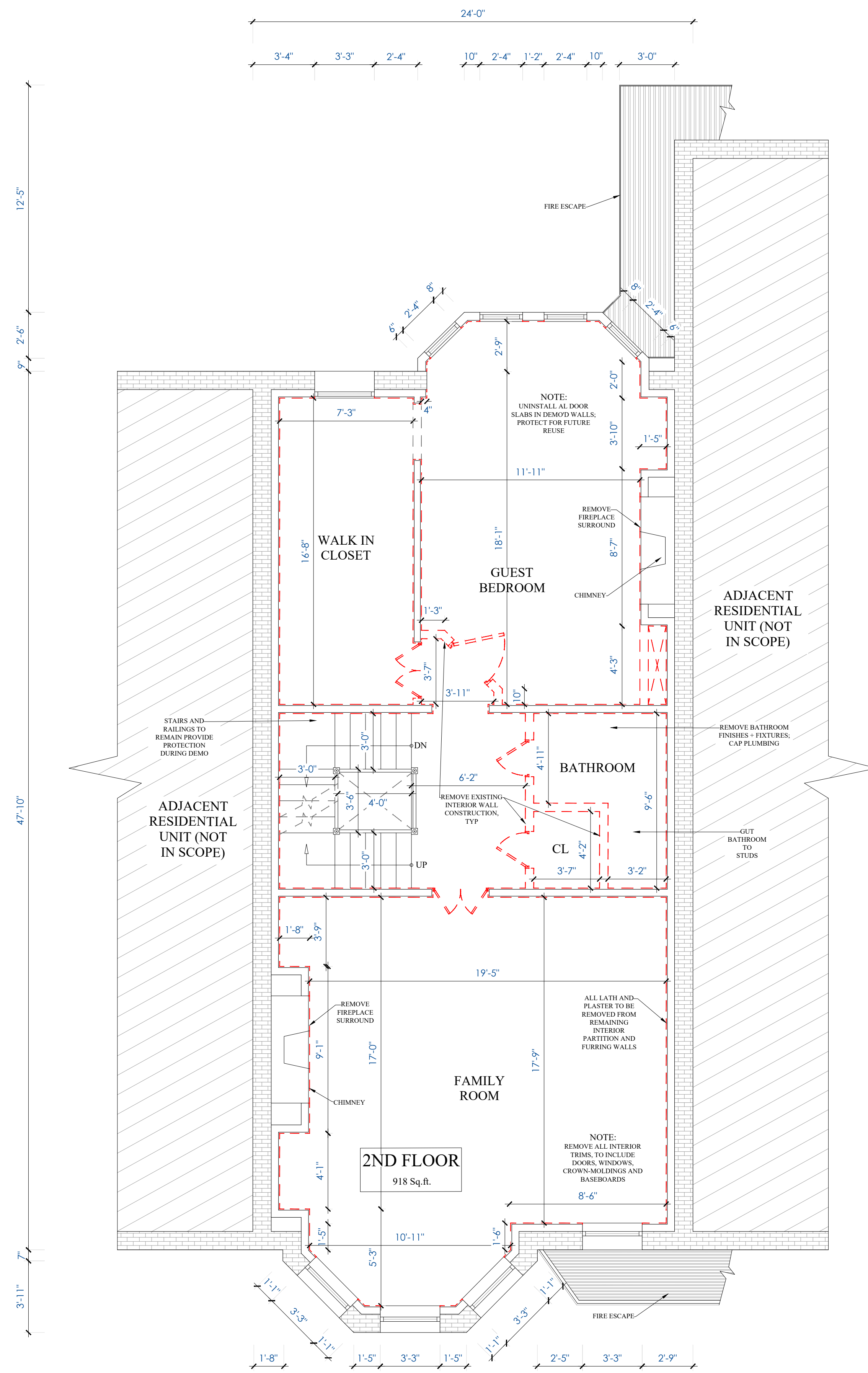
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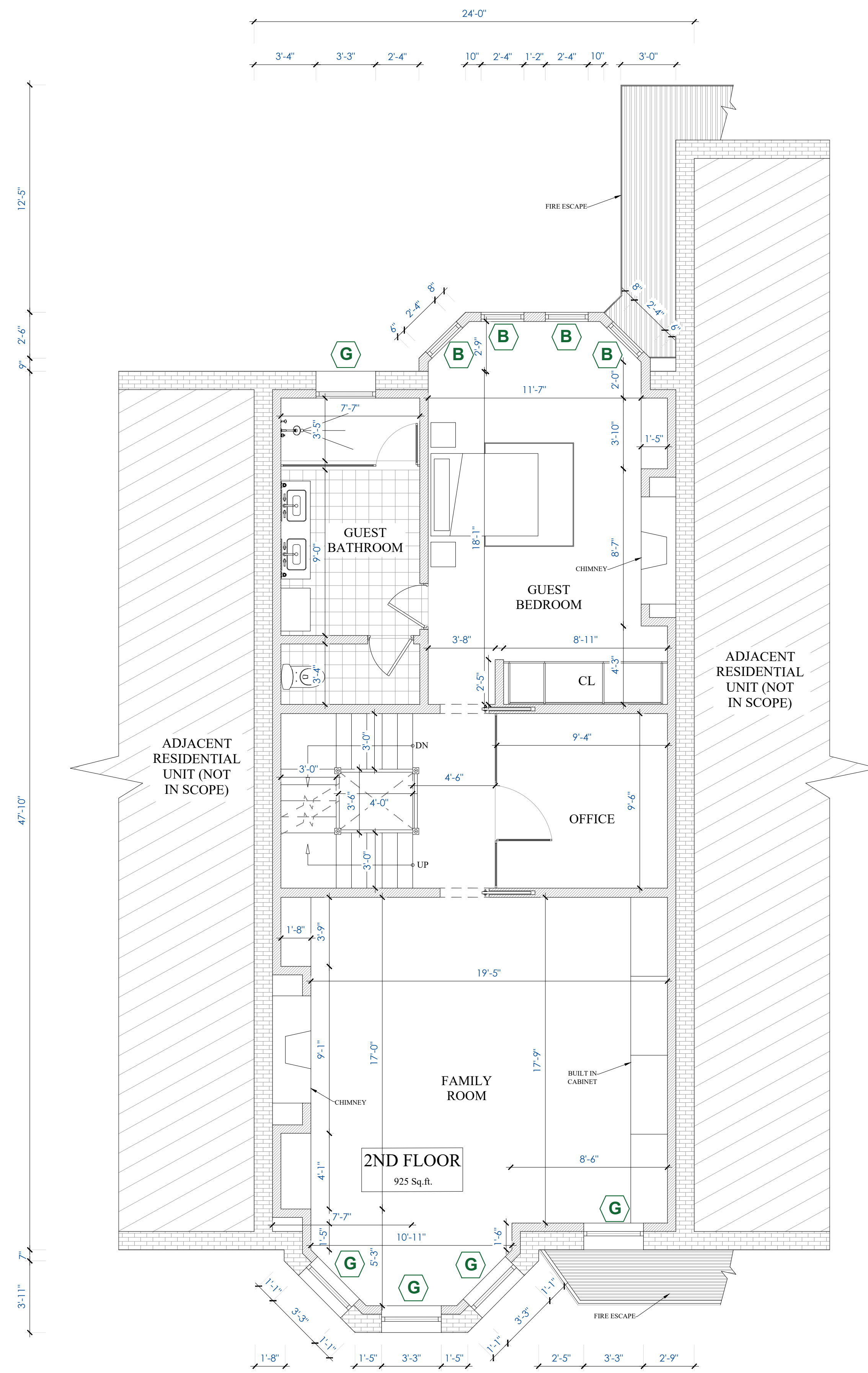
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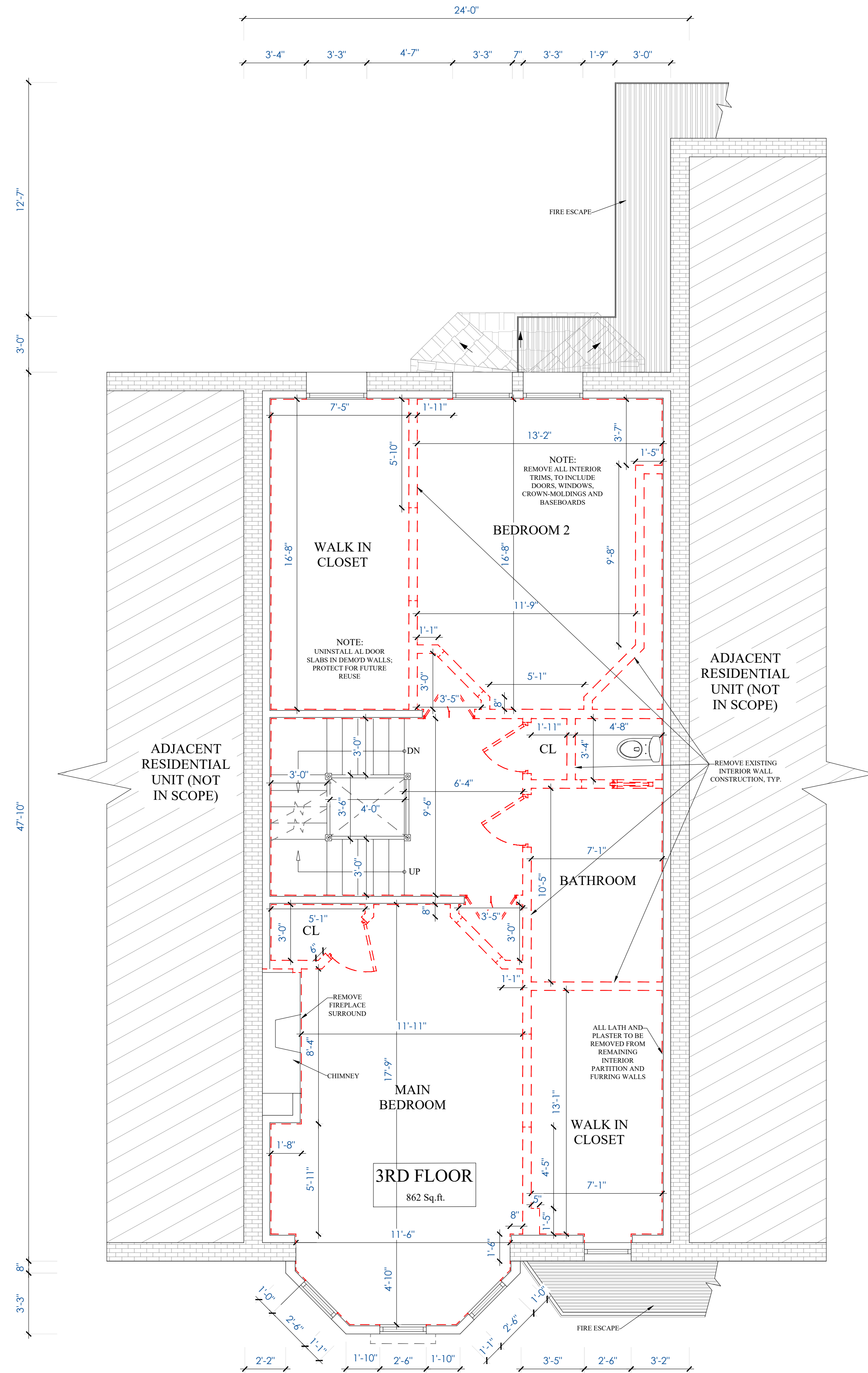
SHEET NUMBER:  
**AB-1.2**



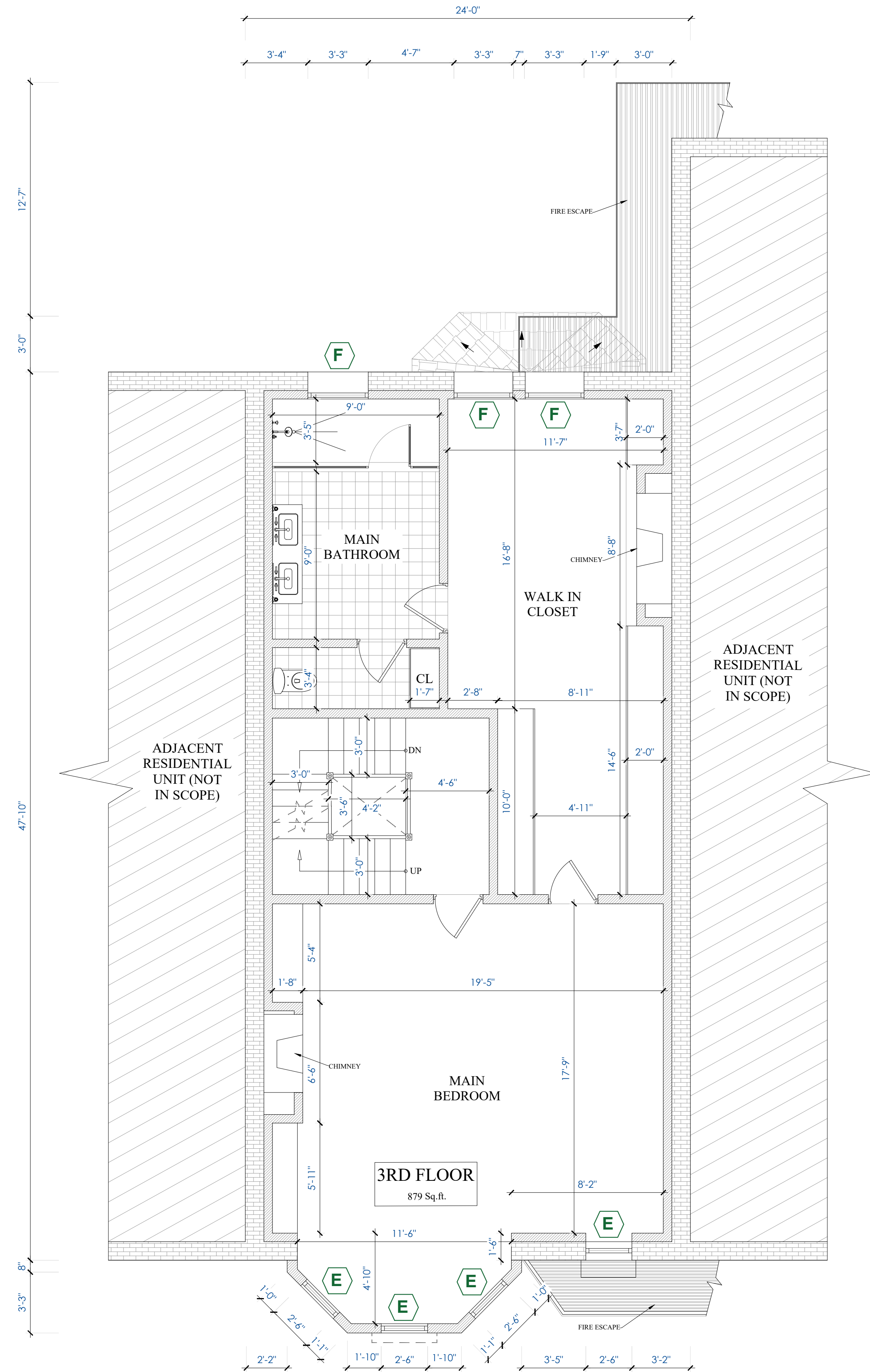
1 **EXISTING SECOND FLOOR PLAN**  
AB-1.2 SCALE: 1/4"=1'-0"



2 **PROPOSED SECOND FLOOR PLAN**  
AB-1.2 SCALE: 1/4"=1'-0"



1 **EXISTING THIRD FLOOR PLAN**  
 AB-1.3 SCALE: 1/4"=1'-0"



2 **PROPOSED THIRD FLOOR PLAN**  
 AB-1.3 SCALE: 1/4"=1'-0"

LAYOUT BY: EBR
DRAWN: LDN
CHECKED: EBR
SCALE: AS INDICATED
DATE: 9/1/2023
REVISIONS:    NOTES:    DATE:

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SHEET NUMBER:  
**AB-1.3**





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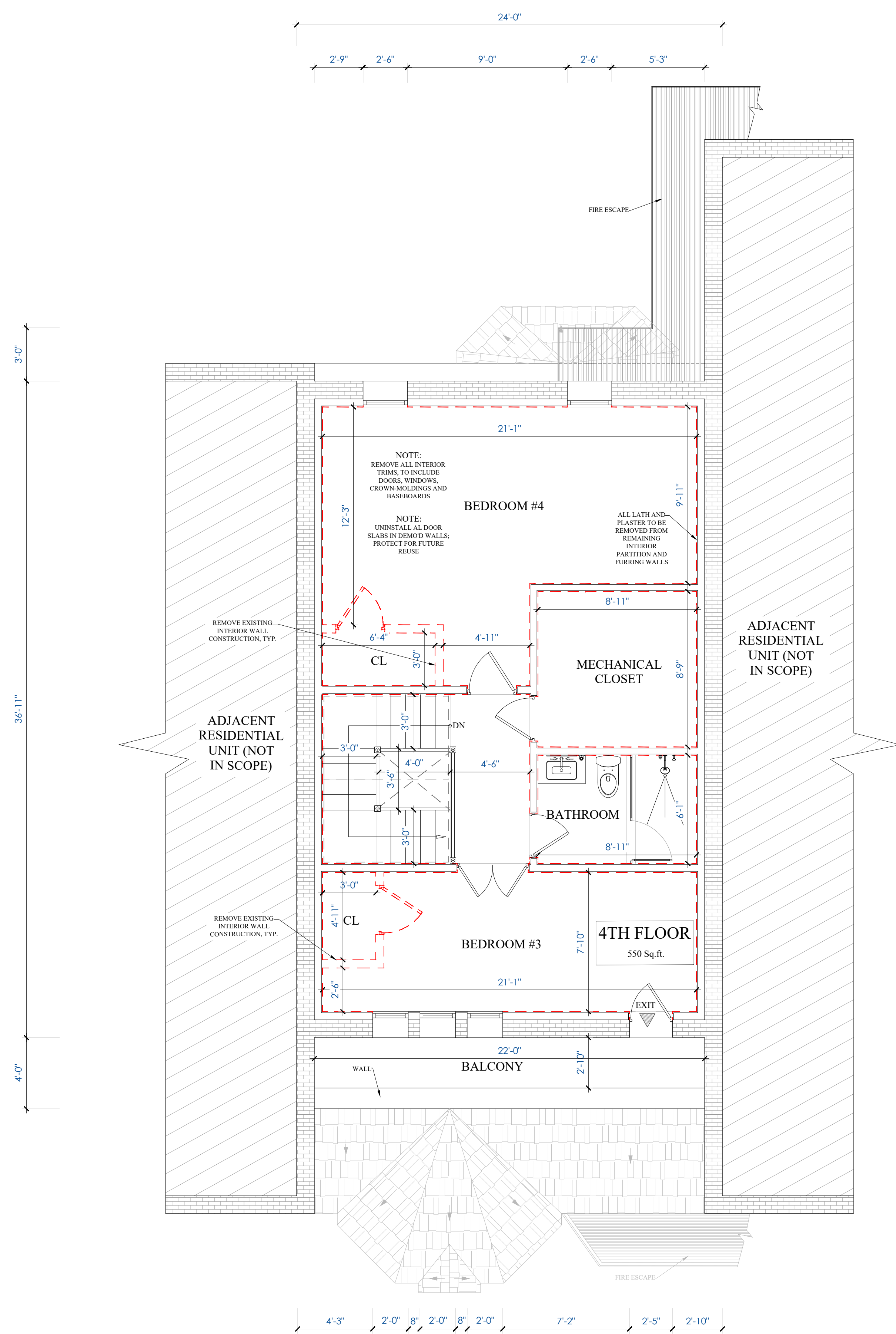
**SINGLE FAMILY INTERIOR RENOVATION**  
384 MARLBOROUGH STREET, BOSTON MA 02115, USA

LAYOUT BY: EBR
DRAWN: LDN
CHECKED: EBR
SCALE: AS INDICATED
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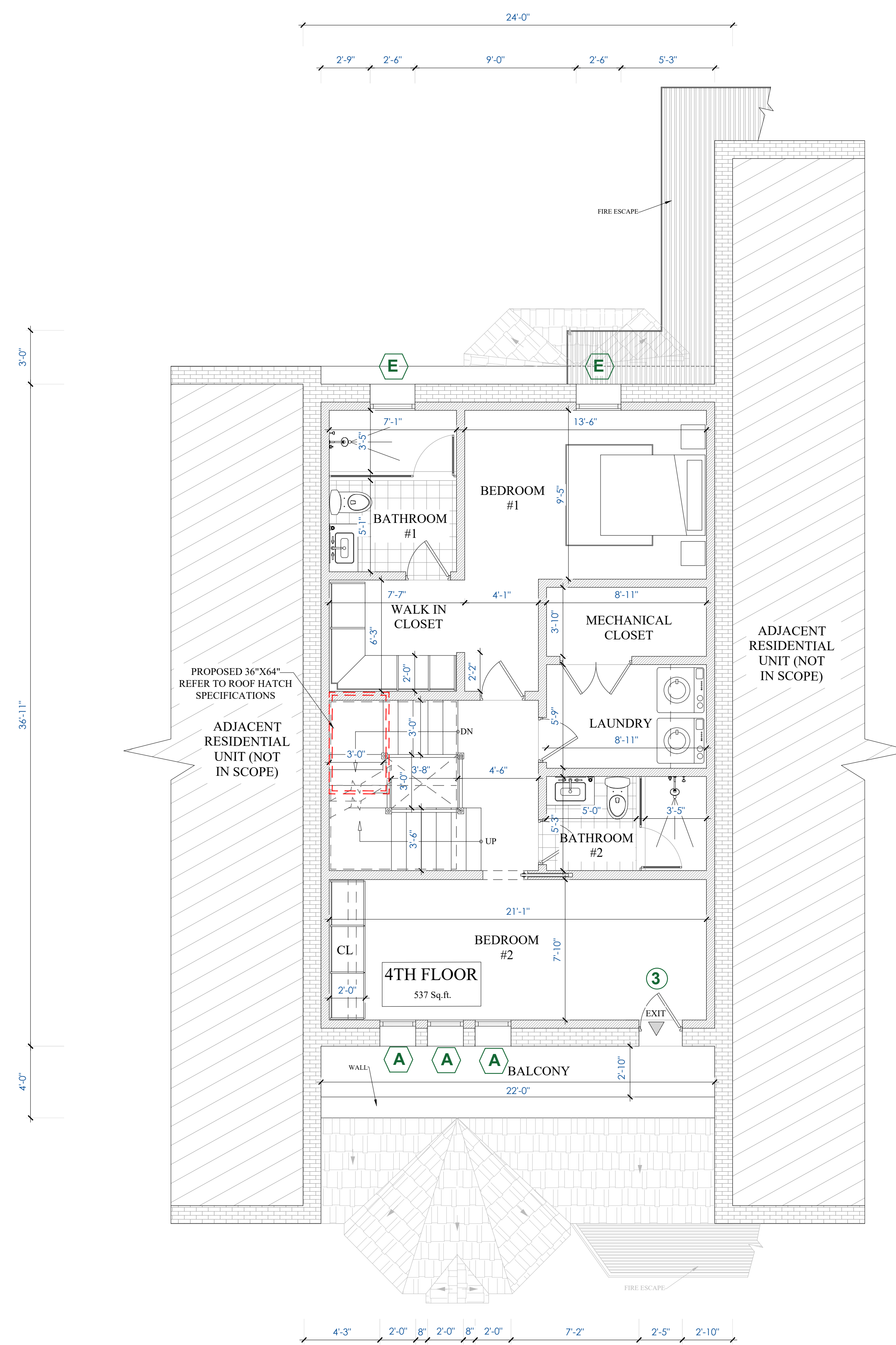
DRAWING TITLE:  
**EXISTING CONDITIONS / PROPOSED**

SHEET NUMBER:  
**AB-1.4**



1  
AB-1.4

**EXISTING FOURTH FLOOR PLAN**  
SCALE: 1/4"=1'-0"



2  
AB-1.4

**PROPOSED FOURTH FLOOR PLAN**  
SCALE: 1/4"=1'-0"



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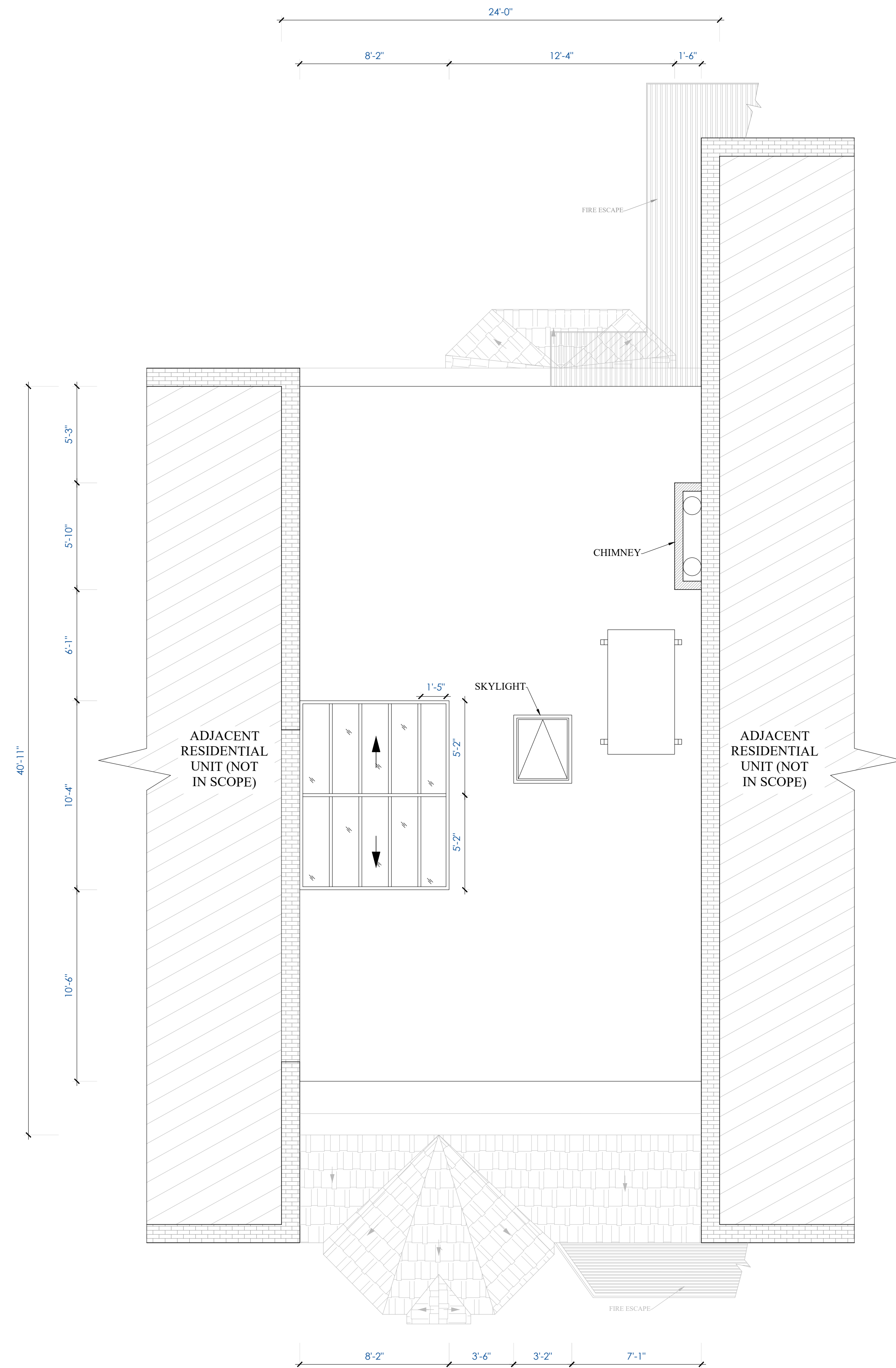
**SINGLE FAMILY INTERIOR RENOVATION**  
384 MARLBOROUGH STREET, BOSTON MA 02115, USA

LAYOUT BY: EBR
DRAWN: LDN
CHECKED: EBR
SCALE: AS INDICATED
DATE: 9/1/2023
REVISIONS:    NOTES:    DATE:

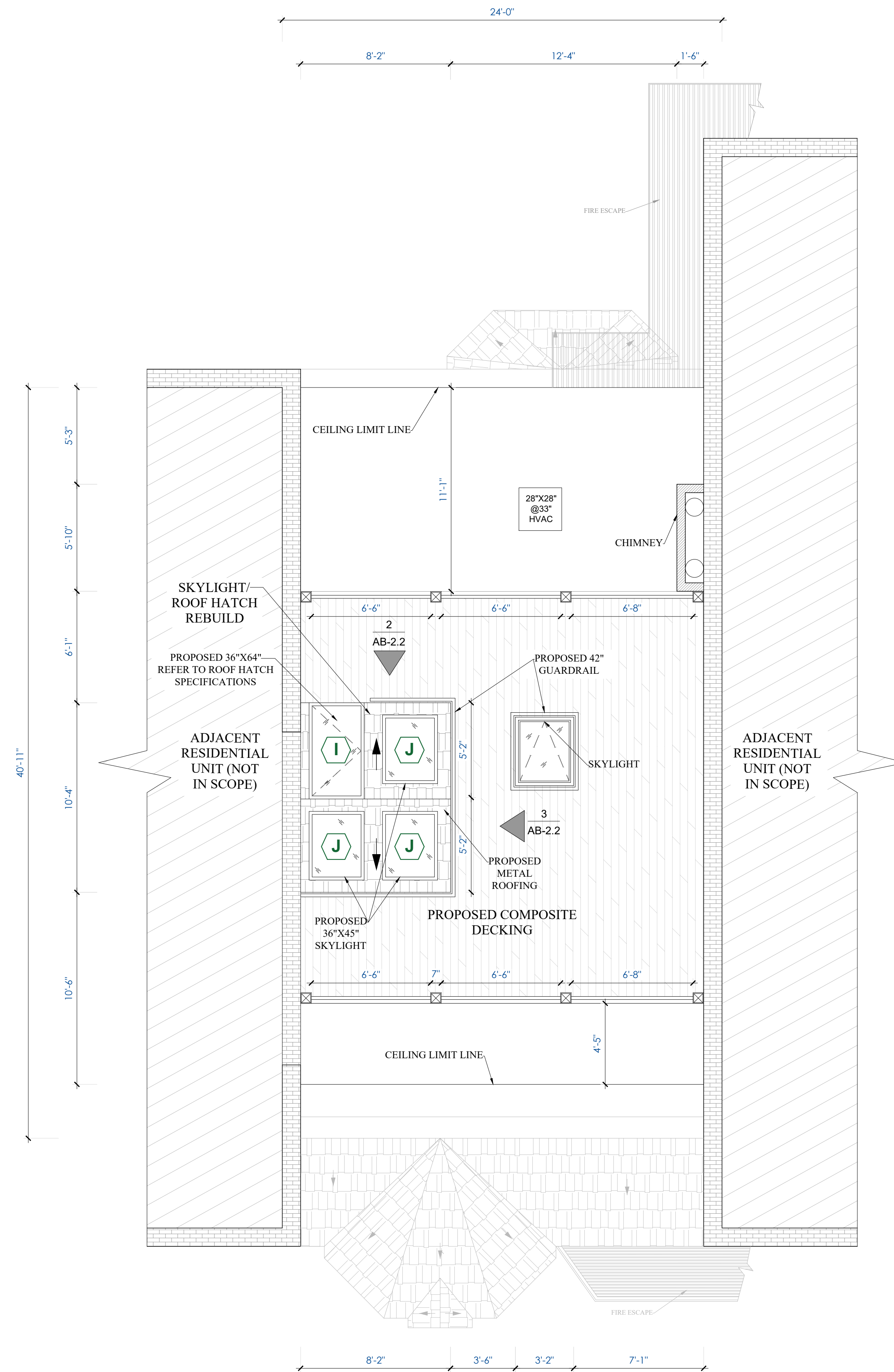
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DRAWING TITLE:  
**EXISTING CONDITIONS / PROPOSED**

SHEET NUMBER:  
**AB-1.5**



**1**  
AB-1.5 **EXISTING ROOF PLAN**  
SCALE: 1/4"=1'-0"



**2**  
AB-1.5 **PROPOSED ROOF PLAN**  
SCALE: 1/4"=1'-0"



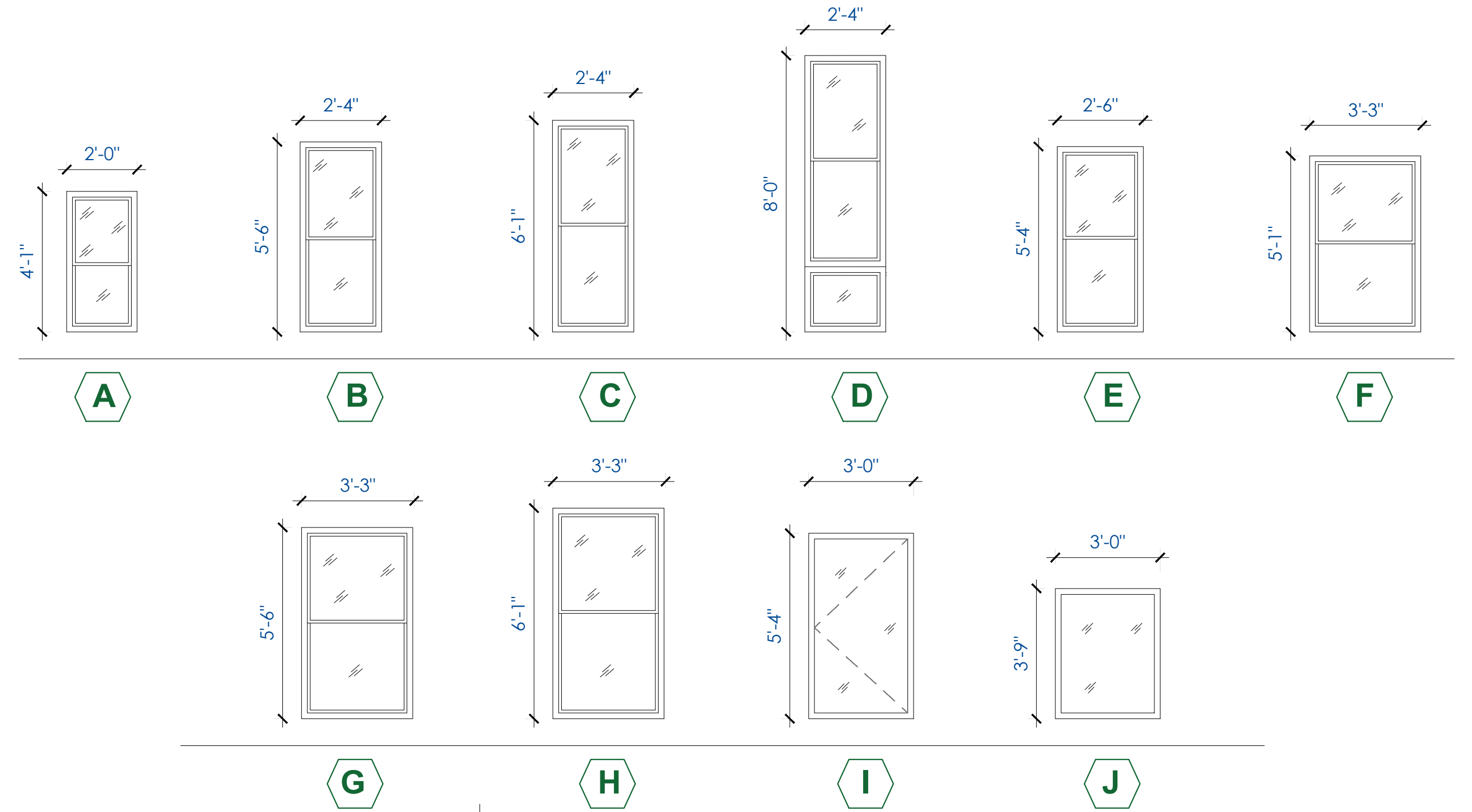
EXISTING STEEL WINDOW FENCE TO BE REMOVED

EXISTING FRONT VIEW



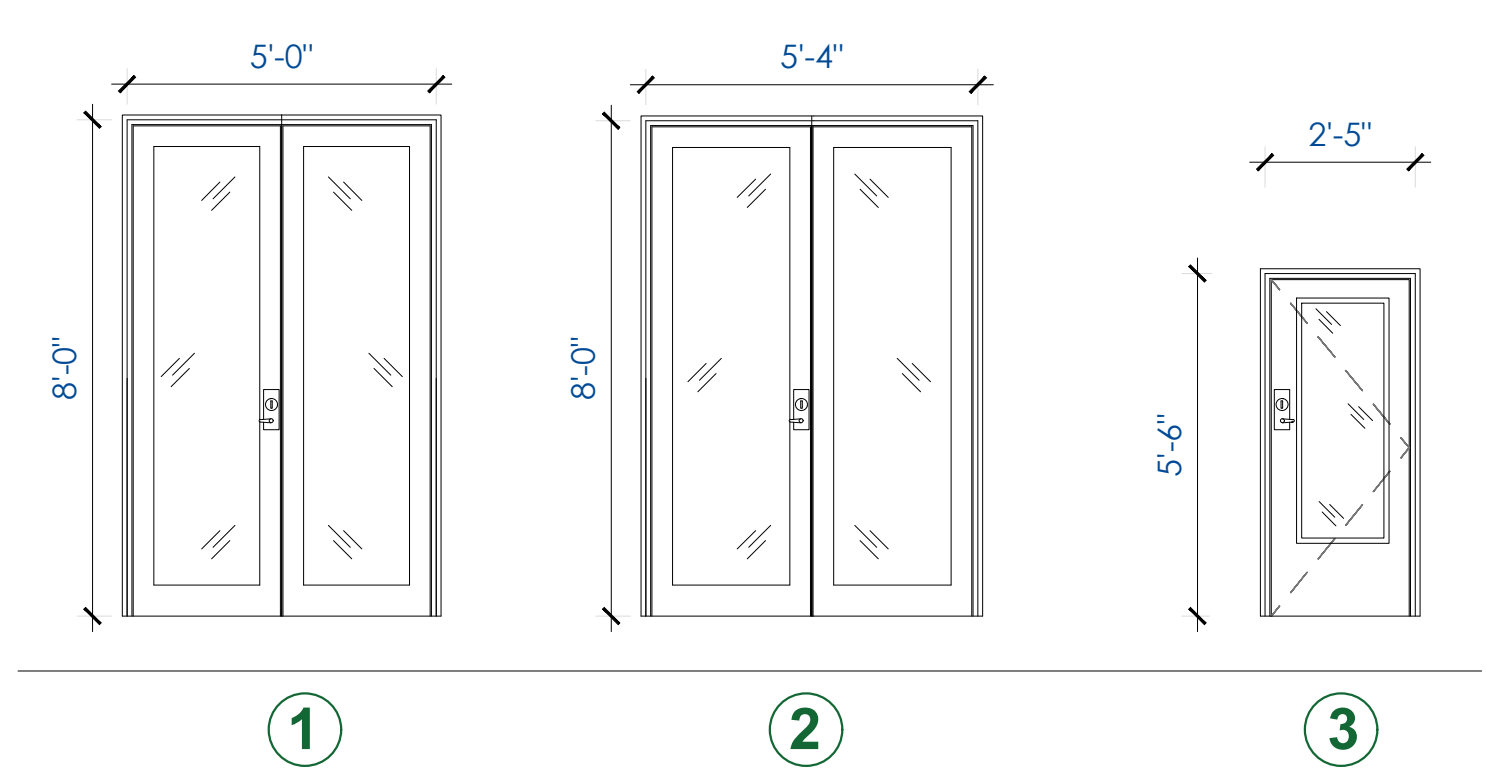
1 EXISTING FRONT ELEVATION (NO CHANGES)  
SCALE: 1/4"=1'-0"

SYM	UNIT DIMENSION	ROUGH OPENING	QUANTITY	REMARKS / COMMENTS	ROOM / SPACE NAME	GRID STYLE			EXISTING	STYLE	WINDOW STYLE
						4 LT	6 LT	9 LT			
A	24" X 49"	27" X 52"	3	WINDOW-SINGLE LEAF	BEDROOM #2 (FOURTH FLOOR)					SINGLE LEAF	REFER TO DRAWING "A"
B	28" X 66"	31" X 69"	4	WINDOW-SINGLE LEAF	GUEST BEDROOM (SECOND FLOOR)					SINGLE LEAF	REFER TO DRAWING "B"
C	28" X 73"	31" X 76"	4	WINDOW-SINGLE LEAF	DINING ROOM (FIRST FLOOR)					SINGLE LEAF	REFER TO DRAWING "C"
D	28" X 96"	31" X 99"	4	WINDOW-SINGLE LEAF	DINING ROOM (BASEMENT FLOOR)					SINGLE LEAF	REFER TO DRAWING "D"
E	30" X 64"	33" X 67"	6	WINDOW-SINGLE LEAF	MAIN BEDROOM (THIRD FLOOR) / BEDROOM - BATHROOM #1 (FOURTH FLOOR)					SINGLE LEAF	REFER TO DRAWING "E"
F	39" X 61"	42" X 64"	3	WINDOW-SINGLE LEAF	WALK-IN CLOSET / MAIN BATHROOM (THIRD FLOOR)					SINGLE LEAF	REFER TO DRAWING "F"
G	39" X 66"	42" X 69"	5	WINDOW-SINGLE LEAF	FAMILY ROOM / GUEST BATHROOM (SECOND FLOOR)					SINGLE LEAF	REFER TO DRAWING "G"
H	39" X 73"	42" X 76"	4	WINDOW-SINGLE LEAF	LIVING ROOM / BATH (FIRST FLOOR)					SINGLE LEAF	REFER TO DRAWING "H"
I	36" X 64"	39" X 67"	1	ROOF HATCH: SUNLIT SERIES, 36X64, S DR. ZINC HDW, ALUM. MILL, DBL WALL CURB, 2" POLYISO W/ FIBERGLASS CURB CLEAR, CLEAR DOME SKYLIGHT	ROOF					ROOF HATCH	REFER TO DRAWING "I"
J	36" X 45"	39" X 48"	3	SKYLIGHT	ROOF					SKYLIGHT	REFER TO DRAWING "J"



2 PROPOSED WINDOWS SCHEDULE  
SCALE: 1/4"=1'-0"

ROOM / SPACE NAME	DOOR TYPE	ROUGH OPENING	DOOR				FRAME		DOOR SWING	COMMENTS
			WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	MATERIAL		
MAIN ENTRY BASEMENT	1	60"X96"	5'-0"	8'-0"	0'-1 1/2"	PVC	PAINT	WOOD	01	EXTERIOR DOUBLE DOOR, FULL GLASS
EXIT BASEMENT	2	64"X96"	5'-4"	8'-0"	0'-1 1/2"	PVC	PAINT	WOOD	01	EXTERIOR DOUBLE DOOR, FULL GLASS
EXIT BEDROOM #2	3	29"X66"	3'-2"	6'-8"	0'-1 1/2"	WOOD	PAINT	WOOD	01	EXTERIOR DOOR, FULL GLASS



2 PROPOSED DOORS SCHEDULE  
SCALE: 1/4"=1'-0"

**NOTE**  
GENERAL CONTRACTOR TO CONFIRM WINDOWS AND DOORS SIZES WITH OWNER PRIOR STARTING WORK.

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**SINGLE FAMILY INTERIOR RENOVATION**  
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LAYOUT BY: EBR
DRAWN: LDN
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SCALE: AS INDICATED
DATE: 9/1/2023
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DRAWING TITLE:  
**EXISTING CONDITIONS / PROPOSED**

SHEET NUMBER:  
**AB-2.0**



1 **EXISTING REAR ELEVATION**  
 AB-2.1 SCALE: 1/4"=1'-0"



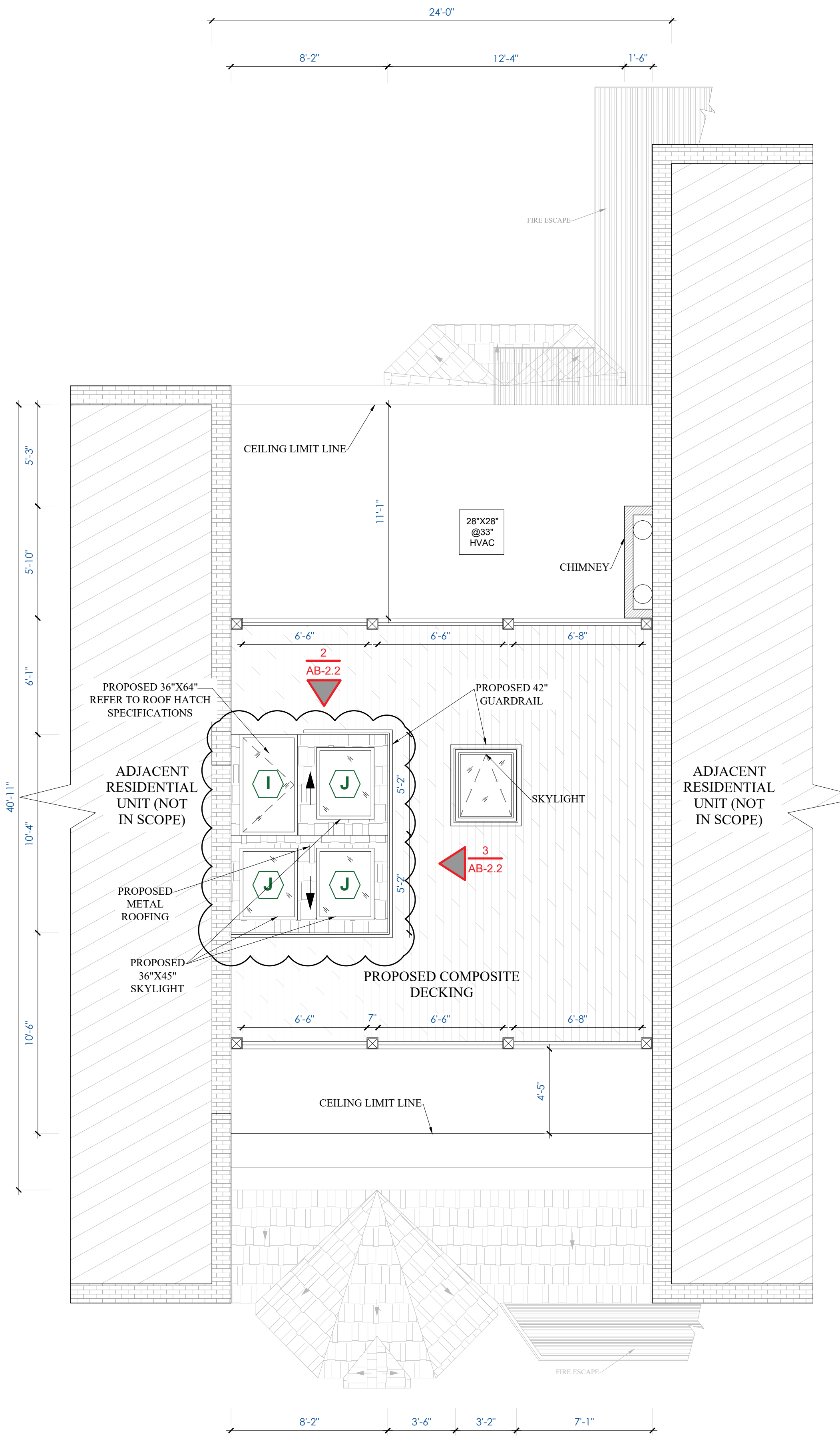
2 **PROPOSED REAR ELEVATION**  
 AB-2.1 SCALE: 1/4"=1'-0"

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DRAWING TITLE:  
**EXISTING CONDITIONS / PROPOSED**

SHEET NUMBER:  
**AB-2.1**



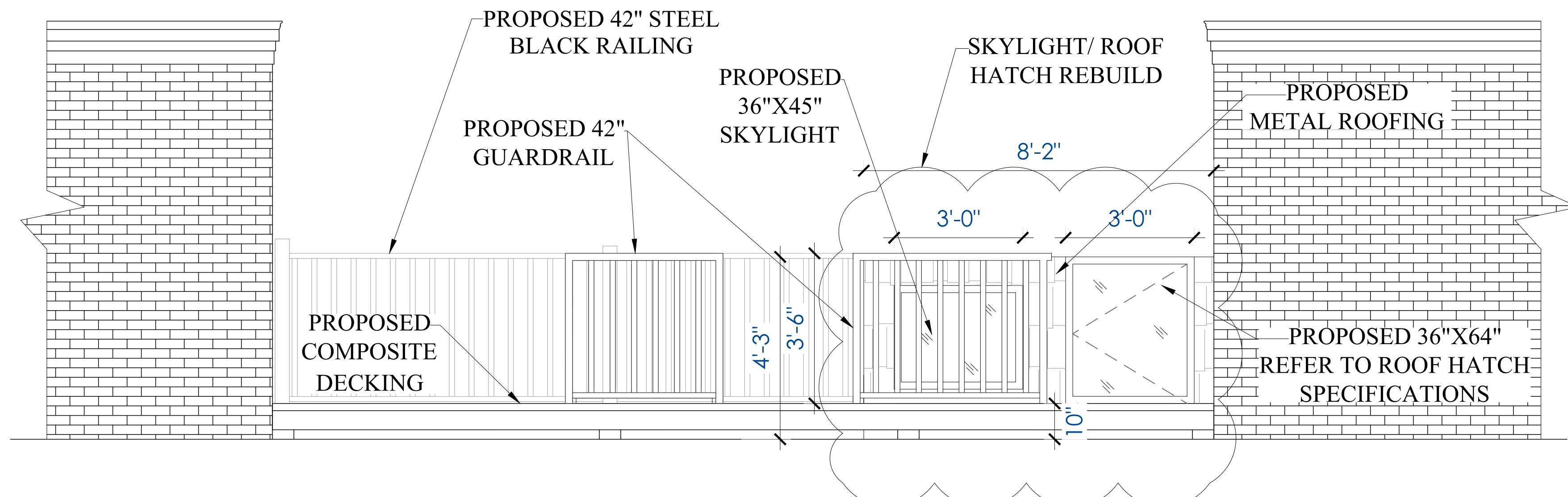
**1 SKYLIGHT / ROOF ACCESS REBUILD**  
 AB-2.2 SCALE: 1/4"=1'-0"



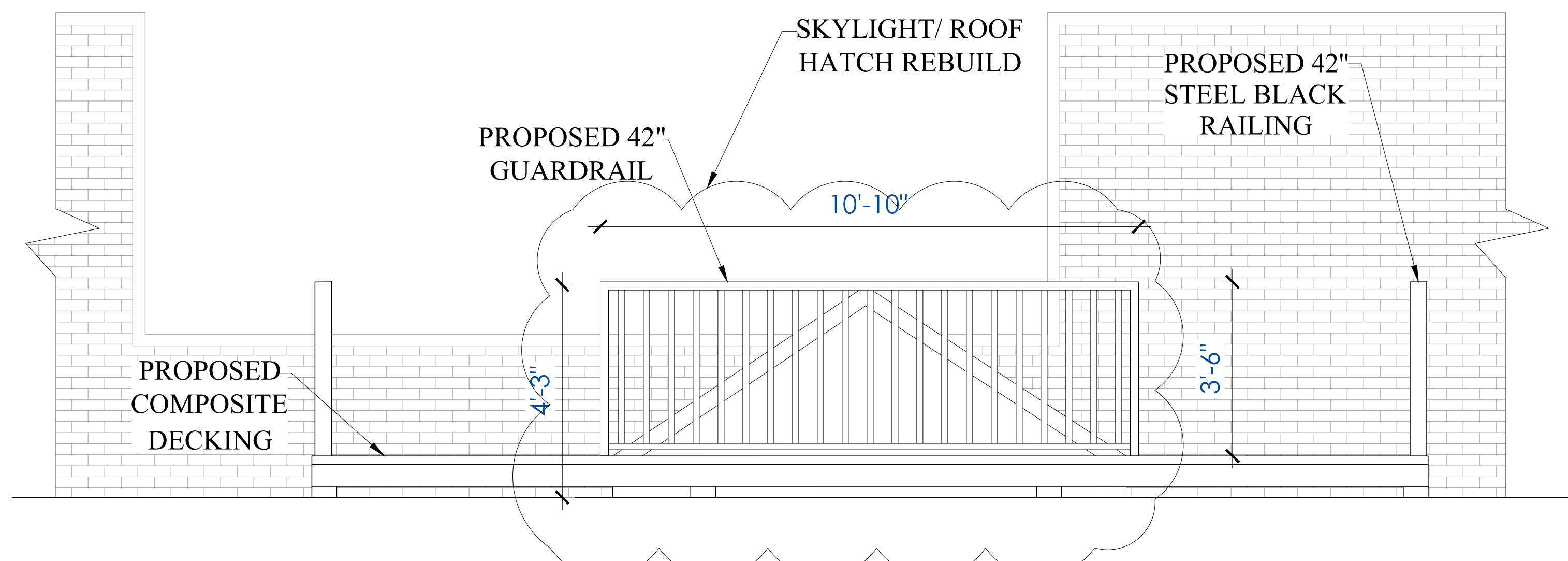
**PREVIOUS CONDITION SKYLIGHT / ROOF HATCH**



**EXISTING CONDITION SKYLIGHT / ROOF HATCH**



**2 REAR ELEVATION ROOF ACCESS HATCH**  
 AB-2.2 SCALE: 1/2"=1'-0"



**3 LEFT ELEVATION ROOF ACCESS HATCH**  
 AB-2.2 SCALE: 1/2"=1'-0"



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**SINGLE FAMILY INTERIOR RENOVATION**

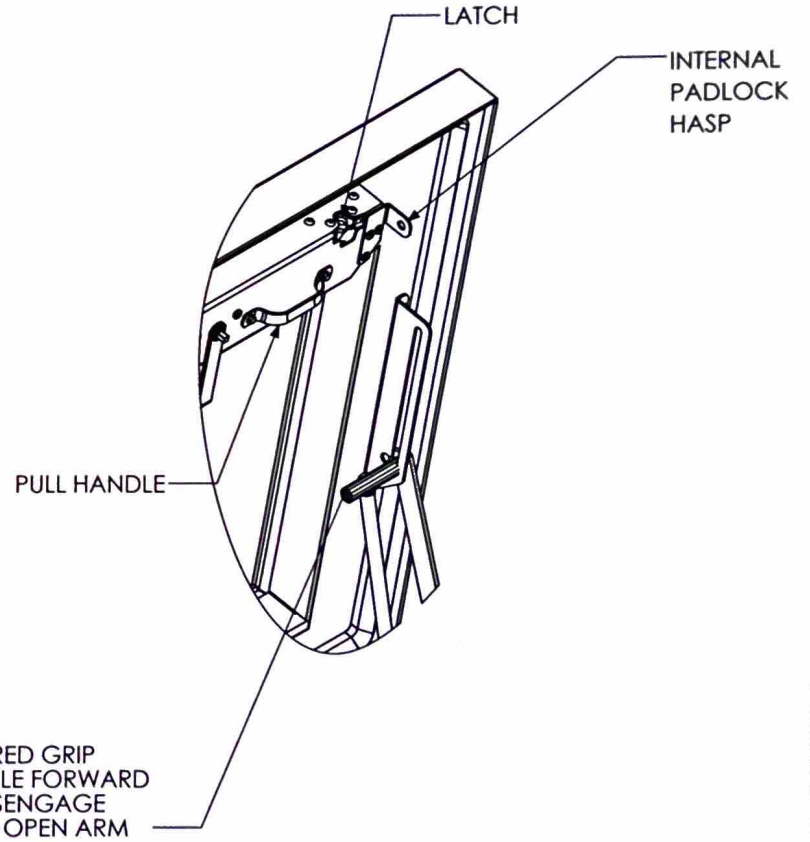
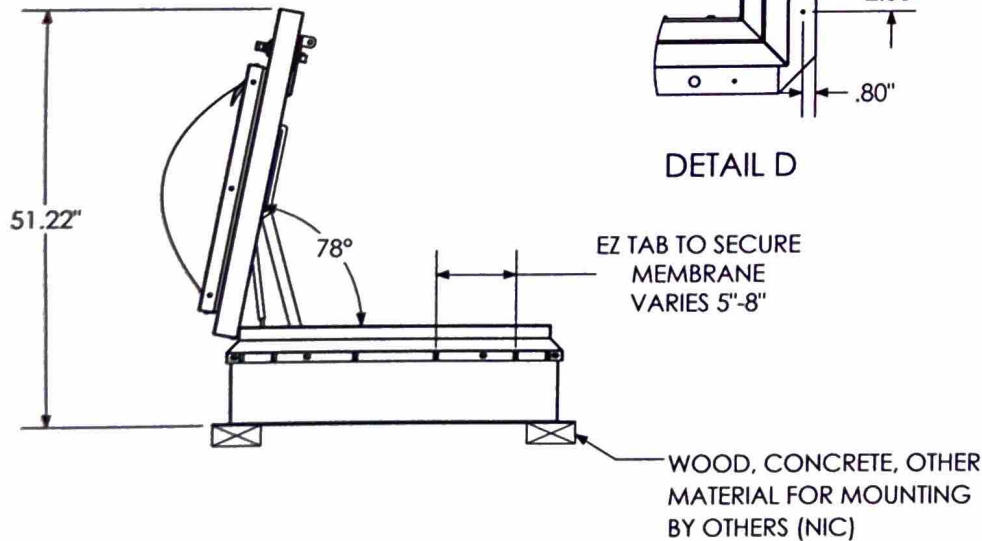
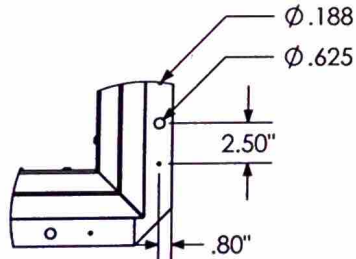
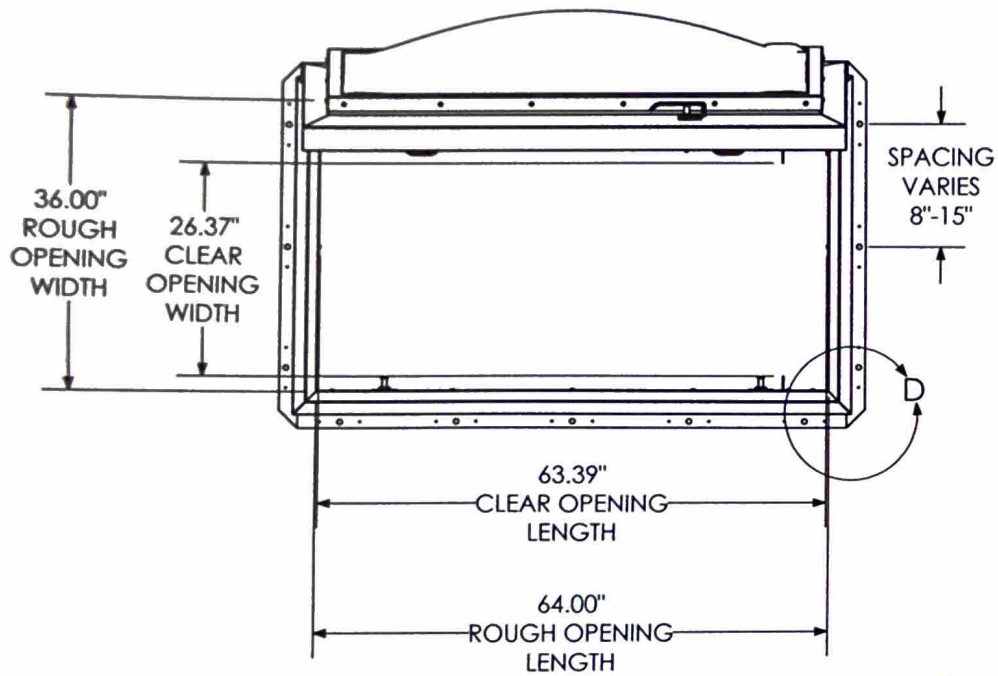
384 MARLBOROUGH STREET, BOSTON MA 02115, USA

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DRAWING TITLE:  
**PROPOSED**

SHEET NUMBER:  
**AB-2.2**

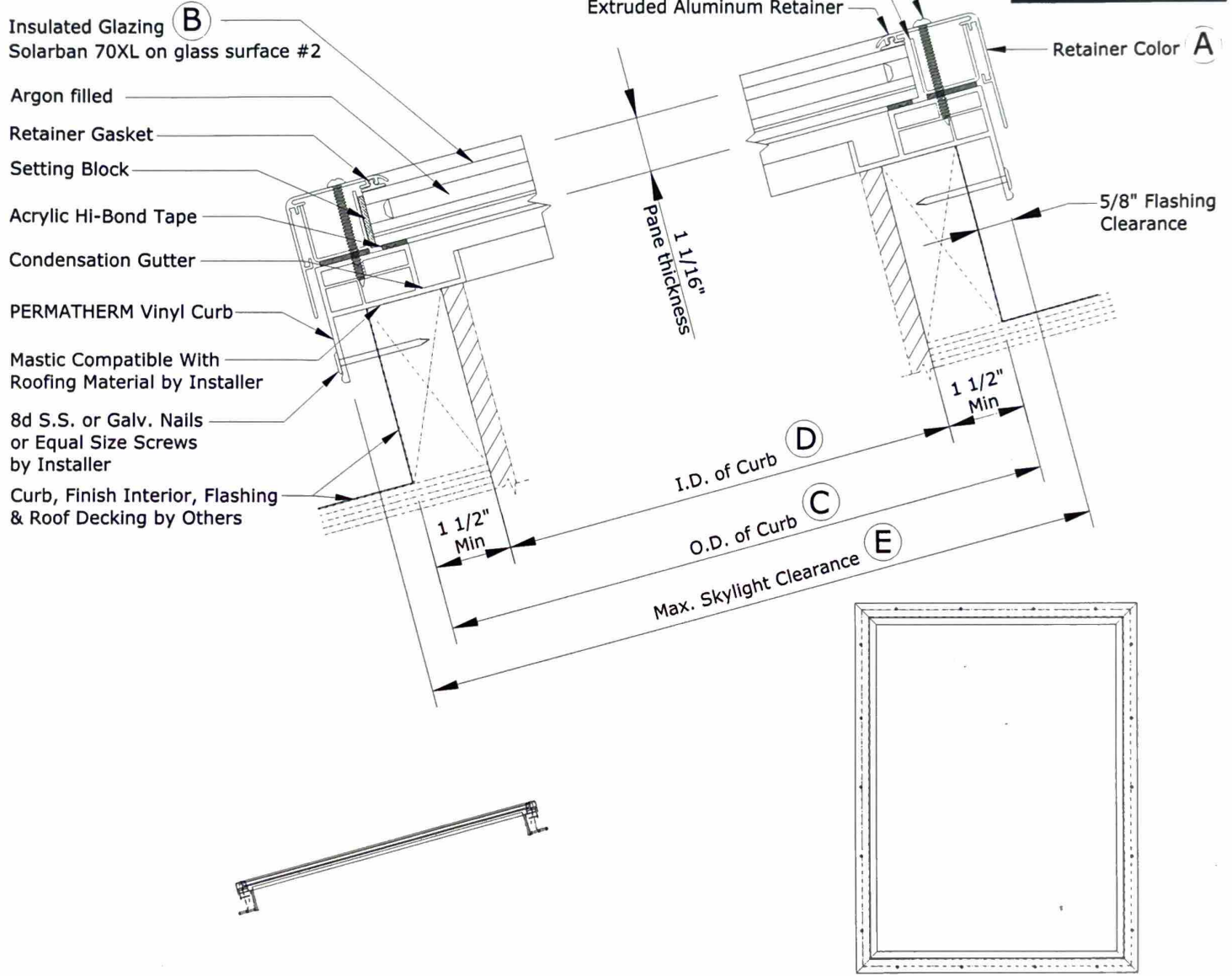


<b>babcockdavis</b> 9300 73rd Avenue North Brooklyn Park, MN 55428			TITLE: Roof Hatch, Sunlit Series, 36 X 64, Sngl Dr, Zinc Hdw, Alum, Mill, Dbl Wall Curb	
NAME	DATE	SIZE	DWG. NO.	REV
DRAWN		A	Babcock RH BRHLA36X64S2T-ITD-LPCC ShpDr	A
RELEASED		WEIGHT:	SHEET 2 OF 2	

# SkyMax GSM



- Retainer Screw
- Aluminum U Channel
- Extruded Aluminum Retainer



## Skylight Details & Measurements

- (A) Finish:VELUX Grey
- (B) Glazing:SOLARBAN® 70XL Clear Tempered /Clear Heat Strengthened Laminated or equivalent
- (C) OCD:48.75 in. x 78 in.
- (D) RO/ICD:45.75 in. x 75 in.
- (E) Max Clearance:50 in. x 79.25 in.

Quote # VAT-CV7GNN Rev 1

Job Name

Line # on cover 1

GSM\_48757800\_0099100

Material # B

## Skylight Testing & Certification

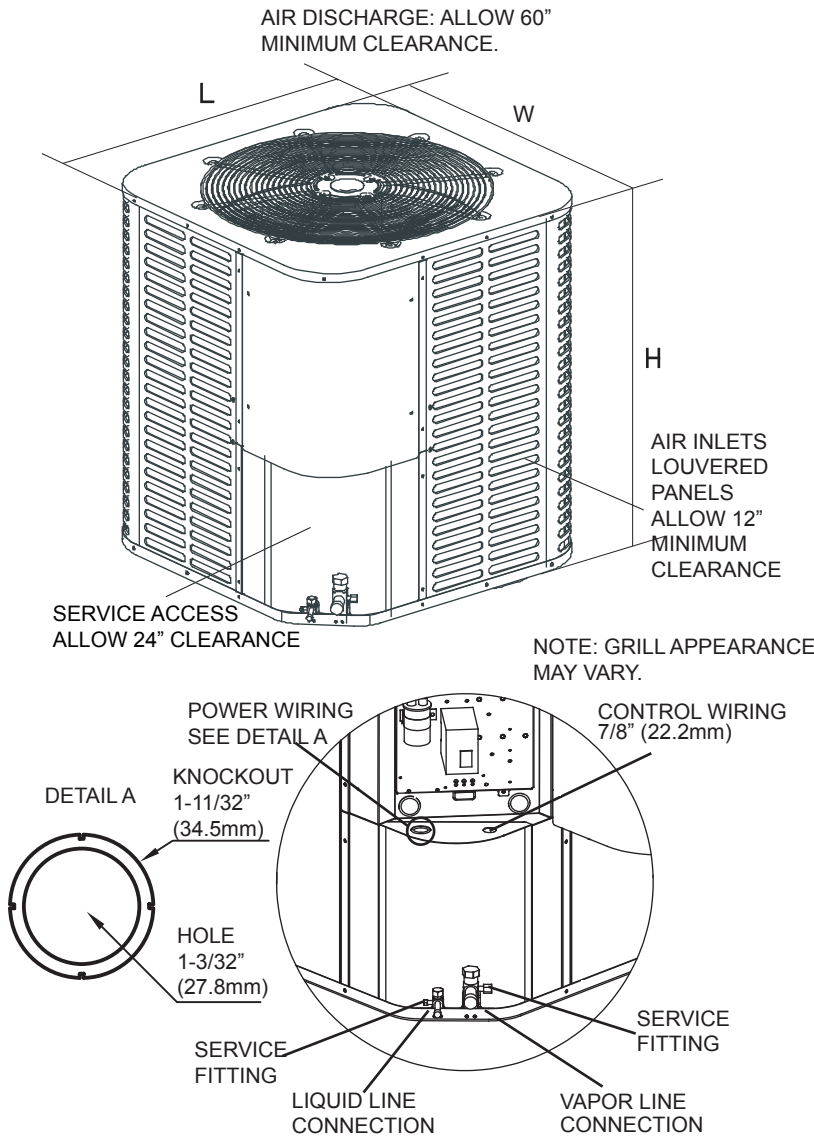
Thermal (NFRC) Testing



TAG: \_\_\_\_\_

# SUBMITTAL

## 3.5 Ton Split System Heat Pump - 1 Phase J4HP4042A1000AA



### Product Specifications

OUTDOOR UNIT	J4HP4042A1000AA
POWER CONNS. — V/PH/HZ	208/230/1/60
MIN. BRCH. CIR. AMPACITY	21.6
BR. CIR. PROT. RTG. - MAX. (AMPS)	35
COMPRESSOR	SCROLL
NO. USED - NO. SPEEDS	1 - 1
VOLTS/PH/HZ	208/230/1/60
R.L. AMPS - L.R. AMPS	15.9-112.3
FACTORY INSTALLED	
START COMPONENTS	NO
INSULATION/SOUND BLANKET	NO
COMPRESSOR HEAT	YES
OUTDOOR FAN	PROPELLER
DIA. (IN.) - NO. USED	23 - 1
TYPE DRIVE - NO. SPEEDS	DIRECT - 1
CFM @ 0.0 IN. W.G.	3700
NO. MOTORS - HP	1 - 1/3
MOTOR SPEED R.P.M.	1075
VOLTS/PH/HZ	208/230/1/60
F.L. AMPS	1.7
OUTDOOR COIL — TYPE	PLATE FIN
ROWS - F.P.I.	2 - 21
FACE AREA (SQ. FT.)	17.4
TUBE SIZE (IN.)	3/16
REFRIGERANT CONTROL	ORIFICE
REFRIGERANT	
LBS. — R-410A (O.D. UNIT)	8 LBS. - 3 OZ.
FACTORY SUPPLIED	YES
LINE SIZE - IN. O.D. GAS	3/4
LINE SIZE - IN. O.D. LIQ.	3/8
CHARGING SPECIFICATION	
SUBCOOLING	8° F
DIMENSIONS	H X W X D
CRATED (IN.)	34-1/2x29x29
WEIGHT	
SHIPPING (LBS.)	212
NET (LBS.)	201

NOTE: All dimensions are in mm/inches.

Model	H	W	L	LIQUID VALVE SIZE	GAS VALVE SIZE
J4HP4042A1000AA	843 (33-3/16)	710 (28)	710 (28)	3/8	3/4



# Mechanical Specification Options

## **General**

The J4HP40 is fully charged from the factory. This unit is designed to operate at outdoor ambient temperatures as high as 115°F. Cooling capacities are matched with air handlers and furnace coils that are AHRI certified. The unit is certified to ETL. Exterior is designed for outdoor application.

## **Casing**

Unit casing is constructed of heavy gauge, Galvanized steel and painted with a weather-resistant powder paint on all grilles, panels, pre-paint on all other panels. And had 500-hours salt spray tested.

## **Refrigerant Controls**

Refrigeration system controls include condenserfan, compressor contactor, high pressure switch and low pressure switch. The factory installed crankcase heat can protect compress when it stands by.

## **Scroll Compressor**

Features include low vibration and noise.

## **Condenser Coil**

The outdoor coil provides low airflow resistance and efficient heat transfer. The coil is protected on all four sides by grille panels.

## **Optional accessories**

### **Liquid line drier —**

It is used to filter out impurities and water in the system, ensures system clean and dry.



*OXBOX has a policy of continuous product and product data improvement and it reserves the right to change design and specifications without notice.*

**BX-PRQ-J4HP4042A1000A-1A**