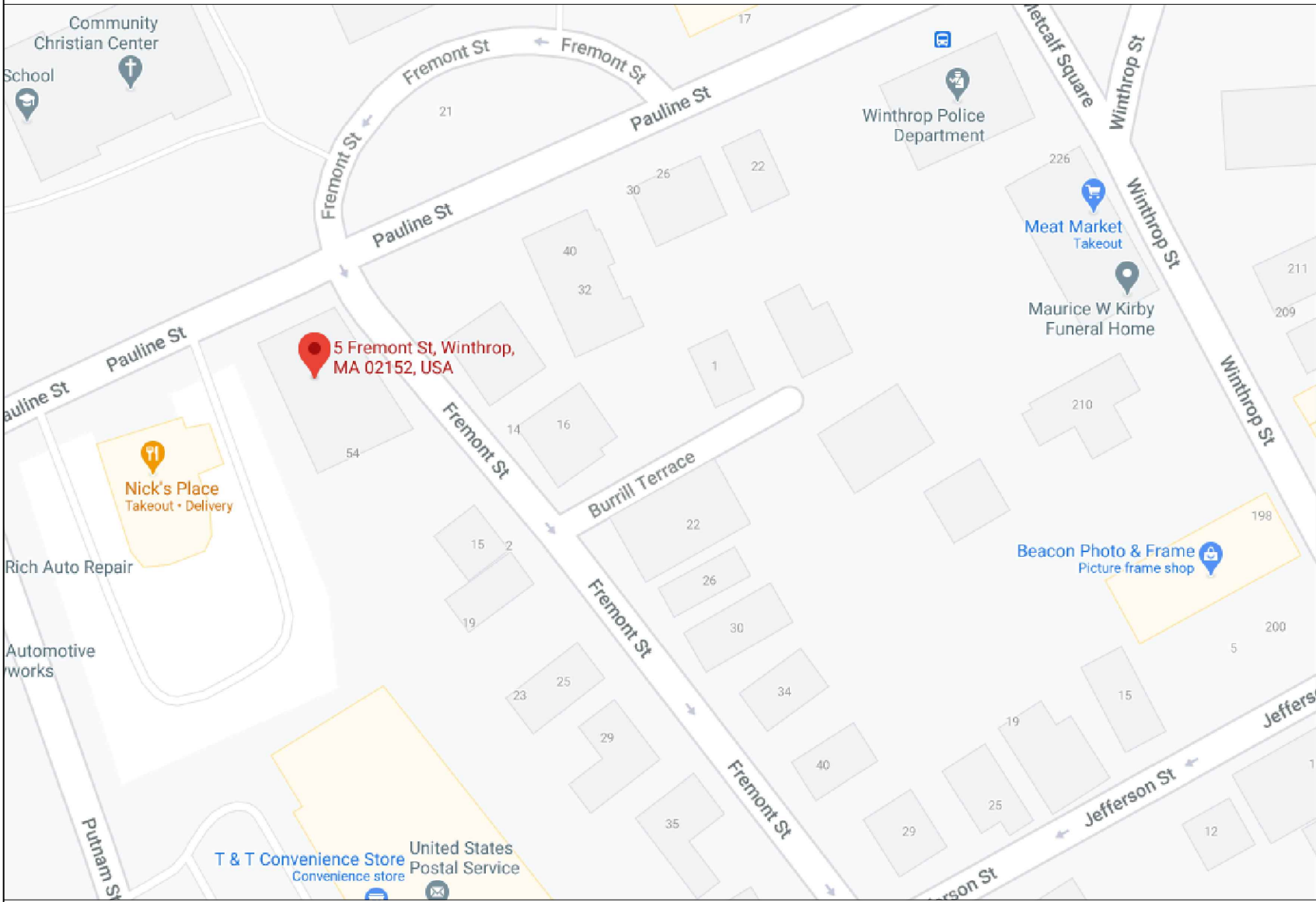


PROPOSED MIXED-USE DEVELOPMENT

5 FREMONT STREET, WINTHROP, MA

PERMIT SET



LOCUS MAP



EXISTING BUILDING - ENTRY ON FREEMONT AVE.



RENDERING - ENTRY ON FREMONT

DRAWING LIST

COVER SHEET

A-000	COVER SHEET	09.08.2021
CIVIL		
C-01	EXISTING CONDITIONS PLAN	09.08.2021
C-02	GRADING AND UTILITY PLAN	09.08.2021
C-03	CONSTRUCTION DETAILS	09.08.2021

ARCHITECTURAL

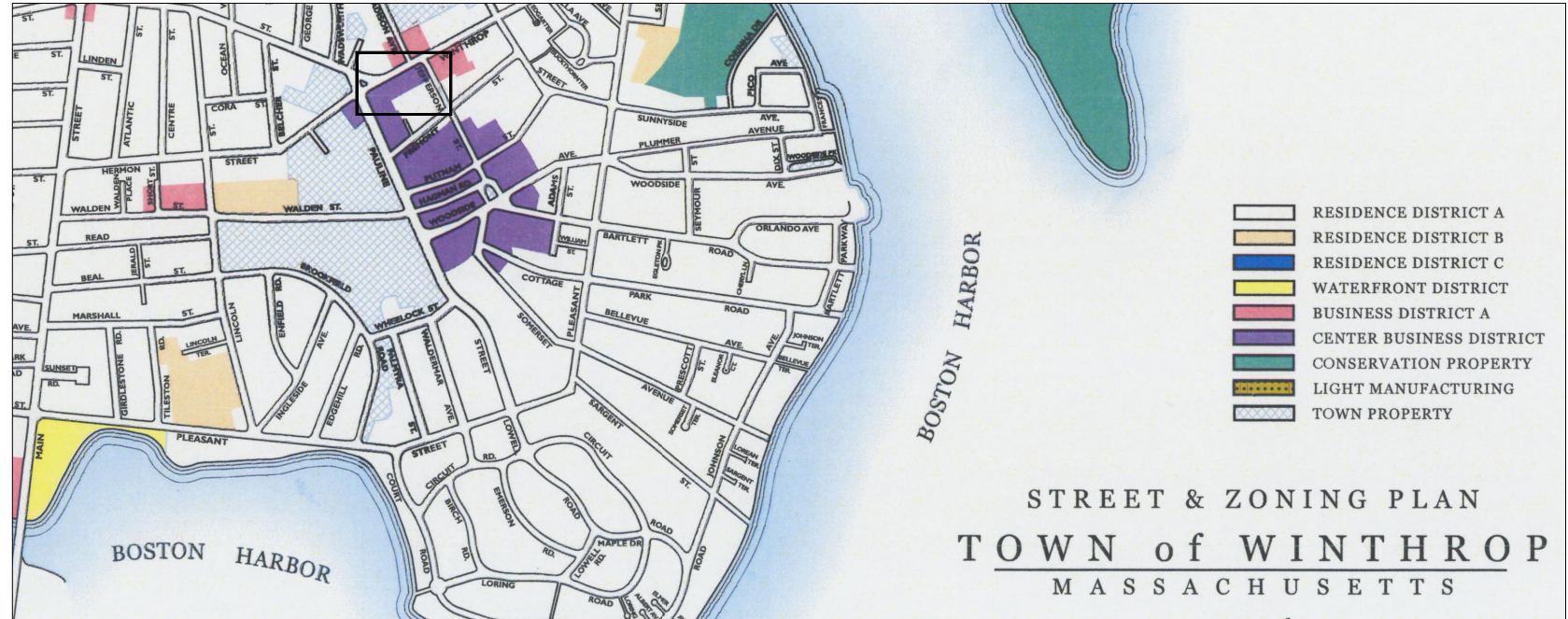
A-001	GENERAL NOTES	09.08.2021
A-010	BUILDING PLANS AND ZONING STUDY	09.08.2021
A-020	BUILDING CODE REVIEW	09.08.2021
A-030	ARCHITECTURAL SITE PLAN	09.08.2021
A-100	PARKING/BASEMENT LEVEL FLOOR PLAN	09.08.2021
A-101	FIRST LEVEL FLOOR PLAN	09.08.2021
A-102	SECOND LEVEL FLOOR PLAN	09.08.2021
A-103	THIRD LEVEL FLOOR PLAN	09.08.2021
A-104	FOURTH LEVEL FLOOR PLAN	09.08.2021
A-105	ROOF PLAN	09.08.2021
A-110	ENLARGED UNIT PLANS	09.08.2021
A-111	ENLARGED UNIT PLANS	09.08.2021
A-112	ENLARGED UNIT PLANS	09.08.2021
A-201	REFLECTED CEILING PLAN - BASEMENT LEVEL	09.08.2021
A-202	REFLECTED CEILING PLAN - 1-ST LEVEL	09.08.2021
A-203	REFLECTED CEILING PLAN - 2-ND LEVEL	09.08.2021
A-204	REFLECTED CEILING PLAN - 3-TH LEVEL	09.08.2021
A-205	REFLECTED CEILING PLAN - 4-TH LEVEL	09.08.2021
A-206	REFLECTED CEILING PLAN - ROOF LEVEL	09.08.2021
A-211	PARKING LEVEL SLAB PLAN	09.08.2021

ZONING SUMMARY

DISTRICT: CENTRAL BUSINESS

MIN LOT AREA: 5000 SF.	EXISTING: 11,032 SF
MIN. FRONTAGE: 30 LIN.FT.	EXISTING: 179.99 LIN.FT.
MIN. LOT WIDTH: 30 FT.	EXISTING: 54' FT.
FRONT SETBACK: 0'	PROVIDED: 0'
SIDE: 0'(note 10)	PROVIDED: 1'
REAR SETBACK: 10'	PROVIDED: N/A
NO. of STORIES: 4 (note 14)	PROPOSED: 4
MAX. BUILDING. HT: 48'	PROPOSED: 47.62'
MAX. LOT COVERAGE: 90%	PROPOSED: 81.9%

ZONING MAP(2006)



PROJECT SUMMARY

AREA OF LOT = 11, 032 SF.
TOTAL GFA 22,149 SF.

BUILDING PROGRAM

BASEMENT LEVEL
STORAGE (EXISTING)
RESIDENTIAL ENTRY
AND STAIRWAYS
7 PARKING SPACES

1ST LEVEL

RETAIL SPACE-EXISTING

1(x) 1 STUDIO
2(x) 1 BEDROOM
2(x) 2 BEDROOM

2nd LEVEL

1(x) 1 STUDIO
2(x) 1 BEDROOM
2(x) 2 BEDROOM

3rd LEVEL

1(x) 1 STUDIO
2(x) 1 BEDROOM
2(x) 2 BEDROOM

4th LEVEL

1(x) 1 STUDIO
2(x) 1 BEDROOM
2(x) 2 BEDROOM

TOTAL 20 UNITS



CLIENT INFORMATION

PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

COVER SHEET

SCALE	1/8"=1'-0"	DATE	January, 2021
PROJECT NO.	DBB	REVISION NO.	0
DRAWN BY		DRAWING NO.	A-000
VERIFIED BY			

UTILITY NOTES:

- ALL EXISTING SITE FEATURES SHALL BE RETAINED UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- THE CONTRACTOR SHALL EXCAVATE TEST PITS PRIOR TO COMMENCING WORK TO DETERMINE THE EXACT LOCATION OF WATER, SEWER AND GAS SERVICES.
- WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- ALL PROPOSED WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE TOWN OF WINTHROP. THE CONTRACTOR SHALL NOTIFY THE TOWN OF WINTHROP D.F.W. PRIOR TO THE COMMENCEMENT OF ANY UTILITY WORK.
- ALL UTILITY WORK WITHIN ANY RIGHT-OF-WAY SHALL BE PERFORMED BY A CONTRACTOR LICENSED BY THE DPW & OBTAIN A PERMIT FOR SUCH WORK FROM THE DPW.
- ANY CHANGE IN THE FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER TO ENSURE THAT ANY MODIFICATIONS TO THE ORIGINAL DESIGN CONFORM TO STANDARD ENGINEERING AND CONSTRUCTION PRACTICES AND ADEQUATE TO SERVE THE PROJECT'S NEEDS AND COMPLY WITH APPLICABLE STANDARDS AND REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO CONTACT AND DETERMINE, COORDINATE AND SCHEDULE ALL NECESSARY INSPECTIONS AND MONITORING WITH ALL APPROPRIATE UTILITY COMPANIES.
- DISPOSAL OF ALL MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RESTORATION AND CLEAN UP UPON COMPLETION OF THE PROJECT.
- ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.).
- ALL EXISTING SERVICE CONNECTIONS SHALL BE CUT AND CAPPED AT THEIR RESPECTIVE MAINS. DURING DEMOLITION, THE CONTRACTOR MAY CUT AND CAP THE UTILITIES AT THE PROPERTY LINE PROVIDED THEY ARE CUT AND CAPPED AT THE MAIN DURING THE INSTALLATION OF THE PROPOSED UTILITIES.

LEGEND

- WV WATER VALVE
GV GAS VALVE
CB CATCH BASIN
SM SEWER MANHOLE
FH FIRE HYDRANT
UP UTILITY POLE
X 21.98 EXISTING SPOT ELEVATION
+ 14.50 PROPOSED SPOT ELEVATION

GENERAL NOTES:

OWNER OF RECORD: 5 FREMONT STREET, LLC

DEED REFERENCE: BOOK 23602 PAGE 192

PLAN REFERENCE: BOOK 8589 PAGE 142
BOOK 2343 PAGE END

TAX MAP REFERENCE: MAP 36 LOT 61

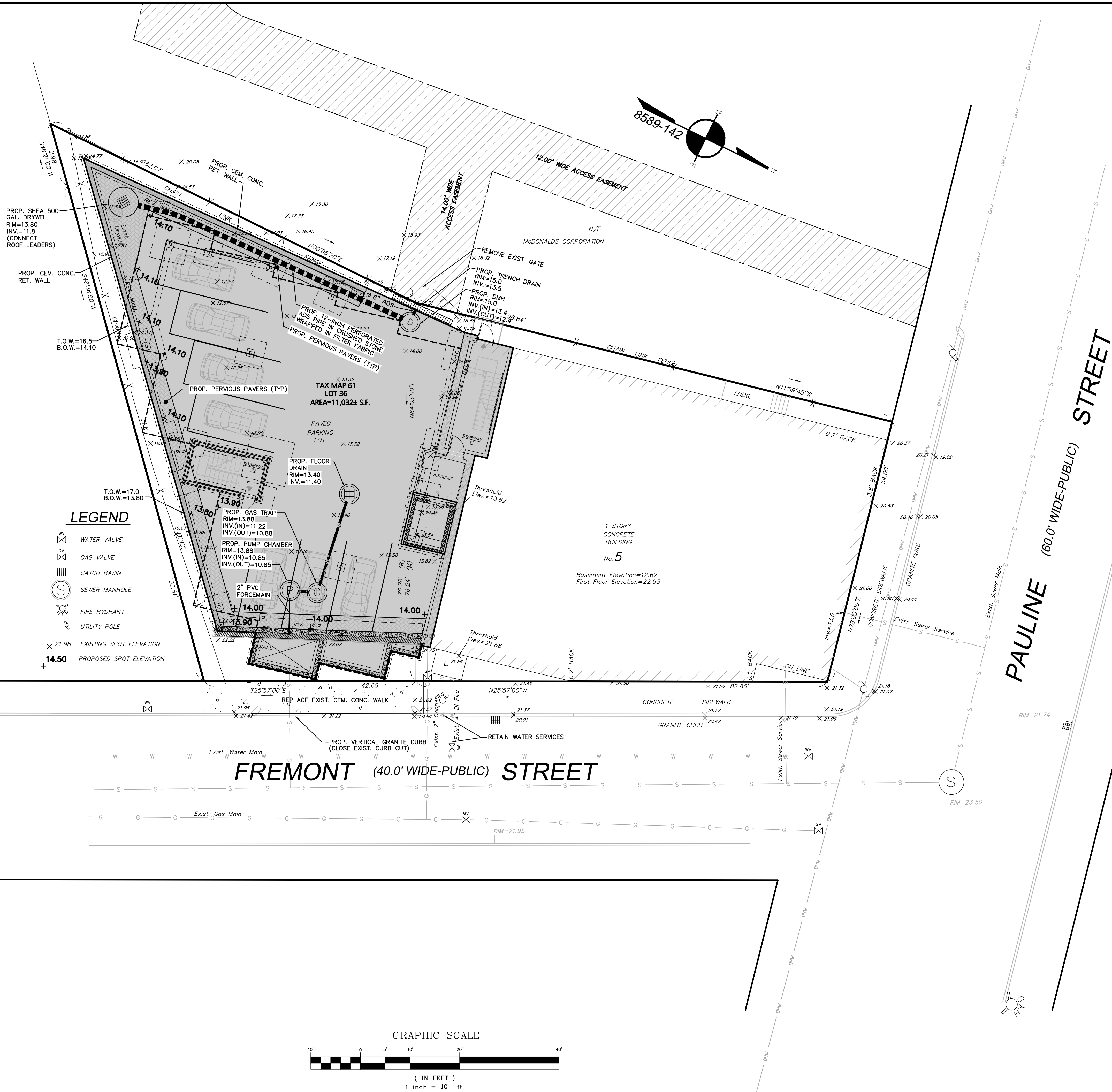
DATUM REFERENCE: RM 5-USC&G DISK, STAMPED 48-D SET IN GRANITE CURB ON NORTH SIDE OF INTERSECTION OF WINTHROP STREET, PAULINE STREET & HERMON STREET, IN FRONT OF TOWN HALL ELEVATION=36.93 (U.S.G.S. NGVD)

THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED ON AN ACTUAL FIELD SURVEY BY BOSTON SURVEY, INC. ON MARCH 14, 2006.

ACCORDING TO THE F.E.M.A. MAP FOR SUFFOLK COUNTY, MAP No. 25025C0038U, DATED MARCH 16, 2016 THE SUBJECT PROPERTY FALLS IN AN AREA CLASSIFIED AS ZONE "X" (NOT IN FLOOD).

GENERAL UTILITY NOTE

The underground utilities depicted hereon are from field locations of observable evidence and/or compiled according to available record plans and are approximate only. The surveyor makes no guarantees that underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated hereon although they are located as accurately as possible from the information available. Olte & Dwyer, Inc. and its surveyor assume no responsibility for damages incurred as a result of utilities, shown or not shown on this plan. Always call DIGSAFE at 811 before you dig.

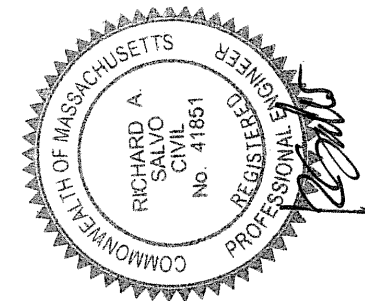


PREPARED BY:

PROJECT: **Proposed Site Plan**
54 Pauline Street (5 Fremont Street)
(Tax Map 36 Lot 61)
Winthrop, Massachusetts

PROJECT #: 21-63403
DATE: September 8, 2021

SCALE: AS NOTED
DWG FILE NAME: 21-63403.dwg
DESIGN BY: Calvin Reach
CHECKED BY: Richard A. Salvo, P.E.



APPLICANT: **5 Fremont Street, LLC**
5 Fremont Street
Winthrop, MA

DRAWING TITLE:
Grading & Utility
Plan

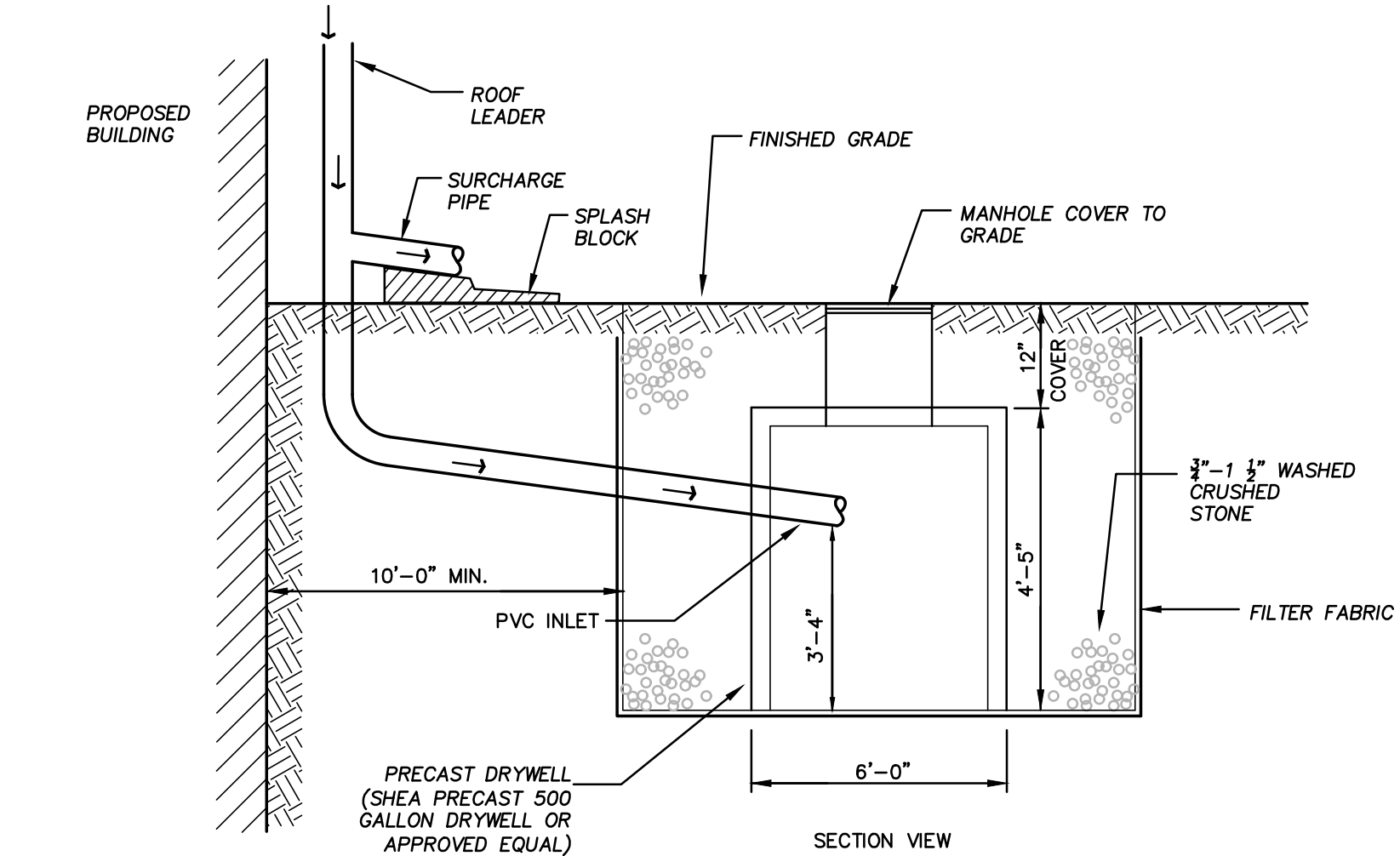
DWG. NO.
C-2

DESCRIPTION OF REVISION

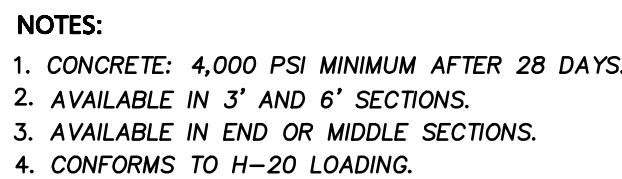
DATE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

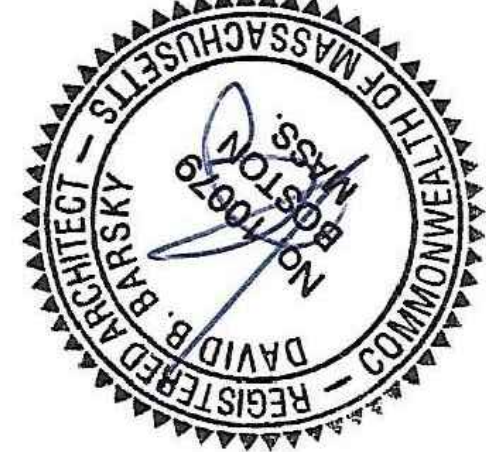


A		4	AND	C	E	F	FRMG	FRAMING	J	N	R	S	W
A	ACJUS	AB	ANCHOR BOLT	CD	COILING DOOR	EJT	EXPANSION JOINT		JAN	JANITOR	NA	NOT APPLICABLE	
		ACFL	ACROUSTIC FLOOR	CG	COILING GRILLE	EL	ELEVATION	JB	JUNCTION	NIC	NOT IN CONTRACT	R	R
		AD	AREA DRAIN	CL	CENTER LINE	ELEC	ELECTRICAL	FS	FULL SIZE	NOM	NOMINAL	RD	RADIUS
		ADD	ADDENDUM	CLG	CEILING	ENCL	ENCLOSURE	FT	FOOT/FEET	NRC	NOISE REDUCTION COEFFICIENT	REC	RECESS
		ADDL	ADDITIONAL	CM	CONSTRUCTION MANAGER	ENTR	ENTRANCE	FTG	FLOORING	NT	NOTE	REC	RECEIVED
		ADJ	ADJUSTABLE	CON	CONCRETE MASONRY UNIT	EQUIP	ELECTRICAL OUTLET	FTR	FIN TUBE RADIATION	NTS	NOT TO SCALE	REF	REFERENCE
		ADJ	ADJACENT	COOL	CLEANOUT	EXP	EXPLOSION PROOF	FUT	FUTURE			REFR	REFRIGERATOR
		ADMIN	ADMINISTRATION	CO	CASED OPENING	EQ	EQUAL					REG	REGISTER
		AHU	AIR HANDLING UNIT	COL	COLUMN	END	END SECTION					REIN	REINFORCE/ED-ING
		AHU	ALTERNATE	CONC	CONCRETE	EXA	EXHAUST					REQD	REQUIRED
B		ALUM	ALUMINUM	CONF	CONFERENCE	EXC	EXCAVATE/ED-ION	G		O	OC	ON CENTER	T
B	ARCH	ANUN	ANNUNCIATOR	CONN	CONNECT/ED-ION	EXC	EXHAUST HOOD	GA	GALVE	OD	OFF	ON CENTER	T
		AP	ACCESS PANEL	CONSTR	CONSTRUCTION	EXP	EXPANSION	GALV	GALLONS	OP	OFFICE	OVERHEAD	TAN
		APC	ARCHITECTURAL PRECAST	CONT	CONTINUOUS	EXT	EXISTING	GB	GRAB BAR	OF	OVERHEAD	REVIS	TBO
				CONTR	CONTRACTOR	EXP	EXPANSION	GB	GRADE BEAM	OF	OPERABLE PARTITION	REV	TCAB
				COORD	COORDINATE	EXT	EXTERIOR	GEN	GENERAL CONTRACTOR	OP	OPERATOR	RF	TCSB
				CORR	CORRIDOR	EXT	EXISTING	GEN	GENERATOR	OP	OPENING	RH	TDR
				CPT	CARPET	EXT	ELECTRIC CABINET	GEN	GENERAL	OP	OPPOSITE	RM	TEL
				CTR	CERAMIC TILE	EXT	ELECTRIC FAN	GEN	GLASS	OP	OPENING	RO	TEMPERAT
				CTS	COUNTERSINK	EXT	EXTERIOR INSULATION	GEN	GLASS MASONRY UNIT	OP	OPPOSITE	RWC	TER
				CUH	CABINET UNIT HEATER	EXT	EXTERIOR INSULATION	GEN	GLASS MASONRY UNIT	OP	OPPOSITE	RWC	TER
C		AWT	ACOUSTICAL WALL TREATMENT	CYL	CYLINDER	EXT	EXTERIOR INSULATION	GEN	GLASS MASONRY UNIT	OP	OPPOSITE	RWC	TER
C	C DISP	BA	BUILDING ACCESSORY	D	DEPTH OR DEEP	ENTR	ENTRANCE	H	H	M	M	S	U
		BBD	BULLETIN BOARD	DEMO	DEMOLITION	EQ	EQUAL	HB	HIGH	M	MIDDLE	SCHD	UC
		BC	BRICK COURSES	DEPR	DEPRESSION	EXP	EXPLOSION PROOF	HD	HOSE BIB	M	MANUAL	SD	UTD
		BE	BOARD	DEPT	DEPARTMENT	EQ	EQUAL	HDC	HAND DRYER	M	MATERIAL	SD	UNDERGROUND
		BFG	BOTTOM FOOTING ELEVATION	DET	DETAILS	EXP	EXPANSION	HDR	HEADER	M	MAXIMUM	SD	UNIT HEATER
		BIT	BITUMINOUS	DIAG	DIAGONAL	EXP	EXPANSION	HDR	HEADER	M	MAXIMUM	SD	UNIT HEATER
		BRACKET		DIFF	DIFFUSER	EXP	EXPANSION	HDR	HEADER	M	MAXIMUM	SD	UNIT HEATER
		BLDG	BUILDING	DISP	DISPENSER	EXP	EXPANSION	HDR	HEADER	M	MAXIMUM	SD	UNIT HEATER
		BKGG	BLOCKING	DIST	DISTRIBUTION	EXP	EXPANSION	HDR	HEADER	M	MAXIMUM	SD	UNIT HEATER
		BLT	BORROWED LIGHT	DIV	DIVISION	EXP	EXPANSION	HDR	HEADER	M	MAXIMUM	SD	UNIT HEATER
D		BLW	BELOW	DJT	DUMMAY JOINT	EXP	EXPANSION	HDR	HEADER	M	MAXIMUM	SD	UNIT HEATER
D	BSMT	BO	BY OWNER	DN	DOWN	FA	FIRE ALARM	H	H	M	MIDDLE	S	U
		BOF	BY OWNER FUTURE	DP	DATA PROCESSING	FB	FIRE BLANKET	H	H	M	MIDDLE	S	U
		BOTTOM		DR	DOOR	FD	FLOOR DRAIN	H	H	M	MIDDLE	S	U
		BR	BRICK	DS	DOWNSPOUT	FDV	FIRE DEPARTMENT VALVE	H	H	M	MIDDLE	S	U
		BRG	BEARING	DW	DUMBWATER	FGS	FIRE EXTINGUISHER	H	H	M	MIDDLE	S	

	LEVEL LINE, CONTROL OR DATUM ELEVATION		DETAIL REFERENCE DRAWING NUMBER
	REVISION NUMBER		EXTERIOR ELEVATION NUMBER
	PARTITION TYPE		INTERIOR ELEVATION KEY
	CASEWORK TYPE		ROOM/SPACE NUMBER
	INTERIOR WINDOW TYPE		DOOR NUMBER
	WINDOW TYPE		
	COLUMN REFERENCE GRID		DASH AND DOT CENTER LINE
	BUILDING SECTION REFERENCE DRAWING NUMBER		DASH AND DOUBLE DOT LINES PROPERTY LINES, BOUNDARY LINES
	WALL SECTION REFERENCE DRAWING NUMBER		
	SECTION DETAIL REFERENCE DRAWING NUMBER		
	DIMENSION LINE		
	BREAK LINE TO BREAK OFF PARTS OF A DRAWING		
	DOTTED LINE HIDDEN OR CONSTRUCTION ABOVE, BEYOND		

EARTH		EARTH/ COMPACT FILL		POROUS FILL/ GRAVEL
CONCRETE		CONCRETE		SAND MORTAR
MASONRY		BRICK		CONCRETE MASONRY UNIT
STONE		RUBBLE		MARBLE
METAL		STEEL/IRON		ALUMINUM
WOOD		WOOD SHIM		CONTINUOUS BLOCKING
		PLYWOOD		FINISH
GLASS		GLASS		GLASS BLOCK
INSULATION		BATT/ LOOSE FILL		RIGID
		FIRE SIDING		
FINISHES		GYPSUM WALL BOARD		ACOUSTICAL TILE

1. GENERAL CONDITIONS: THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA DOCUMENT A201 (1987 EDITION) EXCEPT AS HEREIN AMENDED.
2. SCOPE: WORK TO INCLUDE DEMOLITION AND CONSTRUCTION AS INDICATED ON THE DRAWINGS NECESSARY FOR A COMPLETE INSTALLATION. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND ARE RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY THEIR WORK.
3. CODES: ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND INDEMNIFY THE OWNER AND ARCHITECT AGAINST ANY CLAIM OR LIABILITY ARISING FROM ANY SUCH CODE OR REGULATION.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS.
5. QUALITY: WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS.
6. COORDINATION OF THE WORK: THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK CONTRACT FROM THE CONTRACTOR OR THE OWNER. THE CONTRACTORS INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES.
7. MECHANICAL TRADES: THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS AND SHALL COMPLETE THIS WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
8. EXAMINATION OF THE SITE AND DOCUMENTS: THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH EFFECT THE CONTRACT. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS, TITLES AND SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONVENIENCE, AND NO REAL OR ALLEGED ERRORS IN ARRANGEMENT OF MATTER SHALL BE REASON FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.
9. SEPARATE CONTRACTS: THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY CONNECT AND COORDINATE HIS WORK WITH THEIRS.
10. GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME ON CERTAIN ITEMS.
11. TRASH REMOVAL: PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION DUMPSTER AND PICKUP SERVICE FOR ALL CONSTRUCTION DEBRIS (DUMPSTER LOCATION TO BE COORDINATED WITH THE OWNER). AT THE END OF EACH DAY, THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND OR WITHIN THE BUILDING. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR THE REMOVAL AND BACK CHARGE THE CONTRACTOR.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
13. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
14. THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
15. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ANY OR ALL FASTENING OR FRAMING TECHNIQUES/DEVICES, NOR BE ABLE TO SHOW ALL CONDITIONS PRESENT.
16. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
17. ALL WALLS AND CEILINGS TO BE 5/8" FIRE CODE OR 1/2" GYPSUM BOARD, 5/8" MOISTURE RESISTANT TYPE X OR 5/8" CEMENT BOARD. FINISH AND TEXTURE TO BE SELECTED BY OWNER. MATERIAL AS MANUFACTURED BY U.S. GYPSUM OR EQUAL FINISH (CEMENT ACCESSORIES AND TAPE OR SKIM COAT). ALL JOINTS AND NAIL HEADS READY FOR PAINT, TILE, WOOD TRIM, VWC, OR PANELING.
18. STORAGE: THE CONTRACTOR SHALL PROVIDE ON SITE WEATHER PROTECTED STORAGE SPACE, I.E.: TRAILER. STORAGE OF CONSTRUCTION MATERIALS IN THE EXISTING BUILDING WILL NOT BE PERMITTED.
19. PROTECTION: THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
20. TEMPORARY SERVICES: THE CONTRACTOR WILL PAY FOR EXISTING SERVICES (WATER, TELEPHONE AND ELECTRICITY) AND WILL TURN OVER THESE SERVICES TO THE OWNER UPON FINAL ACCEPTANCE OF THIS PROJECT.
21. THE CONTRACTOR SHALL VERIFY LOCATION AND ACTUAL DEPTH OF ALL EXISTING SANITARY PIPING, STORM DRAINS, GAS AND WATER MAINS, ELECTRIC LINES AND PIPES. HE IS ALSO ADVISED TO VERIFY ACTUAL INVERTS OF SANITARY AND STORM LINES BY HAND DUG TEST PITS WELL IN ADVANCE OF TRENCHING AND CONSTRUCTION. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. ALL NECESSARY PERMITS AND APPROVALS MUST BE OBTAINED FROM PROPER AUTHORITIES.
22. ARCHITECTURAL, MECHANICAL, ELECTRICAL, ELEVATOR, & SPRINKLER: EACH CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
23. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
24. DAMAGE: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILDING, WALLS, CEILINGS, FLOORS, FURNITURE AND FURNISHINGS. DAMAGED SURFACES DUE TO CONSTRUCTION TO BE PATCHED, REPAIRED AND/OR REPLACED AS REQUIRED AND BLEND TO MATCH EXISTING ADJACENT SURFACES AT NO ADDITIONAL COST TO OWNER.
25. THE GENERAL CONTRACTOR SHALL PREPARE A BOOKLET CONTAINING: LIST OF SUBCONTRACTORS USED ON THIS JOB WITH NAMES, ADDRESSES AND TELEPHONE NUMBERS. ALL WARRANTIES AND INSTRUCTION MANUALS FOR EQUIPMENT AND MATERIALS INSTALLED WILL BE ISSUED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF BUILDING, AND PRESENT BOOKLET TO OWNER PRIOR TO FINAL ACCEPTANCE OF OWNER.
26. CARPET AND/OR TILE: CARPET AND/OR TILE AS SELECTED AS PER DRAWINGS.
27. HANDICAPPED REQUIREMENTS: THE GENERAL CONTRACTOR WILL ACQUAINT HIMSELF WITH THE ARCHITECTURAL ACCESS BOARD (AAB) CODE FOR THE STATE OF MASSACHUSETTS AND THE ADA (AMERICANS WITH DISABILITIES ACT) TO ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE.
28. SPRINKLER HEAD LOCATION: REFER TO N.F.P.A. STANDARDS. SPRINKLER HEADS TO BE LOCATED PER CODE. SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
29. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, ETC.
30. ALL INTERIOR FINISHES AND FURNISHINGS FOR CEILINGS, WALL AND FLOORS SHALL BE CLASS 1 in WITH A FLAME SPREAD RATING OF 0 TO .25.
31. SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL PRIOR TO APPLICATION.
32. BEFORE COMMENCING WORK, THE GENERAL CONTRACTOR WILL MEET WITH THE APPOINTED COMPANY REPRESENTATIVE TO OUTLINE PHASING OF CONSTRUCTION AND DISPOSITION OF EXISTING CONSTRUCTION MATERIALS AND/OR EQUIPMENT.
33. ALL WOODS BLOCKING TO BE PRESSURE TREATED, FIRE RETARDANT.



DAVID BARSKYARCHITECT.COM

**COMMERCIAL
RESIDENTIAL
HOSPITALITY**

**320 NEVADA STREET,
SUITE 301
NEWTON, MA 02460
T: 617.448.5872**

**E-MAIL:
DAVID.BARSKY@DAVIDBARSKYARCHITECT.COM**

PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

GENERAL NOTES

SCALE	DATE
NTS	January, 2021
PROJECT NO.	REVISION NO.
DBB	0
DRAWN BY	DRAWING NO.
VERIFIED BY	A-001

Building Area Legend

- EXISTING
- COMMON
- STUDIO
- 1 BR UNIT
- 2 BR UNIT

PROJECT SUMMARY
TOTAL COMBINED AREA OF LOT(S) = 11, 032 SF.
TOTAL GFA 22,149 SF.

TOTAL F.A.R. = 2.00

BUILDING PROGRAM

BASEMENT LEVEL
STORAGE EXISTING
RESIDENTIAL ENTRY AND STAIRWAYS
7 PARKING SPACES

1ST LEVEL
RETAIL SPACE-EXISTING
1(x) 1 STUDIO
2(x) 1 BEDROOM
2(x) 2 BEDROOM

2nd LEVEL
1(x) 1 STUDIO
2(x) 1 BEDROOM
2(x) 2 BEDROOM

3rd LEVEL
1(x) 1 STUDIO
2(x) 1 BEDROOM
2(x) 2 BEDROOM

4th LEVEL
1(x) 1 STUDIO
2(x) 1 BEDROOM
2(x) 2 BEDROOM

TOTAL 20 UNITS

AREA SCHEDULE (GROSS BUILDING)		
Name	Area	Comments
BASEMENT LEVEL		
BASEMENT	1,190 SF	Existing
COMMON	608 SF	
1st LEVEL		
RETAIL	4,030 SF	Existing
COMMON	928 SF	
2-BEDROOM	879 SF	Unit 101
STUDIO	377 SF	Unit 102
1-BEDROOM	671 SF	Unit 103
2-BEDROOM	858 SF	Unit 104
1-BEDROOM	560 SF	Unit 105

2nd LEVEL		
COMMON	559 SF	
2-BEDROOM	879 SF	Unit 201
STUDIO	377 SF	Unit 202
1-BEDROOM	671 SF	Unit 203
2-BEDROOM	858 SF	Unit 204
1-BEDROOM	560 SF	Unit 205

3rd LEVEL		
COMMON	559 SF	
2-BEDROOM	879 SF	Unit 301
STUDIO	377 SF	Unit 302
1-BEDROOM	671 SF	Unit 303
2-BEDROOM	858 SF	Unit 304
1-BEDROOM	560 SF	Unit 305

4th LEVEL		
COMMON	559 SF	
2-BEDROOM	879 SF	Unit 401
STUDIO	377 SF	Unit 402
1-BEDROOM	671 SF	Unit 403
2-BEDROOM	858 SF	Unit 404
1-BEDROOM	560 SF	Unit 405

TOTAL AREA	
Name	Area
RESIDENTIAL	13,380 SF
COMMON	3,213 SF
RETAIL	4,030 SF
BASEMENT	3,982 SF
TOTAL	
	24,605 SF



04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	12.19.2020	ISSUED FOR REVIEW	0
01	12.04.2020	ISSUED FOR INFORMATION	0

ARCHITECT'S SEAL:



COMMERCIAL
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E-MAIL:
DAVID.BARSKY@DAVIDBARSKYARCHITECT.COM

CLIENT INFORMATION

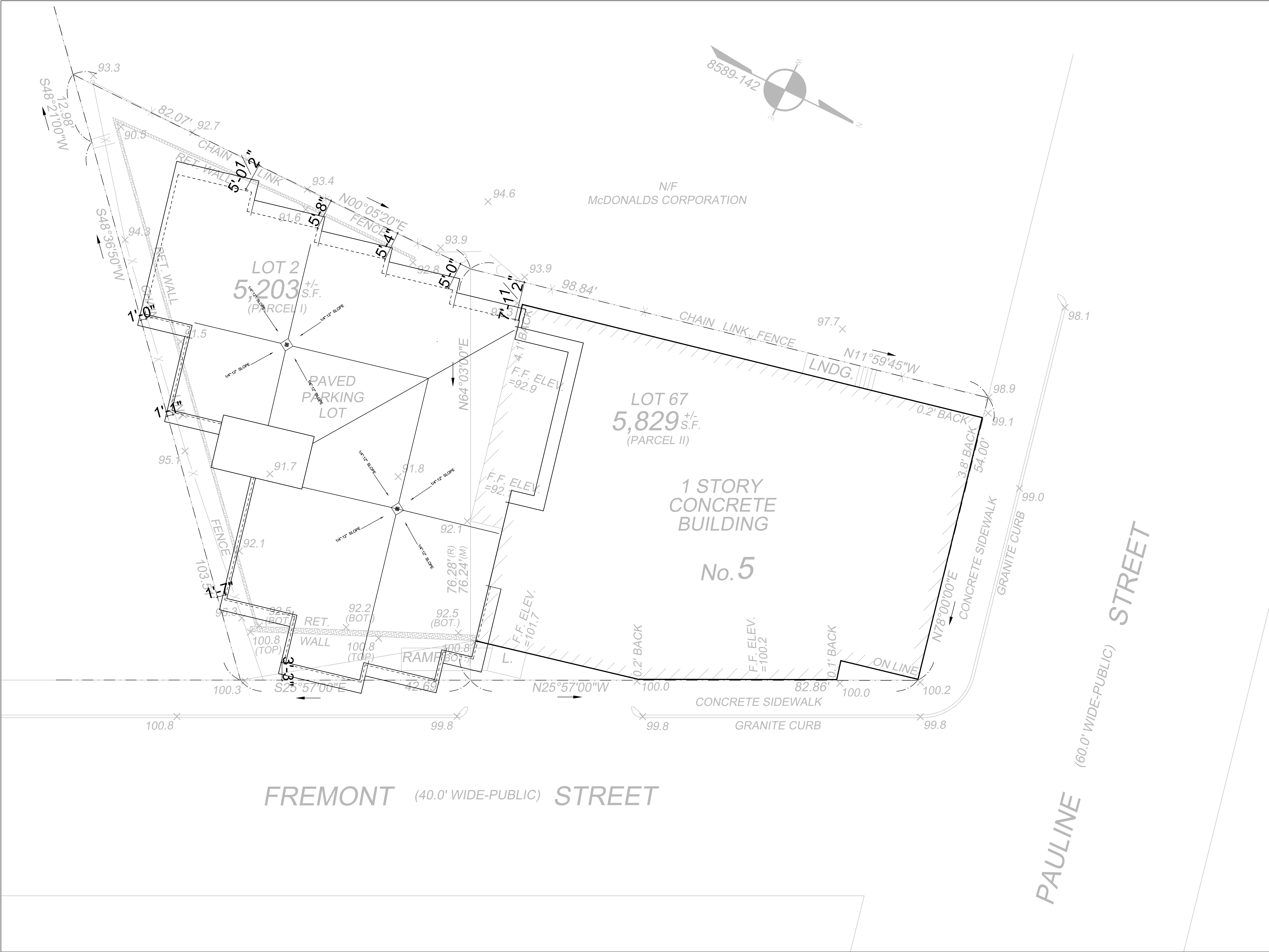
PROJECT LOCATION

5 Fremont Street,
Winthrop, MA

DRAWING TITLE

BUILDING PLANS & ZONING
STUDY

SCALE	1/16" = 1'-0"	DATE	December 2020
PROJECT NO.		REVISION NO.	0
DRAWN BY	DBB	DRAWING NO.	A-010
VERIFIED BY	DBB		



04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:





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CLIENT INFORMATION

PROJECT LOCATION

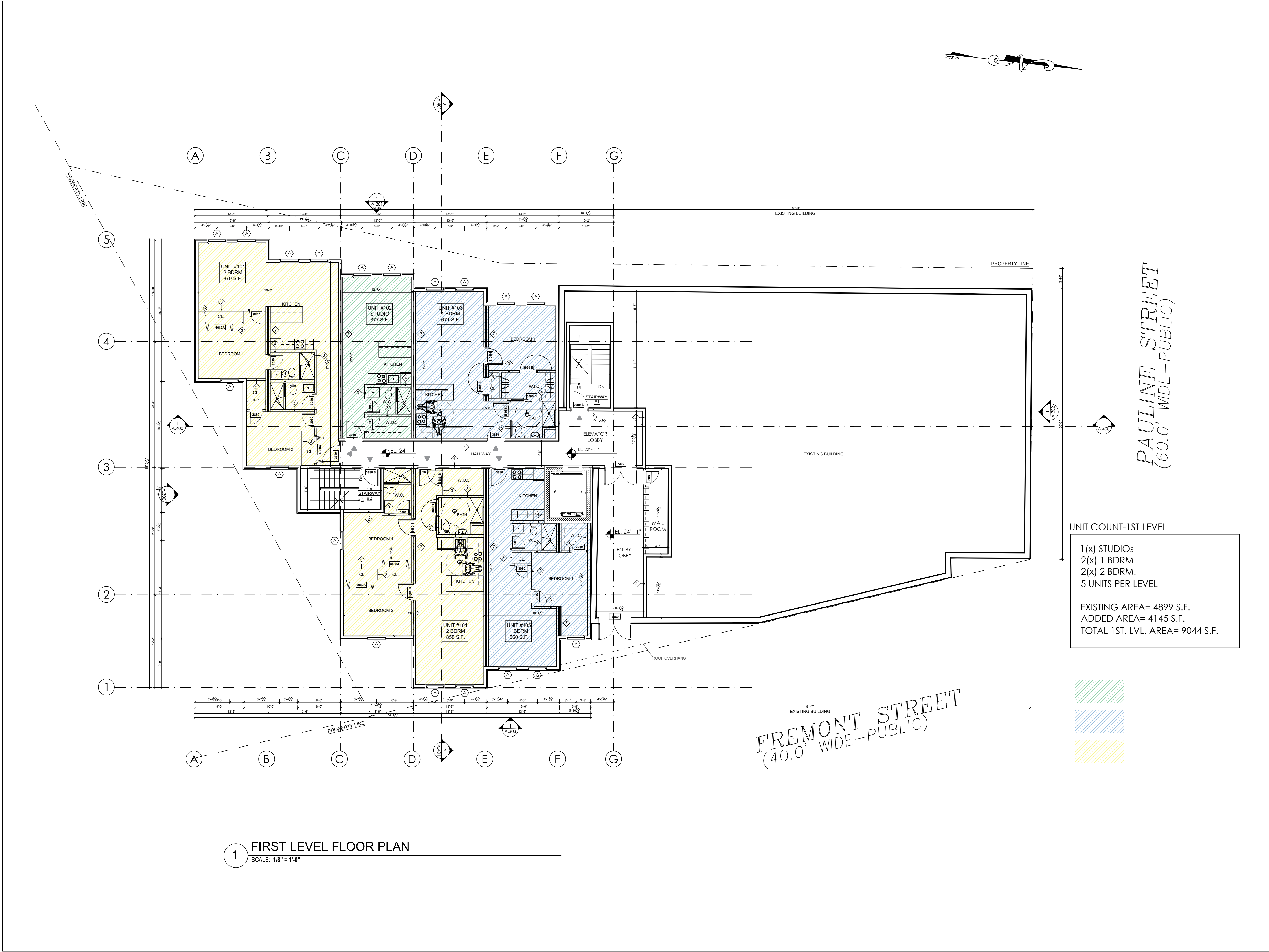
5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

SITE PLAN

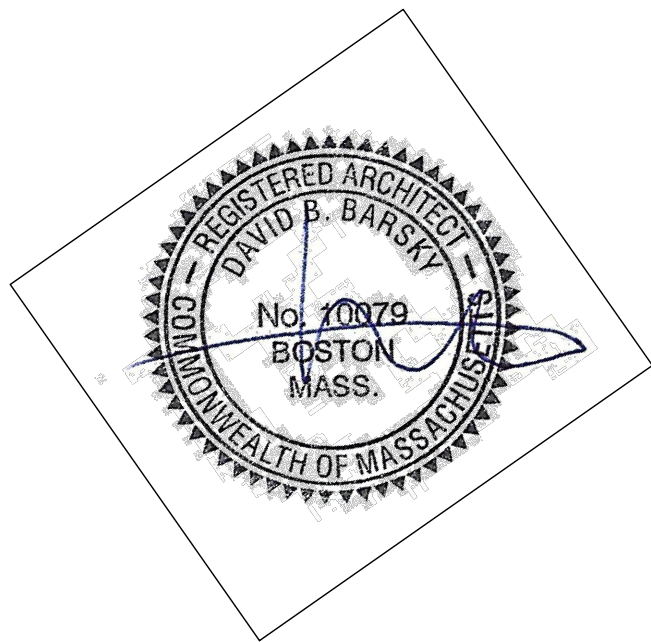
SCALE	1/8"=1'-0"	DATE	January, 2021
PROJECT NO.	DBB	REVISION NO.	0
DRAWN BY		DRAWING NO.	A-030
VERIFIED BY			

SCALE 1/8"=1'-0"	DATE January, 2021
PROJECT NO. DBB	REVISION NO. 0 
DRAWN BY	DRAWING NO. A.100
VERIFIED BY	



04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:





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CLIENT INFORMATION

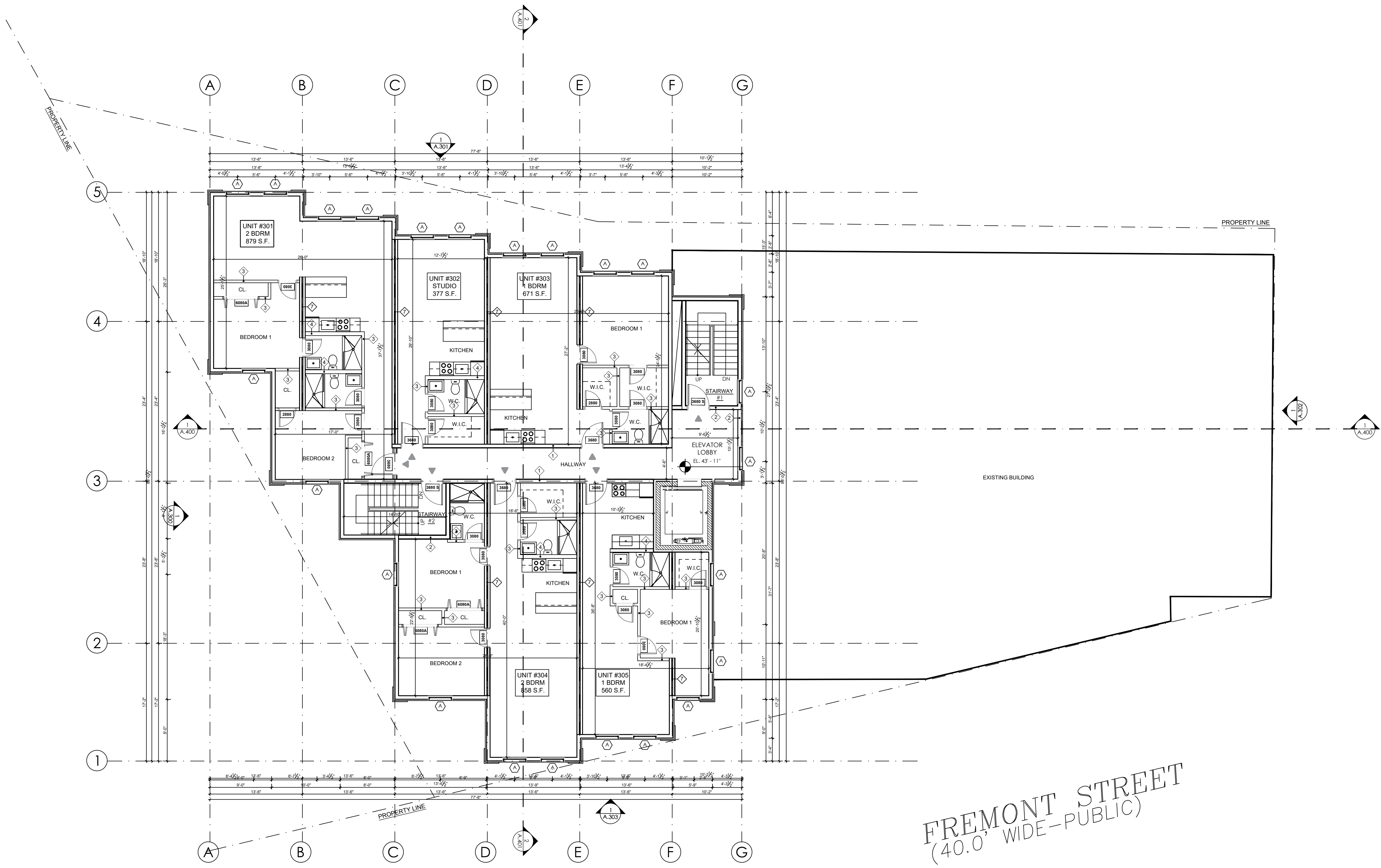
PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

1-st LEVEL FLOOR PLAN

SCALE	1/8"=1'-0"	DATE	January, 2021
PROJECT NO.	DBB	REVISION NO.	0
DRAWN BY		DRAWING NO.	A.101
VERIFIED BY			



PAULINE STREET
(60.0' WIDE-PUBLIC)

FREMONT STREET
(40.0' WIDE-PUBLIC)

04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:

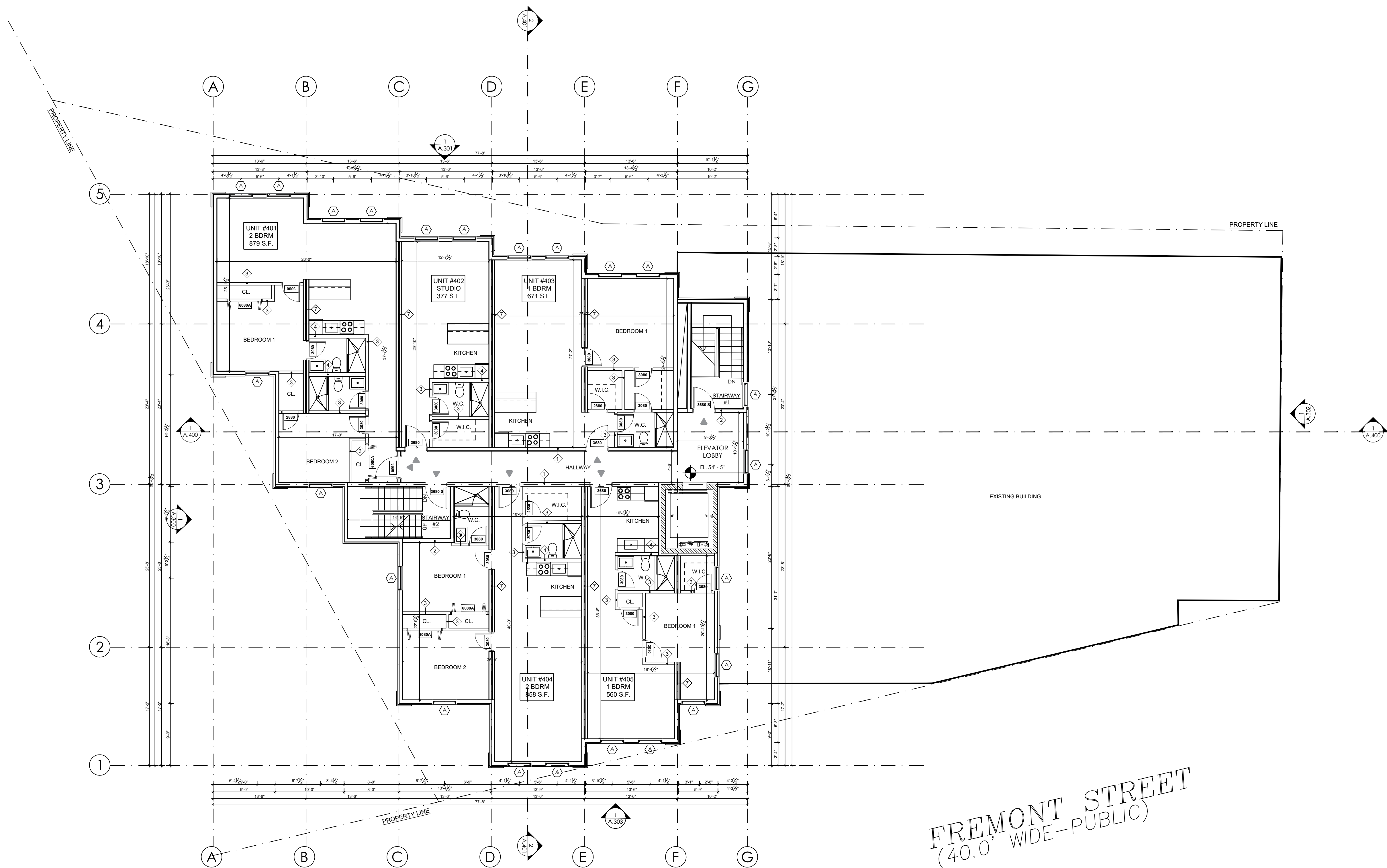
COMMERCIAL
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CLIENT INFORMATION

PROJECT LOCATION
**5 FREMONT STREET
WINTHROP, MA**

DRAWING TITLE
**3-RD LEVEL PLAN
FLOOR PLAN**

SCALE 1/8"=1'-0"	DATE January, 2021
PROJECT NO. DBB	REVISION NO. 0
DRAWN BY	DRAWING NO. A.103
VERIFIED BY	



PAULINE STREET
(60.0' WIDE-PUBLIC)

FREMONT STREET
(40.0' WIDE-PUBLIC)

04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:



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E-MAIL: DAVID.BARSKY@DAVIDBARSKYARCHITECT.COM

CLIENT INFORMATION

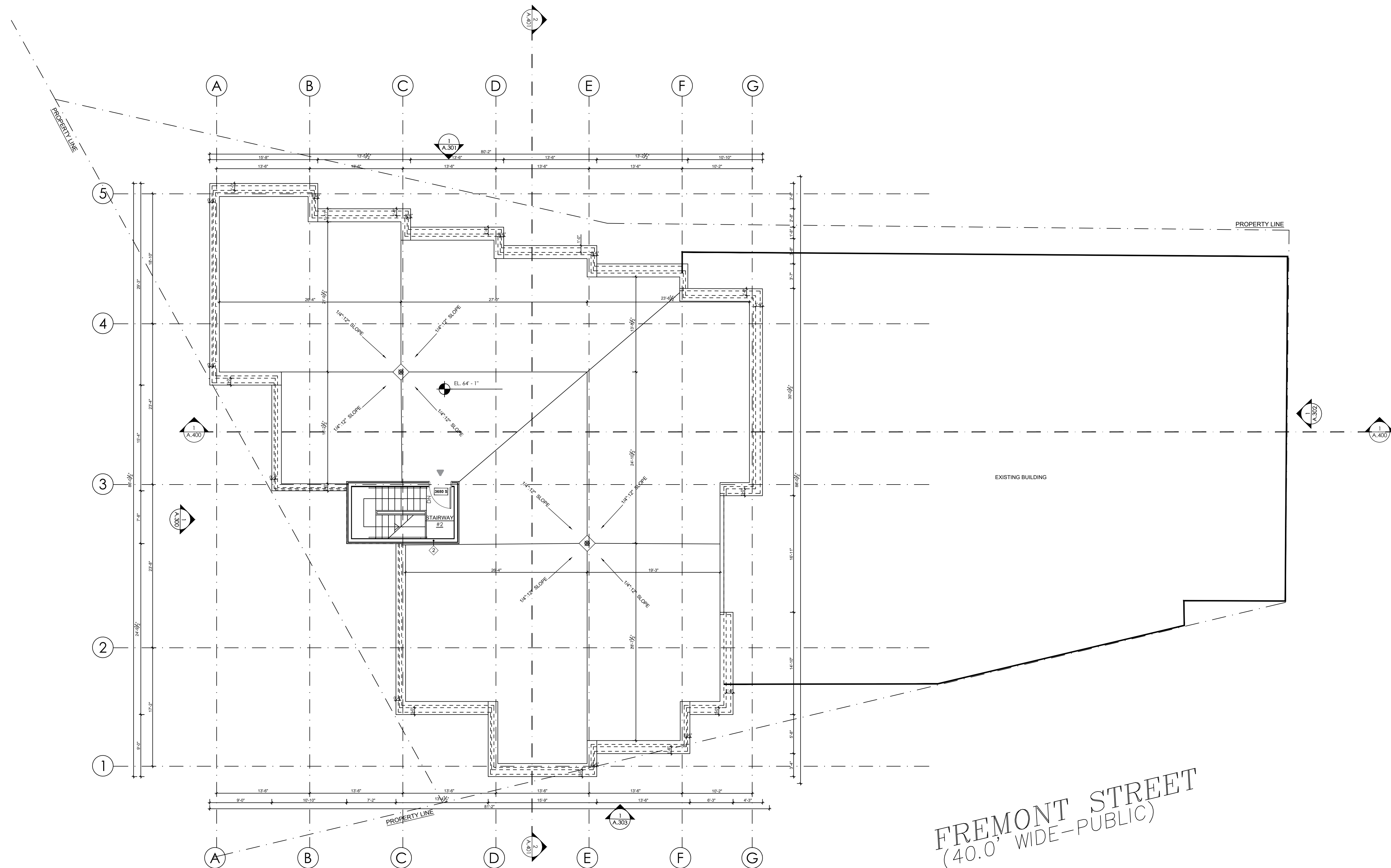
PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

4-TH LEVEL PLAN
FLOOR PLAN

SCALE	1/8"=1'-0"	DATE	January, 2021
PROJECT NO.	DBB	REVISION NO.	0
DRAWN BY		DRAWING NO.	A.104
VERIFIED BY			



PAULINE STREET
(60.0' WIDE-PUBLIC)

FREMONT STREET
(40.0' WIDE-PUBLIC)

04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:



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CLIENT INFORMATION

PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

ROOF PLAN

SCALE
1/8"=1'-0"

DATE
January, 2021

PROJECT NO.
DBB

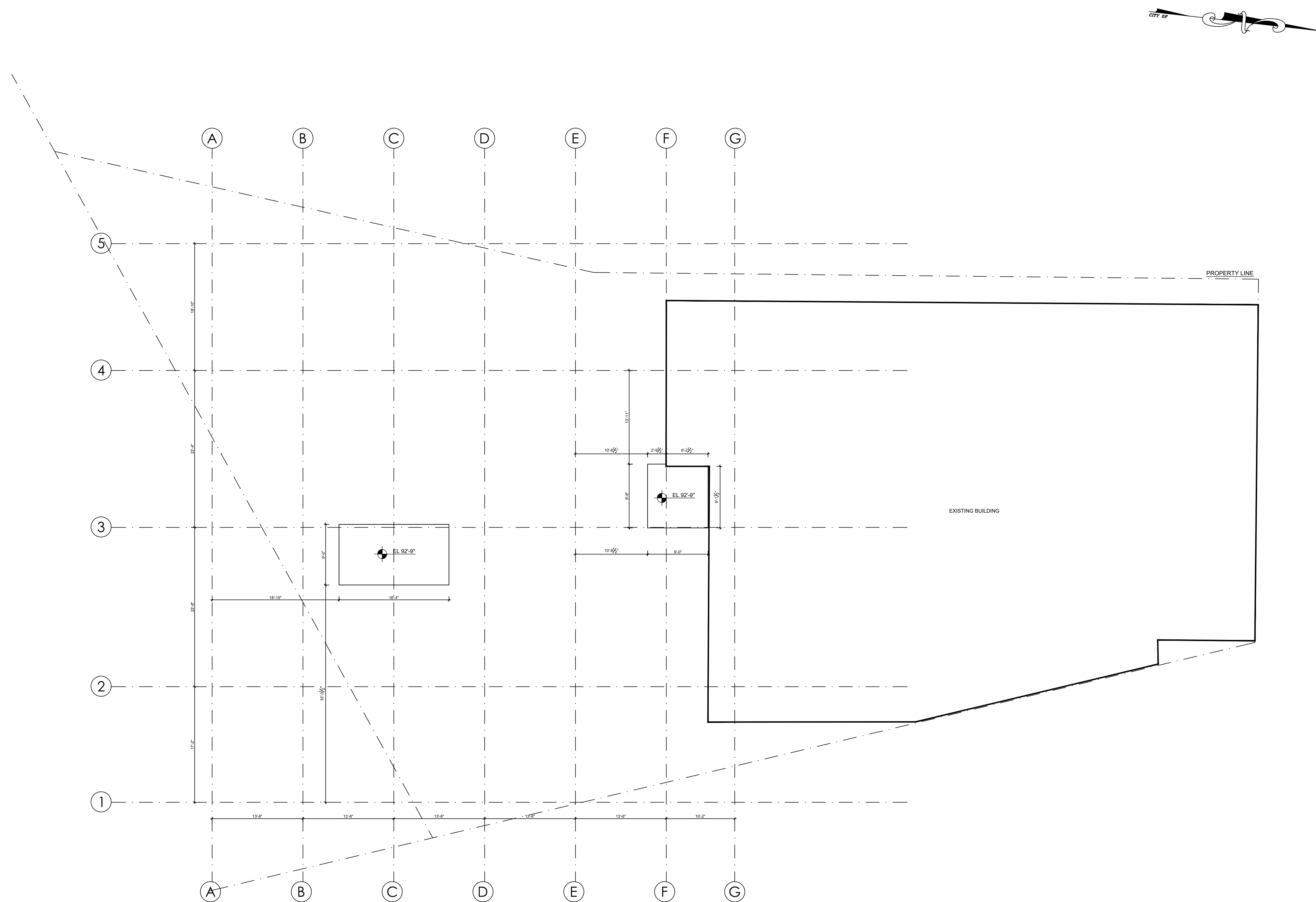
REVISION NO.
0

DRAWN BY

DRAWING NO.

VERIFIED BY

A.105



04	09.06.2021	ISSUED FOR BUILDING PERMIT	
03	03.05.2021	ISSUED FOR INFORMATION	
02	10.18.2020	ISSUED FOR INFORMATION	
01	10.5.2020	ISSUED FOR INFORMATION	
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.



**COMMERCIAL
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CLIENT INFORMATION

5 FREMONT STREET
WINTHROP, MA

PARKING LEVEL SLAB PLAN

DRAWN BY

VERIFIED BY	
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ARCHITECT'S SEAL:



CLIENT INFORMATION

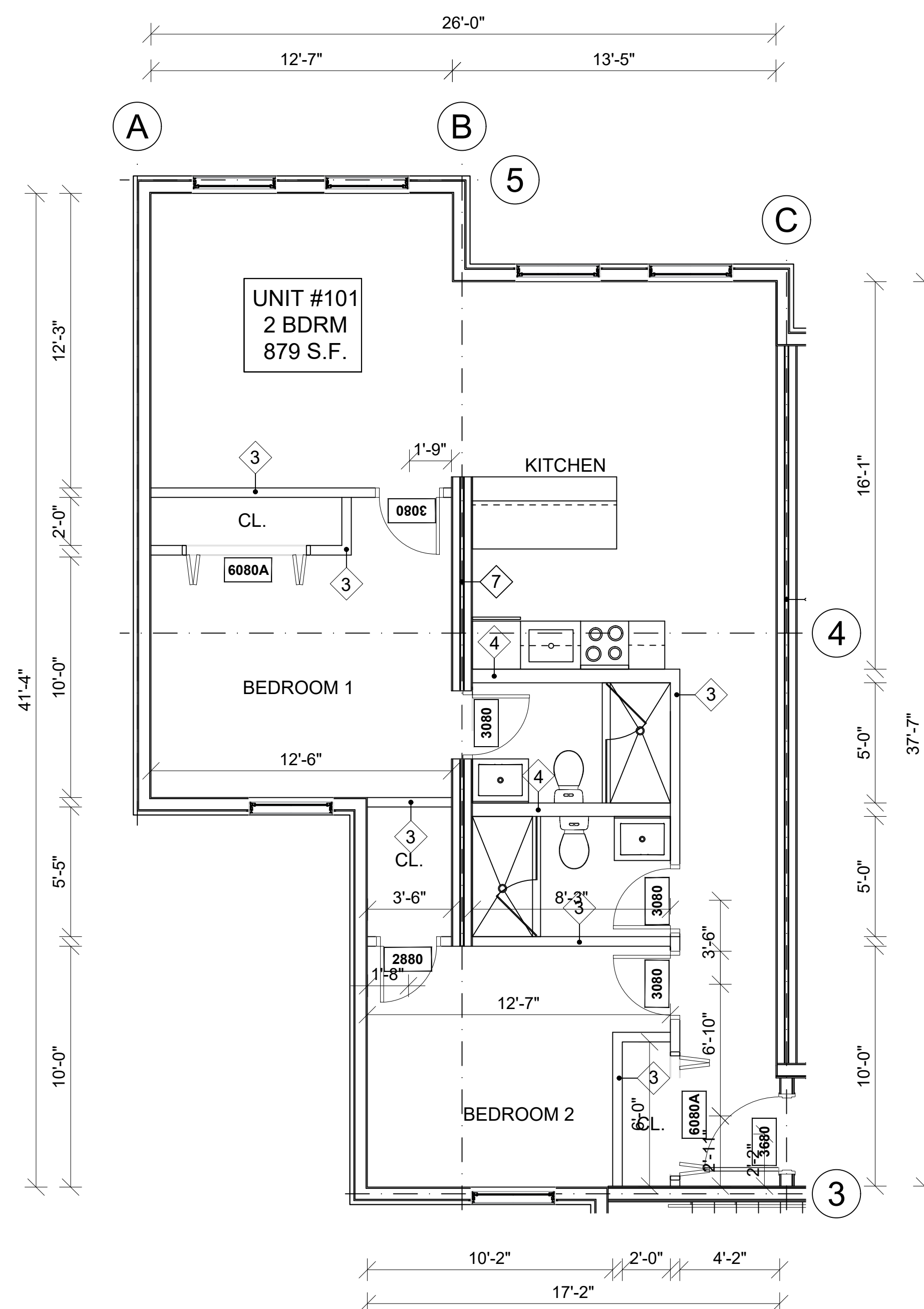
PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

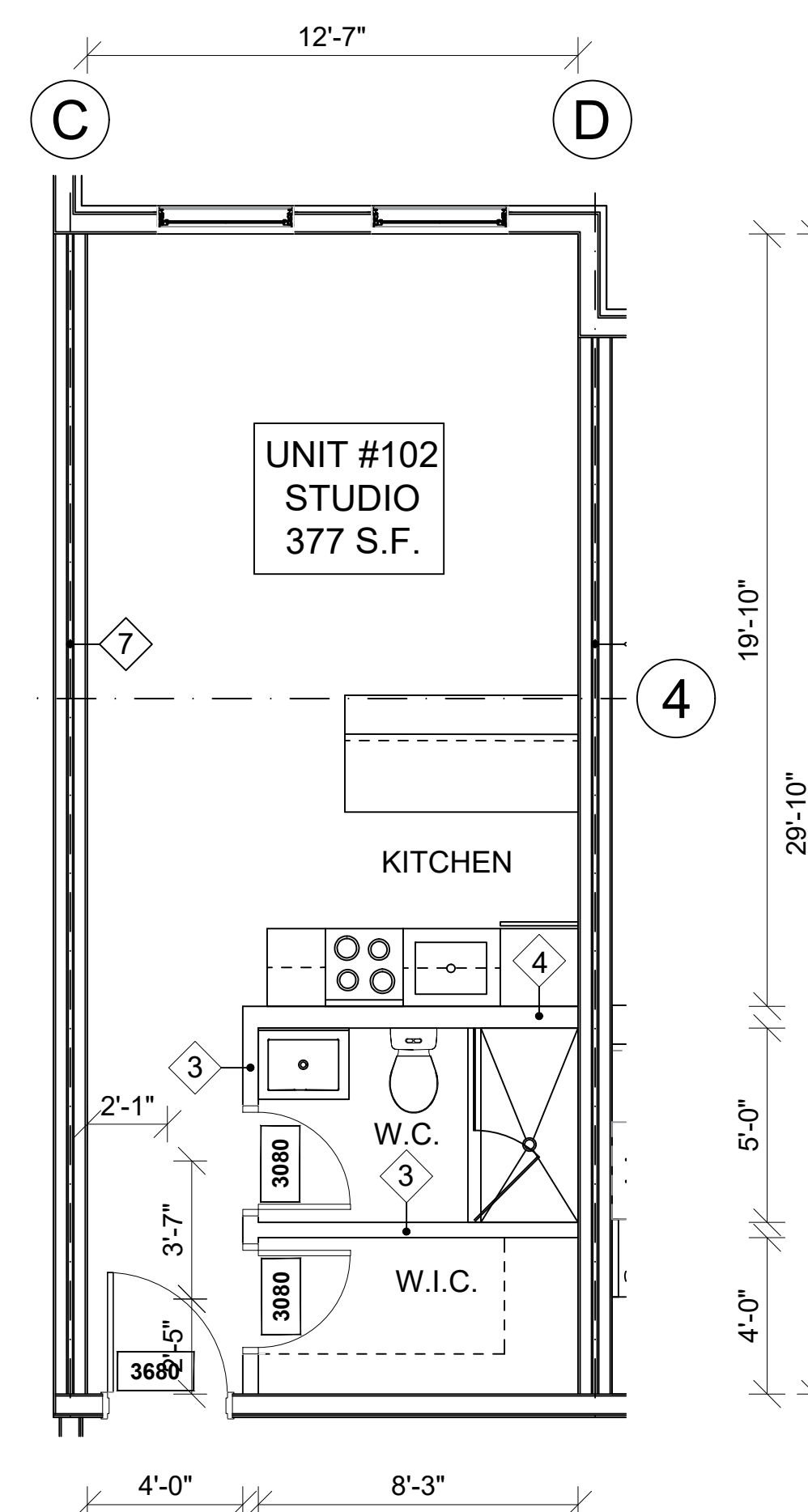
DRAWING TITLE

1ST LEVEL
SLAB PLAN

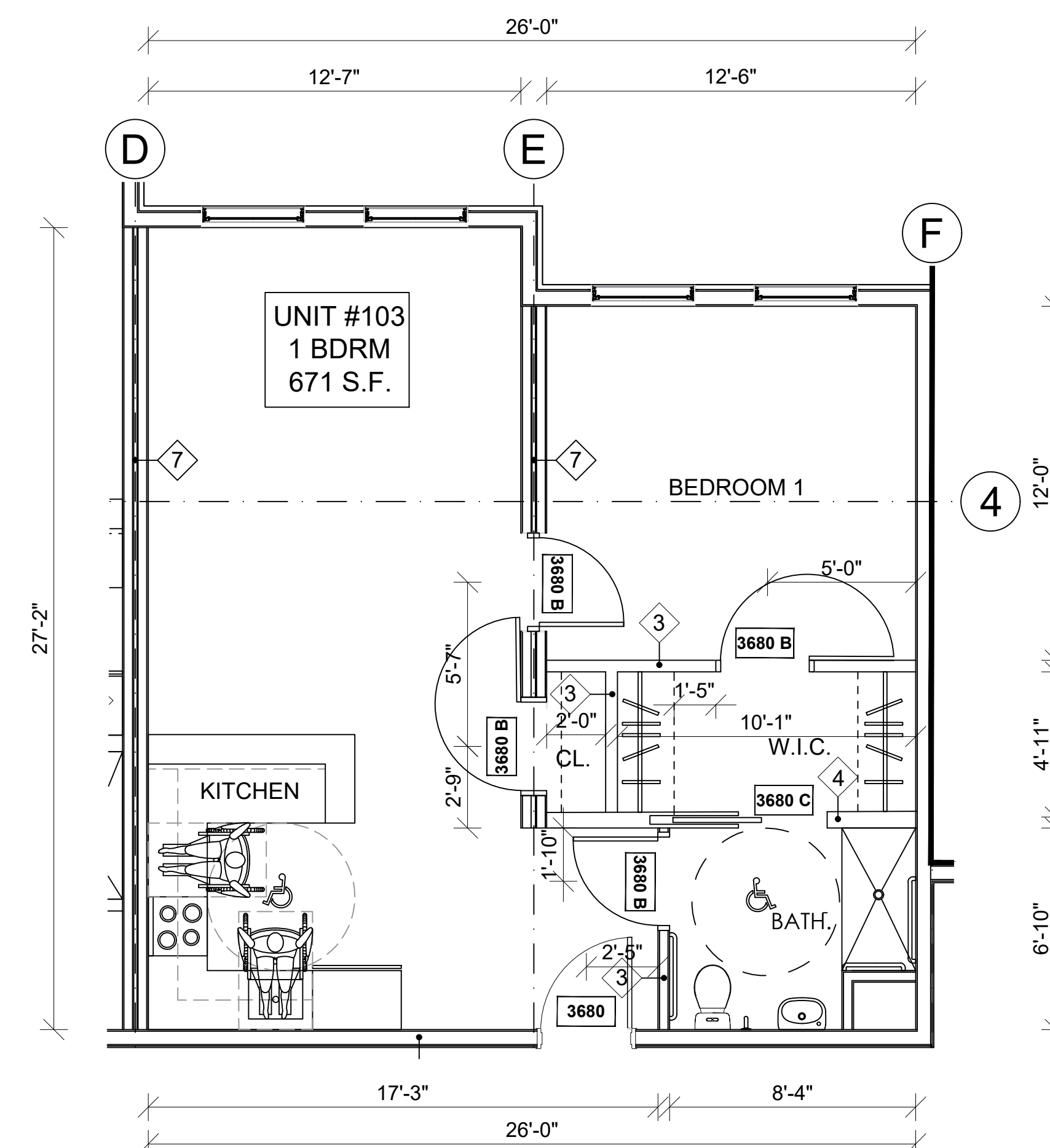
SCALE 1/8"=1'-0"	DATE January, 2021
PROJECT NO. DBB	REVISION NO. 
DRAWN BY	DRAWING NO.
VERIFIED BY	A.212



① ENLARGED UNIT TYPE 01 (101, 201, 301, 401)
1/4"=1'-0"



② ENLARGED UNIT TYPE 02 (102, 202, 302, 402)
1/4"=1'-0"



③ ENLARGED UNIT TYPE 03 (103)
1/4"=1'-0"

04	09.06.2021	ISSUED FOR BUILDING PERMIT	
03	03.05.2021	ISSUED FOR INFORMATION	
02	10.18.2020	ISSUED FOR INFORMATION	
01	10.5.2020	ISSUED FOR INFORMATION	
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:



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CLIENT INFORMATION

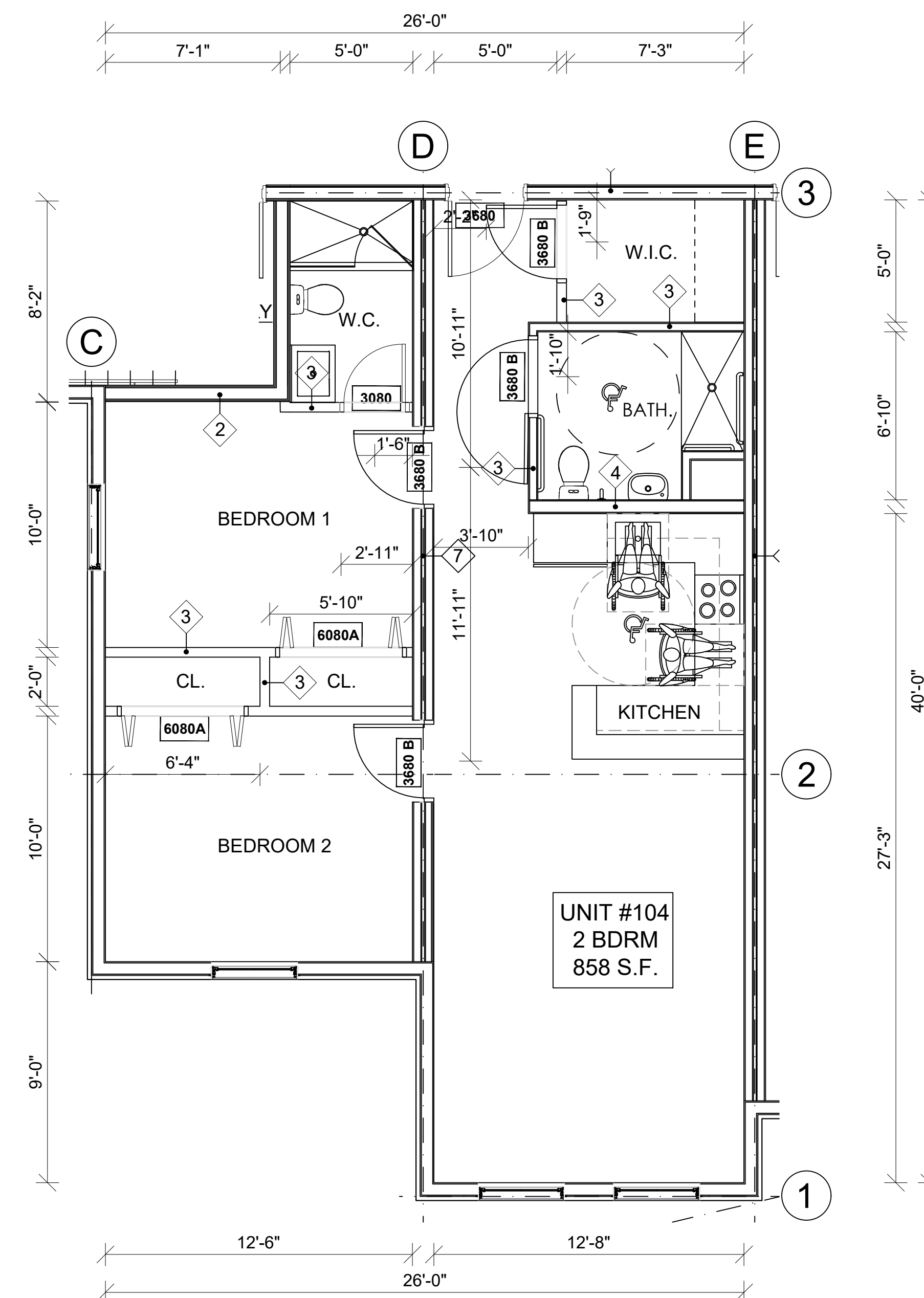
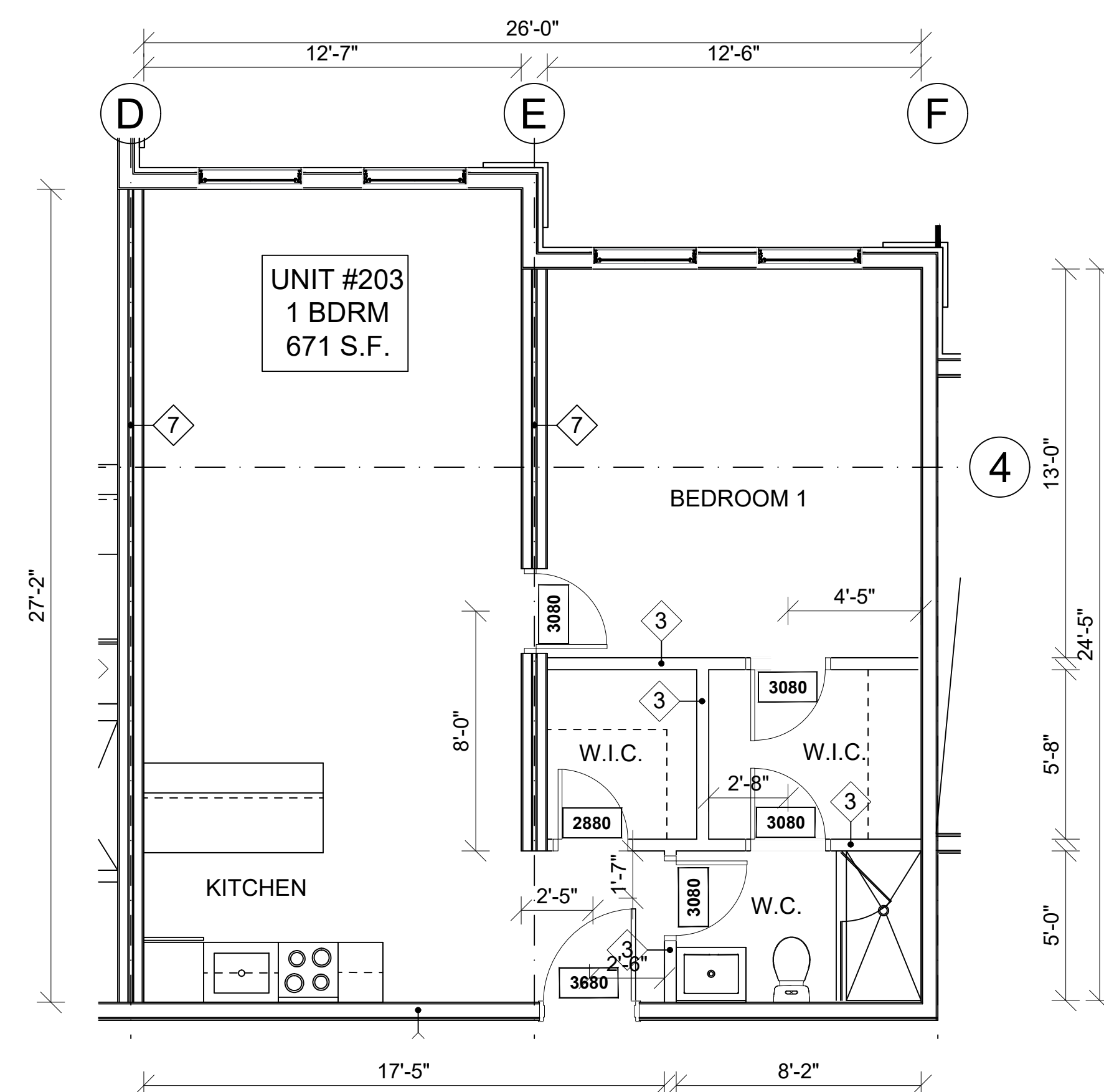
PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

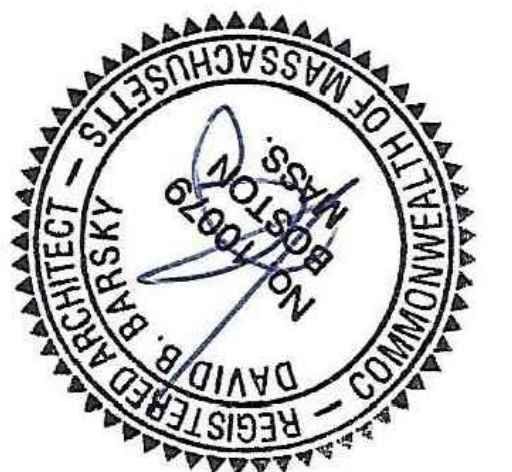
DRAWING TITLE

ENLARGED
UNIT PLANS

SCALE 1/4"=1'-0"	DATE February 2021
PROJECT NO. DBB	REVISION NO. 0
DRAWN BY	DRAWING NO. A 110
VERIFIED BY	



04	09.06.2021	ISSUED FOR BUILDING PERMIT	
03	03.05.2021	ISSUED FOR INFORMATION	
02	10.18.2020	ISSUED FOR INFORMATION	
01	10.5.2020	ISSUED FOR INFORMATION	
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.



CLIENT INFORMATION

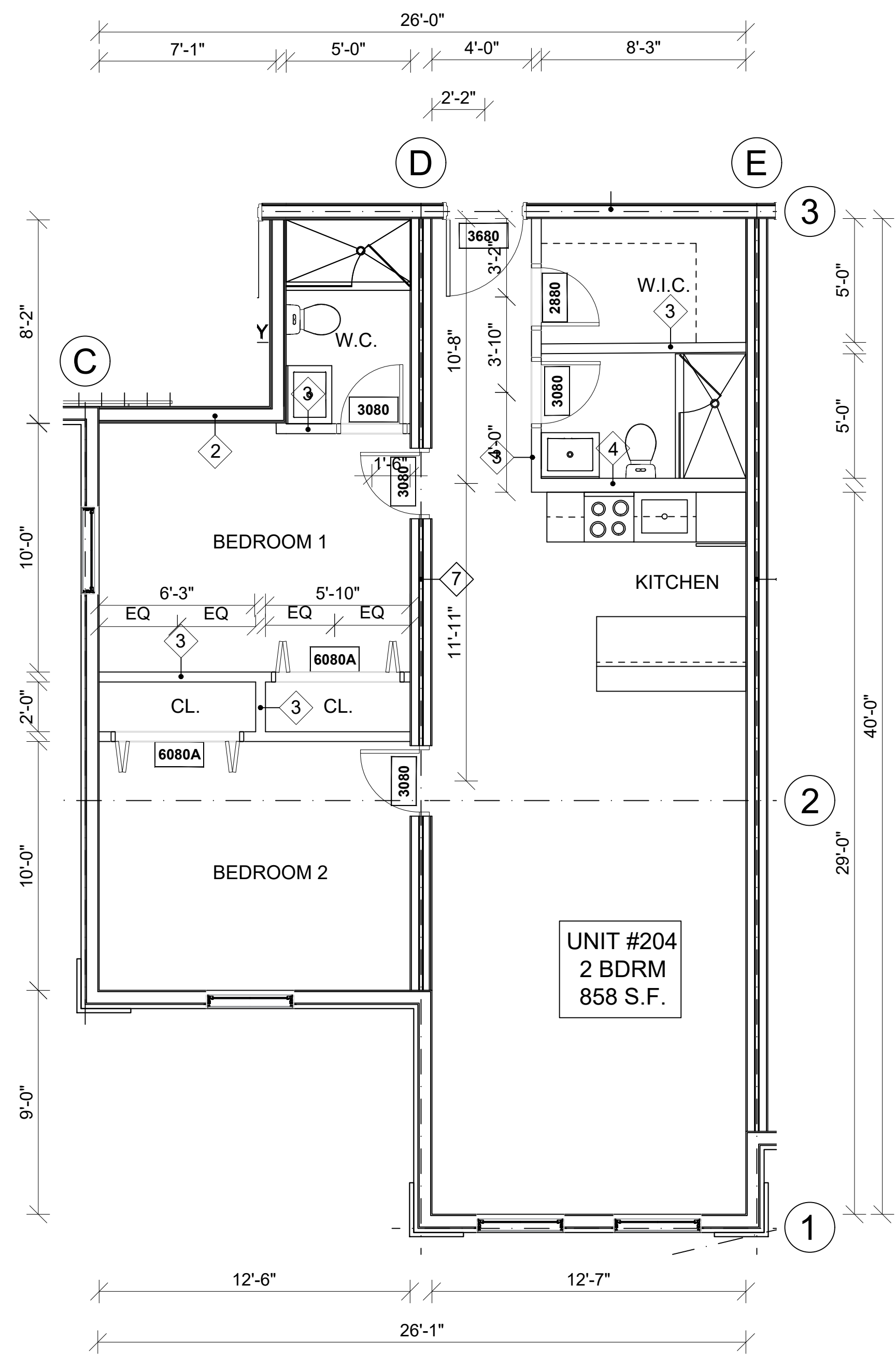
PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

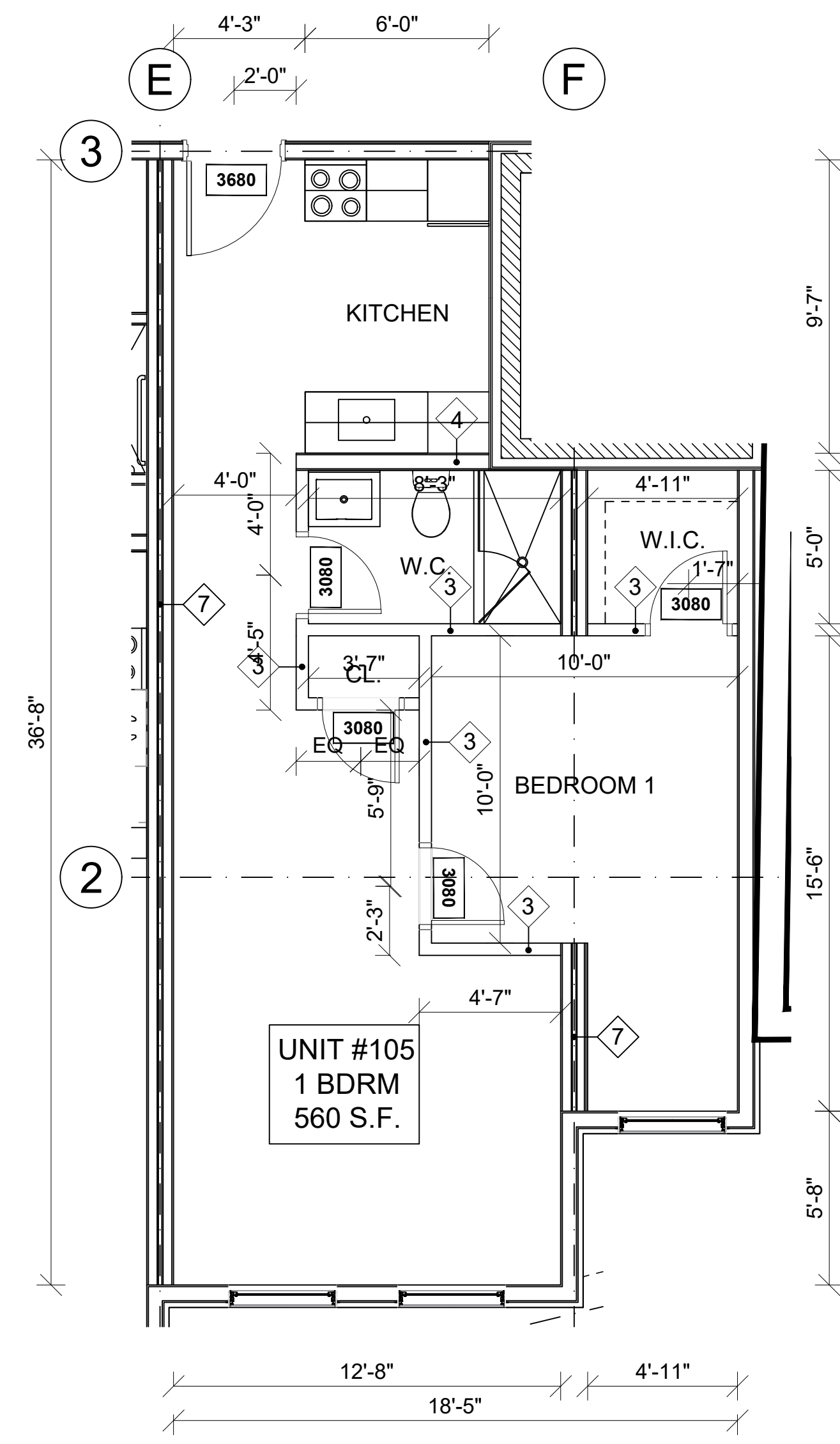
DRAWING TITLE

ENLARGED
UNIT PLANS

SCALE 1/4"=1'-0"	DATE February 2021
PROJECT NO. DBB	REVISION NO. 
DRAWN BY	DRAWING NO. A_111
VERIFIED BY	



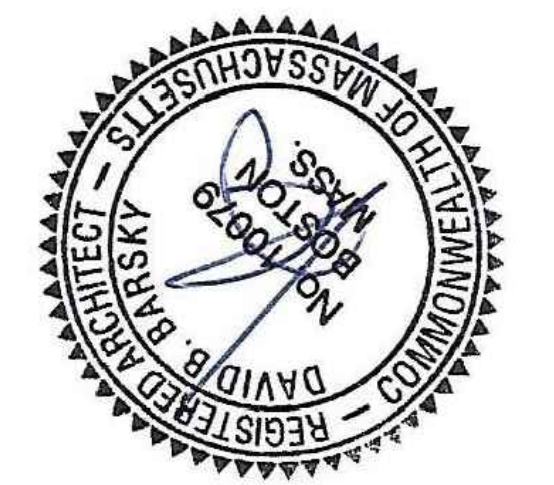
① ENLARGED UNIT TYPE 06 (204,304,404)
1/4"=1'-0"



② ENLARGED UNIT TYPE 07 (105,205,305,405)
1/4"=1'-0"

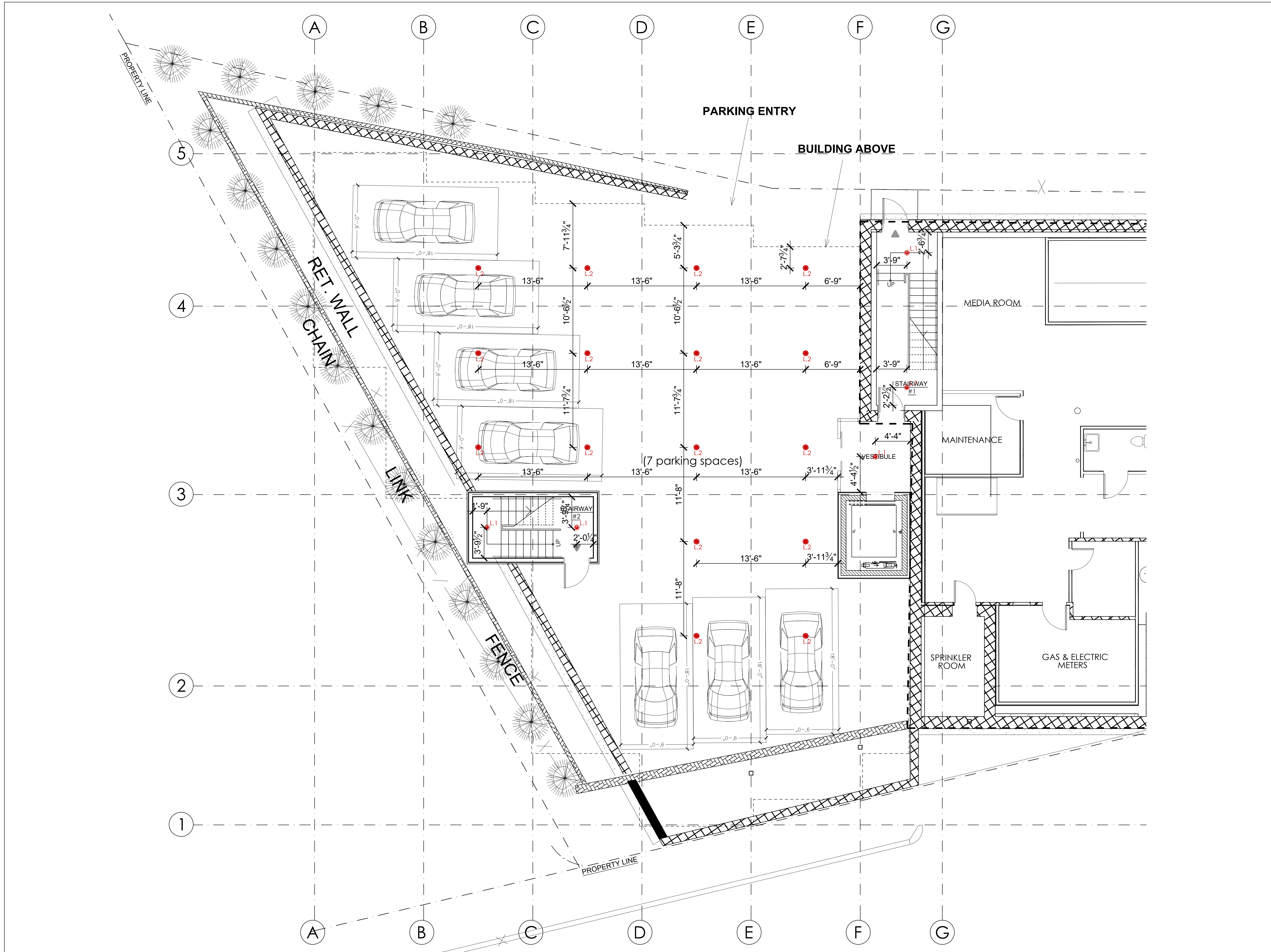
04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:



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NEWTON, MA 02460
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E-MAIL: DAVID.BARSKY@DAVIDBARSKYARCHITECT.COM

CLIENT INFORMATION	
PROJECT LOCATION	
5 FREMONT STREET WINTHROP, MA	
DRAWING TITLE	
ENLARGED UNIT PLANS	
SCALE	DATE
1/4"=1'-0"	February 2021
PROJECT NO. DBB	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A_112



LEGEND:

- S1 WALL SCONCE, H=6'-6" A.F.F.
- BATHROOM MEDICINE CABINET LIGHT
- L1 RECESSED LIGHT (40W LED) ON CEILING
- L2 RECESSED LIGHT (40W LED) WATER RESISTANT, ON CEILING
- L3 RECESSED LIGHT
- Fan CEILING FAN
- P1 PENDANT LIGHT
- F1 PENDANT LIGHT

8'-6" HALLWAY CEILING HEIGHT A.F.F.
8'-0" BATHROOM CEILING HEIGHT A.F.F.
8'-0" ENTRANCE CEILING HEIGHT A.F.F.
7'-6" KITCHEN CEILING HEIGHT A.F.F.

Armstrong
CALLA Health Zone
mineral fiber ceiling
Elevation 8'-9"

ARON Lighting
on-the-grid EDGE T-Bar 2' x 24"

SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0

ARCHITECT'S SEAL:

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E-MAIL: DAVID.BARSKY@DAVIDBARSKYARCHITECT.COM

CLIENT INFORMATION

PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

REFLECTED CEILING
PLAN
BASEMENT LEVEL
FLOOR PLAN

SCALE 3/16"=1'-0"

DATE February 2021

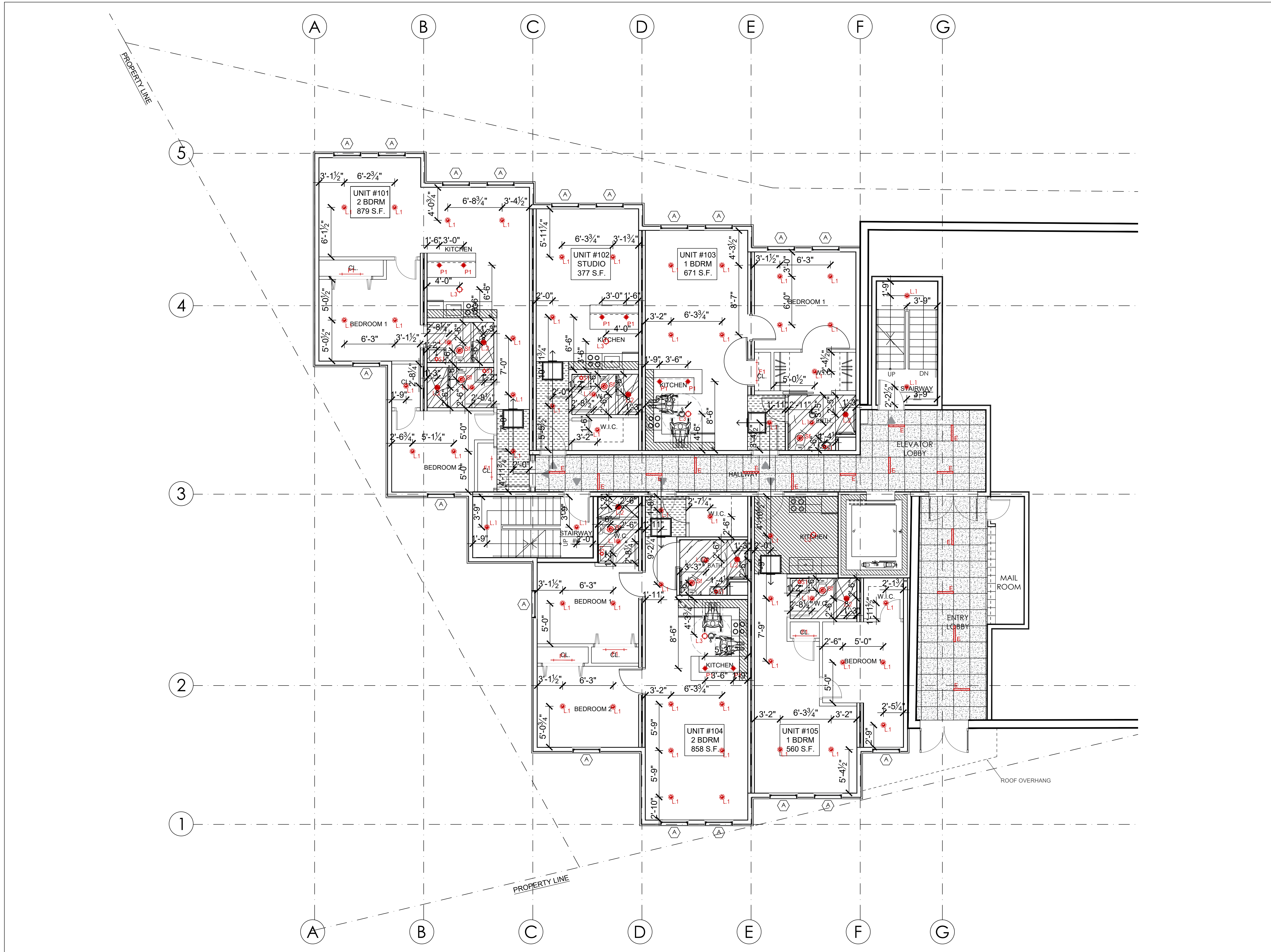
PROJECT NO. DBB

REVISION NO. 0

DRAWN BY

DRAWING NO. A_201

VERIFIED BY



- LEGEND:
- S1 WALL SCONCE, H=6'6" A.F.F.
BATHROOM MEDICINE CABINET LIGHT
 - L1 RECESSED LIGHT (40W LED)
ON CEILING
 - L2 RECESSED LIGHT (40W LED)
WATER RESISTANT, ON CEILING
 - L3 RECESSED LIGHT
 - Fan CEILING FAN
 - P1 PENDANT LIGHT
 - F1 PENDANT LIGHT

- 8'-6" HALLWAY CEILING HEIGHT A.F.F.
- 8'-0" BATHROOM CEILING HEIGHT A.F.F.
- 8'-0" ENTRANCE CEILING HEIGHT A.F.F.
- 7'-6" KITCHEN CEILING HEIGHT A.F.F.

- Armstrong
CALLA Health Zone
mineral fiber ceiling
Elevation 8'-9"

- ARON Lighting-
on-the-grid EDGE T-Bar 2' x 24'

04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:



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DAVID.BARSKY@DAVIDBARSKYARCHITECT.COM

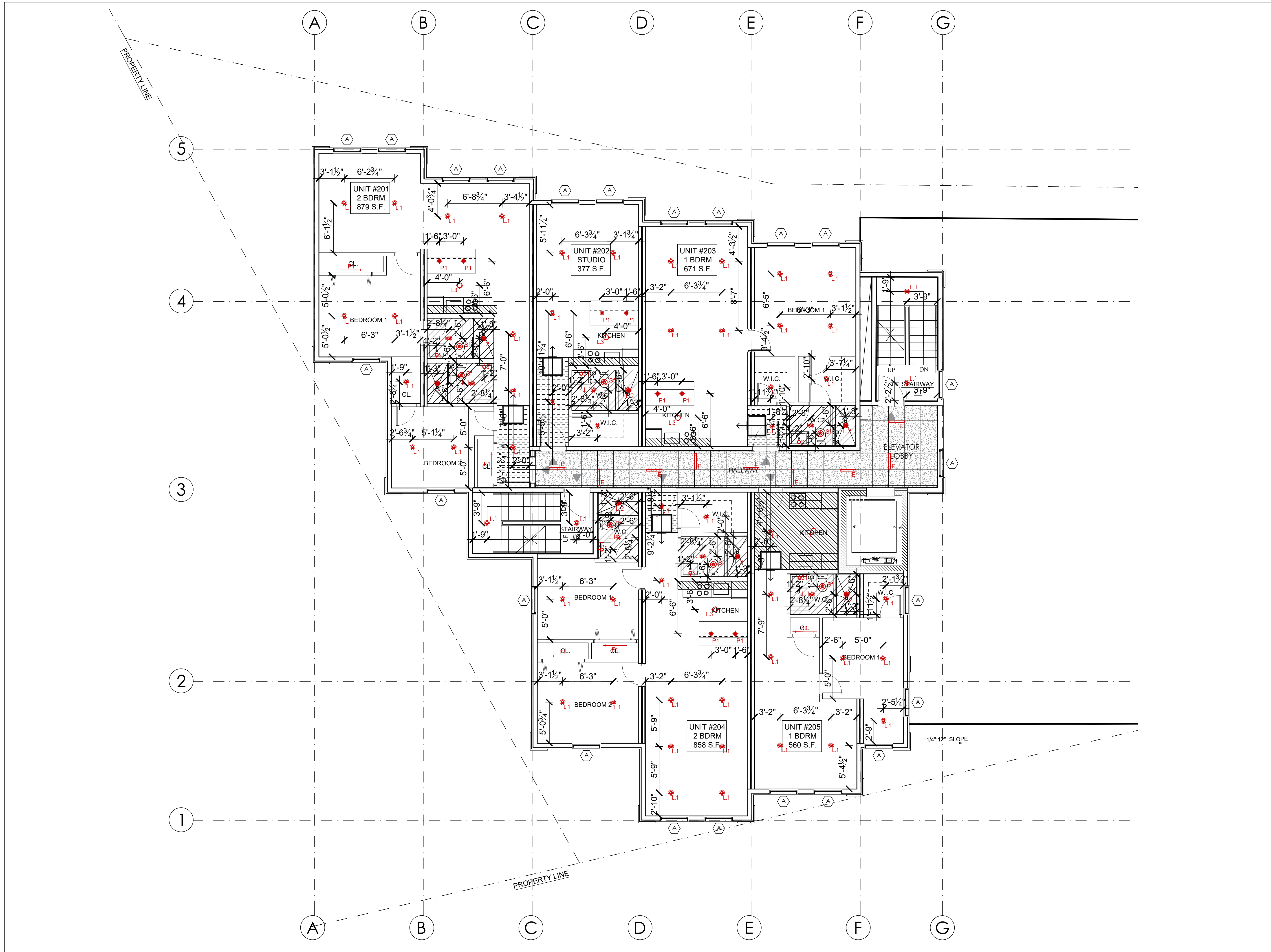
CLIENT INFORMATION

PROJECT LOCATION

**5 FREMONT STREET
WINTHROP, MA**

DRAWING TITLE
**REFLECTED CEILING
PLAN
FIRST LEVEL
FLOOR PLAN**

SCALE 3/16"=1'-0"	DATE February 2021
PROJECT NO. DBB	REVISION NO. 0
DRAWN BY	DRAWING NO. A_202
VERIFIED BY	



- LEGEND:
- S1 WALL SCONCE, H=6'6" A.F.F.
 - L1 RECESSED LIGHT (40W LED) ON CEILING
 - L2 RECESSED LIGHT (40W LED) WATER RESISTANT, ON CEILING
 - L3 RECESSED LIGHT
 - Fan CEILING FAN
 - P1 PENDANT LIGHT
 - F1 PENDANT LIGHT
- 8'-6" HALLWAY CEILING HEIGHT A.F.F.
8'-0" BATHROOM CEILING HEIGHT A.F.F.
8'-0" ENTRANCE CEILING HEIGHT A.F.F.
7'-6" KITCHEN CEILING HEIGHT A.F.F.
- Armstrong
CALLA Health Zone
mineral fiber ceiling
Elevation 8'-9"
- ARON Lighting-
on-the-grid EDGE T-Bar 2' x 24"

04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:



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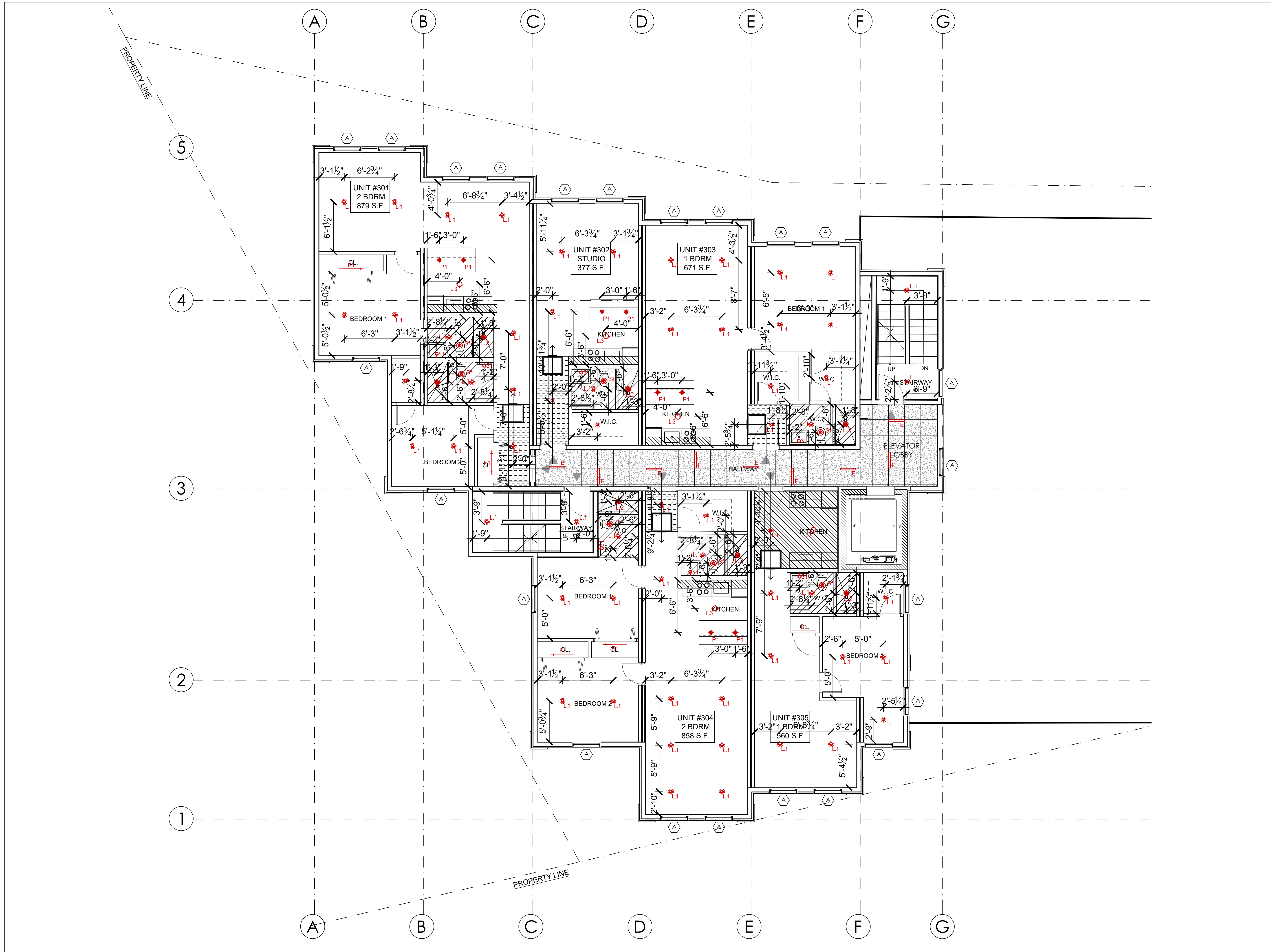
CLIENT INFORMATION

PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE
REFLECTED CEILING
PLAN
SECOND LEVEL
FLOOR PLAN

SCALE 3/16"=1'-0"	DATE February 2021
PROJECT NO. DBB	REVISION NO. 0
DRAWN BY	DRAWING NO. A_203
VERIFIED BY	



LEGEND:

- S1 WALL SCONCE, H=6" A.F.F.
- L1 RECESSED LIGHT (40W LED) ON CEILING
- L2 RECESSED LIGHT (40W LED) WATER RESISTANT, ON CEILING
- L3 RECESSED LIGHT
- Fan CEILING FAN
- P1 PENDANT LIGHT
- P1 PENDANT LIGHT

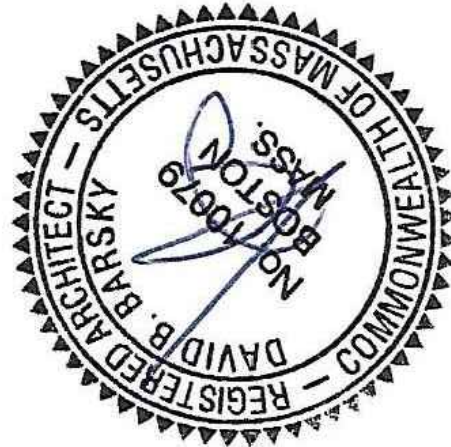
8'-6" HALLWAY CEILING HEIGHT A.F.F.
8'-0" BATHROOM CEILING HEIGHT A.F.F.
8'-0" ENTRANCE CEILING HEIGHT A.F.F.
7'-6" KITCHEN CEILING HEIGHT A.F.F.

Armstrong
CALLA Health Zone
mineral fiber ceiling
Elevation 8'-9"

ARON Lighting-
on-the-grid EDGE T-Bar 2' x 24"

04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:



 **COMMERCIAL
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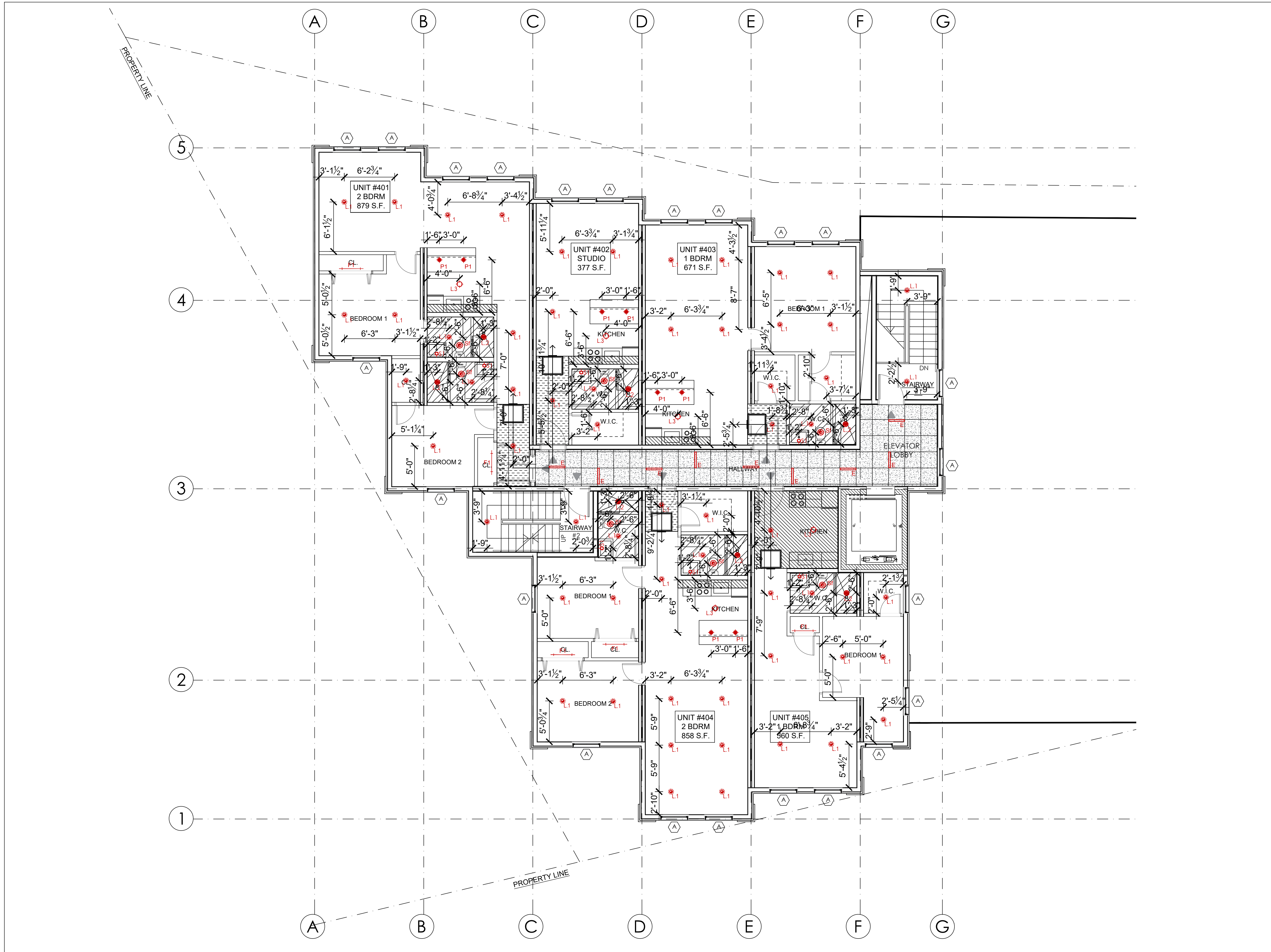
CLIENT INFORMATION

PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE
REFLECTED CEILING
PLAN
THIRD LEVEL
FLOOR PLAN

SCALE 3/16"=1'-0"	DATE February 2021
PROJECT NO. DBB	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A_204



- LEGEND:
- S1 WALL SCONCE, H=6" A.F.F.
 - BATHROOM MEDICINE CABINET LIGHT
 - L1 RECESSED LIGHT (40W LED) ON CEILING
 - L2 RECESSED LIGHT (40W LED) WATER RESISTANT, ON CEILING
 - L3 RECESSED LIGHT
 - Fan CEILING FAN
 - P1 PENDANT LIGHT
 - F1 PENDANT LIGHT
 - 8'-6" HALLWAY CEILING HEIGHT A.F.F.
 - 8'-0" BATHROOM CEILING HEIGHT A.F.F.
 - 8'-0" ENTRANCE CEILING HEIGHT A.F.F.
 - 7'-6" KITCHEN CEILING HEIGHT A.F.F.
 - Armstrong CALLA Health Zone mineral fiber ceiling Elevation 8'-9"
 - ARON Lighting on-the-grid EDGE T-Bar 2' x 24'

04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:





**COMMERCIAL
RESIDENTIAL
HOSPITALITY**

320 NEVADA STREET,
SUITE 301
NEWTON, MA 02460
T: 617.448.5872
E-MAIL: DAVID.BARSKY@DAVIDBARSKYARCHITECT.COM

CLIENT INFORMATION

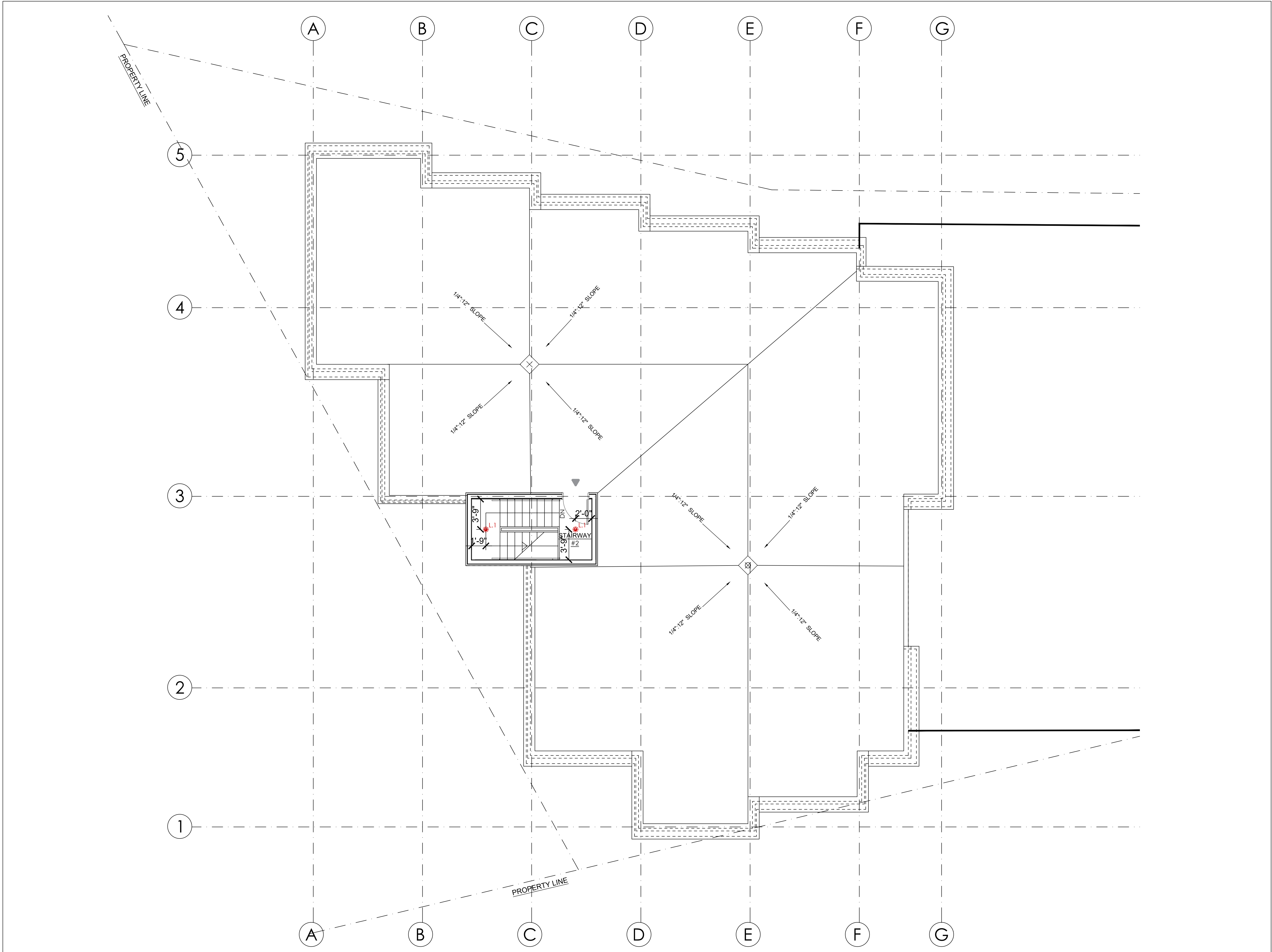
PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

REFLECTED CEILING
PLAN
FOURTH LEVEL
FLOOR PLAN

SCALE	3/16"=1'-0"	DATE	February 2021
PROJECT NO.	DBB	REVISION NO.	0
DRAWN BY		DRAWING NO.	A_205
VERIFIED BY			



LEGEND:

- S1 WALL SCONCE, H=6" A.F.F.
- L1 RECESSED LIGHT (40W LED) ON CEILING
- L2 RECESSED LIGHT (40W LED) WATER RESISTANT, ON CEILING
- L3 RECESSED LIGHT
- Fan CEILING FAN
- P1 PENDANT LIGHT
- F1 PENDANT LIGHT

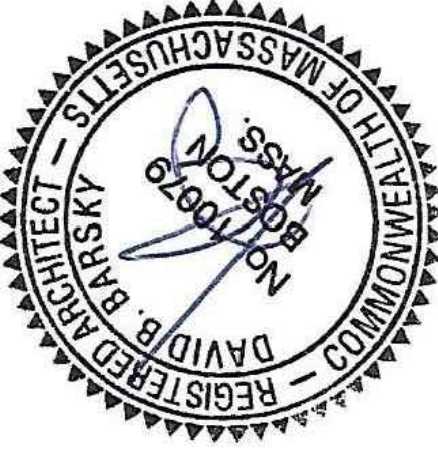
8'-6" HALLWAY CEILING HEIGHT A.F.F.
8'-0" BATHROOM CEILING HEIGHT A.F.F.
8'-0" ENTRANCE CEILING HEIGHT A.F.F.
7'-6" KITCHEN CEILING HEIGHT A.F.F.

Armstrong
CALLA Health Zone
mineral fiber ceiling
Elevation 8'-9"

ARON Lighting-
on-the-grid EDGE T-Bar 2" x 24"

04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

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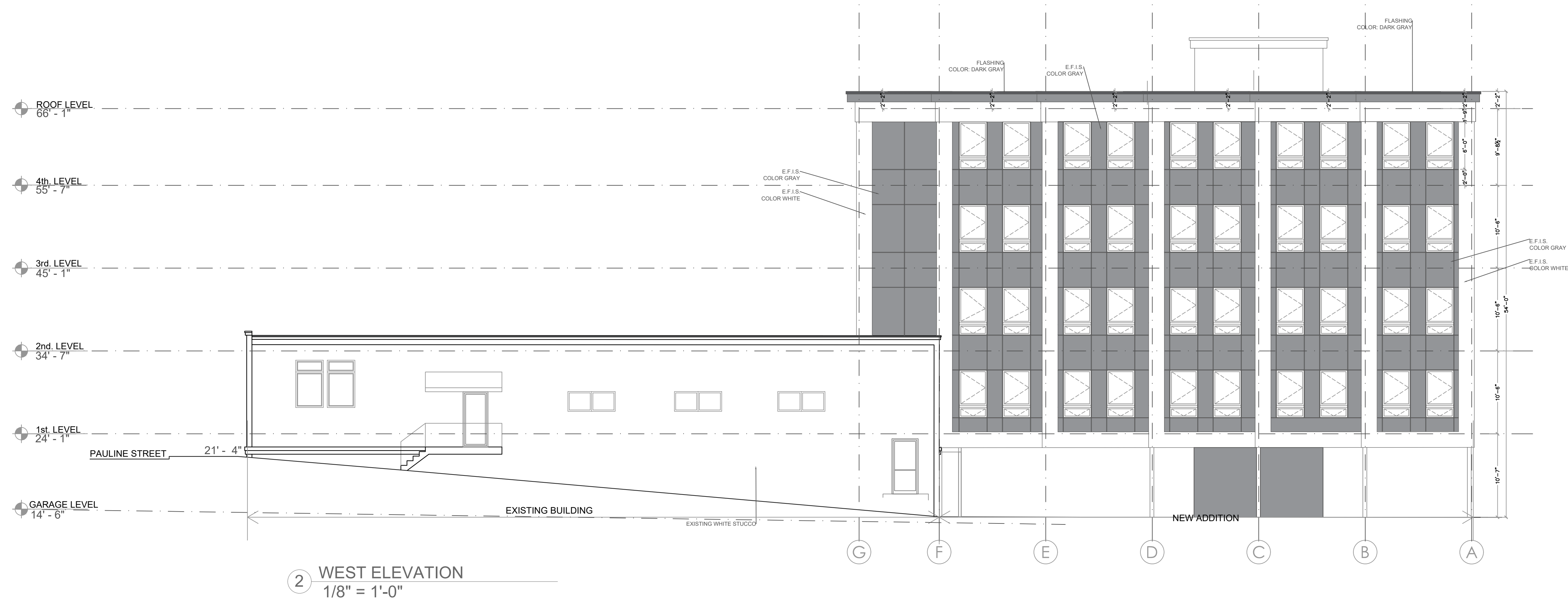
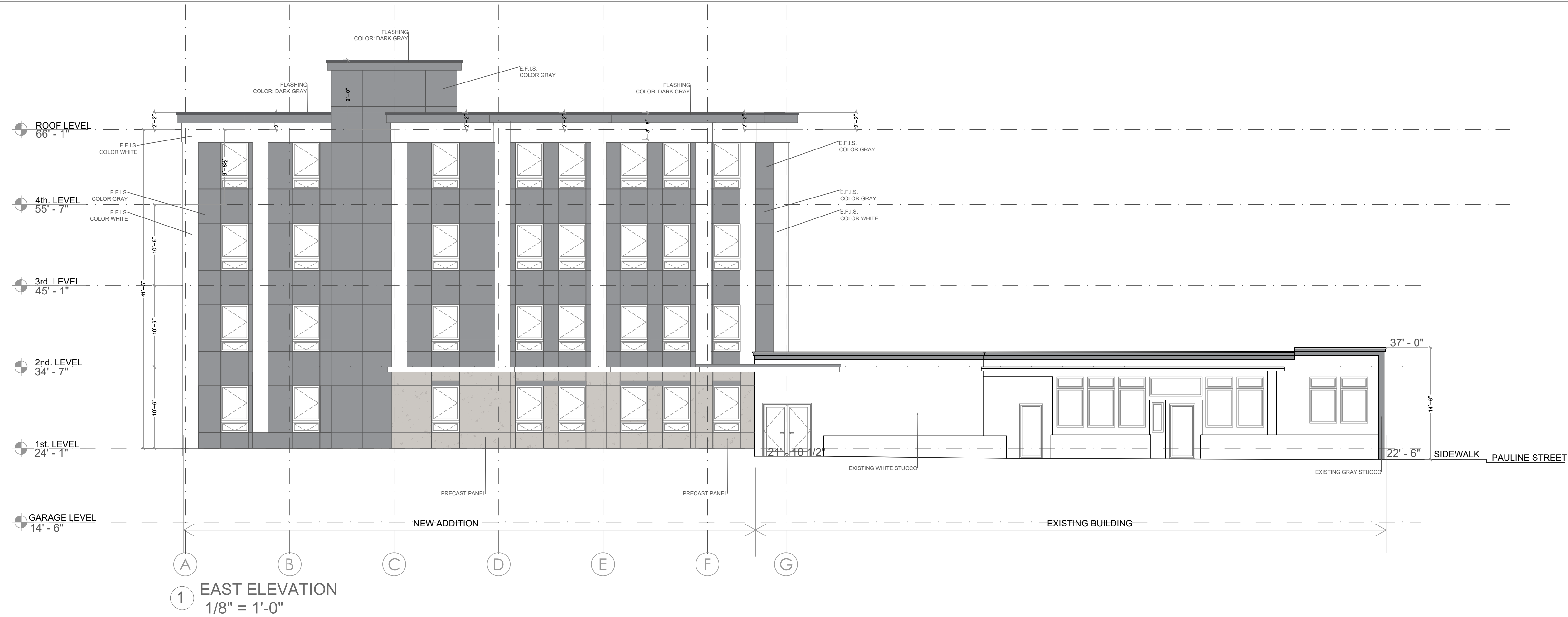
PROJECT LOCATION

**5 FREMONT STREET
WINTHROP, MA**

DRAWING TITLE

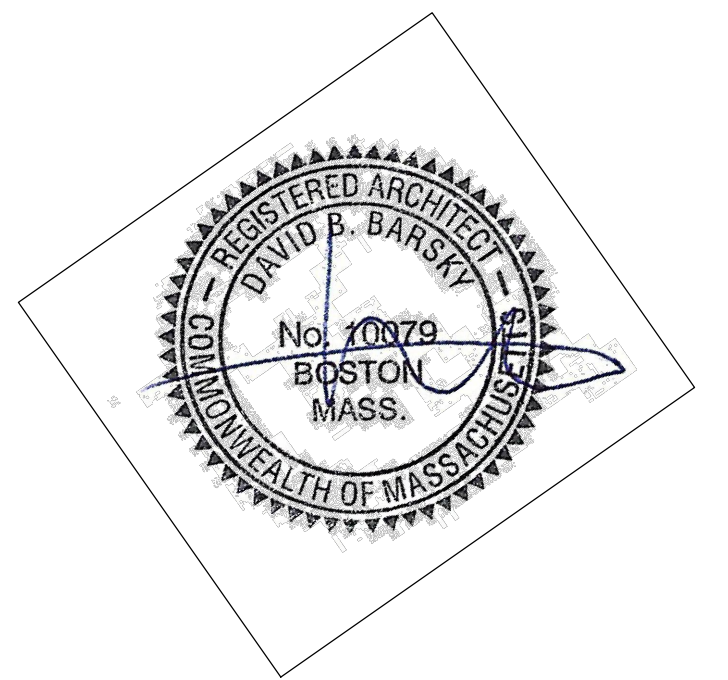
**REFLECTED CEILING
PLAN
ROOF LEVEL**

SCALE	DATE
3/16"=1'-0"	February 2021
PROJECT NO. DBB	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A_206



04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:





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CLIENT INFORMATION

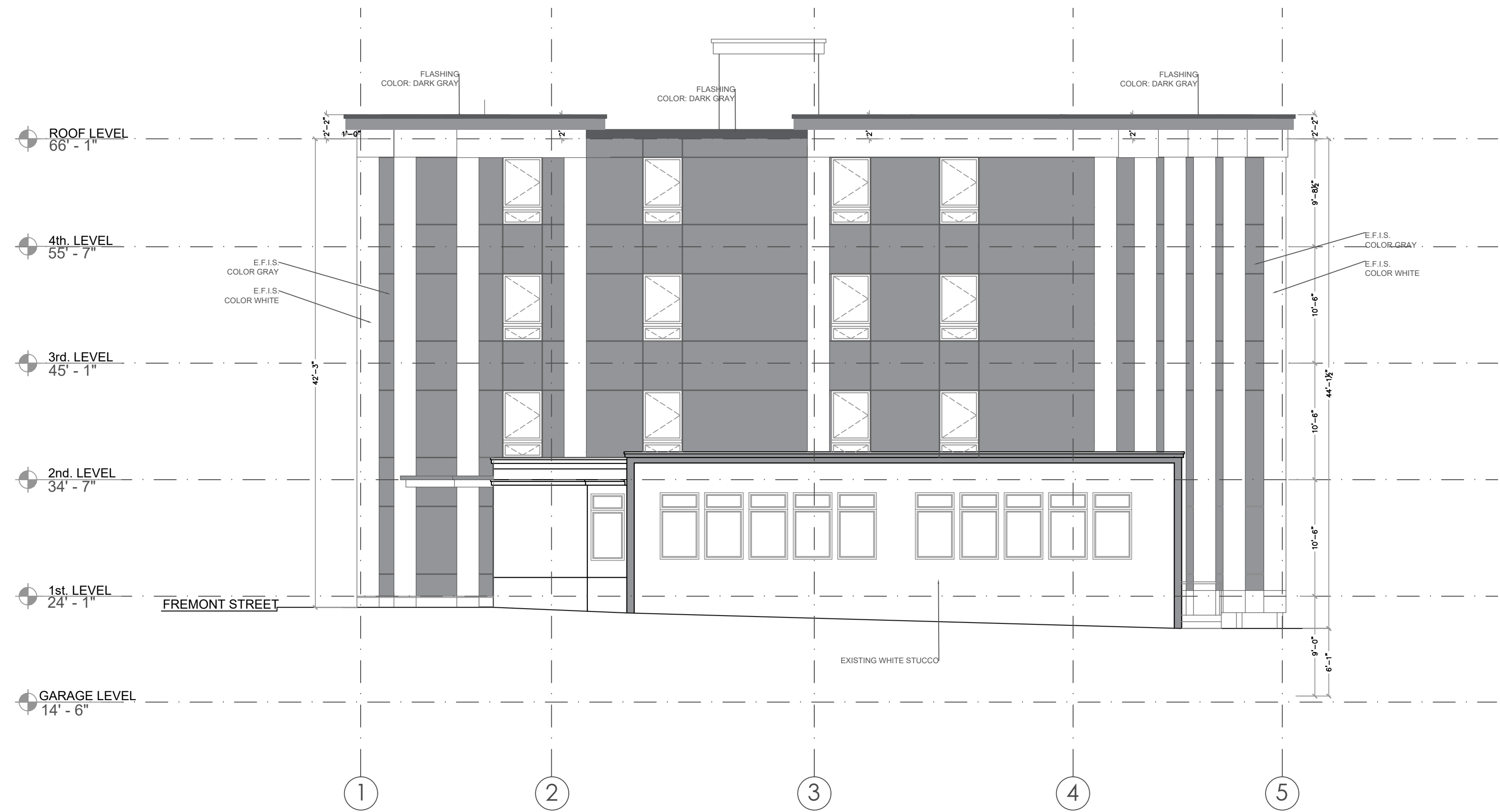
PROJECT LOCATION

**5 FREMONT STREET
WINTHROP, MA**

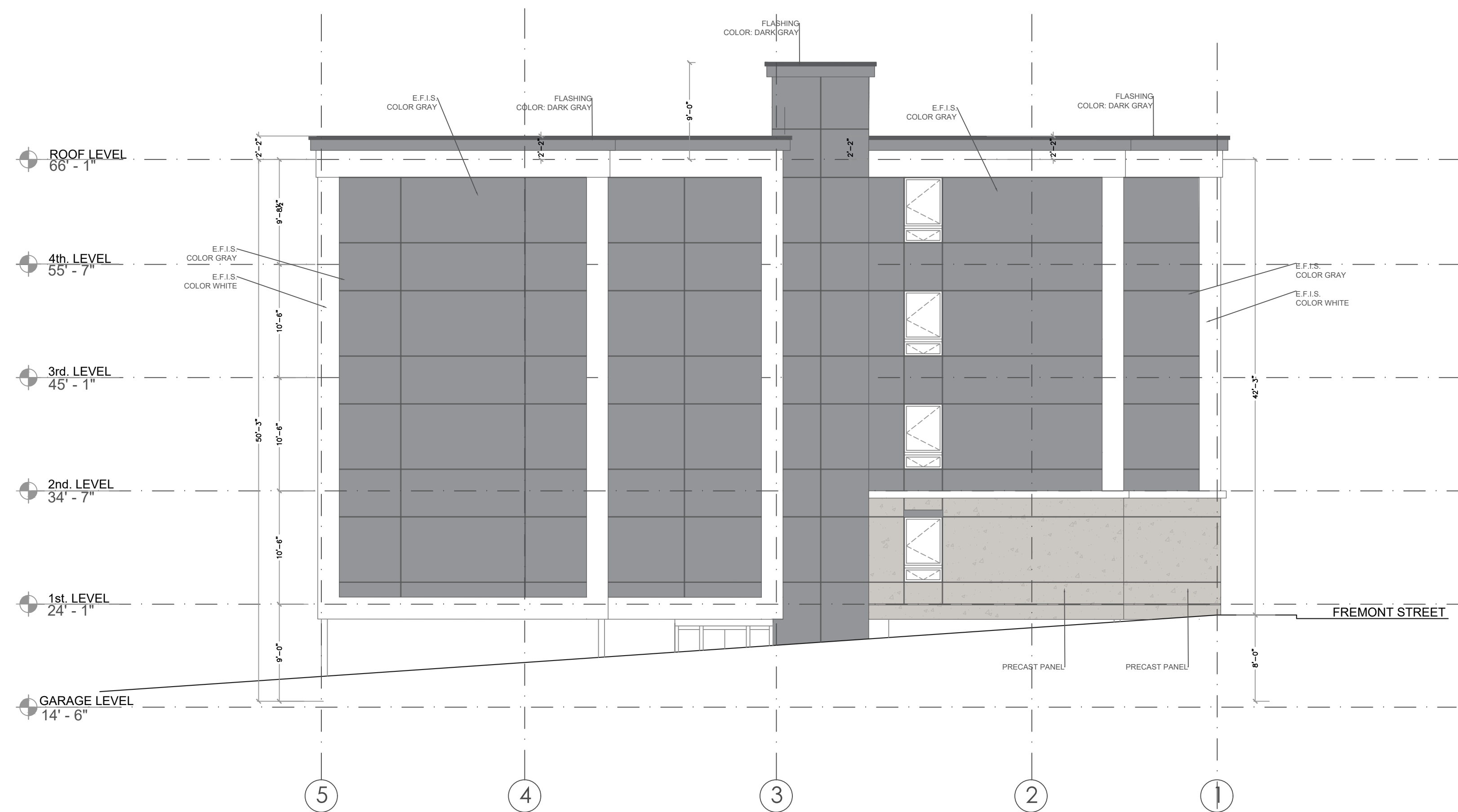
DRAWING TITLE

ELEVATIONS

SCALE	1/8"=1'-0"	DATE	December, 2020
PROJECT NO.	DBB	REVISION NO.	0
DRAWN BY		DRAWING NO.	A-300
VERIFIED BY			



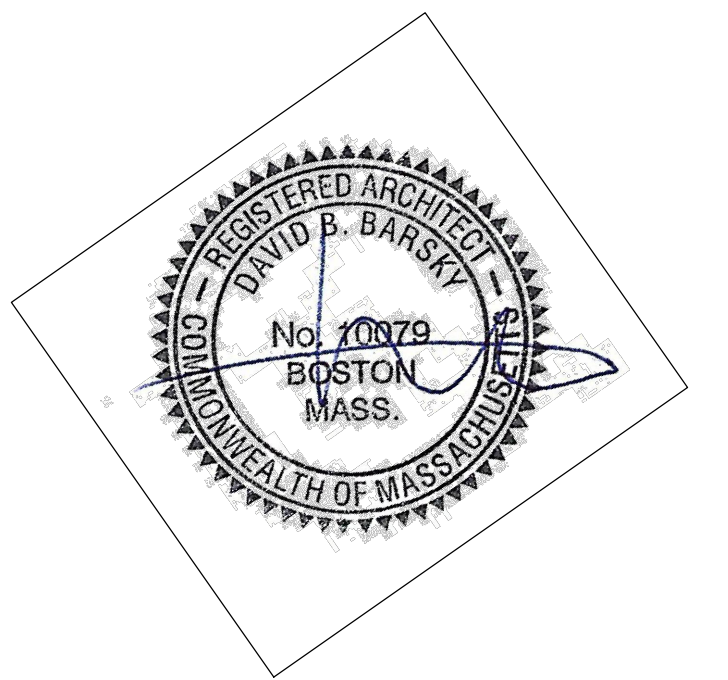
1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

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CLIENT INFORMATION

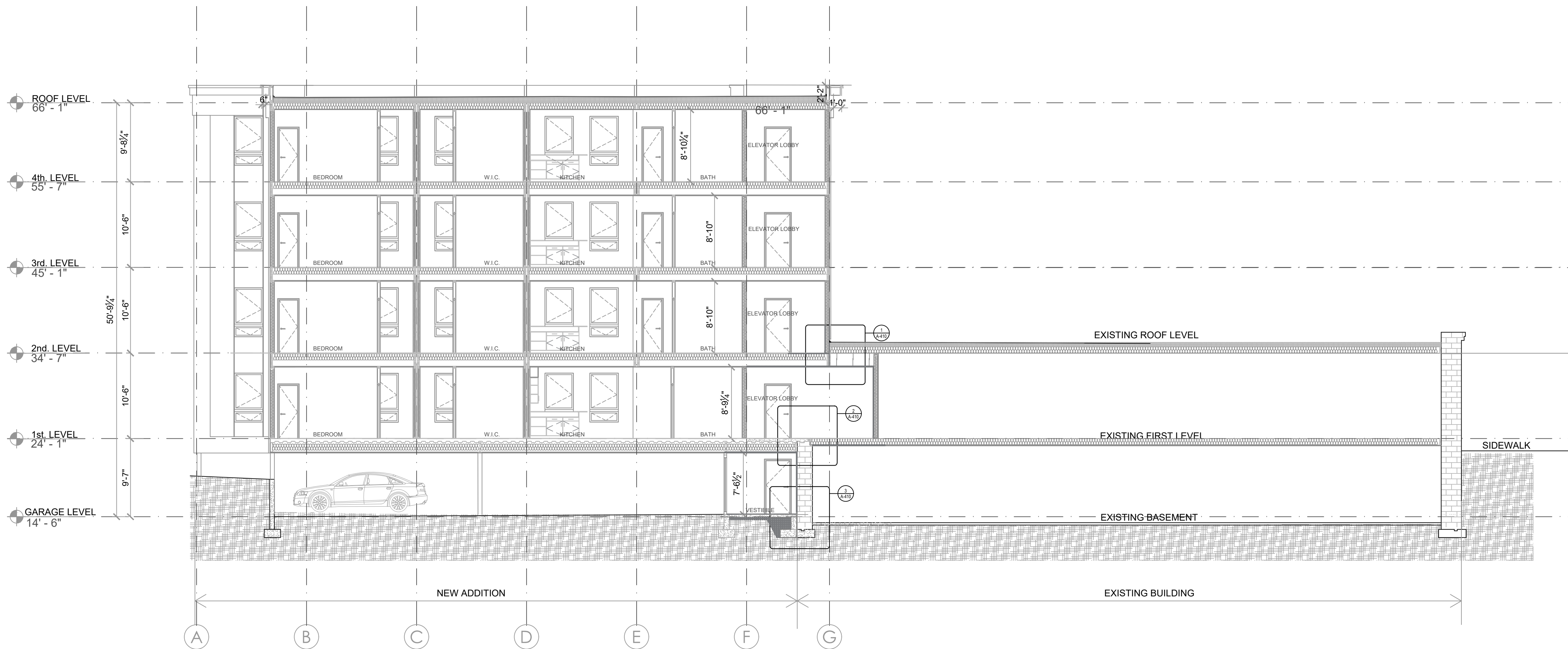
PROJECT LOCATION

**5 FREMONT STREET
WINTHROP, MA**

DRAWING TITLE

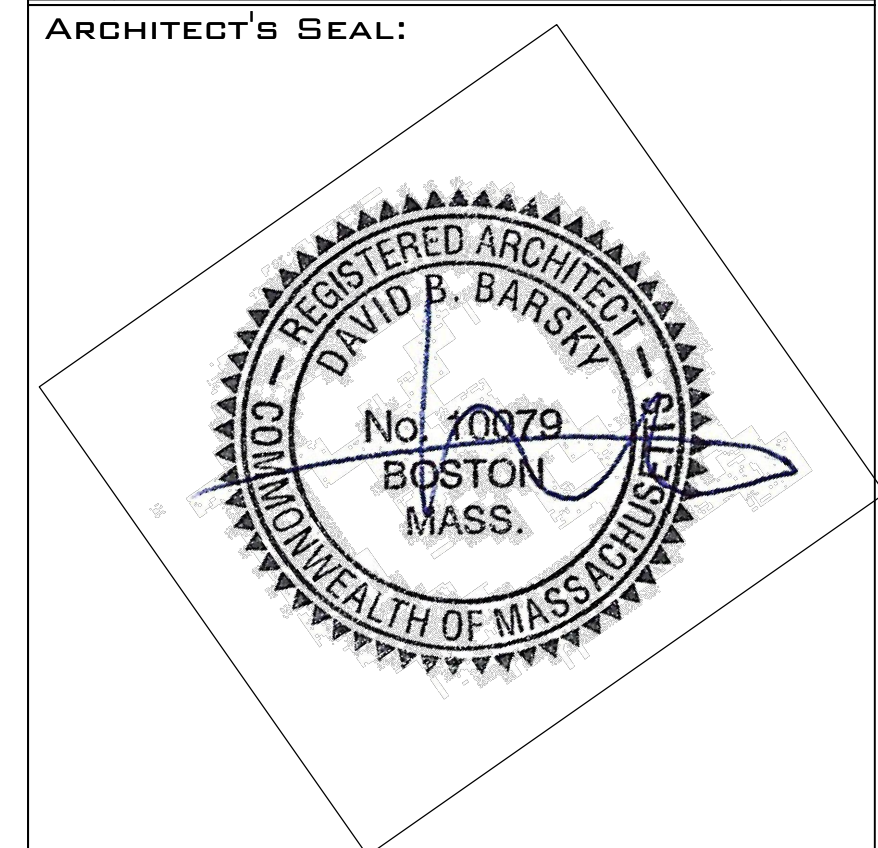
ELEVATIONS

SCALE	1/8"=1'-0"	DATE	December, 2020
PROJECT NO.	DBB	REVISION NO.	0
DRAWN BY		DRAWING NO.	A-301
VERIFIED BY			



1 BUILDING SECTION
1/8" = 1'-0"

04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.



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CLIENT INFORMATION	
PROJECT LOCATION	
5 FREMONT STREET WINTHROP, MA	
DRAWING TITLE	
BUILDING SECTION	
SCALE 1/8"=1'-0"	DATE December, 2020
PROJECT NO. DBB	REVISION NO. 0
DRAWN BY	DRAWING NO. A-400
VERIFIED BY	



1 BUILDING SECTION
1/4" = 1'-0"

04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.





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CLIENT INFORMATION

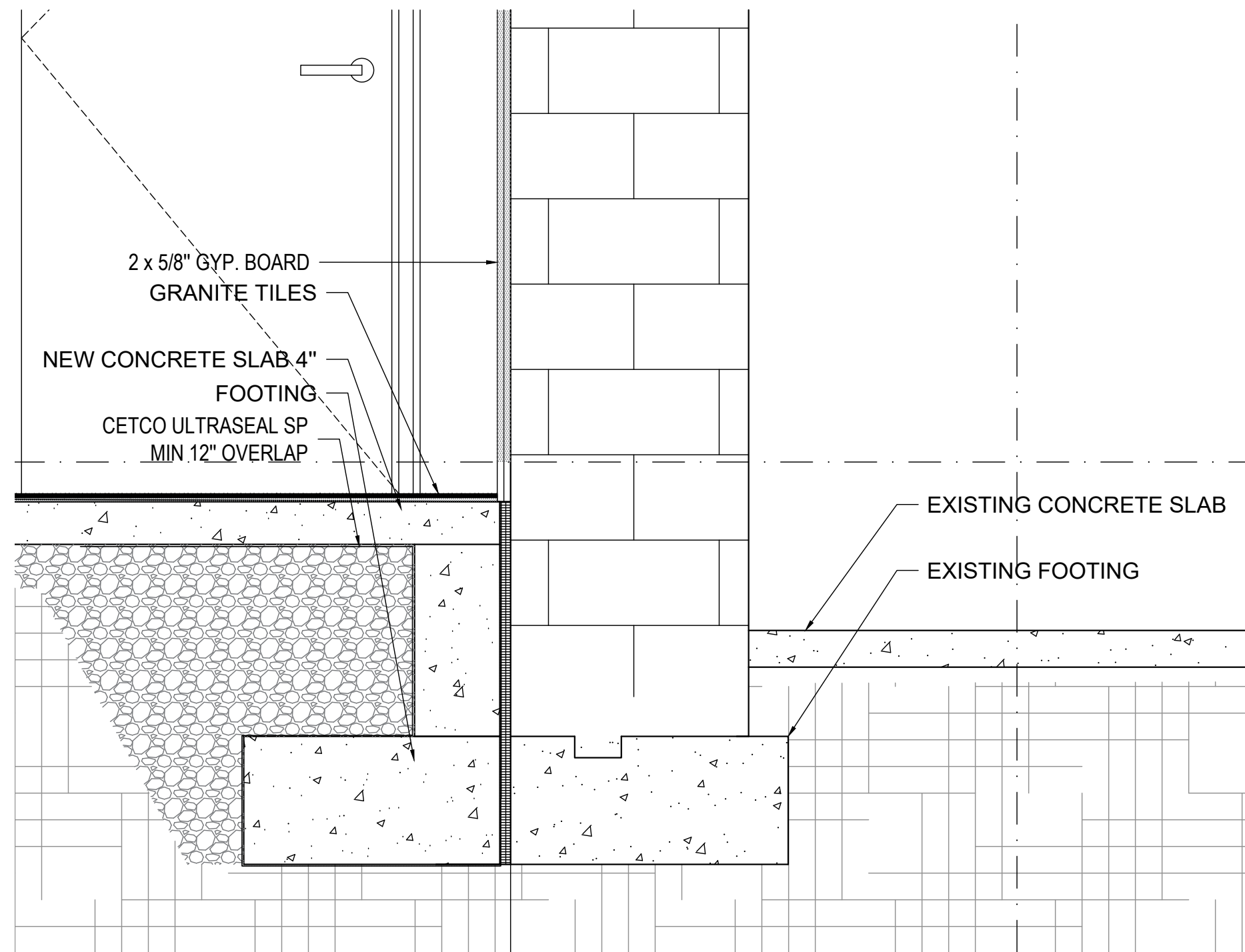
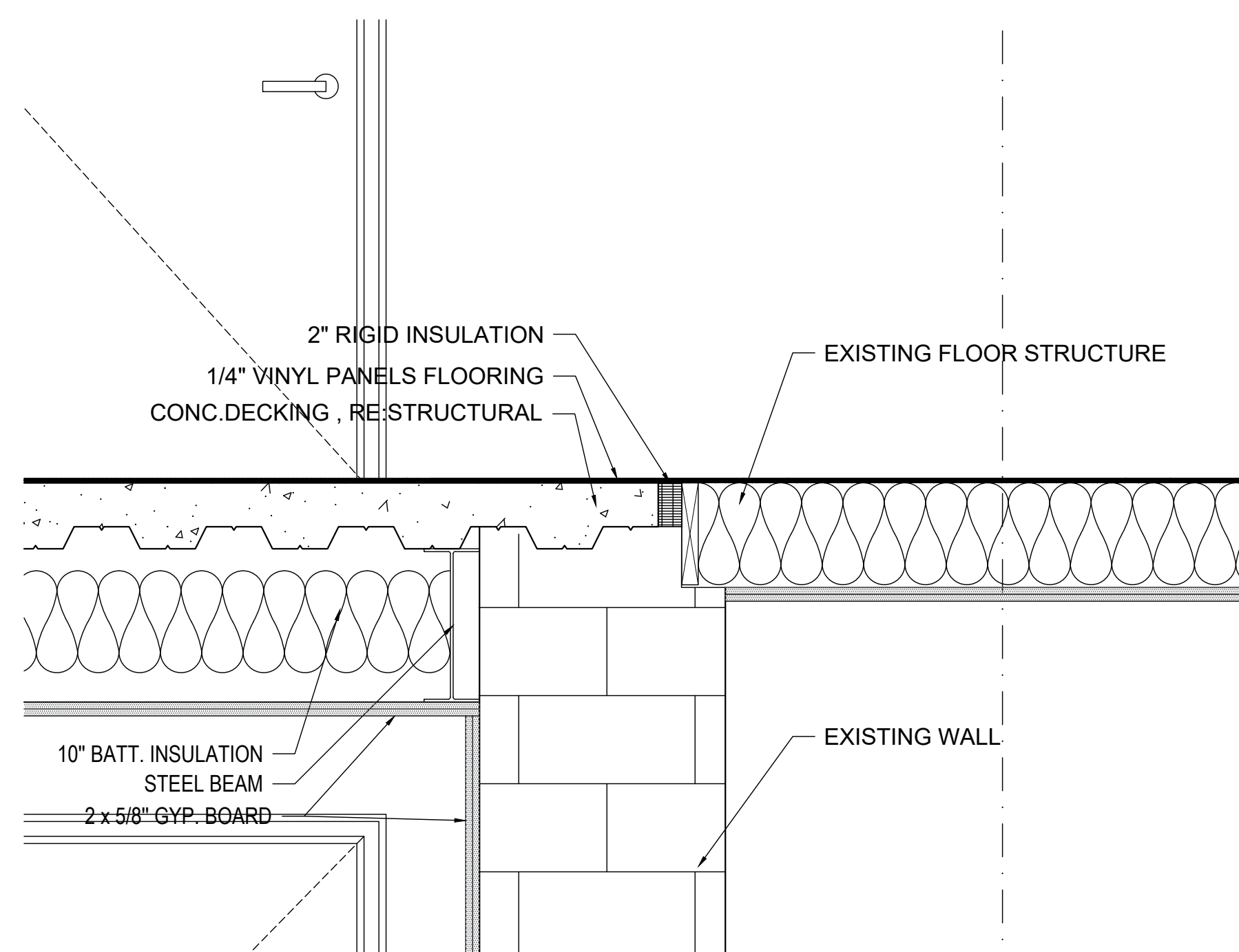
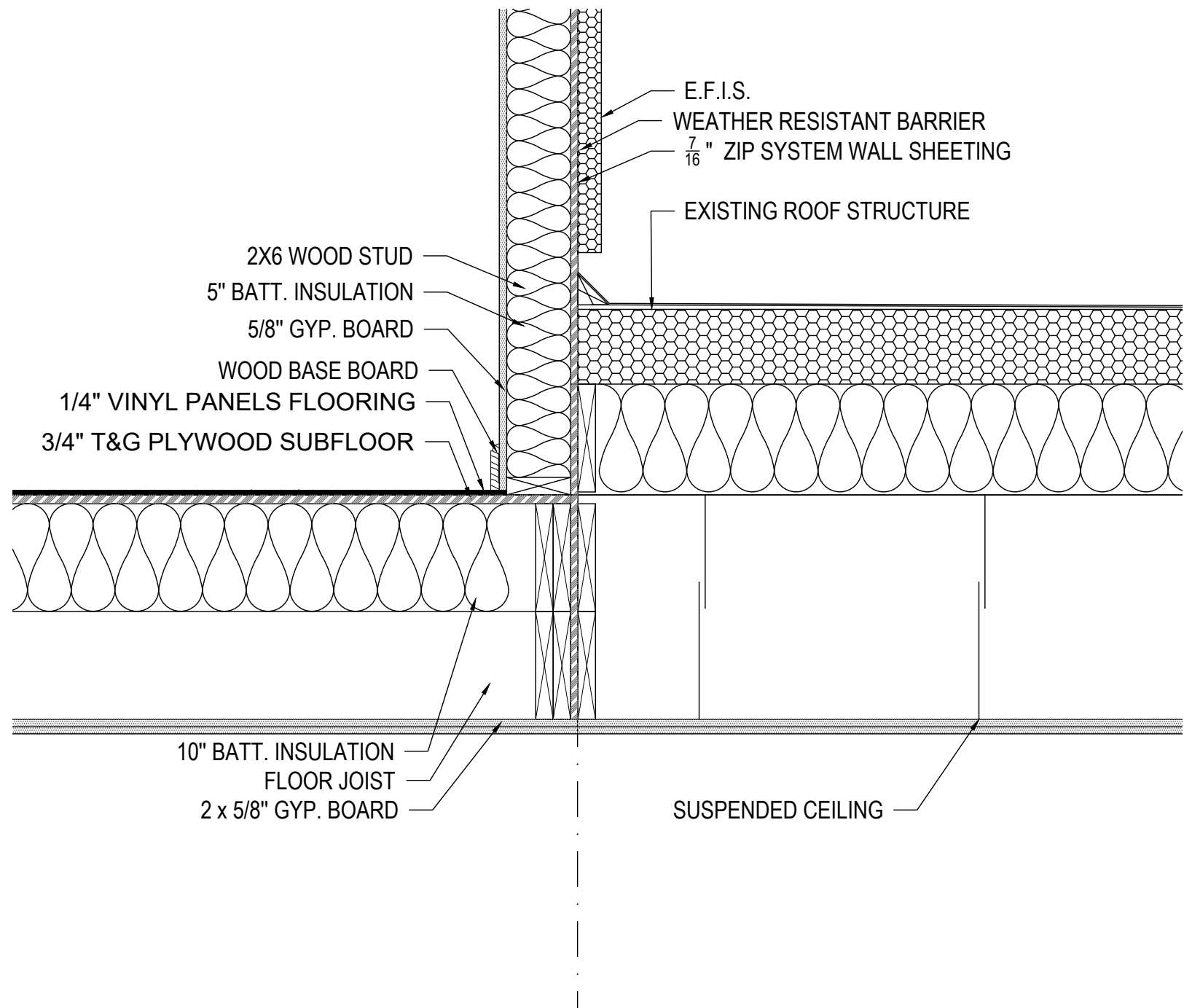
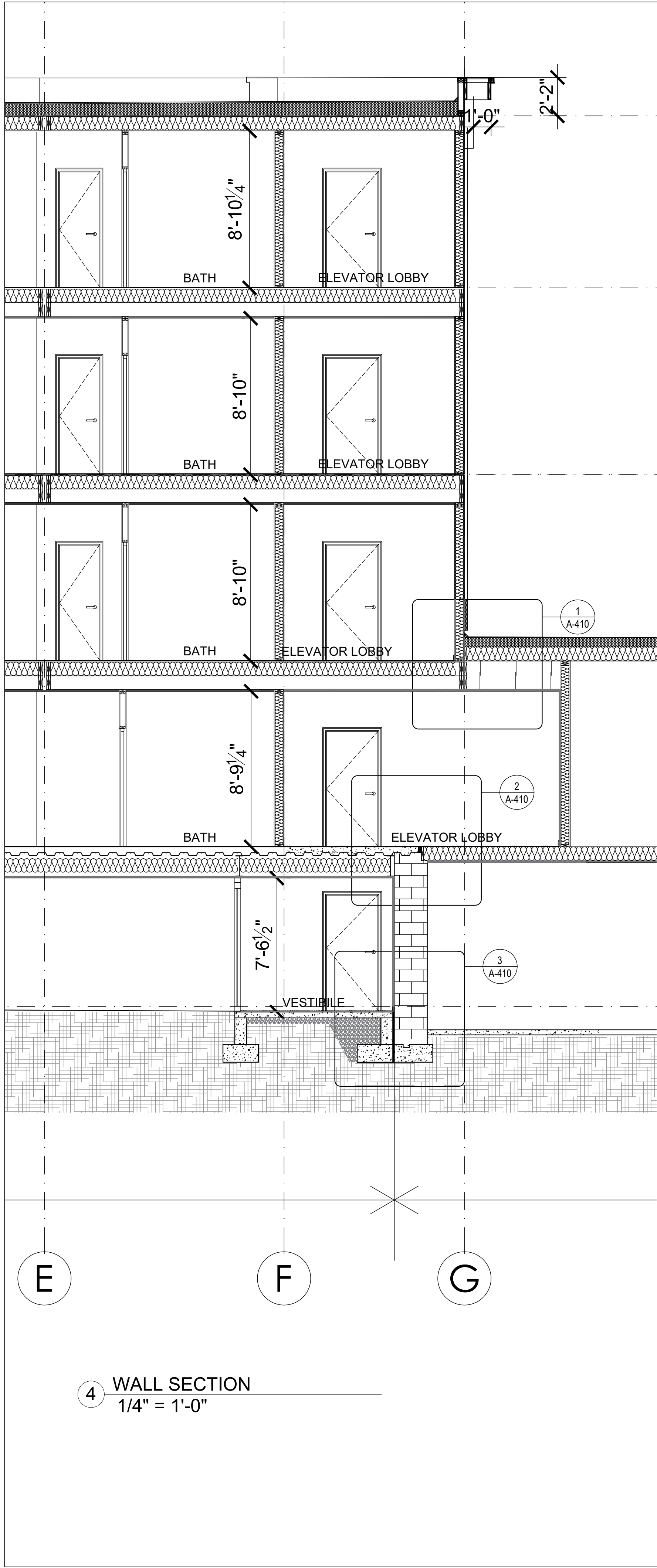
PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

BUILDING SECTION

SCALE	1/4"=1'-0"	DATE	December, 2020
PROJECT NO.	DBB	REVISION NO.	0
DRAWN BY		DRAWING NO.	A-401
VERIFIED BY			



04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:



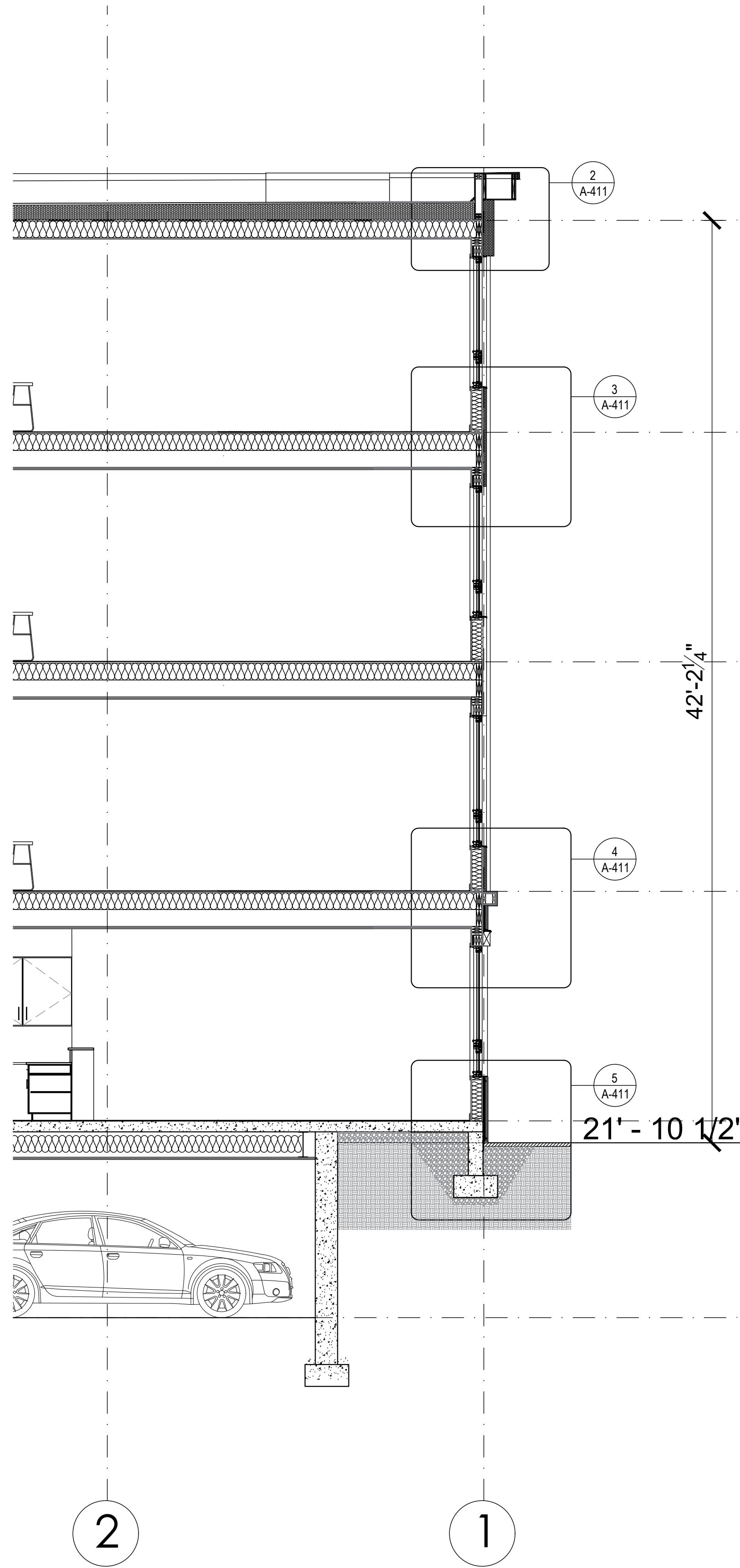
**COMMERCIAL
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CLIENT INFORMATION

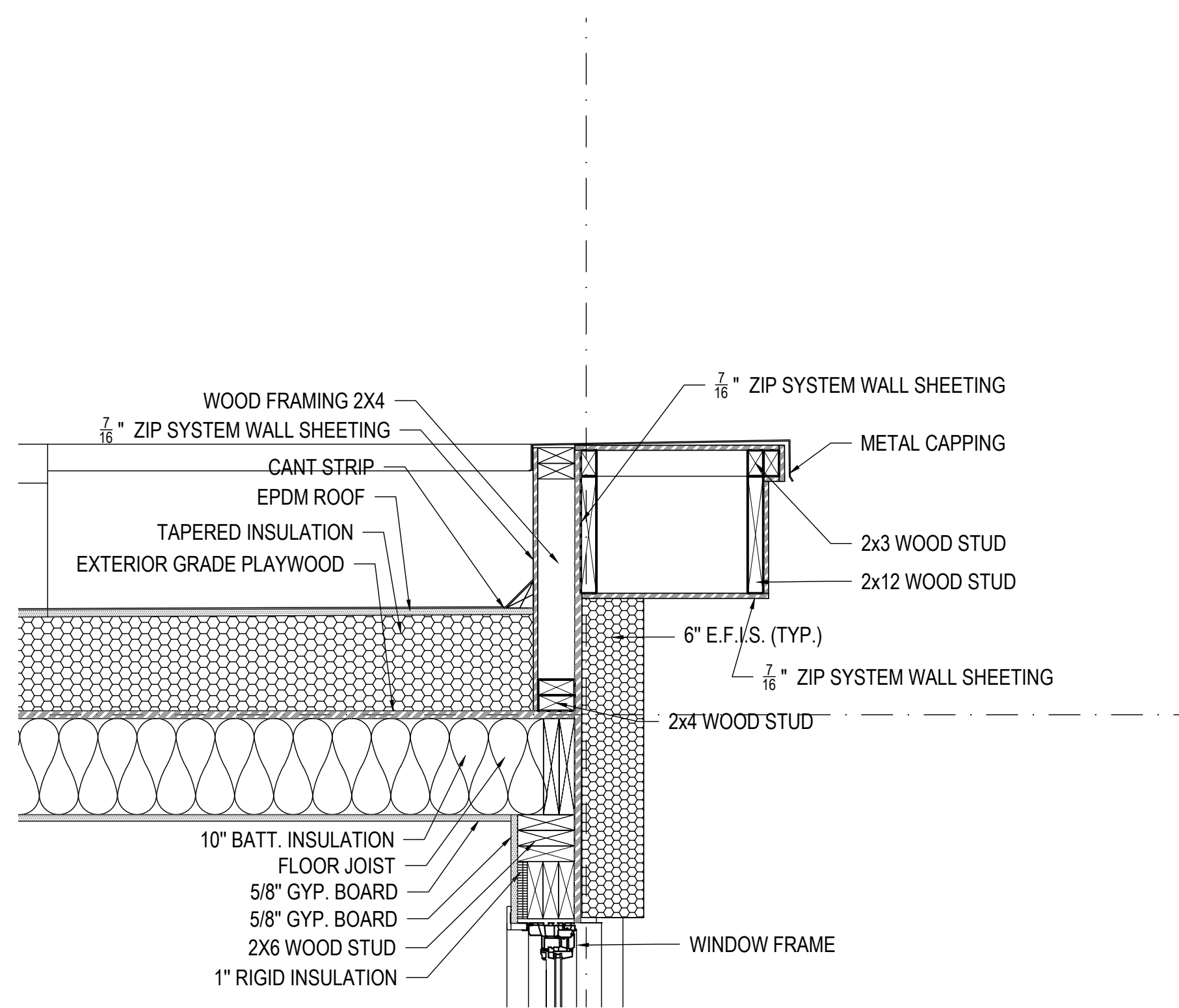
PROJECT LOCATION
**5 FREMONT STREET
WINTHROP, MA**

DRAWING TITLE
BUILDING SECTION

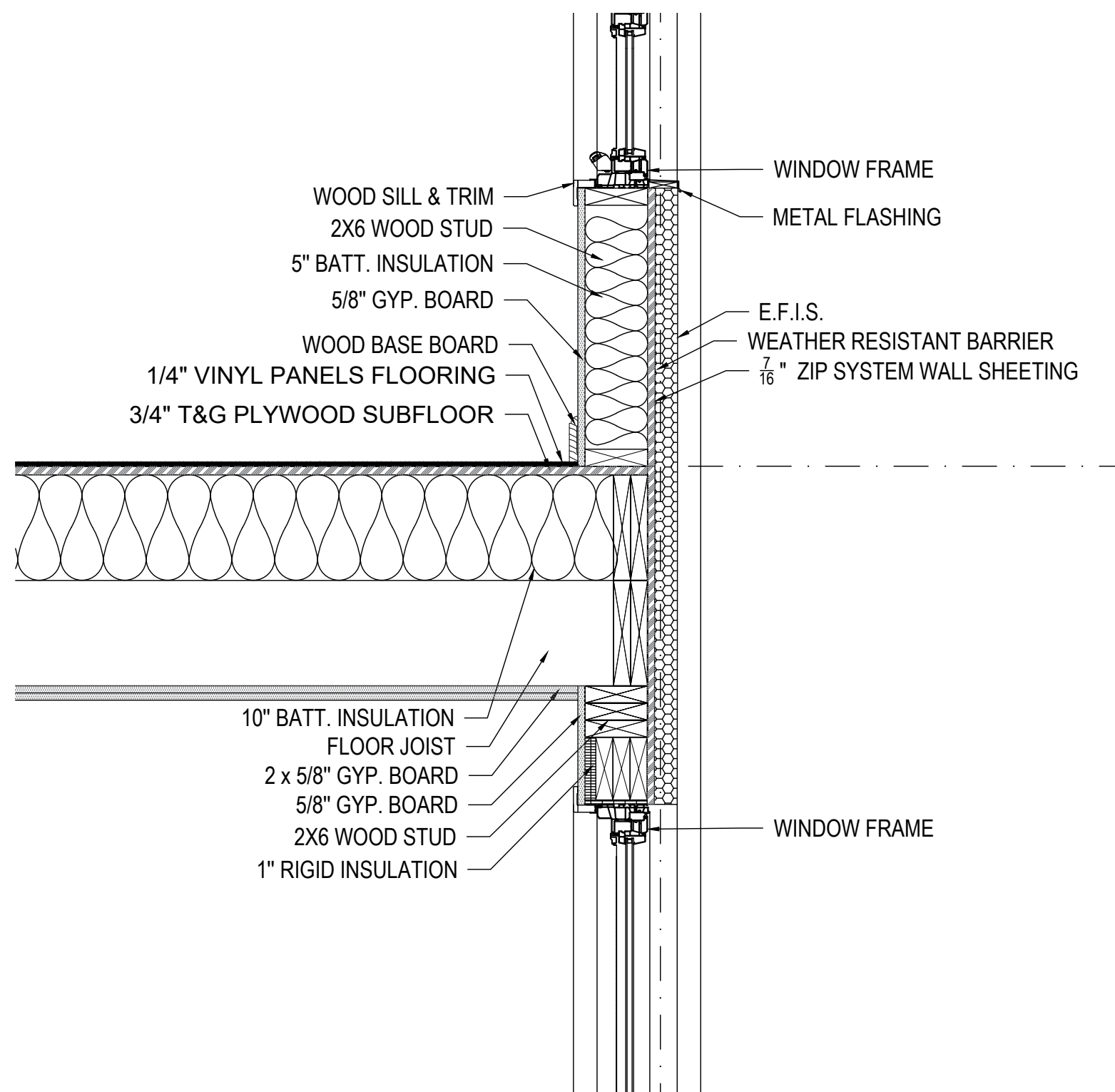
SCALE 1/4"=1'-0"	DATE December, 2020
PROJECT NO. DBB	REVISION NO. 0
DRAWN BY	DRAWING NO. A-410
VERIFIED BY	



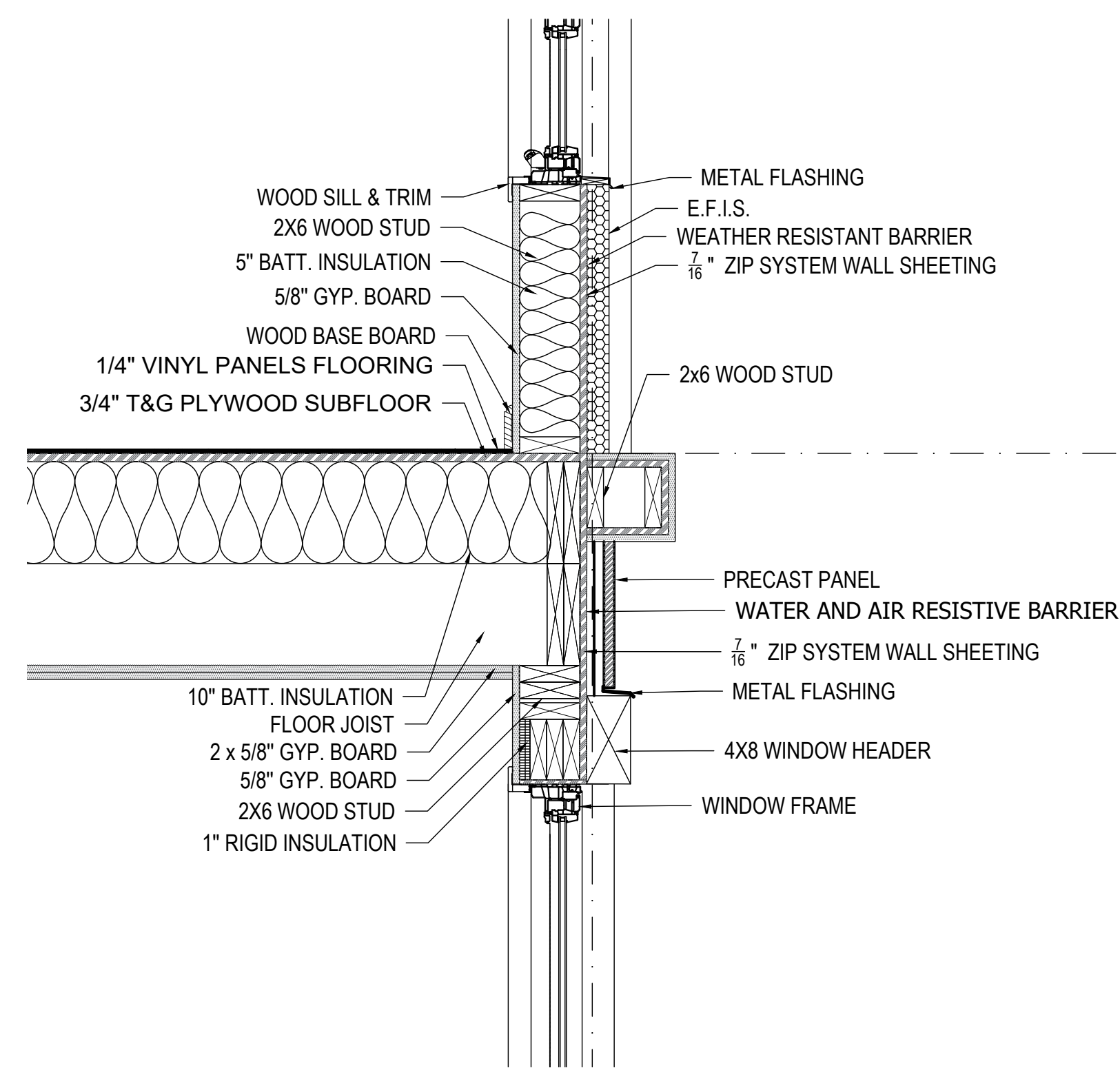
1 BUILDING SECTION
1/4" = 1'-0"



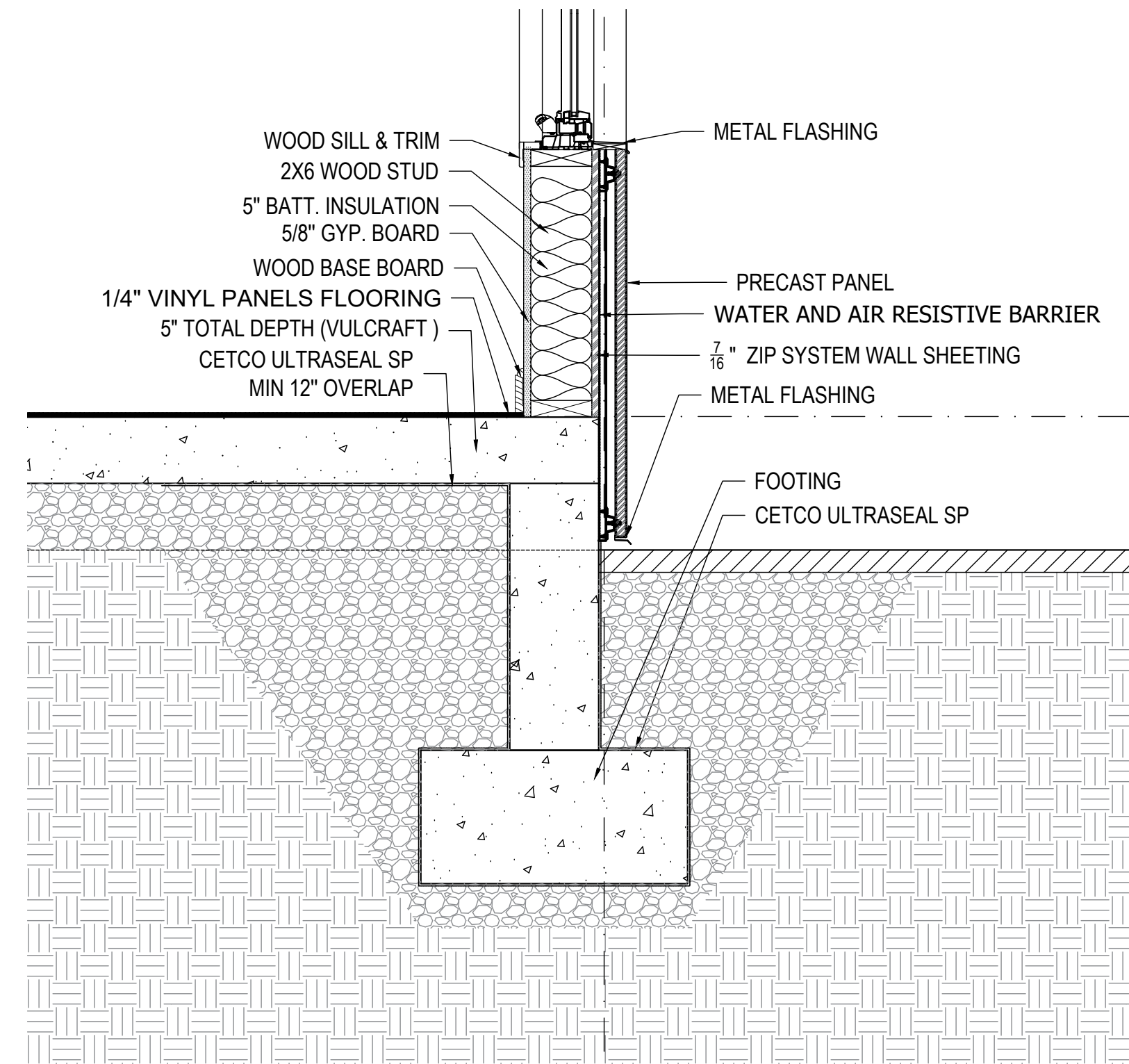
2 ROOF CORNICE DETAIL
1" = 1'-0"



3 DETAIL
1" = 1'-0"



4 DETAIL
1" = 1'-0"



5 FOOTING DETAIL
1" = 1'-0"

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02	10.18.2020	ISSUED FOR INFORMATION	0
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SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

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CLIENT INFORMATION

PROJECT LOCATION

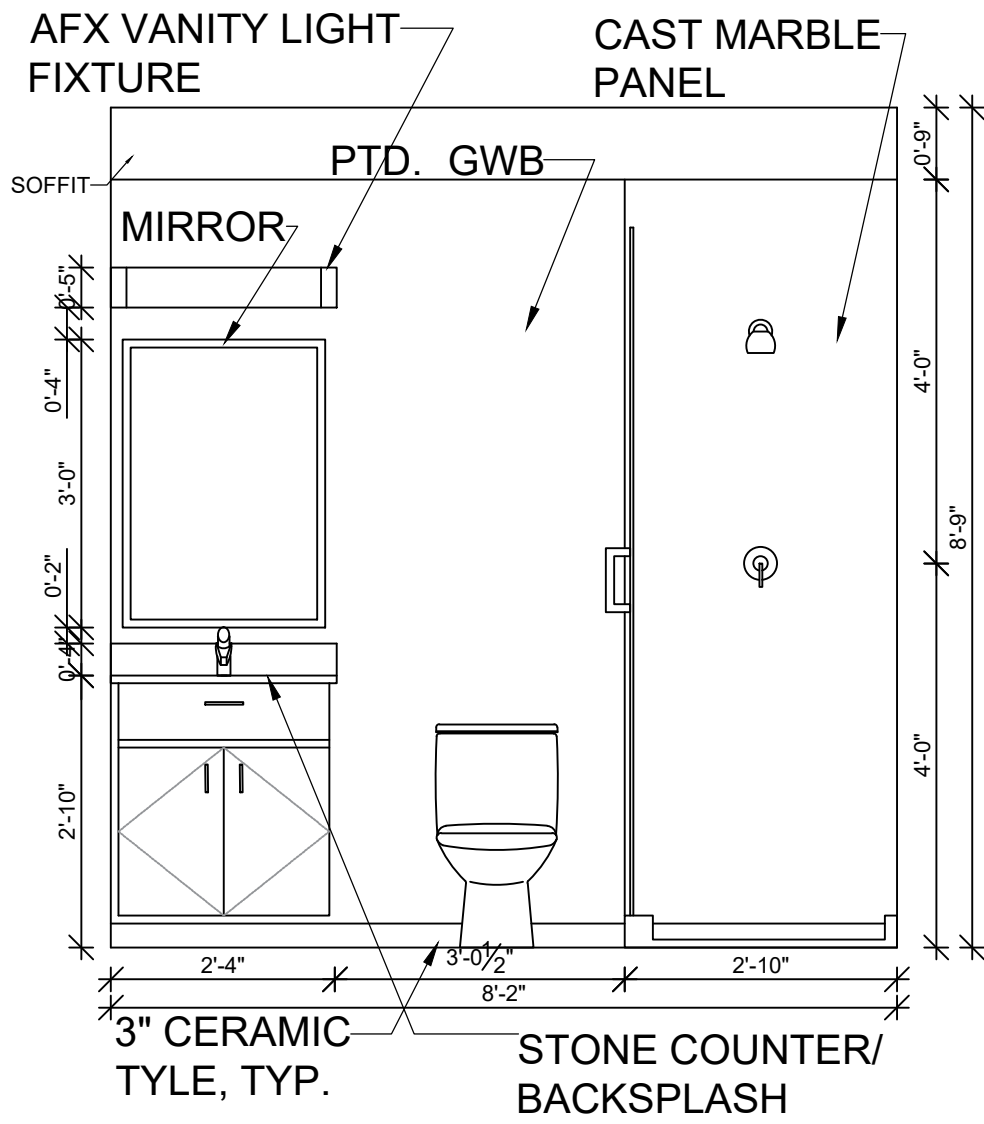
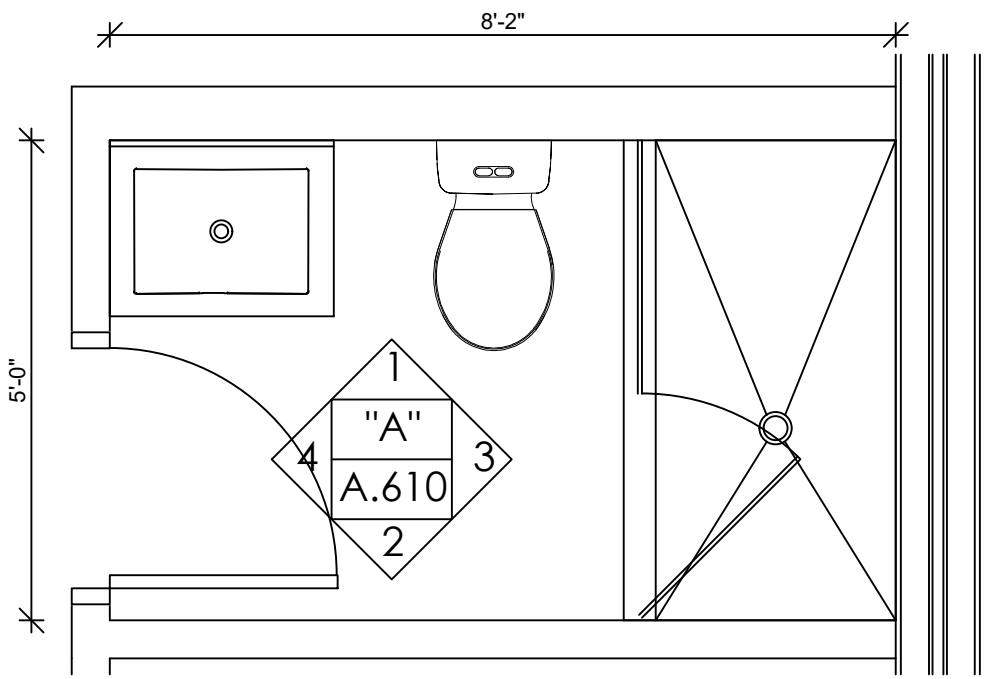
5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

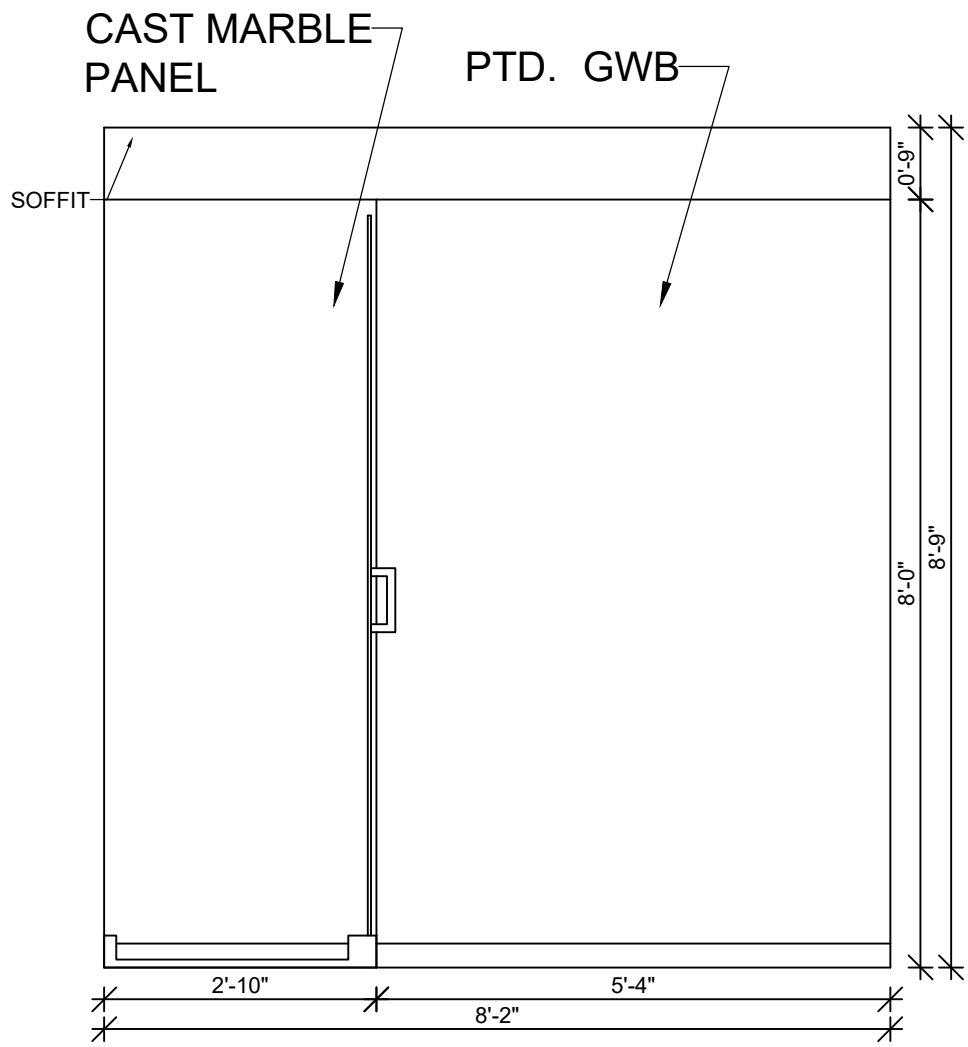
BUILDING SECTION

SCALE	1/4"=1'-0"	DATE	December, 2020
PROJECT NO.	DBB	REVISION NO.	0
DRAWN BY		DRAWING NO.	A-411
VERIFIED BY			

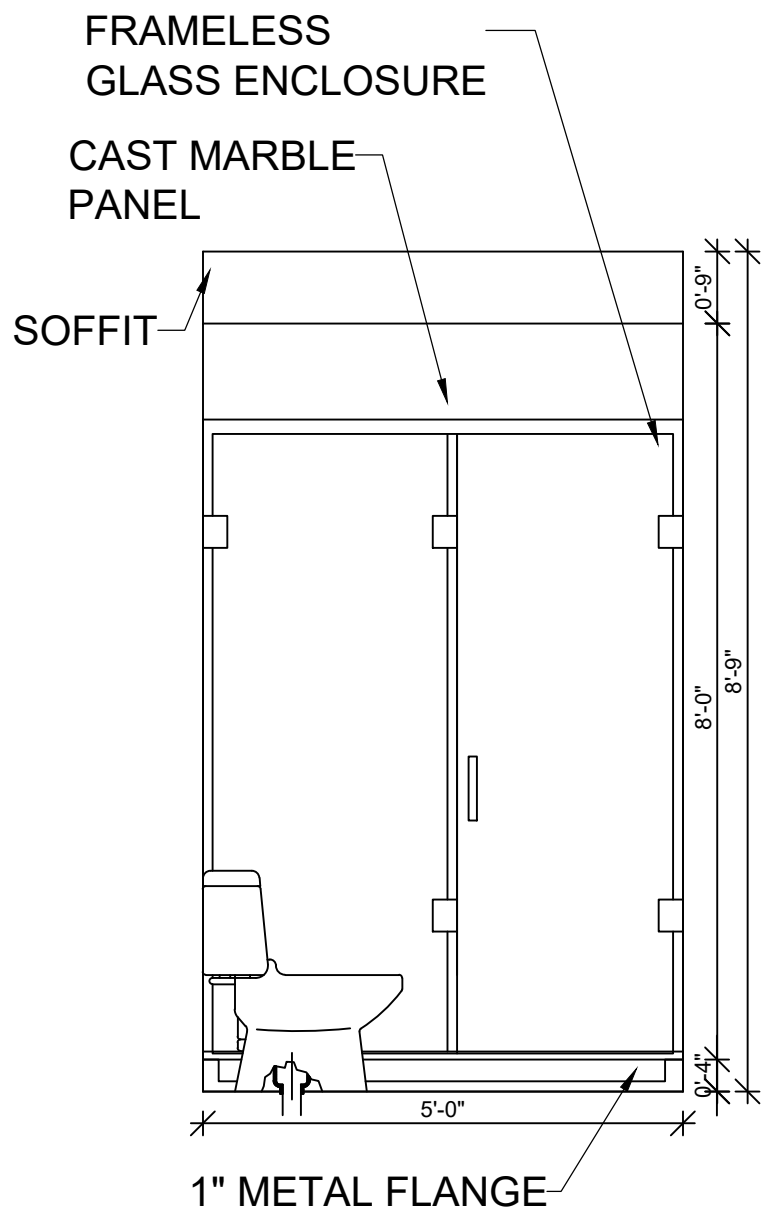
BATHROOM
TYPE "A"



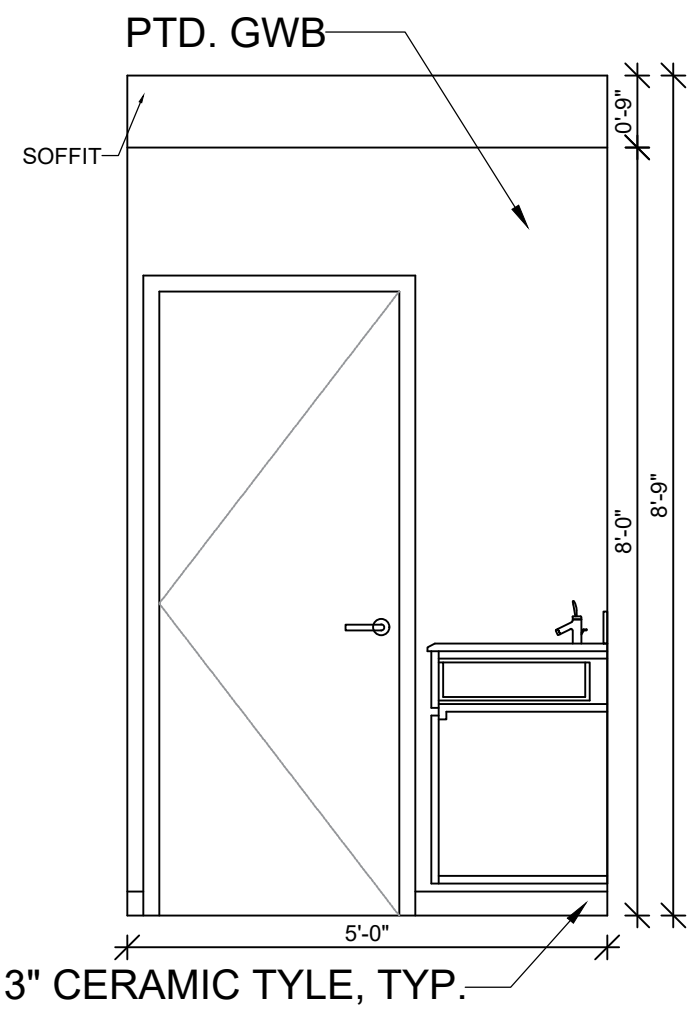
1 INTERIOR ELEVATION



2 INTERIOR ELEVATION

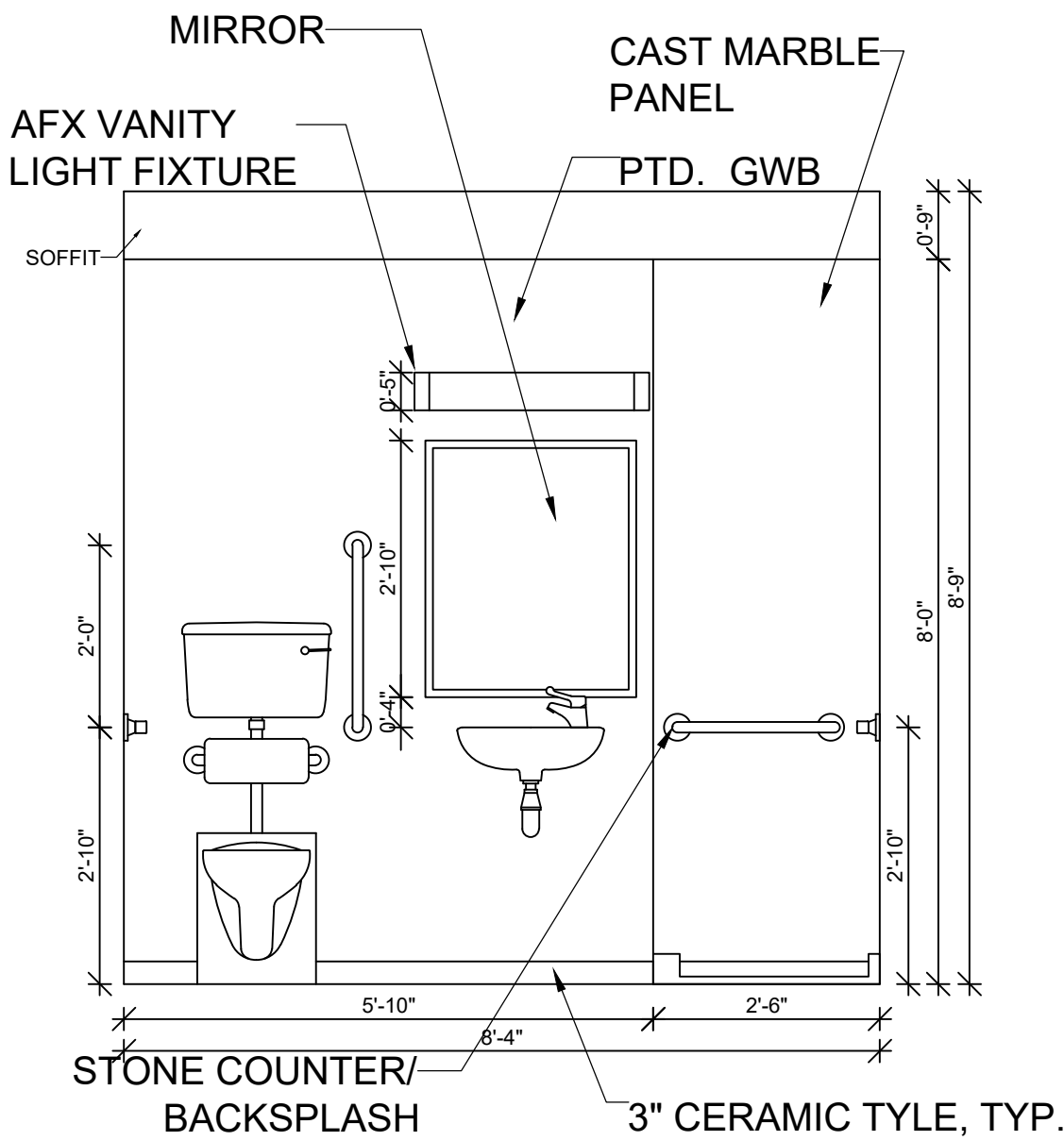
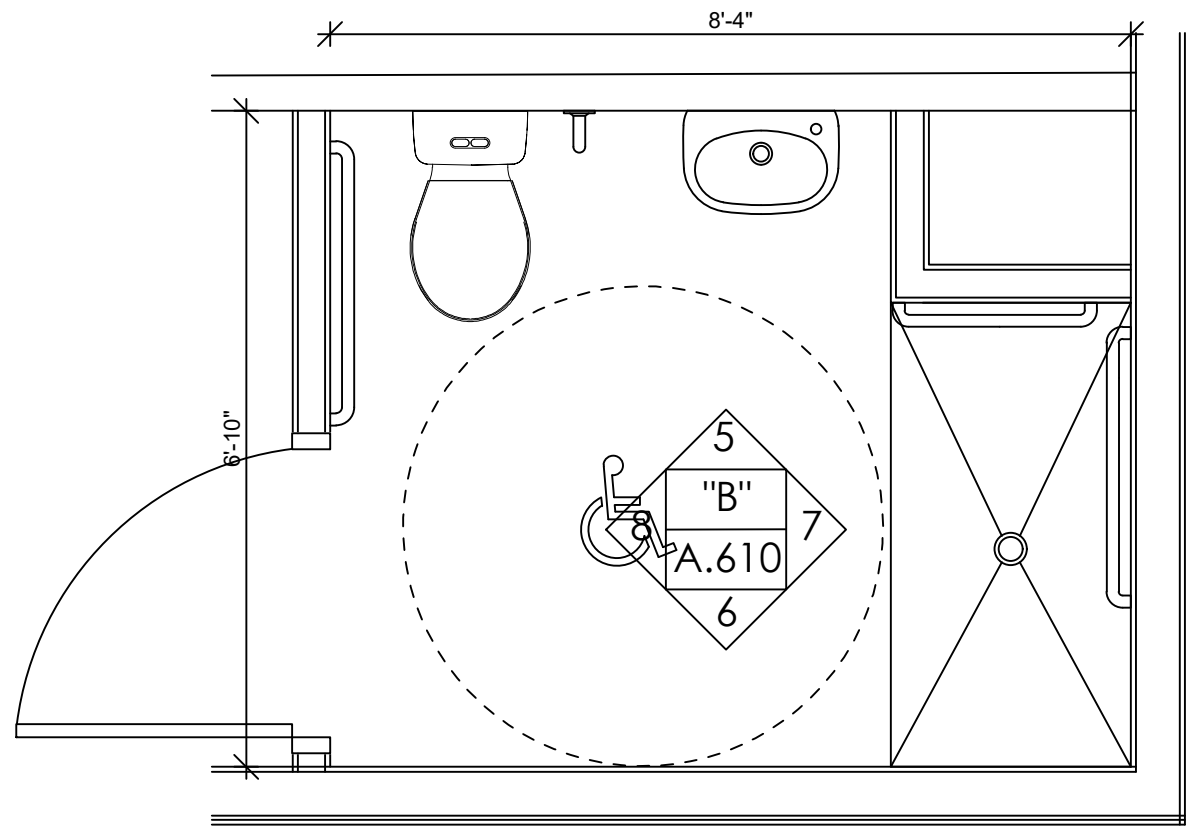


3 INTERIOR ELEVATION

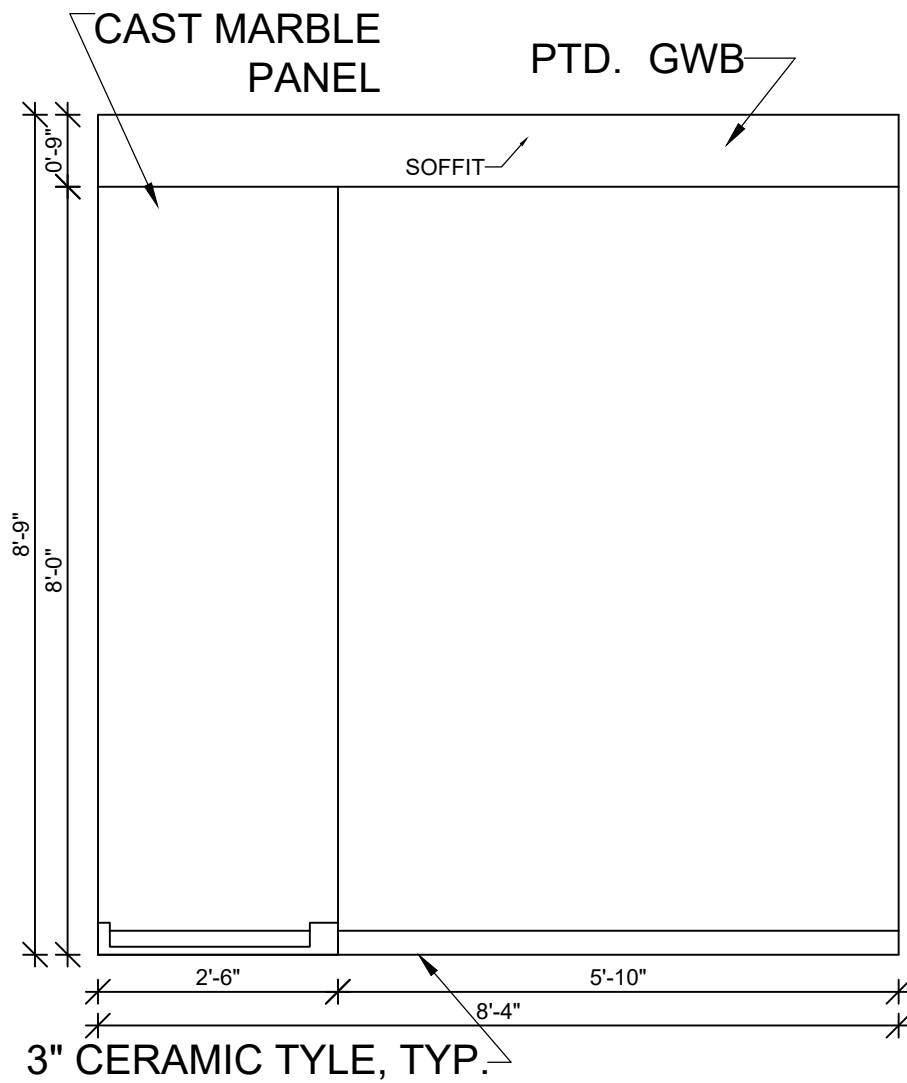


4 INTERIOR ELEVATION

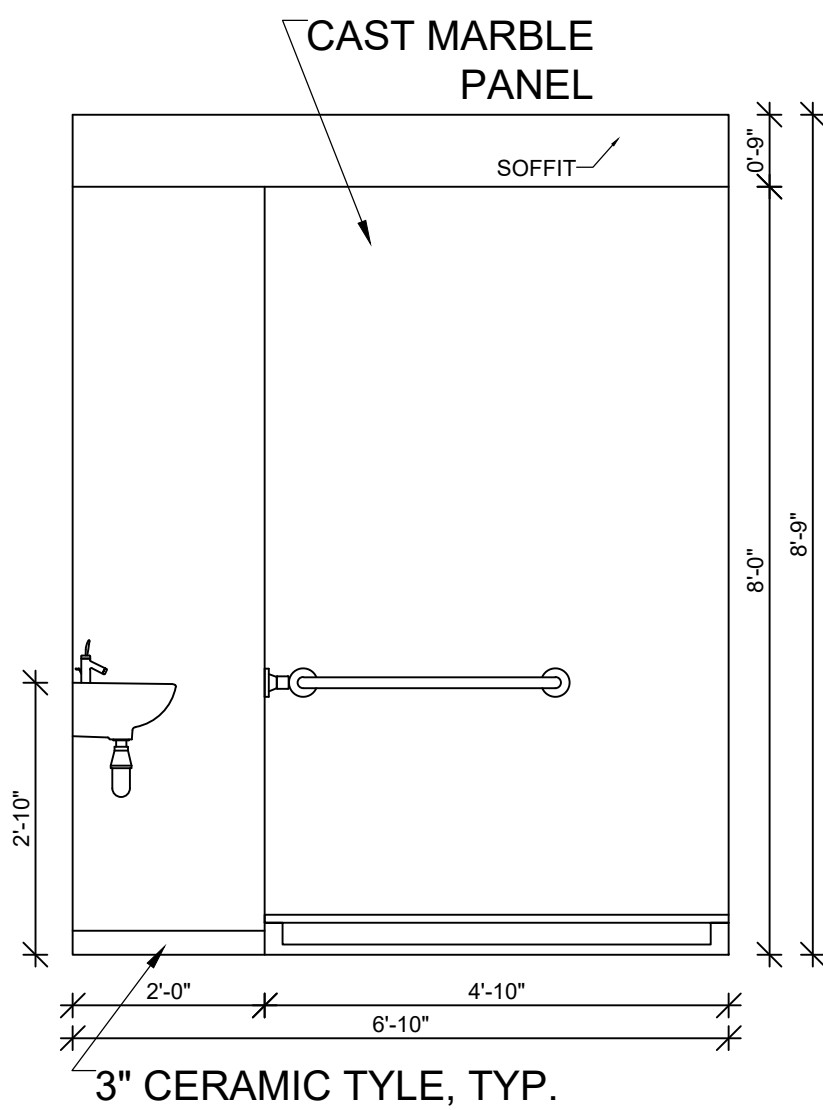
BATHROOM
TYPE "B"



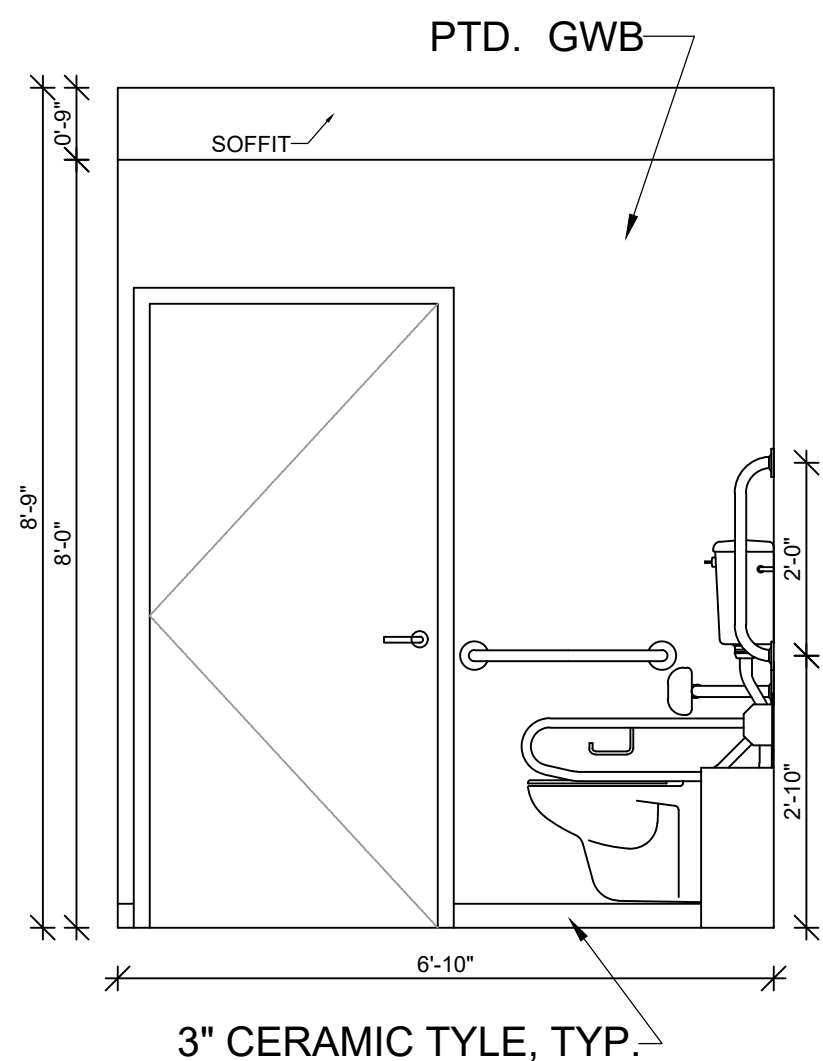
5 INTERIOR ELEVATION



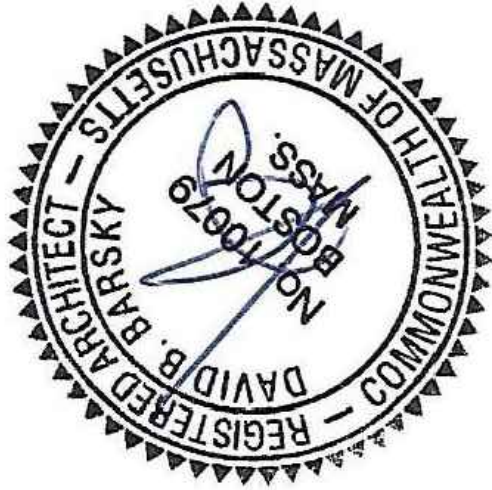
6 INTERIOR ELEVATION



7 INTERIOR ELEVATION



8 INTERIOR ELEVATION



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CLIENT INFORMATION

PROJECT LOCATION

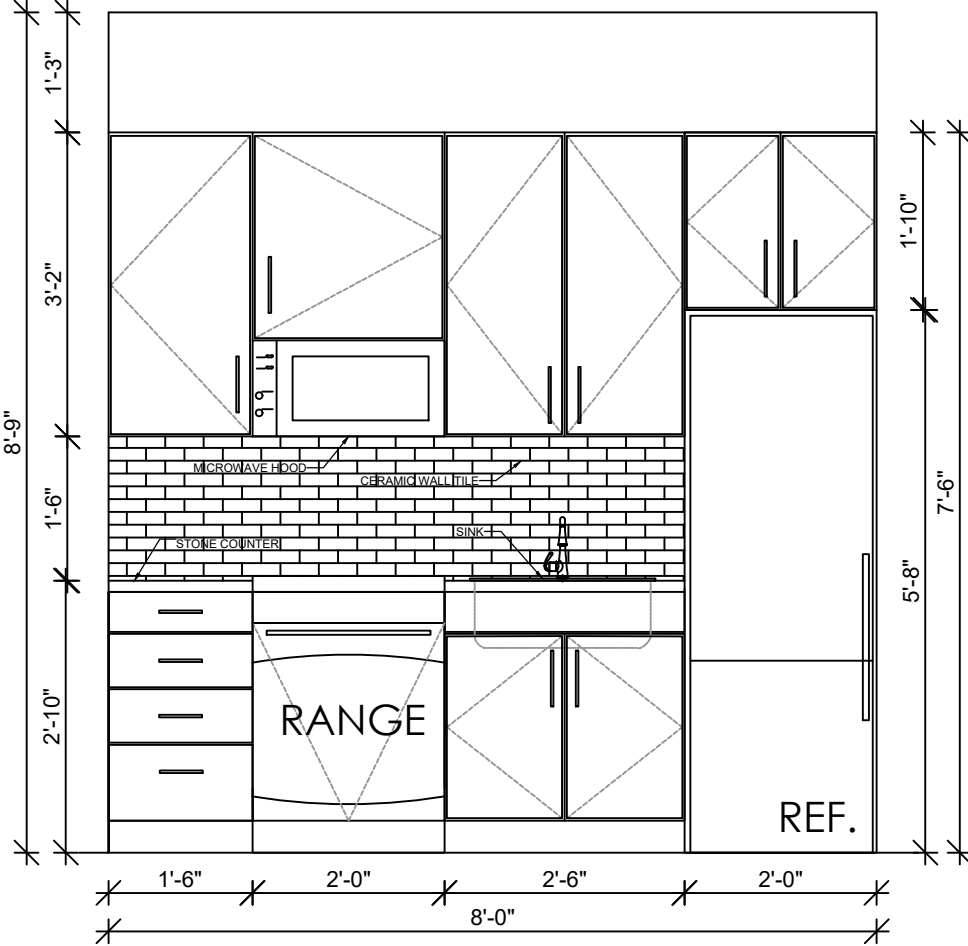
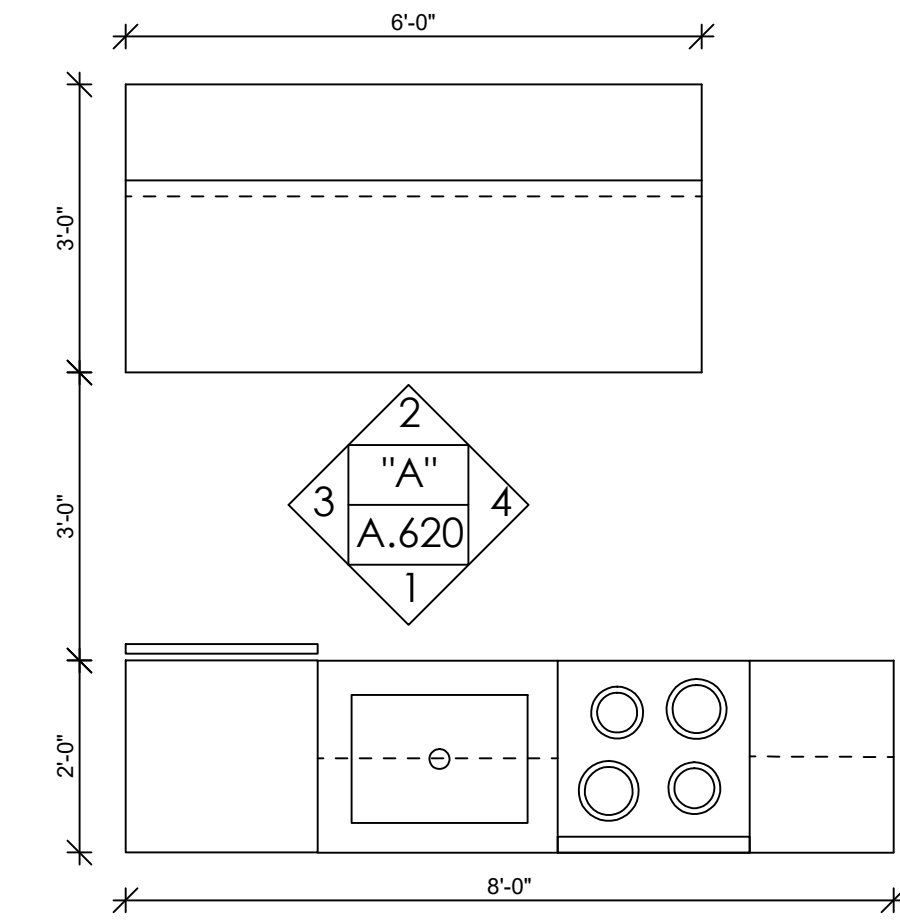
**5 FREMONT STREET
WINTHROP, MA**

DRAWING TITLE

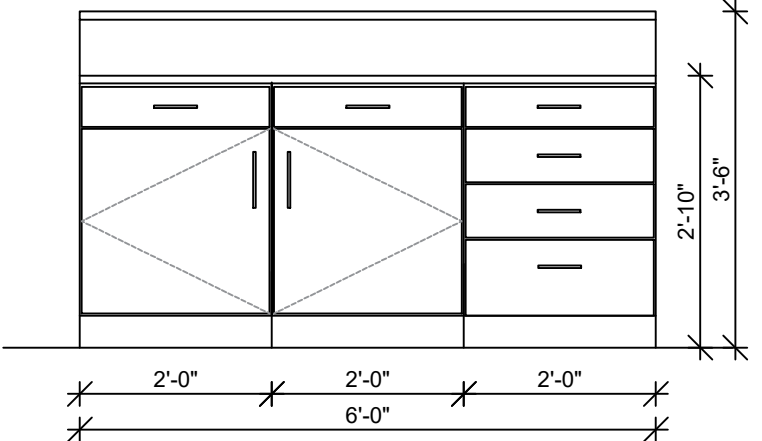
**BATHROOM PLANS
AND INTERIOR
ELEVATIONS**

SCALE 1/2"=1'-0"	DATE February 2021
PROJECT NO. DBB	REVISION NO. 0
DRAWN BY	DRAWING NO. A_610
VERIFIED BY	

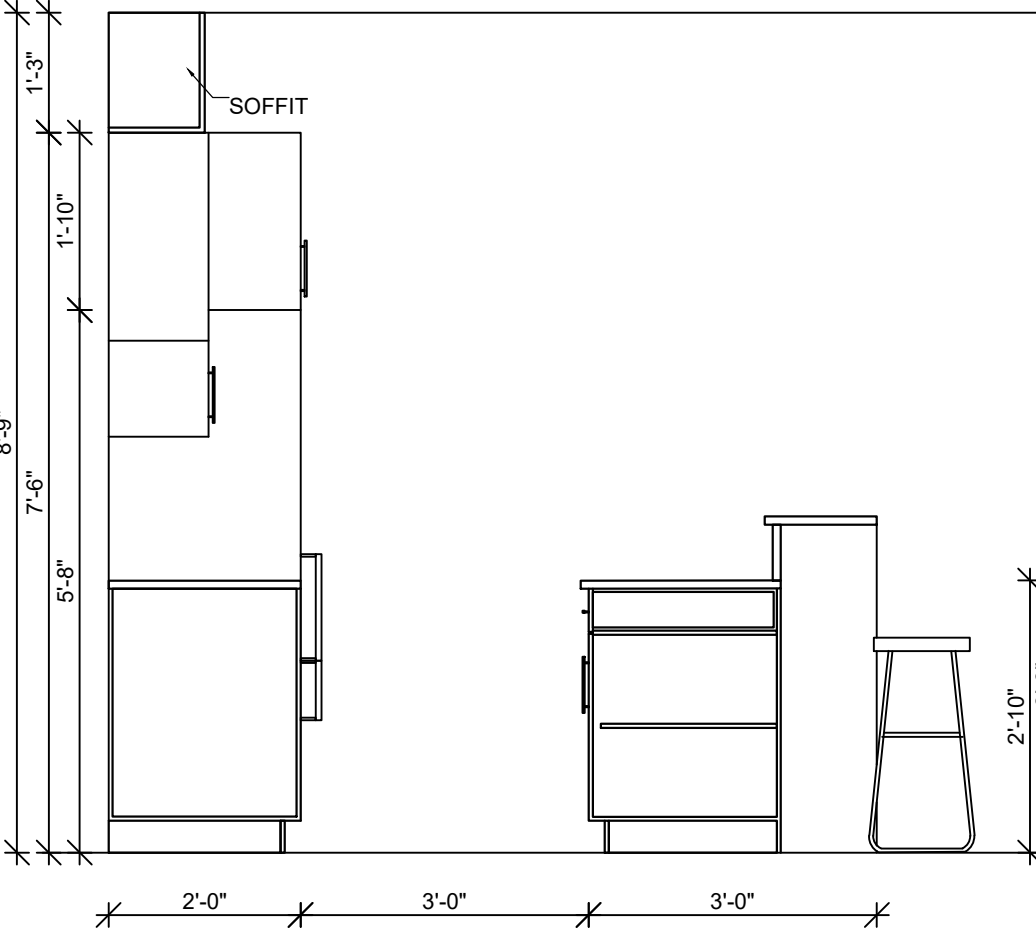
KITCHEN
TYPE "A"



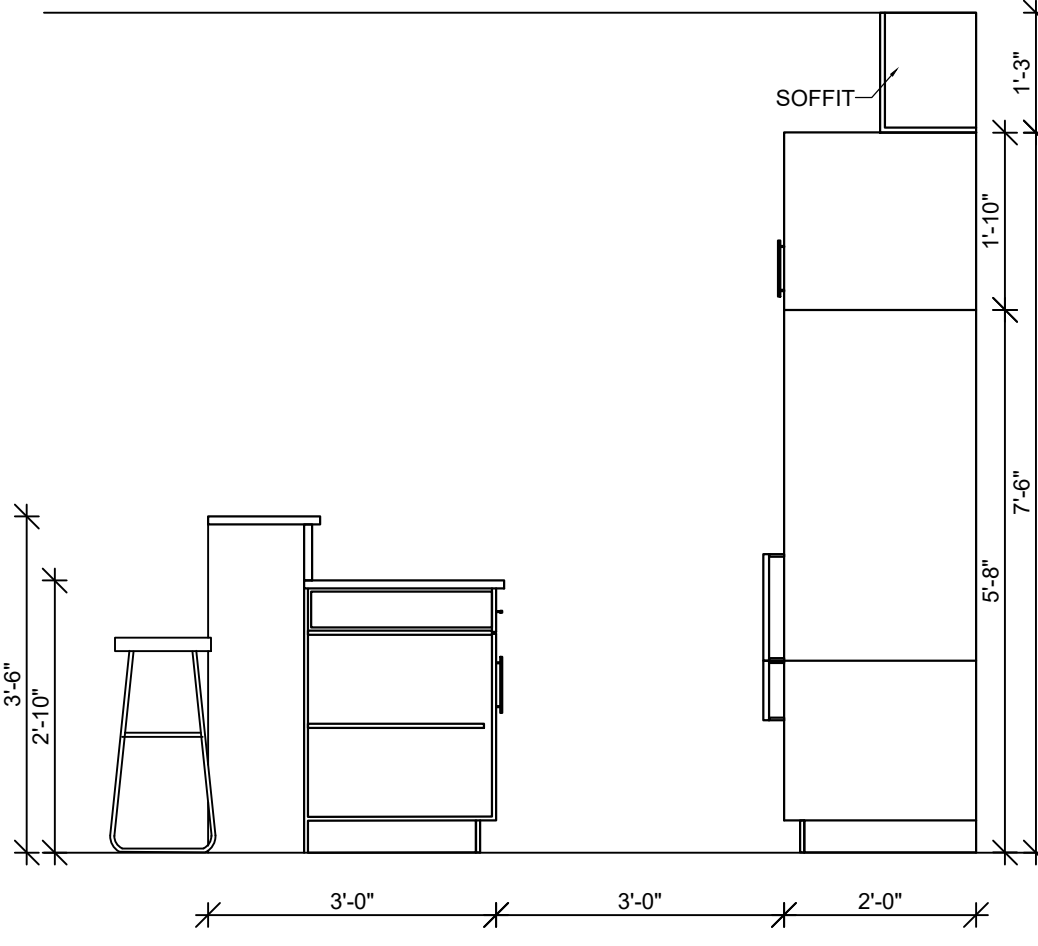
1 INTERIOR ELEVATION



2 INTERIOR ELEVATION

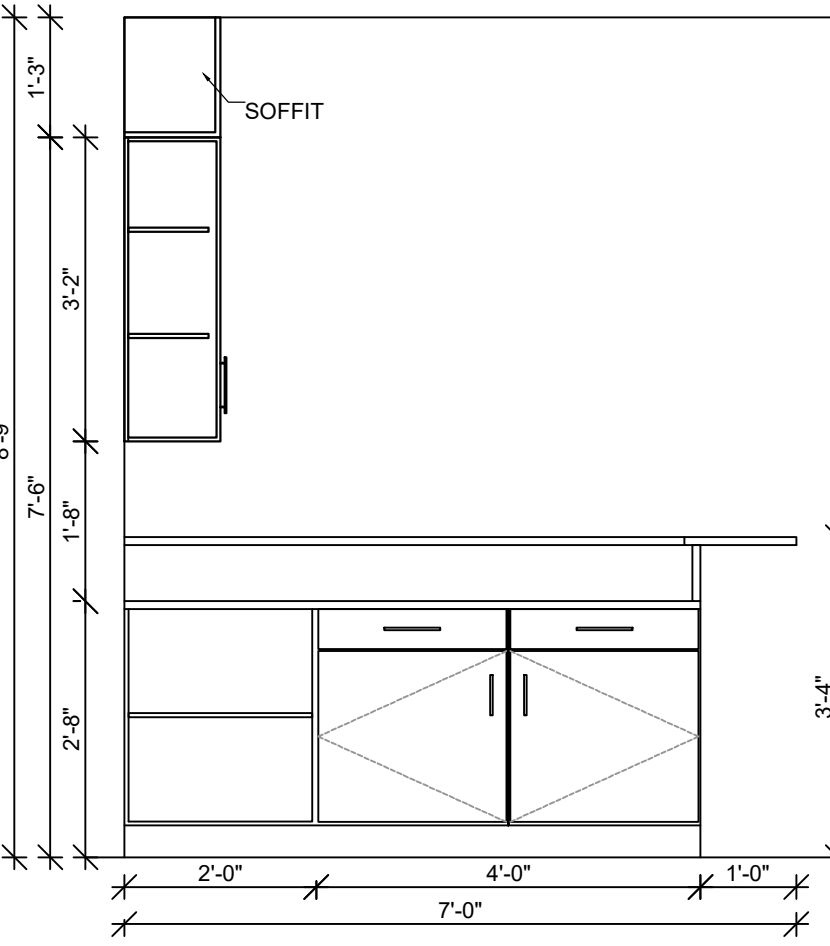
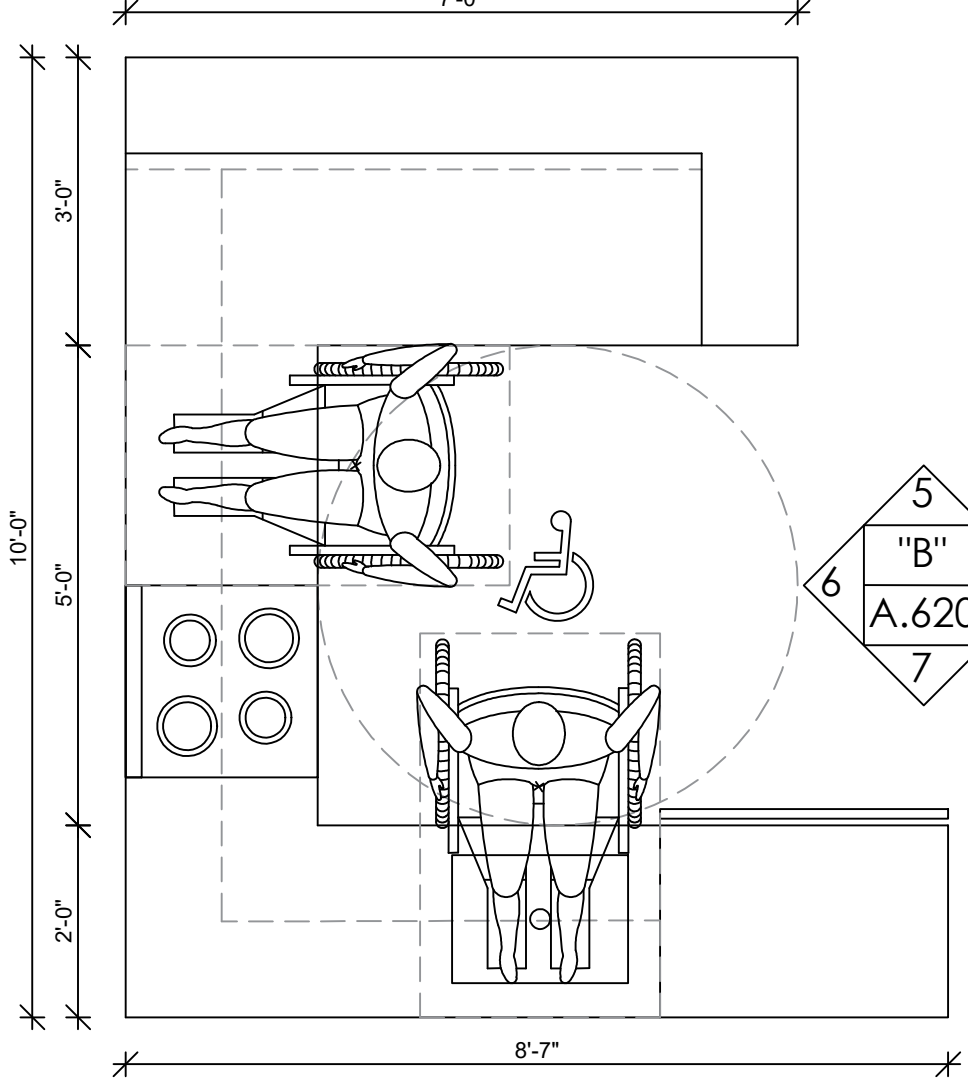


3 INTERIOR ELEVATION

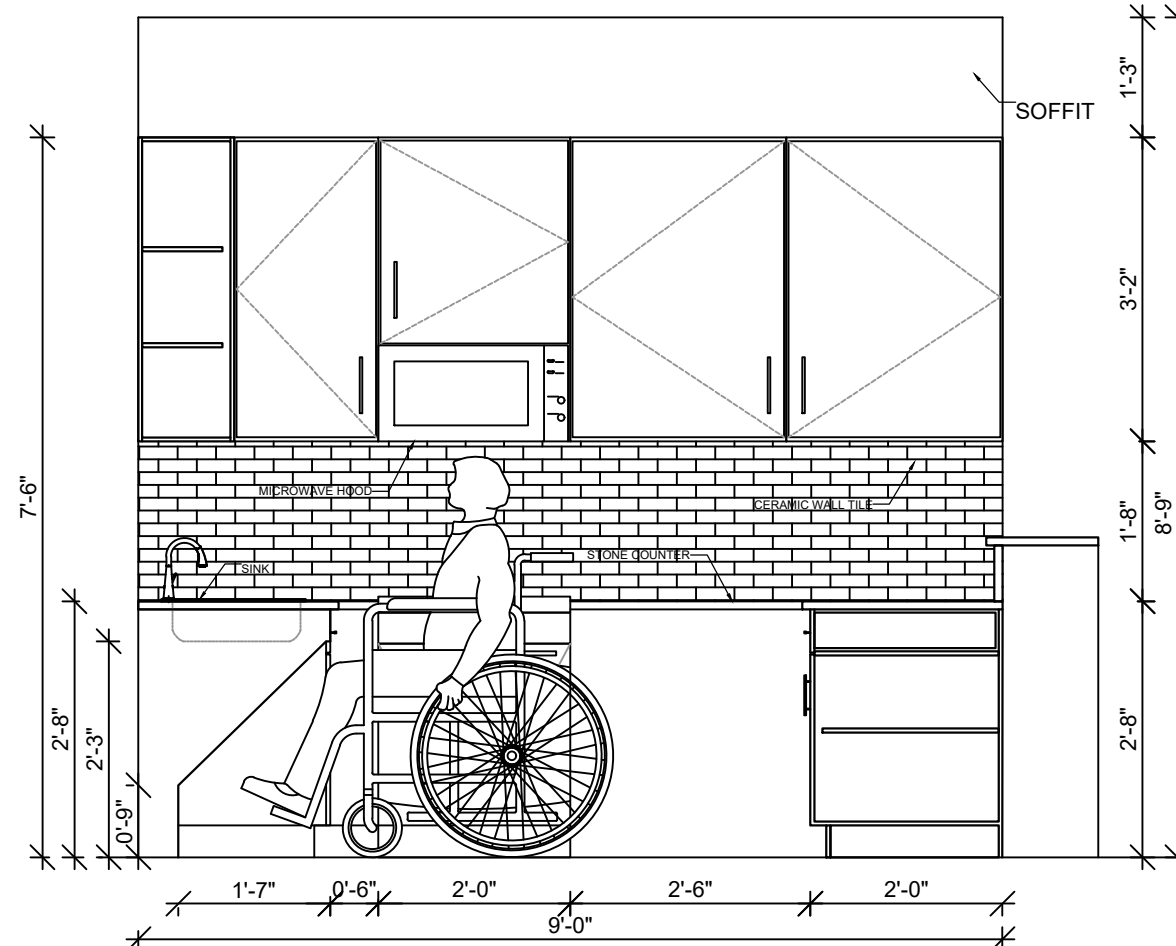


4 INTERIOR ELEVATION

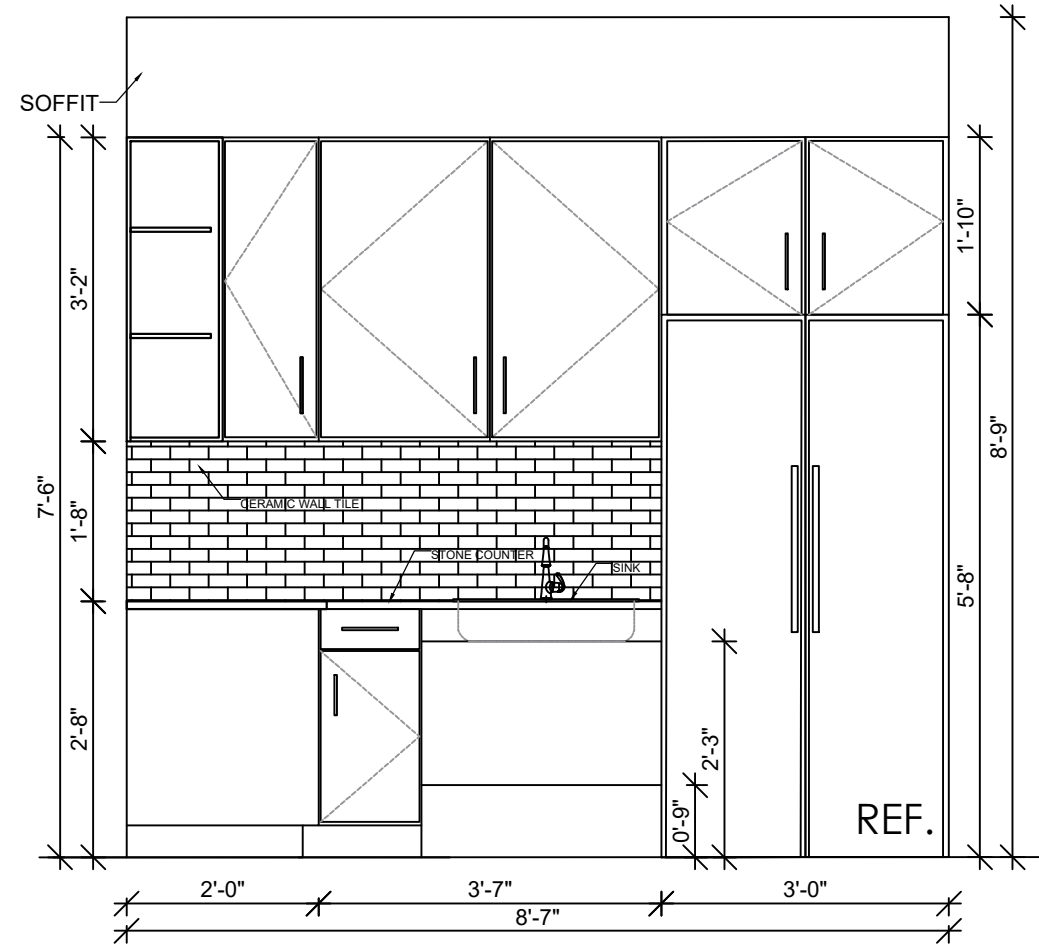
KITCHEN
TYPE "B"



5 INTERIOR ELEVATION



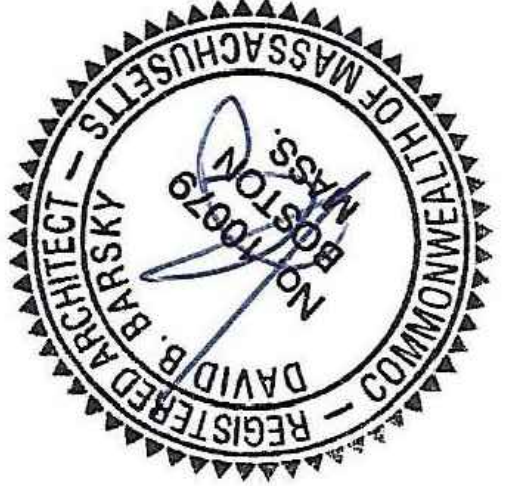
6 INTERIOR ELEVATION



7 INTERIOR ELEVATION

04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
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SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

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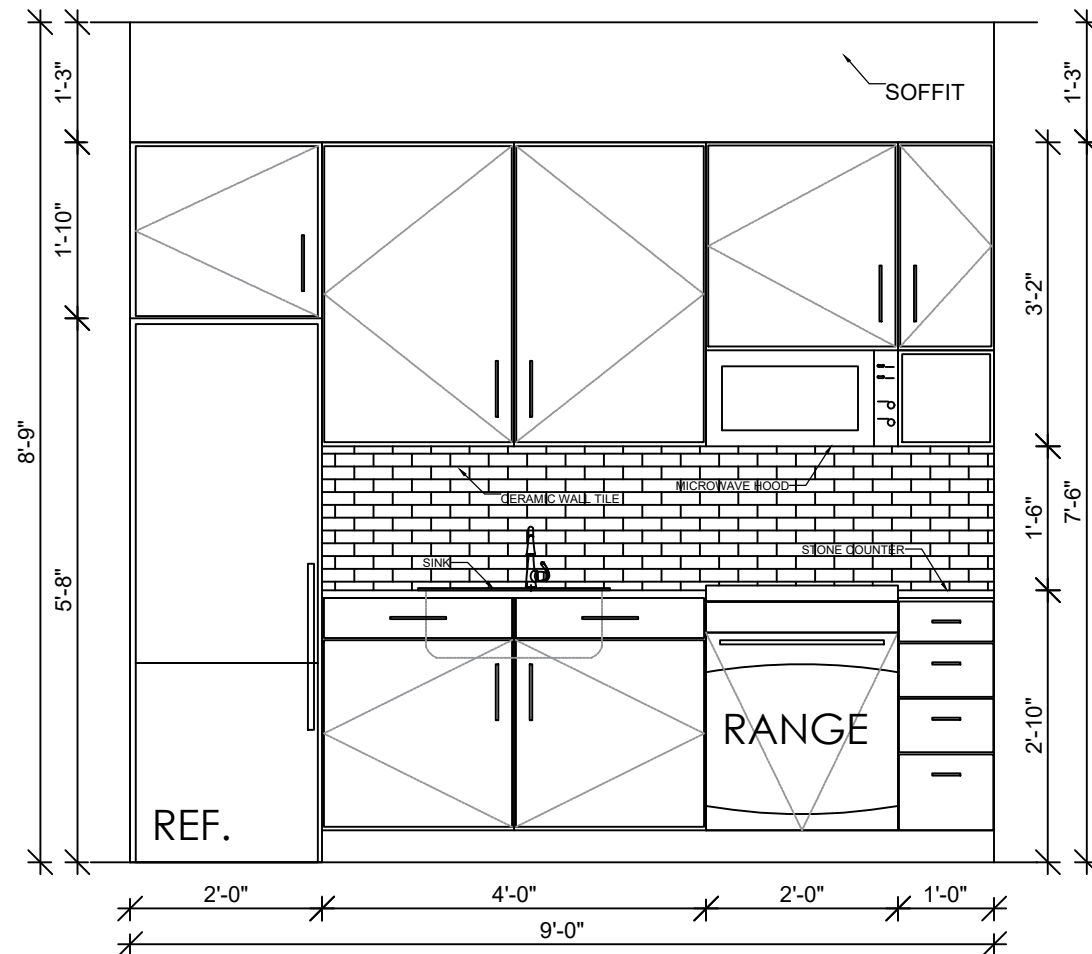
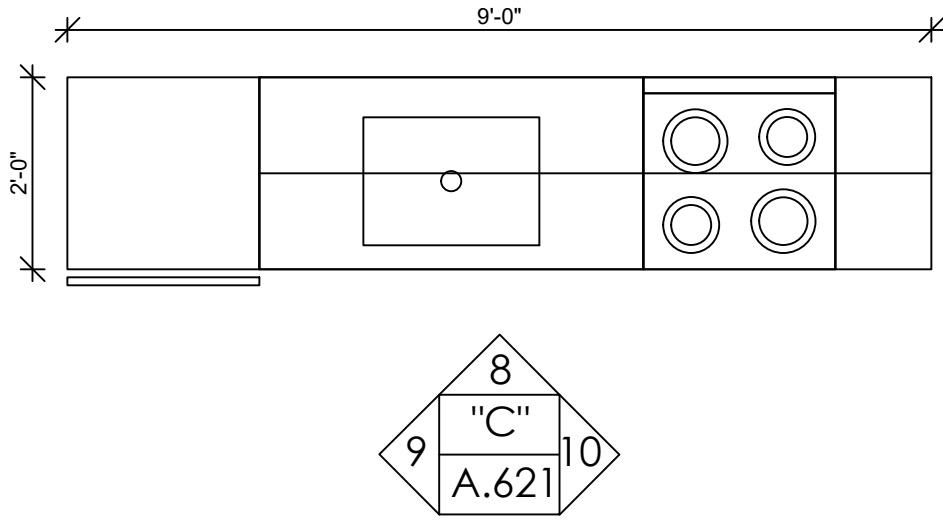
CLIENT INFORMATION

PROJECT LOCATION
5 FREMONT STREET
WINTHROP, MA

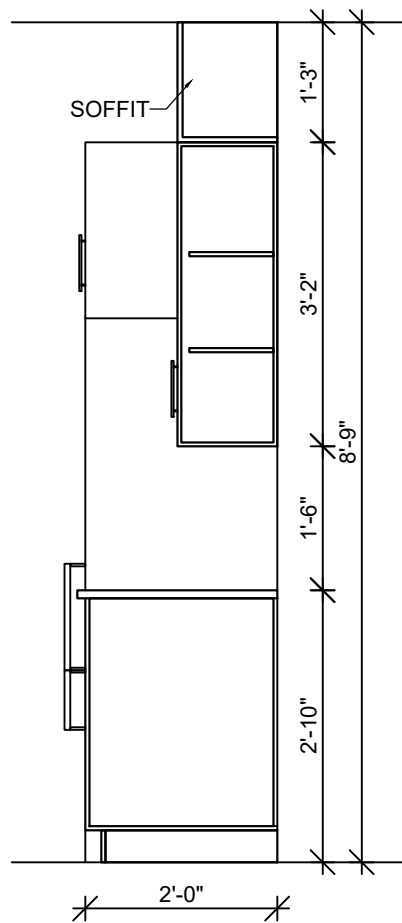
DRAWING TITLE
ENLARGED
UNIT PLANS

SCALE 1/2"=1'-0"	DATE February 2021
PROJECT NO. DBB	REVISION NO. 0
DRAWN BY	DRAWING NO. A_620
VERIFIED BY	

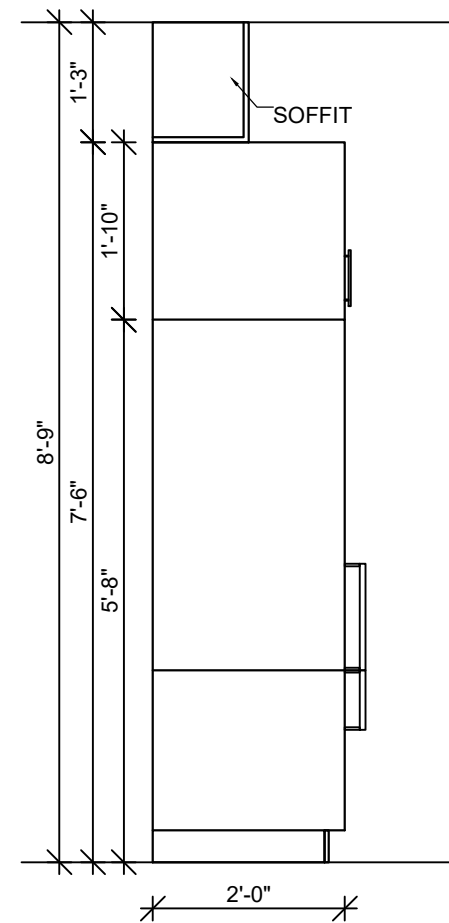
KITCHEN
TYPE "C"



8 INTERIOR ELEVATION

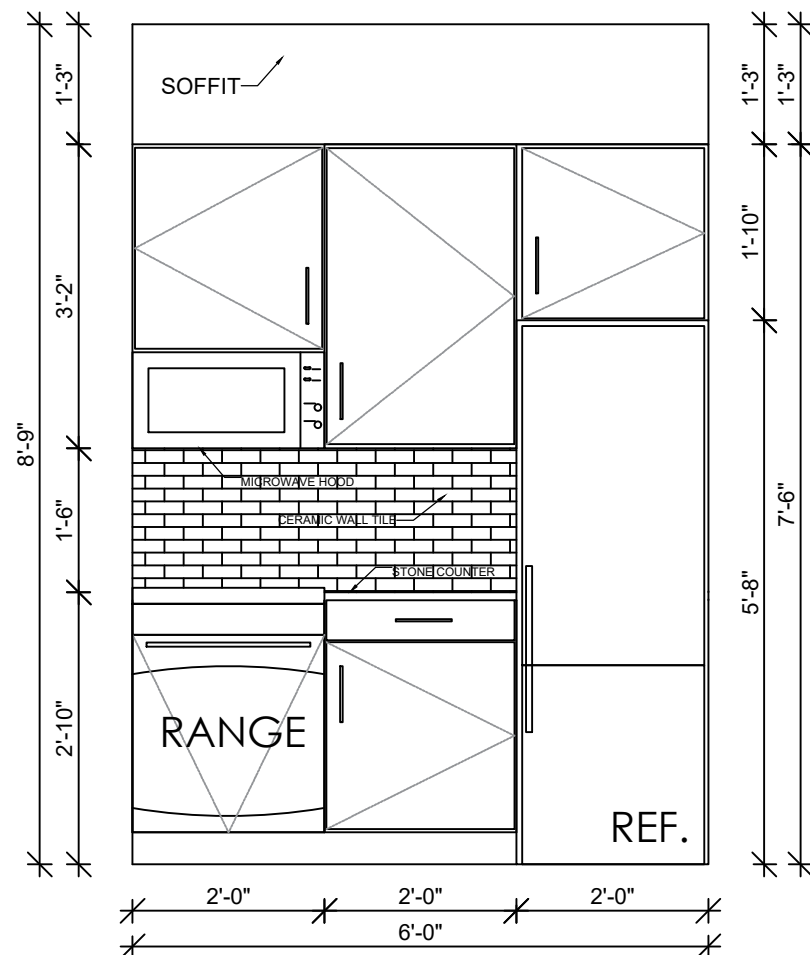
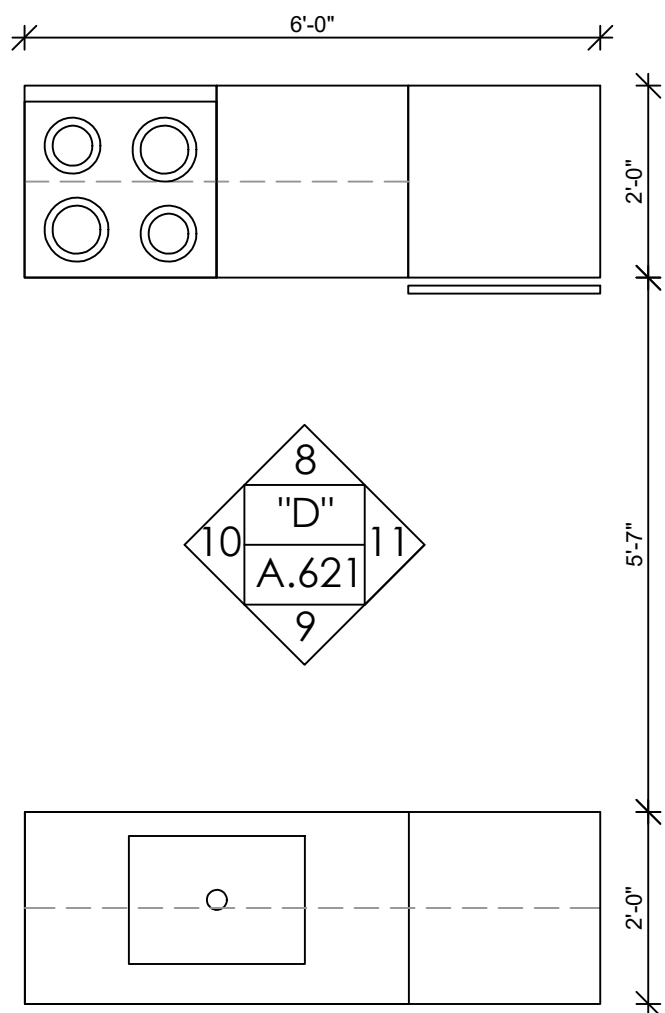


9 INTERIOR ELEVATION

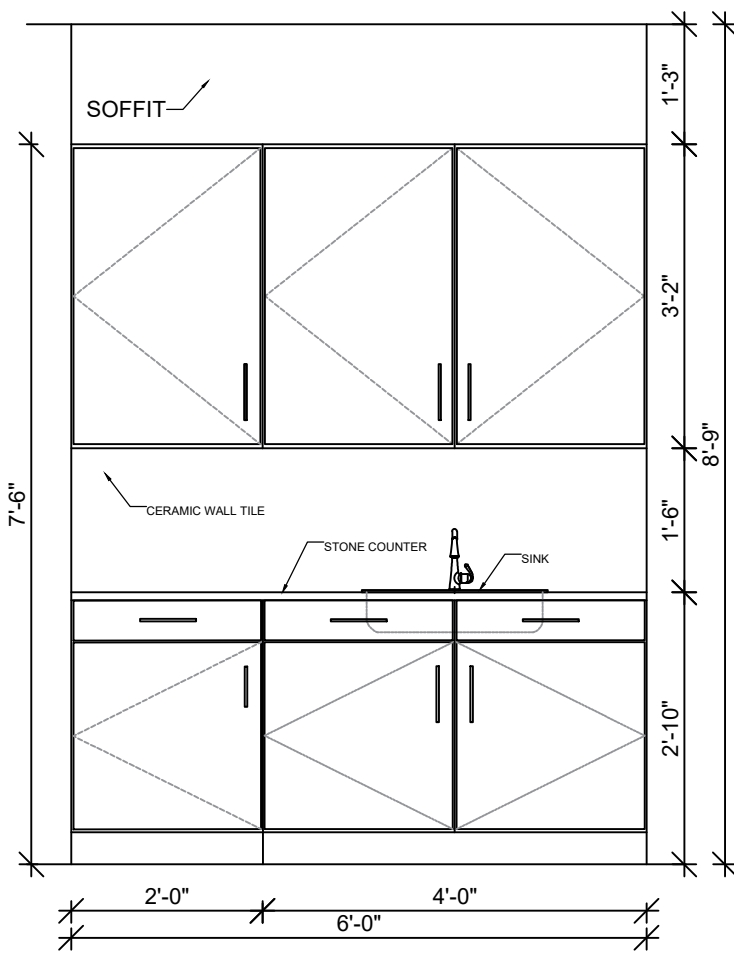


10 INTERIOR ELEVATION

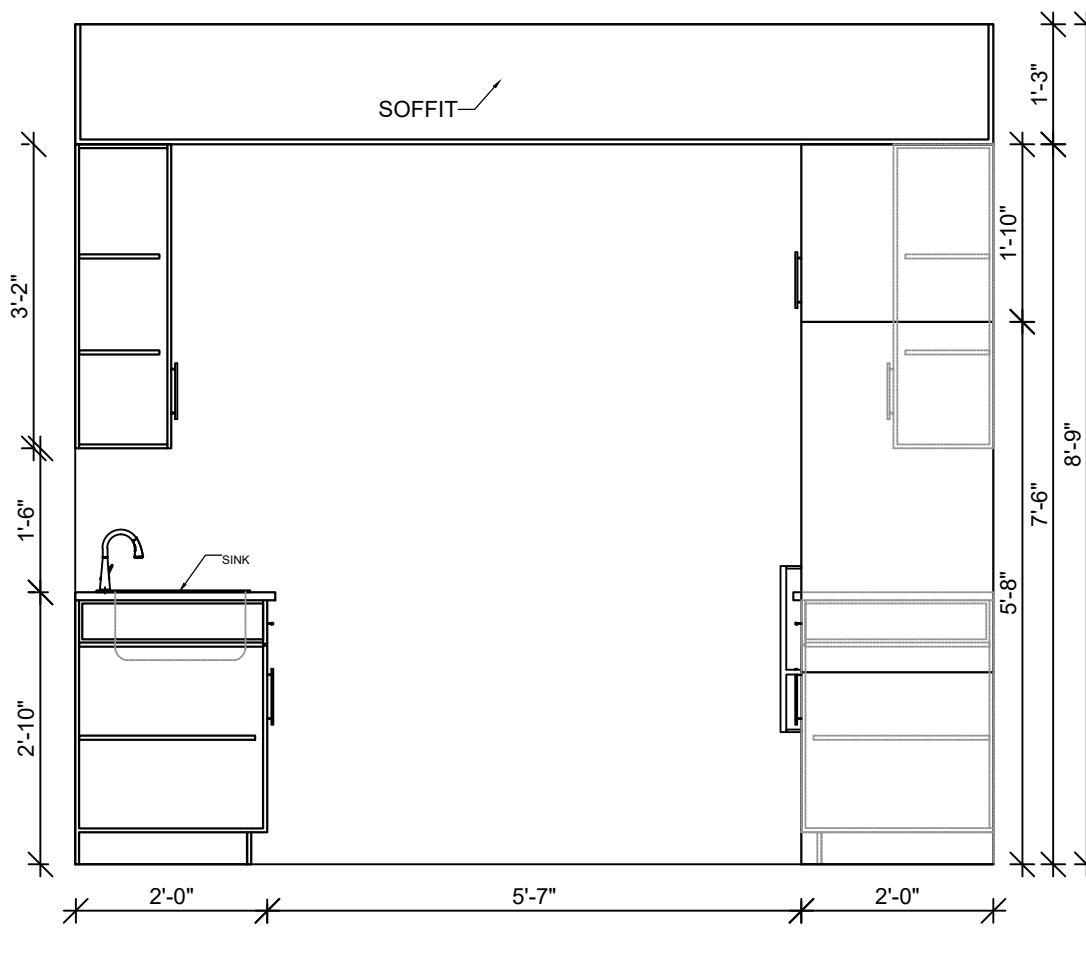
KITCHEN
TYPE "D"



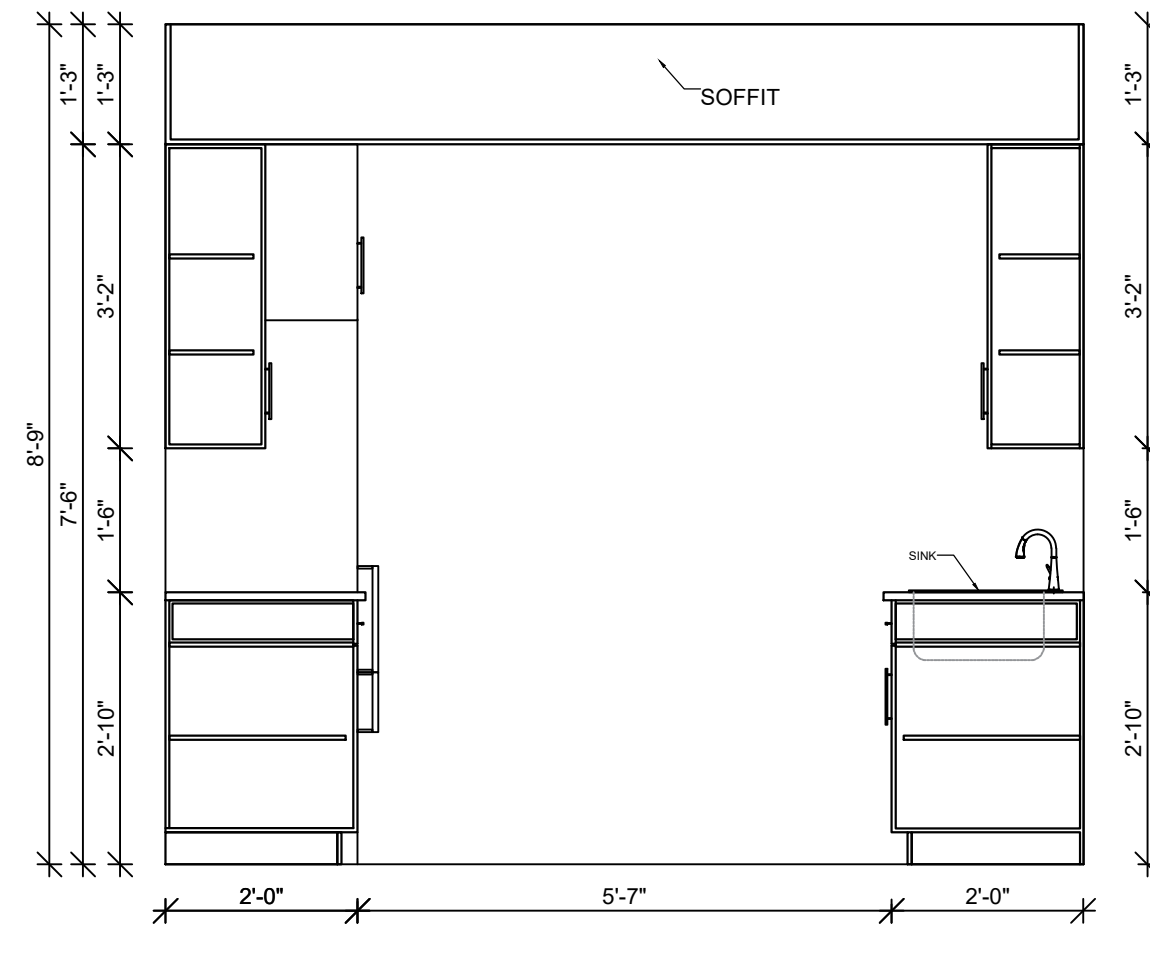
8 INTERIOR ELEVATION



9 INTERIOR ELEVATION



10 INTERIOR ELEVATION



11 INTERIOR ELEVATION

04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
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01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

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CLIENT INFORMATION

PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

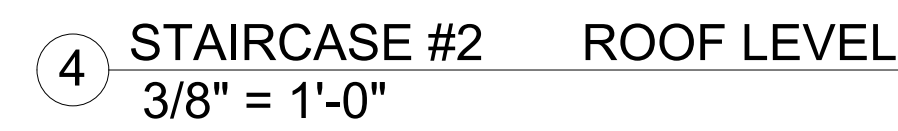
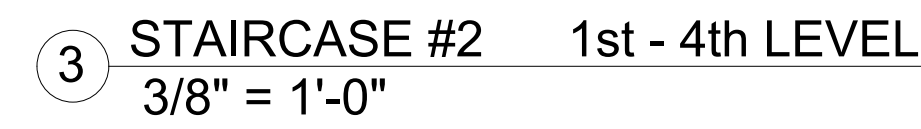
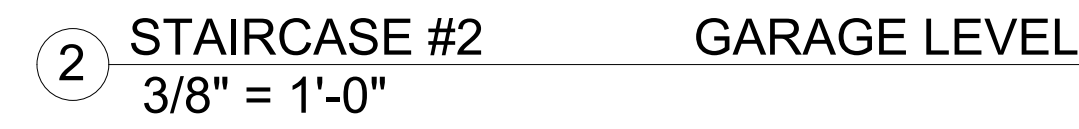
DRAWING TITLE

ENLARGED
UNIT PLANS

SCALE 1/2"=1'-0"	DATE February 2021
PROJECT NO. DBB	REVISION NO. 0
DRAWN BY	DRAWING NO. A_621
VERIFIED BY	



SCALE 3/8"=1'-0"	DATE December, 2020
PROJECT NO. DBB	REVISION NO. 0
DRAWN BY	DRAWING NO. A-700
VERIFIED BY	

ARCHITECT'S SEAL:

CLIENT INFORMATION

PROJECT LOCATION

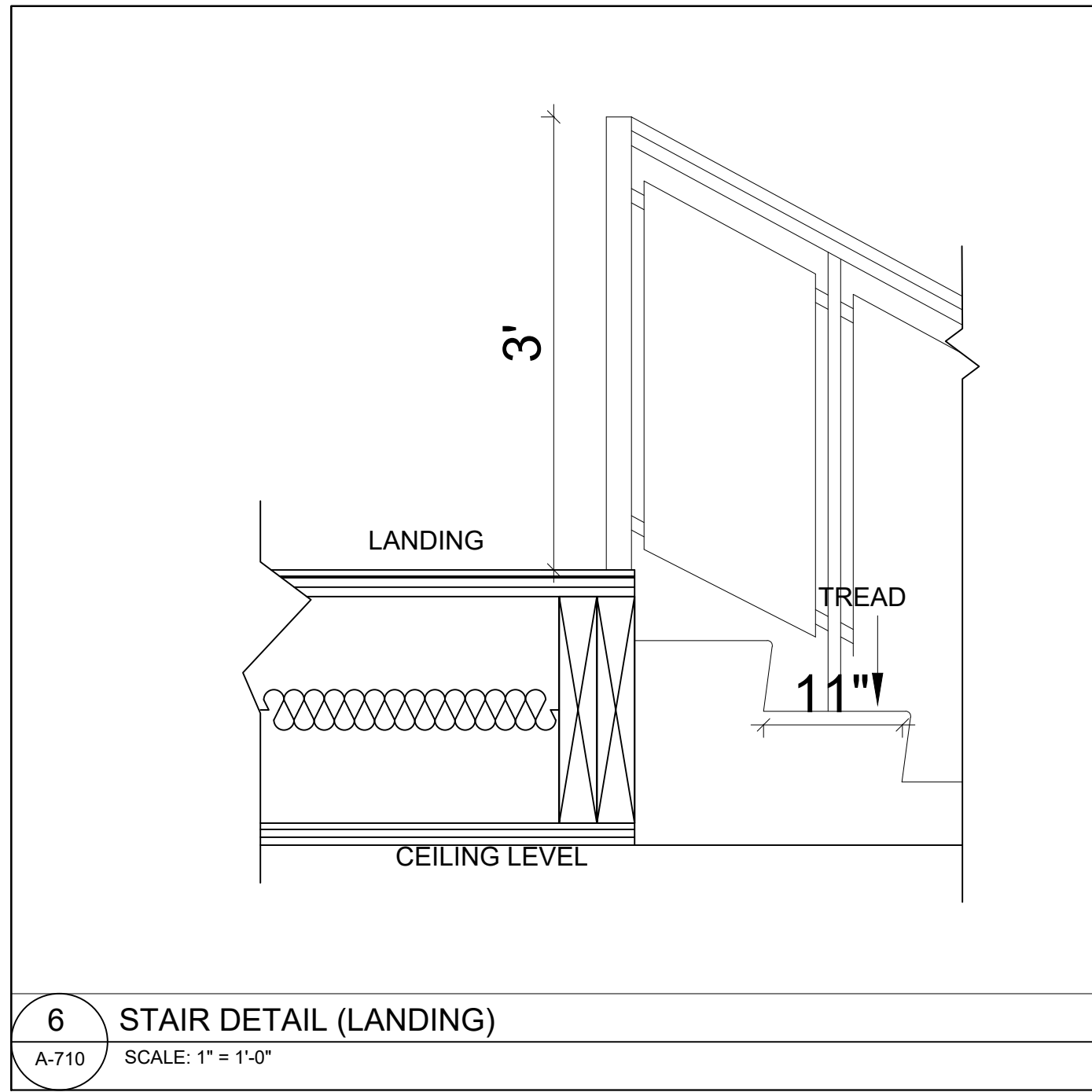
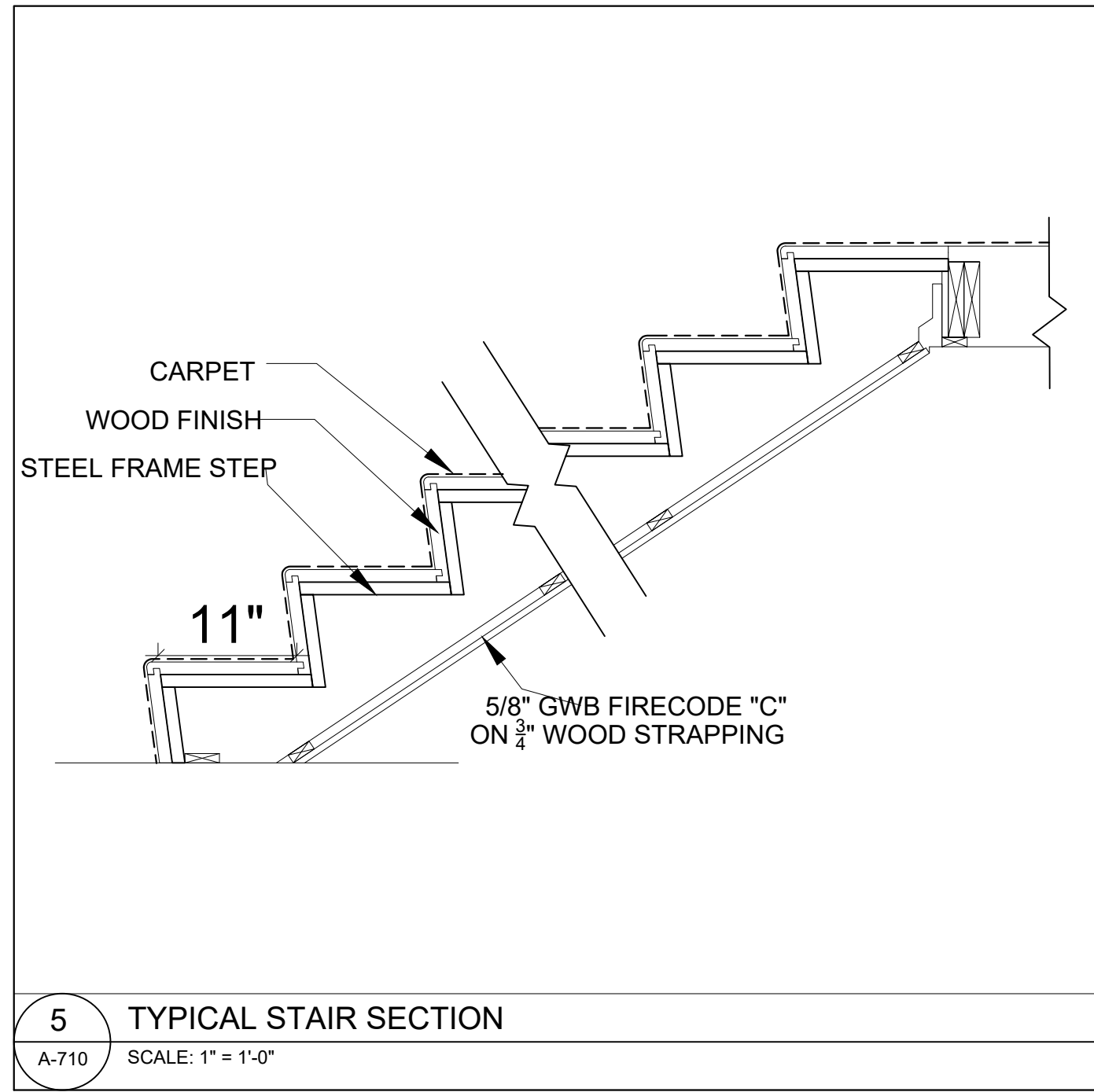
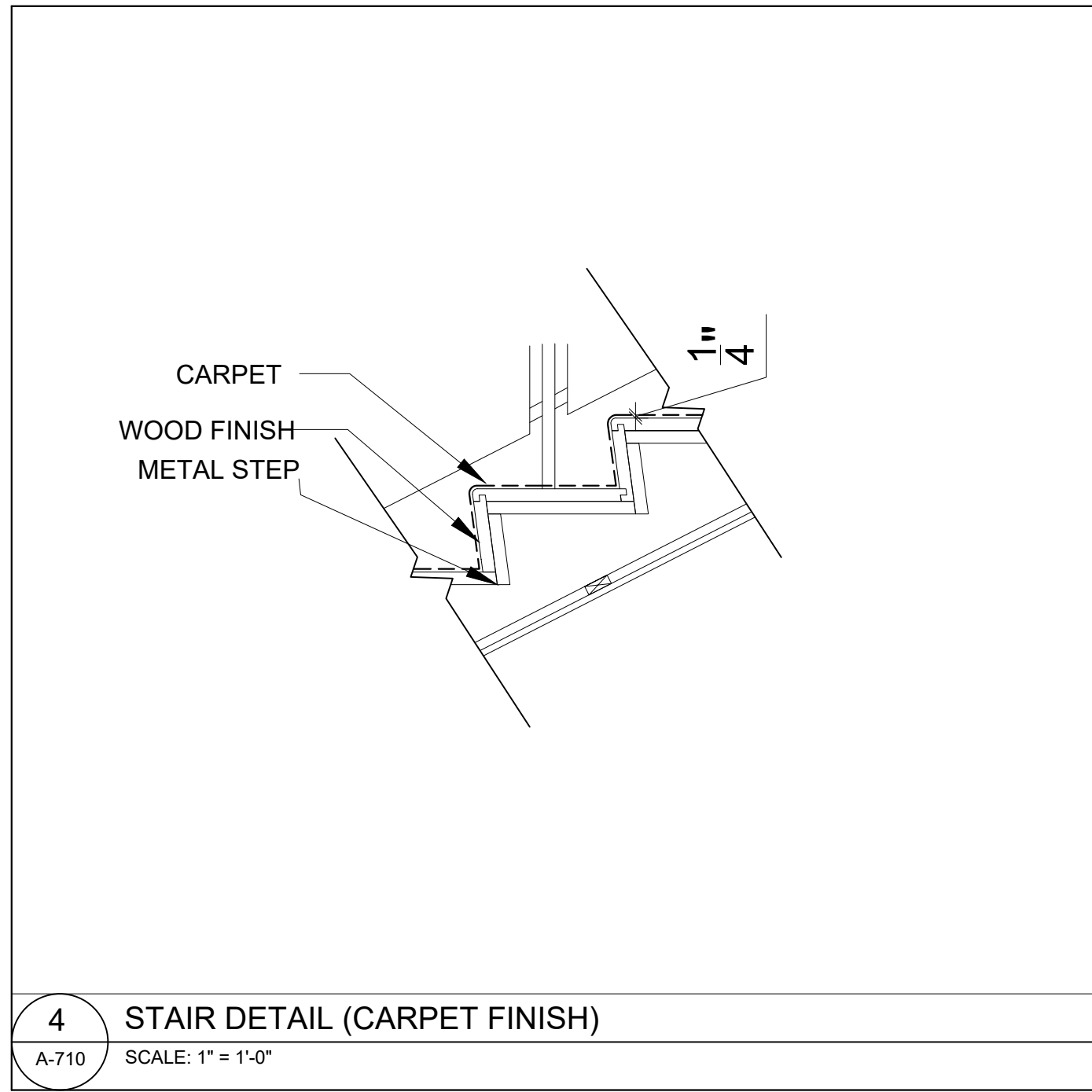
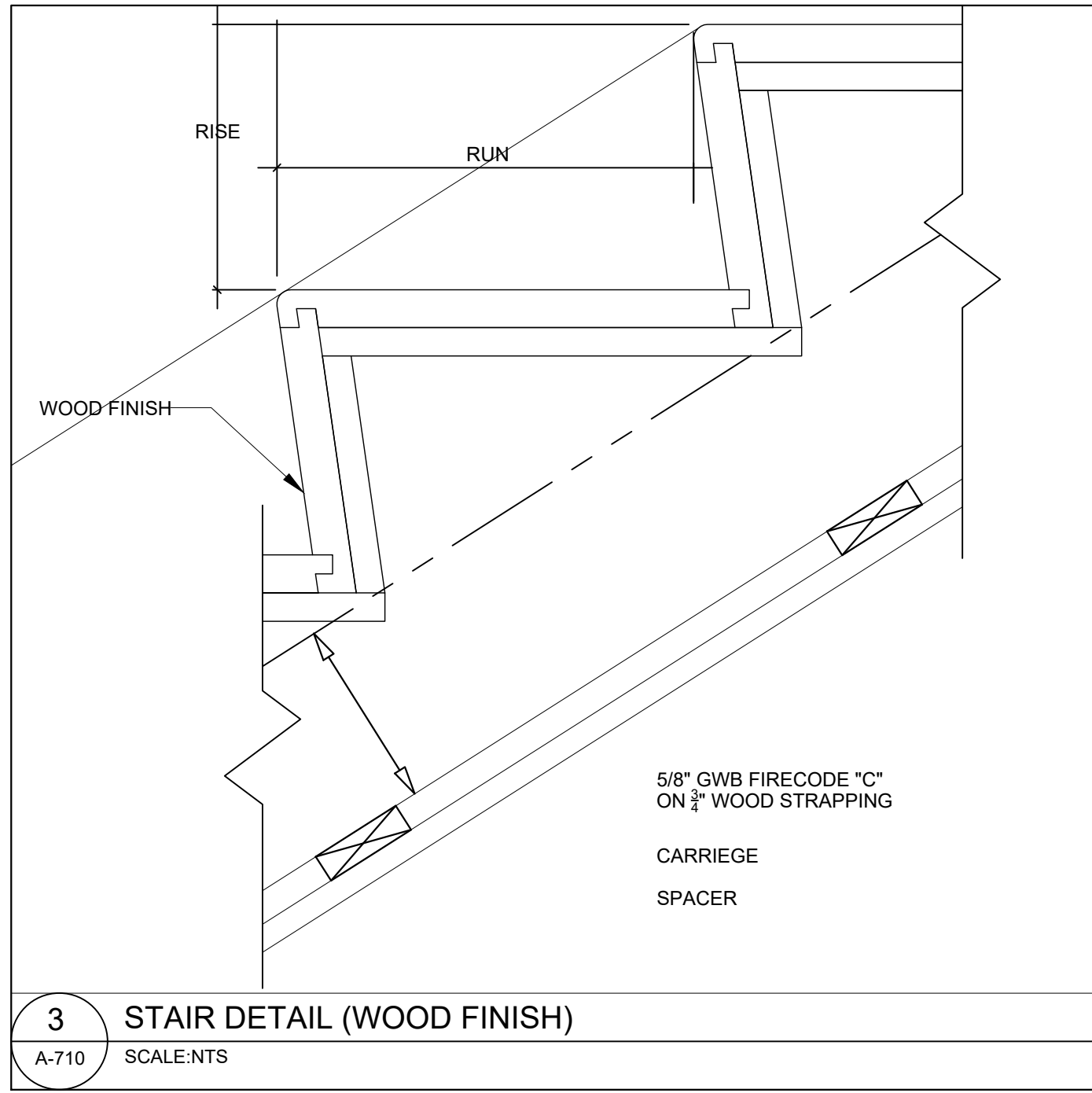
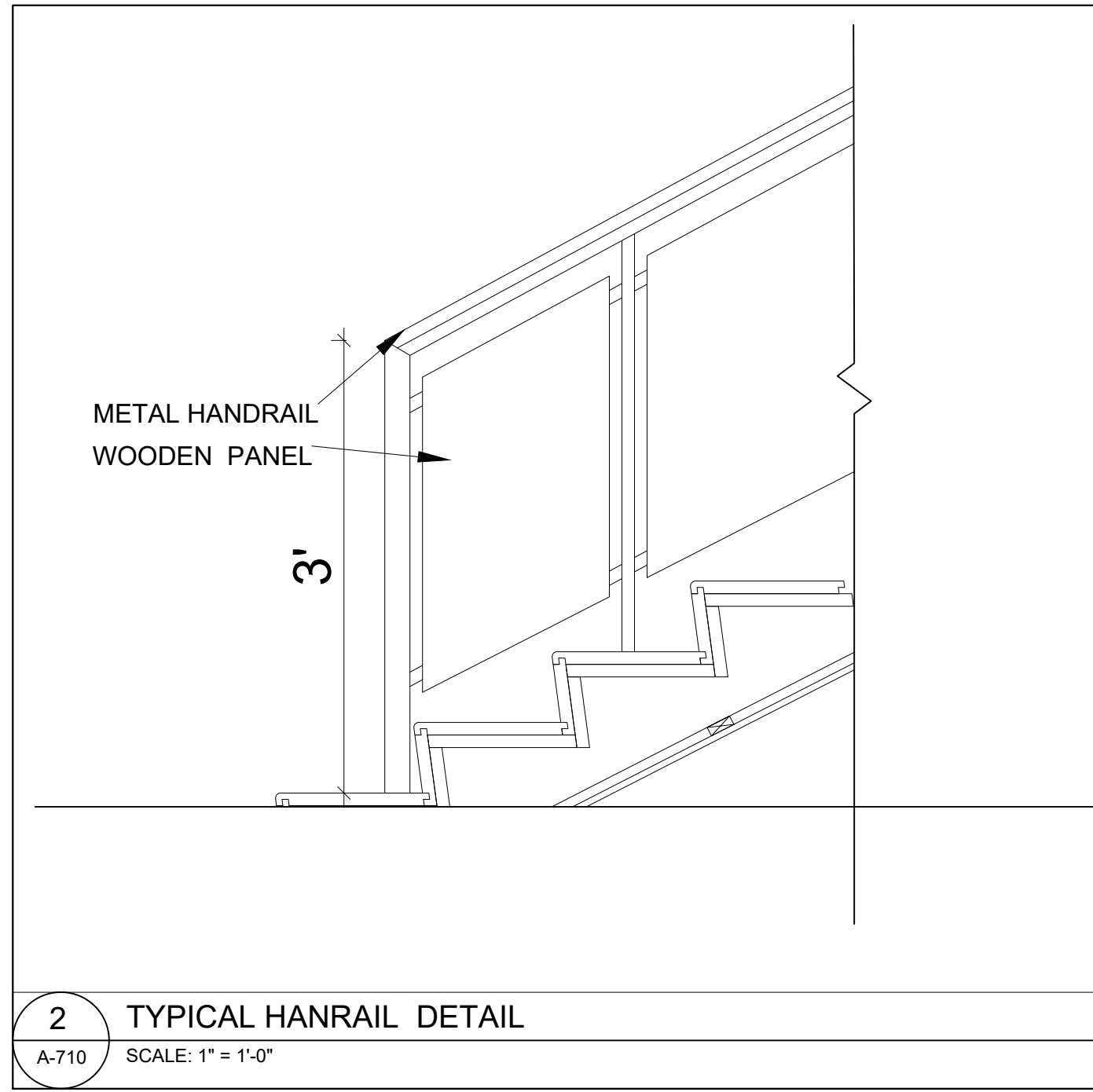
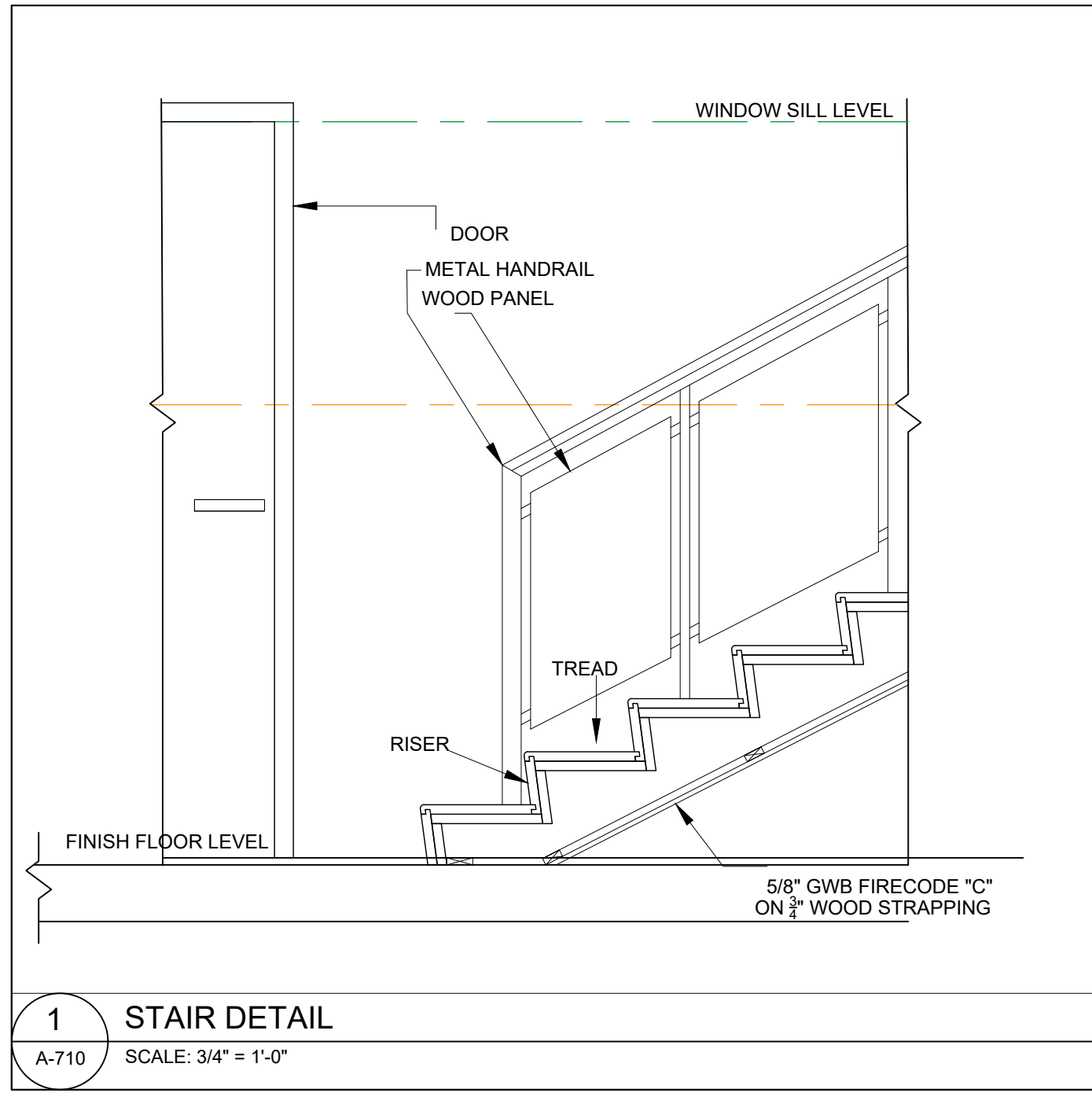
5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

STAIR PLANS & SECTIONS

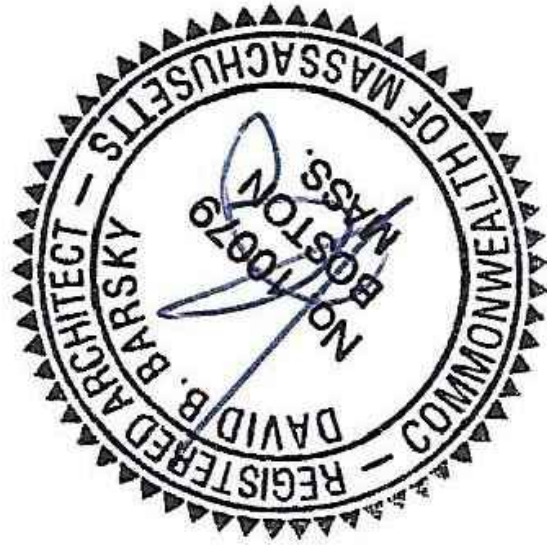
STAIRWAY #2

SCALE 3/8" = 1'-0"	DATE December, 2020
PROJECT NO. DBB	REVISION NO. 
DRAWN BY	DRAWING NO. A-701
VERIFIED BY	



04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

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CLIENT INFORMATION

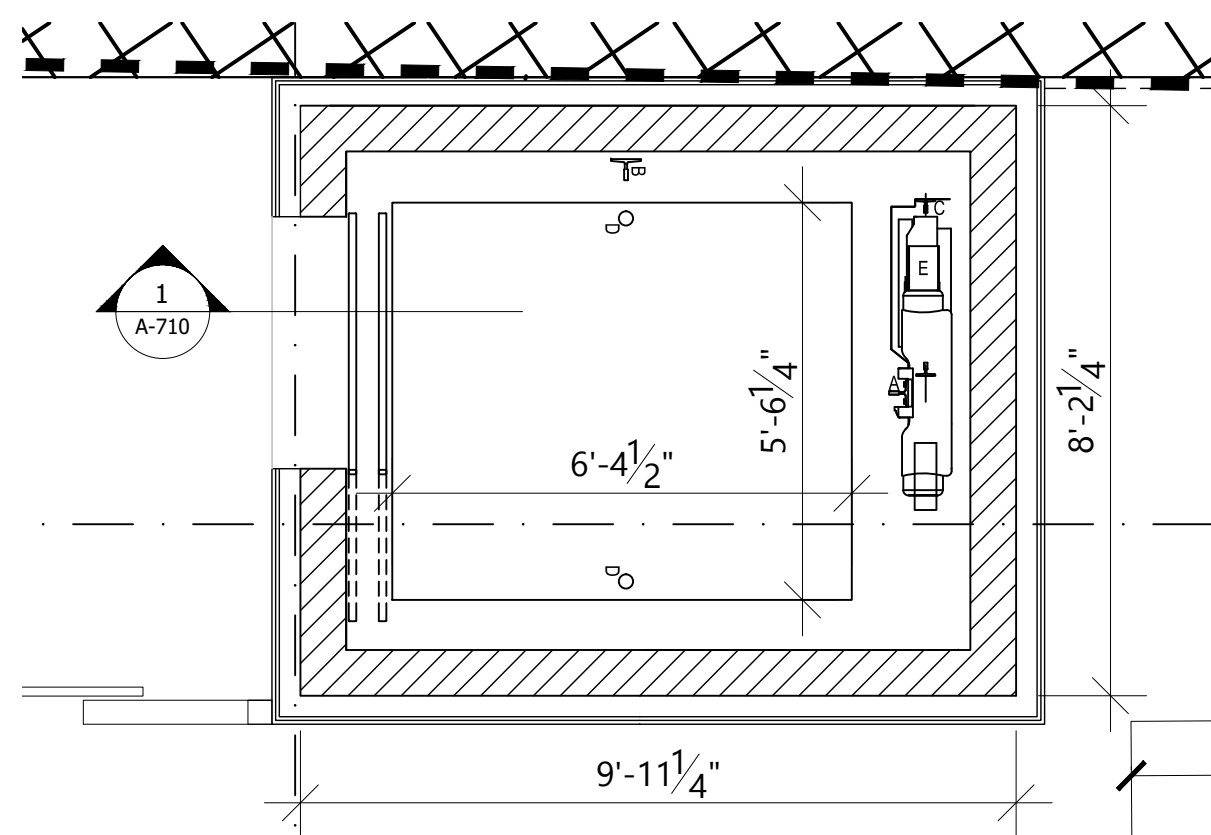
PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

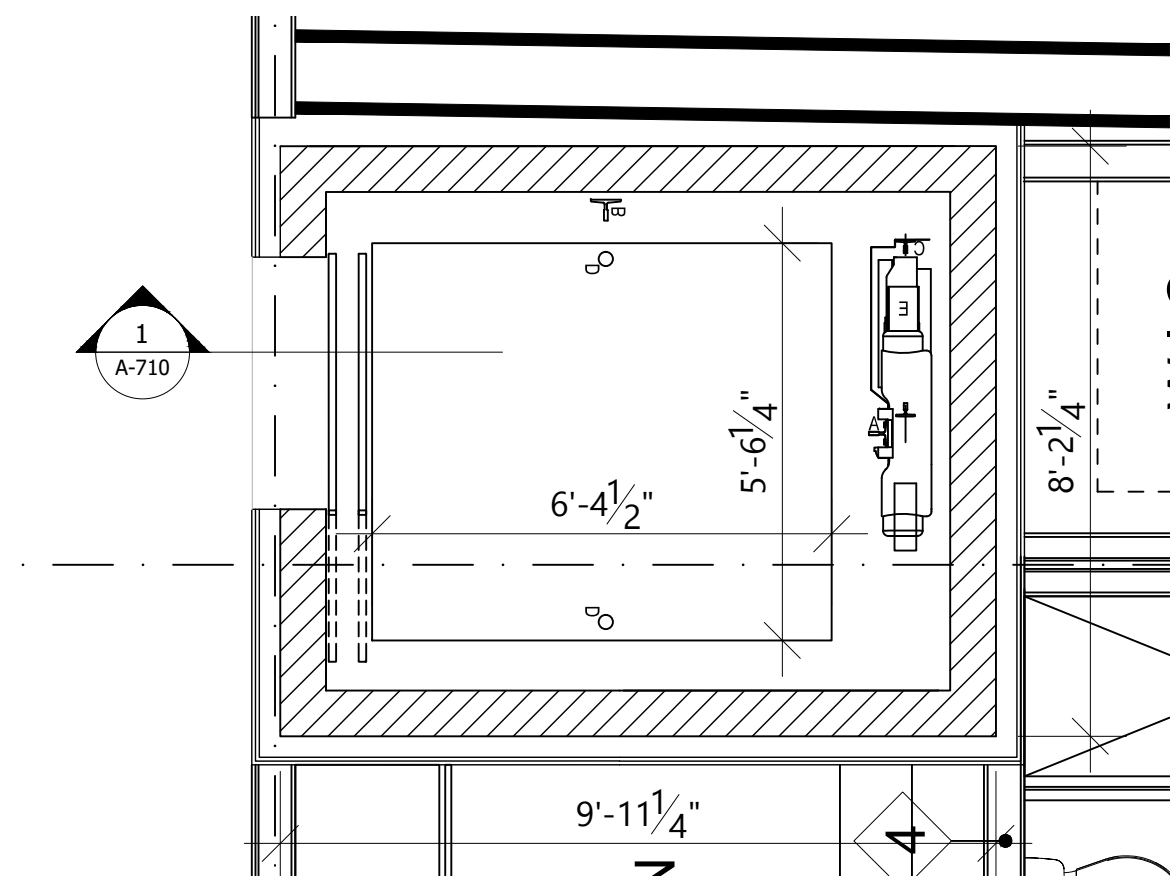
DRAWING TITLE

STAIR DETAILS

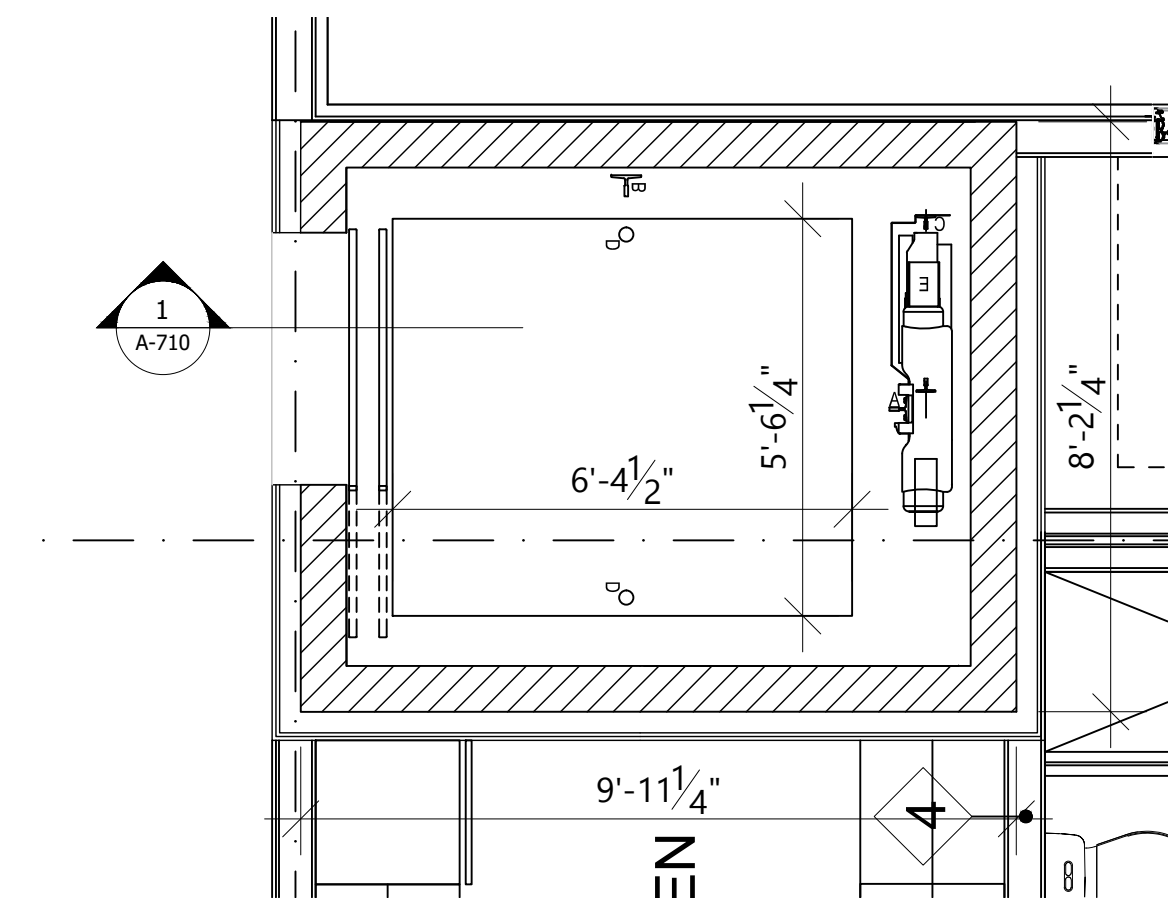
SCALE NTS	DATE December, 2020
PROJECT NO. DBB	REVISION NO. 0
DRAWN BY	DRAWING NO. A-702
VERIFIED BY	



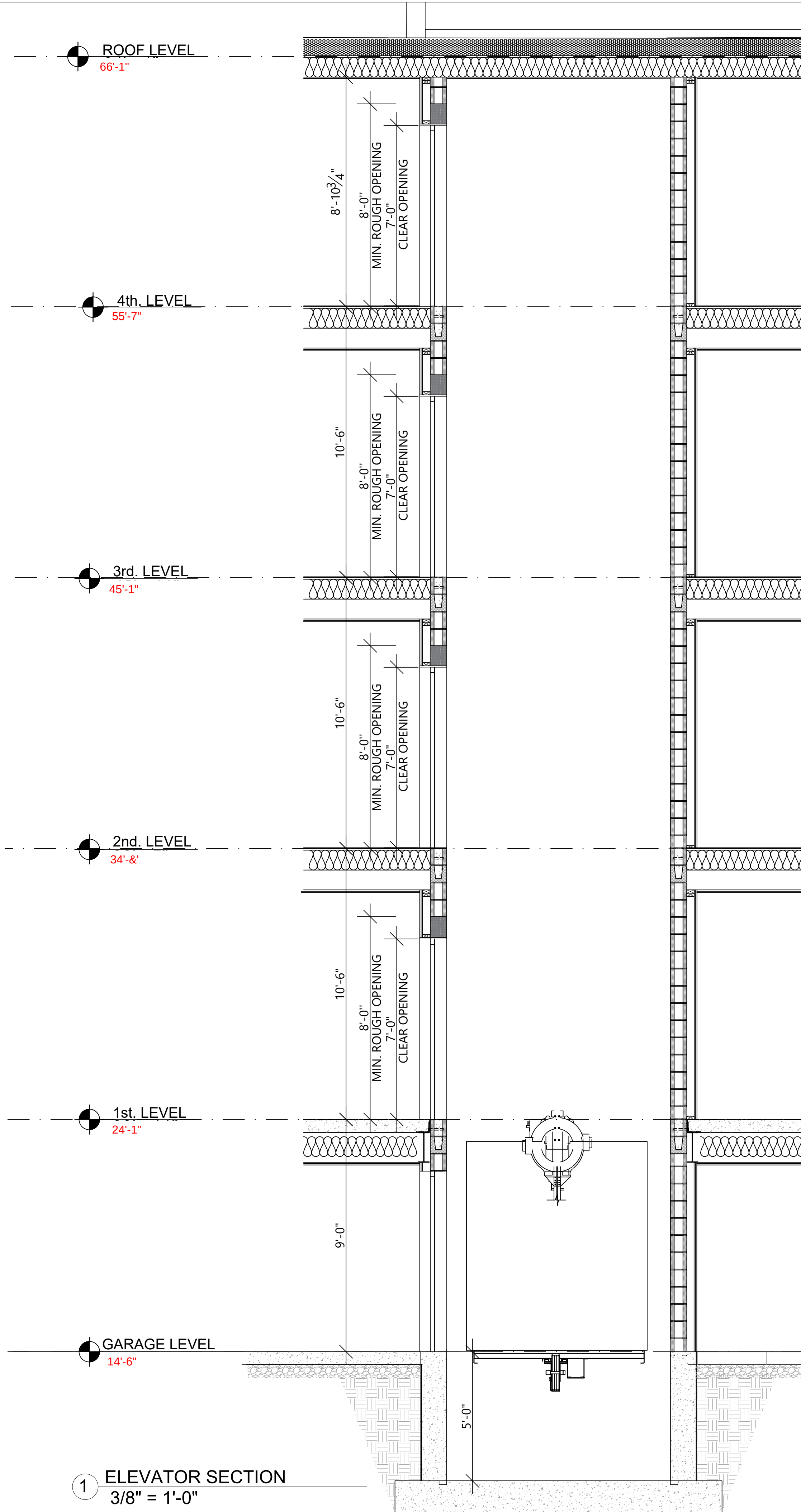
2 ENLARGED ELEVATOR PLAN-GROUND LEVEL
3/8" = 1'-0"



3 ENLARGED ELEVATOR PLAN-FIRST LEVEL
3/8" = 1'-0"



4 ENLARGED ELEVATOR PLAN-2ND-4TH LEVEL
3/8" = 1'-0"



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02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

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CLIENT INFORMATION

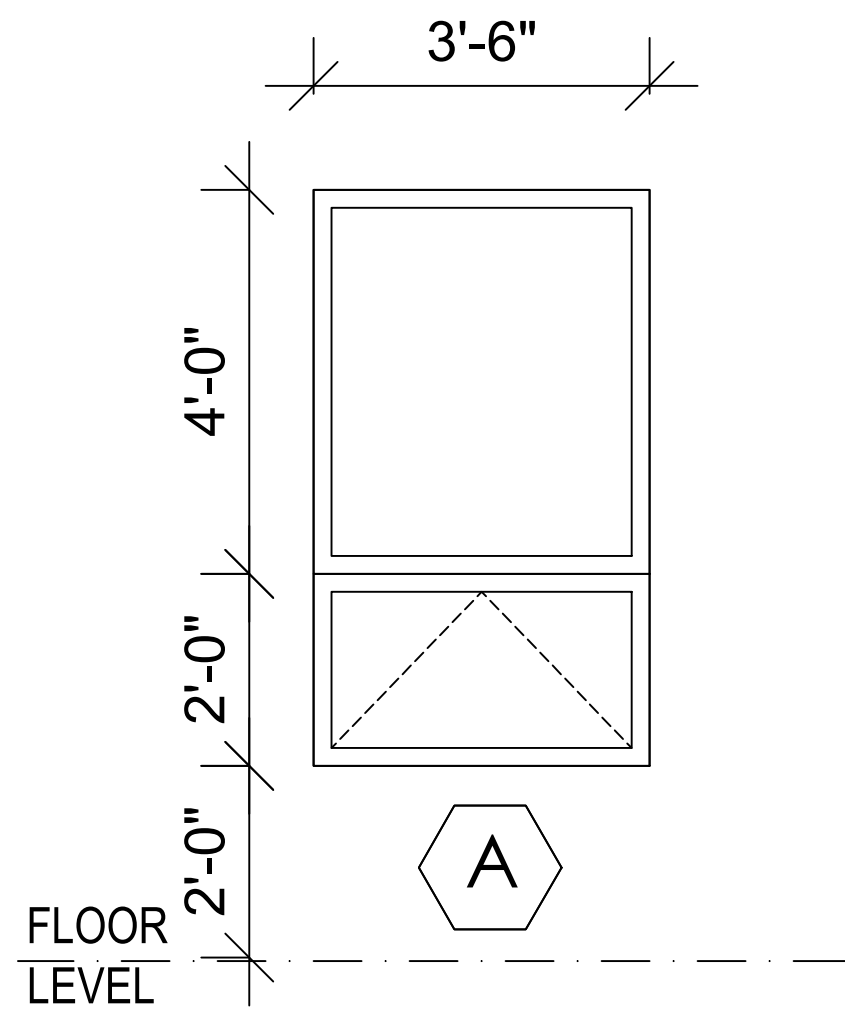
PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

ELEVATOR
PLANS & SECTIONS

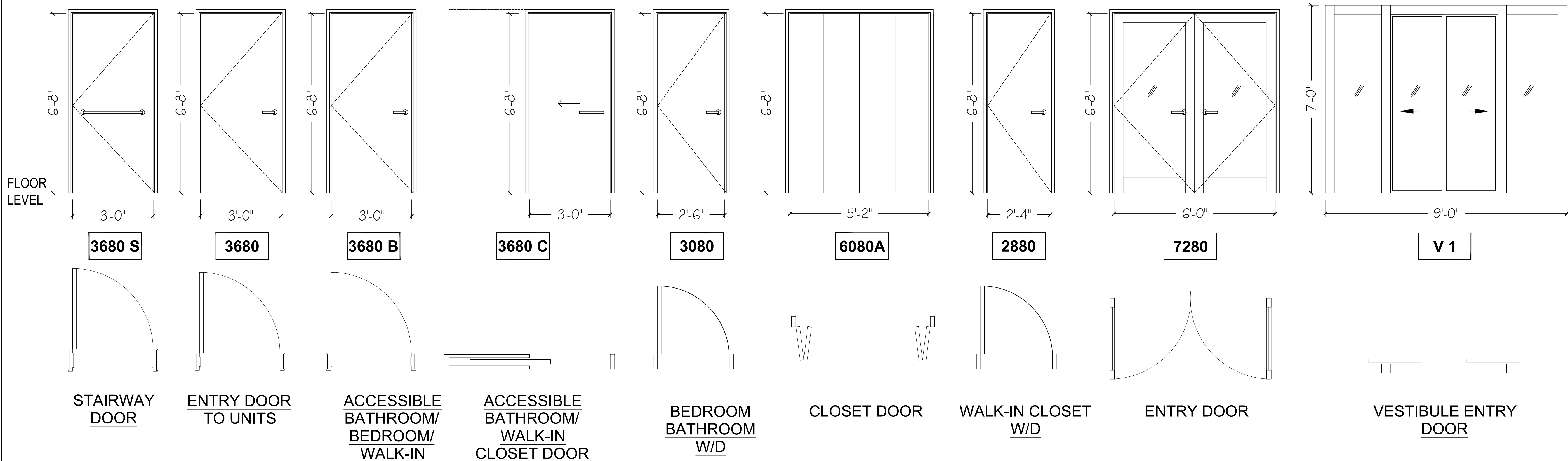
SCALE	DATE
PROJECT NO. DBB	January, 2021
DRAWN BY	REVISION NO. 0
VERIFIED BY	DRAWING NO. A_710



WINDOW SCHEDULE									
TYPE	DESCRIPTION	WIDTH	HEIGHT	LEVEL	HEAD	JAMP	SILL	COMMENTS	TOTAL NUMBER
A	AWNING	3'-6"	6'-0"	1ST,2ND,3RD,4TH	PVC	PVC	PVC		88

- NOTES:
- ALL GLAZING TO BE LOW-E DUAL GLAZED GLASS - EXTERIOR FLOOR TO CEILING WINDOWS AND DOORS TO BE TEMPERED
 - WINDOWS LOCATED IN SHOWERS SHALL BE TEMPERED AND SPECIFIED FOR USE IN SHOWER (WET RATED). CONTRACTOR TO INSTALL SHOWER WATERPROOFING MEMBRANE OVER WINDOW JAMB AND CAULK COMPLETELY AROUND WINDOW/TILE JOINT
 - EXTERIOR WINDOWS AND DOORS SHALL HAVE A U-FACTOR OF 0.20 AND AN SHGC OF 0.36

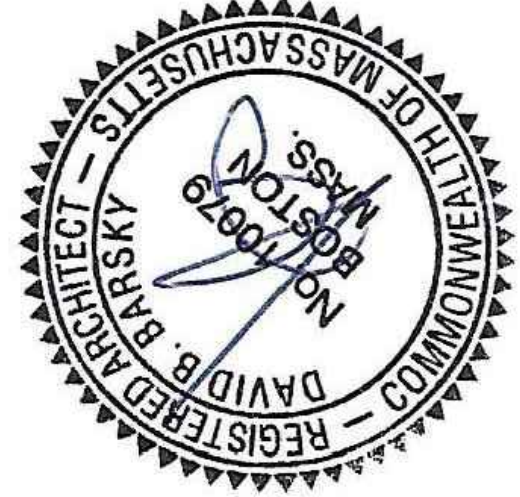
1 WINDOW ELEVATION(TYPICAL)
1/2" = 1'-0"



1 DOOR ELEVATIONS
1/2" = 1'-0"

04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
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02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

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CLIENT INFORMATION

PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

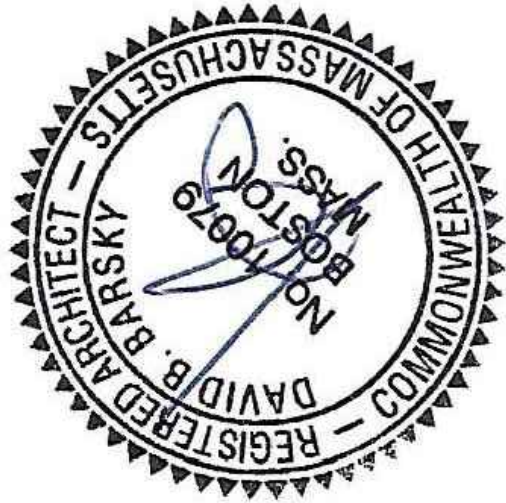
WINDOW & DOOR
SCHEDULE

SCALE	1/2"=1'-0"	DATE	February 2021
PROJECT NO.	DBB	REVISION NO.	0
DRAWN BY		DRAWING NO.	A_900
VERIFIED BY			

		DOOR							FRAME				FIRE RATING	HARDWARE SET	REMARKS	TOTAL NUMBER
DOOR NO.	ROOM NAME	DOOR WIDTH	DOOR HEIGHT	THICK.	MATL	FINISH	THRESHOLD		MATL	FINISH	DETAILS					
							MATERIAL	DETAIL			JAMB	HEAD				
3680 S	STAIRWAY DOOR	3'-0"	6'-8"	0'-1 3/4"	ALUMINUM	FACTORY	MTL		HM	FACTORY		JAMB.SIM	90min	-		12
3680	ENTRY DOOR TO UNITS	3'-0"	6'-8"	0'-1 3/4"	WOOD	PAINTED	MTL		HM	FACTORY		JAMB.SIM	20min	-		20
3680 B	ACCESSIBLE BATHROOM BEDROOM WALK-IN CLOSET	3'-0"	6'-8"	0'-1 3/4"	WOOD	PAINTED	-		WOOD	PAINTED		JAMB.SIM	/	-		8
3680 C	ACCESSIBLE BATHROOM WALK-IN CLOSET	3'-0"	6'-8"	0'-1 3/4"	WOOD	PAINTED	-		WOOD	PAINTED		JAMB.SIM	/	-		1
3080	BEDROOM BATHROOM W/D	2'-6"	6'-8"	0'-1 3/4"	WOOD	PAINTED	-		WOOD	PAINTED		JAMB.SIM	/	-		61
6080A	CLOSET DOOR	5'-8"	6'-8"	0'-1 3/4"	WOOD	PAINTED	-		WOOD	PAINTED		JAMB.SIM	/	-		20
2880	WALK-IN CLOSET W/D	2'-4"	6'-8"	0'-1 3/4"	WOOD	PAINTED	-		WOOD	PAINTED		JAMB.SIM	/	-		10
7280	ENTRY DOOR	6'-0"	6'-8"	0'-1 3/4"	ALUMINUM	FACTORY	MTL		HM	FACTORY		JAMB.SIM	20min	-		2
V1	VESTIBULE ENTRY DOOR	9'-0"	7'-0"	0'-1 3/4"	ALUMINUM	FACTORY	MTL		HM	FACTORY		JAMB.SIM	20min	-		1

04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
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02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

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CLIENT INFORMATION

PROJECT LOCATION
**5 FREMONT STREET
WINTHROP, MA**

DRAWING TITLE
DOOR SCHEDULE

SCALE
1"=1'-0"

DATE
February 2021

PROJECT NO.
DBB

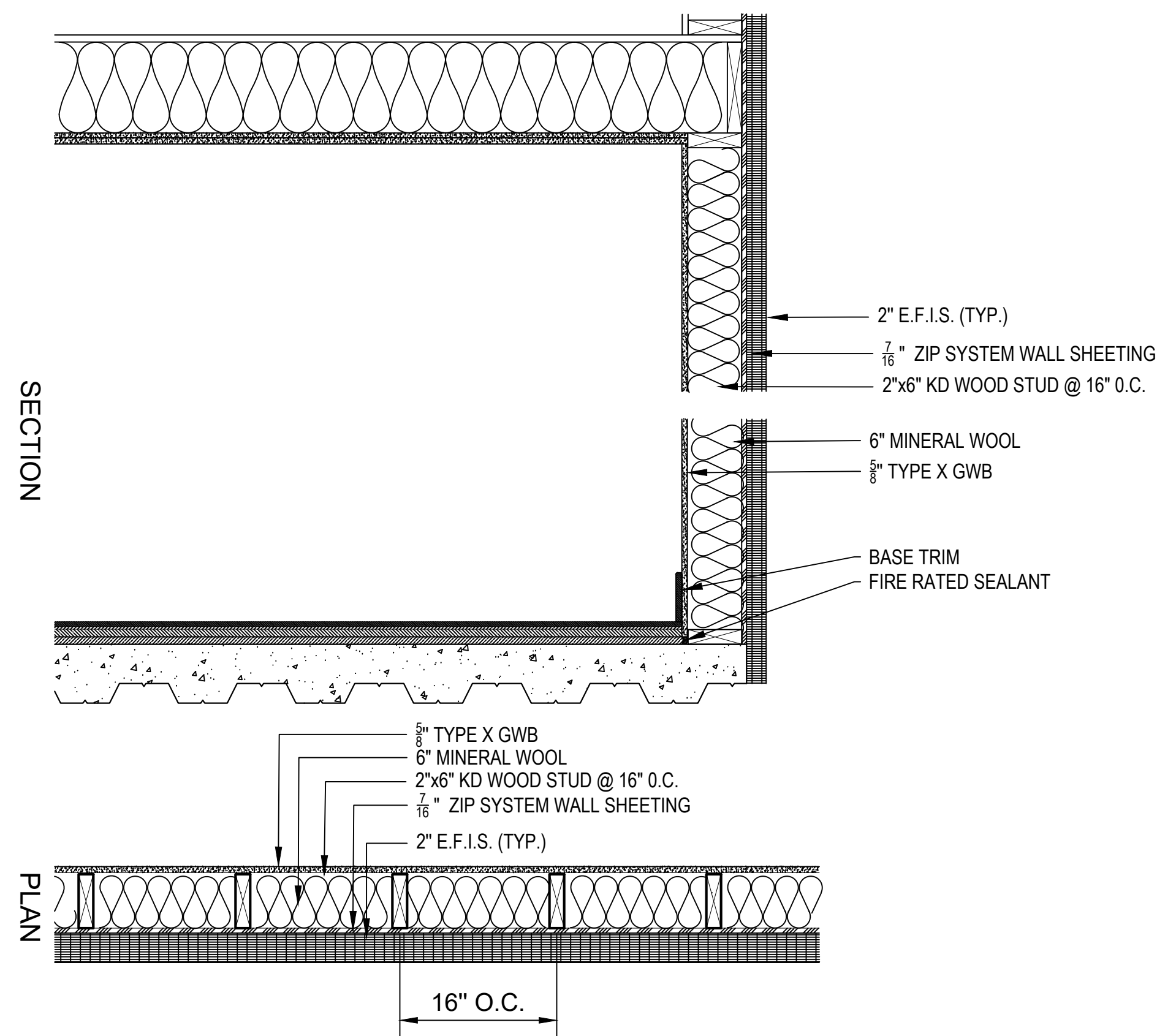
REVISION NO.

0

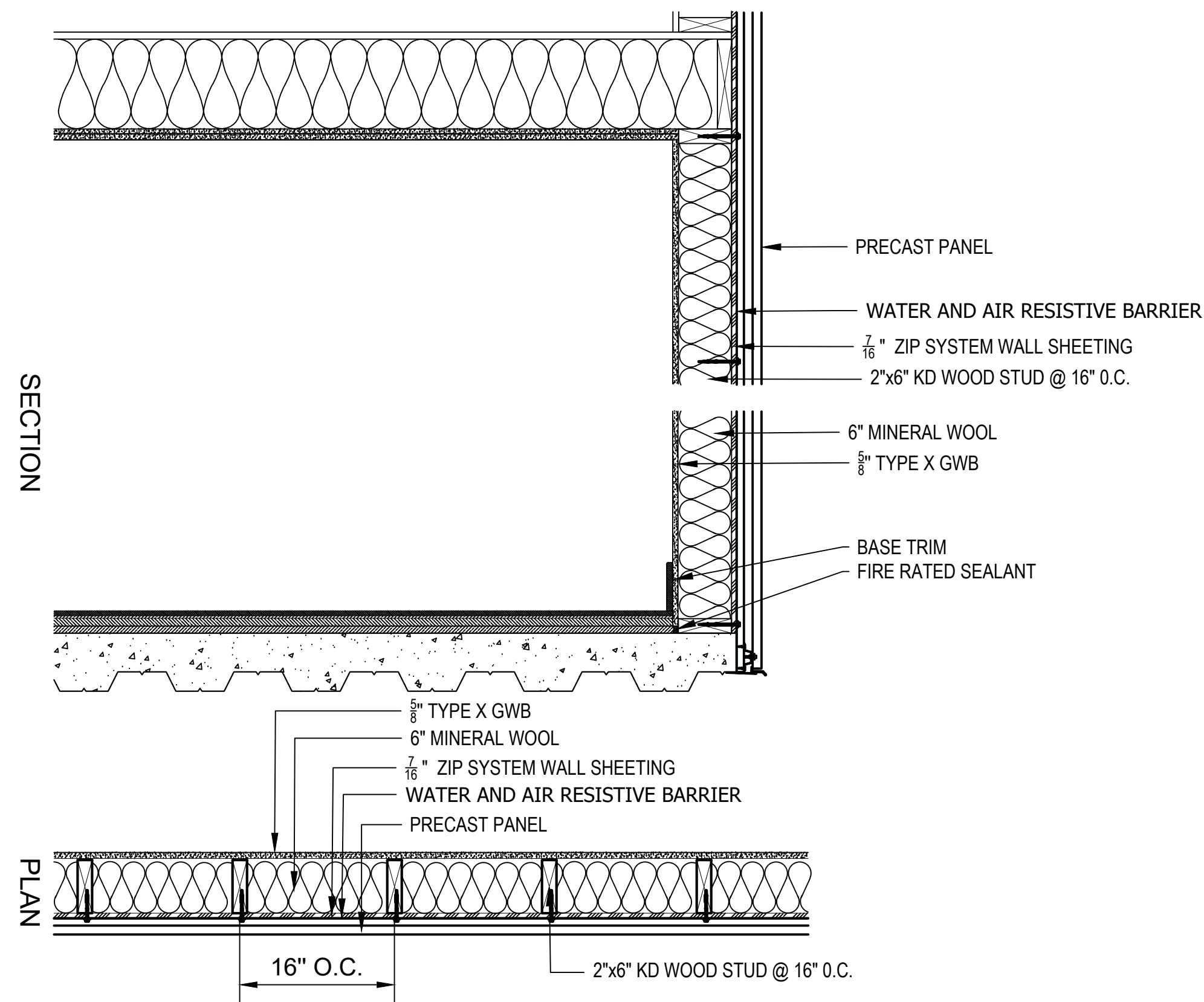
DRAWN BY

VERIFIED BY

DRAWING NO.
A_901



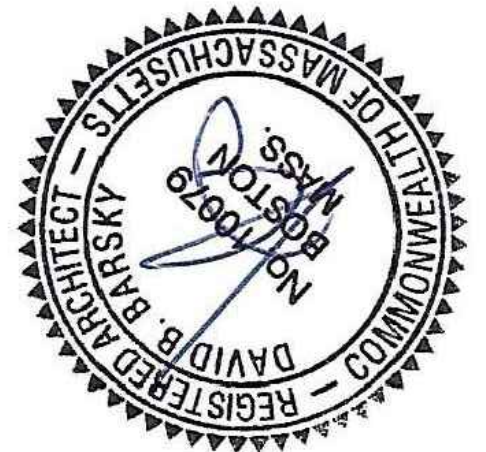
A WALL TYPE A- EXTERIOR WALL
1"= 1' - 0"



B WALL TYPE B- EXTERIOR WALL
1"= 1' - 0"

04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
03	03.05.2021	ISSUED FOR INFORMATION	0
02	10.18.2020	ISSUED FOR INFORMATION	0
01	10.5.2020	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

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CLIENT INFORMATION

PROJECT LOCATION

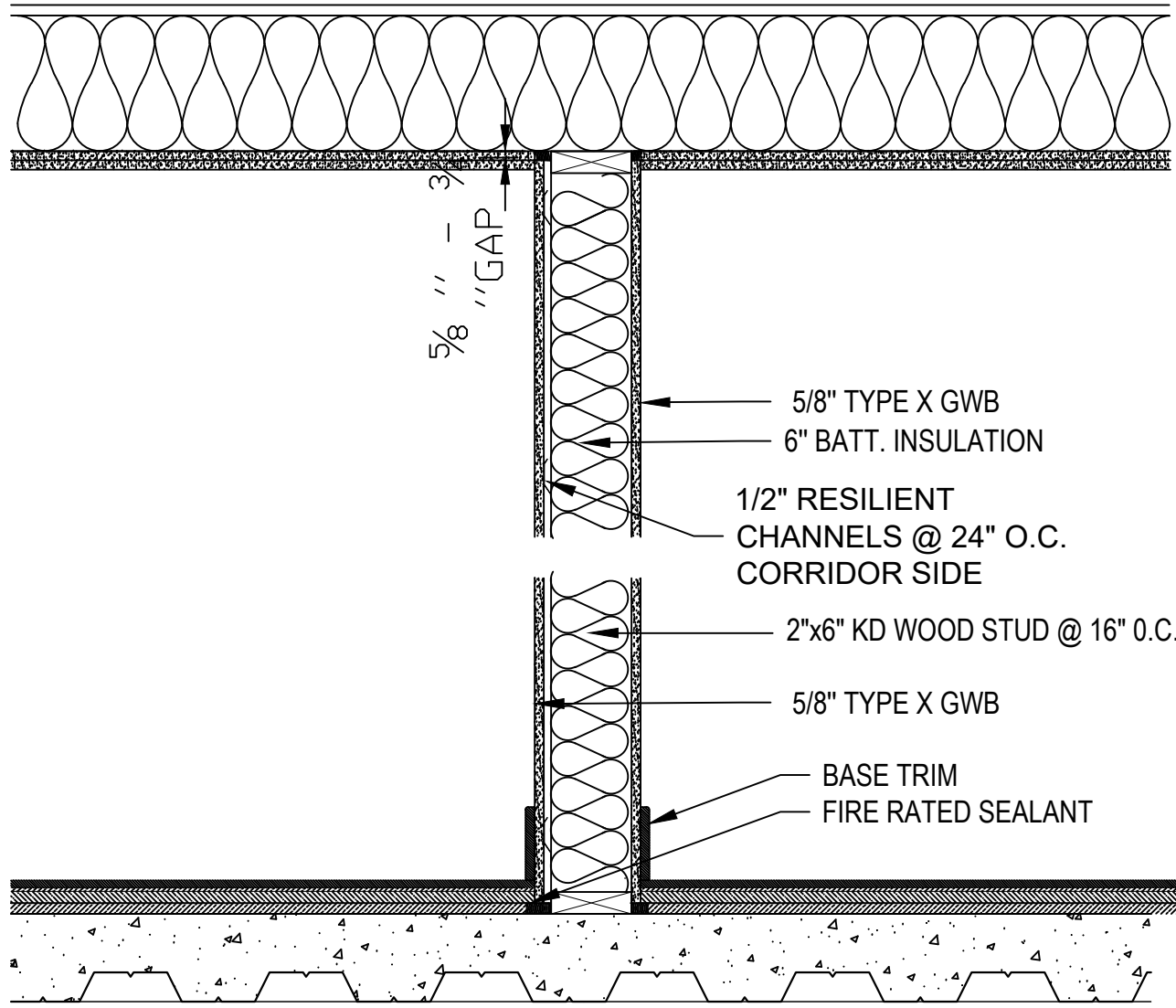
**5 FREMONT STREET
WINTHROP, MA**

DRAWING TITLE

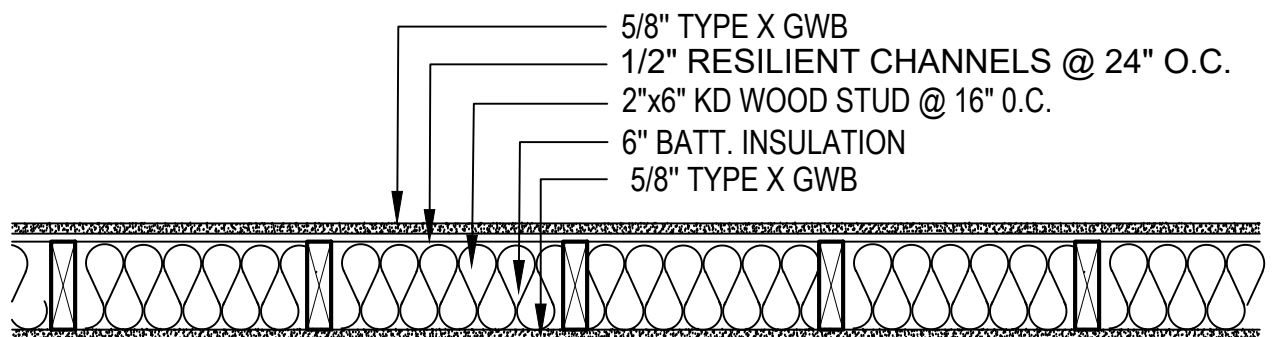
**EXTERIOR WALL
TYPES**

SCALE 1/8"=1'-0"	DATE January, 2021
PROJECT NO. DBB	REVISION NO. 0
DRAWN BY	DRAWING NO. A-910
VERIFIED BY	

SECTION



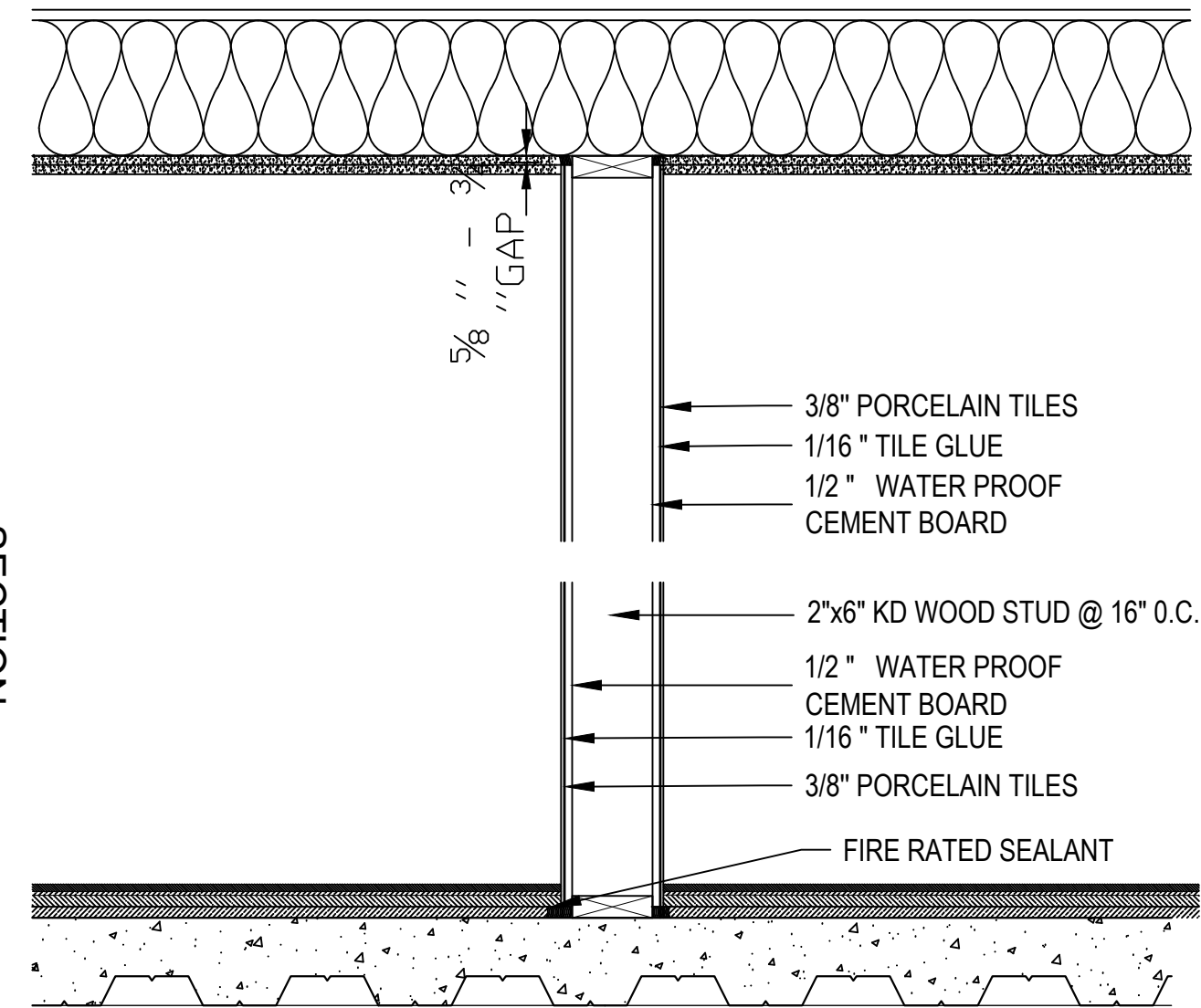
PLAN



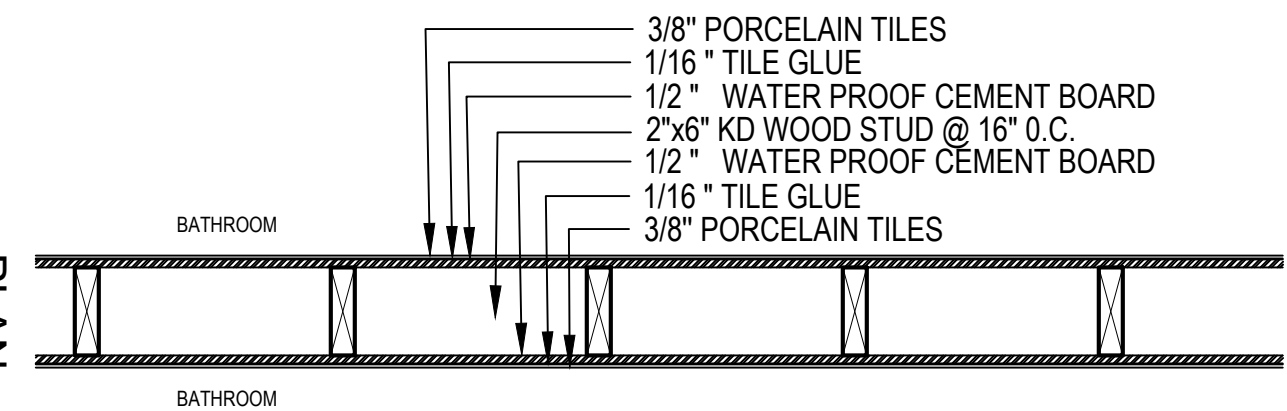
1 WALL TYPE 1- PARTITION WALL
1"= 1' - 0"

TYPE	DESCRIPTION	STC	RATING	UL	WIDTH
1	2X6 WOOD STUD PARTITION 5/8" GWB, RES.CHAN AND INSULATION	Shown 50	1 HR	U 327	7 1/4"

SECTION



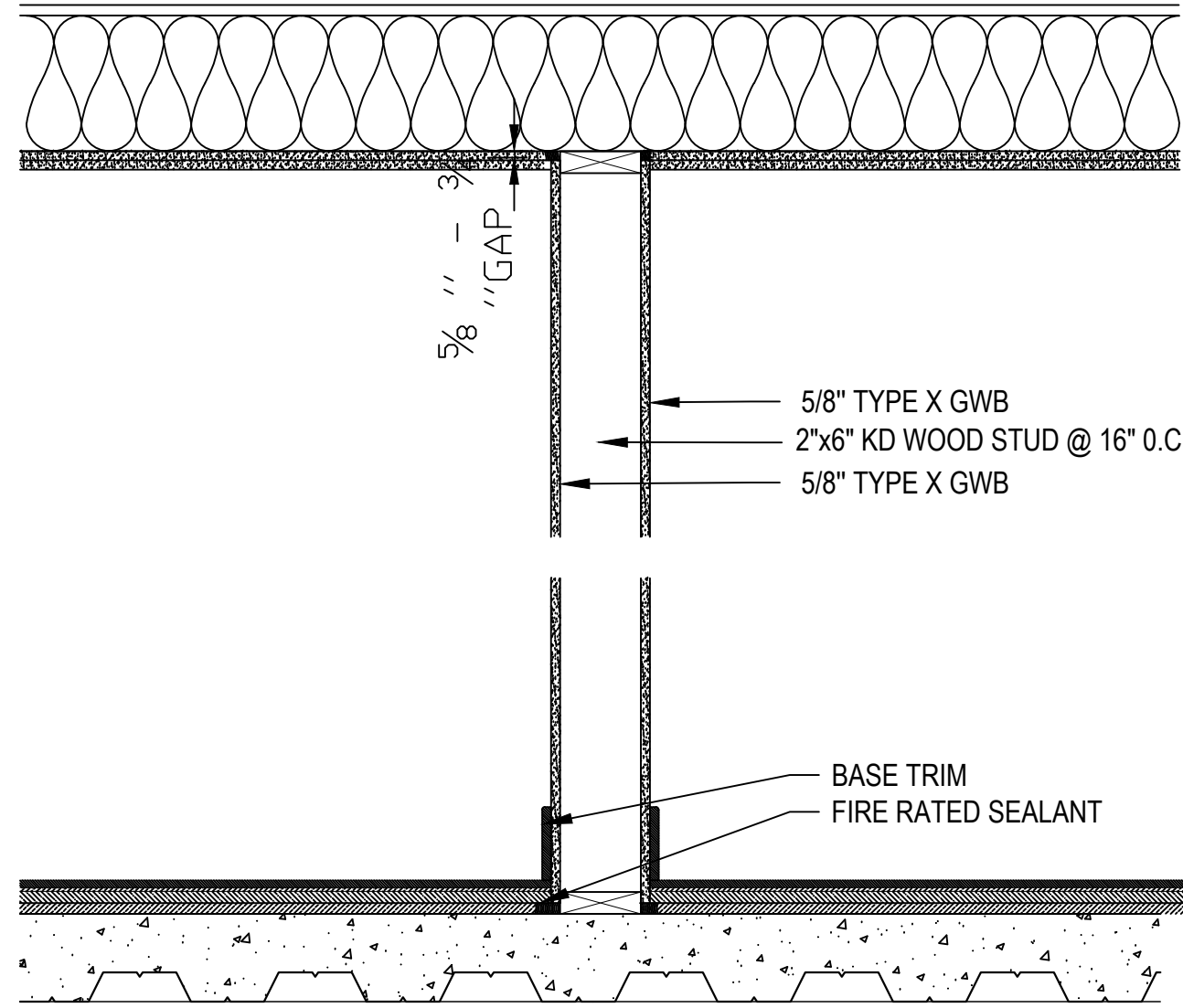
PLAN



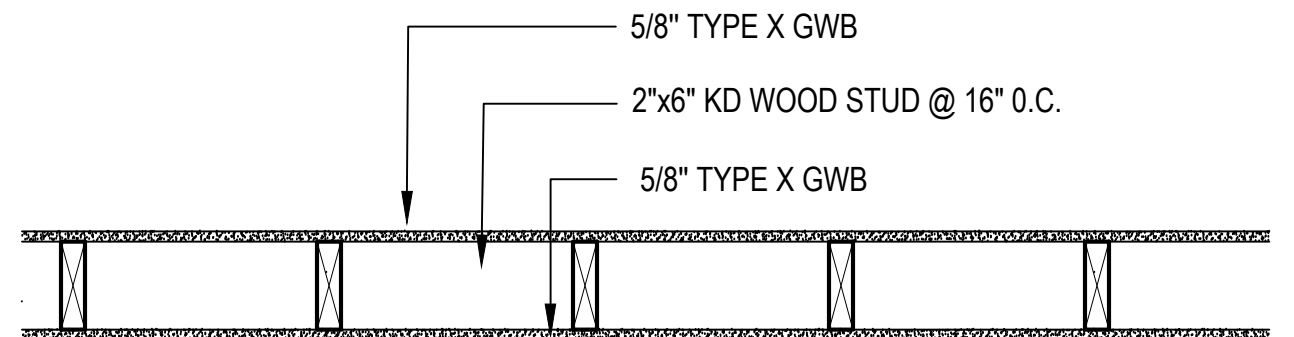
4 WALL TYPE 4- PARTITION WALL
1"= 1' - 0"

TYPE	DESCRIPTION	STC	RATING	UL	WIDTH
4	2X6 WOOD STUD PARTITION 5/8" GWB	Shown 32	1 HR	U 305	7"

SECTION



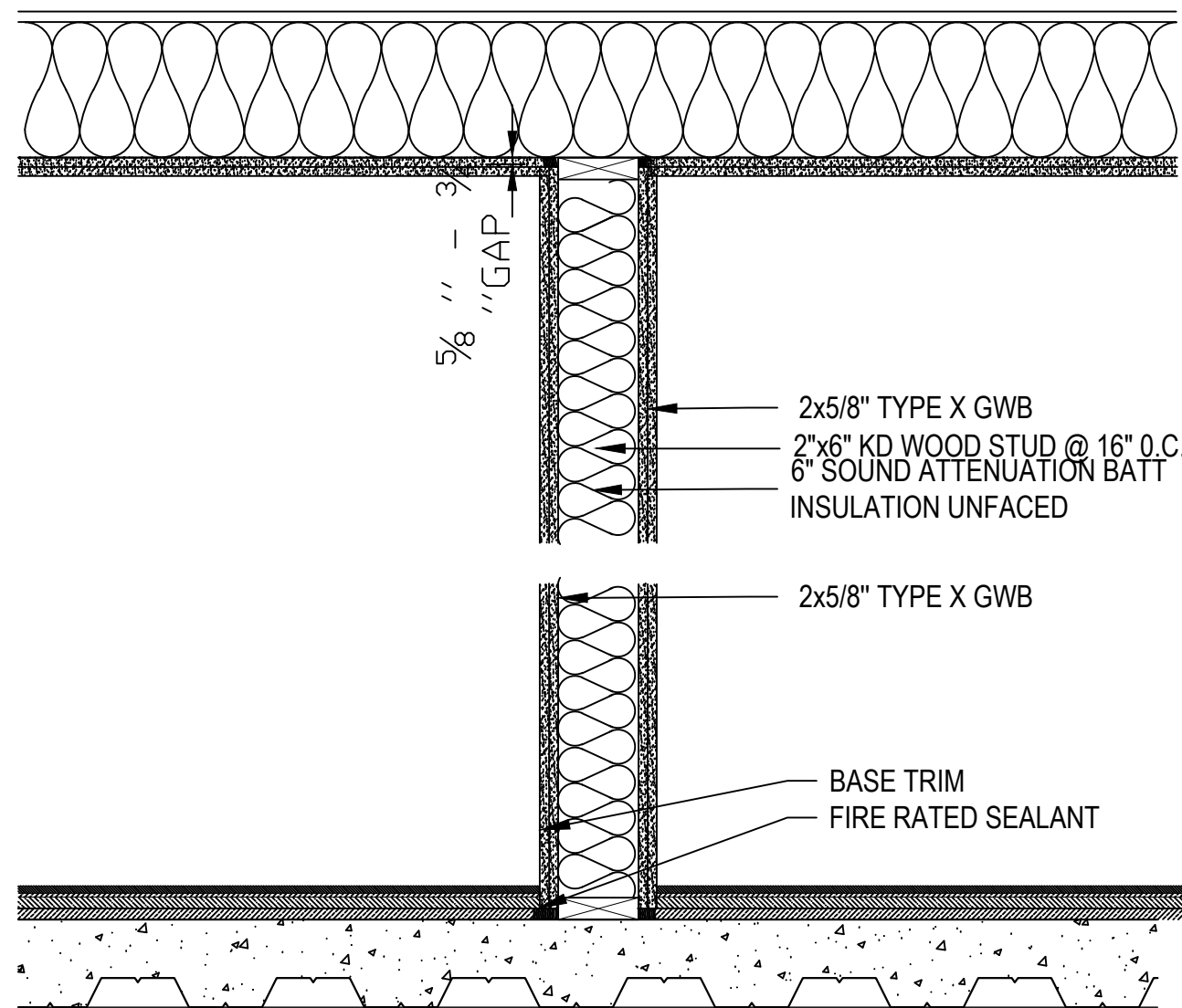
PLAN



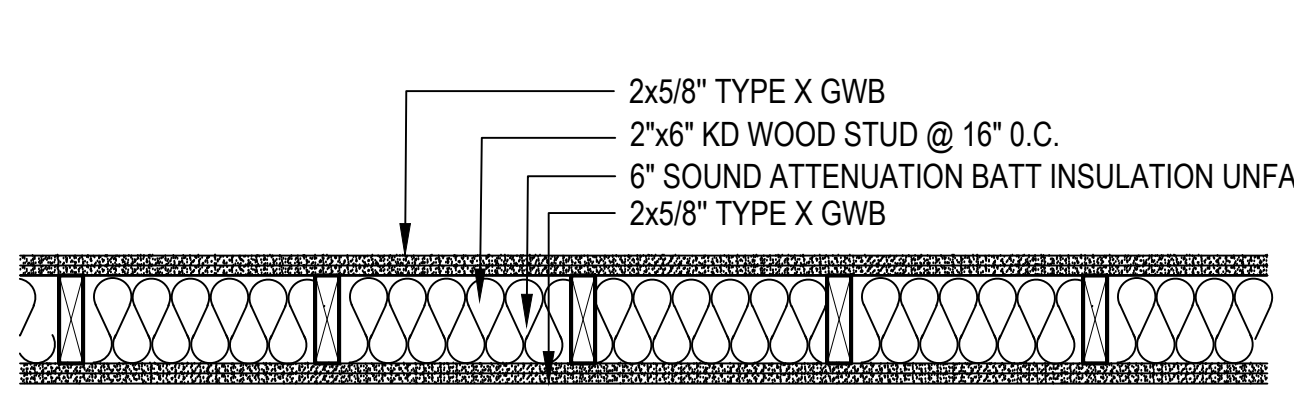
2 WALL TYPE 2- PARTITION WALL
1"= 1' - 0"

TYPE	DESCRIPTION	STC	RATING	UL	WIDTH
2	2X6 WOOD STUD PARTITION 5/8" GWB	Shown 32	1 HR	U 305	6 3/4"

SECTION



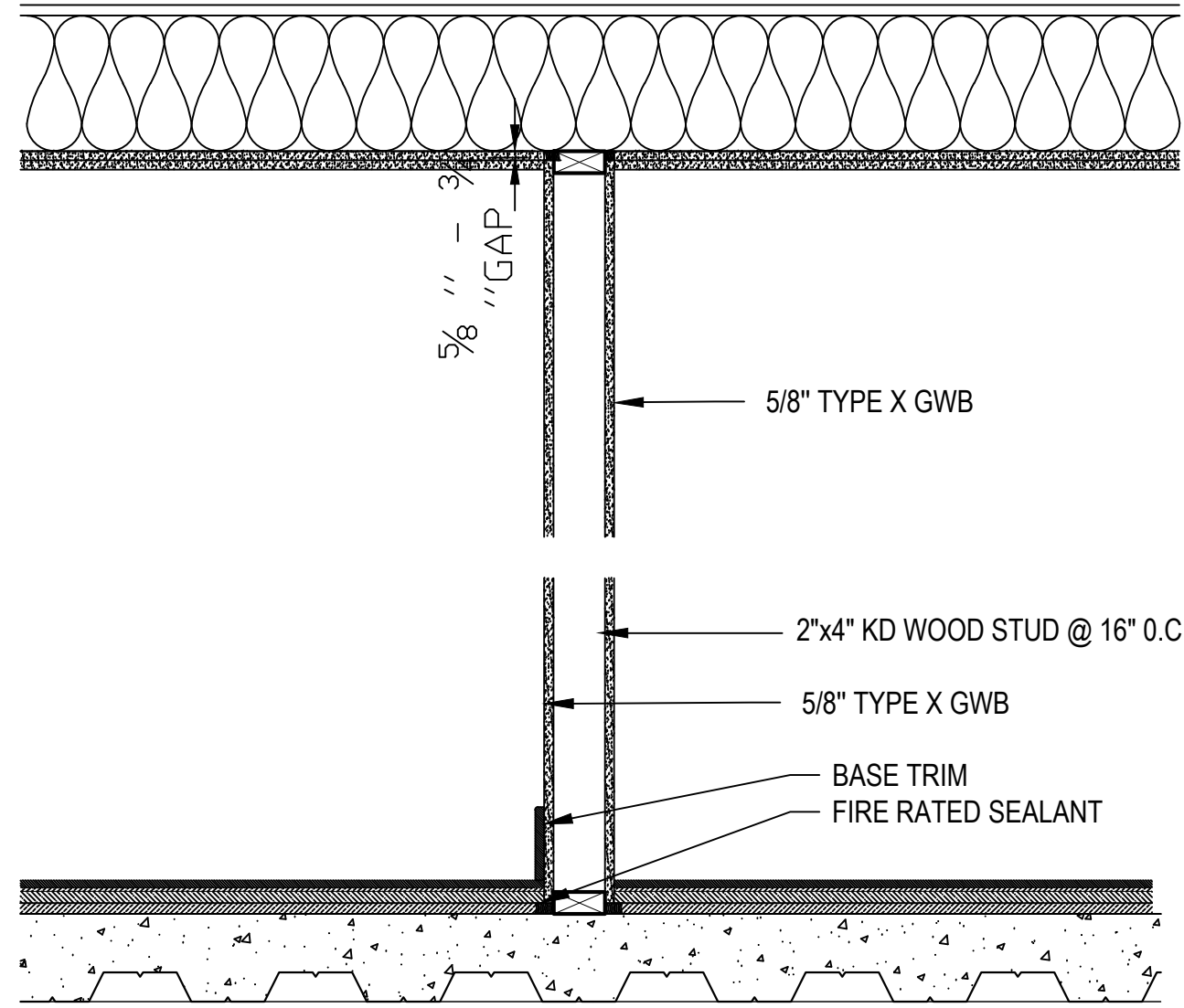
PLAN



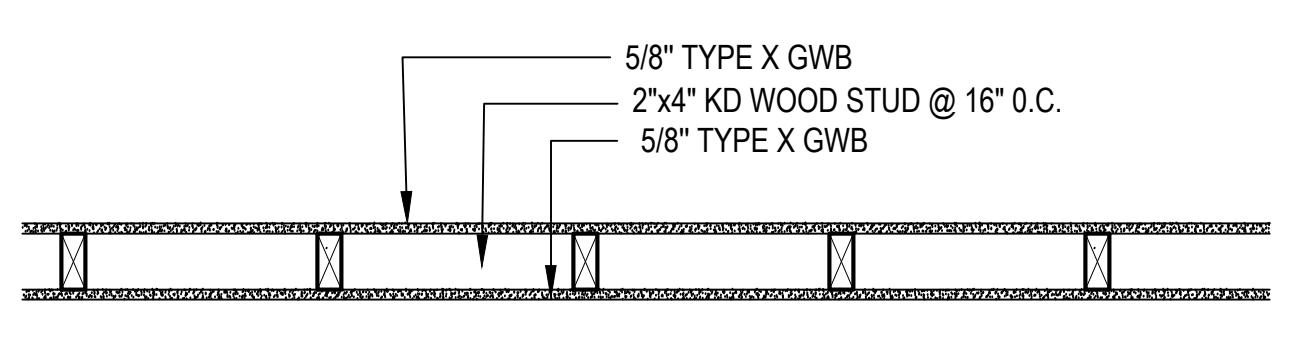
5 WALL TYPE 5- PARTITION WALL
1"= 1' - 0"

TYPE	DESCRIPTION	STC	RATING	UL	WIDTH
	2X6 WOOD STUD PARTITION	Shown 55	2 HR	U 301	8"
	2X5/8" GWB AND INSULATION				

SECTION



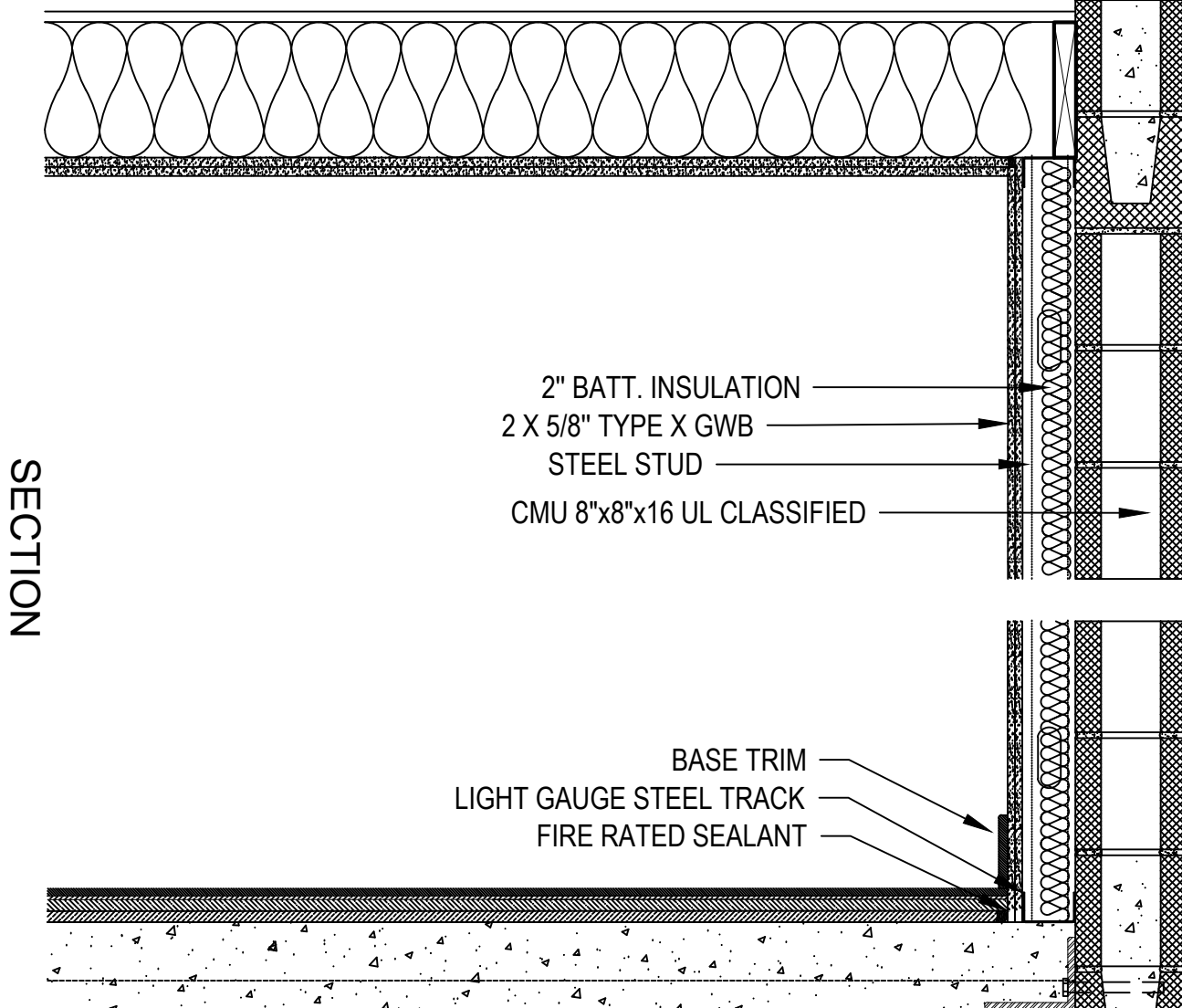
PLAN



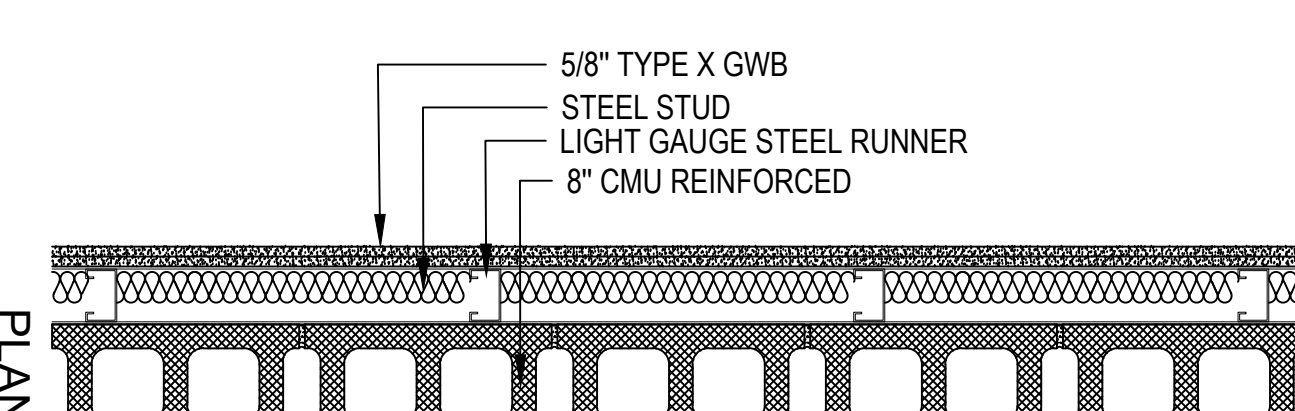
3 WALL TYPE 3- PARTITION WALL
1"= 1' - 0"

TYPE	DESCRIPTION	STC	RATING	UL	WIDTH
3	2X4 WOOD STUD PARTITION 5/8" GWB	Shown 32	1 HR	U 305	4 3/4"

SECTION



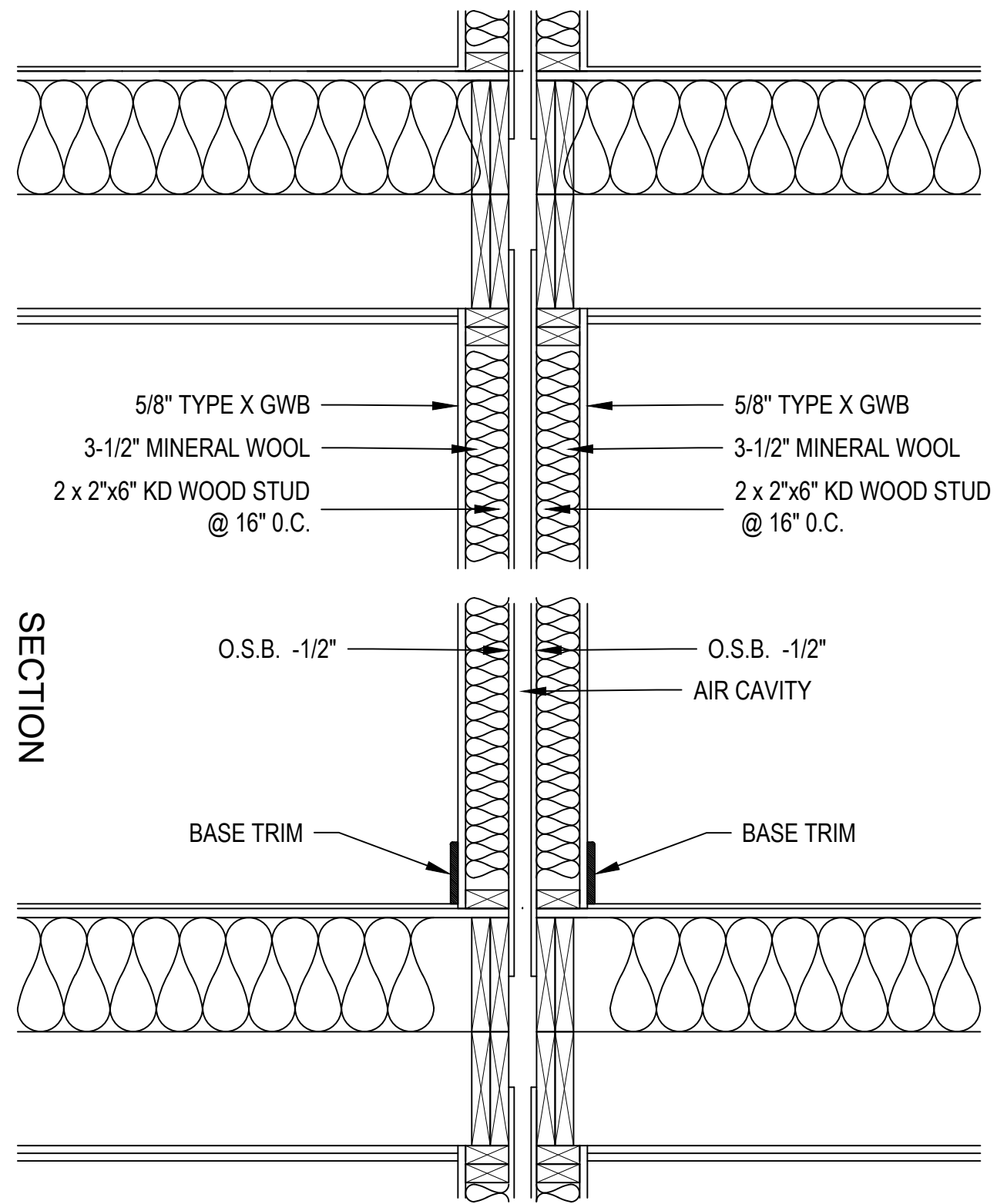
PLAN



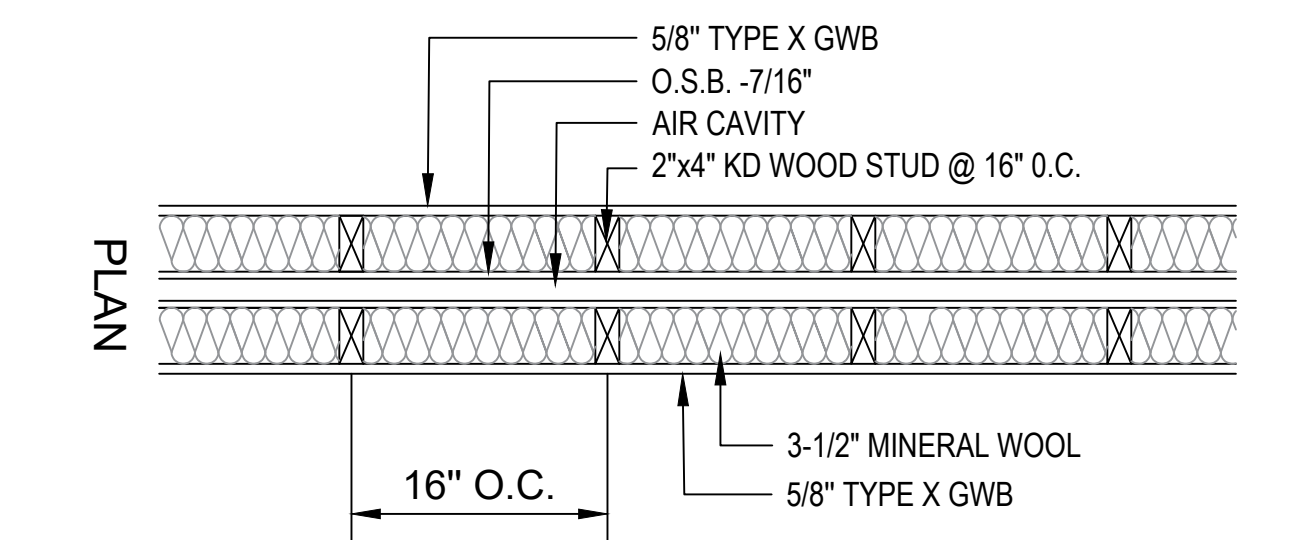
6 WALL TYPE 6- ELEVATOR WALL
1"= 1' - 0"

TYPE	DESCRIPTION	STC	RATING	UL	WIDTH
6	8" CMU WALL WITH FURRING AND SHEETROCK Shown	60	2 HR	U 937	12 3/8"

SECTION



PLAN



7 WALL TYPE C - INTERIOR WALL - BEARING WALL
1"= 1' - 0"

TYPE	DESCRIPTION	STC	RATING	UL	WIDTH
7	2X4 WOOD STUD PARTITION 5/8" GWB, AND INSULATION	Shown 50	1 HR	GA WP 3812 (SIMILAR)	10 1/2"

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SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

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CLIENT INFORMATION

PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

INTERIOR WALL TYPES

SCALE	1/8"=1'-0"	DATE	January, 2021
PROJECT NO.	DBB	REVISION NO.	0
DRAWN BY		DRAWING NO.	A-911
VERIFIED BY			



04	09.06.2021	ISSUED FOR BUILDING PERMIT	0
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CLIENT INFORMATION

PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

VISUALIZATION

SCALE	1/8"=1'-0"	DATE	January, 2021
PROJECT NO.	DBB	REVISION NO.	0
DRAWN BY		DRAWING NO.	AV
VERIFIED BY			

GENERAL

- Structural work shall conform to the requirements of “The Commonwealth of Massachusetts State Building Code”, 9th Edition, “The International Building Code” (IBC 2015), and ASCE 7-10.
- Examine architectural, mechanical, plumbing and electrical drawings for verification of location and dimensions of chases, inserts, openings, sleeves, washes, drips, reveals, depressions and other project requirements not shown on structural drawings.
- Verify and coordinate dimensions related to this project.
- Openings in slabs and walls less than 12” maximum dimension are generally not shown on structural drawings shall not be revised without prior written approval of the architect.
- Typical details and notes shown on structural drawings shall be applicable to all parts of the structural work except where specifically required otherwise by contract documents.
- Details not specifically shown shall be similar to those shown for the most nearly similar condition as determined by the architect.
- The contractor shall submit complete shop drawings for all parts of the work, including description of demolition and construction methods and sequencing where applicable. No performance of the work including, but not limited to, demolition and construction methods and sequencing where applicable to, demolition of existing structure or fabrication or erection of new structural elements, shall commence without review of the shop drawings by the architect.

FOUNDATIONS

- Foundations for this project consist of spread footings, foundation walls, and slabs on grade. The allowable bearing pressure is 2 tons per square foot, based on the geotechnical reported dated June 7, 2021 and prepared by Kevin M. Martin, P.E. (KMM Geotechnical Consultants, LLC).
- No responsibility is assumed by the architect for the validity of the subsurface conditions described on the drawings.
- Foundation units shall be centered under supported structural members, unless noted otherwise on the drawings.
- Exterior construction shall be carried down below finished exterior grade to a minimum depth of 4’-0”, unless noted otherwise.
- Provide temporary or permanent supports, whether shoring, sheeting or bracing so that no horizontal movement or vertical settlement occurs to existing structures, streets or utilities adjacent to the project site.
- Carry out continuous control of surface and subsurface water during construction such that foundation work is done in dry and on undisturbed subgrade material, as applicable.
- Bottom 3 inches of exactions for footings shall be finished by hand shovel.
- Backfill under any portion of the structure shall be compacted in 6” lifts.
- No foundation concrete shall be placed in water or on frozen subgrade material.
- Protect in-place foundations and slabs from frost penetration until the project is completed.
- Do not backfill behind foundation walls until permanent lateral structural support system is in place and of full strength.
- Sheeting, shoring and bracing for the lateral support of excavation shall remain in place until all permanent structural systems below ground level are complete.

CONCRETE

- Concrete work shall conform to “Building Code Requirements for Reinforced Concrete” (ACI 318-14), and “Specifications for Structural Concrete for Buildings” (ACI 301-14).
- Concrete shall be controlled concrete, proportioned, mixed and placed in the presence of a representative of an approved testing agency.
- Unless noted otherwise, concrete shall have a minimum 28 day compressive strength and be of a type as follows: All concrete shall have a slump of 4” to 6”.

(A) Footings, slabs-on-grade, walls	4000 PSI	(Normal weight)
(B) Piers, beams, columns	4000 PSI	(Normal weight)
(C) Slabs on steel deck	3000 PSI	(Normal weight)
(D) Topping slabs & housekeeping pads	3000 PSI	(Normal weight)
- Concrete to be exposed to the weather in the finished project shall be air entrained. Interior slabs-on-grade shall not be air-entrained.
- Provide vapor barrier under interior slabs cast on grade.
- Construction joints shown on drawings are mandatory. Omissions, additions or changes shall not be made except with the submittal of a written request together with drawings of the proposed joint locations for approval of the architect.
- Where construction joints are not shown or when alternate joint locations are proposed, a concrete placing sequence shall be submitted to the architect for approval prior to preparation of the reinforcement shop drawings.
- Size of concrete placements, unless noted otherwise, shall be as follows:

	Max Length (Feet)	Max Area (Sq. Feet)
(A) Footings and walls	30*	-
(B) Slabs on grade	30*	900* place in alt panel

*Exceed only where intermediate contraction joints are provided.
- Minimum of 72 hours shall elapse between adjacent concrete placements.
- Concrete shall be placed without horizontal construction joints except where shown or noted. Vertical construction joints and stops in concrete work shall be made at midspan or at points of minimum shear.
- Concrete slabs shall be placed so that the slab thickness is at no point less than that indicated on the drawings.
- Structural steel below grade shall be encased in concrete with a minimum cover of 2”.

REINFORCEMENT

- Reinforcement work of detailing, fabrication and erection shall conform to “Building Code Requirements for Reinforced Concrete” (ACI 318-08), “ACI Detailing Manual – 1994” (SP-66), “CRSI Manual of Standard Practice” (MSP 1-97), and “Structural Welding Code – Reinforcing Steel” (AWS D1.4-92).
- Steel reinforcement, unless noted otherwise, shall conform to the following:

(A) Bars, ties and stirrups	ASTM A615 Grade 60	(FY=60 KSI)
(B) Welded wire fabric (WWF)	ASTM A185	
- Provide and schedule on shop drawings the necessary accessories to hold reinforcement securely in position. Minimum requirements shall be: high chairs, 4’-0” O.C. with continuous #5 support bar; slab bolsters, continuous and 3’-6” O.C.; beam bolsters, 5’-0” O.C.
- Minimum concrete protective covering for reinforcement, unless noted otherwise, shall be as follows:

(A) Unformed surfaces cast against and permanently in contact with earth: 3.0”					
(B) Formed surfaces in contact with earth or exposed to weather:					
	<table><tr><td>#6 through #18 bars</td><td>2.0”</td></tr><tr><td>#5 bars, 5/8” wire and smaller</td><td>1.5”</td></tr></table>	#6 through #18 bars	2.0”	#5 bars, 5/8” wire and smaller	1.5”
#6 through #18 bars	2.0”				
#5 bars, 5/8” wire and smaller	1.5”				
- | | | | | | |
|--|---|------------------|------|----------------------|------|
| (C) Surfaces not in contact with earth or exposed to weather - walls, slabs, joists: | | | | | |
| | <table><tr><td>#14 and #18 bars</td><td>1.5”</td></tr><tr><td>#11 bars and smaller</td><td>1.0”</td></tr></table> | #14 and #18 bars | 1.5” | #11 bars and smaller | 1.0” |
| #14 and #18 bars | 1.5” | | | | |
| #11 bars and smaller | 1.0” | | | | |

- Beams, girders and columns – principal reinforcement, ties, stirrups or spirals: 1.5”
- Where continuous reinforcement is called for, it shall be extended continuously around corners and lapped at necessary splices or hooked at discontinuous ends. Laps shall be Class B tension lap splices, unless noted otherwise.
 - Where reinforcement is not shown on drawings, provide reinforcement in accordance with applicable details as determined by the architect. In no case shall reinforcement be less than the minimum reinforcement permitted by the applicable codes.
 - Where reinforcement is required in section, reinforcement is considered typical wherever the section applies.
 - Reinforcement shall be continuous through construction joints.
 - Dowels shall match bar size and number, unless noted otherwise.
 - Welded wire fabric shall lap 8” or 1-1/2” spaces, whichever is larger and shall be wired together.
 - Reinforcement shall not be tack-welded.

STRUCTURAL STEEL

- Structural steel work shall conform to “Specification for Structural Steel Buildings” (AISC 2011); “Code of Standard Practice for Steel Buildings & Bridges” (AISC 2011); “Seismic Provisions for Structural Steel Buildings” (AISC, 2011); “Specification for Structural Steel Joints Using ASTM A325 and A490 bolts” (AISC 2011), “Structural Welding Code – Steel” (AWS D1.1-96).
- Structural steel shall be detailed in accordance with “Detailing for Steel Construction (AISC)” and where required, designed in accordance with cited references.
- Structural steel details, not specifically shown, shall be taken as being similar to those shown for the most nearly similar condition as determined by the architect.
- Structural steel shall be new steel conforming to the following:

(A) Unless noted otherwise	ASTM A992	Grade 50 (Fy = 50 KSI)
(B) Angles, T’s, channels, and plates, etc	ASTM A36	(Fy = 36 KSI)
(C) Tubes	ASTM A500	Grade B (Fy = 46 KSI)
(D) Pipes	ASTM A501	Type E or S, Grade B
	or ASTM A53	
(E) Anchor bolts	ASTM A307 or ASTM F1554	gr. 105
(F) High strength bolts	ASTM A325	

- Anchor bolts, leveling plates or bearing plates shall be located and built into connecting work, preset by templates or similar methods. Plates shall be set in full beds of non-shrink grout.
- Bolted connections should be as follows:

(A) Minimum bolt diameter – ¾”, two bolts minimum.
(B) Standard, oversized or horizontal shorts slotted holes in webs of beams.
(C) Shear connections for moment connected members – friction type high strength bolts in single shear.
(D) Shear connections for other members – simple shear connections with either friction type high strength bolts in single shear or bearing type high strength bolts (threads included in shear plane) in single or double shear.
(E) Simple shear connections shall be capable of end rotation per AISC requirements for “Unrestrained Members”.
- Welded connections shall be made by approved certified welders using filler metal conforming to E70XX or F7X-EXXX with low hydrogen.
- Welds shall develop the full strength of the materials being welded, unless noted otherwise, except that fillet welds shall be a minimum of ¼”.

- Beam connections, unless noted otherwise, shall provide connection capacity as follows, or as shown on the plans, whichever is larger:

(A) Non-composite beams: support a reaction “R” equal to ½ the total uniform load capacity of beam for a given shape, span and grade of steel per “Maximum Total Uniform Load” Table 3-6 to 3-9, AISC Manual of Steel Construction, 14 th Edition.							
(B) Composite beams: support a reaction “Rc” = Multiplier x “R” (as defined above):							
	<table><tr><td>Rc = 1.50 x R</td><td>(for beam depth greater than 21”)</td></tr><tr><td>Rc = 2.00 x R</td><td>(for beam depth greater than 14” but less than or equal to 21”)</td></tr><tr><td>Rc = 2.25 x R</td><td>(for beam depth great than 8” but less than or equal to 14”)</td></tr></table>	Rc = 1.50 x R	(for beam depth greater than 21”)	Rc = 2.00 x R	(for beam depth greater than 14” but less than or equal to 21”)	Rc = 2.25 x R	(for beam depth great than 8” but less than or equal to 14”)
Rc = 1.50 x R	(for beam depth greater than 21”)						
Rc = 2.00 x R	(for beam depth greater than 14” but less than or equal to 21”)						
Rc = 2.25 x R	(for beam depth great than 8” but less than or equal to 14”)						
(C) Add to “R” or “Rc” the loads or reactions of members supported by the beam near supports and/or the vertical components of force in diagonal bracing members framing into the beam.							
- Ends of columns at splices and at other bearing connections shall be “finished to bear” to complete the true bearing.
- Provide stiffeners “finished to bear” under all load concentrations on supporting members, over columns, and where shown on drawings.
- Provide temporary erection bracing and supports to hold structural steel framing securely in position. Such temporary bracing and supports shall not be removed until permanent bracing has been installed and concrete for floor slabs has attained 75% of specified concrete strength.
- Structural steel framing shall be true and plumb before connections are finally bolted or welded.
- Field cutting of structural steel or any field modifications of structural steel shall not be made without prior written approval by architect for each specific case.
- Structural steel encased in masonry shall be covered with mastic coating per specifications.
- Structural steel members shall be fireproofed per specifications.
- Structural steel members and connections exposed to the weather shall be galvanized.
- Camber shall be by cold-formed process in conformance with AISC specification and tolerance.

STEEL DECK AND SHEAR CONNECTOR

- Steel deck and shear connector work shall conform to the “Specification for Design of Light Gage and Cold-Formed Steel Structural Members” (AISC 1989); “Structural Welding Code – Steel” (AWS D1.1-94); and “Structural Welding Code – Sheet Steel” (AWS D1.3-89).
- Steel deck cross sections are only represented diagrammatically on the drawings.
- Steel deck panels shall be formed from steel sheets conforming to ASTM A653, Grade 33, with a minimum yield point of 33,000 PSI, ASTM A570 (UNGALV), Grade 33 or ASTM A611 (UNGALV), Grade C with a minimum yield point of 33,000 PSI and a thickness not thinner than 20 gage.
- Floor construction in general consists of concrete fill cast on steel deck and composite in action with the structural steel beams by means of welded shear connectors.
- Shear connectors shall conform to ASTM A108, Grades 1010, 1015, 1017 or 1020. Typically, shear connectors shall be ¾” diameter x 4 ½” long headed studs, unless noted otherwise, but in no case shall shear connectors extend less than 1-1/2” above steel deck.
- The number of shear connectors required per beam is indicated by “(32)”, etc. on the drawings. (see beam explanation diagram) Where no shear connectors are indicated for a beam which supports a concrete slab, provide shear connectors at 24” O.C.
- Shear connectors shall be equally spaced over the length of the beam. Where the number of steel deck corrugations available is less than the number of shear connectors, use pairs of shear connectors starting from each end of beam and continuing toward the center, until it is possible to return to a single shear connector in each corrugation. Shear connectors shall be spaced not closer than 3” transversely and 4 1-2” longitudinally.
- Horizontal clearance shall be a minimum of 1” from the edge of any shear connector to the faced of concrete, steel deck rib, or similar adjacency.
- Edge distance from the center of a shear connector to the edge of a structural steel beam shall preferably be 2”, but in no case less than 1 ½”.

MASONRY CONSTRUCTION

- Clay (brick) and concrete masonry unit (CMU) construction shall conform to “Building Code Requirements for Masonry Structures” (ACI 530-99/ASCE 5-99/TMS402-99), and to “Specifications for Masonry Structures” (ACI 530.1-99/ASCE 6-99/TMS 602-99).
- Materials strings shall be as follows:

(A) Face brick shall conform to ASTM C-215 Grade SW with compressive strength of 5000 PSI.
(B) Common brick shall conform to ASTM C-62 Grade SW with compressive strength of 5000 PSI.
(C) Concrete masonry units shall conform to ASTM C-90 or C-145 Grade N-1.
(D) Mortar shall conform to ASTM C-270, Type M or S.
(E) Grout shall conform to ASTM C-476 fine or coarse.
- Masonry shall have Fm = 1500 PSI. Fm is the compressive strength of the masonry at 28 days as determined by prism tests.
- Prior to grouting cells, bars and cells must be inspected by the testing agency.
- The base of each cell in which a bar is placed must have a cleanout hole.
- The design of reinforced masonry construction is based on allowable stresses predicated on “with inspection” provisions, requiring that qualified masonry inspection take place on a continuous basis whenever masonry is being placed.
- Reinforced masonry walls shall have bond beams at each floor level. Bond beam reinforcing shall be extended into and be continuous with all intersecting bond beams.
- Anchor to masonry walls shall be 3/4” diameter expansion bolts or anchor bolts. Bolts shall be 2” shorter than wall thickness.
- Bonding methods, ties, lintels and accessories shall be approved by the architect.
- Submit shop drawings, with ample time for architect’s review and approval, for structural elements including structural steel.
- Masonry openings more than 16” wide require approved lintels.

- Masonry openings for utilities are to be closed up with new brick work around the utility.
- Provide and install lintels for openings in accordance with the schedule and details on SO.2. Where lintel abuts columns or walls, provide connections to such. (Submit shop drawing of connection detail for approval.)
- Wall bearing beams shall have bearing plates of sufficient size to develop the maximum end reaction of the beam. Plates shall bear on concrete filled blocks having a compressive strength of 250.0 PSI.
- Fill cores of concrete blocks under all bearing plates with concrete for a width equal to 3 times the bearing plate length.
- Provide 1-#5 vertical reinforcing at 24” OC. @ elevator shaft, and 2#4 vertical reinforcing at 8” OC in CMU walls that must act as a vehicle barrier. This reinforcing shall be continuous full height.
- Masonry block cells containing vertical reinforcing shall be grouted solid. Filling cells with mortar is unacceptable. The compressive strength of grout at the end of 28 days shall be 3000 PSI minimum.
- Reinforced masonry walls shall have # 9 g. wire ladder type joint reinforcement at 16” OC horizontal reinforcement.
- Provide 2-#5 continuous horizontal bars in the top course (bond beam) of walls below each floor level and the roof, and fill continuously with grout.
- Provide 1-#5 additional vertical reinforcing bar at each corner, door or window jamb, and at any discontinuity in the wall.

STRUCTURAL TIMBER CONSTRUCTION

- Timber construction shall conform to Part II “Design” as published in the “Timber Construction Manual” (AITC 6th Edition) and to “National Design Specification for Wood Construction” (NF.PA, 2012 Edition).
- New timber for structural use shall have a moisture content as specified in the “National Design Specification for Wood Construction (NF.PA, 2012 Edition).
- Timber construction shall conform to Article 23 of the “International Building Code”.
- Material properties for timber shall conform to the following:

(A) For members with nominal 2” thickness. S-P-F #1/2# or better (15% max MC).	
Allowable bending stress:	Fb = 875 PSI (single member use)
Allowable shear stress Fv = 135 PSI	
Compression parallel to grain = 1100 PSI	
Compression perpendicular to grain = 425 PSI	
Modulus of elasticity = 1,400,000 PSI	
(B) For members with nominal 4” and greater, Douglas Fir-Select Structural (19% max MC)	
Allowable bending stress Fb = 1,600 PSI	
Allowable shear stress Fv = 85 PSI	
Compression parallel to grain = 1,100 PSI	
Compression perpendicular to grain = 625 PSI	
Modulus of elasticity = 1,600,000 PSI	
(C) For members with nominal 2” x 12” thicknesses used as rafters. Douglas Fir-Select Structural (19% max MC).	
Allowable bending stress:	Fb = 1300 PSI (single member use)
Allowable shear stress Fv = 85 PSI	
Allowable shear stress Fv = 180 PSI	
Compression parallel to grain = 1700 PSI	
Compression perpendicular to grain = 650 PSI	
Modulus of elasticity = 1,400,000 PSI	
(D) For members with nominal 4” and greater, Douglas Fir-Select Structural (19% max MC).	
Allowable bending stress Fb = 1,600 PSI	
Allowable shear stress Fv = 85 PSI	
Tension parallel to grain = 950 PSI	
Compression parallel to grain = 1,100 PSI	
Compression perpendicular to grain = 625 PSI	
Modulus of elasticity = 1,600,000 PSI	
(E) For pressure-treated members with nominal 2” thickness, Southern Pine #1 or better (19% max MC).	
Allowable bending stress Fb = 1300 PSI	
Allowable shear stress Fv = 90 PSI	
Compression parallel to grain = 1550 PSI	
Compression perpendicular to grain = 565 PSI	
Modulus of elasticity = 1,500,000 PSI	
(F) For pressure-treated members with nominal 4” thickness and greater, Southern Pine #2 pressure-treated (19% max MC).	
Allowable bending stress Fb = 1250 PSI	
Allowable shear stress Fv = 95 PSI	
Compression parallel to grain = 725 PSI	
Compression perpendicular to grain = 440 PSI	
Modulus of elasticity = 1,400,000 PSI	

- “PT” indicates pressure-treated lumber (to be used when in contact with concrete, masonry or weather).
- “9-1/2” AIS 150’s” etc. indicates engineered wood I-Joist with machine stress rated lumber flanges and OSB webs by the Boise Cascade Co. or equal.
- “3-1/2” x 16” LVL” etc. indicates laminated veneer lumber-2.0 E beam or post by the Boise Cascade Co. or equal.
- Joist support by nailing is forbidden unless used with an approved hanger. Unless noted otherwise on plans, all flush framed joists and beams shall be framed with Simpson hangers as follows (or approved equals):

(A) 2x6; 2x8	Type ‘U26’
(B) 2-2x6; 2-2x8	Type ‘U26-2’
(C) 3-2x6; 3-2x8	Type ‘U26-3’
(D) 2x10; 2x12	Type ‘U210’
(E) 2-2x10; 2-2x12	Type ‘U210-2’
(F) 3-2x10; 3-2x12	Type ‘U210-3’
(G) 9-1/2” AIS 140’s	Type ‘ITS2.56/9.5’
(H) 9-1/2” AIS 20’s	Type ‘ITS2.56/9.5’
(I) 9-1/2” AIS 25’s	Type ‘ITS3.56/9.5’
(J) 3-1/2” x 9-1/2” L.V.L.	Type ‘HGLTV3.59’
(K) 5-1/4” x 9-1/2” L.V.L.	Type ‘HGLTV3.59’
(L) 3-1/2” x 11-7/8” L.V.L.	Type ‘HGLTV3.511’
(M) 5-1/4” x 11-7/8” L.V.L.	Type ‘HGLTV3.511’
(N) 3-1/2” x 14” L.V.L.	Type ‘HGLTV3.514’
(O) 5-1/4” x 14” L.V.L.	Type ‘HGLTV3.514’

- | | |
|-------------------------|-------------------|
| (O) 3-1/2” x 16” L.V.L. | Type ‘HGLTV3.516’ |
| (P) 5-1/4” x 16” L.V.L. | Type ‘HGLTV3.516’ |
- (It is the contractor’s responsibility to determine correct hangers for all sloped and/or skewed conditions.)
- Minimum bearing for all joists and rafters shall be 4”.
 - Use double joists under all partitions.
 - Partition and outside stud walls shall be bridges once in their story height or at least every 4’-6”.
 - Anchor bolts and bolts for structural timber shall be ASTM A 307. Standard cut washers shall be provided between wood and bolt head, and between wood and bolt nut unless steel plates or plate washers are used.
 - Exterior walls shall be framed with 2x6’s at 16” C/C with 1/2” APA rated SHEATHING, EXP. 1, span rating 24/16. Sheathing shall be installed with the long dimension perpendicular to the framing and shall be solidly blocked at all joints and nailed to studs with 10D galvanized nails at 4” on center at panel edges and at 12” on center at intermediate supports.
 - Interior walls indicated on plans shall be framed with 2x4’s at 16” C/C or 2x6’s at 16” C/C (see arch drawings).
 - Interior walls indicated on plans as “SW” (shear walls) shall be framed with 2x6’s with 32/16-1/2” exterior plywood sheathing (see bearing wall schedule). Plywood shall be solidly blocked at all joints and nailed to studs with 10D galvanized nails at 4” on center at panel edges and at 12” on center at intermediate supports.
 - Roof construction shall be as shown on the plans with 3/4” APA rated SHEATHING, EXP. 1, span rating 32/16 or 5/8” Exterior grade plywood. (See plan notes) Roof sheathing shall be installed perpendicular to the framing and shall be nailed with 8D ring shank nails spaced at 6” along panel edges and at 12” along intermediate framing members.
 - Floor construction shall be as shown on the plans with 3/4” T&G APA rated ADVANTECH®, EXP.1, span rating 32/16. Floor sheathing shall be installed perpendicular to the framing, and shall be glued and nailed to the joists and beams with 8D ring shank nails spaced at 6” along panel edges and at 12” along intermediate framing members.
 - Interior door and window headers shall be a minimum of 2-2x10’s unless noted otherwise on the plans.
 - Exterior door and window headers shall be a minimum of 3-2x10’s unless otherwise noted on the plans.
 - No joist shall be noted or drilled with holes without the specific approval of the architect.
 - No joist shall be repaired or reinforced in any way without the specific approval of the architect.
 - Beams built up of timbers shall be firmly nailed or bolted together.
 - Plywood shall be laid with face grain parallel to span; stagger all joints.
 - Sills shall be 2-2x6 (pressure-treated) and shall be anchored to slab with 3/4” diameter expansion bolts with 3.25” embedment not more than 32” OC and at 8” from each corner.
 - Temporary erection bracing shall be provided to hold structural timber securely in position as described on the drawings. It shall not be removed until permanent bracing has been installed.
 - Timber shall be generally knot-free, with only small tight knots permitted and generally straight-grained.
 - Structural timber shall be identified by the grade mark of or certificate of inspection issued by a grading or inspection bureau or agency recognized as being competent.
 - Structural timber shall be visually stress-graded lumber in accordance with the provisions of ASTM designation D245-74, “Methods for Establishing Structural Grades and Related Allowable Properties for Visually Graded Lumber”.
 - Timber shall be so handled and covered as to prevent marring and moisture absorption from snow or rain.
 - Steel plates and angles shall be new steel conforming to ASTM A36.

STRUCTURAL DESIGN LOADS

- Dead loads

(A) Weight of building components	
-----------------------------------	--
- Live loads

(A) Typical residential floor – 40 PSF	
(B) Retail – 100 PSF	
(C) Roof snow load – 30 PSF plus drift	
Pg= 40 PSF; Is=1.0; C=1.0;Ct=1.0;	
- Wind loads – Per Mass. Building Code and ASCE7-10; Exposure C Risk Category II – Basic Wind Speed V (ult.) = 128 mph Directional Method

Height	Wall (Psf) (ult.)
0’-15’	30.26
15’-20’	32.15
20’-30’	35.02
30’-40’	37.21
40’-50’	39.00
- Earthquake loads- Per Mass. Code and ASCE7-10; Occupancy Category “II” Importance Factor I=1.0; Site Class “C” Seismic Performance Category ‘B’ Equivalent Lateral Force Procedure

1. Upper Section (Level 2 to Roof)	
R=6.5; Cd=4.0 (Light Framed Shear Walls sheathed w/ Wood Structural Panels)	
Ss= .224; Fa=1.2; SDS= .18g	
S1= .070; Fv=1.7; SD1= .08g	
Cs= .028; W= 523 kips; V=Cs x W; V= 14.6 kips (Ultimate)	
- Lower Section (Base to Level 2)

R=3.0; Cd=3.0 (Structural Steel System Not Specifically Detailed For Seismic Resistance)	
Ss= .224; Fa=1.2; SDS= .18g	
S1= .070; Fv=1.7; SD1= .08g	
Cs= .06; W=452 kips; V=Cs x W+V(upper);V= 41.8 kips (Ultimate)	

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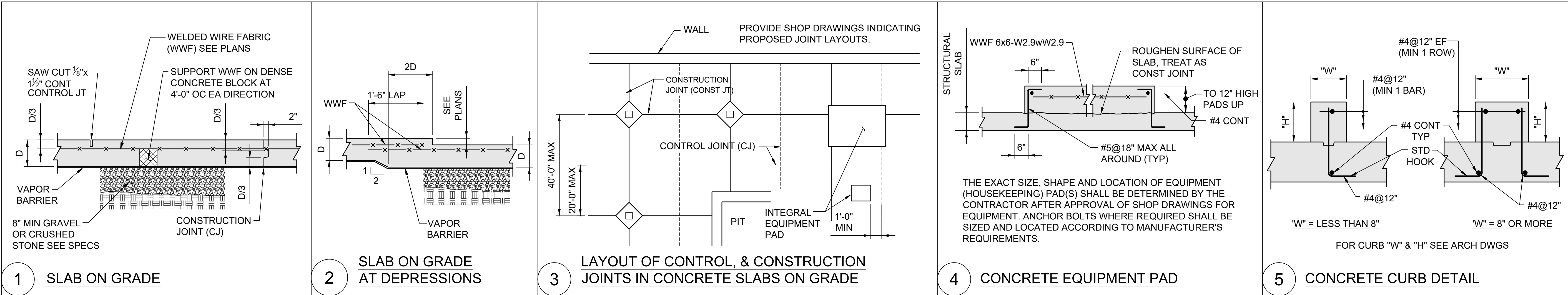
Roome & Guarracino LLC

STRUCTURAL ENGINEERS

48 Grove Street, Somerville, MA

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CLIENT INFORMATION	
PROJECT LOCATION	
5 FREMONT STREET WINTHROP, MA	
DRAWING TITLE	
GENERAL NOTES	
SCALE	DATE
NTS	SEPT 08, 2021
PROJECT NO.	REVISION NO.
DRAWN BY	DRAWING NO.
VERIFIED BY	S.001
BSM CG	



CATEGORY					
STRUCTURAL ELEMENT	CONCRETE COVER	CATEGORY ACCORDING TO CENTER-TO-CENTER BAR SPACING			
		≤3DIA _b	>3DIA _b <4DIA _b	≥4DIA _b <6DIA _b	≥6DIA _b
BEAMS, COLUMNS, AND INNER LAYER OF WALLS OR SLABS	≤DIA _b	1	1	1	2
	>DIA _b	1	3	5	6
ALL OTHERS	≤DIA _b	1	1	1	2
	>DIA _b <2DIA _b	1	3	3	4
	≥2DIA _b	1	3	5	6

TYPICAL ABBREVIATIONS

DIA_b = NOMINAL BAR DIAMETER

> = GREATER THAN

≥ = EQUAL TO OR GREATER THAN

< = LESS THAN

≤ = EQUAL TO OR LESS THAN

1.

AVOID SPLICES IN REGIONS OF MAXIMUM MOMENT. IF THIS IS NOT POSSIBLE STAGGER SPLICES SO THAT NOT MORE THAN 50% OF THE BARS ARE SPLICED WITHIN A REQUIRED SPLICE LENGTH OTHERWISE INCREASE SPLICE LENGTH BY 30%.

2.

TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST IN THE MEMBER BELOW THE REINFORCEMENT. WALL REINF IS CLASSIFIED AS OTHER BARS.

3.

FOR LIGHTWEIGHT AGGREGATE CONCRETE MULTIPLY THE VALUES ABOVE BT 1.3.

MINIMUM SPLICE AND EMBEDMENT LENGTH SCHEDULE (UNLESS SHOWN OTHERWISE ON DRAWINGS)													
CLASS B TENSION SPLICE							Fy=60000 PSI						
f = 4000 PSI,NORMAL WEIGHT													
BAR SIZE	TOP BARS CATEGORY						OTHER BARS CATEGORY						
	1	2	3	4	5	6	1	2	3	4	5	6	
#3	18"	18"	18"	18"	18"	18"	16"	16"	16"	16"	16"	16"	
#4	26"	24"	24"	24"	24"	24"	20"	19"	19"	19"	19"	19"	
#5	40"	32"	30"	30"	30"	30"	31"	25"	23"	23"	23"	23"	
#6	57"	45"	40"	36"	36"	36"	44"	35"	31"	28"	28"	28"	
#7	77"	62"	54"	43"	42"	42"	59"	48"	42"	33"	33"	33"	
#8	102"	81"	71"	57"	51"	48"	78"	63"	55"	44"	39"	37"	
#9	129"	103"	90"	72"	64"	55"	99"	79"	69"	56"	50"	42"	
#10	163"	131"	114"	92"	82"	65"	126"	101"	88"	70"	63"	50"	
#11	200"	160"	140"	112"	100"	80"	154"	123"	108"	86"	77"	62"	

SEE SPLICE SCHEDULE

MATCH SIZE AND SPACING OF SMALLER HORIZ BAR

HORIZ BARS

STD HOOK, 1'-0" MIN

AT CORNERS

SEE SPLICE SCHEDULE

0" TYP

LAP OUTSIDE BARS OR PROVIDE CORNER BARS AS SHOWN. WHERE SIZES OF OUTSIDE HORIZ BARS DIFFER DETERMINE SPLICE LENGTH BY USING SMALLER SIZE

STD HOOK 1'-0" MIN

STD HOOK 1'-0" MIN

OPTIONAL CONST JOINT

HORIZ BARS

MATCH SIZE AND SPACING OF HORIZ BARS IN THIS WALL

AT INTERSECTIONS

SEE SPLICE SCHEDULE

0" TYP

CONTINUOUS KEYWAY

1½"

INTERIOR FACE (OCCUPIED SPACE)

T3

T3

T3

½"

EXTERIOR FACE

¾"

REGLET, IF EXPOSED. FOR DETAILS SEE ARCHT DWGS.

¾"

WALL REINF

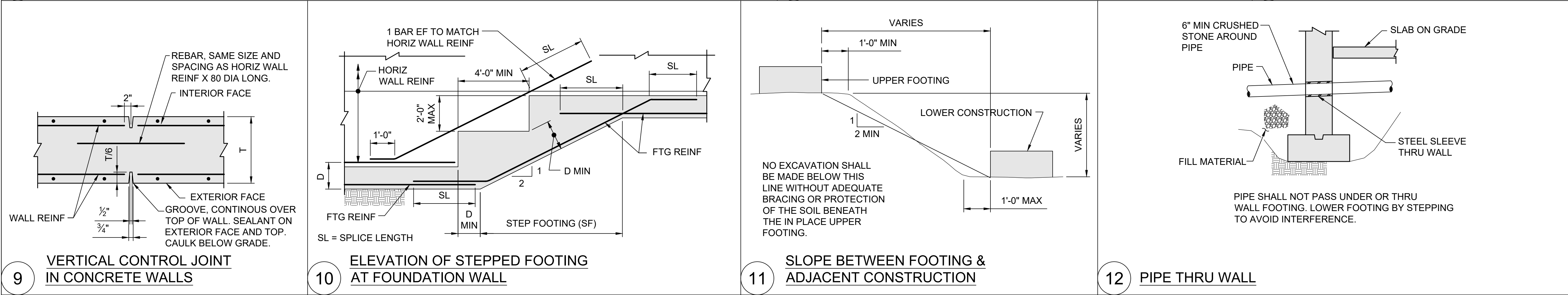
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7

HORIZONTAL WALL REINFORCEMENT PLANS

8

VERTICAL CONSTRUCTION JOINT IN CONCRETE WALLS



SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ENGINEER:

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CLIENT INFORMATION

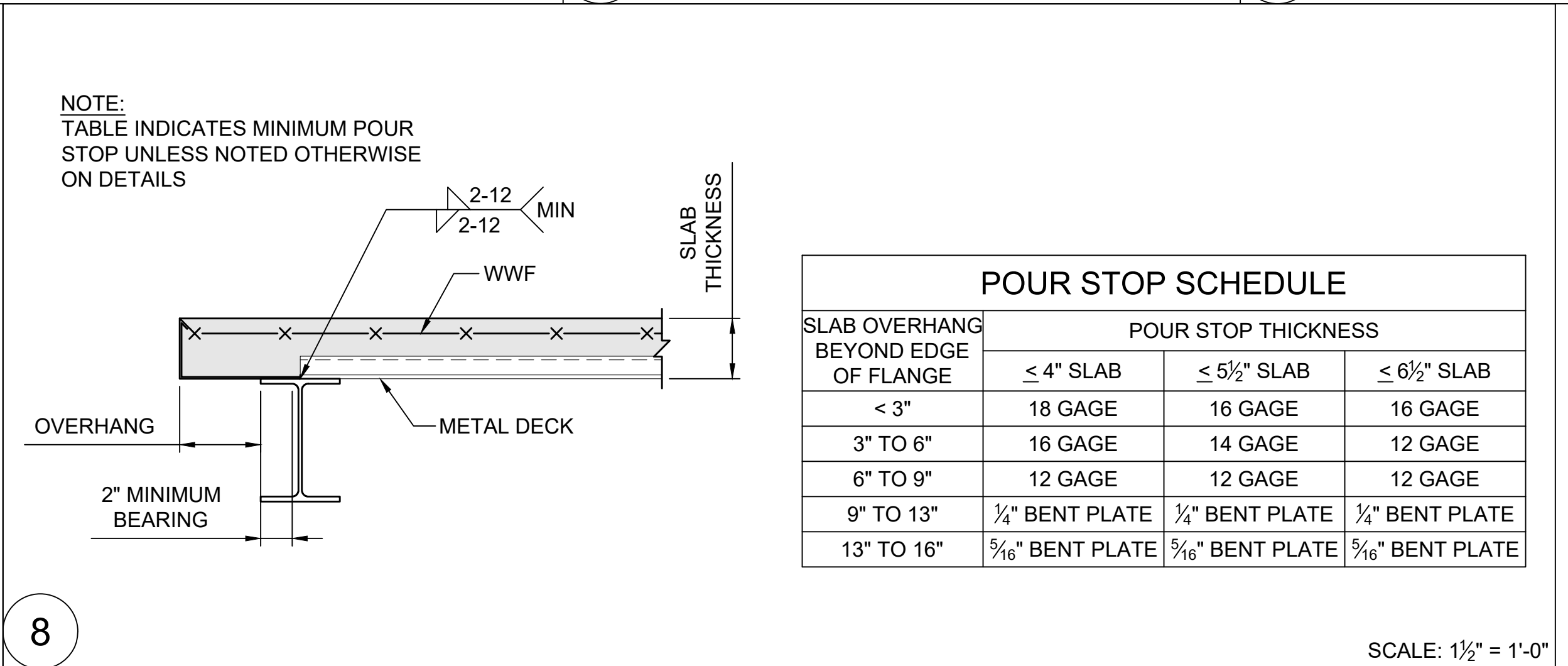
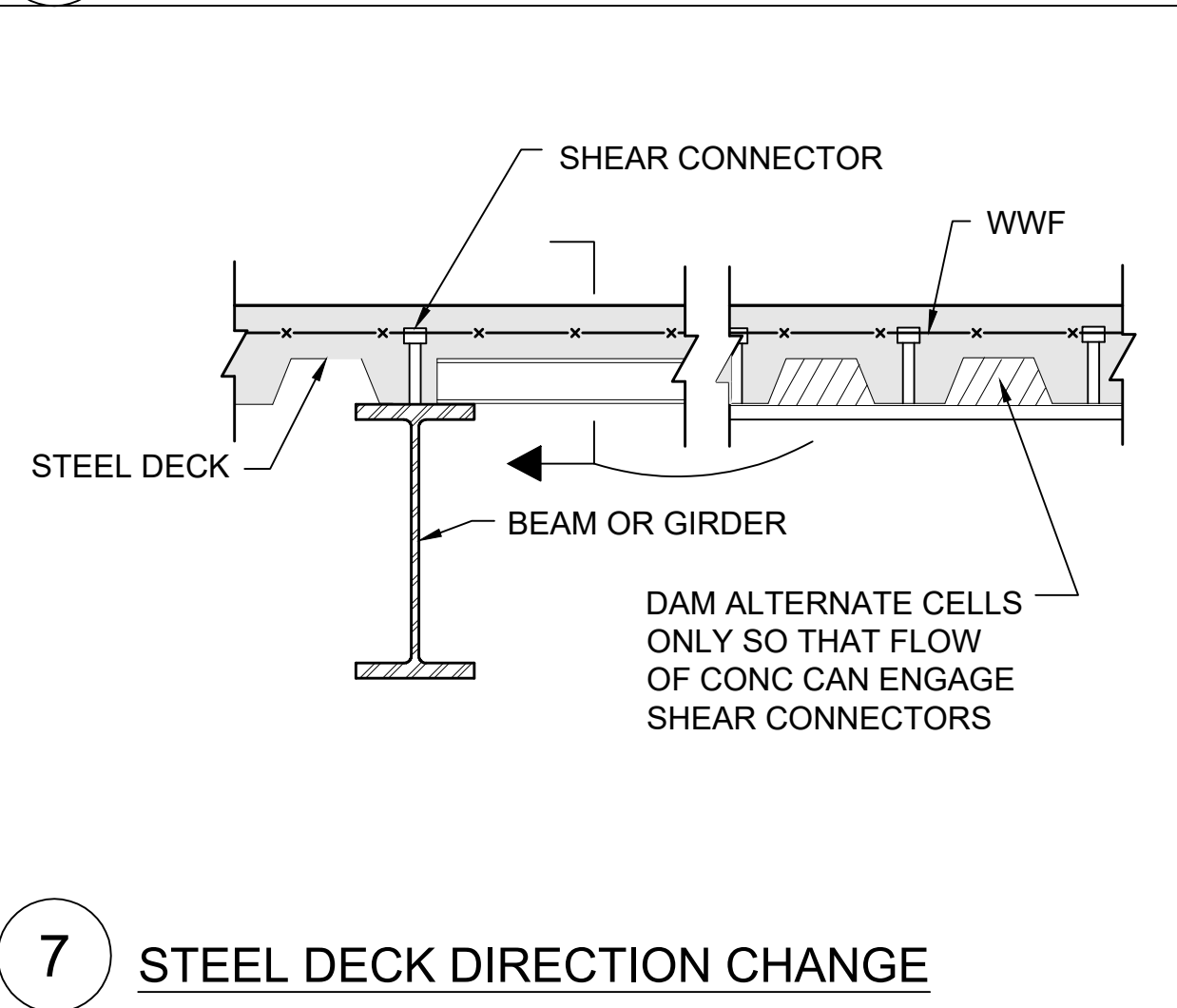
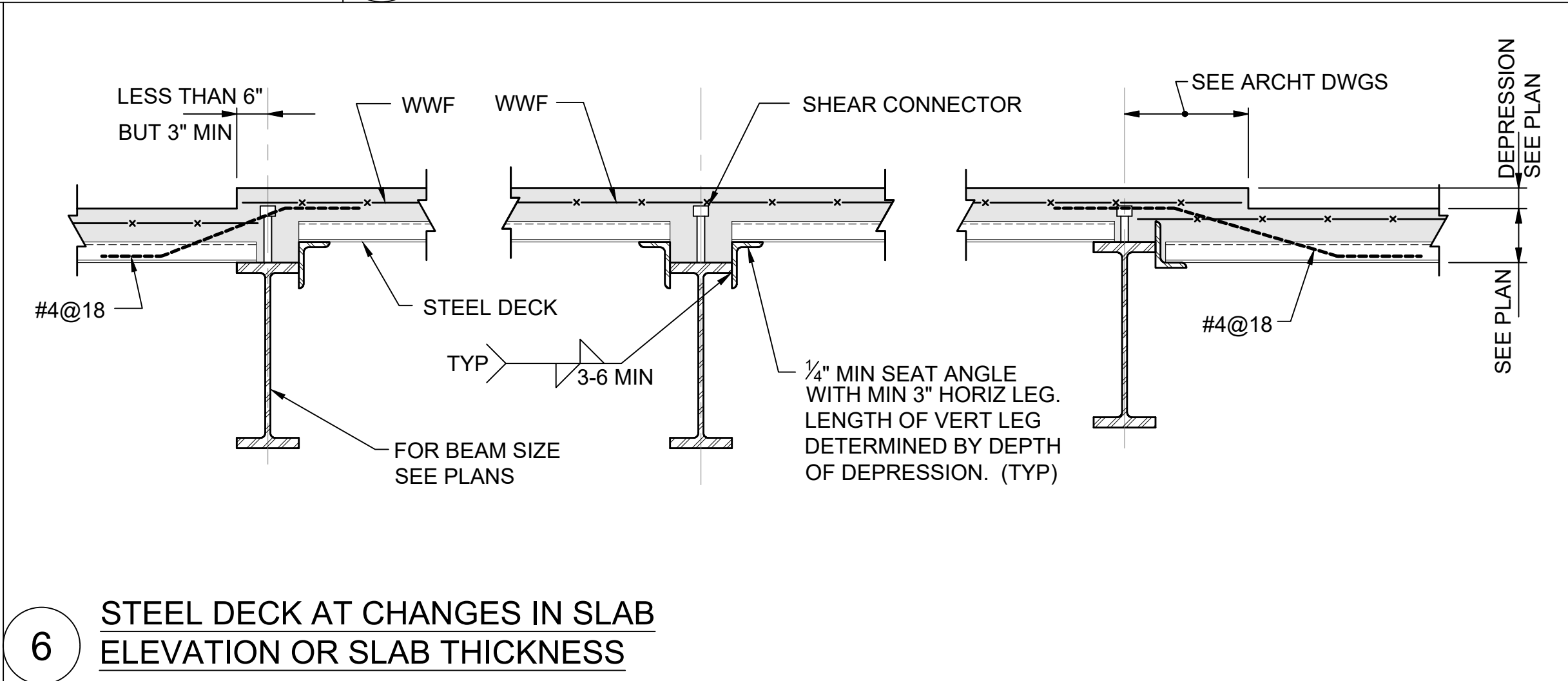
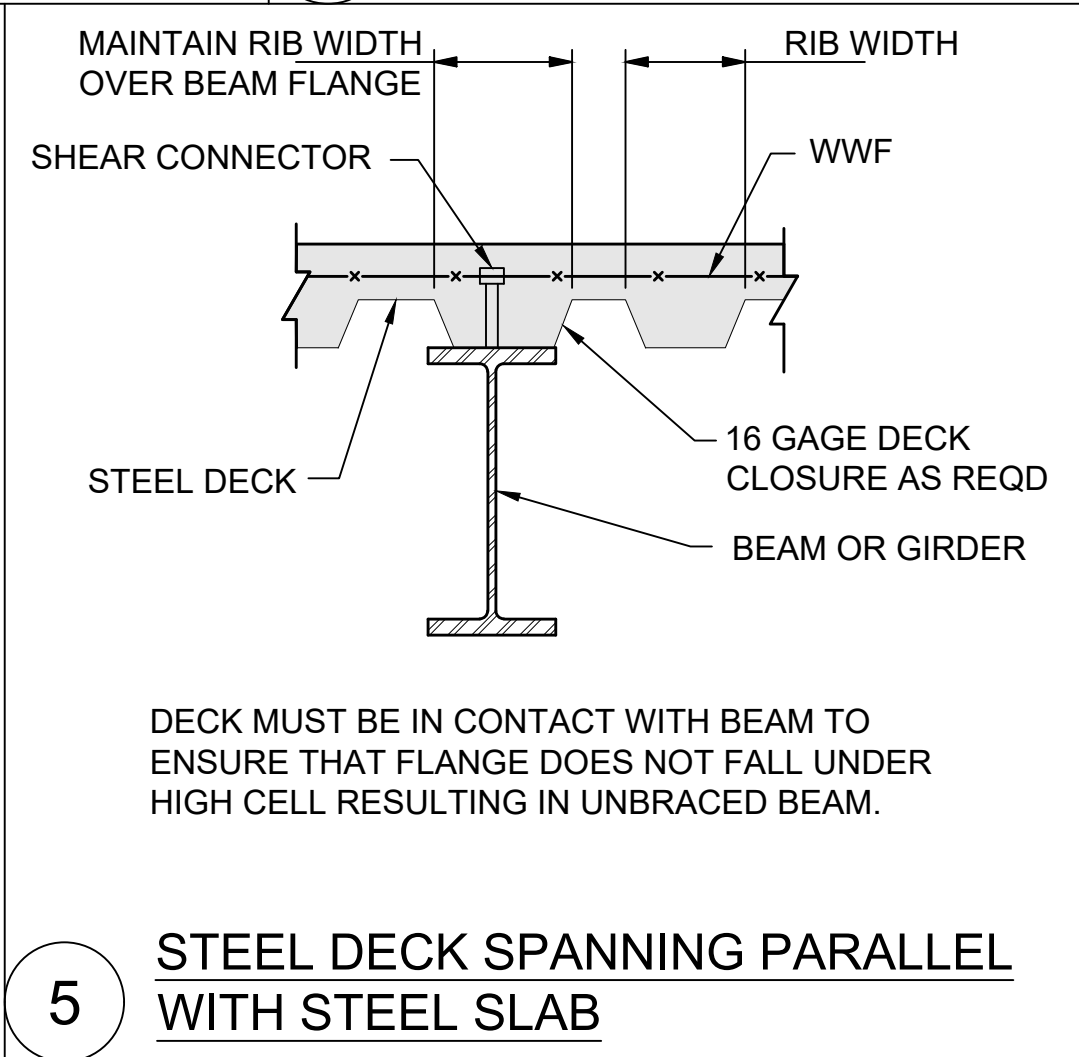
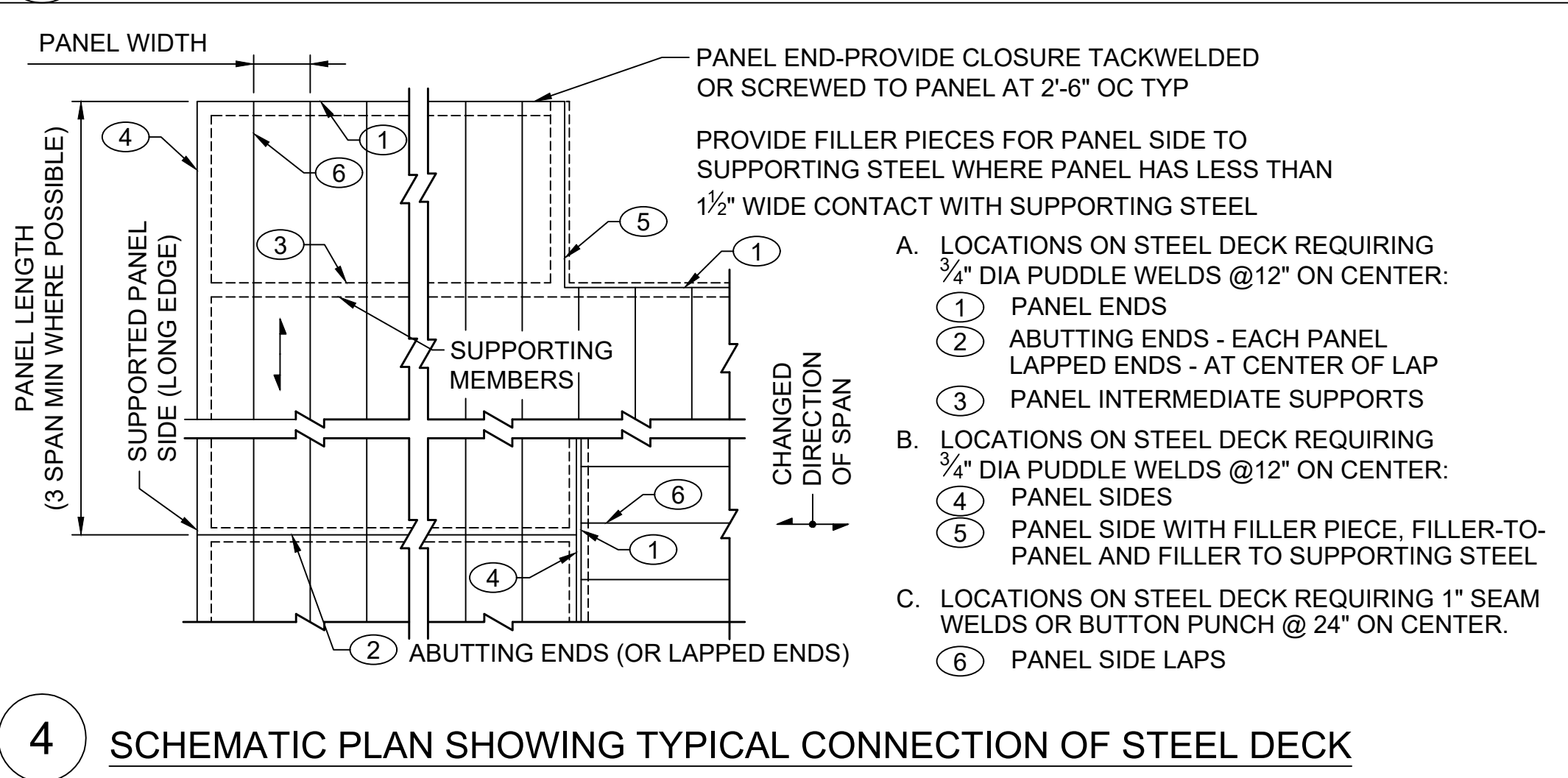
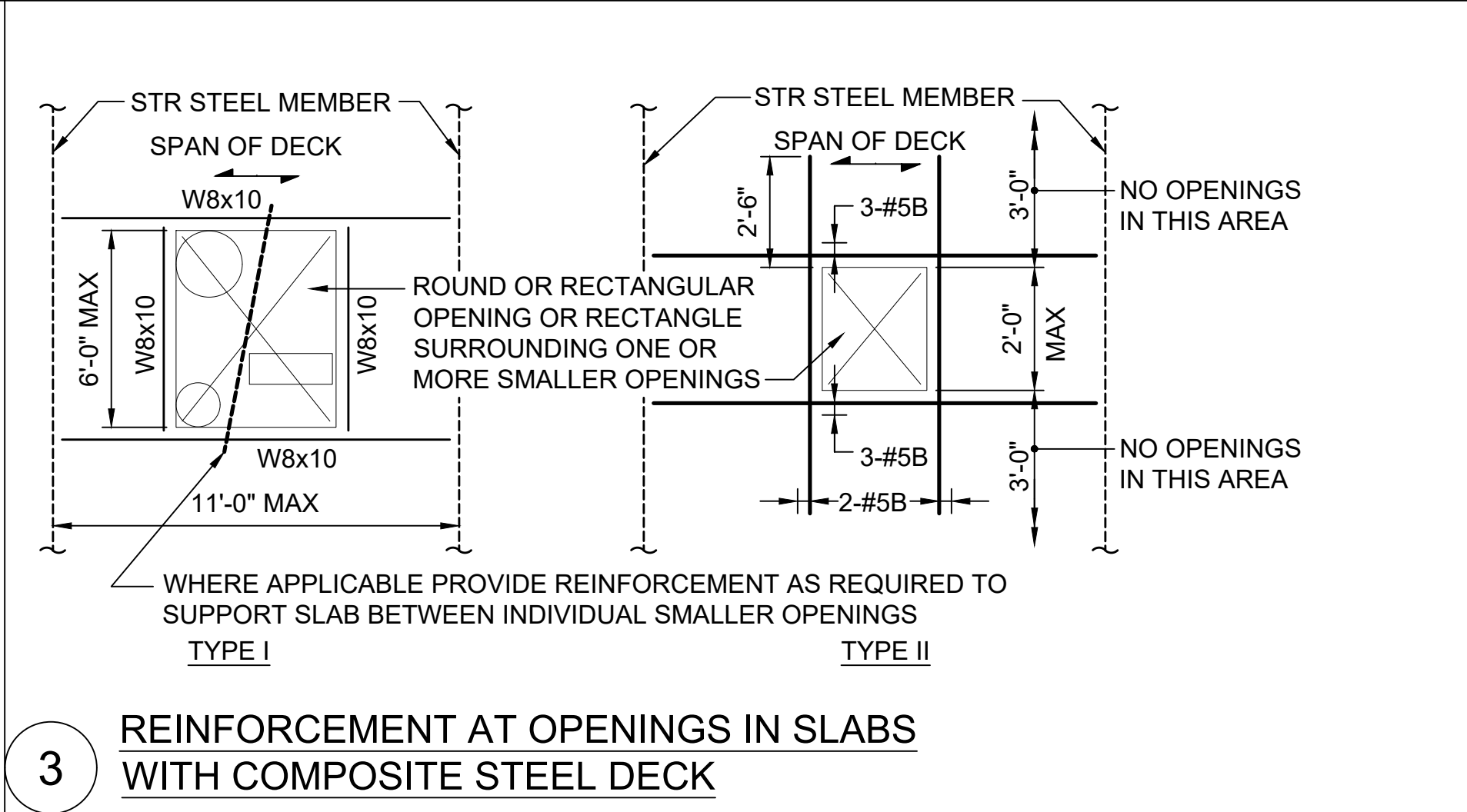
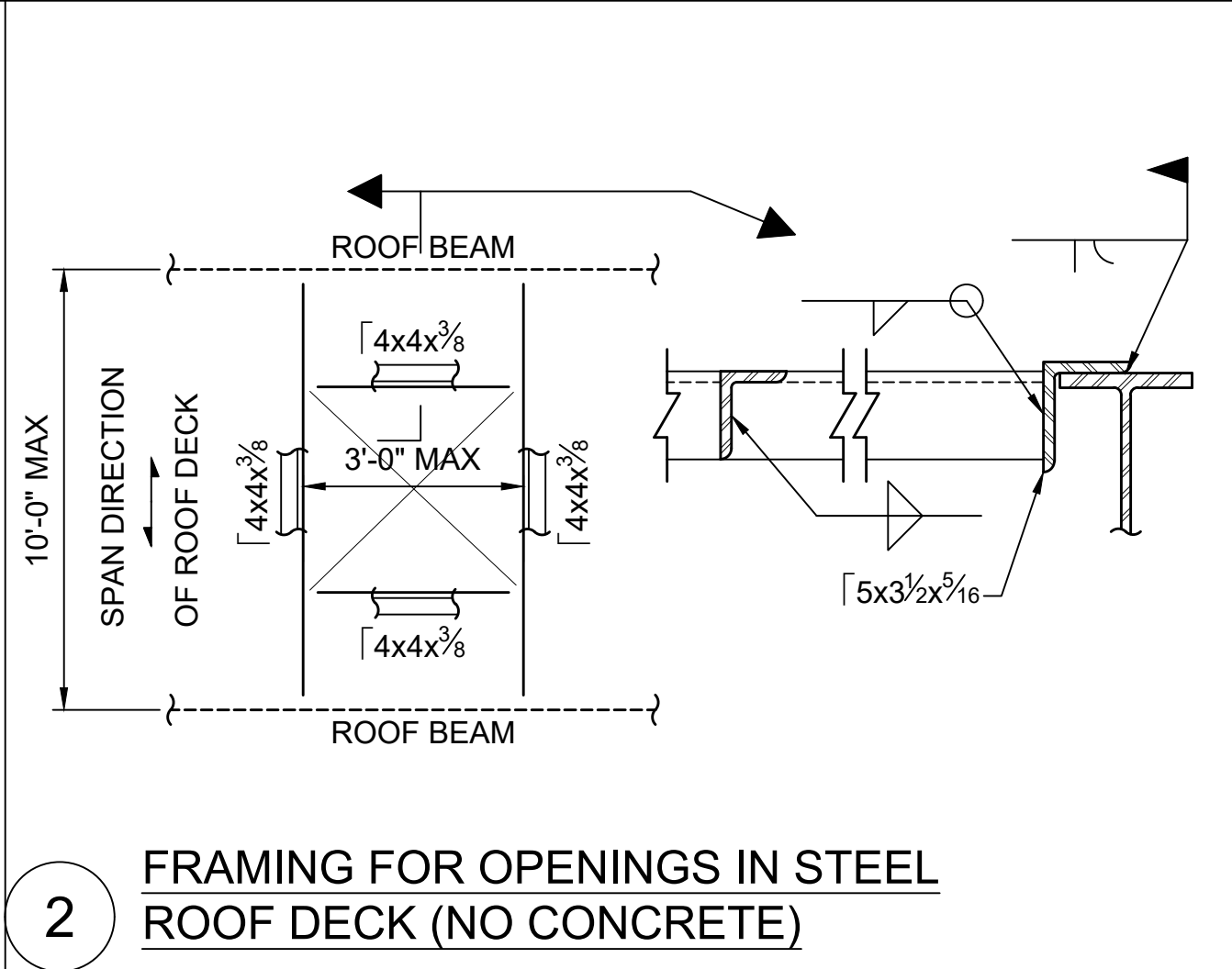
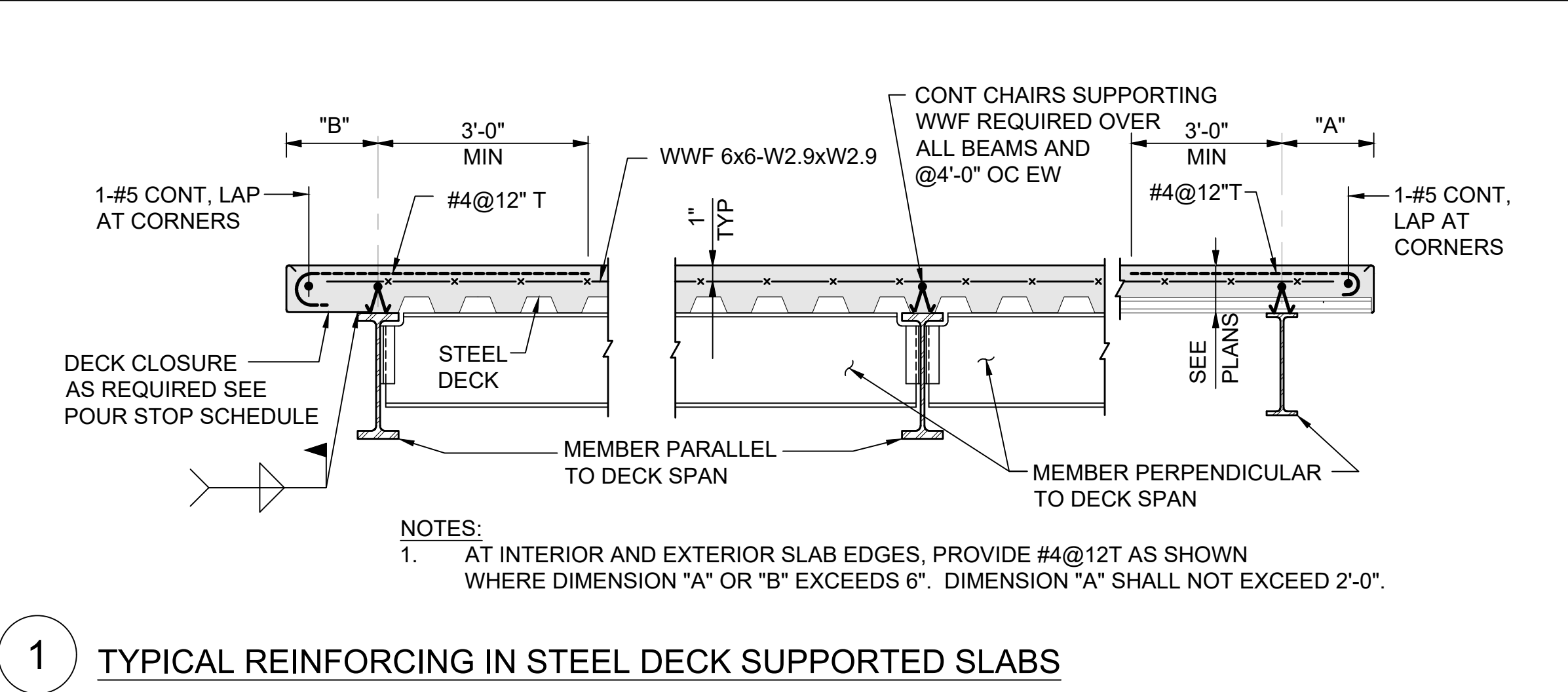
PROJECT LOCATION

**5 FREMONT STREET
WINTHROP, MA**

DRAWING TITLE

TYPICAL DETAILS

SCALE	NTS	DATE	SEPT 08, 2021
PROJECT NO.		REVISION NO.	
DRAWN BY	BSM	DRAWING NO.	
VERIFIED BY	CG		S.002



SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
ENGINEER:			

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COMMERCIAL
RESIDENTIAL
HOSPITALITY

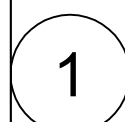
320 NEVADA STREET,
SUITE 301
NEWTON, MA 02460
T: 617.448.5872
E-MAIL:
DAVID.BARSKY@DAVIDBARSKYARCHITECT.COM

CLIENT INFORMATION

PROJECT LOCATION
5 FREMONT STREET
WINTHROP, MA

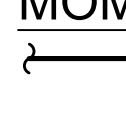
DRAWING TITLE
TYPICAL DETAILS

SCALE	NTS	DATE	SEPT 08, 2021
PROJECT NO.	REVISION NO.		
DRAWN BY	BSM	DRAWING NO.	S.003
VERIFIED BY	CG		

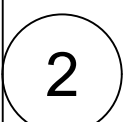


TYPICAL TUBE TO
TUBE CONNECTION

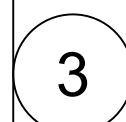
TYPICAL TUBE TO
TUBE CONNECTION



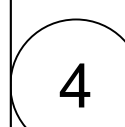
BEAM TO TUBE COLUMN MOMENT CONNECTION



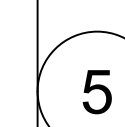
TYPICAL BEAM TO
COLUMN CONNECTION



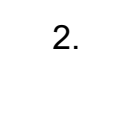
TYPICAL BEAM TO BEAM CONNECTION



BEAM EXPLANATION DIAGRAM



BEAM TO BEAM MOMENT CONNECTION

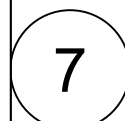


TYPE B

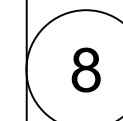
- NOTES:
1. SHEAR CONNECTION SHALL BE DESIGNED FOR THE BEAM END REACTIONS.
 2. DESIGN MOMENT PLATES FOR THE FULL MOMENT CAPACITY OF THE BEAM.

6

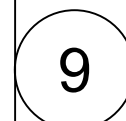
1. PROVIDE AND INSTALL LINTEL ANGLES FOR MASONRY OPENINGS IN ACCORDANCE WITH THE SCHEDULE ABOVE. INSTALL LONG LEG VERTICAL. SEE ARCHT & MECH PLANS FOR LOCATIONS.
2. PROVIDE 6" MIN BEARING AT EACH END BUT NOT LESS THAN 1" PER FOOT OF SPAN. FILL 2 COURSES OF MASONRY BELOW BEARING WITH MORTAR.
3. WHERE MINIMUM BEARING CANNOT BE PROVIDED, ATTACH SECURELY TO ADJACENT STRUCTURAL MEMBERS OR PROVIDE SEPARATE SUPPORTS.
4. WHERE LINTELS OCCUR IN EXTERIOR WALLS MINIMUM THICKNESS SHALL BE $\frac{3}{16}$ " AND ANGLES SHALL BE HOT DIP GALVANIZED.
5. WHERE WALL THICKNESS EXCEEDS 12" PROVIDE ONE ADDITIONAL ANGLE FOR EACH ADDITIONAL 4" OF WALL.



TYPICAL COLUMN CAP PLATE DETAIL



TYPICAL DETAIL AT BASE
PLATE OF TRANSFER BEAMS



9

ENGINEER:

ENGINEER:

Roome & Guarracino LLC
STRUCTURAL ENGINEERS
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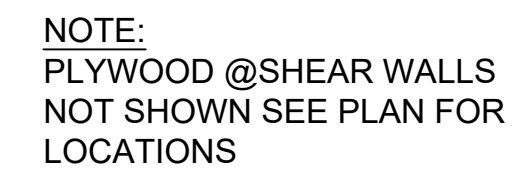
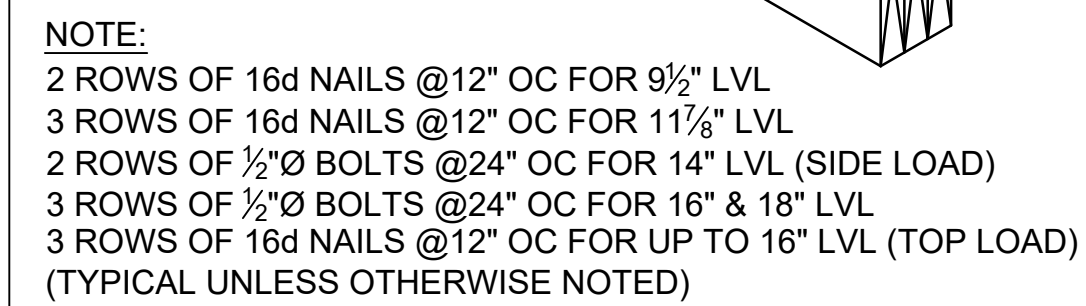
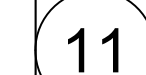
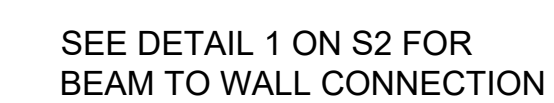
PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

TYPICAL DETAILS

SCALE NTS	DATE SEPT 08, 2021
PROJECT NO.	REVISION NO.
DRAWN BY BSM	DRAWING NO. S.004
VERIFIED BY CG	

7ENGINEER:

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CLIENT INFORMATION

PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

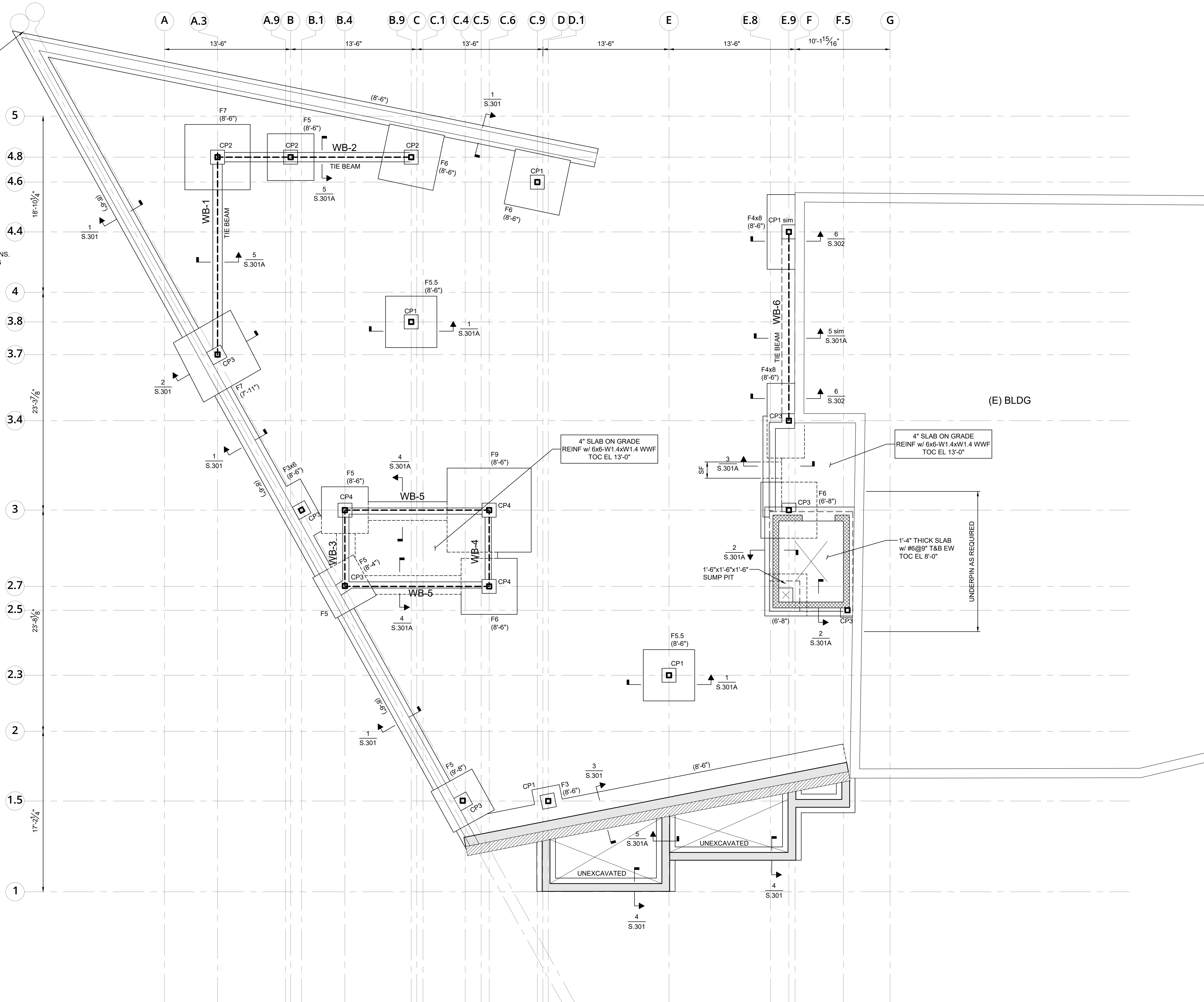
DRAWING TITLE

TYPICAL DETAILS

SCALE NTS	DATE SEPT 08, 2021
PROJECT NO.	REVISION NO.
DRAWN BY BSM	DRAWING NO. S.005
VERIFIED BY CG	

- NOTES:
- FOR GENERAL NOTES SEE S.001.
 - FOR TYPICAL DETAILS SEE S.002, S.003, S.004, & S.005.
 - FOR STEEL COLUMN SCHEDULE & DETAILS SEE S.201.
 - WB-1 ETC INDICATES BRACING ELEVATION SEE S.202 FOR ELEVATION & DETAILS.
 - *CP1* INDICATES PIER TYPE SEE S.301A FOR SIZE & REINFORCING.
 - (4'-6") ETC INDICATES BOTTOM OF FOOTING ELEVATIONS.
 - *F1* ETC INDICATES FOOTING TYPE SEE THIS DRAWING FOR SCHEDULE.
 - *SF* INDICATES STEPPED FOOTING SEE DETAIL 10 ON S.002.

FOOTING SCHEDULE		
2 TSF (ALLOWABLE BEARING CAPACITY)		
MARK	TYPE	REINF
F3	3'-0"x3'-0"x1'-0"	4-#4 BEW
F4	4'-0"x4'-0"x1'-0"	4-#5 BEW
F5	5'-0"x5'-0"x1'-2"	5-#5 BEW
F5.5	5'-6"x5'-6"x1'-3"	6-#5 BEW
F6	6'-0"x6'-0"x1'-4"	8-#5 BEW
F7	7'-0"x7'-0"x1'-7"	7-#6 BEW
F8	8'-0"x8'-0"x1'-10"	9-#6 BEW
F9	9'-0"x9'-0"x2'-0"	11-#6 BEW
F3x6	3'-0"x6'-0"x1'-0"	7-#6 SB
F4x8	4'-0"x8'-0"x1'-0"	4-#6 LB
		8-#6 SB
		5-#6 LB



R&G

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CLIENT INFORMATION

PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

GARAGE / FOUNDATION
PLAN

SCALE

$\frac{3}{16}" = 1'-0"$

DATE

SEPT 08, 2021

PROJECT NO.

REVISION NO.

DRAWN BY

BSM

DRAWING NO.

VERIFIED BY

CG

S.100

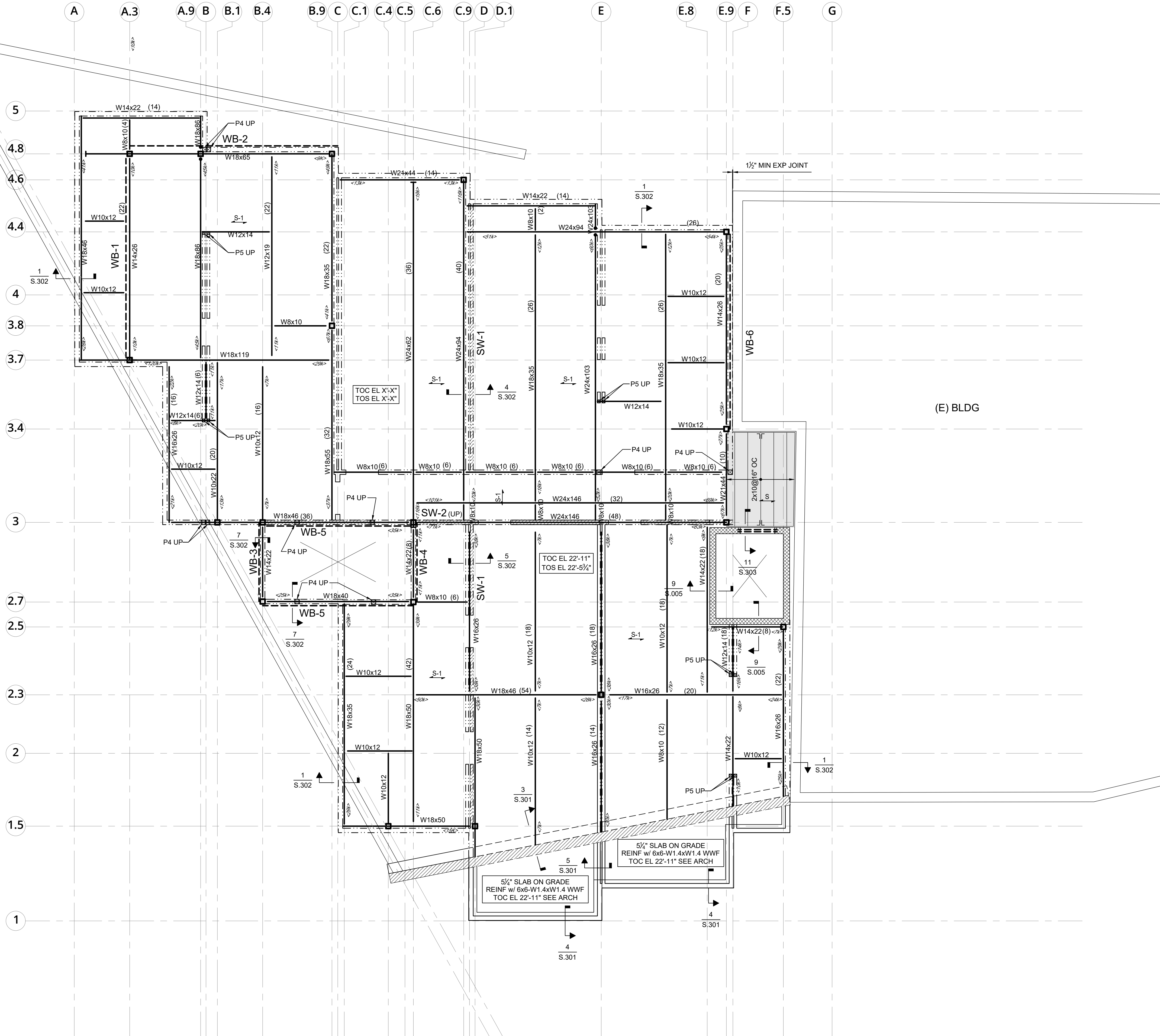
CONTRACTOR-COORDINATE
LOCATION OF JOISTS
w/ RECESSED LIGHTING
LOCATIONS AND ALL
PLUMBING/MECHANICAL-SEE
ARCH DRAWINGS

NOTES:

1. FOR GENERAL NOTES SEE S.001.
2. FOR TYPICAL DETAILS SEE S.002, S.003, S.004, & S.005.
3.  INDICATES BEARING WALL BELOW.
4.  INDICATES BEARING WALL STARTS ON BEAM.
5.  INDICATES FLUSH FRAMED CONDITION.
6.  REQUIRING JOIST HANGER SEE SCHEDULE ON S.001.
7.  S-1, INDICATES SPAN OF 2'-18 GAGE GALVANIZED STEEL DECK w/ 3/4" LIGHT WEIGHT CONCRETE TOPPING SLAB - REINFORCE w/ 6x6-W2.9xW2.9 WWF (5/2" TOTAL THICKNESS).
8. ALL DIMENSIONS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. SEE ARCHITECT DRAWINGS FOR VERIFICATION OF DIMENSIONS.
9. WB-1 ETC INDICATES BRACING ELEVATION. SEE S.202 FOR ELEVATION & DETAILS.
10. FOR STEEL COLUMN SCHEDULE & DETAILS SEE S.201.
11. TOP OF STEEL EL SEE PLAN.
12. TOP OF SLAB EL SEE PLAN.
13.  INDICATES MOMENT CONNECTION SEE S.004.
14.  S-2, INDICATES SPAN OF 3/4' T&G PLYWOOD GLUED & NAILED TO JOISTS & BEAMS.

WALL NOTES:

1. ALL INTERIOR WALLS SHOWN ARE 2x6 (W1) or 2-2x4 (W2) U.N.O. w/ W1A or W2A. SEE BEARING WALL TYPE SCHEDULE AT DETAIL 7 ON S.005 FOR STUD SPACING. (SEE ARCH DRAWINGS).
2. ALL EXTERIOR WALLS SHOWN ARE 2x6@16" OC w/ 1/2" FRT SHEATHING ON ONE SIDE, PLYWOOD IS NAILED TO STUDS w/ 10d GALVANIZED COMMON NAILS SPACED @4" OC @ PANEL EDGES & 12" OC @ INTERMEDIATE SUPPORTS.
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4.  SW-2 INDICATES 2x6 (W1 or W1A) w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE, SHEAR WALL PLYWOOD IS NAILED TO STUDS w/ 10d GALVANIZED COMMON NAILS SPACED @4" OC @ PANEL EDGES & 12" OC @ INTERMEDIATE SUPPORTS.
5.  SW-1A INDICATES TWO 2x4 (W2 or W2A) w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE OF EACH WALL, SHEAR WALL PLYWOOD IS NAILED TO STUDS w/ 10d GALVANIZED COMMON NAILS SPACED @4" OC @ PANEL EDGES & 12" OC @ INTERMEDIATE SUPPORTS.
6.  SW-2A INDICATES TWO 2x4 (W2 or W2A) w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE OF ONE 2x4 WALL, SHEAR WALL PLYWOOD IS NAILED TO STUDS w/ 10d GALVANIZED COMMON NAILS SPACED @4" OC @ PANEL EDGES & 12" OC @ INTERMEDIATE SUPPORTS.



WALL NOTES:

- ALL INTERIOR WALLS SHOWN ARE 2x6 (W1) or 2-2x4 (W2) U.N.O. w/ W1A or W2A. SEE BEARING WALL TYPE SCHEDULE AT DETAIL 7 ON S.005 FOR STUD SPACING. (SEE ARCH DRAWINGS).
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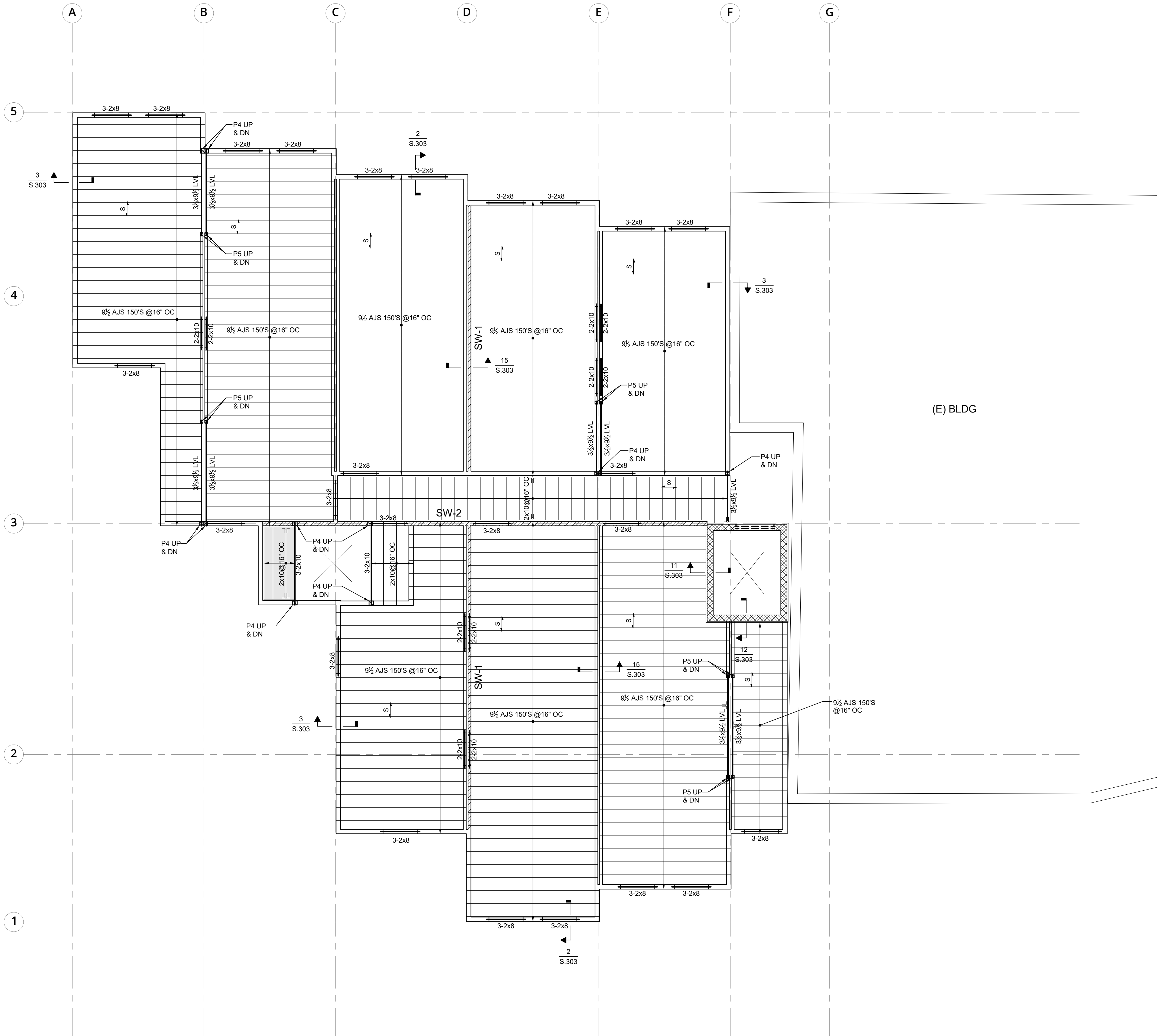
CONTRACTOR-COORDINATE
LOCATION OF JOISTS
w/ RECESSED LIGHTING
LOCATIONS AND ALL
PLUMBING/MECHANICAL-SEE
ARCH DRAWINGS

POST
SCHEDULE

MARK	TYPE
P1	2-2x4
P2	3-2x4
P3	2-2x6
P4	3-2x6
P5	3/2x3 1/2 LVL
P6	3/2x5 1/2 LVL
P7	5/2x5 1/2 LVL

NOTES:

- FOR GENERAL NOTES SEE S.001.
- FOR TYPICAL DETAILS SEE S.002, S.003, S.004, & S.005.
- INDICATES BEARING WALL BELOW.
- INDICATES BEARING WALL STARTS ON BEAM.
- INDICATES FLUSH FRAMED CONDITION REQUIRING JOIST HANGER SEE SCHEDULE ON S.001.
- ALL INTERIOR WALLS SHOWN ARE 2x4@16" OC OR 2x6@16" OC (SEE ARCH DWGS)
- ALL EXTERIOR WALLS SHOWN ARE 2x6@16" OC (UNLESS NOTED ON PLAN) w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE. PLYWOOD IS NAILED TO STUDS w/ 10d GALV. COMMON NAILS SPACED AT 4" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.
- S INDICATES SPAN OF 3/4" T&G PLYWOOD GLUED & NAILED TO JOISTS & BEAMS.
- R INDICATES SPAN OF 3/8" EXTERIOR GRADE PLYWOOD.
- SW-1** INDICATES 2x6@16" OC w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE. PLYWOOD IS NAILED TO STUDS w/ 10d GALV. COMMON NAILS SPACED AT 4" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.



(E) BLDG

SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ENGINEER:

R&G

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CLIENT INFORMATION

PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

SECOND FLOOR
FRAMING PLAN

SCALE
3/16" = 1'-0"

DATE
SEPT 08, 2021

PROJECT NO.

REVISION NO.

DRAWN BY
BSM

DRAWING NO.

VERIFIED BY
CG

S.102

WALL NOTES:

- ALL INTERIOR WALLS SHOWN ARE 2x6 (W1) or 2-2x4 (W2) U.N.O. w/ W1A or W2A. SEE BEARING WALL TYPE SCHEDULE AT DETAIL 7 ON S.005 FOR STUD SPACING. (SEE ARCH DRAWINGS).
- ALL EXTERIOR WALLS SHOWN ARE 2x6@16" OC w/ 1/2" FRT SHEATHING ON ONE SIDE. PLYWOOD IS NAILED TO STUDS w/ 10d GALVANIZED COMMON NAILS SPACED @4" OC @ PANEL EDGES & 12" OC @ INTERMEDIATE SUPPORTS.
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- SW-2** INDICATES 2x6 (W1 or W1A) w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE. SHEAR WALL PLYWOOD IS NAILED TO STUDS w/ 10d GALVANIZED COMMON NAILS SPACED @ 4" OC @ PANEL EDGES & 12" OC @ INTERMEDIATE SUPPORTS.
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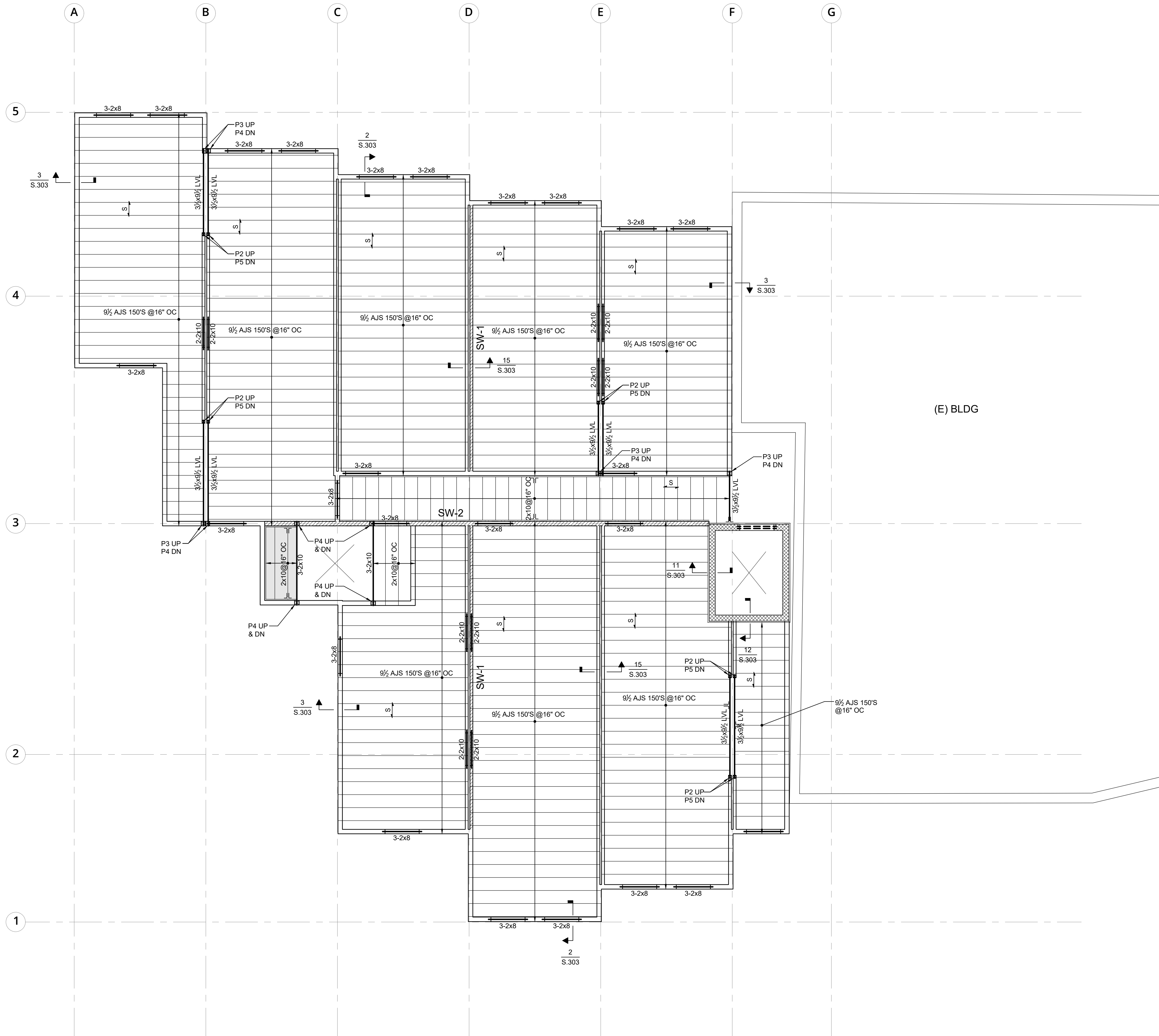
CONTRACTOR-COORDINATE
LOCATION OF JOISTS
w/ RECESSED LIGHTING
LOCATIONS AND ALL
PLUMBING/MECHANICAL-SEE
ARCH DRAWINGS

POST
SCHEDULE

MARK	TYPE
P1	2-2x4
P2	3-2x4
P3	2-2x6
P4	3-2x6
P5	3/2x3 1/2 LVL
P6	3/2x5 1/2 LVL
P7	5/2x5 1/2 LVL

NOTES:

- FOR GENERAL NOTES SEE S.001.
- FOR TYPICAL DETAILS SEE S.002, S.003, S.004, & S.005.
- INDICATES BEARING WALL BELOW.
- INDICATES BEARING WALL STARTS ON BEAM.
- INDICATES FLUSH FRAMED CONDITION REQUIRING JOIST HANGER SEE SCHEDULE ON S.001.
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SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ENGINEER:

R&G

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CLIENT INFORMATION

PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

THIRD FLOOR
FRAMING PLAN

SCALE

3/16" = 1'-0"

DATE

SEPT 08, 2021

PROJECT NO.

REVISION NO.

DRAWN BY

BSM

DRAWING NO.

VERIFIED BY

CG

S.103

WALL NOTES:

- ALL INTERIOR WALLS SHOWN ARE 2x6 (W1) or 2x4 (W2) U.N.O. w/ W1A or W2A. SEE BEARING WALL TYPE SCHEDULE AT DETAIL 7 ON S.005 FOR STUD SPACING. (SEE ARCH DRAWINGS).
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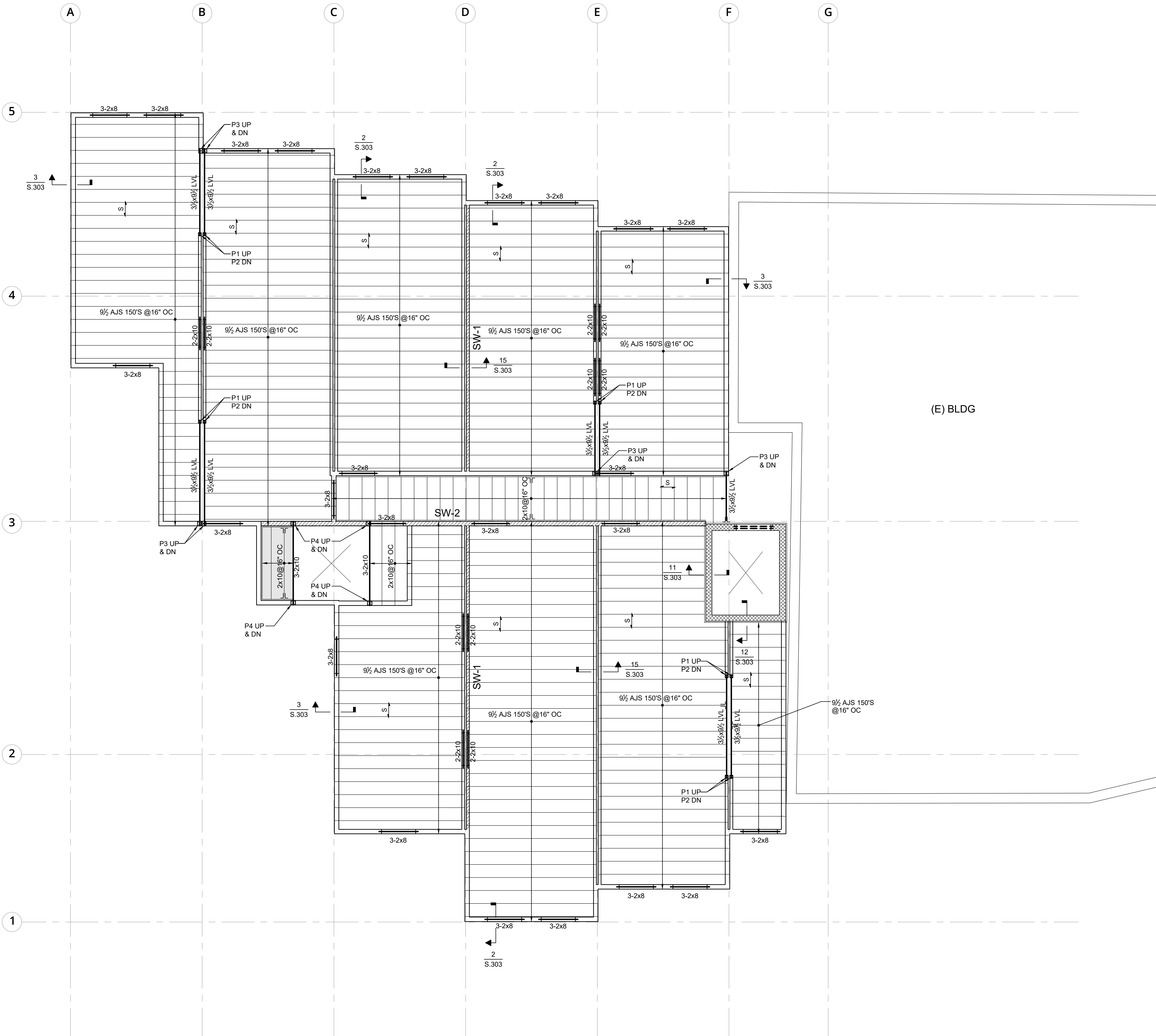
CONTRACTOR-COORDINATE
LOCATION OF JOISTS
w/ RECESSED LIGHTING
LOCATIONS AND ALL
PLUMBING/MECHANICAL-SEE
ARCH DRAWINGS

POST
SCHEDULE

MARK	TYPE
P1	2-2x4
P2	3-2x4
P3	2-2x6
P4	3-2x6
P5	3/2x3 1/2 LVL
P6	3/2x5 1/2 LVL
P7	5/2x5 1/2 LVL

NOTES:

- FOR GENERAL NOTES SEE S.001.
- FOR TYPICAL DETAILS SEE S.002, S.003, S.004, & S.005.
- INDICATES BEARING WALL BELOW.
- INDICATES BEARING WALL STARTS ON BEAM.
- INDICATES FLUSH FRAMED CONDITION REQUIRING JOIST HANGER SEE SCHEDULE ON S.001.
- ALL INTERIOR WALLS SHOWN ARE 2x4@16" OC OR 2x6@16" OC (SEE ARCH DWGS)
- ALL EXTERIOR WALLS SHOWN ARE 2x6@16" OC (UNLESS NOTED ON PLAN) w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE. PLYWOOD IS NAILED TO STUDS w/ 10d GALV. COMMON NAILS SPACED AT 4" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.
- S INDICATES SPAN OF 3/4" T&G PLYWOOD GLUED & NAILED TO JOISTS & BEAMS.
- R INDICATES SPAN OF 3/8" EXTERIOR GRADE PLYWOOD.
- SW-1** INDICATES 2x6@16" OC w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE. PLYWOOD IS NAILED TO STUDS w/ 10d GALV. COMMON NAILS SPACED AT 4" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.



SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ENGINEER:

R&G

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CLIENT INFORMATION

PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

FOURTH FLOOR
FRAMING PLAN

SCALE

3/16" = 1'-0"

DATE

SEPT 08, 2021

PROJECT NO.

REVISION NO.

DRAWN BY

BSM

DRAWING NO.

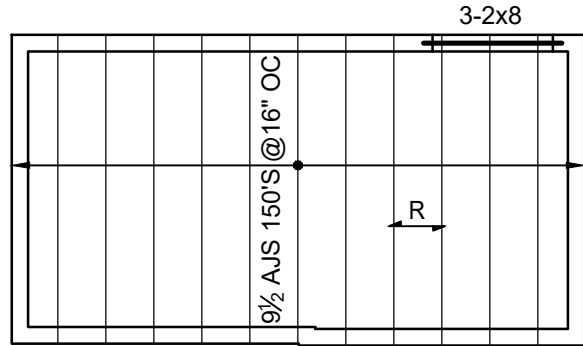
VERIFIED BY

CG

S.104

WALL NOTES:

- ALL INTERIOR WALLS SHOWN ARE 2x6 (W1) or 2-2x4 (W2) U.N.O. w/ W1A or W2A. SEE BEARING WALL TYPE SCHEDULE AT DETAIL 7 ON S.005 FOR STUD SPACING. (SEE ARCH DRAWINGS).
- ALL EXTERIOR WALLS SHOWN ARE 2x6@16" OC w/ 1/2" FRT SHEATHING ON ONE SIDE, PLYWOOD IS NAILED TO STUDS w/ 10d GALVANIZED COMMON NAILS SPACED @4" OC @ PANEL EDGES & 12" OC @ INTERMEDIATE SUPPORTS.
- SW-1** INDICATES 2x4 (W1) w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE, SHEAR WALL PLYWOOD IS NAILED TO STUDS w/ 10d GALVANIZED COMMON NAILS SPACED @ 4" OC @ PANEL EDGES & 12" OC @ INTERMEDIATE SUPPORTS.
- SW-2** INDICATES 2x6 (W1 or W1A) w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE, SHEAR WALL PLYWOOD IS NAILED TO STUDS w/ 10d GALVANIZED COMMON NAILS SPACED @ 4" OC @ PANEL EDGES & 12" OC @ INTERMEDIATE SUPPORTS.
- SW-1A** INDICATES TWO 2x4 (W2 or W2A) w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE OF EACH WALL, SHEAR WALL PLYWOOD IS NAILED TO STUDS w/ 10d GALVANIZED COMMON NAILS SPACED @ 4" OC @ PANEL EDGES & 12" OC @ INTERMEDIATE SUPPORTS.
- SW-2A** INDICATES TWO 2x4 (W2 or W2A) w/ 1/2" PLYWOOD SHEATHING ON ONE SIDE OF ONE 2x4 WALL, SHEAR WALL PLYWOOD IS NAILED TO STUDS w/ 10d GALVANIZED COMMON NAILS SPACED @ 4" OC @ PANEL EDGES & 12" OC @ INTERMEDIATE SUPPORTS.



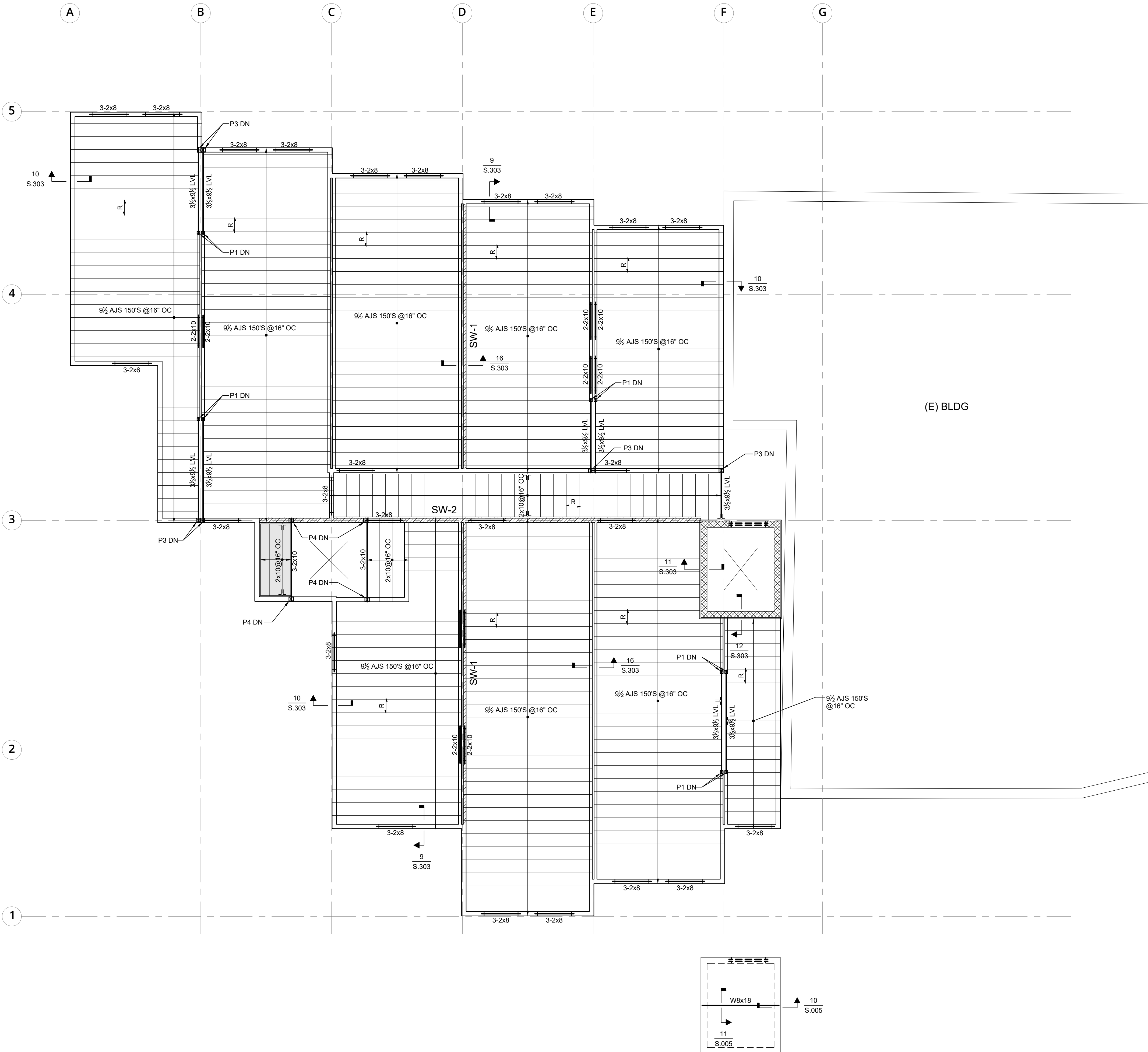
CONTRACTOR-COORDINATE
LOCATION OF JOISTS
w/ RECESSED LIGHTING
LOCATIONS AND ALL
PLUMBING/MECHANICAL-SEE
ARCH DRAWINGS

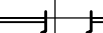
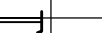
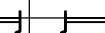
POST SCHEDULE

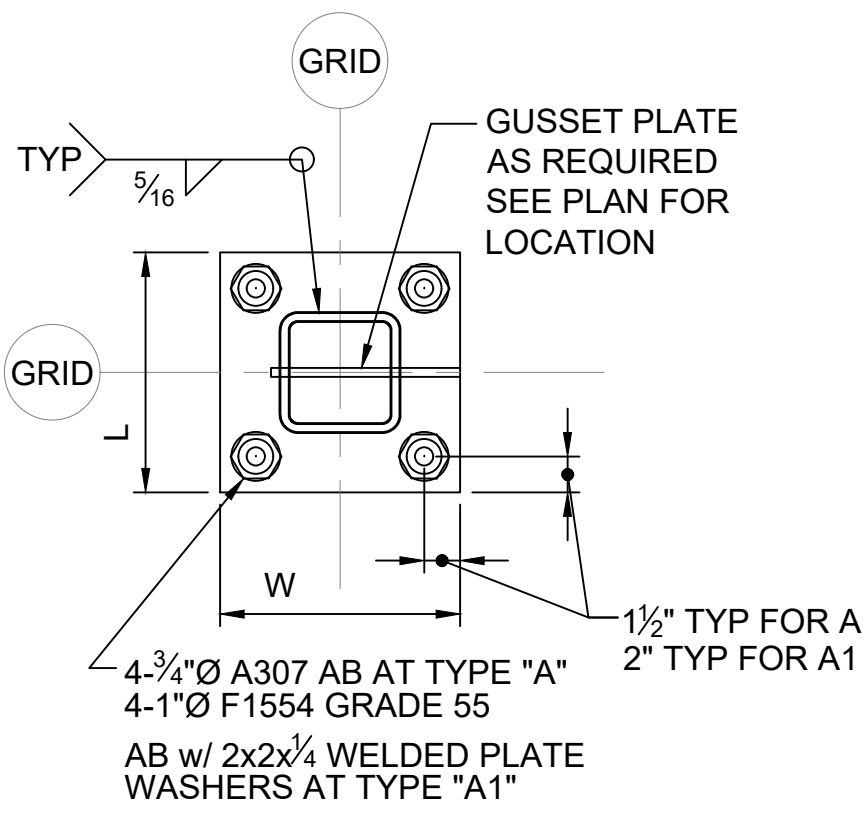
MARK	TYPE
P1	2-2x4
P2	3-2x4
P3	2-2x6
P4	3-2x6
P5	3/2x3 1/2 LVL
P6	3/2x5 1/2 LVL
P7	5/2x5 1/2 LVL

NOTES:

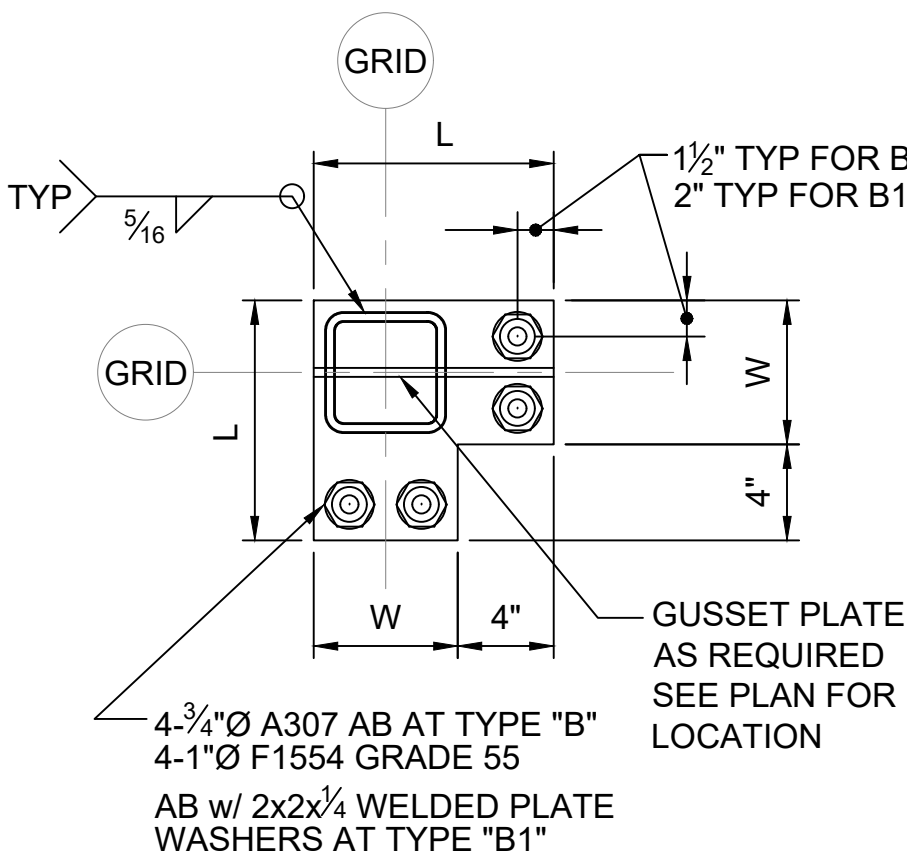
- FOR GENERAL NOTES SEE S.001.
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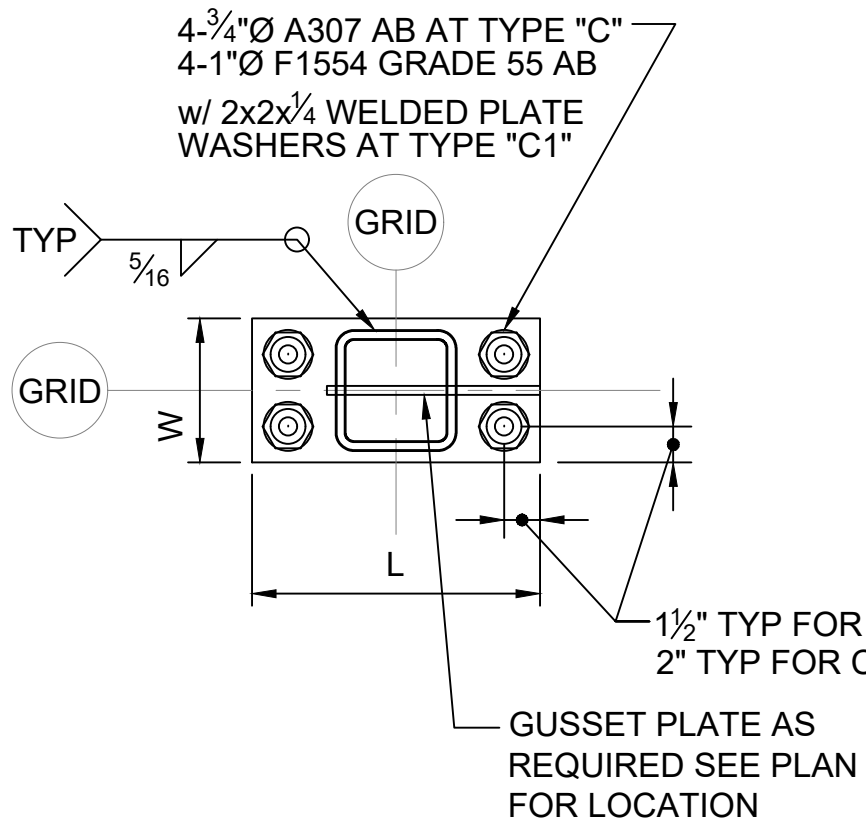
COLUMN SCHEDULE																																					
MARK		A.3 3.7	A.3 4.8	A.9 4.8	B.1 3	B.4 2.7	B.4 3	B.9 3.8	B.9 4.8	C.4 1.5	C.6 2.7	C.6 3	D.1 1.5	C.9 4.6	E 2.3	E.9 3	E.9 3.4	E.9 4.4	F.5 2.5																		MARK
LEVEL																																				LEVEL	
FIRST FLOOR																																					FIRST FLOOR
GARAGE / FOUNDATION																																				GARAGE / FOUNDATION	
BASEPLATES Fy=36 (UNO)	TYPE	A1	A1	A1	A	A1	A1	A	A1	A	A1	A1	A	A	A	C	A1	A1	C																TYPE		
	SIZE	1x15x15	1x15x15	3/4x14x14	3/4x14x14	1x14x14	1x14x14	3/4x14x14	1x15x15	3/4x14x14	1x15x15	2x17x17	3/4x14x14	1x15x15	1x15x15	1x8x16	1x15x15	1x15x15	1x15x15	3/4x7x14														SIZE			
	TxWxL	1x15x15	1x15x15	3/4x14x14	3/4x14x14	1x14x14	1x14x14	3/4x14x14	1x15x15	3/4x14x14	1x15x15	2x17x17	3/4x14x14	1x15x15	1x15x15	1x8x16	1x15x15	1x15x15	1x15x15	3/4x7x14															TxWxL BASEPLATES Fy=36 (UNO)		
LEVEL	MARK	A.3 3.7	A.3 4.8	A.9 4.8	B.1 3	B.4 2.7	B.4 3	B.9 3.8	B.9 4.8	C.4 1.5	C.6 2.7	C.6 3	D.1 1.5	C.9 4.6	E 2.3	E.9 3	E.9 3.4	E.9 4.4	F.5 2.5																MARK		



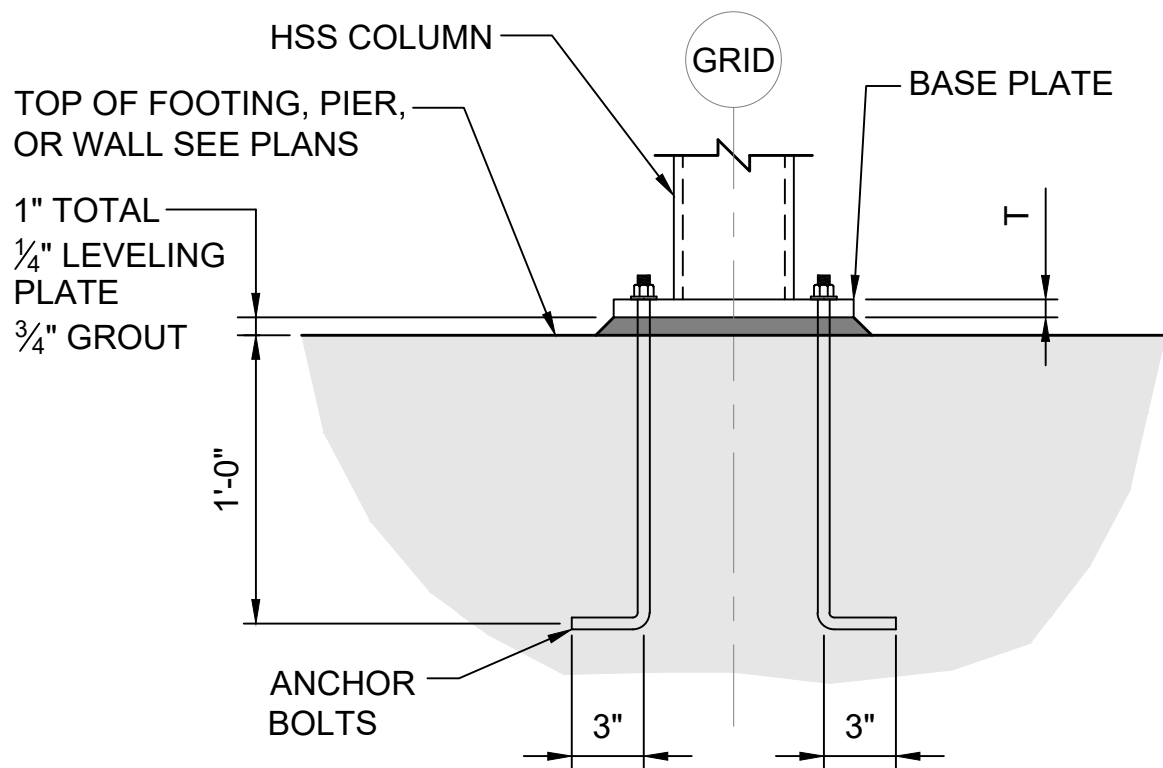
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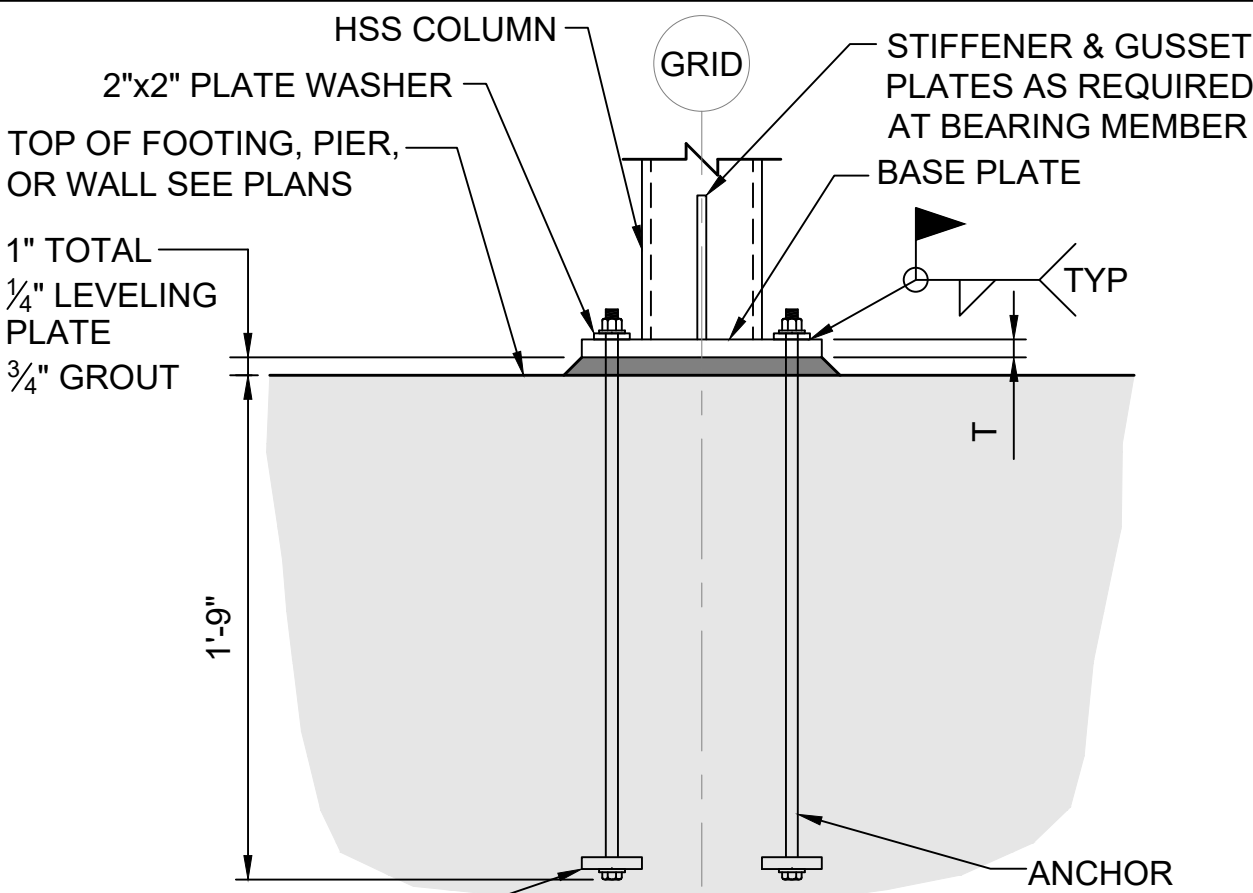
BASE PLATE TYPE "B" & "B1"



BASE PLATE TYPE "C" & "C1"



BASE PLATE ELEVATION
(TYPE A, B, & C)



BASE PLATE ELEVATION
(TYPE A1, B1, & C1)



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CLIENT INFORMATION

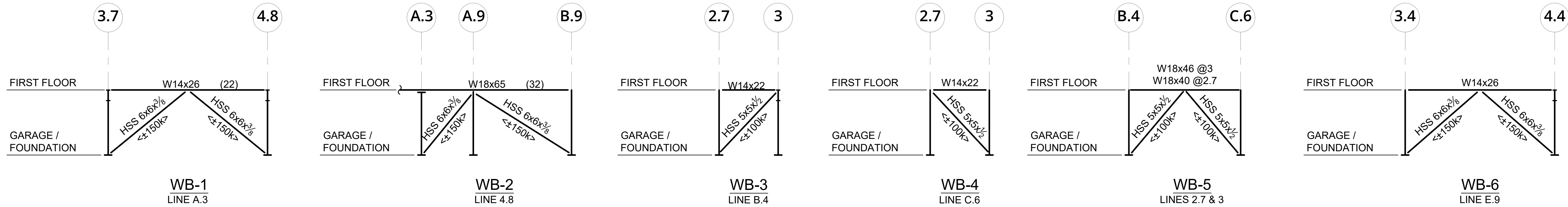
PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

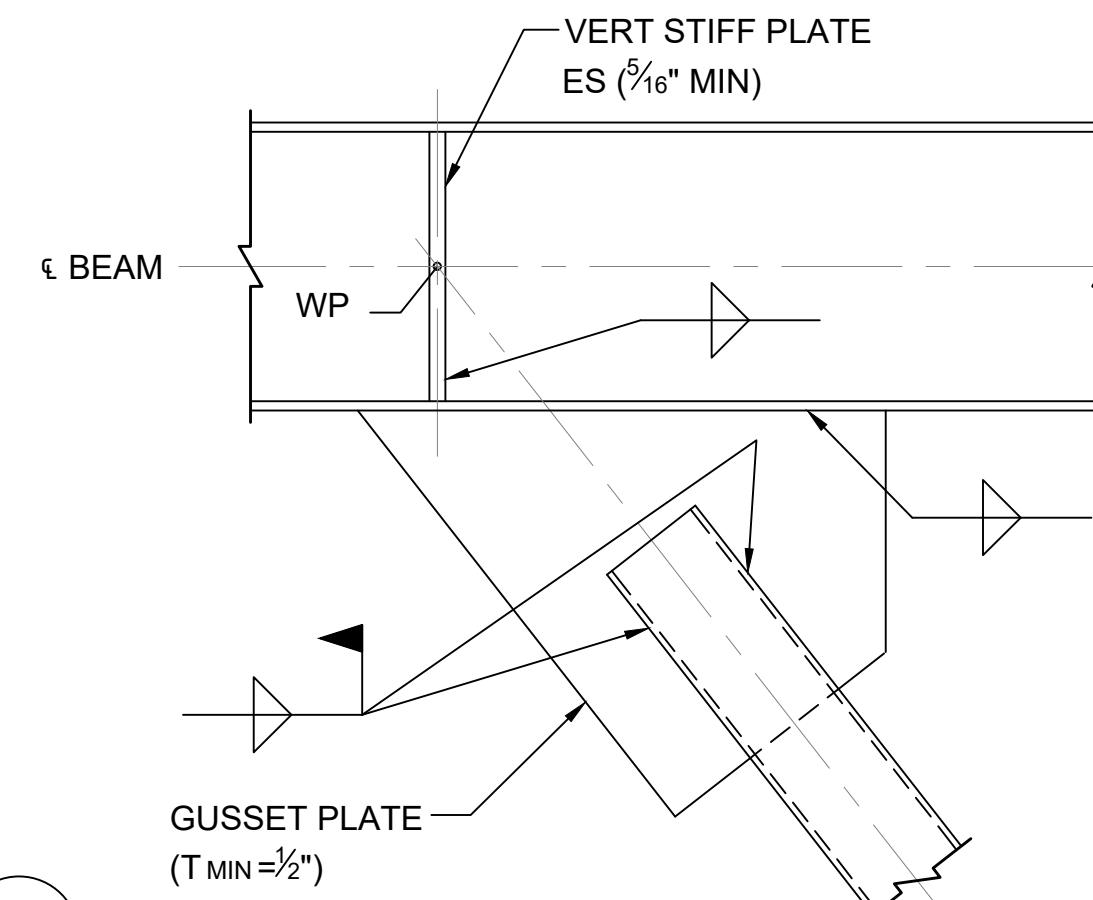
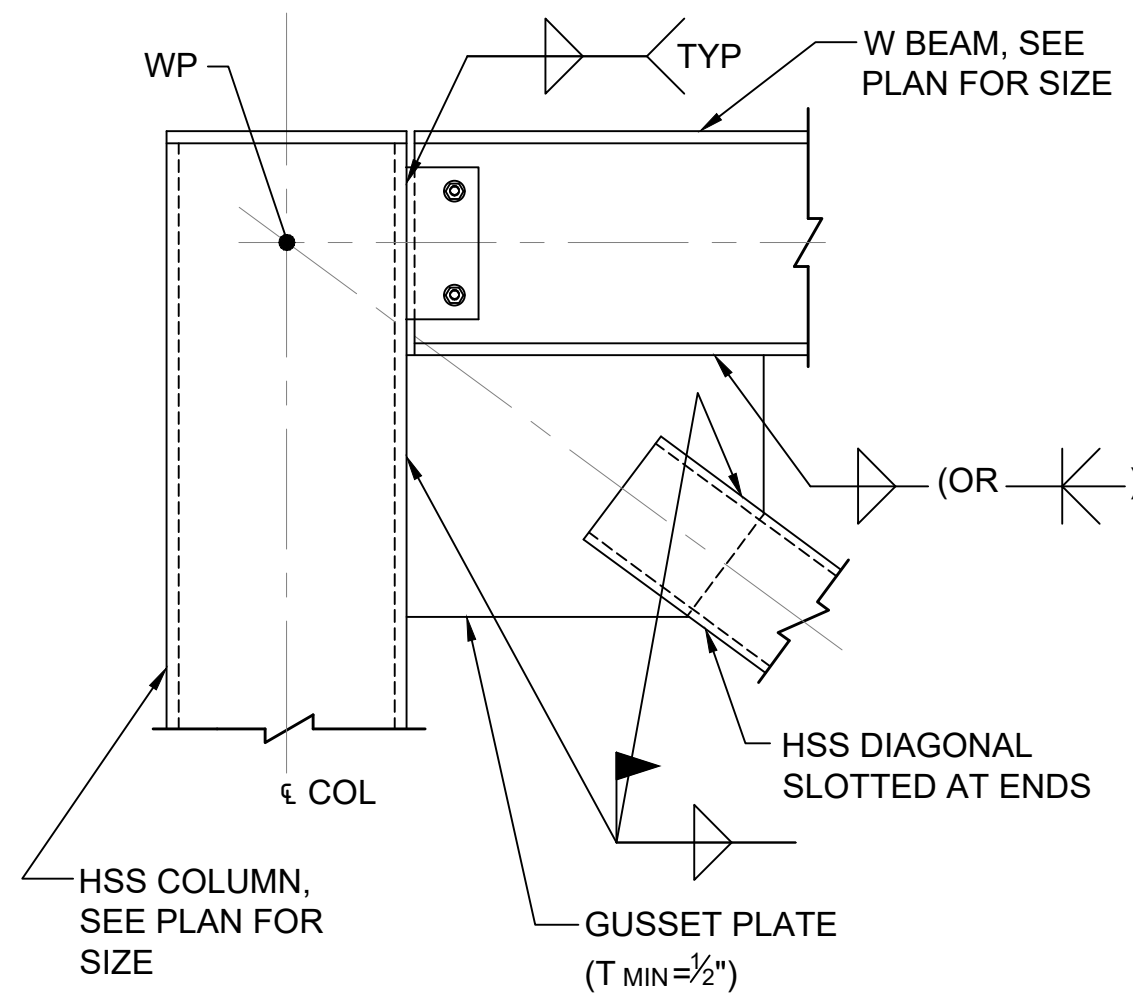
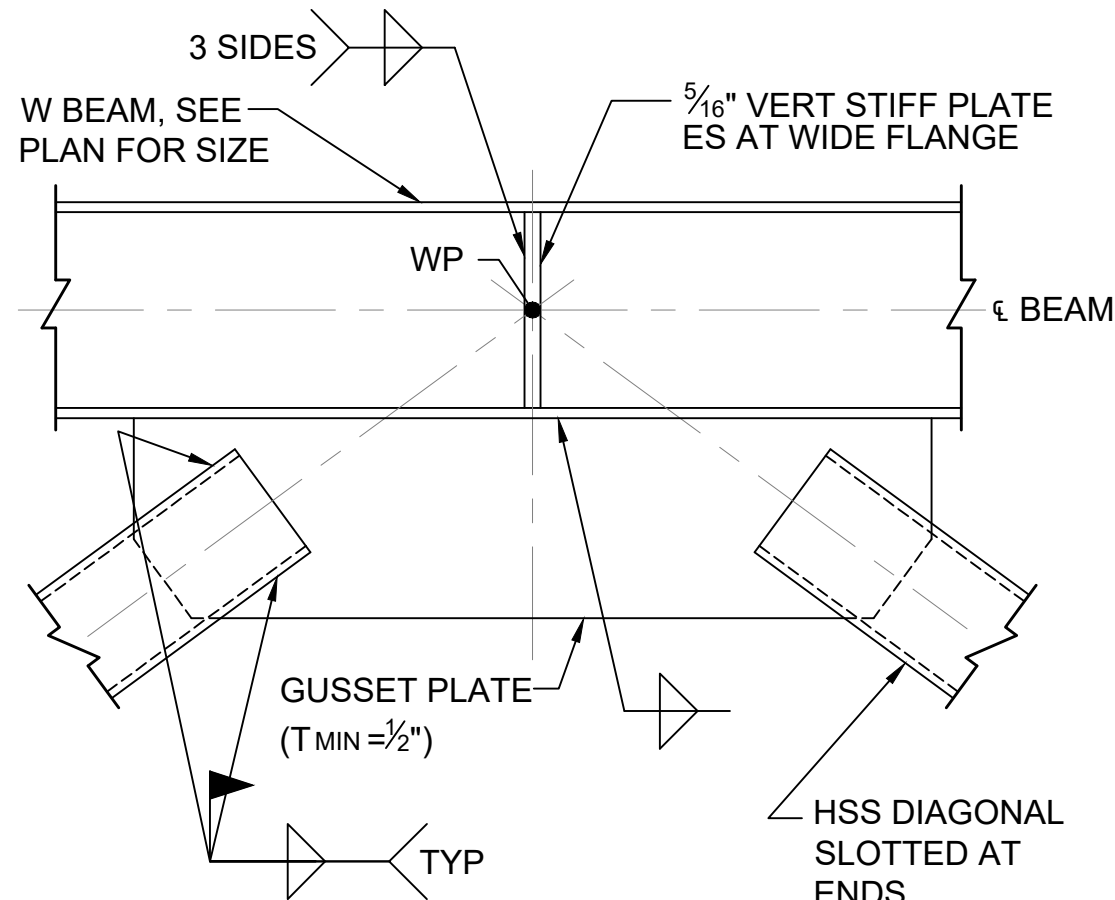
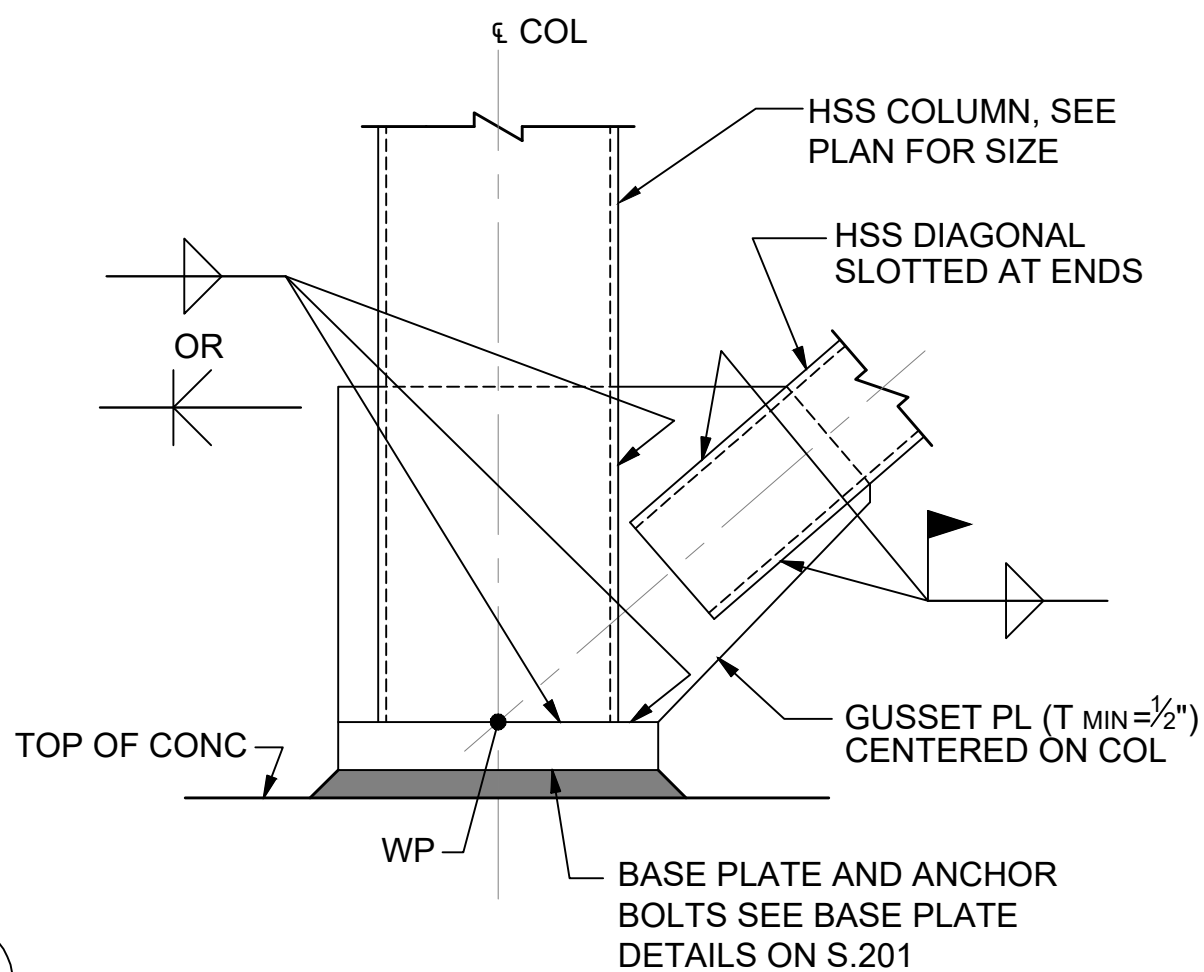
DRAWING TITLE

COLUMN SCHEDULE
& DETAILS

SCALE	NTS	DATE	SEPT 08, 2021
PROJECT NO.		REVISION NO.	
DRAWN BY	BSM	DRAWING NO.	S.201
VERIFIED BY	CG		



- BRACING NOTES:
1. FOR GENERAL NOTES & TYPICAL DETAILS SEE S.001, S.002, S.003, S.004, & S.005.
 2. FOR COLUMN SIZES SEE S.201.
 3. FOR BASE PLATE TYPES SEE DETAILS ON S.201.
 4. FOR BRACE ELEVATIONS SEE THIS SHEET.
 5. CONNECTIONS SHALL BE DESIGNED FOR THE AXIAL FORCES SHOWN (NO INCREASE FOR SHORT TERM LOADS IS PERMITTED.)
 6. (±20k) ETC INDICATES AXIAL FORCE IN BRACING MEMBERS IN KIPS. (+) = TENSION ; (-) = COMPRESSION.
 7. BOLTS USED IN BRACING CONNECTIONS SHALL BE SLIP CRITICAL TYPE HIGH STRENGTH BOLTS.
 8. CONTRACTOR TO COORDINATE GUSSET PLATE CONFIGURATIONS WITH OPENINGS.
 9. H EQUALS AXIAL FORCE IN MEMBER FOR CONNECTION DESIGN.



SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ENGINEER:

R&G

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CLIENT INFORMATION

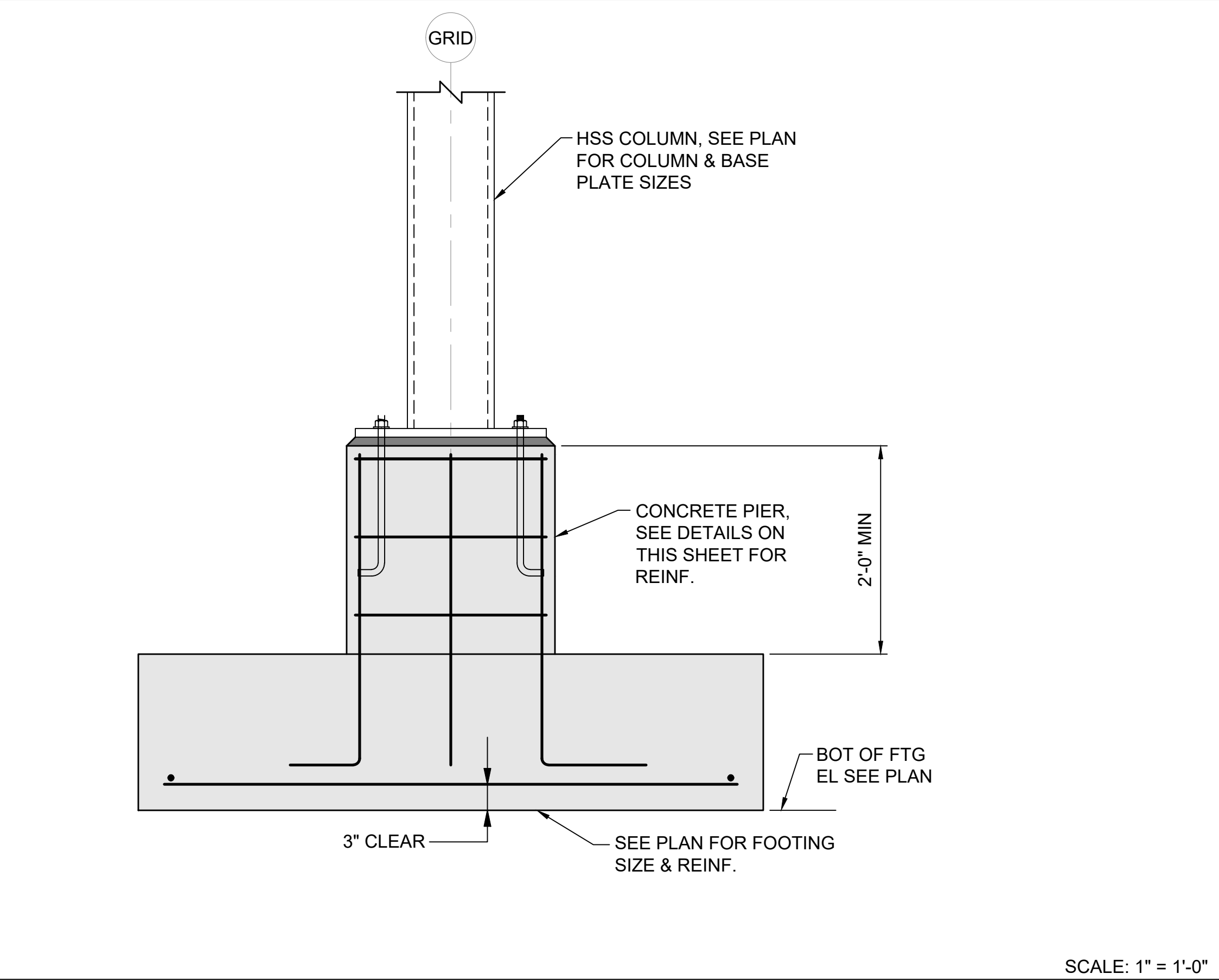
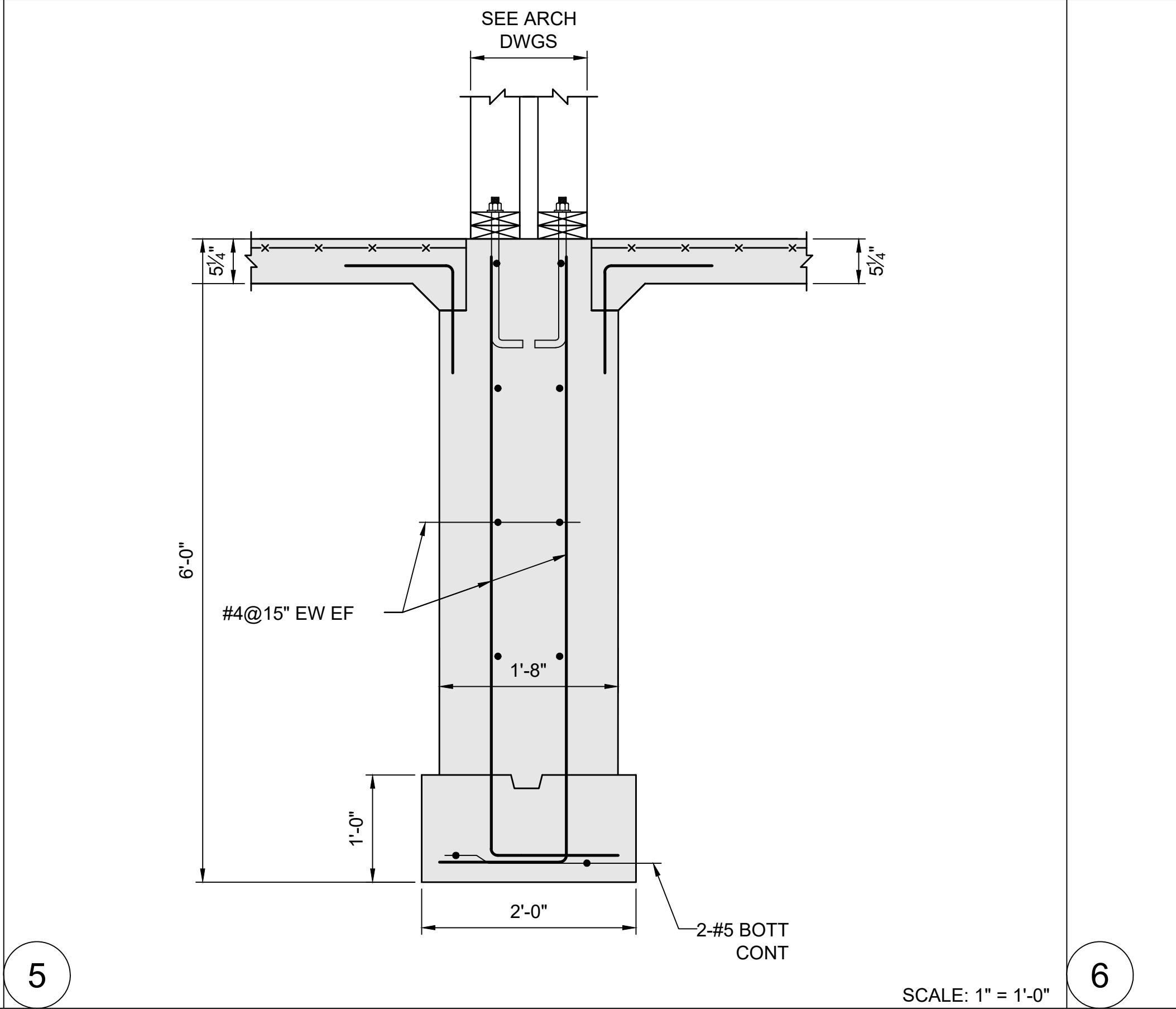
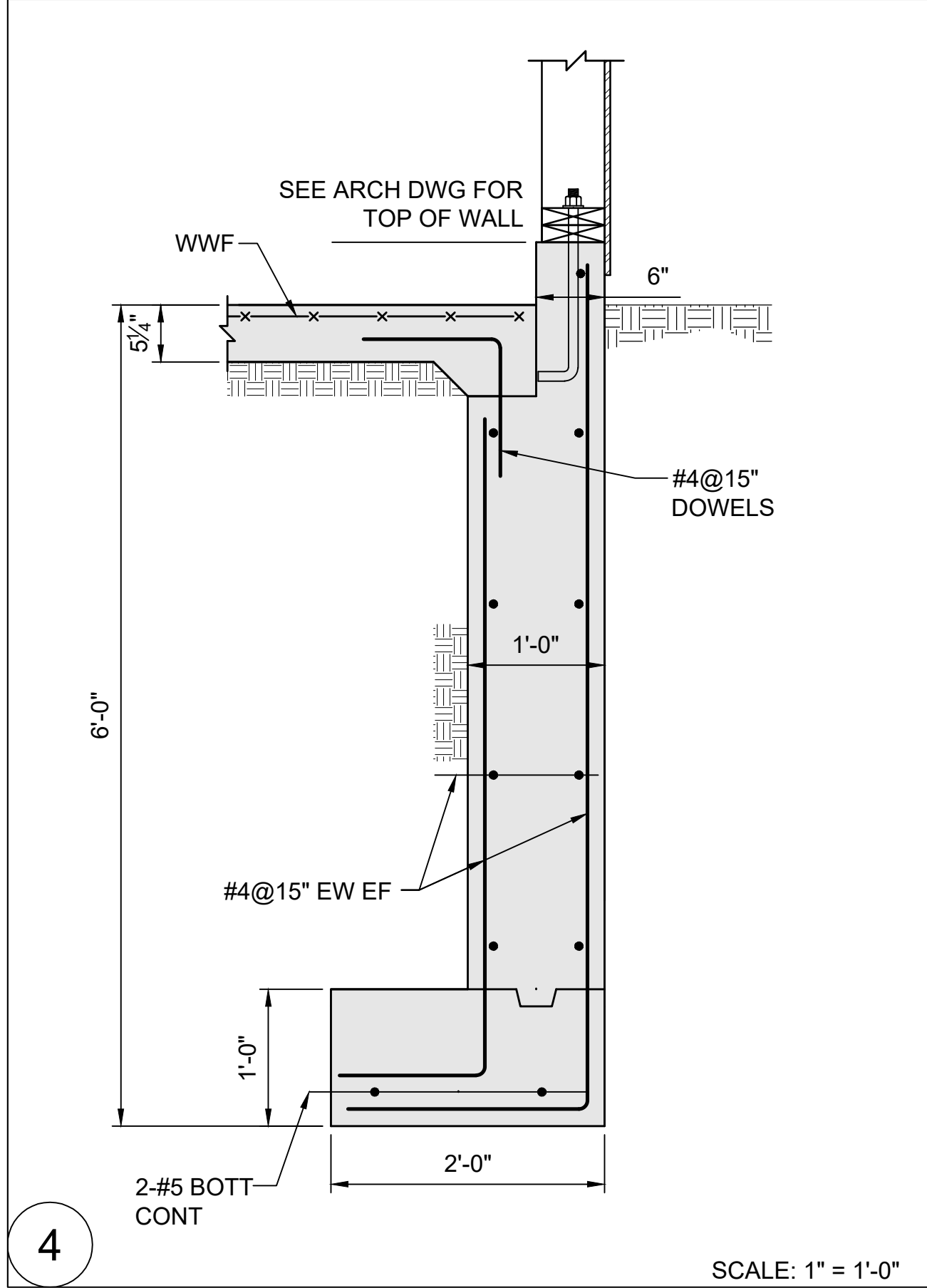
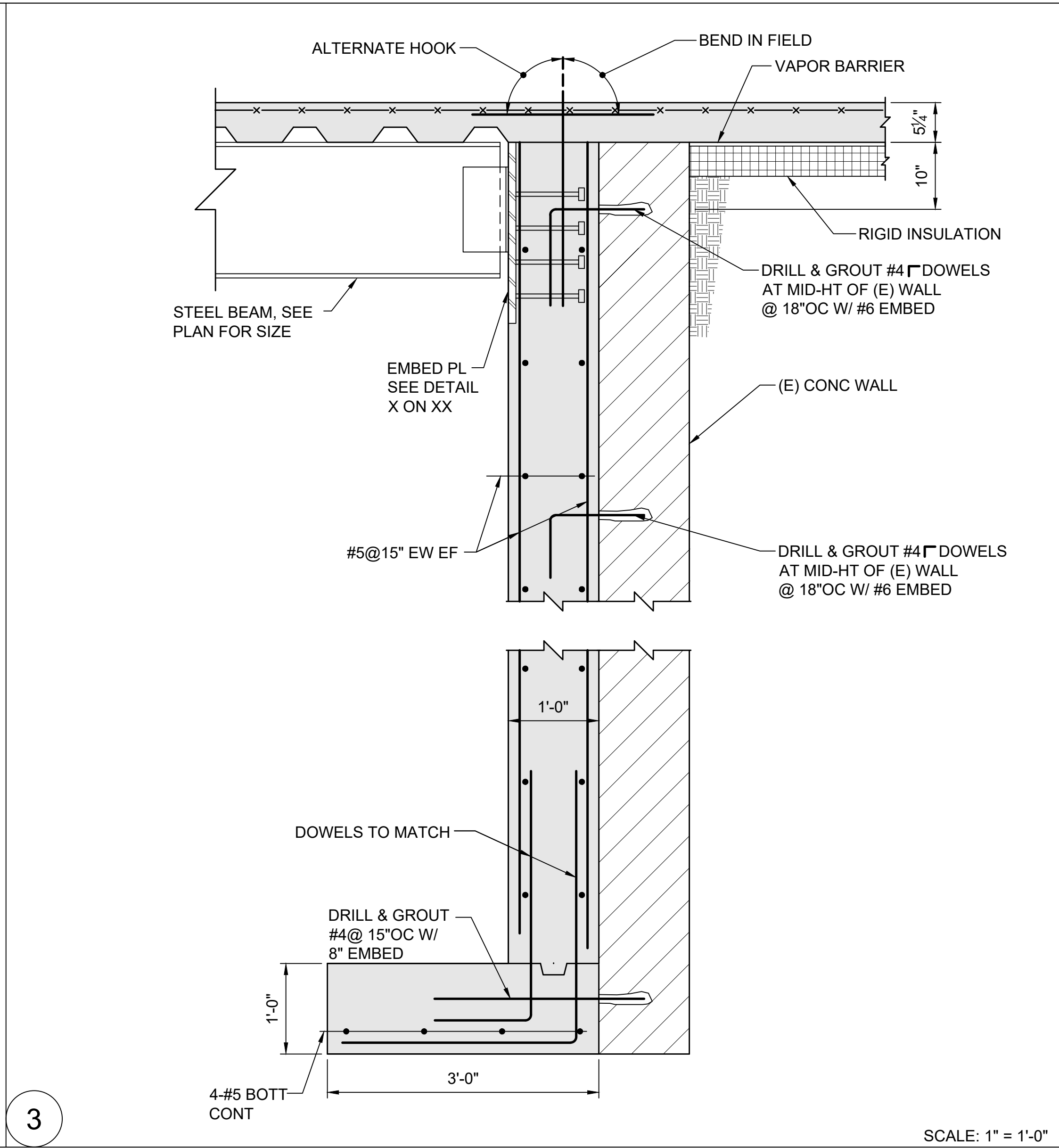
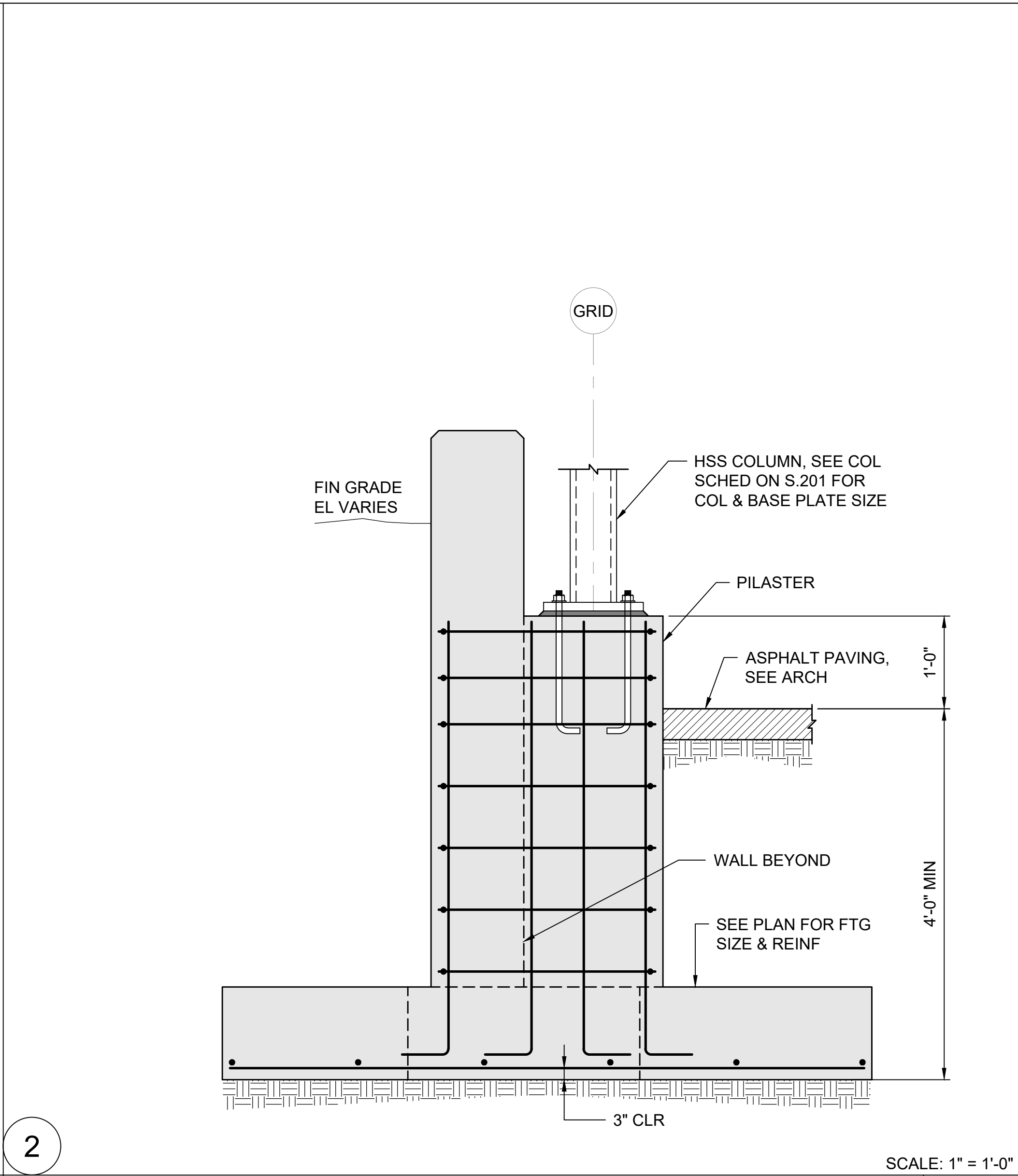
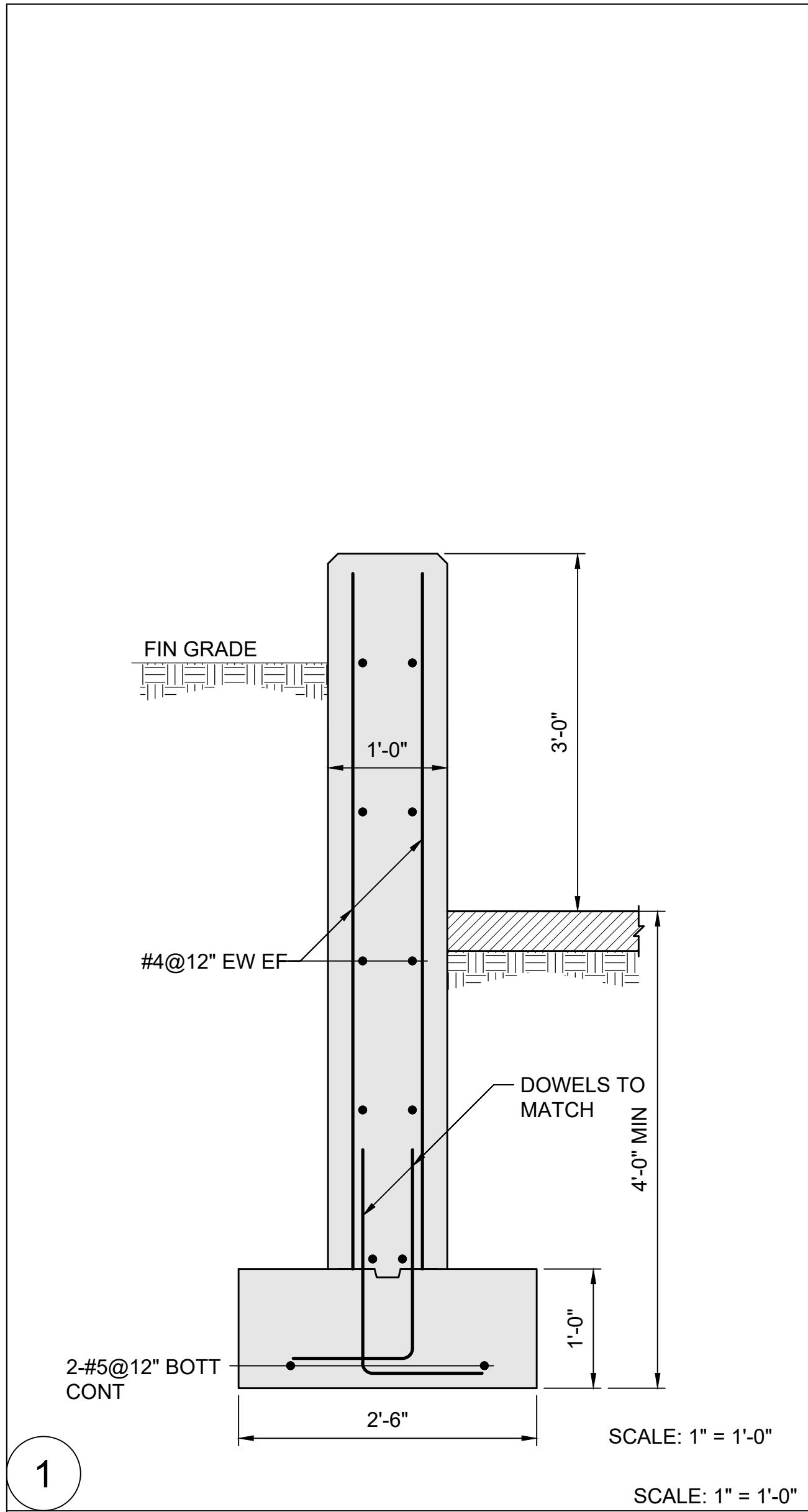
PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

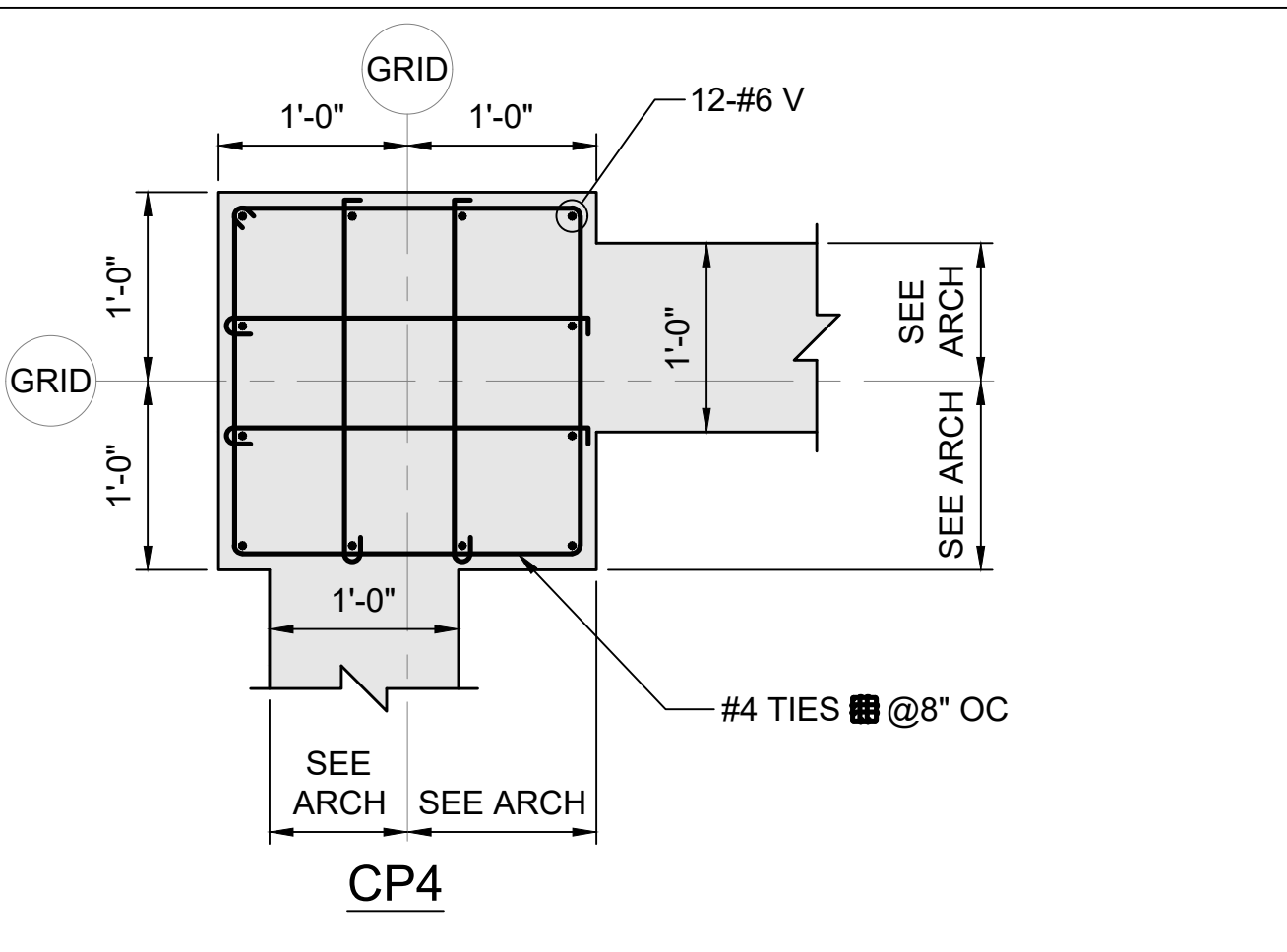
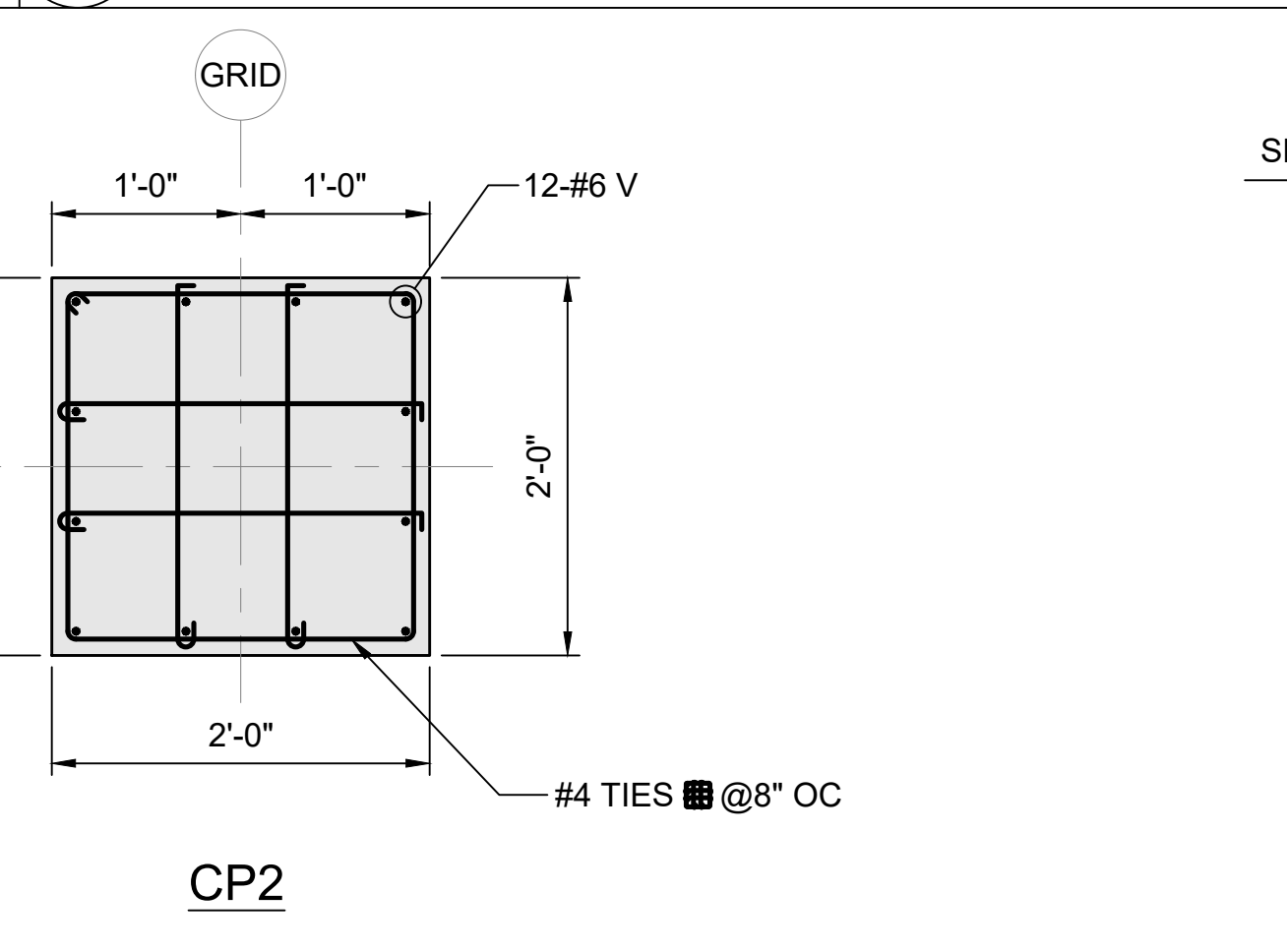
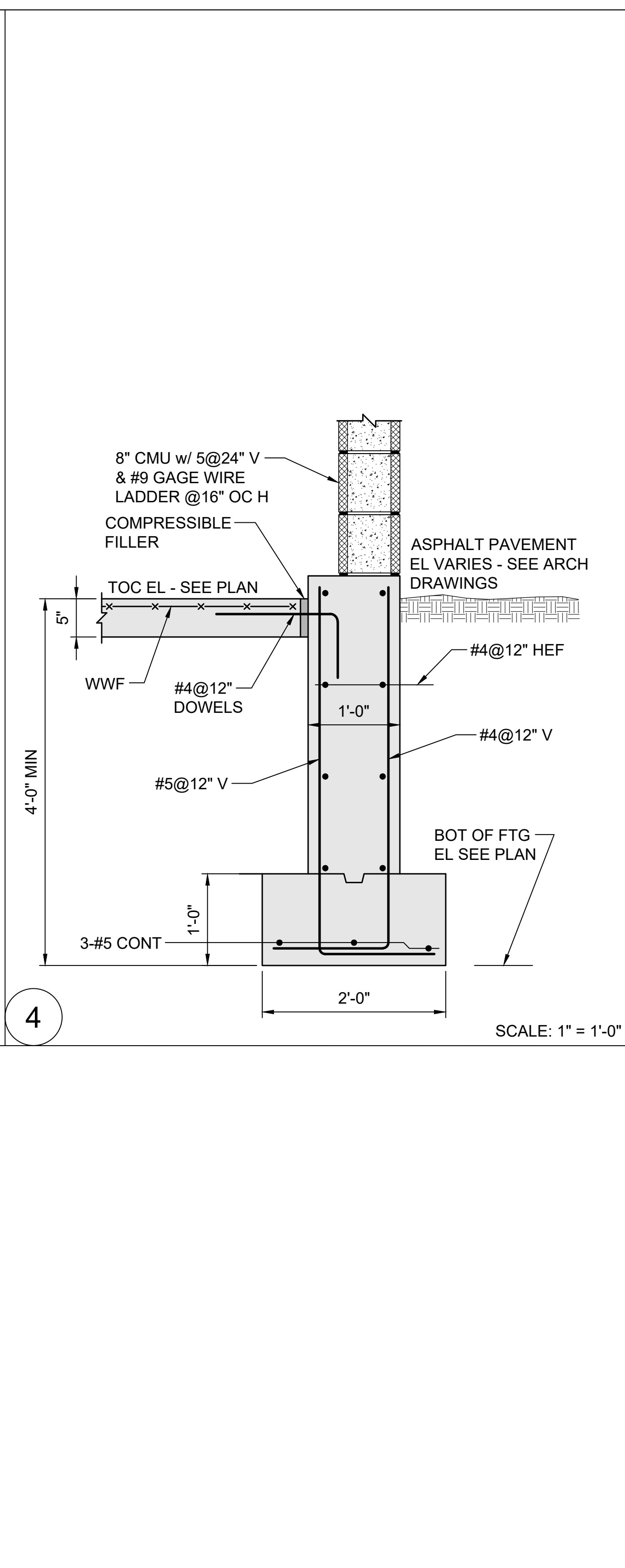
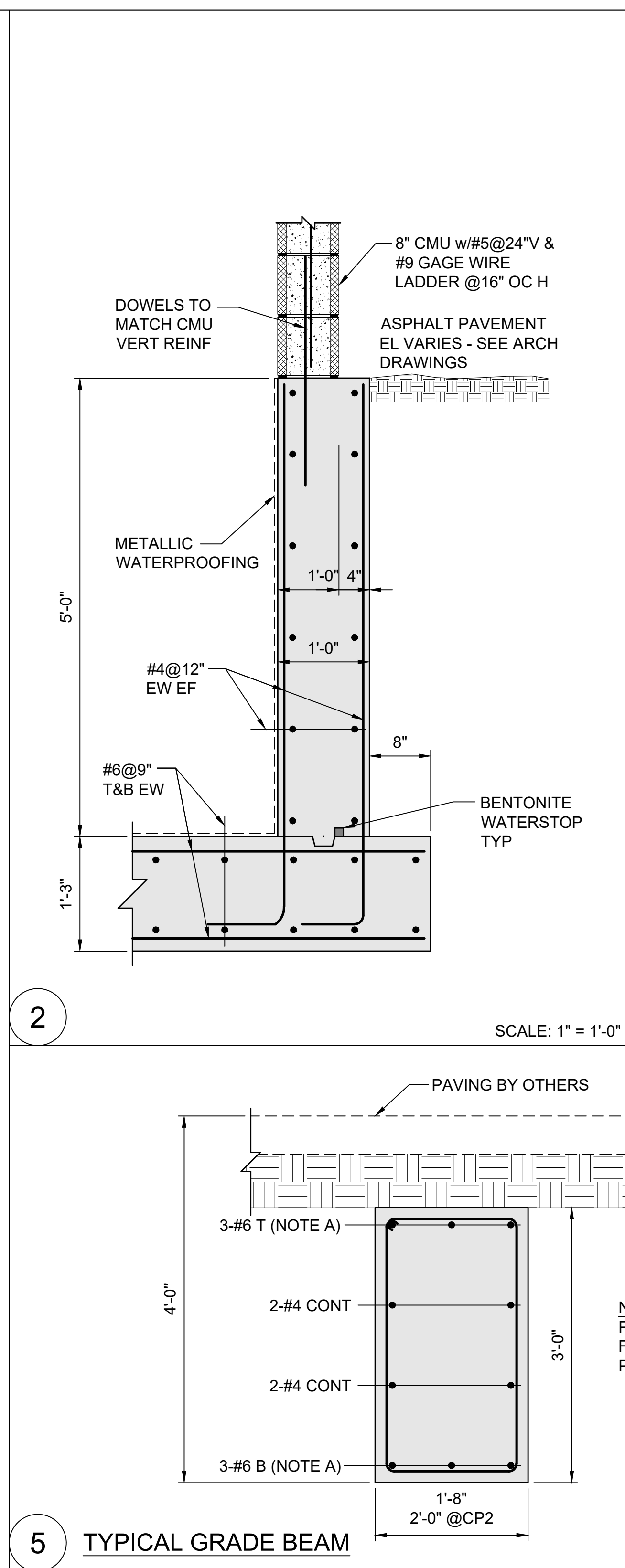
DRAWING TITLE

BRACING ELEVATIONS
& DETAILS

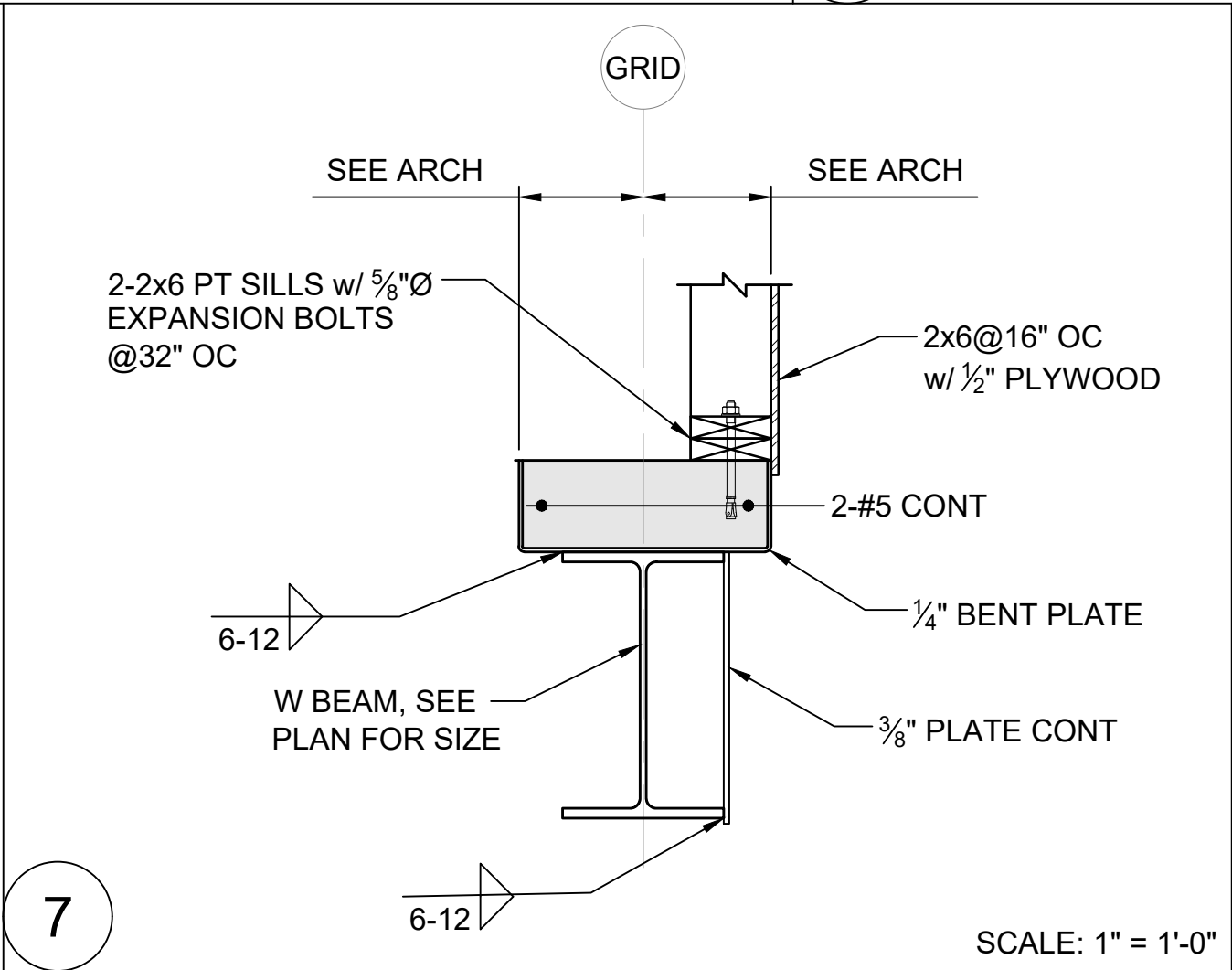
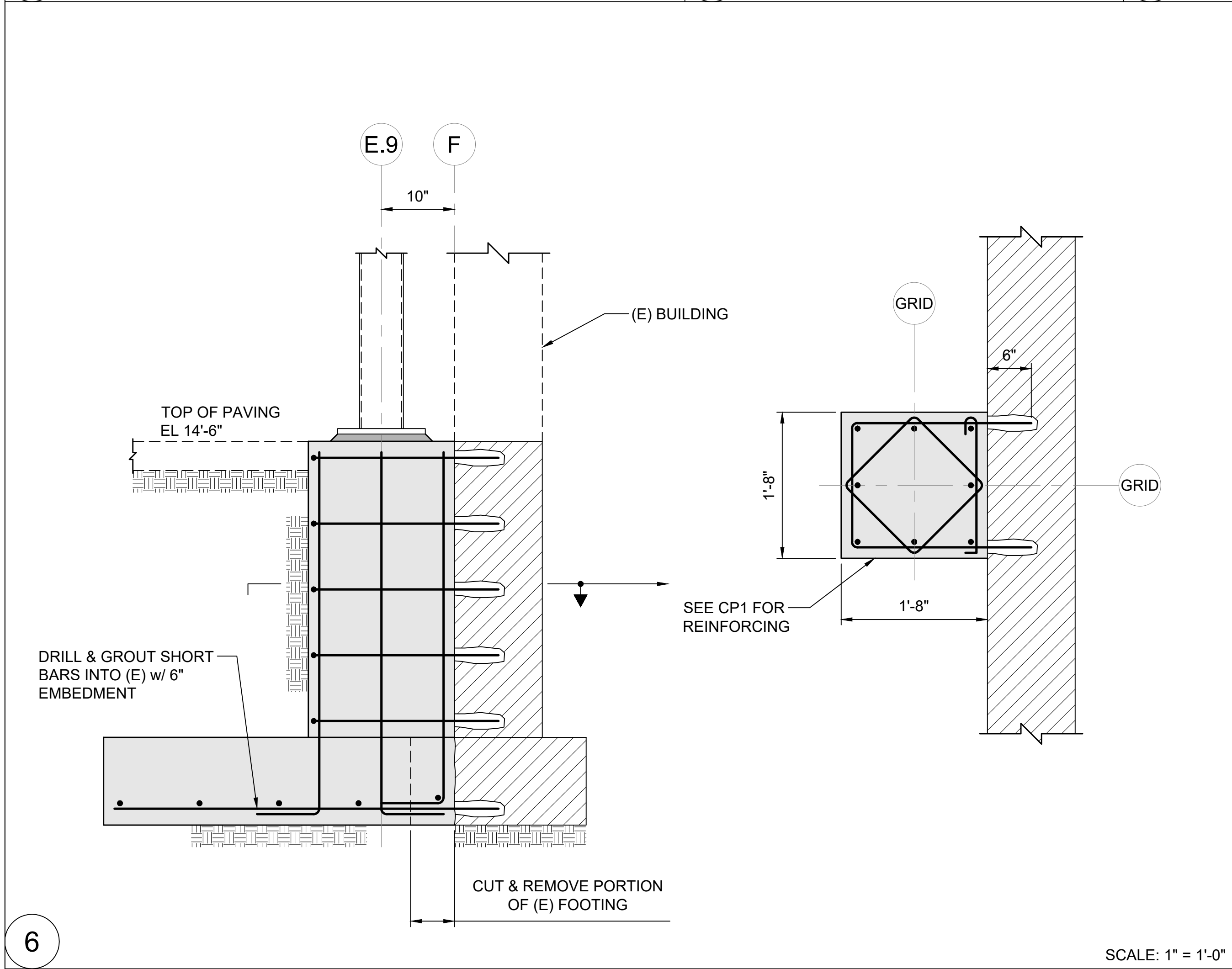
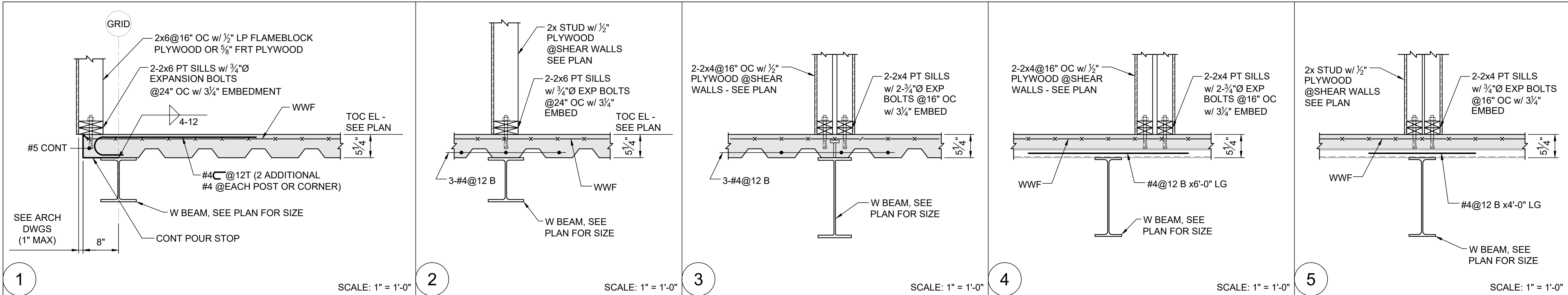
SCALE	NTS	DATE	SEPT 08, 2021
PROJECT NO.		REVISION NO.	
DRAWN BY	BSM	DRAWING NO.	S.202
VERIFIED BY	CG		



SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
ENGINEER:			
R&G Roome & Guarracino LLC STRUCTURAL ENGINEERS 48 Grove Street, Somerville, MA T: 617-628-1700 F: 617-628-1711			
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CLIENT INFORMATION			
PROJECT LOCATION			
5 FREMONT STREET WINTHROP, MA			
DRAWING TITLE			
SECTIONS			
SCALE	AS NOTED	DATE	SEPT 08, 2021
PROJECT NO.	REVISION NO.		
DRAWN BY	BSM	DRAWING NO.	
VERIFIED BY	CG	S.301	



SUB. NO.		SUBMITTAL DATE		DESCRIPTION		REV. NO.	
ENGINEER:							
 Roome & Guarracino LLC STRUCTURAL ENGINEERS 48 Grove Street, Somerville, MA T: 617-628-1700 F: 617-628-1711  DAVID BARSKYARCHITECT.COM COMMERCIAL RESIDENTIAL HOSPITALITY 320 NEVADA STREET, SUITE 301 NEWTON, MA 02460 T: 617.448.5872 E-MAIL: DAVID.BARSKY@DAVIDBARSKYARCHITECT.COM							
CLIENT INFORMATION							
PROJECT LOCATION							
5 FREMONT STREET WINTHROP, MA							
DRAWING TITLE							
SECTIONS							
SCALE AS NOTED				DATE SEPT 08, 2021			
PROJECT NO.				REVISION NO.			
DRAWN BY BSM				DRAWING NO.			
VERIFIED BY CG				S.301A			



SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ENGINEER:

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STRUCTURAL ENGINEERS
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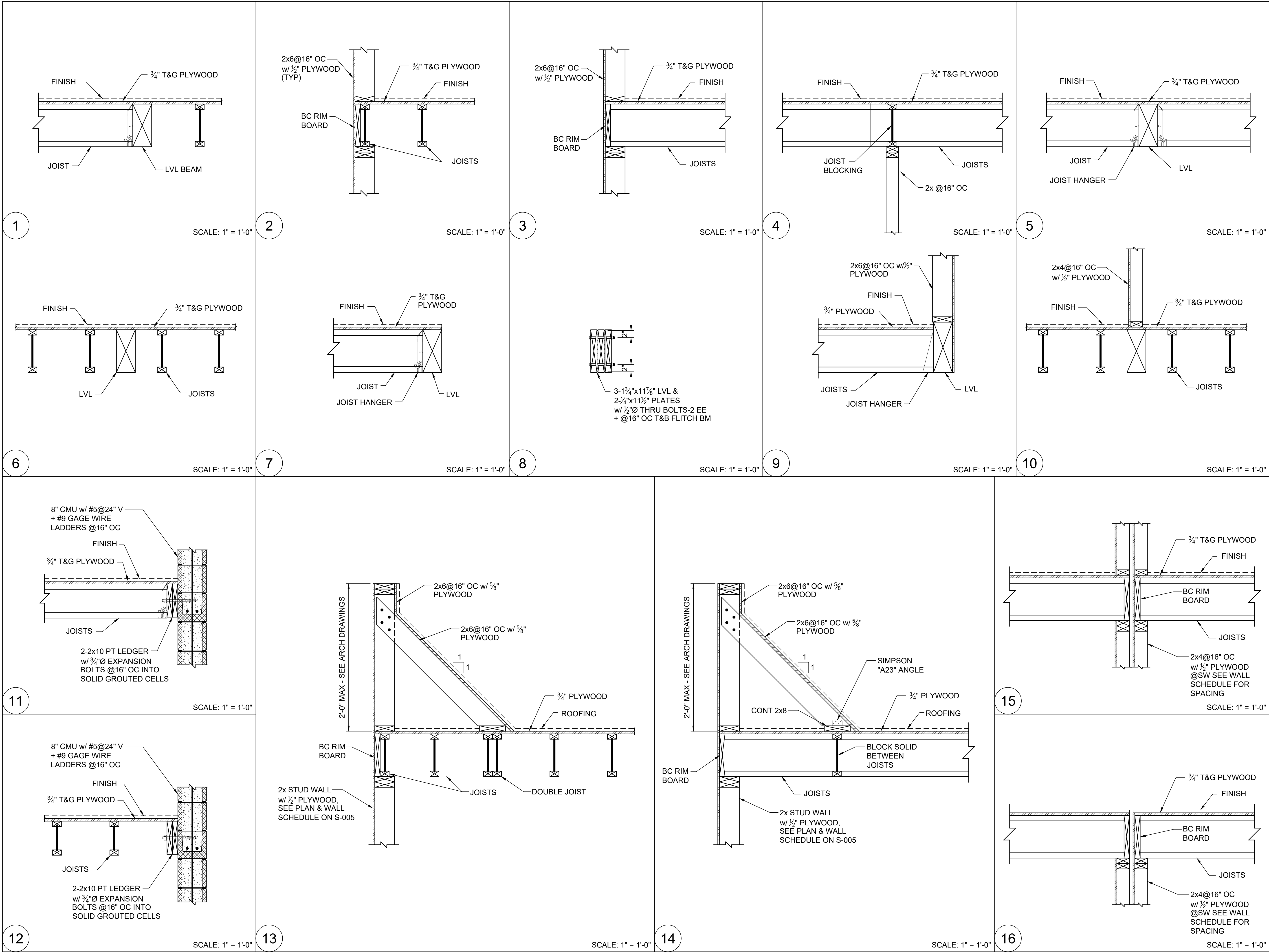
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CLIENT INFORMATION

PROJECT LOCATION
**5 FREMONT STREET
WINTHROP, MA**

DRAWING TITLE
SECTIONS

SCALE AS NOTED	DATE SEPT 08, 2021
PROJECT NO.	REVISION NO.
DRAWN BY BSM	DRAWING NO. S.302
VERIFIED BY CG	



SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ENGINEER:

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CLIENT INFORMATION

PROJECT LOCATION

5 FREMONT STREET
WINTHROP, MA

DRAWING TITLE

SECTIONS

SCALE AS NOTED	DATE SEPT 08, 2021
PROJECT NO.	REVISION NO.
DRAWN BY BSM	DRAWING NO.
VERIFIED BY CG	S.303