CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JAN 28 AM 11:29

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 106354

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: ___X___ Variance: ___X___ Appeal: _____

PETITIONER: Ron Witte and Sarah Whiting C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: **33 Bristol St , Cambridge, MA**

TYPE OF OCCUPANCY: warehouse **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to convert existing warehouse to a single family residence and an office.

Petitioner seeks a reduction in the required amount of parking for the office use.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000	Section: 4.34.D (General Office).
Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.1c; 8.22.3 (Residential Conversion/Nonconforming Structure).
Article: 6.000	Section: 6.35.1 (Reduction of Required Amount of Parking).
Article: 10.000	Section: 10.40 (Special Permit).
Article: 10.000	Section: 10.30 (Variance).

Original Signature(s): _____

(Petitioner (s) / Owner)

James J. Rafferty

(Print Name)

Address:

Tel. No. 617.492.4100
E-Mail Address: jrafferty@adamsrafferty.com

Date: January 27, 2021

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Ron Witte and Sarah Whiting
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 29-33 Bristol, 2-4-6 Berkshire

the record title standing in the name of Ron Witte and Sarah Whiting

whose address is 33 Bristol Street, Cambridge MA 02141
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 75034 Page 335 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

(Owner)

==========

On this 4 day of December, 2020, before me, the undersigned notary public, personally appeared Ronald Witte proved to me through satisfactory evidence of identification, which were MADL S13011713, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

PETER KELLY KIRSCH
Notary Public Commonwealth of Massachusetts
My Commission Expires November 27, 2026

Notary Public

My commission expires: 11/27/2026

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the provisions of this Ordinance would prevent the applicant from converting this non conforming building into a viable residential use.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is related to the condition of the existing structure and its original construction as a warehouse.

C) **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

There will be no detriment to the public good as a result of this application. Converting the existing warehouse use to a single family residence and office is significantly more consistent with the surrounding neighborhood than the existing use.

2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

To the contrary, converting this nonconforming structure from a nonconforming warehouse use to a mixed-use building that will principally contain a conforming residential use is consistent with the intent of the Ordinance.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 33 Bristol St , Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

Article 6.35.1 allows for the reduction in parking by Special Permit where it will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

There will be no change to traffic or patterns of access and egress as a result of reducing the required amount of parking by two spaces.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The requested reduction of two parking spaces will not impact the continued operation of, or the development of, adjacent uses.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The reduction of parking spaces will not adversely affect the health, safety, and/or welfare of the people living or working in the building nor the citizens of Cambridge.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The reduction in parking is consistent with established commuter patterns of existing residents in the neighborhood and consistent with the City's transportation objective of constraining the supply of parking in order to promote alternative modes of travel.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Ron Witte and Sarah Whiting

Location: 907 Massachusetts Avenue

Phone: 617.492.4100

Present Use/Occupancy: warehouse

Zone: Residence C-1 Zone

Requested Use/Occupancy: Mixed Use (Single Family and Office)

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		5,050	4,493	2,707.5	(max.)
LOT AREA:		3,610	no change	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		1.4	1.32	.75	
LOT AREA OF EACH DWELLING UNIT		N/A	3,610	1,500	
SIZE OF LOT:	WIDTH	67.5'	no change	50'	
	DEPTH	N/A	no change	N/A	
SETBACKS IN FEET:	FRONT	0	no change	min 10'	
	REAR	3.5'	no change	20'	
	LEFT SIDE	3'	no change	min 7'6"	
	RIGHT SIDE	0	no change	min 7'6"	
SIZE OF BUILDING:	HEIGHT	22.75'	23.5'	35'	
	WIDTH	50.2'	no change	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0	no change	30	
NO. OF DWELLING UNITS:		0	1	2	
NO. OF PARKING SPACES:		0	1	3	
NO. OF LOADING AREAS:		0	no change	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

Level 2

View of Bristol / Berkshire Corner

Level 1

33 Bristol Street

33 Bristol Street, East Cambridge, MA 02141

PROJECT OVERVIEW

1. CONTACT INFORMATION

Project Address
33 Bristol Street
East Cambridge, MA 02141

Owner
Ron Witte / Sarah Whiting
227 Concord Ave, #4
Cambridge, MA 02138
281.455.0517
ron@wwarchitecture.com

Architect
WW Architecture / Ron Witte
227 Concord Ave, #4
Cambridge, MA 02138
281.455.0517
ron@wwarchitecture.com

Structural Engineer
RSE Associates / Jennifer McClain
63 Pleasant Street, Suite 300
Watertown, MA 02472
617.926.9300 x103

Contractor
Fishlin Construction Corporation / Jay Fishlin
195 Nashua Road
N. Billerica, MA 01862
781.844.8248
jay@fishlinconstruction.com

2. PROJECT NARRATIVE

The project consists of the conversion of an existing warehouse building to a single-family residence. A small portion of the building (904 sq.ft.) will continue to be used as a commercial space, an architectural office.

The building was originally constructed in 1923, for use as a soda bottling business. The previous owners used the building as a legal, non-conforming commercial space. The proposed use will bring the use in line with the site's current residential zoning. While this building has no historic designation, the intent is to maintain and restore its valuable architectural integrity.

The building envelope is comprised of 'rusticated' concrete masonry unit perimeter walls with a primarily wood-framed roof and floor structure. The roof of what had been a garage on Bristol Street is a poured-in-place concrete slab. Two garage doors leading into this garage space were closed with masonry in the 1980s. The original wood framing was replaced in the 1980s due to extensive water damage.

The current scope of work includes new windows, new roof framing, new wall/roof/floor insulation, a solar electricity system, new radiant floor heating, a new mini-split cooling system, new bathrooms and a kitchen with requisite plumbing, a new skylight, new Level 2 floor openings in the two-story area, a new stair, casework, metal framed partitions, and a new one-car garage (including a curb-cut relocation).

The exterior envelope is largely unchanged. Modifications include a new window and door on Level 2, re-opening the original garage door openings as windows, a new opening for the new garage, and the addition of a door from the new garage to the side yard. An existing Level 2 hoist opening will be closed off. A roof deck will be added to the lower roof, along Bristol Street.

An existing roll-up garage door will be relocated. It will be moved further away from the Bristol/Berkshire corner, to create a one-car garage.

PROJECT NOTES

- **RE-USE OF EXISTING BUILDING MATERIALS**
  - Existing Masonry
    - Demolished at these locations:
      - Original 1920s openings on Bristol to be re-opened.
      - New garage door.
      - New door at Level 2 (at top of stair).
      - New window at Level 2 (above stair).
    - Re-used at these locations:
      - Flatten parapet over Bristol garage openings.
      - Add one course at upper roof (to accommodate thicker insulation).
  - Level 2 floor beams. SEE STRUCTURAL DRAWINGS.
    - Demolished at this location:
      - New opening for stair and Dining Room.
    - Re-used at these locations:
      - Transfer beam along new opening edge.
      - Bridge
      - Closing existing stair opening.
- **STRUCTURAL**
  - Architect's structural drawings in this set are schematic. See structural engineer's structural drawings for all structural information.

Sheet List

Sheet Number	Sheet Name
A000	Cover Sheet
A001	General Notes, Site Plan, Zoning
A002	Site Plan - Civil (by Architect)
A101	Level 1 - Existing Conditions / Demolition
A102	Level 2 - Existing Conditions / Demolition
A103	Level 1 - New
A104	Level 2 - New
A105	Level 1 - Reflected Ceiling Plan
A106	Level 2 - Reflected Ceiling Plan
A107	Roof
A108	Level 1 - Slab Plan
A109	Level 1 - Dimension Plan
A110	Level 2 - Dimension Plan
A201	Exterior Elevations - Bristol Street & Berkshire Street
A202	Exterior Elevations - West & North
A301	Section - East-West - Looking South
A302	Section - North-South - Looking East
A303	Section - Along North Wall
A304	Section - North-South Along Bristol Street
A401	Kitchen
A402	Stair and Railings
A403	Level 2 Floor Opening
A404	Master Bathroom & Closet
A405	Bathrooms
A501	Details - Typical Windows & Doors
A502	Details - Bookshelves
A503	Roof Terrace
A504	Roof Terrace / Railing Framing
A601	Room Schedule, Appliance Schedule, Mechanical Schedule, Material Take-Offs
A602	Window Schedule / Elevations
A603	Plumbing & Lighting Schedules
A604	Door Schedule
A605	Door Details - Per Manufacturer
M001	Radiant Heat Zoning
S000	General Notes
S001	Typical Details
S101	Level 1 - Foundation Plan
S102	Level 2 - Framing Plan
S103	Roof Level - Framing Plan

WW ARCHITECTURE
227 Concord Avenue, #4
Cambridge, MA 02138 USA
(281) 455-0517
info@wwarchitecture.com
www.wwarchitecture.com

CONSULTANTS

STRUCTURAL ENGINEER:
RSE Associates
63 Pleasant Street
Watertown, MA 02472
(617) 926-9300

MEP ENGINEER:
TBD

CIVIL ENGINEER:
TBD

SURVEYOR:
TBD

OWNER
Sarah Whiting / Ron Witte

PROJECT NAME
33 Bristol Street

PROJECT ADDRESS
33 Bristol Street, Cambridge, MA 02141

PROJECT STATUS
Permit Set

SEAL

REGISTERED ARCHITECT
RON WITTE
MA
COMMONWEALTH OF MASSACHUSETTS

Ron Witte
Registered Architect
License No. 10203
Commonwealth of Massachusetts

No.	Description	Date

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:31:40 PM

SHEET NAME
Cover Sheet

A000

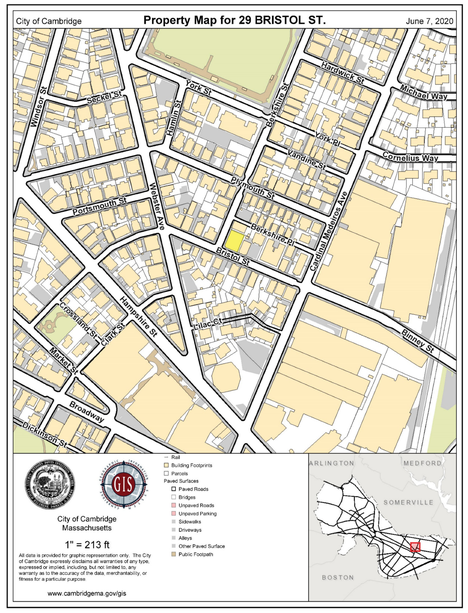
SCALE

GENERAL NOTES

1. GENERAL CONDITIONS:
   1.1. The general conditions for this contract shall be those defined in AIA Document A105 (2017 edition) except as herein amended.
2. PERMITS, CODES, AND CONFLICTS:
   2.1. The Contractor is responsible for all permits related to this work, including obtaining them, paying for them, inspections, and approvals.
   2.2. All work is to be carried out in accordance with the Massachusetts state one and two family building code, 9th edition.
   2.3. The Contractor and all Sub-Contractors shall comply with the requirements of all additional relevant building codes, and other applicable codes, ordinances, statutes, and supplemental requirements having jurisdiction.
   2.4. It is the Contractor's ultimate responsibility to construct the project per these codes.
   2.5. Conflicts between the construction documents and the governing codes shall be brought to the attention of the Architect.
3. FIELD CONDITIONS:
   3.1. These construction documents are based on observation and documentation of existing conditions by the Architect and from documents provided by the Owner.
   3.2. The Contractor shall verify dimensions against field conditions.
   3.3. Should the Contractor encounter field conditions which vary from these construction documents and which effect the intent of these drawings or the contract/subcontract sum, the Architect shall be notified immediately.
4. DIMENSIONS:
   4.1. In the event of conflict between data shown on drawings and data shown on the specifications, the specifications shall govern.
   4.2. Dimensions noted on drawings shall take precedence over scaled dimensions. Detail drawings take precedence over drawings of smaller scale.
   4.3. Should the Contractor at any time discover an error in a drawing or specifications or a discrepancy or variation between dimensions on drawings and measurements at site or lack of dimensions or other information, he shall report at once to the Architect for clarification and shall not proceed with the work affected until clarification has been made.
   4.4. Dimensions are not adjustable without approval of the Architect unless noted "+/-".
5. CHANGES:
   5.1. All changes, design, construction, etc., must be approved by the Owner and the Architect.
6. INTENTION:
   6.1. The intention of these documents is to include all labor, materials, services, equipment, and transportation necessary for complete and proper execution of the work indicated on drawings or reasonably inferred therefrom.
7. ARCHITECT'S RESPONSIBILITY:
   7.1. The Architect will in no way be responsible for how the work is performed, safety in, on, or about the job site, methods of performance or timeliness of performance of the work.

8. DEFINITIONS:
   8.1. "Contractor" shall mean the general Contractor and all Sub-Contractors.
   8.2. "Architect" shall mean the Architect of record or his agent.
   8.3. "Furnish" shall mean supply only; for others to install.
   8.4. "Install" shall mean supplied by others; to be installed by Contractor.
   8.5. "Provide" shall mean furnish and install, complete and in place.
   8.6. "Similar" shall mean comparable characteristics for condition(s) noted. Contractor shall verify dimensions, orientation, and variation from the referenced condition.
   8.7. "Typical" shall mean identical for conditions noted.
   8.8. "Offsite" shall mean outside the property boundary of the project parcel or site.
   8.9. "Site" shall mean the entire area within the parcel boundary/property line(s).
   8.10. "Site work" shall mean all work up to a distance five (5) feet from the face of the building, unless otherwise noted or provided in the contract.
9. SCOPE:
   9.1. Trades shall furnish all labor, equipment, materials and services required to perform all work necessary, indicated reasonably, inferred, or required by any code with jurisdiction to complete their scope of work for a complete and properly finished job using new materials unless otherwise noted.
   9.2. Work shall be carried out in accordance with the best accepted standards of workmanship.
10. GUARANTEE:
   10.1. Contractor will provide a one-year guarantee after project completion for all materials and workmanship.
   10.2. No work defective in construction or quality or deficient in any requirements of the drawings and specifications will be acceptable in consequence of Owner's or Architect's failure to discover or to point out defects or deficiencies during construction, nor will presence of inspectors on work site relieve Contractor from responsibility for securing quality and progress of work as required by contract.
   10.3. Defective work revealed within time required by guarantees shall be replaced by work conforming with intent of contract.
   10.4. No payment, whether partial or final, shall be construed as an acceptance of defective work or improper materials.
11. WORK QUALITY:
   11.1. Finished work shall be firm, well anchored, in true alignment, plumb, and level without waves, distortions, holes, marks, cracks, stains or discoloration. Joints shall be close fitting, neat and well scribed. The finish work shall not have exposed, unsightly anchors or fasteners and shall not present hazardous, unsafe corners. All work shall have provisions for expansion, contraction, and shrinkage as necessary to prevent cracks, buckling, and warping due to temperature and humidity conditions.
   11.2. Shop and field work shall be performed by mechanics, craftsmen, and workers skilled and experienced in the fabrication and installation of the work involved. All work on this project shall be performed in accordance with the best accepted practices of the various trades involved and in accordance with the drawings, reviewed shop drawings, and these specifications.
   11.3. Material and workmanship specified by reference to number, symbol, or title of such specification as commercial standards, federal specifications, trade association standards, or other similar standard shall comply with requirements in latest edition or revision thereof and with any amendment or supplement thereto in effect on date of origin of this project's contract documents. Such standards, except as modified herein, shall have full force and effect as though printed in contract documents.
   11.4. Contractor shall submit required shop drawings and submittals for all trades as soon as possible to the Architect before ordering any materials or fabrications or proceeding with the work.
12. SITE CLEAN UP:
   12.1. Trash removal: The Contractor shall provide a construction dumpster and pickup service for all debris. The dumpster location is to be coordinated with the owner.
   12.2. At the end of each day, the Contractor shall remove all trash and debris from the site and within the building. If trash and debris are not removed, the Owner may (at his option) pay for the removal of debris and back charge the Contractor.
   12.3. All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work. At the completion of the work they shall remove all rubbish, tools, scaffolding, and surplus material and leave the job in broom clean condition.
   12.4. Contractor shall perform final clean up.
13. SCHEDULE:
   13.1. Within five (5) days from the contract date, prepare and submit an estimated construction schedule for the work, with sub-schedules of related activities that may affect the progress of the work.
   13.2. Mechanical, electrical, & plumbing design-build drawings and/or shop drawings, layouts and composite coordination drawings shall be submitted to the Architect as soon as possible after award of the contract for construction, allowing a minimum of five (5) working days for review. No fabrication or construction shall proceed until the review/approval of these drawings is complete. General Contractor shall allow sufficient time for review, coordination and resubmittal, if necessary, of the design-build Sub-Contractors' documents to ensure satisfactory design and engineering coordination.
   13.3. Contractor shall order and schedule delivery of material in ample time to avoid delays in construction. If an item is found to be unavailable, Contractor shall notify Architect immediately to allow Architect a reasonable amount of time to select a suitable substitute.
14. INSURANCE:
   14.1. The Contractor shall carry in force all needed insurance, licenses, fees, permits, taxes as required by law for the duration of the project.
   14.2. The Contractor shall maintain liability insurance to protect himself and hold the Owner and the Architect harmless from any and all claims for damages, for personal bodily injury or death, or property damage, during the course of this contract. (fire insurance shall be maintained by the Owner.)
15. MECHANICAL COORDINATION:
   15.1. The Contractor shall verify that no conflicts exist in locations of any and all mechanical, telephone, electrical, plumbing (to include all piping, duct work, and conduit) and that all required clearances for installation and maintenance of equipment are provided. No allowance of any kind will be made for the Contractor's negligence in not foreseeing means of installing equipment into position inside structure. Elements to be exposed to view shall be determined by or reviewed with the Architect prior to construction or fabrication proceeding.
   15.2. Contractor shall coordinate and provide appropriate structural blocking, backing, framing, and reinforcing in partitions behind all wall-mounted items and above ceiling for ceiling-mounted/hung and wall-mounted/hung items as required.
16. APPROVALS:
   16.1. All plumbing fixtures, finishes, hardware, appliances, equipment, and miscellaneous items shall be selected and/or approved by the Owner and Architect unless specified on drawings.
   16.2. Shop drawings shall be submitted for the Architect's approval as appropriate.
17. SAMPLES:
   17.1. The Architect reserves the right to reject any materials and work quality that are not considered to meet standards, to be repaired or replaced, as directed, at no additional cost to the Owner.
   17.2. Field samples and mock-up shall be prepared at the site by the Contractor as specified in the various sections of these specifications. Effected finish work shall not be started until the Architect has accepted as satisfactory the field samples and/or mock-up in writing.
   17.3. Contractor shall construct and prepare field samples and mock-up at locations as directed by the Architect.
   17.4. Field samples and mock-ups shall be removed from the site after completion and acceptance of the effected work or otherwise as directed by the Architect.
18. SUBSTITUTIONS:
   18.1. If the Contractor desires to use any other brand or manufacture of equal quality, appearance, and utility to the product specified, he shall request substitution to the Architect. The Architect will accept as satisfactory or reject the request for substitution, and his decision shall be final. Unless substitutions are requested as provide herein, deviations from the drawings and specification will not be permitted.
19. NEIGHBORS:
   19.1. The Owner and immediate neighbors, or neighbors to be affected, should be made aware 48 hours in advance of constructive activities that that are potentially disruptive.
   19.2. Utility outages will be scheduled outside of normal working hours for the affected occupancy, unless otherwise indicated.
   19.3. The Contractor shall take all reasonable control and precaution to eliminate dust, noise, odor, nuisance, and the like to the premises and occupancy.
   19.4. Use of neighbor's property is expressly forbidden. The Contractor will be responsible for any and all damage to such property in the event damage is done.

LOCATION PLAN

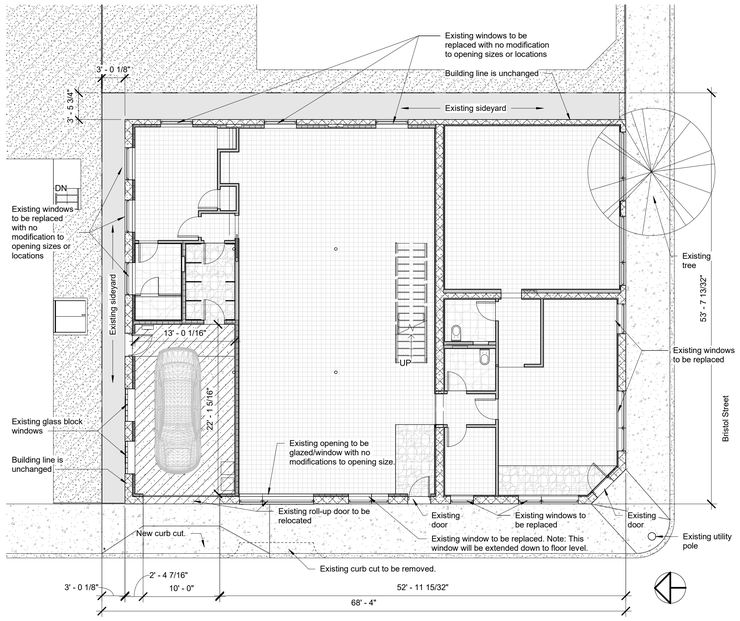


ZONING

Address:	**33 Bristol Street, East Cambridge, MA 02141 (corner of Bristol Street and Berkshire Street)**
Map / Lot:	**40-153**
Zone:	**C-1**
Property Class:	**Warehouse**
Year Built:	**1923**
Number of Stories:	**2**
Basement:	**None**
Tax District:	**C6**
Current Use:	**Warehouse (legal, non-conforming)**
Proposed Use:	**Single-Family Residence & Architect's Office**

Item	Required	Existing	Proposed	Notes
Lot Area - Minimum Square Feet	5,000	3,610	3,610	Existing / unchanged
Living Area - Square Feet	NA	5,050	4,493	Without garage. See area calculations below.
Lot Area - Minimum Square Feet / Dwelling Unit	1,500	5,050	4,493	Complies
Maximum Floor Area Ratio	0.75	1.40	1.32	Reduction from current (includes garage)
Minimum Lot Width	50	67'-6"	67'-6"	Complies / unchanged
Minimum Front Yard	10	0'	0'	Complies / unchanged
Minimum Side Yards	7.5	3'	3'	Complies / unchanged
Minimum Rear Yard	20	NA	NA	Complies / unchanged
Maximum Height	35	22'-9"	23'-5"	Complies Measured along Berkshire St.
Minimum Ratio of Private Open Space to Lot Area	30%	10.9% (393sf)	37.0% (1,337sf)	Roof deck adds 944sf
Off Street Parking	1	0	1	Complies
General Range of Allowed Uses	Single and two-family detached dwellings Townhouse dwellings Multi-family dwellings (apartments, condos) Limited institutional uses			

Area Calculations / Summary		
Existing Building Area	5,050sf	From city records. Does not include any onsite parking.
Modification 1: Openings in Level 2 Floor	-271sf	Does not include new bridge.
Modification 2: Garage	-286sf	
New Building Area (without Garage)	4,493sf	
New Building Area (with Garage)	4,779sf	
Roof Deck	944sf	Exterior



1 Site Plan
1/8" = 1'-0"

WW ARCHITECTURE
227 Concord Avenue, #4
Cambridge, MA 02138 USA
(281) 455-0517
info@wwarchitecture.com
www.wwarchitecture.com

CONSULTANTS

STRUCTURAL ENGINEER:
RSE Associates
63 Pleasant Street
Watertown, MA 02472
(617) 926-9300

MEP ENGINEER:
TBD

CIVIL ENGINEER:
TBD

SURVEYOR:
TBD

OWNER
Sarah Whiting / Ron Witte

PROJECT NAME
33 Bristol Street

PROJECT ADDRESS
33 Bristol Street, Cambridge, MA 02141

PROJECT STATUS
Permit Set

SEAL
REGISTERED ARCHITECT
RONALD WITTE
MA
COMMONWEALTH OF MASSACHUSETTS

Ron Witte
Registered Architect
License No. 10203
Commonwealth of Massachusetts

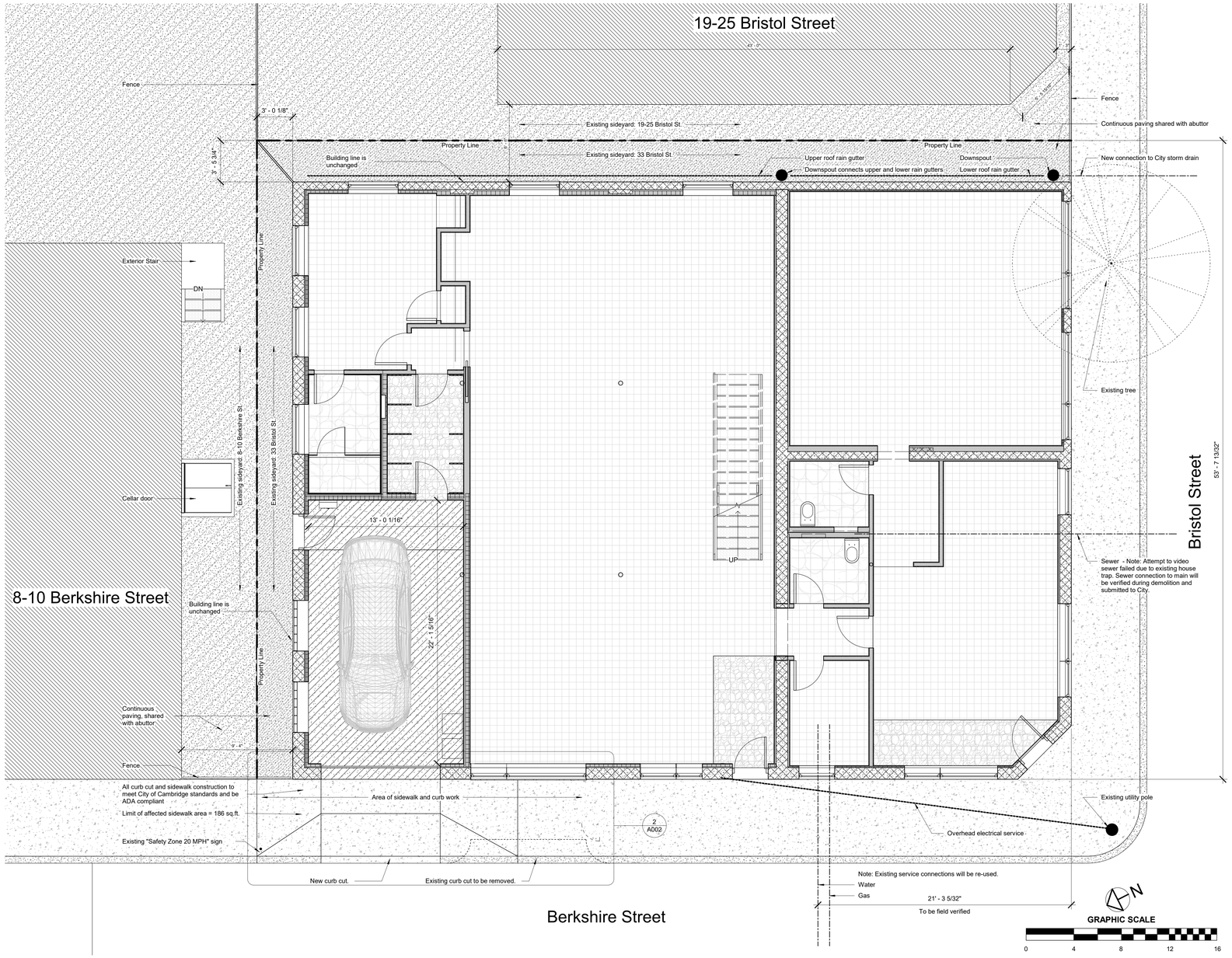
No.	Description	Date
1	New Information	2020-07-30

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:33:26 PM

SHEET NAME
General Notes, Site Plan, Zoning

A001

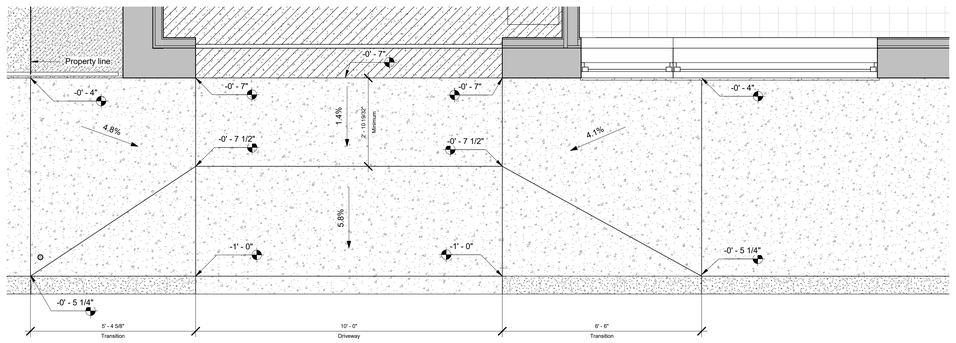
SCALE
1/8" = 1'-0"



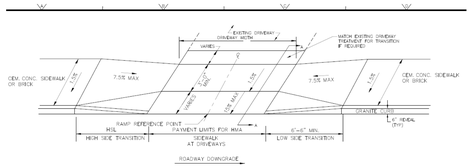
1 Site Plan - Civil
1/4" = 1'-0"

4 Site Photo - Berkshire Sideyard
12" = 1'-0"

5 Site Photo - Bristol Sideyard
12" = 1'-0"



2 Site Plan - Civil - Curb Cut
1/2" = 1'-0"



SIDEWALK THROUGH DRIVEWAY WITHOUT CURB RETURN

3 City Curb Cut Regulations
1 1/2" = 1'-0"

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MEP ENGINEER:
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CIVIL ENGINEER:
TBD

SURVEYOR:
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OWNER
Sarah Whiting / Ron Witte

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PROJECT ADDRESS
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PROJECT STATUS
Permit Set

SEAL

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No.	Description	Date
6	New Information	2020-10-20

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
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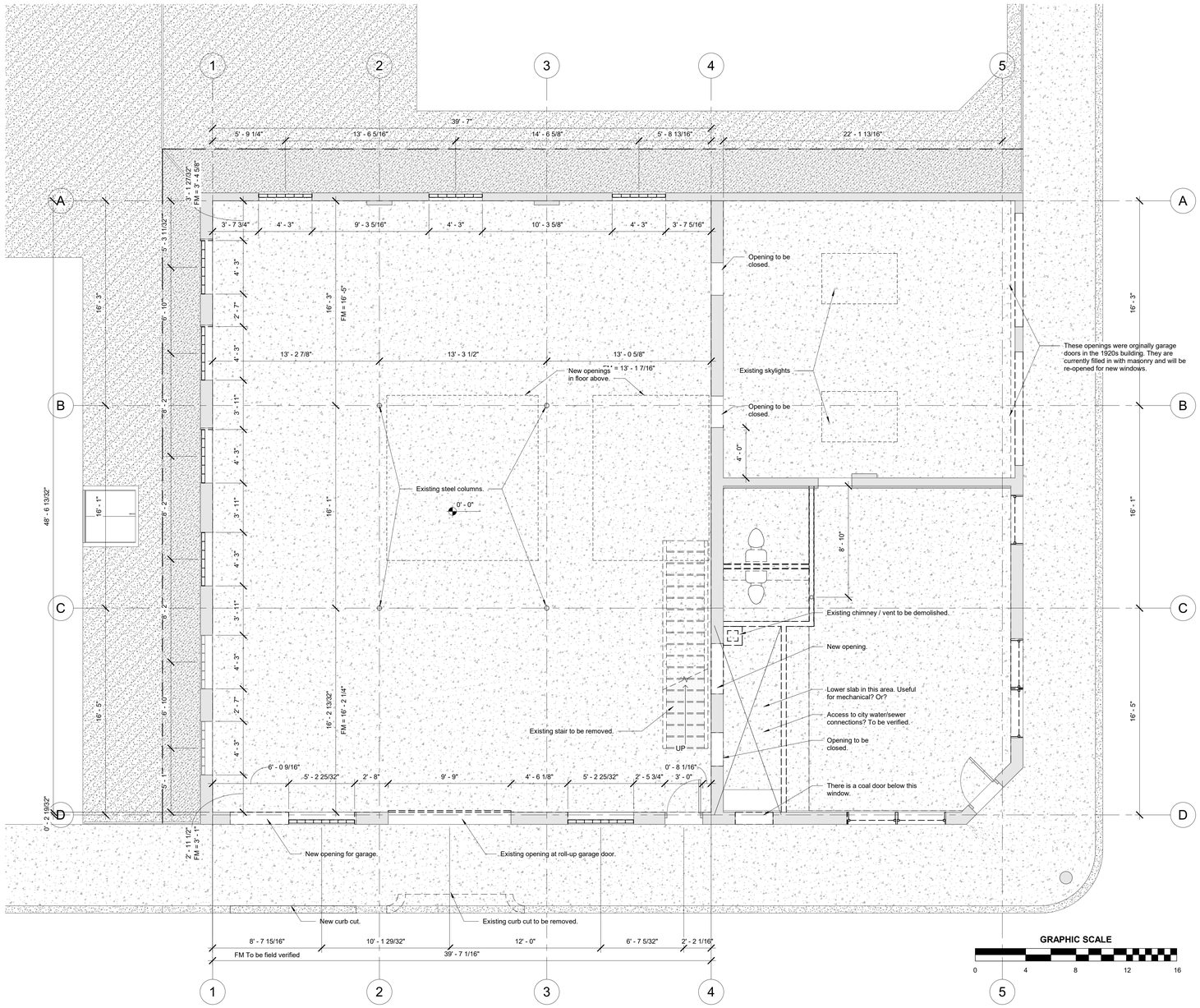
PRINT DATE:	1/20/2021 8:35:34 PM

SHEET NAME
Site Plan - Civil (by Architect)

A002

SCALE
As indicated



1 Level 1 - Existing Conditions / Demolition
1/4" = 1'-0"

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PROJECT STATUS
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No.	Description	Date

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
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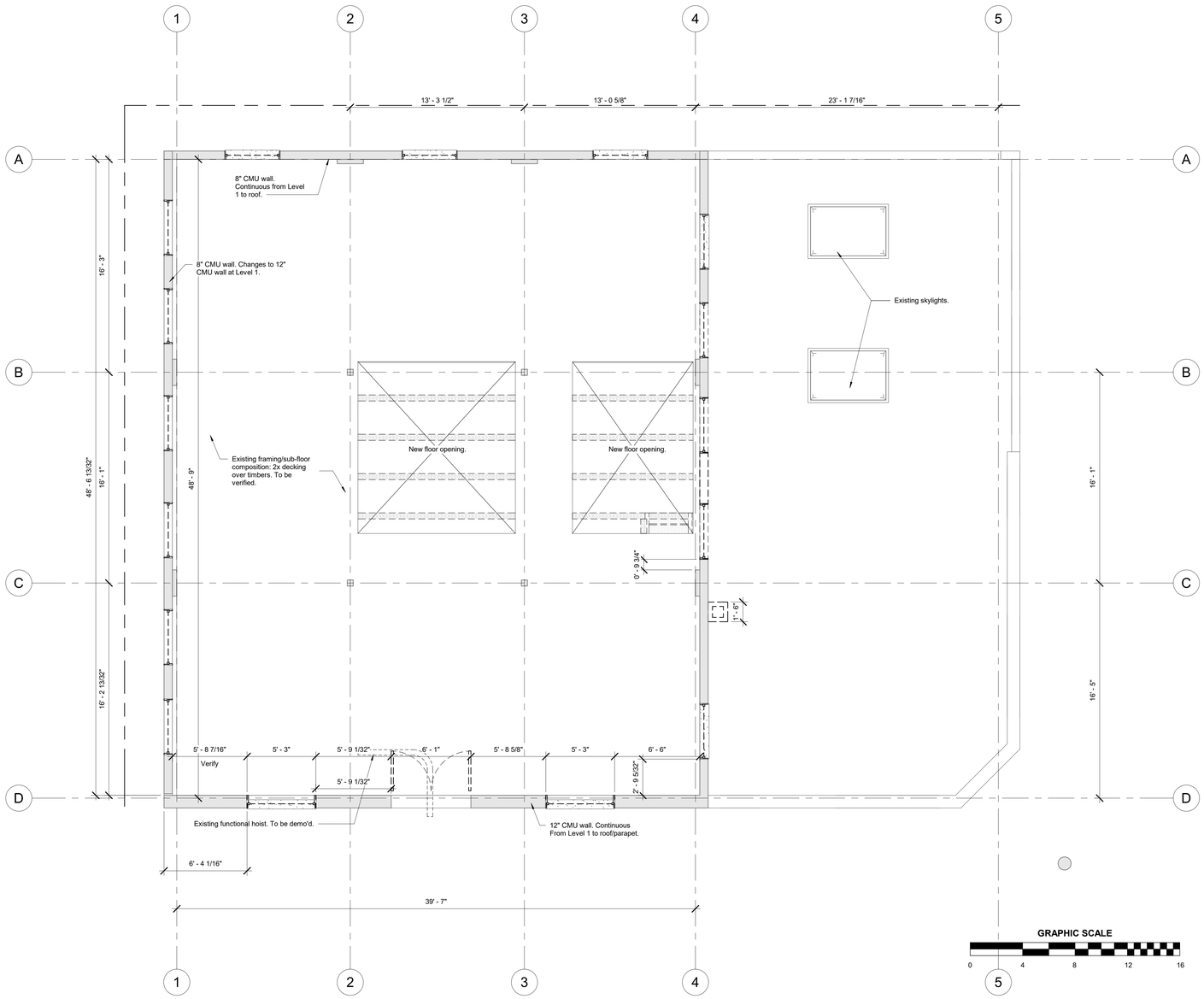
SHEET NAME
Level 1 - Existing Conditions / Demolition

A101

SCALE
1/4" = 1'-0"



1 Level 2 - Existing Conditions / Demolition
1/4" = 1'-0"

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SURVEYOR:
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PROJECT STATUS
Permit Set

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REGISTERED ARCHITECT
RONALD WITTE
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No.	Description	Date

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
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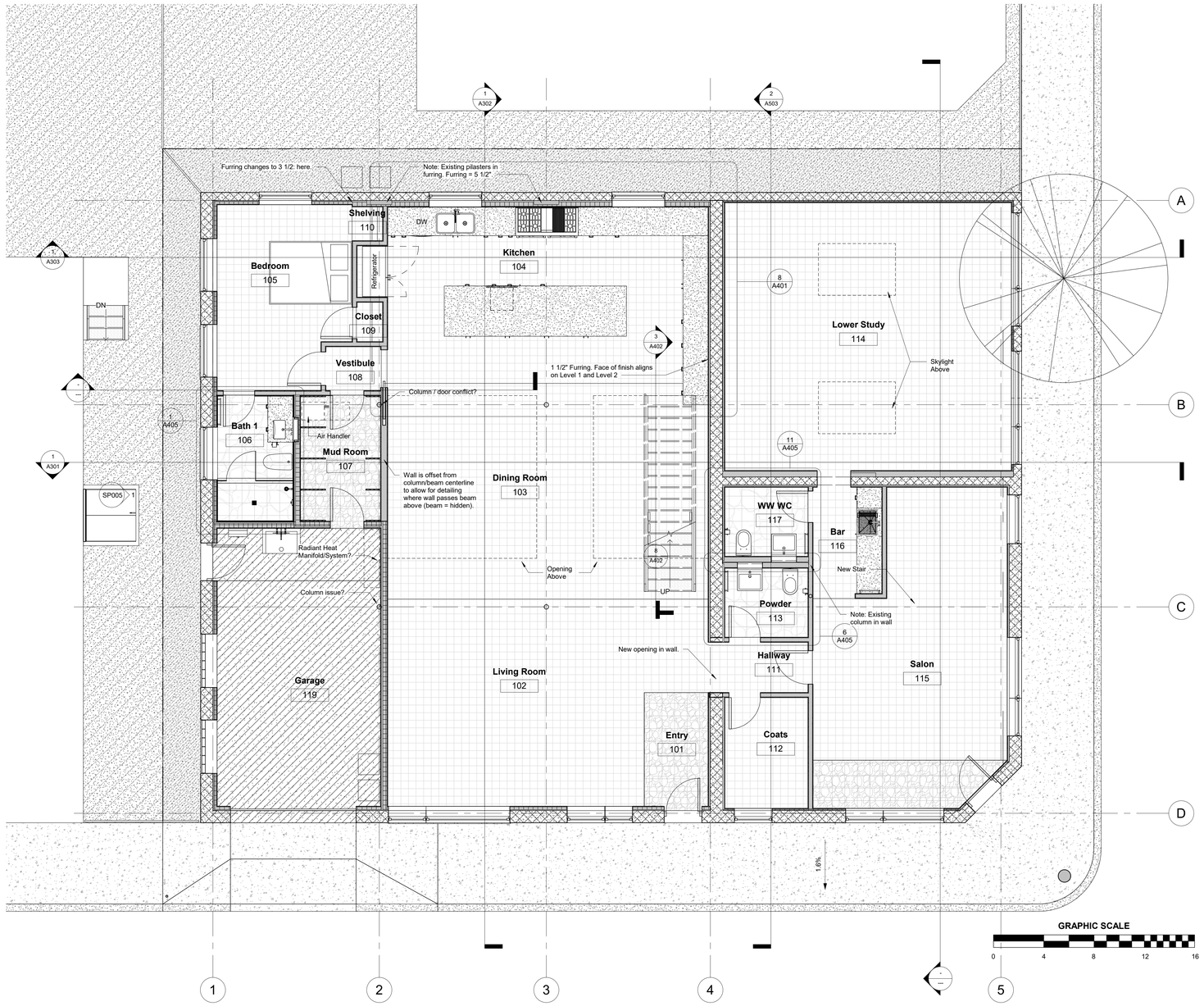
PRINT DATE:	1/20/2021 8:35:41 PM

SHEET NAME
Level 2 - Existing Conditions / Demolition

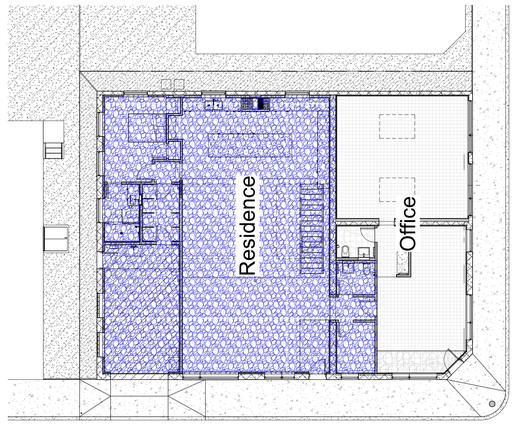
A102

SCALE
1/4" = 1'-0"



1 Level 1 - New
1/4" = 1'-0"

Room Schedule - Use - Level 1				
Number	Name	Occupancy	Level	Area
119	Garage	Garage	Level 1 - New	288 SF
Garage: 1				288 SF
114	Lower Study	Office	Level 1 - New	486 SF
115	Salon	Office	Level 1 - New	335 SF
116	Bar	Office	Level 1 - New	48 SF
117	WW WC	Office	Level 1 - New	36 SF
Office: 4				906 SF
101	Entry	Residence	Level 1 - New	46 SF
102	Living Room	Residence	Level 1 - New	374 SF
103	Dining Room	Residence	Level 1 - New	438 SF
104	Kitchen	Residence	Level 1 - New	363 SF
105	Bedroom	Residence	Level 1 - New	149 SF
106	Bath 1	Residence	Level 1 - New	60 SF
107	Mud Room	Residence	Level 1 - New	63 SF
108	Vestibule	Residence	Level 1 - New	13 SF
109	Closet	Residence	Level 1 - New	4 SF
110	Shelving	Residence	Level 1 - New	4 SF
111	Hallway	Residence	Level 1 - New	27 SF
112	Coats	Residence	Level 1 - New	58 SF
113	Powder	Residence	Level 1 - New	36 SF
Residence: 13				1635 SF
Grand total: 18				2828 SF



2 Level 1 - Use
3/32" = 1'-0"

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PROJECT STATUS
Permit Set

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Ron Witte
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No.	Description	Date
1	New Information	2020-07-30

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
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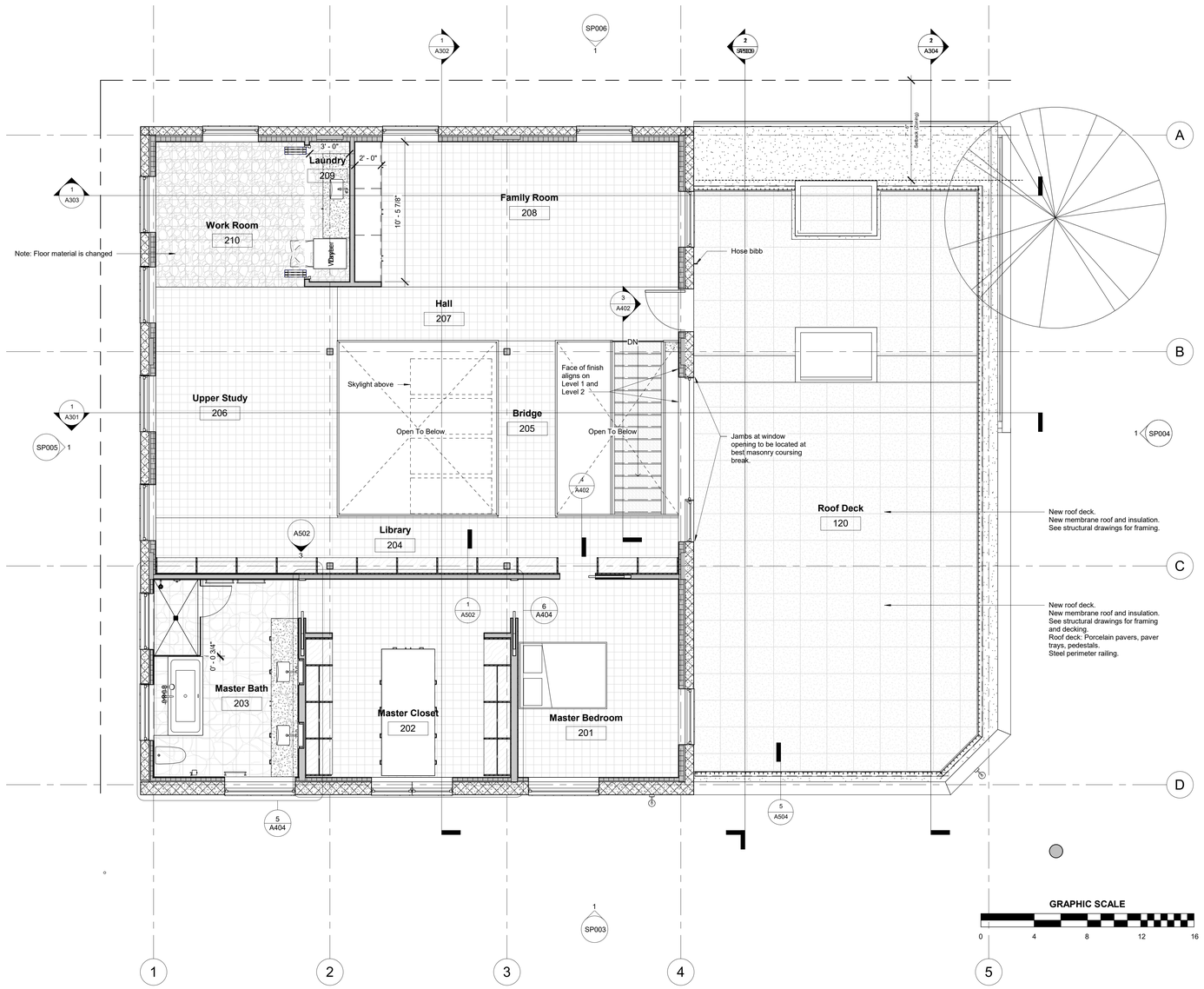
PRINT DATE:	1/20/2021 8:35:46 PM

SHEET NAME
Level 1 - New

A103

SCALE
As indicated



1 Level 2 - New
1/4" = 1'-0"

Room Schedule - Use - Level 2				
Number	Name	Occupancy	Level	Area
120	Roof Deck	Exterior	Level 2 - New	967 SF
Exterior: 1				967 SF
201	Master Bedroom	Residence	Level 2 - New	179 SF
202	Master Closet	Residence	Level 2 - New	225 SF
203	Master Bath	Residence	Level 2 - New	159 SF
204	Library	Residence	Level 2 - New	165 SF
205	Bridge	Residence	Level 2 - New	59 SF
206	Upper Study	Residence	Level 2 - New	236 SF
207	Hall	Residence	Level 2 - New	103 SF
208	Family Room	Residence	Level 2 - New	264 SF
209	Laundry	Residence	Level 2 - New	31 SF
210	Work Room	Residence	Level 2 - New	121 SF
Residence: 10				1543 SF
Grand total: 11				2510 SF

2 Level 2 - Use
3/32" = 1'-0"

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No.	Description	Date
1	New Information	2020-07-30
2	Cost Reduction	2020-07-XX

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
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PRINT DATE:	1/20/2021 8:35:49 PM

SHEET NAME
Level 2 - New

A104

SCALE
As indicated

1 Level 1 - RCP
1/4" = 1'-0"

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PROJECT STATUS

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No.	Description	Date
1	New Information	2020-07-30

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
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PRINT DATE:	1/20/2021 8:35:54 PM

SHEET NAME

Level 1 - Reflected Ceiling Plan

A105

SCALE

1/4" = 1'-0"

1 Level 2 - RCP
1/4" = 1'-0"

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PROJECT STATUS
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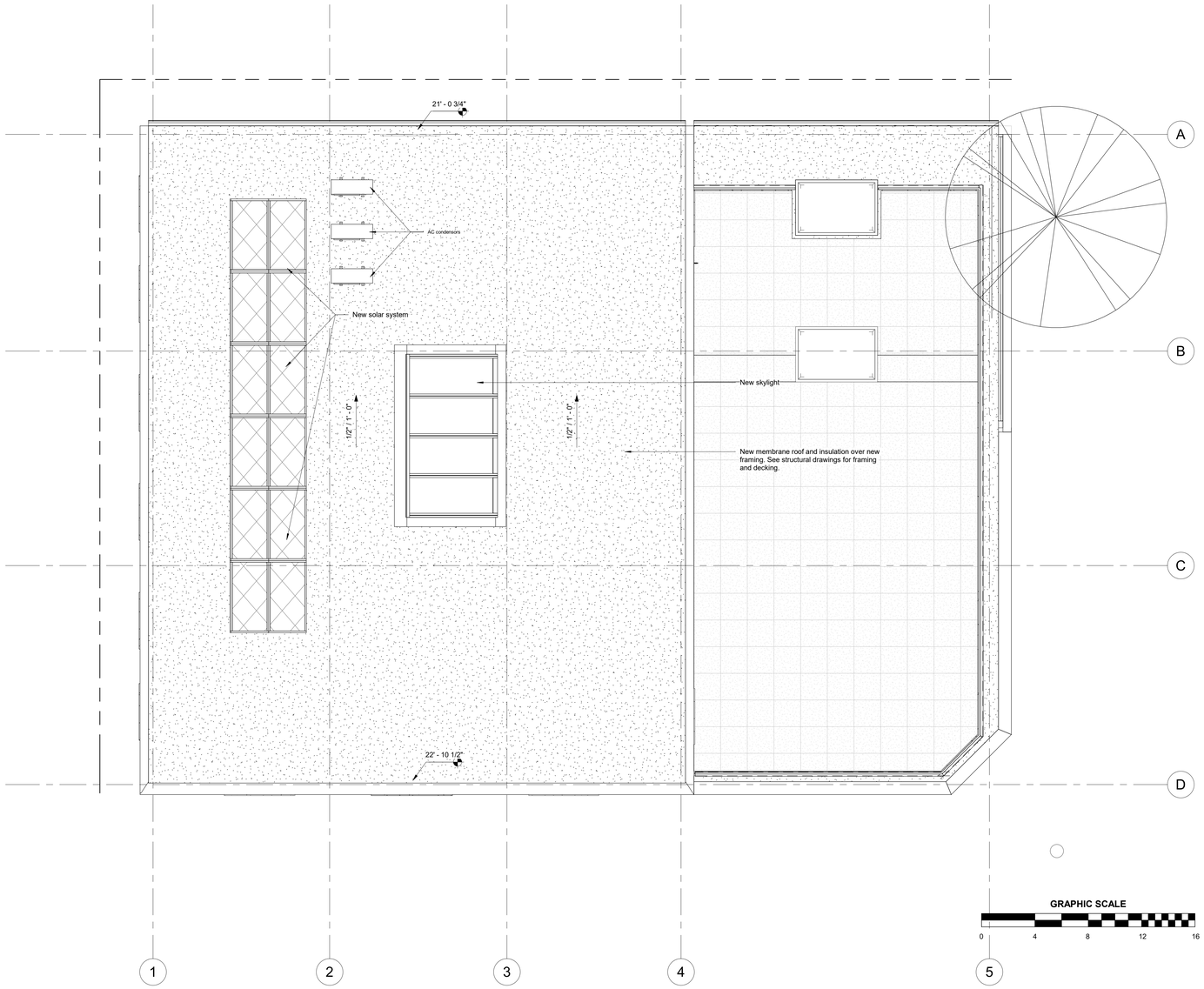
No.	Description	Date
1	New Information	2020-07-30
2	Cost Reduction	2020-07-XX

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:35:56 PM

SHEET NAME
Level 2 - Reflected Ceiling Plan

A106

SCALE
1/4" = 1'-0"



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

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PROJECT STATUS
Permit Set

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No.	Description	Date

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
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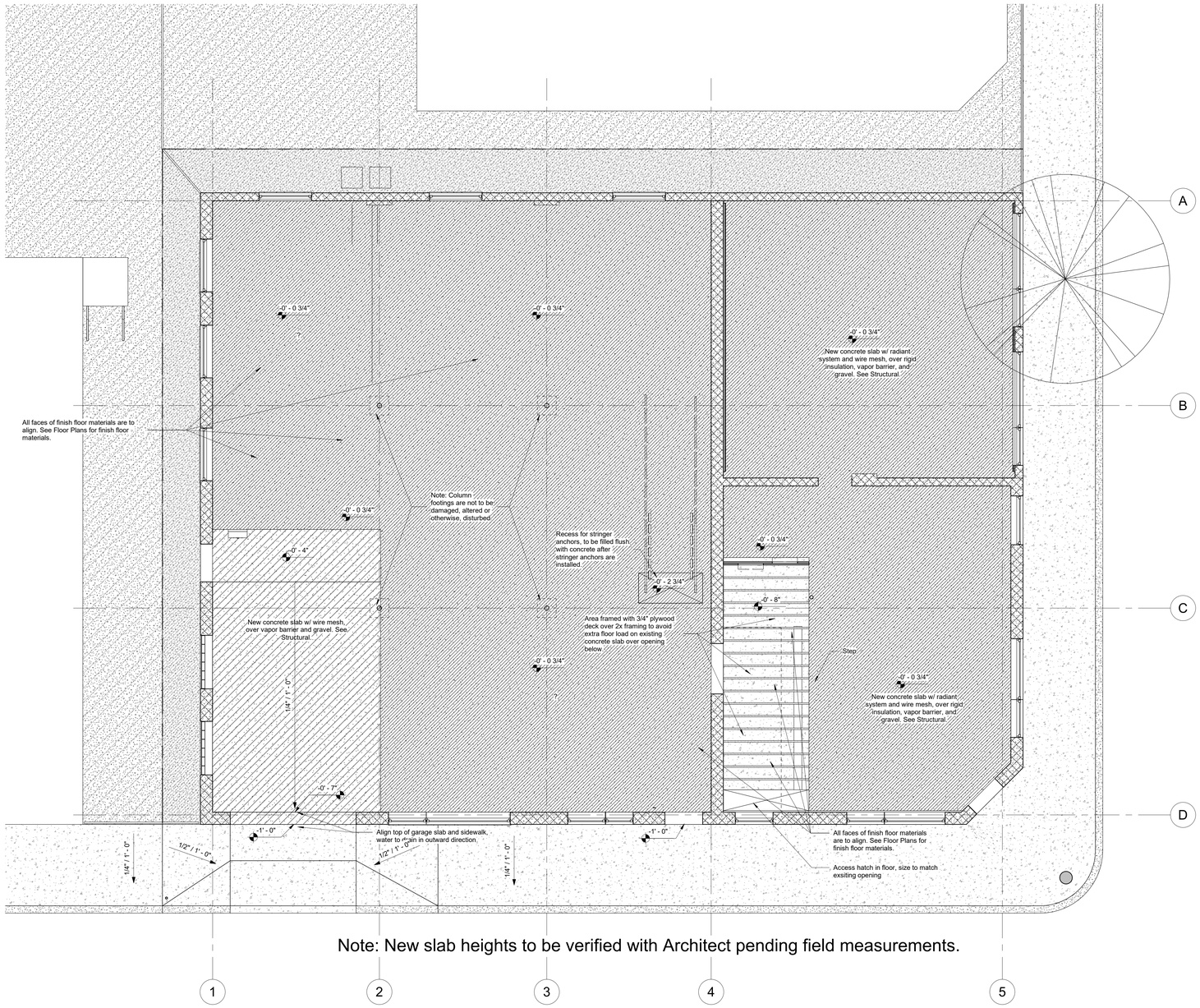
PRINT DATE:	1/20/2021 8:35:58 PM

SHEET NAME
Roof

A107

SCALE
1/4" = 1'-0"



Note: New slab heights to be verified with Architect pending field measurements.

1 Level 1 - Replacement Slab Plan
1/4" = 1'-0"

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PROJECT STATUS

Permit Set

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No.	Description	Date
1	New Information	2020-07-30
6	New Information	2020-10-20

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
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PRINT DATE:	1/20/2021 8:36:01 PM

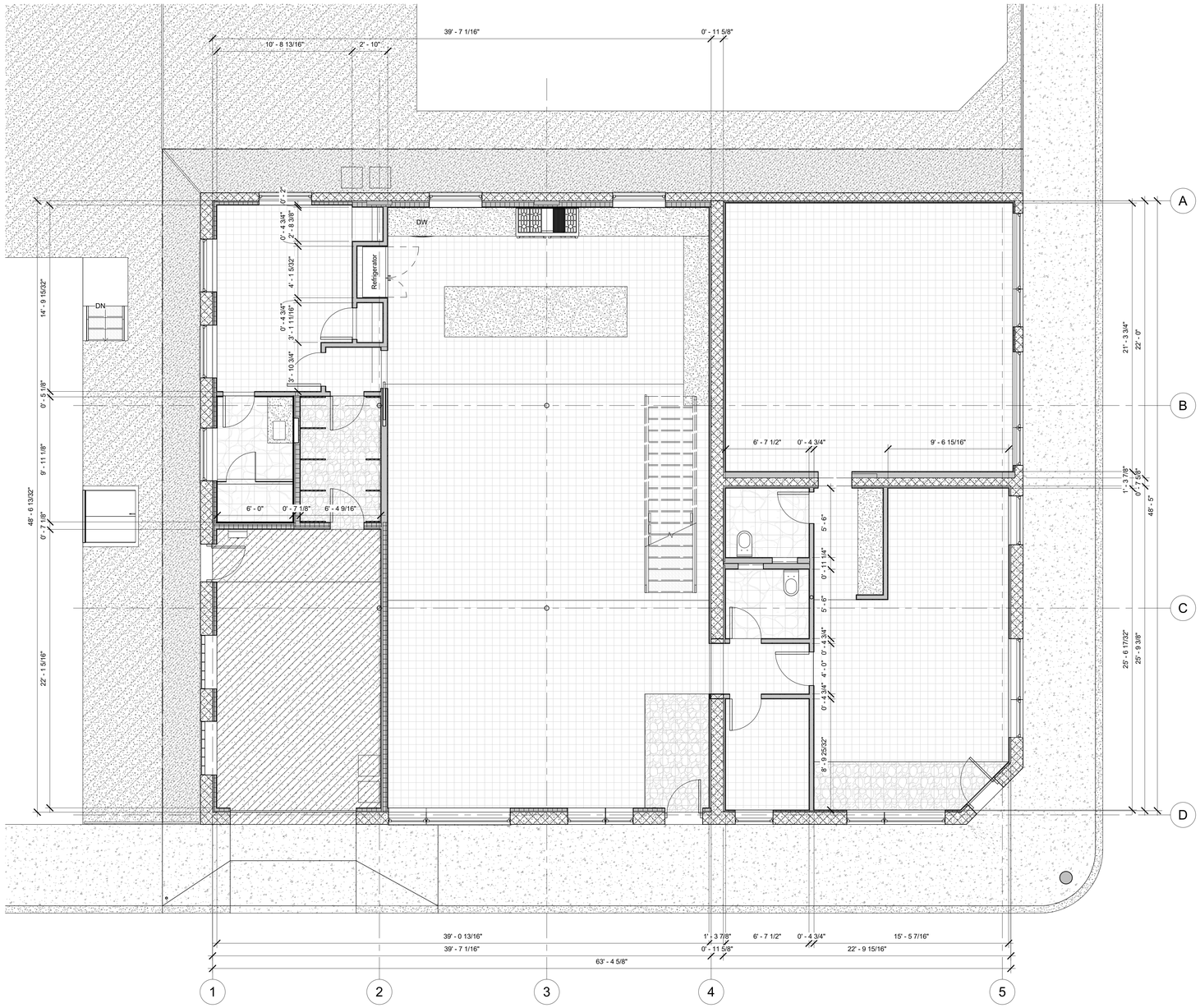
SHEET NAME

Level 1 - Slab Plan

A108

SCALE

1/4" = 1'-0"



1 Level 1 - Dimension Plan
1/4" = 1'-0"

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No.	Description	Date
1	New Information	2020-07-30

PROJECT #:	2019 WW
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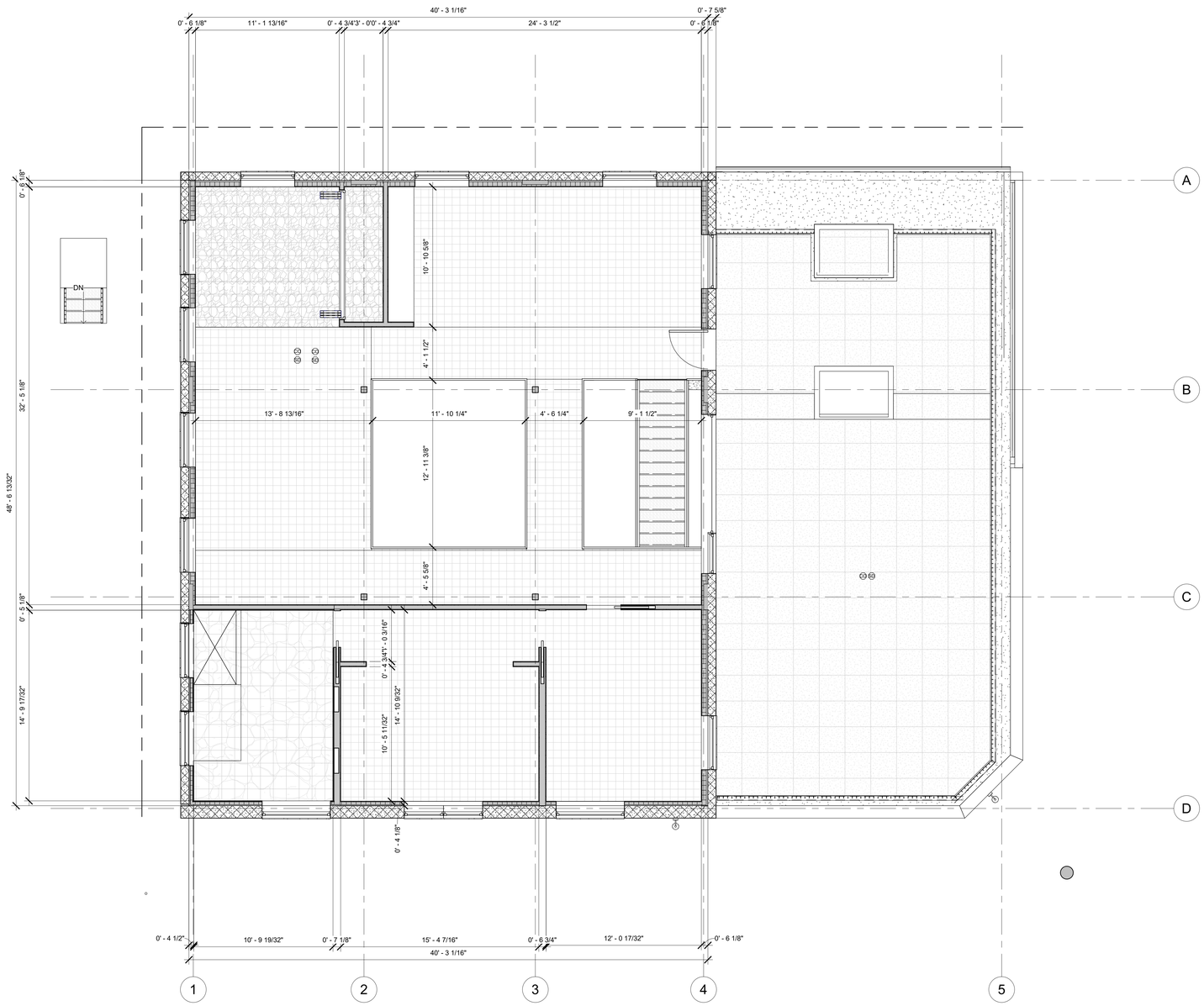
SHEET NAME
Level 1 - Dimension Plan

A109

SCALE
1/4" = 1'-0"



1 Level 2 - Dimension Plan
1/4" = 1'-0"

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No.	Description	Date
1	New Information	2020-07-30

PROJECT #:	2019 WW
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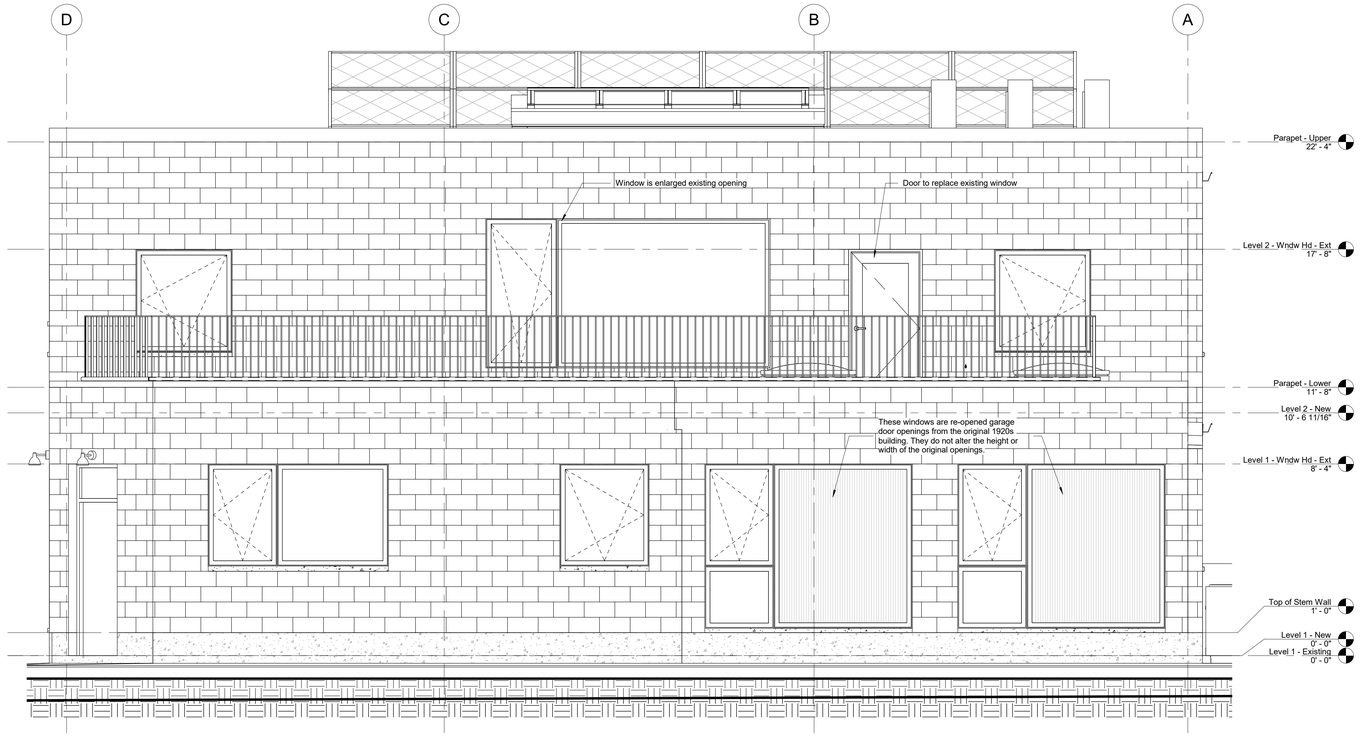
SHEET NAME
Level 2 - Dimension Plan

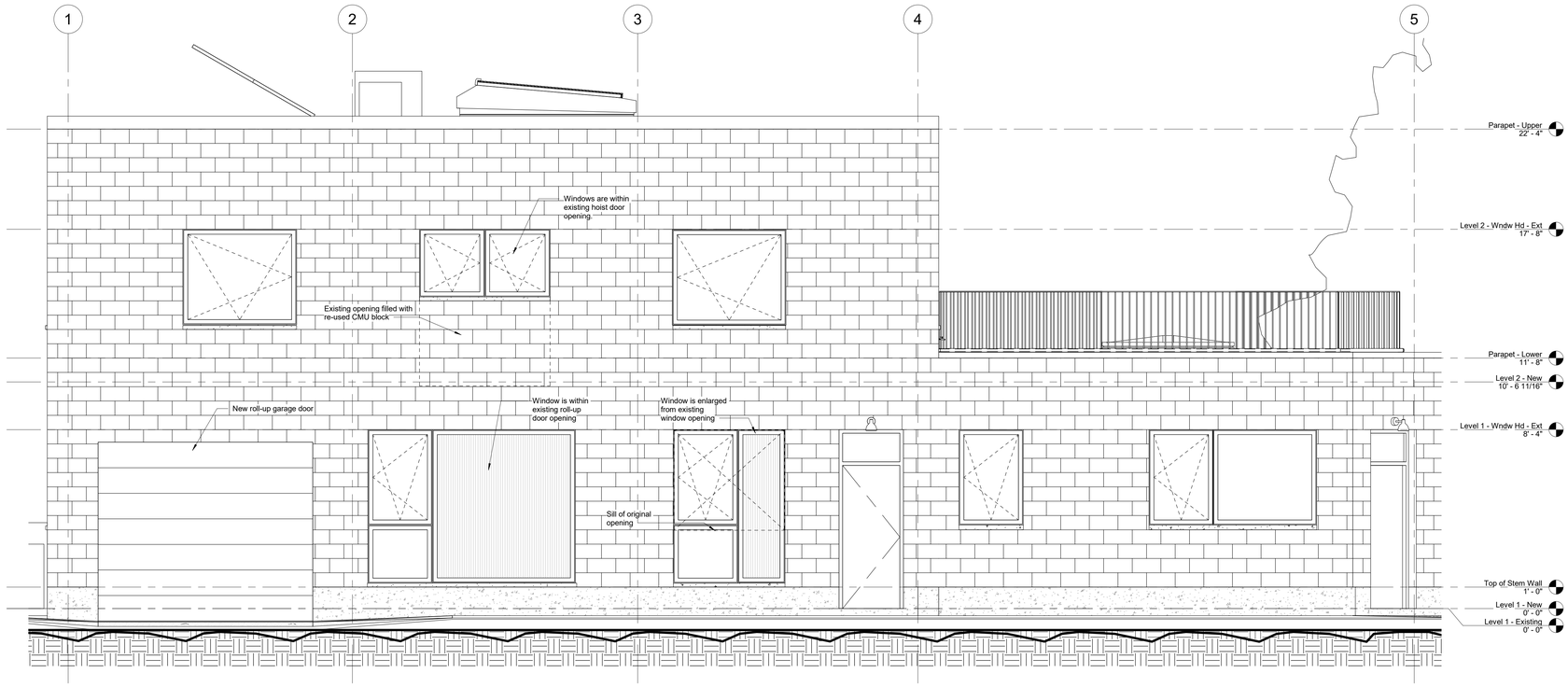
A110

SCALE
1/4" = 1'-0"



1 Exterior Elevation - Bristol Street
3/8" = 1'-0"

Note: All windows are same-size replacement windows for existing unless otherwise noted.



2 Exterior Elevation - Berkshire Street
3/8" = 1'-0"

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No.	Description	Date
1	New Information	2020-07-30

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
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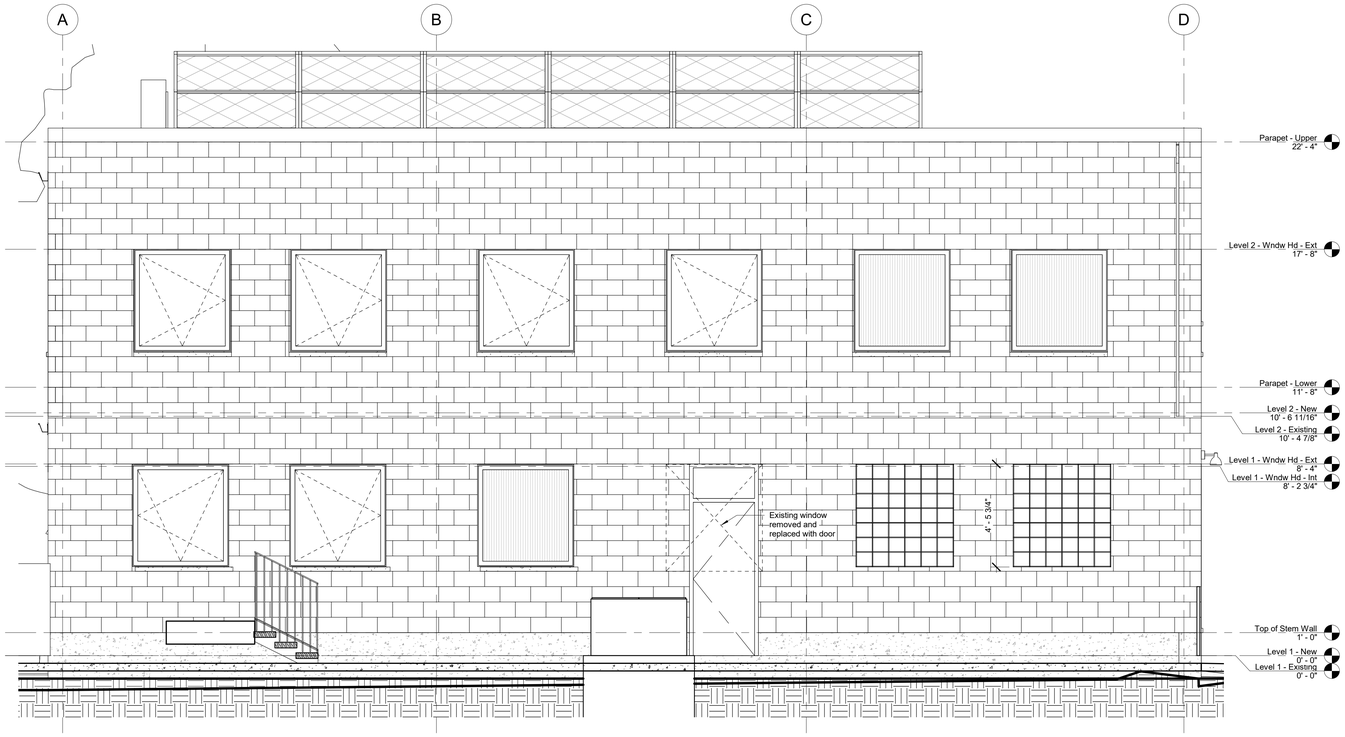
PRINT DATE:	1/20/2021 8:36:10 PM

SHEET NAME
Exterior Elevations - Bristol Street & Berkshire Street

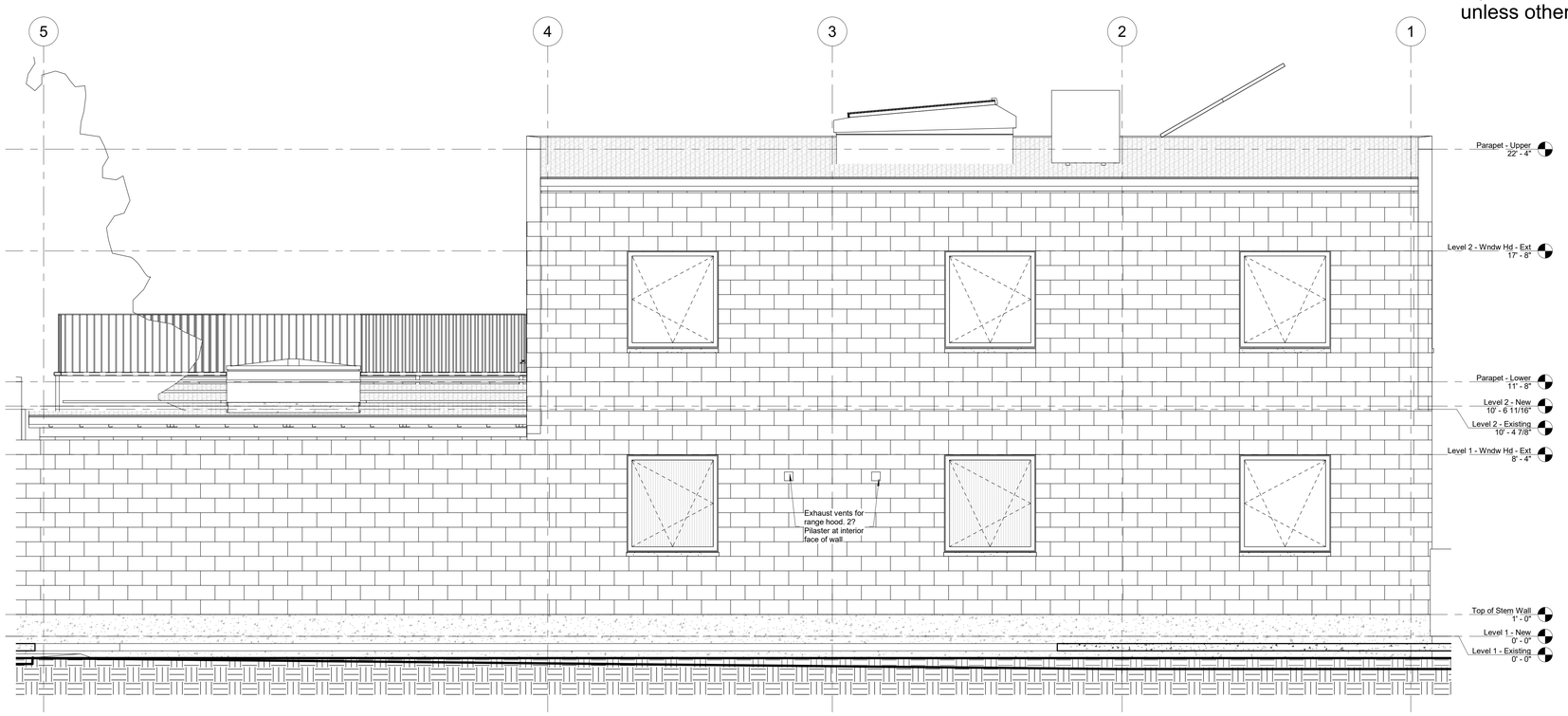
A201

SCALE
3/8" = 1'-0"



1 Exterior Elevation - West
3/8" = 1'-0"

Note: All windows are same-size replacement windows for existing unless otherwise noted.



2 Exterior Elevation - North
3/8" = 1'-0"

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PROJECT STATUS
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No.	Description	Date
1	New Information	2020-07-30

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
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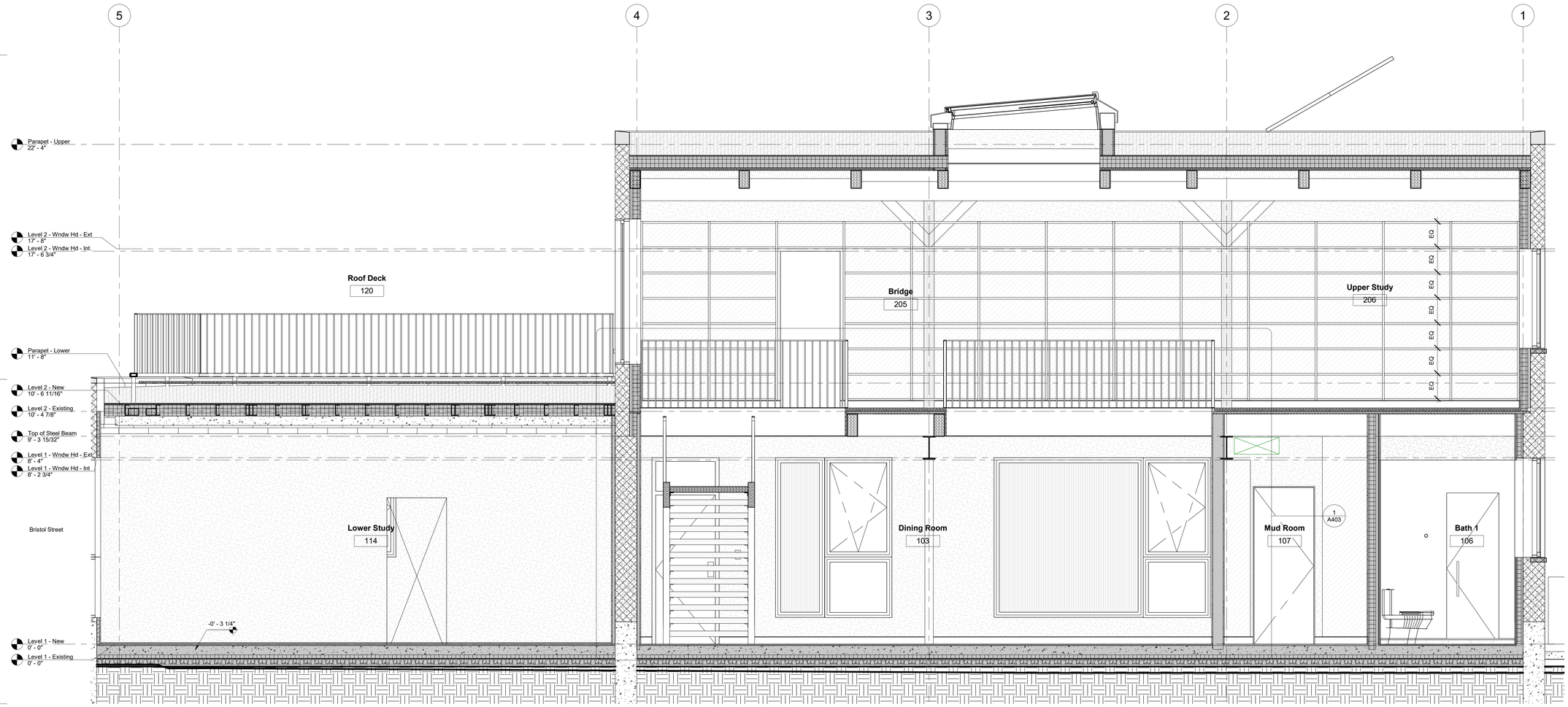
PRINT DATE:	1/20/2021 8:36:14 PM

SHEET NAME
Exterior Elevations - West & North

A202

SCALE
3/8" = 1'-0"



1 Section - East-West - Looking South
1/2" = 1'-0"

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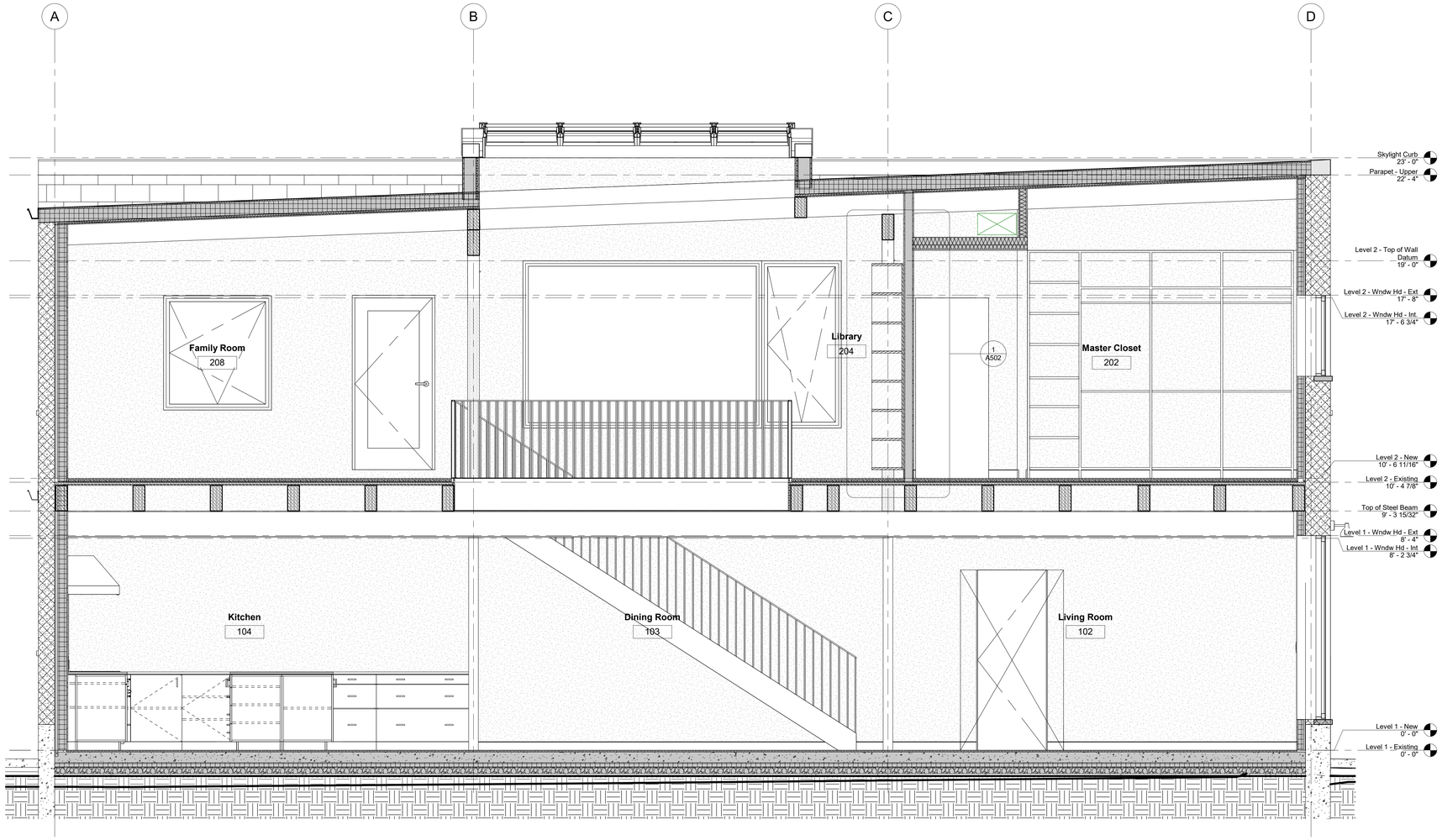
SHEET NAME

Section - East-West - Looking South

A301

SCALE

1/2" = 1'-0"



1 Section - North-South - Looking East
1/2" = 1'-0"

WW ARCHITECTURE
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STRUCTURAL ENGINEER:
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MEP ENGINEER:
TBD

CIVIL ENGINEER:
TBD

SURVEYOR:
TBD

OWNER

Sarah Whiting / Ron Witte

PROJECT NAME

33 Bristol Street

PROJECT ADDRESS

33 Bristol Street, Cambridge, MA 02141

PROJECT STATUS

Permit Set

SEAL

REGISTERED ARCHITECT
RON WITTE
MA
COMMONWEALTH OF MASSACHUSETTS

Ron Witte
Registered Architect
License No. 10203
Commonwealth of Massachusetts

No.	Description	Date

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:36:24 PM

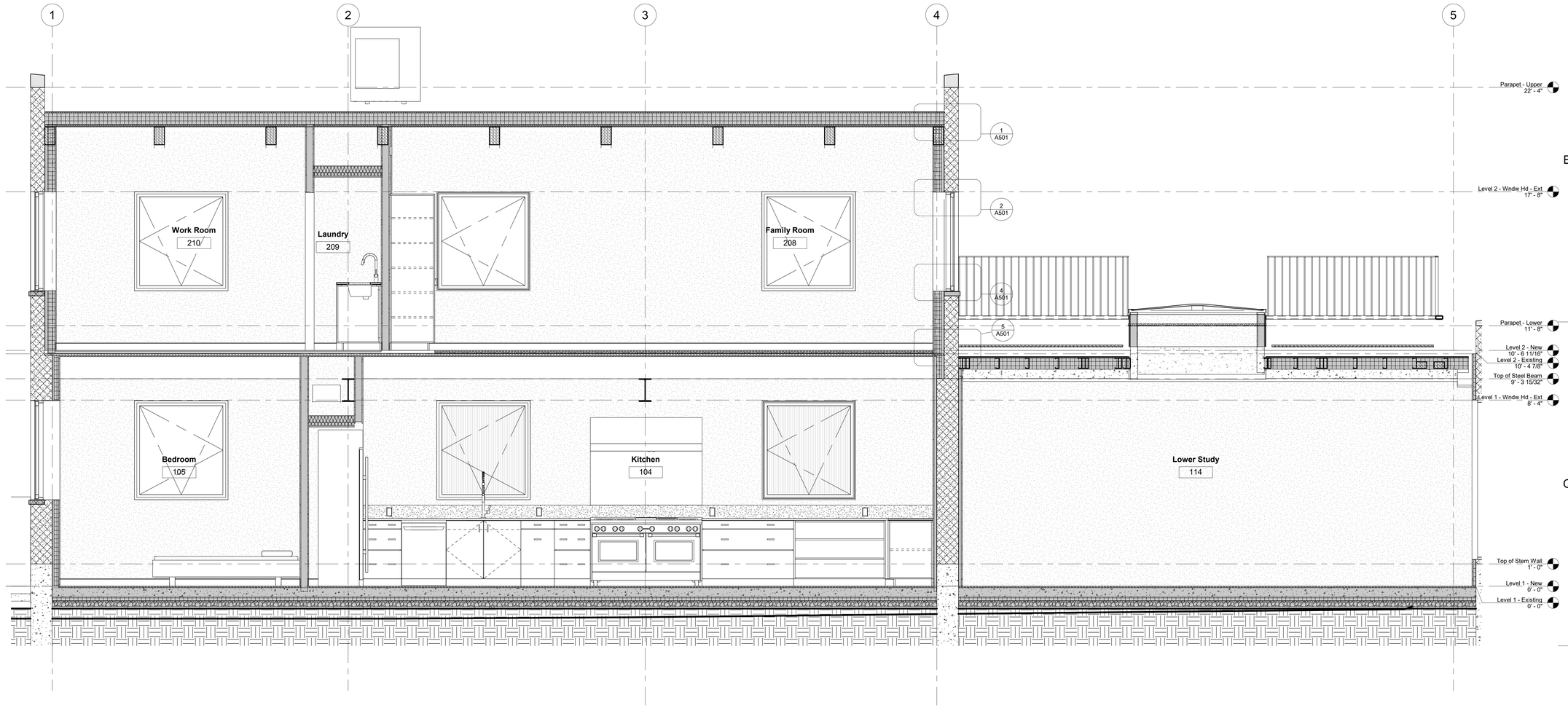
SHEET NAME

Section - North-South - Looking East

A302

SCALE

1/2" = 1'-0"



1 Section - East-West - Looking North
1/2" = 1'-0"

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CIVIL ENGINEER:
TBD

SURVEYOR:
TBD

OWNER

Sarah Whiting / Ron Witte

PROJECT NAME

33 Bristol Street

PROJECT ADDRESS

33 Bristol Street, Cambridge, MA 02141

PROJECT STATUS

Permit Set

SEAL

REGISTERED ARCHITECT
RON WITTE
10A
COMMONWEALTH OF MASSACHUSETTS

Ron Witte
Registered Architect
License No. 10203
Commonwealth of Massachusetts

No.	Description	Date

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:36:37 PM

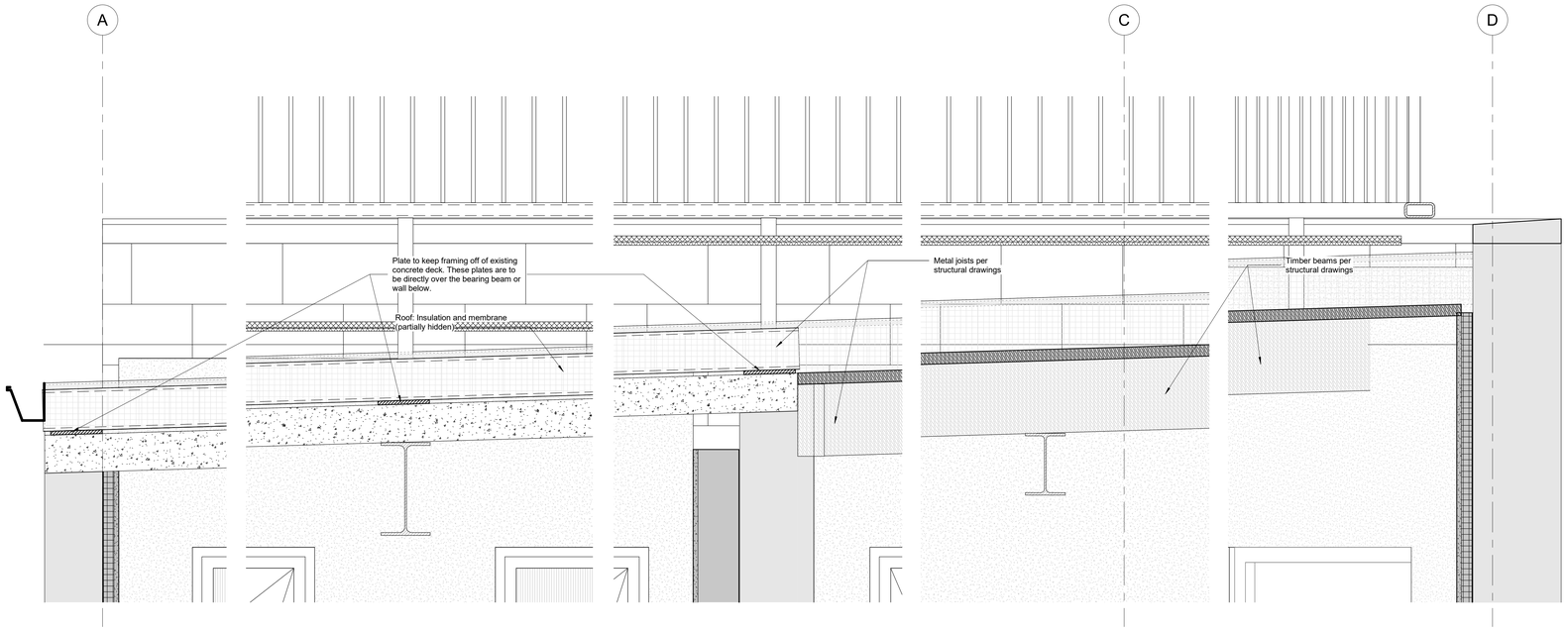
SHEET NAME

Section - Along North Wall

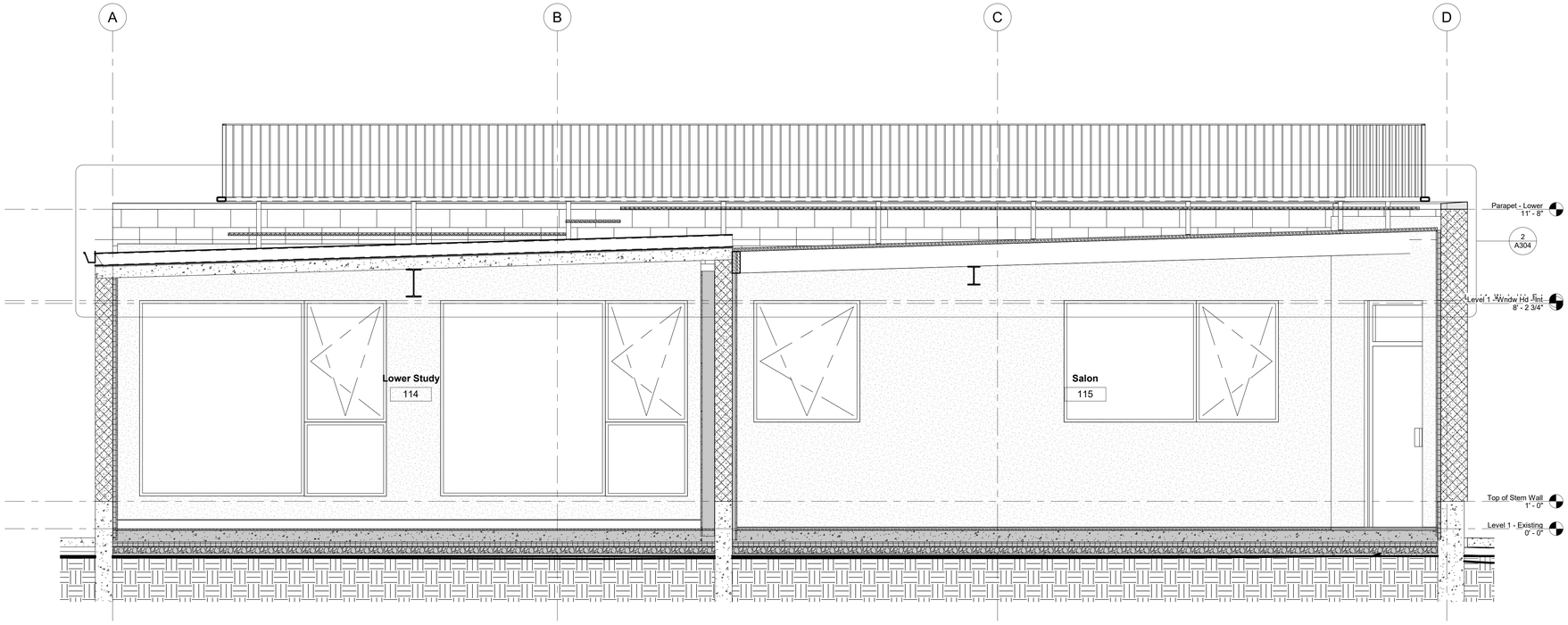
A303

SCALE

1/2" = 1'-0"



2 Section - Along Bristol Street Looking East - Framing Details
1 1/2" = 1'-0"



1 Section - Along Bristol Street Looking East
1/2" = 1'-0"

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CIVIL ENGINEER:
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SURVEYOR:
TBD

OWNER
Sarah Whiting / Ron Witte

PROJECT NAME
33 Bristol Street

PROJECT ADDRESS
33 Bristol Street, Cambridge, MA 02141

PROJECT STATUS
Permit Set

SEAL

Ron Witte
Registered Architect
License No. 10203
Commonwealth of Massachusetts

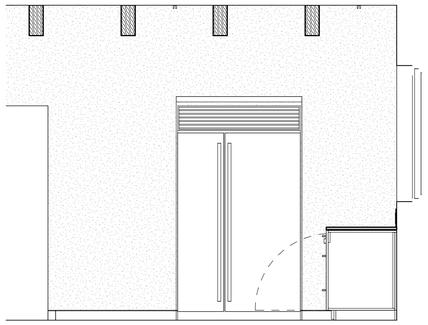
No.	Description	Date
1	New Information	2020-07-30

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:36:43 PM

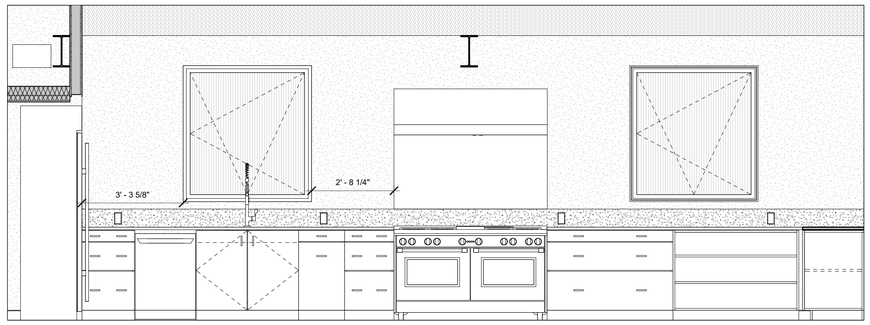
SHEET NAME
Section - North-South Along Bristol Street

A304

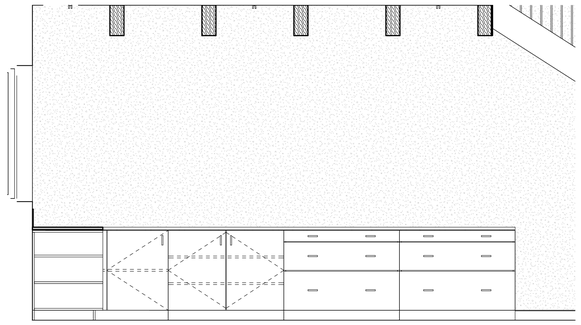
SCALE
As indicated



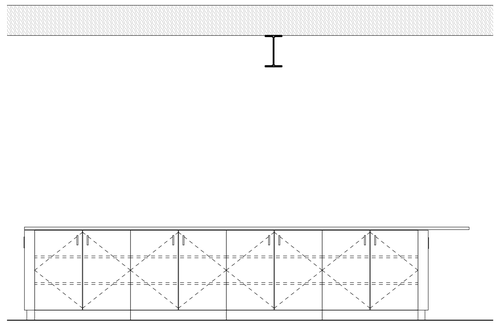
1 Kitchen - West
1/2" = 1'-0"



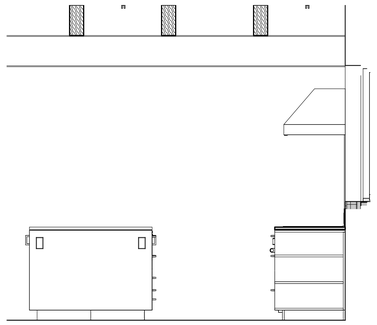
2 Kitchen - North
1/2" = 1'-0"



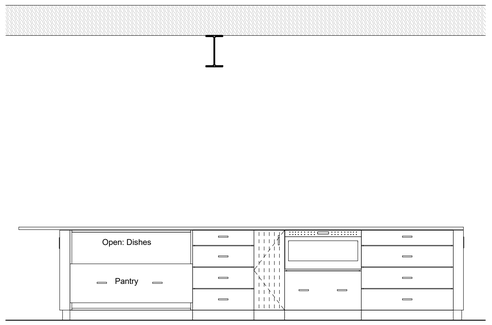
3 Kitchen - East
1/2" = 1'-0"



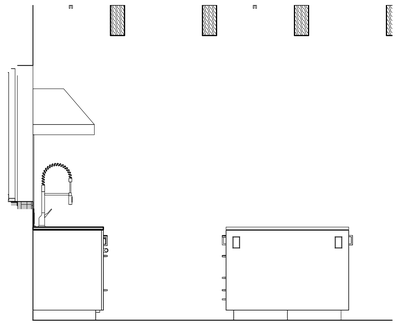
4 Kitchen Island - South
1/2" = 1'-0"



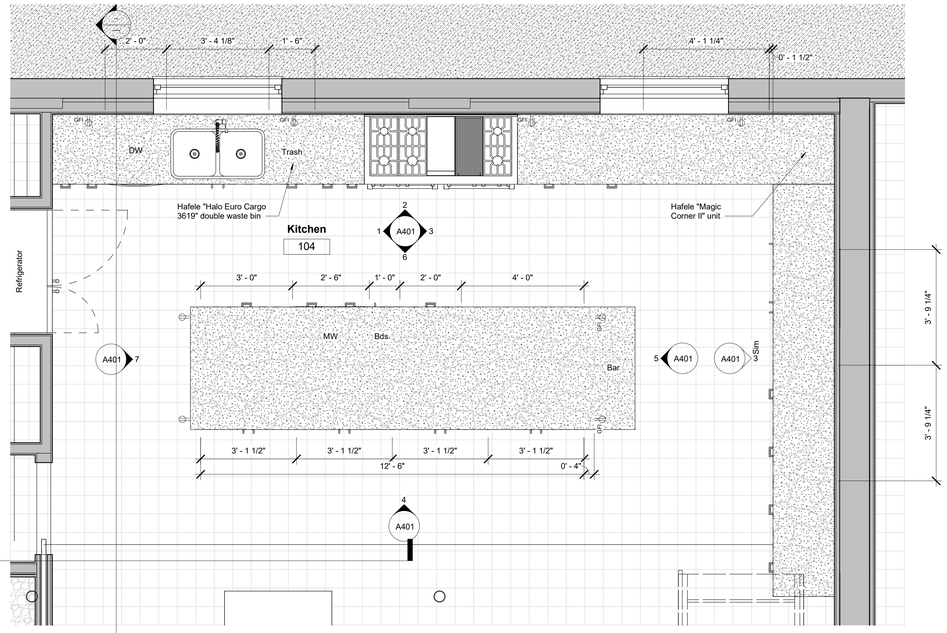
5 Kitchen Island - East
1/2" = 1'-0"



6 Kitchen Island - North
1/2" = 1'-0"



7 Kitchen Island - West
1/2" = 1'-0"



8 Level 1 - Kitchen
1/2" = 1'-0"

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TBD

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TBD

SURVEYOR:
TBD

OWNER
Sarah Whiting / Ron Witte

PROJECT NAME
33 Bristol Street

PROJECT ADDRESS
33 Bristol Street, Cambridge, MA 02141

PROJECT STATUS
Permit Set

SEAL

REGISTERED ARCHITECT
RON WITTE
USA
COMMONWEALTH OF MASSACHUSETTS

Ron Witte
Registered Architect
License No. 10203
Commonwealth of Massachusetts

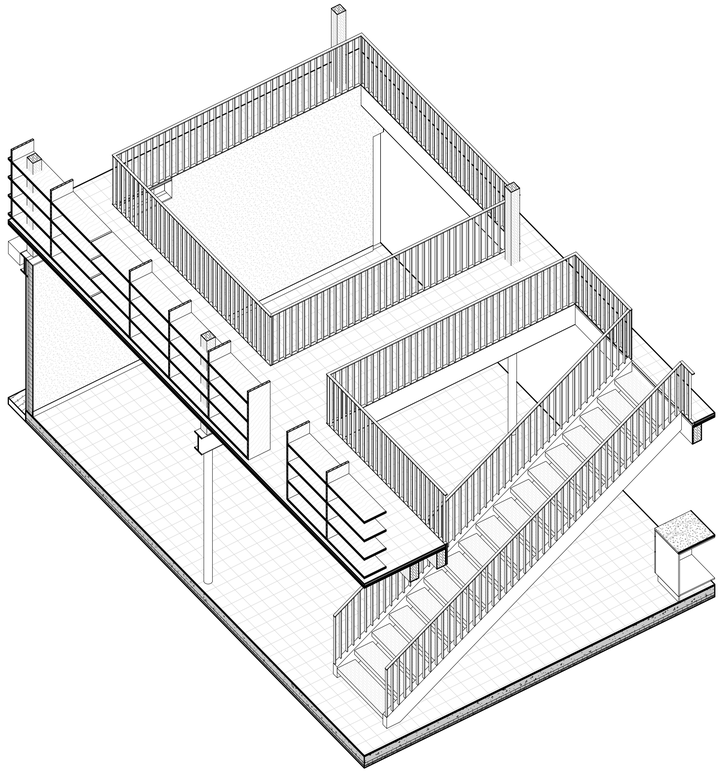
No.	Description	Date

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:36:47 PM

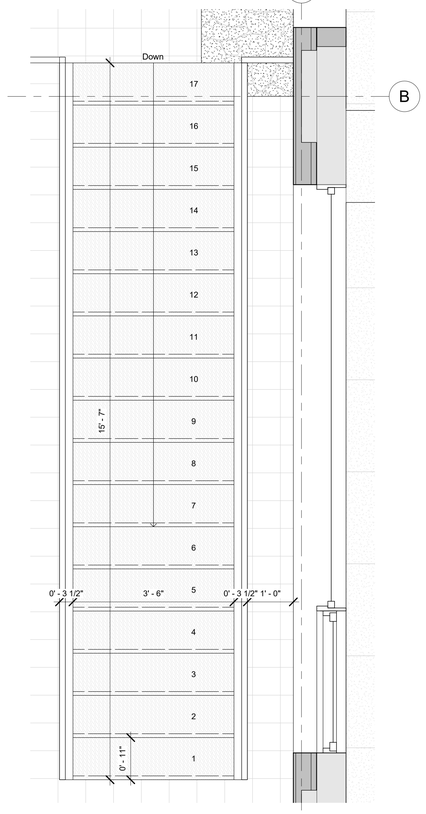
SHEET NAME
Kitchen

A401

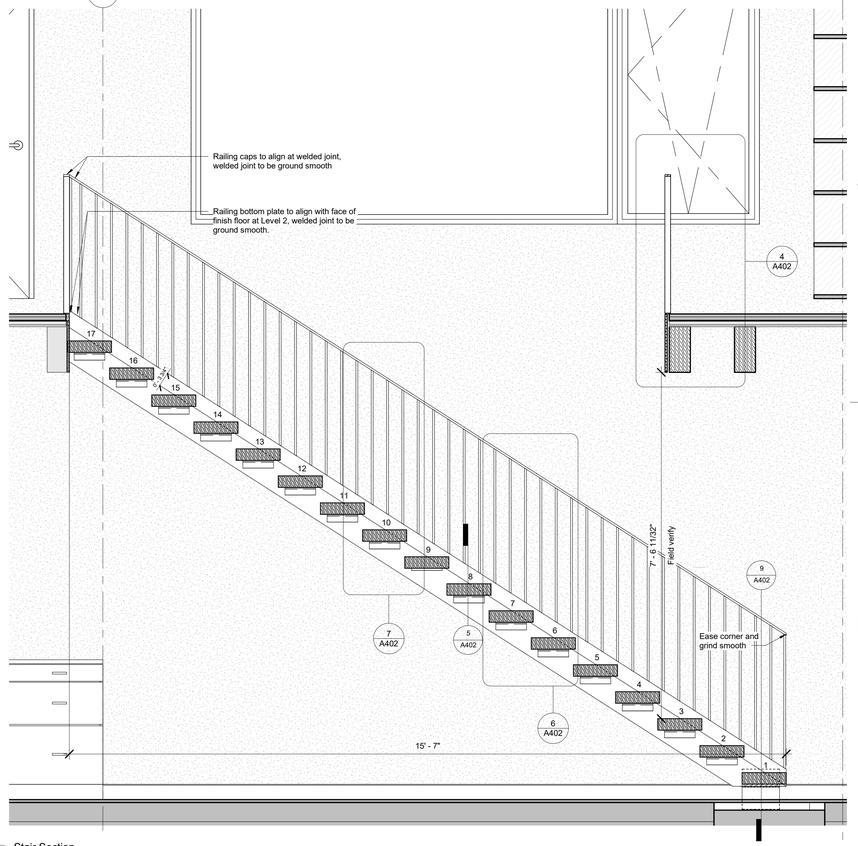
SCALE
1/2" = 1'-0"



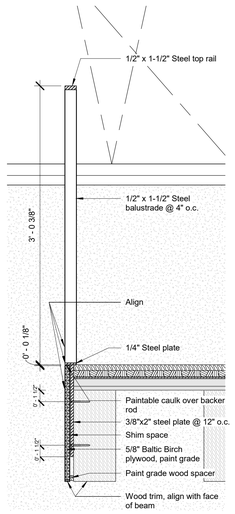
1 Stair



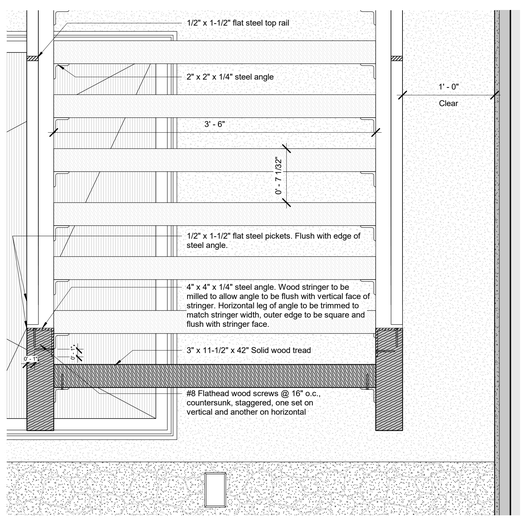
2 Stair Plan
3/4" = 1'-0"



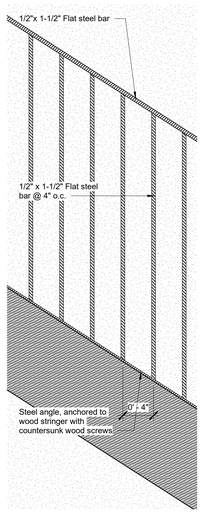
3 Stair Section
3/4" = 1'-0"



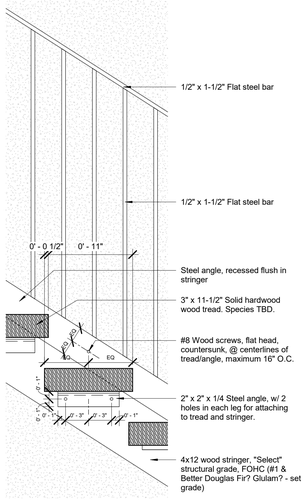
4 Handrail -Level 2
1 1/2" = 1'-0"



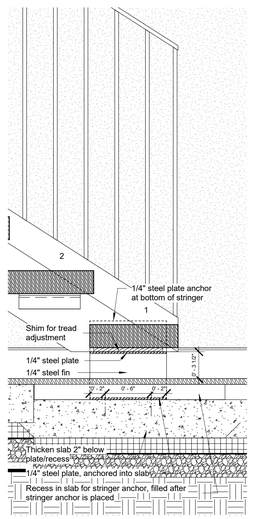
5 Stair Cross Section
1 1/2" = 1'-0"



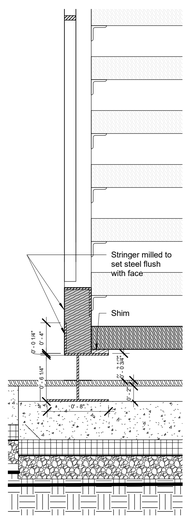
6 Stair Section Along Stringer
1 1/2" = 1'-0"



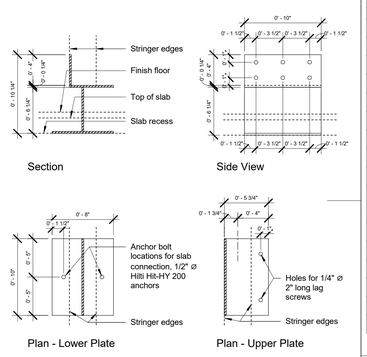
7 Stair Section Across Treads
1 1/2" = 1'-0"



8 Stair Stringer Anchor - Lower 1
1 1/2" = 1'-0"



9 Stair Stringer Anchor - Lower 2
1 1/2" = 1'-0"



10 Stringer Pedestal
1 1/2" = 1'-0"

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MEP ENGINEER:
TBD

CIVIL ENGINEER:
TBD

SURVEYOR:
TBD

OWNER

Sarah Whiting / Ron Witte

PROJECT NAME

33 Bristol Street

PROJECT ADDRESS

33 Bristol Street, Cambridge, MA 02141

PROJECT STATUS

Permit Set

SEAL

Ron Witte
Registered Architect
License No. 10203
Commonwealth of Massachusetts

No.	Description	Date
1	New Information	2020-07-30
6	New Information	2020-10-20

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:37:26 PM

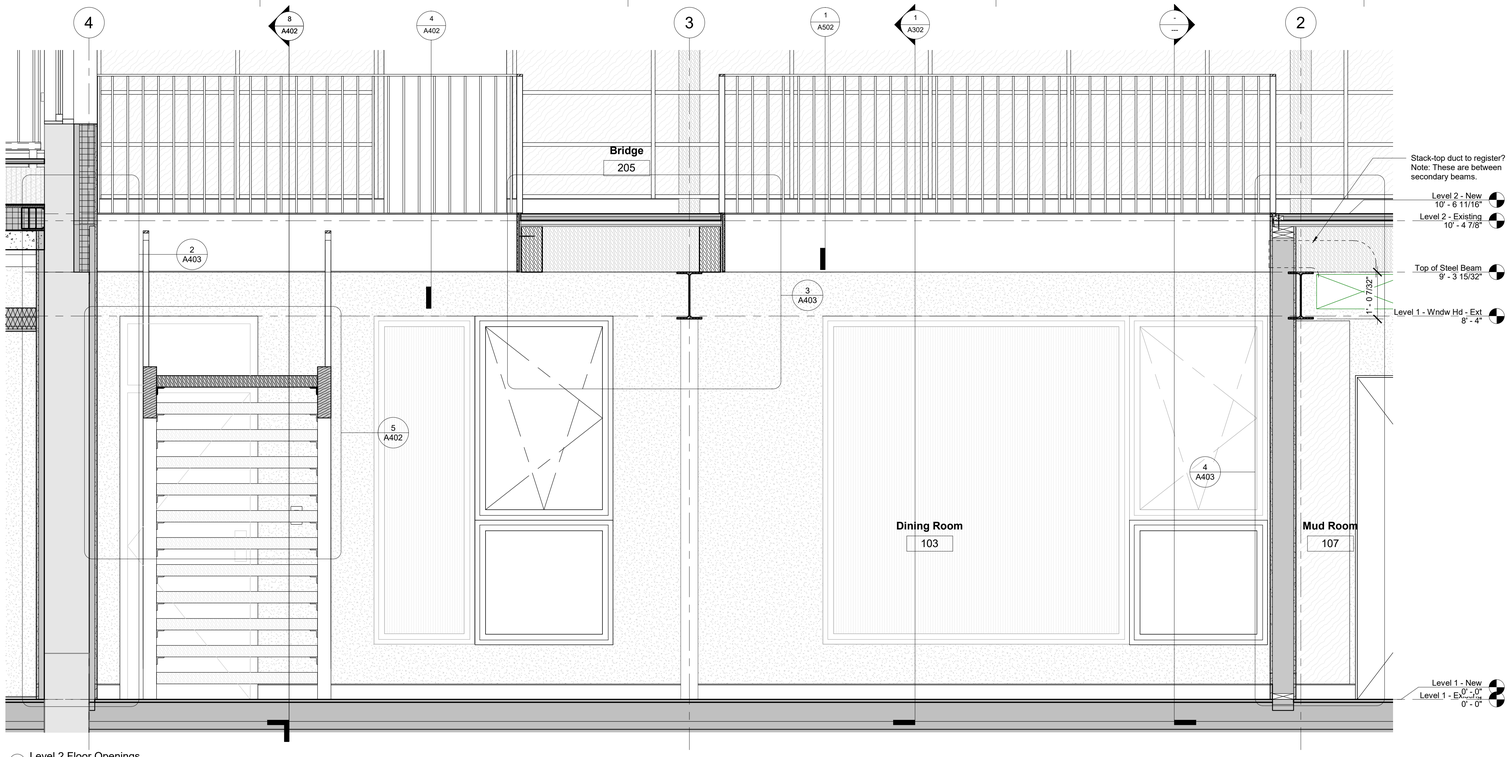
SHEET NAME

Stair and Railings

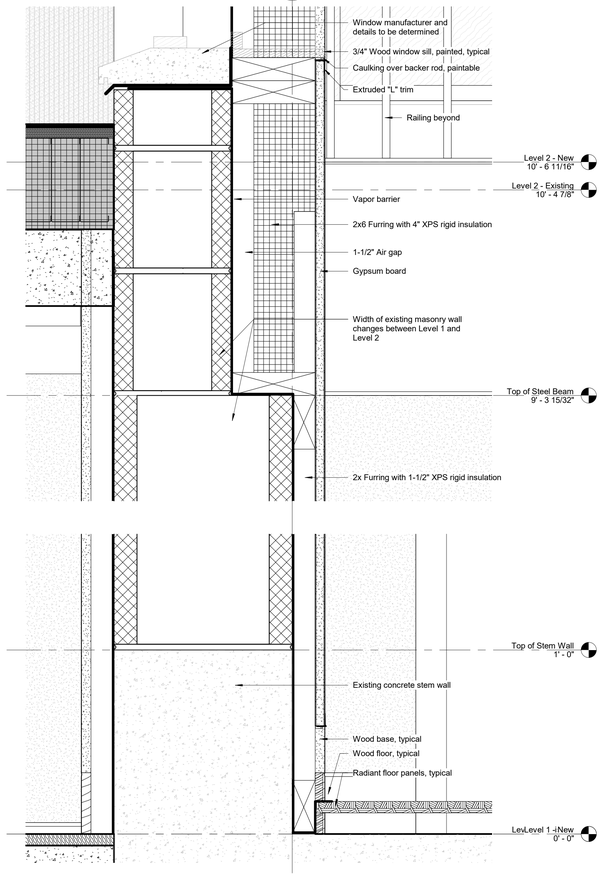
A402

SCALE

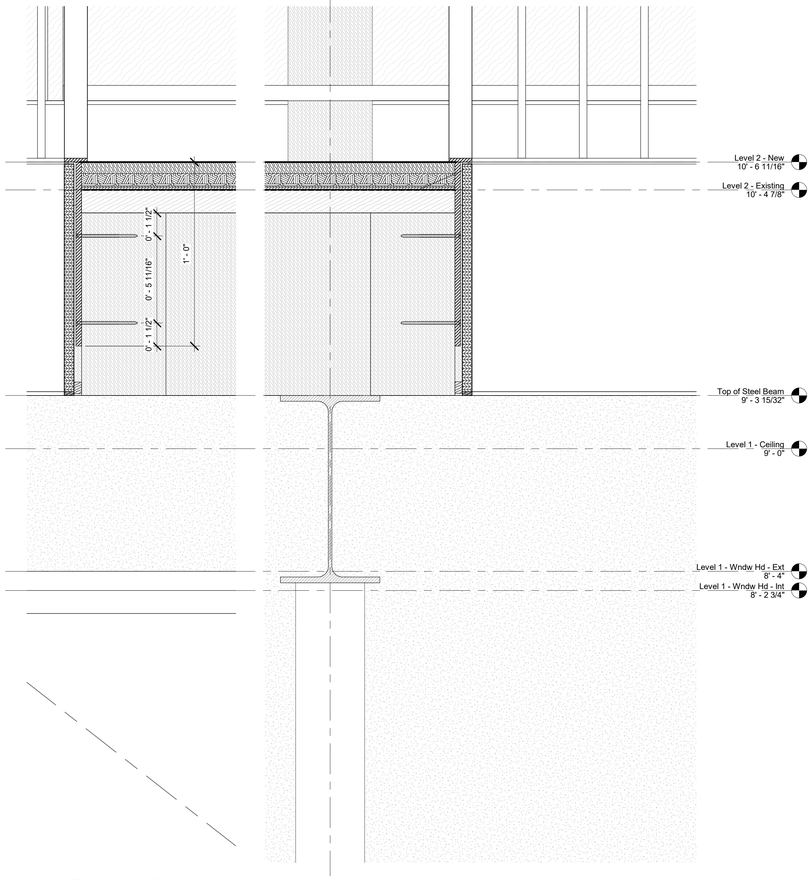
As indicated



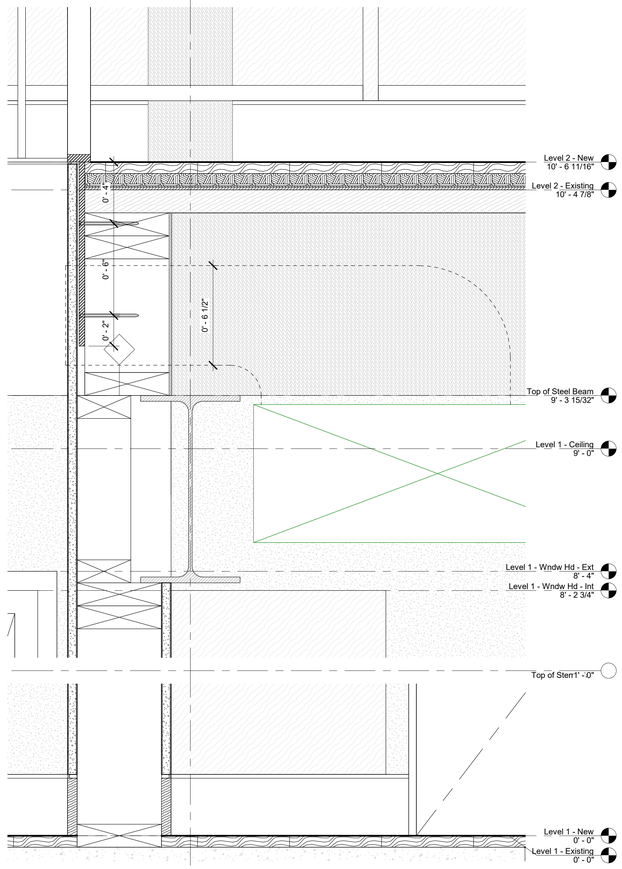
1 Level 2 Floor Openings
3/4" = 1'-0"



2 Level 2 Floor Openings - East Wall
3" = 1'-0"



3 Level 2 Floor Openings - Bridge
3" = 1'-0"



4 Level 2 Floor Openings - West Wall
3" = 1'-0"

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PROJECT STATUS

Permit Set

SEAL

REGISTERED ARCHITECT
RON WITTE
No. 10203
COMMONWEALTH OF MASSACHUSETTS

Ron Witte
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Commonwealth of Massachusetts

No.	Description	Date
1	New Information	2020-07-30

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:37:41 PM

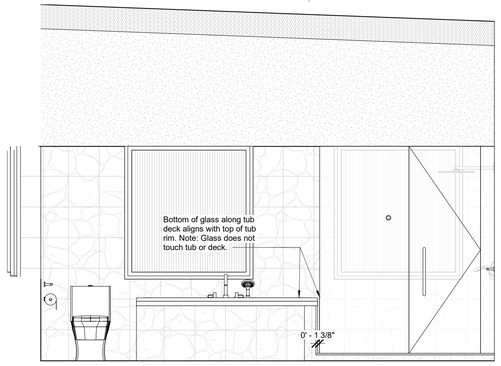
SHEET NAME

Level 2 Floor Opening

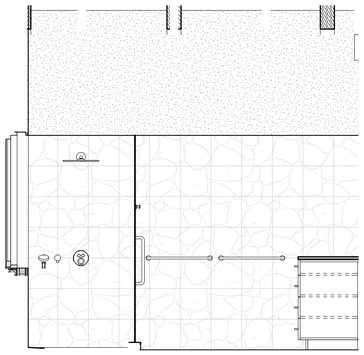
A403

SCALE

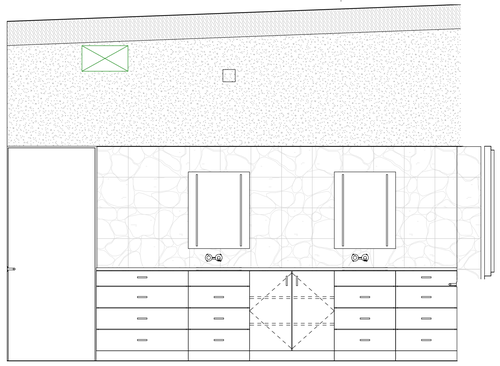
As indicated



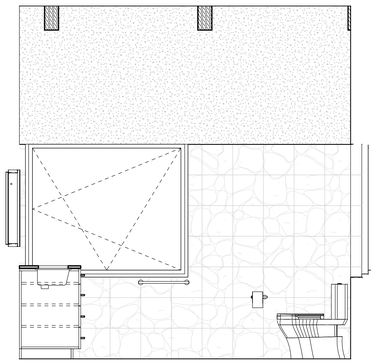
1 Master Bathroom - West
1/2" = 1'-0"



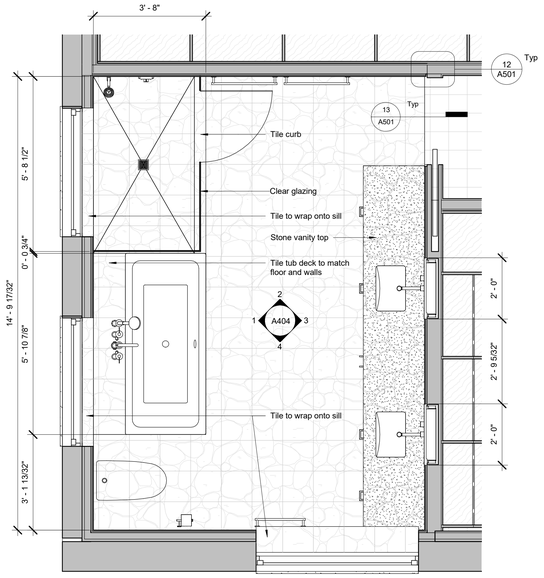
2 Master Bathroom - North
1/2" = 1'-0"



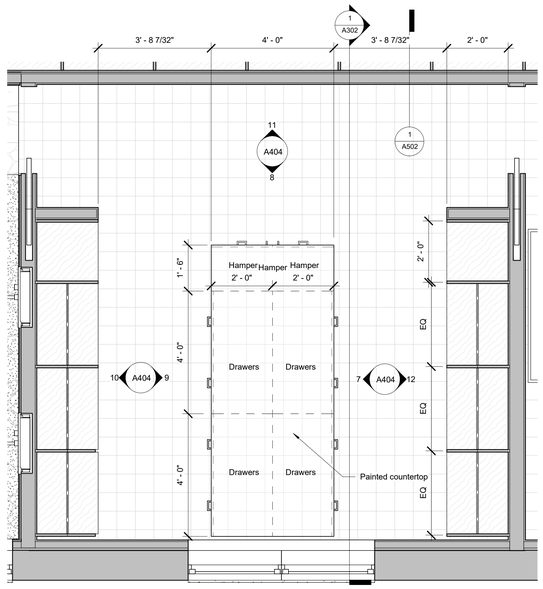
3 Master Bathroom - East
1/2" = 1'-0"



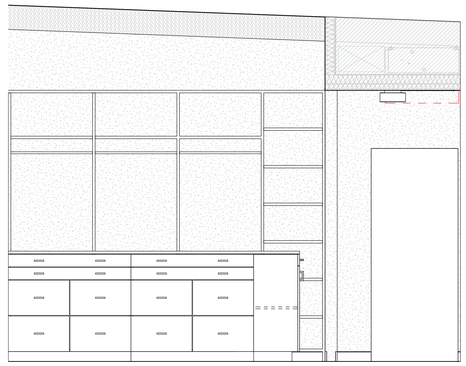
4 Master Bathroom - South
1/2" = 1'-0"



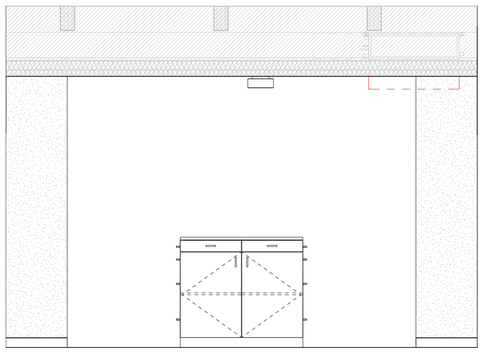
5 Level 2 - Master Bathroom
1/2" = 1'-0"



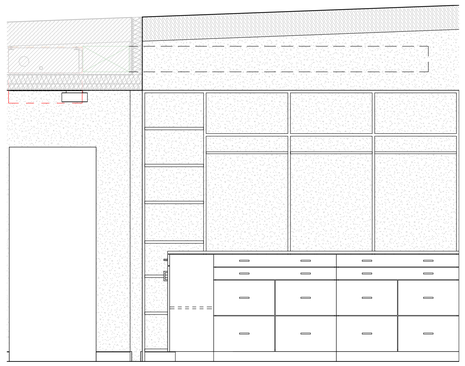
6 Level 2 - Master Closet
1/2" = 1'-0"



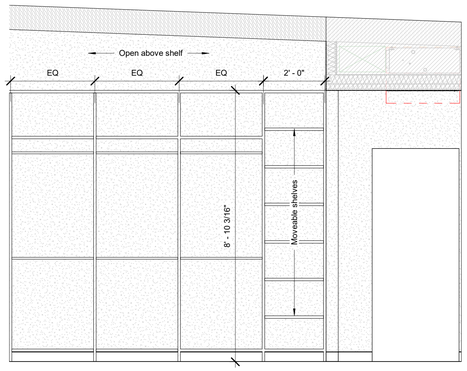
7 Master Closet Dresser - East
1/2" = 1'-0"



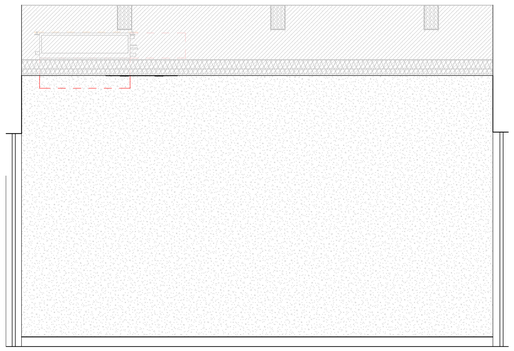
8 Master Closet Dresser - North
1/2" = 1'-0"



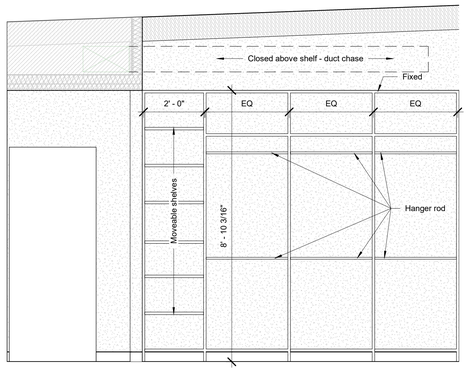
9 Master Closet Dresser - West
1/2" = 1'-0"



10 Master Closet - West
1/2" = 1'-0"



11 Master Closet - North
1/2" = 1'-0"



12 Master Closet - East
1/2" = 1'-0"

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MEP ENGINEER:
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SURVEYOR:
TBD

OWNER
Sarah Whiting / Ron Witte

PROJECT NAME
33 Bristol Street

PROJECT ADDRESS
33 Bristol Street, Cambridge, MA 02141

PROJECT STATUS
Permit Set

SEAL

Ron Witte
Registered Architect
License No. 10203
Commonwealth of Massachusetts

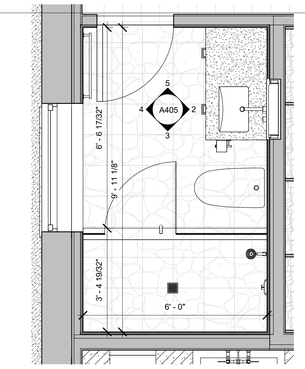
No.	Description	Date
1	New Information	2020-07-30

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:37:49 PM

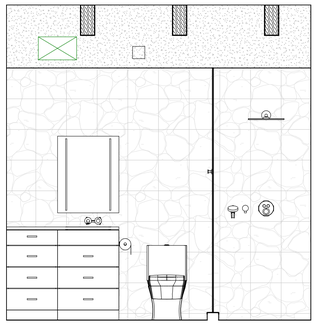
SHEET NAME
Master Bathroom & Closet

A404

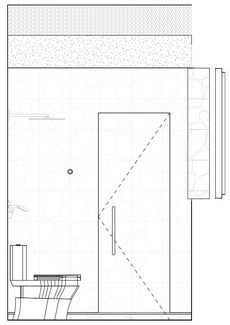
SCALE
1/2" = 1'-0"



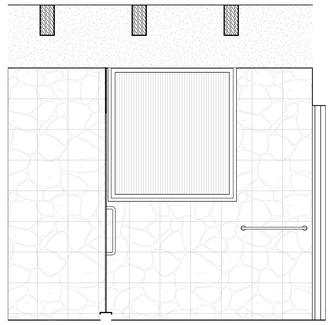
1 Level 1 - Bath 1
1/2" = 1'-0"



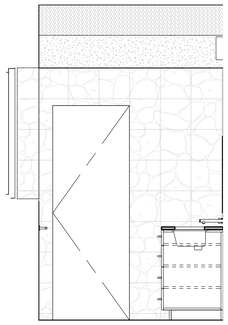
2 Bath 1 - East
1/2" = 1'-0"



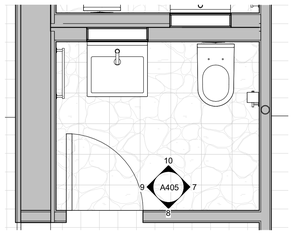
3 Bath 1 - South
1/2" = 1'-0"



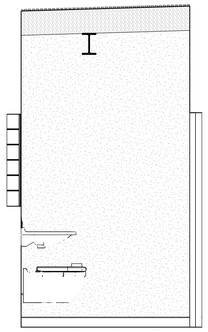
4 Bath 1 - West
1/2" = 1'-0"



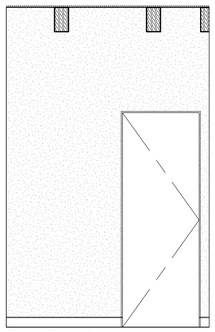
5 Bath 1 - North
1/2" = 1'-0"



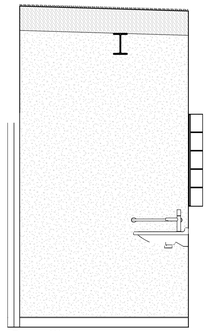
6 Level 1 - Powder Room
1/2" = 1'-0"



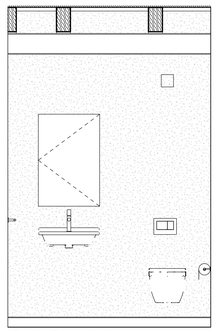
7 Powder Room - East
1/2" = 1'-0"



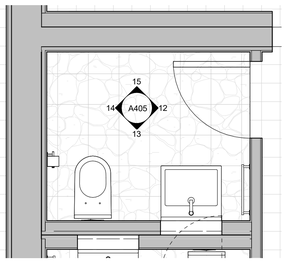
8 Powder Room - South
1/2" = 1'-0"



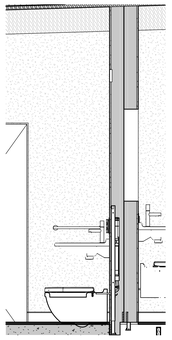
9 Powder Room - West
1/2" = 1'-0"



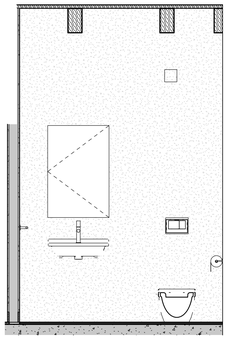
10 Powder Room - North
1/2" = 1'-0"



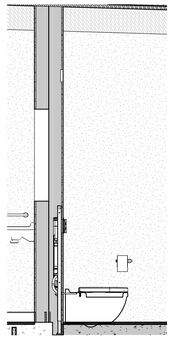
11 Level 1 - WW WC
1/2" = 1'-0"



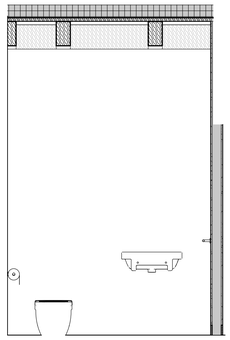
12 WW WC - East
1/2" = 1'-0"



13 WW WC - South
1/2" = 1'-0"



14 WW WC - West
1/2" = 1'-0"



15 WW WC - North
1/2" = 1'-0"

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Sarah Whiting / Ron Witte

PROJECT NAME

33 Bristol Street

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PROJECT STATUS

Permit Set

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PROJECT #:	2019 WW
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CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:38:06 PM

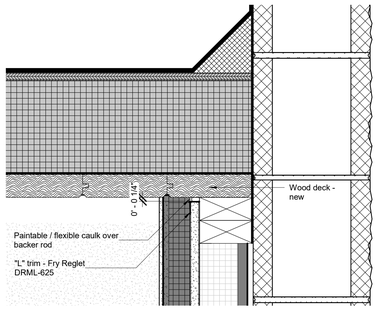
SHEET NAME

Bathrooms

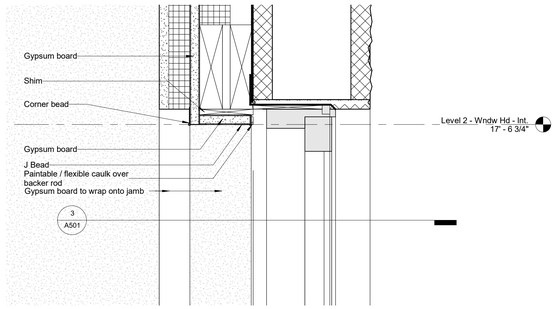
A405

SCALE

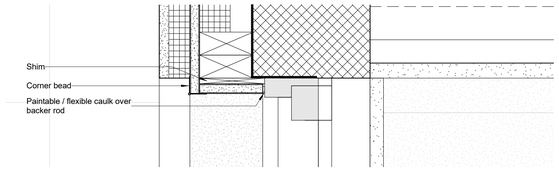
1/2" = 1'-0"



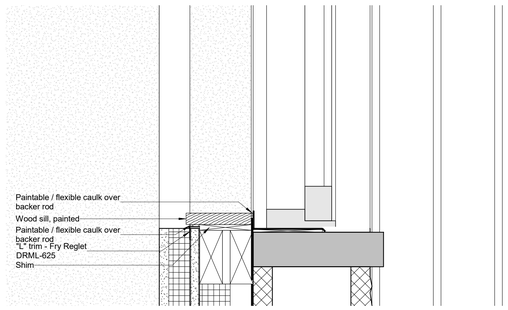
1 Detail - Typical - Furring at Ceiling
3" = 1'-0"



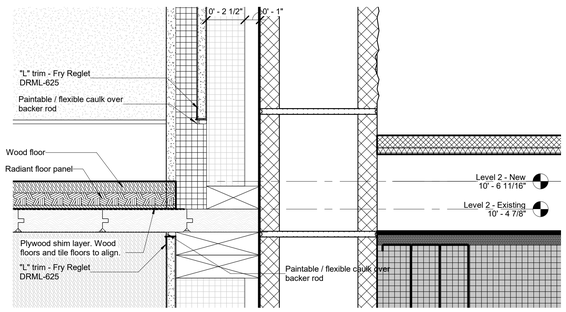
2 Detail - Typical - Window Head
3" = 1'-0"



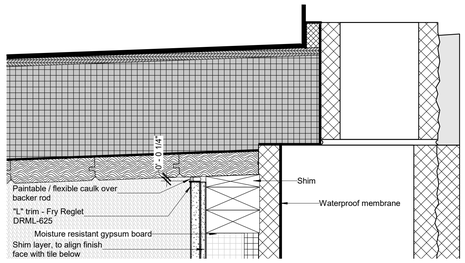
3 Detail - Typical - Window Jamb
3" = 1'-0"



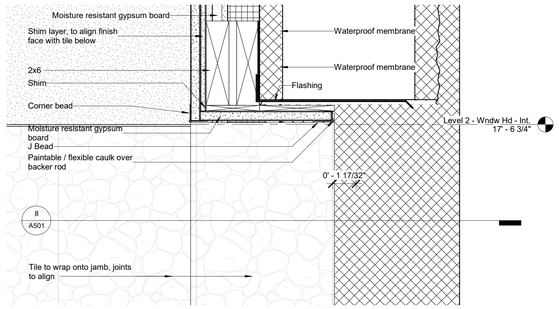
4 Detail - Typical - Window Sill
3" = 1'-0"



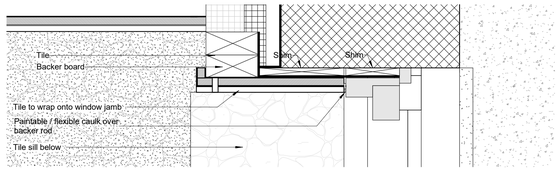
5 Detail - Typical - Base
3" = 1'-0"



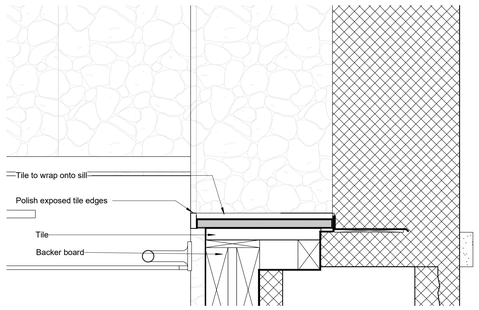
6 Detail - Typical - Furring At Ceiling - Bathroom
3" = 1'-0"



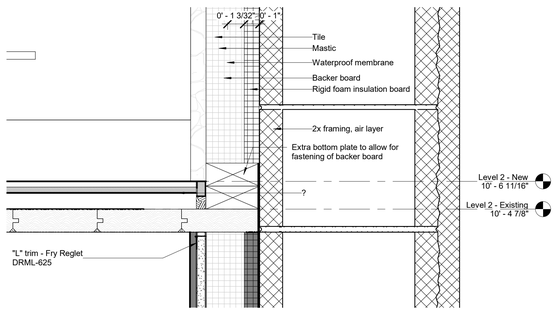
7 Detail - Typical - Window Head - Bathroom
3" = 1'-0"



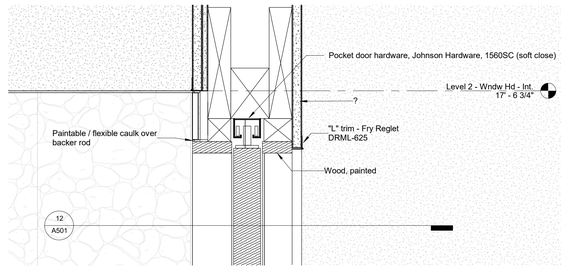
8 Detail - Typical - Window Jamb - Bathroom
3" = 1'-0"



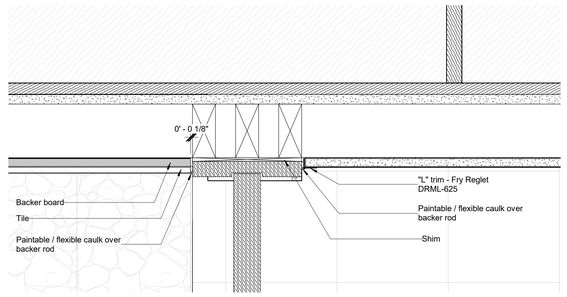
9 Detail - Typical - Window Sill - Bathroom
3" = 1'-0"



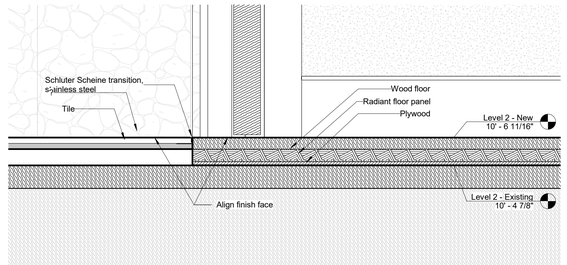
10 Detail - Typical - Base - Bathroom
3" = 1'-0"



11 Detail - Pocket Door Head - Bathroom
3" = 1'-0"



12 Detail - Pocket Door Jamb - Bathroom
3" = 1'-0"



13 Detail - Pocket Door Threshold - Bathroom
3" = 1'-0"

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CIVIL ENGINEER:
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SURVEYOR:
TBD

OWNER
Sarah Whiting / Ron Witte

PROJECT NAME
33 Bristol Street

PROJECT ADDRESS
33 Bristol Street, Cambridge, MA 02141

PROJECT STATUS
Permit Set

SEAL

Ron Witte
Registered Architect
License No. 10203
Commonwealth of Massachusetts

No.	Description	Date

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
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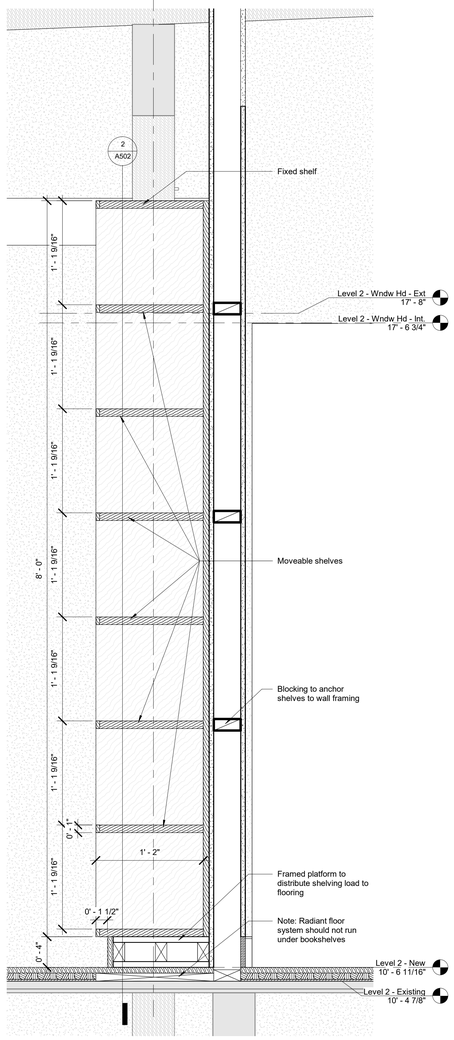
PRINT DATE:	1/20/2021 8:38:12 PM

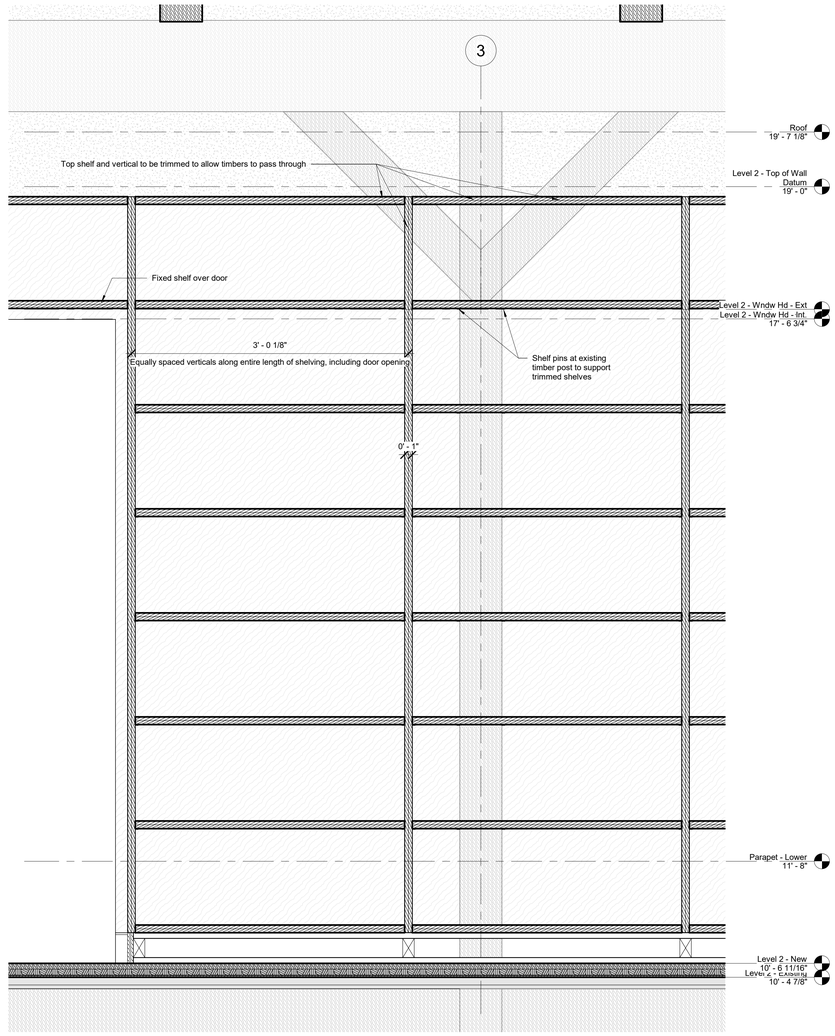
SHEET NAME
Details - Typical Windows & Doors

A501

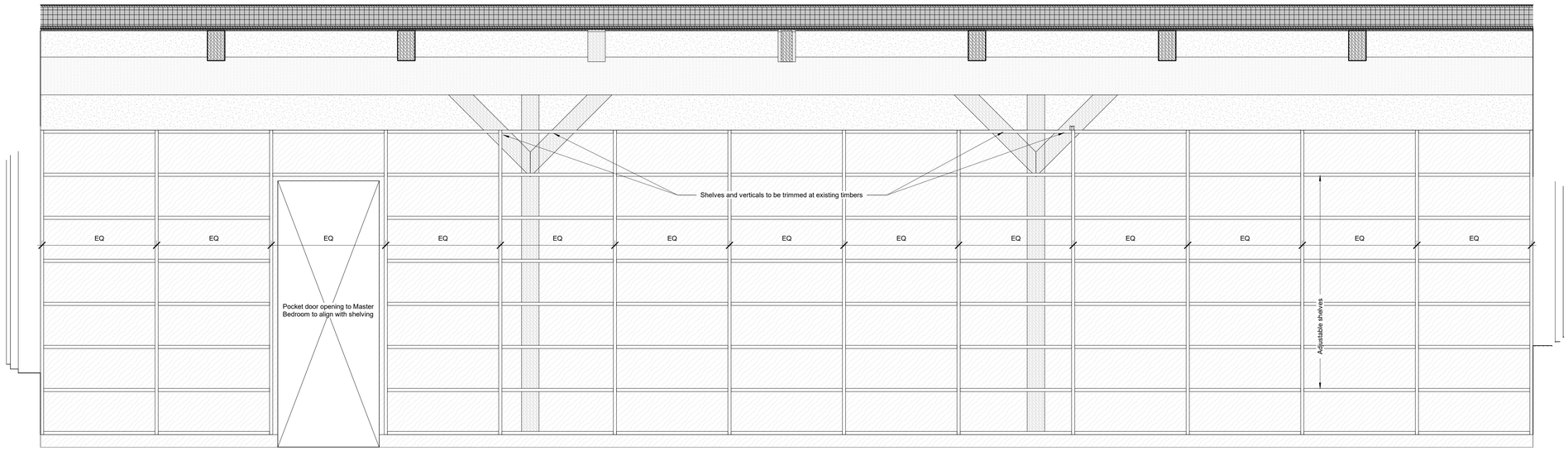
SCALE
3" = 1'-0"



1 Details - Bookshelves - Cross Section
1 1/2" = 1'-0"



2 Details- Bookshelves - Longitudinal Section
1 1/2" = 1'-0"



3 Bookshelves
3/4" = 1'-0"

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33 Bristol Street

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33 Bristol Street, Cambridge, MA 02141

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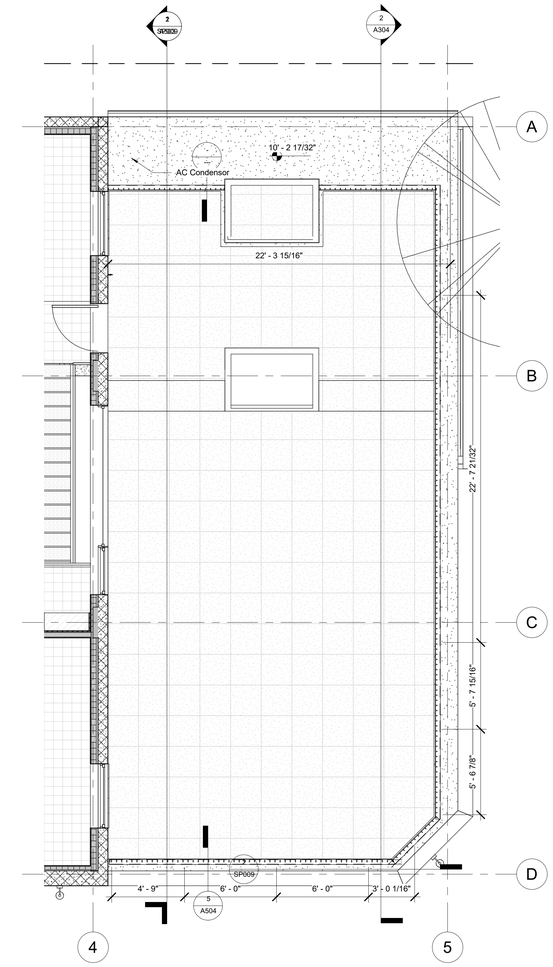
No.	Description	Date

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:38:36 PM

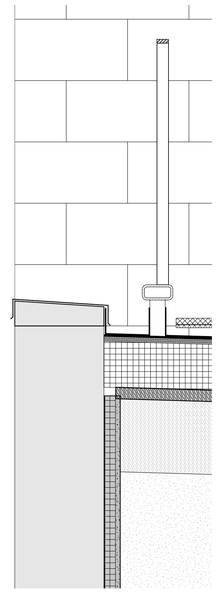
SHEET NAME
Details - Bookshelves

A502

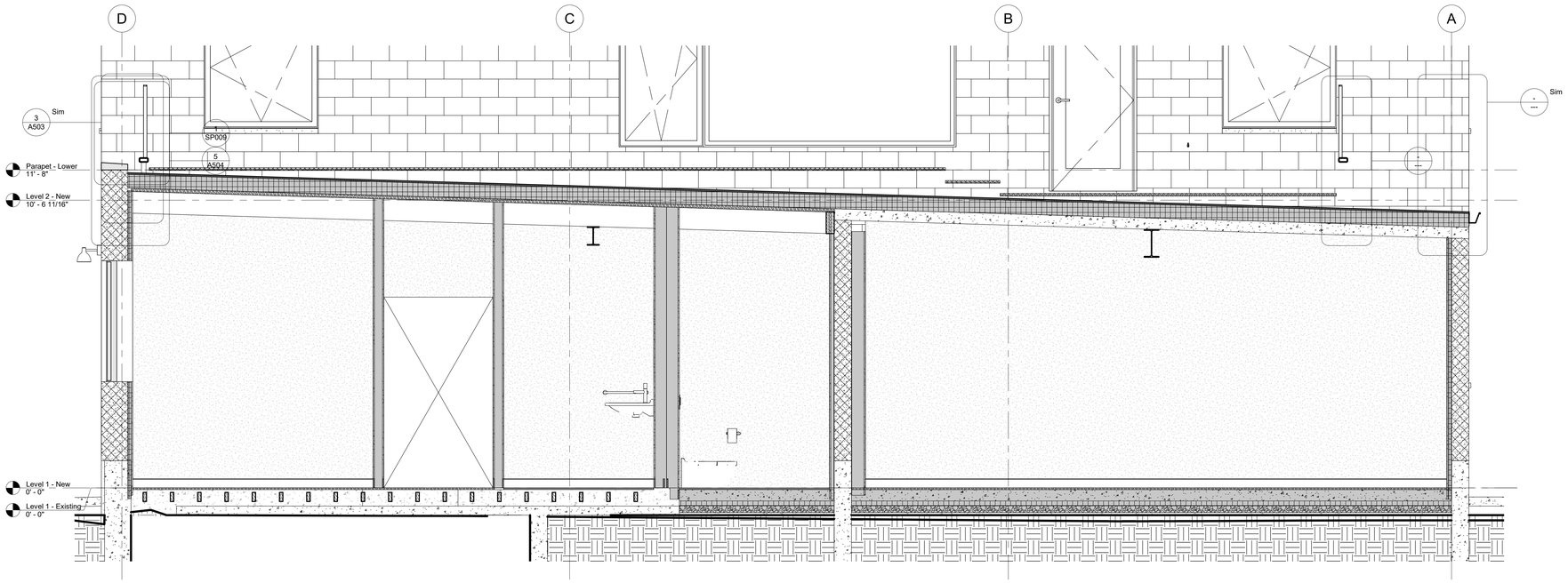
SCALE
As indicated



1 Level 2 - Roof Terrace
1/4" = 1'-0"



3 Detail - Railing Support - Short
1 1/2" = 1'-0"



2 Section - Roof Terrace
1/2" = 1'-0"

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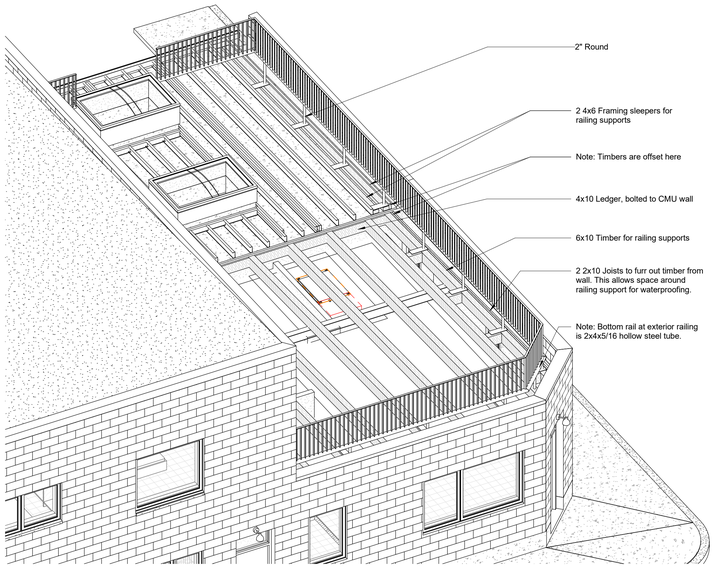
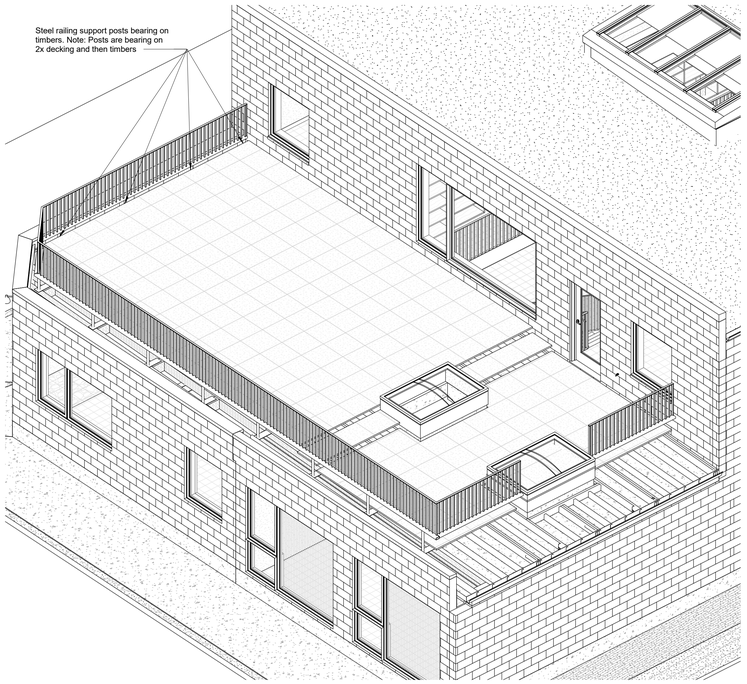
SHEET NAME
Roof Terrace

A503

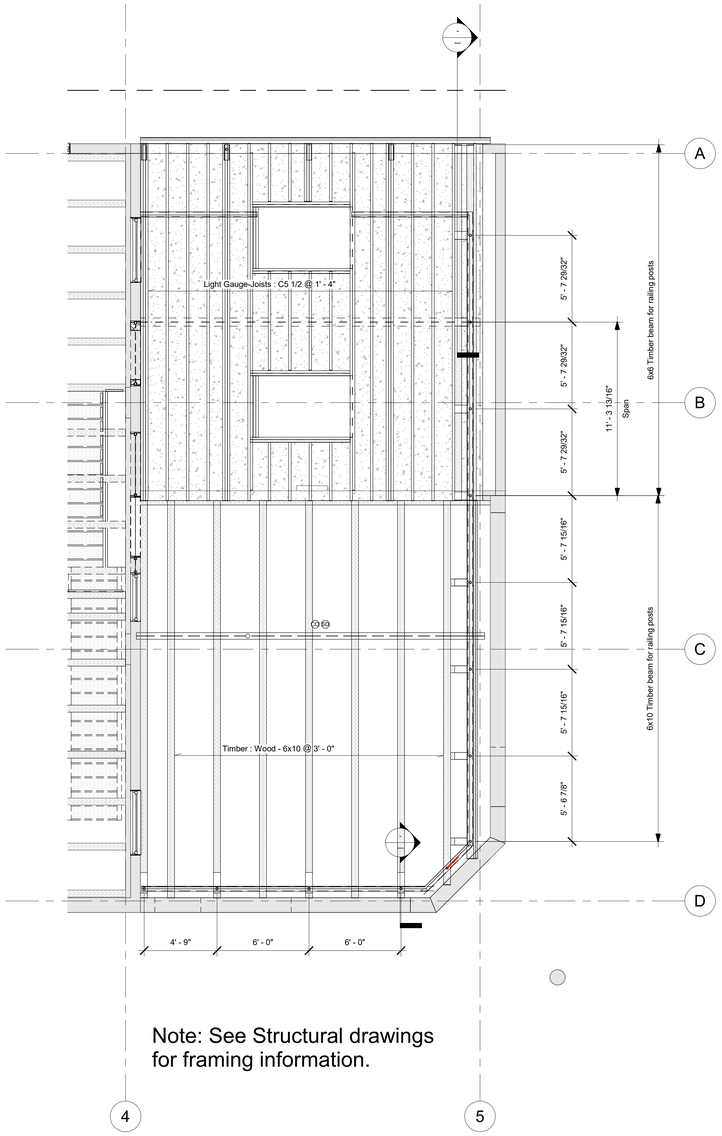
SCALE
As indicated



1 3D View - Terrace Railing Support A

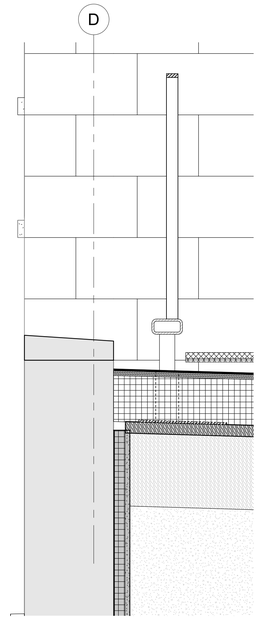


3 3D View - Terrace Railing Support B



Note: See Structural drawings for framing information.

2 Level 2 - Lower Roof & Railing Framing
1/4" = 1'-0"



5 Handrail / Structure - Deck - Short
1 1/2" = 1'-0"

Note: See Structural for framing, decking and steel information. Architect's drawings are for coordination only.

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6	New Information	2020-10-20

PROJECT #:	2019 WW
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SHEET NAME
Roof Terrace / Railing Framing

A504

SCALE
As indicated

Mechanical Equipment Schedule (To Be Confirmed)

Mark	Level	Part Number	Part Description	Total Heating Capacity	Type Comments
10	Level 1 - New				Natural Gas, Indoor, 9GPM
24	Level 2 - New	PEAD-A12AA7	Mitsubishi Electric 12000 Btu/h, Ceiling Concealed-Ducted, PEAD Series Heat Pump	18000.0 Btu/h	
27	Level 2 - New	PEAD-A18AA7	Mitsubishi Electric 18000 Btu/h, Ceiling Concealed-Ducted, PEAD Series Heat Pump	22000.0 Btu/h	
37	Level 1 - New	PVA-A18AA7	Mitsubishi Electric 18000 Btu/h, Vertical Concealed-Ducted, PVA Series Air Conditioner	23000.0 Btu/h	
38	Level 1 - Existing	PEAD-A09AA7	Mitsubishi Electric 9000 Btu/h, Ceiling Concealed-Ducted, PEAD Series Heat Pump	11400.0 Btu/h	
55	Roof	MXZ-5C42NA2	Mitsubishi Electric 3.5 Ton, MXZ Series, Air-Source VRF Heat Pump	45000.0 Btu/h	
57	Roof	MXZ-5C42NA2	Mitsubishi Electric 3.5 Ton, MXZ Series, Air-Source VRF Heat Pump	45000.0 Btu/h	
59	Roof	MXZ-5C42NA2	Mitsubishi Electric 3.5 Ton, MXZ Series, Air-Source VRF Heat Pump	45000.0 Btu/h	

Appliance Schedule

Type Mark	Family	Type	Type Comments	Manufacturer	Model
	Range-60_Inch	Range / Dual Oven	Dual fuel, 6 burners, infrared charbroiler and griddle. No warming b/c of 2nd oven.	Wolf	DF606CG
	Refrigerator-Side-by-Side	48" Left Side Freezer		Sub-Zero	BI-48S/STH
	Washer-Front_Load	Laundry - Washer			
	Dryer-Front_Load	Laundry - Dryer	Electric		
	Microwave Oven	Microwave, Below Counter		Wolf	MD30PE-S
	Dishwasher	Dishwasher	Top controls, stainless steel, bar handle, top shelf for cutlery	Bosch	800 Series, SHX878ZD5N, XXL
	Garbage Disposal	Garbage Disposal		InSinkErator	Pro 1100XL

Grand total: 7

Material Takeoff - Tile

Material: Name	Material: Area
Tile 12"x12"	36 SF
Tile 12"x12"	121 SF
Tile 12"x12"	42 SF
Tile 12"x12"	2 SF
Tile 12"x12"	19 SF
Tile 12"x12"	13 SF
Tile 12"x12"	19 SF
Tile 12"x12"	83 SF
Tile 12"x12"	50 SF
Tile 12"x12"	32 SF
Tile 12"x12"	2 SF
Tile 12"x12"	2 SF
Tile 12"x12"	76 SF
Tile 12"x12"	54 SF
Tile 12"x12"	67 SF
Tile 12"x12"	83 SF
Tile 12"x12"	63 SF
Tile 12"x12"	4 SF
Tile 12"x12"	22 SF
Tile 12"x12"	0 SF
Tile 12"x12"	0 SF
Tile 12"x12"	0 SF
Tile 12"x12"	11 SF
Tile 12"x12"	36 SF
Tile 12"x12"	0 SF
Tile 12"x12"	0 SF
Grand total: 26	840 SF

Material Takeoff - Stone Floor

Material: Name	Material: Area
Stone Floor	158 SF
Stone Floor	47 SF
Stone Floor	53 SF
Stone Floor	67 SF
Grand total: 4	325 SF

Material Takeoff - Wood Floor

Material: Name	Material: Area	Manufacturer	Model	Type Comments
Wood Floor - Endgrain	845 SF	Kaswell	Oak	Engineered planks
Wood Floor - Endgrain	1230 SF	Kaswell	Oak	Engineered planks
Wood Floor - Endgrain	1468 SF	Kaswell	Oak	Engineered planks
Grand total: 3	3542 SF			

Room Schedule - Interior

Level	Rm. #	Name	Area	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments	Interior / Exterior
Level 1 - New	101	Entry	46 SF	Stone Tile	Wood	Gypsum Board	Painted / Wood		Interior
Level 1 - New	102	Living Room	374 SF	Wood - Endgrain	Wood	Gypsum Board	Painted / Wood		Interior
Level 1 - New	103	Dining Room	438 SF	Wood - Endgrain	Wood	Gypsum Board	Painted / Wood		Interior
Level 1 - New	104	Kitchen	363 SF	Wood - Endgrain	Wood	Gypsum Board	Painted / Wood		Interior
Level 1 - New	105	Bedroom	149 SF	Wood - Endgrain	Wood	Gypsum Board	Painted / Wood		Interior
Level 1 - New	106	Bath 1	60 SF	Stone Tile	N/A	Tile / Gypsum Board	Painted / Wood		Interior
Level 1 - New	107	Mud Room	63 SF	Wood - Endgrain	Wood	Gypsum Board	Gypsum Board		Interior
Level 1 - New	108	Vestibule	13 SF	Wood - Endgrain	Wood	Gypsum Board	Gypsum Board		Interior
Level 1 - New	109	Closet	4 SF	Wood - Endgrain	Wood	Gypsum Board	Painted / Wood		Interior
Level 1 - New	110	Shelving	4 SF	Wood - Endgrain		Gypsum Board	Painted / Wood		Interior
Level 1 - New	111	Hallway	27 SF	Wood - Endgrain	Wood	Gypsum Board	Painted / Wood		Interior
Level 1 - New	112	Coats	58 SF	Wood - Endgrain	Wood	Gypsum Board	Painted / Wood		Interior
Level 1 - New	113	Powder	36 SF	Stone Tile	Wood	Gypsum Board	Painted / Wood		Interior
Level 1 - New	114	Lower Study	486 SF	Wood - Endgrain	Wood	Gypsum Board	Painted Concrete		Interior
Level 1 - New	115	Salon	335 SF	Wood - Endgrain	Wood	Gypsum Board	Painted / Wood		Interior
Level 1 - New	116	Bar	48 SF	Wood - Endgrain	Wood	Gypsum Board	Painted / Wood		Interior
Level 1 - New	117	WW WC	36 SF	Stone Tile	Wood	Gypsum Board	Painted / Wood		Interior
Level 1 - New: 17			2540 SF						
Level 2 - New	201	Master Bedroom	179 SF	Wood - Endgrain	Wood	Gypsum Board	Wood		Interior
Level 2 - New	202	Master Closet	225 SF	Wood - Endgrain	Wood	Gypsum Board	Wood	Includes gypsum board soffit	Interior
Level 2 - New	203	Master Bath	159 SF	Stone Tile	N/A	Tile / Gypsum Board	Wood		Interior
Level 2 - New	204	Library	165 SF	Wood - Endgrain	Wood	Gypsum Board	Wood		Interior
Level 2 - New	205	Bridge	59 SF	Wood - Endgrain	N/A	N/A	Wood		Interior
Level 2 - New	206	Upper Study	236 SF	Wood - Endgrain	Wood	Gypsum Board	Wood		Interior
Level 2 - New	207	Hall	103 SF	Wood - Endgrain	Wood	Gypsum Board	Wood		Interior
Level 2 - New	208	Family Room	264 SF	Wood - Endgrain	Wood	Gypsum Board	Wood		Interior
Level 2 - New	209	Laundry	31 SF	Stone Tile	Wood	Gypsum Board	Gypsum Board		Interior
Level 2 - New	210	Work Room	121 SF	Wood - Endgrain	Wood	Gypsum Board	Wood		Interior
Level 2 - New: 10			1543 SF						
Grand total: 27			4083 SF						

Room Schedule - Exterior

Level	Rm. #	Name	Area	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments	Interior / Exterior
Level 1 - New	119	Garage	288 SF	Concrete	Wood	Gypsum Board	Painted / Wood		Exterior
Level 1 - New: 1			288 SF						
Level 2 - New	120	Roof Deck	967 SF	Pavers	N/A	N/A	N/A		Exterior
Level 2 - New: 1			967 SF						
Grand total: 2			1255 SF						

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CIVIL ENGINEER:
TBD

SURVEYOR:
TBD

OWNER
Sarah Whiting / Ron Witte

PROJECT NAME
33 Bristol Street

PROJECT ADDRESS
33 Bristol Street, Cambridge, MA 02141

PROJECT STATUS
Permit Set

SEAL

Ron Witte
Registered Architect
License No. 10203
Commonwealth of Massachusetts

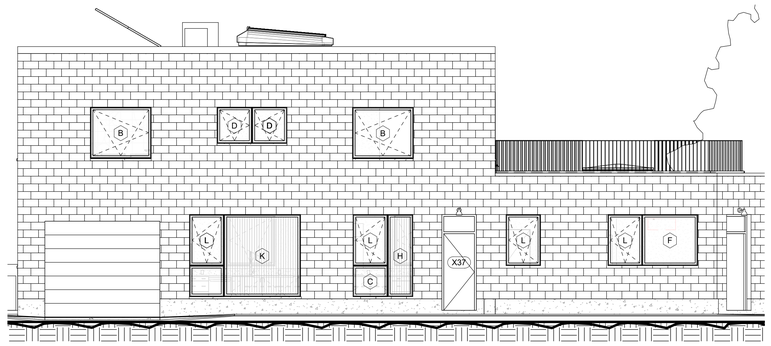
No.	Description	Date
1	New Information	2020-07-30

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:39:10 PM

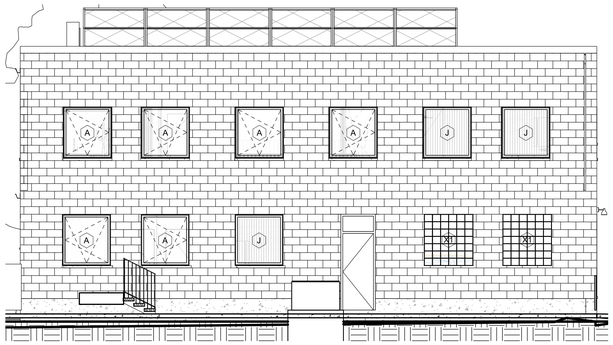
SHEET NAME
Room Schedule, Appliance Schedule, Mechanical Schedule, Material Take-Offs

A601

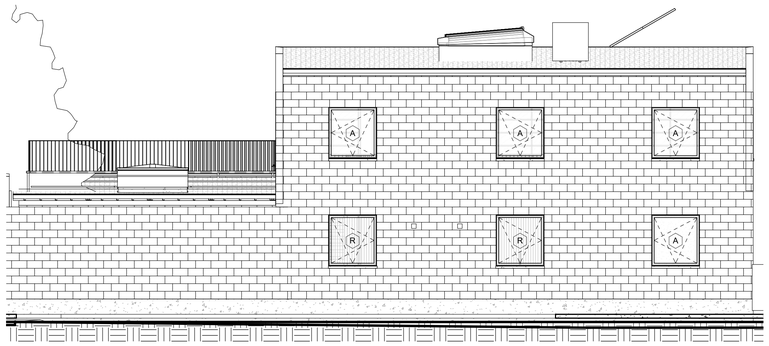
SCALE



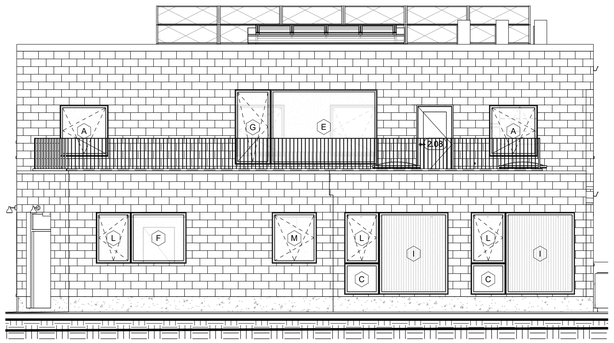
1 Windows Reference - Berkshire Street
3/16" = 1'-0"



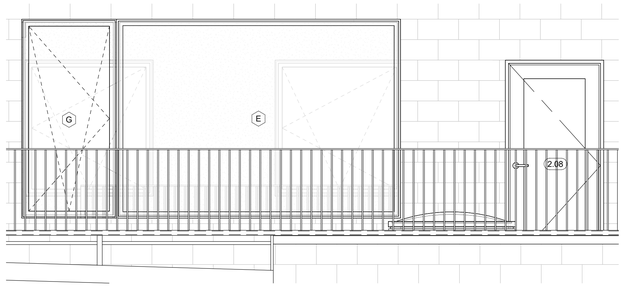
2 Windows Reference - West
3/16" = 1'-0"



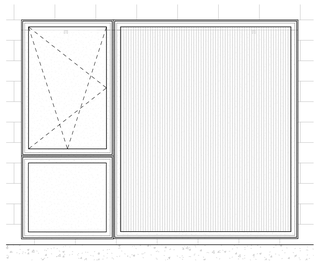
3 Windows Reference - North
3/16" = 1'-0"



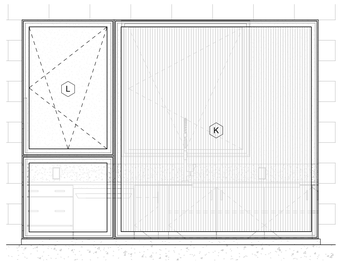
4 Windows Reference - Bristol Street
3/16" = 1'-0"



5 Mulled Windows - Level 2 - Bristol Street
1/2" = 1'-0"



6 Mulled Windows - Bristol Street (x2)
1/2" = 1'-0"



7 Mulled Windows - Berkshire Street
1/2" = 1'-0"

Window Schedule - New / Replacement

Level	Mark	Type Mark	Comments	Type Comments	Type	Phase Created	Mfr.	Rough Height	Rough Width	Height	Width
Level 1 - New	1.01	A		Left hinge	Tilt-Turn - Type A	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
Level 1 - New	1.04	A		Right hinge	Tilt-Turn - Type A	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
Level 1 - New	1.05	A		Left hinge	Tilt-Turn - Type A	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
Level 2 - New	2.01	A		Left hinge	Tilt-Turn - Type A	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
Level 2 - New	2.02	A		Right hinge	Tilt-Turn - Type A	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
Level 2 - New	2.03	A		Right hinge	Tilt-Turn - Type A	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
Level 2 - New	2.04	A		Right hinge	Tilt-Turn - Type A	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
Level 2 - New	2.05	A		Right hinge	Tilt-Turn - Type A	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
Level 2 - New	2.06	A		Right hinge	Tilt-Turn - Type A	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
Level 2 - New	2.07	A		Right hinge	Tilt-Turn - Type A	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
Level 2 - New	2.08	A		Left hinge	Tilt-Turn - Type A	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
Level 2 - New	2.09	A		Right hinge	Tilt-Turn - Type A	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
12											
Level 2 - New	2.10	B		Left hinge	Tilt-Turn - Type B	New Construction	TBD	4' - 5 3/4"	5' - 4 1/16"	4' - 5 1/4"	5' - 3 9/16"
Level 2 - New	2.11	B		Right hinge	Tilt-Turn - Type B	New Construction	TBD	4' - 5 3/4"	5' - 4 1/16"	4' - 5 1/4"	5' - 3 9/16"
2											
Level 1 - New	1.09	C		Tempered glass.	Fixed - Type C	New Construction	TBD	2' - 9"	3' - 0 1/2"	2' - 8 1/2"	3' - 0"
Level 1 - Existing	1.25	C		Tempered glass.	Fixed - Type C	New Construction	TBD	2' - 9"	3' - 0 1/2"	2' - 8 1/2"	3' - 0"
Level 1 - Existing	1.35	C		Tempered glass.	Fixed - Type C	New Construction	TBD	2' - 9"	3' - 0 1/2"	2' - 8 1/2"	3' - 0"
Level 1 - Existing	1.36	C		Tempered glass.	Fixed - Type C	New Construction	TBD	2' - 9"	3' - 0 1/2"	2' - 8 1/2"	3' - 0"
4											
Level 2 - New	2.12	D		Left hinge	Tilt-Turn - Type D	New Construction	TBD	3' - 2 1/4"	3' - 1"	3' - 1 3/4"	3' - 0 1/2"
Level 2 - New	2.13	D		Right hinge	Tilt-Turn - Type D	New Construction	TBD	3' - 2 1/4"	3' - 1"	3' - 1 3/4"	3' - 0 1/2"
2											
Level 2 - New	2.14	E		Tempered glass.	Fixed - Type E	New Construction			9' - 3 3/16"	6' - 5 7/8"	9' - 3 3/16"
1											
Level 1 - New	1.10	F		Tempered glass.	Fixed - Type F	New Construction	TBD	4' - 5 3/4"	4' - 10 1/2"	4' - 5 1/4"	4' - 10"
Level 1 - New	1.11	F		Tempered glass.	Fixed - Type F	New Construction	TBD	4' - 5 3/4"	4' - 10 1/2"	4' - 5 1/4"	4' - 10"
2											
Level 2 - New	2.15	G		Tempered glass.	Tilt-Turn - Type G	New Construction	TBD	6' - 6 3/8"	3' - 1 9/16"	6' - 5 7/8"	3' - 1 1/16"
1											
Level 1 - New	1.12	H		Tempered glass. Patterned glass.	Fixed - Type H	New Construction	TBD	7' - 2 1/8"	2' - 2 25/32"	7' - 1 5/8"	2' - 2 9/32"
1											
Level 1 - Existing	1.32	I		Tempered glass. Patterned glass.	Fixed - Type I	New Construction	TBD	7' - 2 1/8"	6' - 0 23/32"	7' - 1 5/8"	6' - 0 7/32"
Level 1 - Existing	1.33	I		Tempered glass. Patterned glass.	Fixed - Type I	New Construction	TBD	7' - 2 1/8"	6' - 0 23/32"	7' - 1 5/8"	6' - 0 7/32"
2											
Level 1 - New	1.15	J		Tempered glass. Patterned glass.	Fixed - Type J - Privacy - Wet Location	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
Level 2 - New	2.16	J		Tempered glass. Patterned glass.	Fixed - Type J - Privacy - Wet Location	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
Level 2 - New	2.17	J		Tempered glass. Patterned glass.	Fixed - Type J - Privacy - Wet Location	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
3											
Level 1 - New	1.16	K		Tempered glass. Patterned glass.	Fixed - Type K	New Construction	TBD	7' - 2 1/8"	6' - 8 7/16"	7' - 1 5/8"	6' - 7 15/16"
1											
Level 1 - New	1.17	L		Left hinge	Tilt-Turn - Type L	New Construction	TBD	4' - 5 3/4"	3' - 0 1/2"	4' - 5 1/4"	3' - 0"
Level 1 - New	1.19	L		Left hinge	Tilt-Turn - Type L	New Construction	TBD	4' - 5 3/4"	3' - 0 1/2"	4' - 5 1/4"	3' - 0"
Level 1 - New	1.20	L		Left hinge	Tilt-Turn - Type L	New Construction	TBD	4' - 5 3/4"	3' - 0 1/2"	4' - 5 1/4"	3' - 0"
Level 1 - New	1.21	L		Left hinge	Tilt-Turn - Type L	New Construction	TBD	4' - 5 3/4"	3' - 0 1/2"	4' - 5 1/4"	3' - 0"
Level 1 - New	1.23	L		Left hinge	Tilt-Turn - Type L	New Construction	TBD	4' - 5 3/4"	3' - 0 1/2"	4' - 5 1/4"	3' - 0"
Level 1 - New	1.30	L		Left hinge	Tilt-Turn - Type L	New Construction	TBD	4' - 5 3/4"	3' - 0 1/2"	4' - 5 1/4"	3' - 0"
Level 1 - New	1.31	L		Left hinge	Tilt-Turn - Type L	New Construction	TBD	4' - 5 3/4"	3' - 0 1/2"	4' - 5 1/4"	3' - 0"
7											
Level 1 - New	1.24	M		Right hinge	Tilt-Turn - Type M	New Construction	TBD	4' - 5 3/4"	3' - 11"	4' - 5 1/4"	3' - 10 1/2"
1											
Level 1 - New	1.02	R		Right hinge	Tilt-Turn - Type A - Privacy Glass	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
Level 1 - New	1.03	R		Right hinge	Tilt-Turn - Type A - Privacy Glass	New Construction	TBD	4' - 5 3/4"	4' - 2 3/4"	4' - 5 1/4"	4' - 2 1/4"
2											
Skylight Curb	3.05	SL		Price requested from Velux.	Bristol - Longlight - Large	New Construction	Velux			6' - 6"	11' - 11 1/8"
1											
Grand total: 42											

Window Schedule - Existing - Kept

Level	Mark	Type Mark	Comments	Type Comments	Type	Manufacturer	Phase Created	Rough Height	Rough Width	Phase Demolished
Level 2 - New	1.24	W		Maximum length and width = 78in x 78in. Long leg to short leg maximum ratio cannot be more than 2.3.	Not a Type - Load Type Catalog	Wasco	Existing	0' - 6 19/32"	4' - 1 25/32"	None
Level 2 - New	1.26	W		Maximum length and width = 78in x 78in. Long leg to short leg maximum ratio cannot be more than 2.3.	Not a Type - Load Type Catalog	Wasco	Existing	0' - 6 19/32"	4' - 1 25/32"	None
2										
Level 1 - New	X1.05	X1			Glass Block - 4' -3" R.O. Width		Existing			None
Level 1 - New	X1.06	X1			Glass Block - 4' -3" R.O. Width		Existing			None
2										

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MEP ENGINEER:
TBD

CIVIL ENGINEER:
TBD

SURVEYOR:
TBD

OWNER
Sarah Whiting / Ron Witte

PROJECT NAME
33 Bristol Street

PROJECT ADDRESS
33 Bristol Street, Cambridge, MA 02141

PROJECT STATUS
Permit Set

SEAL

Ron Witte
Registered Architect
License No. 10203
Commonwealth of Massachusetts

No.	Description	Date
1	New Information	2020-07-30
6	New Information	2020-10-20

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:39:18 PM

SHEET NAME
Window Schedule / Elevations

A602

SCALE
As indicated

Lighting Fixture Schedule

Type Mark	Type	Type Comments	Level	Manufacturer	Model	Mark
	60W - 120V		Level 2 - Existing			66
	Toldbod 155 Wall		Level 1 - Existing	Louis Poulsen Lighting		123
	Toldbod 155 Wall		Level 1 - Existing	Louis Poulsen Lighting		124
: 3						
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Top of Steel Beam	WAC Lighting	'J2' Type - 12ft.	2
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Top of Steel Beam	WAC Lighting	'J2' Type - 12ft.	35
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Top of Steel Beam	WAC Lighting	'J2' Type - 12ft.	36
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Top of Steel Beam	WAC Lighting	'J2' Type - 12ft.	37
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Top of Steel Beam	WAC Lighting	'J2' Type - 12ft.	38
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Top of Steel Beam	WAC Lighting	'J2' Type - 12ft.	39
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Top of Steel Beam	WAC Lighting	'J2' Type - 12ft.	50
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Top of Steel Beam	WAC Lighting	'J2' Type - 12ft.	51
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Top of Steel Beam	WAC Lighting	'J2' Type - 12ft.	52
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Top of Steel Beam	WAC Lighting	'J2' Type - 12ft.	53
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Top of Steel Beam	WAC Lighting	'J2' Type - 12ft.	54
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Top of Steel Beam	WAC Lighting	'J2' Type - 12ft.	55
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 12ft.	84
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 12ft.	85
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 12ft.	86
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 12ft.	87
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 12ft.	88
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 12ft.	96
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 12ft.	97
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 12ft.	101
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 12ft.	102
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 12ft.	105
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 12ft.	65
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 12ft.	67
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 12ft.	68
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 12ft.	69
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 12ft.	70
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 12ft.	72
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Type - 12ft.	75
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Type - 12ft.	76
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Type - 12ft.	77
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Type - 12ft.	79
A	Track Light - Track - 12'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Type - 12ft.	80
A: 33						
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Top of Steel Beam	WAC Lighting	'J2' Type - 8ft.	10
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Top of Steel Beam	WAC Lighting	'J2' Type - 8ft.	56
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 8ft.	89
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 8ft.	90
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 8ft.	91
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 8ft.	92
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 8ft.	93
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 8ft.	103
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 8ft.	104
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 8ft.	64
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Type - 8ft.	71
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Type - 8ft.	81
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Type - 8ft.	108
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Type - 8ft.	109
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Type - 8ft.	112
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Type - 8ft.	117
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Type - 8ft.	119
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Type - 8ft.	120
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Type - 8ft.	121
B	Track Light - Track - 8'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Type - 8ft.	122
B: 20						
C	Track Light - Track - 4'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Top of Steel Beam	WAC Lighting	'J2' Track - 4'	11
C	Track Light - Track - 4'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Top of Steel Beam	WAC Lighting	'J2' Track - 4'	57
C	Track Light - Track - 4'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Track - 4'	98
C	Track Light - Track - 4'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 2 - Top of Wall Datum	WAC Lighting	'J2' Track - 4'	99
C	Track Light - Track - 4'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Track - 4'	114
C	Track Light - Track - 4'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Track - 4'	116
C	Track Light - Track - 4'	Two-circuit, white, surface mounted. Includes connector for end-supplied power ($25).	Level 1 - Existing	WAC Lighting	'J2' Track - 4'	118
C: 7						
Grand total: 63						

Plumbing Fixture Schedule

Type Mark	Type	Type Comments	Level	Manufacturer	Model	Mark	Phase Created
	Hose_Bibb_9380 (1)		Level 2 - New			300	New Construction
A	Bathroom Sink Faucet	Wall mounted, chrome	Level 2 - New	Hansgrohe / Axor Uno	45113001	55	New Construction
A	Bathroom Sink Faucet	Wall mounted, chrome	Level 2 - New	Hansgrohe / Axor Uno	45113001	56	New Construction
A	Bathroom Sink Faucet	Wall mounted, chrome	Level 1 - New	Hansgrohe / Axor Uno	45113001	70	New Construction
A.1	Rough-In for Bathroom Sink Faucet	For 45113001, Wall-mount	Level 1 - New	Hansgrohe / Axor Uno	13623181	80	New Construction
A.1	Rough-In for Bathroom Sink Faucet	For 45113001, Wall-mount	Level 2 - New	Hansgrohe / Axor Uno	13623181	112	New Construction
A.1	Rough-In for Bathroom Sink Faucet	For 45113001, Wall-mount	Level 2 - New	Hansgrohe / Axor Uno	13623181	113	New Construction
B	Shower Trim - Two Functions		Level 1 - New	Hansgrohe / Axor Uno	36723001	285	New Construction
B	Shower Trim - Two Functions		Level 2 - New	Hansgrohe / Axor Uno	36723001	291	New Construction
B.1	Hand Sprayer		Level 1 - New	Hansgrohe / Axor Uno	28504001	283	New Construction
B.1	Hand Sprayer		Level 2 - New	Hansgrohe / Axor Uno	28504001	293	New Construction
B.2	Hand Sprayer Wall Mount		Level 1 - New	Hansgrohe / Axor Uno	2833100	282	New Construction
B.2	Hand Sprayer Wall Mount		Level 2 - New	Hansgrohe / Axor Uno	2833100	295	New Construction
B.3	Wall Outlet - Handsprayer	Hose required.	Level 1 - New	Hansgrohe / Axor Uno	27458003	284	New Construction
B.3	Wall Outlet - Handsprayer	Hose required.	Level 2 - New	Hansgrohe / Axor Uno	27458003	294	New Construction
B.4	Rough-In - Shower Trim		Level 1 - New	Hansgrohe / Axor Uno	01850181	286	New Construction
B.4	Rough-In - Shower Trim		Level 2 - New	Hansgrohe / Axor Uno	01850181	292	New Construction
B.5	Wall Mounted Shower Head	Chrome, Includes shower arm 04186003 ($90)	Level 1 - New	Hansgrohe / Axor Uno	28471001	77	New Construction
B.5	Wall Mounted Shower Head	Chrome, Includes shower arm 04186003 ($90)	Level 2 - New	Hansgrohe / Axor Uno	28471001	95	New Construction
B.6	Shower Drain	Chrome	Level 1 - New	Kohler	K-9136	119	New Construction
B.6	Shower Drain	Chrome	Level 2 - New	Kohler	K-9136	148	New Construction
B.7	Shower Door Handle	Chrome	Level 2 - New			191	New Construction
B.7	Shower Door Handle	Chrome	Level 1 - New			192	New Construction
B.8	Towel Hook		Level 1 - New	KOHLER Co.	K-14443-CP		New Construction
B.8	Towel Hook		Level 2 - New	KOHLER Co.	K-14443-CP	193	New Construction
C	One-Piece Toilet 1.6/0.8 GPF	Includes rough-in add ($100)	Level 1 - New	TOTO USA, Inc.	CST446CEMG	71	New Construction
C	One-Piece Toilet 1.6/0.8 GPF	Includes rough-in add ($100)	Level 2 - New	TOTO USA, Inc.	CST446CEMG	74	New Construction
D	Kohler Ladena	K-2214-0	Level 1 - New	KOHLER Co.	NA	203	New Construction
D	Kohler Ladena	K-2214-0	Level 2 - New	KOHLER Co.	NA	207	New Construction
D	Kohler Ladena	K-2214-0	Level 2 - New	KOHLER Co.	NA	208	New Construction
D	Kohler Ladena	K-2214-0	Level 2 - New	KOHLER Co.	NA	302	New Construction
E	Bathtub	Drop-In	Level 2 - New	Duravit	700426	197	New Construction
F	Bath Filler	4-hole, deck mount, with sprayer	Level 2 - New	Hansgrohe / Axor Uno	45448001	199	New Construction
F.1	Rough-In for Bath Filler	Available in US?, Rough-in for 38445000	Level 2 - New	Hansgrohe / Axor Uno	13444181	200	New Construction
G	Kitchen Faucet	Single hole, pull-down sprayer	Level 2 - New	Grohe	32665003 "Concetto"	224	New Construction
G	Kitchen Faucet	Single hole, pull-down sprayer	Level 1 - New	Grohe	32665003 "Concetto"	281	New Construction
H	Stainless Steel Sink, Double Bowl	Equal bowls, undermount	Level 1 - New	Rohl	RSS3518	214	New Construction
I	Kitchen Faucet, Single Hole, 1 Handle	Finish = 'Steel Optic'	Level 1 - New	Hansgrohe	"Citterio' 39840001	162	New Construction
J	Sink - Wall Mount		Level 1 - New	Duravit	030960	226	New Construction
J	Sink - Wall Mount		Level 1 - Existing	Duravit	030960	227	New Construction
K	Toilet - Wall Mount "Starck 3"	Toilet seat required	Level 1 - New	Duravit	222609	236	New Construction
K	Toilet - Wall Mount "Starck 3"	Toilet seat required	Level 1 - New	Duravit	222609	237	New Construction
K.1	In-Wall Tank for Wall-Mounted Toilet	For 2x4 wall (verify)	Level 1 - New	GEBERIT	111-798-00-1	247	New Construction
K.1	In-Wall Tank for Wall-Mounted Toilet	For 2x4 wall (verify)	Level 1 - Existing	GEBERIT	111-798-00-1	248	New Construction
K.2	Toilet Cover/ Seat	For Duravit wall-hung "Starck 3" toilet	Level 1 - New	Duravit	006339	245	New Construction
K.2	Toilet Cover/ Seat	For Duravit wall-hung "Starck 3" toilet	Level 1 - New	Duravit	006339	246	New Construction
K.3	Actuator Plate - Wall Mount Toilet	Polished Chrome	Level 1 - New	Geberit	115.889.SN.1		New Construction
K.3	Actuator Plate - Wall Mount Toilet	Polished Chrome	Level 1 - New	Geberit	115.889.SN.1		New Construction
L	Single Hole Faucet With Zero Handle	Polished Chrome	Level 1 - New	Hansgrohe / Axor Uno	45002001	233	New Construction
L	Single Hole Faucet With Zero Handle	Polished Chrome	Level 1 - New	Hansgrohe / Axor Uno	45002001	235	New Construction
M	NA-Stainless Steel		Level 1 - New	KOHLER Co.	K-5286-NA	280	New Construction
N	Medicine Cabinet	Recess mounted, with side lights and interior outlet	Level 2 - New	Robern	YC2430D4P1L3	23	New Construction
N	Medicine Cabinet	Recess mounted, with side lights and interior outlet	Level 2 - New	Robern	YC2430D4P1L3	24	New Construction
N	Medicine Cabinet	Recess mounted, with side lights and interior outlet	Level 1 - New	Robern	YC2430D4P1L3	29	New Construction
O	Toilet Paper Holder		Level 2 - New	KOHLER Co.	K-14377-CP		New Construction
O	Toilet Paper Holder		Level 1 - New	KOHLER Co.	K-14377-CP	185	New Construction
O	Toilet Paper Holder		Level 1 - New	KOHLER Co.	K-14377-CP	186	New Construction
O	Toilet Paper Holder		Level 1 - New	KOHLER Co.	K-14377-CP	187	New Construction
P	Towel Bar - 18"		Level 1 - New	KOHLER Co.	K-14435-CP		New Construction
P	Towel Bar - 18"		Level 1 - New	KOHLER Co.	K-14435-CP		New Construction
P	Towel Bar - 18"		Level 2 - New	KOHLER Co.	K-14435-CP	190	New Construction
P	Towel Bar - 18"		Level 1 - New	KOHLER Co.	K-14435-CP	232	New Construction
Q	Towel Bar - 24"		Level 2 - New	KOHLER Co.	K-14436-CP		New Construction
Q	Towel Bar - 24"		Level 2 - New	KOHLER Co.	K-14436-CP		New Construction
Q	Towel Bar - 24"		Level 1 - New	KOHLER Co.	K-14436-CP		New Construction
X.1	Utility/Mop Sink		Level 1 - New	Existing sink - relocated	Existing	249	New Construction
X.2	Wall-mounted Faucet		Level 1 - New	Existing	Existing	250	New Construction
67							

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CIVIL ENGINEER:
TBD

SURVEYOR:
TBD

OWNER

Sarah Whiting / Ron Witte

PROJECT NAME

33 Bristol Street

PROJECT ADDRESS

33 Bristol Street, Cambridge, MA 02141

PROJECT STATUS

Permit Set

SEAL

Ron Witte
Registered Architect
License No. 10203
Commonwealth of Massachusetts

No.	Description	Date

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:39:20 PM

SHEET NAME

Plumbing & Lighting Schedules

A603

SCALE

Door Schedule

Level	Mark	Type Mark	Comments	Type Comments	Type	Phase Created	Function	Width	Height	Door Slab	Thickness	Door Frame	Door Trim	Door Handle	Door Operation	Door Hinge	Door Operation Hardware
Level 1 - New	1.14	86	Garage to sideyard		Exterior Door With Transom	New Construction	Interior	2' - 8"	6' - 8"								
86: 1																	
Level 1 - New	1.02	A			Trimless 30" x 84"	New Construction	Interior	2' - 6"	7' - 0"	Solid Core, Flush	0' - 2 1/4"	EZConcept "EzyJamb Inswing Door Frame ISD"	None / Integral	FSB 1075	Privacy	RocYork RY-80	NA
Level 1 - New	1.03	A			Trimless 30" x 84"	New Construction	Interior	2' - 6"	7' - 0"	Solid Core, Flush	0' - 2 1/4"	EZConcept "EzyJamb Single Rabbet - SRC	None / Integral	FSB 1075	Passage	RocYork RY-80	NA
Level 1 - New	1.04	A			Trimless 30" x 84"	New Construction	Interior	2' - 6"	7' - 0"	Solid Core, Flush	0' - 2 1/4"	EZConcept "EzyJamb Inswing Door Frame ISD"	None / Integral	FSB 1075	Privacy	RocYork RY-80	NA
Level 1 - New	1.08	A			Trimless 30" x 84"	New Construction	Interior	2' - 6"	7' - 0"	Solid Core, Flush	0' - 2 1/4"	EZConcept "EzyJamb Inswing Door Frame ISD"	None / Integral	FSB 1075	Privacy	RocYork RY-80	NA
Level 1 - New	1.09	A			Trimless 30" x 84"	New Construction	Interior	2' - 6"	7' - 0"	Solid Core, Flush	0' - 2 1/4"	EZConcept "EzyJamb Inswing Door Frame ISD"	None / Integral	FSB 1075	Passage	RocYork RY-80	NA
A: 5																	
Level 1 - New	1.01	B			Trimless 32" x 84"	New Construction	Interior	2' - 8"	7' - 0"	Solid Core, Flush	0' - 2 1/4"	EZConcept "EzyJamb Inswing Door Frame ISD"	None / Integral	FSB 1075	Passage	RocYork RY-80	NA
Level 1 - New	1.05	B			Trimless 32" x 84"	New Construction	Interior	2' - 8"	7' - 0"	Solid Core, Flush	0' - 2 1/4"	EZConcept "EzyJamb Single Rabbet - SRC	None / Integral	FSB 1075	Passage	RocYork RY-80	NA
Level 1 - New	1.07	B			Trimless 32" x 84"	New Construction	Interior	2' - 8"	7' - 0"	Solid Core, Flush	0' - 2 1/4"	EZConcept "EzyJamb Inswing Door Frame ISD"	None / Integral	FSB 1075	Passge	RocYork RY-80	NA
B: 3																	
Level 2 - New	2.03	D		Sliding door hardware = $251.45	Trimless - Pocket 32"x84"	New Construction	Interior	2' - 8"	7' - 0"	Solid Core, Flush	0' - 1 3/4"	EZConcept "CavKit"	None / Integral	Baldwin 8601 Pocket Door Pull, satin chrome		NA	Pocket door: Johnson Hardware "1500SC "Soft Close Pocket Door Frame Kit"
D: 1																	
Level 2 - New	2.04	E		Sliding door hardware = $251.45	Trimless - Pocket 34"x84"	New Construction	Interior	2' - 10"	7' - 0"	Solid Core, Flush	0' - 1 3/4"	EZConcept "CavKit"	None / Integral	Baldwin 8601 Pocket Door Pull, satin chrome		NA	Pocket door: Johnson Hardware "1500SC "Soft Close Pocket Door Frame Kit"
E: 1																	
Level 1 - New	1.10	F		Sliding door hardware = $251.45	Trimless - Pocket 36"x84"	New Construction	Interior	3' - 0"	7' - 0"	Solid Core, Flush	0' - 1 3/4"	EZConcept "CavKit"	None / Integral	Baldwin 8601 Pocket Door Pull, satin chrome		NA	Pocket door: Johnson Hardware "1500SC "Soft Close Pocket Door Frame Kit"
F: 1																	
Level 2 - New	2.05	G	Door to be trimmed to align with top of tile.	Sliding door hardware = $251.45	Trimless - Pocket 34"x84" - Master Bathroom	New Construction	Interior	2' - 10"	6' - 11 7/16"	Solid Core, Flush	0' - 1 3/4"	EZConcept "CavKit"	None / Integral	Baldwin 8601 Pocket Door Pull, satin chrome		NA	Pocket door: Johnson Hardware "1500SC "Soft Close Pocket Door Frame Kit"
G: 1																	
Level 2 - New	2.06	H	Laundry area, Johnson Hardware	6 panel door	Multi-Fold Door	New Construction	Interior	10' - 0"	7' - 0"	Solid Core, Flush			TBD	FSB 1075	Fixed		Multi-fold: Johnson Hardware, model 200RD
H: 1																	
Level 2 - New	2.08	I	Raised threshold to allow for terrace detail.		Exterior Door - Full Lite	New Construction	Exterior	3' - 0"	6' - 8"	Aluminum w/ glass lite	0' - 1 3/4"	By manufacturer. If possible, same as window mfr.	TBD	FSB 1075	Security	TBD	NA
I: 1																	
Level 1 - New	1.11	J	Door head, top of shower enclosure, and top of tile to align.		Shower Door	New Construction		2' - 4"	6' - 9 1/16"	Glass	0' - 0 3/8"						
Level 2 - New	2.10	J	Door head, top of shower enclosure, and top of tile to align.		Shower Door	New Construction		2' - 4"	6' - 9 1/16"	Glass	0' - 0 3/8"						
J: 2																	
Level 2 - Wndw Hd - Int.	2.11	K	Acess panel , for HVAC unit in ceiling. Size requirements to be verified.		Access Door - For HVAC Access	New Construction	Interior	2' - 6"	4' - 0"		0' - 0 3/8"	EZConcept "AccessDor"	None / Integral		NA	Integral	NA
K: 1																	
Level 1 - New	1.12	L	This is a new opening in an existing masonry wall. No door		New Opening in Wall - No Door	New Construction	Interior	0' - 0"	0' - 0"								
L: 1																	
Level 1 - New	1.06	N	Garage to Mudroom		Trimless 32" x 84" - Exterior	New Construction	Exterior	2' - 8"	7' - 0"	Solid Core, Flush	0' - 2 1/4"	EZConcept "EzyJamb Single Rabbet - SRC	None / Integral	FSB 1075	Security	RocYork RY-80	NA
N: 1																	
Level 1 - Existing	1.13	XA	Re-use of existing garage door to be verified.		Overhead Garage Door Re-Use Existing	New Construction	Exterior	10' - 0"	8' - 4"		0' - 1 1/2"						
XA: 1																	

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CIVIL ENGINEER:
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SURVEYOR:
TBD

OWNER
Sarah Whiting / Ron Witte

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33 Bristol Street

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33 Bristol Street, Cambridge, MA 02141

PROJECT STATUS
Permit Set

SEAL

REGISTERED ARCHITECT RON WITTE 10203 MA COMMONWEALTH OF MASSACHUSETTS

Ron Witte
Registered Architect
License No. 10203
Commonwealth of Massachusetts

No.	Description	Date
1	New Information	2020-07-30

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:39:20 PM

SHEET NAME
Door Schedule

A604

SCALE

EzyJamb | SRC Single Rabbet Door Frame

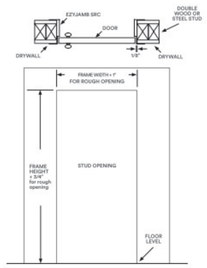
Installation Instructions

Step 1

Ensure that the **stud opening** is square and level and is the correct size.

Make sure the rough opening has double studs, the manufacturer strongly recommends wood studs or a minimum 18 gauge .030 metal studs on both sides of the opening. Studco recommends double studs for this installation.

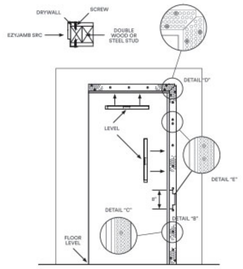
When using concealed hinges, the stud must be **notched** at each hinge location to ensure proper fitment.



Step 2

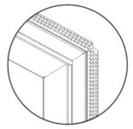
Fasten hinge side first, making sure jamb is level and as tight against stud opening as possible. Then screw at 8" centers up stile, screwing back through drywall into stud jamb. See *Detail 'B'* and *'C'*.

Double screw all ends as *Detail D*. and beside hinge position - both above and below hinge if using concealed hinges as *Detail E*.



Step 2A | Head Installation

Locate fixing tabs to header.



Corner Detail Completed

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T: 1 888 399 5262 | F: 585.545.3010 | E: sales@ezconcept.com | W: www.ezconcept.com

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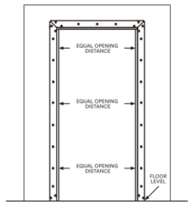
EzyJamb SRC Installation Instructions EZ_US_A_rrrrp

EzyJamb | SRC Single Rabbet Door Frame

Installation Instructions

Step 3

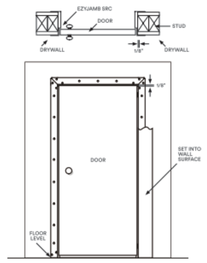
Fasten the final vertical section (strike jamb) below the head section. Ensure that the spacing between the two vertical sections are spaced evenly at the required distance.



Step 4

Ensure the perforated side strips sit flat against the drywall to enable the jamb sections to be easily set into the wall surface. Finish the jamb with drywall compound.

Hang the door in position leaving 1/8" clearance from the top and the hinged side using the EzyJamb Standard or Invisible Hinges. Install the striker plate into position to align with the latch plate punching.



Completed Installation

The completed jamb is flush finished and can be painted in with the whole wall area to fully conceal any fixing, achieving simple clean lines around the door face.

For further information or assistance in installation of EzyJamb products, please visit:

www.ezconcept.com/installation

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EzyJamb SRC Installation Instructions EZ_US_A_rrrrp

EzyJamb | ISD Inswing Door Frame

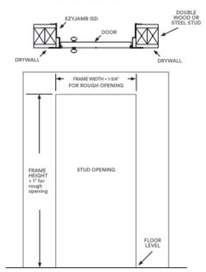
Installation Instructions

Step 1

Ensure that the **stud opening** is square and level and is the correct size.

Make sure the rough opening has double studs, the manufacturer strongly recommends wood studs or a minimum 18 gauge .030 metal studs on both sides of the opening. Studco recommends double studs for this installation.

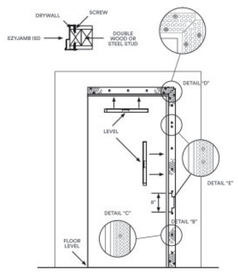
When using concealed hinges, the stud must be **notched** at each hinge location to ensure proper fitment.



Step 2

Fasten hinge side first, making sure jamb is level and as tight against stud opening as possible. Then screw at 8" centers up stile, screwing back through drywall into stud jamb. See *Detail 'B'* and *'C'*.

Double screw all ends as *Detail D*. and beside hinge position - both above and below hinge if using concealed hinges as *Detail E*.



Step 2A | Head Installation

Locate fixing tabs to header.

Double screw all ends as Detail D.

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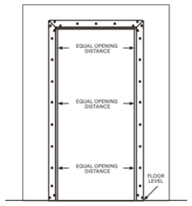
EzyJamb ISD Installation Instructions EZ_US_A_rrrrp

EzyJamb | ISD Inswing Door Frame

Installation Instructions

Step 3

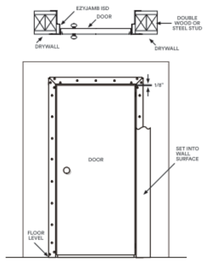
Fasten the final vertical section (strike jamb) below the head section. Ensure that the spacing between the two vertical sections are spaced evenly at the required distance.



Step 4

Ensure the perforated side strips sit flat against the drywall to enable the jamb sections to be easily set into the wall surface. Finish the jamb with drywall compound.

Hang the door in position leaving 1/8" clearance from the top and the hinged side using the EzyJamb Standard or Invisible Hinges. Install the striker plate into position to align with the latch plate punching.



Completed Installation

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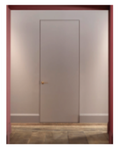

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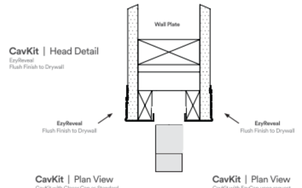
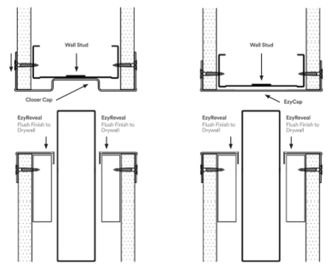
EzyJamb ISD Installation Instructions EZ_US_A_rrrrp

CavKit

CAVKIT INSTALLATION DETAIL





Information contained within this document supersedes all previous versions and is subject to change without notice

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CavKit Installation Detail EZ_US_A_rrrrp

WW ARCHITECTURE
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info@wwarchitecture.com
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(617) 926-9300

MEP ENGINEER:
TBD

CIVIL ENGINEER:
TBD

SURVEYOR:
TBD

OWNER

Sarah Whiting / Ron Witte

PROJECT NAME

33 Bristol Street

PROJECT ADDRESS

33 Bristol Street, Cambridge, MA 02141

PROJECT STATUS

Permit Set

SEAL

Ron Witte
Registered Architect
License No. 10203
Commonwealth of Massachusetts

No.	Description	Date
1	New Information	2020-07-30

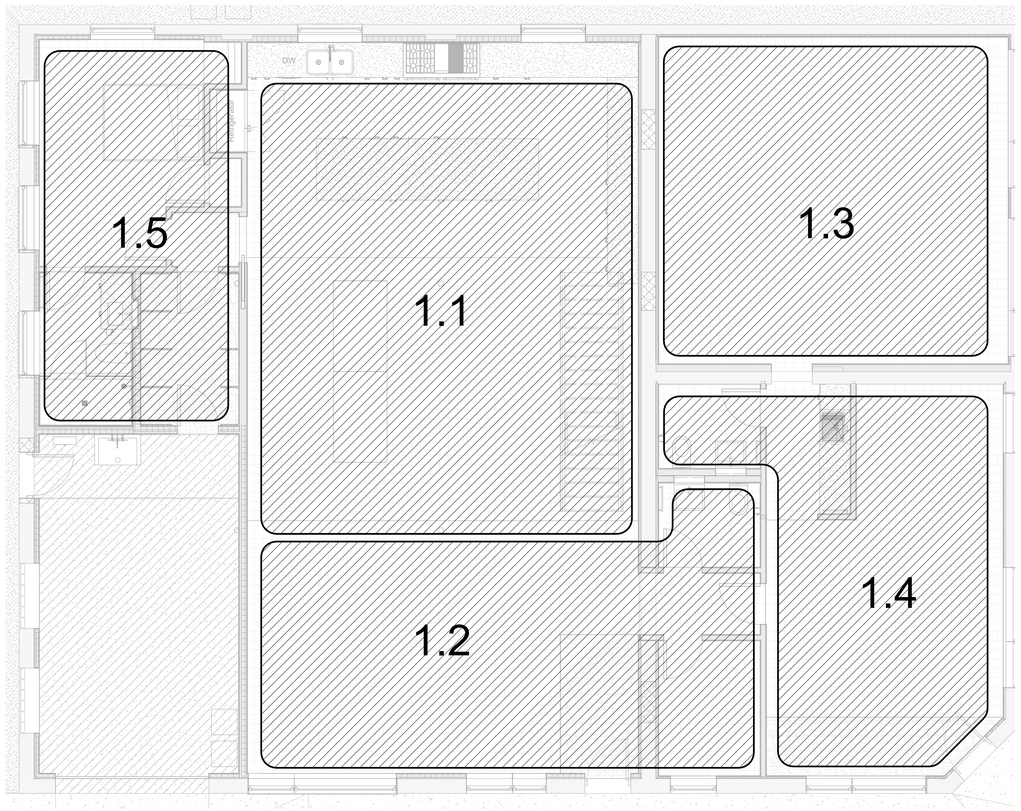
PROJECT #:	2019 WW
ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:39:22 PM

SHEET NAME

Door Details - Per Manufacturer

A605

SCALE



1 Level 1 - Radiant Heat Zoning
1/4" = 1'-0"

2 Level 2 - Radiant Heat Zoning
1/4" = 1'-0"

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OWNER
Sarah Whiting / Ron Witte

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ISSUE DATE:	2020-08-14
DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	1/20/2021 8:39:29 PM

SHEET NAME
Radiant Heat Zoning

M001

SCALE
1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL DETERMINE EXISTING CONDITIONS WHERE REQUIRED AND VERIFY ALL FIELD CONDITIONS FOR CLEARANCES, DIMENSIONS AND ELEVATIONS SHOWN ON DRAWINGS. ANY DISCREPANCIES SHALL BE MARKED ON A PRINT OF THE STRUCTURAL DRAWING AND FORWARDED IMMEDIATELY TO THE ENGINEER.

2. THE CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING WITH THE WORK AND SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES REQUIRING CLARIFICATION OR REVISIONS. DO NOT SCALE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN.

3. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATIONS AND THE MASSACHUSETTS STATE ONE AND TWO FAMILY BUILDING CODE, 9TH EDITION.

4. THE CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS FOR THE ENGINEER'S APPROVAL FOR ALL PARTS OF THE WORK, INCLUDING A DESCRIPTION OF DEMOLITION, CONSTRUCTION METHODS, AND SEQUENCING WHERE APPLICABLE. EXISTING FIELD CONDITIONS SHALL BE INCORPORATED INTO SUBMITTALS. NO PERFORMANCE OF THE WORK INCLUDING, BUT NOT LIMITED TO, DEMOLITION OF THE EXISTING STRUCTURE, OR FABRICATION OR ERECTION OF NEW STRUCTURAL ELEMENTS SHALL COMMENCE WITHOUT REVIEW OF THE SHOP DRAWINGS BY THE ENGINEER.

5. IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME TYPE AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN AND NOTED, SUBJECT TO THE STRUCTURAL ENGINEER'S APPROVAL.

6. SEE THE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
   - A. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON BEARING PARTITIONS.
   - B. SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, INSERTS, ETC. EXCEPT AS SHOWN.
   - C. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS EXCEPT AS SHOWN.
   - D. FLOOR AND ROOF FINISHES.
   - E. FINISHED FLOOR AND EXTERIOR ELEVATIONS.
   - F. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
   - G. STAIR FRAMING AND DETAILS.

7. SEE THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
   - A. PIPE AND DUCT RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC. EXCEPT AS SHOWN OR NOTED.
   - B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS
   - C. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL, OR PLUMBING FIXTURES.
   - D. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS, EXCEPT AS SHOWN OR NOTED.

8. OPENING, POCKETS, ETC. LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, OR WALLS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC LARGER THAN 6" WHICH ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.

9. ALL MECHANICAL SYSTEMS SUSPENDED LOADS EXCEEDING 100 POUNDS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION UNLESS SPECIFICALLY DETAILED ON THE DRAWINGS.

10. DESIGN BASIS:
    DESIGN IS IN ACCORDANCE WITH THE MASSACHUSETTS STATE ONE AND TWO FAMILY BUILDING CODE, 9TH EDITION.

    LIVE LOAD
    SLEEPING ROOMS.....30 PSF
    ALL OTHER FLOORS AND ROOF DECKS.....40 PSF

    SNOW LOAD, FLAT ROOF SNOW LOAD.....30 PSF + DRIFT

11. SEE ARCHITECTURAL DRAWINGS FOR WATERPROOFING AND DAMPPROOFING DETAILS.

12. THE OWNER WILL RETAIN AN INDEPENDENT TESTING AGENCY TO INSPECT THE FOLLOWING TYPES OF WORK. SEE THE PROJECT SPECIFICATIONS FOR SPECIFIC REQUIREMENTS.
    - A. SUBGRADE, INCLUDING SOILD PREPARATION, COMPACTION AND BEARING CAPACITY
    - B. ALL CONCRETE WORK
    - C. MASONRY WORK WHERE NOTED ON THE DRAWINGS
    - D. INSTALLATION OF EXPANSION AND ADHESIVE ANCHOR
    - E. STRUCTURAL STABILITY

13. THE FOLLOWING SHALL BE DESIGNED BY A REGISTERED DESIGN PROFESSIONAL (RDP) NOT UNDER THE CONTROL OF THE STRUCTURAL ENGINEER OF RECORD (SER) AND SUBMITTED FOR REVIEW WITH CALCULATIONS PREPARED, STAMPED, AND SIGNED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT'S STATE:
    - A. WOOD, METAL, OR CONCRETE STAIRS AND RAILS NOT DETAILED ON STRUCTURAL DRAWINGS
    - B. STRUCTURAL STEEL CONNECTIONS NOT FULLY DETAILED IN CONTRACT DRAWINGS (SHEAR CONNECTIONS, MOMENT CONNECTIONS).
    - C. TEMPORARY SHORING WORK.
    - D. HAND RAILS, GUARDRAILS AND HALF WALLS SERVING AS SUCH.
    - E. ALL OTHER SYSTEMS NOTED AS SUCH IN PROJECT SPECIFICATIONS.

    STRUCTURAL DRAWINGS PROVIDED BY SER SUBMITTED FOR PERMIT DO NOT INCLUDE DESIGN OF THE SYSTEMS LISTED ABOVE.

TEMPORARY WORK

1. ALL TEMPORARY WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE MASSACHUSETTS STATE ONE AND TWO FAMILY BUILDING CODE, 9TH EDITION.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE PROPER SHORING AND BRACING WHEREVER NECESSARY. SHOP DRAWINGS FOR SUCH SHORING SHALL BE PREPARED BY A PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR, IN ACCORDANCE WITH ALL APPLICABLE CURRENT RULES AND REGULATIONS.

3. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

FOUNDATION

1. FOUNDATIONS ON THIS PROJECT CONSIST OF CAST IN PLACE CONCRETE WALLS AND SPREAD FOOTINGS.

2. PROVIDE 4'-0" MINIMUM FROST COVER FOR FOOTINGS.

3. ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2,000 PSF.

4. NO FOUNDATION CONCRETE SHALL BE PLACED INTO STANDING WATER. WATER SHALL NOT BE ALLOWED TO STAND IN TRENCHES BEFORE OR AFTER CONCRETE IS PLACED. IF TRENCHES BECOME SOFTENED DUE TO RAIN OR OTHER WATER BEFORE THE CONCRETE IS CAST, THE CONTRACTOR SHALL EXCAVATE THE SOFTENED MATERIAL AND REPLACE WITH CONCRETE OR WELL COMPACTED CRUSHED STONE.

CONCRETE AND REINFORCEMENT

1. CONCRETE 28 DAYS COMPRESSIVE STRENGTH TO BE 3000 PSI MINIMUM.

2. NOMINAL COARSE AGGREGATE SIZE SHALL NOT EXCEED ¾" U.N.O..

3. STEEL REINFORCING IN CONCRETE TO BE ASTM A615 GRADE 60.

4. WELDED WIRE FABRIC TO BE ASTM A185 WITH ULTIMATE TENSILE STRENGTH OF 70,000 PSI.

5. OVERLAP STEEL REINFORCING BARS TO PROVIDE CLASS B LAP SPLICES. RETURN BARS BY 1'-0" MIN. AROUND CORNERS.

6. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6" OR ONE FULL MESH, WHICHEVER IS GREATER, AND SHALL BE WIRED TOGETHER.

7. PROVIDE CLEAR COVERAGE OF OUTER REINFORCEMENT AS FOLLOWS:
   LOCATION IN STRUCTURE — CLEAR COVERAGE
   SURFACE CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH.....3"

   FORMED SURFACES EXPOSED TO EARTH OR WEATHER
   #5 BAR OR SMALLER.....1½"
   #6 BAR TO #18 BAR.....2"

8. THE MINIMUM CLEAR SPACING BETWEEN PARALLEL REINF. BARS IN A LAYER SHALL BE EQUAL TO THE BAR DIAMETER, BUT NOT LESS THAN ONE INCH.

9. CAST IN PLACE STRUCTURAL CONCRETE SHALL NOT BE CUT OR CORED WITHOUT PRIOR APPROVAL OF THE ARCHITECT.

10. ALL REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 315 DETAILING MANUAL.

11. ALL REINFORCING STEEL SHALL BE SECURELY HELD IN PROPER POSITION WHILE POURING CONCRETE. IF REQUIRED, ADDITIONAL BARS AND STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT TO THE REINFORCING STEEL.

12. CONTRACTOR SHALL SUBMIT REBAR SHOP DRAWINGS AND CONCRETE MIX DESIGN FOR ARCHITECT'S APPROVAL. SHOP DRAWINGS SHALL SHOW EXTENTS OF CONCRETE AS WELL AS REBAR PLACEMENT.

13. NO CONCRETE SHALL BE POURED UNTIL ALL REINFORCEMENT AND INSTALLATIONS HAVE BEEN INSPECTED AND APPROVED BY THE OWNER'S TESTING AGENCY OR BUILDING INSPECTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER'S TESTING AGENCY 48 HOURS BEFORE POURING CONCRETE TO ALLOW FOR ALL NECESSARY INSPECTIONS.

14. NO PIPES OR CONDUIT SHALL BE EMBEDDED IN THE STRUCTURAL CONCRETE FLOOR SLABS WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

15. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED. PROVIDE AIR CONTENT OF 4% TO 7%.

CONCRETE BLOCK MASONRY

1. MASONRY WORK SHALL CONFORM TO THE REQUIREMENTS OF THESE NOTES, THE SPECIFICATIONS, LATEST EDITION ACI 530 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, AND THE MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION.

2. CONCRETE BLOCK TO BE NORMAL WEIGHT HOLLOW BLOCK ASTM C90 TYPE 1 GRADE N, NOMINAL 8" TALL x 16" LONG.

3. MORTAR TO BE ASTM C270 TYPE M OR S. ADMIXTURES ARE NOT ALLOWED.

4. GROUT TO CONFORM TO ASTM C476, FINE OR COURSE, WITH A MINIMUM STRENGTH OF 3000 PSI.

5. NET AREA COMPRESSIVE STRENGTH OF MASONRY, f'm, TO BE 2000 PSI UNO, CONSTRUCTED FROM 2800 PSI CMU AND TYPE "M" OR "S" MORTAR.

6. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.

7. JOINT REINFORCEMENT SHALL BE MANUFACTURED WIRE CONFORMING TO ASTM A82.

8. SEE THE ARCHITECTURAL DRAWINGS FOR NON-LOAD BEARING MASONRY PARTITIONS.

9. SEE SPECIFICATIONS FOR ALL TESTING AND INSPECTION REQUIREMENTS.

10. FILL ALL EXPANSION AND CONTROL JOINTS WITH CLOSED CELL NEOPRENE CONFORMING TO ASTM D1056 CLASS RE41 WITH 50% COMPRESSION.

11. REINFORCED MASONRY WALLS SHALL HAVE BOND BEAMS AT EACH FLOOR LEVEL, THE TOP COURSE OF PARAPETS, AND ELSEWHERE AS SHOWN. BOND BEAM REINFORCING SHALL BE EXTENDED INTO AND BE CONTINUOUS WITH ALL INTERSECTION BOND BEAMS. PROVIDE 2-#5 CONTINUOUS HORIZONTAL BARS MINIMUM IN BOND BEAMS AND FILL CONTINUOUSLY WITH GROUT.

12. MASONRY OPENINGS FOR MORE THAN 16" WIDE REQUIRE APPROVED LINTELS.

13. PROVIDE AND INSTALL LINTELS FOR OPENINGS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

MAX OPENINGS	4" THICK CMU	6" THICK CMU	8" THICK
4'-0"	1-L4x3½x5/16	1-L5x5x5/16	2-L4x3½x5/16
7'-0"	1-L6x3½x5/16	1-8"x5"x5/16" BENT PL	2-L6x3½x5/16

FOR WALLS LARGER THAN THE ABOVE THICKNESSES USE MULTIPLES OF THE ABOVE PIECES. LINTELS SHALL BEAR 8" MINIMUM AT BOTH ENDS. LONG LEGS SHALL BE VERTICAL. WHERE LINTEL ABUTS A COLUMN OR WALL PROVIDE CONNECTION TO SUCH. SUBMIT SHOP DRAWINGS OF CONNECTION DETAIL FOR APPROVAL.

14. BEAMS BEARING ON CMU WALLS SHALL HAVE BEARING PLATES OF SUFFICIENT SIZE TO DEVELOP THE MAXIMUM END REACTION OF THE BEAM. FILL CORES OF CONCRETE BLOCKS UNDER ALL BEARING PLATES WITH CONCRETE FOR A WIDTH EQUAL TO 3 TIMES THE BEARING PLATE LENGTH.

15. PROVIDE 1-#5 VERTICAL REINFORCING AT 32" O.C., UNO. THIS REINFORCING SHALL BE CONTINUOUS FOR THE FULL HEIGHT OF THE WALL, AND SPLICED 2'-0" ABOVE EACH FLOOR LEVEL.

16. REINFORCED MASONRY WALLS SHALL HAVE #9 GA LONGITUDINAL WIRES, LADDER OR TRUSS TYPE, AT 16 INCHES O.C. HORIZONTAL REINFORCEMENT, UNO.

17. MASONRY BLOCK CELLS CONTAINING VERTICAL REINFORCING SHALL BE GROUTED SOLID. FILLING CELL WITH MORTAR IS NOT ACCEPTABLE.

18. ALL CMU BELOW GRADE SHALL BE GROUTED SOLID.

19. OPENINGS, INCLUDING SEPARATE HORIZONTALLY-STAGGERED OPENINGS, IN NON-LOAD BEARING CMU WALLS TO INTERRUPT NO GREATER THAN ONE VERTICAL REINFORCEMENT BAR FOR EVERY 8 FEET IN LENGTH OF WALL. IN INSTANCES WHERE OPENINGS ARE GREATER THAN 4 FEET IN WIDTH, PROVIDE VERTICAL REINFORCEMENT AT EDGES OF OPENINGS PER TYPICAL DETAIL. DO NOT PLACE OPENINGS AT CELLS WHERE VERTICAL REINFORCEMENT RUNS AT ENDS OR CORNERS OF WALLS OR WHERE ANY HORIZONTAL REINFORCEMENT RUNS AT BOND BEAMS AT TOP AND BOTTOM OF WALLS. NOTIFY ENGINEER IF THESE PROPOSED OPENINGS DO NOT MEET THESE CRITERIA.

CARPENTRY

1. TIMBER CONSTRUCTION SHALL CONFORM TO PART II "DESIGN" AS PUBLISHED IN THE "TIMBER CONSTRUCTION MANUAL" (AITC) AND TO "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (AF & PA).

2. STRUCTURAL TIMBER SHALL BE IDENTIFIED BY THE GRADE MARK OF OR CERTIFICATION OF INSPECTION ISSUED BY A RECOGNIZED GRADING OR INSPECTION BUREAU OR AGENCY.

3. STRUCTURAL TIMBER SHALL BE VISUALLY STRESS-GRADED LUMBER IN ACCORDANCE WITH THE PROVISIONS OF ASTM DESIGNATION D245, "METHOD FOR ESTABLISHING STRUCTURAL GRADES AND RELATED ALLOWABLE PROPERTIES FOR VISUALLY GRADED LUMBER."

4. ALL HEAVY TIMBER SHALL BE SOUTHERN PINE No 1 PER WCLIB/WWPA GRADING RULES. MAXIMUM MOISTURE CONTENT SHALL BE 19 PERCENT. MINIMUM MATERIAL PROPERTIES SHALL BE AS FOLLOWS:

	4" WIDE TIMBERS	6" WIDE TIMBERS
fb	1850 PSI	1,650 PSI
fv	175 PSI	175 PSI
E	1,700,000 PSI	1,700,000 PSI

5. ALL LUMBER EXPOSED IN THE FINAL CONDITION SHALL BE PRESSURE TREATED SOUTHERN PINE NO 2 OR BETTER PER WCLIB/WWPA GRADING RULES.

6. LVL AND PSL MEMBERS SHALL BE MICROLLAM 2.0E LVL AND PARALLAM 2.0E PSL BY TRUS JOIST OR APPROVED EQUAL.

7. SILLS ON CONCRETE SHALL BE PRESSURE TREATED WITH FULL BEARING ON CONCRETE.

8. SILL BOLTS: PROVIDE TWO BOLTS MINIMUM PER SILL PIECE WITH A BOLT WITHIN 10" OF EACH END OF EACH PIECE. BOLT SPACING SHALL BE COORDINATED PRIOR TO PLACING OF STUDS AND POSTS TO AVOID CONFLICTS. ALL BOLTS SHALL HAVE STEEL WASHERS.

9. TIMBER CONNECTORS SHALL BE FABRICATED FROM LIGHT GALVANIZED STEEL AND SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE" OR AN APPROVED EQUAL. CONNECTORS NOTED ON DRAWINGS ARE REFERENCED TO THE LATEST SIMPSON CATALOG. JOIST SUPPORT BY NAILING IS FORBIDDEN UNLESS USED WITH AN APPROVED HANGER.

10. CONNECTORS SHALL BE PUNCHED FOR NAILING. JOIST HANGERS FOR 2x TO BE 18 GAUGE MIN. FOR 3x, DOUBLE 2x, OR LARGER HANGERS TO BE 14 GAUGE MIN. UNO.

11. RAFTERS ENGAGED IN MASONRY WALLS SHALL HAVE STANDARD FIRE CUTS.

12. NO MEMBER SHALL BE NOTCHED OR DRILLED WITH HOLES WITHOUT THE SPECIFIC APPROVAL OF THE ARCHITECT.

13. BOLTS SHALL BE UNFINISHED ASTM A307 BOLTS OF SIZES SHOWN ON DRAWINGS. LENGTH OF BOLTS SHALL BE CAREFULLY CHECKED TO INSURE THAT THE BOLT PROJECTION IS NOT LESS THAN ⅛" NOR MORE THAN ½" PAST END OF NUT. BOLT HOLES SHALL BE 1/32" TO 1/16" LARGER THAN BOLT SIZE. ALL NUTS SHALL BE TIGHTENED WHEN PLACED AND RETIGHTENED BEFORE CLOSING JOB WITH FINAL CONSTRUCTION.

14. PROVIDE STANDARD STEEL PLATE WASHERS UNDER ALL BOLT HEADS AND NUTS WHERE BEARING IS AGAINST WOOD.

15. TIMBER SHALL BE HANDLED AND COVERED AS TO PREVENT MARRING, AND MOISTURE ABSORPTION FROM SNOW OR RAIN.

16. ALL EXTERIOR BOLTS, NAILS AND HARDWARE SHALL BE HOT DIP GALVANIZED.

17. WOOD FRAME NAILING SIZE AND SPACING SHALL CONFORM TO THE BUILDING CODE. ALL FRAMING NAILS SHALL BE NEW COMMON WIRE NAILS, NOT BOX NAILS.

18. PROVIDE JOIST BRIDGING BY "SIMPSON" OR APPROVED EQUAL FOR ALL JOISTS. THE SIZE AND SPACING REQUIREMENTS OF JOIST BRIDGING SHALL BE AS PER THE MANUFACTURER'S REQUIREMENTS, SUBJECT TO THE APPROVAL OF THE ENGINEER.

19. WHERE FLOOR OPENINGS ARE TO BE INFILLED, PROVIDE 2" SPRUCE TONGUE AND GROOVE PLANKS TO MATCH EXISTING.

20. PROVIDE 2" TONGUE AND GROOVE PLANKS OF SPRUCE PINE FIR AT ROOF WITH ½" PLYWOOD SHEATHING.

21. STRUCTURAL PLYWOOD FOR SUBFLOORS SHALL BE APA RATED SHEETING STURD-I-FLOOR EXPOSURE 1 C-D GRADE FOR FLOOR CONSTRUCTION, OR APPROVED EQUAL.

22. PLYWOOD SHEET EDGES SHALL BUTT ALONG THE CENTERLINE OF FRAMING MEMBERS WITH NAILING SPACED NOT LESS THAN ⅜" FROM EDGE OF SHEET.

23. MINIMUM PLYWOOD SHEET WIDTH SHALL BE 16 INCHES.

24. ALL PLYWOOD ROOF SHEATHING SHALL BE GLUED AND SCREWED TO SUPPORTING WOOD FRAMING.

PLYWOOD ROOF DIAPHRAGM

1. ALL PLYWOOD ROOF SHEATHING TO BE EXTERIOR GRADE STRUCTURAL 1 C-C OR APPROVED EQUAL. FACE PLIES TO BE OF SOUTHERN PINE.

2. ALL NAILS SHALL BE COMMON WIRE ANNULAR RING NAILS. DO NOT USE BOX NAILS.

3. PLYWOOD SHEETS EDGES SHALL BUTT AGAINST EACH OTHER. NAILS NOT TO BE PLACED WITHIN ⅜" OF THE EDGE OF THE SHEET.

4. MINIMUM PLYWOOD SHEET WIDTH SHALL BE 16".

EXPANSION AND ADHESIVE ANCHOR

1. ALL EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT TZ OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. SUBSTITUTIONS SHALL HAVE A CURRENT ICC EVALUATION REPORT.

2. ALL ADHESIVE ANCHORS SHALL BE THE HILTI HY 200 SYSTEM OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. SUBSTITUTIONS SHALL HAVE A CURRENT ICC EVALUATION REPORT.

3. CONCRETE SHALL ATTAIN MINIMUM DESIGN STRENGTH PRIOR TO INSTALLATION OF THE ANCHORS.

4. INSTALL ANCHORS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND THE INSTRUCTIONS LISTED IN THE ICC REPORT.

5. PRIOR TO ALL EXPANSION ANCHOR DRILLING OPERATIONS IN CONCRETE OR MASONRY, THE CONTRACTOR SHALL LOCATE REINFORCEMENT BY NON-DESTRUCTIVE METHODS. NO REINFORCEMENT SHALL BE DAMAGED BY DRILLING OPERATIONS.

6. THE OWNER SHALL TEST TEN PERCENT OF EACH GROUP OF ANCHORS USED FOR STRUCTURAL APPLICATIONS FOR THE FULL ALLOWABLE PULLOUT CAPACITY LISTED BY THE MANUFACTURER. IF HALF OF THE TESTED ANCHORS IN A GROUP FAIL THEN ALL OF THE ANCHORS IN THAT GROUP SHALL BE TESTED.

How is testing done?

STRUCTURAL STEEL

1. STRUCTURAL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF THESE NOTES, THE SPECIFICATIONS, AND THE MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION.

2. STRUCTURAL STEEL WORK SHALL CONFORM TO "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 2005)"; "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS & BRIDGES (AISC 2005)"; AND "STRUCTURAL WELDING CODE - STEEL (AWS D1.1-94)"

3. STRUCTURAL STEEL SHALL BE DETAILED IN ACCORDANCE WITH "DETAILING FOR STEEL CONSTRUCTION (AISC)" AND, WHERE REQUIRED, DESIGNED IN ACCORDANCE WITH THE CITED REFERENCES.

4. STRUCTURAL STEEL SHALL BE THE FOLLOWING GRADES:
   WIDE FLANGE ROLLED SHAPES.....ASTM A992 GRADE 50
   ANGLES, CHANNELS, PLATES AND BARS.....ASTM A36
   STEEL PIPE.....ASTM A53 TYPE S GRADE B FY=35 KSI

   ANCHOR RODS.....ASTM F1554 GRADE 36 UNO
   HIGH STRENGTH BOLTS.....ASTM A325 OR A490
   RECTANGULAR HSS.....ASTM A500 GRADE B FY=46 KSI
   ROUND HSS.....ASTM A500 GRADE B FY=42 KSI

5. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:
   - a. 3/4 INCH MINIMUM BOLT DIAMETER, TWO BOLTS MINIMUM
   - b. STANDARD, OVERSIZED, OR HORIZONTAL SHORT SLOTTED HOLES IN WEBS OF BEAMS
   - c. SHEAR CONNECTIONS SHALL BE SIMPLE SHEAR CONNECTIONS WITH EITHER SLIP CRITICAL TYPE HIGH STRENGTH BOLTS OR BEARING TYPE HIGH STRENGTH BOLTS (ASSUME THREADS INCLUDED IN SHEAR PLANE FOR ALLOWABLE VALUES.)
   - d. SIMPLE SHEAR CONNECTION SHALL BE CAPABLE OF END ROTATION PER AISC REQUIREMENTS FOR "UNRESTRAINED MEMBERS."

6. ENDS OF COLUMNS AT SPLICES AND AT OTHER BEARING CONNECTIONS SHALL BE "FINISHED TO BEAR" TO COMPLETE TRUE BEARING. PROVIDE STIFFENERS "FINISHED TO BEAR" UNDER ALL LOAD CONCENTRATIONS ON SUPPORTING MEMBERS, OVER COLUMNS, AND WHERE SHOWN ON DRAWINGS.

7. WELDING ELECTRODES SHALL CONFORM TO AWS E70XX ELECTRODES OR AS OTHERWISE REQUIRED BY THE SPECIFICATIONS, WHERE WELD LENGTH IS NOT SHOWN, IT SHALL BE THE FULL LENGTH OF THE JOINT.

8. ALL WELDED CONNECTIONS SHALL CONFORM TO THE AWS.D1.1 LATEST EDITION. ALL WELDERS SHALL BE LICENSED AND QUALIFIED AS REQUIRED BY GOVERNING CODES.

9. WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. ALL BUTT WELDS SHALL BE FULL PENETRATION UNLESS OTHERWISE NOTED. ALL GROOVE WELDS SHALL BE FULL PENETRATION UNLESS OTHERWISE NOTED. FILLET WELDS SHALL BE A MINIMUM OF 3/16".

10. 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. NO TORCH CUTTING SHALL BE ALLOWED IN THE FIELD EXCEPT FOR SPECIFIC LOCATIONS SHOWN ON THE DRAWINGS FOR PORTIONS OF EXISTING BEAMS TO BE REMOVED. GRIND ALL FIELD CUTS OF STEEL TO BE SMOOTH.

11. CONTRACTOR SHALL FURNISH ALL PLATES, CLIP ANGLES, CONNECTIONS, ETC. REQUIRED FOR THE COMPLETION OF THE STRUCTURE EVEN IF EVERY SUCH ITEM IS NOT SHOWN ON THE CONTRACT DOCUMENTS.

12. THE STRUCTURAL STEEL CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE FRAME FOR WIND AND CONSTRUCTION LOADS. SUCH TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL PERMANENT BRACING HAS BEEN INSTALLED AND CONCRETE FOR FLOOR AND ROOF SLABS HAVE ATTAINED 75 PERCENT OF SPECIFIED CONCRETE STRENGTH.

13. STRUCTURAL STEEL FRAMING SHALL BE TRUE AND PLUMB BEFORE CONNECTIONS ARE FINALLY BOLTED OR WELDED.

14. ALL STEEL SHALL BE COATED WITH ZINC RICH PRIMER UNLESS NOTED OTHERWISE.

ABBREVIATION LIST

AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
B or BOT	BOTTOM
BM	BEAM
BS	BOTH SIDES
CANT	CANTILEVER
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONN	CONNECTION
CONT	CONTINUOUS
D	DEPTH
DIA or ø	DIAMETER
DIM	DIMENSION
DWG	DRAWING
EA	EACH
EE	EACH END
EF	EACH FACE
EL or ELEV	ELEVATION
EQ	EQUAL
ES	EACH SIDE
EXIST	EXISTING
EXP BOLT	EXPANSION BOLT
EXT	EXTERIOR
FF	FAR FACE
FIN	FINISH
FIN FL	FINISHED FLOOR
FL	FLOOR
FS	FAR SIDE
GA	GAUGE
GALV	GALVANIZED
GUS PL	GUSSET PLATE
H or HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
IF	INSIDE FACE
INT	INTERIOR
INV	INVERT
JST	JOIST
LL	LOWER LAYER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MID	MIDDLE
MID-PT	MIDPOINT
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC or O/C	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
PEN	PENETRATION
PL	PLATE
PSF	POUNDS/SQUARE FOOT
PSI	POUNDS/SQUARE INCH
PT	PRESSURE-TREATED
R or RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCE or REINFORCEMENT/ING
REQ'D	REQUIRED
RET	RETURN
REV	REVISION
SC	SLIP CRITICAL
SCHED	SCHEDULE
SECT	SECTION
SIM	SIMILAR
SPECS	SPECIFICATIONS
SS	STAINLESS STEEL
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STR	STRUCTURAL
T	TOP
TEMP	TEMPORARY
THK	THICK or THICKNESS
THRD	THREADED
TOS or T/ST	TOP OF STEEL
TOW or T/W	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V or VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WP	WORKING POINT

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SURVEYOR:
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OWNER
Sarah Whiting / Ron Witte

PROJECT NAME
Whiting Witte Residence

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PROJECT STATUS
Design Development

SEAL

COMMONWEALTH OF MASSACHUSETTS
JENNIFER McCLAIN STRUCTURAL No. 41746
PROFESSIONAL ENGINEER

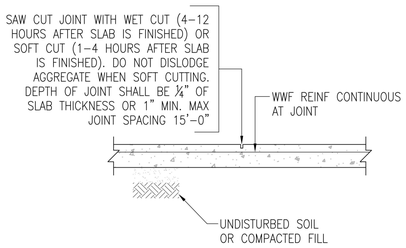
No.	Description	Date

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-10
DRAWN BY:	JM
CHECKED BY:	JM
PRINT DATE:	2020-08-10

SHEET NAME
General Notes

S000

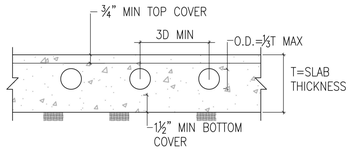
SCALE
NA



NOTE:

1. FILL SAW CUTS WITH RIGID OR SEMI RIGID JOINT FILLER WHERE REQUIRED BY ARCHITECT TO HIDE OR PROTECT JOINT.
2. SEE LAYOUT DETAIL FOR LOCATIONS OF SLAB ON GRADE JOINTS.
3. WWF REINFORCEMENT SHALL BE LOCATED WITHIN UPPER THIRD OF SLAB THICKNESS, OR 2" MAX FROM TOP OF SLAB.

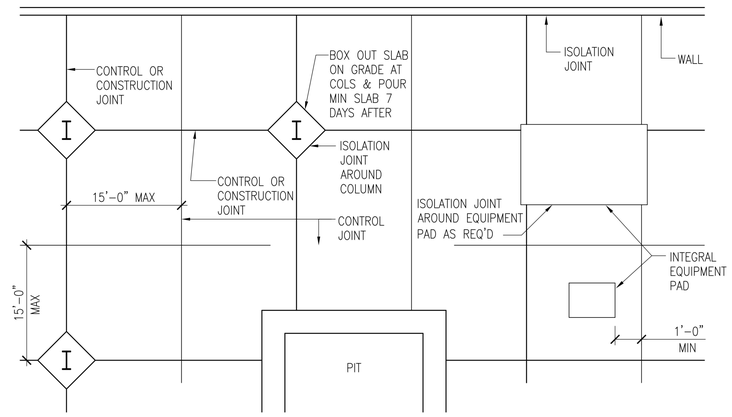
SLAB ON GRADE CONTROL JOINT (1)



NOTES:

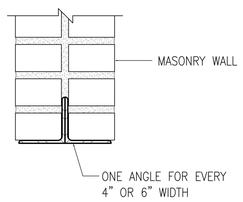
ANY ALUMINUM PIPES SHALL BE EFFECTIVELY COATED TO PREVENT ALUMINUM CONCRETE REACTION.

CONDUITS IN SLAB ON GRADE (2)



PROVIDE SHOP DRAWINGS INDICATING PROPOSED JOINT LAYOUTS

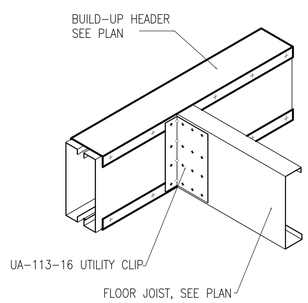
LAYOUT OF CONTROL AND CONSTRUCTION JOINTS IN CONCRETE SLABS ON GRADE (3)



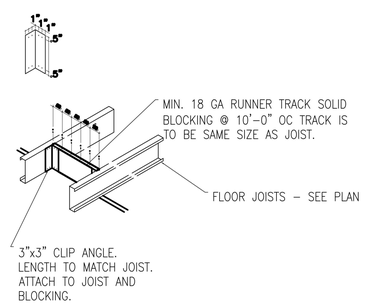
SECTION

1. PROVIDE AND INSTALL LINTEL ANGLES FOR MASONRY OPENINGS IN ACCORDANCE WITH THE SCHEDULE IN GENERAL NOTES. INSTALL LONG LEG VERTICAL. SEE ARCHT & MECHANICAL PLANS FOR LOCATIONS.
2. TO INSTALL LINTELS IN EXISTING MASONRY WALLS, SAWCUT MASONRY ON ONE SIDE AND PLACE FIRST ANGLE. THEN SAWCUT SECOND SIDE AND PLACE SECOND ANGLE. WHEN BOTH ANGLES ARE IN PLACE, PROCEED WITH REMAINING DEMOLITION.
3. PROVIDE 8" MIN BEARING AT EACH END BUT NOT LESS THAN 1" PER FOOT OF SPAN. FILL 2 COURSES OF MASONRY BELOW BEARING WITH MORTAR WHERE POSSIBLE.
4. WHERE MINIMUM BEARING CANNOT BE PROVIDED, ATTACH SECURELY TO ADJACENT STRUCTURAL MEMBERS OR PROVIDE SEPERATE SUPPORTS.
5. WHERE LINTELS OCCUR IN EXTERIOR WALLS MINIMUM THICKNESS SHALL BE 5/16" AND ANGLES SHALL BE HOT DIP GALVINIZED.

STEEL ANGLE LINTEL (4)



TYPICAL LIGHT GAUGE JOIST TO HEADER CONNECTION (5)



NOTE:
PLYWOOD SHEATHING NOT SHOWN FOR CLARITY

TYPICAL LIGHT GAUGE JOIST BLOCKING (5)

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PROJECT NAME
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PROJECT STATUS
Design Development

SEAL

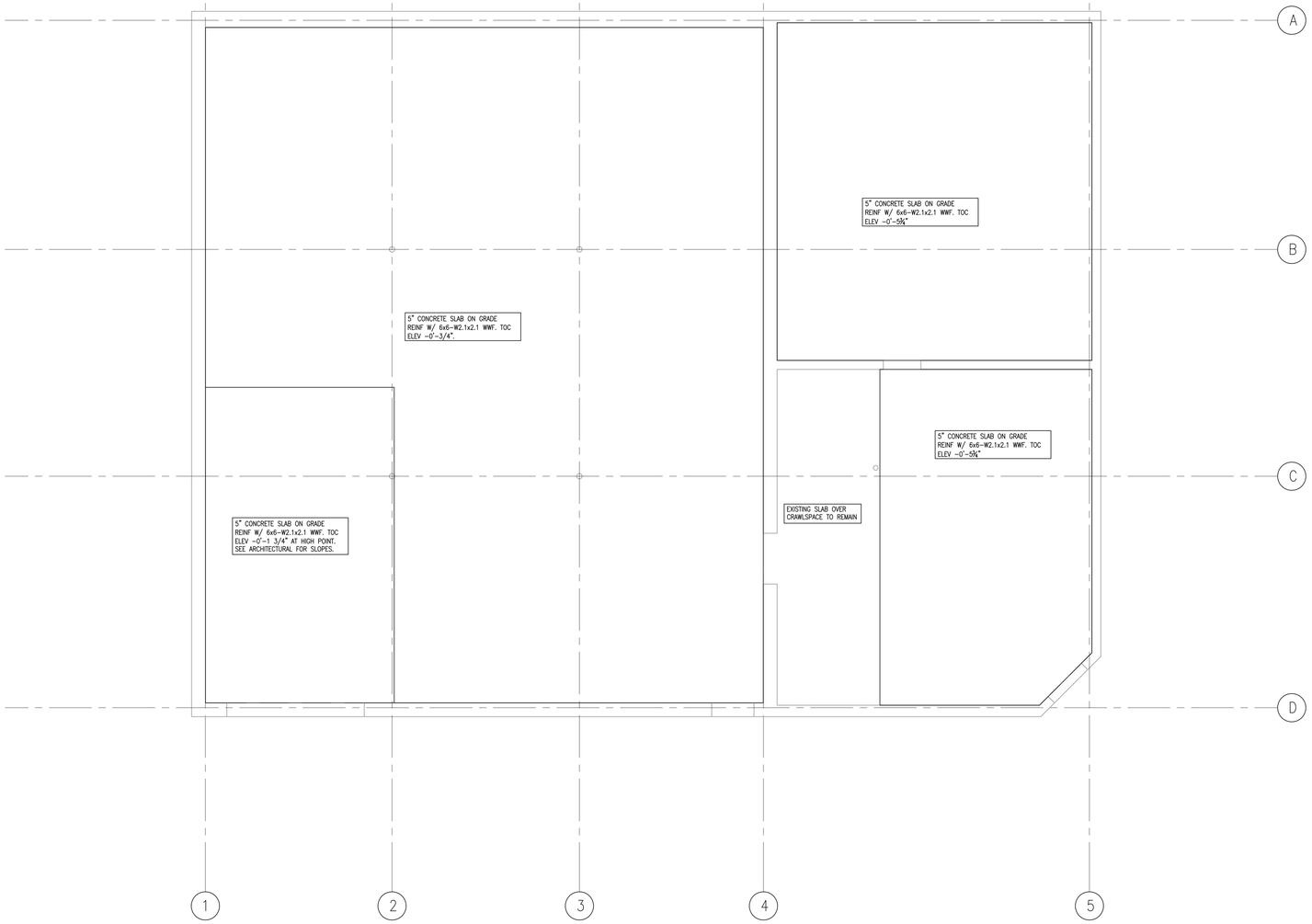
No.	Description	Date

PROJECT #:	2019 WW
ISSUE DATE:	2020-08-10
DRAWN BY:	JM
CHECKED BY:	JM
PRINT DATE:	2020-08-10

SHEET NAME
Typical Details

S001

SCALE
As Noted



1 Level 1 Foundation Plan
1/4" = 1'-0"

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PROJECT ADDRESS
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PROJECT STATUS
Design Development

SEAL

COMMONWEALTH OF MASSACHUSETTS
JENNIFER McCLAIN
STRUCTURAL
No. 41766
PROFESSIONAL ENGINEER

No.	Description	Date

PROJECT #:	2019 WW
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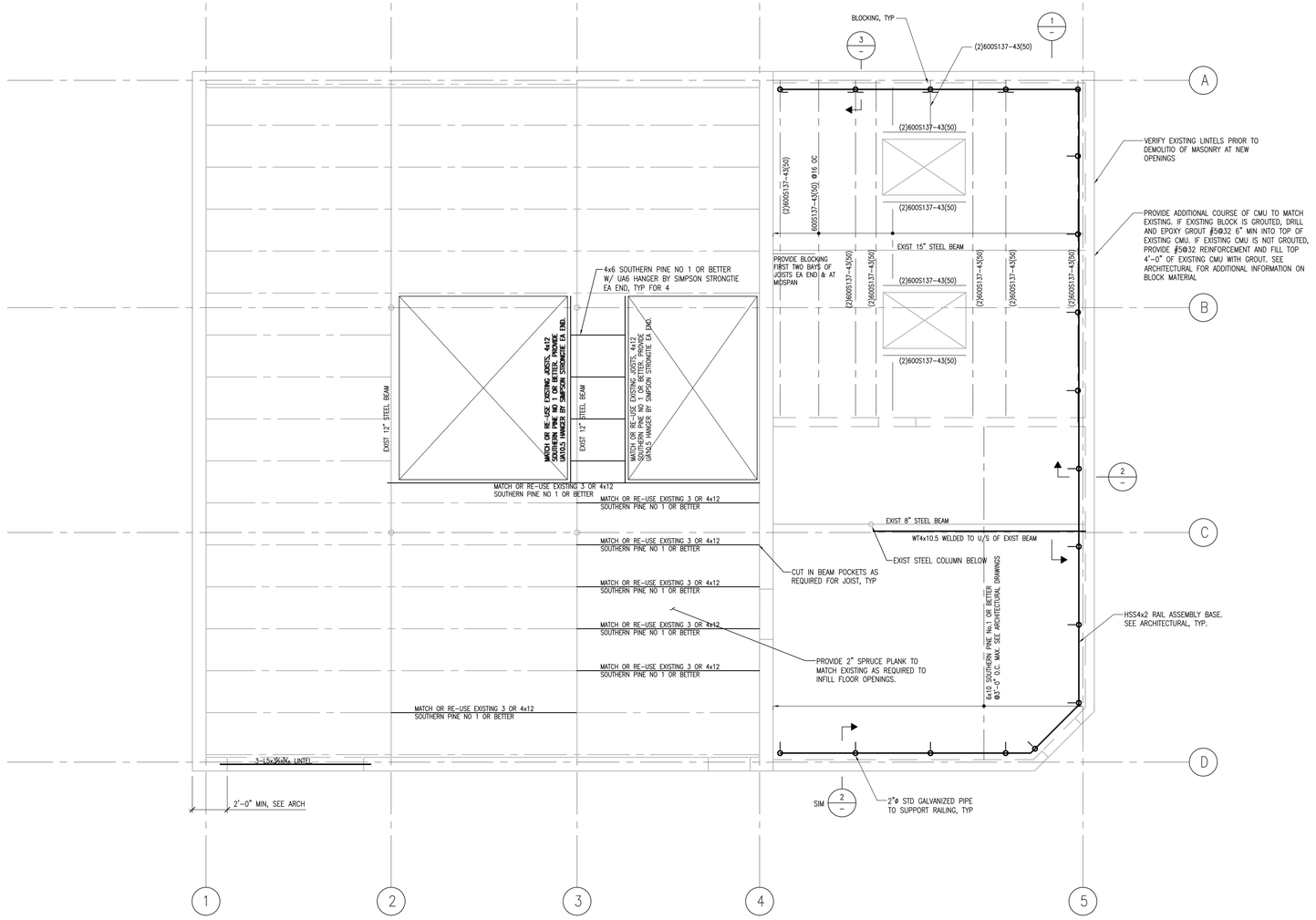
SHEET NAME
Level 1 - Foundation Plan

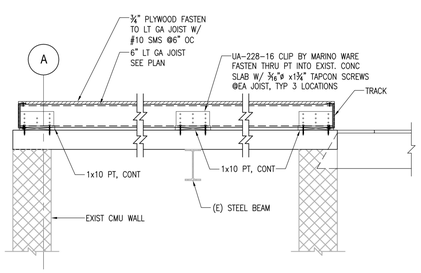
S101

SCALE
As Noted



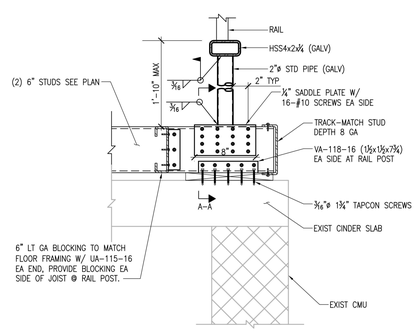
LEVEL 2 FRAMING PLAN (1)

SCALE: ¼"=1'-0"



SECTION (1)

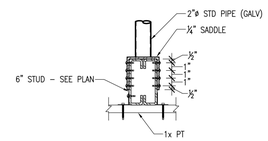
SCALE: ¾"=1'-0"



NOTE: PLYWOOD SHEATHING NOT SHOWN FOR CLARITY

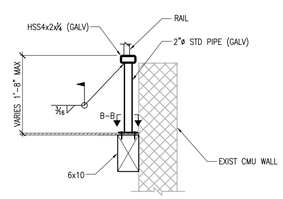
SECTION (2)

SCALE: 1½"=1'-0"



SECTION A-A

SCALE: 1½"=1'-0"



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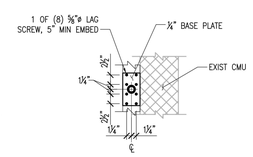
SCALE: ¾"=1'-0"



SECTION B-B

SCALE: ¾"=1'-0"

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CIVIL ENGINEER:
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SURVEYOR:
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OWNER

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PROJECT STATUS

Design Development

SEAL

No.	Description	Date
	ROOF DECK UPDATE	11.19.20

PROJECT #:	2019 WW
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DRAWN BY:	Author
CHECKED BY:	Checker
PRINT DATE:	2020-05-22 6:31:25 PM

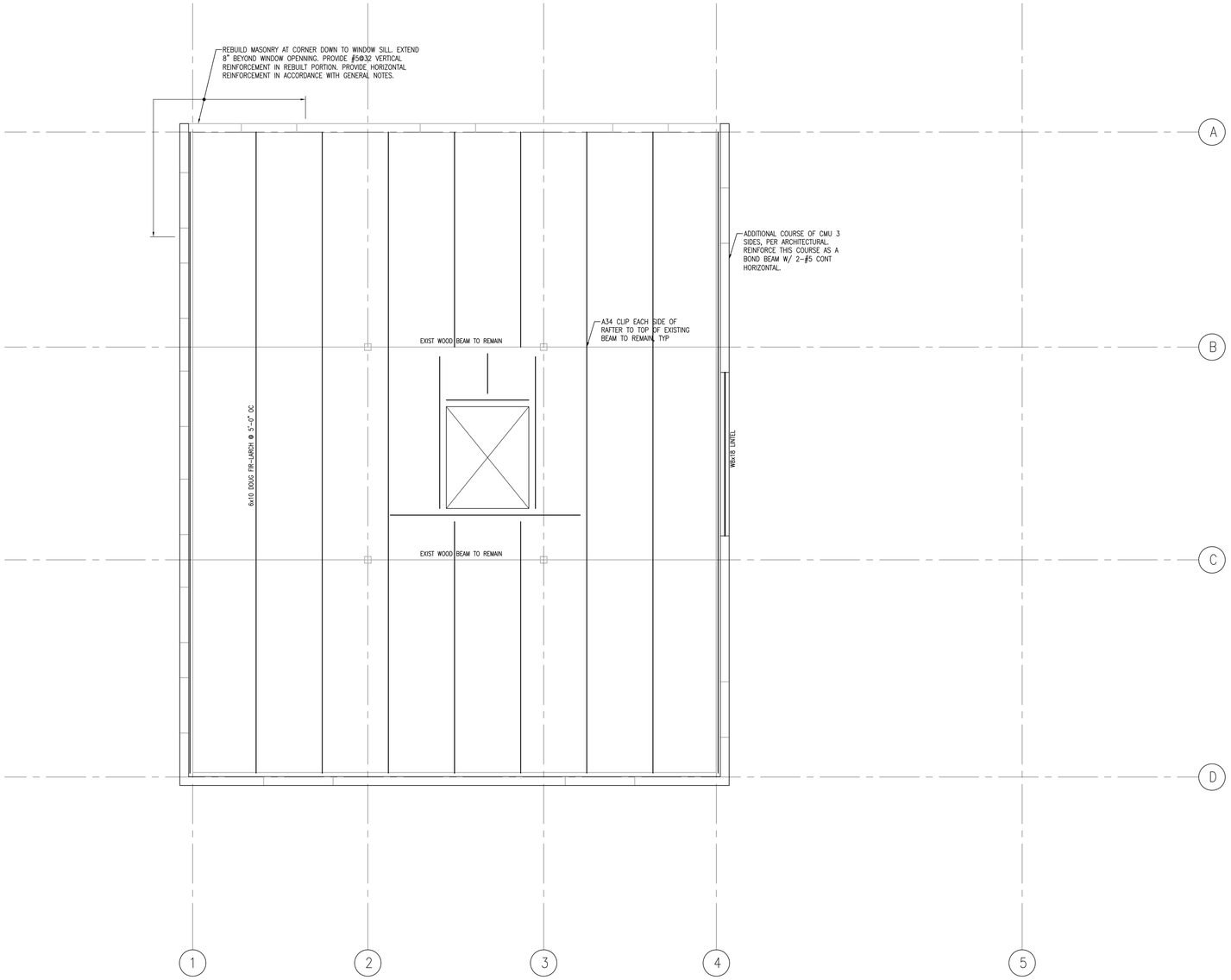
SHEET NAME

Level 2 - Framing Plan

S102

SCALE

As Noted



1 Roof Level Framing Plan
1/4" = 1'-0"

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OWNER
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PROJECT STATUS
Design Development

SEAL

COMMONWEALTH OF MASSACHUSETTS
JENNIFER McCLAIN
STRUCTURAL
No. 41746
PROFESSIONAL ENGINEER

No.	Description	Date

PROJECT #:	2019 WW
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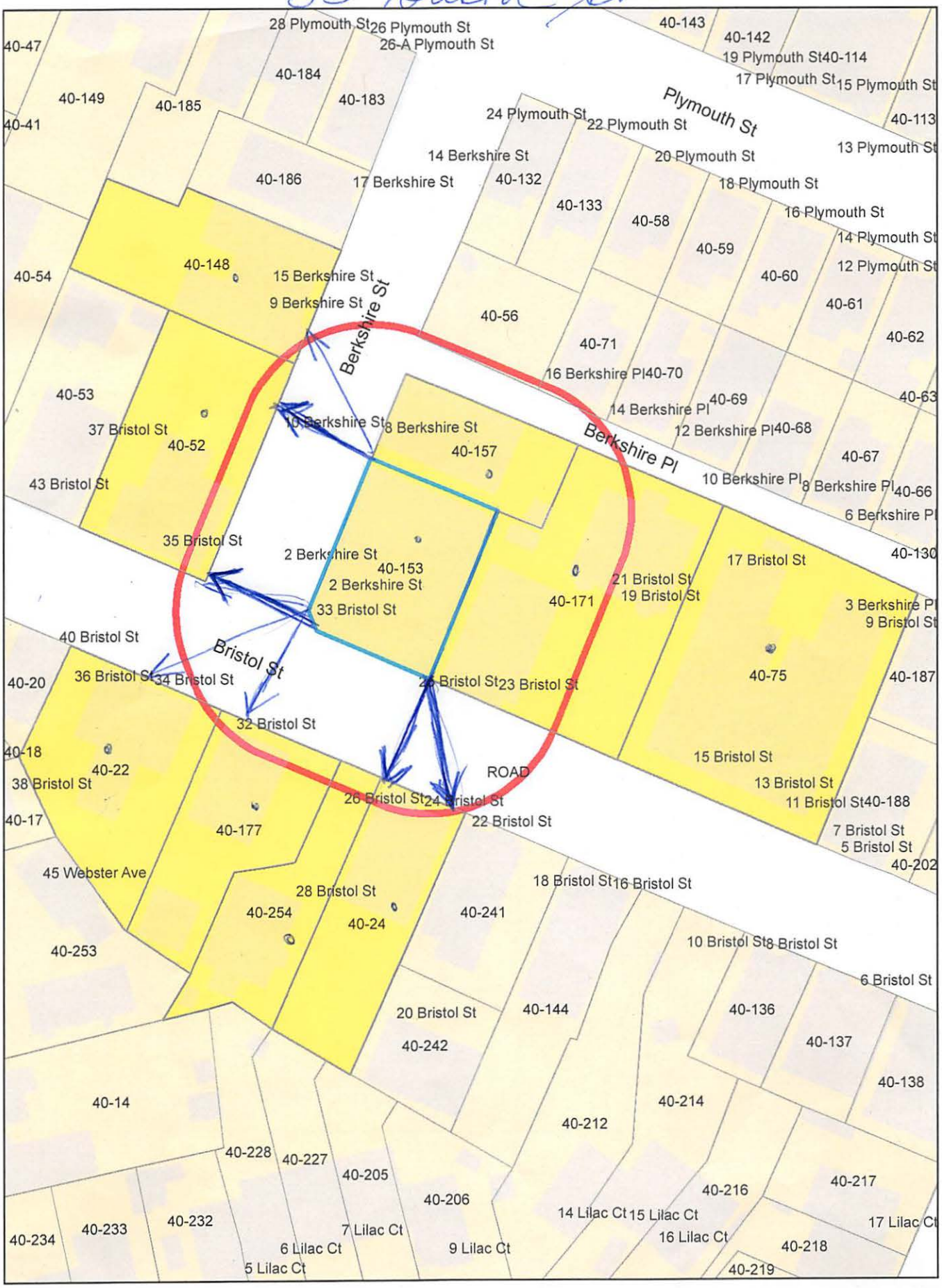
PRINT DATE:	2020-08-10

SHEET NAME
Roof Level - Framing Plan

S103

SCALE
As Noted

33 Bristol St.



33 Bristol St.

Petitioner

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE
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40-75
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TRUSTEE THE LBS REALTY TRUST
192 PRECINCT ST
MIDDLEBORO, MA 02346

40-171
SOUSA, ANTONIO L. & BEATRIZ P. SOUSA
21 BRISTOL ST., UNIT #1
CAMBRIDGE, MA 02141

40-52
CONCEICAO, JOSEPH A. & ANNA M. CONCEICAO
35 BRISTOL STREET
CAMBRIDGE, MA 02141-1938

40-22
CHUANG, GEORGE C.& IRENE C. KUAN,
TRUSTEES OF CHUANG FAMILY NOM TR.
29 GOOSE POND RD
LINCOLN , MA 01773

40-157
PEREIRA, VICTOR M. AND ROSEMARY PEREIRA
17 PARK STREET
STONEHAM, MA 02180

40-148
PEREIRA, MARIA C. & LIBERTA PEREIRA
13 BERKSHIRE ST
CAMBRIDGE, MA 02141-1901

40-254
AUSTIN, MICHAEL M. & TORGUN S. AUSTIN
28 BRISTOL ST
CAMBRIDGE, MA 02141

40-24
FREITAS, MARIA Z. & NATALIE COSTA
34 SEAVIEW AVE
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40-153
WITTE RON SARAH WHITING
29-33 BRISTOL ST
CAMBRIDGE, MA 02141

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KATZ, WARREN JAY
20 FAIRFIELD ST
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