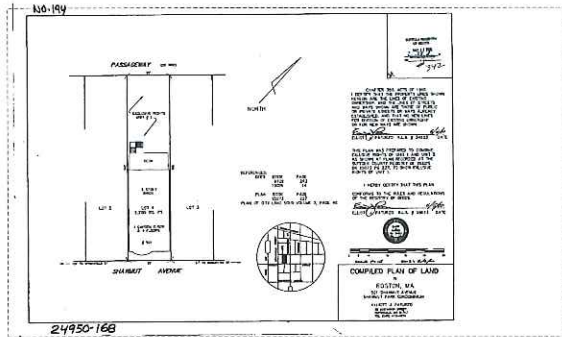


NEW CONSTRUCTION/ RENOVATION:
NEW BALCONIES

501 SHAWMUT AVE BOSTON, MA 02118

OWNER:
 SHAWMUT PARK CONDOMINIUM TRUST
 501 SHAWMUT AVE
 BOSTON, MA 02118



A SITE PLAN
 NOT TO SCALE

B LOCATION MAP
 NOT TO SCALE

GENERAL NOTES:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE, WITH CERTAIN CORRECTIONS - THE 2015 INTERNATIONAL BUILDING CODE, THE 2015 INTERNATIONAL PLUMBING CODE, AS WELL AS THE 2015 INTERNATIONAL ELECTRICAL CODE (IF APPLICABLE).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSTON AND THE STATE OF MASSACHUSETTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY MATERIALS AND LABOR FOR CONSTRUCTION UNLESS OTHERWISE SPECIFIED OTHERWISE.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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26. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
27. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



EXISTING



NEW BALCONIES

DRAWING LIST

- GENERAL:**
 001 COVER SHEET
- ARCHITECTURAL:**
 A01 CODE SUMMARY
 A10 FLOOR PLANS
 A20 EXTERIOR ELEVATIONS/ECTIONS
 A30 SECTIONS/DETAILS
 A41 SECTIONS/DETAILS
 A50 VIEWS
- STRUCTURAL:**
 S10 FRAMING PLANS/BRACKETS

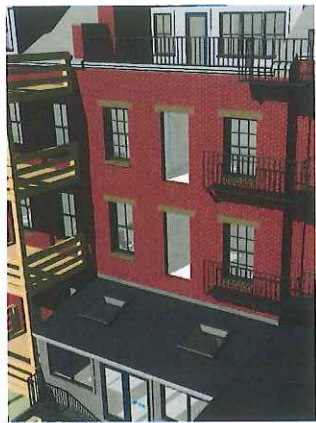
PROGRESS SET- PRELIM. NOT FOR CONSTRUCTION
 JULY 11, 2018

NEW CONSTRUCTION/ RENOVATION:
NEW BALCONIES

NO.	DATE	DESCRIPTION



A VIEW 1 - EXISTING
NOT TO SCALE



B VIEW 1 - DEMO
NOT TO SCALE



C VIEW 1 - NEW BALCONIES
NOT TO SCALE



G VIEW 3 - NEW BALCONIES
NOT TO SCALE



D VIEW 2 - EXISTING
NOT TO SCALE



E VIEW 2 - DEMO
NOT TO SCALE



F VIEW 2 - NEW BALCONIES
NOT TO SCALE



H VIEW 4 - NEW BALCONIES
NOT TO SCALE

PROGRESS SET - PRELIM. NOT FOR CONSTRUCTION
JULY 11, 2018



NEW BALCONIES
500 SHAWMUT AVE, BOSTON, MA 02111

NO.	DESCRIPTION

VIEWS

4.0

CODE SUMMARY

Applicable Codes-

Building Code:

- Massachusetts State building code (780 CMR) ninth edition with amendments to the following:
- International Building Code 2015 edition
- International Existing Building Code 2015 edition
- International Energy Conservation Code 2015 edition

Accessibility Regulations:

- Massachusetts Architectural Access Board regulations

Project Description-

The project involves removal and replacement of a total of two existing fire escapes at the second and third stories of the existing building at 501 Shawmut Avenue, Boston. Portions of the existing fire escapes are to be repaired and/or replaced as necessary with new fire escapes. A new balcony, intended for occupancy is also proposed at each of the second and third stories of the building.

In general the code compliance strategy will remain unchanged from the existing configuration. Occupants of 501 Shawmut and occupants of the neighboring building at 503 Shawmut will each have access to the adjacent building by means of a fire escape and existing windows.

International Existing Building Code Analysis-

Safeguards during Construction:

In accordance with IBCO sections 101.5 and 1501.3 the contractor shall implement safeguards necessary to maintain required exits, existing structural elements, fire protection devices, and sanitary facilities during construction. As indicated in section 1501.3 exception 1 "adequate substitute provisions shall be made" when means of egress elements are being altered. The contractor is to coordinate with Authorities Having Jurisdiction (AHJ) to determine the appropriate substitute provisions and shall be responsible for implementing those substitute provisions.

Compliance Method:

The "Work Area" compliance method as described by IBCO chapter 5 is to be utilized for this work. This project is classified as a level II alteration in accordance with section 504.1 as the project involves "the addition or elimination of a door or window". The work area of the project is not impact more than 50% of the building area, therefore level II alteration requirements do not apply.

General Level II Alteration Requirements:

Per IBCO section 801.2 the requirements of chapter 7 and chapter 8 apply to level II alterations.

The "work area" of the project (defined as those portions of the building is undergoing "reconfiguration" per chapter 2) is defined on the drawings. The work area is limited to the new balconies only.

With the above in mind, requirements of the following sections are not applicable to this project:

- Section 803 Building Elements and Materials: The provisions of sections 803 related to vertical openings, interior finishes, stairway enclosures, and smoke compartments are not applicable to this work area.
- Section 804 Fire Protection: There are no fire protection requirements applicable to this open outdoor space.
- Section 805 Means of Egress: Requirements of this section only apply to exits or corridors located within the project work area that are shared by more than one tenant.
- Section 806 Accessibility: In accordance with section of the Massachusetts Architectural Access Board regulations

Compliance of New Construction Elements:

New construction elements are required to comply International building code per IBCO section 801.3.

Ceiling heights: Ceiling heights are permitted to be 7' feet per section 801.3 exception 4.

New doors: New doors are to be constructed to the greatest width permitted by the existing window masonry opening. Each new door serves as a means of egress from its balcony only.

Occupants of the balconies utilize the doors to access the interior exit stair, and access the fire escape (through the bedroom windows). In this configuration, the new doors serve as means of egress doors that are "internal" to the dwelling units. With this in mind, the exception of section 1010.1.1 applies. In accordance with exception 7, the 32" minimum clear width of section 1010.1.1 does not apply to these doors.

Fire Escape Requirements:

New (replacement) fire escapes are to be constructed in accordance with IBCO section 805.3.1.2.

Access: Rooms providing access to the fire escape shall not be subject to locking.

Window access: The fire escapes may be accessed through window(s), subject to the following restrictions [805.3.1.2.1]:

Window is required to have a net clear opening area of 5.7 sf.

Window net clear height is required to be 24".

Window net clear width is required to be 20".

Window protection: No window protection is required (protection is only required within 10 feet of fire escape stairs).

Structural: Per section 803.1.2.2.

Dimensions: Per section 805.3.1.2.3

New guards and balusters: All new guards and portions thereof shall meet all requirements of the building code applicable to new construction.

Accessibility Requirements-

Applicability:

Per 521 CMR 8.2.2- Accessibility requirements are not applicable, as the value of the work being performed will not exceed 30% of the full and fair cash value of the building.

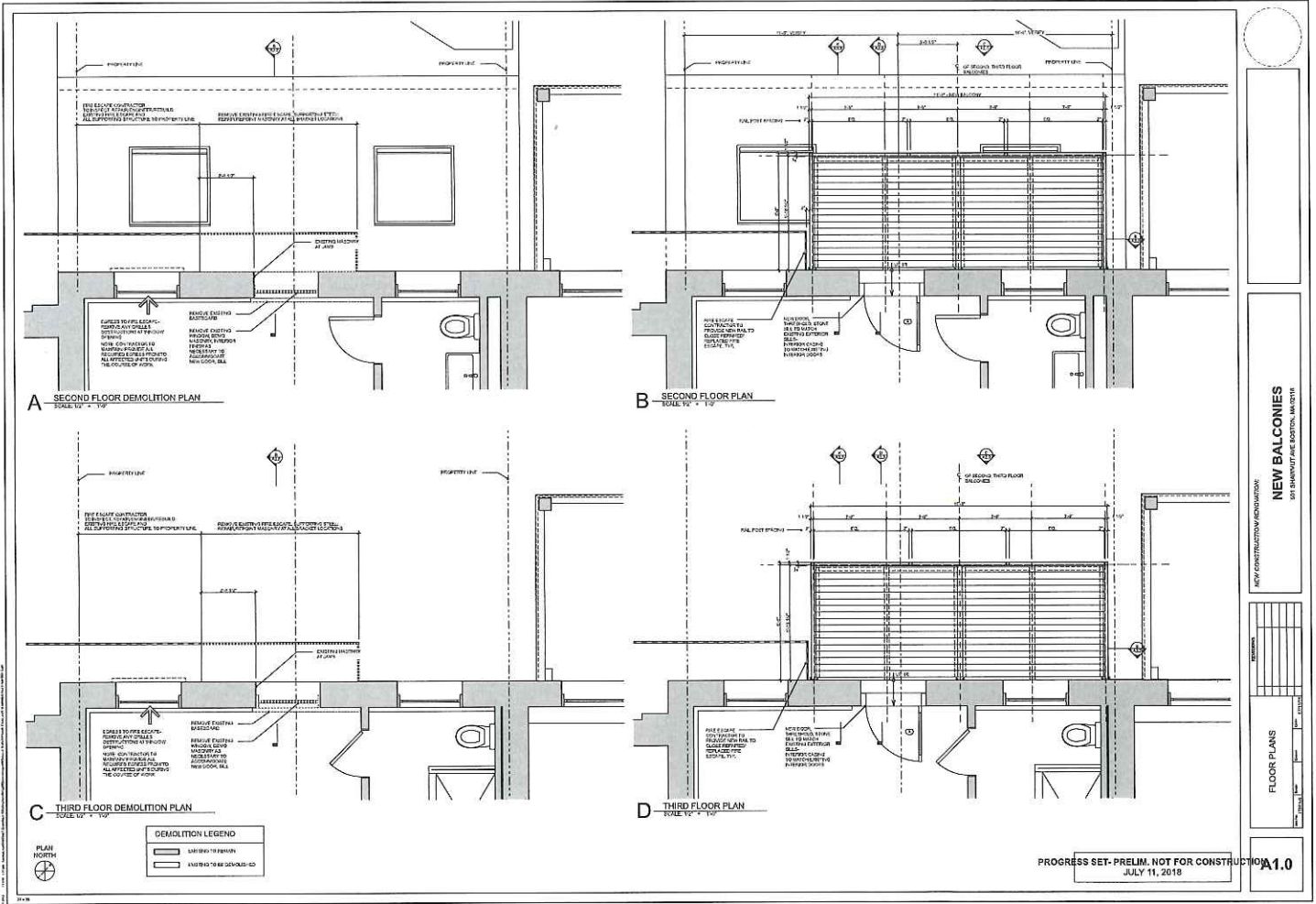
NEW CONSTRUCTION / RENOVATION

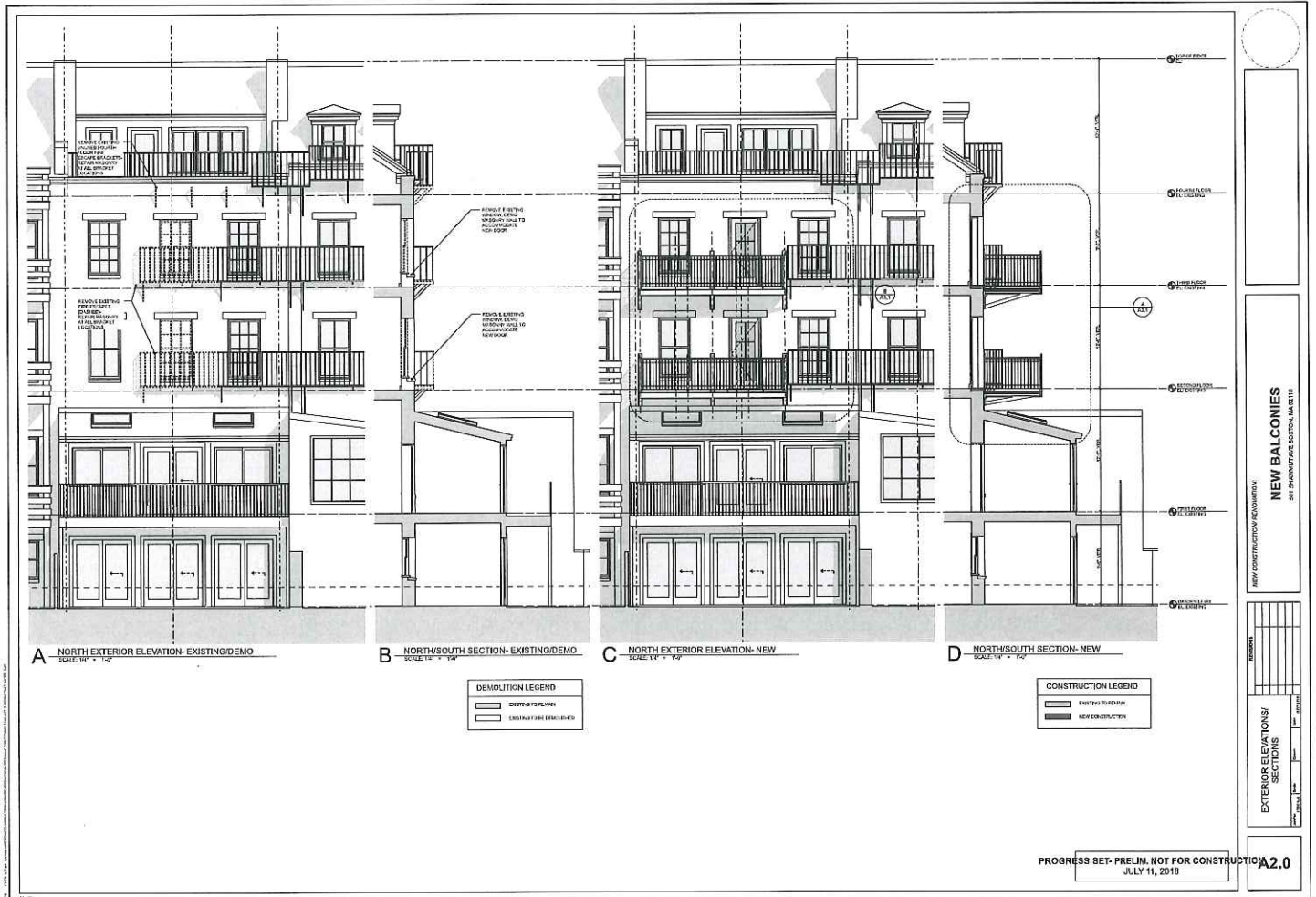
NEW BALCONIES
501 SHAWMUT AVE, BOSTON, MA 02118

NO. OF PERMITS	1
NO. OF APPROVALS	1
NO. OF REVISIONS	0
NO. OF COMMENTS	0

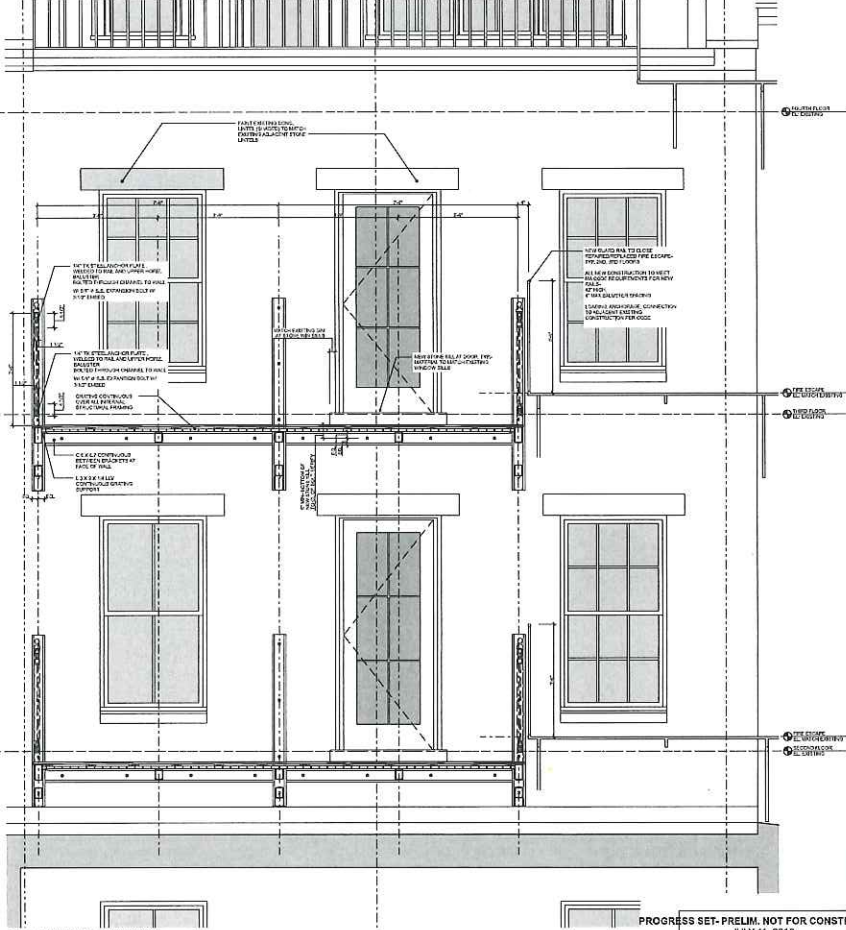
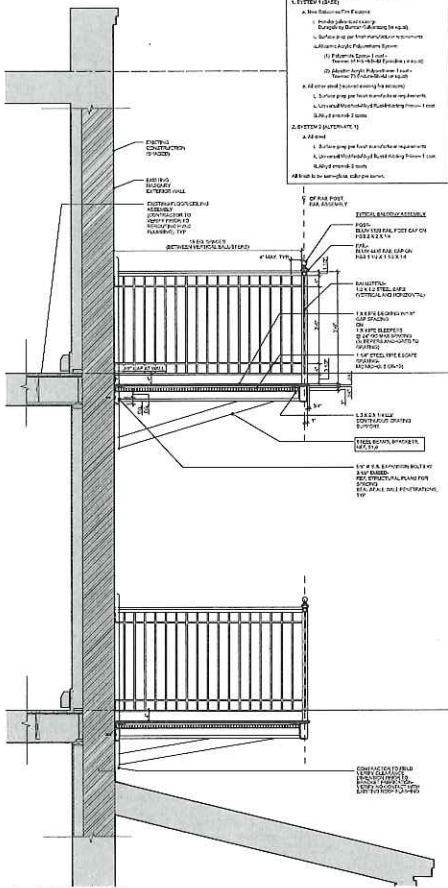
CODE SUMMARY

PROGRESS SET - PRELIM. NOT FOR CONSTRUCTION 0.1
JULY 11, 2018





- BALCONY RAIL (SCALE: 1/8"=1'-0")**
 Construction per plans for this detail system.
 If this system is replaced in some systems, please refer to the following:
1. SYSTEM 1 (S-1)
 A. New railing system
 1. Railing system to be installed
 2. Surface to be prepared for railing system
 3. Railing system to be installed
 4. Railing system to be installed
 5. Railing system to be installed
 6. Railing system to be installed
 7. Railing system to be installed
 8. Railing system to be installed
 9. Railing system to be installed
 10. Railing system to be installed
 B. All other railing systems to be installed
 1. Railing system to be installed
 2. Surface to be prepared for railing system
 3. Railing system to be installed
 4. Railing system to be installed
 5. Railing system to be installed
 6. Railing system to be installed
 7. Railing system to be installed
 8. Railing system to be installed
 9. Railing system to be installed
 10. Railing system to be installed
2. SYSTEM 2 (S-2)
 A. Railing
 1. Railing system to be installed
 2. Surface to be prepared for railing system
 3. Railing system to be installed
 4. Railing system to be installed
 5. Railing system to be installed
 6. Railing system to be installed
 7. Railing system to be installed
 8. Railing system to be installed
 9. Railing system to be installed
 10. Railing system to be installed



NEW CONSTRUCTION/RENOVATION
NEW BALCONIES
 605 SHAWWAY DRIVE, EASTON, MA 01921

SECTIONS/DETAILS

NO.	DESCRIPTION	DATE
1	SECTION A	7/11/18
2	SECTION B	7/11/18

PROGRESS SET - PRELIM. NOT FOR CONSTRUCTION
 JULY 11, 2018

