

## GENERAL NOTES

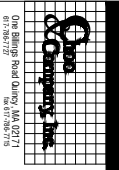
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# ZONING SUMMARY

JAMALCA PLAIN ARTICLE 55									
LOCAL INDUSTRIAL									
SUBDISTRICT									
MULTIFAMILY USE		OTHER DWELLING		REQUIRED BY ZONING		EXISTING PROJECT		PROPOSED PROJECT	
VIOLATION	MIN LOT SIZE	ADD'L LOT AREA	TOTAL LOT SIZE	PROXIMITY	BLDG HEIGHT	USABLE OPEN SPACE	SETBACK FRONT	SETBACK SIDE	SETBACK REAR
	NONE	NONE	50'	1.0	35'	50 SF / UNIT	0'	0'	20'
	-	22,500 SF	110'	-	-	-	-	-	-
	N/A	22,500 SF	110'			343 SF / UNIT	3.0'	10.0' / 11.3'	10'
PARKING REQUIREMENT: RESIDENTIAL USE: 1.5 SPACES PER UNIT REQUIRED PARKING SPACES = 1.5 SPACE x 42 UNITS = 63 TOTAL PROPOSED PARKING SPACES = 40 TOTAL VIOLATION									
40411-22-00 7.20 52.3 137.00 9001 DICKS - 109 YARD 343 SF / UNIT 3.0' 10.0' / 11.3' 10' 1 HOUR CIG. ABOVE (SEE C.T. 1A-3.1) 2 HOUR CIG. WALL (SEE C.T. 2A-3.1) FIRE EXTINGUISHER 1 HOUR CIG. ABOVE (SEE C.T. 1A-3.1) 2 HOUR CIG. WALL (SEE C.T. 2A-3.1) FIRE EXTINGUISHER									
PROPOSED TYPE: 1B & 5A CONSTRUCTION PROPOSED S-2 & R-2 USE GROUPS PROPOSED 5 STORIES ZONE: LOCAL INDUSTRIAL									
SOIL TESTING NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. SOIL BORINGS SHOULD BE PERFORMED TO VERIFY THAT THE SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE. THAN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDISIGN.									
Drawing Name COVER SHEET Sheet No. A-O									

Location

PROPOSED MULTI-FAMILY  
BUILDING  
43 LOCHDALE ROAD  
JAMAICA PLAIN, MA



One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715

No.	
Revision	Date

Project No: 15239  
Scale: AS NOTED

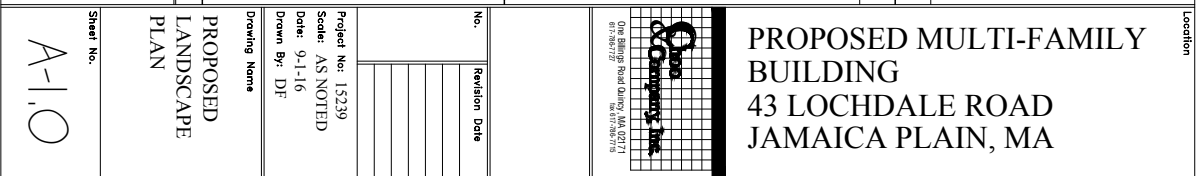
Date: 9-1-16

Drawing Name

COVER SHEET

Sheet No.

AO



210.00'

LOT AREA  
33,500 ± SQ. FT.

GARAGE

110.00'

GRASS AREA

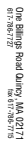
170.00'

,00

1

 $\sigma_{\text{eff}} = 1.8$ 

PROPOSED MULTI-FAMILY  
BUILDING  
43 LOCHDALE ROAD  
JAMAICA PLAIN, MA



Revision Date

Drawn By: DF

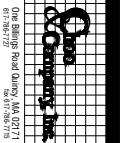
Drawing Name

PROPOSED

Sheet No.

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PROPOSED MULTI-FAMILY  
BUILDING  
43 LOCHDALE ROAD  
JAMAICA PLAIN, MA



No. Revision Date

Project No: 15239  
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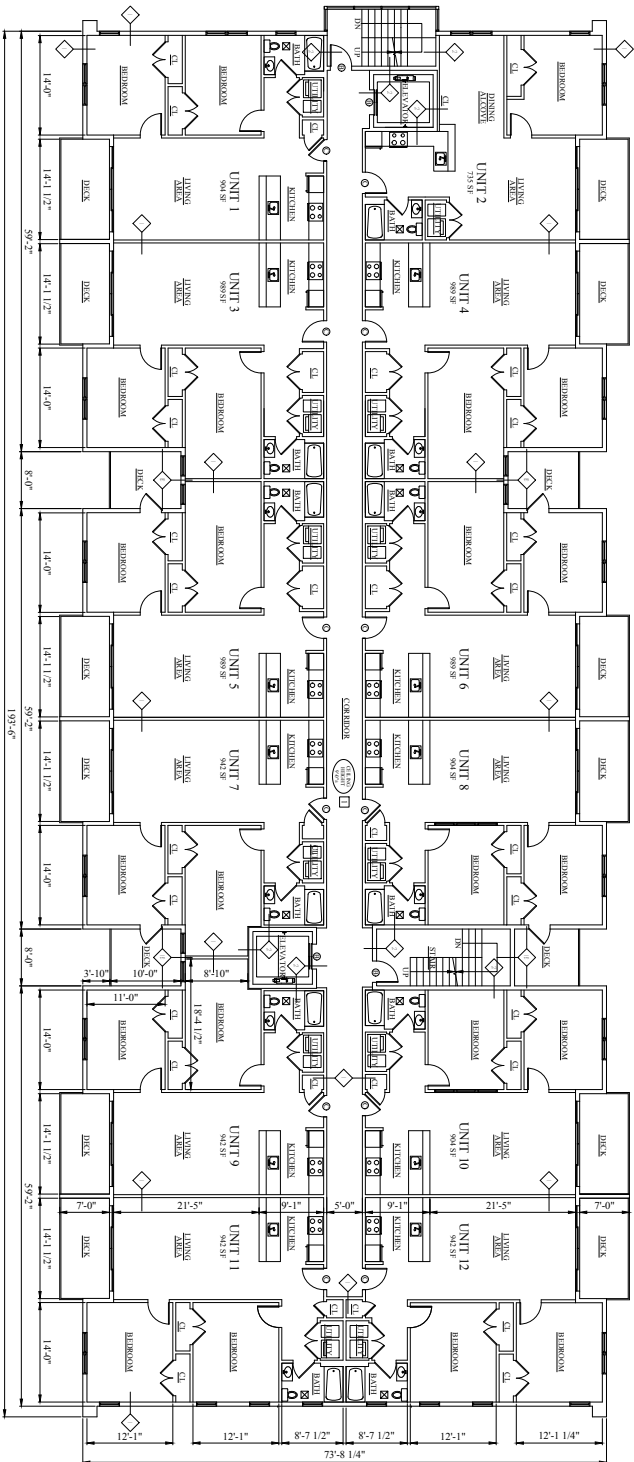
Drawing Name

PROPOSED  
SECOND FLOOR  
PLAN

Sheet No.

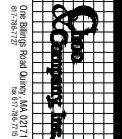
A-1.2

Location



1 PROPOSED SECOND FLOOR PLAN  
1/8" = 1'-0"

PROPOSED MULTI-FAMILY BUILDING  
43 LOCHDALE ROAD  
JAMAICA PLAIN, MA



One Shilling Road Dairy, MA 02171  
617-562-7722 fax 617-562-7723

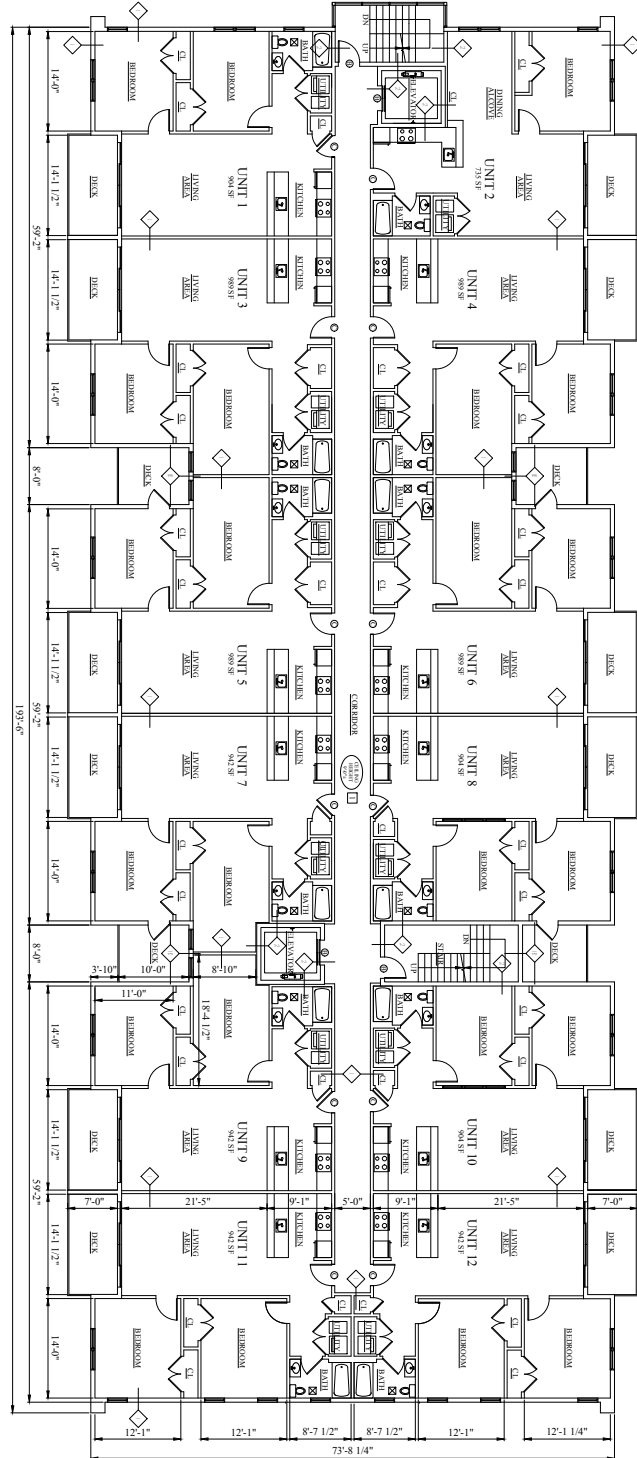
No.	Revision	Date

Project No: 15239  
Scale: AS NOTED  
Date: 9-1-16  
Drawn By: DF

Drawing Name  
PROPOSED  
THIRD FLOOR  
PLAN

Sheet No.

A-1,3



1 PROPOSED THIRD FLOOR PLAN  
1/8" = 1'-0"

— LOCHDALE ROAD —

Location

PROPOSED MULTI-FAMILY  
BUILDING  
43 LOCHDALE ROAD  
JAMAICA PLAIN, MA



One Shilling Road Dairy, MA 02171  
617-562-7722 fax 617-562-7723

No. Revision Date

Project No: 15239

Scale: AS NOTED

Date: 9-1-16

Drawn By: DF

Drawing Name

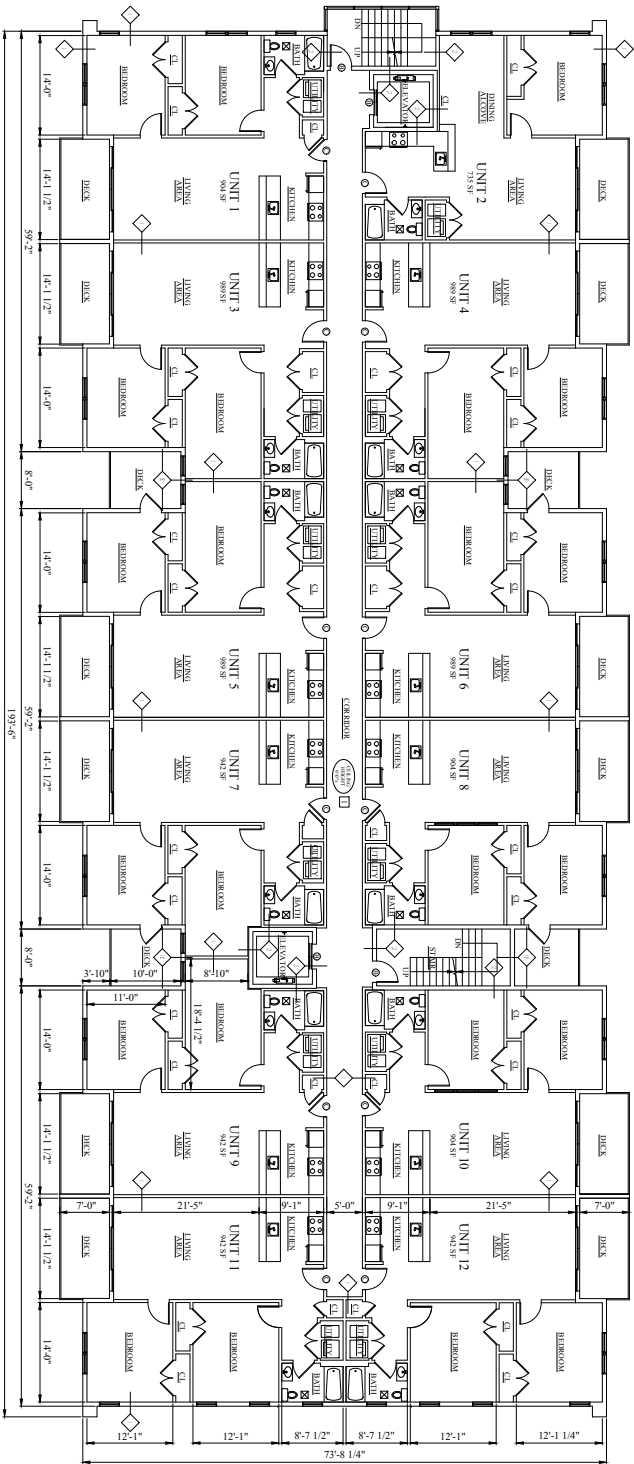
PROPOSED  
FOURTH FLOOR  
PLAN

Sheet No.

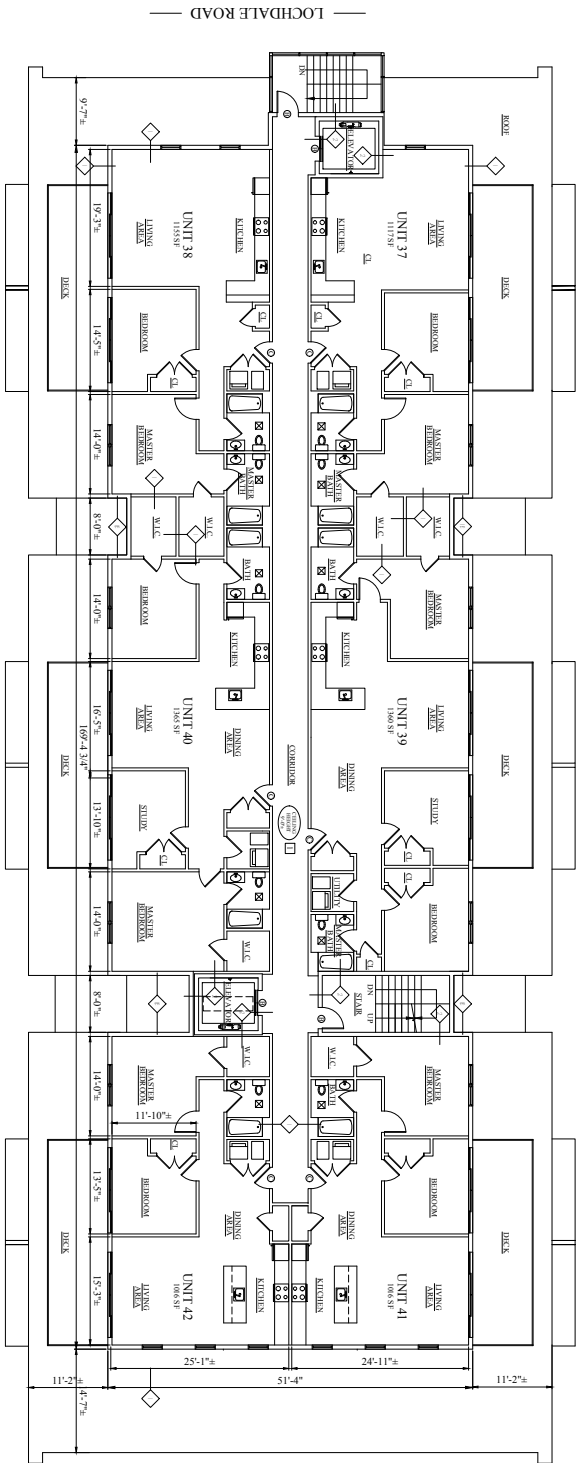
A-1, 4

PROPOSED FOURTH FLOOR PLAN

1 1/8" = 1'-0"



LOCHDALE ROAD



LOCHDALE ROAD

PROPOSED FIFTH FLOOR PLAN

1

1/8" = 1'-0"

Location

# PROPOSED MULTI-FAMILY BUILDING 43 LOCHDALE ROAD JAMAICA PLAIN, MA



One Shilling Road Quincy, MA 02171  
617-562-7722 fax 617-562-7723

No. Revision Date


Project No: 15239

Scale: AS NOTED

Date: 9-1-16

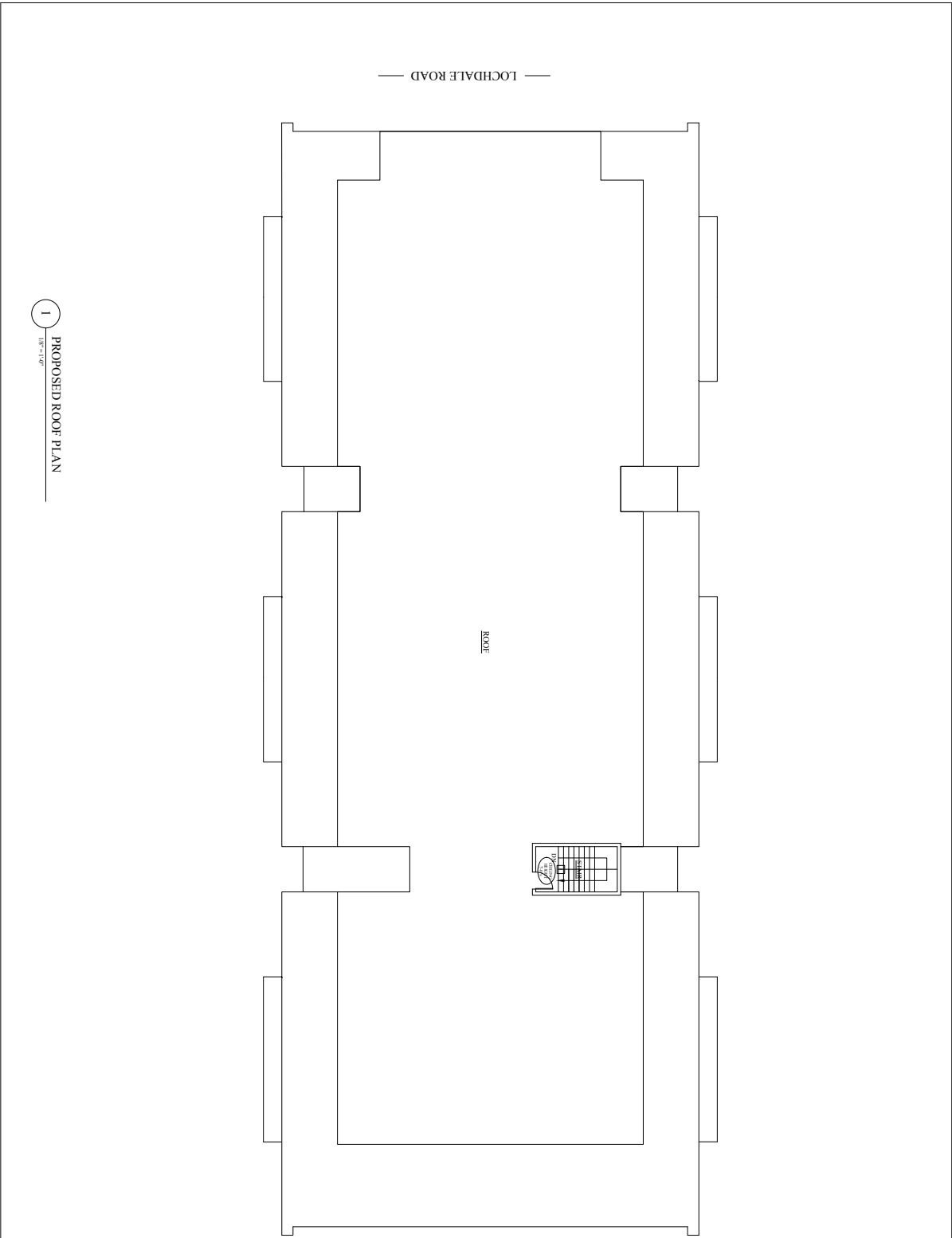
Drawn By: DF

Drawing Name

## PROPOSED FIFTH FLOOR PLAN

Sheet No.

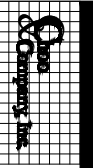
A-1,5



1 PROPOSED ROOF PLAN  
1/8" = 1'-0"

Location

PROPOSED MULTI-FAMILY  
BUILDING  
43 LOCHDALE ROAD  
JAMAICA PLAIN, MA



One Shilings Road Quincy, MA 02171  
617-562-7722 fax 617-562-7725

No. Revision Date

No.	Revision	Date

Project No: 15239  
Scale: AS NOTED  
Date: 9-1-16  
Drawn By: DJF

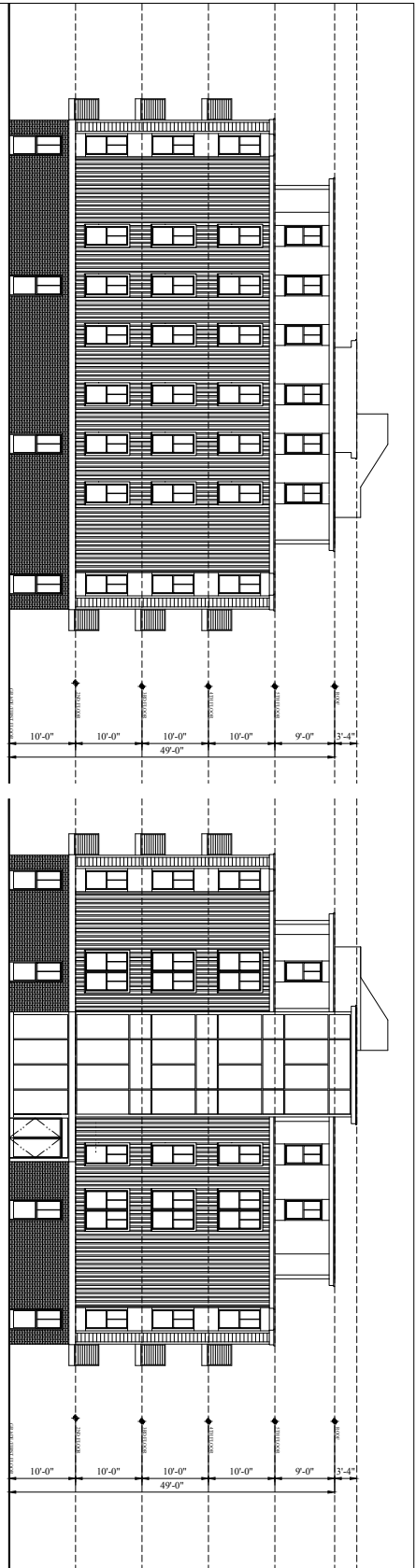
Drawing Name

PROPOSED  
FIFTH FLOOR  
PLAN

Sheet No.

A-1,6





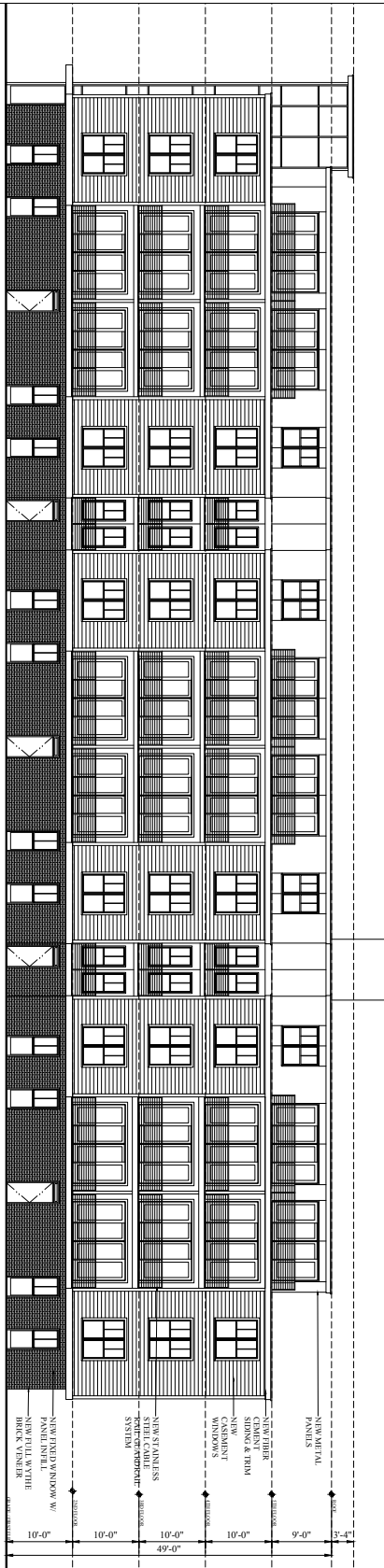
1  
1/8" = 1'-0"

PROPOSED FRONT ELEVATION



2  
1/8" = 1'-0"

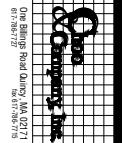
PROPOSED REAR ELEVATION



3  
1/8" = 1'-0"

PROPOSED KITSON ROAD ELEVATION

PROPOSED MULTI-FAMILY  
BUILDING  
43 LOCHDALE ROAD  
JAMAICA PLAIN, MA



No. Revision Date

Project No: 15239  
Scale: AS NOTED  
Date: 9-1-16  
Drawn By: DF

Drawing Name  
PROPOSED  
ELEVATIONS

Sheet No.

A-2.1

## Location

**Good Company, Inc.**

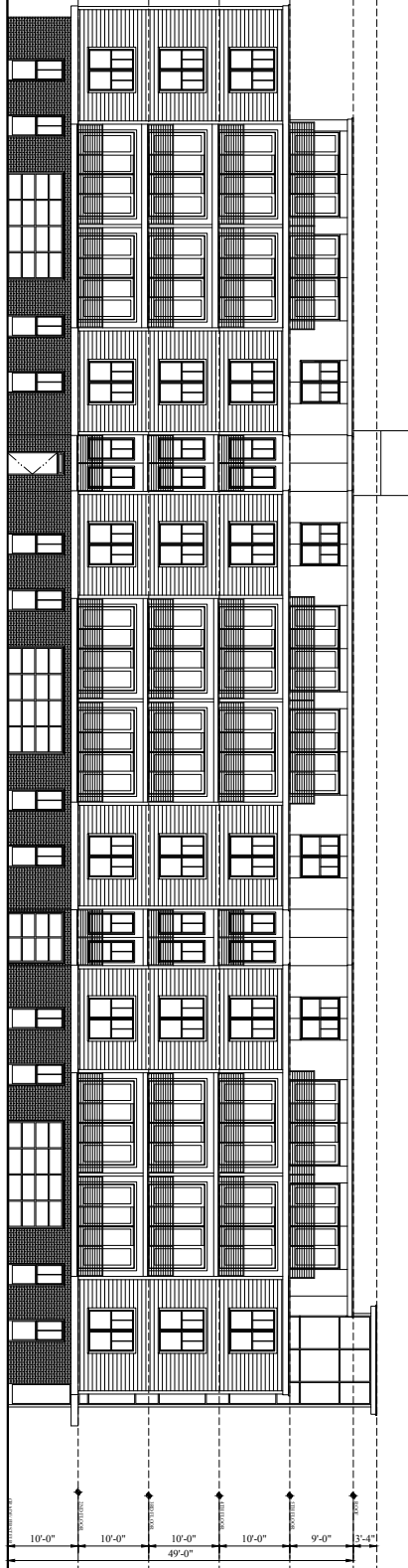
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Scale: AS NOTED

Drawn By: D.F.

## PROPOSED ELEVATIONS

A-2.2



<p><b>System Description</b> Wood Stud Partition (Loadbearing)</p> <ul style="list-style-type: none"><li>1/16" veneer plaster</li><li>(LAYER 2) 5/8" FIRECODE C Core Gypsum Plaster Base</li><li>(LAYER 1) 5/8" FIRECODE C Core Gypsum</li><li>RC-1 resilient channel one side spaced 24" o.c.</li><li>2x6 wood stud 16" o.c.</li><li>5/8" Cellulose Blow In</li><li>(LAYER 1) 5/8" FIRECODE C Core Gypsum</li><li>(LAYER 2) 5/8" FIRECODE C Core Gypsum Plaster Base</li><li>1/16" veneer plaster</li></ul> <p><b>System Performance</b> 2 HR Fire UL Design No. U334 58 STC Sound USG-810219</p>	<p><b>System Description</b> Wood Stud Exterior Wall (load-bearing)</p> <ul style="list-style-type: none"><li>Exterior Finish (Not Shown)</li><li>5/8" Type X Exterior Gyp Sheathing</li><li>FRG TREATED min. 15/32" plywood sheathing panels</li><li>2 x 4 wood studs @ 16" o.c. cross-braced</li><li>5/8" Cellulose Blow In</li><li>(LAYER 1) 5/8" FIRECODE C Core Gypsum</li><li>(LAYER 2) 5/8" FIRECODE C Core Gypsum Plaster Base</li><li>1/16" veneer plaster</li></ul> <p><b>System Performance</b> 2 HR Fire (RATED FROM BOTH SIDES) UL Design No. V312</p>	<p><b>FLOOR ASSEMBLIES</b></p> <p><b>System Description</b> Engineered Joist</p> <ul style="list-style-type: none"><li>Hardwood Floor System</li><li>Ecore 5mm ECO silence underlayment</li><li>1" gypsum underlayment</li><li>19/32" wood sheathing perpendicular</li><li>5/8" min. wood 1" joist max 24" o.c.</li><li>Cellulose Blow In</li><li>RC-1 resilient channel or equivalent</li><li>5/8" FIRECODE C Core Gypsum Plaster Base</li><li>1/16" veneer plaster</li></ul> <p><b>System Performance</b> 1 HR Fire IBC 2009 TABLE 720.1(3) ITEM 23 58 STC Sound 50 IC Sound</p>	
<p><b>System Description</b> Wood Stud Partition (Loadbearing)</p> <ul style="list-style-type: none"><li>5/8" FIRECODE C Core Gypsum Plaster Base</li><li>RC-1 resilient channel one side spaced 24" o.c.</li><li>2x6 wood stud 16" o.c.</li><li>5/8" Cellulose Blow In</li><li>5/8" FIRECODE C Core Gypsum Plaster Base</li><li>1/16" veneer plaster finish both sides</li></ul> <p><b>System Performance</b> 1 HR Fire UL Design No. U311 52 STC Sound SA-830702</p>	<p><b>System Description</b> Wood Stud Partition (Loadbearing)</p> <ul style="list-style-type: none"><li>5/8" Gypsum Plaster Base</li><li>2x4 wood stud 16" o.c.</li><li>5/8" Gypsum Plaster Base</li><li>1/16" veneer plaster finish both sides</li></ul> <p><b>System Performance</b> 2 HR Fire UL Design No. U311 52 STC Sound SA-830702</p>	<p><b>System Description</b> Wood Stud Partition (Loadbearing)</p> <ul style="list-style-type: none"><li>5/8" Gypsum Plaster Base</li><li>2x4 wood stud 16" o.c.</li><li>5/8" Gypsum Plaster Base</li><li>1/16" veneer plaster exterior</li></ul> <p><b>System Performance</b> 2 HR Fire UL Design No. U905</p>	<p><b>System Description</b> Engineered Joist</p> <ul style="list-style-type: none"><li>Hardwood Floor System</li><li>Ecore 5mm ECO silence underlayment</li><li>1" gypsum underlayment</li><li>19/32" wood sheathing perpendicular</li><li>5/8" min. wood 1" joist max 24" o.c.</li><li>Cellulose Blow In</li><li>(LAYER 3) 5/8" FIRECODE C Core Gypsum</li><li>(LAYER 2) 5/8" FIRECODE C Core Gypsum</li><li>(LAYER 1) 5/8" FIRECODE C Core Gypsum</li><li>(LAYER 2) 5/8" FIRECODE C Core Gypsum Plaster Base</li><li>1/16" veneer plaster</li></ul> <p><b>System Performance</b> 2 HR Fire UL Design No. L538 58 STC Sound 50 IC Sound</p>
<p><b>System Description</b> Wood Stud Exterior Wall (load-bearing)</p> <ul style="list-style-type: none"><li>Exterior Finish (Not Shown)</li><li>5/8" Type X Exterior Gyp Sheathing</li><li>min. 15/32" plywood sheathing panels</li><li>2 x 4 wood studs @ 16" o.c. cross-braced</li><li>5/8" Cellulose Blow In</li><li>5/8" FIRECODE C Core Gypsum Plaster Base</li><li>1/16" veneer plaster</li></ul> <p><b>System Performance</b> 1 HR Fire (RATED FROM BOTH SIDES) UL Design No. U344</p>	<p><b>System Description</b> Shaft Wall (Non-loadbearing)</p> <ul style="list-style-type: none"><li>1/16" veneer plaster exterior</li><li>5/8" FIRECODE C Core Gypsum Plaster Base</li><li>2x3 wood stud 16" o.c.</li></ul> <p><b>Rated Assembly</b></p> <ul style="list-style-type: none"><li>2 layers 1/2" FIRECODE C Core Gypsum Panels Mold Resistant</li><li>Face layer joints finished</li><li>2-1/2" USG C-H Stud 25 gauge 24" o.c.</li><li>2-5/8" Cellulose Blow In</li><li>1" Gypsum Liner Panel Mold Resistant</li></ul> <p><b>System Performance</b> 2 HR Fire UL Design No. U428 50-54 STC Sound WP 7051</p>	<p><b>System Description</b> Wood Stud Exterior Wall (load-bearing)</p> <ul style="list-style-type: none"><li>Exterior Finish (Not Shown)</li><li>5/8" Type X Exterior Gyp Sheathing</li><li>min. 15/32" plywood sheathing panels</li><li>2 x 4 wood studs @ 16" o.c. cross-braced</li><li>5/8" Cellulose Blow In</li><li>5/8" FIRECODE C Core Gypsum Plaster Base</li><li>1/16" veneer plaster</li></ul> <p><b>System Performance</b> 2 HR Fire (RATED FROM BOTH SIDES) UL Design No. U344</p>	<p><b>System Description</b> Engineered Joist</p> <ul style="list-style-type: none"><li>Hardwood Floor System</li><li>Ecore 5mm ECO silence underlayment</li><li>1" gypsum underlayment</li><li>19/32" wood sheathing perpendicular</li><li>5/8" min. wood 1" joist max 24" o.c.</li><li>Cellulose Blow In</li><li>(LAYER 1) 5/8" FIRECODE C Core Gypsum</li><li>(LAYER 2) 5/8" FIRECODE C Core Gypsum</li><li>(LAYER 1) 5/8" FIRECODE C Core Gypsum</li><li>(LAYER 2) 5/8" FIRECODE C Core Gypsum Plaster Base</li><li>1/16" veneer plaster</li></ul> <p><b>System Performance</b> 2 HR Fire UL Design No. L538 58 STC Sound 50 IC Sound</p>
<p><b>System Description</b> Wood Stud Unit Separation Partition (Loadbearing)</p> <ul style="list-style-type: none"><li>1/16" veneer plaster</li><li>5/8" FIRECODE C Core Gypsum Plaster Base</li><li>2x4 wood stud 16" o.c.</li><li>2x6 wood stud 16" o.c.</li><li>2x6 plates</li><li>7/32" Cellulose Blow In</li><li>1/2" neoprene sound barrier</li><li>5/8" FIRECODE C Core Gypsum Plaster Base</li><li>1/16" veneer plaster</li></ul> <p><b>System Performance</b> 1 HR Fire UL Design No. V305 60 STC Sound</p>	<p><b>System Description</b> Wood Stud Partition (Loadbearing)</p> <ul style="list-style-type: none"><li>1/16" veneer plaster finish</li><li>5/8" FIRECODE C Core Gypsum Plaster Base</li><li>RC-1 resilient channel one side spaced 24" o.c.</li><li>2x6 wood stud 16" o.c.</li><li>5/8" Cellulose Blow In</li><li>5/8" FIRECODE C Core Gypsum Moisture Resistant</li><li>1/4" Cement Board</li><li>JK Ceramic Tile</li></ul> <p><b>System Performance</b> 1 HR Fire UL Design No. U311 52 STC Sound SA-830702</p>	<p><b>System Description</b> Shaft Wall (Non-loadbearing)</p> <ul style="list-style-type: none"><li>1/16" veneer plaster exterior</li><li>5/8" FIRECODE C Core Gypsum Plaster Base</li><li>2x3 wood stud 16" o.c.</li></ul> <p><b>Rated Assembly</b></p> <ul style="list-style-type: none"><li>2 layers 1/2" FIRECODE C Core Gypsum Panels Mold Resistant</li><li>Face layer joints finished</li><li>2-1/2" USG C-H Stud 25 gauge 24" o.c.</li><li>2-5/8" Cellulose Blow In</li><li>1" Gypsum Liner Panel Mold Resistant</li></ul> <p><b>System Performance</b> 1 HR Fire UL Design No. U428</p>	<p><b>System Description</b> WOOD BEAM</p> <ul style="list-style-type: none"><li>WOOD BEAM</li><li>(LAYER 1) 5/8" FIRECODE C Core Gypsum</li><li>(LAYER 2) 5/8" FIRECODE C Core Gypsum Plaster Base</li><li>1/16" veneer plaster exterior</li></ul> <p><b>System Performance</b> 1 HR Fire BEAM PROTECTION UL Design No. P517</p>
<p><b>System Description</b> Wood Stud Unit Separation Partition (Loadbearing)</p> <ul style="list-style-type: none"><li>1/16" veneer plaster</li><li>5/8" FIRECODE C Core Gypsum Plaster Base</li><li>2x4 wood stud 16" o.c.</li><li>2x6 wood stud 16" o.c.</li><li>2x6 plates</li><li>7/32" Cellulose Blow In</li><li>1/2" neoprene sound barrier</li><li>5/8" FIRECODE C Core Gypsum Plaster Base</li><li>1/16" veneer plaster</li></ul> <p><b>System Performance</b> 1 HR Fire UL Design No. V305 60 STC Sound</p>	<p><b>System Description</b> Wood Stud Partition (Loadbearing)</p> <ul style="list-style-type: none"><li>1/16" veneer plaster finish</li><li>5/8" FIRECODE C Core Gypsum Plaster Base</li><li>RC-1 resilient channel one side spaced 24" o.c.</li><li>2x6 wood stud 16" o.c.</li><li>5/8" Cellulose Blow In</li><li>5/8" FIRECODE C Core Gypsum Moisture Resistant</li><li>1/4" Cement Board</li><li>JK Ceramic Tile</li></ul> <p><b>System Performance</b> 1 HR Fire UL Design No. U311 52 STC Sound SA-830702</p>	<p><b>System Description</b> Shaft Wall (Non-loadbearing)</p> <ul style="list-style-type: none"><li>1/16" veneer plaster exterior</li><li>5/8" FIRECODE C Core Gypsum Plaster Base</li><li>2x3 wood stud 16" o.c.</li></ul> <p><b>Rated Assembly</b></p> <ul style="list-style-type: none"><li>2 layers 1/2" FIRECODE C Core Gypsum Panels Mold Resistant</li><li>Face layer joints finished</li><li>2-1/2" USG C-H Stud 25 gauge 24" o.c.</li><li>2-5/8" Cellulose Blow In</li><li>1" Gypsum Liner Panel Mold Resistant</li></ul> <p><b>System Performance</b> 1 HR Fire UL Design No. U428</p>	<p><b>System Description</b> WOOD BEAM</p> <ul style="list-style-type: none"><li>WOOD BEAM</li><li>(LAYER 1) 5/8" FIRECODE C Core Gypsum</li><li>(LAYER 2) 5/8" FIRECODE C Core Gypsum Plaster Base</li><li>1/16" veneer plaster exterior</li></ul> <p><b>System Performance</b> 2 HR Fire BEAM PROTECTION UL Design No. X517</p>