

SEE SHEET A1 FOR DRAWING INDEX

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PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS

OWNER:

JOHN SCHIAYO
147 SOUTH MAIN STREET
COHASSET, MA 02050

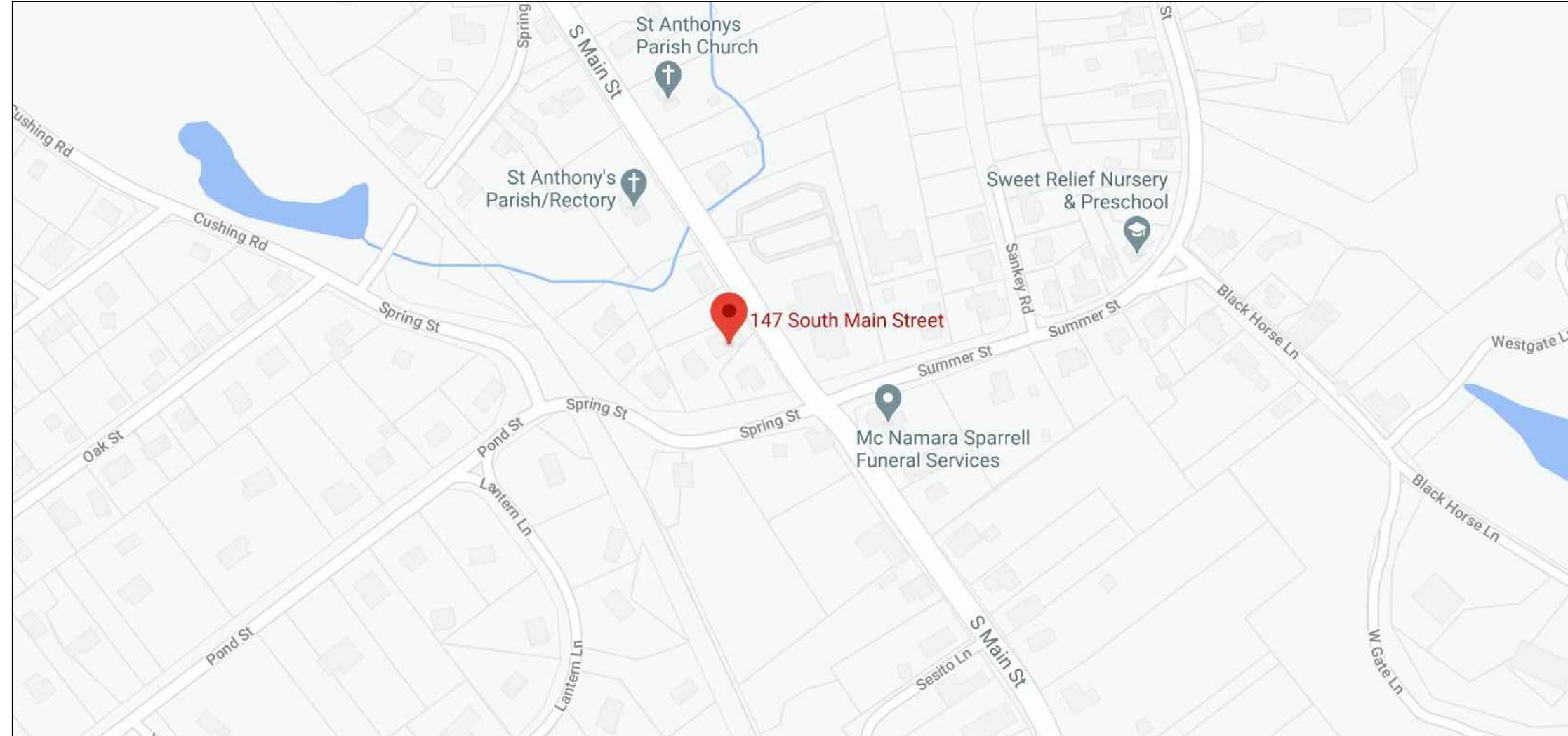
SCHIAYO
147 SOUTH MAIN STREET
COHASSET MA, 02050

DESIGNER:

ROCKWOOD DESIGN, INC.
1020 PLAIN STREET - SUITE 320
MARSHFIELD, MA 02050
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WEYMOUTH, MA 02190
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LOCUS MAP

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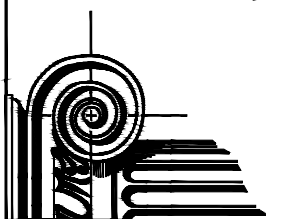
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ZBA SET - 1/28/2021

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Partition Types

Confirm Sizes of all steel, concrete, structural lumber and sheathing with Structural Engineer's Plans.

- Type 1: Existing Concrete and Stone Foundation Walls: Furr out walls with 2 x 4 wood studs, 16" o.c. Fill cavity with R-15 insulation. Cover with vapor barrier and 1/2" mold and mildew resistant gwb. Use P.T. bottom plate at concrete floors.
Type 2: New Concrete foundation walls: See structural engineer's plans for concrete details. Furr out concrete walls with 2 x 4 wood studs, 16" o.c. Fill cavity with R-15 insulation. Cover with vapor barrier and 1/2" mold and mildew resistant gwb. Use P.T. bottom plate at concrete floors.
Type 3: Two Hour Rated Wall at Elevator Machine Room: UL Design U334, STC Rating 58: 2 x 6 woods studs, 16" o.c., 25 MSG galv steel, nom 2-1/2 in. wide by 1/2 in. deep. Resilient channels placed perpendicular to studs, spaced vertically max 24 in. OC, flange portion attached to each intersecting stud with 1 in. long Type S steel screws. 2 layers g.w.b. each side, 5/8 in. thick, 4 ft wide. Attached to furring channels: base layer with 1 in. long Type S steel screws spaced max 24 in. OC, face layer with 1-5/8 in. long Type S steel screws spaced max 12 in. OC. Attached to wood studs: base layer with 1-7/8 in. long 6d coated nails spaced max 14 in. OC, face layer with 2-3/8 in. long 8d coated nails spaced max 7 in. OC. Base layers installed vertically. Face layers installed horizontally with butt joints offset 16 in. from base layers. Rockwool in cavity to reach an STC rating of 58.
Type 4: Two Hour Rated Fire Barrier at Elevator Shaft: UL Design U906 Concrete Blocks* -- Nominal 6 by 8 by 16 in, hollow or solid. Various designs. Classification (2 hr). Mortar -- Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
Type 4A: Two Hour Rated Fire Barrier at Elevator Shaft: UL Design U906: Same as type 4 but furr out cmu wall with 2 x 4 wood studs filled with rockwool sound insulation.
Type 4B: Two Hour Rated Fire Barrier Shear Wall at Elevator Shaft: UL Design U906: Same as type 4B but with one layer plywood sheathing added. See structural engineer's plans for sizes and nailing patterns.
Type 5: One Hour Rated Fire Wall at Fire Stair: UL Design U344. 2 x 6 wood studs, spaced 16" o.c. with 25 MSG galv steel resilient channels 2-9/16" or 2-23/32" wide by 7/8" deep spaced 16" o.c., perpendicular to studs. Attach to studs with clips spaced 48" o.c. and secured to studs with No. 8 x 2 1/2" coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. Ends of adjoining channels are overlapped 6" and tied together with double strand of No 18 SWG galv steel wire near each end. One layer 5/8" Type "X" gypsum wall board, both sides, 4" wide, applied horizontally or vertically, and nailed to studs 7" o.c. with 6d cement coated nails, 1 7/8" long, .0915" shank diameter and 1/2" diameter head. Wallboard attached to furring channels with 1" long S bugle-head steel screws spaced 12" o.c. Base and finish coats of plaster. Use P.T. bottom plate at concrete floors.
Type 6: Office Tenant Demising Walls: 2 x 6 wood studs, 16" o.c. to underside of structure. Provide blocking at midheight not to exceed 8' AFF. with 1/2" gwb each side, taped, spackled and finished. Use P.T. bottom plate at concrete floors. Provide sound insulation in wall cavity.
Type 7: Typical Interior Partition: 2' x 4' wood studs, 16" o.c., attach to underside of structure above, with 1/2" gwb each side, base and finish coats of plaster (or taped, spackled and finished). Provide blocking where directed by owner for furniture and shelving. Provide mold and mildew resistant gwb on toilet room side of partition. Provide sound insulation in all toilet room walls. Use P.T. bottom plate at concrete floors. Provide blocking at mid-height any partitions above 10' high.
Type 7A: Typical Interior Partition: Same as Type 7 with 2 x 6 wood studs, 16" o.c.
Type 7B: Typical Interior Partition Shear Wall: Same as Type 7 with 2 x 6 wood studs, 16" o.c. and one layer plywood sheathing. See structural engineer's plans for sizes and nailing patterns.
Type 8: One Hour Rated Infill at Existing Exterior Wall: UL Design U303 Rated for fire from both sides: Existing walls to remain. Where walls are infilled provide 2 x 6 wood studs at 16" o.c. with double top plates and single bottom plate, interior sides covered with 5/8" Type "X" g.w.b., 4" wide, applied both horizontally or vertically with vertical joints over studs, Fastened to studs and plates with 1-7/8 in. long 6d cement coated nails spaced 7 in. OC or with 1-7/8 in. long Type S screws spaced 8 in. OC, or 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. R-21 insulation in stud cavity. Plywood sheathing per structural engineers plans, minimum 15/32 in. thick, 4 ft wide, wood structural panels, min grade "sheathing" applied vertically, with vertical joints centered over studs. Attached to studs with 10d galv nails 6 in. OC at the perimeter and 12 in. OC in the field. Cover with 1 layer 5/8" fire rated gypsum sheathing board. Vapor barrier. Exterior siding and trim on these walls shall be non-combustible, or combustible materials that meet the requirements for NFPA 268, per CMR 780, Section 1406.2.1.1.
Type 8B: One Hour Rated Infill at Existing Exterior Wall: UL Design U303 Rated for fire from both sides, Shear Wall: Same as Type 8 with plywood sheathing one side. See structural engineer's plans for sizes and nailing patterns.
Type 9: New Exterior Wall, Shear Wall: 2 x 6 wood studs at 16" o.c. with double top plates and bottom plates. (see structural engineer's plans for details at this new wall.) Provide vapor barrier, insulation in wall cavity to R-21, plywood sheathing, and cover wall with minimum one layer 5/8" gwb, taped, spackled and finished.
Type 10: Two hour party wall: Existing wall to remain.

Building Code Summary

- Applicable Laws, Regulations and Standards
Building: 780 CMR: Massachusetts Building Code (9th edition) (2015 International building code, amended)
Existing Building: 780 CMR: Massachusetts Existing Building Code (9th edition) (2015 International existing building code, amended)
521 CMR: Architectural Access Board Regulations
Plumbing: 248 CMR, 10.0: Massachusetts Plumbing Code
Building Description
Existing two story, wood frame and concrete block building originally built in 1921 on a full basement with a flat roof. Building contains approximately 6,879 useable square feet.
Project Description
A two story addition on a full and partial basement will be added to the rear of the building containing a fire stair and office space. Interior of building will be renovated to include 5-6 office suites, a new fire stair, elevator, accessible toilet rooms, mechanical space, and storage. Tenant build-out will be completed under separate permit for each tenant space.
Work Area: Alterations Level 3. Work area is more than 50% of existing building
Construction Type: Existing Building. Assume Type V B
Use Group: B - office use
S - Possible Storage Use in Basement
Building Height and Number of Stories:
Height Allowed:
B Use: 60'
Building Height: Approximately 25'
Number of Stories Allowed:
B Use: 3
Building Number of Stories: 2
Building Square Footage:
Basement: 2,100 SF (Existing) 2,389 SF (Proposed)
First Floor: 2,200 SF (Existing) 2,579 SF (Proposed)
Second Floor: 2,579 SF (Existing) 2,579 SF (Proposed)
6,879 SF (Existing) 7,547 SF (Proposed)
Occupancy:
Basement: 8 occupants (1 occupant per 300 SF)
First Floor: 25 occupants (1 occupant per 100 SF)
Second Floor: 25 occupants (1 occupant per 100 SF)
Number of Exits: (Required / provided)
Basement Storage 1 / 1
First Floor Office 1 / 2
Second Floor Office 1 / 1
No Stair Required to Roof, less than 4 stories, permanent ladder to roof hatch
Per 780 CMR, Section 1006.3.2, Table 1006.3.2(2) One exit allowed in B and S Use, one story above and one story below grade, maximum occupancy of B-(49) and S-(29) and maximum travel distance of 100'.
Exit Access Travel: (Allowable / proposed):
S: 100' / 55'
B: 100' / 56'
Egress Width Factors: Doors: .15' per occupant - required: 8.7' provided: 36"
Stairs: .2' per occupant - required: 5' provided: 44"

Building Code Summary (CONT.)

- Fire Sprinklers: Yes
Fire Alarm System: Per Town of Milton Fire Department and to meet requirements of Massachusetts State Building Code for new construction
Fire Ratings:
Table 601: All building elements type VB 0 hour
Exterior Bearing Walls Rating:
1. Existing "Party Wall" at lot line with adjacent building: 0' separation: Table 706.4, B Use, sprinkler use exception allows 2 hour rated wall. Existing window openings to remain
2. Fire Wall at adjacent alleyway: 0' to lot line. 1 hour fire rating. Rated for fire from both sides. Fire Separation Distance to center of Alley <10'. 25% unprotected openings allowed
3. Wall at Adams Street: 0' to lot line. 1 hour fire rating. Rated for fire from both sides. Fire Separation Distance to center of Adams Street > 15'. Unlimited openings per 705.8.1
Fire Barriers at Interior Stairs connecting three floors: 1 hour rating with 60 minute fire rated doors, 100 SI glass
Elevator shaft and Elevator Machine Room: 2 hour rated walls, 90 minute door
Portable Fire Extinguishers required at B and S Use: Not to exceed travel distance of 75'
Plumbing Fixtures:
Occupancy: 58 occupants: 29 Females and 29 Males
Required: 1 toilet per 20 females, 1 toilet per 25 males and 1 lavatory per 50 people
2 toilets required for females, 2 toilets required per males, 2 lavatories required
Provided:
Basement:
One existing non-accessible toilet room containing a toilet and a lavatory
First Floor:
One accessible toilet room containing a toilet and a lavatory
One non-accessible toilet room containing a toilet and a lavatory
One slop sink
Second Floor:
One accessible toilet room containing a toilet and a lavatory
One non-accessible toilet room containing a toilet and a lavatory
One slop sink
Toilet rooms will be designated "Gender Neutral Single User" toilet rooms.
248 CMR, 10.10 (18) (r) Use of Gender-neutral Toilet Rooms. For purposes of the minimum fixture requirements of 248 CMR, wherever 248 CMR 10.00 requires two or more toilet fixtures designated by gender, those facilities may be replaced with single user Gender-neutral toilet rooms pursuant to one of the following options: 1. Every gender designated toilet fixture is replaced with an equal number of single use gender-neutral toilet rooms (such that there are no gender designated fixtures);

ENGINEERING NOTES:

- ELECTRICAL, PLUMBING, FIRE PROTECTION, AND HVAC SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE DESIGN-BUILD OF THE ELECTRICAL, PLUMBING, FIRE PROTECTION, AND HEATING, COOLING AND VENTILATION WORK REQUIRED FOR THIS PROJECT.

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE TO FOLLOW ALL LOCAL, STATE, AND APPLICABLE NATIONAL CODES AND REGULATIONS.
CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY BUILDING PERMITS AND APPROVALS FOR CONSTRUCTION WORK AND TO PAY ALL APPLICABLE FEES.
CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE TO REVIEW ALL EXISTING CONDITIONS AND REPORT ANY VARIATIONS ON THE DRAWINGS TO THE ARCHITECT FOR CLARIFICATION.
CONTRACTOR IS REQUIRED TO VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION. DO NOT SCALE OFF THE DRAWINGS, USE DIMENSION NOTES. NOTES SUCH AS "ALIGN" OR "CLEAR" TAKE PRECEDENCE OVER DIMENSION NOTES. DO NOT SCALE WHEN ORDERING MATERIALS MANUFACTURED EITHER ON OR OFF SITE, SUCH AS MILLWORK, CASEWORK, FIXTURES, ETC. THAT CANNOT BE TRIMMED TO FIT ON SITE - MEASURE ACTUAL CONDITIONS IN FIELD.
UNLESS INDICATED ON THE DRAWINGS AS NOT IN CONTRACT (N.I.C.) OR AS EXISTING, ALL ITEMS, MATERIALS AND INSTALLATIONS OF SAME ARE A PART OF THE CONTRACT DEFINED BY THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS AND ASSEMBLIES REQUIRED FOR THE WORK SHOWN.
CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL WORK IN A SAFE AND SATISFACTORY MANNER.
CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING DEMOLITION, ERECTION AND CONSTRUCTION.
PROVIDE AND INSTALL PORTABLE FIRE EXTINGUISHERS TO CODE BEFORE FINAL OCCUPANCY.

KEY TO SYMBOLS and ABBREVIATIONS table. Includes symbols for detail numbers, wall elevations, interior elevations, column grid lines, revision areas, detail bubbles, drawing specific keynotes, exit signs, insulated walls, room names, door numbers, window numbers, datum points, and a comprehensive list of abbreviations for architectural and construction terms.

LEGEND table. Includes symbols for demo partition/wall, existing tenant demising wall, existing wall, proposed wall, toilet room exhaust ducted to outside, emergency lights w/battery back up, bathroom light with integral fan ducted to outside, hardwired smoke detector, exit signs with emergency lights - self contained unit with battery pack, and fire extinguisher cabinet.

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Vertical sidebar containing project information: PROJECT: JOHN SCHIAVO, 147 SOUTH MAIN STREET, COHASSET MA, 02050; TITLE: NOTES AND LEGENDS; and a large ZBA SET - 1/28/2021 stamp.

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FRONT ELEVATION
SCALE: 1/4"=1'-0"
66'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"
48'-0"

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REVISION	DATE	DESCRIPTION

TITLE
EXISTING AND PROPOSED FRONT
ELEVATION

PROJECT:
JOHN SCHIAYO
147 SOUTH MAIN STREET
COHASSET MA, 02050

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A2.1
A1

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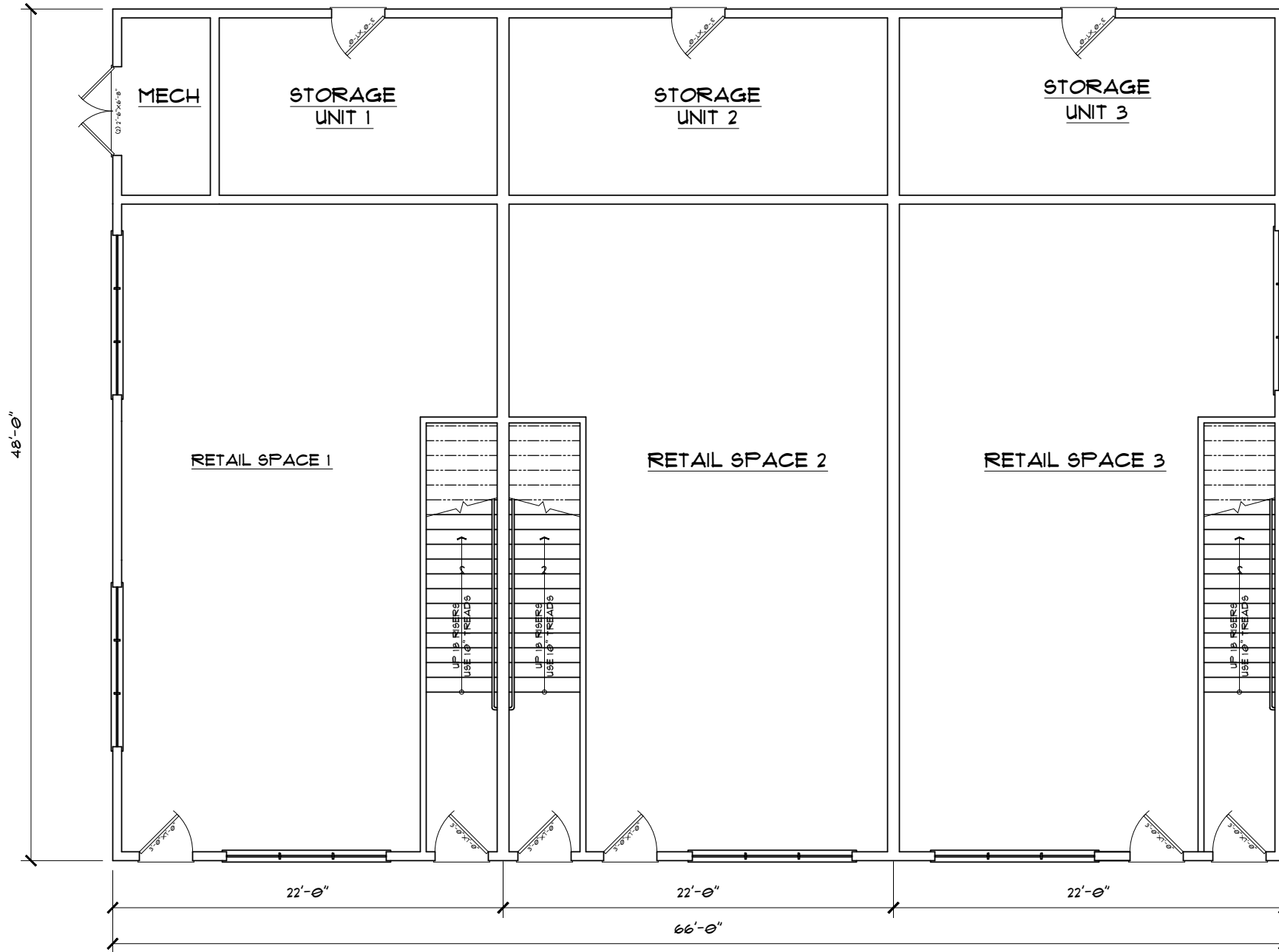
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STAIR AND HANDRAIL NOTES:

STAIRCASE - CONTAINED WITHIN ONE UNIT. SHALL HAVE SOLID RISERS. HEAD ROOM ABOVE ALL PARTS OF STAIRS SHALL BE A MINIMUM OF 6'-8" MEASURED FROM TREAD NOSING. STAIR SHALL BE MINIMUM 36" WIDE MEASURED INSIDE THE STRINGER TO INSIDE THE STRINGER. LANDING AT TOP AND BOTTOM OF STAIR SHALL BE A MINIMUM OF 36". HANDRAIL SHALL BE MOUNTED ON ONE SIDE OF STAIRS AT A HEIGHT OF 36" MEASURED FROM THE NOSING. RAILS TO BE 1 1/2" O.D. CONTINUOUS RAIL MOUNTED WITH 1 1/2" CLEAR SPACE BETWEEN WALL AND HANDRAIL. HANDRAILS MAY BE INTERRUPTED BY A NEWEL POST. RISERS, MAXIMUM 1 3/4" AND TREADS, MINIMUM 10" PLUS 1" OF NOSING.

GROUND FLOOR RETAIL PLAN

SCALE: 1/4"=1'-0"
(AREA: 3200 GROSS FT²)

TOTAL AREA

RETAIL SPACE

SPACE 1	671 NET SQ.FT.
SPACE 2	671 NET SQ.FT.
SPACE 3	671 NET SQ.FT.
TOTAL	2031 NET SQ.FT.

STORAGE

UNIT 1	151 NET SQ. FT.
UNIT 2	213 NET SQ.FT.
UNIT 3	212 NET SQ.FT.
TOTAL	582 NET SQ.FT.

RESIDENCE

UNIT 1	151 NET SQ.FT.
UNIT 2	151 NET SQ.FT.
UNIT 3	151 NET SQ.FT.
TOTAL	2211 NET SQ.FT.

REVISION	DATE	DESCRIPTION

TITLE
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ELEVATION

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A3.1

A1

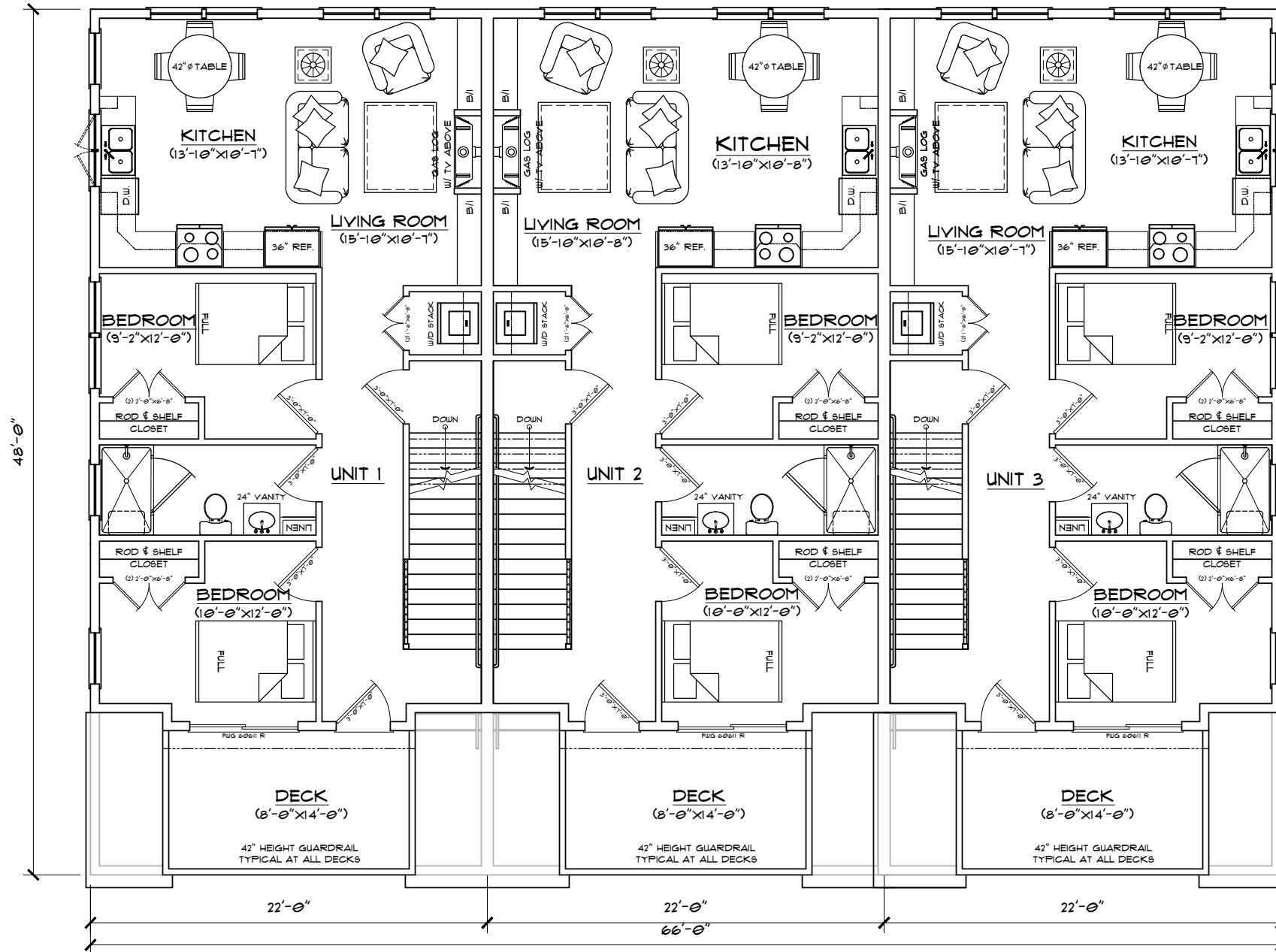
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SECOND FLOOR PLAN (RESIDENTIAL)

SCALE: 1/4"=1'-0"
(AREA: 2649 GROSS FT²)

TOTAL AREA	
SPACE 1	671 NET SQ.FT.
SPACE 2	671 NET SQ.FT.
SPACE 3	671 NET SQ.FT.
TOTAL	2013 NET SQ.FT.

STORAGE	
UNIT 1	151 NET SQ. FT.
UNIT 2	213 NET SQ.FT.
UNIT 3	212 NET SQ.FT.
TOTAL	582 NET SQ.FT.

RESIDENCE	
UNIT 1	151 NET SQ.FT.
UNIT 2	151 NET SQ.FT.
UNIT 3	151 NET SQ.FT.
TOTAL	2211 NET SQ.FT.

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A3.2

A1

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