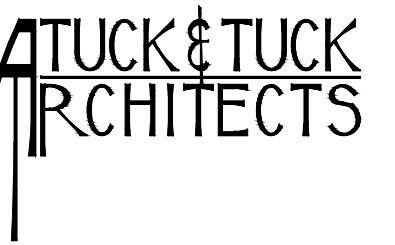


BEDI APARTMENT PROJECT

142 ST. BOTOLPH STREET, APARTMENT 3
BOSTON, MA



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BOLTON MASSACHUSETTS 01740
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LIST OF ABBREVIATIONS:

ACT	ACOUSTICAL CEILING TILE
ADJ	ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
B.M.	BENCH MARK
B.O.	BOTTOM OF
C. TO C.	CENTER TO CENTER
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC	CONCRETE
CU	CUBIC
DIA	DIAMETER
DF	DOUGLAS FIR
EQ	EQUAL
EXT	EXTERIOR
EXTG	EXISTING
F.F.	FINISHED FLOOR
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FIN	FINISHED
FLR	FLOOR
G.C.	GENERAL CONTRACTOR
GWB	GYPSON WALL BOARD
HW	HOT WATER
I.D.	INNER DIAMETER
INT	INTERIOR
L.L.H	LONG LEG VERTICAL
L.L.V.	LONG LEG HORIZONTAL
LAM	LAMINATED
M.O.	MASONRY OPENING
MTL	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTER DIAMETER
O.F.C.	OUTSIDE FACE OF CONCRETE
O.F.M.	OUTSIDE FACE OF MASONRY
O.F.S.	OUTSIDE FACE OF STUD
OPPH	OPPOSITE HAND
P.L.	PLATE
PERP	PERPENDICULAR
P.T.	PRESSURE TREATED
PTD	PAINTED (SEE SPEC FOR PRIMER)
R	RISER
REF	REFRIGERATOR
REINF	REINFORCED
REV	REVISION
S.S.	STAINLESS STEEL
STD	STANDARD
STL	STEEL
SYP	SOUTHERN YELLOW PINE
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.M.	TOP OF MASONRY
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.C.T.	VINYL COMPOSITE TILE
V.I.F.	VERIFY IN FIELD
W.P.	WORKING POINT
W.T.W.	WALL TO WALL
W.W.F.	WELDED WIRE FABRIC

LIST OF DRAWINGS:

ARCHITECTURAL DRAWINGS

- TL1.1 TITLE SHEET
- EX1.1 EXISTING FLOOR PLANS
- EX2.1 EXISTING EXTERIOR ELEVATIONS & PHOTOGRAPHS
- EX3.1 EXISTING BUILDING SECTION
- A1.1 PROPOSED FLOOR PLANS & ROOF PLAN
- A2.1 PROPOSED EXTERIOR ELEVATIONS
- A3.1 PROPOSED BUILDING SECTION

DRAWINGS FOR: APPROVAL
DATE: MAY 15, 2021

CODE REVIEW

Roof Deck Living Space Addition (new 4th floor)
Unit 3
142 St. Botolph Street
Boston, MA 02115

Located in the St. Botolph Architectural Conservation District

Zone: BA-1
Max Height: 45 Feet
FAR = 2.0

Type IIIB construction (assumed)
3 floors above grade at St. Botolph Street
Existing Basement (accessible from passageway/alley only): 1,150 SF gross (including garage)
Existing First Floor: 1,150 SF gross
Existing Second Floor: 1,150 SF gross
Existing Third Floor: 1,150 SF gross
Total gross SF: 4,600 SF gross including basement & garage

Lot size: 2,138 SF

Construction Narrative:

Current Use: The property has (4) condo units in it, the basement and first floor comprise one unit, the second floor has (2) units and the third floor has (1) unit. The building does not have a sprinkler system.

We are proposing to completely renovate the third-floor unit and add new habitable space on the existing roof to turn this one-story unit into a 2-story unit. The unit will be "upside-down," meaning that the living spaces will be on the new fourth floor and the bedrooms will be on the existing third floor. There will be no bedroom spaces on the new fourth floor. The existing stair to the third floor will remain, the new stair will be built above it.

The new fourth floor will be set back from St. Botolph Street so its façade is not visible from the opposite sidewalk on St. Botolph Street as required. There will be roof deck along St. Botolph Street. The new addition will be built all the way out to the back of the building. There will be a ladder fire-escape along the back of the addition leading from the new fourth floor down to the existing third floor roof deck below. Some existing mechanical equipment will be re-located to the existing third floor roof deck.

The renovated space on the third floor and the new fourth floor will have a new, compliant fire alarm system, new and reused HVAC and new electrical components.

MASS State Building Code: IBC 2015 w/Mass State Amendments 780 CMR 9th Edition dated 10/20/2017

310.4 Residential Group R-2.

420.2: Separation walls: Walls separating dwelling units in the same building... and walls separating dwelling units from other occupancies shall be constructed as fire partitions in accordance with Section 708.

420.3 Horizontal separation: Floor assemblies separating dwelling units... from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.

420.6 Fire alarm systems and smoke alarms.

Table 504.4: Allowable Height & Area: Type IIIB: Non-sprinklered: 4 stories above the grade plane

Table 506.2: Allowable Area: Type IIIB: Non-sprinklered: 16,000 SF

508.3.3 Exception 2: Group R-2 dwelling units... shall be separated from other occupancies contiguous to them in accordance with Section 420.

Table 601: Fire-Resistance Rating Requirements for Building Elements: Type IIIB (assumed): Structural frame, interior bearing walls, nonbearing, partition walls = 0, floor & roof construction = 0, exterior bearing walls = 2 hours

Table 602 Fire Resistance Rated Requirements for Exterior Walls based on Fire Separation Distance: Distance less than 5' and Group R-2 Occupancies: 1 hour fire rating

602.3 Type III Construction

705.2 Projections: Type III Construction: Projections shall be of any approved material.

705.2.3 Combustible Projections: Combustible projections extending to within 5' of the line used to determine the fire separation distance shall be of not less than 1-hour fire resistance rated construction.

705.5 Fire-resistance ratings: The required fire-resistance rating of exterior walls with a fire separation distance of less than 10' shall be rated for exposure to fire from both sides.

Table 705.8: Maximum area of exterior wall openings based on fire separation distance and degree of opening protection: Fire separation distance: 0' to 3': Unprotected, unsprinklered: Not permitted to have openings

706.1.1 Party Walls: Any wall located on a lot line between adjacent buildings... shall be constructed as a fire wall in accordance with 706. Party walls shall be constructed without openings and shall create separate buildings.

706.2 Structural stability: Fire walls shall be designed and constructed to allow collapse of the structure on either side without collapse of the wall under fire conditions...

Table 706.4: Fire wall fire resistance ratings: R-2: 3 hours for Type IIIB construction

706.5 Horizontal continuity: Fire walls shall be continuous from exterior wall to exterior wall and shall extend not less than 18" beyond the exterior surface of the exterior walls.

706.5.1 Exterior Walls

706.6 Vertical continuity: Exception 4.

708.3 Fire partition fire-resistance rating: 1 hour.

708.4: Continuity

713.4 Shaft enclosures fire-resistance rating: Not less than 2 hours where connecting 4 stories or more and note less than 1 hour where connecting less than 4 stories.

713.14 Elevator, dumbwaiter and other hoistways: Elevator, dumbwaiter and other hoistway enclosures shall be constructed in accordance with 713 and Chapter 30.

714 Penetrations

Table 803.11 Int. Wall & Finish Req. by Occupancy: R-2 nonsprinklered:

Rooms & Enclosed spaces: Class C

Table 1006.3.2(1) Stories with access to one exit for R-2 occupancies: First, second and third story above the grade plane, not permitted at 4th story above the grade plane.

1017.2 Exit Access Travel Distance Limitation: Groups B & R-2: 200' (non-sprinklered)

1030.1 Emergency Escape and Rescue: Basements and sleeping rooms below the fourth story above the grade plane shall have at least one exterior emergency escape and rescue opening.

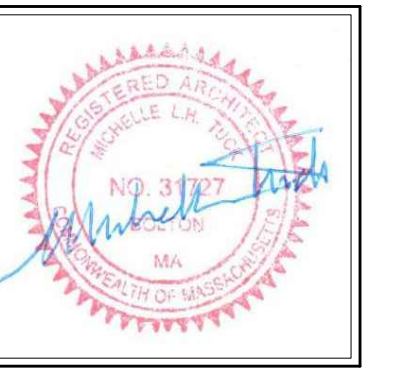
1030.2 Minimum size: Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 SF.

1030.2.1 Minimum dimensions: The minimum new clear opening height dimension shall be 234". The minimum net clear width dimension shall be 20". The net clear opening dimensions shall be the result of normal operation of the opening.

1030.4 Operational constraints: Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools...

1300 Energy Efficiency: Refers to International Energy Efficiency Code

Life Safety Code NFPA 101 2015 Edition



Project:
BEDI APARTMENT
142 ST. BOTOLPH STREET, APT 3
BOSTON, MA

Sheet Title:
TITLE SHEET & SITE PLAN

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DATE:	05.15.21	
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FILE NAME:	202 Title and Site	
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142 ST. BOTOLPH STREET, APT 3
BOSTON, MA

Project:

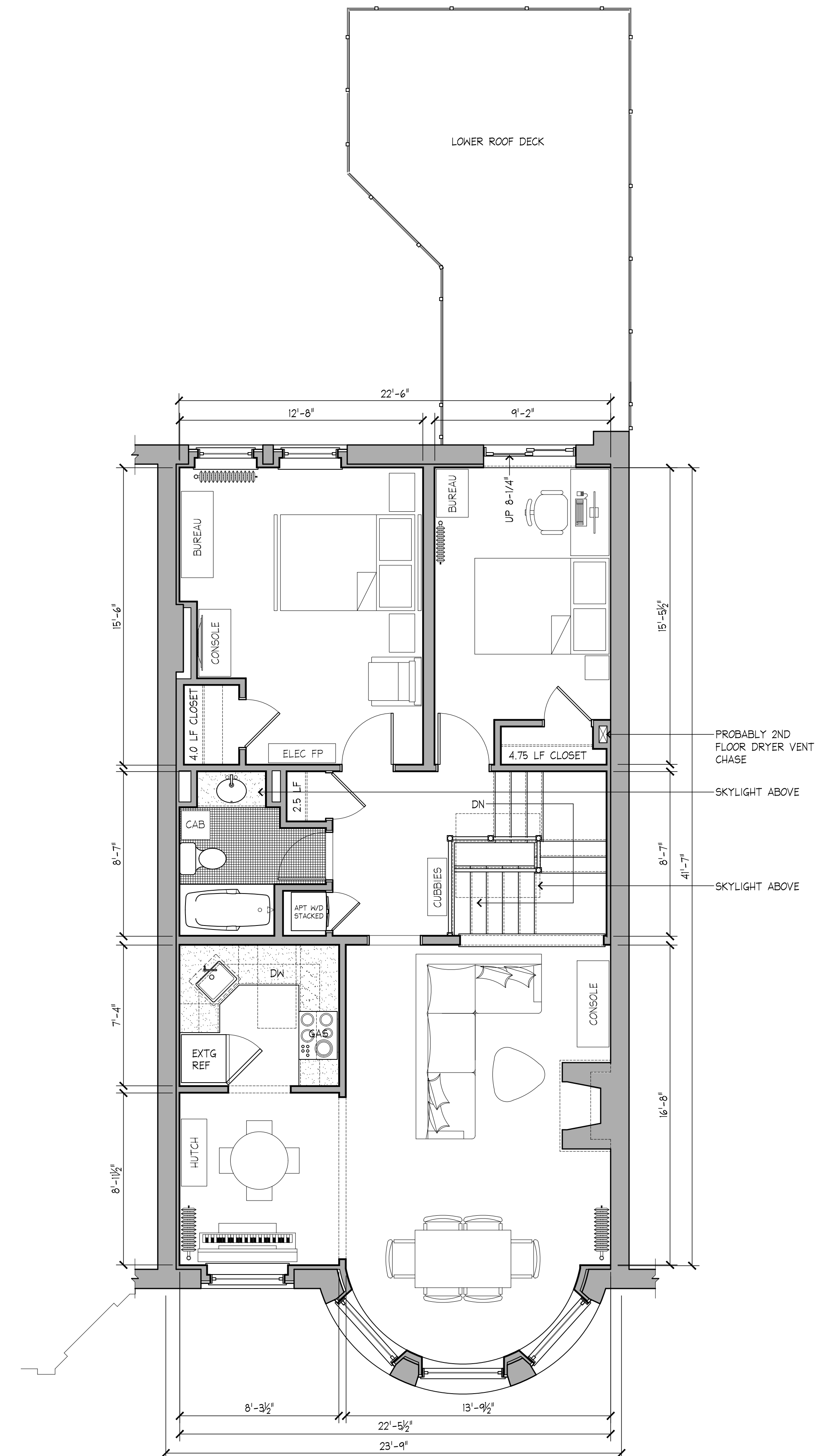
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EXISTING FLOOR PLANS

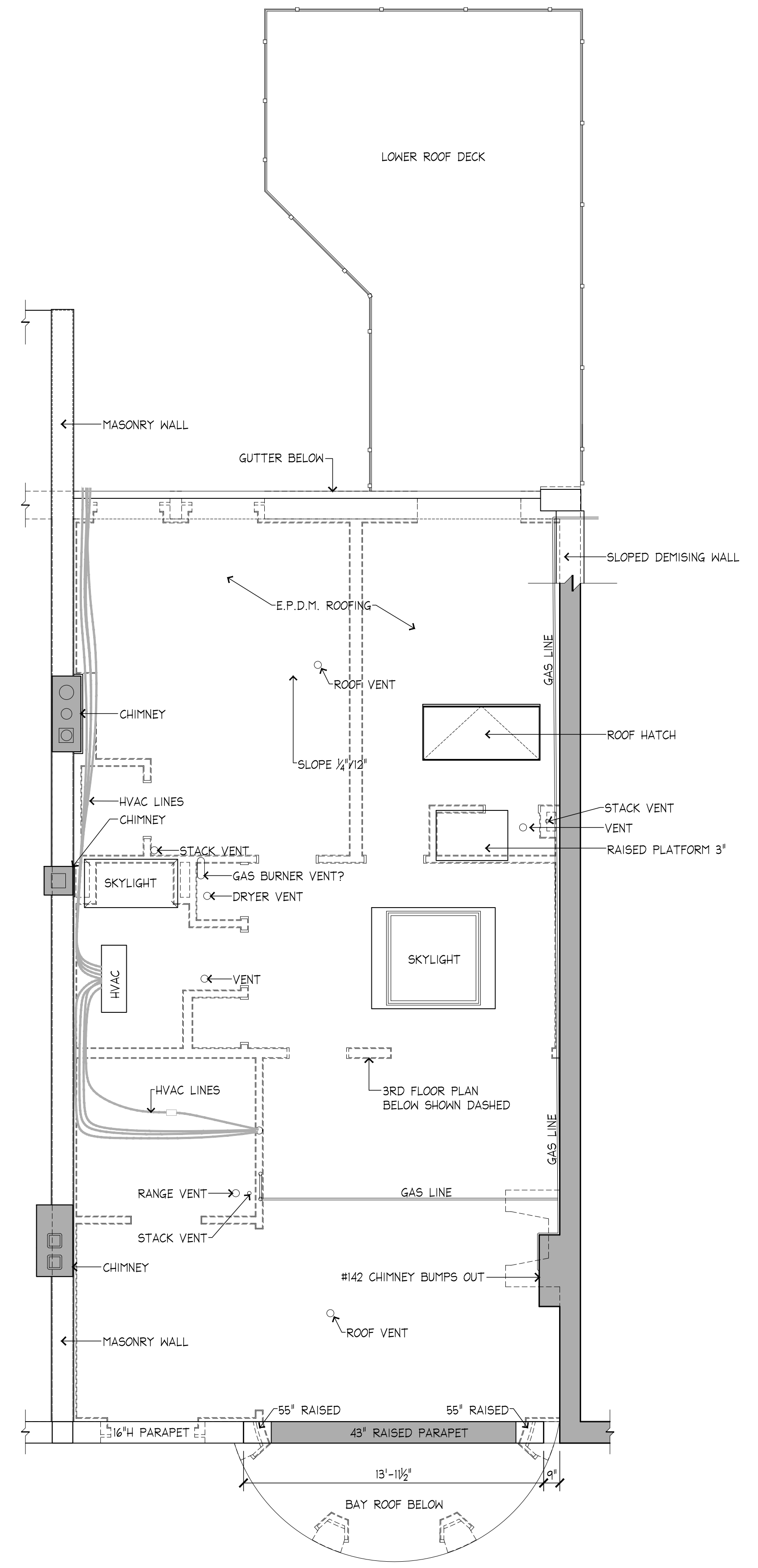
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FILE NAME:	202 Edg Plans	
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Sheet Number:

EX1.1



1 EX1.1 **EXISTING THIRD FLOOR PLAN**
SCALE: 1/4"=1'-0"
AREA: 1,098 SF GROSS



2 EX1.1 **EXISTING ROOF PLAN**
SCALE: 1/4"=1'-0"



1 EX2.1 EXISTING ST BOTOLPH ST. (NORTHWEST) ELEVATION
SCALE: 1/4"=1'-0"



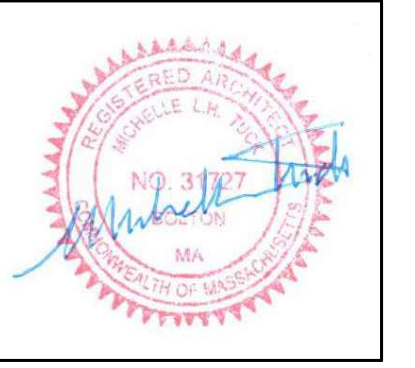
3 EX2.1 EXISTING ALLEYWAY (SOUTHEAST) ELEVATION
SCALE: 1/4"=1'-0"



2 EX2.1 ST BOTOLPH ST. (NW) ELEVATION PHOTOGRAPH
SCALE: NOT TO SCALE



4 EX2.1 ST BOTOLPH ST. (SE) ELEVATION PHOTOGRAPH
SCALE: NOT TO SCALE

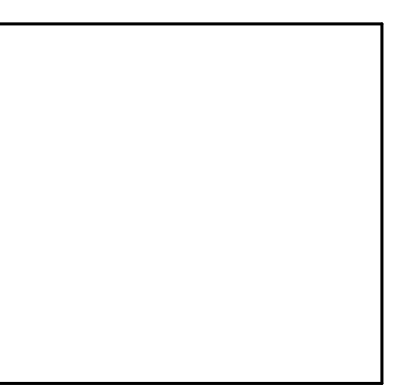


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BEDI APARTMENT
142 ST. BOTOLPH STREET, APT 3
BOSTON, MA

Sheet Title:
**EXISTING EXTERIOR ELEVATIONS
& PHOTOGRAPHS**

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DATE	REVISION	BY

Sheet Number:
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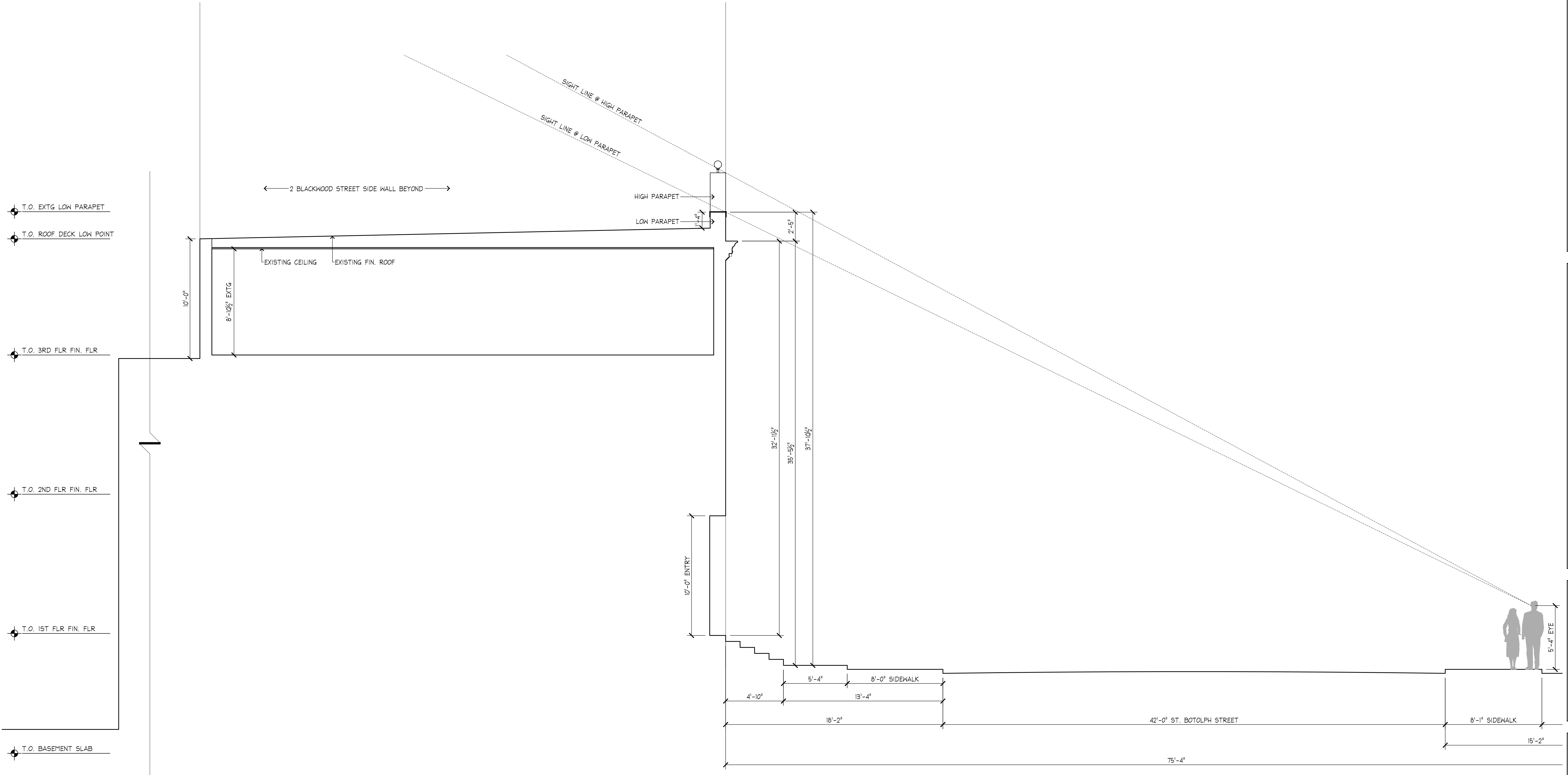


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BEDI APARTMENT
142 ST. BOTOLPH STREET, APT 3
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Sheet Title:
EXISTING BUILDING SECTION

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SCALE:	AS NOTED	
DRAWN BY:		
CHECKED BY:		
FILE NAME:	202 Eng Elevations	
DATE	REVISION	BY

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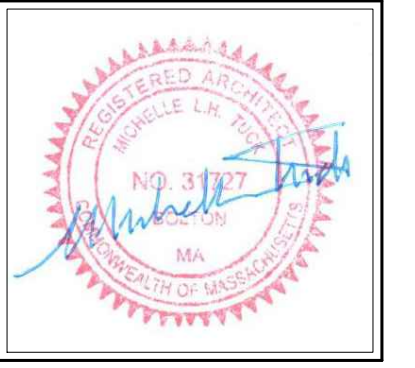


- T.O. EXTG. LOW PARAPET
- T.O. ROOF DECK LOW POINT
- T.O. 3RD FLR FIN. FLR
- T.O. 2ND FLR FIN. FLR
- T.O. 1ST FLR FIN. FLR
- T.O. BASEMENT SLAB

1
EX3.1 SECTION THRU EXISTING BUILDING @ LOW ROOF DECK
SCALE: 1/4"=1'-0"

PLAN LEGEND
 ——— EXISTING WALL TO REMAIN
 ▨ NEW INTERIOR 2x4 WOOD STUD WALL OR 2x6 EXTERIOR WOOD STUD WALL U.O.N.

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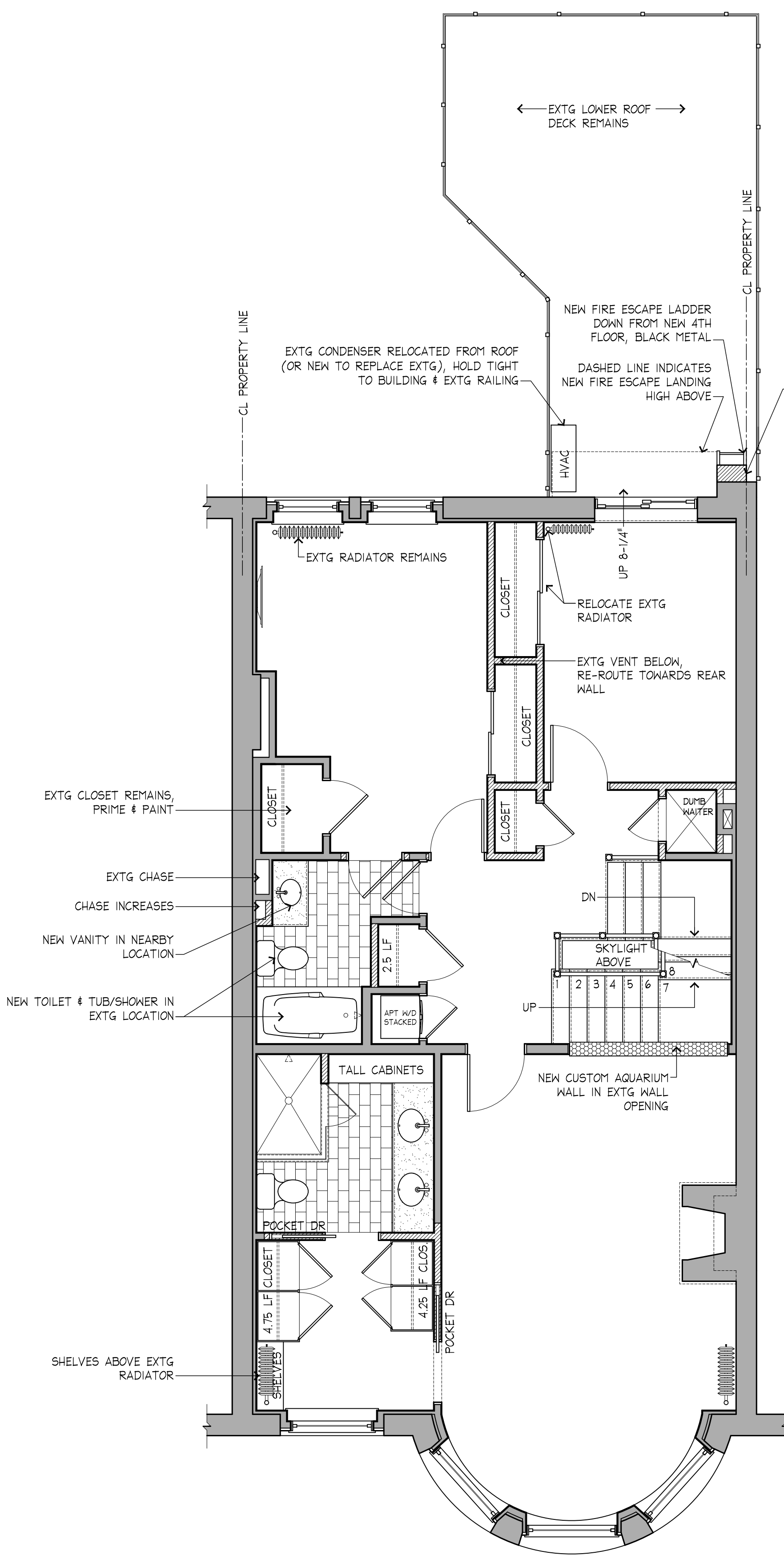


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 142 ST. BOTOLPH STREET, APT 3
 BOSTON, MA

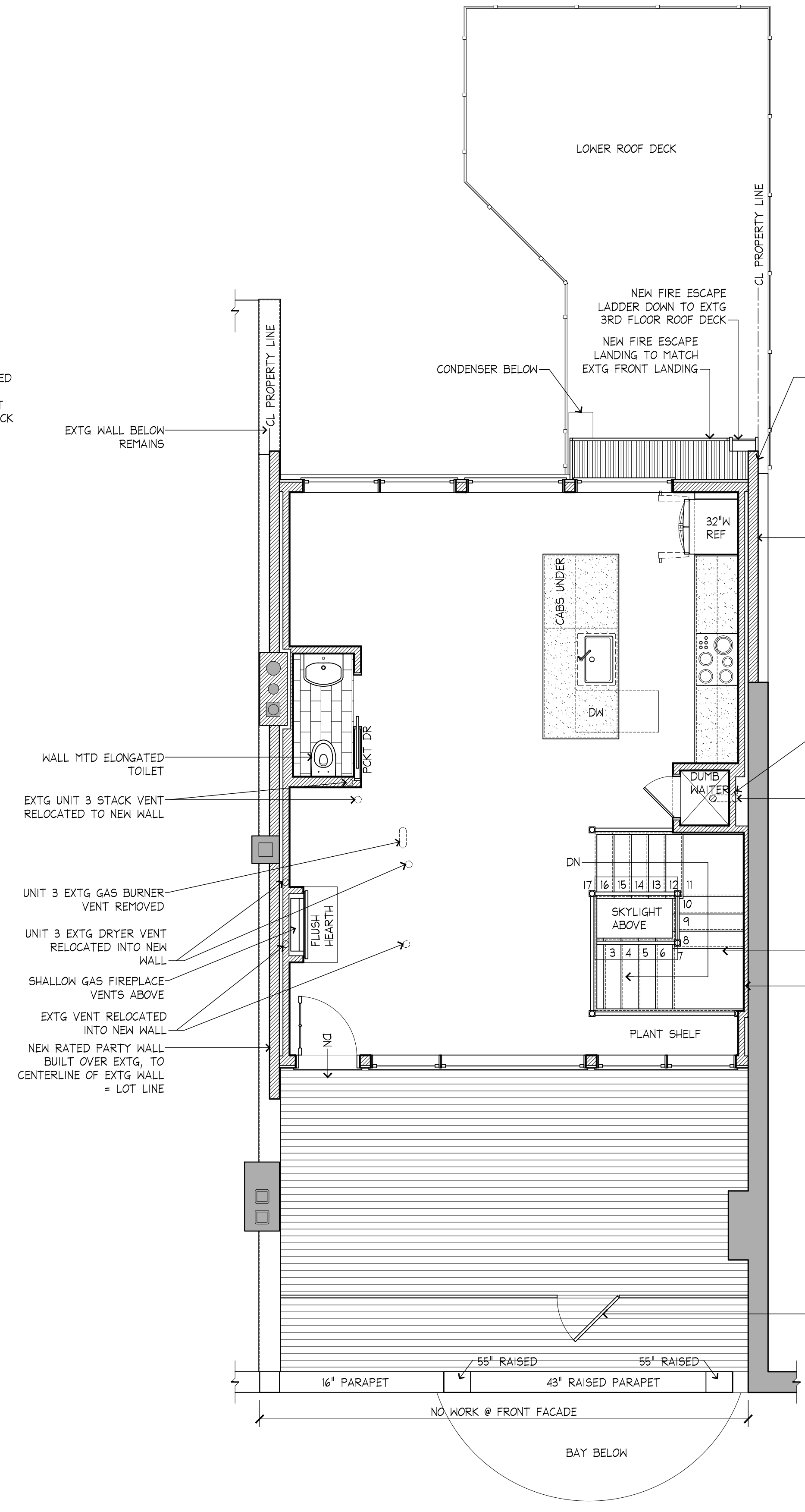
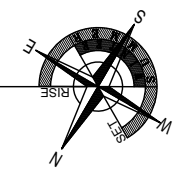
Sheet Title: **PROPOSED FLOOR PLANS & ROOF PLAN**

ISSUED FOR:	APPROVAL	
DATE:	05.15.21	
SCALE:	AS NOTED	
DRAWN BY:		
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FILE NAME:	202 Plans	
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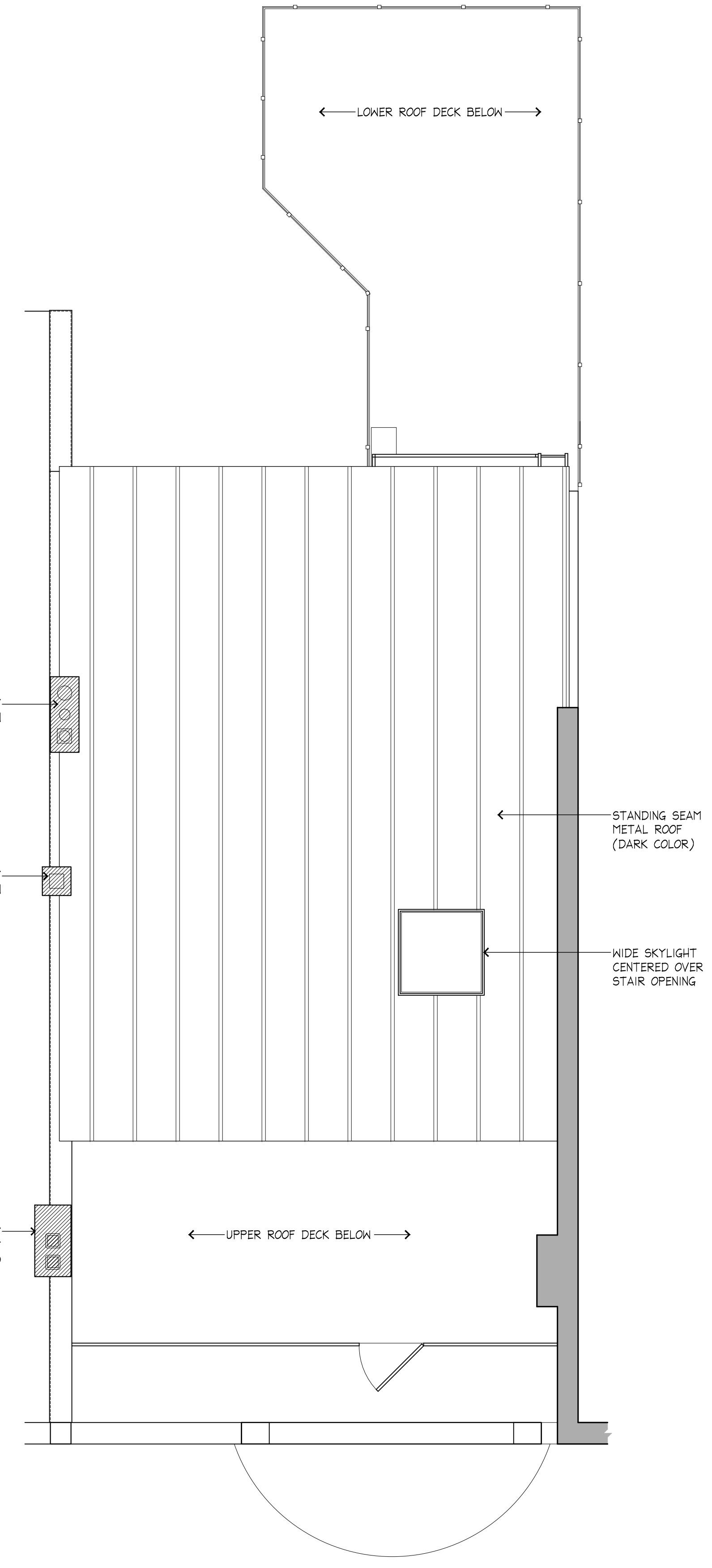
Sheet Number: **A1.1**
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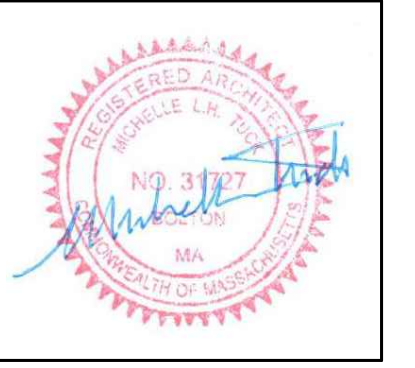
1
 A1.1 **PROPOSED THIRD FLOOR PLAN**
 SCALE: 1/4"=1'-0"
 SQUARE FOOTAGES:
 THIRD FLOOR: 103 SF
 NEW FOURTH FLOOR: 468 SF
 TOTAL: 1771 SF GROSS



2
 A1.1 **PROPOSED FOURTH FLOOR PLAN**
 SCALE: 1/4"=1'-0"



3
 A1.1 **PROPOSED ROOF PLAN**
 SCALE: 1/4"=1'-0"



Project:
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142 ST. BOTOLPH STREET, APT 3
BOSTON, MA

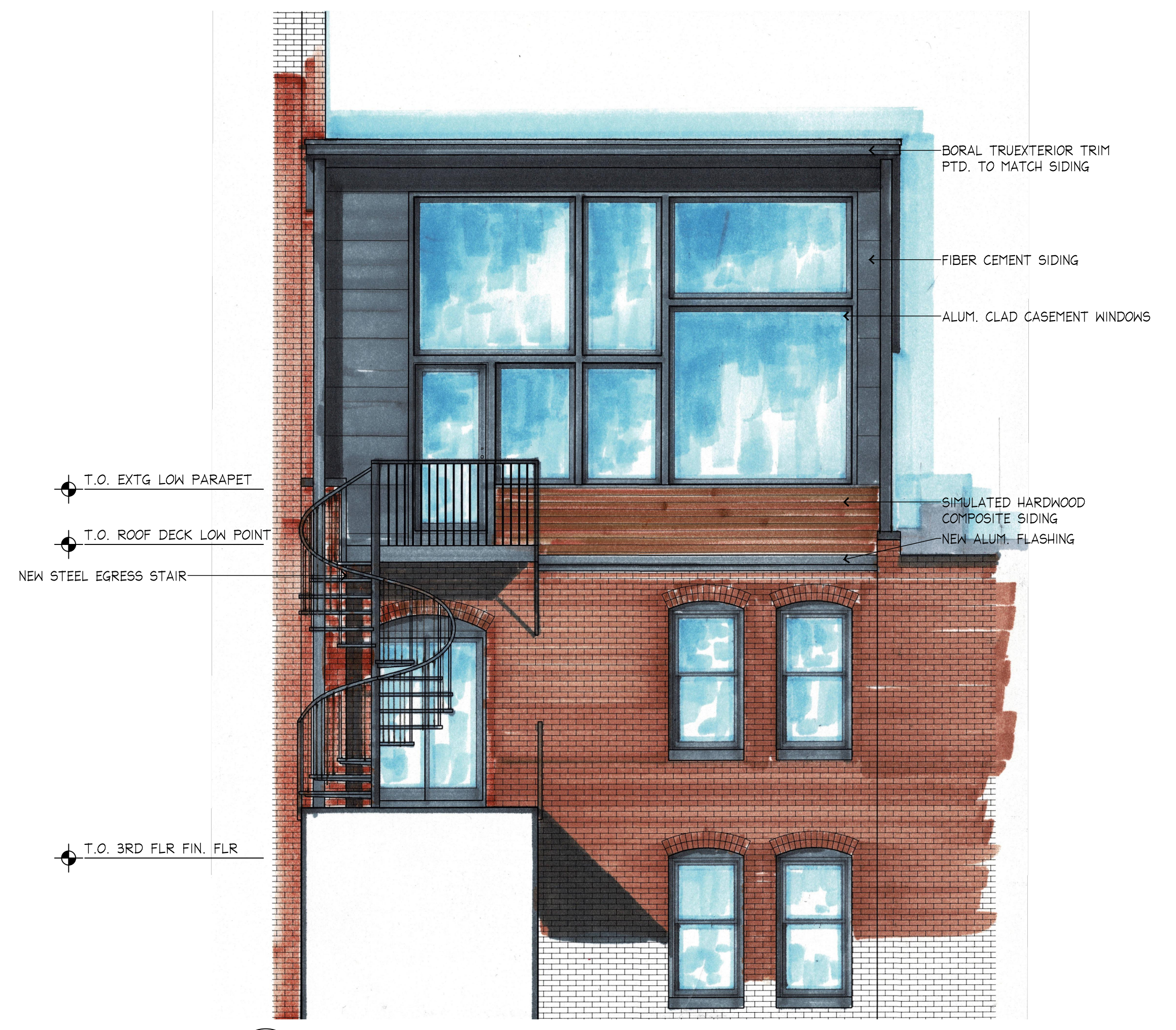
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PROPOSED ELEVATIONS

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FILE NAME:	202 Plans	
DATE	REVISION	BY

Sheet Number:
A2.1



1
A2.1 PROPOSED ST BOTOLPH ST. (NORTHWEST) ELEVATION
SCALE: 1/4"=1'-0"



3
A2.1 PROPOSED ALLEYWAY (SOUTHEAST) ELEVATION
SCALE: 1/4"=1'-0"



2
A2.1 PROPOSED ST BOTOLPH ST. (NORTHWEST) ELEVATION
SCALE: 1/4"=1'-0"



4
A2.1 PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

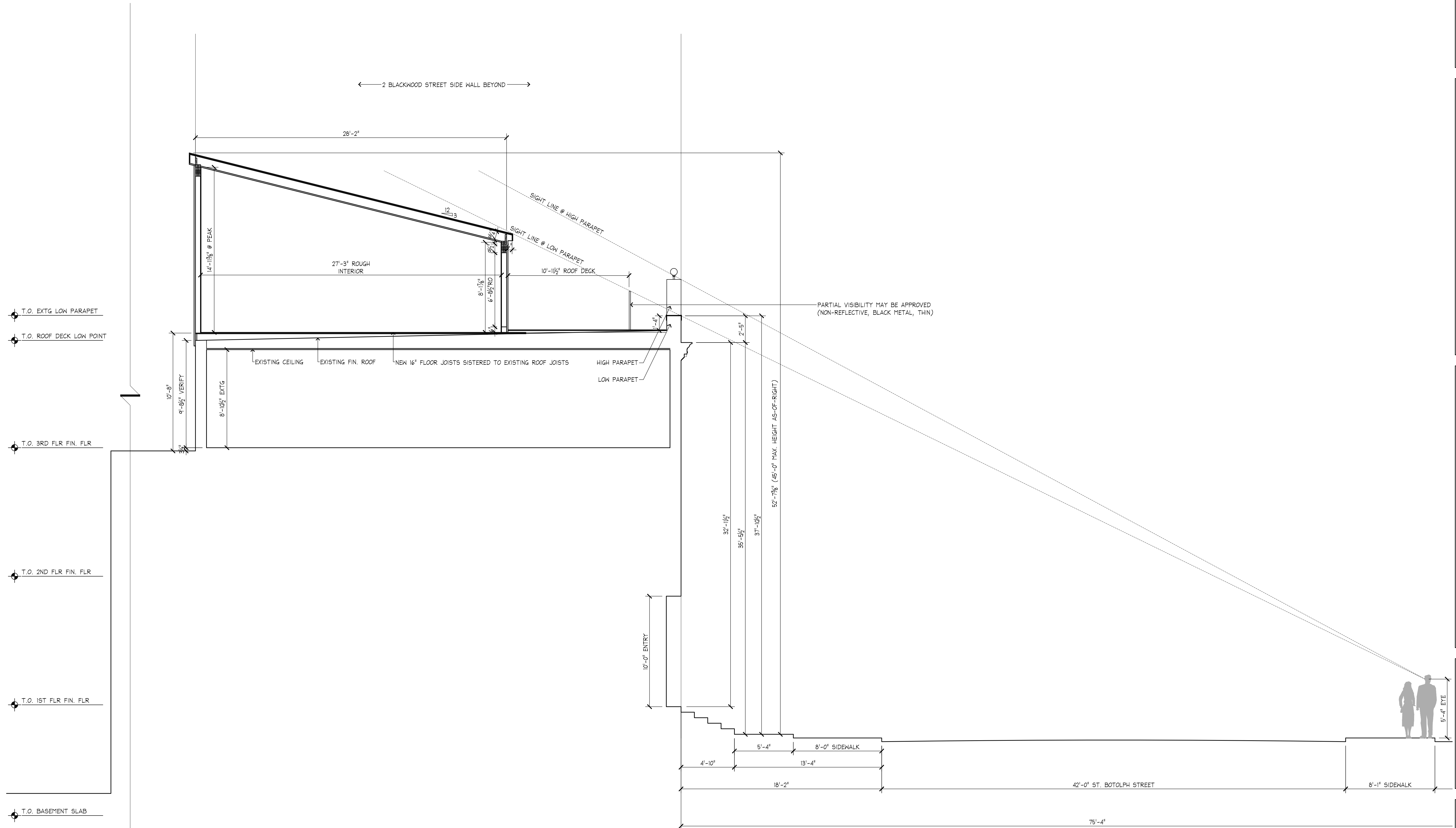


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BEDI APARTMENT
142 ST. BOTOLPH STREET, APT 3
BOSTON, MA

Sheet Title:
**SECTION THRU
PROPOSED 4TH FLOOR**

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DATE	REVISION	BY

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A3.1



- T.O. EXTG LOW PARAPET
- T.O. ROOF DECK LOW POINT
- T.O. 3RD FLR FIN. FLR
- T.O. 2ND FLR FIN. FLR
- T.O. 1ST FLR FIN. FLR
- T.O. BASEMENT SLAB

1 SECTION THRU NEW ADDITION: MONO PITCHED ROOF
A3.3 SCALE: 1/4"=1'-0"