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269 North Ave, Weston

Comments, Code Review

6/26/2023

Discipline	Drawing Set	Drawing Name	Comment By	Status as of:	Comments / Questions / Concerns
GENERAL NOTES					
COVER SHEETS					
LIFE SAFETY/CODE	Permit set	Code Compliance	DA	6/26/2023	General note: Remove all code provisions not relevant to this project.
			DA		Building height analysis is incorrect. Revise.
			DA		Building area analysis is incorrect. Revise.
			DA		"Building Area" is not the aggregate floor area. Revise.
			DA		Show how the buildings comply with 780 CMR Table 602.
			DA		Show how the buildings comply with 780 CMR Table 705.8.
			DA		Wall types and door schedules not noted in the plans. Add.
			DA		Means of Egress analysis is incorrect. Revise.
			DA		Show compliance with 780 CMR 1030 for the buildings/units that require it.
			DA		Show compliance with 105 CMR 410.
			DA		2 unit TH is not classified as Group R-2
			DA		
		A-2, Building A	DA		An accessible route is not provided into the ground floor units from the entrance facing North Avenue
		B-2, Building B	DA		An accessible route is not provided into the ground floor units from the entrance facing North Avenue
		A-2A, B-2A	DA	6/26/2023	Code Compliance sheet notes Construction Type VB but showing one hour floors. Which is it?
		C2.00	DA		Sidewalk ramp slopes of 1:12 require handrails. None shown.
					Slopes of walkways on the site are not noted.
					Accessible parking spaces are labeled "ADA"
					Cross and running slopes of accessible parking spaces are not noted.
					Running slopes of accessible parking access aisles are not noted.
					Curb cuts at street and Building D do not comply with 521 CMR.
ARCHITECTURAL					
MEP					
					Review of Mechanical, Electrical and Plumbing plans will occur when new plans are submitted with the appropriate engineers' stamps.
STRUCTURAL					

	All buildings, permit set	General Notes	TWR		Structural and concrete general notes are missing as a whole
		General structural comments	TWR		Note structural design criteria, missing from all sets
		General structural comments	TWR		Include notes regarding MEP framing penetrations in structural notes
		General structural comments	TWR		Call out stair construction including stringer sizes
		General structural comments	TWR		There are no shear walls called out on the plans. There are no shear wall notes, details, or hold down locations.
		General structural comments	TWR		Include fastening schedules
		General structural comments	TWR		Include blocking in framing plans
		General structural comments	TWR		Include note that pressure treated lumber is to be used for exterior building components (decks and stairs)
	All buildings, permit set	Foundation plans	TWR		Note top of footing elevations on foundation plans
					General notes including minimum compressive strength of concrete, minimum reinforcement cover etc. are missing.
					Note assumed soil bearing capacity
					Remove door schedule and floor plan legend from foundation plans
	Building A Permit Set				
		A-D1	TWR		A-D1/7- clean up the text overrun
		A-F1	TWR		A-7 states that all window headers are double 2x10s, A-F1 calls out double 2x8s. Remove inconsistencies.
		A-F1	TWR		Beam callouts are missing from this sheet.
		A-F2	TWR		Is the attic to be used for storage?
		A-F2	TWR		Is there sheathing at the attic floor?
		A-F3	TWR		Note that stamped shop drawings are required for the roof trusses.
	Building D Permit Set				
		D-F1	TWR		Call out deck framing tiebacks.
	Building E Permit Set	X-0	TWR		This is a 2 unit townhouse, correct code reference.
		E-F1	TWR		Call out deck framing tiebacks, note that PT lumber is to be used for exterior building components
		General structural note	TWR		Unit E1 ground level story exceeds 11'7" and there are multiple walls exceeding the 10' laterally supported height restriction.



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Comments, Comprehensive Permit

6/26/2023

A. General Conditions	Met?
4. The Project shall be limited to a maximum of five (5) separate buildings containing a maximum of sixteen (16) rental units.	Yes
12. This Decision permits the construction, use, and occupancy of a maximum of five (5) buildings containing a maximum of sixteen (16) rental units on the Site.	Yes
13. The Project shall comply with all applicable rules, regulations, filing and permit requirements and certifications required by the regulations governing MEPA to the extent that MEPA review is required, compliance with which shall be a condition precedent to the commencement of work authorized under this Comprehensive Permit, and no grading, land disturbance, issuance of any building permit or construction of any structure or infrastructure shall commence until any applicable requirements of MEPA have been complied with in full.	TBD
14. The Project shall comply with all applicable rules, regulations, filing and permit requirements and certifications required by regulations issued pursuant to the Massachusetts Wetlands Protection Act and the Massachusetts Endangered Species Act, compliance with which shall be a condition precedent to the commencement of work authorized by this Comprehensive Permit, and no grading, land disturbance, issuance of any building permit or construction of any structure or infrastructure shall commence until any applicable requirements of both Acts have been complied with in full.	TBD
15. The Project shall comply with all applicable rules, regulations, filing and permit requirements and certifications of DEP, compliance with which shall be a condition precedent to the commencement of work authorized by this Comprehensive Permit, and no grading, land disturbance, issuance of any building permit or construction of any structure or infrastructure shall commence until the requirements of DEP have been complied with in full.	TBD
16. Prior to the issuance of any building permit, the Applicant shall: 16.d. Deliver to the ZBA and the Building Inspector final and detailed utilities plans and profiles including properly labeled drainage components and all site utilities; electric, gas, water supply wells, water supply lines, wastewater disposal systems and appurtenances and dwelling unit connections thereto, and to the detail required to obtain a building permit in accordance with the State Building Code.	Yes

<p>16.e. Deliver to the ZBA and the Building Inspector final and detailed plans and profiles prepared and duly sealed and signed by a structural engineer. Final plans shall be delivered to the Building Inspector for review to determine if they are in conformance with this Decision and after any necessary peer review paid for by Applicant prior to issuance of building permits. Copies of the final approved plans shall be filed with the ZBA.</p>	<p>Yes</p>
<p>V, Decision Findings</p>	
<p>5. According to the "Architect's Site Plan," as most recently revised (see Section I.B.1 under "Background," above), and Tabulation of proposed buildings (see Section I.H under "Background," above) Building A will consist of four (4) one- or two-bedroom units and will have a Residential Gross Floor Area ("RGFA"; incorrectly referred to on the plan as "GRFA") of 3,902 SF and a footprint of 2,053 SF; Building B will consist of four (4) 2-bedroom units and will have an RGFA of 4,860 SF and a footprint of 2,462 SF; Building C will consist of three (3) two- or three-bedroom units and will have an RGFA of 5,461 SF and a footprint of 1,957 SF; Building D will consist of three (3) two- or three-bedroom units and will have an RGFA of 5,461 SF and a footprint of 1,957 SF; and Building E will consist of two (2) 2-bedroom units and will have an RGFA of 3,694 SF and a footprint of 3,958 SF. The units will contain a maximum of 32 bedrooms.</p>	<p>Building A: Compliant with CP.</p> <p>Building B: Not Compliant with CP. CP limits footprint to 2,462 SF. Plan notes footprint of 2,501 SF</p> <p>Building C: Not Compliant with CP. CP limits footprint to 1,957 SF. Plan notes footprint of 1,962 SF</p> <p>Building D: Not Compliant with CP. CP limits footprint to 1,957 SF. Plan notes footprint of 1,962 SF</p> <p>Building E: Compliant with CP.</p> <p>Compliant with the permitted maximum number of bedrooms.</p>
<p>22. The Site Layout Plan (see Section I.A.4 under "Background," above) provides for 36 parking spaces, in compliance with Zoning By-law Section VIII.A(i), which requires 2 spaces per multiple dwelling unit.</p>	<p>Not compliant with certain provisions of the Town of Weston Zoning By-Law, to wit:</p> <ol style="list-style-type: none"> 1. Only 24 "continually available" parking spaces shown on Plan C2.00. CP notes 36 spaces to be provided. No relief from providing fewer than 36 compliant parking spaces was found in the CP. 2. Townhouse garage parking spaces do not comply with Bylaw Section VIII.A.2 as the spaces are not "continually available," such as if the space outside the garage is occupied. No relief from this requirement was found in the CP. 3. Surface parking spaces do not comply with Bylaw Section VIII.A.2 as the parking spaces are less than 350 sq ft. No relief from this requirement was found in the CP. 4. Townhouse garage parking spaces do not comply with Bylaw Section VIII.A.2 as the spaces are less than 350 sq ft. No relief from this requirement was found in the CP.
<p>Waivers</p>	

<p>3.d. Retaining Wall—25' minimum setback from Lot Line, as shown on the Plan of Record, where 45' is required in District A.</p>	<p>Setback of retaining wall not noted on Dwg C2.00</p>
<p>3.e. Building E—height of 45' as measured from the average natural grade, as shown on the Plan of Record, where 37' is the maximum height allowed under the Zoning By-law.</p>	<p>Plan not included so cannot determine compliance.</p>
<p>3.g. Building A—minimum setback of 35.3' from Street Centerline, as shown on the Plan of Record, where 55' is required in District D. VOTED 2-1: GRANTED IN PART, but only to the extent that Building A is a minimum of 40.3' from the Street Centerline.</p>	<p>Not compliant as plan shows setback of 35.3'</p>
<p>3.h. Building B—minimum setback of 37.5' from Street Centerline, as shown on the Plan of Record where 55' is required in District D. VOTED 3-0: GRANTED IN PART, but only to the extent that Building B is a minimum of 42' from the Street Centerline.</p>	<p>Not compliant as plan shows setback of 37.5'</p>
<p>3.i. Building B Portico—minimum setback of 33.2' from Street Centerline, as shown on the Plan of Record, where 55' is required in District D. VOTED 3-0: GRANTED IN PART, but only to the extent that the Building B Portico is a minimum of 37.7' from the Street Centerline.</p>	<p>Not compliant as plan shows setback of 33.2'</p>
<p>3.j. Building A—minimum setback of 12.3' from Street Side Line, as shown on the Plan of Record where 30' is required in District D. VOTED 2-1: GRANTED IN PART, but only to the extent that Building A is a minimum of 17.3' from the Street Side Line.</p>	<p>Not compliant as plan shows setback of 12.3'</p>
<p>3.k. Building B—minimum setback of 17' from Street Side Line, as shown on the Plan of Record, where 30' is required in District D. VOTED 3-0: GRANTED IN PART, but only to the extent that Building B is a minimum of 21.5' from the Street Side Line.</p>	<p>Not compliant as plan shows setback of 17'</p>
<p>3.l. Building B Portico—minimum setback of 12.5' from Street Side Line, as shown on the Plan of Record, where 30' is required in District D. VOTED 3-0: GRANTED IN PART, but only to the extent that the Building B Portico is a minimum of 17' from the Street Side Line.</p>	<p>Not compliant as plan shows setback of 12.5'</p>
<p>3.r. Building C—height of 43' as measured from the average natural grade, as shown on the Plan of Record, where 37' is the maximum height for pitched roofs under the Zoning By-law. VOTED 3-0: GRANTED IN PART, but only with respect to the portion of Building C that is at least 20' from the Lot Line (i.e., the height of the portion of Building C that is within 20' of the Lot Line shall not exceed 37' as measured from the average natural grade).</p>	<p>Plan not included so cannot determine compliance.</p>
<p>3.s. Building D—height of 39.5' as measured from the average natural grade, as shown on the Plan of Record, where 37' is the maximum height for pitched roofs under the Zoning By-law. VOTED 3-0: GRANTED IN PART, but only with respect to the portion of Building D that is at least 20' from the Lot Line (i.e., the height of the portion of Building D that is within 20' of the Lot Line shall not exceed 37' as measured from the average natural grade).</p>	<p>Plan not included so cannot determine compliance.</p>
<p>5. Zoning By-law Section VI.F.3 gross floor area ratio and conformity to dimensional requirements of the residential district. VOTED 3-0: GRANTED to the degree shown on the Plan of Record, as amended to comply with this Decision.</p>	<p>Information not provided so cannot determine compliance.</p>