

# TISDALE RESIDENCES

81-85 TISDALE DR, DOVER MA

## OWNER

CORMC LLC.

10 Springdale Ave, Dover, MA

## ARCHITECT

WINSLOW ARCHITECTS, INC.

89 Massachusetts Ave, Arlington, MA

## CIVIL ENGINEER

CHENEY ENGINEERING LLC.

53 Mellen St, Needham, MA

## MASSHOUSING SUBMISSION SET

Date issued:

08.15.2023



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Owner/Developer:  
CorMc, LLC  
10 SPRINGDALE AVE  
DOVER, MA 02030

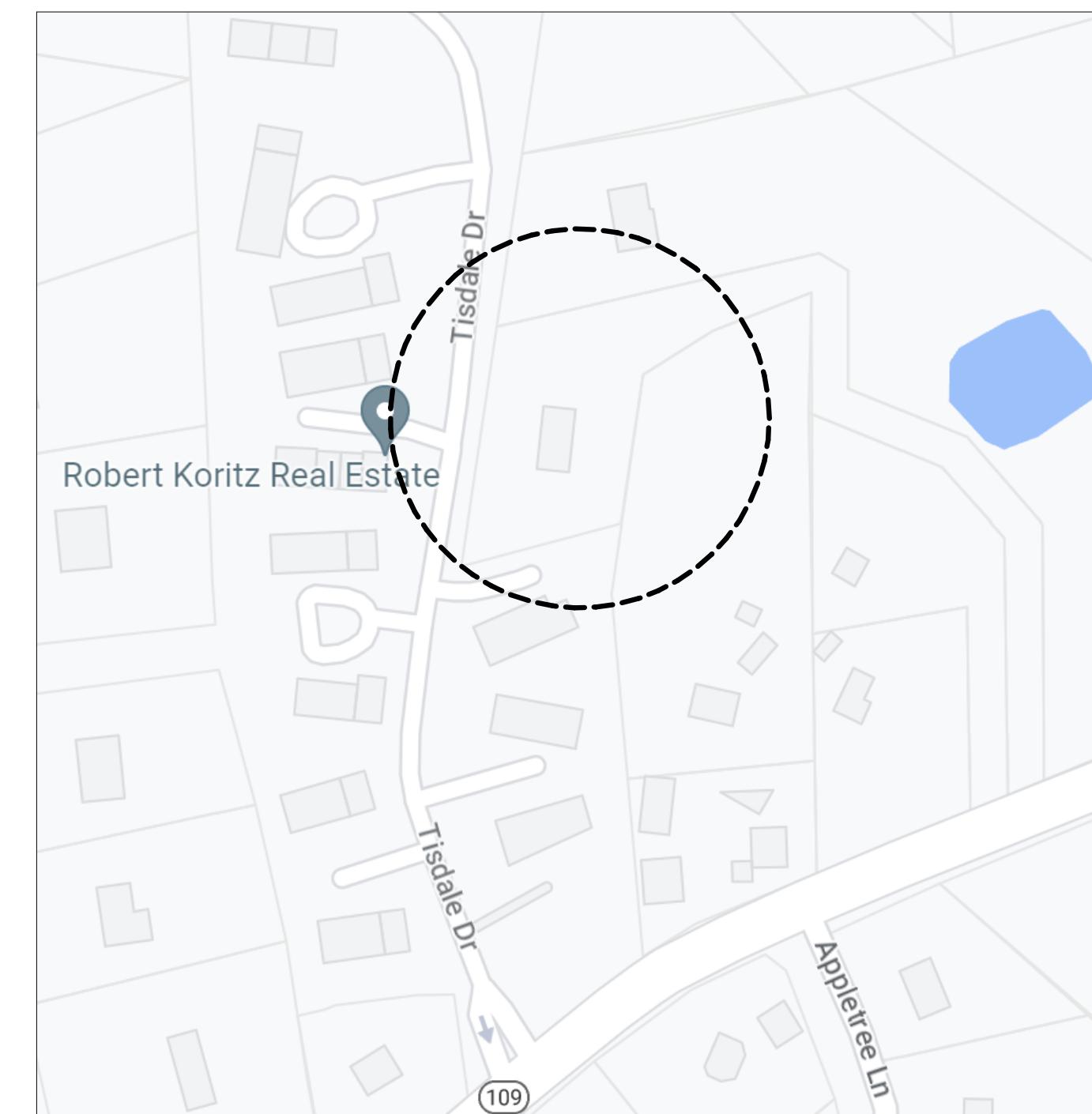
Project:  
TISDALE  
RESIDENCES

81-85 TISDALE DRIVE  
DOVER, MA 02030

Drawing:  
TITLE SHEET



## LOCUS MAP



## DEVELOPMENT SUMMARY

	1-BR	2-BR	3-BR	TOTAL
LOWER FLOOR	2	2	1	5
1ST FLOOR	2	7	1	10
2ND FLOOR	2	7	2	11
3RD FLOOR	3	6	2	11
4TH FLOOR	0	4	1	5
TOTAL UNITS	9 - 1BR	26 - 2BR	7 - 3BR	42 UNITS
BEDROOM TOTAL	7	52	18	80 BEDROOMS
TOTAL OF PARKING SPACES	66 PARKING SPACES			

## DRAWING LEGEND

### ARCHITECTURAL

C-101 SITE PLAN

A-101 FIRST FLOOR PLAN  
A-102 SECOND FLOOR PLAN  
A-103 THIRD FLOOR PLAN  
A-104 FOURTH FLOOR PLAN  
A-105 LOWER FLOOR PLAN  
A-106 ROOF PLAN

A-201 ELEVATIONS  
A-202 ELEVATIONS

A-301 SECTIONS

A-401 TYPICAL UNIT PLANS

Revisions:		
No.	Description	Date

Stamp:

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Project number:

22-622

Sheet:

G-001

FIRE RESISTANCE RATING SCHEDULE			CODE SUMMARY			SYMBOLS			GENERAL NOTES																																																																														
ELEMENT OCCUPANCY GROUP R-2 / TYPE VA REQUIREMENTS PROVIDED			APPLICABLE CODES																																																																																				
COLUMNS	0	0	COMPLIES			BUILDING CODE MASSACHUSETTS STATE BUILDING CODE (780 CMR) - 9TH EDITION, BASE VOLUME (2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS)																																																																																	
SUPPORTING ROOF	0	0	COMPLIES			ACCESSIBILITY MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (521 CMR): AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES; FAIR HOUSING ACT DESIGN MANUAL																																																																																	
SUPPORTING ONE (1) OR MORE FLOORS	0	0	COMPLIES			ENERGY CODE INTERNATIONAL ENERGY CONSERVATION CODE 2018 EDITION (IECC) WITH MA 9TH ED. CHAPTER 13 & STRETCH CODE AMENDMENTS																																																																																	
FLOOR CONSTRUCTION	0	0	COMPLIES			FIRE PROTECTION CODE MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE (527 CMR 1.00 - 2012 NFPA 1: FIRE CODE WITH AMENDMENTS M.G.L. CH. 149 28G) NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS 2013																																																																																	
ROOF CONSTRUCTION	0	0	COMPLIES			ELECTRICAL CODE MASSACHUSETTS ELECTRICAL CODE (527 CMR 12.00 - 2020 NFPA 70: NATIONAL ELECTRICAL CODE WITH AMENDMENTS)																																																																																	
CORRIDORS	1/2 HR (IBC 2018, TABLE 1020.1)	1/2 HR MIN	COMPLIES			PLUMBING CODE MASSACHUSETTS BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS REGULATIONS (248 CMR)																																																																																	
EXIT ENCLOSURES - EXIT ACCESS STAIRS	0 - CONNECTING < 4 STORIES, BUILDING SPRINKLERED & DRAFT CURTAIN PROVIDED (IBC 2018, § 1019.3, EXCEPTIONS 1 & 4)	0	COMPLIES			MECHANICAL CODE INTERNATIONAL MECHANICAL CODE 2018																																																																																	
EXTERIOR WALL/FIRE SEPARATION	N/A	N/A	N/A			ELEVATOR CODE 524 CMR, BOARD OF ELEVATOR REGULATIONS, 2013 ASME A17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS																																																																																	
ELEVATOR ENCLOSURES	1 HR (IBC 2015, §713.4)	1	COMPLIES																																																																																				
EXIT PASSAGEWAYS	N/A	N/A	N/A																																																																																				
HORIZONTAL EXITS	N/A	N/A	N/A																																																																																				
FIRE AND SMOKE RESISTANT FEATURES						BUILDING SUMMARY			ABBREVIATIONS																																																																														
<p>DRAFTSTOPPING - NOT REQUIRED IN BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM (IBC 2018, 718.3.2, EXCEPTION 1) - COMPLIES NOT REQUIRED IN ATTICS WITH AUTOMATIC SPRINKLER SYSTEM (IBC 2015, 718.4.2, EXCEPTION 4) - COMPLIES</p> <p>CONCEALED SPACES FIRE PROTECTION (NFPA 13 2013, CHAPTER 8.15.1.2.2) - SPRINKLER COVERAGE REQUIRED ABOVE THE DWELLING UNIT OPEN WOOD JOIST FRAMED CEILING - COMPLIES SPRINKLER COVERAGE REQUIRED AT THE ATTIC - COMPLIES SPRINKLER COVERAGE NOT REQUIRED ABOVE THE CORRIDOR DROPPED ACT CEILINGS, AT SOLID WOOD FRAMED CEILING</p> <p>* SEE SHEET A-702 FIRE RATED ASSEMBLY DETAILS FOR ADDITIONAL INFORMATION ON SPECIFIC RATED ASSEMBLIES INCORPORATED IN BUILDING DESIGN</p>						<table border="1"> <thead> <tr> <th>BUILDING FEATURE</th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>OCCUPANCY CLASSIFICATION</td> <td>R-2</td> <td>R-2</td> </tr> <tr> <td>CONSTRUCTION CLASSIFICATION</td> <td>VA</td> <td>VA</td> </tr> <tr> <td>ALLOWABLE HEIGHT*</td> <td>70 FT</td> <td>52'-2" FT</td> </tr> <tr> <td>ALLOWABLE AREA FACTOR**</td> <td>36,000 SF</td> <td>55,710 SF</td> </tr> <tr> <td>AREA PER STORY</td> <td colspan="2">           LL - 8,740 SF            1ST - 13,670 SF            2ND - 13,220 SF            3RD - 13,280 SF            4TH - 6,820 SF         </td> </tr> </tbody> </table> <p>* AS PER IBC 2018 TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE &amp; TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE ** AS PER IBC 2018 TABLE 506.2 ALLOWABLE AREA FACTOR</p>			BUILDING FEATURE	REQUIRED	PROPOSED	OCCUPANCY CLASSIFICATION	R-2	R-2	CONSTRUCTION CLASSIFICATION	VA	VA	ALLOWABLE HEIGHT*	70 FT	52'-2" FT	ALLOWABLE AREA FACTOR**	36,000 SF	55,710 SF	AREA PER STORY	LL - 8,740 SF 1ST - 13,670 SF 2ND - 13,220 SF 3RD - 13,280 SF 4TH - 6,820 SF		<table border="1"> <thead> <tr> <th colspan="2">MEANS OF EGRESS</th> </tr> </thead> <tbody> <tr> <td>EXIT CAPACITIES</td> <td>MAX EGRC OCCUPANT LOAD/FLOOR - (SECOND FLOOR - 11,092/200 GROSS) 55 OCCUPANTS</td> </tr> <tr> <td>MINIMUM WIDTH REQUIREMENTS PER COMPONENT</td> <td></td> </tr> <tr> <td>STAIRWAYS</td> <td>44" MIN CLEAR WIDTH &gt; OCCUPANT LOAD X. 3" (IBC 2018, § 1005.3.1 STAIRWAYS)</td> </tr> <tr> <td>DOORS</td> <td>MIN CLEAR WIDTH 32" (IBC 2018, § 1010.1.1 SIZE OF DOORS) 32" MIN CLEAR WIDTH + OCCUPANT LOAD X. 2" (IBC 2018, § 1005.3.2 OTHER EGRESS COMPONENTS)</td> </tr> <tr> <td>CORRIDORS</td> <td>MIN WIDTH 44" COMMON AREA CORRIDORS (IBC 2018, TABLE 1020 MINIMUM CORRIDOR WIDTH) 32" MIN CLEAR WIDTH + OCCUPANT LOAD X. 2" (IBC 2018, § 1005.3.2 OTHER EGRESS COMPONENTS)</td> </tr> <tr> <td>MINIMUM EGRESS COMPONENT WIDTHS PROVIDED:</td> <td>STAIRWAYS - 4'-0" (COMPLIES) CORRIDORS - 5'-0" (COMPLIES) DOORS - 36" WIDE/32" CLEAR WIDTH (COMPLIES)</td> </tr> <tr> <td>EXITS REQUIRED:</td> <td>IN R-2 OCCUPANCY - 55 TOTAL OCCUPANT LOAD/STORY &lt; 500 : 2 EXITS REQUIRED (IBC 2018, TABLE 1006.3.1 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY)</td> </tr> <tr> <td>FOURTH FLOOR -</td> <td>33 OCCUPANTS, 2 EXITS (COMPLIES)</td> </tr> <tr> <td>THIRD FLOOR -</td> <td>72 OCCUPANTS, 2 EXITS (COMPLIES)</td> </tr> <tr> <td>SECOND FLOOR -</td> <td>78 OCCUPANTS, 2 EXITS (COMPLIES)</td> </tr> <tr> <td>FIRST FLOOR -</td> <td>89 OCCUPANTS, 2 EXITS (COMPLIES)</td> </tr> <tr> <td>EXIT ACCESS DOORWAY SEPARATION:</td> <td>SEPARATE 2 EXIT ACCESS DOORWAYS MINIMUM OF 1/2 THE MAXIMUM BUILDING DIAGONAL IN FULLY SPRINKLERED BUILDINGS (IBC 2018, §1007.1.1.2 EXITS OR EXIT ACCESS DOORWAYS, EXCEPTION 2)</td> </tr> <tr> <td>272' 3" - 90'</td> <td>128' COMPLIES</td> </tr> <tr> <td>EXIT TRAVEL DISTANCE: 250' MAX</td> <td>(IBC 2018, TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE)</td> </tr> <tr> <td>168' MAX TRAVEL DISTANCE - COMPLIES</td> <td></td> </tr> <tr> <td>STAIRS:</td> <td>COMPLIES WITH APPLICABLE REQUIREMENTS FOR OPEN STAIRS</td> </tr> <tr> <td>OPEN STAIRS - EXIT ACCESS STAIRWAYS SERVING AS AN EXIT ACCESS COMPONENT SHALL COMPLY WITH MA 9TH ED. 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## SECOND FLOOR PLAN



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Sheet:

A-102

8/22/2023 4:13:14 PM

- 1 BR
- 2 BR
- 3 BR
- COMMON ROOMS

UNIT LEGEND  
1/4" = 1'-0"

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



Date issued:

08.15.2023



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Project:  
**TISDALE  
RESIDENCES**

81-85 TISDALE DRIVE  
DOVER, MA 02030

Drawing:  
**THIRD FLOOR  
PLAN**

Revisions:		
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**A-103**

■ 1 BR  
■ 2 BR  
■ 3 BR  
■ COMMON ROOMS  
○ UNIT LEGEND  
 $1/4'' = 1'-0''$

① THIRD FLOOR  
 $1/8'' = 1'-0''$



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project:

# TISDALE RESIDENCES

1-85 TISDALE DRIVE  
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# FOURTH FLOOR PLAN

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OVER, MA 02030

## Lower Floor Plan

tamp:

-  1 BR
-  2 BR
-  3 BR
-  COMMON ROOFS

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22 622

22-022

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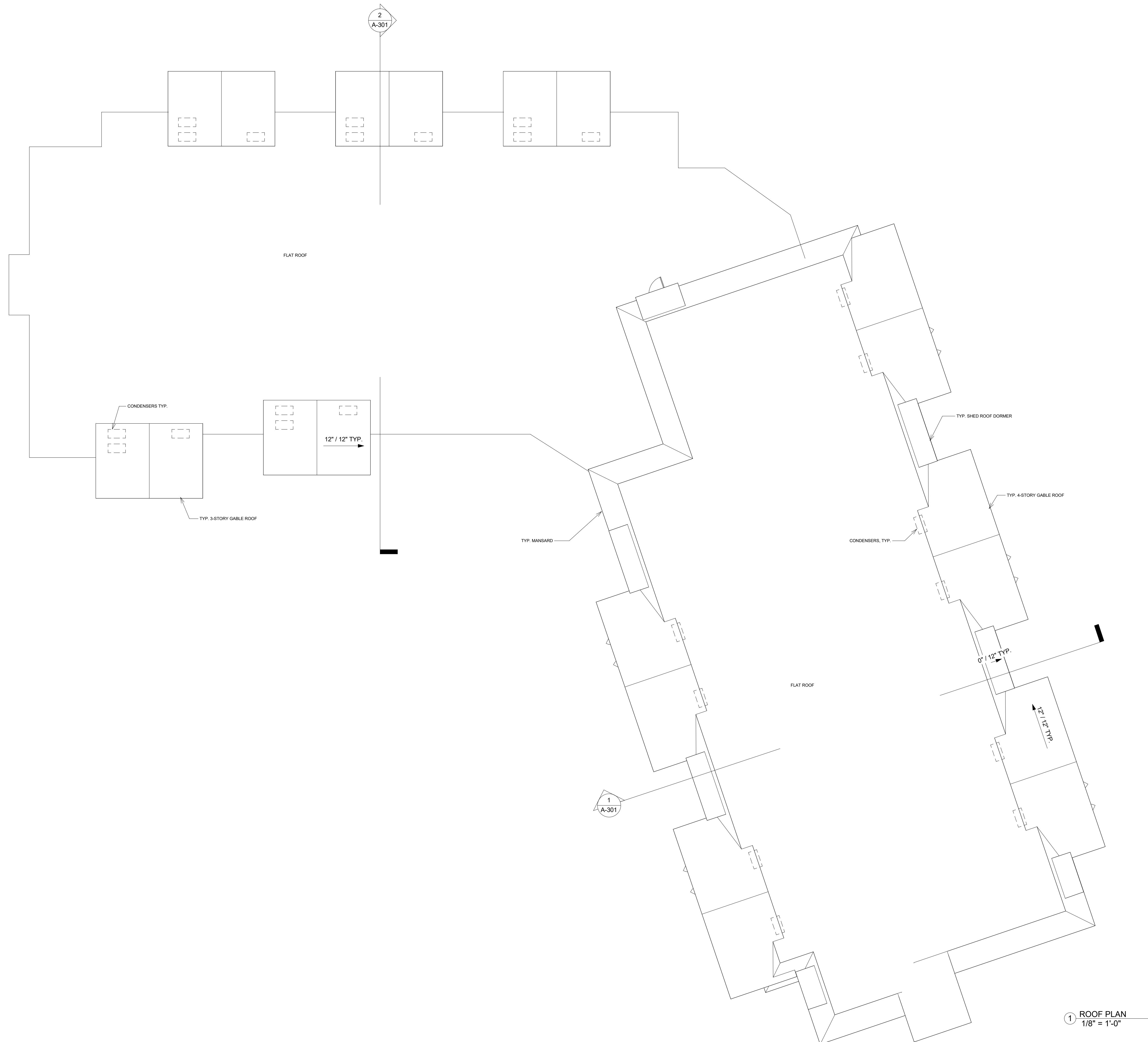
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Project:

TISDALE  
RESIDENCES

81-85 TISDALE DRIVE  
DOVER, MA 02030

Drawing:

ELEVATIONS

Revisions:		
No.	Description	Date

Stamp:

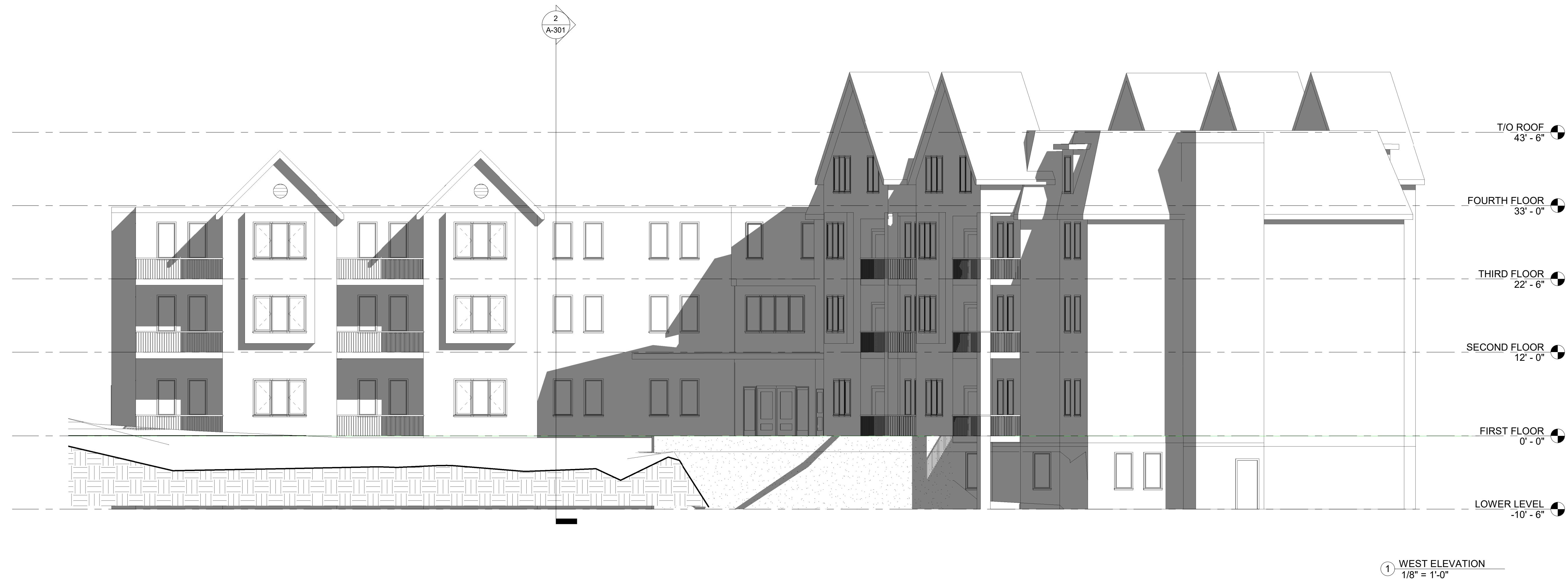
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**TISDALE RESIDENCES**

81-85 TISDALE DRIVE  
DOVER, MA 02030

Drawing:  
**ELEVATIONS**

Revisions:  
No. Description Date

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**A-202**

8/22/2023 4:13:49 PM



② NORTH ELEVATION  
1/8" = 1'-0"

Revisions:		
No.	Description	Date



- 1 BR
- 2 BR
- 3 BR
- COMMON ROOMS
- UNIT LEGEND  
1/4" = 1'-0"



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Project:  
TISDALE  
RESIDENCES

81-85 TISDALE DRIVE  
DOVER, MA 02030

Drawing:  
TYPICAL UNIT  
PLANS

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