

CONDITIONS LEGEND	
NEW CONSTRUCTION	
EXISTING TO REMAIN	
DEMOLISHED	

- DEMO NOTES**
- COORDINATE ALL DEMO ITEMS WITH PROPOSED WORK
 - PROTECT ALL EXISTING ITEMS TO REMAIN
 - REMOVE EXISTING SIDING, TRIM, AND FINISHES AS NOTED
 - ANY ITEM NOTED AS SALVAGED IS TO BE STORED ON SITE AND PROTECTED FROM WEATHER
 - ALL INTERIOR PARTITIONS, FIXTURES, AND APPLIANCES TO BE REMOVED EXCEPT EXISTING CHIMNEY
 - REMOVE WINDOWS AS SHOWN, FRONT ENTRY DOOR TO BE REPLACED IN SAME OPENING.
 - REFER TO A3.1 FOR ADDITIONAL INFORMATION



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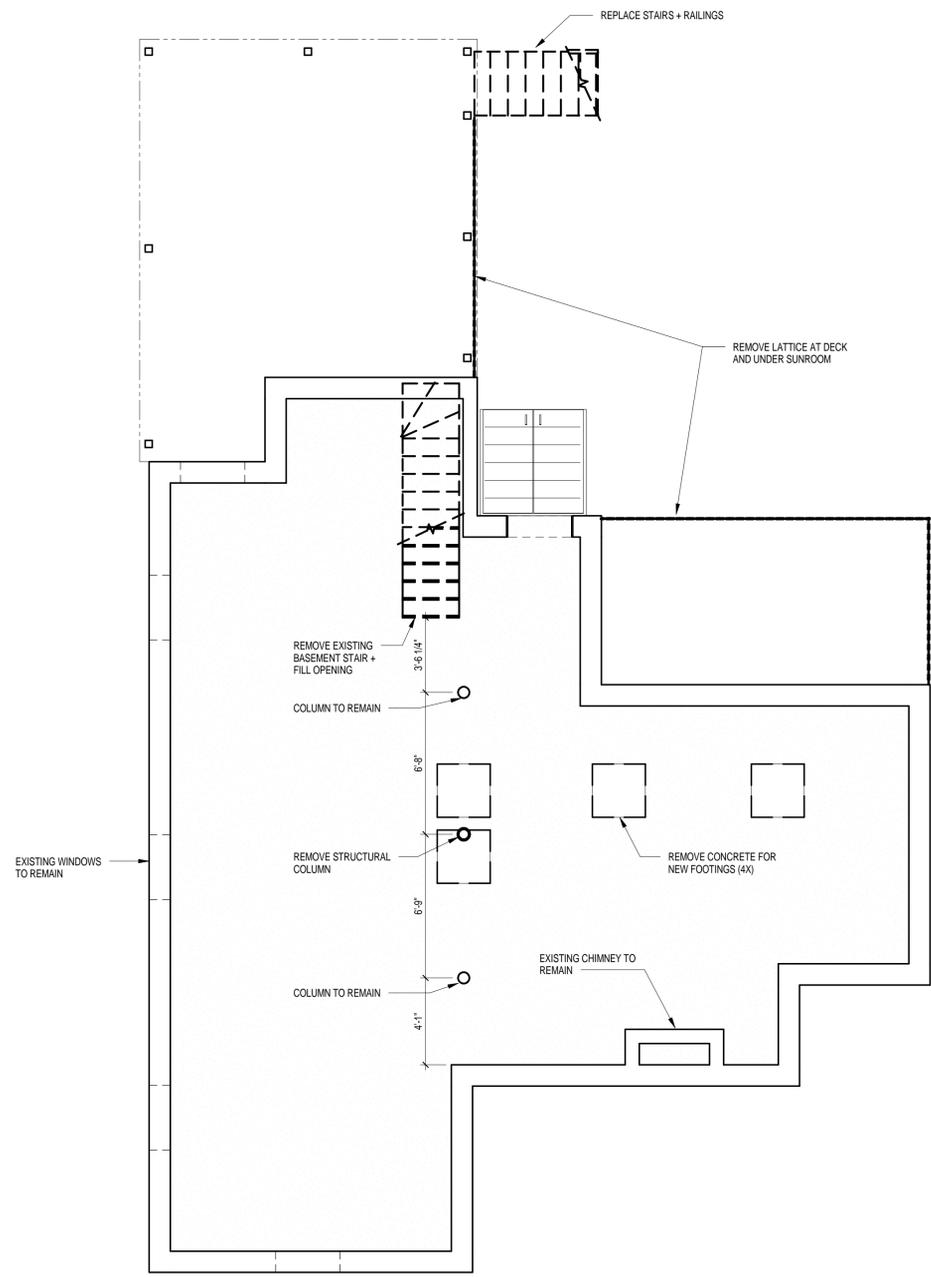
REV.	DATE	DESCRIPTION

PROJECT STATUS

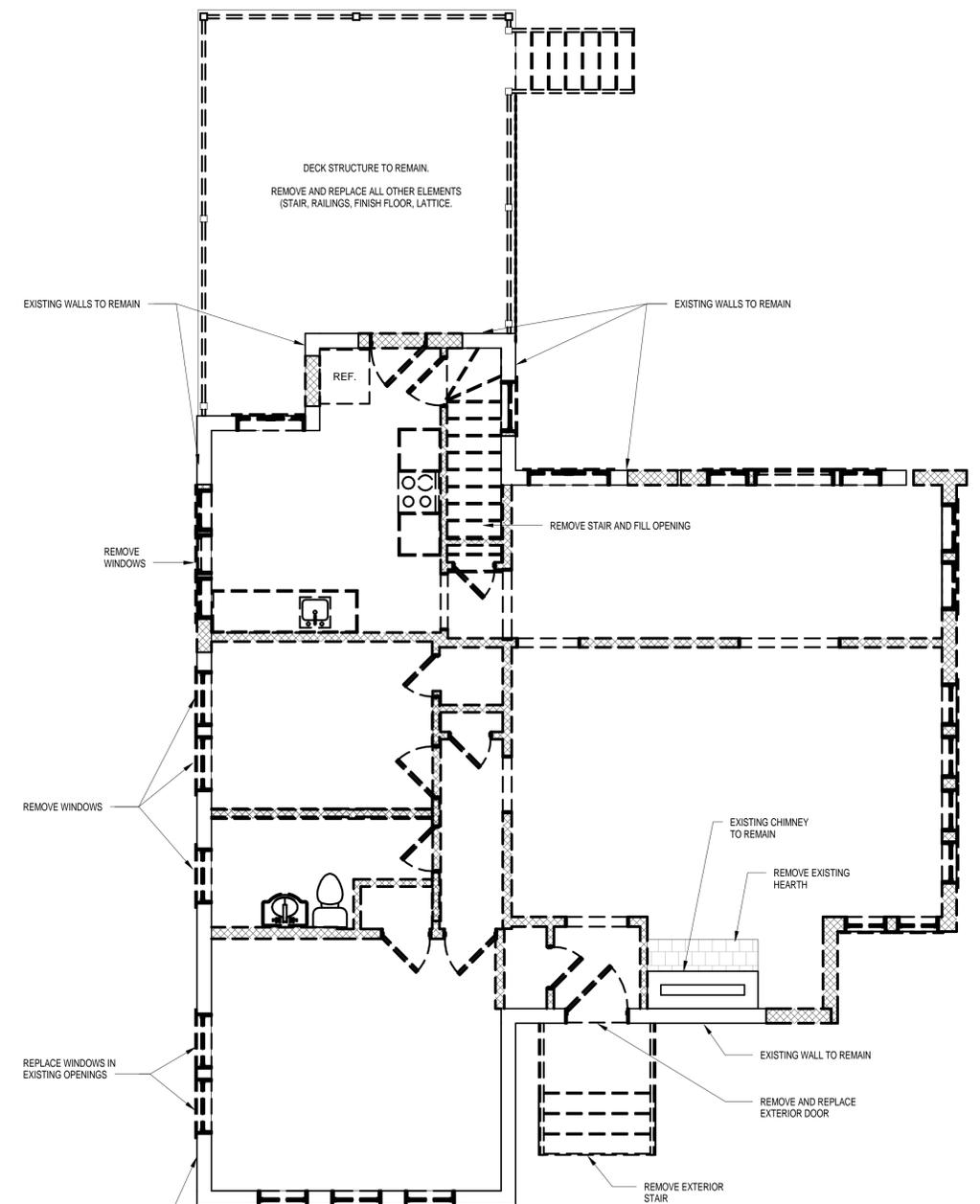
Demolition Plans

6 Malcolm Road
 Jamaica Plain, MA 02130

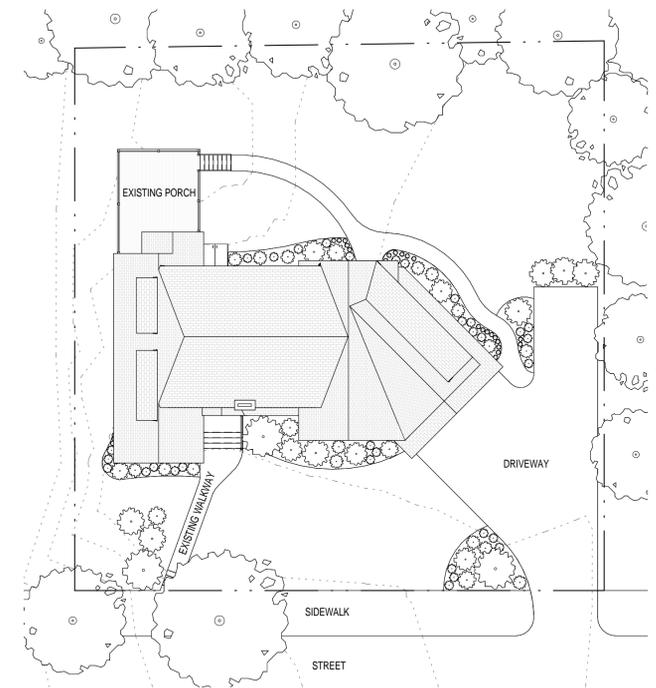
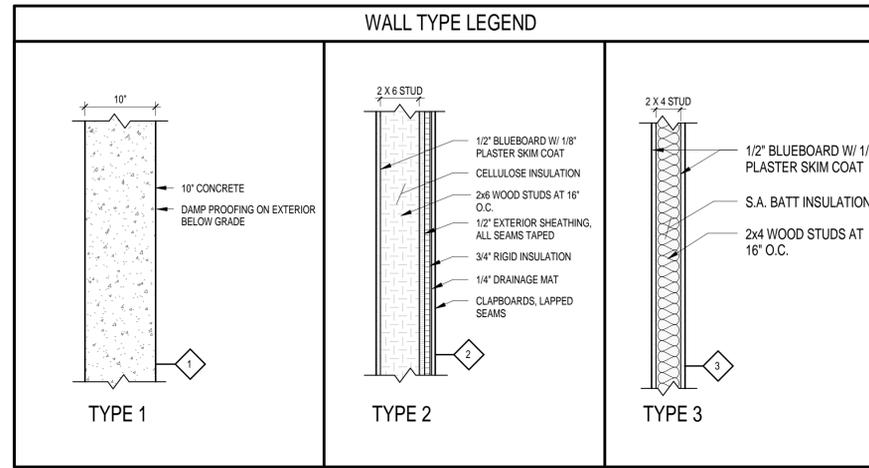
A1.1



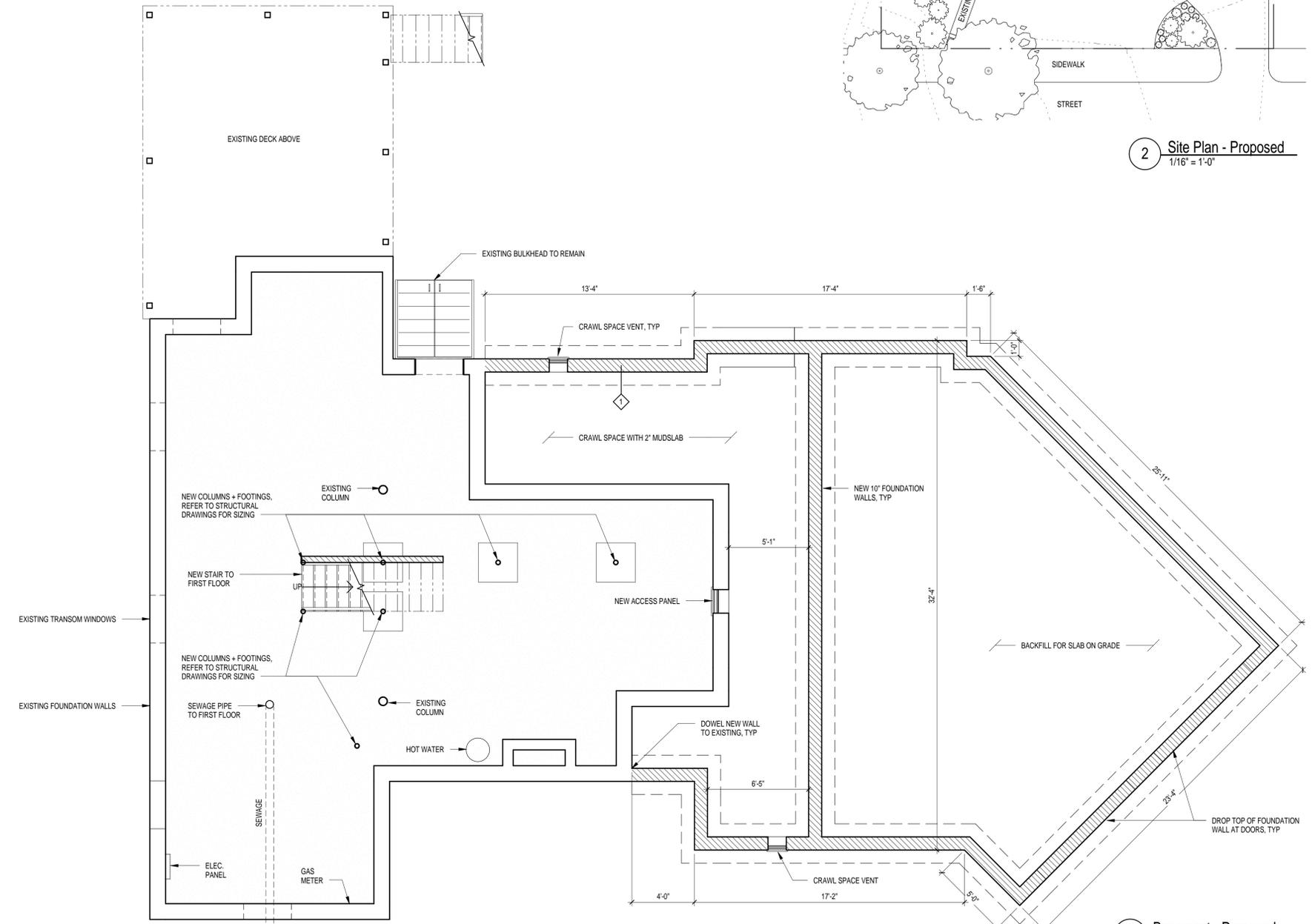
1 Basement - Demolition
 1/4" = 1'-0"



2 First Floor - Demolition
 1/4" = 1'-0"



2 Site Plan - Proposed
1/16" = 1'-0"



1 Basement - Proposed
1/4" = 1'-0"



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Drawn By: DZ
Date: 08/19/2014

PROJECT STATUS

Basement Plan - Proposed

6 Malcolm Road
Jamaica Plain, MA 02130

A1.2

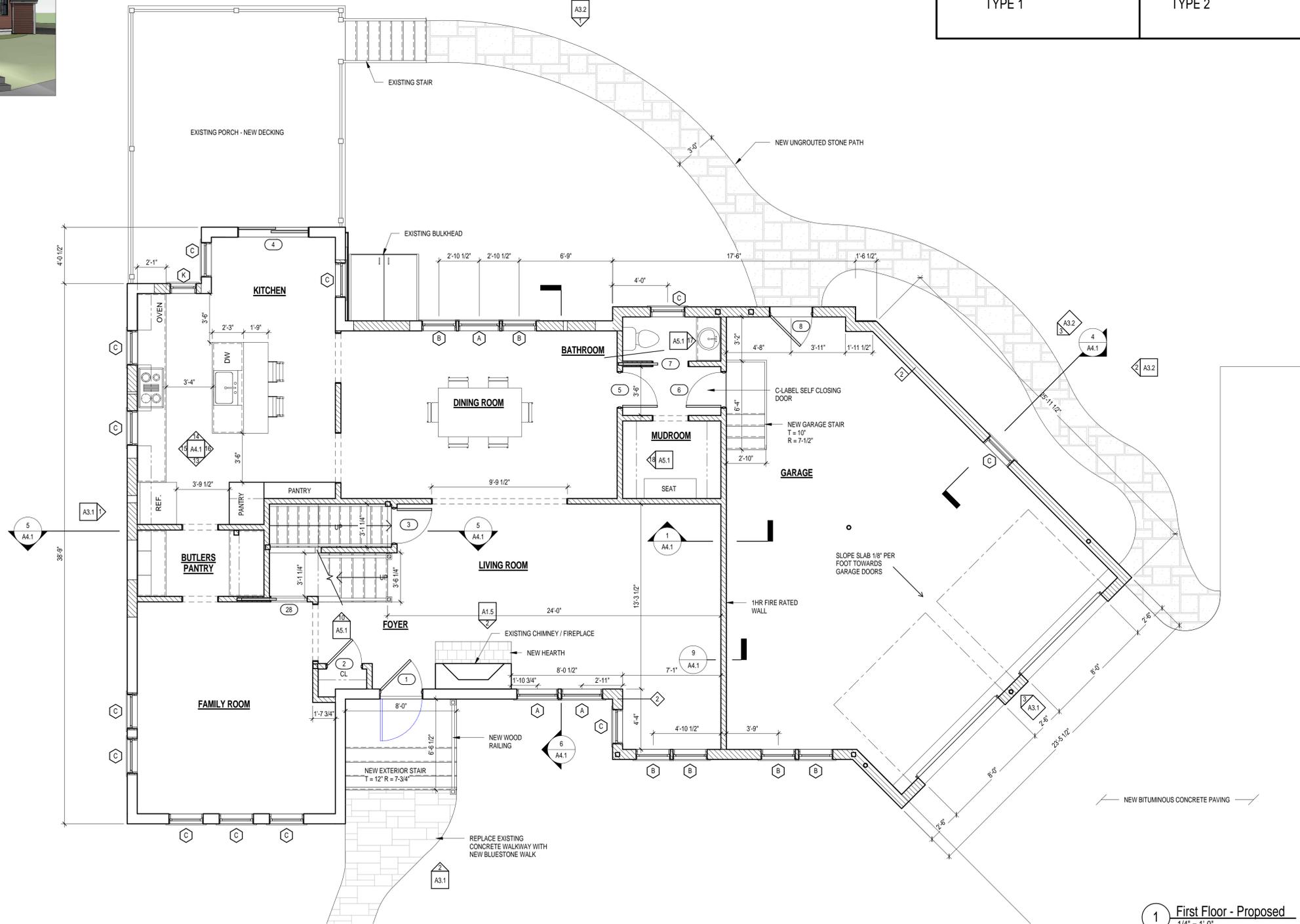
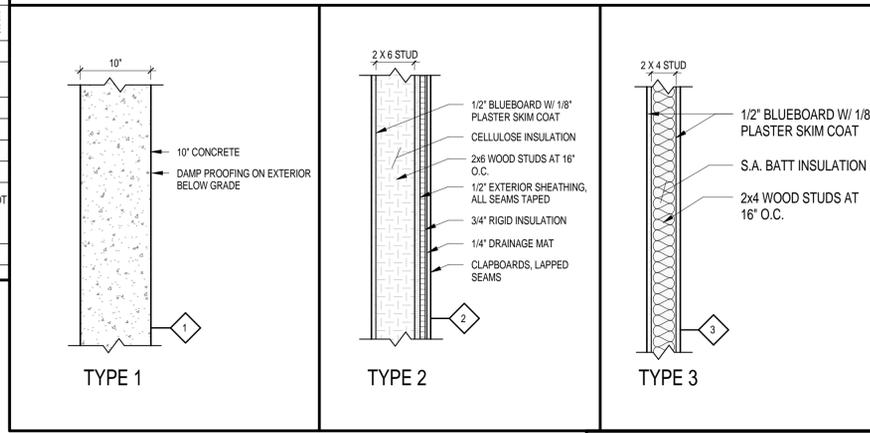
I.E.C. INSULATION AND FENESTRATION REQUIREMENTS

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
1	.50	.75	.25	30	13	3/4	13	0	0	0
2	.40	.65	.25	38	13	4/6	13	0	0	0
3	.35	.55	.25	38	20 OR 13+5	8/13	19	5/13	0	5/13
4 (EXCEPT MARINE)	.35	.55	.40	49	20 OR 13+5	8/13	19	10/13	10, 2 FT	10/13
5 (AND MARINE 4)	.32	.55	NR	49	20 OR 13+5	13/17	30	15/19	10, 2 FT	15/19
6	.32	.55	NR	49	20+5 OR 13+10	15/20	30	15/19	10, 4 FT	15/19
7 AND 8	.32	.55	NR	49	20+5 OR 13+10	19/21	38	15/19	10, 4 FT	15/19

I.E.C. INSULATION AND FENESTRATION REQUIREMENTS (ZONE 5, MARINE 4)

	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE	
A.	.32	.55	NR	49	20 OR 13+5	13/17	30	15/19	10, 2 FT	15/19	
B.	R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. R-19 BATTS COMPRESSED INTO A NOMINAL 2X6 FRAMING CAVITY SUCH THAT THE R-VALUE IS REDUCED BY R-1 OR MORE SHALL BE MARKED WITH THE COMPRESSED BATT R-VALUE IN ADDITION TO THE FULL THICKNESS R-VALUE.										
C.	THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS.										
D.	"13+5" MEANS R-13 CONTINUOUS CAVITY INSULATION WITH R-5 CONTINUOUS EXTERIOR INSULATION.										
E.	"15/19" MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. RIM JOISTS ARE INSULATED AND INCLUDE AN AIR BARRIER.										
F.	"13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF EXTERIOR, STRUCTURAL SHEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2.										
G.	THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.										

WALL TYPE LEGEND



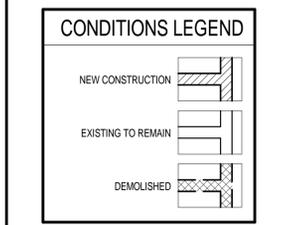
Gross Area (Existing)		
Level	Area	Comments
FIRST FLOOR	1,214 SF	

Gross Area (Proposed)		
Level	Area	Comments
GARAGE	643 SF	Not included in effective area
FIRST FLOOR	1,438 SF	
SECOND FLOOR	1,590 SF	
		3,672 SF
		3,029 SF (Gross Effective Area)

LOT SIZE: 10,269 SF
 ZONE: 1F-9000
 MAX. ALLOWABLE F.A.R.: 3
 PROPOSED F.A.R.: 29
 PROPOSED OPEN SPACE: 6,869 SF (MIN. 2317 SF)

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.
- ALL DIMENSIONS TO NEW WALLS ARE TO FACE OF STUD OR AS NOTED.
- ALL DIMENSIONS TO EXISTING WALLS ARE TO FINISH FACE.
- ALL PORCH/DECK FRAMING, EXPOSED FRAMING, AND FRAMING AT AT DISSIMILAR MATERIALS TO BE PRESSURE TREATED (AS APPLIES).
- PROVIDE BLOCKING / ADDITIONAL FRAMING AS REQUIRED FOR ALL CABINETS, LIGHT FIXTURES, TOWEL BARS, ETC.
- ALL DETAILS, SECTIONS, NOTES, OR REFERENCES TO OTHER DRAWINGS ARE INTENDED TO BE TYPICAL, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
- DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS AND/OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL BRING TO THE ATTENTION OF THE HOME OWNER AND OBTAIN APPROVAL FROM THE GOVERNING BUILDING OFFICIAL BEFORE PROCEEDING WITH THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT, AND TO PROTECT THEM FROM DAMAGE.
- ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
- GENERAL CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL BUILDING PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATES OF OCCUPANCY.
- ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE PERFORMED BY SUBCONTRACTORS LICENSED IN THE STATE IN WHICH WORK IS BEING PERFORMED.
- ALL SUBCONTRACTORS SHALL PROVIDE CERTIFICATION OF GENERAL LIABILITY INSURANCE AND WORKMAN'S COMPENSATION COVERAGE, AS REQUIRED BY THE GENERAL CONTRACTOR.
- GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES, AS WELL AS ALL ASPECTS OF SAFETY DURING BUILDING CONSTRUCTION, AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SUCH SAFETY.



1 First Floor - Proposed
1/4" = 1'-0"



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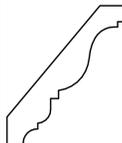
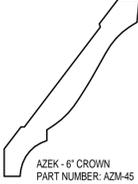
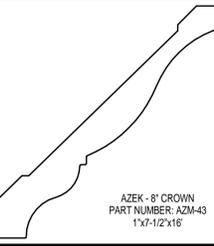
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 Date: []
 Date: []

PROJECT STATUS

First Floor Plan - Proposed

6 Malcolm Road
 Jamaica Plain, MA 02130

A1.3

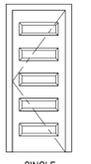
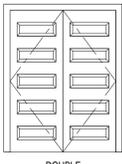
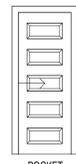
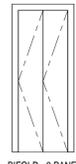
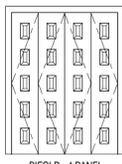
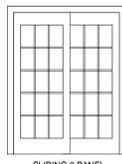
MOULDING SCHEDULE				
				
A&M #7092 1 1/16" X 1-1/16"	A&M #18184 3/4" X 5-1/2"	A&M #5769 3/4" X 4-1/2"	AZEK - 6" CROWN PART NUMBER: AZM-45 1 1/16" X 5-1/4" X 16"	AZEK - 8" CROWN PART NUMBER: AZM-43 1" X 7-1/2" X 16"
INTERIOR: SHELF EDGE TRIM: WALK-IN CL. LOUNGE BOOKCASE	INTERIOR: REFER TO FINISH SCHEDULE	INTERIOR: KITCHEN MUDROOM MASTER BEDROOM WALK-IN CLOSET	EXTERIOR: 1X	EXTERIOR: 3X

DOOR NOTES	
- VERIFY ALL MODEL NUMBERS AND DIMENSIONS WITH MANUFACTURER	- PROVIDE SCREEN DOORS AT ALL SINGLE SWING EXTERIOR UNITS
WINDOW NOTES	
- VERIFY ALL MODEL NUMBERS AND DIMENSIONS WITH MANUFACTURER	- SEE EXTERIOR ELEVATIONS FOR WINDOW HEAD HEIGHTS
- PROVIDE 1/2 SCREENS AT ALL OPERABLE UNITS	
WALL NOTES	
- ALL NEW FOUNDATION WALLS TO BE WALL TYPE 1	
- ALL NEW WOOD FRAME EXTERIOR WALLS TO BE WALL TYPE 2	
- ALL NEW INTERIOR PARTITIONS TO BE 2X4 STUD WALLS	
- REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF BEARING WALLS	

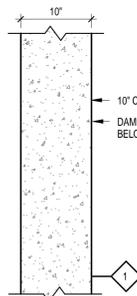
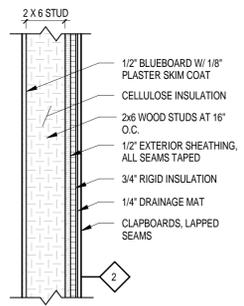
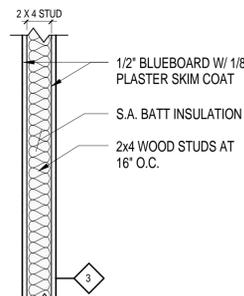
DOOR SCHEDULE						
Mark	Family	Panel Type	Width	Height	FINISH	DESCRIPTION
1	Single	Framed Glass Panel	3'-0"	6'-8"	WD	
2	Single	5 Panel	2'-6"	6'-8"	WD	
3	Single	5 Panel	2'-6"	6'-8"	WD	
4	Sliding 2 Panel	Framed Glass Panel	5'-0"	6'-8"	VINYL	
5	Single	5 Panel	2'-6"	6'-8"	WD	
6	Single	5 Panel	2'-6"	6'-8"	WD	
7	Single Pocket	5 Panel	2'-6"	6'-8"	WD	
8	Single	4 Panel	3'-0"	6'-8"	WD	
9	Single	5 Panel	2'-6"	6'-8"	WD	CUSTOM SIZE
10	Bifold 4 Panel	5 Panel	5'-0"	6'-8"	WD	
11	Single	5 Panel	2'-2"	6'-8"	WD	
12	Single	5 Panel	2'-5"	6'-8"	WD	
13	Double	5 Panel	3'-0"	6'-0"	WD	
14	Single	5 Panel	2'-6"	6'-0"	WD	CUSTOM SIZE
15	Single	5 Panel	2'-6"	6'-8"	WD	
16	Single	5 Panel	2'-6"	6'-8"	WD	
17	Single	5 Panel	2'-6"	6'-8"	WD	
18	Double	5 Panel	4'-0"	6'-8"	WD	
19	Single	5 Panel	2'-6"	6'-8"	WD	
20	Single	5 Panel	2'-4"	6'-8"	WD	
21	Single	5 Panel	2'-6"	6'-8"	WD	
22	Double	5 Panel	3'-0"	6'-8"	WD	
23	Double	5 Panel	3'-0"	6'-8"	WD	
24	Single	5 Panel	2'-6"	6'-8"	WD	
25	Single	5 Panel	2'-6"	6'-8"	WD	
26	Single	5 Panel	2'-4"	6'-8"	WD	
27	Single	5 Panel	2'-6"	6'-8"	WD	
28	Single Pocket	Flush Panel	3'-4"	2'-6"	WD	CUSTOM OPENING

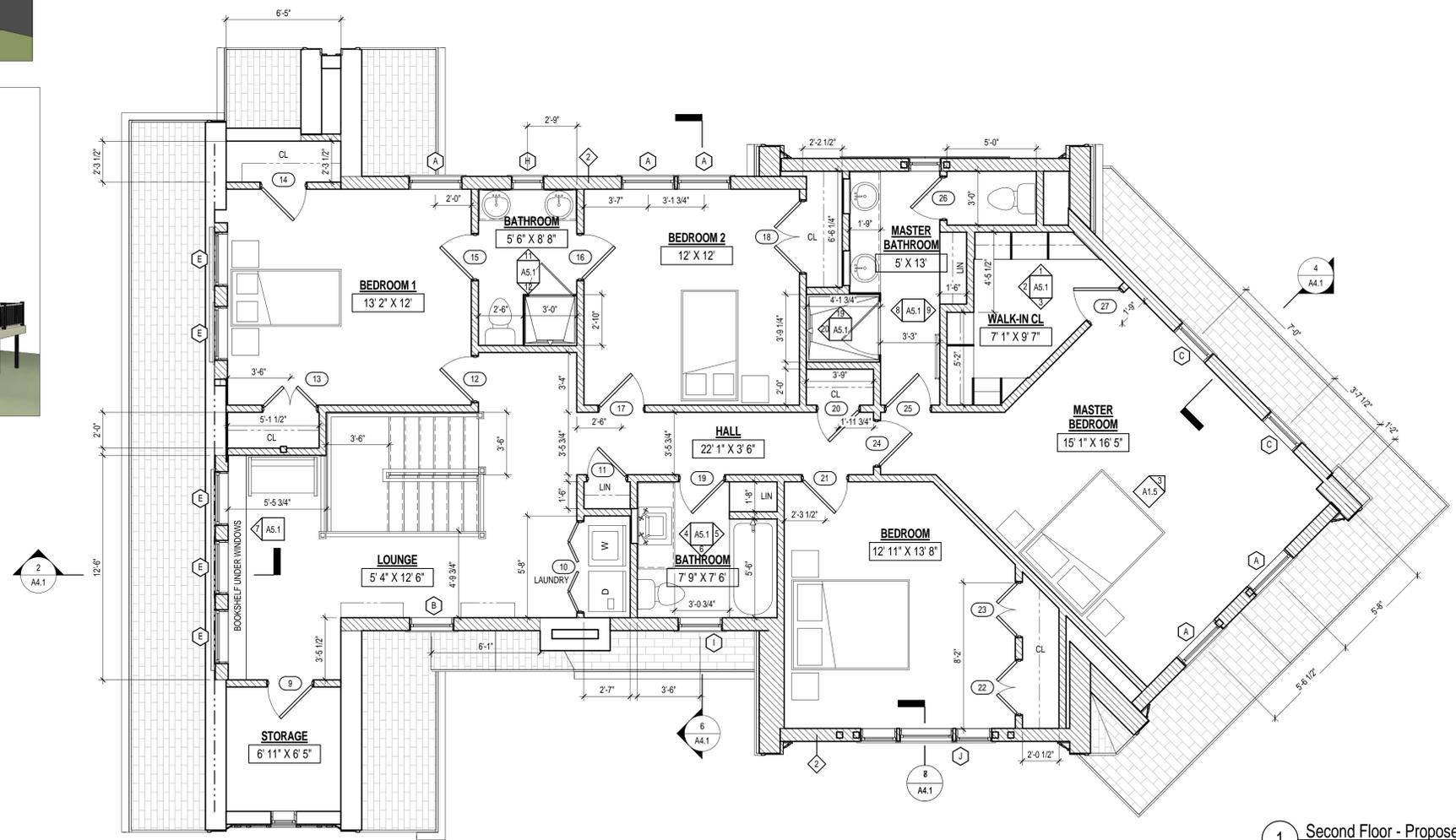
ROOM FINISH SCHEDULE					
ROOM	FLOOR	FINISH			COMMENTS
		BASE	WALL	CEILING	
FIRST FLOOR					
KITCHEN	WD	WD/PT	PLS/PT	PLS/PT	
FAMILY ROOM	WD	WD/PT	PLS/PT	PLS/PT	
GARAGE	CONCRETE	NONE	PLS/PT	PLS/PT	
LIVING ROOM	WD	WD/PT	PLS/PT	PLS/PT	
DINING ROOM	WD	WD/PT	PLS/PT	PLS/PT	
FOYER	WD	WD/PT	PLS/PT	PLS/PT	
MUDROOM	WD	WD/PT	PLS/PT	PLS/PT	
BATHROOM	CT	WD/PT	PLS/PT	PLS/PT	
BUTLERS PANTRY	WD	WD/PT	PLS/PT	PLS/PT	
SECOND FLOOR					
BEDROOM 2	WD	WD/PT	PLS/PT	PLS/PT	
LOUNGE	WD	WD/PT	PLS/PT	PLS/PT	
BEDROOM 1	WD	WD/PT	PLS/PT	PLS/PT	
BATHROOM	CT	WD/PT	PLS/PT	PLS/PT	
MASTER BATHROOM	CT	WD/PT	PLS/PT	PLS/PT	
WALK-IN CL	WD	WD/PT	PLS/PT	PLS/PT	
BEDROOM	WD	WD/PT	PLS/PT	PLS/PT	
MASTER BEDROOM	WD	WD/PT	PLS/PT	PLS/PT	
BATHROOM	CT	WD/PT	PLS/PT	PLS/PT	
STORAGE	UNFINISHED	NONE	UNFINISHED	UNFINISHED	ROOM TO REMAIN UNFINISHED
HALL	WD	WD/PT	PLS/PT	PLS/PT	
Grand total: 20					
ABBREVIATIONS					
PLS - PLASTER					
PT - PAINTED					
CT - CERAMIC TILE					
WD - WOOD					
NOTES:					
1. EP (mildew resistant) paint to be used in bathrooms and kitchen.					
2. Finish colors to be specified by owner (paint, tile)					
3. Refer to interior Elevations for moulding locations and type.					



DOOR TYPE LEGEND					
					
SINGLE 5 PANEL	DOUBLE 5 PANEL	POCKET 5 PANEL	BIFOLD - 2 PANEL FLUSH PANEL	BIFOLD - 4 PANEL 5 PANEL	SLIDING 2 PANEL FRAMED GLASS PANEL

WINDOW SCHEDULE						
MARK	TYPE	MANUFACTURER	MODEL	ROUGH OPENING		DESCRIPTION
				WIDTH	HEIGHT	
A	Double Hung	Andersen Windows	WDH 210410	2'-11 3/4"	5'-1"	
B	Double Hung	Andersen Windows	WDH 24410	2'-5 3/4"	5'-1"	
C	Double Hung	Andersen Windows	WDH 24310	2'-5 3/4"	4'-1"	
E	Awning	Andersen Windows	AR31	3'-0"	1'-5"	
F	Casement	Andersen Windows	CR125	1'-5"	2'-4 1/2"	INOPERABLE
H	Double Hung	Andersen Windows	WDH 18210	1'-9 3/4"	3'-5"	
I	Double Hung	Andersen Windows	WDH 18210	2'-5 3/4"	3'-5"	
J	Casement	Andersen Windows	CT5	2'-0 1/4"	5'-0"	
K	Double Hung	Andersen Windows	WDH 18310	1'-10 3/4"	4'-1"	

WALL TYPE LEGEND		
		
TYPE 1	TYPE 2	TYPE 3



1 Second Floor - Proposed
1/4" = 1'-0"



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DATE	REV.	DESCRIPTION
08/19/2014		

PROJECT STATUS

Second Floor Plan - Proposed

6 Malcolm Road
Jamaica Plain, MA 02130

A1.4



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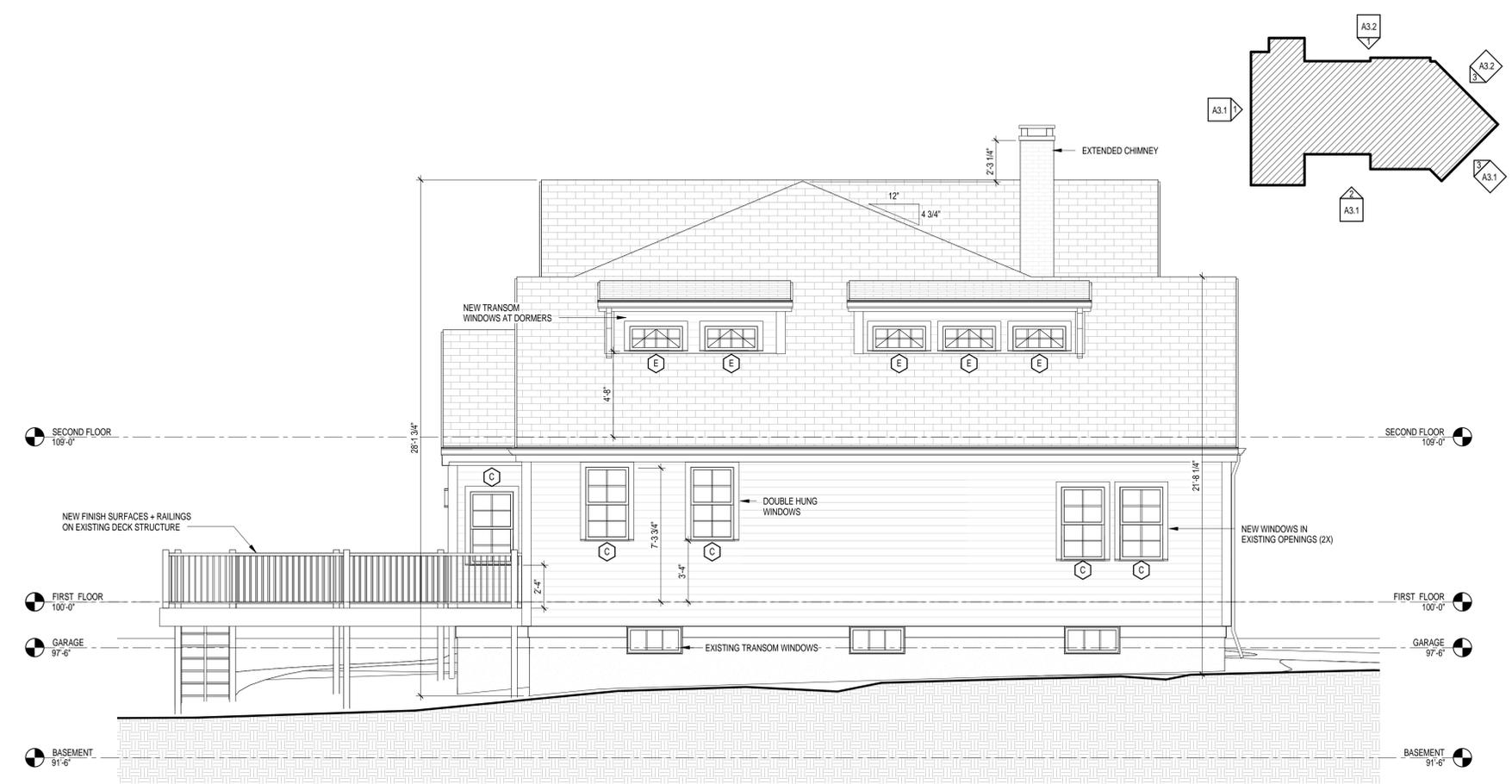
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PROJECT STATUS

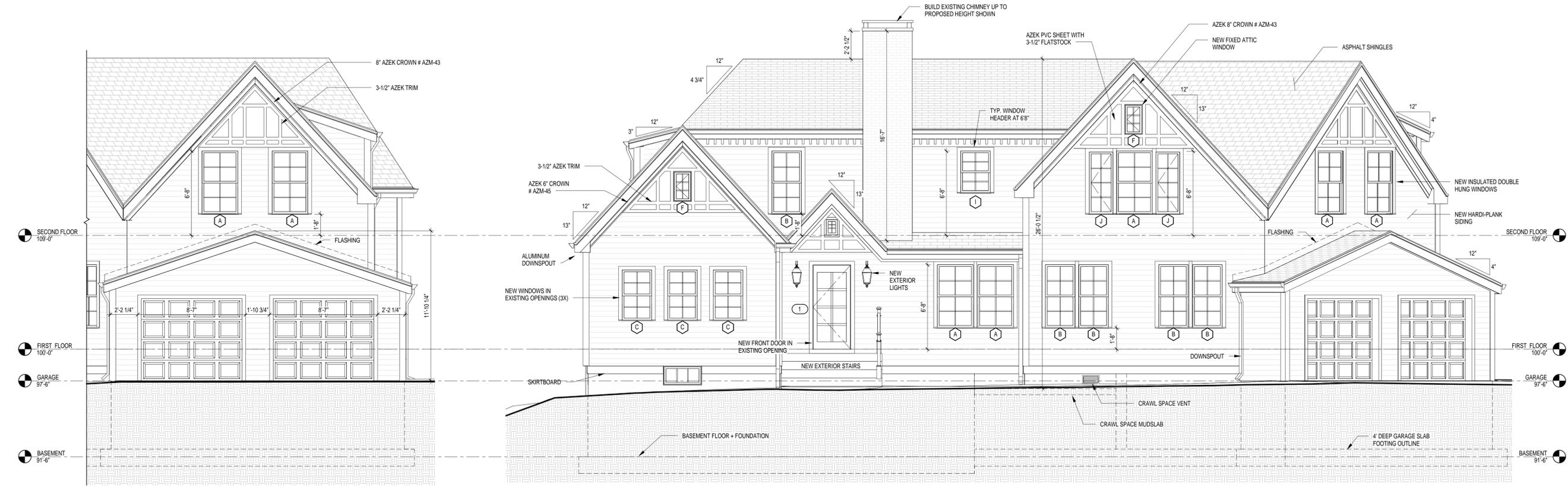
Proposed Elevations - A

6 Malcolm Road
 Jamaica Plain, MA 02130

A3.1



1 **NORTHEAST - Proposed**
 1/4" = 1'-0"

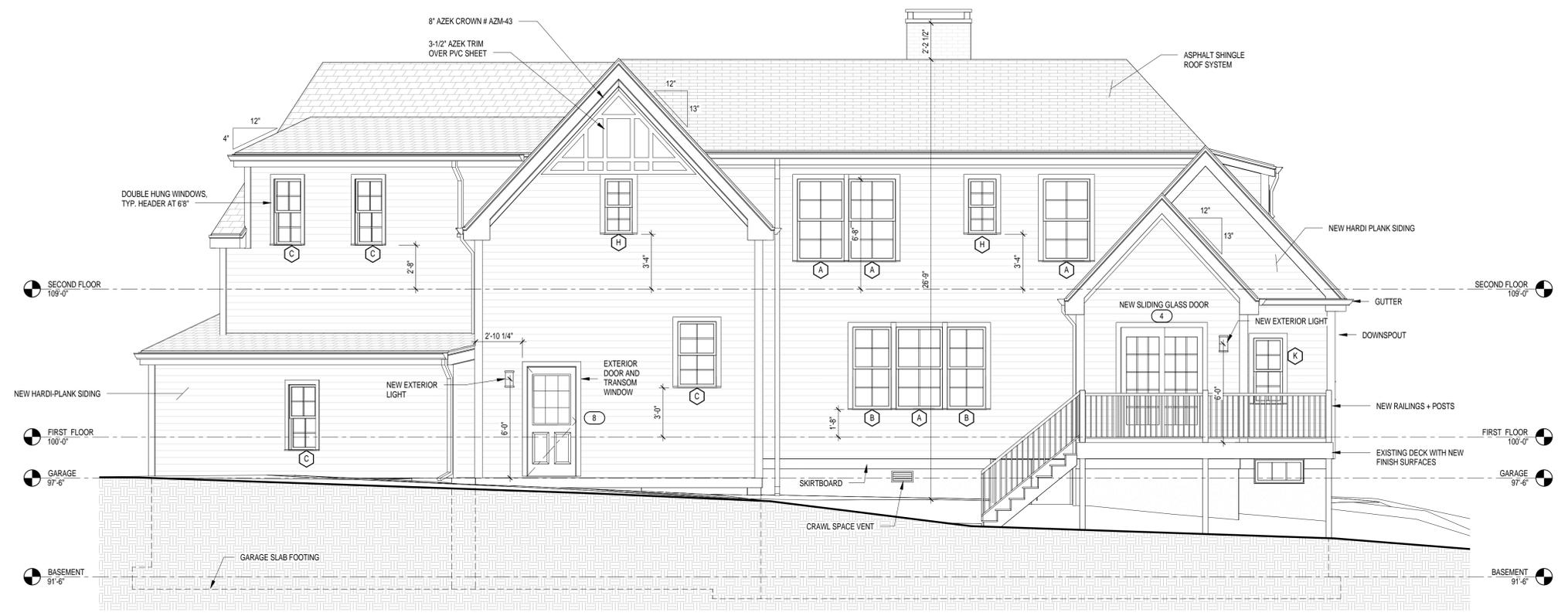
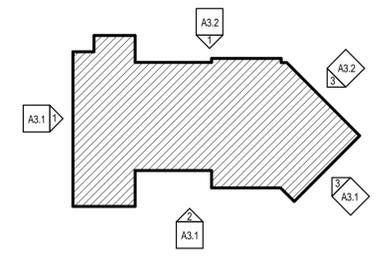


2 **NORTHWEST - Proposed**
 1/4" = 1'-0"

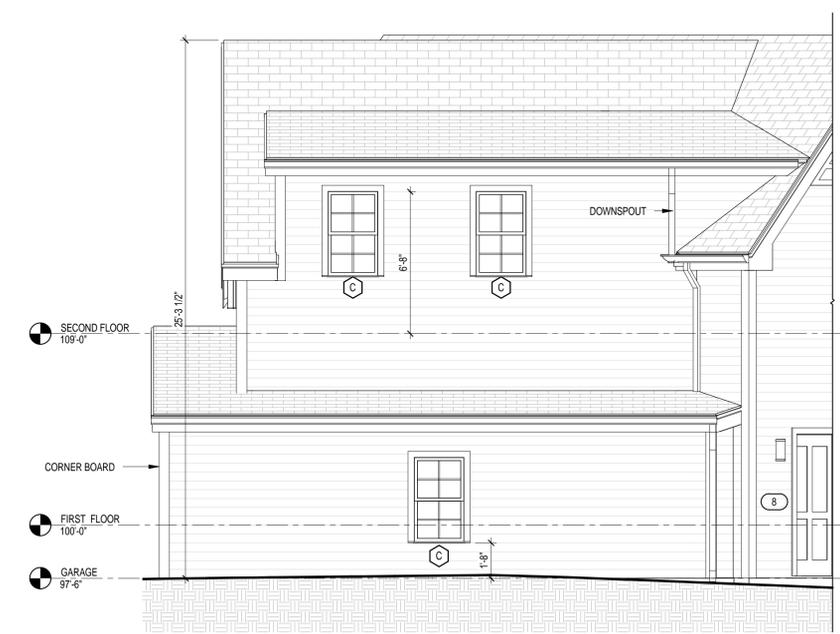
3 **Garage - A**
 1/4" = 1'-0"



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1 **SOUTHEAST - Proposed**
 1/4" = 1'-0"



3 **Garage - B**
 1/4" = 1'-0"



2 **SOUTHWEST - Proposed**
 1/4" = 1'-0"

REV.	DATE	DESCRIPTION

PROJECT STATUS

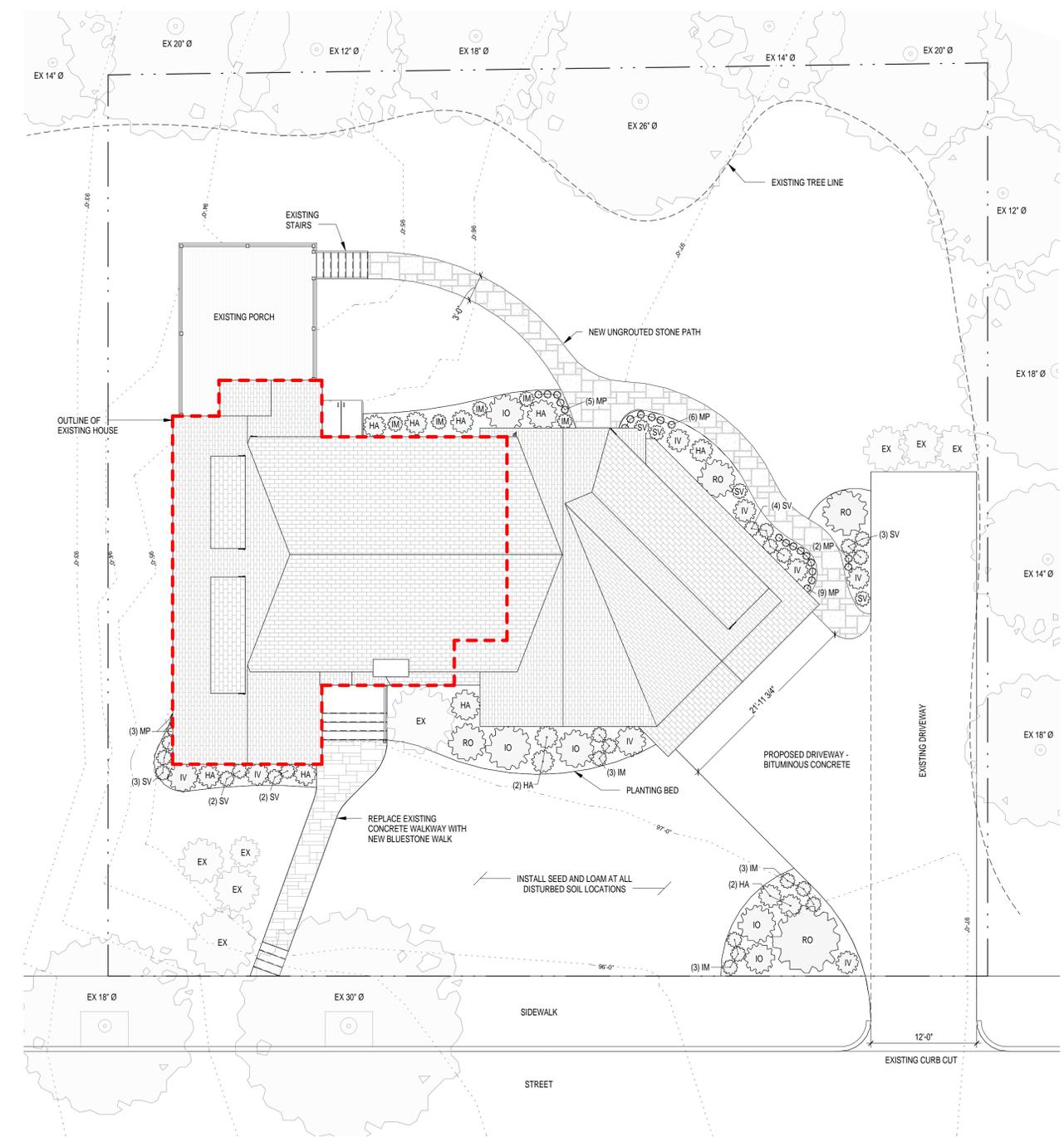
Proposed Elevations - B

6 Malcolm Road
 Jamaica Plain, MA 02130

A3.2



PROPOSED PLANTING SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COUNT
SV	SYRINGA VULGARIS	COMMON LILAC	24"	18
HA	HYDRANGEA ARBORESCENS	HYDRANGEA	36"	12
IO	ILEX OPACA	AMERICAN HOLLY	5'-6" (at Maturity)	5
RO	RHODODENDRON CANADENSE	RHODODENDRON	6'-10"	4
IM	ILEX MESSEVEAE	BLUE HOLLY	24"	14
IV	ILEX VERTICALLATA	COMMON WINTERBERRY	3-4"	8
MP	"VARRIES"	MIXED PERENIALS	6"-12"	25



REV.	DATE	DESCRIPTION

PROJECT STATUS

Landscape and Planting Site Plan

6 Malcolm Road
Jamaica Plain, MA 02130

1 Landscape Plan - Proposed
1/8" = 1'-0"

L1.0