

Project:

NEW SINGLE FAMILY HOME

Location:

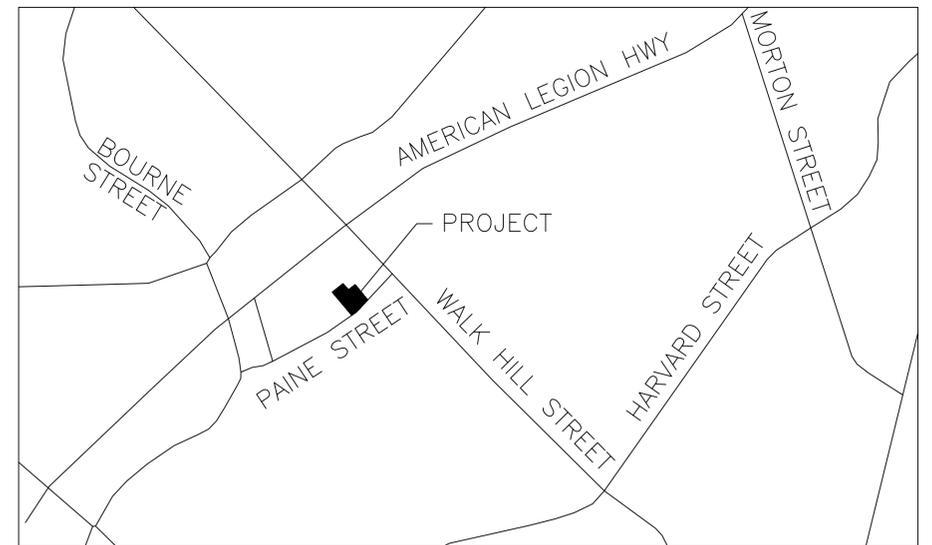
27 PAINE STREET – LOT 3
BOSTON (ROSLINDALE), MA 02131

Prepared by:

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FRONT ELEVATION



LOCUS

CODE INFORMATION:

BUILDING CODE: MA STATE BUILDING CODE, 9th EDITION
2015 IRC w/ MA AMENDMENTS

USE GROUP: R3 – SINGLE FAMILY DETACHED

CONSTRUCTION TYPE: V-B (UNPROTECTED WOOD FRAME)

FLOOR LOADS:

DESIGN LIVE LOADS AS PER TABLE (R)301.5:

COMMON AREAS (OTHER THAN SLEEPING): 40 PSF
SLEEPING AREAS : 30 PSF
RESIDENTIAL ATTICS w/ FIXED STAIRS: 30 PSF
RESIDENTIAL ATTICS(STORAGE): 20 PSF
RESIDENTIAL ATTICS(NO STORAGE): 10 PSF
DECKS: 40 PSF

SNOW LOADING:

GROUND SNOW LOAD PER TABLE (R)301.2(4):
GROUND SNOW LOAD, Pg = 40 PSF

WIND LOADING:

WIND LOAD PER TABLE (R)301.2(4):
BASIC WIND SPEED (ULTIMATE), Vult = 128 PSF
BASIC WIND SPEED (ALLOWABLE), Vasd = 100 PSF
(WIND SPEED CONVERSION PER TABLE (R)301.2.1.3)

SQUARE FOOTAGE:

FIRST FLOOR = 1242 SF
SECOND FLOOR = 1584 SF
TOTAL = 2826 SF

DRAWING LIST

1. COVER PAGE
2. SITE PLAN
3. GENERAL NOTES
4. ELEVATIONS
5. BASEMENT & FIRST FLOOR PLANS
6. SECOND & ATTIC FLOOR PLANS
7. FOUNDATION & FIRST FLOOR FRAMING PLANS
8. SECOND FLOOR, CEILING & ROOF FRAMING PLANS
9. CROSS SECTIONS
10. STANDARD DETAILS

NOTES:

1. NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN OBTAINED.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, 9th EDITION.
4. DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSIONS. ANY DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY. ALL DEVIATIONS SHALL BE CORRECTED BY CONTRACTOR BEFORE HE BEGINS HIS PORTION OF THE WORK.
5. DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED OR DUPLICATED IN ANY MANNER.
6. CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO PROTECT WORKMEN AND GENERAL PUBLIC FROM INJURY & ADJACENT PROPERTY FROM DAMAGE.
7. THE DRAWINGS ARE PREPARED FOR THE PURPOSE OF PERMIT APPLICATION ONLY.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER IN CASE OF ANY OR ALL DEVIATIONS FOR THESE DRAWINGS. THE ENGINEER SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS-BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ENGINEERS CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS.

REV. NO.	DATE	CHKD	REMARKS
0	5/8/2018	CMK	FOR SUBMISSION



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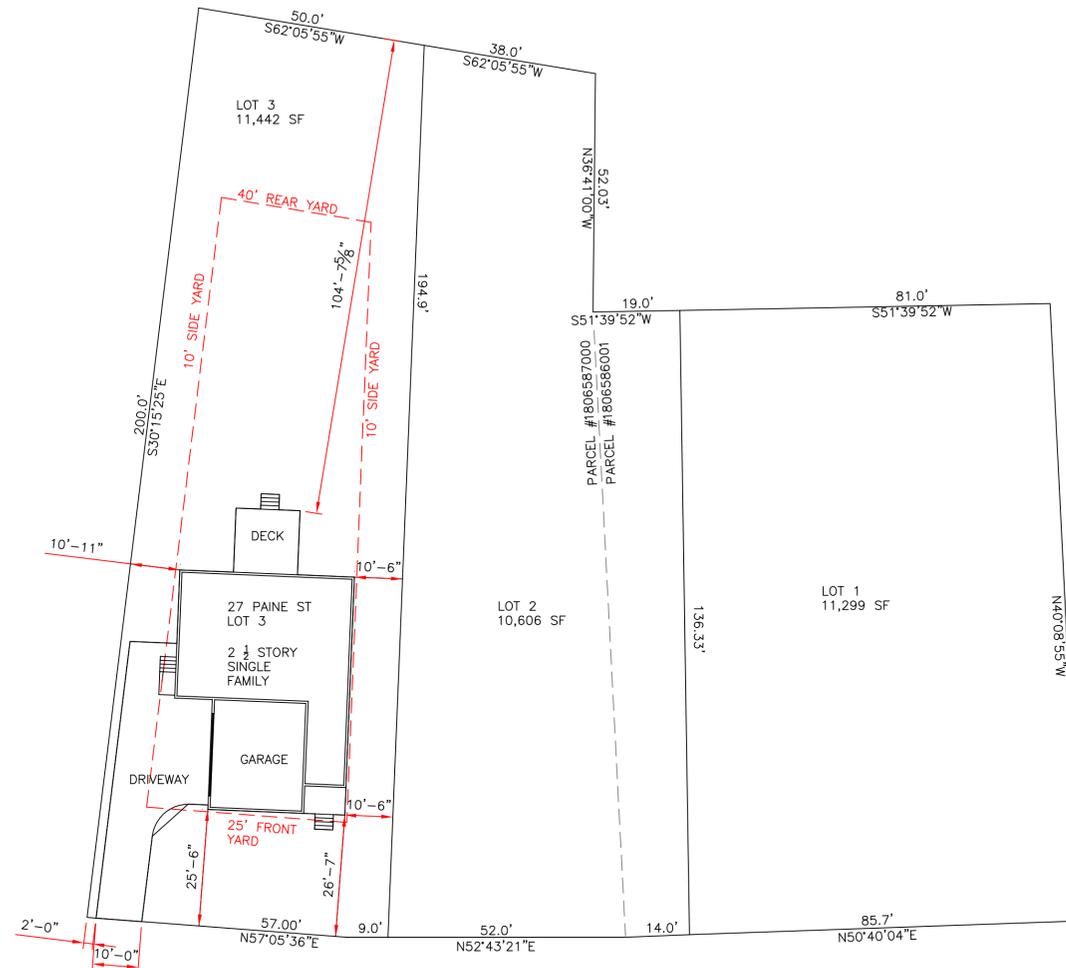
PROJECT LOCATION:
27 PAINE STREET - LOT 3
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02131

DRAWING TITLE:
COVER PAGE

DRAWING NO.
1
REVISION NO.
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NOTE

- SEE CITY OF BOSTON ASSESSORS PARCELS #1806587000 AND #1806586001 FOR THE SITE. SITE IS KNOWN AS #27 PAINE STREET IN DEED BOOK. THE TWO PARCELS WILL BE SUBDIVIDED INTO THREE PARCELS TO CREATE LOTS 1, 2 AND 3 - 27 PAINE STREET.
- ZONE DISTRICT: ROSLINDALE NEIGHBORHOOD
ZONING SUBDISTRICT: 1F-6000
SUBDISTRICT TYPE: SINGLE-FAMILY RESIDENTIAL
ZONING OVERLAY DISTRICT: NEIGHBORHOOD DESIGN REVIEW
OTHER LAYER: PARKS DESIGN REVIEW, ORDINANCE 7.4-11



Zoning Table			
27 PAINE STREET - LOT 3 - 1 FAMILY			
Zoning Tables			
Dimensional Requirements 1F-6000 - ROSLINDALE			
Dimensional Regulations	Requirements for Residential Subdistrict 1F-6000	Proposed	Comment
Lot Area, sf	6000	11442	CONFORMING
Lot Width, ft	60	66.0	CONFORMING
Lot Frontage, ft	60	66.0	CONFORMING
F/A/R (Max.)	0.5	0.25 (2826 sf ±)	CONFORMING
Building height (stories)	2 1/2	2 1/2	CONFORMING
Building height (feet)	35'-0"	28'-1" Grade @ Sidewalk	CONFORMING
Usable Open Space per Dwelling Unit	1800 sf	8540 sf ±	CONFORMING
Front Yard Depth, ft	25	25.5	CONFORMING
Side Yard Depth, ft	10	10.5	CONFORMING
Rear Yard Depth, ft	40	104.6	CONFORMING
Rear yard Max. Occ. by Accessory Buildings	25%	N/A	CONFORMING

PAINE STREET

0' 10' 20' 40'
SCALE 1"=20'
(22x34 PAPER)

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DRAWING TITLE:
SITE PLAN

DRAWING NO.
2
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GENERAL CONSTRUCTION NOTES

- ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALLS TO THE CENTERLINE OF INTERIOR STUD WALLS UNLESS OTHERWISE NOTED. STUD WALLS NOT DIMENSIONED ARE TYPICALLY 2x6 (5 1/2") FOR BOTH INTERIOR AND EXTERIOR WALLS.
- THE PROJECT IS A NEW STRUCTURE. EXACT DIMENSIONS, ELEVATIONS, TIE-IN POINTS, ROOF SLOPES, BEARING POINT LOCATIONS ARE REPRESENTED AS ACCURATE AS KNOWN AT THE TIME OF THE DRAWING SET CREATION. FIELD VERIFICATION OF ALL ELEMENTS IS REQUIRED BY THE CONTRACTOR AND IF INCONSISTENCIES OCCUR, NOTIFY THE ENGINEER FOR DIRECTION. THE ENGINEER IS NOT RESPONSIBLE FOR CHANGES TO THE PLANS WITHOUT DIRECTION.
- WINDOWS APPEARING ON THE FLOOR PLANS AND EXTERIOR ELEVATIONS ARE TO BE CONFIRMED BY THE OWNER.
- THE WINDOW FINAL SILL HEIGHT AT THE FIRST FLOOR IS 24" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO REVIEW ALL BUILT IN REQUIREMENTS WITH THE OWNER INCLUDING SHELVEING, CLOSETS, PANTRY, ETC., IF APPLICABLE.
- ALL REQUIREMENTS FOR SECURITY SYSTEMS, CENTRAL VACUUM, AND ANY AUDIO, COMPUTER OR CABLE TELEVISION SYSTEMS TO BE COORDINATED WITH OWNER.
- ALL PERMITS AND VARIANCES, IF NECESSARY, ARE THE RESPONSIBILITY OF THE OWNER AND GENERAL CONTRACTOR PRIOR TO START OF CONST.
- ALL FINISH COLORS TO BE THE RESPONSIBILITY OF THE OWNER.

GENERAL FLOOR PLAN NOTES

- DO NOT SCALE DRAWINGS. FOLLOW DRAWING DIMENSIONS ONLY. DIMENSION IS NOT CALLED OUT, VERIFY DIMENSIONS WITH ENGINEER.
- ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALLS TO THE CENTERLINE OF INTERIOR STUD WALLS (UNO). STUD WALLS NOT DIMENSIONED ARE TYPICALLY 2x6 FOR EXTERIOR WALLS AND 2x4 FOR INTERIOR WALLS (UNO).
- ALL INTERIOR WALLS ARE TO BE COVERED WITH 1/2" GYPSUM BOARD, METAL CORNER REINFORCING, TAPE SEAMS AND PLASTER SKIMCOAT.
- ALL WALLS IN THE GARAGE TO HAVE A LAYRER OF 5/8", TYPE "X" FIRE RATED GYPSUM BOARD (UNO).
- ALL BATH AND TOILET AREA WALLS AND CEILINGS ADJACENT TO WET AREAS TO HAVE WATER RESISTANT GYPSUM BOARD.
- BEDROOM WINDOWS TO HAVE A MINIMUM NET CLEAR OPENING OF 3.38 SQFT., A MINIMUM NET CLEAR OPENING OF 20" WIDE x 24" HIGH IN EITHER DIRECTION, AND HAVE A MAXIMUM FINISHED SILL HEIGHT OF 44" FROM FINISHED FLOOR.
- ALL GLASS LOCATED WITHIN 18" OF FLOOR OR 24" OF A DOOR SWING MUST BE TEMPERED GLASS.
- BATHROOMS AND UTILITY ROOMS TO BE VENTED TO THE OUTSIDE WITH A MINIMUM OF 50 CFM FAN. RANGE HOODS TO BE VENTED TO THE OUTSIDE.
- SUBCONTRACTOR TO FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.

GENERAL ELEVATION NOTES

- ICE & WATER SHIELD TO BE INSTALLED CORRECTLY AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS, AND PENETRATIONS AND UNDER FIRST 36" OF PERIMETER OF ROOF.
- ICE & WATER SHIELD TO BE PLACE OVER ENTIRE ROOF SURFACE WHEN ROOF SLOPE IS BELOW A 4/12 PITCH.
- ADEQUATE ATTIC VENTILATION AND ROOF VENTS ARE TO BE PROVIDED AS SHOWN ON PLANS.
- ALL PLUMBING AND MECHANICAL VENTS TO BE LOCATED CLOSE TOGETHER WITHIN THE ATTIC SPACE WHEN POSSIBLE TO MINIMIZE THE NUMBER OF ROOF PENETRATIONS. ALL PLUMBING AND MECHANICAL VENTS WHICH APPEAR ABOVE THE ROOF TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. NO VENT TO BE ALLOWED ON THE FRONT ROOF. ALL METAL AND PVC VENTS AND PENETRATIONS TO BE PRIMED AND PAINTED TO CLOSELY MATCH ROOF COLOR.
- GUTTERS AND DOWN SPOUTS ARE NOT LOCATED ON ELEVATION DRAWINGS. LOCATIONS OF DOWN SPOUTS ARE TO BE DETERMINED ON-SITE DUE TO TOPOGRAPHICAL CONDITIONS TO ALLOW POSITIVE DRAINAGE AWAY FROM THE HOUSE. DOWN SPOUTS NOT TO BE LOCATED IN PROMINENT LOCATIONS, GUTTERS AND DOWN SPOUTS ARE TO CLOSELY MATCH TRIM COLOR OF THE HOUSE.
- ALL FLASHING TO BE OF THE SAME MATERIAL. DISSIMILAR METALS NOT ALLOWED.
- OWNER RESPONSIBLE FOR SELECTING ROOF COLOR.

GENERAL STAIRWAY NOTES

- STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND THE PERMITTED HEADROOM HEIGHT. THE MINIMUM WIDTH AT OR BELOW THE HANDRAIL HEIGHT SHALL NOT BE LESS THAN 32" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 28" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
- THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR THE NOSING FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.
- THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4" AND THE MINIMUM TREAD DEPTH SHALL BE 9". TREAD NOSING SHALL NOT EXTEND MORE THAN 1 1/2" BEYOND THE FACE OF THE RISER BELOW.
- OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR/GRADE SHALL HAVE GUARDRAILS, WHICH SHALL ALSO SERVE AS HANDRAILS, NOT LESS THAN 36" IN HEIGHT.
- REQUIRED GUARDRAILS ON OPEN SIDES OF STAIRWAYS, BALCONIES, PORCHES, DECKS AND RAISED FLOOR AREAS, SHALL HAVE BALUSTERS WHICH PREVENT THE PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER.

GENERAL FOUNDATION NOTES

- ALL CONCRETE WORK SHALL CONFORM WITH THE LATEST REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI).
- THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT THE END OF 28 DAYS SHALL BE 4000 PSI.
- ALL SLABS TO BE PLACED ON A 6 MIL VAPOR BARRIER OVER 6" OF COMPACTED GRAVEL.
- PROVIDE A 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED AREAS.
- PROVIDE DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL SLABS, BOTH DIRECTIONS.
- ALL FOUNDATION WALLS SHALL RECEIVE A MINIMUM OF 1 COAT OF ASPHALT DAMPROOFING OVER ROOF CEMENT PARGED TIE-ROD HOLES.

GENERAL FRAMING NOTES:

LOCATION	LIVE (PSF)	DEAD (PSF)	DEFLECTION
COMMON AREAS	40	15	L / 360
SLEEPING AREAS	30	15	L / 360
ATTIC (STORAGE)	20	15	L / 240
ATTIC (NO STORAGE)	10	15	L / 240
ROOF (SNOW LOAD)	VARIES	15	L / 240
DECK	40	15	L / 360
BALCONY	60	15	L / 360

- ALL FRAMING MATERIAL TO BE MINIMUM #2 OR BETTER KD LUMBER,
- ALL WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED (PT).
- PROVIDE DOUBLE FLOOR JOISTS UNDER ALL WALLS WHICH RUN PARALLEL TO THE DIRECTION OF THE JOIST SPAN,
- PROVIDE 1"x3" CROSS BRIDGING OR 2"x6" BLOCKING AT THE MIDSPAN OF ALL FLOOR JOISTS,
- FLOOR CONSTRUCTION: 3/4" TONGUE AND GROOVE SUBFLOOR GLUED AND NAILED TO FLOOR FRAMING. FINISH FLOORING TO BE EITHER 3/4" HARDWOOD,
- ALL STUD FRAMED WALLS TO BE FRAMED AT 16" ON CENTER, MAXIMUM,
- ALL ANGLED WALLS ARE TO BE FRAMED AT 45 DEGREES (UNO),
- HEADER SIZE OVER WINDOWS TO BE (3)2"x8" (UNO),
- ALL HEADERS TO BE FREE FROM SPLITS AND CHECKS,
- PROVIDE FULL SOLID BEARING OR STUD BEARING UNDER ALL BEAM BEARING POINTS,
- ALL BEAM AND JOIST INTERSECTIONS TO BE FLUSH FRAMED WITH GALVANIZED JOIST HANGERS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS,
- ALL BEAMS TO HAVE TRIPLE STUD BEARING UNDER EACH END,
- UNLESS OTHERWISE NOTED, PROVIDE A 2x PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER GALVANIZED BOLTS STAGGERED AT 24" ON CENTER,
- UNLESS OTHERWISE NOTED, PROVIDE DOUBLE HEADER JOIST AND TRIMMERS AT ALL FLOOR OPENINGS,
- STAIR CONSTRUCTION TO CONSIST OF 3-2"x12" STRINGERS, MINIMUM,
- TEMPORARY GUARDRAILS MUST BE INSTALLED AT ALL FLOOR OPENINGS,
- ALL WALLS OVER 10'-0" HIGH TO BE 2"x6"s AT 16" ON CENTER AND RECEIVE 1 ROW OF 2"x6" BLOCKING AT MID-HEIGHT,
- 2"x6" EXTERIOR WALLS TO BE SHEATHED WITH 1/2" EXTERIOR GRADE PLYWOOD. SHEATHING TO SPAN OVER ALL PLATES AND HEADERS. INSTALL SHEATHING WITH AN 1/8" GAP BETWEEN PANELS AND BLOCK ALL SEAMS - BOTH VERTICAL AND HORIZONTAL,
- FLOOR FRAMING LAYOUT IS CONSTRUCTED AS TO PROVIDE BEST POSSIBLE ACCESS TO THE HVAC DUCTS AND UNOBSTRUCTED RUNS FOR THE DUCT WORK,
- PROVIDE BLOCKING AT ALL CABINET LOCATIONS,
- PROVIDE 2"x4" RAFTER TIES AT ALL PLATES WHERE JOIST RUN IS PERPENDICULAR TO RAFTERS,
- HIP VALLEY RAFTERS AND RIDGE BOARDS TO BE ONE SIZE LARGER THAN TYPICAL RAFTERS UNLESS OTHERWISE NOTED ON PLANS,
- PROVIDE 1"x6" COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOIST AT 48" ON-CENTER,
- PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS,
- REQUIRED GUARDRAILS ON BALCONIES, PORCHES, DECKS, AND RAISED FLOOR AREAS, SHALL HAVE A MINIMUM HEIGHT OF 36" MEASURED VERTICALLY FROM THE FINISHED FLOOR,
- ALL HARDWARE AND FLASHING IN CONTACT WITH ACQ TREATED LUMBER MUST BE HOT DIPPED GALVANIZED OR STAINLESS STEEL,

27. IF ON-SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY FOR DIRECTION.

GENERAL ELECTRICAL NOTES

- ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL CODES AND SAFETY REQUIREMENTS.
- GENERAL AND ELECTRICAL CONTRACTOR TO REVIEW THE PLAN(S) AND WALK THROUGH THE JOB TO VERIFY THAT THE DESIGN INTENT IS MAINTAINED.
- ELECTRICAL SERVICE TO BE PROVIDED AS REQUIRED FOR ALL APPLIANCES AND EQUIPMENT SUCH AS REFRIGERATOR, DISH WASHER, DISPOSAL, HVAC EQUIPMENT, ALARM PANEL, LAWN SPRINKLER SYSTEM, ETC. OUTLET TO BE PROVIDED ABOVE THE RANGE FOR MICROWAVE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.
- ALL OUTLETS PLACED NEAR ANY WATER CONDITION TO BE G.F.C.I.
- SWITCHES AND OUTLETS TO BE COORDINATED WITH OWNER.
- PROVIDE EXTERIOR WATERPROOF OUTLETS AS REQUIRED BY CODE.
- ALL PHONE OUTLETS, COMPUTER OUTLETS, CABLE TV OUTLETS, AND ELECTRONIC DEVICE OUTLETS TO BE VERIFIED BY OWNER.
- DIMMERS TO BE SIZED FOR THE APPROPRIATE LOAD OF THE FIXTURES AND LAMPS SELECTED.
- VERIFY TRIM SIZE FOR ALL DOORS AND WINDOWS PRIOR TO LOCATING SWITCHES. ALL LOCATIONS SHOULD BE CLOSE TO TRIM AND ALIGNED WITH ONE ANOTHER, IF THERE ARE MULTIPLE.
- BLOCK AND PREWIRE SEPARATE SWITCHES TO EACH LIGHT AND CEILING.
- IF EXTERIOR SECURITY LIGHTING IS DESIRED BY OWNER THE TYPE, LOCATION, AND REQUIRED SWITCHING MUST ALL BE VERIFIED BY OWNER.
- IF AN ALARM IS DESIRED ALL OF THE REQUIREMENTS MUST BE COORDINATED WITH THE OWNER.
- PANEL BOX TO BE SIZED TO ACCOMMODATE ALL CALCULATED LOADS AND PROVIDE FOR A MINIMUM OF EIGHT (8) SPARES.
- RECESSED FIXTURES LOCATED IN FIRE RATED WALLS (i.e. - GARAGE CEILINGS OR FIRE SEPARATION ASSEMBLIES) SHALL BE RATED FIXTURES, FIRE RATED TO THE LEVEL OF FIRE SEPARATION OF THE WALL/CEILING IN WHICH THE FIXTURE IS INSTALLED.
- PROVIDE ENERGY EFFICIENT LIGHTING AS REQUIRED PER THE 2009 IECC.

GENERAL PLUMBING/HVAC NOTES

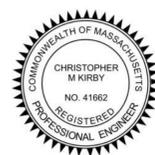
- PLUMBING SUBCONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS.
- PROVIDE GAS SERVICE TO ALL WATER HEATERS, APPLIANCES, AND HVAC EQUIPMENT,AS REQUIRED.
- IF WALL PLATES OR JOISTS ARE CUT DURING INSTALLATION OF PLUMBING FIXTURES OR EQUIPMENT, PROVIDE BRACING TO TIE FRAMING BACK TOGETHER.
- ALL GAS WATER HEATERS TO BE VENTED AT TOPOUT.
- ALL PLUMBING AND MECHANICAL VENT STACKS TO BE LOCATED CLOSE TOGETHER IN THE ATTIC. VENT STACKS TO BE LOCATED TO THE REAR OF THE HOUSE AWAY FROM PROMINENT VIEW. ALL VENT STACKS TO BE PRIMED AND PAINTED TO CLOSELY MATCH ROOF COLOR.
- HVAC CONTRACTOR TO PROPERLY SIZE HEATING AND COOLING SYSTEM FOR THE STRUCTURE.
- IF A NEW KITCHEN EXHAUST FAN OVER 400 CFM IS INSTALLED, AN OUTSIDE MAKE-UP AIR SYSTEM IS REQUIRED.

ENERGY EFFICIENCY

- ENERGY EFFICIENCY TO BE THE "PRESCRIPTIVE METHOD" IN ACCORDANCE WITH CHAPTER 4 (RESIDENTIAL ENERGY EFFICIENCY) OF THE THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (2015 IECC). SEE THIS CHAPTER FOR COMPLETE REQUIREMENTS.
- THE BUILDINGS (NEW PORTION) THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.2. A SHORT VERSION OF TABLE R402.1.2 IS LISTED BELOW AND THE FULL VERSION SHALL BE REVIEWED FOR COMPLETE REQUIREMENTS.
- THE 2015 IECC HAS STRICT REQUIREMENTS FOR ENERGY EFFICIENCY AND CHANGES TO THE CODE INCLUDE: HIGHER WALL R-VALUES, PERMANENT CERTIFICATE OF BUILDING COMPONENTS POSTED, AIR LEAKAGE TEST, BASEMENT INSULATION TO A DEPTH OF 10 FEET BELOW GRADE OR THE BASEMENT FLOOR (WHICHEVER IS LESS), RIM JOIST/WALL SEALING, RECESSED LIGHTING SHALL BE SEALED FIXTURES, JUNCTION BOXES ON EXTERIOR WALLS SHALL BE INSULATED, ATTIC ACCESS SHALL BE SEALED, ETC.
- THE CITY OF BOSTON HAS ADOPTED THE "STRETCH ENERGY CODE". ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS MAY APPLY.

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	FLOOR R-VALUE
5	0.30	0.55	49	20	30

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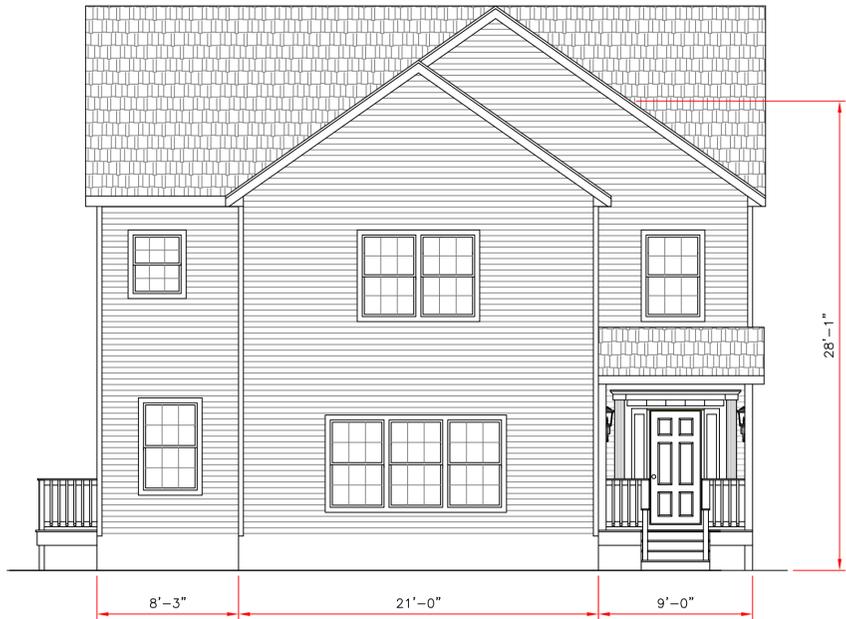
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GENERAL NOTES

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REFERENCE DRAWINGS	
1	COVER PAGE
3	GENERAL NOTES



FRONT ELEVATION



RIGHT ELEVATION

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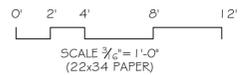
- ROOFING: 25 YR GUARANTEE ASPHALT SHINGLES
- FASCIAS: 8"
- FRIEZEBDS: 8"
- CORNERBOARDS: 6"
- CASINGS: 6"
- SIDING: HORIZONTAL, AS SELECTED
- OVERHANGS: 12"
- RAKE OVERHANGS: 6"
- FROST DEPTH (MIN): 4'-0"
- FINISH CEILING HEIGHT:
- BASEMENT: 8'-0"
- 1st FLOOR: 9'-0"
- 2nd FLOOR: 8'-0"
- WINDOW MFR:
- ANDERSON 400 SERIES
(PROVIDE SAFETY GLAZING PER R.308.4)



REAR ELEVATION



LEFT ELEVATION



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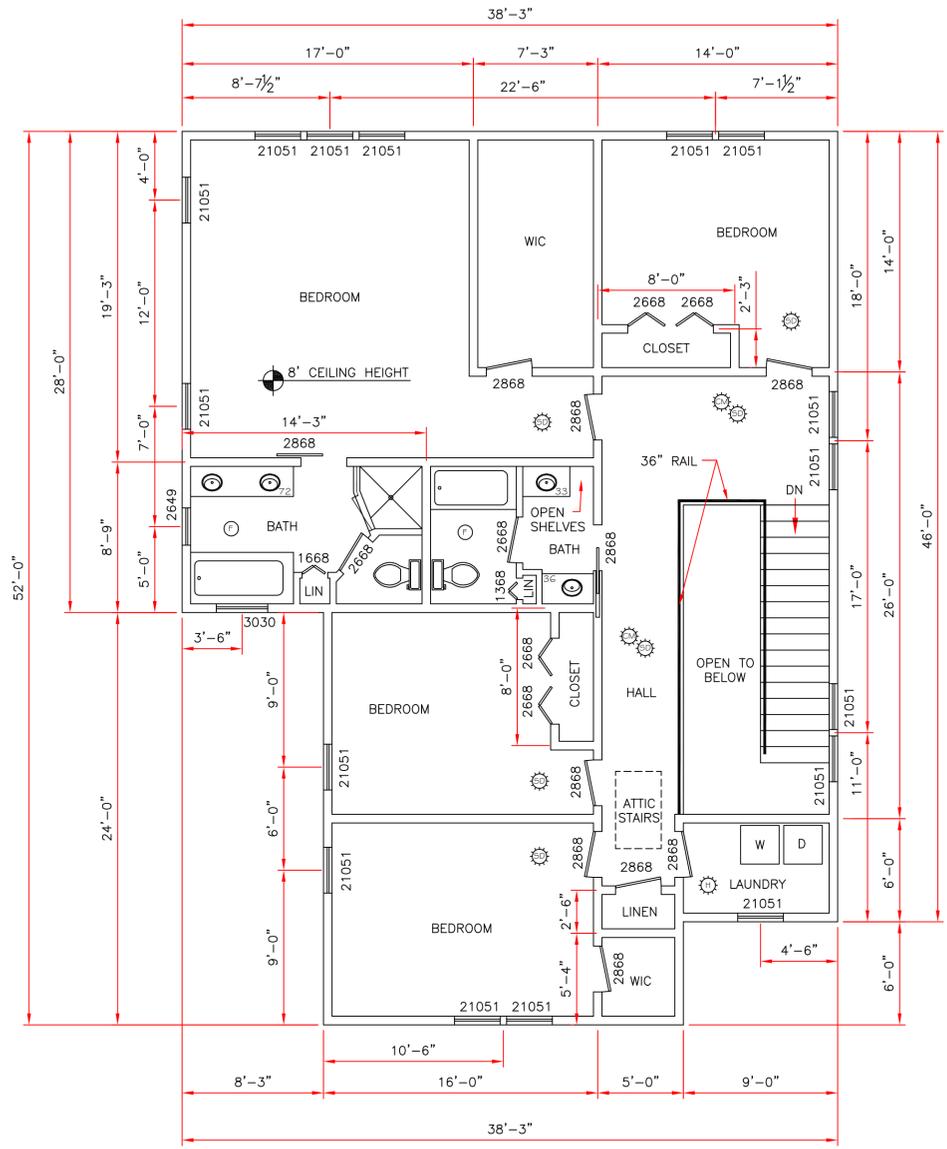
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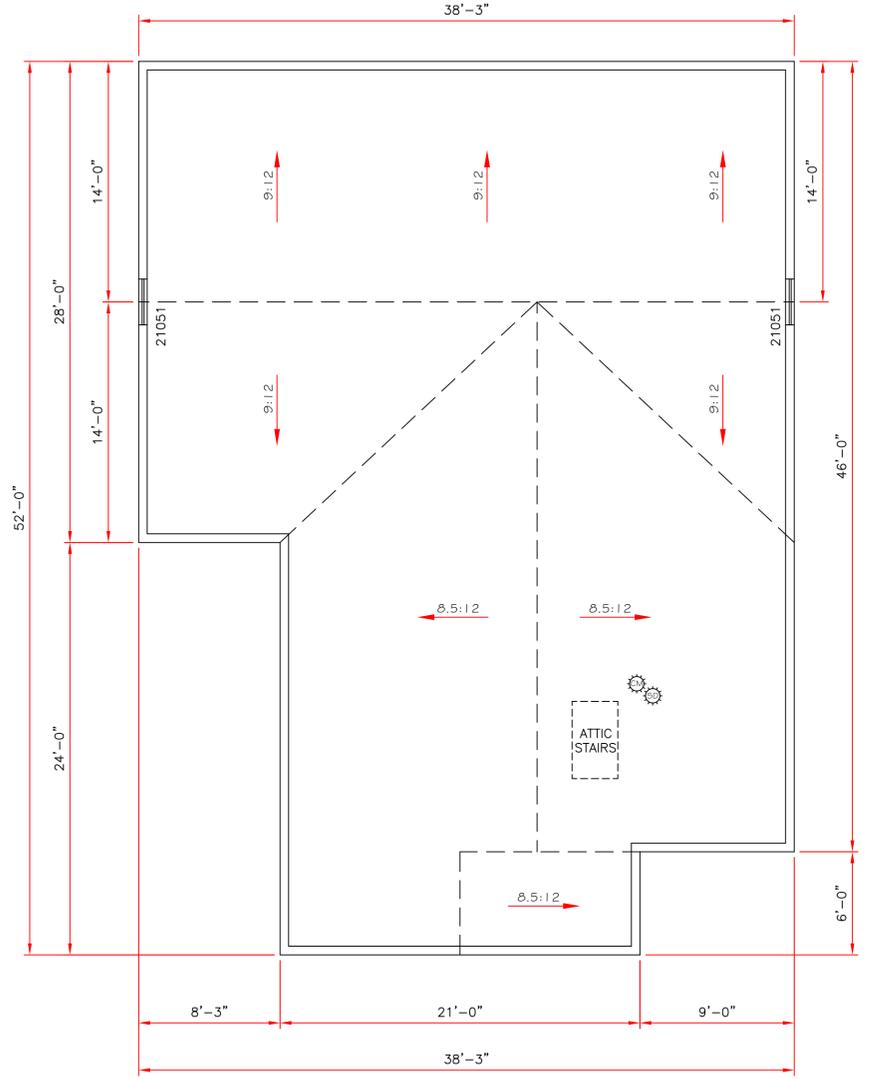
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REFERENCE DRAWINGS	
1	COVER PAGE
3	GENERAL NOTES

- FINISH NOTES:
1. ALL WALLS/CEILINGS FINISHED SMOOTH WITH 1/2" BLUEBOARD AND PLASTER (UNLESS NOTED)
 2. ALL WALLS IN WET AREAS (SHOWER STALL) TO BE 1/2 CEMENT BOARD
 3. ALL WALLS/CEILING SURFACES TO BE PRIMED AND THEN PAINTED WITH 2 COATS OF BENJAMIN MOORE PAINT (OR EQUAL). OWNER TO SELECT COLOR(S).
 4. WINDOW SIZE AND GRILLES TO MATCH EXISTING WINDOW PATTERNS. OWNER TO CONFIRM PRIOR TO ORDERING.
 5. NEW DOORS TO MATCH EXISTING

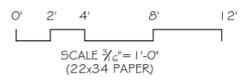


SECOND FLOOR PLAN
(1584 SF LIVING SPACE)



ATTIC FLOOR PLAN

- LEGEND:
- ☼ - CARBON MONOXIDE DETECTOR
 - ☼ - SMOKE DETECTOR
 - ☼ - HEAT DETECTOR
 - ⊙ - EXHAUST FAN
- DOOR CALL OUT:
2868 - 2'-8" x 6'-8" DOOR
- WINDOW CALL OUT:
3054 - 3'-0" WIDE x 5'-4" HIGH RO (±)



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SECOND & ATTIC
FLOOR PLANS

DRAWING NO.	6
REVISION NO.	0

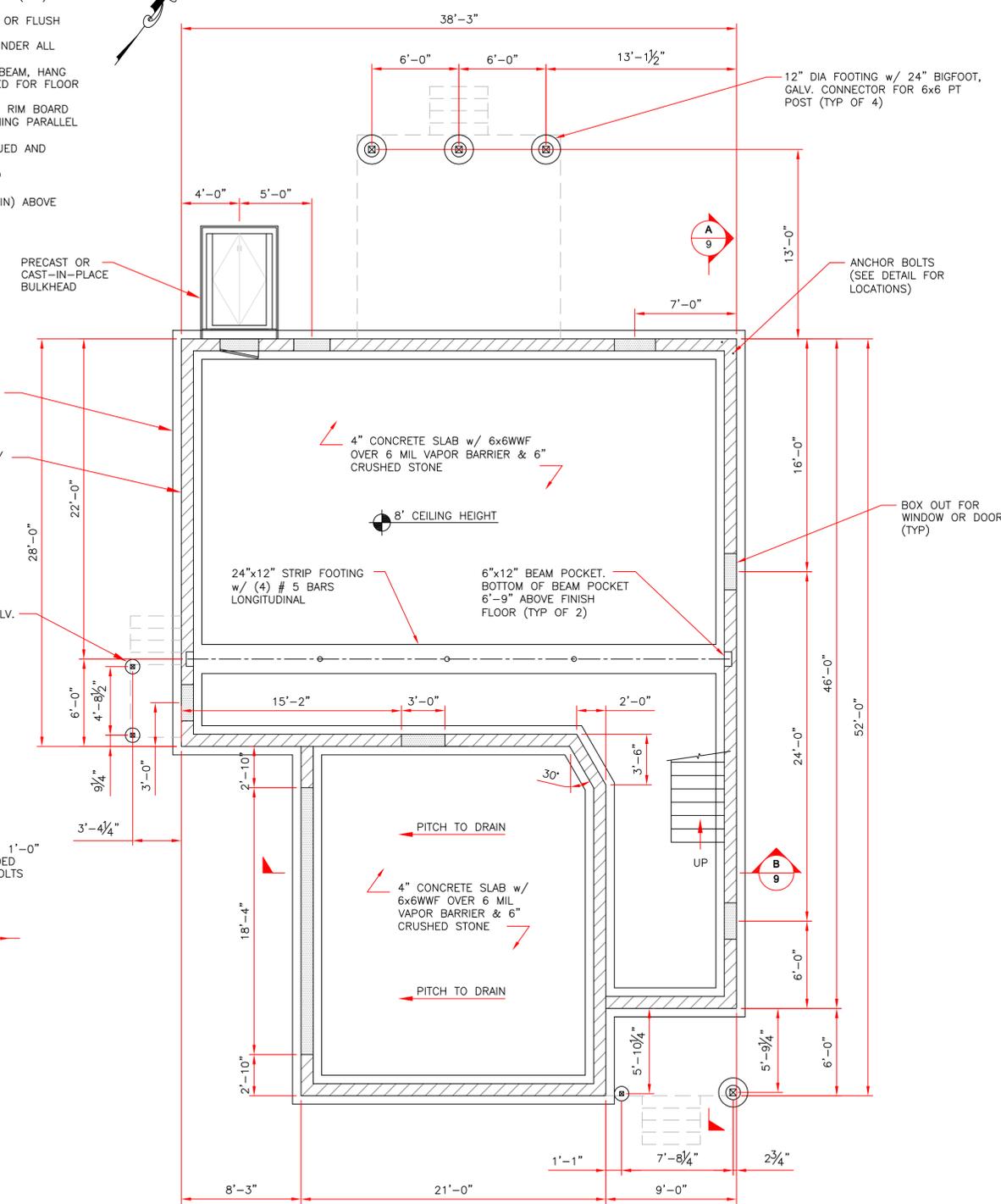
FRAMING NOTES:

1. WINDOW HEADER SIZE TO BE (3) 2"x8" WITH A MAX 6'-0" CLEAR SPAN (UNLESS NOTED)
2. STAIR STRINGERS TO BE 2x12 @ 16" O.C. (MIN)
3. STAIR LANDINGS TO BE 2x10 FRAMING
4. BEAMS MAY BE INSTALLED UNDERMOUNT OR FLUSH FRAMED
5. ALL BEAM TO HAVE 3" BEARING (MIN) UNDER ALL PLY'S
6. IF FLOOR JOISTS FLUSH FRAME INTO A BEAM, HANG FLOOR JOISTS WITH JOISTS HANGER SIZED FOR FLOOR JOIST
7. AT EXTERIOR OF I-JOISTS, INSTALL A 1" RIM BOARD
8. DOUBLE ALL JOISTS UNDER WALLS RUNNING PARALLEL TO JOIST DIRECTION
9. ALL FLOORS TO HAVE 3/4" SUBFLOOR, GLUED AND SCREWED
10. EXTERIOR SHEATHING TO BE 1/2" PLYWOOD
11. ROOF SHEATHING TO BE 5/8" PLYWOOD
12. FOUNDATION WALL TO TERMINATE 18" (MIN) ABOVE FINISH GRADE

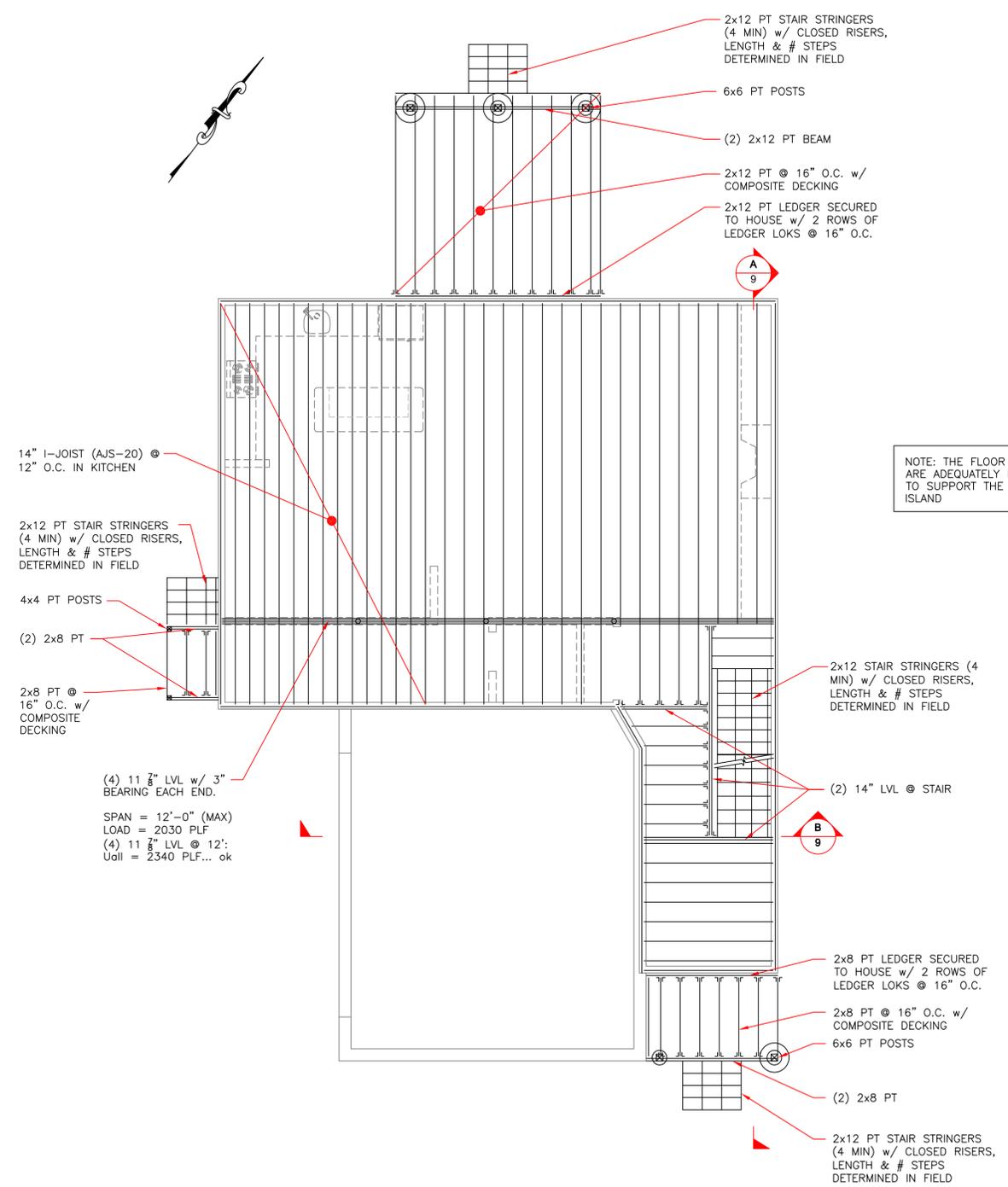
REFERENCE DRAWINGS	
1	COVER PAGE
3	GENERAL NOTES

FIRST FLOOR JOISTS :
14" I-JOIST (AJS-20, OR EQUAL)
@ 16" O.C., UNLESS NOTED

FLOOR JOISTS:
14" I-JOISTS (AJS-20) @ 16" O.C.
MAX SPAN = 21'-3"
ALLOWABLE SPAN (L/480) = 23'-6"... ok

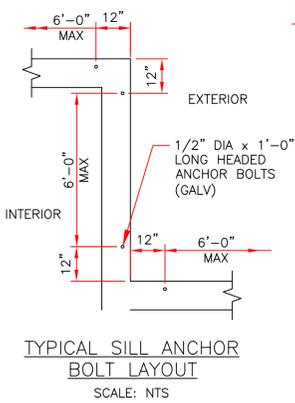


FOUNDATION PLAN



FIRST FLOOR FRAMING PLAN

NOTE: THE FLOOR JOISTS ARE ADEQUATELY DESIGNED TO SUPPORT THE GRANITE ISLAND



0' 2' 4' 8' 12'
SCALE 3/4" = 1'-0"
(22x34 PAPER)

REV. NO.	DATE	CHKD	REMARKS
0	5/8/2018	CMK	FOR SUBMISSION



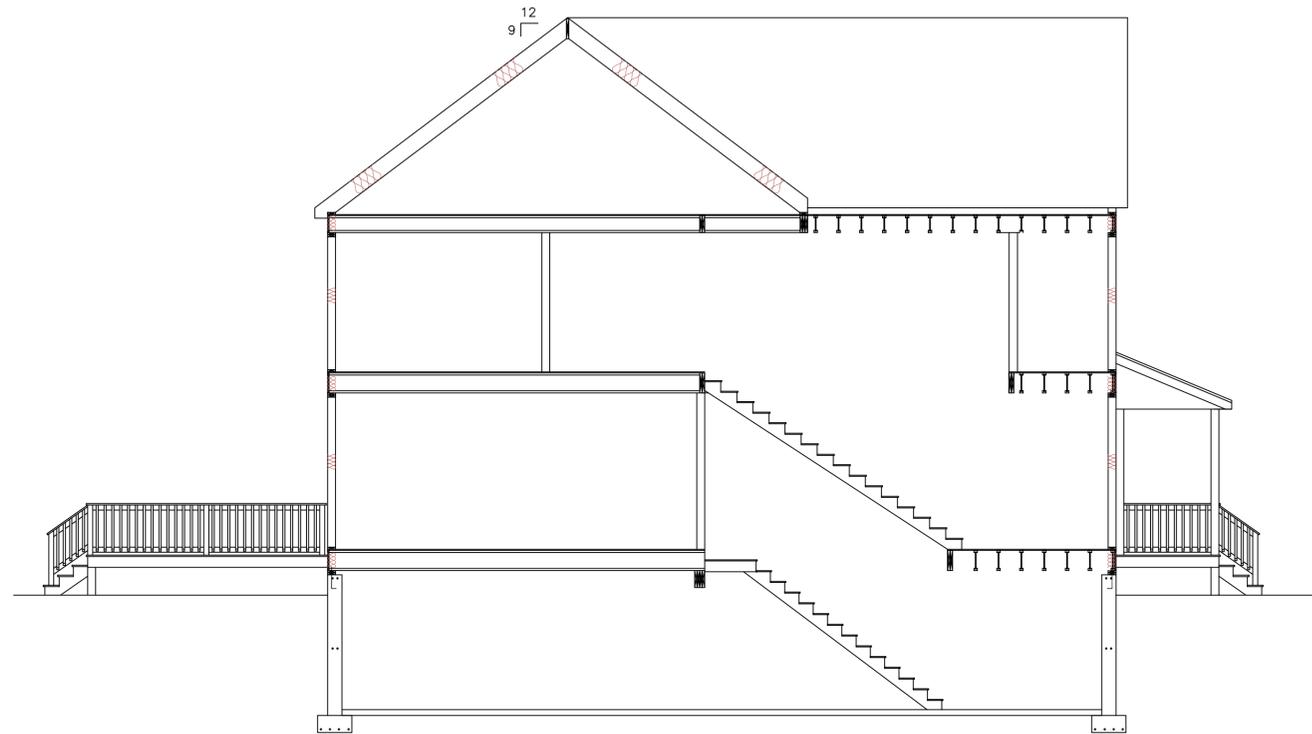
ENGINEER:
CM KIRBY ENGINEERING, PLLC
P.O. BOX 291
NORWOOD, MA 02062
(617) 872-5553 CKIRBY83@GMAIL.COM
MA PE LICENSE NO. 41662 EXP 6/30/18

PROJECT LOCATION:
27 PAINE STREET- LOT 3
BOSTON (ROSLINDALE), MA
02131

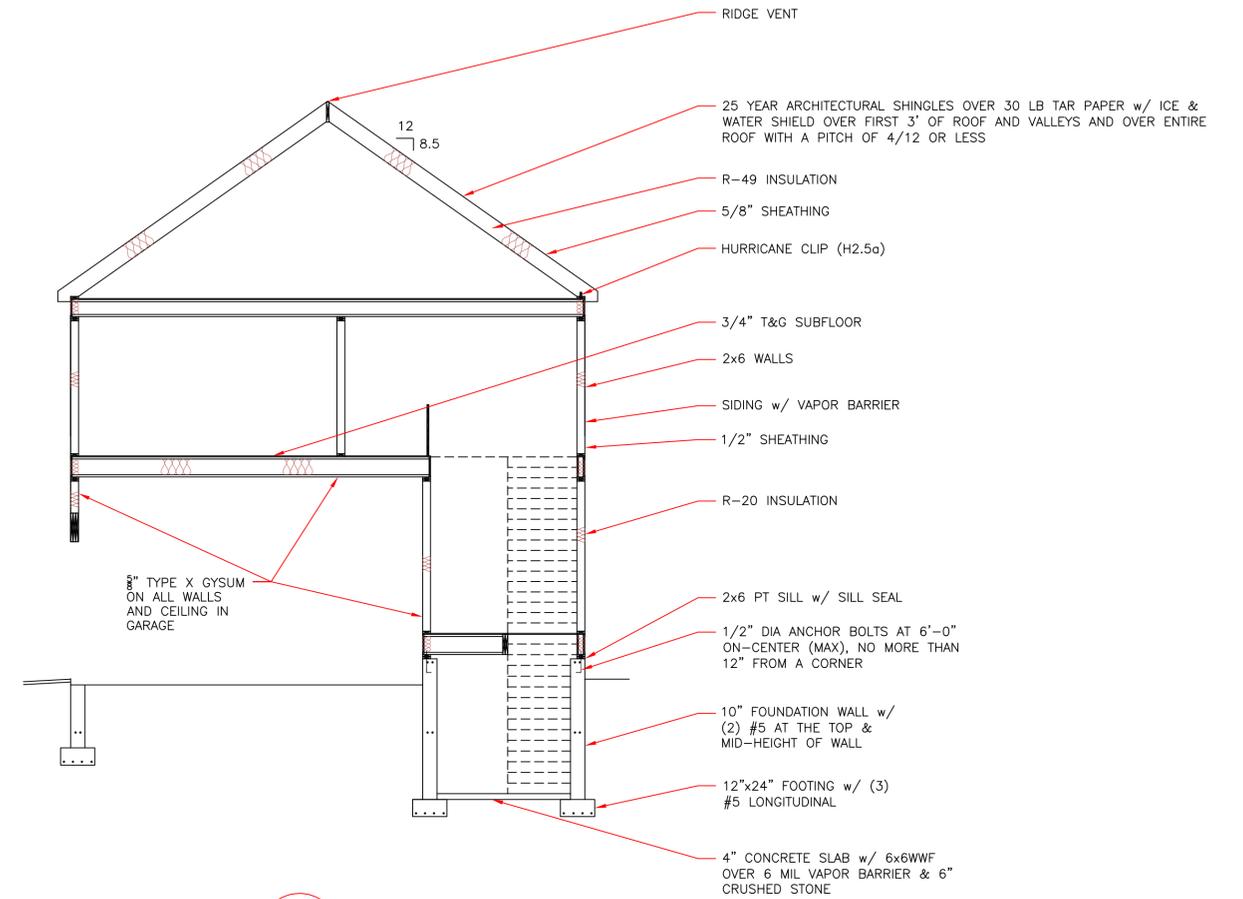
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FOUNDATION PLAN &
FIRST FLOOR
FRAMING PLAN

DRAWING NO.	REVISION NO.
7	0

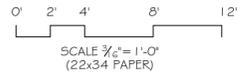
REFERENCE DRAWINGS	
1	COVER PAGE
3	GENERAL NOTES



SECTION **A**



SECTION **B**



REV. NO.	DATE	CHKD	REMARKS
0	5/8/2018	CMK	FOR SUBMISSION



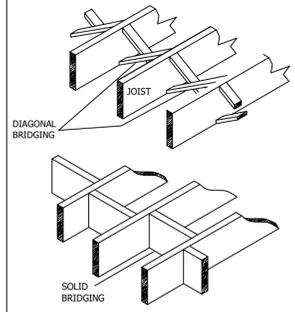
ENGINEER:
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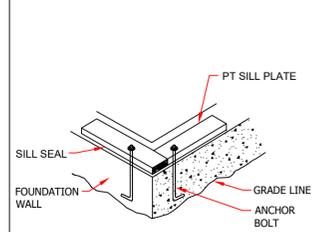
DRAWING TITLE:
ELEVATIONS

DRAWING NO.
9
 REVISION NO.
0

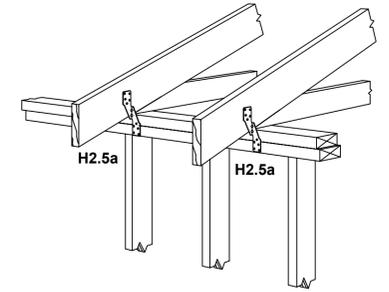
NOTES:
 1. SEE NOTES DRAWING FOR STANDARD NOTES
 2. INSTALL ENGINEERED LUMBER PER MANUFACTURERS STANDARD DETAILS
 3. INSTALL DIMENSIONAL LUMBER PER THE MSBC AND THE STANDARD DETAILS IN THE AMERICAN WOOD COUNCIL PUBLICATION WCD-1 - DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION (54 PAGES), AVAILABLE ON-LINE AT WWW.AWC.ORG



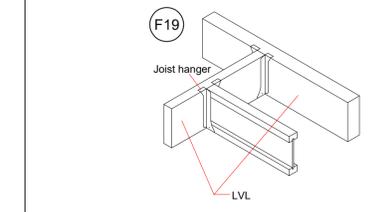
FLOOR JOIST BLOCKING DETAIL



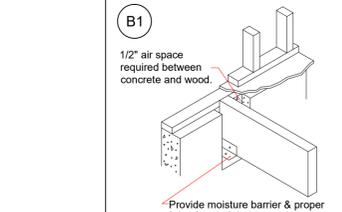
SILL ANCHORAGE DETAIL



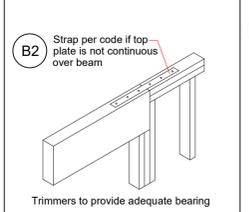
HURRICANE CLIP DETAIL



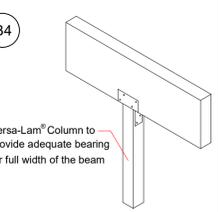
HEADER DETAIL



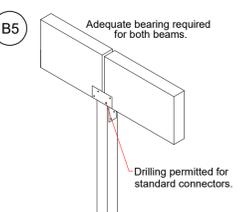
BEAM BEARING DETAIL



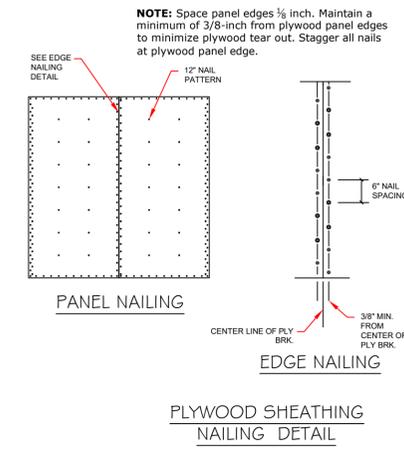
HEADER BEARING DETAIL



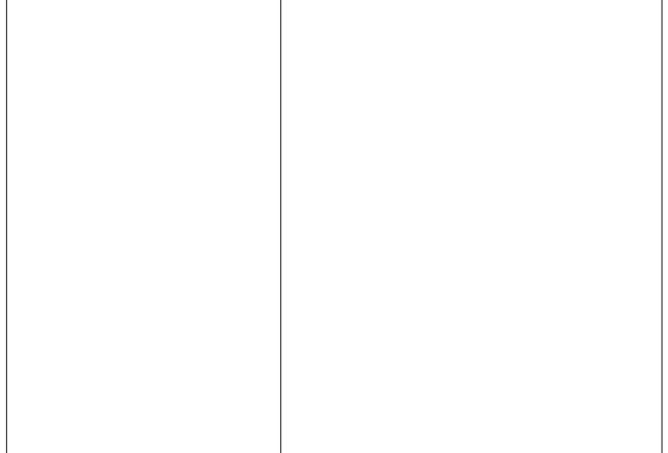
BEAM/POST DETAIL



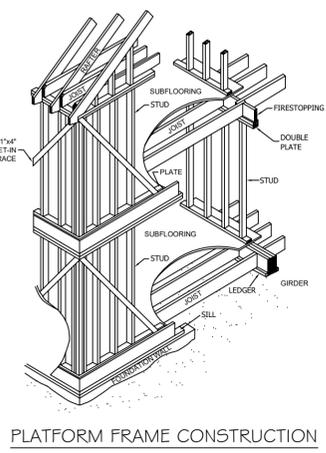
BEAM/POST DETAIL



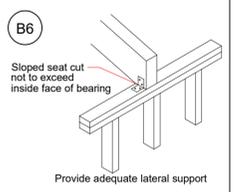
PLYWOOD SHEATHING NAILING DETAIL



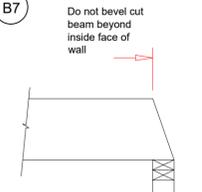
PLATFORM FRAME CONSTRUCTION



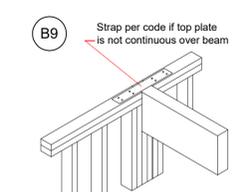
PLATFORM FRAME CONSTRUCTION



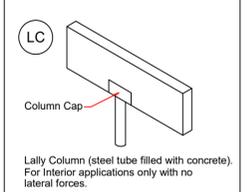
BEAM SEAT DETAIL



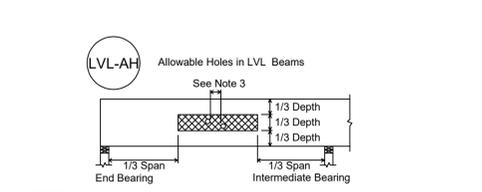
BEAM SEAT DETAIL



BEAM SEAT DETAIL



BEAM/POST DETAIL

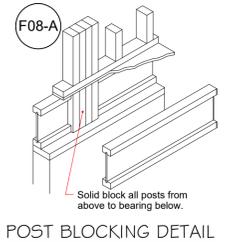


ALLOWABLE HOLES IN LVL BEAMS

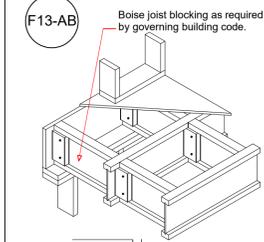
NOTES:
 1. Square and rectangular holes are NOT permitted.
 2. Round holes may be drilled or cut with a hole saw anywhere within the hatched area of the beam.
 3. The horizontal distance between adjacent holes must be at least two times the diameter of the larger hole.
 4. Do not drill more than three access holes in any four foot long section of beam.
 5. The maximum round hole diameter permitted is:

Beam Depth	5 1/2"	7 1/4"	9 1/4" +
Maximum Hole Diameter	3/4"	1"	2"

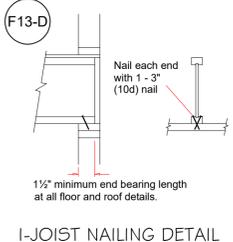
6. These limitations apply to holes drilled for plumbing or wiring access only. The size and location of holes drilled for fasteners are governed by the provisions of the National Design Specification® for Wood Construction.
 7. Beams deflect under load. Size holes to provide clearance where required.
 8. This hole chart is valid for beams supporting uniform load only. For beams supporting concentrated loads or for beams with larger holes, contact Engineering.



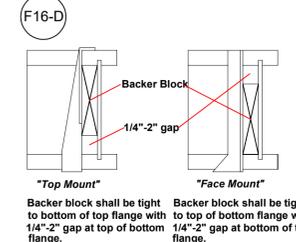
POST BLOCKING DETAIL



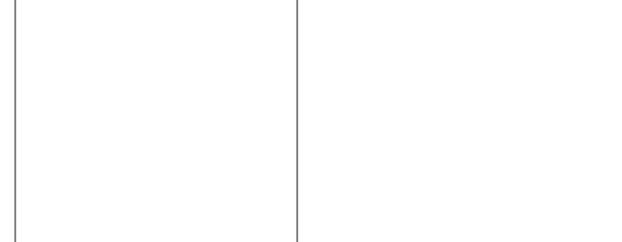
SQUASH BLOCK DETAIL



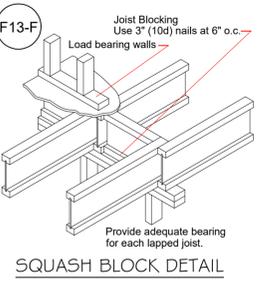
I-JOIST NAILING DETAIL



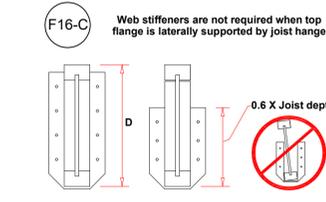
RAFTER HEADER DETAIL



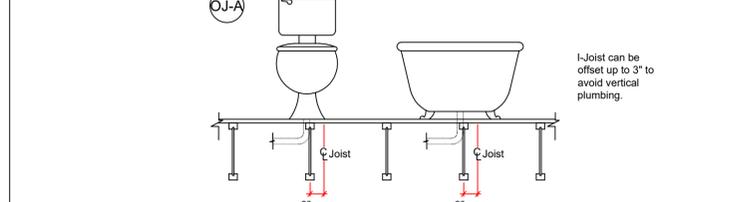
RAFTER HEADER DETAIL



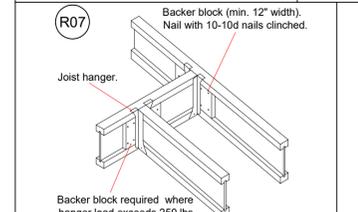
SQUASH BLOCK DETAIL



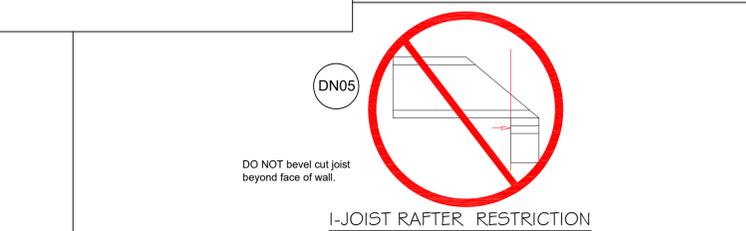
I-JOIST HANGER BLOCKING DETAIL



ALLOWABLE I-JOIST RELOCATION FOR PLUMBING INSTALLATION



RAFTER HEADER DETAIL



I-JOIST RAFTER RESTRICTION

REV. NO.	DATE	CHKD	REMARKS
0	5/8/2018	CMK	FOR SUBMISSION



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DRAWING NO. 10
 REVISION NO. 0
 STANDARD FRAMING
 DETAILS