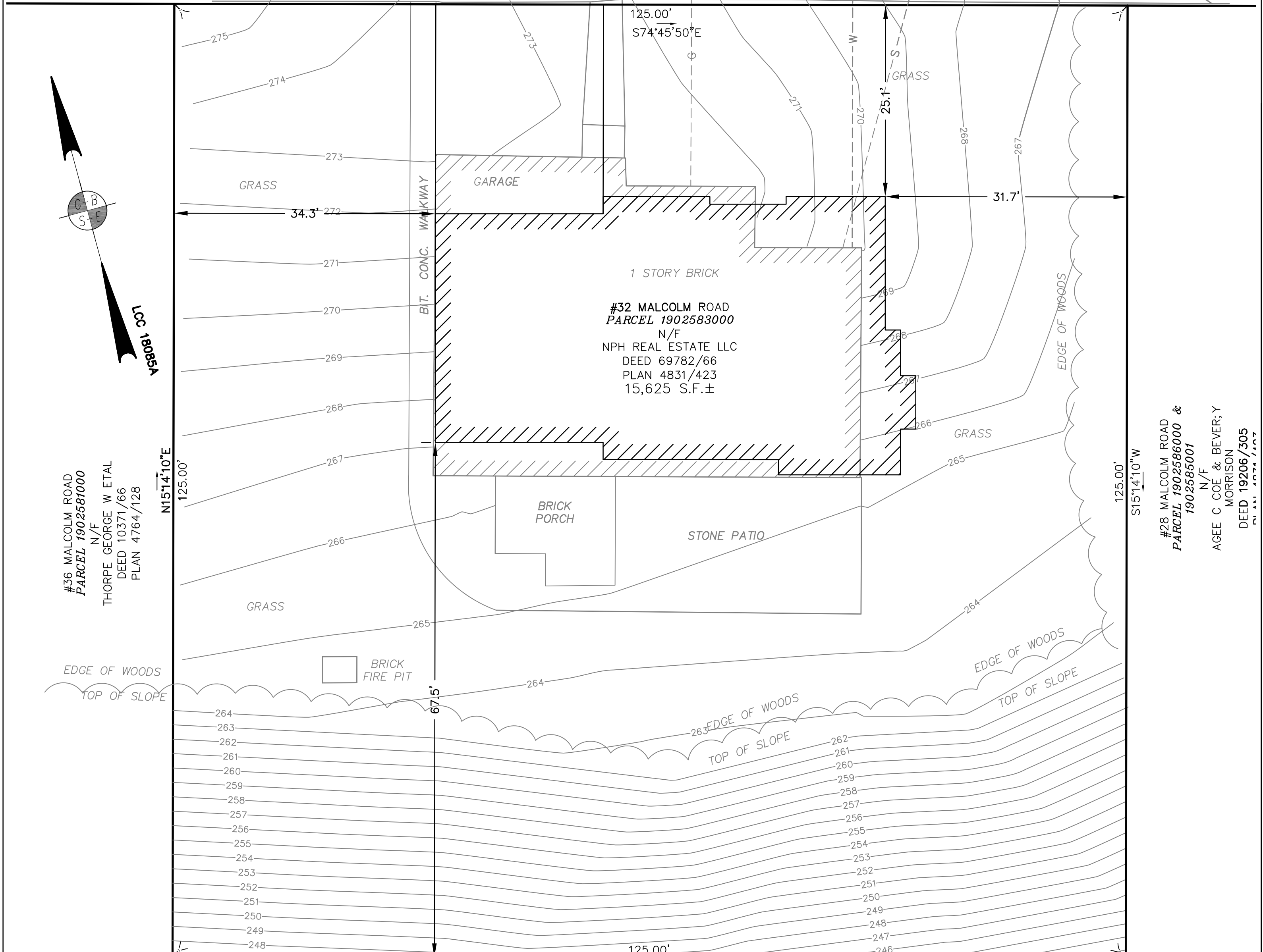


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DMH  
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#36 MALCOLM ROAD  
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N/F  
THORPE GEORGE W ETAL  
DEED 10371/66  
PLAN 4764/128

#28 MALCOLM ROAD  
PARCEL 1902586000 &  
1902585001  
N/F  
AGEE C COE & BEVER; Y  
MORRISON  
DEED 19206/305  
PLAN 4831/422

#107 ALLANDALE STREET  
PARCEL 1902607000  
N/F  
ELIZABETH BOWEN  
DONOVAN 2016 TRUST  
DEED 57938/195  
PLAN 4831/422

#103 ALLANDALE STREET  
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N/F  
LEE SPENCER  
DEED 66893/213  
PLAN 4831/422

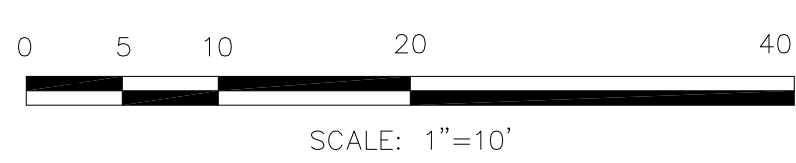
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DEED 51927/226  
PLAN 4831/422

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DEED 51927/226  
PLAN 4831/422



PJT  
3-6-24

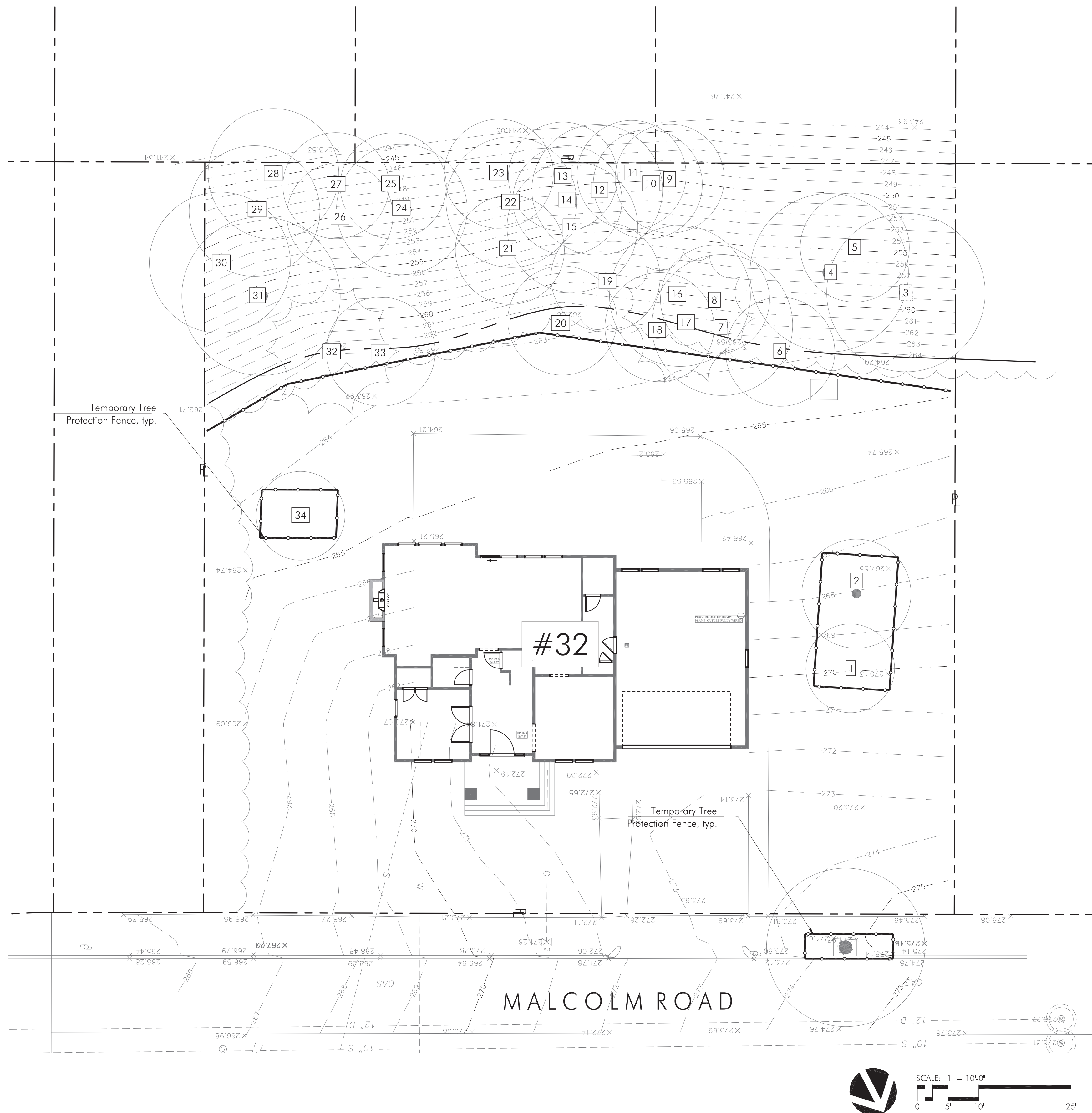


**PLAN OF LAND**  
**32 MALCOLM ROAD**  
**BOSTON, MASSACHUSETTS**  
**(WEST ROXBURY DISTRICT)**

PREPARED FOR  
TONY FERRARA  
394 WASHINGTON STREET  
DEDHAM, MA 02026  
617-438-2171

**GREATER BOSTON SURVEYING AND ENGINEERING**  
19 FREDITH ROAD  
WEYMOUTH, MA 02189  
(781) 331-6128

CALC BY: PJT      DATE: FEBRUARY 22, 2024      SCALE: 1"=10'



**Tree Protection Prior to Site Work:**

1. Prior to initiating site work, the Contractor shall install a Temporary Tree Protection Fence around all trees to remain.
2. In locations where excavation and construction work will be within the Tree Protection Zone (TPZ), the Contractor shall meet with the Landscape Architect to describe the scope of excavation or filling. Equipment shall not operate within the TPZ except as approved and directed by Landscape Architect. Typically, equipment shall set up and operated from beyond the TPZ. This may involve some adjustment in the location of fencing.
3. A certified arborist shall be hired to cut and prune limbs and branches that may hinder construction operations or overhang the existing building.
4. Install 2 to 3 inches of woodchip mulch or a blend of composted woodchips and bark mulch over the entire TPZ.
5. The tree protection fence shall not be removed until the end of the construction of the buildings at such time as the lawn work and plantings work is initiated.
6. The Contractor shall set up and provide a temporary irrigation system in all the TPZ areas as directed by the Arborist. During the growing season (June 1 through October 1), the irrigation system shall supply 1" of water after any period of over 1 week when there is no natural rainfall. This added water will support vigorous tree growth allowing the tree to recover from the root damage from construction.

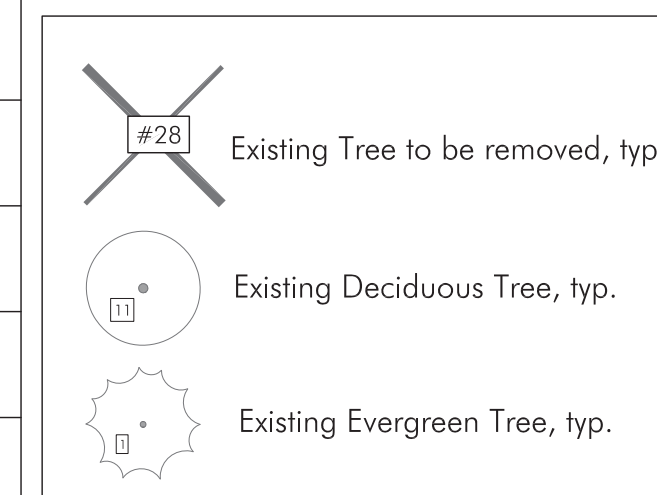
Tree Survey				
Location	DBH (inches)	Species	To Be Removed	Protected or Invasive
1	7	Japanese Maple		Protected
2	42	Japanese Maple		Protected
3	22	Red Oak		Protected
4	20	Red Oak		Protected
5	8	Amur Cork		Protected
6	17	Japanese Maple		Protected
7	15	Amur Cork		Protected
8	9	Amur Cork		Protected
9	10	Red Oak		Protected
10	6	Maple		Protected
11	13.5	Red Oak		Protected
12	8.5	Red Oak		Protected
13	11	Red Oak		Protected
14	8	Maple		Protected
15	13.5	Red Oak		Protected
16	13.5	Black Cherry		Protected
17	7	Norway Spruce		Protected
18	11	Maple		Protected
19	11.5	Maple		Protected
20	8	Amur Cork		Protected
21	13	Red Oak		Protected
22	8	Black Cherry		Protected
23	16	Red Oak		Protected
24	16	Red Oak		Protected
25	9	Black Cherry		Protected
26	9	Beech		Protected
27	14	Amur Cork		Protected
28	17	Red Oak		Protected
29	15	Red Oak		Protected
30	11	Red Oak		Protected
31	18	Red Oak		Protected
32	13	Norway Spruce		Protected
33	12	Maple		Protected
34	9	Japanese Maple		Protected

24	16	Red Oak		Protected
25	9	Black Cherry		Protected
26	9	Beech		Protected
27	14	Amur Cork		Protected
28	17	Red Oak		Protected
29	15	Red Oak		Protected
30	11	Red Oak		Protected
31	18	Red Oak		Protected
32	13	Norway Spruce		Protected
33	12	Maple		Protected
34	9	Japanese Maple		Protected

Tree Mitigation		
	Number of Caliper Inches To Be Removed	Total Number of Proposed Caliper Inches
Existing Trees TBR	0	
Proposed Trees		17

DBH = Diameter at Breast Height = trunk diameter measured 4 1/2 feet from the ground  
 CAL = Caliper = trunk diameter measured 6" above the soil line on trees that measure 4" caliper or smaller. Over 4" caliper trees are measured 12" above the soil line.  
 \*\*\*TREE LOCATIONS APPROXIMATE, VERIFY IN FIELD

**LEGEND**



32 MALCOLM ROAD  
 JAMAICA PLAIN, MA  
 TREE SURVEY



REVISIONS		
MARK	ISSUE	DATE

DRAWING INFORMATION  
 ISSUE:  
 DATE: 05/24/2024  
 SCALE: AS NOTED

PROJECT NUMBER:  
 DRAWN BY: MJJ  
 CHECKED BY: NA

DRAWING TITLE  
**TREE SURVEY**

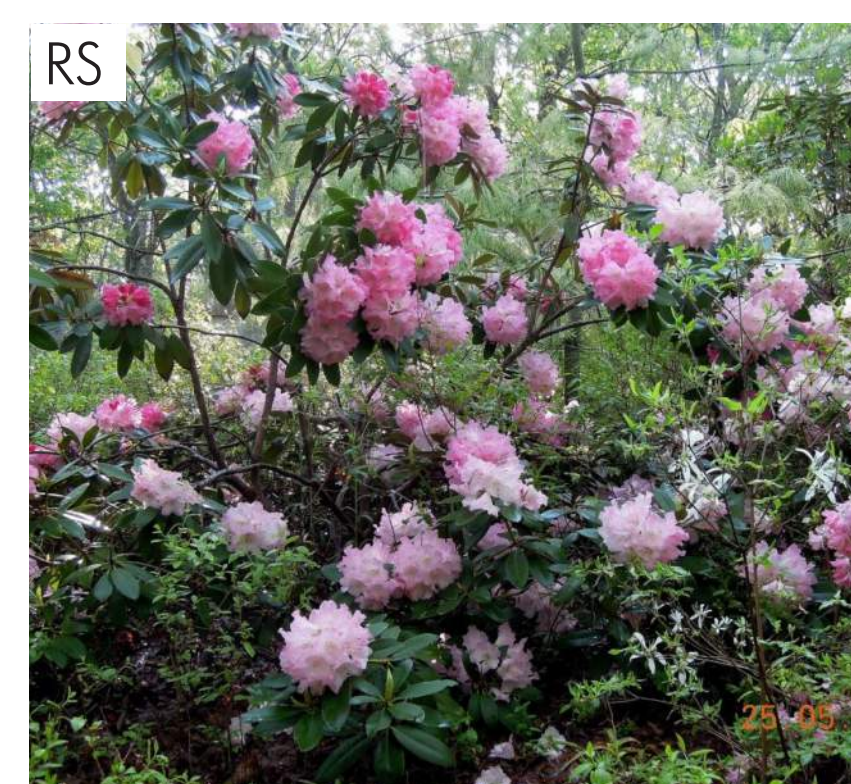
DRAWING NUMBER

**L1**



MALCOLM ROAD PLANT SCHEDULE

SYM #	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>TREE:</b>				
AG 2	Amelanchier graniflora	'Autumn Brilliance' Serviceberry	1.5-2' cal.	B&B
AP 1	Acer palmatum	'Rhode Island Red' Japanese Maple	4' Ht.	B&B
MV 2	Magnolia virginiana	Sweetbay Magnolia	6-8' ht.	B&B
QR 2	Quercus rubra	Red Oak	2.5-3.5' cal.	B&B
TP 12	Thuja plicata	Green Giant Arborvitae	8-10' Ht.	B&B
UA 2	Ulmus americana	Jefferson American Elm	2.5-3' cal.	B&B
<b>SHRUBS:</b>				
CO 1	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki False Cypress	7 gal.	Pots
FS 7	Forsythia spp.	Forsythia	5 gal.	Pots
HP 6	Hydrangea paniculata	'Little Lime' Panicle Hydrangea	3 gal.	Pots
HQ 6	Hydrangea quercifolia	'Munchkin' Oakleaf Hydrangea	3 gal.	Pots
IG 17	Ilex glabra 'Densa'	Inkberry	5 gal.	Pots
MD 9	Microbiota decussata	Siberian Cypress	3 gal.	Pots
RF 8	Rosa spp.	'The Fairy' Rose	3 gal.	Pots
RS 14	Rhododendron scintillation	'April Song' Pink Rhododendron	5 gal.	Pots
SN 1	Sambucus nigra	'Black Lace' Elderberry	5 gal.	Pots
<b>PERENNIALS</b>				
cp 15	Carex pensylvanica	Pennsylvania sedge	Plugs/Space 10" o.c.	
hma 10	Hakonechloa macro 'All Gold'	All Gold Japanese Forest Grass	1 gal.	Pots



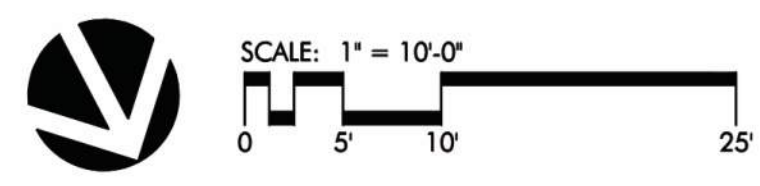
REVISIONS		
MARK	ISSUE	DATE

DRAWING INFORMATION  
ISSUE:  
DATE: 05/24/2024  
SCALE: AS NOTED

PROJECT NUMBER:  
DRAWN BY: MJ  
CHECKED BY: NA

DRAWING TITLE  
**LANDSCAPE PLAN**

DRAWING NUMBER  
**L2**





GENERAL NOTES

General:

- The governing building code for the design and construction is the Massachusetts State Building Code for 1&2 family dwellings (9th edition).
- Architectural drawings shall be used in conjunction with structural, mechanical, electrical and shop drawings.
- The contractor shall confirm all dimensions and notify architect of any discrepancies, ambiguities, or inconsistencies prior to proceeding with the work. The contractor shall also notify the architect, prior to proceeding with the work, if any construction needs to be adjusted due to field conditions.
- An assumption has been made that the elevation difference between the garage slab and the first floor is 24" the general contractor shall notify the architect if this is inconsistent with the site conditions prior to beginning construction.
- All flashing in contact with pressure treated lumber shall be corrosion resistant.
- All ductwork and hot water piping shall be insulated and where necessary, a vapor barrier for the ductwork will be provided to prevent condensation.
- All chimneys to be constructed so the top of the flue is 2'-0" above any roof/wall within 10'-0".
- Provide continuous pitch break vents at all roof/wall intersections where soffit vents are installed.

Dimensions:

- Dimensions standards within the documents are as follows unless otherwise noted:
  - Dimensions to exterior walls are from outside face of a stud or concrete wall
  - Dimensions at windows and exterior doors represents a dimension to the center of that opening from the center of another opening or the outside face of a stud or concrete wall.
  - Interior dimensions at stud walls represents a dimension to the middle of the stud (unless interior wall is also an exterior wall, then dimension is to face of stud).
- Interior dimensions at stairs represents a dimension to the finished face of the stair.
- Dimensions/locations of walls enclosing tub/shower units, pre-manufactured fireplaces and all other built-ins must be confirmed with the fixture manufacturer for the required RO and attachment.
- Dimensions depicting the building height, shown of the architectural and structural drawings are for the building and building components only. The overall building height depicted is from the 1<sup>st</sup> floor deck. The owner/G.C. is responsible for coordinating and establishing the grade relative to the 1<sup>st</sup> floor, to ensure compliance with zoning and building code height requirements.
- All dimensions from existing surfaces are from face of existing surface.
- Closest doors that are not dimensioned are typically centered within the closet.
- All other doors that are not dimensioned are typically 4" to 6" (depending on the finish casing width) from face finish to the door opening on the butt side.
- Dimensions locating cased openings are typically dimensioned to the center of that opening unless otherwise noted.

Stairways/Balconies:

- Stairways shall not be less than 3'-0" in clear width at all points above the permitted handrail height and below the required headroom height. Maximum riser height shall be 8 1/4", minimum tread depth shall be 4" with nosing not to exceed 1 3/4". Wider treads shall have a min depth equal to the straight run tread depth at a distance of 12" from the narrower side with a min. tread depth of 3" at any point. Minimum headroom shall be 6'-0" measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of a landing or platform.
- Handrails shall be provided on at least one side of each continuous run of treads or flight of stairs with 4 or more risers. Minimum height shall not be less than 34" with a maximum not to exceed 38". Handrails shall be continuous for the full length of the flight.
- Guardrails, 36" minimum in height, shall be installed in floor, porch, and/or balcony area more than thirty (30) inches above a floor or grade below. Guardrails on open sides of stairs, with a total rise of more than thirty (30) inches above a floor or grade below, shall be not less than 34" in height measured vertically from the nosing of the treads. The maximum clear opening between rails, balusters, and floors shall not exceed four (4) inches.

Exception:

- The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such a size that a six inch (6) sphere cannot pass through. Openings for required guards on the sides of stair treads shall not allow a sphere 4-3/8 inches to pass through.
- An insulated door shall be provided at the top of unfinished basement stairs or insulate the walls and the underside of stairs and provide an insulated door at the bottom of basement stairs.
- An insulated door shall be provided at the top of attic stairs or insulate the walls and underside of stairs and provide an insulated door at the bottom of attic stairs. Emergency escape and rescue openings.

Emergency Escape and Rescue Openings/Exterior Windows and Doors:

- Window sizes shown on the drawings are based generically and the owner (or general contractor where applicable) shall choose the final manufacturer. Window sizes shall be verified by the general contractor prior to ordering rough opening sizes shall be provided by the manufacturer.
- Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain more than one sleeping room, each shall have an emergency escape and rescue opening but adjoining areas shall not require one. Emergency escape and rescue openings shall meet the following criteria:
  - Sill height shall not be more than 44 inches above the floor.
  - Where a door having a threshold below the adjacent ground elevation is used as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead shall provide direct access to the basement and when the bulkhead is fully opened it shall provide the minimum net clear opening of 5.7 square feet.
  - Emergency escape and rescue openings with a sill elevation below the adjacent ground elevation shall be provided with a window well with a minimum horizontal area of 9 square feet and a minimum horizontal projection of 36". The window well shall allow the emergency escape and egress opening to be fully opened.
  - All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

Exceptions:

- Grade floor openings shall have a minimum net clear opening of 5.0 square feet
  - Double hung windows used for emergency escape shall be permitted to have a new clear opening of 3.3 square feet provided that at least one operable sash meets the minimum height and width requirements and operations constraints.
  - The minimum net clear opening shall be 24 inches x 20 inches in either direction
  - Emergency escape and rescue openings shall be operational from the inside without the use of key's or tools
  - In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor.
- Windows whose openings will not allow a 4 inch diameter sphere to pass through the opening when the opening is in its largest opened position
  - Openings that are provided with window fall prevention devices that comply with section R6123.
  - Openings that are provided with fall prevention devices that comply with ASTM F2040.
  - Windows that are provided with openings limiting devices that comply with section R6124.

Egress:

- Stairways, ramps, exterior exit balconies, hallways and doors shall meet all minimum egress requirements.
- All required exits shall be positively anchored to the primary structure to resist both vertical and lateral forces.
- Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2" gypsum board.
- Hallways shall be minimum of 3 feet clear
- Egress from dwelling units shall be by means of two exit doors. The minimum normal width of at least one of the required exit doors shall be not less than 36" with a nominal height shall of six feet eight inches and side hinged. All other required exit doors shall not be less than 32" in nominal width or six feet eight inches in nominal height and may be sliding or side-hinged.
- Egress through an attached garage is permitted provided that the attached garage is also provided with a 32" exit door
- All other exterior doors in excess of the two required exit doors are not required to comply with these minimum dimensions.
- All interior doors providing access to habitable rooms shall have a nominal width of 30 inches and nominal height of six feet 6 inches except bathrooms which are permitted to be 24 inches in nominal width.
- A floor or landing shall be provided on each side of an exterior door. The width of each landing shall not be less than the door served and have a minimum dimension of 36 inches measured in the direction of travel.

Minimum Room Requirements:

- Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than seven (7) feet measured from the finish floor to the lowest projection from the ceiling
 

Exceptions:

  - Beams and girders spaced not less than four (4) feet on center may project not more than six (6) inches below the required ceiling height
  - Ceilings in basements without habitable space may project to within six feet eight inches of the finished floor except that beams, girders, ducts and other obstructions may project to within six feet four inches of the finished floor.
  - Not more than 50% of the required floor area of a room is permitted to have a sloped ceiling less than seven feet in height with no portion of the required floor area less than five feet in height.
  - Bathrooms shall have a minimum ceiling height of six feet eight inches over the fixture and at the front clearance area for the fixtures. A shower or tub with a showerhead shall have a minimum ceiling height of six feet eight inches above a minimum 30" X 30" area at the showerhead.

- Every dwelling shall have at least one habitable room with a gross floor area of at least 150 square feet
- Other habitable rooms shall have a floor area of not less than 70 square feet except kitchens
- Habitable rooms shall not be less than seven feet in any horizontal except kitchens
- Portions of a room with a sloping ceiling measuring less than five (5) feet or a furrowed ceiling measuring less than seven (7) shall not be considered as contributing to the minimum required habitable area for that room.

Roofing and Siding:

- Provide continuous 3" 0" wide fiberglass reinforced, bituthene, ice and water shield at all roof edges, centered on all valleys and at roof wall intersections carried 1' 0" up the wall (refer to manufacturers installation instructions).
- Provide aluminum step flashing at roof/wall and roof/chimney intersections.
- Provide aluminum flashing over all window and doors head trim and at the connection between all exterior walls and exterior decks.
- Provide continuous soffit vents or continuous venter drip edge at all soffit overhangs
- Provide 15" felt under all roof shingles (unless specified otherwise).
- Provide continuous ridge vents (unless specified as otherwise). See building elevation for extent.
- All gutters and downspouts to be prefinished alum. Color to be selected by owner.

Light/Ventilation and Insulation:

- All habitable rooms shall be provided with aggregate glazing of not less than 8% of the floor area being ventilated.
 

Exceptions:

  - The glazed areas need not be operable when the opening is not required to be an emergency escape and rescue opening and an approved mechanical ventilation system is provided capable of producing 0.35 air exchange per hour in the room or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 1.5 CFM per occupant with 2 for the first bedroom and one for every additional bedroom.
  - The glazed areas need not be provided in rooms where the above exception is met and artificial light is provided capable of producing an average illumination of six foot candles over the area of the room at a height of 30 inches.
- All bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area of not less than three square feet, 1/2 of which must be operable.
 

Exception:

  - The glazed area shall not be required where artificial light and a mechanical ventilation system are provided. Ventilation air from the space shall be exhausted directly to the outside.

- Attic ventilation with a ceiling vapor barrier, provide at least one (1) square foot of free area for each three hundred (300) square feet of ceiling area.
- Attic ventilation without a ceiling ventilation vapor barrier, provide at least one (1) square foot of free area for each one hundred-fifty (150) square feet of ceiling area.
- The contractor is responsible to provide a moisture barrier and properly insulate all walls and ceilings to air leakage into unconditioned spaces.
- If mechanical, electrical or plumbing equipment is to be placed in attics, eaves, overhangs and other similar unconditioned, uninsulated spaces, the contractor is responsible to provide a proper enclosure, insulation, direct ventilation, etc. to avoid moisture, condensation, freeze thaw, ice damming, and other similar issues.

Plumbing:

- All sanitary lines within walls and floors adjoining living spaces are to be sound insulated.
- All plumbing within wall or floor cavities which border unconditioned spaces are to be insulated and on the warm side of the cavity insulation to avoid freezing.

Smoke and Carbon Monoxide Detectors/Alarms:

- Combination smoke and carbon monoxide alarms are acceptable provided said alarms have simulated voice and tone alarms the clearly distinguish between the two types of emergencies. If combination alarms are to be used than all required criteria for smoke and carbon monoxide detectors need to be met.
- Fire departments are required to inspect, upon sale or transfer, all dwelling units for required smoke and carbon monoxide detectors.
- Consumers shall check with local building and/or fire officials for accepted alarm types and locations for proper installation in accordance with all applicable codes and regulations.

Smoke Alarms/Detectors:

- All one and two family dwellings shall be equipped with a household fire warning system. All devices shall be installed and maintained in accordance with all applicable codes, manufacturers instructions and listing criteria.
- Smoke detectors are required to be permanently wired to an AC primary power source and shall have secondary (standby) power supplied from monitored batteries.
- Where more than one smoke detector is required, all required detectors shall be installed so that the activation of any detector shall cause the alarm in all required smoke detectors in the dwelling unit to sound (min. 85 dba at 10 feet, 75 dba in bedrooms)
- Smoke detectors shall be provided in the following locations:
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story of a unit (including basements & cellars) For each 1,200 sq ft or part thereof
  - Near the base of all stairs where such stairs lead to another occupied floor
- Photo electric smoke detectors are required if located within 20 feet of a kitchen or bathroom
- When one or more sleeping rooms are added or created to an existing dwelling, the entire building shall be provided with smoke detectors designed and located as required for new dwellings.

Carbon Monoxide Alarms/Detectors:

- All one and two family dwellings shall be equipped with a household carbon monoxide warning system. All devices shall be installed and maintained in accordance with all acceptable codes, manufacturers instruction and listing criteria.
- Carbon monoxide detectors shall be located on every level of the dwelling unit including basements and cellars (but not including crawl spaces and uninhabitable attics).
- All alarm-sounding appliances shall have a minimum rating of 85 dba at 10 feet

Heat Detectors:

- Heat detectors shall be installed in any integral or attached garage to the main house
- A new addition attached garage to an existing dwelling installed in accordance with all applicable criteria. If the existing dwelling contains a fire detection system that is compatible with the garage heat detector, the garage heat detector shall be interconnected to the existing dwelling fire detector system. If the detector is not compatible than the detector shall be connected to a sounder or compatible heat detector containing a sounding device, located in the dwelling unit and within 20 feet of the nearest door to the garage
- For flat-finished garage ceilings, the detector shall be located on or near the center of the garage ceiling. For vaulted/ slopped ceilings, the detector shall be placed in the approximate center of the vaulted space.
- The required heat detector shall be listed for and required to be interconnected to all smoke detectors of the required household fire alarm system, such that the activation of the heat detector will activate all of the audible alarms of the household fire alarm system throughout the dwelling.

Sprinklers:

- All one and two-family dwellings having an aggregate area greater than 14,400 square feet, including basements, but not including garages and unfinished attics shall be equipped with an automatic sprinkler system and shall be installed in accordance with NFPA 13D.

GRAPHIC SYMBOLS

	BUILDING CROSS SECTION		NEW CONSTRUCTION
	DOOR NUMBER		EXISTING CONSTRUCTION
	ROOM NUMBER		DEMO CONSTRUCTION
	WINDOW NUMBER		
	ELEVATION DESIGNATION		
	SECTION REFERENCE		
	NEW DOOR TO BE INSTALLED		
	EXISTING DOOR TO REMAIN		
	PARTITION TYPE		

CODE

GOVERNMENT BUILDING CODE  
THE MASSACHUSETTS BUILDING CODE, 9TH EDITION

MATERIAL SYMBOLS

	BLOCKING
	CONCRETE
	EARTH
	BATT INSULATION
	GRAVEL
	WOOD
	DRYWALL
	TILE

ABBREVIATIONS

@ AFF ATTEN	AT ABOVE FINISH FLOOR ATTENUATING	MAX MECH MFR MD MIN MO MTL	MAXIMUM MECHANICAL MANUFACTURER MEDIUM DENSITY MINIMUM MASONEY OPENING METAL
BLDG	BUILDING	NIC NL NOM NTS	NOT IN CONTRACT NIGHT LIGHT NOMINAL NOT TO SCALE
CH CL CLR COL CONC CONT CPT CT	CEILING HEIGHT CENTER LINE CLEAR COLUMN CONCRETE CONTINUOUS CARPET CERAMIC TILE	OC OD OH	ON CENTER OUTSIDE DIAMETER OPPOSITE HANDED
DIM DWG(S)	DIMENSION DRAWING(S)	PLAM PLYWD PT PR PT	PLASTIC LAMINATE PLYWOOD PRESSURE TREATED PAIR PAINTED
EA EFS ELEC ELEV EQ EWC EXT	EACH EXT INSUL. FINISH SYSTEM ELECTRICAL ELEVATION EQUAL ELECTRICAL WATER COOLER EXTERIOR	QT R RAD REQ REF REV RH RO RTU SA SD SIM SPEC SQ SQ FT SS STL STN SV	QUARRY TILE RISER RADIUS REQUIRED REFERENCE REVISION(S) RIGHT HAND(ED) ROUGH OPENING ROOF TOP UNIT SOUND ATTENTION BATTS SMOKE DETECTORS SIMILAR SPECIFICATION SQUARE SQUARE FEET STAINLESS STEEL STEEL STAIN SHEET VINYL
FC FD FEC FF FFE FIN FPL FOP FOC FOS FRT	FIRE CODE/FIRE CORE FLOOR DRAIN FIRE EXTINGUISHER CABINET FINISHED FLOOR FINISHED FLOOR ELEVATION FINISH FLUORESCENT LIGHTING FACE OF FINISH FACE OF CONCRETE FACE OF STUD FIRE RETARDANT TREATED	T THK TP TYP UNO	TREAD THICKNESS TOILET PAPER DISPENSER TYPICAL UNLESS NOTED OTHERWISE
GC GL GWB	GENERAL CONTRACTOR GLASS OR GLAZING GYPSUM WALL BOARD	VCT VIF VTR	VINYL COMPOSITION TILE VERIFY IN FIELD VENT THROUGH ROOF
HC HDWR HM HOR HT HVAC HWH	HOLLOW CORE HARDWARE HOLLOW METAL HORIZONTAL HEIGHT HEATING, VENT, AC HOT WATER HEATER	W/ WC WD X-REF	WITH WATER CLOSET WOOD CROSS REFERENCE
INSUL INT	INSULATION INTERIOR		
L LAV LH	LENGTH LAVATORY LEFT HANDED)		

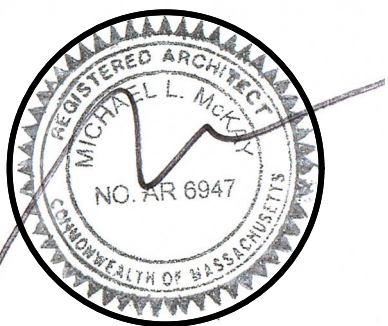
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A-1.4	Attic Floor Plan
A-1.5	Roof Plan
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OWNER

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mckay

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DATE ISSUANCE

DATE	ISSUANCE

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Title Sheet

JOB NO	0050
DATE	04.10.2024
DWG BY	SH
CKD BY	MLM
SCALE	1/4" = 1'-0"

T-1.1

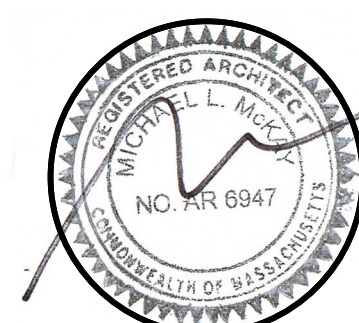


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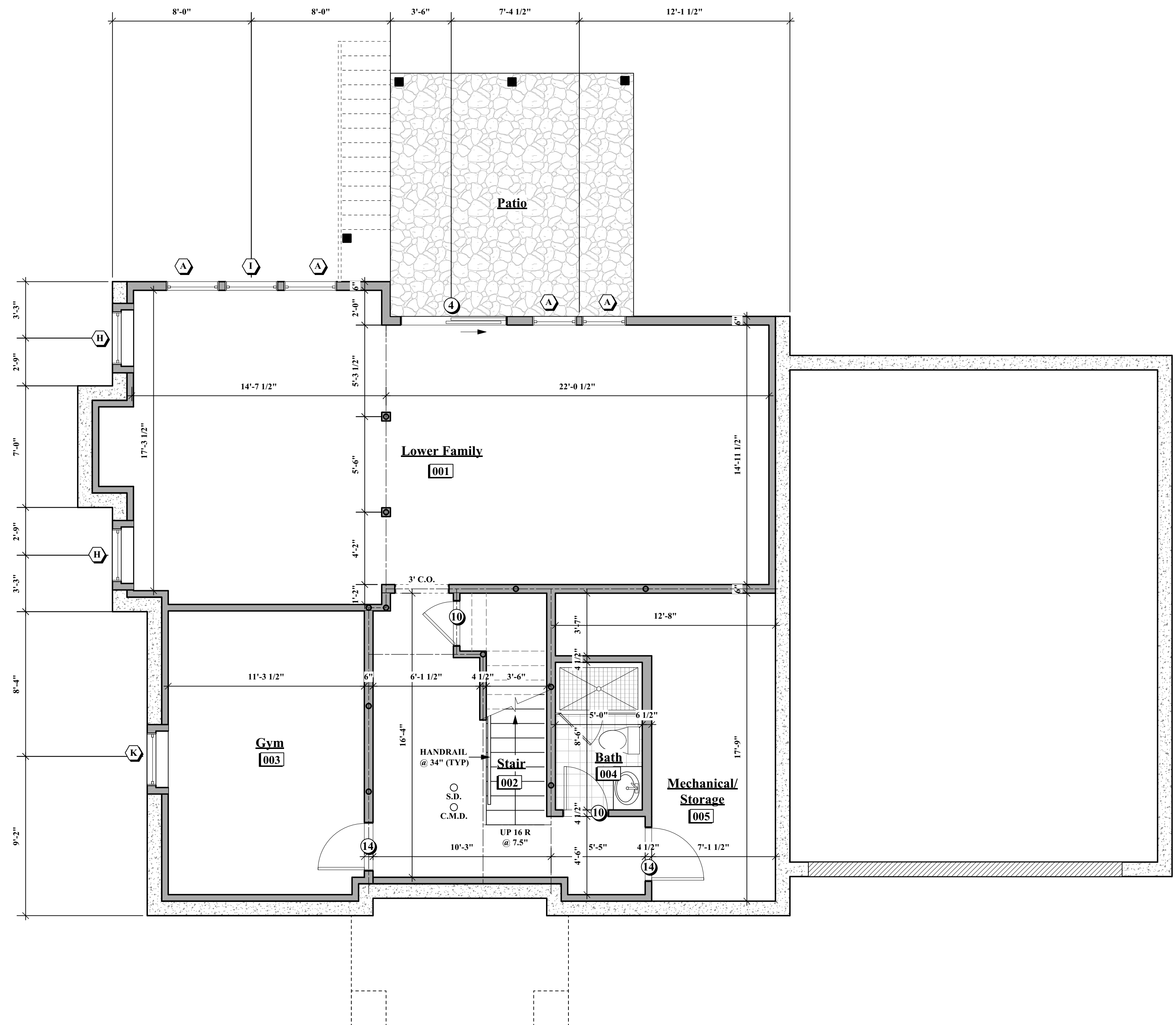
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**Basement  
 Floor Plan**

JOB NO	0050
DATE	04.10.2024
DWG BY	SH
CKD BY	MLM
SCALE	1/4" = 1'-0"

**A-1.1**



1 Basement Plan  
 A-1.1 1/4" = 1'-0"

**FINISHED BASEMENT: 1,105 SF**

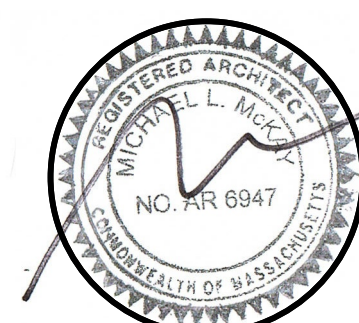


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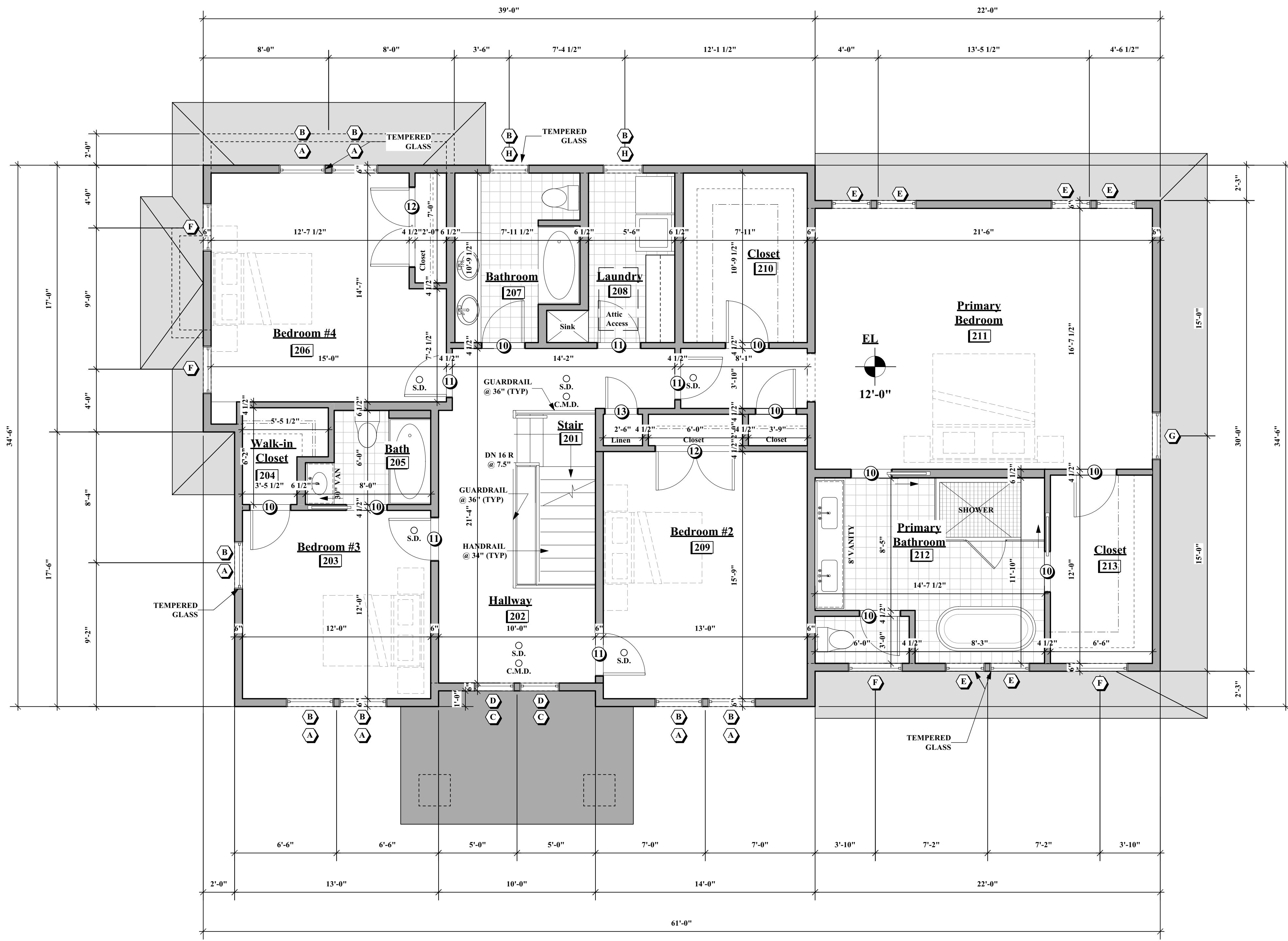
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Second Floor Plan

JOB NO	0050
DATE	04.10.2024
DWG BY	SH
CKD BY	MLM
SCALE	1/4" = 1'-0"

A-1.3



1 Second Floor Plan  
A-1.3 1/4" = 1'-0"

FINISHED FLOOR AREA: 1,961 SF







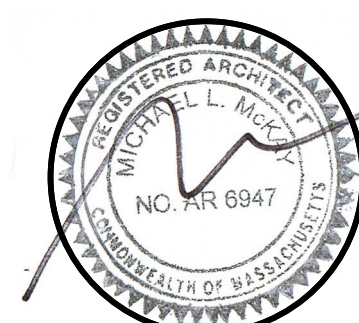
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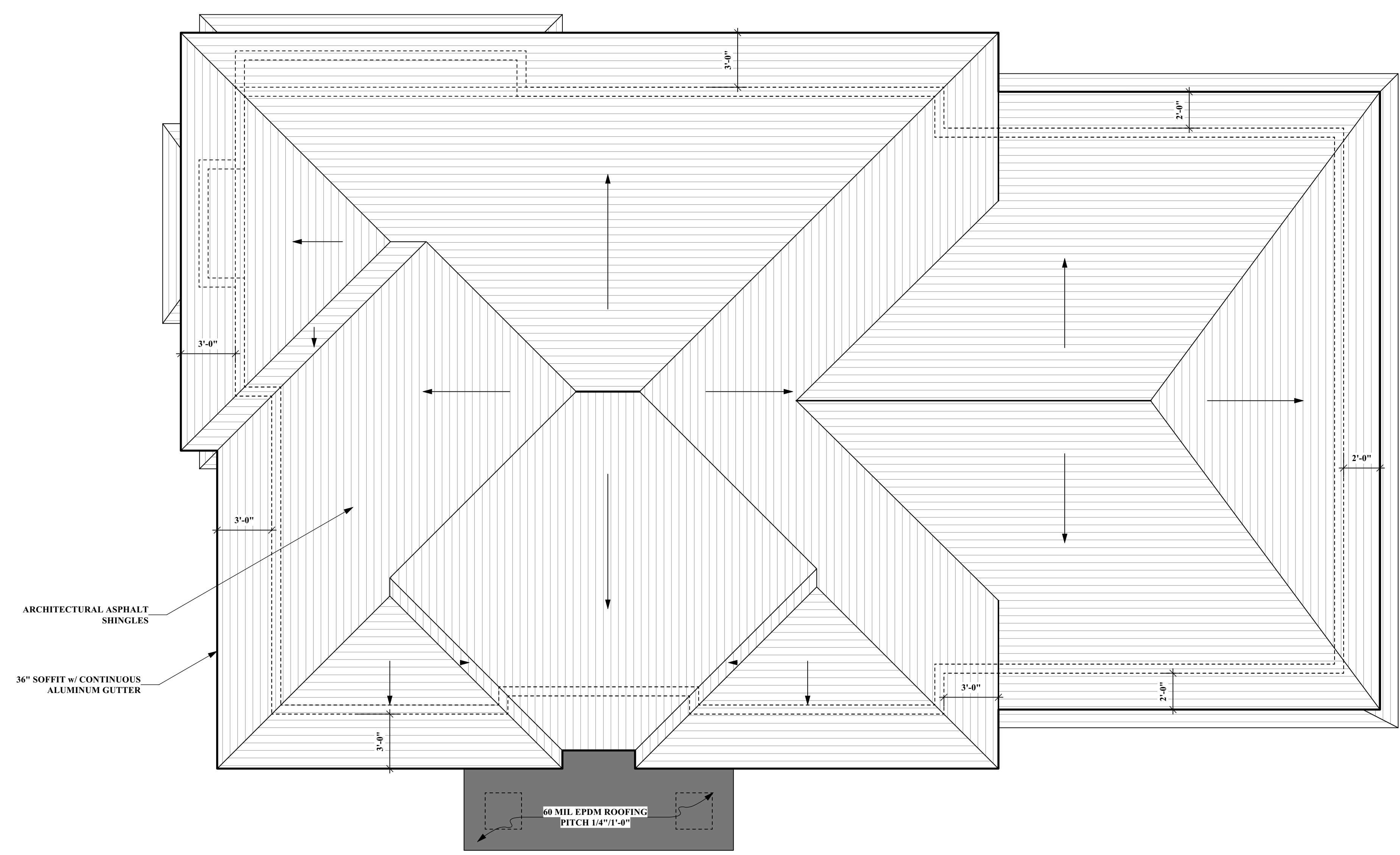
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**Roof Plan**

JOB NO	0050
DATE	04.10.2024
DWG BY	SH
CKD BY	MLM
SCALE	1/4" = 1'-0"

**A-1.5**



1 Roof Plan  
A-1.5 1/4" = 1'-0"

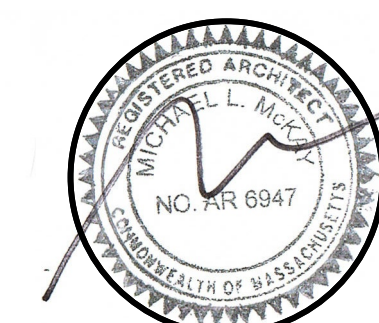


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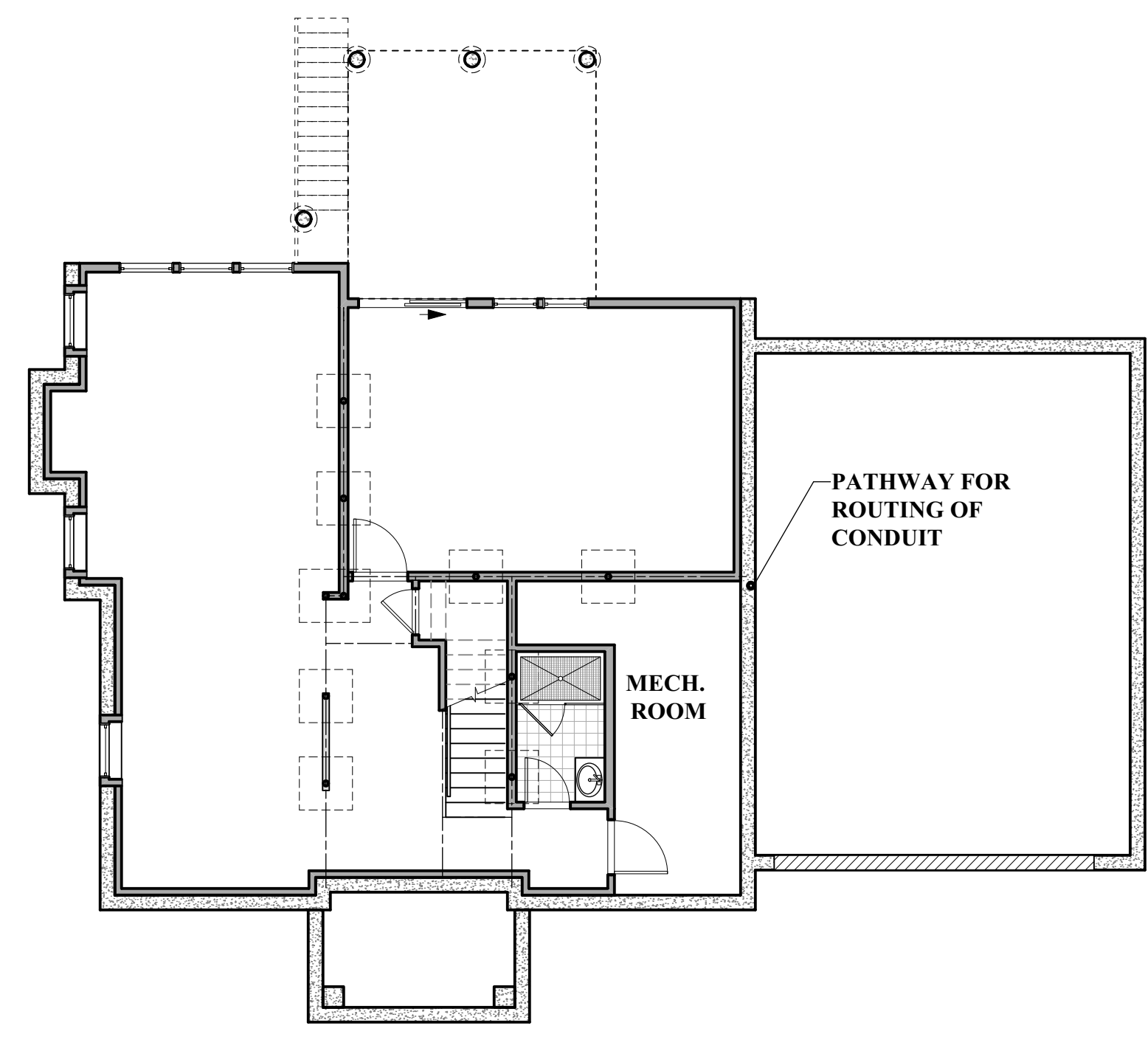
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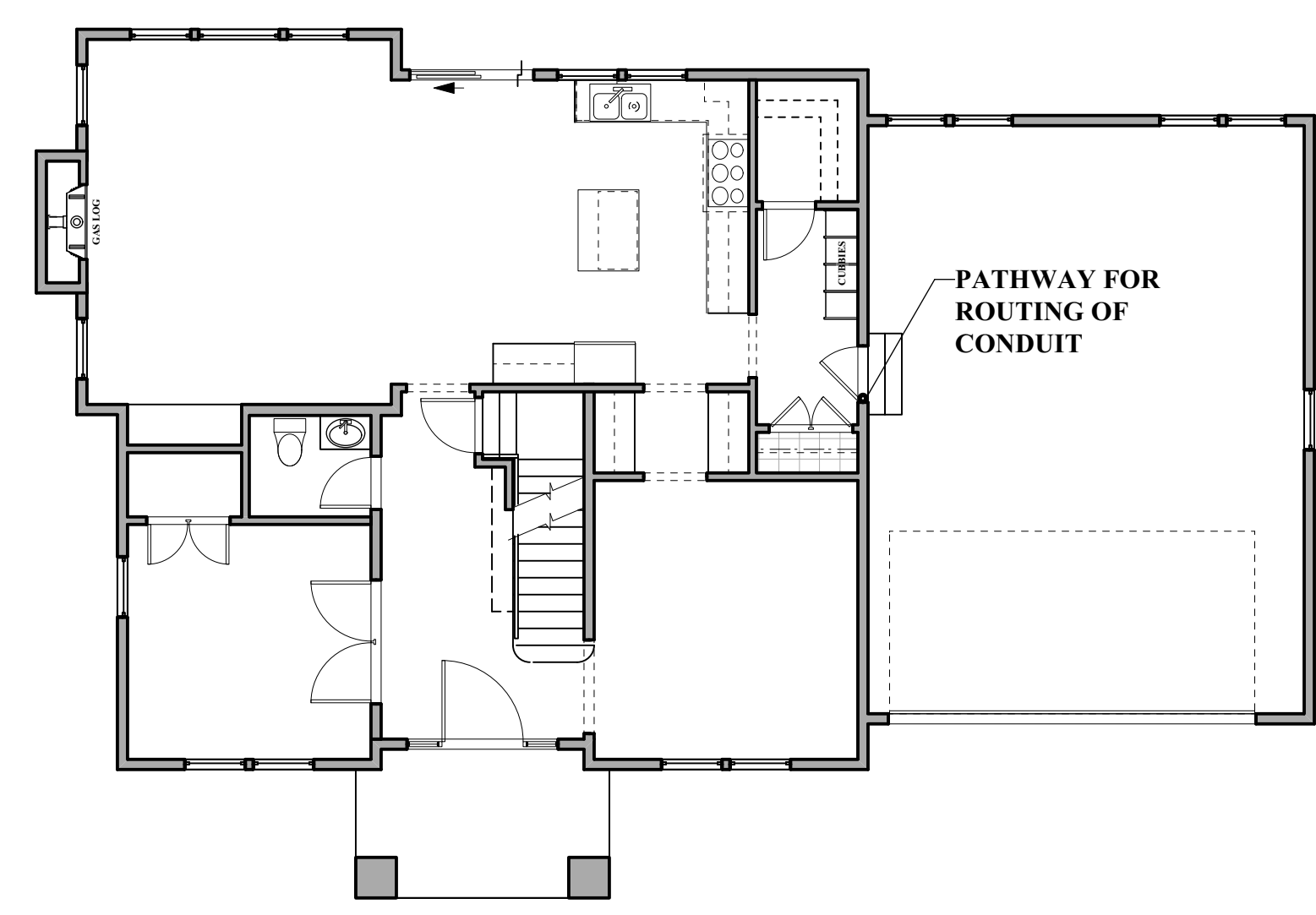
**Solar**

JOB NO	0050
DATE	04.10.2024
DWG BY	SH
CKD BY	MLM
SCALE	1/4" = 1'-0"

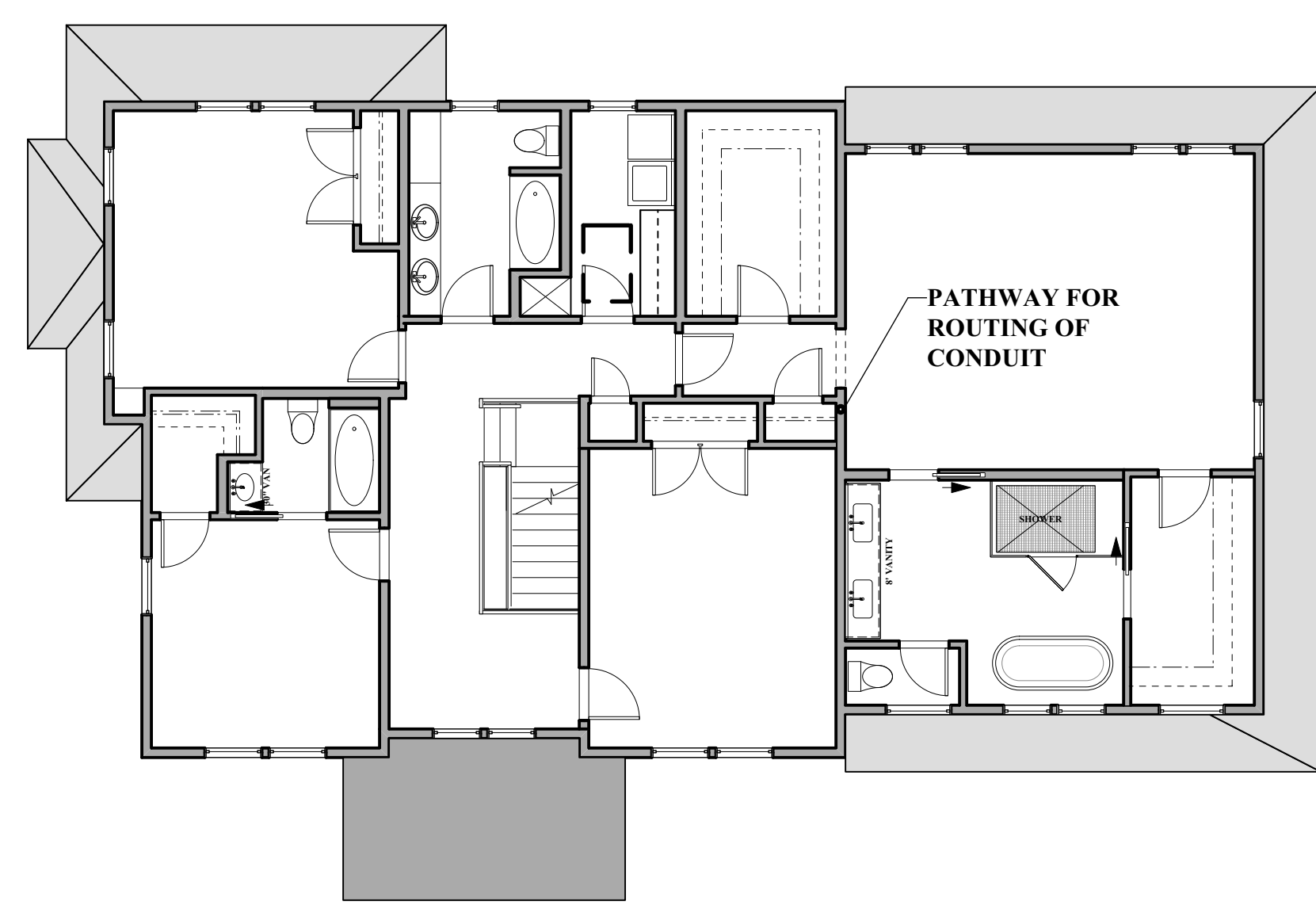
**A-1.6**



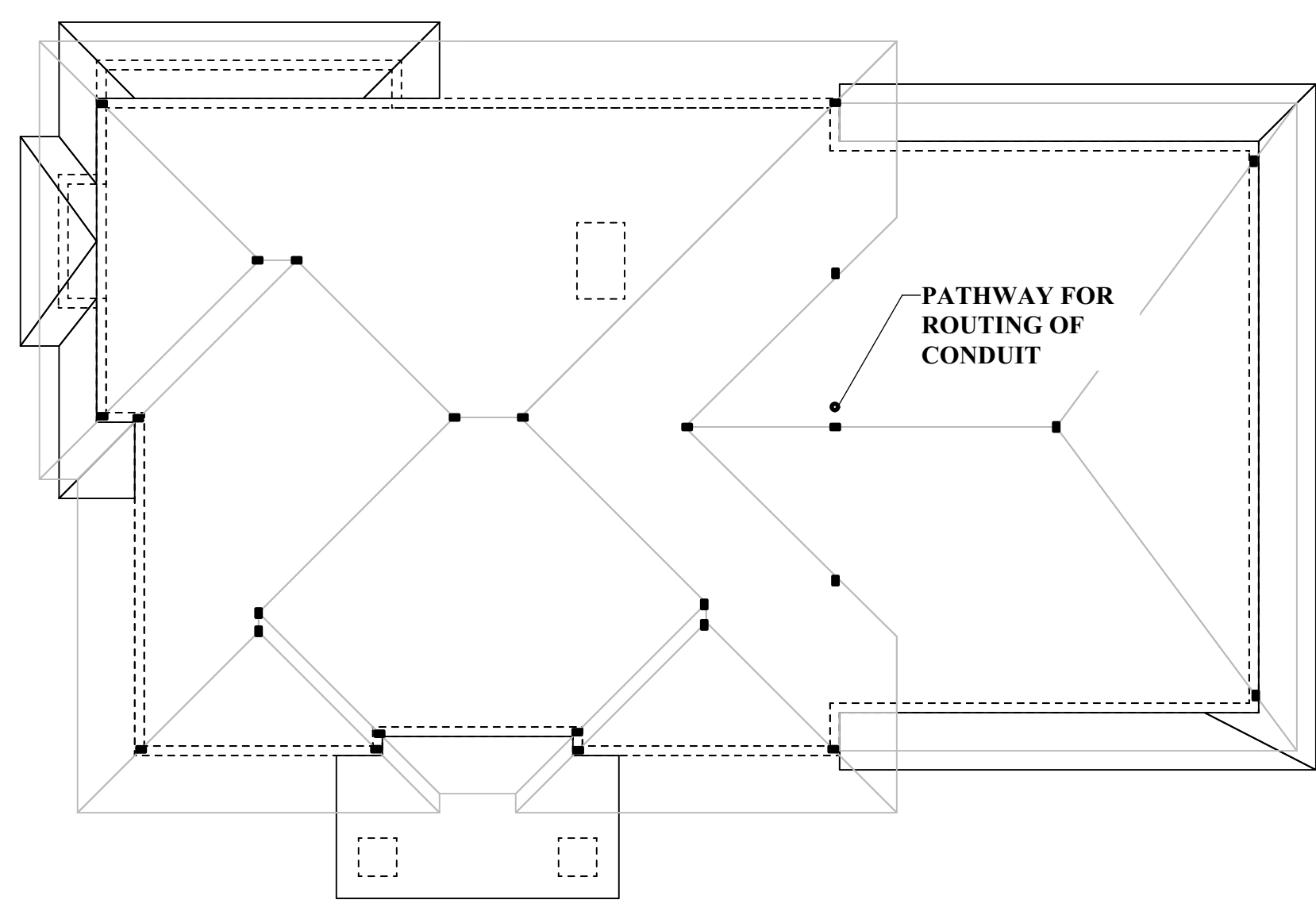
**1**  
**A-1.1** **Basement Floor Plan**  
 1/8" = 1'-0"



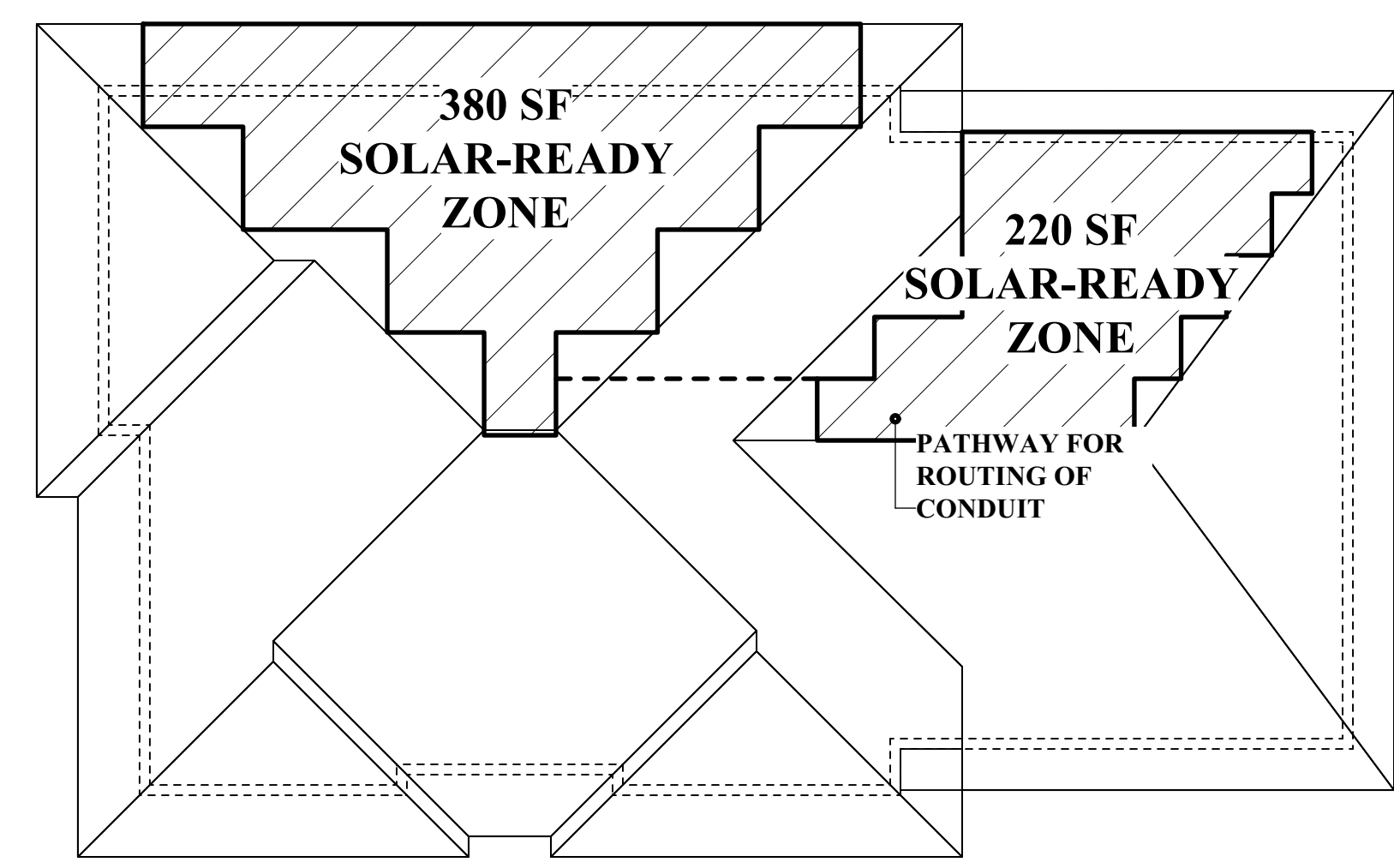
**1**  
**A-1.2** **First Floor Plan**  
 1/8" = 1'-0"



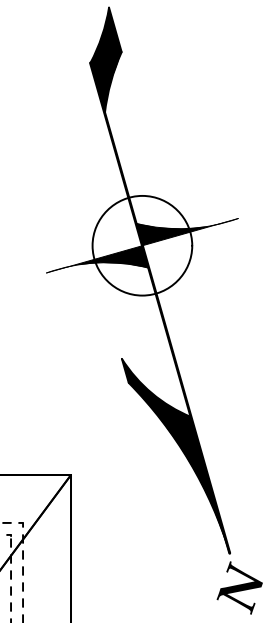
**1**  
**A-1.3** **Second Floor Plan**  
 1/8" = 1'-0"



**1**  
**A-1.4** **Attic Floor Plan**  
 1/8" = 1'-0"



**1**  
**A-1.5** **Roof Plan**  
 1/8" = 1'-0"



**MUST COMPLY WITH MASSACHUSETTS BUILDING CODE**  
 -REFER TO SECTION AU102-AU103 OF THE CODE AND RB 103.5, 8, 9 & RB 103.1

**ELECTRICAL PANEL**  
 -RESERVE SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION  
 -LABELED "FOR FUTURE SOLAR ELECTRIC"  
 -THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION  
 -A PERMANENT CERTIFICATE INDICATING SOLAR-READY ZONE SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL

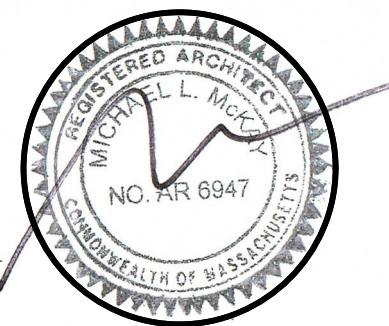
**SOLAR READY AREA**  
 -ROOF AREA ORIENTED BETWEEN 110 AND 270 DEGREES OF TRUE NORTH  
 -SHALL BE FREE OF OBSTRUCTIONS AND CHIMNEYS



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**Front Elevation**

JOB NO	0050	<b>A-2.1</b>
DATE	04.10.2024	
DWG BY	SH	
CKD BY	MLM	
SCALE	1/4" = 1'-0"	



**1** Front Elevation  
 A -2.1 1/4" = 1'-0"





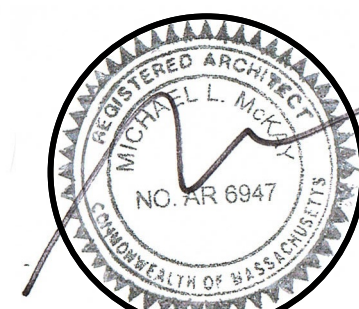


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**Rear Elevation**

JOB NO 0050  
 DATE 04.10.2024  
 DWG BY SH  
 CKD BY MLM  
 SCALE 1/4" = 1'-0"

**A-2.3**



1 Rear Elevation  
 A-2.3 1/4" = 1'-0"





















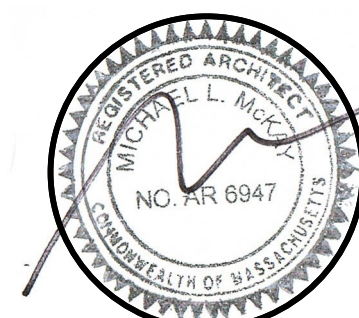


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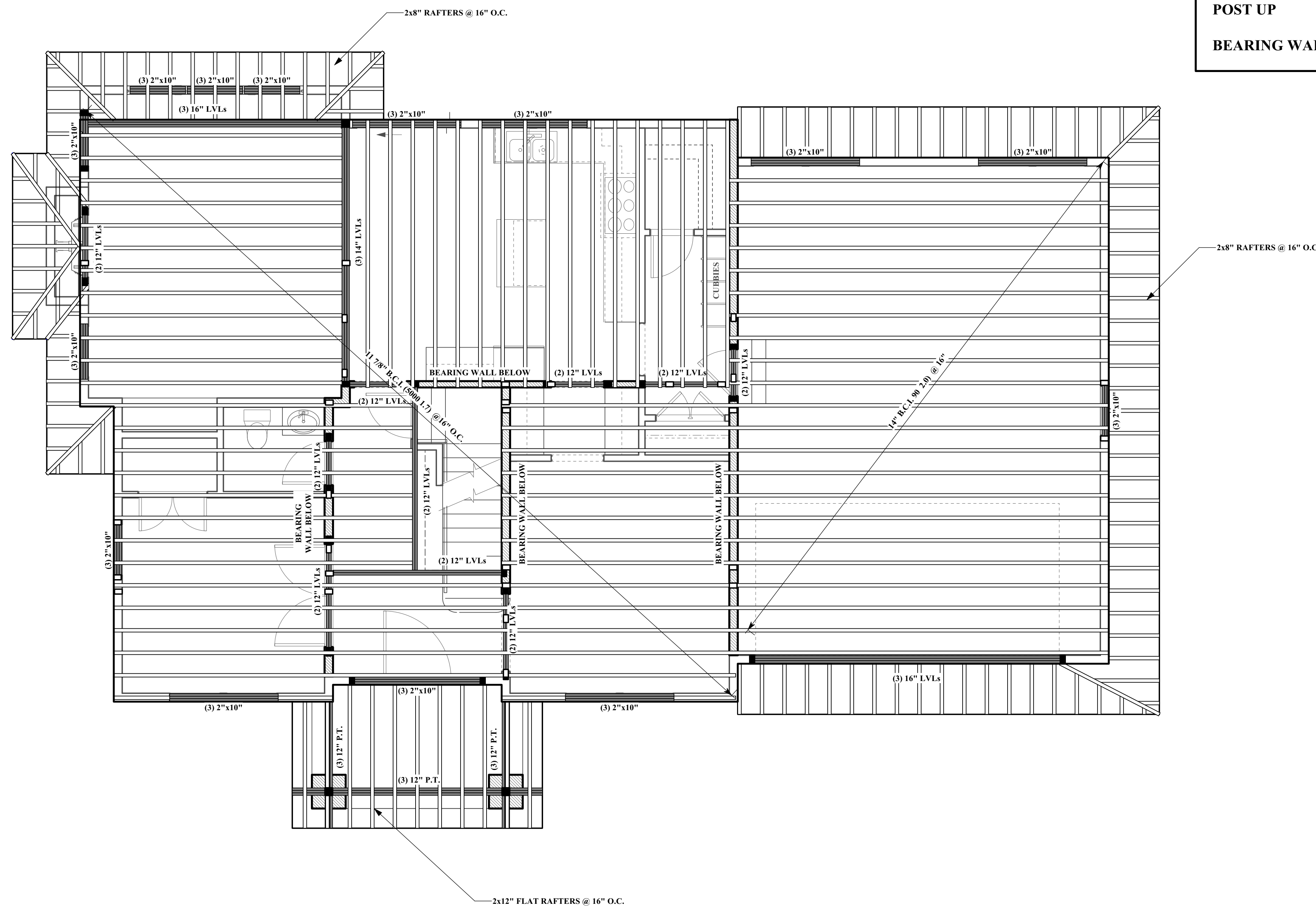
Second Floor Framing Plan

JOB NO 0050  
DATE 04.10.2024  
DWG BY SH  
CKD BY MLM  
SCALE 1/4" = 1'-0"

S-1.3

FLOOR FRAMING NOTE:

- 6x6 PSL POST ■
- 4x6 PSL POST ■
- 4x4 PSL POST ■
- 4x6 DF POST ☒
- 4x4 DF POST ☒
- POST UP □
- BEARING WALL ▨



1 Second Floor Framing Plan  
S-1.3 1/4" = 1'-0"

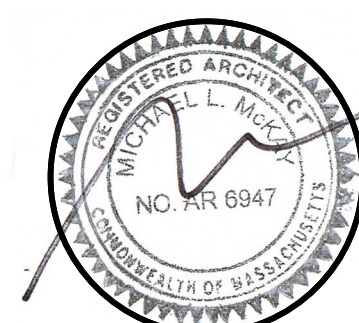


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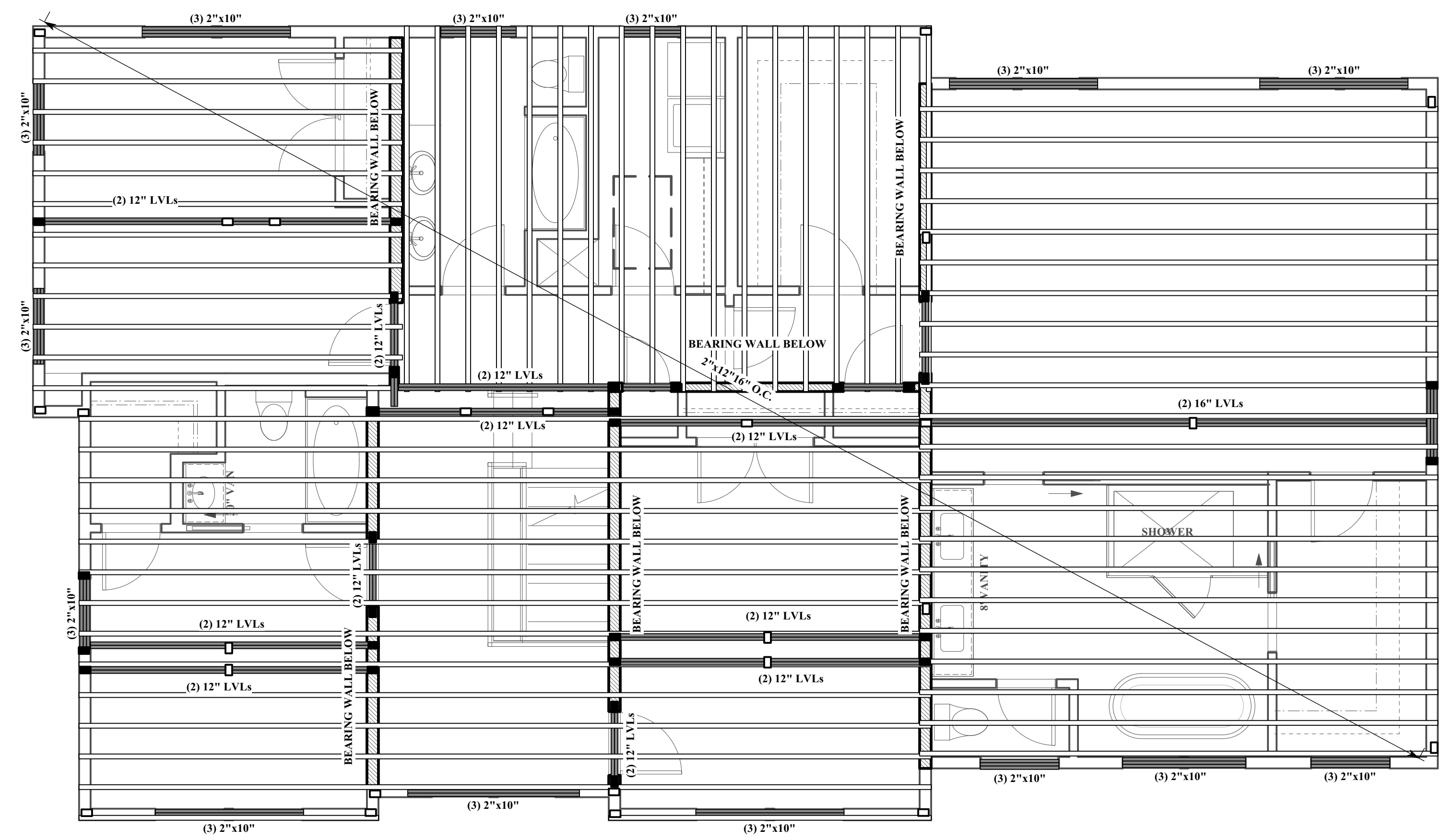
Attic Floor Framing Plan

JOB NO 0050  
DATE 04.10.2024  
DWG BY SH  
CKD BY MLM  
SCALE 1/4" = 1'-0"

S-1.4

FLOOR FRAMING NOTE:

- 6x6 PSL POST ■
- 4x6 PSL POST ■
- 4x4 PSL POST ■
- 4x6 DF POST ☒
- 4x4 DF POST ☒
- POST UP □
- BEARING WALL ▨



1 Attic Floor Framing Plan  
S-1.4 1/4" = 1'-0"



