

Alterations and Additions to the Existing Single  
Family House at 36 Avon Street  
Jamaica Plain, Ma  
for Mr.&Mrs. Charles Harris

SCOPE OF WORK

ADDITIONS AS SHOWN ON THE PLANS &  
TOTAL RENOVATION OF EXISTING HOUSE INCLUDING:  
REMOVAL OF ALL PLASTER & LATH AND FLOOR FINISHES  
STRUCTURAL REPAIRS AS INDICATED ON FRAMING PLANS  
INSULATION OF EXTERIOR WALLS, ROOF AND FIRST FLOOR  
NEW ELECTRIC, PLUMBING AND MECHANICAL SYSTEMS  
NEW DRYWALL AND FINISHES  
NEW ASPHALT SHINGLE ROOF  
NEW INTERIOR DOORS  
NEW PLUMBING FIXTURES, APPLIANCES AND CABINETS

Use Group: R4  
Construction Type 5B

Work Classification per IEBC 2009

Level 3 Alteration with no change in occupancy

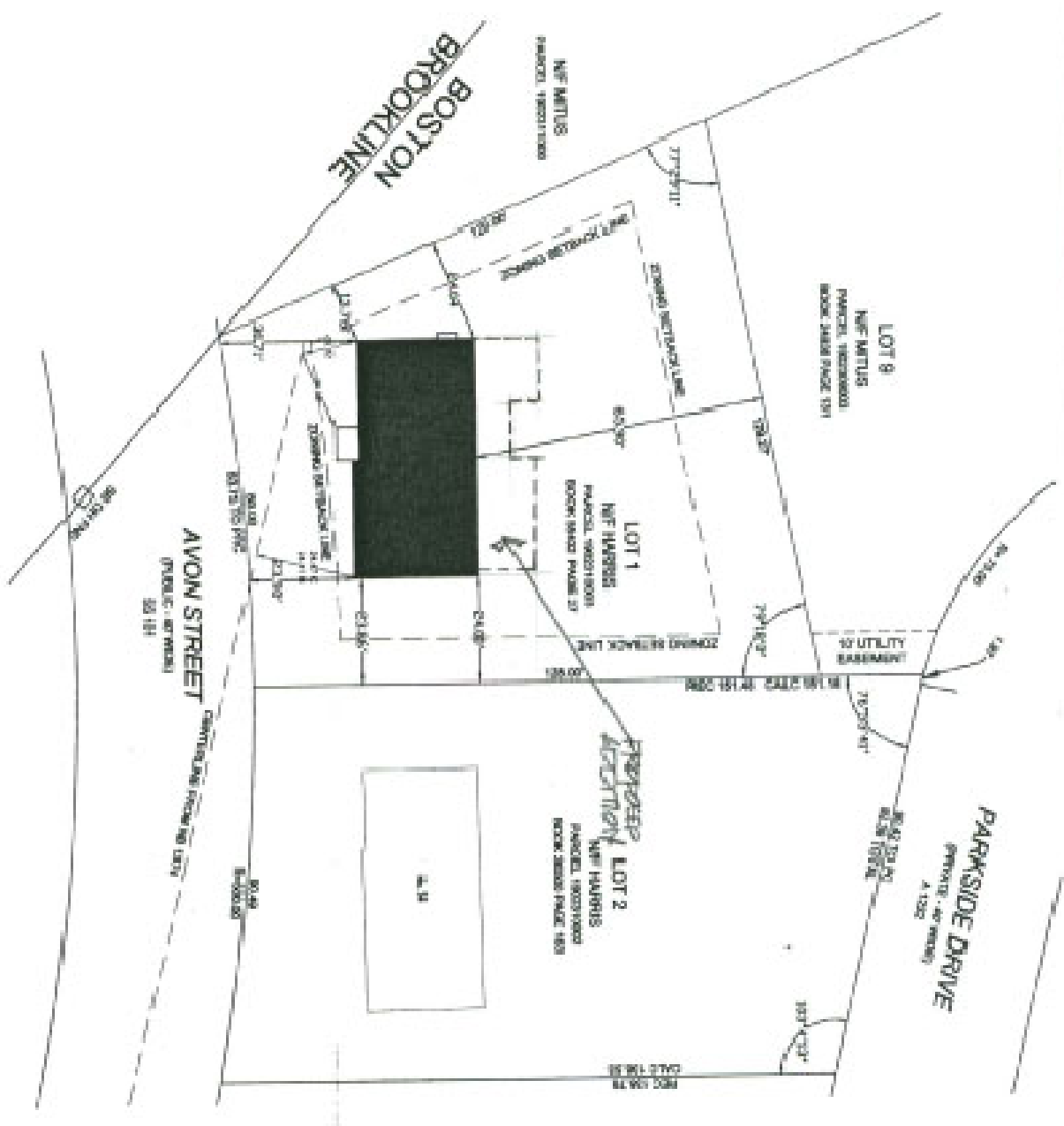
Energy Conservation requirements per Massachusetts Stretch Energy Code

LIST OF DRAWINGS

- A-1 Survey
- A-1 Lower Level Floor Plan
- A-2 Upper Level Floor Plan
- A-3 Front Elevation
- A-4 Rear Elevation
- A-5 North Elevation
- A-6 South Elevation



THIS PLAN IS A CONVEYANCE OF AN INTEREST IN REAL ESTATE. IT IS NOT A GUARANTEE OF TITLE. THE GRANTEE SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE GRANTEE SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE GRANTEE SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



- REFERENCES**
- MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27B
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27C
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27D
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27E
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27F
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27G
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27H
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27I
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27J
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27K
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27L
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27M
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27N
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27O
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27P
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27Q
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27R
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27S
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27T
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27U
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27V
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27W
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27X
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27Y
  - MASSACHUSETTS GENERAL LAWS, CHAPTER 270A, SECTION 27Z

*John*  
*Westerlund - owner*

**PROPOSED BUILDING FOOTPRINT**

Room	Area (sq. ft.)	Volume (cu. ft.)	Height (ft.)
Living Room	1,200	12,000	10
Kitchen	800	8,000	10
Bathroom	500	5,000	10
Bedroom	1,000	10,000	10
Hallway	200	2,000	10
Garage	1,500	15,000	10
Basement	2,000	20,000	10
Roof	1,000	10,000	10
Deck	500	5,000	10
Staircase	100	1,000	10
Other	100	1,000	10
<b>Total</b>	<b>10,000</b>	<b>100,000</b>	<b>10</b>

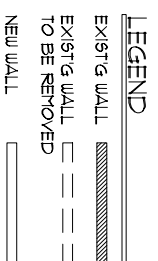
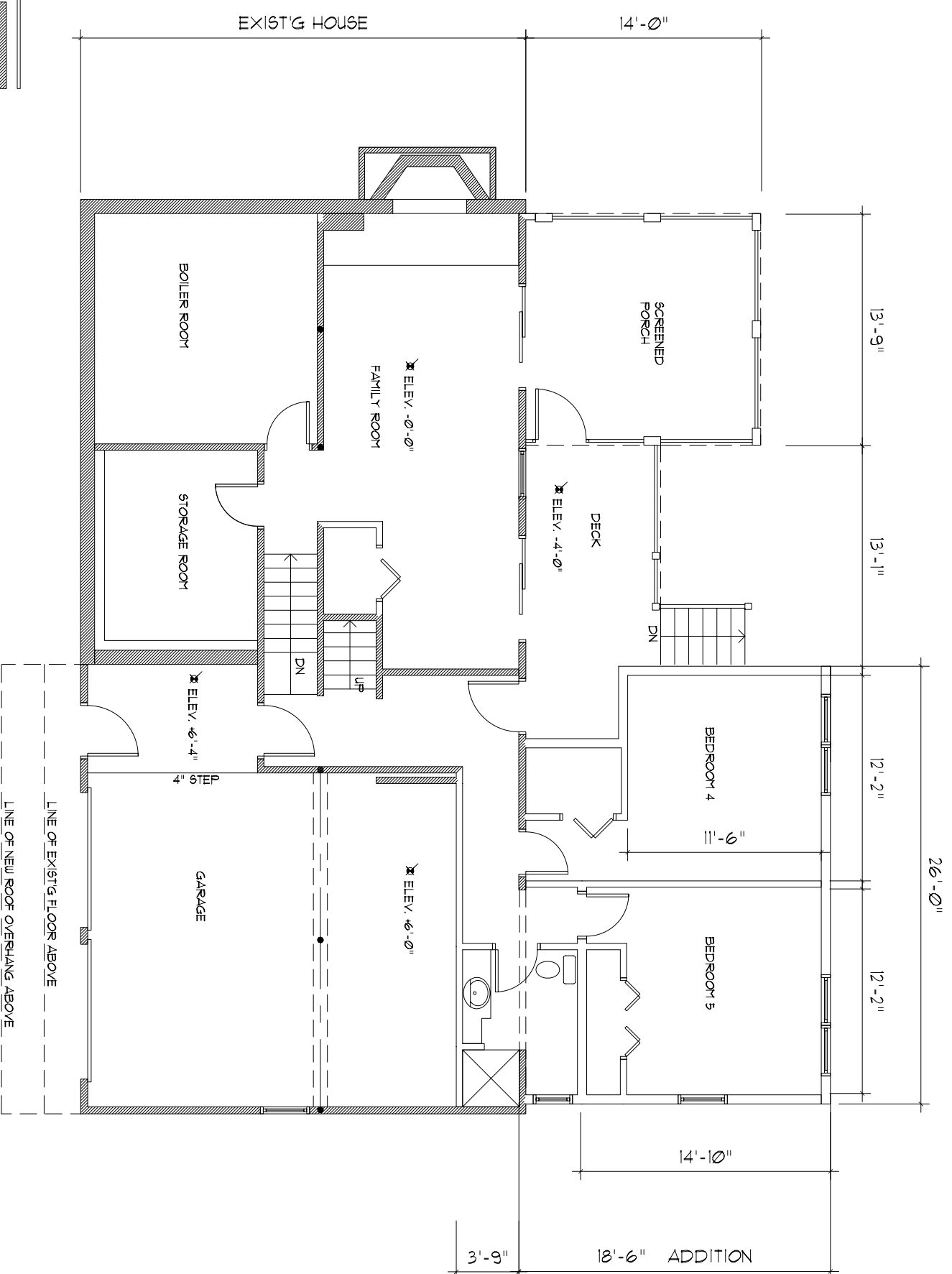
**PLAN OF LAND**

36 AVON STREET STREET  
WEST ROXBURY (JAMAICA PLAIN), MA

FEBRUARY 1, 2018 SCALE: 1"=20'

**DVI** VIZIPELLA DESIGN GROUP INCORPORATED  
360 WEST AVON STREET, WEST ROXBURY, MA 02132  
TEL: 617-261-1111 FAX: 617-261-1112

DESIGNED BY: VIZIPELLA  
DRAWN BY: VIZIPELLA  
CHECKED BY: VIZIPELLA  
DATE: 02/01/18



Alterations and Additions to the Existing Single Family House at 36 Avon Street Jamaica Plain, Ma  
 for Mr. & Mrs. Charles Harriss

THOMAS  
 MCGRATH  
 ARCHITECTS  
 123 Cliff Road, Milton, MA 02186  
 617-486-0645  
 tom@mcgratharchitects.com

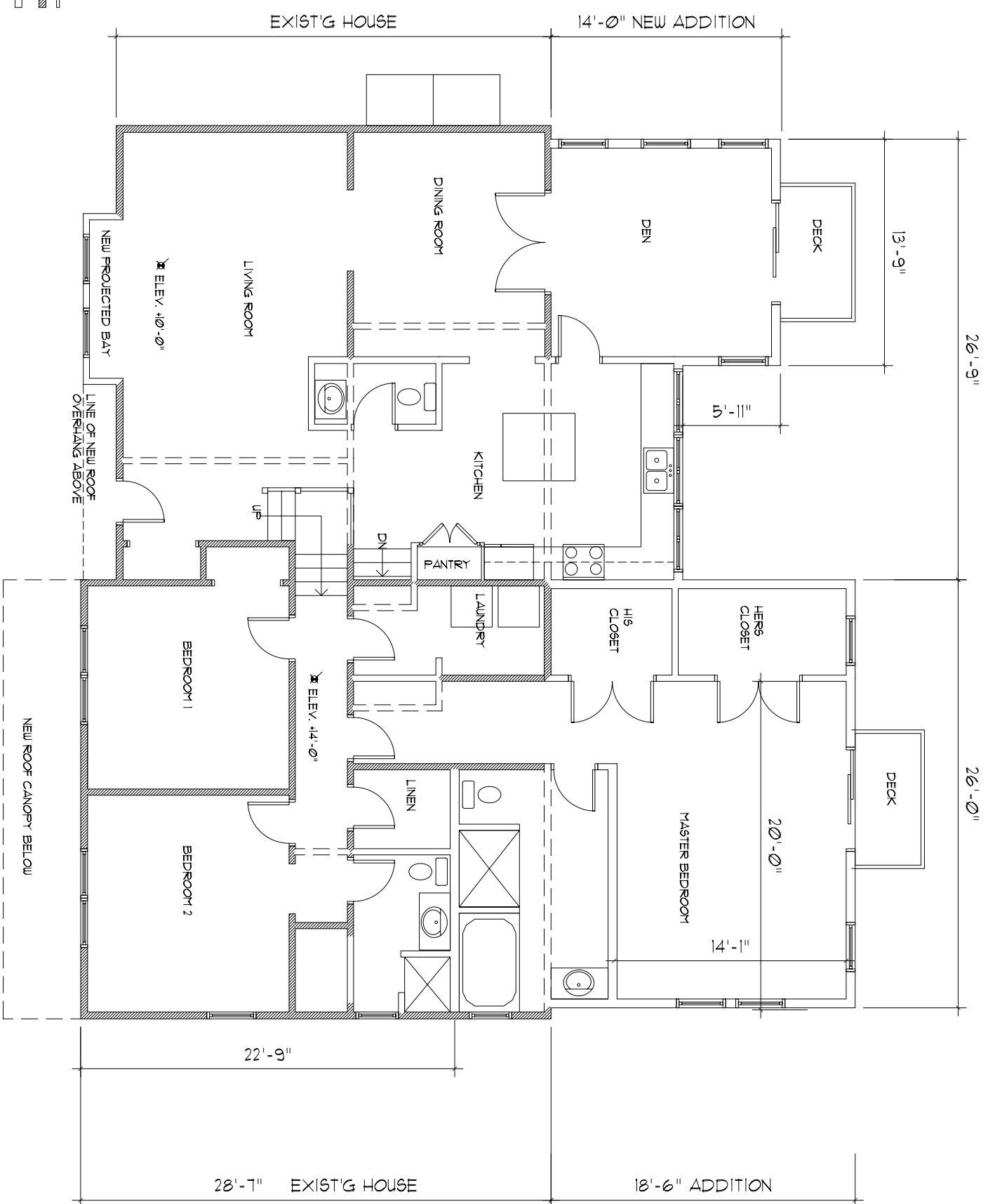
**Lower Level Floor Plan**

TITLE  
 JOB NO.: 456  
 FILE:  
 DATE: 02.15.16  
 DRAWN: TM&G  
 CHECKED:  
 SCALE:

DRAWING NO.

**A-1**

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Jamaica Plain, Ma

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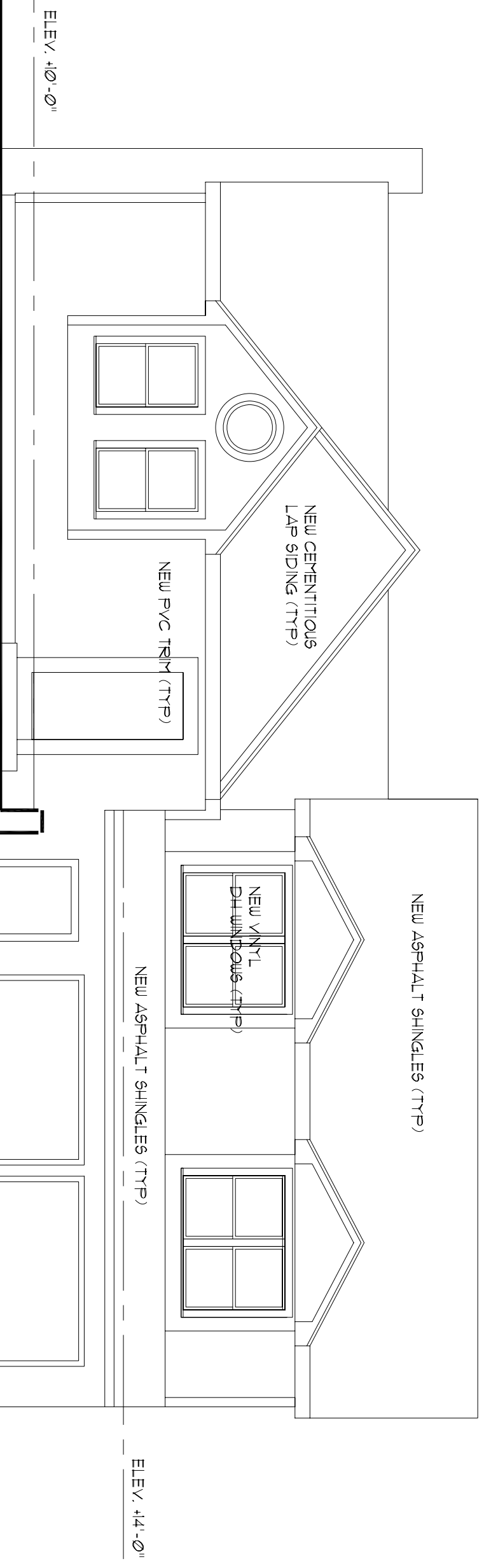
**Upper Level Floor Plan**

TITLE  
JOB NO.: 456  
FILE:  
DATE: 02.15.16  
DRAWN: TM&G  
CHECKED:  
SCALE: 1/8"=1'-0"

DRAWING NO.

**A-2**

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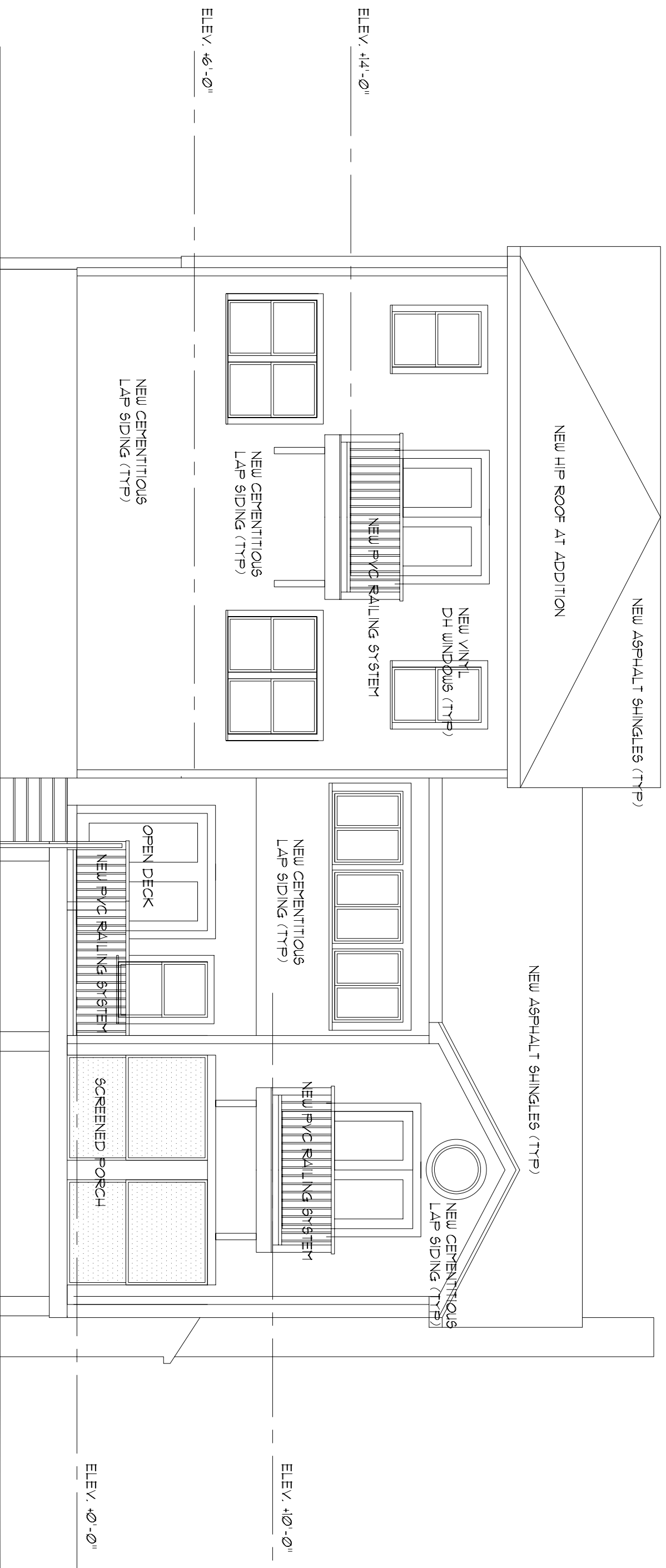
**Front (West) Elevation**

DRAWING NO.  
**A-3**

TITLE  
JOB NO.: 456  
FILE:  
DATE: 02.15.16

DRAWN: TMS  
CHECKED:  
SCALE: 3/8"=1'-0"

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123 Cliff Road, Milton, MA 02186  
 617-486-0445  
 tom@mcgratharchitects.com

**Rear  
 (East)  
 Elevation**

DRAWING NO.  
**A-4**

TITLE  
 JOB NO.: 456  
 FILE:  
 DATE: 02.15.16  
 DRAWN: TMS  
 CHECKED:  
 SCALE: 3/8"=1'-0"

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18'-6" NEW ADDITION

EXIST'G HOUSE



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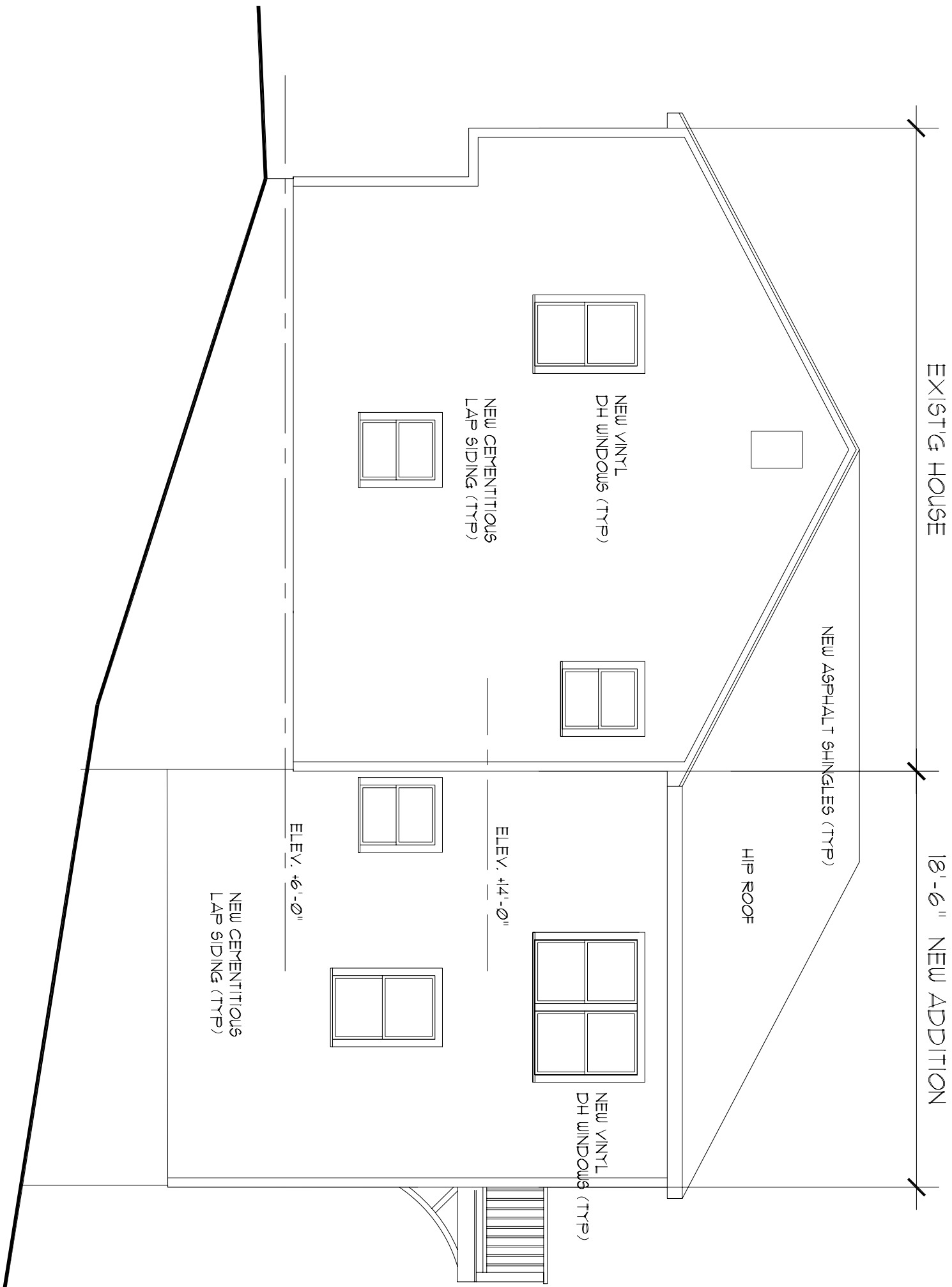
**Left  
(North)  
Elevation**

DRAWING NO.

**A-5**

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TITLE  
JOB NO.: 456 DRAWN: TMS  
FILE: CHECKED: 3/1/16  
DATE: 02.15.16 SCALE: 3/8"=1'-0"



EXIST'G HOUSE

18'-6" NEW ADDITION

NEW ASPHALT SHINGLES (TYP)

HIP ROOF

NEW VINTL  
DH WINDOWS (TYP)

NEW CEMENTITIOUS  
LAP SIDING (TYP)

ELEV. +14'-0"

NEW VINTL  
DH WINDOWS (TYP)

NEW CEMENTITIOUS  
LAP SIDING (TYP)

ELEV. +6'-0"

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**Right  
(South)  
Elevation**

DRAWING NO.

**A-6**

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TITLE  
JOB NO.: 456 DRAWN: TMS  
FILE: CHECKED:  
DATE: 02.15.16 SCALE: 3/8"=1'-0"