ATTIC RENOVATION
ADD NEW 3RD FLOOR MASTER BEDROOM AND BATHROOM

8 MAY STREET, BOSTON MA

HELIOS DESIGN GROUP INC.
116 ST. BOTOLPH STREET
BOSTON, MA

TOM SOWLES
CONSTRUCTION
8 MAY STREET, BOSTON MA

PHASE: CONSTRUCTION
SET DATE: 12/20/20

ADD NEW 3RD FLOOR MASTER BEDROOM AND BATHROOM

IECC/MA STRETCH ENERGY CODE COMPLIANCE REPORT
THIS PROJECT MEETS THE REQUIREMENTS OF 780 CMR 51:00 MASSACHUSETTS RESIDENTIAL CODE, 2015 IRC WITH MASS. AMENDMENTS, 2015.

ENERGY REQUIREMENTS:
APPENDIX AA: STRETCH ENERGY CODE
IECC 2015 WITH MA:AMENDMENTS 780 CMR 115.AA MASS ENERGY STRETCH CODE METHODOLOGY
ADDITION COMPLIES WITH IECC 2015 SECTION R501, AND R502, ADDITIONS

SUBSECTION R402.1
PRESCRIPTIVE OPTION FOR RESIDENTIAL
CLIMATE ZONE 5
PROJECT MEETS THE FOLLOWING REQUIREMENTS FROM TABLE 402.12:
WOOD FRAME WALL R-VALUE MINIMUM = R-20
ROOF/CEILING INSULATION MINIMUM = R-49
FLOOR R-VALUE MINIMUM = R-30
FENESTRATION U FACTOR = .32, SKYLIGHT U FACTOR .55

BOSTON ZONING REVIEW
8 May Street

ADD NEW 3RD FLOOR MASTER BEDROOM AND BATHROOM

TOM SOWLES

GENERAL CONTRACTOR:
TOM SOWLES
A沥青屋顶

新天窗

PAINTED WOOD TRIM

MEAN GRADE 147'-6"

第一层 150'-0"

第二层 159'-0"

第三层 167'-3"

漆成红雪松

3" / 12"

PAINTED WOOD TRIM

ASPHALT SHINGLE ROOF

MEAN GRADE 147'-6"

30' - 6 1/4"

26' - 10"

1/4" = 1'-0"

179 BOYLSTON STREET, JAMAICA PLAIN, MA 02130
PLOT PLAN
FOR
THOMAS SOWLES
AT
8 MAY STREET
BOSTON, MASS.
(JAMAICA PLAIN)

PREPARED BY:
NEPONSET VALLEY
SURVEY ASSOC., INC.
15 WHITE STREET
QUINCY, MASS.
MAY 16, 2007
SCALE 1" = 10'

NOTE:
All elevations are on an assumed datum.
EXISTING WOOD STUD WALL WITH BRICK veneer
2x6 STUD WALL
2x10 RAFTERS
ASPHALT SHINGLES
5/8 ROOF SHEATHING
3/4" TRIM
3/8" TILE
3/4" AVANTEC SUBFLOOR
1/4" CEMENTITIOUS HARD BOARD

6' - 9"

-existing hallway
9' - 7 1/4"

-new dormer to meet existing asphalt shingle roof
-existing dormer

NEW 2X6 WALL TO MEET/MATCH EXISTING
-existing ridgeboard

NEW RAFTERS TO BE TIED INTO EXISTING RIDGE BOARD
(2) 2X10

8' - 0"
8" CLOSED CELL FOAM INSULATION (R49 MIN.)

RIDGE VENT

EXISTING RIDGE BOARD

OPEN CELL FOAM INSULATION (R21 MIN.)

14' - 3"
13' - 5 3/4"

wall below

(2) 2X10
2x10 @ 16" o.c.

THIRD FLOOR
167' - 3"

EXISTING CASEWORK

4' - 5"

1' - 8 1/2"

179 BOYLSTON STREET, JAMAICA PLAIN, MA
02130