



# Boston Inspectional Services Department

## Planning and Zoning Division

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1010 Massachusetts Avenue, 5th Floor, Boston, MA 02118 Telephone: (617) 635-5300

Kim Janey  
Mayor

### MORE INFORMATION REQUEST LETTER

Marc Joseph  
Inspector of Buildings

October 21, 2021

DENIS KEOHANE  
469 NEPONSET AVE  
BOSTON, MA 02122

RE: Application #: **ERT1230769**  
Location: 7 Kinsale Ln, Ward 18  
Zoning District: Hyde Park Neighborhood, 1F-9000  
Purpose: Eight lot single family subdivision. Lot #4. Construct a wood framed 4 Bed, 2 full bathrooms and 2 half bathrooms, 2 car attached garage as per plans.  
**eplan --> BOA**

The following information shall be provided to Inspectional Services Department to complete the Building Permit Plan Review:

**1. Construction Documents (two sets and to scale):**

- Architectural and Structural Plans: - Construction drawings set as per page 2 requirements
- Provide 1 single set of drawings.

**2. Supporting Documents:**

- Licensed Builder's Info (Construction License, Workers' Compensation Affidavit): and Mattocks Higgins affidavit
- Home Improvement Contractor Registration
- Construction Cost Estimate with Breakdown
- IECC/MA Stretch Energy Code Compliance Report
- NFPA 241 Report: fire protection during construction report

**3. City Agencies' Approvals:**

- Boston Planning and Development Agency: Two Sets of Approved Drawings: 1 electronic copy. NDOD
- Boston Water & Sewer Department: Two Sets of Approved Drawings: 1 electronic copy
- Department of Public Works: curb cut review.
- Environmental Sanitation Department

**4. Additional Information/Comments:**

- The applicant shall e-mail [ISDPZReview@boston.gov](mailto:ISDPZReview@boston.gov) copying [Jordi.segalesperez@boston.gov](mailto:Jordi.segalesperez@boston.gov) after uploading all therequested information and obtaining all the necessary approvals (if requested). Please don't email us until **everything** requested here is ready and uploaded into the portal; We don'tdo partial reviews to be more efficient. If you have any questions, the best way to reach me is through email.

All construction documents shall be organized in two sets, submitted together (no partial information will be accepted), and dropped off at Inspectional Services Department with the above referenced application number or re-uploaded on the portal if it is an ePlan application. More information may be required. Please be advised that the time limitation of your application shall be 180 days, otherwise it shall be deemed abandoned per 780 CMR. Thank you for your assistance.

## CONTENT REQUIREMENT FOR SUBMITTAL PLANS

### CERTIFIED SITE / PLOT PLAN DRAWINGS

**Certified Site / Plot Plan Drawings** identifies buildings and other features in relation to property boundaries and means of access to the site. It must identify existing buildings structures, and features on the property, and the changes to the property created by the proposed project

Drawing requirements for **Certified Site / Plot Plan Drawings** include, but are not limited to, the following:

- Title, Scale, and North Arrow
- Street Name, Address, and Legal Description
- Abutting streets and lanes
- Property lines and dimensions
- Right-of-way and easements
- Existing buildings and structures (indicating shapes and dimensions)
- Propose building and structures (indicating shapes and dimensions)
- Separation distances between all buildings and structures
- Any building structures to be removed or razed
- New/existing driveway locations and size
- New/existing vehicle aisles and dimensions
- New/existing off-street parking and loading spaces (size, locations, and numbers)
- New/existing sidewalks and curbs
- Fire access routes and hydrant locations
- Barrier-free access (ramps, landings, and curb cuts)
- Usable open space (indicate area)
- Lot area

### ARCHITECTURAL DRAWINGS: Floor plans

**Floor Plan Drawings** provide a view from above showing a scale diagram of the arrangement of rooms of the different floor levels of your project. They show scaled dimensions of the project, and include rooms, spaces, walls, partitions, doors, windows, fixtures, and other features.

Walls and partitions must be shown at appropriate width for the scale used. Single line wall and partition drawings are not acceptable.

Drawing requirements for **Floor Plan Drawings** include, but are not limited to, the following:

- Exterior walls
- Interior partitions, details, schedule
- Door sizes, locations, schedule
- Window sizes, locations, schedule
- Room use names and finish schedule
- Fixed furnishing and millwork
- Means of egress components
- Plumbing fixtures requirement to comply with 248 CMR
- Handicap accessibility requirement to comply with 521 CMR
- Flood-resistant construction requirement to comply with 780 CMR 120.G
- Fire-rated wall construction (eg. Tenant separation, party wall, corridor, egress)
- Fire-rated floor/ceiling construction with STC rating (eg. Tenant separation)
- Seating plans for Assembly Occupancies (e.g. restaurants, training room, hall, theater)
- Identify tenant uses in adjacent spaces
- Designate number of occupants to be accommodated on every floor, and in all room and spaces.

### ARCHITECTURAL DRAWINGS: Reflected ceiling plans

**Reflected Ceiling Plan Drawings** show a reflected plan view of the ceiling systems for the building. The plan drawing is shown as a mirror image of the ceiling, as projected onto the floor plan.

Drawing requirements for **Reflected Ceiling Plan Drawings** include, but are not limited to, the following:

- Ceiling finishes/layouts
- Ceiling heights
- Lighting layouts
- Life safety features (eg. emergency lighting, exit signs)
- Fire alarm/detector systems
- Mechanical systems (eg. Louvres and grills)
- Fire sprinkler head layout

### ARCHITECTURAL DRAWINGS: Building elevations

**Building Elevations Drawings** show the exterior view of the building of each building face. Drawing requirements for **Building Elevations Drawings** include, but are not limited to, the following:

- Elevation mark of finish grade, different floors, and roof
- Window sizes, locations, and schedule
- Exterior material
- Identify fire-rated features such as exterior wall, window, or door.
- Exterior building features (walls, roof, doors, windows, etc.)

### ARCHITECTURAL DRAWINGS: Building sections / Wall sections

**Building Section / Wall Sections Drawings** show a view of a vertical plane cutting through the building, indicating the buildings structural and construction elements. Identify the construction elements of the roof, walls, partitions, floors, ceilings, and foundations.

Drawing requirements for **Building Section / Wall Section Drawings** include, but are not limited to, the following:

- Elevation mark of finish grade, different floors, and roof
- Room use names
- Height dimensions
- Roof slope/pitch
- Building components (walls, roof, floors, foundation, etc.)
- Attachment/relationship to existing building
- Exterior wall envelope to include flashing, venting, weathering, insulation, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, and means of drainage.

### STRUCTURAL DRAWINGS

**Structural Drawings** show the structural support components and details of the project from the foundation to the roof.

Additional structure at roof deck and/or upper floors shall provide a structural narrative report that the existing roof or lower floors can carry the additional load, if no additional reinforcement drawings are shown.

Drawing requirements for **Structural Drawings** include, but are not limited to, the following:

- Design load information
- Foundation plans, details, sections, and schedules
- Floor and roof framing plans, sections, and details
- Structural steel framing plans, sections, and details
- Pre-engineered steel building design certificates
- Loadbearing pads, columns, beams and joists
- Precast concrete plans, details and sections
- Slab-on grade, and slab plans, sections, and details
- Shoring/underpinning information and details

### DESIGNATED STRUCTURES DRAWINGS

**Designated Structures Drawings** show specific structures that may not be identified as buildings, where these structures are stand-alone structures and/or are not associated with a building project, they will require separate building permit.

**Designated Structures** include, but are not limited to, the following:

- Retaining walls (exceeding 6 feet in height)
- Large outdoor pools
- Pedestrian bridges
- Exterior storage tanks and crane runaways
- Large Tents

### MECHANICAL DRAWINGS

**Mechanical (HVAC) Drawings** show the building systems that provide the heating, ventilation, and air conditioning for the project. Mechanical Drawings for special systems (eg. kitchen, vehicle storage, and/or repair facilities, etc.) are also required.

Drawing requirements for **Mechanical (HVAC) Drawings** include, but are not limited to, the following:

- Heating, ventilation, and air conditioning system plans, equipment, details, and schedules
- Roof plan showing roof mounted equipment
- Repair/storage garage ventilation system (eg. CO systems)
- Kitchen exhaust hoods and fire suppression systems
- Spray painting ventilation and fire suppression systems
- High hazard systems and other specialized equipment

### ELECTRICAL DRAWINGS

**Electrical Drawings** show the materials, systems, and equipment necessary to provide the lighting, electrical power, fire alarm, and electrical equipment needs for the project.

Drawing requirements for **Electrical Drawings** include, but are not limited to, the following:

- Lighting System Plans Showing
  - Fixtures, fixture locations, and fixture schedules
  - Exit and emergency lighting
- Power System Plans showing,
  - Switches, receptacles
  - Power supplies
  - Emergency back-up and power systems
  - Electrical equipment type, locations, and schedules
  - Electrical panel schedules

### PLUMBING DRAWINGS

**Plumbing Drawings** show piping plans, piping schematics, materials, and fixtures used in the installation of all piping, fixtures, and appliances associated with sanitary and storm drainage, venting and water supply.

Drawing requirements for **Plumbing Drawings** include, but are not limited to, the following:

- Site Service Plan showing,
  - Sanitary Sewer to the building (size, location, and material)
  - Storm sewer to the building (size, location, and material)
  - Water main to the building (size, location, and material)
  - Fire hydrant locations
- Plumbing plan drawing (showing piping, size, and fixtures)
- Isometric drawing (showing size, waste, vent, and stacks)
- Schedules (showing fixtures, loading, water supply demand)
- Drain and stack hydraulic calculations

### FIRE ALARM DRAWINGS

**Fire Alarm Drawings** show the material, systems, and equipment necessary to provide for fire alarm system for the project.

Drawing requirements for **Fire Alarm Drawings** include, but are not limited to, the following:

- Fire Alarm System Plans showing,
  - Pull stations, detectors, signal devices, annunciators
  - System schedule and line drawing (fire alarm riser)

### FIRE PROTECTION / SPRINKLER DRAWINGS

**Fire Protection/Sprinkler Drawings** show the piping, materials, head locations, standpipe, and equipment necessary for the project.

Drawing requirements for **Fire Protection/Sprinkler Drawings** include, but are not limited to, the following:

- Fire Protection/Sprinkler System Plans showing,
  - Sprinkler plan (sizes, layout, and head location)
  - Sprinkler material, specifications, & hydraulic calculation
  - Standpipe plan (sizes, layout, and cabinet location)
  - Standpipe riser drawing (including cabinet location)

# Kinsale Lane Sub-Division



## RESIDENTIAL SUB-DIVISION :

# 7 KINSALE LANE LOT 4, TYPE A MILTON, MASSACHUSETTS 02186

## AUGUST 2, 2021 PERMIT SET

	LOT AREA DWELLING	LOT WIDTH	LOT FRONTAGE	FAR	HEIGHT		OPEN SPACE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
					ST	HGT				
1F-9000										
ALLOWED	9,000 SF	70 FT	70 FT	.3	2-1/2	35 FT	1,800 SF	25 FT	10 FT	40 FT
PROPOSED	12,197 SF	117 FT	92 FT	2081/12197=.17	2-1/2	31-5 1/2' FT	10,200 SF	25.1 FT	R 10.2 FT L 40.1 FT	40.1 FT

3 ZONING  
12" = 1'-0"



4 3D VIEW 1

GENERAL NOTES, STANDARDS AND CONDITIONS:

INDUSTRY STANDARDS: THE FOLLOWING CONSTRUCTION AND CODE STANDARDS SHALL HAVE THE SAME FORCE AND EFFECT AS IF BOUND INTO THE CONTRACT DOCUMENTS.

780CMR MASSACHUSETTS STATE BUILDING CODE 9TH EDITION	FSC FOREST STEWARDSHIP COUNCIL
ACI AMERICAN CONCRETE INSTITUTE	IBC INTERNATIONAL BUILDING CODE
ADA AMERICANS WITH DISABILITIES ACT	MAAB MASSACHUSETTS ARCHITECTURAL ACCESS BOARD
APA ENGINEERED WOOD ASSOCIATION	MPI MASTER PAINTERS INSTITUTE
ASHRAE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS	NFPA NATIONAL FIRE PROTECTION INSTITUTE
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS	NOFMA WOOD FLOOR MAUFACTURERS INSTITUTE
AWI ARCHITECTURAL WOODWORK INSTITUTE	OSHA OCCUPATIONAL SAFETY AND HAZARD ASSOC.
CRI CARPET AND RUG INSTITUTE	SDI STEEL DOOR INSTITUTE
CSI CONSTRUCTION SPECIFICATION INSTITUTE	SMACNA SHEET METAL AIR COND. CONTRACTORS ASSOC.
FM FACTORY MUTUAL	UL UNDERWRITERS LABORATORY
	USGBC US GREEN BUILDING COUNCIL

GENERAL NOTES:

- ALL PERMITS AND LICENSES SHALL BE SECURED BY THE CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MA STATE BUILDING CODE AND ALL OTHER CODES, ORDINANCES AND STANDARDS NOTED ABOVE. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS AND PROCEED AFTER THEY ARE RESOLVED.
- CONTRACTOR AND ALL SUBS SHALL BE LICENSED IN THE STATE OF MASSACHUSETTS AND SUPPLY PROOF OF ADEQUATE GENERAL LIABILITY AND WORKMANS COMP INSURANCE TO THE OWNER AND ARCHITECT.
- CONTRACTOR SHALL PREPARE A SCHEDULE OF VALUES AND SUBMIT PERCENTAGES OF COMPLETION ALONG WITH THE MONTHLY REQUISITION FOR PAYMENT.
- CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, STRUCTURAL, MEP/FP, CIVIL AND LANDSCAPE WORK PERFORMED BY SUBCONTRACTORS IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DRAWINGS AND SUBMIT SHOP DRAWINGS DEMONSTRATING COORDINATION AND UNDERSTANDING.
- ALL NOTATIONS AND INDICATIONS ON THE DRAWINGS APPLYING TO ONE AREA OR CONDITION SHALL APPLY TO OTHER SIMILAR AREAS OR CONDITIONS ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- PROVIDE SEALANT AT ALL INTERIOR AND EXTERIOR JOINTS, TYPICAL.
- PROVIDE FLASHINGS AT ALL OPENINGS, WINDOWS, DOORS, CONNECTIONS AND TRANSITIONS TO INSURE A WATERTIGHT BUILDING WIDE INSTALLATION.
- PROVIDE ALL ACCESS PANELS AS REQUIRED BY CODE AND REQUIRED BY ARCHITECTURAL, MEP/FP EQUIPMENT AND INSTALLATIONS WHETHER OR NOT INDICATED ON THE PLANS. ACCESS PANELS SHALL BE FLUSH AND LOCATIONS COORDINATED WITH THE ARCHITECT.
- CONTRACTOR SHALL COORDINATE ALL SIZE AND LOCATIONS OF ALL SLAB AND WALL OPENINGS INCLUDING PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS OR PER COORDINATION WITH EACH TRADE.
- ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS AND FLOORS SHALL BE FIRE STOPPED AND SMOKE SEALED WITH AN APPROVED RATED ASSEMBLY OR WITH MECHANICAL FIRE DAMPERS.

GEOTECHNICAL REPORT

- IF APPLICABLE TO THE PROJECT REFER TO GEOTECHNICAL REPORT FOR EXCAVATION AND SUB SURFACE PREP, SHORING, FOUNDATION DESIGN AND WATERPROOFING RECOMMENDATIONS.

SITE WORK/EXISTING CONDITIONS

- TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AND/OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED. EXCAVATION AND SHORING SHALL BE DONE IN ACCORDANCE WITH OSHA REGULATIONS.
- TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE, DAMAGE TO ADJACENT PARCELS AND/OR FACILITIES TO REMAIN.
- UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS: MAINTAIN AS REQUIRED FOR OCCUPIED FACILITIES AND/OR CAPPED/DISCONTINUED AS REQUIRED.
- HAZARDOUS MATERIALS: IF ENCOUNTERED OWNER SHALL REMOVE UNDER A SEPARATE CONTRACT.
- CONTRACTOR SHALL PROTECT ALL ON-SITE ITEMS AND MATERIALS FROM WEATHER AND MOISTURE. THIS INCLUDES PROTECTING THE BUILDING FROM WEATHER AND MOISTURE THROUGHOUT THE COURSE OF CONSTRUCTION DURING WHICH TIMES THE BUILDING IS EXPOSED.
- CONTRACTOR SHALL IMPLEMENT A STRATEGY FOR DRYING MATERIALS AND PRODUCTS PRIOR TO INSTALLATION WHICH MAY HAVE A HIGH MOISTURE CONTENT.

DEMOLITION, CONSTRUCTION WASTE MANAGEMENT, NOISE MITIGATION, DUST

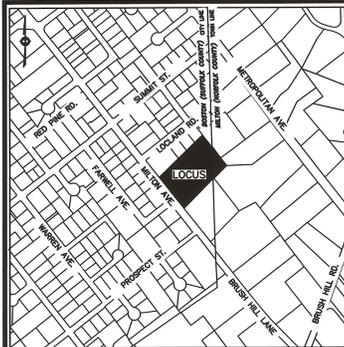
- OFFSITE DISPOSAL SHALL BE DEPOSITED, RECYCLED OR RECLAIMED IN A LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL MITIGATE TO THE EXTENT POSSIBLE DUST, DEBRIS AND NOISE THROUGHOUT THE DEMOLITION AND CONSTRUCTION PROCESS. THE SITE SHALL BE MAINTAINED IN AN ORDERLY CONDITION ON A DAILY BASIS INCLUDING ALL SURROUNDING AREAS AND ADJACENT PARCELS AFFECTED BY THE SCOPE OF WORK.

1 GENERAL NOTES  
1/4" = 1'-0"

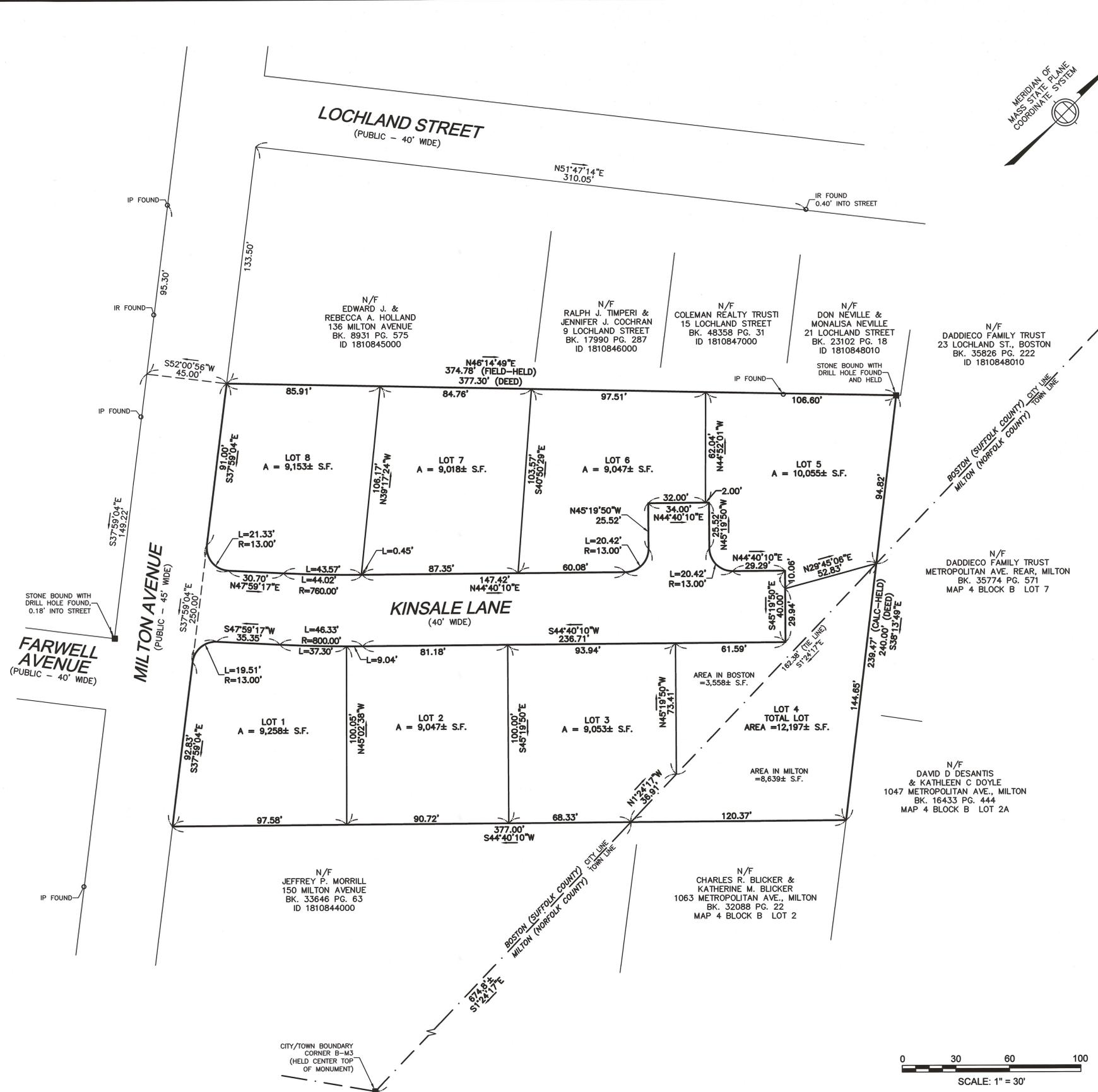
DRAWING INDEX		PERMIT SET	CONSTRUCTION
<b>CIVIL</b>			
1 OF 1	SUBDIVISION PLAN	■	
1 OF 1	PROPOSED PLOT PLAN	■	
<b>ARCHITECTURE</b>			
A-001	COVER SHEET & GENERAL NOTES	■	
A100	BASEMENT & FOUNDATION PLAN & CONCRETE NOTES	■	
A101	FIRST & SECOND FLOOR PLANS & FRAMING NOTES	■	
A102	ATTIC & ROOF PLANS	■	
A201	BASEMENT & FIRST FLOOR REFLECTED CEILING PLANS	■	
A202	SECOND & ATTIC FLOOR REFLECTED CEILING PLANS	■	
A300	STREET ELEVATION	■	
A301	GARAGE SIDE ELEVATION & BUILDING SECTION	■	
A302	REAR & LIVING ROOM SIDE ELEVATIONS	■	
A400	BUILDING SECTION & WALL SECTION	■	

2 LIST OF DRAWINGS  
12" = 1'-0"

**A001**



VICINITY MAP - NOT TO SCALE



CITY/TOWN BOUNDARY CORNER B-M2 (HELD CENTER TOP OF MONUMENT)

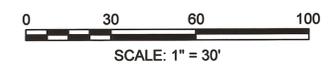
RESERVED FOR REGISTERS USE ONLY

**NOTES:**  
 INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AN ON-THE-GROUND FIELD SURVEY PERFORMED BETWEEN APRIL 13, 2016 AND MAY 03, 2018, BY DESIGN CONSULTANTS, INC. (DCI).  
 THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.  
 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



P.L.S. *Matthew Lowry*  
 MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49825  
 DATE 7-2-2018

**LOCUS TITLE INFORMATION**  
 MILTON AVENUE  
 OWNER: MOLLIE FEENEY  
 DEED REFERENCE: BK. 8953 PG. 241  
 PLAN REFERENCE: BK. 7067 PG. 145  
 ASSESSORS: PARCEL ID 1810844001



**Design Consultants, Inc.**  
 CIVIL ENGINEERS and LAND SURVEYORS  
 120 MIDDLESEX AVENUE SOMERVILLE, MA 02145 617-776-3350  
 68 PLEASANT STREET NEWBURYPORT, MA 01950 978-358-7173

NO.	DATE	BY	REVISIONS

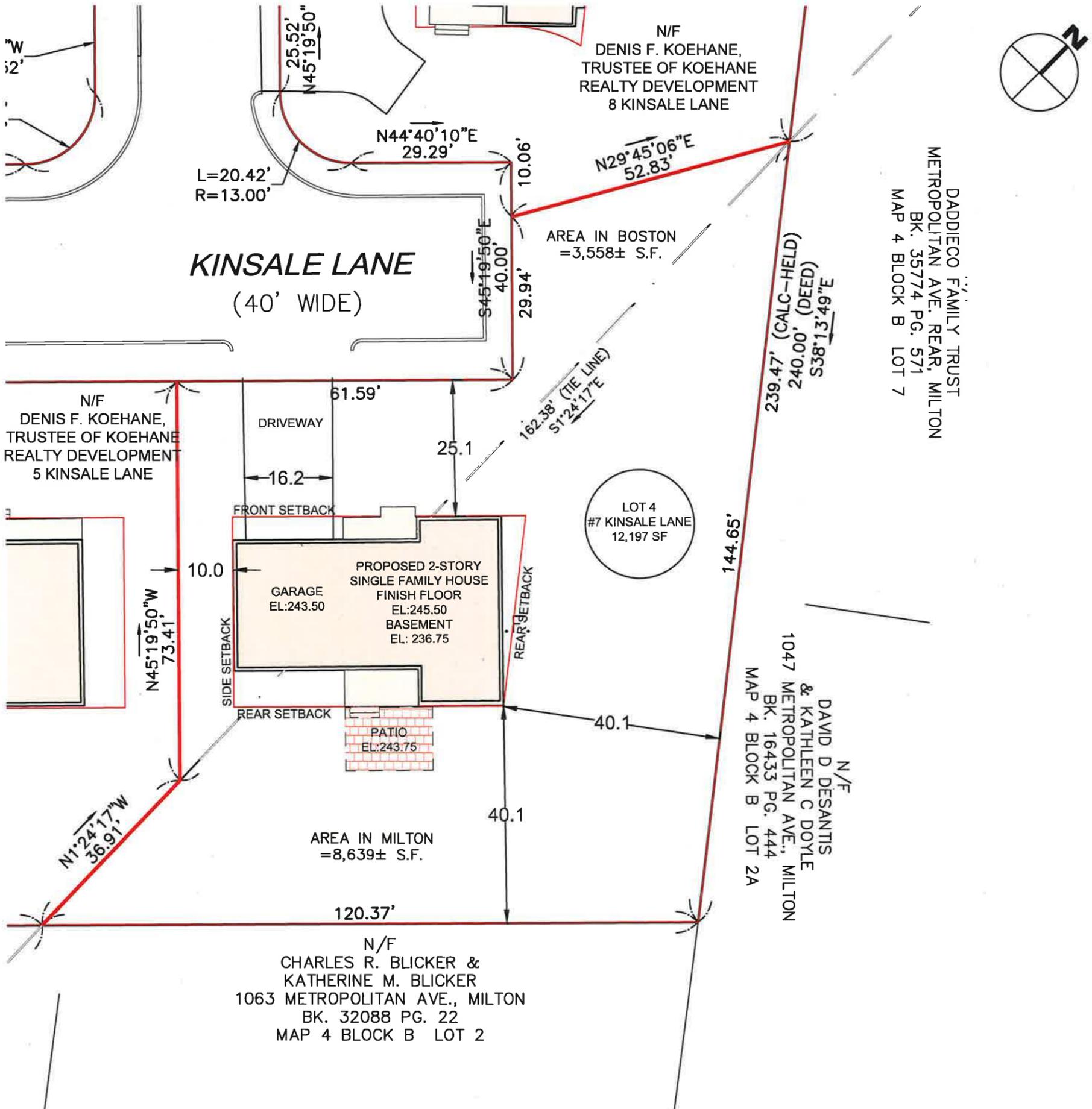
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 CALCS: ML  
 CHECKED: DG  
 APPROVED: ML

**SUBDIVISION PLAN**  
**KINSALE LANE**

LAND LOCATED IN  
**BOSTON (HYDE PARK) AND MILTON, MA.**  
 SURVEYED FOR  
**THE KEOHANE COMPANY**

PROJECT NO.  
 2016-028  
 DATE: MAY 4, 2018  
 SHEET NO.  
 1 OF 1

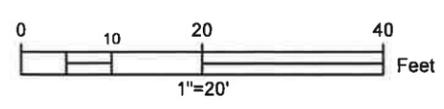




DADDIECO FAMILY TRUST  
 METROPOLITAN AVE. REAR, MILTON  
 BK. 35774 PG. 571  
 MAP 4 BLOCK B LOT 7

N/F  
 DAVID D DESANTIS  
 & KATHLEEN C DOYLE  
 1047 METROPOLITAN AVE., MILTON  
 BK. 16433 PG. 444  
 MAP 4 BLOCK B LOT 2A

N/F  
 CHARLES R. BLICKER &  
 KATHERINE M. BLICKER  
 1063 METROPOLITAN AVE., MILTON  
 BK. 32088 PG. 22  
 MAP 4 BLOCK B LOT 2

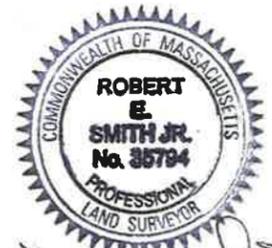


HYDE PARK NEIGHBORHOOD DISTRICT  
 ONE-FAMILY RESIDENTIAL SUBDISTRICT  
 (1F-9000)

LOT 4		
	REQUIRED	PROPOSED
LOT AREA	9,000 SF	12,197 SF
LOT FRONTAGE	70 LF	92 LF
FRONT SETBACK	25 LF	25.1 LF
SIDE SETBACK	10 LF	10.0 LF
REAR SETBACK	40 LF	40.1 LF
LOT WIDTH	70 LF	117 LF
FAR	0.3	0.17
OPEN SPACE	2,599 SF	10,200 SF (84%)

\*OPEN SPACE IS ALL LOT AREA  
 EXCLUDING BUILDING & DRIVEWAYS

OWNER: DENIS F. KOEHANE, TRUSTEE OF  
 KOEHANE REALTY DEVELOPMENT  
 DEED REFERENCE: SUFFOLK COUNTY REGISTRY  
 OF DEEDS - BOOK 59087 / PAGE 32  
 REFERENCE PLAN: SUFFOLK COUNTY REGISTRY  
 OF DEEDS - PLAN YEAR 2021 / PLAN 266



*Robert E. Smith Jr.*  
 10-5-21

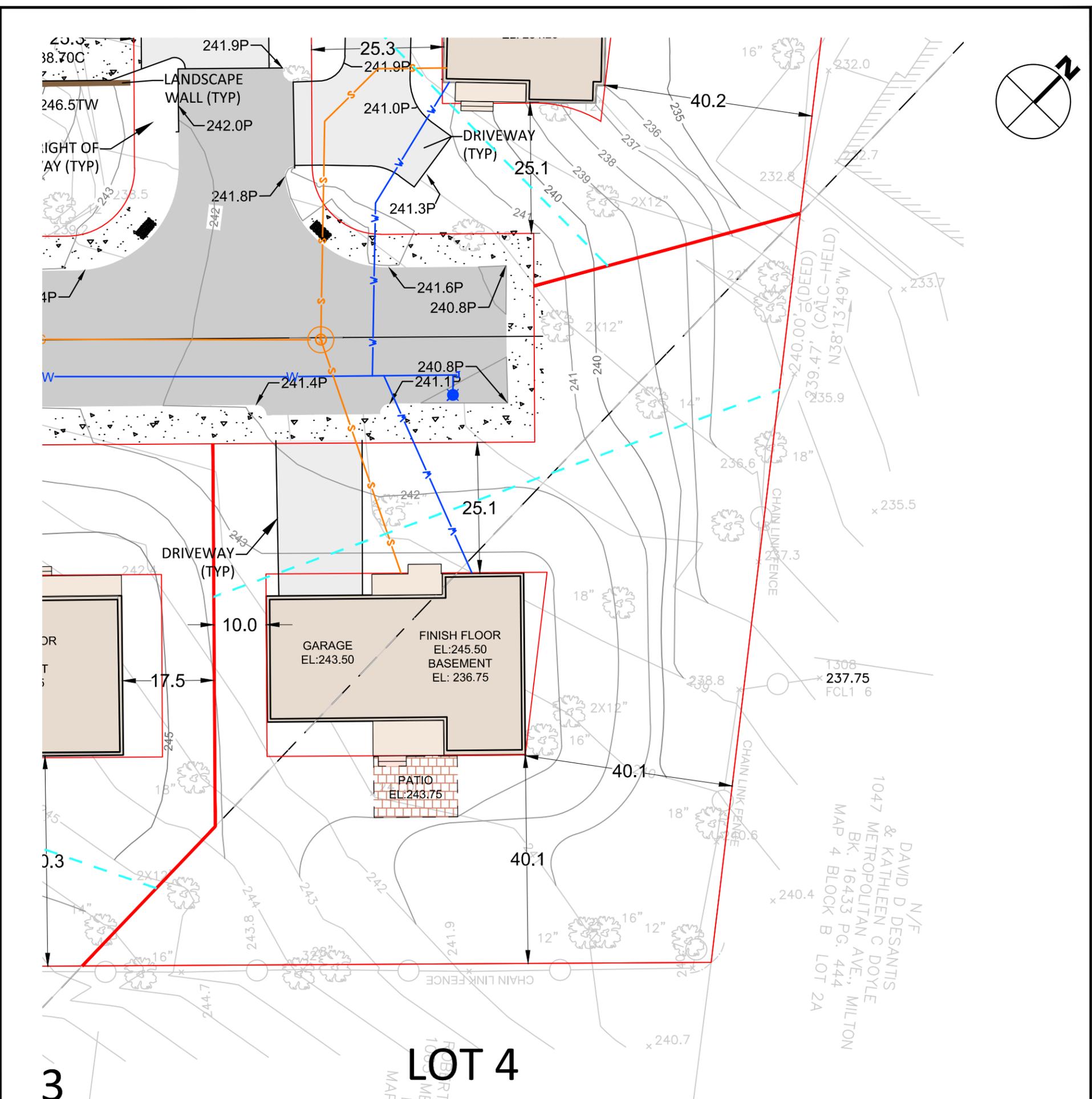


LOT 4  
 7 KINSALE LANE,  
 BOSTON, MA

SHEET NAME  
**CERTIFIED  
 PLOT PLAN**

SHEET NO.  
**C104**

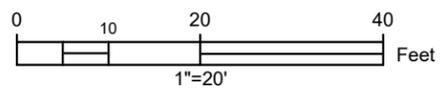
DR BY: GS  
 CHK BY: RS  
 PROJ NO: 2016-028  
 DATE: 10-05-2021  
 SCALE: 1" = 20'



DAVID D N/F  
 & KATHLEEN C DOYLE  
 1047 METROPOLITAN AVE., MILTON  
 BK. 16433 PG. 444  
 MAP 4 BLOCK B LOT 2A

3

LOT 4



LOT 4	
LOT AREA	12197 SF
LOT FRONTAGE	92 LF
LOT WIDTH	117 LF
OPEN SPACE	10200 SF (84%)

\*OPEN SPACE IS ALL LOT AREA EXCLUDING BUILDING & DRIVEWAYS

LEGEND

- |                |                    |                        |           |
|----------------|--------------------|------------------------|-----------|
| PROPOSED HOUSE | PROPOSED DRIVEWAYS | LIMIT OF WORK          | LOT WIDTH |
| PROPOSED WALL  | PROPOSED ROAD      | PROPOSED PATIO         |           |
| PROPOSED DECK  | PROPOSED CONCRETE  | PROPOSED COVERED PORCH |           |

ACRONYMS

- |        |                 |
|--------|-----------------|
| TW     | TOP OF WALL     |
| BW     | BOTTOM OF WALL  |
| MA     | MATCH           |
| P      | PAVEMENT        |
| BOTTOM | BOTTOM OF SLOPE |
| TOP    | TOP OF SLOPE    |



LOT 4  
 KINSALE LANE,  
 BOSTON, MA

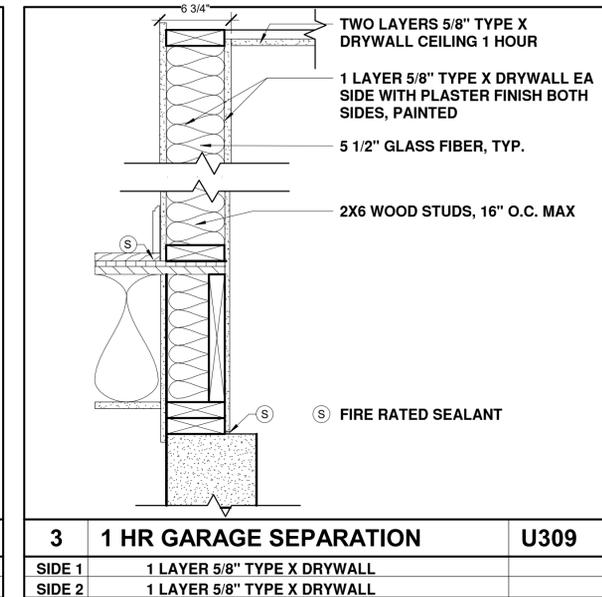
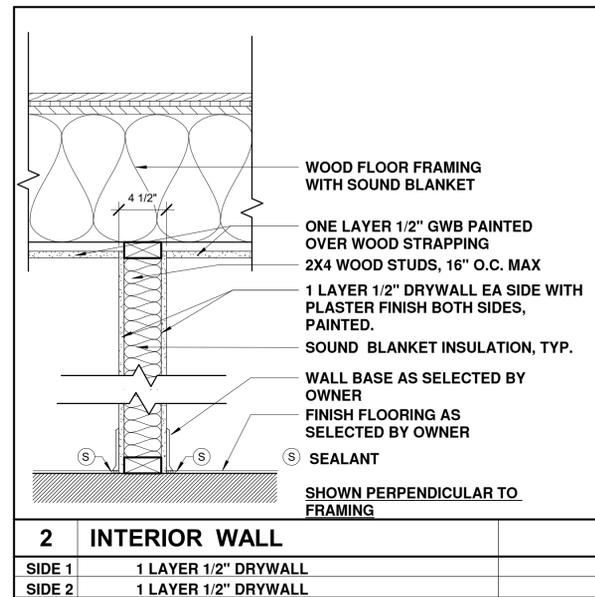
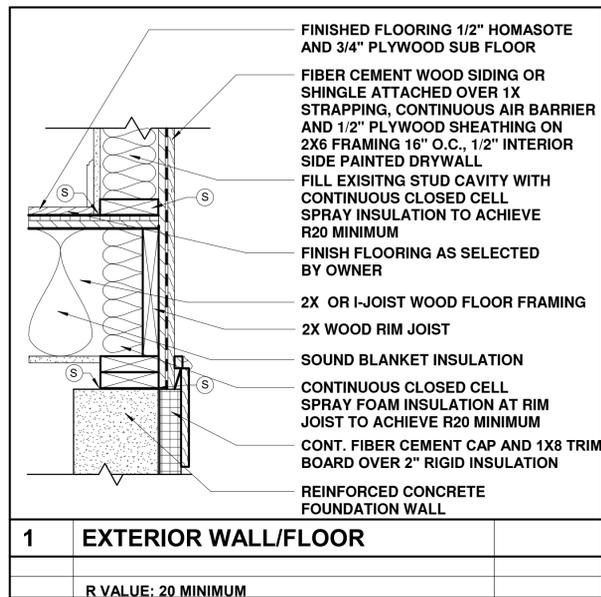
SHEET NAME  
 SITE PLAN

SHEET NO.  
 C104

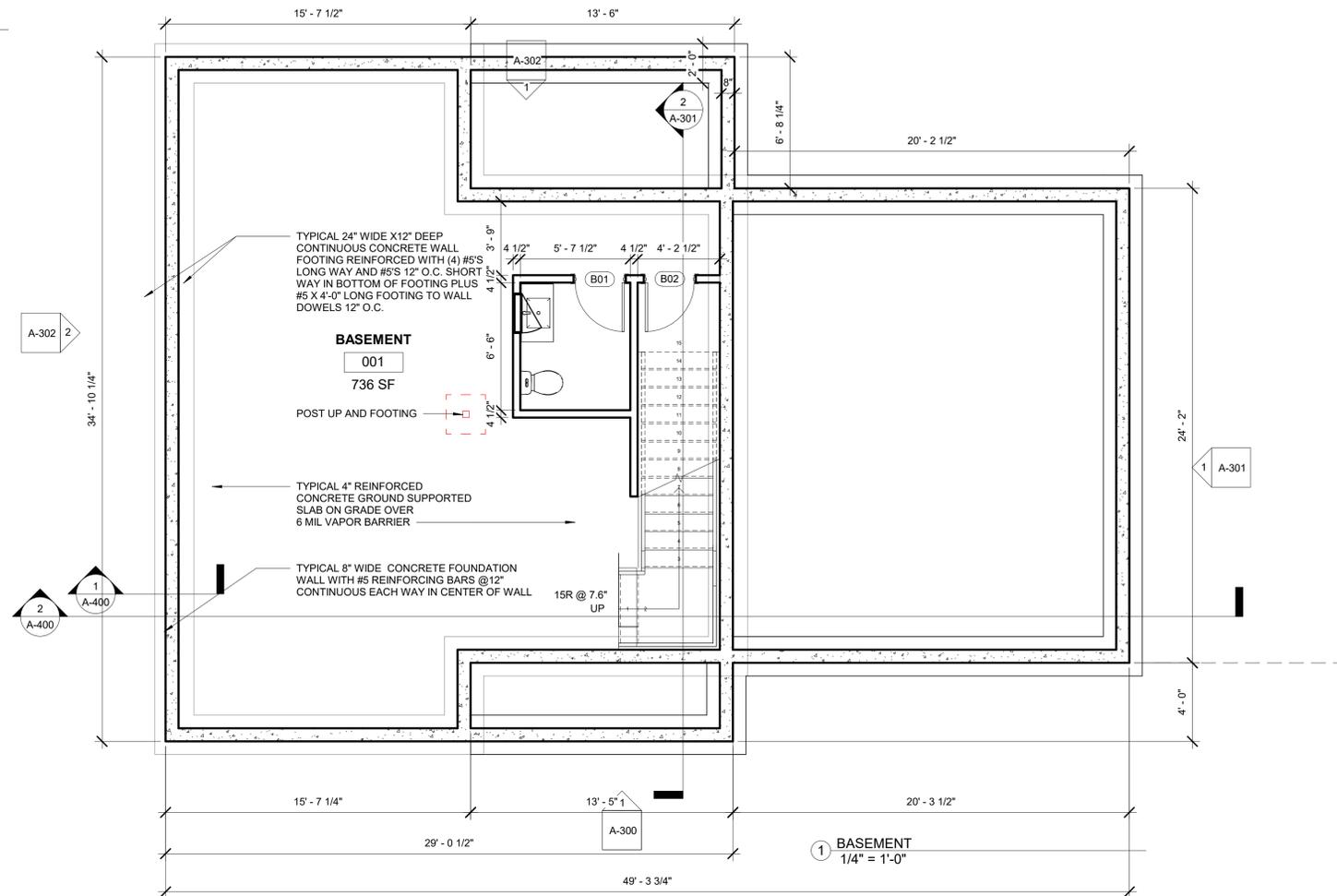
DR BY:	MH
CHK BY:	SBS
PROJ NO:	2016-028
DATE:	04-06-2021
SCALE:	1" = 20'

**Kinsale Lane  
 Sub-Division**

Hyde Park



2 WALL TYPES  
 1 1/2" = 1'-0"



**FOUNDATION PLAN NOTES:**

THE FOUNDATION, FOOTING AND COLUMN SIZES SHALL BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE COMMONWEALTH OF MASSACHUSETTS, STAMPED AND SIGNED.

- SLAB ON GRADE TO BE 4" THICK SET OVER 6" OF 3/4" BANK RUN GRAVEL OR FREE DRAINING SOIL AND 6 MIL VAPOR BARRIER. REINFORCE SLAB W 6X6XW2.0XW2.9 WWFSET 1-1/2" FROM TOP OF SLAB. CUT 1" RELIEF JOINTS IN SLAB @ 10-15 FR O.C. REMOVE ALL SOFT, ORGANIC OR UNSUITABLE MATERIAL FROM UNDER AND ADJACENT TO ALL FOOTINGS AND FROM UNDER ALL SLABS ON GRADE.
- PROVIDE (2)2X6 PRESSURE TREATED SILL PLATE AT TOP OF FOUNDATION WALL. ANCHOR PLATE TO WALL W/ 5/8" DIA. X 1'-4" (4" HOOK) ANCHORS @48" O.C. AND AT ALL ENDS AND EACH SIDE OF CORNER OF FOUNDATION WALL.
- BOTTOM OF EXTERIOR FOOTINGS TO BE 4'-0" MINIMUM BELOW FINISHED GRADE OR 8" BELOW BASEMENT SLAB WHICHEVER IS LOWER.
- ALL FOOTINGS SHALL BE CENTERED ON UNDER SUPPORTED MEMBERS.
- SHORE, SHEET AND BRACE EXCAVATION AS REQUIRED TO ENSURE STABILITY AND SAFETY AT ALL TIMES.
- ALL FOUNDATION WALLS SHAL BE BRACED DURING THE OPERATIONS OF BACK FILLING AND TAMPING BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT RESTRAINTS HAVE BEEN INSTALLED.
- NO FOOTING SHALL BE PLACED IN WATER. MATERIAL ADJACENT TO AND BELOW FOOTING SHALL BE KEPT FROM FREEZING AT AT ALL TIMES.
- PROVIDE CONTINUOUS DRAINAGE PLANE AT FOUNDATION WALLS AND PERIMETER FOOTING DRAINS .

**CAST IN PLACE CONCRETE:**

- CONCRETE SHALL BE NORMAL WEIGHT TO ATTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- PROVIDE 6% AIR ENTRAINMENT IN ALL CONCRETE EXPOSED TO EARTH OR WEATHER.
- PROVIDE DOWELS AND 2X4 KEY WAYS AT ALL CONSTRUCTION JOINTS. ALLOW 48 HOURS TO ELAPSE BETWEEN ADJACENT SLAB POURS. FOUNDATION WALL CONSTRUCTION SHALL BE KEYED AND SPACED AT 40'-0" MAX
- ALL FORM WORK SHALL REMAIN IN PLACE FOR A MINIMUM OF THREE DAYS.
- PROVIDE RELIEF JOINTS IN ALL SLABS ON GRADE 10' O.C. IN EACH DIRECTION.
- NOTIFY THE SITE BUILDING INSPECTOR IN ADVANCE OF PLACING CONCRETE FOR INSPECTION OF THE REINFORCING STEEL. DO NOT CAST CONCRETE UNTIL THE INSPECTION HAS BEEN SATISFACTORILY SIGNED OFF.

**REINFORCING STEEL:**

- REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 AND WELDED WIRE FABRIC SHEETS SHALL CONFORM TO ASTM A185.
- BARS SHALL BE SHALL BE RUN CONTINUOUSLY AROUND CORNERS, DOWELED INTO INTERSECTED WALLS, LAPPED AT NECESSARY SPLICES AND WITH SPLICES STAGGERED WHERE POSSIBLE AND HOOKED AT DISCONTINUOUS ENDS.

No. Date Revision



Drawing Title

**LOT 4 TYPE A  
 BASEMENT &  
 FOUNDATION  
 PLAN, NOTES &  
 WALL TYPES**

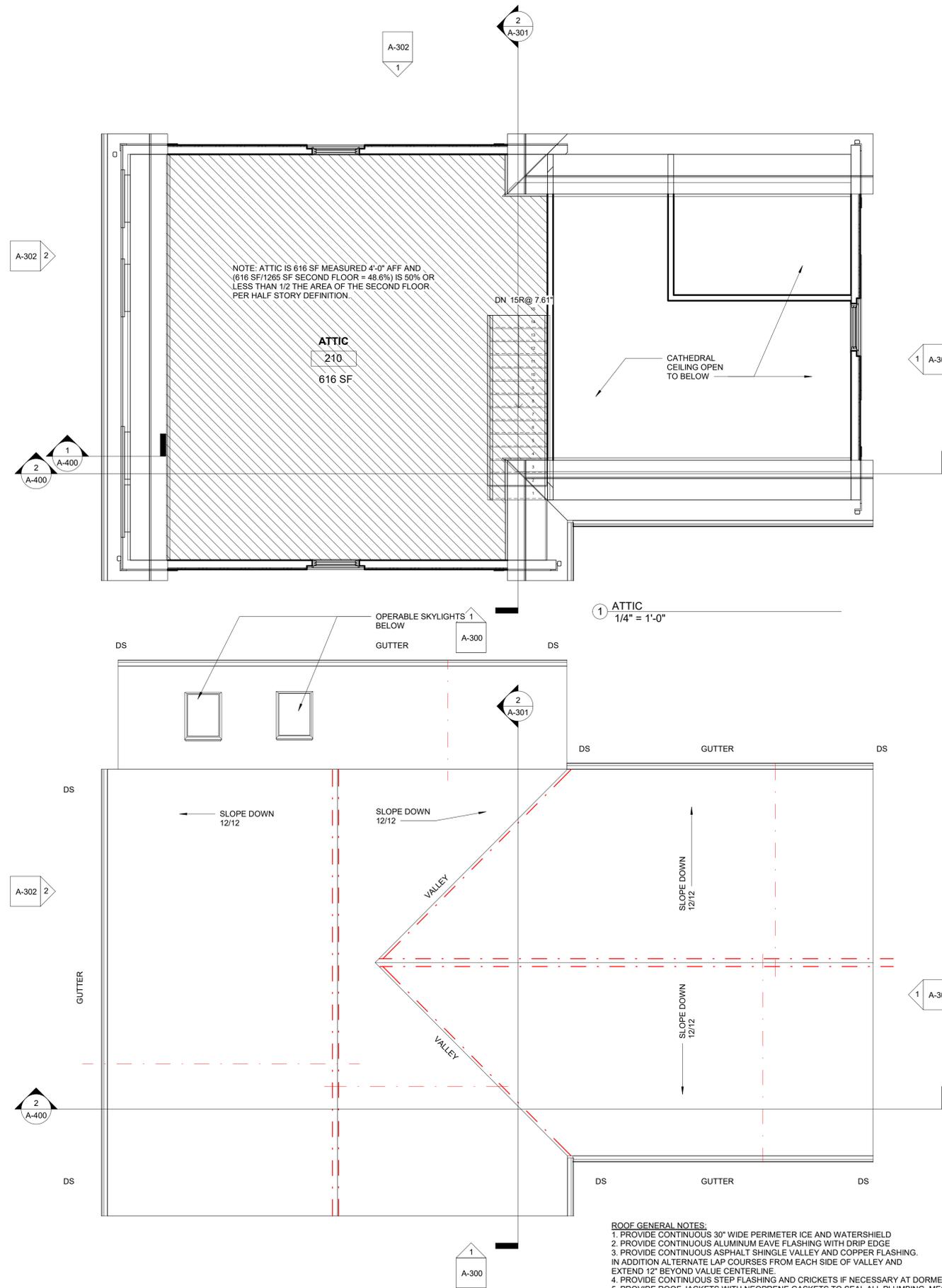
Project No. STA2019KEO  
 Date 08 02 21  
 Scale As indicated  
 Drawn By GT Checked By CFT

**A100**



**Kinsale Lane  
 Sub-Division**

Hyde Park



NOTE: ATTIC IS 616 SF MEASURED 4'-0" AFF AND (616 SF / 1269 SF SECOND FLOOR = 48.6%) IS 50% OR LESS THAN 1/2 THE AREA OF THE SECOND FLOOR, PER HALF STORY DEFINITION.

**ATTIC**  
 210  
 616 SF

DN 15R @ 7.61"

CATHEDRAL CEILING OPEN TO BELOW

1 ATTIC  
 1/4" = 1'-0"

- ROOF GENERAL NOTES:**
1. PROVIDE CONTINUOUS 30" WIDE PERIMETER ICE AND WATERSHIELD
  2. PROVIDE CONTINUOUS ALUMINUM EAVE FLASHING WITH DRIP EDGE
  3. PROVIDE CONTINUOUS ASPHALT SHINGLE VALLEY AND COPPER FLASHING. IN ADDITION ALTERNATE LAP COURSES FROM EACH SIDE OF VALLEY AND EXTEND 12" BEYOND VALLEY CENTERLINE.
  4. PROVIDE CONTINUOUS STEP FLASHING AND CRICKETS IF NECESSARY AT DORMERS
  5. PROVIDE ROOF JACKETS WITH NEOPRENE GASKETS TO SEAL ALL PLUMBING, MECHANICAL AND ALL OTHER ROOF PENETRATIONS.
  6. PROVIDE CONTINUOUS EAVE AND RIDGE VENTING (NOT REQUIRED WITH CLOSED CELL INSULATION).
  7. GUTTERS SHALL BE 8" ALUMINUM WITH SUPPORTING BRACKETS 48" O.C. WITH MATCHING RECTANGULAR ALUMINUM DOWNSPOUTS STRAPPED TO SIDING AT TOP, MIDDLE AND BOTTOM MINIMUM

2 ROOF  
 1/4" = 1'-0"

No.	Date	Revision



Drawing Title

**TYPE A ATTIC  
 PLAN & ROOF  
 PLAN**

Project No. STA2019KEO

Date 08 02 21

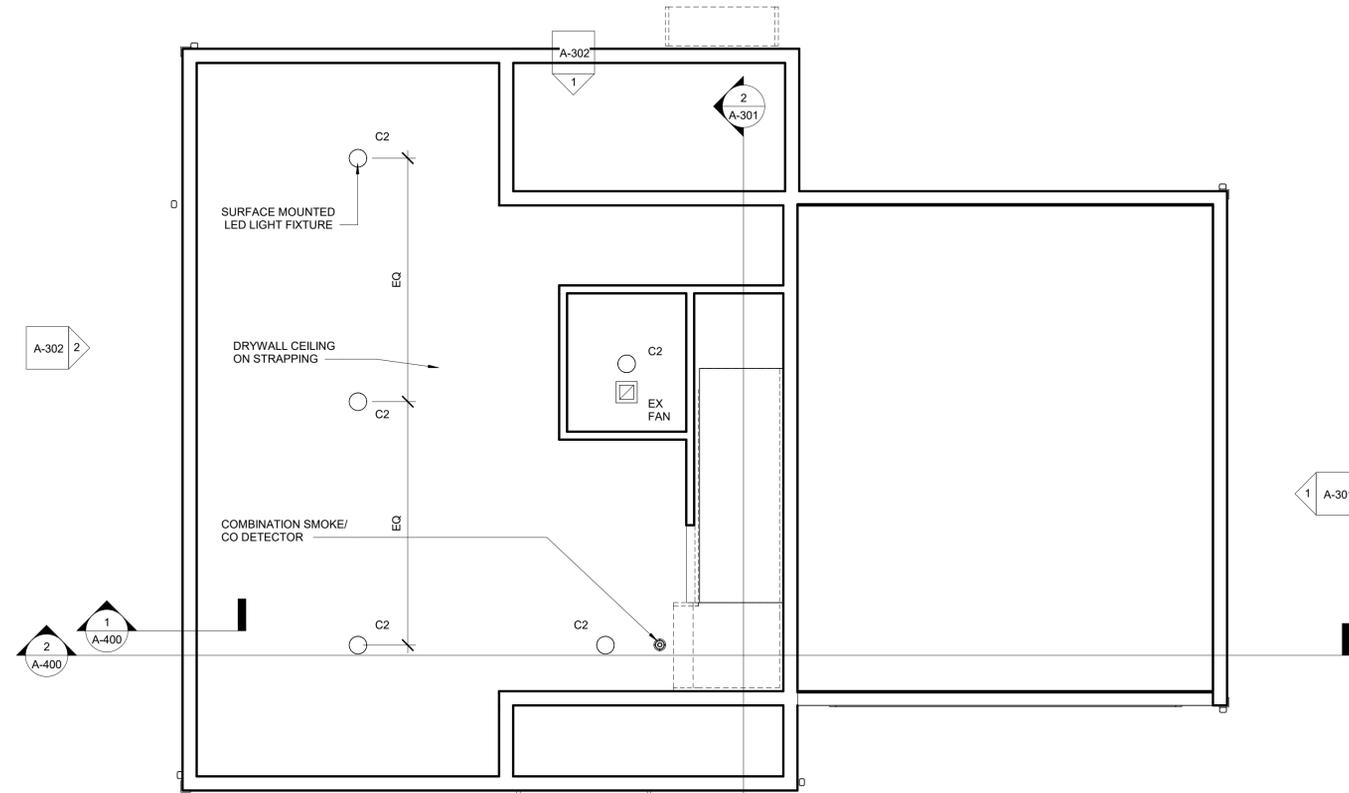
Scale 1/4" = 1'-0"

Drawn By GT Checked By CFT

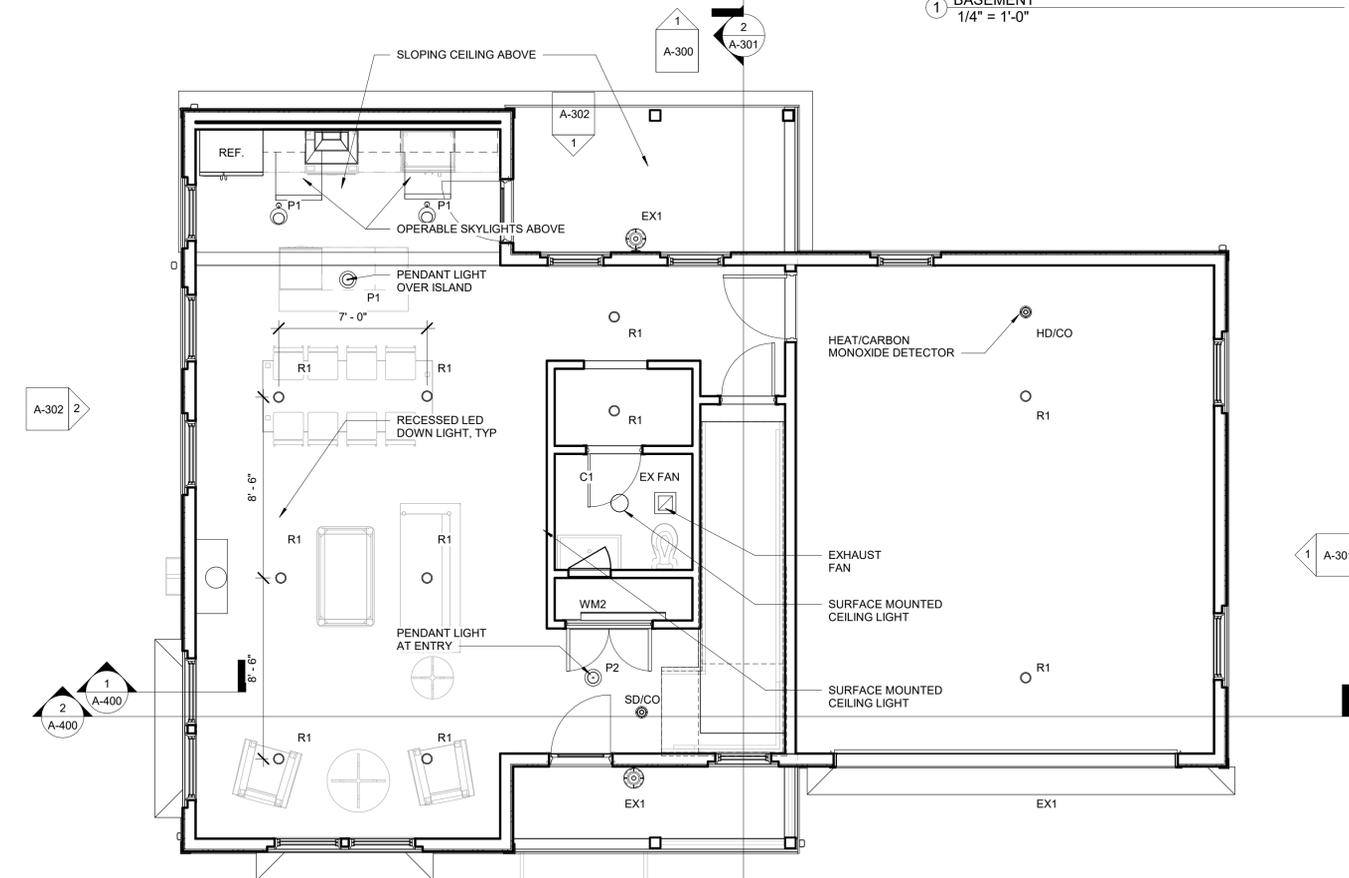
Drawing No. A102

**Kinsale Lane  
 Sub-Division**

Hyde Park



1 BASEMENT  
 1/4" = 1'-0"



2 FIRST FLOOR  
 1/4" = 1'-0"

No. Date Revision



Drawing Title

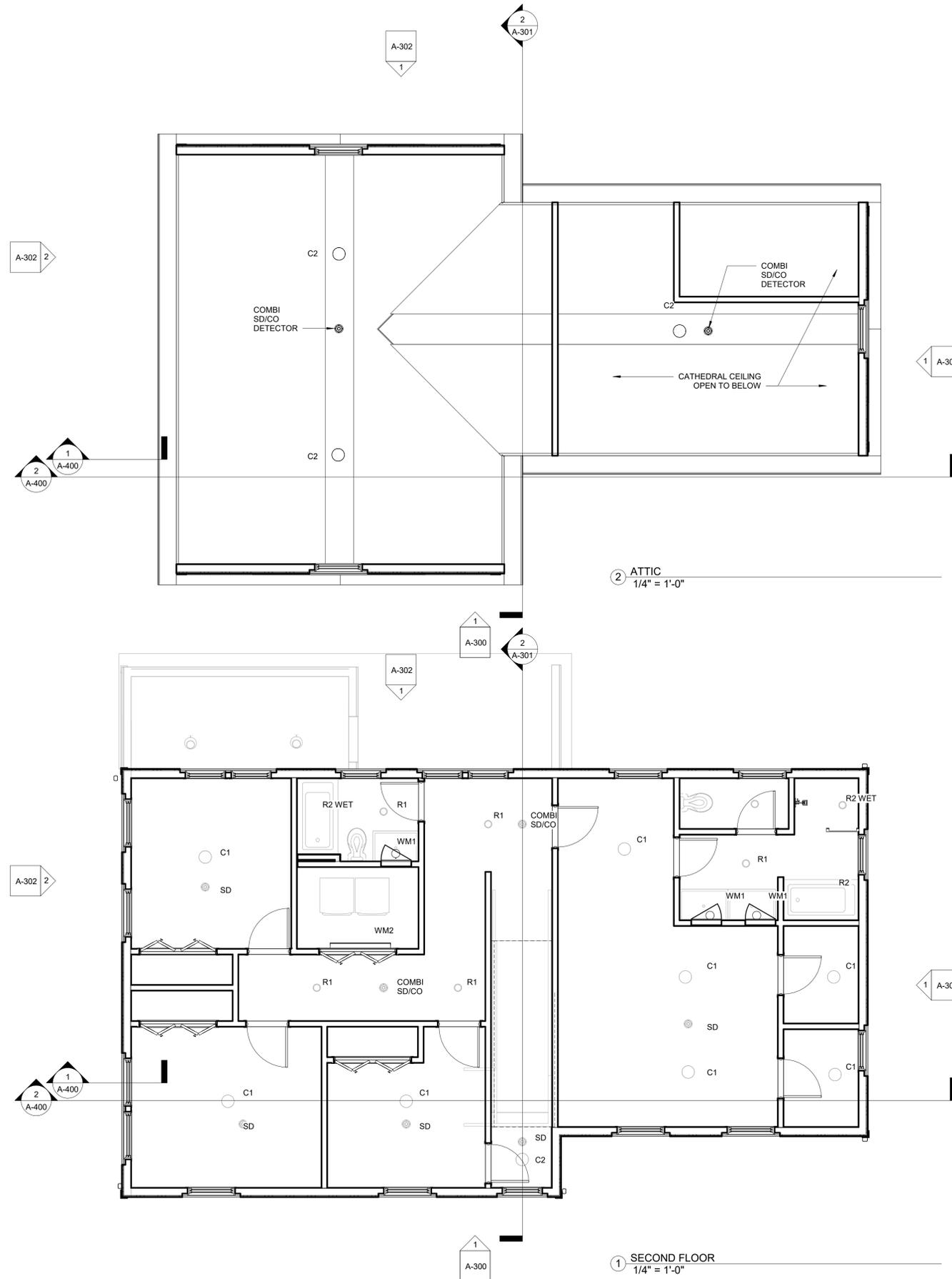
**BASEMENT &  
 FIRST FLOOR  
 REFLECTED  
 CEILING PLANS  
 UNIT TYPE A**

Project No. STA2019KEO  
 Date 08 02 21  
 Scale 1/4" = 1'-0"  
 Drawn By GT  
 Checked By CFT

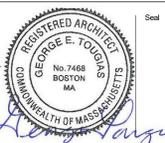
**A201**

**Kinsale Lane  
 Sub-Division**

Hyde Park



No. Date Revision



Drawing Title

**SECOND & ATTIC  
 FLOOR  
 REFLECTED  
 CEILING PLANS**

Project No. STA2019KEO  
 Date 08 02 21  
 Scale 1/4" = 1'-0"  
 Drawn By GT Checked By CFT

**A202**

**Kinsale Lane  
 Sub-Division**

Hyde Park



ROOF  
282' - 1 1/2"

ATTIC  
265' - 9"

SECOND FLOOR  
256' - 0"

**HEIGHT CALCULATION**

FRONT RIGHT	243.50
FRONT LEFT	243.50
LEFT SIDE REAR	243.00
LEFT SIDE FRONT	243.50
RIGHT SIDE REAR	243.00
RIGHT SIDE FRONT	243.50
LEFT REAR	243.00
RIGHT REAR	243.00
TOTAL	1937.00
AVERAGE GRADE	243.25

FIRST FLOOR  
245' - 6"

GARAGE  
243' - 6"

AV. GRADE  
243' - 3"

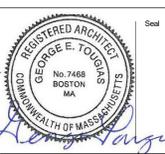
BASEMENT  
235' - 9"

FOOTING  
234' - 5"

ZONING BUILDING HEIGHT  
31' - 5 1/2"

1 STREET ELEVATION  
1/4" = 1'-0"

No. Date Revision



Drawing Title

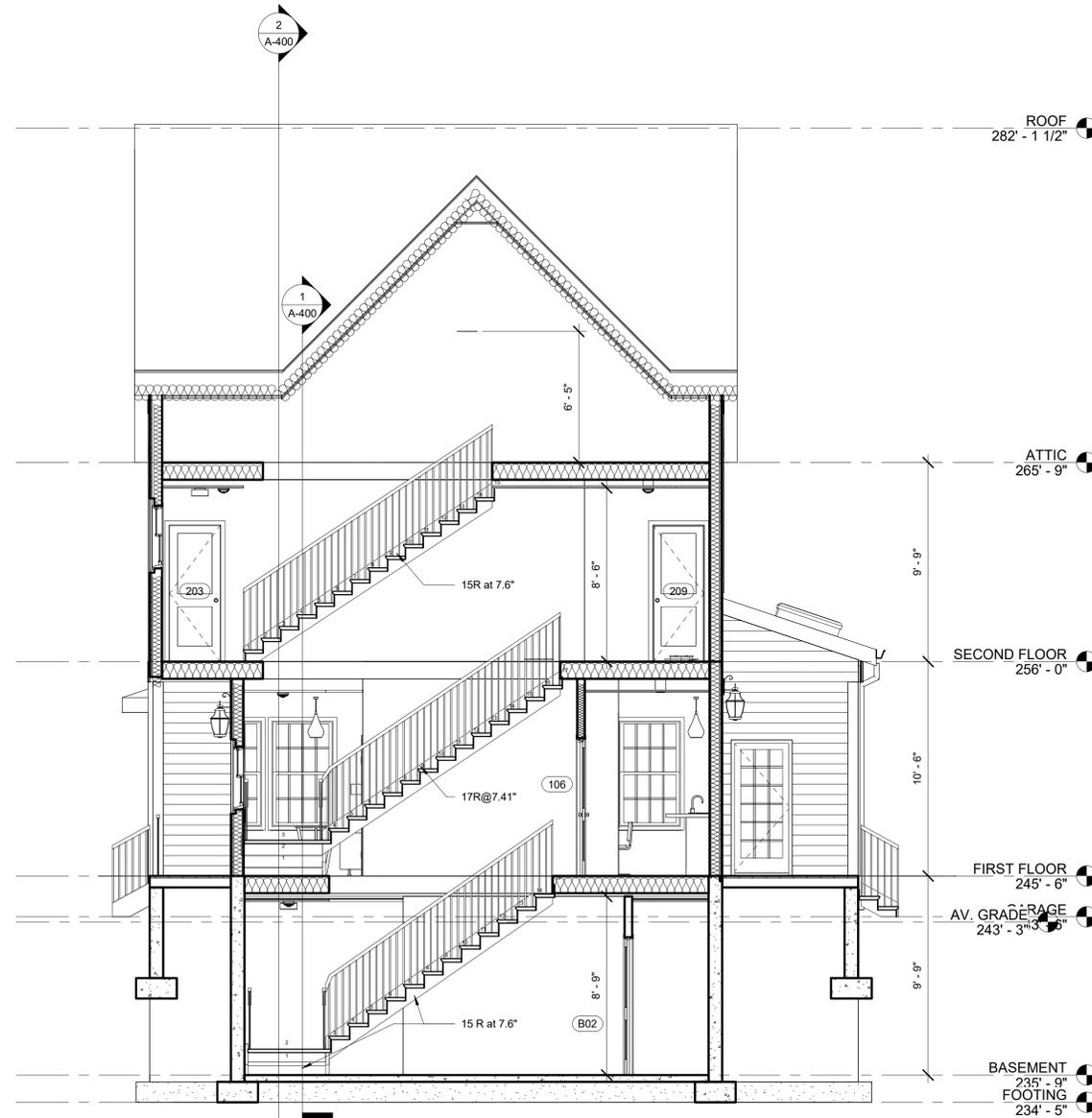
**TYPE A STREET  
 ELEVATION**

Project No. STA2019KEO  
 Date 08 02 21  
 Scale 1/4" = 1'-0"  
 Drawn By GT Checked By CFT

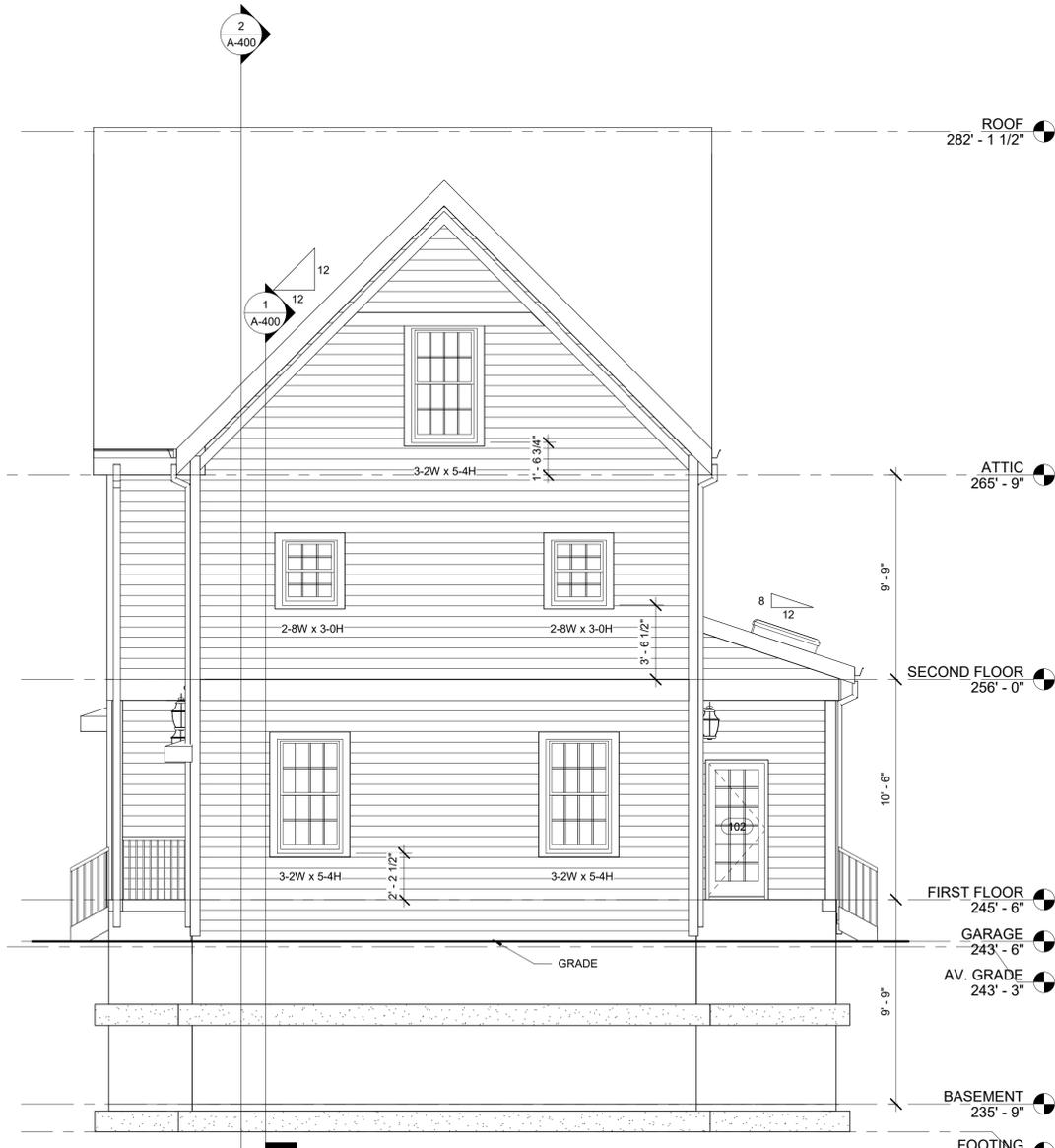
Drawing No. A-300

**Kinsale Lane  
 Sub-Division**

Hyde Park



Section 1  
 1/4" = 1'-0"



Garage Side Elevation  
 1/4" = 1'-0"

No. Date Revision



Drawing Title

**TYPE A GARAGE  
 SIDE ELEVATION  
 & BUILDING  
 SECTION**

Project No. STA2019KEO  
 Date 08 02 21  
 Scale 1/4" = 1'-0"  
 Drawn By GT  
 Checked By CFT

Drawing No. A-301

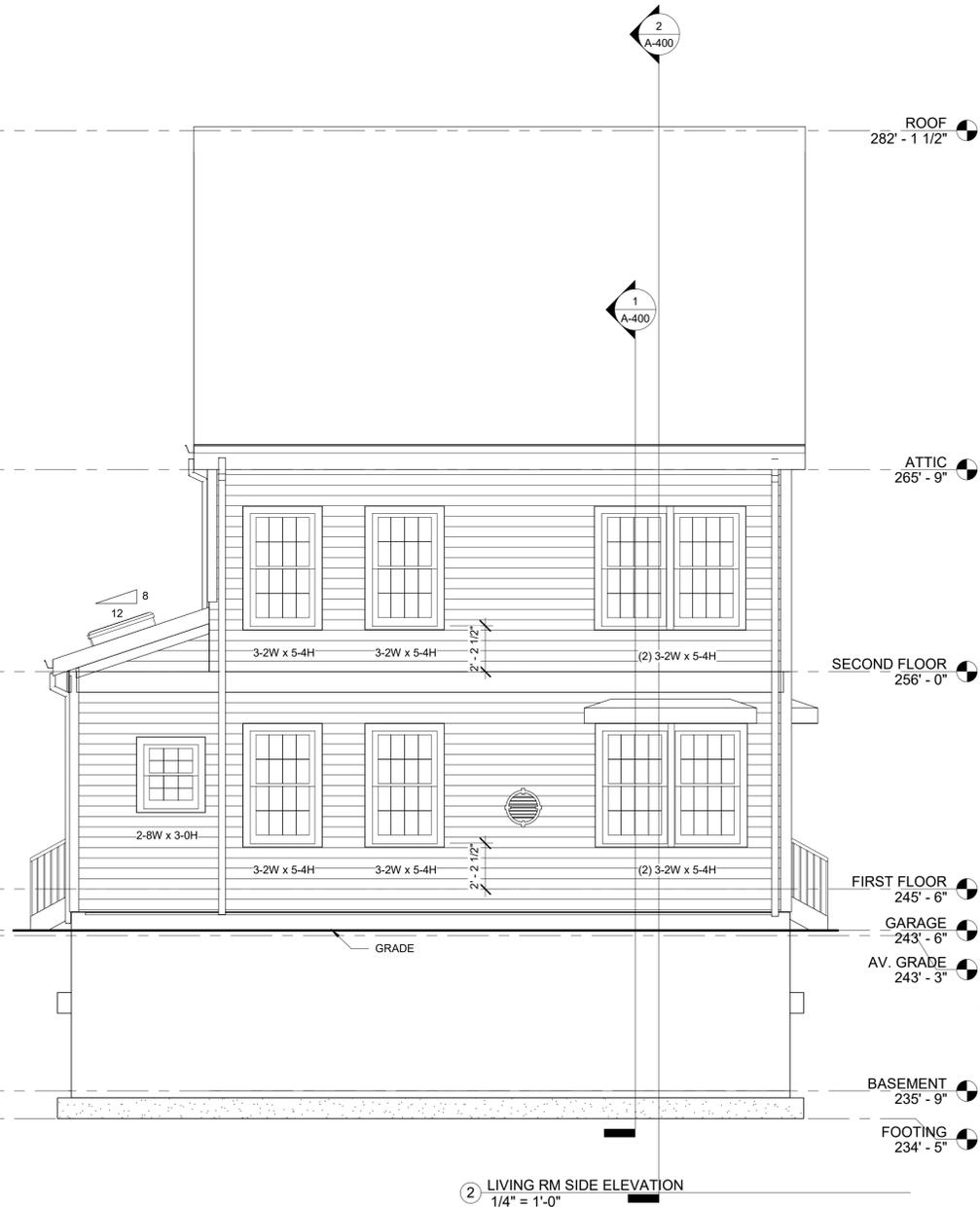
**Kinsale Lane  
 Sub-Division**

Hyde Park



① REAR ELEVATION  
 1/4" = 1'-0"

ROOF 282' - 1 1/2"  
 ATTIC 265' - 9"  
 SECOND FLOOR 256' - 0"  
 FIRST FLOOR 245' - 6"  
 GARAGE 243' - 6"  
 AV. GRADE 243' - 3"  
 BASEMENT 235' - 9"  
 FOOTING 234' - 5"



② LIVING RM SIDE ELEVATION  
 1/4" = 1'-0"

ROOF 282' - 1 1/2"  
 ATTIC 265' - 9"  
 SECOND FLOOR 256' - 0"  
 FIRST FLOOR 245' - 6"  
 GARAGE 243' - 6"  
 AV. GRADE 243' - 3"  
 BASEMENT 235' - 9"  
 FOOTING 234' - 5"



Drawing Title

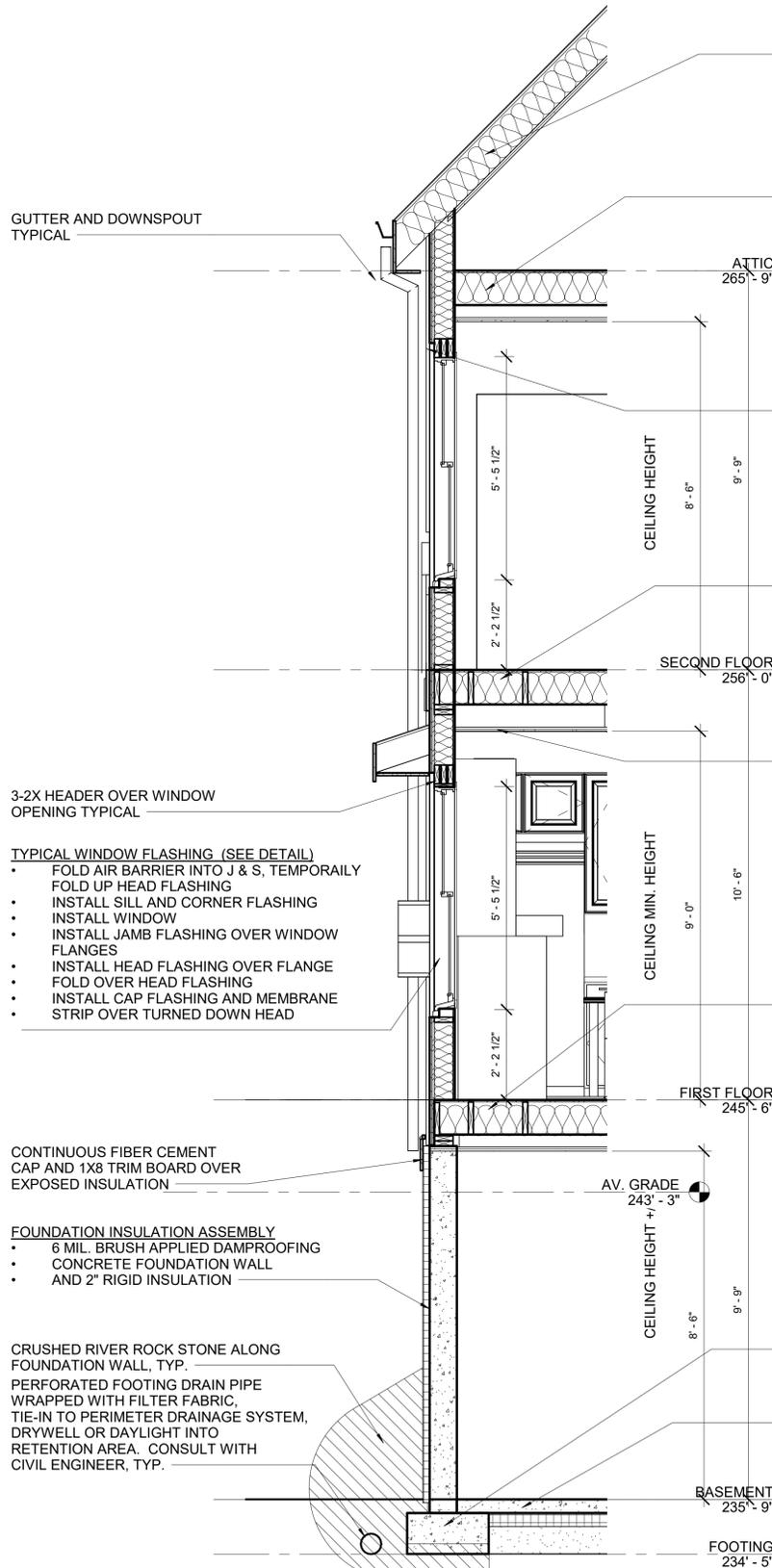
**TYPE A REAR &  
 LIVING ROOM  
 SIDE  
 ELEVATIONS**

Project No. STA2019KEO  
 Date 08 02 21  
 Scale 1/4" = 1'-0"  
 Drawn By GT  
 Checked By CFT

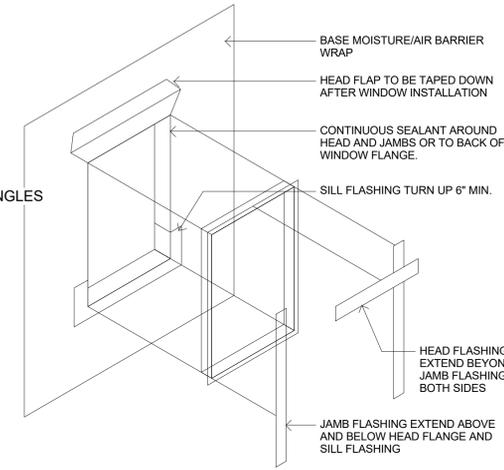
Drawing No. A-302

**Kinsale Lane  
 Sub-Division**

Hyde Park



1 WALL SECTION  
 1/2" = 1'-0"



3 WINDOW FLASHING DETAIL  
 3" = 1'-0"

- TYPICAL ROOF ASSEMBLY**
- 30 YEAR ARCHITECTURAL ASPHALT SHINGLES
  - PEEL & STICK ROOF MEMBRANE CONT.
  - 5/8" PLYWOOD SHEATHING
  - 2X ROOF FRAMING 16" O.C.
  - CLOSED CELL INSULATION, FUR DOWN TO ACHIEVE R50

- 3/4" PLYWOOD SUBFLOOR OVER FRAMING MEMBERS 16" O.C. INSULATED, 1/2" GWB CEILING OVER WOOD FURRING BELOW

- TYPICAL EXTERIOR WALL ASSEMBLY**
- FIBER CEMENT SIDING OVER FURRING STRIPS
  - WEATHER RESISTIVE AIR BARRIER
  - 1/2" PLYWOOD PANELS OR 1/2" ZIP WALL SYSTEM FULLY TAPED OVER
  - 2X6 WOOD STUDS 16" O.C.
  - CLOSED CELL INSULATION (R20 MIN)
  - 1/2" DRYWALL W/PLASTER PAINTED

- 3/4" PLYWOOD SUBFLOOR OVER FRAMING MEMBERS 16" O.C. INSULATED, 1/2" GWB SOFFIT CEILING BELOW

- SOFFITED CEILING FOR MECHANICAL DUCT RUNS AS NECESSARY.

- 3/4" PLYWOOD SUBFLOOR OVER FRAMING MEMBERS 16" O.C. INSULATED 1/2" GWB CEILING OVER WOOD FURRING BELOW

- STEEL REINFORCED PERIMETER SPREAD FOOTING 4'-0" BELOW GRADE, TYP.

- 4" CONCRETE SLAB OVER 6 MIL POLYMEMBRANE, 4" RIGID INSULATION BOARD AND COMPACTED FILL

1 A-400  
 REFER TO TYPICAL WALL SECTION FOR ADDITIONAL DETAIL



2 Section 2  
 1/4" = 1'-0"

No. Date Revision

Seal

REGISTERED ARCHITECT  
 GEORGE E. TOUGIAS  
 No. 7468  
 BOSTON  
 MA  
 COMMONWEALTH OF MASSACHUSETTS

*George E. Tougias*

Drawing Title

**TYPE A BUILDING  
 SECTION & WALL  
 SECTION**

Project No. STA2019KEO  
 Date 08 02 21  
 Scale As indicated  
 Drawn By GT  
 Checked By CFT

A-400

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