June 06, 2022

RICHARD LYNDS
245 SUMNER STREET SUITE 110
BOSTON, MA 02128

RE: Application #: ALT1316705
Location: 17 Alveston ST, Ward 19
Zoning District: Jamaica Plain Neighborhood, 2F-9000
Purpose: Subdivide existing 16,005 s.f. lot into two lots. Lot 1 to contain 9,503 s.f. and Lot 2 to contain 6,502 s.f., renovate existing two family dwelling (with new addition in rear) on Lot 1 and erect a new single family dwelling on Lot 2 as per plans see ERT1316710 for proposed new dwelling.

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):**
   - Structural and Fire Alarm Plans, stamped and signed by MA Registered Design Professional

2. **Supporting Documents:**
   - Licensed Builder's Info (Construction License, Workers' Compensation Affidavit, Certification of Liability Insurance)
   - Home Improvement Contractor Registration
   - Construction Cost Estimate with Breakdown
   - NFPA 241 Report

3. **City Agencies' Approvals:**
   - Boston Planning and Development Agency: Two Sets of Approved Drawings: NDOD
   - Department of Public Works

4. **Additional Information/Comments:**
   - Mattock Higgins submission and UOP permit application number for off street parking new curb cuts

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.
ALVESTON (PUBLIC - VARIABLE WIDTH) STREET

NOTE: BOUNDARY LINES SHOWN HEREON REFER TO "#17 ALVESTON STREET, PLAN OF LAND IN BOSTON, MA DATED OCTOBER 13, 2021, BY THIS OFFICE, TO BE RECORDED WITH THE SUFFOLK COUNTY REGISTRY OF DEEDS.

OWNER: ALVESTON DEVELOPMENT LLC
DEED BOOK 66935 PAGE 26
ASSESSORS PARCEL ID #1901321000

PROPOSED PLOT PLAN
LOT 1 (17 ALVESTON STREET)
IN
BOSTON, MA
(SUFFOLK COUNTY)

SCALE: 1" = 20’ DATE: 3/15/2022

Precision Land Surveying, Inc.
32 Tumpike Road
Southborough, Massachusetts 01772
TELE NO: (508) 460-1789 FAX NO: (508) 970-0096
495701PP1.DWG
BUILDING USE AND OCCUPANCY

GENERAL BUILDING/PROJECT DESCRIPTION:
RENOVATION AND RECONSTRUCTION OF A 2 FAMILY RESIDENTIAL WOOD FRAME STRUCTURE. PROPERTY HAS AN EXISTING DETACHED 2 CAR CONC. BLOCK GARAGE. THE PROJECT IS AS-OF-RIGHT REQUIRING NO ZONING OR OTHER RELIEF FROM THE CITY OF CAMBRIDGE.

OCCUPANCY GROUP:
PER IBC 310.5 RESIDENTIAL - GROUP R-3 ONE AND TWO FAMILY

CONSTRUCTION TYPE:
PER IBC TABLE 6.1 CONSTRUCTION TYPE V-B WOOD FRAME STRUCTURE, RATED BEARING WALLS REQ.

FIRE PROTECTION SYSTEMS:
THE BUILDING WILL BE EQUIPPED WITH A LOCAL TYPE SMOKE AND CARBON MONOXIDE DETECTION SYSTEM. ALARM AND SPRINKLER SYSTEMS ARE NOT REQUIRED.

APPLICABLE CODES - 1-2 FAMILY RESIDENTIAL
BUILDING CODE
MASSACHUSETTS STATE BUILDING CODE, 780 CMR 9TH EDITION AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE 2015 IRC
INTERNATIONAL EXISTING BLDG CODE 2015 IEBC
FIRE PREVENTION CODE
INTERNATIONAL FIRE CODE 2015 IFC, 527 CMR
ACCESSIBILITY
MA ARCHITECTURAL ACCESS BOARD 521 CMR
M-E-P CODES
MASSACHUSETTS ELECTRICAL CODE 527 CMR 12.00
INTERNATIONAL ELECTRICAL CODE 2015 IEC
INTERNATIONAL MECHANICAL CODE 2015 IMC
UNIFORM STATE PLUMBING CODE 2015 IPC, 248 CMR
ENERGY CODE
INTERNATIONAL ENERGY CONSERVATION CODE 2015 IECC WITH MASSACHUSETTS AMENDMENTS 780 CMR CH. 11

ARCHITECT
KBA
119 BRAINTREE STREET
BOSTON, MA 02134
(617)-827-3527
www.boucherarchitecture.com

OWNER
ADCO Development
300 1ST AVENUE
NEEDHAM, MA 02494

17 ALVESTON STREET, JAMAICA PLAIN MA
PERMIT PLAN
03.14.22
GFA CALCULATION REQUIREMENTS IN BOSTON ZONING CODE

FLOOR AREA, GROSS.
The sum of areas of the several floors of the structure, as measured by the exterior faces of the walls, including fully enclosed porches and the like, as measured by the exterior limits thereof, but excluding:

1. Garage space which is in the basement of a building or in the case of garage space accessory to a dwelling, is at grade.
2. Basement and cellar areas devoted exclusively to uses accessory to the operation of the structure, and
3. Areas elsewhere in the structure devoted to heating, mechanical and electrical equipment, customarily located in the basement or cellar, any additions or extensions thereto, and storage facilities provided, however, that in H-2-45, H-4-65, H-6-65, L-2-65 or B-3-65 district no area in an existing structure previously included in gross floor area, and no area in any addition to an existing structure, except areas not used or designed to be used for human occupancy, such as attics, basements or space under sloping eaves, shall be excluded from gross floor area as area for storage facilities or laundry facilities.

https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeId=ART2DE_S2-1MECEWOPH

PARKING REQUIREMENTS IN BOSTON ZONING ORDINANCE FOR ALVESTON

ACCESSORY STRUCTURES (GARAGES)
• Accessory structures allowed not more than 25% allowable floor area
• Set back 5' from property line
• Accessory structures not allowed in front yard setback
• Max footprint 25% of rear yard area

https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeId=ART23OREPA

PARKING
• 2 spaces per unit
• Parking space = 8.5' wide X 20' long
• Driveway 10' wide

https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeId=ART23OREPA

EXISTING AREA SCHEDULE

<table>
<thead>
<tr>
<th>Level</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>BASEMENT</td>
<td>1656 SF</td>
</tr>
<tr>
<td>FIRST FLOOR</td>
<td>1892 SF</td>
</tr>
<tr>
<td>SECOND FLOOR</td>
<td>1421 SF</td>
</tr>
<tr>
<td>THIRD FLOOR</td>
<td>1196 SF</td>
</tr>
<tr>
<td>TOTAL</td>
<td>6165 SF</td>
</tr>
</tbody>
</table>

GFA AREA DIAGRAMS EXISTING

17 ALVESTON STREET, JAMAICA PLAIN MA
FLOOR AREA, GROSS.
THE SUM OF AREAS OF THE SEVERAL FLOORS OF THE STRUCTURE, AS MEASURED BY THE EXTERIOR FACES OF THE WALLS, INCLUDING FULLY ENCLOSED
PORCHES AND THE LIKE AS MEASURED BY THE EXTERIOR LIMITS THEREOF, BUT EXCLUDING
• (A) GARAGE SPACE WHICH IS IN THE BASEMENT OR, IN THE CASE OF GARAGE SPACE ACCESSORY TO A DWELLING IS AT
GRADE,
• (B) BASEMENT AND CELLAR AREAS DEVOTED EXCLUSIVELY TO USE ACCESSORY TO THE OPERATION OF THE STRUCTURE, AND
• (C) AREAS ELSEWHERE IN THE STRUCTURE DEVOTED TO HOUSING MECHANICAL EQUIPMENT CUSTOMARILY LOCATED IN THE BASEMENT OR
CELLAR SUCH AS HEATING AND AIR CONDITIONING EQUIPMENT, PLUMBING, ELECTRICAL EQUIPMENT, LAUNDRY FACILITIES AND STORAGE
FACILITIES, PROVIDED, HOWEVER, THAT IN AN H-2-45, H-2-65, H-3-65 OR B-3-65 DISTRICT NO AREA IN AN EXISTING STRUCTURE
PREVIOUSLY INCLUDED IN GROSS FLOOR AREA AND NO AREA IN ANY ADDITION TO AN EXISTING STRUCTURE, EXCEPT AREAS NOT USED OR
DEIGNED TO BE USED FOR HUMAN OCCUPANCY, SUCH AS ATTICS, BASEMENTS, CELLARS OR SPACE UNDER SLOPING LEVEL, SHALL BE
EXCLUDABLE FROM GROSS FLOOR AREA AS AREA FOR STORAGE FACILITIES OR LAUNDRY FACILITIES.

PARKING REQUIREMENTS IN BOSTON ZONING ORDINANCE FOR ALVESTON
• ALLOWED, SQUARE FOOTAGE NOT MORE THAN 25% ALLOWABLE FLOOR AREA
• DISTANCE FROM SIDE/REAR YARD LOT LINE = 5'
• ACCESSORY STRUCTURES NOT ALLOWED IN FRONT YARD SETBACK
• MAXIMUM FOOTPRINT = 25% OF REAR YARD AREA

PARKING SPACE = 8.5' WIDE X 20' LONG
DRIVEWAY 10' WIDE
**FIRE RATED EXTERIOR WALLS**

**HORIZONTAL, ROOF 0 HOUR RATED**

**WALL PENETRATIONS:**

- **OPENINGS IN WALLS:**
  - **PROJECTIONS:** (VERTICAL)

**EXTERIOR WALL DISTANCE FROM PROPERTY LINE**

- **FOUNDATION TO UNDERSIDE OF ROOF SHEATHING**
  - THE EXTERIOR WALL (HORIZ.) AND SHALL EXTEND FROM LINE TO EXTERIOR FACE OF WALL.

**NOTE:** ALL DISTANCE RANGES ARE MEASURED FROM PROPERTY RESISTANCE RATING...EXTENDED TO AND TIGHT AGAINST COMPLY WITH TABLE R302.1 (1).

**PENETRATIONS OF EXTERIOR WALLS FOR DWELLING UNITS SHALL ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE-**

- **CONSTRUCTION, PROJECTIONS, OPENINGS AND SEPARATED FROM EACH OTHER BY WALL AND FLOOR**

**2 FAMILY STRUCTURES**

- **PER IRC R302.3**

**FIRE PARTITIONS BETWEEN UNITS**

- **REQUIRED FIRE RATINGS FOR**

**EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE**

- **CLEAR HEIGHT 6'-6" (72")**

- **WIN. SILL HEIGHT: 44" MAX. AFF**

- **LANDINGS 36" CLEAR MIN. ON EACH SIDE OF EXTERIOR**

- **NET OPENING WIDTH 20" MIN.**

- **CLEAR OPENING HEIGHT 24" MIN.**

- **CLEAR WIDTH 32" MIN.**

- **DOOR HEIGHT 6'-8"**

- **DOOR STYLE SIDE HINGED**

- **NUMBER OF EGRESS DOORS REQ.**

- **PER IRC R311.2; R311.3**

- **SINGLE OR DOUBLE HUNG NCO 3.3 SF MIN.**

- **THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION**

- **GRADE OR BELOW NCO 5.0 SF MIN**

- **NET CLEAR OPENING (NCO) AREA 5.7 SF MIN.**

**EMERGENCY & RESCUE OPENINGS**

- **MEANS OF EGRESS**

**ENERGY CODE - BUILDING ENVELOPE REQ.**

**AS REQUIRED, THE CLIMATE RATING AS OF THIS DATE HAS BEEN DETERMINED AS NORTHERN NEAR CHICAGO, ILLINOIS, THEN THE FOLLOWING APPEARS TO BE CALM.”**

**CAMERAS ARE NOT INCLUDED IN CONSTRUCTION ENVELOPE AND MUST BE ORDERED TO PROVIDE THE NECESSARY SECURITY AND COMMUNICATIONS FOR THE INSTALLATION OF WIRELESS SECURITY SYSTEMS.”**

**REQUIRED FIRE RATINGS FOR 2 FAMILY STRUCTURES**

**THE PARTITIONS BETWEEN**

- **DWELLING UNITS IN 2 FAMILY BUILDINGS SHALL BE**

- **SEPARATED FROM EACH OTHER BY WALL, PROPERTY LINE**

- **PROJECTIONS NOT ALLOWED**

- **NOTE:** ALL DISTANCE RANGES ARE MEASURED FROM PROPERTY LINE TO EXTERIOR FACE OF WALL.

**WALL PENETRATIONS**

- **OPENINGS IN WALLS:**
  - **PROJECTIONS NOT ALLOWED**
  - **OPENINGS 2'-5'**

**WALL PENETRATIONS**

- **OPENINGS**
  - **COMPLIANT W/ CODE**
  - **NOT REQUIRED**

**SMOKE AND CARBON MONOXIDE DETECTORS**

**SMOKE ALARMS MUST BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:**

- **IN EACH MASTIC ROOM**

- **IN THE IMMEDIATE VICINITY OF THE BEDROOM**

- **IN EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM**

**SMOKE DETECTION**

- **TYPES FOR CONSTRUCTION INFORMATION**

**INDICATES NEW 1 HOUR FIRE RATED WALL, SEE WALL TYPES FOR CONSTRUCTION INFORMATION**

**INDICATES NEW WALL, SEE WALL TYPES FOR CONSTRUCTION INFORMATION**

**INDICATES EXISTING WALL TO BE REMOVED**

**WARNING:** DO NOT OPEN DOORS OR WINDOWS WITH THE DOOR AND STOP WITH THE DOOR MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, OR SPECIAL KNOWLEDGE OR EFFORT OF THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL MEANS.

**TYPES FOR CONSTRUCTION INFORMATION**

**CAMERAS ARE NOT INCLUDED IN CONSTRUCTION ENVELOPE AND MUST BE ORDERED TO PROVIDE THE NECESSARY SECURITY AND COMMUNICATIONS FOR THE INSTALLATION OF WIRELESS SECURITY SYSTEMS.”**

**NOTE:** ALL DISTANCE RANGES ARE MEASURED FROM PROPERTY RESISTANCE RATING...EXTENDED TO AND TIGHT AGAINST COMPLY WITH TABLE R302.1 (1).
**BUILDING ENVELOPE REQ.**

**FIRE RATED EXTERIOR WALLS**
- Horizontal, Roof 0 Hour Rated
- Horizontal, Floor 1 Hour Rated
- Wall Penetrations:
  - Nonbearing Interior Partitions 0 Hour Rated Vertical
- Openings in Walls:
  - Vertical, Separation Wall 1 Hour Rated

**PROJECTIONS:**
- (Vertical)
  - Foundation to Underside of Roof Sheathing

**LINE TO EXTERIOR FACE OF WALL.**

**COMPLY WITH TABLE R302.1 (1).**

**ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE-CONSTRUCTION, PROJECTIONS, OPENINGS AND SEPARATED FROM EACH OTHER BY WALL AND FLOOR**

**PER IRC TABLE R302.1(1)**

**DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE**
- FIRE PARTITIONS BETWEEN UNITS
- REQUIRED FIRE RATINGS FOR

**PER IRC R302.3**

**FIRE PARTITIONS BETWEEN UNITS**

**MUST BE OBTAINED BY THE NORMAL OPERATION OF THE EGRESS DOORS**

**CLEAR HEIGHT 6'-6" (72")**

**WIN. SILL HEIGHT: 44" MAX.**

**NET OPENING WIDTH 20" MIN.**

**CLEAR OPENING HEIGHT 24" MIN.**

**CLEAR WIDTH 32" MIN.**

**NUMBER OF EGRESS DOORS REQ.**
- PER IRC R311.2; R311.3
- SINGLE OR DOUBLE HUNG NCO 3.3 SF MIN.
- EXCEPTIONS PER MA CODE 781 CMR
- GRADE OR BELOW NCO 5.0 SF MIN

**PER IRC R310.2.1 - R310.2.2**

**EMERGENCY & RESCUE OPENINGS**

**FLOOR PLAN KEY**
- **REDCASE:** Existing Wall to be Removed
- **REDCASE EXISTING WALL TO BE REMOVED**
- **REDCASE EXISTING WALL TO BE REMOVED FOR CONSTRUCTION INFORMATION**
- **REDCASE NEW WALL:** New Wall for CONSTRUCTION INFORMATION
- **REDCASE NEW WALL:** New Wall for Construction Information

**FLOOR PLAN PROPOSED**

**FLOOR PLAN SELECTIVE REMOVAL**

**EXISTING AND PROPOSED THIRD FLOOR PLANS**

**17 ALVESTON STREET, JAMAICA PLAIN MA**
EXISTING AND PROPOSED ROOF PLANS
17 AVESTON STREET, JAMAICA PLAIN MA

SELECTIVE REMOVAL KEYNOTES

D01 REMOVE EXISTING MASONRY CHIMNEY FROM SLAB THROUGH ROOF INCLUDING ANY FINISH FACING.
D02 EXTERIOR WINDOW &/OR DOOR TO BE REMOVED.
D03 EXTERIOR WALL TO BE REMOVED TO ACCOMMODATE NEW OPENING. VERIFY STRUCTURAL FOR REQ.
D04 EXISTING ROOF INCLUDING FRAMING, SHEATHING AND FINISH MATERIALS TO BE REMOVED. GC TO SALVAGE ALL UNBROKEN SLATES AND STOCKPILE IN THE BASEMENT.
D05 EXISTING BACK ELL TO BE REMOVED COMPLETELY AND PREPARED FOR NEW ADDITION.
D06 REMOVE EXISTING INTERIOR STAIR (COMPLETE REMOVAL)
D07 REMOVE EXISTING INTERIOR WOOD WALL (FINISH ONLY), PLASTER AND LATH TO BE COMPLETELY REMOVED. FRAMING TO REMAIN TO BE DENTAILED AS REQUIRED.
D08 REMOVE EXISTING INTERIOR WOOD WALL (COMPLETE REMOVAL), PLASTER, LATH AND FRAMING TO BE COMPLETELY REMOVED. GC TO PROVIDE SHORING AS REQ. AT BEARING LOCATIONS.
D11 EXISTING INTERIOR DOOR AND FRAME TO BE REMOVED.
D13 REMOVE FLOOR AND FRAMING AS REQUIRED TO CREATE NEW OPENING (AREA SHOWN HATCHED). PROVIDE SHORING AS REQ.
D16 REMOVE EXISTING FRONT DOOR AND PROTECT JAMB AND TRANSOM THROUGHOUT CONSTRUCTION. DOOR TO BE RESTORED AS REQ.

ENERGY CODE - BUILDING ENVELOPE REQ.

CAMBRIDGE MA IS LOCATED IN CLIMATE ZONE 5 PER N110.1.7

INSULATION REQ. BY COMPONENT
- IRC TABLE 01102.1.2 (R402.1.2)
- FENESTRATION U- 0.30 MAX.
- SKYLIGHT U- 0.55 MAX.
- CEILING R-49 MIN
- WOOD FRAME WALL R-20 MIN.
- MASS WALL R-13 MIN.
- FLOOR R-30 MIN
- BASEMENT WALL R-19 MIN. CAVITY INSUL.
- SLAB R-10 / 2' DEEP MIN.
- CRAWL SPACE R-19 MIN. CAVITY INSUL.

CITY MAY REQUIRE HERS RATING ANALYSIS AS PART OF THE BUILDING PERMIT

1/4" = 1'-0"

KELLY BOUCHER ARCHITECTURE
kelly@boucherarchitecture.com
phone: (617) 827.3527

DRAWN BY

1/4" = 1'-0"
EXISTING & PROPOSED ELEVATIONS

2 PROPOSED EAST ELEVATION (DRIVEWAY SIDE)

1/4" = 1'-0"

4 EXISTING EAST ELEVATION (DRIVEWAY SIDE)

1/4" = 1'-0"

No. Descrip. Date
TWO FAMILY

THE PROJECT IS
SMOKE AND CARBON MONOXIDE DETECTION SYSTEM.

AN EXISTING DETACHED 2 CAR CONC. BLOCK GARAGE
THE BUILDING WILL BE EQUIPPED WITH A LOCAL TYPE
FIRE PROTECTION SYSTEMS:
WOOD FRAME STRUCTURE, RATED BEARING WALLS REQ.
RESIDENTIAL WOOD FRAME STRUCTURE. PROPERTY HAS
PER IBC TABLE 6.1
CONSTRUCTION TYPE:
PER IBC 310.5
OCCUPANCY GROUP:
RENOVATION AND RECONSTRUCTION OF A 2 FAMILY
BUILDING USE AND OCCUPANCY
OTHER RELIEF FROM THE CITY OF CAMBRIDGE.

EXTERIOR WALL DISTANCE FROM PROPERTY LINE
LINE TO EXTERIOR FACE OF WALL.
NOTE ALL DISTANCE RANGES ARE MEASURED FROM PROPERTY
HORIZONTAL, ROOF 0 HOUR RATED
HORIZONTAL, FLOOR WITHIN UNIT 0 HOUR RATED
HORIZONTAL, FLOOR 1 HOUR RATED
VERTICAL, BEARING WALL 1 HOUR RATED
VERTICAL, SEPARATION WALL 1 HOUR RATED

NONBEARING INTERIOR PARTITIONS 0 HOUR RATED
(VERTICAL)

THE EXTERIOR WALL (HORIZ.) AND SHALL EXTEND FROM
PENETRATIONS OF EXTERIOR WALLS FOR DWELLING UNITS SHALL
OPENINGS IN WALLS:
RESISTANCE RATING...EXTENDED TO AND TIGHT AGAINST
PROJECTS:
CONSTRUCTION, PROJECTIONS, OPENINGS AND
FIRE PARTITIONS BETWEEN UNITS
REQUIRED FIRE RATINGS FOR
2 FAMILY STRUCTURES

BUILDING USE AND OCCUPANCY
GENERAL RENOVATION PROJECT
RENOVATION AND RECONSTRUCTION OF A 2 FAMILY
RESIDENTIAL, WOOD FRAME STRUCTURE. PROPERTY HAS
AN EXISTING DETACHED 2 CAR CONC. BLOCK GARAGE
THE PROJECT IS ALL-OF-RIGHT REQUIRING NO EXPANSIONS OR
OTHER ADDITION FROM THE CITY OF CAMBRIDGE.
OCCUPANCY GROUP:
PER IRC TABLE 306.1 RESIDENTIAL - GROUP R-2 ONE AND
TWO FAMILY
CONSTRUCTION TYPE:
PER IRC TABLE 102.1 CONSTRUCTION TYPE V-B
WOOD FRAME STRUCTURE, RATED BEARING WALLS REQ.

FIRE PROTECTION SYSTEMS:
THE BUILDING WILL BE EQUIPPED WITH A LOCAL TYPE
SMOKE AND CARBON MONOXIDE DETECTION SYSTEM.
ALARMS AND SPRINKLER SYSTEMS ARE NOT REQUIRED.
TEMPERED WINDOWS WITH GLAZING WITH 18" OF WALKING SURFACE, VERIFY IN FIELD

SAFETY GLAZING

SAFETY (TEMPERED) GLAZING
PER IBC 2015 R308

SAFETY GLAZING REQUIRED AT THE FOLLOWING LOCATIONS:
- ALL GLASING SWING/SLIDING DOORS
- GLAZING WITHIN 24" OF A SWING DOOR (EITHER HINGE SIDE OR PULL SIDE)
- ANY INDIVIDUAL PANE GREATER THAN 9 SF IN AREA
- ANY PANE THAT IS INSTALLED WITHIN 18" OF A WALKING SURFACE
- ANY PANE WITHIN 60" OF AN EDGE OF BATHTUB, SHOWER, HOT TUB, SPA, WHIRPOOL OR SWIMMING POOL

---

**WINDOW SCHEDULE**

<table>
<thead>
<tr>
<th>KEY</th>
<th>QTY</th>
<th>MFR.</th>
<th>WINDOW STYLE</th>
<th>Description</th>
<th>GC TO VERIFY EXIST.</th>
<th>Head</th>
<th>Sill</th>
<th>Lites Wide</th>
<th>Lites High</th>
<th>Egress</th>
<th>Temp.</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BASEMENT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>7</td>
<td>JELD-WEN</td>
<td>UITHOP</td>
<td>Aluminum Clad Wood Hopper Window with 7/8&quot; SDL &amp; Spacer Bar per Elevs</td>
<td></td>
<td>20 1/2&quot;</td>
<td>37&quot;</td>
<td>&lt;varies&gt;</td>
<td>&lt;varies&gt;</td>
<td></td>
<td></td>
<td>YES</td>
</tr>
</tbody>
</table>

**FIRST FLOOR**

<table>
<thead>
<tr>
<th>KEY</th>
<th>QTY</th>
<th>MFR.</th>
<th>WINDOW STYLE</th>
<th>Description</th>
<th>GC TO VERIFY EXISTING UNIT SIZE PRIOR TO ORDER</th>
<th>Head</th>
<th>Sill</th>
<th>Lites Wide</th>
<th>Lites High</th>
<th>Egress</th>
<th>Temp.</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>11</td>
<td>JELD-WEN</td>
<td>SCDH3776</td>
<td>Aluminum Clad Wood Double Hung Window with 7/8&quot; SDL &amp; Spacer Bar per Elevs</td>
<td>YES</td>
<td>78 1/2&quot;</td>
<td>37&quot;</td>
<td>&lt;varies&gt;</td>
<td>&lt;varies&gt;</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| B   | 6   | JELD-WEN | SCDH3766 | Aluminum Clad Wood Double Hung Window with 7/8" SDL & Spacer Bar per Elevs | NO | 78 1/2" | 22" | <varies> | <varies> | | | |

| C   | 1   | JELD-WEN | SCC3046-2 | Aluminum Clad Wood Casement Window with 7/8" SDL & Spacer Bar per Elevs | YES | 48 3/4" | 60 3/4" | 8" - 1" | 4" - 1" | 2 | 3 | |

| D   | 2   | JELD-WEN | SCDH3768 | Aluminum Clad Wood Double Hung Window with 7/8" SDL & Spacer Bar per Elevs | YES | 68 1/2" | 37" | <varies> | <varies> | | | |

**SECOND FLOOR**

<table>
<thead>
<tr>
<th>KEY</th>
<th>QTY</th>
<th>MFR.</th>
<th>WINDOW STYLE</th>
<th>Description</th>
<th>GC TO VERIFY EXISTING UNIT SIZE PRIOR TO ORDER</th>
<th>Head</th>
<th>Sill</th>
<th>Lites Wide</th>
<th>Lites High</th>
<th>Egress</th>
<th>Temp.</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>10</td>
<td>JELD-WEN</td>
<td>SCDH3768</td>
<td>Aluminum Clad Wood Double Hung Window with 7/8&quot; SDL &amp; Spacer Bar per Elevs</td>
<td>YES</td>
<td>68 1/2&quot;</td>
<td>37&quot;</td>
<td>7&quot; - 7&quot;</td>
<td>1&quot; - 11&quot;</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| E   | 1   | JELD-WEN | SCDH4346 | Aluminum Clad Wood Double Hung Window with 7/8" SDL & Spacer Bar per Elevs | NO | 35 1/2" | 23" | 7" - 7" | 4" - 8" | | | |

**THIRD FLOOR**

<table>
<thead>
<tr>
<th>KEY</th>
<th>QTY</th>
<th>MFR.</th>
<th>WINDOW STYLE</th>
<th>Description</th>
<th>GC TO VERIFY EXISTING UNIT SIZE PRIOR TO ORDER</th>
<th>Head</th>
<th>Sill</th>
<th>Lites Wide</th>
<th>Lites High</th>
<th>Egress</th>
<th>Temp.</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>F</td>
<td>8</td>
<td>JELD-WEN</td>
<td>SCDH3352</td>
<td>Aluminum Clad Wood Double Hung Window with 7/8&quot; SDL &amp; Spacer Bar per Elevs</td>
<td>NO</td>
<td>50&quot;</td>
<td>32&quot;</td>
<td>7&quot; - 2&quot;</td>
<td>3&quot; - 0 1/2&quot;</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL**

<p>| | | | | | | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>

**WINDOW KEY**
MORE INFORMATION REQUEST LETTER

June 06, 2022

RICHARD LYNDS
245 SUMNER STREET SUITE 110
BOSTON, MA 02128

RE: Application #: ERT1316710
Location: 21 Alveston St, Ward 19
Zoning District: Jamaica Plain Neighborhood, 2F-9000
Purpose: Subdivide existing 16,005 s.f. lot into two lots. Lot 1 to contain 9,503 s.f. and Lot 2 to contain 6,502 s.f., renovate existing two family dwelling on Lot 1 and erect a new single family dwelling (with detached garage) on Lot 2 as per plans see ALT1316705 for subdivision and renovation of existing structure.

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, Structural and Fire Alarm Plans

2. **Supporting Documents:**
   - Licensed Builder's Info (Construction License, Workers' Compensation Affidavit, Certification of Liability Insurance)
   - Home Improvement Contractor Registration
   - Construction Cost Estimate with Breakdown
   - IECC/MA Stretch Energy Code Compliance Report
   - Property Deed
   - NFPA 241 Report
   - Construction Management Plan Report

3. **City Agencies' Approvals:**
   - Boston Planning and Development Agency: Two Sets of Approved Drawings: NDOD
   - Boston Water & Sewer Department: Two Sets of Approved Drawings
   - Department of Public Works
   - Environmental Sanitation Department

4. **Additional Information/Comments:**
   Mattock Higgins

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.

Francesco D'Amato, Plans Examiner
frank.damato@boston.gov / (617) 961-3265
BUILDING USE AND OCCUPANCY

GENERAL BUILDING/PROJECT DESCRIPTION:
RENOVATION AND RECONSTRUCTION OF A 2 FAMILY RESIDENTIAL WOOD FRAME STRUCTURE.
PROPERTY HAS AN EXISTING DETACHED 2 CAR CONC. BLOCK GARAGE
THE PROJECT IS AS-OF-RIGHT REQUIRING NO ZONING OR OTHER RELIEF FROM THE CITY OF CAMBRIDGE.

OCCUPANCY GROUP:
PER IBC 310.5 RESIDENTIAL - GROUP R-3
ONE AND TWO FAMILY

CONSTRUCTION TYPE:
PER IBC TABLE 6.1 CONSTRUCTION TYPE V-B
WOOD FRAME STRUCTURE, RATED BEARING WALLS REQ.

FIRE PROTECTION SYSTEMS:
THE BUILDING WILL BE EQUIPPED WITH A LOCAL TYPE SMOKE AND CARBON MONOXIDE DETECTION SYSTEM. ALARM AND SPRINKLER SYSTEMS ARE NOT REQUIRED.

APPLICABLE CODES - 1-2 FAMILY RESIDENTIAL

BUILDING CODES
- MASSACHUSETTS STATE BUILDING CODE, 780 CMR 9TH EDITION AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE 2015 IRC
- INTERNATIONAL EXISTING BLDG CODE 2015 IEBC

FIRE PREVENTION CODES
- INTERNATIONAL FIRE CODE 2015 IFC, 527 CMR

ACCESSIBILITY
- MA ARCHITECTURAL ACCESS BOARD 521 CMR

M-E-P CODES
- MASSACHUSETTS ELECTRICAL CODE 527 CMR 12.00
- INTERNATIONAL ELECTRICAL CODE 2015 IEC
- INTERNATIONAL MECHANICAL CODE 2015 IMC
- UNIFORM STATE PLUMBING CODE 2015 IPC, 248 CMR

ENERGY CODE
- INTERNATIONAL ENERGY CONSERVATION CODE 2015 IECC
- WITH MASSACHUSETTS AMENDMENTS 780 CMR CH. 11

ARCHITECT
KBA
119 BRAintree STREET
BOSTON, MA 02134
(617)-827-3527
www.boucherarchitecture.com

OWNER
ADCO Development
300 1st AVENUE
NEEDHAM, MA 02494

19 ALVESTON STREET, JAMAICA PLAIN MA
PERMIT SET
03.14.22
LOT 1
PROPOSED GSF: 4683 SF
MIN. LOT AREA REQ. TO SUPPORT SF: 9366 SF
LOT AREA PROVIDED: 9495 SF

LOT 2
NEWLY ESTABLISHED LOT
LOT AREA: 6502 +/- SF
ALLOWABLE GFA 3251 SF
PROPOSED GFA 3111 SF

OPEN SPACE

<table>
<thead>
<tr>
<th>Name</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT 2</td>
<td>6502 SF</td>
</tr>
<tr>
<td>LOT 1</td>
<td>9503 SF</td>
</tr>
<tr>
<td>TOTAL LOT AREA: 2</td>
<td>16005 SF</td>
</tr>
</tbody>
</table>
NEWLY ESTABLISHED LOT AREA = 6514 SF
ALLOWABLE GFA: 3257 SF

### GFA Area Schedule

<table>
<thead>
<tr>
<th>Name</th>
<th>Level</th>
<th>Area</th>
<th>Zoning Area Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIRST FLOOR</td>
<td>FIRST FLOOR</td>
<td>1343 SF</td>
<td>GFA</td>
</tr>
<tr>
<td>SECOND FLOOR</td>
<td>SECOND FLOOR</td>
<td>1200 SF</td>
<td>GFA</td>
</tr>
<tr>
<td>THIRD FLOOR</td>
<td>THIRD FLOOR</td>
<td>1813 SF</td>
<td>GFA</td>
</tr>
<tr>
<td>BASEMENT</td>
<td>BASEMENT</td>
<td>1323 SF</td>
<td>NON-GFA</td>
</tr>
<tr>
<td>GARAGE</td>
<td>FIRST FLOOR</td>
<td>491   SF</td>
<td>NON-GFA</td>
</tr>
<tr>
<td>TOTAL SF</td>
<td></td>
<td>4925  SF</td>
<td></td>
</tr>
</tbody>
</table>

### GFA Calculation Requirements in Boston Zoning Code

**GFA Area, Gross**

The gross area is the sum of areas of the several floors of the structure, as measured by the exterior faces of the walls, including fully enclosed porches and the like as measured by the exterior limits thereof, but excluding:

- Garage space which is in the basement of a building or, in the case of garage space accessory to a dwelling, is at grade.
- Basement and cellar areas devoted exclusively to uses accessory to the operation of the structure.
- Areas elsewhere in the structure devoted to housing mechanical equipment customarily located in the basement or cellar such as heating and air conditioning equipment, plumbing, electrical equipment, laundry facilities and storage facilities, provided, however, that in an H-2-45, H-2-65, H-3-65 or B-3-65 district no area in an existing structure previously included in gross floor area and no area in any addition to an existing structure, except areas not used or designed to be used for human occupancy, such as attics, basements, cellars or space under sloping roofs, shall be excludable from gross floor area as area for storage facilities or laundry facilities.

### Parking Requirements in Boston Zoning Ordinance for Alveston

- Accessory structures (garages):
  - Allowed, square footage not more than 25% allowable floor area.
  - Distance from side/ rear yard lot line = 5'
- Accessory structures not allowed in front yard setback.
- Maximum footprint = 25% of rear yard area.

https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeid=ART23ORPA

### Parking

- 2 spaces per unit.
- Parking space = 8.5' wide x 20' long.
- Driveway = 10' wide.

https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeid=ART23ORPA

### Project Zoning

- Project Title: Alveston
- Project Number: 21-023
- Client: ADCO Development
- Site: 19 Alveston Street, Jamaica Plain MA
- Telephone: (617) 827-3527
- Email: kelly@boucherarchitecture.com
**MUST BE OBTAINED BY THE NORMAL OPERATION OF THE**

**CLEAR HEIGHT 6'-6" (72")**

**LANDINGS 36" CLEAR MIN. ON EACH SIDE OF EXTERIOR**

**OPERATION MUST BE ABLE TO BE OPENED FROM THE INSIDE**

**DOOR HEIGHT 6'-8"**

**CLEAR WIDTH 32" MIN.**

**DOOR STYLE SIDE HINGED**

**THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION**

**WIN. SILL HEIGHT: 44" MAX. AFF**

**NET OPENING WIDTH 20" MIN.**

**NUMBER OF EGRESS DOORS REQ.**

**CLEAR OPENING HEIGHT 24" MIN.**

**EXCEPTIONS PER MA CODE 781 CMR**

**NET CLEAR OPENING (NCO) AREA 5.7 SF MIN.**

**PER IRC R311.2; R311.3**

**EGRESS DOORS**

**SINGLE OR DOUBLE HUNG NCO 3.3 SF MIN.**

**GRADE OR BELOW NCO 5.0 SF MIN.**

**PER IRC R310.2.1 - R310.2.2**

**EMERGENCY & RESCUE OPENINGS**

**MEANS OF EGRESS**

**EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE**

**SECOND FLOOR PLAN**

**FIRST FLOOR PLAN**

**BASEMENT FLOOR PLAN**

**BASEMENT, FIRST AND SECOND FLOOR PLANS**

**300 1st AVENUE**

**NEEDHAM, MA  02494**

**Development**

**3/14/2022 12:32:00 PM**

**MEANS OF EGRESS - BASEMENT**

**HORIZONTAL AREA**

**MEANS OF EGRESS**

**SIDE HINGED**

**CLEAR HEIGHT 6'-8"**

**CLEAR WIDTH 32" MIN.**

**EXCEPTIONS PER MA CODE 781 CMR**

**NET CLEAR OPENING (NCO) AREA 5.7 SF MIN.**

**PER IRC R311.2; R311.3**

**EGRESS DOORS**

**SINGLE OR DOUBLE HUNG NCO 3.3 SF MIN.**

**GRADE OR BELOW NCO 5.0 SF MIN.**

**PER IRC R310.2.1 - R310.2.2**

**EMERGENCY & RESCUE OPENINGS**

**MEANS OF EGRESS**

**EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE**
MEANS OF EGRESS

EMERGENCY & RESCUE OPENINGS

- NET CLEAR OPENING DIAM. 66" MIN.
- MIN. 2 OPENINGS PER FLOOR
- SINGLE OR DOUBLE HUNG NCO 3.3 SF MIN.
- CLEAR OPENING HEIGHT 24" MIN.
- MEASUREMENTS ARE TO BE TAKEN AT THE ADJACENT WALL
- NET CLEAR OPENING MUST BE MADE AVAILABLE TO THE PUBLIC IDENTIFIED BY A DURABLE, LEGIBLE AND PERMANENT SIGN FROM THE ADJACENT WALL

Egress Door

- CLEAR HEIGHT: 8' - 0" MIN.
- CLEAR WIDTH: 3' - 0" MIN.
- MG TO ENTRANCE DOOR "A") (UNLESS OTHERWISE NOTED)
- MG TO THE ADJACENT WALL "B") (UNLESS OTHERWISE NOTED)
- MG TO THE ADJACENT WALL "C") (UNLESS OTHERWISE NOTED)
- MG TO THE ADJACENT WALL "D") (UNLESS OTHERWISE NOTED)

SIZE OF EGRESS DOOR MAX.: 36" X 80"

EMERGENCY & RESCUE OPENINGS
- NET CLEAR OPENING (NCO) AREA 5.7 SF MIN.

EXCEPTIONS PER MA CODE 781 CMR
- GRADE OR BELOW NCO 5.0 SF MIN.
- SINGLE OR DOUBLE HUNG NCO 3.3 SF MIN.

CLEAR OPENING HEIGHT 24" MIN.
- MEASUREMENTS ARE TO BE TAKEN AT THE ADJACENT WALL

ENERGY CODE - BUILDING ENVELOPE REQ.

- IRC TABLE 01102.1.2 (R402.1.2)
- SKYLIGHT U- 0.55 MAX.
- CEILING R-49 MIN.
- WOOD FRAME WALL R-20 MIN.
- MASS WALL R-13 MIN.
- FLOOR R-30 MIN.
- BASEMENT WALL R-19 MIN.
- SLAB R-10 MIN.
- CRAWL SPACE R-19 MIN.
- TIME TAKEN TO COMPLY WITH IRC TABLE 01102.1.2 (R402.1.2)
- CEILING R-49 MIN.
- WOOD FRAME WALL R-20 MIN.
- MASS WALL R-13 MIN.
- FLOOR R-30 MIN.
- BASEMENT WALL R-19 MIN.
- SLAB R-10 MIN.
- CRAWL SPACE R-19 MIN.

GENERAL FLOOR PLAN NOTES:

- EXTERIOR DIMENSIONS ARE FROM FACE OF STUD, AND CENTER OF OPENINGS.
- INTERIOR DIMENSIONS ARE FINISH TO FINISH.
- INSTALL 3-1/2" SOUND ATTENUATION BATT INSULATION AT ALL WALLS SEPARATING DWELLING UNITS FROM ALL OTHER SPACES.
- INSTALL 3-1/2" SOUND ATTENUATION BATT INSULATION AT ALL BATHROOM AND BEDROOM WALLS.
- UNLESS OTHERWISE NOTED THE HINGE SIDE OF DOOR JAMBS SHALL BE SET 4" FROM ADJACENT WALLS.
- THE G.C. SHALL COORDINATE THE LOCATION OF ALL BLOCKING AS REQUIRED IN THE ACCESSIBILITY AND ADAPTABILITY GENERAL NOTES.

SMOKE AND CARBON MONOXIDE DETECTORS

- SMOKE ALARMS MUST BE INSTALLED AT ALL THE FOLLOWING LOCATIONS:
  - IN EACH SLEEPING ROOM
  - OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
  - ON EACH ADDITIONAL STORY OF THE DWELLING UNIT INCLUDING BASEMENTS AND HABITABLE ATTICS

- EXCEPT: CRAWL SPACES AND UNINHABITABLE ATTIC

- APPROVED CARBON MONOXIDE ALARMS MUST BE INSTALLED OUTSIDE EACH SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS
- CO DETECTORS REQUIRED IN DWELLING UNITS WHERE THE DWELLING UNIT CONTAINS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT

- SMOKE AND CARBON MONOXIDE ALARMS ARE TO BE INSTALLED AS PART OF THE BUILDING PERMIT.
ALVESTON (PUBLIC – VARIABLE WIDTH) STREET

NOTE: BOUNDARY LINES SHOWN HEREON REFER TO "#17 ALVESTON STREET, PLAN OF LAND IN BOSTON, MA DATED OCTOBER 13, 2021, BY THIS OFFICE, TO BE RECORDED WITH THE SUFFOLK COUNTY REGISTRY OF DEEDS.

OWNER: ALVESTON DEVELOPMENT LLC
DEED BOOK 66935 PAGE 26
ASSESSORS PARCEL ID #1901321000

PROPOSED PLOT PLAN
LOT 2 (17 ALVESTON STREET)
IN BOSTON, MA
(SUFFOLK COUNTY)

SCALE: 1" = 20’ DATE: 3/15/2022

Precision Land Surveying, Inc.
32 Tumipike Road
Southborough, Massachusetts 01772
TELE NO.: (508) 460-1769 FAX NO.: (508) 970-0996
495701PP1.DWG