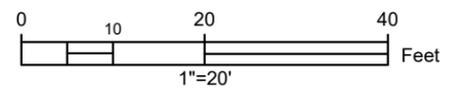


LOT 5	
LOT AREA	10055 SF
LOT FRONTAGE	87 LF
LOT WIDTH	84 LF
OPEN SPACE	7537 SF (75%)



*OPEN SPACE IS ALL LOT AREA EXCLUDING BUILDING & DRIVEWAYS
 ** GARAGE COVERS 12.3% OF REAR YARD

LEGEND

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

ACRONYMS

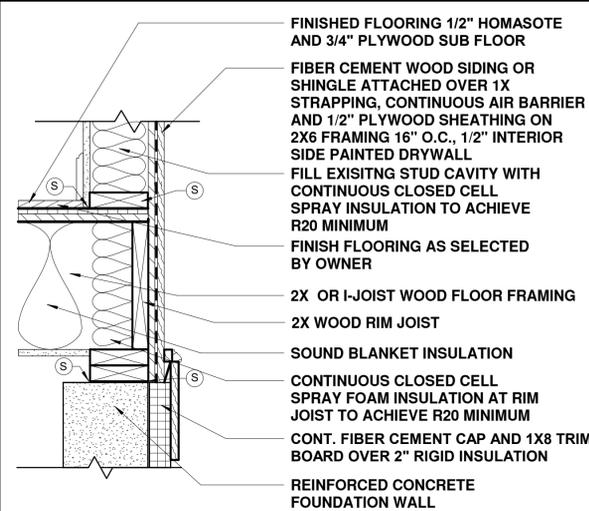
- | | |
|--------|-----------------|
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| MA | MATCH |
| P | PAVEMENT |
| BOTTOM | BOTTOM OF SLOPE |
| TOP | TOP OF SLOPE |



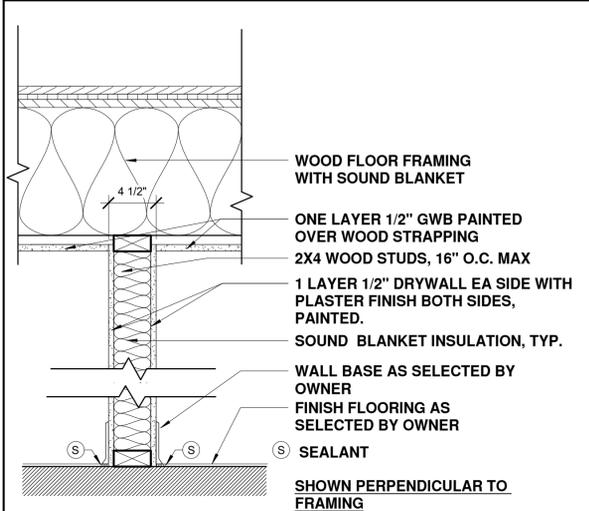
<p>LOT 5 KINSALE LANE, BOSTON, MA</p>	<p>SHEET NAME SITE PLAN</p>	<p>SHEET NO. C105</p>	DR BY: MH
			CHK BY: SBS
			PROJ NO: 2016-028
			DATE: 04-06-2021
			SCALE: 1" = 20'

**Kinsale Lane
 Sub-Division**

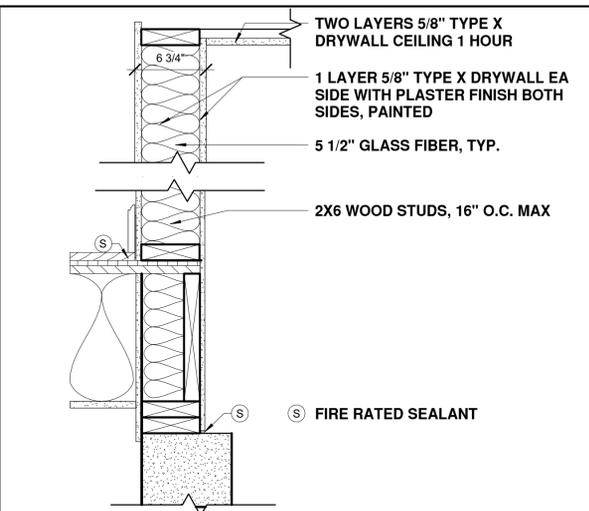
Hyde Park



1 EXTERIOR WALL/FLOOR
 R VALUE: 20 MINIMUM



2 INTERIOR WALL
 SIDE 1 1 LAYER 1/2" DRYWALL
 SIDE 2 1 LAYER 1/2" DRYWALL



3 1 HR GARAGE SEPARATION U309
 SIDE 1 1 LAYER 5/8" TYPE X DRYWALL
 SIDE 2 1 LAYER 5/8" TYPE X DRYWALL

3 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.

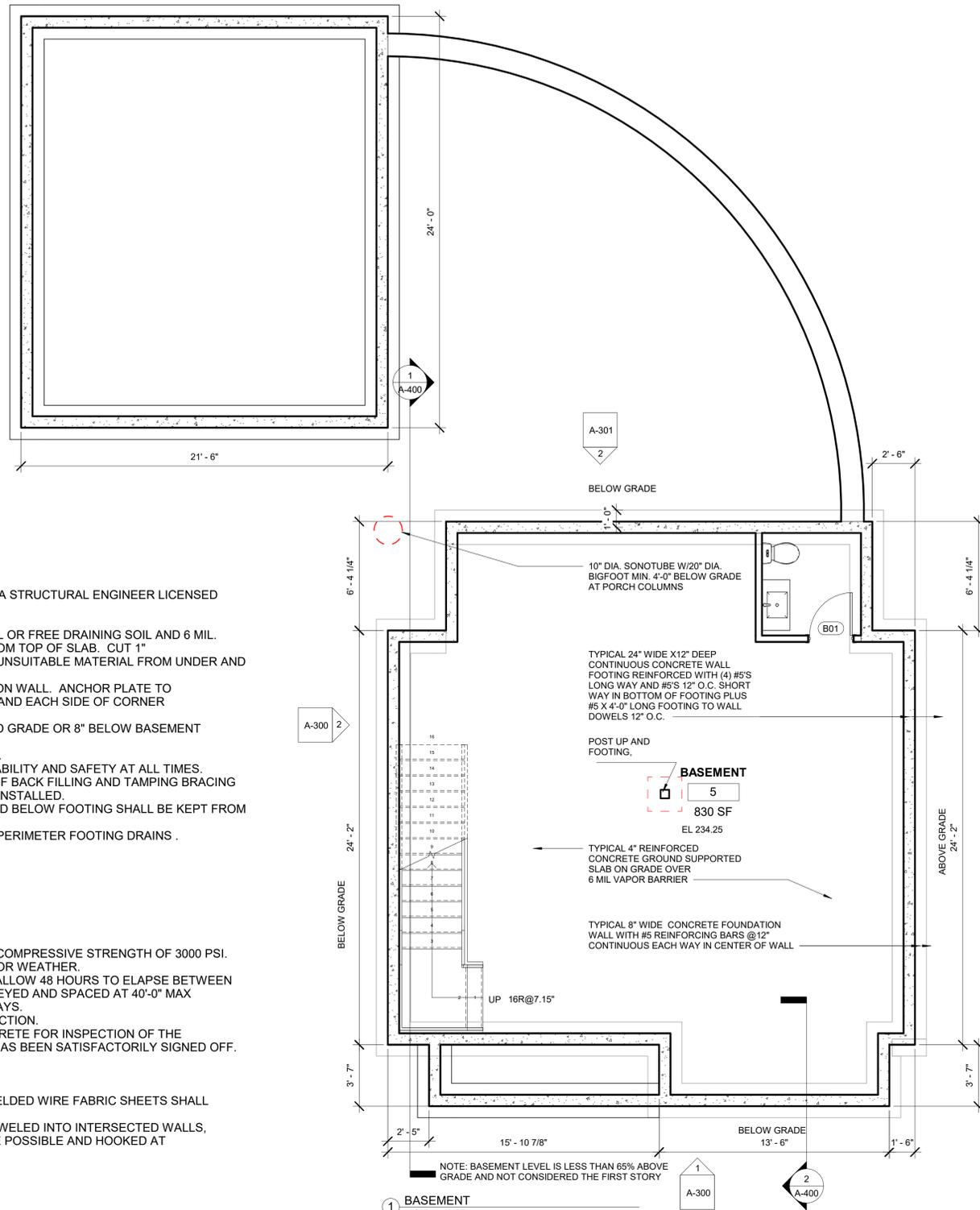
1. SLAB ON GRADE TO BE 4" THICK SET OVER 6" OF 3/4" BANK RUN GRAVEL OR FREE DRAINING SOIL AND 6 MIL. VAPOR BARRIER. REINFORCE SLAB W 6X6XW2.0XW2.9 WWFSET 1-1/2" FROM TOP OF SLAB. CUT 1" RELIEF JOINTS IN SLAB @ 10-15 FR O.C. REMOVE ALL SOFT, ORGANIC OR UNSUITABLE MATERIAL FROM UNDER AND ADJACENT TO ALL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

CAST IN PLACE CONCRETE:

1. CONCRETE SHALL BE NORMAL WEIGHT TO ATTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
2. PROVIDE 6% AIR ENTRAINMENT IN ALL CONCRETE EXPOSED TO EARTH OR WEATHER.
3. 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
4. ALL FORM WORK SHALL REMAIN IN PLACE FOR A MINIMUM OF THREE DAYS.
5. PROVIDE RELIEF JOINTS IN ALL SLABS ON GRADE 10' O.C. IN EACH DIRECTION.
6. 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:

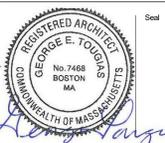
1. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 AND WELDED WIRE FABRIC SHEETS SHALL CONFORM TO ASTM A185.
2. BARS SHALL BE RUN CONTINUOUSLY AROUND CORNERS, DOWELED INTO INTERSECTED WALLS, LAPPED AT NECESSARY SPLICES AND WITH SPLICES STAGGERED WHERE POSSIBLE AND HOOKED AT DISCONTINUOUS ENDS.



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

BELOW GRADE

No. Date Revision



Drawing Title

**LOT 5 TYPE C
 BASEMENT,
 GARAGE &
 FOUNDATION
 PLANS & WALL
 TYPES**

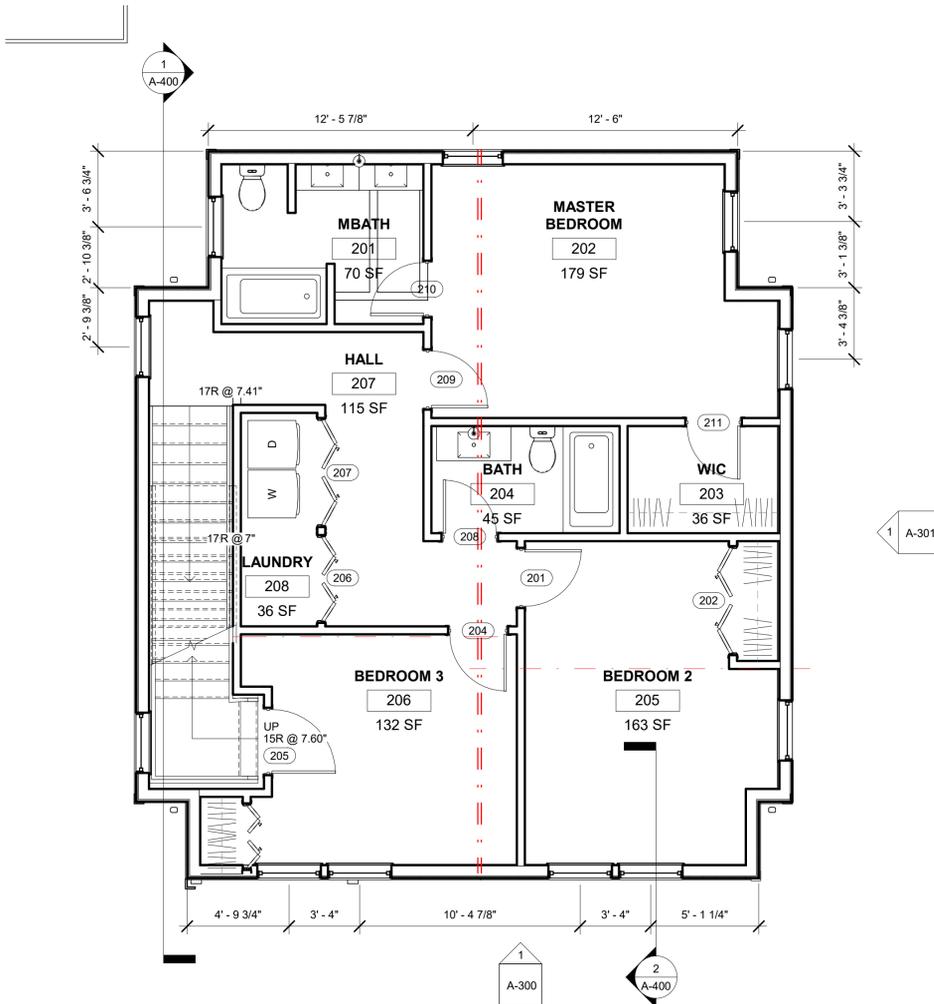
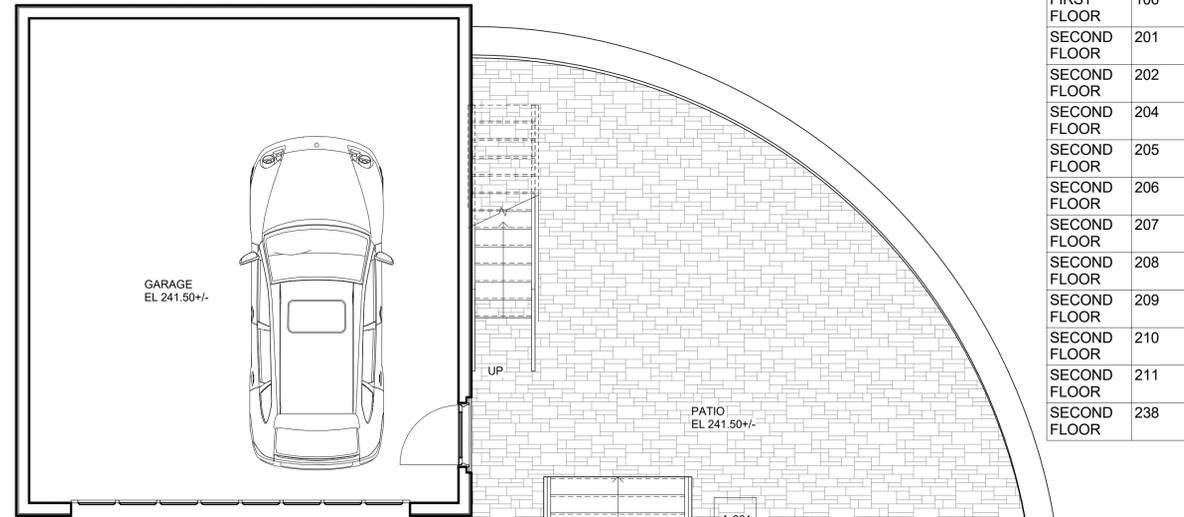
Project No. STA2019KEO
 Date 08 02 21
 Scale As indicated
 Drawn By GT Checked By CFT

A100

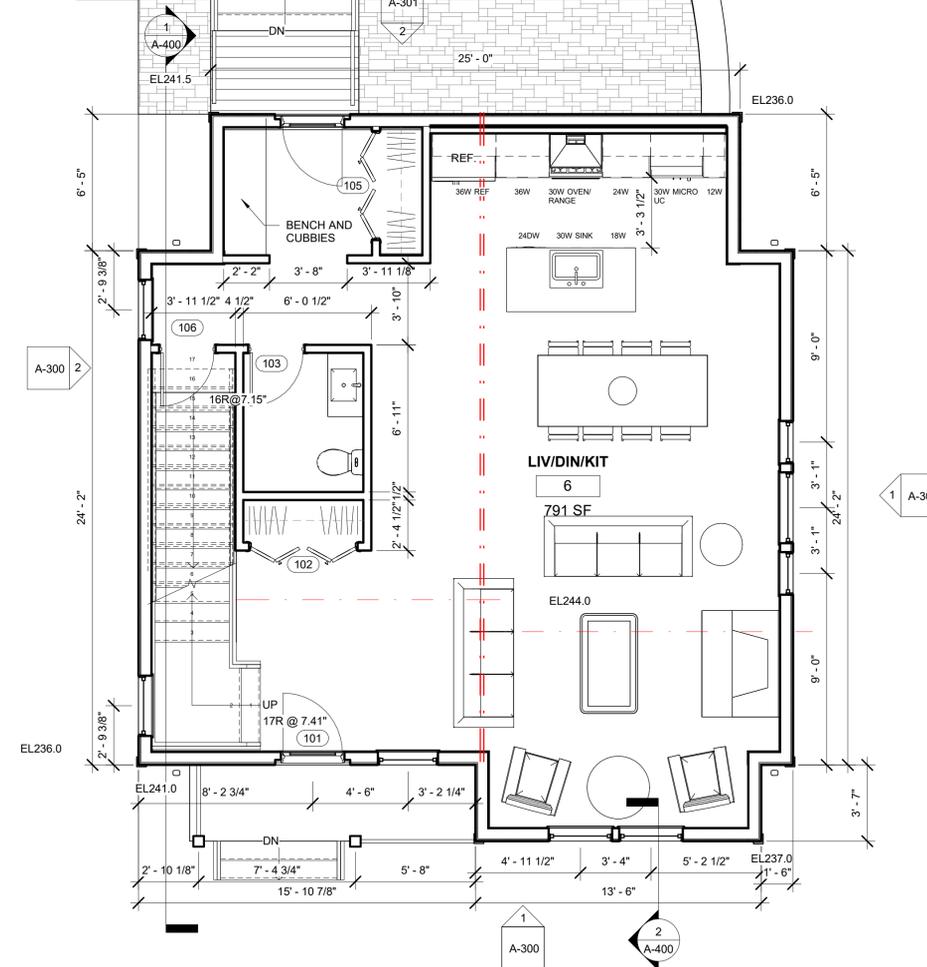
**Kinsale Lane
 Sub-Division**

Hyde Park

Door Schedule					
Level	Mark	Width	Height	Frame Type	Comments
BASEMENT	B01	2' - 6"	6' - 8"		
GARAGE	212	16' - 0"	7' - 0"		
GARAGE	213	3' - 0"	6' - 8"		
FIRST FLOOR	101	3' - 0"	6' - 8"		
FIRST FLOOR	102	5' - 0"	6' - 8"		
FIRST FLOOR	103	2' - 6"	6' - 8"		
FIRST FLOOR	104	3' - 0"	6' - 8"		
FIRST FLOOR	105	5' - 0"	6' - 8"		
FIRST FLOOR	106	2' - 6"	6' - 8"		
SECOND FLOOR	201	2' - 8"	6' - 8"		
SECOND FLOOR	202	5' - 0"	6' - 8"		
SECOND FLOOR	204	2' - 8"	6' - 8"		
SECOND FLOOR	205	3' - 0"	6' - 8"		
SECOND FLOOR	206	4' - 0"	6' - 8"		
SECOND FLOOR	207	5' - 0"	6' - 8"		
SECOND FLOOR	208	2' - 6"	6' - 8"		
SECOND FLOOR	209	2' - 8"	6' - 8"		
SECOND FLOOR	210	2' - 6"	6' - 8"		
SECOND FLOOR	238	3' - 0"	6' - 8"		

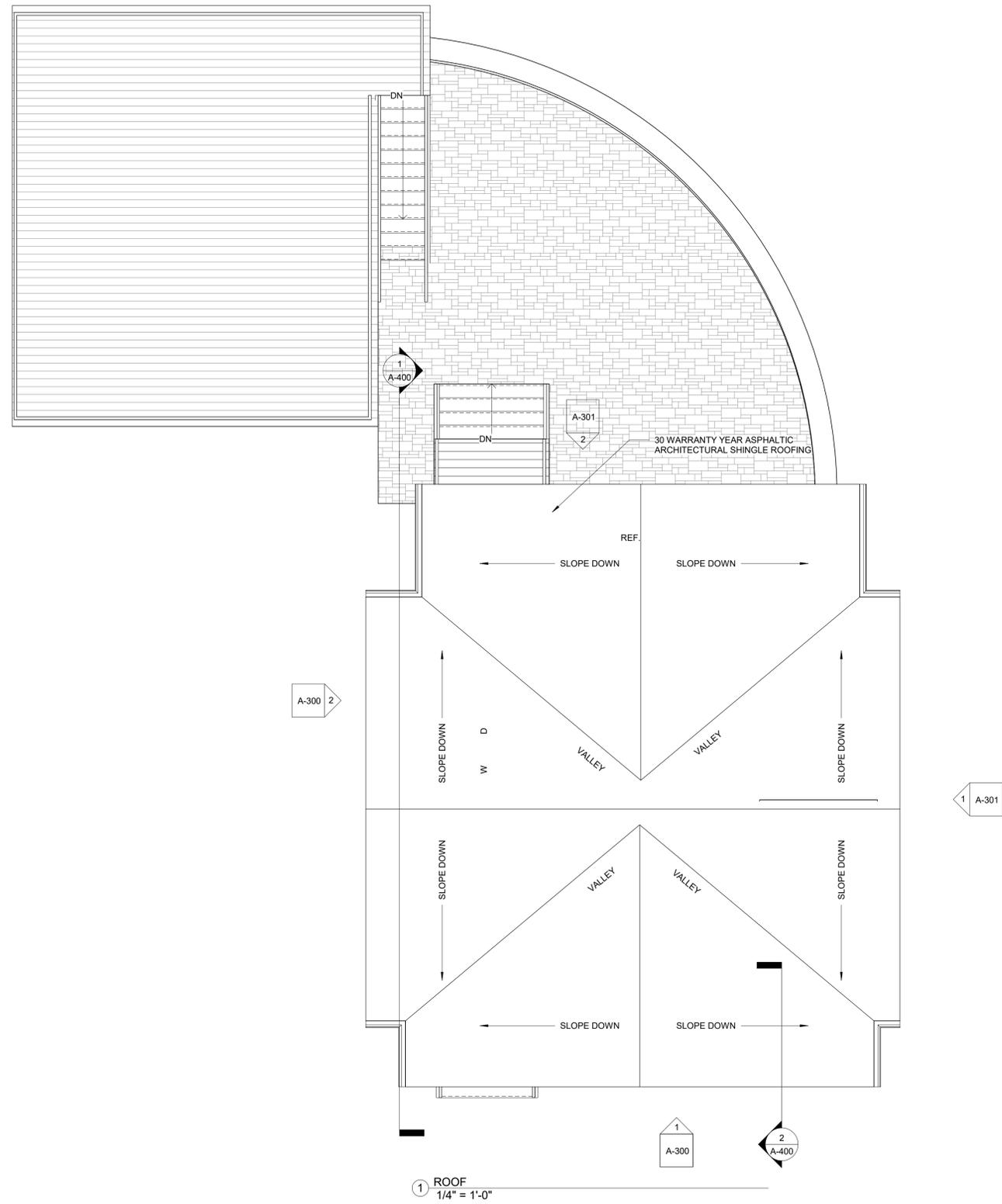
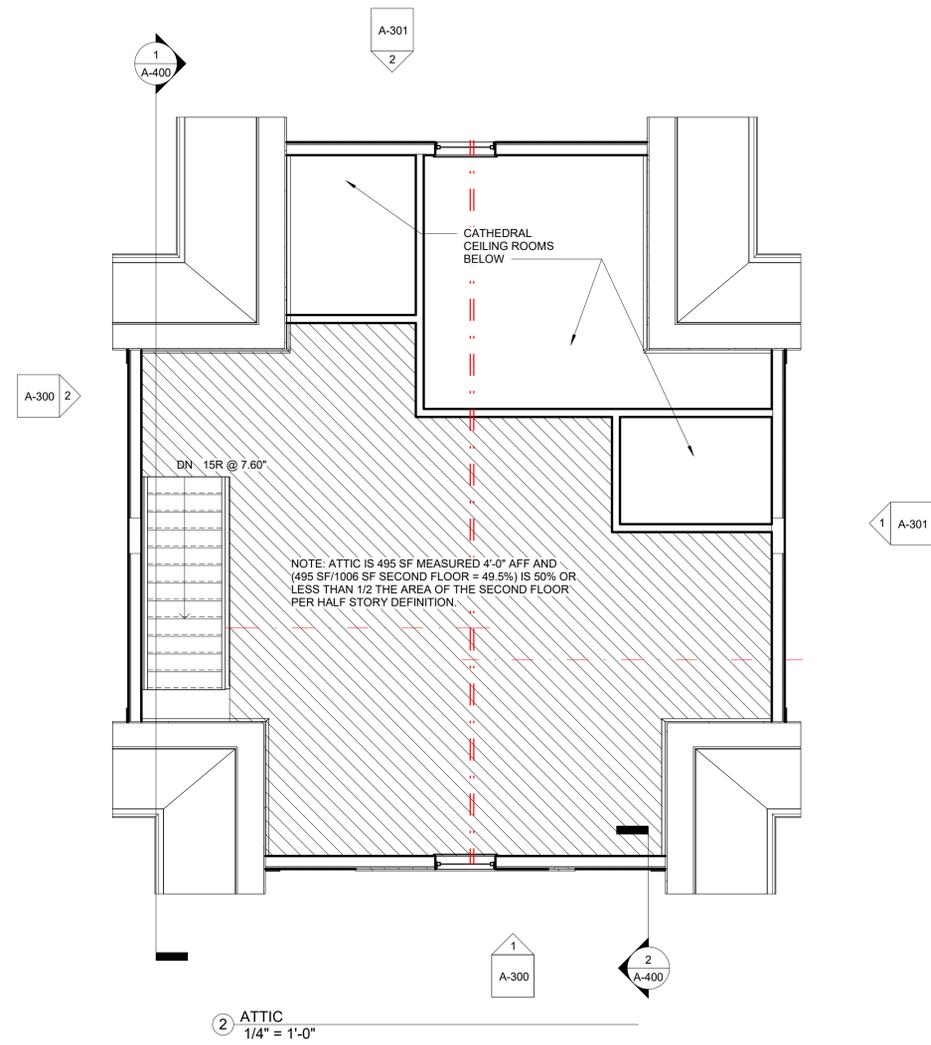


1 SECOND FLOOR
 1/4" = 1'-0"



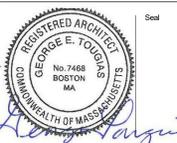
**Kinsale Lane
 Sub-Division**

Hyde Park



- 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 6" ALUMINUM WITH SUPPORTING BRACKETS 48" O.C. WITH MATCHING RECTANGULAR ALUMINUM DOWNSPOUTS STRAPPED TO SIDING AT TOP, MIDDLE AND BOTTOM MINIMUM

No. Date Revision



Drawing Title

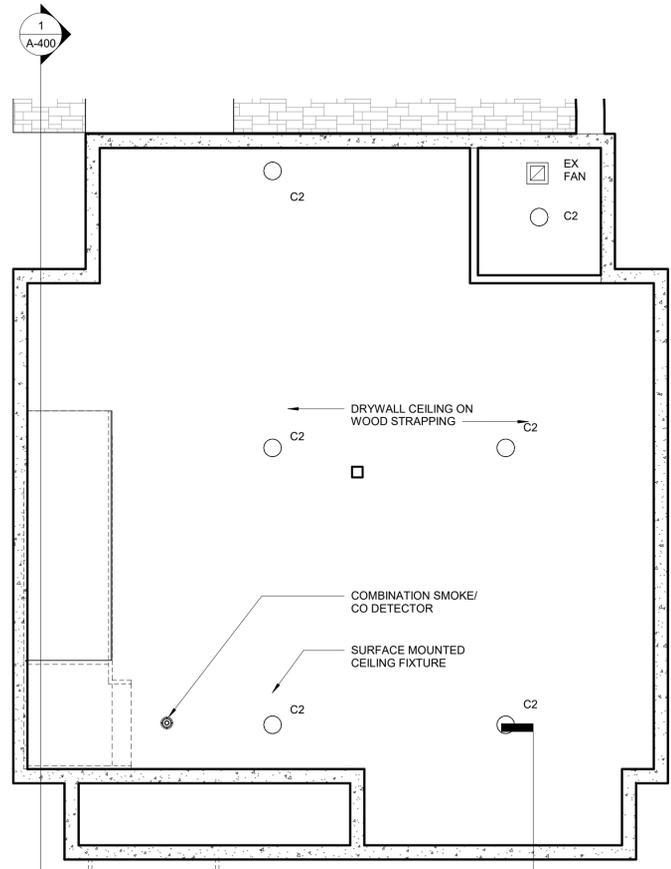
**TYPE C ATTIC
 AND ROOF PLAN**

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

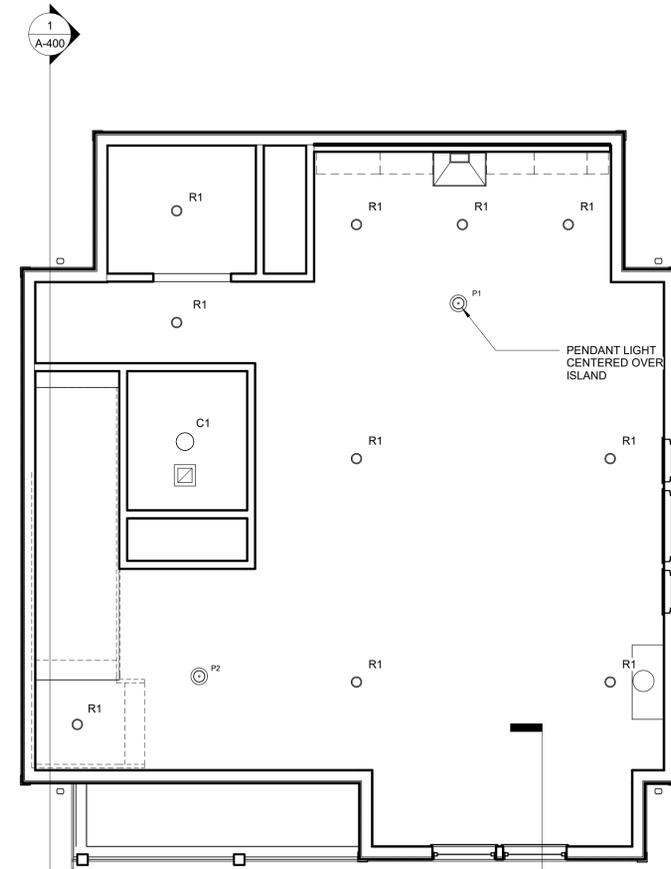
A102

**Kinsale Lane
 Sub-Division**

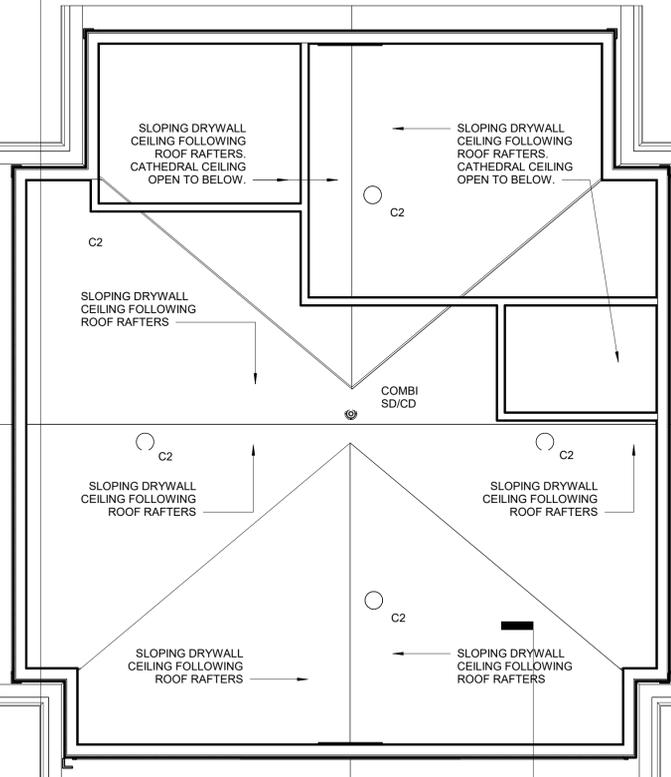
Hyde Park



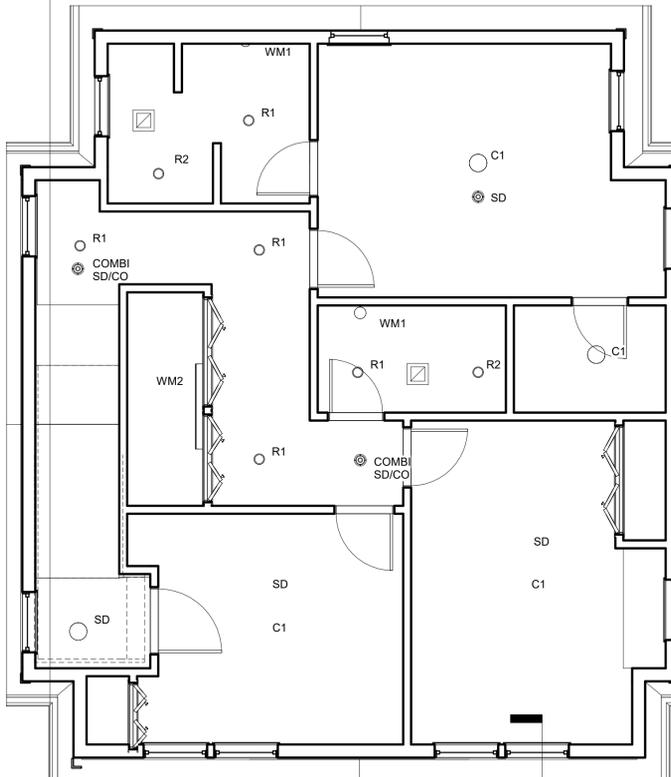
1 BASEMENT
 1/4" = 1'-0"



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

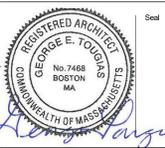


4 ATTIC
 1/4" = 1'-0"



3 SECOND FLOOR
 1/4" = 1'-0"

No. Date Revision



Drawing Title

**REFLECTED
 CEILING PLANS**

Project No. STA2019KEO

Date 08 02 21

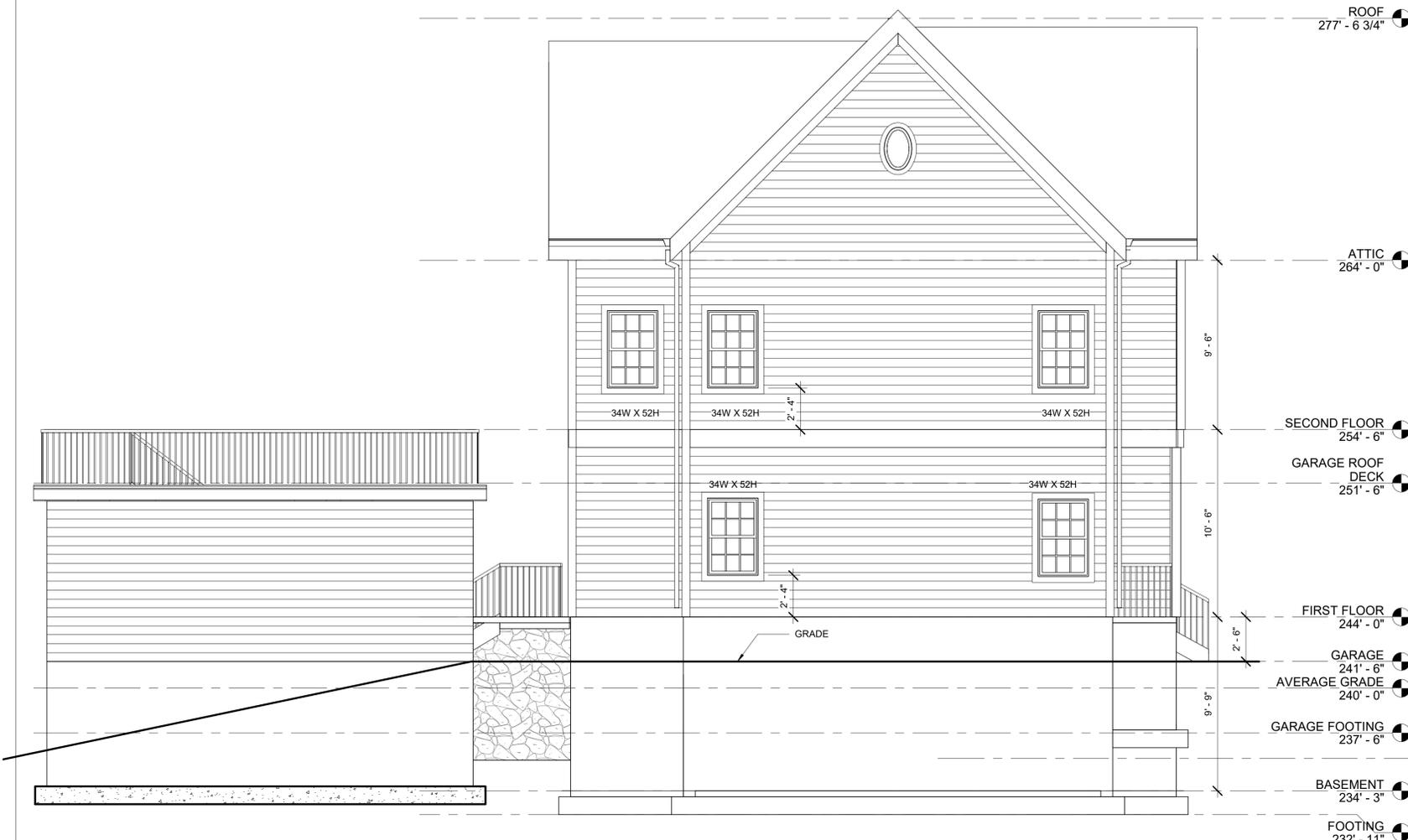
Scale 1/4" = 1'-0"

Drawn By GT Checked By CFT

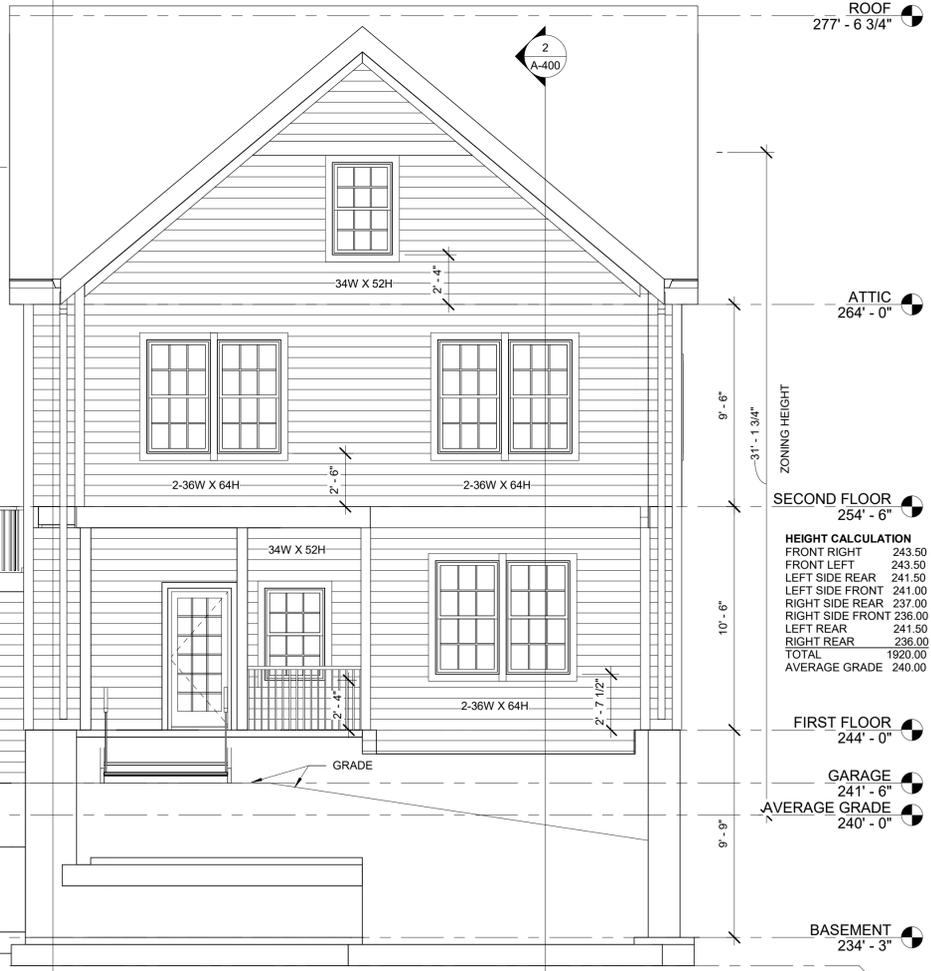
A-201

**Kinsale Lane
 Sub-Division**

Hyde Park



② LEFT SIDE ELEVATION
 1/4" = 1'-0"

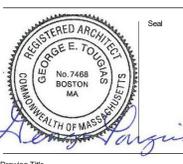


① STREET ELEVATION
 1/4" = 1'-0"

HEIGHT CALCULATION

FRONT RIGHT	243.50
FRONT LEFT	243.50
LEFT SIDE REAR	241.50
LEFT SIDE FRONT	241.00
RIGHT SIDE REAR	237.00
RIGHT SIDE FRONT	236.00
LEFT REAR	241.50
RIGHT REAR	236.00
TOTAL	1920.00
AVERAGE GRADE	240.00

No. Date Revision



Drawing Title

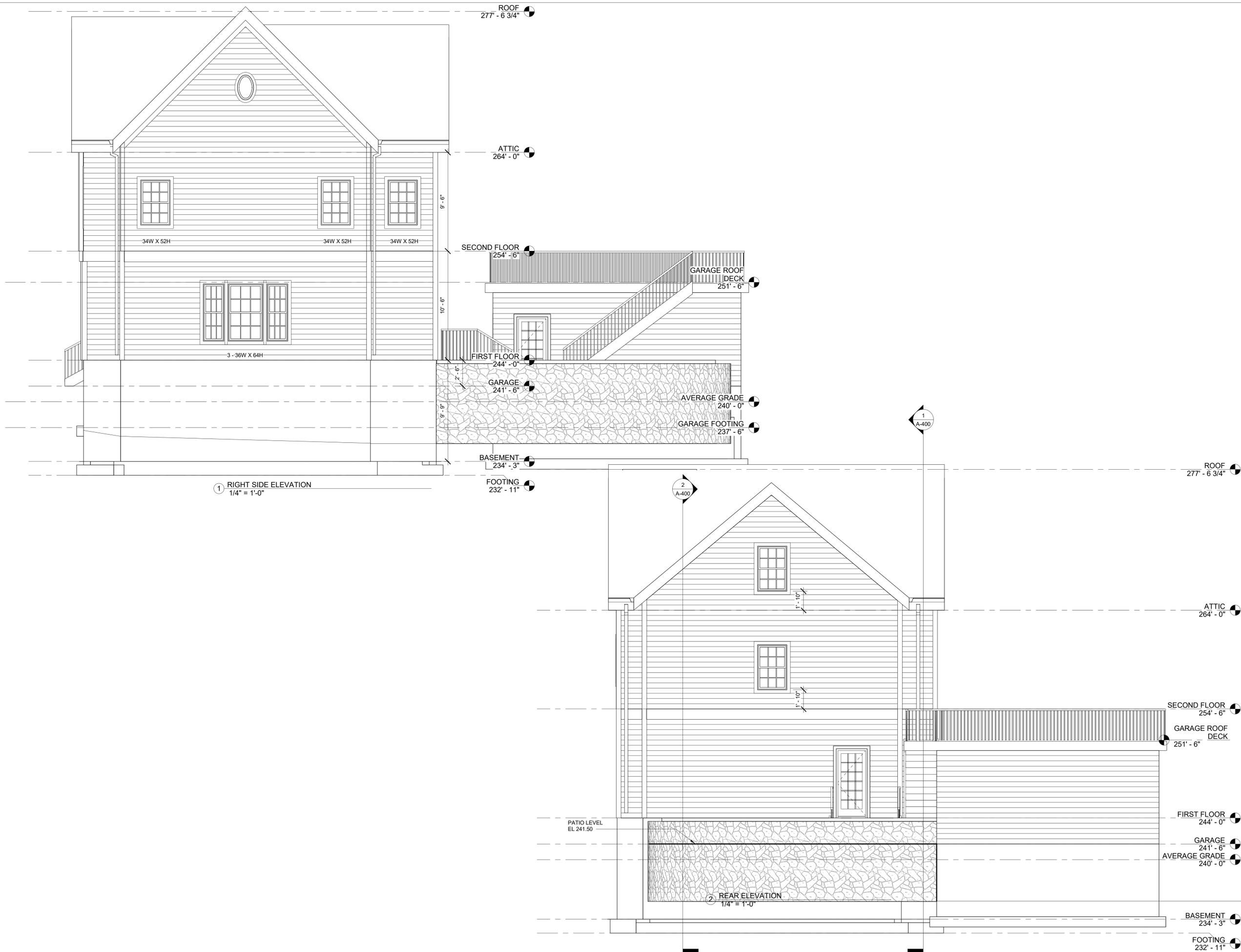
**TYPE C STREET &
 LEFT SIDE
 ELEVATIONS**

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

A-300

**Kinsale Lane
 Sub-Division**

Hyde Park



1 RIGHT SIDE ELEVATION
 1/4" = 1'-0"

FOOTING
 232' - 11"

2 REAR ELEVATION
 1/4" = 1'-0"

ROOF
 277' - 6 3/4"

ATTIC
 264' - 0"

SECOND FLOOR
 254' - 6"

GARAGE ROOF DECK
 251' - 6"

FIRST FLOOR
 244' - 0"

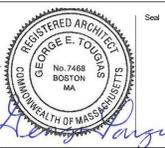
GARAGE
 241' - 6"

AVERAGE GRADE
 240' - 0"

BASEMENT
 234' - 3"

FOOTING
 232' - 11"

No. Date Revision



Drawing Title

**TYPE C REAR &
 RIGHT SIDE
 ELEVATIONS**

Project No.
 STA2019KEO

Date
 08 02 21

Scale
 1/4" = 1'-0"

Drawn By
 GT

Drawing No.

A-301

**Kinsale Lane
 Sub-Division**

Hyde Park

No. Date Revision

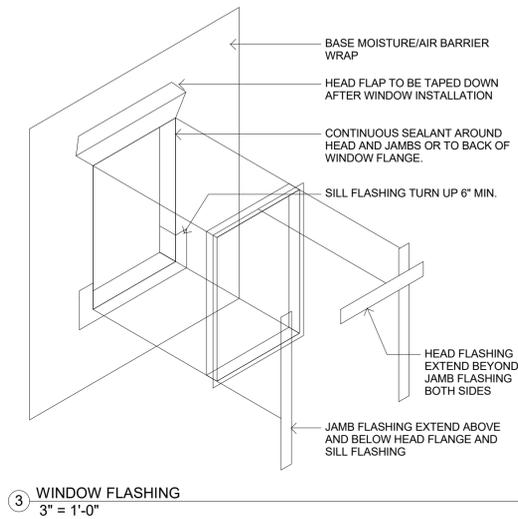


Drawing Title

**TYPE C BUILDING
 SECTION & WALL
 SECTION**

Project No. STA2019KEO
 Date 05 12 21
 Scale As indicated
 Drawn By GT
 Checked By CFT

A-400



③ WINDOW FLASHING
 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

ATTIC
 264' - 0"

- 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

SECOND FLOOR
 254' - 6"

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

FIRST FLOOR
 244' - 0"

GARAGE
 241' - 6"

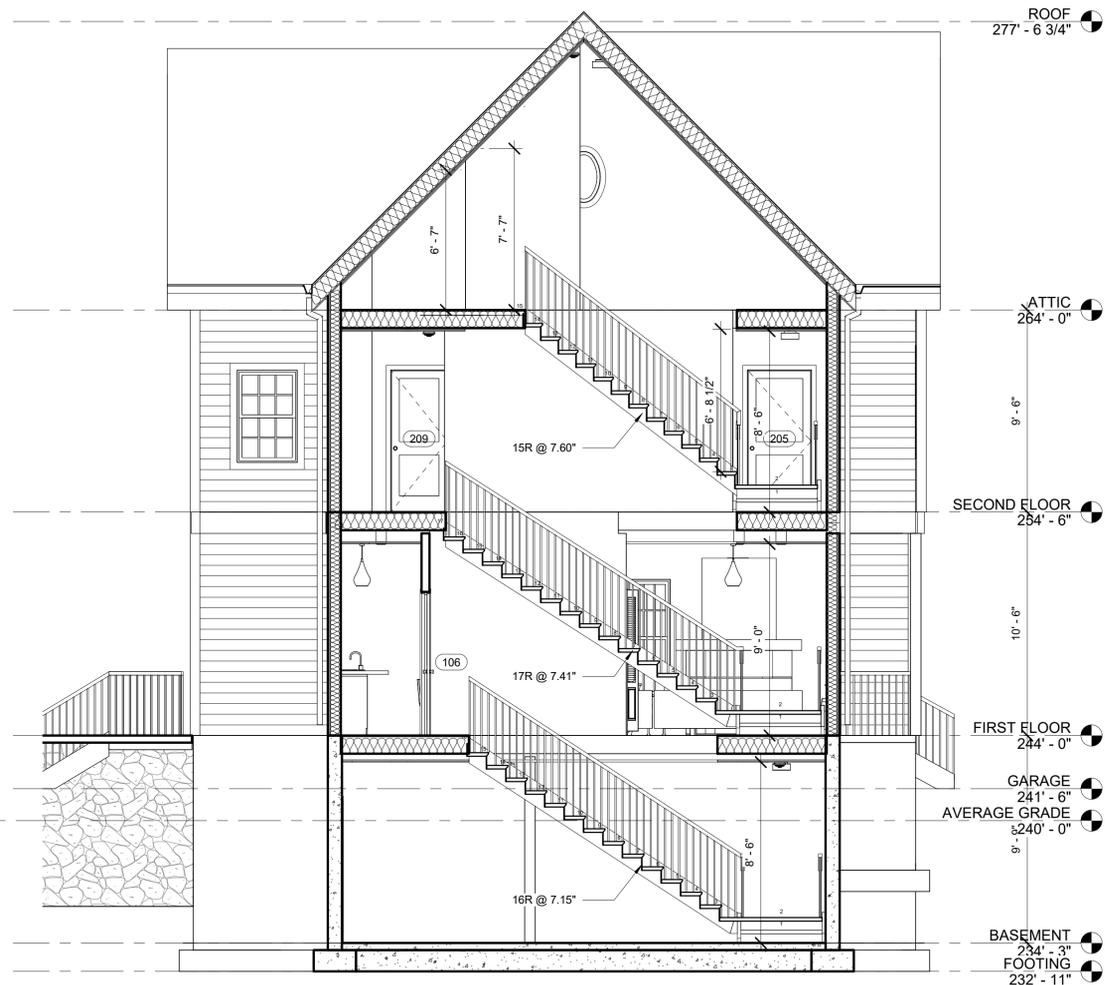
AVERAGE GRADE
 240' - 0"

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

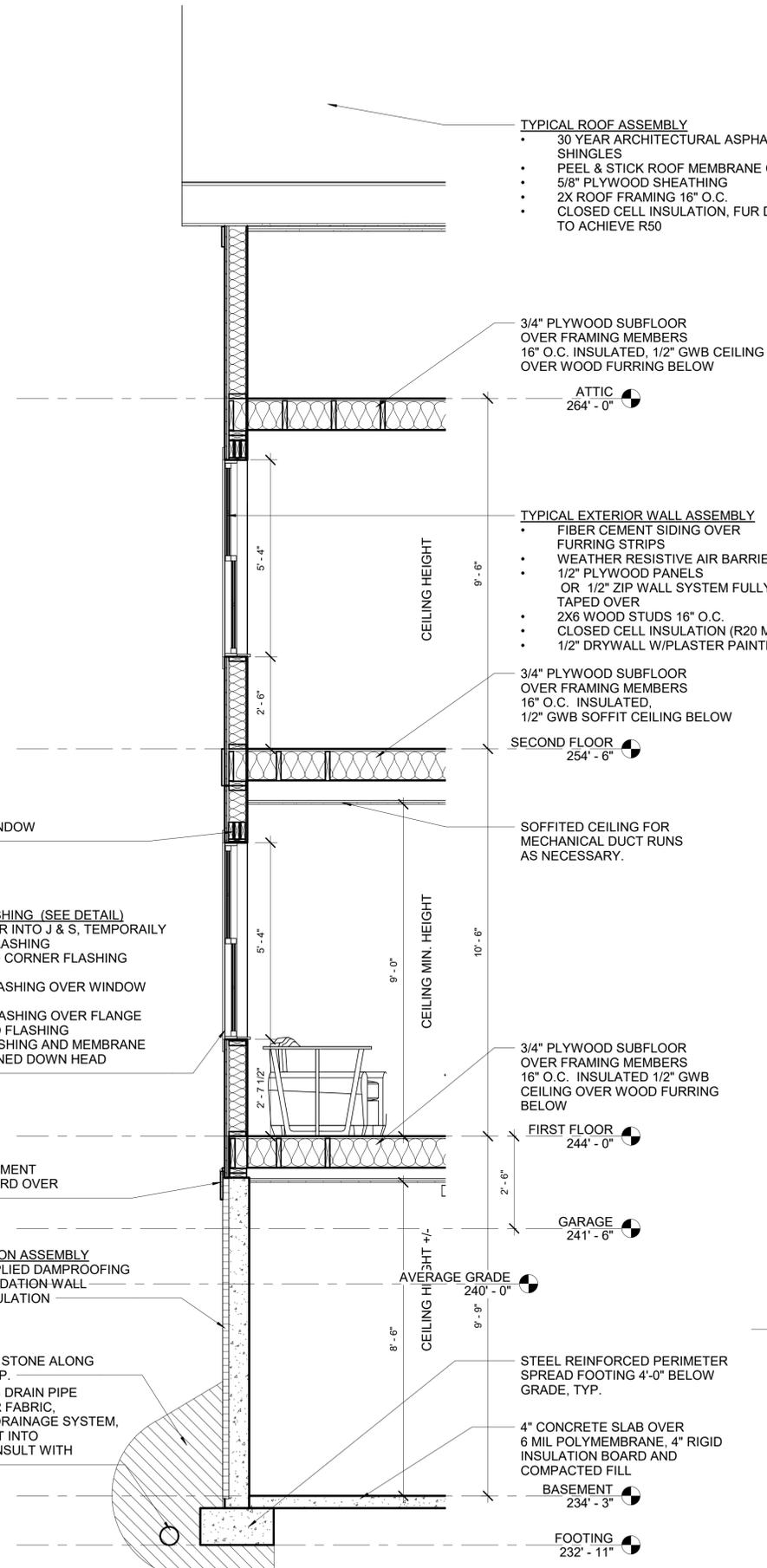
4" CONCRETE SLAB OVER 6 MIL POLYMEMBRANE, 4" RIGID INSULATION BOARD AND COMPACTED FILL

BASEMENT
 234' - 3"

FOOTING
 232' - 11"



① Section 1
 1/4" = 1'-0"



② Section 2
 1/2" = 1'-0"

- TYPICAL WINDOW FLASHING (SEE DETAIL)**
- FOLD AIR BARRIER INTO J & S, TEMPORARILY FOLD UP HEAD FLASHING
 - INSTALL SILL AND CORNER FLASHING
 - INSTALL WINDOW
 - INSTALL JAMB FLASHING OVER WINDOW FLANGES
 - INSTALL HEAD FLASHING OVER FLANGE
 - FOLD OVER HEAD FLASHING
 - INSTALL CAP FLASHING AND MEMBRANE STRIP OVER TURNED DOWN HEAD

CONTINUOUS FIBER CEMENT CAP AND 1X8 TRIM BOARD OVER INSULATION

- FOUNDATION INSULATION ASSEMBLY**
- 6 MIL. BRUSH APPLIED DAMPROOFING
 - CONCRETE FOUNDATION WALL
 - AND 2" RIGID INSULATION

CRUSHED RIVER ROCK STONE ALONG FOUNDATION WALL, TYP.
 PERFORATED FOOTING DRAIN PIPE WRAPPED WITH FILTER FABRIC, TIE-IN TO PERIMETER DRAINAGE SYSTEM, DRYWELL OR DAYLIGHT INTO RETENTION AREA. CONSULT WITH CIVIL ENGINEER, TYP.