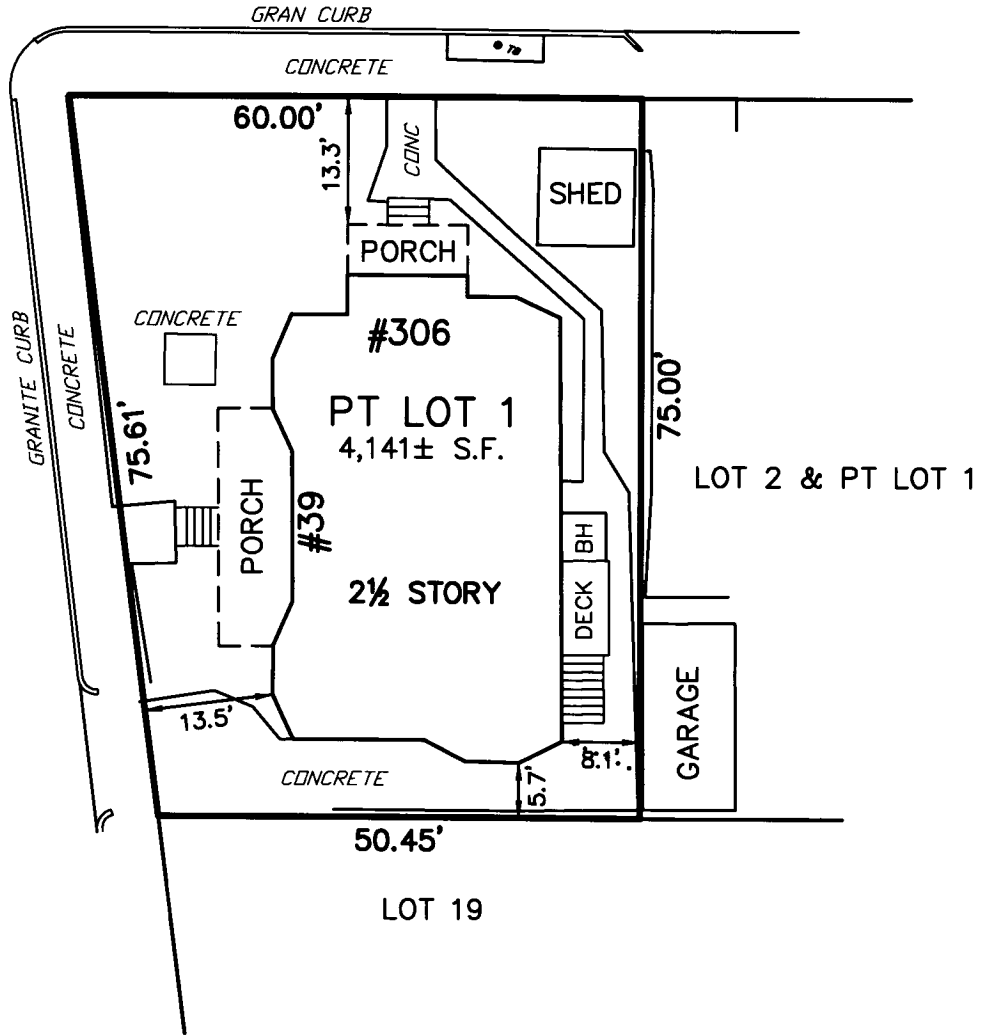




SOUTH ROAD

ASTICOU ROAD



I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

OWNER: CHRISTOPHER ADAMS, ET AL

CERTIFIED PLOT PLAN
#306 SOUTH RD/39 ASTICOU RD
 IN
BOSTON, MA
 (FOREST HILLS - SUFFOLK COUNTY)

SCALE: 1" = 20' DATE: 11/7/2013



ROBER SURVEY

1072A MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 (781) 648-5533

4095CP1.DWG

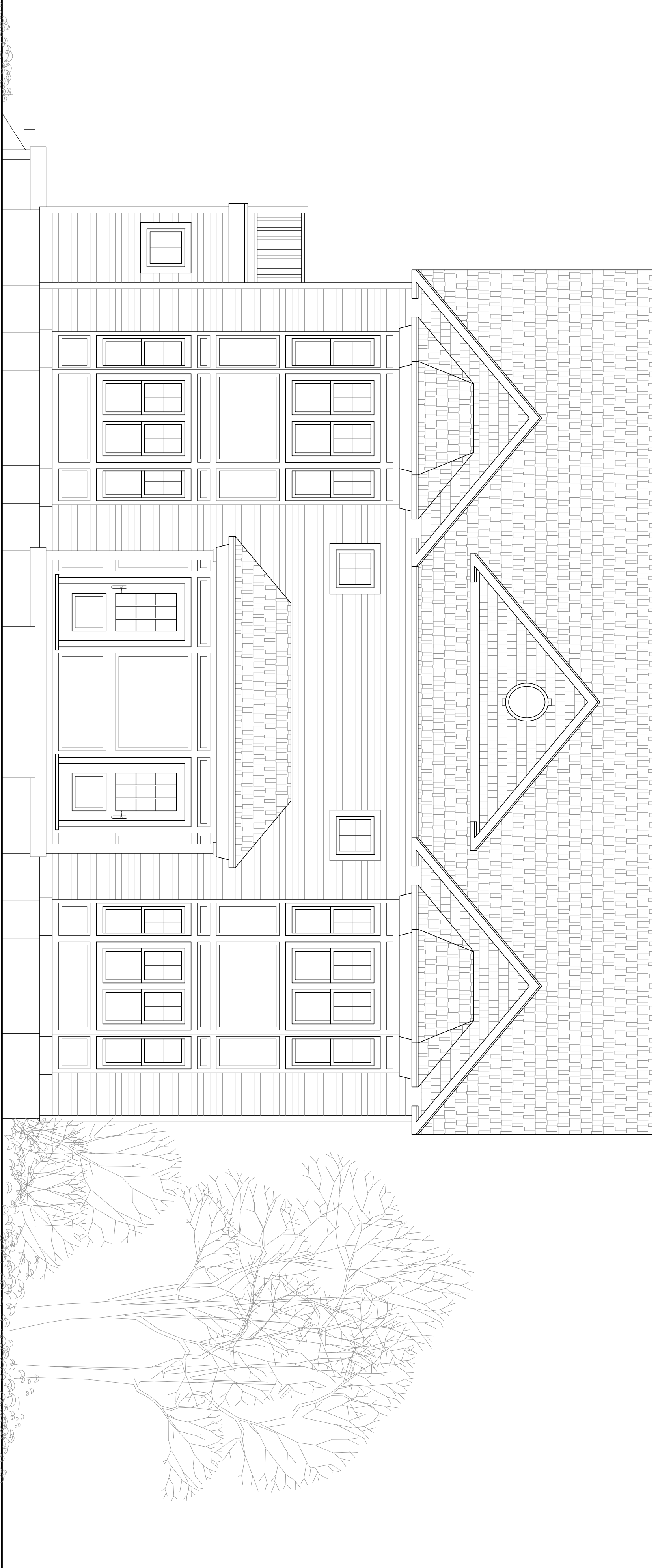
CLIFFORD E. ROBER, PLS DATE
 THIS PLAN MAY HAVE BEEN ALTERED IF
 THE SIGNATURE IS NOT SIGNED IN BLUE.

39 Asticou Road

2-Family Townhouse

39 Asticou Road

Jamaica Plain, MA, 02130



APPENDIX 115AA - SECTION 101.4.3

EXCEPTION 3

EXISTING CEILING, WALL OR FLOOR CAVITIES, OF THE BUILDING ENVELOPE, EXPOSED OR ACCESSIBLE DURING CONSTRUCTION PROVIDED THAT ANY EMPTY CAVITIES ARE FILLED WITH INSULATION THAT MEETS OR EXCEEDS AN R-VALUE OF R=3.5/INCH.

APPENDIX 115AA - SECTION 401.5

PRESCRIPTIVE OPTION FOR ALTERATIONS, RENOVATIONS AND REPAIRS

ENVELOPE INSULATION SHALL MEET OR EXCEED IECC 2012 REQUIREMENTS (CHAPTER 4 SECTION 402) FOR CLIMATE ZONE 5, OR FULLY FILL EXISTING CAVITIES WITH INSULATING MATERIAL WHICH MEETS OR EXCEEDS AN R-VALUE OF R=3.5/INCH

IECC TABLE 402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

ASSEMBLY	REQUIREMENT	ACTUAL
WOOD FRAME CAVITY WALL*	R=20	R=21
WOOD FRAME FLOOR*	R=30	R=30
WOOD FRAME CEILING	R=38	R=38
WINDOWS	U=0.350	U=0.300
DOORS	U=0.350	U=0.300

*WHEN EXPOSING WALL AND FLOOR ASSEMBLIES, FILL EXISTING CAVITY WITH INSULATION.

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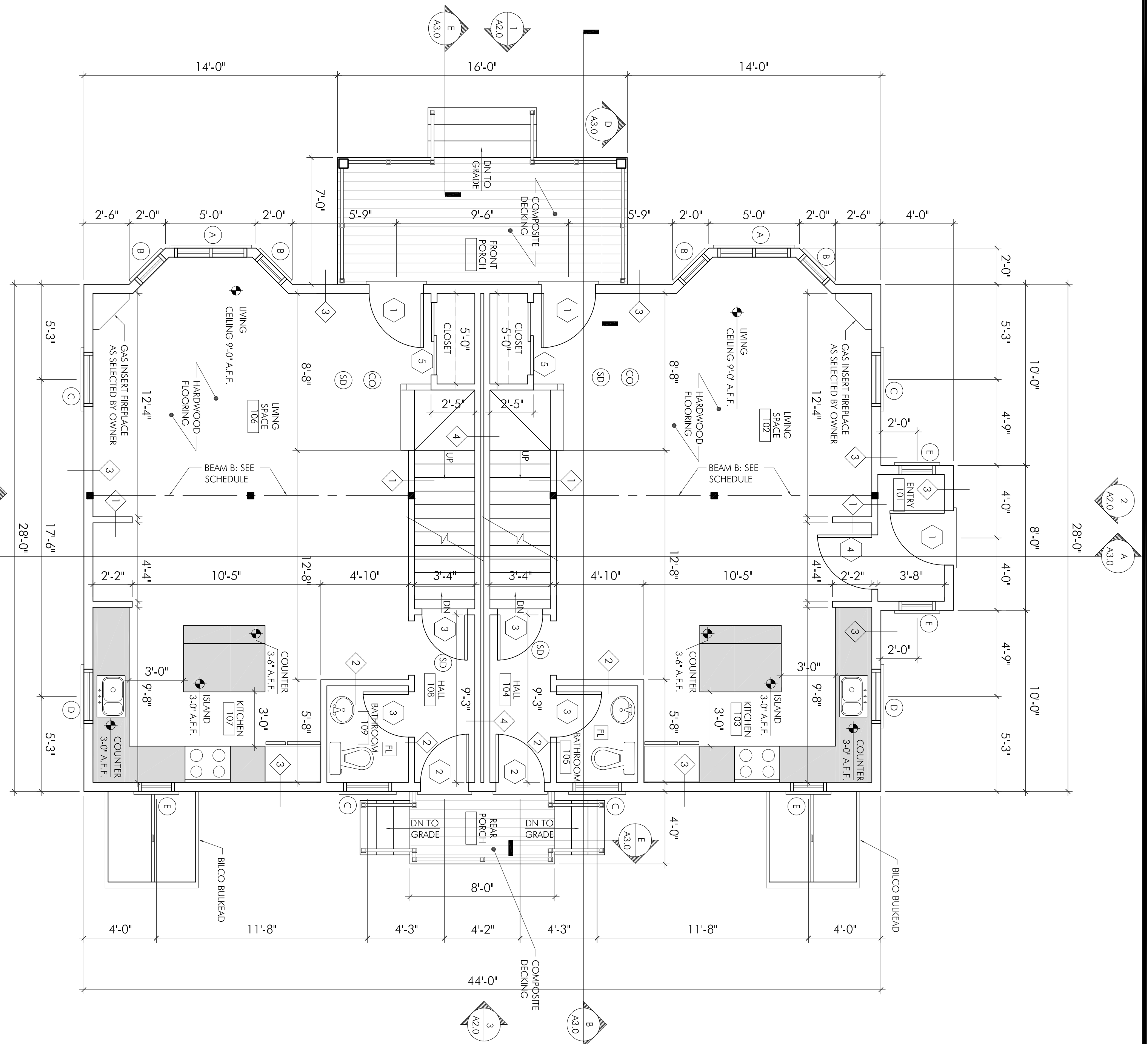
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SCALE

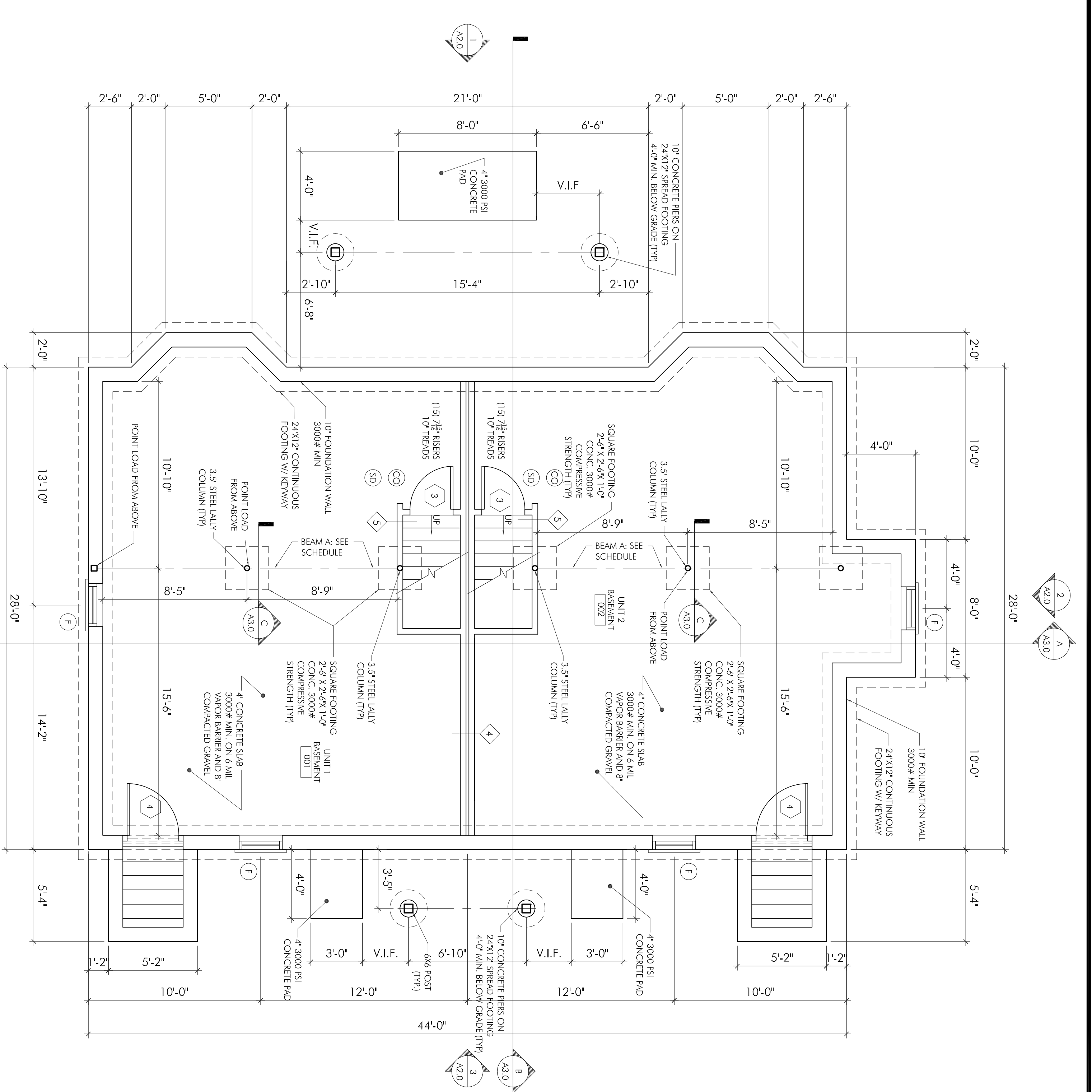
ISSUE	DATE
ISSUE FOR PERMIT	06.03.2014

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DRAWN BY:	DES
CHECKED BY:	DMC
DRAWING TITLE	FLOOR PLANS
DRAWING NUMBER	A1.0



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- (CO) CARBON MONOXIDE DETECTOR
- (SD) SMOKE DETECTOR (PHOTO ELECTRIC)
- (HD) 135 DEG RATE OF RISE HEAT DETECTOR
- (FL) FAN LIGHT



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

- (CO) CARBON MONOXIDE DETECTOR
- (SD) SMOKE DETECTOR (PHOTO ELECTRIC)
- (HD) 135 DEG RATE OF RISE HEAT DETECTOR
- (FL) FAN LIGHT

I.D.	QTY.	MODEL#	ROUGH OPENING	MANUFACTURER	MATERIAL	DESCRIPTION	LOCATION	PATTERN
A	4	VICON DH 2042-2	4'-2 1/4" x 4'-5 1/2"	HARVEY	VINYL	DOUBLE HUNG	VARIOUS LOCATIONS	1
B	8	VICON DH 2042	2'-2 3/4" x 4'-5 1/2"	HARVEY	VINYL	DOUBLE HUNG	VARIOUS LOCATIONS	1
C	13	VICON DH 2842	2'-11 1/4" x 4'-5 1/2"	HARVEY	VINYL	DOUBLE HUNG	VARIOUS LOCATIONS	1
D	2	VICON DH 2032	2'-2 3/4" x 3'-5 1/2"	HARVEY	VINYL	DOUBLE HUNG	VARIOUS LOCATIONS	1
E	8	VICON AWN21	2'-0 1/2" x 2'-0 1/2"	HARVEY	VINYL	AWNING	VARIOUS LOCATIONS	4
F	4	ENCOMPASS AW 3624	3'-0 1/2" x 2'-0"	HARVEY	VINYL	CASEMENT	BASEMENT EGRESS	1
G	1	MAJESTY CUSTOM ROUND	2'-0 1/2" x 2'-0"	HARVEY	VINYL	CUSTOM ROUND	CENTER DORMER WINDOW	4

I.D.	QTY.	DIMENSION	ROUGH OPENING*	MANUFACTURER	MATERIAL	DESCRIPTION	LOCATION
1	3	3'-0 1/2" x 6'-8"	AS SELECTED BY G.C.	HERMA TRU	GLASS	AS SELECTED BY G.C.	FRONT ENTRY
2	3	2'-8 1/2" x 6'-8"	2'-11 1/4" x 6'-8 1/2"	HARVEY	FIBERGLASS / GLASS	AS SELECTED BY G.C.	REAR / DECK
3	17	2'-4 1/2" x 6'-8"	2'-5 1/2" x 6'-8 1/2"	AS SELECTED BY G.C.	WOOD	AS SELECTED BY G.C.	VARIOUS LOCATIONS
4	2	3'-0 1/2" x 6'-8"	AS SELECTED BY G.C.	WOOD	AS SELECTED BY G.C.	AS SELECTED BY G.C.	BULKHEAD
5	4	4'-0 1/2" x 6'-8"	AS SELECTED BY G.C.	WOOD	AS SELECTED BY G.C.	AS SELECTED BY G.C.	LEVEL 2 BEDROOMS
6	2	5'-0 1/2" x 6'-8"	AS SELECTED BY G.C.	WOOD	AS SELECTED BY G.C.	AS SELECTED BY G.C.	LEVEL 2 MASTER BEDROOMS
7	2	4'-0 1/2" x 6'-8"	AS SELECTED BY G.C.	WOOD	AS SELECTED BY G.C.	AS SELECTED BY G.C.	LEVEL 3 CLOSETS
8	2	4'-8 1/2" x 6'-8"	AS SELECTED BY G.C.	WOOD	AS SELECTED BY G.C.	AS SELECTED BY G.C.	LEVEL 2 LAUNDRY

*ALL QUANTITIES TO BE VERIFIED BY G.C. BEFORE ORDERING
 **ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD BEFORE ORDERING
 †THE RATED DOOR FLURR 90 MINUTES



ISSUE DATE

ISSUE	DATE
ISSUE FOR PERMIT	06.03.2014

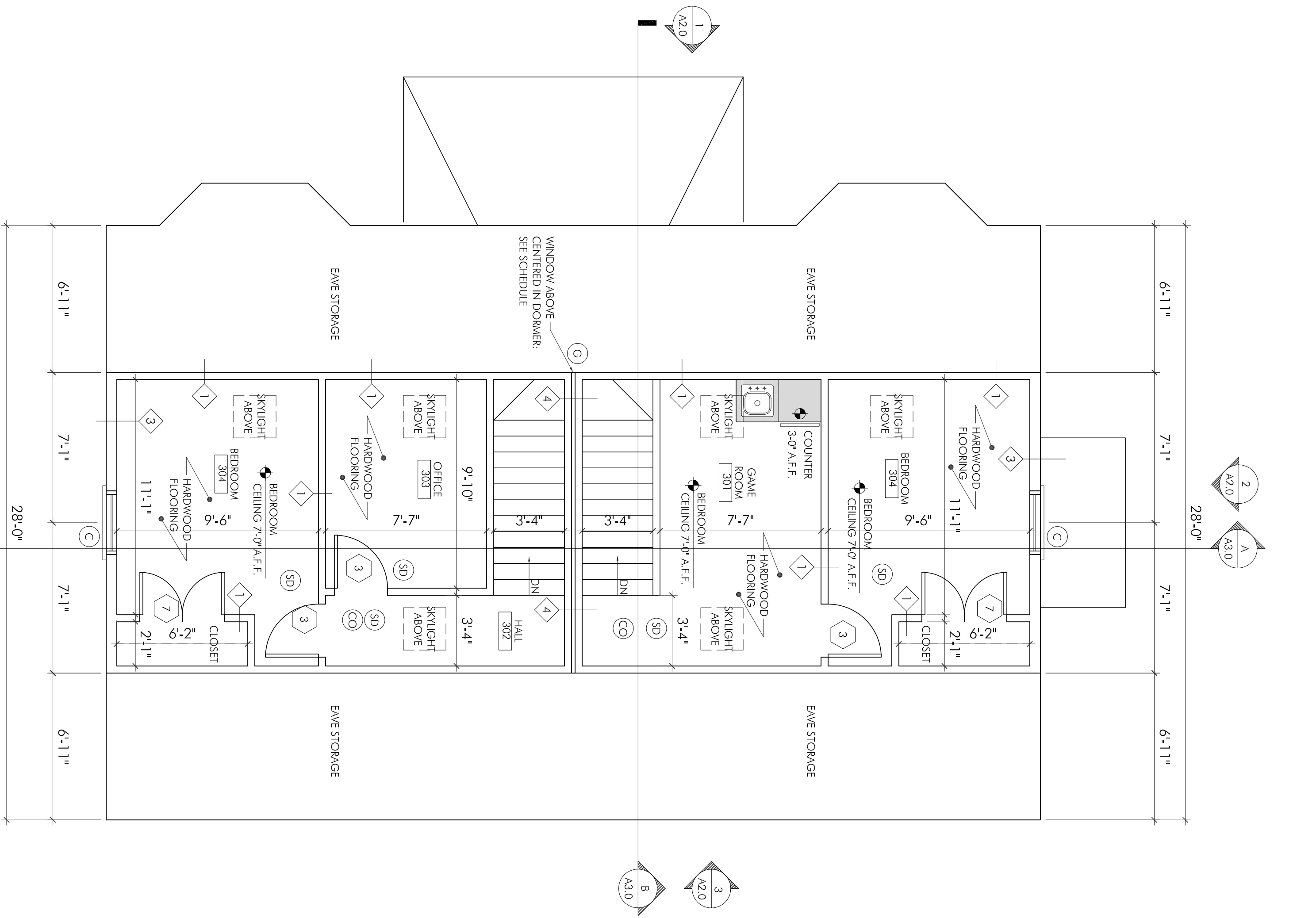
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DRAWING TITLE: FLOOR PLANS

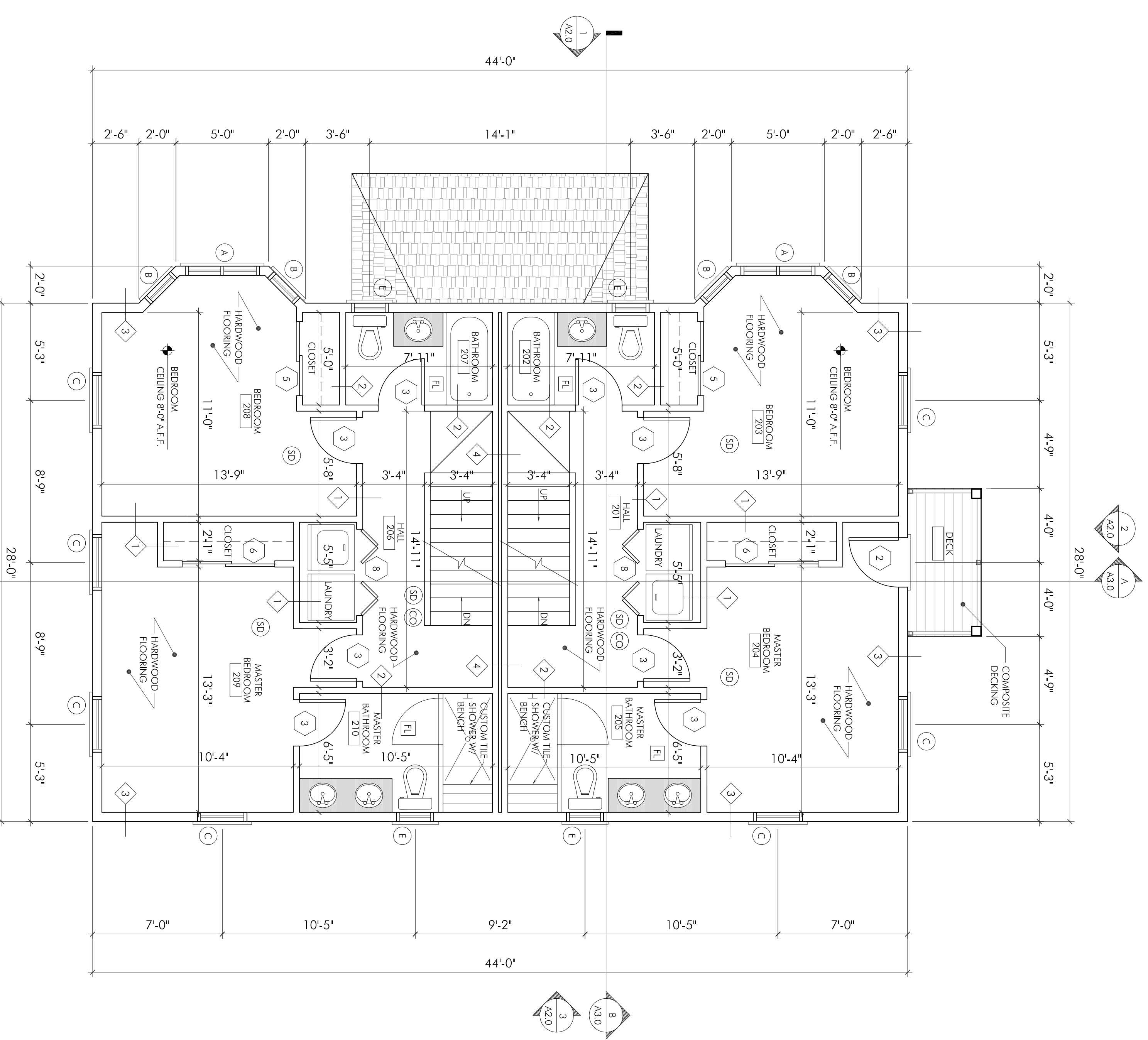
DRAWING NUMBER:

A1.1



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

- (CO) CARBON MONOXIDE DETECTOR
- (SD) SMOKE DETECTOR (PHOTO ELECTRIC)
- (HD) 135 DEG RATE OF RISE HEAT DETECTOR
- (F) FANLIGHT



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- (CO) CARBON MONOXIDE DETECTOR
- (SD) SMOKE DETECTOR (PHOTO ELECTRIC)
- (HD) 135 DEG RATE OF RISE HEAT DETECTOR
- (F) FANLIGHT

BEAM SCHEDULE

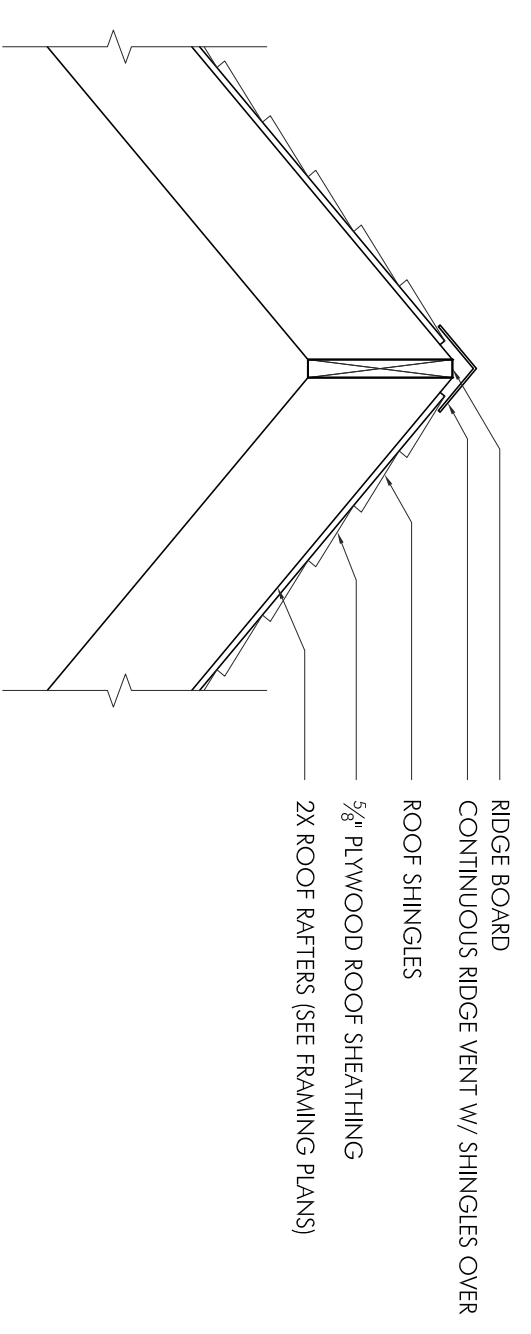
I.D.	QTY.	SIZE	LOCATION	MATERIAL	NOTES
A	2	(2) 1.75 X 11.875 2.1'E-3.100F - APA EWS	UNDER FIRST FLOOR	I/M STRESS CLASSES	G.C. TO VERIFY ACTUAL LENGTH
B	2	(3) 1.75 X 11.875 2.1'E-3.100F - APA EWS	UNDER SECOND FLOOR	I/M STRESS CLASSES	G.C. TO VERIFY ACTUAL LENGTH

* SEE CALCULATION SHEET FOR SIZES OF BEAM

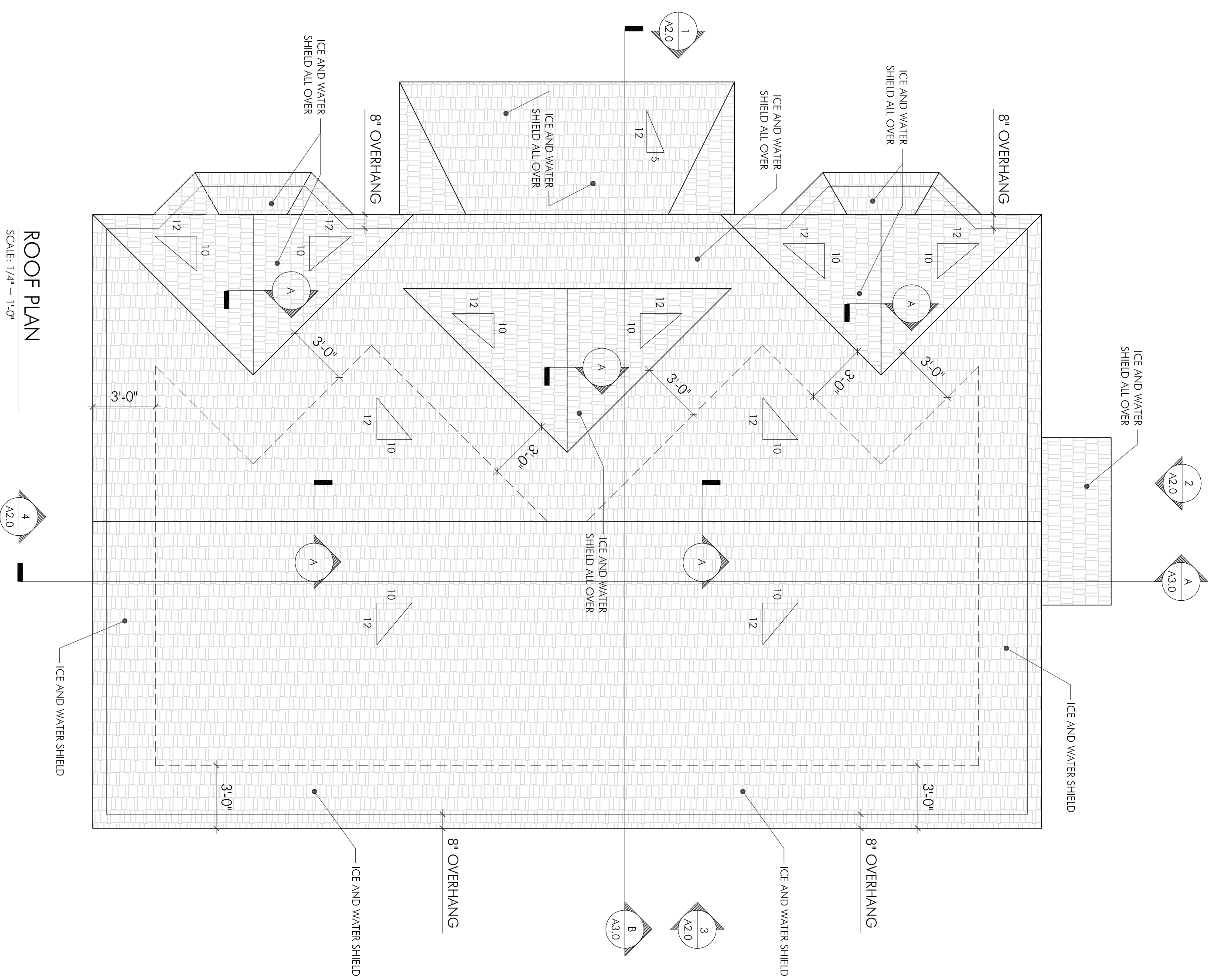
PROJECT:
NEW TWO-FAMILY CONSTRUCTION
TOM TAYLOR
39 ASTICOU RD
JAMAICA PLAIN, MA 02130

PROJECT NUMBER: 1-4022

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A
FLUSH RIDGE OR HIP BEAM DETAIL
SCALE: 3/4" = 1'-0"

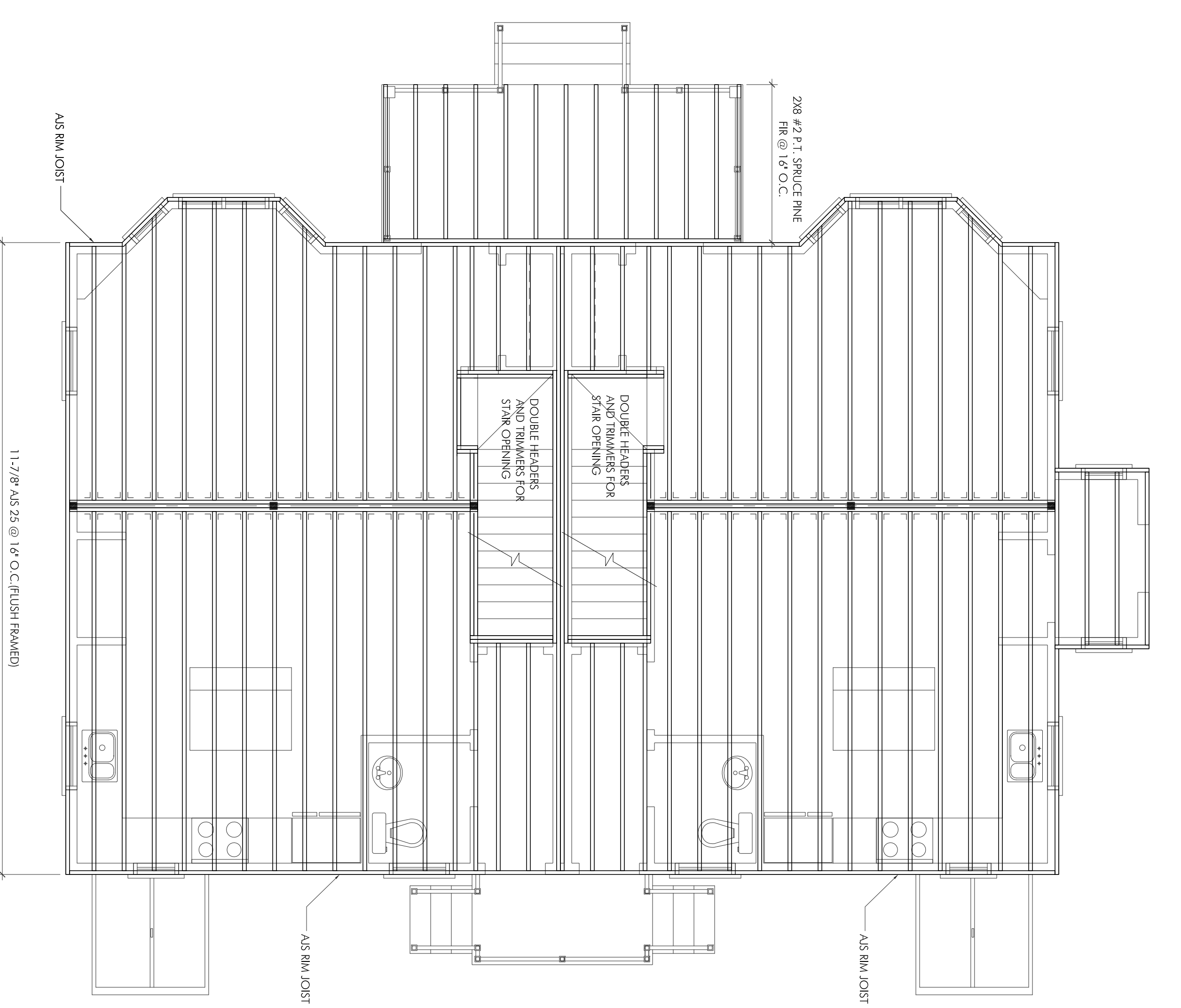


ROOF PLAN
SCALE: 1/4" = 1'-0"

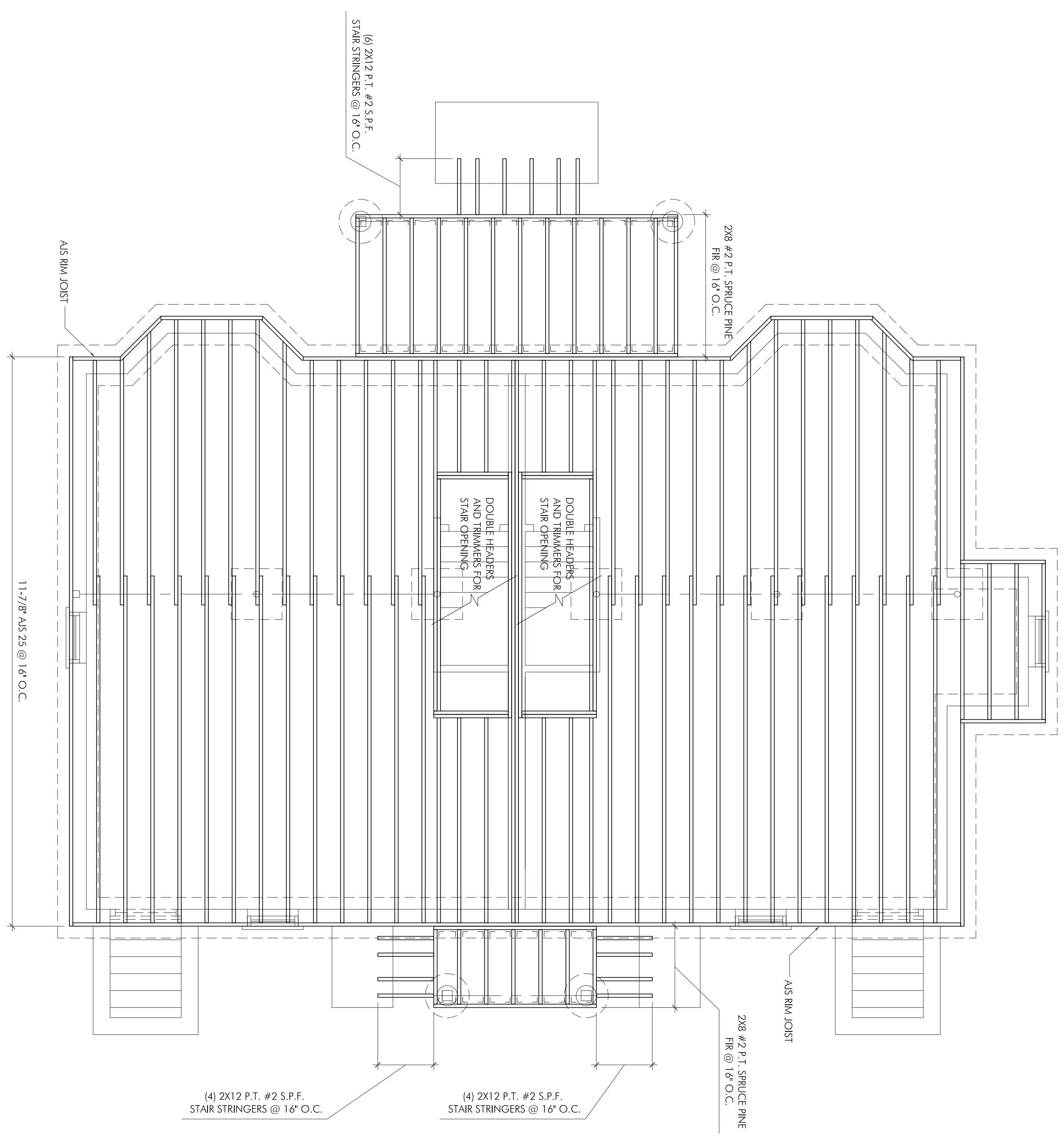
ISSUE	DATE
ISSUE FOR REWMT	06.03.2014

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DRAWN BY: DES	CHECKED BY: DMK
DRAWING TITLE	FLOOR PLANS
DRAWING NUMBER	

A1.2



SECOND FLOOR FRAMING
SCALE: 1/4" = 1'-0"
UNLESS OTHERWISE NOTED DESIGN
LOADS: LIVE LOAD = 40 PSF
DEAD LOAD = 15 PSF



FIRST FLOOR FRAMING
SCALE: 1/4" = 1'-0"
UNLESS OTHERWISE NOTED DESIGN
LOADS: LIVE LOAD = 40 PSF
DEAD LOAD = 15 PSF

DRAWING SCALE		1/4" = 1'-0"
DRAWN BY:	DES	CHECKED BY: DM/C
DRAWING TITLE		
FRAMING PLANS		
DRAWING NUMBER		

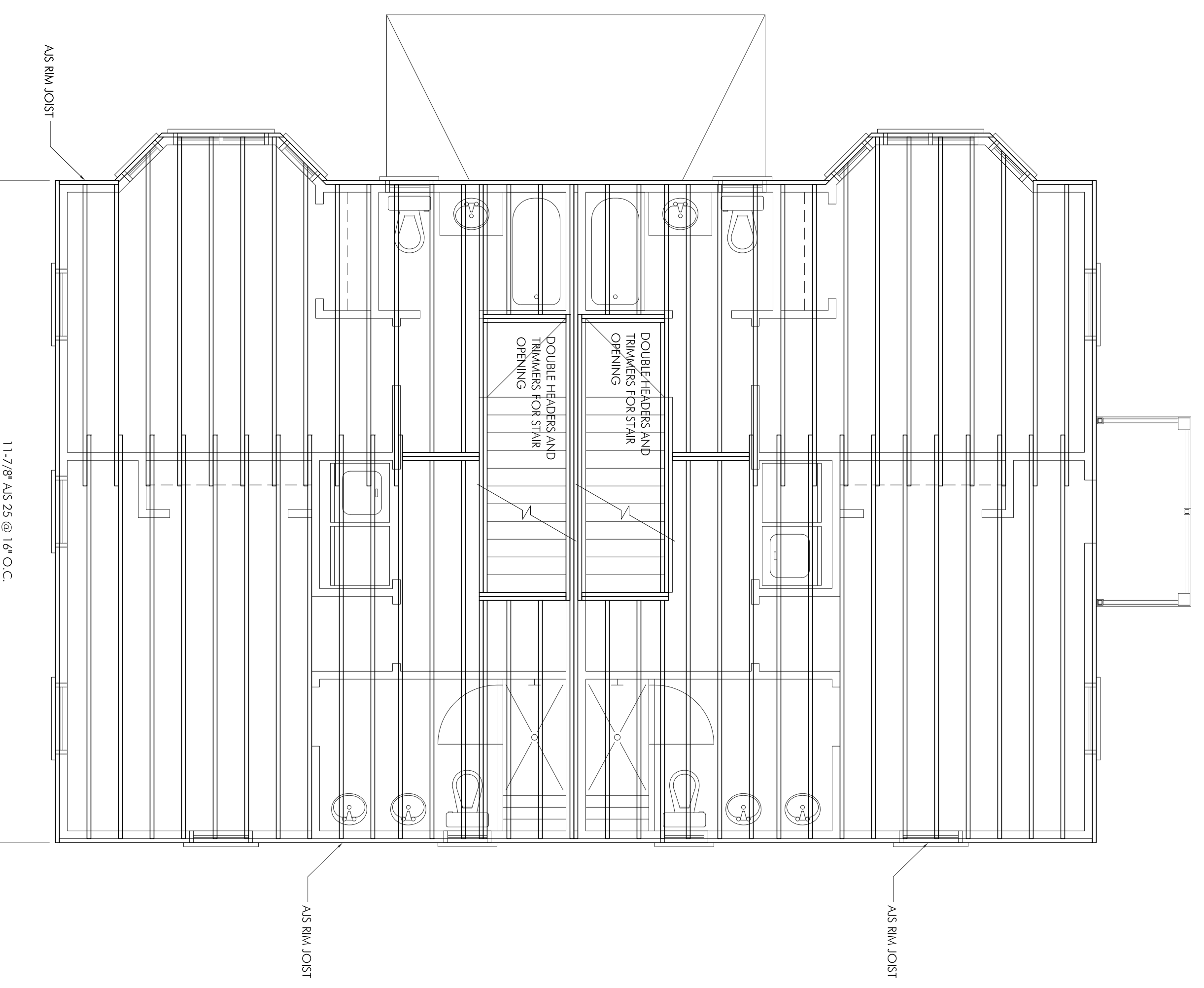
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ISSUE	DATE
ISSUE FOR PERMIT	06.03.2014

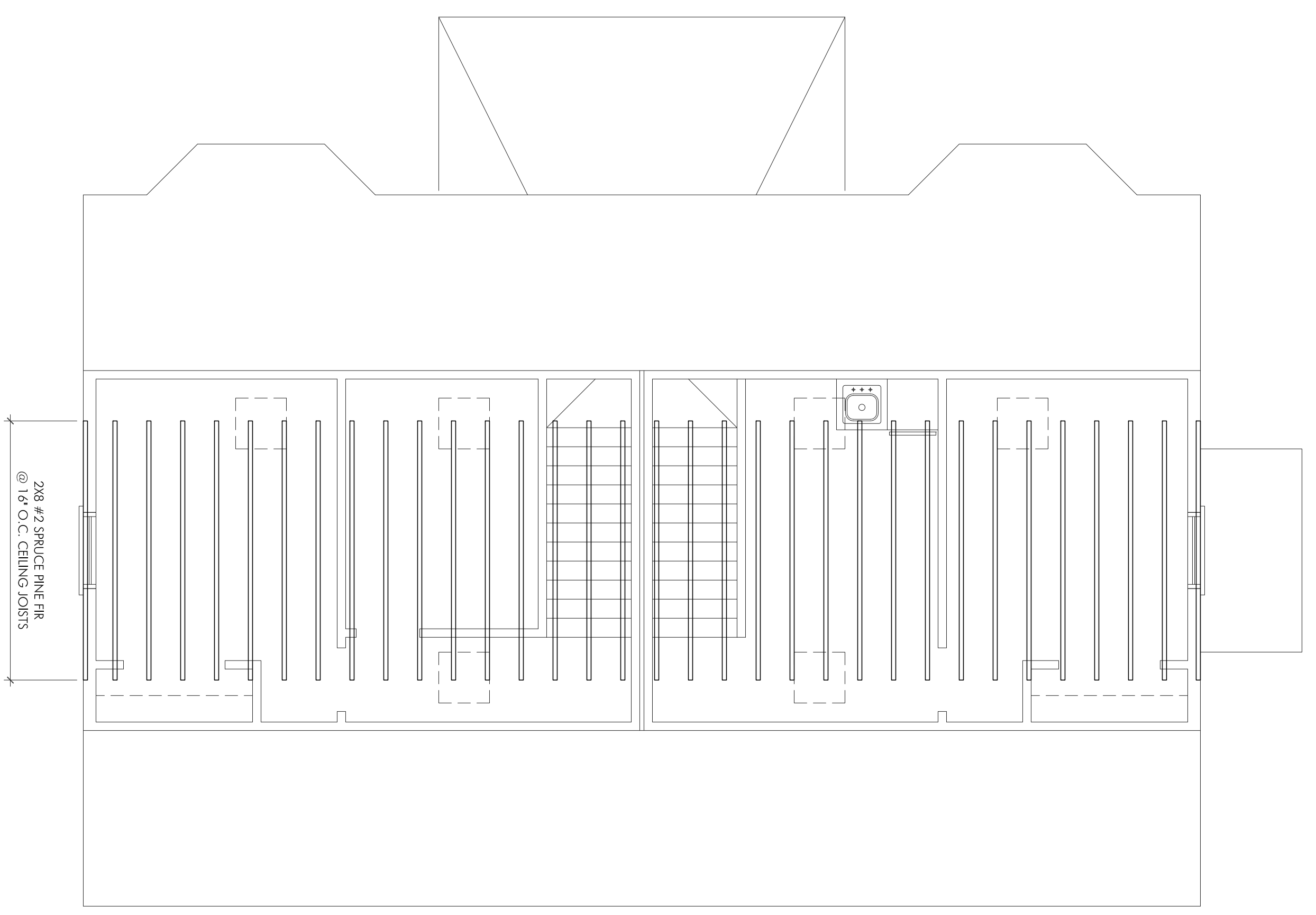
PROJECT:
NEW TWO-FAMILY CONSTRUCTION
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39 ASTICOU RD
JAMAICA PLAIN, MA 02130

PROJECT NUMBER: 14002

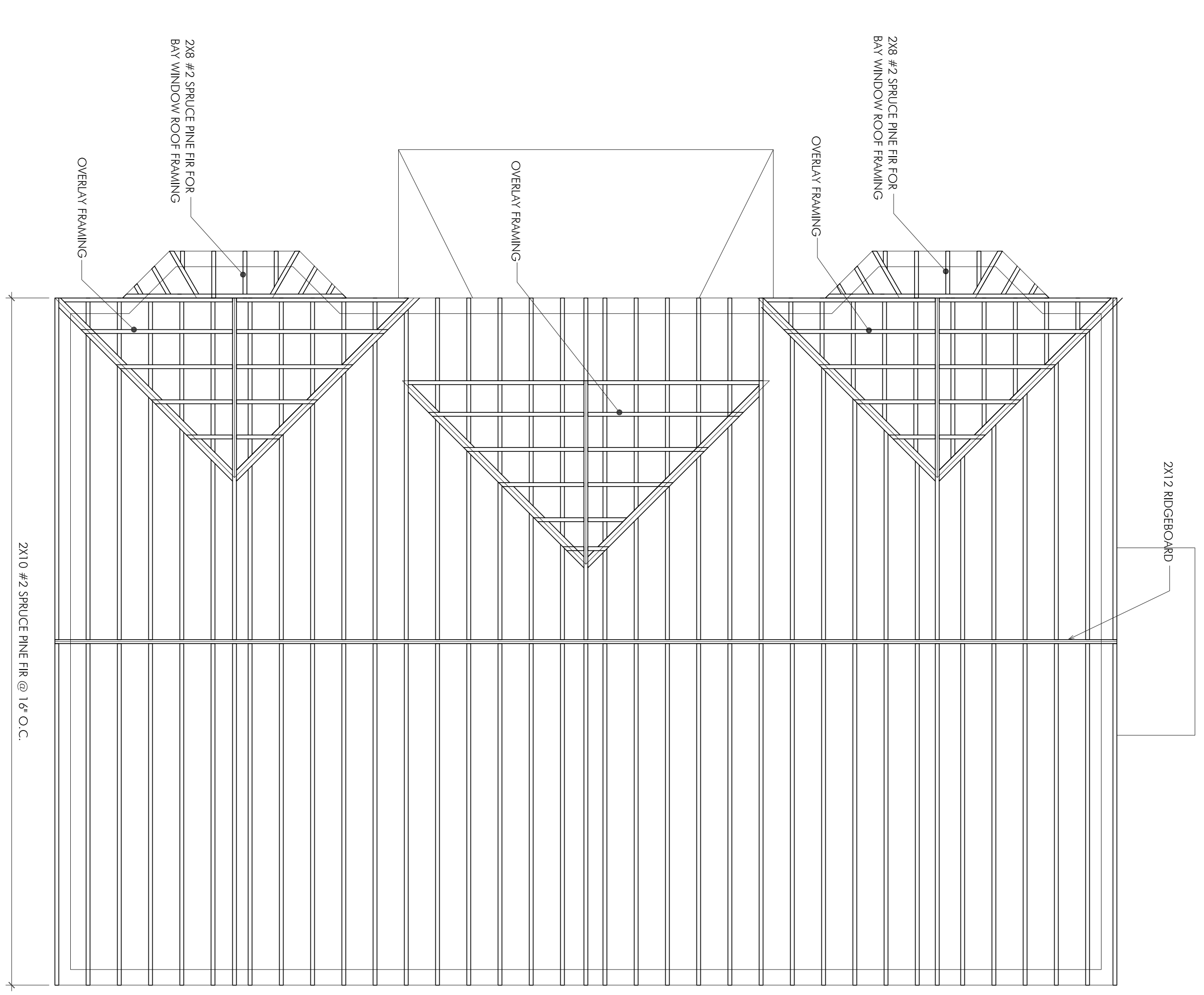
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THIRD FLOOR FRAMING
SCALE: 1/4" = 1'-0"
FIRST FLOOR CEILING LOAD
UNLESS OTHERWISE NOTED DESIGN
LOADS: LIVE LOAD = 30 PSF
DEAD LOAD = 15 PSF



CEILING FRAMING
SCALE: 1/4" = 1'-0"
THIRD FLOOR CEILING LOAD
UNLESS OTHERWISE NOTED DESIGN
LOADS: LIVE LOAD = 10 PSF
DEAD LOAD = 5 PSF



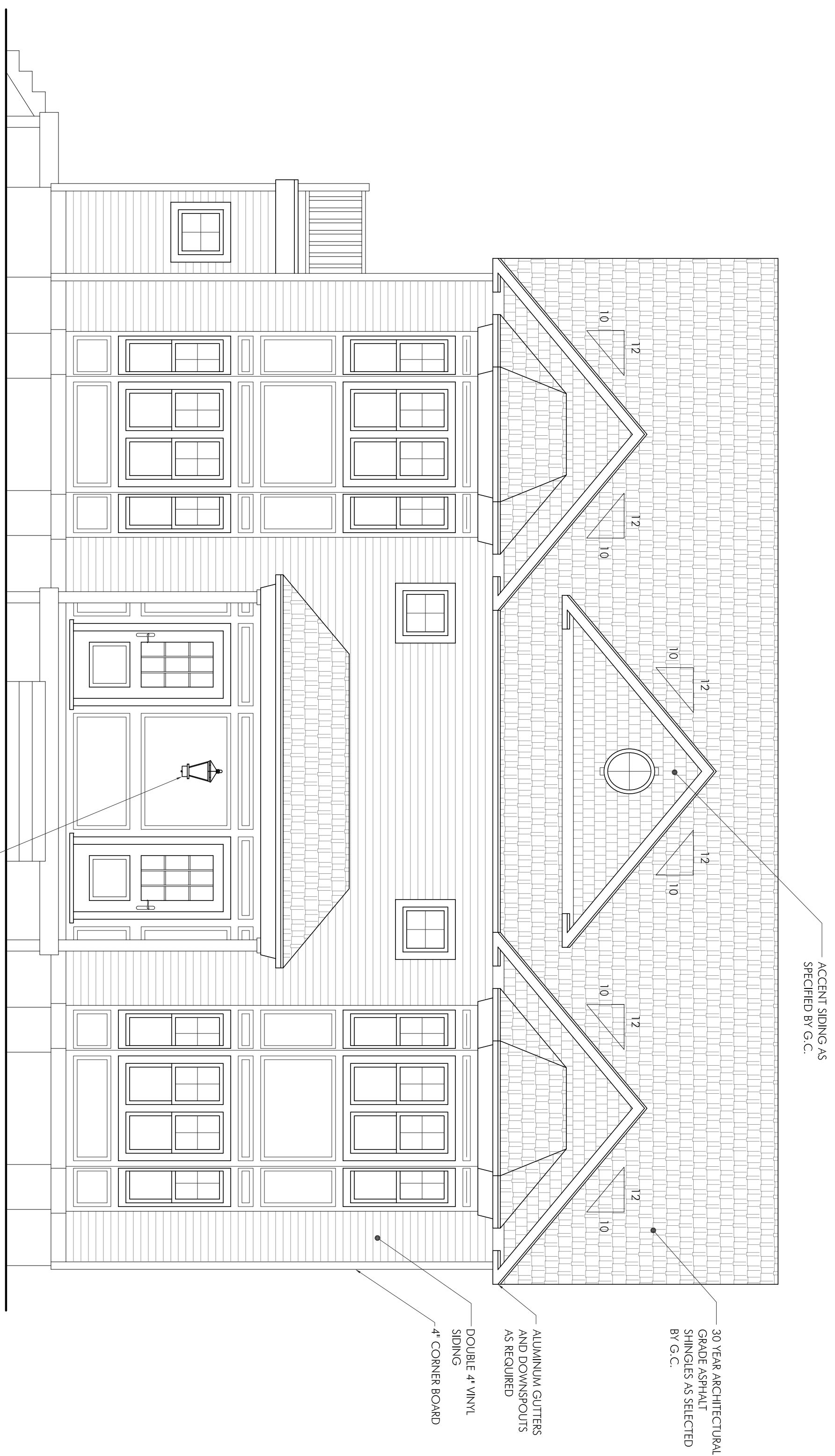
ROOF FRAMING
SCALE: 1/4" = 1'-0"
ROOF LOAD
UNLESS OTHERWISE NOTED DESIGN
LOADS: LIVE LOAD = 40 PSF (SNOW)
DEAD LOAD = 15 PSF

DRAWING TITLE	
FRAMING PLANS	
DRAWING NUMBER	

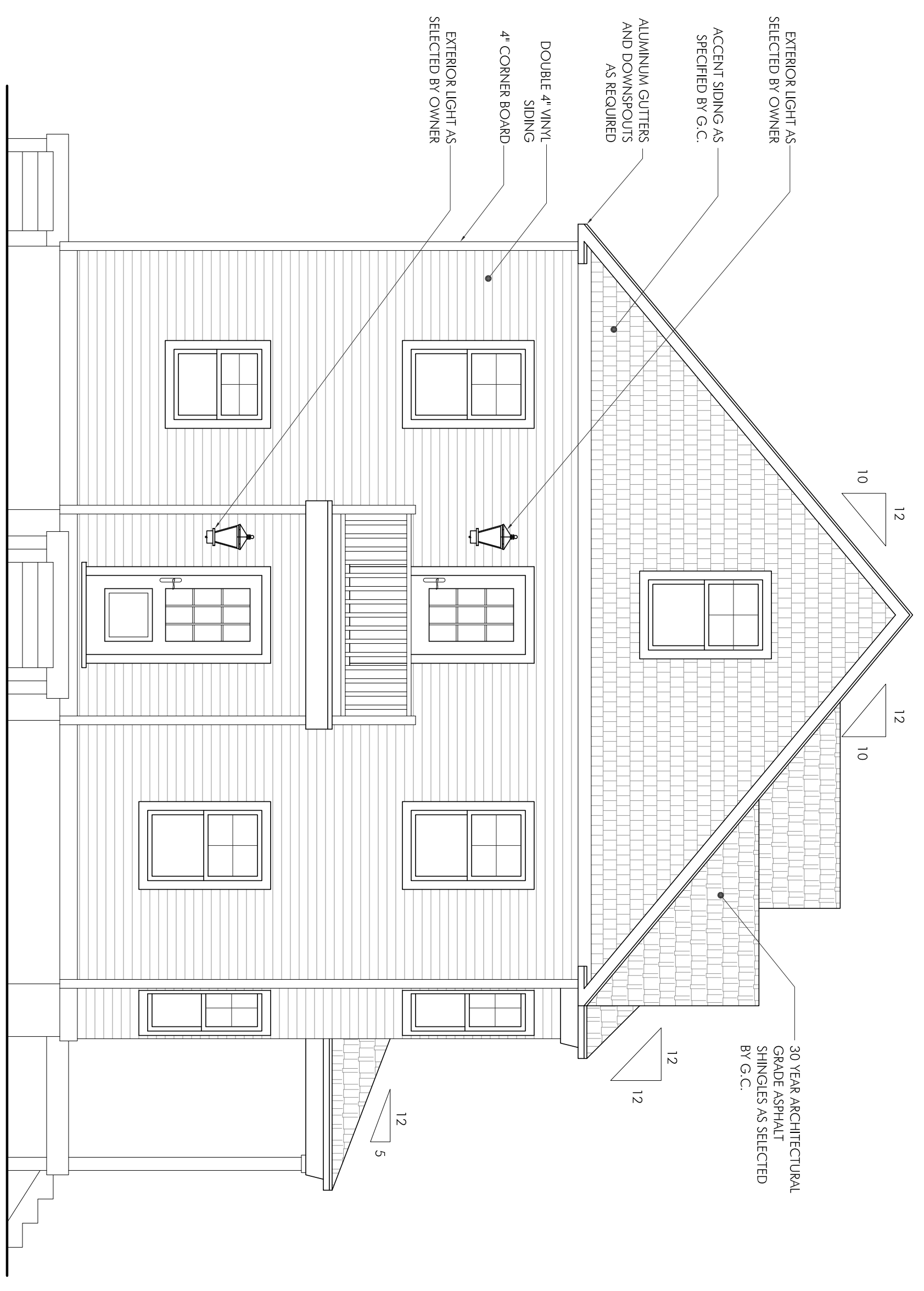
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ISSUE FOR REVISION	06.03.2014

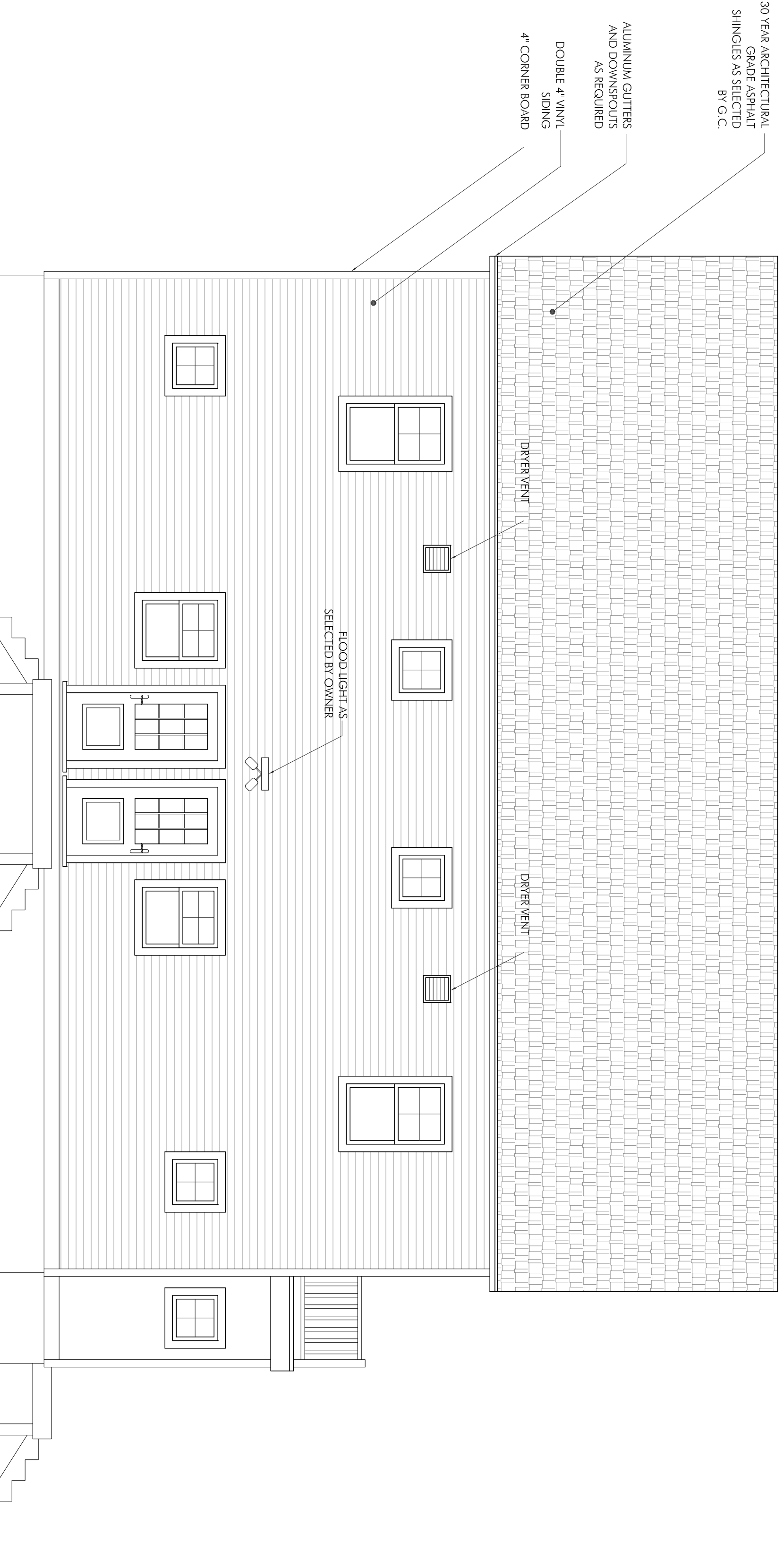
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DRAWN BY:	DESIGNED BY:
DES	DMC



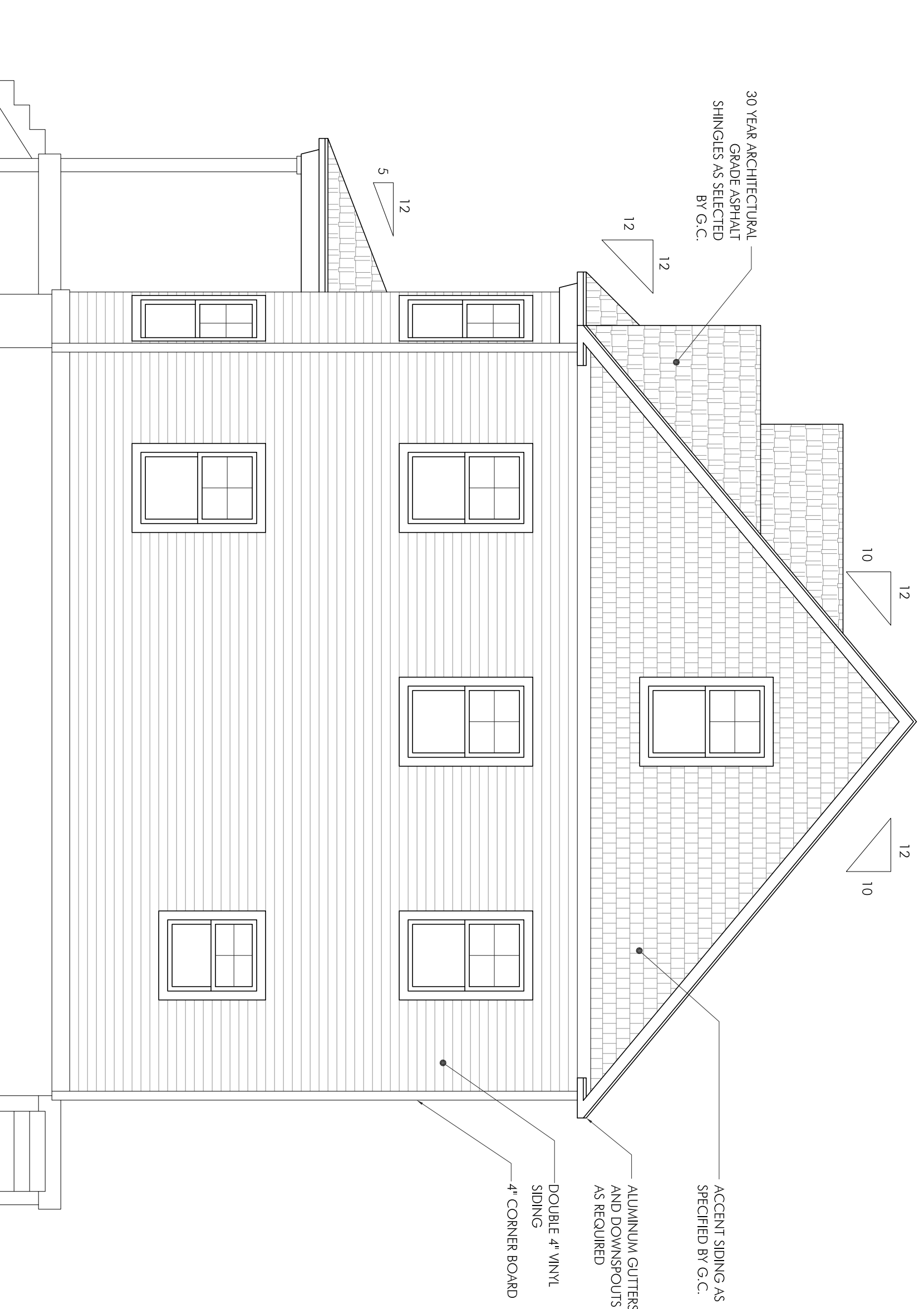
1
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



3
REAR ELEVATION
SCALE: 1/4" = 1'-0"



4
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT:
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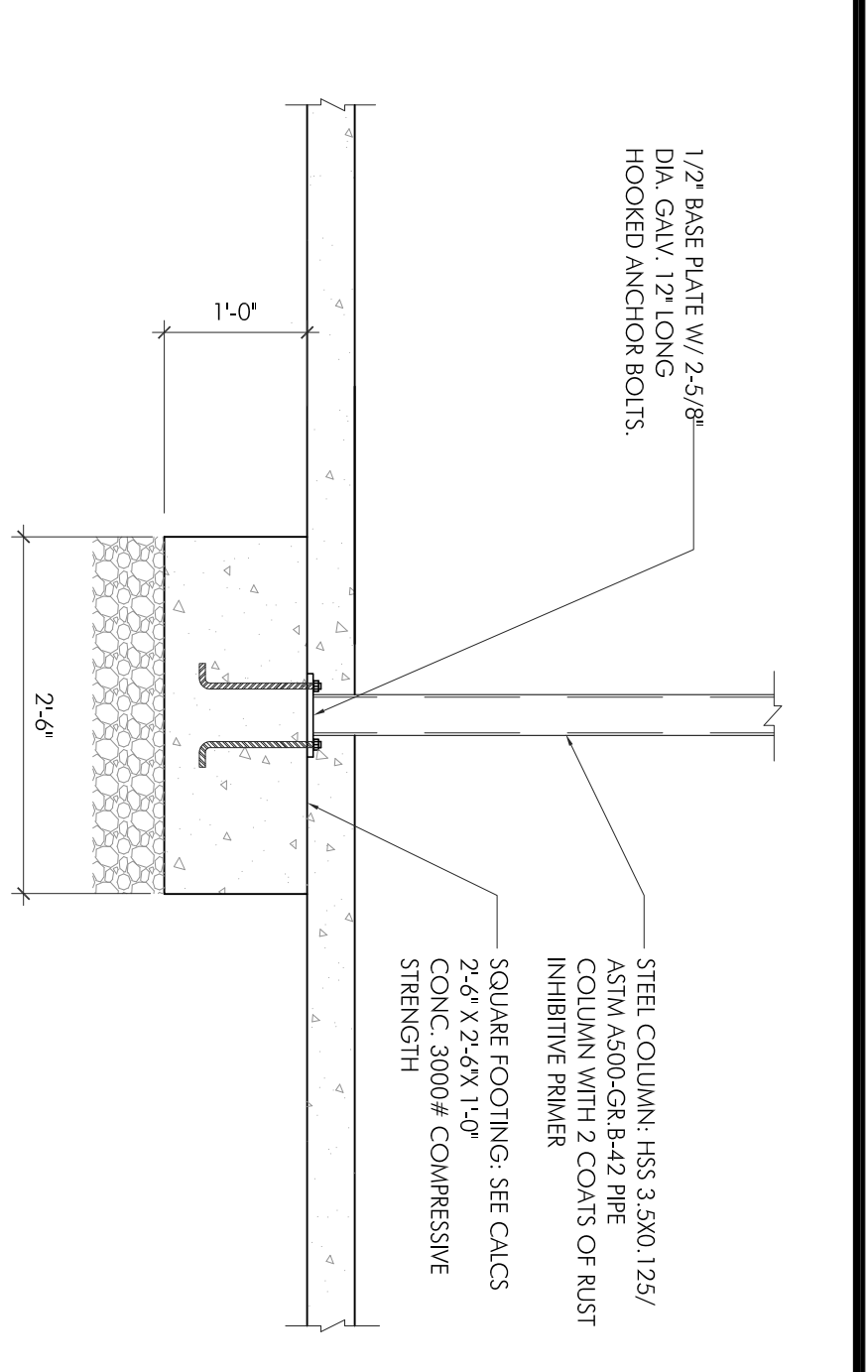
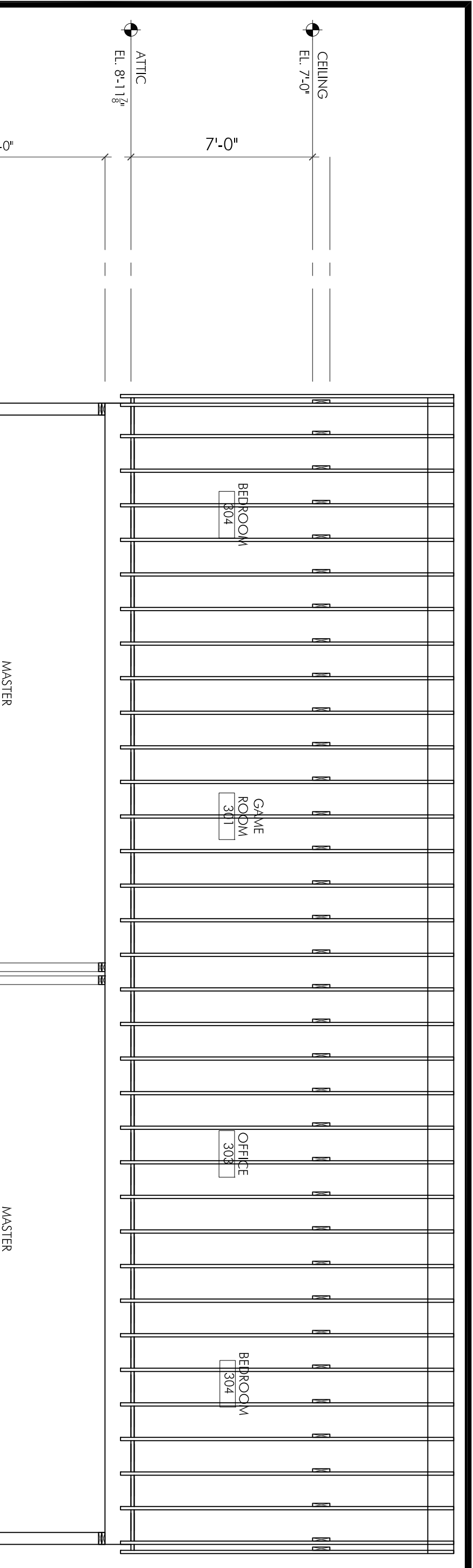
PROJECT NUMBER: 1-4002

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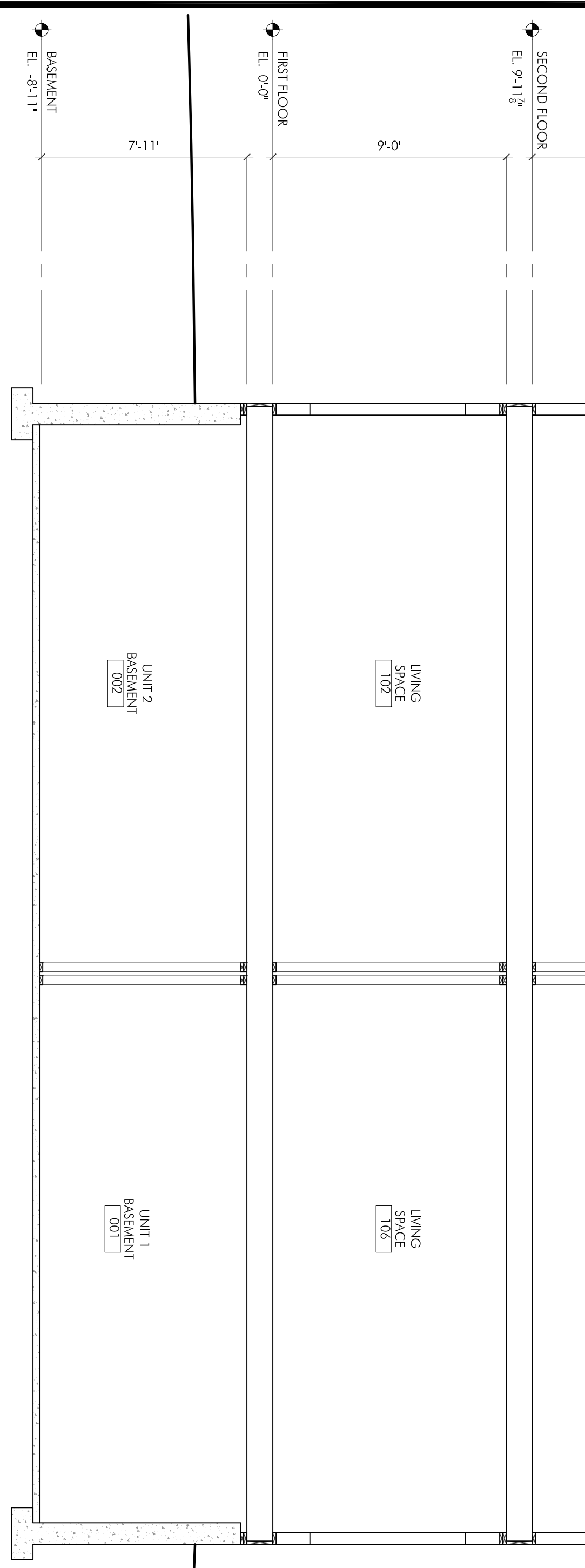


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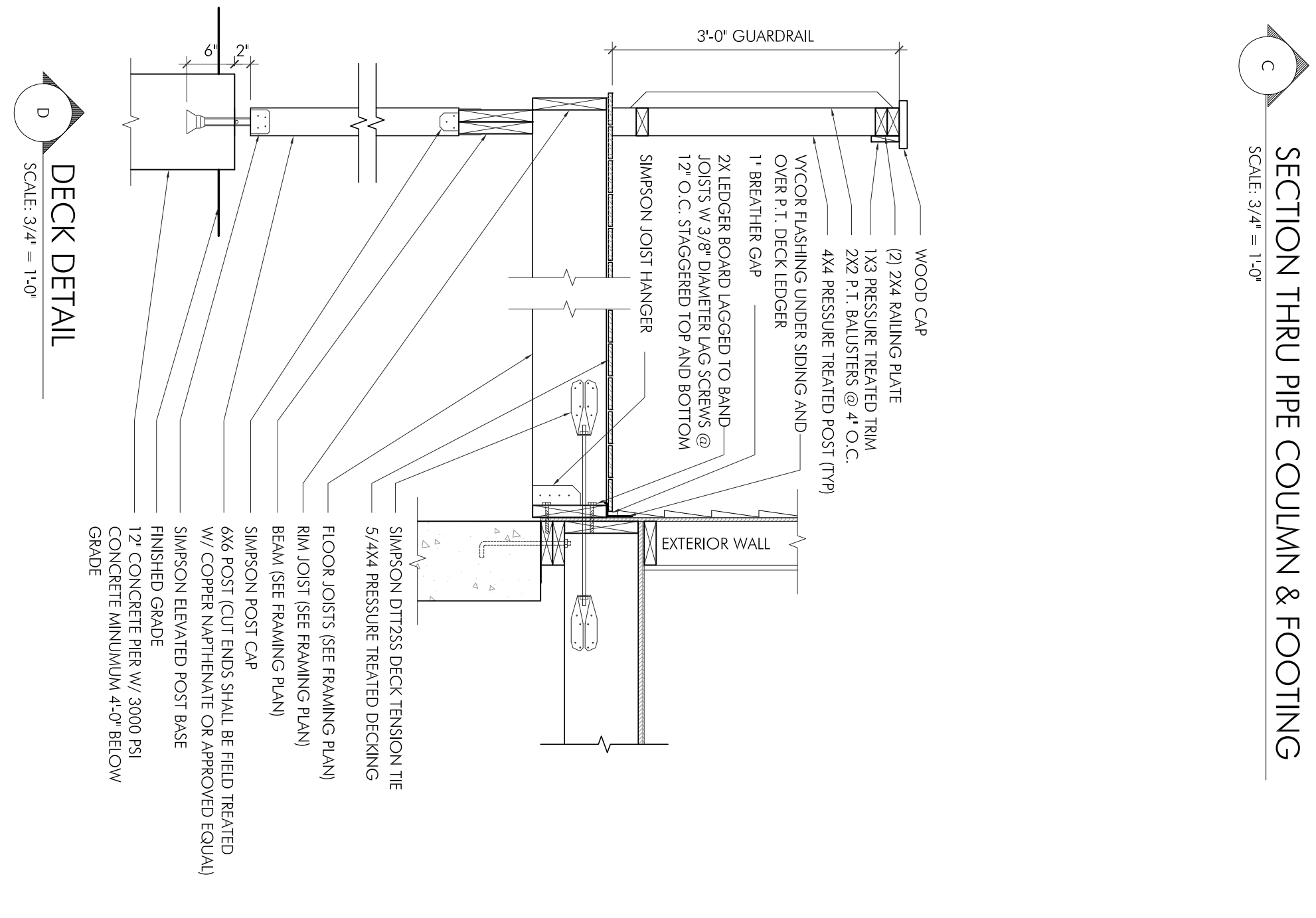
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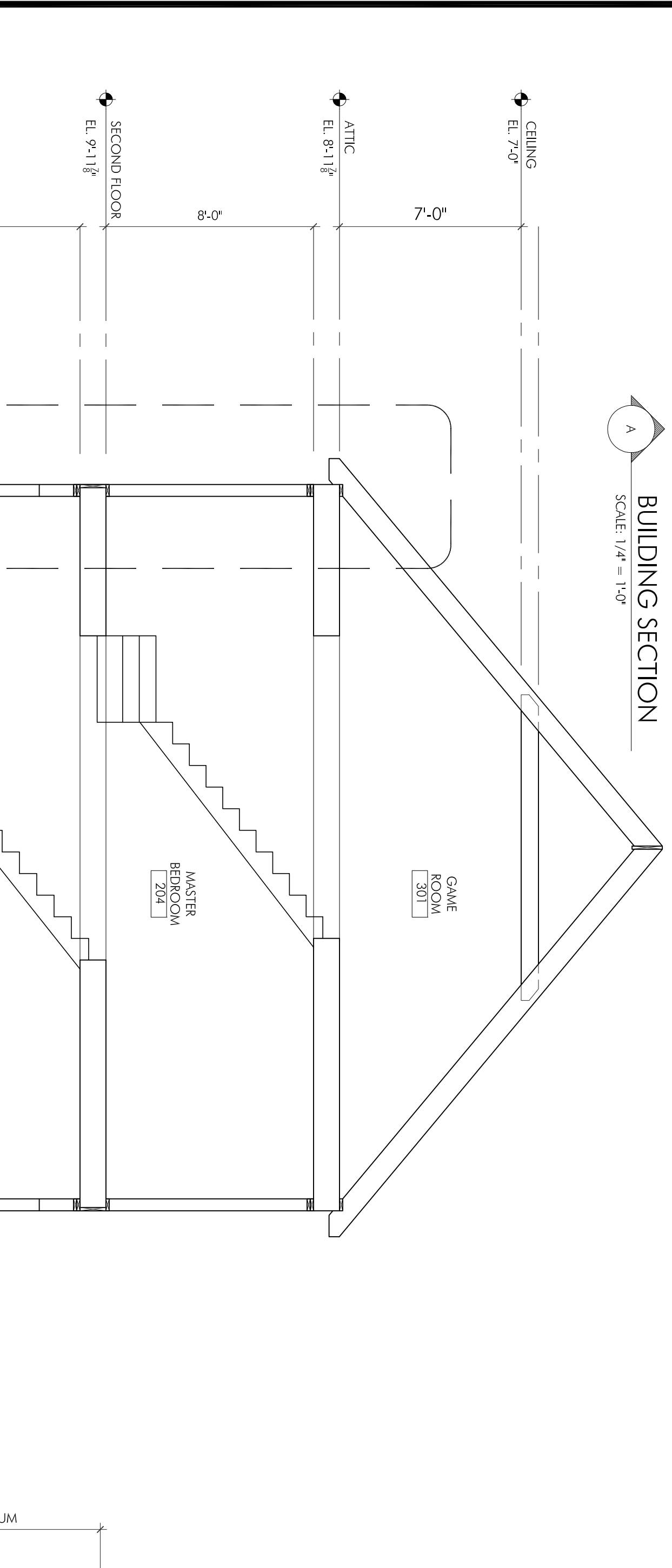
SECTION THRU PIPE COLUMN & FOOTING
SCALE: 3/4" = 1'-0"



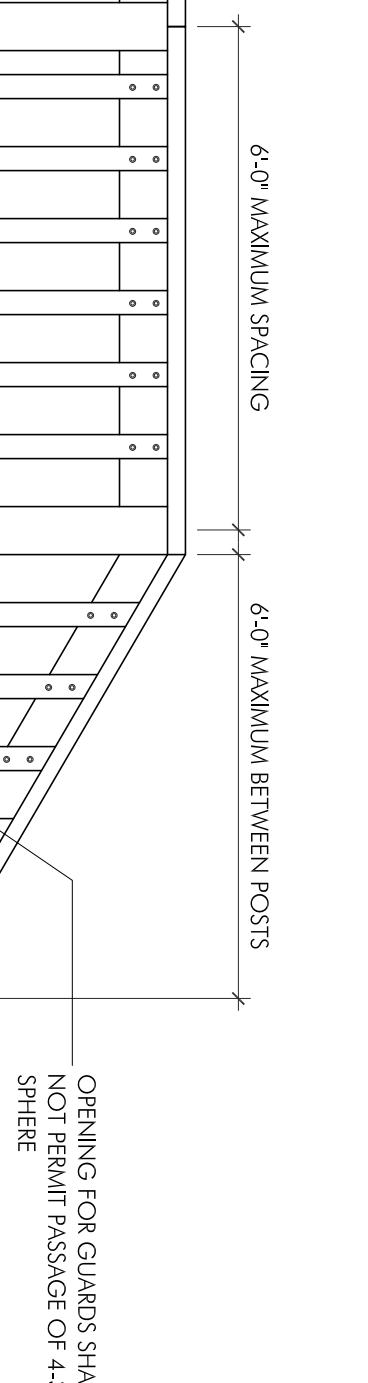
BUILDING SECTION
SCALE: 1/4" = 1'-0"



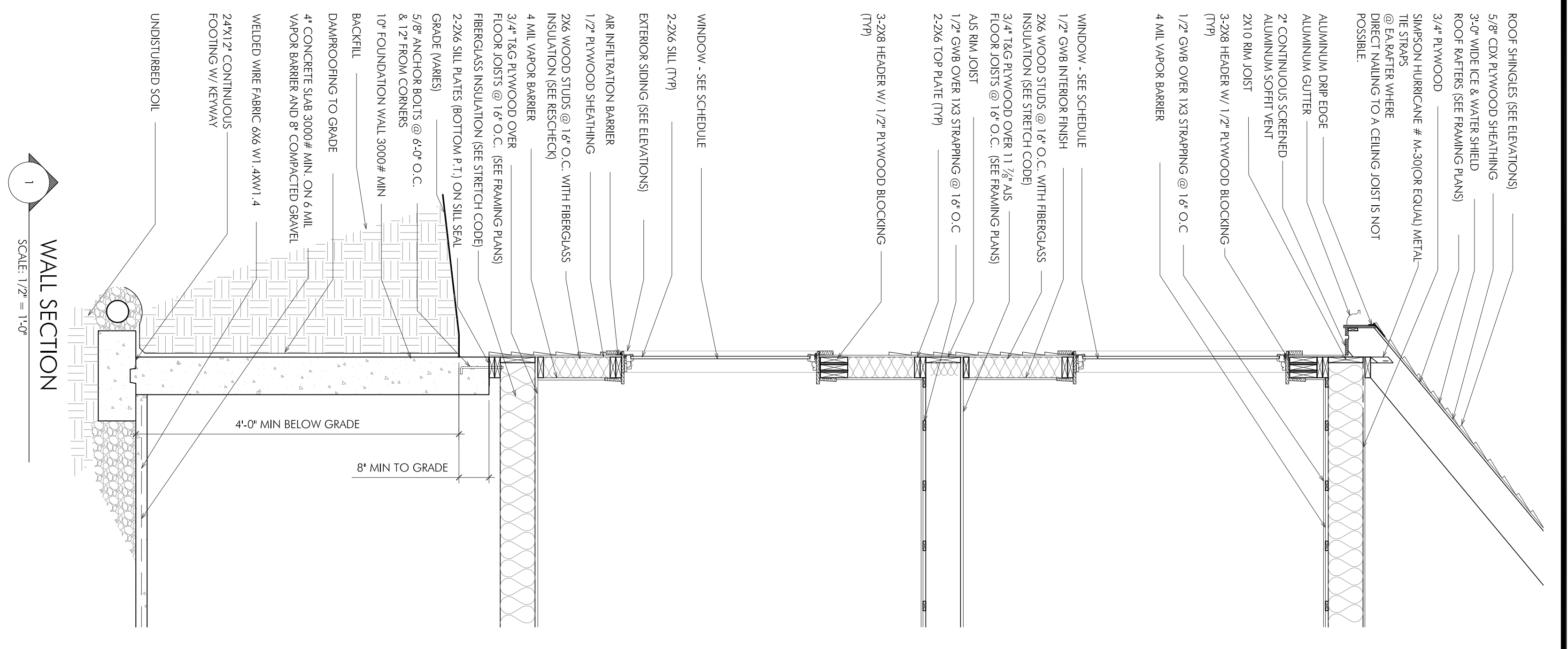
DECK DETAIL
SCALE: 3/4" = 1'-0"



BUILDING SECTION
SCALE: 1/4" = 1'-0"



DECK STAIR & GUARD DETAIL
SCALE: 3/4" = 1'-0"



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

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A3.0	
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