



Boston Inspectional Services Department

Planning and Zoning Division

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 28, 2021

DENIS KEOHANE
469 NEPONSET AVE
BOSTON, MA 02122

RE: Application #: **ERT1230867**
Location: 2 Kinsale Ln, Ward 18
Zoning District: Hyde Park Neighborhood, 1F-9000
Purpose: Eight lot single family subdivision. Lot #8. Construct a wood framed 4 Bed, 2 full bathrooms, 2 half bathrooms, 2 car attached garage as per plans.
eplan

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):

- Certified Plot Plan, stamped and signed by a MA Registered Land Surveyor: include within new CD set
 - Architectural and Structural Plans, stamped and signed by MA Registered Design Professional: - 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 copying 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't do 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)

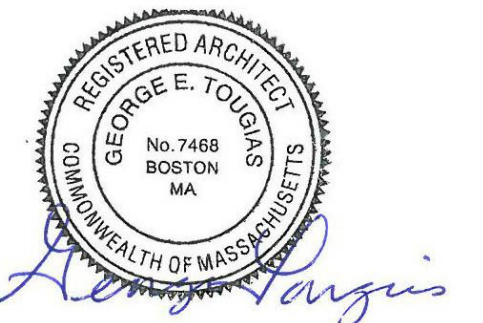
FIRE PROTECTION / SPRINKLER DRAWINGS

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 :

2 KINSALE LANE LOT 8, TYPE A BOSTON (HYDE PARK), MASSACHUSETTS

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	9,153 SF	88 FT	187 FT	2131/9153= .24	2-1/2	33'-7"	6,771 SF	25.1 FT	10.2 FT	42.5 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

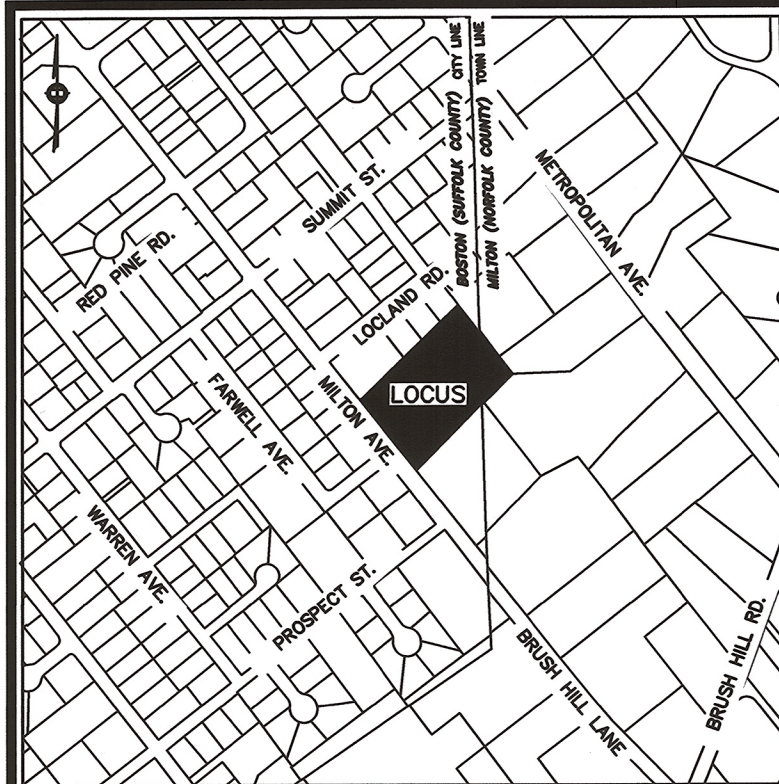
- OFFSITE DISPOSAL SHALL BE DEPOSITED, RECYCLED OR RECLAIMED IN A LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL MITIGATE TO THE EXTENT POSSIBLE DUST, DEBRIS AND NOISE THROUGHOUT THE DEMOLITION AND CONSTRUCTION PROCESS. THE SITE SHALL BE MAINTAINED IN AN ORDERLY CONDITION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

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

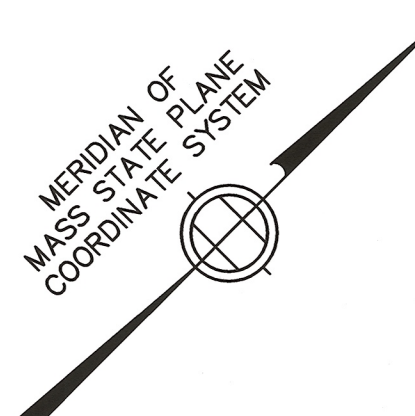
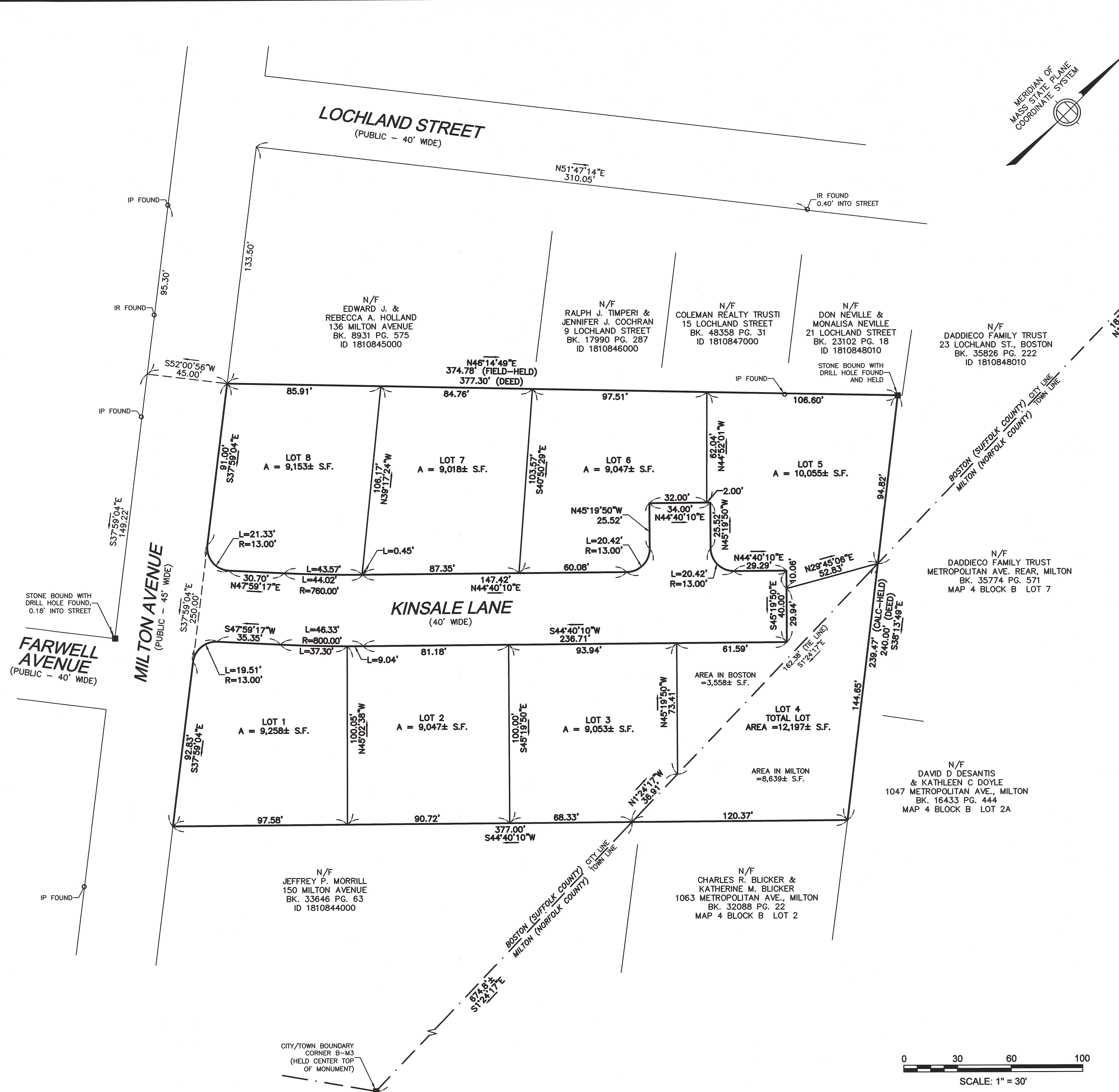
DRAWING INDEX		PERMIT SET	CONSTRUCTION
CIVIL			
1 OF 1	SUBDIVISION PLAN	■	
C100	SUBDIVISION LAYOUT & MATERIALS PLAN	■	
C108	LOT 8 PROPOSED SITE PLAN	■	
ARCHITECTURE			
A-001	COVER SHEET & GENERAL NOTES	■	
A100	BASEMENT & FOUNDATION PLAN & CONCRETE NOTES	■	
A101	FIRST & SECOND FLOOR PLANS & FRAMING NOTES	■	
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)

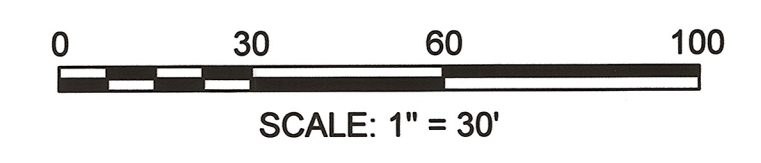
RESERVED FOR REGISTERS USE ONLY

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

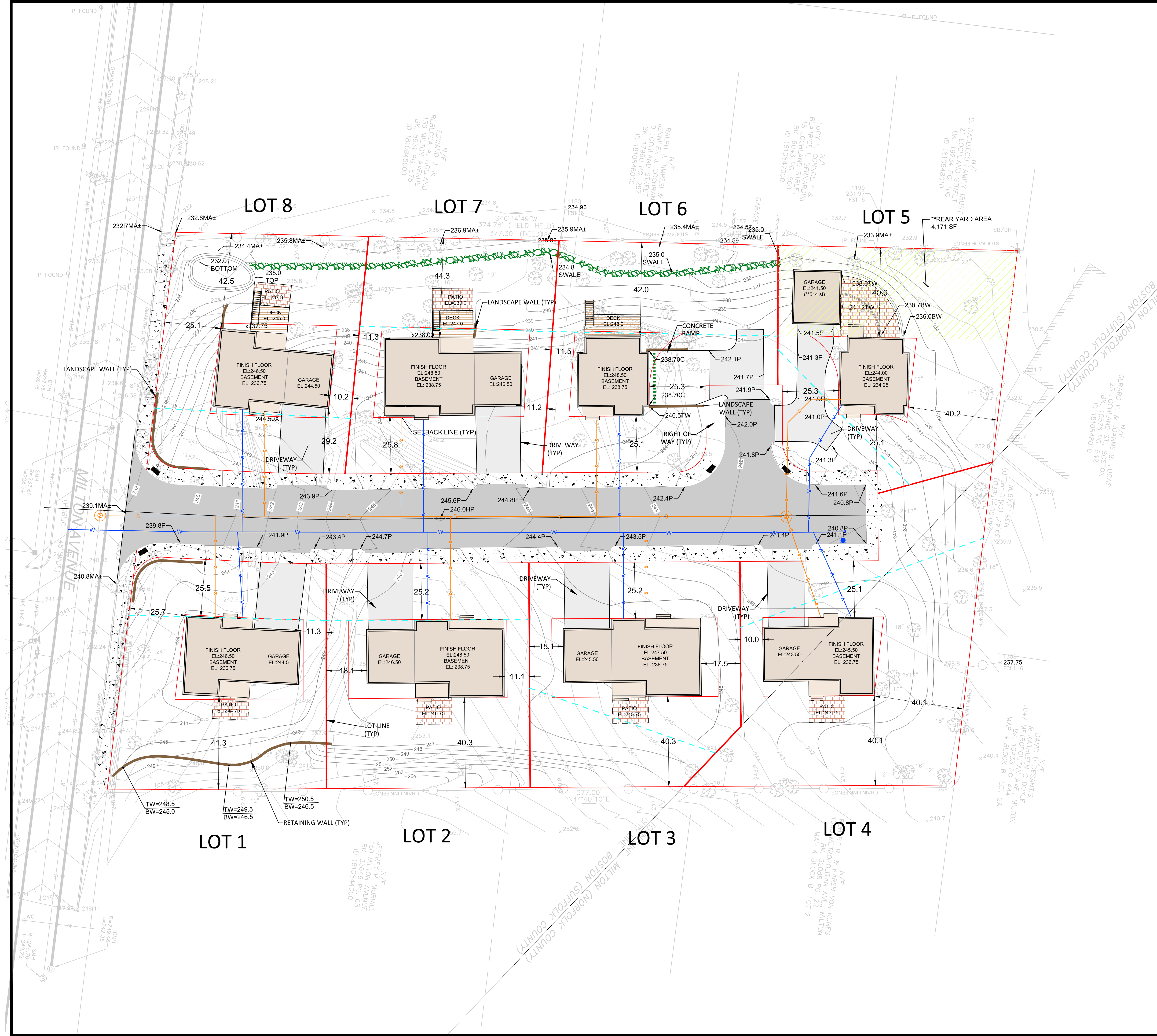
FIELD: LG
 CALCS: ML
 CHECKED: DG
 APPROVED: ML

SUBDIVISION PLAN
KINSALE LANE




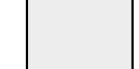



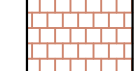


LAND LOCATED IN
BOSTON (HYDE PARK) AND MILTON, MA.
 SURVEYED FOR
THE KEOHANE COMPANY

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

P:\2016 Projects\2016-028 Milton Ave Boston\DWG_ENGINEERING\BPDA site plans\16-028_LAYOUT_MATL.dwg

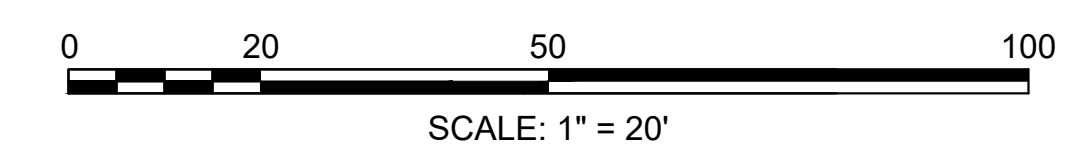


LEGEND

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

ACRONYMS

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



NORTH 

DCI

Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

PROJECT TEAM

PROJECT INFO

REV	DESCRIPTION	DATE



STAMP:

LAYOUT & MATERIALS PLAN

SHEET NAME:

C100

SHT NO:
DR BY: JEH
CHK BY: SS
PROJ NO: 16-028
DATE: 1-7-2021
SCALE: 1"=20"

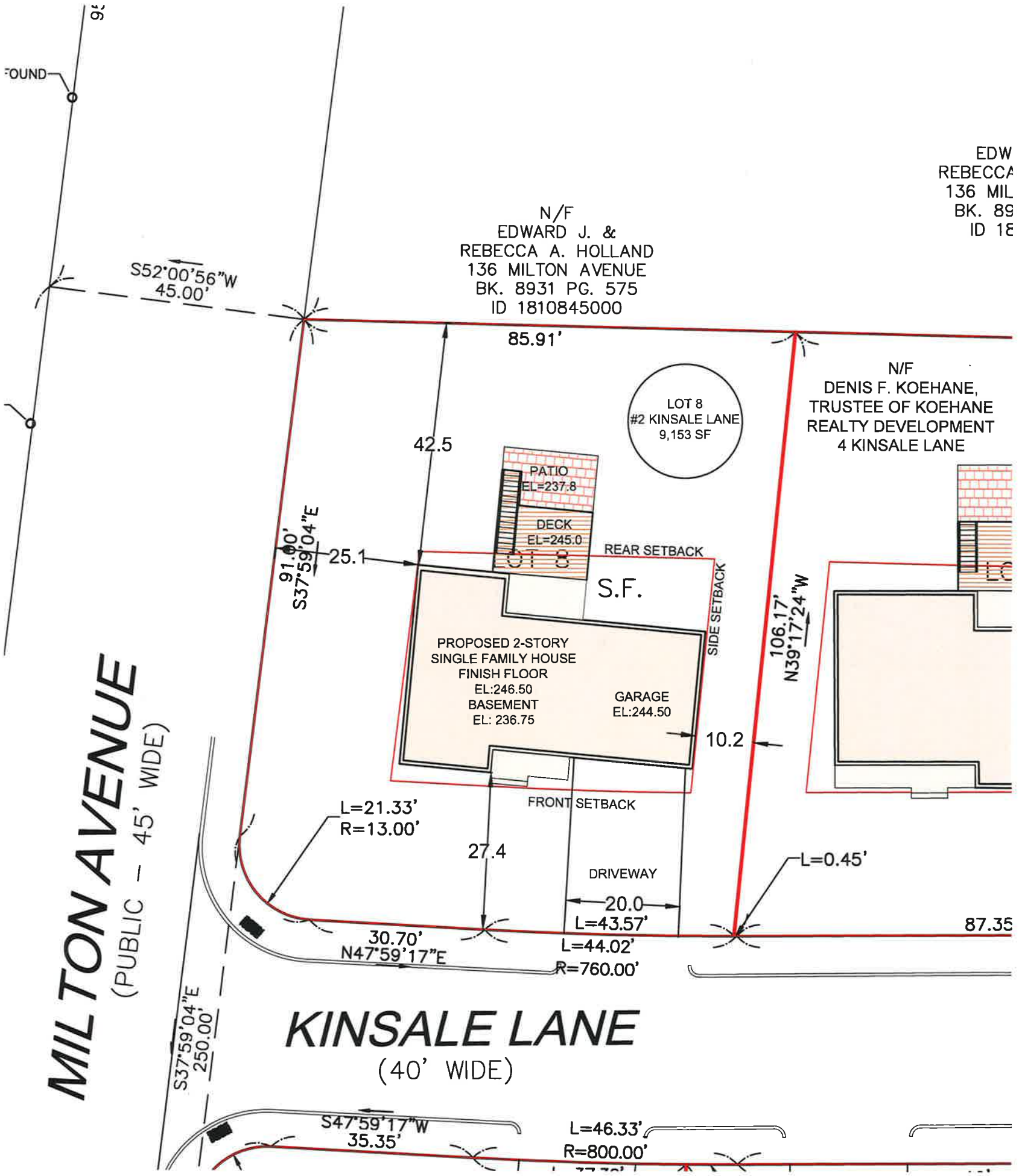


EDW
REBECCA
136 MIL
BK. 89
ID 1E

N/F
EDWARD J. &
REBECCA A. HOLLAND
136 MILTON AVENUE
BK. 8931 PG. 575
ID 1810845000

N/F
DENIS F. KOEHANE,
TRUSTEE OF KOEHANE
REALTY DEVELOPMENT
4 KINSALE LANE

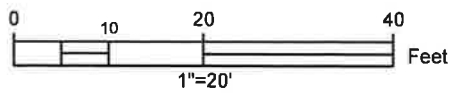
LOT 8
#2 KINSALE LANE
9,153 SF



MILTON AVENUE
(PUBLIC - 45' WIDE)

KINSALE LANE
(40' WIDE)

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



LOT 8		
	REQUIRED	PROPOSED
LOT AREA	9,000 SF	9,153 SF
LOT FRONTAGE	70 LF	187 LF
FRONT SETBACK	25 LF	25.1 LF
SIDE SETBACK	10 LF	10.2 LF
REAR SETBACK	40 LF	42.5 LF
LOT WIDTH	70 LF	88 LF
FAR	0.3	0.24
OPEN SPACE	1,838 SF	6,772 SF (74%)

*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

REFERNACE PLAN: SUFFOLK COUNTY REGISTRY
OF DEEDS - PLAN YEAR 2021 / PLAN 266



Robert E. Smith Jr.
10-5-21



LOT 8
2 KINSALE LANE,
BOSTON, MA

SHEET NAME

SITE PLAN

SHEET NO.

C108

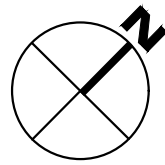
DR BY: GS

CHK BY: RS

PROJ NO: 2016-028

DATE: 10-05-2021

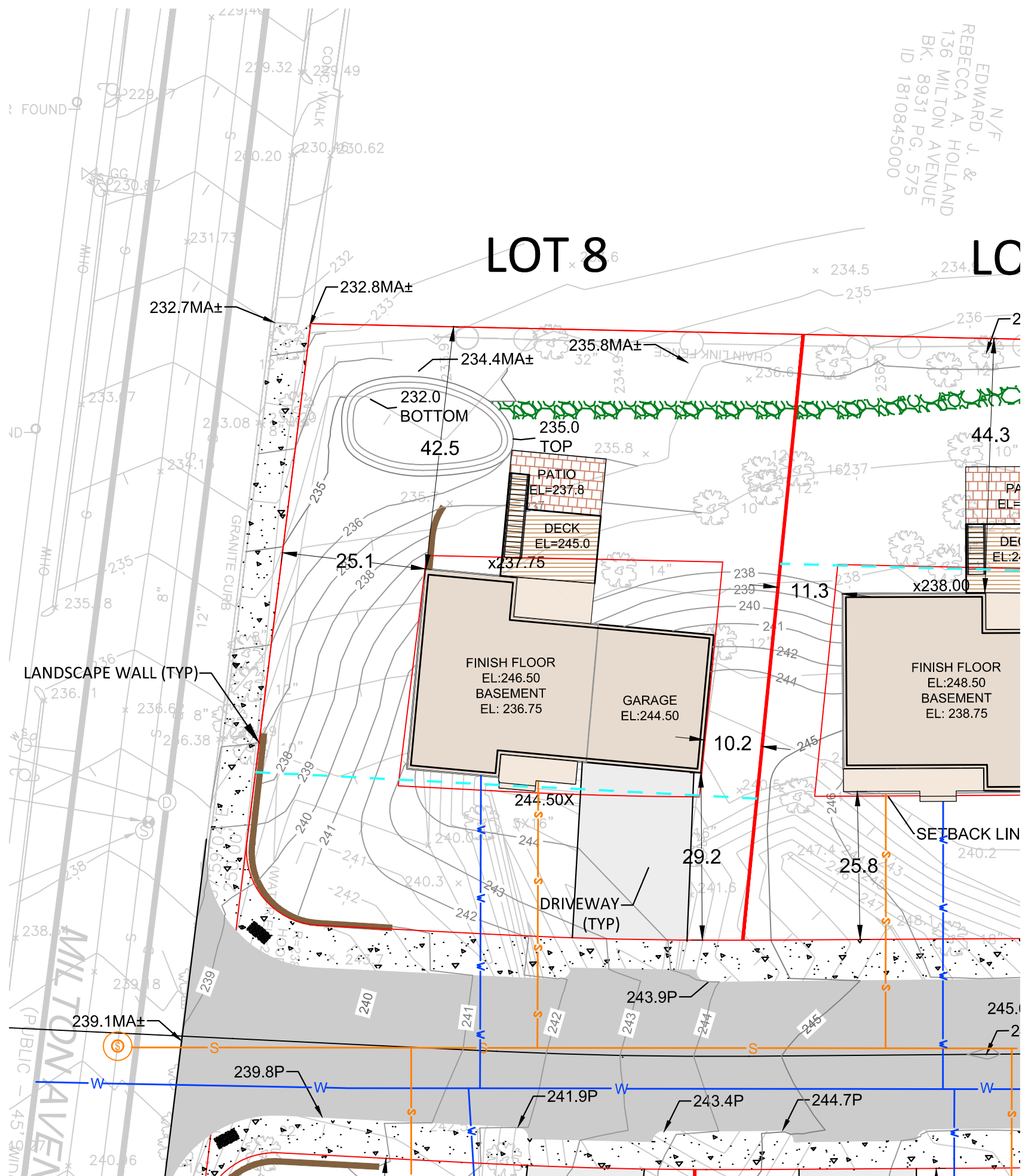
SCALE: 1" = 20'



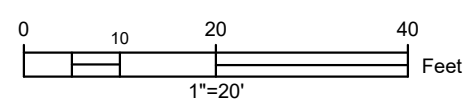
N/F
 EDWARD J. &
 REBECCA A. HOLLAND
 136 MILTON AVENUE
 BK. 8931 PG. 575
 ID 1810845000

LOT 8

LC



LOT 8	
LOT AREA	9153 SF
LOT FRONTAGE	187 LF
LOT WIDTH	88 LF
OPEN SPACE	6771 SF (74%)



*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 | |

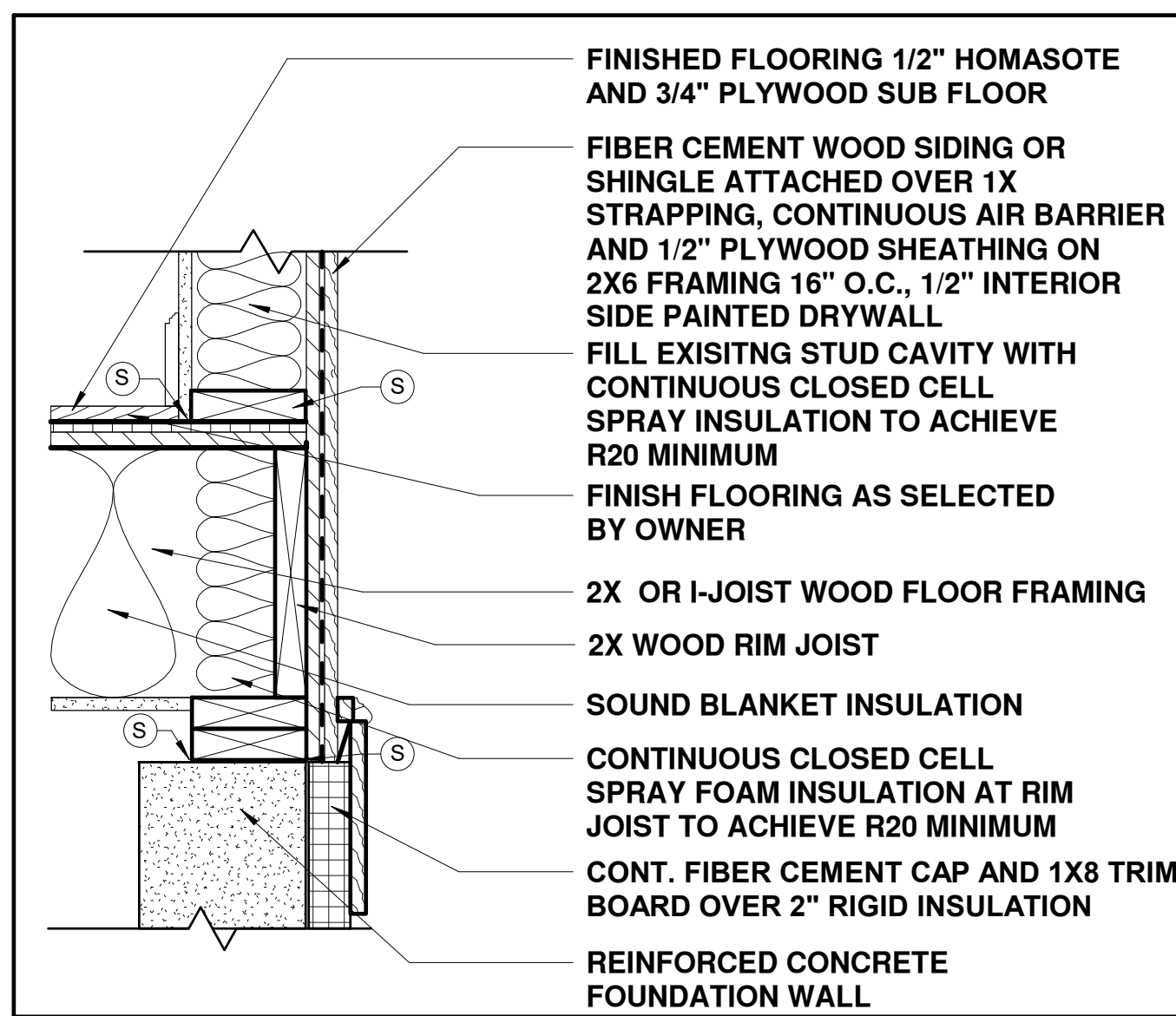
- #### ACRONYMS
- | | |
|--------|-----------------|
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| MA | MATCH |
| P | PAVEMENT |
| BOTTOM | BOTTOM OF SLOPE |
| TOP | TOP OF SLOPE |



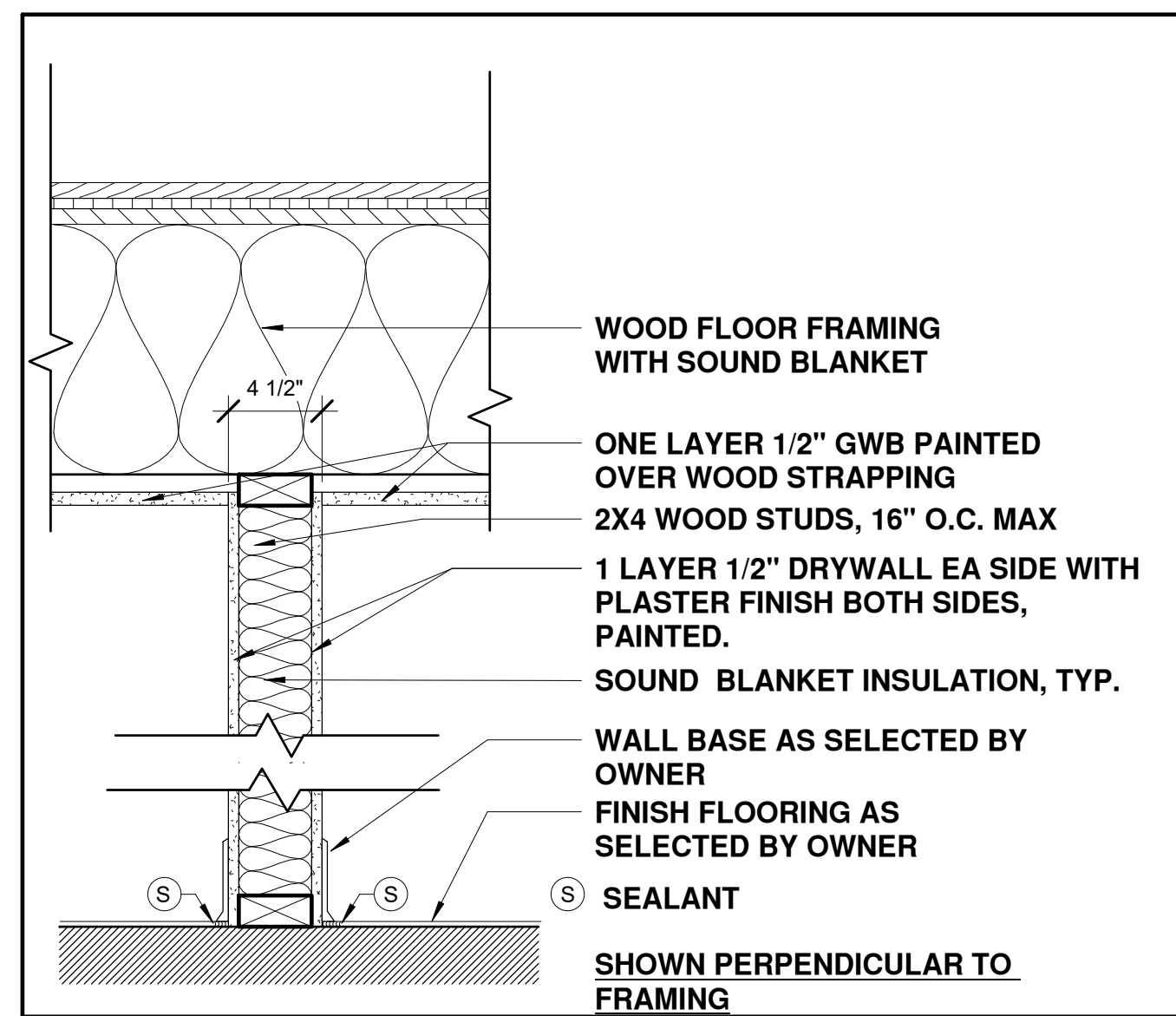
<p>LOT 8 KINSALE LANE, BOSTON, MA</p>	<p>SHEET NAME SITE PLAN</p>	<p>SHEET NO. C108</p>	DR BY: MH
			CHK BY: SBS
			PROJ NO: 2016-028
			DATE: 04-06-2021
			SCALE: 1" = 20'

**Kinsale Lane
 Sub-Division**

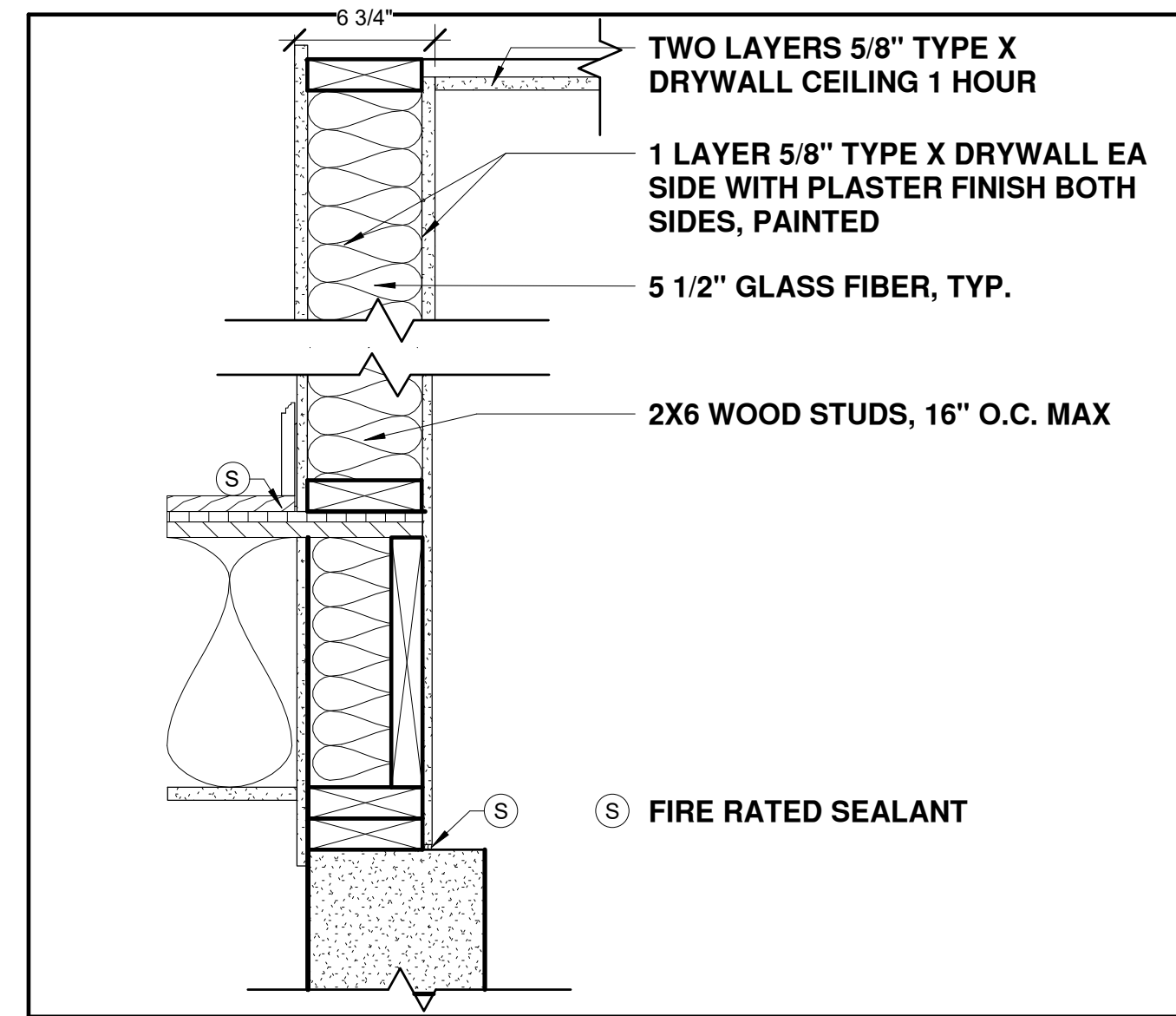
Hyde Park



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

- 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.

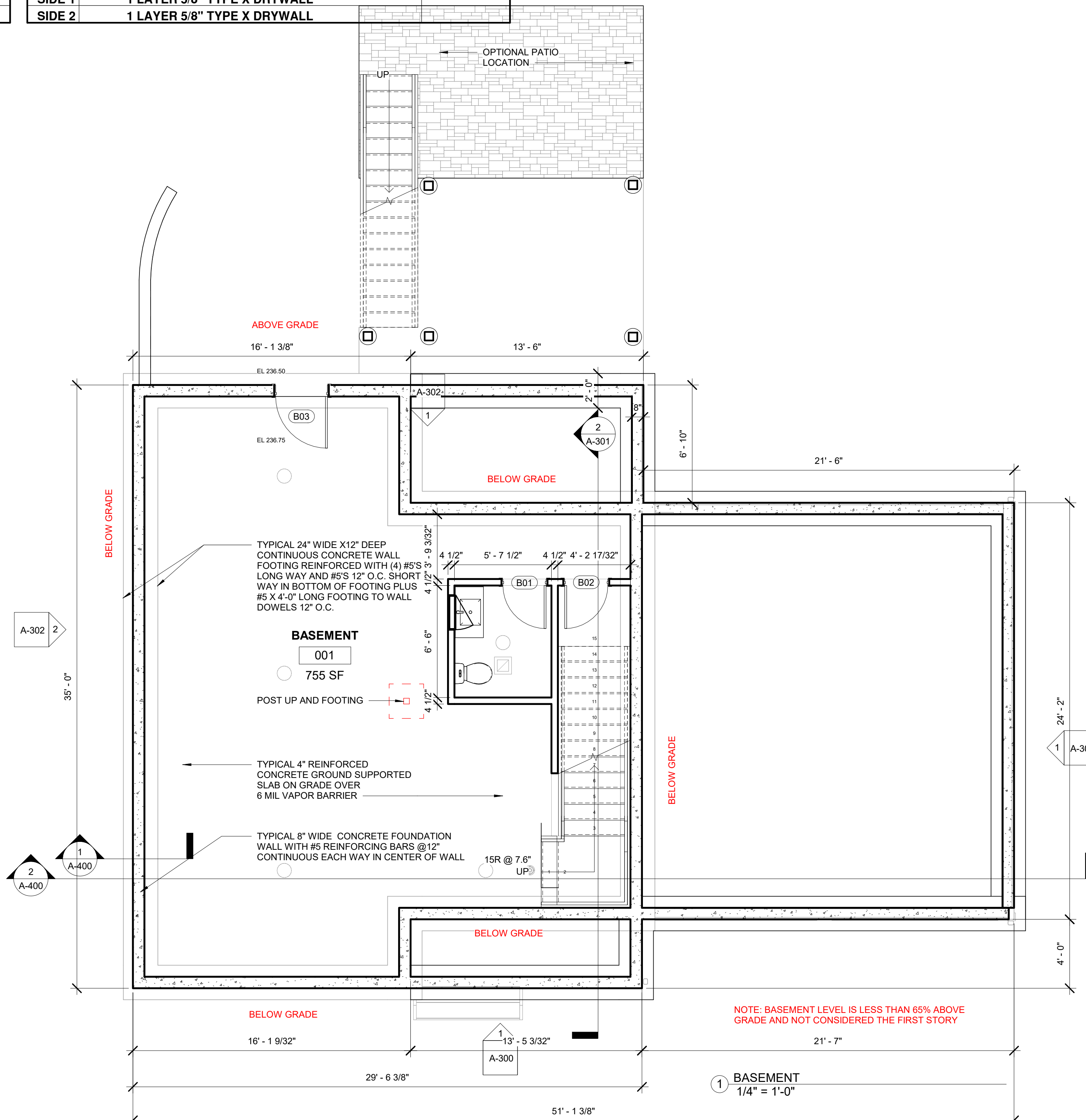
1. SLAB ON GRADE TO BE 4" THICK SET OVER 6" OF 3/4" BANK RUN GRAVEL OR FREE DRAINING SOIL AND 6 MIL. VAPOR BARRIER. REINFORCE SLAB W/ 6X6XW2.0XW2.9 WWFSET 1-1/2" FROM TOP OF SLAB. CUT 1" RELIEF JOINTS IN SLAB @ 10-15 FR O.C. REMOVE ALL SOFT, ORGANIC OR UNSUITABLE MATERIAL FROM UNDER AND ADJACENT TO ALL 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 SHAL 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 AT ALL TIMES.
8. PROVIDE CONTINUOUS DRAINAGE PLANE AT FOUNDATION WALLS AND PERIMETER FOOTING DRAINS .

CAST IN PLACE CONCRETE:

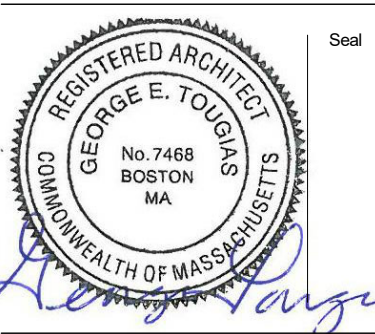
1. CONCRETE SHALL BE NORMAL WEIGHT TO ATTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
2. PROVIDE 6% AIR ENTRAINMENT IN ALL CONCRETE EXPOSED TO EARTH OR WEATHER.
3. PROVIDE DOWELS AND 2X4 KEY WAYS AT ALL CONSTRUCTION JOINTS. ALLOW 48 HOURS TO ELAPSE BETWEEN ADJACENT SLAB POURS. FOUNDATION WALL 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 SHAL 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

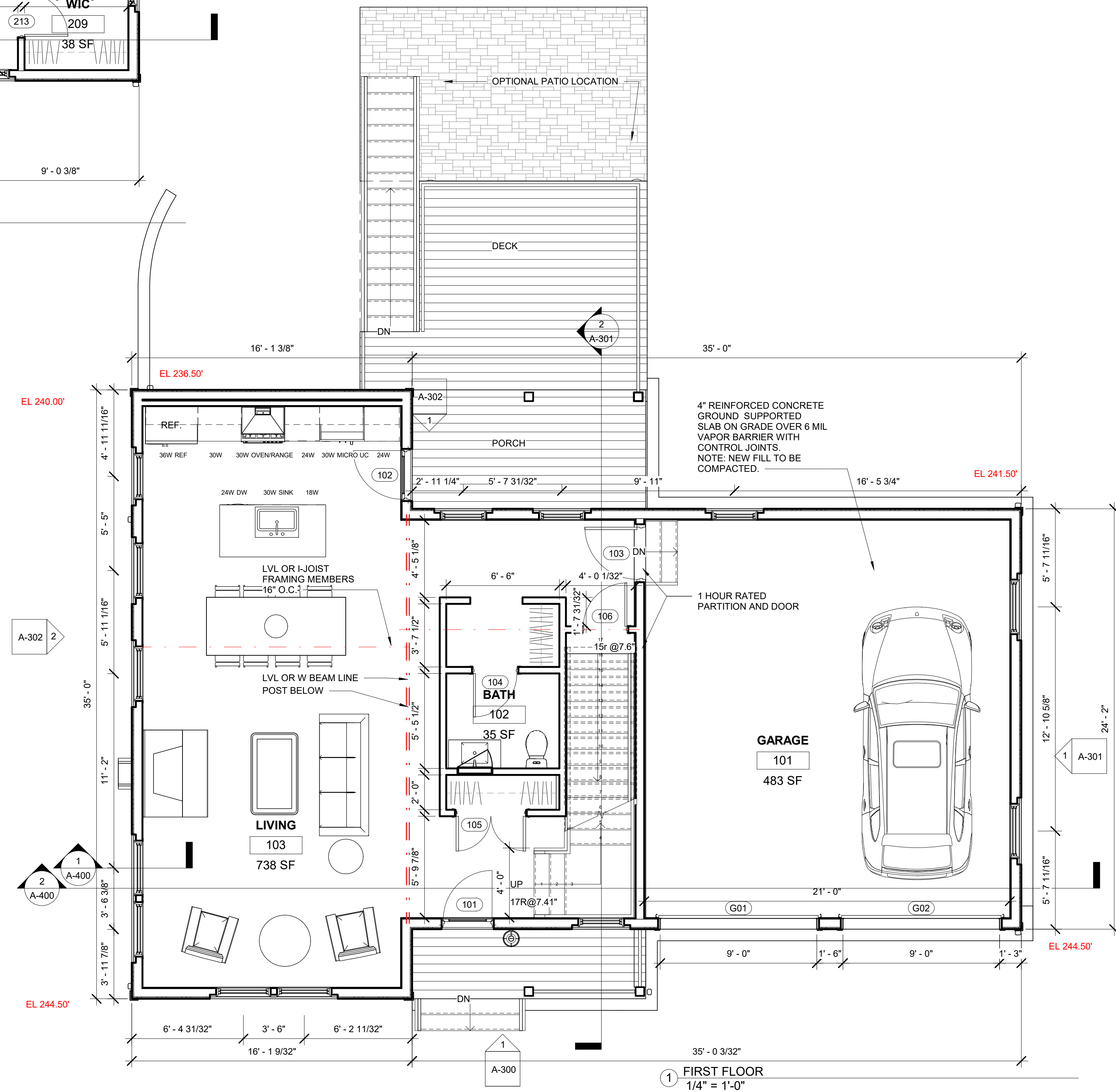
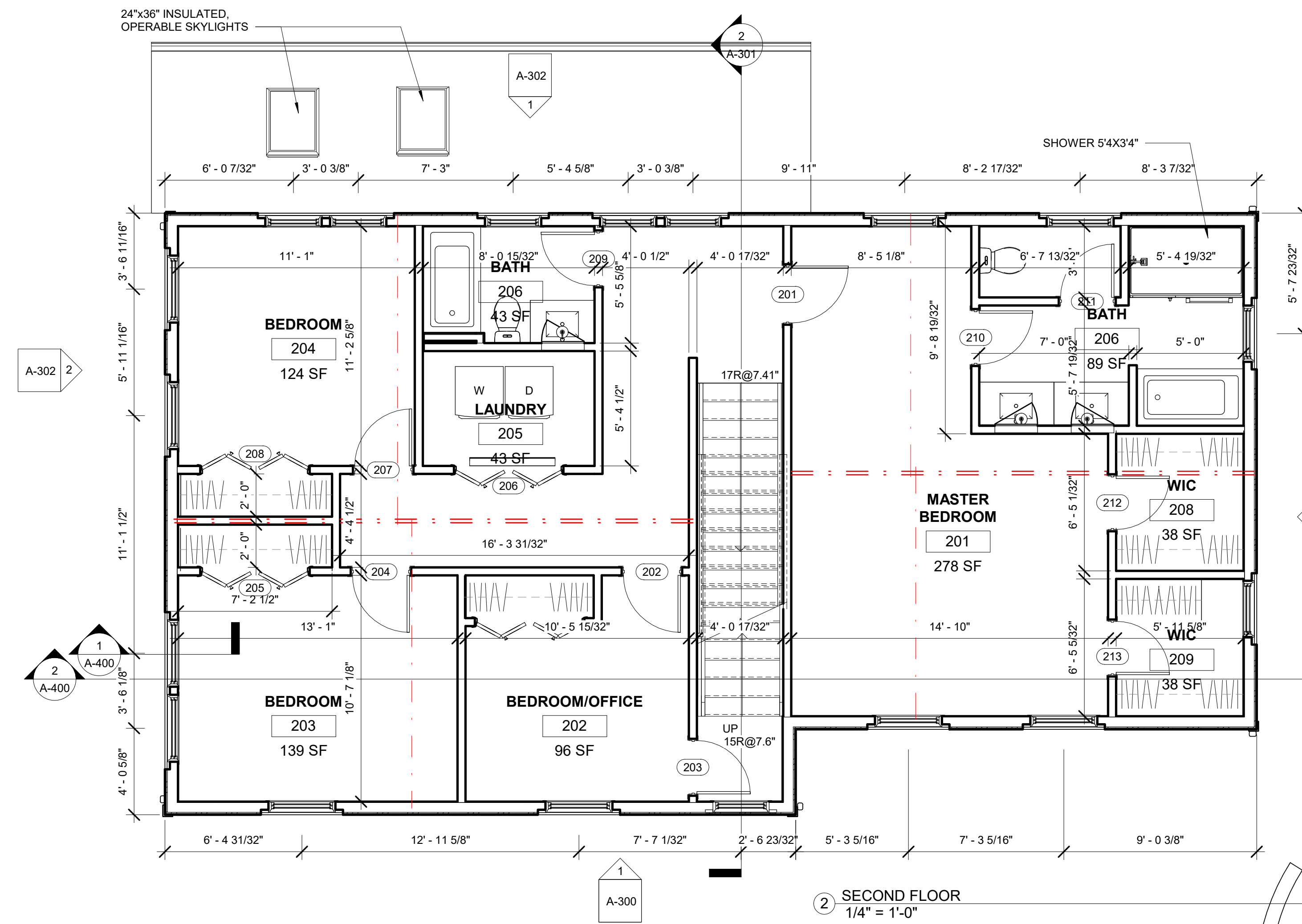
**LOT 8 TYPE A
 BASEMENT &
 FOUNDATION
 PLAN, NOTES &
 WALL TYPES**

Project No. STA2019KEO
 Date 08 02 21
 Scale As indicated
 Drawn By GET
 Checked By CT

A100

**Kinsale Lane
 Sub-Division**

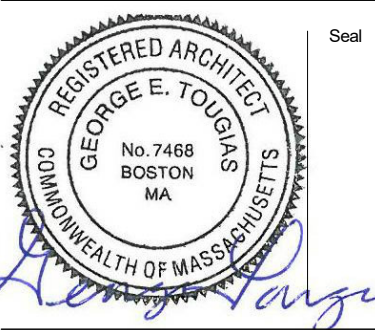
Hyde Park



ROUGH CARPENTRY:
 THE STRUCTURAL FRAMING SHALL BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE COMMONWEALTH OF MASSACHUSETTS AND/OR BY A LUMBER YARD AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF MASSACHUSETTS.

1. ALL WOOD MEMBERS SHALL HAVE A GRADE STAMP WHICH INDICATES SPECIES, GRADE, MILL NUMBER, MOISTURE CONTENT WHEN SURFACED (MAX 19% MOISTURE CONTENT) OR STRESS RATING.
2. EXTERIOR WOOD STUD WALLS SHALL BE 2X6 AT 16" O.C. WITH SOLID WOOD BLOCK 8'-0" O.C. VERTICAL.
3. PROVIDE DOUBLE STUDS ON EACH SIDE OF ALL OPENING UP TO 4'-0" WIDE IN BEARING PARTITIONS AND ADDITIONAL JACK STUD TO SUPPORT LINTELS FOR FRAMING OF WIDER OPENINGS.
4. HEADERS FOR WOOD STUD WALL OPENINGS SHALL BE MULTIPLE 2X8'S.
5. FORM CORNERS WITH MINIMUM THREE STUDS SPIKED TOGETHER.
6. PROVIDE SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE IN ALL WALLS.
7. POSTS SHALL BE DOUGLAS FIR NO. 1. DIMENSION LUMBER JOISTS AND RAFTERS SHALL BE HEM-FIR NO. 2 OR SPRUCE-PINE-FIR NO. 1/NO. 2.
8. ALL LUMBER EXPOSED TO THE WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
9. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTIONS.
10. INSTALL SOLID WOOD BLOCKING BETWEEN JOISTS FOR EACH 8'-0" OF FLOOR FRAMING AND AT THE CENTERLINE OF ALL BEARING WALLS.
11. USE WOOD CONNECTORS, FRAMING ANCHORS, DRILLED IN ANCHORS, JOIST AND BEAM HANGERS FOR ALL CONNECTIONS.
12. ALL WOOD PANELS FOR FLOORS, ROOFS AND WALLS SHALL BE APA RATED PLYWOOD AND INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO THE SUPPORTS. FLOOR PANELS SHALL BE T&G 3/4" THICK, EXPOSURE 1, 48/24 SPAN RATING. ROOF PANELS SHALL BE 5/8" THICK, BEARING AND SHEAR WALL PANELS 1/2" THICK, APA RATED AND FASTENED WITH NAILS 4" O.C.
13. REFER TO THE MASSACHUSETTS STATE BUILDING CODE NAILING SCHEDULE FOR NAILING AND BOLTING. ALL FRAMING TO BE INSPECTED AND APPROVED BY THE SITE BUILDING CODE OFFICIAL. ALL DESIGN, LIVE LOADS AND GRAVITY LOADS, ROOF SNOW LOADS, LATERAL LOADS AND WIND LOADS SHALL COMPLY WITH THE MASSACHUSETTS STATE BUILDING 780 CMR FOR DIMENSIONAL LUMBER AND ENGINEERED WOOD PRODUCTS.

No. Date Revision



Drawing Title

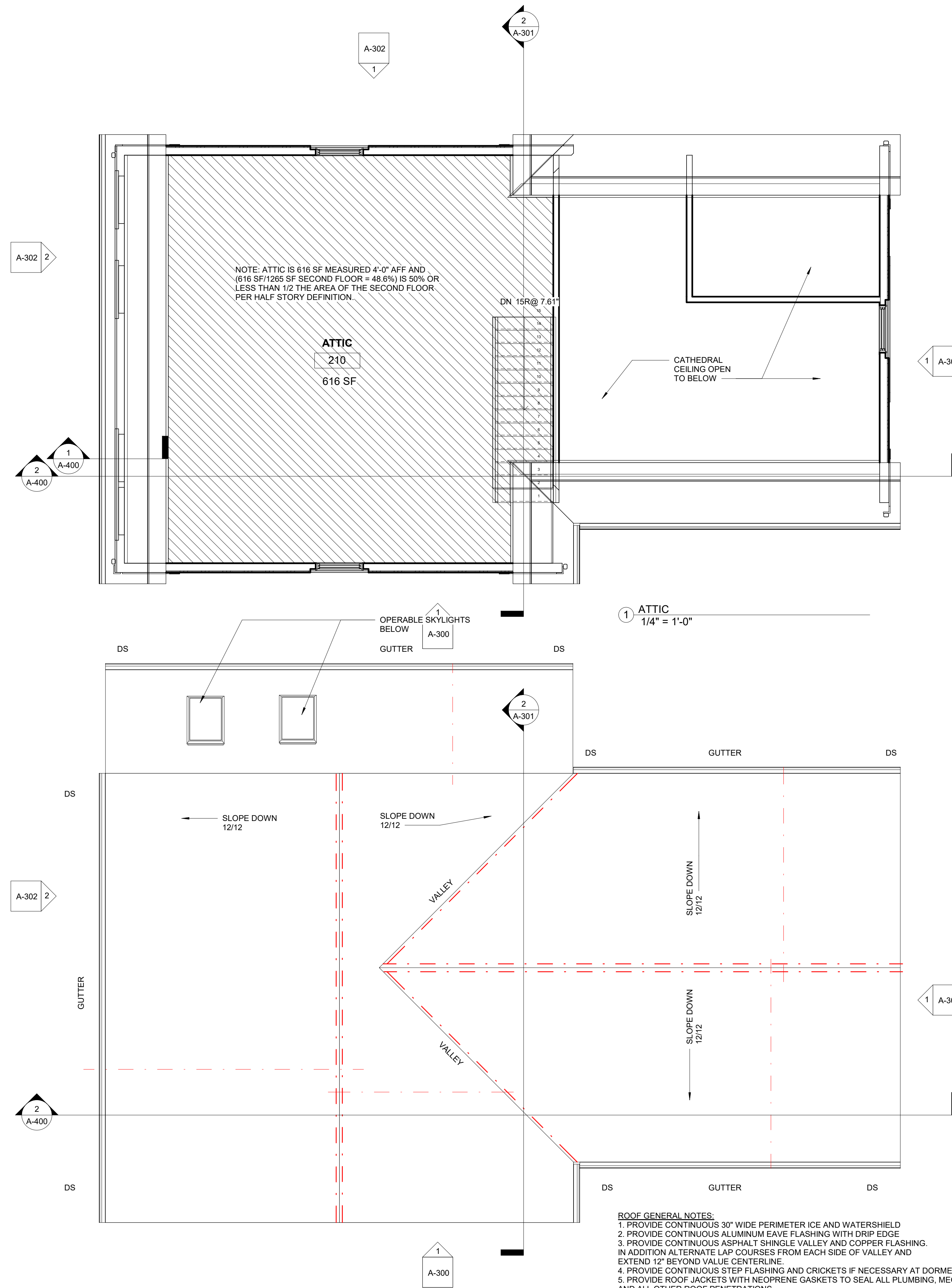
**TYPE A FIRST &
 SECOND FLOOR
 PLANS**

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

A101

**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.

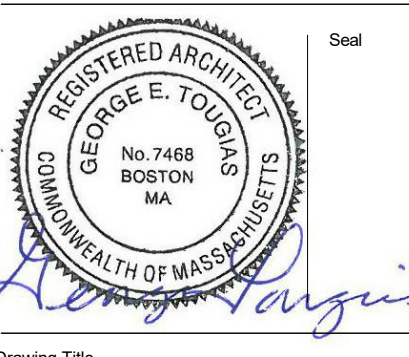
ATTIC
 210
 616 SF

① ATTIC
 1/4" = 1'-0"

② ROOF
 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 VALVE 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

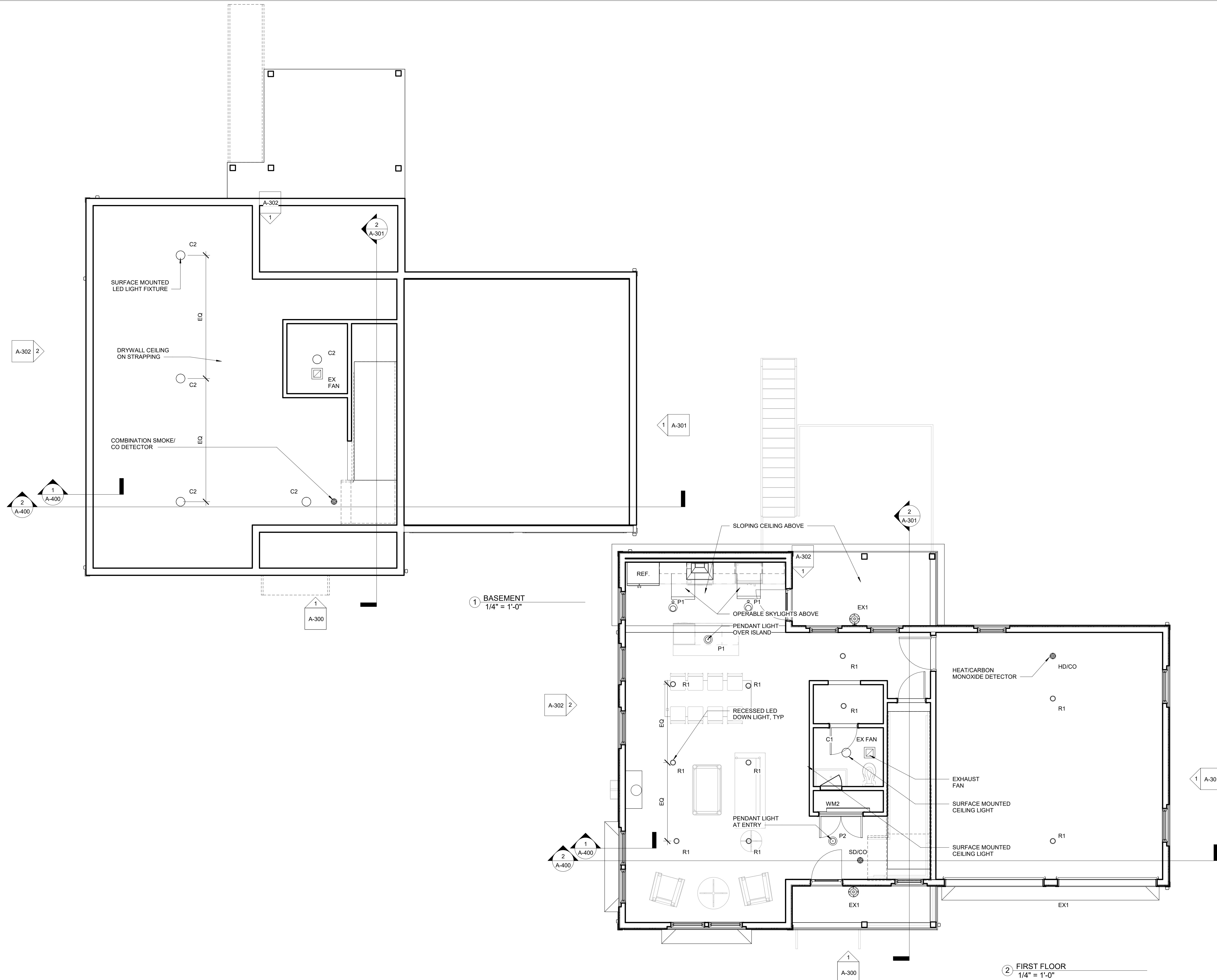
**TYPE A ATTIC
 PLAN & ROOF
 PLAN**

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

A102

**Kinsale Lane
 Sub-Division**

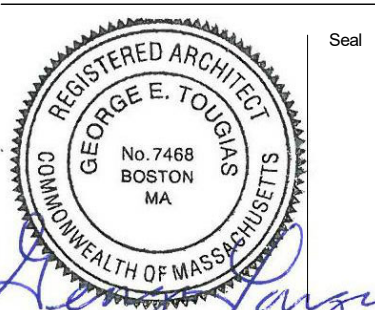
Hyde Park



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

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

No. Date Revision



Drawing Title

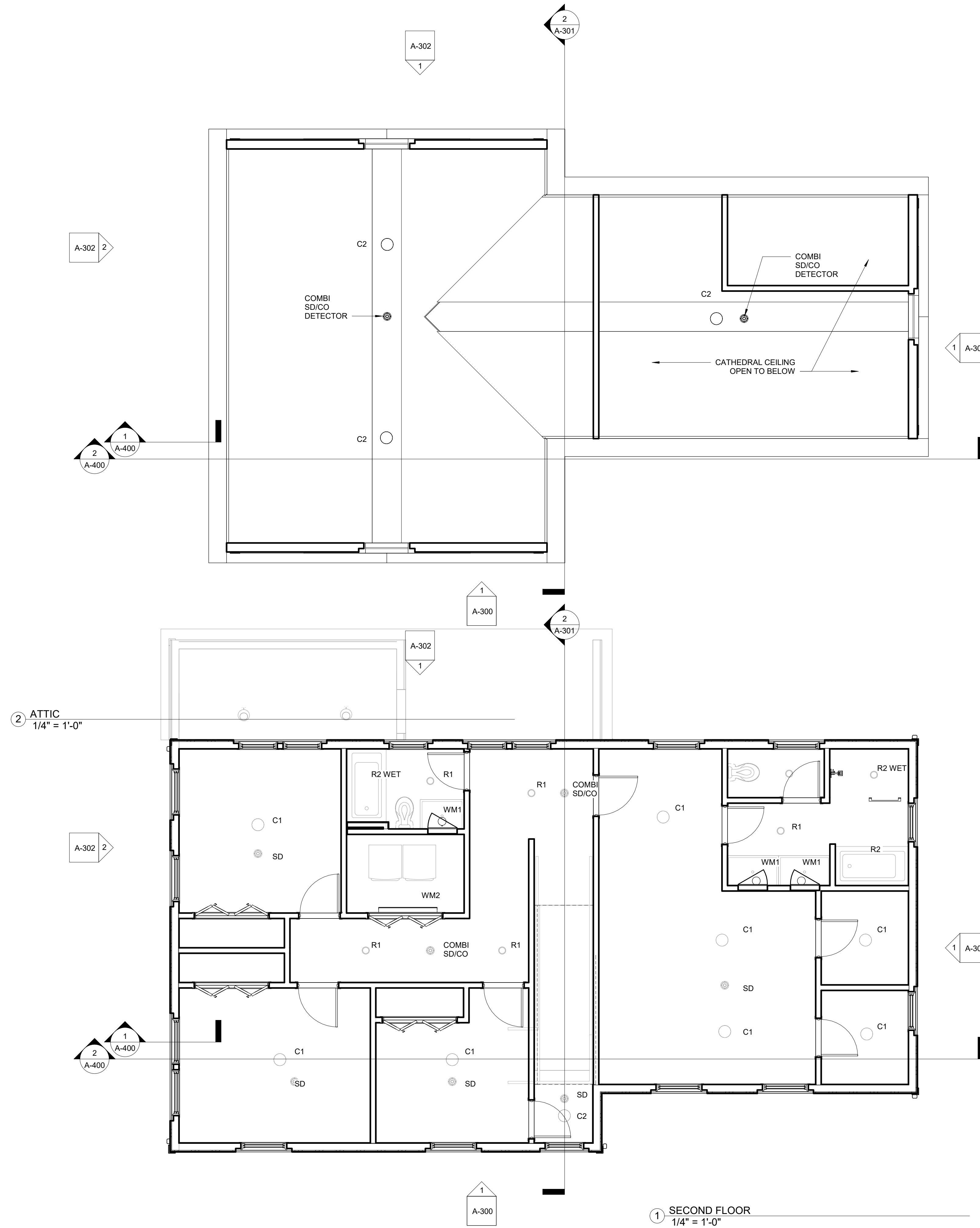
**BASEMENT &
 FIRST FLOOR
 REFLECTED
 CEILING PLANS
 UNIT TYPE A**

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

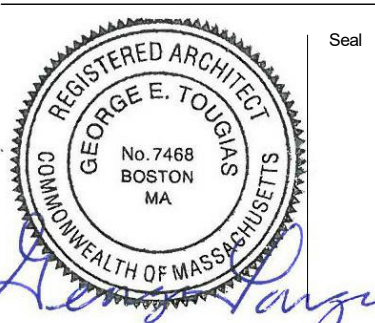
A201

**Kinsale Lane
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Hyde Park



No.	Date	Revision



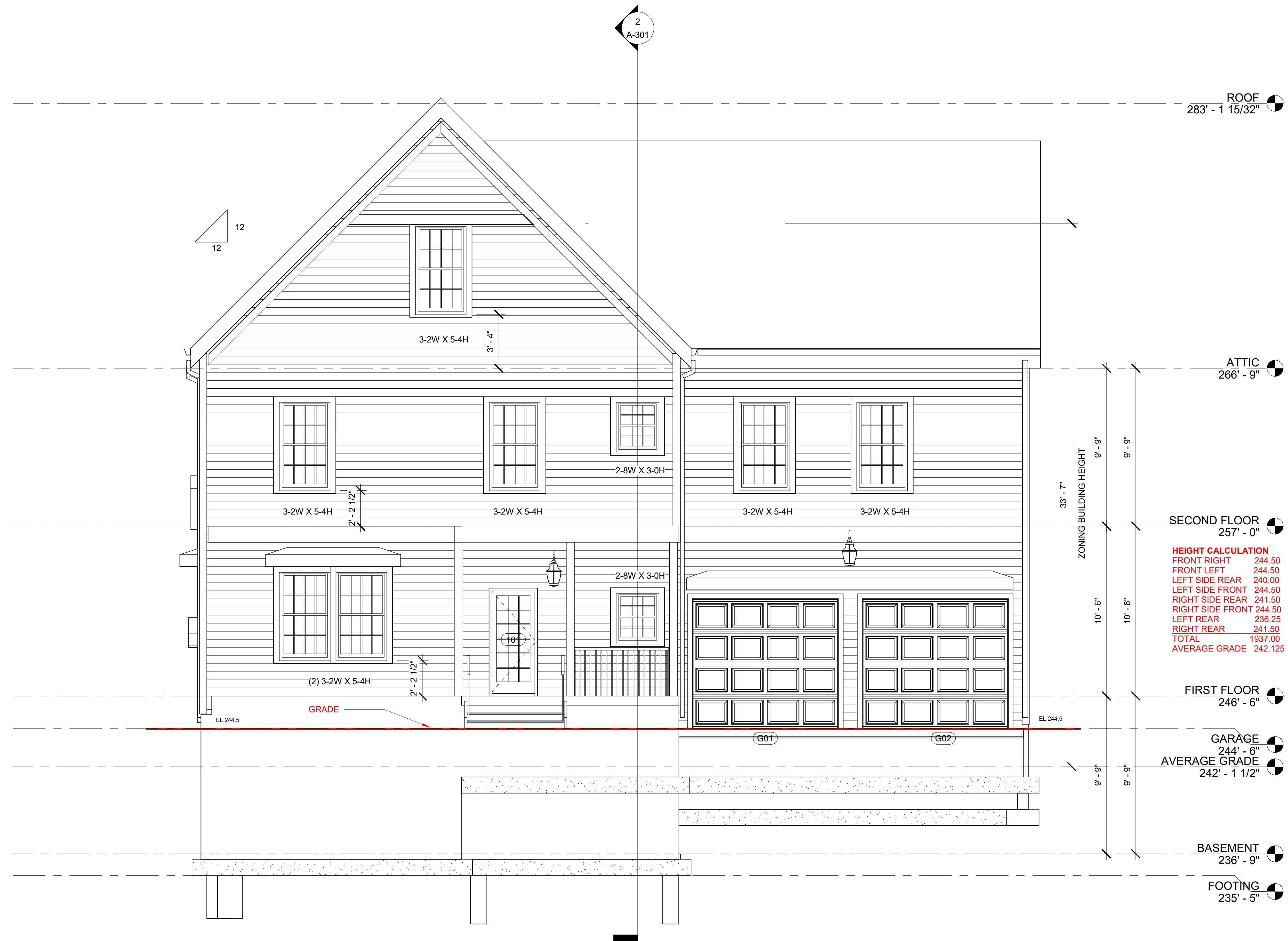
Drawing Title

**SECOND & ATTIC
 FLOOR
 REFLECTED
 CEILING PLANS**

Project No.	STA2019KEO	Drawing No.	A202
Date	08 02 21		
Scale	1/4" = 1'-0"		
Drawn By	GT	Checked By	

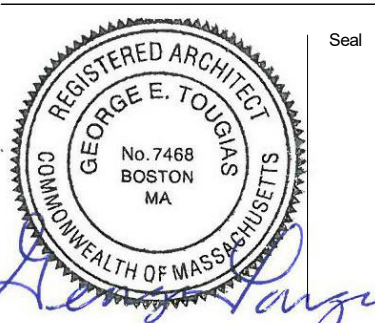
**Kinsale Lane
 Sub-Division**

Hyde Park



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"

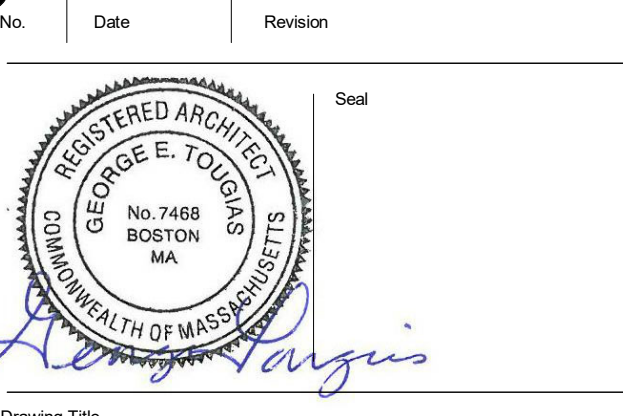
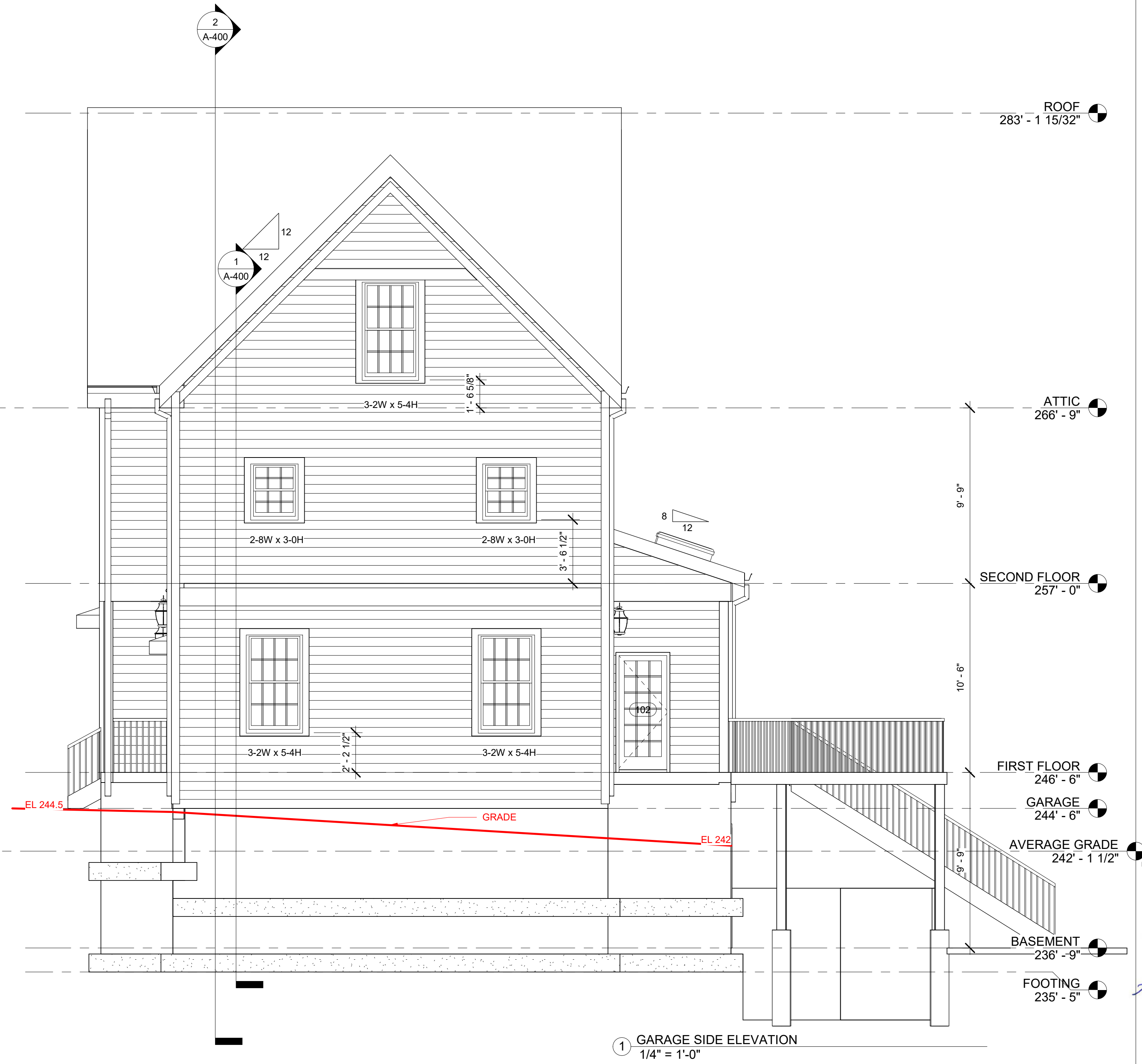
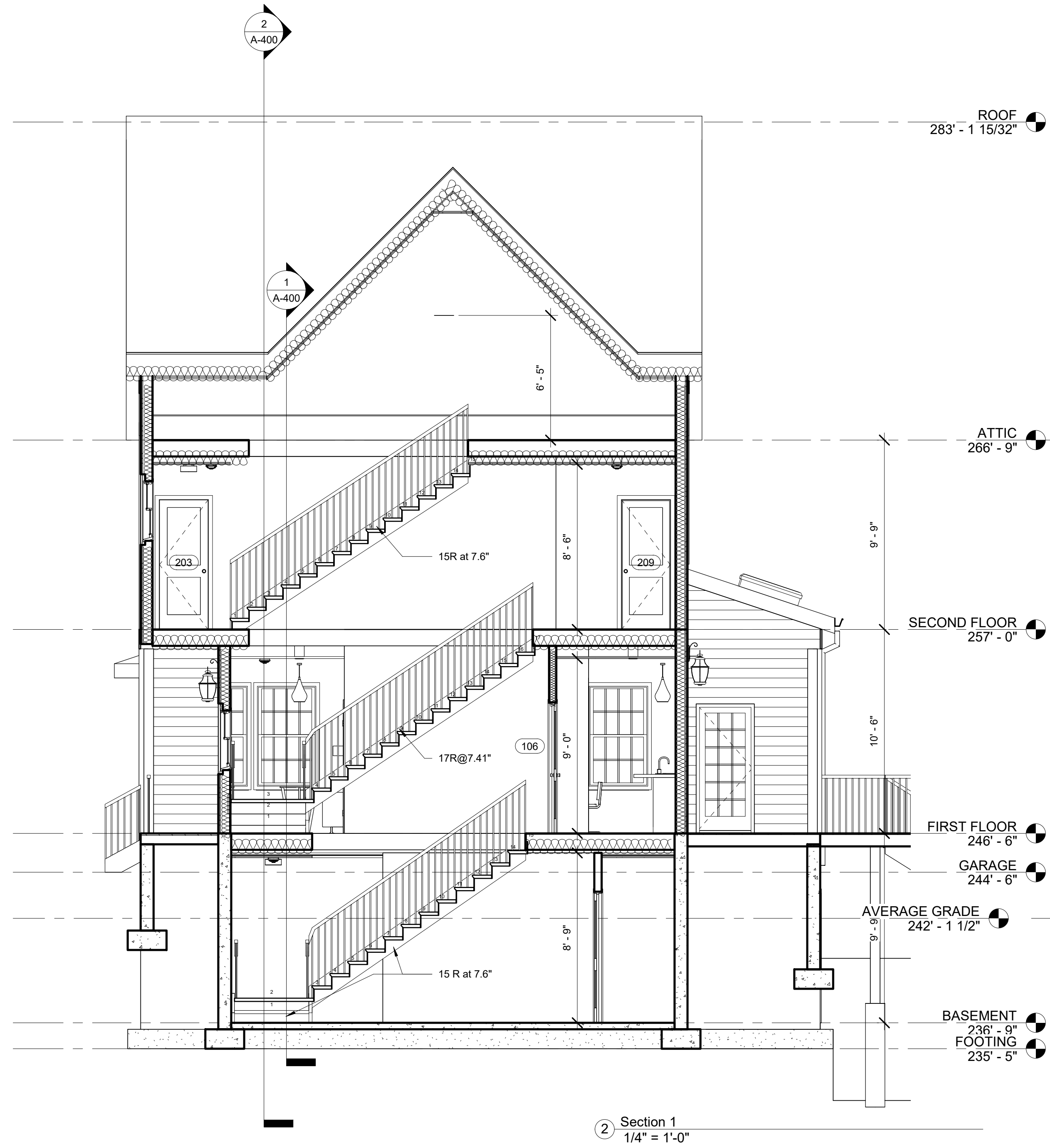
Drawn By GT

Checked By CFT

A-300

Kinsale Lane Sub-Division

Hyde Park

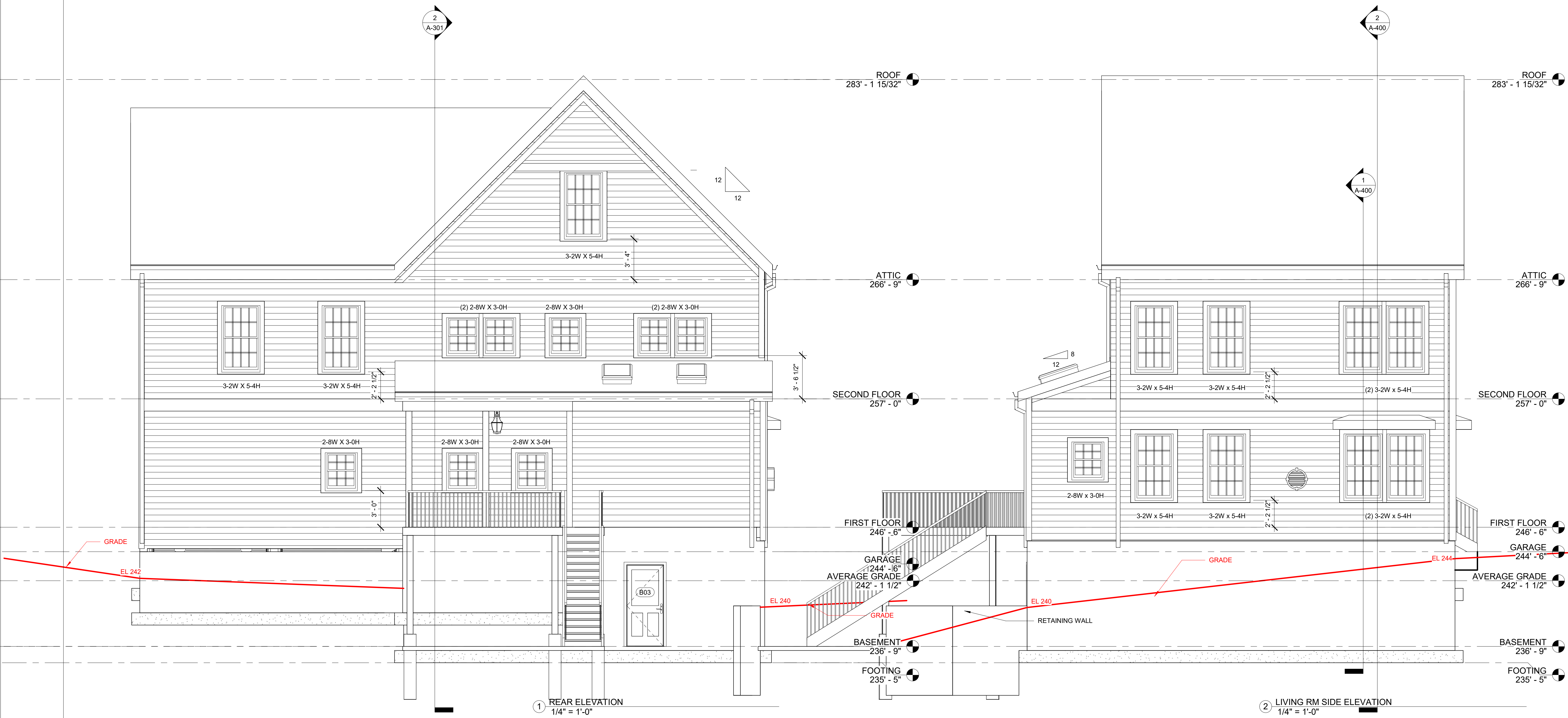


TYPE A GARAGE SIDE ELEVATION & BUILDING SECTION

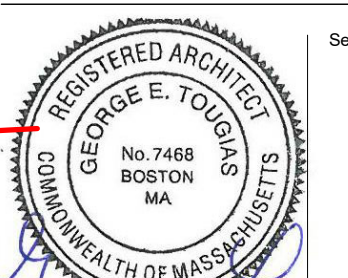
Project No.	STA2019KEO	Drawing No.	A-301
Date	08 02 21		
Scale	1/4" = 1'-0"		
Drawn By	GT	Checked By	

Kinsale Lane Sub-Division

Hyde Park



No. Date Revision



George E. Tougias

Drawing Title

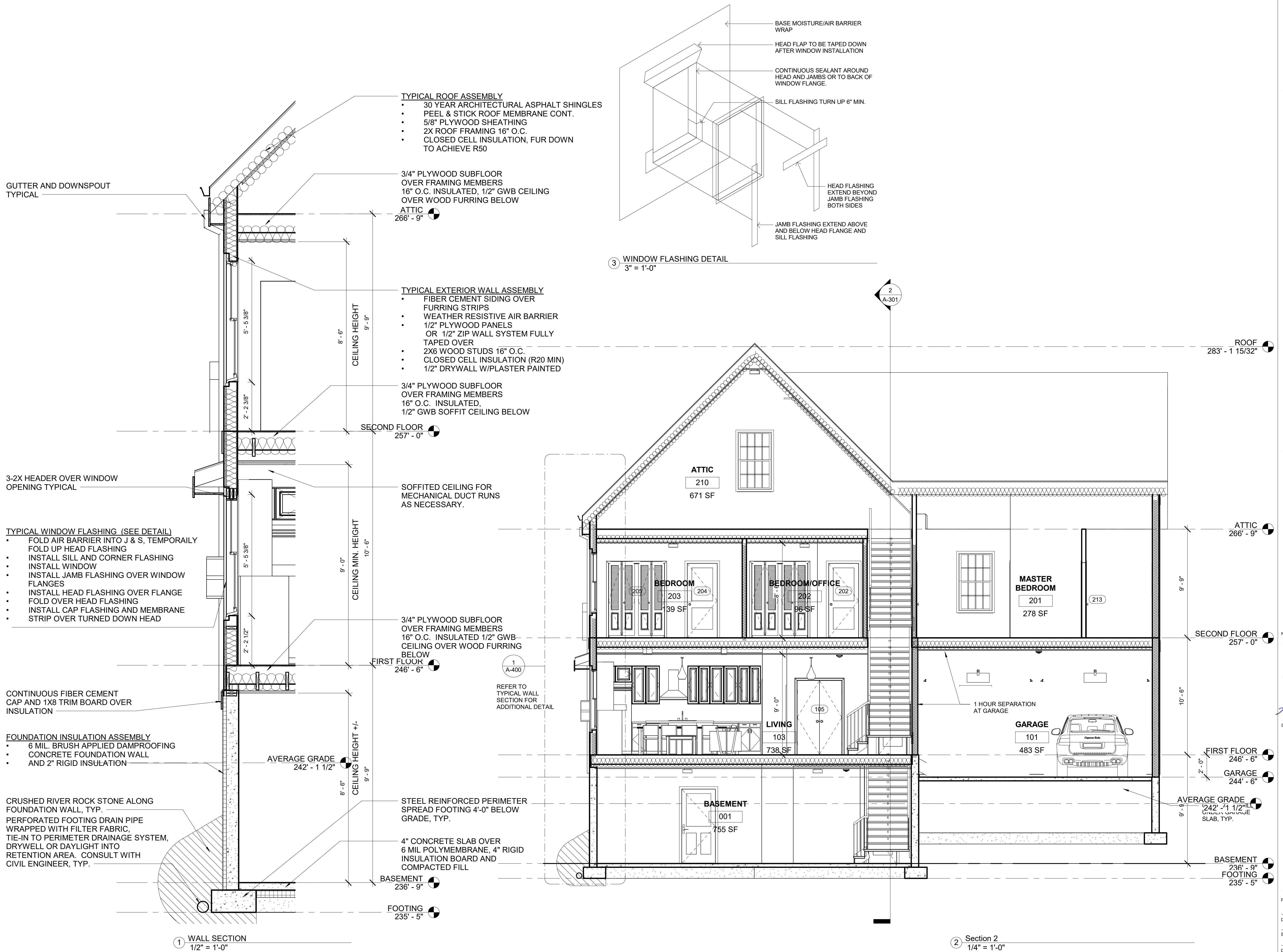
TYPE A REAR & LIVING ROOM SIDE ELEVATIONS

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



No. _____ Date _____ Revision _____

Seal

George E. Tougias
 REGISTERED ARCHITECT
 No. 7468
 BOSTON
 MA
 COMMONWEALTH OF MASSACHUSETTS

**TYPE A BUILDING
 SECTION & WALL
 SECTION**

Project No. STA2019KEO Drawing No. A-400

Date 08 02 21

Scale As indicated

Drawn By GT Checked By CFT

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