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APPLICABLE CODES - 1-2 FAMILY RESIDENTIAL

<b>BUILDING CODES</b>	
MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION AMENDMENTS	780 CMR
INTERNATIONAL RESIDENTIAL CODE	2015 IRC
INTERNATIONAL EXISTING BLDG CODE	2015 IEBC
<b>FIRE PREVENTION CODES</b>	
INTERNATIONAL FIRE CODE	2015 IFC, 527 CMR
<b>ACCESSIBILITY</b>	
MA ARCHITECTURAL ACCESS BOARD	521 CMR
<b>M-E-P CODES</b>	
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
<b>ENERGY CODE</b>	
INTERNATIONAL ENERGY CONSERV. WITH MASSACHUSETTS AMENDMENTS	2015 IECC 780 CMR CH. 11.

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.



17 ALVESTON STREET, JAMAICA PLAIN MA  
 PERMIT PLAN  
 03.14.22

APPROVED  
 Design Section  
 BOSTON REDEVELOPMENT AUTHORITY

Design Review for the Board of Appeal  
  
 Signature

10/18/2022

**ARCHITECT**  
 KBA

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**OWNER**  
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300 1st AVENUE  
 NEEDHAM, MA 02494

No.	Descrip.	Date



client  
 ADCO Development  
 300 1st AVENUE  
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title COVER SHEET  
 project 17 ALVESTON STREET, JAMAICA PLAIN MA



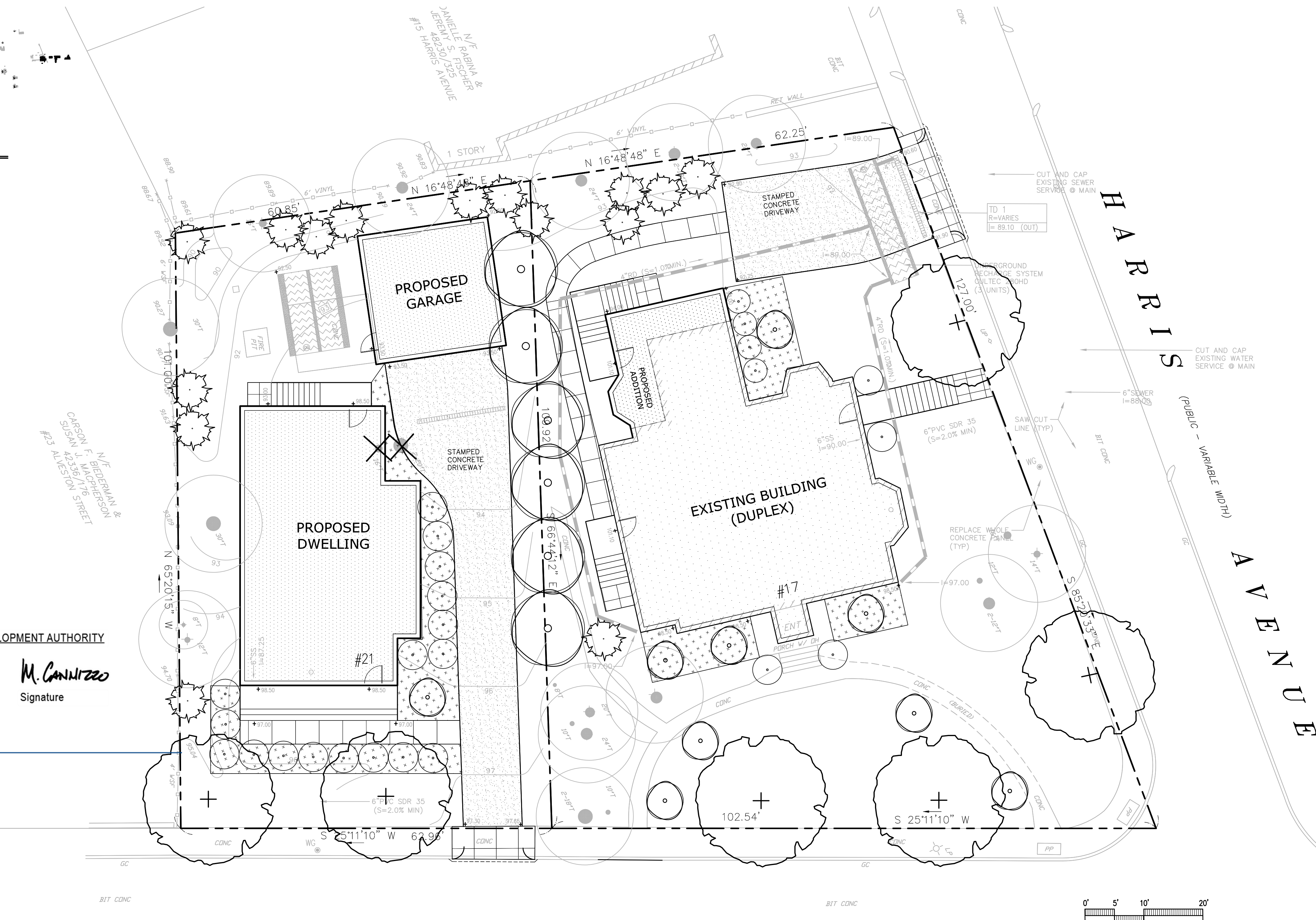
job number 21-023  
 scale 1/4" = 1'-0"  
 issue date 03.14.22  
 PERMIT PLAN

Sheet no.  
 A000



PLANTING LEGEND

- PROPERTY LINE
  - GROUNDCOVER / PERENNIAL PLANTING
  - SHRUB PLANTING
  - ORNAMENTAL TREE
  - EVERGREEN TREE
  - DECIDUOUS TREE
  - EXISTING TREES
  - TREE REMOVAL
  - DS
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- Design Review  
 for the  
 Board of Appeal
- 10/18/2022
- M. Cannizzo*  
 Signature



PLANTING NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY PRECISION LAND SURVEY, OF SOUTHBOROUGH, MA, DATED 13 OCTOBER 2021.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
4. LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
5. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
7. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
8. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
9. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
11. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
12. MULCH FOR PLANTED AREAS TO BE AGED PINE BARK; PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
13. PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
14. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
15. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
16. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
17. PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.



**DZ I**  
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**DeVellis Zrein Inc.**

ALVESTON (PUBLIC - VARIABLE WIDTH) STREET

PLANT SCHEDULE

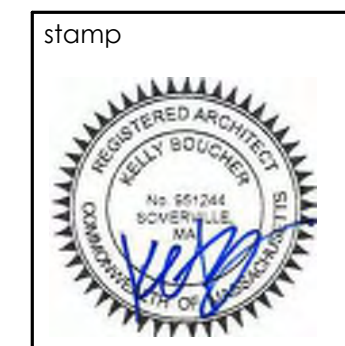
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENT
<b>DECIDUOUS TREES</b>					
GT	GLEDTISIA TRIACANTHOS 'INERMIS'	THORNLESS HONEYLOCUST		3 - 3 1/2" CAL.	
CB	CAPRINUS BETULUS	EUROPEAN HORNBEAM		2 1/3- 3" CAL.	
<b>ORNAMENTAL TREES</b>					
CK	CORNUS KOUSA	DOGWOOD		6-7" HT.	CLUMP
<b>ORNAMENTAL TREES</b>					
TP	THUJA PLICATUM	WESTERN ARBORVITAE		6-7" HT.	CLUMP
<b>SHRUBS</b>					
HM	HYDRANGEA MACR. ENDLESS SUMMER	ENDLESS SUMMER HYDRANGEA		24-36" HT.	
IM	ILEX MESERVAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY		24-36" HT.	
RC	RHODODENDRON CHINOIDES	WHITE RHODODENDRON		24-36" HT.	
<b>PERENNIALS, GROUNDCOVER AND ORNAMENTAL GRASSES</b>					
EC	ECHINACEA BUTTERFLY KISSES	PINK CONE FLOWER		1 GAL.	*
PV	PANICUM VIRGATUM	SWITCH GRASS		1 GAL.	*
RB	RUDBECKIA 'GOLDSTRUM'	BLACK EYED SUSAN		1 GAL.	*
VM	VINCA MINOR	COMMON MYRTLE		4" POTS	*

PLANTING PLAN

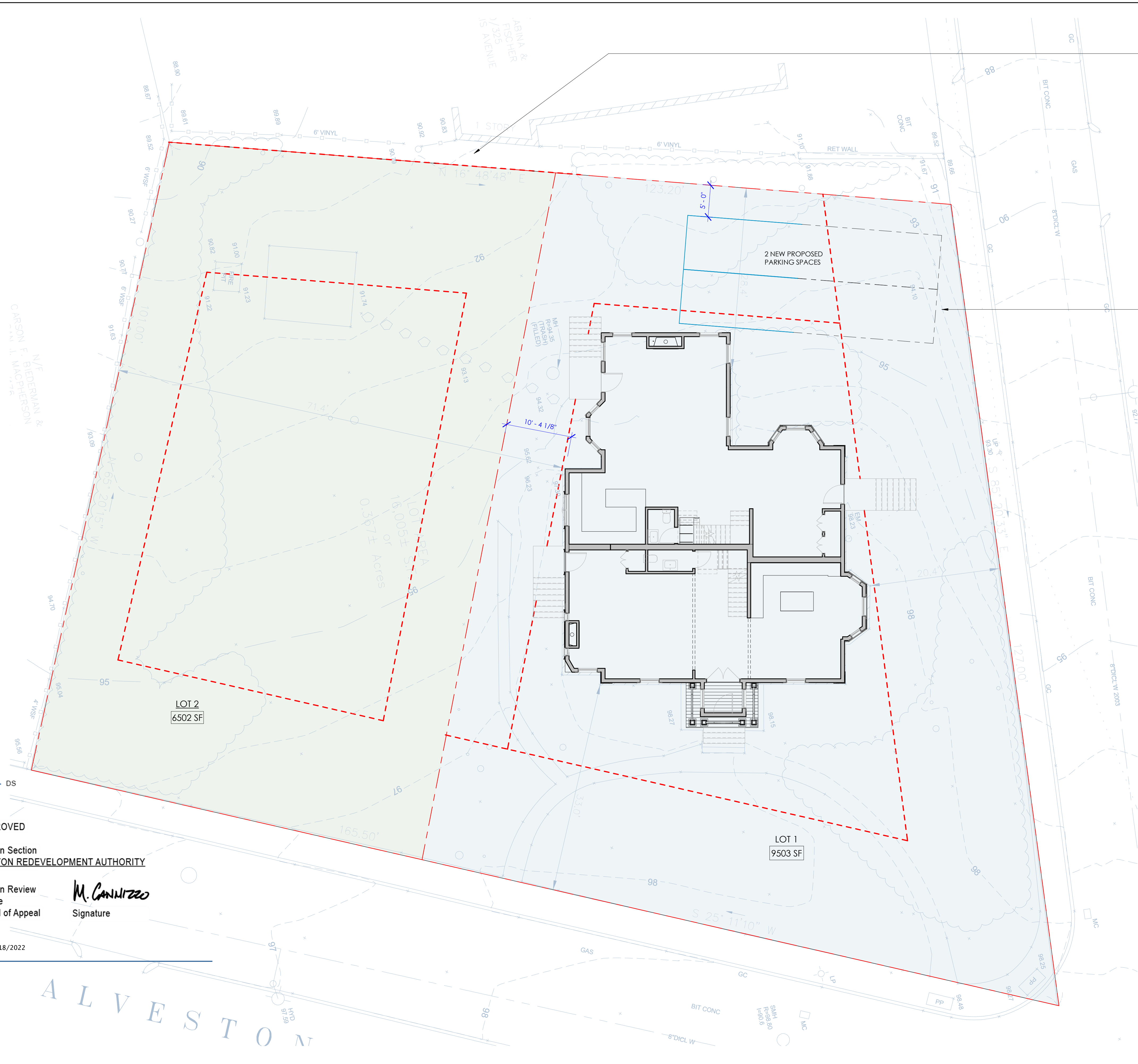
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 JOB: 2G15-509  
 FILE:  
 DRAWN: JAZ  
 CHECKED:  
 DATE: 07.15.22

C-3

No.	Descrip.	Date



client  
**ADCO Development**  
 300 1st AVENUE  
 NEEDHAM, MA 02494



**LOT 2**  
 LOT AREA: 6502 SF  
 ALLOWABLE GSF: 3251 SF

**LOT 1**  
 LOT AREA: 9503 SF  
 ALLOWABLE GSF: 4751 SF  
 PROPOSED GSF: 4683 SF

OPEN SPACE DIAGRAM	
Name	Area
LOT 2	6502 SF
LOT 1	9503 SF

**OPEN SPACE**

- LOT 1
- LOT 2

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 Design Section  
**BOSTON REDEVELOPMENT AUTHORITY**

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 for the  
 Board of Appeal

*M. Cannizzo*  
 Signature

10/18/2022

ALVESTON

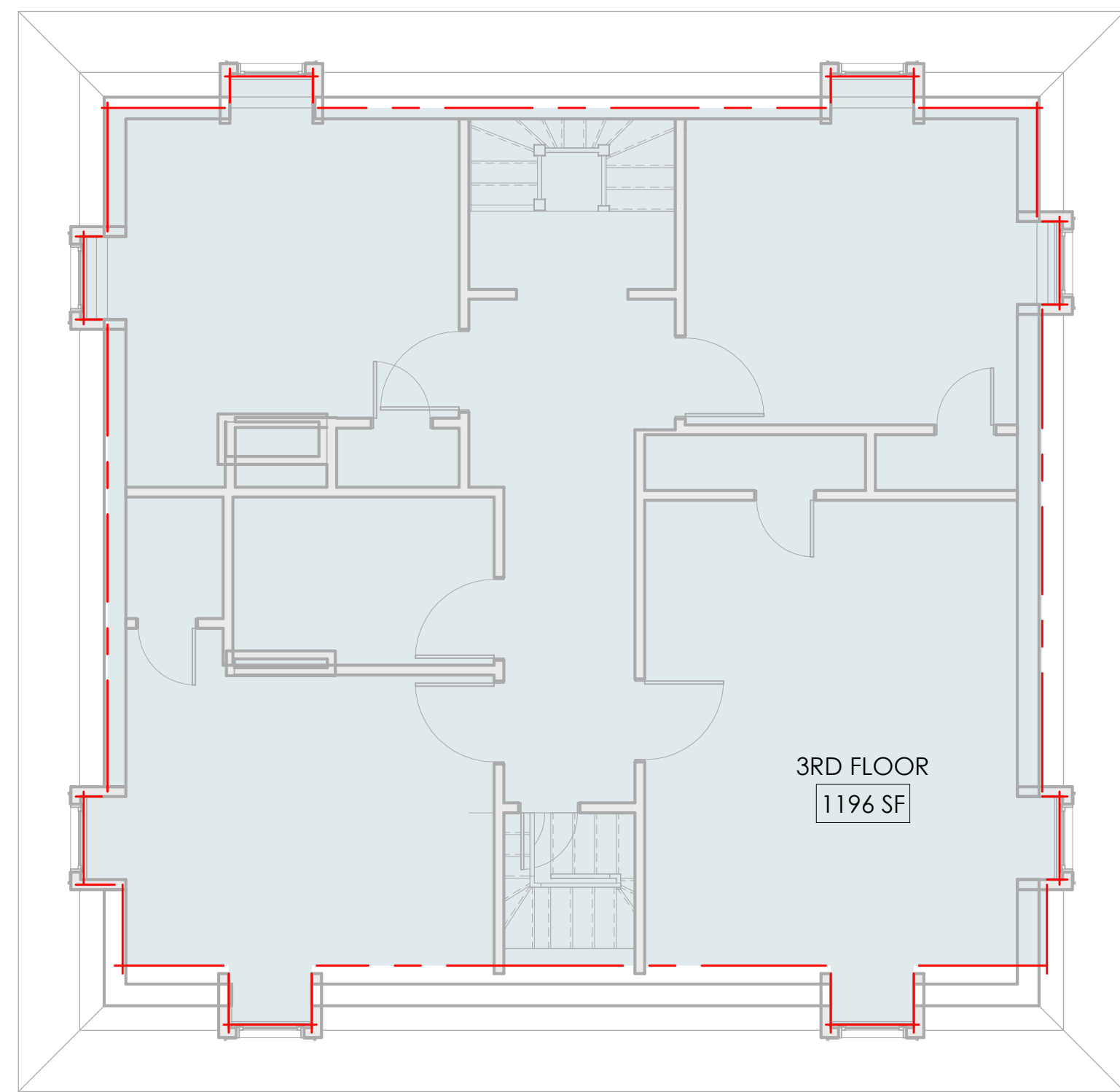
**1** LOT AREA DIAGRAM  
 1/8" = 1'-0"

title **LOT AREA PLAN**  
 project **17 ALVESTON STREET, JAMAICA PLAIN MA**



job number 21-023  
 scale 1/8" = 1'-0"  
 issue date 03.14.22  
 PERMIT PLAN

Sheet no.  
**A012**



**4** THIRD FLOOR  
3/16" = 1'-0"

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Design Section  
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*M. Cannizzo*  
Signature

10/18/2022

### PROJECT ZONING

#### 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

- (A) GARAGE SPACE WHICH IS IN THE BASEMENT OF A BUILDING OR, IN THE CASE OF GARAGE SPACE ACCESSORY TO A DWELLING, IS AT GRADE,
- (B) BASEMENT AND CELLAR AREAS DEVOTED EXCLUSIVELY TO USES 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, 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, CELLARS OR SPACE UNDER SLOPING EAVES, SHALL BE EXCLUDABLE 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](https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeid=ART2DE_S2-1MECEWOPH)

#### 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=ART10ACUS](https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeid=ART10ACUS)

**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](https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeid=ART23OREPA)

EXISTING AREA SCHEDULE	
Level	Area
BASEMENT	1656 SF
FIRST FLOOR	1892 SF
SECOND FLOOR	1421 SF
THIRD FLOOR	1196 SF
<b>TOTAL SF</b>	<b>6165 SF</b>

No.	Descrip.	Date



client  
ADCO  
Development  
300 1st AVENUE  
NEEDHAM, MA 02494

file  
GFA AREA DIAGRAM EXISTING  
project  
17 ALVESTON STREET, JAMAICA PLAIN MA



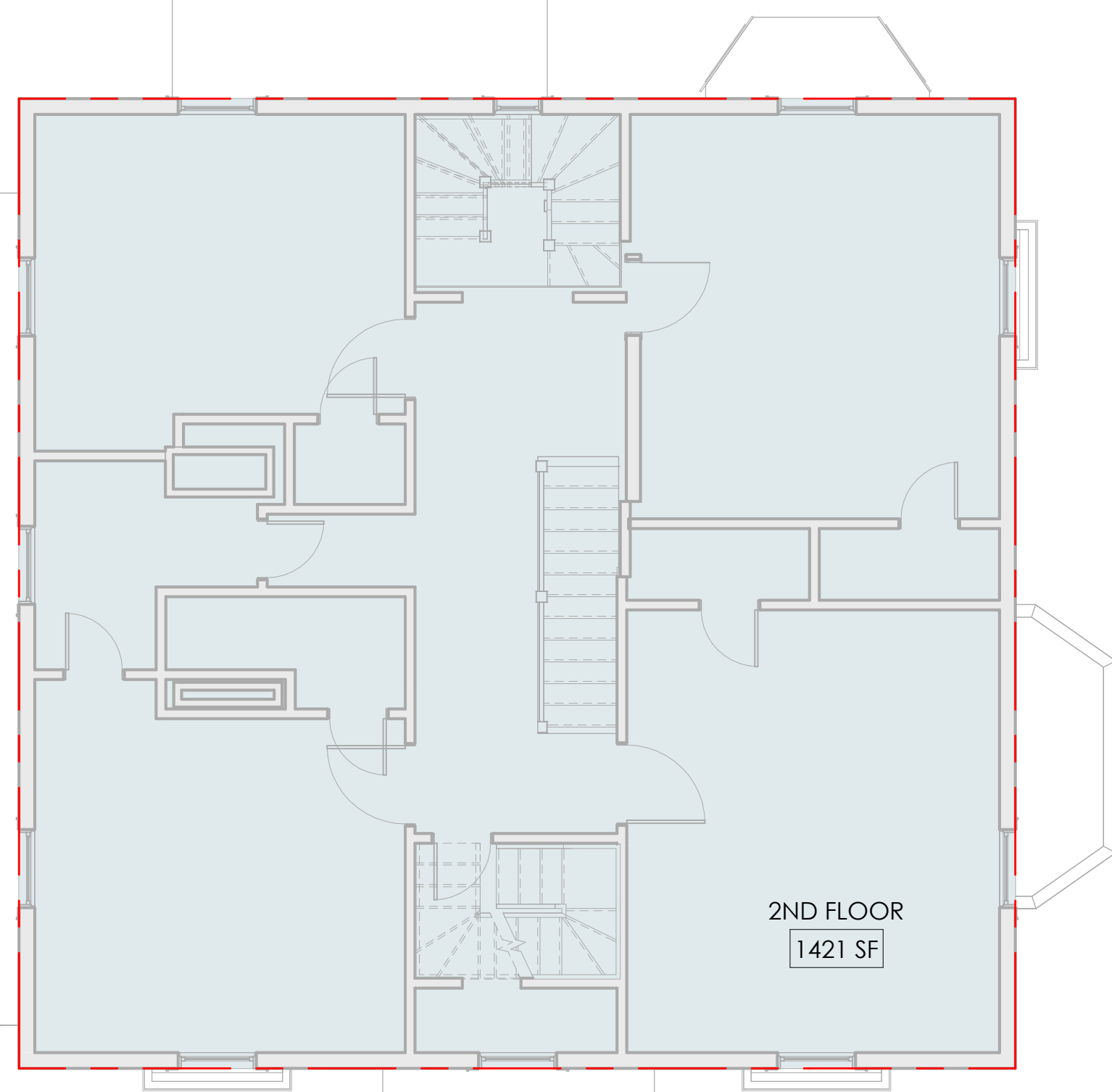
job number 21-023

scale As indicated

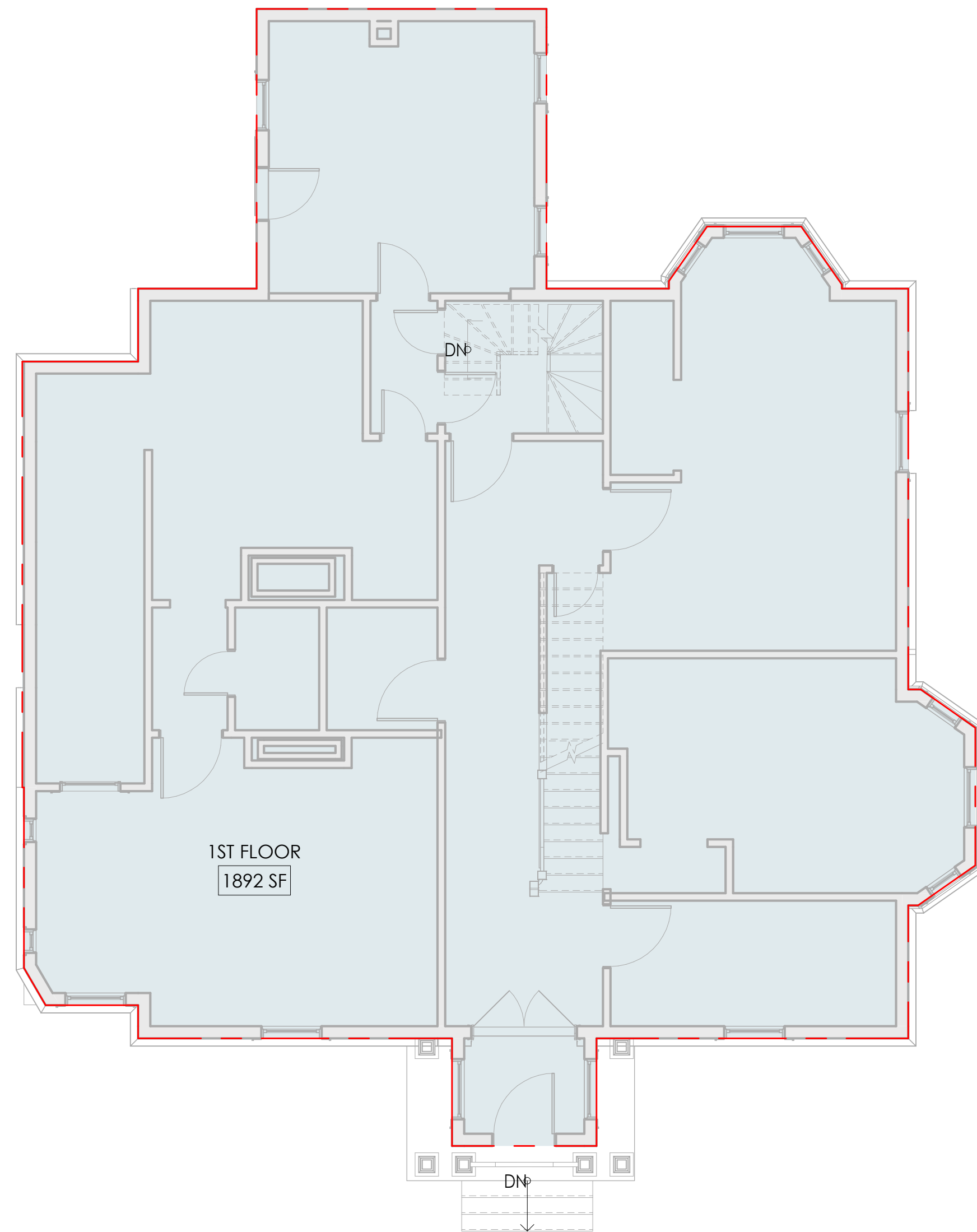
issue date 03.14.22

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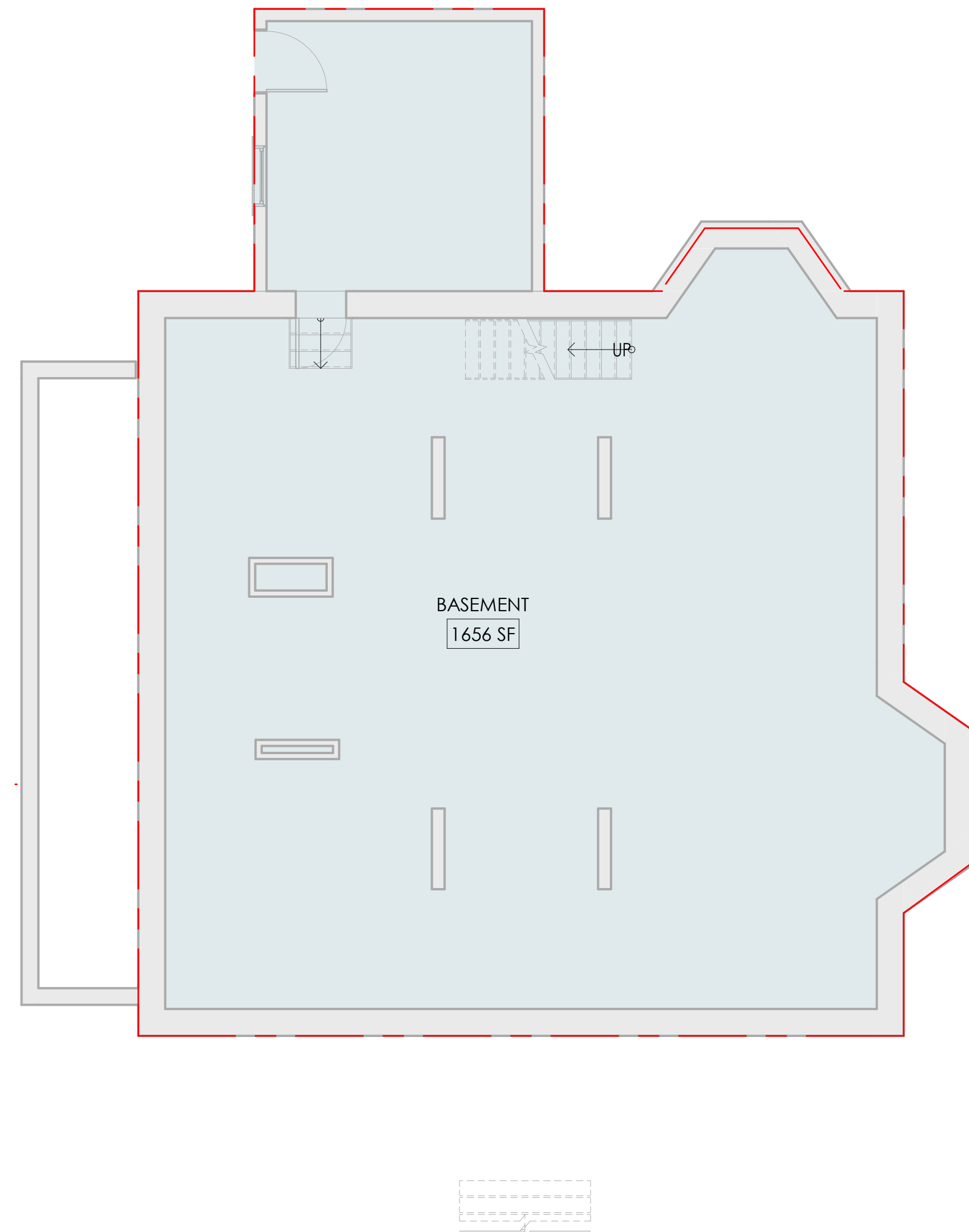
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**A020**



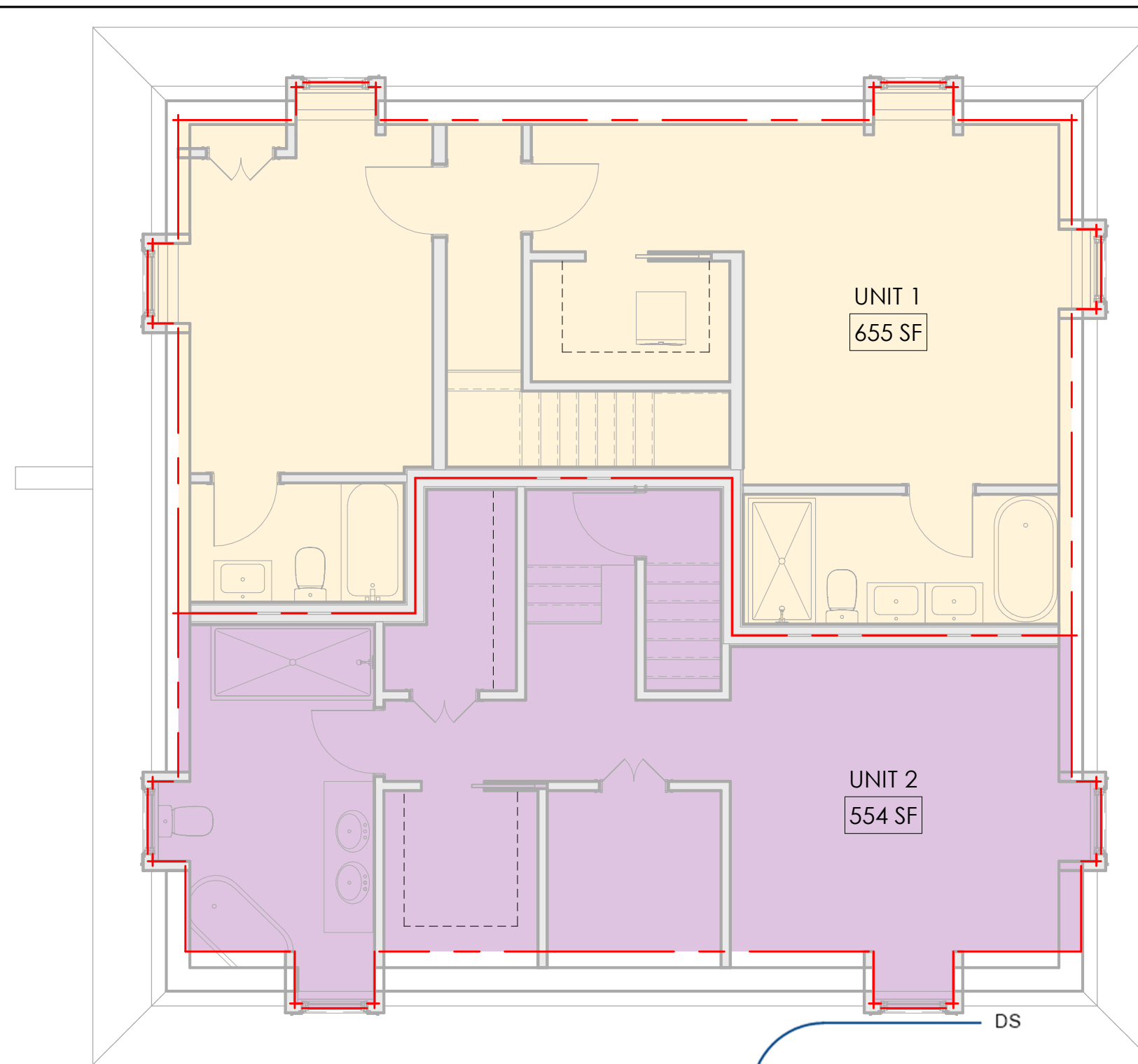
**3** SECOND FLOOR  
3/16" = 1'-0"



**2** FIRST FLOOR  
3/16" = 1'-0"



**1** BASEMENT  
3/16" = 1'-0"



### PROJECT ZONING

#### GFA CALCULATION REQUIREMENTS IN BOSTON ZONING CODE

##### FLOOR AREA, GROSS

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#### PARKING REQUIREMENTS IN BOSTON ZONING ORDINANCE FOR ALVESTON

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##### PARKING

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- PARKING SPACE = 8.5' WIDE X 20' LONG
- DRIVEWAY 10' WIDE

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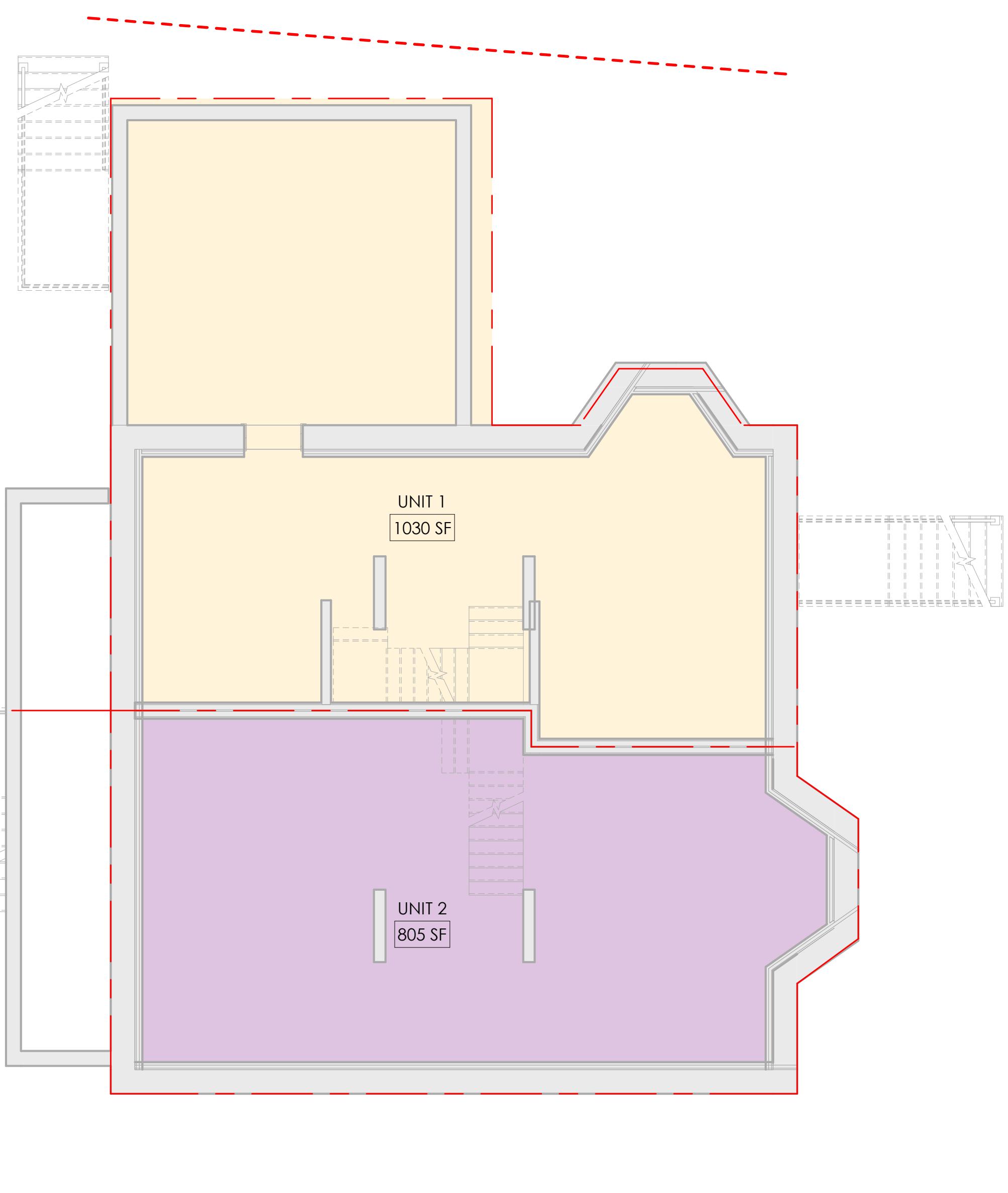
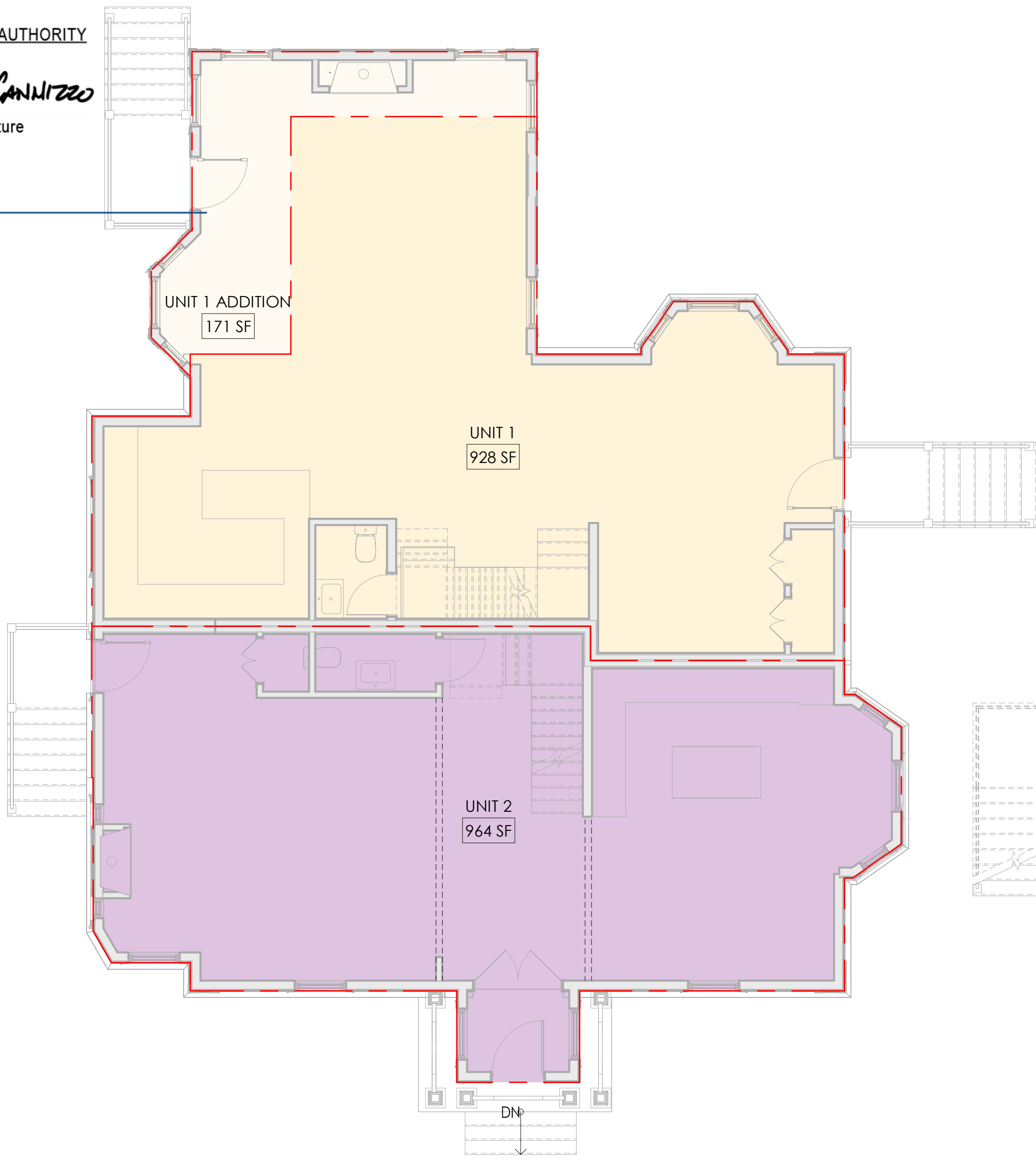
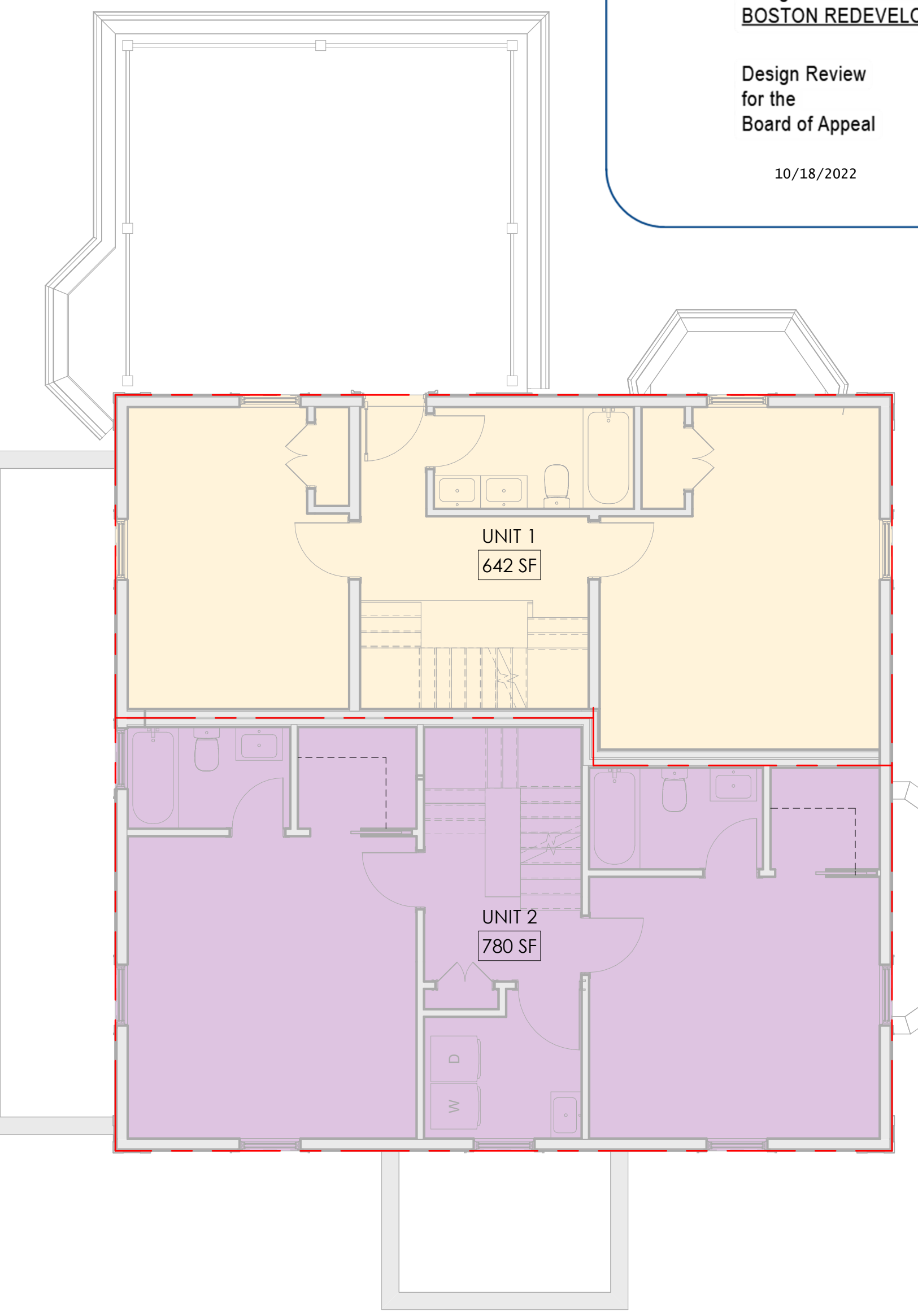
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*M. Cannizzo*  
 10/18/2022

### PROPOSED AREA SCHEDULE

NAME	LEVEL	AREA	ZONING
UNIT 1	FIRST FLOOR	928 SF	GFA
UNIT 2	FIRST FLOOR	964 SF	GFA
UNIT 1 ADDITION	FIRST FLOOR	171 SF	GFA
UNIT 1	SECOND FLOOR	642 SF	GFA
UNIT 2	SECOND FLOOR	780 SF	GFA
UNIT 1	THIRD FLOOR	655 SF	GFA
UNIT 2	THIRD FLOOR	554 SF	GFA
		4693 SF	

UNIT 1	BASEMENT	1030 SF	NON-GFA
UNIT 2	BASEMENT	805 SF	NON-GFA
		1835 SF	

TOTAL SF 6528 SF



No.	Descrip.	Date



client  
 ADCO  
 Development  
 300 1st AVENUE  
 NEEDHAM, MA 02494

file  
 GFA AREA DIAGRAMS PROPOSED

project  
 17 ALVESTON STREET, JAMAICA PLAIN MA



job number 21-023  
 scale As indicated  
 issue date 03.14.22  
 PERMIT PLAN

Sheet no.  
 A021

No.	Descrip.	Date



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 Development  
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 NEEDHAM, MA 02494

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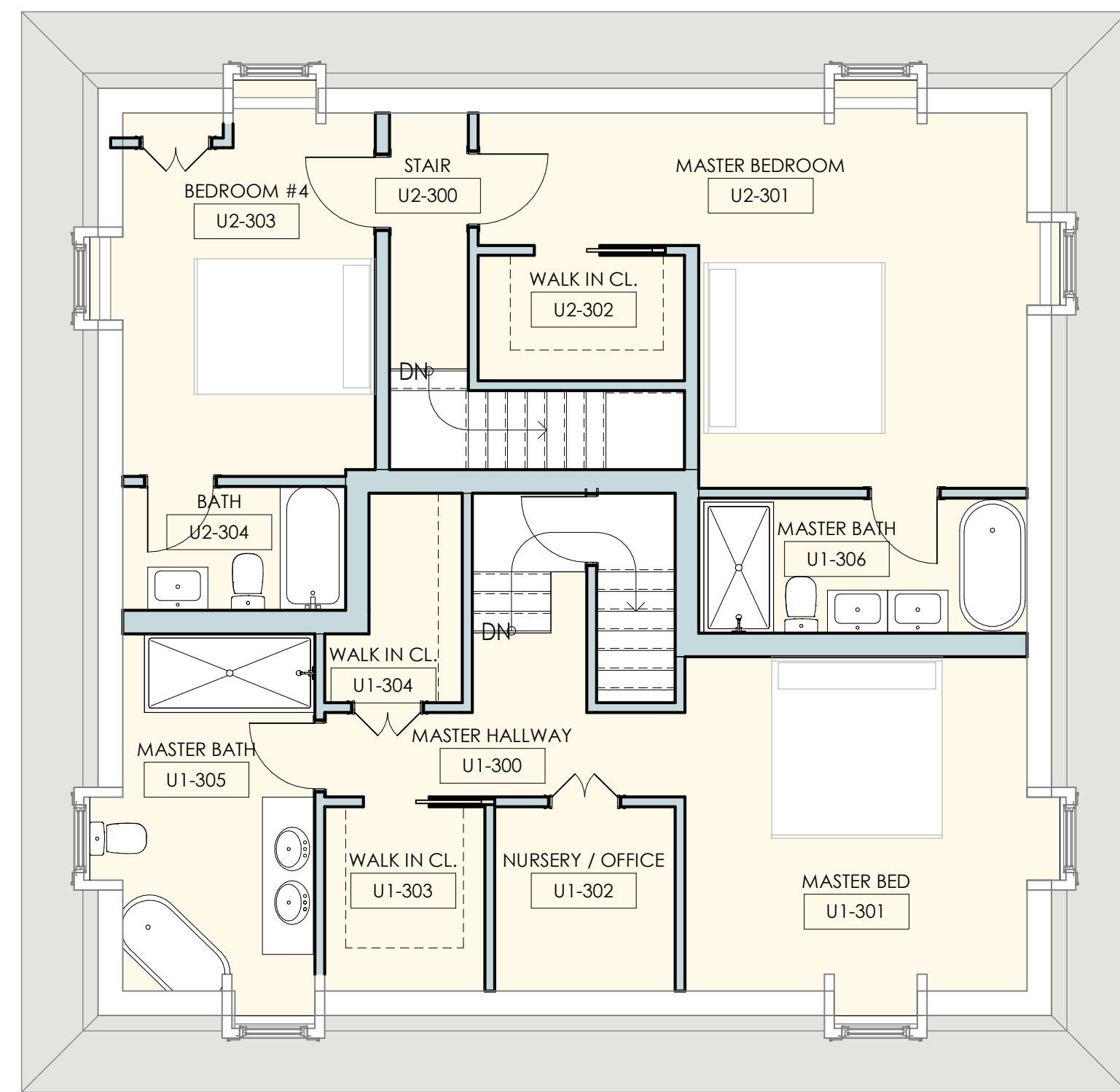
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**BOSTON REDEVELOPMENT AUTHORITY**

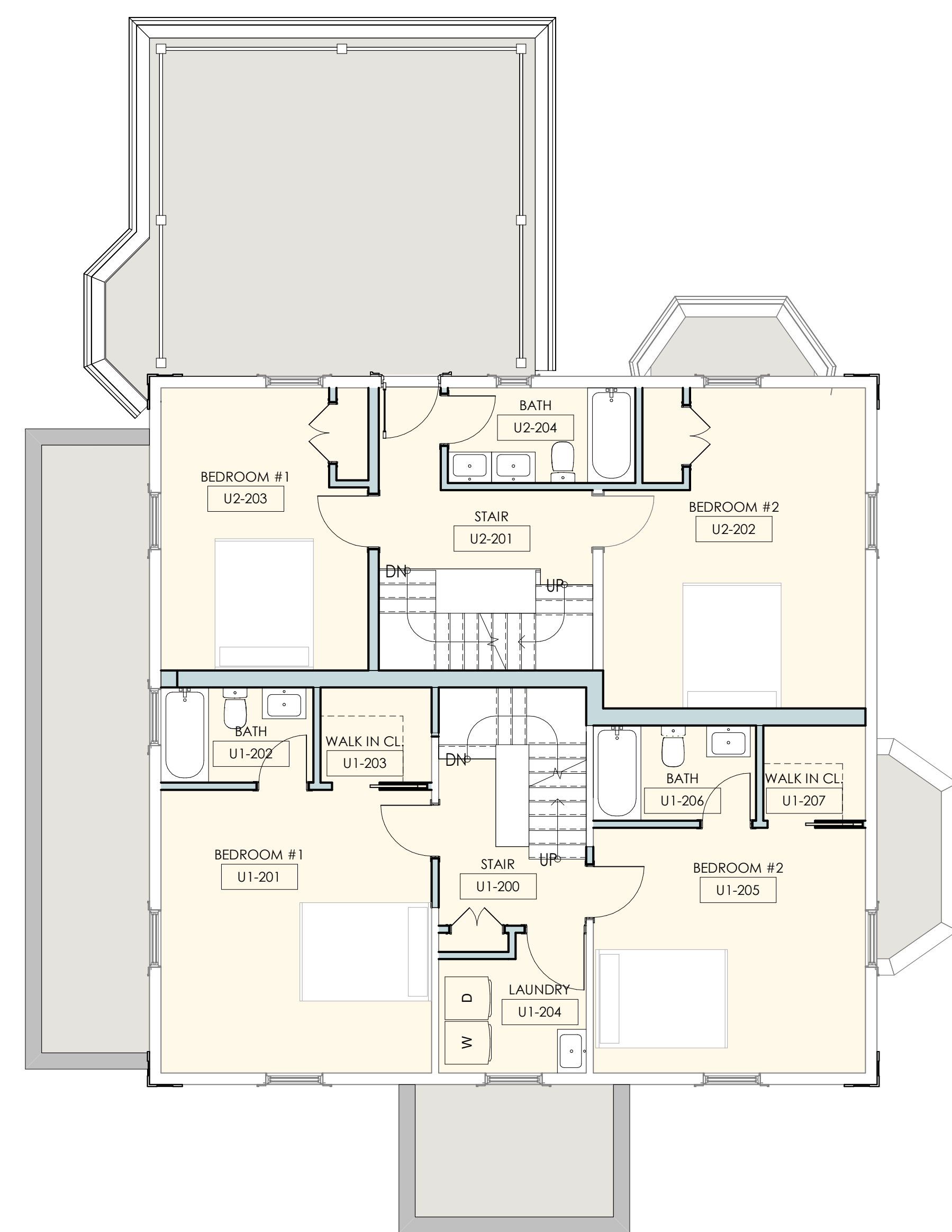
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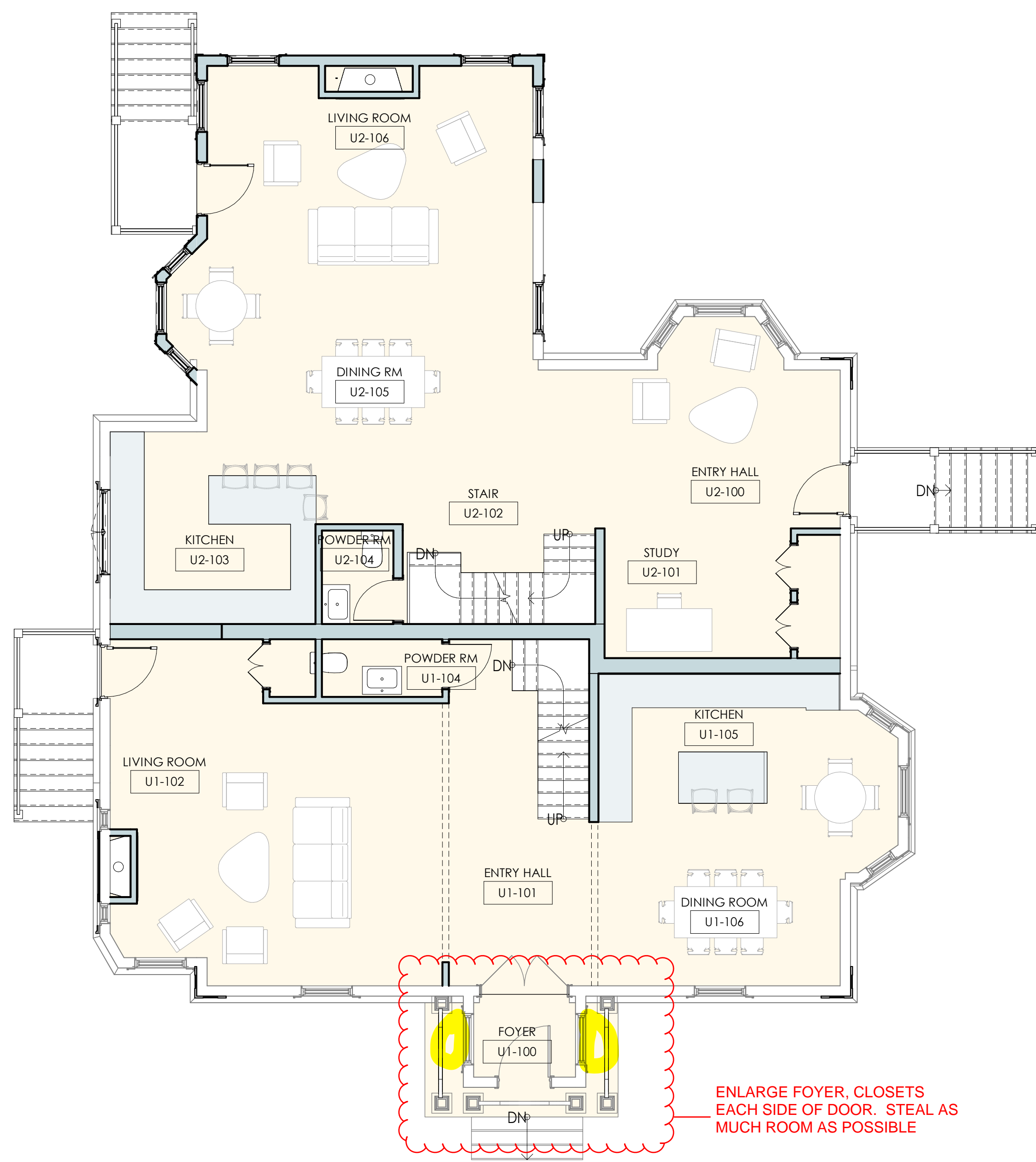
10/18/2022



**3** PROPOSED 3RD FLOOR  
 3/16" = 1'-0"



**2** PROPOSED 2ND FLOOR  
 3/16" = 1'-0"



**1** PROPOSED 1ST FLOOR  
 3/16" = 1'-0"

file **PROPOSED PLANS - 3/16 SCALE**  
 project **17 ALVESTON STREET, JAMAICA PLAIN MA**



job number 21-023  
 scale 3/16" = 1'-0"  
 issue date 03.14.22  
 PERMIT PLAN

Sheet no.  
**A100**

**MEANS OF EGRESS**

**EMERGENCY & RESCUE OPENINGS**  
PER IRC R310.2.1 - R310.2.2

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.  
NET OPENING WIDTH 20" MIN.  
WIN. SILL HEIGHT: 44" MAX. AFF

THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION MUST BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE

**EGRESS DOORS**

PER IRC R311.2; R311.3

NUMBER OF EGRESS DOORS REQ. 1 MIN. PER UNIT  
DOOR STYLE SIDE HINGED  
CLEAR WIDTH 32" MIN. MEASURED BETWEEN FACE OF THE DOOR AND STOP WITH THE DOOR OPEN 90 DEG.

CLEAR HEIGHT 6'-6" (72") MIN MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOT. OF THE STOP

DOOR HEIGHT 6'-8"  
OPERATION MUST BE ABLE TO BE OPENED FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT

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

**ENERGY CODE - BUILDING ENVELOPE REQ.**

MA AMENDMENTS 780 CMR 51.00 APPENDEK AA104 FOR ALTERATIONS, RENOVATIONS ADDITIONS OR REPAIRS OF EXISTING BUILDINGS 780 CMR 13.00 ENERGY EFFICIENCY TO BE USED AS BASE CODE

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.
SCYLIGHT	U-0.35 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

**MEANS OF EGRESS - BASEMENT**

**WINDOW WELLS**  
PER IRC R310.22.3

HORIZONTAL AREA 9 SF MIN.  
HORIZ. PROJECTION AND WIDTH 36" MIN. CLEAR  
THE AREA OF THE WINDOW WELL MUST ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.  
WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" MUST BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER USEABLE WITH THE WINDOW IN THE FULLY OPEN POSITION

LADDERS OR RUNGS INSIDE WIDTH 12" MIN  
LADDER OR RUNGS PROJECTION 3" MIN. FROM WALL  
LADDER OR RUNGS SPACING 18" O.C. FOR FULL HEIGHT

**SMOKE AND CARBON MONOXIDE DETECTORS**

**SMOKE ALARM LOCATIONS**  
PER IRC R314.3

SMOKE ALARMS MUST BE INSTALLED IN ALL OF 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  
EXCEPTION: CRAWL SPACES + UNINHABITABLE ATTICS

**COMBO SMOKE/CARBON MONOXIDE**  
PER IRC R315

APPROVED CARBON MONOXIDE ALARM MUST BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

CO DETECTORS REQUIRED IN DWELLING UNITS (DU) WHERE THE DU CONTAINS A FUEL-FIRED APPLIANCE THE DU HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE UNIT

SELECTIVE REMOVAL KEYNOTES	
KEY	DEMOLITION NOTE
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 W 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 PREPPED 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 DETAILED 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 PROJECT JAMB AND TRANSOM THROUGHOUT CONSTRUCTION. DOOR TO BE RESTORED AS REQ.

**REQUIRED FIRE RATINGS FOR 2 FAMILY STRUCTURES**

**FIRE PARTITIONS BETWEEN UNITS**  
PER IRC R302.3

DWELLING UNITS IN TWO-FAMILY DEWLLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING...EXTENDED TO AND TIGHT AGAINST THE EXTERIOR WALL (HORIZ.) AND SHALL EXTEND FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING (VERTICAL)

VERTICAL, SEPARATION WALL	1 HOUR RATED
VERTICAL, BEARING WALL	1 HOUR RATED
VERTICAL, NONBEARING INTERIOR PARTITIONS	0 HOUR RATED
HORIZONTAL, FLOOR	1 HOUR RATED
HORIZONTAL, FLOOR WITHIN UNIT	0 HOUR RATED
HORIZONTAL, ROOF	0 HOUR RATED

**FIRE RATED EXTERIOR WALLS**  
PER IRC TABLE R302.1(1)

CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS FO DEWLLING UNITS SHALL COMPLY WITH TABLE R302.1 (1).  
NOTE ALL DISTANCE RANGES ARE MEASURED FROM PROPERTY LINE TO EXTERIOR FACE OF WALL.

**EXTERIOR WALL DISTANCE FROM PROPERTY LINE**  
0' - 5' = 1 HOUR RATED  
> 5' = 0 HOUR RATED

**PROJECTIONS:**  
0' - 2' = PROJECTIONS NOT ALLOWED  
2'-5' = PROJECTIONS 1 HR RATED ON UNDERSIDE  
> 5' = PROJECTIONS ALLOWED (NOT RATED)

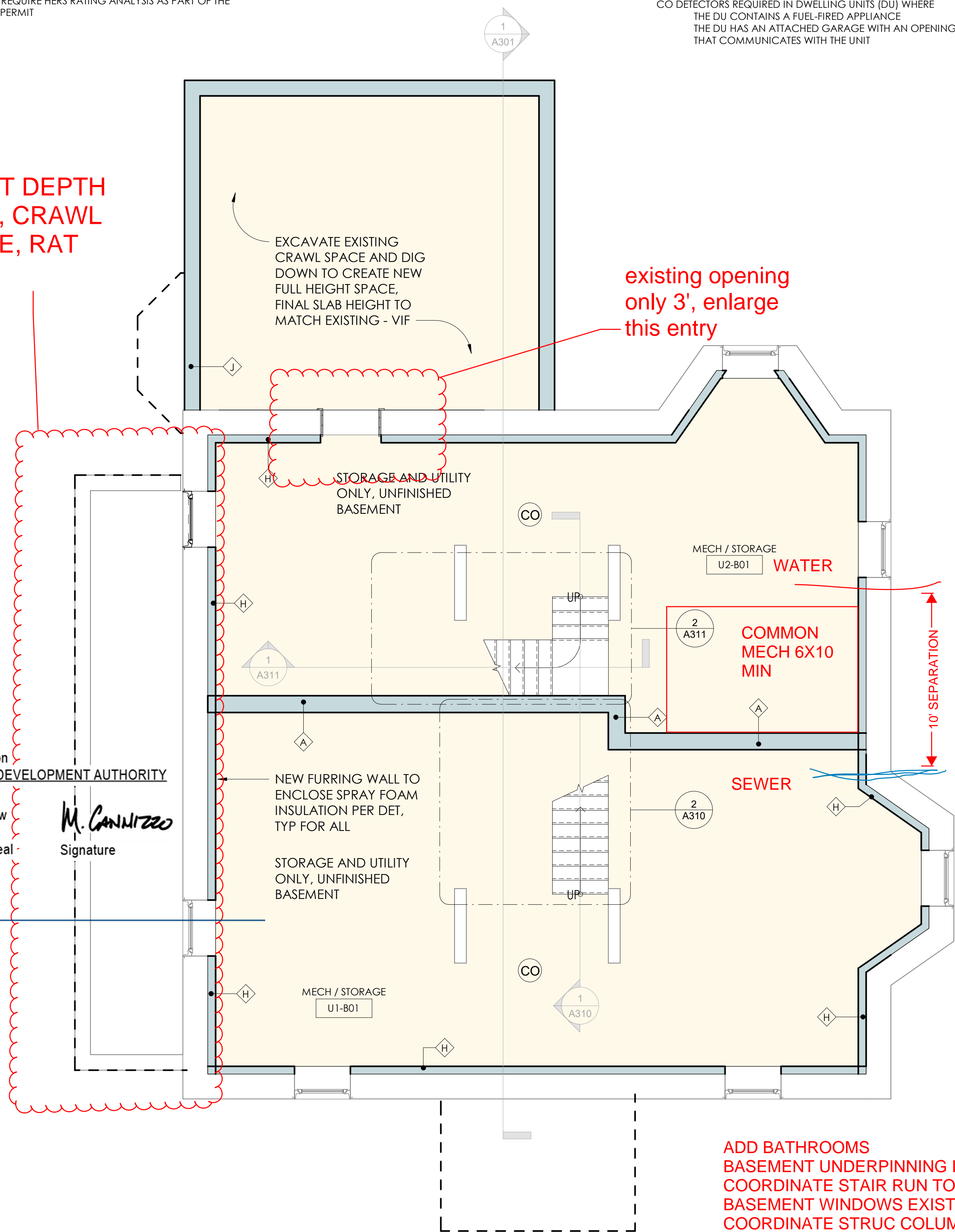
**OPENINGS IN WALLS:**  
0'-3' = OPENINGS NOT ALLOWED  
3' - 5' = 25% OF WALL AREA MAX. ALLOWED  
> 5' = UNLIMITED OPENINGS

**WALL PENETRATIONS:**  
0' - 3' = COMPLY WITH R302.4  
>3' = RATING NOT REQUIRED

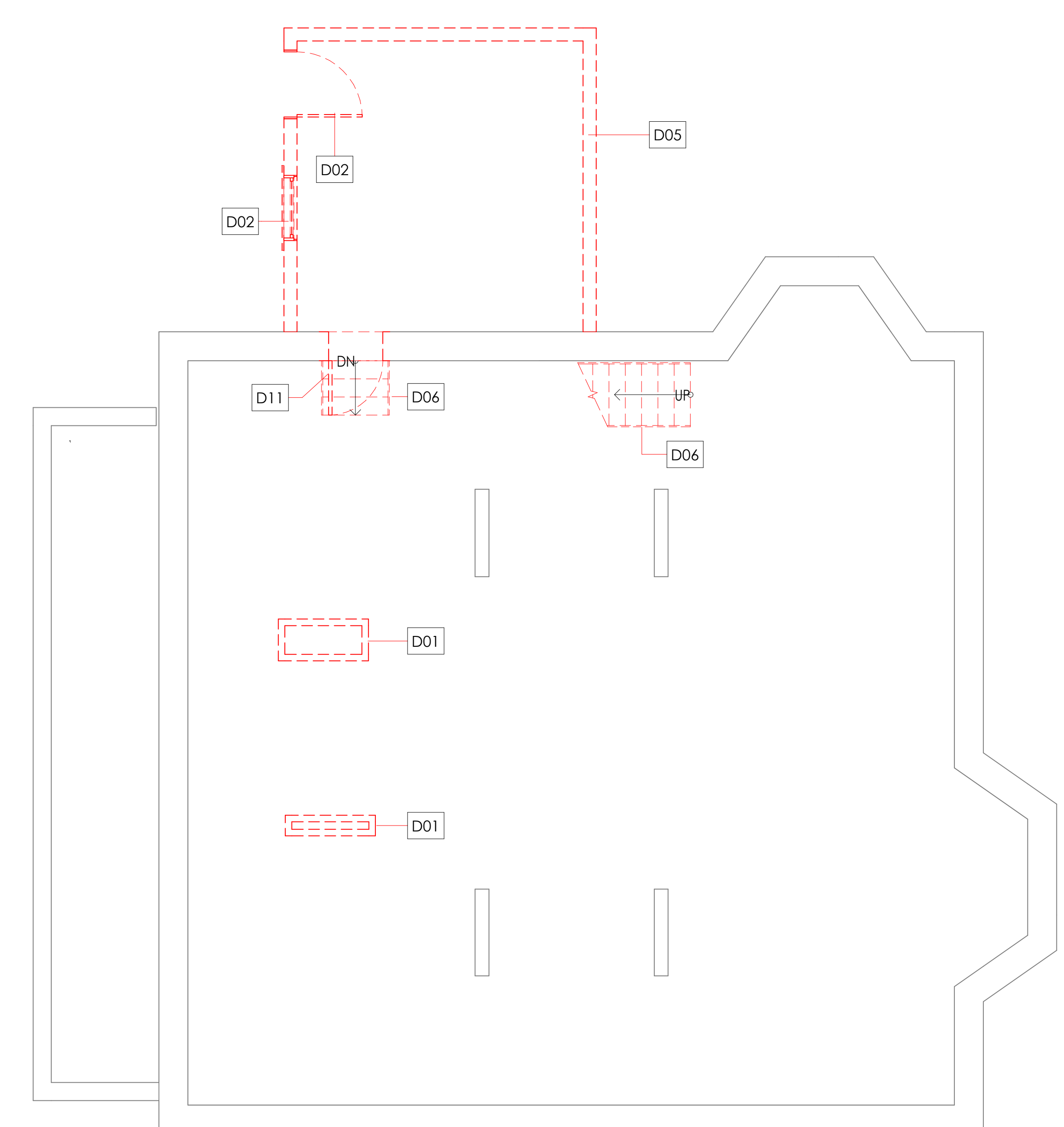
**FLOOR PLAN KEY**

- INDICATES EXISTING WALL TO REMAIN
- INDICATES EXISTING WALL TO BE REMOVED
- INDICATES NEW WALL. SEE WALL TYPES FOR CONSTRUCTION INFORMATION
- INDICATES NEW 1 HOUR FIRE RATED WALL. SEE WALL TYPES FOR CONSTRUCTION INFORMATION

**FROST DEPTH WALL, CRAWL SPACE, RAT SLAB**



existing opening only 3', enlarge this entry



**ADD BATHROOMS BASEMENT UNDERPINNING IN SECTIONS MAX OUT 3' COORDINATE STAIR RUN TO BASEMENT, BASEMENT WINDOWS EXISTING COORDINATE STRUC COLUMN LOCATIONS**

**2** BASEMENT PROPOSED  
1/4" = 1'-0"

**1** BASEMENT SELECTIVE REMOVAL  
1/4" = 1'-0"

No.	Descrip.	Date



client  
**ADCO Development**  
300 1st AVENUE  
NEEDHAM, MA 02494

file  
**EXISTING AND PROPOSED BASEMENT PLANS**  
project  
**17 ALVESTON STREET, JAMAICA PLAIN MA**



job number 21-023

scale 1/4" = 1'-0"

issue date 03.14.22

PERMIT PLAN

Sheet no.  
**A101**



MEANS OF EGRESS

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. NET OPENING WIDTH 20" MIN. WIN. SILL HEIGHT: 44" MAX. AFF

THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION MUST BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE

EGRESS DOORS

PER IRC R311.2; R311.3

NUMBER OF EGRESS DOORS REQ. 1 MIN. PER UNIT

DOOR STYLE SIDE HINGED CLEAR WIDTH 32" MIN. MEASURED BETWEEN FACE OF THE DOOR AND STOP WITH THE DOOR OPEN 90 DEG.

CLEAR HEIGHT 6'-6" (72") MIN MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOT. OF THE STOP

DOOR HEIGHT 6'-8" OPERATION MUST BE ABLE TO BE OPENED FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT

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

ENERGY CODE - BUILDING ENVELOPE REQ.

MA AMENDMENTS 780 CMR 51.00 APPENDIX AA104 FOR ALTERATIONS, RENOVATIONS ADDITIONS OR REPAIRS OF EXISTING BUILDINGS 780 CMR 13.00 ENERGY EFFICIENCY TO BE USED AS BASE CODE

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

INSULATION REQ. BY COMPONENT

IRC TABLE 01102.1.2 (R402.1.2)

Table with 2 columns: Component and U-value/Requirement. Includes Fenestration, Skylight, Ceiling, Wood Frame Wall, Mass Wall, Floor, Basement Wall, Slab, and Crawl Space.

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

SMOKE AND CARBON MONOXIDE DETECTORS

S SMOKE ALARM LOCATIONS PER IRC R314.3

SMOKE ALARMS MUST BE INSTALLED IN ALL OF 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 EXCEPTION: CRAWL SPACES + UNINHABITABLE ATTICS

CO COMBO SMOKE/CARBON MONOXIDE PER IRC R315

APPROVED CARBON MONOXIDE ALARM MUST BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

CO DETECTORS REQUIRED IN DWELLING UNITS (DU) WHERE THE DU CONTAINS A FUEL-FIRED APPLIANCE THE DU HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE UNIT

APPROVED

Design Section BOSTON REDEVELOPMENT AUTHORITY

Design Review for the Board of Appeal M. Cannizzo Signature

10/18/2022

SELECTIVE REMOVAL KEYNOTES

Table with 2 columns: KEY and DEMOLITION NOTE. Lists items D01 through D16 with corresponding removal instructions.

REQUIRED FIRE RATINGS FOR 2 FAMILY STRUCTURES

FIRE PARTITIONS BETWEEN UNITS PER IRC R302.3

DWELLING UNITS IN TWO-FAMILY DEWLLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING...EXTENDED TO AND TIGHT AGAINST THE EXTERIOR WALL (HORIZ.) AND SHALL EXTEND FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING (VERTICAL)

Table with 2 columns: Wall/Floor type and Fire Rating. Includes Vertical Separation Wall, Vertical Bearing Wall, Nonbearing Interior Partitions, Horizontal Floor, and Horizontal Roof.

FIRE RATED EXTERIOR WALLS PER IRC TABLE R302.1(1)

CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS FO DWELLING UNITS SHALL COMPLY WITH TABLE R302.1 (1). NOTE ALL DISTANCE RANGES ARE MEASURED FROM PROPERTY LINE TO EXTERIOR FACE OF WALL.

EXTERIOR WALL DISTANCE FROM PROPERTY LINE

0' - 5' = 1 HOUR RATED > 5' = 0 HOUR RATED

PROJECTIONS:

0' - 2' = PROJECTIONS NOT ALLOWED 2'-5' = PROJECTIONS 1 HR RATED ON UNDERSIDE > 5' = PROJECTIONS ALLOWED (NOT RATED)

OPENINGS IN WALLS:

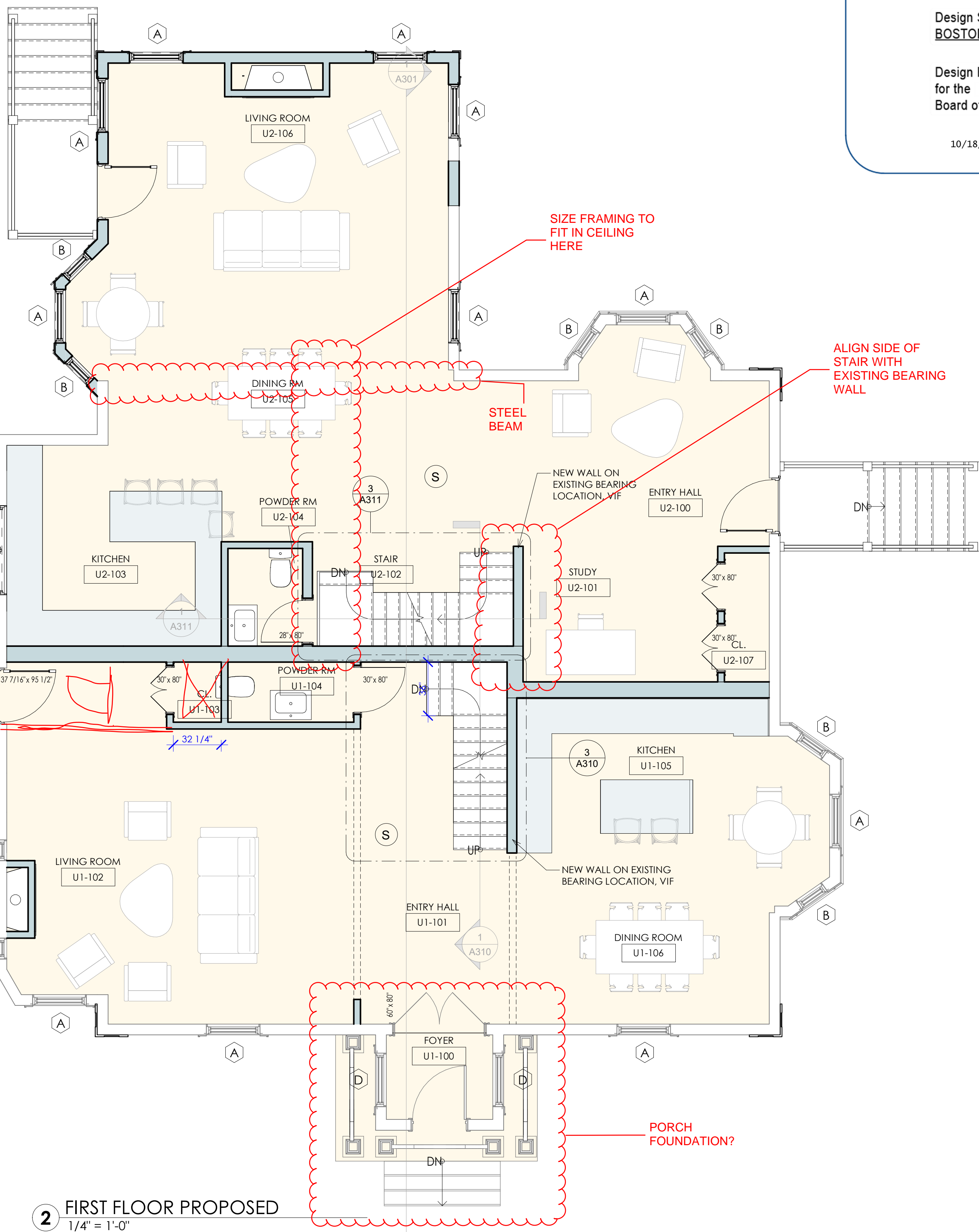
0'-3' = OPENINGS NOT ALLOWED 3' - 5' = 25% OF WALL AREA MAX. ALLOWED > 5' = UNLIMITED OPENINGS

WALL PENETRATIONS:

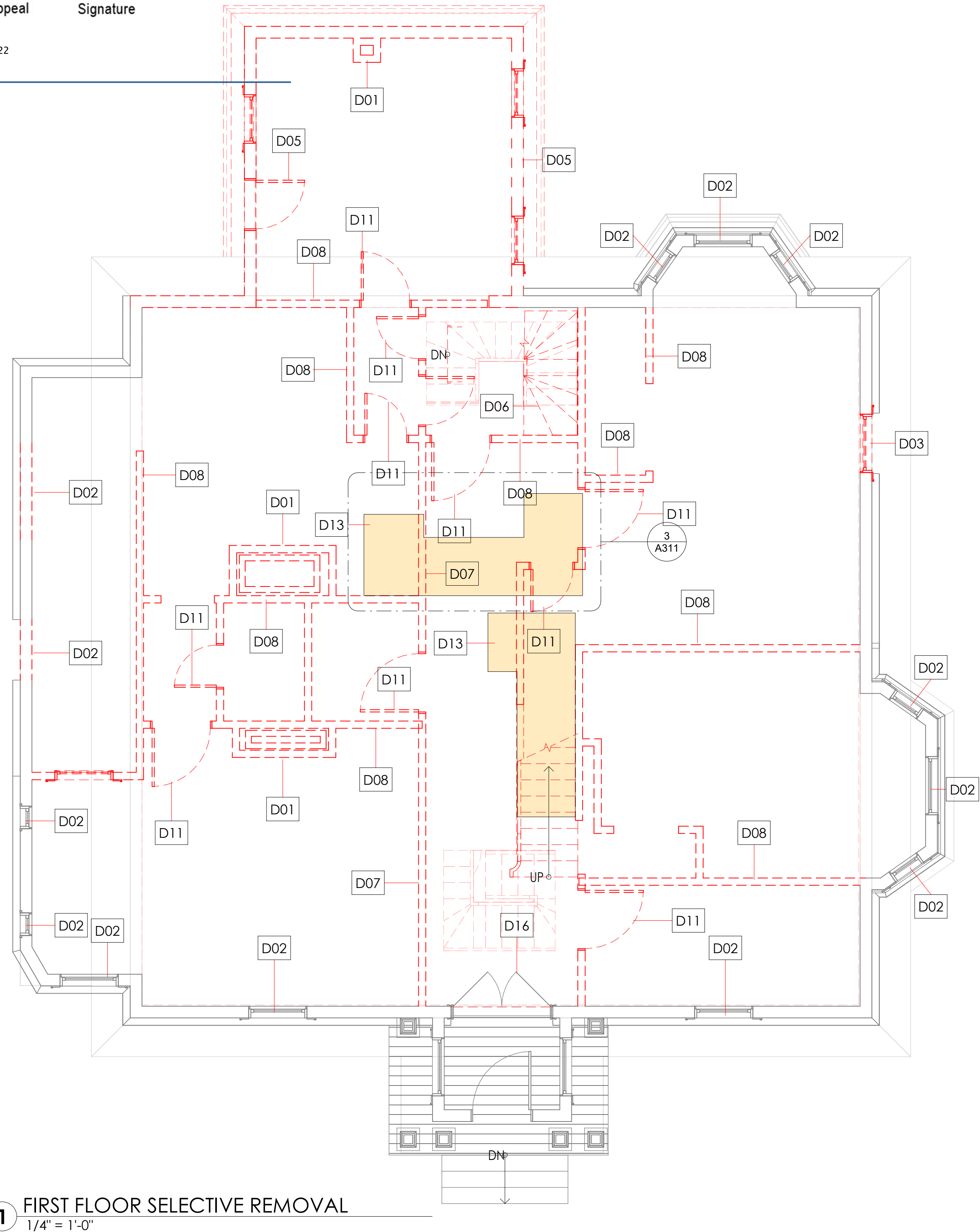
0' - 3' = COMPLY WITH R302.4 >3' = RATING NOT REQUIRED

FLOOR PLAN KEY

- INDICATES EXISTING WALL TO REMAIN
INDICATES EXISTING WALL TO BE REMOVED
INDICATES NEW WALL. SEE WALL TYPES FOR CONSTRUCTION INFORMATION
INDICATES NEW 1 HOUR FIRE RATED WALL. SEE WALL TYPES FOR CONSTRUCTION INFORMATION

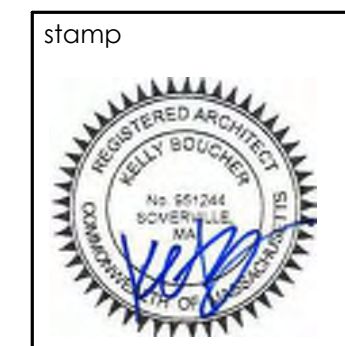


2 FIRST FLOOR PROPOSED 1/4" = 1'-0"



1 FIRST FLOOR SELECTIVE REMOVAL 1/4" = 1'-0"

Table with 3 columns: No., Descr., Date. Empty rows for record keeping.



client ADCO Development 300 1st AVENUE NEEDHAM, MA 02494

EXISTING AND PROPOSED FIRST FLOOR PLANS
17 ALVESTON STREET, JAMAICA PLAIN MA



job number 21-023

scale 1/4" = 1'-0"

issue date 03.14.22

PERMIT PLAN

Sheet no. A102

**MEANS OF EGRESS**

**EMERGENCY & RESCUE OPENINGS**  
PER IRC R310.2.1 - R310.2.2

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.  
NET OPENING WIDTH 20" MIN.  
WIN. SILL HEIGHT: 44" MAX. AFF

THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION MUST BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE

**EGRESS DOORS**

PER IRC R311.2; R311.3

NUMBER OF EGRESS DOORS REQ. 1 MIN. PER UNIT

DOOR STYLE SIDE HINGED  
CLEAR WIDTH 32" MIN. MEASURED BETWEEN FACE OF THE DOOR AND STOP WITH THE DOOR OPEN 90 DEG.

CLEAR HEIGHT 6'-6" (72") MIN MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOT. OF THE STOP

DOOR HEIGHT 6'-8"  
OPERATION MUST BE ABLE TO BE OPENED FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT

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

**ENERGY CODE - BUILDING ENVELOPE REQ.**

MA AMENDMENTS 780 CMR 51.00 APPENDIX A A104 FOR ALTERATIONS, RENOVATIONS ADDITIONS OR REPAIRS OF EXISTING BUILDINGS 780 CMR 13.00 ENERGY EFFICIENCY TO BE USED AS BASE CODE

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

**SMOKE AND CARBON MONOXIDE DETECTORS**

**S SMOKE ALARM LOCATIONS**  
PER IRC R314.3

- SMOKE ALARMS MUST BE INSTALLED IN ALL OF 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
- EXCEPTION: CRAWL SPACES + UNINHABITABLE ATTICS

**CO COMBO SMOKE/CARBON MONOXIDE**  
PER IRC R315

APPROVED CARBON MONOXIDE ALARM MUST BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

CO DETECTORS REQUIRED IN DWELLING UNITS (DU) WHERE THE DU CONTAINS A FUEL-FIRING APPLIANCE THE DU HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE UNIT

SELECTIVE REMOVAL KEYNOTES	
KEY	DEMOLITION NOTE
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 W 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 PREPPED 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 DETAILED 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.

APPROVED

Design Section  
BOSTON REDEVELOPMENT AUTHORITY

Design Review for the Board of Appeal

10/18/2022

*M. Cannizzo*  
Signature

**REQUIRED FIRE RATINGS FOR 2 FAMILY STRUCTURES**

**FIRE PARTITIONS BETWEEN UNITS**  
PER IRC R302.3

DWELLING UNITS IN TWO-FAMILY DEWLLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING...EXTENDED TO AND TIGHT AGAINST THE EXTERIOR WALL (HORIZ.) AND SHALL EXTEND FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING (VERTICAL)

VERTICAL, SEPARATION WALL 1 HOUR RATED  
VERTICAL, BEARING WALL 1 HOUR RATED  
VERTICAL, NONBEARING INTERIOR PARTITIONS 0 HOUR RATED

HORIZONTAL, FLOOR 1 HOUR RATED  
HORIZONTAL, FLOOR WITHIN UNIT 0 HOUR RATED

HORIZONTAL, ROOF 0 HOUR RATED

**FIRE RATED EXTERIOR WALLS**  
PER IRC TABLE R302.1(1)

CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS FO DEWLLING UNITS SHALL COMPLY WITH TABLE R302.1 (1). NOTE ALL DISTANCE RANGES ARE MEASURED FROM PROPERTY LINE TO EXTERIOR FACE OF WALL.

**EXTERIOR WALL DISTANCE FROM PROPERTY LINE**

0' - 5' = 1 HOUR RATED  
> 5' = 0 HOUR RATED

**PROJECTIONS:**

0' - 2' = PROJECTIONS NOT ALLOWED  
2' - 5' = PROJECTIONS 1 HR RATED ON UNDERSIDE  
> 5' = PROJECTIONS ALLOWED (NOT RATED)

**OPENINGS IN WALLS:**

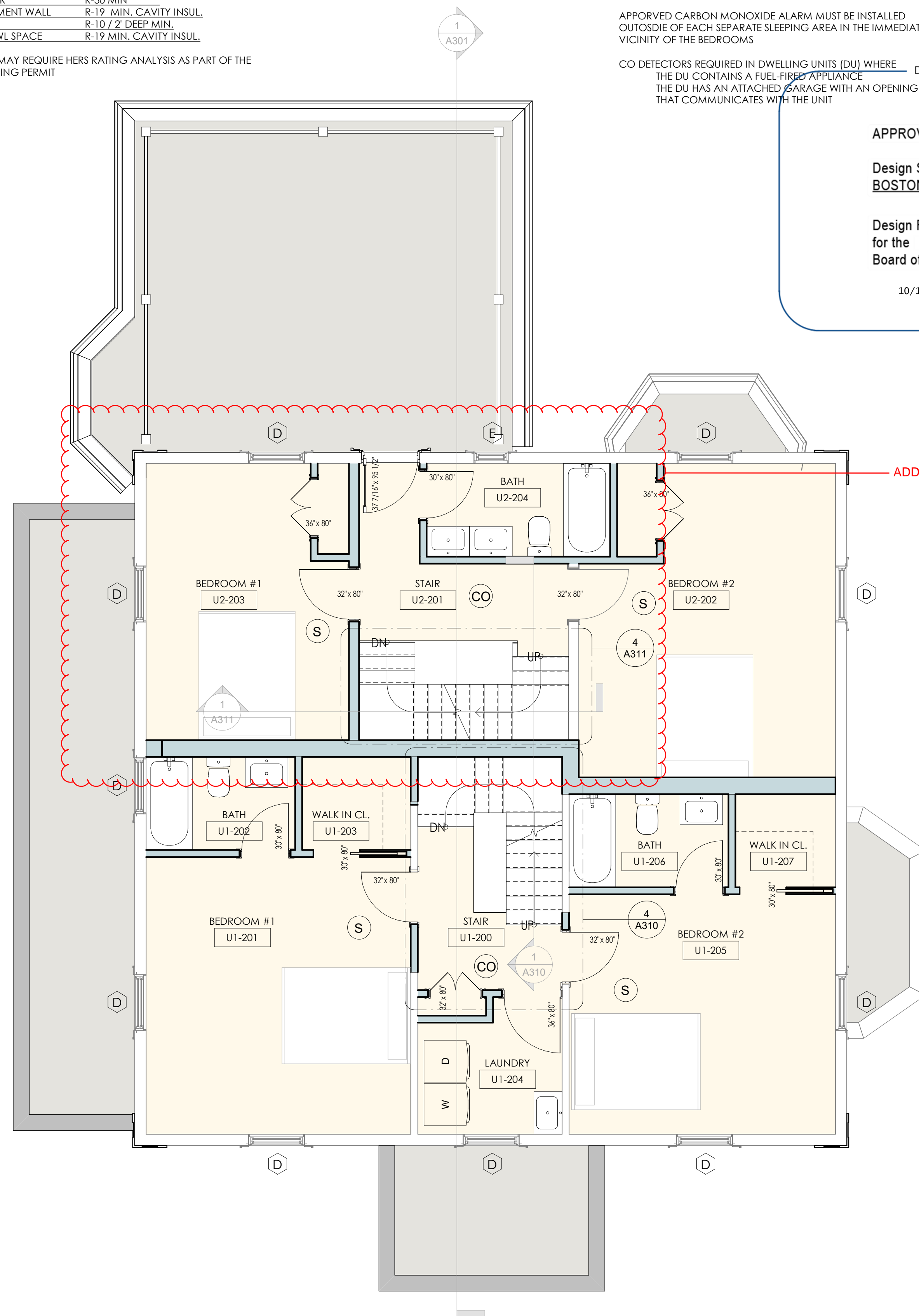
0'-3' = OPENINGS NOT ALLOWED  
3' - 5' = 25% OF WALL AREA MAX. ALLOWED  
> 5' = UNLIMITED OPENINGS

**WALL PENETRATIONS:**

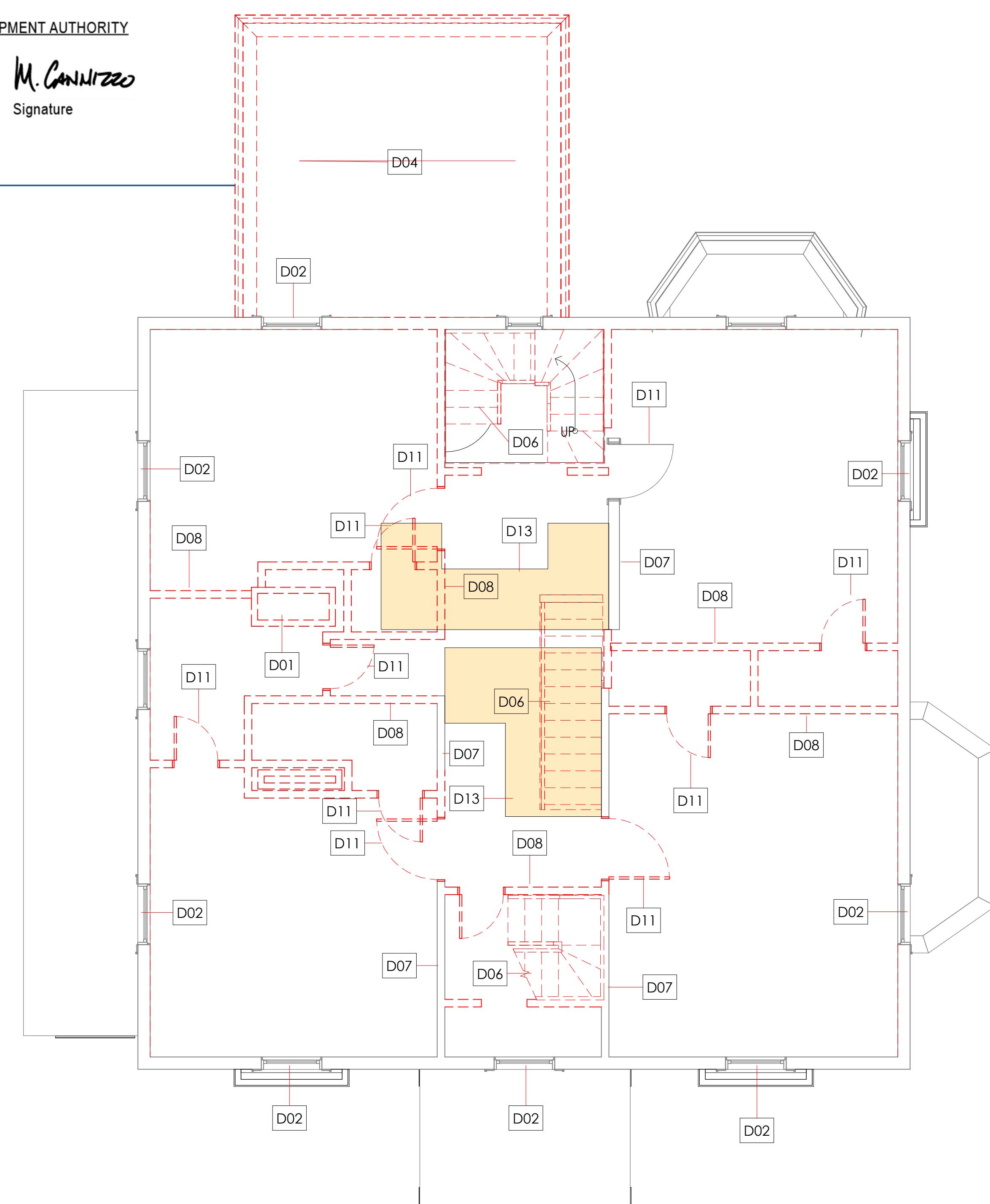
0' - 3' = COMPLY WITH R302.4  
>3' = RATING NOT REQUIRED

**FLOOR PLAN KEY**

- INDICATES EXISTING WALL TO REMAIN
- - - - - INDICATES EXISTING WALL TO BE REMOVED
- INDICATES NEW WALL. SEE WALL TYPES FOR CONSTRUCTION INFORMATION
- INDICATES NEW 1 HOUR FIRE RATED WALL. SEE WALL TYPES FOR CONSTRUCTION INFORMATION

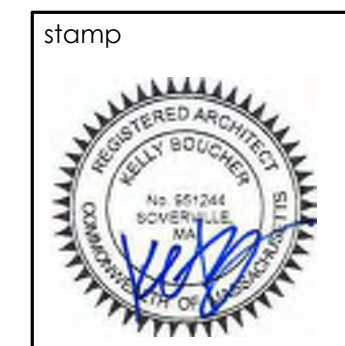


**2 SECOND FLOOR PROPOSED**  
1/4" = 1'-0"



**1 SECOND FLOOR SELECTIVE REMOVAL**  
1/4" = 1'-0"

No.	Descrip.	Date



client  
ADCO Development  
300 1st AVENUE  
NEEDHAM, MA 02494

file  
EXISTING AND PROPOSED SECOND FLOOR PLANS  
project  
17 ALVESTON STREET, JAMAICA PLAIN MA



job number 21-023

scale 1/4" = 1'-0"

issue date 03.14.22

PERMIT PLAN

Sheet no.  
**A103**

MEANS OF EGRESS

EMERGENCY & RESCUE OPENINGS  
PER IRC R310.2.1 - R310.2.2

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.  
NET OPENING WIDTH 20" MIN.  
WIN. SILL HEIGHT: 44" MAX. AFF

THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION MUST BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE

EGRESS DOORS  
PER IRC R311.2; R311.3

NUMBER OF EGRESS DOORS REQ. 1 MIN. PER UNIT  
DOOR STYLE SIDE HINGED  
CLEAR WIDTH 32" MIN. MEASURED BETWEEN FACE OF THE DOOR AND STOP WITH THE DOOR OPEN 90 DEG.  
CLEAR HEIGHT 6'-6" (72") MIN MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOT. OF THE STOP  
DOOR HEIGHT 6'-8"  
OPERATION MUST BE ABLE TO BE OPENED FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT  
LANDINGS 36" CLEAR MIN. ON EACH SIDE OF EXTERIOR DOOR

REQUIRED FIRE RATINGS FOR 2 FAMILY STRUCTURES

FIRE PARTITIONS BETWEEN UNITS  
PER IRC R302.3

DWELLING UNITS IN TWO-FAMILY DEWLLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING...EXTENDED TO AND TIGHT AGAINST THE EXTERIOR WALL (HORIZ.) AND SHALL EXTEND FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING (VERTICAL)

VERTICAL, SEPARATION WALL 1 HOUR RATED  
VERTICAL, BEARING WALL 1 HOUR RATED  
VERTICAL, NONBEARING INTERIOR PARTITIONS 0 HOUR RATED

HORIZONTAL, FLOOR 1 HOUR RATED  
HORIZONTAL, FLOOR WITHIN UNIT 0 HOUR RATED

HORIZONTAL, ROOF 0 HOUR RATED

FIRE RATED EXTERIOR WALLS  
PER IRC TABLE R302.1(1)

CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS FO DEWLLING UNITS SHALL COMPLY WITH TABLE R302.1 (1).  
NOTE ALL DISTANCE RANGES ARE MEASURED FROM PROPERTY LINE TO EXTERIOR FACE OF WALL.

EXTERIOR WALL DISTANCE FROM PROPERTY LINE

0' - 5' = 1 HOUR RATED  
> 5' = 0 HOUR RATED

PROJECTIONS:

0' - 2' = PROJECTIONS NOT ALLOWED  
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0'-3' = OPENINGS NOT ALLOWED  
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> 5' = UNLIMITED OPENINGS

WALL PENETRATIONS:

0' - 3' = COMPLY WITH R302.4  
>3' = RATING NOT REQUIRED

FLOOR PLAN KEY

- INDICATES EXISTING WALL TO REMAIN
- INDICATES EXISTING WALL TO BE REMOVED
- INDICATES NEW WALL, SEE WALL TYPES FOR CONSTRUCTION INFORMATION
- INDICATES NEW 1 HOUR FIRE RATED WALL, SEE WALL TYPES FOR CONSTRUCTION INFORMATION

ENERGY CODE - BUILDING ENVELOPE REQ.

MA AMENDMENTS 780 CMR 51.00 APPENDIX AA104 FOR ALTERATIONS, RENOVATIONS ADDITIONS OR REPAIRS OF EXISTING BUILDINGS 780 CMR 13.00 ENERGY EFFICIENCY TO BE USED AS BASE CODE

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

INSULATION REQ. BY COMPONENT  
IRC TABLE 01102.1.2 (R402.1.2)

Table with 2 columns: Component and Requirement. Includes Fenestration, Skylight, Ceiling, Wood Frame Wall, Mass Wall, Floor, Basement Wall, Slab, and Crawl Space.

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

SMOKE AND CARBON MONOXIDE DETECTORS

S SMOKE ALARM LOCATIONS  
PER IRC R314.3

- SMOKE ALARMS MUST BE INSTALLED IN ALL OF 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 ATTICSEXCEPTION: CRAWL SPACES + UNINHABITABLE ATTICS

CO COMBO SMOKE/CARBON MONOXIDE  
PER IRC R315

APPROVED CARBON MONOXIDE ALARM MUST BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

CO DETECTORS REQUIRED IN DWELLING UNITS (DU) WHERE THE DU CONTAINS A FUEL-FIRED APPLIANCE THE DU HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE UNIT

DS

APPROVED

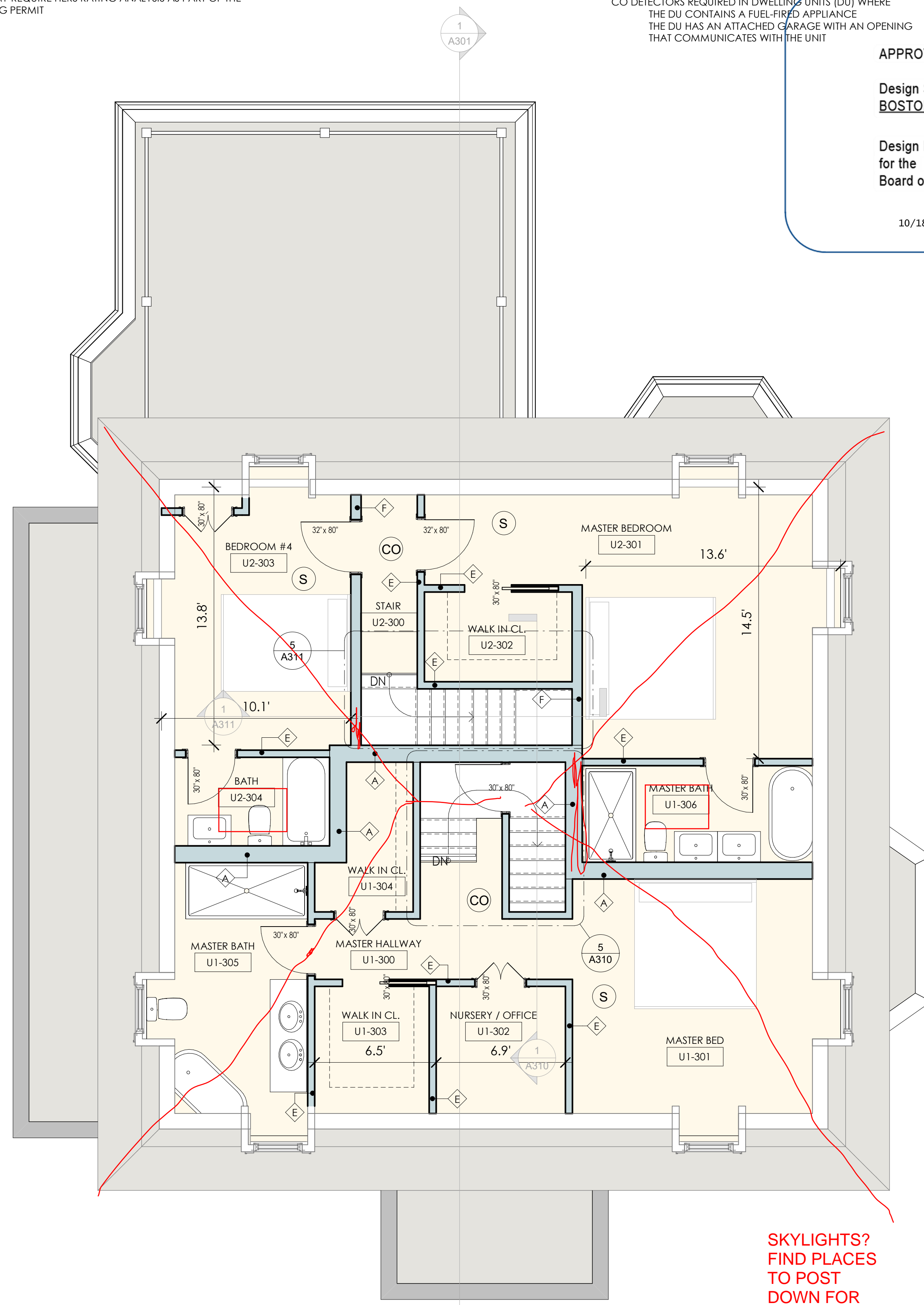
Design Section  
BOSTON REDEVELOPMENT AUTHORITY

Design Review for the Board of Appeal  
M. Cannizzo  
Signature

10/18/2022

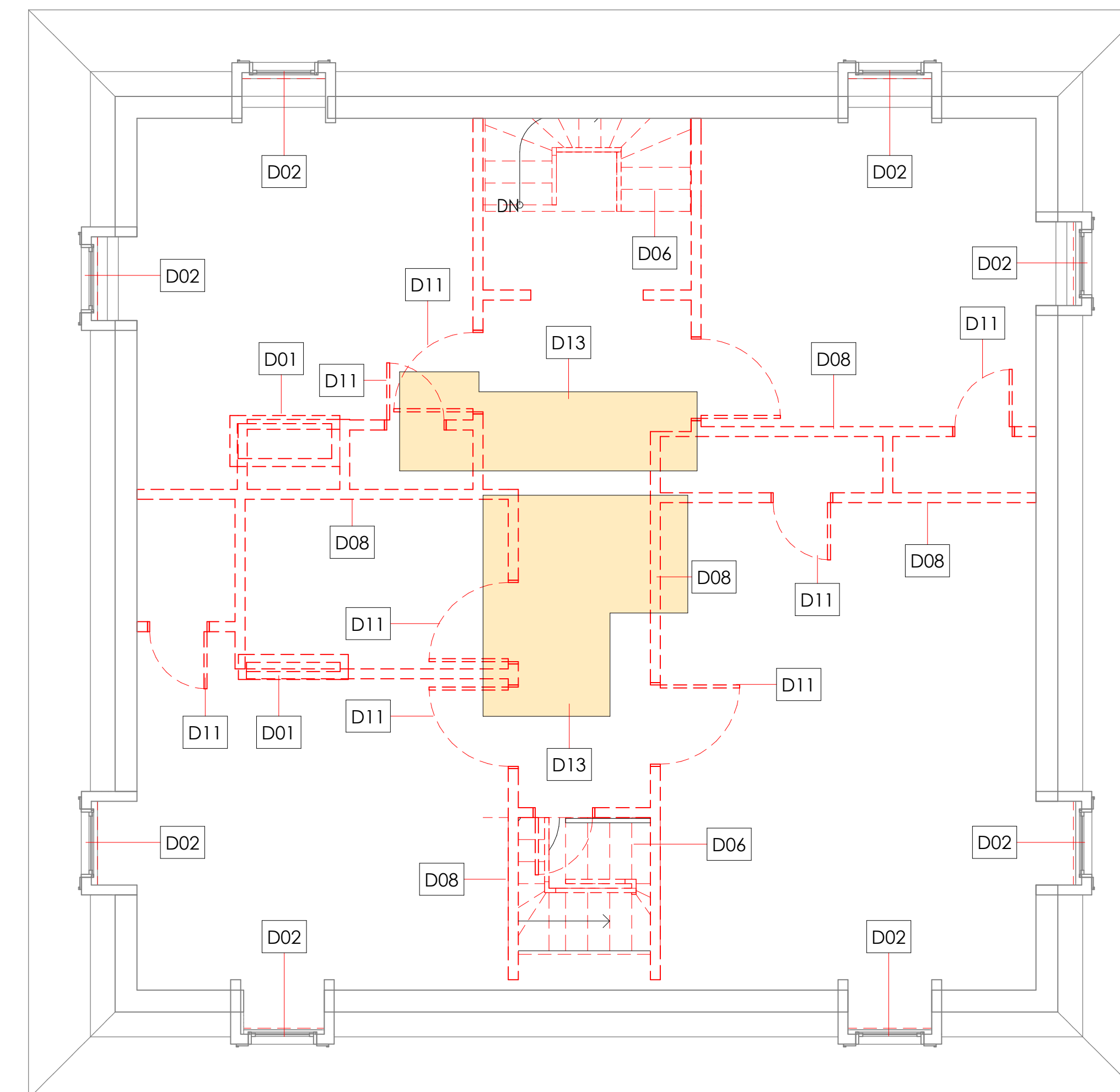
SELECTIVE REMOVAL KEYNOTES

Table with 2 columns: KEY and DEMOLITION NOTE. Lists items D01 through D16 with corresponding removal instructions.



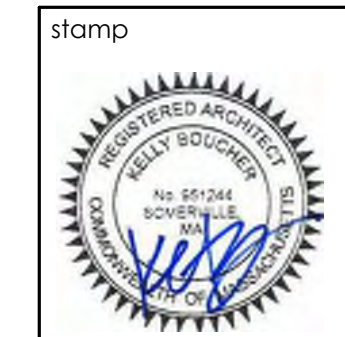
SKYLIGHTS?  
FIND PLACES  
TO POST  
DOWN FOR  
ROOF

2 THIRD FLOOR PROPOSED  
1/4" = 1'-0"



1 THIRD FLOOR SELECTIVE REMOVAL  
1/4" = 1'-0"

Table with 3 columns: No., Descrip., Date. Empty rows for revision tracking.



client  
ADCO  
Development  
300 1st AVENUE  
NEEDHAM, MA 02494

file  
EXISTING AND PROPOSED THIRD FLOOR PLANS  
project  
17 ALVESTON STREET, JAMAICA PLAIN MA



job number 21-023

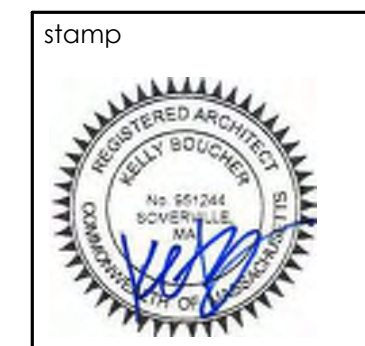
scale 1/4" = 1'-0"

issue date 03.14.22

PERMIT PLAN

Sheet no.  
A104

No.	Descrip.	Date



client  
**ADCO**  
 Development  
 300 1st AVENUE  
 NEEDHAM, MA 02494

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



job number **21-023**

scale **1/4" = 1'-0"**

issue date **03.14.22**

PERMIT PLAN

Sheet no.  
**A105**

SELECTIVE REMOVAL KEYNOTES	
KEY	DEMOLITION NOTE
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 W 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 PREPPED 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 DENAILED 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.

DS

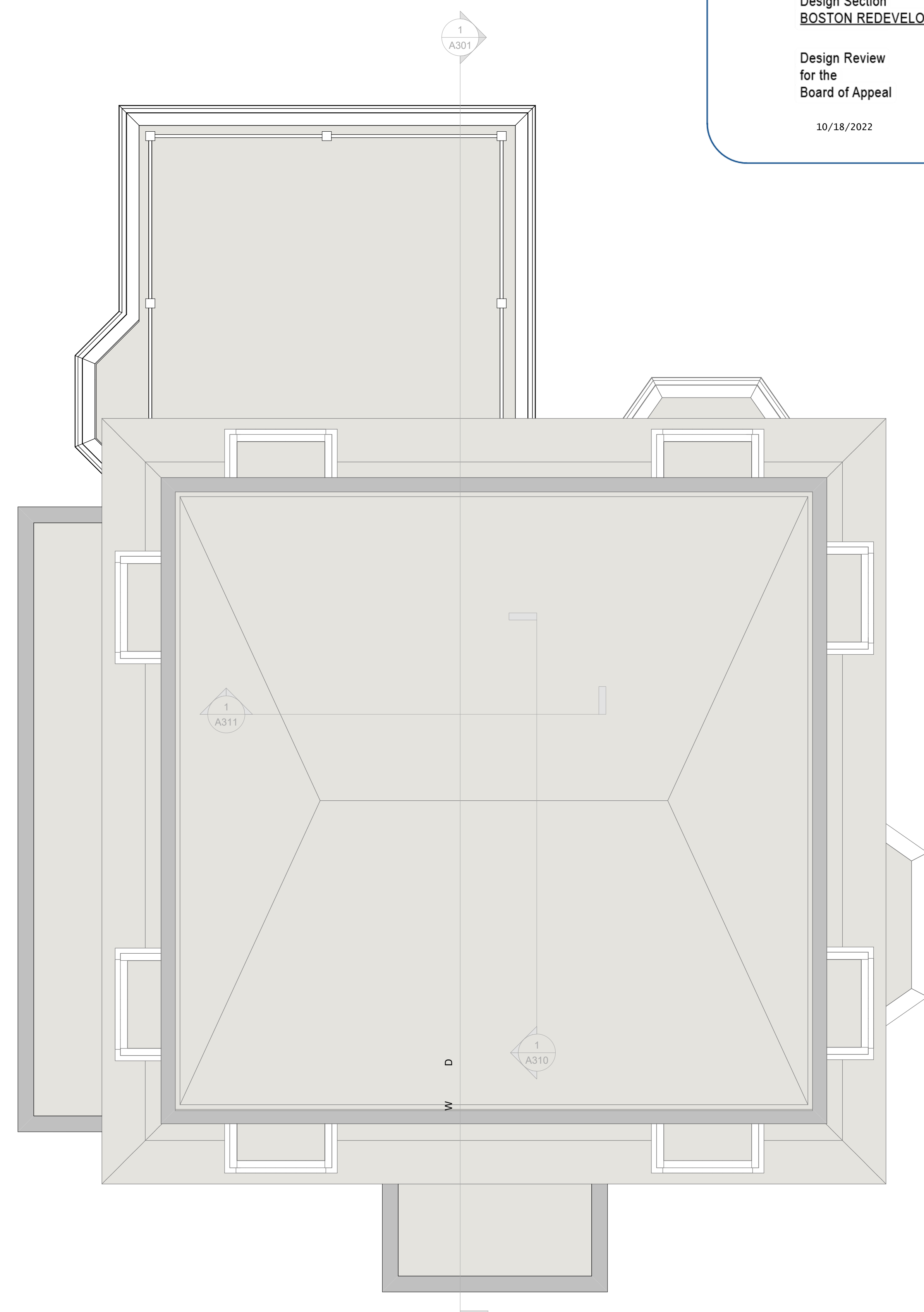
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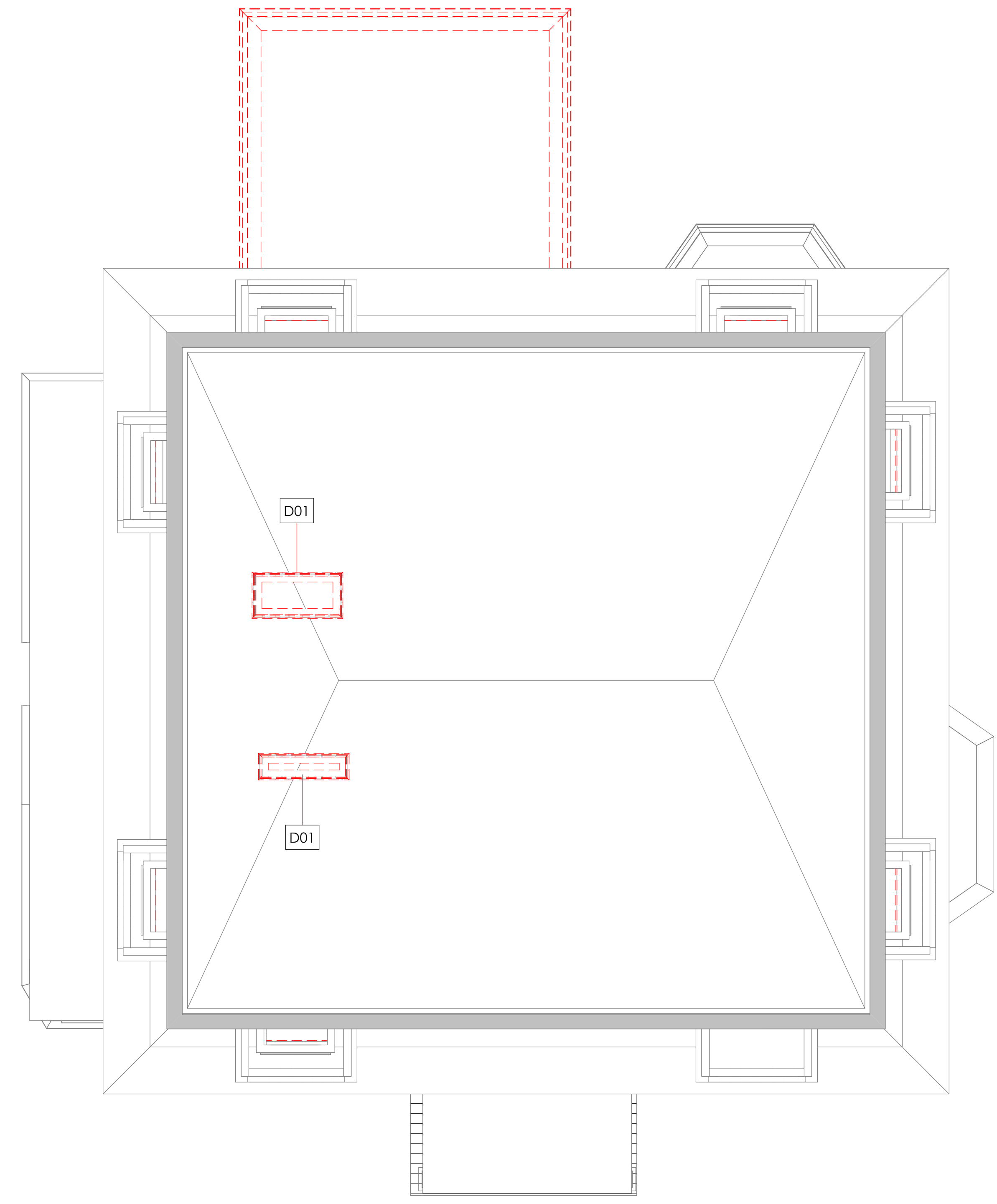
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 Signature

10/18/2022



**2** ROOF PLAN PROPOSED  
 1/4" = 1'-0"



**1** ROOF PLAN SELECTIVE REMOVAL  
 1/4" = 1'-0"

**ENERGY CODE - BUILDING ENVELOPE REQ.**

MA AMENDMENTS 780 CMR 51.00 APPENDIX AA 104 FOR ALTERATIONS, RENOVATIONS ADDITIONS OR REPAIRS OF EXISTING BUILDINGS 780 CMR 13.00 ENERGY EFFICIENCY TO BE USED AS BASE CODE

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

**INSULATION REQ. BY COMPONENT**  
 IRC TABLE 01102.1.2 (R402.1.2)

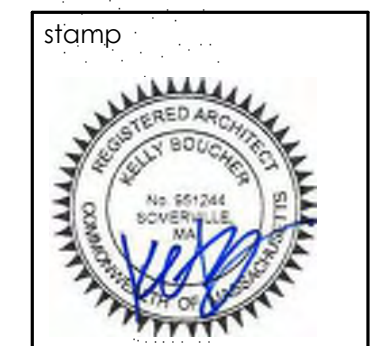
FENESTRATION	U- 0.30 MAX.
SKYLIGHT	U- 0.55 MAX.
CEILING	R-49 MIN.
WOOD FRAME WALL	R-20 MIN.
MASS WALL	R-13 MIN.
FLOOR	R-30 MIN.
BASEMENT WALL	R-19 MIN. CAVITY INSUL.
SLAB	R-10 / 2" DEEP MIN.
CRAWL SPACE	R-19 MIN. CAVITY INSUL.

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

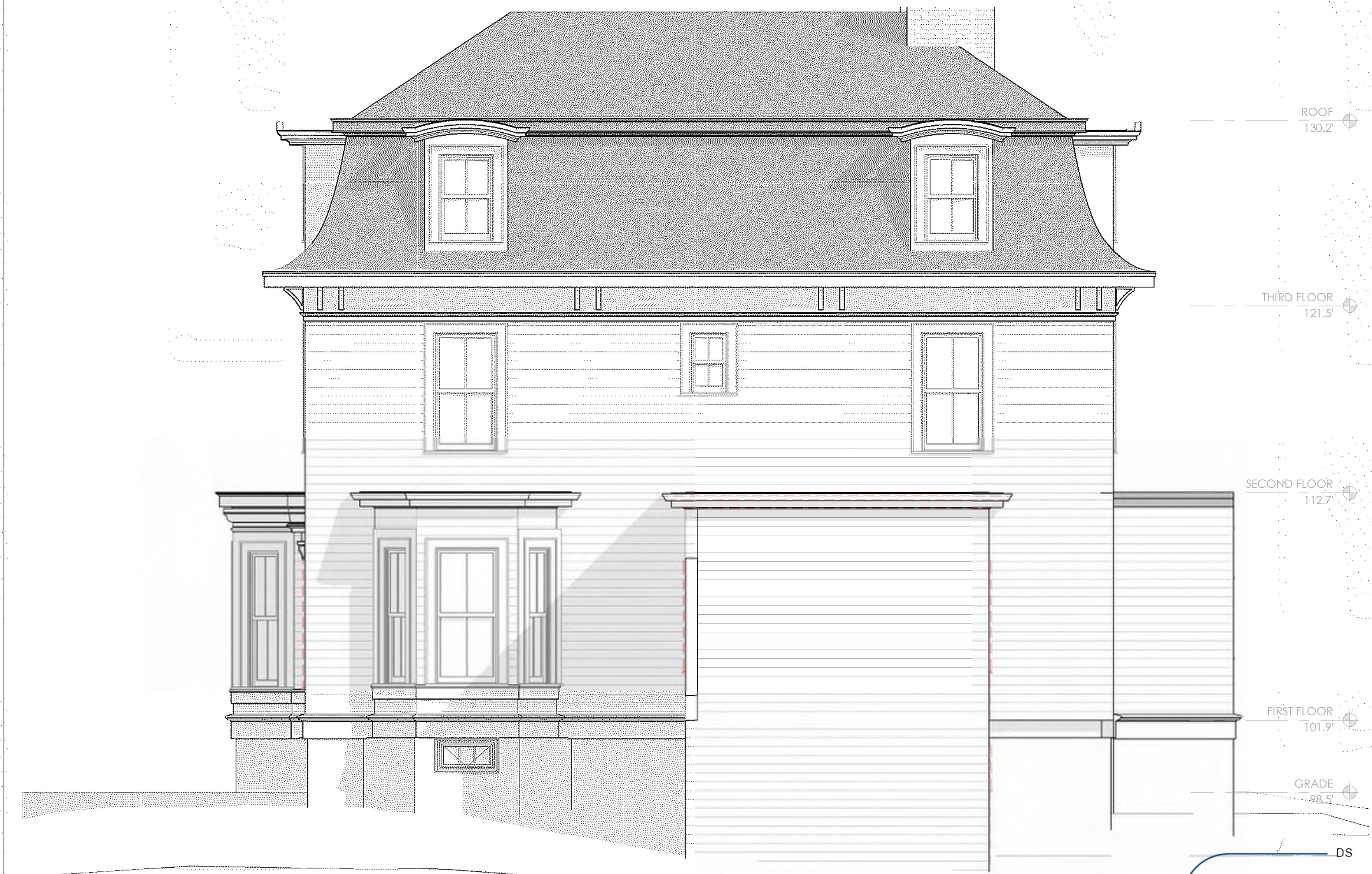
**FLOOR PLAN KEY**

- INDICATES EXISTING WALL TO REMAIN
- - - - - INDICATES EXISTING WALL TO BE REMOVED
- INDICATES NEW WALL. SEE WALL TYPES FOR CONSTRUCTION INFORMATION
- INDICATES NEW 1 HOUR FIRE RATED WALL. SEE WALL TYPES FOR CONSTRUCTION INFORMATION

No.	Descrip.	Date



client  
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300 1st AVENUE  
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**4** EXISTING NORTH ELEVATION (REAR)  
1/4" = 1'-0"



**3** EXISTING SOUTH ELEVATION (FRONT)  
1/4" = 1'-0"

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130.2' DS  
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**2** PROPOSED NORTH ELEVATION (REAR)  
1/4" = 1'-0"



**1** PROPOSED SOUTH ELEVATION (FRONT)  
1/4" = 1'-0"

title EXISTING & PROPOSED ELEVATIONS

project 17 ALVESTON STREET, JAMAICA PLAIN MA



job number 21-023

scale 1/4" = 1'-0"

issue date 03.14.22

PERMIT PLAN

Sheet no.  
**A201**

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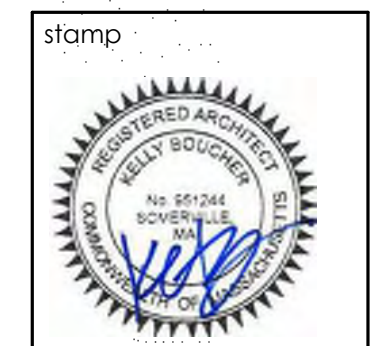


4 EXISTING EAST ELEVATION (DRIVEWAY SIDE)  
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION (DRIVEWAY SIDE)  
1/4" = 1'-0"

No.	Descrip.	Date



client  
ADCO  
Development  
300 1st AVENUE  
NEEDHAM, MA 02494

title  
EXISTING & PROPOSED ELEVATIONS  
project  
17 ALVESTON STREET, JAMAICA PLAIN MA



job number 21-023

scale 1/4" = 1'-0"

issue date 03.14.22

PERMIT PLAN

Sheet no.  
A202

No.	Descrip.	Date



client  
**ADCO Development**  
 300 1st AVENUE  
 NEEDHAM, MA 02494

file  
**EXISTING AND PROPOSED ELEVATIONS**  
 project  
**17 ALVESTON STREET, JAMAICA PLAIN MA**



job number 21-023

scale 1/4" = 1'-0"

issue date 03.14.22

PERMIT PLAN

Sheet no.  
**A203**



**2** EXISTING WEST ELEVATION (LEFT SIDE)  
 1/4" = 1'-0"



**1** PROPOSED WEST ELEVATION (LEFT SIDE)  
 1/4" = 1'-0"

DS

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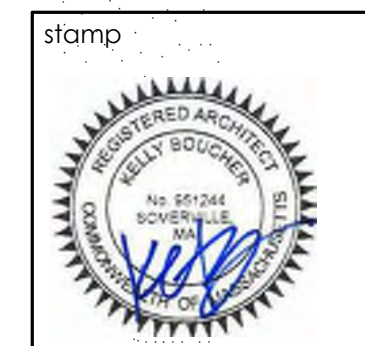
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10/18/2022

No.	Descrip.	Date



client  
**ADCO**  
 Development  
 300 1st AVENUE  
 NEEDHAM, MA 02494

title  
**BUILDING SECTION**  
 project  
**17 ALVESTON STREET, JAMAICA PLAIN MA**



job number 21-023

scale 3/8" = 1'-0"

issue date 03.14.22

PERMIT PLAN

Sheet no.  
**A301**

DS

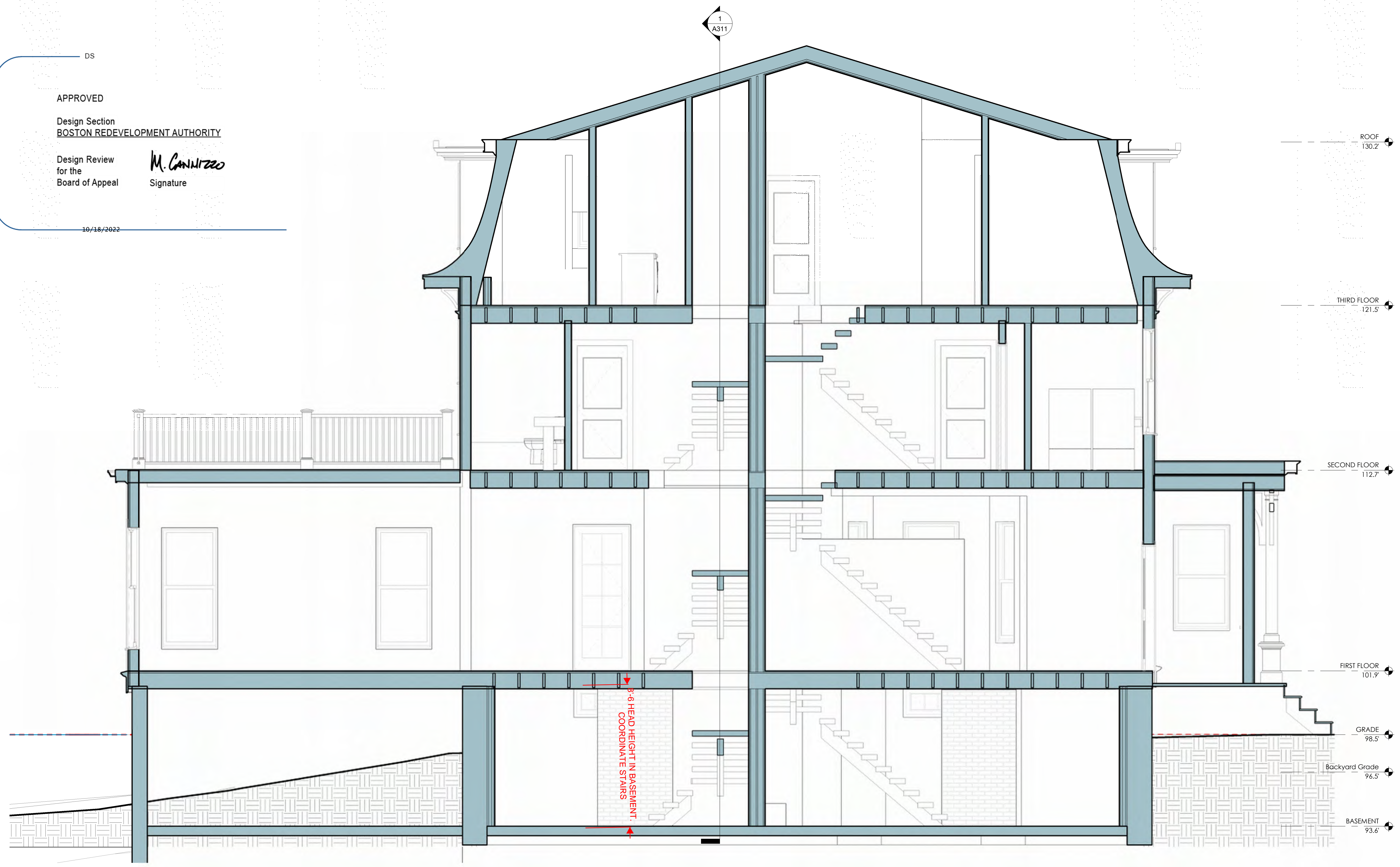
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**BOSTON REDEVELOPMENT AUTHORITY**

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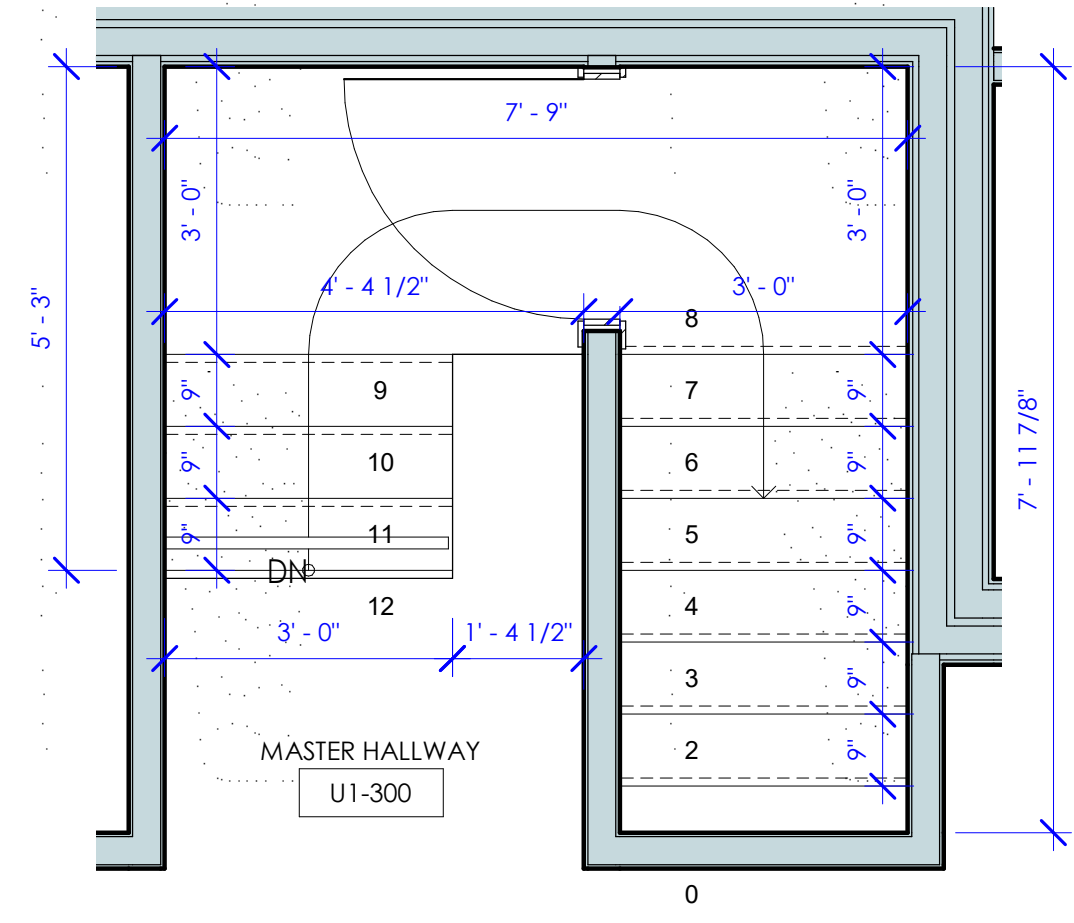
*M. Cannizzo*  
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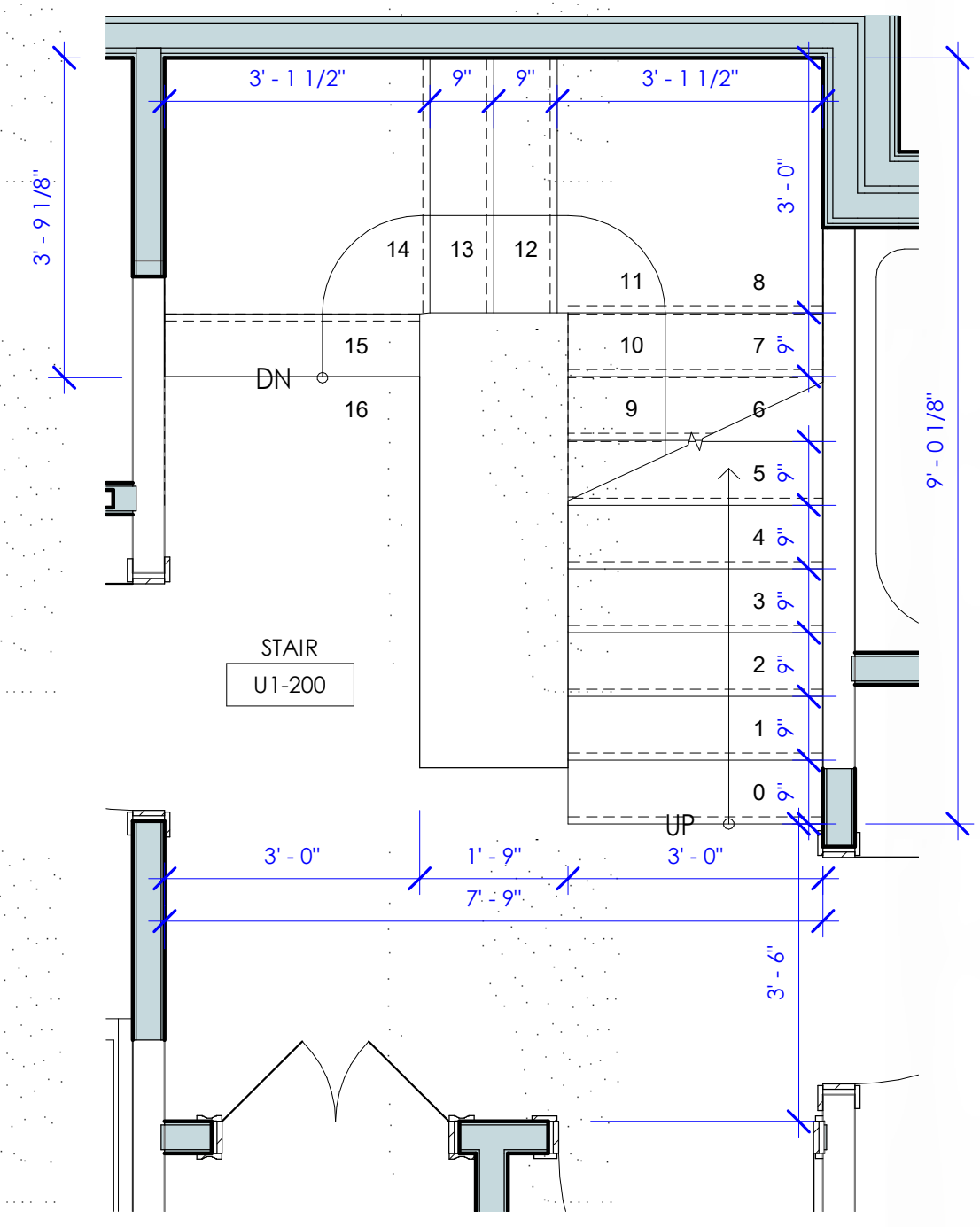


**1** LONGITUDINAL SECTION  
 3/8" = 1'-0"

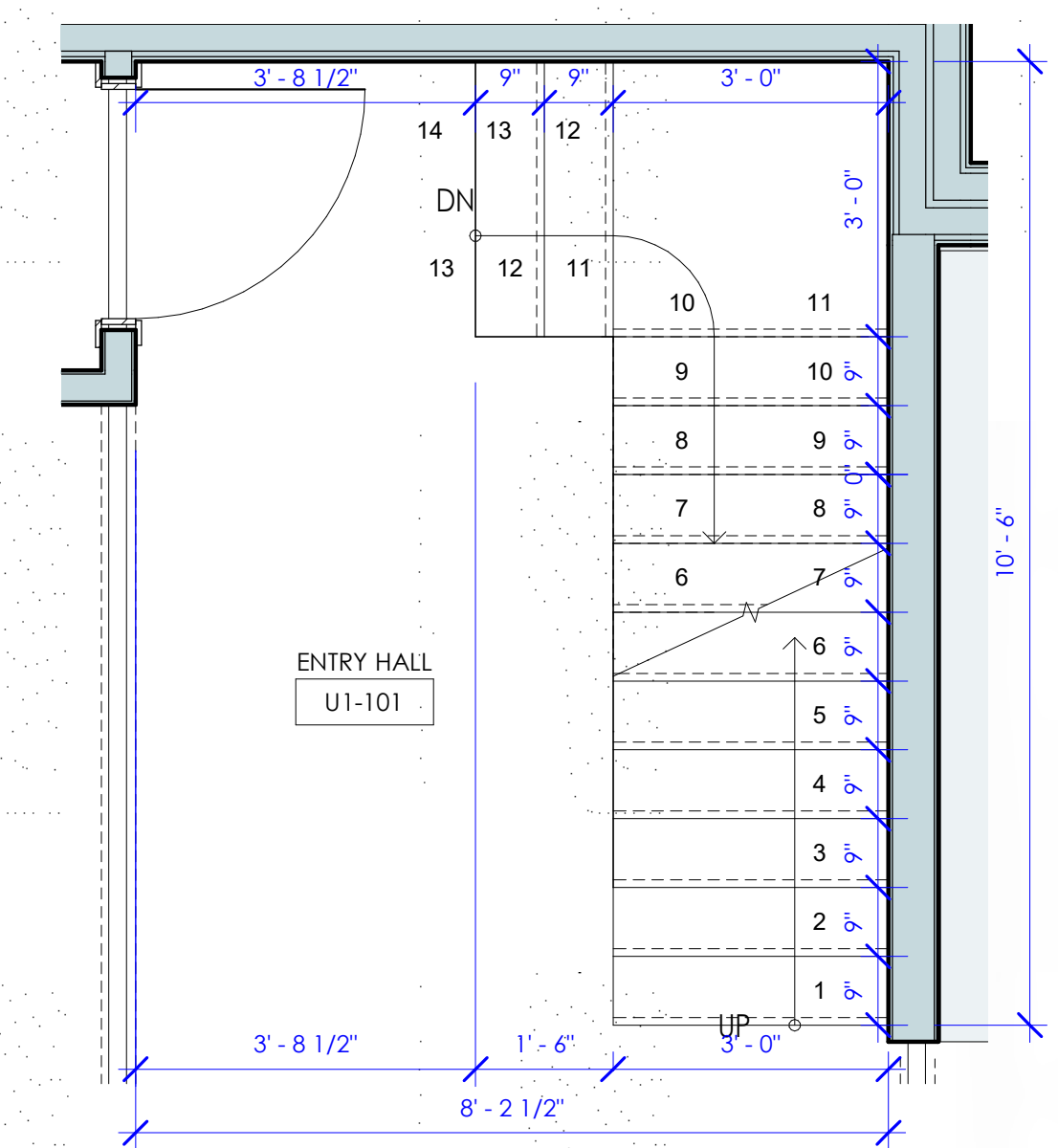




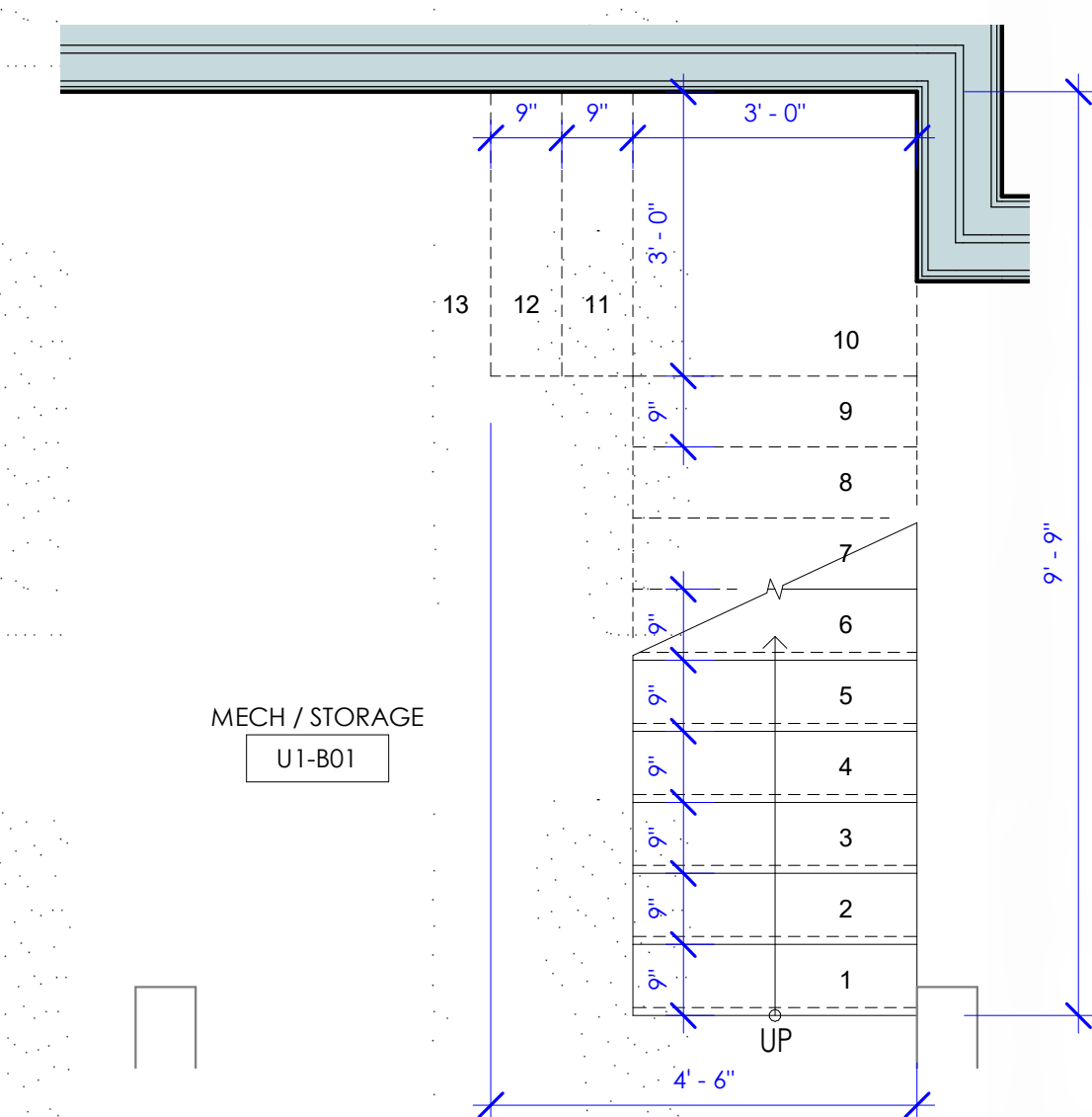
**5** UNIT 1 STAIR - THIRD FLOOR  
1/2" = 1'-0"



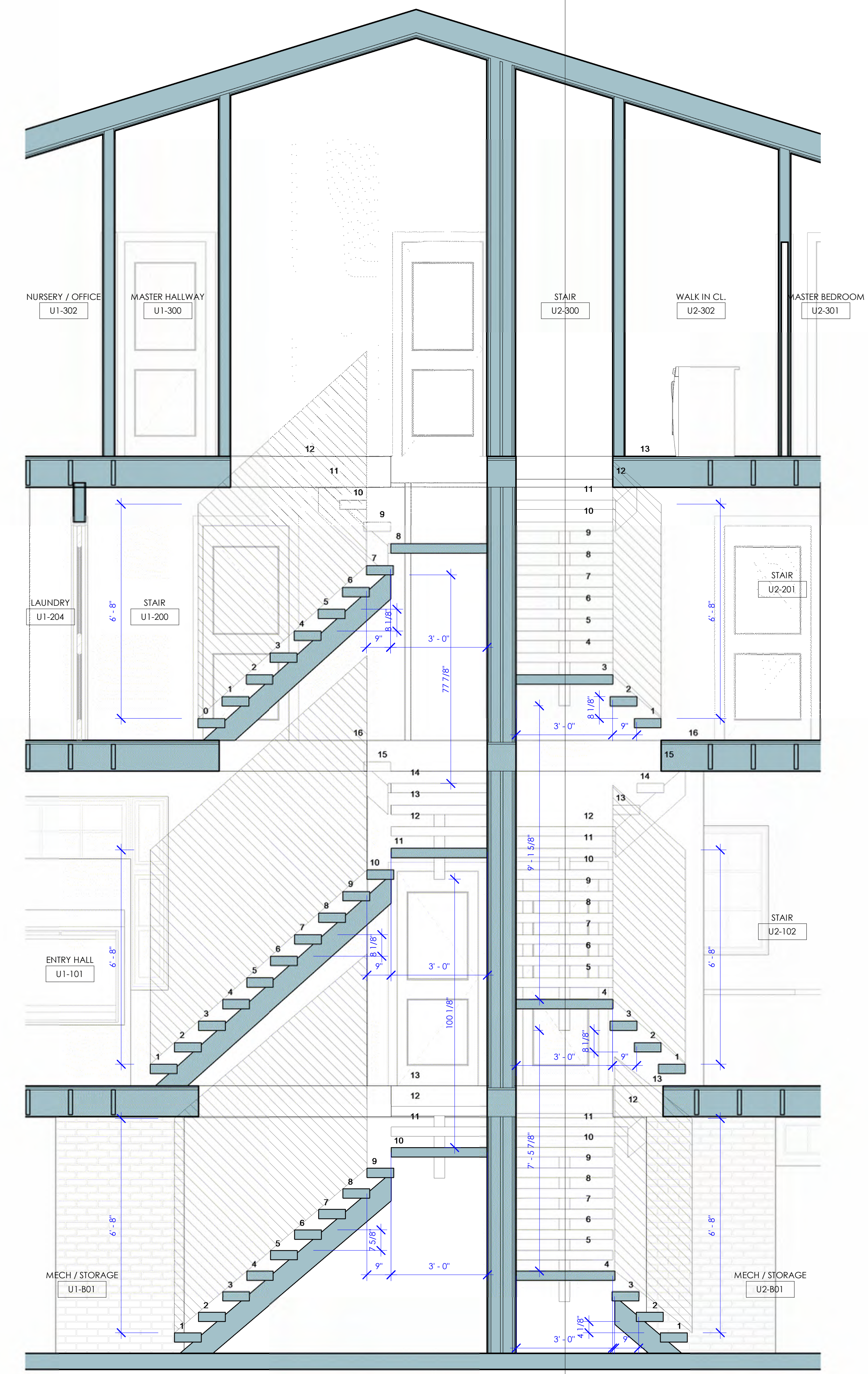
**4** UNIT 1 STAIR - SECOND FLOOR  
1/2" = 1'-0"



**3** UNIT 1 STAIR - FIRST FLOOR  
1/2" = 1'-0"



**2** UNIT 1 STAIR - BASEMENT  
1/2" = 1'-0"



**1** STAIR SECTION - UNIT 1  
1/2" = 1'-0"

DS

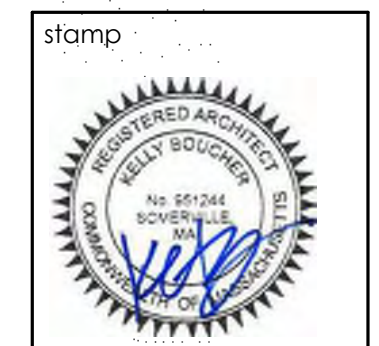
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No.	Descrip.	Date



client  
ADCO  
Development  
300 1st AVENUE  
NEEDHAM, MA 02494

title  
UNIT 1 - STAIR SECTION AND ENLARGED PLANS

project  
17 ALVESTON STREET, JAMAICA PLAIN MA

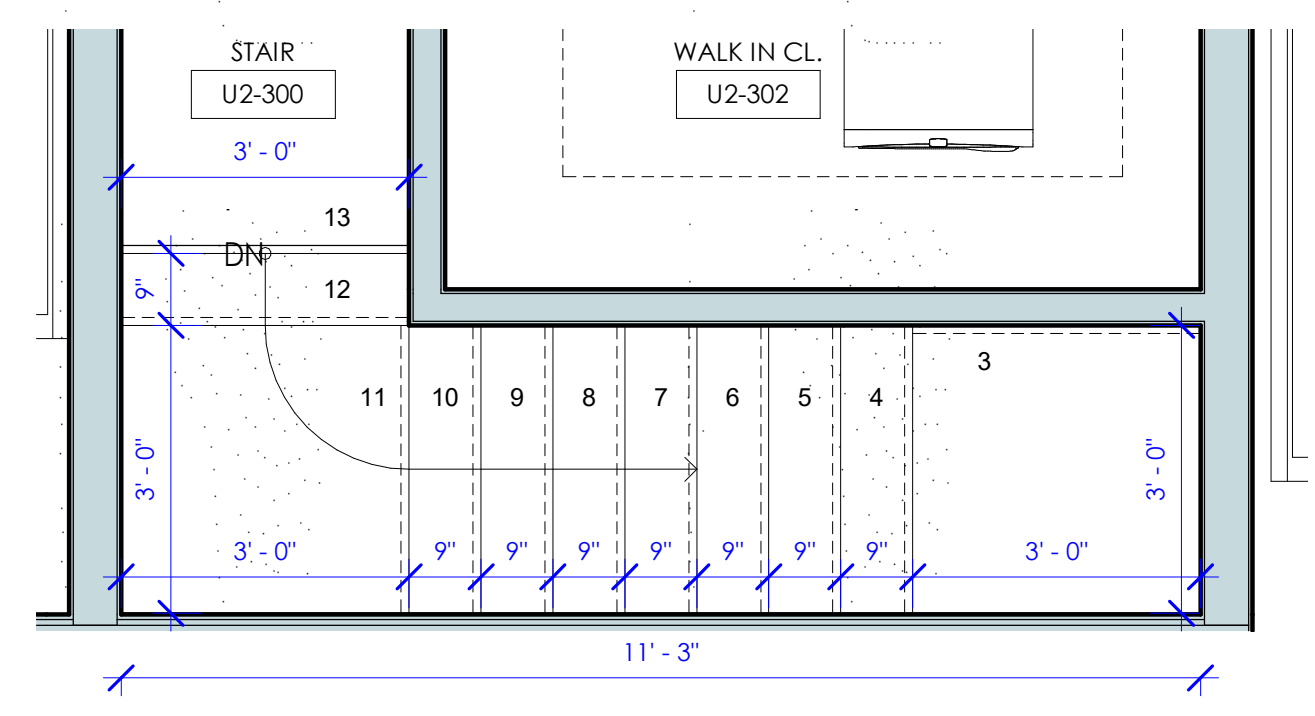


job number 21-023

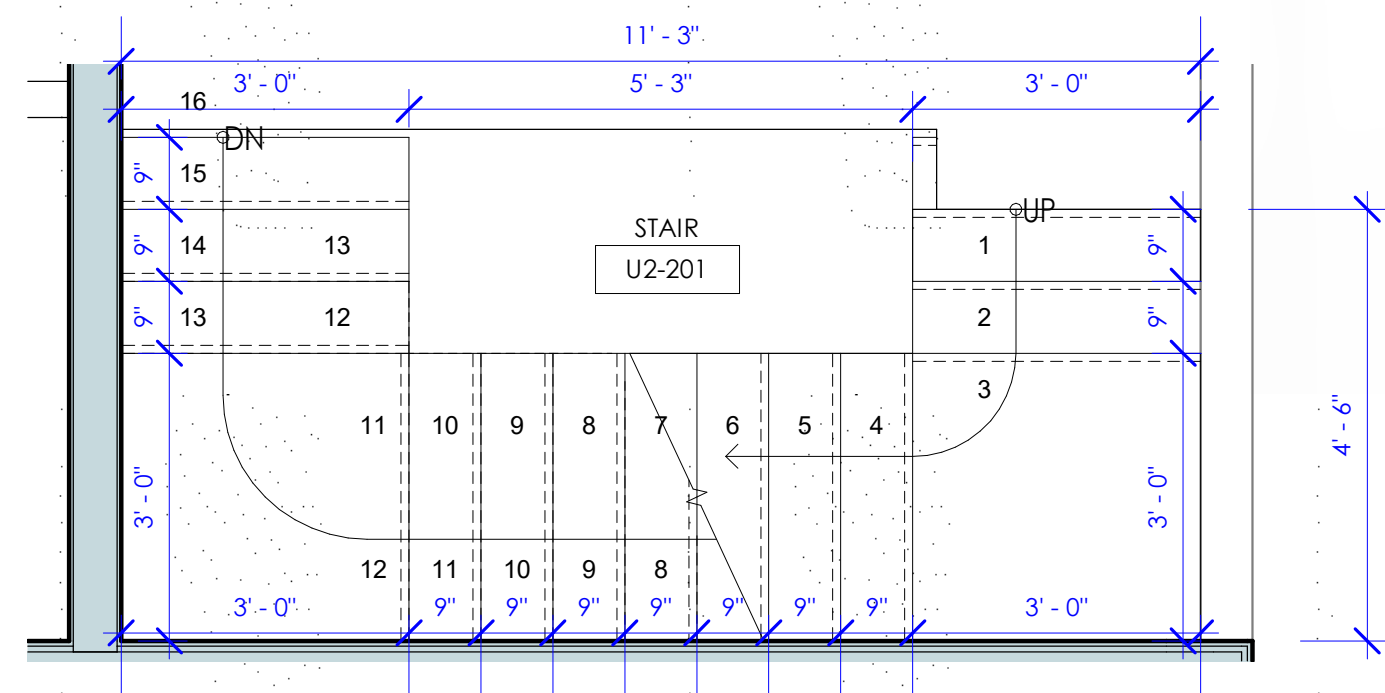
scale 1/2" = 1'-0"

issue date 03.14.22  
PERMIT PLAN

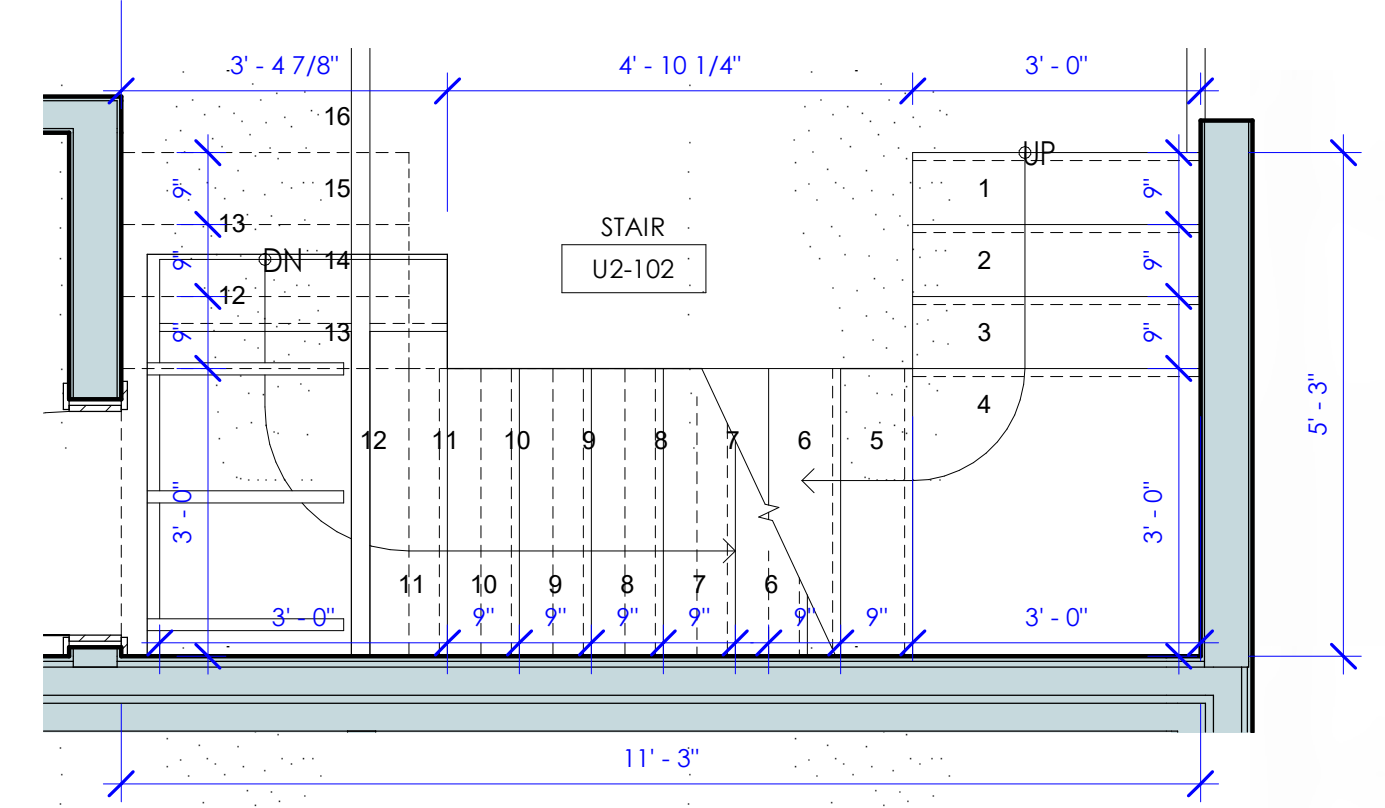
Sheet no.  
A310



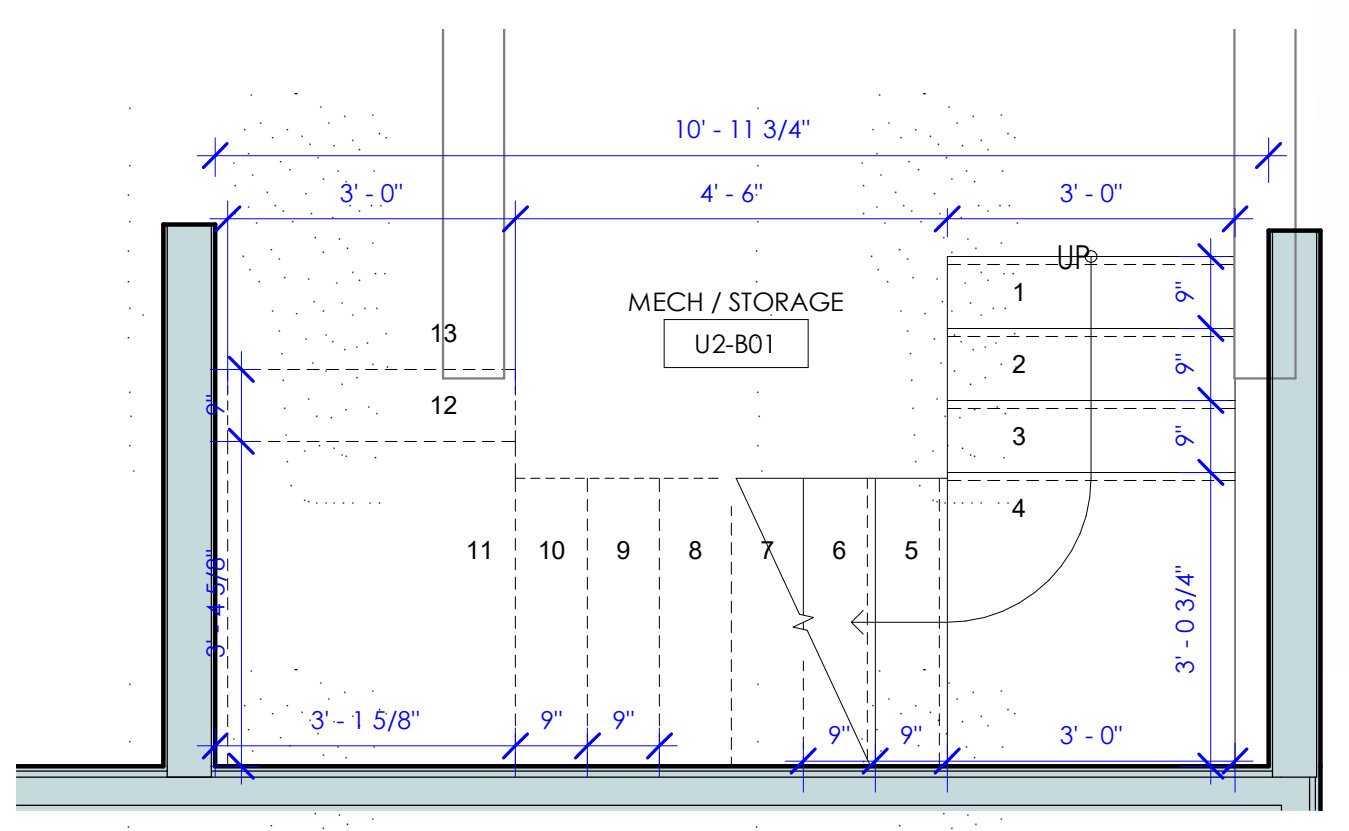
**5** UNIT 2 STAIR - THIRD FLOOR  
1/2" = 1'-0"



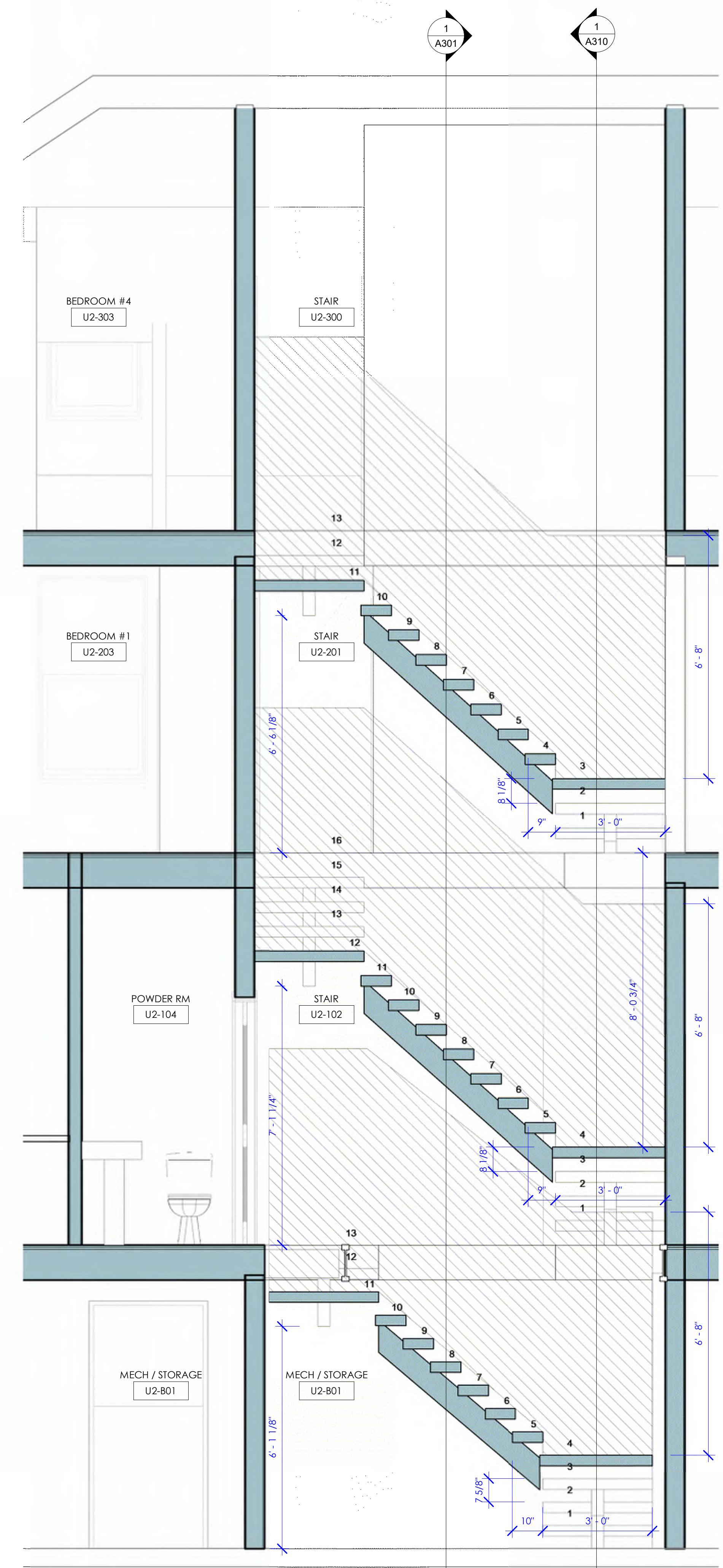
**4** UNIT 2 STAIR - SECOND FLOOR  
1/2" = 1'-0"



**3** UNIT 2 STAIR - FIRST FLOOR  
1/2" = 1'-0"



**2** UNIT 2 STAIR - BASEMENT  
1/2" = 1'-0"

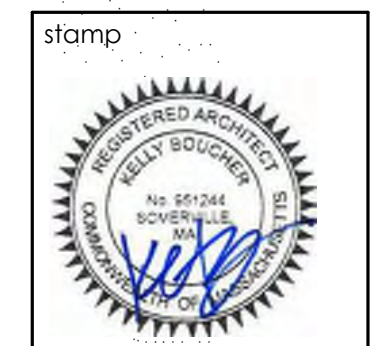


**1** STAIR SECTION - UNIT 2  
1/2" = 1'-0"

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Board of Appeal  
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*M. Cannizzo*  
10/18/2022

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client  
ADCO  
Development  
300 1st AVENUE  
NEEDHAM, MA 02494

file  
**UNIT 2 - STAIR SECTION AND ENLARGED PLANS**

project  
**17 ALVESTON STREET, JAMAICA PLAIN MA**



job number 21-023  
scale 1/2" = 1'-0"  
issue date 03.14.22  
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Sheet no.  
**A311**

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**REQUIRED FIRE RATINGS FOR 2 FAMILY STRUCTURES**

**FIRE PARTITIONS BETWEEN UNITS**  
PER IRC R302.3

DWELLING UNITS IN TWO-FAMILY DEWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING...EXTENDED TO AND TIGHT AGAINST THE EXTERIOR WALL (HORIZ.) AND SHALL EXTEND FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING (VERTICAL)

VERTICAL, SEPARATION WALL	1 HOUR RATED
VERTICAL, BEARING WALL	1 HOUR RATED
VERTICAL, NONBEARING INTERIOR PARTITIONS	0 HOUR RATED
HORIZONTAL, FLOOR	1 HOUR RATED
HORIZONTAL, FLOOR WITHIN UNIT	0 HOUR RATED
HORIZONTAL, ROOF	0 HOUR RATED

**FIRE RATED EXTERIOR WALLS**

PER IRC TABLE R302.1(1)  
CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS FO DEWELLING UNITS SHALL COMPLY WITH TABLE R302.1 (1).  
NOTE ALL DISTANCE RANGES ARE MEASURED FROM PROPERTY LINE TO EXTERIOR FACE OF WALL.

**EXTERIOR WALL DISTANCE FROM PROPERTY LINE**

0' - 5' = 1 HOUR RATED  
> 5' = 0 HOUR RATED

**PROJECTIONS:**

0' - 2' = PROJECTIONS NOT ALLOWED  
2' - 5' = PROJECTIONS 1 HR RATED ON UNDERSIDE  
> 5' = PROJECTIONS ALLOWED (NOT RATED)

**OPENINGS IN WALLS:**

0' - 3' = OPENINGS NOT ALLOWED  
3' - 5' = 25% OF WALL AREA MAX. ALLOWED  
> 5' = UNLIMITED OPENINGS

**WALL PENETRATIONS:**

0' - 3' = COMPLY WITH R302.4  
>3' = RATING NOT REQUIRED

**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:**

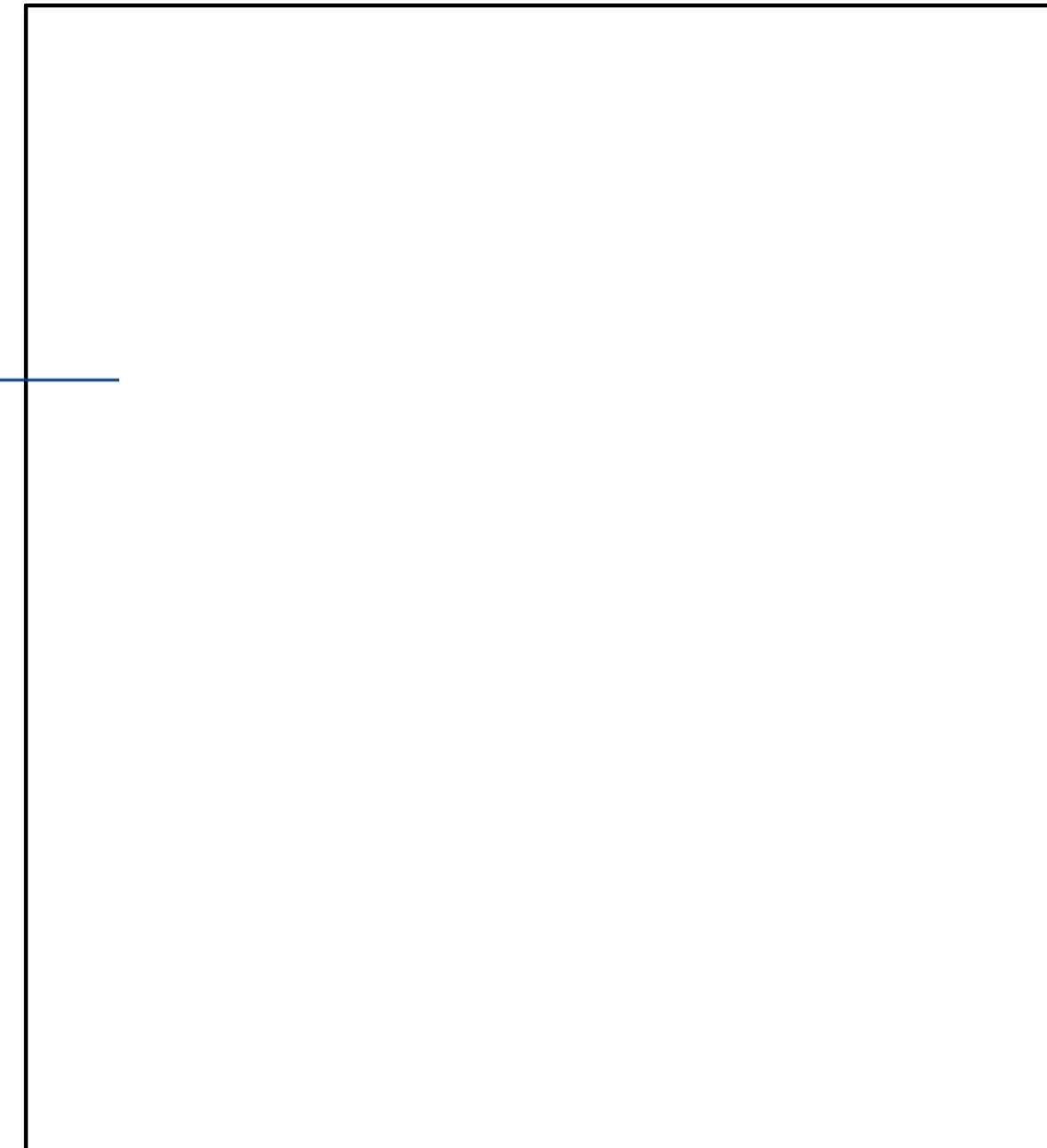
PER IBC 310.5 RESIDENTIAL - GROUP **R-3** ONE AND TWO FAMILY

**CONSTRUCTION TYPE:**

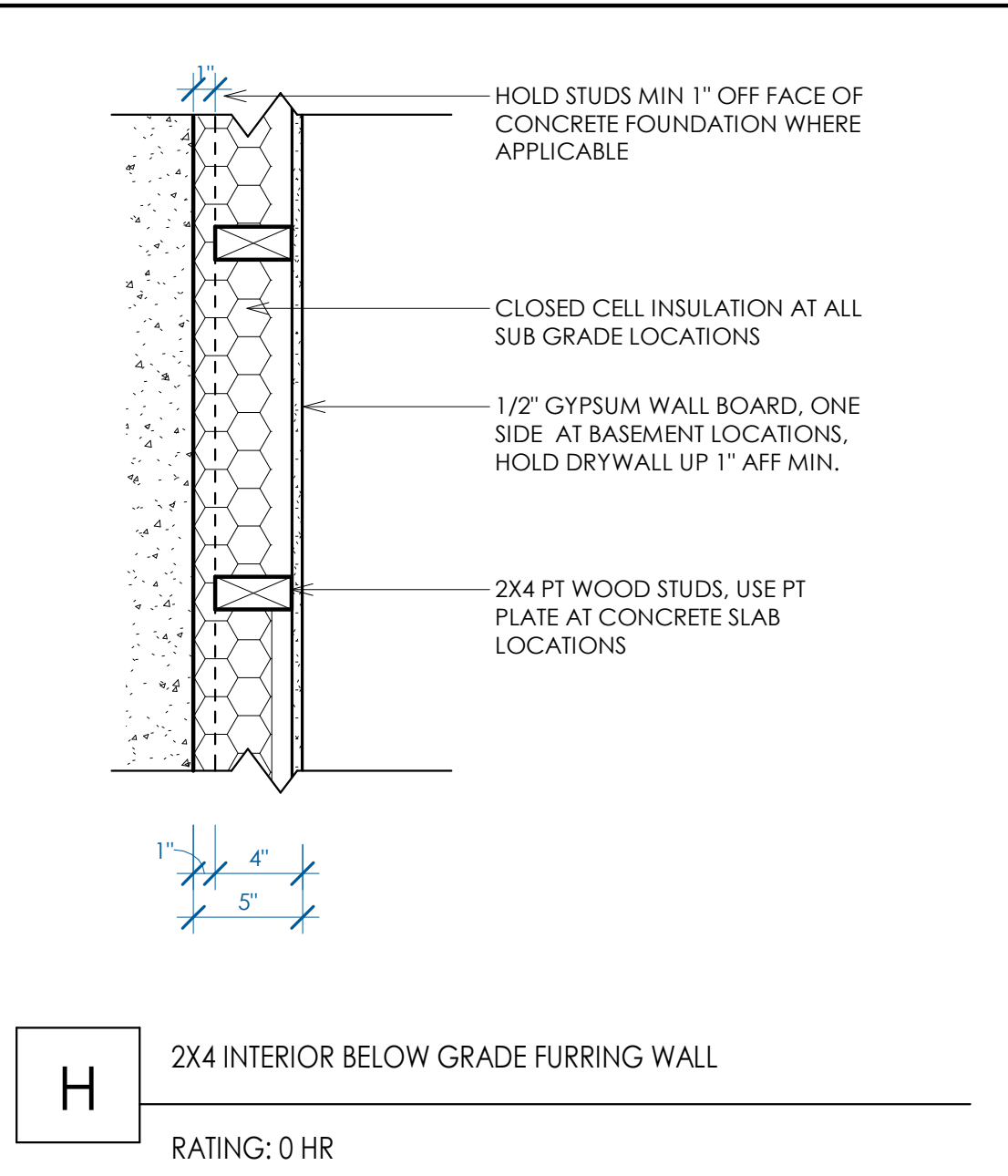
PER IBC TABLE 6.1 CONSTRUCTION TYPE **V-B** WOOD FRAME STRUCTURE, RATED BEARING WALLS REQ.

**FIRE PROTECTION SYSTEMS:**

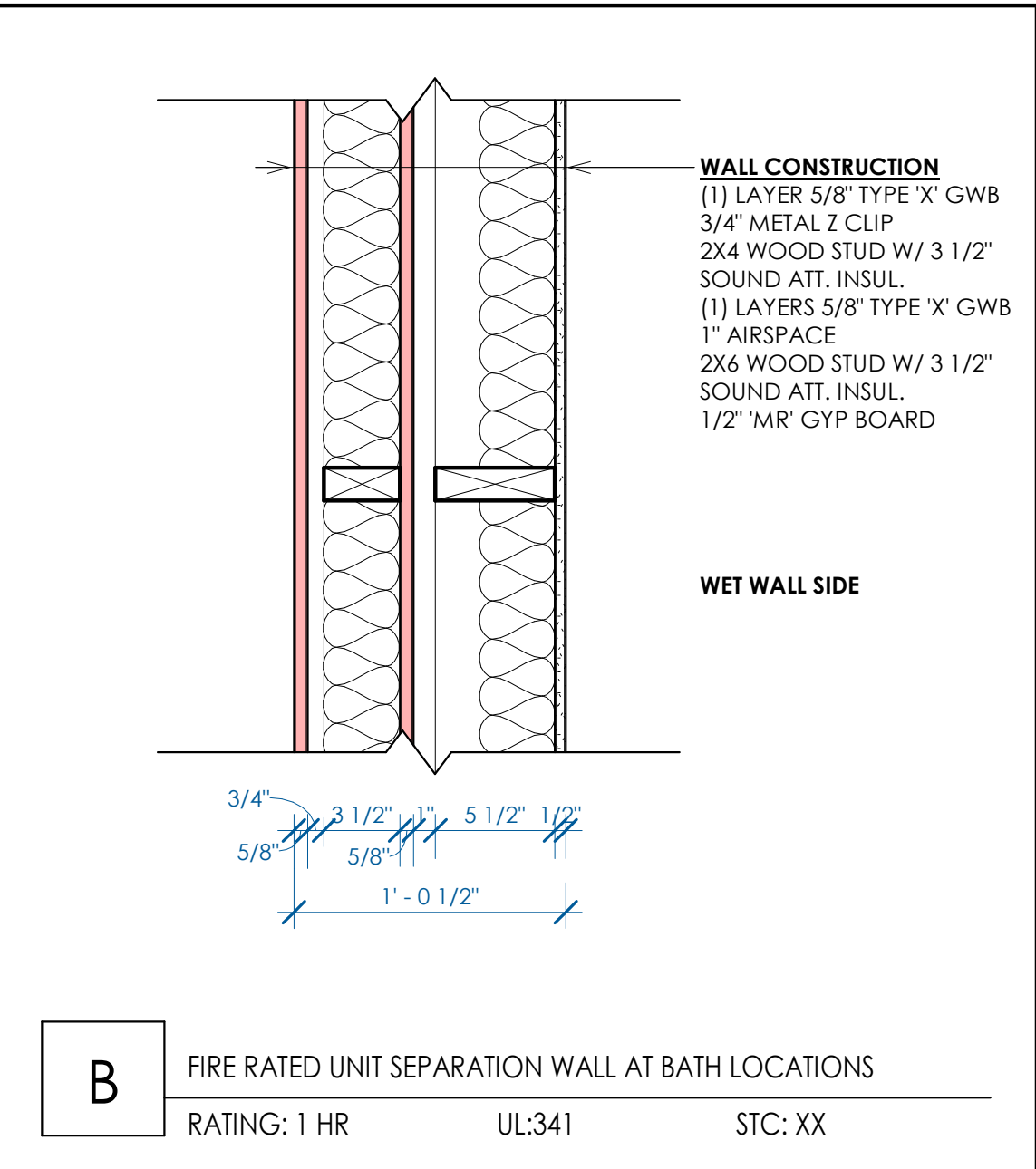
THE BUILDING WILL BE EQUIPPED WITH A LOCAL TYPE SMOKE AND CARBON MONOXIDE DETECTION SYSTEM. ALARM AND SPRINKLER SYSTEMS ARE NOT REQUIRED.



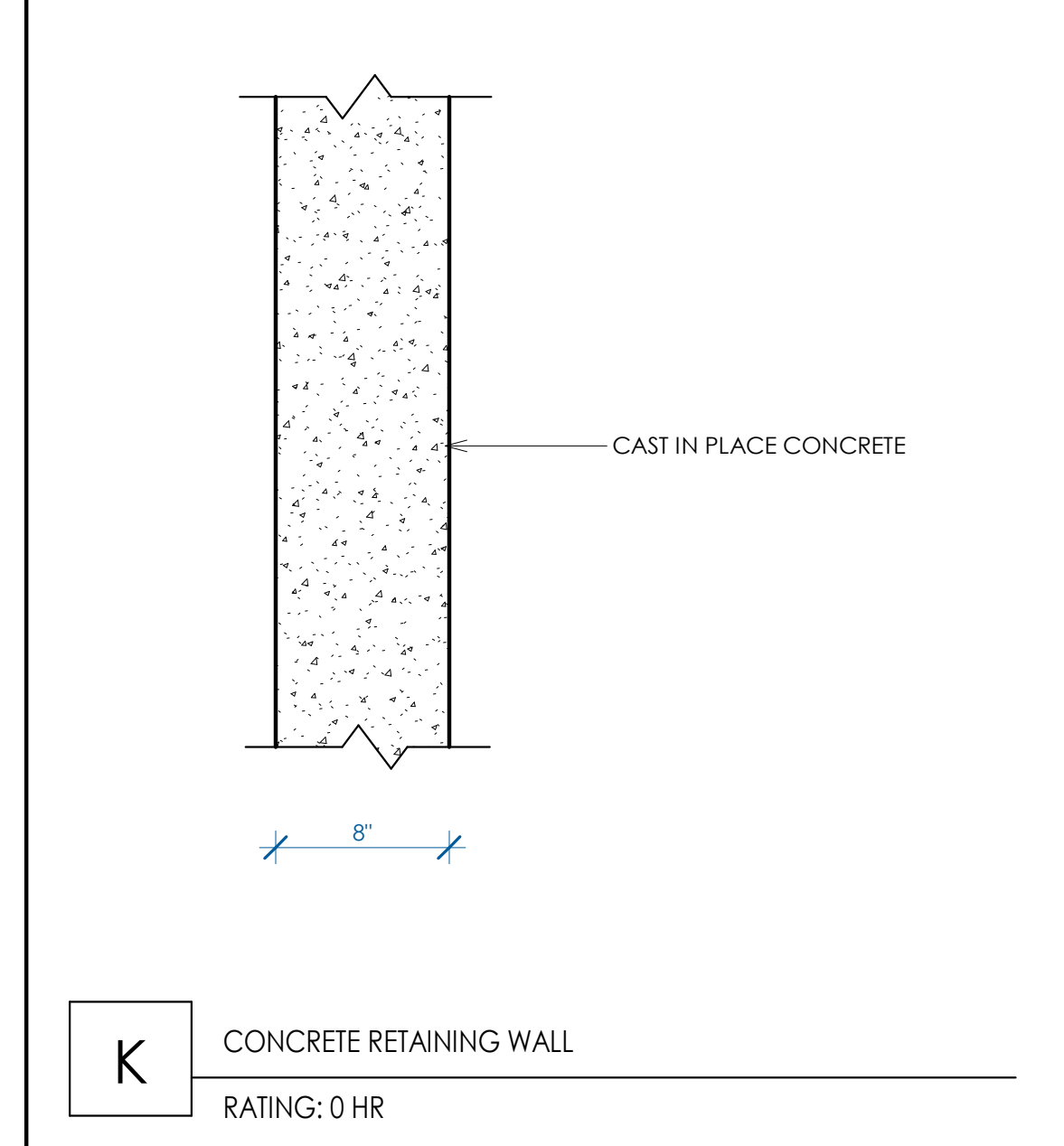
**H** 2X4 INTERIOR BELOW GRADE FURRING WALL  
RATING: 0 HR



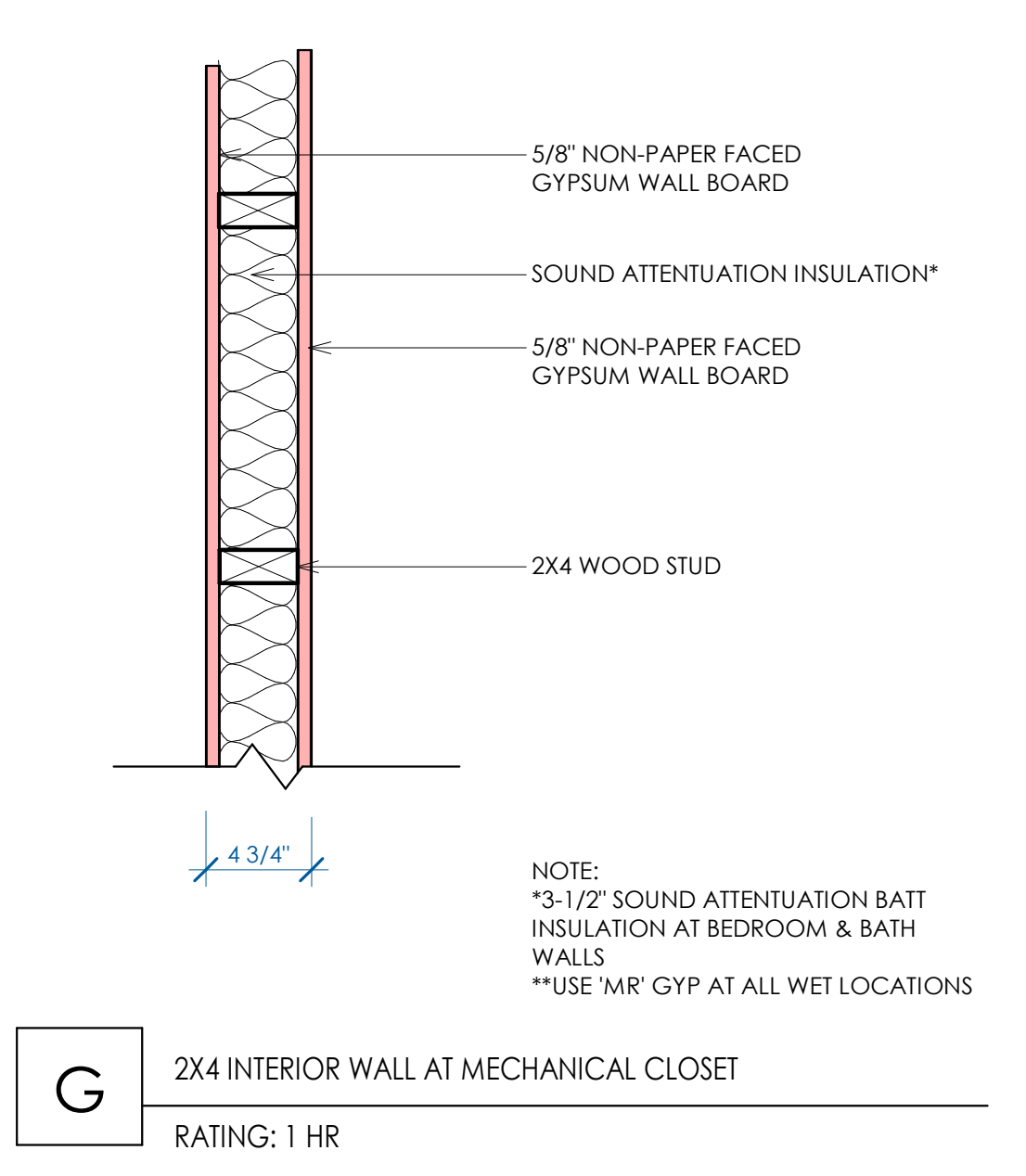
**E** 2X4 INTERIOR WALL  
RATING: 0 HR



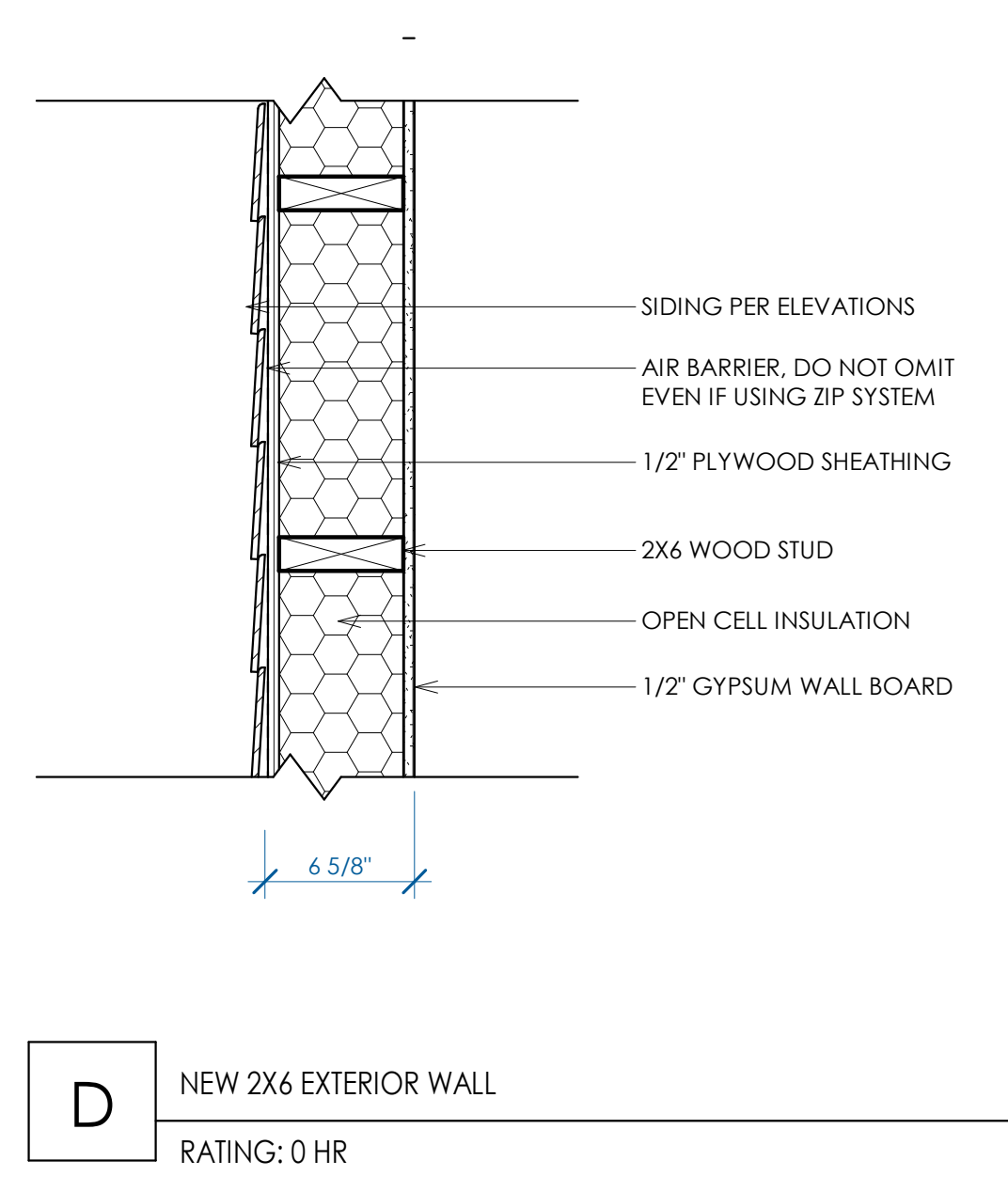
**B** FIRE RATED UNIT SEPARATION WALL AT BATH LOCATIONS  
RATING: 1 HR UL:341 STC: XX



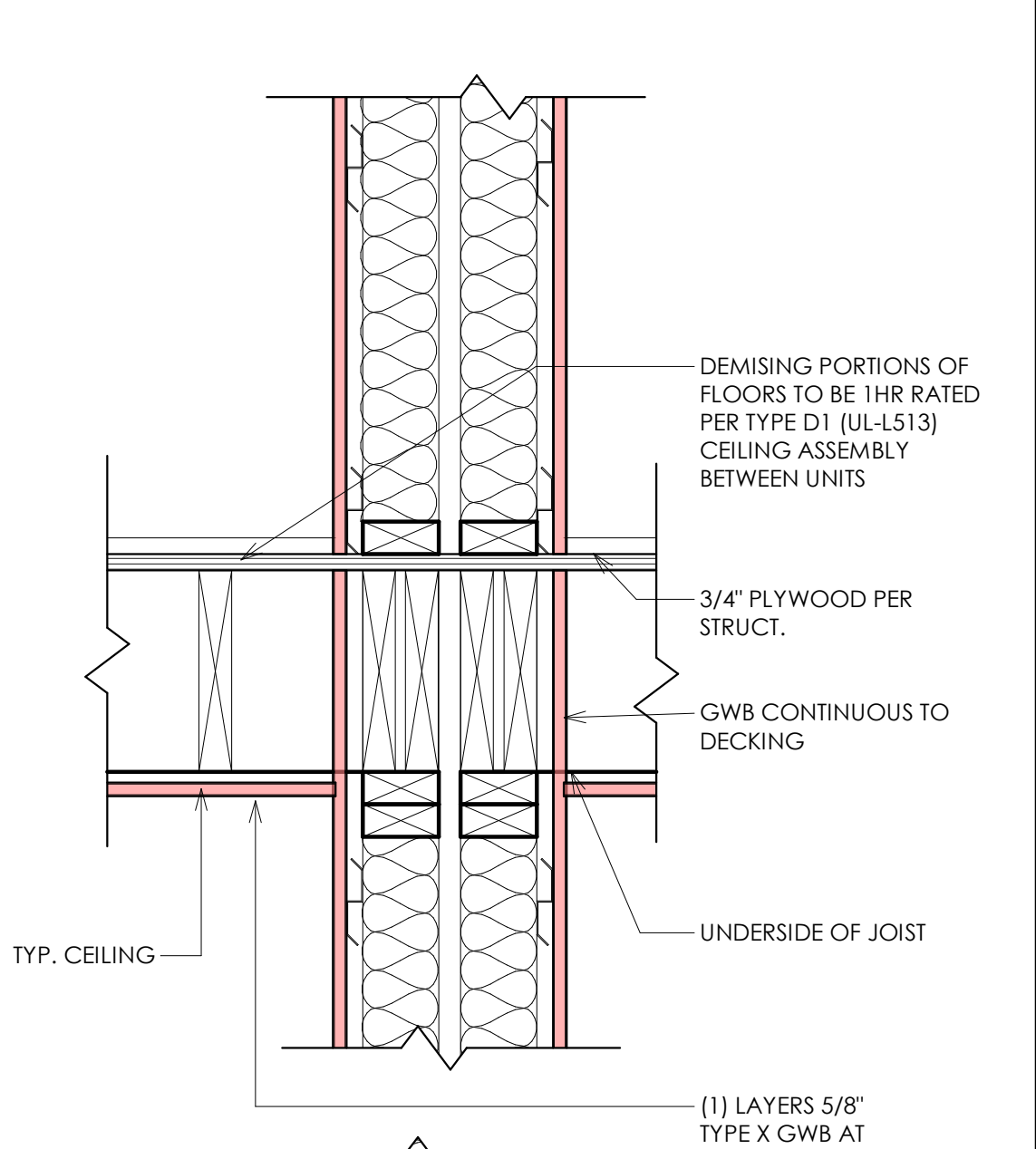
**K** CONCRETE RETAINING WALL  
RATING: 0 HR



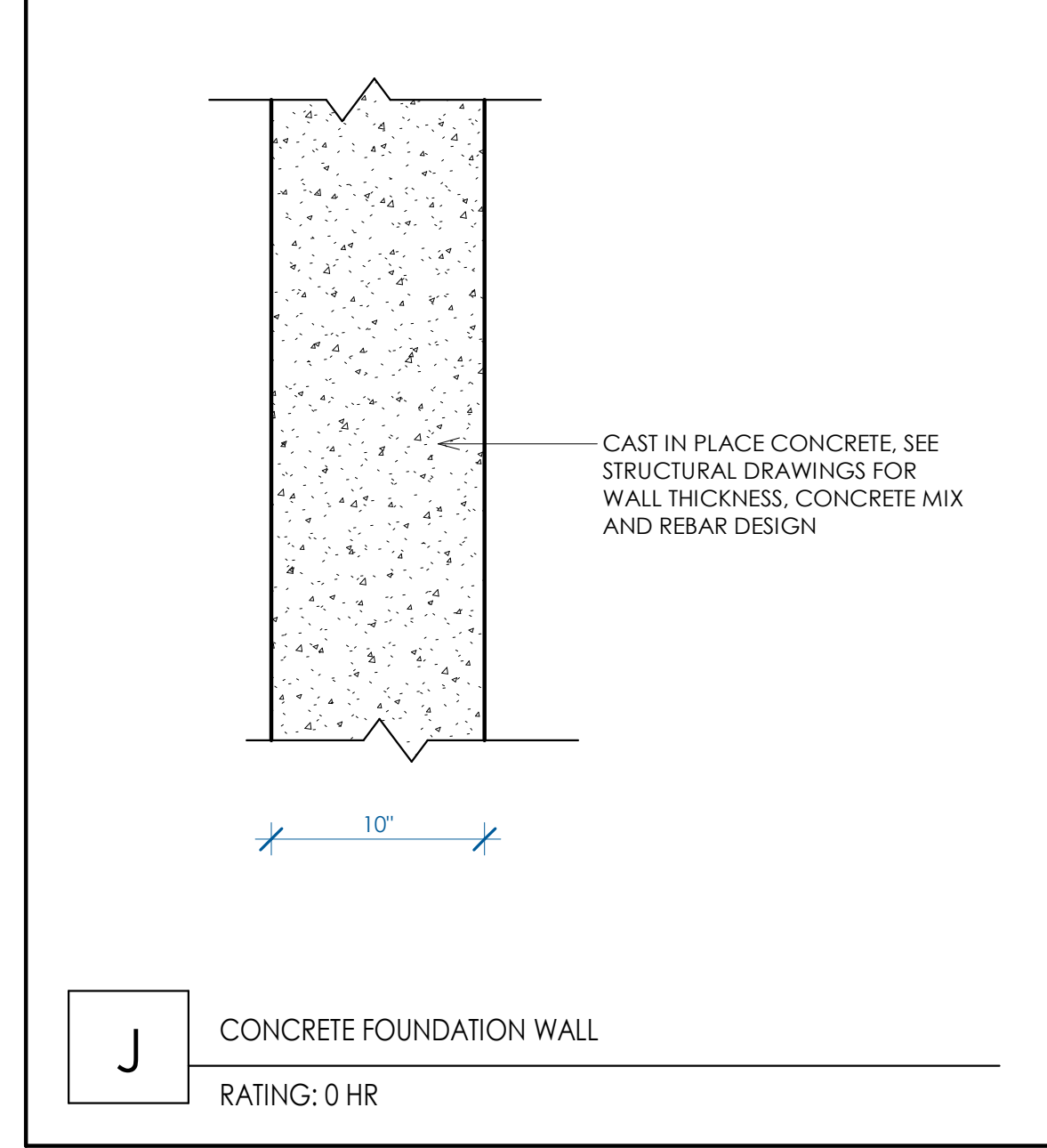
**G** 2X4 INTERIOR WALL AT MECHANICAL CLOSET  
RATING: 1 HR



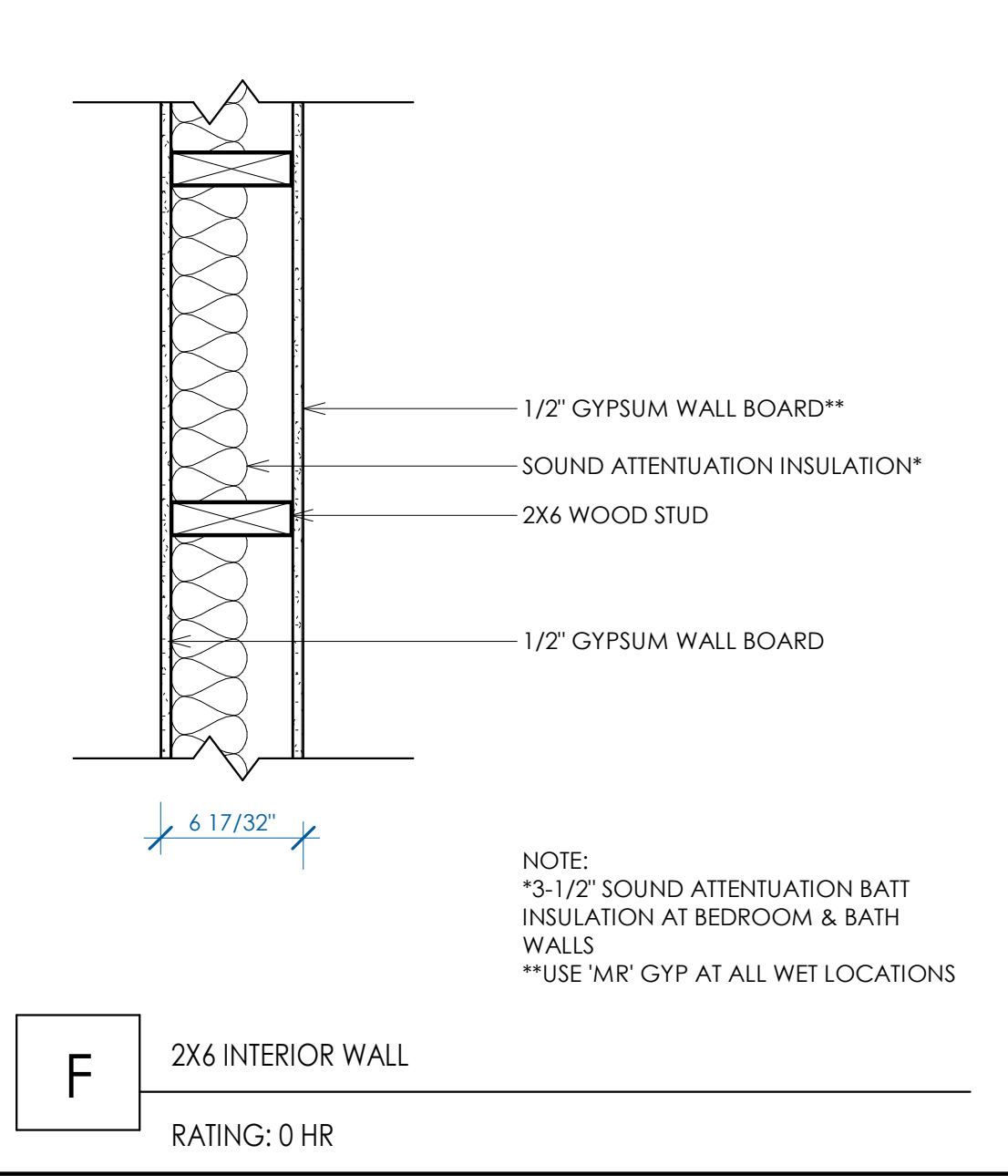
**D** NEW 2X6 EXTERIOR WALL  
RATING: 0 HR



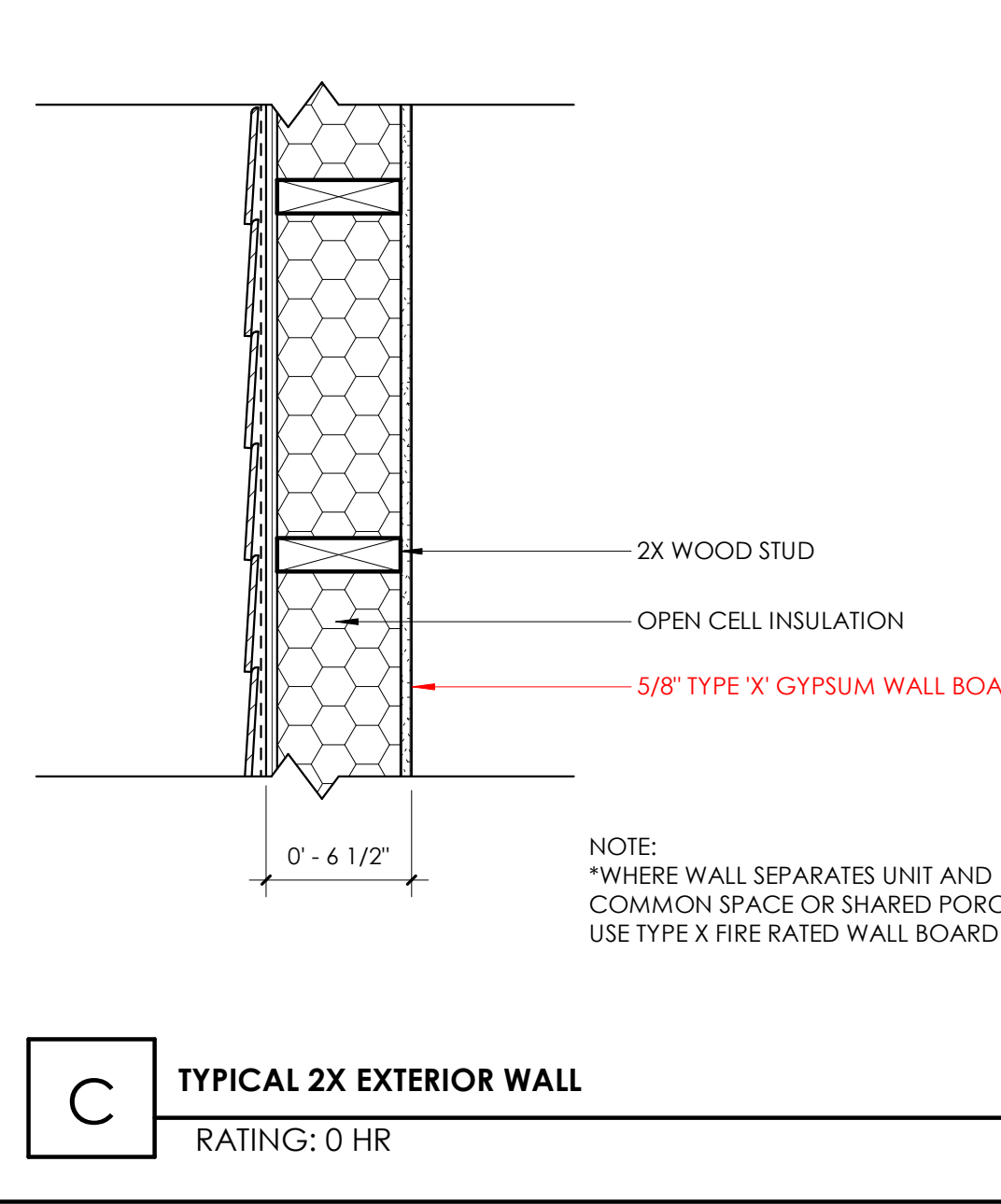
**A** TYPICAL FIRE RATED UNIT SEPARATION WALL  
RATING: 1 HR UL:341 STC: XX



**J** CONCRETE FOUNDATION WALL  
RATING: 0 HR



**F** 2X6 INTERIOR WALL  
RATING: 0 HR



**C** TYPICAL 2X EXTERIOR WALL  
RATING: 0 HR

No.	Descrip.	Date



client  
ADCO  
Development  
300 1st AVENUE  
NEEDHAM, MA 02494

file  
**WALL TYPES**  
project  
**17 ALVESTON STREET, JAMAICA PLAIN MA**



job number 21-023

scale As indicated

issue date 03.14.22

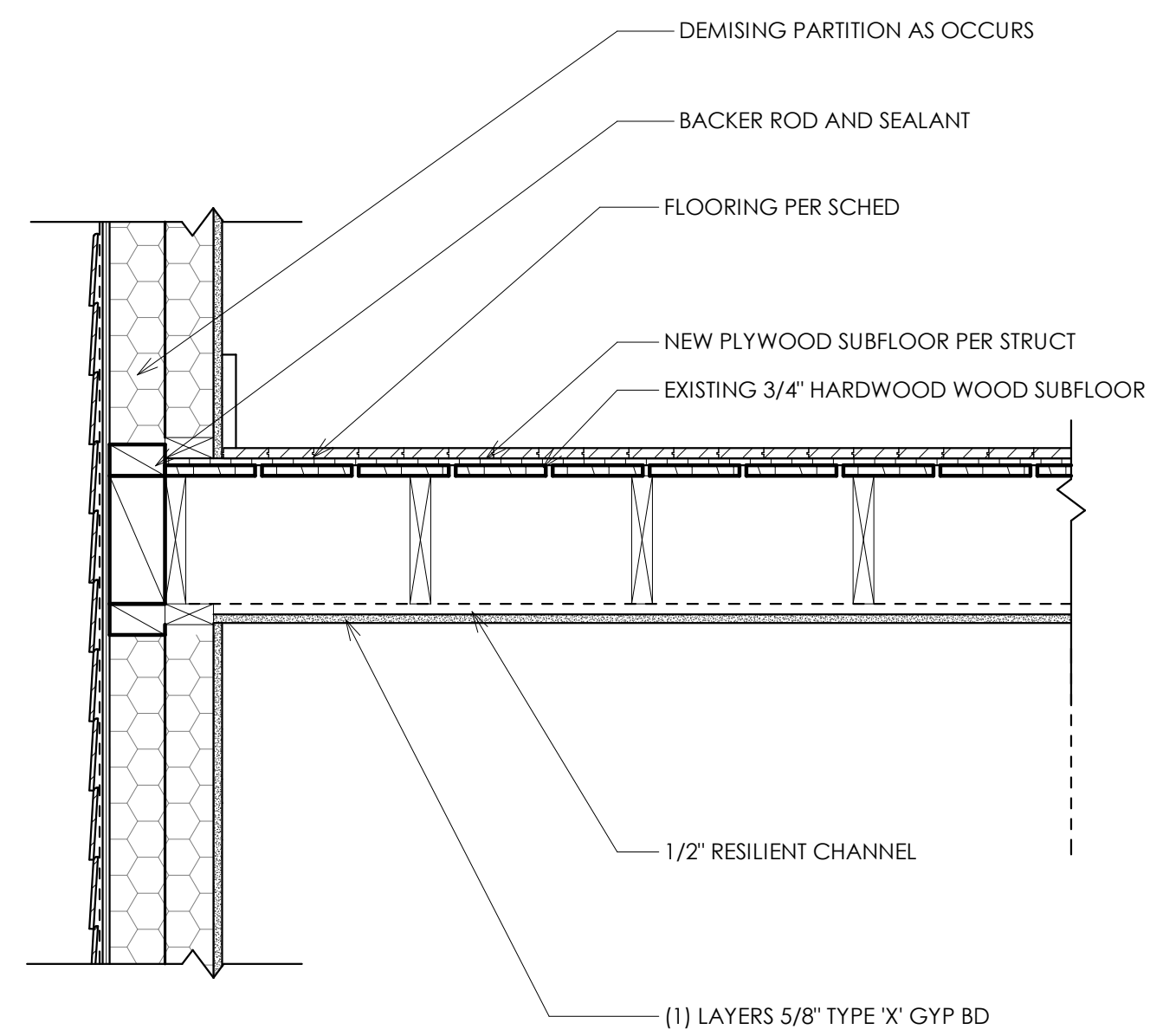
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**A401**

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

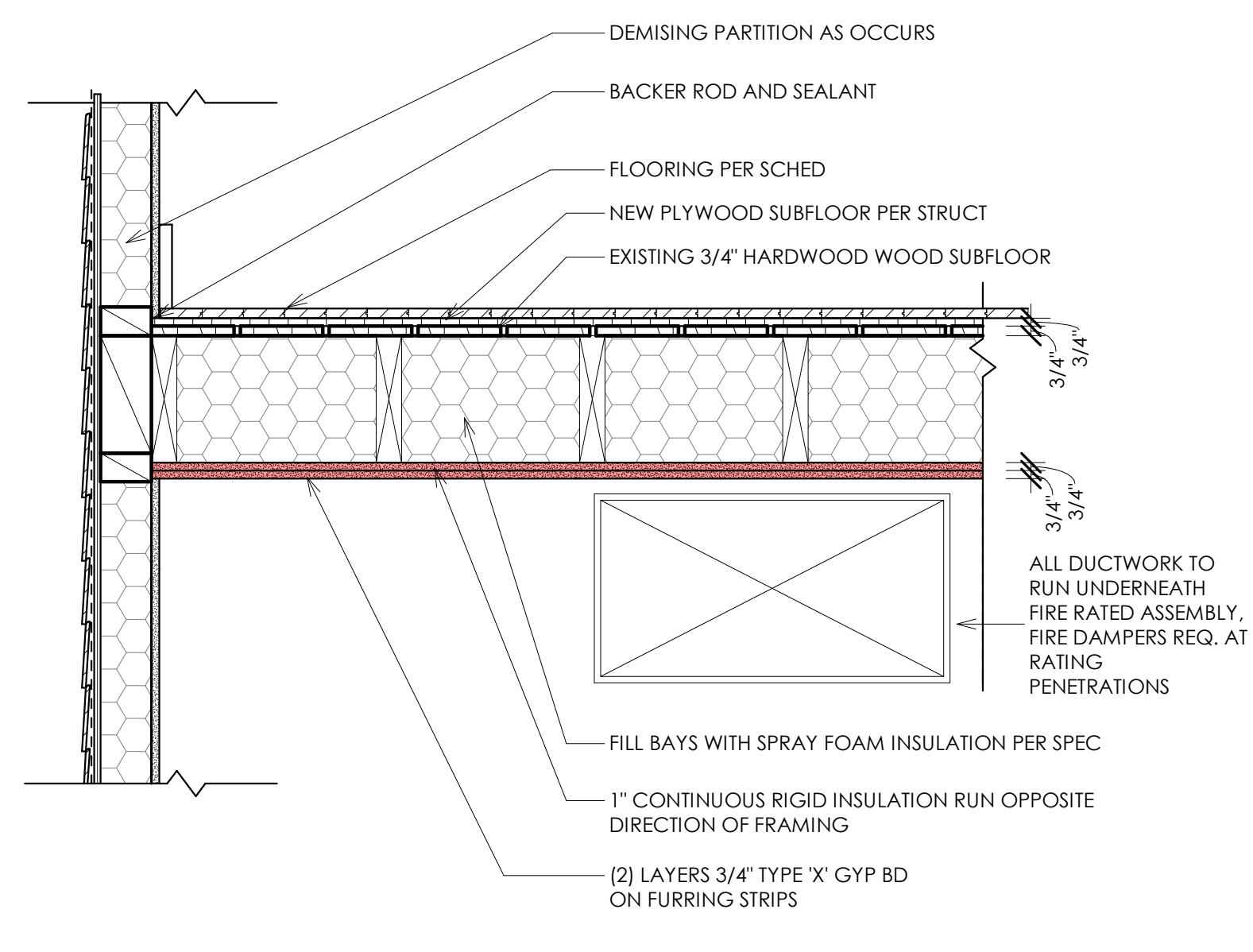
**TYPE B -  
WOOD JOIST FLOOR ASSEMBLY - WITHIN A SINGLE DWELLING UNIT**



STC - N/A

**B FLOOR TYPE B - WOOD FRAME FLOOR ASSEMBLY - WITHIN SAME UNIT**  
1" = 1'-0"

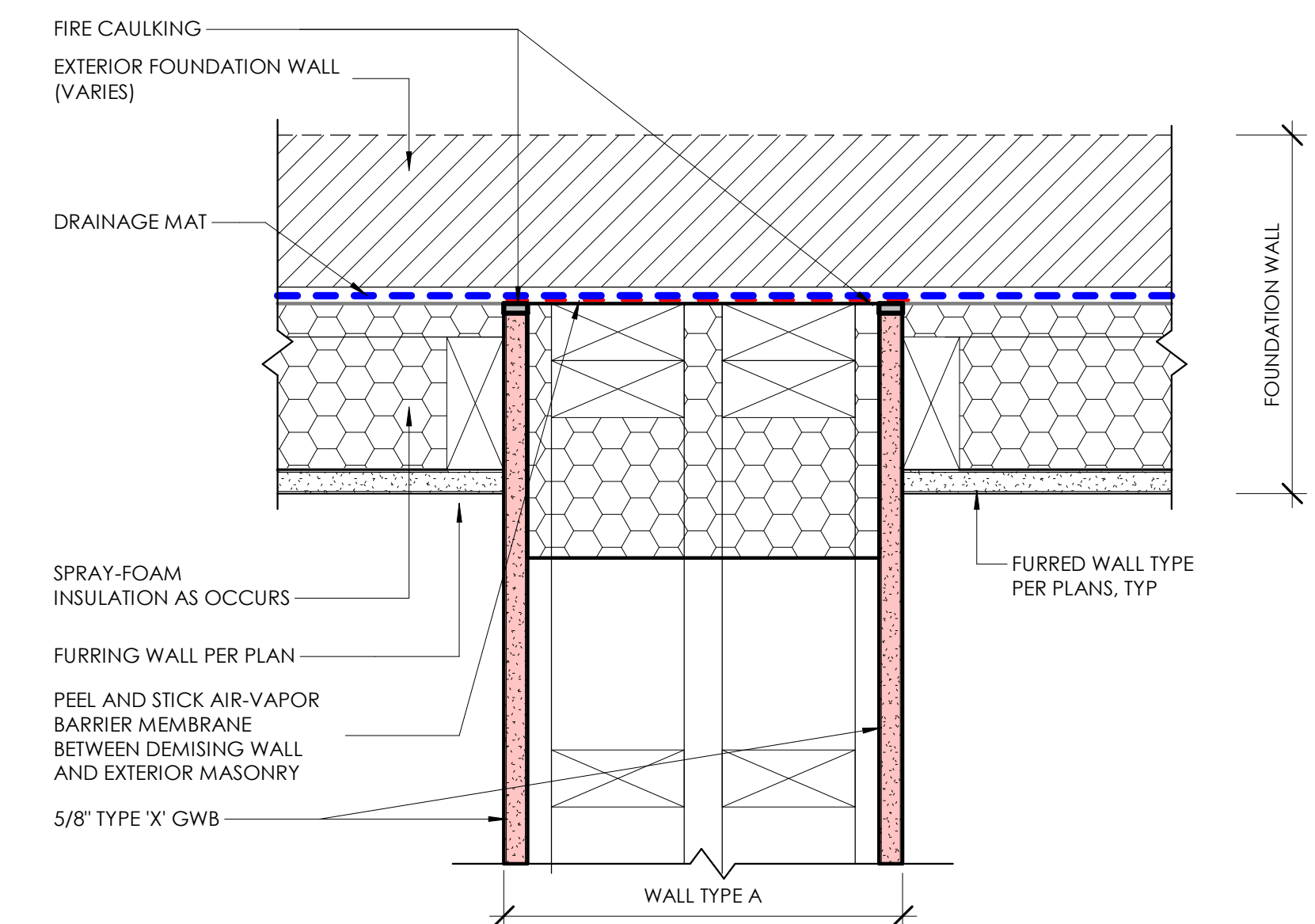
**TYPE A -  
WOOD JOIST FLOOR ASSEMBLY - SEPARATION BETWEEN UNIT /  
BASEMENT RATED MECHANICAL SPACE**



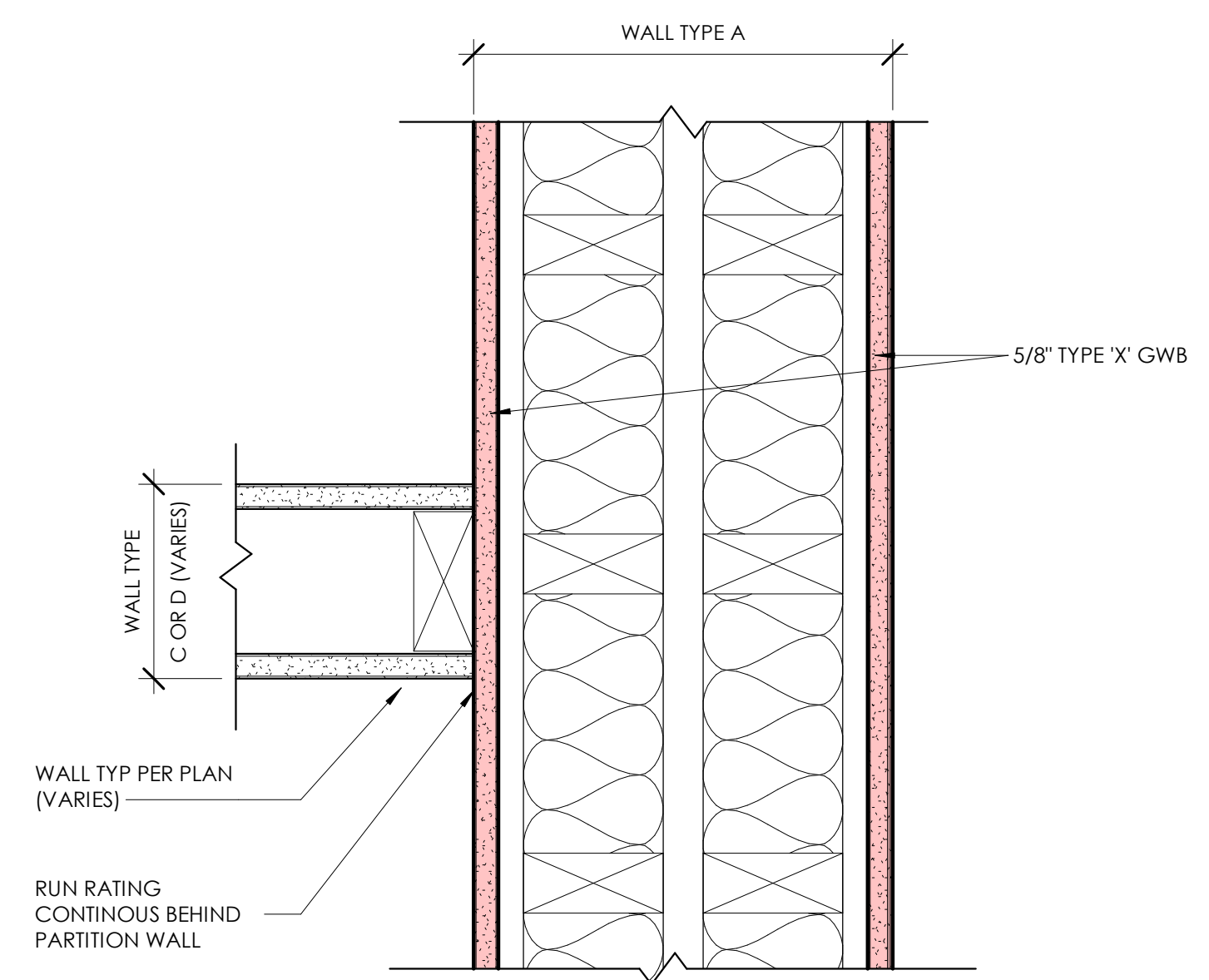
UL L-520 1-HOUR RATED FLOOR/CEILING ASSEMBLY  
STC-N/A IIC-N/A

**A FLOOR TYPE A - WOOD FRAME FLOOR ASSEMBLY - ABOVE BASEMENT**  
1" = 1'-0"

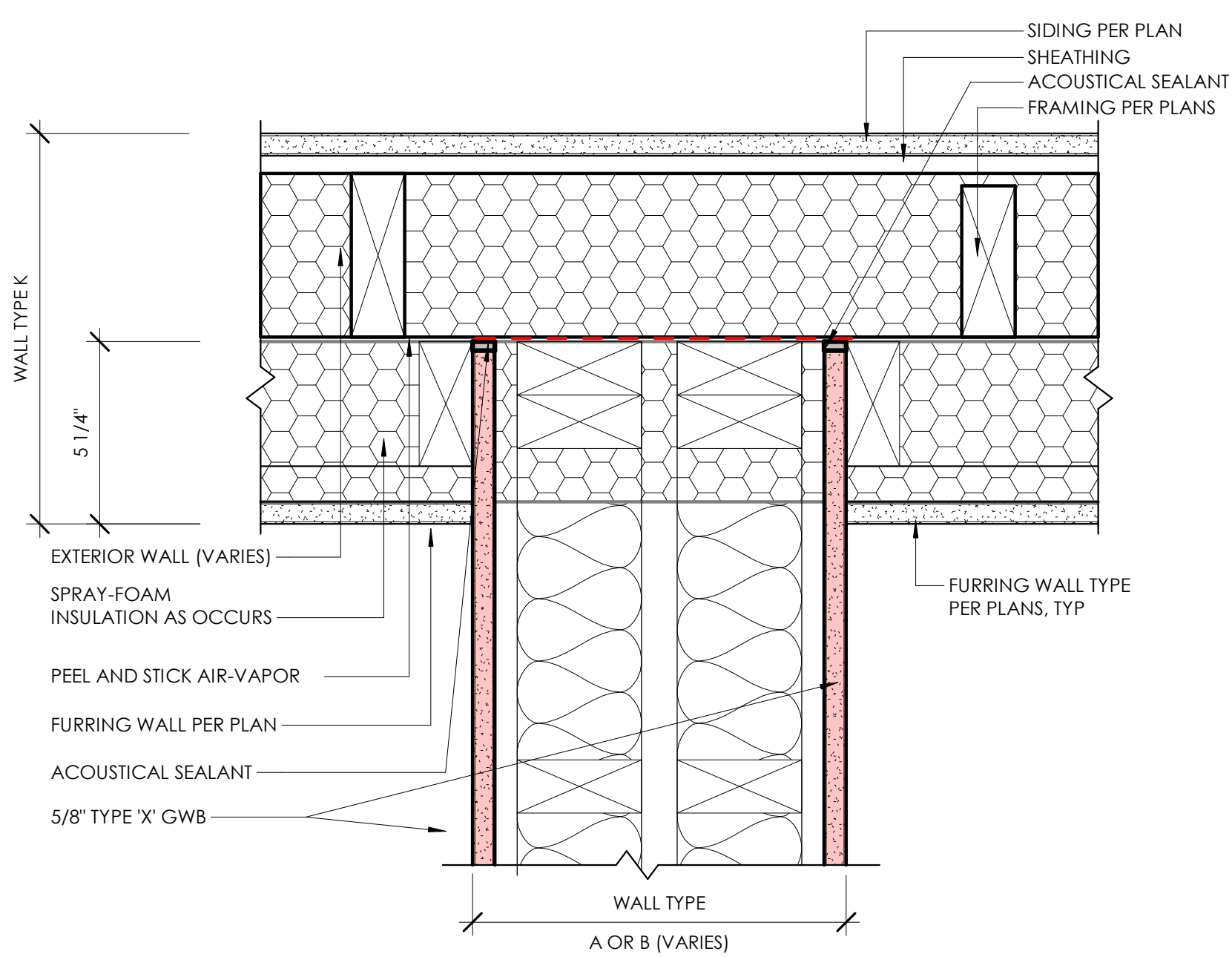
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Board of Appeal  
10/18/2022  
Signature  
*M. Cannizzo*



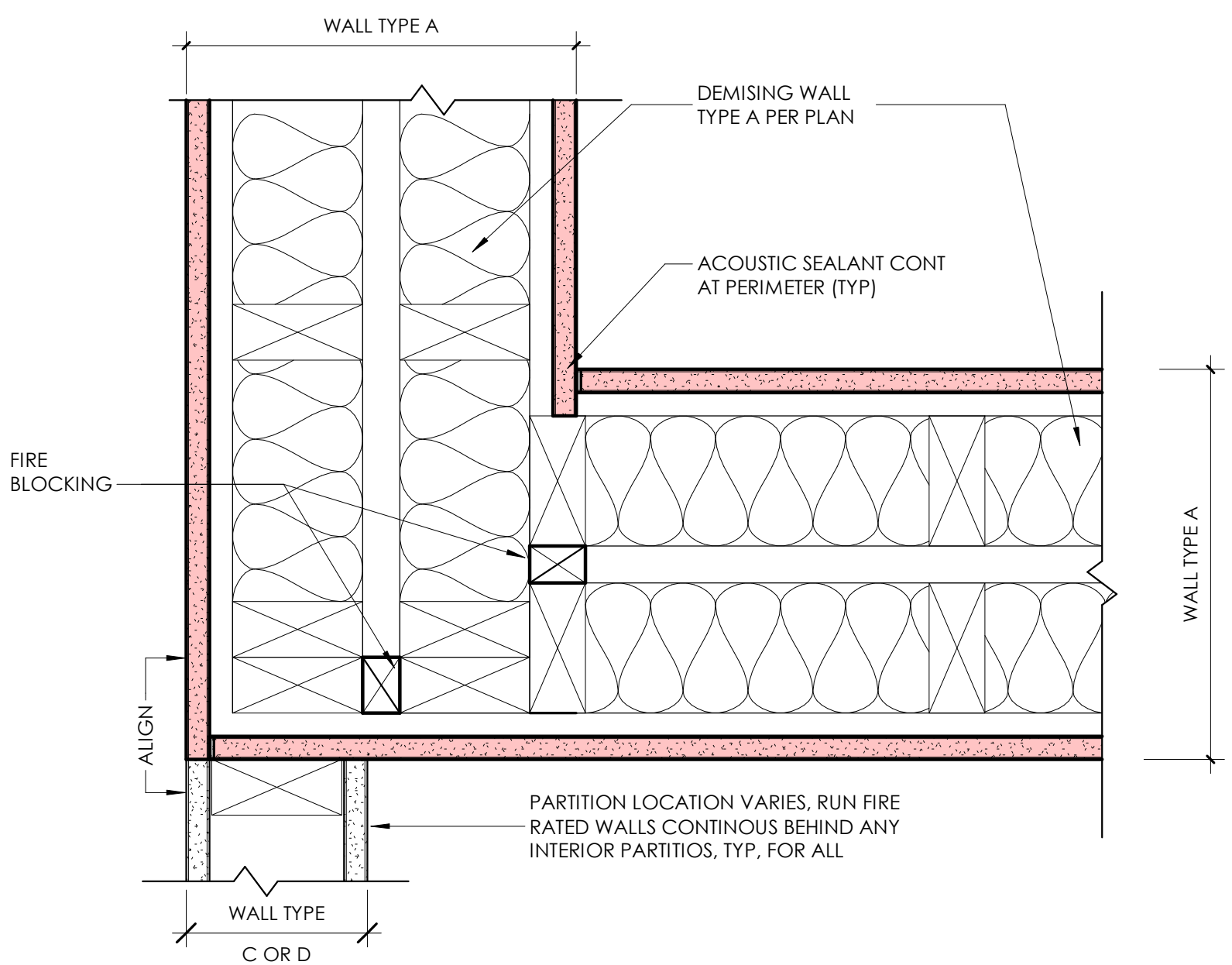
**3 DEMISING WALL @ EXTERIOR FOUNDATION WALL**  
3" = 1'-0"



**2 DEMISING WALL & INTERIOR PARTITION - WALLS A, C/D**  
3" = 1'-0"



**4 DEMISING WALL @ EXTERIOR WALL**  
3" = 1'-0"



**1 DEMISING WALL AT CORNER**  
3" = 1'-0"

No.	Descrip.	Date



client  
ADCO  
Development  
300 1st AVENUE  
NEEDHAM, MA 02494

file  
FIRE RATED ASSEMBLIES

project  
17 ALVESTON STREET, JAMAICA PLAIN MA



job number 21-023  
scale As indicated  
issue date 03.14.22  
PERMIT PLAN

Sheet no.  
A402

3/14/2022 12:57:59 PM

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BOSTON REDEVELOPMENT AUTHORITY

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Board of Appeal

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10/18/2022

WINDOW SCHEDULE

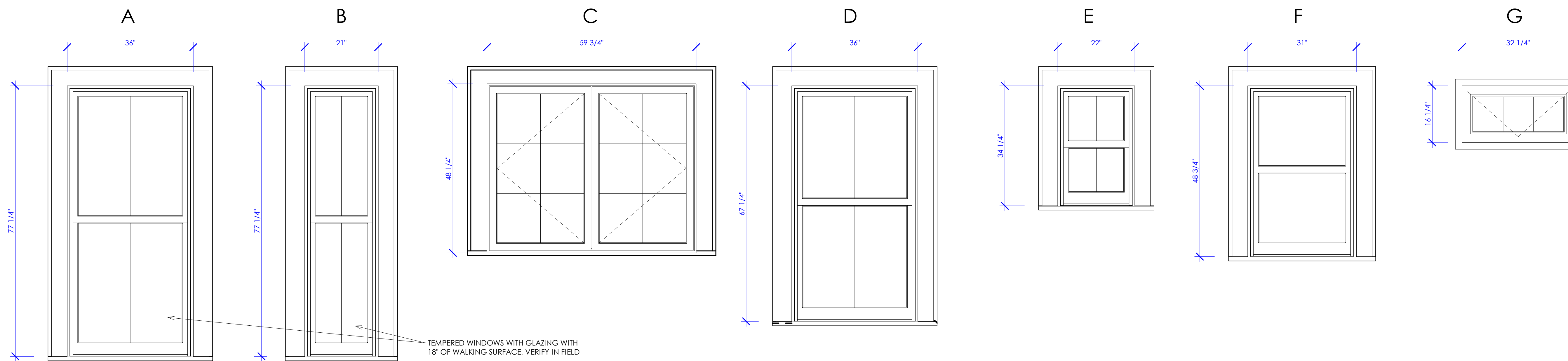
KEY	QTY	MFR.	WINDOW STYLE	Description	GC TO VERIFY EXIST.		Head Height	Sill Height	Lites Wide	Lites High	Egress	Temp.	Comments
					RO (H)	RO (W)							
BASEMENT													
G	7	JELD-WEN	UTTHOP	Aluminum Clad Wood Hopper Window with 7/8" SDL & Spacer Bar per Elevs	20 1/2"	37"	<varies >	<varies>	3	1			GC TO VERIFY EXISTING UNIT SIZE PRIOR TO ORDER
FIRST FLOOR													
A	11	JELD-WEN	SCDH3776	Aluminum Clad Wood Double Hung Window with 7/8" SDL & Spacer Bar per Elevs	78 1/2"	37"	<varies >	<varies>			YES	YES	GC TO VERIFY EXISTING UNIT SIZE PRIOR TO ORDER
B	6	JELD-WEN	SCDH2176	Aluminum Clad Wood Double Hung Window with 7/8" SDL & Spacer Bar per Elevs	78 1/2"	22"	<varies >	<varies>			NO	YES	GC TO VERIFY EXISTING UNIT SIZE PRIOR TO ORDER
C	1	JELD-WEN	SCC3048-2	Aluminum Clad Wood Casement Window with 7/8" SDL & Spacer Bar per Elevs	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	68 1/2"	37"	<varies >	<varies>			YES		GC TO VERIFY EXISTING UNIT SIZE PRIOR TO ORDER
SECOND FLOOR													
D	10	JELD-WEN	SCDH3768	Aluminum Clad Wood Double Hung Window with 7/8" SDL & Spacer Bar per Elevs	68 1/2"	37"	7' - 7"	1' - 11"			YES	YES	GC TO VERIFY EXISTING UNIT SIZE PRIOR TO ORDER
E	1	JELD-WEN	SCDH2436	Aluminum Clad Wood Double Hung Window with 7/8" SDL & Spacer Bar per Elevs	35 1/2"	23"	7' - 7"	4' - 8"			NO		GC TO VERIFY EXISTING UNIT SIZE PRIOR TO ORDER
THIRD FLOOR													
F	8	JELD-WEN	SCDH3352	Aluminum Clad Wood Double Hung Window with 7/8" SDL & Spacer Bar per Elevs	50"	32"	7' - 2"	3' - 0 1/2"			NO		GC TO VERIFY EXISTING UNIT SIZE PRIOR TO ORDER
TOTAL													
	46												

SAFETY GLAZING

**SAFETY (TEMPERED) GLAZING**  
PER IBC 2015 R308

SAFETY GLAZING REQUIRED AT THE FOLLOWING LOCATIONS

- ALL GLAZING 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 KEY  
3/4" = 1'-0"

No.	Descrip.	Date



client  
ADCO  
Development  
300 1st AVENUE  
NEEDHAM, MA 02494

title WINDOW ELEVATIONS & SCHEDULE  
project 17 ALVESTON STREET, JAMAICA PLAIN MA



job number 21-023

scale As indicated

issue date 03.14.22

PERMIT PLAN

Sheet no.  
A501