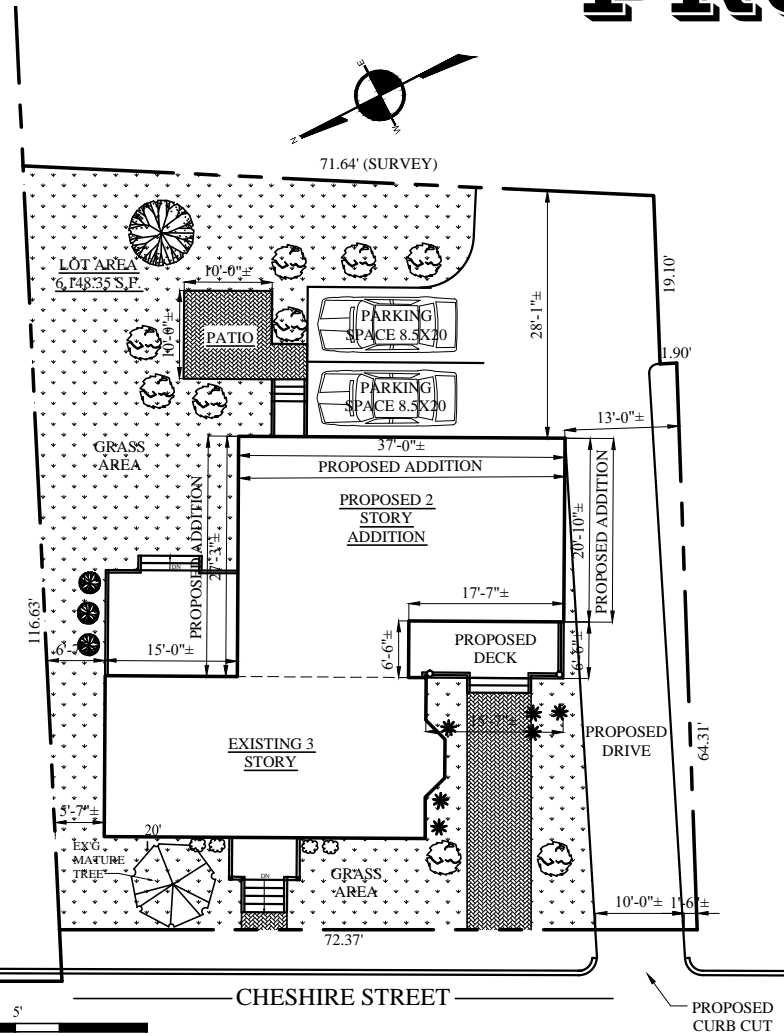


# PROPOSED ADDITION/ RENOVATION

## 19 CHESHIRE STREET JAMAICA PLAIN, MA

PLANTING SCHEDULE	
SYMBOL	NAME
	CHERRY TREE
	CANADIAN HEMLOCK, YEW OR JUNIPER
	RHODODENDRON
	OAK LEAF HYDRANGEA
	YEWS
	HOLLY
	DAYLILIES
	ECHINACEA



1 ARCHITECTURAL SITE PLAN  
1" = 12'-0"

**DRAWING NOT TAKEN FROM  
INSTRUMENTAL SURVEY.  
INFORMATION TAKEN FROM  
SITE PLAN  
BY FIELD RESOURCES, INC.  
LAND SURVEYORS  
JAMAICA PLAIN, MA  
JUNE 22, 2016**

PARKING REQUIREMENT		OVERLAYS
REQUIRED BY ZONING	RESIDENTIAL USE: 1 SPACE PER UNIT REQUIRED: 2 SPACES	NEIGHBORHOOD DESIGN
PROPOSED CONDITIONS	2 SPACES	

ZONING SUMMARY											
ARTICLE 55 3F-5000 SUBDISTRICT											
SEMI-ATTACHED DWELLING	MIN. LOT SIZE	MIN. LOT AREA ADD'L	TOTAL LOT SIZE	LOT WIDTH/FRONTAGE	FAR	BLDG. HEIGHT	USABLE OPEN SPACE	FRONT	SETBACKS SIDE	REAR	MAX USE REAR YARD
REQUIRED BY ZONING	3000 S.F. 1 UNIT	2000 S.F. PER UNIT	5000 S.F.	40'	.6 <small>3176 / 6148</small>	35' / 3 STORIES	750 S.F./UNIT + 500 S.F. & 25% <small>750 S.F. + 287 = 1037 S.F. 500 S.F. + 287 = 787 S.F. TOTAL 1824 S.F.</small>	15' / MODAL	7' / 10'	20'	25%
EXISTING CONDITIONS			6,148 S.F.	72.37'	.51	28'-11" / 3 STORIES	4578 S.F. TOTAL	MODAL	3'-4" / 29'-9"	34'-8"	0%
PROPOSED PROJECT			6,148 S.F.	72.37'	<small>3657 / 6148</small> .59	28'-11" / 3 STORIES	2941 S.F. TOTAL	MODAL <small>NO CHANGE</small>	5'-7" / 13'-0"±	28'-1/2"	0%

KEY	
	SMOKE DETECTOR
	HEAT DETECTOR
	CARBON MONOXIDE DETECTOR
	1 HOUR WALL
	2 HOUR WALL
	FAN
	45 MIN. DOOR
	1-1/2 HOUR DOOR
	WINDOW TYPE
	1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
	2 HOUR CLG. WALL (SEE C.T.2/A-3.1)
	FIRE EXTINGUISHER
	NEW WALL
	EX'G WALL TO REMAIN
	WALL TO BE REMOVED

CODE SUMMARY	
PROPOSED TYPE 5B CONSTRUCTION	
EXISTING R-3 USE GROUP (ONE FAMILY)	
PROPOSED R-3 USE GROUP (TWO FAMILY)	
PROPOSED 3 STORIES & BASEMENT	
EXISTING NON-SPRINKLERED	

PROPOSED ADDITION/  
RENOVATION  
19 CHESHIRE STREET  
JAMAICA PLAIN, MA

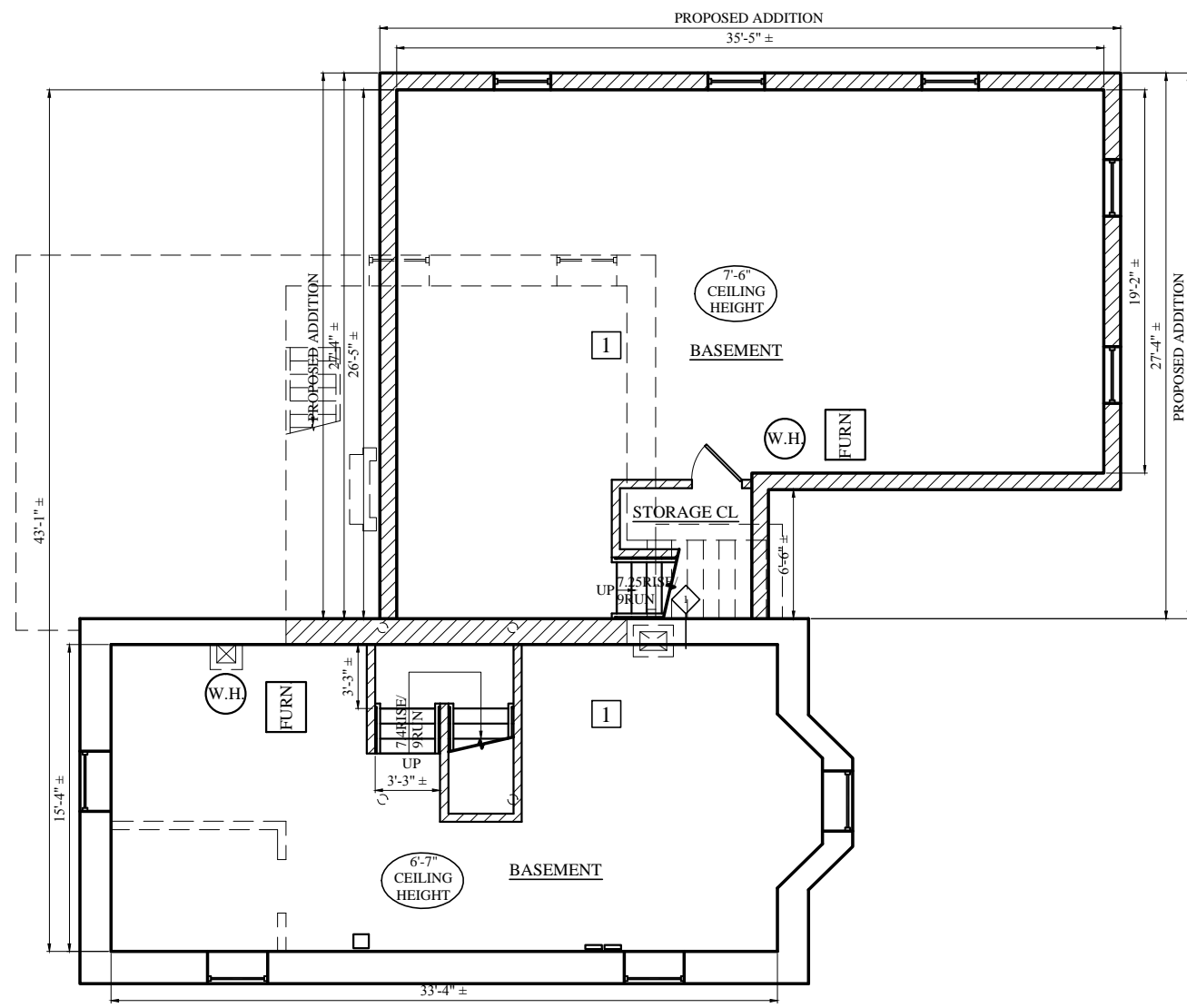
**Geo  
Company Inc.**  
One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715

No.	Revision Date
	07-18-16
	07-26-16
	08-08-16
	08-19-16
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COVER SHEET

Sheet No:  
**A-0**



— CHESHIRE STREET —

1 PROPOSED BASEMENT FLOOR PLAN  
1/8" = 1'-0"

PROPOSED ADDITION/  
RENOVATION  
19 CHESHIRE STREET  
JAMAICA PLAIN, MA

**QCS**  
Company, Inc.

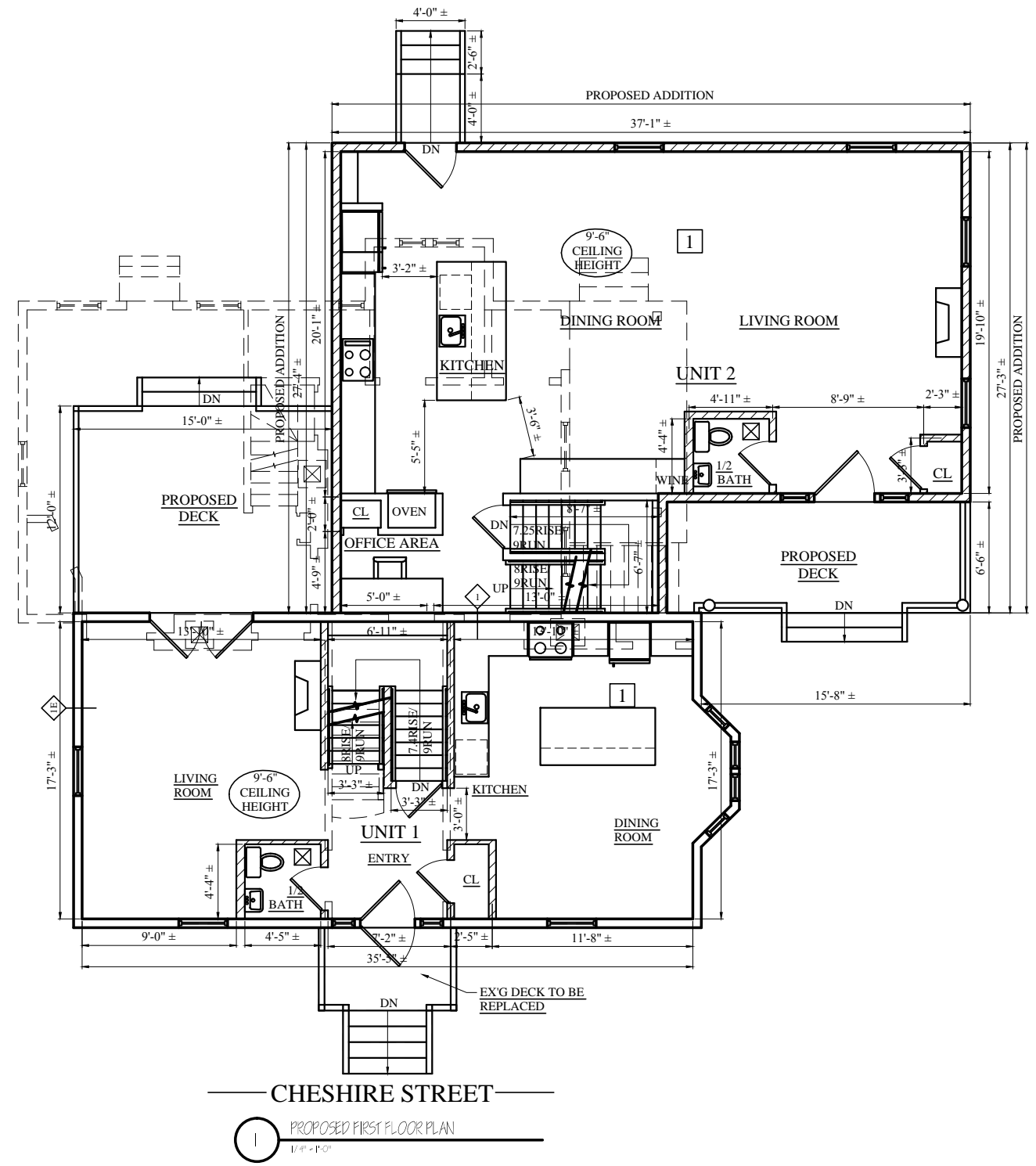
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Drawing Name  
**PROPOSED FLOOR PLANS**

Sheet No.  
**A-1.1**



Location

**PROPOSED ADDITION/  
RENOVATION  
19 CHESHIRE STREET  
JAMAICA PLAIN, MA**

**C&S Company Inc.**

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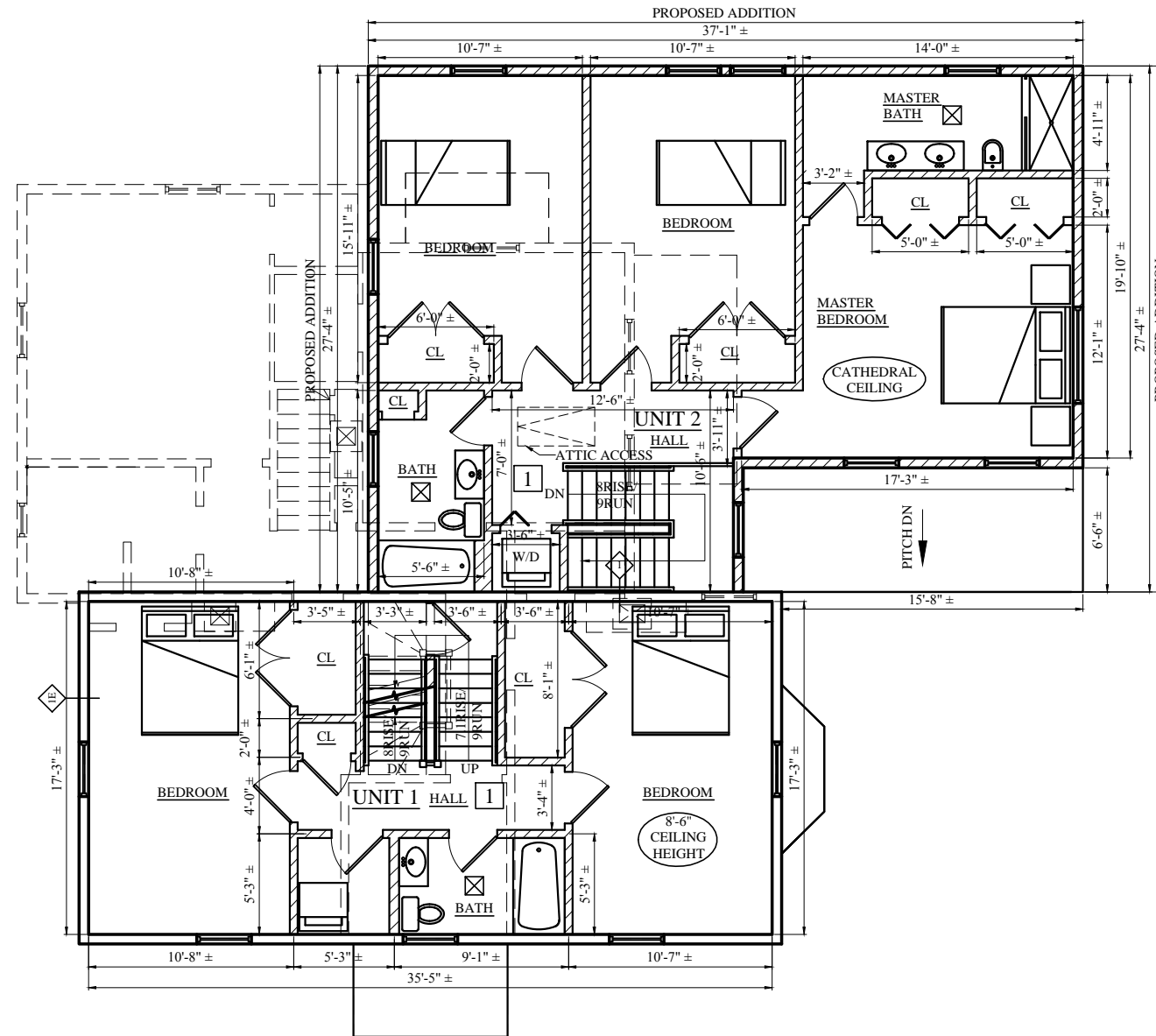
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Drawing Name

**PROPOSED FLOOR PLANS**

Sheet No.

**A-1.2**



CHESHIRE STREET

1 PROPOSED SECOND FLOOR PLAN  
1/8" = 1'-0"

PROPOSED ADDITION/  
RENOVATION  
19 CHESHIRE STREET  
JAMAICA PLAIN, MA



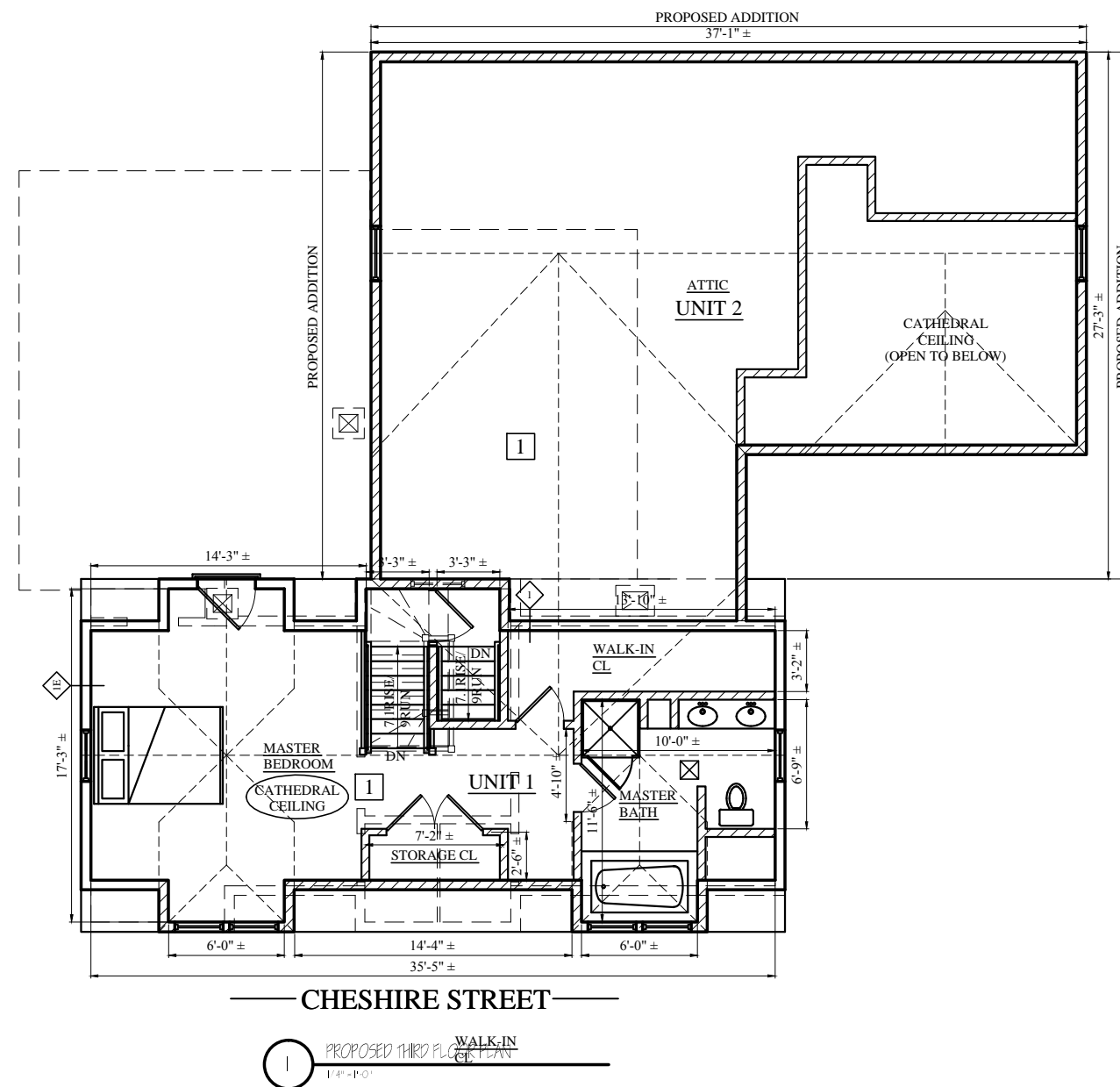
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Drawing Name  
**PROPOSED FLOOR PLANS**

Sheet No.  
**A-1.3**



PROPOSED ADDITION/  
 RENOVATION  
 19 CHESHIRE STREET  
 JAMAICA PLAIN, MA

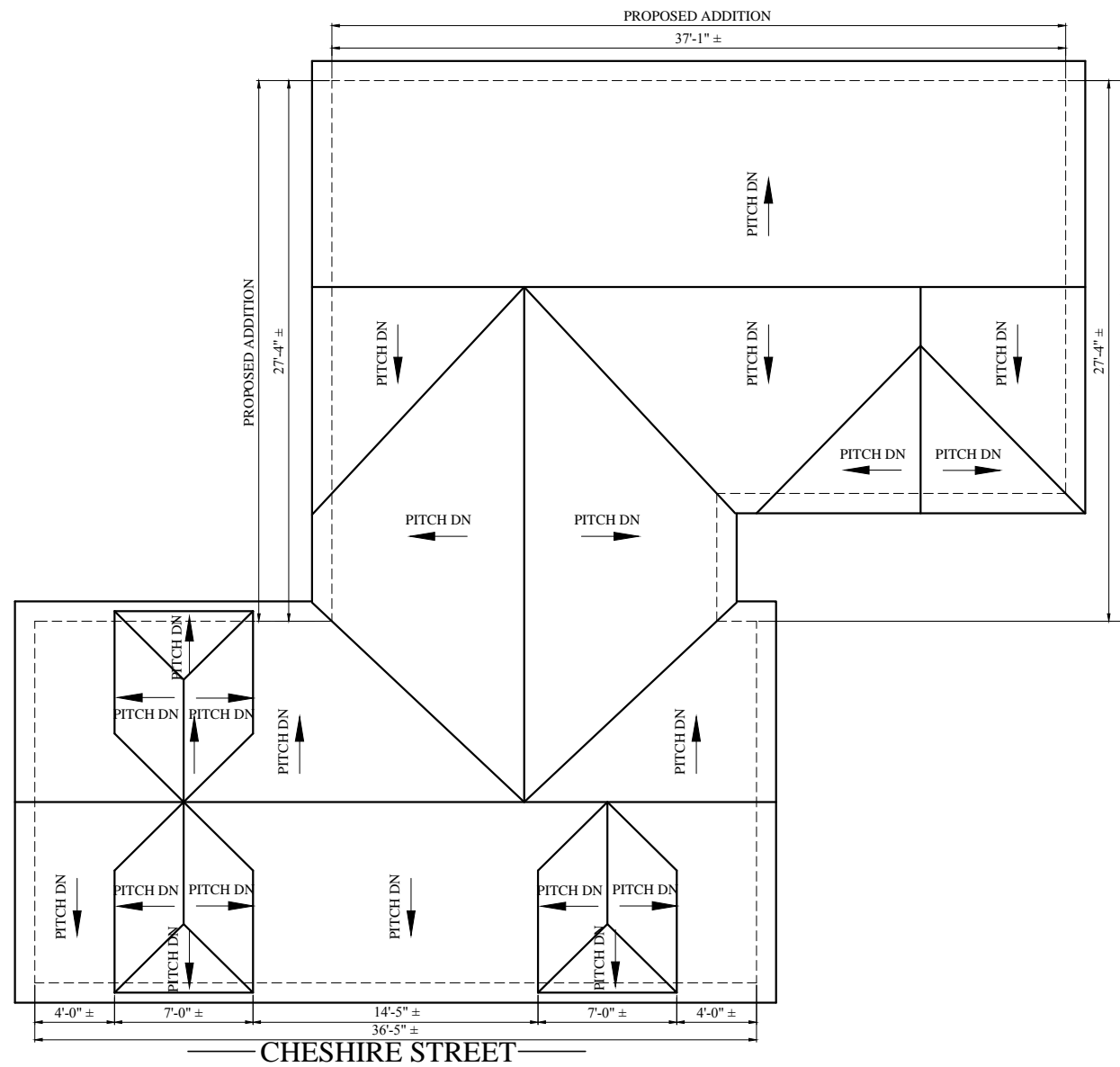
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Drawing Name  
**PROPOSED FLOOR PLANS**

Sheet No.  
**A-1.4**



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

PROPOSED ADDITION/  
RENOVATION  
19 CHESHIRE STREET  
JAMAICA PLAIN, MA

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**Company, Inc.**

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Drawing Name  
**PROPOSED  
FLOOR PLANS**

Sheet No.  
**A-1.5**

PROPOSED ADDITION/  
 RENOVATION  
 19 CHESHIRE STREET  
 JAMAICA PLAIN, MA

**QCS**  
 Company, Inc.

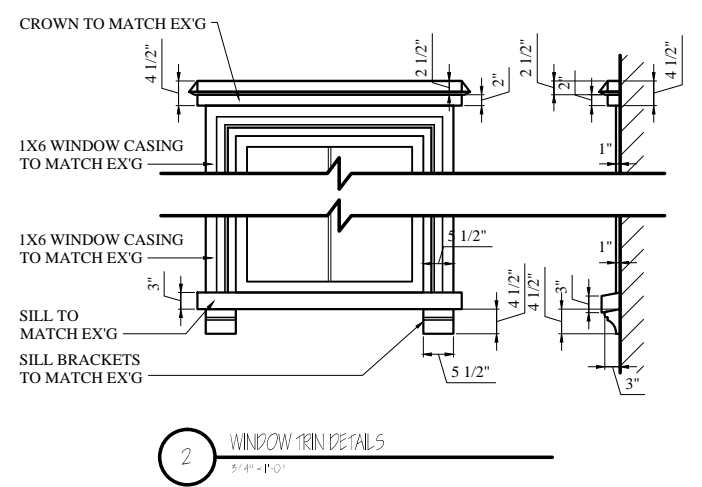
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Drawing Name  
**PROPOSED ELEVATIONS**

Sheet No.  
 A-2.1



1 PROPOSED FRONT ELEVATION 1/4" = 1'-0"

WINDOW SCHEDULE					
NO.	MANUFACTURER	MODEL	# NEEDED	R.O.	REMARKS
A	ANDERSON OR EQUAL	TW2852	21	2'-10 1/8"x5'-5 1/4"	WOOD INTERIOR / BLACK VINYL EXTERIOR - 2 SDL OVER 2, BRICKMOULD JAMB PROFILE, MEETS EGRESS REQUIREMENTS
B	ANDERSON OR EQUAL	2817	9	2'-8 5/8"x1'-7 1/4"	ANDERSON 200 SERIES BASEMENT WINDOW
C	ANDERSON OR EQUAL	TW2432	4	2'-6 1/8"x3'-4 7/8"	WOOD INTERIOR / BLACK VINYL EXTERIOR - 2 SDL OVER 2, BRICKMOULD JAMB PROFILE
D	NOT USED	-	-	-	-
E	ANDERSON OR EQUAL	FW5016 PG 119	1	5'-0"x1'-6 1/2"	ANDERSON 400 SERIES TRANSOM/ BLACK VINYL EXTERIOR
F	ANDERSON OR EQUAL	CUSTOM	4	2'-8"x4'-5 5/8"	CIRCLE TOP WOOD INTERIOR / BLACK VINYL EXTERIOR - 2 SDL OVER 2, BRICKMOULD JAMB PROFILE
G	ANDERSON OR EQUAL	TW1852	4	1'-10 1/8"x5'-5 1/4"	WOOD INTERIOR / BLACK VINYL EXTERIOR - 2 SDL OVER 2, BRICKMOULD JAMB PROFILE

\* GC IS RESPONSIBLE FOR VERIFYING SIZE & QUANTITY IN THE FIELD PRIOR TO ORDERING  
 PROVIDE HALF SCREENS ON TRACKS



PROPOSED ADDITION/  
RENOVATION  
19 CHESHIRE STREET  
JAMAICA PLAIN, MA



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PROPOSED  
ELEVATIONS

Sheet No.  
A-2.2





TOP OF RIDGE  
 34'-1 1/2"  
 BUILDING HEIGHT (MEAN LEVEL)  
 28'-11"  
 3RD FLOOR ELEVATION  
 22'-11 1/2"  
 2ND FLOOR ELEVATION  
 13'-6"  
 1ST FLOOR ELEVATION  
 3'-0"  
 GRADE  
 0'-0"  
 EX'G BASEMENT ELEVATION  
 -4'-6"  
 PROPOSED BASEMENT ELEVATION (ADDITION)  
 -4'-6"

37'-1" ± PROPOSED ADDITION  
 NEW ARCHITECTURAL ASPHALT SHINGLE ROOF  
 ROOFLINE OF ADDITION BEYOND  
 7'-0" ±  
 NEW ARCHITECTURAL ASPHALT SHINGLE ROOF  
 NEW DORMERS, DOOR W/ PTD. WOOD TRIM, MATCH EXISTING  
 METAL RAIL JULIET BALCONY  
 NEW METAL GUTTER & DOWNSPOUTS  
 NEW FIBER CEMENT CLAPBOARDS SMOOTH W/ 4" REVEAL  
 1x8 FC CORNER BOARD, TYP.  
 NEW WINDOWS W/ PTD. WOOD TRIM & BRACKETS TO MATCH EXISTING  
 FIBER CEMENT INSET PANEL & TRIM  
 NEW STAIRS, DECK W/WOOD HANDRAIL, PICKETS, COMPOSITE DECKING & TREADS ON PT FRAMING (NOT VISIBLE)

METAL GUTTER  
 1x10 FC FASCIA BOARD  
 NEW BED MOULDING  
 1x8 FC FRIEZE BOARD  
 NEW FIBER CEMENT SHINGLES 4" REVEAL  
 1x8 FC CORNER BOARD, TYP.  
 NEW WINDOWS W/ PTD. WOOD TRIM & BRACKETS TO MATCH EXISTING  
 1x2 FC TRIM, TYP.  
 1x6 FC WATER TABLE, TYP.

STAIRS W/WOOD HANDRAIL, PICKETS, COMPOSITE DECKING & TREADS ON PT FRAMING (NOT VISIBLE)

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

PROPOSED ADDITION/  
 RENOVATION  
 19 CHESHIRE STREET  
 JAMAICA PLAIN, MA

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Drawing Name  
**PROPOSED ELEVATIONS**

Sheet No.  
**A-2.3**



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

PROPOSED ADDITION/  
RENOVATION  
19 CHESHIRE STREET  
JAMAICA PLAIN, MA



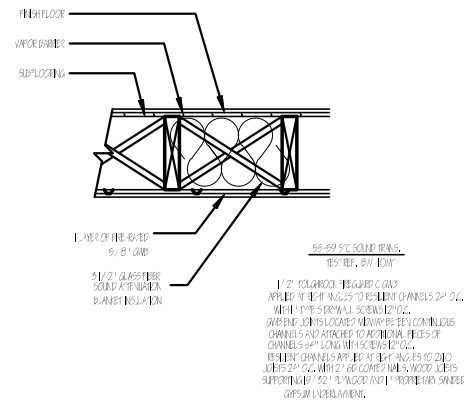
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Drawn By: ST

Drawing Name  
**PROPOSED ELEVATIONS**

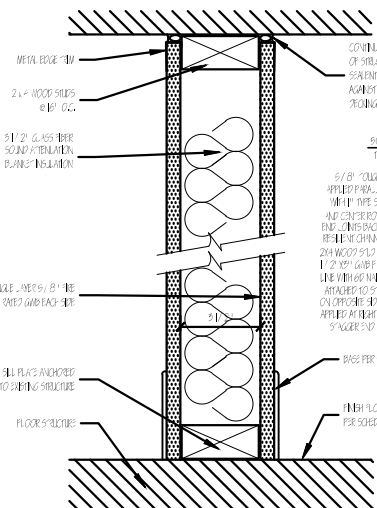
Sheet No.  
**A-2.4**



1/2" GALVANIZED WIRE MESH 6\"/>

1 HOUR CEILING - L 535

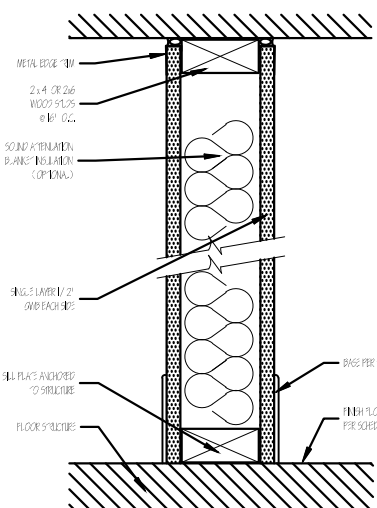
SCALE: 1/4"=1'-0"



5/8\"/>

1 HOUR PARTITION - WOOD STUD DESIGN # LB04

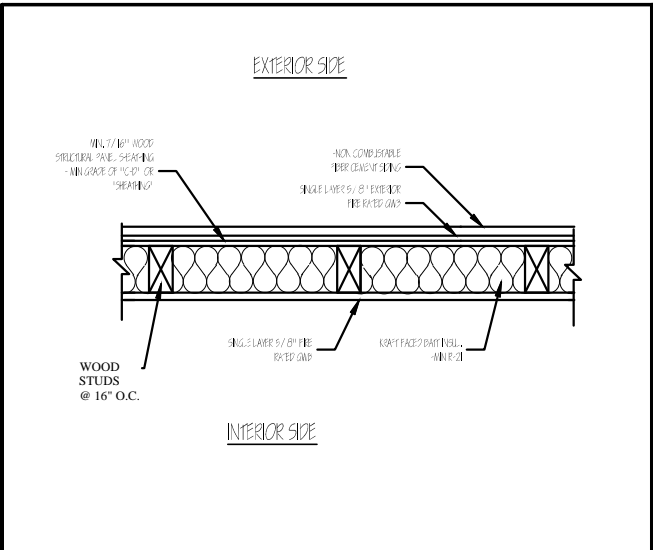
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5/8\"/>

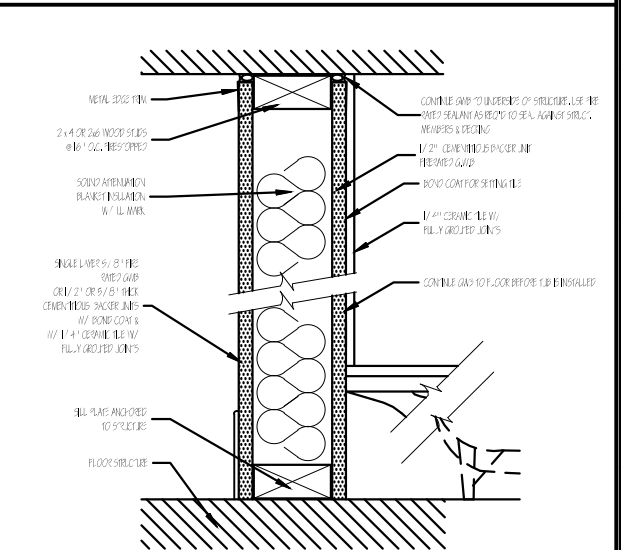
TYPICAL PARTITION - WOOD STUD

SCALE: 3/4\"/>



1 HOUR - EXTERIOR BEARING WALL (LB03) (RATED BOTH SIDES)

SCALE: 1/4\"/>



1 HOUR PARTITION - WOOD STUD DESIGN # LB29

SCALE: 3/4\"/>

PROPOSED ADDITION/  
RENOVATION  
19 CHESHIRE STREET  
JAMAICA PLAIN, MA

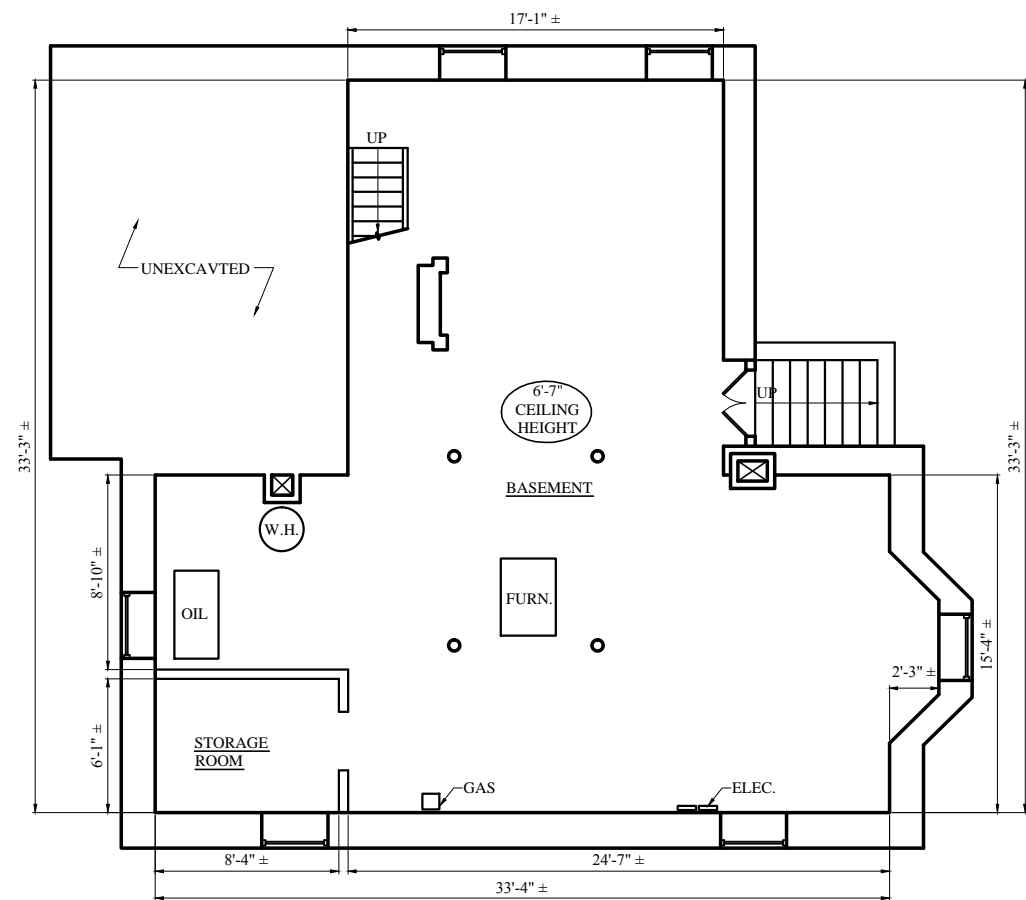


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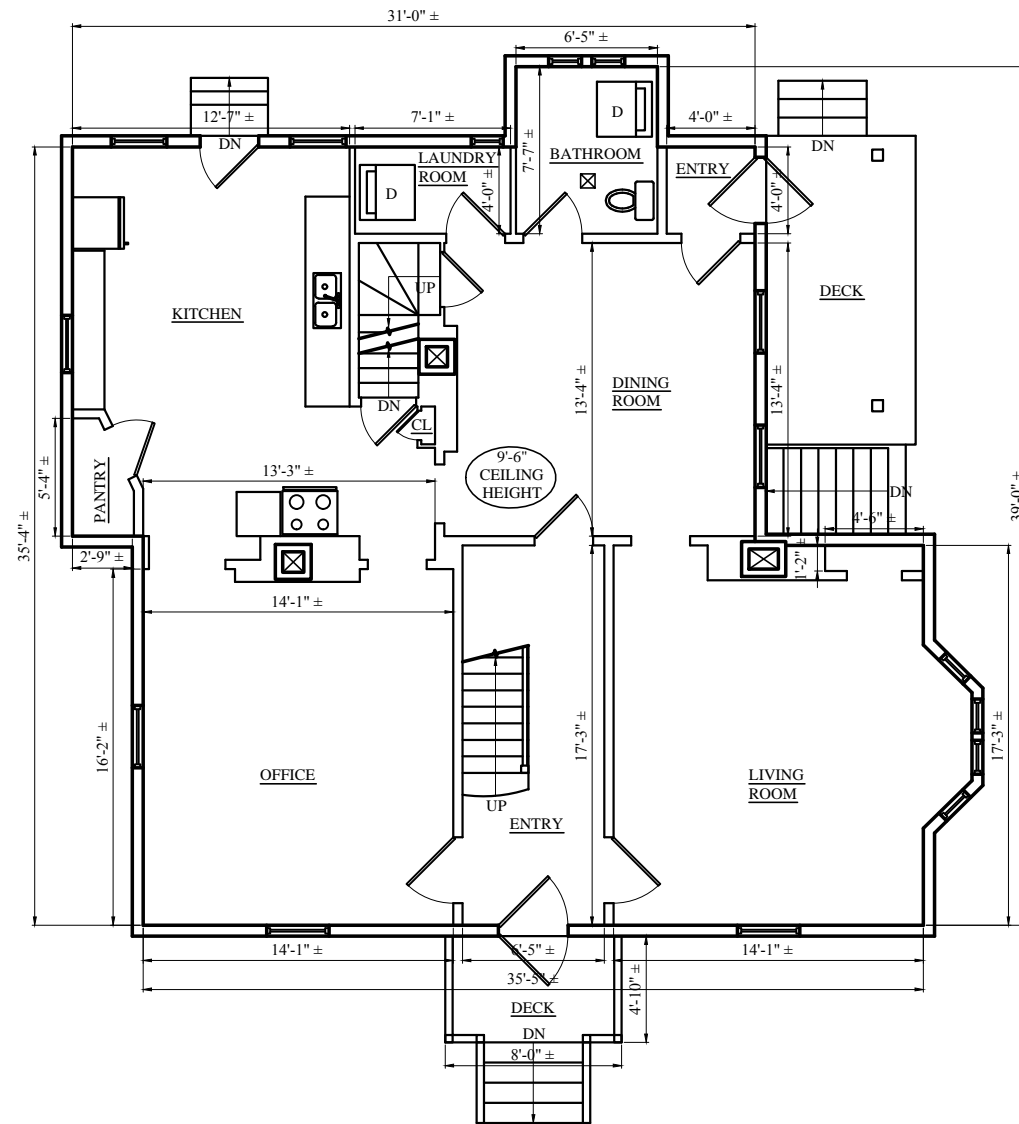
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Drawing Name: WALL TYPES

Sheet No: A-3.1



1 CHESHIRE STREET  
EXISTING BASEMENT FLOOR PLAN  
1/4" = 1'-0"



2 CHESHIRE STREET  
EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"

Location  
**PROPOSED ADDITION/  
RENOVATION  
19 CHESHIRE STREET  
JAMAICA PLAIN, MA**

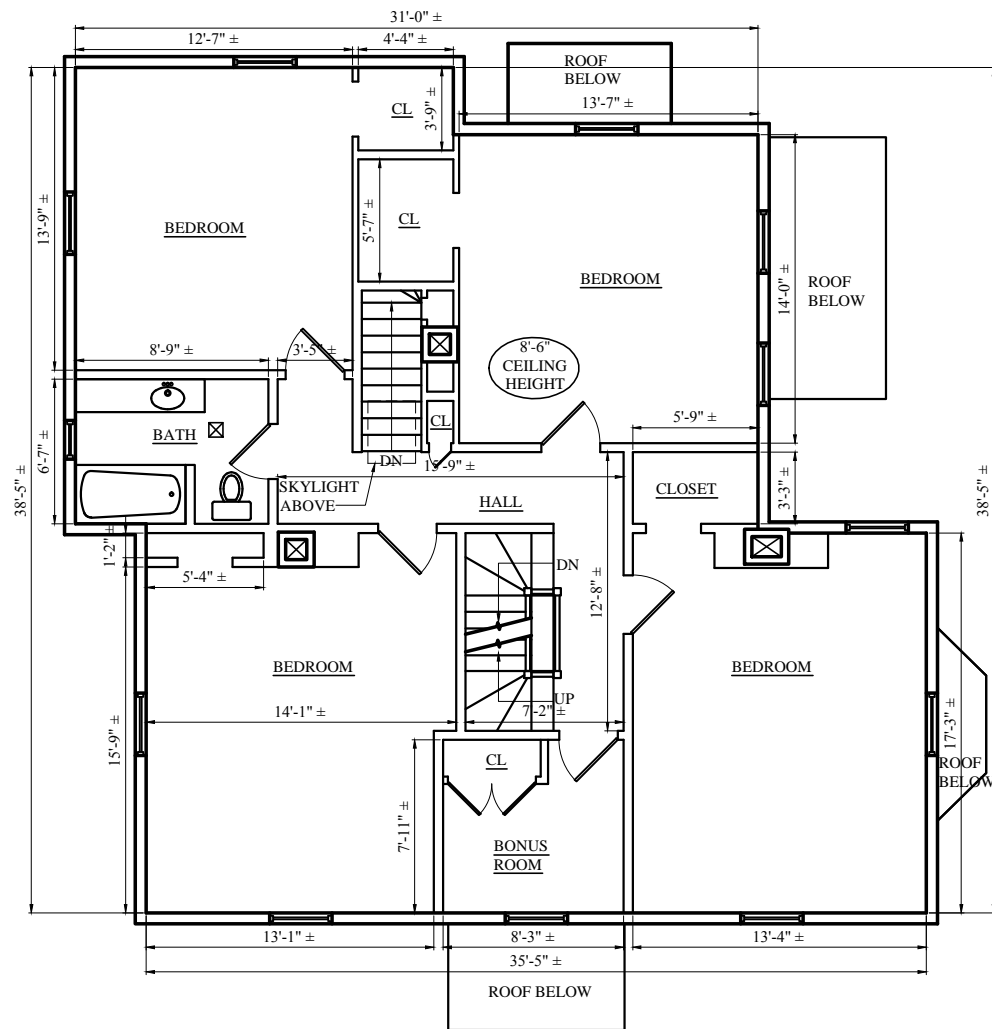
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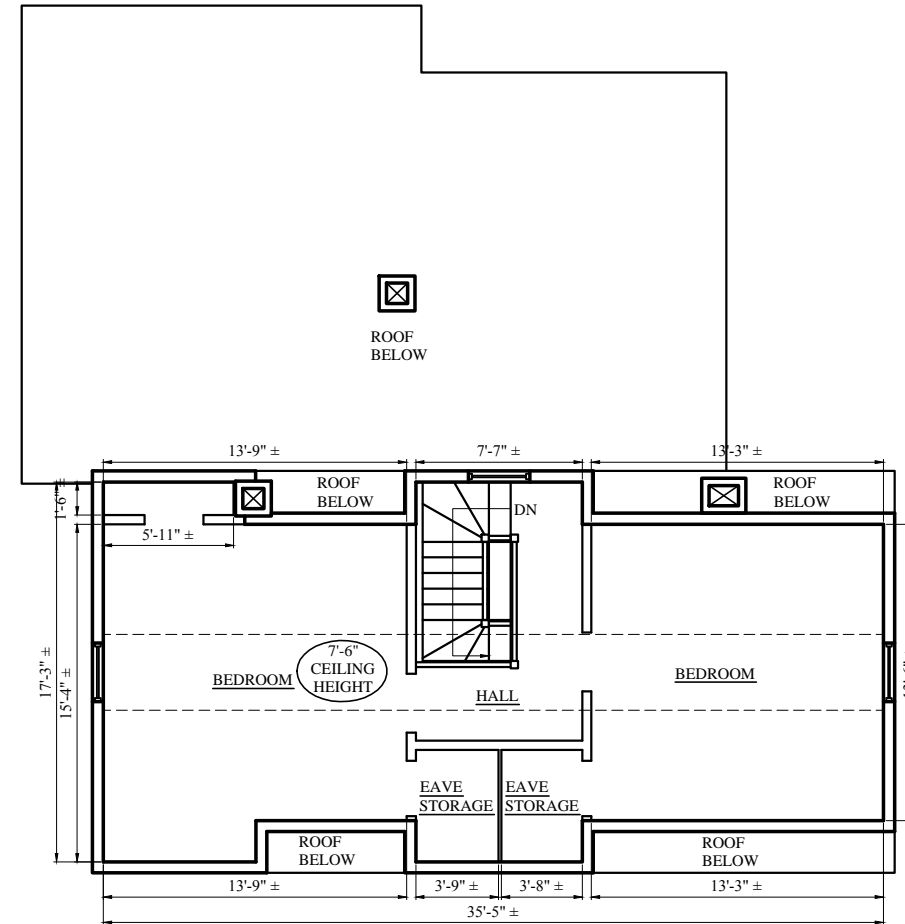
Drawing Name  
**EXISTING  
FLOOR PLANS**

Sheet No.  
**D-1.1**



CHESHIRE STREET

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



CHESHIRE STREET

2 EXISTING THIRD FLOOR PLAN  
1/4" = 1'-0"

Location

PROPOSED ADDITION/  
RENOVATION  
19 CHESHIRE STREET  
JAMAICA PLAIN, MA



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Drawing Name  
**EXISTING FLOOR PLANS**

Sheet No.  
D-1.2



1 EXISTING FRONT ELEVATION  
1/4" = 1'-0"



2 EXISTING LEFT ELEVATION  
1/4" = 1'-0"



3 EXISTING REAR ELEVATION  
1/4" = 1'-0"



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

PROPOSED ADDITION/  
RENOVATION  
19 CHESHIRE STREET  
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Drawing Name  
**EXISTING ELEVATIONS**

Sheet No.  
**D-2.1**