

### DRAWING LIST

NO.	SHEET NAME	SHEET ISSUE DATE
A000	TITLE SHEET	08/17/21
C100	SITE PLAN	08/01/21
A102	THIRD FLOOR & ROOF PLANS	08/06/21
A201	EXTERIOR ELEVATIONS	08/04/21
A202	EXTERIOR 3D VIEWS	08/03/21
A300	SECTIONS	08/13/21
A402	THIRD FLOOR BATHROOM PLAN & ELEVATIONS	08/06/21
A500	EXTERIOR DETAILS	08/17/21
A601	WINDOW & DOOR SCHEDULES	08/09/21
S101	ROOF FRAMING PLAN & DORMER SECTION	08/04/21
D102	THIRD FLOOR & ROOF DEMO PLANS	05/04/21
X102	THIRD FLOOR & ROOF EXISTING CONDITION PLANS	05/04/21
X201	EXISTING EXTERIOR ELEVATIONS	02/24/21

# 21 THOMAS

21 Thomas Street  
Jamaica Plain MA 02130



OWNER:  
MEG AND SETH  
ABRAMOWITZ

ARCHITECT:  
HELIOS DESIGN GROUP  
116 ST BOTOLPH ST BOSTON,  
MA

GENERAL CONTRACTOR:  
TIM SCHIEFER  
WOODWORKING

PHASE:  
CONSTRUCTION

SET DATE:  
08/17/21

THIS PROJECT MEETS THE REQUIREMENTS OF 780 CMR 51:00 MASSACHUSETTS RESIDENTIAL CODE, 2015 IRC WITH MASS. AMENDMENTS, 2018.

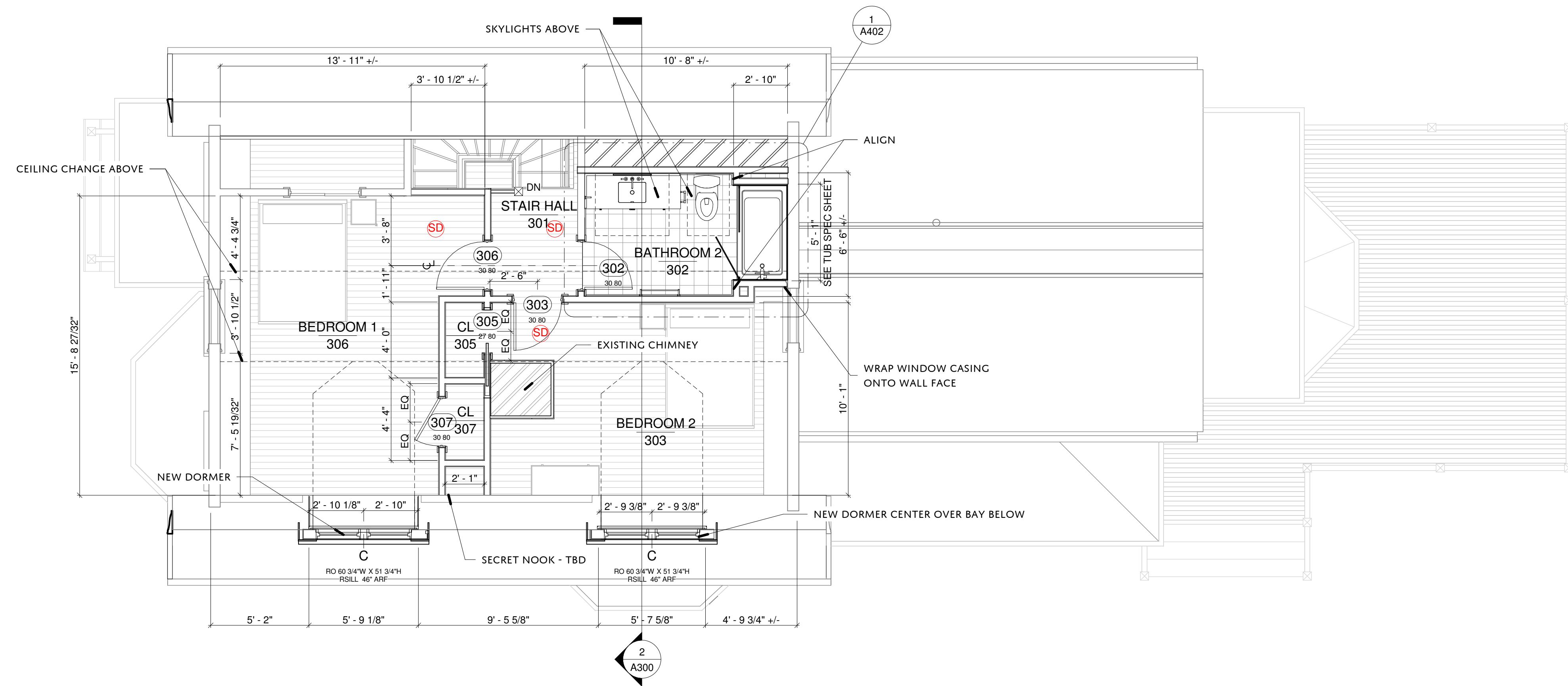
ENERGY REQUIREMENTS:  
APPENDIX AA: STRETCH ENERGY CODE  
IECC 2015 WITH MASS. AMENDMENTS, 2018  
780 CMR 115.AA MASS ENERGY STRETCH CODE METHODOLOGY

ADDITION COMPLIES WITH IECC 2015 SECTION R501, AND R502, ADDITIONS WITH MASS. AMENDMENTS, 2018

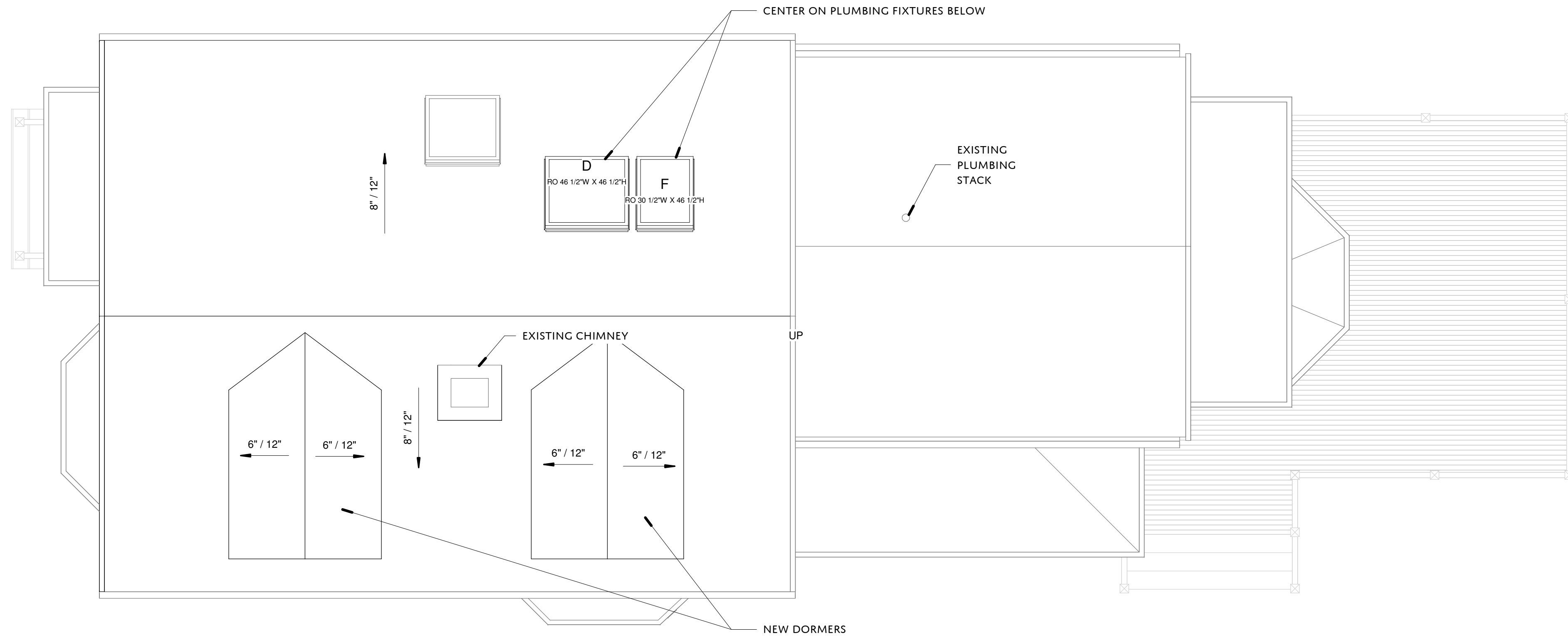
SUBSECTION R402.1  
PRESCRIPTIVE OPTION FOR RESIDENTIAL

CLIMATE ZONE 5  
PROJECT MEETS THE FOLLOWING REQUIREMENTS FROM TABLE 402.1.2:

WOOD FRAME WALL R-VALUE MINIMUM = R-20  
ROOF/CEILING INSULATION MINIMUM = R-49  
FLOOR R-VALUE MINIMUM = R-30  
FENESTRATION U FACTOR = .32, SKYLIGHT U FACTOR .55



1 A1.3 - THIRD FLOOR PLAN  
1/4" = 1'-0"



2 A1.4 - ROOF PLAN  
1/4" = 1'-0"

NOTE ABOUT VENT COVERS (NEW ONLY):  
VENT COVERS ON THE THIRD FLOOR FLOOR TO BE  
PACIFIC REGISTER CAST ALUMINUM CLOVER  
FINISH FOR FLOOR LOCATIONS - NONE  
FINISH FOR WALL & CEILING LOCATIONS -  
WHITE POWDER COAT



REVISIONS:

NO.	DATE	REVISION DESCRIPTION

**21 THOMAS**

21 THOMAS STREET  
JAMAICA PLAIN MA 02130

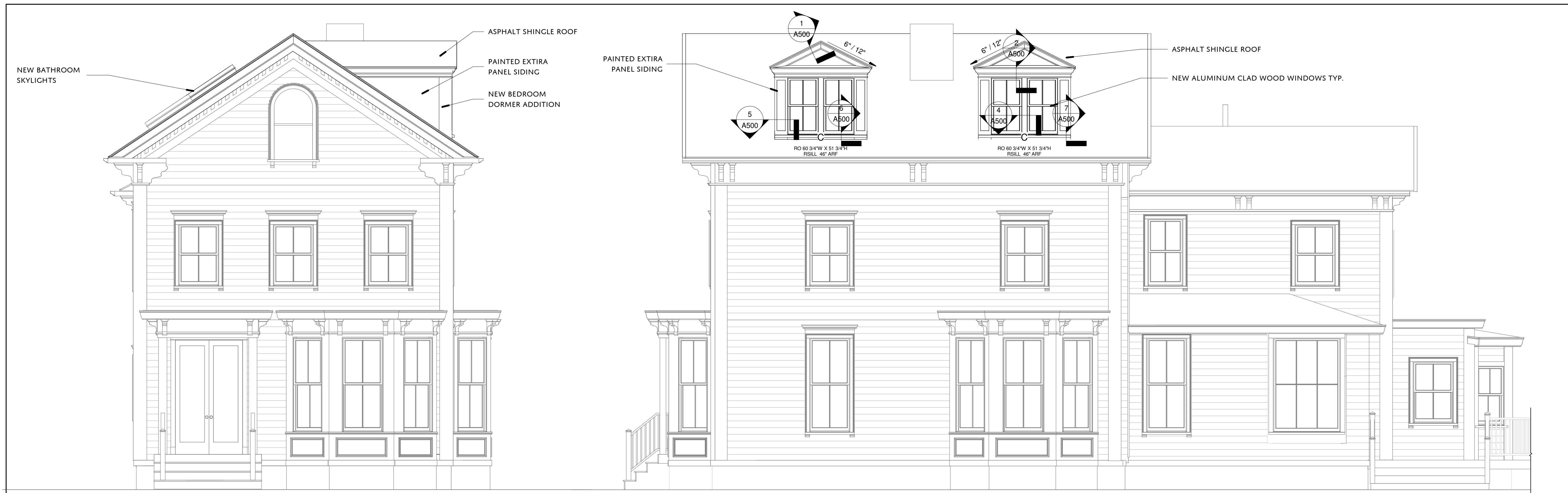
OWNER:  
**MEG AND SETH  
ABRAMOWITZ**

PHASE:  
**CONSTRUCTION**

DRAWING TITLE:  
**THIRD FLOOR &  
ROOF PLANS**

SCALE: 1/4" = 1'-0"  
SHEET DATE: 08/06/21 | SET DATE: 08/17/21  
SHEET NUMBER:

**A102**



1 EXTERIOR EAST ELEV.  
1/4" = 1'-0"

2 EXTERIOR NORTH ELEV.  
1/4" = 1'-0"



3 EXTERIOR SOUTH ELEV.  
1/4" = 1'-0"

4 EXTERIOR WEST ELEV.  
1/4" = 1'-0"

DS  
APPROVED  
DESIGN SECTION  
REGIONAL DEVELOPMENT AUTHORITY  
Design Review  
for the  
Board of Appeal  
*M. Gonzalez*  
Signature

9/16/2021



REVISIONS:		
NO.	DATE	REVISION DESCRIPTION

## 21 THOMAS

21 THOMAS STREET  
JAMAICA PLAIN MA 02130

OWNER:  
**MEG AND SETH  
ABRAMOWITZ**

PHASE:  
**CONSTRUCTION**

DRAWING TITLE:  
**EXTERIOR  
ELEVATIONS**

SCALE: 1/4" = 1'-0"  
SHEET DATE: 08/04/21 | SET DATE: 08/17/21  
SHEET NUMBER:

# A201



REVISIONS:		
NO.	DATE	REVISION DESCRIPTION

**21 THOMAS**

21 THOMAS STREET  
JAMAICA PLAIN MA 02130

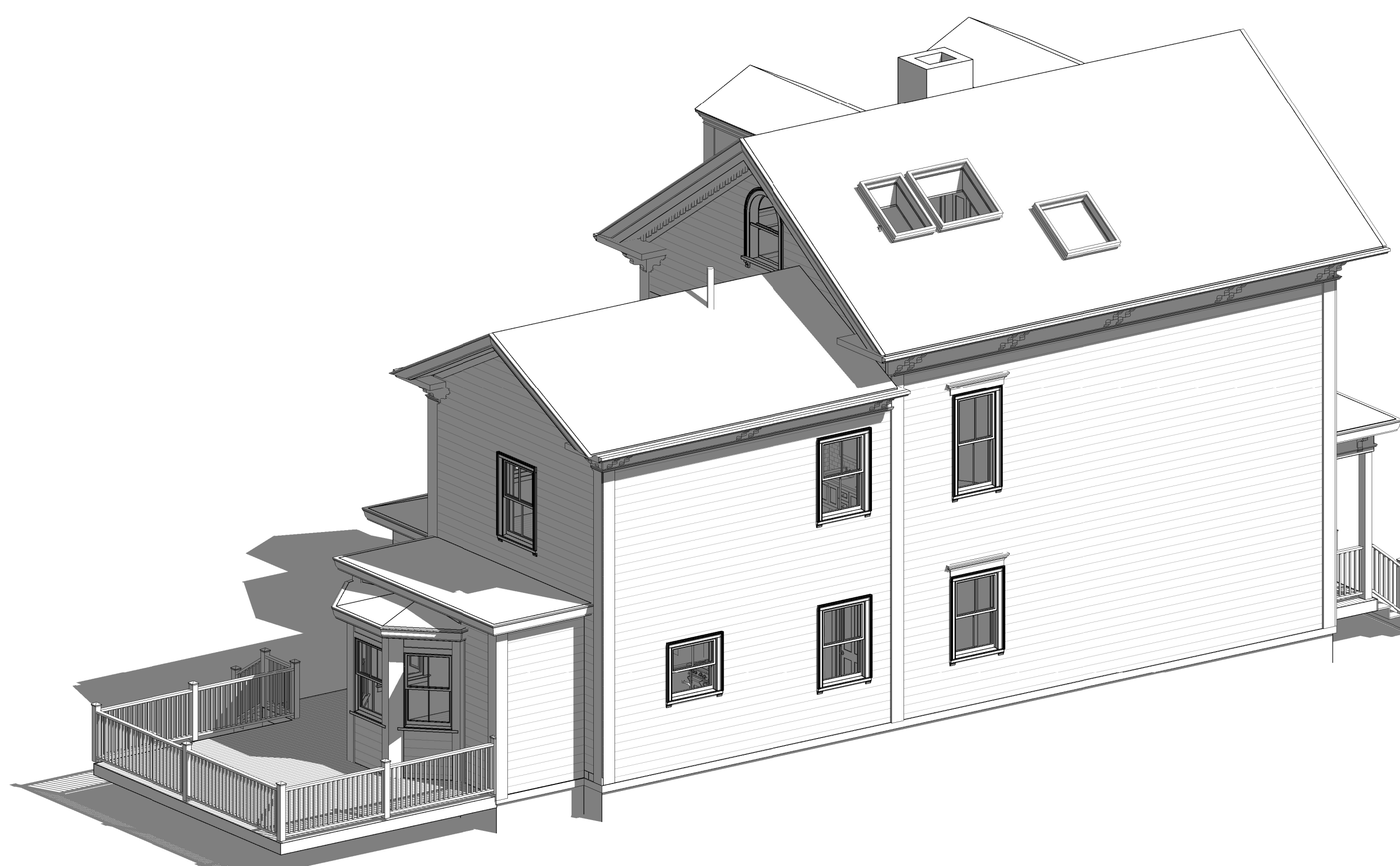
OWNER:  
**MEG AND SETH  
ABRAMOWITZ**

PHASE:  
**CONSTRUCTION**

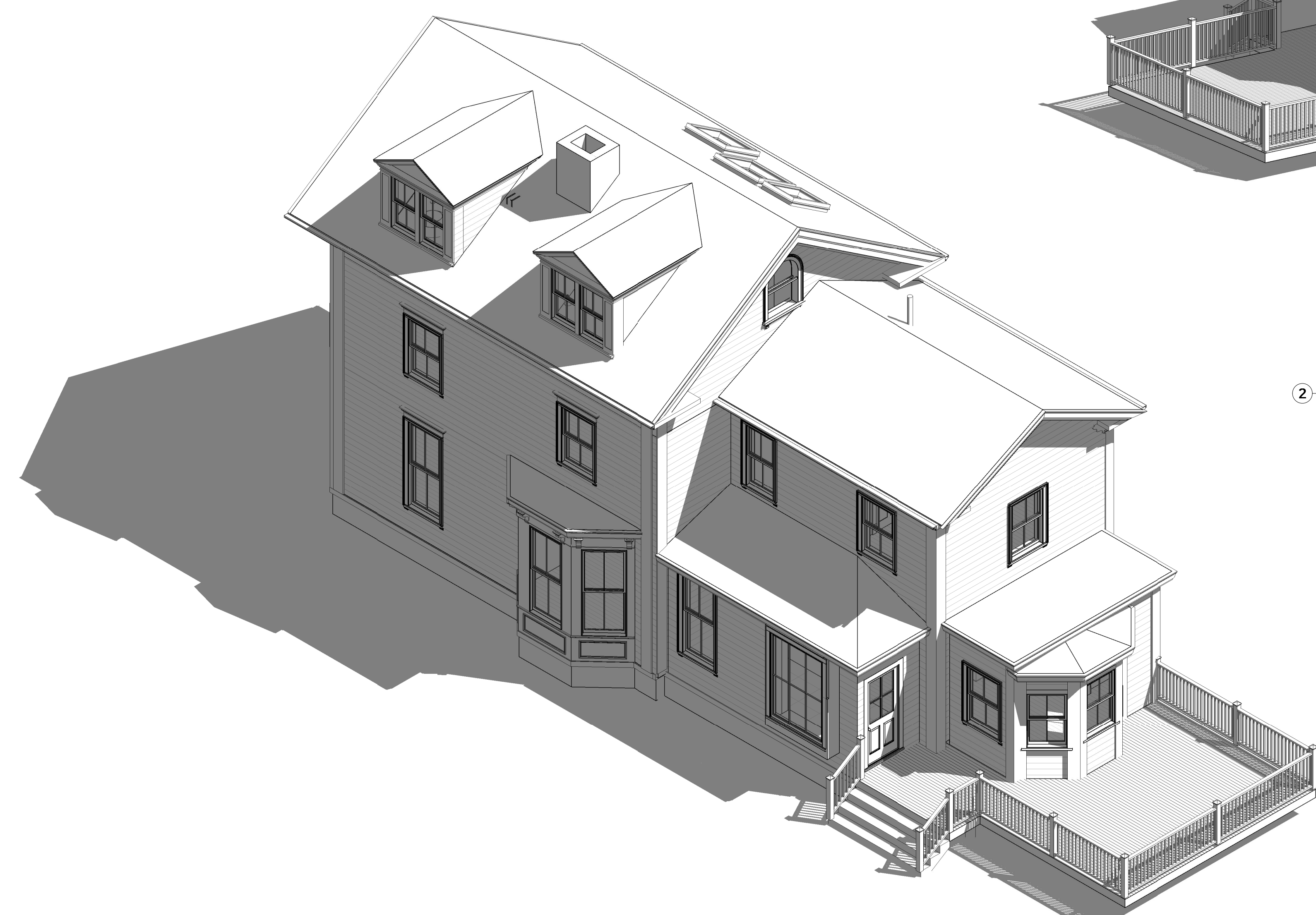
DRAWING TITLE:  
**EXTERIOR 3D VIEWS**

SCALE:  
SHEET DATE: 08/03/21 | SET DATE: 08/17/21  
SHEET NUMBER:

**A202**



② EXTERIOR SOUTH AXON.



① EXTERIOR NORTH AXON.



116 ST BOTOLPH STREET, BOSTON, MA 02115

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JAMAICA PLAIN MA 02130

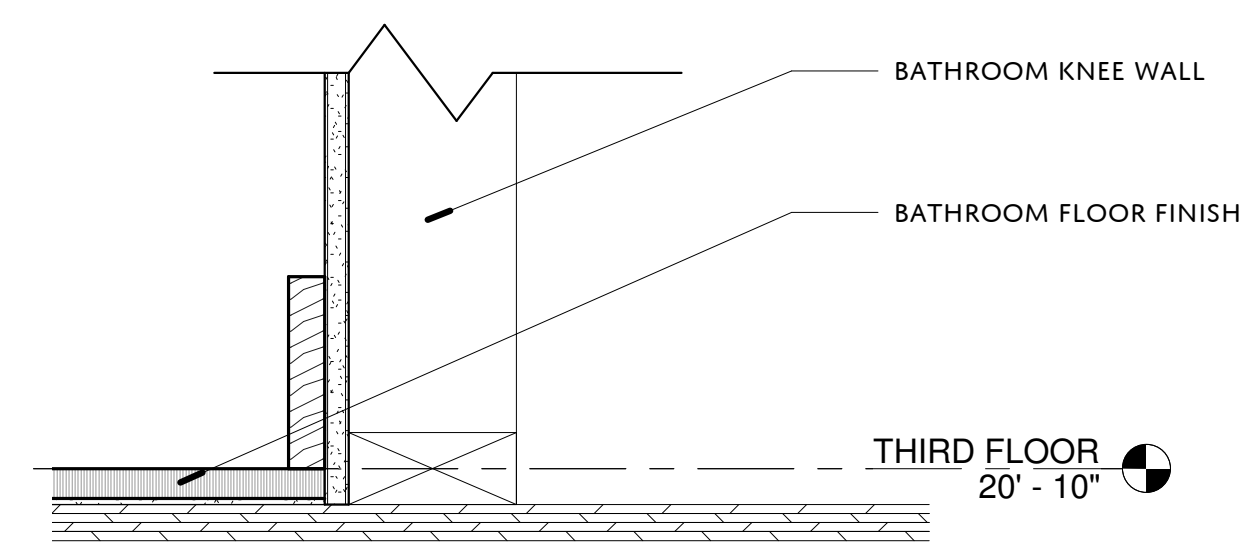
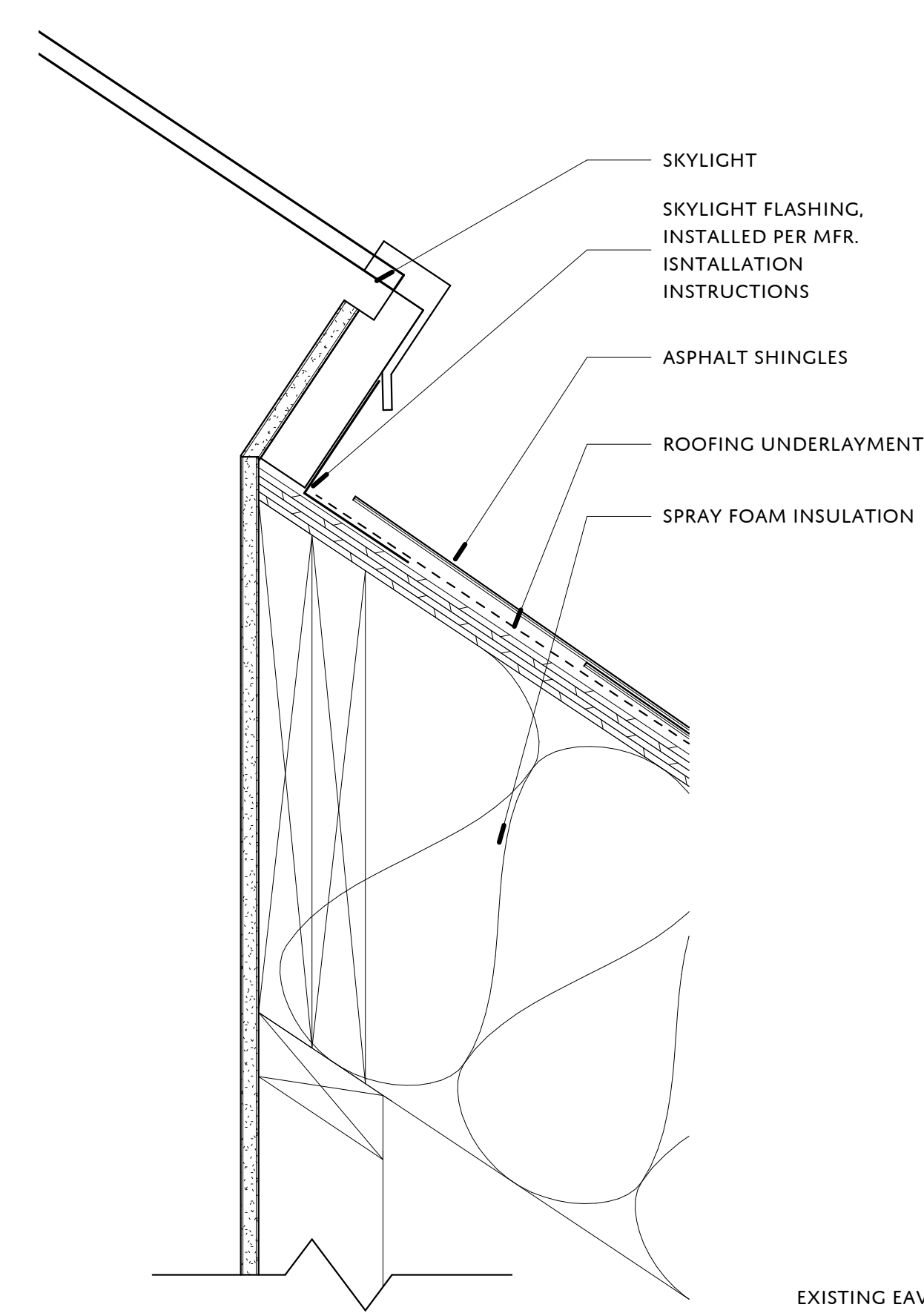
OWNER:  
**MEG AND SETH  
ABRAMOWITZ**

PHASE:  
**CONSTRUCTION**

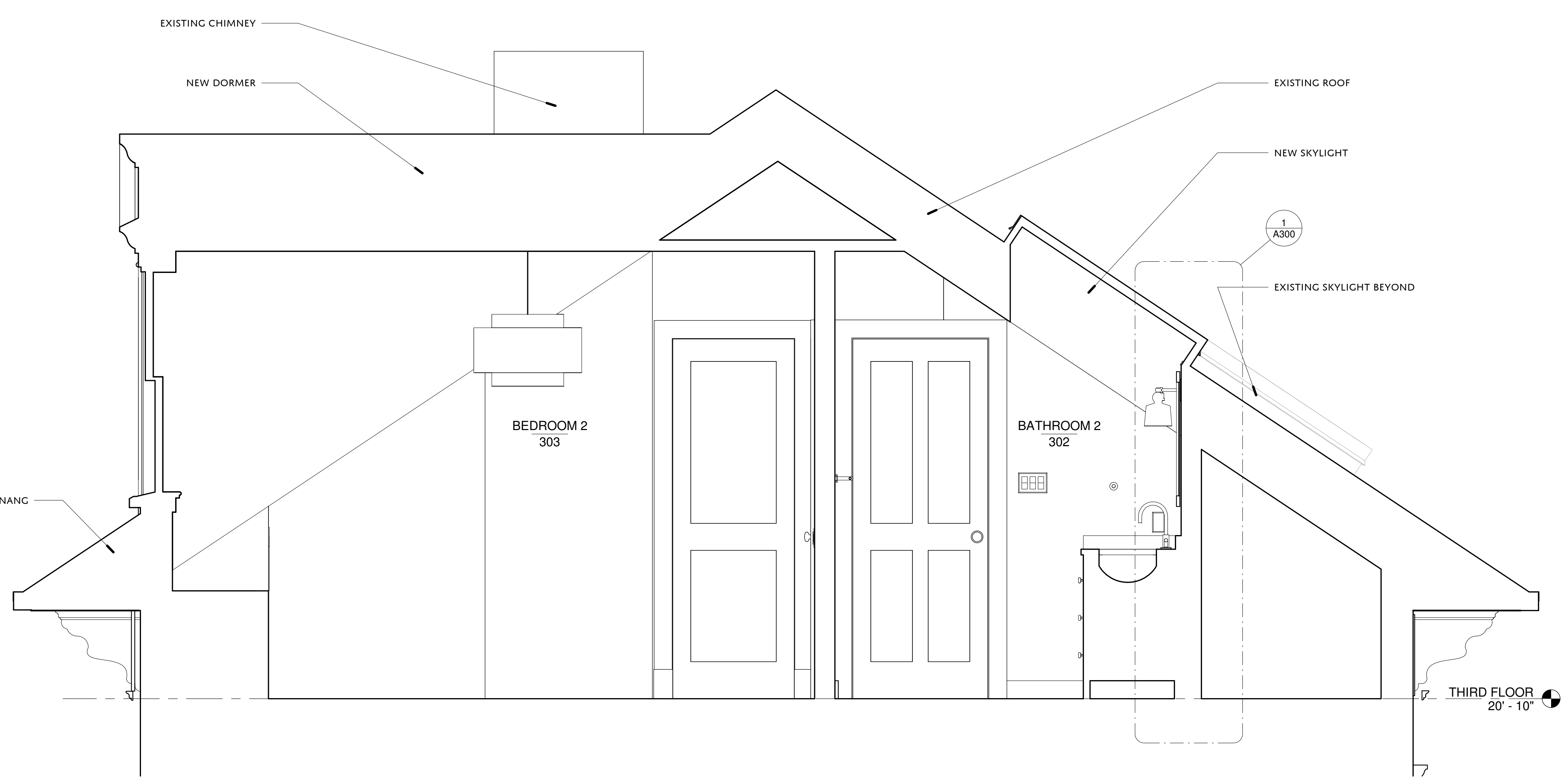
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**SECTIONS**

SCALE: AS INDICATED  
SHEET DATE: 08/13/21 | SET DATE: 08/17/21  
SHEET NUMBER:

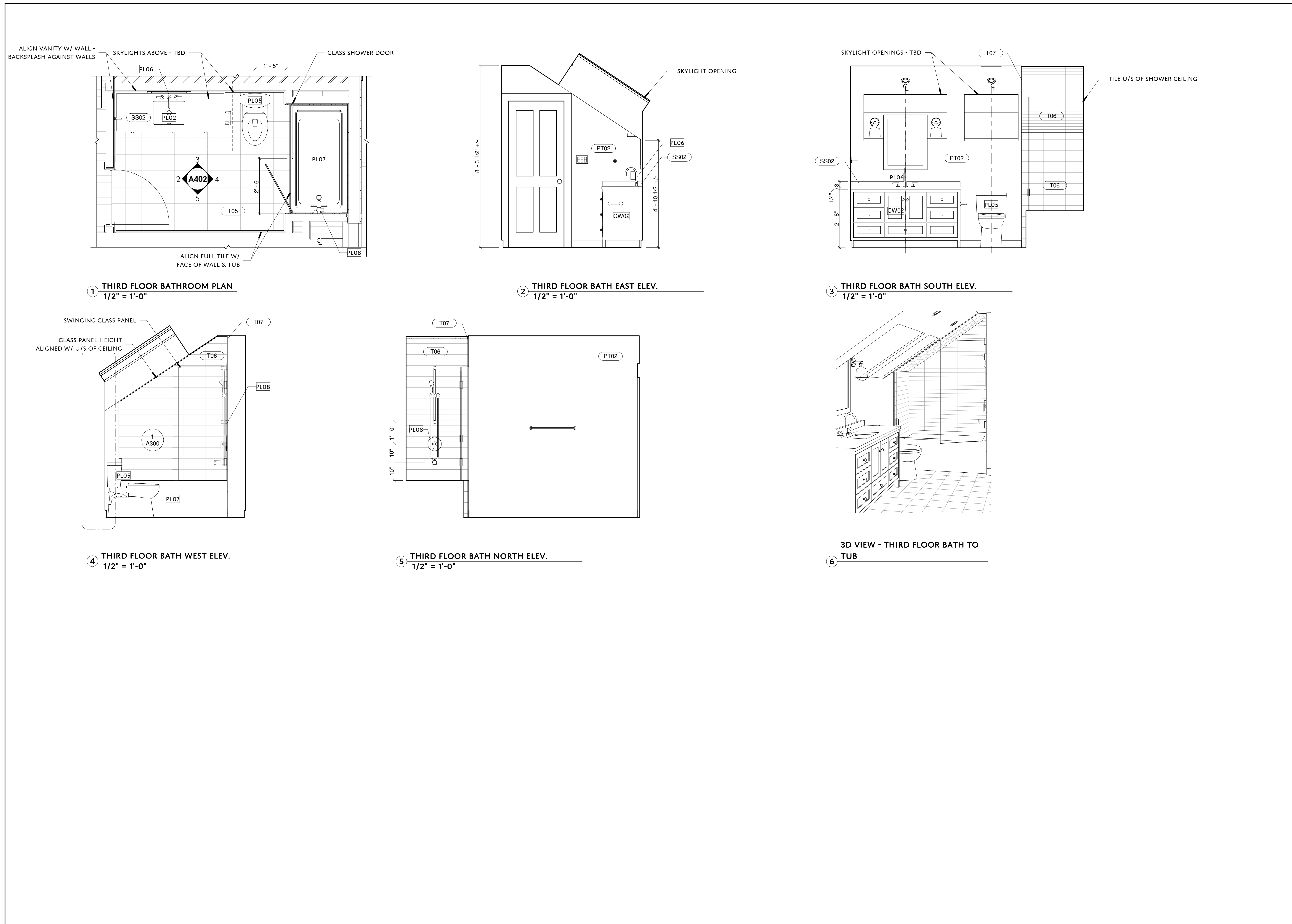
**A300**



1 BATHROOM SKYLIGHT SECTION  
3" = 1'-0"



2 3RD FLOOR SECTION  
3/4" = 1'-0"



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**21 THOMAS**

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JAMAICA PLAIN MA 02130

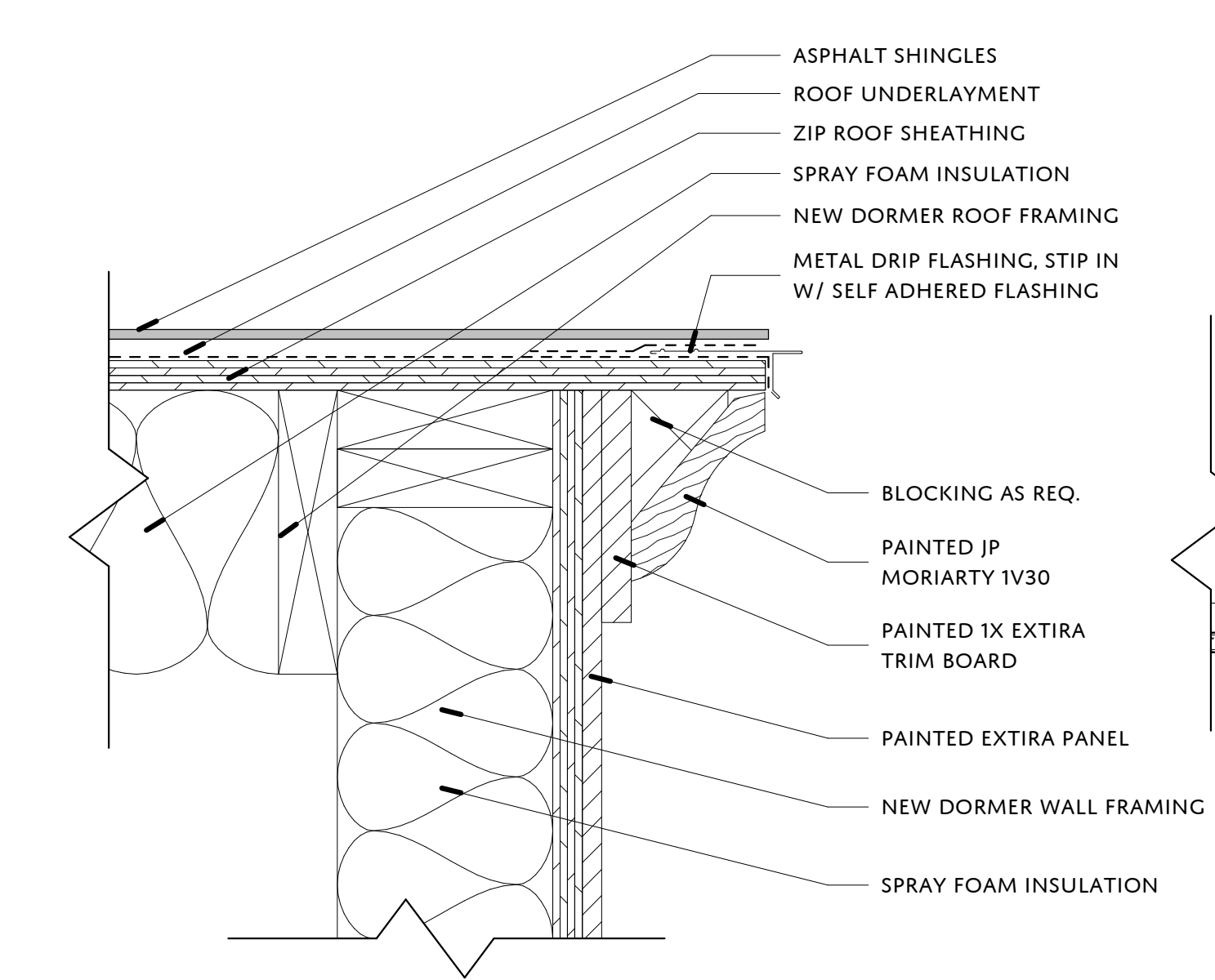
OWNER:  
**MEG AND SETH  
ABRAMOWITZ**

PHASE:  
**CONSTRUCTION**

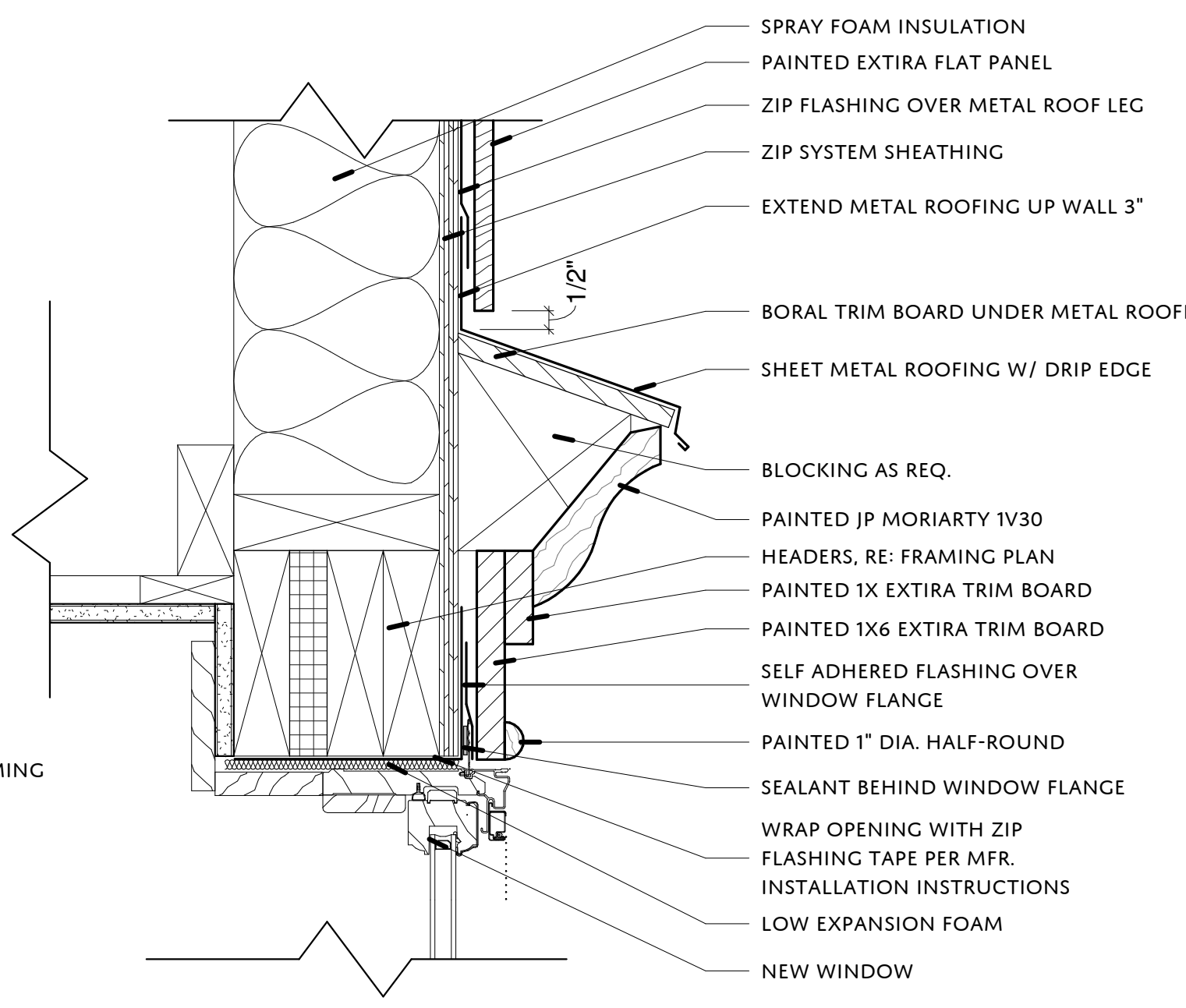
DRAWING TITLE:  
**THIRD FLOOR  
BATHROOM PLAN &  
ELEVATIONS**

SCALE: 1/2" = 1'-0"  
SHEET DATE: 08/06/21 | SET DATE: 08/17/21  
SHEET NUMBER:

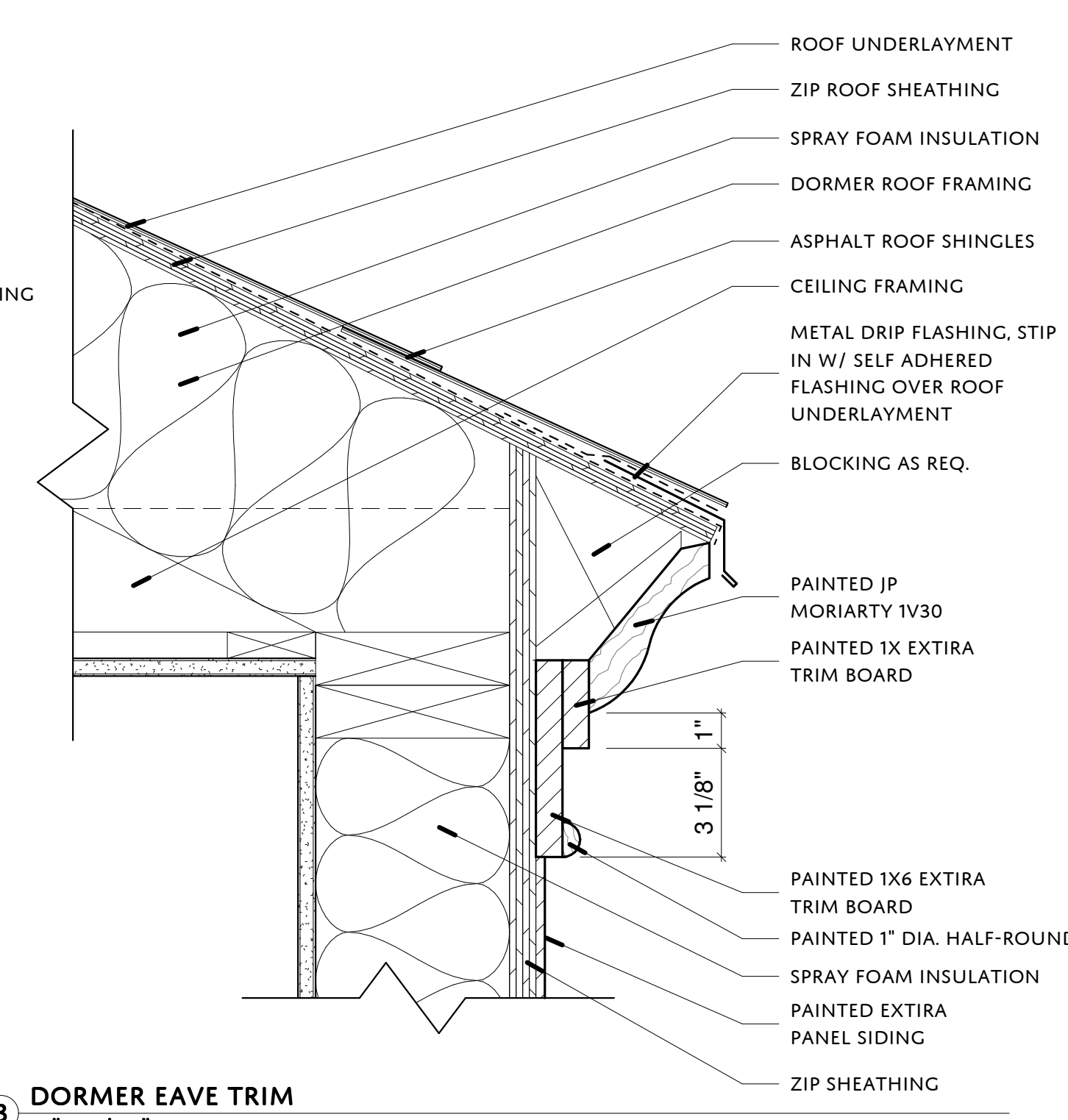
**A402**



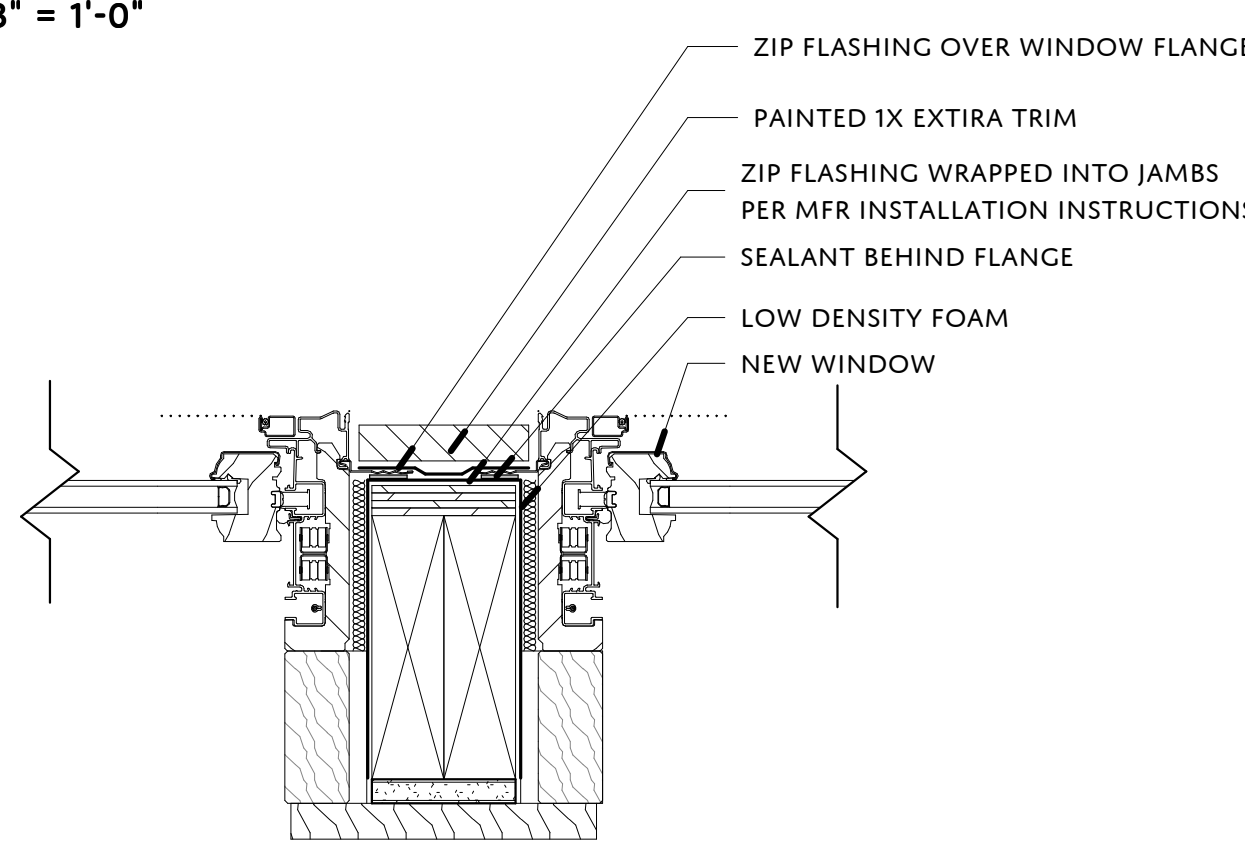
1 DORMER RAKE TRIM  
3" = 1'-0"



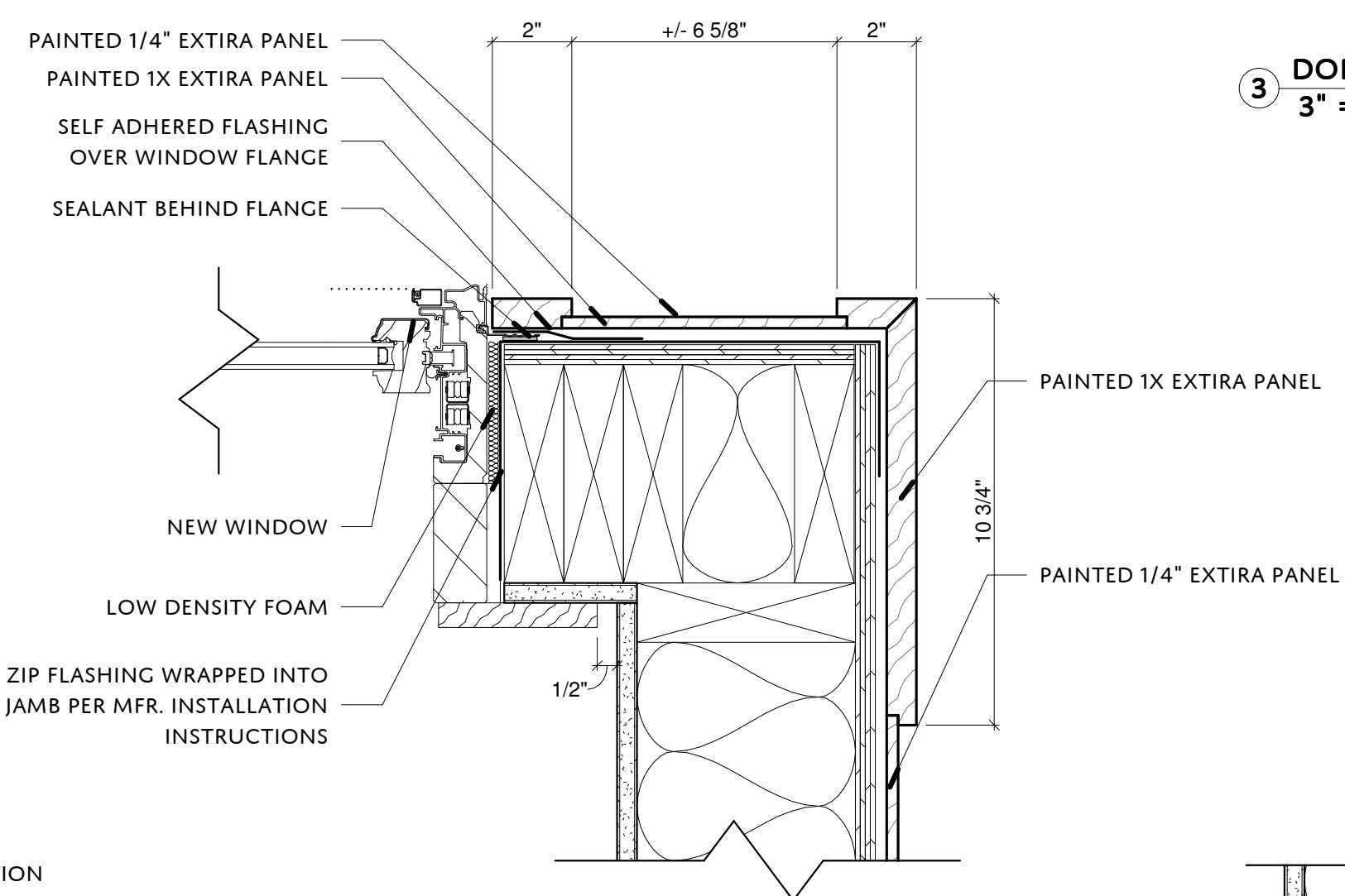
2 WINDOW HEAD DETAIL  
3" = 1'-0"



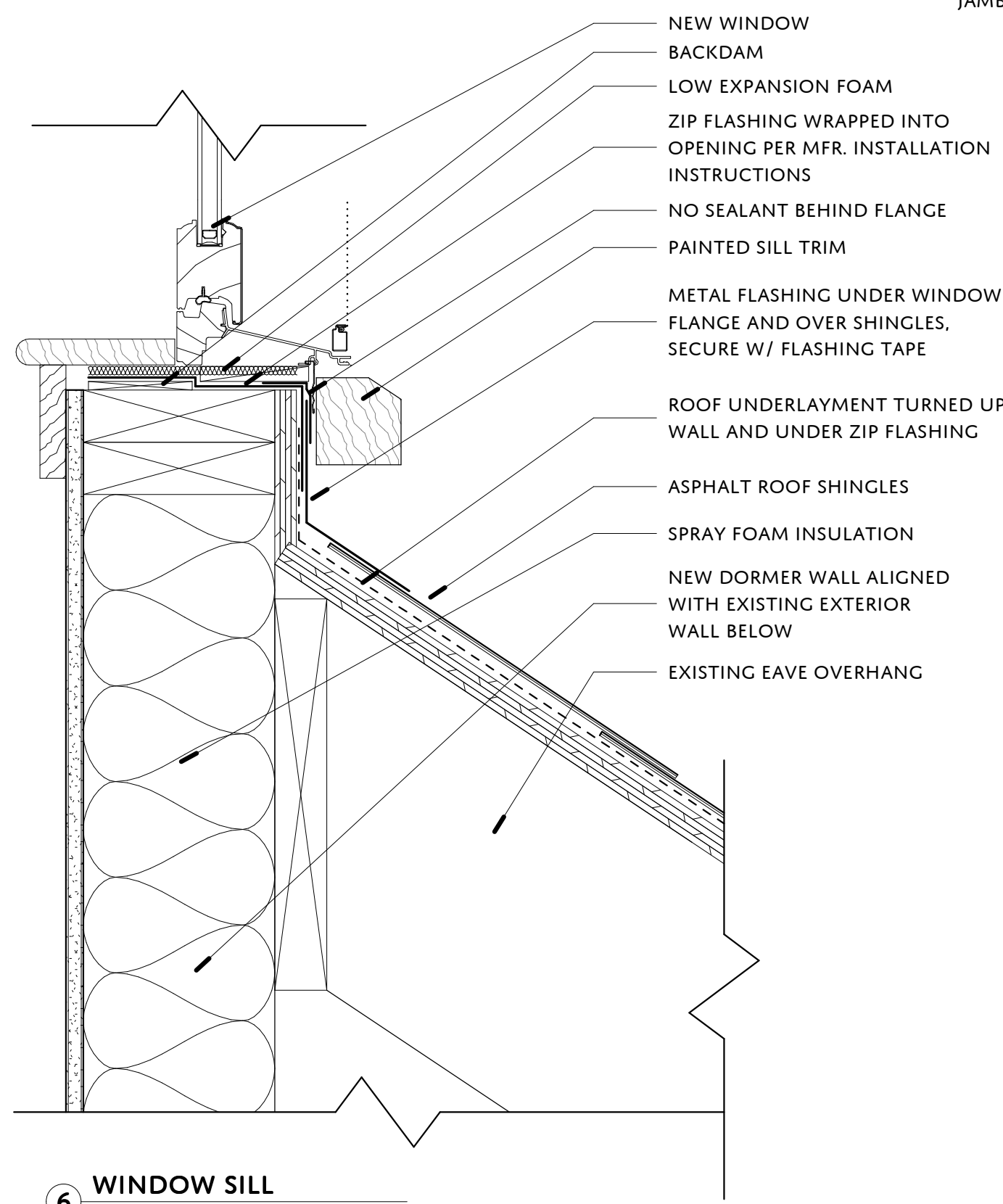
3 DORMER EAVE TRIM  
3" = 1'-0"



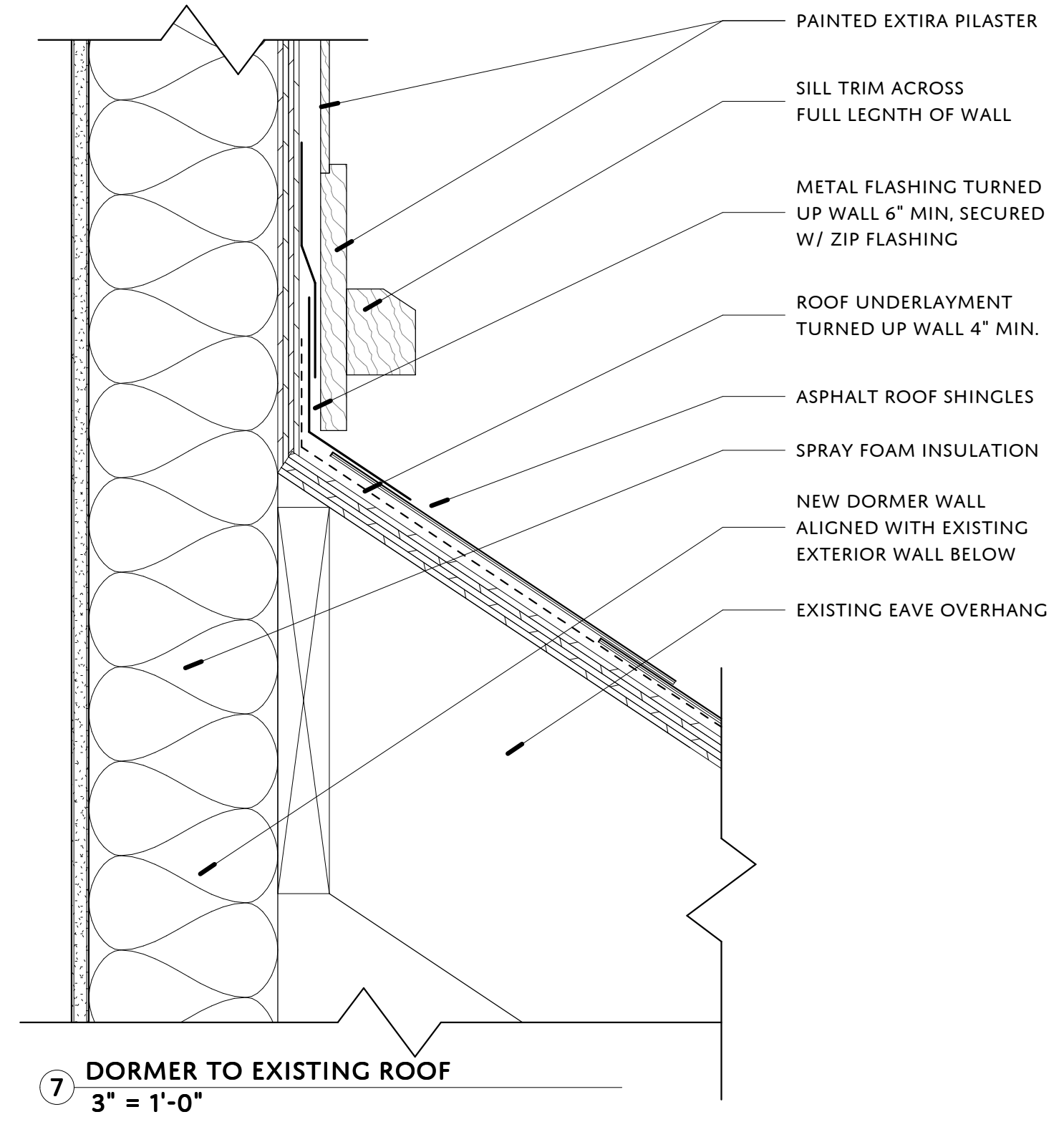
4 JAMBS AT MULL  
3" = 1'-0"



5 WINDOW JAMBS AT PILASTER  
3" = 1'-0"



6 WINDOW SILL  
3" = 1'-0"



7 DORMER TO EXISTING ROOF  
3" = 1'-0"



REVISIONS:

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**21 THOMAS**

21 THOMAS STREET  
 JAMAICA PLAIN MA 02130

OWNER:  
**MEG AND SETH ABRAMOWITZ**

PHASE:  
**CONSTRUCTION**

DRAWING TITLE:  
**EXTERIOR DETAILS**

SCALE: 3" = 1'-0"  
 SHEET DATE: 08/17/21 | SET DATE: 08/17/21  
 SHEET NUMBER:

**A500**



116 ST BOTOLPH STREET, BOSTON, MA 02115

REVISIONS:		
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**21 THOMAS**

21 THOMAS STREET  
JAMAICA PLAIN MA 02130

OWNER:  
**MEG AND SETH  
ABRAMOWITZ**

PHASE:  
**CONSTRUCTION**

DRAWING TITLE:  
**WINDOW & DOOR  
SCHEDULES**

SCALE:  
SHEET DATE: 08/09/21 | SET DATE: 08/17/21  
SHEET NUMBER:

**A601**

WINDOW SCHEDULE																	
Type Mark	Count	Frame Size		Rough Opening		Manufacturer	Model	Material	Window Finish		Glass Type	Grille Type	Screen Type	Screen Finish	Window Hardware		Comments
		Width	Height	Width	Height				Interior	Exterior					Style	Finish	
A	1	3' - 0"	4' - 7"	3' - 0 3/4"	4' - 7 3/4"	TBD	TBD		PRIME PAINTED	BLACK	CLEAR LOW E ARGON FILLED INSULATING GLASS	SDL w/Spacer Bar	FULL	TBD	TBD	TBD	WINDOW IN BASEMENT
C	2	5' - 0"	4' - 3"	5' - 0 3/4"	4' - 3 3/4"	TBD	TBD		PRIME PAINTED	BLACK	CLEAR LOW E ARGON FILLED INSULATING GLASS	SDL w/Spacer Bar	FULL	TBD	TBD	TBD	
D	1	4' - 2"	4' - 2"	3' - 10 1/2"	3' - 10 1/2"	VELUX	VCM 4646		PRE-FINISHED WHITE	BLACK	CLEAR LOW E ARGON FILLED INSULATING GLASS	NA	NA	NA	TBD	TBD	VELUX EKL FLASHING KIT
F	1	2' - 6"	4' - 2"	2' - 6 1/2"	3' - 10 1/2"	VELUX	VCM 3046		PRE-FINISHED WHITE	BLACK	CLEAR LOW E ARGON FILLED INSULATING GLASS	NA	NA	NA	TBD	TBD	VELUX EKL FLASHING KIT

DOOR SCHEDULE																			
Door Number	Description	Manufacturer	Model	Size		Rough Dimensions		Construction		Fire Rating	Finish			Hardware			Hinge/Slider Finish	Hinge/Slider Setup	Comments
				Width	Height	Width	Height	Panel Style	Sticking		Door	Frame	Type	Manf.	Finish	Mode			
102	SLIDING PAIR	Trustile	TS4140	4' - 0"	6' - 8"	4' - 2 1/2"	6' - 9 1/4"	4 PANEL - FLAT	QB - QUARTER BEAD	NA	PAINTED	PAINTED	FLUSH PULL	EMTEK	Oil Rubbed Bronze	2206 #8 STYLE, 6"			
205	SINGLE SWING	Trustile	TS4140	2' - 6"	6' - 8"	2' - 8 1/2"	6' - 9 1/4"	4 PANEL - FLAT	QB - QUARTER BEAD	NA	PAINTED	PAINTED	Dummy Set	EMTEK	ICE WHITE KNOB, Oil Rubbed Bronze ROSETTE	AMERICAN HERITAGE/REGULAR ROSETTE	OIL RUBBED BRONZE	(2) 4" W/ RADIUS CORNERS, PLAIN BRASS BEARING W/ BALL TIP	
302	SINGLE SWING	Trustile	TS4140	2' - 6"	6' - 8"	2' - 8 1/2"	6' - 9 1/4"	4 PANEL - FLAT	QB - QUARTER BEAD	NA	PAINTED	PAINTED	Privacy Set	EMTEK	ICE WHITE KNOB, Oil Rubbed Bronze ROSETTE	AMERICAN HERITAGE/REGULAR ROSETTE	OIL RUBBED BRONZE	(2) 4" W/ RADIUS CORNERS, PLAIN BRASS BEARING W/ BALL TIP	
303	SINGLE SWING	Trustile	TS4140	2' - 6"	6' - 8"	2' - 8 1/2"	6' - 9 1/4"	4 PANEL - FLAT	QB - QUARTER BEAD	NA	PAINTED	PAINTED	Passage Set	EMTEK	ICE WHITE KNOB, Oil Rubbed Bronze ROSETTE	AMERICAN HERITAGE/REGULAR ROSETTE	OIL RUBBED BRONZE	(2) 4" W/ RADIUS CORNERS, PLAIN BRASS BEARING W/ BALL TIP	
305	POCKET	Trustile	TS4140	2' - 3"	6' - 8"	2' - 5 1/2"	6' - 9 1/4"	4 PANEL - FLAT	QB - QUARTER BEAD	NA	PAINTED	PAINTED	FLUSH PULL	EMTEK	OIL RUBBED BRONZE	2206 #8 STYLE, 6" W/EDGE PULL 2221			
306	SINGLE SWING	Trustile	TS4140	2' - 6"	6' - 8"	2' - 8 1/2"	6' - 9 1/4"	4 PANEL - FLAT	QB - QUARTER BEAD	NA	PAINTED	PAINTED	Passage Set	EMTEK	ICE WHITE KNOB, Oil Rubbed Bronze ROSETTE	AMERICAN HERITAGE/REGULAR ROSETTE	OIL RUBBED BRONZE	(2) 4" W/ RADIUS CORNERS, PLAIN BRASS BEARING W/ BALL TIP	
307	SINGLE SWING	Trustile	TS4140	2' - 6"	6' - 8"	2' - 8 1/2"	6' - 9 1/4"	4 PANEL - FLAT	QB - QUARTER BEAD	NA	PAINTED	PAINTED	Dummy Set	EMTEK	ICE WHITE KNOB, Oil Rubbed Bronze ROSETTE	AMERICAN HERITAGE/REGULAR ROSETTE	OIL RUBBED BRONZE	(2) 4" W/ RADIUS CORNERS, PLAIN BRASS BEARING W/ BALL TIP	





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21 THOMAS  
 21 THOMAS STREET  
 JAMAICA PLAIN MA 02130

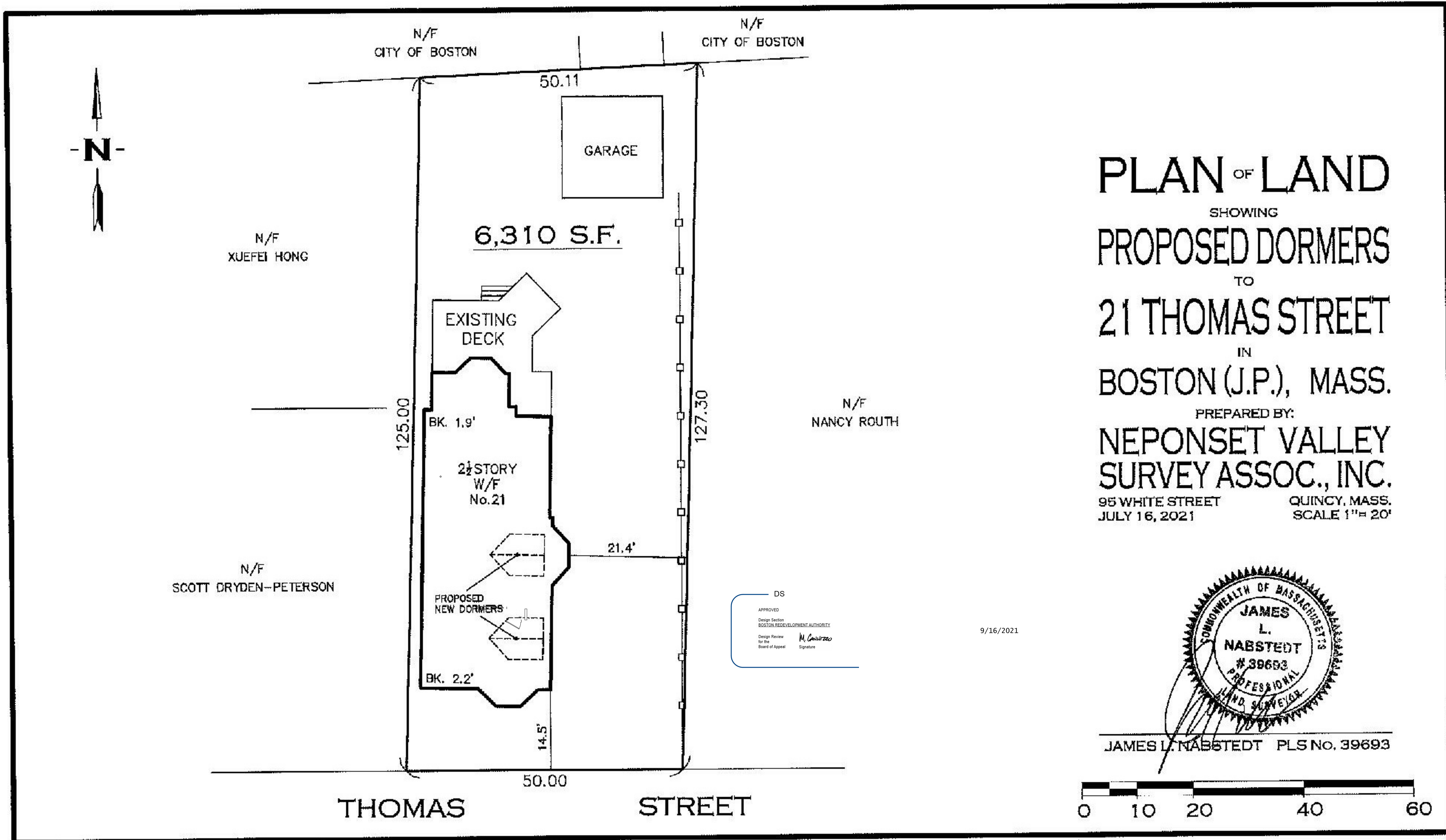
OWNER:  
 MEG AND SETH  
 ABRAMOWITZ

PHASE:  
 CONSTRUCTION

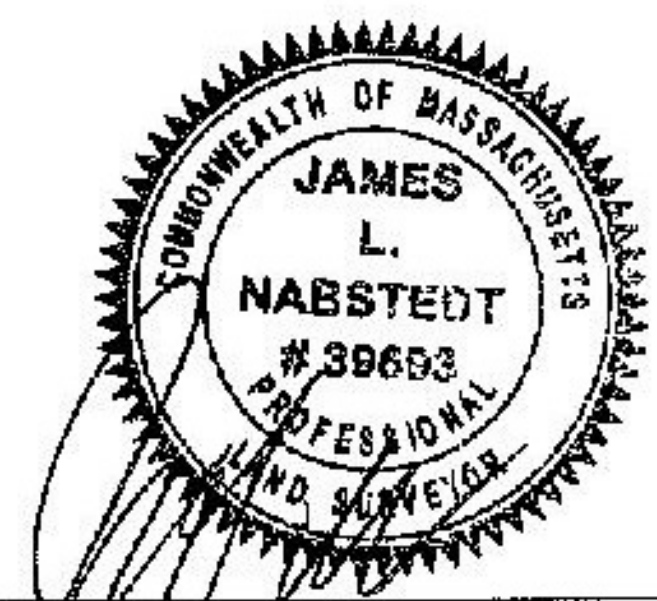
DRAWING TITLE:  
 SITE PLAN

SCALE: 1" = 10'-0"  
 SHEET DATE: 08/01/21 SET DATE: 08/17/21  
 SHEET NUMBER:

C100



**PLAN OF LAND**  
 SHOWING  
**PROPOSED DORMERS**  
 TO  
**21 THOMAS STREET**  
 IN  
**BOSTON (J.P.), MASS.**  
 PREPARED BY:  
**NEPONSET VALLEY**  
**SURVEY ASSOC., INC.**  
 95 WHITE STREET QUINCY, MASS.  
 JULY 16, 2021 SCALE 1" = 20'

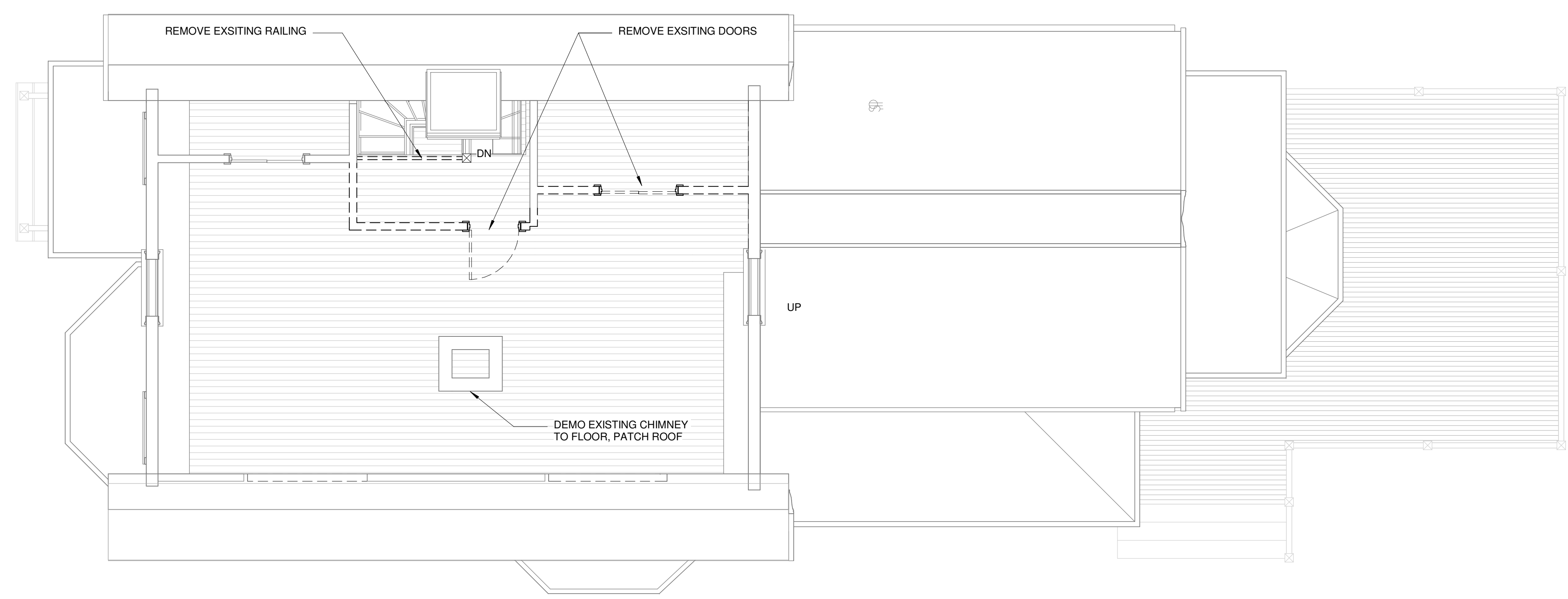


JAMES L. NABSTEDT PLS No. 39693

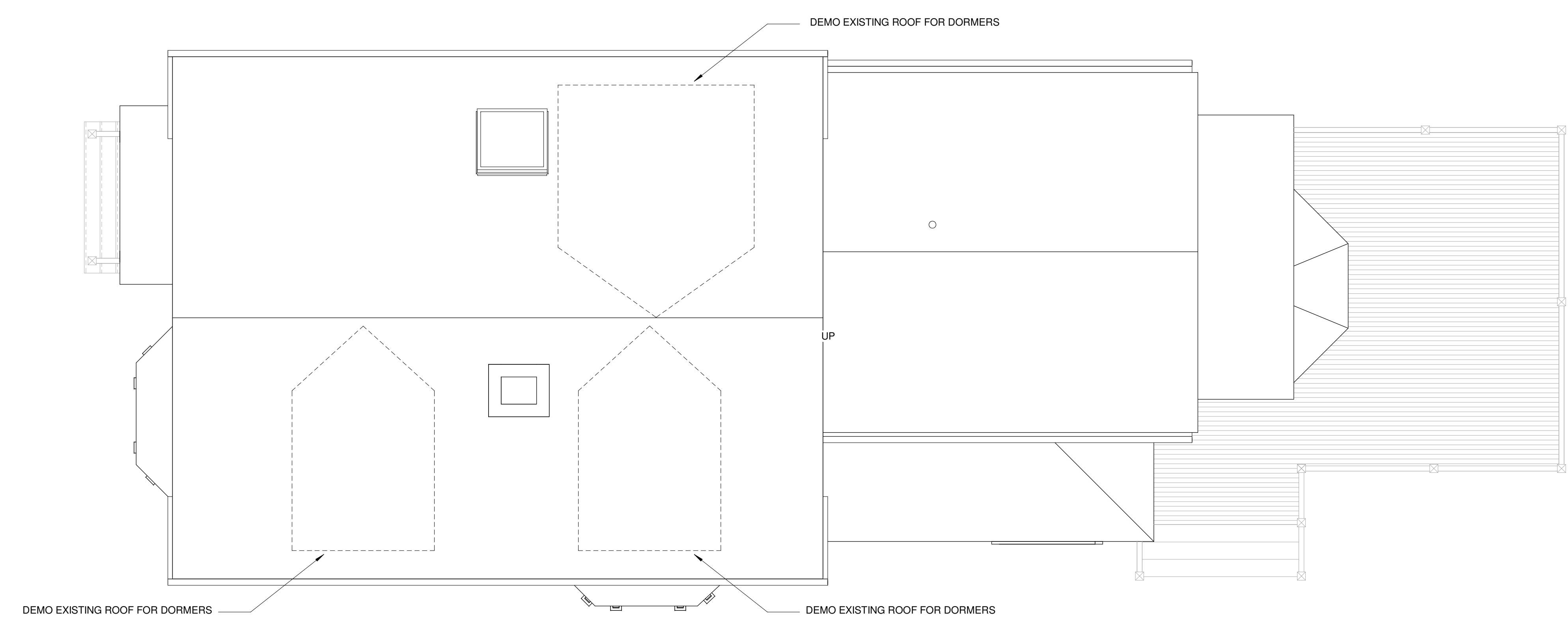


APPROVED  
 Design Section  
 BOSTON DEVELOPMENT AUTHORITY  
 Design Review  
 for the  
 Board of Appeal  
 M. Gonzalez  
 Signature

9/16/2021



③ D1.3 - THIRD FLOOR DEMO PLAN  
1/4" = 1'-0"



④ D1.4 - ROOF DEMO PLAN  
1/4" = 1'-0"



REVISIONS:

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21 THOMAS

21 THOMAS STREET  
JAMAICA PLAIN MA 02130

OWNER:  
MEG AND SETH  
ABRAMOWITZ

PHASE:  
CONSTRUCTION

DRAWING TITLE:  
THIRD FLOOR &  
ROOF DEMO PLANS

SCALE: 1/4" = 1'-0"  
SHEET DATE: 05/04/21 | SET DATE: 08/17/21  
SHEET NUMBER:

D102



REVISIONS:		
NO.	DATE	REVISION DESCRIPTION

**21 THOMAS**

21 THOMAS STREET  
JAMAICA PLAIN MA 02130

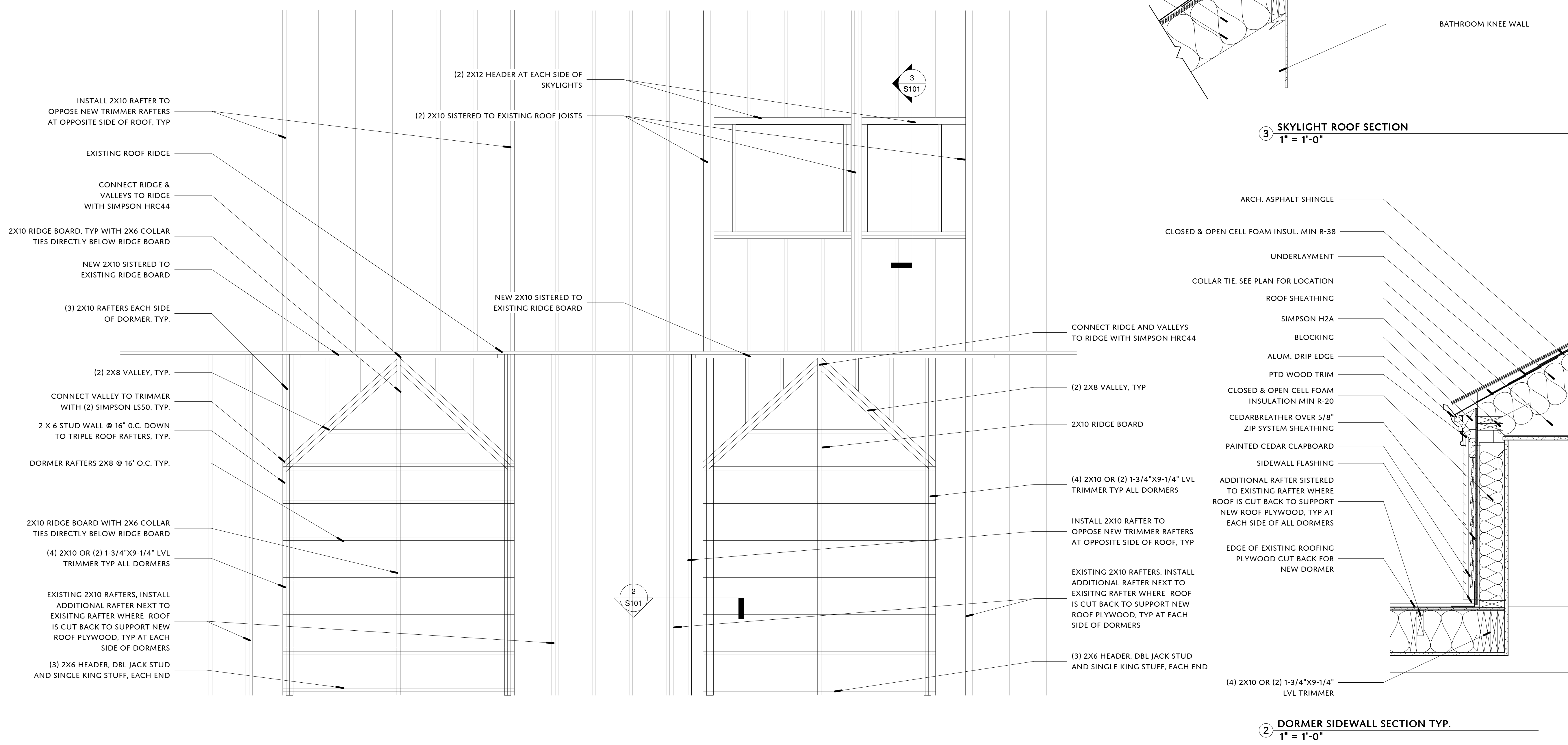
OWNER:  
**MEG AND SETH  
ABRAMOWITZ**

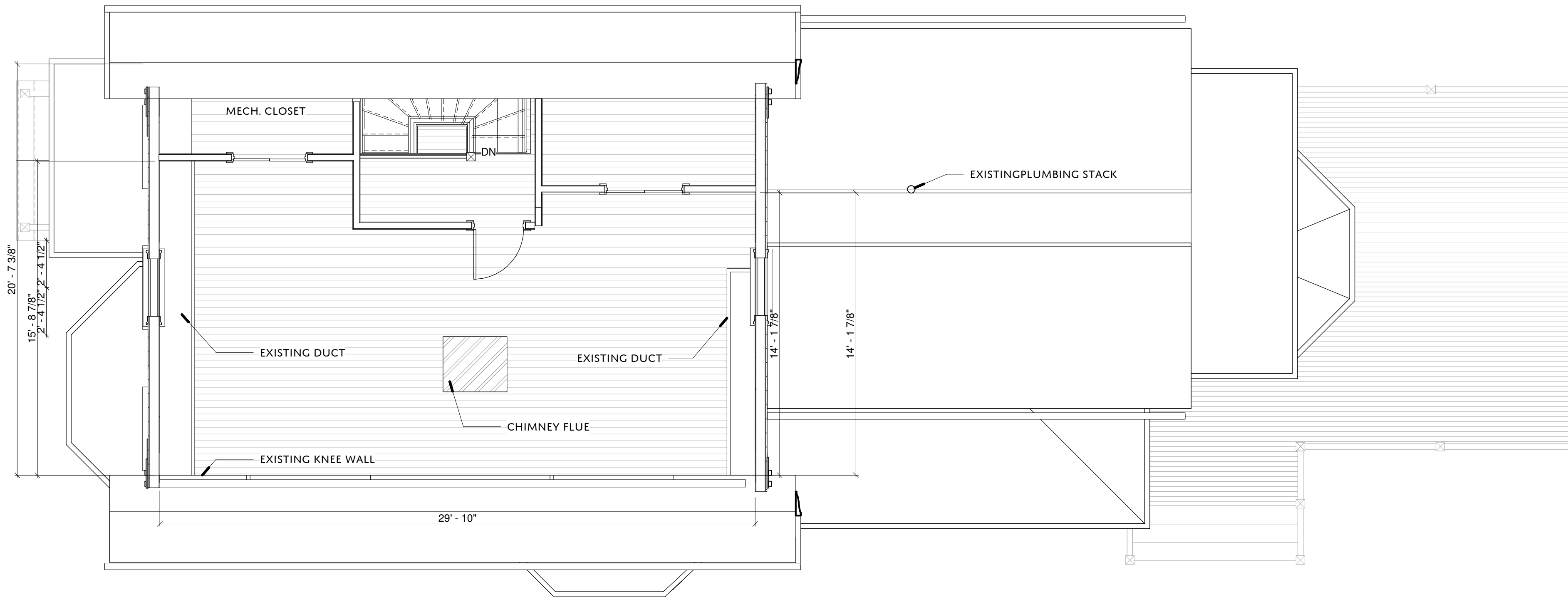
PHASE:  
**CONSTRUCTION**

DRAWING TITLE:  
**ROOF FRAMING  
PLAN & DORMER  
SECTION**

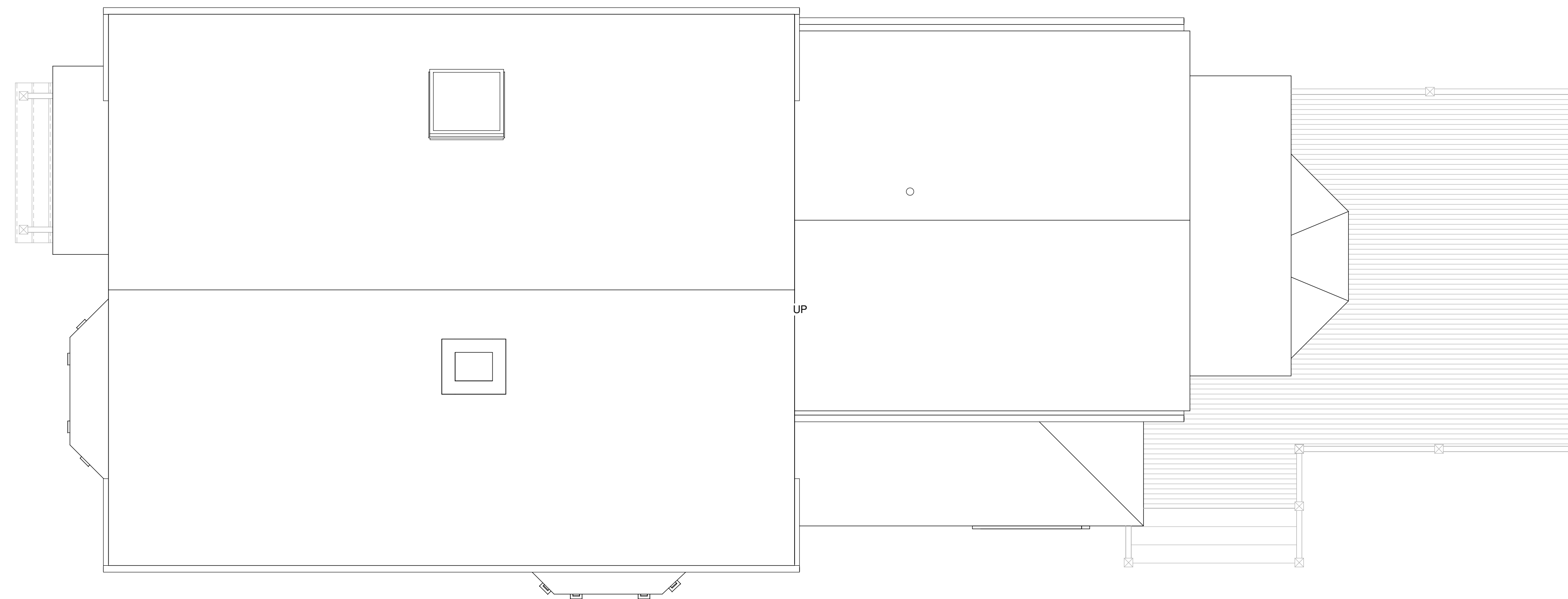
SCALE: AS INDICATED  
SHEET DATE: 08/04/21 | SET DATE: 08/17/21  
SHEET NUMBER:

**S101**





③ X1.3 - EXISTING THIRD FLOOR PLAN  
1/4" = 1'-0"



④ X1.4 - EXISTING ROOF PLAN  
1/4" = 1'-0"



116 ST BOTOLPH STREET, BOSTON, MA 02115

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## 21 THOMAS

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JAMAICA PLAIN MA 02130

OWNER:

MEG AND SETH  
ABRAMOWITZ

PHASE:

CONSTRUCTION

DRAWING TITLE:

THIRD FLOOR &  
ROOF EXISTING  
CONDITION PLANS

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

SHEET DATE: 05/04/21 | SET DATE: 08/17/21

SHEET NUMBER:

# X102



REVISIONS:		
NO.	DATE	REVISION DESCRIPTION



1 EXISTING EXTERIOR EAST ELEV.  
1/4" = 1'-0"

2 EXISTING EXTERIOR NORTH ELEV.  
1/4" = 1'-0"

### 21 THOMAS

21 THOMAS STREET  
JAMAICA PLAIN MA 02130

OWNER:  
**MEG AND SETH  
ABRAMOWITZ**

PHASE:  
**CONSTRUCTION**

DRAWING TITLE:  
**EXISTING EXTERIOR  
ELEVATIONS**

SCALE: 1/4" = 1'-0"  
SHEET DATE: 02/24/21 | SET DATE: 08/17/21  
SHEET NUMBER:

# X201



3 EXISTING EXTERIOR SOUTH ELEV.  
1/4" = 1'-0"

4 EXISTING EXTERIOR WEST ELEV.  
1/4" = 1'-0"