

ZONING SUMMARY

ARTICLE 50  
3F-4000 SUBDISTRICT  
PROPOSED 3 FAMILY

ANY OTHER DWELLING	MIN. LOT SIZE	MIN. LOT AREA PER ADD. UNIT	TOTAL LOT SIZE	LOT WIDTH/FRONTAGE	FAR	BLDG. HEIGHT	USABLE OPEN SPACE	SETBACK FRONT	SETBACK SIDE	SETBACK REAR	MAX USE REAR YARD
REQUIRED BY ZONING	4000 S.F. FOR 2 UNITS	2000 S.F.	6000 S.F. FOR 3 UNITS	45	.8	3 STORIES 35'	650/UNIT	22' total	5/10' 15' TOTAL	30'	25%
PROPOSED 3 FAMILY			6439 S.F.	55' ±	.68 4367/6439	3 STORIES 34.5'	1103/UNIT	24'	11.8/10' 22.8' TOTAL	30.2'	0 %

USE SUMMARY:  
PROP. DETACHED 3 FAMILY FAMILY USE  
DET. 3 FAM. USE = ALLOWED

OVERLAYS  
-NDOD  
REQUIRES BP&DA (BPA) DESIGN REVIEW

PARKING REQUIREMENT  
RESIDENTIAL USE: 1.00 SPACE PER UNIT

REQUIRED 3 SPACES

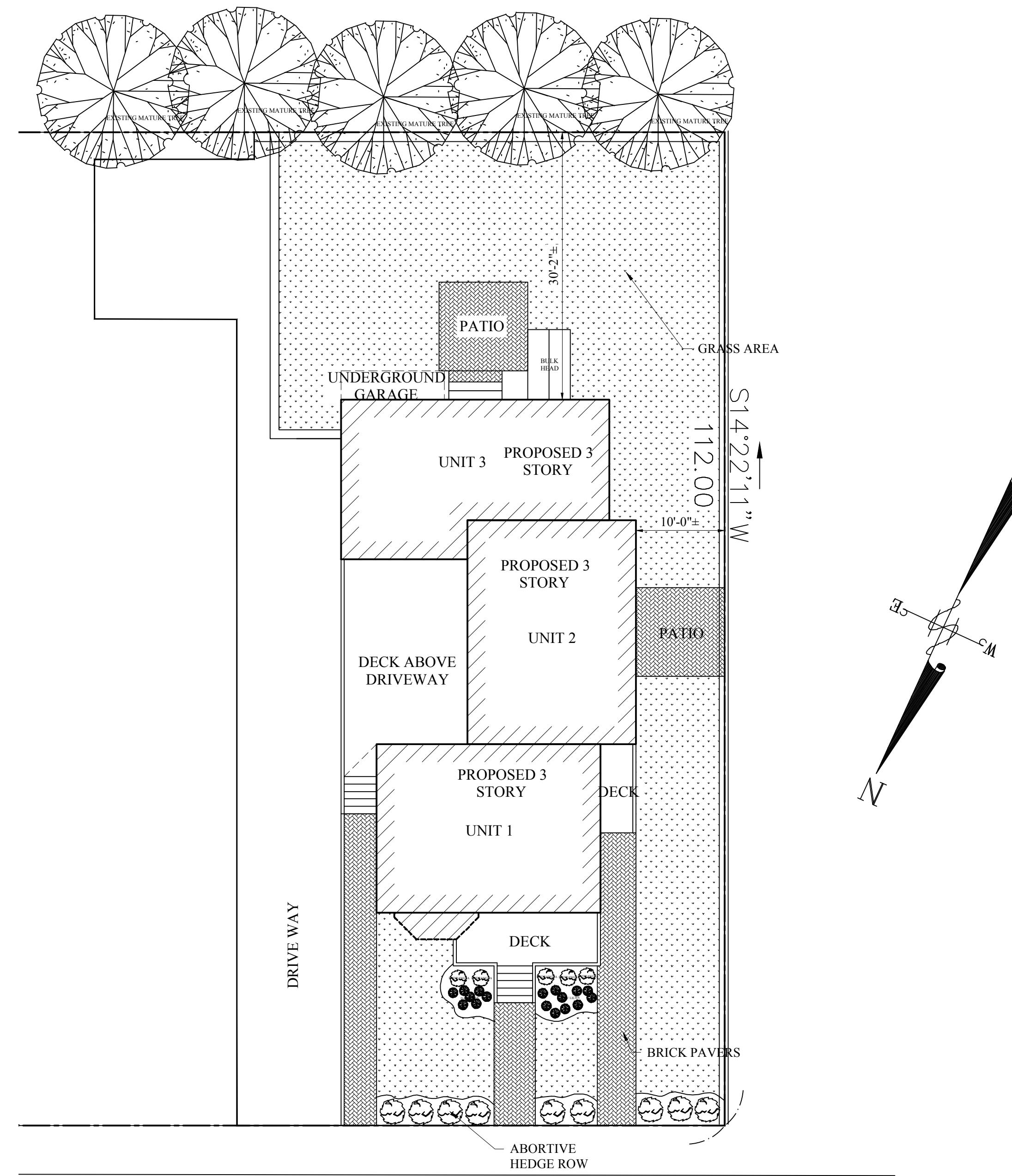
PROPOSED 3 SPACES

KEY

- ☉ SMOKE DETECTOR
- ⊙ HEAT DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR
- ◇ 1 HOUR WALL(SEE W.T.1/A-3.1)
- ⊗ FAN
- ⊙ 45 MIN. DOOR
- ⬡ WINDOW TYPE
- 1 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)

CODE SUMMARY

NEW TYPE 5A CONSTRUCTION  
3 STORIES  
R-2 USE GROUP  
FULLY SPRINKLED  
FULLY ALARMED



THORNTON STREET  
(30' R.O.W.)

0 SITE PLAN  
1/4" = 1'-0"

Location

PROPOSED 3 FAMILY  
128 THORNTON STREET  
ROXBURY MA 02119

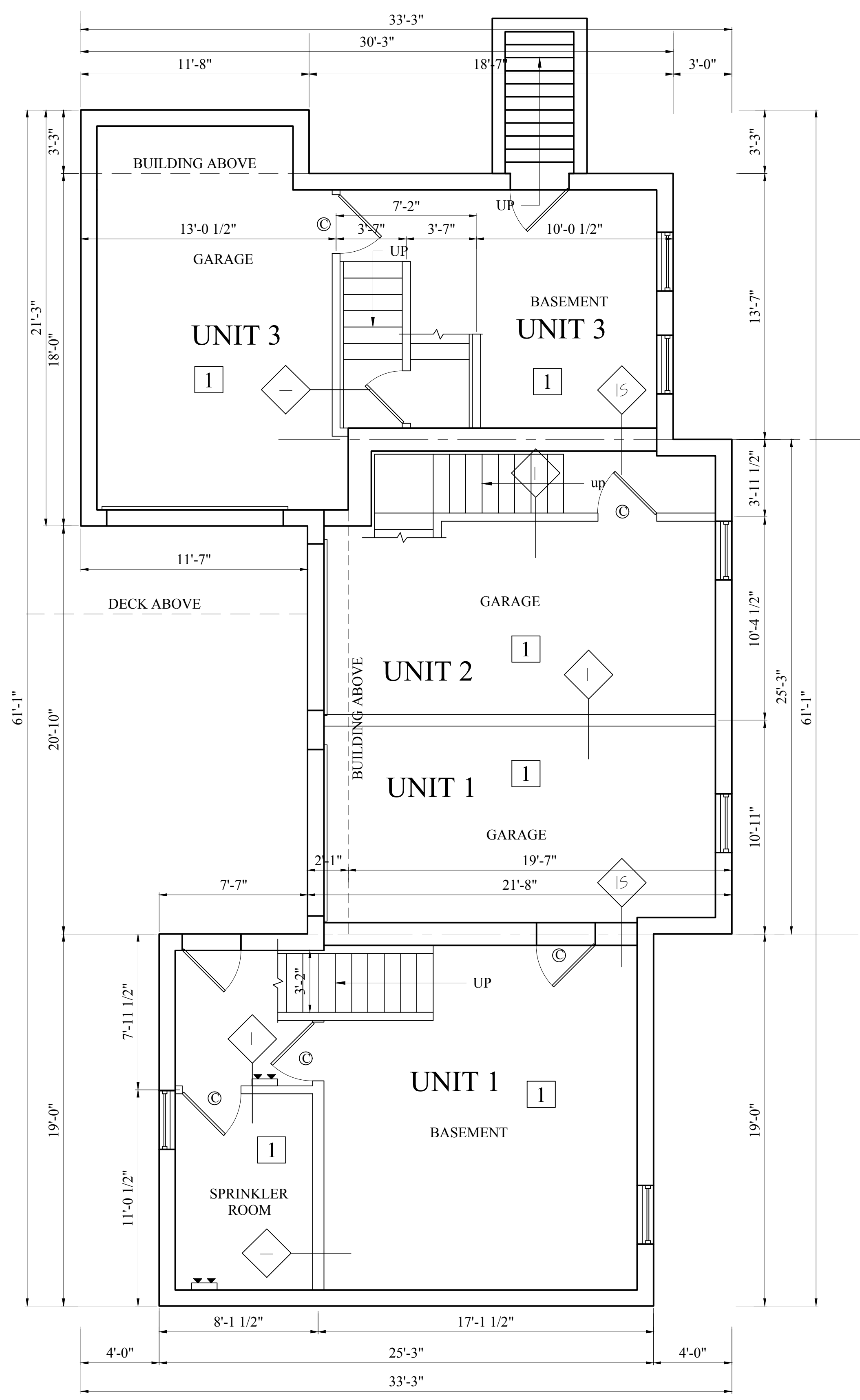
Choo & Company, Inc.  
One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 14243  
Scale: AS NOTED  
Date:  
Drawn By:

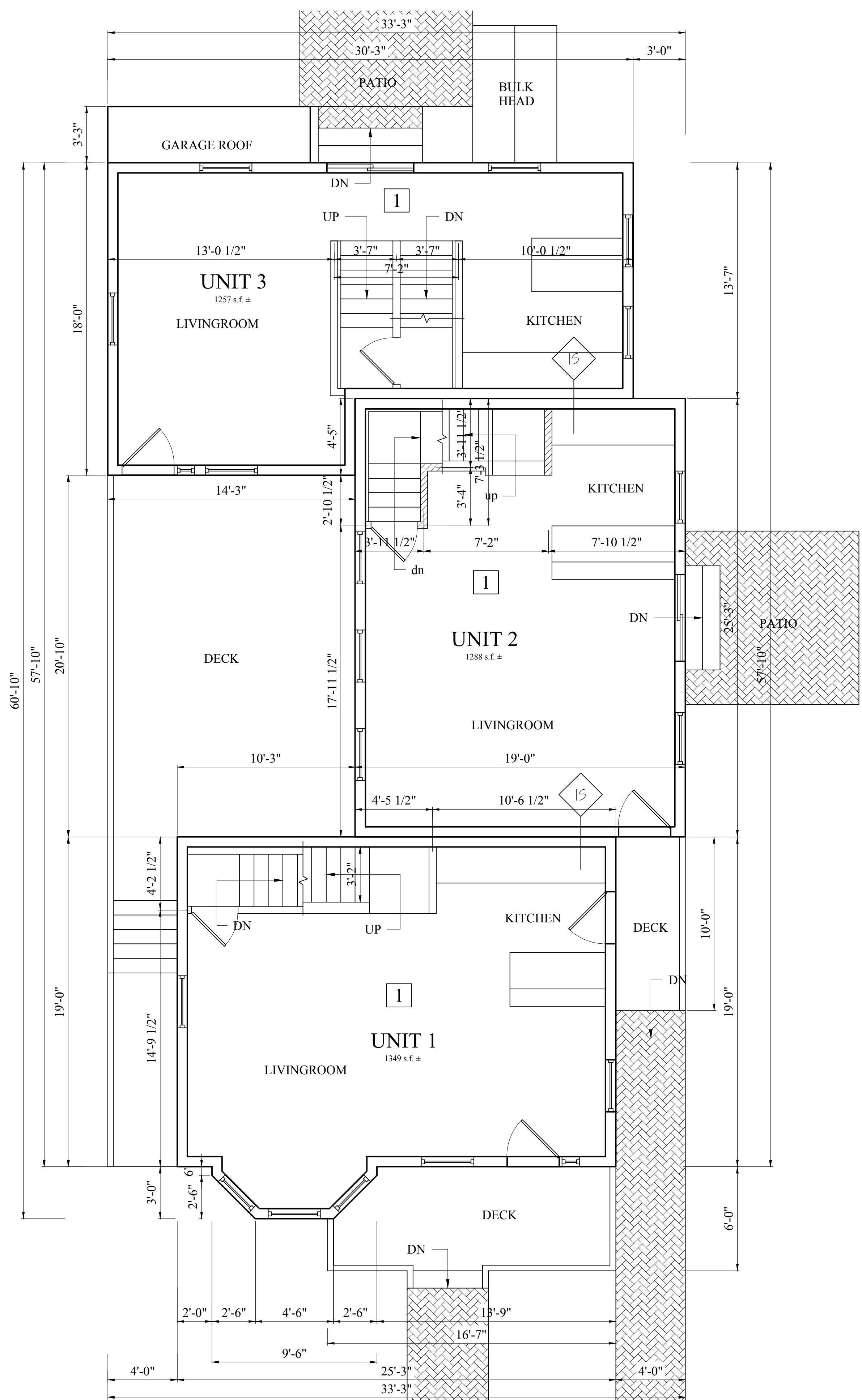
Drawing Name  
PROPOSED ARCH SITE PLAN

Sheet No.  
A-1.0



THORNTON STREET

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



THORNTON STREET

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

Location

**PROPOSED 3 FAMILY**

**128 THORNTON STREET**  
**ROXBURY MA 02119**

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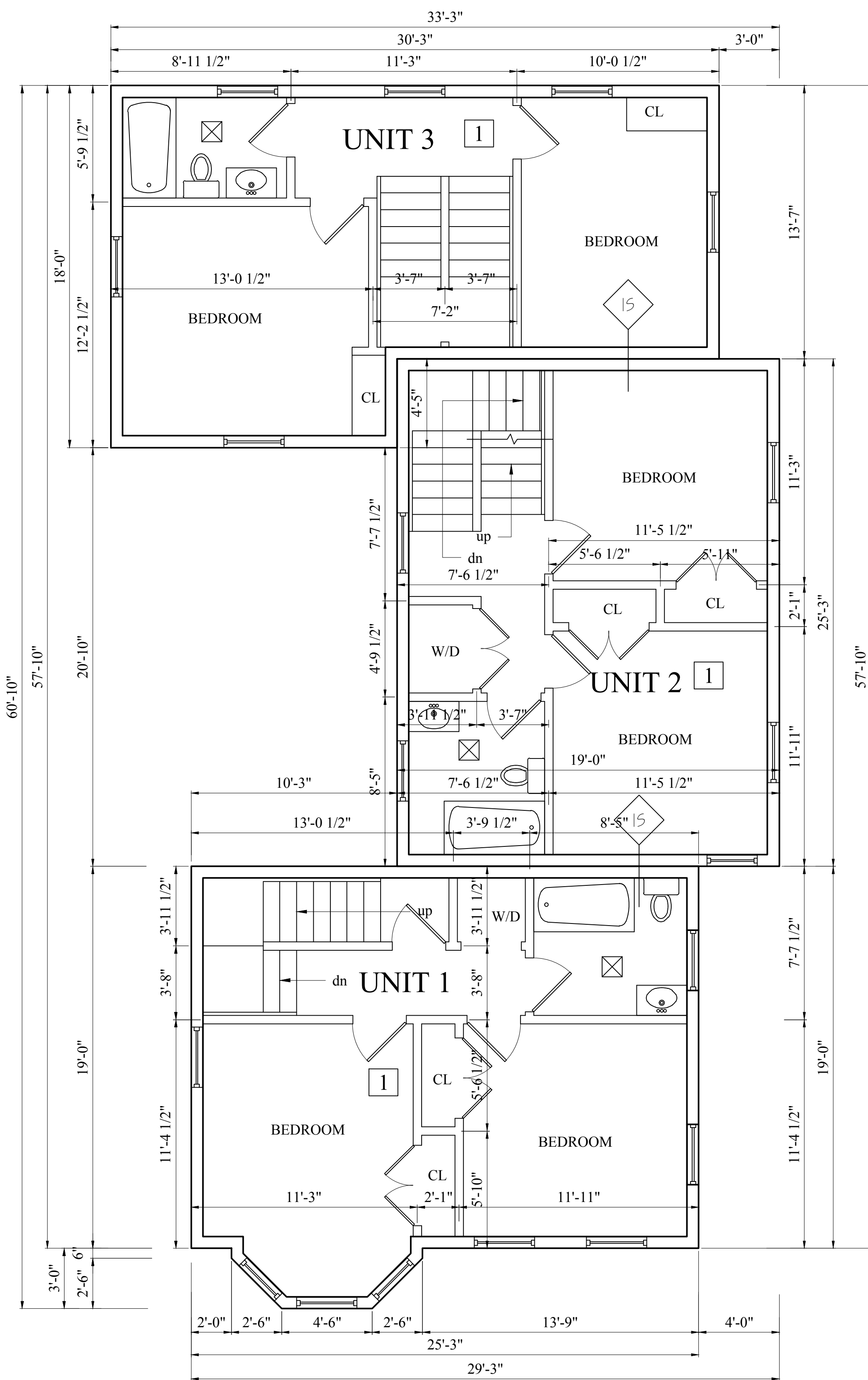
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Drawing Name

**PROPOSED FLOOR PLANS**

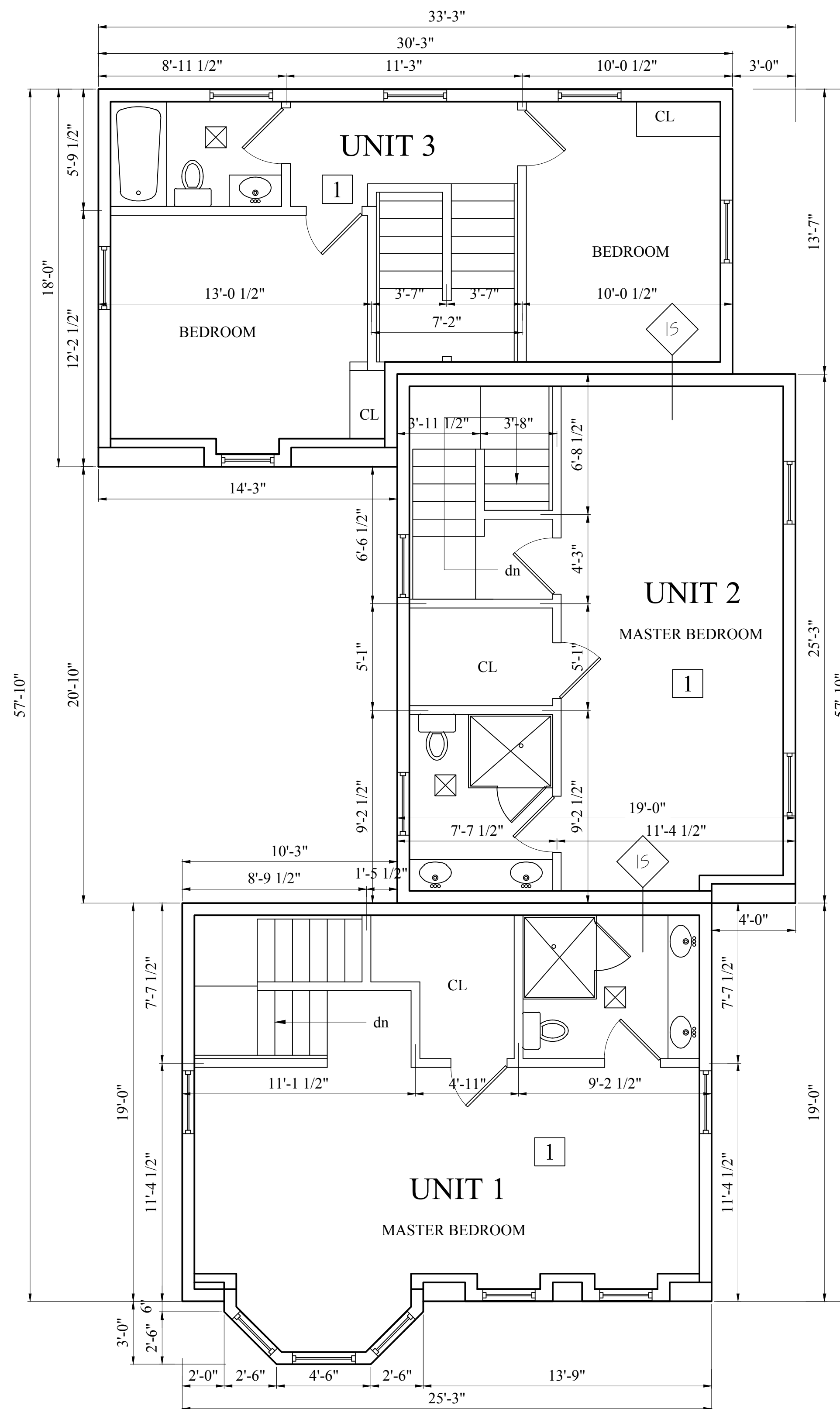
Sheet No.

A-1.1



THORNTON STREET

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

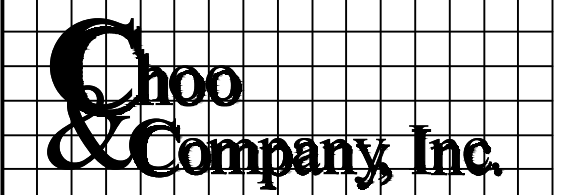


THORNTON STREET

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

Location

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**PROPOSED FLOOR PLANS**

Sheet No.

A-1.2



WINDOW & DOOR SCHEDULE					
NO.	MANU	MOD	# NEEDED	SIZE	REMARKS
A	-		26	32"Wx 72"H	D.H. WOOD CLAD
B	-		2	28"Wx 80"H	D.H. WOOD CLAD
C	-		17	32"Wx 66"H	D.H. WOOD CLAD
D	-		5	28"Wx 66"H	D.H. WOOD CLAD
E	-				
F	-		6	32"Wx 20"H	BASEMENT WINDOWS
G	-		1	32"Wx 80"H	D.H. WOOD CLAD
1	-		2	36"Wx 84"H	WOOD ENTRY DOOR W/ 14" TRANSOM & 12" S.L.
2	-		1	36"Wx 80"H	1 PANEL WOOD FIELD PAINTED
3	-		2	60"Wx 96"H	WD PATIO
4	-		2	36"Wx 80"H	WOOD DOOR W/ 14" TRANSOM
6	-		3	104"Wx 84"H	WD GARAGE DOOR

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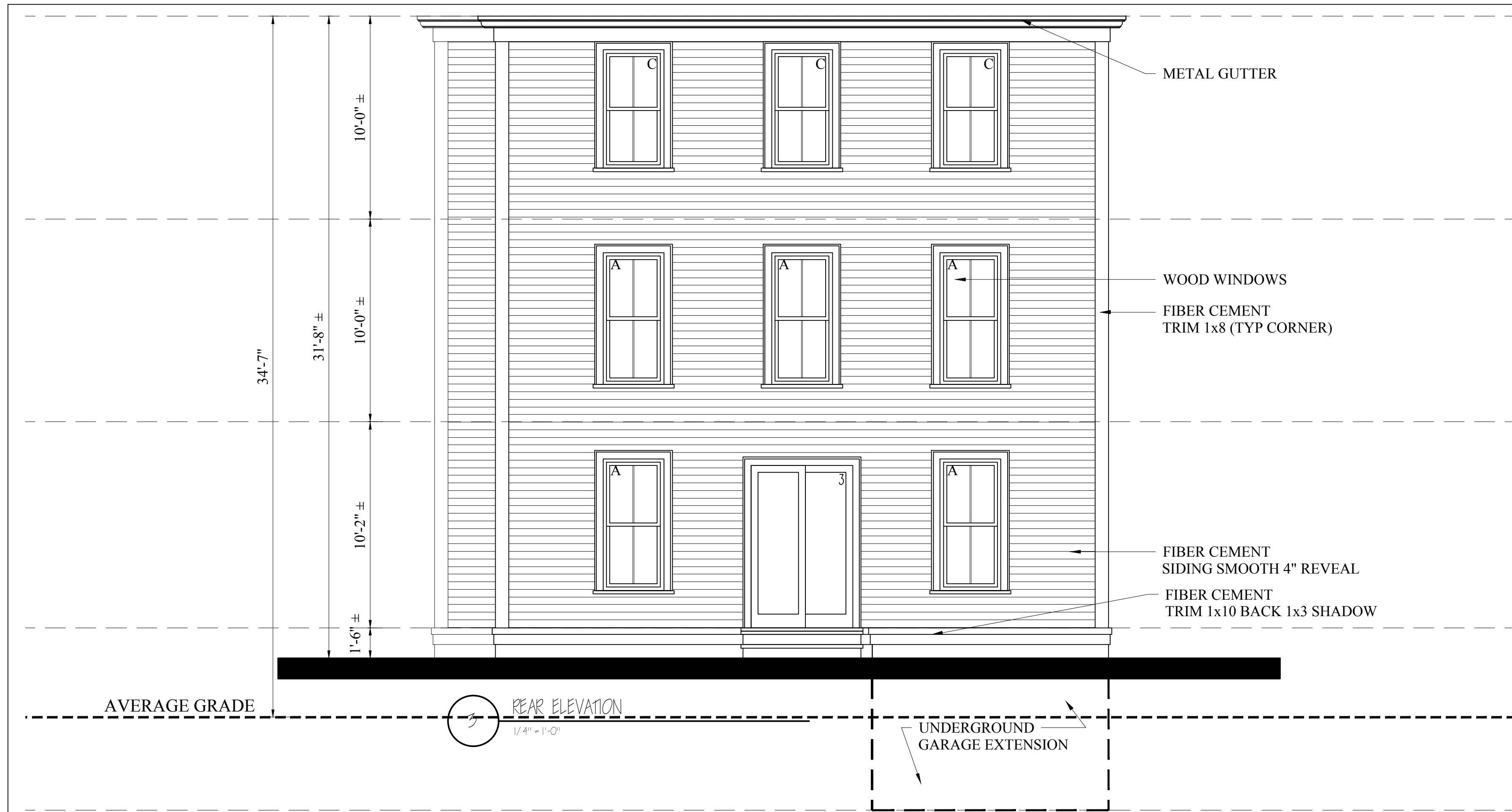


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**PROPOSED ELEVATIONS**

Sheet No:  
**A-2.1**



Location

**PROPOSED 3 FAMILY**

**128 THORNTON STREET**

**ROXBURY MA 02119**

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**PROPOSED ELEVATIONS**

Sheet No.

**A-2.2**

**System Description**  
Wood Stud Partition (Loadbearing)

- 5/8" FIRECODE C Core Gypsum Plaster Base
- RC-1 resilient channel one side spaced 24" o.c.
- 2x6 wood stud 16" o.c.
- 5.5" Cellulose Blow In
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 1/16" veneer plaster both sides

**System Performance**  
1 HR Fire  
UL Design No. U311  
52 STC Sound  
SA-830702

**1** 1 HR PARTITION -WOOD LOAD BEARING STC +50  
SCALE: 3/4"=1'-0"

**Exterior Side**

**System Description**  
Wood Stud Exterior Wall (load-bearing)

- Exterior Finish (Not Shown)
- 5/8" Type X Exterior Gyp Sheathing
- min. 15/32" plywood sheathing panels
- 2" x 6" wood studs @ 16" o.c. cross-braced
- 5.5" Cellulose Blow In
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 1/16" veneer plaster

**System Performance**  
1 HR Fire  
(RATED FROM BOTH SIDES)  
UL Design No. U344

**Interior Side**

**1e** 1 HR EXT PARTITION -WOOD LOAD BEARING  
SCALE: 3/4"=1'-0"

**Finish Side**

**System Description**  
Shaft Wall (Non-loadbearing)

**Finish Assembly**

- 1/16" veneer plaster exterior
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 2x3 wood stud 16" o.c.

**Rated Assembly**

- 5/8" FIRECODE C Core Gypsum Panels Mold Resistant
- Face layer joints finished
- 2-1/2" USG C-H Stud 25 gauge 24" o.c.
- 2.5" Cellulose Blow In
- 1" Gypsum Liner Panel Mold Resistant

**System Performance**  
1 HR Fire  
UL Design No. U428

**Shaft Side**

**1SH** 1 HOUR SHAFT WALL  
SCALE: 3/4"=1'-0"

**Finish Side**

**System Description**  
Shaft Wall (Non-loadbearing)

**Finish Assembly**

- 1/16" veneer plaster exterior
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 2x3 wood stud 16" o.c.

**Rated Assembly**

- 2 layers 1/2" FIRECODE C Core Gypsum Panels Mold Resistant
- Face layer joints finished
- 2-1/2" USG C-H Stud 25 gauge 24" o.c.
- 2.5" Cellulose Blow In
- 1" Gypsum Liner Panel Mold Resistant

**System Performance**  
2 HR Fire  
UL Design No. U529

**Shaft Side**

**2SH2** 2 HOUR SHAFT WALL - SOLID  
SCALE: 3/4"=1'-0"

**Finish Side**

**System Description**  
Shaft Wall (Non-loadbearing)

**Finish Assembly**

- 1/16" veneer plaster exterior
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 2x3 wood stud 16" o.c.

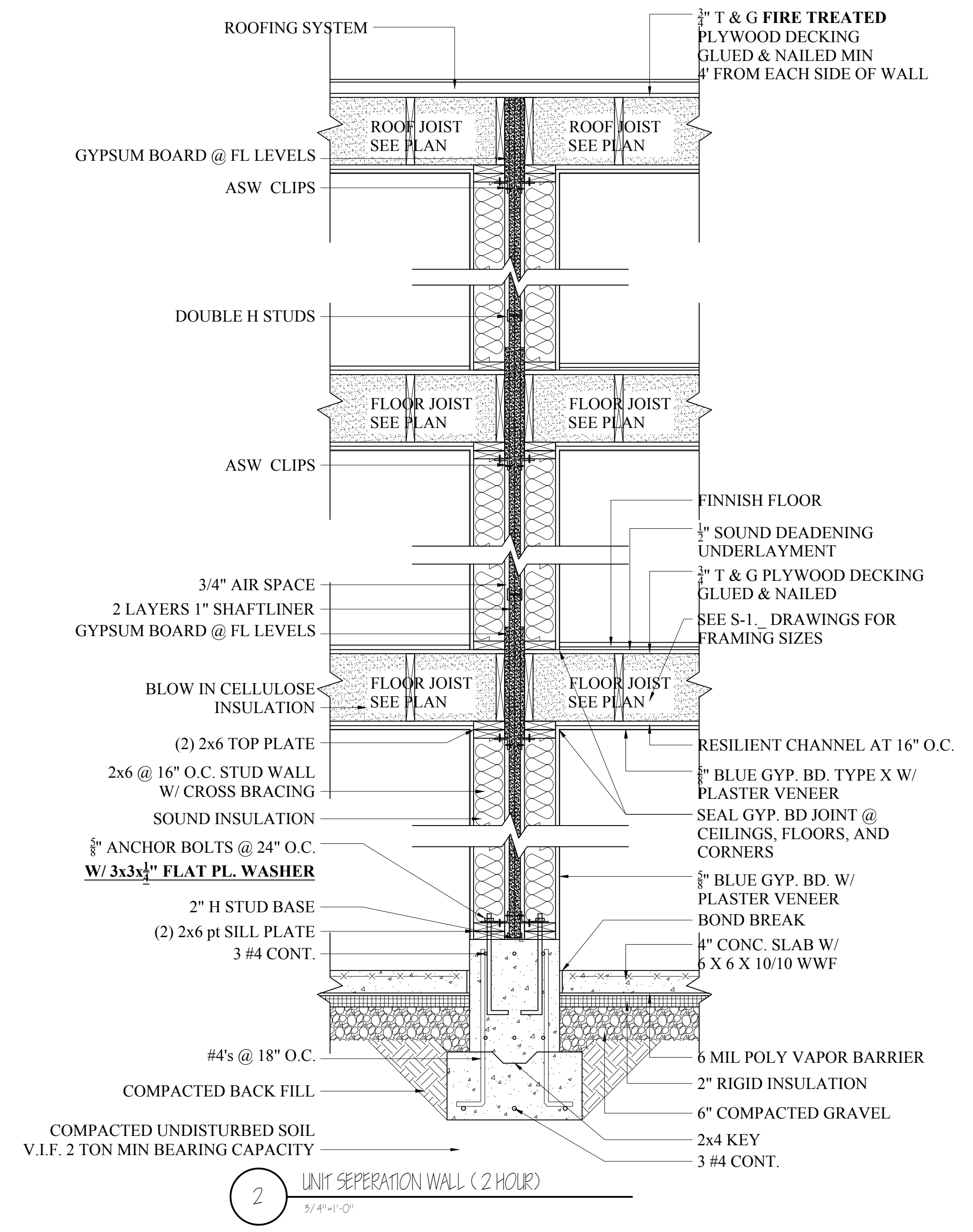
**Rated Assembly**

- 2 layers 1/2" FIRECODE C Core Gypsum Panels Mold Resistant
- Face layer joints finished
- 2-1/2" USG C-H Stud 25 gauge 24" o.c.
- 2.5" Cellulose Blow In
- 1" Gypsum Liner Panel Mold Resistant

**System Performance**  
2 HR Fire  
UL Design No. U428  
50-54 STC Sound  
WP 7051

**Shaft Side**

**2SH1** 2 HOUR SHAFT WALL STC +50  
SCALE: 3/4"=1'-0"



**FLOOR ASSEMBLIES**

**System Description**  
Engineered Joist

- Hardwood Floor System
- Ecore 5imm ECO silence underlayment
- 1" gypsum underlayment
- 19/32" wood sheathing perpendicular
- 9-1/2" min. wood "T" joist max 24" o.c.
- Cellulose Blow In
- RC-1 resilient channel or equivalent
- 5/8" FIRECODE C Core Gypsum Plaster Base
- 1/16" veneer plaster

**System Performance**  
1 HR Fire  
IBC 2009 TABLE 720.1(3) ITEM 23  
58 STC Sound  
50 IIC Sound

**1** 1 HR FLOOR ASSEMBLY - +50 STC  
SCALE: 3/4"=1'-0"

**System Description**  
Engineered Joist

- Hardwood Floor System
- Ecore 5imm ECO silence underlayment
- 1" gypsum underlayment
- 19/32" wood sheathing perpendicular
- 9-1/2" min. wood "T" joist max 24" o.c.
- Cellulose Blow In
- (LAYER 3) 5/8" FIRECODE C Core Gypsum
- RC-1 resilient channel or equivalent
- (LAYER 2) 5/8" FIRECODE C Core Gypsum
- (LAYER 1) 5/8" FIRECODE C Core Gypsum Plaster Base
- 1/16" veneer plaster

**System Performance**  
2 HR Fire  
UL Design No. L538  
58 STC Sound  
50 IIC Sound

**2** 2 HR FLOOR ASSEMBLY - +50 STC  
SCALE: 3/4"=1'-0"

**FLOOR/ ROOF SYSTEM**

**System Description**  
WOOD BEAM

- WOOD BEAM
- (LAYER 1) 5/8" FIRECODE C Core Gypsum
- (LAYER 2) 5/8" FIRECODE C Core Gypsum Plaster Base
- 1/16" veneer plaster exterior

**System Performance**  
1 HR Fire BEAM PROTECTION  
UL Design No. P517

**1BE** 1 HR BEAM PROTECTION  
SCALE: 1.5"=1'-0"

Location

**PROPOSED 3 FAMILY**

**128 THORNTON STREET**

**ROXBURY MA 02119**

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Drawing Name: **PROPOSED DETAILS**  
Sheet No: **A-3.1**