

PLAN OF PROPOSED CONSTRUCTION		
145 CENTRE STREET		
BOSTON, MASSACHUSETTS		
(ROXBURY DISTRICT)		
PREPARED FOR JOSEPH LAROSA		
	GREATER BOSTON SURVEYING AND ENGINEERING 19 FREDITH ROAD WEYMOUTH, MA 02189 (781) 331-6128	
CALC BY: PJT	DATE: JULY 24, 2017	SCALE: 1"=10'

New Two Family House

145 Centre Street Boston, Massachusetts

Roxbury District

Cover Sheet

- A1 - Floor Plans
- A2 - Foundation and Roof Plans
- A3 - Elevations
- A4 - Framing Plans
- Site Plan

13 February 2018

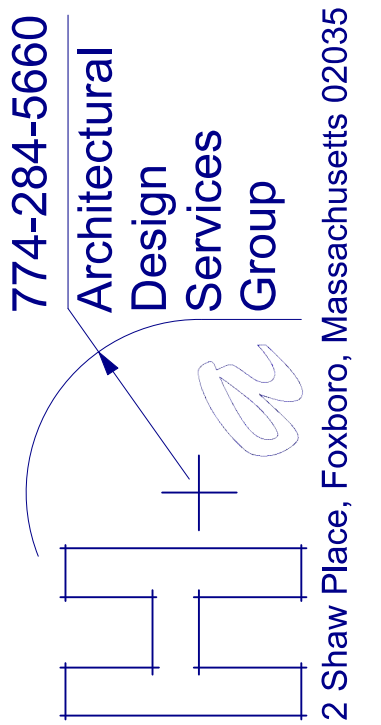
Zoning Information

145 Centre Street, Boston, MA
Roxbury Neighborhood District
3F - 40000

	Required	Proposed
Lot Area	4,000 sq. ft.	5,350 sq. ft.
Min. Lot Width	45 ft.	66.55 ft.
Min. Lot Frontage	45 ft.	66.55 ft.
Min. Front Yard Depth	20 ft.	16 ft. from modal
Min. Side Yard Width		
Right Side:	5 ft.	8.1 ft.
Left Side:	20 ft.	20.0 ft.
Min. Rear Yard Depth	22.5 ft. by 75% rule	27.2 ft.
Max. Building Height	35'	33.5'
Max. Number of Stories	3	3
Usable Open Space	1300 sq. ft.	1819 sq. ft.
Max. Floor Area	4,280 sq. ft.	4,279 sq. ft.

AVERAGE GRADE: 58.8'

Front Side Average Grade:	61.4 x 42' =	2,578.8
Right Side Average Grade:	59.0 x 30' =	1,770.0
Left Side Average Grade:	61.0 x 24' =	1,464.0
Rear Side Average Grade:	54.7 x 42' =	1,728
	138'	8110.8
		8110.8/138 = 58.8'



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Interior Walls: 2x4 wood frame construction @ 16" O.C. with 3 1/2" unfaced fiberglass batt insulation between studs for all walls between rooms. Finish both sides with 1/2" blueboard w/ skimcoat of plaster (BBSP).

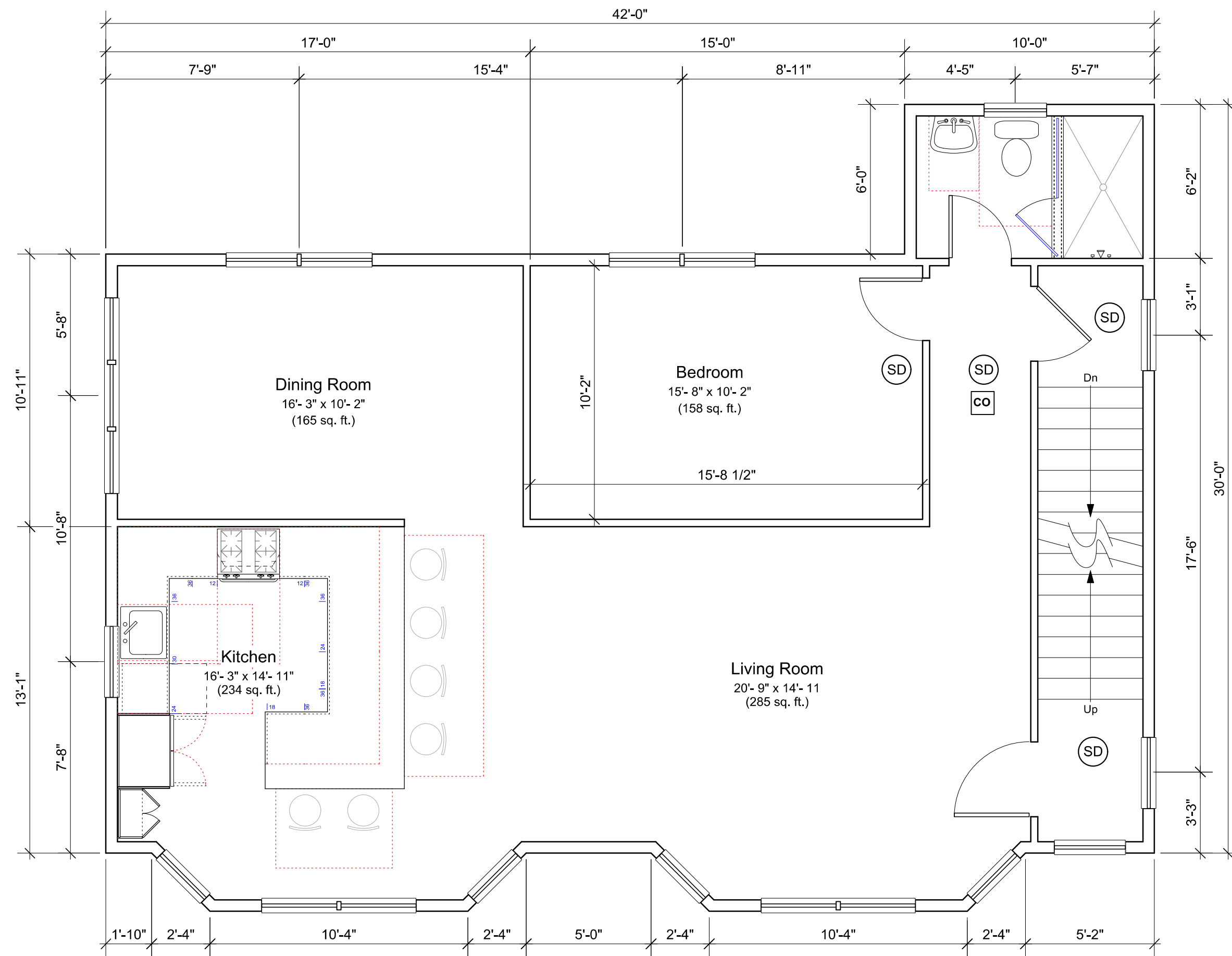
Exterior Walls: 2x6 wood frame construction @ 16" O.C. (unless otherwise noted), 5 1/2" R19 kraftfaced fiberglass batt insulation, or equivalent between studs. Finish interior face with BBSP over poly vapor barrier. Exterior face to have 1/2" OSB or CDX plywood sheathing, Tyvek building paper fully taped, and Hardiplank fiber-cement or siding or equal.

Roof: Framing sizes as noted on framing plans with R30 kraftfaced fiberglass batt insulation, or equivalent, between rafters, vapor barrier laid down on ceiling strapping. Exterior face of rafters shall have 1/2" CDX fir plywood with Owings, GAF, or a comparable roof shingle with approval by Owner, installed over felt paper. Provide Grace Ice & Water Shield at all valleys and eaves. Supply 2" continuous aluminum soffit vent and ridge vent for all new roofs. All cathedral ceilings shall be finished on the interior with smooth finish BBSP and shall be provided with Pro-Panels between sheathing and the insulation.

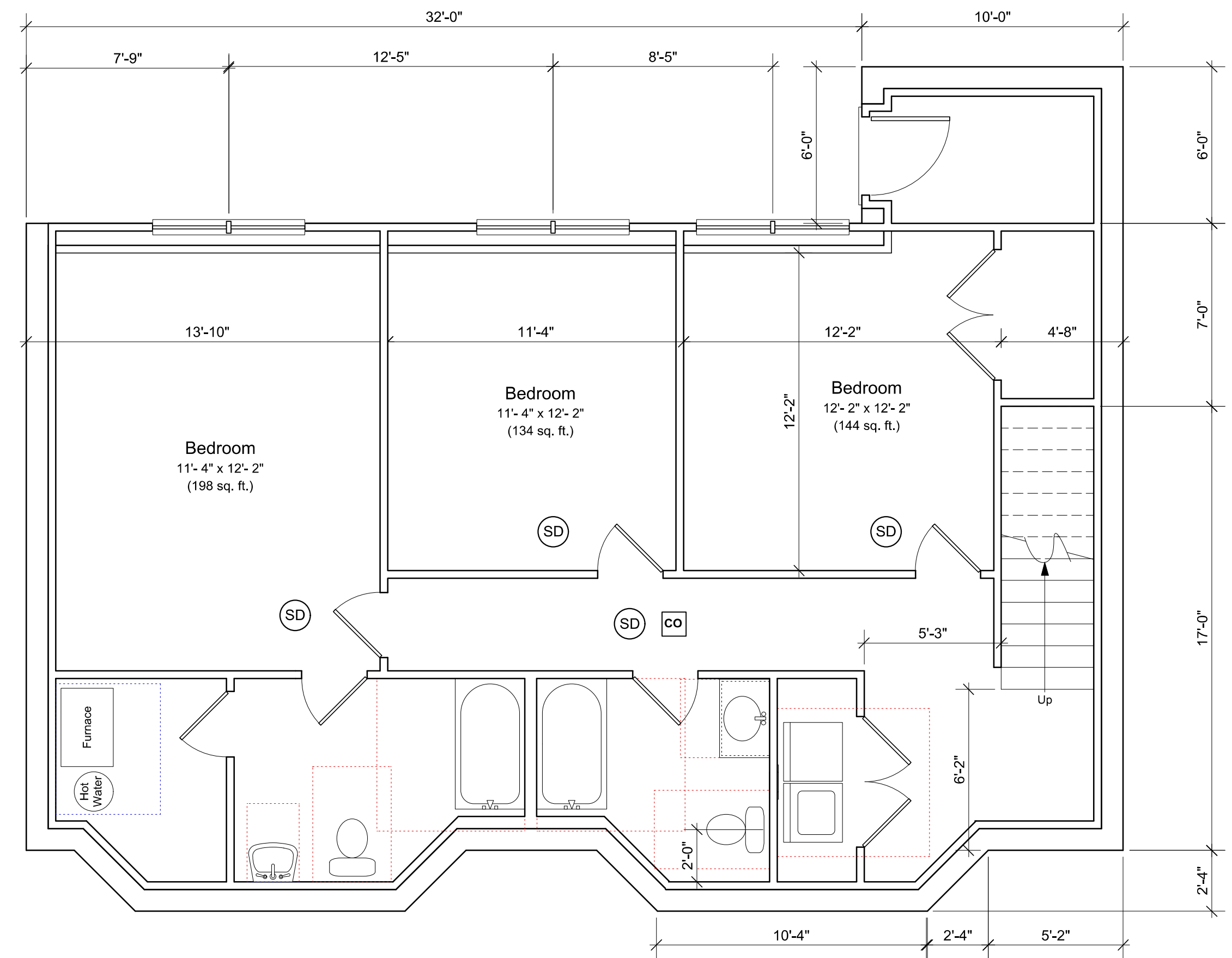
Floors: Framing sizes as noted on framing plans with kraftfaced fiberglass insulation in R values as noted on framing plans. Subfloor shall be 3/4" T&G plywood glued & nailed to joists.

Note: All components, materials, workmanship, and fire protection shall conform with 780 CMR Chapter 36 for One and Two Family Dwellings.
See additional specification notes on drawings.

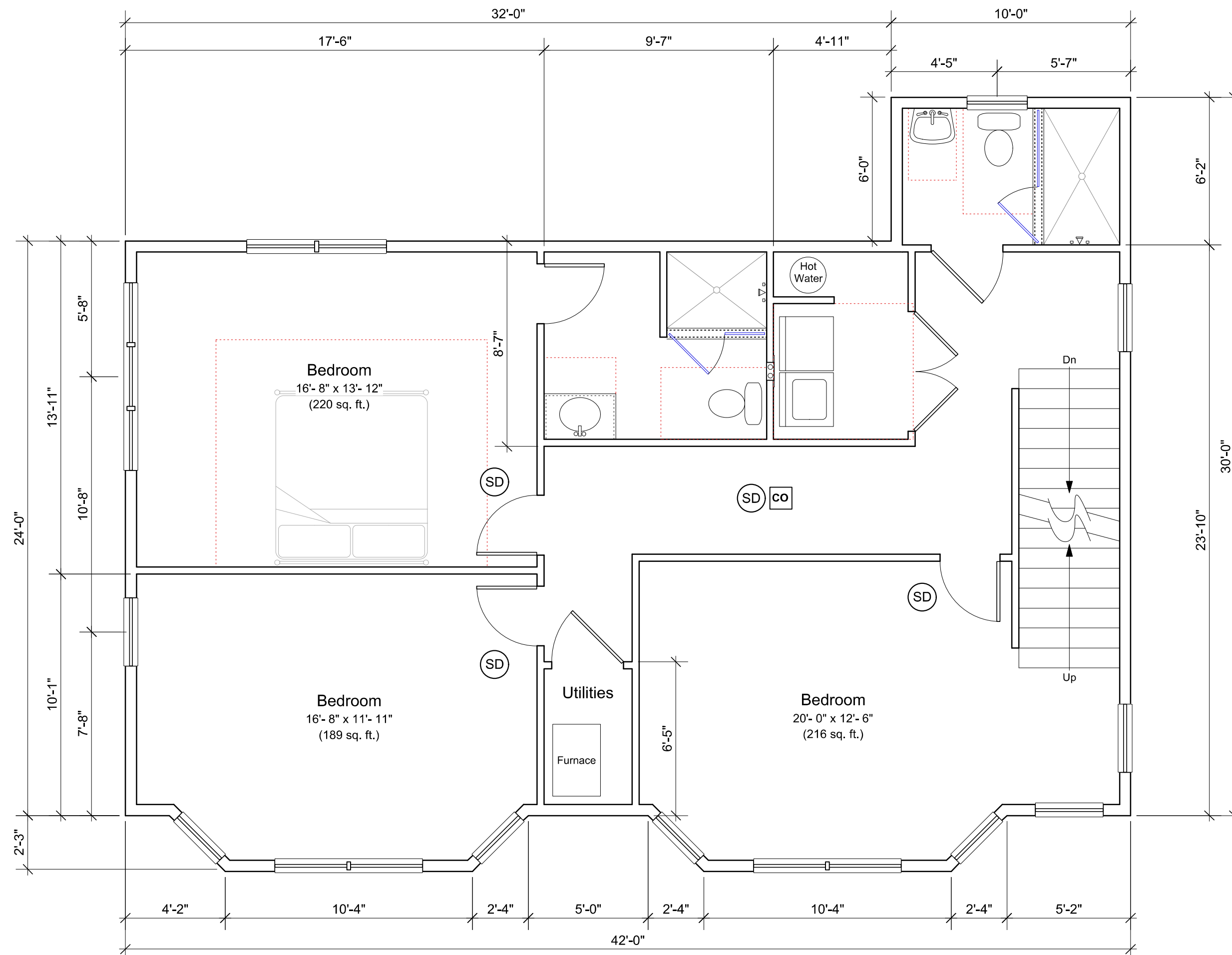
- ⊙ — SMOKE DETECTOR
- ⊠ — CARBON MONOXIDE DETECTOR
- ALL DIMENSIONS TO STUD FACE



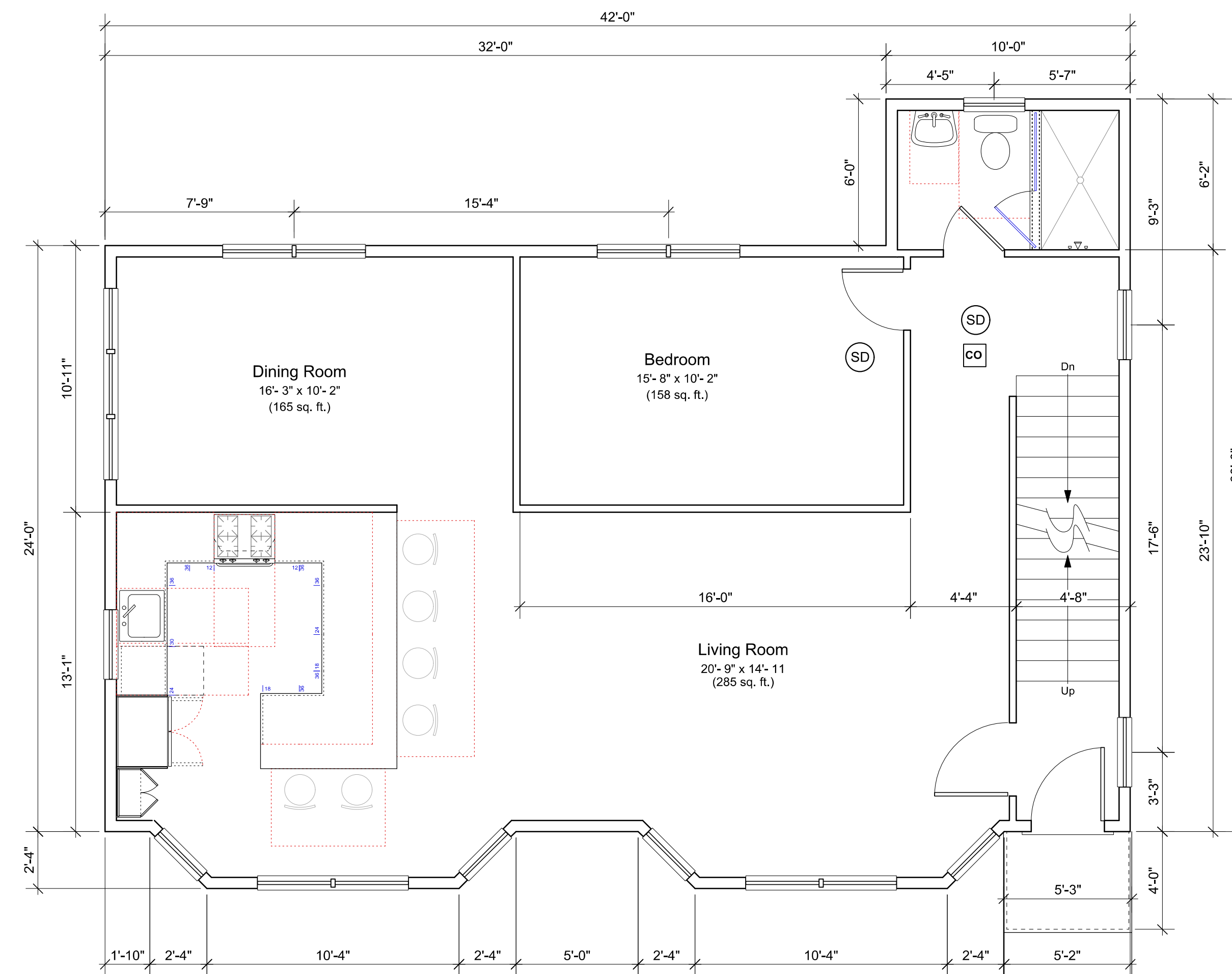
Second Floor Plan



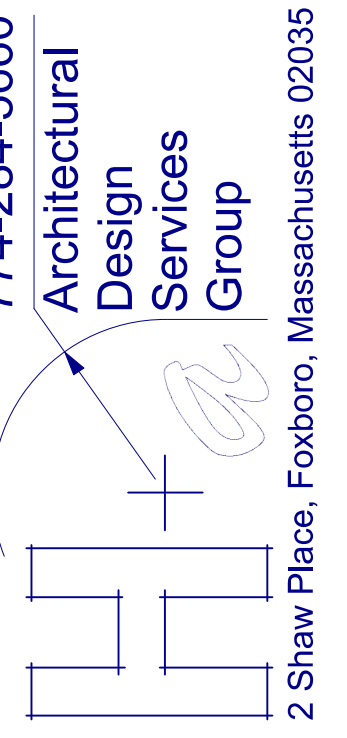
Ground Floor Plan



Third Floor Plan



First Floor Plan



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SHEET TITLE:
Floor Plans

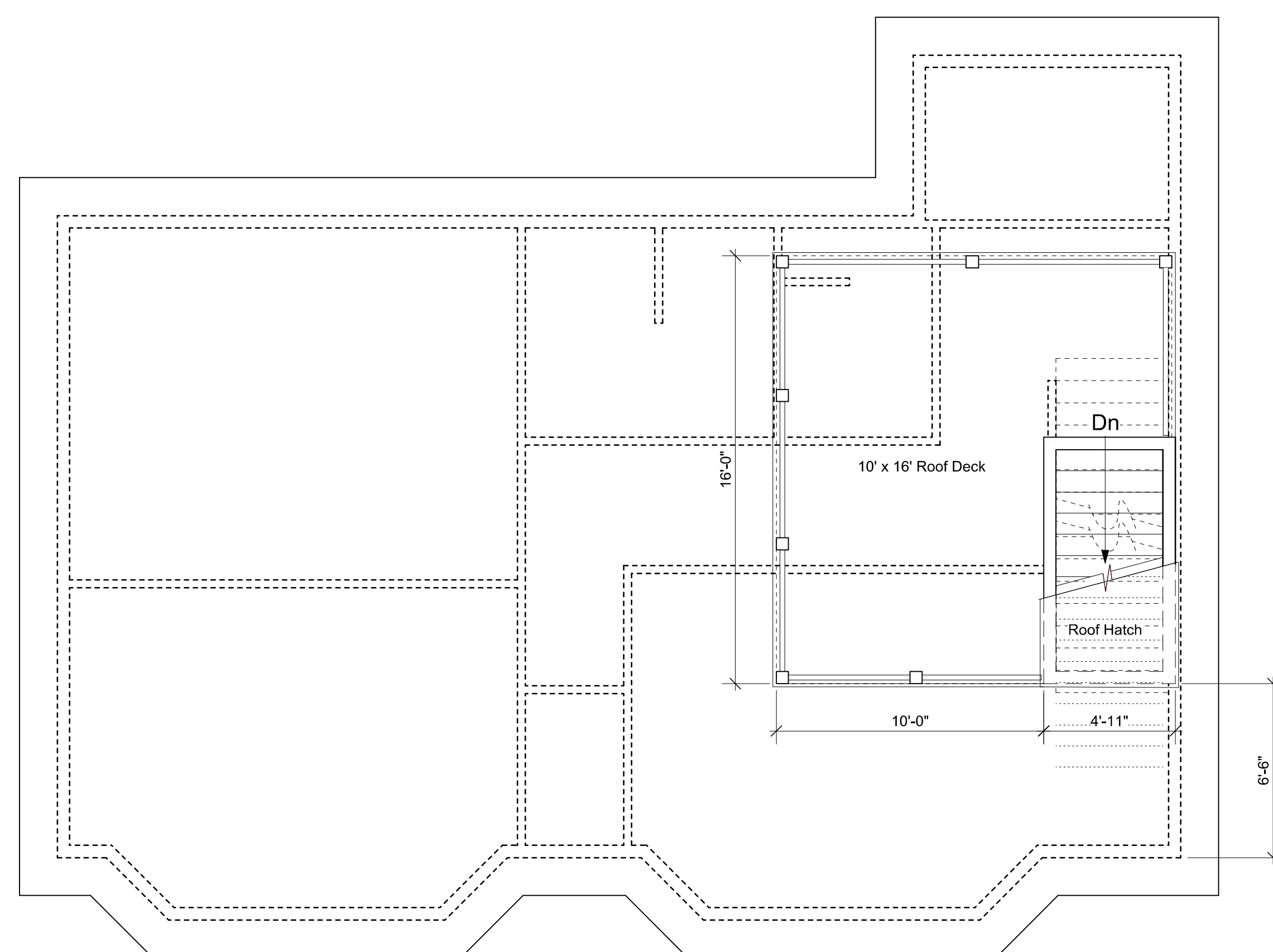
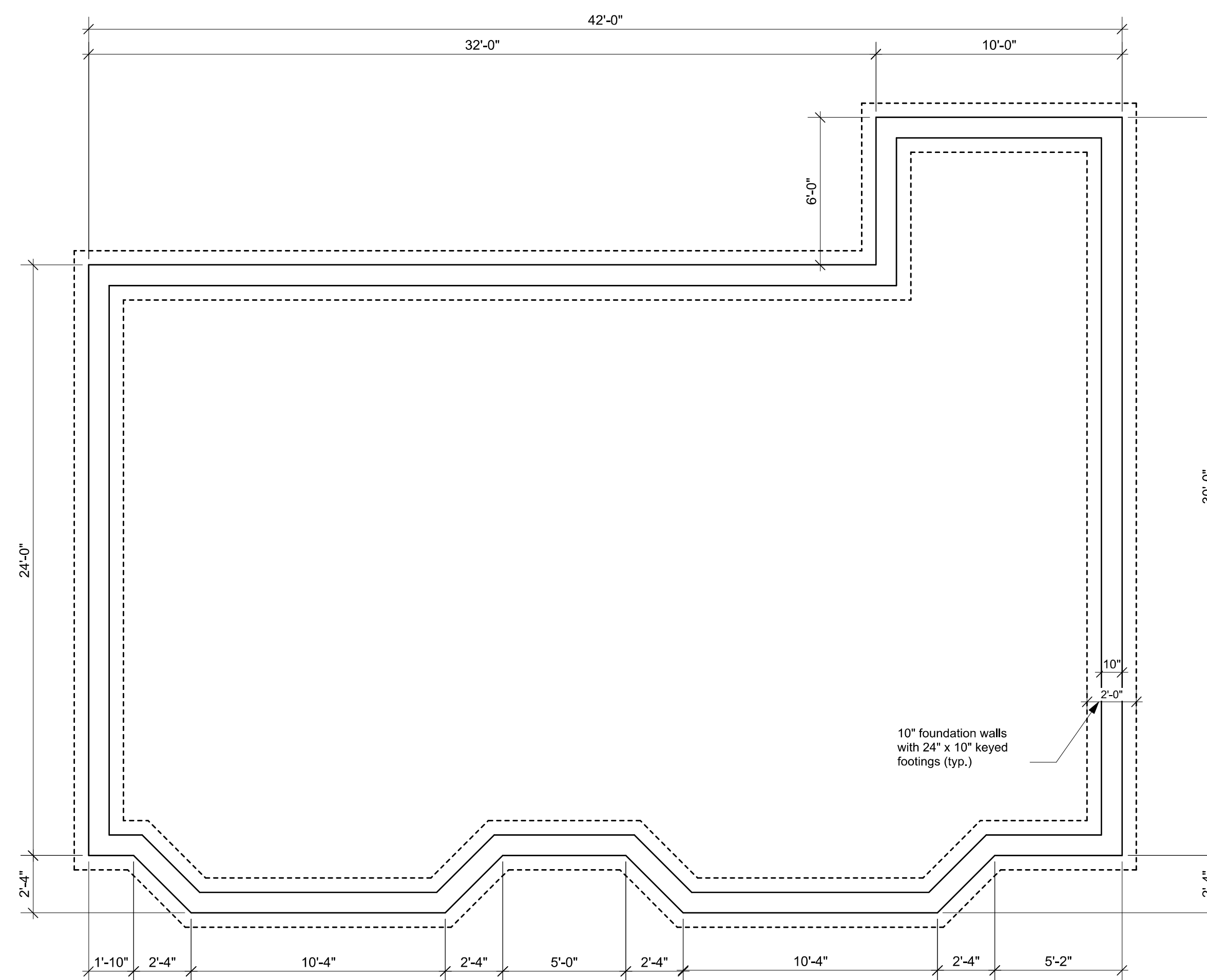
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A1

FOUNDATION NOTES:

- All foundation walls shall be 10" thick, with 10" x 20" continuous keyed footings at minimum 4'-0" below grade.
- All foundation walls shall have 2x6 pressure treated sills with sillseal at all wood/concrete joints. Provide 1/2" J- anchor bolts or mud-sill ties embedded a minimum of 8", set @ 6'-0" o.c. with a minimum of 2 per sill and a maximum of 1'-0" from corners.

- At joints between pours, provide minimum: #5 bars 16" long set @ 18" o.c.
- Poured slabs shall be 4" 3000 psi concrete on crushed stone.
- Foundation concrete shall attain a minimum compressive strength after 28 days of 3000 psi.
- All foundation walls shall receive min. 1 coat of asphalt damproofing over roof cement parged tie-rod holes.

- 10" FOUNDATION WALLS
- LOWER / DROP T.O.C.



Roof Plan

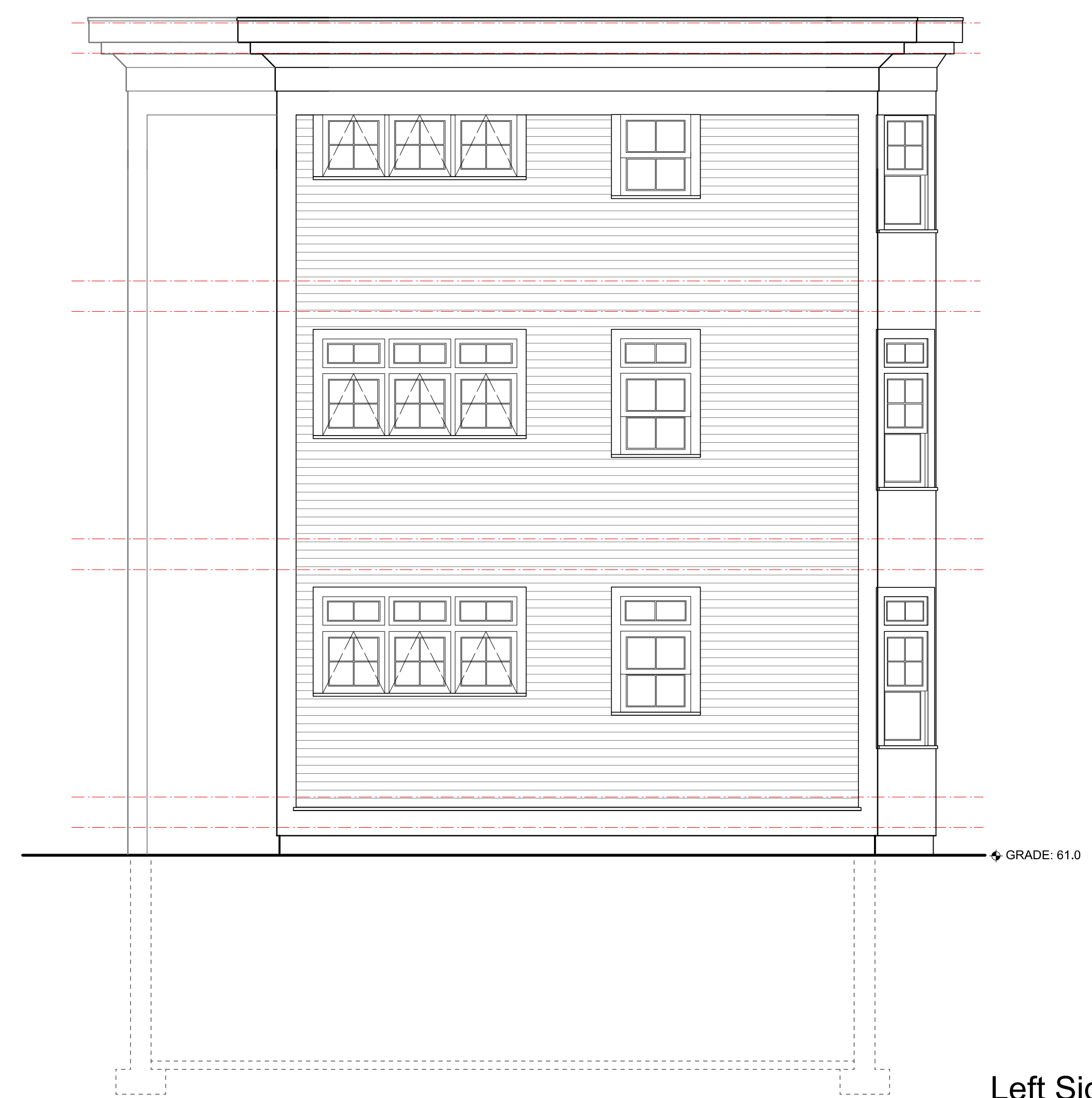




Rear Elevation



Right Side Elevation



Left Side Elevation



Right Front Elevation

774-284-5660
 Architectural
 Design
 Services
 Group
 2 Shaw Place, Foxboro, Massachusetts 02035

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Elevations

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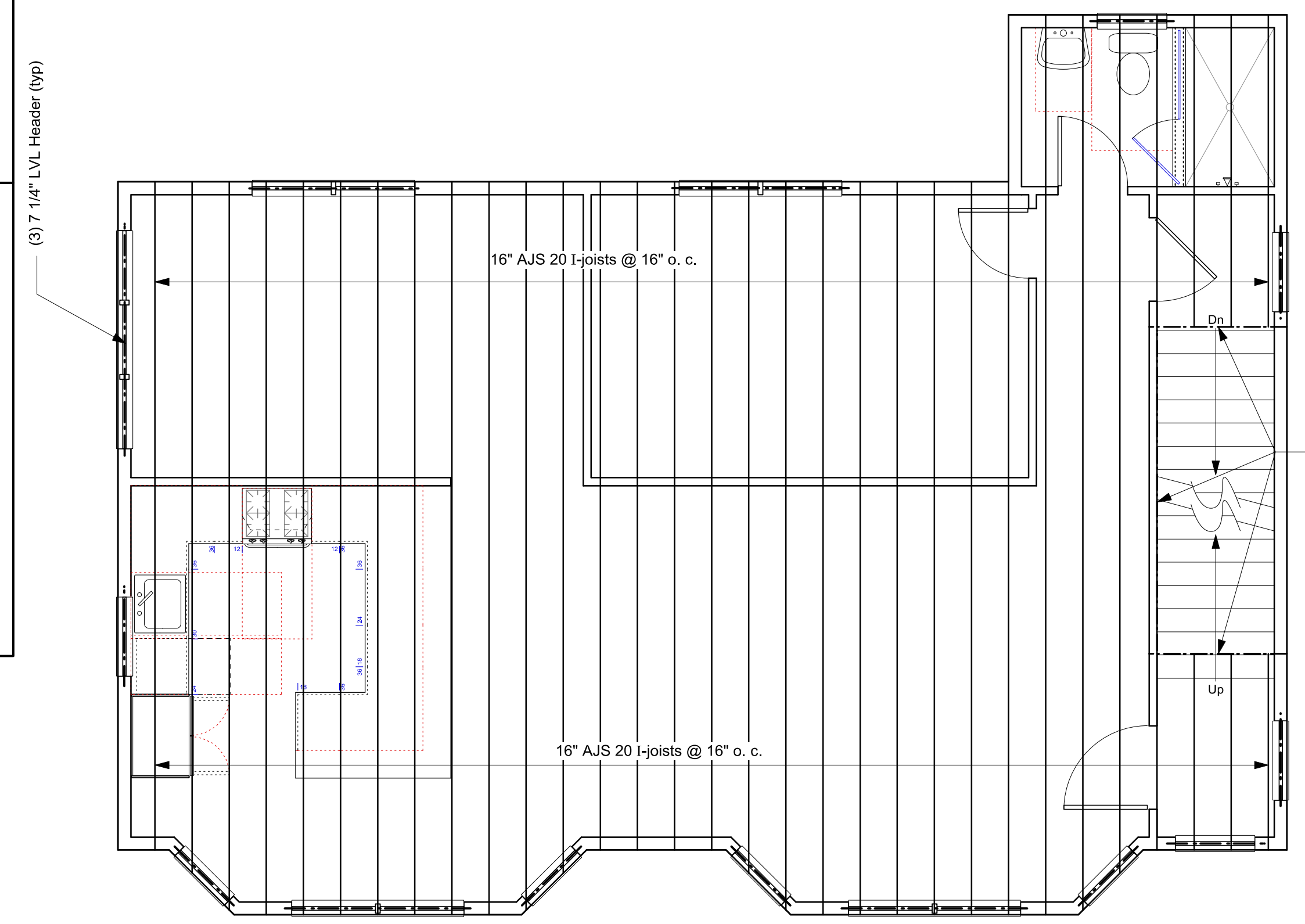
A3

STRUCTURAL NOTES:

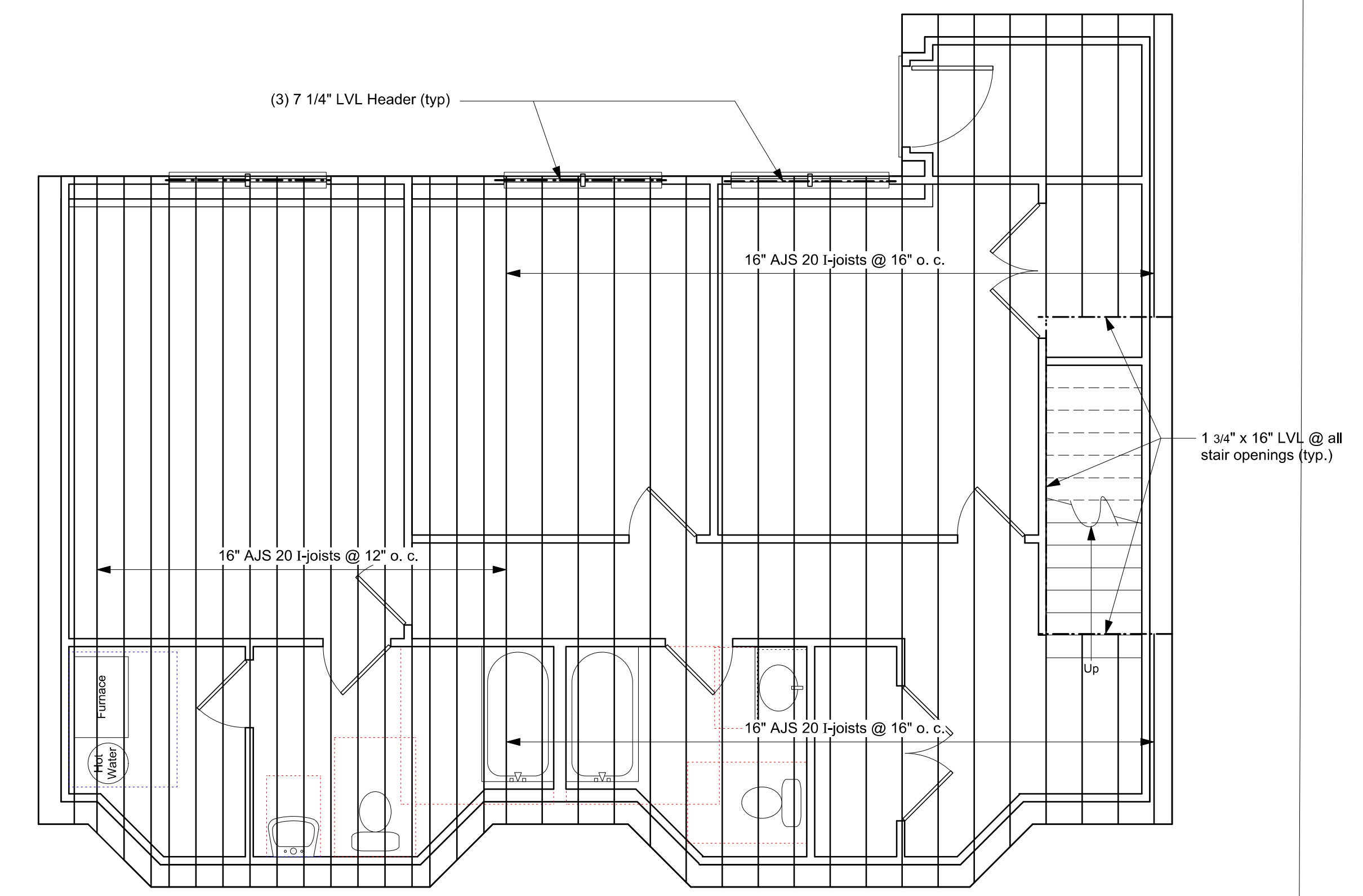
- Follow all manufacturer's specifications and requirements for TJI (I-joist) framing procedures. Including, the use of web fillers, rim joists, bridging, and joist hangers. See additional TJI notes on framing plans by ALL JOIST.
- Apply double and triple joists where drawn or noted.
- Lally columns shall be 3 1/2" Ø with steel plates set at top and bottom.
- Microlam LVL multiple member beams shall be glued and spiked according to manufacturer's specifications for nails and nailing pattern.
- PSLs may be substituted for multiple LVLs. PSL sizes must be equal or greater to that of the combined LVL size.
- Framing lumber shall be min. #2 Spruce Pine Fir.
- Notching of any beams shall be prohibited, notching of joists only as permitted per MA code.
- All sub-floors: 3/4" T&G plywood or 3/4" OSB glued and nailed 8 o.c.
- Exterior sheathing to be 1/2" CDX or OSB 4x8 sheets nailed w/ 6d common @ 8" o.c.
- All 1st & 2nd floor window and door headers to be min. 2-2x10s unless otherwise noted.
- Post all engineered lumber beams continuous to load transfer beams or lally columns & foundation walls.

LEGEND:

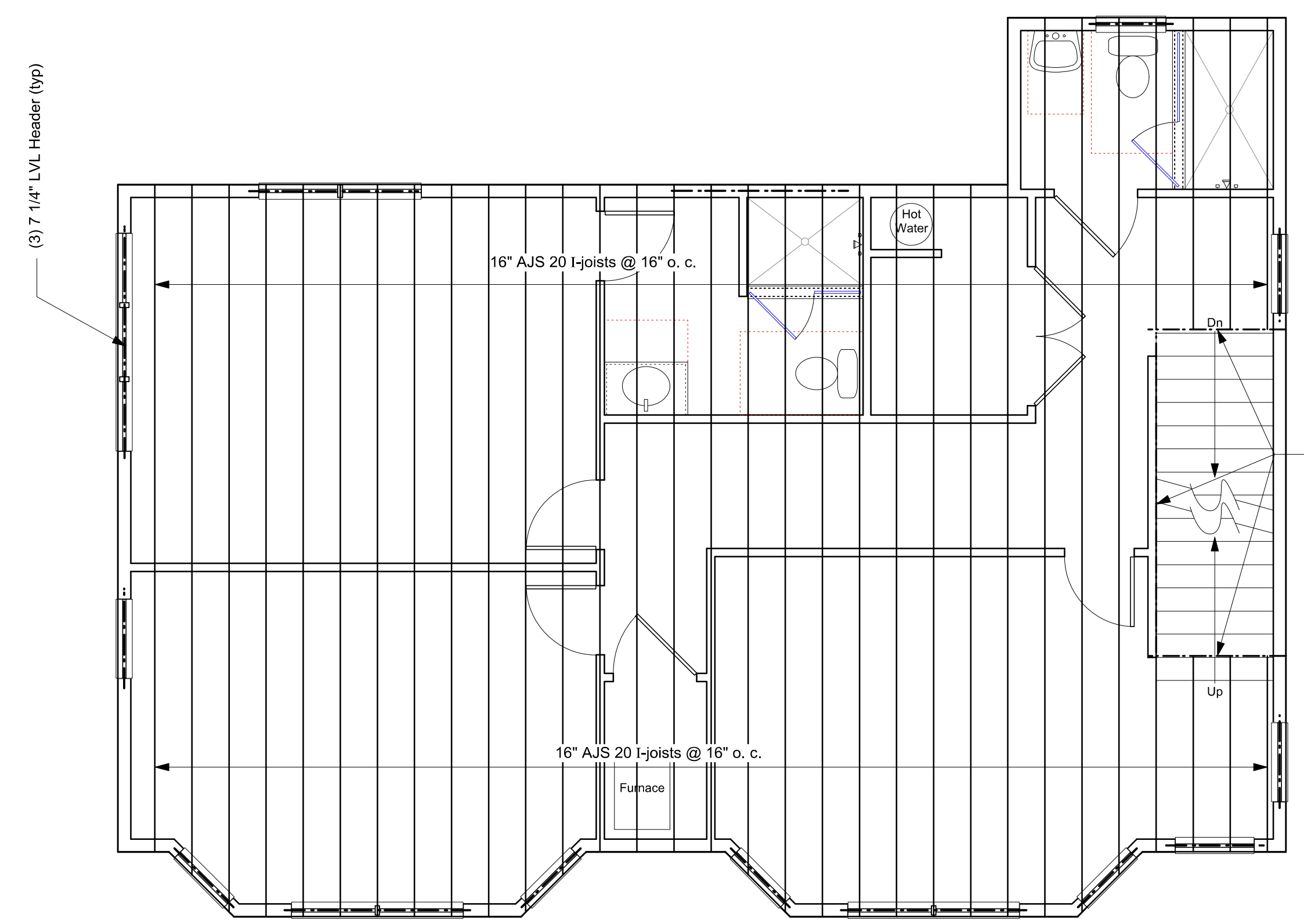
- Simpson Beam Hanger: HGUS412
- Standard Simpson Joist Hanger
- (2) 2x10s Header
- Beam Set Flush w/ Framing
- Single TJI / LVL / PSL
- Double TJI / LVL / PSL
- Single Framing Member
- Double Framing Member
- Ceiling Joist Framing Members
- Bridging
- Above Below
- 4x4 Column
- 4x6 Column
- Lally Column



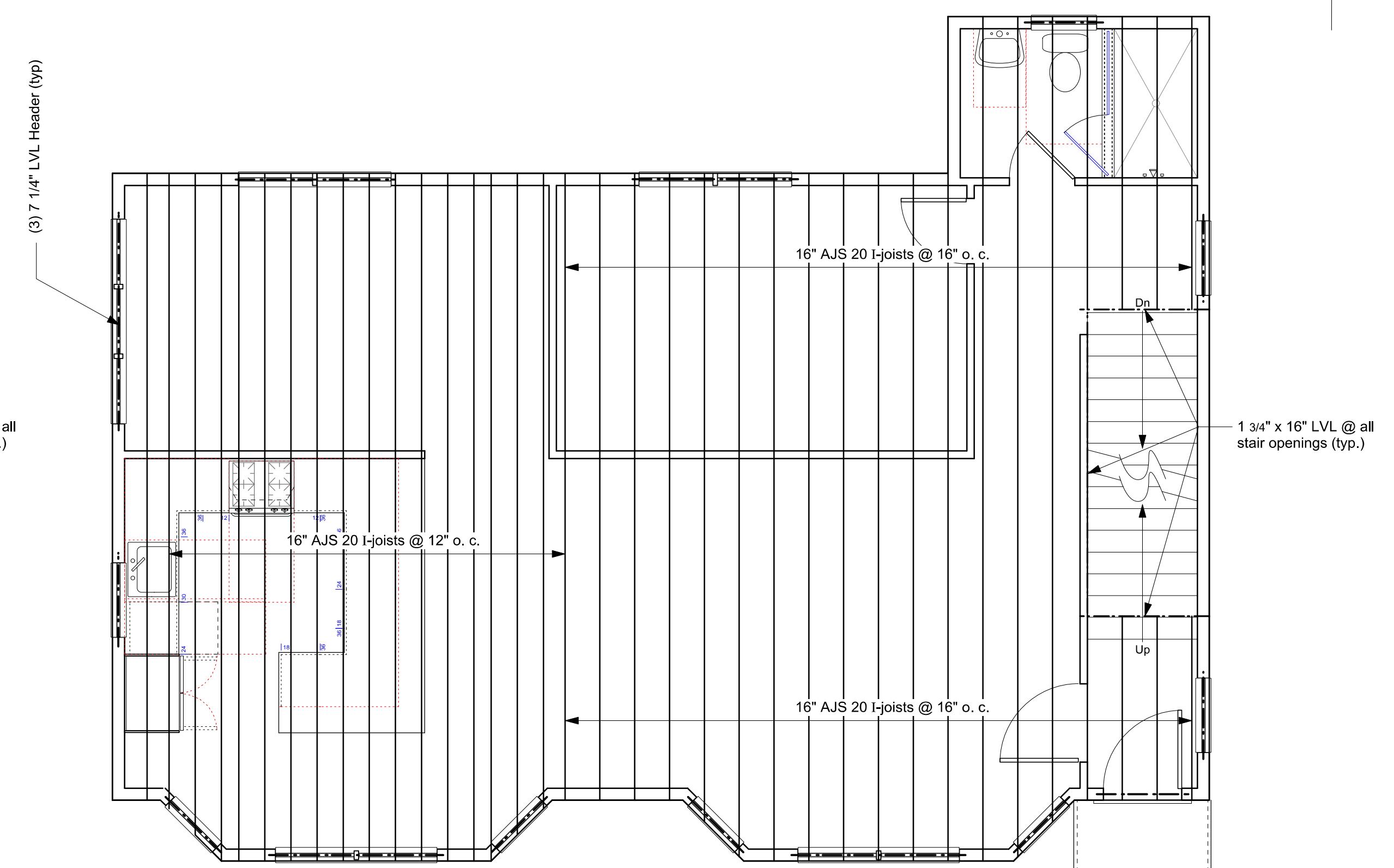
Third Floor Framing Plan



First Floor Framing Plan



Roof Framing Plan



Second Floor Framing Plan

