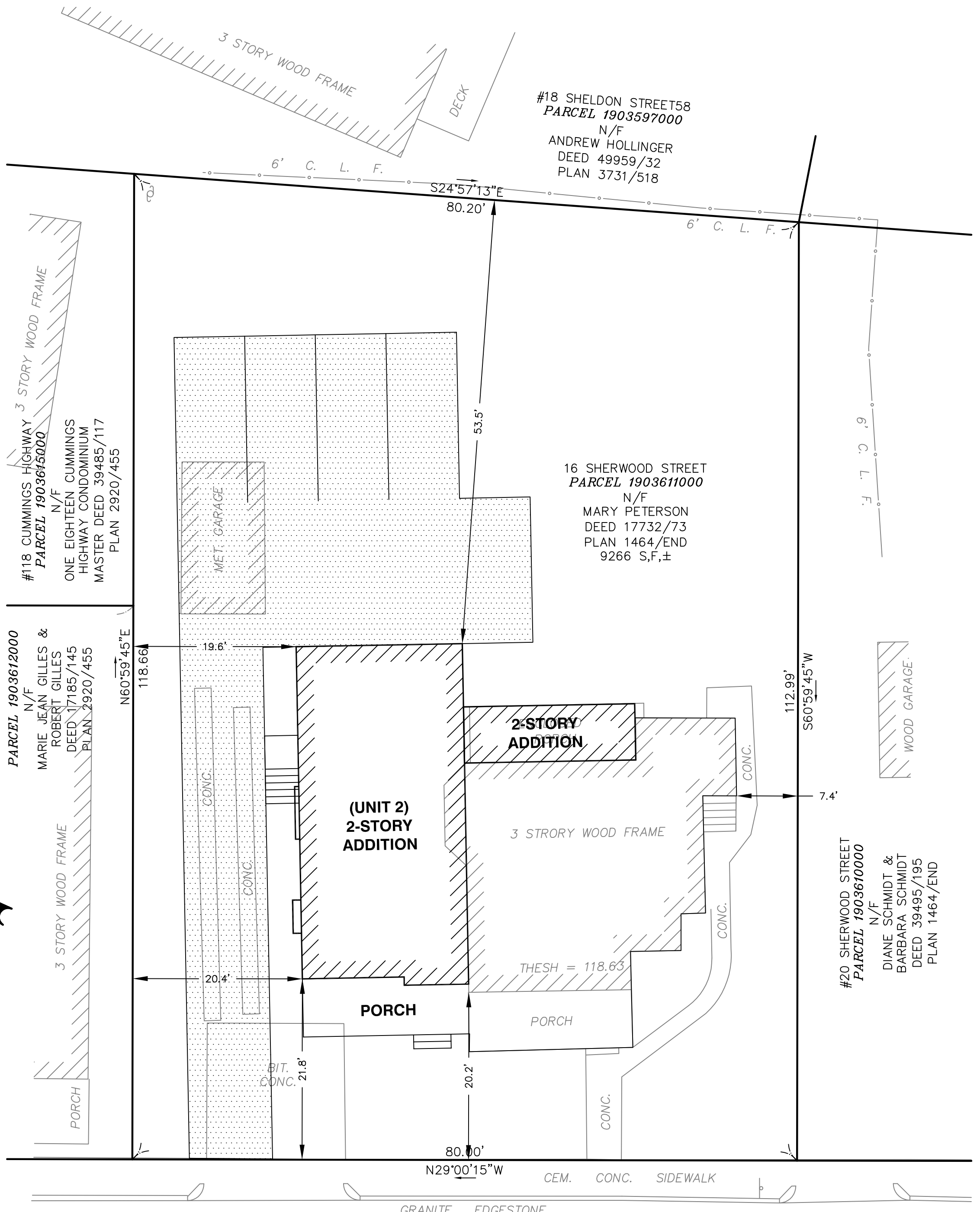


LOCUS MAP
N.T.S.



#18 SHELTON STREET 58
PARCEL 1903597000
N/F
ANDREW HOLLINGER
DEED 49959/32
PLAN 3731/518

#18 CUMMINGS HIGHWAY
PARCEL 1903615000
N/F
ONE EIGHTEEN CUMMINGS
HIGHWAY CONDOMINIUM
MASTER DEED 39485/117
PLAN 2920/455

16 SHERWOOD STREET
PARCEL 1903611000
N/F
MARY PETERSON
DEED 17732/73
PLAN 1464/END
9266 S.F.±

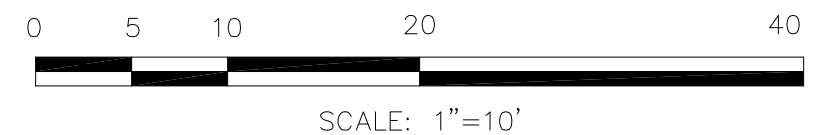
PARCEL 1903612000
N/F
MARIE JEAN GILLES &
ROBERT GILLES
DEED 17185/145
PLAN 2920/455

#20 SHERWOOD STREET
PARCEL 1903610000
N/F
DIANE SCHMIDT &
BARBARA SCHMIDT
DEED 39495/195
PLAN 1464/END

SHERWOOD STREET
(30.0 FT. WIDE - PUBLIC)

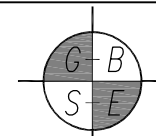
SMH ©
RIM=116.50

SMH
RIM=116.36
INV=109.46



PLAN OF PROPOSED CONSTRUCTION
16 SHERWOOD STREET
BOSTON, MASSACHUSETTS
(WEST ROXBURY)

PREPARED FOR
TONY FERRARA
394 WASHINGTON STREET
DEDHAM, MA 02026
617-438-2171



GREATER BOSTON SURVEYING AND ENGINEERING
19 FREDITH ROAD
WEYMOUTH, MA 02189
(781) 331-6128

CALC BY: PJT

DATE: DECEMBER 14, 2020

SCALE: 1"=10'

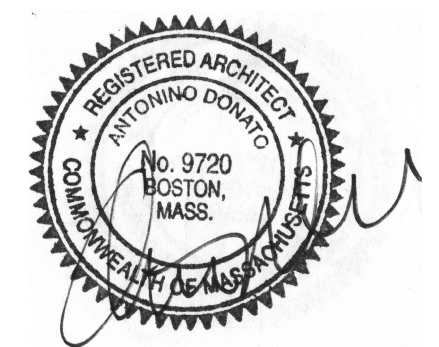
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NOTE: WINDOW SIZES PROVIDED ARE NOMINAL; VERIFY ROUGH OPENING OF ALL EXIST'G WINDOWS TO BE REPLACED. WINDOW MANUFACTURER/MODEL TO BE DETERMINED BY OWNER. TYPICAL WINDOW HEAD HEIGHT IS TO MATCH EXIST'G UNLESS NOTED OTHERWISE.

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architect

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617.501.0631

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HUB Development, Ltd.
Two-Family Conversion
16 Sherwood Street
Roslindale, MA

Project Number: 20.0140
Date: 12.18.2020

Revisions:

Number	Description	Date
0	PERMIT	02/24
	DRAWINGS	2021

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

FRONT ELEVATION

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

A.01

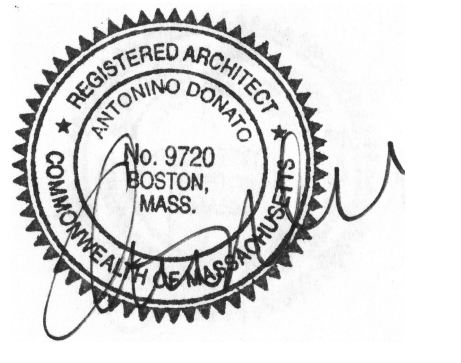
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Revisions:

Number	Description	Date
0	PERMIT DRAWINGS	02/24 2021

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

RIGHT SIDE ELEVATION

RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

A.02

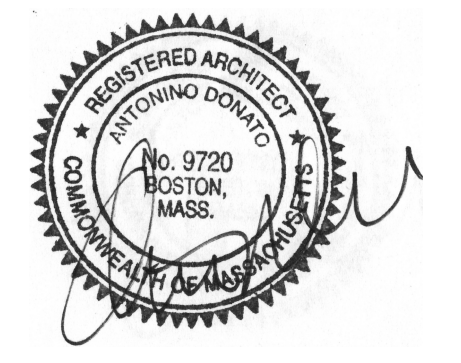
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0	PERMIT DRAWINGS	02/24 2021

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

REAR ELEVATION

A.03

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

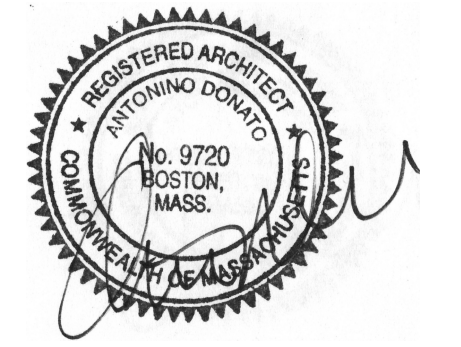
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Number	Description	Date
0	PERMIT DRAWINGS	02/24 2021

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

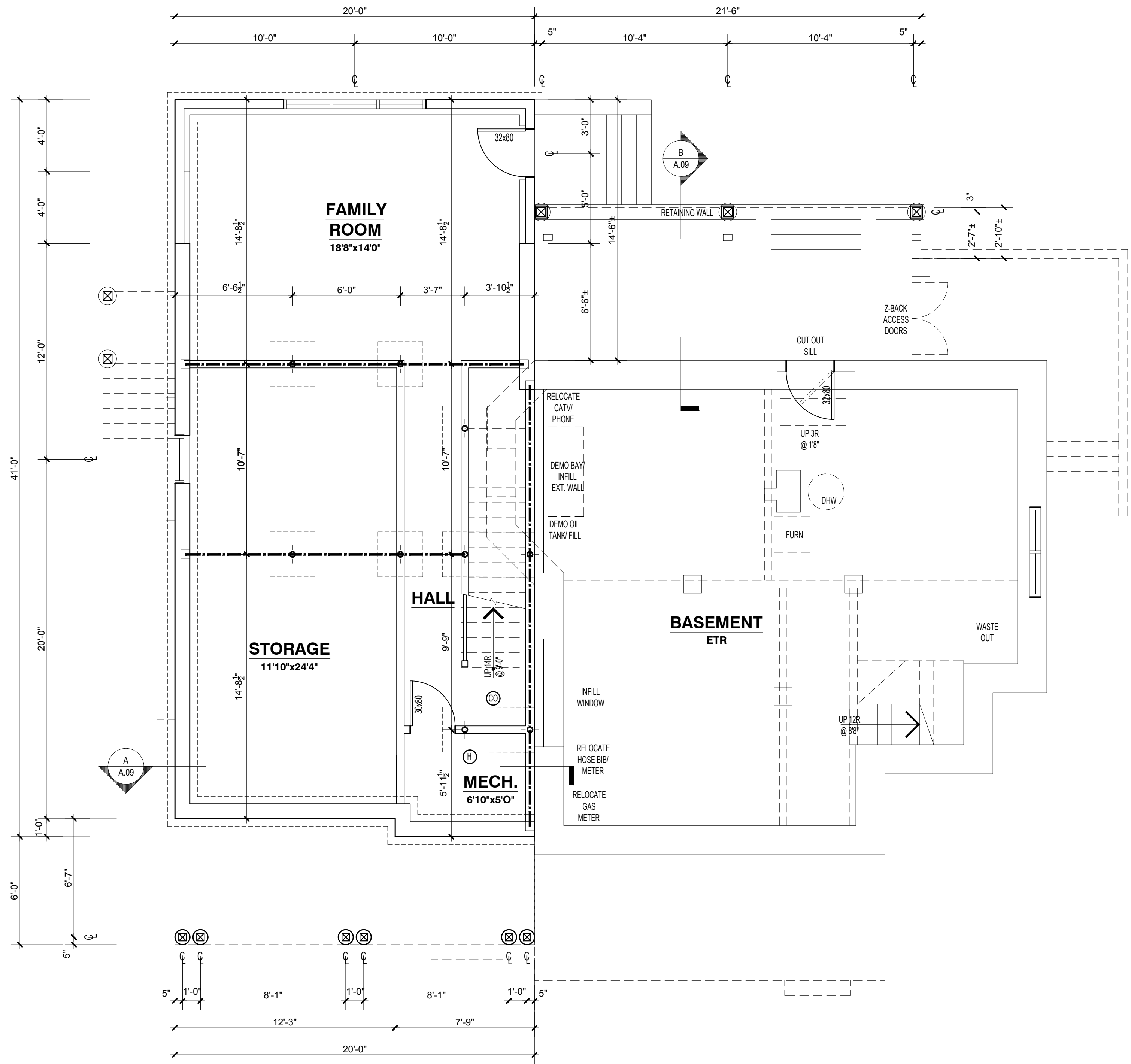
LEFT SIDE ELEVATION

A.04



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

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Number	Description	Date
0	PERMIT DRAWINGS	02/24 2021

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

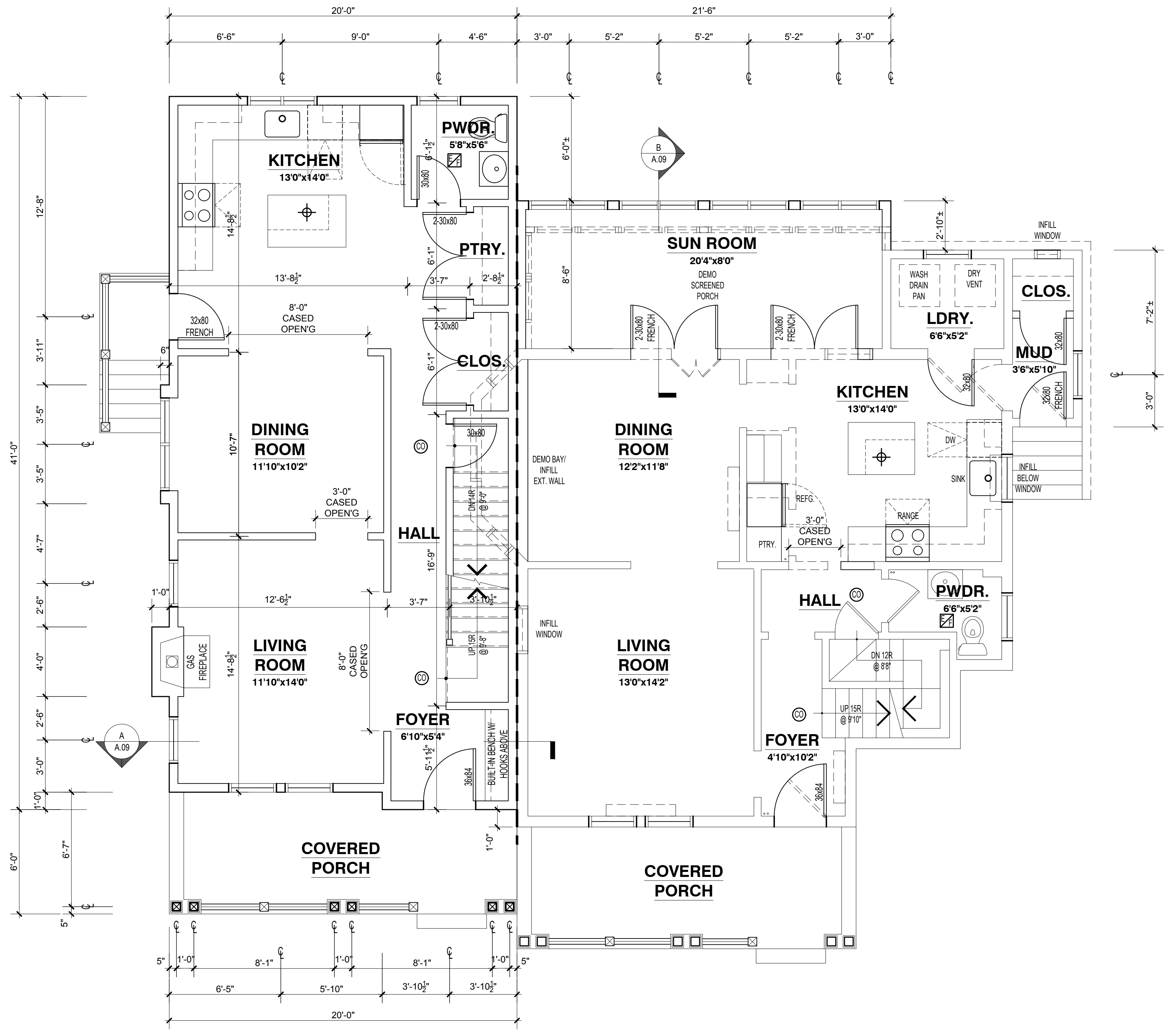
BASEMENT PLAN

BASEMENT PLAN (GFA 298 SF)
 SCALE: 1/4"=1'-0"

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FIRST FLOOR PLAN (GFA 1,801 SF)
SCALE: 1/4" = 1'-0"

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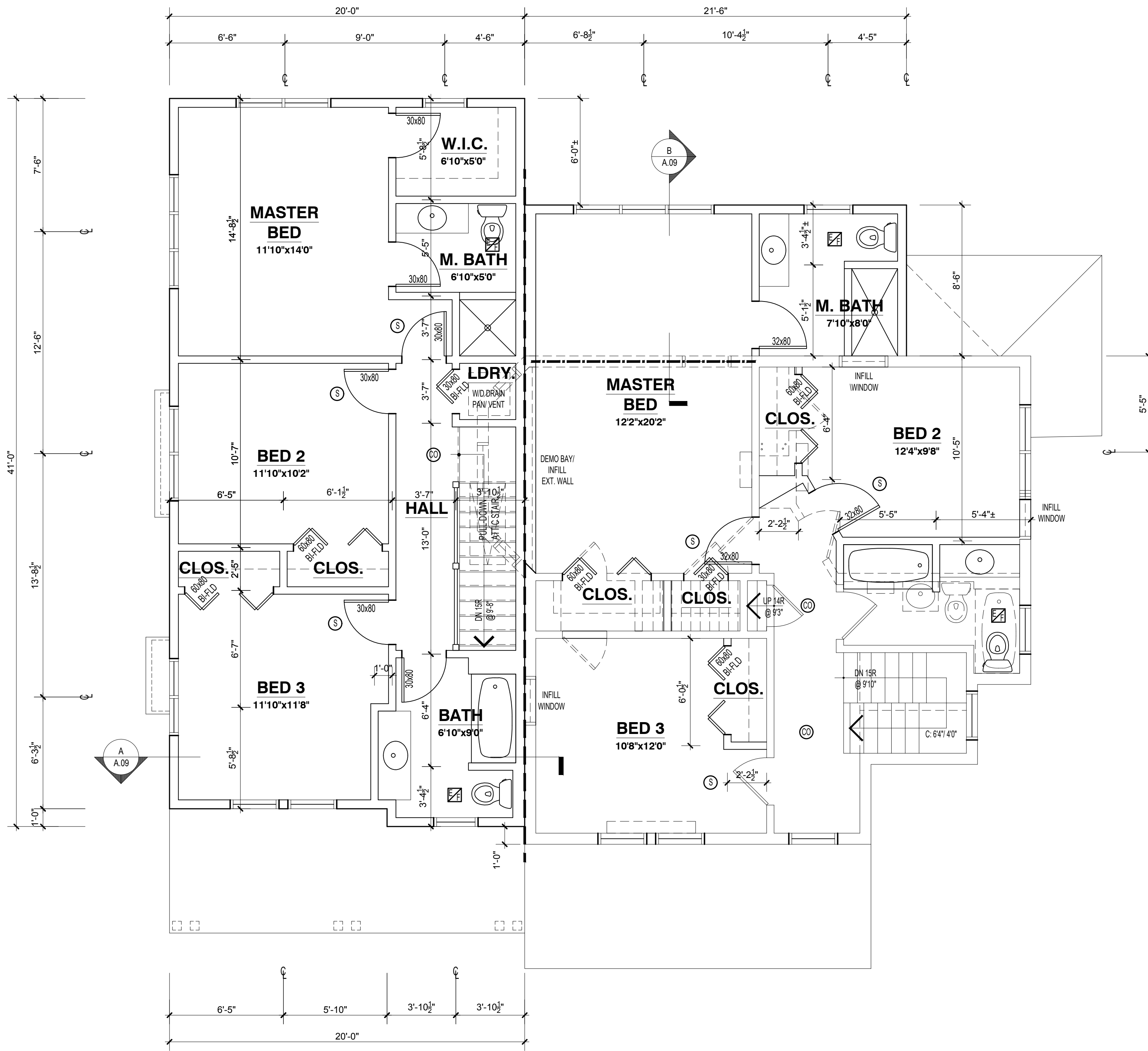
Project Number: 20.0140
Date: 12.18.2020

Revisions:

Number	Description	Date
0	PERMIT	02/24
	DRAWINGS	2021

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

FIRST FLOOR PLAN



SECOND FLOOR PLAN (GFA 1,721 SF)
SCALE: 1/4"=1'-0"

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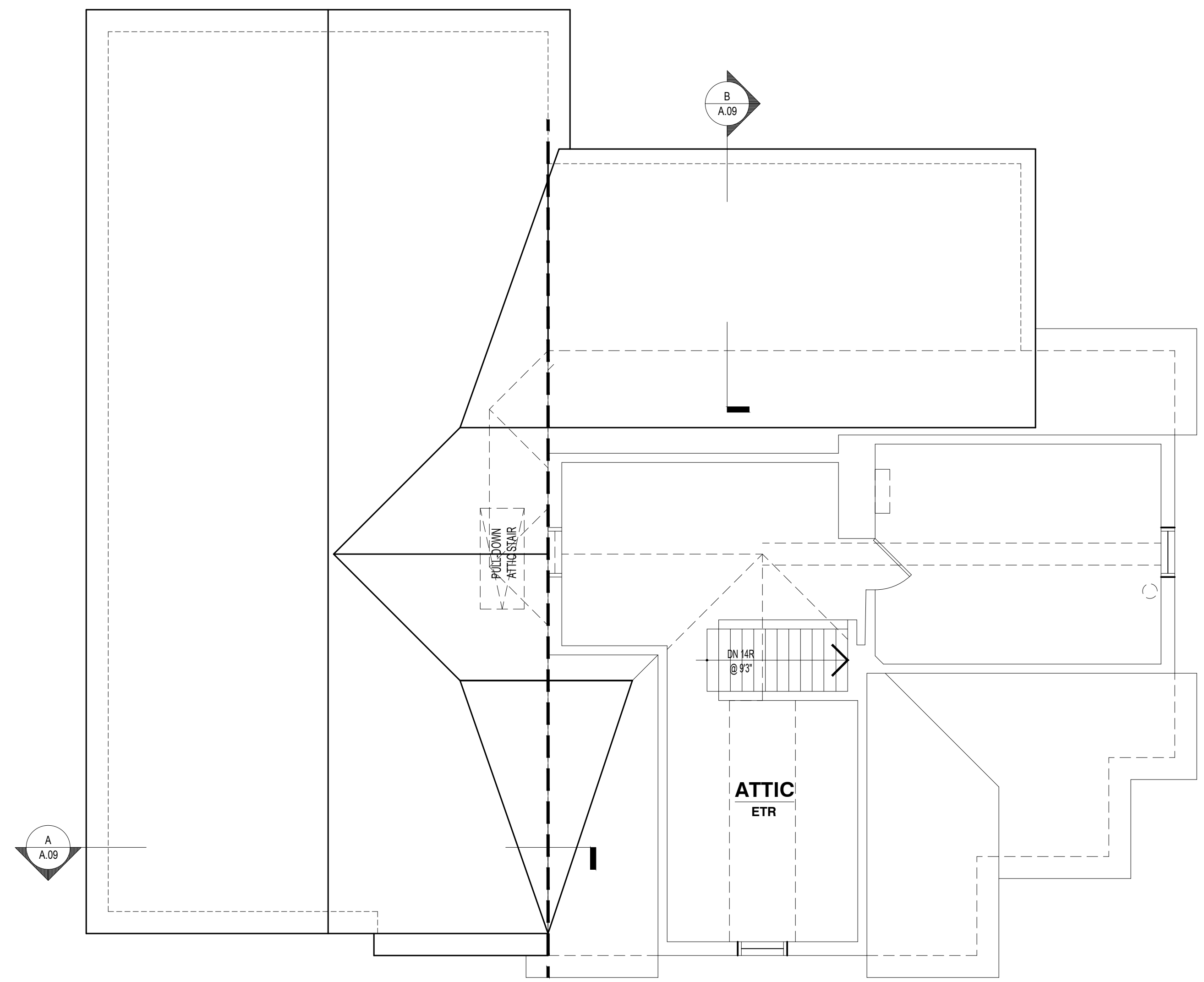
Revisions:

Number	Description	Date
0	PERMIT DRAWINGS	02/24 2021

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

SECOND FLOOR PLAN

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FLOOR	GFA
BSMT	298
1ST	1,801
2ND	1,721
ATTIC	0
TOTAL	3,820 SF

THIRD FLOOR/ ROOF PLAN (GFA 0 SF)
 SCALE: 1/4"=1'-0"

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 Date: 12.18.2020

Revisions:

Number	Description	Date
0	PERMIT DRAWINGS	02/24 2021

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

**THIRD FLOOR/
 ROOF PLAN**

A.08

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INSULATION (SEE HERS RATING):

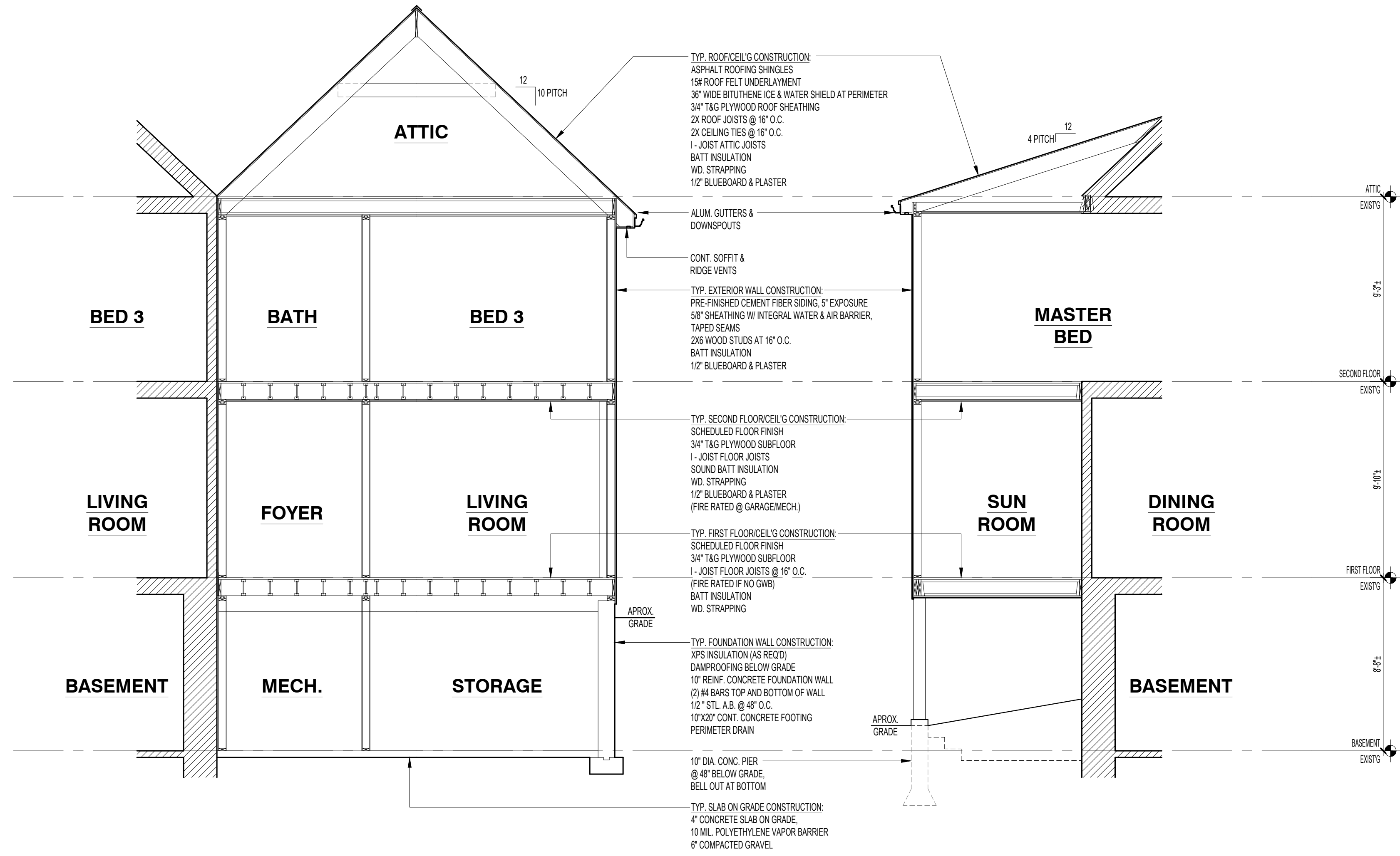
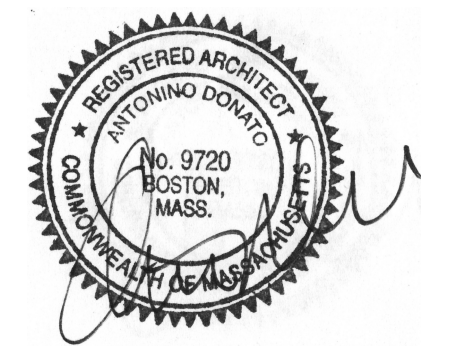
CEILING FLAT	R-49.0
SEALED ATTIC	NA
VAULTED CEILING	NA
ABOVE GRADE WALLS	R-21.0
FOUNDATION WALLS	R-0.0
SLAB	NONE
EXPOSED FLOOR	R-30.0
WINDOW TYPE	U-VALUE 0.280, SHGC 0.260
INFILTRATION RATE	HTG 1086, CLG 1086 CFM50
METHOD	BLOWER DOOR TEST

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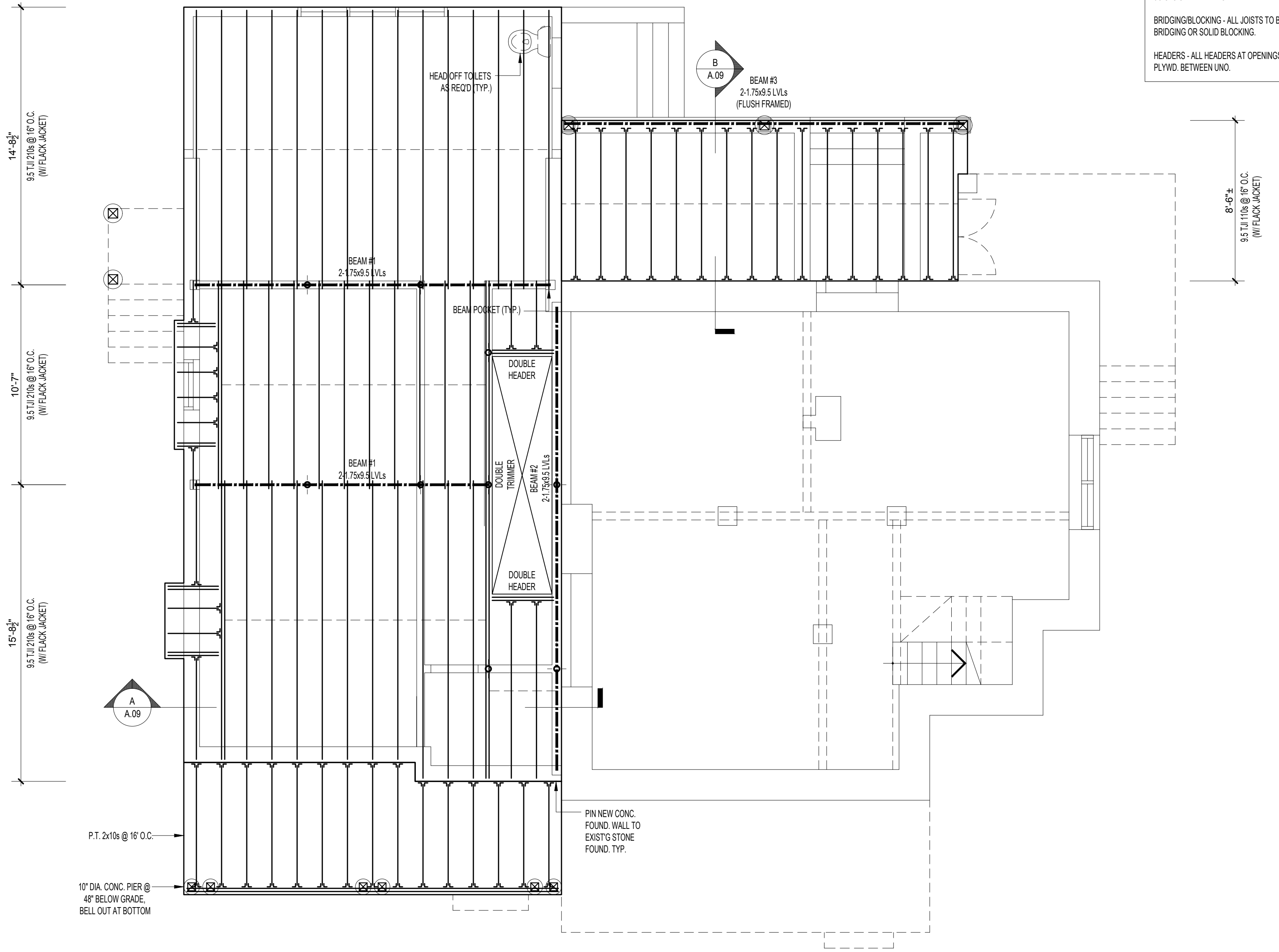
Number	Description	Date
0	PERMIT	02/24
	DRAWINGS	2021

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

BUILDING SECTIONS

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

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



NOTES:

STUDS - EXTERIOR WALLS TO BE 2X6s @ 16" O.C., INTERIOR WALLS TO BE 2X4s UNO.

SILL PLATE/ANCHORS - SILL PLATE TO BE 2-2X6s P.T.; INSET 1/2" ANCHOR BOLTS MIN. 8" IN TO TOP OF CONC. FOUND. WALL MIN. 48" O.C. AND 12" FROM CORNERS.

JOISTS AND RAFTERS - SOUTHERN PINE VISUALLY GRADED NO. 1 LUMBER OR BETTER UNLESS NOTED OTHERWISE. DOUBLE UP JOISTS UNDER WALLS TYP.

BRIDGING/BLOCKING - ALL JOISTS TO BE BRACED AT MID SPAN W/ BRIDGING OR SOLID BLOCKING.

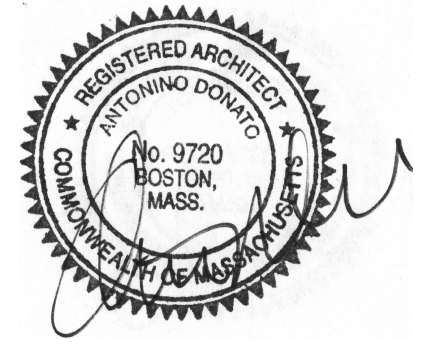
HEADERS - ALL HEADERS AT OPENINGS TO BE MIN. 2-2X10s W/ 1/2" PLYWD. BETWEEN UNO.

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0	PERMIT	02/24
	DRAWINGS	2021

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

FIRST FLOOR FRAMING PLAN

FIRST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

NOTES:

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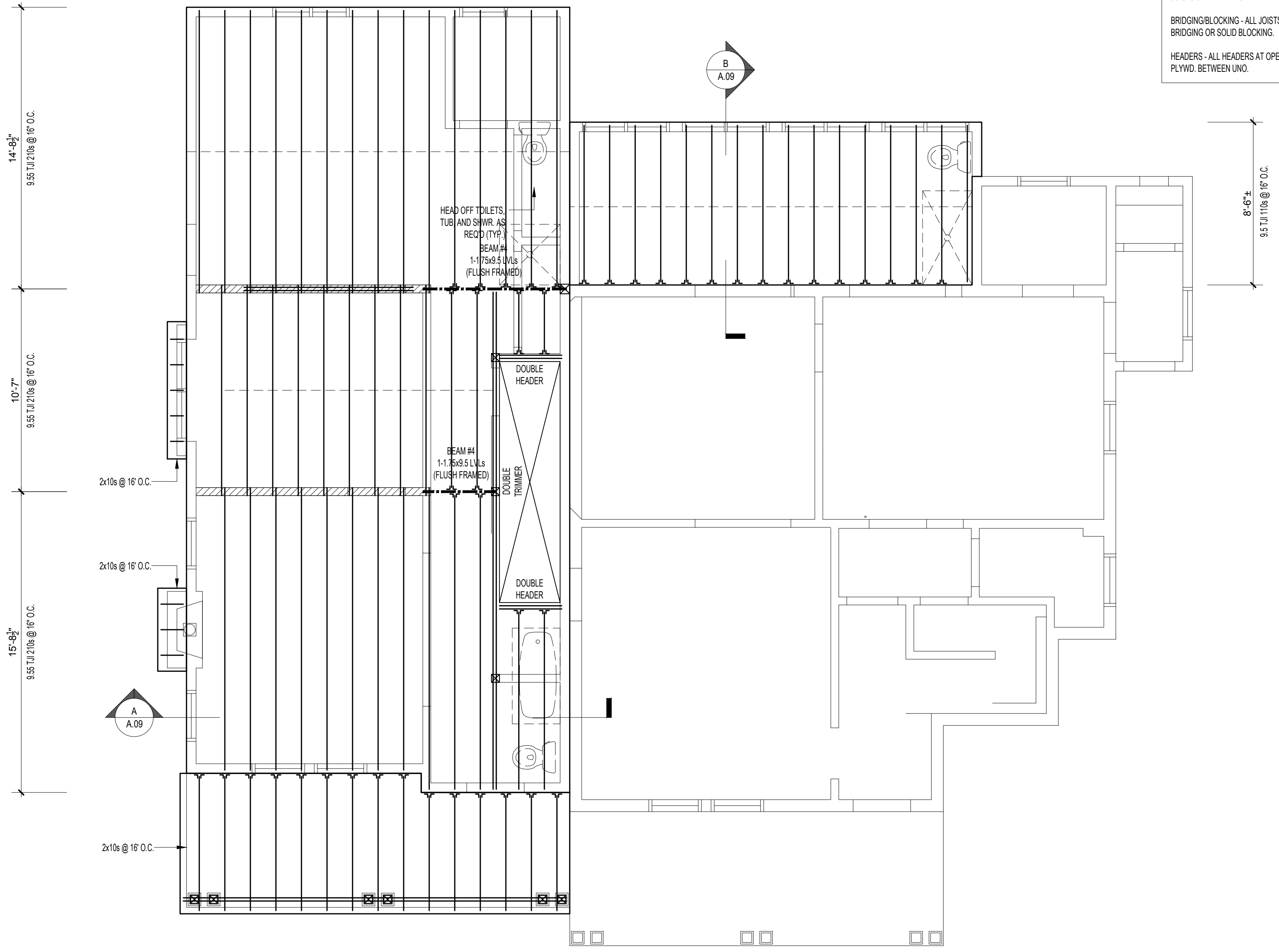
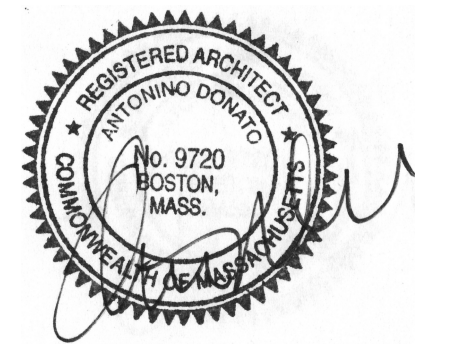
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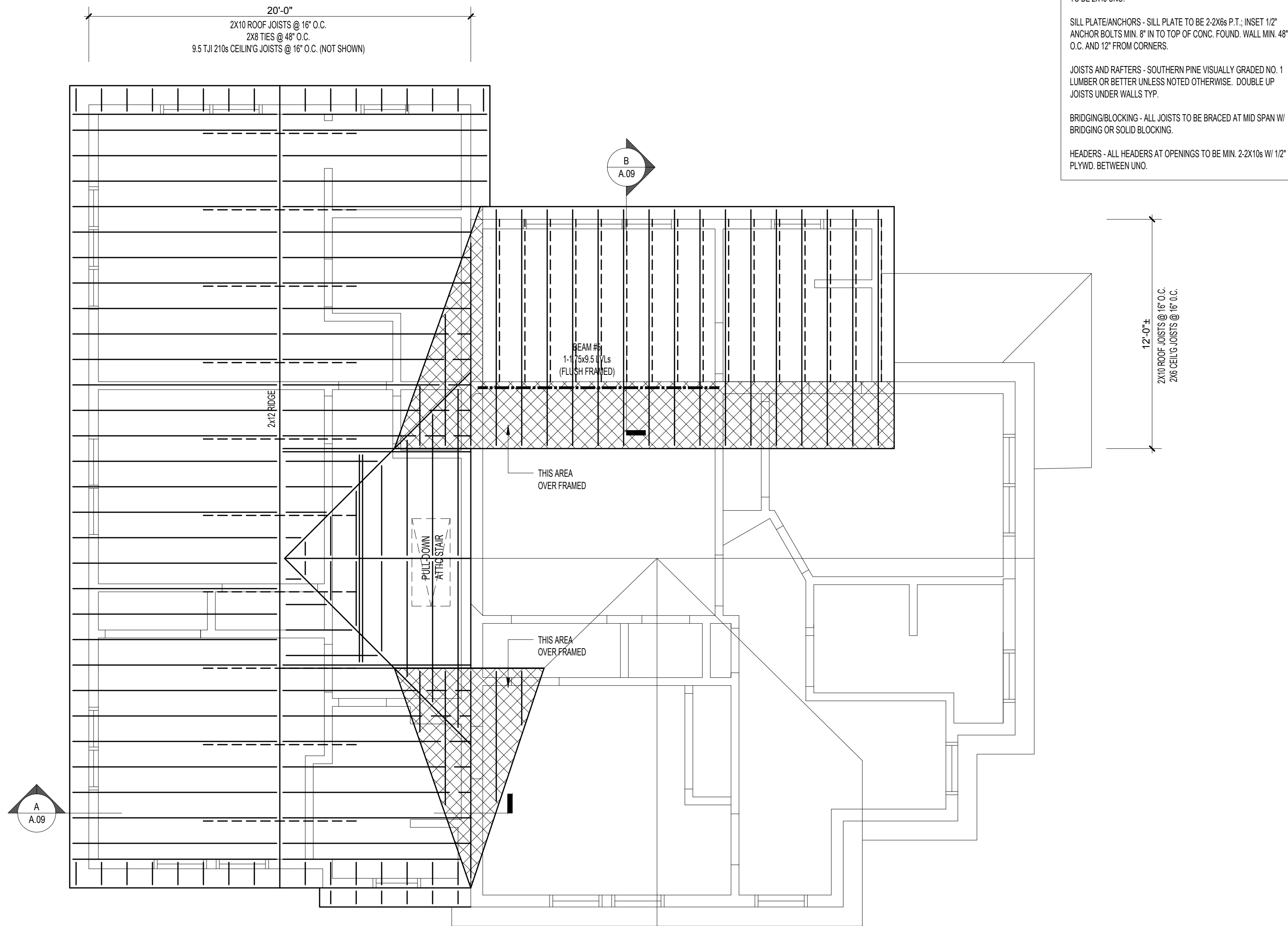
Revisions:

Number	Description	Date
0	PERMIT DRAWINGS	02/24 2021

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

SECOND FLOOR FRAMING PLAN

SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



NOTES:

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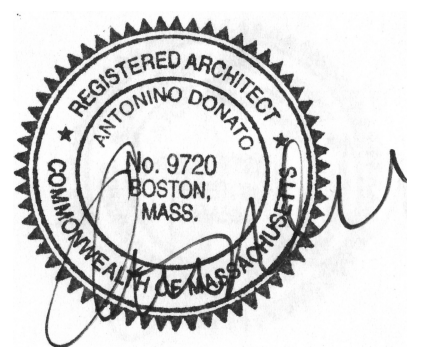
BRIDGING/BLOCKING - ALL JOISTS TO BE BRACED AT MID SPAN W/ BRIDGING OR SOLID BLOCKING.

HEADERS - ALL HEADERS AT OPENINGS TO BE MIN. 2-2X10s W/ 1/2" PLYWD. BETWEEN UNO.

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Revisions:

Number	Description	Date
0	PERMIT DRAWINGS	02/24 2021

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

ATTIC/ ROOF FRAMING PLAN

ATTIC/ ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"