

GRANADA AVENUE

PARCEL 5584-000
N/F
SCALA FAMILY
IRREVOCABLE TRUST

PARCEL 5564-000
N/F
CHRISTINE CELLI &
ROBERT CARTMILL

CONSTRUCTION BENCHMARK: UP LOCATED
ADDRESS FROM NO. 36 ETHEL STREET
ELEVATION=245.54 (BOSTON CITY BASE)

- LEGEND**
- DRAIN MANHOLE (DMH)
 - CATCH BASIN (CB)
 - SEWER MANHOLE (SMH)
 - ELECTRIC MANHOLE (EMH)
 - TELEPHONE MANHOLE (TMH)
 - GAS GATE (GG)
 - GAS SERVICE (GS)
 - WATER GATE (WG)
 - WATER SERVICE (WS)
 - HYDRANT (HYD)
 - SPLASH BLOCK
 - LIGHT POLE (LP)
 - LAMP POST (LAMP)
 - UTILITY POLE (UP)
 - GRANITE CURB (GC)
 - CONCRETE CURB (CC)
 - EDGE OF PAVE (EP)
 - SIGN

PLAN NOTES

THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON RECORD INFORMATION OBTAINED FROM THE CITY OF BOSTON ASSESSING AND ENGINEERING DEPARTMENTS, THE MASSACHUSETTS LAND COURT, THE SUFFOLK COUNTY AND NORFOLK COUNTY REGISTRY OF DEEDS, THE BOSTON WATER AND SEWER COMMISSION AND ON THE GROUND INSTRUMENT SURVEYS PERFORMED BY NORWOOD ENGINEERING IN JULY AND AUGUST OF 2015.

LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, AND HAVE BEEN FIELD INSPECTED WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS OR RELOCATION OF SAME. CONTRACTORS SHALL NOTIFY ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK. THE BOSTON WATER AND SEWER COMMISSION IS NOT PART OF DIG SAFE THEREFORE, FIELD LOCATIONS OF WATER AND SEWER LINES MUST BE MARKED BY THE COMMISSION. CALL 1-617-330-9400 FORTY EIGHT HOURS IN ADVANCE OF ANY EXCAVATION.

ASSESSOR'S PARCELS 5526 (HEMMA ST) AND 5501 (ETHEL ST) ARE TO BE RECONFIGURED INTO TWO NEW LOTS, LOT A (6,110 SF) AND LOT B (8,102 SF), BOTH LOTS COMPANY ZONING REQUIREMENTS OF THE ROSLINDALE NEIGHBORHOOD DISTRICT.

SEE ARCHITECTURAL PLANS: HEMMAN STREET, ROSLINDALE, MASSACHUSETTS" AND "PROPOSED NEW RESIDENCE: ETHEL STREET, ROSLINDALE, MASSACHUSETTS" BOTH PLANS DATED AUGUST 15, 2015 AND LAST REVISED AUGUST 25, 2015, PREPARED BY STUDIO 11 DESIGN, 596 WASHINGTON STREET, CANTON, MA 02021, (PHONE: 781-424-2943).

THE PROJECT HAS BEEN SUBMITTED TO THE CITY 'CUBUCS' PROGRAM AND THERE IS A CONFLICT WITH A RESURFACING PROJECT SCHEDULED FROM MARCH, 2015 TO JANUARY, 2020.

BUYER'S INFORMATION WAS OBTAINED FROM THE CITY ASSESSOR'S ON-LINE RECORDS ON SEPTEMBER 9, 2015.

ZONING CLASSIFICATION
ROSLINDALE NEIGHBORHOOD DISTRICT
1-FAMILY RESIDENTIAL SUBDISTRICT 1F-6000
ARTICLE 67 - TABLE C - MAP 10A-10B

DIMENSIONAL REQUIREMENTS

SINGLE-FAMILY LOT AREA	6,110 SF	LOT A	6,110 SF
FRONTAGE	60 FT	FRONTAGE	77.97 FT
LOT WIDTH	22 FT (MODAL)	FRONTAGE	74.34 FT
FRONT YARD (HEMMA)	22 FT (MODAL)	FRONT YARD (HEMMA)	23.0 FT
FRONT YARD (ETHEL)	20 FT (MODAL)	FRONT YARD (ETHEL)	10.6 FT
SIDE YARD	10 FT	FRONT YARD (MODAL)	10.9 FT
REAR YARD	10 FT	FRONT YARD (ETHEL)	49.2 FT
CEILING HEIGHT	10 FT	FRONT YARD (MODAL)	3,000 SF*
F.A.R.	0.5	FRONT YARD (ETHEL)	0.370
HEIGHT	35	SEE ARCHITECTURAL PLANS	
STORIES	2.5	SEE ARCHITECTURAL PLANS	
OPEN SPACE	1,800 SF	SEE ARCHITECTURAL PLANS	
PARKING	2 SPACES	SEE ARCHITECTURAL PLANS	

*THE GROSS FLOOR (G.F.A.) IS FROM THE PROJECT ARCHITECT

HEMMA STREET FRONT YARD MODAL STUDY

SETBACK ADDRESS	FRONTAGE
11 FT	130 FT
12 FT	45 FT
13 FT	50 FT
14 FT	50 FT
15 FT	50 FT
16 FT	43 FT
18 FT	141 FT
22 FT	28,34.44
25 FT	46,55,90.92
26 FT	80
27 FT	50.84
28 FT	88
46 FT	62
48 FT	66
50 FT	74

ETHEL STREET FRONT YARD MODAL STUDY

SETBACK ADDRESS	FRONTAGE
6 FT	47 FT
7 FT	3
8 FT	35
10 FT	70
11 FT	50
15 FT	50
15 FT	45
20 FT	23,39,41.45
22 FT	7,11,17,19
25 FT	13,15
40 FT	37

THE FRONT YARD MODAL STUDY IS BASED ON RECORD INFORMATION FROM THE CITY OF BOSTON ASSESSOR'S OFFICE, THE CITY ENGINEERING RECORDS DEPARTMENT AND THE BOSTON WATER AND SEWER COMMISSION.

LAND DEVELOPMENT PLAN
76 HEMMA STREET
& 37 ETHEL STREET
BOSTON, MASS.
(ROSLINDALE - 02131-4545)
SCALE: 1"=10'
AUGUST 17, 2015

NORWOOD ENGINEERING CO., INC.
CIVIL ENGINEERS & LAND SURVEYORS
1410 ROUTE ONE, NORWOOD, MA 02062
PHONE: 781-762-0143 FAX 781-762-8595

09-08-15
REVISIONS
REVISED ARCHITECTURAL PLANS

APPLICANT:
C.A.D. BUILDERS, LLC
ANTHONY DILETZIA &
200 BECHIE STREET
CANTON, MA 02121

CONSTRUCTION BENCHMARK: UP-9
SPIKE IN UTILITY POLE NO. 9 LOCATED
ACROSS FROM NO. 80 HEMMA STREET
ELEVATION=222.03 (BOSTON CITY BASE)

OWNER:
NANCY P. WHELAN
76 HEMMA STREET
ROSLINDALE, MA 02131



PROPOSED NEW RESIDENCE:
HEMMAN STREET
 ROSLINDALE, MASSACHUSETTS

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

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ASPHALT/FIBERGLASS ARCHITECTURAL
 PROFILE ROOFING SHINGLES
 ICE & WATER SHIELD AT 3' FROM
 EDGES AND AT VALLEYS

BUILT-UP RAKE BOARDS
 (1x10 & 1x4)

SHINGLE-TYPE
 HARDBOARD SIDING

ALUMINUM GUTTERS &
 DOWNSPOUTS

5/4"x 8"
 FRIEZE BOARDS

INTEGRAL
 WINDOW TRIM &
 16" SHUTTERS

CLAPBOARD-TYPE
 HARDBOARD SIDING
 (6" EXPOSURE)

5/4"x 6"
 CORNER BOARDS

FRAME MAIN ROOF
 RAFTERS ON SILL PLATE
 ON TOP OF FLOOR

FRAME DORMER
 RAFTERS ON
 TOP PLATE OF WALL

8'-0"

8'-4 1/2"

FULL 8' STUDS
 (SEE SECTION FOR WALL
 HEIGHT AT FAMILY ROOM)

10'-0"

1x6 DOOR TRIM

16'x7' GARAGE DOOR

**FRONT
 ELEVATION**

SCALE: 3/16" = 1'-0"

WINDOW SILL HEIGHTS MAY VARY DUE TO MANUFACTURER'S
 SIZES/STYLES. ALIGN HEADS OF DIFFERENT WINDOW SIZES
 WHERE APPLICABLE.

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DIMENSION STANDARDS:

- * EXTERIOR WALLS TO EXTERIOR STUD FACE
- * INTERIOR WALLS TO CENTER OF STUD
- * WINDOWS/DOORS TO CENTER OF OPENING

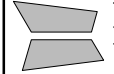
(UNLESS OTHERWISE NOTED)

WALL FRAMING TO BE 2x4 STUDS
UNLESS OTHERWISE NOTED

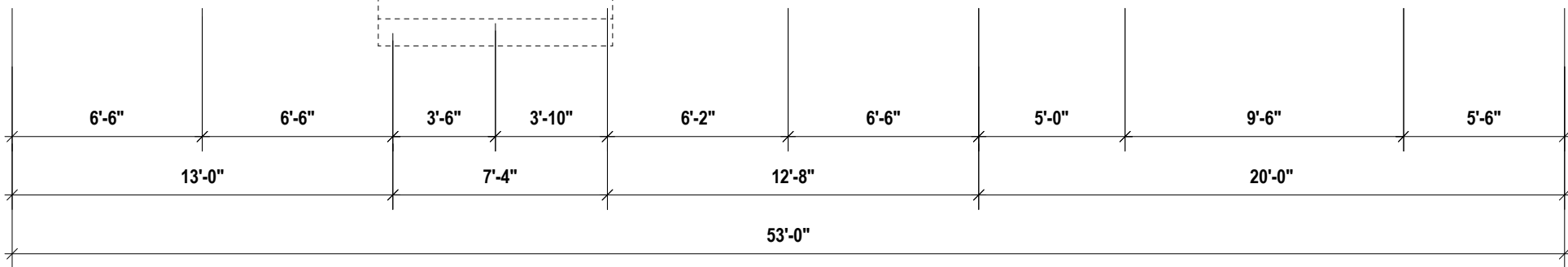
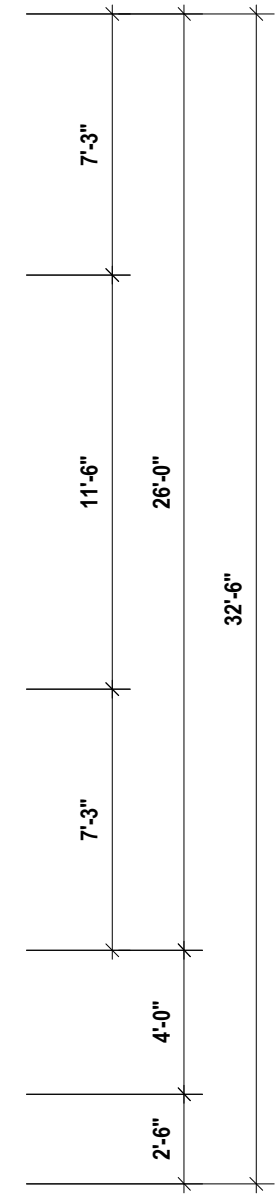
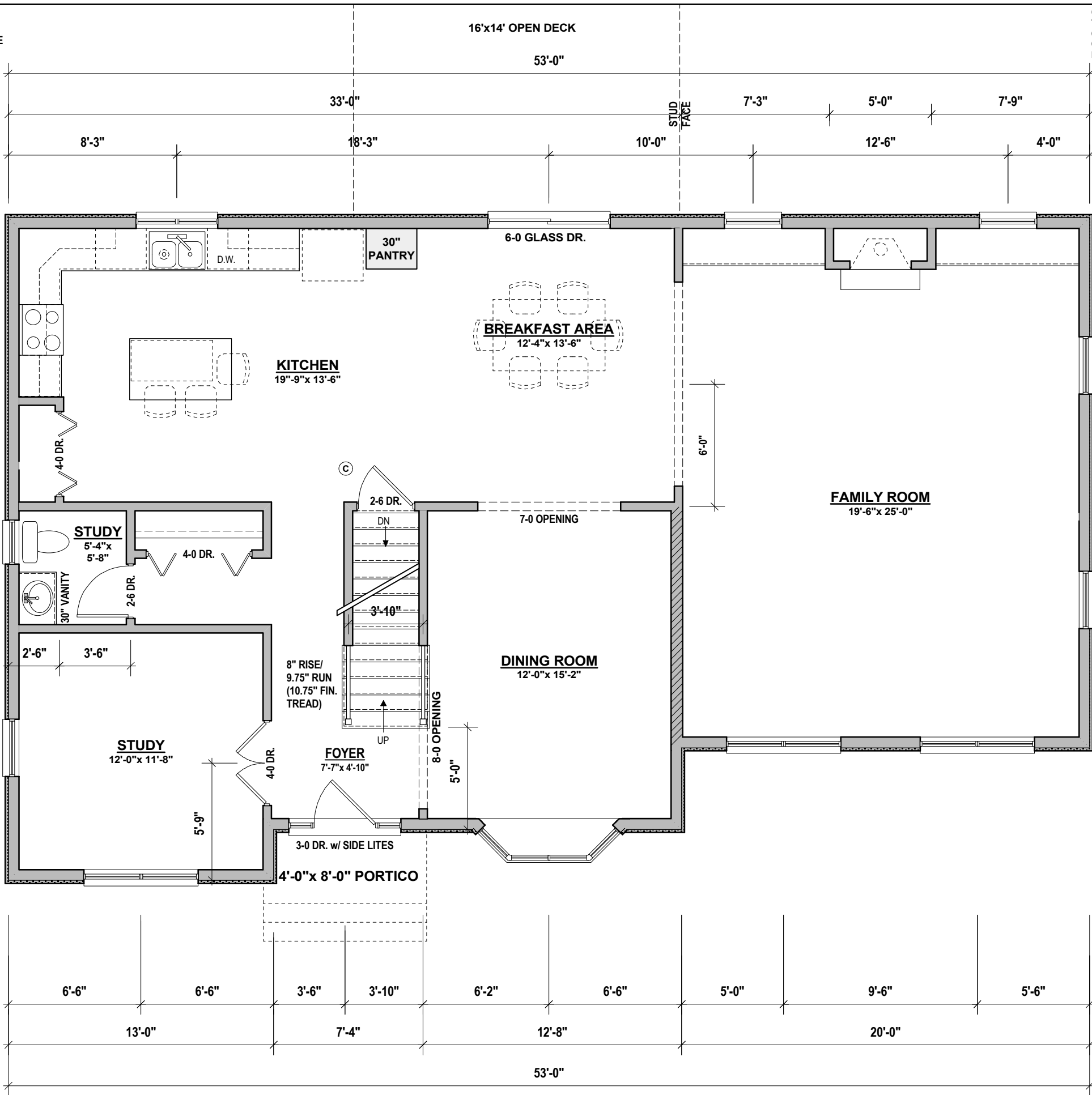
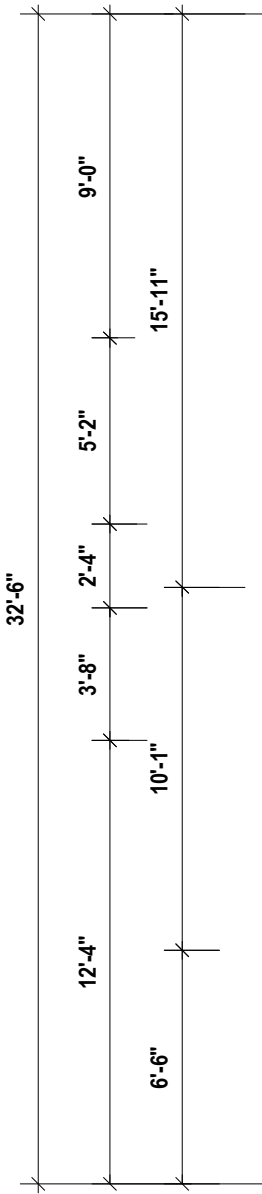
DOORS & WALL OPENINGS TO BE
CENTERED IN WALL UNLESS
OTHERWISE DIMENSIONED.

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NOTE:
ALL CONSTRUCTION METHODS
& MATERIALS TO COMPLY WITH
MASSACHUSETTS BUILDING
CODE (780 CMR - 8TH EDITION)



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596 WASHINGTON STREET
CANTON, MA 02021
781.424.2943



GRAPHIC KEY

- S** HARD-WIRED SMOKE DETECTOR
- C** HARD-WIRED COMBO SMOKE/CO DETECTOR
- H** HEAT SENSOR
- V** BATHROOM VENT

PROPOSED NEW RESIDENCE:
HEMMAN STREET
ROSLINDALE, MASSACHUSETTS

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

**LEVEL 1
FLOOR PLAN**

SCALE: 3/16" = 1'-0"

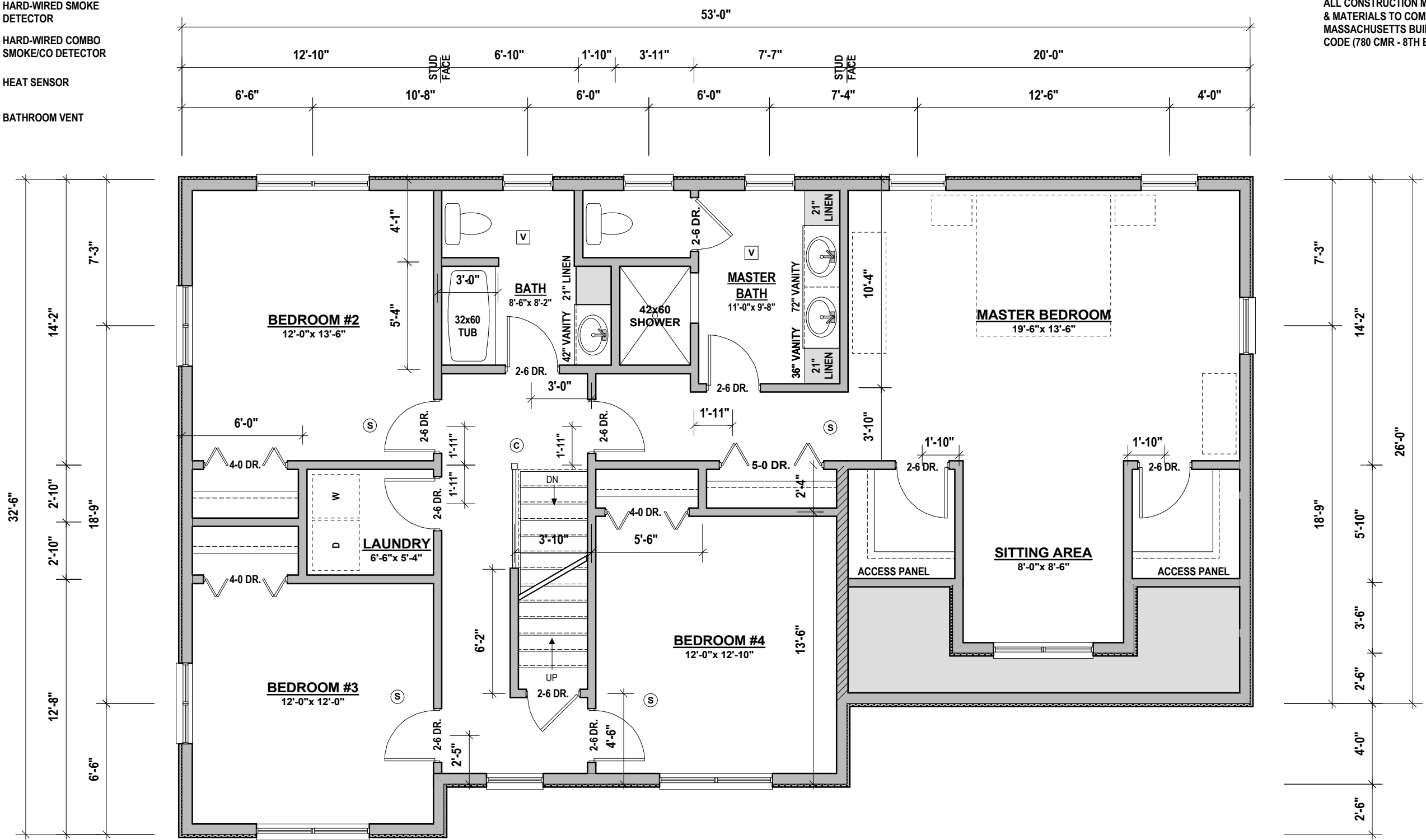
A-2

GRAPHIC KEY

- S** HARD-WIRED SMOKE DETECTOR
- C** HARD-WIRED COMBO SMOKE/CO DETECTOR
- H** HEAT SENSOR
- V** BATHROOM VENT

NOTE:
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NOTES:
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WALL FRAMING TO BE 2x4 STUDS UNLESS OTHERWISE NOTED

DOORS & WALL OPENINGS TO BE CENTERED IN WALL UNLESS OTHERWISE DIMENSIONED.

DIMENSION STANDARDS:

- * EXTERIOR WALLS TO EXTERIOR STUD FACE
- * INTERIOR WALLS TO CENTER OF STUD
- * WINDOWS/DOORS TO CENTER OF OPENING (UNLESS OTHERWISE NOTED)

LEVEL 2 FLOOR PLAN

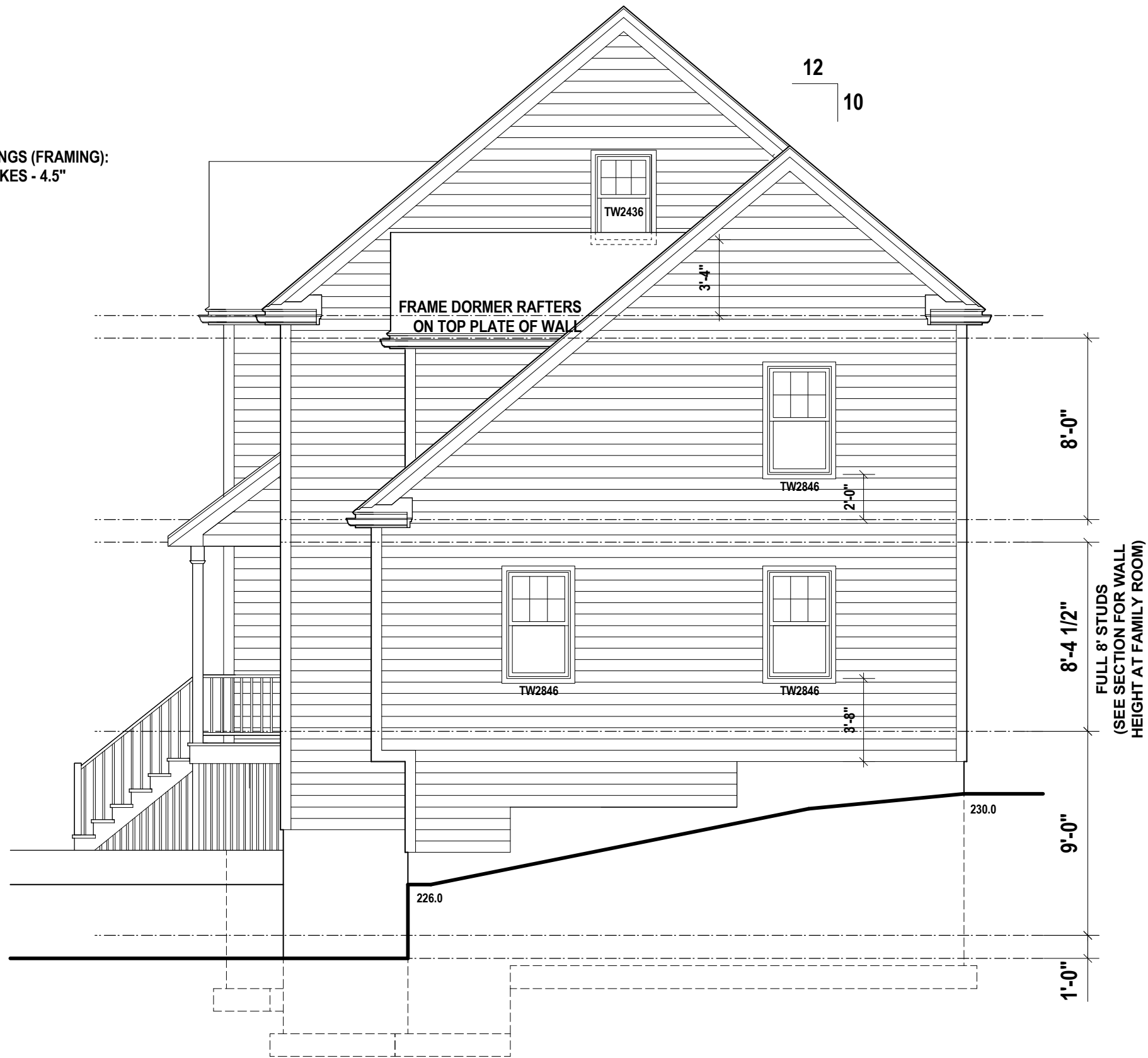
SCALE: 3/16" = 1'-0"

PROPOSED NEW RESIDENCE:
HEMMAN STREET
ROSLINDALE, MASSACHUSETTS

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

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ROOF OVERHANGS (FRAMING):
EAVES - 9" / RAKES - 4.5"



PROPOSED NEW RESIDENCE:
HEMMAN STREET
ROSLINDALE, MASSACHUSETTS

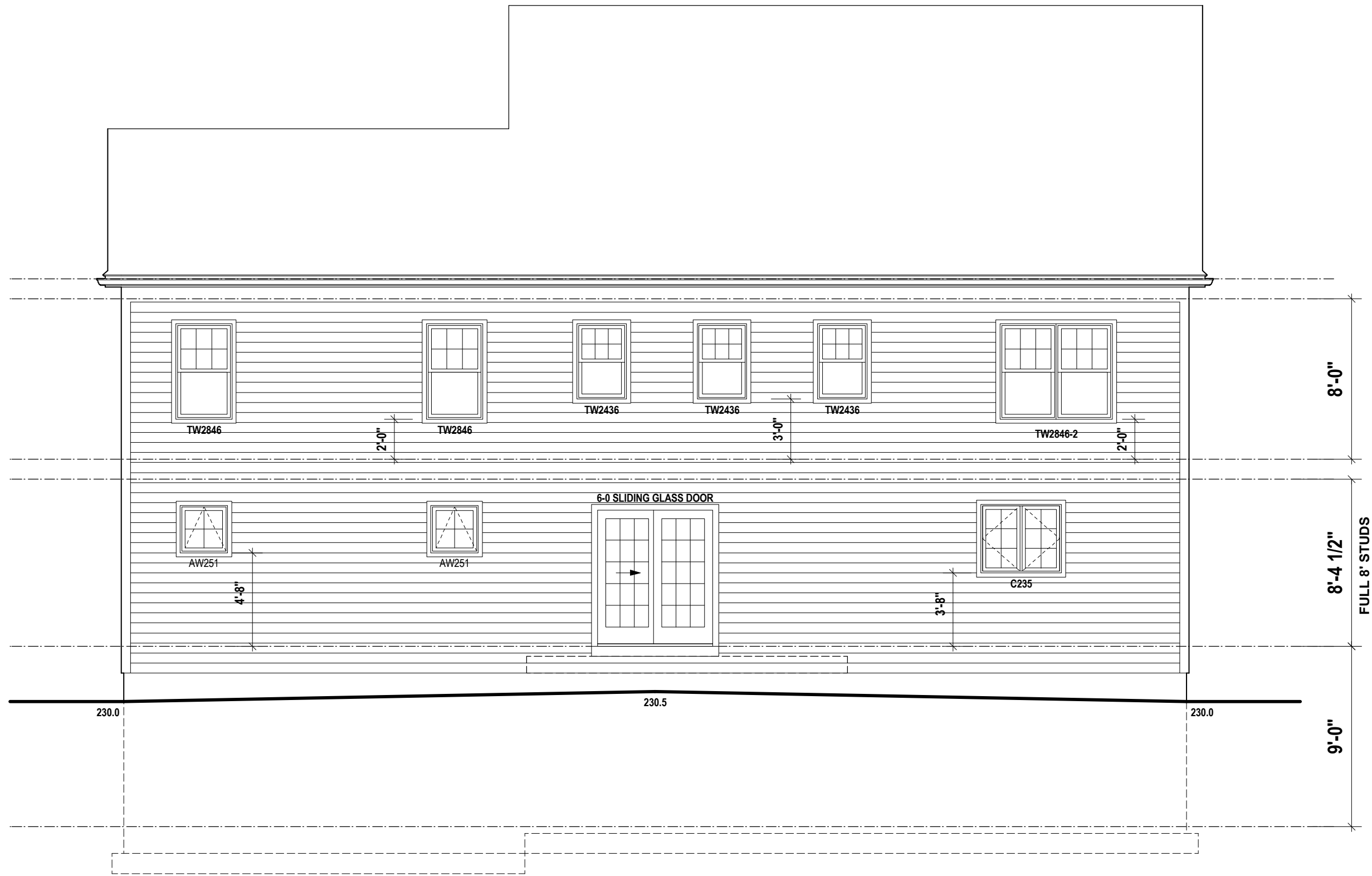
PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

**RIGHT SIDE
ELEVATION**

SCALE: 3/16" = 1'-0"

A-4

PROPOSED NEW RESIDENCE:
HEMMAN STREET
ROSLINDALE, MASSACHUSETTS



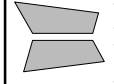
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WINDOW SILL HEIGHTS MAY VARY DUE TO MANUFACTURER'S
 SIZES/STYLES. ALIGN HEADS OF DIFFERENT WINDOW SIZES
 WHERE APPLICABLE.

**REAR
 ELEVATION**
 SCALE: 3/16" = 1'-0"

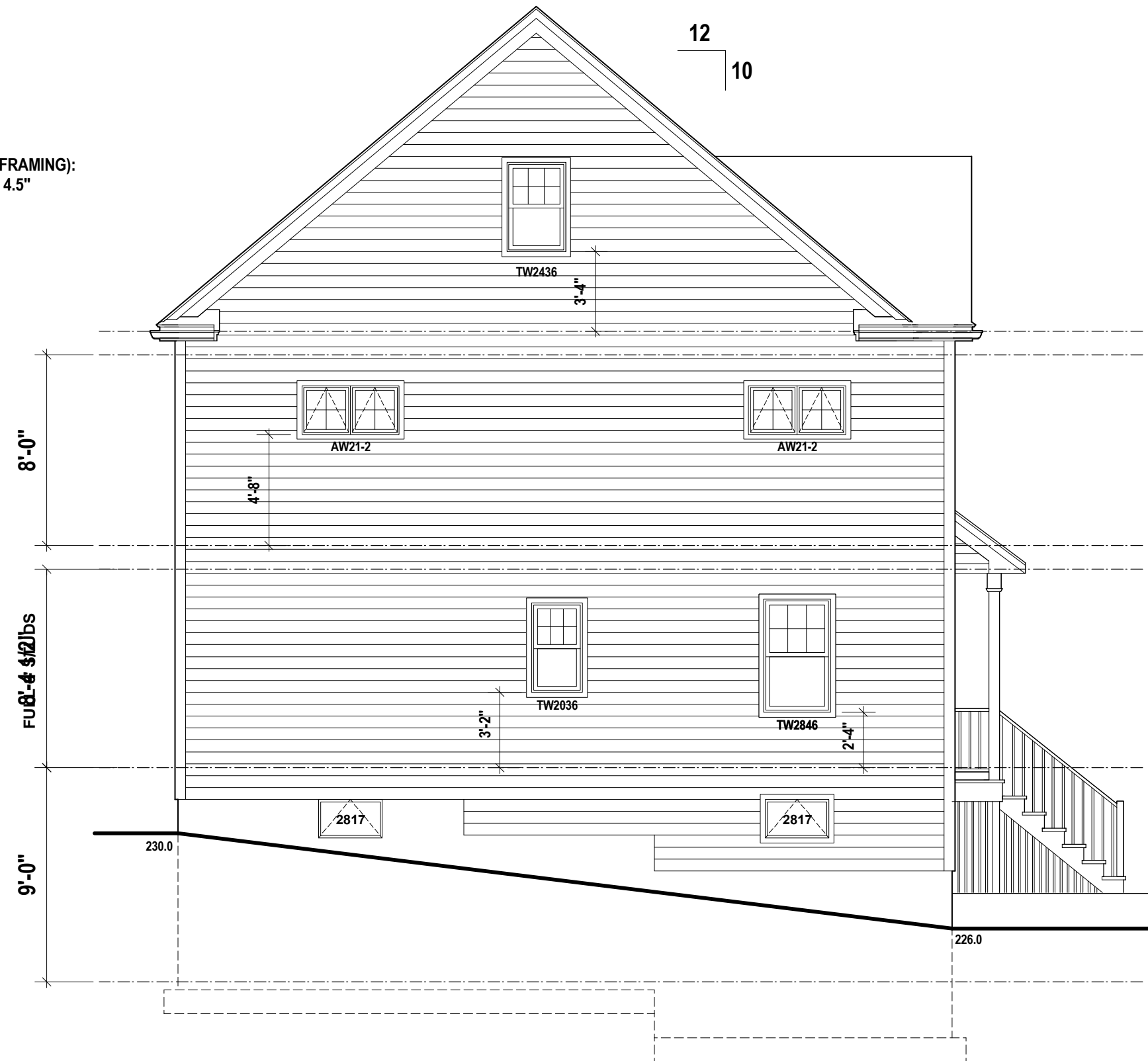
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ROOF OVERHANGS (FRAMING):
 EAVES - 9" / RAKES - 4.5"



PROPOSED NEW RESIDENCE:
HEMMAN STREET
 ROSLINDALE, MASSACHUSETTS

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

**LEFT SIDE
 ELEVATION**

SCALE: 3/16" = 1'-0"

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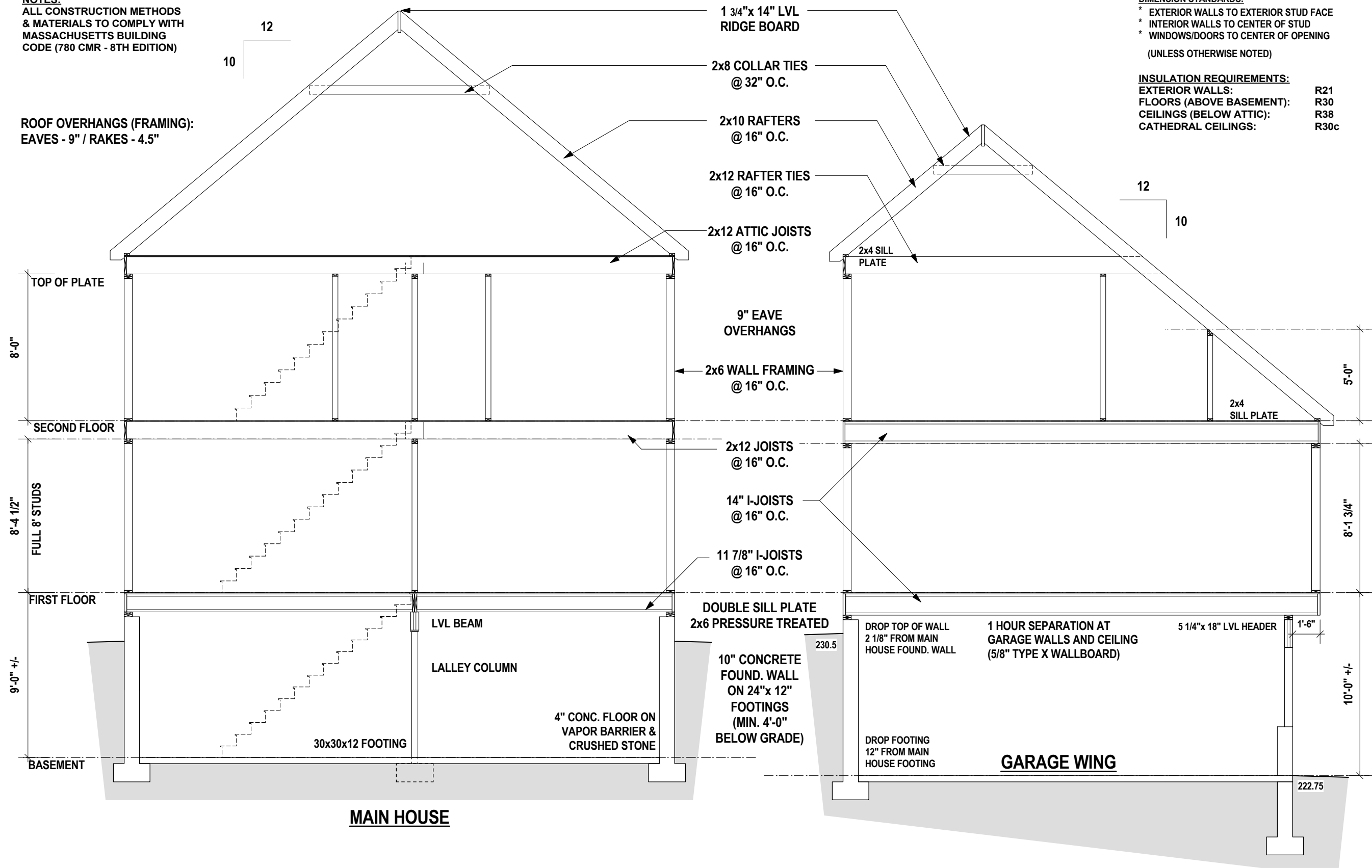
WINDOW SILL HEIGHTS MAY VARY DUE TO MANUFACTURER'S
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 WHERE APPLICABLE.

NOTES:
ALL CONSTRUCTION METHODS
& MATERIALS TO COMPLY WITH
MASSACHUSETTS BUILDING
CODE (780 CMR - 8TH EDITION)

ROOF OVERHANGS (FRAMING):
EAVES - 9" / RAKES - 4.5"

DIMENSION STANDARDS:
* EXTERIOR WALLS TO EXTERIOR STUD FACE
* INTERIOR WALLS TO CENTER OF STUD
* WINDOWS/DOORS TO CENTER OF OPENING
(UNLESS OTHERWISE NOTED)

INSULATION REQUIREMENTS:
EXTERIOR WALLS: R21
FLOORS (ABOVE BASEMENT): R30
CEILINGS (BELOW ATTIC): R38
CATHEDRAL CEILINGS: R30c



PROPOSED NEW RESIDENCE:
HEMMAN STREET
ROSLINDALE, MASSACHUSETTS

PERMIT DRAWINGS	8/15/15
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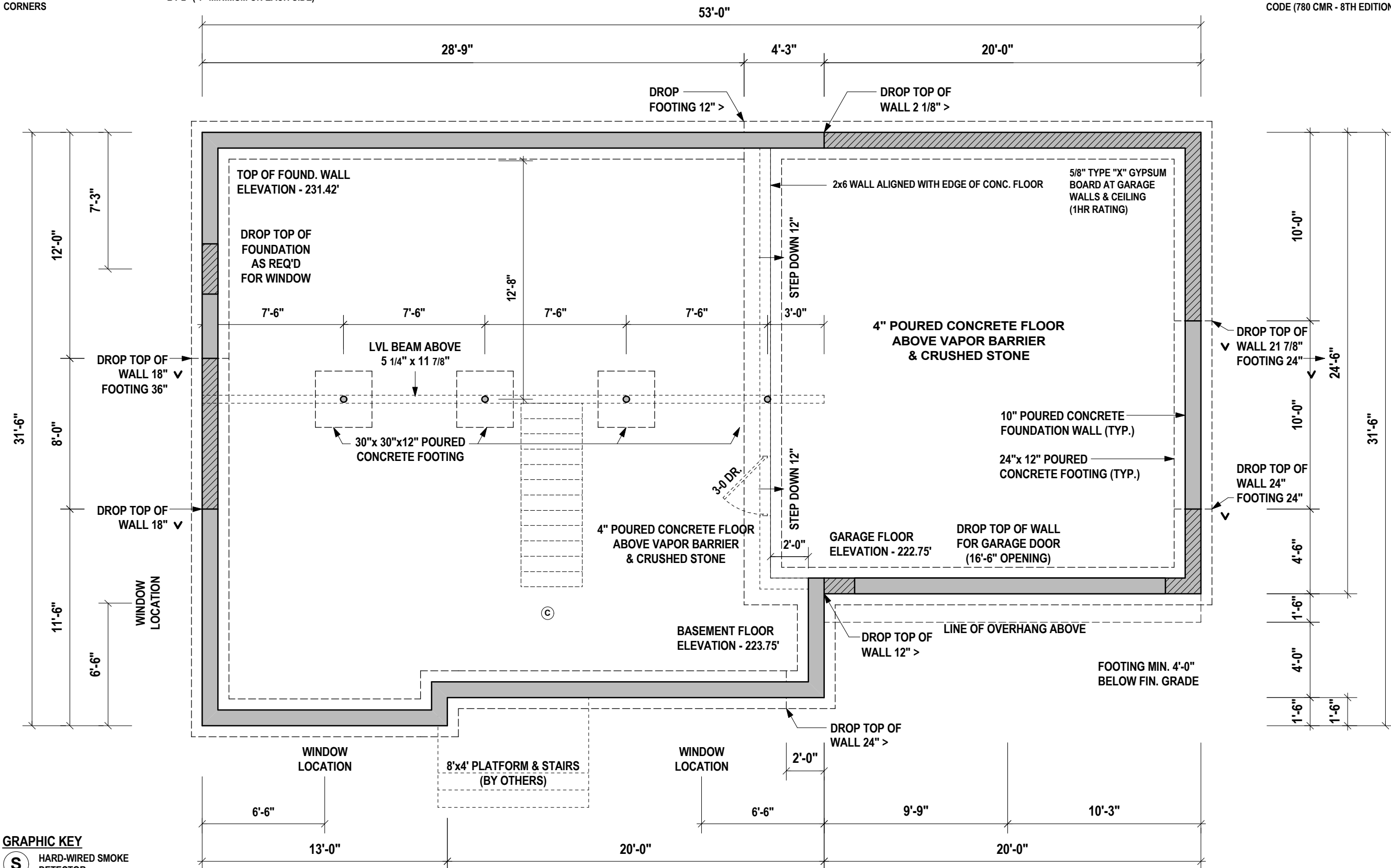
FRAMING SECTIONS
SCALE: 3/16" = 1'-0"

SILL PLATE ANCHORS:
 INSET 1/2" ANCHOR BOLTS MIN. 8"
 INTO TOP OF CONC. FOUNDATION
 WALL - MIN 6'-0" O.C. & 12" FROM
 CORNERS

BEAM POCKETS:
 DEPTH TO MATCH BEAM DEPTH,
 WIDTH TO EXCEED BEAM WIDTH
 BY 2" (1" MINIMUM ON EACH SIDE)

NOTES:
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- GRAPHIC KEY**
- S** HARD-WIRED SMOKE DETECTOR
 - C** HARD-WIRED COMBO SMOKE/CO DETECTOR
 - H** HEAT SENSOR
 - V** BATHROOM VENT

BRIDGING / BLOCKING:
 ALL FLOOR / CEILING JOISTS TO BE
 BRACED AT MID SPAN w/ BRIDGING
 (X-BRACE) OR SOLID BLOCKING

LVL BEAMS:
 SIZES LISTED ARE APPROXIMATE.
 CONSULT SPECIFICATION SHEET
 FOR EXACT DIMENSIONS

HEADERS:
 ALL HEADERS AT OPENINGS IN LOAD-
 BEARING WALLS TO MINIMUM DOUBLE
 2x10s w/ 1/2" PLWD. BETWEEN
 (UNLESS OTHERWISE NOTED)

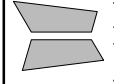
**FOUNDATION
 PLAN**

SCALE: 3/16" = 1'-0"

PROPOSED NEW RESIDENCE:
HEMMAN STREET
 ROSLINDALE, MASSACHUSETTS

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

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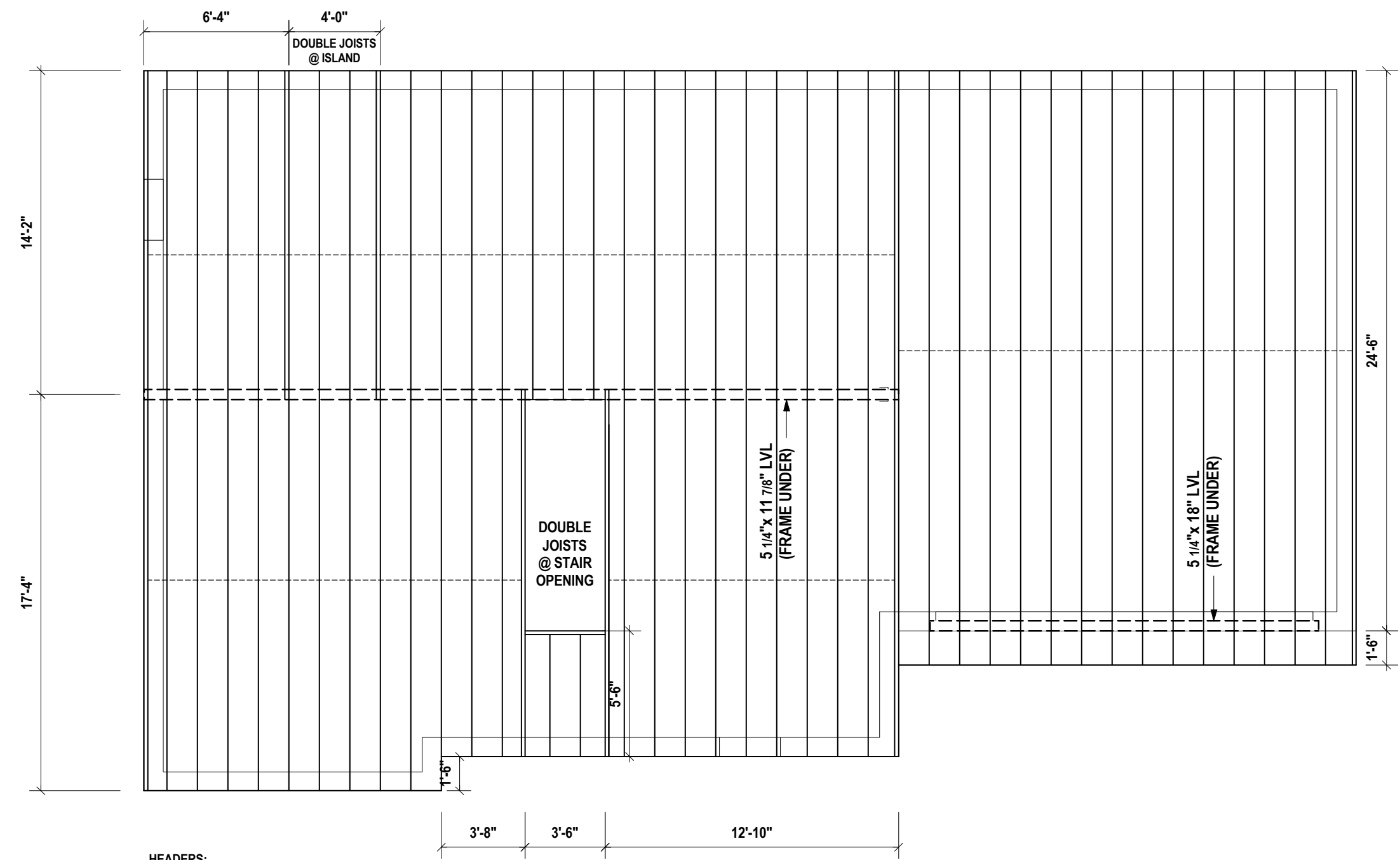
PROPOSED NEW RESIDENCE:
HEMMAN STREET
ROSLINDALE, MASSACHUSETTS

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

F-2

**11 7/8" I-JOIST @ 16" O.C.
 w/ 1"x 11 7/8" RIM BOARD
 (BRACING AT MID-SPAN)**

**14" I-JOIST @ 16" O.C.
 w/ 1"x 11 7/8" RIM BOARD
 (BRACING AT MID-SPAN)**



NOTES:
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 & MATERIALS TO COMPLY WITH
 MASSACHUSETTS BUILDING
 CODE (780 CMR - 8th EDITION)

HEADERS:
 ALL HEADERS AT OPENINGS IN LOAD-
 BEARING WALLS TO MINIMUM DOUBLE
 2x10s w/ 1/2" PLWD. BETWEEN
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LVL BEAMS:
 SIZES LISTED ARE APPROXIMATE.
 CONSULT SPECIFICATION SHEET
 FOR EXACT DIMENSIONS

BRIDGING / BLOCKING:
 ALL FLOOR / CEILING JOISTS TO BE
 BRACED AT MID SPAN w/ BRIDGING
 (X-BRACE) OR SOLID BLOCKING

**LEVEL ONE
 FRAMING PLAN**

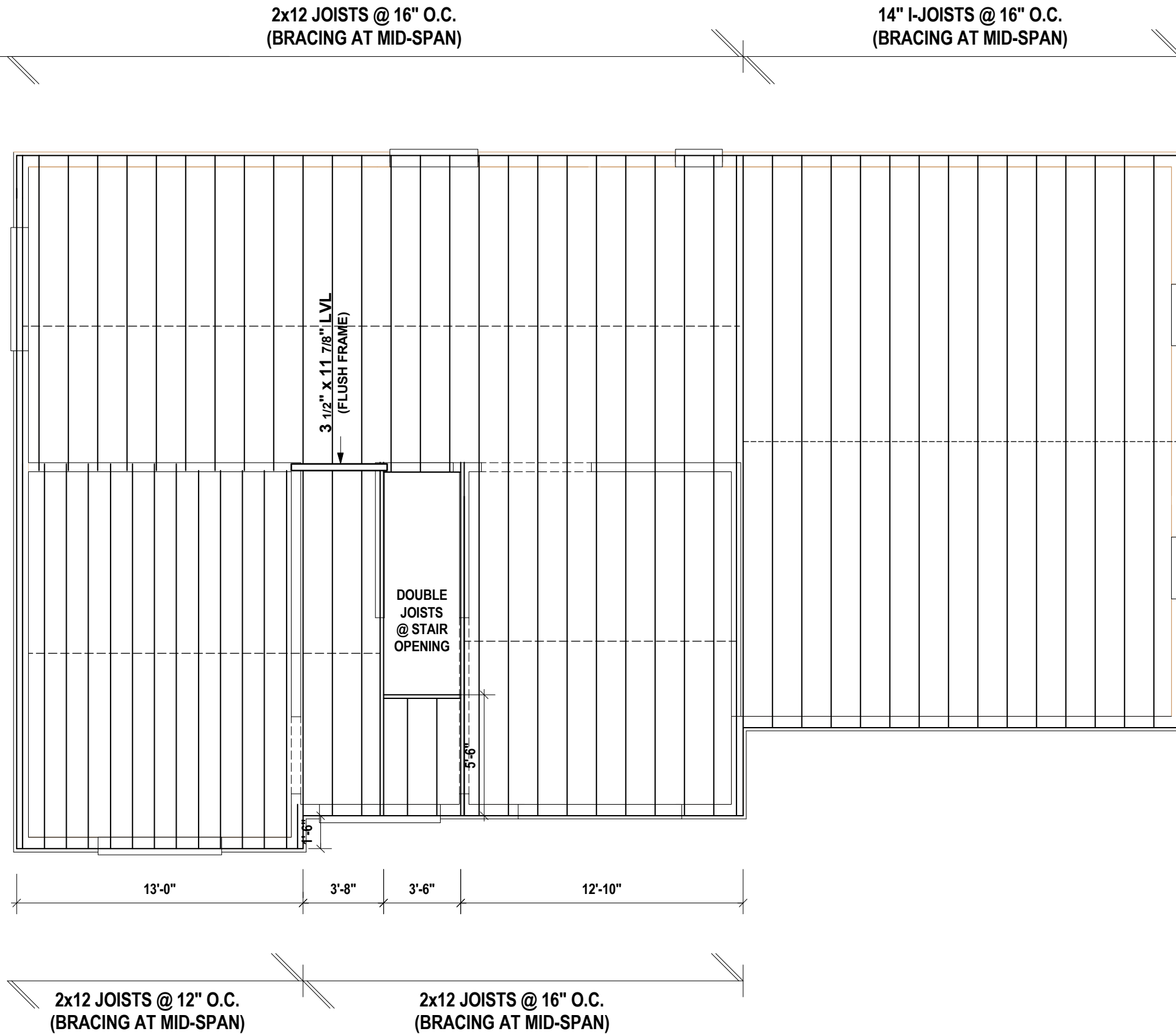
SCALE: 3/16" = 1'-0"

NOTES:
 ALL CONSTRUCTION METHODS
 & MATERIALS TO COMPLY WITH
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 CODE (780 CMR - 8th EDITION)

LVL BEAMS:
 SIZES LISTED ARE APPROXIMATE.
 CONSULT SPECIFICATION SHEET
 FOR EXACT DIMENSIONS

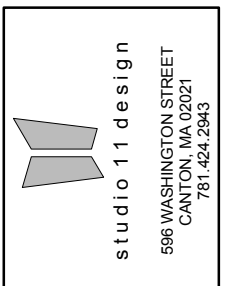
HEADERS:
 ALL HEADERS AT OPENINGS IN LOAD-
 BEARING WALLS TO MINIMUM DOUBLE
 2x10s w/ 1/2" PLWD. BETWEEN
 (UNLESS OTHERWISE NOTED)

BRIDGING / BLOCKING:
 ALL FLOOR / CEILING JOISTS TO BE
 BRACED AT MID SPAN w/ BRIDGING
 (X-BRACE) OR SOLID BLOCKING



**LEVEL TWO
 FRAMING PLAN**

SCALE: 3/16" = 1'-0"



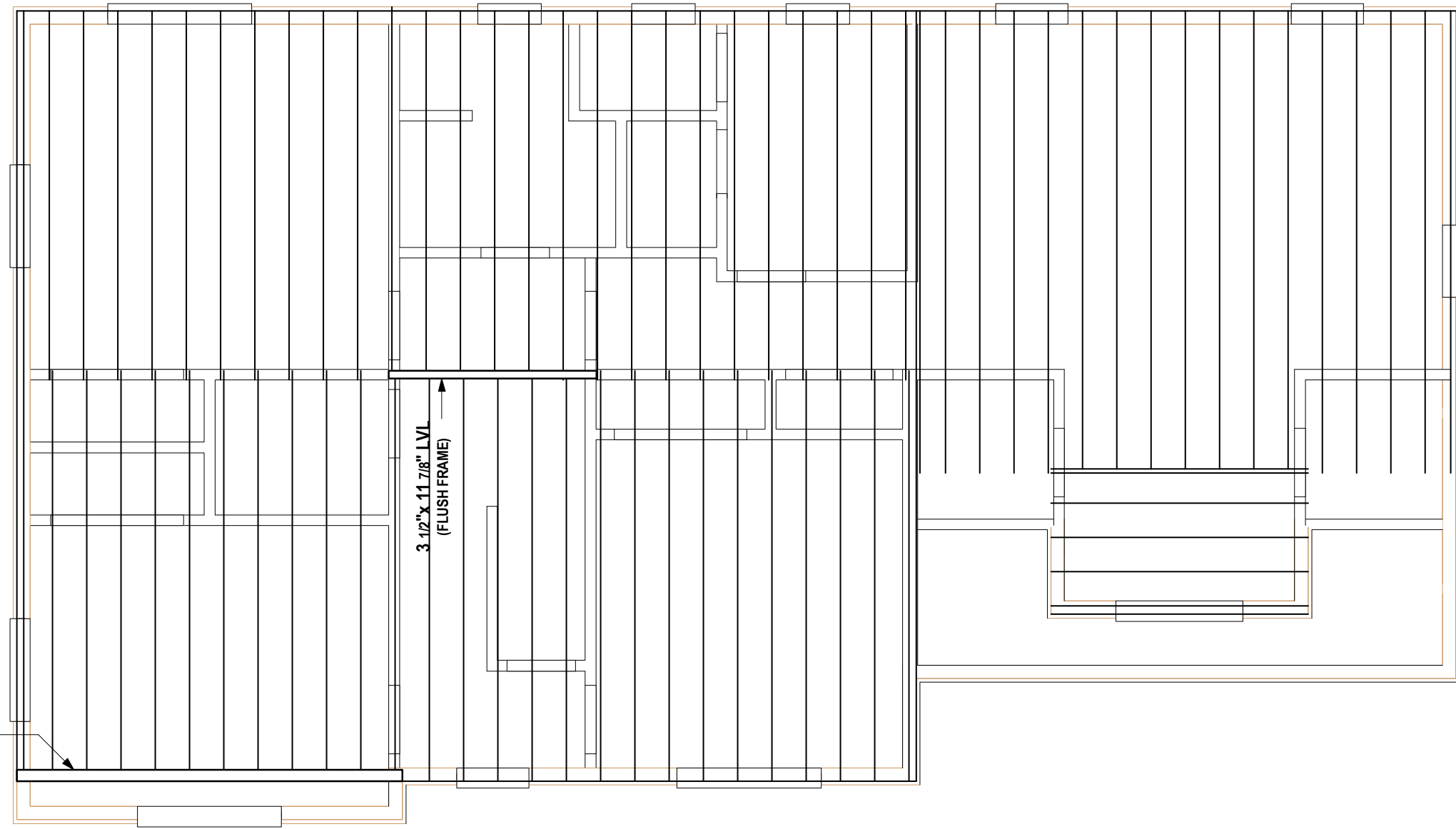
PROPOSED NEW RESIDENCE:
HEMMAN STREET
ROSLINDALE, MASSACHUSETTS

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

F-3

2x12 JOISTS @ 16" O.C.
(BRACING AT MID-SPAN)

2x12 RAFTER TIES/ATTIC JOISTS
@ 16" O.C.



NOTES:
ALL CONSTRUCTION METHODS
& MATERIALS TO COMPLY WITH
MASSACHUSETTS BUILDING
CODE (780 CMR - 8th EDITION)

HEADERS:
ALL HEADERS AT OPENINGS IN LOAD-
BEARING WALLS TO MINIMUM DOUBLE
2x10s w/ 1/2" PLWD. BETWEEN
(UNLESS OTHERWISE NOTED)

LVL BEAMS:
SIZES LISTED ARE APPROXIMATE.
CONSULT SPECIFICATION SHEET
FOR EXACT DIMENSIONS

BRIDGING / BLOCKING:
ALL FLOOR / CEILING JOISTS TO BE
BRACED AT MID SPAN w/ BRIDGING
(X-BRACE) OR SOLID BLOCKING

CEILING/ATTIC FRAMING PLAN

SCALE: 3/16" = 1'-0"

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

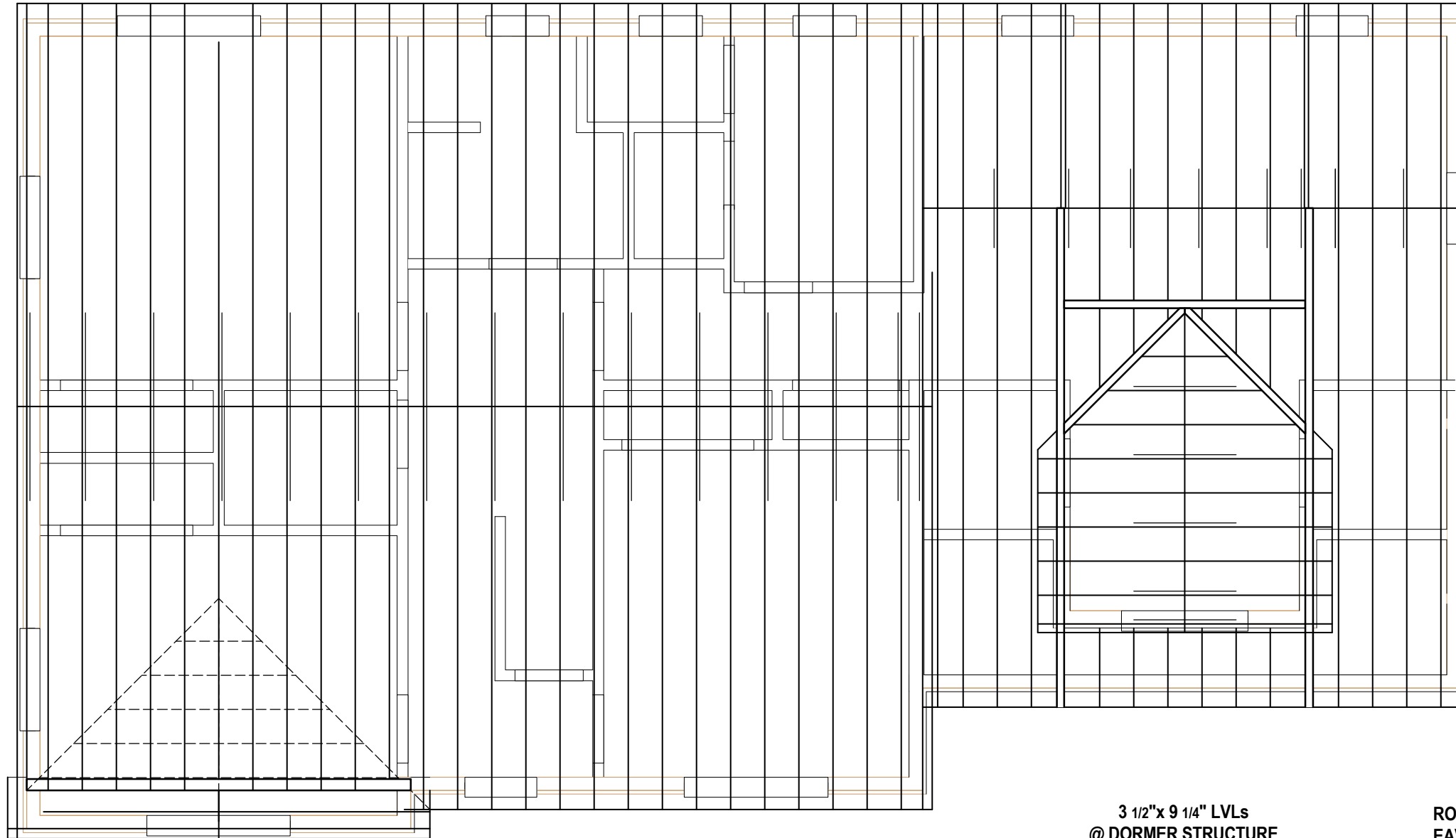
PROPOSED NEW RESIDENCE:
HEMMAN STREET
ROSLINDALE, MASSACHUSETTS

F-4

NOTES:
 ALL CONSTRUCTION METHODS
 & MATERIALS TO COMPLY WITH
 MASSACHUSETTS BUILDING
 CODE (780 CMR - 8th EDITION)

1 3/4" x 14" LVL RIDGE BOARD
2x10 RAFTERS @ 16" O.C.
2x6 COLLAR TIES @ 32" O.C.

1 3/4" x 14" LVL RIDGE BOARD
2x10 RAFTERS @ 16" O.C.
2x10 RAFTER TIES @ 16" O.C.
2x6 COLLAR TIES @ 32" O.C.

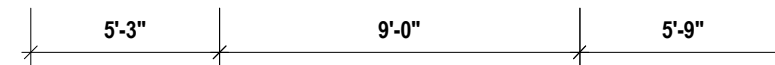


**ROOF OVERHANGS
 (FRAMING):**
EAVES - 9"
RAKES - 4.5"

**FRONT FACING GABLE:
 (LAY OVER MAIN ROOF)**
2x12 RIDGE BOARD
2x8 RAFTERS @ 16" O.C.
2x6 COLLAR TIES @ 32" O.C.

**3 1/2" x 9 1/4" LVLs
 @ DORMER STRUCTURE**

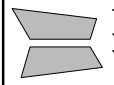
ROOF OVERHANGS (FRAMING):
EAVES - 9" / RAKES - 4.5"



**ROOF
 FRAMING PLAN**

SCALE: 3/16" = 1'-0"

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15



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596 WASHINGTON STREET
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PROPOSED NEW RESIDENCE:
ETHEL STREET
ROSLINDALE, MASSACHUSETTS

FRAME MAIN ROOF
RAFTERS ON SILL PLATE
ON TOP OF FLOOR

FRAME DORMER
RAFTERS ON
TOP PLATE OF WALL

ASPHALT/FIBERGLASS ARCHITECTURAL
PROFILE ROOFING SHINGLES
ICE & WATER SHIELD AT 3' FROM
EDGES AND AT VALLEYS

BUILT-UP RAKE BOARDS
(1x10 & 1x4)

SHINGLE-TYPE
HARDBOARD SIDING

ALUMINUM GUTTERS &
DOWNSPOUTS

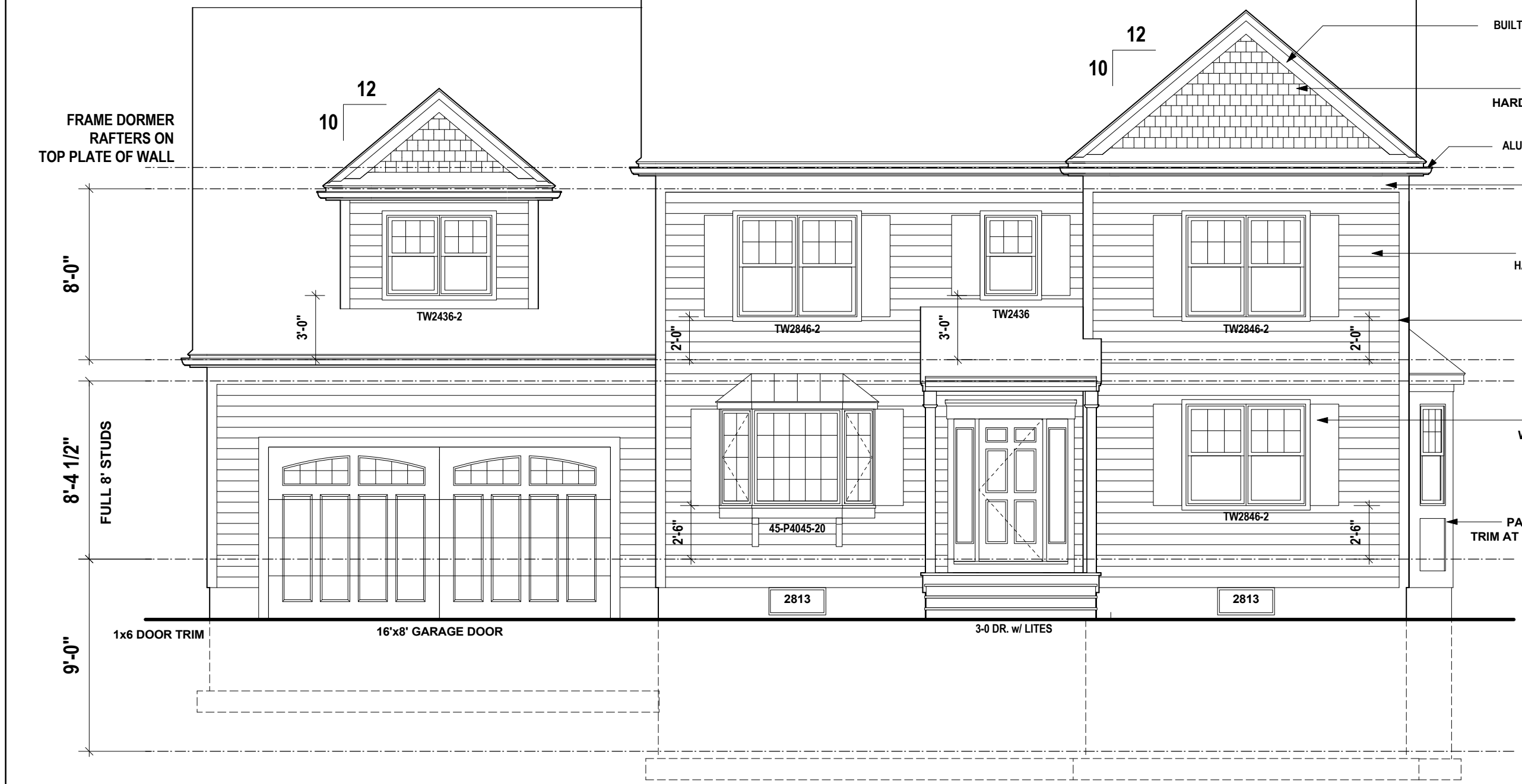
5/4" x 10"
FRIEZE BOARDS

CLAPBOARD-TYPE
HARDBOARD SIDING
(6" EXPOSURE)

5/4" x 6"
CORNER BOARDS

INTEGRAL
WINDOW TRIM &
16" SHUTTERS

PAINTED PANEL &
TRIM AT BUMP-OUT BAY



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WINDOW SILL HEIGHTS MAY VARY DUE TO MANUFACTURER'S
SIZES/STYLES. ALIGN HEADS OF DIFFERENT WINDOW SIZES
WHERE APPLICABLE.

**FRONT
ELEVATION**

SCALE: 3/16" = 1'-0"

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

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DIMENSION STANDARDS:

- * EXTERIOR WALLS TO EXTERIOR STUD FACE
- * INTERIOR WALLS TO CENTER OF STUD
- * WINDOWS/DOORS TO CENTER OF OPENING

(UNLESS OTHERWISE NOTED)

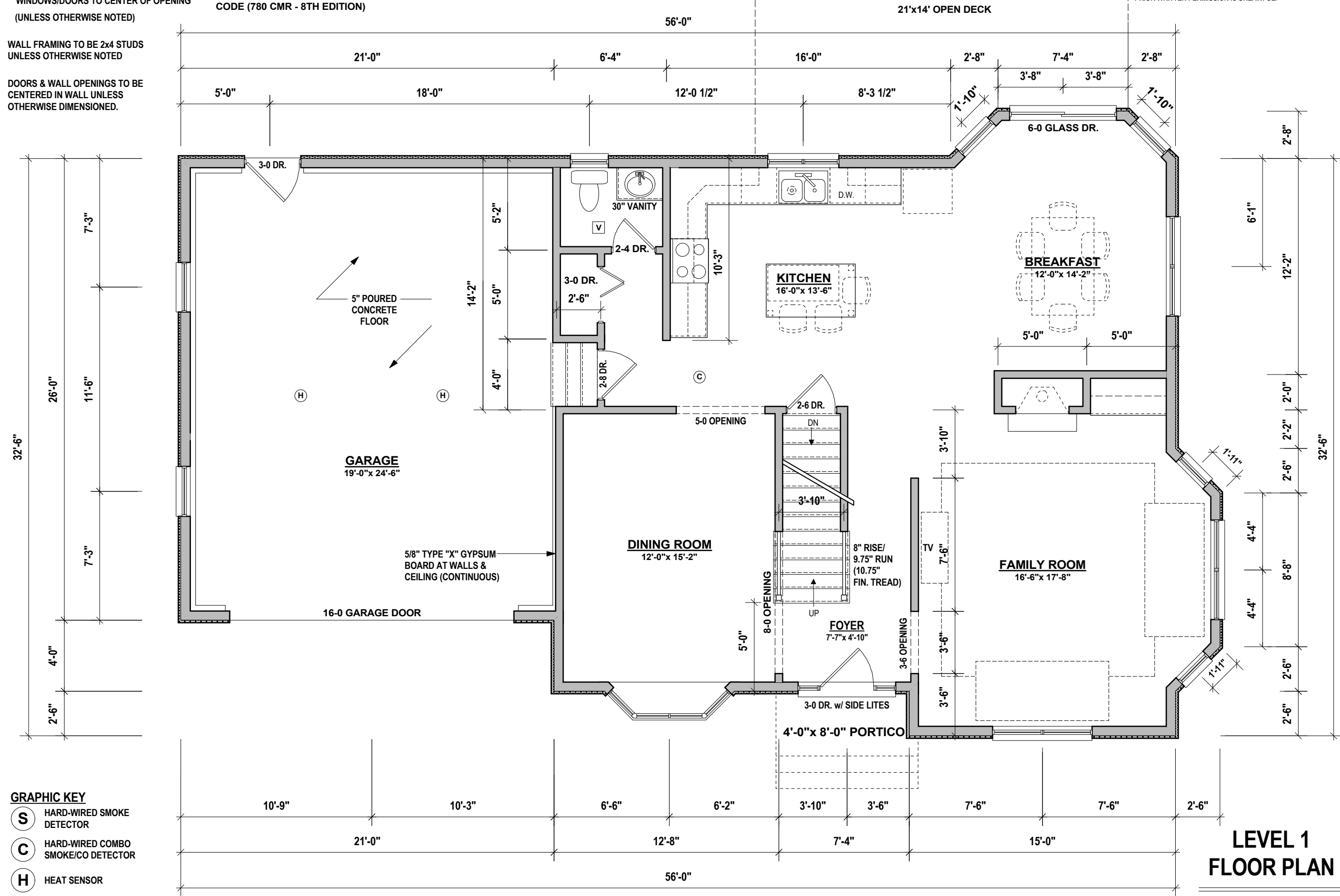
WALL FRAMING TO BE 2x4 STUDS
UNLESS OTHERWISE NOTED

DOORS & WALL OPENINGS TO BE
CENTERED IN WALL UNLESS
OTHERWISE DIMENSIONED.

NOTE:
ALL CONSTRUCTION METHODS
& MATERIALS TO COMPLY WITH
MASSACHUSETTS BUILDING
CODE (780 CMR - 8TH EDITION)

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GRAPHIC KEY

- (S) HARD-WIRED SMOKE DETECTOR
- (C) HARD-WIRED COMBO SMOKE/CO DETECTOR
- (H) HEAT SENSOR
- (V) BATHROOM VENT

**LEVEL 1
FLOOR PLAN**

SCALE: 3/16" = 1'-0"

PROPOSED NEW RESIDENCE:
ETHEL STREET
ROSLINDALE, MASSACHUSETTS

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

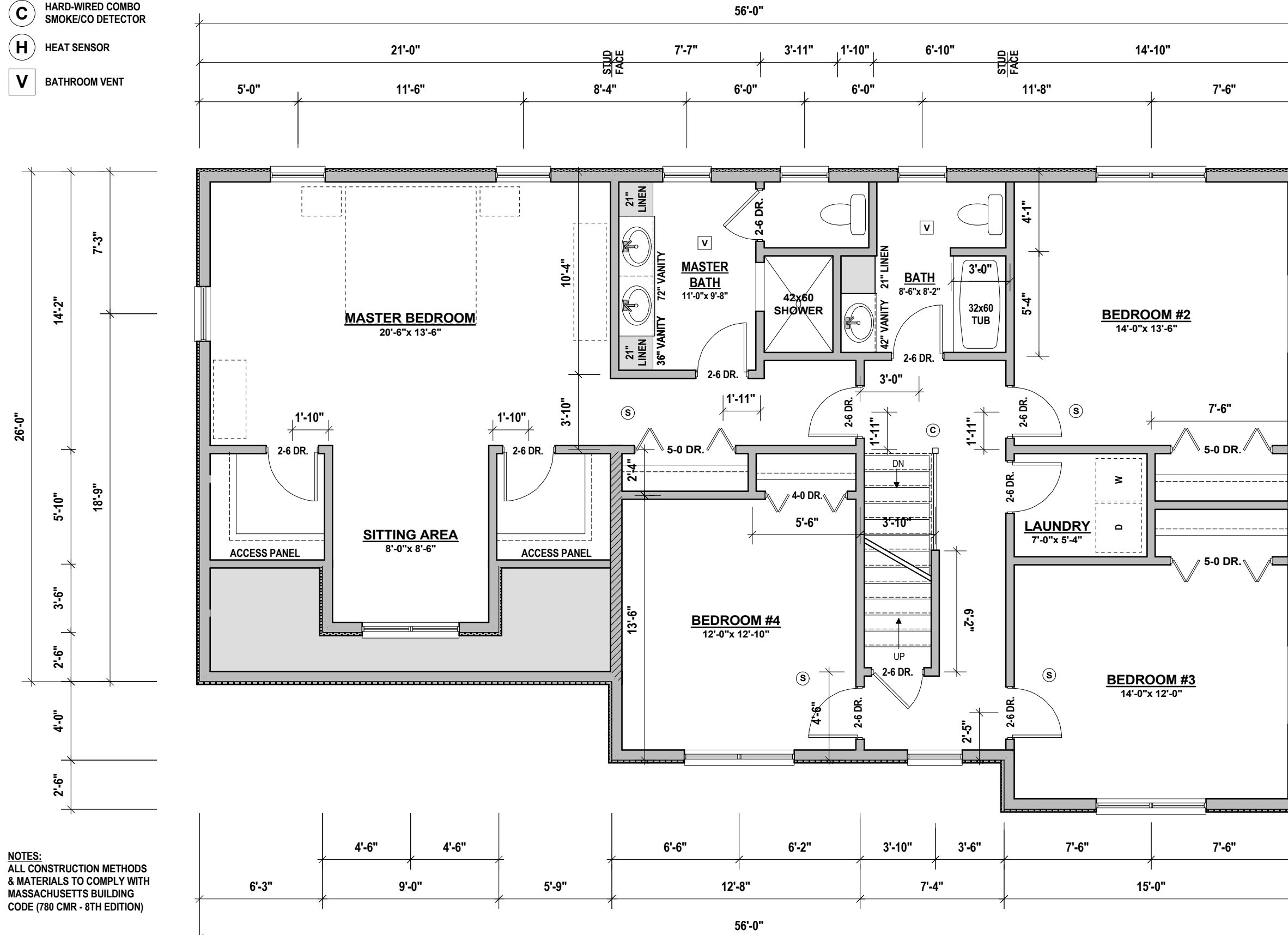
A-2

GRAPHIC KEY

- S** HARD-WIRED SMOKE DETECTOR
- C** HARD-WIRED COMBO SMOKE/CO DETECTOR
- H** HEAT SENSOR
- V** BATHROOM VENT

NOTE:
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NOTES:
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WALL FRAMING TO BE 2x4 STUDS UNLESS OTHERWISE NOTED

DOORS & WALL OPENINGS TO BE CENTERED IN WALL UNLESS OTHERWISE DIMENSIONED.

DIMENSION STANDARDS:
* EXTERIOR WALLS TO EXTERIOR STUD FACE
* INTERIOR WALLS TO CENTER OF STUD
* WINDOWS/DOORS TO CENTER OF OPENING
(UNLESS OTHERWISE NOTED)

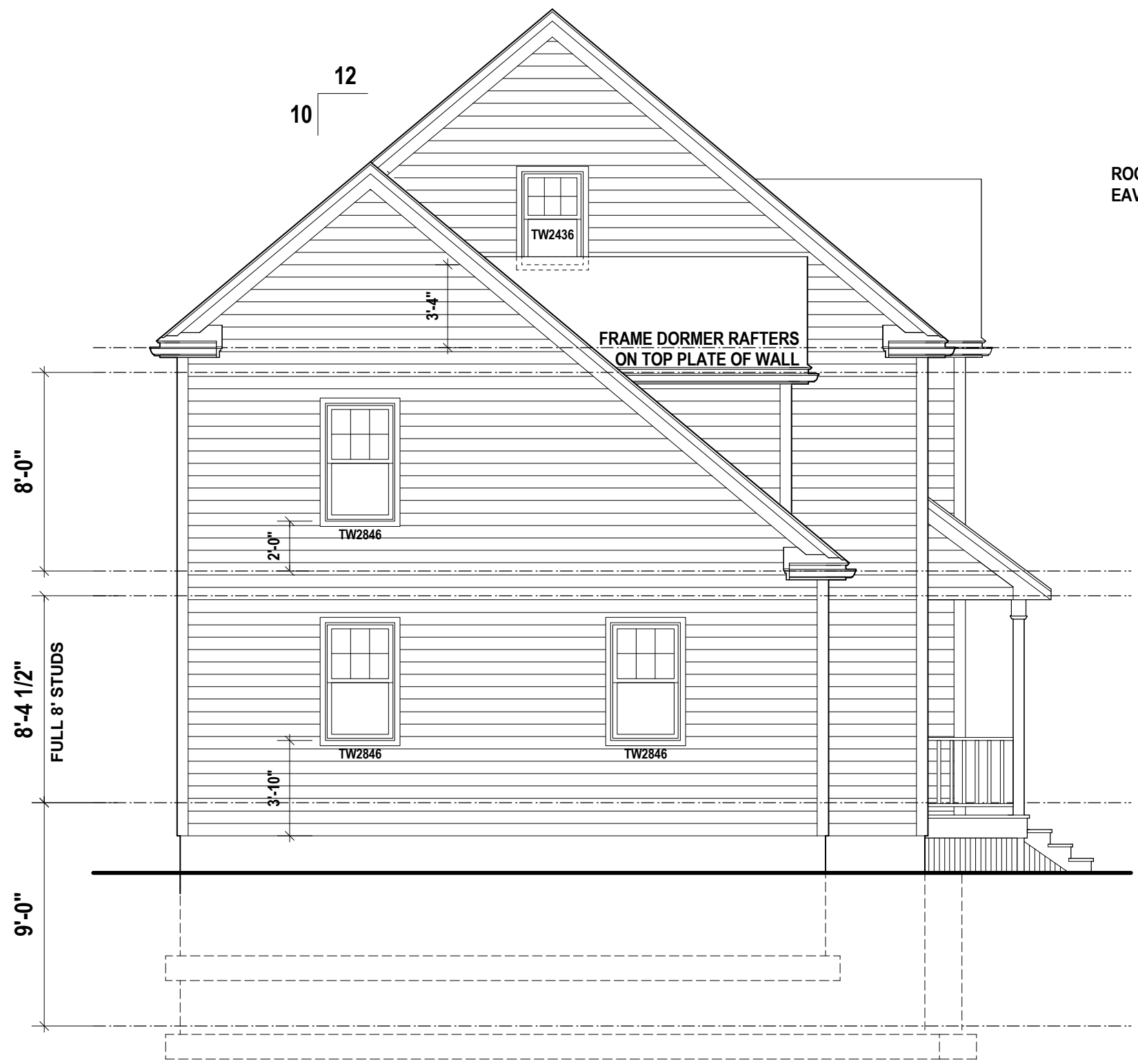
LEVEL 2 FLOOR PLAN

SCALE: 3/16" = 1'-0"

PROPOSED NEW RESIDENCE:
ETHEL STREET
ROSLINDALE, MASSACHUSETTS

PERMIT DRAWINGS	8/15/15
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A-3



ROOF OVERHANGS (FRAMING):
EAVES - 9" / RAKES - 4.5"

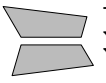
PROPOSED NEW RESIDENCE:
ETHEL STREET
 ROSLINDALE, MASSACHUSETTS

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

**LEFT SIDE
ELEVATION**

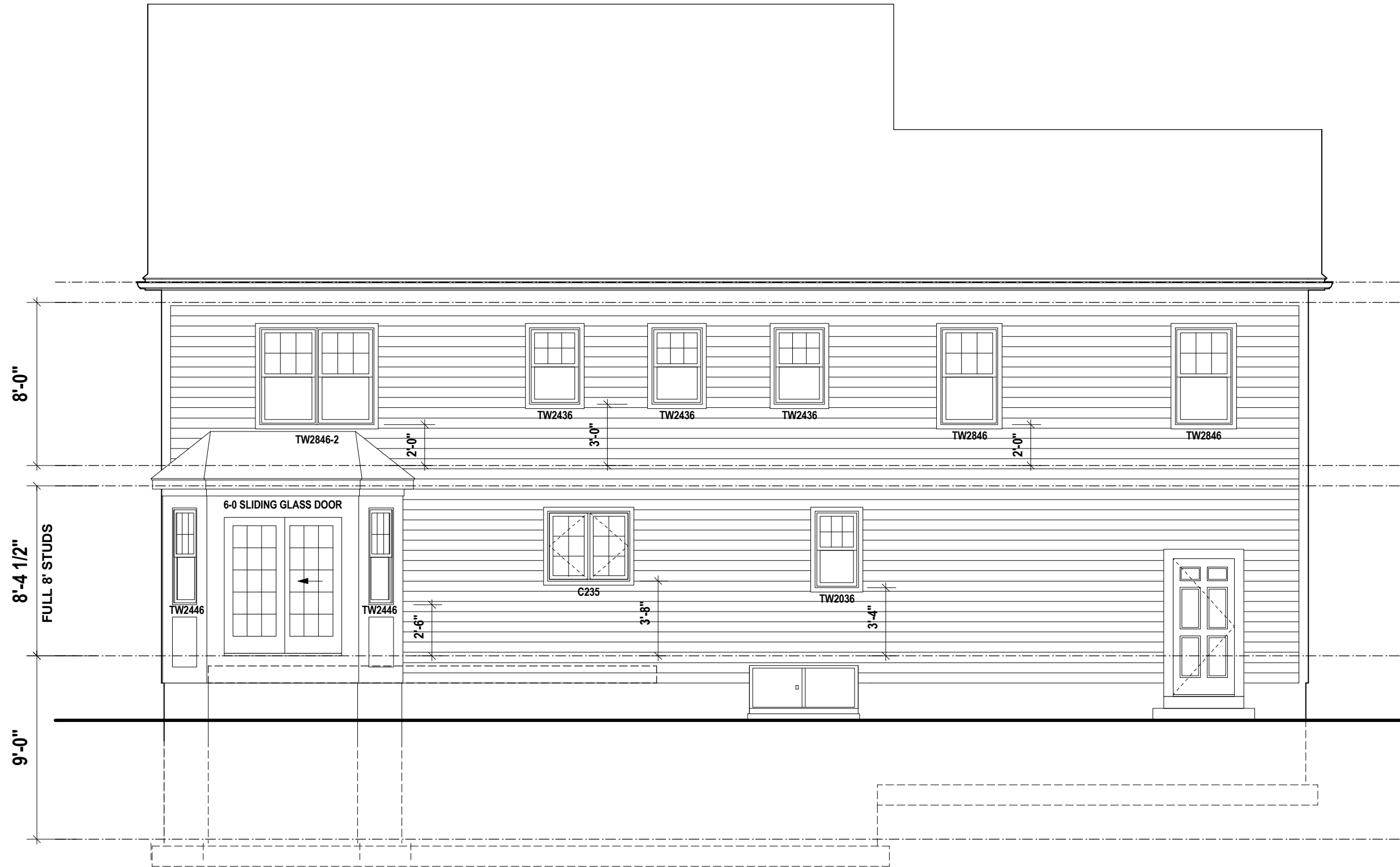
SCALE: 3/16" = 1'-0"

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PROPOSED NEW RESIDENCE:
ETHEL STREET
ROSLINDALE, MASSACHUSETTS



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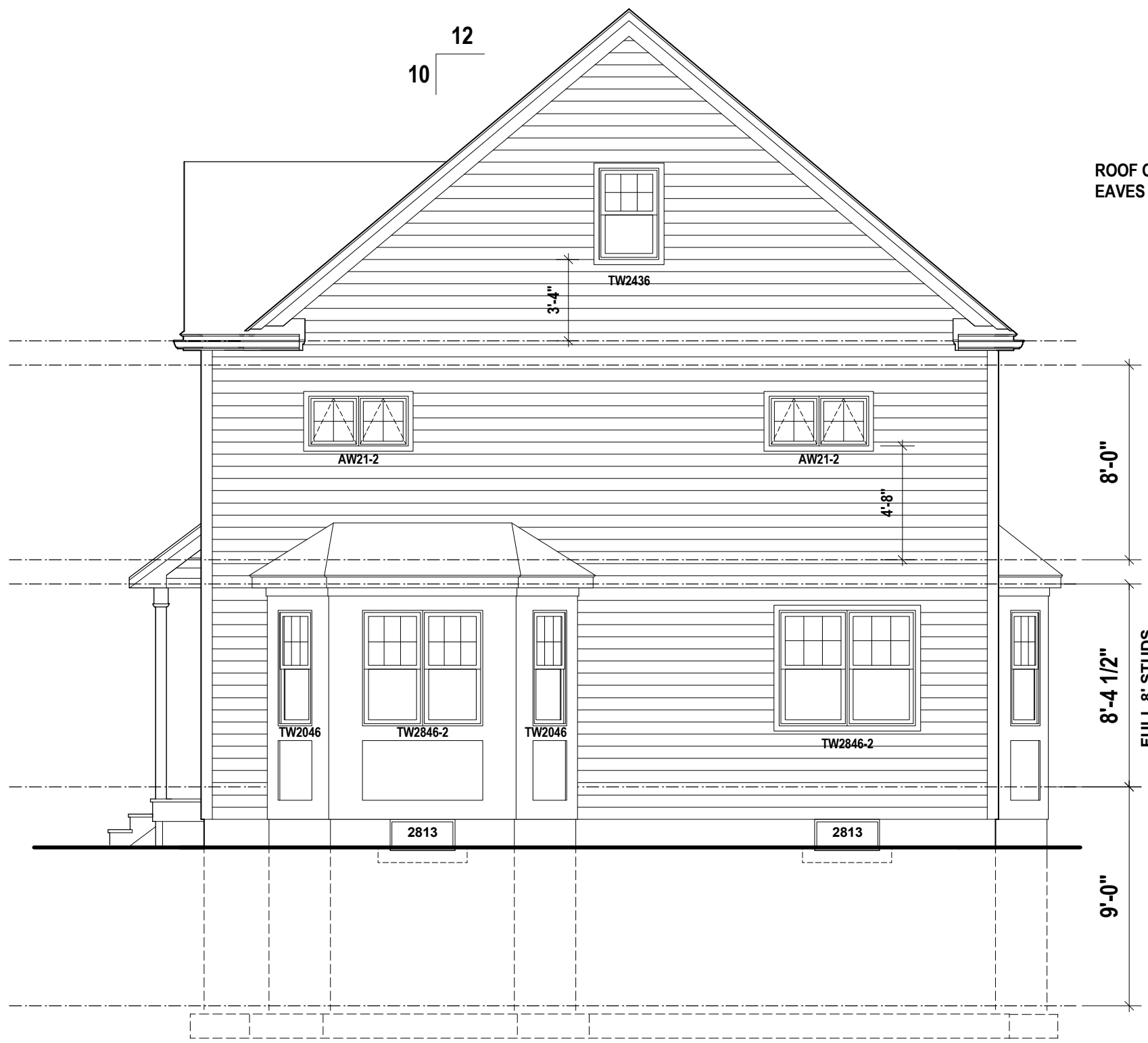
WINDOW SILL HEIGHTS MAY VARY DUE TO MANUFACTURER'S
SIZES/STYLES. ALIGN HEADS OF DIFFERENT WINDOW SIZES
WHERE APPLICABLE.

**REAR
ELEVATION**

SCALE: 3/16" = 1'-0"

PERMIT DRAWINGS	8/15/15
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A-5



ROOF OVERHANGS (FRAMING):
EAVES - 9" / RAKES - 4.5"

PROPOSED NEW RESIDENCE:
ETHEL STREET
ROSLINDALE, MASSACHUSETTS

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

**RIGHT SIDE
ELEVATION**

SCALE: 3/16" = 1'-0"

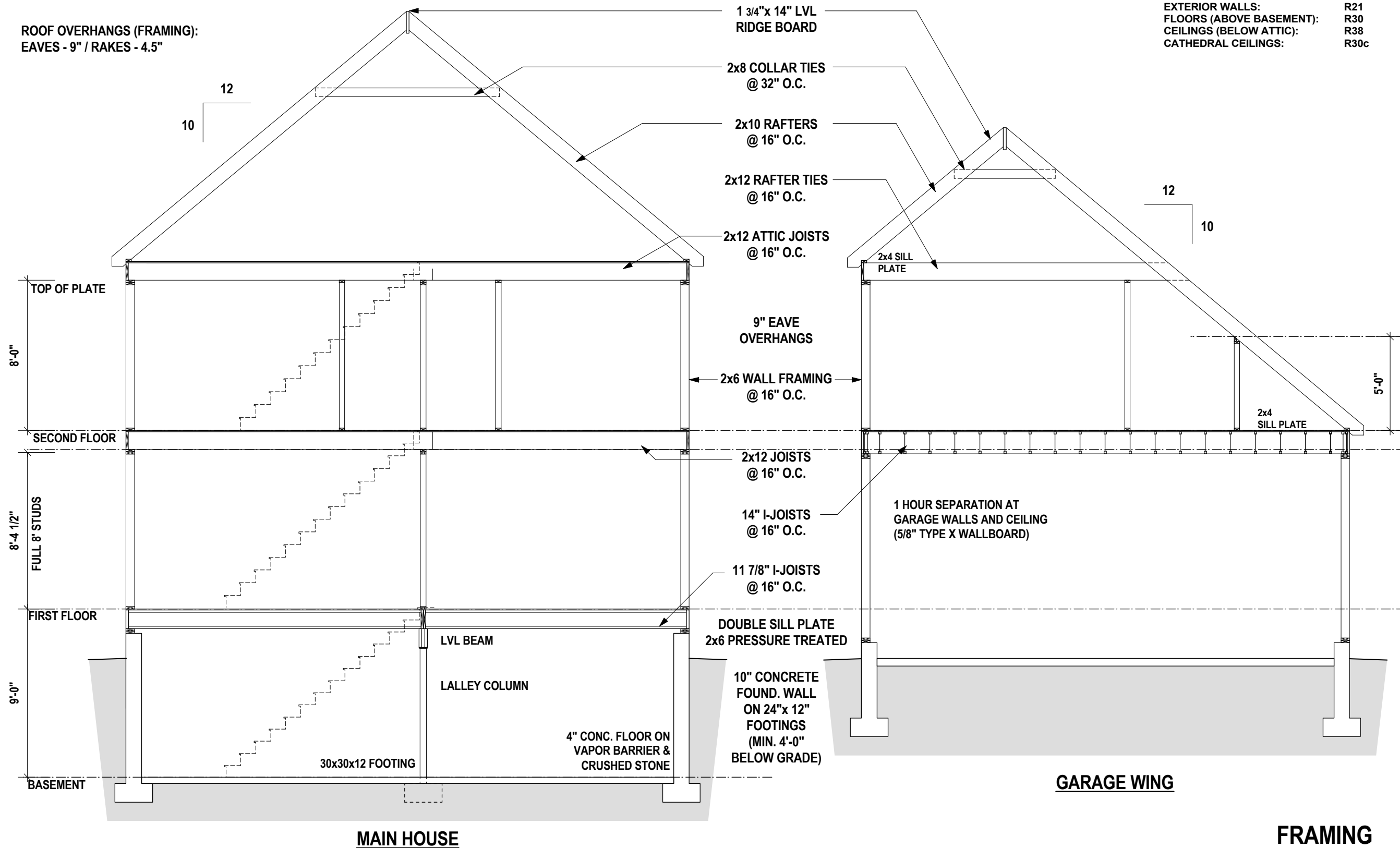
A-6

NOTES:
 ALL CONSTRUCTION METHODS
 & MATERIALS TO COMPLY WITH
 MASSACHUSETTS BUILDING
 CODE (780 CMR - 8TH EDITION)

ROOF OVERHANGS (FRAMING):
 EAVES - 9" / RAKES - 4.5"

DIMENSION STANDARDS:
 * EXTERIOR WALLS TO EXTERIOR STUD FACE
 * INTERIOR WALLS TO CENTER OF STUD
 * WINDOWS/DOORS TO CENTER OF OPENING
 (UNLESS OTHERWISE NOTED)

INSULATION REQUIREMENTS:
 EXTERIOR WALLS: R21
 FLOORS (ABOVE BASEMENT): R30
 CEILINGS (BELOW ATTIC): R38
 CATHEDRAL CEILINGS: R30c



PROPOSED NEW RESIDENCE:
ETHEL STREET
 ROSLINDALE, MASSACHUSETTS

PERMIT DRAWINGS	8/15/15
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**FRAMING
 SECTIONS**

SCALE: 3/16" = 1'-0"

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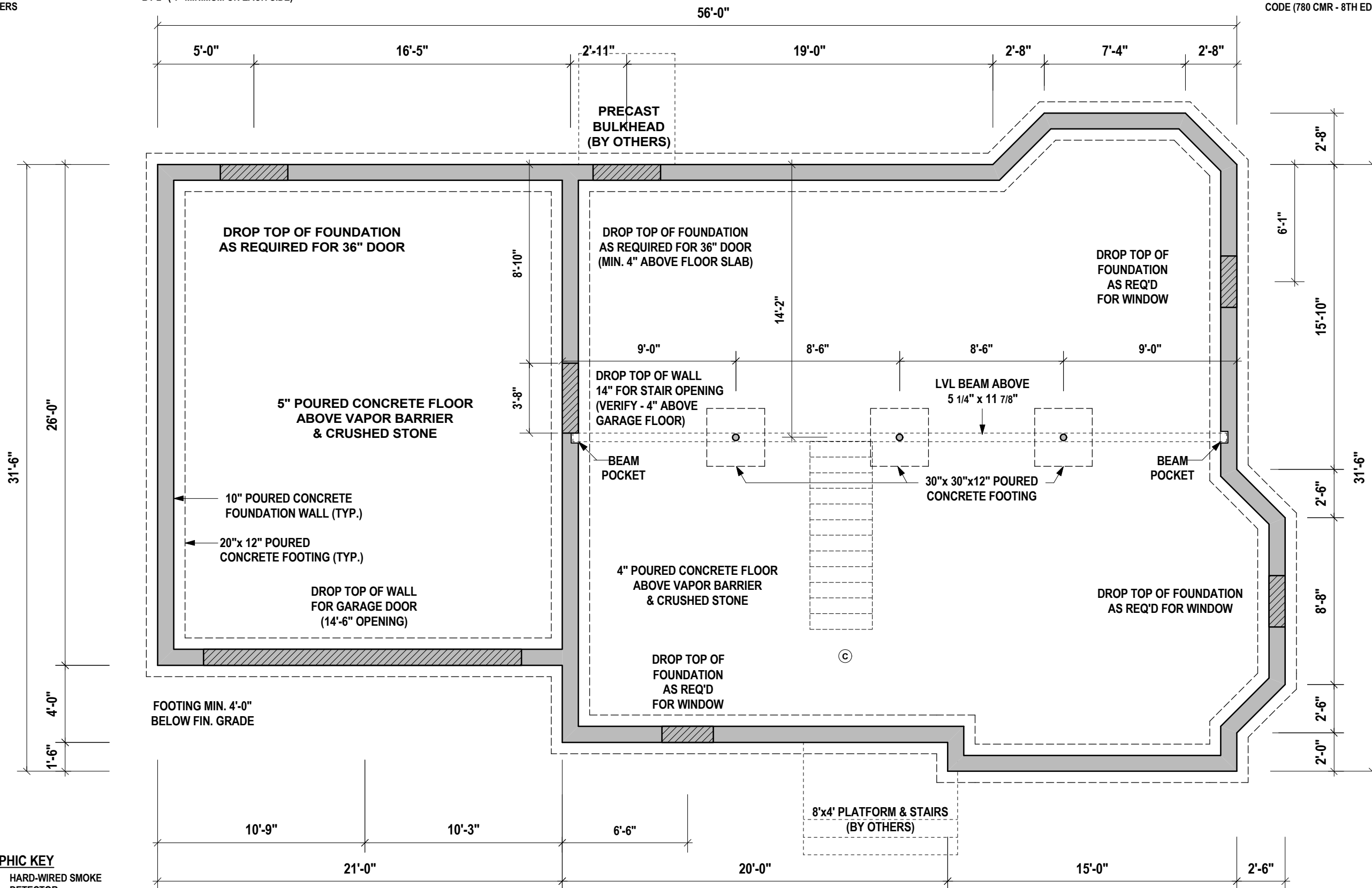
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SILL PLATE ANCHORS:
 INSET 1/2" ANCHOR BOLTS MIN. 8"
 INTO TOP OF CONC. FOUNDATION
 WALL - MIN 6'-0" O.C. & 12" FROM
 CORNERS

BEAM POCKETS:
 DEPTH TO MATCH BEAM DEPTH,
 WIDTH TO EXCEED BEAM WIDTH
 BY 2" (1" MINIMUM ON EACH SIDE)

NOTES:
 ALL CONSTRUCTION METHODS
 & MATERIALS TO COMPLY WITH
 MASSACHUSETTS BUILDING
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- GRAPHIC KEY**
- (S)** HARD-WIRED SMOKE DETECTOR
 - (C)** HARD-WIRED COMBO SMOKE/CO DETECTOR
 - (H)** HEAT SENSOR
 - (V)** BATHROOM VENT

BRIDGING / BLOCKING:
 ALL FLOOR / CEILING JOISTS TO BE
 BRACED AT MID SPAN w/ BRIDGING
 (X-BRACE) OR SOLID BLOCKING

LVL BEAMS:
 SIZES LISTED ARE APPROXIMATE.
 CONSULT SPECIFICATION SHEET
 FOR EXACT DIMENSIONS

HEADERS:
 ALL HEADERS AT OPENINGS IN LOAD-
 BEARING WALLS TO MINIMUM DOUBLE
 2x10s w/ 1/2" PLWD. BETWEEN
 (UNLESS OTHERWISE NOTED)

**FOUNDATION
 PLAN**

SCALE: 3/16" = 1'-0"

PROPOSED NEW RESIDENCE:
ETHEL STREET
 ROSLINDALE, MASSACHUSETTS

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

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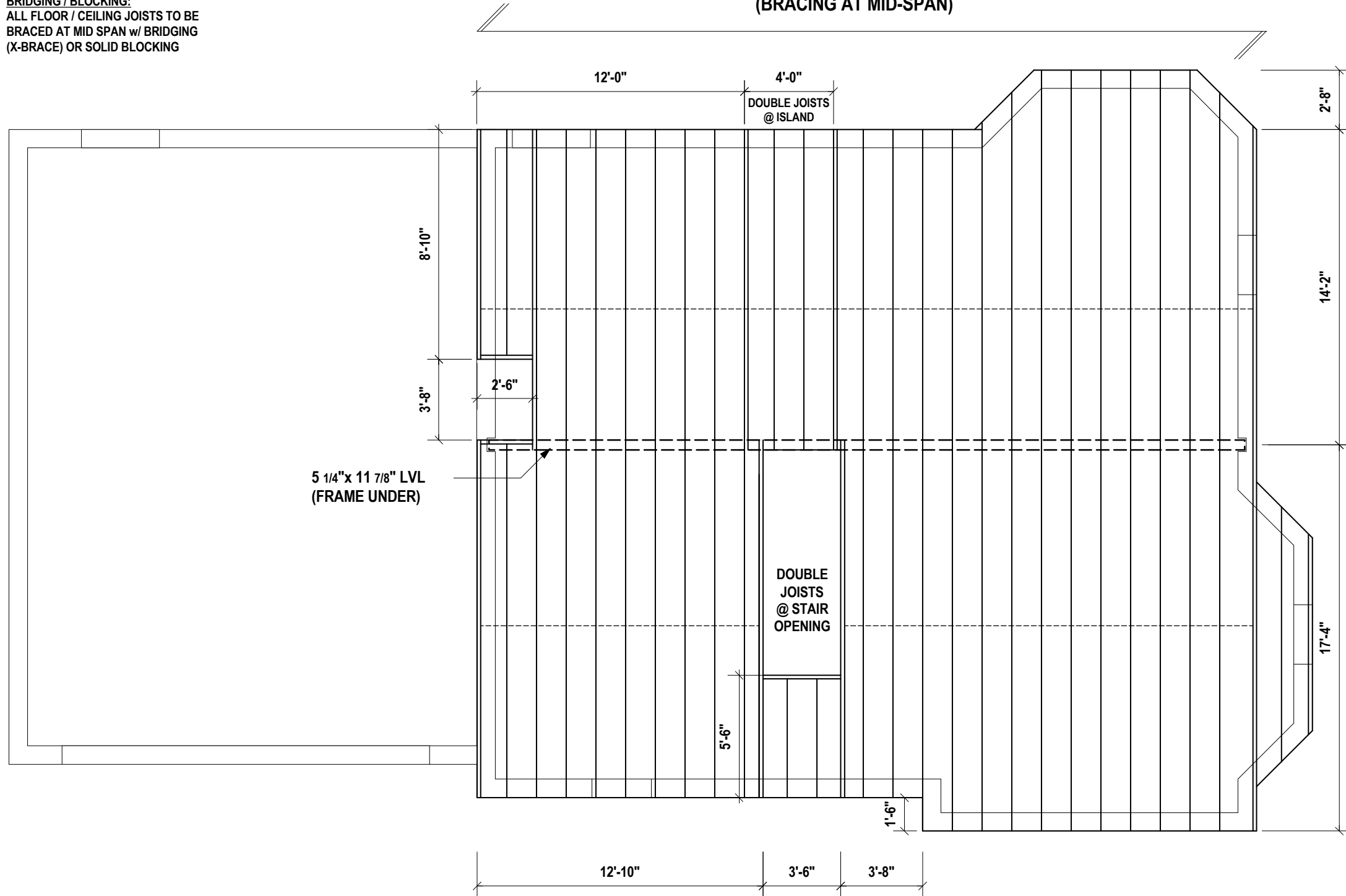
NOTES:
 ALL CONSTRUCTION METHODS
 & MATERIALS TO COMPLY WITH
 MASSACHUSETTS BUILDING
 CODE (780 CMR - 8th EDITION)

LVL BEAMS:
 SIZES LISTED ARE APPROXIMATE.
 CONSULT SPECIFICATION SHEET
 FOR EXACT DIMENSIONS

HEADERS:
 ALL HEADERS AT OPENINGS IN LOAD-
 BEARING WALLS TO MINIMUM DOUBLE
 2x10s w/ 1/2" PLWD. BETWEEN
 (UNLESS OTHERWISE NOTED)

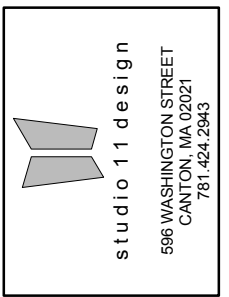
BRIDGING / BLOCKING:
 ALL FLOOR / CEILING JOISTS TO BE
 BRACED AT MID SPAN w/ BRIDGING
 (X-BRACE) OR SOLID BLOCKING

11 7/8" I-JOIST @ 16" O.C.
 w/ 1"x 11 7/8" RIM BOARD
 (BRACING AT MID-SPAN)



**LEVEL ONE
 FRAMING PLAN**

SCALE: 3/16" = 1'-0"



PROPOSED NEW RESIDENCE:
ETHEL STREET
ROSLINDALE, MASSACHUSETTS

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

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NOTES:
 ALL CONSTRUCTION METHODS
 & MATERIALS TO COMPLY WITH
 MASSACHUSETTS BUILDING
 CODE (780 CMR - 8th EDITION)

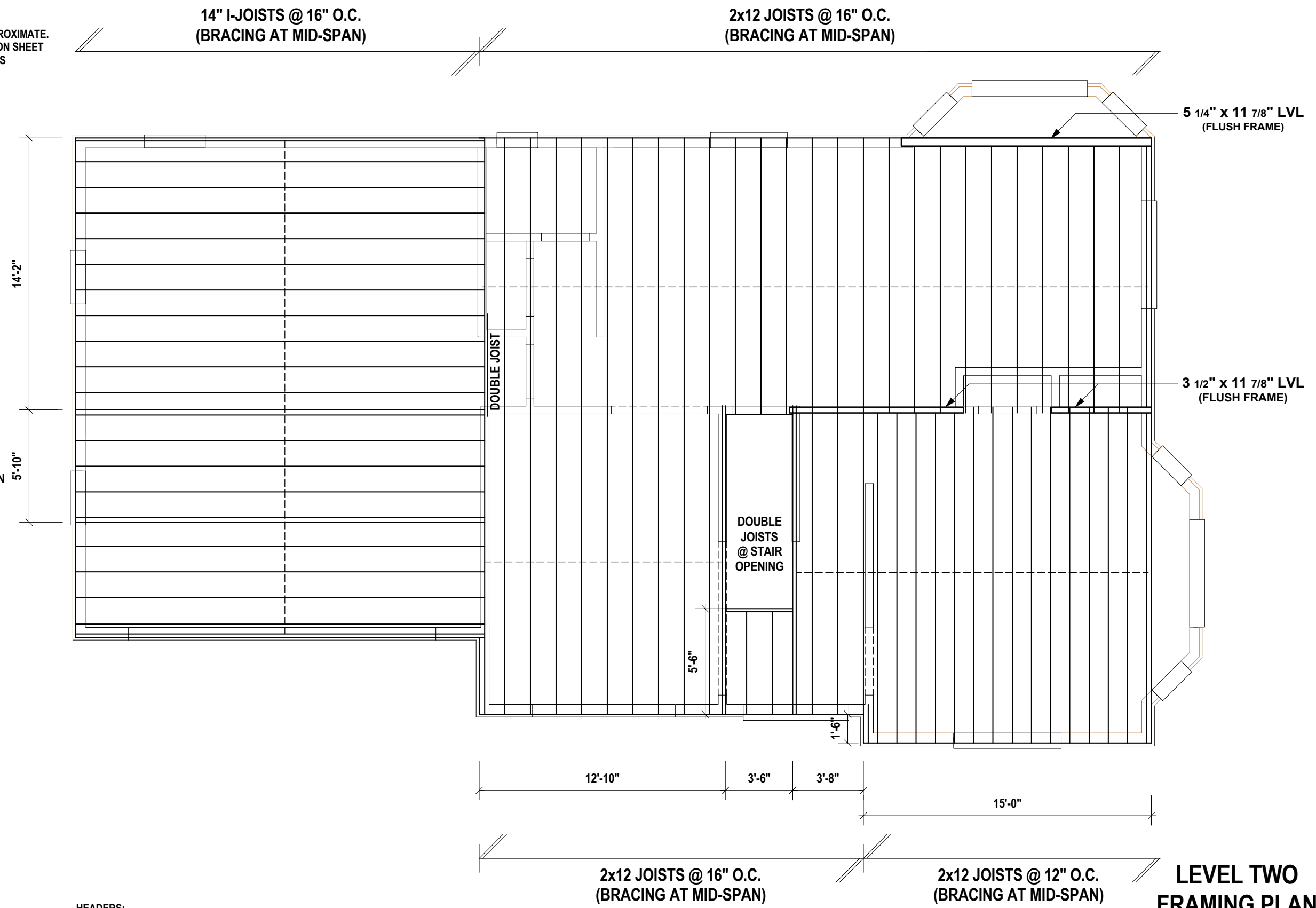
LVL BEAMS:
 SIZES LISTED ARE APPROXIMATE.
 CONSULT SPECIFICATION SHEET
 FOR EXACT DIMENSIONS

BRIDGING / BLOCKING:
 ALL FLOOR / CEILING JOISTS TO BE
 BRACED AT MID SPAN w/ BRIDGING
 (X-BRACE) OR SOLID BLOCKING

HEADERS:
 ALL HEADERS AT OPENINGS IN LOAD-
 BEARING WALLS TO MINIMUM DOUBLE
 2x10s w/ 1/2" PLWD. BETWEEN
 (UNLESS OTHERWISE NOTED)

PROPOSED NEW RESIDENCE:
ETHEL STREET
ROSLINDALE, MASSACHUSETTS

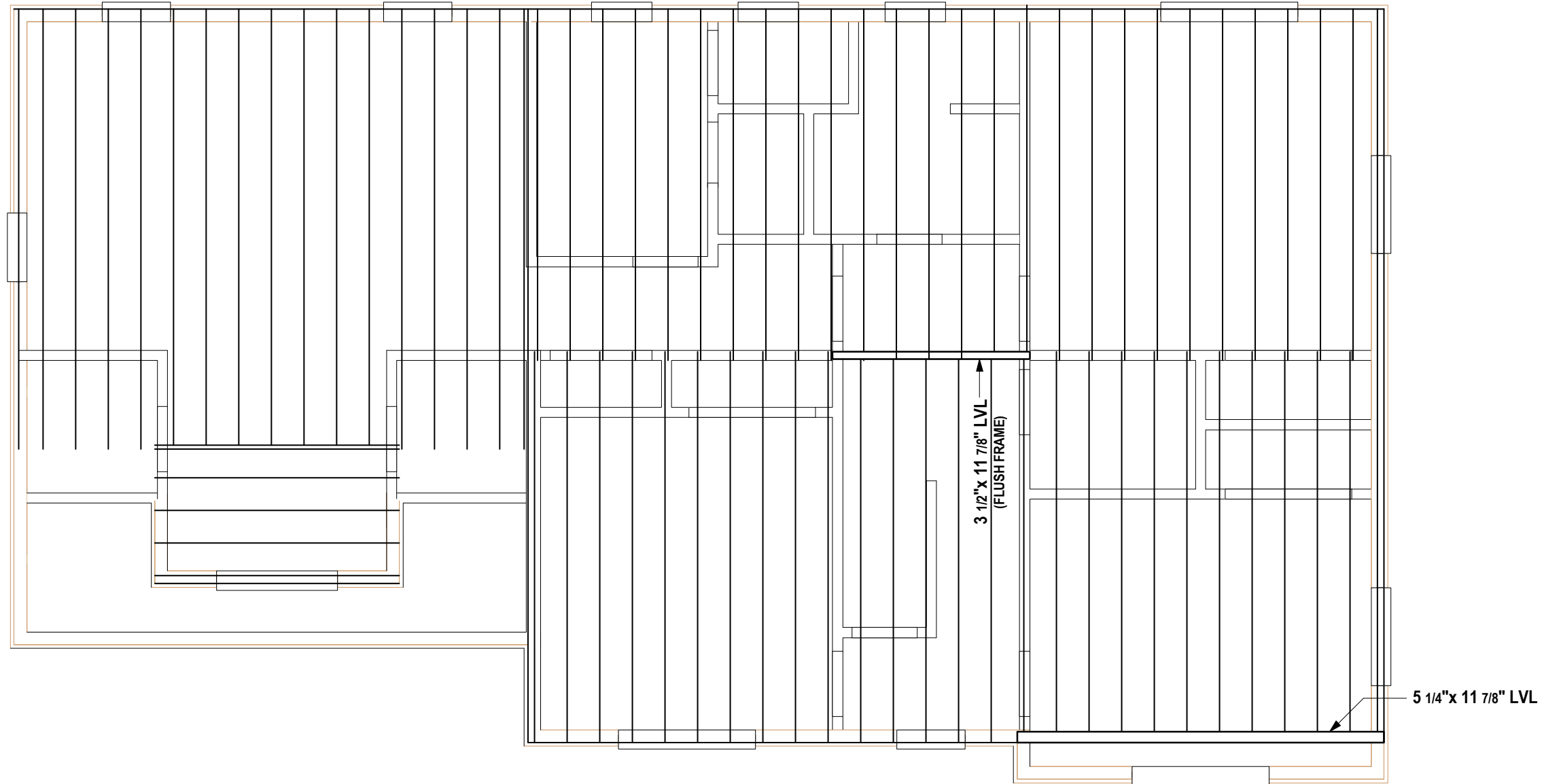
PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15



**LEVEL TWO
 FRAMING PLAN**
 SCALE: 3/16" = 1'-0"

2x12 RAFTER TIES/ATTIC JOISTS
@ 16" O.C.

2x12 JOISTS @ 16" O.C.
(BRACING AT MID-SPAN)



NOTES:
ALL CONSTRUCTION METHODS
& MATERIALS TO COMPLY WITH
MASSACHUSETTS BUILDING
CODE (780 CMR - 8th EDITION)

HEADERS:
ALL HEADERS AT OPENINGS IN LOAD-
BEARING WALLS TO MINIMUM DOUBLE
2x10s w/ 1/2" PLWD. BETWEEN
(UNLESS OTHERWISE NOTED)

LVL BEAMS:
SIZES LISTED ARE APPROXIMATE.
CONSULT SPECIFICATION SHEET
FOR EXACT DIMENSIONS


BRIDGING / BLOCKING:
ALL FLOOR / CEILING JOISTS TO BE
BRACED AT MID SPAN w/ BRIDGING
(X-BRACE) OR SOLID BLOCKING

CEILING/ATTIC FRAMING PLAN

SCALE: 3/16" = 1'-0"

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

PROPOSED NEW RESIDENCE:
ETHEL STREET
ROSLINDALE, MASSACHUSETTS

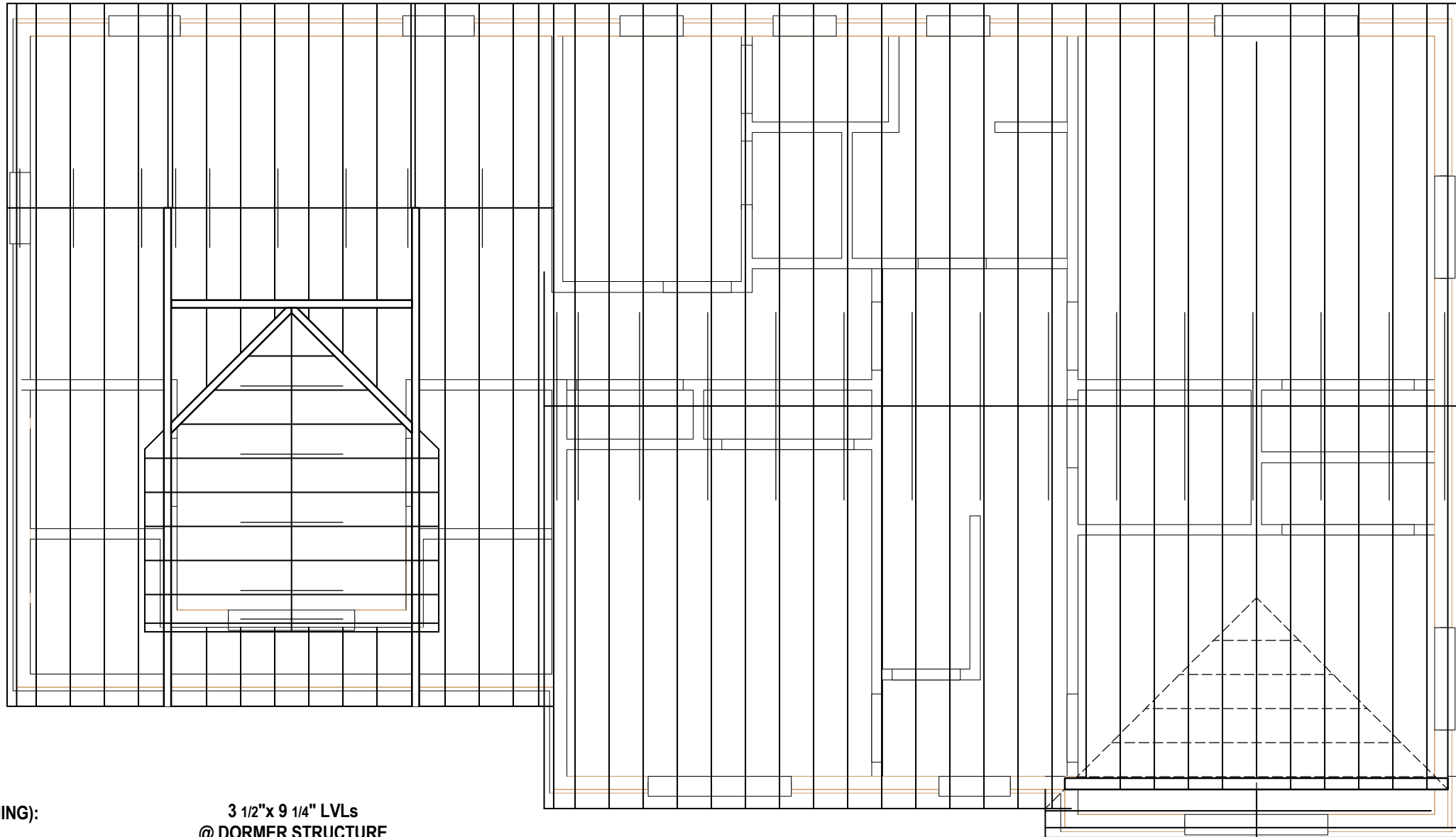

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NOTES:
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 CODE (780 CMR - 8th EDITION)

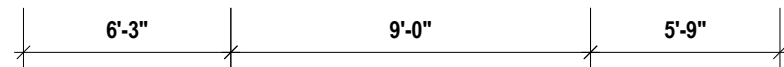
1 3/4" x 14" LVL RIDGE BOARD
2x10 RAFTERS @ 16" O.C.
2x10 RAFTER TIES @ 16" O.C.
2x6 COLLAR TIES @ 32" O.C.

1 3/4" x 14" LVL RIDGE BOARD
2x10 RAFTERS @ 16" O.C.
2x6 COLLAR TIES @ 32" O.C.



ROOF OVERHANGS (FRAMING):
EAVES - 9" / RAKES - 4.5"

3 1/2" x 9 1/4" LVLs
@ DORMER STRUCTURE

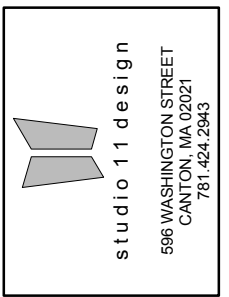


FRONT FACING GABLE:
(LAY OVER MAIN ROOF)
2x12 RIDGE BOARD
2x8 RAFTERS @ 16" O.C.
2x6 COLLAR TIES @ 32" O.C.

ROOF OVERHANGS
(FRAMING):
EAVES - 9"
RAKES - 4.5"

ROOF
FRAMING PLAN

SCALE: 3/16" = 1'-0"



PROPOSED NEW RESIDENCE:
ETHEL STREET
ROSLINDALE, MASSACHUSETTS

PERMIT DRAWINGS	8/15/15
REVISION 1	8/25/15

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