



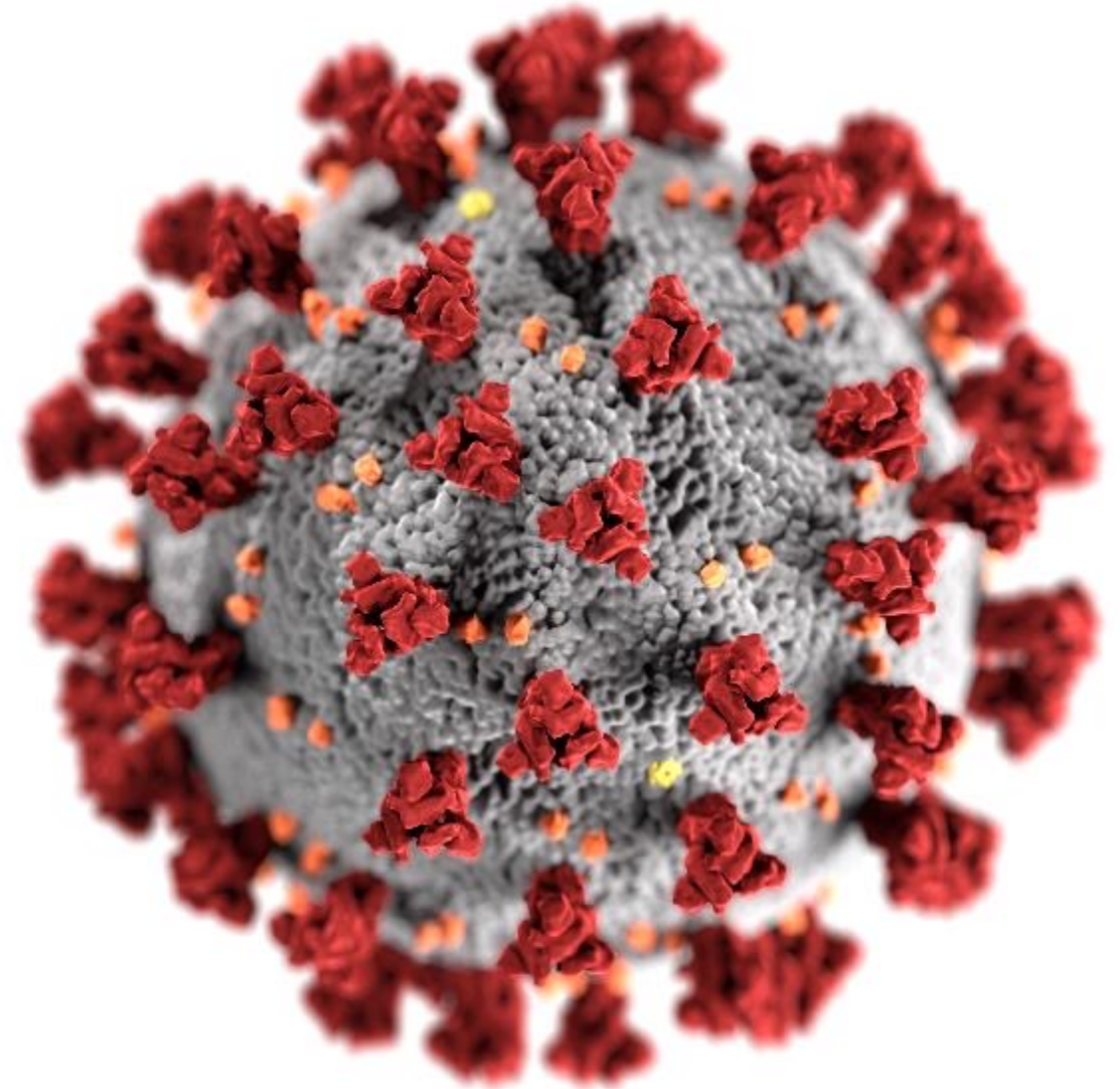
Urban Renewal Minor Modification

R-11D-2a : Cook Street/Kelley Court



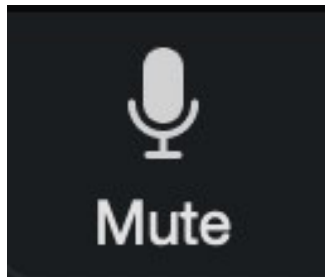
BPDA's Covid-19 Response

- The BPDA paused the public review process for all development projects and planning initiatives in March as a result of the Covid-19 public health crisis.
- The BPDA resumed public meetings virtually for Article 80 development projects on a pilot-basis at the end of June, using the Zoom platform.
- For more information on the BPDA's Covid-19 Response, please visit the following link: <https://bit.ly/BPDACovid-19>



Zoom Tips

Here are some tips on using Zoom for first-time users. **Your controls should be available at the bottom of the screen.** Clicking on these symbols activates different features:



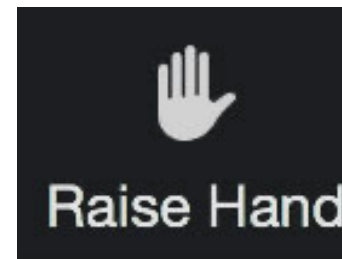
Mute/unmute

you will remain muted until a host gives you access
*If you dialed in from your phone, dial *6 to mute/unmute yourself*



Turn video on/off

your video will remain off until a host gives you access

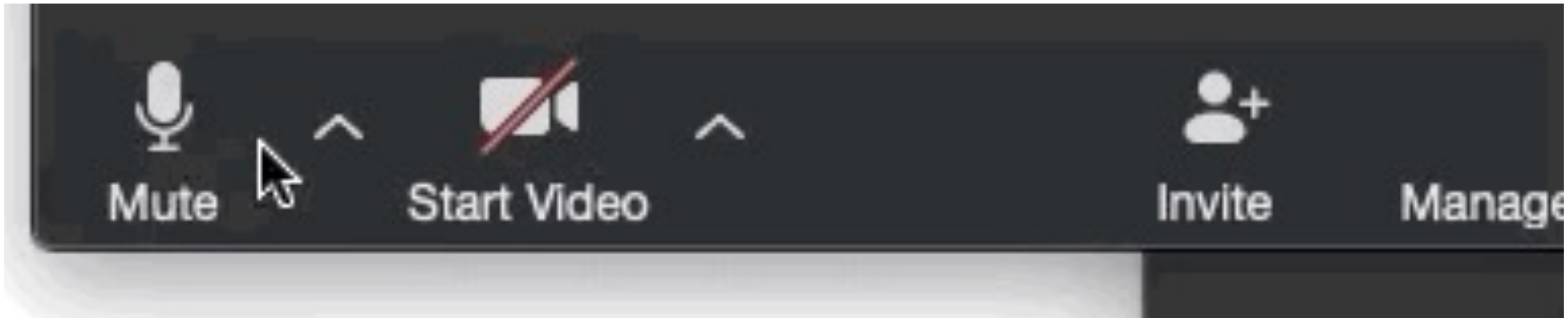


Raise Hand

ask for audio/video permission at the end of presentation
*If you dialed in from your phone, dial *9 to raise your hand*

Meeting Recording

The BPDA will be recording this meeting and posting it on BPDA's webpage for those who are unable to attend the Zoom meeting live. Please note, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please ensure that your microphone and camera are off.



Meeting Format

During the BPDA's presentation, all microphones will be muted.

After the presentation is over, please raise your hand and we will take your questions orally in the order that hands were raised.



Raise Hand

ask for audio/video permission at the end of presentation

*If you dialed in from your phone, dial *9 to raise your hand*

Virtual Meeting Etiquette

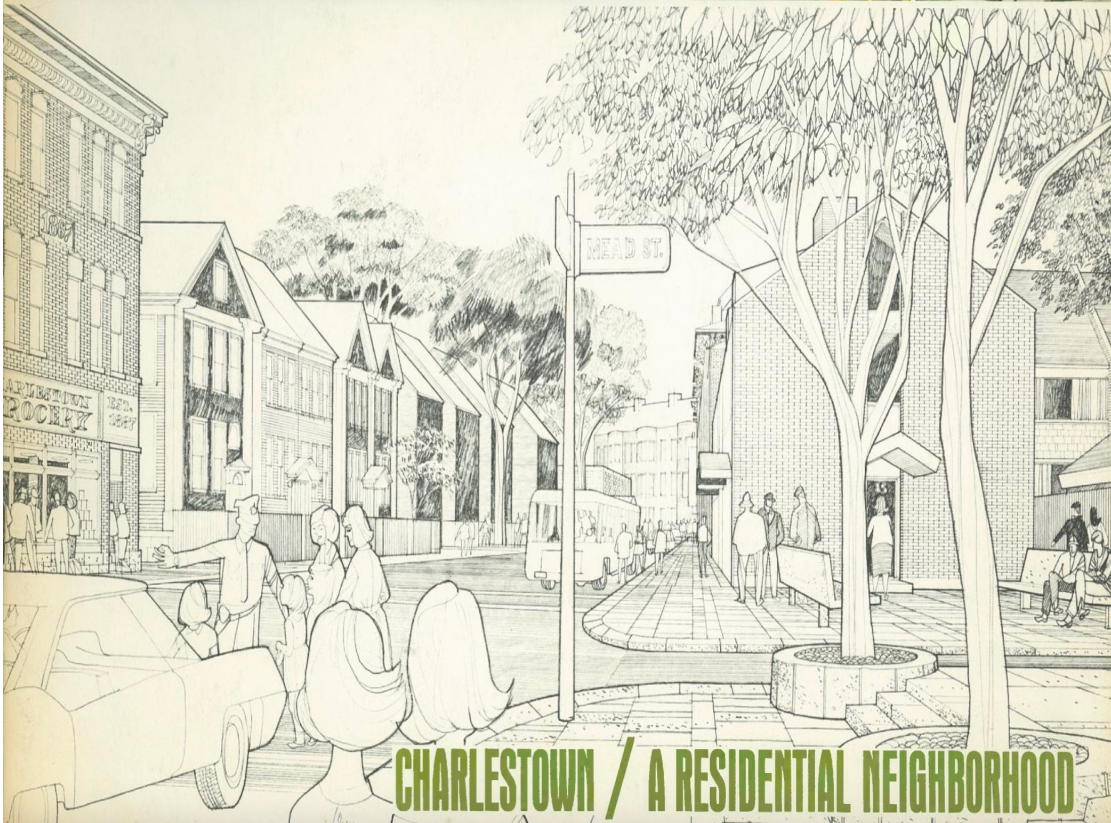
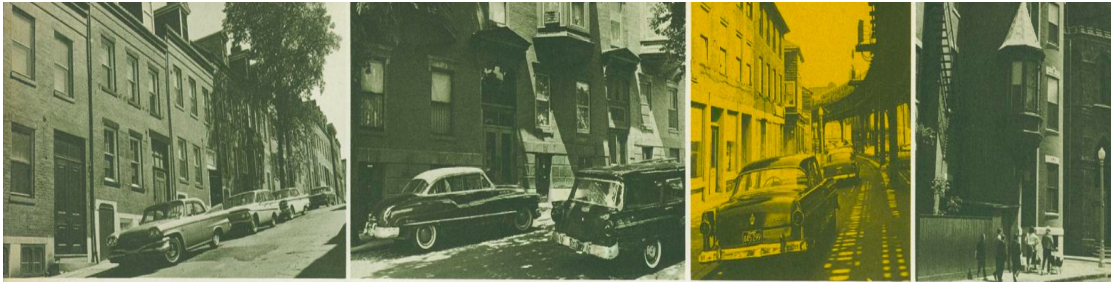
- Please be respectful of one another.
- Participants will be muted during the presentation to avoid background noise.
- We ask that participants limit their questions and comments to two minutes so that all may participate in the discussion.
- During Q & A session, please wait until all attendees have had the opportunity to ask a question before asking a second question/comment.



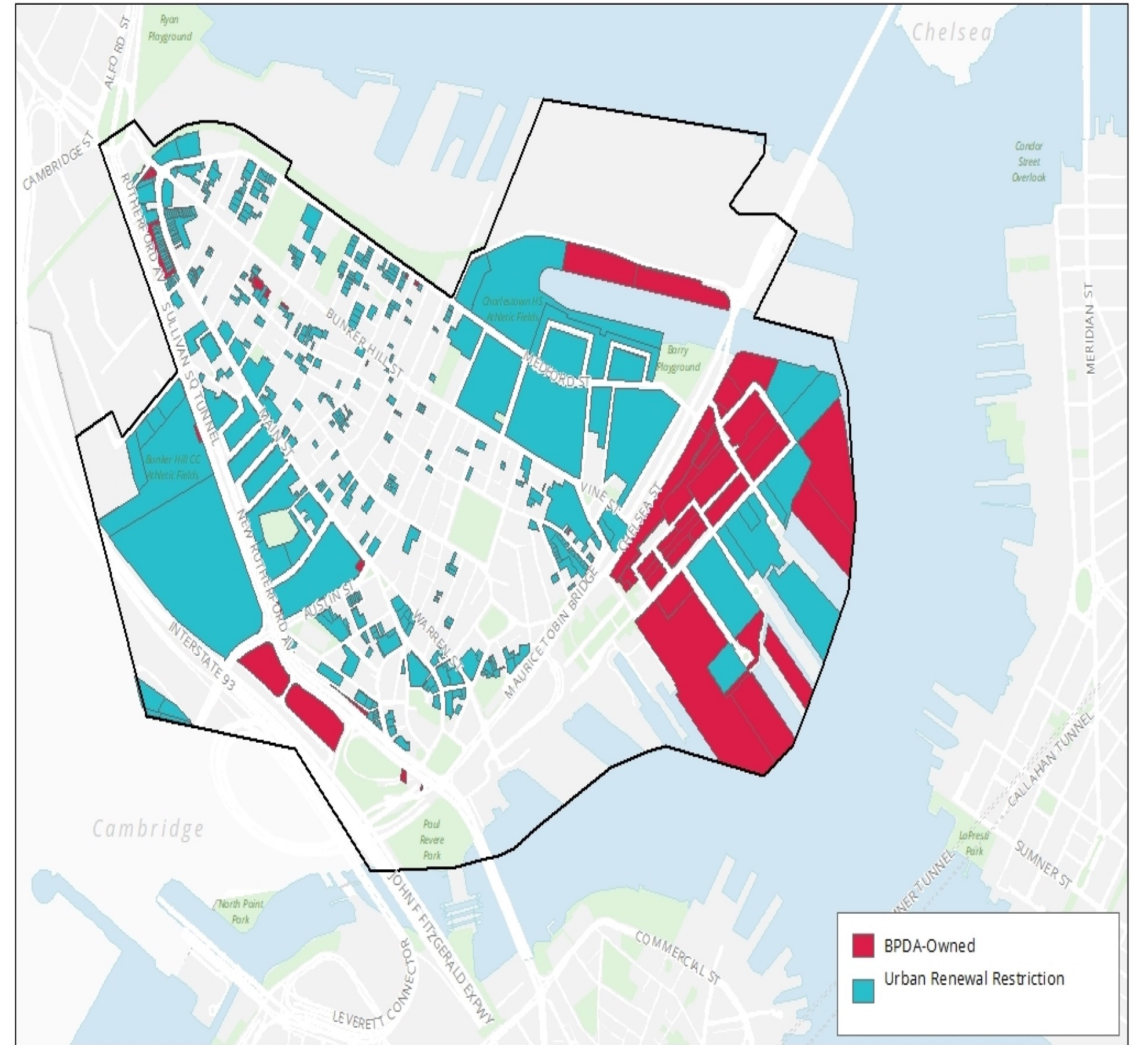
Minor Modification Agenda

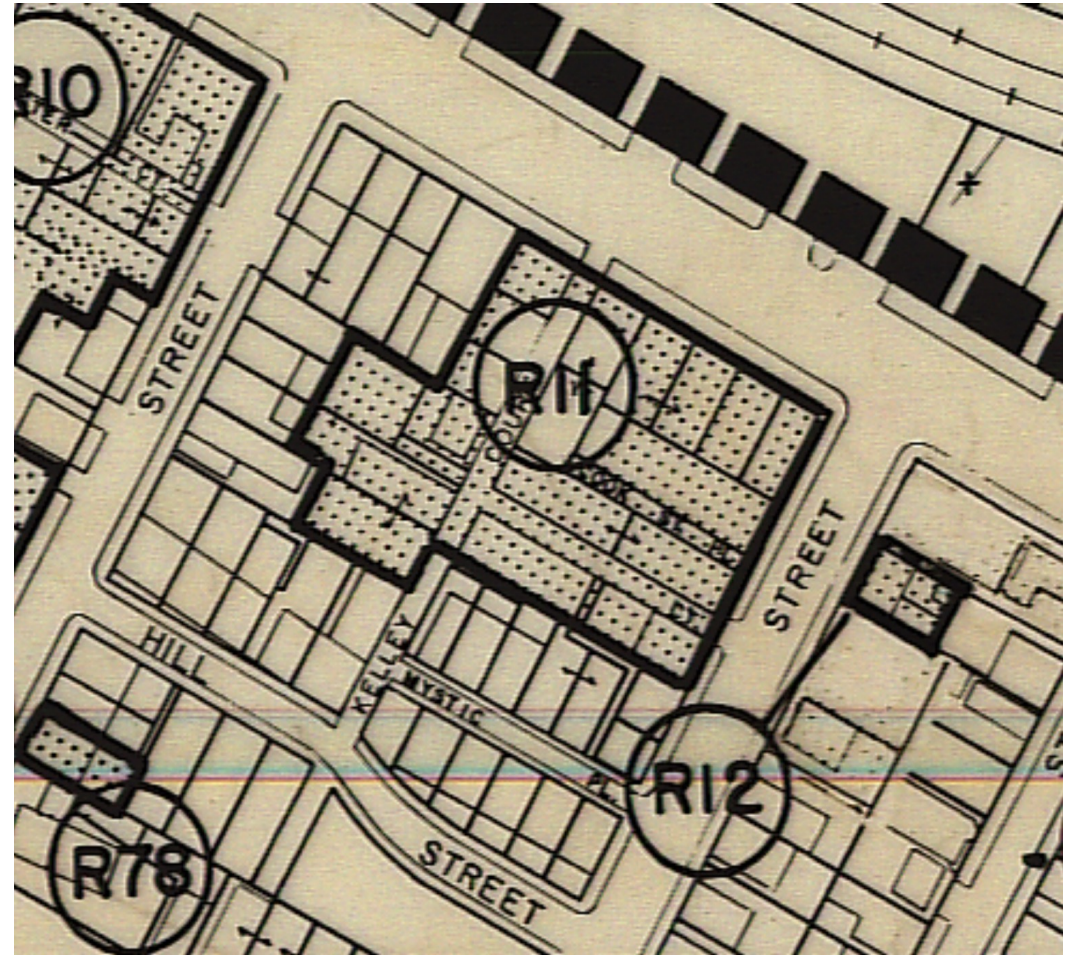
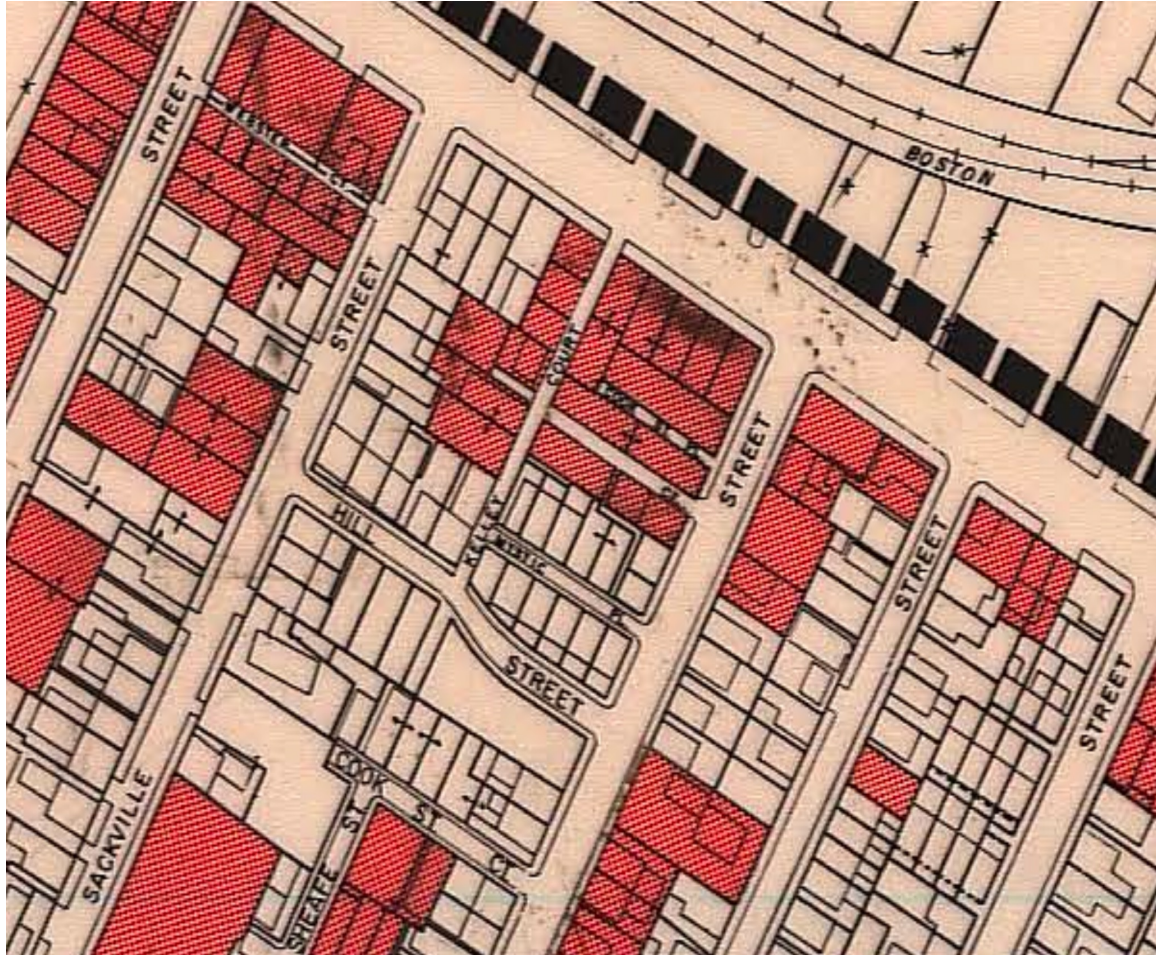
1. Introduction
2. History of Parcel
3. Modification Regarding R-11D-2a
4. Question and Answer





Charlestown Urban Renewal Area





Building and Land Use

AND SERVICE AREAS.

6. Floor Area Ratio

The ratio which the gross floor area of all structures on a lot exclusive of floor area required to meet off-street parking requirements bears to the area of the lot.

<u>Parcel Number^b</u>	<u>Permitted Uses^c</u>	<u>Max. Building Height (feet)</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
R1-R3	Residential	45	Min. 0.5 Max. 1.0	Min. 20 Max. 40	1
R4-R18	Residential	45	1	35	1 ^d
R19-R54	Residential	25	1	25	1 ^d
R55-R67	Residential	25	1	*	0.2
R68-R85	Residential	*	*	*	*
C1	Commercial	*	Min. 0.5 Max. 1.5	*	*
C2-C10	Commercial	17	1	NA	*
P1-P8	Public	*	*	*	*
P9-P14	Public	0	NA	NA	NA
P15-P16	Public	*	*	*	*
P-16	Institutional	*	*	NA	NA
I-1	Institutional	NA	NA	NA	NA
X1-X44	Alternates	*	*	*	*
All Other Areas	*	*	*	*	*





02

History of Parcel

9802 286

156 REG
12/31/81 12.44 TM

DEED

BOSTON REDEVELOPMENT AUTHORITY, a public body politic and corporate, organized and existing pursuant to Massachusetts General Laws Chapter 121B, (the "Grantor"), in consideration of One Thousand Seven Hundred Fifty Dollars (\$1,750.00) paid and in consideration of the covenants contained herein, and further contained in the Land Disposition Agreement recorded herewith (the "Agreement"), grants to Kenneth Tibbetts and Helen Tibbetts, husband and wife as joint tenants and not as Tenants in Common, (the "Grantee"), with Quitclaim Covenants, that certain parcel of vacant land in the Charlestown Urban Renewal Area, known as a portion of Parcel R-11D-2, and bounded and described as set forth in EXHIBIT A attached hereto and made a part hereof (the "Property"), and being a portion of the premises acquired by the Grantor by an Order of Taking, dated June 11, 1981, recorded at Suffolk County Registry of Deeds in Book 9802, page 384.

The Grantee covenants for the Grantee, its successors and assigns, and every successor in interest to the Property, or any part thereof, as follows:

(1) The Grantee shall use the Property in conformity with the land use

Question addressed - 45 Cook St.
 Charlestown, MA
 + LOCATION

9892 291

157 REG
12/31/81 12.45 TM

LAND DISPOSITION AGREEMENT

THIS AGREEMENT is made and entered into this 23rd day of November, 1981, by and between the Boston Redevelopment Authority and Kenneth and Helen Tibbetts

The parties hereto do hereby agree as follows:

ARTICLE I
DEFINITIONS

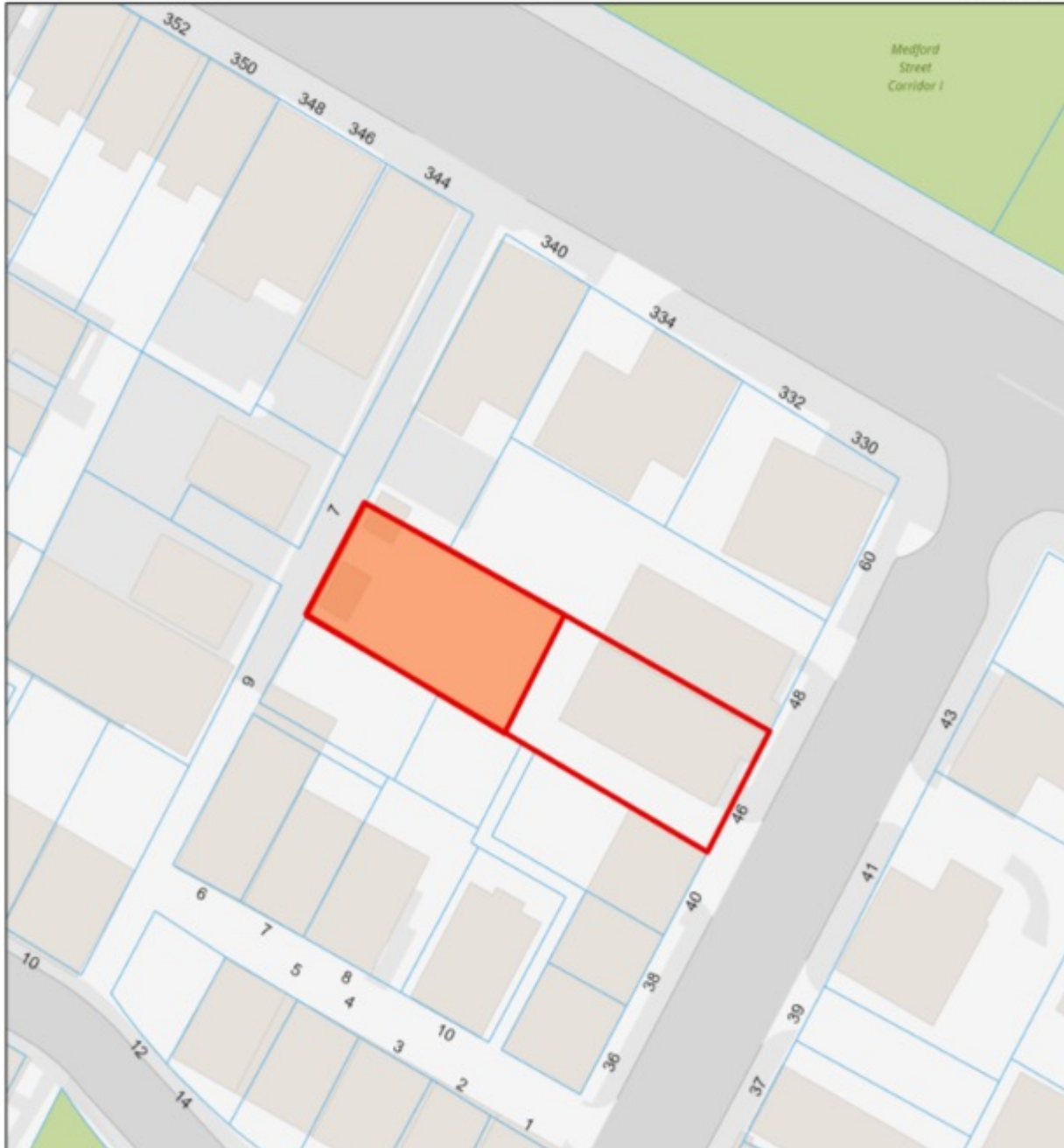
Section 101: Defined Terms

For the purpose of this Agreement, the following terms shall have the meanings, respectively, ascribed to them below:

- a. "City" shall mean the City of Boston, Massachusetts.
- b. "Authority" shall mean the Boston Redevelopment Authority, a public body, politic and corporate, organized and existing pursuant to Chapter 121B of the Massachusetts General Laws (Ter. Ed.), as amended, and shall include any successor in interest, whether by act of a party to this Agreement or by operation of law or otherwise.
- c. "Redeveloper" shall mean Kenneth and Helen Tibbetts,
48 Cook St., Charlestown,

46 Cook Street

1:400



46 Cook Street

1:400



February 23, 2021
DATE

Timothy Sheehan

to vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8,
at premises: 6 Kelley Court, Ward 02

For the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 62, Section 8	Lot Area Insufficient	
Article 62, Section 8	Usable Open Space Insufficient	
Article 62, Section 8	Rear Yard Insufficient	
Article 62, Section 8	Lot Frontage Insufficient	
Article 62, Section 30.12	Two or More Dwelling Same Lot	A Dwelling shall not be built to the rear of another Dwelling

Purpose: Erect a single family dwelling in the rear of 46 Cook Street in newly subdivided lot.
Subdivided lot filed under ALT1058785.

In his formal appeal, the Appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner, as set forth in papers on file numbered BOA-1067117 and made a part of this record.

In conformity with the law, the Board mailed reasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax lists, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

THE BOSTON HERALD on Tuesday, November 10, 2020

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Planning & Development Agency was sent notice of the appeal by the Building Department and the legal required period of time was allotted to enable the BPDA to render a recommendation to the Board, as prescribed in the Code.



3.

New Proposal: Minor Modification and New LDA



**boston planning &
development agency**

NEW SINGLE FAMILY

6 KELLEY COURT CHARLESTOWN, MA.

GENERAL NOTES

1. GENERAL REQUIREMENTS

- ALL WORK SHALL CONFORM TO THE IRC 2015, IRC 2015, MASSACHUSETTS AMENDMENTS TO IRC, IRC, THE CITY OF BOSTON BYLAWS AND ALL APPLICABLE OSHA STANDARDS.
- UTILITIES MAY BE IN THE VICINITY OF THE EXCAVATIONS. PRIOR TO EXCAVATING THE EXCAVATION CONTRACTOR SHALL COMPLY WITH THE LOCAL "DIG-SAFE" REQUIREMENTS AND OBTAIN ALL EXISTING UTILITY INFORMATION FROM THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE ORDERING MATERIAL AND PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING TO SUPPORT EXISTING SURROUNDING STRUCTURES AND AGAINST WIND FORCES AND ALL CONSTRUCTION LOADS THROUGHOUT THE WORK.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE DRAWINGS OF OTHER DISCIPLINES FOR THE LOCATION AND DIMENSIONS OF ALL RELATED ITEMS.
- THE CONTRACTOR SHALL COORDINATE ALL FRAMING DIMENSIONS WITH THE APPROVED DRAWINGS OF ALL PURCHASED WINDOW AND DOOR DIMENSIONS.

HVAC GENERAL NOTES

- INSTALL SHEET METAL DUCTWORK AND EQUIPMENT FOR NEW HVAC SYSTEM AND NEW BATHROOM EXHAUST FANS AS REQUIRED BY THE MASSACHUSETTS MECHANICAL CODE.
- INSTALL ALL PLUMBING AND EQUIPMENT TO MEET THE REQUIREMENTS OF THE MASS STATE PLUMBING CODE.
- INSTALL ALL NEW FIXTURES COMPLETE WITH ALL REQ. REQUIRED COPPER WATER SUPPLY LINES & PVC WASTE & VENTS. CONNECT TO EXISTING OR NEW WASTE & VENT STACKS.
- INSTALL ALL NEW FIXTURES AND DEVICES TO MEET THE REQUIREMENTS OF THE MASS ELECTRICAL CODE.
- THE ELECTRICAL SUBCONTRACTOR SHALL PROVIDE AND SUBMIT DRAWINGS TO BOSTON INSPECTORIAL SERVICES AS REQUIRED FOR APPROVAL.

ALL DRAWINGS BY ALL SUBCONTRACTORS SHALL BE SUBMITTED TO THE CONTRACTOR & ARCHITECT FOR COORDINATION WITH THE WORK OF OTHER TRADES.

ALL SUBCONTRACTORS TO SUBMIT STAMPED DRAWINGS AS REQ'D BY AUTHORITY HAVING JURISDICTION.

ENGINEERING REQUIREMENTS GENERAL

- IT IS THE RESPONSIBILITY OF THE SUBCONTRACTORS FOR THE ELECTRICAL, FIRE ALARM, FIRE PROTECTION, HVAC AND PLUMBING SYSTEMS TO PROVIDE ALL ENGINEERING SERVICES AS REQUIRED BY LOCAL AUTHORITIES AND TO OBTAIN PERMITS AS NECESSARY TO ACCOMPLISH THE WORK. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENTS.

ELECTRICAL AND FIRE ALARM SYSTEM NOTES GENERAL

- THE ELECTRICAL AND FIRE ALARM SYSTEMS UPDATES SHALL BE INSTALLED BY THE ELECTRICAL SUBCONTRACTOR IN ACCORDANCE WITH LOCAL CODES AND APPROVED ENGINEERING DRAWINGS.

MECHANICAL SYSTEMS NOTES GENERAL

- THE HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE HVAC SUBCONTRACTOR. ENGINEERED & STAMPED DRAWINGS SHALL BE SUBMITTED AS REQUIRED TO THE AUTHORITIES HAVING JURISDICTION. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE OWNER'S ENGINEER.
- THE PLUMBING SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE PLUMBING SUBCONTRACTOR. ENGINEERED & STAMPED DRAWINGS SHALL BE SUBMITTED AS REQUIRED TO THE AUTHORITIES HAVING JURISDICTION. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS.

FIRE PROTECTION SYSTEM NOTES GENERAL

- THE FIRE PROTECTION SYSTEM SHALL BE INSTALLED BY THE FIRE PROTECTION SUBCONTRACTOR IN ACCORDANCE WITH LOCAL CODES AND APPROVED ENGINEERING DRAWINGS.

MECHANICAL SYSTEMS NOTES GENERAL:

- THE HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE HVAC SUBCONTRACTOR. ENGINEERED & STAMPED DRAWINGS SHALL BE SUBMITTED TO THE AUTHORITIES HAVING JURISDICTION AS REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE OWNER'S ENGINEER.
- THE PLUMBING SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE PLUMBING SUBCONTRACTOR. ENGINEERED & STAMPED DRAWINGS SHALL BE SUBMITTED TO THE AUTHORITIES HAVING JURISDICTION AS REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE OWNER'S ENGINEER.
- GAS CONNECTION WILL BE PERFORMED ACCORDING TO MFM34 2012 BY A LICENSED GAS FITTER.

GENERAL NOTES:

- CONSTRUCTION TO BE CONSISTENT WITH THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, 2015 IRC WITH MASSACHUSETTS AMENDMENTS.
- REFER TO STRUCTURAL DRAWINGS ATTACHED WITH THIS SET, AS PREPARED BY REGISTERED STRUCTURAL COREY MATTHEWS, P.E. (PHONE NUMBER 617) 997-5802.
- ALL NEW WORK AND THE EXISTING DWELLING SHALL BE BROUGHT INTO CONFORMANCE WITH ALL NATIONAL, STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE CURRENTLY ADOPTED EDITIONS OF NFPA 72 AND UL 217 G.C. TO ALERT STRUCTURAL ENGINEER AND ARCHITECTURAL DESIGNER TO ANY DISCREPANCIES BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS OR SITE CONDITIONS, AS THEY ARE DISCOVERED IN A TIMELY MANNER SO THEY MAY BE PROPERLY ADDRESSED.
- ALL REFERENCES TO STRUCTURAL MEMBERS AND CONSTRUCTION IS FOR COORDINATION PURPOSES. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL REQUIREMENTS.

IT IS THE RESPONSIBILITY OF THE SUBCONTRACTORS FOR THE ELECTRICAL, FIRE PROTECTION, HVAC AND PLUMBING SYSTEMS TO PROVIDE ALL ENGINEERING SERVICES AS REQUIRED BY LOCAL AUTHORITIES AND TO OBTAIN PERMITS AS NECESSARY TO ACCOMPLISH THE WORK. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS, BUT IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENTS.

DRAINAGE NOTES:

- AMERICAN DRAINAGE MATT AT WALL BASE TO 12 INCHES ABOVE SLAB. SLOTTED SCHEDULE 20 DRAIN
- 1" SLUMP WELL WITH 2 DUMP PUMPS
- 1/2" HO INDUSTRIES 0.3 HP PUMP AND 0.5 HP METAL COMPONENT EZ PUMPS
- INCLUDE QUIET CHECK/BACK CHECK VALVES AS RECOMMENDED BY BASEMENT DRAINAGE INSTALLER. CONTAINIBLE DEFLECT CYCLE SAMBLE BATTERY BACK UP WITH AT LEAST 12 HR BATTERY MODE. 40 AMP POWER INVERTER. INSTALLATION CONFIGURED TO RUN BOTH SLUMP PUMPS PER WALL SECTION FOR ADDITIONAL NOTES
- DISCHARGE DRAIN LINE TO RUN BELOW SLAB. UP FACE OF EXTERIOR WALL AND DISCHARGE

INSULATION NOTES:

- FILL EXISTING CAVITIES WITH R-5 0 PER INCH MN. SEE NOTES BELOW FOR PORTIONS OF NEW CONSTRUCTED ELEMENTS
- MINIMUM DOOR WINDOW PERFORMANCE: U-0.30 OR BETTER
- MINIMUM SKYLIGHT PERFORMANCE: U-0.55 OR BETTER
- ROOF AND CEILING INSULATION: PER DINANCE R-40 OR BETTER. EXTEND FULL DEPTH INSULATION TO EXTERIOR WALLS OPERATING TO ELIMINATE COOL CORNERS AND PREVENT ICE DAM FORMATIONS
- WOOD FRAME EXTERIOR WALLS: SEE NOTE "1" ONLY USE HIGH PERFORMANCE R-21 FIBERGLAS IN 2x6 WID WALLS IF OWNER ALLOWS
- MASS WALLS: R-17 MINIMUM PERFORMANCE IF INSTALLED INSIDE OF WALL CENTERLINE. R-13 MINIMUM IF INSTALLED ON THE OUTSIDE AS MEASURED FROM THE CENTERLINE.
- FLOOR INSULATION: R-30 INSULATION BETWEEN JOISTS. INSULATION MUST BE INSTALLED FOR PERMANENT DIRECT CONTACT BETWEEN SUB-FLOOR AND INSULATION. INSTALLATIONS THAT ALLOW FUTURE SAGGING OF INSULATION FROM FLOOR DECK NOT PERMITTED
- UNDER SLAB INSULATION: R-10 INSULATION UNDER SLAB. INSULATION MUST BE INSTALLED WITH A VAPOR BARRIER TO MEET CODE
- BILL SEALER: PER IECC 2015 TABLE R402.4.1 1 AIR BARRIER AND INSULATION INSTALLATION. THE JUNCTION OF THE FOUNDATION AND BILL PLATE SHALL BE SEALED
- CLOSED CELL SPRAY FOAM ALL ROOF, WALL AND FLOOR CAVITY INSULATION SHALL BE CLOSED CELL ICYENE SPRAYFOAM
- RIGID INSULATION AT FOUNDATIONS AND SLABS: ALL FOUNDATION WALL AND UNDER-SLAB INSULATION SHALL BE A MINIMUM 4 INCH EXTRUDED POLYSTYRENE WITH A MINIMUM R VALUE OF 5.0 PER INCH AND A COMPRESSIVE STRENGTH OF 25 PSI. OWENS CORNING "CELLFOOT 250" OR APPROVED EQUAL.

WINDOW NOTES:

- ALL WINDOWS TO BE INSTALLED PER 2015 IRC / BC AND 9TH EDITION MASSACHUSETTS AMENDMENTS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
- ALL WINDOWS MORE THAN 72 INCHES ABOVE THE SURROUNDING GRADE SHALL HAVE A 3/4" MINIMUM SILL HEIGHT UNLESS AN OPENING LIMITING DEVICE IS INSTALLED COMPLYING WITH SECTION R612.3
 - EXIT AND RESCUE OPENING LOCATIONS SHALL HAVE A MINIMUM OPENING OF 5.7 SQUARE FEET.
 - MAXIMUM SILL HEIGHT AT RESCUE OPENING SHALL BE 44 INCHES ABOVE THE FINISH FLOOR OF THE ROOM.
 - PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.1, DOUBLE HUNG WINDOWS SHALL HAVE A NET CLEAR OPENING OF 3.3 SQUARE FEET
 - PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.2, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES BY 24 INCHES IN EITHER DIRECTION.
 - INSTALL TEMPERED GLASS AT ALL LOCATIONS REQUIRING SAFETY GLASS INCLUDING WITHIN 24 INCHES OF SWIMMING POOLS, 40 INCHES OF STAIRS, LESS THAN 60 INCHES ABOVE A TUB OR SHOWER FLOOR, AND WINDOWS LESS THAN 18 INCHES ABOVE THE FLOOR. REFER TO R608.4 (IRC 2406.4) HAZARDOUS LOCATIONS

ALARM NOTES:

- INSTALL AT A MINIMUM ONE SMOKE ALARM IN EACH BEDROOM
- INSTALL A SMOKE ALARM IN THE IMMEDIATE VICINITY OF ALL BEDROOMS
- PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE TOP OF THE STAIRS
- PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE BOTTOM OF ALL STAIRS
- SELECT AND INSTALL AN ALARM SYSTEM IN CONFORMANCE WITH ALL STATE, LOCAL AND NATIONAL CODES INCLUDING BUT NOT LIMITED TO THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, NFPA 72 AND UL 217
- SMOKE ALARMS MUST PROVIDE 70 DB MINIMUM PRESSURE AT THE PLOW OF EACH BEDROOM
- INSTALL A MINIMUM OF ONE SMOKE DETECTOR ON EACH LEVEL INCLUDING THE ATTIC AND BASEMENT LEVELS
- THE BUILDING WIRING SYSTEM SHALL PROVIDE POWER TO THE INTEGRATED ALARM SYSTEM AND THE SYSTEM SHALL HAVE BATTERIES TO SUPPLY BACKUP POWER WHEN PRIMARY POWER IS INTERRUPTED.
- THE SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL SOUND ALL OF THE ALARMS
- LOCATE CO (CARBON MONOXIDE) DETECTORS OUTSIDE OF BEDROOMS IN A CENTRAL LOCATION
- LOCATE ALL DETECTORS PER BEST PRACTICES AND CODE REQUIREMENTS TO AVOID NUISANCE ALARMS
- INSTALL DETECTORS AS REQUIRED IN MECHANICAL AND ELECTRIC CLOSETS IN THE BASEMENT AND THROUGHOUT.

VENTILATION NOTES:

- USE ONLY FANS WITH A NOISE LEVEL OF 1.0 SONES OR LESS
- USE AUTOMATIC CONDENSATION SENSORS
- USE HUMIDISTATS
- USE LED LIGHTS
- USE PANASONIC WHISPERGREEN SELECT™ VENTILATION FANS
- AT ALL 3/4 AND FULL BATHROOMS USE WHISPERGREEN SELECT™ CEILING MOUNTED VENTILATION FANLED LIGHT FX-1110V-1 WHISPERGREEN SELECT™ - 110-150 CFM FANLED LIGHT

ELEC. & TEL/DATA NOTES

- VERIFY ALL OUTLET TYPES AND LOCATIONS WITH OWNER PRIOR PURCHASING MATERIALS OR BEGINNING WORK
- ALL OUTLETS TO BE GFCI IN FOOD PREPARATION AREAS AND WET, OUTDOOR OR HAZARDOUS LOCATIONS.
- LOCATE ALL SWITCHES WITH OWNER IN THE FIELD.
- REVIEW CASEWORK KITCHEN SHOP DRAWINGS WITH ARCHITECT
- IN OFFICES/GENS PROVIDE DUPLEX RECEPTACLES, TELEPHONE JACKS, DATA JACKS BELOW THE COUNTER TOP. R-3 MINIMUM IF INSTALLED ON THE OUTSIDE AS MEASURED FROM THE CENTERLINE.
- CONDUITS THROUGH CASEWORK TO COLUMN AND UP ABOVE CEILING.
- PROVIDE DEDICATED CIRCUITS AT ALL REFRIGERATION EQUIPMENT INCLUDING REACH IN REFS., REVERSE CYCLE FREEZERS, AND BAW BAKES.
- VERIFY LOCATION FOR EXTERIOR LIGHTING AND SWITCHING IN THE FIELD WITH OWNER.
- COORDINATE HEIGHT OF OUTLETS WITH EQUIPMENT INSTALLATION MANUALS.
- ELECTRICIAN SHALL BE RESPONSIBLE FOR DESIGNING ALL CIRCUITS AND VERIFYING REQUIREMENTS FOR ALL EQUIPMENT

DRAWING LIST

- CS COVER SHEET
- A1 FLOOR PLANS
- A2 ELEVATIONS
- A3 SECTIONS & NOTES

THESE DRAWINGS SHALL BE SUPPLEMENTED FIRE PROTECTION DRAWINGS, AND OTHER DRAWINGS AS DEEMED NECESSARY BY THE ARCHITECT TO ACHIEVE THE INTENT OF THE PROJECT.



COVER SHEET

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA 07129

NEW SINGLE FAMILY
6 KELLEY COURT
CHARLESTOWN, MA.

START DATE: 06/19
DRAWN BY: TS
SCALE: 1/8" = 1'-0"
PROJECT #: 2019-05

CS

PERMIT SET 7-11-21



4.

Question and Answer



**boston planning &
development agency**

NEW SINGLE FAMILY

6 KELLEY COURT CHARLESTOWN, MA.

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- INSTALL ALL PLUMBING AND EQUIPMENT TO MEET THE REQUIREMENTS OF THE MASS STATE PLUMBING CODE.
- INSTALL ALL NEW FIXTURES COMPLETE WITH ALL REQUIRED, REQUIRED, COPPER WATER SUPPLY LINES & PVC WASTE & VENTS. CONNECT TO EXISTING OR NEW WASTE & VENT STACKS.
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ELECTRICAL AND FIRE ALARM SYSTEM NOTES GENERAL

- THE ELECTRICAL AND FIRE ALARM SYSTEMS UPDATES SHALL BE INSTALLED BY THE ELECTRICAL SUBCONTRACTOR IN ACCORDANCE WITH LOCAL CODES AND APPROVED ENGINEERING DRAWINGS.

MECHANICAL SYSTEM NOTES GENERAL

- THE HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE HVAC SUBCONTRACTOR. ENGINEERED & STAMPED DRAWINGS SHALL BE SUBMITTED AS REQUIRED TO THE AUTHORITIES HAVING JURISDICTION. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE OWNER'S ENGINEER.
- THE PLUMBING SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE PLUMBING SUBCONTRACTOR. ENGINEERED & STAMPED DRAWINGS SHALL BE SUBMITTED AS REQUIRED TO THE AUTHORITIES HAVING JURISDICTION. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS.

FIRE PROTECTION SYSTEM NOTES GENERAL

- THE FIRE PROTECTION SYSTEM SHALL BE INSTALLED BY THE FIRE PROTECTION SUBCONTRACTOR IN ACCORDANCE WITH LOCAL CODES AND APPROVED ENGINEERING DRAWINGS.

MECHANICAL SYSTEMS NOTES GENERAL:

- THE HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE HVAC SUBCONTRACTOR. ENGINEERED & STAMPED DRAWINGS SHALL BE SUBMITTED TO THE AUTHORITIES HAVING JURISDICTION AS REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE OWNER'S ENGINEER.
- THE PLUMBING SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE PLUMBING SUBCONTRACTOR. ENGINEERED & STAMPED DRAWINGS SHALL BE SUBMITTED TO THE AUTHORITIES HAVING JURISDICTION AS REQUIRED. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS & THE OWNER'S ENGINEER.
- GAS CONNECTION WILL BE PERFORMED ACCORDING TO NFPA 54 2012 BY A LICENSED GAS FITTER.

GENERAL NOTES:

- CONSTRUCTION TO BE CONSISTENT WITH THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, 2015 IRC WITH MASSACHUSETTS AMENDMENTS.
- REFER TO STRUCTURAL DRAWINGS ATTACHED WITH THIS SET, AS PREPARED BY REGISTERED STRUCTURAL COREY MATTHEWS, P.E. (PHONE NUMBER 617) 997-5802.
- ALL NEW WORK AND THE EXISTING DWELLING SHALL BE BROUGHT INTO CONFORMANCE WITH ALL NATIONAL, STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE CURRENTLY ADOPTED EDITIONS OF NFPA 72 AND UL 217 G.C. TO ALERT STRUCTURAL ENGINEER AND ARCHITECTURAL DESIGNER TO ANY DISCREPANCIES BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS OR SITE CONDITIONS, AS THEY ARE DISCOVERED IN A TIMELY MANNER SO THEY MAY BE PROPERLY ADDRESSED.
- ALL REFERENCES TO STRUCTURAL MEMBERS AND CONSTRUCTION IS FOR COORDINATION PURPOSES. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL REQUIREMENTS.

IT IS THE RESPONSIBILITY OF THE SUBCONTRACTORS FOR THE ELECTRICAL, FIRE PROTECTION, HVAC AND PLUMBING SYSTEMS TO PROVIDE ALL ENGINEERING SERVICES AS REQUIRED BY LOCAL AUTHORITIES AND TO OBTAIN PERMITS AS NECESSARY TO ACCOMPLISH THE WORK. THE ARCHITECT WILL REVIEW ALL DRAWINGS AND SUBMITTALS FOR COORDINATION WITH THE INTENT OF THE ARCHITECTURAL DOCUMENTS, BUT IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENTS.

DRAINAGE NOTES:

- AMERICAN DRAINAGE MATT AT WALL BASE TO 12 INCHES ABOVE SLAB. SLOTTED SCHEDULE 20 DRAIN
- 1" SLUMP WELL WITH 2 1/2" PUMP
- 1/2" HO INDUSTRIES 0.3 HP PUMP AND 0.5 HP METAL COMPONENT EZ PUMPS
- INCLUDE QUIET CHECK/BACK CHECK VALVES AS RECOMMENDED BY BASEMENT DRAINAGE INSTALLER. CONTAINABLE DEFLECT CYCLE SAMBLE BATTERY BACK UP WITH AT LEAST 1 1/2 DAY BATTERY MODE. 40 AMP POWER INVERTER. INSTALLATION CONFIGURED TO RUN BOTH SLUMP PUMPS PER WALL SECTION FOR ADDITIONAL NOTES
- DISCHARGE DRAIN LINE TO RUN BELOW SLAB. UP FACE OF EXTERIOR WALL AND DISCHARGE

INSULATION NOTES:

- FILL EXISTING CAVITIES WITH R-5 0 PER INCH MN. SEE NOTES BELOW FOR PORTIONS OF NEW CONSTRUCTED ELEMENTS
- MINIMUM DOOR WINDOW PERFORMANCE: U-0.30 OR BETTER
- MINIMUM SKYLIGHT PERFORMANCE: U-0.55 OR BETTER
- ROOF AND CEILING INSULATION: PER DINANCE R-40 OR BETTER. EXTEND FULL DEPTH INSULATION TO EXTERIOR WALLS OPERATING TO ELIMINATE COOL CORNERS AND PREVENT ICE DAM FORMATIONS
- WOOD FRAME EXTERIOR WALLS: SEE NOTE "1" ONLY USE HIGH PERFORMANCE R-21 FIBERGLAS IN 2x6 WID WALLS IF OWNER ALLOWS
- MASS WALLS: R-17 MINIMUM PERFORMANCE IF INSTALLED INSIDE OF WALL CENTERLINE. R-13 MINIMUM IF INSTALLED ON THE OUTSIDE AS MEASURED FROM THE CENTERLINE.
- FLOOR INSULATION: R-30 INSULATION BETWEEN JOISTS. INSULATION MUST BE INSTALLED FOR PERMANENT DIRECT CONTACT BETWEEN SUB-FLOOR AND INSULATION. INSTALLATIONS THAT ALLOW FUTURE SAGGING OF INSULATION FROM FLOOR DECK NOT PERMITTED
- UNDER SLAB INSULATION: R-10 INSULATION UNDER SLAB. INSULATION MUST BE INSTALLED WITH A VAPOR BARRIER TO MEET CODE
- BILL SEALER: PER IECC 2015 TABLE R402.4.1 1 AIR BARRIER AND INSULATION INSTALLATION. THE JUNCTION OF THE FOUNDATION AND BILL PLATE SHALL BE SEALED
- CLOSED CELL SPRAY FOAM ALL ROOF, WALL AND FLOOR CAVITY INSULATION SHALL BE CLOSED CELL ICYMER SPRAYFOAM
- RIGID INSULATION AT FOUNDATIONS AND SLABS: ALL FOUNDATION WALL AND UNDER-SLAB INSULATION SHALL BE A MINIMUM 4 INCH EXTRUDED POLYSTYRENE WITH A MINIMUM R VALUE OF 5.0 PER INCH AND A COMPRESSIVE STRENGTH OF 25 PSI. OWENS CORNING "CELLFOAM 250" OR APPROVED EQUAL.

WINDOW NOTES:

- ALL WINDOWS TO BE INSTALLED PER 2015 IRC / BC AND 9TH EDITION MASSACHUSETTS AMENDMENTS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
- ALL WINDOWS MORE THAN 72 INCHES ABOVE THE SURROUNDING GRADE SHALL HAVE A 3/4" MINIMUM SILL HEIGHT UNLESS AN OPENING LIMITING DEVICE IS INSTALLED COMPLYING WITH SECTION R612.3
 - EXIT AND RESCUE OPENING LOCATIONS SHALL HAVE A MINIMUM OPENING OF 5.7 SQUARE FEET.
 - MAXIMUM SILL HEIGHT AT RESCUE OPENING SHALL BE 44 INCHES ABOVE THE FINISH FLOOR OF THE ROOM.
 - PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.1, DOUBLE HUNG WINDOWS SHALL HAVE A NET CLEAR OPENING OF 3.3 SQUARE FEET
 - PER MASSACHUSETTS AMENDMENT TO THE IRC, R310.1.2, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES BY 24 INCHES IN EITHER DIRECTION.
 - INSTALL TEMPERED GLASS AT ALL LOCATIONS REQUIRING SAFETY GLASS INCLUDING WITHIN 24 INCHES OF SWIMMING POOLS, 40 INCHES OF STAIRS, LESS THAN 40 INCHES ABOVE A TUB OR SHOWER FLOOR, AND WINDOWS LESS THAN 18 INCHES ABOVE THE FLOOR. REFER TO R608.4 (IRC 2406.4) HAZARDOUS LOCATIONS

ALARM NOTES:

- INSTALL AT A MINIMUM ONE SMOKE ALARM IN EACH BEDROOM
- INSTALL A SMOKE ALARM IN THE IMMEDIATE VICINITY OF ALL BEDROOMS
- PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE TOP OF THE STAIRS
- PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE BOTTOM OF ALL STAIRS
- SELECT AND INSTALL AN ALARM SYSTEM IN CONFORMANCE WITH ALL STATE, LOCAL AND NATIONAL CODES INCLUDING BUT NOT LIMITED TO THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, NFPA 72 AND UL 217
- SMOKE ALARMS MUST PROVIDE 70 DB MINIMUM PRESSURE AT THE PLOW OF EACH BEDROOM
- INSTALL A MINIMUM OF ONE SMOKE DETECTOR ON EACH LEVEL INCLUDING THE ATTIC AND BASEMENT LEVELS
- THE BUILDING WIRING SYSTEM SHALL PROVIDE POWER TO THE INTEGRATED ALARM SYSTEM AND THE SYSTEM SHALL HAVE BATTERIES TO SUPPLY BACKUP POWER WHEN PRIMARY POWER IS INTERRUPTED.
- THE SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL SOUND ALL OF THE ALARMS
- LOCATE CO (CARBON MONOXIDE) DETECTORS OUTSIDE OF BEDROOMS IN A CENTRAL LOCATION
- LOCATE ALL DETECTORS PER BEST PRACTICES AND CODE REQUIREMENTS TO AVOID NUISANCE ALARMS
- INSTALL DETECTORS AS REQUIRED IN MECHANICAL AND ELECTRIC CLOSETS IN THE BASEMENT AND THROUGHOUT.

VENTILATION NOTES:

- USE ONLY FANS WITH A NOISE LEVEL OF 1.0 SONES OR LESS
- USE AUTOMATIC CONDENSATION SENSORS
- USE HUMIDISTATS
- USE LED LIGHTS
- USE PANASONIC WHISPERGREEN SELECT™ VENTILATION FANS
- AT ALL 3/4 AND FULL BATHROOMS USE WHISPERGREEN SELECT™ CEILING MOUNTED VENTILATION FANLED LIGHT FX-1110V-1 WHISPERGREEN SELECT™ - 115-130-150 CFM FANLED LIGHT

ELEC. & TEL/DATA NOTES

- VERIFY ALL OUTLET TYPES AND LOCATIONS WITH OWNER PRIOR PURCHASING MATERIALS OR BEGINNING WORK
- ALL OUTLETS TO BE GFCI IN FOOD PREPARATION AREAS AND WET, OUTDOOR OR HAZARDOUS LOCATIONS.
- LOCATE ALL SWITCHES WITH OWNER IN THE FIELD.
- REVIEW CASEWORK KITCHEN SHOP DRAWINGS WITH ARCHITECT.
- IN OFFICES/GENS PROVIDE DUPLEX RECEPTACLES, TELEPHONE JACKS, DATA JACKS BELOW THE COUNTER TOP. R-3 MINIMUM IF INSTALLED ON THE OUTSIDE AS MEASURED FROM THE CENTERLINE THROUGH CASEWORK TO COLUMN AND UP ABOVE CEILING.
- PROVIDE DEDICATED CIRCUITS AT ALL REFRIGERATION EQUIPMENT INCLUDING REACH IN REFS, REF. BEVERAGE STATIONS, AND BAN BAKES.
- VERIFY LOCATION FOR EXTERIOR LIGHTING AND SWITCHING IN THE FIELD WITH OWNER.
- COORDINATE HEIGHT OF OUTLETS WITH EQUIPMENT INSTALLATION MANUALS.
- ELECTRICIAN SHALL BE RESPONSIBLE FOR DESIGNING ALL CIRCUITS AND VERIFYING REQUIREMENTS FOR ALL EQUIPMENT

DRAWING LIST

- CS COVER SHEET
- A1 FLOOR PLANS
- A2 ELEVATIONS
- A3 SECTIONS & NOTES

THESE DRAWINGS SHALL BE SUPPLEMENTED FIRE PROTECTION DRAWINGS, AND OTHER DRAWINGS AS DEEMED NECESSARY BY THE ARCHITECT TO ACHIEVE THE INTENT OF THE PROJECT.



COVER SHEET

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA 02129

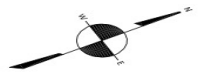
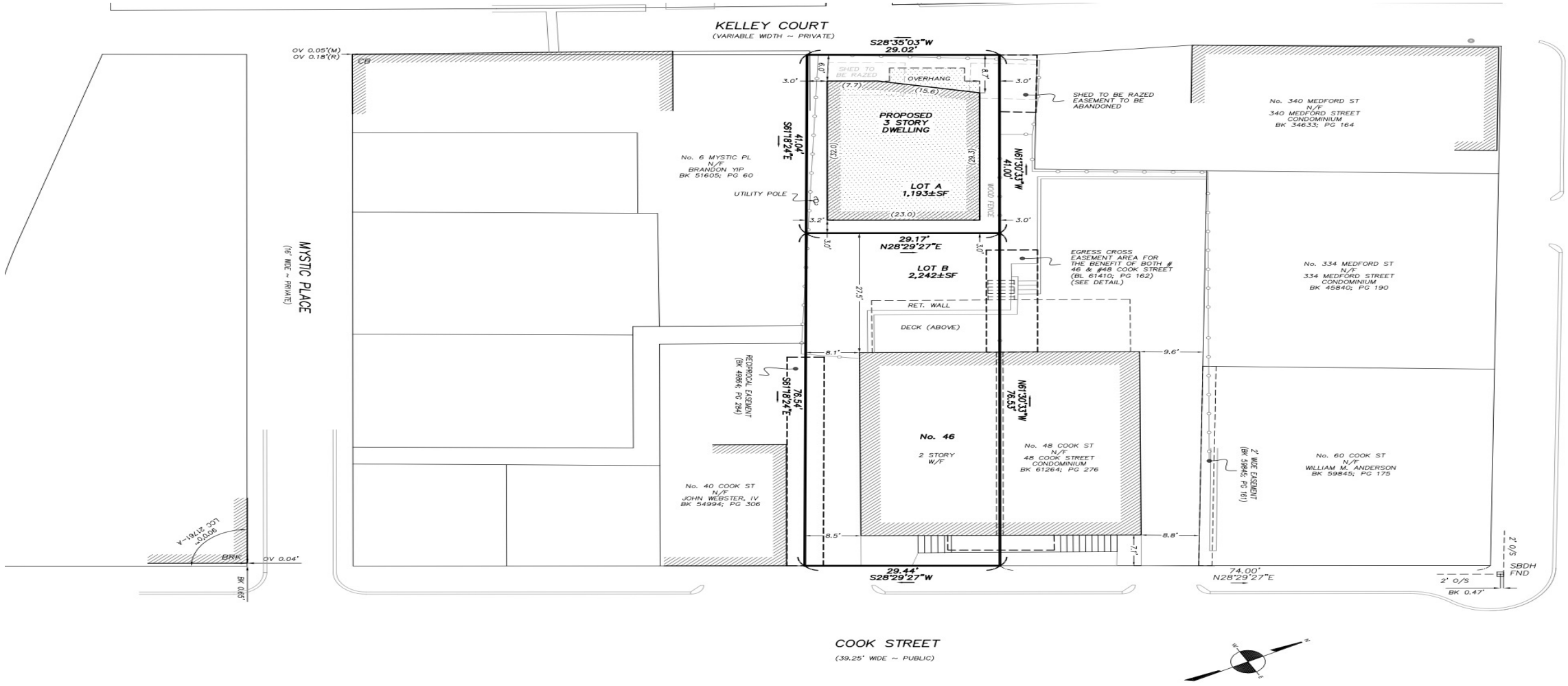
NEW SINGLE FAMILY
6 KELLEY COURT
CHARLESTOWN, MA.

START DATE: 06/19/19
DRAWN BY: TS
SCALE: 1/8" = 1'-0"
PROJECT #: 2019-05

CS

PERMIT SET 7-11-21





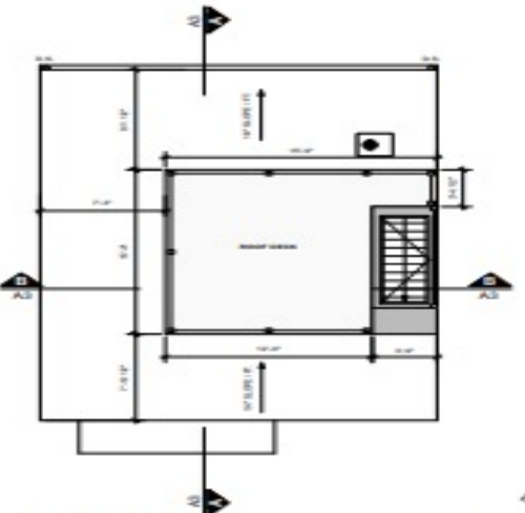
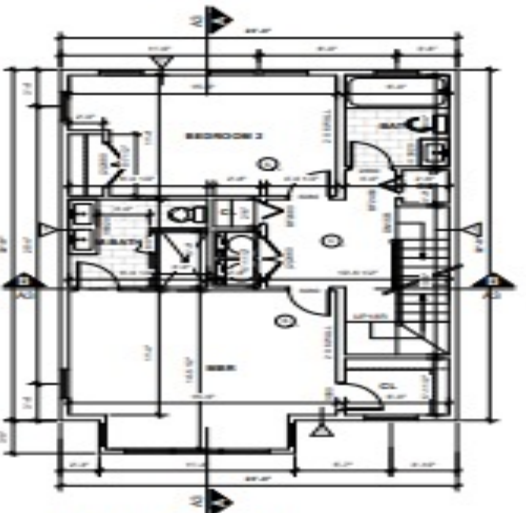
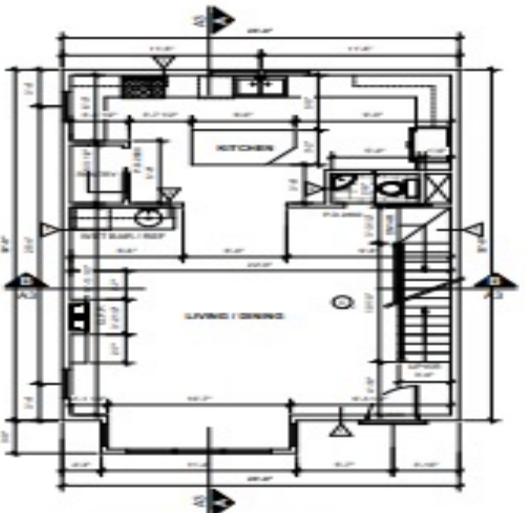
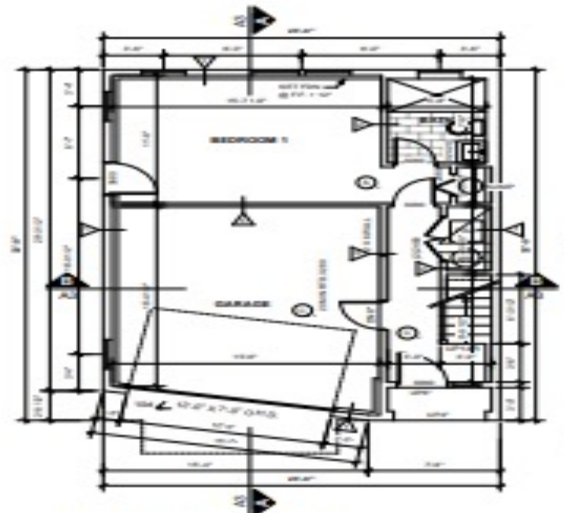
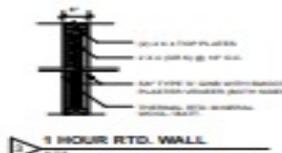
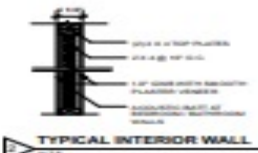
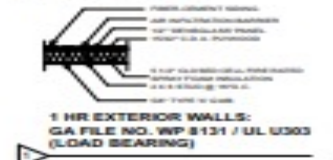
EXTERIOR FINISHES:
 EXTERIOR WALLS: 1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION OVER 1/2" GYPSUM BOARD. FINISH: STUCCO OR SIDING. SEE NOTES 1-3 FOR DETAILS.

INTERIOR FINISHES:
 INTERIOR WALLS: 1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION OVER 1/2" GYPSUM BOARD. FINISH: PAINT OR WALLPAPER. SEE NOTES 1-3 FOR DETAILS.

ROOF FINISHES:
 ROOF: 2" POLYSTYRENE INSULATION OVER 1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION OVER 1/2" GYPSUM BOARD. FINISH: ASPHALT/FLY SHingles. SEE NOTES 1-3 FOR DETAILS.

DOOR AND WINDOW FINISHES:
 DOORS: 1 1/2" SOLID CORE DOORS WITH 1 1/2" POLYSTYRENE INSULATION OVER 1/2" GYPSUM BOARD. FINISH: PAINT OR WALLPAPER. SEE NOTES 1-3 FOR DETAILS.

GENERAL NOTES:
 1. ALL FINISHES TO BE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.
 2. ALL WALLS TO BE 5/8" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION OVER 1/2" GYPSUM BOARD.
 3. ALL ROOFS TO BE 2" POLYSTYRENE INSULATION OVER 1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION OVER 1/2" GYPSUM BOARD.



SYMBOL LEGEND:

(Symbol)	1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION OVER 1/2" GYPSUM BOARD. FINISH: STUCCO OR SIDING. SEE NOTES 1-3 FOR DETAILS.
(Symbol)	1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION OVER 1/2" GYPSUM BOARD. FINISH: STUCCO OR SIDING. SEE NOTES 1-3 FOR DETAILS.
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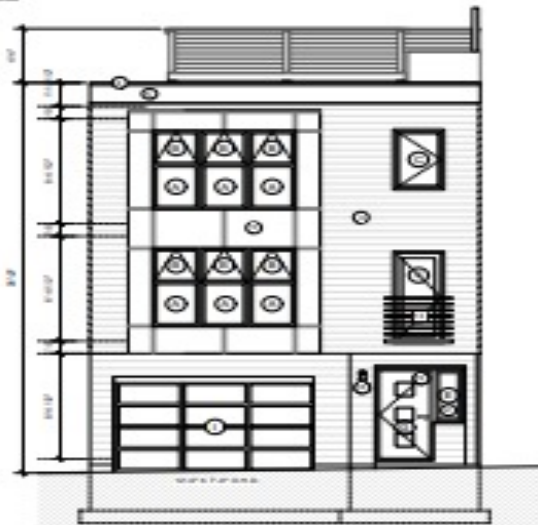
PERMIT SET 7-11-21

FLOOR PLANS

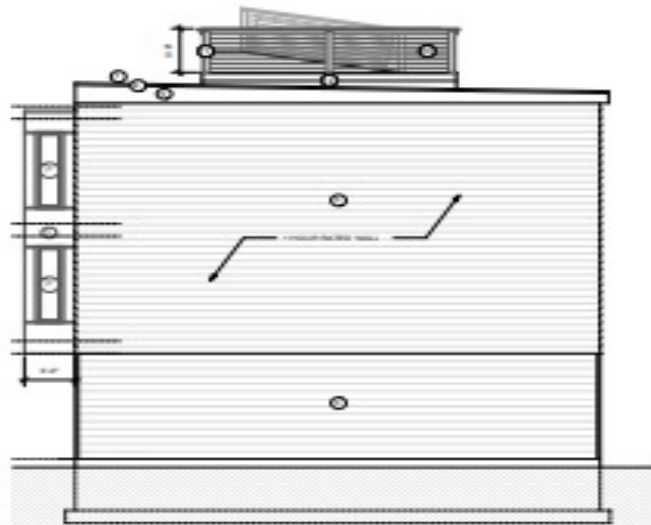
TIMOTHY SHEEHAN ARCHITECT
 9 WALL STREET
 CHARLESTOWN, MA 02129

NEW SINGLE FAMILY
 6 KELLEY COURT
 CHARLESTOWN, MA.

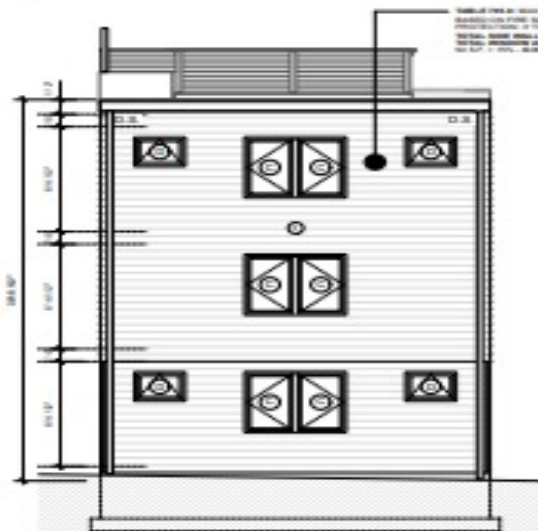
A1



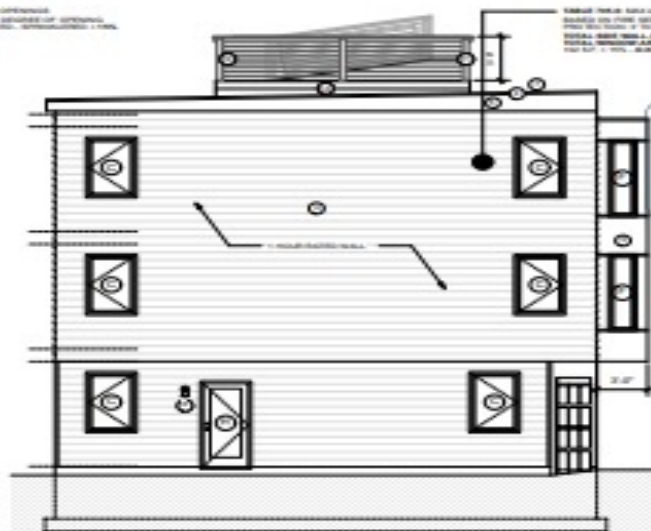
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

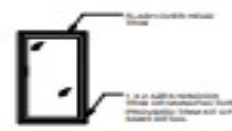


LEFT SIDE ELEVATION

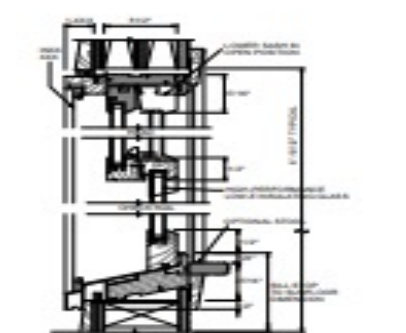
WINDOW SCHEDULE				
1	TYPE	QUANTITY	UNIT SIZE	REMARKS
1	FIXED	4	2'-0" W X 2'-0" H	TEMPERED SAFETY GLASS
2	FIXED	4	2'-0" W X 2'-0" H	
3	CASSETT	4	2'-0" W X 2'-0" H	
4	FIXED	4	2'-0" W X 2'-0" H	
5	FIXED	1	7'-0" W X 6'-0" H	TEMPERED SAFETY GLASS
6	FIXED	4	2'-0" W X 6'-0" H	TEMPERED SAFETY GLASS

EXT. DOOR SCHEDULE			
1	ENTRY DOOR	1	3'-0" W X 7'-0" H
2	SIDE DOOR	1	2'-0" W X 6'-0" H
3	GARAGE DOOR	1	8'-0" W X 7'-0" H
4	FRENCH DOOR	1	2'-0" W X 6'-0" H

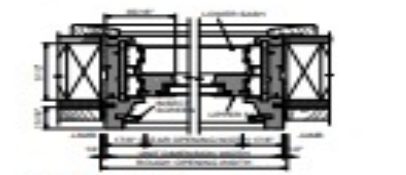
EXTERIOR MATERIALS KEY:	
1	SYNTHETIC TRIM
2	CLAD WOOD WINDOWS / DOORS
3	CEMENTITIOUS CLAPBOARDS
4	MTL. GRIP EDGE
5	CEMENTITIOUS PANEL
6	STEEL BRACKET
7	T.P.O. ROOFING
8	SHIELDED LIGHT FIXTURE
9	FIBERGLASS DOOR
10	U.L. CABLE GUARDS
11	CEGAR POSTS
12	ASPK BOLT ASD
13	STEEL GUARD
14	STEEL / GLASS DOOR



TYPICAL WINDOW



VERTICAL SECTION



HORIZONTAL SECTION

WINDOW DETAILS

BOX 1067117. Any changes to these plans must be submitted to the APOA for approval.

WINDOW
Design Notes:
1. See Schedule for window types.
2. See Schedule for door types.

ELEVATIONS

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A2

