View Demolition Delay Application Details

General	Project Details		
Information	Description of Proposed Demolition		
Date Submitted	Tear down existing structure and rebuild two single family		
05/26/2022	dwellings, one on each of the two existing parcels the current house sits on		
Date Posted			
	Number of housing units in current construction		
Demolition Number	1		
22.1299D2967			
	Number of housing units in proposed construction		
Application Status	2		
Application Completed			
	Does this proposed project require zoning relief?		
Staff Assigned	No		
Applicant	If YES, please indicate status of ZBA process		

Required Documents

Photographs * photosfor665demo.pdf remove Choose File No file chosen

Map * 665wrp_a85_app3.pdf remove Choose File No file chosen

Plot Plan * 665wrp_a85_app11.pdf remove Choose File No file chosen

Plans & Elevations * 665and667wrpkwyhouseplans.pdf remove Choose File No file chosen

Proof of Ownership * proofofownership.pdf remove Choose File No file chosen

Signature Page * 665wrp_a85_app.pdf remove Choose File No file chosen

Building Dimensions

What is the length (in feet) of the existing building? 45

What is the width (in feet) of the existing building?

35

What is the height (in feet) of the existing building?

Building Materials

Foundation Materials Concrete

Building Frame Wood

Facade Materials Cedar Shake

Roof Materials Asphalt Shingles

Waste Management

Will you consider Deconstruction as opposed to Demolition?

Estimate the total amount of waste (in cubic feet) the project will produce.

How do you plan to handle the waste generated by this project?

Applicant Information

Applicant Name

Antonio Ferrara

Relationship to Property

Buyer

Applicant Mailing Address

394 Washington Street Unit B DEDHAM, MA 02026

Applicant Phone (617) 361-5626

Applicant Email tony@hubmtg.com

Property Owner Information

Property Owner Amy O'Brien

Property Owner Contact Name

Amy O'Brien

Missing	Info	rmation
PIIISSING	IIIIU	mauon

Address

Property Owner

665 West Roxbury Parkway WEST ROXBURY, ma 02132

Property Owner Phone

Property Owner Email

amyob665@gmail.com

(617) 774-7073

Choose File No file chosen

Significant Trees

How many Significant Trees, defined by the City's Tree Ordinance as trees that are 8" or more in DBH, will be removed in the proposed demolition?

What species of tree(s), if applicable, will be removed in the proposed demolition?

Property Details

Property Address

665 West Roxbury Parkway WEST ROXBURY, MA 02132

Alternate Address (Not Required)

MA 02026

Neighborhood

West Roxbury

Structure Type

Number of Buildings

1

Total Number of Stories

1

Parcel ID

2001824000, 200182

MACRIS Number

/		APPLICATION		For Office Use	Only	
1		ARTICLE 85		APPLICATION #		
		DEMOLITION DELAY RE	VIEW	COMPLETE ON		
		Mailing Address: Environment Dept Boston City Hall, Rm 709		SIGNIFICANT		
		Boston, MA 02201		HEARING DATE		
		PLEASE PRINT LEGIBLY. SCAN AND EMA	IL TO BLC@B	BOSTON.GOV		
I.	PROPERTY	ADDRESS _ ULIS West R	okbum	Packway WRoxbury	02122	
		<u> </u>	J		ZIP CODE	
	NAME of PROPE	RTY				
The names, phone numbers, postal and email addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicant.						
II. APPLICANT Antonie Ferrasa						
	Antonio Ferrara buyer					
	CONTACT NAM	Е	RELATIONS	SHIP TO PROPERTY		
	394 Wa	Whington St. Unit B	Dear	rim Ma.	02026	
	MAILING ADDR	ESS	CITY	STATE	ZIP CODE	
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IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS

DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF?

4

- -

PHONE

PHONE

III.

(If necessary, attach additional pages to provide more information.)

a

ma

Boind

IV. DESCRIPTION OF PROPOSED DEMOLITION: (REQUIRED)

A BRIEF OUTLINE OF THE PROPOSED WORK *MUST* BE GIVEN IN THE SPACE PROVIDED BELOW. Describe the structure(s) to be demolished, including the number of existing housing units, and the number of new housing units to be constructed. Attachments are required to show details about the proposed project.

TEAR DOWN EXISTING STRUCTURE AND REDUID TWO SINGLE FAMILY DWELLINGS, ONE ON EACH OF the PRARME (THE TWO EXISTING PARCELS THE CUREENT HOUSE SITS ON. Page TWO of two: Application for Article 85 Demolition Delay Review

V. REQUIRED DOCUMENTATION: The following is a list of documents that MUST be submitted with this application. Failure to include adequate documentation will cause a delay in the review process.

- 1. PHOTOGRAPHS: Current, clear, high-quality color photographs of the property, properties affected by the proposed demolition, and surrounding areas must be labeled with addresses and dates. Major elevations of the building(s) and any deterioration or reason for demolition should be documented. Photographs of the subject property seen from a distance with neighboring properties are required. All photographs must be keyed to a map (see below) to provide a thorough location description. Images from the internet are not acceptable. There are no file size limits in the application, but a file size les than or equal to 20MB per photograph is preferred.
- 2. MAP: A current and clear map showing the location of the property affected by the proposed demolition must be submitted with this application. The map must be a full-page-sized street map, such as from a BPDA locus map or an internet mapping site.
- PLOT PLAN: A plot plan showing the existing building footprint and those of buildings in the immediate vicinity must be 3. submitted with this application. Assessing parcel maps will be accepted, if the footprint of the relevant structure(s) is illustrate
- 4. PLANS and ELEVATIONS: If a new structure is being planned, a site plan, building plans and elevations of the new structure(s) must be submitted. If no new building is planned, submit plans for site improvements and a written narrative describing the proposed use and treatment of parcel. (Parking, landscaping, clear debris, fill excavations, etc.)
- 5. PROOF OF OWNERSHIP: Proof of ownership must be submitted with the application. A copy of a property deed, property tax assessment bill, or other official documentation of property ownership is required.

NOTE: Copies of all documentation submitted with this application (photographs, maps, plot plans, etc.) should be retained by the applicant should additional copies be necessary for a commission hearing. Additional materials will be requested if a hearing is required.

NOTARIZED* SIGNATURES: Both the applicant's and the legal property owner's signatures must be notarized. In cases VI. of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional ownership, an authorized representative of the organization shall sign as owner.

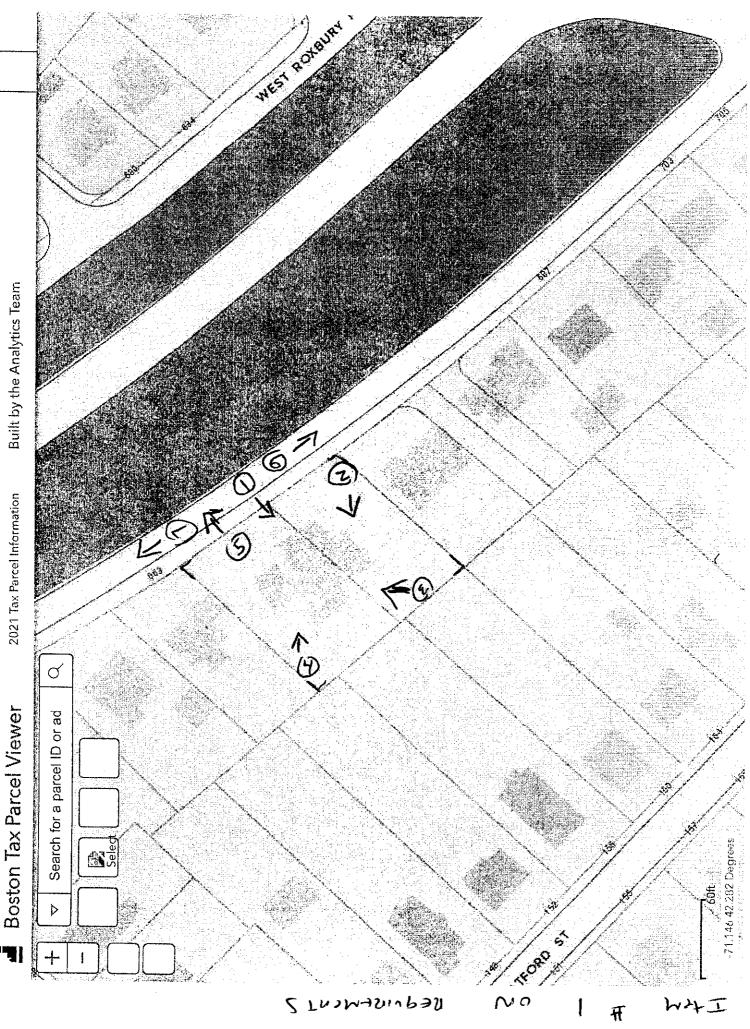
The facts set forth above in this application and accomp	ying documents are a true statement made under	penalty of perjury
APPLICANT	OWNER* AND O' Brien ?	
	(If building is a condominium or cooperative, the chairm	an must sign.)
PRINT Antonio Ferrara	PRINT AM O'BACH	
On this day of day of day and day of day and d	of identification, which were <u>MA DL</u> to be the person whose name is signed on the pre- document in my presence (official signature My Commission expires: YULIYA	ceding or attached re and seal of Notary) ROYTBERG
My Commission Expires May :	024 Commonweal	ary Public In of Messachusetts h Expires Apr 25, 2025

**During the declared state of emergency due to COVID-19, digital notarization is allowed.

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

Please review all instructions and documentation requirements carefully before submitting your application. It is your responsibility to ensure the application is complete before submittal. Incomplete applications will not be accepted.

Once you have submitted the application, staff will review for completeness and will be in touch about next steps.





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LOOKING STRAight At the house standing on V.R. PARKWAY



ΨZ

Left Side OF house



#3

12EAR OF HOUSE



Sent from my iPhone

出 4

Left Sde of house



5 STANding in France of the house Looking At W.R. PKWY



出し

VIEW LOOKING DOWN the stated towards

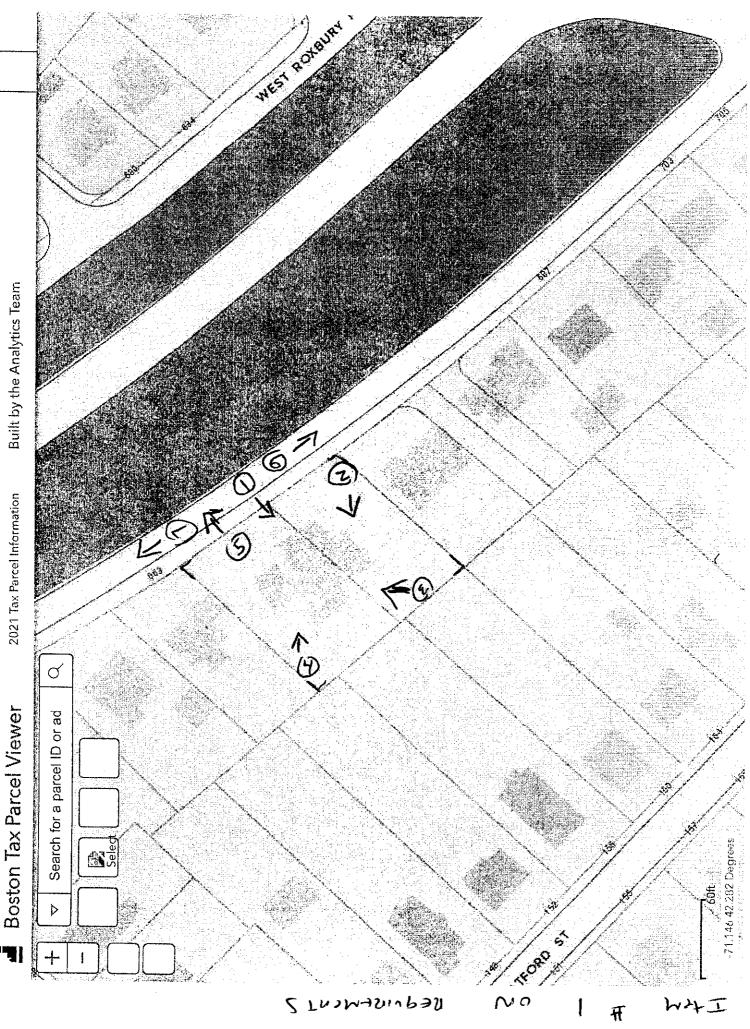
woodand RD



#7

VIEW LOOKING down the street Towards Peltow ST









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LOOKING STRAight At the house standing on V.R. PARKWAY



ΨZ

Left Side OF house



#3

12EAR OF HOUSE



Sent from my iPhone

出 4

Left Sde of house



5 STANding in France of the house Looking At W.R. PKWY



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VIEW LOOKING DOWN the stated towards

woodand RD



#7

VIEW LOOKING down the street Towards Peltow ST

mckay

GENERAL NOTES

General:

- 1. The governing building code for the design and construction is the Massachusetts State Building Code for 1& 2 family dwellings (9th edition).
- 2. Architectural drawings shall be used in conjunction with structural, mechanical, electrical and shop drawings. 3. The contractor shall confirm all dimensions and notify architect of any discrepancies, ambiguities, or inconsistences prior to proceeding with the work. The
- contractor shall also notify the architect, prior to proceeding with the work, if any construction needs to be adjusted due to field conditions.
- 4. An assumption has been made that the elevation difference between the garage slab and the first floor is 24" the general contractor shall notify the architect if this is inconsistent with the site conditions prior to beginning construction.
- 5. All flashing in contact with pressure treated lumber shall be corrosion resistant.
- 6. All ductwork and hot water piping shall be insulated and where necessary, a vapor barrier for the ductwork will be provided to prevent condensation.
- 7. All chimneys to be constructed so the top of the flue is 2'-0" above any roof/wall within 10'-0". 8. Provide continuous pitch break vents at all roof/wall intersections where soffit vents are installed.

Dimensions:

- 1. Dimensions standards within the documents are as follows unless otherwise noted:
 - a. Dimensions to exterior walls are from outside face of a stud or concrete wall b. Dimensions at windows and exterior doors represents a dimension to the center of that opening from the center of another
 - opening or the outside face of a stud or concrete wall.
- c. Interior dimensions at stud walls represents a dimension to the middle of the stud (unless interior wall is also an exterior wall, then dimension is to face of stud).
- 2. Interior dimensions at stairs represents a dimension to the finished face of the stair.

3. Dimensions/locations of walls enclosing tub/shower units, pre-manufactured fireplaces and all other built-ins must be confirmed with the fixture

manufacturer for the required RO and attachment. 4. Dimensions depicting the building height, shown of the architectural and structural drawings are for the building and building components only. The overall building height depicted is from the 1st floor deck. The owner/G.C. is responsible for coordinating and establishing the grade relative to the 1st floor, to ensure

- compliance with zoning and building code height requirements. 5. All dimensions from existing surfaces are from face of existing surface.
- 6. Closet doors that are not dimensioned are typically centered within the closet.
- 7. All other doors that are not dimensioned are typically 4" to 6" (depending on the finish casing width) from face finish to the door opening on the butt side.
- 8. Dimensions locating cased openings are typically dimensioned to the center of that opening unless otherwise noted.

Stairways/Balconies:

1. Stairways shall not be less than 3'- 0" in clear width at all points above the permitted handrail height and below the required headroom height. Maximum riser height shall be 8 ¼", minimum tread depth shall be 4" with nosing not to exceed 1 ¼". Wider treads shall have a min depth equal to the straight run tread depth at a distance of 12" from the narrower side with a min. tread depth of 3" at any point. Minimum headroom shall be 6' 6" measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of a landing or platform.

2. Handrails shall be provided on at least one side of each continuous run of treads or flight of stairs with 4 or more risers. Minimum height shall not be less than 34" with a maximum not to exceed 38". Handrails shall be continuous for the full length of the flight. 3. Guardrails, 36" minimum in height, shall be installed in floor, porch, and/or balcony area more than thirty (30) inches above a floor or grade below.

Guardrails on open sides of stairs, with a total rise of more than thirty (30) inches above a floor or grade below, shall be not less than 34" in height measured vertically from the nosing of the treads. The maximum clear opening between rails, balusters, and floors shall not exceed four (4) inches.

Exception:

1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such a size that a six inch (6) sphere cannot pass through. Openings for required guards on the sides of stair treads shall not allow a sphere 4-3/8 inches to pass through.

4. An insulated door shall be provided at the top of unfinished basement stairs or insulate the walls and the underside of stairs and provide an insulated door at the bottom of basement stairs.

5. An insulated door shall be provided at the top of attic stairs or insulate the walls and underside of stairs and provide an insulated door at the bottom of attic stairs. Emergency escape and rescue openings.

Emergency Escape and Rescue Openings/Exterior Windows and Doors:

1. Window sizes shown on the drawings are based generically and the owner (or general contractor where applicable) shall choose the final manufacturer. Window sizes shall be verified by the general contractor prior to ordering rough opening sizes shall be provided by the manufacturer. 2. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain more than one sleeping room, each shall have an emergency escape and rescue opening but adjoining areas shall nor require one. Emergency escape and rescue openings shall meet the following criteria:

- a. Sill height shall not be more than 44 inches above the floor.
- b. Where a door having a threshold below the adjacent ground elevation is used as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead shall provide direct access to the basement and when the bulkhead is
- fully opened it shall provide the minimum net clear opening of 5.7 square feet. c. Emergency escape and rescue openings with a sill elevation below the adjacent ground elevation shall be provided with a
- window well with a minimum horizontal area of 9 square feet and a minimum horizontal projection of 36". The window well
- shall allow the emergency escape and egress opening to be fully opened. d. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

Exceptions:

- 1. Grade floor openings shall have a minimum net clear opening of 5.0 square feet 2. Double hung windows used for emergency escape shall be permitted to have a new clear opening of 3.3 square feet provided that at least
- one operable sash meets the minimum height and width requirements and operations constraints.
- e. The minimum net clear opening shall be 24 inches x 20 inches in either direction
- f. Emergency escape and rescue openings shall be operational from the inside without the use of key's or tools g. In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the

room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor.

Exceptions:

- 1. Windows whose openings will not allow a 4 inch diameter sphere to pass through the opening when the opening is in its largest opened
- 2. Openings that are provided with window fall prevention devices that comply with section R6123.
- 3. Openings that are provided with fall prevention devices that comply with ASTM F2040.
- 4. Windows that are provided with openings limiting devices that comply with section R6124.

<u>Egress:</u>

- 1. Stairways, ramps, exterior exit balconies, hallways and doors shall meet all minimum egress requirements.
- 2. All required exits shall be positively anchored to the primary structure to resist both vertical and lateral forces. 3. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with $\frac{1}{2}$ " gypsum board.
- 4. Hallways shall be minimum of 3 feet clear
- 5. Egress from dwelling units shall be by means of two exit doors. The minimum normal width of at least one of the required exit doors shall be not less than 36" with a nominal height shall of six feet eight inches and side hinged. All other required exit doors shall not be less than 32" in nominal width or six feet
- eight inches in nominal height and may be sliding or side-hinged.
- 6. Egress through an attached garage is permitted provided that the attached garage is also provided with a 32" exit door 7. All other exterior doors in excess of the two required exit doors are not required to comply with these minimum dimensions.
- 8. All interior doors providing access to habitable rooms shall have a nominal width of 30 inches and nominal height of six feet 6 inches except bathrooms
- which are permitted to be 24 inches in nominal width.

9. A floor or landing shall be provided on each side of an exterior door. The width of each landing shall not be less than the door served and have a minimum dimension of 36 inches measured in the direction of travel.

Minimum Room Requirements:

- Exceptions.

 - minimum 30" X 30" area at the showerhead.

Roofing and Siding:

Light/Ventilation and Insulation:

- Exceptions.

square feet, $\frac{1}{2}$ of which must be openable.

Exception:

3. Attic ventilation with a ceiling vapor barrier, provide at least one (1) square foot of free area for each three hundred (300) square feet of ceiling area. 4. Attic ventilation without a ceiling ventilation vapor barrier, provide at least one (1) square foot of free area for each one hundred-fifty (150) square feet of ceiling area.

5. The contractor is responsible to provide a moisture barrier and properly insulate all walls and ceilings to air leakage into unconditioned

6. If mechanical, electrical or plumbing equipment is to be placed in attics, eves, overhangs and other similar unconditioned, uninsulated spaces, the contractor is responsible to provide a proper enclosure, insulation, direct ventilation, etc. to avoid moisture, condensation, freeze thaw, ice damming, and other similar issues.

<u>Plumbing:</u>

insulation to avoid freezing.

Smoke and Carbon Monoxide Detectors/Alarms:

1. Combination smoke and carbon monoxide alarms are acceptable provided said alarms have simulated voice and tone alarms the clearly distinguish between the two types of emergencies. If combination alarms are to be used than all required criteria for smoke and carbon monoxide detectors need to be met. 2. Fire departments are required to inspect, upon sale or transfer, all dwelling units for required smoke and carbon monoxide detectors. 3. Consumers shall check with local building and/or fire officials for accepted alarm types and locations for proper installation in accordance with all applicable codes and regulations.

Smoke Alarms/Detectors:

- from monitored batteries.
- 4. Smoke detectors shall be provided in the following locations: a. In the immediate vicinity of bedrooms

b. In all bedrooms

Carbon Monoxide Alarms/Detectors:

spaces and uninhabitable attics).

Heat Detectors:

dwelling.

<u>Sprinklers:</u>

1. Heat detectors shall be installed in any integral or attached garage to the main house 2. A new addition attached garage to an existing dwelling installed in accordance with all applicable criteria. If the existing dwelling contains a fire detection system that is compatible with the garage heat detector, the garage heat detector shall be interconnect to the existing dwelling fire detection system. If the detector is not compatible than the detector shall be connected to a sounder or compatible heat detector containing a sounding device, located in the dwelling unit and within 20 feet of the nearest door to the garage 3. For flat-finished garage ceilings, the detector shall be located on or near the center of the garage ceiling. For vaulted/ slopped ceilings, the detector shall be placed in the approximate center of the vaulted space. 4. The required heat detector shall be listed for and required to be interconnected to all smoke detectors of the required household fire alarm

New Residence 665 West Roxbury Parkway West Roxbury, MA

1. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than seven (7) feet measured from the finish floor to the lowest projection from the ceiling

> 1. Beams and girders spaced not less than four (4) feet on center may project not more than six (6) inches below the required ceiling height

2. Ceilings in basements without habitable space may project to within six feet eight inches of the finished floor except that beams, girders, ducts and other obstructions may project to within six feet four inches of the finished floor. 3. Not more than 50% of the required floor area of a room is permitted to have a sloped ceiling less than seven feet in

height with no portion of the required floor area less than five feet in height. 4. Bathrooms shall have a minimum ceiling height of six feet eight inches over the fixture and at the front clearance area for the fixtures. A shower or tub with a showerhead shall have a minimum ceiling height of six feet eight inches above a

2. Every dwelling shall have at least one habitable room with a gross floor area of at least 150 square feet

3. Other habitable rooms shall have a floor area of not less than 70 square feet except kitchens 4. Habitable rooms shall not be less than seven feet in any horizontal except kitchens

5. Portions of a room with a sloping ceiling measuring less than five (5) feet or a furred ceiling measuring less than seven (7) shall not be considered as contributing to the minimum required habitable area for that room.

1. Provide continuous 3' 0" wide fiberglass reinforced, bituthene, ice and water shield at all roof edges, centered on all valleys and at roof wall intersections carried 1' 0" up the wall (refer to manufacturers installation instructions).

2. Provide aluminum step flashing at roof/wall and roof/chimney intersections.

3. Provide aluminum flashing over all window and doors head trim and at the connection between all exterior walls and exterior decks. 4. Provide continuous soffit vents or continuous venter drip edge at all soffit overhangs

5. Provide15" felt under all roof shingles (unless specified otherwise).

6. Provide continuous ridge vents (unless specified as otherwise). See building elevation for extent. 7. All gutters and downspouts to be prefinished alum. Color to be selected by owner.

1. All habitable rooms shall be provided with aggregate glazing of not less than 8% of the floor area being ventilated.

a. The glazed areas need not be openable when the opening is not required to be an emergency escape and rescue opening and an approved mechanical ventilation system is provided capable of producing 0.35 air exchange per hour in the room or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 1.5 CFM per occupant with 2 for the first bedroom and one for every additional bedroom. b. The glazed areas need not be provided in rooms where the above exception is met and artificial light is provided capable of producing an average illumination of six foot candles over the area of the room at a height of 30

2. All bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area of not less than three

a. The glazed area shall not be required where artificial light and a mechanical ventilation system are provided. Ventilation air from the space shall be exhausted directly to the outside.

1. All sanitary lines within walls and floors adjoining living spaces are to be sound insulated.

2. All plumbing within wall or floor cavities which border unconditioned spaces are to be insulated and on the warm side of the cavity

1. All one and two family dwellings shall be equipped with a household fire warning system. All devices shall be installed and maintained in accordance with all applicable codes, manufacturers instructions and listing criteria. 2. Smoke detectors are required to be permanently wired to an AC primary power source and shall have secondary (standby) power supplied

3. Where more than one smoke detector is required, all required detectors shall be installed so that the activation of any detector shall cause the alarm in all required smoke detectors in the dwelling unit to sound (min. 85 dba at 10 feet, 75 dba in bedrooms)

c. In each story of a unit (including basements & cellars) For each 1,200 sq.ft or part thereof

d. Near the base of all stairs where such stairs lead to another occupied floor

5. Photo electric smoke detectors are required if located within 20 feet of a kitchen or bathroom

6. When one or more sleeping rooms are added or created to an existing dwelling, the entire building shall be provided with smoke detectors designed and located as required for new dwellings.

1. All one and two family dwellings shall be equipped with a household carbon monoxide warning system. All devices shall be installed and maintained in accordance with all acceptable codes, manufacturers instruction and listing criteria. 2. Carbon monoxide detectors shall be located on every level of the dwelling unit including basements and cellars (but not including crawl

3. All alarm-sounding appliances shall have a minimum rating of 85 dba at 10 feet

system, such that the activation of the heat detector will activate all of the audible alarms of the household fire alarm system throughout the

1. All one and two-family dwellings having an aggregate area greater than 14,400 square feet, including basements, but not including garages and unfinished attics shall be equipped with an automatic sprinkler system and shall be installed in accordance with NFPA 13D.

GRAPHIC SYMBOLS

3 A-3.1	BUILDING CROSS SECTION		NEW
	DOOR NUMBER		EXIST
106	ROOM NUMBER	[]	DEMO
	WINDOW NUMBER		
	ELEVATION DESIGNATION		
5 A-3.3	SECTION REFERENCE		
	NEW DOOR TO BE INSTALLED		
	EXISTING DOOR TO REMAIN		
\triangleright	PARTITION TYPE		
CODE			

CODE

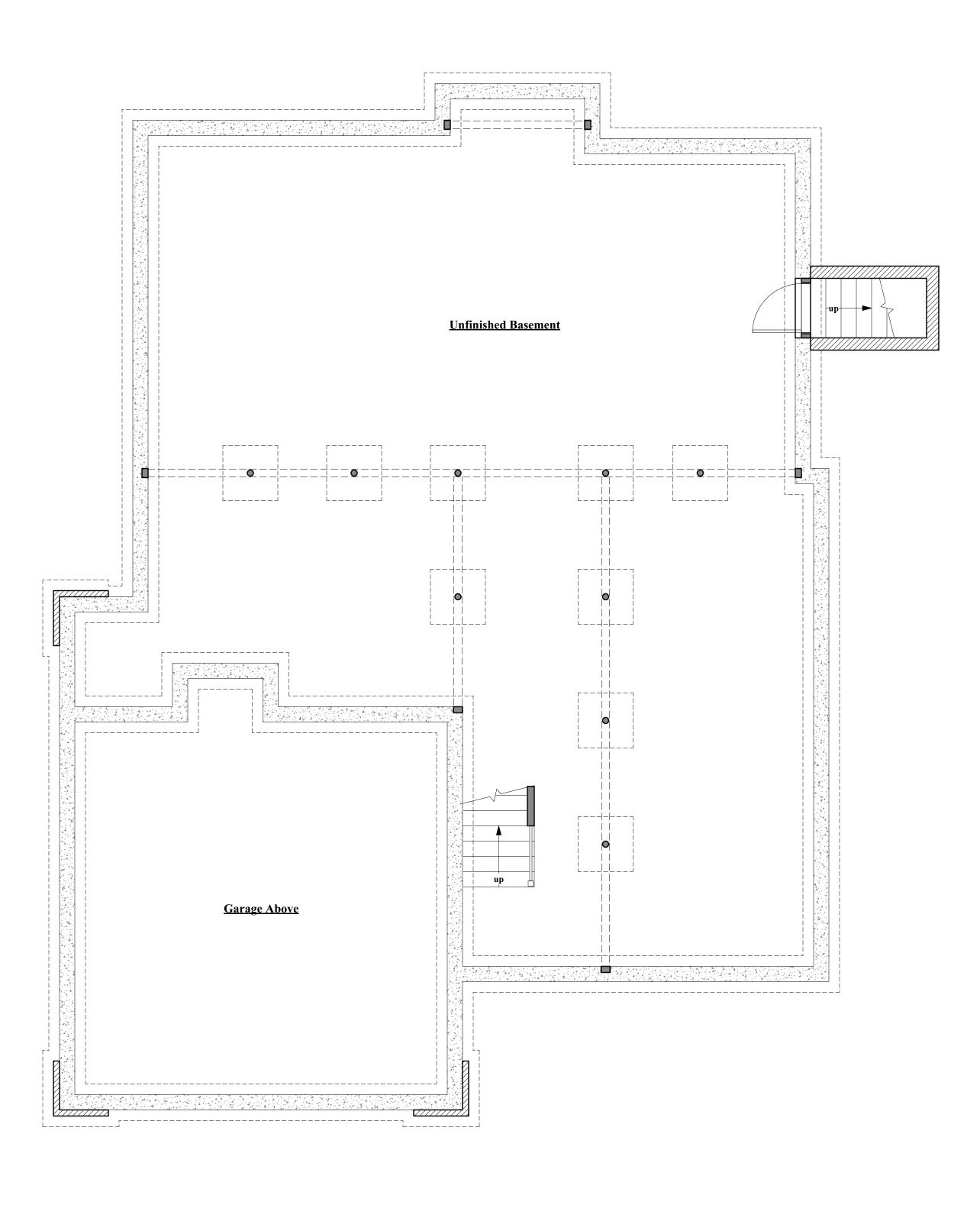
GOVERNMENT BUILDING CODE

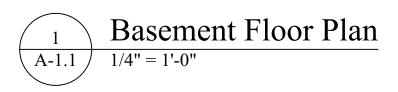
THE MASSACHUSETTS BUILDING CODE, 9TH EDITION

ABBREVIATIONS

a	AT	MAX	MAXI
AFF	ABOVE FINISH FLOOR	MECH	MECH
ATTEN	ATTENUATING	MFR	MANU
		MD	MEDIU
BLDG	BUILDING	MIN	MININ
		MO	MASO
СН	CEILING HEIGHT	MTL	META
CL	CENTER LINE		
CLR	CLEAR	NIC	NOT I
COL	COLUMN	NL	NIGHT
CONC	CONCRETE	NOM	NOMI
CONT	CONTINUOUS	NTS	NOT T
CPT	CARPET		
СТ	CERAMIC TILE	OC	ON CE
		OD	OUTSI
DIM	DIMENSION	ОН	OPPOS
DWG(S)	DRAWING(S)		
-		PLAM	PLAST
EA	EACH	PLYWD	PLYW
EIFS	EXT INSUL. FINISH SYSTEM	РТ	PRESS
ELEC	ELECTRICAL	PR	PAIR
ELEV	ELEVATION	РТ	PAINT
EQ	EQUAL		
EWC	ELECTRICAL WATER COOLER	QT	QUAR
EXT	EXTERIOR		
		R	RISER
FC	FIRE CODE/FIRE CORE	RAD	RADIU
FD	FLOOR DRAIN	REQ	REQU
FEC	FIRE EXTINGUISHER CABINET	REF	REFE
FF	FINISHED FLOOR	REV	REVIS
FFE	FINISHED FLOOR ELEVATION	RH	RIGHT
FIN	FINISH	RO	ROUG
FFL	FLUORESCENT LIGHTING	RTU	ROOF
FOF	FACE OF FINISH	SA	SOUNI
FOC	FACE OF CONCRETE	SD	SMOK
FOS	FACE OF STUD	SIM	SIMIL
FRT	FIRE RETARDANT TREATED	SPEC	SPECI
aa	CENEDAL CONTRACTOR	SQ SQ FT	SQUAL
GC	GENERAL CONTRACTOR	SQ FT	SQUAL
GL	GLASS OR GLAZING	SS	STAIN
GWB	GYPSUM WALL BOARD	STL	STEEL
HC	HOLLOW CODE	STN SV	STAIN SHEET
	HOLLOW CORE HARDWARE	5V	SHEEL
HDWR	HARDWARE HOLLOW METAL	Т	TDEAL
HM	HOLLOW METAL HORIZONTAL		TREAI THICK
HOR HT	HEIGHT	THK TP	TOILE
		TYP	TYPIC
HVAC HWH	HEATING, VENT, A/C HOT WATER HEATER	IIF	TTPIC
	HOI WAIER HEATER	UNO	UNLES
NETT	INCLU ATION	UNO	UNLES
INSUL INT	INSULATION INTERIOR	VCT	VINVI
	INTERIOR	VCT VIF	VINYL
r	LENCTH		VERIF
L LAV	LENGTH LAVATOPY	VTR	VENT
LAV LH	LAVATORY LEFT HAND(FD)	W /	X /1711
	LEFT HAND(ED)	W/ WC	WITH
			WATE
		WD X-REF	WOOD CROSS
		A-NLF	CRUSS
		1	

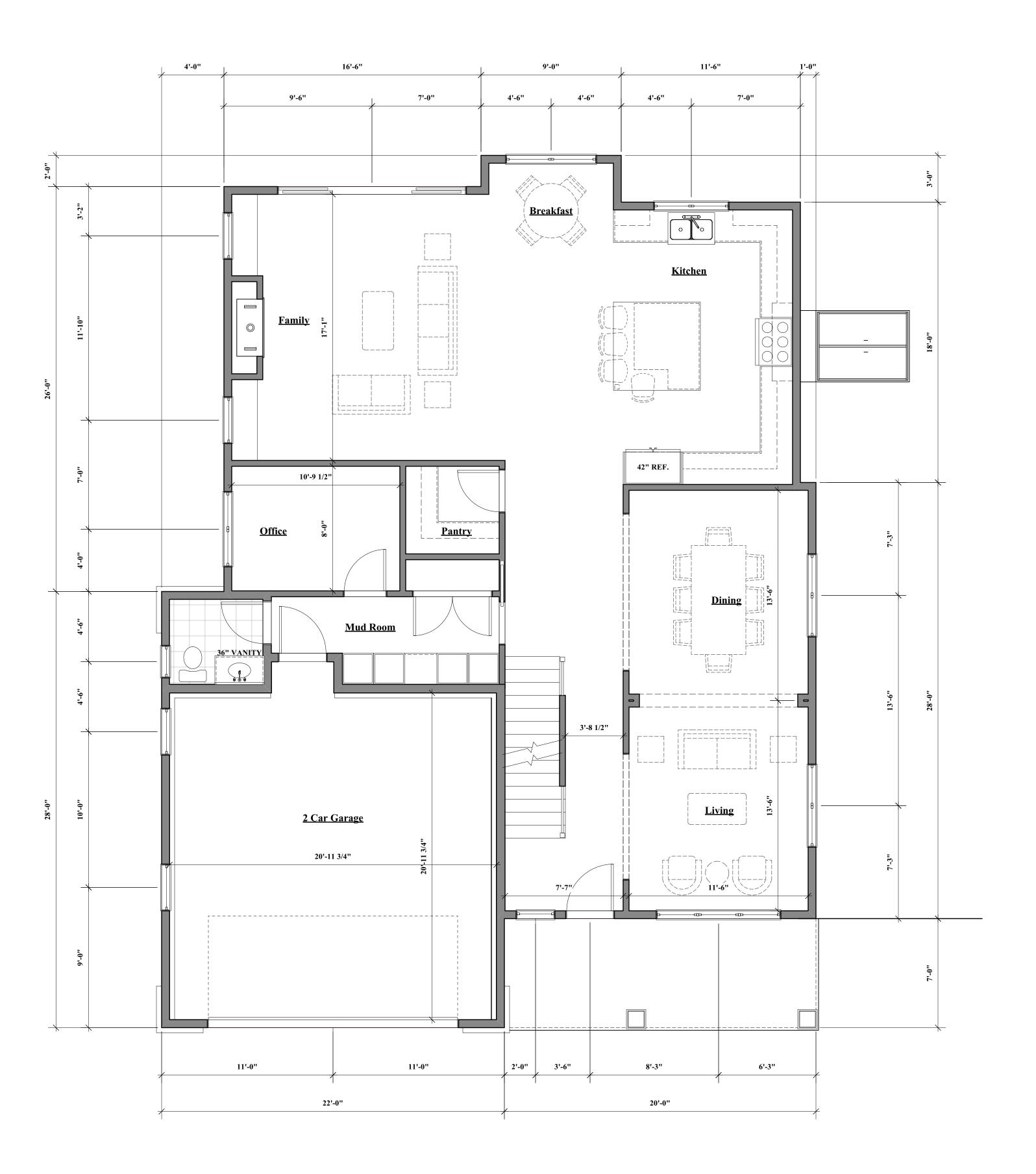
W CONSTRUCTION ISTING CONSTRUCTION MO CONSTRUCTION		SYMBOLS blocking concrete earth	Pkwy West Roxbury, MA owner
ISTING CONSTRUCTION		CONCRETE	
		BATT INSULATION GRAVEL WOOD	mckarchitects
		DRYWALL TILE	35 Bryant Street Dedham, MA 02026 p: 781.326.5400 www.mckayarchitects.net
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New Residence
665
West Roxbury Pkwy
West Roxbury, MA
OWNER
⊲ architects
mckay
35 Bryant Street
Dedham, MA 02026 p: 781.326.5400
www.mckayarchitects.net
REV # DATE ISSUANCE 1 05/25/22 First Draft 2 06/08/22 Second Draft
2 06/08/22 Second Draft
OWNERSHIP & USE OF DOCUMENTS These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects. Contractor to verify all information and dimensions in the field prior to start of contractor and is to patify McKay
construction and is to notify McKay Architects of any discrepancies
Basement Floor Plan
Floor Plan
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06/08/22 DWG BY A-1.1
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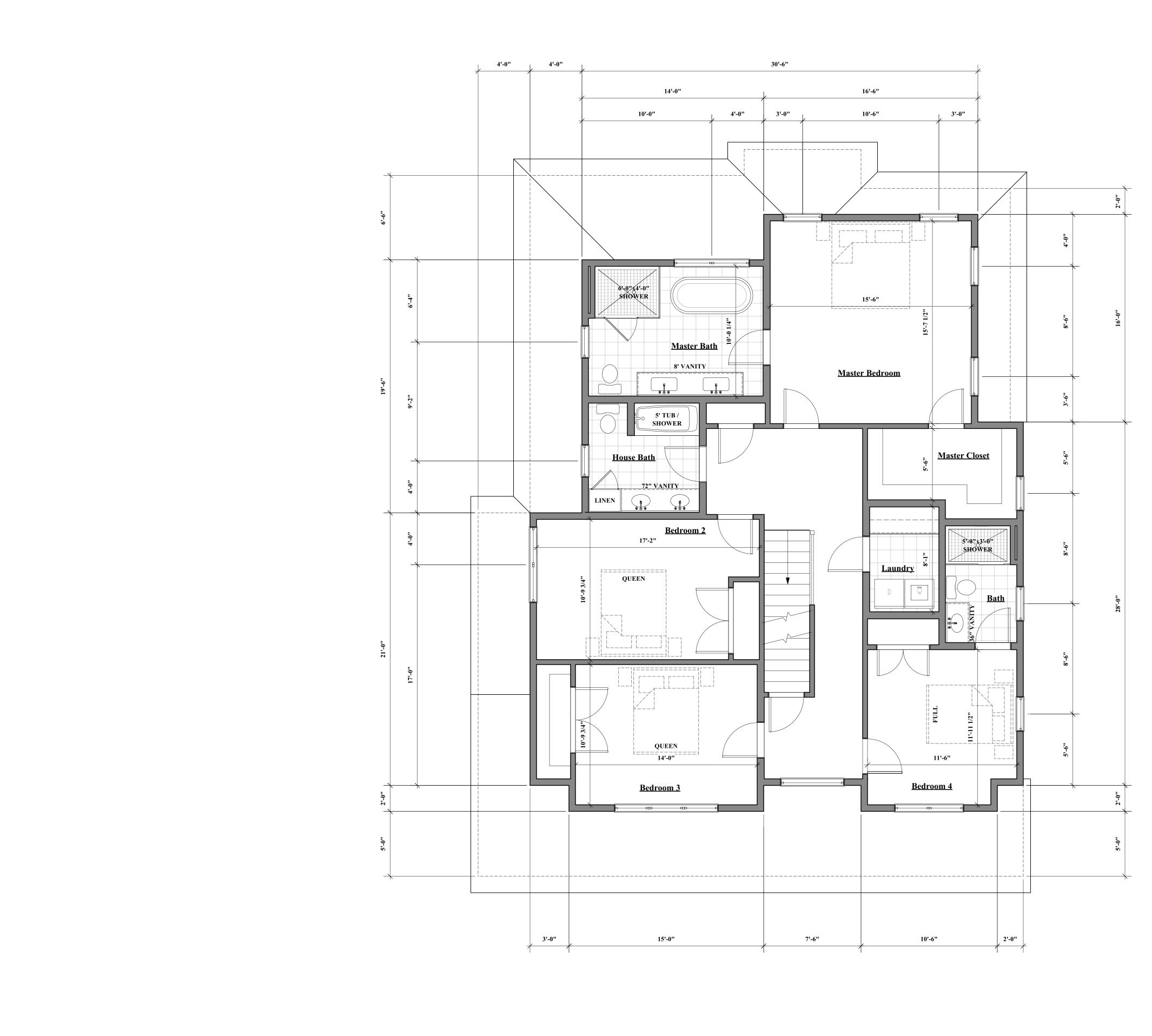
Gross Square Feet	1395 sf
FAR	0 sf

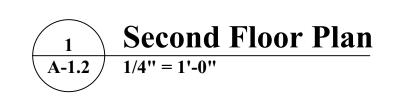




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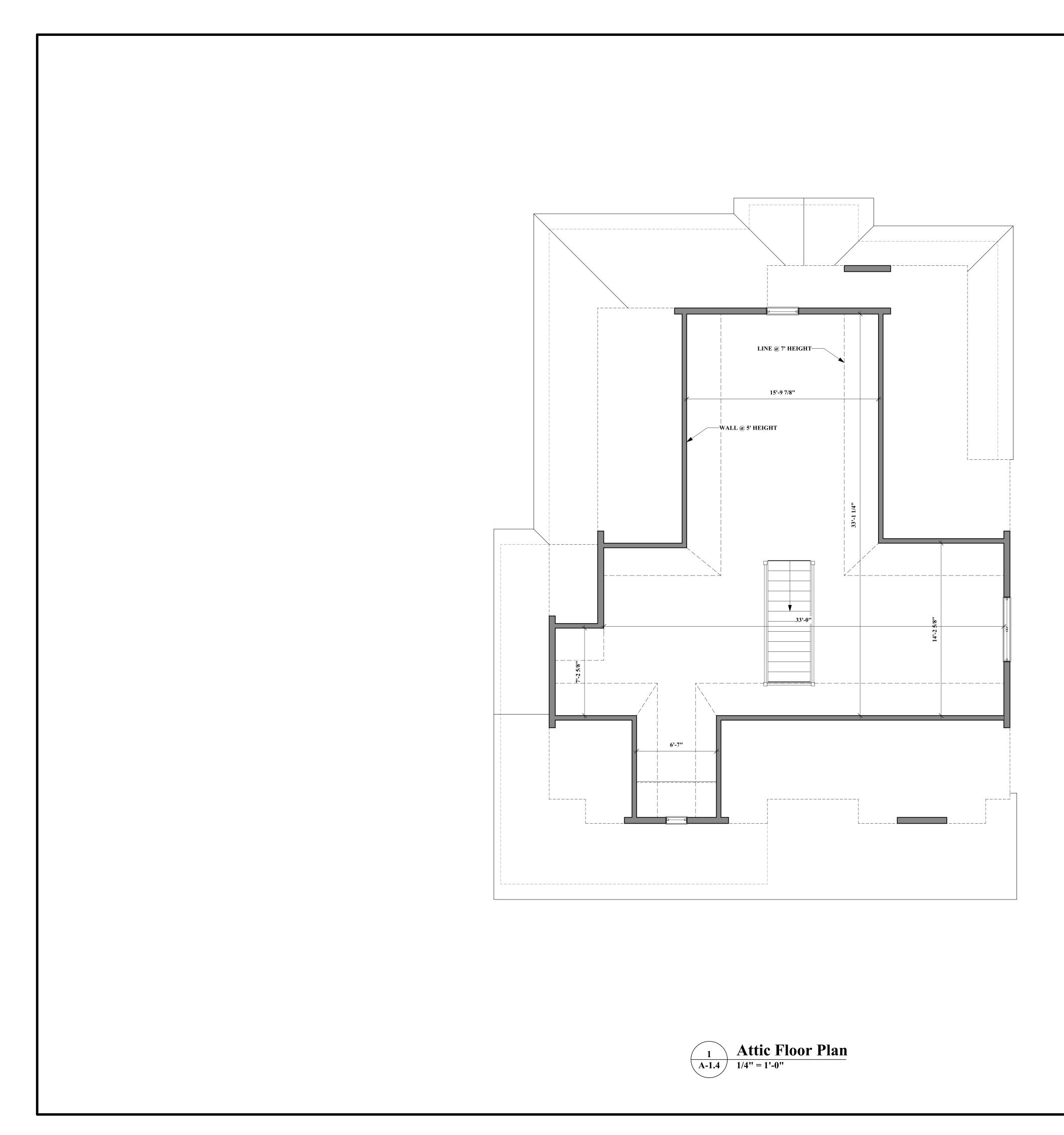
Gross Square Feet	2012 sf
Garage	496 sf
Living	1516 sf
FAR	1516 sf





	New Residence 665 West Roxbury Pkwy West Roxbury, MA				
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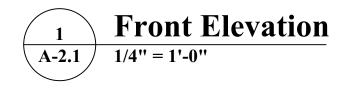
Gross Square Feet	1526 s
Living	1468 s
Laundry	58 s
FAR	1468 s



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Gross Square Feet	842 sf
Finished Area	0 sf
FAR	0 sf





—(INSTALL ICE & WATER SHIELD OVER ENTIRE ROOF SURFACE)

—1x2 OVER 1x8 EXTENDED RAKE ——5/4x4 RAKE FRIEZE (TYP.)

—14" SOFFIT w/1x8 FASCIA ____CLAPBOARD SIDING @ 4" TO WEATHER (JAMES HARDI)

STANDING SEAM METAL ROOF **OVER BLUESKIN MEMBRANE**

____5/4x3 DOOR & WINDOW CASING, WITH 5/4x3 HEADER & AZEK SILL

____CLAPBOARD SIDING @ 6" TO WEATHER (JAMES HARDI)

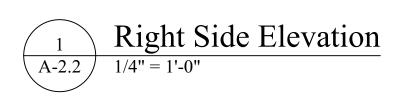
—14" FIBERGLASS COLUMN

—3" THICK STONE VENEER

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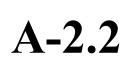


	New Residence
	665 West Roxbury Pkwy West Roxbury, MA
	OWNER
ASPHALT SHINGLE ROOF (INSTALL ICE & WATER SHIELD	
OVER ENTIRE ROOF SURFACE)	architects
	mckay
BOX GUTTERS (PAINTED)	35 Bryant Street
1x6 SOFFIT w/1x8 FASCIA 5/4x6 FRIEZE BOARD CLAPBOARD SIDING @ 4" TO WEATHER (JAMES HARDI)	Dedham, MA 02026 p: 781.326.5400 www.mckayarchitects.net
——————————————————————————————————————	
5/4x3 DOOR & WINDOW CASING, WITH 5/4x3 HEADER & AZEK SILL	
CLAPBOARD SIDING @ 6" TO WEATHER (JAMES HARDI)	
1x 3 OVER 1x8 (AZEK WATER TABLE TRIM TYP)	REV #DATEISSUANCE105/25/22First Draft206/08/22Second Draft
FINISH GRADE: ALL GRADING SHOWN ON THE ELEVATIONS ARE DIAGRAMMATIC. REFER TO SITE PLAN PREPARED BY OTHERS FOR FINAL GRADING.	
10" CONC. FOUNDATION WALL W/ 12" X 24" CONC. FOOTING MIN. 4'-0" BELOW FINISH CRADE	
4'-0" BELOW FINISH GRADE	OWNERSHIP & USE OF DOCUMENTS These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects. Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies
	Right Side Elevation

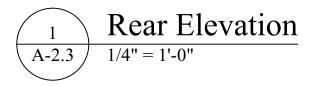
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AS NOTED

SCALE





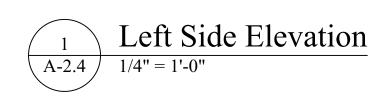


New Residence	
665 West Roxbury Pkwy West Roxbury, MA	,
OWNER	
mckay	ts
35 Bryant Street Dedham, MA 02026 p: 781.326.5400	
www.mckayarchitects.net	;
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Rear Elevatio	n
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SCALE

AS NOTED





	Residence
	665 West Roxbury Pkwy West Roxbury, MA
	OWNER
SPHALT SHINGLE ROOF NSTALL ICE & WATER SHIELD VER ENTIRE ROOF SURFACE)	
—1x2 OVER 1x8 EXTENDED RAKE —5/4x4 RAKE FRIEZE (TYP.)	architects
	mckay
CONTINUOUS ALUMINUM BOX GUTTERS (PAINTED)	25 D
14" SOFFIT w/1x8 FASCIA	35 Bryant Street Dedham, MA 02026
5/4x6 FRIEZE BOARD CLAPBOARD SIDING @ 4" TO WEATHER (JAMES HARDI)	p: 781.326.5400 www.mckayarchitects.net
5/4x6 CORNER BOARD	
	REV # DATE ISSUANCE
	1 05/25/22 First Draft 2 06/08/22 Second Draft
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	dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Left Side Elevation

New

JOB NO DATE 06/08/22 DWG BY CKD BY MLM SCALE

AS NOTED



—14" SOFFIT w/1x8 FASCIA ___CLAPBOARD SIDING @ 4" TO WI (JAMES HARDI)

mckay

GENERAL NOTES

General:

- 1. The governing building code for the design and construction is the Massachusetts State Building Code for 1& 2 family dwellings (9th edition).
- 2. Architectural drawings shall be used in conjunction with structural, mechanical, electrical and shop drawings. 3. The contractor shall confirm all dimensions and notify architect of any discrepancies, ambiguities, or inconsistences prior to proceeding with the work. The
- contractor shall also notify the architect, prior to proceeding with the work, if any construction needs to be adjusted due to field conditions.
- 4. An assumption has been made that the elevation difference between the garage slab and the first floor is 24" the general contractor shall notify the architect if this is inconsistent with the site conditions prior to beginning construction.
- 5. All flashing in contact with pressure treated lumber shall be corrosion resistant.
- 6. All ductwork and hot water piping shall be insulated and where necessary, a vapor barrier for the ductwork will be provided to prevent condensation.
- 7. All chimneys to be constructed so the top of the flue is 2'-0" above any roof/wall within 10'-0". 8. Provide continuous pitch break vents at all roof/wall intersections where soffit vents are installed.

Dimensions:

- 1. Dimensions standards within the documents are as follows unless otherwise noted:
 - a. Dimensions to exterior walls are from outside face of a stud or concrete wall b. Dimensions at windows and exterior doors represents a dimension to the center of that opening from the center of another
 - opening or the outside face of a stud or concrete wall.
- c. Interior dimensions at stud walls represents a dimension to the middle of the stud (unless interior wall is also an exterior wall, then dimension is to face of stud).
- 2. Interior dimensions at stairs represents a dimension to the finished face of the stair.

3. Dimensions/locations of walls enclosing tub/shower units, pre-manufactured fireplaces and all other built-ins must be confirmed with the fixture

manufacturer for the required RO and attachment. 4. Dimensions depicting the building height, shown of the architectural and structural drawings are for the building and building components only. The overall building height depicted is from the 1st floor deck. The owner/G.C. is responsible for coordinating and establishing the grade relative to the 1st floor, to ensure

- compliance with zoning and building code height requirements. 5. All dimensions from existing surfaces are from face of existing surface.
- 6. Closet doors that are not dimensioned are typically centered within the closet.
- 7. All other doors that are not dimensioned are typically 4" to 6" (depending on the finish casing width) from face finish to the door opening on the butt side.
- 8. Dimensions locating cased openings are typically dimensioned to the center of that opening unless otherwise noted.

Stairways/Balconies:

1. Stairways shall not be less than 3'- 0" in clear width at all points above the permitted handrail height and below the required headroom height. Maximum riser height shall be 8 ¼", minimum tread depth shall be 4" with nosing not to exceed 1 ¼". Wider treads shall have a min depth equal to the straight run tread depth at a distance of 12" from the narrower side with a min. tread depth of 3" at any point. Minimum headroom shall be 6' 6" measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of a landing or platform.

2. Handrails shall be provided on at least one side of each continuous run of treads or flight of stairs with 4 or more risers. Minimum height shall not be less than 34" with a maximum not to exceed 38". Handrails shall be continuous for the full length of the flight. 3. Guardrails, 36" minimum in height, shall be installed in floor, porch, and/or balcony area more than thirty (30) inches above a floor or grade below.

Guardrails on open sides of stairs, with a total rise of more than thirty (30) inches above a floor or grade below, shall be not less than 34" in height measured vertically from the nosing of the treads. The maximum clear opening between rails, balusters, and floors shall not exceed four (4) inches.

Exception:

1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such a size that a six inch (6) sphere cannot pass through. Openings for required guards on the sides of stair treads shall not allow a sphere 4-3/8 inches to pass through.

4. An insulated door shall be provided at the top of unfinished basement stairs or insulate the walls and the underside of stairs and provide an insulated door at the bottom of basement stairs.

5. An insulated door shall be provided at the top of attic stairs or insulate the walls and underside of stairs and provide an insulated door at the bottom of attic stairs. Emergency escape and rescue openings.

Emergency Escape and Rescue Openings/Exterior Windows and Doors:

1. Window sizes shown on the drawings are based generically and the owner (or general contractor where applicable) shall choose the final manufacturer. Window sizes shall be verified by the general contractor prior to ordering rough opening sizes shall be provided by the manufacturer. 2. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain more than one sleeping room, each shall have an emergency escape and rescue opening but adjoining areas shall nor require one. Emergency escape and rescue openings shall meet the following criteria:

- a. Sill height shall not be more than 44 inches above the floor.
- b. Where a door having a threshold below the adjacent ground elevation is used as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead shall provide direct access to the basement and when the bulkhead is
- fully opened it shall provide the minimum net clear opening of 5.7 square feet. c. Emergency escape and rescue openings with a sill elevation below the adjacent ground elevation shall be provided with a
- window well with a minimum horizontal area of 9 square feet and a minimum horizontal projection of 36". The window well
- shall allow the emergency escape and egress opening to be fully opened. d. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

Exceptions:

- 1. Grade floor openings shall have a minimum net clear opening of 5.0 square feet 2. Double hung windows used for emergency escape shall be permitted to have a new clear opening of 3.3 square feet provided that at least
- one operable sash meets the minimum height and width requirements and operations constraints.
- e. The minimum net clear opening shall be 24 inches x 20 inches in either direction
- f. Emergency escape and rescue openings shall be operational from the inside without the use of key's or tools g. In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the

room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor.

Exceptions:

- 1. Windows whose openings will not allow a 4 inch diameter sphere to pass through the opening when the opening is in its largest opened
- 2. Openings that are provided with window fall prevention devices that comply with section R6123.
- 3. Openings that are provided with fall prevention devices that comply with ASTM F2040.
- 4. Windows that are provided with openings limiting devices that comply with section R6124.

<u>Egress:</u>

- 1. Stairways, ramps, exterior exit balconies, hallways and doors shall meet all minimum egress requirements.
- 2. All required exits shall be positively anchored to the primary structure to resist both vertical and lateral forces. 3. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with $\frac{1}{2}$ " gypsum board.
- 4. Hallways shall be minimum of 3 feet clear
- 5. Egress from dwelling units shall be by means of two exit doors. The minimum normal width of at least one of the required exit doors shall be not less than 36" with a nominal height shall of six feet eight inches and side hinged. All other required exit doors shall not be less than 32" in nominal width or six feet
- eight inches in nominal height and may be sliding or side-hinged.
- 6. Egress through an attached garage is permitted provided that the attached garage is also provided with a 32" exit door 7. All other exterior doors in excess of the two required exit doors are not required to comply with these minimum dimensions.
- 8. All interior doors providing access to habitable rooms shall have a nominal width of 30 inches and nominal height of six feet 6 inches except bathrooms
- which are permitted to be 24 inches in nominal width.

9. A floor or landing shall be provided on each side of an exterior door. The width of each landing shall not be less than the door served and have a minimum dimension of 36 inches measured in the direction of travel.

Minimum Room Requirements:

- Exceptions.

 - minimum 30" X 30" area at the showerhead.

Roofing and Siding:

Light/Ventilation and Insulation:

- Exceptions.

square feet, $\frac{1}{2}$ of which must be openable.

Exception:

3. Attic ventilation with a ceiling vapor barrier, provide at least one (1) square foot of free area for each three hundred (300) square feet of ceiling area. 4. Attic ventilation without a ceiling ventilation vapor barrier, provide at least one (1) square foot of free area for each one hundred-fifty (150) square feet of ceiling area.

5. The contractor is responsible to provide a moisture barrier and properly insulate all walls and ceilings to air leakage into unconditioned

6. If mechanical, electrical or plumbing equipment is to be placed in attics, eves, overhangs and other similar unconditioned, uninsulated spaces, the contractor is responsible to provide a proper enclosure, insulation, direct ventilation, etc. to avoid moisture, condensation, freeze thaw, ice damming, and other similar issues.

<u>Plumbing:</u>

insulation to avoid freezing.

Smoke and Carbon Monoxide Detectors/Alarms:

1. Combination smoke and carbon monoxide alarms are acceptable provided said alarms have simulated voice and tone alarms the clearly distinguish between the two types of emergencies. If combination alarms are to be used than all required criteria for smoke and carbon monoxide detectors need to be met. 2. Fire departments are required to inspect, upon sale or transfer, all dwelling units for required smoke and carbon monoxide detectors. 3. Consumers shall check with local building and/or fire officials for accepted alarm types and locations for proper installation in accordance with all applicable codes and regulations.

Smoke Alarms/Detectors:

- from monitored batteries.
- 4. Smoke detectors shall be provided in the following locations: a. In the immediate vicinity of bedrooms

b. In all bedrooms

Carbon Monoxide Alarms/Detectors:

spaces and uninhabitable attics).

Heat Detectors:

dwelling.

<u>Sprinklers:</u>

1. Heat detectors shall be installed in any integral or attached garage to the main house 2. A new addition attached garage to an existing dwelling installed in accordance with all applicable criteria. If the existing dwelling contains a fire detection system that is compatible with the garage heat detector, the garage heat detector shall be interconnect to the existing dwelling fire detection system. If the detector is not compatible than the detector shall be connected to a sounder or compatible heat detector containing a sounding device, located in the dwelling unit and within 20 feet of the nearest door to the garage 3. For flat-finished garage ceilings, the detector shall be located on or near the center of the garage ceiling. For vaulted/ slopped ceilings, the detector shall be placed in the approximate center of the vaulted space. 4. The required heat detector shall be listed for and required to be interconnected to all smoke detectors of the required household fire alarm

New Residence 667 West Roxbury Parkway West Roxbury, MA

1. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than seven (7) feet measured from the finish floor to the lowest projection from the ceiling

> 1. Beams and girders spaced not less than four (4) feet on center may project not more than six (6) inches below the required ceiling height

2. Ceilings in basements without habitable space may project to within six feet eight inches of the finished floor except that beams, girders, ducts and other obstructions may project to within six feet four inches of the finished floor. 3. Not more than 50% of the required floor area of a room is permitted to have a sloped ceiling less than seven feet in

height with no portion of the required floor area less than five feet in height. 4. Bathrooms shall have a minimum ceiling height of six feet eight inches over the fixture and at the front clearance area for the fixtures. A shower or tub with a showerhead shall have a minimum ceiling height of six feet eight inches above a

2. Every dwelling shall have at least one habitable room with a gross floor area of at least 150 square feet

3. Other habitable rooms shall have a floor area of not less than 70 square feet except kitchens 4. Habitable rooms shall not be less than seven feet in any horizontal except kitchens

5. Portions of a room with a sloping ceiling measuring less than five (5) feet or a furred ceiling measuring less than seven (7) shall not be considered as contributing to the minimum required habitable area for that room.

1. Provide continuous 3' 0" wide fiberglass reinforced, bituthene, ice and water shield at all roof edges, centered on all valleys and at roof wall intersections carried 1' 0" up the wall (refer to manufacturers installation instructions).

2. Provide aluminum step flashing at roof/wall and roof/chimney intersections.

3. Provide aluminum flashing over all window and doors head trim and at the connection between all exterior walls and exterior decks. 4. Provide continuous soffit vents or continuous venter drip edge at all soffit overhangs

5. Provide15" felt under all roof shingles (unless specified otherwise).

6. Provide continuous ridge vents (unless specified as otherwise). See building elevation for extent. 7. All gutters and downspouts to be prefinished alum. Color to be selected by owner.

1. All habitable rooms shall be provided with aggregate glazing of not less than 8% of the floor area being ventilated.

a. The glazed areas need not be openable when the opening is not required to be an emergency escape and rescue opening and an approved mechanical ventilation system is provided capable of producing 0.35 air exchange per hour in the room or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 1.5 CFM per occupant with 2 for the first bedroom and one for every additional bedroom. b. The glazed areas need not be provided in rooms where the above exception is met and artificial light is provided capable of producing an average illumination of six foot candles over the area of the room at a height of 30

2. All bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area of not less than three

a. The glazed area shall not be required where artificial light and a mechanical ventilation system are provided. Ventilation air from the space shall be exhausted directly to the outside.

1. All sanitary lines within walls and floors adjoining living spaces are to be sound insulated.

2. All plumbing within wall or floor cavities which border unconditioned spaces are to be insulated and on the warm side of the cavity

1. All one and two family dwellings shall be equipped with a household fire warning system. All devices shall be installed and maintained in accordance with all applicable codes, manufacturers instructions and listing criteria. 2. Smoke detectors are required to be permanently wired to an AC primary power source and shall have secondary (standby) power supplied

3. Where more than one smoke detector is required, all required detectors shall be installed so that the activation of any detector shall cause the alarm in all required smoke detectors in the dwelling unit to sound (min. 85 dba at 10 feet, 75 dba in bedrooms)

c. In each story of a unit (including basements & cellars) For each 1,200 sq.ft or part thereof

d. Near the base of all stairs where such stairs lead to another occupied floor

5. Photo electric smoke detectors are required if located within 20 feet of a kitchen or bathroom

6. When one or more sleeping rooms are added or created to an existing dwelling, the entire building shall be provided with smoke detectors designed and located as required for new dwellings.

1. All one and two family dwellings shall be equipped with a household carbon monoxide warning system. All devices shall be installed and maintained in accordance with all acceptable codes, manufacturers instruction and listing criteria. 2. Carbon monoxide detectors shall be located on every level of the dwelling unit including basements and cellars (but not including crawl

3. All alarm-sounding appliances shall have a minimum rating of 85 dba at 10 feet

system, such that the activation of the heat detector will activate all of the audible alarms of the household fire alarm system throughout the

1. All one and two-family dwellings having an aggregate area greater than 14,400 square feet, including basements, but not including garages and unfinished attics shall be equipped with an automatic sprinkler system and shall be installed in accordance with NFPA 13D.

GRAPHIC SYMBOLS

3 A-3.1	BUILDING CROSS SECTION		NEW
	DOOR NUMBER		EXIST
106	ROOM NUMBER	[]]]]	DEMO
A	WINDOW NUMBER		
	ELEVATION DESIGNATION		
5 A-3.3	SECTION REFERENCE		
	NEW DOOR TO BE INSTALLED		
	EXISTING DOOR TO REMAIN		
\triangleright	PARTITION TYPE		
CODE			

CODE

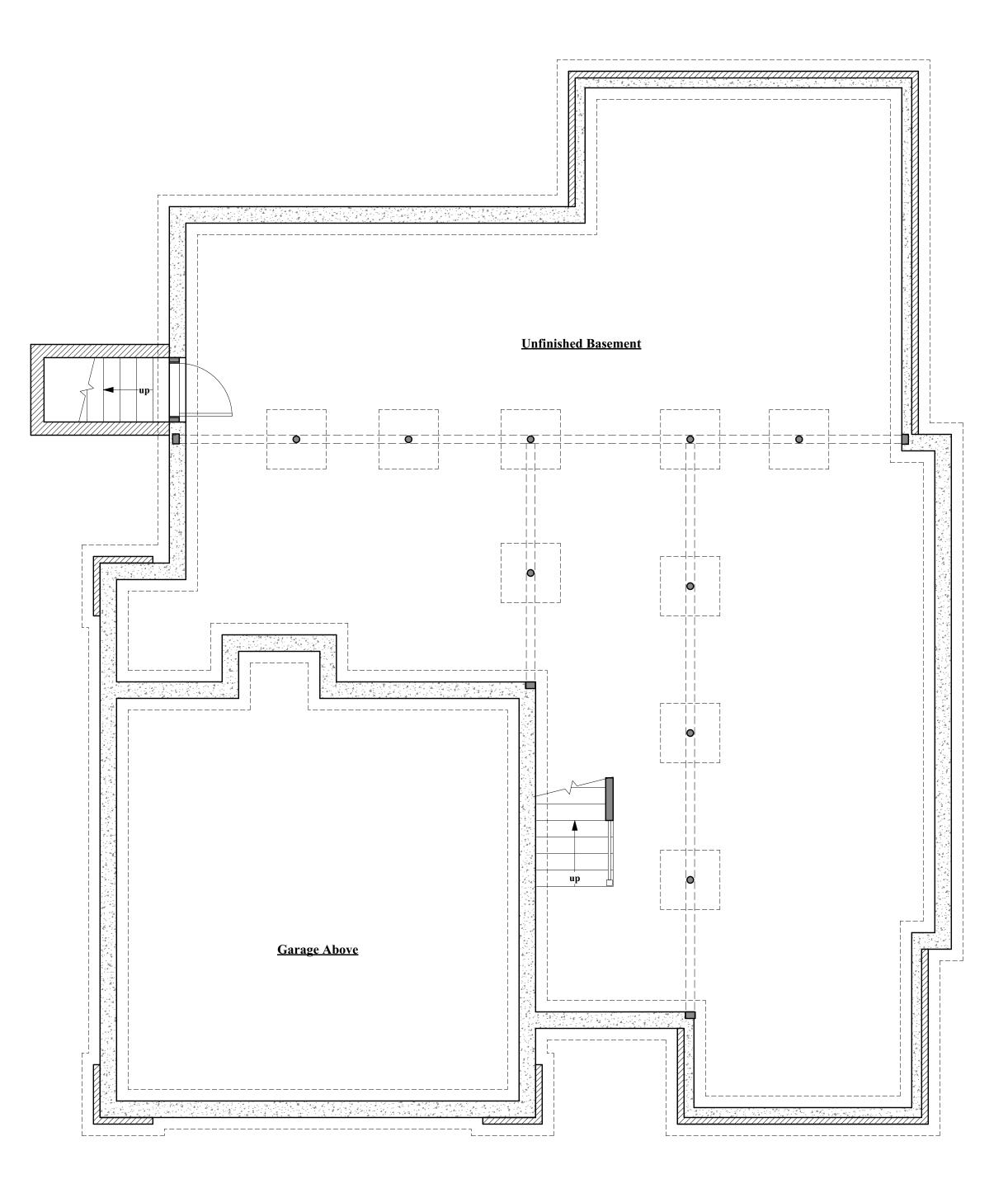
GOVERNMENT BUILDING CODE

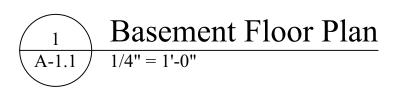
THE MASSACHUSETTS BUILDING CODE, 9TH EDITION

ABBREVIATIONS

a	АТ	MAX	MAXI
AFF	ABOVE FINISH FLOOR	MECH	MECH
ATTEN	ATTENUATING	MFR	MANU
		MD	MEDI
BLDG	BUILDING	MIN	MINIM
		MO	MASO
СН	CEILING HEIGHT	MTL	META
CL	CENTER LINE		
CLR	CLEAR	NIC	NOT I
COL	COLUMN	NL	NIGHT
CONC	CONCRETE	NOM	NOMI
CONT	CONTINUOUS	NTS	NOT T
СРТ	CARPET		
СТ	CERAMIC TILE	OC	ON CE
		OD	OUTSI
DIM	DIMENSION	ОН	OPPOS
DWG(S)	DRAWING(S)		
		PLAM	PLAST
EA	EACH	PLYWD	PLYW
EIFS	EXT INSUL. FINISH SYSTEM	РТ	PRESS
ELEC	ELECTRICAL	PR	PAIR
ELEV	ELEVATION	РТ	PAINT
EQ	EQUAL		
EWC	ELECTRICAL WATER COOLER	QT	QUAR
EXT	EXTERIOR		
		R	RISER
FC	FIRE CODE/FIRE CORE	RAD	RADIU
FD	FLOOR DRAIN	REQ	REQU
FEC	FIRE EXTINGUISHER CABINET	REF	REFEI
FF	FINISHED FLOOR	REV	REVIS
FFE	FINISHED FLOOR ELEVATION	RH	RIGH
FIN	FINISH	RO	ROUG
FFL	FLUORESCENT LIGHTING	RTU	ROOF
FOF	FACE OF FINISH	SA	SOUNI
FOC	FACE OF CONCRETE	SD	SMOK
FOS	FACE OF STUD	SIM	SIMIL
FRT	FIRE RETARDANT TREATED	SPEC	SPECI
		SQ	SQUA
GC	GENERAL CONTRACTOR	SQ FT	SQUA
GL	GLASS OR GLAZING	SS	STAIN
GWB	GYPSUM WALL BOARD	STL	STEEL
		STN	STAIN
HC	HOLLOW CORE	SV	SHEET
HDWR	HARDWARE		
HM	HOLLOW METAL	Т	TREA
HOR	HORIZONTAL	THK	THICK
HT	HEIGHT	TP	TOILE
HVAC	HEATING, VENT, A/C	ТҮР	TYPIC
HWH	HOT WATER HEATER		
		UNO	UNLES
INSUL	INSULATION		
INT	INTERIOR	VCT	VINYL
		VIF	VERIF
L	LENGTH	VTR	VENT
LAV	LAVATORY		
LH	LEFT HAND(ED)	W /	WITH
		WC	WATE
		WD	WOOD
		X-REF	CROSS

	Progress Set June, 8 2022	New Residence 667 West Roxbury Pkwy
	MATERIAL SYMBOLS	West Roxbury, MA
W CONSTRUCTION ISTING CONSTRUCTION	BLOCKING	
MO CONSTRUCTION	EARTH	
	BATT INSULATION	
	GRAVEL	mckarchitects
	DRYWALL TILE	35 Bryant Street Dedham, MA 02026 p: 781.326.5400 www.mckayarchitects.net
	DRAWING INDEX	
IMUM HANICAL UFACTURER IUM DENSITY MUM ONRY OPENING AL IN CONTRACT IT LIGHT INAL TO SCALE ENTER SIDE DIAMETER DSITE HANDED STIC LAMINATE WOOD STIC LAMINATE WOOD SURE TREATED TED RRY TILE R IUS UIRED ERENCE ISION(S) IT HAND(ED) GH OPENING F TOP UNIT ND ATTENTION BATTS KE DETECTORS LAR UIFICATION ARE ARE FEET NLESS STEEL L N ET VINYL	T-1.1Title SheetA-1.1Basement PlanA-1.2First Floor PlanA-1.3Second Floor PlanA-1.4Roof PlanA-2.1Front ElevationA-2.2Right Side ElevationA-2.3Rear ElevationA-2.4Left Side Elevation	REV # DATE ISSUANCE 1 05/25/22 First Draft 1 0 1 1
KNESS ET PAPER DISPENSER CAL ESS NOTED OTHERWISE L COMPOSITION TILE FY IN FIELD T THROUGH ROOF		Title Sheet
H ER CLOSET D SS REFERENCE		DATE 05/25/22 DWG BY CKD BY MLM SCALE AS NOTED

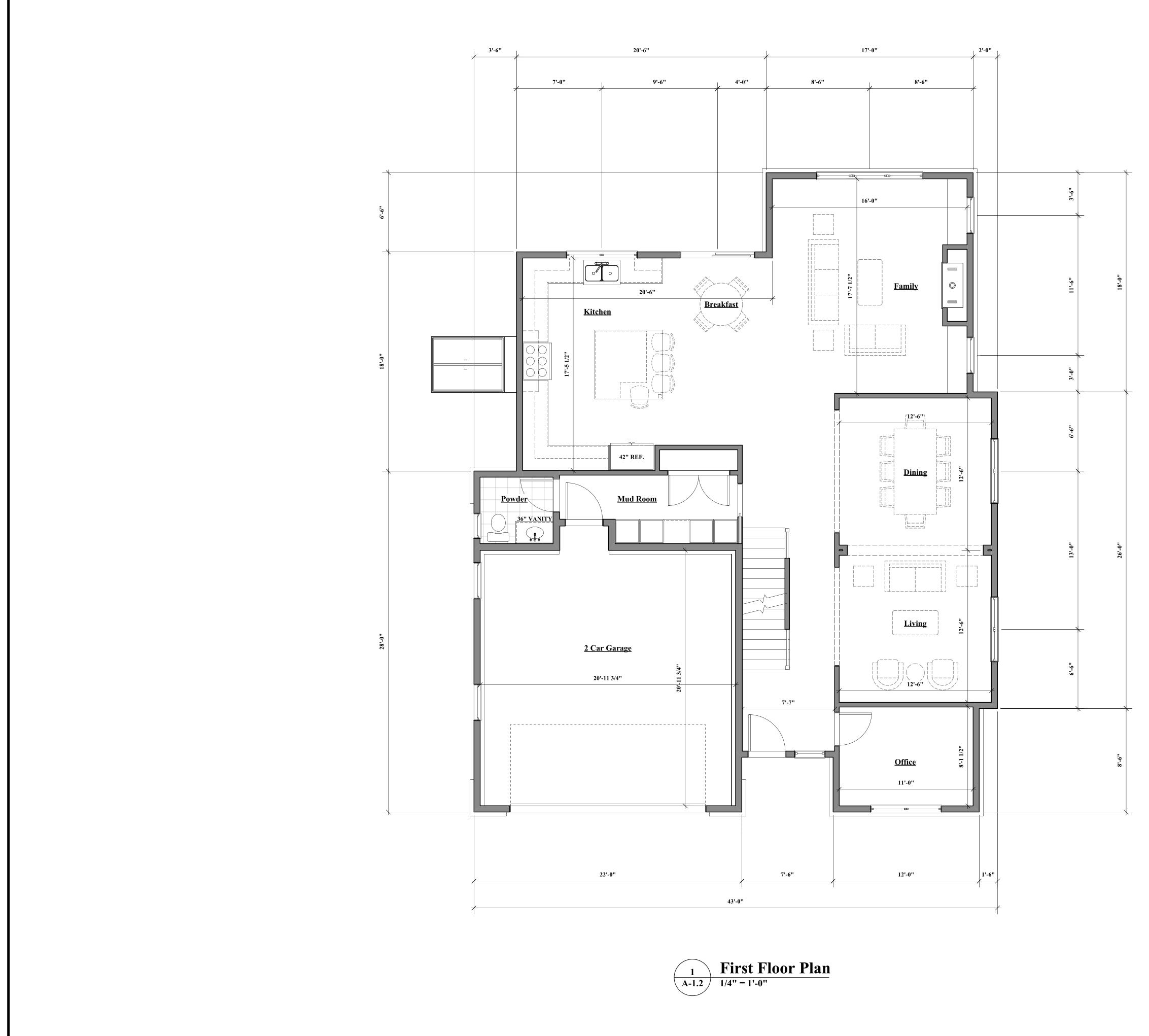




New Residence
NESIUENCE
667 West Roxbury
Pkwy
West Roxbury, MA
mckay
35 Bryant Street Dedham, MA 02026
p: 781.326.5400
www.mckayarchitects.net
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Architects of any discrepancies
Basement Floor Plan
JOB NO
DATE 05/25/22 DWG BY
DWG BY CKD BY MLM SCALE
AS NOTED

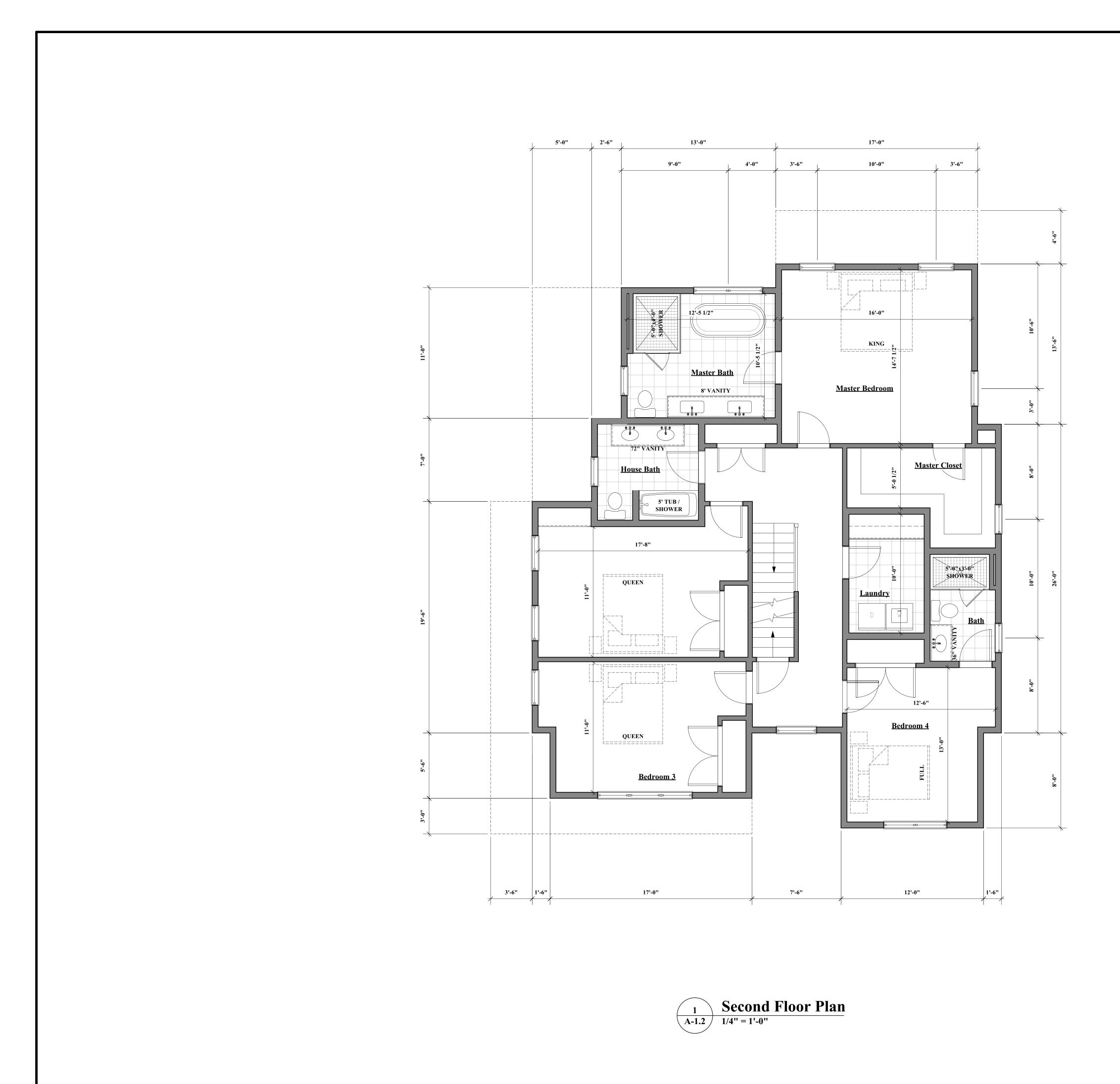
Gross Square Feet FAR

1356 sf 0 sf



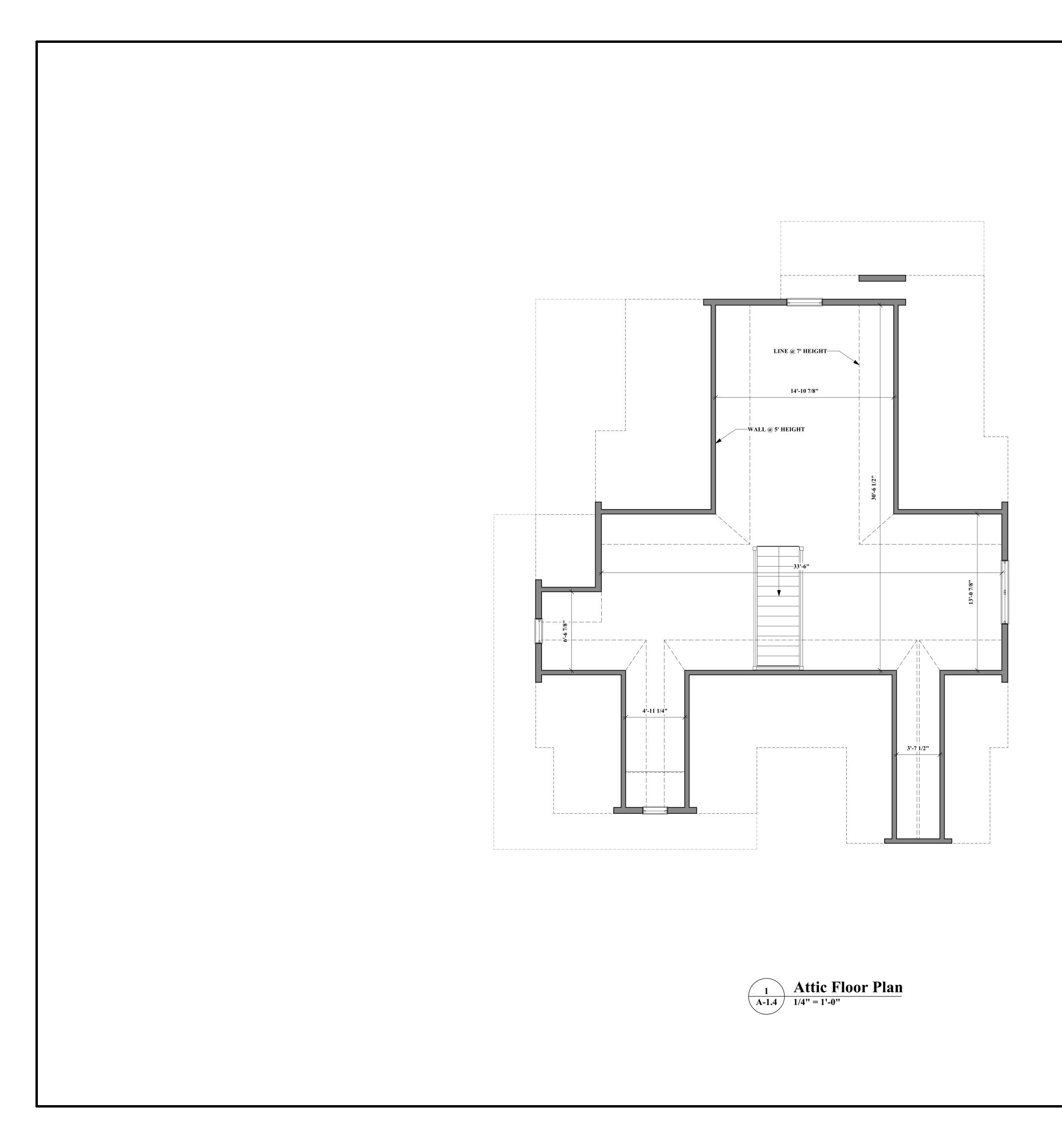
Res (West] P	New idence 567 Roxbury kwy sbury, MA						
OWNER							
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1 05/25/22 Firs	t Draft						
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First F	First Floor Plan						
JOB NO							
DATE 05/25/22 DWG BY CKD BY MLM SCALE AS NOTED	A-1.2						

Gross Square Feet	1956 s
Garage	496 s
Living	1460 s
FAR	1460 s



Res (West] P	New idence 567 Roxbury kwy sbury, MA				
OWNER					
35 Bryant St Dedham, MA p: 781.326.54	A 02026				
	UANCE t Draft				
These drawings and s property and copyrig and shall not be used shall be assigned to a express written perm Architects. Contractor to verify s dimensions in the fiel construction and is to	OWNERSHIP & USE OF DOCUMENTS These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects. Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies				
Second	Second Floor Plan				
JOB NO					
DATE 05/25/22 DWG BY CKD BY MLM SCALE AS NOTED	A-1.3				

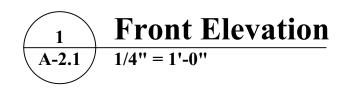
Cross Saucra Foot	1564 -4
Gross Square Feet	1564 sf
Living	1482 sf
Laundry	82 sf
FAR	1482 sf



OWNER		New Residence 667 West Roxbury Pkwy West Roxbury, MA						
35 Bryant Street Dedham, MA 02026 p: 781.326.5400 www.mckayarchitects.net		OWN	ER					
1 05/25/22 First Draft 1 1 1 <th></th> <th colspan="7">35 Bryant Street Dedham, MA 02026 p: 781.326.5400</th>		35 Bryant Street Dedham, MA 02026 p: 781.326.5400						
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JOB NO DATE 05/25/22 DWG BY CKD BY MLM SCALE	c	These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects. Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay						
DATE 05/25/22 DWG BY CKD BY MLM SCALE		Attic Floor Plan						
05/25/22 DWG BY CKD BY MLM SCALE	ľ	JOB NO)					
SCALE				5/22	A-1.4			
AS NOTED								

Gross Square Feet	858 sf
Finished Area	0 sf
FAR	0 sf





-1x2 OVER 1x8 EXTENDED RAKE

ALL GRADING SHOWN ON THE ELEVATIONS ARE DIAGRAMMATIC. **REFER TO SITE PLAN PREPARED BY OTHERS FOR FINAL GRADING.**

New Residence 667

West Roxbury Pkwy West Roxbury, MA

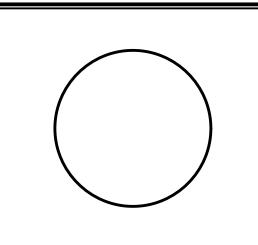
OWNER



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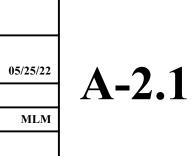
dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Front Elevation

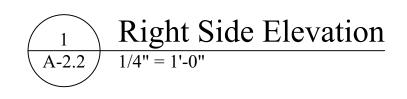
JOB NO DATE DWG BY CKD BY MLM

SCALE

AS NOTED







ASPHALT SHINGLE ROOF —(INSTALL ICE & WATER SHIELD OVER ENTIRE ROOF SURFACE)

__CONTINUOUS ALUMINUM BOX GUTTERS (PAINTED)

___CLAPBOARD SIDING @ 6" TO WEATHER (JAMES HARDI)

_5/4x3 DOOR & WINDOW CASING, WITH 5/4x3 HEADER & AZEK SILL

_ALL GRADING SHOWN ON THE ELEVATIONS ARE DIAGRAMMATIC. **REFER TO SITE PLAN PREPARED BY OTHERS FOR FINAL GRADING.**

10" CONC. FOUNDATION CONC. FOOTING MIN. 4'-0" BELOW FINISH GRADE

Residence 675 West Roxbury Pkwy West Roxbury, MA OWNER mckay **35 Bryant Street** Dedham, MA 02026 p: 781.326.5400 www.mckayarchitects.net REV #DATEISSUANCE105/25/22First Draft **OWNERSHIP & USE OF DOCUMENTS** These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects. Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies **Right Side** Elevation JOB NO DATE A-2.2 05/25/22 DWG BY

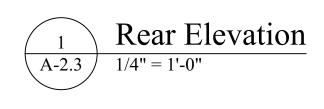
CKD BY MLM

AS NOTED

SCALE

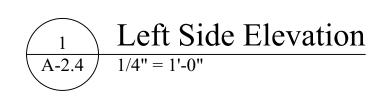
New





	1	
		ew dence
	West F Pk	67 koxbury kwy kbury, MA
	OWNER	
	mck	architects Ay
	35 Bryant Str Dedham, MA p: 781.326.540 www.mckaya	02026)0
	REV # DATE ISSU 1 05/25/22 First	
LEVATIONS ARE DIAGRAMMATIC. BY OTHERS FOR FINAL GRADING.		
	OWNERSHIP & USE These drawings and sp property and copyrigh and shall not be used in shall be assigned to a th express written permis Architects. Contractor to verify all dimensions in the field construction and is to r Architects of any discr	ecifications are the t of McKay Architects a whole or in part, or hird party without the sion of McKay information and prior to start of hotify McKay
	Rear E	levation
	JOB NO DATE 05/25/22 DWG BY CKD BY MLM SCALE AS NOTED	A-2.3





_ALL GRADING SHOWN ON THE ELEVATIONS ARE DIAGRAMMATIC. **REFER TO SITE PLAN PREPARED BY OTHERS FOR FINAL GRADING.**

10" CONC. FOUNDATION CONC. FOOTING MIN. 4'-0" BELOW FINISH GRADE

667 West Roxbury Pkwy West Roxbury, MA OWNER mckay **35 Bryant Street** . Dedham, MA 02026 p: 781.326.5400 www.mckayarchitects.net REV #DATEISSUANCE105/25/22First Draft **OWNERSHIP & USE OF DOCUMENTS** These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects. Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies Left Side Elevation JOB NO DATE 05/25/22 A-2.4 DWG BY CKD BY MLM SCALE AS NOTED

New

Residence

22548 052

QUITCLAIM DEED

79

Sheet A starting the prov

N.

10

88, W. UE 01

 $\gamma_{\mathcal{A}'}$

I.	FRANK	SCHNEIDER,	SR.,	of 239	Ash	Court,	Wexford,	PA	15090
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For consideration paid, and in full consideration of THREE HUNDRED THOUSAND (\$300,000.00) DOLLARS PAID

Grant to JOHN F. O'BRIEN and AMY J. O'BRIEN, husband and wife as Tenants by the Entirety, both of 15 Bradifield Avenue, Boslindale, MA 02131

the land with the buildings thereon situated in Boston, Suffolk County, Massachusetts, bounded and described as follows:

A certain parcel of land in that part of Boston called West Rozbury and being described as <u>LOT</u> 10, shown on a Plan of land entitled "Mt. Bellevue Park, Section 1, West Rozbury, July 15, 1916, Philip G. Naah, Civil Engineer," recorded with Suffolk Deeds, Book 3968, Page 561, and bounded according to said Plan as follows:

NORTHEASTERLY by West Roxbury Parkway, sixty-six and 4/10 (66.4) feet;

SOUTHEASTERLY by Lot 11, as shown on said Plan, one hundred twentynine and 3/10 (129.3) feet;

SOUTHWESTERLY by land of owners unknown, sixty-five (65) feet; and

NORTHWESTERLY by Lot 9, as shown on said Plan, one hundred thirty-seven and 7/10 (137.7) feet.

Containing 8,637 square feet of land according to said Plan.

ALSO another certain parcel of land in that part of Boston called West Roxbury and being described as LOT 11, shown on the aforesaid Plan, and bounded according to said Plan as follows:

NORTHEASTERLY by West Rozbury Parkway, sixty-five and 4/10 (65.4) feet;

SOUTHEASTERLY by Lot 12, as shown on said Plan, one hundred twenty-three and 6/10 (123.6) feet;

SOUTHWESTERLY by land of owners unknown, sixty-five (65) feet;

NORTHWESTERLY by Lot 10, as shown on said Plan, one hundred twents nine and 3/10 (129.3) feet.

Containing 8,176 square feet of land according to said Plan.

with the fill seals

B0020

22548 053 Said premises are conveyed subject to essements and restrictions of record insofar as the same are in force and applicable. PROPERTY ADDRESS: 665 WEST ROXBURY PARKWAY, WEST ROXBURY, MA 02131 For title see Deed recorded in the Suffolk Registry of Deeds, Book 10963, Page 283. WITNESS my hand and seal this May of June, 1998. FIANK SCHNEIDER, SR. 4 COMMONWEALTH OF PENNSYLVANIA ŝ County of: ALLEGHENY June 5, 1998 Then personally appeared the above-named Frank Schneider, Sr. and acknowledged the foregoing to be his free act and deed before me, Favil W. NOTARY PUBLIC My Commission Expires: 5-13-2002 NA TO ROBE 198 · REC Annual Louis and La 2005 Intel Internets Carlon Contra Territ Venergenita Contra been. Notarial Seal David W. Rifes, Notary Public Scott Twp., Allegheny County My Commission Expines May 13, 2002 Member, PunneyNable Association of Noter and the second descent of the second second

M