

# Patriot Lane Residence

## New Construction Residence

12 Patriot Lane  
Quincy, MA 02169



IECC TABLE 402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT**		
ASSEMBLY	REQUIREMENT	ACTUAL
WOOD FRAME CAVITY WALL <sup>1</sup>	R=20	R=21
WOOD FRAME FLOOR <sup>1</sup>	R=30	R=30
WOOD FRAME CEILING <sup>1 2 3</sup>	R=49	R=49
WINDOWS	U=0.300	U≤ 0.300
DOORS	U=0.300	U≤ 0.300
BASEMENT WALLS	15/19 <sup>4</sup>	15/19 <sup>4</sup>

<sup>1</sup> R503.1.1 BUILDING ENVELOPE EXCEPTION 2:  
THE FOLLOWING ALTERATIONS NEED NOT COMPLY WITH THE REQUIREMNTS FOR NEW CONSTRUCTION PROVIDED THE ENERGY USE OF THE BUILDING IS NOT INCREASED: EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION.

<sup>2</sup> R402.2.1 CEILINGS WITH ATTIC SPACES.  
WHEN SECTION R402.1.1 WOULD REQUIRE R-38 IN THE CEILING, INSTALLING R-30 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-38 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. SIMILARLY, R-38 SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.3 AND THE TOTAL UA ALTERNATIVE IN SECTION R402.1.4.

<sup>3</sup> R402.2.2 CEILINGS WITHOUT ATTIC SPACES.  
WHERE SECTION R402.1.1 WOULD REQUIRE INSULATION LEVELS ABOVE R-30 AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLIES SHALL BE R-30. THIS REDUCTION OF INSULATION FROM THE REQUIREMENTS OF SECTION R402.1.1 SHALL BE LIMITED TO 500 SQUARE FEET (46 M2) OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.3 AND THE TOTAL UA ALTERNATIVE IN SECTION R402.1.4.

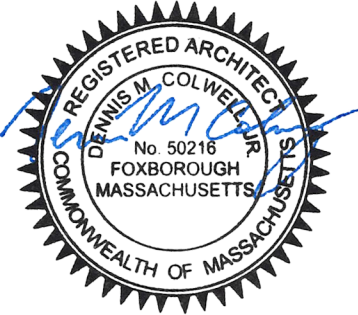
<sup>4</sup> TABLE R402.1.2 BASEMENT R-VALUE  
\*15/19\* MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. \*15/19\* SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME

\*\*G.C. TO VERIFY WITH CODE OFFICIAL TO CONFIRM ADDITIONAL ENERGY CODE COMPLIANCE REQUIREMENTS\*\*



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ABBREVIATIONS	
	COLUMN LINE
	WALL / PARTITION TYPE
	ROOM NAME AND NUMBER
	DOOR DESIGNATION
	WINDOW TYPES
	GENERAL / SPECIFIC NOTES
	ELEVATION REFERENCE SYMBOL
	WALL SECTION OR BUILDING CUT REFERENCE SYMBOL
	DETAIL REFERENCE SYMBOL
	DATUM
	NORTH ARROW

WALLS LEGEND	
	NEW STUD WALL
	NEW C.M.U. WALL
	NEW BRICK WALL
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN

SYMBOLS LEGEND	
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MATERIALS LEGEND			
	EARTH		BATT INSULATION
	GRAVEL		RIGID INSULATION
	CONCRETE		STEEL
	CMU		ROUGH LUMBER
	BRICK		PLYWOOD
			FINISHED WOOD

[illegible]

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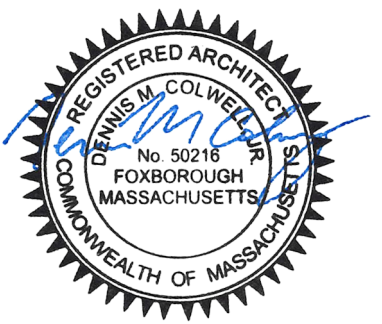
PROJECT:

PATRIOT LANE DEVELOPMENT  
SOUTH SHORE DEVELOPMENT  
12 PATRIOT LANE  
QUINCY, MA 02169

PROJECT NUMBER: 20031-2



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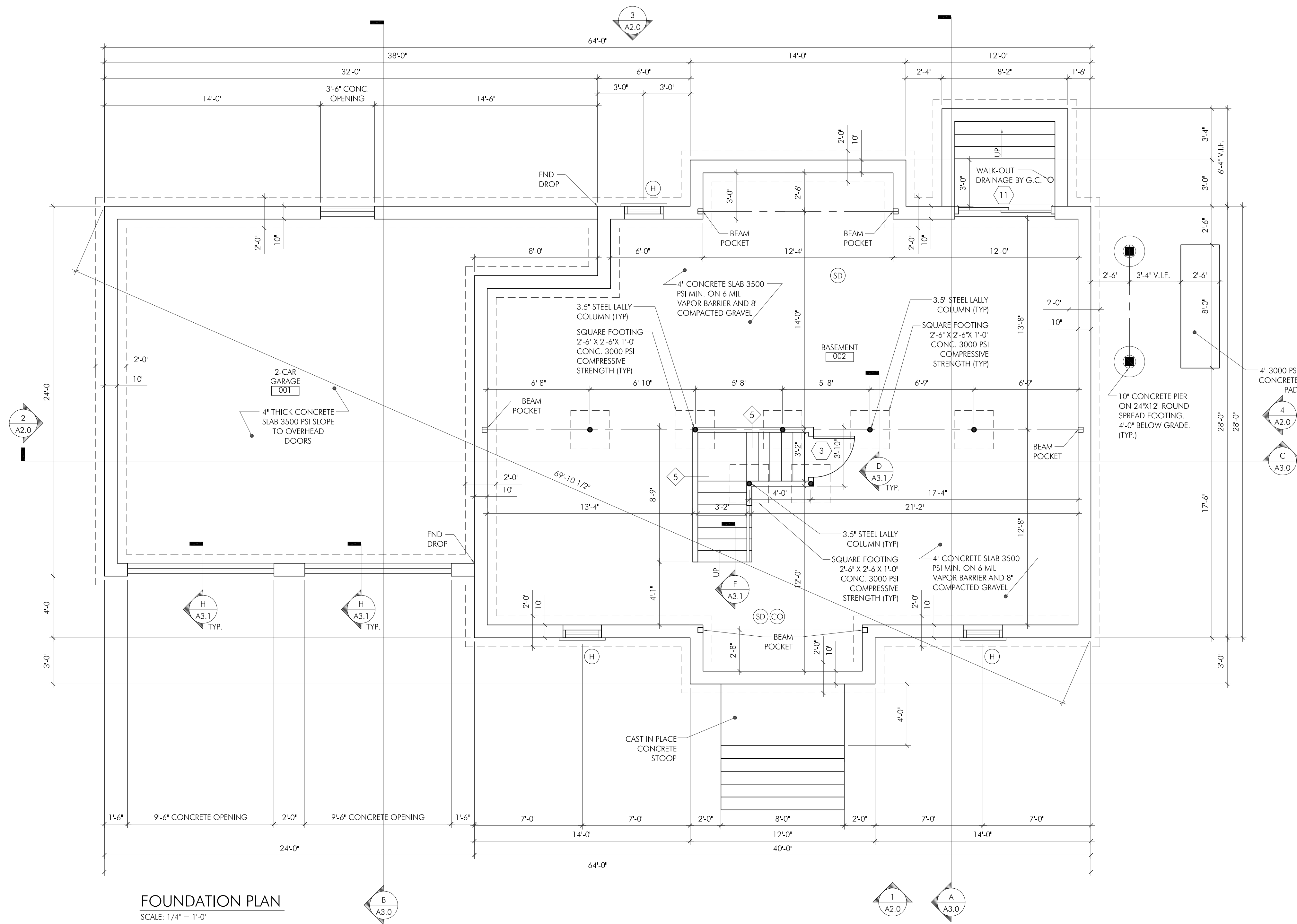
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FOUNDATION PLAN

DRAWING NUMBER:

A1.0



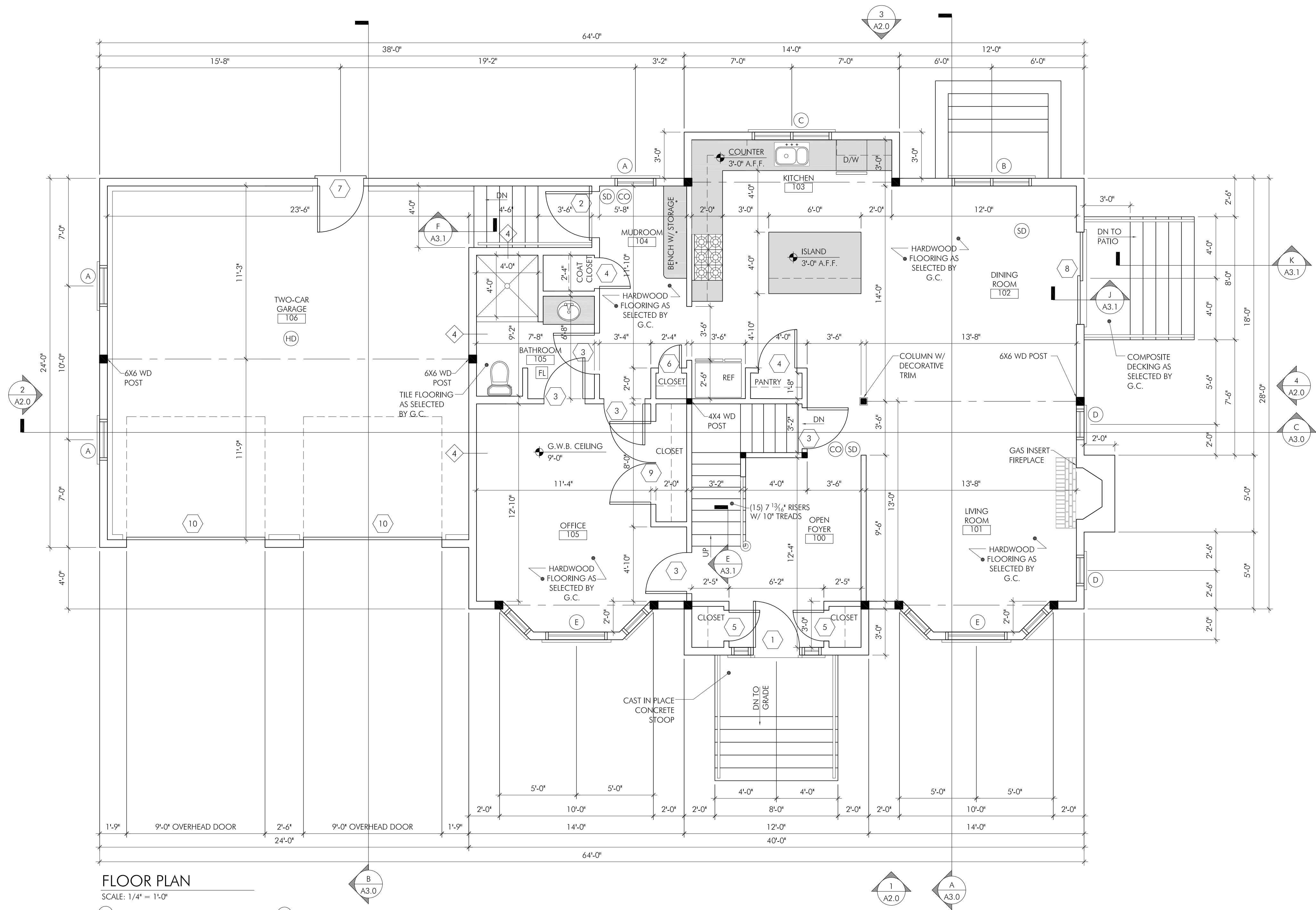
FOUNDATION PLAN

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

- (CO) CARBON MONOXIDE DETECTOR
- (SD) SMOKE DETECTOR (PHOTO ELECTRIC)
- (HD) 135 DEG RATE OF RISE HEAT DETECTOR
- (FL) FAN LIGHT

\*DROPS SHOWN BY ARCHITECT FOR REFERENCE.

\*G.C. TO COORDINATE FOUNDATION DROPS  
WITH REGARDS TO SITE CONDITIONS\*



FLOOR PLAN

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

CO CARBON MONOXIDE DETECTOR

HD 135 DEG RATE OF RISE HEAT DETECTOR

SD SMOKE DETECTOR (PHOTO ELECTRIC)

FL FAN LIGHT

DOOR SCHEDULE

I.D.	QT.*	DIMENSION	ROUGH OPENING*	MANUFACTERER	MATERIAL	DESCRIPTION	LOCATION
1	1	3'-0"x6'-8" PLUS SIDELITE	5'-2 <sup>3</sup> / <sub>8</sub> " X 6'-9"	THERMA-TRU	AS SELECTED BY G.C.	ENTRY DOOR	FOYER
2	1	2'-8"x6'-8"	2'-10" X 6'-10 <sup>1</sup> / <sub>2</sub> "	THERMA-TRU	*FIRE RATED*	AS SELECTED BY G.C.	GARAGE / MUDROOM
3	10	2'-8"x6'-8"	2'-10" X 6'-10 <sup>1</sup> / <sub>2</sub> "	BROSCO	WOOD	CRAFTSMAN III SMOOTH	VARIOUS LOCATIONS
4	11	2'-6"x6'-8"	2'-8" X 6'-10 <sup>1</sup> / <sub>2</sub> "	BROSCO	WOOD	CRAFTSMAN III SMOOTH	VARIOUS LOCATIONS
5	2	2'-0"x6'-8"	2'-2" X 6'-10 <sup>1</sup> / <sub>2</sub> "	BROSCO	WOOD	CRAFTSMAN III SMOOTH	FOYER CLOSETS
6	1	1'-6"x6'-8"	1'-8" X 6'-10 <sup>1</sup> / <sub>2</sub> "	BROSCO	WOOD	CRAFTSMAN III SMOOTH	MUDROOM CLOSET
7	1	2'-8"x6'-8"	2'-10" X 6'-10 <sup>1</sup> / <sub>2</sub> "	THERMA-TRU	AS SELECTED BY G.C.	GARAGE REAR ENTRY DOOR	GARAGE
8	1	6'-0"x6'-8"	6'-2 <sup>3</sup> / <sub>8</sub> " X 6'-9"	ANDERSEN	GLASS	ANDERSEN SLIDING GLASS DOOR	REAR DECK ACCESS
9	3	(2) 2'-8"x6'-8"	5'-6" X 6'-10 <sup>1</sup> / <sub>2</sub> "	BROSCO	WOOD	CRAFTSMAN III SMOOTH	CLOSETS
10	2	9'-0"x9'-0"	V.I.F.	THERMA-TRU	AS SELECTED BY G.C.	GARAGE OVERHEAD DOORS	GARAGE
11	1	6'-0"x6'-8"	6'-2" X 6'-10 <sup>1</sup> / <sub>2</sub> "	ANDERSEN	AS SELECTED BY G.C.	ANDERSEN SLIDING GLASS DOOR	BASEMENT ACCESS

\*ALL QUANTITIES TO BE VERIFIED BY G.C. BEFORE ORDERING

\*ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD BEFORE ORDERING

\*FIRE RATED DOOR B-LABEL 90 MINUTES

WINDOW SCHEDULE

I.D.	QT.*	MODEL#	ROUGH OPENING*	MANUFACTURER	MATERIAL	DESCRIPTION	LOCATION	PATTERN
A	9	2850 DH	2'-8" X 5'-0"	ANDERSEN	VINYL	DOUBLE HUNG	FIRST & SECOND FLOOR	6/6
B	5	2850-2 DH	5'-8" X 5'-0"	ANDERSEN	VINYL	DOUBLE HUNG	FIRST & SECOND FLOOR	6/6
C	1	2836-2 DH	2'-8" X 3'-6"	ANDERSEN	VINYL	DOUBLE HUNG	KITCHEN	6/6
D	2	2020 AWN	2'-0" X 2'-0"	ANDERSEN	VINYL	AWNING	LIVING 101	4
E	1	2050-3050-2050 BAY WINDOW	CUSTOM BAY WINDOW V.I.F.	ANDERSEN	VINYL	BAY WINDOW	LIVING 101, OFFICE 105	CUSTOM
F	1	4020 TRANSOM	4'-0" X 2'-0"	ANDERSEN	VINYL	DOUBLE HUNG	MASTER BEDROOM	6/6
G	3	2636 DH	2'-6" X 3'-6"	ANDERSEN	VINYL	DOUBLE HUNG	SECOND FLOOR BATHS	6/6
H	3	AS SELECTED BY G.C.	1'-5" X 2'-6"	ANDERSEN	VINYL	BASEMENT HOPPER	BASEMENT	NONE
J	2	2840 DH	2'-8" X 4'-0"	ANDERSEN	VINYL	DORMER WINDOWS	UNFINISHED ATTIC	6/6

\*ALL QUANTITIES TO BE VERIFIED BY G.C. BEFORE ORDERING

\*ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD BEFORE ORDERING

\*\*G.C. TO CONFIRM CLEAR OPENING TO MEET 20%/24" CLEAR OPENING EGRESS REQUIREMENT WITH MANUFACTURER. VERIFY BEFORE ORDERING

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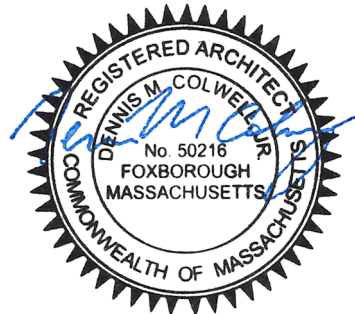
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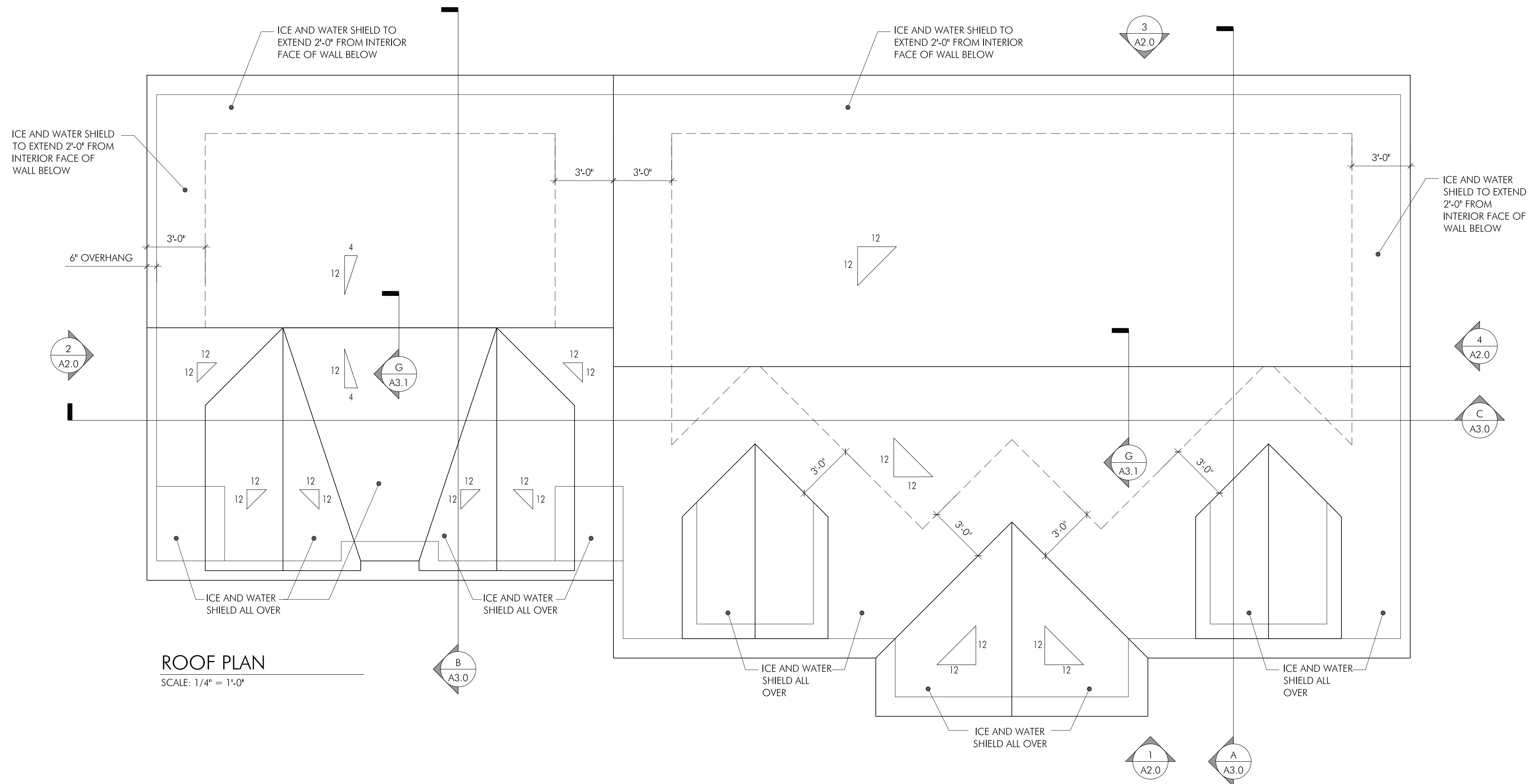
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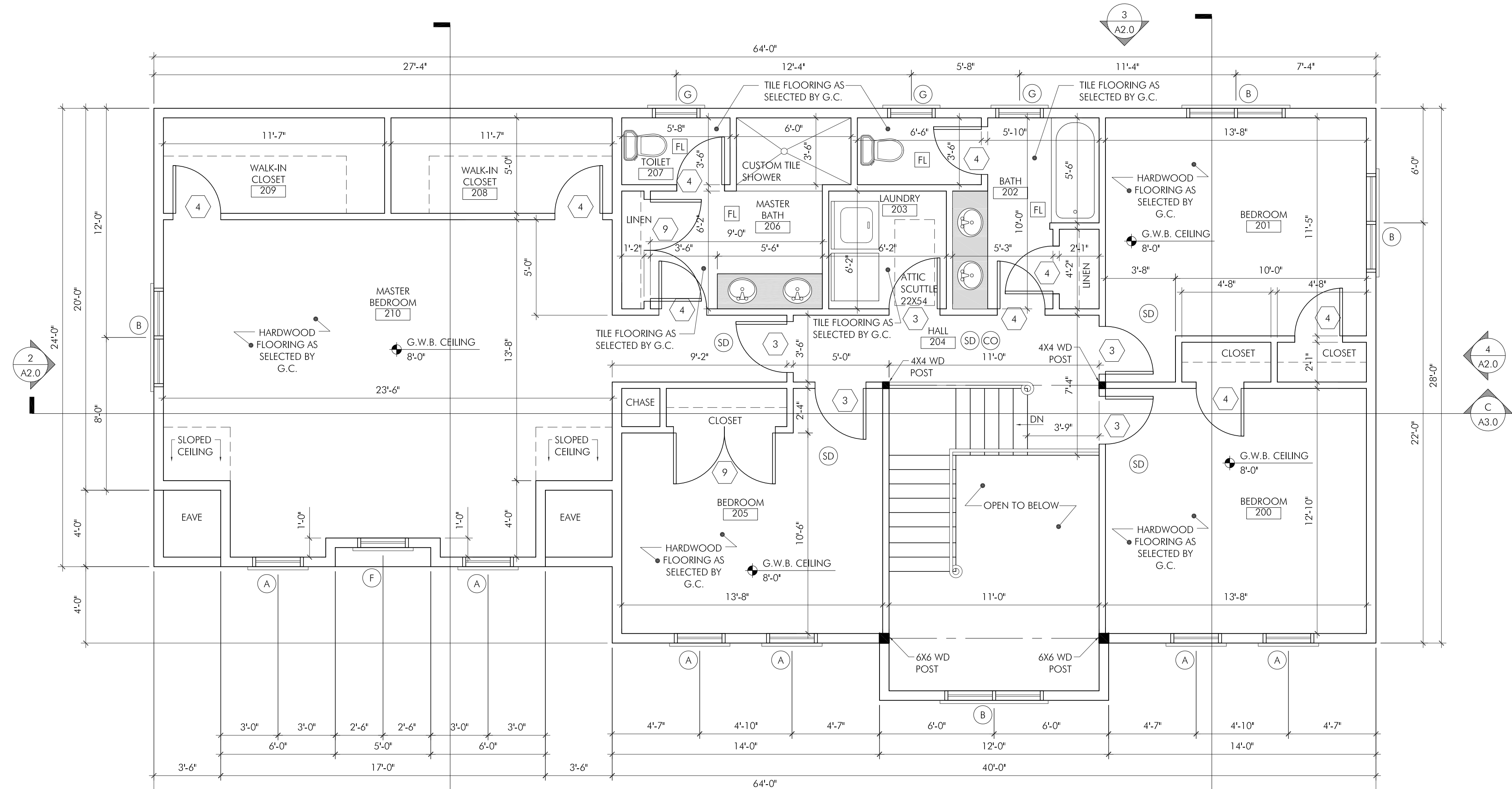
FIRST FLOOR PLAN

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A1.1



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

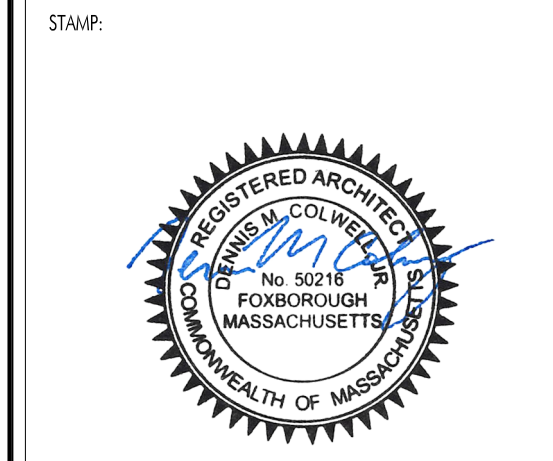


SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- |      |                                 |      |                                    |
|------|---------------------------------|------|------------------------------------|
| (CO) | CARBON MONOXIDE DETECTOR        | (HD) | 135 DEG RATE OF RISE HEAT DETECTOR |
| (SD) | SMOKE DETECTOR (PHOTO ELECTRIC) | (FL) | FAN LIGHT                          |

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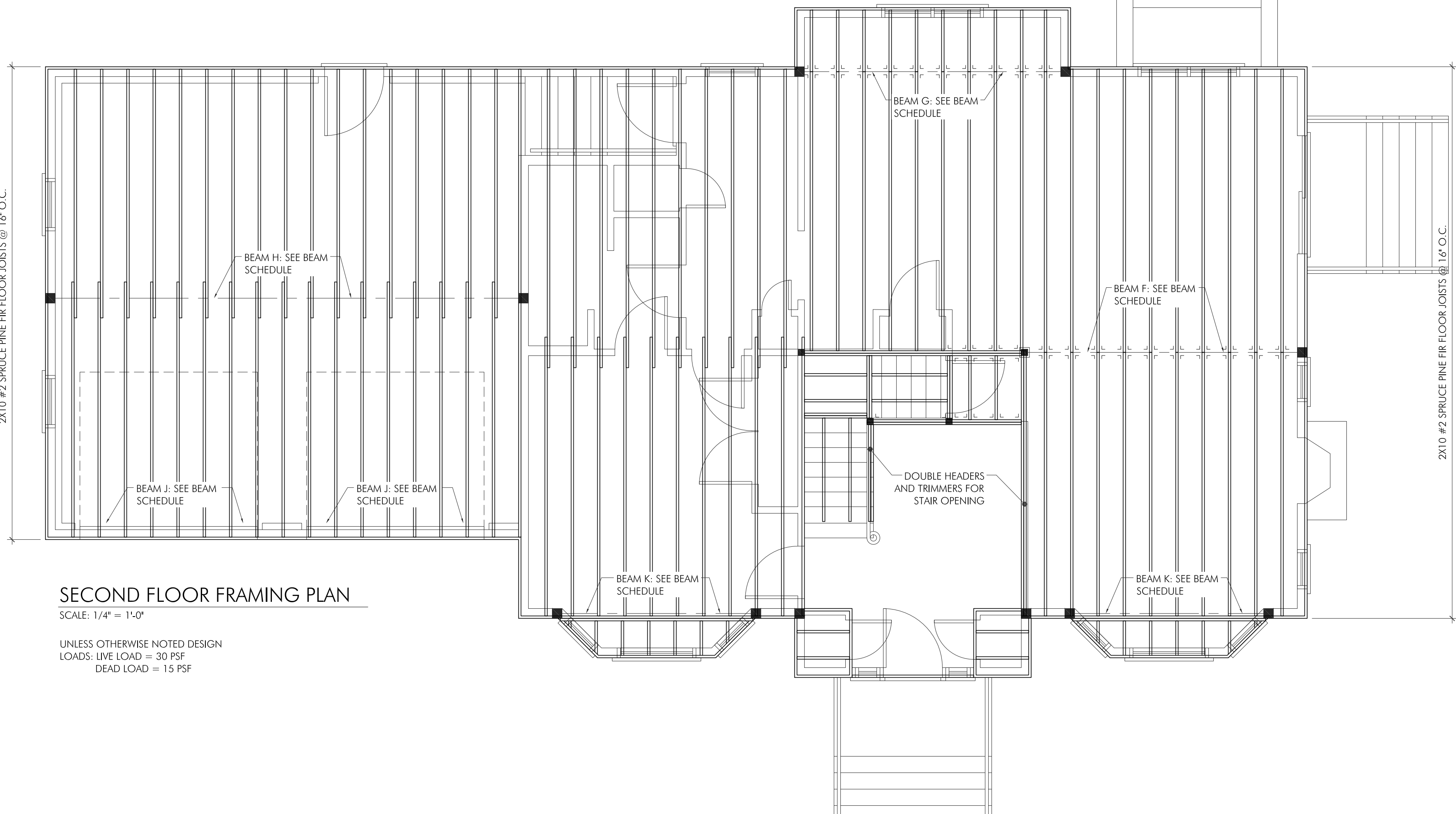
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SECOND FLOOR PLAN  
ROOF PLAN

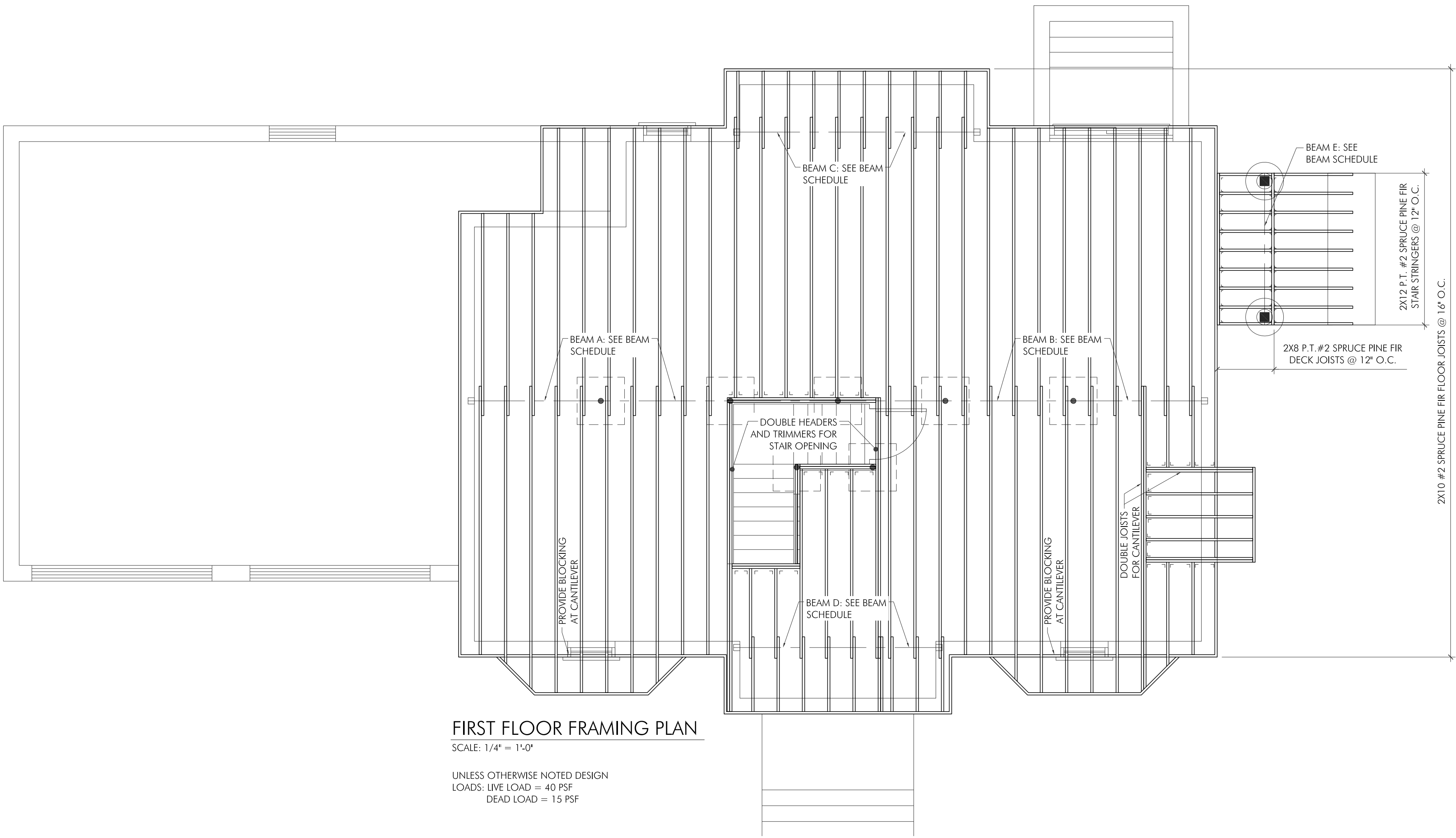
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SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"  
UNLESS OTHERWISE NOTED DESIGN  
LOADS: LIVE LOAD = 30 PSF  
DEAD LOAD = 15 PSF



FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"  
UNLESS OTHERWISE NOTED DESIGN  
LOADS: LIVE LOAD = 40 PSF  
DEAD LOAD = 15 PSF

BEAM SCHEDULE					
I.D.	QT.	DIMENSION	LOCATION	MATERIAL	MANUFACTURER
A	1	(4) 1.75 X 9.25	BASEMENT GIRDER	2.0E-2900 - APA EWS LVL STRESS CLASSES	BOISE CASCADE
B	1	(4) 1.75 X 9.25	BASEMENT GIRDER	2.0E-2900 - APA EWS LVL STRESS CLASSES	BOISE CASCADE
C	1	(3) 1.75 X 9.25	BELOW KITCHEN	2.0E-2900 - APA EWS LVL STRESS CLASSES	BOISE CASCADE
D	1	(3) 1.75 X 9.25	BELOW FOYER	2.0E-2900 - APA EWS LVL STRESS CLASSES	BOISE CASCADE
E	1	(3) 1.5 X 9.25 P.T.	UNDER SIDE DECK	P.T. #2 SPRUCE PINE FIR	BY G.C.
F	1	W 10 X 15	OVER LIVING 101/ DINING 102	A992-50 STEEL	BY G.C.
G	1	W 10 X 15	OVER KITCHEN 103	A992-50 STEEL	BY G.C.
H	1	(3) 1.75 X 18	OVER GARAGE AREA	2.0E-2900 - APA EWS LVL STRESS CLASSES	BOISE CASCADE
J	2	(2) 1.75 X 9.25	GARAGE DOOR HEADERS	2.0E-2900 - APA EWS LVL STRESS CLASSES	BOISE CASCADE
K	2	(3) 1.75 X 11.25	BAY WINDOW HEADERS	2.0E-2900 - APA EWS LVL STRESS CLASSES	BOISE CASCADE
L	1	(3) 1.75 X 9.25	OVER OPEN FOYER STAIR	2.0E-2900 - APA EWS LVL STRESS CLASSES	BOISE CASCADE
M	1	(3) 1.75 X 9.25	MASTER BED DORMER	2.0E-2900 - APA EWS LVL STRESS CLASSES	BOISE CASCADE
N	1	(3) 1.75 X 9.25	OVER OPEN FOYER	2.0E-2900 - APA EWS LVL STRESS CLASSES	BOISE CASCADE

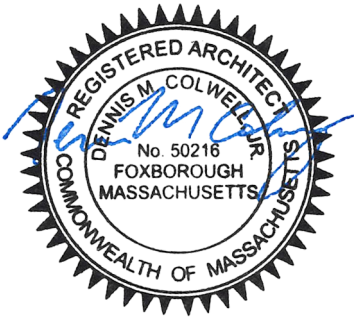
\*LENGTHS TO BE VERIFIED IN FIELD BY G.C. BEFORE ORDERING

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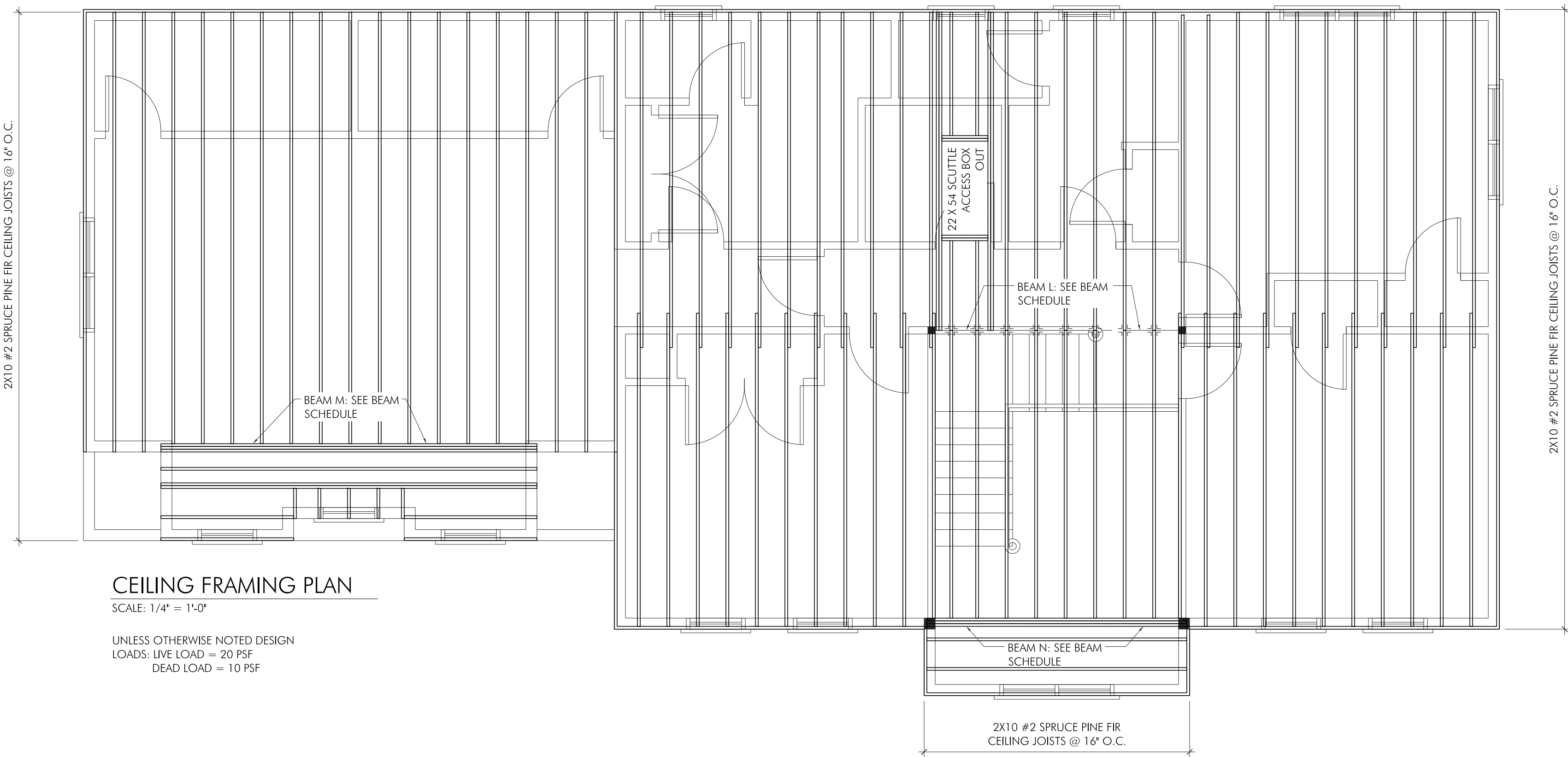
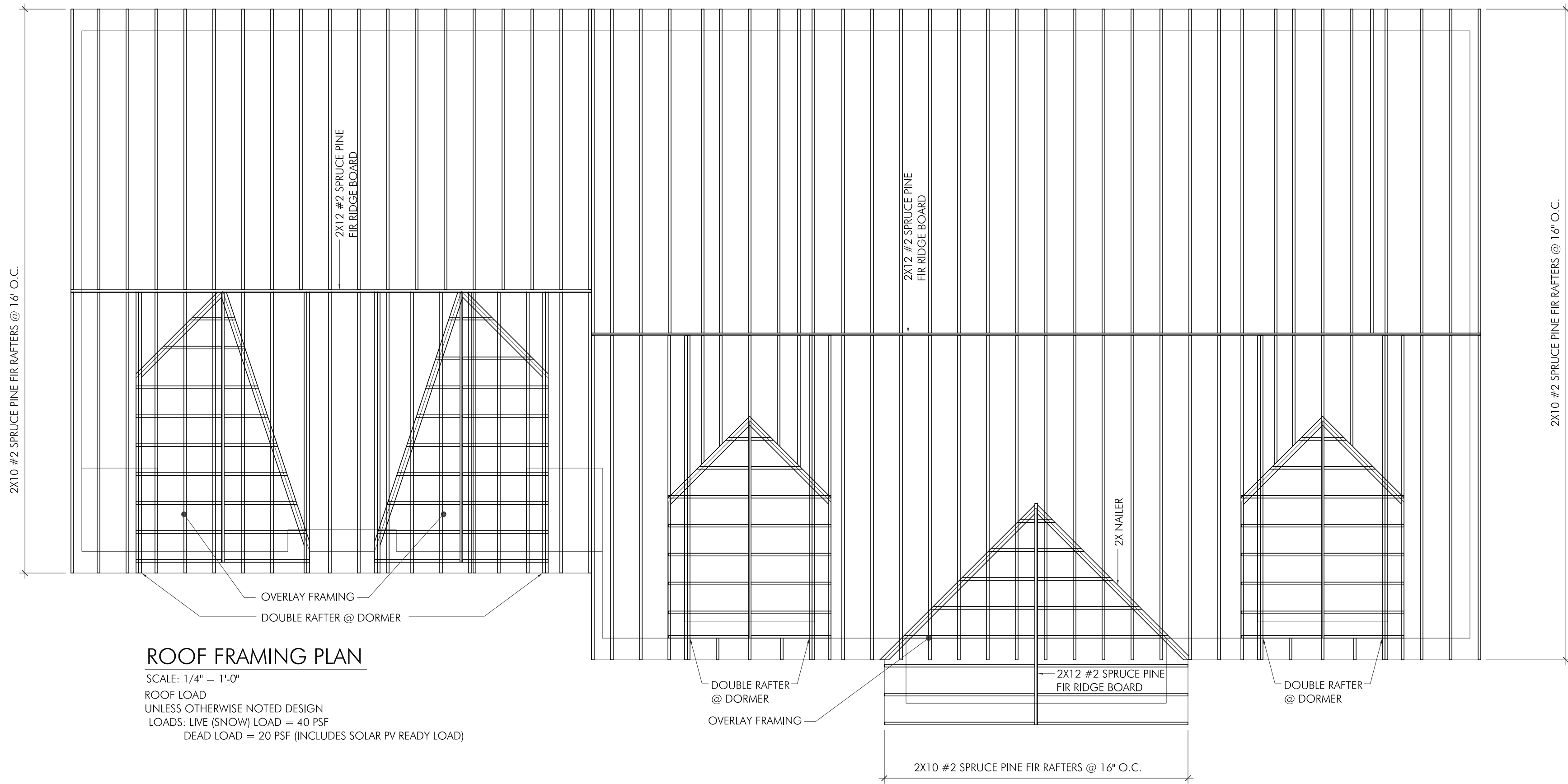
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FRAMING PLANS

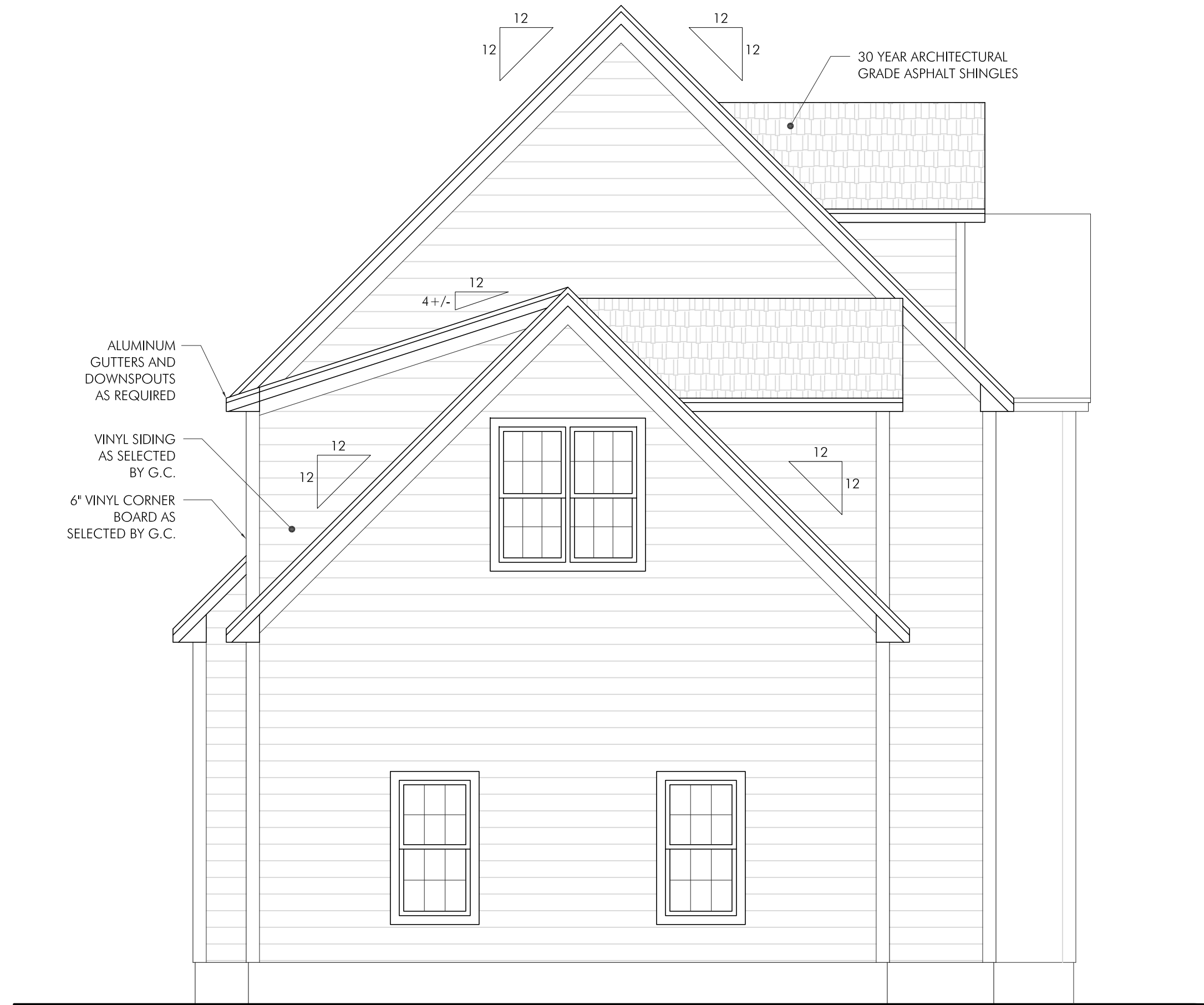
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1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



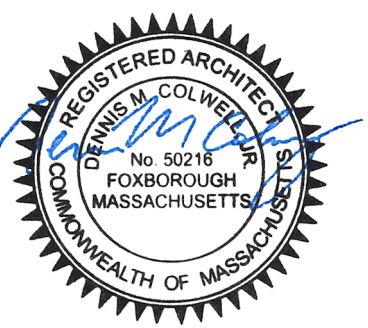
4 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

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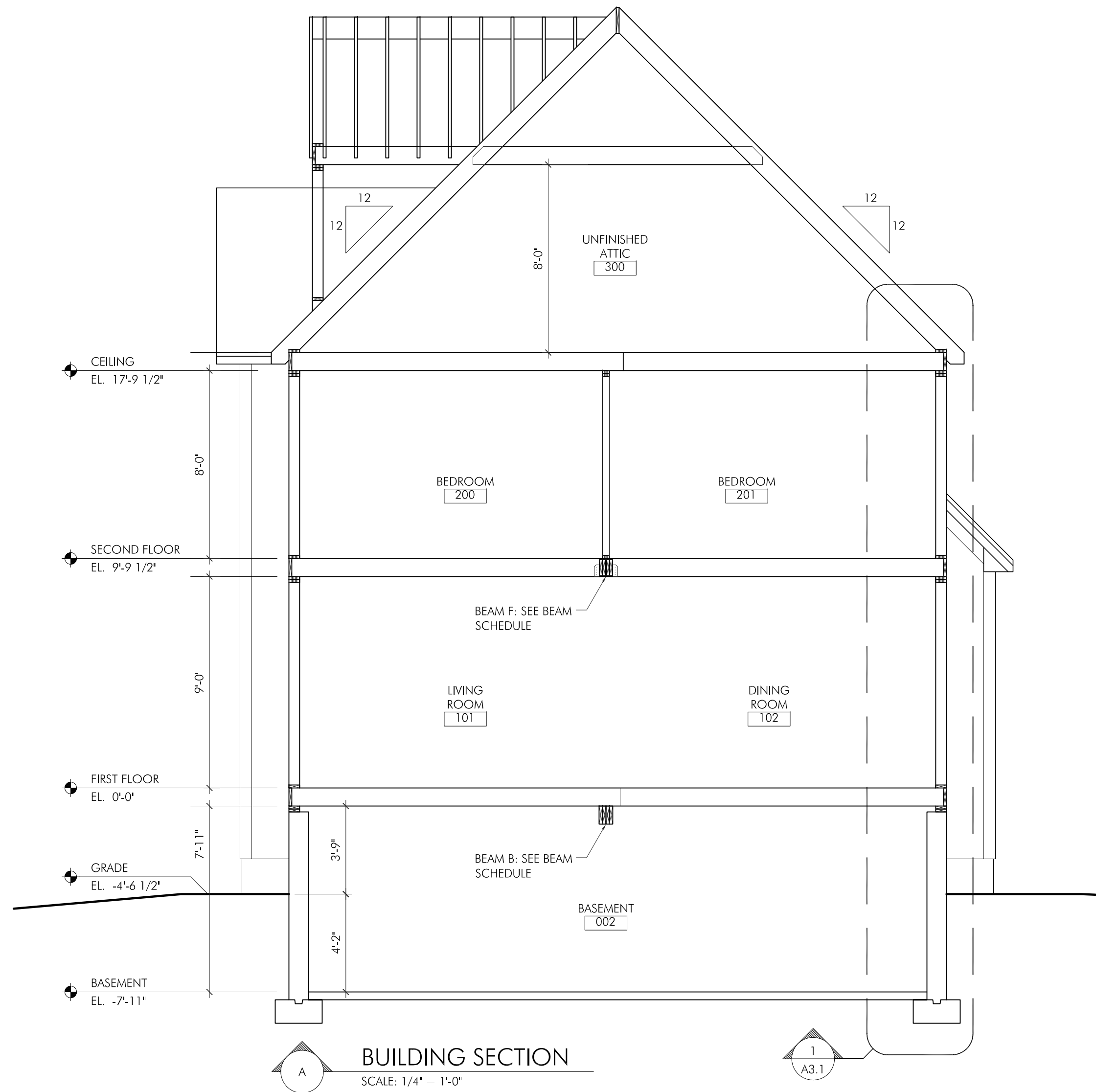
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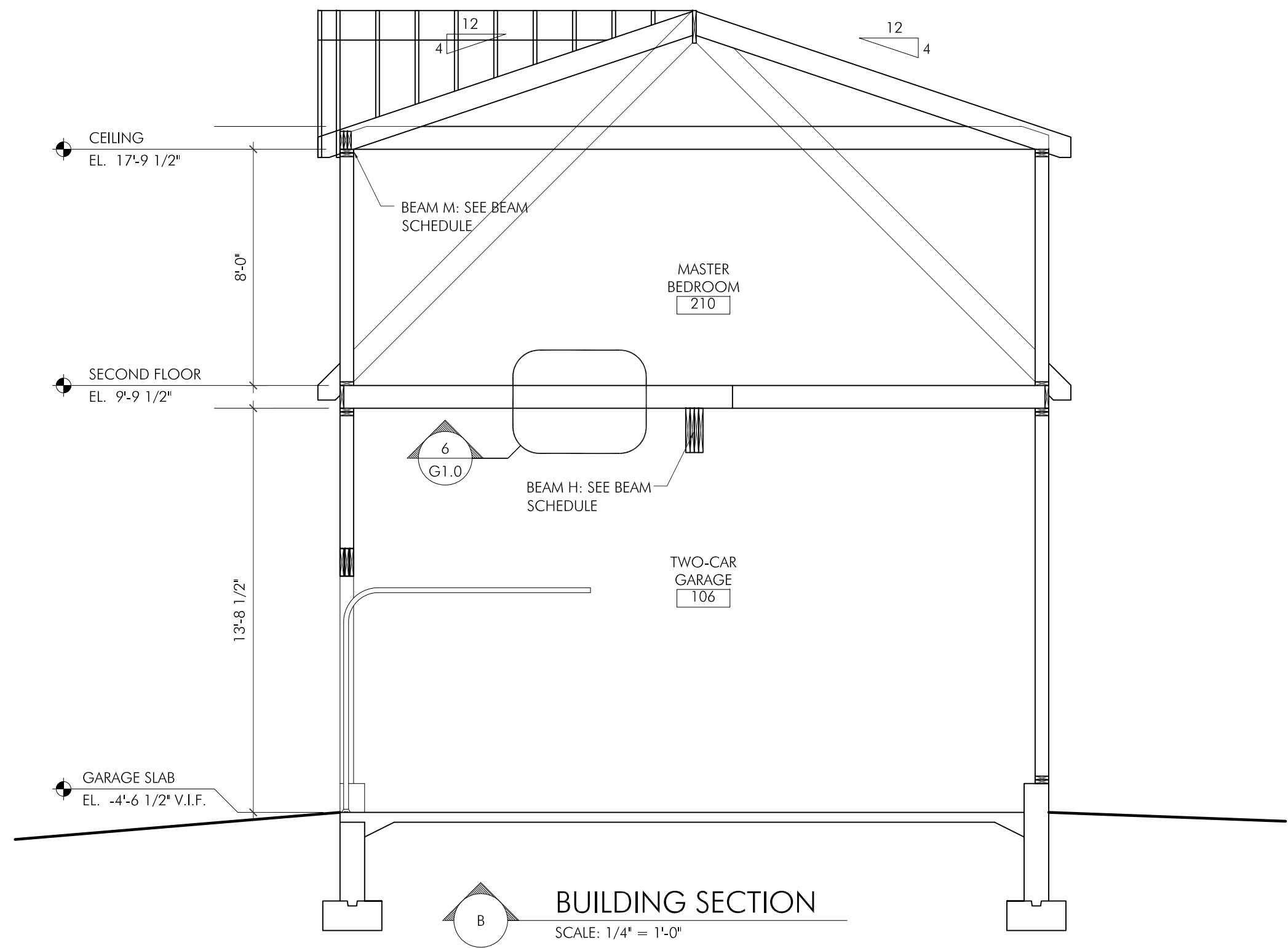
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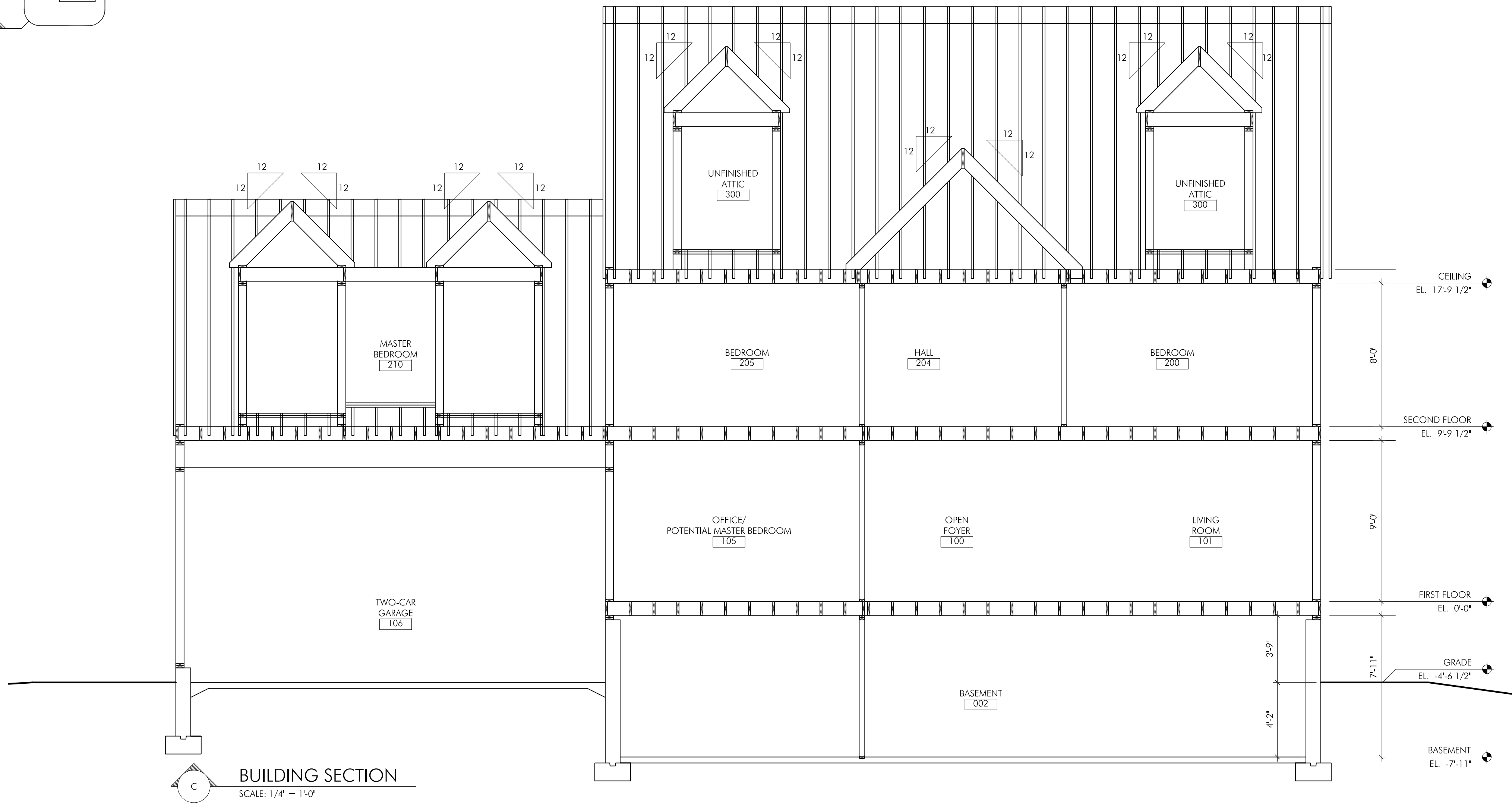
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**BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



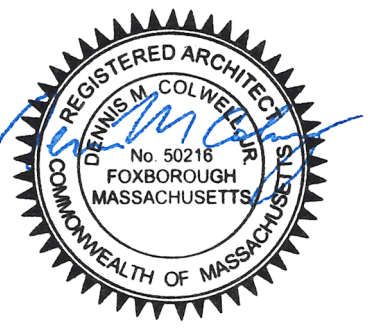
**BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

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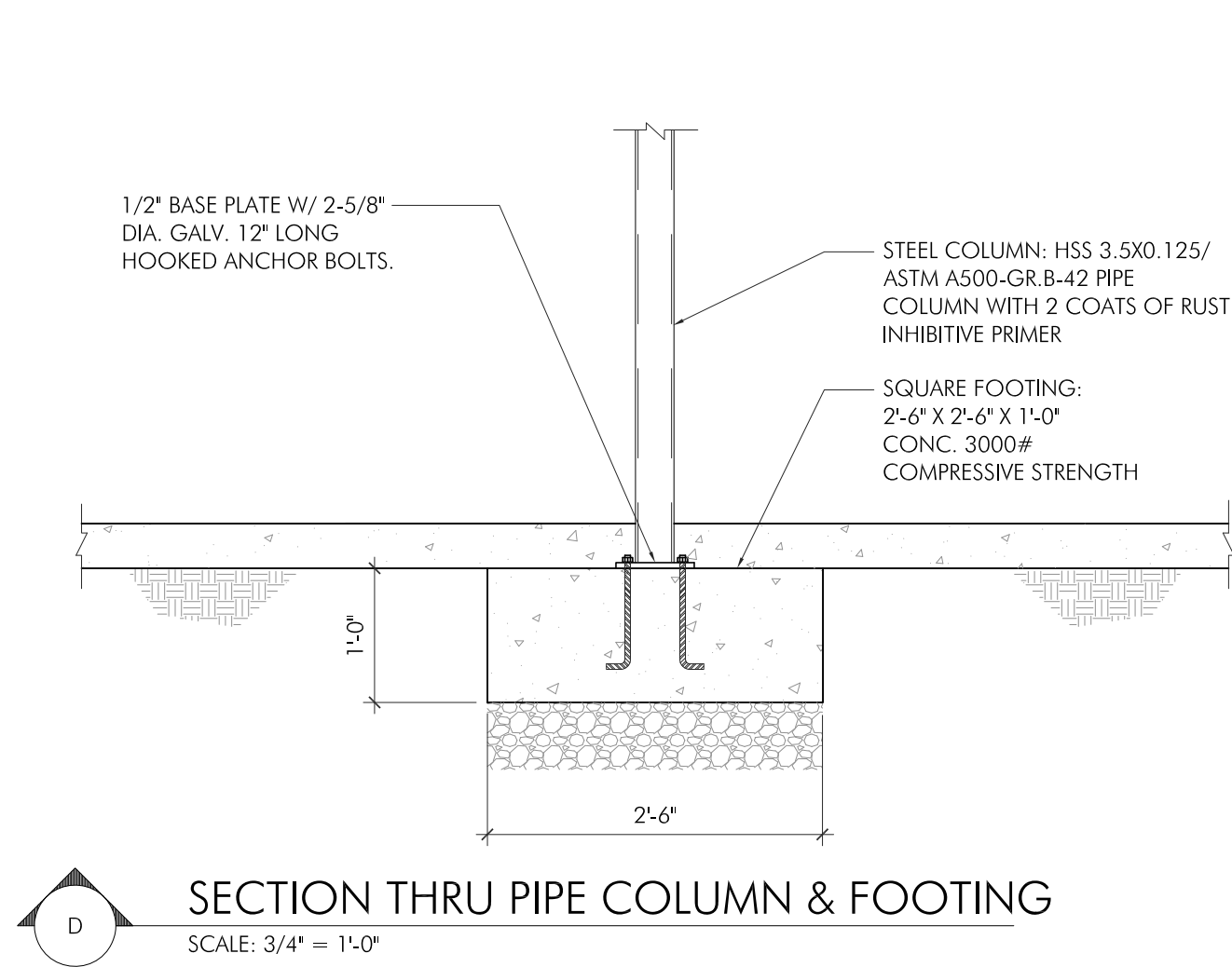
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SECTIONS & DETAILS

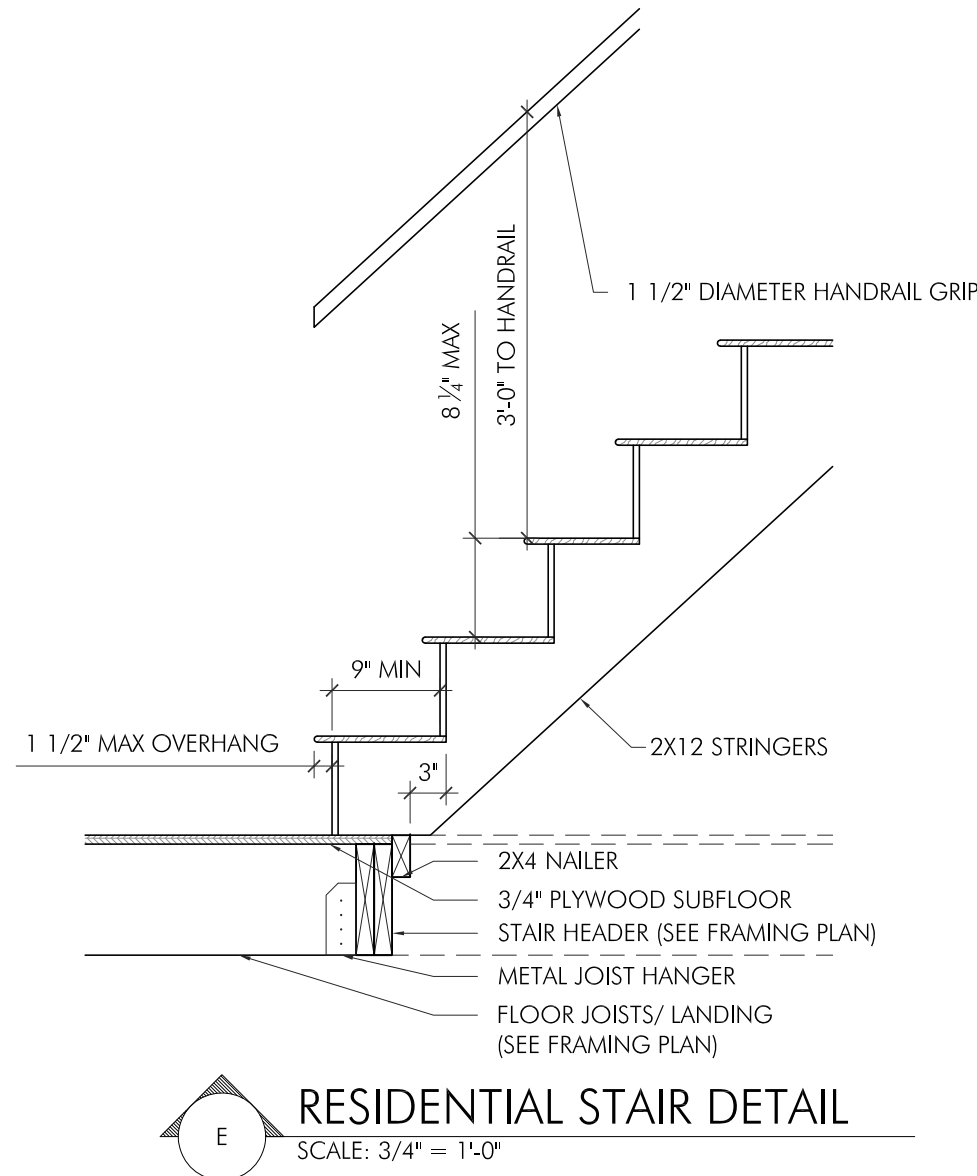
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**A3.0**



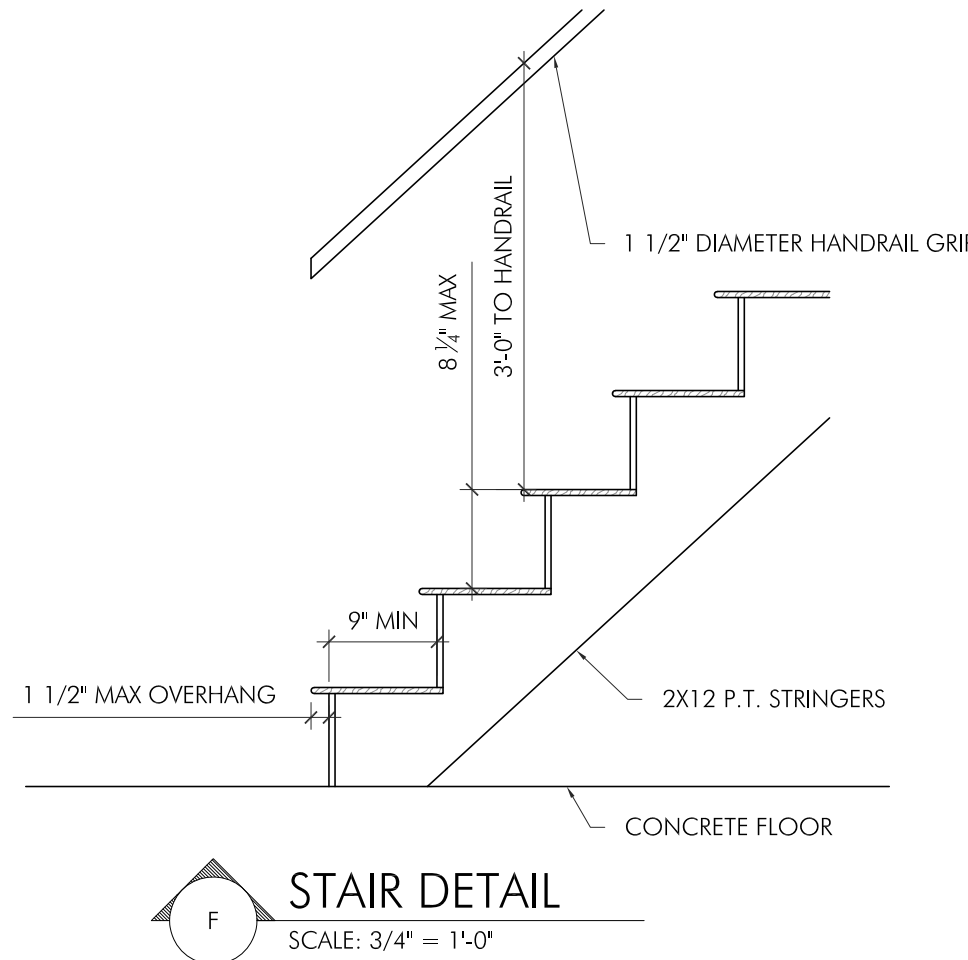
SECTION THRU PIPE COLUMN & FOOTING

SCALE: 3/4" = 1'-0"



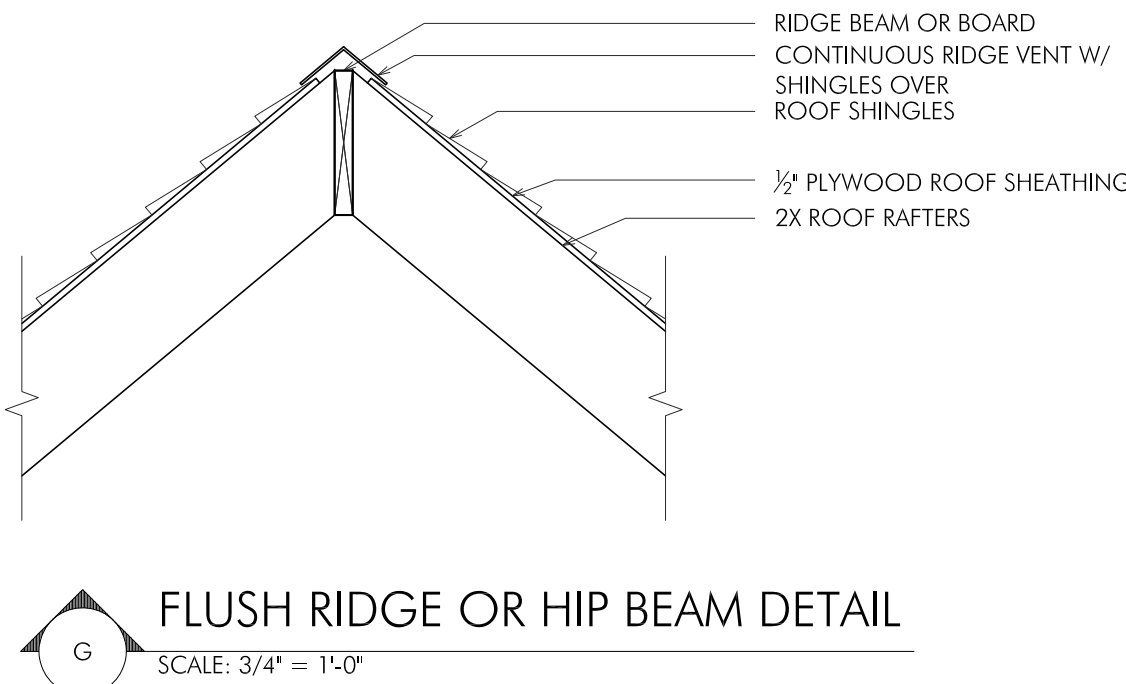
RESIDENTIAL STAIR DETAIL

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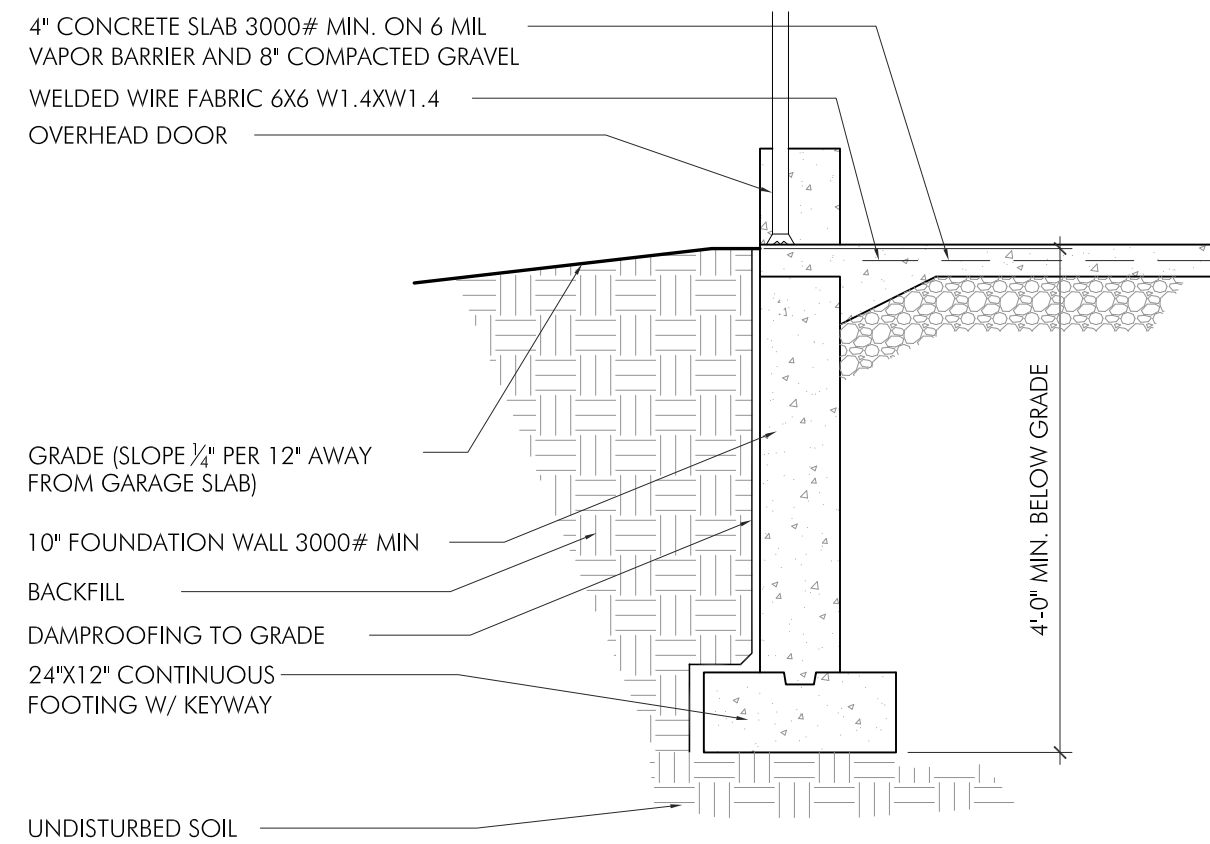
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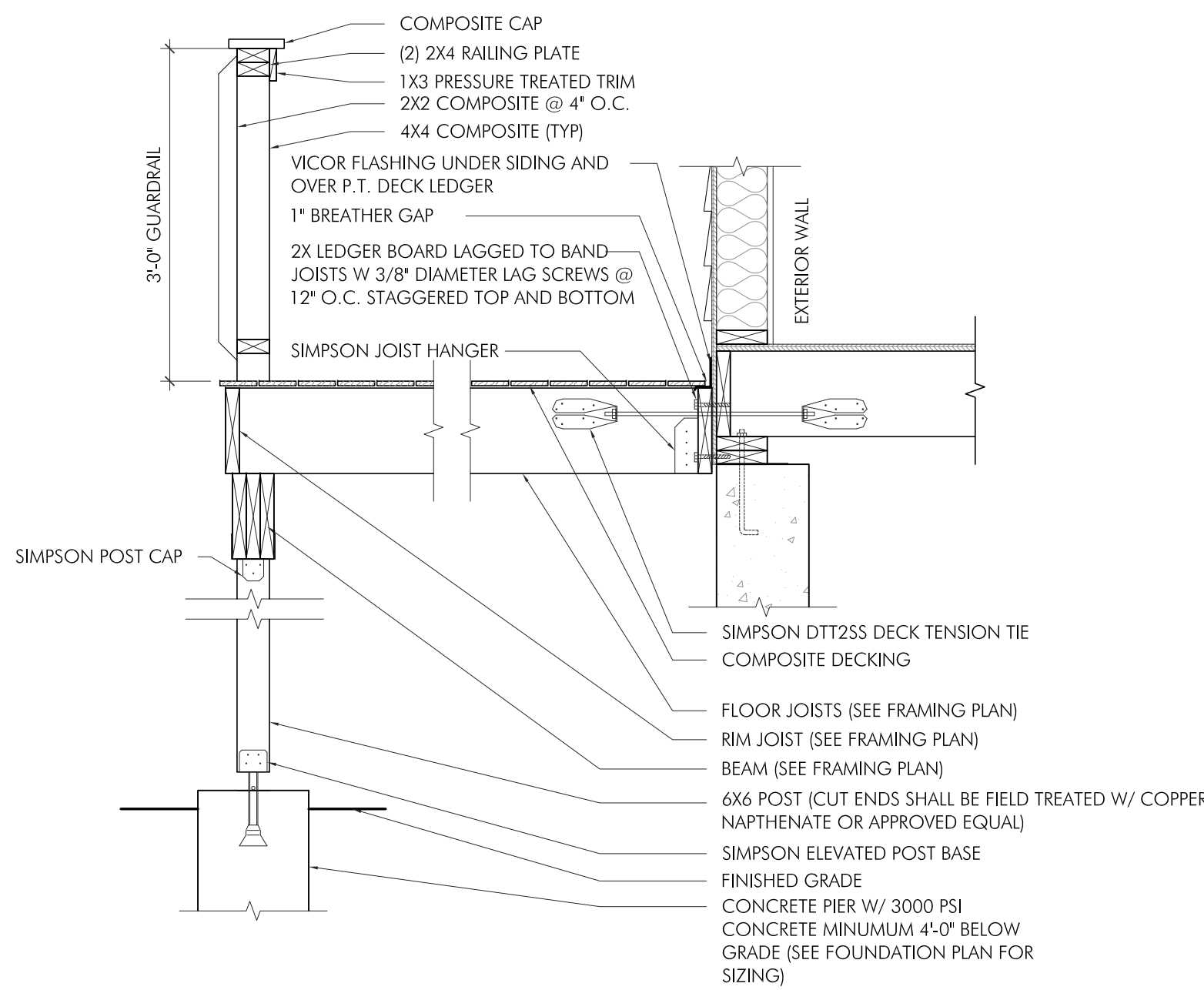
FLUSH RIDGE OR HIP BEAM DETAIL

SCALE: 3/4" = 1'-0"



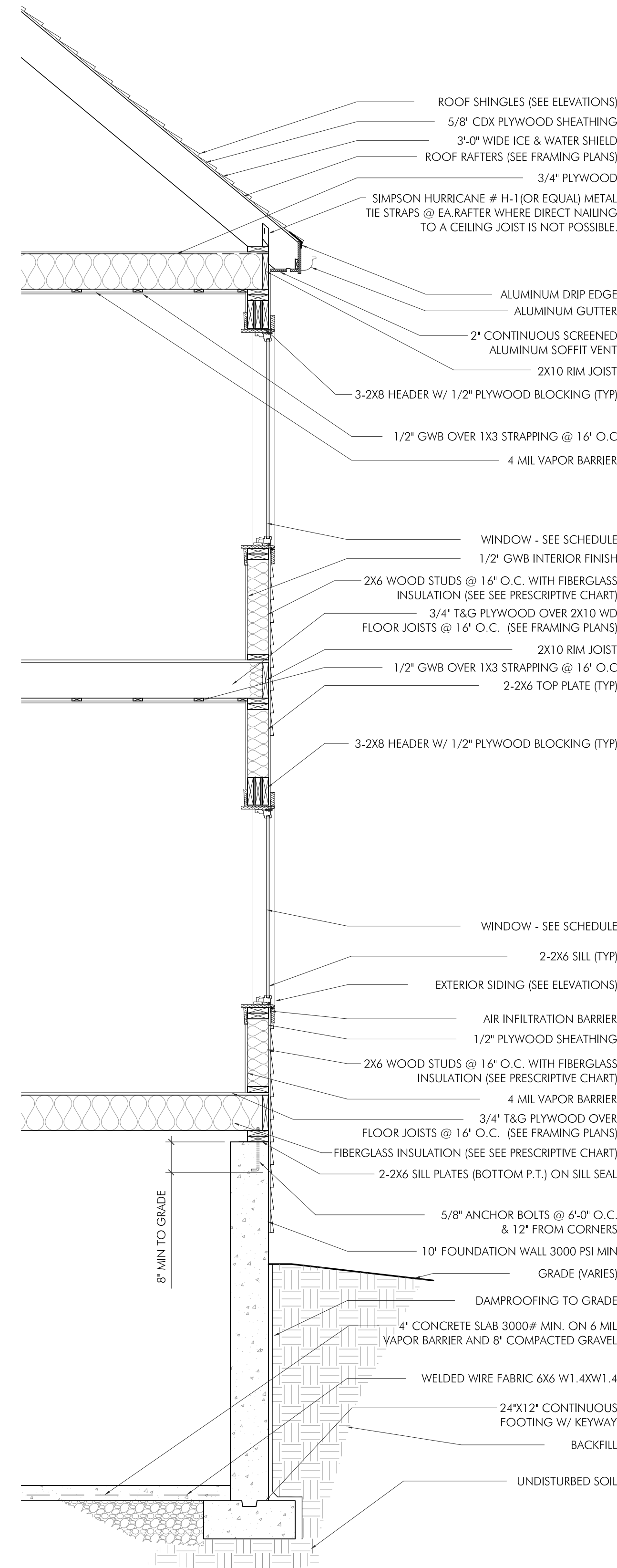
FROST WALL @ GARAGE

SCALE: 1/2" = 1'-0"



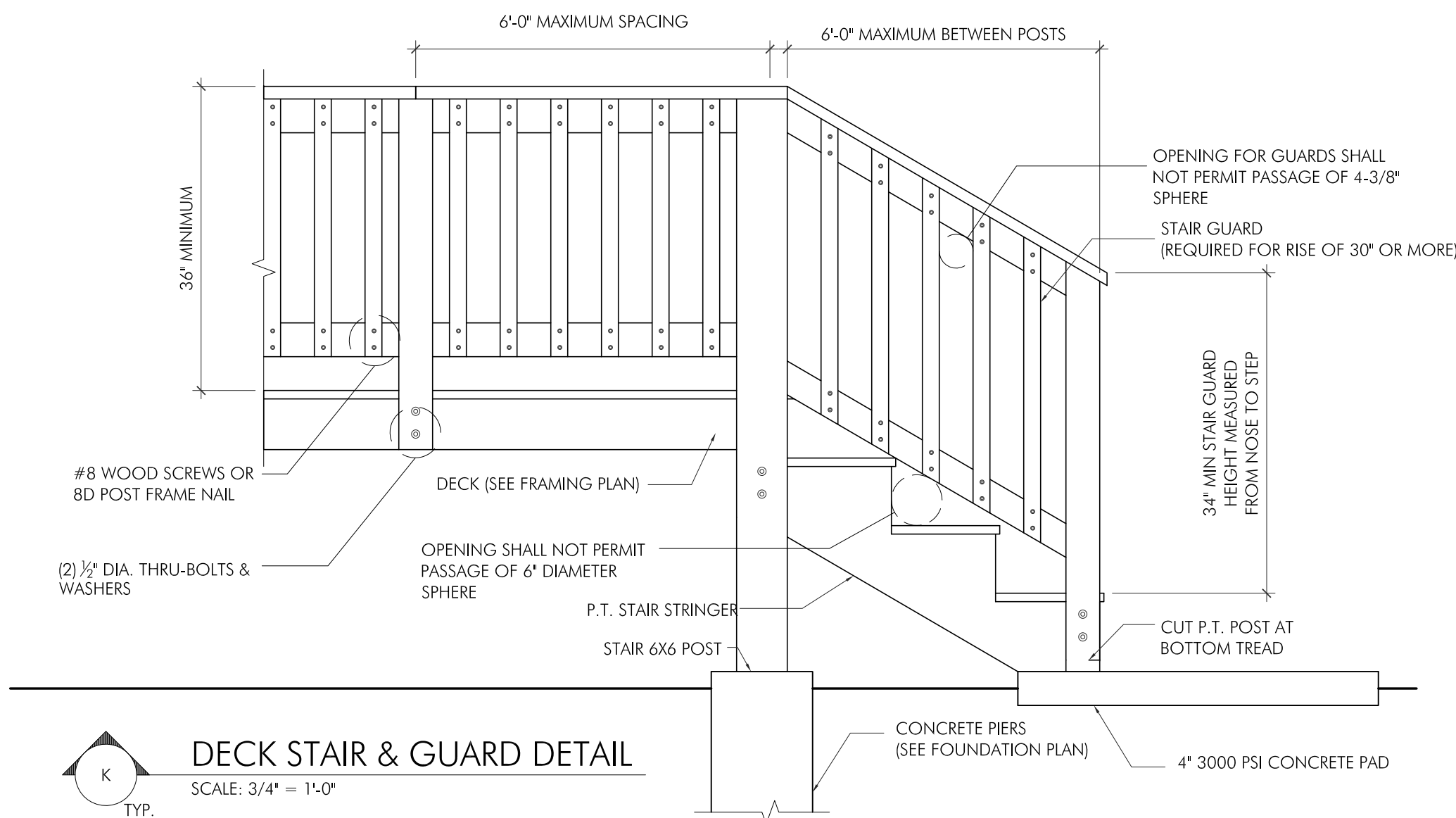
DECK DETAIL

SCALE: 3/4" = 1'-0"



WALL SECTION

SCALE: 1/2" = 1'-0"



DECK STAIR & GUARD DETAIL

SCALE: 3/4" = 1'-0"

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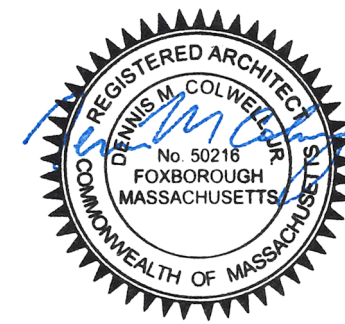
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SECTIONS & DETAILS

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