

74 PINE POINT ROAD ALTERATION & ADDITION

74 PINE POINT ROAD
STOW, MA 01775

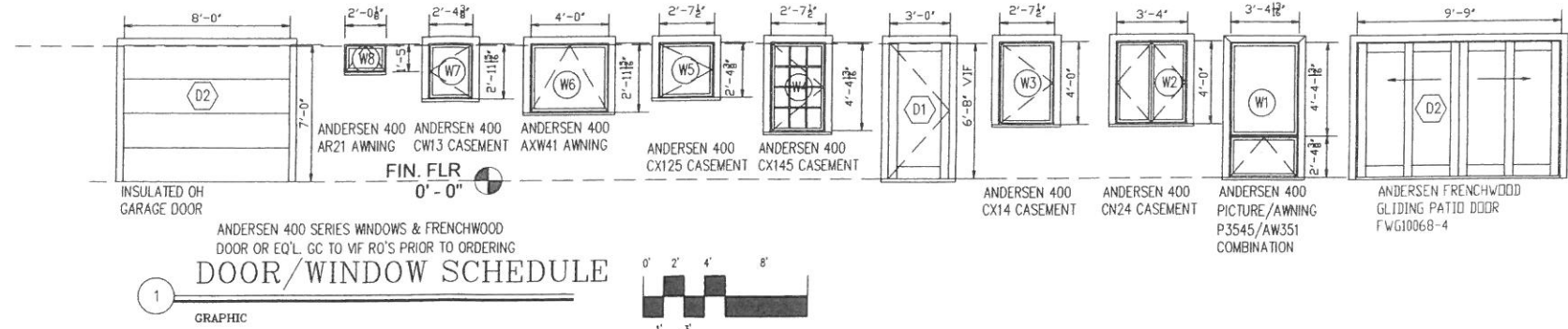
ARCHITECT:

THOMAS ROVERO, RA

25 SURRY ROAD
HINGHAM, MA (617) 590-8760

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL REFLECT ALL WORK SHOWN ON THE PLANS AND AS REQUIRED BY STATE AND LOCAL CODES.

- T-1 LIST OF DRAWINGS
- S-1 SITE PLAN
- A-1 PROPOSED FLOOR PLANS
- A-2 PROPOSED FRAMING PLANS
- A-3 PROPOSED EXTERIOR ELEVATIONS
- A-4 PROPOSED EXTERIOR ELEVATIONS
- A-5 GARAGE W/STUDIO PLANS & FRAMING



ROOM FINISH SCHEDULE

AREA	ROOM NAME	FLOOR	BASE	WALLS	CEILING	DOOR & WINDOW TRIM	REMARKS
EXTERIOR		COMPOSITE DECKING	7" SKIRT	7" CEDAR IMPRESSIONS	30 YR ARCH'L SHINGLES	4" COMP. TRIM	VENTED VINYL SOFFITS
RESIDENCE	GARAGE/MECH'L/STORAGE	CONC.	NA	CONC./WD. FRAME	VENEER PLAS. ROUGH	NA	7, 9
	STAIRHALL/MUDROOM	WOOD STRIP OAK/TILE	6" PREMIUM	BLUEBD/VENEER PLAS.	BLUEBD/VENEER PLAS.	PAINT GRADE 4" PREM	3, 4 & 7
	BEDROOMS/ALCOVE	WOOD STRIP OAK	6" PREMIUM	BLUEBD/VENEER PLAS.	BLUEBD/VENEER PLAS.	PAINT GRADE 4" PREM	3, 4 & 5
	OFFICE/STUDIO	WOOD STRIP OAK	6" PREMIUM	BLUEBD/VENEER PLAS.	BLUEBD/VENEER PLAS.	PAINT GRADE 4" PREM	
	BATHROOMS	CERAMIC TILE	4" TILE	BLUEBD/VENEER PLAS.	BLUEBD/VENEER PLAS.	PAINT GRADE 4" PREM	1, 3, 4, 5 & 6
	LIVING/REC ROOM	WOOD STRIP OAK	6" PREMIUM	BLUEBD/VENEER PLAS.	BLUEBD/VENEER PLAS.	PAINT GRADE 4" PREM	3, 4 & 5
	PATIO	BRICK PAVERS/PERVIOUS	NA	EXTERIOR SIDING	NA	SEE ELEVATIONS	WP SCONCES & OUTLETS
	CLOSETS/STORAGE	MATCH ROOM	NA	VENEER PLAS. ROUGH	VENEER PLAS. ROUGH	PAINT GRADE 4" PREM	4, 5 & 8
	KITCHEN	CERAMIC TILE	CABINET KICK	BLUEBD/VENEER PLAS.	BLUEBD/VENEER PLAS.	PAINT GRADE 4" PREM	1, 2, 3, 4 & 5

GENERAL NOTES

- ALL BLUEBD/PLASTER CEILINGS SHALL BE INSTALLED OVER 1 X 3 FLOORING
- ALL NEW TRIM PAINTGRADE PREMIUM CASING THROUGHOUT

REMARKS

- STARMARK INSET STYLE CABINETS.
- SEE PLANS FOR LC APPLIANCES.
- ALL WOOD BASE 6" PREMIUM
- 3/4" T&G SUBFLOOR
- ALL INTERIOR WOOD WND. AND DOOR CASINGS TO MATCH
- TILE SURROUND @ TUBS & SHOWERS, TYP'L
- ALL COMMON HALLS = 1 HR WALLS/CEILING MECH'L & STAIRS = 1 HR WALLS/CEILING
- CLOSET WIRE POLE & SHELF TYP.
- HLP APPROVED 6.7 KW PHOTOVOLTAIC W/ INVERTER & GEOTHERMAL HEAT PUMP MECH'L & ELECT'L SYSTEMS DESIGN/BUILD

ELECTRICAL FIXTURE SCHEDULE

AREA	ROOM NAME	RECESS'D CANS	CEILING J BOX	PHONE OUTLET	CATV	SMOKE/HEAT DETECTOR EXIT LIGHT PULL STATION	OTHER
RESIDENCE	BASEMENT/GARAGE	NA	6 WP FL BULBS	NA	NA	2 SMOKE/CO2	HEATPUMP/INVERTER
	STAIRHALL/MUDROOM	NA	1 CLG FIXT 1 SCONCE/FLR	NA	NA	SMOKE/CO2 @ LANDINGS	INTERCOM/DOOR CHIMES
	BEDROOMS/ALCOVE	4/3 ON DIMMER	1/CEILING FIXT	1	1	SMOKE	1 SWITCHED OUTLET
	OFFICE/STUDIO	4/8 ON DIMMER	2 WP OUTLETS	NA	NA	SMOKE	1 SWITCHED OUTLET
	BATHROOMS	NA	FAN/LIGHT & VAN	NA	NA	NA	2 SCONCES @ VANITY/GR
	LIVING/REC ROOM	6 EA. ON DIMMER	2 WAY, 2 BOXES	NA	1	SMOKE	1 SWITCHED OUTLET
	PATIO	NA	3 WP SCONCES, 1 MOTION	NA	NA	NA	2 WP SCONCES/1 MOTION
	CLOSETS/STORAGE	NA	1 CEIL'G FLOOR.	NA	NA	NA	PULL FLOURESCENT
	KITCHEN	6 ON DIMMER	1	1	1	NA	RANGE HOOD/WW/DISPOSAL

ZONING COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, ETC. 74 PINEPOINT ROAD, STOW, MA. SINGLE FAMILY ADDITION

(1) USE ITEM: R-3 SINGLEFAMILY DWELLING (PRE EXISTING, NON CONFORMING)
(2) DIMENSIONAL REQUIREMENTS: STOW SINGLE-FAMILY RESIDENTIAL (R) DISTRICT.

(R/C) RESIDENTIAL SUB-DISTRICT	LOT # 74 ZONE	MIN. LOT SIZE (SF)	MIN. LOT AREA FOR ADDITIONAL DWELLING UNIT (SF)	TOTAL LOT SIZE (SF)	MIN. LOT WIDTH (FT)	FLOOR AREA RATIO (MAX) NA	MAX. HEIGHT OF BUILDING (FT)	MINIMUM OPEN SPACE %	MIN. FRONT YARD (FT)	MIN. SIDE YARD (FT)	MIN. REAR YARD (FT)	MAX. USE OF REAR YARD (%)
R	REQ'D BY CODE	65,340 SF	N/A	65,340 SF	200 FT	NA	35 FT	10 %	30 FT	25 FT	40'	25%
R	EXISTING CONDITION	10,249 SF	N/A	10,249 SF	45.54 FT	NA	30 FT	30.5 %	12'-10"	11'-6"	16'-7"	0
R	PROPOSED CONDITION	10,249 SF	N/A	10,249 SF	45.54 FT	NA	30 FT	30.5 %	12'-10"	11'-6"	16'-7"	0

REVISIONS

No.	Description	Date
1	PER ZBA	5/28/15
2	PER BRA	9/8/15

STAMP

THOMAS ROVERO, RA
25 SURRY ROAD
HINGHAM, MA 01904

Thomas Rovero, AIA
1 Morse Pond Road
Wellesley, MA 02181
Tel. 617-237-7883

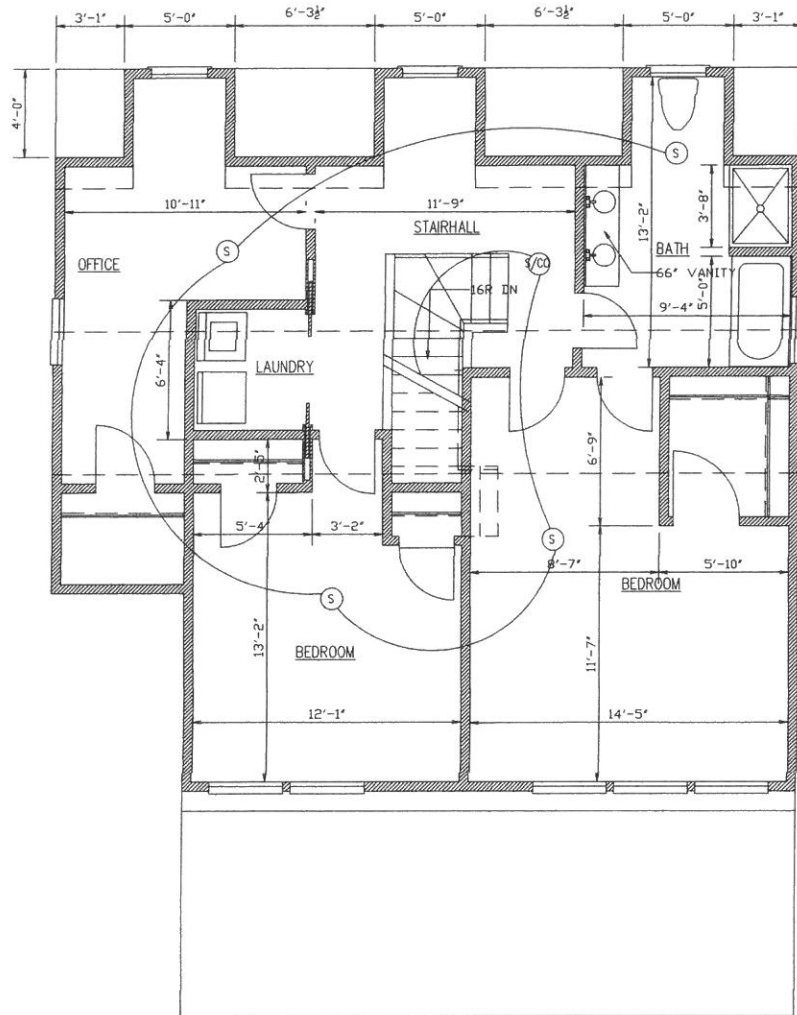
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48 - 50 W. TREMLETT ST.
NEW TWO FAMILYS
48 - 50 W. TREMLETT ST.
BOSTON, MA

DATE 4/24/14
DRAWN BY TR
CHECKED BY EG
PROJECT NUMBER
COMP. DWG. NAME 48-50W/TREMLETT.DWG
SCALE 1/4" = 1'-0"

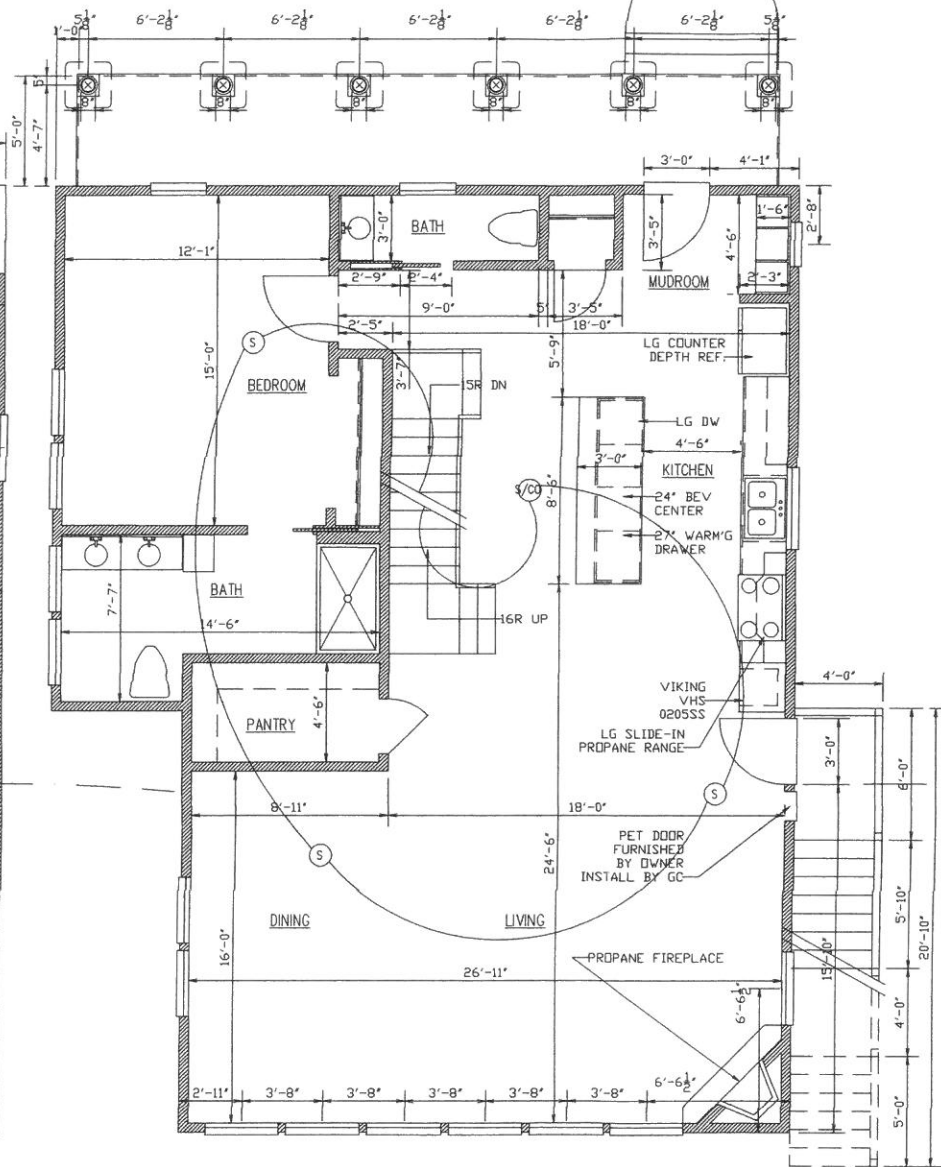
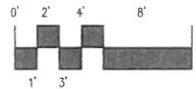
TITLE
LIST OF DRAWINGS
NOTES, ZONING
& SCHEDULES

T-1

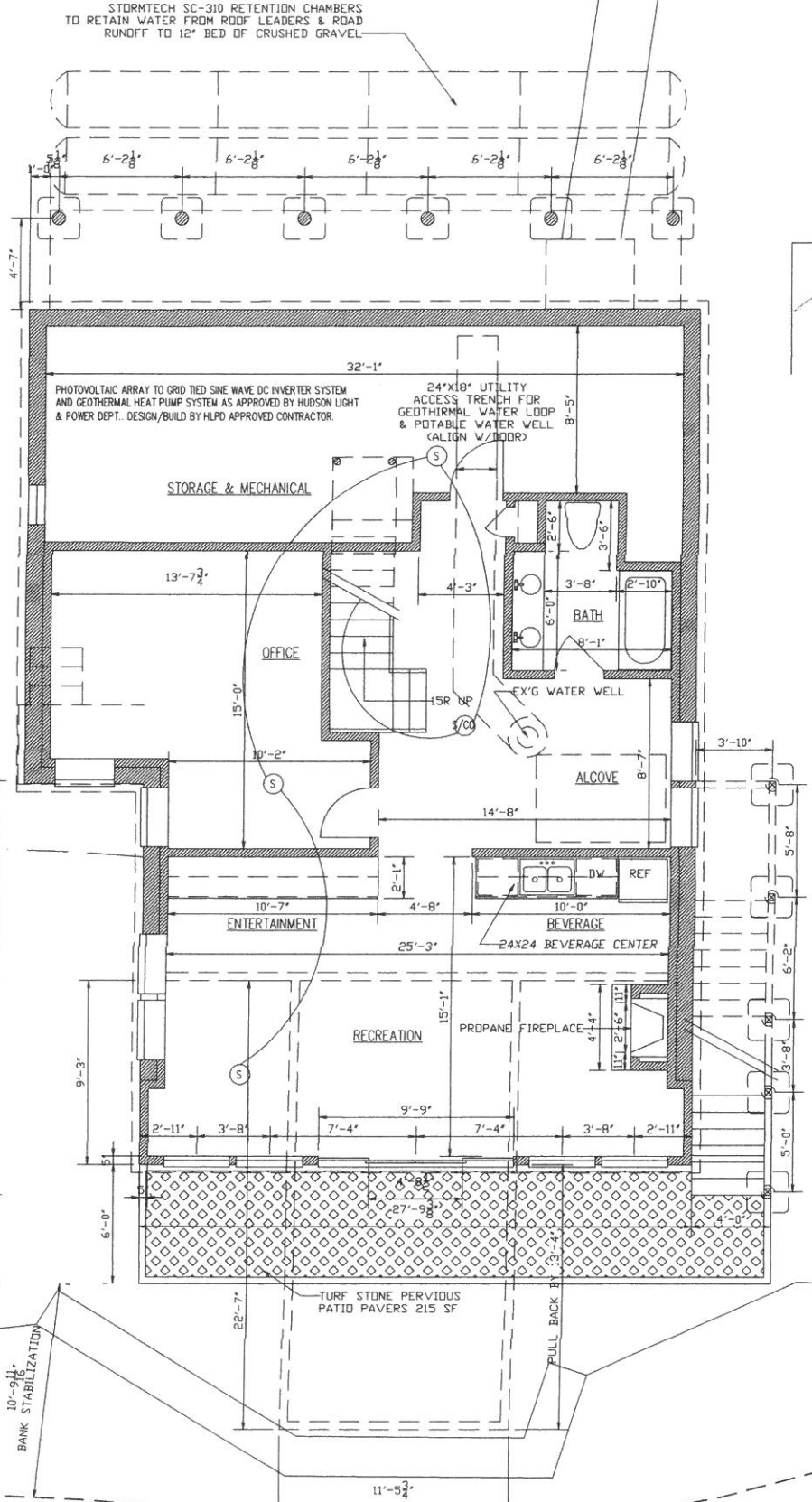
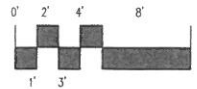
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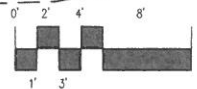
1 HALF STOREY PLAN
 1/4" = 1'-0" 980 SF LIVING AREA = 980 SF



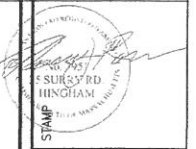
1 FIRST FLOOR PLAN
 1/4" = 1'-0" 1,337 LIVING SF TOTAL
 WALK-OUT 1,337 SF + 1ST FLOOR 1,337 SF + 3RD FLOOR 980 SF = 3,654 SF TOTAL
 WALK-OUT 965 SF + 1ST FLOOR 1,337 SF + 3RD FLOOR 980 SF = 3,282 SF LIVING + 372 SF STORAGE & MECHANICAL



1 WALK OUT PLAN
 1/4" = 1'-0" 965 LIVING SF + 372 SF MECH'L STORAGE = 1,337 SF



No.	REVISIONS Description	Date
2	STONE VENEER	3/1/19
2	RBM COLUMIAL	3/23/19



Thomas Rovero, AIA
 1 Moses Pond Road
 Wellesley, MA 02181
 Tel. 617-237-7883

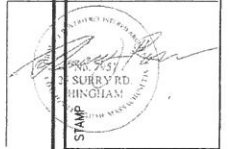
PROJECT TITLE
 74 PINE POINT ROAD
 ALTERATIONS
 74 PINE POINT ROAD
 STOW, MA

DATE	2/2/19
DRAWN BY	TR
CHECKED BY	EG
PROJECT NUMBER	
COMP. FIRM NAME	74PINEPOINT.DWG
SCALE	NTS

TITLE
 WALK-OUT LEVEL
 MAIN FLOOR &
 HALF STORY PLANS

A-1

No.	REVISIONS Description	Date
1	STONE VENEER	3/1/19
2	RBM COLUMBIAN	3/23/19



Thomas Rovero, AIA
 1 Morse Pond Road
 Wellesley, MA 02181
 Tel. 617-237-7883

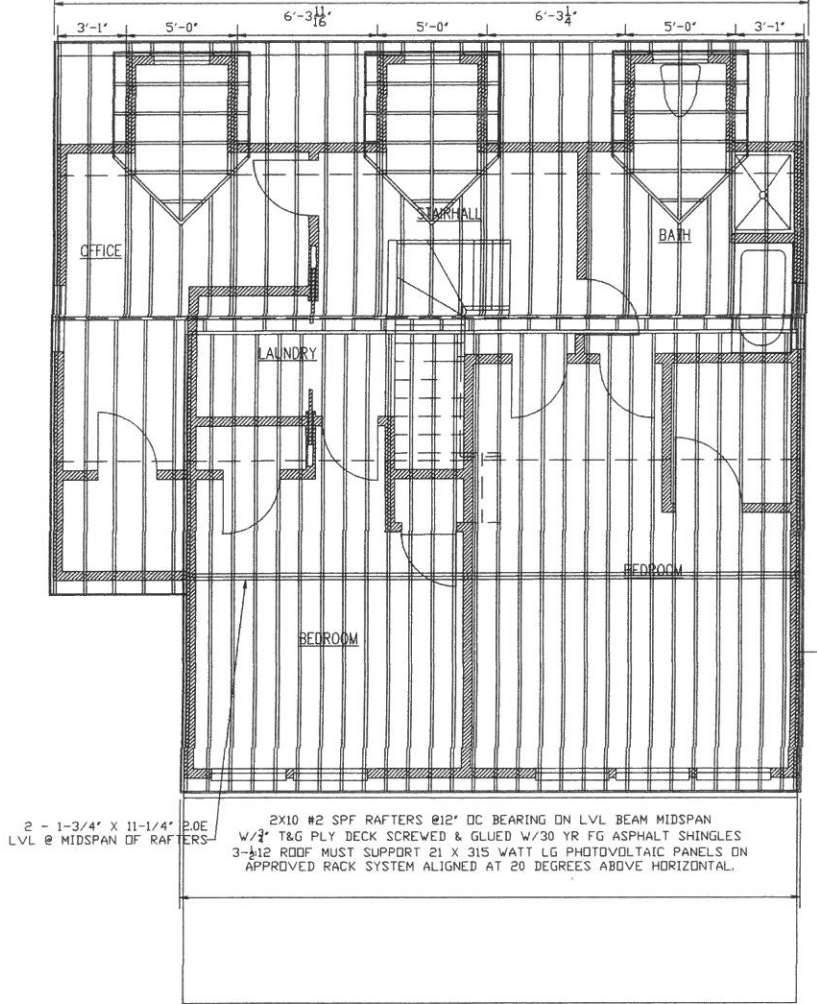
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 74 PINE POINT ROAD
 ALTERATIONS
 74 PINE POINT ROAD
 STOW, MA

DATE 2/2/19
 DRAWN BY TR
 CHECKED BY EG
 PROJECT NUMBER
 COMP. ENG. NAME 74PINEPOINT.DWG
 SCALE NTS

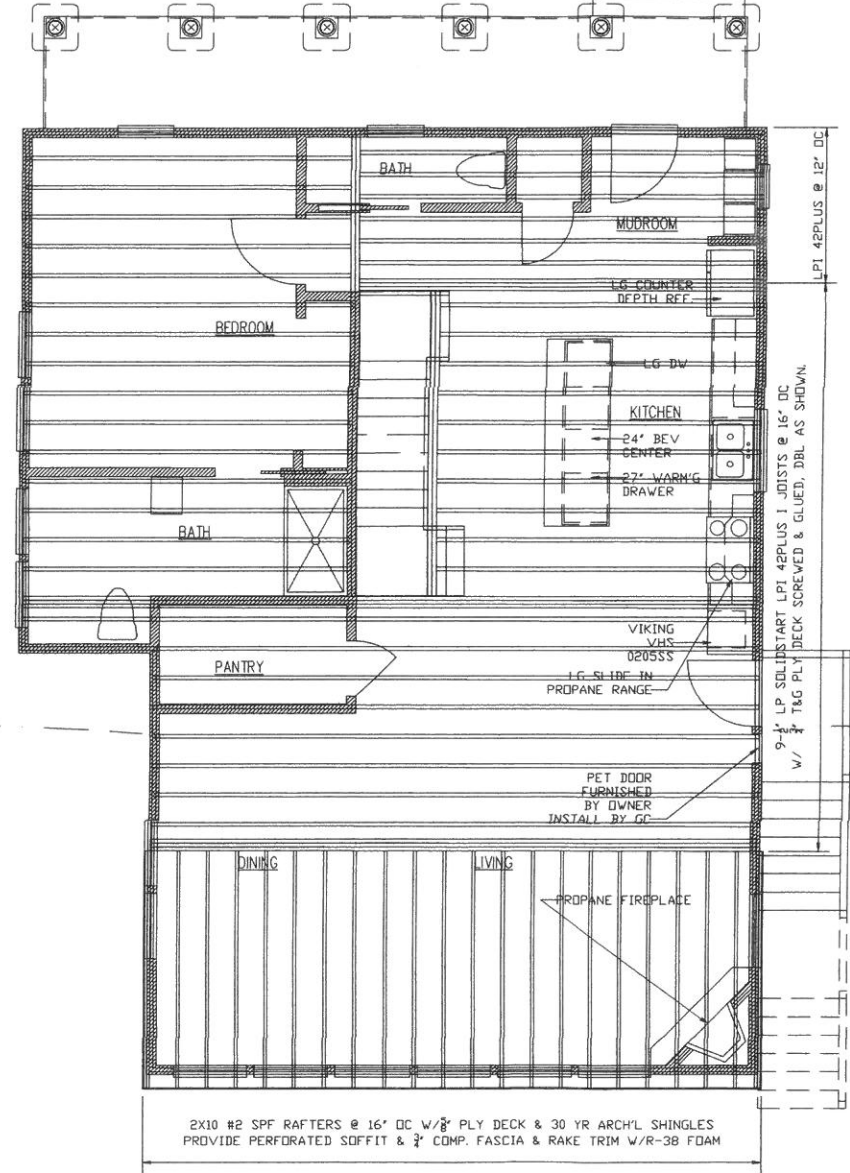
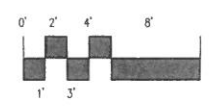
TITLE
 WALK-OUT LEVEL
 MAIN FLOOR &
 HALF STORY FRAMING

A-2
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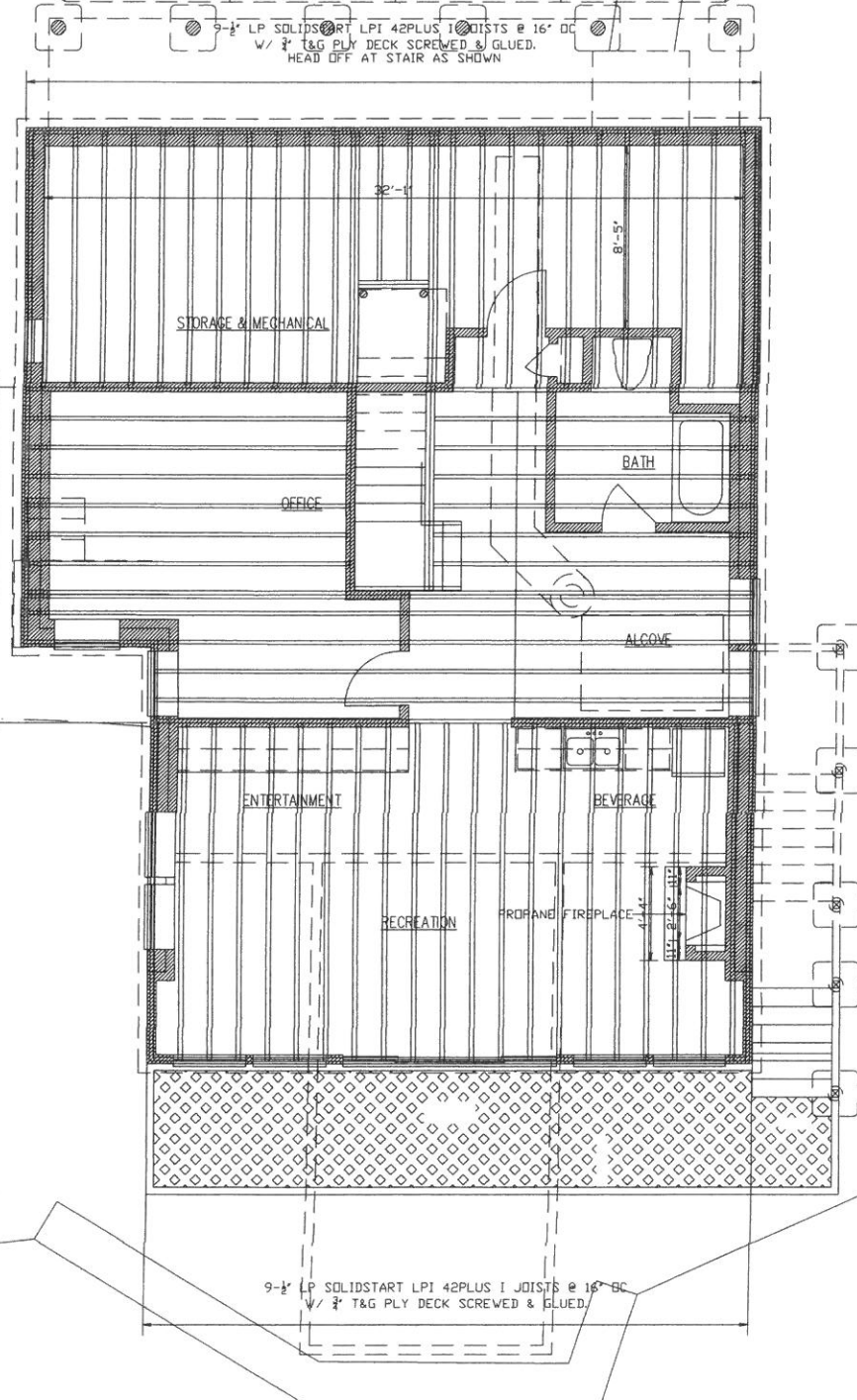
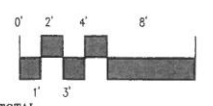
2X10 #2 SPF RAFTERS @16" OC INTO 2X12 RIDGE W/GALV'D HURRICANE TIES AND RAFTER CONNECTORS THROUGHOUT W/3/4" T&G PLY DECK SCREWED & GLUED W/30 YR FG ASPHALT SHINGLES 14:12 ROOF PITCH W/2X FRAMED DOGHOUSE DORMERS W/DBL RAFTERS AS SHOWN



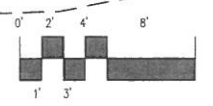
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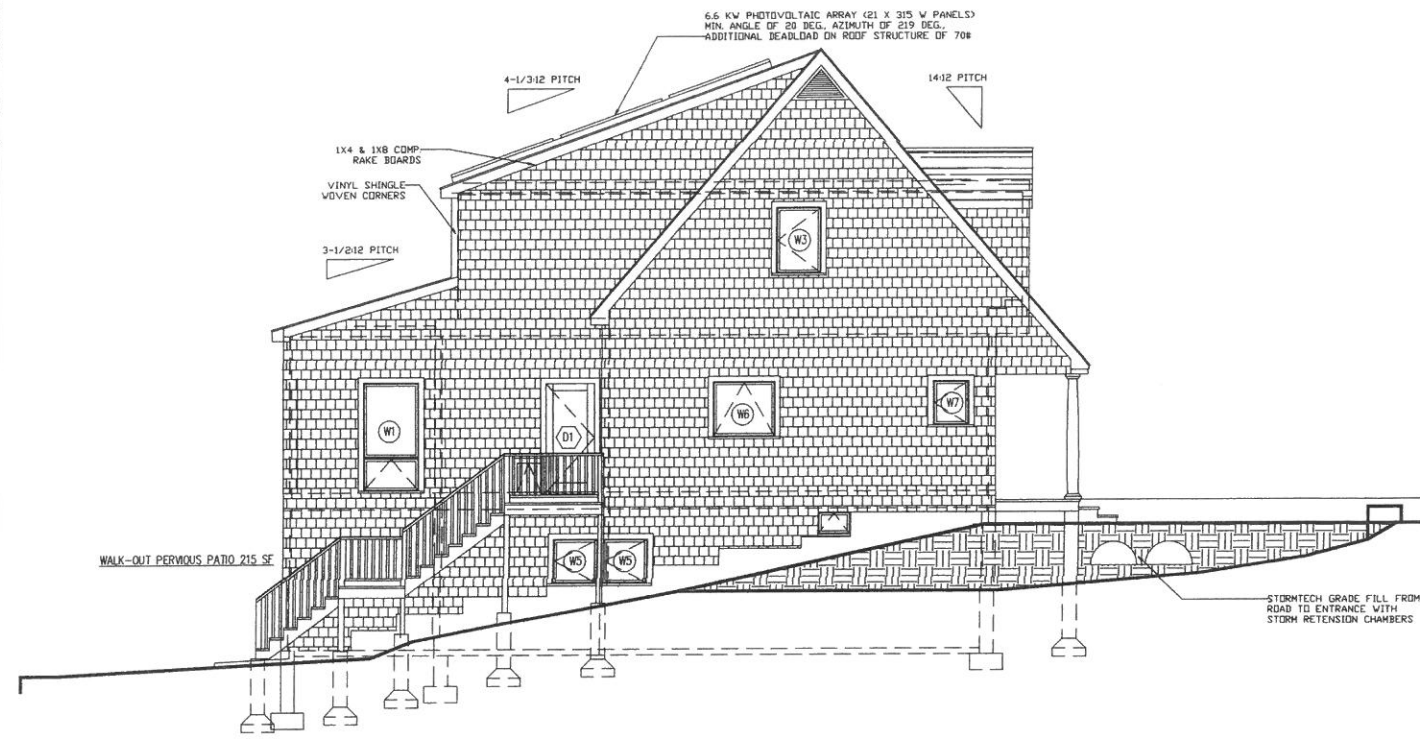


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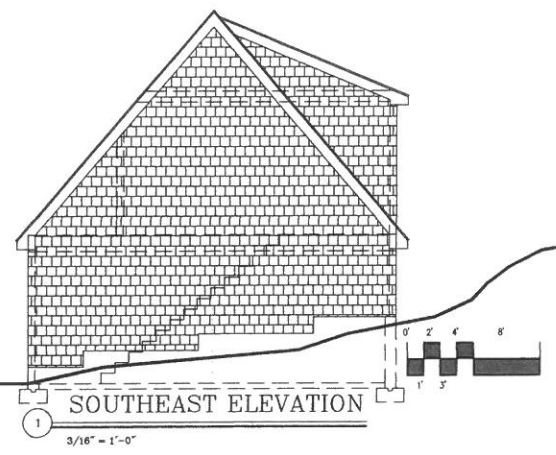


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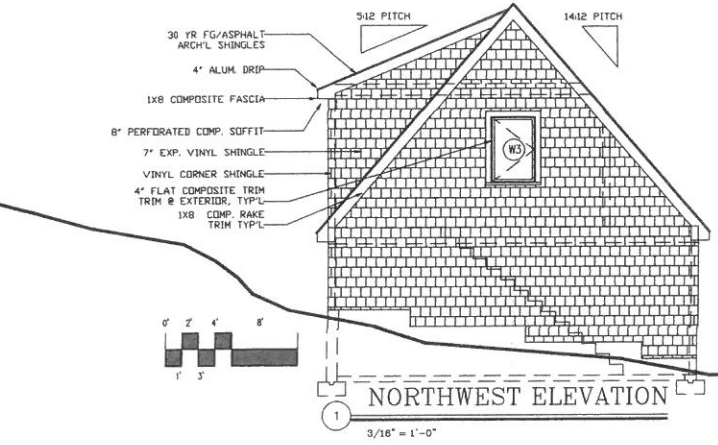




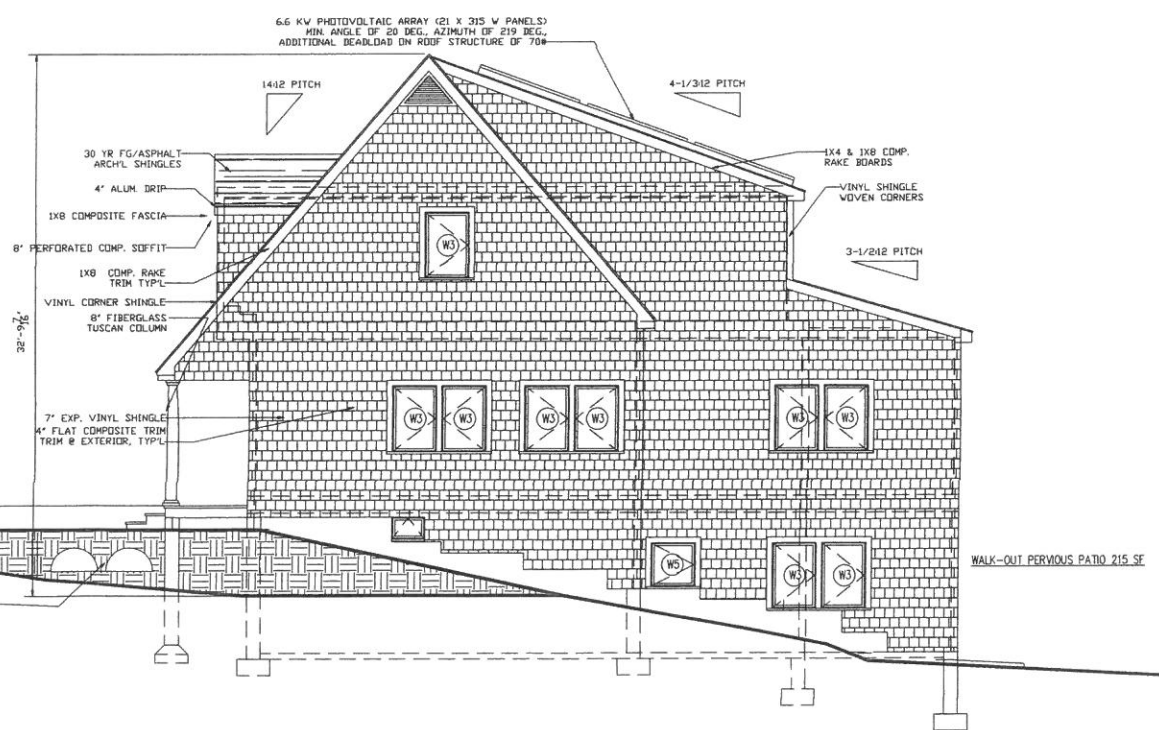
1
SOUTHEAST ELEVATION
3/16" = 1'-0"



1
SOUTHEAST ELEVATION
3/16" = 1'-0"



1
NORTHWEST ELEVATION
3/16" = 1'-0"



1
NORTHWEST ELEVATION
3/16" = 1'-0"

REVISIONS	
No.	Description
1	STONE VENEER
2	BBV COLONIAL



Thomas Rovero, AIA
1 Morsees Pond Road
Wellesley, MA 02181
Tel. 617-237-7883

PROJECT TITLE
74 PINE POINT ROAD
ALTERATIONS
74 PINE POINT ROAD
STOW, MA

DATE	2/2/19
DRAWN BY	TR
CHECKED BY	EG
PROJECT NUMBER	
COMP. DWG. NAME	74PINEPOINT.DWG
SCALE	NTS

TITLE
EXTERIOR
ELEVATIONS

A-4

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