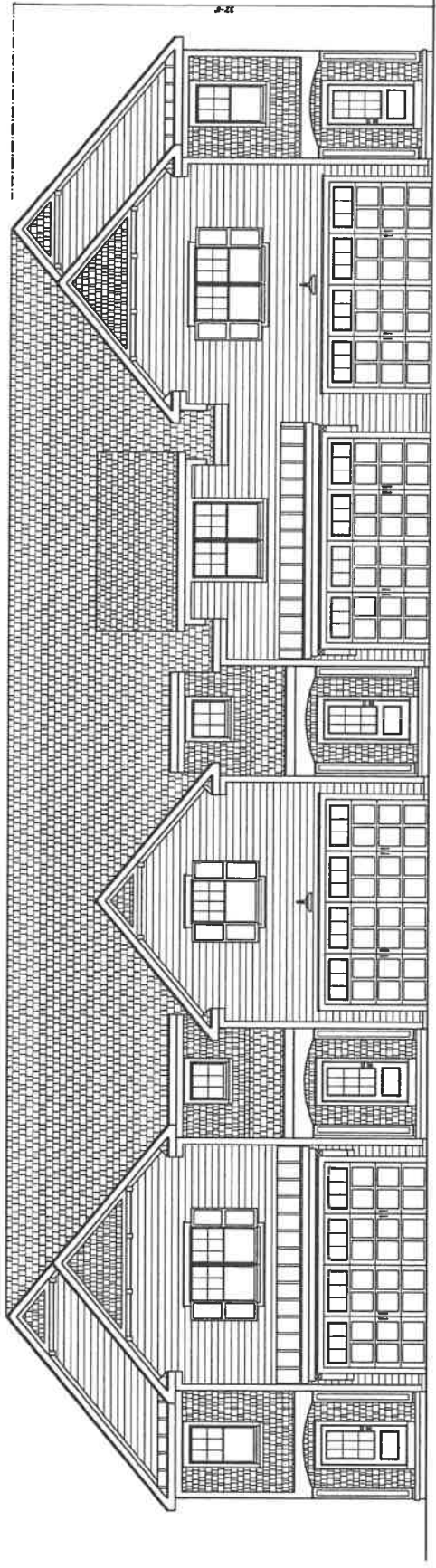


THE RESIDENCES AT PINNACLE POINT
PINNACLE DRIVE – WALPOLE, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF WALPOLE
COMPREHENSIVE PERMIT REGULATIONS
APRIL 28, 2022

SECTION 3.2.7 – PRELIMINARY SCALED ARCHITECTURAL DRAWINGS



AREA: 2046 SQ FT

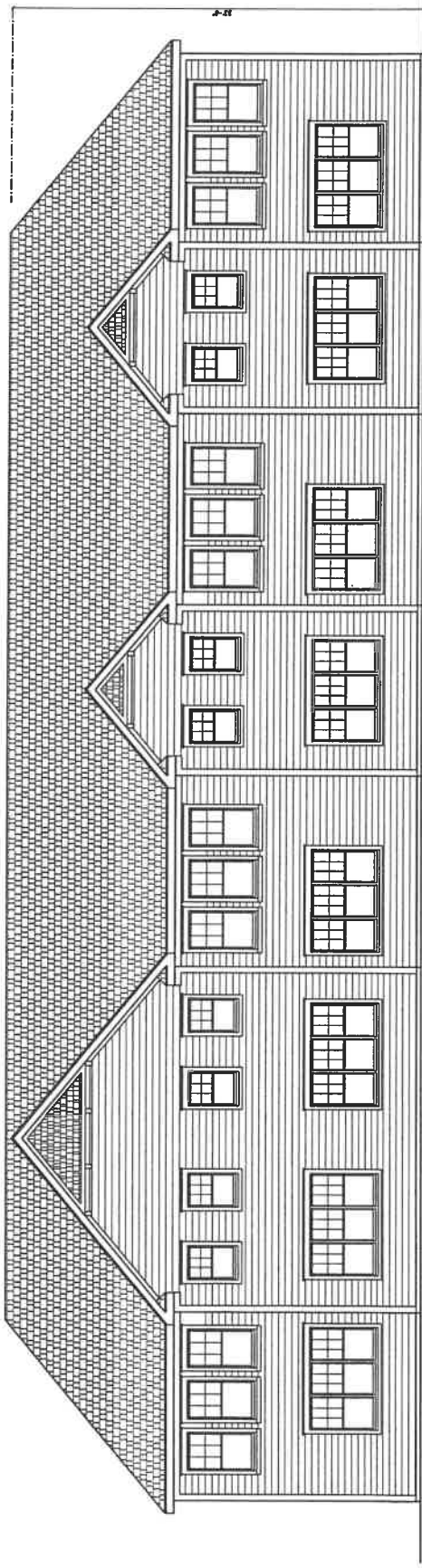
AREA: 1969 SQ FT

AREA: 1969 SQ FT

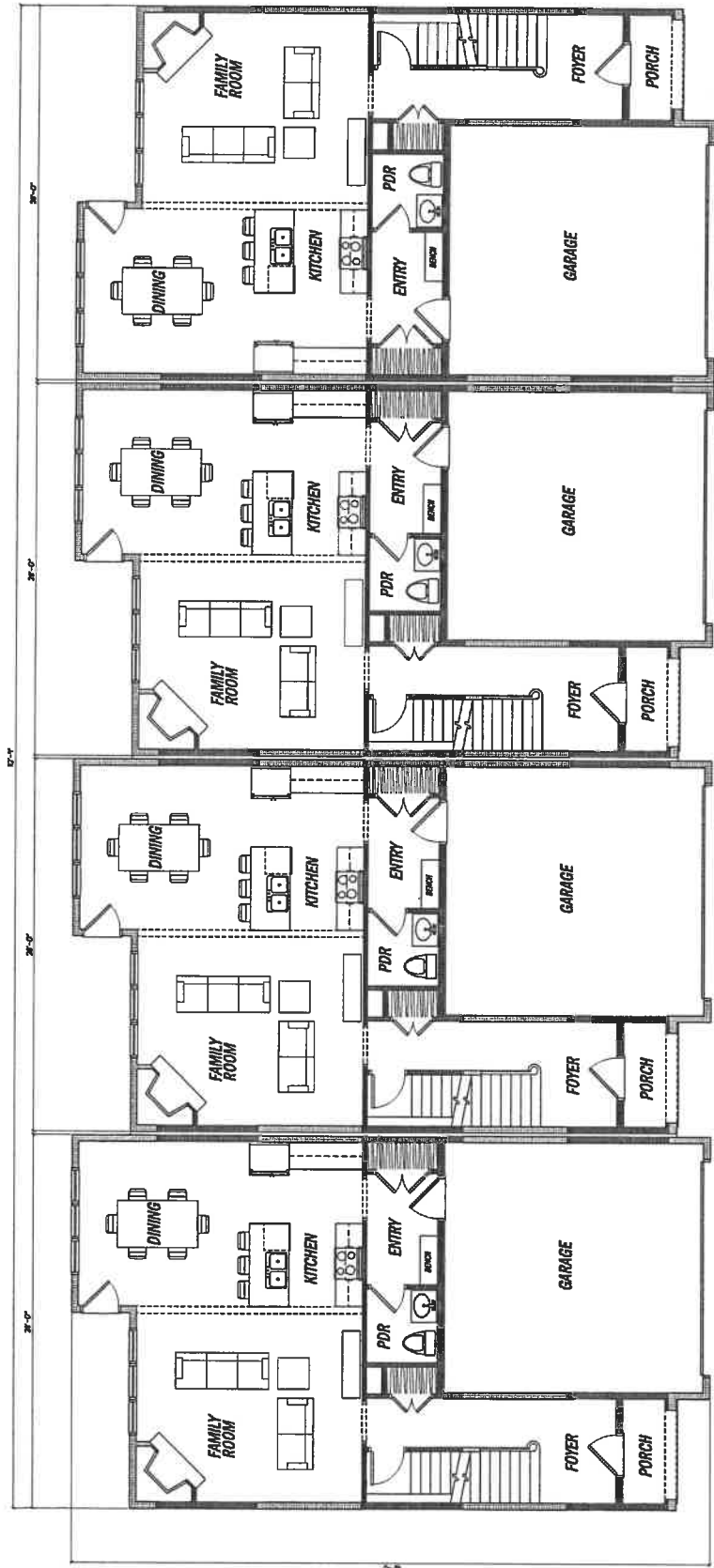
AREA: 2046 SQ FT

BUILDING INFORMATION AND STATS:
 5000+ 1/2" EPS INSULATION PLANK
 5/8" LP SHEATHING
 1/2" OSB SHEATHING
 2X6 WALL STUDS @ 16" ON CENTER
 2X12 RAFTERS @ 24" ON CENTER
 2X12 TRUSSES @ 24" ON CENTER
 2X12 ROOF TRUSSES @ 24" ON CENTER
 2X6 CEILING JOISTS @ 24" ON CENTER
 2X6 FLOOR JOISTS @ 24" ON CENTER
 1/2" OSB FLOOR SHEATHING
 3/4" OSB ROOF SHEATHING
 2X6 BRACKETED WALL STUDS @ 16" ON CENTER
 2X6 BRACKETED CEILING JOISTS @ 24" ON CENTER
 2X6 BRACKETED FLOOR JOISTS @ 24" ON CENTER
 2X6 BRACKETED ROOF TRUSSES @ 24" ON CENTER
 2X6 BRACKETED RAFTERS @ 24" ON CENTER
 2X6 BRACKETED TRUSSES @ 24" ON CENTER
 2X6 BRACKETED WALL STUDS @ 16" ON CENTER
 2X6 BRACKETED CEILING JOISTS @ 24" ON CENTER
 2X6 BRACKETED FLOOR JOISTS @ 24" ON CENTER
 2X6 BRACKETED ROOF TRUSSES @ 24" ON CENTER
 2X6 BRACKETED RAFTERS @ 24" ON CENTER
 2X6 BRACKETED TRUSSES @ 24" ON CENTER

FRONT ELEVATION
 4 UNIT BUILDING



REAR ELEVATION
 4 UNIT BUILDING



FIRST FLOOR PLAN
 AREA: 840 SQ FT

FIRST FLOOR PLAN
 AREA: 840 SQ FT

FIRST FLOOR PLAN
 AREA: 840 SQ FT

FIRST FLOOR PLAN
 AREA: 840 SQ FT

FIRST FLOOR CONCEPT PLAN - 4 UNIT BUILDING

ENERGY COMPLIANCE DETAILS & PATH
 MEETS OR EXCEEDS PRESCRIPTIVE REQUIREMENTS
 PER INTERNATIONAL RESIDENTIAL CODE
 COOLING AND CLIMATE ZONE - 3

COMPONENT	REQUIRED	PROVIDED
1. PRESCRIPTION U-FACTOR	.41	.44
2. CEILING R-VALUE	20 OR 25-R5	20 OR 25-R5
3. 1ST & 2ND FLOOR WOOD FRAMED WALL R-VALUE	13	13
4. BASEMENT CONCRETE WALL R-VALUE	5.0	5.0
5. FLOOR R-VALUE	25	25



MORABITO ARCHITECTS
 1214 Sullivan Trail
 Pittsford, NY 14634
 (585) 264-1330
 (585) 264-1333 Fax
 www.MorabitoArchitects.com

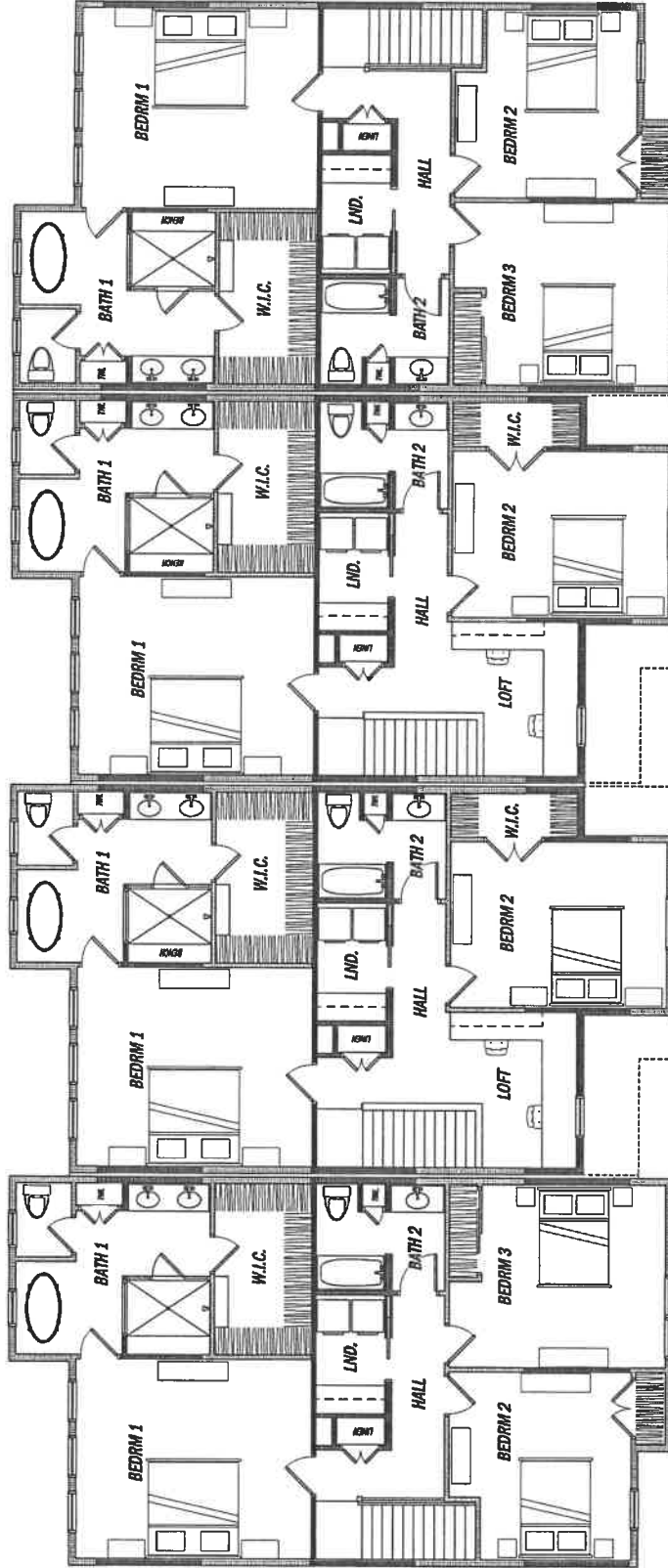
NOTICE

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PROJECT: FALL STREET DEVELOPMENT
 CLIENT: FALL STREET DEVELOPMENT
 DRAWING: SECOND FLOOR CONCEPT PLANS
 DATE: 4/20/15
 SCALE: 3/8" = 1'-0"
 SHEETS: 3
 OF 3 SHEETS





SECOND FLOOR PLAN - A
 AREA: 1208 SQ FT

SECOND FLOOR PLAN - B
 AREA: 1129 SQ FT

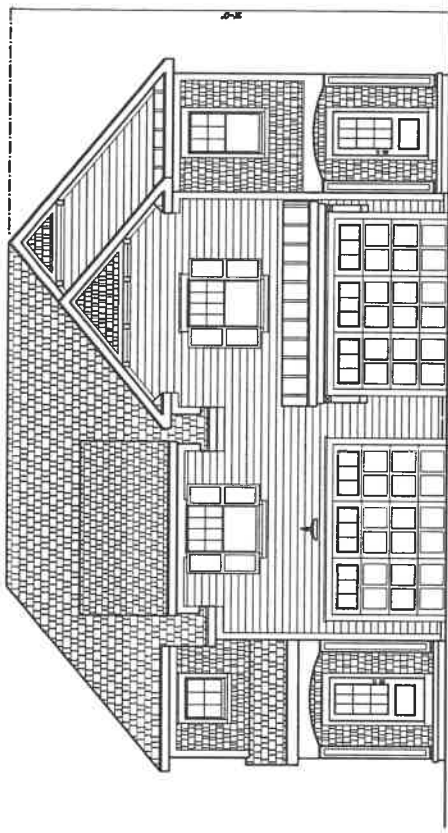
SECOND FLOOR PLAN - B
 AREA: 1129 SQ FT

SECOND FLOOR PLAN - A
 AREA: 1208 SQ FT

SECOND FLOOR CONCEPT PLANS - 4 UNIT BUILDING

ENERGY COMPLIANCE DETAILS & PATH
 MEET THE REQUIREMENTS PER INTERNATIONAL RESIDENTIAL CODE
 2009 IBC CLIMATE ZONE - 5

COMPONENT	REQUIRED	PROVIDED
1. PENETRATION U-FACTOR	0.18	0.18
2. CEILING R-FACTOR	4.1	4.1
3. 1ST & 2ND FLOOR WOOD FRAMED WALL R-VALUE	13.0 OR 13.5	13.5 DENSITY 21 2X6/12S
4. BASEMENT CONCRETE WALL R-VALUE	5 CONTINUOUS OR 10.0 CONCRETE FULL HEIGHT	10.0 CONCRETE FULL HEIGHT
5. FLOOR R-VALUE	30	30

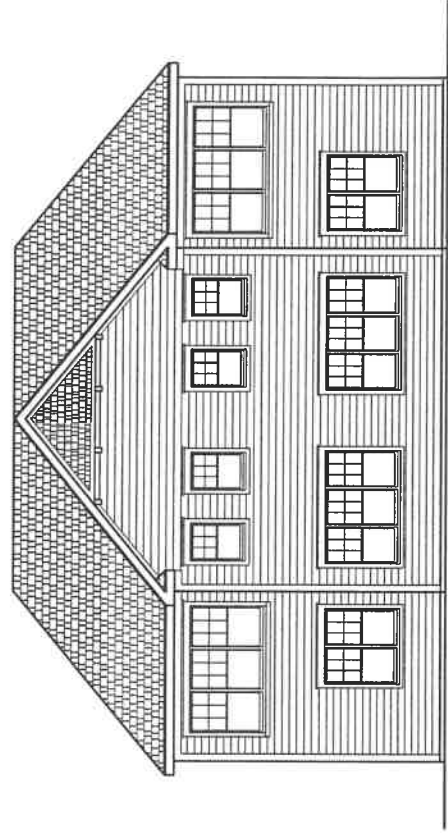


AREA: 1764 SQ FT

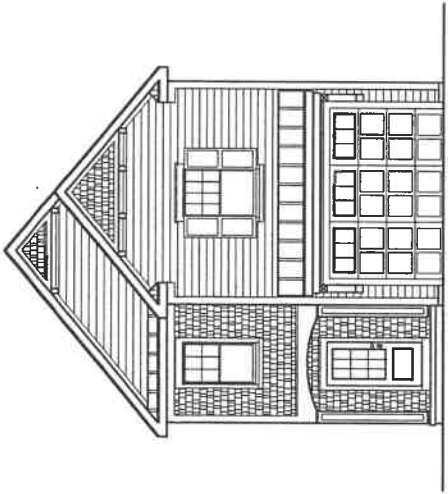
AREA: 1702 SQ FT

BUILDING INFORMATION AND STATS:
 SCALE: 1/8"=1'-0"
 PROJECT: FULL APART DEVELOPMENT
 CLIENT: [REDACTED]
 DATE: APRIL 2022
 SCALE: 1/8"=1'-0"
 SHEET: 1 OF 3

FRONT ELEVATION
 2 UNIT BUILDING

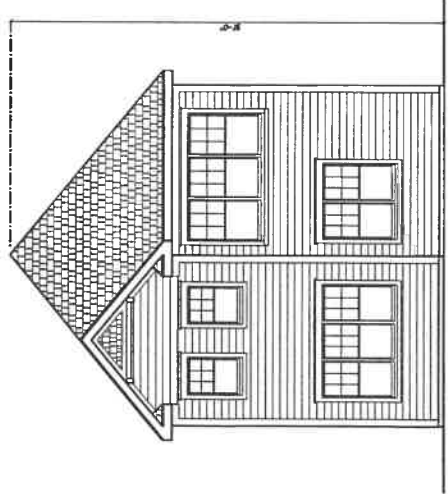


REAR ELEVATION
 2 UNIT BUILDING

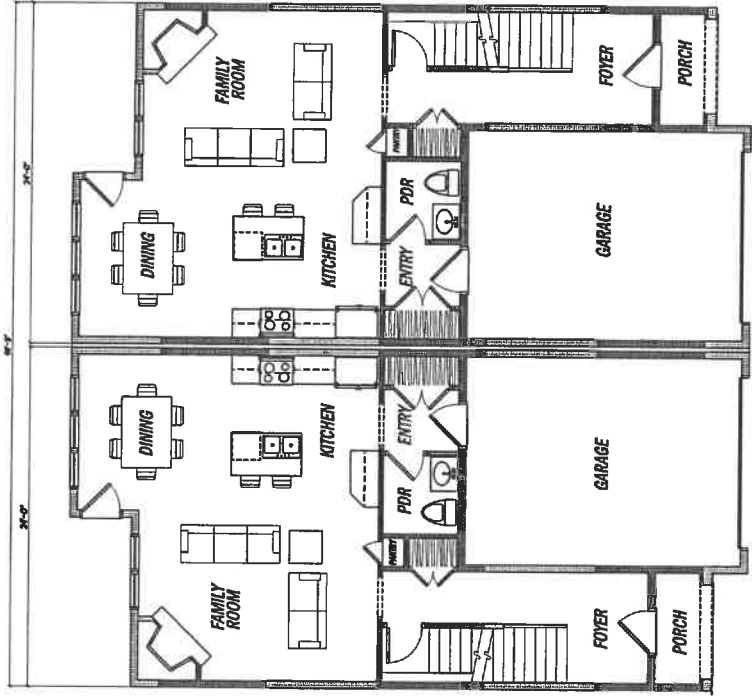


AREA: 1764 SQ FT

FRONT ELEVATION
 1 UNIT BUILDING

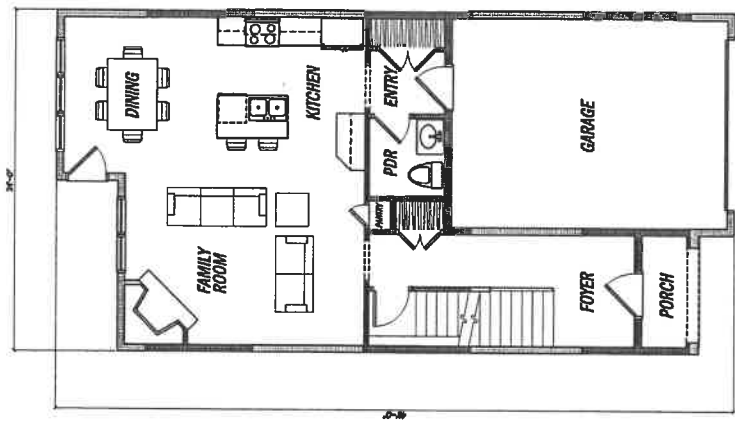


REAR ELEVATION
 1 UNIT BUILDING



FIRST FLOOR PLAN
 AREA: 739 SQ FT

FIRST FLOOR PLAN
 AREA: 739 SQ FT

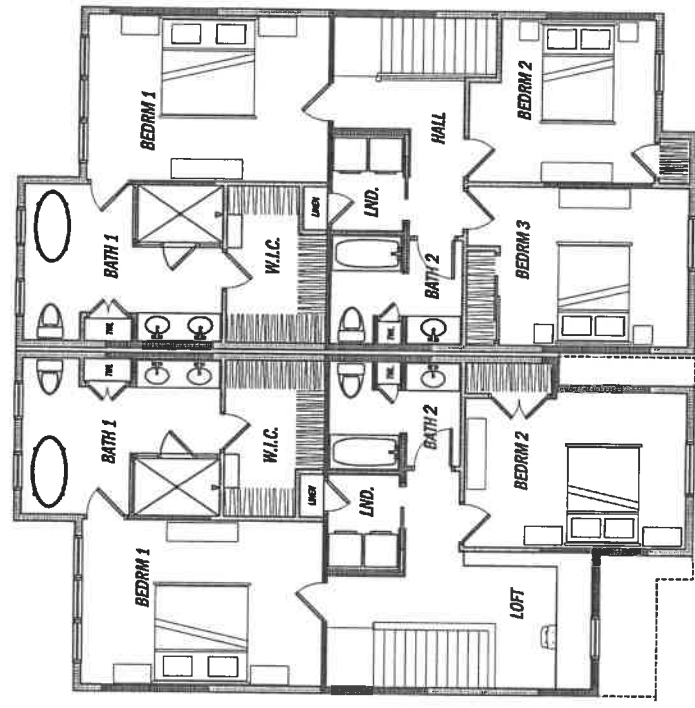


FIRST FLOOR PLAN
 AREA: 739 SQ FT

COMPONENT	REQUIRED	PROVIDED
1. PENETRATION U-FACTOR	3	3
2. CEILING R-FACTOR	41	41
3. RTI 1 2ND FLOOR FLOOR JOIST OR FRAMED WALL R-VALUE	30 OR 30.5	MINIMUM 28 2X8-2 @ 16" O.C.
4. EXTERIOR CONCRETE WALL R-VALUE	15 CONTIGUOUS OR FULL HEIGHT	16-8 CONTIGUOUS FULL HEIGHT
5. FLOOR R-VALUE	50	50

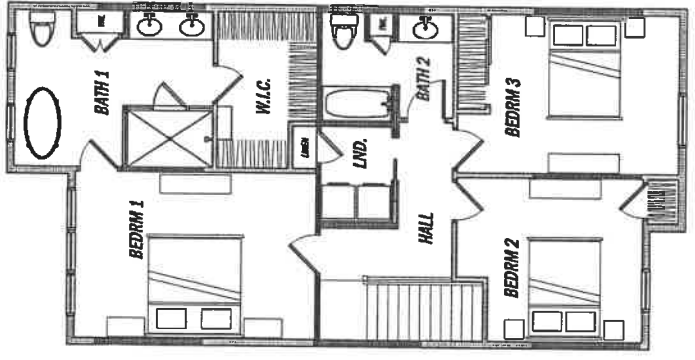
ENERGY COMPLIANCE DETAILS & PATH
 MEETS OR EXCEEDS PREScriptive REQUIREMENTS PER INTERNATIONAL RESIDENTIAL CODE ZONE 3 AND CLIMATE ZONE - 5

FIRST FLOOR CONCEPT PLAN - 1 & 2 UNIT BUILDING



SECOND FLOOR PLAN - B **SECOND FLOOR PLAN - A**
 AREA: 963 SQ FT AREA: 963 SQ FT

SECOND FLOOR CONCEPT PLANS - 1 & 2 UNIT BUILDING



SECOND FLOOR PLAN - A
 AREA: 1025 SQ FT

ENERGY COMPLIANCE DETAILS & PATH MEETS OR EXCEEDS PRESCRIPTIVE REQUIREMENTS PER INTERNATIONAL RESIDENTIAL CODE (2021) AND CLIMATE ZONE - 5		REQUIRED	PROVIDED
COMPONENT		R	P
1. PENETRATION U-FACTOR	44	44	44
2. CEILING R-FACTOR	44	44	44
3. 1ST FLOOR WOOD FLOORING FULL R-VALUE	25 OR 25.5	25	25.5
4. BASEMENT CONCRETE FULL R-VALUE	15 CONTINUOUS OR FULL HEIGHT	15	15
5. FLOOR R-VALUE	50	50	50