

45'± OF 6" SDR-35 PVC SEWER CONNECTION TO EXISTING WYE LOCATED FROM BWS RECORDS 4' FROM SMH 85 - STA 1+11 (10")=212.15± (6")=212.6±

53'± OF 1" TYPE K COPPER WATER WITH DIRECT TAP AT MAIN 54'± FROM HYDRANT H68 - STA 1+00

CONSTRUCTION BENCHMARK: FRONT BONNET NUT ON HYDRANT H68 ELEVATION=192.38 (BOSTON CITY BASE)

WARREN AVENUE

(PUBLIC - 40' WIDE - L-7173)

PARCEL 10765-004 N/F PHITSAMAY & VIRAK YU

No. 119 EXISTING DWELLING

LOT 2 9,025 SF

No. 121 PROPOSED SINGLE-FAMILY DWELLING w/ 2-CAR GARAGE

No. 125 EXISTING DWELLING

PARCEL 10765-005 N/F JEAN M. LORIZIO

LOT 1 10,936 SF

PARCEL 10764-000 19,961 SF

PARCEL 10764-001 N/F TRAVIS & QUINLAN ROBERTSON

PARCEL 10763-000 N/F 272 FAIRMOUNT AVENUE, LLC

EXISTING DWELLING No. 268 FAIRMOUNT ST.

LEGEND

- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- ▭ FLARED END SECTION (FES)
- SEWER MANHOLE (SMH)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- GAS GATE (GG)
- GAS SERVICE (GS)
- WATER GATE (WG)
- WATER SERVICE (WS)
- ◇ HYDRANT (HYD)
- ◇ SPLASH BLOCK
- ☆ LIGHT POLE (LP)
- ☆ PROPOSED LAMP POST (LAMP)
- UTILITY POLE (UP)
- UTILITY POLE w/LIGHT (UP/LP)
- HAND HOLE (HH)
- VERTICAL GRANITE CURB (GC)
- EP EDGE OF PAVEMENT (EP)
- ▲ SIGN

ZONING CLASSIFICATION
HYDE PARK NEIGHBORHOOD DISTRICT RESIDENTIAL SUBDISTRICT 1F-9000 ARTICLE 69 - TABLE C - MAP 12

PLAN NOTES

THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON THE RESULTS OF AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED BY NORWOOD ENGINEERING CO., INC. IN JULY AND AUGUST OF 2013.

SEE NORWOOD ENGINEERING PLAN APPROVED BY THE CITY OF BOSTON INSPECTIONAL SERVICES DEPARTMENT ENTITLED "SUBDIVISION PLAN, 268 FAIRMOUNT AVENUE, BOSTON, MASS. (HYDE PARK - 02136-3902)" DATED AUGUST 7, 2013. THE LAND AT 268 FAIRMOUNT STREET IN HYDE PARK, MA (ASSESSOR'S PARCEL 18-10764-000) WAS SUBDIVIDED INTO TWO NEW LOTS, LOT '1' WITH 10,936 SQUARE FEET AND LOT '2' WITH 9,025 SQUARE FEET. THE EXISTING SINGLE-FAMILY DWELLING LOCATED ON LOT '1' COMPLIES WITH THE CITY OF BOSTON ZONING CODE REQUIREMENTS FOR RESIDENTIAL SINGLE-FAMILY SUBDISTRICT 1F-9000 AS SHOWN IN ARTICLE 69 - HYDE PARK NEIGHBORHOOD DISTRICT.

THE APPLICANT HAS PETITIONED THE MASSACHUSETTS LAND COURT AND HAS RECEIVED APPROVAL OF THE SUBDIVISION PLAN. SEE NORWOOD ENGINEERING PLAN ENTITLED "LAND COURT CASE 5136-B, DIVISION OF LAND PLAN, 268 FAIRMOUNT AVENUE, BOSTON, MASS. (HYDE PARK - 02136-3902)" DATED, SEPTEMBER 12, 2013.

SEE ARCHITECTURAL PLANS PREPARED BY EDWARD H. YEOMANS, 43 GASLIGHT LANE, N. EASTON, MASS. 02356, (508-238-3873)

MATERIAL SPECIFICATIONS

THE PROPOSED WATER SERVICE SHALL BE 1" TYPE K COPPER PIPE.
THE PROPOSED SEWER SHALL BE 6" PVC SDR-35 PIPE AND FITTINGS.
THE PROPOSED SUBSURFACE DRAINAGE PIPING SHALL CONSIST OF 4" ADS PIPE AND FITTINGS.

THE PROPOSED STRUCTURES AND APPURTENANCES USED FOR THE PROPOSED GROUNDWATER INFILTRATION SYSTEM WILL CONSIST OF TWO (2) CULTEC RECHARGER 280RHD CHAMBERS MANUFACTURED BY CULTEC INC. OR AN APPROVED EQUAL.

BENCHMARKS

REFERENCE BENCHMARK: SMH 85 SEWER MANHOLE 85 LOCATED IN WARREN AVENUE (FROM BWS RECORDS) RIM=221.63 INVERT=212.05 (BOSTON CITY BASE)

CONSTRUCTION BENCHMARK: HYDRANT H68 FRONT BONNET NUT OF HYDRANT H68 IN FRONT OF 120 WARREN AVENUE ELEVATION=134.76 (BOSTON CITY BASE)

STORM WATER INFILTRATION NOTES

THE BOSTON WATER AND SEWER COMMISSION REQUIRES AN INFILTRATION SYSTEM CAPABLE OF CAPTURING A STORMWATER VOLUME ON THE LOT EQUIVALENT TO NO LESS THAN 1.0 INCHES ACROSS THE PROPOSED IMPERVIOUS AREA ACROSS THE LOT.

THE EXISTING IMPERVIOUS AREA OF LOT B IS 1,423 SQUARE FEET. THE PROPOSED IMPERVIOUS AREA IS 2,514 SQUARE FEET, AN INCREASE OF 1,091 SQUARE FEET. THE COMMISSION REQUIRES THAT THE PROPERTY HAS AN INFILTRATION SYSTEM CAPABLE OF STORING AT LEAST 1 INCH OF STORMWATER PER SQUARE FOOT OF POST-CONSTRUCTION IMPERVIOUS AREA ON THE SITE. THE PROPOSED INFILTRATION SYSTEM MUST HAVE A MINIMUM STORAGE CAPACITY OF 209.5 CUBIC FEET TO COMPLY WITH THE COMMISSION'S REQUIREMENTS. (2,514 SF x 0.08333 FT = 209.492 CF)

STORM WATER STORAGE CALCULATIONS

STORM WATER STORAGE VOLUME FOR CULTEC 280RHD CHAMBER 280RHD CHAMBER VOLUME=48.68 CUBIC FEET (FROM CULTEC)

STORM WATER STORAGE VOLUME OF STONE FIELD STONE FIELD VOLUME = LENGTH x WIDTH x HEIGHT (10.0 FT x 5.92 FT x 3.46 FT) = 204.83 CUBIC FEET TOTAL STORAGE = (STONE VOLUME - CHAMBER VOLUME) x VOID RATIO (204.83 CF - 48.68 CF) x 0.3 = 46.85 CUBIC FEET

STORM WATER STORAGE FOR CULTEC 280RHD CHAMBER AND STONE PROPOSED STORAGE VOLUME = CHAMBER VOLUME + STONE VOLUME (48.68 CF + 46.85 CF) = 95.53 CUBIC FEET

COMBINED STORM WATER VOLUME (FRONT & REAR INFILTRATION SYSTEMS) TOTAL STORAGE VOLUME = FRONT SYSTEM + REAR SYSTEM (95.53 CF + 95.53 CF) = 191.06 CUBIC FEET

STORM WATER STORAGE VOLUME FOR STONE TRENCH DRAIN STONE TRENCH VOLUME = LENGTH x WIDTH x HEIGHT (11.0' x 2.0' x 2.5') = 55.0 CUBIC FEET 4" PIPE VOLUME = LENGTH x 0.09 SF (AREA OF 4" CIRCLE) (10.0 FT x 0.09 SF) = 0.9 CUBIC FEET TOTAL STORAGE = (STONE VOLUME - PIPE VOLUME) x VOID RATIO (55.0 CF - 0.9 CF) x 0.3 = 16.23 CUBIC FEET

STORM WATER STORAGE VOLUME FOR 4" ADS DRAIN PIPE 4" PIPE VOLUME = LENGTH x 0.09 SF (AREA OF 4" CIRCLE) (133 FT x 0.09 SF) = 11.97 CUBIC FEET

TOTAL STORM WATER STORAGE VOLUME TOTAL VOLUME = CHAMBER VOLUME + TRENCH VOLUME + PIPE VOLUME (191.06 CF + 16.23 CF + 11.97 CF) = 219.26 CF PROPOSED STORAGE 219.2 > 209.5 REQUIRED STORAGE

ACROSS PROPOSED POST CONSTRUCTION IMPERVIOUS AREA (STORAGE VOLUME/IMPERVIOUS AREA x 12 IN/FT) = IN/SF (219.2 CF / 2,514 SF x 12 IN/FT) = 1.046 IN/SF > 1.0 IN/SF

GENERAL NOTES

LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, AND HAVE BEEN FIELD INSPECTED WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY DESTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK. THE BOSTON WATER AND SEWER COMMISSION IS NOT PART OF DIG SAFE THEREFORE, FIELD LOCATIONS OF WATER AND SEWER LINES MUST BE MARKED BY THE COMMISSION. CALL 1-617-330-9400 FORTY EIGHT HOURS IN ADVANCE OF ANY EXCAVATION.

THE EXISTING WATER AND SEWER SERVICE LOCATIONS SHOWN ARE FROM AVAILABLE BWS RECORD DATA AND ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE THE EXISTING WATER AND SEWER LINES. IF THE EXISTING SEWER SERVICE IS TO BE USED THE CONTRACTOR SHALL VISUALLY INSPECT THE LINE BY EXCAVATION AND OR BY VIDEO OF THE PIPE AS REQUIRED BY THE COMMISSION.

THIS PLAN HAS BEEN PREPARED FOR APPROVAL OF THE WATER, SEWER AND DRAIN CONNECTIONS TO BWS FACILITIES. IT IS UNDERSTOOD THAT THE RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE OF THE SEWERS AND DRAIN CONNECTIONS ON PRIVATE PROPERTY AND/OR PRIVATE AND PUBLIC WAYS SHALL BE THE RESPONSIBILITY OF THE OWNER. IT IS ALSO UNDERSTOOD THAT THE WATER CONNECTION ON PRIVATE PROPERTY INCLUDING PRIVATE WAYS IS ALSO THE RESPONSIBILITY OF THE OWNER.

ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS AND THE MDPW "STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGES", UNLESS OTHERWISE SPECIFIED BY THE BOSTON WATER AND SEWER COMMISSION (BWS), THE BOSTON PUBLIC WORKS DEPARTMENT (PWD), THE BOSTON TRAFFIC AND PARKING DEPARTMENT (BTD) OR ANY OTHER AGENCY WITH AUTHORITY IN THE AREA.

A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION IS REQUIRED WHERE A SEWER LINE PASSES A WATER OR DRAIN LINE. OTHERWISE, THE WATER, SEWER AND DRAIN LINES SHALL BE ENCASED IN CONCRETE FOR A MINIMUM OF 10 FEET FROM THE CROSSING POINT.

THE CONTRACTOR SHALL SUPPLY THE COPPER SERVICE AND SHALL PERFORM THE TAP AS PART OF HIS CONTRACT.

NEW WATER LINES SHALL BE A MINIMUM OF TEN FEET AWAY FROM ALL SEWER LINES, EXISTING OR PROPOSED.

IT IS RECOMMENDED THAT DIGGING WITHIN ONE FOOT OF THE MAIN BE DONE WITH HAND TOOLS ONLY.

THE CONTRACTOR SHALL FILE APPLICATIONS FOR AND PAY ALL FEES FOR PERMITS REQUIRED TO CONSTRUCT THE PROJECT AND ANY ASBUILT PLANS REQUIRED BY THE CONTROLLING AUTHORITIES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE FIELD NOTES WITH TIES TO THE LOCATION AND ELEVATIONS OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AVAILABLE TO RECORD THIS INFORMATION. THE CONTRACTOR SHALL PROVIDE THE FIELD NOTES TO THE PROJECT ENGINEER OR LAND SURVEYOR TO BE USED FOR THE PREPARATION OF ANY REQUIRED ASBUILT PLANS.

THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES AT ALL TIMES TO PREVENT IMPACT ON WATER BODIES, BORDERING VEGETATED WETLANDS, CITY DRAINAGE SYSTEMS AND ADJUTING PROPERTIES.

ANY PROPOSED GAS, ELECTRIC, STEAM, TELEPHONE, CABLE OR OTHER UTILITY LINES ARE TO BE LOCATED AND SIZED BY OTHERS. ALL SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.

ALL NEW CONSTRUCTION WILL REQUIRE A ROUGH CONSTRUCTION SIGN OFF DOCUMENT FROM THE CITY OF BOSTON INSPECTIONAL SERVICES DEPARTMENT BEFORE FILING FOR A GENERAL SERVICE APPLICATION.

THE SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE BOSTON WATER AND SEWER COMMISSION. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS OBTAINED BY THE CONTRACTOR.

IF PLUMBING FIXTURES ARE TO BE INSTALLED IN THE BASEMENT THEY WILL REQUIRE THE PROTECTION OF A BACKWATER VALVE. (SEE DETAIL)

IT IS REQUIRED THAT A DYE TEST WILL BE PERFORMED BY THE BOSTON WATER AND SEWER COMMISSION INSPECTOR BEFORE THE STRUCTURE IS OCCUPIED.

THE WATER SERVICE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE BOSTON WATER AND SEWER COMMISSION. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS OBTAINED BY THE CONTRACTOR. UNLESS DIRECTED OTHERWISE, ALL WATER LINES SHALL BE INSTALLED 5' TO 6' BELOW GRADE. WHERE REQUIRED THRUST RESTRAINTS SHALL BE INSTALLED PER THE COMMISSION'S STANDARD DETAILS. THE ACTUAL METHOD OF RESTRAINT WILL BE DETERMINED BY ACTUAL FIELD CONDITIONS.

BWS USE ONLY

BOSTON WATER AND SEWER COMMISSION
LOCATION APPROVED UNDER THE FOLLOWING CONDITIONS
No masonry, concrete, duct or pipe shall be placed nearer than one foot of water or sewer pipe.
No structure shall be laid on the same grade as a water or sewer pipe thereby blanketing the water and sewer pipe and preventing service pipes to be installed.
No structure shall be laid over a water or sewer pipe and running parallel with said water or sewer pipe, thereby preventing access to it from the surface of the street.
The bending of any water and sewer pipe is absolutely forbidden.
No interference with any water and sewer structure shall occur.
Reviewed and approved as to proposed connection(s) to existing water and sewer facilities as shown, for issue of Building Permit Only. Additional Permits must be obtained from B.W.S.C. prior to connection to B.W.S.C. facilities. Site Plans are valid for a period of one (1) year from date of approval.

JOHN P. SULLIVAN, JR. P.E.
Chief Engineer

BACKWATER VALVE INSTALLATION
APPROVAL: _____ DATE: _____

ALL WATER, SEWER AND DRAIN SERVICE CONNECTIONS TO BOSTON WATER AND SEWER COMMISSION FACILITIES MUST BE PERFORMED BY A BONDED DRAIN LAYER LICENSED BY THE BOSTON WATER AND SEWER COMMISSION.

BWS INSPECTIONS

121 WARREN AVENUE (LOT 2)	BWS ACCOUNT No. _____
G.S.A. No. _____	WATER METER No. _____
PARCEL No. PORTION OF PARCEL No. 10764	LAND USE CODE: R1
1 1" WATER (STA 1+00)	INSPECTOR _____ DATE _____
2 5/8" WATER METER	INSPECTOR _____ DATE _____
3 6" SEWER (STA 1+11)	INSPECTOR _____ DATE _____
4 SEWER CLEANOUT (STA 1+11)	INSPECTOR _____ DATE _____
5 DYE TEST (SEWER)	INSPECTOR _____ DATE _____
6 FRONT INFILTRATION SYSTEM (CULTEC 280RHD CHAMBER)	INSPECTOR _____ DATE _____
7 REAR INFILTRATION SYSTEM (CULTEC 280RHD CHAMBER)	INSPECTOR _____ DATE _____
8 STONE TRENCH DRAIN	INSPECTOR _____ DATE _____

PWD USE ONLY

CITY OF BOSTON
PUBLIC WORKS DEPARTMENT

APPROVAL OF BUILDING PLOT PLAN IS SIMPLY APPROVING THE RELATIONSHIP GRADWIDE OF THE PROPOSED BUILDING TO THE ADJUTING STREET AND DOES NOT INCLUDE APPROVAL OF NEW DRIVEWAYS.

TODD M. LIMING, P.E.
PRINCIPAL CIVIL ENGINEER

DATE _____

CONTACT INFORMATION

OWNER / APPLICANT:
HORIZON DEVELOPMENT
215 BURROUGHS ROAD
BRAINTREE, MASS.

CONTACT: GARY MARTELL 617-877-4127

BWS SITE PLAN No. _____
LOT 2 - 121 WARREN AVENUE
BOSTON, MASS.
(HYDE PARK - 02136-3902)

SCALE: 1"=10' OCTOBER 17, 2013

NORWOOD ENGINEERING CO., INC.
CIVIL ENGINEERS & LAND SURVEYORS
1410 ROUTE ONE, NORWOOD, MA 02062
PHONE: 781-762-0143 FAX 781-762-8595

METERS 0 2.5 5 10
FEET 0 5 10 20 30

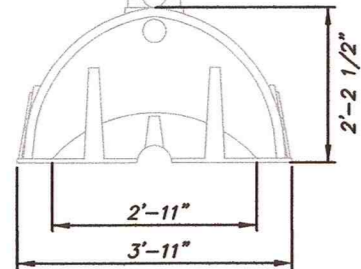
SHEET No. 1 OF 2 8291-12

REVISIONS

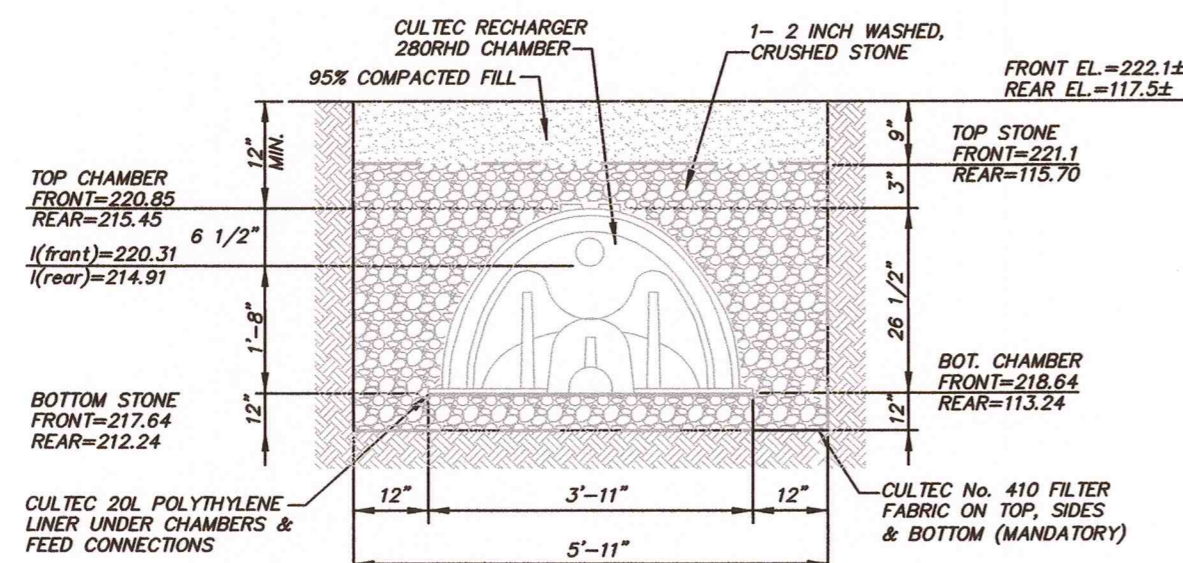
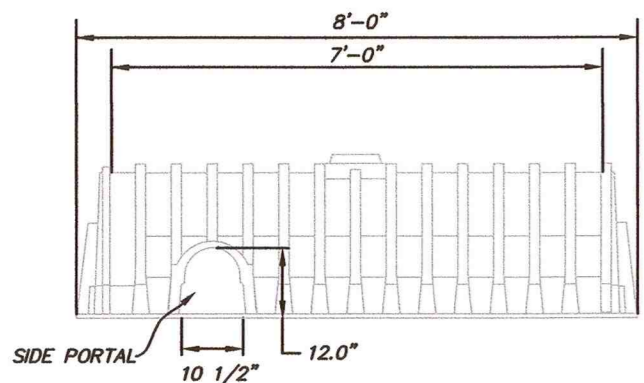
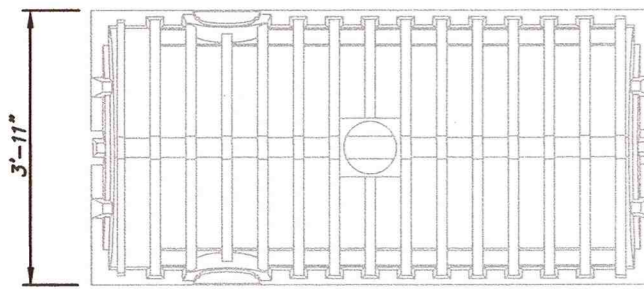
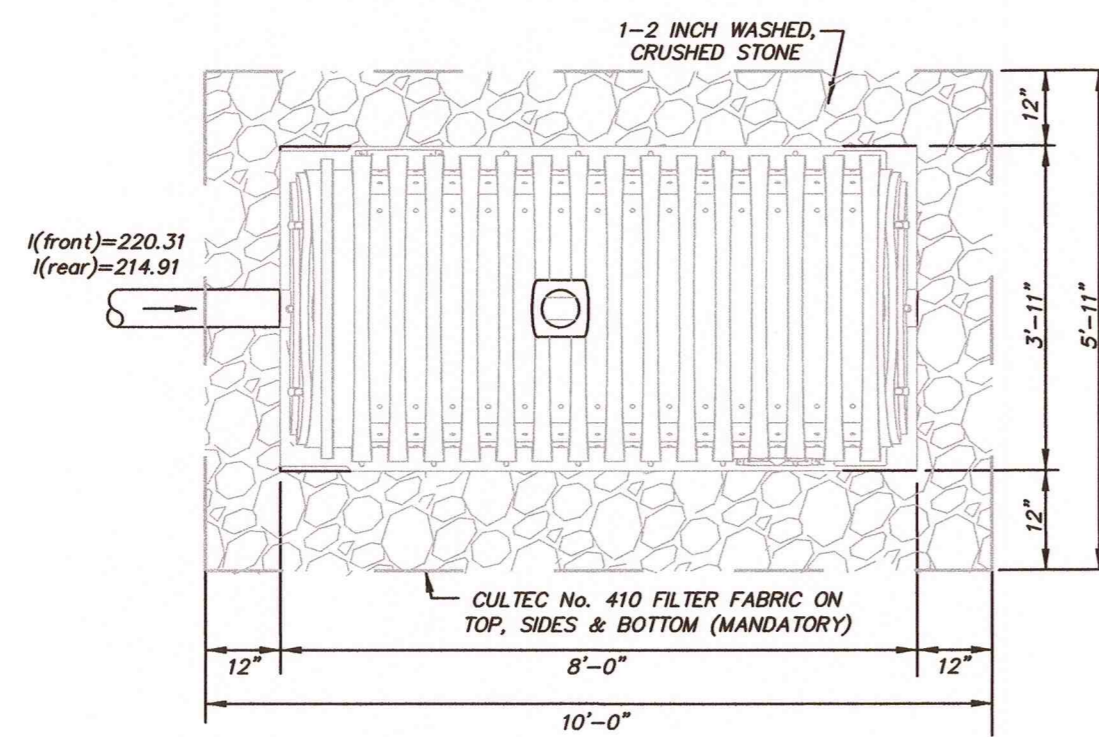
8291-12-BWS-C.DWG

BWS SITE PLAN No. _____

CULTEC RECHARGER 280RD CHAMBER
 LENGTH = 8.00 FEET
 WIDTH = 3.92 FEET
 HEIGHT = 2.21 FEET
 STORAGE CAPACITY = 48.68 CUBIC FEET
 MAXIMUM COVERAGE = 14 FEET

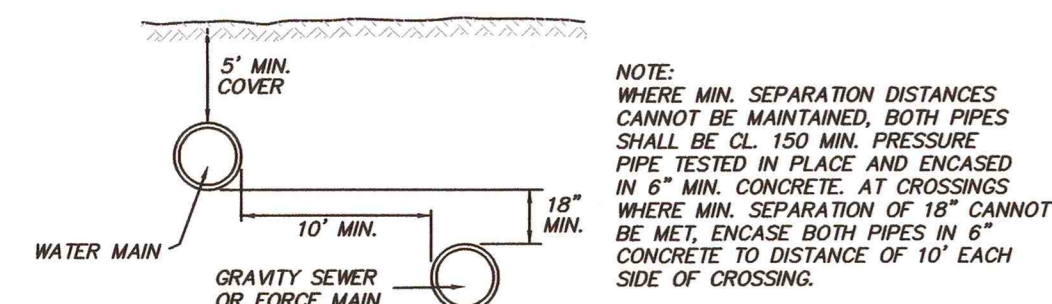


REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES FOR RECHARGER 280RD CHAMBERS.



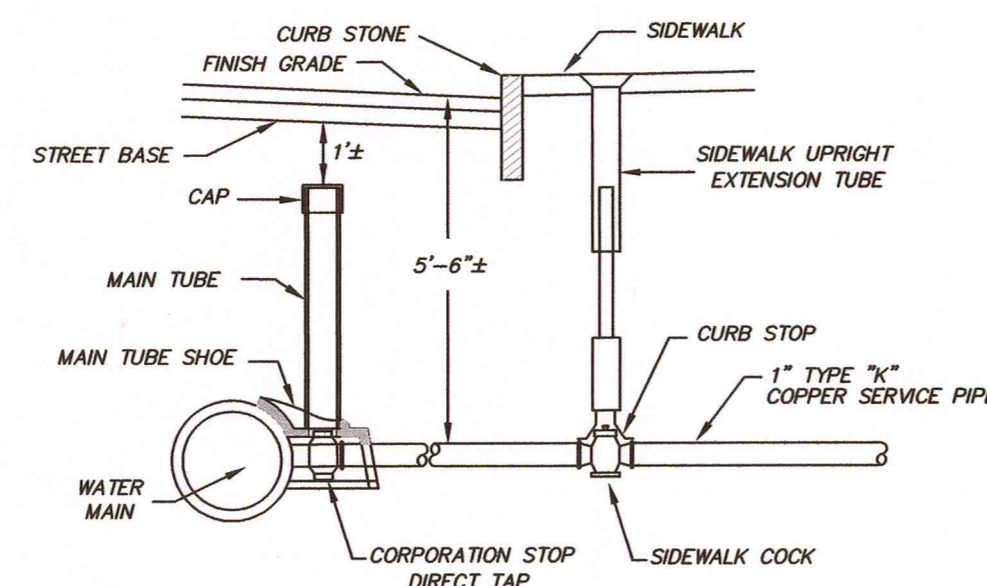
FRONT & REAR INFILTRATION SYSTEMS - CULTEC RECHARGER 280RD CHAMBER

NOT TO SCALE



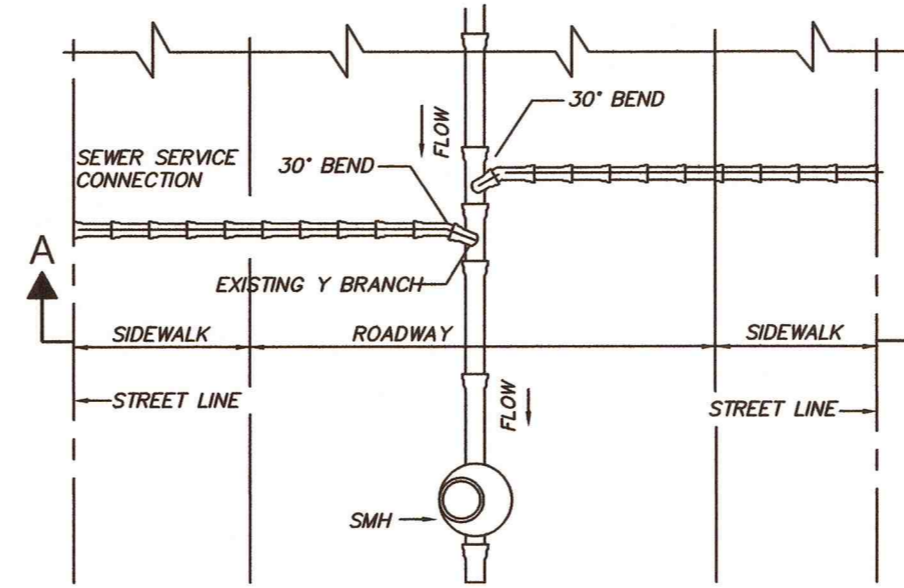
SEWER/WATER SEPARATION DETAIL

NOT TO SCALE

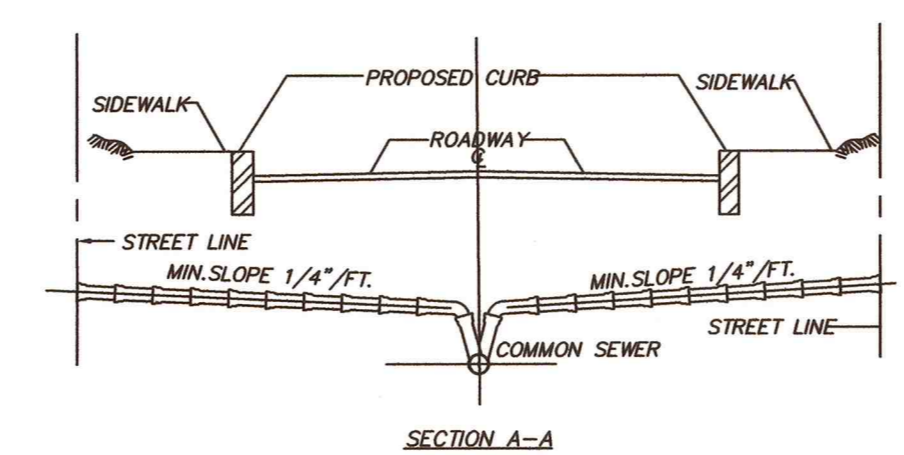


WATER SERVICE CONNECTION

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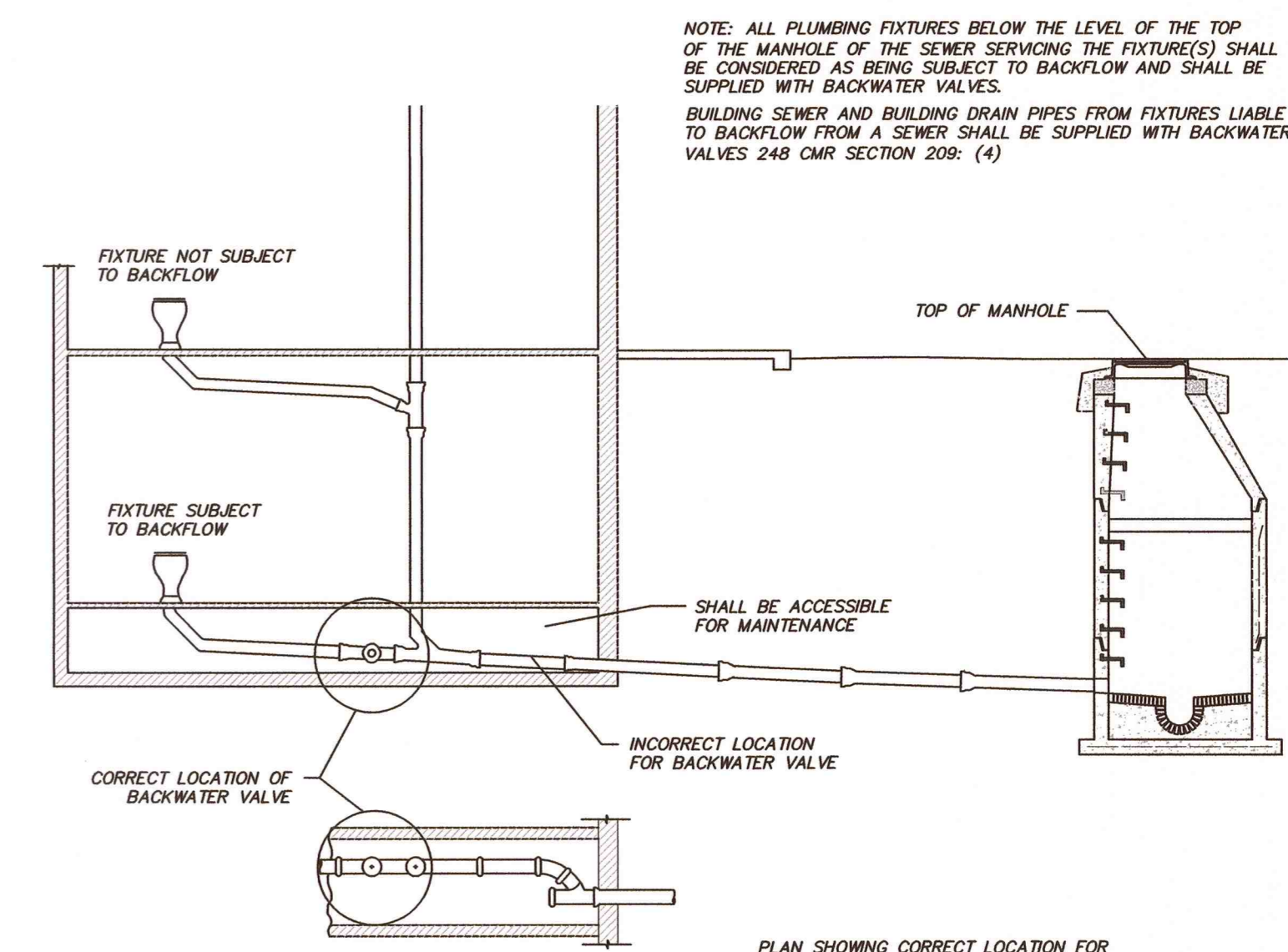
PLAN VIEW



SECTION A-A

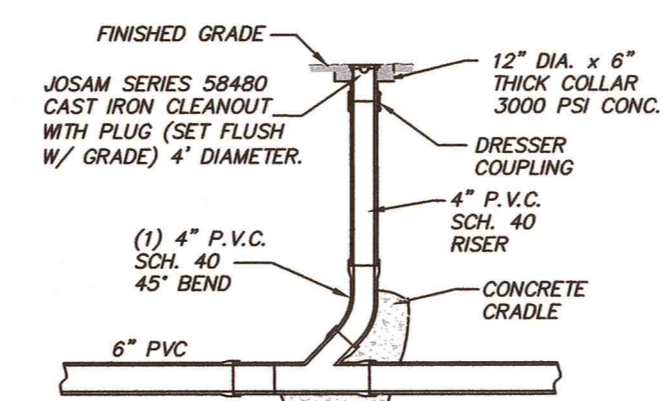
SANITARY SEWER WYE CONNECTION

NOT TO SCALE (BWSC DETAIL)



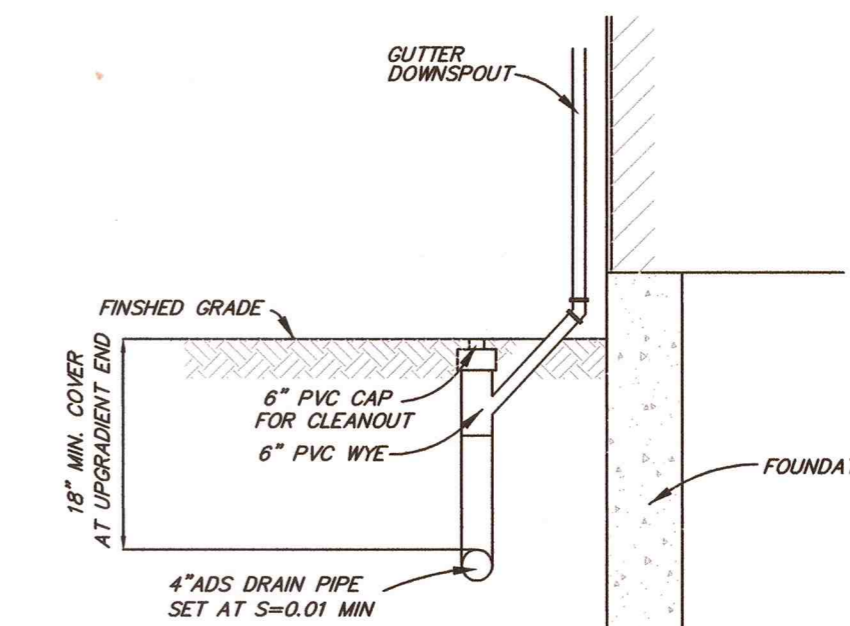
BACKWATER VALVE LOCATION

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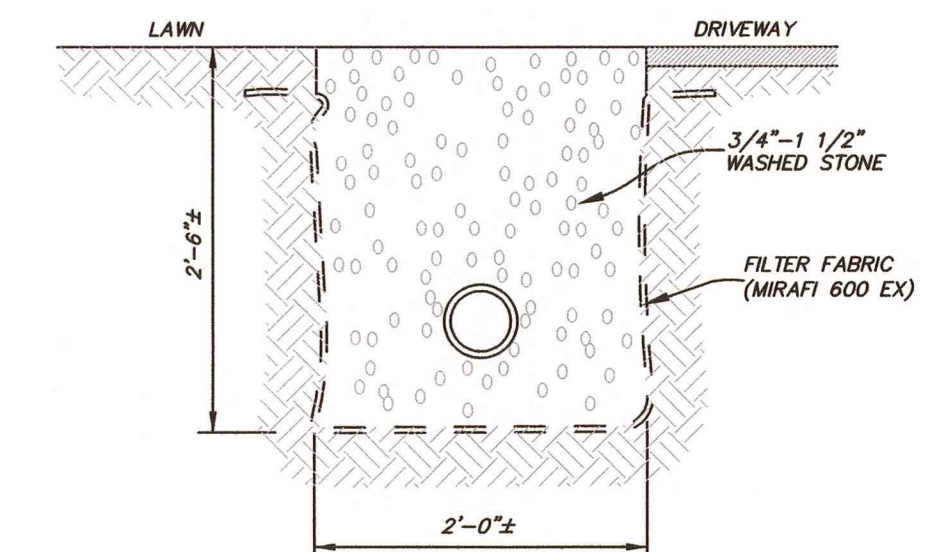
CLEANOUT DETAIL

NOT TO SCALE



DOWNSPOUT DETAIL

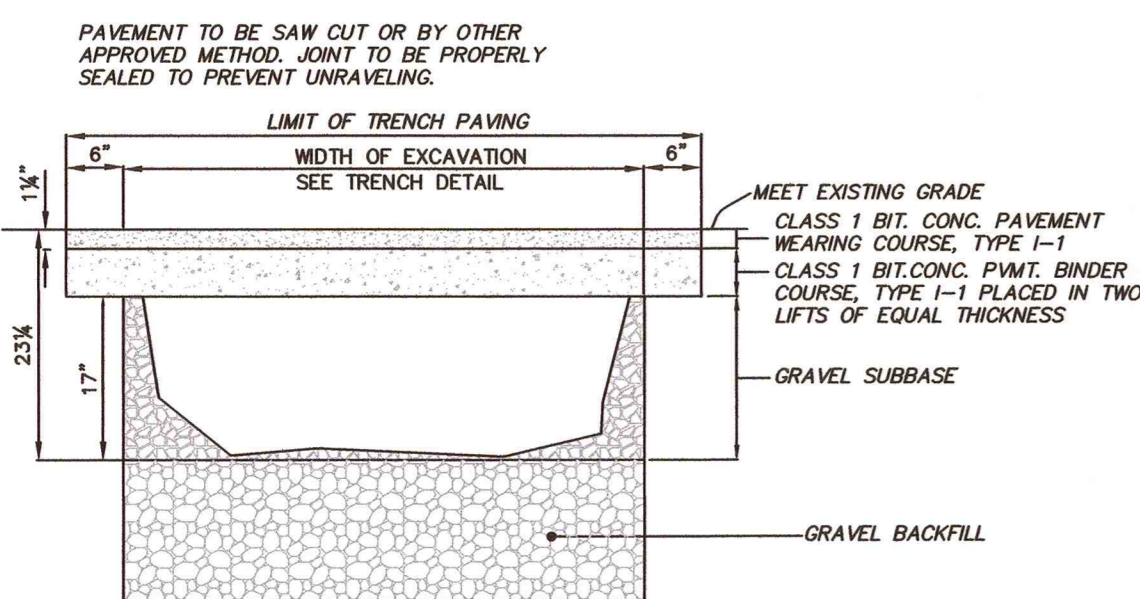
NOT TO SCALE



STONE TRENCH DRAIN

NOT TO SCALE

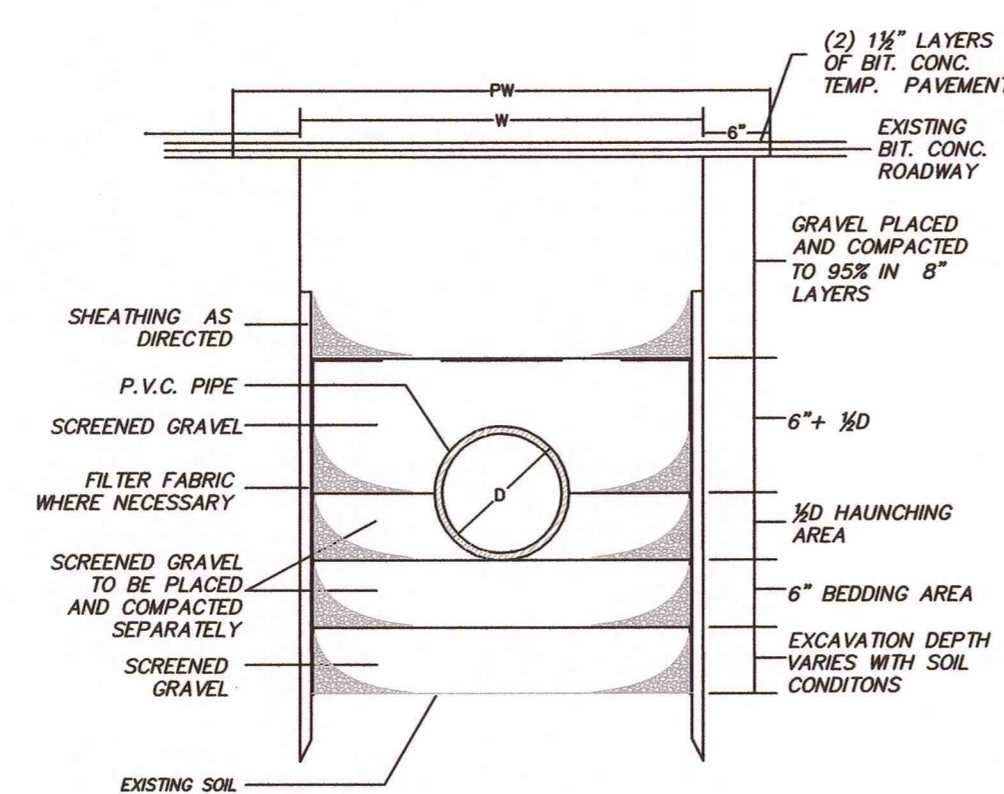
(BWSC DETAIL)



PERMANENT TRENCH REPAIR

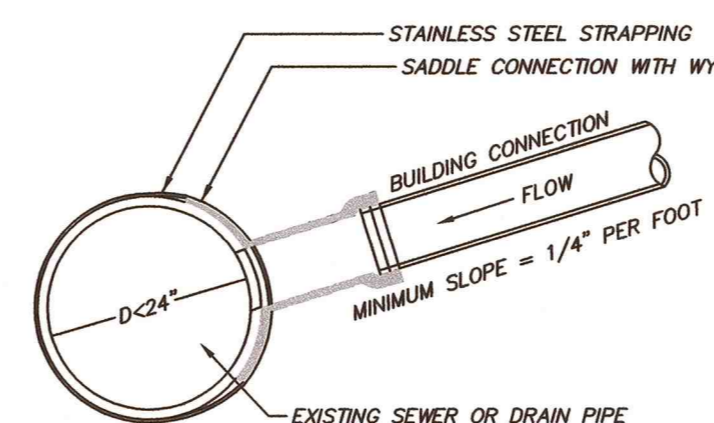
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(BWSC DETAIL)



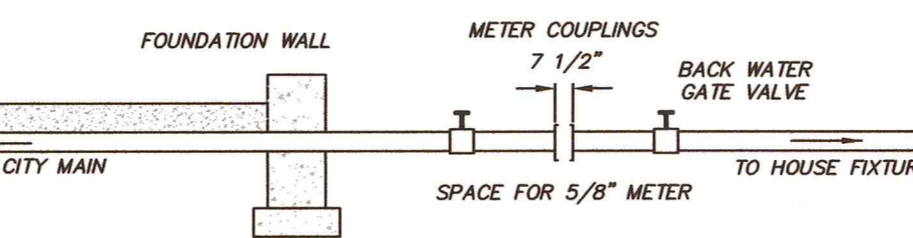
TRENCH DETAIL FOR P.V.C. PIPE

NOT TO SCALE (BWSC DETAIL)



SANITARY SEWER SADDLE CONNECTION DETAIL

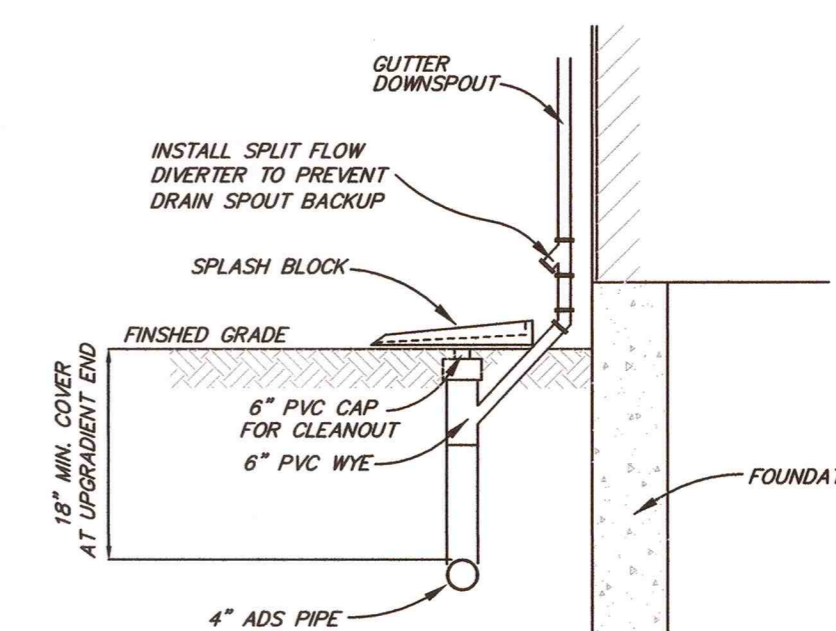
NOT TO SCALE



METER SPACING DETAIL

NOT TO SCALE

(BWSC DETAIL)



DOWNSPOUT DETAIL w/ DIVERTER

NOT TO SCALE

CONTACT INFORMATION

OWNER / APPLICANT:
 HORIZON DEVELOPMENT
 215 BURROUGHS ROAD
 BRAINTREE, MASS.

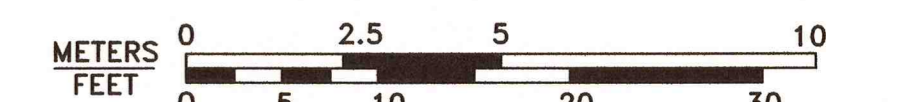
CONTACT: GARY MARTELL 617-877-4127



BWSC SITE PLAN No. _____
 LOT 2 - 121 WARREN AVENUE
BOSTON, MASS.
 (HYDE PARK - 02136-3902)

SCALE: 1"=10' OCTOBER 17, 2013

NORWOOD ENGINEERING CO., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1410 ROUTE ONE, NORWOOD, MA 02062
 PHONE: 781-762-0143 FAX 781-762-8595



SHEET No. 2 OF 2

8291-12

DESIGN CRITERIA

1. APPLICABLE BUILDING CODE MASSACHUSETTS 6th EDITION

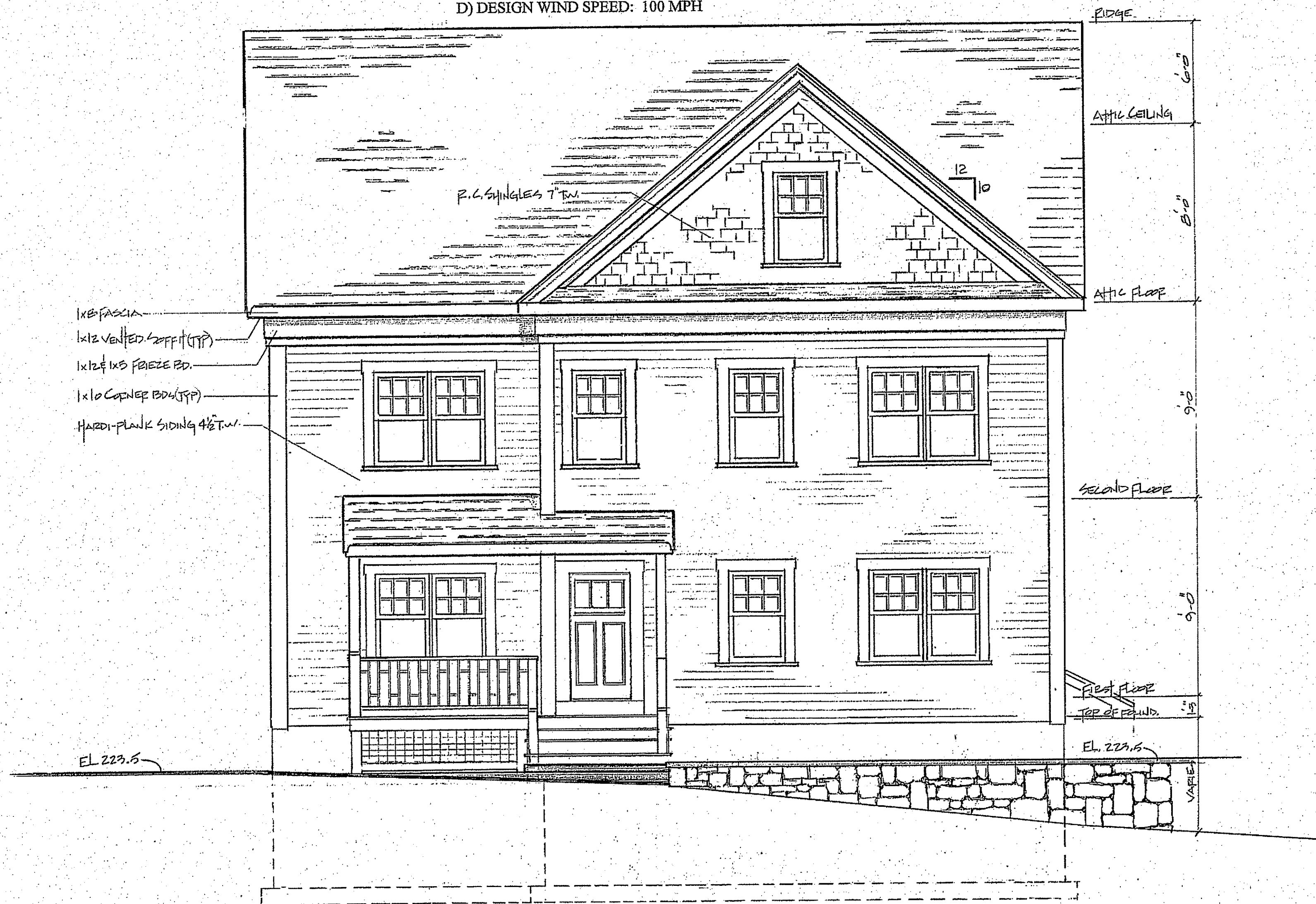
2. LOADS

A) DEAD LOADS: 1) ROOF 10 PSF
2) FLOOR 15 PSF

B) LIVE LOADS: 1) FIRST FLOOR 40 PSF
2) SECOND FLOOR 30 PSF
3) ATTIC AREAS 20 PSF

C) GROUND SNOW LOAD: 40 PSF

D) DESIGN WIND SPEED: 100 MPH

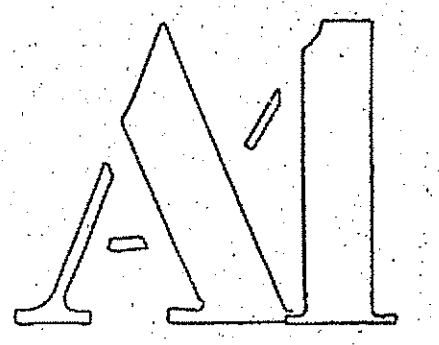
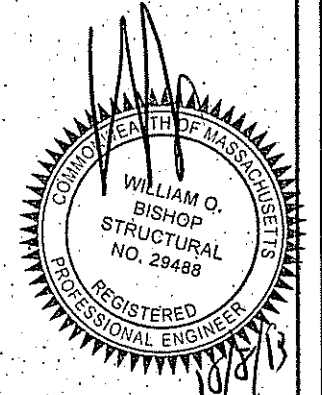


Edward H. Yeomans
43 Gaslight Lane
N. Easton, MA, 02356
508.238.3873

FRONT ELEVATION

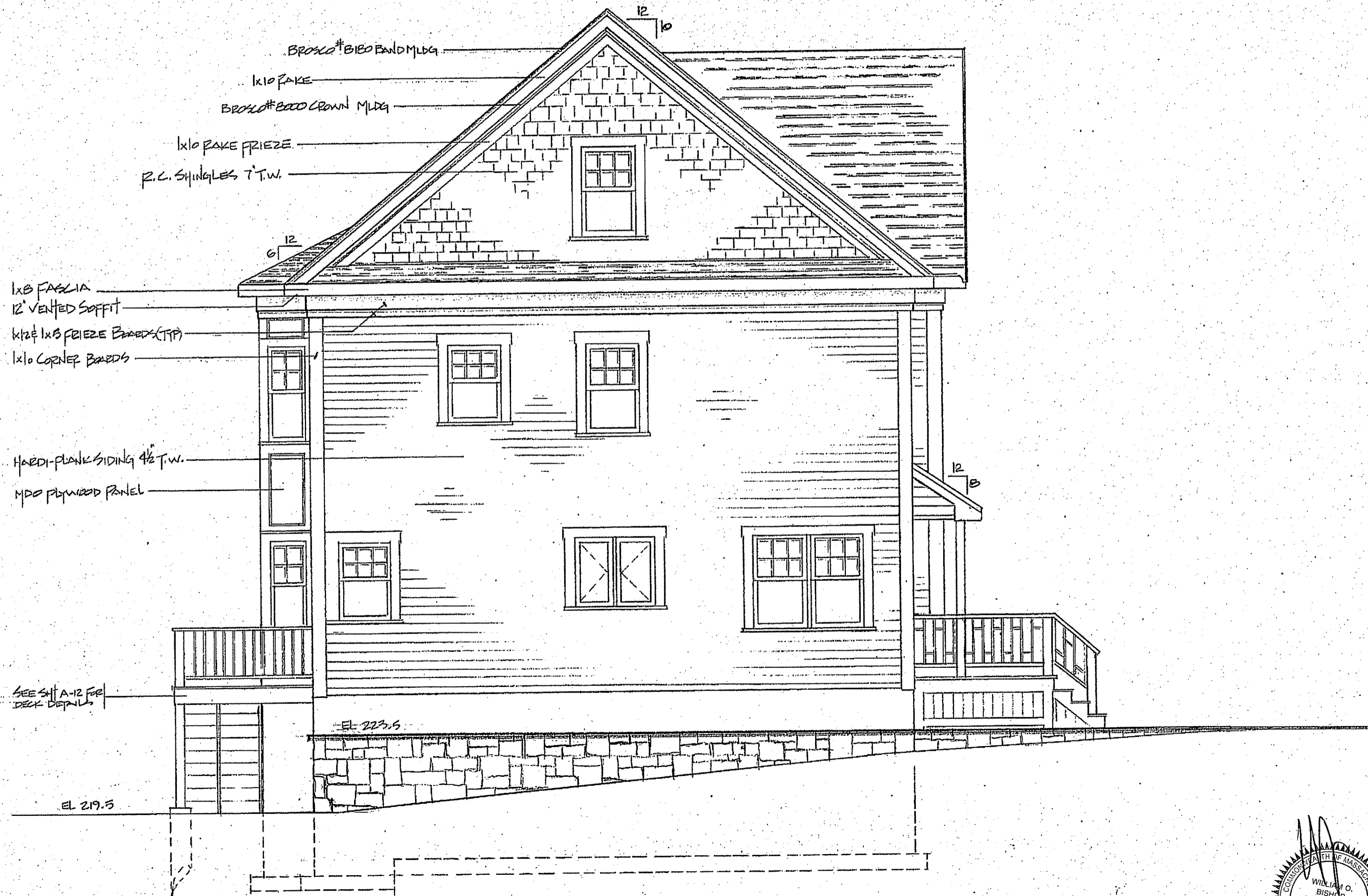
DATE: 25 MARCH 2013
SCALE: 1/4" = 1'-0"
DWN: E.H. Yeomans
PLAN: 2000-13
REV: 01 OCT 2013

PROPOSED RESIDENCE
12 WARREN AVE
HYDE PARK MA



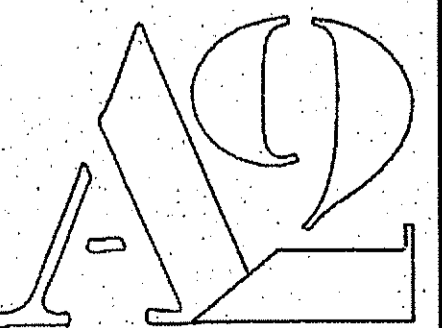
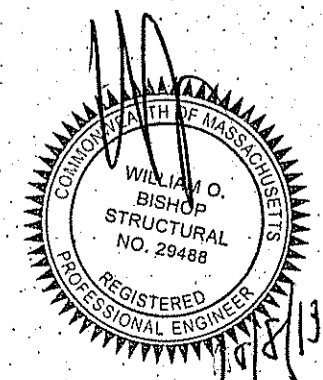
Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

LEFT SIDE ELEVATION



DATE: 28 MARCH 2013
SCALE: 1/4" = 1'-0"
DWN: E.H. Yeomans
PLAN: 2000-13
REV: 01 Oct 2013

PROPOSED RESIDENCE
121 WARREN AVE.
HYDE PARK, MA



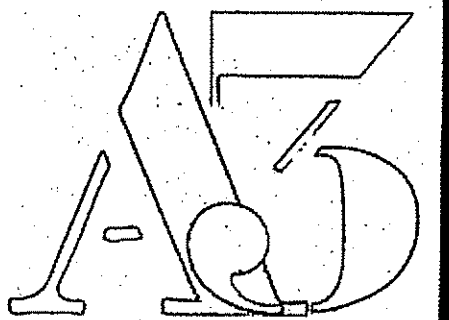
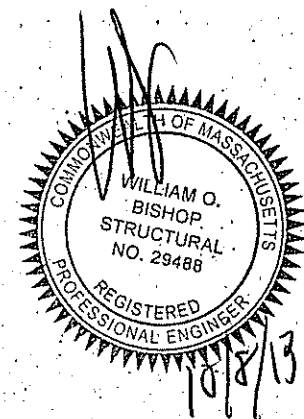
Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

RIGHT SIDE ELEVATION



DATE: 28 MARCH 2013
SCALE: 1/4" = 1'-0"
DWN: E.H. Yeomans
PLAN: 28000-13
REV: 01-Oct-2013

PROPOSED RESIDENCE
121 WARREN AVE.
HYDE PARK, MA

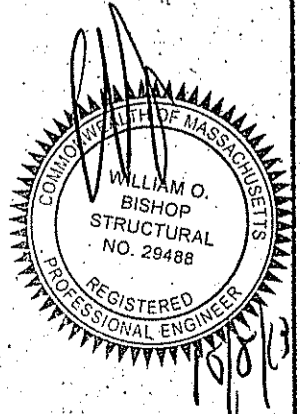
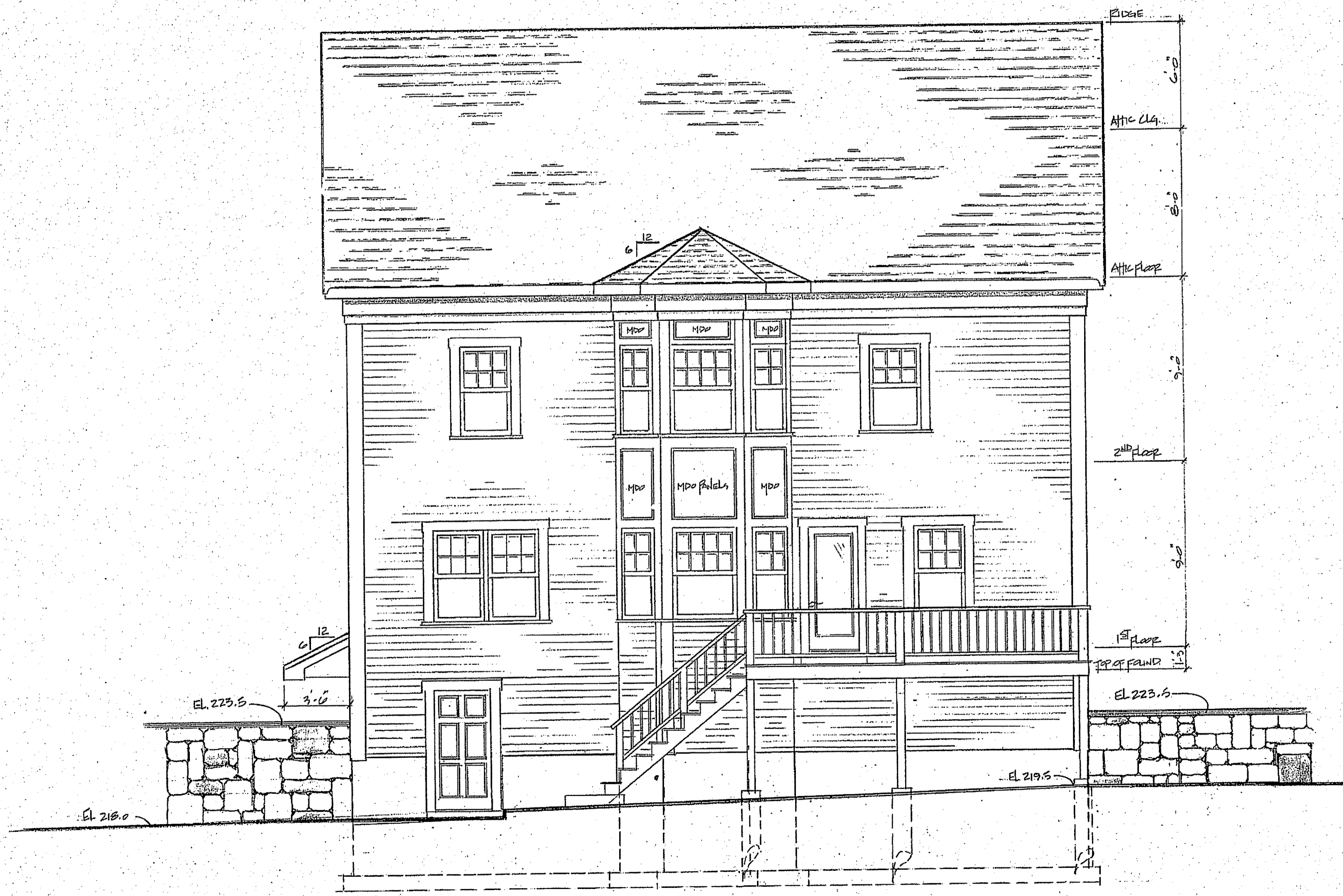
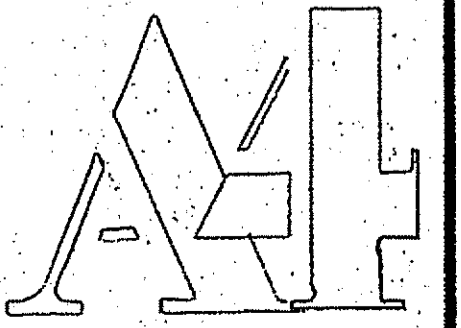


Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

REAR ELEVATION

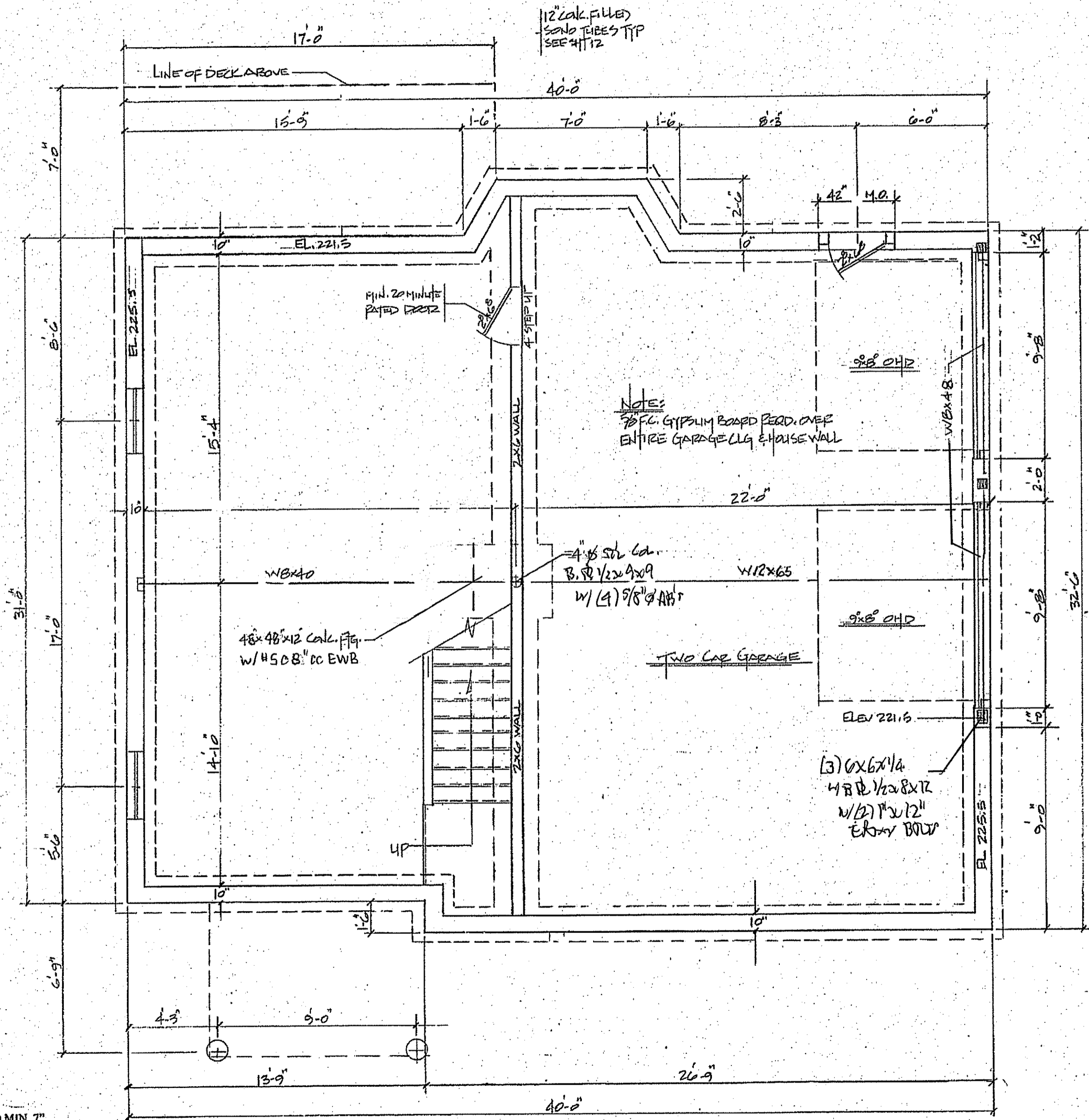
DATE: 28 March 2013
SCALE: 1/4" = 1'-0"
DWN: E.H. Yeomans
PLAN: 2/20-13
REV: 21 Oct 2013

PROPOSED RESIDENCE
121 Wapsett Ave.
Hyde Park, MA



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 43 Gaslight Lane
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FOUNDATION PLAN



NOTE:
 7/8" GYPSUM BOARD OVER
 ENTIRE GARAGE CLG. & HOUSE WALL

48x48x12 Calk. Pgr.
 w/ 450 B.P. CC EWB

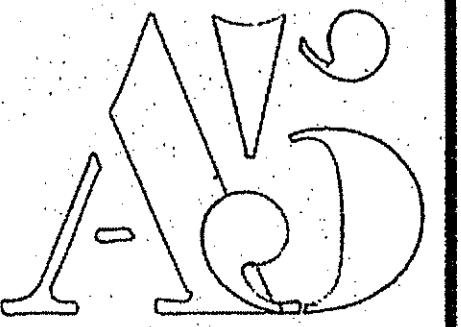
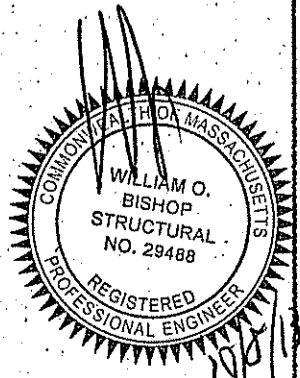
4x6 steel column
 B.P. 1/2x4x9
 w/ (4) 5/8" dia. anchor bolts

(3) 6x6x1/4
 4x8 B.P. 1/2x8x12
 w/ (2) 1x2x12
 epoxy bolts

NOTE:
 USE 5/8x12" ANCHOR BOLTS EMBEDDED MIN. 7"
 INTO CONCRETE WITH SIMPSON BPS5/8-3
 BEARING PLATES. BOLTS SET 12" FROM EACH
 CORNER AND 48" OC IN FIELD

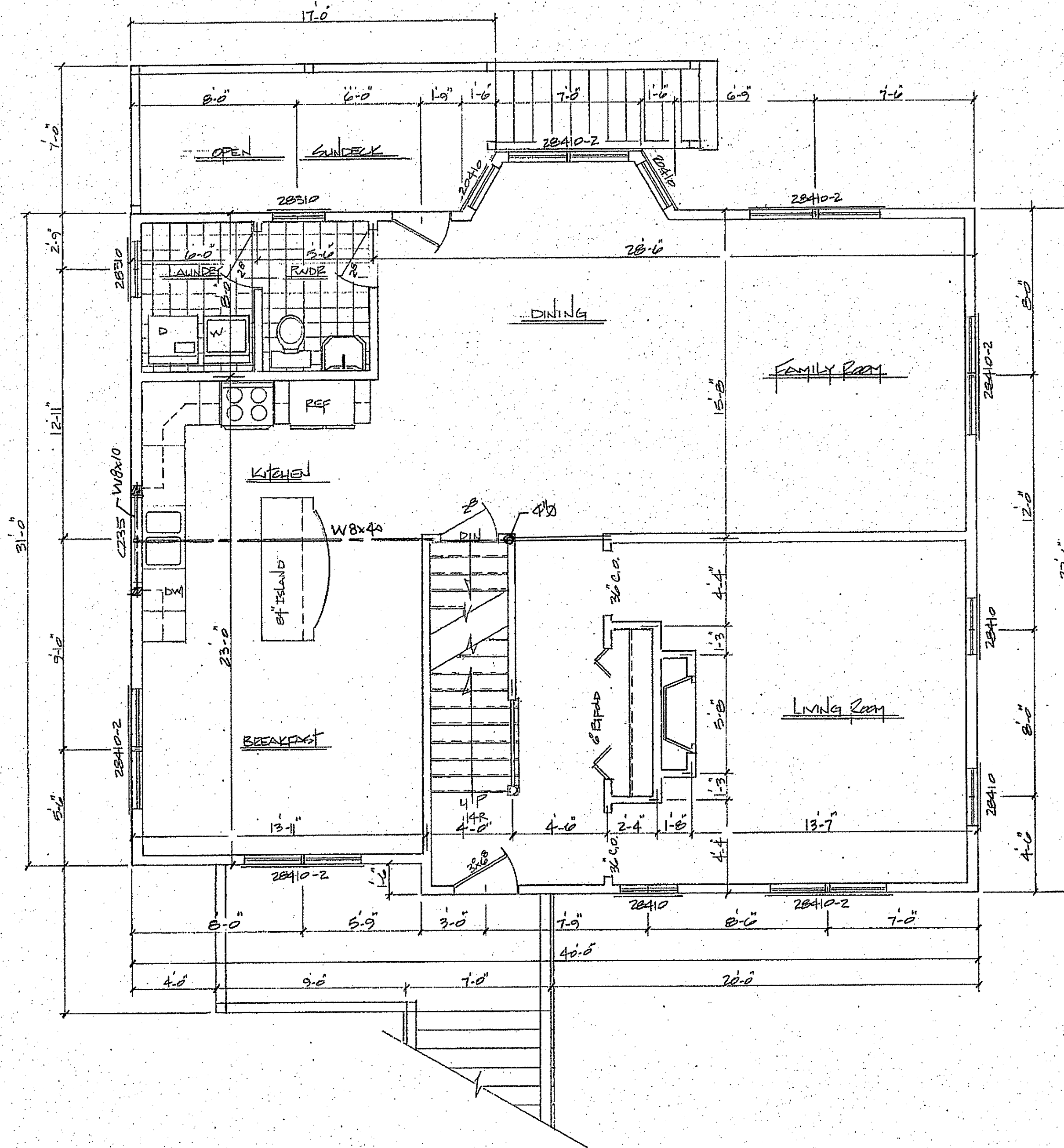
DATE: 25 MARCH 2013
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 2000-13
 REV: 01 OCT 2013

PROPOSED RESIDENCE
 121 WARREN AVE
 HYDE PARK, MA



Edward H. Yeomans
 43 Gaslight Lane
 N. Easton, MA, 02356
 508.238.3873

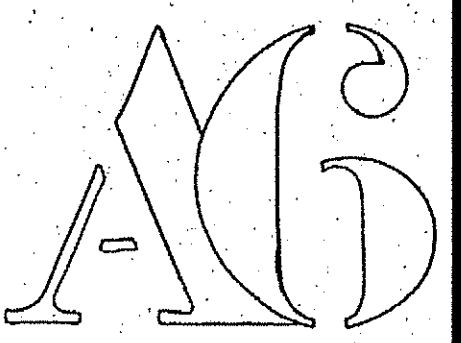
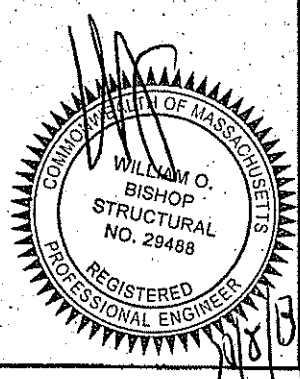
NOTE:
 ALL BATHROOM FANS, KITCHEN EXHAUST
 FAN AND MECHANICAL ROOM VENTILLATION
 MUST BE VENTED TO THE EXTERIOR.



FIRST FLOOR PLAN

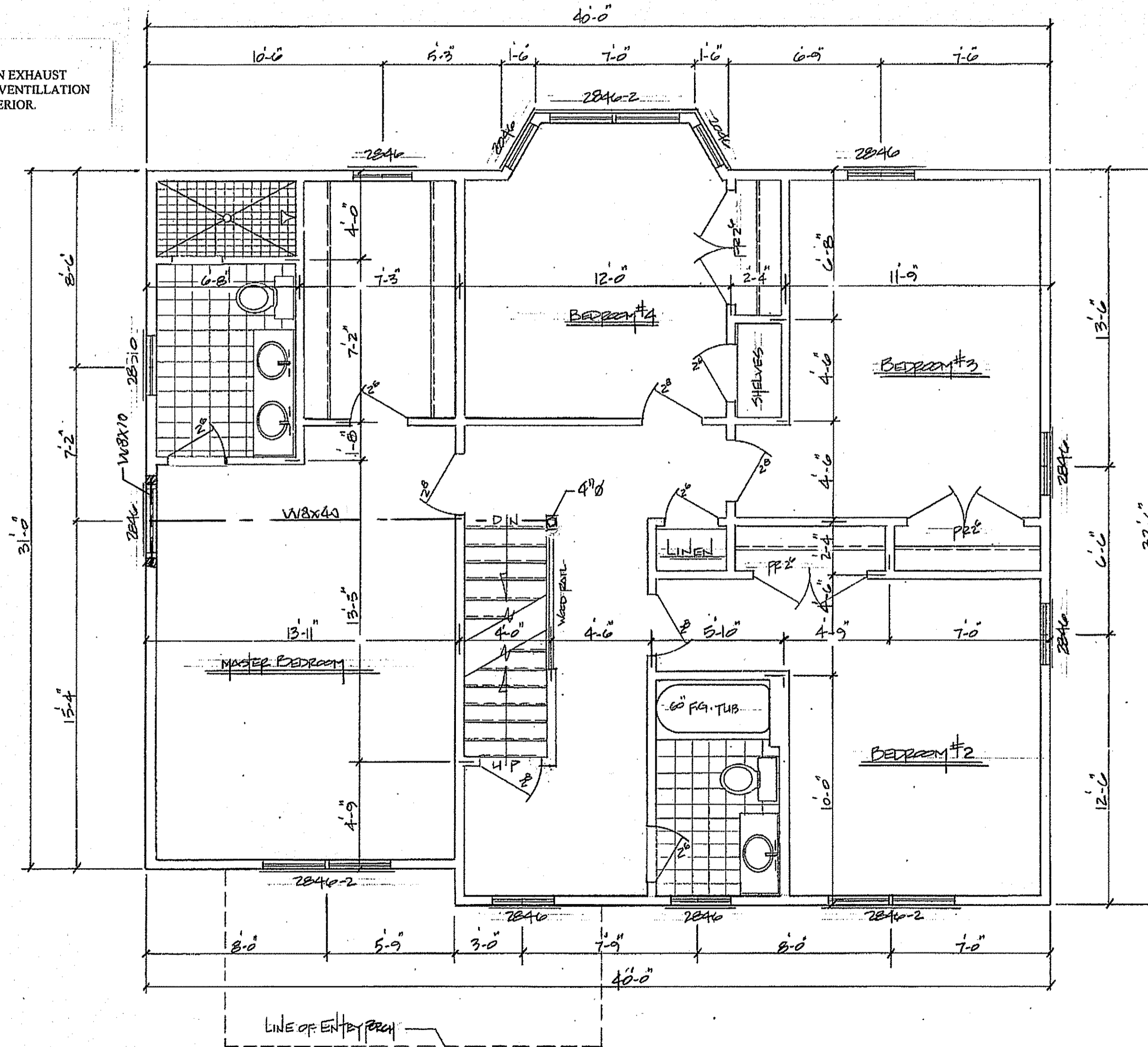
DATE: 28 MAR 2013
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 2013-13
 REV: 01 Oct 2013

PROPOSED RESIDENCE
 121 WARREN AVE
 HYDE PARK, MA



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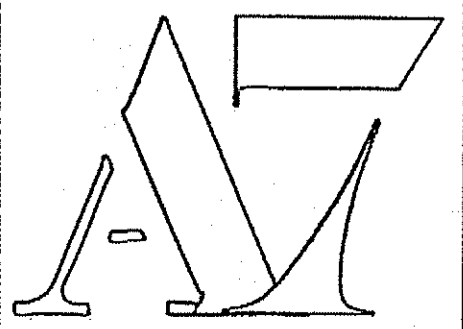
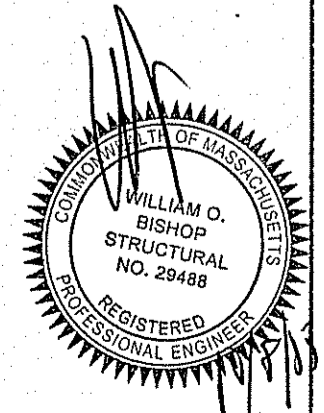
NOTE:
 ALL BATHROOM FANS, KITCHEN EXHAUST
 FAN AND MECHANICAL ROOM VENTILLATION
 MUST BE VENTED TO THE EXTERIOR.



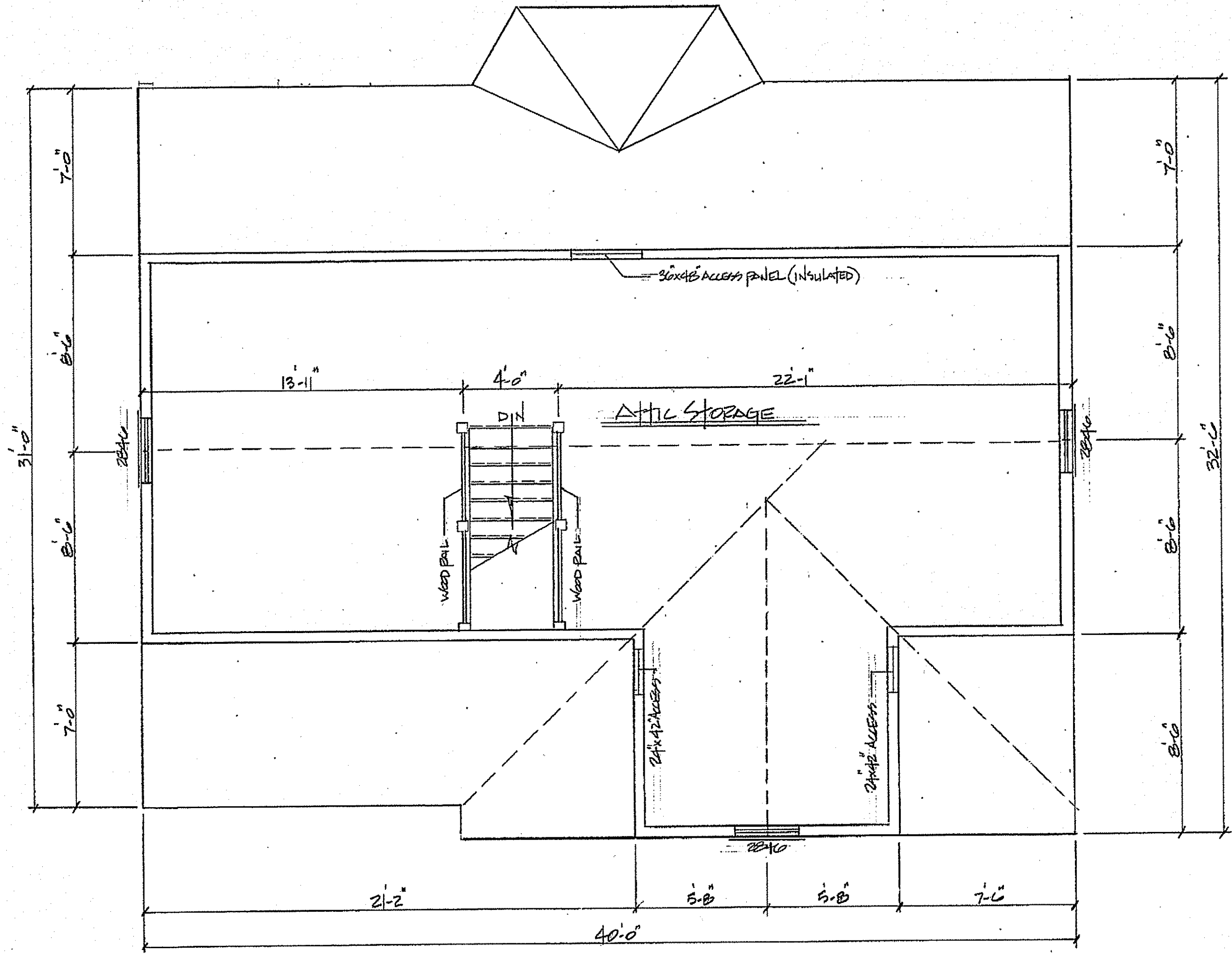
SECOND FLOOR PLAN

DATE: 28 MARCH 2013
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 20000-13
 REV: 01 OCT 2013

PROPOSED RESIDENCE
 121 WAPPEN AVE
 HYDE PARK, MA



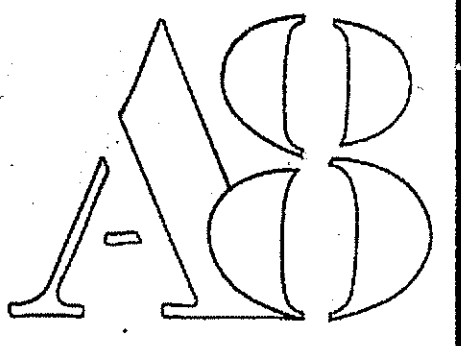
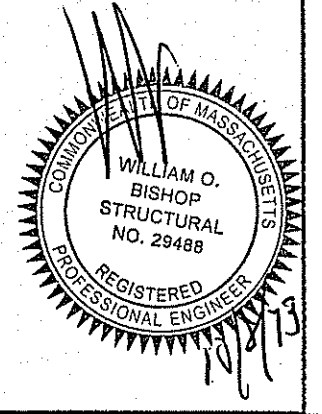
Edward H. Yeomans
 43 Gaslight Lane
 N.Easton, MA, 02356
 508.238.3873



ATTIC PLAN

DATE: 28 MAR 2013
 SCALE: 1/8" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 2000-13
 REV: 01 Oct 2013

PROPOSED RESIDENCE
 12 WARREN AVE
 HYDE PARK, MA



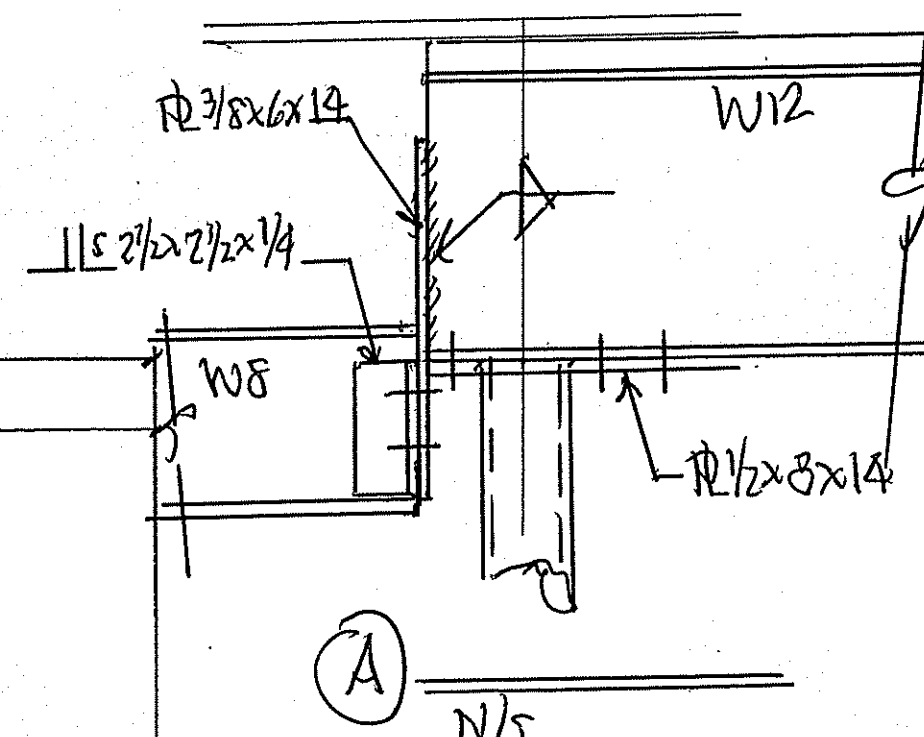
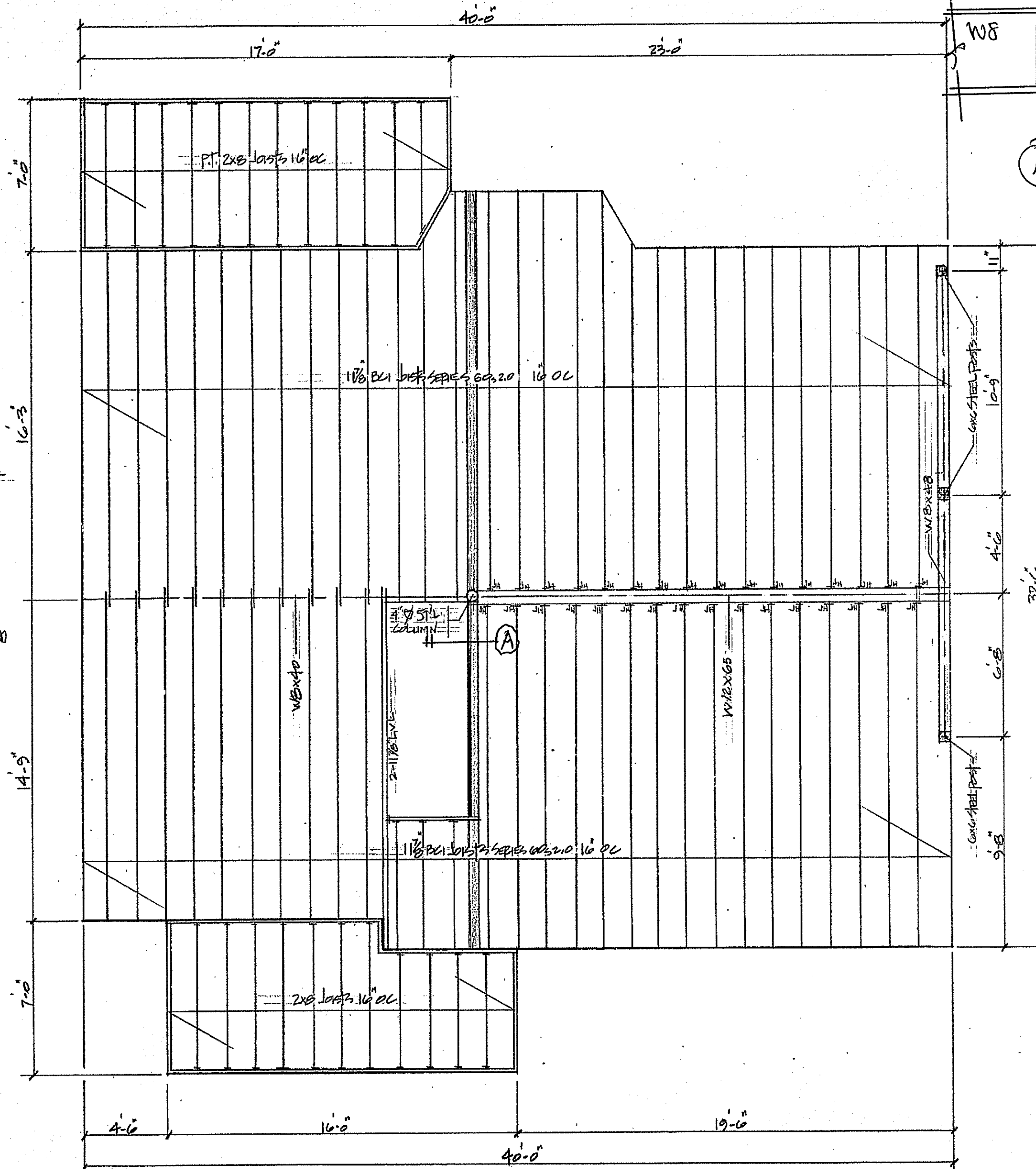
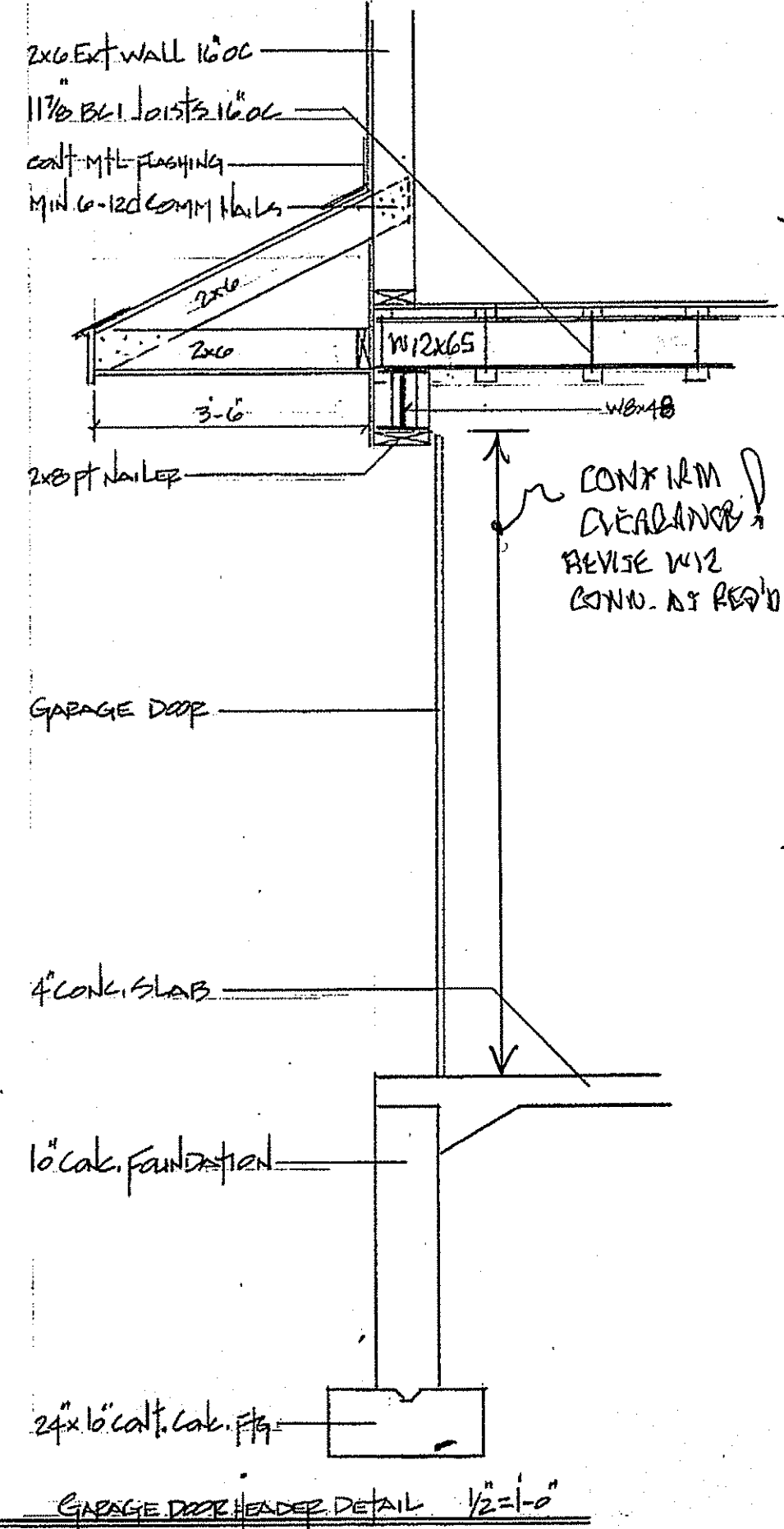
Edward H. Yeomans
 43 Gaslight Lane
 N. Easton, MA, 02356
 508.238.3873

FIRST FLOOR FRAMING PLAN

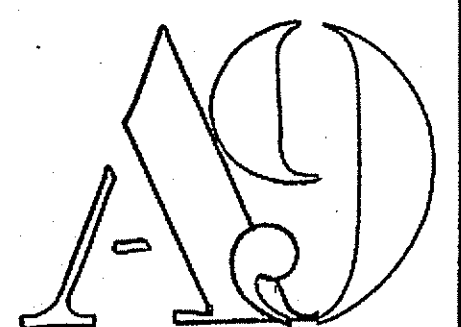
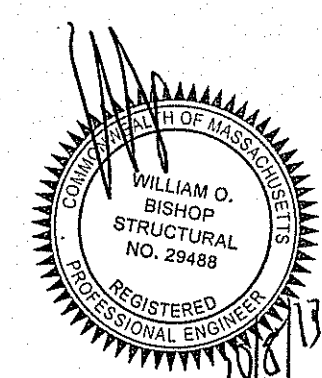
DATE: 25 MARCH 2013
 SCALE: AS NOTED
 DWN: E.H. Yeomans
 PLAN: 2000-13
 REV: 01 OCT 2013

PROPOSED RESIDENCE
 121 WARREN AVE.
 HYDE PARK, MA

BCI joists must be installed and used in accordance
 With the Boise EWP installation guide, building codes,
 And to the extent not inconsistent with the Boise EWP
 Installation guide, usual and customary building
 Practices and standards.



FIRST FLOOR FRAMING PLAN 1/4" = 1'-0"

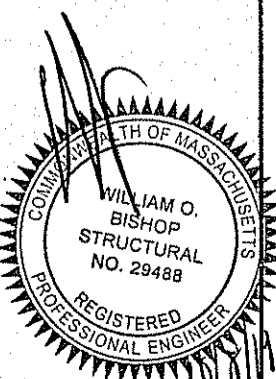


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SECOND FLOOR & ATTIC FLOOR FRAME

DATE: 28 MARCH 2013
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 2000-13
 REV: 01 OF 2013

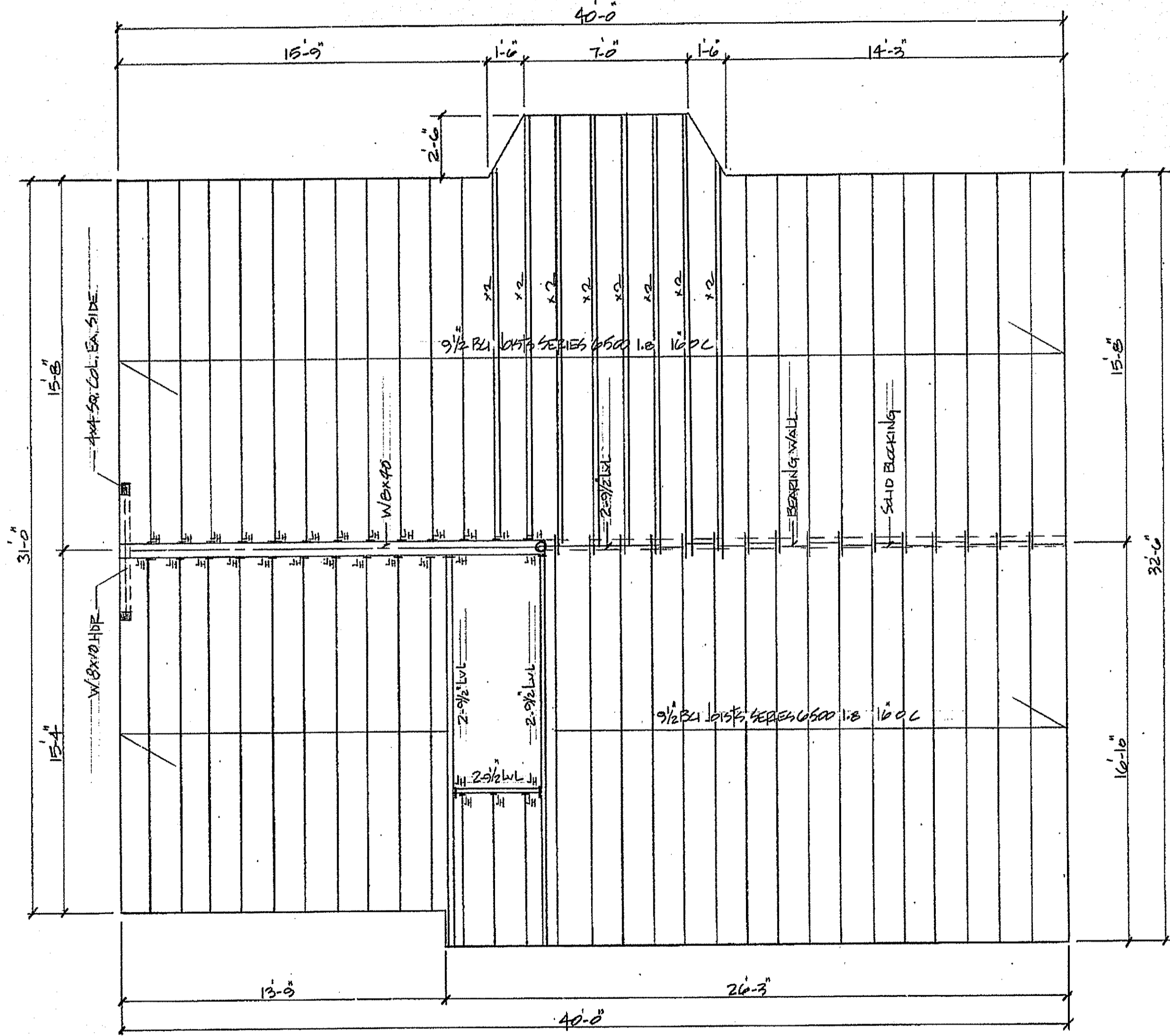
PROPOSED RESIDENCE
 21 WAPPEN AVE.
 HYDE PARK, MA



100

WALL & FLOOR FASTENING

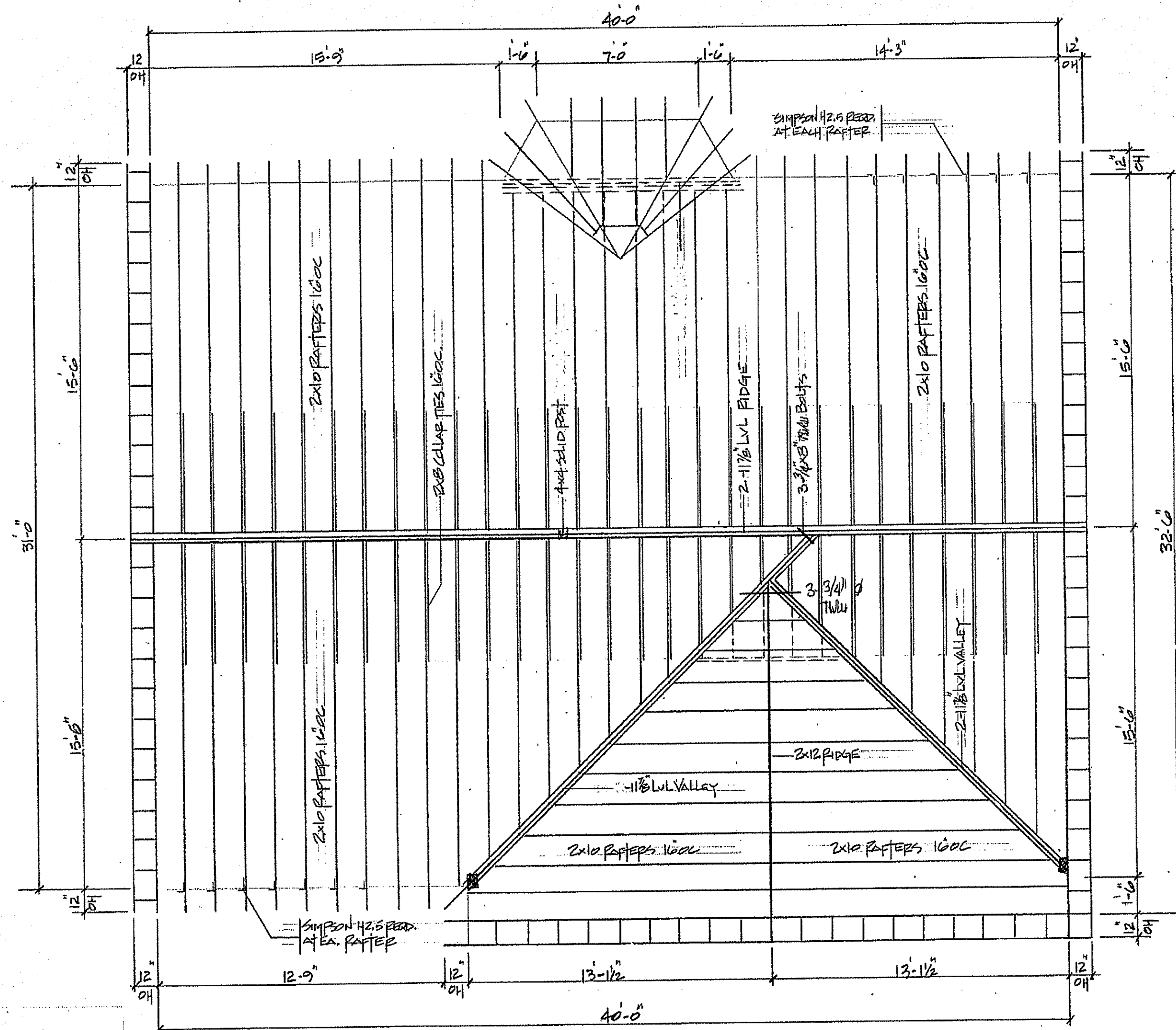
1/2" CDX PLYWOOD WALL SHEATHING: 1ST FLOOR 8d SPIRAL @ 3" OC EDGES-12" FIELD
 2ND & FL 8d SPIRAL @ 6" OC EDGES-12" FIELD
 3/4" U/L T&G PLYWOOD FLOORS: 1ST, 2ND & 3RD FLOOR 8d SPIRAL 6" OC EDGES-12" FIELD
 PL400 CONSTRUCTION ADHESIVE OR EQUAL REQUIRED
 AT ALL PLYWOOD TO JOIST LOCATIONS.



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 43 Gaslight Lane
 N.Easton, MA, 02356
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ROOF FASTENING

5/8 CDX PLYWOOD ROOF DECK: 8d SPIRAL @ 3" OC EDGES-12" FIELD

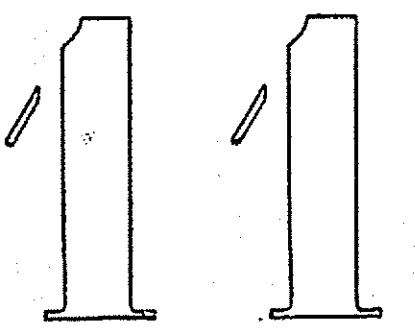
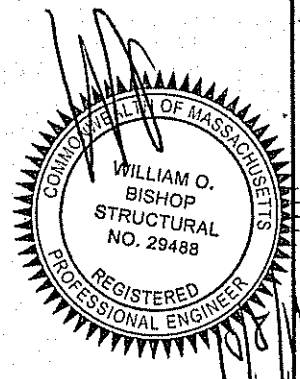


~~ROOF FRAMING~~

DATE: 25 March 2013
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 2600-13
 REV: 01 Oct 2013

PROPOSED RESIDENCE
 121 WARREN AVE
 HYDE PARK, MA

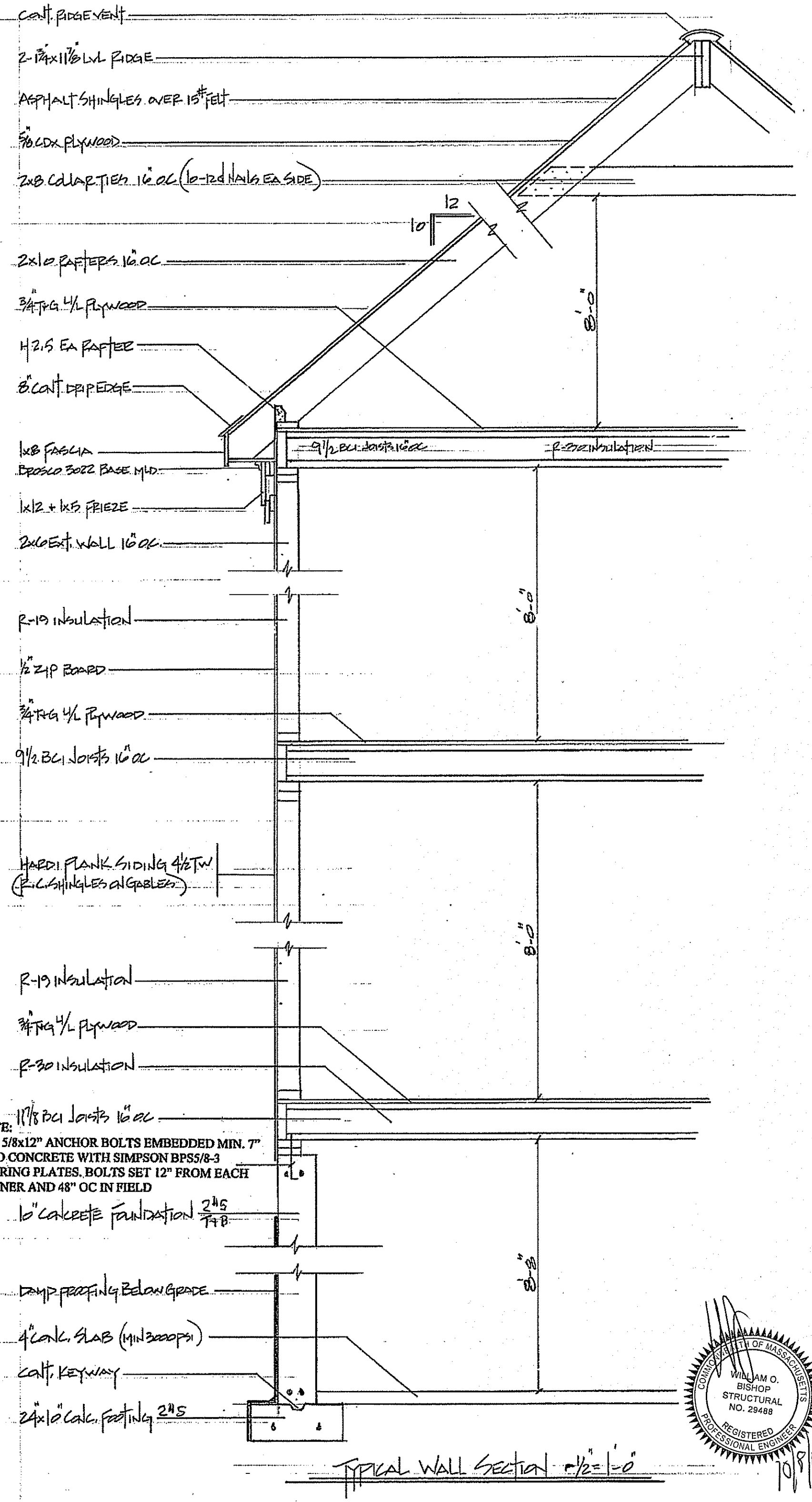
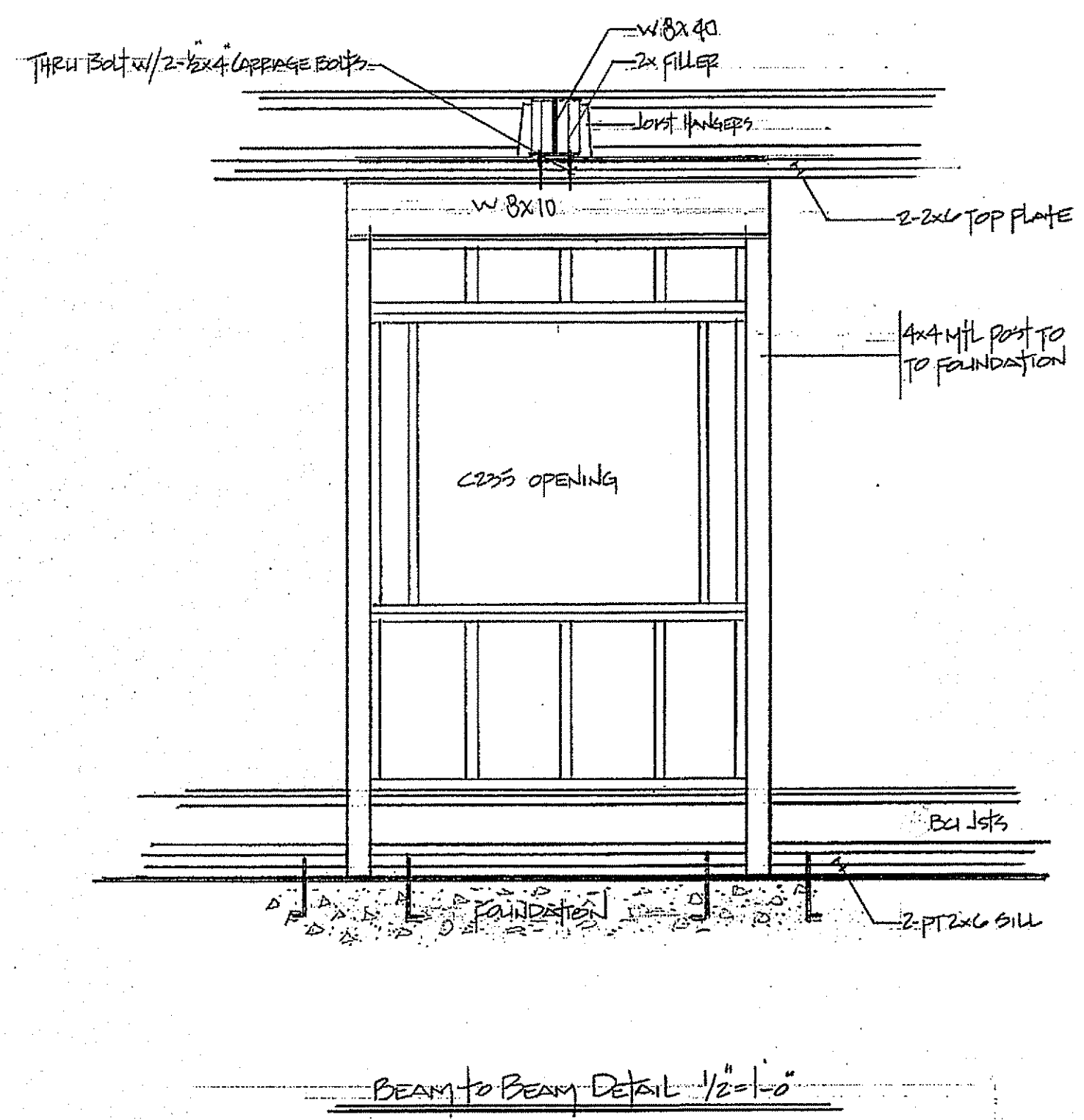
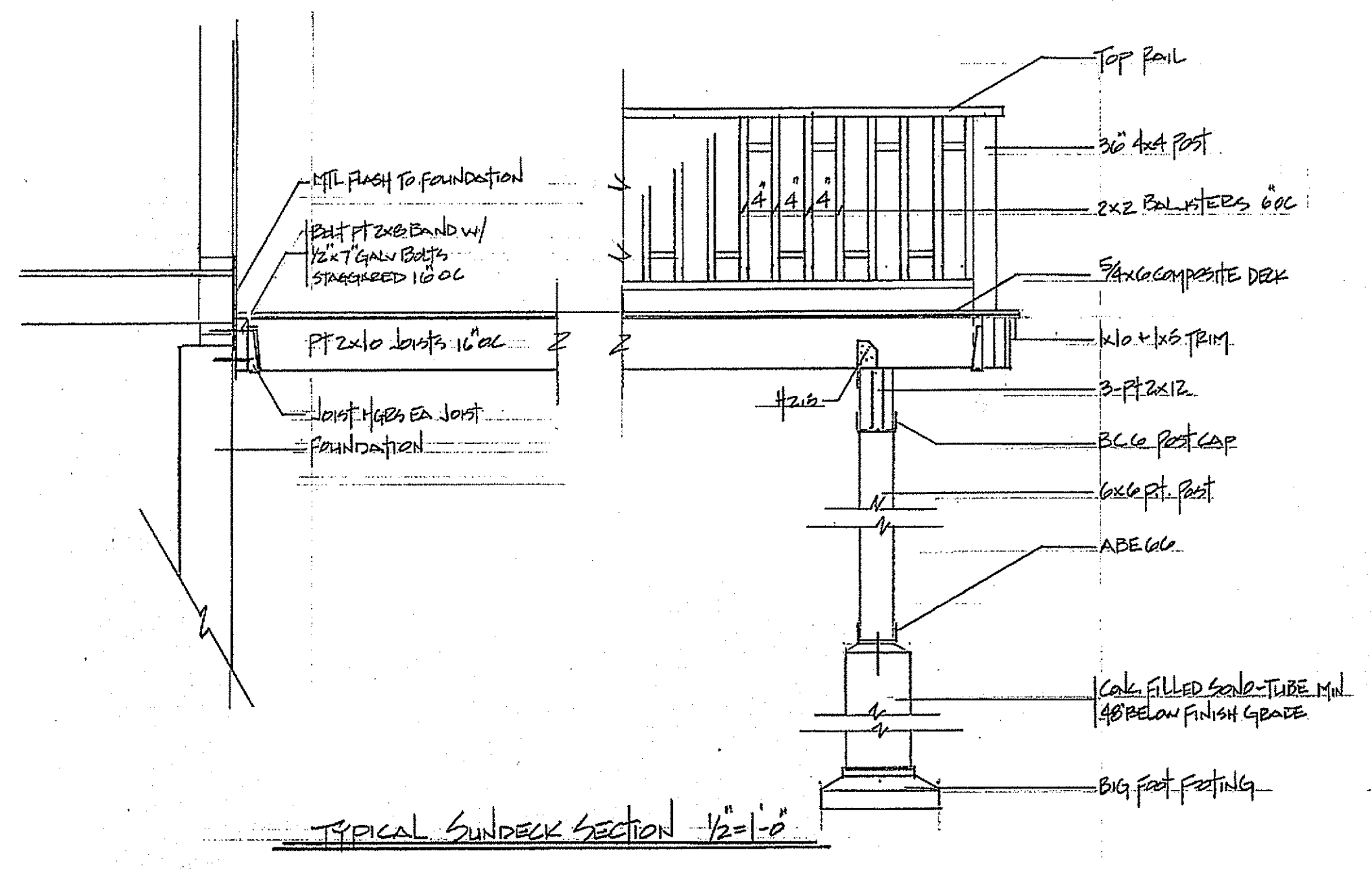
NOTE:
 Simpson H2.5 hurricane ties reqd. at each rafter seat cut
 Simpson joist hangers reqd. where indicated on plans
 Simpson LSTA 12 strap ties reqd. at each rafter to ridge conn.
 10-12d comm.nails reqd at ea. Tie to rafter connection



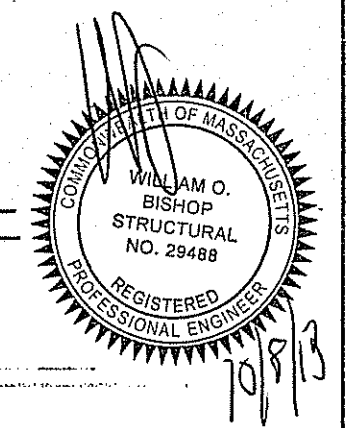
SECTIONS

DATE: 17 FEB 2012
 SCALE: 1/2"=1'-0"
 DWN: E.H. Yeomans
 PLAN: 20000-12
 REV: 01 Oct 2013

PROPOSED RESIDENCE
 121 WASHINGTON ST
 HYDE PARK, MA



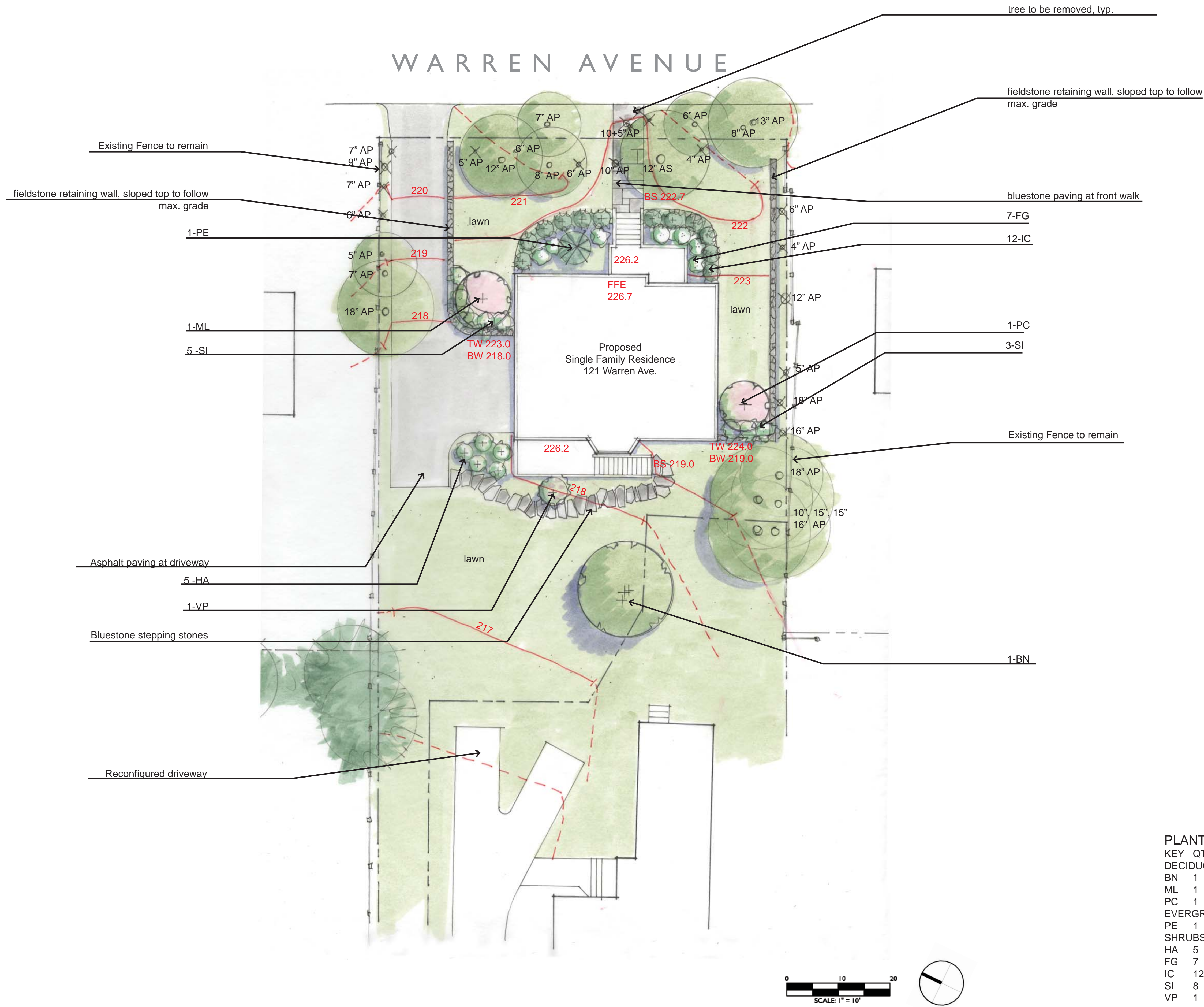
NOTE:
 USE 5/8"x12" ANCHOR BOLTS EMBEDDED MIN. 7" INTO CONCRETE WITH SIMPSON BPSS/8-3 BEARING PLATES. BOLTS SET 12" FROM EACH CORNER AND 48" OC IN FIELD



TREES TO BE REMOVED
 (includes 6" or greater dbh.) sizes and location on plan
 AP Acer platanoides
 AS Acer saccharum

PLANTING NOTES

- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
- No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
- The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
- All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
- No planting shall be installed before acceptance of rough grading of topsoil.
- The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
- The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
- All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
- 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All shrub beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
- All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.



PLANT SCHEDULE - Warren Ave.

KEY	QTY	LATIN NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
BN	1	Betula nigra 'Heritage'	Heritage River Birch	2-2.5" cal. clump
ML	1	Magnolia 'Leonard Messel'	Leonard Messel Magnolia	1.5-2" cal.
PC	1	Prunus sargentii 'Columnar'	Fastigiate Sargent Cherry	1.5-2" cal.
EVERGREEN TREES				
PE	1	Pinus strobus 'Nana'	Dwarf White Pine	36" ht.
SHRUBS				
HA	5	Hydrangea arnorescens 'Annabelle'	Annabelle Hydrangea	24" ht.
FG	7	Fothergilla gardenii	Dwarf Fothergilla	24" ht.
IC	12	Ilex crenata 'Helleri'	Heller Holly	24" ht.
SI	8	Stephanandra incisa Crispa	Crispa Lace Shrub	24" ht.
VP	1	Viburnum plicatum var. tomentosum	Doublefile Vib.	36" ht.