

PROSPECT

PUBLIC - 30 FT

STREET

265.76 TO SB/CUT FND HELD

5' ACCESS EASEMENT

Garage

N/F  
GERALD D DEBAN

patio

110.00

Proposed 3rd Fl. to be Built  
on 2nd Floor Overhang

12'x15.7'  
3rd Floor  
Addition

51.5'

LOT "A"  
10,688 S.F.

N/F  
BRIAN PATRICK DAVIS

Existing

Driveway

Existing  
Dwelling  
#149

97.17

27.6'

29.6'

90°10'52"

35.3'

35.2'

97.17

89°49'8"

249.88' TO SB/DH HELD LINE INTO STREET .11'

MILTON

PUBLIC - 45 FT

AVENUE

DS

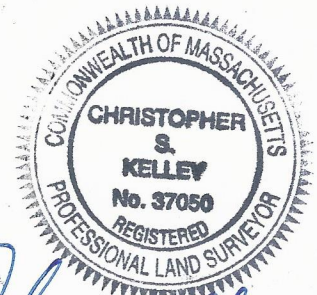
APPROVED  
Design Section  
BOSTON REDEVELOPMENT AUTHORITY  
Design Review  
for the  
Board of Appeal  
Signature

12/19/2024

Approved pursuant to the requirements in Article 80E for projects in a Neighborhood Design Overlay District, and with the proviso that any changes to these plans be submitted to the BPDA for review and approval.

*PLAN SHOWING  
PROPOSED ADDITION  
IN  
BOSTON (HYDE PARK), MA.*

OWNER: ERIC S CRAWLEY  
TITLE REF: BK 48088 PG 96  
ASSESSORS REF: 1810796010  
ZONING DISTRICT: 1F-9000  
PLAN REF: BK 19561 PG 332



*Christopher S. Kelley*  
CHRISTOPHER S KELLEY  
11-4-24  
PLS

SCALE 1" = 20'

DATE: 11/4/2024

MILLER SURVEYING SERVICES  
60 CROSBY STREET  
QUINCY MA 02169  
617-472-2045

# 149 Milton Ave. Hyde Park, MA 02136

## GENERAL SCOPE OF WORK

1. Remodel the existing storage room into a full bathroom.
2. Demolish the existing gable roof on the attic floor at the storage space.
3. Build new 7' high walls in existing storage space and build a new gable roof to match the pitch of the demolished storage gable. VIF that the new gable ridge high is below the existing main ridge height.
4. Follow the stud layout from the walls below.
5. Finish newly built space for a full bathroom with bathtub, toilet, and vanity.

TABLE N1102.1.3 (R402.1.3)  
INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT<sup>9</sup>

CLIMATE ZONE	FENESTRATION U-FACTOR <sup>b,1</sup>	SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC <sup>b,2</sup>	CEILING R-VALUE	WOOD FRAME WALL R-VALUE <sup>9</sup>	MASS WALL R-VALUE <sup>h</sup>	FLOOR R-VALUE	BASEMENT <sup>c,9</sup> WALL R-VALUE	SLAB <sup>d</sup> R-VALUE & DEPTH	CRAWL SPACE <sup>c,9</sup> WALL R-VALUE
5 and Marine 4	0.30	0.55	0.40	60	30 or 20&5ci <sup>h</sup> or 13&10ci <sup>h</sup> or 0&20ci <sup>h</sup>	13/17	30	15ci or 19 or 13&5ci	10ci, 4 ft	15ci or 19 or 13&5ci

## Sheet List

#	Sheet Name
A.0	Title Sheet
A.1	Attic Plan - Exstg/Demo
A.2	Attic Plan - New Work
A.3	Roof Plan - New Work
A.4	Building Section and Elevation
A.5	Section Details
A.6	Attic Floor - Framing
A.7	Roof Plan - Framing

## ZONING INFORMATION TABLE C - Hyde Park Dimensional Regulations

• Zoning District: 1F-9000 One-Family Residential Subdistrict

Project Data:	Required	Existing	Proposed
Use:	1-Family	1-Family	1-Family
Dwelling Units	1	1	1
Lot Size SF.	9,000	10,688 <sup>(1)</sup>	No Change
Front Yard Setback	25'	+/- 30' <sup>(1)</sup>	No Change
Rear Yard Setback	40'	+/- 18' <sup>(1)</sup>	No Change
Side Yard Setback (left)	10'	+/- 25' <sup>(1)</sup>	No Change
Side Yard Setback (right)	10'	+/- 50' <sup>(1)</sup>	No Change
Building Coverage Max.	30%	+/- 13% <sup>(1)</sup>	No Change
Height / # of stories	35' / 2.5	34' / 2.5	No Change
Gross Floor Area SF.	< 3,206	2,364	2,519 <sup>(2)</sup>
Floor Area Ration (FAR)	.3 max.	.23	.24
Lot Width Min.	70'	+/- 115'	No Change
Lot Frontage Min.	70'	+/- 115'	No Change

### Note:

(1) Site dimensions provided by MA GIS / [www.cityofboston.gov/assessing/](http://www.cityofboston.gov/assessing/).

**The project will NOT increase the building footprint.**

(2) Existing attic storage exterior walls are at less than 4' and not counted in attic SF. The proposed full bath will add 155 SF to the attic half-story total.



EXISTING 3D VIEW



PROPOSED 3D VIEW

## Zoning Footnotes:

### Story, Half.

A story that is used or designed to be used for human occupancy, and that meets the following dimensions:

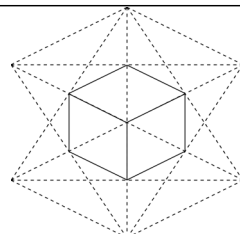
- (i) The floor area, measured four (4) feet vertically from the floor, does not occupy more than one-half (%) the area of the floor next below, and
- (ii) The ceiling area or plane, measured at a height of seven and one-third (7 1/3) feet above the floor, is a minimum of one-third (1/3) the area of the floor.

1. Treatment of dormers: The floor area of dormers shall be included in the gross floor area of a dwelling. Exception from Building Height: For the purpose of determining Building Height, the floor area of up to two (2) dormers on a dwelling shall be excluded from the floor area calculation for a half story, if each of the excluded dormers meets the following requirements:

- (i) The dormer is not wider than eight (8) feet; and
- (ii) The ridge line of the dormer does not exceed the ridge line of the structure of which it is a part, or thirty-five (35), whichever is less.

## APPLICABLE CODES

Applicable codes for the intended project is as follows :  
Ninth Edition of the MA State Building Code 780 with Amendments to the Current International Residential Code. Massachusetts energy Code 2021 IECC 2021 W/ MA + Stretch Code Amendments + Specialized Code appendices amendments (225 CMR 22.00 (appx. RC) and 225 CMR 23.00 (appx. CC)



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[www.morphologydesignbuild.com](http://www.morphologydesignbuild.com)

Eric Crawley

149 Milton Ave. Hyde Park, MA 02136

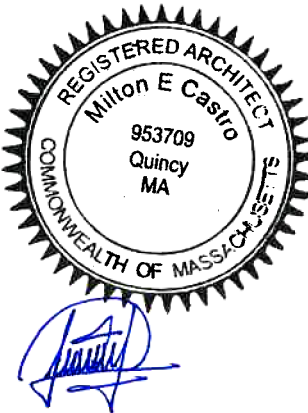
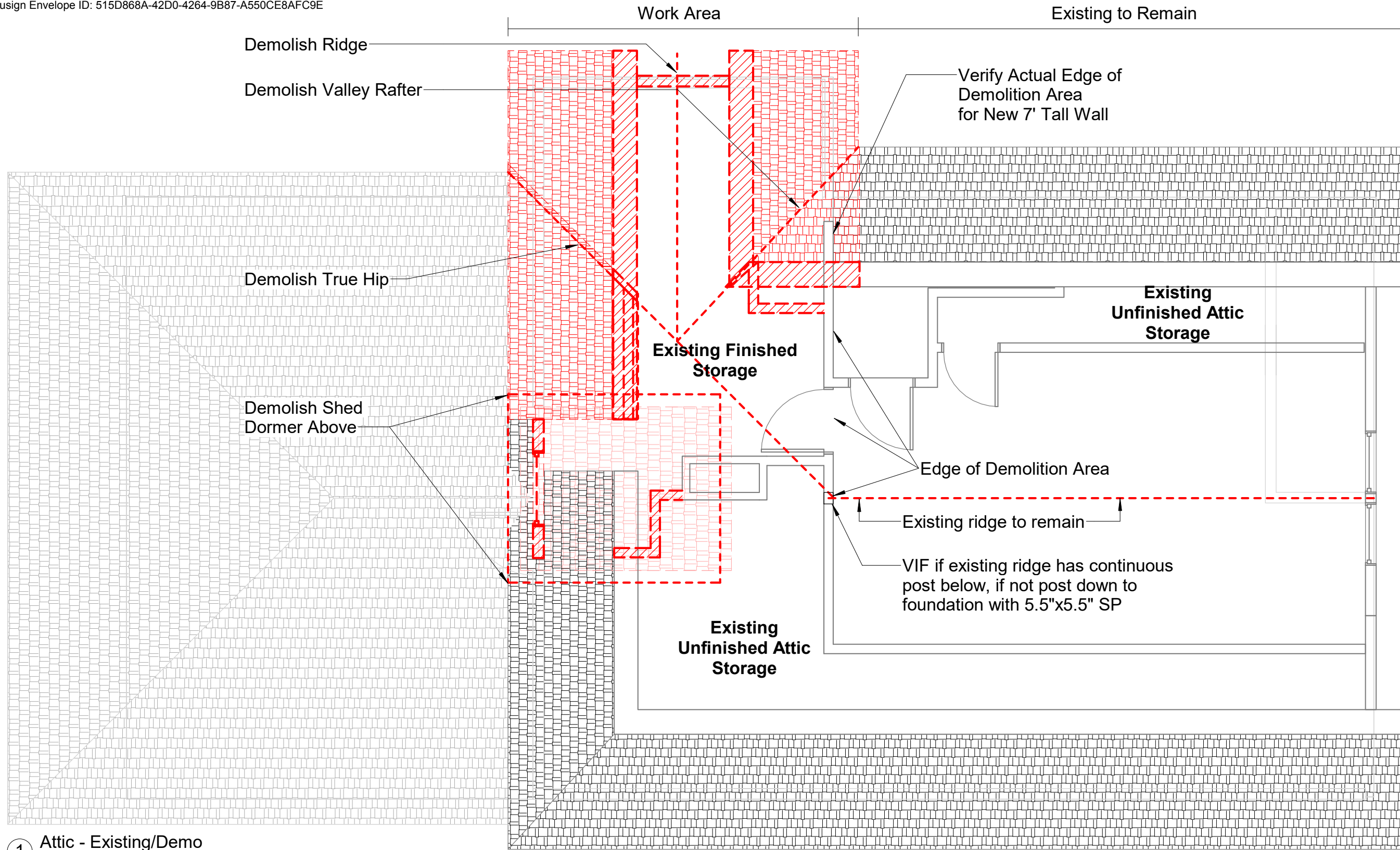
No.	Description	Date

Title Sheet

Project number 2305  
Date 02/7/2024  
Drawn by JDG  
Checked by MEC

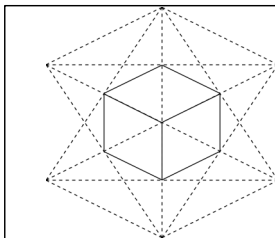
A.0

Scale



1 Attic - Existing/Demo  
1/4" = 1'-0"

Contact MDB If Condition Differ On Site



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No.	Description	Date

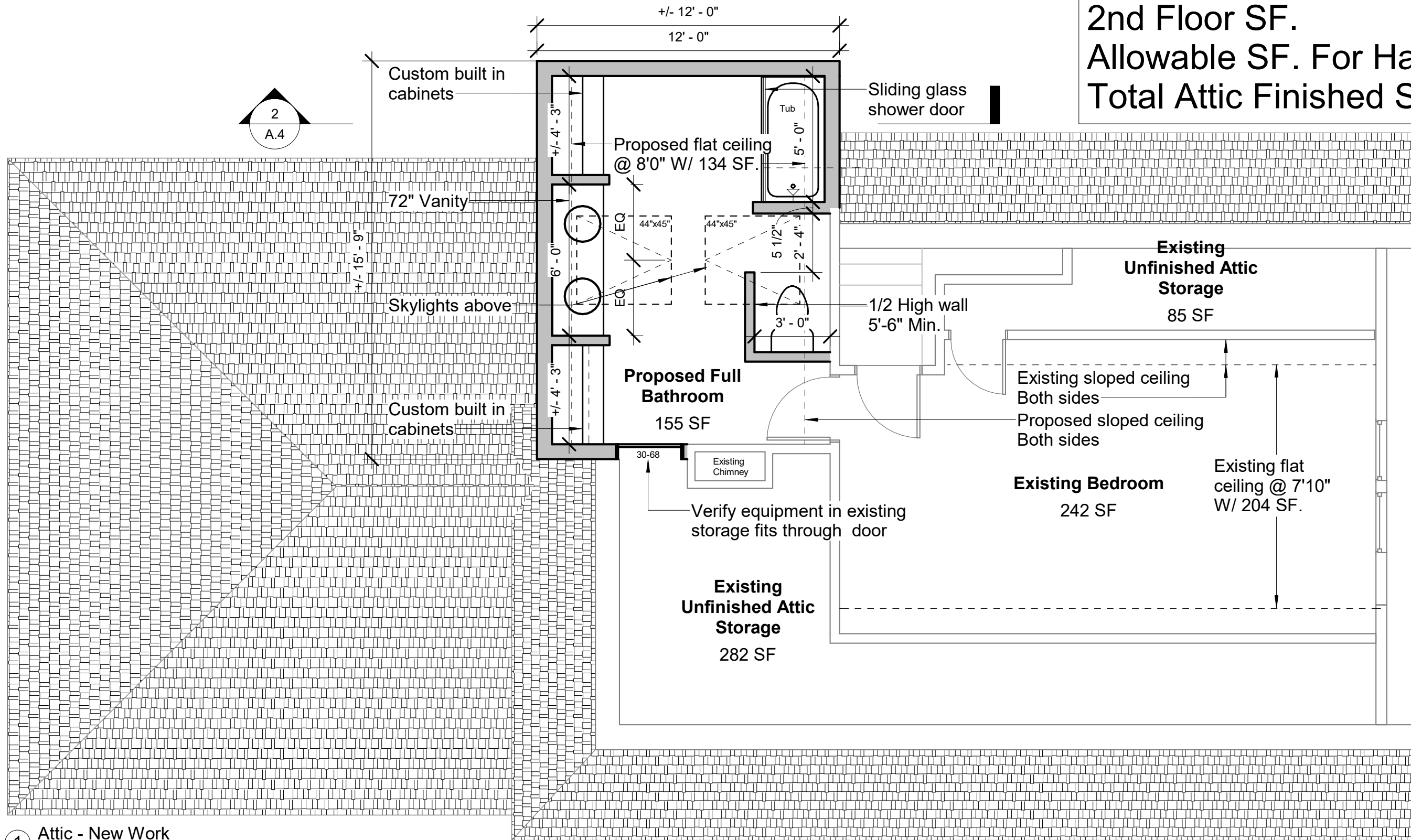
Attic Plan - Exstg/Demo

Project number 2305  
Date 02/7/2024  
Drawn by JDG  
Checked by MEC

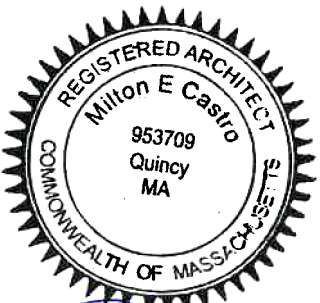
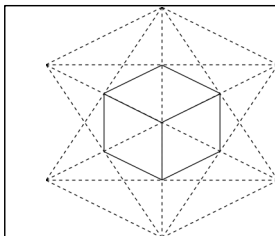
A.1

Scale 1/4" = 1'-0"

2nd Floor SF. 1,127  
 Allowable SF. For Half Story 563  
 Total Attic Finished SF. 397



1 Attic - New Work  
 1/4" = 1'-0"

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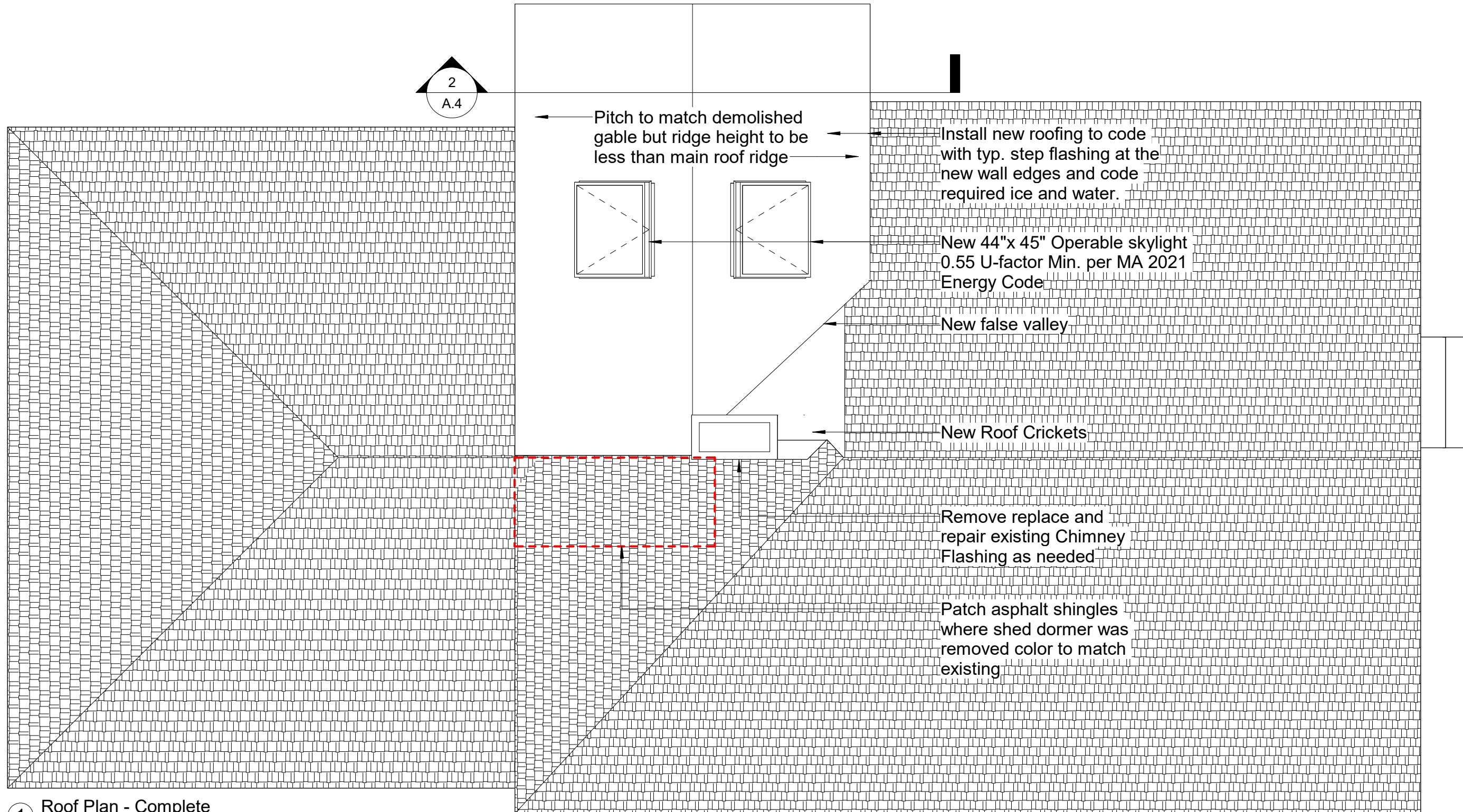
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149 Milton Ave. Hyde Park, MA 02136

No.	Description	Date

Attic Plan - New Work	
Project number	2305
Date	02/7/2024
Drawn by	JDG
Checked by	MEC
<b>A.2</b>	
Scale 1/4" = 1'-0"	



1 Roof Plan - Complete  
1/4" = 1'-0"




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**Eric Crawley**  
149 Milton Ave. Hyde Park, MA 02136

No.	Description	Date

**Roof Plan - New Work**

Project number	2305	<b>A.3</b>
Date	02/7/2024	
Drawn by	JDG	Scale 1/4" = 1'-0"
Checked by	MEC	

12/19/2024



Verify New Ridge Height Is Below Existing Ridge

See A.5 & A.7 for Roof Ridge

2"x10" Roof Rafters  
Closed cell spray foam insulation R-60 In Rafters  
Closed cell spray foam insulation R-30 Insulation In Walls

2"x6" Exterior Walls  
Match soffit detail from existing home  
Custom Built In Cabinets

Sister Existing 2"x8" joist  
Match Stud Layout For New Studs And Rafters

5.5"x5.5" SP Post down to foundation  
Existing Second Floor Walls  
Existing Second Floor Joist

Existing First Floor Walls  
Existing First Floor Joist  
Existing foundation

Ridge  
31' - 3"

1  
A.5

Tile designed by others

Align new sheathing with face of existing sheathing below typ. at proposed walls

Attic  
18' - 0"

Header over window in attic floor framing See A.5 & A.6

Level 2  
9' - 0"

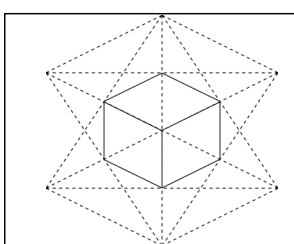
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Level 1  
0"

Basement  
-8' - 0"

2 Building Section  
3/16" = 1'-0"

See A.5 Section Details



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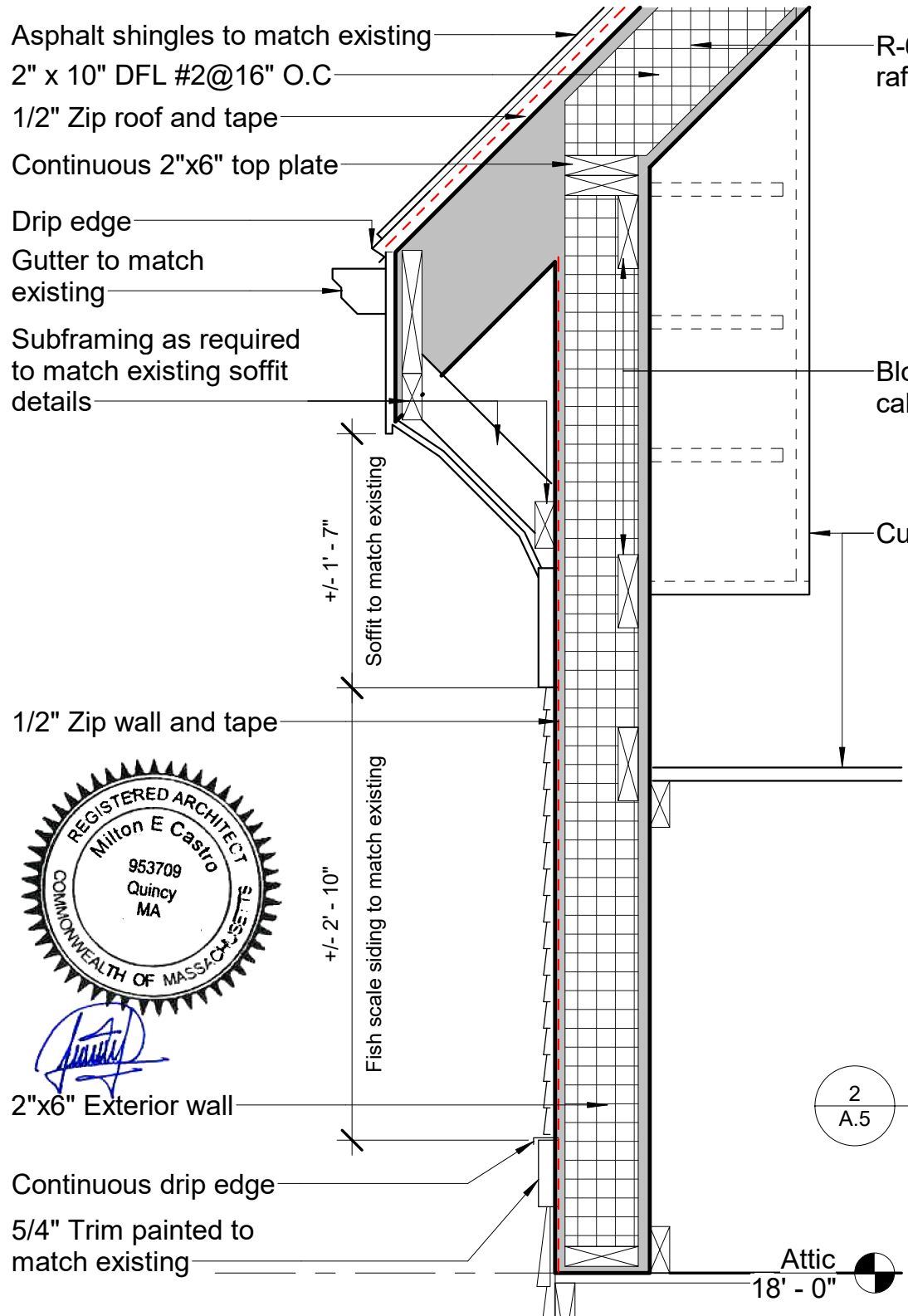
149 Milton Ave. Hyde Park, MA 02136

No.	Description	Date

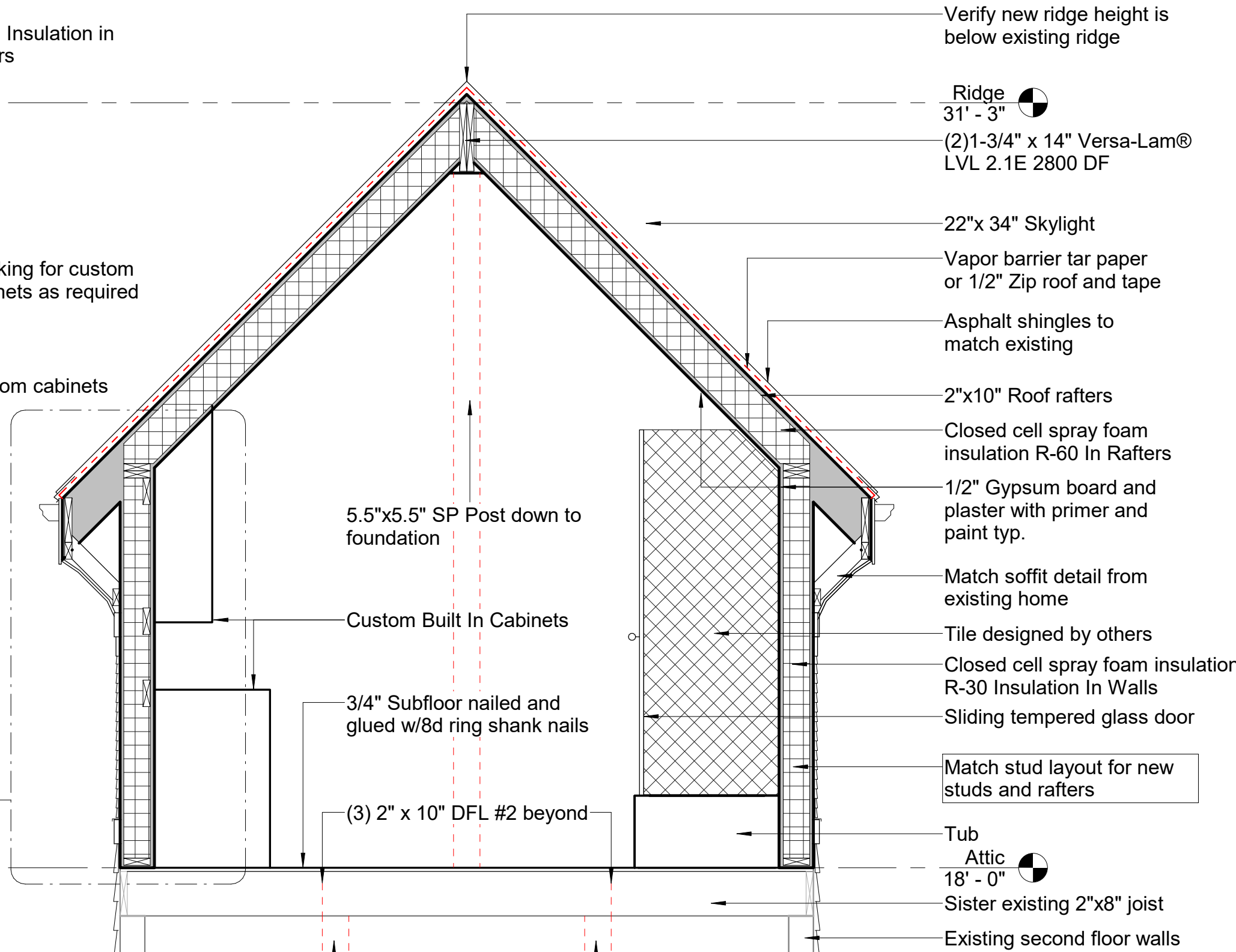
Building Section and Elevation

Project number	2305
Date	02/7/2024
Drawn by	JDG
Checked by	MEC

A.4  
Scale 3/16" = 1'-0"



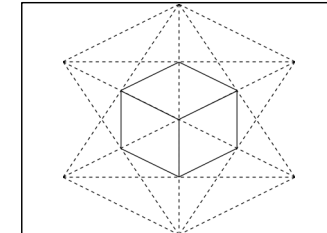
2 Wall Section  
1" = 1'-0"



1 Bathroom Section  
1/2" = 1'-0"



*[Signature]*

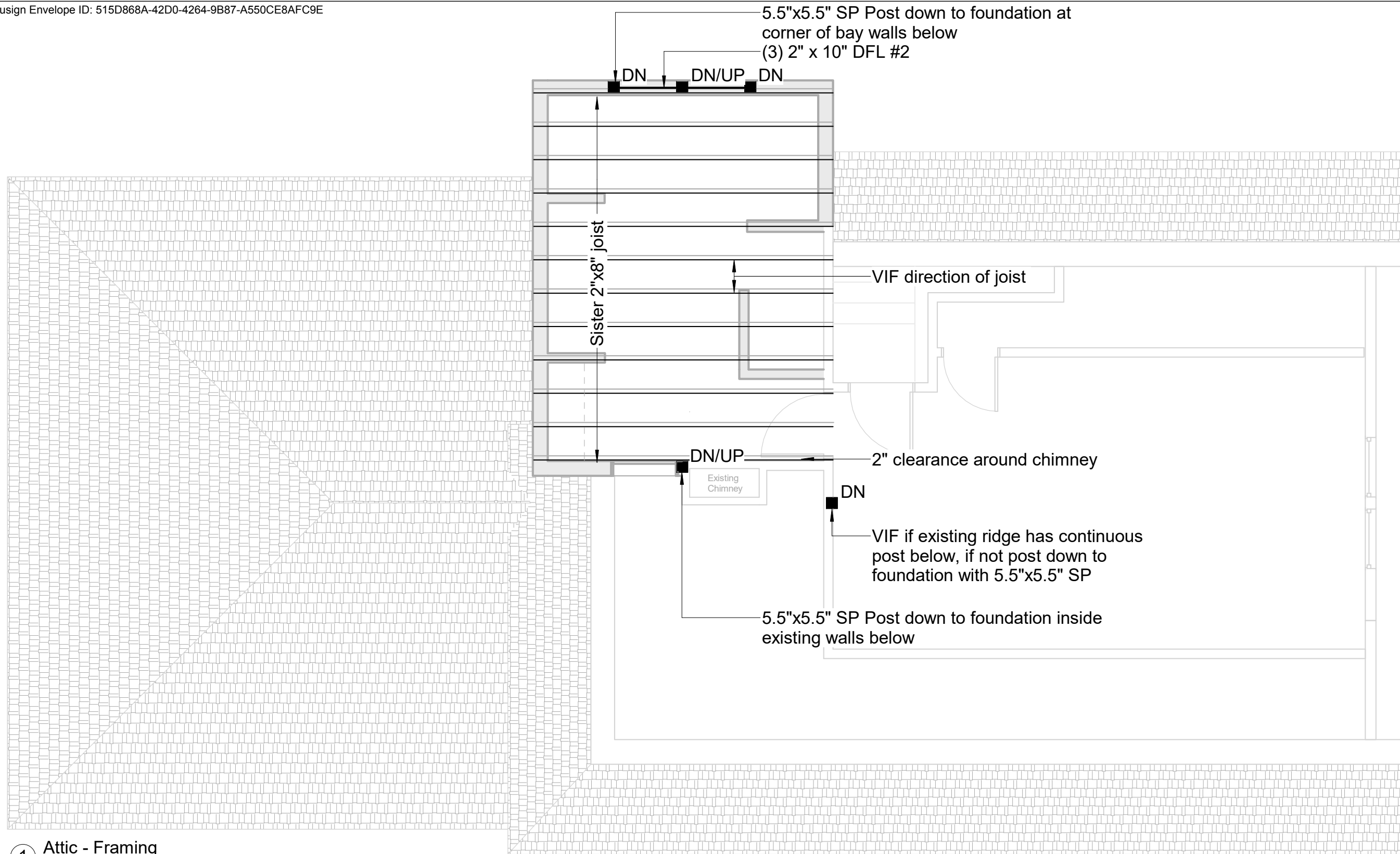


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No.	Description	Date

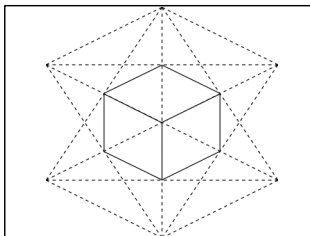
Section Details		A.5
Project number	2305	
Date	02/7/2024	
Drawn by	JDG	
Checked by	MEC	
Scale As indicated		



1 Attic - Framing  
 1/4" = 1'-0"



*[Handwritten Signature]*



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No.	Description	Date

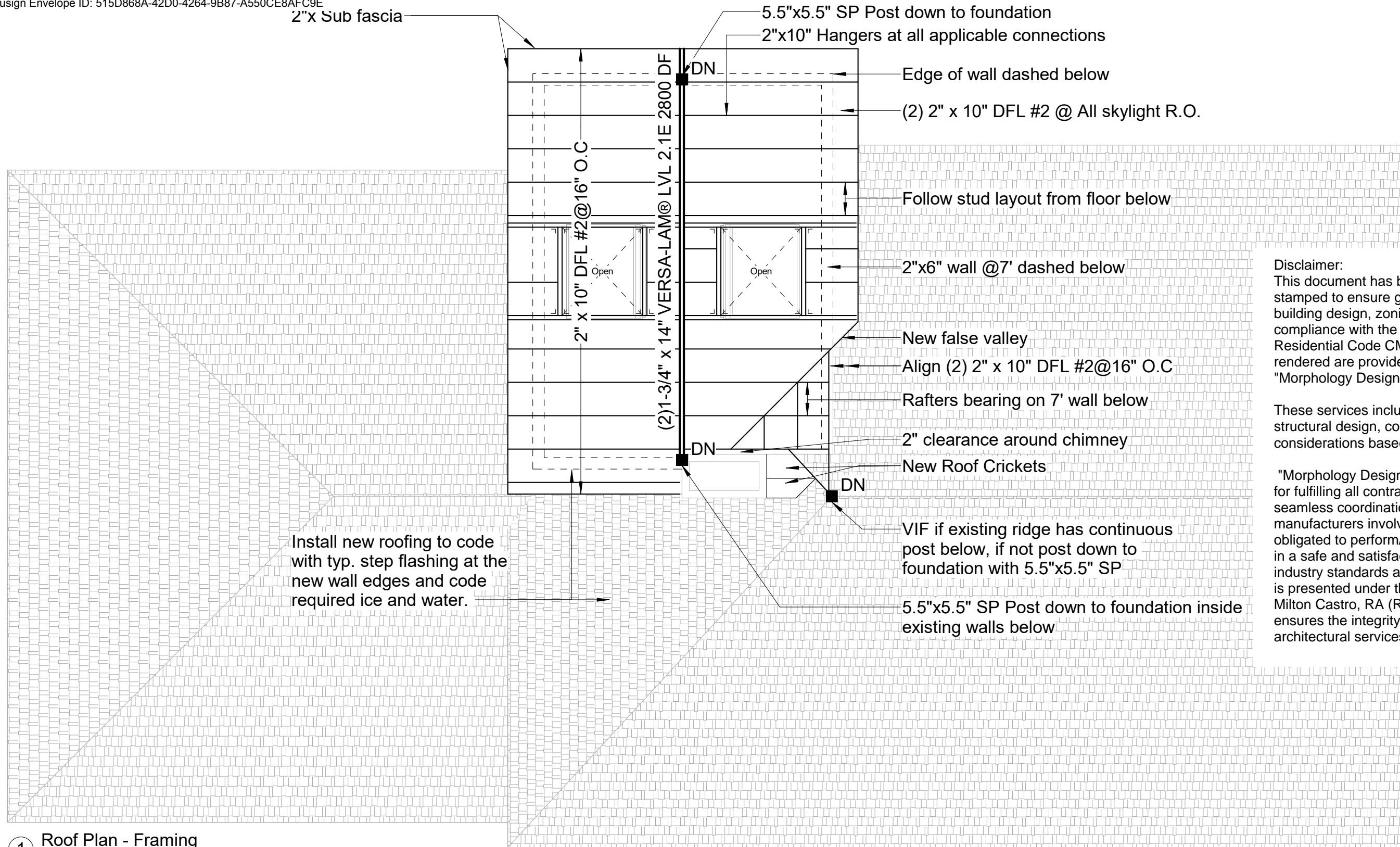
**Attic Floor - Framing**

Project number 2305  
 Date 02/7/2024  
 Drawn by JDG  
 Checked by MEC

**A.6**

Scale 1/4" = 1'-0"





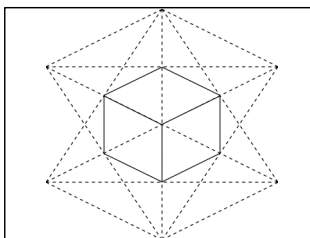
**Disclaimer:**  
 This document has been carefully reviewed and stamped to ensure general conformance with building design, zoning regulations, and compliance with the Massachusetts State Residential Code CMR 780. The services rendered are provided as consultation to "Morphology Design Build."

These services include a thorough review of structural design, code compliance, and life safety considerations based on the submitted drawings.

"Morphology Design Build" holds full responsibility for fulfilling all contractual obligations and ensuring seamless coordination with all trades and manufacturers involved. The company is also obligated to perform/oversee all construction work in a safe and satisfactory manner, adhering to industry standards and regulations. This disclaimer is presented under the professional oversight of Milton Castro, RA (Registered Architect), who ensures the integrity and quality of the architectural services provided.



1 Roof Plan - Framing  
 1/4" = 1'-0"



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149 Milton Ave. Hyde Park, MA 02136

No.	Description	Date

**Roof Plan - Framing**

Project number	2305
Date	02/7/2024
Drawn by	JDG
Checked by	MEC

**A.7**

Scale 1/4" = 1'-0"