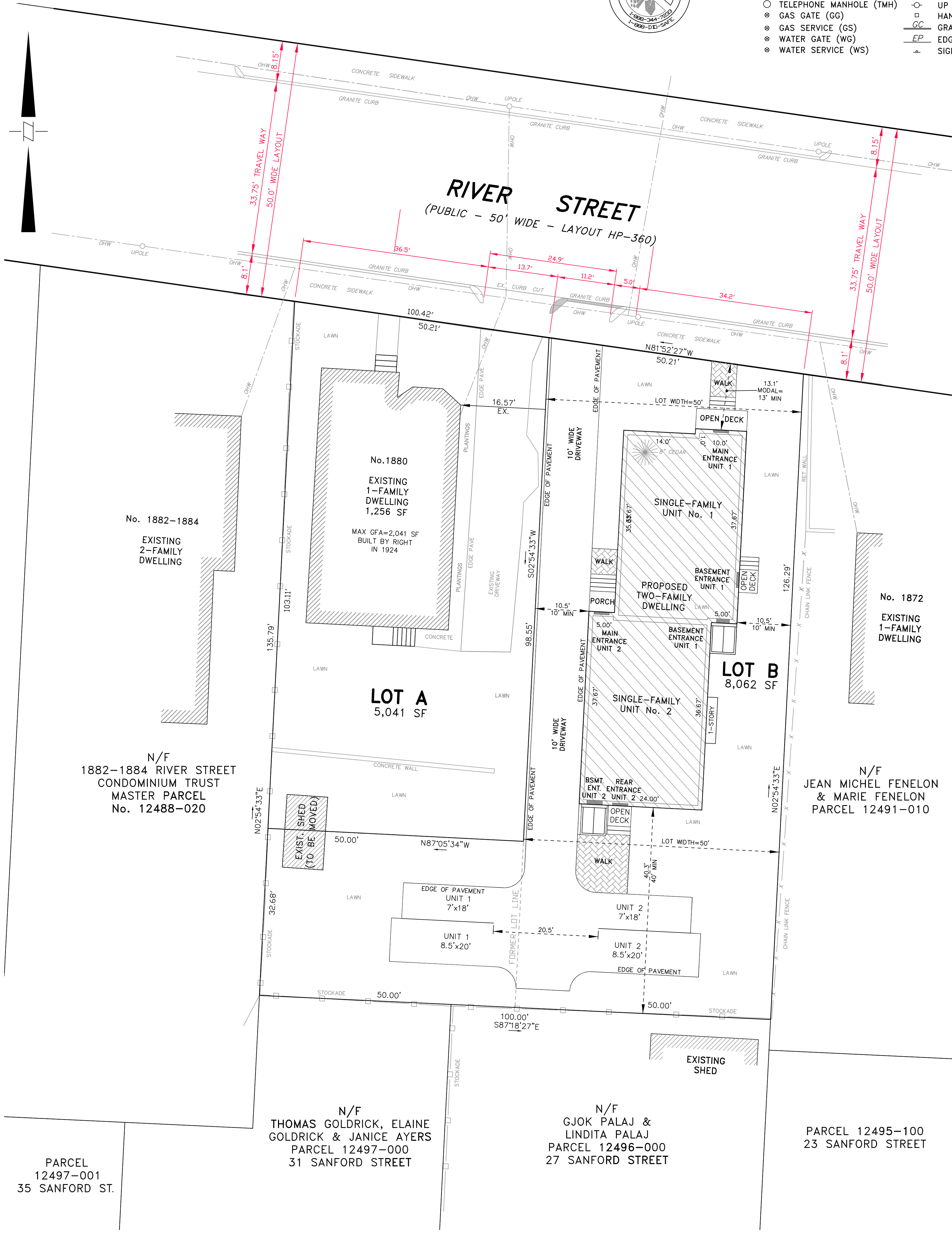


LEGEND

- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- 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)
- ⊗ UTILITY POLE (UP)
- ⊗ UP w/LIGHT (UP/LP)
- ⊗ HAND HOLE (HH)
- ⊗ GRANITE CURB (GC)
- ⊗ EDGE PAVEMENT (EP)
- ⊗ SIGN



NOTES

THE PROPERTY LINE, BUILDING LOCATIONS AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN ARE BASED ON AN ACTUAL INSTRUMENT SURVEY PERFORMED BY NORWOOD ENGINEERING IN OCTOBER OF 2019 AND RECORD INFORMATION OBTAINED FROM THE SUFFOLK AND NORFOLK REGISTRY OF DEEDS, THE MASSACHUSETTS LAND COURT, THE CITY OF BOSTON PUBLIC WORKS DEPARTMENT AND THE BOSTON WATER AND SEWER COMMISSION.

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 CONSTRUCTION. 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.

SEE INSPECTIONAL SERVICES APPLICATION/PERMIT No. ALT1021121, DATED NOVEMBER 22, 2019. THE SUBDIVISION SHOWN ON A PLAN PREPARED BY NORWOOD ENGINEERING ENTITLED "DIVISION OF LAND & SUBDIVISION PLAN, 1880 RIVER STREET, (HYDE PARK - 02136-6036) BOSTON, MASS." DATED OCTOBER 24, 2019 WAS SUBMITTED FOR A ZONING REVIEW AND APPROVED BY INSPECTIONAL SERVICES. PARCEL 12489 (6,670 SF) WITH AN EXISTING SINGLE FAMILY DWELLING WILL BE SUBDIVIDED INTO TWO LOTS TO CREATE LOT A (5,041 SF) WITH THE EXISTING SINGLE FAMILY TO REMAIN IN COMPLIANCE. THE REMAINING LAND FROM PARCEL 12489 (1,629 SF) WILL BE CONSOLIDATED WITH THE EXISTING ADJUTING PARCEL 12490 (6,433 SF) TO CREATE LOT B (8,062 SF).

SEE PLAN PREPARED BY NORWOOD ENGINEERING ENTITLED "DIVISION OF LAND PLAN, 1880 RIVER STREET (HYDE PARK - 02136-6036) BOSTON, MA" DATED DECEMBER 24, 2019 AND RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS AS PLAN No. 15 OF 2020 ON JANUARY 14, 2020.

ZONING CLASSIFICATION

HYDE PARK NEIGHBORHOOD DISTRICT
RESIDENTIAL SUBDISTRICT 2F-5000
NEIGHBORHOOD DESIGN REVIEW
ARTICLE 69 - TABLE C - MAP 12

DIMENSIONAL REQUIREMENTS (LOT B)

TWO-FAMILY	REQUIRED	PROPOSED
LOT AREA	8,000 SF	8,062 SF
LOT FRONTAGE	50 FT	50.21 FT
LOT WIDTH	50 FT	50.00 FT
FRONT YARD A	13 FT (A)	13.5 FT
SIDE YARD	10 FT	10.5 FT
REAR YARD	40 FT	40.5 FT
G.F.A.	4,031 SF (MAX)	XXXXXX
F.A.R.	0.5	XXXXXX
HEIGHT	35	XXXXXX
STORIES	2.5	XXXXXX
OPEN SPACE	1,750 SF	3,209 SF
PARKING	2 PER UNIT	4 SPACES

(A) FRONT YARD SETBACK BASED ON MODAL STUDY
SEE CALCULATIONS BELOW

(A) FRONT YARD MODAL STUDY

SETBACK	ADDRESS	FRONTAGE
12 FT	1854, 1880	102.27 FT
13 FT	1846, 1900	216.92 FT
20 FT	1858, 1862	149.78 FT
24 FT	1870, 1872	100.46 FT
25 FT	1882	50.21 FT
28 FT	1888	50.21 FT
34 FT	1896	50.21 FT
66 FT	1892	50.21 FT

ASSESSOR'S REFERENCE:

HYDE PARK - WARD 18
PARCELS 12489 & 12490
ASSESSOR'S MAP No. 18277

RECORD DEED:
SUFFOLK COUNTY REGISTRY
BOOK 62031 - PAGE 55

RECORD PLAN:
NORFOLK COUNTY REGISTRY
PLAN No. 863

OWNER/APPLICANT:
F. O'MAHONY LLC
11 HILTON STREET
HYDE PARK, MA 02136

PLAN REFERENCE:

SUFFOLK COUNTY REGISTRY
PLAN No. 360 OF 2017
PLAN No. 339 OF 2017
BOOK 35978 - PAGE END
BOOK 26372 - PAGE 314
BOOK 9190 - PAGE END
BOOK 8685 - PAGE 344
BOOK 8321 - PAGE 456
BOOK 8299 - PAGE 717
BOOK 7833 - PAGE 305
BOOK 7583 - PAGE 504
BOOK 3806 - PAGE 318

ENGINEERING RECORDS:
NORFOLK COUNTY REGISTRY
PLAN BOOK 3 - No. 161

PLAN REFERENCE:

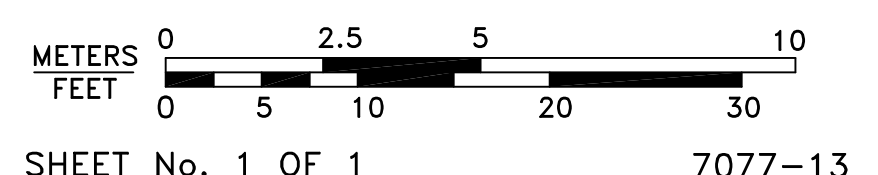
MASS, LAND COURT:
LC PLAN No. 29721-A

STREET LAYOUTS:
HP-145 - RIVER STREET
HP-360 SHT 12 - RIVER ST.
HP-360 SHT 13 - RIVER ST.
L-10058 - ERNEST AVE.
L-9744 - VALLARO ST.
L-8332 - SUNNYSIDE AVE.

ENGINEERING RECORDS:
BOOK 1165 - PAGE 36
BOOK 928 - PAGE 74
BOOK 856 - PAGE 68
BOOK 881 - PAGE 46

**DIVISION OF LAND & BUILDING PERMIT PLAN
1880 RIVER STREET
(HYDE PARK - 02136-6036)
BOSTON, MASS.**

SCALE: 1"=10'
JANUARY 29, 2020
NORWOOD ENGINEERING CO., INC.
CIVIL ENGINEERS & LAND SURVEYORS
1410 ROUTE ONE, NORWOOD, MA 02062
PHONE: 781-762-0143 FAX 781-762-8595

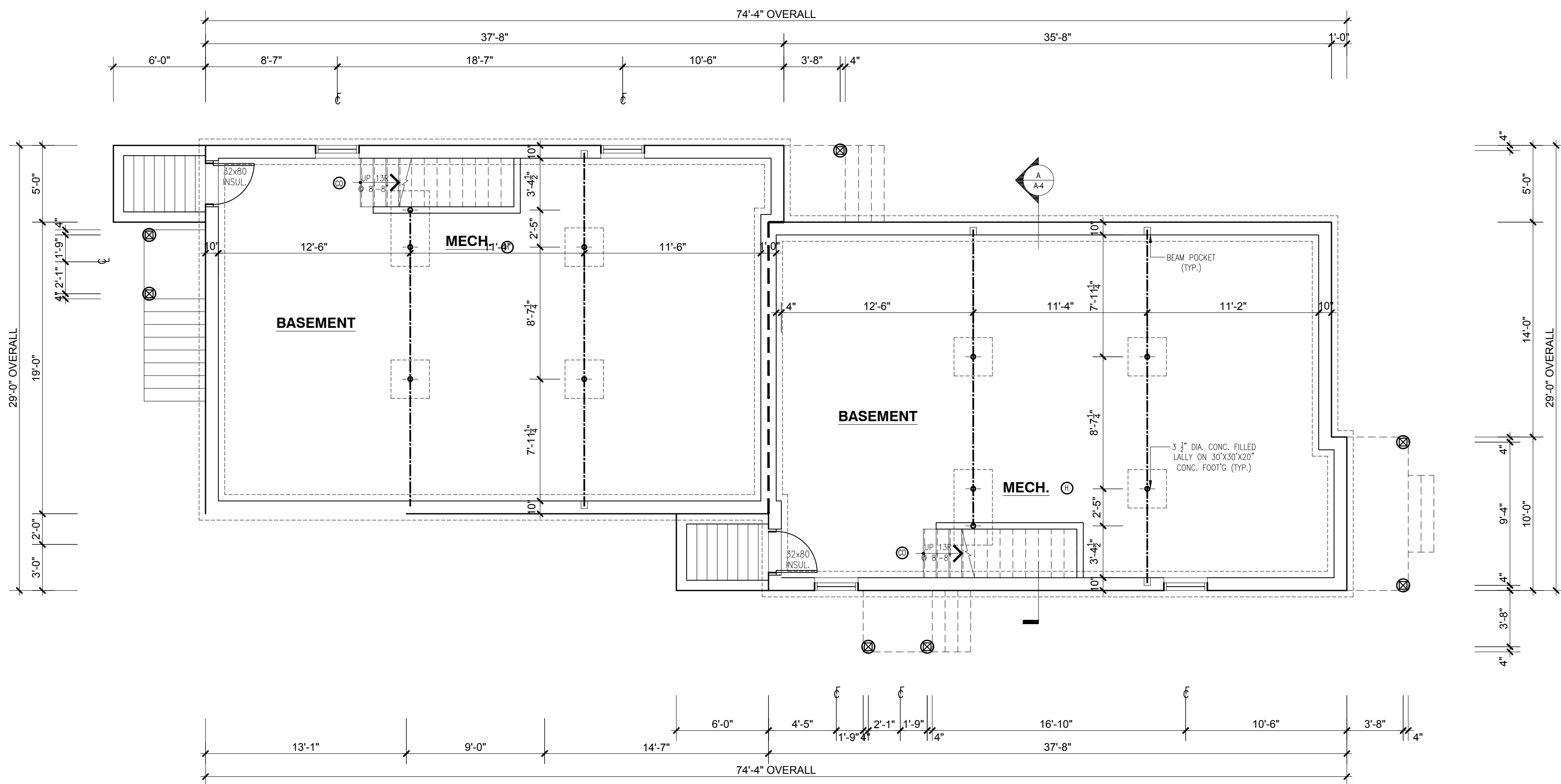


- FIRE ALARM AND FIRE PROTECTION KEY:**
- ⊙ SMOKE DETECTOR
 - ⊕ COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
 - ⊖ HEAT DETECTOR
 - ⊗ TOILET EXHAUST FAN VENTED TO OUTSIDE W/ RIGID METAL DUCT
- NOTES:**
1. PHOTOELECTRIC DETECTORS AS REQUIRED.

NOTES:
ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 9TH EDITION)

SILL PLATE ANCHORS:
INSET 1/2" ANCHOR BOLTS MIN. 8" INTO TOP OF CONC. FOUNDATION WALL - MIN 6'-0" O.C. & 12" FROM CORNERS

BEAM POCKETS:
DEPTH TO MATCH BEAM DEPTH, WIDTH TO EXCEED BEAM WIDTH BY 2" (1" MINIMUM ON EACH SIDE)



Proposed Two-Family
Residence at
1876 & 1878 River Street, Lot B
Hyde Park, MA

Project Number: 19.0115
Date: 05.16.2019

Revisions:

Number	Description	Date
0	PERMIT	02/10
	DRAWINGS	2020

Scale: 3/16"=1'-0"

**BASEMENT
LEVEL PLAN**

A.01

FIRE ALARM AND FIRE PROTECTION KEY:

- ⊙ SMOKE DETECTOR
- ⊕ COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
- ⊙ HEAT DETECTOR
- ☒ TOILET EXHAUST FAN VENTED TO OUTSIDE W/ RIGID METAL DUCT

NOTES:

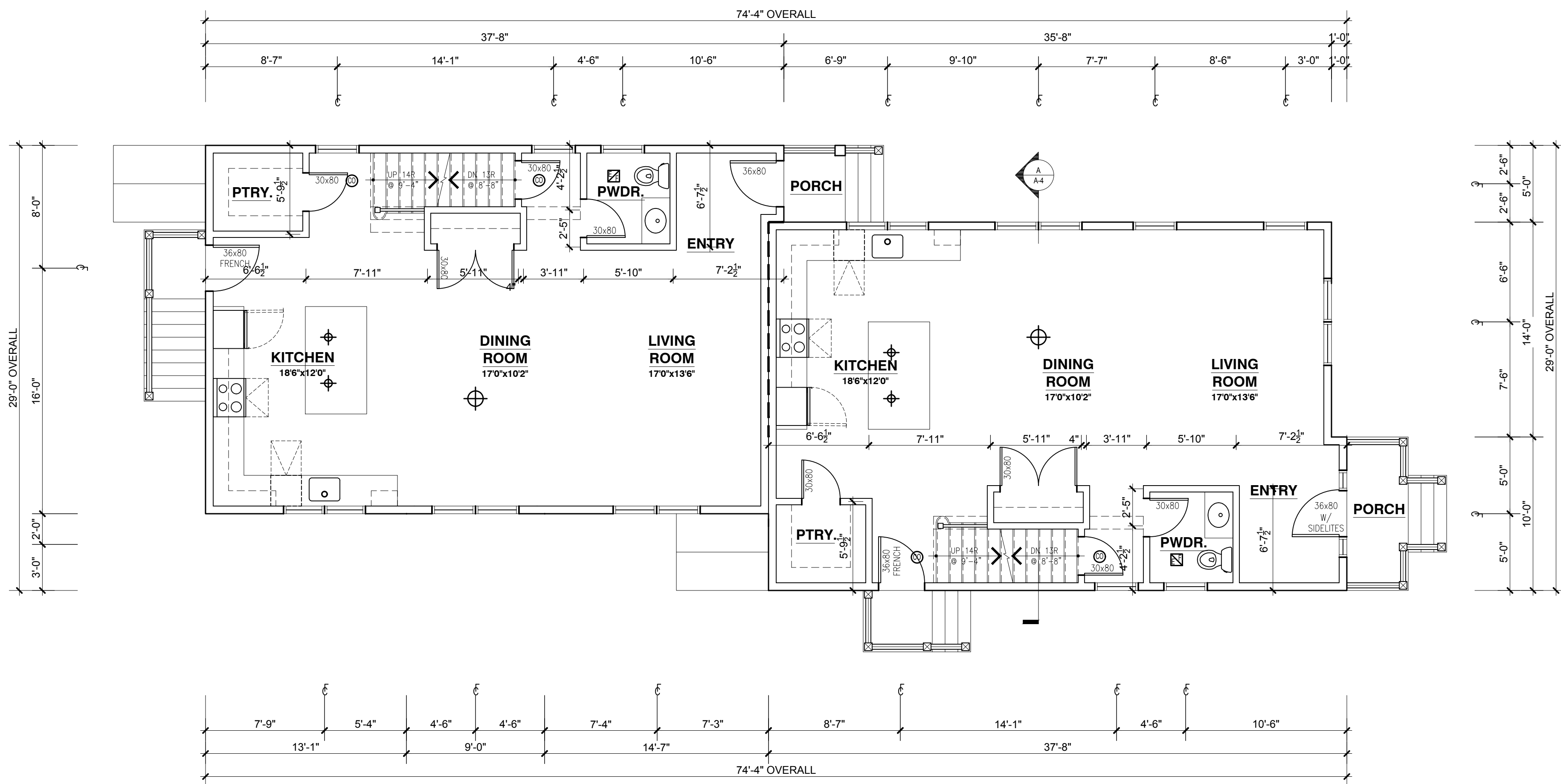
1. PHOTOELECTRIC DETECTORS AS REQUIRED.

NOTES:

ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 9TH EDITION)

DIMENSIONAL STANDARDS:

- EXTERIOR WALLS TO EXTERIOR FACE OF STUD
- INTERIOR WALLS TO CENTER OF STUD
- WINDOWS/DOORS TO CENTER OF OPENING (UNLESS NOTED OTHERWISE)



FIRST LEVEL PLAN (1,795 SF GFA)
SCALE: 3/16" = 1'-0"

Proposed Two-Family
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Scale: 3/16" = 1'-0"

FIRST
LEVEL PLAN

FIRE ALARM AND FIRE PROTECTION KEY:

- Ⓢ SMOKE DETECTOR
- Ⓜ COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
- Ⓜ HEAT DETECTOR
- ☒ TOILET EXHAUST FAN VENTED TO OUTSIDE W/ RIGID METAL DUCT

NOTES:

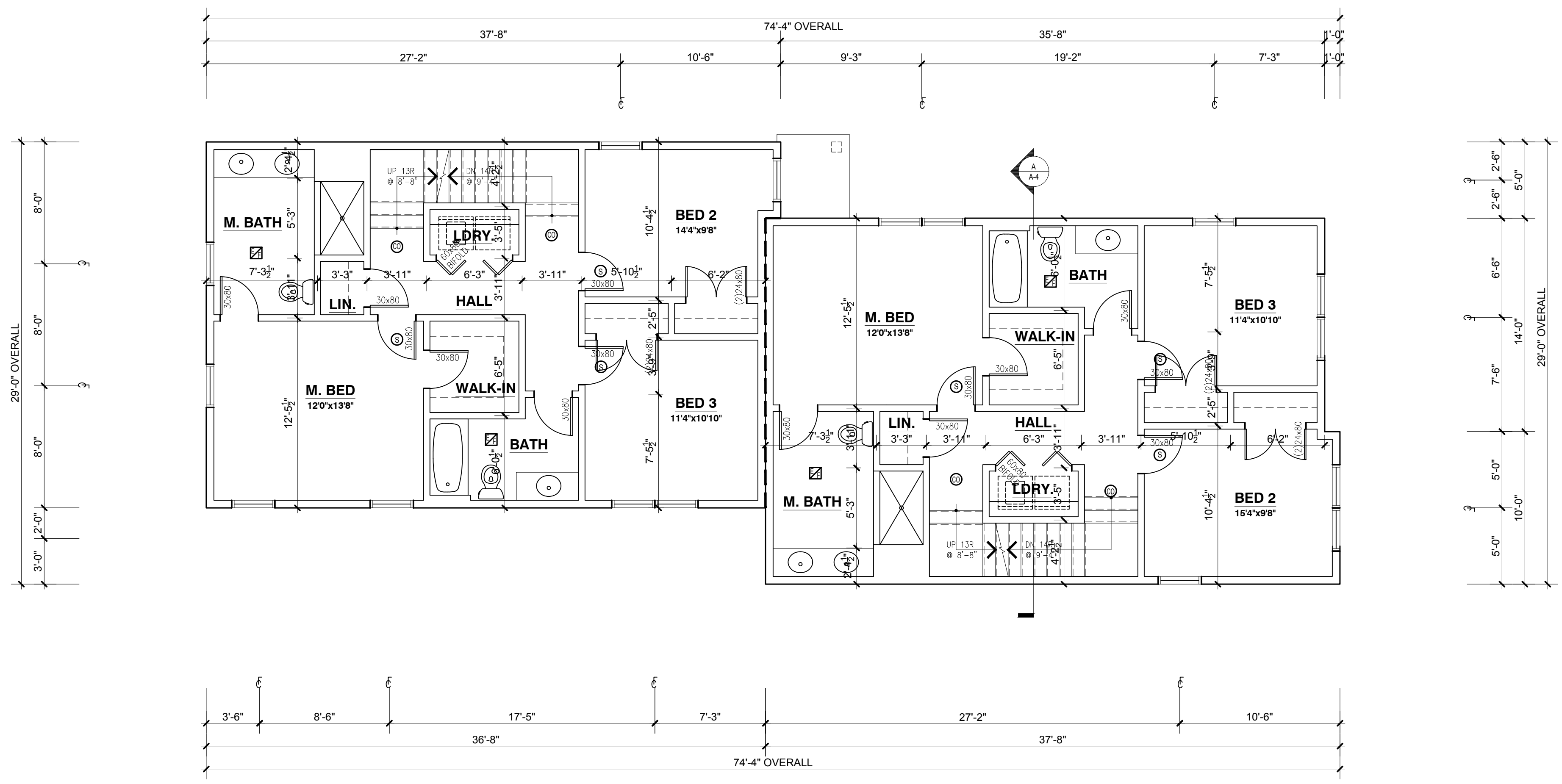
1. PHOTOELECTRIC DETECTORS AS REQUIRED.

NOTES:

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DIMENSIONAL STANDARDS:

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SECOND LEVEL PLAN (1,725 SF GFA)
SCALE: 3/16" = 1'-0"

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Revisions:

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Scale: 3/16" = 1'-0"

SECOND LEVEL PLAN

FIRE ALARM AND FIRE PROTECTION KEY:

Ⓢ	SMOKE DETECTOR
ⓈⓈ	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
Ⓜ	HEAT DETECTOR
☒	TOILET EXHAUST FAN VENTED TO OUTSIDE W/ RIGID METAL DUCT

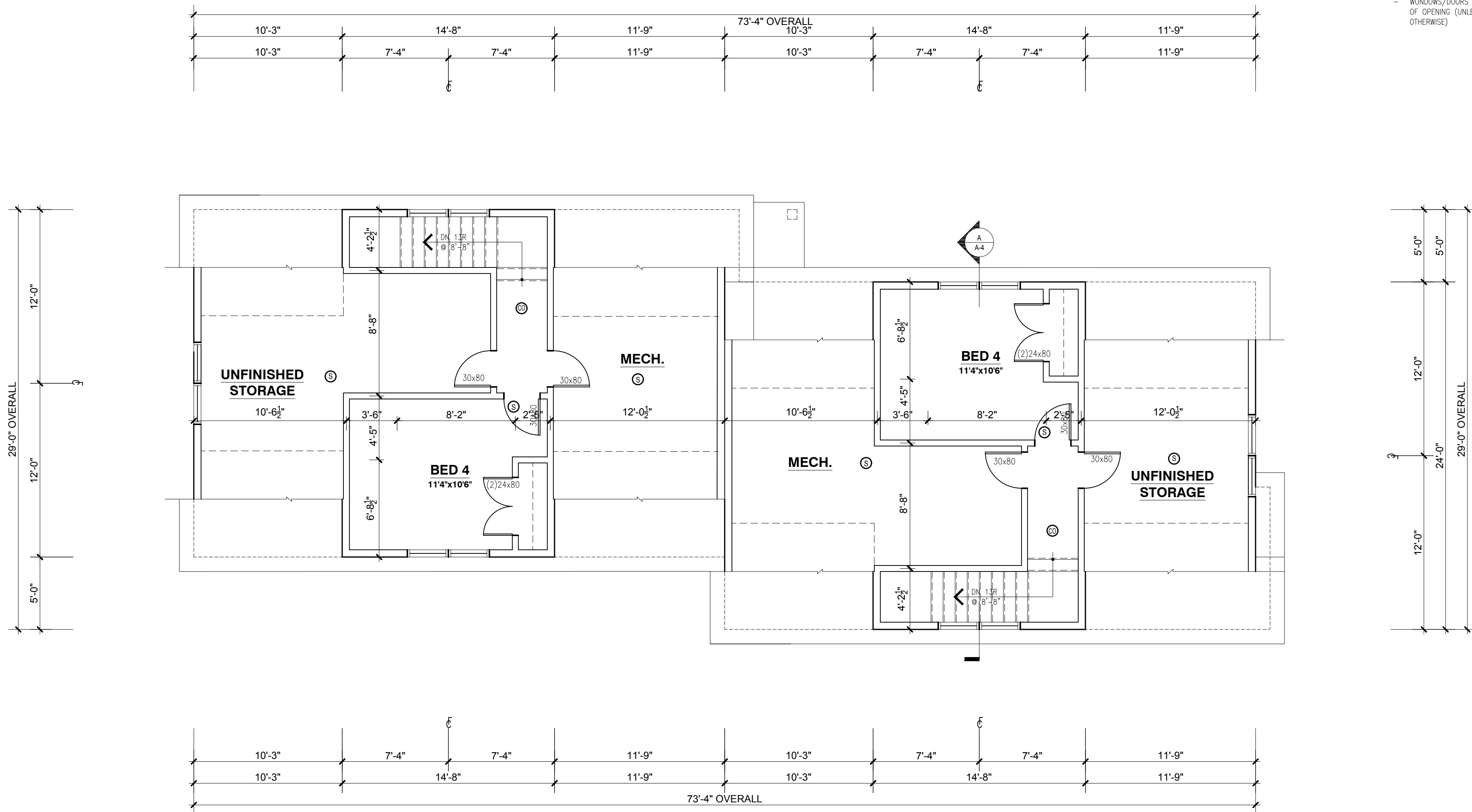
NOTES:

1. PHOTOELECTRIC DETECTORS AS REQUIRED.

NOTES:
ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 9TH EDITION)

DIMENSIONAL STANDARDS:

- EXTERIOR WALLS TO EXTERIOR FACE OF STUD
- INTERIOR WALLS TO CENTER OF STUD
- WINDOWS/DOORS TO CENTER OF OPENING (UNLESS NOTED OTHERWISE)



ATTIC LEVEL PLAN (781 SF GFA)
SCALE: 3/16" = 1'-0"

NOTE: 2 1/2 STORIES, ATTIC LIVING SPACE IS LESS THAN 50% THE SECOND LEVEL FLOOR AREA

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	DRAWINGS	2020

Scale: 3/16" = 1'-0"

ATTIC
LEVEL PLAN

A.04

ENERGY CONSERVATION:

- STRETCH ENERGY CODE COMPLIANCE WILL BE DEMONSTRATED USING THE PRESCRIPTIVE OPTION OF THE BASE 2015 IECC ENERGY CODE. THIS CODE MUST BE MET FOR ALL THE SYSTEMS THAT ARE BEING REPLACED.
- COMPLIANCE WITH THE ENERGY STAR THERMAL BYPASS INSPECTION CHECKLIST IS ALSO REQUIRED.
- THE USE OF ENERGY STAR 5.0 (VERSION 3) FOR WINDOWS, DOORS, AND SKYLIGHTS WHERE REPLACEMENTS ARE MADE.
- INSULATION SHALL CONFORM TO IECC 2015 CHAPTER 4. (SEE BELOW)

TABLE 402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE:	5
FENESTRATION:	U-0.32
SKYLIGHT:	U-0.55
GLAZING SHGC:	NR
CEILING:	R-49
WOOD FRAME WALL:	R-20 OR 13+5
MASS WALL:	R-13/R-17
FLOOR:	R-30
BASEMENT WALL:	R-15/R-19
SLAB, DEPTH:	R-10, 2 FT.
CRAWL SPACE WALL:	R-15/R-19

- DUCTS 4CFM/100SQ FT

TYP. ROOF/CEIL'G CONSTRUCTION:
ASPHALT ROOFING SHINGLES
15# ROOF FELT UNDERLAYMENT
36" WIDE BITUTHENE ICE & WATER SHIELD AT PERIMETER
3/4" T&G PLYWOOD ROOF SHEATHING
2X10 ROOF JOISTS @ 16" O.C.
2X8 CEILING TIES @ 16" O.C.
BATT INSULATION
WD. STRAPPING
1/2" BLUEBOARD & PLASTER

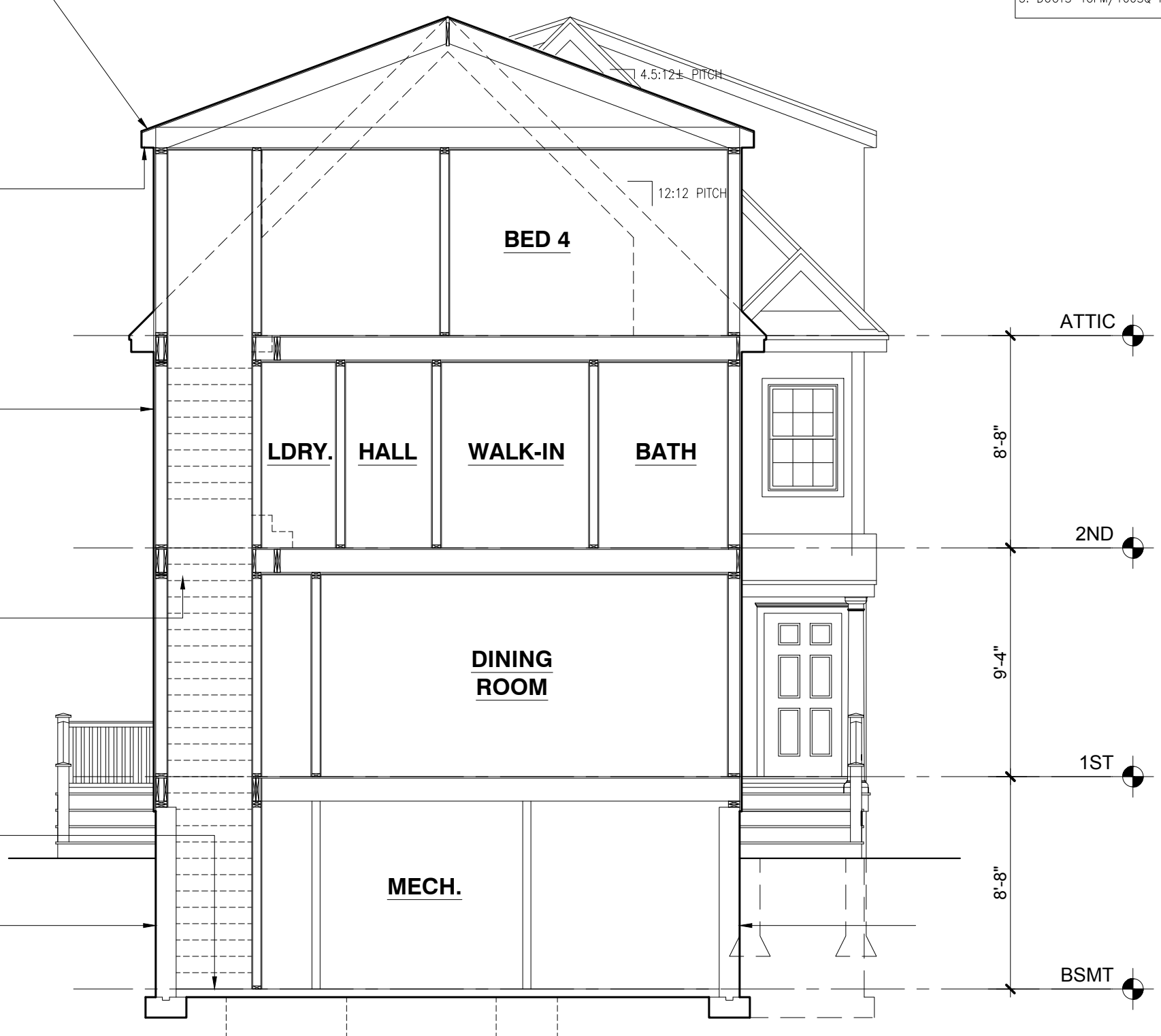
CONT. SOFFIT AND RIDGE VENTS

TYP. EXTERIOR WALL CONSTRUCTION:
PRE-FINISHED CEMENT FIBER SIDING, 5" EXPOSURE
5/8" SHEATHING W/ INTEGRAL WATER & AIR BARRIER, TAPED SEAMS
2X6 WOOD STUDS AT 16" O.C.
BATT INSULATION
1/2" BLUEBOARD & PLASTER

TYP. FLOOR/CEIL'G CONSTRUCTION:
SCHEDULED FLOOR FINISH
3/4" T&G PLYWOOD SUBFLOOR
SEE FRAMING FOR FLOOR JOIST SIZE/SPACING
BATT INSULATION
1/2" BLUEBOARD & PLASTER

TYP. SLAB ON GRADE CONSTRUCTION:
4" CONCRETE SLAB ON GRADE,
10 MIL. POLYETHYLENE VAPOR BARRIER
6" COMPACTED GRAVEL

TYP. FOUNDATION WALL CONSTRUCTION:
XPS INSULATION (AS REQ'D)
DAMP-PROOFING BELOW GRADE
10" REINF. CONCRETE FOUNDATION WALL
(2) #4 BARS TOP AND BOTTOM OF WALL
1/2" STL. A.B. @ 48" O.C.
10"X20" CONT. CONCRETE FOOTING
PERIMETER DRAIN



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	DRAWINGS	2020

Scale: 3/16"=1'-0"

BUILDING SECTION

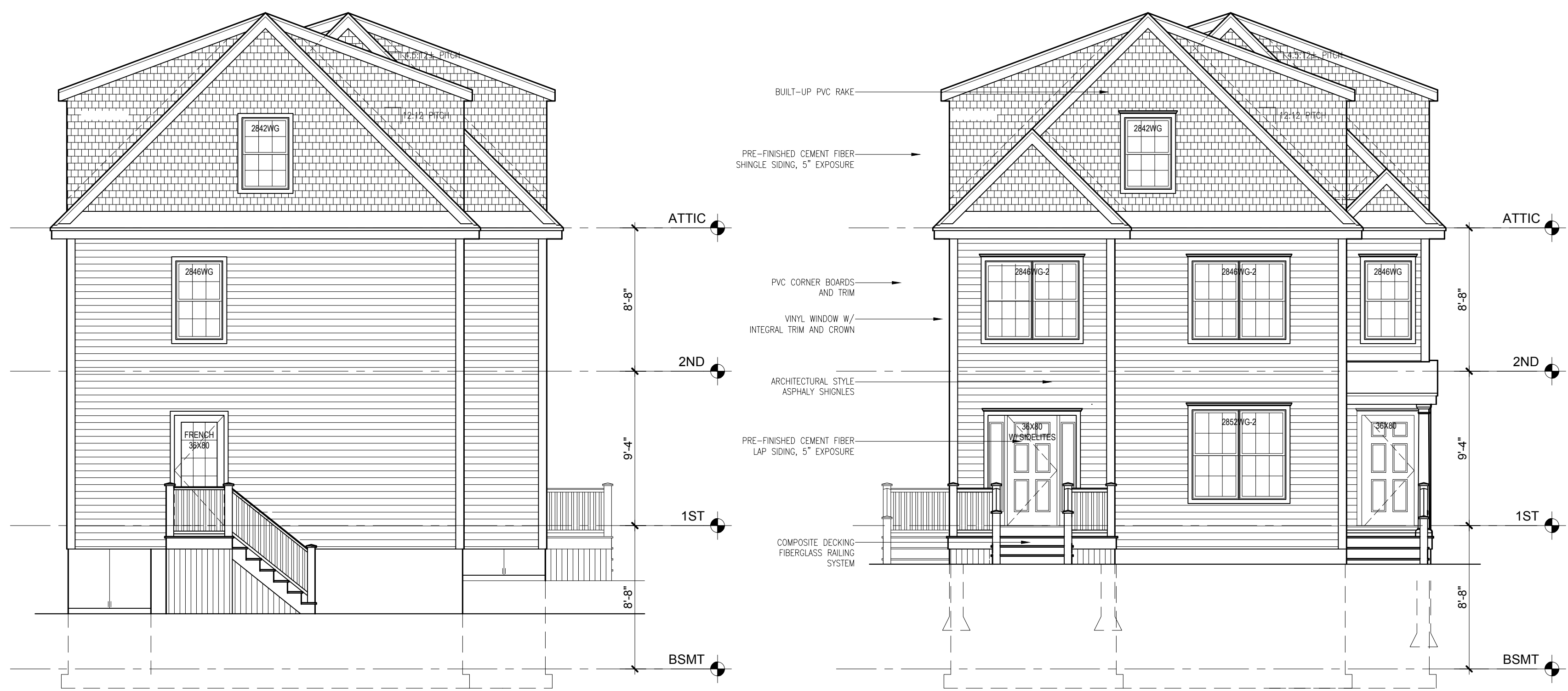
BUILDING SECTION A-A
SCALE: 3/16"=1'-0"

NOTE: WINDOW MODEL NUMBER/SIZES PROVIDED ARE UNITED 5500 SERIES VINYL WINDOWS. TYPICAL FIRST FLOOR WINDOW HEAD HEIGHT IS 84" AND SECOND FLOOR IS 80" UNLESS NOTED OTHERWISE.

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architect

7 Glendale Way
Canton, MA 02021
617.501.0631

www.ad-architect.com



REAR ELEVATION
SCALE: 3/16"=1'-0"

FRONT ELEVATION
SCALE: 3/16"=1'-0"

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**FRONT AND
REAR ELEVATIONS**

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Scale: 3/16"=1'-0"

RIGHT SIDE
ELEVATION

RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0"

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Scale: 3/16"=1'-0"

LEFT SIDE
ELEVATION

LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"

NOTES:

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SILL PLATE/ANCHORS - SILL PLATE TO BE 2-2X6s P.T.; INSET 3/4" ANCHOR BOLTS MIN. 8" IN TO TOP OF CONC. FOUND. WALL MIN. 48" O.C. AND 12" FROM CORNERS.

JOISTS AND RAFTERS - SOUTHERN PINE VISUALLY GRADED NO. 1 LUMBER OR BETTER UNO.

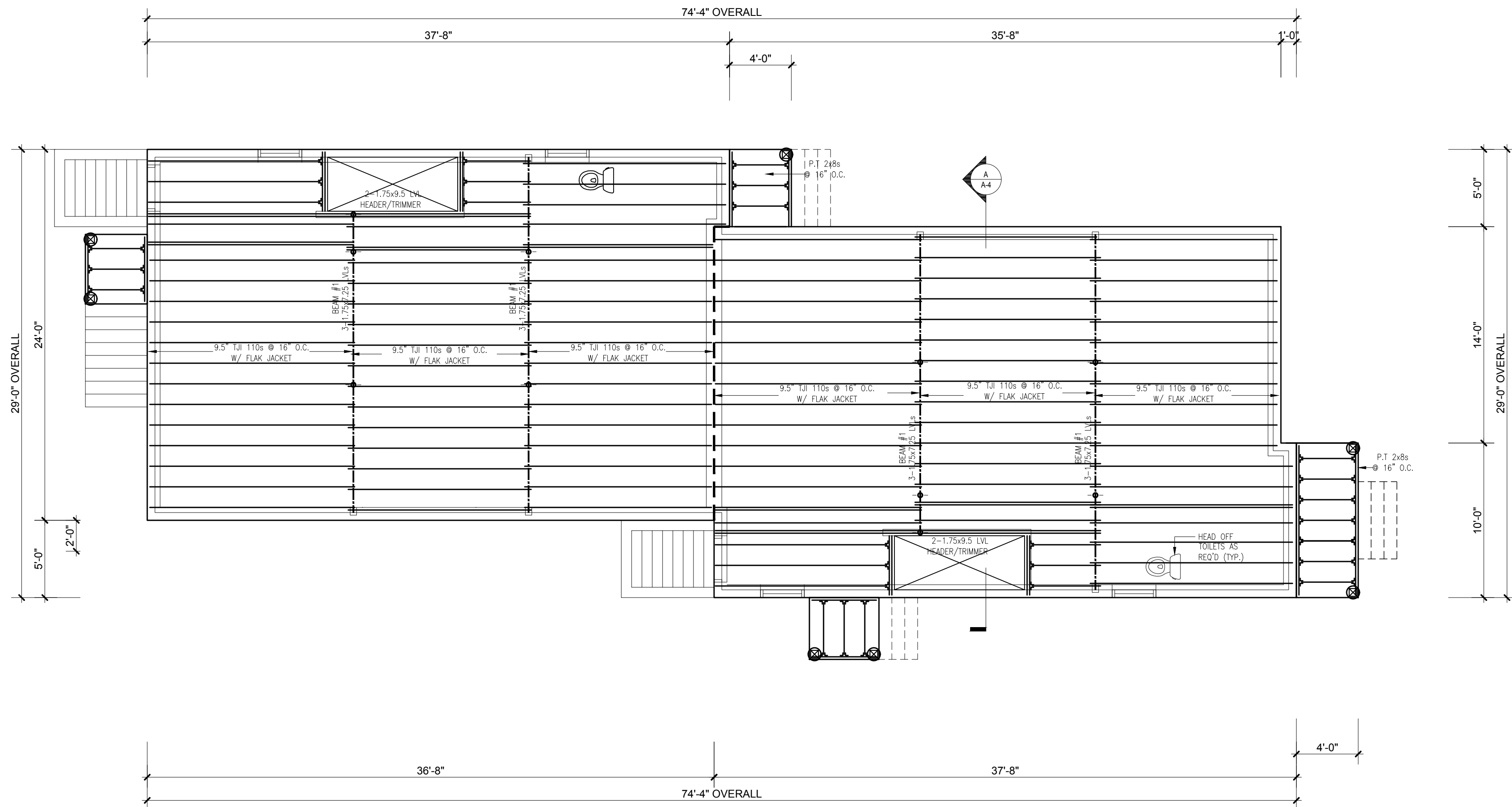
BRIDGING/BLOCKING - ALL JOISTS TO BE BRACED AT MID SPAN W/ BRIDGING OR SOLID BLOCKING.

HEADERS - ALL HEADERS AT OPENINGS TO BE MIN. 2-2X10s W/ 3/4" PLYWD. BETWEEN UNO.

AD
architect

7 Glendale Way
Canton, MA 02021
617.501.0631

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FIRST FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"

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Project Number: 19.0115
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Revisions:

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**FIRST FLOOR
FRAMING PLAN**

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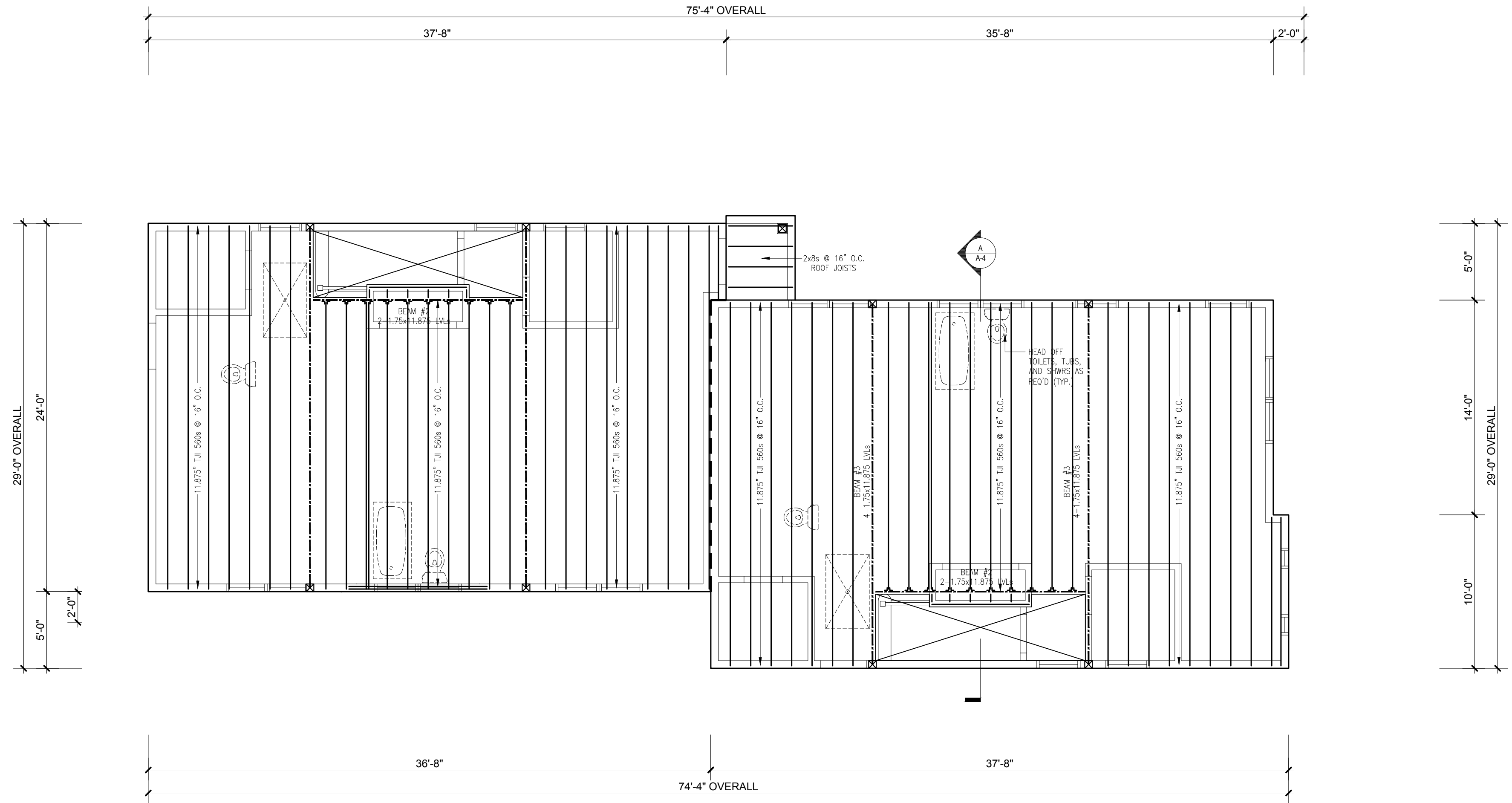
BRIDGING/BLOCKING - ALL JOISTS TO BE BRACED AT MID SPAN W/ BRIDGING OR SOLID BLOCKING.

HEADERS - ALL HEADERS AT OPENINGS TO BE MIN. 2-2X10s W/ 1/2" PLYWD. BETWEEN UNO.

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architect

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Canton, MA 02021
617.501.0631

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SECOND FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"

Proposed Two-Family
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Project Number: 19.0115
Date: 05.16.2019

Revisions:

Number	Description	Date
0	PERMIT	02/10
	DRAWINGS	2020

Scale: 3/16" = 1'-0"

**SECOND FLOOR
FRAMING PLAN**

NOTES:

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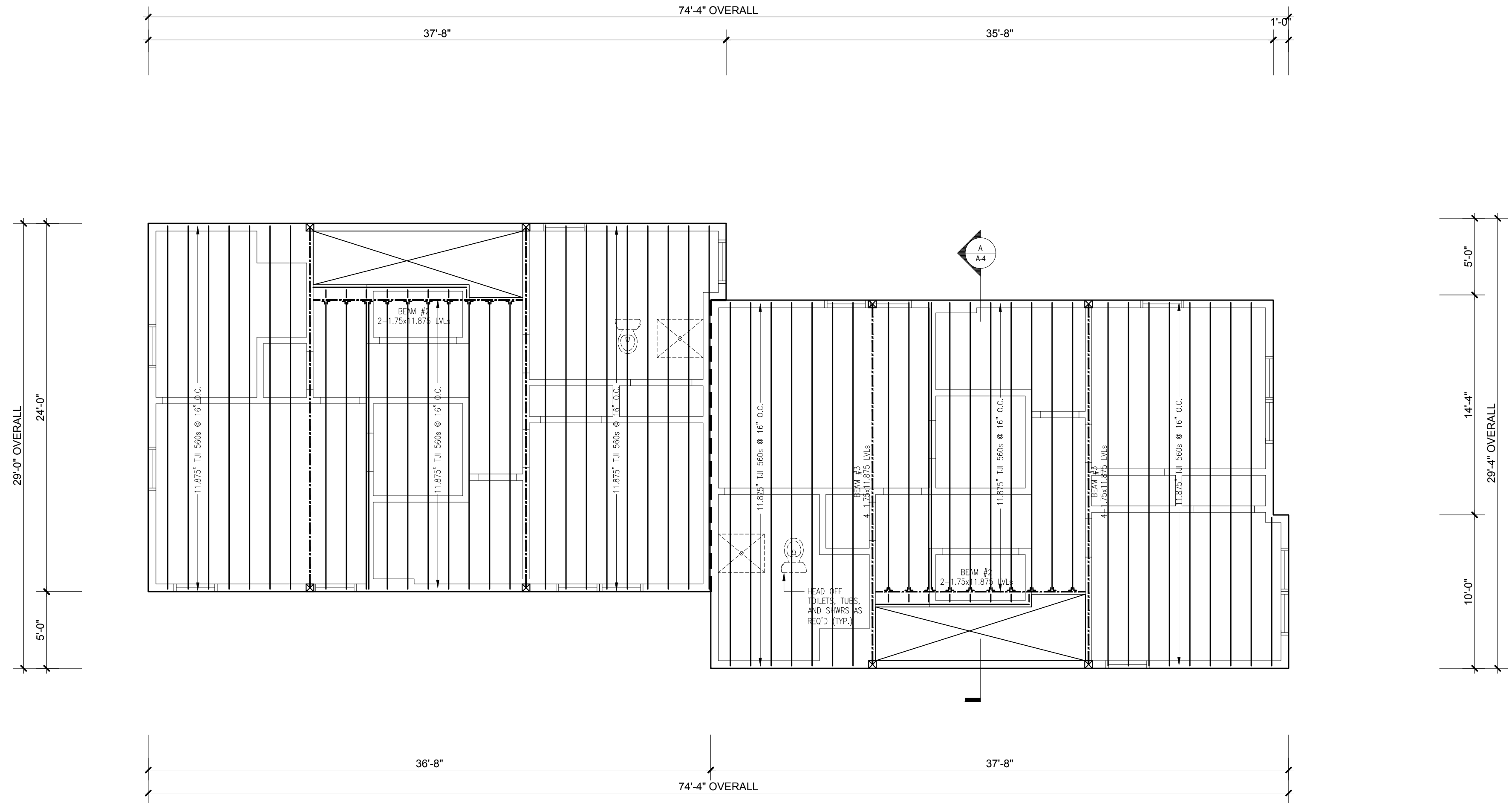
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Canton, MA 02021
617.501.0631

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ATTIC FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"

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Revisions:

Number	Description	Date
0	PERMIT DRAWINGS	02/10 2020

Scale: 3/16" = 1'-0"

ATTIC FLOOR FRAMING PLAN

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Canton, MA 02021
617.501.0631

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NOTES:

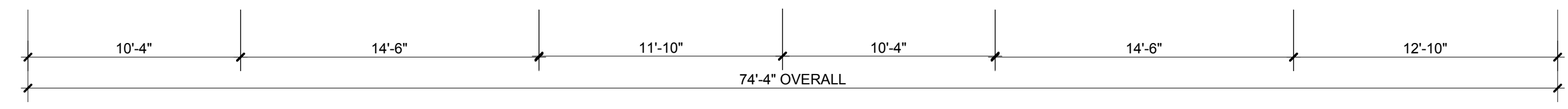
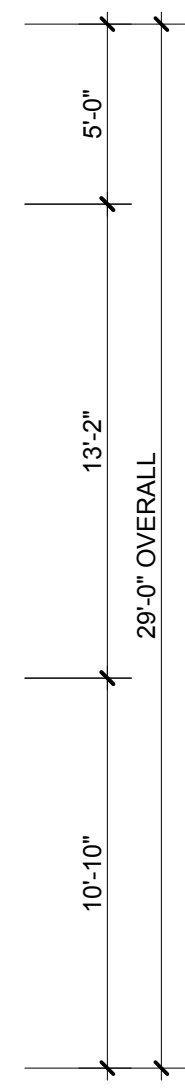
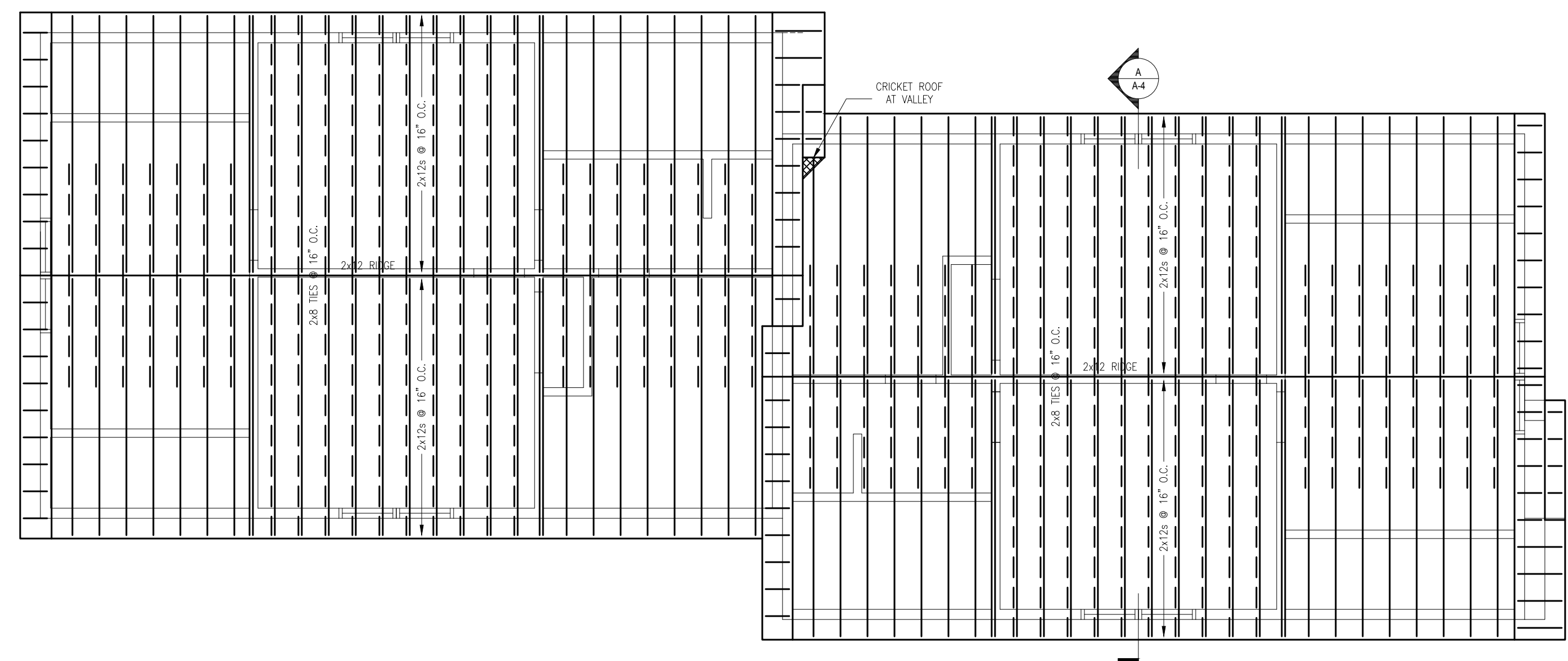
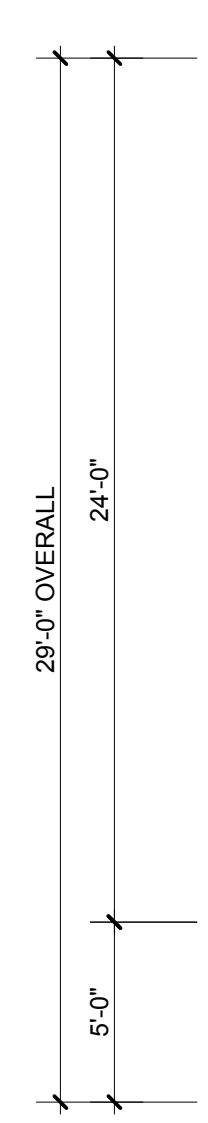
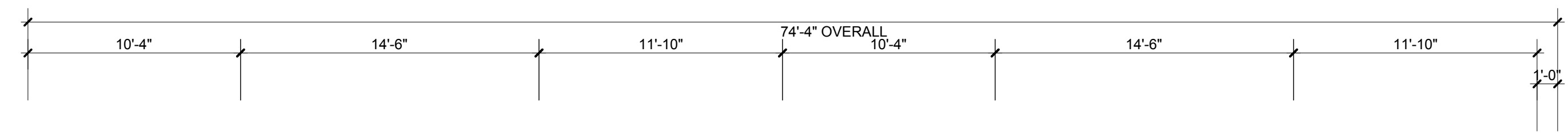
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BRIDGING/BLOCKING - ALL JOISTS TO BE BRACED AT MID SPAN W/ BRIDGING OR SOLID BLOCKING.

HEADERS - ALL HEADERS AT OPENINGS TO BE MIN. 2-2X10s W/ 1/2" PLYWD. BETWEEN UNO.



ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"

Proposed Two-Family
Residence at
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Hyde Park, MA

Project Number: 19.0115
Date: 05.16.2019

Revisions:

Number	Description	Date
0	PERMIT DRAWINGS	02/10 2020

Scale: 3/16" = 1'-0"

ROOF FRAMING PLAN



Boston Inspectional Services Department

Planning and Zoning Division

1010 Massachusetts Avenue, 5th Floor, Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

MORE INFORMATION REQUEST LETTER

Sean Lydon
Inspector of Buildings

March 03, 2020

FLORRIE MAHONEY
11 HILTON ST
HYDE PARK, MA 02136

RE: Application #: **ERT1054085**
Location: 1876 - 1878 River St, Ward 18
Zoning District: Hyde Park Neighborhood, 2F-5000
Purpose: Construct a new 2 1/2 story, Two Family Dwelling on a vacant lot consisting of 8,062 sq ft

The following information shall be provided to Inspectional Services Department to complete the Building Permit Plan Review:

1. Supporting Documents:

- Licensed Builder's Info (Construction License, Workers' Compensation Affidavit, Certification of Liability Insurance)
- IECC/MA Stretch Energy Code Compliance Report

2. City Agencies' Approvals:

- Boston Planning and Development Agency: Two Sets of Approved Drawings
- Boston Water & Sewer Department: Two Sets of Approved Drawings
- Environmental Sanitation Department: ISD Rodent Control Division

3. Additional Information/Comments:

Proposed Project is as-of-right, however, per Section 69 - 25 of the Hyde Park Zoning Regulations. BPDA Design Review is required

All construction documents shall be organized in two sets, submitted together (no partial information will be accepted), and dropped off at Inspectional Services Department with the above referenced application number or re-uploaded on the portal if it is an ePlan application. More information may be required. Please be advised that the time limitation of your application shall be 180 days, otherwise it shall be deemed abandoned per 780 CMR. Thank you for your assistance.

Thomas J White, Plans Examiner
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