

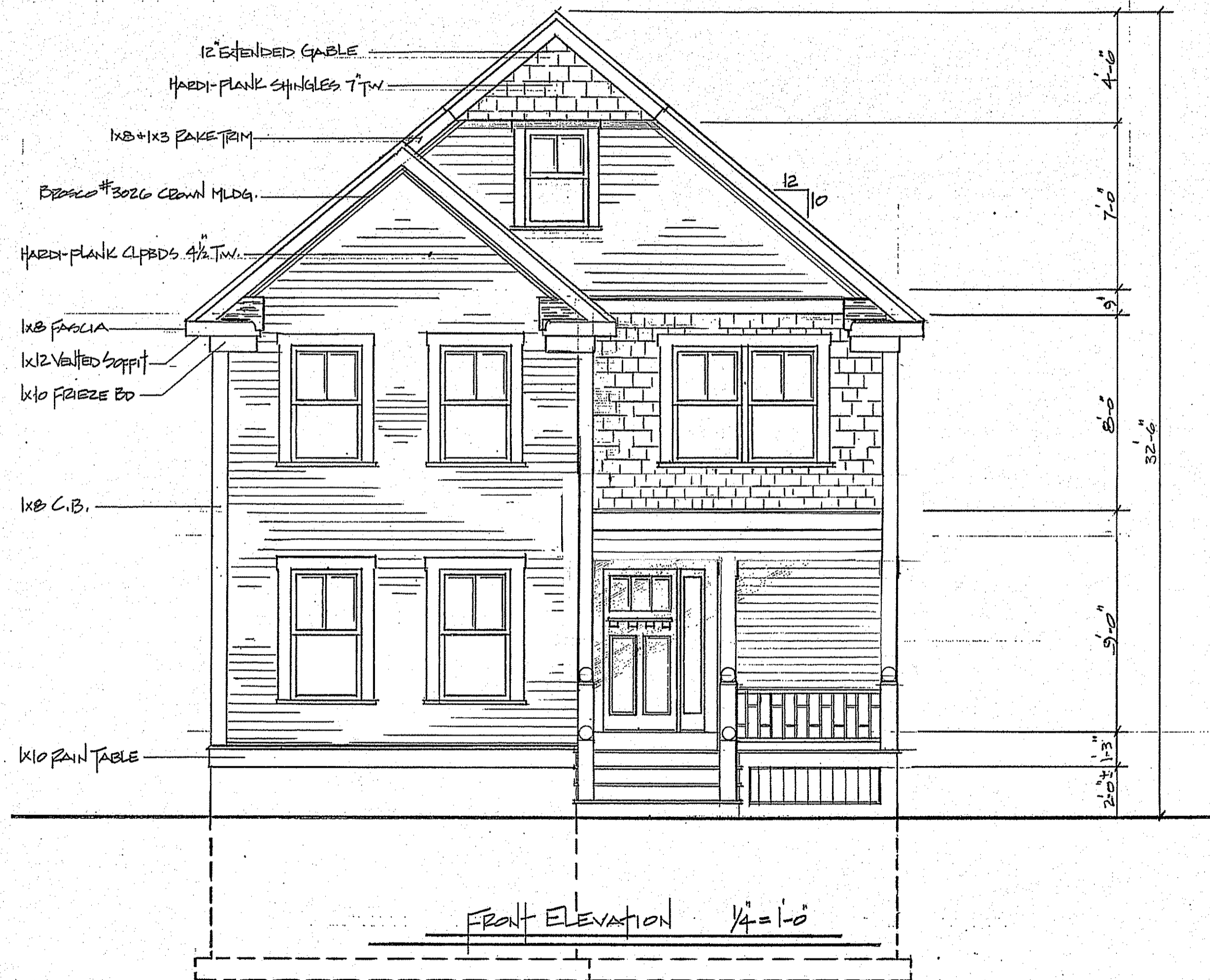
Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

DESIGN CRITERIA

1. APPLICABLE BUILDING CODE MASSACHUSETTS 7th EDITION

2. LOADS

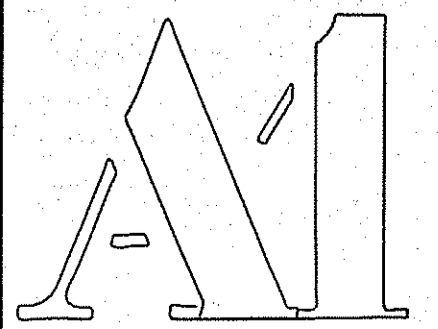
- A) DEAD LOADS: 1) ROOF 10 PSF
2) FLOOR 15 PSF
- B) LIVE LOADS: 1) FIRST FLOOR 40 PSF
2) SECOND FLOOR 30 PSF
3) ATTIC AREAS 20 PSF
- C) GROUND SNOW LOAD: 40 PSF
- D) DESIGN WIND SPEED: 10 MPH



FRONT ELEVATION

DATE: 22 AUG 2011
SCALE: 1/4" = 1'-0"
DWN: E.H. Yeomans
PLAN: 2306-11

PROPOSED NEW RESIDENCE
6 EARNEST AVENUE
HYDE PARK, MA

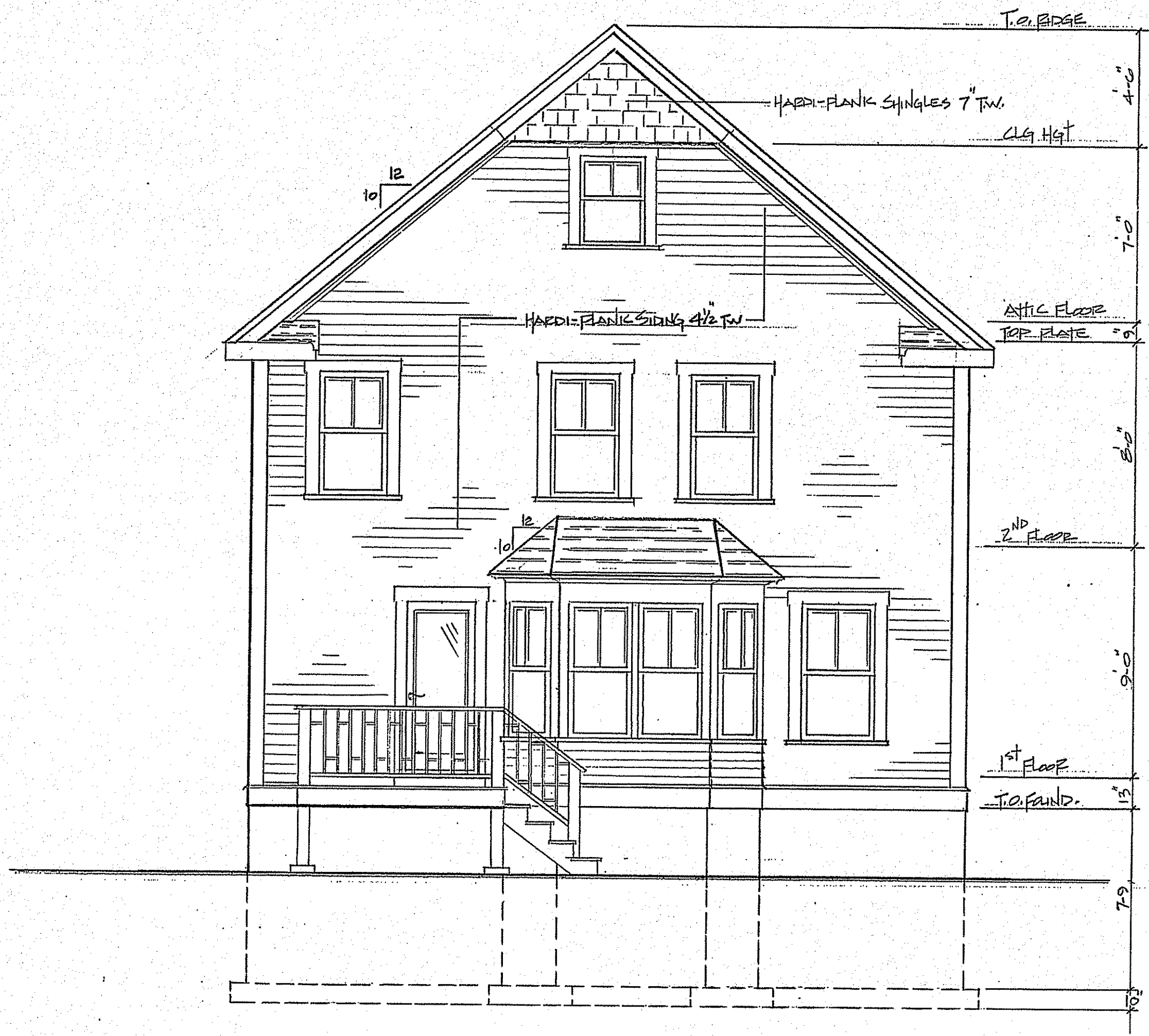
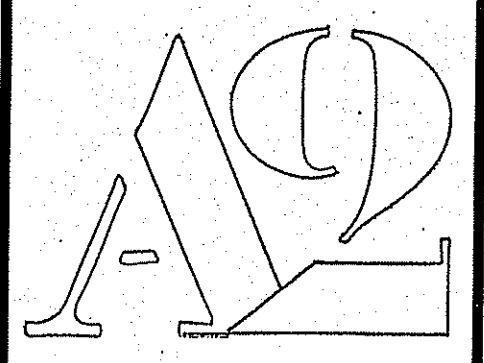


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REAR ELEVATION

DATE: 22 AUG 2011
SCALE: 1/4" = 1'-0"
DWN: E.H. Yeomans
PLAN: 2306-11

PROPOSED NEW RESIDENCE
6 EARNEST AVENUE
HYDE PARK, MA



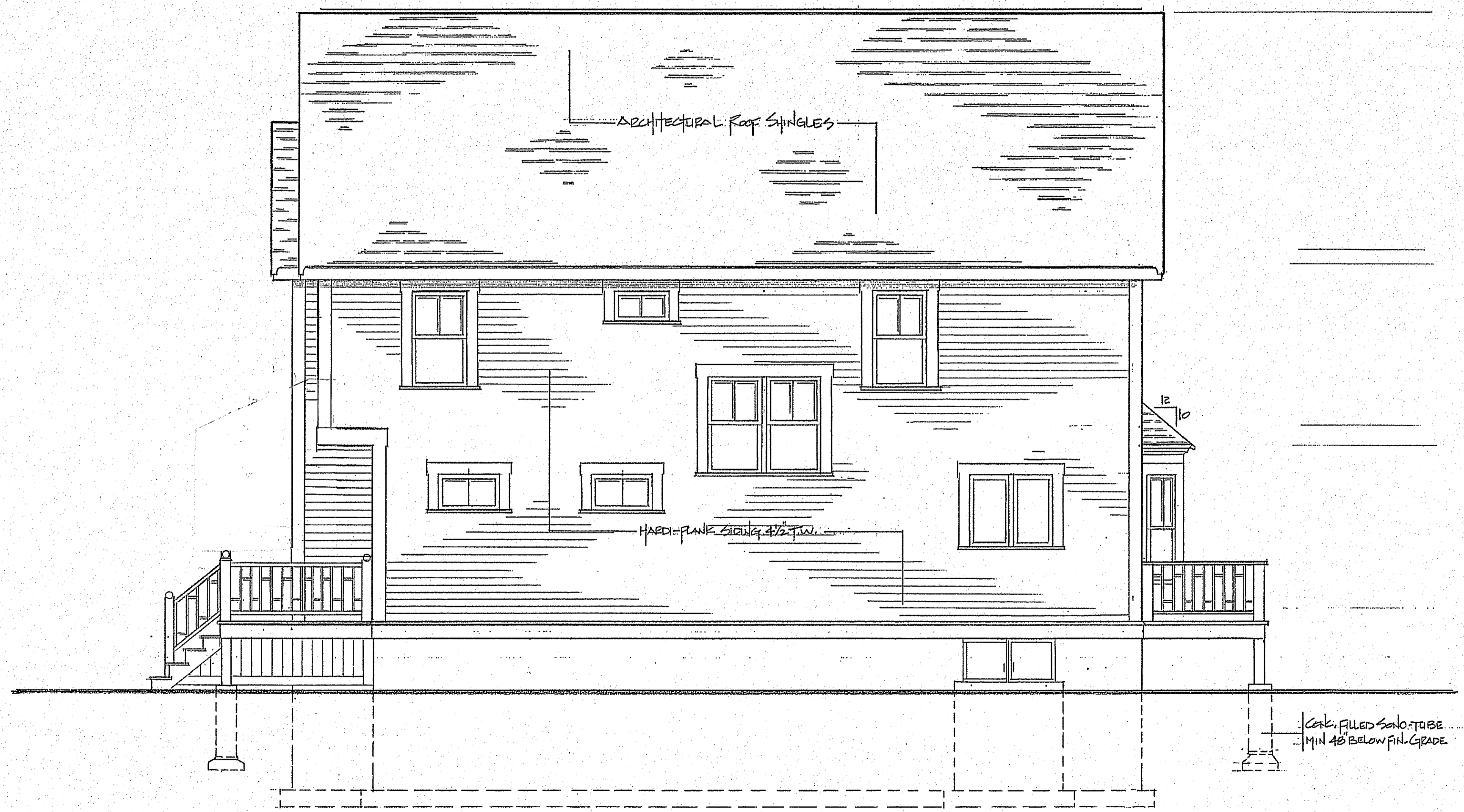
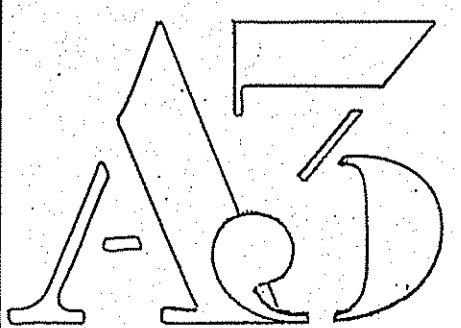
REAR ELEVATION 1/4" = 1'-0"

Edward H. Yeomans
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508.238.3873

RIGHT SIDE ELEVATION

DATE: 22 AUG 2011
SCALE: 1/4" = 1'-0"
DWN: E.H. Yeomans
PLAN: 2306-11

PROPOSED NEW RESIDENCE
6 EARNEST AVENUE
HYDE PARK, MA

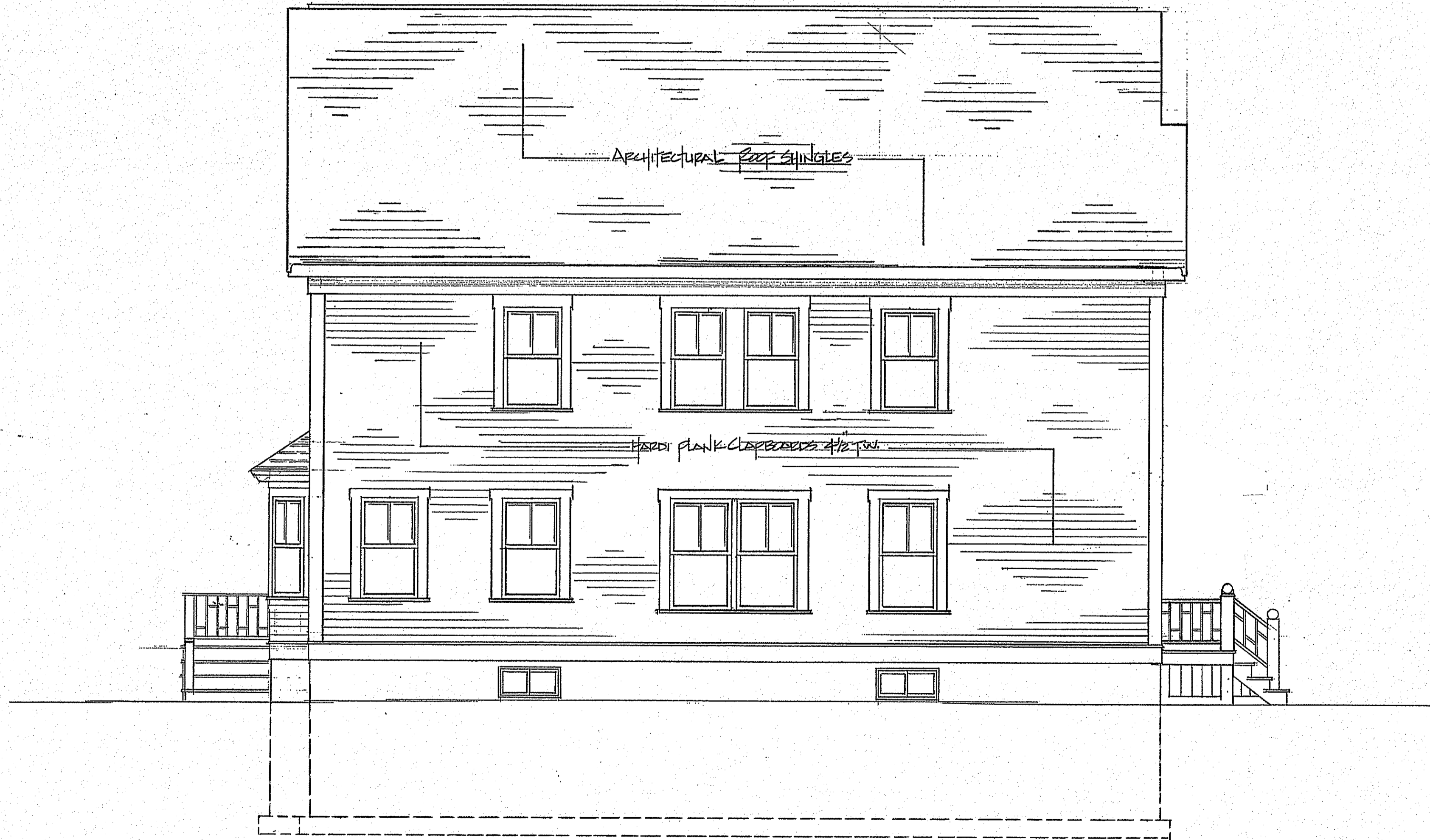


RIGHT SIDE ELEVATION 1/4" = 1'-0"

CORNER FILLED SOLID TUBE
MIN 4\"/>

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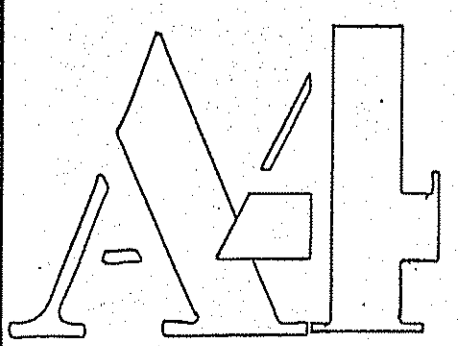
LEFT SIDE ELEVATION



DATE: 22 Aug 2011
SCALE: 1/4" = 1'-0"
DWN: E.H. Yeomans
PLAN: 2306-1

PROPOSED NEW RESIDENCE
6 EARNEST AVENUE
HYDE PARK, MA

LEFT SIDE ELEVATION 1/4" = 1'-0"



CONT RIDGE VENT
 2x12 RIDGE
 ARCH ROOF SHINGLES OVER 15# FELT PAPER
 5/8 CDX PLYWOOD
 1x8 COLLAR TIES 48" OC

2x10 RAFTERS 16" OC
 2x8 CEILING JOISTS 16" OC
 R-38 INSULATION
 SIMPSON HZ 5 EA RAFTER

8" CONT. ALUM DEEPEDGE
 1x8 FASCIA
 12" VENTED SOFFIT
 2x6 EXT WALLS 16" OC
 R-19 INSULATION

1/2" ZIP BOARD
 3/4" T&G PLYWOOD

2x10 FLOOR JOISTS 16" OC
 2x6 EXT WALLS 16" OC
 1/2" ZIP BOARD
 R-19 INSULATION
 HARDI-PLANK SIDING 4 1/2" TW

3/4" T&G 1/4" PLYWOOD
 R-19 INSULATION

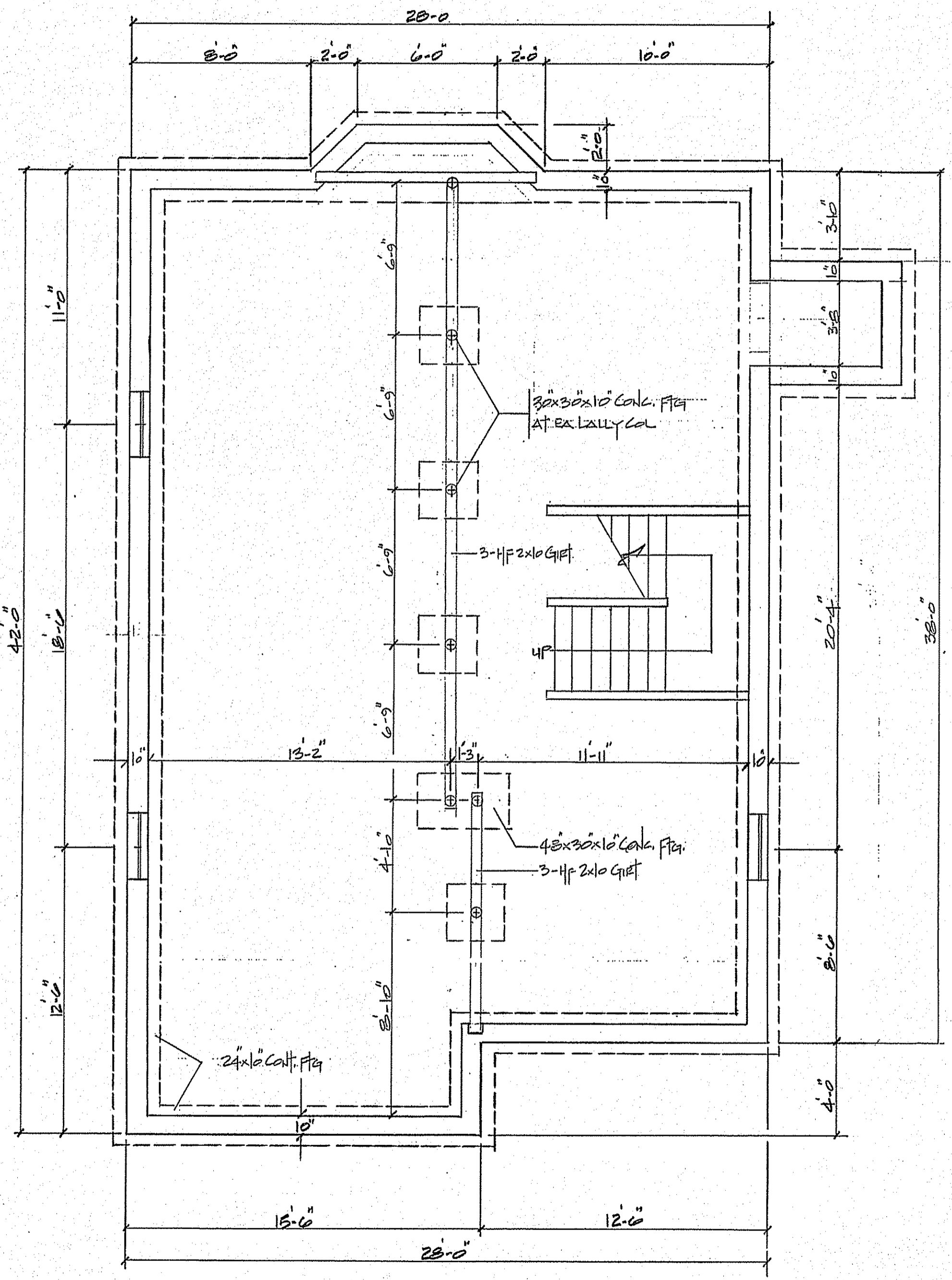
2x10 FLOOR JOISTS 16" OC
 2-FT 2x6 SILL
 8x12 ANCHOR BOLTS
 (SEE NOTE)
 10" CONCRETE FOUNDATION

DAMP PROOFING BELOW GRADE
 3 1/2" CONC SLAB (MIN 300 PSI)
 CONT KEYWAY
 24x10 CONT. FOOTING

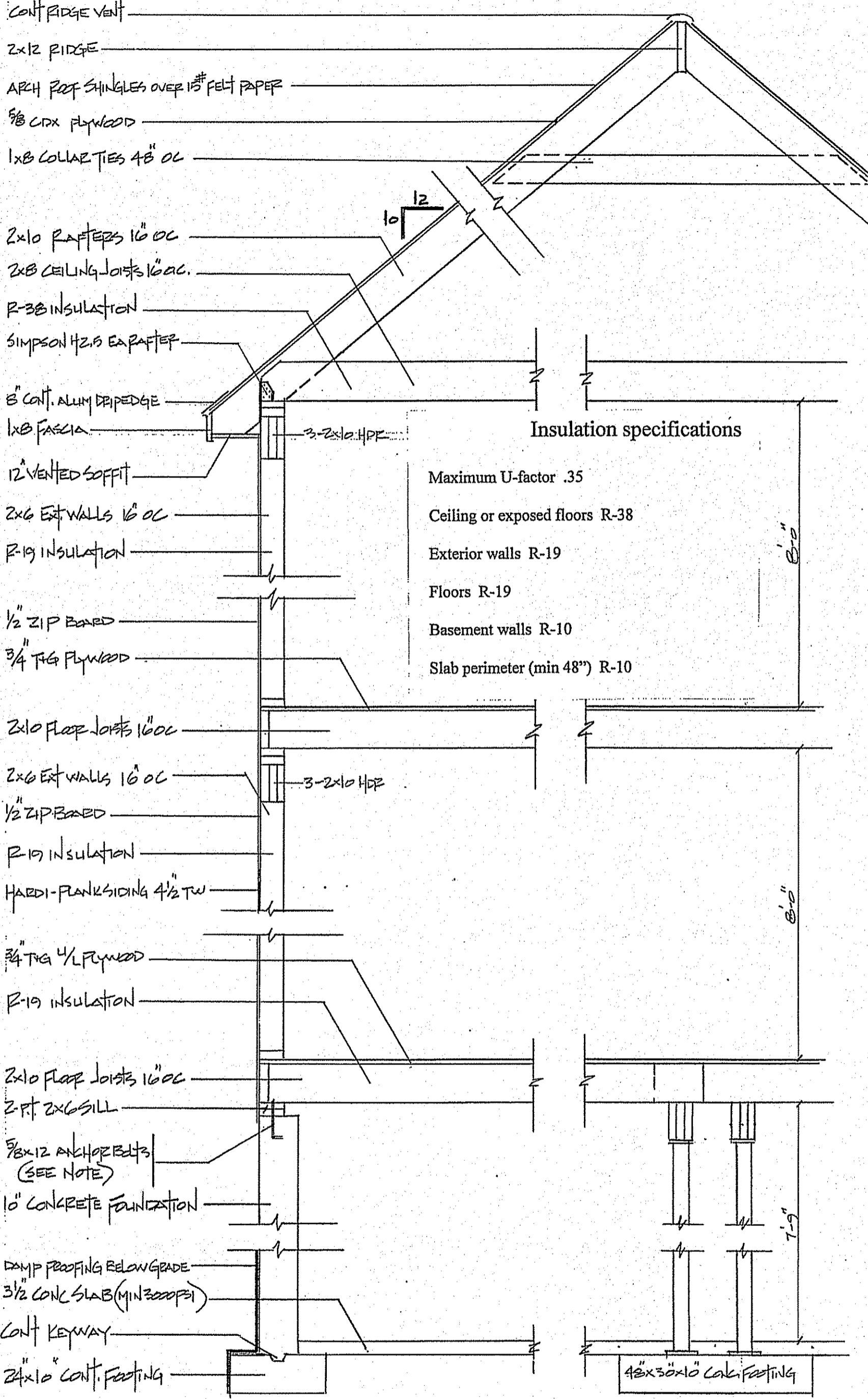
Insulation specifications

Maximum U-factor .35
 Ceiling or exposed floors R-38
 Exterior walls R-19
 Floors R-19
 Basement walls R-10
 Slab perimeter (min 48") R-10

Note: 5/8x12 ANCHOR BOLTS W/SIMPSON BPS5/8-3 BEARING PLATES EA. BOLT EMBEDDED MIN. 7" INTO CONCRETE, SPACED 12" FROM EA. CORNER AND 48" OC IN FIELD.



FOUNDATION PLAN 1/4" = 1'-0"

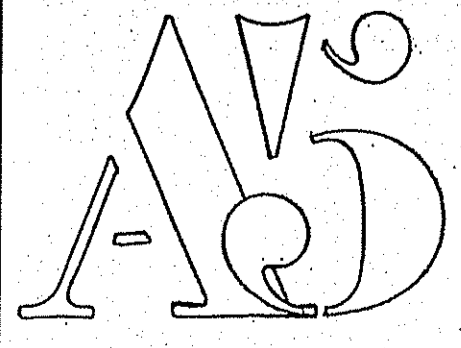


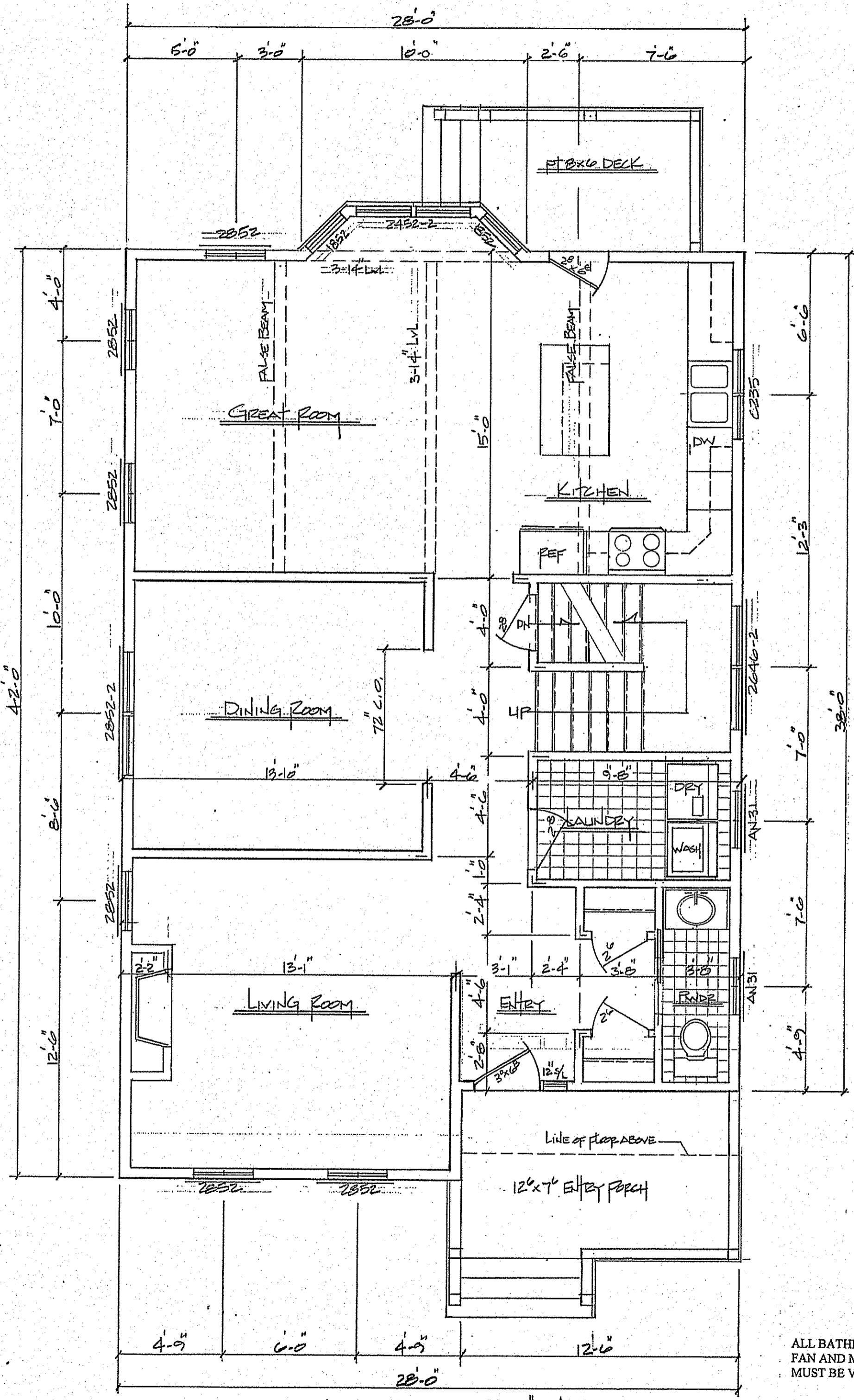
TYPICAL WALL SECTION 1/2" = 1'-0"

FOUNDATION PLAN

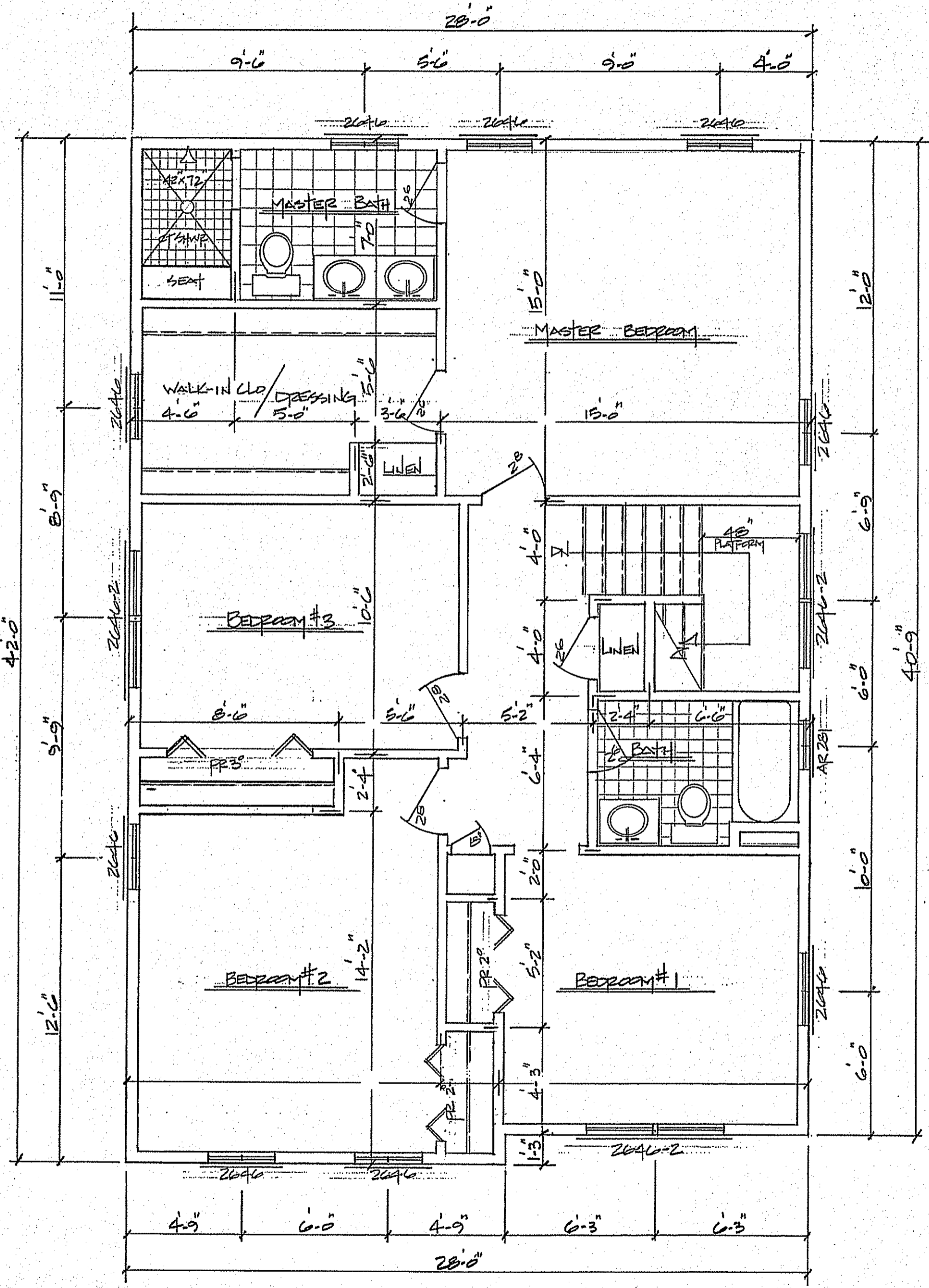
DATE: 22 AUG 2011
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 2306-11

PROPOSED NEW RESIDENCE
 6 EARNEST AVENUE
 HYDE PARK, MA





First Floor Plan 1/4" = 1'-0"



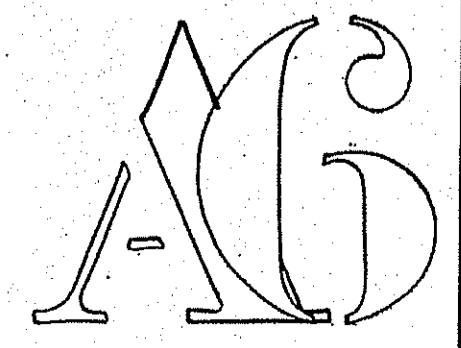
Second Floor Plan 1/4" = 1'-0"

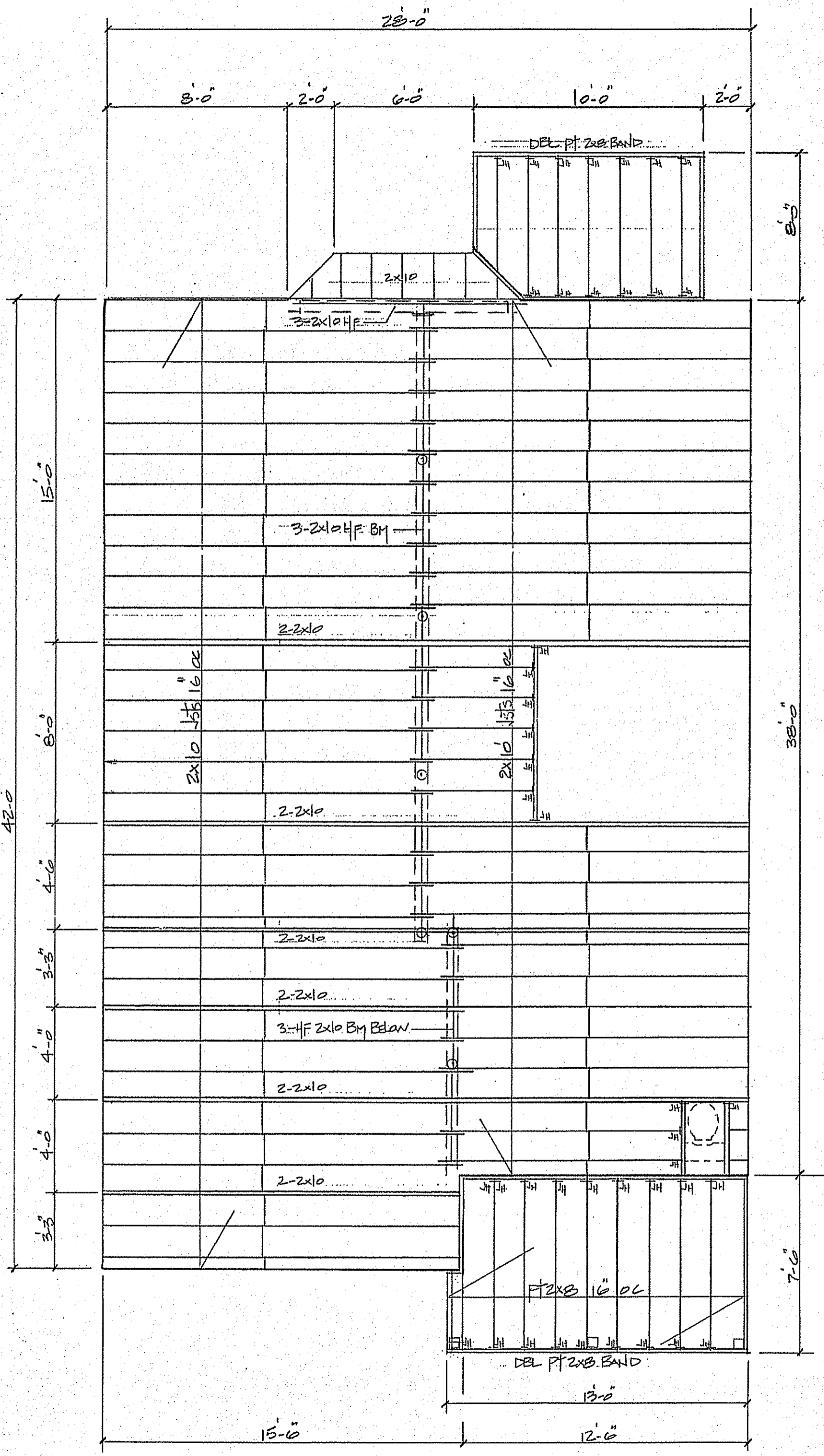
NOTE:
 ALL BATHROOM FANS, KITCHEN EXHAUST
 FAN AND MECHANICAL ROOM VENTILATION
 MUST BE VENTED TO THE EXTERIOR.

FLOOR PLANS

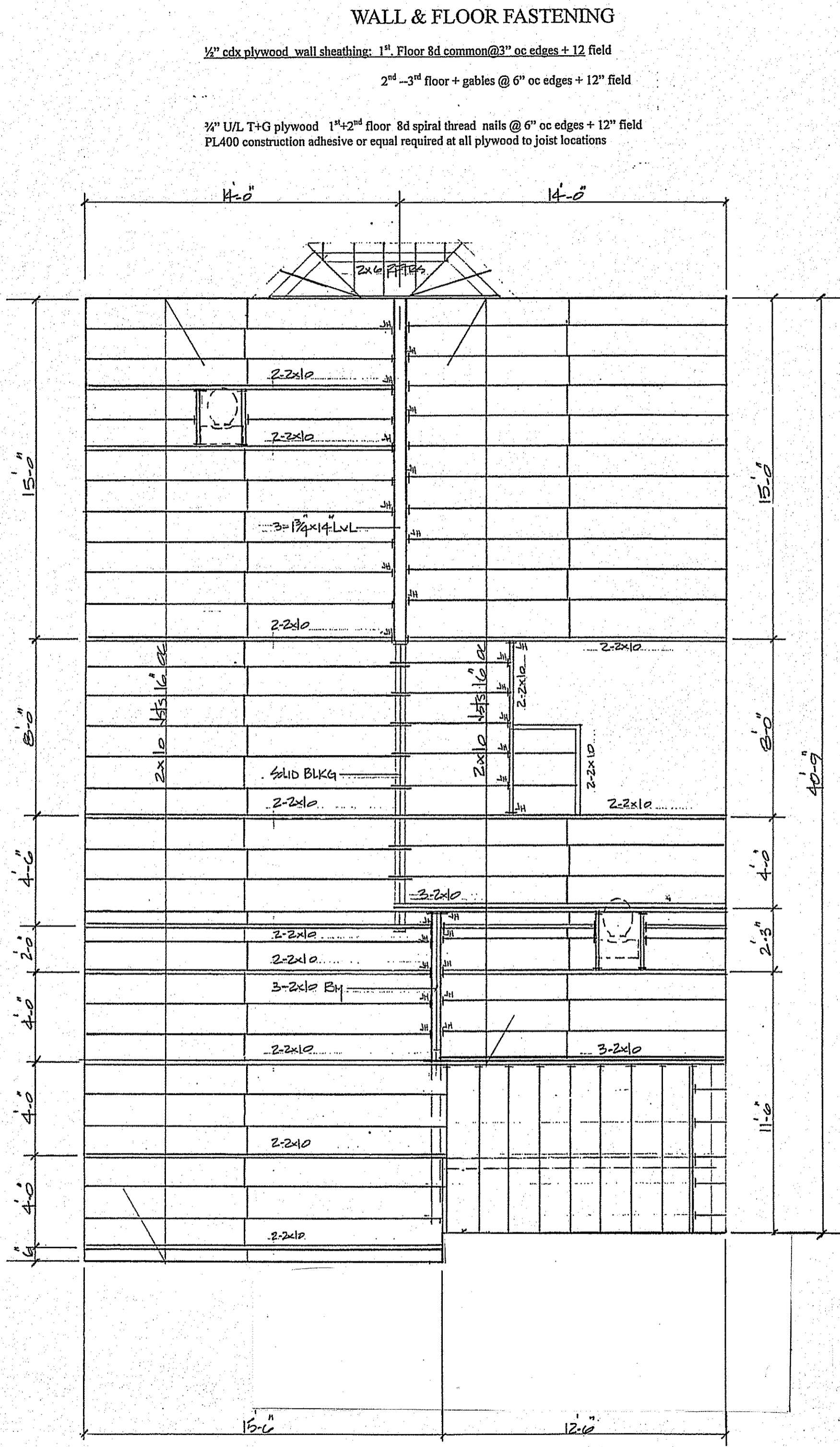
DATE: 22 Aug 2011
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 2306-11

PROPOSED NEW RESIDENCE
 6 EARNEST AVENUE
 HYDE PARK, MA





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



SECOND FLOOR FRAMING 1/4"=1'-0"

WALL & FLOOR FASTENING

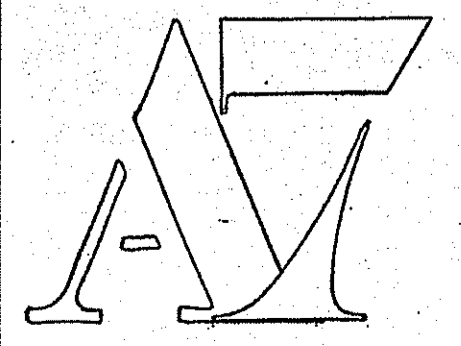
1/2" cdx plywood wall sheathing: 1st Floor 8d common @ 3" oc edges + 12" field
 2nd - 3rd floor + gables @ 6" oc edges + 12" field
 3/4" U/L T+G plywood 1st+2nd floor 8d spiral thread nails @ 6" oc edges + 12" field
 PL400 construction adhesive or equal required at all plywood to joist locations

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FLOOR FRAMING

DATE: 22 AUG 2011
 SCALE: 1/4"=1'-0"
 DWN: E.H. Yeomans
 PLAN: 23002-11

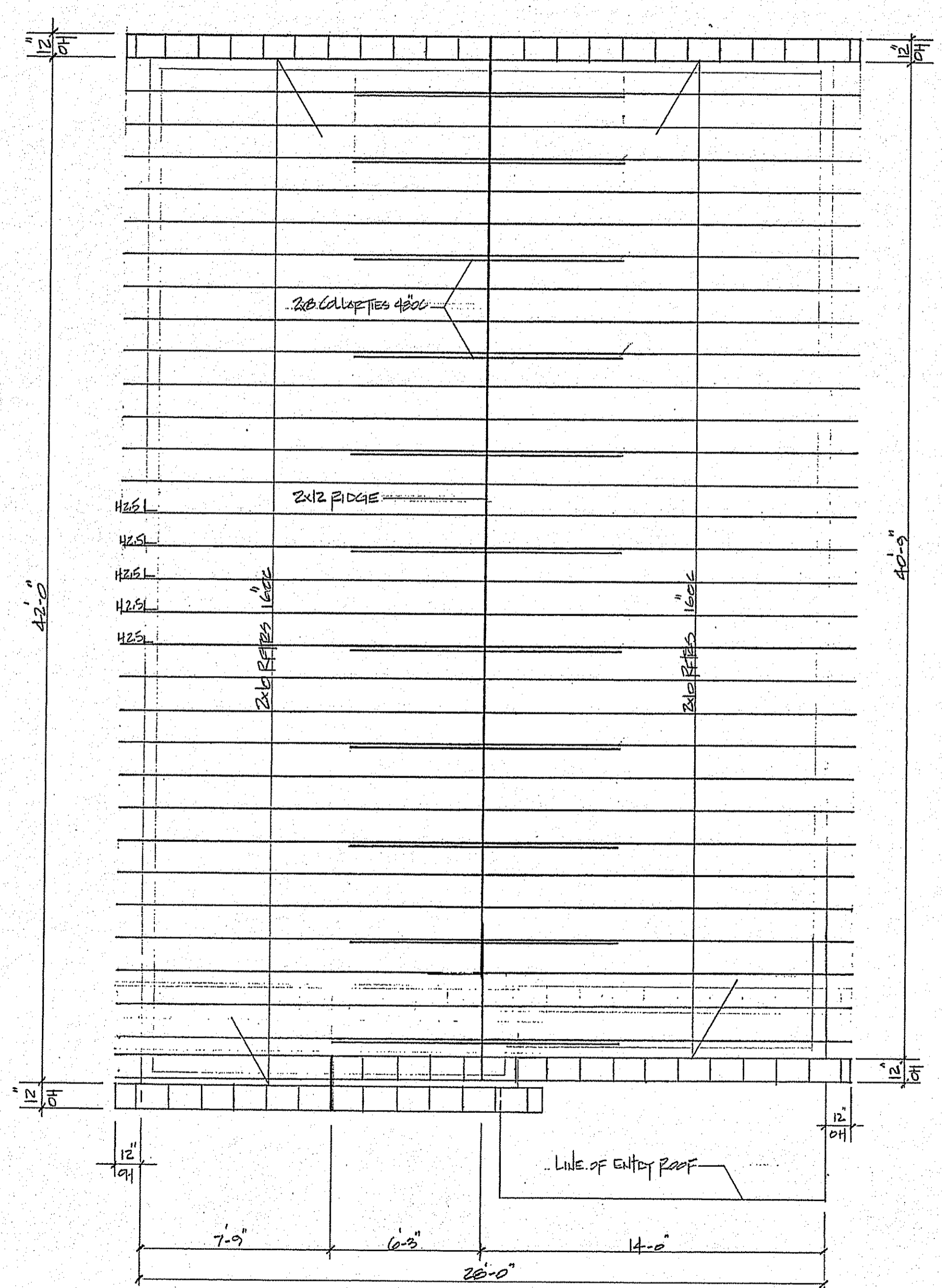
PROPOSED NEW RESIDENCE
 6 EARNEST AVENUE
 HYDE PARK, MA



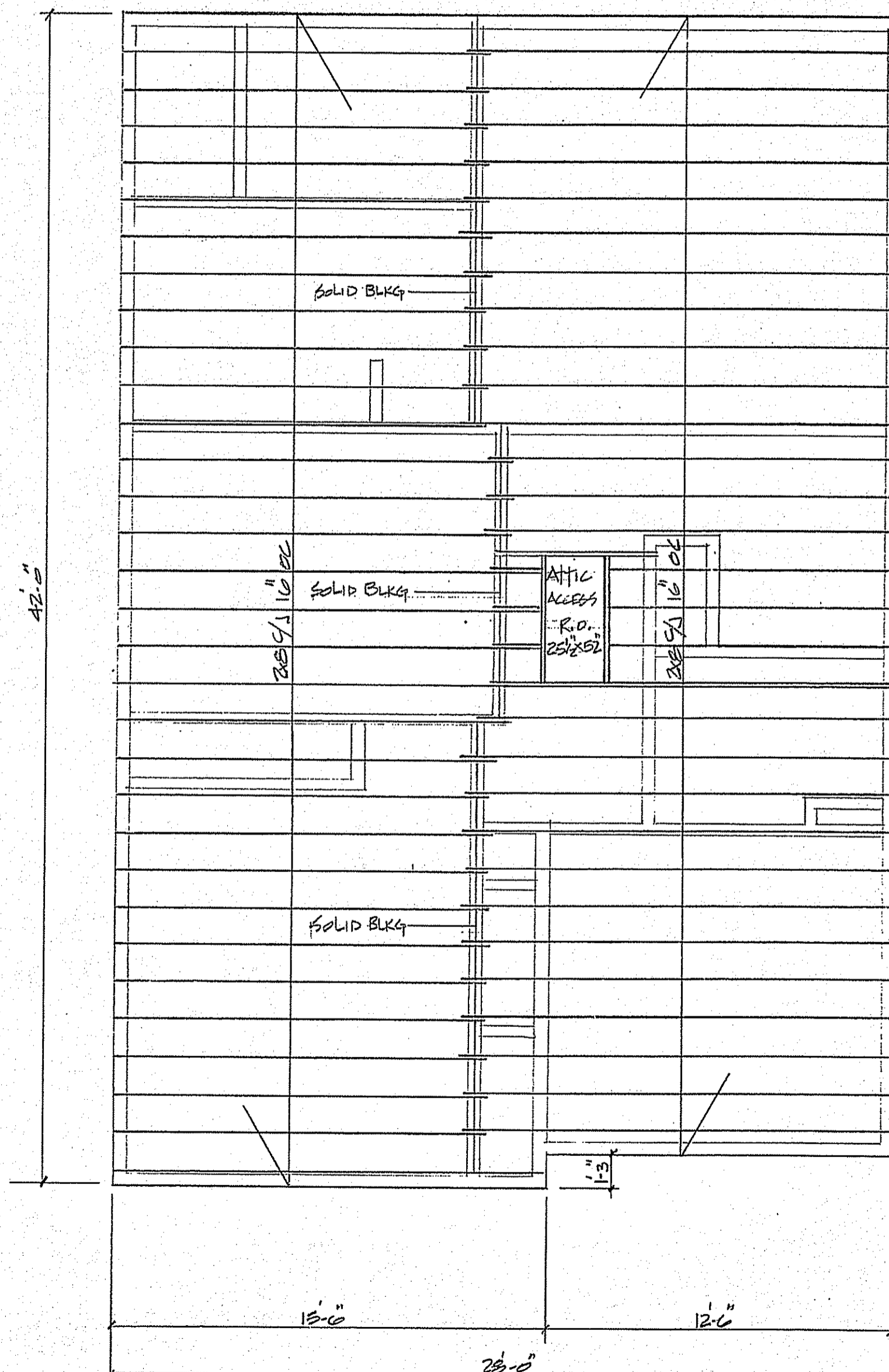
Edward H. Yeomans
 43 Gaslight Lane
 N. Easton, MA, 02356
 508.238.3873

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

ROOF SHEATHING FASTENING SCHEDULE ;
 All roof sheathing to be 5/8" thick CDX
 8d comm. Nails 4" o.c. @ gable edges-ridge-valleys + eaves
 8d comm. 6" o.c. edges / 12" o.c. field



ROOF FRAMING 1/4" = 1'-0"

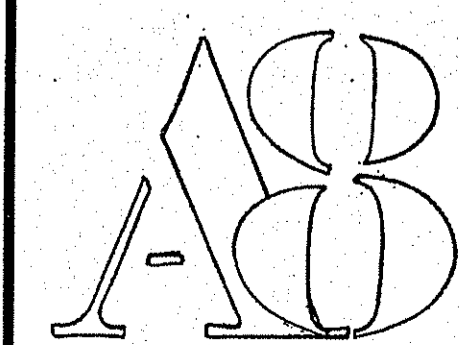


ATTIC FLOOR FRAMING 1/4" = 1'-0"

ATTIC FLOOR FRAMING

DATE: 22-AUG-2011
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 2300-11

PROPOSED NEW RESIDENCE
 6 EARNEST AVENUE
 HYDE PARK, MA



BENCHMARKS (CITY OF BOSTON ENGINEERING RECORDS)
 REFERENCE BENCHMARK - SMH 71
 SEWER MANHOLE No. 71 LOCATED IN ERNEST AVENUE NEAR THE
 INTERSECTION WITH WEST MILTON STREET AS SHOWN ON BWSG G.I.S.
 MAPS - RIM=82.27 INVERT=73.97 (BOSTON CITY BASE)

CONSTRUCTION BENCHMARK - UP 1609
 SPIKE SET IN UTILITY POLE No. 1609 LOCATED AT THE FRONT LEFT LOT
 CORNER OF 8 ERNEST AVENUE - EL=82.40 (BOSTON CITY BASE)

DEED REFERENCE:
 SUFFOLK REGISTRY
 BOOK 55408 PAGE 241
 NORFOLK REGISTRY
 BOOK 33691 PAGE 572

OWNER:
 ERNEST AVENUE DEVELOPMENT
 45 MOVILLE STREET
 WEST ROXBURY, MA 02132

CONTACT:
 PASQUALE STRACCIA
 PHONE 508-660-6900
 FAX 508-660-7139

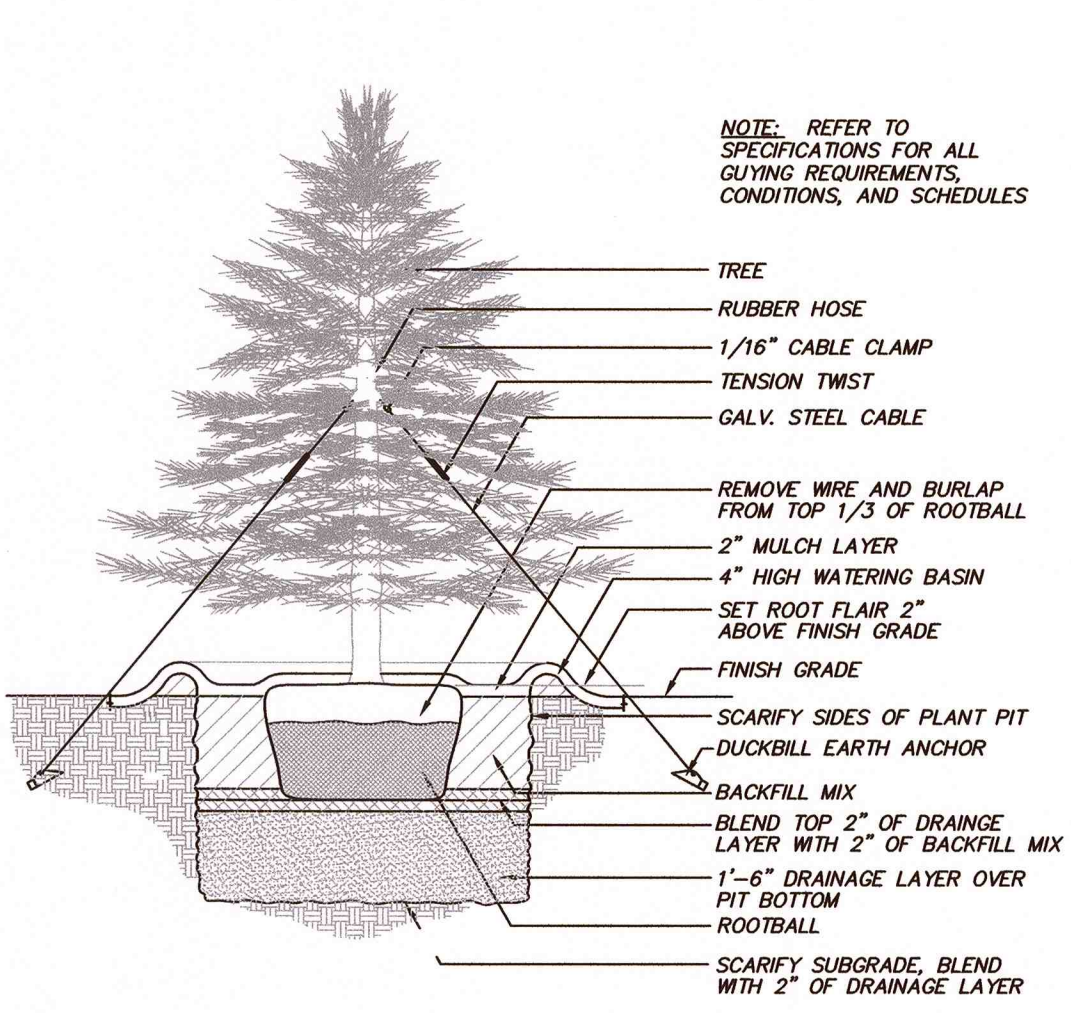
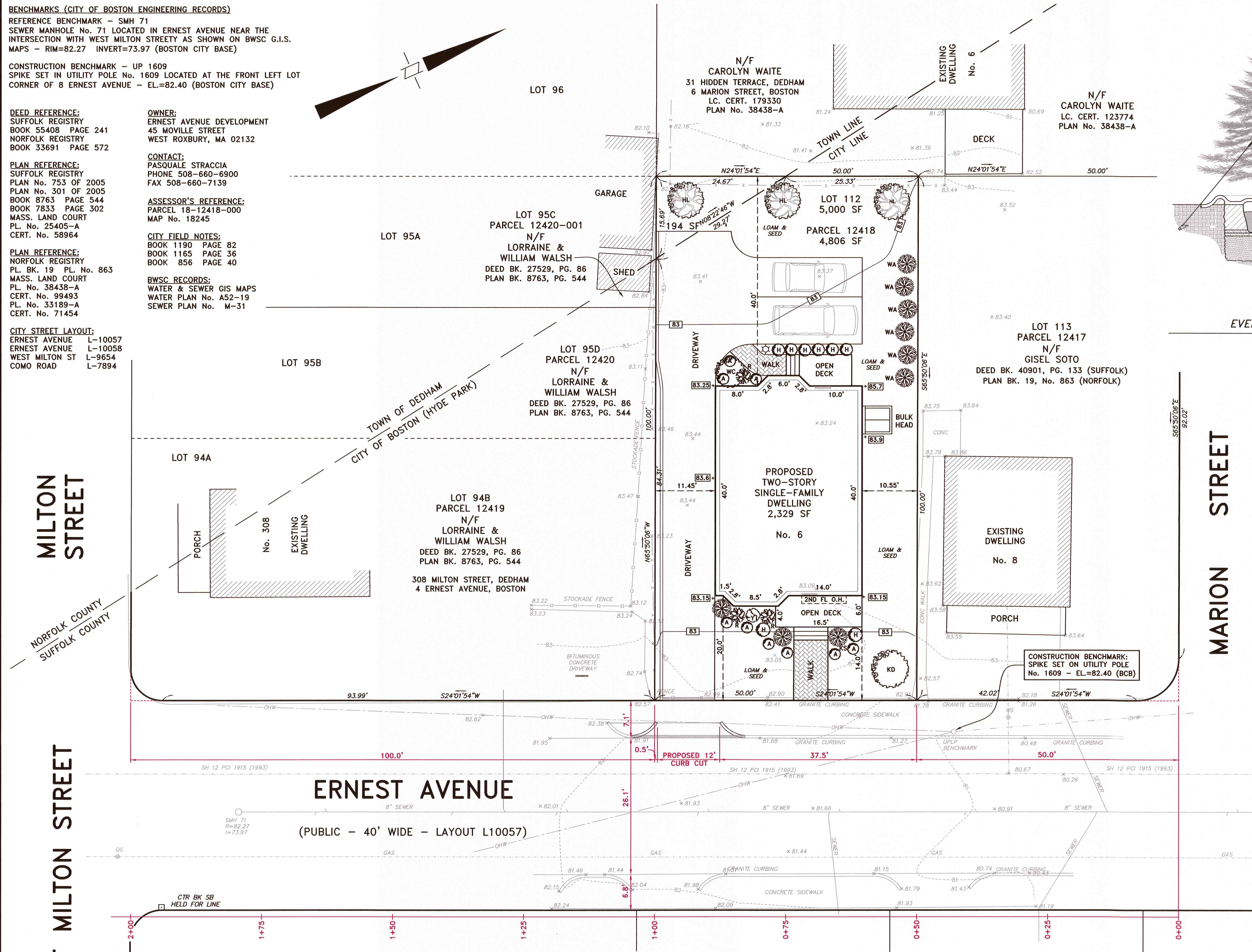
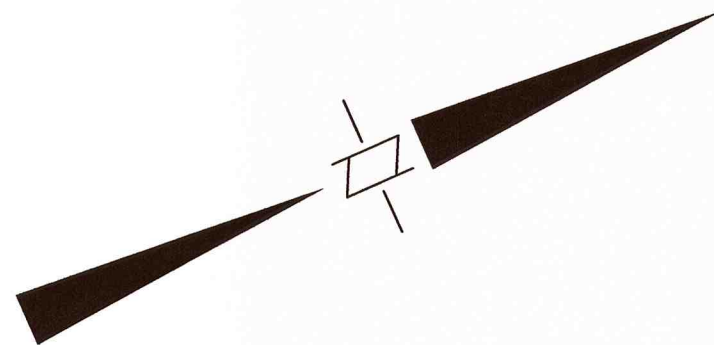
ASSESSOR'S REFERENCE:
 PARCEL 18-12418-000
 MAP No. 18245

CITY FIELD NOTES:
 BOOK 1190 PAGE 82
 BOOK 1165 PAGE 36
 BOOK 856 PAGE 40

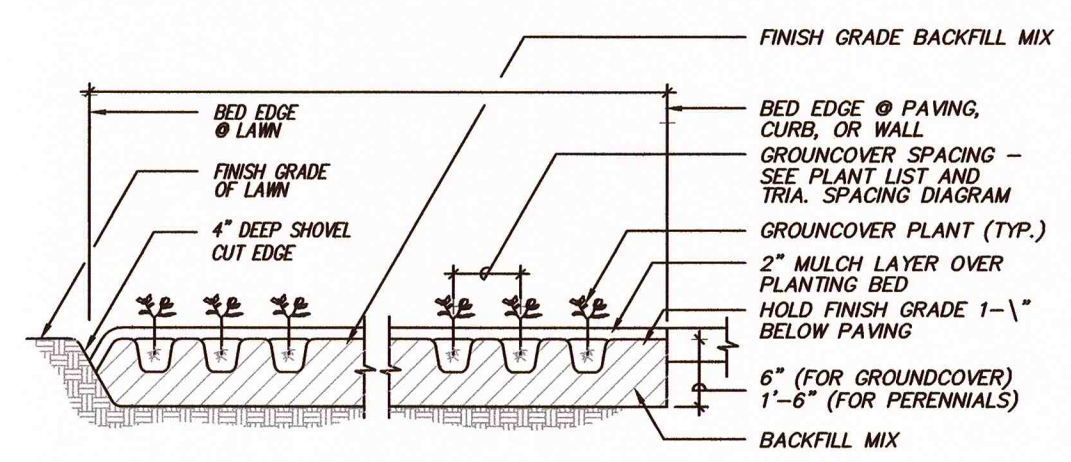
PLAN REFERENCE:
 NORFOLK REGISTRY
 PL. BK. 19 PL. No. 863
 MASS. LAND COURT
 PL. No. 38438-A
 CERT. No. 99493
 PL. No. 33189-A
 CERT. No. 71454

BWSG RECORDS:
 WATER & SEWER GIS MAPS
 WATER PLAN No. A52-19
 SEWER PLAN No. M-31

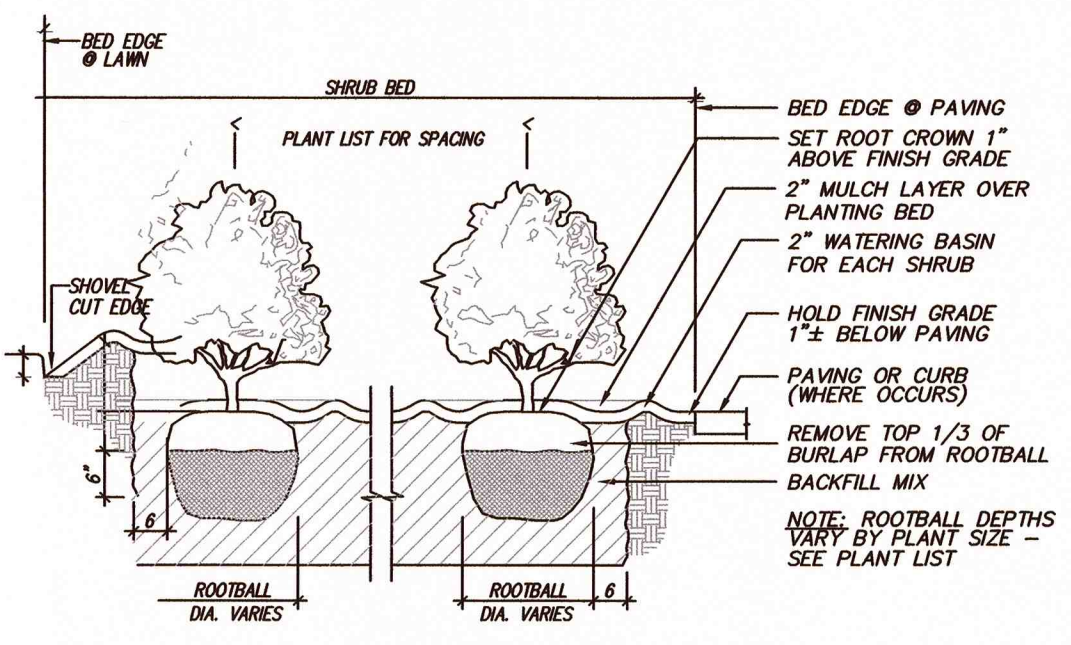
CITY STREET LAYOUT:
 ERNEST AVENUE L-10057
 ERNEST AVENUE L-10058
 WEST MILTON ST L-9654
 COMO ROAD L-7894



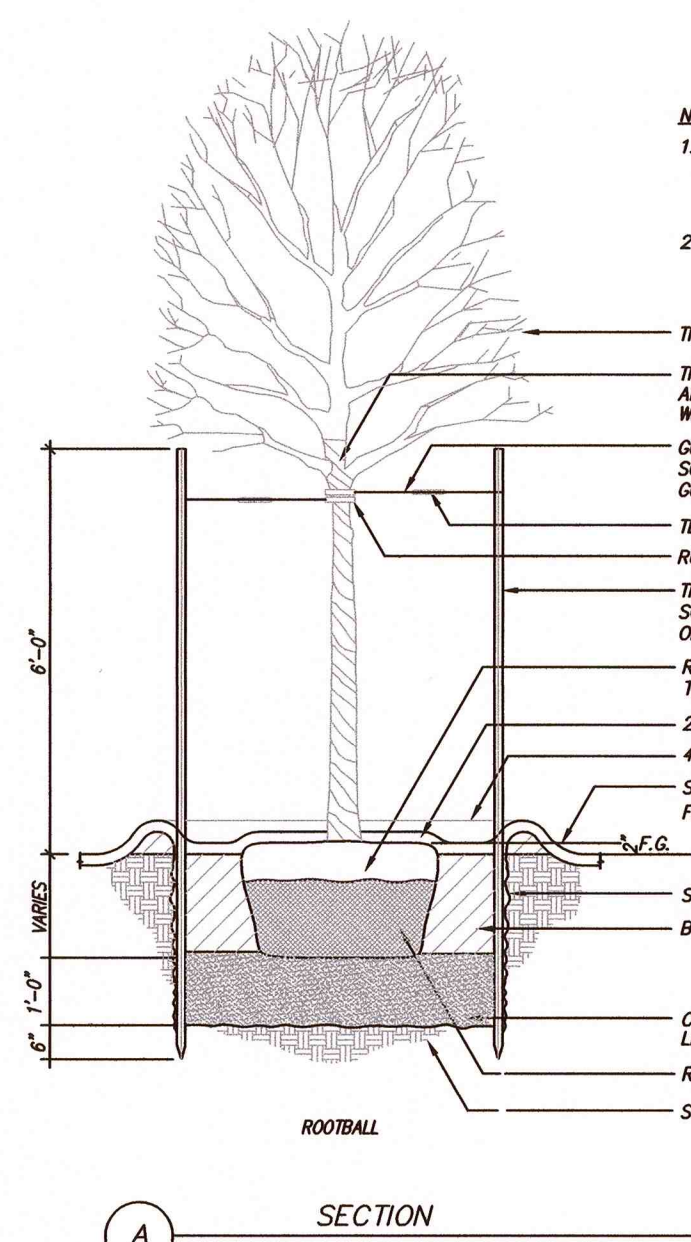
EVERGREEN TREE PLANTING
 SCALE: N.T.S.



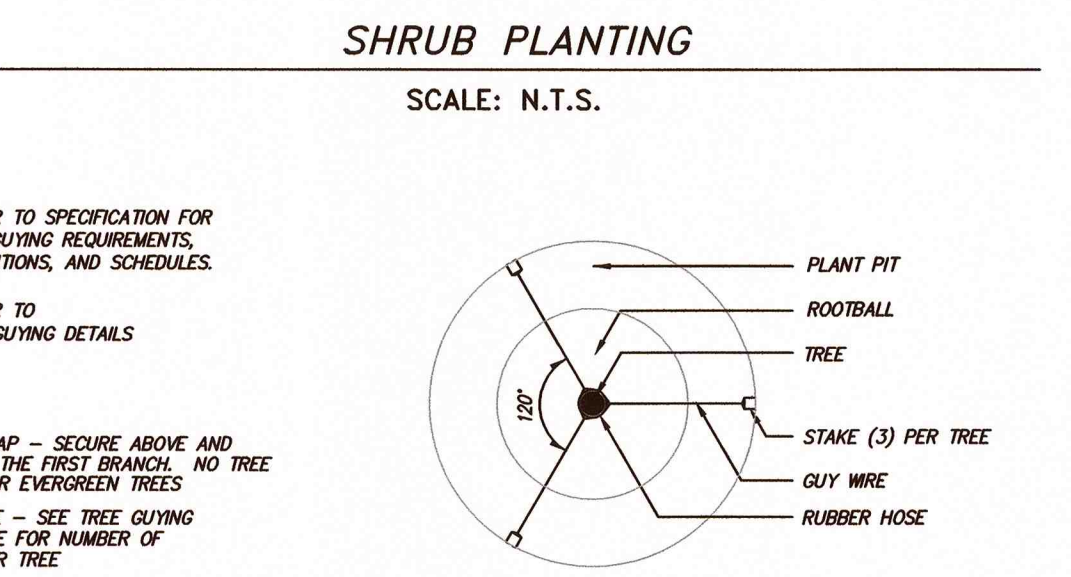
GROUND COVER PLANTING
 SCALE: N.T.S.



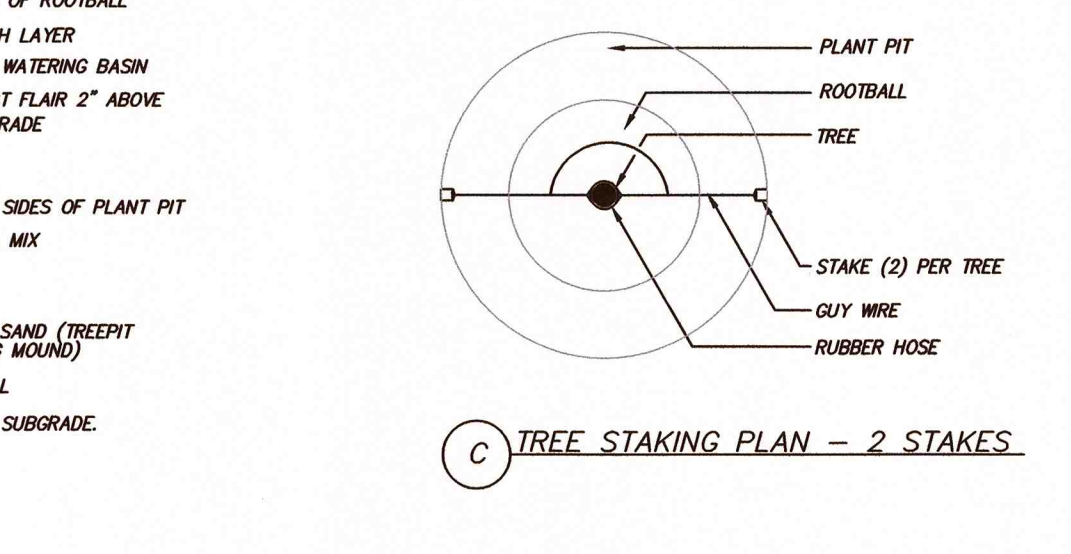
SHRUB PLANTING
 SCALE: N.T.S.



TREE PLANTING
 SCALE: N.T.S.



TREE STAKING PLAN - 3 STAKES



TREE STAKING PLAN - 2 STAKES

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

DIMENSIONAL REQUIREMENTS

REQUIRED	PROPOSED
LOT AREA	5,000 SF
FRONTAGE	50.0 FT
LOT WIDTH	50.0 FT
FRONT YARD	20.0 FT
SIDE YARD	10.5 FT
REAR YARD	40.0 FT
G.F.A.	2,329 SF**
F.A.R.	0.5
HEIGHT	35
STORIES	2.5
OPEN SPACE	1,750 SF
PARKING	2 SPACES***

PLANTING LIST

Symbol	Plant Name	Quantity
Y	2'-3' YEW	1
R	2 1/2'-3' RHODODENDRON	3
A	18"-22" AZALEA	9
H	18"-24" JAPANESE HOLLY	8
KS	1 1/2"-2" KOREAN SPICE VIBURNUM	3
WA	2"-3" GIANT WESTERN ARBORVITAE	6
HL	1 1/2"-2" HONEY LOCUST	3
KD	1 1/2"-2" KOUSA DOGWOOD	1
WC	2 1/2'-3" WYMAN CRABAPPLE	1

REVISIONS

Date	Description
05-02-2016	ADD LANDSCAPING FOR BRA REVIEW

LEGEND

□	DRAIN MANHOLE (DMH)	☆	LIGHT POLE (LP)
○	CATCH BASIN (CB)	⊙	PROPOSED LAMP POST (LAMP)
△	FLARED END SECTION (FES)	○	UTILITY POLE (UP)
○	SEWER MANHOLE (SMH)	○	UTILITY POLE w/ LIGHT (UP/LP)
○	ELECTRIC MANHOLE (EMH)	○	HAND HOLE (HH)
○	TELEPHONE MANHOLE (TMH)	—	VERTICAL GRANITE CURB (GC)
○	GAS GATE (GG)	—	SLOPED GRANITE EDGING (SGE)
○	GAS SERVICE (GS)	—	BITUMINOUS CONCRETE BERM (BB)
○	WATER GATE (WG)	—	CAPE COD BERM (CCB)
○	WATER SERVICE (WS)	—	PRECAST CONCRETE CURB (CC)
○	HYDRANT (HYD)	—	EDGE OF PAVEMENT (EP)
○	SPLASH BLOCK		

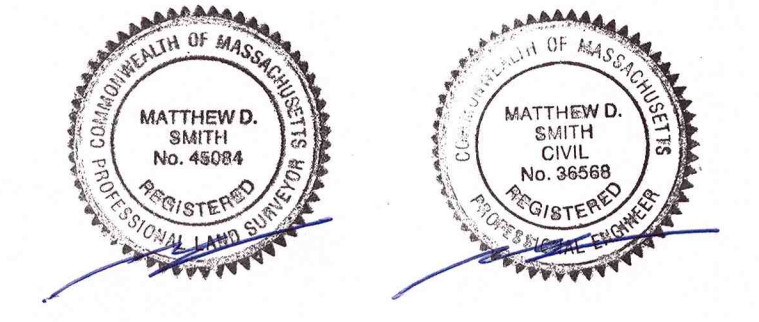
THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL INSTRUMENT SURVEY PERFORMED BY NORWOOD ENGINEERING CO., INC. IN DECEMBER OF 2015.

THE TOTAL AREA OF LOT 112 SHOWN ON PLAN No. 863 IN BOOK 19 AT THE NORFOLK COUNTY REGISTRY OF DEEDS IS 5,000 SQUARE FEET WITH 4,806 SQUARE FEET LOCATED IN CITY OF BOSTON (HYDE PARK DISTRICT) AND 196 SQUARE FEET LOCATED IN THE TOWN OF DEDHAM.

SEE ARCHITECTURAL PLANS PREPARED BY THE PROJECT ARCHITECT, EDWARD H. YEOMANS, 43 GASLIGHT LANE, NORTH EASTON, MASS. 02356. PHONE: 508-238-3873

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.

THE PROJECT WAS SUBMITTED TO THE CITY OF BOSTON PUBLIC WORKS HIGHWAY DEPARTMENT "COBUCS" PROGRAM ON JANUARY 4, 2015. THERE IS A CONFLICT WITH A COBUCS PROJECT FOR A ROADWAY OVERLAY OF ERNEST AVENUE BETWEEN NOVEMBER 11, 2014 AND DECEMBER 31, 2019.



BUILDING PERMIT PLAN
 6 ERNEST STREET - LOT 112
BOSTON, MASS.
 (HYDE PARK DISTRICT - 02136-1911)
 SCALE: 1"=10' DECEMBER 31, 2015
 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 1 9811-01

9811-01-BPP-LS.DWG